



CITY COMMISSION AGENDA
REVISED AGENDA 11/11/2013*
CITY HALL COMMISSION CHAMBERS
300 W. Plant Street

REGULAR MEETING

NOVEMBER 14, 2013

6:30 P.M.

CALL TO ORDER

Determination of a Quorum

Invocation and Pledge of Allegiance

1. **APPROVAL OF MINUTES**

Regular Meeting of October 24, 2013

2. **PUBLIC HEARING MATTER**

Appeal of Planning and Zoning Board's denial of a variance request to reduce the 10-foot side yard setback to 6.86 feet and to reduce the minimum 10-foot wide landscaping around the building to no more than 50 percent landscaping around the building at 1089 Walker Street; Applicants George L. and Maria P. Bori (AutoZone parts store CPH Engineers, Inc.) (*Postponed February 28, April 11, May 23, June 13, June 27, and July 11, 2013*) - Community Development Director Williams

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

A. **Ordinance 13-34**: 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 32.884 ± ACRES LOCATED NORTH OF THE INTERSECTION OF NORTH FULLERS CROSS ROAD AND EAST FULLERS CROSS ROAD FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY CONSERVATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (this ordinance was previously heard on July 11, 2013) **with the second reading and public hearing being scheduled for December 12, 2013** – Community Development Director Williams

B. **Ordinance 13-48**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD 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

C. **Ordinance 13-49**: 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 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD FROM ORANGE COUNTY PLANNED DEVELOPMENT – LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- D. **Ordinance 13-50:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD FROM ORANGE COUNTY A-2 FARMLAND RURAL DISTRICT TO CITY R-1B RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (these ordinances were previously heard on August 8, 2013) **with the second reading and public hearing being scheduled for December 12, 2013** – Community Development Director Williams
- E. **Ordinance 13-66:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.83 ± ACRES LOCATED AT 1150 AND 1170 ELBOC WAY ON THE WEST SIDE OF ELBOC WAY SOUTH OF WEST COLONIAL DRIVE FROM CITY I-2 GENERAL INDUSTRIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- F. **Ordinance 13-67:** 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 0.83 ± ACRES LOCATED AT 1150 AND 1170 ELBOC WAY ON THE WEST SIDE OF ELBOC WAY SOUTH OF WEST COLONIAL DRIVE FROM INDUSTRIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE **with the second reading and public hearing being scheduled for December 12, 2013** – Community Development Director Williams
- G. **Ordinance 13-68:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 35.176 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT 14288, 14350, AND 14362 SIPLIN ROAD AT THE SOUTHWEST CORNER OF SUNRIDGE BOULEVARD AND SIPLIN ROAD, FROM NO ZONING (NZ) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE BLACK LAKE PRESERVE PUD; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE **with the second reading and public hearing being scheduled for December 12, 2013** – Community Development Director Williams
4. **FIRST AND FINAL READING WITH PUBLIC HEARING FOR PROPOSED RESOLUTION**
- A. **Resolution 13-03:** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA NOTICING ITS INTENT TO USE THE UNIFORM METHOD FOR COLLECTION OF A NON-AD VALOREM SPECIAL ASSESSMENT TO IMPROVE THE STORMWATER AND DRAINAGE MANAGEMENT INFRASTRUCTURE AND SYSTEMS LOCATED ON, ABOUT, OR WITHIN PHASE I OF THE LAKE COVE POINTE SUBDIVISION; STATING THE NEED FOR THE LEVY OF SUCH NON-AD VALOREM ASSESSMENT; PROVIDING A DESCRIPTION OF THE REAL PROPERTY SUBJECT TO

THE LEVY, NOTICE TO THE STATE AND COUNTY AS REQUIRED BY LAW, AND AN EFFECTIVE DATE – City Manager Bollhoefer

5. **REGULAR BUSINESS**

- A. Recommendation to approve purchasing two 2013 side-loading refuse trucks for \$470,230.00 – Assistant City Manager – Public Services Director Cochran
- B. Request to waive Tanner Hall rental fees by East Winter Garden Development Corporation, Inc. (Non-profit) for their annual fundraiser (Xerxes Snell) – City Manager Bollhoefer
- C. *Recommendation to approve Hickory Hammock final plat – Community Development Director Williams
- D. *Recommendation to approve the 2014 Winter Garden Bike Fest on March 8, 2014 – Parks and Recreation Director Conn

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

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

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

- A. Discuss allowing West Orange High School request to hold a chili cook off in downtown Winter Garden

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

ADJOURN to a Regular Meeting on December 12, 2013 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor

NOTICE: 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.

	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 x2254.		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained at the meeting from the Information Technology Director.
---	--	---	---



CITY OF WINTER GARDEN

CITY COMMISSION REGULAR MEETING MINUTES

October 24, 2013

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. The invocation and Pledge of Allegiance were given.

Present: Mayor John Rees, Commissioners Bob Buchanan, Kent Makin, Robert Olszewski (*arrived at 6:34 p.m.*) and Colin Sharman

Also Present: City Manager Mike Bollhoefer, Assistant City Attorney Dan Langley, Assistant City Clerk Angee Grimage, Assistant to City Manager - Public Services Don Cochran, Assistant to City Manager – Administrative Services Frank Gilbert, Finance Director Laura Zielonka, Fire Chief John Williamson, Police Chief George Brennan, Economic Development Director Tanja Gerhartz, Senior Planner Laura Smith, and West Orange Times Reporter Peter M. Gordon

1. **APPROVAL OF MINUTES**

Motion by Commissioner Makin to approve regular meeting minutes of October, 2013 as submitted. Seconded by Commissioner Buchanan and carried unanimously 4-0.

2. **OATHS OF OFFICE AND INTRODUCTION OF NEW POLICE OFFICERS**

Police Chief Brennan introduced new police officers Cody Hudson, Brian Klemenz, Rachel San Filipo, and Jessica Mendoza and administered the Oath of Office.

Commissioner Olszewski arrived during this time.

3. **PRESENTATION**

A. **Proclamation 13-14** declaring November 2 through November 9, 2013 as the Week of the Family was read and presented by Mayor Rees to Ms. Victoria Laney who announced and distributed information marking this annual event.

B. **Florida League of Cities recognition of Tri-County team members**

Kathy Till, on behalf of the Florida League of Cities, thanked the City for their support on municipal pension reform. She spoke of advocacy being a team effort and stated that no one can do it alone and there is strength in numbers. She thanked the City for supporting Commissioner Olszewski in a pilot project called the Tri-County Advocacy Team started by the league and presented him with a Certificate of Appreciation.

4. **PUBLIC HEARING MATTER**

Appeal by the School Board of Orange County, Florida, of the August 5, 2013 conditional approval of a preliminary plat for the proposed 140 single-family lot Crooked Lake Preserve Subdivision by the City of Winter Garden Planning and Zoning Board

Assistant City Attorney Langley stated that at the last City Commission meeting mitigation agreements (WG-13-002 and WG-13-006) were approved as worked out between the Orange County Public Schools (OCPS) and the developer. He noted that since that meeting, the school board has approved those agreements that makes this matter mute and should be withdrawn. *No further action was necessary.*

5. **REGULAR BUSINESS**

A. **Recommendation to approve Final Plat for Carriage Pointe Reserve Phase II**

Senior Planner Smith stated that this is the final plat of Phase II of the Reserve at Carriage Pointe located on Avalon Road. The entire subdivision is 90 units and this is Phase II which is 30 of those units. The first 60 were platted in Phase I. Staff, the City surveyor, along with the City Attorney have reviewed this item and recommends approval.

Motion by Commissioner Olszewski to approve the final plat for the Reserve at Carriage Pointe Phase II. Seconded by Commissioner Sharman and carried unanimously 5-0.

B. **Recommendation to declare various vehicles and equipment as surplus and authorize disposal at auction**

Assistant City Manager – Administrative Services Gilbert stated that this is an annual request to dispose of surplus vehicles and equipment. This is done once a year and items are sent to auction.

Motion by Commissioner Sharman to approval declaring various vehicles and equipment as surplus and authorize disposal at auction. Seconded by Commissioner Makin and carried unanimously 5-0.

C. **Appointments to the Planning and Zoning Board for expiring terms of Kent Horsley, Jim Gentry, and Mark Maciel for three year terms ending October 2016**

Assistant City Clerk Grimmage noted that three seats are available with Mr. Maciel seeking reappointment and the other two seats having reached their term limits.

Motion by Commissioner Makin to appoint H. Gerald Jowers (District 1). Seconded by Commissioner Olszewski and carried unanimously 5-0.

Motion by Commissioner Buchanan to appoint Heather Gantt (District 2). Seconded by Commissioner Makin and carried unanimously 5-0.

**Motion by Commissioner Olszewski to reappoint Mark Maciel (District 3).
Seconded by Commissioner Makin and carried unanimously 5-0.**

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

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

8. **MATTERS FROM CITY MANAGER**

A. **Discussion on cancelling regular City Commission meetings of November 28, and December 26, 2013 for the holidays**

City Manager Bollhoefer stated each year the second meetings of November and December are generally cancelled. He requested that the City Commission approve the cancellations for November 28th and December 26th for this year.

Motion by Commissioner Buchanan to approve cancelling regular City Commission Meetings of November 28, and December 26, 2013. Seconded by Commissioner Olszewski and carried unanimously 5-0.

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Olszewski thanked staff for their hard work and apologized for being late because of a speaking engagement he attended.

Commissioner Buchanan stated that he had the opportunity to fill in for the Mayor and rode in the Homecoming Parade with the Student Body President.

Commissioner Makin thanked staff for all they do.

The meeting adjourned at 7:37 p.m.

APPROVED:

Mayor John Rees

ATTEST:

City Clerk Kathy Golden, CMC

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: November 7, 2013 **Meeting Date:** November 14, 2013

Subject: 1089 Walker Street
AutoZone
PARCEL ID# 23-22-27-8104-00-470
PARCEL ID# 23-22-27-8104-00-460
PARCEL ID# 23-22-27-8104-00-332
PARCEL ID# 23-22-27-8104-00-341
PARCEL ID# 23-22-27-8104-00-331
PARCEL ID# 23-22-27-8104-00-360

Issue: The applicant appealed the Planning and Zoning Board's February 4, 2013 recommendation of denial for a variance to the minimum required side yard setback of 10 feet to allow a side yard setback of 6.86 feet and denial of a variance to the minimum required 10 foot landscape area around the building to allow no landscaping in over 50% of the area next to the building. This appeal occurred at the February 28, 2013 City Commission meeting and the board tabled the hearing to allow them time to submit for Site Plan Review.

The Site Plan Review has been completed and the setback variance still remains, as well as, two proposals to the landscape median/turn lane on State Road 50 that staff does not support.

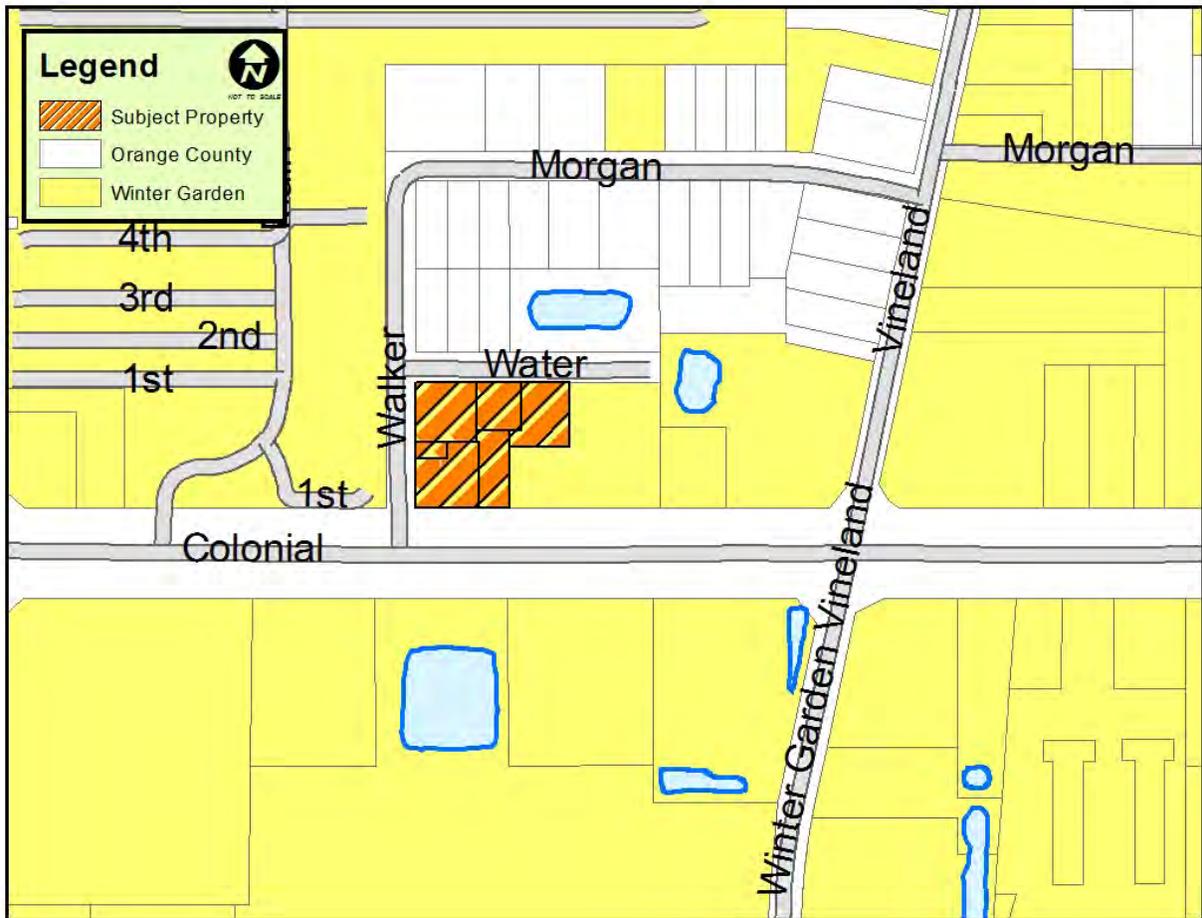
Discussion: The applicant has submitted for Site Plan Review and the Development Review Committee (DRC) has reviewed the proposed plans. The plans still contain the proposed side setback of 6.86 feet and two proposals to the landscape median/turn lane on State Road 50 that staff does not support.

Recommended Action: DRC recommended that the Site Plan be placed on the City Commission agenda to allow the Commission the opportunity to review the proposals that staff does not support.

Attachment(s)/References:
Location Map
Staff Report
Variance Staff Report
Plans

LOCATION MAP

1089 Walker Street
Parcel ID #(s):
23-22-27-8104-00-331
23-22-27-8104-00-470
23-22-27-8104-00-460
23-22-27-8104-00-332
23-22-27-8104-00-341
23-22-27-8104-00-360



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: STEVE PASH, SENIOR PLANNER
DATE: NOVEMBER 8, 2013
SUBJECT: SITE PLAN REVIEW
1089 Walker Street (AutoZone)
PARCEL ID # 23-22-27-8104-00-470
PARCEL ID # 23-22-27-8104-00-460
PARCEL ID # 23-22-27-8104-00-332
PARCEL ID # 23-22-27-8104-00-341
PARCEL ID # 23-22-27-8104-00-331
PARCEL ID # 23-22-27-8104-00-360

APPLICANT: CPH Engineering/AutoZone

INTRODUCTION

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

The subject property, located on Walker Street is approximately a 0.98 ± acre lot at the intersection of Walker Street and West Colonial Drive. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The request is for a Site Plan Review to allow construction of an AutoZone auto parts store. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation C-2 and is designated Commercial on the Future Land Use Map of the Comprehensive Plan.

EXISTING/PROPOSED USE

The subject property contains a 1,936 square foot single family home and an 812 square foot single-family home.

The applicant would like to demolish the existing homes and build a new AutoZone auto parts store. The proposed building does not meet the minimum required 10 foot side yard setback, and the plans that have been submitted propose alterations to the landscape median and turn lane from east bound State Road 50 to Walker Street that staff does not support.

If this Site Plan is approved, Walker Street will need to be widened and curbs installed to allow enough room for trucks to maneuver from State Road 50 onto Walker Street. However the proposed changes to the turn lane would eliminate some of the landscape island and install a curb between the turn lane and the east bound lanes. Due to the improvements the City has made to the landscape medians on State Road 50 and the fact that the City is responsible for maintenance of the median, staff has told the applicant that we do not support these changes. If the City Commission considers approval of the Site Plan, Commission should require the applicant to enter into a Developers Agreement to reimburse the City for any damages to the median.

They have also proposed a second option for access to Walker Street, for AutoZONE to put a sign in the median that states no trucks can turn left at the Walker Street turning lane. AutoZone has offered to limit access for deliveries to the site only from the west bound lane of State Road 50. This proposal is not enforceable, as it would be very difficult and hard to determine who is at fault for any damage to the median and the City cannot monitor the site for when deliveries occur. The Winter Garden Police would be required to enforce the turning signs. Due to the nature of this plan, staff does not think it is the appropriate solution.

ADJACENT LAND USE AND ZONING

The property located to the north is a single family house, zoned R-2 and located in Orange County. The property located to the east is developed with an auto parts store, zoned C-2 and located in the City of Winter Garden. The properties to the south are developed as commercial buildings, zoned C-2 in the City. The property to the west is the Orlando Winter Garden RV Resort, zoned C-2 in the City.

SUMMARY

The Site Plan has been reviewed by the Development Review Committee and staff has determined that the proposed development meets all code requirements except for the setback and turn lane issue. The following issues are not supported by staff and are being presented to the City Commission to come to a conclusion:

1. Variance to the side yard setback to allow the building to be built at a side yard setback of 6.86 feet in lieu of the required 10 foot side yard setback.
2. The proposed changes to the left turn lane and landscape median are not supported by staff.
3. The alternative to making changes to the left turn lane and landscape median are unenforceable and not supported by staff.

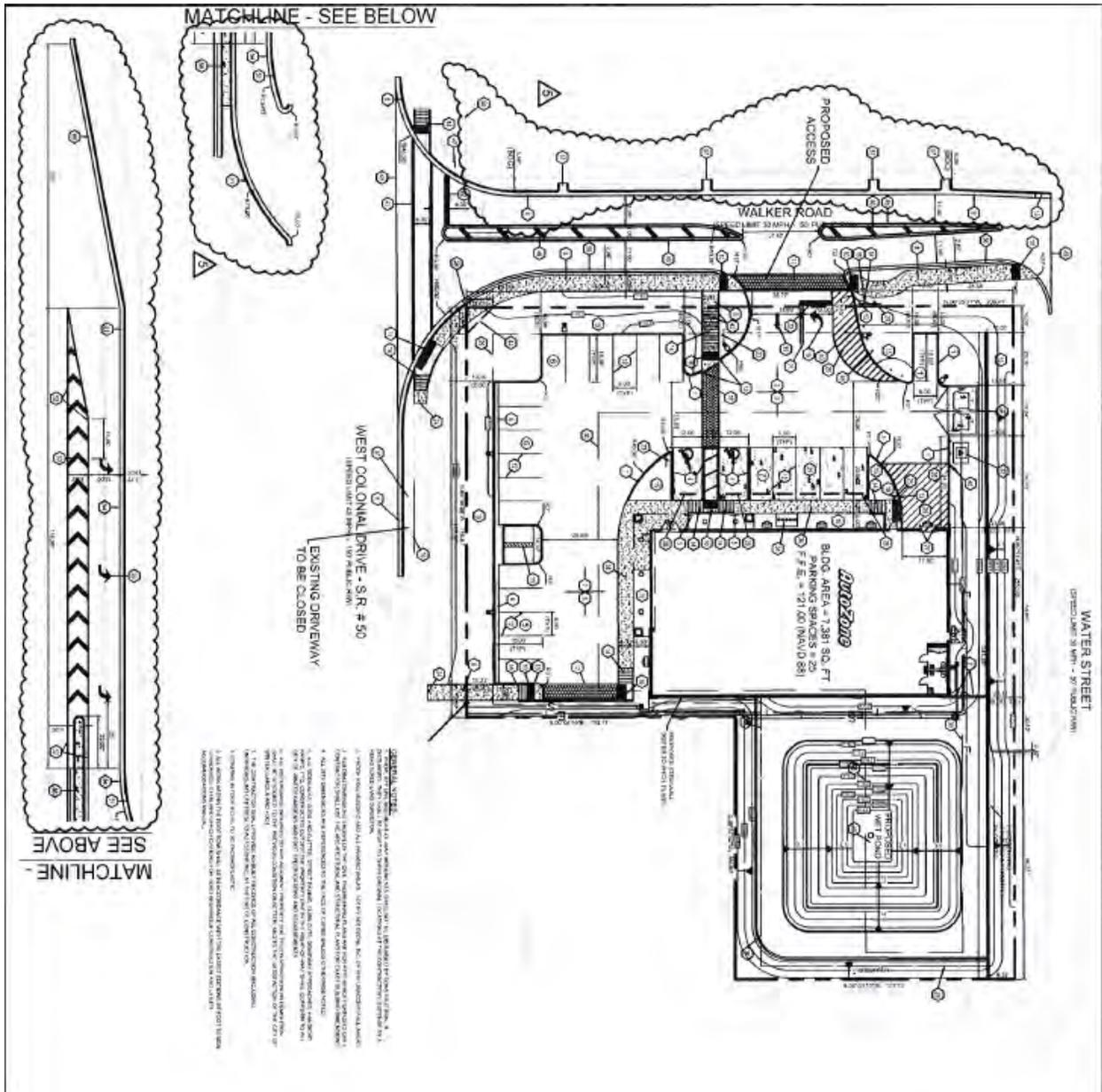
AERIAL PHOTO
State Road 50 Turn Lanes



AERIAL PHOTO
1089 Walker Street



**Proposed Changes to Left Turn Lane and Walker Street
 1089 Walker Street**



END OF STAFF REPORT

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

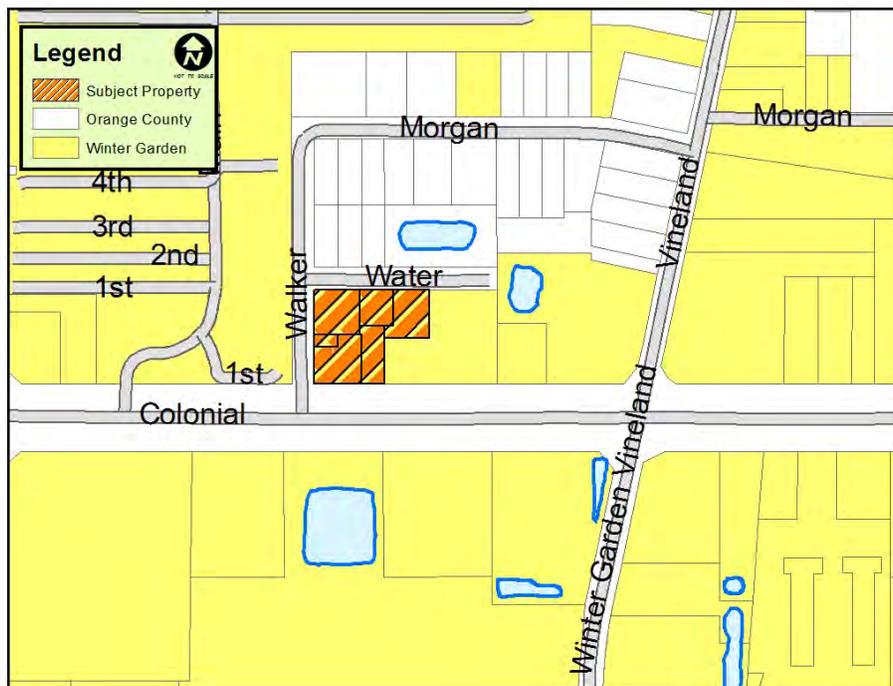
TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: JANUARY 29, 2013
SUBJECT: VARIANCE
1089 Walker Street
PARCEL ID # 23-22-27-8104-00-331, 23-22-27-8104-00-470, 23-22-27-8104-00-460, 23-22-27-8104-00-332, 23-22-27-8104-00-341, 23-22-27-8104-00-360

APPLICANT: George L. & Maria P. Bori

INTRODUCTION

The purpose of this report is to evaluate the request for a side yard setback and landscape area variance for a proposed development on property located at 1089 Walker Street in Winter Garden, Florida. The request is for a 6.86 foot side yard setback in lieu of the required 10 foot side yard setback and for a variance to the minimum required 10 foot wide landscaped area around a building to allow no landscaping in portions (over 50%) of the area around the building. If approved, these variances will allow a new AutoZone auto parts store to be built.

The subject property, located on Walker Street is approximately a 0.98 ± acre lot at the intersection of Walker Street and West Colonial Drive. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The subject property carries the zoning designation C-2 (Arterial Commercial District) and is designated COM (Commercial) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The subject property contains a 1,936 square foot single family home and an 812 square foot single-family home.

ADJACENT LAND USE AND ZONING

The property located to the north is a single family house, zoned R-2 and located in Orange County. The property located to the east is developed with an auto parts store, zoned C-2 and located in the City of Winter Garden. The properties to the south are developed as commercial buildings, zoned C-2 in the City. The property to the west is the Orlando Winter Garden RV Resort, zoned C-2 in the City.

PROPOSED USE

The applicant would like to demolish the existing homes and build a new AutoZone auto parts store. The proposed building still needs to submit for site plan review to build the AutoZone, but the applicant wanted to apply for these variances prior to site plan review..

CODE REFERENCE

Sec. 118-1441 (b) of the City Code of Ordinances addresses minimum yard requirements within the West State Road 50 Commercial Corridor. This section states in part that the minimum yard requirements are “*side: 10 feet.*”

Sec. 118-1522 (1) of the City Code of Ordinances addresses landscape design standards in the West State Road 50 Overlay. This section states that “a minimum ten-foot wide landscape area shall be located around all buildings. A five-foot sidewalk may be included in this buffer area.”

The applicant is seeking a variance to the minimum side yard and a variance to the minimum landscape area around the building to construct a new AutoZone auto parts store.

CODE REQUIREMENTS /CRITERIA

Code Requirements/Criteria:

Section 118-131 of the City Code that relates to the review criteria states that, “A variance may be granted from land development regulations by the planning and zoning board if the planning and zoning board concludes that literal enforcement of the provisions of land development regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land development regulations) for the property at issue.” The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff's comments concerning this particular petition.

(1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

The proposed building and site development are new construction. Approving new

construction to develop without meeting the code requirements will cause interference with the reasonable enjoyment of nearby and adjacent property owners. In addition, allowing new development to design the site without meeting code and get variances will negatively impact the standard of living of the citizens of the city.

- (2) *The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

The requested variances are not in character with other properties in the same zoning category. Staff requires new development to meet the minimum requirements of the code as new construction should be designed around the code requirements.

- (3) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*

The City's objective is to maintain orderly development of the properties within the city. Allowing new development on property specifically purchased for a business to be done without meeting code would not benefit any City objectives.

- (4) *The granting of the variance is consistent with the city's comprehensive plan; and*

The variances requested are not consistent with the provisions of the City's Comprehensive Plan relating to commercial development or the goal of the West State Road 50 Commercial Corridor. Policy 1-2.10.2 of the Comprehensive Plan specifically states, "the City shall use the West SR 50 overlay regulations to control and enhance landscaping, signage, architectural design, buffers, setbacks, pedestrian connection, vehicle access and parking, and site design." The proposed design does not meet setbacks or landscaping requirements.

- (5) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

The variances requested are not the minimum variances that will make reasonable use of the land. The proposed structure is one of two standard buildings that AutoZone builds and the site they have decided to purchase does not accommodate their buildings. Therefore, the building and site plan needs to be redesigned to meet code requirements where they want to develop.

SUMMARY

City Staff recommends denial of a variance to Section 118-1441 (b) to allow a 6.86 foot side yard setback in lieu of the required 10 foot side yard setback and denial of a variance to Section 118-1522 (1) to allow no landscaping in over 50% of the required landscape area around a building to allow for the construction of a new AutoZone auto parts store.

NEXT STEP

Design the site to meet code and submit for Site Plan Review.

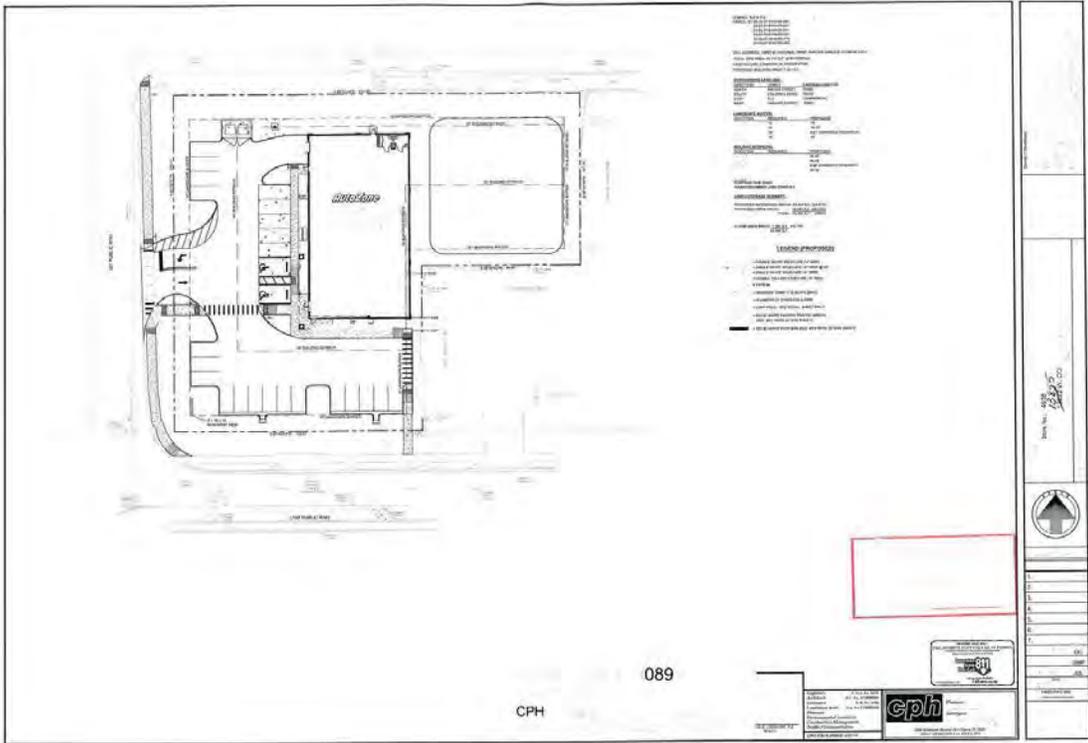
ATTACHMENTS

- Aerial Photos
- Survey
- Site Photos

AERIAL PHOTO
1089 Walker Street



SITE PLAN
1089 Walker Street



Site Photos
1089 Walker Street

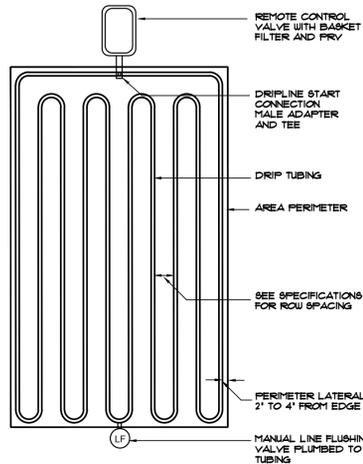




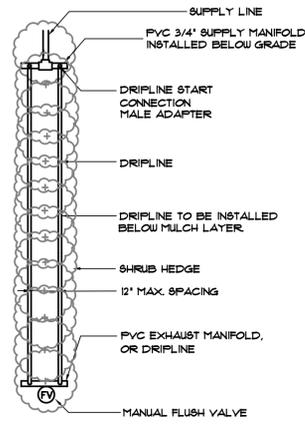




END OF STAFF REPORT



END FEED LAYOUT



SHRUB DRIP LAYOUT DETAIL

IRRIGATION SYSTEM PERFORMANCE NOTES

- IRRIGATION SYSTEM AS SHOWN IS DESIGNED TO OPERATE FROM A POTABLE WATER METER PROVIDING A MINIMUM FLOW OF 25 GPM AND A MINIMUM PRESSURE OF 60 PSI.
CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF AVAILABLE FLOW AND PRESSURE DEVIATES FROM 25 GPM AND 60 PSI MORE THEN 5% AND WILL AFFECT THE PERFORMANCE OF THE SYSTEM.
MINIMUM PRESSURE REQUIREMENTS - 60 PSI AT THE POINT OF CONNECTION
40 PSI AT THE BASE OF THE POP-UP ROTATOR HEADS
40 PSI AT THE BASE OF THE POP-UP ROTATOR HEADS
30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS
- HEAD LAYOUT BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVERSPRAY ONTO PAVED AREAS AND BUILDINGS.
- LATERAL PIPE SHALL BE SIZED SO THE WATER VELOCITY DOES NOT EXCEED 5 FEET PER SECOND, MAXIMUM GPM PER PIPE SIZE AS FOLLOWS:

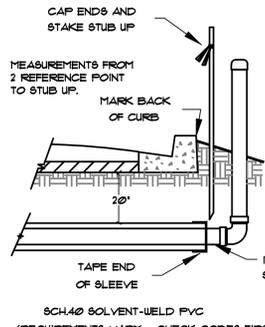
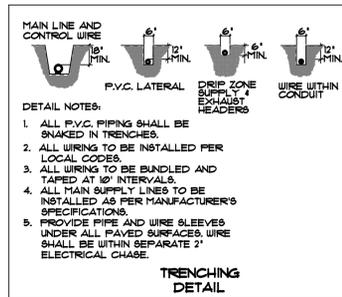
CLASS 200	
3/4" PIPE	10 GPM
1" PIPE	15 GPM
1 1/4" PIPE	26 GPM
1 1/2" PIPE	36 GPM
2" PIPE	55 GPM
2 1/2" PIPE	80 GPM
3" PIPE	120 GPM
- WATER SERVICE LINE, WATER METER, CHECK VALVES, SURGE PROTECTION, ETC. AND PERFORMANCE OF THE WATER SOURCE ARE NOT A PART OF THESE DRAWINGS.

GENERAL NOTES

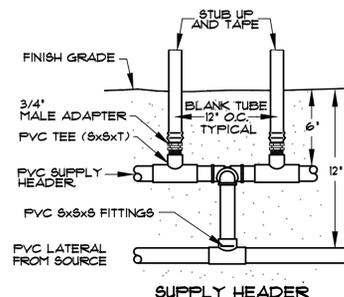
- THE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN ITS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTION OR DIFFERENCE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS.
- ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE REGULATIONS AND CODES FOR THE LOCATION OF THE WORK. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.
- ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS, REFER TO LANDSCAPE AND UTILITIES PLANS WHEN TRENCHING TO AVOID TREES, SHRUBS AND UNDER GROUND UTILITIES.
- ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, OPERATIONAL AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR SHOWING ALL IRRIGATION INSTALLATION, A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT DIMENSIONS FROM HARD SURFACES. PLEASE SHOW WIRE DIRECTION.
- ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE AREAS WHERE LOCATED, AND SHALL BE INSTALLED WITH THE PROPER HEIGHT. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCE FROM ALL HARD-SCAPING, TO MINIMIZE WATER OVER SPRAY ON IMPERVIOUS AREAS.
- CONTRACTOR SHALL PERFORM PRESSURE AND VOLUME TEST ON IRRIGATION WATER SOURCE OVER A CONTINUOUS 24 HOUR PERIOD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK. SHOULD THE AVAILABLE SUPPLY NOT BE ADEQUATE TO MEET THE DEMANDS OF THE IRRIGATION SYSTEM AS DESIGNED THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR DESIGN MODIFICATIONS.
- HIGH VOLTAGE POWER SUPPLY TO THE IRRIGATION CONTROLLER SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE CONTROLLER AND THE LOW VOLTAGE WIRES. THE FINAL LOCATION OF THE AUTOMATIC CONTROLLER(S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL CONTROL WIRING SHALL BE INSTALLED UNDER MAINLINE, IF NOT POSSIBLE THEN ELEC. CONDUIT SHALL BE USED FOR WIRE PROTECTION USING FULL BOXES 150' O.C. WIRES SHALL BE TAPED EVERY 20' L.F. WITH ADEQUATE SLACK AND SURGE/ EXPANSION LOOPS AND SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCE FROM ALL HARD-SCAPING, TO MINIMIZE WATER OVER SPRAY ON IMPERVIOUS AREAS.
- ALL PIPING AND WIRE PASSING UNDER PAVED AREAS SHALL BE SLEEVED WITH SCH 40 PVC PIPE, SIZED A MINIMUM OF TWO NOMINAL SIZES LARGER THAN CONTAINED PIPE.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE INSTRUCTIONS CONTAINED HEREIN, ON THE DRAWINGS, IN THE CONSTRUCTION DETAILS, AND IN THE WRITTEN SPECIFICATIONS. SHOULD A CONFLICT BE DISCOVERED WITHIN THE DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND REQUEST.
- THE INSTALLER SHALL PROVIDE THE PROPERTY OWNER WITH AN IRRIGATION MAINTENANCE CHECKLIST & SEASONAL WATERING GUIDELINES.
- THE IRRIGATION SYSTEM SHALL BE MAINTAINED AND MANAGED TO ENSURE WATER EFFICIENCY AND PREVENT WASTEFUL PRACTICES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, RESETTING THE AUTOMATIC CONTROLLER ACCORDING TO THE SEASON, FLUSHING THE FILTERS, TESTING THE RAIN SENSOR DEVICES, MONITORING, ADJUSTING & REPAIRING THE IRRIGATION EQUIPMENT SUCH THAT THE EFFICIENCY OF THE SYSTEM IS MAINTAINED.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTROLLER SHALL SCHEDULE PROGRAM 'A' TO A REGULAR RUN-TIME SETTINGS FOR AFTER THE ESTABLISHMENT PERIOD OF THE PLANT MATERIAL. PROGRAM 'B' SHALL BE USED DURING THE ESTABLISHMENT PERIOD AND TURNED OFF AFTER THE 30-60 DAYS OF PLANT INSTALLATION.

DRIP TUBING NOTES

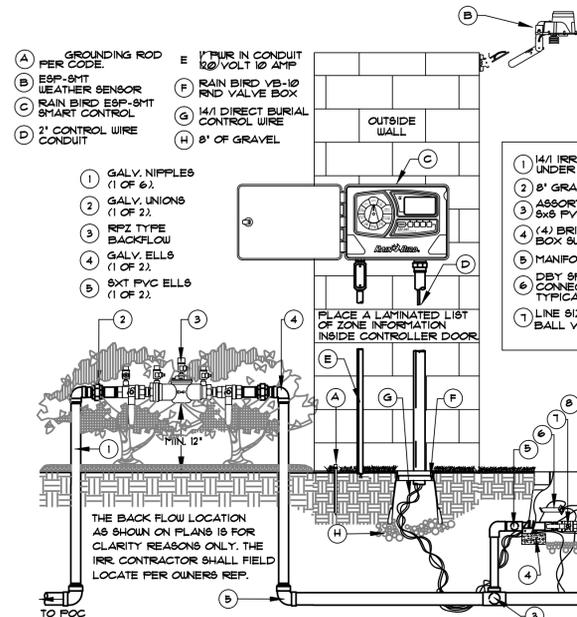
- INSTALL ALL DRIP TUBING BELOW THE MULCH LAYER. USE U SHAPED WIRE STABILIZERS TO HOLD LINES IN PLACE.
- KEEP ALL DRIP LINES CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. TAPE ALL TUBE ENDS OR USE DIRT CAPS.
- ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH.
- ALWAYS FLUSH ALL LINES BEFORE CONNECTION.
- REFER TO THE MANUFACTURER DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. INSTALL PER MANUFACTURER SPECIFICATIONS.
- AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 1" RADIUS.
- SPACE TUBING AS NOTED ON THE PLAN. THE PLAN DOES NOT ALWAYS SHOW ALL DRIP TUBING. THE PLAN LAYOUT IS FOR CLARITY ONLY.



ROUGH IN SLEEVING DETAIL



SUPPLY HEADER ROUGH IN DETAIL



BACK FLOW DETAIL

CONTROLLER DETAIL

CONTROL VALVE DETAIL

- 1/4\"/>

- 1 OF 4 8xT COUPLING
- LINE SIZE PVC BALL VALVE
- 1 OF 8 SCH 80 NIPPLES.
- DRIP VALVE KIT 9xT-FIB-100-COM PVC TEE, GCH-BASKET FILTER W/ 40 PSI PRESSURE REGULATION
- RAINBIRD VALVE BOX VB-JMB (TYP).
- PVC SCH 80 1\"/>

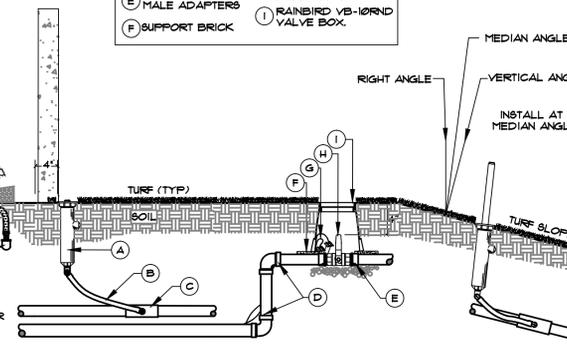
DRIP VALVE KIT DETAIL

NOTE:
1) SCH 40 PVC SLEEVE, TWICE THE DIA. OF INNER PIPE. 1/2\"/>

SLEEVE DETAIL

- RAINBIRD VB-6RND VALVE BOX
- FLD-BY SHUT OFF VALVE.
- BLANK TUBING AS NEEDED
- 88 STAPLES
- INSTALLED EVERY 3 FEET
- DRIP ZONE LATERAL PIPE
- PVC SUPPLY HEADER.
- 6-12 DRIP TUBING IN 12\"/>
- ASSORTED DRIPLINE INSERT FITTINGS.
- FINISH GRADE
- RAINBIRD SQ NOZZLE 4 POLYFLEX RISER
- (1 OF 2) PVC EXHAUST HEADER.

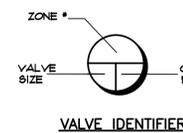
DRIP TUBING DETAIL



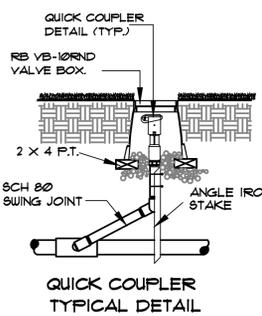
TURF 6\"/>

ISOLATION VALVE DETAIL

TURF ROTOR SLOPE DETAIL



VALVE IDENTIFIER



QUICK COUPLER TYPICAL DETAIL

MASTER INSTALLATION DETAIL

NOT TO SCALE

THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

GALEN J. PUGH, RLA
#A0001522

Engineers (C.O.A. No. 3215)
Architects (Lic. No. AA2609026)
Surveyors (Lic. No. 7145)
Landscape Arch. (Lic. No. LC0000298)
Planners
Environmental Scientists
Construction Management
Traffic/Transportation

Engineers
Planners
Landscape Architects
Surveyors
Construction Management
w w w . c p h e n g i n e e r s . c o m
2216 Altamont Avenue, Fort Myers, FL 33901
Phone 239.332.5499 Fax 239.332.2955



SCALE: 1" = 20'

REVISIONS

- Per city comments
 -
 -
 -
 -
 -
 -
- ARCHITECT: GJP
DRAFTSMAN: JSM
CHECKED BY: GJP
DATE: JANUARY 2013
PROTOTYPE SIZE

IR-2

Prepared for: AutoZone Store Development
Store No.: 4938

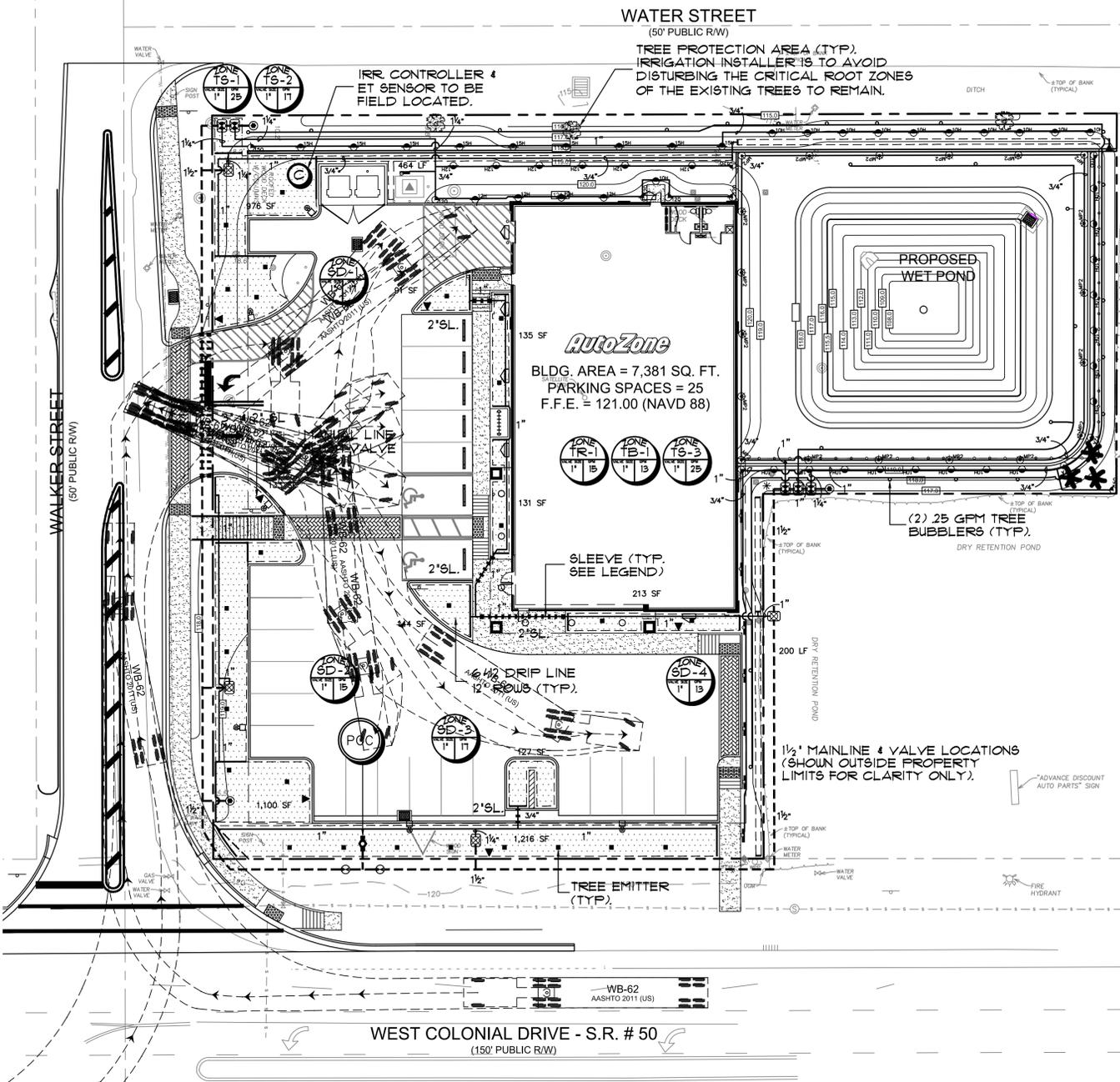
13822 W. COLONIAL DRIVE
WINTER GARDEN, FL. 34787

IRRIGATION PLAN

Owner / Developer: AutoZone Inc.

123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

ARR DESIGN
AN IRRIGATION DESIGN COMPANY
3215 ELLEN DR.
ORLANDO, FLORIDA 32806
PHONE (407) 856-9796
Bob & Jason McElroy
jason@arrdesign.com



SPRAY HEAD LEGEND AND NOZZLE CHART

Symbol	MFR	DESCRIPTION	Nozzle Type	Radius ft.	P&I	Flow GPM	PRECIP. IN/HR
●	HUNTER	360° Arc PRO6-06-PR830 (6' Pop-Up) installed with FLEXag Tubing, H8BE-050 spiral Barb Elbow & Pro Spray Nozzle	360	15'	30	3.15	1.61
○	HUNTER	180° Arc PRO6-06-PR830 (6' Pop-Up) installed with FLEXag Tubing, H8BE-050 spiral Barb Elbow & Pro Spray Nozzle	180	15'	30	1.57	0.81
◐	HUNTER	90° Arc PRO6-06-PR830 (6' Pop-Up) installed with FLEXag Tubing, H8BE-050 spiral Barb Elbow & Pro Spray Nozzle	90	15'	30	0.78	0.41
▲	HUNTER	Adj Arc PRO6-06-PR830 (6' Pop-Up) installed with FLEXag Tubing and H8BE-050 Spiral Barb Elbow	Adj	15' VAN	30	2.75	1.53
○	HUNTER	Strip Pattern Nozzles PRO6-06-PR830 (6' Pop-Up) installed with FLEXag Tubing, H8BE-050 spiral Barb Elbow & Pro Spray Nozzle	CS-5-515 SS-5-515 ES-5-515	8' VAN 8' VAN 4' X 8'	30 30 30	0.65 1.30 0.65	N/A N/A N/A
○	HUNTER	Circle around irrigation heads indicates a PRO6-12-PR830 12' HP Body. Height of pop-up spray head shall be even with the height of the plant material at time of planting.					
○	HUNTER	PRO6-04-PCN-25 pop-up bubbler head. Each symbol represents two bubblers per tree. Place bubblers at edge of rootball on opposite side of tree (typ).					

MP ROTATOR LEGEND AND NOZZLE CHART

Symbol	MFR	DESCRIPTION	Nozzle Type	Radius ft.	P&I	Flow GPM	PRECIP. IN/HR
⊙	HUNTER	30° Rad. PRO6-06-PR830 (6' Pop-Up Spray) installed with FLEXag Tubing and H8BE-050 Spiral Barb Elbow	MP3000	30'	40	.86	3.71
⊙	HUNTER	180° Rad. PRO6-06-PR830 (6' Pop-Up Spray) installed with FLEXag Tubing and H8BE-050 Spiral Barb Elbow	MP1800	18'	40	.74	3.91
⊙	HUNTER	270° Rad. PRO6-06-PR830 (6' Pop-Up Spray) installed with FLEXag Tubing and H8BE-050 Spiral Barb Elbow	MP2700	18'	40	1.13	3.91
⊙	HUNTER	360° Rad. PRO6-06-PR830 (6' Pop-Up Spray) installed with FLEXag Tubing and H8BE-050 Spiral Barb Elbow	MP3600	18'	40	1.41	3.91
⊙	HUNTER	Strip Pattern Nozzles PRO6-06-PR830 (6' Pop-Up Spray) installed with FLEXag Tubing and H8BE-050 Spiral Barb Elbow	MFLC5515 MFC5515 MFC5530	5' X 15' 5' X 15' 5' X 30'	40 40 40	.22 .44 .44	N/A N/A N/A
⊙	HUNTER	45° - 90° - 105° CORNER PRO6-06-PR830 (6' Pop-Up Spray) installed with FLEXag Tubing and H8BE-050 Spiral Barb Elbow	MFCorner	14'	40	.39	N/A

MP1000 Radius: 8' to 12' Adjustable Arc and Full Circle Color Code: Maroon, Lt. Blue or Olive

MP2000 Radius: 13' to 18' Adjustable Arc and Full Circle Color Code: Black, Green, or Red

MP3000 Radius: 22' to 30' Adjustable Arc and Full Circle Color Code: Blue, Yellow or Grey

XERIGATION/DRIP LEGEND

Symbol	MFR	DESCRIPTION
-----	HUNTER	FLD-06-12 drip tubing w/ 1/2 GPH emitters 12" on center. Install tubing rows a maximum of 12' apart in shrub areas. All tubing shall be installed below finished mulch grade w/ 9" wire stakes five (5) feet on center, verify the layout and spacing in the field prior to starting work. All connections between drip tubing shall be made using FLD fittings.
---	APPROVED	PVC supply and/or exhaust header to drip tubing connection. If size not indicated then 3/4" shall be installed (see details for more information).
▲	HUNTER	FLD-BV shut-off valve at end/middle of dripline PVC flush manifold line. Install flush valve inside a separate valve box. One at the end of tubing runs in each direction. Install a min. of one flush valve per 1000' of tubing in each direction on dripline flush manifold. Install 18" from paving. Install all flush equipment per manufacturer's specifications.
■	RAIN BIRD	8Q Series 8Q RFL installed on a 12' Poly-Flux River and 8Q Nozzle Adapter 8Q ADP2. The Irrigation Contractor is to install the emission device 2' above the finished mulch layer.

PIPE, VALVE AND EQUIPMENT LEGEND

Symbol	MFR	DESCRIPTION
⊕	APPROVED	1" water meter provided by Owners Representative. The Irrigation Contractor shall tie to the discharge side of meter and install a 1 1/2" RPZ type backflow device per local code.
⊕	RAIN BIRD	FEB Series electric remote-control valve & a line size PVC ball valve to be installed within a Rain Bird VB-8TD valve box. (refer to valve ID on plan for size).
⊕	RAIN BIRD	XCZ-FRB-150-COM Drip Zone Kit with (2) filters for flows of 15 GPM and higher. Install XCZ-FRB-100-COM (1) filter for flows of 14 GPM or lower (see valve ID's on plans for zone flows). Install valve within a Rainbird VB-JMB valve box.
⊕	MATCO	Line size brass gate valve installed in Rain Bird VB-10RND valve box w/ green lid.
⊕	RAIN BIRD	33-DLRC 3/4" Quick Coupler installed within a Rain Bird VB-10RND valve box. The Irr Contractor shall provide (2) Hose Sulfers (SH-0), (2) Valve Keys (33-DK) & (2) Locking Cover Keys (2049) to Owners Representative at completion of project.
⊕	RAIN BIRD	ESP-SMT4 Smart Control System with an ET Based Weather Sensor to be installed in this approximate location per the manufacturer's written specifications. ESP-SMT4 Station Modules shall be installed to provide the required station count of 9.
---	APPROVED	FVC Class 200 IPS Plastic Pipe "Mainline". The diagrammatic location shown on plan is approximate and shall be field located per the Owners Representative's approval. Pipe sizes 2 1/2" inch shall have snap connections with rubber gasket joints. Install 18" below grade.
---	APPROVED	FVC Class 200 IPS Plastic Pipe "Lateral". The diagrammatic location shown on plan is approximate and shall be field located per the Owners Representative's approval. Pipe sizes 2 1/2" inch shall have snap connections with rubber gasket joints. Install 12" below grade.
---	APPROVED	FVC Schedule 40 IPS Plastic Pipe "Sleeve". Sizes shall be twice the diameter of the pipe or wire bundle carried. Place below all paving, hardscape etc. and as directed by the Owners Authorized representative. Extend Sleeves 12' beyond paving at each end.
*	APPROVED	Install two spare control wires plus a common from the irrigation controller location to the nearest valve box located in this approximate area.

DAYLIGHT STANDARD TIME ZONE CHART

ZONE #	TYPE	WATER USE	GPM	RUN TIME	GPD	PRECIP. RATE	WATERING DAY	GFW
TS-1	TURF SPRAY ZONE	MEDIUM	25	10 MIN.	450	50"	T & F	900
TS-2	TURF SPRAY ZONE	MEDIUM	11	10 MIN.	326	50"	T & F	612
TS-3	TURF SPRAY ZONE	MEDIUM	29	10 MIN.	450	50"	T & F	900
TR-1	TURF ROTATOR ZONE	MEDIUM	15	60 MIN.	900	45"	T & F	1800
TOTAL				1.5 HR.	1,656			3,312

EASTERN STANDARD TIME ZONE CHART

ZONE #	TYPE	WATER USE	GPM	RUN TIME	GPD	PRECIP. RATE	WATERING DAY	GFW
TS-1	TURF SPRAY ZONE	MEDIUM	25	21 MIN.	675	75"	TUESDAY	675
TS-2	TURF SPRAY ZONE	MEDIUM	11	21 MIN.	459	75"	TUESDAY	459
TS-3	TURF SPRAY ZONE	MEDIUM	29	21 MIN.	675	75"	TUESDAY	675
TR-1	TURF ROTATOR ZONE	MEDIUM	15	60 MIN.	900	45"	TUESDAY	900
TOTAL				2.4 HR.	2,709			2,709

LOW-VOLUME ZONE CHART

ZONE #	TYPE	WATER USE	PRECIP. RATE	GPM	RUN TIME	GPD	GFW	WATERING DAY
SD-1	SHRUB DRIP ZONE	LOW	25"	11	18 MIN.	306	918	*ANYTIME
SD-2	SHRUB DRIP ZONE	LOW	25"	15	18 MIN.	270	810	*ANYTIME
SD-3	SHRUB DRIP ZONE	LOW	25"	17	18 MIN.	306	918	*ANYTIME
SD-4	SHRUB DRIP ZONE	LOW	25"	13	18 MIN.	234	702	*ANYTIME
TB-1	TREE RUB ZONE	LOW	N/A	13	30 MIN.	390	1,170	*ANYTIME
TOTAL					1.1 HR.	1,506	4,518	

NO WATERING SHALL OCCUR BETWEEN 10:00 AM & 4:00 PM. NO MORE THAN 3/4" OF WATER IS TO BE APPLIED ON ANY OF THE SCHEDULED WATER DAYS. STATION RUN-TIME SHALL NOT EXCEED 60 MIN.

IRRIGATION USING MICRO-IRRIGATION IS ALLOWED ANYTIME PROVIDED THE AMOUNT OF WATER USED IS LIMITED TO ONLY THAT NECESSARY FOR EFFICIENT UTILIZATION.

* SHRUB DRIP CONTROL ZONE USAGE IS CALCULATED AT 1/4" OF WATER APPLIED PER RUN TIME

THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

GALEN J. PUGH, RLA
#LA0001522

Engineers (C.O.A. No. 3213)
Architects (Lic. No. AA2400026)
Surveyors (L.R. No. 7143)
Landscape Arch. (Lic. No. LC0000298)
Planners
Environmental Scientists
Construction Management
Traffic/Transportation

cph Engineers
Planners
Landscape Architects
Surveyors
Construction Management

www.cphengineers.com
2216 Altamont Avenue, Fort Myers, FL 33901
Phone: 239.332.5459 Fax: 239.332.2955

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F. W. Dodge Plan Room Tel: (615) 884-1017

AN IRRIGATION DESIGN COMPANY
IRRI DESIGN
3210 BILLEN DR.
ORLANDO, FL 32817
PHONE (407) 559-3790
www.irridesign.com
Bob & Jason McWhirry
jason@irridesign.com

Prepared for: **AutoZone Store Development**
Store No.: 4938
13822 W. COLONIAL DRIVE
WINTER GARDEN, FL. 34787



SCALE: 1" = 20'

REVISIONS

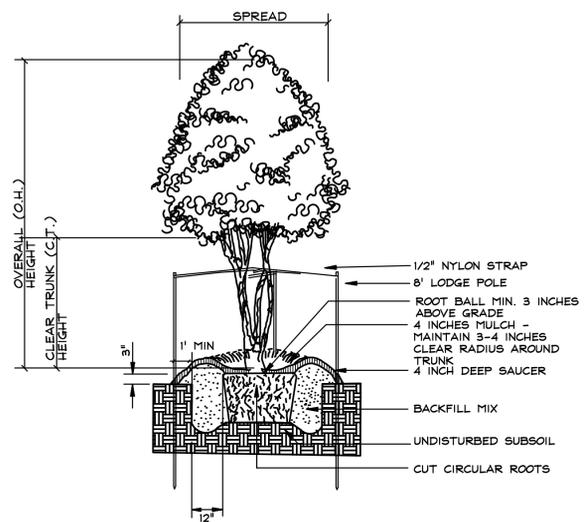
1. Per city comments
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

ARCHITECT: GJP
DRAFTSMAN: JSM
CHECKED BY: GJP
DATE: JANUARY 2013
PROTOTYPE SIZE

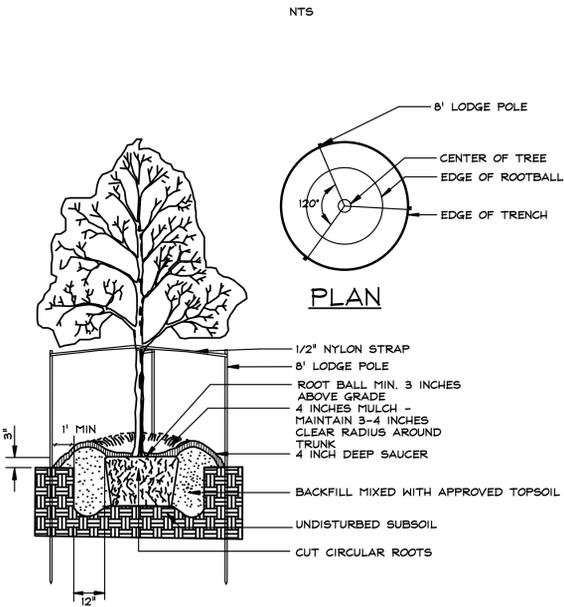
IR-1

LANDSCAPE NOTES:

- The Landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
- The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
- 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 considered to be approximate. It shall be the responsibility of the contractor 1) to verify the locations of utility lines within and adjacent to the work area 2) to protect 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 4) To field adjust the location of proposed trees and palms 10' off the center of the utility lines. Notify the Landscape Architect if a 10' offset does not function.
- The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and plants.
- Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.
- Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.
- All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
- All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
- The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
- Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
- The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. Trunk caliper (trunk diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches from the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it is referred to as caliper.
- Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
- All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
- The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
- It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to re-straighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
- All Palms to be staked as indicated per Palm staking details. All other trees to be stabilized utilizing Tomahawk tree stabilizer system per tree planting details. Refer to Landscape specifications for more product information. Please note extended lead time is possible for these products. Contact manufacturer as soon as possible.
- Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
- Sod shall be certified to be free of the imported fire ant. Sod shall have a clean growth of acceptable grass, reasonably free of weeds with not less than 1/2" of soil firmly adhering to roots. It shall be the responsibility of the Landscape Contractor to measure and determine the exact amount required. This amount shall be verified with the Owner or Landscape Architect before installation.
- The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
- The Landscape Contractor shall insure that his work does not interrupt established or projected drainage patterns.
- The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of bidding.
- Mulch - All plant beds shall be top dressed with 4" shredded hardwood mulch (or approved equal).
- Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
- MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:**
Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.
Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.
During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.
At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor stating the date when the Maintenance Period ends.
- GUARANTEE AND REPLACEMENT:**
All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.
At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.
All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.
- TOPSOIL**
Topsoil shall be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material.
- UNSUITABLE SUBSOILS**
Locations containing unsuitable subsoil shall be treated by one or more of the following:
A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spike, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate drainage. Contractor shall be considered as incidental, without additional cost to Owner.
B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.
C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.
D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.

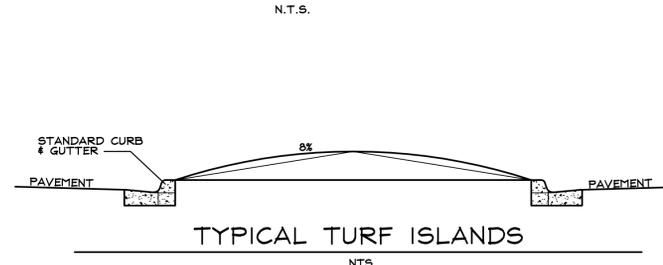


MULTI-TRUNK CONTAINER TREE PLANTING DETAIL

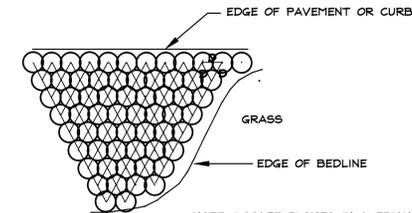


NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

CONTAINER TREE PLANTING DETAIL

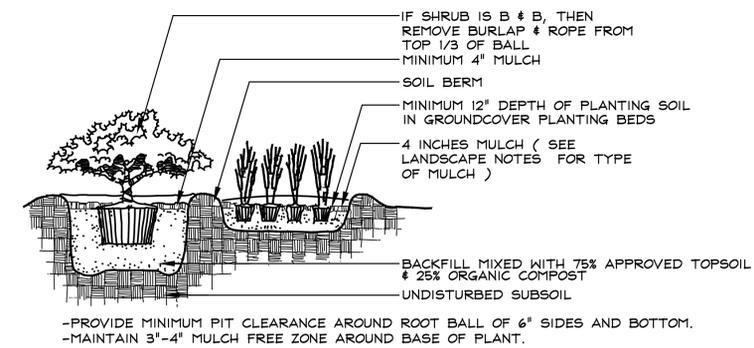


TYPICAL TURF ISLANDS

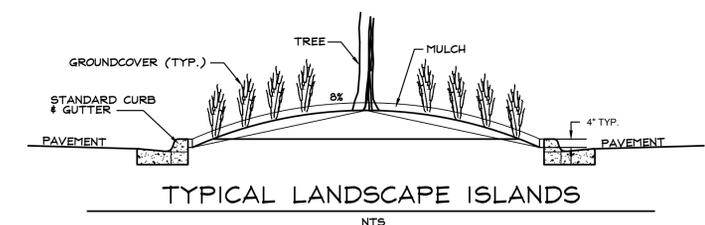


NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

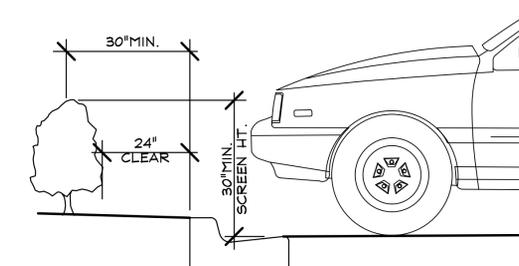
SHRUB/GROUNDCOVER SPACING PLAN



SHRUB AND GROUNDCOVER PLANTING DETAIL



TYPICAL LANDSCAPE ISLANDS



NOTES:
INSTALL HEDGE ALONG PARKING BAYS A MINIMUM OF 30" BEHIND BACK OF CURB TO ALLOW FOR 24" VEHICULAR OVERHANG. AT TIME OF INSTALLATION, HEDGE SHALL SCREEN A MINIMUM OF 30" ABOVE FINISH GRADE OF PARKING STALLS.

TYPICAL SECTION - HEDGE INSTALLATION

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

Prepared for:
AutoZone Store Development
Store No.: 4938
13822 W. COLONIAL DRIVE
WINTER GARDEN, FL. 34787



SCALE: 1" = 20'

REVISIONS

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

ARCHITECT: GJP

DRAFTSMAN: TNL

CHECKED BY: GJP

DATE: NOVEMBER 2012

PROTOTYPE SIZE

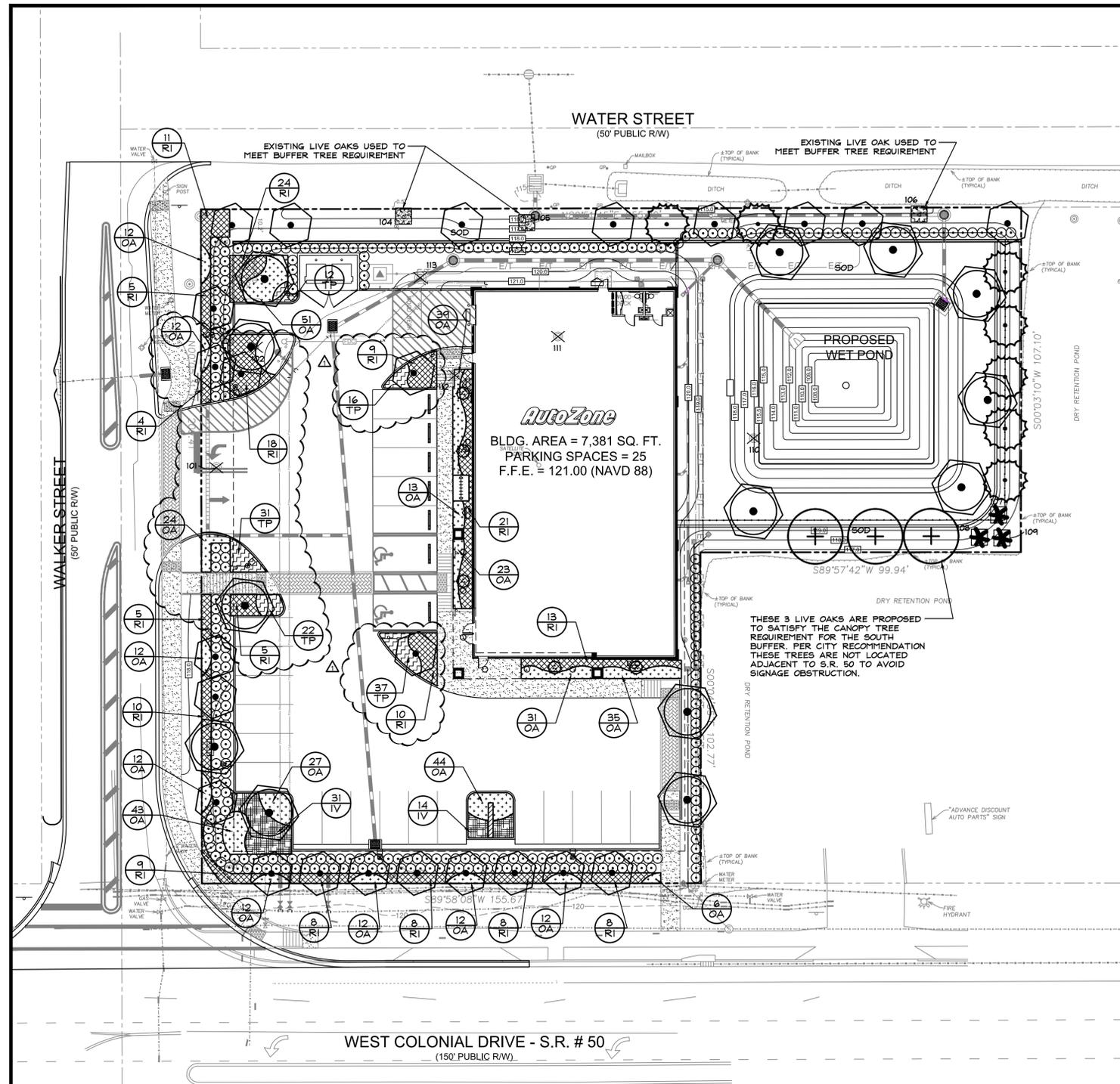
L-2

GALEN J. PUGH, RLA
#A0001522

Engineers (C.O.A. No. 3213)
Architects (Lic. No. AA2400926)
Surveyors (L.R. No. 7143)
Landscape Arch. (Lic. No. LC0000298)
Planners
Environmental Scientists
Construction Management
Traffic/Transportation
CPH JOB NUMBER: A20114

cph Engineers Planners Landscape Architects
Environmental Scientists Construction Management Traffic/Transportation
www.cphengineers.com
2216 Altamont Avenue, Fort Myers, FL 33901
Phone: 239.332.5499 Fax: 239.332.2955

BEFORE YOU DIG!
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
DIGGING OR RESTRIKING EARTH
Sunshine State One Call 811
www.callbeforeyoudig.com



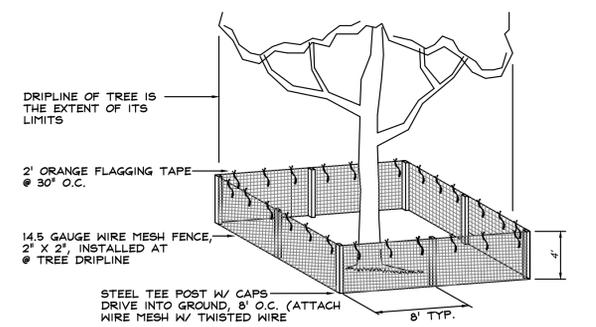
PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY
TREES				
LI	GRAPE MYRTLE	LAGERSTROEMIA INDICA	65 GAL., 2" CAL., M.T., 11' MIN. HT.	24
PE	SLASH PINE	PINUS ELLIOTTII	30 GAL., 3" CAL., 12' MIN. HT.	7
QV	LIVE OAK	QUERCUS VIRGINIANA	100 GAL., 4" CAL., 14' MIN. HT.	3
TD	BALD CYPRESS	TAXODIUM DISTICHUM	65 GAL., 4" CAL., 14' MIN. HT.	13
HEDGES / ACCENT				
VO	SWEET VIBURNUM	VIBURNUM ODORATISSIMUM	7 GAL., 36" MIN. HT., 36" O.C.	314
CH	EUROPEAN FAN PALM	CHAMAEROPS HUMILIS	7 GAL., 24" MIN. HT., 24" SPRD	5
SHRUBS / GROUNDCOVER				
IV	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	3 GAL., 12" MIN. HT., 12" SPRD., 30" O.C.	45
OA	AZTEC GRASS	OPHIPOGON 'ARGENTOMARGINATUS'	1 GAL., FULL, 18" O.C.	448
RI	INDIAN HAWTHORN	RHAPHOLEPIS INDICA	3 GAL., 12" MIN. HT., 12" SPRD., 36" O.C.	175
TP	PURPLE QUEEN	TRADESCANTIA PALLIDA	1 GAL., FULL, 18" O.C.	118
BAHIA ARGENTINE BAHIA SOD PASPALUM NOTATUM 'ARGENTINE' SOLID SOD, CONTRACTOR TO VERIFY QTY.				

NOTE:
 PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
 IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
 ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
 ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.

TREE RETENTION / REMOVAL

TREE NO.	SIZE	SPECIES	REMOVED
101	24"	LIVE OAK	YES
102	7"	BIRCH	YES
103	14"	CEDAR	YES
104	27"	LIVE OAK	NO
105	27"	LIVE OAK	NO
106	11"	LIVE OAK	NO
107	13"	PALM	NO
108	12"	PALM	NO
109	13"	PALM	NO
110	16"	MYRTLE	YES
111	18"	ELM	YES
112	31"	LIVE OAK	YES
113	45"	LIVE OAK	YES
114	8"	PINE	YES



TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION NOTES:

- Four (4) foot high solid orange construction fencing shall be installed encompassing the drip line of each tree. When surveyed fencing shall be moved to the edge of the tree protection area (TPA) as indicated on plans and be maintained through completion of construction.
- Where the TPA occurs within 10 feet of the tree trunk, a trenching device shall be used to sever tree roots. Root raking shall not occur before roots have been clearly severed.
- All equipment and/or materials are prohibited within the TPA. Including but not limited to cement wash-out, chemicals, fuel or equipment servicing.
- Grade changes shall not occur within the TPA. No fill shall be added, removed or stored within the TPA with exception of prescribed potting soil (see item 10).
- Brush and weeds occurring within the TPA shall be cleared by hand or utilizing only the mower of a light wheeled farm tractor (less than 60 hp). During such activities soil profiles shall not be disturbed.
- Root-killing, dialing, root raking or other clearing methods that disturb the soil profile are expressly prohibited.
- Utility lines and/or irrigation lines shall not occur within the TPA.
- Saved trees shall be pruned to remove dead and damaged wood, correct structural defects and to provide access and visibility.
- Pruning shall be completed under direct observation by the Designated Forester of CPH Engineers, Inc. or owner designated ISA certified arborist and be accomplished by an arborist with five years or more experience pruning live oaks to ISA standards. Arborist must obtain approval from the owner prior to commencement of pruning activities. Two week advance notification is required.
- Landscaping within TPA shall not disturb existing soil profiles. Eight inches of potting soil shall be imported and evenly spread to provide a planting medium within TPA.

REQUIRED TREE INCH REPLACEMENT

TWO FOR ONE BASIS IS REQUIRED	326
INCHES REMOVED	114
INCHES PROVIDED	212
DEFICIT	

REQUIRED TREES & SHRUBS

ZONING PERIMETER BUFFER	NORTH (1)		SOUTH (1)		EAST (2)		EAST (2)		EAST (2)		WEST (2)		VUA		TOTAL REQUIRED	TOTAL PROVIDED
	WIDTH	LENGTH	WIDTH	LENGTH	WIDTH	LENGTH	WIDTH	LENGTH	WIDTH	LENGTH	WIDTH	LENGTH	WIDTH	LENGTH		
	10'	255'	10'	149.61'	10'	101'	10'	99.94'	10'	102.11'	10'	165.15'				
BUFFER TREES	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
SHADE TREES	5	2	4	**	2	2	0	4	5	5	4	5		4	20	22
UNDERSTORY	8	3	5	0	0	0	0	4	0	0	6	2		3	19	22
*PROVIDED TREE COUNTS MAY INCLUDE EXISTING TREES																
** PER CITY COMMENTS REQUIRED CANOPY TREES HAVE BEEN RELOCAED AS SHOWN ON PLAN.																
BUFFER SHRUBS	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
SHRUBS	84	84	51	88	0	0	0	0	33	34	55	92			223	298
TOTAL TREES																
TOTAL SHRUBS																
223																
298																

1 SHADE TREE PER 10 LINEAR FEET + 1 SMALL TREE PER 100 LINEAR FEET + (33) THREE GALLON PLANTS, PER 100 LINEAR FEET A CONTINUOUS HEDGE AT LEAST 36 INCHES HIGH AT TIME OF PLANTING TO CREATE A CONTINUOUS LANDSCAPE SCREEN WITH A 90 PERCENT OPACITY WITHIN ONE YEAR OF PLANTING.
 2 SHADE TREES PER 100 LINEAR FEET + 3 SMALL TREES PER 100 LINEAR FEET + (33) THREE GALLON PLANTS PER 100 LINEAR FEET, 24" MINIMUM AT INSTALLATION TO CREATE 36"-42" HIGH BY 36" WIDE HEDGE OR CONTINUOUS LANDSCAPE SCREEN WITH 90 OPACITY WITHIN ONE YEAR OF PLANTING.
 DUE TO NARROW ROW/BUFFERS, TREE TOTALS PER BUFFER HAVE BEEN ADJUSTED BUT ARE MET FOR THE OVERALL SITE.

Owner / Developer:
AutoZone Inc.
 123 South Front Street, 3rd Floor
 Memphis, Tennessee 38103
 Tel: (901) 495-8709 Fax: (901) 495-8969
 For Bidding & Contractor Information Contact:
 F. W. Dodge Plan Room Tel: (615) 884-1017

Prepared for:
AutoZone Store Development
 Store No.: 4938
 13822 W. COLONIAL DRIVE
 WINTER GARDEN, FL. 34787



SCALE: 1" = 20'

REVISIONS

- Per city comments
-
-
-
-
-
-

ARCHITECT: GJP
 DRAFTSMAN: TNL
 CHECKED BY: GJP
 DATE: JANUARY 2013
 PROTOTYPE SIZE

L-1

Engineers (C.O.A. No. 3213)
 Architects (Lic. No. AA260026)
 Surveyors (L.S. No. 7143)
 Landscape Arch. (Lic. No. LC000298)
 Planners
 Environmental Scientists
 Construction Management
 Traffic/Transportation

GALEN J. PUGH, RLA
 #LA0001522

BEFORE YOU DIG!
 CALL SUNSHINE STATE ONE CALL OF FLORIDA
 AT LEAST TWO FULL BUSINESS DAYS BEFORE
 DIGGING OR DRILLING ANYTHING

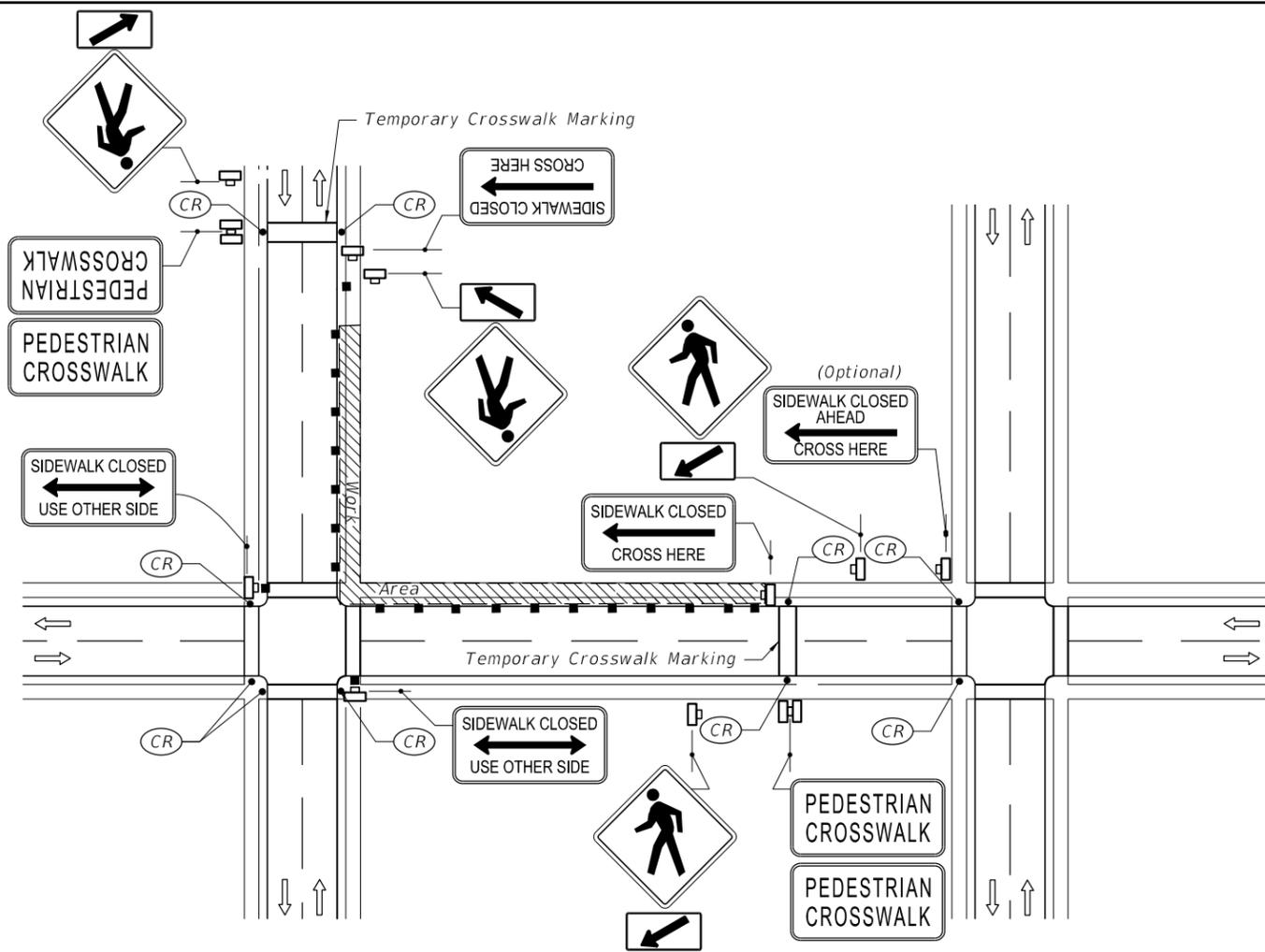
Know what's below.
 Call before you dig.

811
 One Call

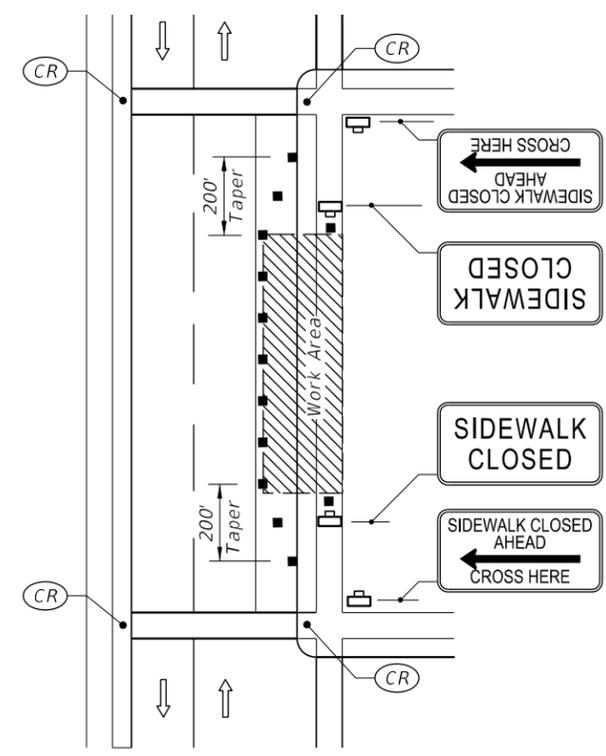
Cph Engineers
 Planners
 Landscape Architects
 Surveyors
 Construction Management
 w w w . c p h e n g i n e e r s . c o m
 2216 Altamont Avenue, Fort Myers, FL 33901
 Phone: 239.332.5499 Fax: 239.332.2955

CPH JOB NUMBER: A20114

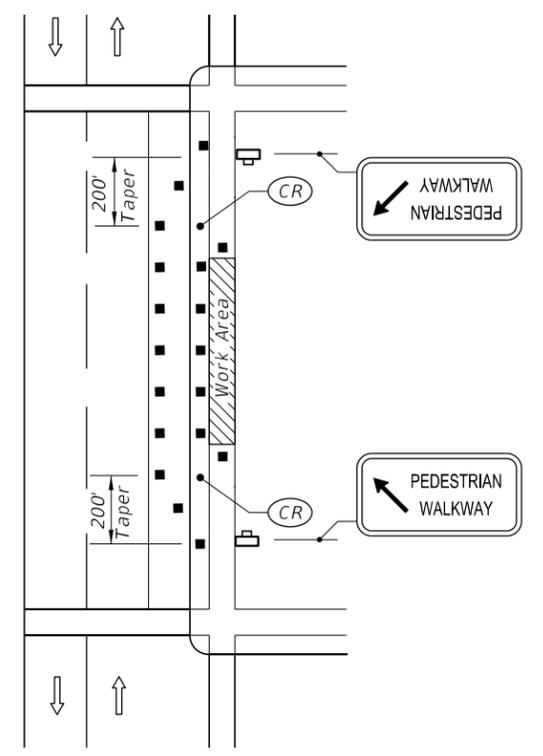
C:\projects\standards\roadway\00600-s\00660-01.dgn
 r0960/h
 11:45:48 AM
 12/30/2011



CORNER SIDEWALK CLOSURE WITH TEMPORARY CROSSWALKS



MID-BLOCK SIDEWALK CLOSURE



MID-BLOCK SIDEWALK CLOSURE WITH TEMPORARY WALKWAY

GENERAL NOTES

1. Only the signs controlling pedestrian flows are shown. Other work zone signs will be needed to control traffic on the streets.
2. For spacing of traffic control devices and general TCZ requirements refer to Index No. 600. Maximum spacing between barricades, vertical panels, drums or tubular markers shall not be greater than 25'.
3. Street lighting should be considered.
4. For nighttime closures use Type A flashing warning lights on barricades supporting signs and closing sidewalks. Use Type C steady-burn lights on channelizing devices separating the work area from vehicular traffic.
5. Pedestrian traffic signal display controlling closed crosswalks shall be covered or deactivated.
6. Post Mounted Signs located near or adjacent to a sidewalk shall have a 7' minimum clearance from the bottom of sign to the sidewalk.
7. When construction activities involve sidewalks on both sides of the street, efforts should be made to stage the construction so that both sidewalks are not out of service at the same time.
8. In the event that sidewalks on both sides of the street are closed, pedestrians shall be guided around the construction zone.
9. Temporary walkways shall be a minimum of 4' wide with a maximum 0.02 cross slope and a maximum 0.05 running slope between ramps. Temporary walkways less than 5' in width shall provide for a 5' x 5' passing space at intervals not to exceed 200'. Temporary ramps shall meet the requirements for curb ramps specified in Index No. 304. Temporary walkway surfaces and ramps shall be stable, firm, slip resistant, and kept free of any obstructions and hazards such as holes, debris, mud, construction equipment, stored materials, etc.
10. Temporary ramps and temporary crosswalk markings shall be removed with reopening of the sidewalk, unless otherwise noted in the plans. All work and materials associated with constructing temporary curb ramps and temporary crosswalk markings, removal and disposal of temporary curb ramps and temporary crosswalk markings, and restoration to original condition shall be paid for as Maintenance of Traffic, Lump Sum.

CONDITIONS

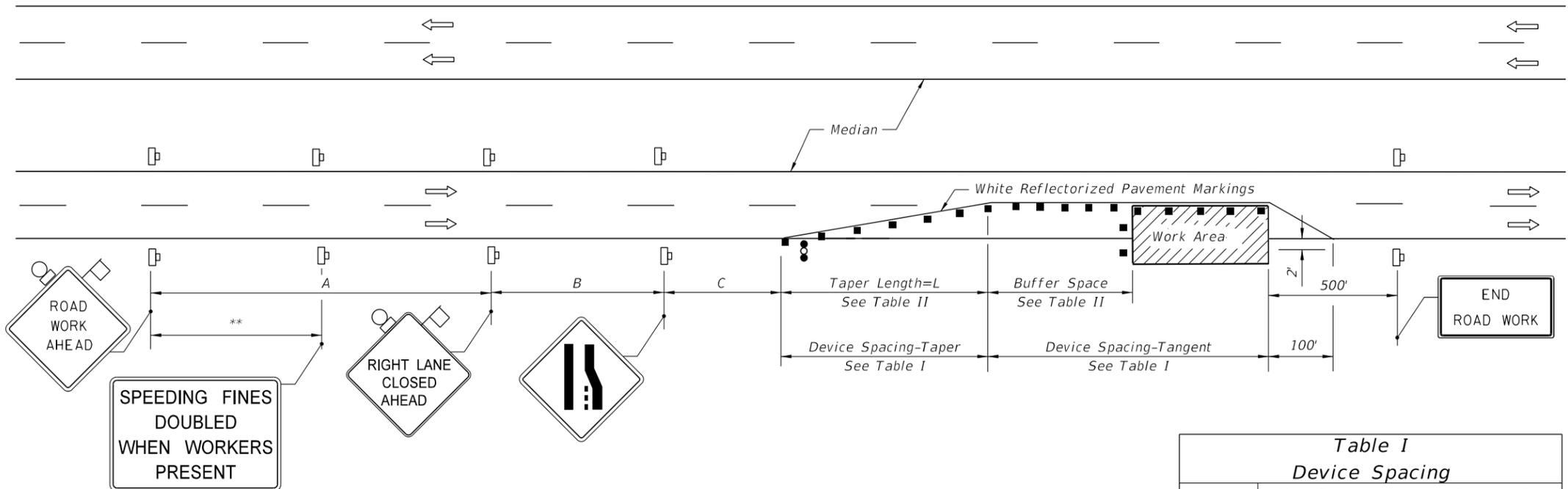
WHERE ANY VEHICLE, EQUIPMENT WORKERS OR THEIR ACTIVITIES ENCROACH ON THE SIDEWALK FOR A PERIOD OF MORE THAN 60 MINUTES.

SYMBOLS

- Work Area
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Required Locations For Either Temporary Or Permanent Curb Ramps.
- Lane Identification + Direction of Traffic

LAST REVISION	07/01/09	DESCRIPTION:	FDOT DESIGN STANDARDS FY 2012/2013	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS	INDEX NO.	660	SHEET NO.	1
---------------	----------	--------------	--	--	-----------	-----	-----------	---

C:\projects\standards\roadway\00600-s\00613-01.dgn
r0960rh
11:45:26 AM
12/30/2011



Speed	Spacing (ft.)		
	A	B	C
40 mph or less	200	200	200
45 mph	350	350	350
50 mph	500	500	500
*55 mph or greater	2640	1640	1000

* The ROAD WORK 1 MILE sign may be used as an alternate to the ROAD WORK AHEAD sign and the RIGHT LANE CLOSED 1/2 MILE sign may be used as an alternate to the RIGHT LANE CLOSED AHEAD sign.

** 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

SYMBOLS

- Work Area
- Sign With 18"x 18" (Min.) Orange Flag And Type B Light
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Advance Warning Arrow Board

GENERAL NOTES

- Work operations shall be confined to one traffic lane, leaving the adjacent lane open to traffic.
- On undivided highways the median signs as shown are to be omitted.
- When work is performed in the median lane on divided highways, the channelizing device plan is inverted and left lane closed and lane ends signs substituted for the right lane closed and lane end signs.
The same applies to undivided highways with the following exceptions:
 - Work shall be confined within one median lane.
 - Additional barricades, cones, or drums shall be placed along the centerline abutting the work area and across the trailing end of the work area.

When work on undivided highways occurs across the centerline so as to encroach on both median lanes, the inverted plan is applied to the approach of both roadways.
- Signs and traffic control devices are to be modified in accordance with INTERMITTENT WORK STOPPAGE details (sheet 2 of 2) when no work is being performed and the highway is open to traffic.
- The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
- When paved shoulders having a width of 8 ft. or more are closed, channelizing devices shall be used to close the shoulder in advance of the merging taper to direct vehicular traffic to remain within the travel way. See Index No. 612 for shoulder taper formulas.
- When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
- This TCZ plan does not apply when work is being performed in the middle lane(s) of a six or more lane highway. See Index No. 614.
- For general TCZ requirements and additional information, refer to Index No. 600.

Speed (mph)	Max. Distance Between Devices (ft.)			
	Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

**Table II
Buffer Space and Taper Length**

Speed (mph)	Buffer Space (ft.)	Taper Length (12' Lateral Transition)	
		L (ft.)	Notes (Merge)
25	155	125	$L = \frac{WS^2}{60}$
30	200	180	
35	250	245	
40	305	320	
45	360	540	$L = WS$
50	425	600	
55	495	660	
60	570	720	
65	645	780	
70	730	840	

When Buffer Space cannot be attained due to geometric constraints, the greatest attainable length shall be used, but not less than 200 ft.

For lateral transitions other than 12', use Where:

L = Length of taper in feet
W = Width of lateral transition in feet
S = Posted speed limit (mph)

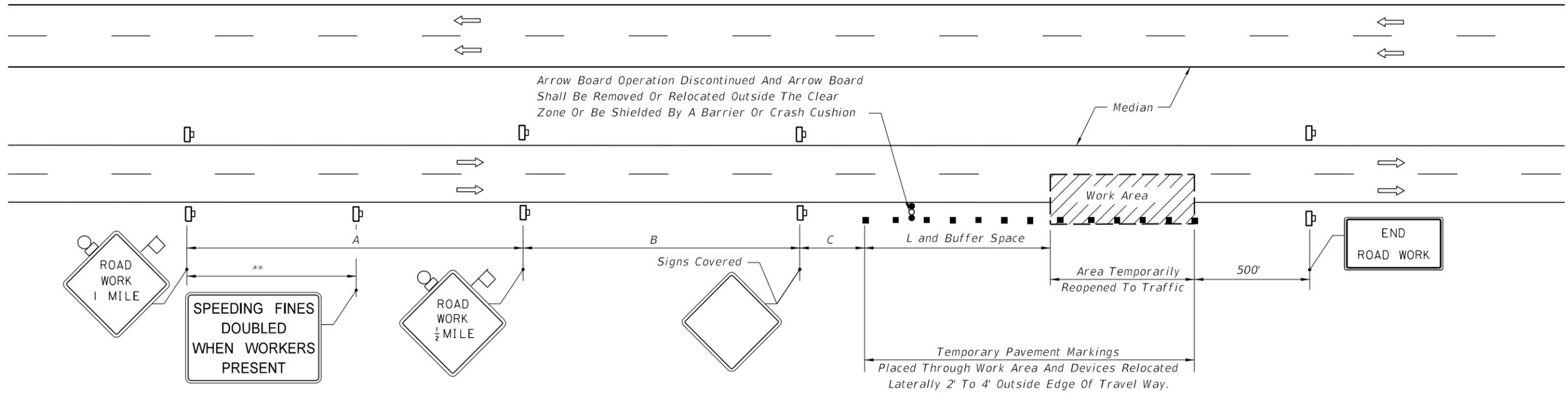
DURATION NOTES

- Temporary white edgeline may be omitted for work operations less than 3 consecutive calendar days.
- For work operations up to approximately 15 minutes, signs, channelizing devices, arrow board, and buffer space may be omitted if all of the following conditions are met:
 - Speed limit is 45 mph or less.
 - No sight obstructions to vehicles approaching the work area for a distance equal to the buffer space and the taper length combined.
 - Volume and complexity of the roadway has been considered.
 - The closed lane is occupied by a class 5 or larger, medium duty truck(s) with a minimum gross weight vehicle rating (GWVR) of 16,001 lb with high-intensity, rotating, flashing, oscillating, or strobe lights mounted above the cab height and operating.
- For work operations up to 60 minutes, arrow board and buffer space may be omitted if conditions a, b, and c in DURATION NOTE 2 are met, and vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

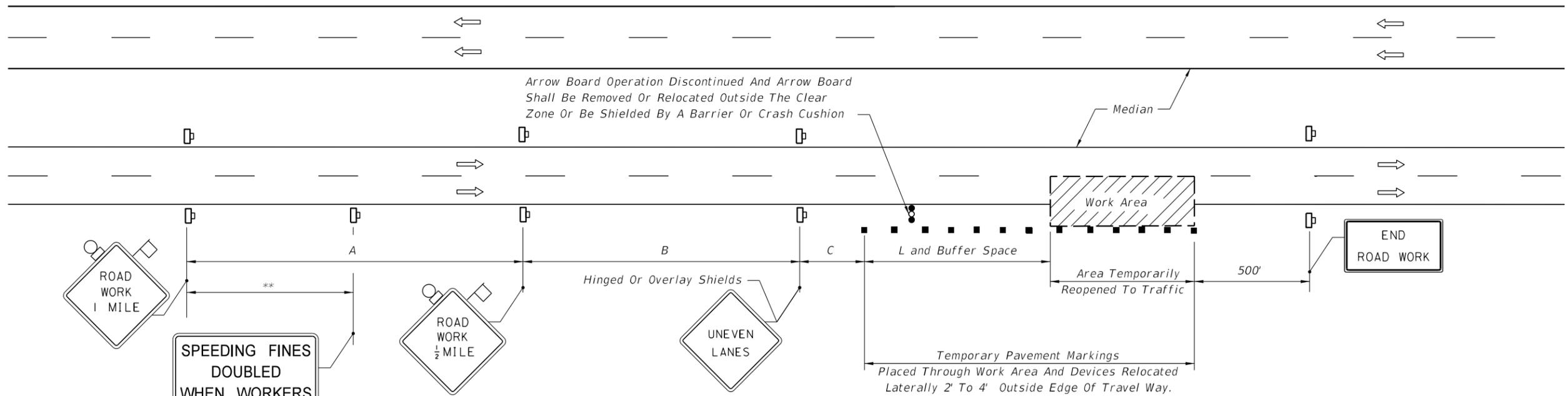
CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH ON THE LANE ADJACENT TO EITHER SHOULDER AND THE AREA 2' OUTSIDE THE EDGE OF TRAVEL WAY.

12/30/2011 11:45:26 AM r19960/h C:\projects\standards\roadway\00600-s\00613-02.dgn



EVEN PAVEMENT

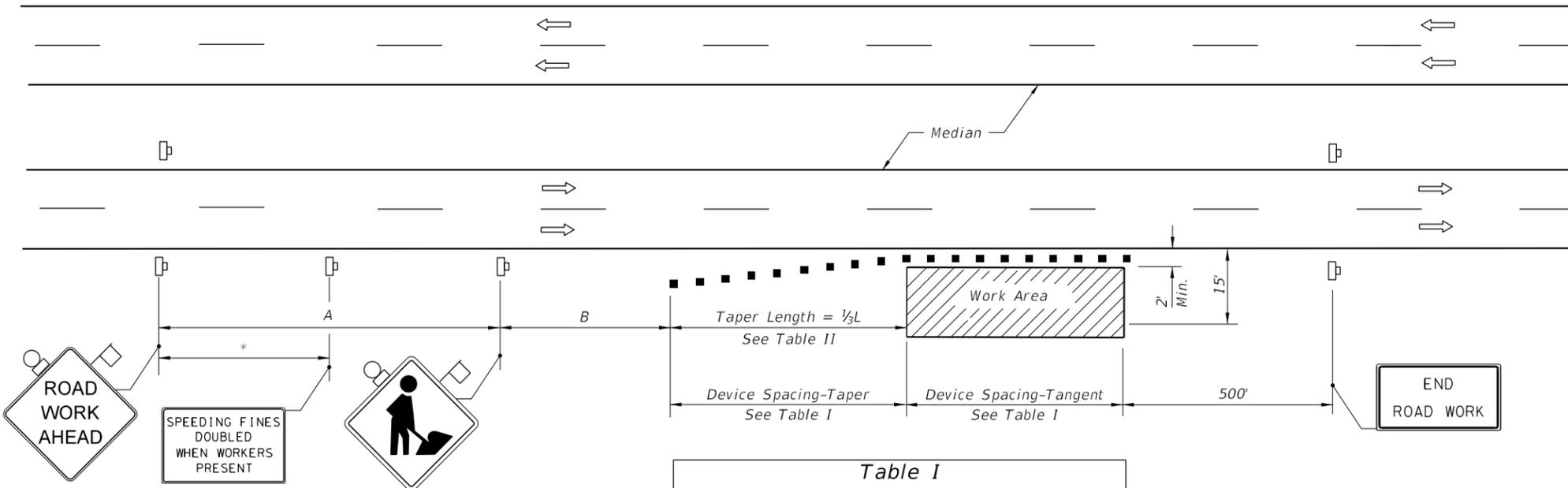


UNEVEN PAVEMENT

INTERMITTENT WORK STOPPAGE - LANE REOPENED TO TRAFFIC

LAST REVISION	REVISION	DESCRIPTION:		FDOT DESIGN STANDARDS FY 2012/2013	MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE	INDEX NO.	SHEET NO.
07/01/05						613	2

C:\projects\standards\roadway\00600-s\00612-01.dgn
 r0960rh
 11:45:25 AM
 12/30/2011



Speed	Spacing (ft.)	
	A	B
40 mph or less	200	200
45 mph	350	350
50 mph or greater	500	500

* 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

Speed (mph)	Max. Distance Between Devices (ft.)			
	Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

Speed (mph)	1/3 L (ft.)			Notes
	8' Shldr.	10' Shldr.	12' Shldr.	
25	28	35	42	$L = \frac{WS^2}{60}$
30	40	50	60	
35	55	68	82	
40	72	90	107	$L = WS$
45	120	150	180	
50	133	167	200	
55	147	183	220	
60	160	200	240	
65	173	217	260	
70	187	233	280	

8' minimum shoulder width.

$1/3 L$ = Length of shoulder taper in feet

W = Width of total shoulder in feet (combined paved and unpaved width)

S = Posted speed limit (mph)

GENERAL NOTES

- If the work operation encroaches on the through traffic lanes or when four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), a flagger shall be provided and a FLAGGER sign shall be substituted for the WORKERS sign. The flagger shall be positioned at the point of vehicle entry or departure from the work area.
- This TCZ plan also applies to work performed in the median more than 2' but less than 15' from the edge of travelway.
- When work is being performed on a multilane undivided roadway the signs normally mounted in the median (as shown) shall be omitted.
- WORKERS signs to be removed or fully covered when no work is being performed.
- SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign.
- When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
- For general TCZ requirements and additional information, refer to Index No. 600.

DURATION NOTES

- Signs and channelizing devices may be omitted if all of the following conditions are met:
 - Work operations are 60 minutes or less.
 - Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

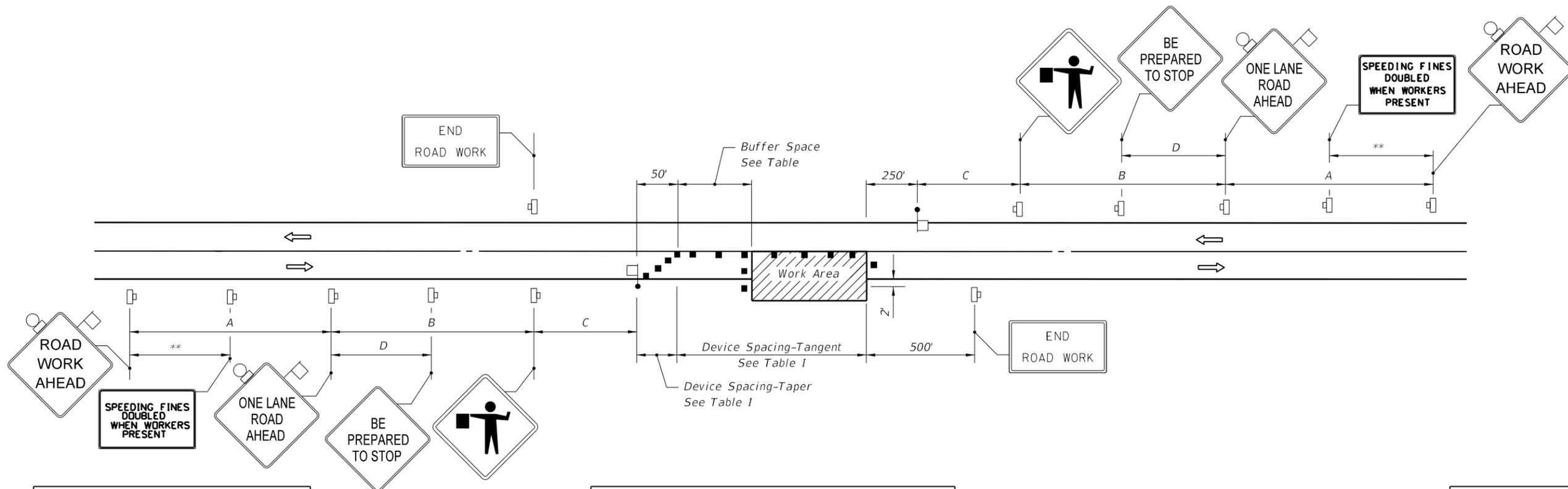
CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

SYMBOLS

- Work Area
- Sign With 18" X 18" (Min.) Orange Flag And Type B Light
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Lane Identification + Direction of Traffic

C:\projects\standards\roadway\00600-s\00603-01.dgn
r0960rh
2:07:52 PM
6/28/2012



Speed (mph)	Spacing (ft.)			
	A	B	C	D
40 or less	200	200	200	100
45	350	350	350	175
50	500	500	500	250
55 or greater	2640	1640	1000	500

* The ROAD WORK 1 MILE sign may be used as an alternate to the ROAD WORK AHEAD sign.

** 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

*** BE PREPARED TO STOP sign may be omitted for speeds of 45 MPH or less.

SYMBOLS

- Work Area
- Sign With 18" x 18" (Min.) Orange Flag And Type B Light
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Flagger
- Automated Flagger Assistance Devices (AFAD), With Gate
- Lane Identification + Direction of Traffic

TABLE I DEVICE SPACING				
Speed (mph)	Max. Distance Between Devices (ft.)			
	Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25 to 45	20	50	20	50
50 to 70	20	50	20	100

GENERAL NOTES

- Work operations shall be confined to one traffic lane, leaving the opposite lane open to traffic.
- Additional one-way control may be effected by the following means:
 - Flag-carrying vehicle;
 - Official vehicle;
 - Pilot vehicles;
 - Traffic signals.

When flaggers are the sole means of one-way control, the flaggers shall be in sight of each other or in direct communication at all times.
- The ONE-LANE ROAD signs are to be fully covered and the FLAGGER signs either removed or fully covered when no work is being performed and the highway is open to two-way traffic.
- When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
- The two channelizing devices directly in front of the work area and the one channelizing device directly at the end of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
- For general TCZ requirements and additional information, refer to Index No. 600.

DURATION NOTES

- ROAD WORK AHEAD and the BE PREPARED TO STOP signs may be omitted if all of the following conditions are met:
 - Work operations are 60 minutes or less.
 - Speed limit is 45 mph or less.
 - No sight obstructions to vehicles approaching the work area for a distance equal to the buffer space.
 - Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
 - Volume and complexity of the roadway has been considered.

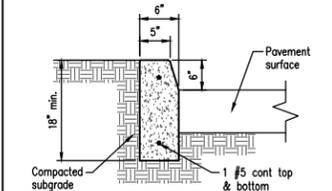
BUFFER SPACE	
Speed (mph)	Dist. (ft.)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730

When Buffer Space cannot be attained due to geometric constraints, the greatest attainable length shall be used, but not less than 200 ft.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA BETWEEN THE CENTERLINE AND A LINE 2' OUTSIDE THE EDGE OF TRAVEL WAY.

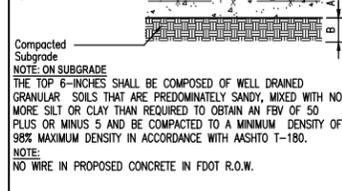
Notes:
 1. Concrete to test 4,000 PSI minimum on 28 day test. Air entrainment 7%, slump to be 3" maximum.
 2. Transverse joints 1/2" wide shall be installed in the curb 20' apart and shall be filled with preformed bituminous joint filler.
 3. Landscaping materials, grass, sod, mulch, etc. shall be flush to 1" below top of curb/paving/drainage openings.



1 CONCRETE CURB SEC-C01

DIMENSION & TYPE

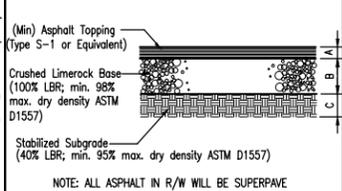
Concrete Section	A	B
Parking	5"	12"
Loading/Dumpster	6"	12"



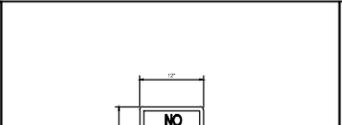
2 CONCRETE PAVING SECTION SEC-C04

DIMENSION & TYPE

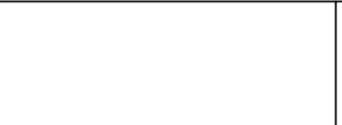
All Asphalt Areas	A	B	C
	2"	8"	12"



3 ASPHALT PAVING SECTION SEC-C04



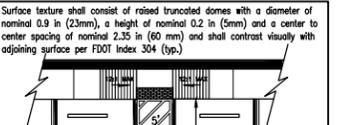
4 "NO PARKING LOADING ZONE" SIGN SEC-C04



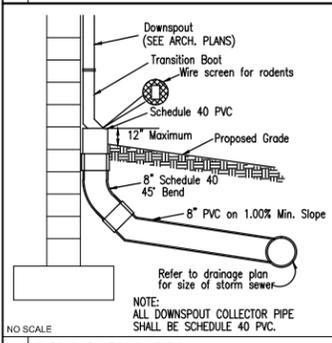
5 NOSE DOWN CURB DETAIL SEC-C04



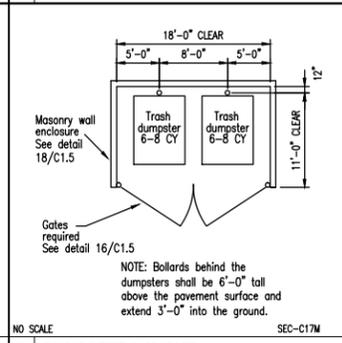
8 PEDESTRIAN CROSSING SIGN SEC-C04



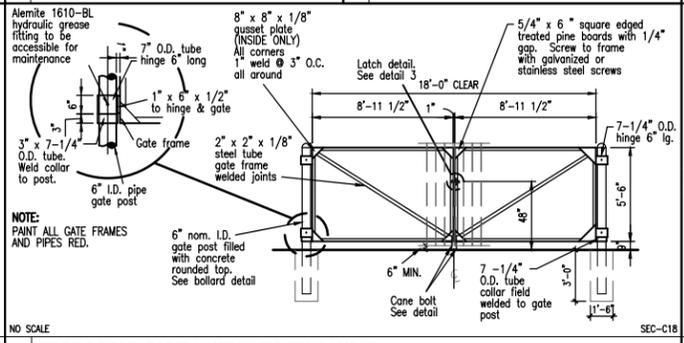
7 HANDICAP PARKING DETAIL SEC-C04



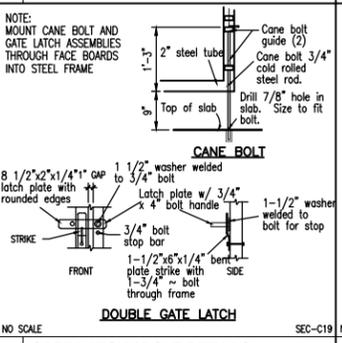
8 DOWNSPOUT DETAIL SEC-C17M



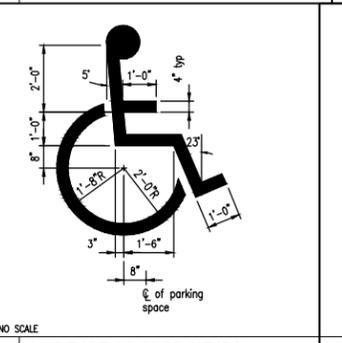
9 DUMPSTER LAYOUT SEC-C17M



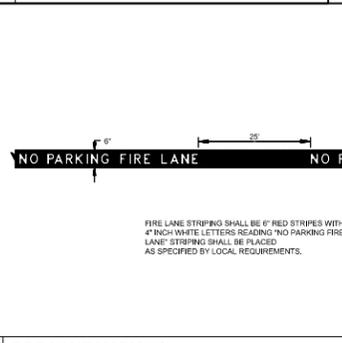
11 GATE DETAIL FOR DUMPSTER ENCLOSURE SEC-C18



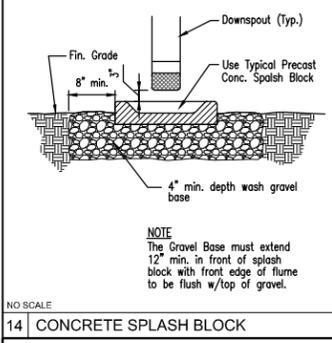
12 GATE LATCH / BOLT DETAILS SEC-C19



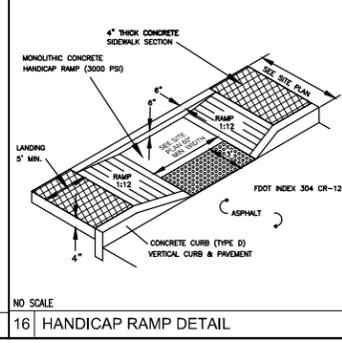
13 INT'L BARRIER FREE SYMBOL SEC-C19



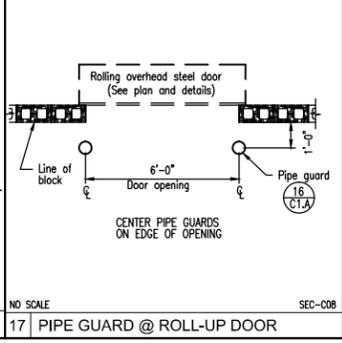
32 FIRE LANE MARKING SEC-C19



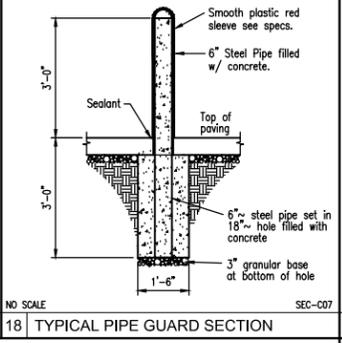
14 CONCRETE SPLASH BLOCK SEC-C17M



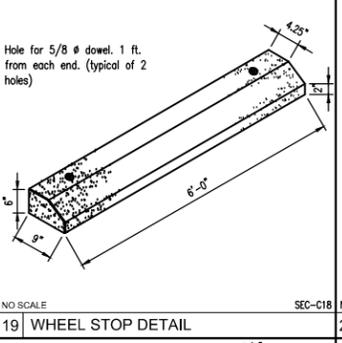
16 HANDICAP RAMP DETAIL SEC-C17M



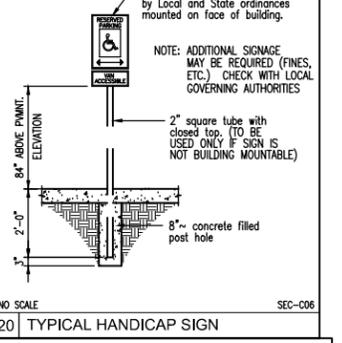
17 PIPE GUARD @ ROLL-UP DOOR SEC-C08



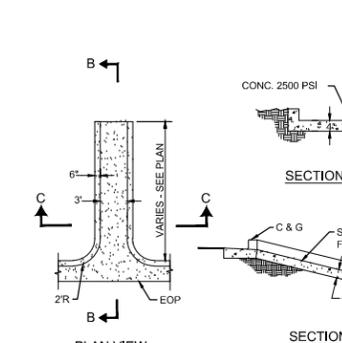
18 TYPICAL PIPE GUARD SECTION SEC-C07



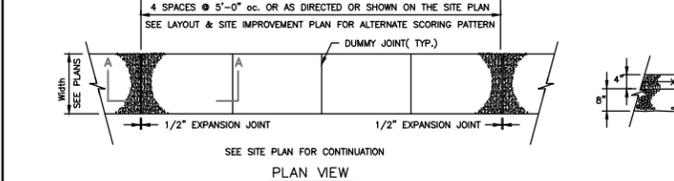
19 WHEEL STOP DETAIL SEC-C18



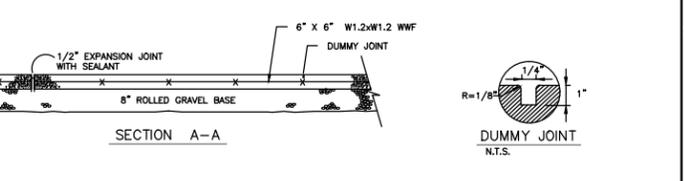
20 TYPICAL HANDICAP SIGN SEC-C06



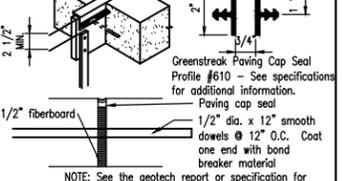
FLUME DETAIL N.T.S. SEC-C06



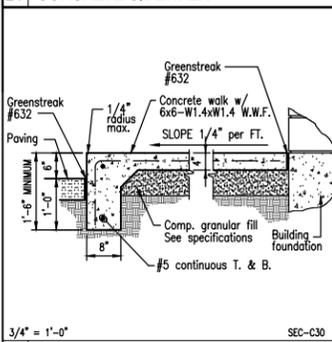
21 CONCRETE SIDEWALK SEC-C30



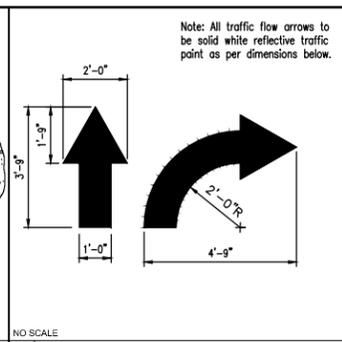
22 TYPICAL EXPANSION JOINT SEC-C30



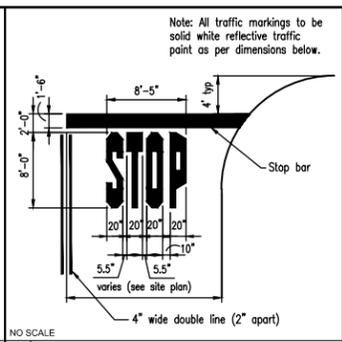
23 TYPICAL CONTROL JOINT SEC-C30



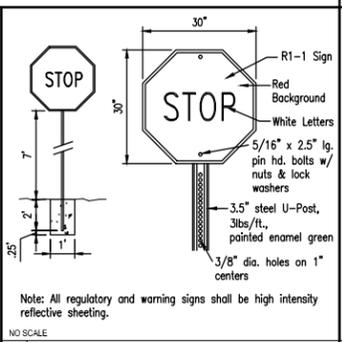
25 TYPICAL WALK SECTION SEC-C30



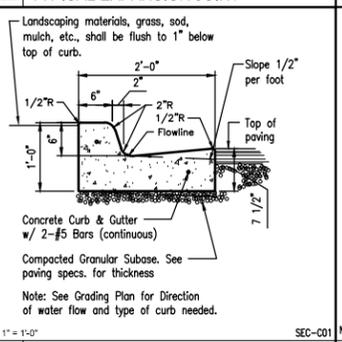
26 TYPICAL PAVEMENT MARKINGS SEC-C30



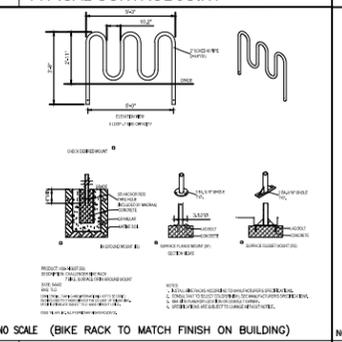
27 TYPICAL PAVEMENT MARKINGS SEC-C30



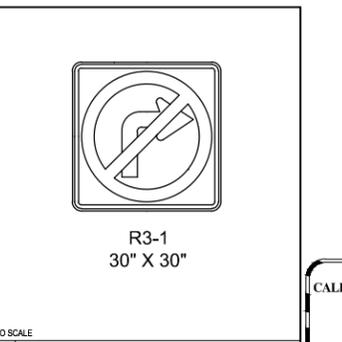
28 STOP SIGN DETAIL SEC-C01



29 CONC. CURB & GUTTER (at Asphalt paving only) SEC-C01



30 BIKE RACK SEC-C01



31 NO RIGHT TURN SIGN SEC-C01



25 TYPICAL WALK SECTION SEC-C30



26 TYPICAL PAVEMENT MARKINGS SEC-C30



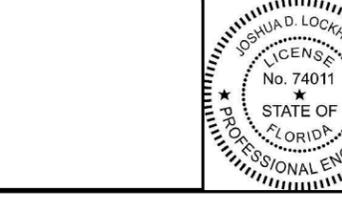
27 TYPICAL PAVEMENT MARKINGS SEC-C30



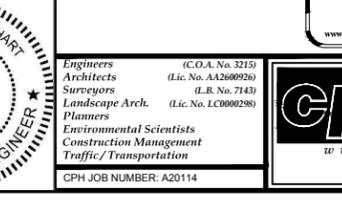
28 STOP SIGN DETAIL SEC-C01



29 CONC. CURB & GUTTER (at Asphalt paving only) SEC-C01



30 BIKE RACK SEC-C01

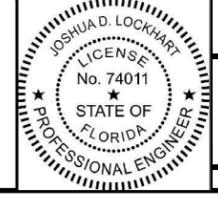


31 NO RIGHT TURN SIGN SEC-C01

Owner/Developer:
AutoZone Inc.
 123 South Front Street, 3rd Floor
 Memphis, Tennessee 38103
 Tel: (901) 495-8709 Fax: (901) 495-8969
 For Bidding & Contractor Information Contact:
 F.W. Dodge Plan Room Tel: (615) 884-1017

PREPARED FOR:
AutoZone STORE DEVELOPMENT
 Store No.: 4938
 13822 W. COLONIAL DRIVE
 WINTER GARDEN, FL. 34787

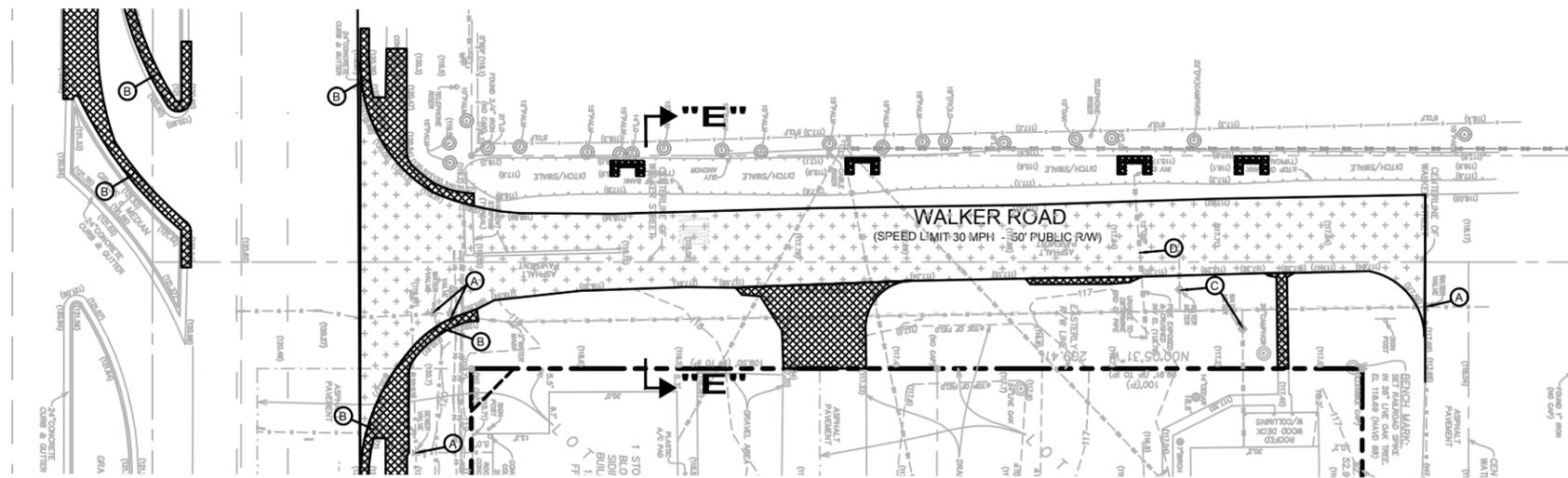
SCALE: 1" = 40'
REVISIONS
 1. PER FDOT COMMENTS
 2. PER FDOT COMMENTS
 3. PER FDOT AND CITY COMMENTS
 4.
 5.
 6.
 7.
 ARCHITECT: GC
 DRAFTSMAN: SMP
 CHECKED BY: JDL
 DATE: OCTOBER - 2012
 PROTOTYPE SIZE: N/A
C5.0



Engineers (C.O.A. No. 3215)
 Architects (Lic. No. AA2600926)
 Surveyors (L.B. No. 7143)
 Landscape Arch. (Lic. No. LC0000280)
 Planners
 Environmental Scientists
 Construction Management
 Traffic/Transportation
 CPH JOB NUMBER: A20114



BEFORE YOU DIG!
 CALL SUNSHINE STATE ONE CALL OF FLORIDA
 AT LEAST TWO FULL BUSINESS DAYS BEFORE
 DIGGING OR DISTURBING EARTH
Sunshine State One Call 811
 OF FLORIDA, INC.
 Know what's below.
 Call before you dig.
 www.callsunshine.com

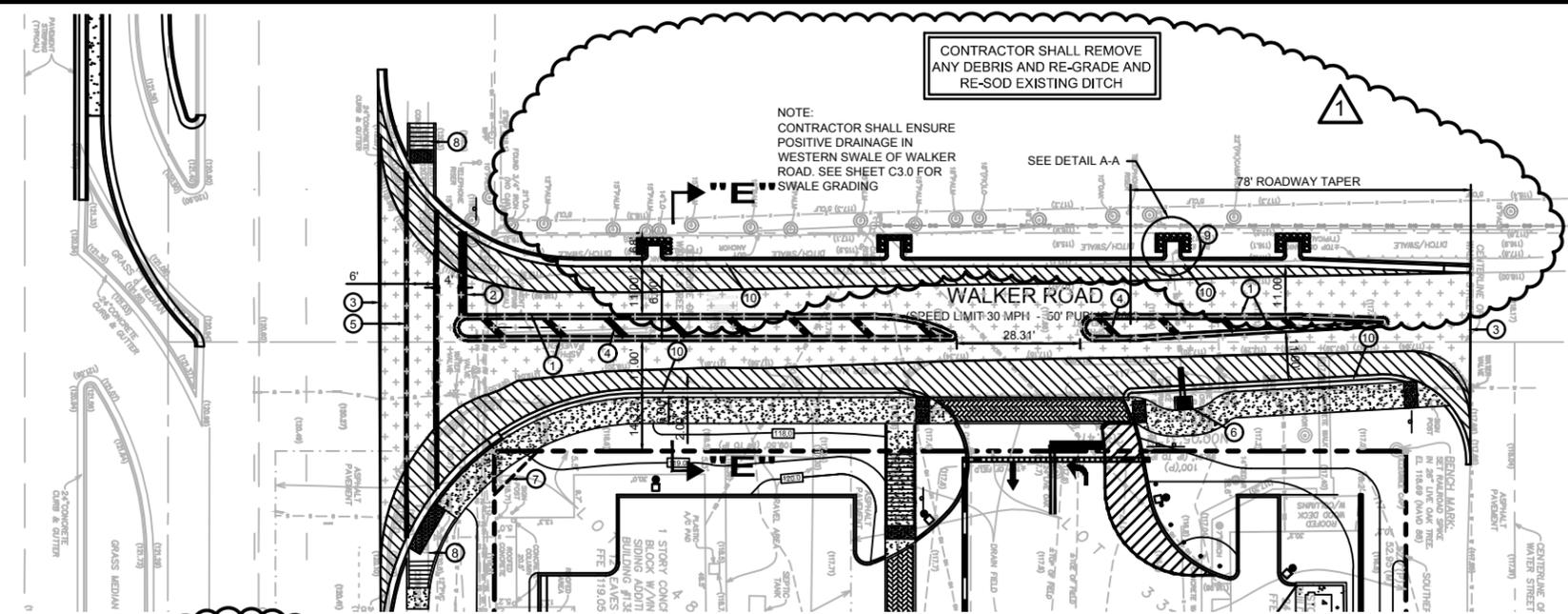


EXISTING CONDITIONS/DEMOLITION PLAN

SCALE: 1" = 20'

DEMOLITION LEGEND

- EXISTING PAVEMENT TO BE MILLED AND RESURFACED
- EXISTING PAVEMENT/CONCRETE TO BE REMOVED
- (A)** CONTRACTOR TO ADJUST VALVE TOPS TO MATCH PROPOSED PAVEMENT GRADE AND TO BE TRAFFIC BEARING (SEE DETAIL SHEET C5.1)
- (B)** EXISTING CURB AND GUTTER TO BE REMOVED
- (C)** EXISTING WATER METER TO BE ABANDONED
- (D)** PROTECT AND SAVE EXISTING STORM PIPE

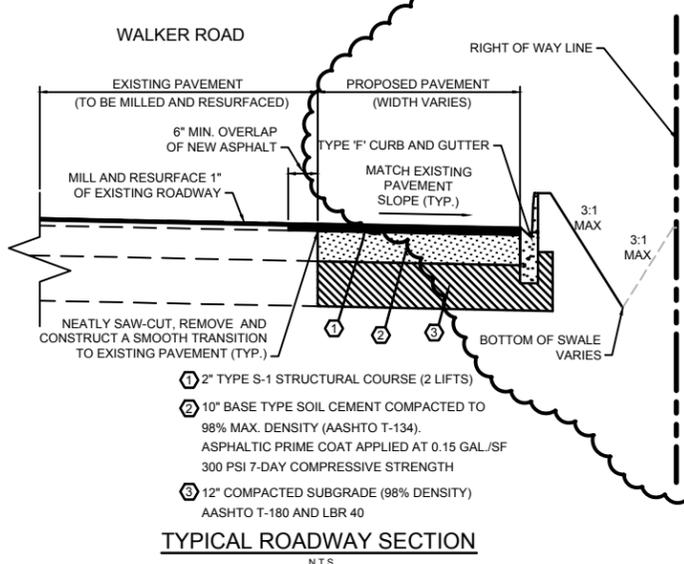


ROADWAY WIDENING PLAN

SCALE: 1" = 20'

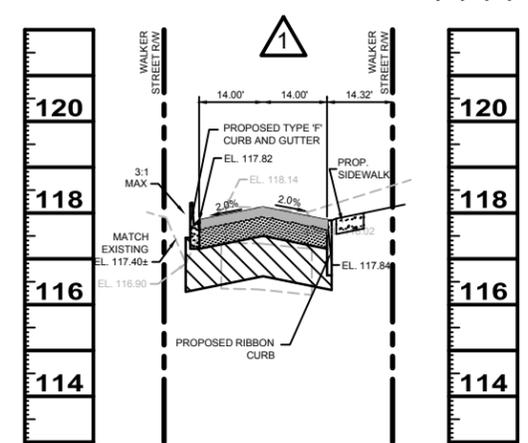
PROPOSED LEGEND

- PROPOSED ASPHALT PAVEMENT
- EXISTING PAVEMENT TO BE MILLED AND RESURFACED
- (1)** PROPOSED 6" DOUBLE YELLOW SOLID STRIPE PER FDOT INDEX NO. 17346
- (2)** PROPOSED 24" SOLID WHITE STOP BAR
- (3)** ENSURE A SMOOTH TRANSITION TO EXISTING PAVEMENT (TYP.)
- (4)** PROPOSED 18" YELLOW CHEVRONS @ 10' O.C. PER FDOT INDEX NO. 17346
- (5)** PROPOSED CROSSWALK STRIPING PER FDOT INDEX NO. 17346
- (6)** PROPOSED INLET, SEE SHEET C3.0 FOR DETAILS
- (7)** PROPOSED 10'X10' CORNER CLIP ROW DEDICATION TO FDOT
- (8)** PROPOSED CURB RAMPS PER FDOT INDEX NO. 304
- (9)** PROPOSED GUARDRAIL PER FDOT INDEX NO. 400
- (10)** PROPOSED RIBBON CURB, SEE DETAIL THIS SHEET



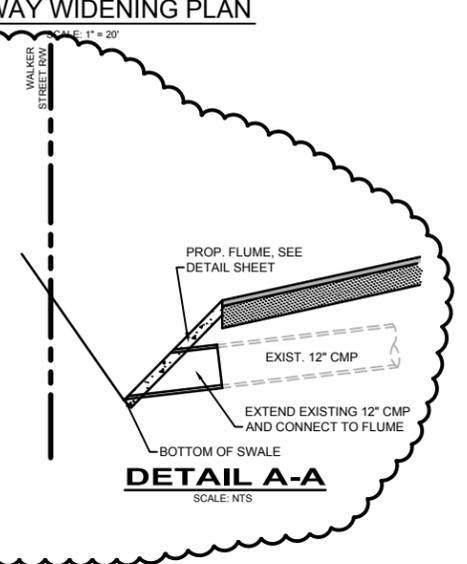
TYPICAL ROADWAY SECTION

N.T.S.



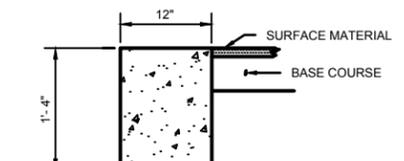
SECTION "E"- "E"

SCALE: H 1" = 40', V 1" = 4'



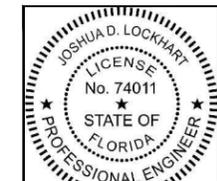
DETAIL A-A

SCALE: N.T.S.



RIBBON CURB

N.T.S. Curb - Ribbon



Engineers (C.O.A. No. 3215)
 Architects (Lic. No. AA2600926)
 Surveyors (L.R. No. 7143)
 Landscape Arch. (Lic. No. LC000298)
 Planners
 Environmental Scientists
 Construction Management
 Traffic/Transportation
 CPH JOB NUMBER: A20114



BEFORE YOU DIG!
 CALL SUNSHINE STATE ONE CALL OF FLORIDA
 AT LEAST TWO FULL BUSINESS DAYS BEFORE
 DIGGING OR DISTURBING EARTH!
 www.callsunshine.com
 Know what's below.
 Call before you dig.

Owner / Developer
AutoZone Inc.
 123 South Front Street, 3rd Floor
 Memphis, Tennessee 38103
 Tel: (901) 495-8709 Fax: (901) 495-8989
 For Bidding & Contractor Information Contact:
 F.W. Dodge Plan Room Tel: (615) 884-1017

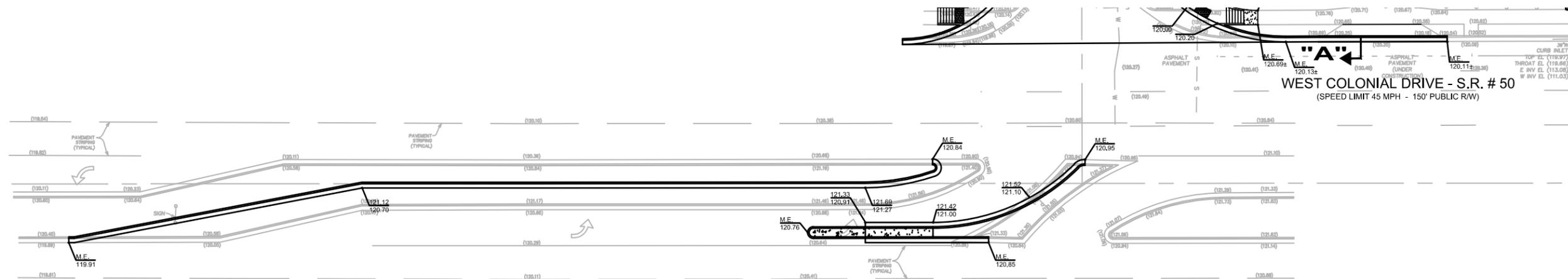
PREPARED FOR:
AutoZone STORE DEVELOPMENT
 Store No.: 4938
 13822 W. COLONIAL DRIVE
 WINTER GARDEN, FL. 34787

SCALE: 1" = 40'

REVISIONS	
NO.	PER FDOT AND CITY COMMENTS
1.	
2.	
3.	
4.	
5.	
6.	
7.	

ARCHITECT: GC
 DRAFTSMAN: SMP
 CHECKED BY: JDL
 DATE: OCTOBER - 2012
 PROTOTYPE SIZE: N/A

C4.1



© COPYRIGHT 2012

Owner / Developer:
AutoZone Inc.
 123 South Front Street, 3rd Floor
 Memphis, Tennessee 38103
 Tel: (901) 495-8709 Fax: (901) 495-8969
 For Bidding & Contractor Information Contact:
 F.W. Dodge Plan Room Tel: (615) 884-1017



PREPARED FOR:
AutoZone STORE DEVELOPMENT
 Store No.: 4938
 13822 W. COLONIAL DRIVE
 WINTER GARDEN, FL. 34787

GRADING & DRAINAGE PLAN

SCALE: 1" = 40'

REVISIONS

1. PER FDOT COMMENTS
2. PER FDOT COMMENTS
- 3.
- 4.
- 5.
- 6.
- 7.

ARCHITECT: GC

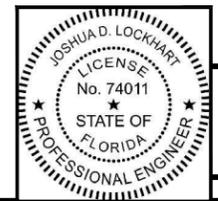
DRAFTSMAN: SMP

CHECKED BY: JDL

DATE
 OCTOBER - 2012

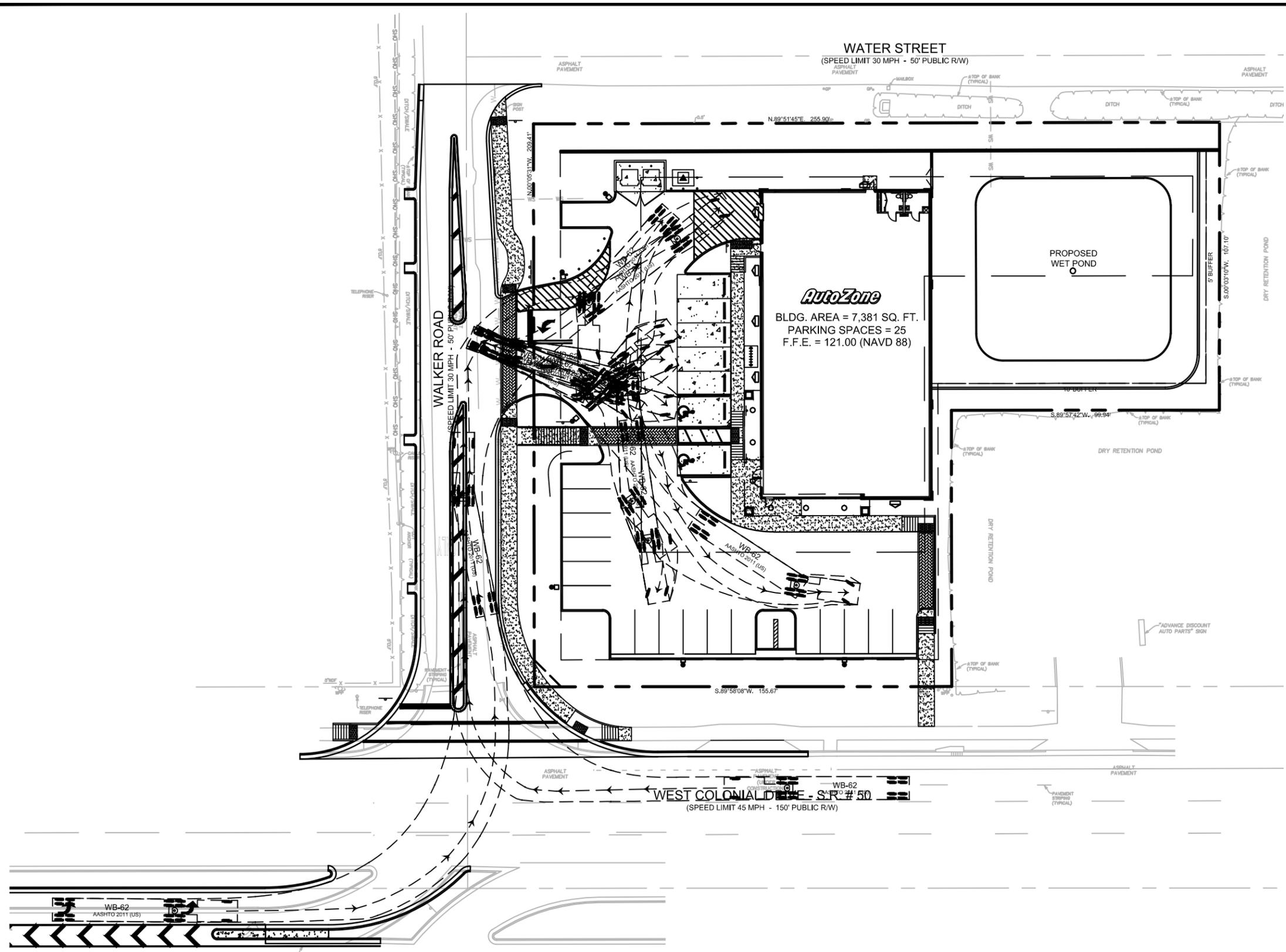
PROTOTYPE SIZE
 N/A

C3.1



Engineers (C.O.A. No. 3215)
 Architects (Lic. No. AA2600926)
 Surveyors (L.B. No. 7143)
 Landscape Arch. (Lic. No. LC0000298)
 Planners
 Environmental Scientists
 Construction Management
 Traffic / Transportation
 CPH JOB NUMBER: A20114





© COPYRIGHT 2012

Owner / Developer:
AutoZone Inc.
 123 South Front Street, 3rd Floor
 Memphis, Tennessee 38103
 Tel: (901) 495-8709 Fax: (901) 495-8969
 For Bidding & Contractor Information Contact:
 F.W. Dodge Plan Room Tel: (615) 884-1017



AutoZone STORE DEVELOPMENT
 Store No.: 4938
 13822 W. COLONIAL DRIVE
 WINTER GARDEN, FL. 34787

TRUCK TURNING ENVELOPE

PREPARED FOR:

SCALE: 1" = 40'

REVISIONS

1. PER FDOT COMMENTS
2. PER FDOT COMMENTS
3. PER FDOT AND CITY COMMENTS
4. PER FDOT COMMENTS
- 5.
- 6.
- 7.

ARCHITECT: GC

DRAFTSMAN: SMP

CHECKED BY: JDL

DATE

OCTOBER - 2012

PROTOTYPE SIZE

N/A

C2.0

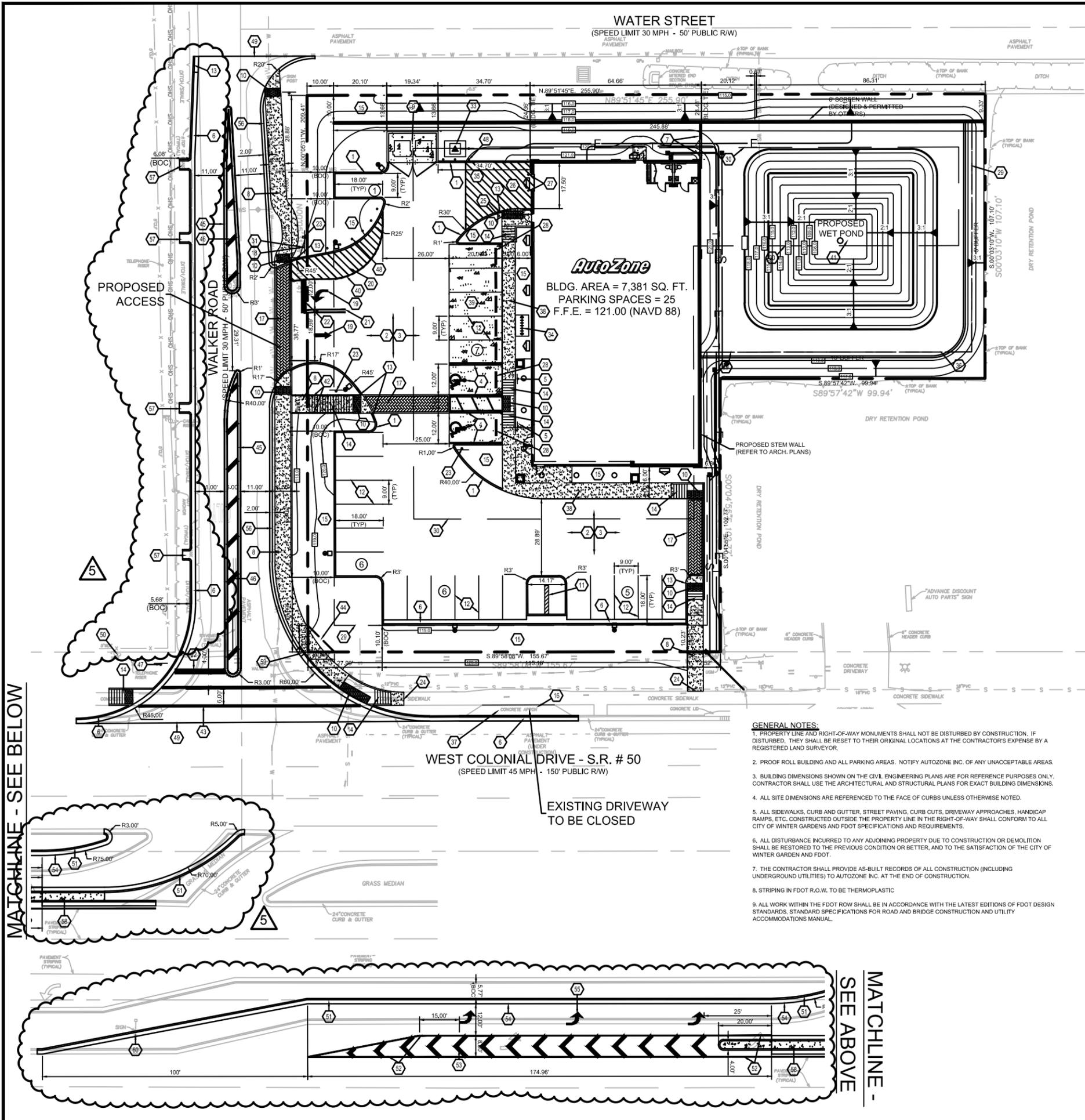
BEFORE YOU DIG!
 CALL SUNSHINE STATE ONE CALL OF FLORIDA
 AT LEAST TWO FULL BUSINESS DAYS BEFORE
 DIGGING OR DISTURBING EARTH

Know what's below.
 Call before you dig.
 www.callsunshine.com

JOSHUA D. LOCKHART
 LICENSE
 No. 74011
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER

Engineers (C.O.A. No. 3215)
 Architects (Lic. No. AA2600926)
 Surveyors (I.B. No. 7143)
 Landscape Arch. (Lic. No. LC0000298)
 Planners
 Environmental Scientists
 Construction Management
 Traffic / Transportation
 CPH JOB NUMBER: A20114

cph Engineers
 Planners
 Landscape Architects
 Surveyors
 Construction Management
 www.cphengineers.com
 2216 Altamont Avenue, Fort Myers, Florida 33901
 Phone: 239.332.5499 Fax: 239.332.2955



WATER STREET
(SPEED LIMIT 30 MPH - 50' PUBLIC R/W)

AutoZone
BLDG. AREA = 7,381 SQ. FT.
PARKING SPACES = 25
F.F.E. = 121.00 (NAVD 88)

WEST COLONIAL DRIVE - S.R. # 50
(SPEED LIMIT 45 MPH - 150' PUBLIC R/W)

EXISTING DRIVEWAY
TO BE CLOSED

- GENERAL NOTES:**
- PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
 - PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE INC. OF ANY UNACCEPTABLE AREAS.
 - BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS, CURBS AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL CITY OF WINTER GARDENS AND FDOT SPECIFICATIONS AND REQUIREMENTS.
 - ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OF WINTER GARDEN AND FDOT.
 - THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO AUTOZONE INC. AT THE END OF CONSTRUCTION.
 - STRIPING IN FDOT R.O.W. TO BE THERMOPLASTIC
 - ALL WORK WITHIN THE FDOT ROW SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF FDOT DESIGN STANDARDS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND UTILITY ACCOMMODATIONS MANUAL.

SITE DATA

ZONING: C-2
 PARCEL ID: 23-22-27-8104-00-360
 23-22-27-8104-00-341
 23-22-27-8104-00-331
 23-22-27-8104-00-332
 23-22-27-8104-00-470
 23-33-27-8104-00-460

SITE ADDRESS: 13822 W. COLONIAL DRIVE, WINTER GARDEN, FLORIDA 34787
 TOTAL SITE AREA: 43,334 S.F. (0.99 ACRES)
 EXISTING USE: COMMERCIAL/RESIDENTIAL
 PROPOSED BUILDING AREA: 7,381 S.F.

SURROUNDING LAND USE:

DIRECTION	ZONING	EXISTING LAND USE
NORTH	WATER STREET	ROAD
SOUTH	WEST COLONIAL DRIVE	ROAD
EAST	C-2	COMMERCIAL
WEST	WALKER STREET	ROAD

LANDSCAPE BUFFER:

DIRECTION	REQUIRED	PROPOSED
NORTH	15'	15'
SOUTH	10'	10.10'
EAST	5'	6.88'
WEST	10'	10'

BUILDING SETBACKS:

DIRECTION	REQUIRED	PROPOSED
NORTH	20'	24.36'
SOUTH	50'	69.28'
EAST	10'	6.88' (VARIANCE REQUIRED)
WEST	40'	84.16'

SOILS:
POMPAHO FINE SAND
WABASSO-URBAN LAND COMPLEX

LAND COVERAGE SUMMARY:

PROPOSED IMPERVIOUS AREAS: 20,370 S.F. (52.99%)
 PROPOSED OPEN AREAS: 22,964 S.F. (57.01%)
 TOTAL: 43,334 S.F. (100%)

REQUIRED MINIMUM OPEN SPACE: 25%
 FLOOR AREA RATIO: 7,381 S.F. / 43,334 S.F. = 0.170
 MAXIMUM FLOOR AREA RATIO = 0.30%

PARKING REQUIREMENTS:
1 STALL / 300 S.F. = 25 REQUIRED PARKING SPACES

PARKING PROVIDED:
HANDICAP SPACES: 2 SPACES @ 12' x 20.00'
 REGULAR SPACES: 5 SPACES @ 9' x 20.00'
 REGULAR SPACES: 18 SPACES @ 9' x 18.00'
 TOTAL SPACES: 25 SPACES

PAVEMENT SYMBOLS LEGEND

- PROPOSED CONCRETE PAVEMENT (CONTRACTOR TO PROVIDE ALTERNATE BID)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK

FLOOD ZONE:
THIS SITE IS IN ZONE X, BASED ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 1209500215F, SEPT. 25, 2009.

NOTES:
PER CITY COMMISSION AGENDA DATED MAY 10, 2012, AND ORDINANCES 12-20, 12-21 & 12-22, ACCESS TO THE SITE SHALL BE LIMITED TO A RIGHT IN LEFT OUT DRIVEWAY. NO ACCESS IS ALLOWED FROM WATER STREET.
 A 6" HIGH MASONRY WALL AND A MINIMUM 10' LANDSCAPE BUFFER IS REQUIRED ALONG THE NORTH PROPERTY LINE.

LEGEND (PROPOSED)

- SWSL4" @ 45 = SINGLE WHITE SOLID LINE / 4" WIDE @ 45°
- SWSL4" = SINGLE WHITE SOLID LINE / 4" WIDE
- DYSL6" = DOUBLE YELLOW SOLID LINE / 6" WIDE
- TYP. = TYPICAL
- = HANDICAP RAMP 1:12 SLOPE (MAX)
- = NUMBERS OF SPACES IN A ROW
- ↑ = LAMP POLE - SEE DETAIL, SHEET PH1.0
- = SOLID WHITE PAINTED TRAFFIC ARROW (SEE KEY NOTE 19 THIS SHEET)
- ⊥ = SOLID WHITE STOP BAR (SEE KEY NOTE 22 THIS SHEET)
- = BUILDING LIGHTING - SEE DETAIL SHEET PH1.0
- ⊥ = LIGHTING POLE - SEE DETAIL SHEET PH1.0

- KEYNOTES**
- CONCRETE CURB - SEE DETAIL 1 / C5.0.
 - G.C. TO PROVIDE ALTERNATE BID FOR CONCRETE PAVING w/ EXPANSION AND CONTROL JOINTS. MAXIMUM SPACING FOR CONTROL JOINTS IS 12'-0" O.C. EACH WAY - SEE DETAIL 2, 22 & 23 / C5.0.
 - ASPHALT PAVING - SEE DETAIL 3 / C5.0.
 - HANDICAP PARKING AREA. MUST BE IN ACCORDANCE WITH FOOT INDEX # 17346 - SEE DETAIL 7, 13 / C5.0.
 - HANDICAP PARKING SIGN - SEE DETAIL 20 / C5.0.
 - CONCRETE CURB & GUTTER SEE DETAIL 29 / C5.0
 - PROPOSED (2) 5' SWING GATES
 - CONCRETE SIDEWALK, 2% MAXIMUM CROSS SLOPES, 5% MAXIMUM LONGITUDINAL SLOPE - SEE DETAIL 25 / C5.0.
 - DUMPSTER LAYOUT - SEE DETAIL 9, 11 & 12 / C5.0.
 - TRUNCATED DOMES TO BE OVERLAY PAD, 36" DEEP
 - 4' x 3/4" x 16' 9" x 23' PYLON SIGN (TO BE PERMITTED UNDER SEPARATE COVER).
 - PROPOSED SWSL4".
 - PROPOSED NOSE DOWN CURB - SEE DETAIL 5 / C5.0.
 - CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS AND FOOT INDEX # 304) MAXIMUM CROSS SLOPE 1:50 (2.00%) - SEE DETAIL 16 / C5.0.
 - PROPOSED LANDSCAPE AREA
 - EXISTING DRIVEWAY TO BE CLOSED.
 - PROPOSED CROSSWALK PER CITY OF WINTER GARDEN DESIGN STANDARDS (BRICK PAVERS WITH RIBBON CURB)
 - 30" STOP SIGN (R1-1) - SEE DETAIL 28 / C5.0.
 - PAVEMENT MARKINGS - SEE DETAIL 26 / C5.0.
 - SWSL4" SPACED AT 2' O.C. @ 45° BOUND BY SWSL4".
 - PROPOSED DYSL / 6" (LINES TO BE EXTENDED FROM THE STOP BAR).
 - 24" WIDE WHITE STOP BAR ON PAVEMENT PER FDOT INDEX #17346.
 - PEDESTRIAN CROSSING SIGN - SEE DETAIL 6 / C5.0.
 - MATCH EXISTING SIDEWALK.
 - NO PARKING / LOADING ZONE SIGN - SEE DETAIL 4 / C5.0.
 - LOADING ZONE STRIPING, SWSL4" SPACED AT 2' O.C. @ 45° BOUND BY SWSL4".
 - PIPE GUARD @ ROLL-UP DOOR - SEE DETAIL 17 & 18 / C5.0.
 - WHEEL STOP - SEE DETAIL 19 / C5.0
 - LANDSCAPE BUFFER.
 - BUILDING SETBACK.
 - NO RIGHT TURN SIGN (R3-1) - SEE DETAIL 31 / C5.0.
 - NEATLY SAW-CUT AND CONSTRUCT SMOOTH TRANSITION TO MATCH EXISTING CURB/PAVEMENT.
 - TRANSFORMER PAD WITH BOLLARDS 6" X 8".
 - BIKE RACK - SEE DETAIL 30 / C5.0.
 - PROPOSED LOADING AREA.
 - PROPOSED 4" BLACK VINYL COATED CHAIN LINK FENCE
 - RESOD UTILITY STRIP PER FDOT SPECIFICATIONS
 - CONCRETE SIDEWALK, INTEGRAL CURB 2% MAXIMUM CROSS SLOPES, 5% MAXIMUM LONGITUDINAL SLOPE - SEE DETAIL 21 / C5.0.
 - PROPOSED CONCRETE PAVEMENT - SEE DETAIL 3 / C5.0.
 - 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. - SEE DETAIL C5.0.
 - PROPOSED KASCO 2400 VFX AERATING FOUNTAIN 1/2 HP, 120V, SINGLE PHASE, (OR APPROVED EQUAL) - SEE DETAIL / C5.2
 - PROPOSED ALUMINUM HANDRAIL PER FDOT INDEX NO. 862
 - PROPOSED CROSSWALK STRIPING PER FDOT INDEX NO. 17346
 - PROPOSED 10'x10' CORNER CLIP ROW DEDICATION TO FDOT
 - PROPOSED DYSL / 6"
 - PROPOSED 18" YELLOW CHEVRONS @ 10' O.C.
 - EXISTING STOP SIGN AND RIGHT TURN ONLY SIGN TO BE RELOCATED TO THE LOCATION SHOWN
 - PIPE GUARD - SEE DETAIL 17 & 18 / C5.0.
 - LIMITS OF MILLING AND RESURFACING
 - CONTRACTOR SHALL PROTECT AND SAVE EXISTING POWER POLE
 - PROPOSED TYPE 'E' CURB AND GUTTER PER FDOT INDEX NO. 300
 - PROPOSED 6" SINGLE WHITE SOLID LINE
 - PROPOSED 18" WHITE CHEVRONS @ 10' O.C.
 - PROPOSED 6" SINGLE YELLOW SOLID LANE EDGE LINE
 - PROPOSED TURN ARROW PER FDOT INDEX NO. 17346
 - PROPOSED RIBBON CURB, SEE SHEET C4.1
 - PROPOSED FLUME, SEE DETAIL SHEET
 - PROPOSED 5' WIDE TRAFFIC SEPARATOR PER FDOT INDEX NO. 302
 - PROPOSED END OF CURB PER FDOT INDEX NO. 300
 - RELOCATE EXISTING TRAFFIC SIGN

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No.: 4938
13822 W. COLONIAL DRIVE
WINTER GARDEN, FL. 34787

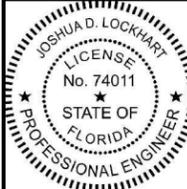
SCALE: 1" = 40'

REVISIONS

1.	PER FDOT COMMENTS
2.	PER FDOT COMMENTS
3.	PER FDOT AND CITY COMMENTS
4.	PER FDOT COMMENTS
5.	PER FDOT AND CITY COMMENTS
6.	
7.	

ARCHITECT: GC
 DRAFTSMAN: SMP
 CHECKED BY: JDJ
 DATE: OCTOBER - 2012
 PROTOTYPE SIZE: N/A

C2.0

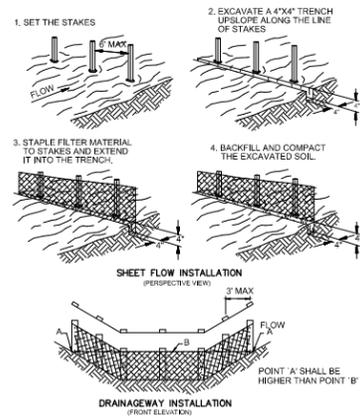


Engineers (C.O.A. No. 3215)
 Architects (Lic. No. AA2600926)
 Surveyors (I.B. No. 7143)
 Landscape Arch. (Lic. No. LC0000298)
 Planners
 Environmental Scientists
 Construction Management
 Traffic / Transportation
 CPH JOB NUMBER: A20114

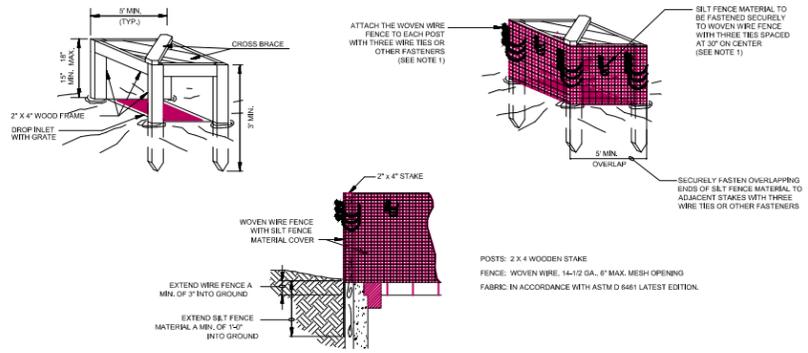
BEFORE YOU DIG!
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH

Sunshine State One Call
811
Know what's below. Call before you dig.
www.callsunshine.com

cph Construction Management
 1010 W. C. P. H. E. N. G. I. N. E. R. S. C. O. M.
 2216 Altamont Avenue, Fort Myers, Florida 33901
 Phone: 239.332.5499 Fax: 239.332.2955



SEDIMENTATION/SILT FENCE WITHOUT WIRE SUPPORT
N.T.S.

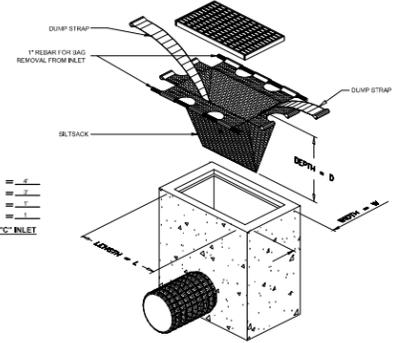


SILT FENCE INLET PROTECTION
N.T.S.

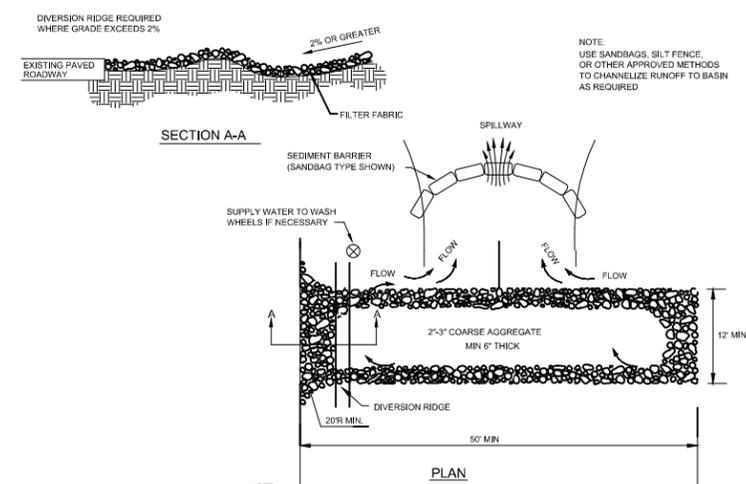
1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS. ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY AS DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWEEP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

NOTE: THE SILTSACK SHALL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

PROPERTIES	TEST METHOD	UNITS
REGULAR FLOW SILTSACK		
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUNOFF)		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4832	200 LBS
GRAB TENSILE ELONGATION	ASTM D4832	20 %
PUNCTURE	ASTM D4832	150 LBS
MULLER BURST	ASTM D3786	600 PSI
TRAPCLOTH TEAR	ASTM D4133	150 LBS
UV RESISTANCE	ASTM D4305	80 %
APPEARANT OPENING SIZE	ASTM D4751	40 US BEYS
FLOW RATE	ASTM D4891	40 GAL/MIN/50 FT
PERMEABILITY	ASTM D4891	0.005 SEC-1
HIGH-FLOW SILTSACK		
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUNOFF)		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4832	265 LBS
GRAB TENSILE ELONGATION	ASTM D4832	20 %
PUNCTURE	ASTM D4832	151 LB
MULLER BURST	ASTM D3786	450 PSI
TRAPCLOTH TEAR	ASTM D4133	45 LBS
UV RESISTANCE	ASTM D4305	80 %
APPEARANT OPENING SIZE	ASTM D4751	20 US BEYS
FLOW RATE	ASTM D4891	20 GAL/MIN/50 FT
PERMEABILITY	ASTM D4891	1.8 SEC-1
OIL-ABSORBANT SILTSACK		
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)		
DEPENDS ON YOUR PARTICULAR APPLICATION, THE SILTSACK CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT FILL (VIRGIBERT) OR MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK WITH A WOVEN FELLOW INSERT.		

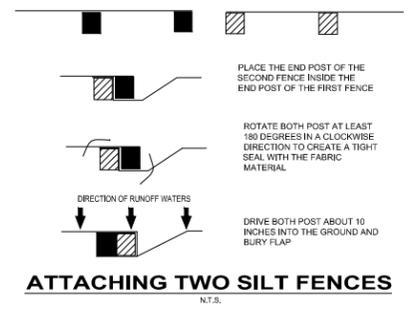


DETAIL OF INLET SEDIMENT CONTROL DEVICE-SILTSACK INLET PROTECTION
N.T.S.



TEMPORARY CONSTRUCTION ACCESS DETAIL
N.T.S.

- NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



ATTACHING TWO SILT FENCES
N.T.S.

© COPYRIGHT, 2012

Owner / Developer:
AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017



PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No.: 4938
13822 W. COLONIAL DRIVE
WINTER GARDEN, FL 34787

SEDIMENT & EROSION CONTROL DETAILS

SCALE: AS SHOWN

REVISIONS

1.	PER FDOT COMMENTS
2.	
3.	
4.	
5.	
6.	
7.	
ARCHITECT: GC	
DRAFTSMAN: SMP	
CHECKED BY: JDL	
DATE	
OCTOBER - 2012	
PROTOTYPE SIZE	
N/A	

BEFORE YOU DIG!
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
DIGGING OR DISTURBING EARTH

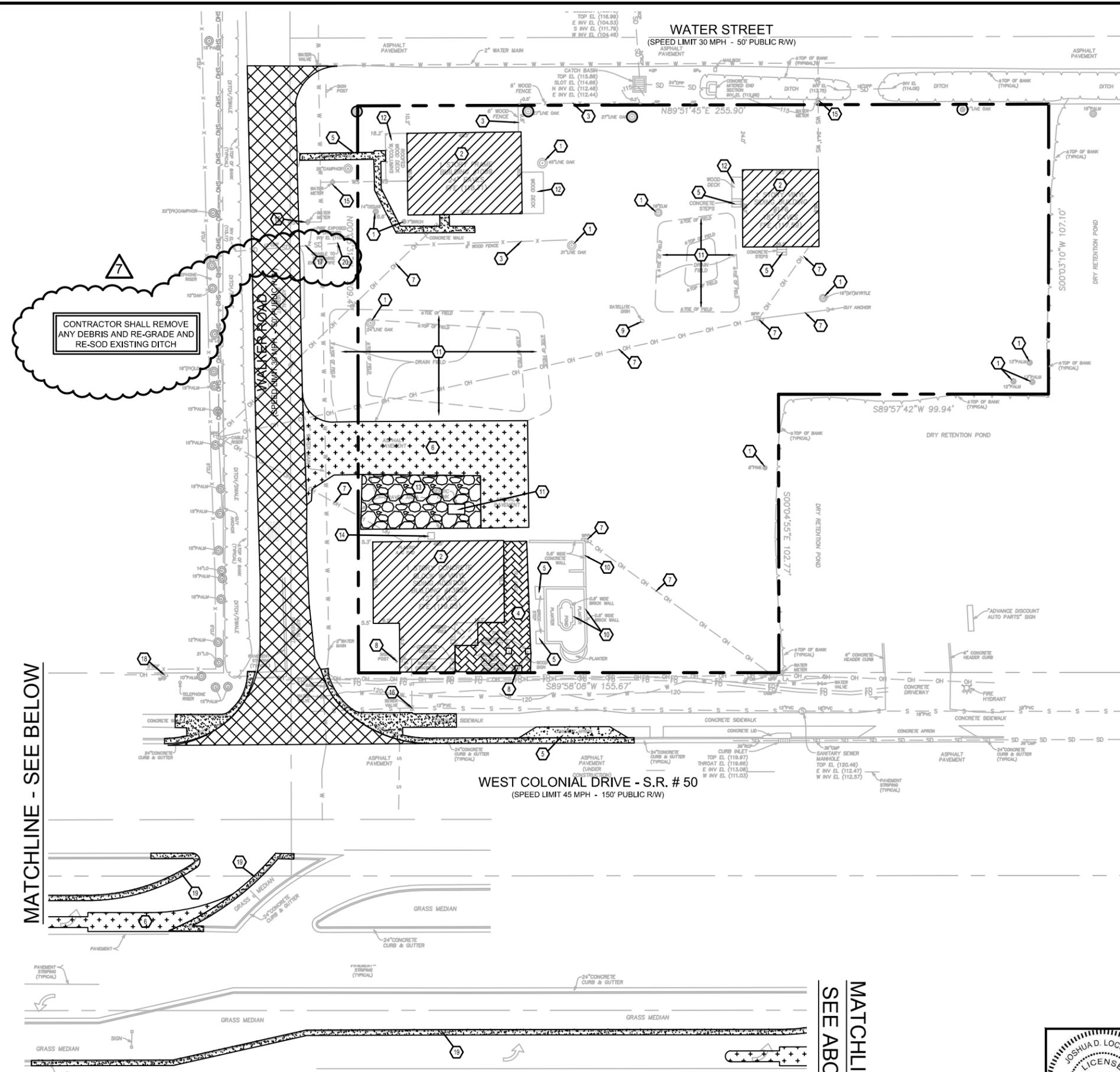
Know what's below.
Call before you dig.
www.callsunshine.com

JOSHUA D. LOCKHART
LICENSE
No. 74011
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Engineers (C.O.A. No. 3215)
Architects (Lic. No. AA2600926)
Surveyors (I.B. No. 7143)
Landscape Arch. (Lic. No. LC000298)
Planners
Environmental Scientists
Construction Management
Traffic / Transportation
CPH JOB NUMBER: A20114

cph Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cphengineers.com
2216 Altamont Avenue, Fort Myers, Florida 33901
Phone: 239.332.5499 Fax: 239.332.2955

C1.1



MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

WATER STREET
(SPEED LIMIT 30 MPH - 50' PUBLIC RW)

WEST COLONIAL DRIVE - S.R. # 50
(SPEED LIMIT 45 MPH - 150' PUBLIC RW)

KEYNOTES

- 1 REMOVE TREES AND ROOT SYSTEM
- 2 REMOVE EXISTING BUILDING AND FOUNDATION
- 3 REMOVE FENCE, POST AND FOUNDATION
- 4 REMOVE EXISTING TILE
- 5 REMOVE EXISTING CONCRETE / BRICK
- 6 REMOVE EXISTING ASPHALT PAVEMENT
- 7 REMOVE EXISTING OVERHEAD UTILITY LINES POLES AND GUY ANCHORS
- 8 REMOVE EXISTING SIGN AND POSTS
- 9 REMOVE EXISTING SATELLITE DISH
- 10 REMOVE EXISTING WALL AND FOUNDATION
- 11 REMOVE EXISTING SEPTIC TANK / DRAINFIELD TO AN APPROVED DISPOSAL SITE
- 12 REMOVE EXISTING WOOD DECK
- 13 REMOVE EXISTING GRAVEL AREA
- 14 REMOVE EXISTING A/C PAD
- 15 ABANDON EXISTING WATER METER (COORDINATE WITH CITY ON REMOVAL)
- 16 ADJUST TOP ELEVATION OF SEWER VALVE
- 17 EXISTING STORMPIPE TO BE PROTECTED AND SAVED
- 18 EXISTING UTILITY POLE TO BE PROTECTED AND SAVED
- 19 REMOVE EXISTING CURB AND GUTTER
- 20 CONTRACTOR SHALL LOCATE END OF PIPE AND NOTIFY ENGINEER IF ANY CONFLICTS ARE FOUND

DEMOLITION LEGEND

- BUILDING/STRUCTURE TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE SIDEWALK / CURB TO BE REMOVED
- GRAVEL TO BE REMOVED
- TILE TO BE REMOVED
- CONCRETE DRIVEWAY APRON TO BE REMOVED
- ASPHALT TO BE MILLED AND RESURFACED
- EXISTING TREE TO BE PROTECTED AND MAINTAINED

GENERAL DEMOLITION NOTES:

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL CITY OF WINTER GARDEN SPECIFICATIONS.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "SUNSHINE STATE ONE CALL" AT 1-800-344-7233, 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE RIPS AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
9. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
10. BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
11. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE OWNER SATISFACTION.
13. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN FOR DEMOLITION ARE TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
14. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR RELOCATION OF ANY EXISTING SERVICE.

Owner / Developer:
AutoZone Inc.
 123 South Front Street, 3rd Floor
 Memphis, Tennessee 38103
 Tel: (901) 495-8709 Fax: (901) 495-8969
 For Bidding & Contractor Information Contact:
 F. W. Dodge Plan Room Tel: (615) 884-1017

AutoZone STORE DEVELOPMENT

PREPARED FOR:
 Store No.: 4938
 13822 W. COLONIAL DRIVE
 WINTER GARDEN, FL. 34787

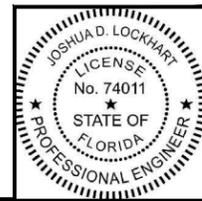
DEMOLITION PLAN

SCALE: 1" = 40'

REVISIONS	
1.	PER FOOT COMMENTS
2.	PER FOOT COMMENTS
3.	PER FOOT AND CITY COMMENTS
4.	
5.	
6.	
7.	

ARCHITECT: GC
 DRAFTSMAN: SMP
 CHECKED BY: JDL
 DATE: OCTOBER - 2012
 PROTOTYPE SIZE: N/A

D1.0



Engineers (C.O.A. No. 3215)
 Architects (Lic. No. A12600926)
 Surveyors (L.B. No. 7143)
 Landscape Arch. (Lic. No. LC000298)
 Planners
 Environmental Scientists
 Construction Management
 Traffic/Transportation
 CPH JOB NUMBER: A20114

BEFORE YOU DIG!
 CALL SUNSHINE STATE ONE CALL OF FLORIDA
 AT LEAST TWO FULL BUSINESS DAYS BEFORE
 DIGGING OR DISTURBING EARTH!

Sunshine State One Call 811
 Know what's below.
 Call before you dig.
 www.callsunshine.com

cph Engineers
 Planners
 Landscape Architects
 Surveyors
 Construction Management

2216 Altamont Avenue, Fort Myers, Florida 33901
 Phone: 239.332.5499 Fax: 239.332.2953

MAP SHOWING ALTA/ACSM BOUNDARY SURVEY OF ALL OF LOTS 33, 34 AND 35; LOTS 36 AND 37, EXCEPT THE SOUTHERLY 20 FEET THEREOF; AND LOTS 46, 47 AND 48, EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 50 OF G.T. SMITH SUBDIVISION NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK L, PAGE 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

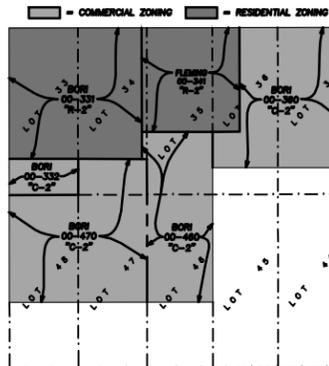
NOTES:

1. BEARING REFERENCE: S89°58'08"W FOR THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50/WEST COLONIAL DRIVE PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION 75050, ORANGE COUNTY, FLORIDA.
2. THIS IS AN ABOVE SURFACE SURVEY. UNDERGROUND INFORMATION, EXCEPT STORM DRAINAGE AND SANITARY SEWER, NOT LOCATED OR SHOWN. ALL OTHER UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED ON PAINT MARKINGS LOCATED AT TIME OF SURVEY, AND AVAILABLE MAPS ONLY. CONTRACTOR AND ENGINEER SHOULD VERIFY ALL UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION.
3. ELEVATIONS SHOWN THUS: (115.00) AND REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. REFERENCE BENCH MARK: FOUND BRASS DISC, STAMPED "75024058", ON CONCRETE CURB IN WALGREENS PARKING LOT LOCATED AT SOUTHWEST INTERSECTION OF WEST COLONIAL DRIVE AND VINELAND ROAD, ELEVATION 121.18 (NAVD 88).
5. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1209500215F, DATED SEPTEMBER 25, 2009.
6. ALL LOT INFORMATION SHOWN REFERS TO MAP OF G.T. SMITH SUBDIVISION NO. 4, RECORDED IN PLAT BOOK L, PAGE 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
7. LOCAL UTILITY CONTACTS:
WATER, SANITARY SEWER & STORM WATER: CITY OF WINTER GARDEN, (407) 656-4100.
ELECTRIC: PROGRESS ENERGY, (800) 700-8744
TELEPHONE: EMBARK (352) 536-8160
CABLE: BRIGHTHOUSE (407) 291-2500
GAS: LAKE APOPKA (407) 656-2734
DEPARTMENT OF TRANSPORTATION "DISTRICT 5": MARIA GONZALEZ (386) 943-5114
8. PROPERTY ZONING IS C-2 AND R-2. BUILDING SETBACK LINES SHOWN ARE PER ZONING.
CONTACT: BILL WILSON
CITY OF WINTER GARDEN
PLANNING & ZONING DIVISION
(407) 656-4111 EXT. 2026
9. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE UNDERSIGNED.
10. NO TITLE COMMITMENT FURNISHED TO US AT TIME OF SURVEY.
11. A PORTION OF THE SUBJECT PROPERTY IS ZONED R-2 (RESIDENTIAL) REQUIRING THE FOLLOWING BUILDING SETBACKS: FRONT - 20', SIDE - 10', REAR - 20% OF DEPTH OF LOT. THE BUILDING SETBACK LINES SHOWN HEREON ARE BASED ON C-2, ARTERIAL COMMERCIAL DISTRICT ZONING.

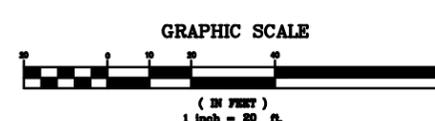
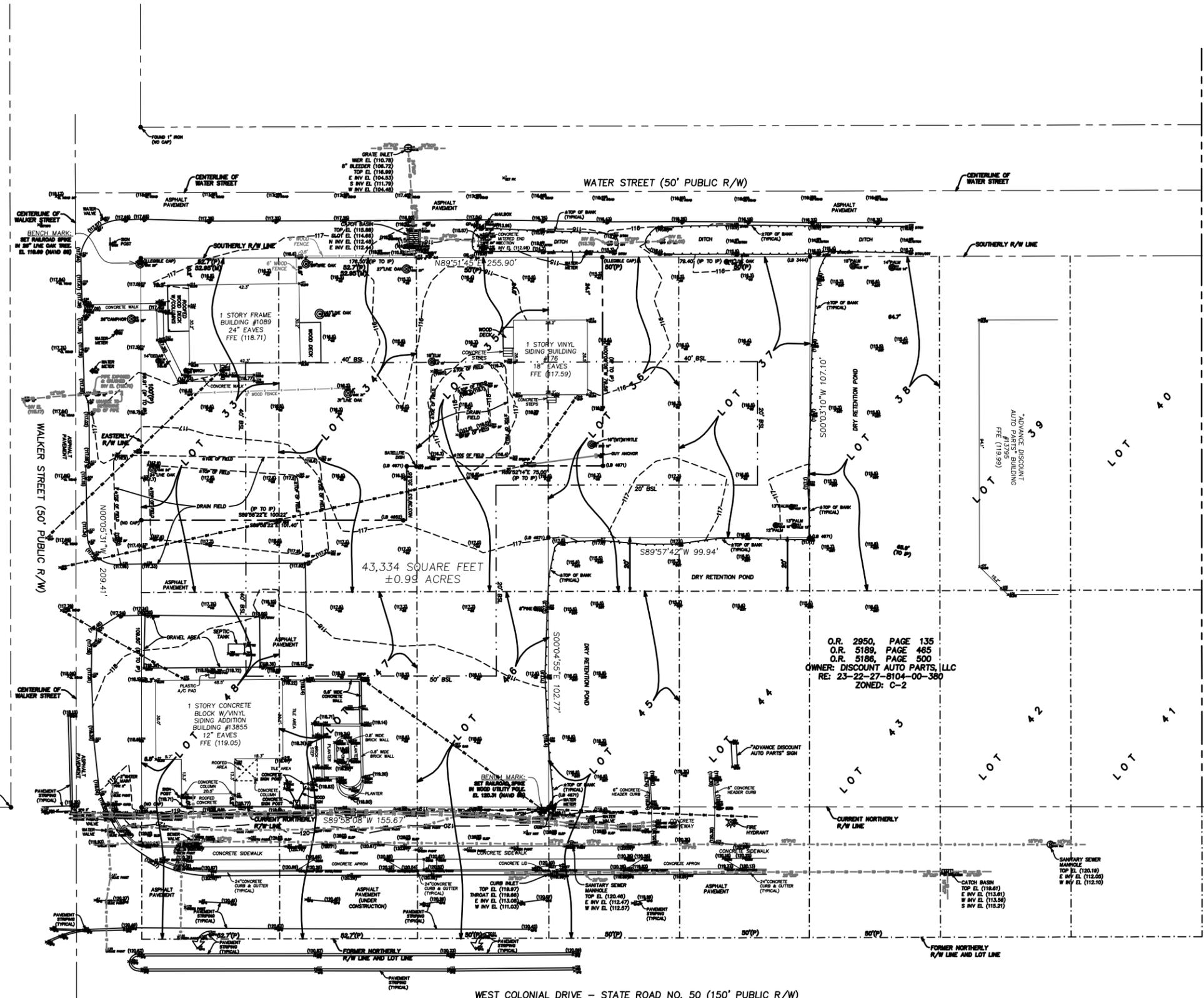
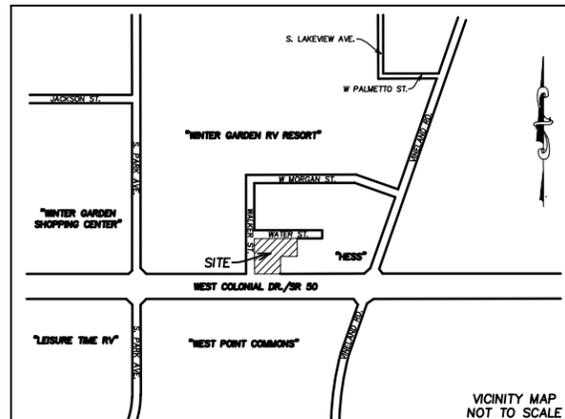
CURRENT OWNERS PER ORANGE COUNTY PROPERTY APPRAISER'S WEBSITE ON DECEMBER 21, 2010

BERNESE IRENE FLEMING, ALLEN LEE STEPHENS, QUEEN ELLA FOWLER
PART OF LOTS 34, 35 AND 36
PARCEL ID: 23-22-27-8104-00-341
ZONED: "R-2"

DETAIL OF OWNERSHIP AND ZONING--NOT TO SCALE



LEGEND	
●	FOUND 1/2" IRON W/CAP, UNLESS NOTED
○	SET 1/2" IRON (LB 1704)
(P)	PER RECORD PLAT
(M)	MEASURED OR CALCULATION THEREFROM
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK OR VOLUME
IP	IRON PIPE OR REBAR
FFE	FINISH FLOOR ELEVATION
BSL	BUILDING SETBACK LINE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
CP	CURB POST
UGM	UNDERGROUND GAS MARKER
UFOM	UNDERGROUND FIBER OPTIC MARKER
WPP	WOOD POWER POLE
OH	OVERHEAD UTILITY LINE
UL	UNDERGROUND WATER LINE
UFL	UNDERGROUND FIBER OPTIC LINE
BLM	BLUE PAINT MARKING UNDERGROUND WATER LINE
GLM	GREEN PAINT MARKING UNDERGROUND SEWER LINE
OLM	ORANGE PAINT MARKING UNDERGROUND FIBER OPTIC LINE
●	LOCATED TREE WITH TYPE AND SIZE



**AUTOZONE STORE NUMBER F-609
WINTER GARDEN, FLORIDA**



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 8, 9, 10, 11(G), 12, 13 AND 14 OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

DATE SURVEYED: DECEMBER 6, 2010
SCALE: 1"=20'
FIELD BOOK: 839 PAGES: 8-14
DRAWING NO. B-2572
4/2014/000/PROCESSED/SURVEY/AUTOZONE-WINTER_GARDEN_PRLM.DWG/C

CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 1704
1643 HALDO AVENUE
JACKSONVILLE, FLORIDA, 32207
PHONE: 904-396-2623
EMAIL: hll44876@bellsouth.net

JOSE A. HILL, JR., REGISTERED SURVEYOR NO. 4487, FL.
SURVEY NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL.

SANITARY SEWER SYSTEMS

- 1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS CITY OF WINTER GARDEN AND AUTO_ZONE. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF CITY OF WINTER GARDEN AND AUTO_ZONE.
2. PVC SEWER PIPE SHALL BE TYPE PSM PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THROUGH 16", AND ASTM F 679, WALL THICKNESS 1-1, FOR PIPE 18" THROUGH 27".
3. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
4. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.
5. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.
6. PVC SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
7. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON GREEN BACKGROUND. TAPE AS FOLLOWS: 2" PIPES - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPES - PLACES ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
8. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 3/4-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.
9. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.
10. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
11. PROVIDE ALL EQUIPMENT FOR TESTING, INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
12. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
13. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.
14. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: 4" PIPE = 1 MIN 30 SEC; 6" PIPE = 2 MIN 30 SEC; OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; 10" PIPE = 3 MIN 45 SEC; OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; 10" PIPE = 4 MIN 43 SEC; OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.
15. CONDUCT LEAKAGE TESTING OF MANHOLES BY PLUGGING INVERTS AND FILLING MANHOLE WITH WATER. ALLOWABLE WATER DROP IN MANHOLE TO BE FIELD DETERMINED BY UTILITY AND ENGINEER. MINIMUM TEST DURATION IS 1 HOUR.
16. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTLET DIAMETER SHALL BE AS FOLLOWS: 6" SEWER = 5/4" MANDREL; 8" SEWER = 7/8" MANDREL; 10" SEWER = 9/8" MANDREL; 12" SEWER = 10/7" MANDREL; 15" SEWER = 13/20" MANDREL; 18" SEWER = 16/13" MANDREL; 21" SEWER = 19/10" MANDREL; 24" SEWER = 21/8" MANDREL; 27" SEWER = 24/6" MANDREL.
17. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RE-TEST. TESTING IS NOT SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PRECAST STRUCTURES AND APPURTENANCES

- 1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 24" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITH PRECAST STRUCTURES ARE NOT ALLOWED.
2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478. MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-Z, UNLESS OTHERWISE INDICATED.
5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
6. PROVIDE A FLEXIBLE WATER TIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATER TIGHT CONNECTION PER ASTM D2083. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 308 AND SHALL BE U.S. FOUNDRY TYPE 27/28A, TRAFFIC BEARING (ASHTO H20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
8. PROVIDE INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
10. MANHOLE COATINGS AND FINISHES SHALL BE:
A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.
C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
11. AS-BUILT INFORMATION SHALL INCLUDE ALL RIM, TOP AND INVERT ELEVATIONS FOR ALL PRECAST STRUCTURES.

STORM SEWER SYSTEMS

- 1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ROUND CONCRETE PIPE SHALL COMPLY WITH ASTM C76. ELLIPTICAL CONCRETE PIPE SHALL COMPLY WITH ASTM C507. PIPE JOINTS SHALL COMPLY WITH ASTM C443 AND FDOT SPECIFICATION SECTION 430, AND RUBBER GASKETS SHALL COMPLY WITH FDOT SPECIFICATION SECTION 942. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.
2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.
3. CORRUGATED POLYETHYLENE PIPE AND FITTINGS 4 INCH THROUGH 10 INCH DIAMETER SHALL COMPLY WITH AASHTO M252, TYPE S. PIPE 12 INCH THROUGH 48 INCH DIAMETER SHALL COMPLY WITH AASHTO M294, TYPE S, AND ASTM F2306. PIPE 54 INCH THROUGH 80 INCH DIAMETER SHALL COMPLY WITH FDOT SPECIFICATION SECTION 949 (CLASS II PIPE) AND SHALL COMPLY WITH AASHTO M294. VIRGIN MATERIAL FOR THE PRODUCTION OF PIPE AND FITTINGS SHALL BE HIGH DENSITY POLYETHYLENE CONFORMING TO THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C FOR 4-INCH THROUGH 10-INCH DIAMETERS AND 43540C FOR 12-INCH THROUGH 60-INCH DIAMETERS PER ASTM D3350. THE 12-INCH THROUGH 60-INCH VIRGIN PIPE MATERIAL SHALL COMPLY WITH THE NOTCHED CONSTANT LEAGANT STRESS (NCS) TEST AS SPECIFIED IN ASTM F2306. BELL JOINTS FOR 4 INCH THROUGH 10 INCH DIAMETER PIPE SHALL BE PUSH-ON SLEEVE. BELL JOINTS FOR 12 INCH THROUGH 60 INCH DIAMETER PIPE SHALL BE INTEGRALLY FORMED ON PIPE. PIPE JOINTS SHALL BE WATER TIGHT PER ASTM D3212. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND SHALL COMPLY WITH ASTM F477.
4. UNDERDRAIN PIPE SHALL BE POLYMERIZED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE 2-3 IN ACCORDANCE WITH FDOT INDEX NO. 199.
5. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 199, TYPE D, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 200. PROVIDE MINIMUM 12" OVERLAP.
6. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D3212. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES; MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D3350; MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.
7. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.
8. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.
9. ALL STORM PIPE SHALL BE SUBJECTED TO LEAKAGE TESTING. WHEN THE GROUND WATER LEVEL IS ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A LENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR, OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TESTS SHALL BE CONDUCTED FOR A MINIMUM OF FOUR HOURS. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER MILE OF PIPE, PER MILE OF PIPE. WHEN THE GROUND WATER LEVEL IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY EXPIRATION. EXPIRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING WITH WATER TO A POINT 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER MANHOLE OR INLET, AND ALLOWING IT TO STAND NOT LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS, PER MILE OF PIPE.

PAVING, SIDEWALKS, AND CURBING

- 1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS. MATERIAL STABILITY AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
A. TYPE SP STRUCTURAL COURSE (SP-12.5)
B. LIMEROCK BASE, MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (ASHTO T-100). CONTRACTOR MAY SUBSTITUTE ASPHALT BASE COURSE, TYPE 3 (MIN STABILITY OF 1000 LBS AT NO ADDITIONAL COST), PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED LIMEROCK BASE.
C. SUBGRADE: STABILIZE TO A MIN. LBR OF 40, COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (ASHTO T-100). CONTRACTOR MAY SUBSTITUTE LIMEROCK SUBGRADE (MIN. LBR OF 100) OR CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE FILL). Fc (28 DAY) = 104-125 PSI AT NO ADDITIONAL COST, PROVIDED THE STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED SUBGRADE.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A CRACK COMPRESSION STRENGTH OF 3000 PSI. JOINTS SHALL BE EITHER TOoled OR SAW CUT AT A DISTANCE OF 10'. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE FDOT CLASS 1" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 PSI. ALL CURBS SHALL HAVE SAW CUT CONNECTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24" WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE, WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY. PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

PAVING TIMING REQUIREMENTS

- 1. INSTALL SUBGRADE AND BASE COURSE MATERIALS WITHIN 48 HOURS OF THE REMOVAL/OPEN CUTTING OF EXISTING PAVEMENT CONSISTING OF STREETS, DRIVEWAYS, OR SIDEWALK. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.
2. AREAS TO RECEIVE ASPHALT SHALL RECEIVE EROSION CONTROL. MEASURES NO LATER THAN 48 HOURS AFTER ACCEPTANCE OF BASE COURSE. TEMPORARY EROSION CONTROL CONSISTS OF PLACEMENT OF A BITUMINOUS PRIME COAT AND SANDING THE SURFACE. PERMANENT EROSION CONTROL CONSISTS OF PLACEMENT OF THE STRUCTURAL COURSE.
3. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE SUBGRADE.

SIGNS AND PAVEMENT MARKINGS

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. STANDARD INDEX NO. 1220, 11860, 11862, 11863, 11864, 11865, 17302, 17344, 17346, 17348, AND 17355 APPLY. GENERALLY, ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE LINES, 6" SINGLE CENTERLINES, 6" DOUBLE LINE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 17362.
3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 911, NON-REFLECTIVE WHITE TRAFFIC PAINT.
4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.
5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.
6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
7. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
8. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

FIRE PROTECTION SYSTEMS

- 1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.
2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.
3. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.02(1)(6) SHALL BE C900 DR 14. THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE WITH NFPA 24-9.2.
4. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.02(1).
5. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.
6. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.
7. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL BE 6" (21-22) HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2) STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.
8. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPERS' "GLAMORTEX" NO. 622. PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL, OR SPECIAL COATING TO COLORS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
9. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.
10. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER, SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN, AND TEN FEET FROM ANY ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
11. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS: 1) CONDUCT FIRE FLOW, PRESSURE AND LEAKAGE TESTING; 2) PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651; 3) DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS; AND 4) FLUSH AFTER DISINFECTION.
12. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.
13. APPLY HYDROSTATIC TEST PRESSURE OF 200 PSI (FIRE MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
14. APPLY LEAKAGE TEST PRESSURE OF 200 PSI (FIRE MAINS) MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF THE LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.
15. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.
16. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA: L = 50P^1/4B000 WHERE: L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF THE WATER MAIN AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.
17. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.
18. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH THE REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

CITY OF WINTER GARDEN - GENERAL NOTES:

- 1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN. TO BE REFERRED TO AS MSSWICG, THE LATEST EDITION AT THE TIME PERMITS ARE APPROVED SHALL BE EFFECTIVE FOR THE DURATION OF THE SUBJECT WORK OR PROJECT DEVELOPMENT.
2. THE CITY OF WINTER GARDEN GENERAL NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REQUIREMENTS OF THE MSSWICG. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MSSWICG FOR FURTHER DETAIL AND CLARITY WHEN NEEDED.
3. ANY REQUEST FOR VARIANCE OR NONCOMPLIANCE FROM THE MSSWICG NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR UTILITIES DIRECTOR.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH RESPECTIVE UTILITY OWNERS AND/OR CALL "SUNSHINE ONE CALL", 1-800-432-4770.
5. CONTRACTOR'S DAMAGE OF WINTER GARDEN UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPORT DAMAGE TO THE CITY OF WINTER GARDEN UTILITY DIVISION. (NO MESSAGE) PHONE # 407-456-4100.
6. IMMEDIATELY REPAIR OR DAMAGED UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEM AS REQUIRED BY THE UTILITY OWNER AT CONTRACTOR'S COST. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES THE RIGHT TO REPAIR DAMAGE. THE CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COST.
7. ADVANCE NOTIFICATION OF CONSTRUCTION: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, PH # 407-456-4100, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
8. ADVANCE NOTIFICATION OF UTILITY CONNECTION: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.
9. UTILITY VALUE OPERATION: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALUE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.
10. OPERATIONS INVOLVING WATER OR WASTEWATER FACILITIES INCLUDING PUMPING STATIONS: THE CONTRACTOR SHALL COORDINATE AT LEAST TWO (2) WEEKS IN ADVANCE, ANY CONSTRUCTION OPERATION THAT MAY REQUIRE THE DISCONTINUATION OF SERVICE OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.
11. REQUIRED TESTING BY CONTRACTOR: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO SAMPLING ACTIVITIES FOR PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT OBSERVATION BY CITY INSPECTION PERSONNEL.
12. TEMPORARY OR CONSTRUCTION WATER SERVICE CONNECTIONS PROVIDED BY FIRE HYDRANT CONNECTION: THE CITY WILL PROVIDE METER ON FIRE HYDRANT. THE CONTRACTOR SHALL PROVIDE NON-REFUNDABLE ACCOUNT INITIATION FEE, A REFUNDABLE SECURITY DEPOSIT FOR THE METER APPARATUS AND PAY ALL COST FOR WATER USED.

CITY OF WINTER GARDEN - WATER SYSTEM NOTES:

- 1. THE CONTRACTOR SHALL PROVIDE AND INSTALL A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
3. THE CONTRACTOR SHALL HYDROSTATICALLY TEST ALL WATER MAINS AND SERVICE LATERALS AT 150 PSI FOR A TWO HOUR PERIOD. TESTING MUST BE OBSERVED BY A CITY INSPECTOR.
4. THE CONTRACTOR SHALL INSTALL WARNING TAPE OVER ALL NEW WATER MAINS. WARNING TAPE SHALL BE AS FOLLOWS: NON-DETECTABLE, SIZE 2" WITH "WATER LINE BELOW" MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS. LATERALS AND INLET WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE. AT LEAST FIVE TIMES PER JOINT, THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A CITY LOCATOR CAN BE CONNECTED TO IT.
5. THE CONTRACTOR SHALL INSTALL WATER MAINS PER MSSWICG SPECIFICATIONS. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS ON PIPING SYSTEMS SHALL NOT BE ALLOWED.
6. THE CONTRACTOR SHALL INSTALL ALL WATER MAINS TO A MINIMUM DEPTH OF 36 INCHES AND A MAXIMUM DEPTH OF 42 INCHES BELOW FINAL GRADE.
7. THE CONTRACTOR SHALL INSTALL ALL SERVICE LATERALS A UNIFORM DISTANCE APART, LOCATED ON PROPERTY LOT LINE AT 90° FROM THE WATER MAIN. SERVICE LATERALS SHALL BE SEPARATELY CONNECTED TO THE WATER MAIN, NOT SPLICED TOGETHER.
8. THE CONTRACTOR SHALL CUT A "W" INTO CONCRETE CURB, LOCATED INSIDE OF A PAINTED BLUE SQUARE, LOCATED DIRECTLY IN FRONT OF EACH SERVICE LATERAL.
9. THE CONTRACTOR SHALL INSTALL CURB STOP IN METER BOX, CURB STOP SHALL BE SET 6" BELOW FINISHED GRADE.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL IN-LINE VALVES ON WATER MAINS AT 1,000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED ON ALL TEES AND CROSSES. WATER MAINS SHALL BE PLACED UNDER SIDEWALKS WHERE POSSIBLE.
11. THE CONTRACTOR SHALL PROVIDE A FULL BORE FLUSH TO CLEAN NEWLY INSTALLED WATER MAINS. THE CONTRACTOR SHALL COORDINATE FULL BORE FLUSH WITH THE CITY INSPECTOR.
12. THE CONTRACTOR SHALL DEMONSTRATE THAT LOCATION WIRE INSTALLED OVER ALL WATER MAINS IS IN WORKING CONDITION AT TIME OF ACCEPTANCE BY THE CITY.

CITY OF WINTER GARDEN - WASTEWATER SYSTEM NOTES:

- 1. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26 (MINIMUM), FITTINGS SHALL BE SDR-26, DUCTILE IRON IS NOT APPROVED FOR SANITARY SEWERS.
2. ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CLEAN OUT. (36" TO 48" DEEP AT LOT LINE)
3. MAGNETIC TAPE MUST BE PLACED 2" ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.
4. ALL SANITARY MANHOLES SHALL BE PAINTED INSIDE AND OUT WITH "BITUMASTIC SUPER SERVICE BLACK" BY KOPPERS OR APPROVED EQUAL, MANHOLES RECEIVING FLOW FROM FORCE MAINS SHALL BE LINED WITH FIBERGLASS OR HDPE AT THE PRECASTERS FACILITY.
5. ALL PIPE CONNECTIONS TO PRE-CAST MANHOLES SHALL BE MADE USING A FLEXIBLE EPDM RUBBER BOOT AND STAINLESS STEEL STRAP OR CAST IN BOOT BY ALOK, ZLOK OR EQUAL.
6. CONNECTIONS MADE TO EXISTING MANHOLES SHALL BE CORE BORED WITH A MINIMUM 6" BORE AND CONNECTION SEALED WITH FLEXIBLE BOOT AND STAINLESS STEEL CLAMP.
7. DEAD END MANHOLES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM FINISHED GRADE TO OUTLET PIPE INVERT.
8. ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM HIGH BARREL, CONE SECTIONS SHALL BE 3 FOOT MAXIMUM. CONCRETE DONUTS FOR EXTENDING ARE ACCEPTABLE TO RAISE MANHOLES UP TO 1 FOOT MAXIMUM.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL BALLCENTRIC PLUG VALVES IN FORCE MAINS AT 1000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED AT ALL TEES AND CROSSES.
10. THE CONTRACTOR SHALL CUT A "W" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED GREEN SQUARE BOX, IN FRONT OF EACH SERVICE LOCATION.
11. THE CONTRACTOR SHALL PROVIDE TV INSPECTION OF ALL SANITARY SEWER MAINS AFTER SYSTEM IS COMPLETED, THOROUGHLY CLEANED, DRAINED AND FULLY VISIBLE. TV INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS, FAULTY INSPECTION DUE TO POOR CONDITIONS WILL REQUIRE REINSPECTION BY CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE A (WARRANTY) TV INSPECTION AT THE ONE YEAR IN SERVICE MILESTONE FOR EACH SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TESTING, EXFILTRATION OR AIR, AS REQUIRED BY DESIGN ENGINEER AND SUBMIT CERTIFIED RESULTS TO THE CITY ENGINEER.

CITY OF WINTER GARDEN - CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES:

- GENERAL:
1. ALL NEW SANITARY SEWER LINES, PRIVATE OR CITY MAINTAINED, IN THE CITY OF WINTER GARDEN'S SERVICE AREA SHALL BE INSPECTED BY CLOSED CIRCUIT TV INSPECTION BY THE CONTRACTOR WITH A CITY INSPECTOR PRESENT PRIOR TO BEING ACCEPTED BY THE CITY.
REQUIREMENTS PRIOR TO INSPECTION RELEASE:
1. ALL ELEMENTS OF THE SEWER SYSTEM MUST BE INSTALLED AND BE COMPLETELY FINISHED, INCLUDING MAIN SEWER LINES, LATERALS, CLEAN OUTS, AND MANHOLES PRIOR TO CCTV INSPECTION.
2. ALL SEWER LINES SHALL BE COMPLETELY CLEANED OF ALL DEBRIS, SAND, WATER, ETC. PRIOR TO THE CCTV INSPECTION. ANY OBJECT OR MATTER THAT PREVENTS CCTV INSPECTION FROM VIEWING CONDITION OF PIPELINE IS CONSIDERED AN OBSTRUCTION REQUIRING ADDITIONAL CLEANING. WHEN CCTV VIEW IS OBSTRUCTED, INSPECTION SHALL BE TERMINATED. THE CONTRACTOR SHALL CLEAN THE SEWER SYSTEM COMPLETELY AND RESCHEDULE CCTV RE-INSPECTION WITH THE CITY.
3. A HYDRAULIC SEWER CLEANER SHALL NOT BE USED DURING THE CCTV INSPECTION, IF LINES ARE FOUND TO BE OBSCURED BY WATER OR DEBRIS DURING THE CCTV INSPECTION, THE INSPECTION SHALL BE TERMINATED AND RESCHEDULED TO A TIME WHEN SEWER CLEANING IS COMPLETE.
4. WHEN A SEWER LINE IS UNDER A PAVED AREA, THE AREA SHALL BE COMPACTED AND PRIMED BEFORE THE SYSTEM SHALL BE RELEASED FOR TV INSPECTION.
TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:
1. THE CLOSED CIRCUIT TV CAMERA SHALL PRODUCE A CLEAR COLOR PICTURE ON THE MONITOR AND ON THE DVD RECORDING. THE CAMERA SHALL BE ABLE TO SHOW DETAIL TO THE POINT THAT ALL JOINTS AND ANY DEFECTS MAY BE READILY SEEN AT THE TIME OF THE INSPECTION. THE CAMERA SHALL STOP AND PAN AT EACH JOINT FOR COMPLETE 360 DEGREE INSPECTION.
2. REFER TO APPENDIX B OF THE REFERENCED STANDARDS FOR SPECIFICATION OF CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.
3. THE VIDEO RECORDER SHALL PRODUCE A NO NOISE STILL PICTURE, AND PROVIDE BOTH AUDIO AND VIDEO DURING THE INSPECTION.
4. A MEASURING DEVICE, APPROVED BY THE CITY, TO CHECK THE GRADE OF THE PIPE DURING THE INSPECTION, SHALL BE REQUIRED. GAUGE DEPTH, 0 TO 2" MIN. WITH 1/2" MARKINGS.
5. AUDIO OF THE INSPECTION SHALL BE SIMULTANEOUSLY RECORDED ON DVD DISC. THE AUDIO SHALL CONSIST OF ORDINARY DESCRIPTION AND COMMENTARY. A TAPE WILL BE GIVEN TO THE INSPECTOR ON SITE AT THE END OF THE DAY.
PROCEDURE FOR TELEVISION:
1. THE CITY'S ENGINEERING INSPECTION DIVISION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS NOTICE PRIOR TO THE TIME PLANNED FOR THE TV INSPECTION TO COMMISSION. A DEFINITE TIME AND DATE WILL BE AGREED UPON BY THE CONTRACTOR AND INSPECTOR AT THAT TIME.
2. NO INSPECTION SHALL COME WITHOUT THE PRESENCE OF THE INSPECTOR, EXCEPT WHEN PRIOR ARRANGEMENTS HAVE BEEN MADE BETWEEN THE CONTRACTOR, INSPECTOR, AND THE CITY. TV INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.
3. ALL CCTV INSPECTIONS SHALL COMMENCE UP STREAM OF THE SYSTEM TO PREVENT FOREIGN SUBSTANCES FROM ENTERING A SECTION PREVIOUSLY TELEVIEWED. THE CAMERA SHALL BE STARTED FROM THE DOWNSTREAM MANHOLE AND PROCEED UPSTREAM IN DIRECTION OPPOSING THE NORMAL FLOW IN THE LINE. THIS PROCEDURE WILL ALLOW FOR THE VIEWING OF THE SERVICE LATERALS.
4. BEFORE THE CAMERA IS PLACED IN THE SEWER LINE, WATER WITH YELLOW OR ORANGE DYE SHALL BE PUT INTO THE UPSTREAM MANHOLE OF THE SECTION BEING SHOT. CAMERA WILL HAVE A GAUGE SHOWING 12" MARKS FROM 12" TO 24". THIS WILL ENABLE THE CAMERA TO DETECT ANY CHANGES IN GRADE THAT MAY BE PRESENT IN THE SYSTEM.
5. THE CCTV AND DVD RECORDER SHALL BE TURNED ON BEFORE THE CAMERA IS PLACED IN THE MANHOLE FOR INSPECTION AND SHALL NOT BE TURNED OFF UNTIL THE CAMERA IS REMOVED FROM THE MANHOLE. THE CAMERA SHALL BE MOVED THROUGH THE LINE UNDER THE CONTROL OF THE CCTV CAMERA OPERATOR. THE CAMERA SHALL BE DRAWN THROUGH THE LINE AT A RATE NOT TO EXCEED THIRTY (30) FEET PER MINUTE AND SHALL STOP AT ALL SERVICE CONNECTIONS AND FIRE JOINTS IN THE PIPELINE.
6. A DVD RECORDER SHALL BE MADE OF THE ENTIRE SYSTEM WHEN TELEVIEWED. THIS SHALL BECOME THE PROPERTY OF THE CITY UPON COMPLETION OF THE TV INSPECTION (NOT A COPY). THE TAPE(S) SHALL BE LABELED IN SUCH A MANNER THAT STATES THE PROJECT NAME, DATE OF INSPECTION AND LINE SECTION ACCORDING TO CONSTRUCTION PLANS CONTAINED ON EACH TAPE. A WRITTEN REPORT SHALL ACCOMPANY THE DVD DISC.

AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F. W. Dodge Plan Room Tel: (615) 884-1017

AutoZone Store Development
13922 W. COLONIAL DRIVE
WINTER GARDEN, FL. 34787

Prepared for: AutoZone Store Development
Score No.: 4981
GENERAL NOTES



SCALE: 1" = 20'

REVISIONS

- 1. PER FDOT COMMENTS
2. PER FDOT COMMENTS
3. PER CITY COMMENTS
4. PER CITY COMMENTS
5.
6.
7.

ARCHITECT: GC

DRAFTSMAN: JFM

CHECKED BY: JDL

DATE: MARCH 2013

PROTOTYPE SIZE: 7N2

C0.2



Engineers (C.O.A. No. 3215)
Architects (Lic. No. A1360992)
Surveyors (L.S. No. 7143)
Landscape Arch. (Lic. No. L10000288)
Planners
Environmental Scientists
Construction Management
Traffic/Transportation
CPH JOB NUMBER: A20114



GENERAL PROVISIONS

- 1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES.
3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS.
4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND ANY TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS.
5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL.
6. THE CONTRACTOR SHALL SUBMIT (3) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.
7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING.
9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING.
10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER.
11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER.
12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK.
13. ALL WORK SHALL CONFIRM TO CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS.

UTILITY GENERAL NOTES

- 1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNOISSANCE.
2. THE LOCATION, MATERIAL, TYPE, AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR.
3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES.
4. SEE COVER SHEET FOR UTILITY COMPANIES.
5. THE CONTRACTOR SHALL KEEP LOCATIONS TICKETS UP TO DATE AT ALL TIMES.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS.
8. THE CONTRACTOR SHALL FIELD LOCATE ALL WATER AND SEWER SERVICES AND LATERALS WITHIN THE PROPOSED CONSTRUCTION AREA PRIOR TO CONSTRUCTION AND ADJUST THE PROPOSED CONSTRUCTION AS NEEDED TO ACCOMMODATE THESE EXISTING LINES.
9. TYPICAL DETAILS AND PROPOSED CONSTRUCTION AS SHOWN ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONDITIONS THAT MAY BE ENCOUNTERED IN THE FIELD.
10. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL, TYPE, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC.
11. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING.

AS-BUILT DRAWING REQUIREMENTS

- 1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION.
2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION.
A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND.
D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS.
J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

TRAFFIC CONTROL

- 1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH FOOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION.
5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15 FT OF ACTIVE ROAD TRAVEL LANES BUT IS NOT CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FOOT INDEX NO. 600 AND 602.
9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROPPED CURBS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

- 1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS.
3. PROTECT ALL TREES AND SHRUBS LOCATED ADJACENT TO THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
5. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCRUST UPON OR OTHERWISE OBSTRUCT THE WORK.
6. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS.
7. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS.
8. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS AND STATE WATER QUALITY STANDARDS.

DEWATERING

- 1. DESIGN AND PROVIDE A DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE.
2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER.
3. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS AND STATE WATER QUALITY STANDARDS.
4. OPEN PUMPING WITH PUMPS AND DITCHES SHALL BE ALLOWED.
5. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING:
6. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE.
7. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE.
8. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT.

GRADING

- 1. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT.
2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES.
3. UNIFORMLY SMOOTH GRADE THE SITE.
4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF 1/4-INCH PER FOOT FOR 10 FEET.
5. NEWLY DRAINED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION.
6. EXCAVATION, TRENCHING, AND FILL
1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64).
2. FIELD DENSITY TESTING AND FREQUENCIES:
3. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.

EXCAVATION, TRENCHING, AND FILL - CONTINUED.

- 6. FURNISH, INSTALL AND MAINTAIN, WITHOUT AN ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED.
7. SHEETING, SHORING, AND BRACING USED FOR THE SUPPORT OF EXCAVATIONS OVER 20 FEET DEEP SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF FLORIDA.
8. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED.
9. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS.
10. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.
11. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.
12. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL.
13. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180).
14. THERE IS EVIDENCE OF ORGANIC SOILS ON SITE, CONTRACTOR SHALL REMOVE ALL ORGANICS AND IMPORT CLEAN SANDY FILL (<5% FINES).

UTILITY SEPARATION REQUIREMENTS

- 1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN.
B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.
C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS.
2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER.
B. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS.
3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MAIN-HOLE.
4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST:
A. THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.
B. SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.
C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS.
5. THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES TO BE CONSIDERED FOR COST EVALUATION WITH NO GUARANTEE THEY WILL BE APPROVED FOR IMPLEMENTATION WHERE IT IS NOT POSSIBLE TO MEET THE SEPARATION REQUIREMENTS.

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

- 1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER AND RECLAIMED WATER SYSTEMS SHOWN ON THESE PLANS IS CITY OF WINTER GARDEN AND AUTO ZONE.
2. WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES AND MAXIMUM 42 INCHES OF COVER.
4. COBURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSII/AWWA C150/A21.50 AND C151/A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
5. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA/NASFI C15/A21.15.
6. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSII/AWWA C105/A21.5.
7. PVC PIPE 4" - 12" SHALL CONFORM TO AWWA C900. PIPE 14" - 30" SHALL CONFORM TO AWWA C905.
8. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE UNLINED AND COATED.
9. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSII/AWWA C11/A21.11.
10. REINSTRAINED JOINTS FOR DUCTILE IRON PIPE BELL JOINTS SHALL BE AMERICAN FAST GRP GASKET, TYLER UNION FIELD LOK GASKET, OR EBAA IRON MEGA LUG SERIES 1100.

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS - CONTINUED

- 12. ALL SERVICE PIPING (1/2" - 3") SHALL BE POLYETHYLENE.
13. SERVICE SADDLES SHALL CONSIST OF EPOXY COATED DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536.
14. ALL SERVICES SHALL INCLUDE THE FOLLOWING:
15. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS.
16. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE.
17. VALVES 4 INCHES AND LARGER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
18. ALL VALVES 1/2" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
19. TAPPING SLEEVES FOR SIZE ON SIZE TAPS FOR PVC PIPE SHALL BE 1/4" NPT TYPE 304 BODY, FLANGE, AND BOLTS.
20. VALVES 1/4" AND LARGER SHALL BE BUTTERFLY VALVES.
21. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC.
22. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH DUCTILE IRON.
23. PVC PIPE SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS).
24. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE.
25. INSTALL WARNING TAPE ALONG ALL PIPELINES.
26. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER.
27. PROVIDE ALL EQUIPMENT FOR TESTING.
28. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO GOODING AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
29. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS:
30. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES.
31. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS), MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST.
32. PRIOR TO DISINFECTION, CONDUCT FULL DIAMETER FLUSHING OF PIPELINE IN SECTIONS IN ORDER TO REMOVE ANY SOLIDS OR CONTAMINATED MATERIAL THAT MAY HAVE BECOME LODGED IN THE PIPE.
33. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.
34. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY.

AutoZone Inc.
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8869
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017



AutoZone STORE DEVELOPMENT
Store No.: 4938
13822 W. COLONIAL DRIVE
WINTER GARDEN, FL. 34787
GENERAL NOTES

Table with 2 columns: REVISIONS, and 7 rows for revision tracking.

BEFORE YOU DIG! CALL SUNSHINE STATE ONE CALL OF FLORIDA
Sunshine State One Call 811
www.calleastone.com



CPH Engineers Architects Surveyors Landscape Arch. Planning Environmental Scientists Construction Management Traffic/Transportation
www.cphengineers.com

ARCHITECT: GC
DRAFTSMAN: SMP
CHECKED BY: JDL
DATE: OCTOBER - 2012
PROTOTYPE SIZE: N/A
CO.1

CONSTRUCTION PLANS FOR



© COPYRIGHT 2013

STORE NO: 4938

13822 W. COLONIAL DRIVE, WINTER GARDEN, FLORIDA 34787

PARCEL ID: 23-22-27-8104-00-331, 23-22-27-8104-332, 23-22-27-8104-00-341

PARCEL ID: 23-22-27-8104-00-360, 23-22-27-8104-460, 23-22-27-8104-470

S.R. 50 MILE POST 4.186



LOCATION MAP

SECTION: 23, TOWNSHIP: 22 SOUTH, RANGE: 27 EAST

LEGAL DESCRIPTION

ALL OF LOTS 33, 34, AND 35; LOTS 36 AND 37, EXCEPT THE SOUTHERLY 20 FEET THEREOF; AND LOTS 46, 47, AND 48, EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 50 OF G.T. SMITH SUBDIVISION NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK L, PAGE 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

GENERAL STATEMENT

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A RETAIL STORE. THE SITE WORK WOULD BE INCLUSIVE OF THE DEMOLITION AND REMOVAL OF THE EXISTING BUILDINGS AND CONSTRUCTION OF A NEW FACILITY AND INFRASTRUCTURE.

NOTES:

ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF FDOT DESIGN STANDARDS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND UTILITY ACCOMMODATION MANUAL.

AT THE END OF EACH DAY THE RIGHT OF WAY (INCLUDING ALL TRAVEL LANES) SHALL BE RESTORED FOR SAFE VEHICULAR TRAFFIC. NO DROP-OFF CONDITIONS ARE ALLOWED TO REMAIN. NO MATERIALS, EQUIPMENT, ETC SHALL BE STORED WITHIN THE RIGHT-OF-WAY WHILE THE WORK ZONE IS INACTIVE.

NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 8:00 P.M. THIS SHOULD BE NIGHT TIME WORK. THE FDOT RESERVES THE RIGHT TO REQUIRE DIFFERENT HOUR OF LANE CLOSURE INCLUDING NIGHT TIME WORK. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.

PAINTED PAVEMENT MARKING (FINAL SURFACE) WILL INCLUDE TWO APPLICATION OF PAINT PAVEMENT MARKING AND ONE APPLICATION OF RETRO-REFLECTIVE PAVEMENT MARKERS APPLIED TO THE FINAL SURFACE MEETING THE REQUIREMENTS OF SECTION 706 OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION BOOK.

DO NOT PLACE THERMOPLASTIC TRAFFIC STRIPES AND MARKINGS ON NEWLY CONSTRUCTED FINAL SURFACES COURSES PRIOR TO 30 CALENDAR DAY AFTER PLACEMENT OF THE FINAL SURFACE COURSE. THE ENGINEER MAY REQUIRE LONGER CURE PERIODS. PROVIDE TEMPORARY MARKINGS IF THE ROAD IS OPEN TO TRAFFIC.



DEVELOPER

AUTOZONE, INC.
123 SOUTH FRONT STREET
MEMPHIS, TENNESSEE 38103
(901) 495-8701
ATTN.: WADE DAVIS

ARCHITECT

AUTOZONE, INC. DEPARTMENT 8320
123 SOUTH FRONT STREET
MEMPHIS, TENNESSEE 38103
(901) 495-8707
ATTN.: GEORGE CALLOW

OWNER

PREFERRED PROPERTIES PARTNERSHIP
3724 JEFFERSON STREET
SUITE 306
AUSTIN, TEXAS 78731
(572) 371-8990
ATTN.: EDWIN WILLIAMS

ENGINEER

CPH, INC.
2216 ALTAMONT AVENUE
FORT MYERS, FLORIDA 33901
(239) 332-5499
ATTN.: JOSHUA D. LOCKHART, P.E., LEED AP

SURVEYOR

CLARSON AND ASSOCIATES, INC
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
(904) 396-2623
ATTN.: JOSE HILL, R.L.S.

UTILITIES

SANITARY SEWER:
CITY OF WINTER GARDEN
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4100

WATER:
CITY OF WINTER GARDEN
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4100

STORMWATER:
CITY OF WINTER GARDEN
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4100

ELECTRIC:
PROGRESS ENERGY
452 E. CROWN POINT ROAD
WINTER GARDEN, FLORIDA 34787-2998
(800) 700-8744

TELEPHONE:
EMBARQ
260 CITRUS TOWER BOULEVARD
CLERMONT, FLORIDA 34711
(352) 536-6160

GAS:
LAKE APOPKA
NATURAL GAS DISTRICT
1320 WINTER GARDEN-VINELAND ROAD
WINTER GARDEN, FLORIDA 34787
(407) 656-2734

CABLE:
BRIGHTHOUSE
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
(407) 291-2500

CITY OF WINTER GARDEN

300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 6564111
ATTN: BILL WHARTON

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

DOMESTIC WASTEWATER COLLECTION DIVISION
CENTRAL DISTRICT
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FLORIDA 32803
(407) 893-3300
ATTN.: DENNISE JUDY

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

DRINKING WATER DIVISION CENTRAL DISTRICT
3319 MAGUIRE BLVD, SUITE 232
ORLANDO, FLORIDA 32803
(407) 893-3310
ATTN.: RICHARD LOTT

FLORIDA DEPARTMENT OF TRANSPORTATION

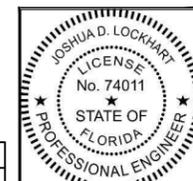
DISTRICT 5 ORLANDO MAINTENANCE OFFICE
420 W. LANDSTREET ROAD
ORLANDO, FLORIDA 32824
(407) 384-4615
ATTN: SAL SAIDALLAH

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

MAITLAND SERVICE CENTER
601 SOUTH LAKE DESTINY ROAD, SUITE 200
MAITLAND, FLORIDA 32751
(407) 659-4800

INDEX OF SHEETS

C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	GENERAL NOTES
C0.3	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
D1.0	DEMOLITION PLAN
C1.0	SEDIMENT & EROSION CONTROL PLAN
C1.1	SEDIMENT & EROSION CONTROL DETAILS
C2.0	SITE PLAN
C2.1	TRUCK TURNING ENVELOPE
C3.0	GRADING & DRAINAGE PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.1	OFF-SITE ROADWAY WIDENING PLAN
C5.0	SITE DETAIL SHEET
603	MAINTENANCE OF TRAFFIC
612	MAINTENANCE OF TRAFFIC
613	MAINTENANCE OF TRAFFIC
613	MAINTENANCE OF TRAFFIC
660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS



Engineers (C.O.A. No. 3215)
Architects (Lic. No. AA2600926)
Surveyors (L.R. No. 7143)
Landscape Arch. (Lic. No. LC000298)
Planners
Environmental Scientists
Construction Management
Traffic / Transportation

NO.	DATE	REVISION	APPROVED
△	10/13	PER FDOT COMMENTS	JDL

NOTICE
THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES. THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

ACTIVITY	NAME	DATE	NO.	DATE	REVISION	APPROVED
DESIGNED BY:	JDL	12/12	△	2/13	PER FDOT COMMENTS	JDL
DRAWN BY:	SMP	12/12	△	3/13	PER FDOT COMMENTS	JDL
CHECKED BY:	JMS	12/12	△	4/13	PER CITY COMMENTS	JDL
APPROVED BY:	JDL	12/12	△	8/13	PER FDOT COMMENTS	JDL
REGISTRATION NO.:	74011		△	10/13	PER FDOT COMMENTS	JDL

SCALE:	AS SHOWN
DATE:	JAN. 2013
JOB NO.:	A20114
FILE:	COVER

SHEET NO.
C0.0



THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: November 7, 2013

Meeting Date: November 14, 2013

Subject: East Fullers Cross Road
Highland Groves II (NORTH)
Ordinance 13-34
Parcel ID # 02-22-27-0000-00-002

Issue: The applicant is requesting Future Land Use designation on property located north of the intersection on North Fullers Cross Road and East Fullers Cross Road.

Discussion:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a 32.884 ± acre enclave located north of the intersection of North Fullers Cross road and east Fullers Cross Road. The applicant has Annexed into the City and is now applying for Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Conservation (See attached Staff Report).

Recommended Action:

Staff recommends approval of Ordinance 13-34, with second reading and adoption scheduled for December 12, 2013.

Attachment(s)/References:

Location Map
Staff Report
Ordinance 13-34

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

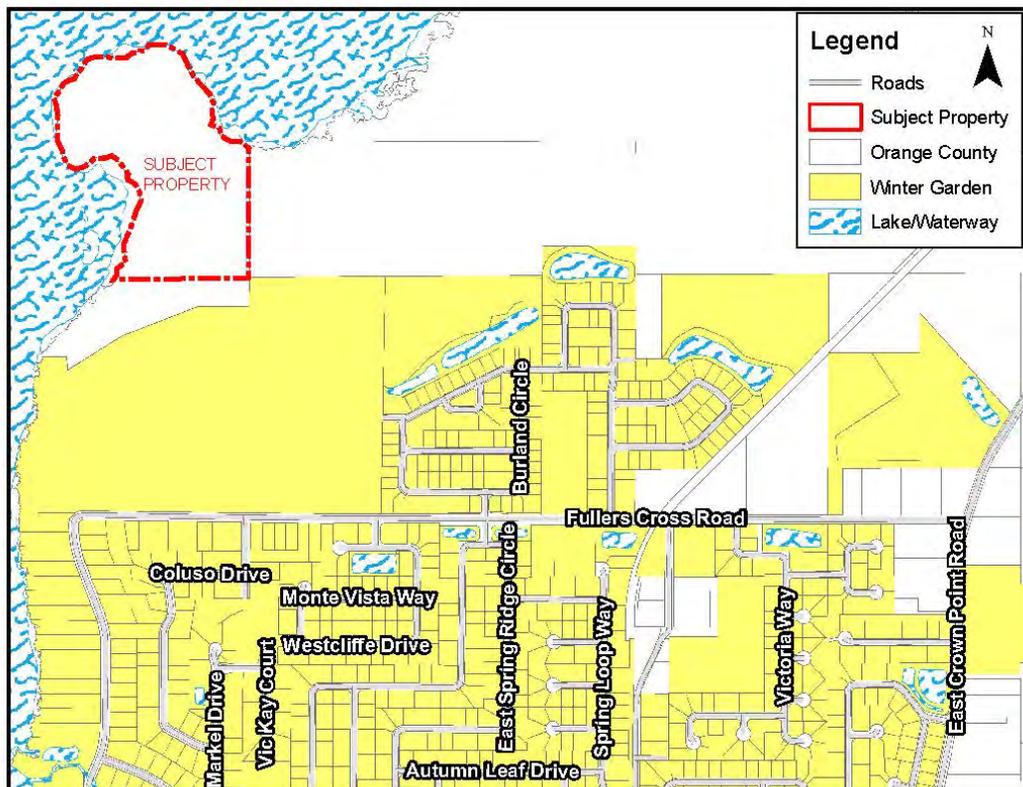
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: JUNE 27, 2013
SUBJECT: ANNEXATION – FLU AMENDMENT
EAST FULLERS CROSS ROAD (32.884 +/- ACRES)
PORTION OF PARCEL ID #: 02-22-27-0000-00-002
APPLICANT: RAYMER MAQUIRE III

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 north of the intersection of North Fullers Cross Road and East Fullers Cross Road and is approximately 32.884 ± acres. The map below depicts the proximity of the subject property to the City’s jurisdictional limits:



The applicant has requested annexation into the City and amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Conservation. At this time, no zoning will be applied to the property.

In accordance with the City's Comprehensive Plan, property assigned the Conservation land use designation shall be lands that are natural resources. It is the intent of this land use designation to provide for the long term protection and preservation of environmentally sensitive natural resources systems. Development shall be limited to passive recreation facilities such as boardwalk or conservation related facilities such monitoring facilities or educational trails. The developer of land adjacent to areas designated with the Conservation land use shall bear the burden of proof in determining that proposed development will not adversely impact conservation resources. The zoning classifications that is consistent with the Conservation classification is CON and INT.

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

EXISTING USE

The subject property is wooded vacant land.

ADJACENT LAND USE AND ZONING

The property located to the north is Lake Apopka. The property located to the east is undeveloped wooded wetland, zoned A-2 and located in Orange County. The property to the south is an orange grove, zoned R-1 (currently being rezoned to PUD), and located in Winter Garden. The property to the west is Lake Apopka.

PROPOSED USE

The applicant intends to annex the property and keep it as a conservation tract.

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.

SUMMARY

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

MAPS

AERIAL PHOTO

East Fullers Cross Road (Highland Groves – North)

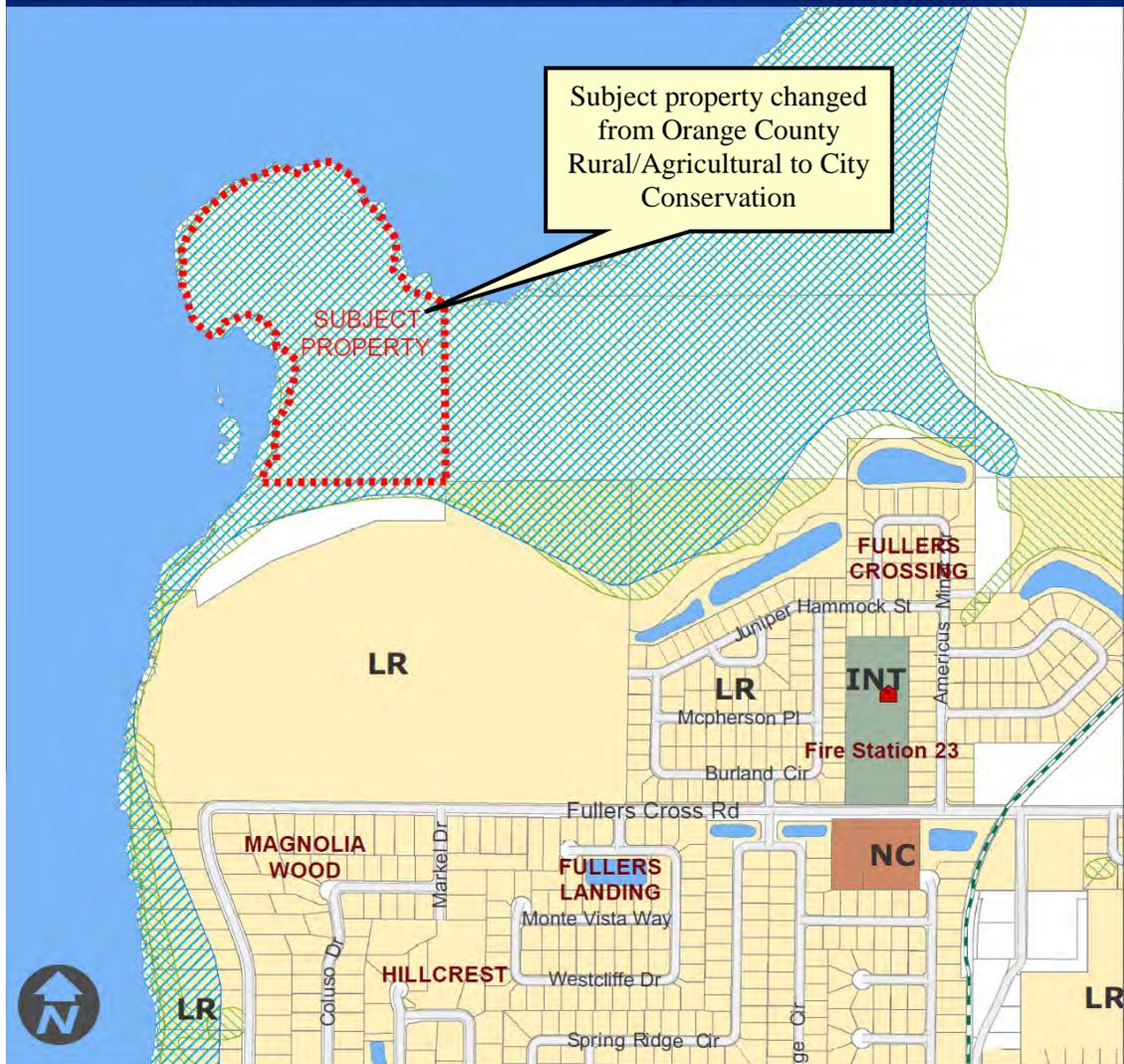


FUTURE LAND USE MAP
East Fullers Cross Road (Highland Groves - North)

 Subject Property	 MOI - Multi Office Industrial	 West Orange Trail
Future Land Use	 MR - Medium Density Residential	 Roads
 BC - South Beltway Center	 MUD - Multi Use Development	 County Line
 COM - Commercial	 NC - Residential Neighborhood Commercial	 Waterbodies
 CON - Conservation	 OC - See Orange County FLUM	 Wetlands
 DT - Downtown Transitional	 SUB - Suburban Residential	 Floodplains
 I - Industrial	 TD - Traditional Downtown	
 INT - Institutional	 VIL - Urban Village	
 LR - Low Density Residential		


City of Winter Garden
Future Land Use Map

Date source for data maintained by other agencies: The railroad layer was obtained from the Department of Transportation. The roads, county line, and FEMA floodplains layers were obtained from Orange County. The wetlands were obtained from SJRWMD.



END OF STAFF REPORT

ORDINANCE 13-34

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 32.884 ± ACRES LOCATED NORTH OF THE INTERSECTION OF NORTH FULLERS CROSS ROAD AND EAST FULLERS CROSS ROAD FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY CONSERVATION; 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 32.884 ± acres located north of the intersection of North Fullers Cross Road and East Fullers Cross 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 Orange County Rural/Agricultural to City Conservation; 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 Conservation 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 13-33, 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 July 11, 2013

SECOND FIRST READING AND PUBLIC HEARING November 14, 2013

SECOND READING AND PUBLIC HEARING

ADOPTED this _____ day of _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

DESCRIPTION: (A PORTION OF PARCEL ID#02-22-27-0000-00-002)

Government Lot 1 of Section 2, Township 22 South, Range 27 East, Orange County, Florida described as follows:

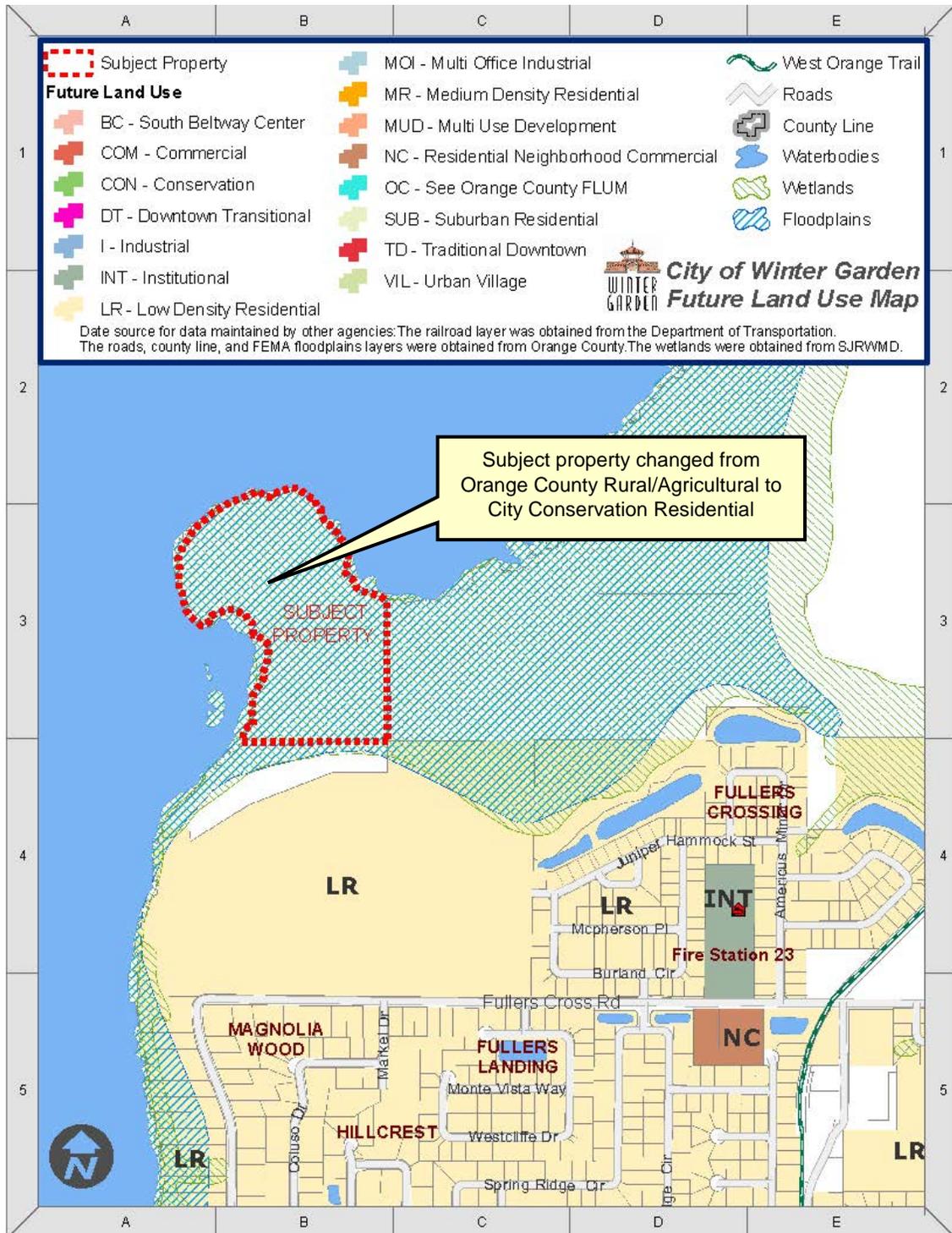
Begin at the Southeast corner of Government Lot 1 of Section 2, Township 22 South, Range 27 East; thence run S89°33'43"W along the South line of said Government Lot 1 as shown on the Original Government Township Plat, dated May 18, 1882 a distance of 677.01 feet; thence run S44°50'29"W along the Southwesterly Meander Line of said Government Lot 1 a distance of 765.58 feet; thence run S89°36'28"W a distance of 164.84 feet to the Ordinary High Water Line of Lake Apopka; thence run along the Ordinary High Water Line of Lake Apopka the following courses and distances; N35°28'11"E 210.94 feet; N47°42'00"E 160.66 feet; N17°17'26"E 83.54 feet; N51°30'54"E 199.39 feet; N53°35'05"E 92.57 feet; N17°46'27"E 191.73 feet; N08°01'18"E 127.10 feet; N31°29'29"E 101.86 feet; N14°38'20"E 130.78 feet; N01°23'53"E 72.25 feet; N53°08'44"W 123.36 feet; N20°08'48"W 112.59 feet; N66°10'24"W 82.86 feet; S87°03'58"W 68.84 feet; S57°44'20"W 79.21 feet; S43°47'50"W 58.58 feet; N75°58'17"W 87.21 feet; N31°31'07"W 64.46 feet; N14°23'21"W 70.93 feet; N20°45'23"W 65.37 feet; N02°07'20"E 108.22 feet; N07°42'01"W 149.55 feet; N27°48'53"E 124.54 feet; N62°53'31"E 92.30 feet; N30°16'14"E 111.31 feet; N77°38'39"E 149.75 feet; S82°39'06"E 125.27 feet; N65°17'41"E 277.93 feet; S63°48'46"E 140.69 feet; S30°23'36"E 67.33 feet; S06°00'45"E 76.53 feet; S40°08'12"E 233.15 feet; S01°22'52"W 166.28 feet; S51°38'54"E 61.33 feet; S16°56'11"E 48.15 feet; S67°31'42"E 220.02 feet to the East line of said Government Lot 1; thence run S00°58'03"W along the East line of said Government Lot 1 a distance of 842.32 feet to the Point of Beginning.

Containing 1,432,468 square feet or 32.884 acres more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

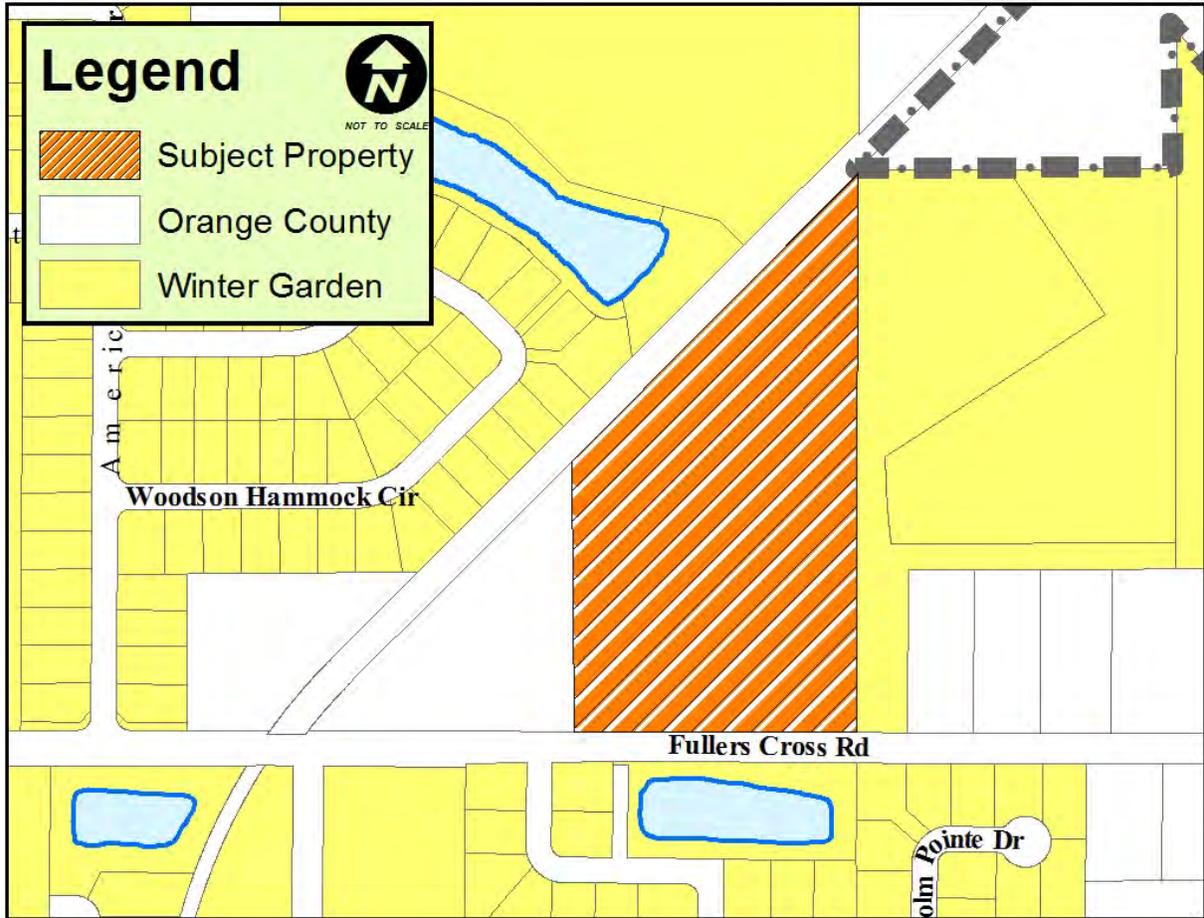
PARCEL ID#02-22-27-0000-00-002



LOCATION MAP

1205 E Fullers Cross Road

ANNEXATION, FLU MAP AMENDMENT, REZONING



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

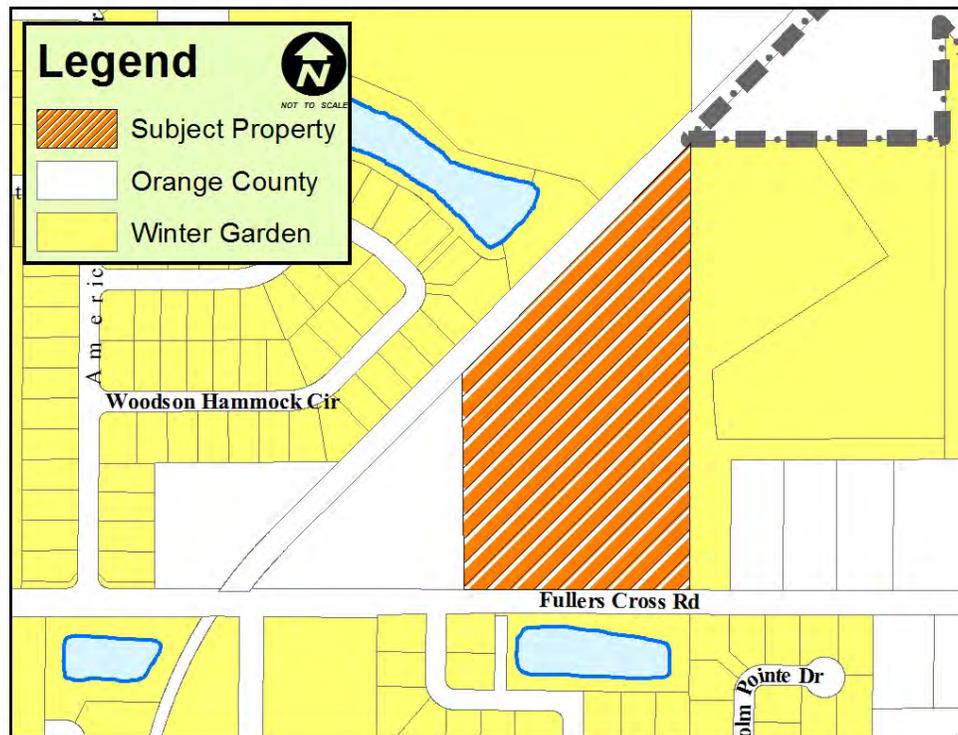
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: JULY 29, 2013
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
1205 EAST FULLERS CROSS ROAD (11.1 +/- ACRES)
PARCEL ID #: 12-22-27-0000-00-005
APPLICANT: GILKEY ORGANIZATION, LLC

INTRODUCTION

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

The subject property is located at 1205 East Fullers Cross Road, on the north side of East Fullers Cross Road, east of North West Crown Point Road and west of East Crown Point Road and is approximately 11.1 ± acres. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Low Density Residential, and rezoning the property to R-1B Single-Family Residential District.

In accordance with the City's Comprehensive Plan, permitted uses within the Low Density Residential land use include single family homes and churches and schools. The zoning classifications that are consistent with the Low Density Residential land use designation include PUD, R-1A, R-1, R-2, R-1B, and INT.

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

EXISTING USE

The subject property currently contains one house, one manufactured home, and the remainder is wooded vacant land.

ADJACENT LAND USE AND ZONING

The property located to the north is developed with the Fullers Crossing single family neighborhood, zoned PUD, and located in Winter Garden. The property located to the east is 6 +/- acre property developed with a single family house, zoned R-1, and located in Winter Garden. The property to the south is developed with the Tuscany single family neighborhood, zoned R-1, and located in Winter Garden. The property to the west is 3.2 +/- acre property developed with a single family house and a citrus grove, zoned A-2, and located in Orange County.

PROPOSED USE

The applicant intends to annex the property and submit for a Preliminary Subdivision Plan, then Construction Plans to develop it with a single family neighborhood with approximately 26 lots.

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.

SUMMARY

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

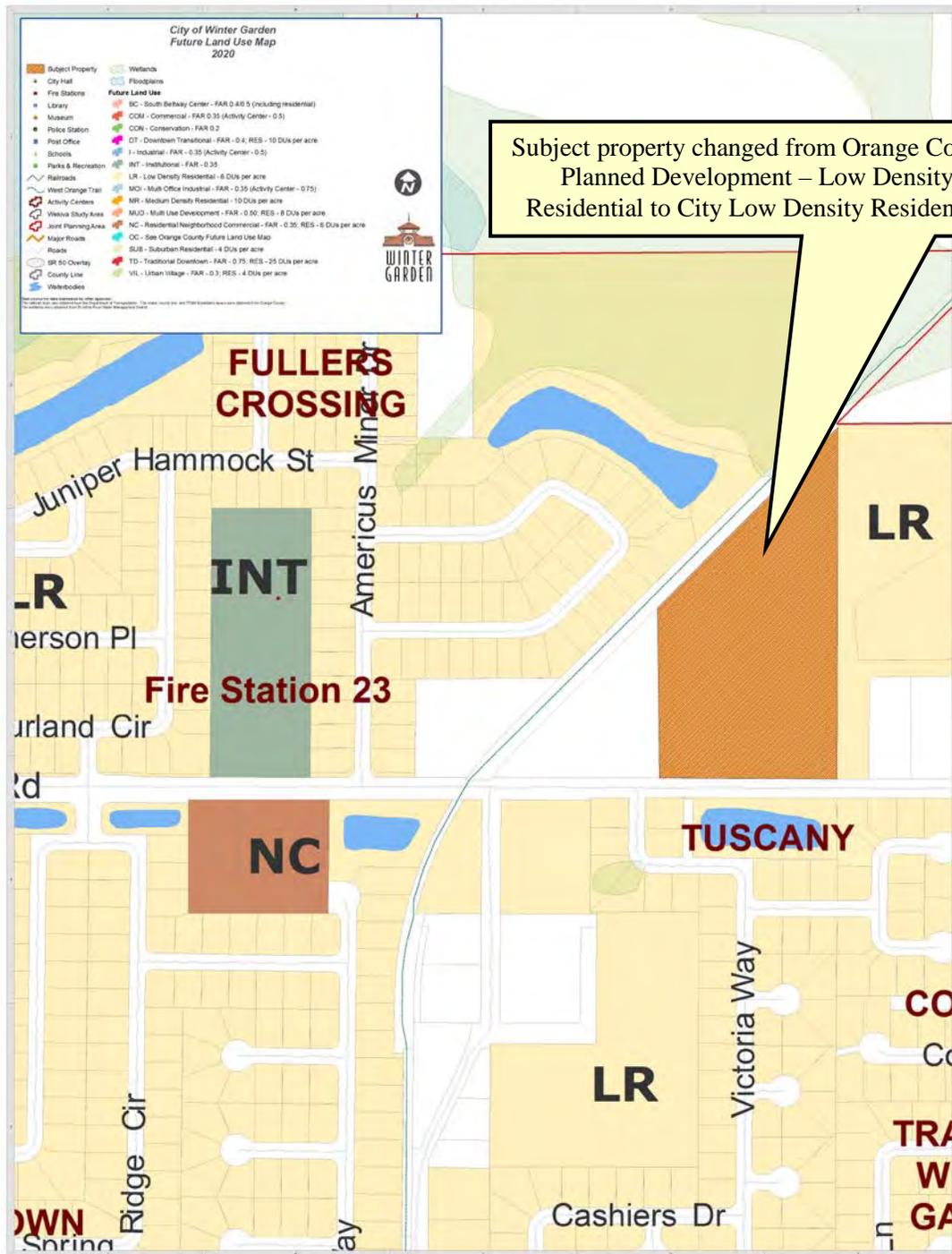
MAPS

AERIAL PHOTO

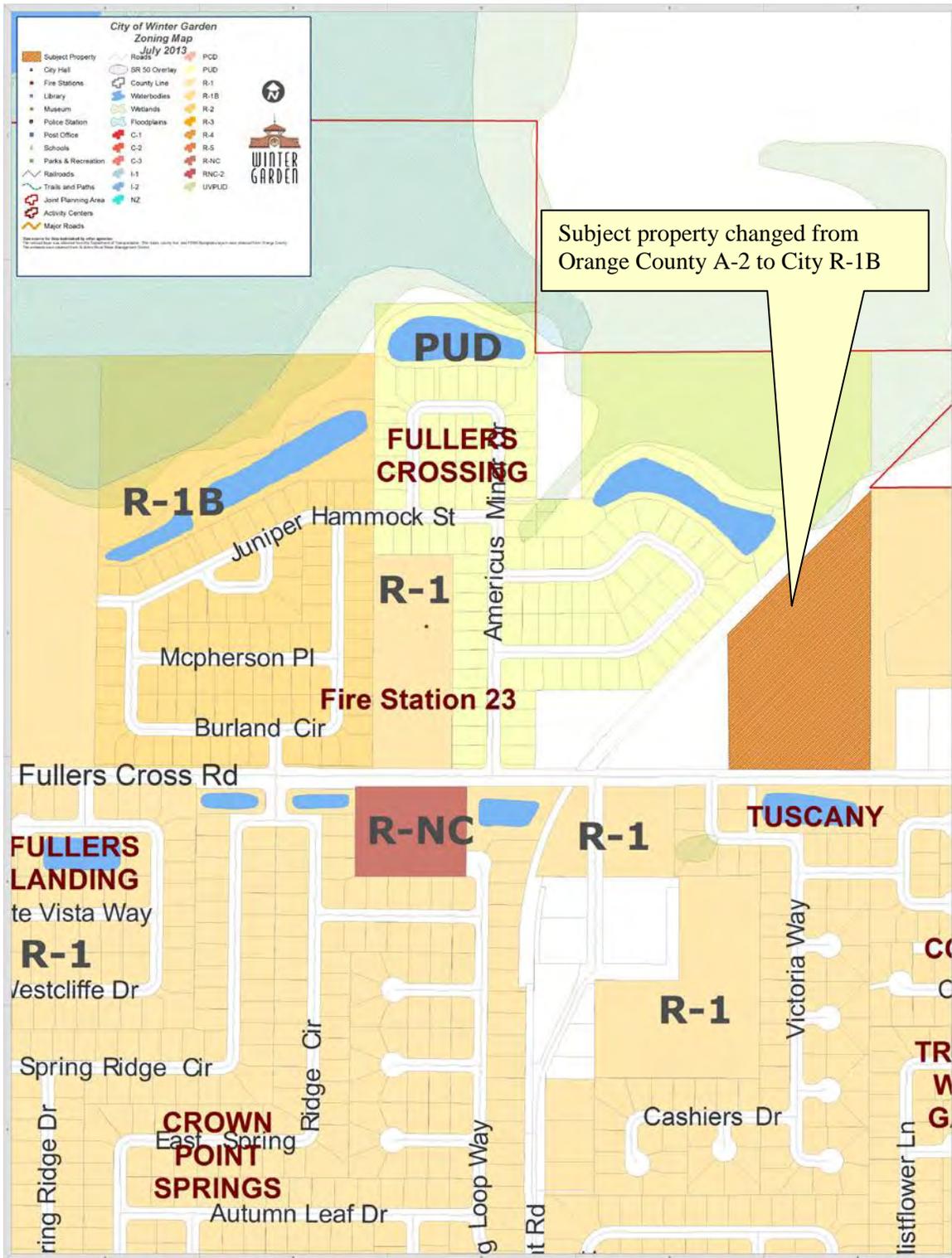
1205 East Fullers Cross Road (Oak Trail)



FUTURE LAND USE MAP
1205 East Fullers Cross Road (Oak Trail)



ZONING MAP 1205 East Fullers Cross Road (Oak Trail)



END OF STAFF REPORT

ORDINANCE 13-48

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD 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 11.1 ± acres located at 1205 East Fullers Cross Road on the north side of East Fullers Cross Road, east of North West Crown Point Road and west of East Crown Point Road 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 on the attached map 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 August 8, 2013

SECOND FIRST READING AND PUBLIC HEARING November 14, 2013

SECOND READING AND PUBLIC HEARING

ADOPTED this _____ day of _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"
LEGAL DESCRIPTION

PARCEL ID#: 12-22-27-0000-00-005

PARCEL A:

THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING SOUTH AND EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY, ALL LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR FULLERS CROSS ROAD ON SOUTH, ALSO LESS AND EXCEPT THAT PART PREVIOUSLY CONVEYED BY WARRANTY DEED RECORDED IN DEED BOOK 624, PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN IN THE CENTER OF THE INTERSECTION OF A.C.L. RY TRACKS AND THE COUNTY HARD ROAD, AT CROWN POINT, FLORIDA, (THE HARD ROAD FROM WINTER GARDEN TO FULLERS), RUN THENCE EAST 520 FEET, NORTH 528 FEET TO INTERSECT SAID RY., THENCE SOUTHWESTERLY 748 FEET ALONG RY. TO POINT OF BEGINNING. THIS LAND IS IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA (LESS RIGHTS OF WAY)

SAID PARCEL A, ALSO DESCRIBED AS THE FOLLOWING DESCRIBED PARCEL B :

PARCEL B:

A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, IN ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST BEING MARKED BY A 4"x4" CONCRETE MONUMENT "NO 10" C.C.R. #066512 RUN N89°42'06"E ALONG THE NORTH LINE OF SAID SECTION, 1310.50 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID NORTH LINE RUN S00°11'45"W ALONG SAID EAST LINE, 540.94 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE EASTERLY RIGHT OF WAY LINE OF RAILS TO TRAILS/APOPKA TO MABEL PROJECT OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY MAPS PREPARED BY JONES, WOOD & GENTRY; THENCE CONTINUE ALONG SAID EAST LINE AND EASTERLY RIGHT OF WAY LINE S00°11'45"W, 7.12 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE CONTINUE S00°11'45"W ALONG SAID EAST LINE, 1097.46 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT OF WAY LINE OF FULLERS CROSS ROAD PER ORANGE COUNTY ROAD BOND BOOK 1 PROJECT 5; THENCE DEPARTING SAID EAST LINE RUN N89°43'54"W ALONG SAID NORTH RIGHT OF WAY LINE, 614.58 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°00'00"E, 474.88 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF THE RAILS TO TRAILS/APOPKA TO MABEL PROJECT; THENCE RUN N44°56'12"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 875.41 FEET TO THE POINT OF BEGINNING.

ORDINANCE 13-49

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 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD FROM ORANGE COUNTY PLANNED DEVELOPMENT – LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as 11.1 ± acres located at 1205 East Fullers Cross Road on the north side of East Fullers Cross Road, east of North West Crown Point Road and west of East Crown Point 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 Orange County Planned Development – Low Density Residential to City Low Density Residential; and

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

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

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

SECTION II. *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 13-48, 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 August 8, 2013

SECOND FIRST READING AND PUBLIC HEARING November 14, 2013

SECOND READING AND PUBLIC HEARING

ADOPTED this _____ day of _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"
LEGAL DESCRIPTION

PARCEL ID#: 12-22-27-0000-00-005

PARCEL A:

THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING SOUTH AND EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY, ALL LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR FULLERS CROSS ROAD ON SOUTH. ALSO LESS AND EXCEPT THAT PART PREVIOUSLY CONVEYED BY WARRANTY DEED RECORDED IN DEED BOOK 624, PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN IN THE CENTER OF THE INTERSECTION OF A.C.L. RY TRACKS AND THE COUNTY HARD ROAD, AT CROWN POINT, FLORIDA, (THE HARD ROAD FROM WINTER GARDEN TO FULLERS), RUN THENCE EAST 520 FEET, NORTH 528 FEET TO INTERSECT SAID RY., THENCE SOUTHWESTERLY 748 FEET ALONG RY. TO POINT OF BEGINNING. THIS LAND IS IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA (LESS RIGHTS OF WAY)

SAID PARCEL A, ALSO DESCRIBED AS THE FOLLOWING DESCRIBED PARCEL B :

PARCEL B:

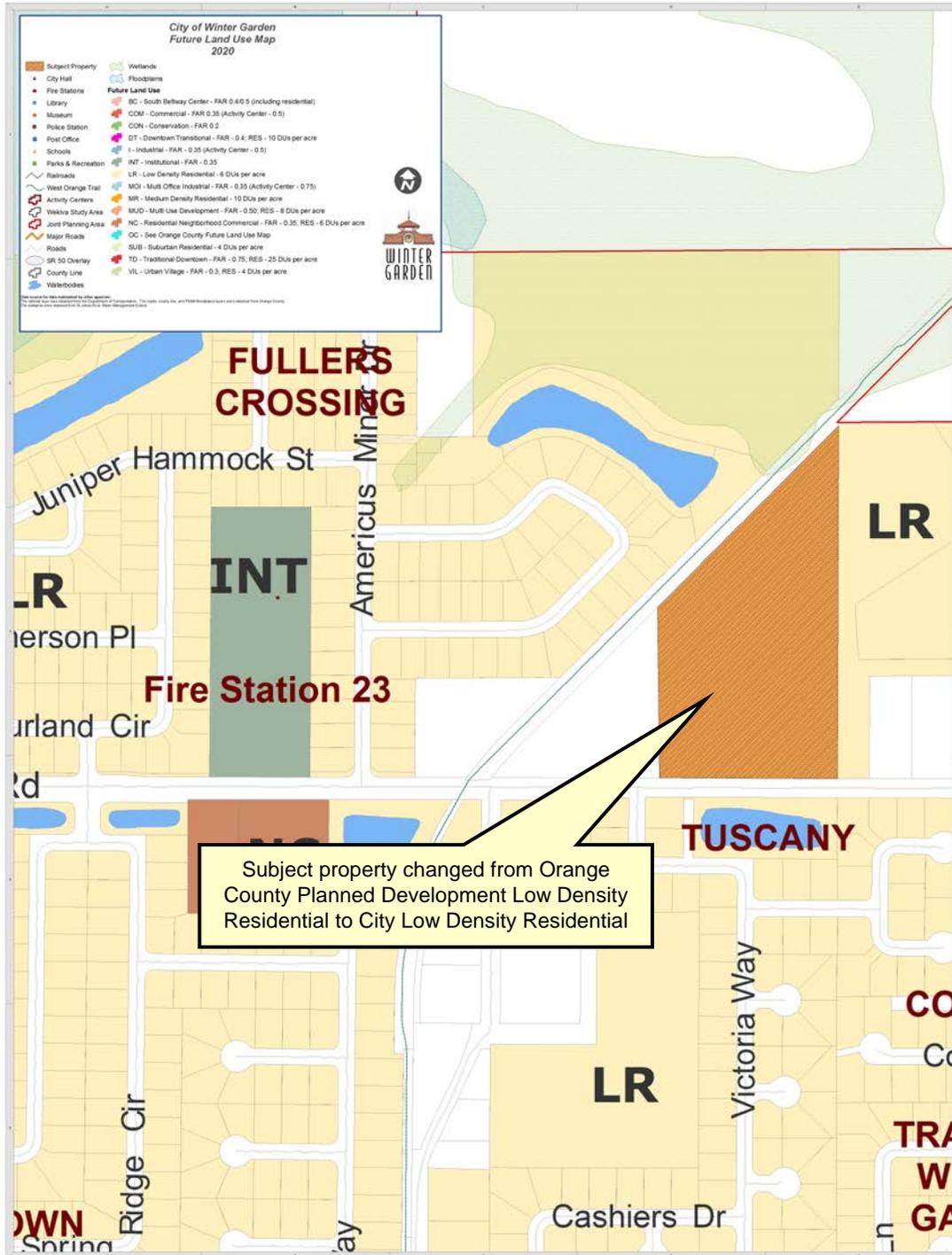
A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, IN ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST BEING MARKED BY A 4"x4" CONCRETE MONUMENT "NO 10" C.C.R. #066512 RUN N89°42'06"E ALONG THE NORTH LINE OF SAID SECTION, 1310.50 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID NORTH LINE RUN S00°11'45"W ALONG SAID EAST LINE, 540.94 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE EASTERLY RIGHT OF WAY LINE OF RAILS TO TRAILS/APOPKA TO MABEL PROJECT OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY MAPS PREPARED BY JONES, WOOD & GENTRY; THENCE CONTINUE ALONG SAID EAST LINE AND EASTERLY RIGHT OF WAY LINE S00°11'45"W, 7.12 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE CONTINUE S00°11'45"W ALONG SAID EAST LINE, 1097.46 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT OF WAY LINE OF FULLERS CROSS ROAD PER ORANGE COUNTY ROAD BOND BOOK 1 PROJECT 5; THENCE DEPARTING SAID EAST LINE RUN N89°43'54"W ALONG SAID NORTH RIGHT OF WAY LINE, 614.58 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°00'00"E, 474.88 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF THE RAILS TO TRAILS/APOPKA TO MABEL PROJECT; THENCE RUN N44°56'12"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 875.41 FEET TO THE POINT OF BEGINNING.

ATTACHMENT "B"

FUTURE LAND USE MAP

1205 East Fullers Cross Road



ORDINANCE 13-50

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD FROM ORANGE COUNTY A-2 FARMLAND RURAL DISTRICT TO CITY R-1B RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 11.1 ± acres located at 1205 East Fullers Cross Road on the north side of East Fullers Cross Road, east of North West Crown Point Road and west of East Crown Point Road, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County A-2 Farmland Rural to the City's R-1B Residential District zoning classification, therefore; and

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

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

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

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

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

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

SECTION 4: *Effective Date.* This Ordinance shall become effective simultaneously upon the effective date of Ordinance 13-49 which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

FIRST READING AND PUBLIC HEARING August 8, 2013

SECOND FIRST READING AND PUBLIC HEARING November 14, 2013

SECOND READING AND PUBLIC HEARING

ADOPTED this _____ day of _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 12-22-27-0000-00-005

PARCEL A:

THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING SOUTH AND EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY, ALL LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR FULLERS CROSS ROAD ON SOUTH. ALSO LESS AND EXCEPT THAT PART PREVIOUSLY CONVEYED BY WARRANTY DEED RECORDED IN DEED BOOK 624, PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN IN THE CENTER OF THE INTERSECTION OF A.C.L. RY TRACKS AND THE COUNTY HARD ROAD, AT CROWN POINT, FLORIDA, (THE HARD ROAD FROM WINTER GARDEN TO FULLERS), RUN THENCE EAST 520 FEET, NORTH 528 FEET TO INTERSECT SAID RY., THENCE SOUTHWESTERLY 748 FEET ALONG RY. TO POINT OF BEGINNING. THIS LAND IS IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA (LESS RIGHTS OF WAY)

SAID PARCEL A, ALSO DESCRIBED AS THE FOLLOWING DESCRIBED PARCEL B :

PARCEL B:

A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, IN ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST BEING MARKED BY A 4"x4" CONCRETE MONUMENT "NO 10" C.C.R. #066512 RUN N89°42'06"E ALONG THE NORTH LINE OF SAID SECTION, 1310.50 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID NORTH LINE RUN S00°11'45"W ALONG SAID EAST LINE, 540.94 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE EASTERLY RIGHT OF WAY LINE OF RAILS TO TRAILS/APOPKA TO MABEL PROJECT OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY MAPS PREPARED BY JONES, WOOD & GENTRY; THENCE CONTINUE ALONG SAID EAST LINE AND EASTERLY RIGHT OF WAY LINE S00°11'45"W, 7.12 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE CONTINUE S00°11'45"W ALONG SAID EAST LINE, 1097.46 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT OF WAY LINE OF FULLERS CROSS ROAD PER ORANGE COUNTY ROAD BOND BOOK 1 PROJECT 5; THENCE DEPARTING SAID EAST LINE RUN N89°43'54"W ALONG SAID NORTH RIGHT OF WAY LINE, 514.58 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°00'00"E, 474.88 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF THE RAILS TO TRAILS/APOPKA TO MABEL PROJECT; THENCE RUN N44°56'12"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 875.41 FEET TO THE POINT OF BEGINNING.

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: November 07, 2013

Meeting Date: November 14, 2013

Subject: 1150 & 1170 Elboc Way (0.83 +/- Acres)
Ordinance 13-66
Ordinance 13-67
Parcel ID # 25-22-27-8814-00-030 & 25-22-27-8814-00-020

Issue: The applicant is requesting to Rezone and amend the Future Land Use (FLU) designation of the properties located at 1150 and 1170 Elboc Way.

Discussion:

The applicant is requesting to rezone and amend the Future Land Use Designation of the +/- 0.83 acre properties from I-2 (General Industrial District) with Industrial FLU to C-2 (Arterial Commercial District) and Commercial FLU. The property owner has opened an office in one of the buildings and is working on a tenant for the other building. (See attached Staff Report).

Recommended Action:

Staff recommends approval of Ordinance 13-66 and Ordinance 13-67 **with second reading and public hearing scheduled for December 12, 2013.**

Attachment(s)/References:

Location Map
Staff Report
Ordinance 13-66
Ordinance 13-67

LOCATION MAP

1150 & 1170 Elboc Way

REZONING and FLU MAP AMENDMENT



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: STEVE PASH, SENIOR PLANNER
DATE: OCTOBER 7, 2013
SUBJECT: REZONING & FLU AMENDMENT
1150 & 1170 ELBOC WAY (0.83 +/- ACRES)
PARCEL ID #: 25-22-27-8814-00-030 & 25-22-27-8814-00-020
APPLICANT: MARY P. & CLINT O. WEBSTER

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 1150 and 1170 Elboc Way and is approximately 0.83 ± acres. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The applicant is requesting to rezone and amend the Future Land Use designation on the 0.83 ± acre property which is located within the City of Winter Garden. The property is currently zoned I-2 (General Industrial District) and carries a Future Land Use Designation of I (Industrial) on the Future Land Use Map of the City's Comprehensive Plan. The proposed zoning is C-2 (Arterial Commercial) and the proposed Future Land Use designation is C (Commercial).

EXISTING USE

The subject property is currently developed with a 5,097 square foot office building at 1150 Elboc Way which was built in 1986, and a 3,375 square foot warehouse at 1170 Elboc Way which was built in 1997.

ADJACENT LAND USE AND ZONING

The property located to the north is developed with a commercial building that has retail and restaurant uses, located in the City, and zoned C-2. The property located to the east is developed with a bus sales and service facility, located in the City, and zoned C-2. The property to the south is developed with a warehouse, located in the City, and zoned I-2. The property to the west is developed with a road construction company, located in the City, and zoned I-2.

PROPOSED USE

The applicant intends to rezone the property to operate an office at 1150 Elboc and is proposing to use the warehouse at 1170 Elboc for a metal recycling storage facility for the next 5 years. After the five year lease for the warehouse expires, the owner intends to demolish the warehouse and construct additional office space.

PUBLIC FACILITY ANALYSIS

The City will continue providing 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.

SUMMARY

The C-2 zoning and Commercial Land Use designation are more consistent with the area to the north and will allow uses more consistent with the goals and objectives of the City of Winter Garden's Comprehensive Plan. City Staff recommends approval of the proposed Ordinances to Rezone the property and change the Future Land Use designation.

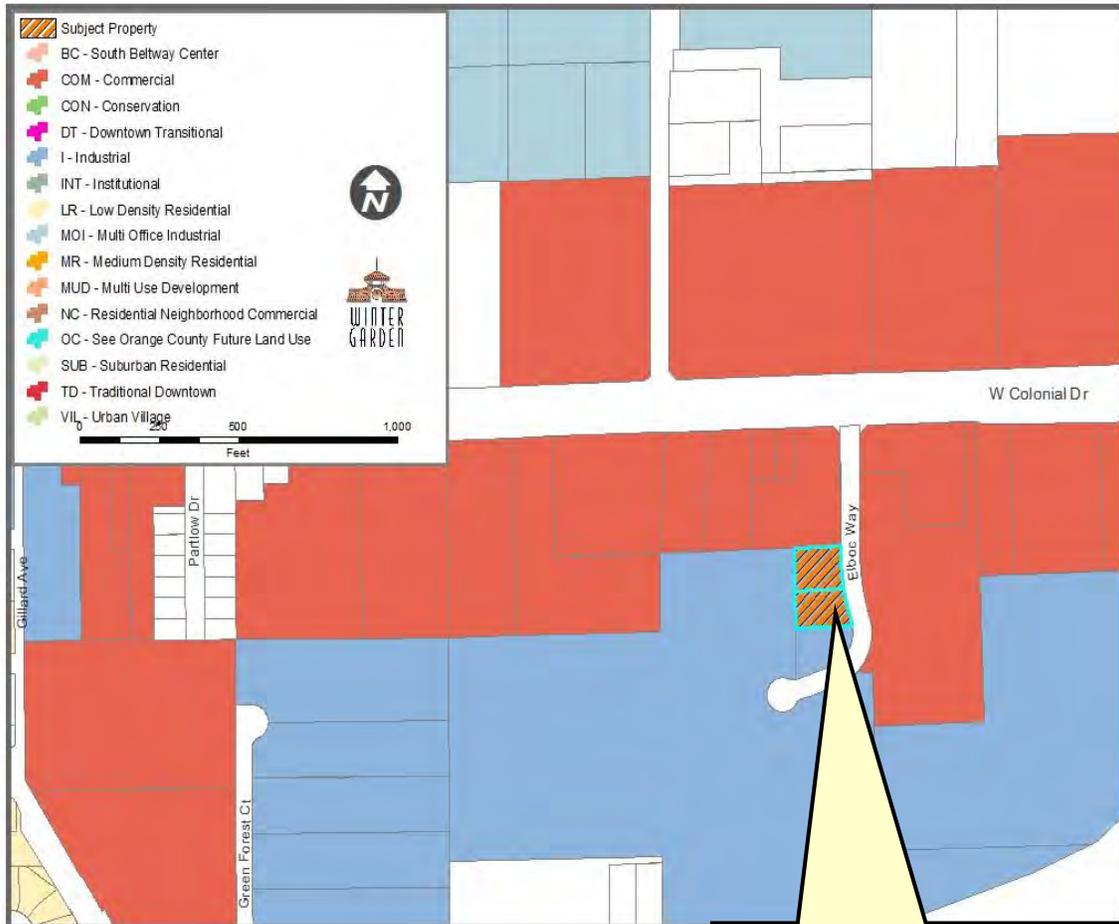
MAPS

AERIAL PHOTO

1150 & 1170 Elboc Way



FUTURE LAND USE MAP **1150 & 1170 Elboc Way**



Subject property changed existing Land Use of Industrial to Commercial

ZONING MAP
1150 & 1170 Elboc Way



END OF STAFF REPORT

Subject property changed
from I-2 to C-2

ORDINANCE 13-66

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.83 ± ACRES LOCATED AT 1150 AND 1170 ELBOC WAY ON THE WEST SIDE OF ELBOC WAY SOUTH OF WEST COLONIAL DRIVE FROM CITY I-2 GENERAL INDUSTRIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 0.83 ± acres of land located at 1150 and 1170 Elboc Way on the west side of Elboc Way south of West Colonial Drive, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from City I-2 General Industrial District to the City's C-2 Arterial Commercial District zoning classification, therefore; and

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

WHEREAS, further, the City Commission finds that based on competent, substantial evidence in the record, the rezoning approved by this Ordinance meets all applicable criteria for rezoning the Property to C-2 Arterial Commercial District contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

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

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

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

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

SECTION 4: *Non-Conforming Interim Use Agreement.* The Non-Conforming Interim Use Agreement attached hereto as ATTACHMENT "B" (the "Interim Use Agreement") is hereby approved, and the terms and conditions on the Interim Use as set forth in the Interim Use Agreement shall have the effect of law. The violation of any terms and conditions of the Interim Use Agreement by the property owner(s) or tenant(s) or their respective guests, invitees, successors, and assigns, or any combination thereof, shall constitute a violation of City ordinances.

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

FIRST READING AND PUBLIC HEARING: _____, 2013.

SECOND READING AND PUBLIC HEARING: _____, 2013.

ADOPTED this _____ day of _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 25-22-27-8814-00-030 & 25-22-27-8814-00-020

LOTS 2 & 3, IN TYBRENT CENTER , ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 14, PAGES 3 AND 4, PUBLIC RECORDS OF ORANGE
COUNTY, FLORIDA.

**NON-CONFORMING INTERIM USE AGREEMENT
1170 Elboc Way**

This NON-CONFORMING INTERIM USE AGREEMENT (this "Agreement") is entered into on 10/31, 2013 by and between BILGIL, LLC, a Florida limited liability company, whose address is 12324 Lakeshore Drive, Clermont, Florida 34711 (the "Property Owner"), and H & Q Recycling, LLC (the "Tenant"), and the CITY OF WINTER GARDEN, a Florida municipal corporation, whose address is 300 West Plant Street, Winter Garden, Florida 34787 (the "City").

WHEREAS, the Property Owner is the fee simple owner of that certain real property approximately 0.83 acres in size and generally located at 1150 & 1170 Elboc Way, Winter Garden, Orange County, Florida with tax parcel identification numbers #25-22-27-8814-00-030 & 25-22-27-8814-00-020, and legally described in those certain deeds recorded at Official Records Book 9767, Pages 1073-74 and Official Records Book 5136, Pages 1664-67, Public Records of Orange County, Florida (the "Property"); and

WHEREAS, the Property is currently developed with a 5,097 square foot office building at 1150 Elboc Way and a 3,375 square foot warehouse building at 1170 Elboc Way; and

WHEREAS, the Property is currently designated on the Comprehensive Plan Future Land Use Map as Industrial and has an I-2 zoning designation; and

WHEREAS, the Property Owner is currently requesting that the Comprehensive Plan be amended to change the future land use designation of the Property from Industrial to Commercial, and that the Property be simultaneously rezoned from I-2 (General Industrial District) to C-2 (Arterial Commercial District); and

WHEREAS, the City is currently in the process of reviewing and considering for approval, the Property Owner's aforesaid Comprehensive Plan future land use amendment and rezoning request for the Property; and

WHEREAS, further, the Property Owner and Tenant request that the Tenant be allowed to operate Tenant's aluminum storage and export business on a portion of the Property within the warehouse building located at 1170 Elboc Way for an interim use period of five (5) years, which shall terminate no later than December 31, 2018; and

WHEREAS, the Tenant's aluminum storage and export business is not consistent with and will be non-conforming to the Commercial future land use designation and the C-2 zoning classification sought for the Property; and

WHEREAS, the City is willing to allow Tenant's non-conforming use of an indoor aluminum storage and export business on a temporary basis in accordance with the conditions and requirements of this Agreement.

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

1. An aluminum storage and export business is not a permitted use within the C-2 Arterial Commercial District and thus, such is a prohibited use by the zoning classification requested for the Property by the Property Owner. Therefore, the aluminum storage and export business use allowed pursuant to this Agreement is classified as a non-conforming use, which shall cease and expire in accordance with this Agreement.

2. Tenant will be allowed to operate an aluminum storage and export business limited to the indoor storage of metals and associated office use (sometimes herein called "Interim Use") within the 3,375 square foot warehouse building at 1170 Elboc Way (a portion of the Property) from the Effective Date of this Agreement until December 31, 2018 ("Interim Use Period"), provided the Tenant and Property Owner comply with all terms and conditions of this Agreement. The shredding, crushing, melting, purification and retail sale of metals are prohibited on the Property and is not authorized by this Agreement. The aluminum storage and export business shall not conduct sales to the general public. The Interim Use is limited to the 3,375 square foot warehouse building at 1170 Elboc Way only.

3. Upon the termination of the Interim Use Period, the indoor aluminum storage and export business activities shall immediately cease. Failure to timely cease Interim Use or failure to comply with the conditions and restrictions placed on Interim Uses shall be a material default of this Agreement and a violation of the City Code of Ordinances.

4. Upon a default of any provision of this Agreement, the City shall have the right to terminate this Agreement, revoke, terminate, and enjoin the Interim Use, cite and fine the Property, Property Owner, and Tenant for code violations and exercise and pursue any and all legal and equitable remedies available to the City as provided by law. In the event code enforcement proceedings are brought by the City arising from or concerning the Tenant or Property Owner's violation of this Agreement or the City code or regulations, Tenant and Property Owner hereby consent, acknowledge and agree that a reasonable time to correct the code violation(s) shall be a period of no more than seven (7) calendar days for violations that are not irreparable or irreversible in nature. The City shall be entitled to recover its attorneys' fees and administrative costs arising out or concerning any violation or default of this Agreement by the Tenant or Property Owner, for which Tenant and Property Owner shall be jointly and severally liable.

5. Tenant shall apply and pay for and obtain a business tax receipt for the aluminum storage and export business use. The issuance of a business tax receipt cannot and shall not be relied upon to estop or prevent the City from revoking the Interim Use as provided in this Agreement.

6. Tenant and Property Owner agree to comply with the City's code requirements concerning the placement and maintenance of signs. No banner signs, flags, portable signs, snipe signs, advertising inflatables, or other advertising signs shall be placed on the Property or public rights-of-way to advertise the business operations. Tenant shall apply for and obtain the proper permits from the City for any sign advertising the business operations and shall comply with any permit requirements imposed.

7. Property Owner and Tenant agree to obtain an inspection of the buildings on the Property by a City building official to ensure that the buildings are in compliance with building codes and fire safety codes, and to make such improvements (after receipt of necessary and proper permits) required by the building official in order to bring the buildings into compliance prior to occupying and using the buildings for the Interim Use.

8. Tenant and Property Owner have an affirmative obligation to keep and maintain the Interim Use and the Property in an attractive, clean and safe condition and free and clear of code violations. **There shall be no outdoor storage or sale of merchandise, goods, equipment and materials on the Property, including without limitation, aluminum and other metals.** All uses and business activities on the Property shall be conducted on the interior of buildings. The Interim Use shall comply with the City code and regulatory requirements to the full extent practicable, as determined by the City.

9. Except as expressly set forth herein, all development and use of the Property shall be in compliance with all applicable federal, state, county and municipal laws and ordinances, rules and regulations (including, but not limited to, the City's land development regulations, building codes, zoning requirements and comprehensive plan). Nothing in this Agreement shall constitute or be deemed to constitute or require the City to issue any approval by the City of any rezoning, Comprehensive Plan amendment, variance, special exception, final site plan, preliminary subdivision plan, final subdivision plan, building permit, grading, stormwater drainage, engineering, or any other land use or development approval. Nor shall this Agreement be deemed to reduce, eliminate, derogate from or otherwise adversely affect any such approvals, permissions or rights. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures with respect to same as otherwise set forth in the City's Code of Ordinances and subject to any conditions of approval thereof.

10. Property Owner and Tenant hereby indemnify and hold the City and its elected and appointed officials, officers, employees and agents harmless from and against any and all claims,

disputes, lawsuits, injuries, damages, attorneys' fees (including trial and appellate fees with lawyers selected by the City), costs and experts' fees, interest and all adverse matters in any way arising out of or relating to the Property Owner's and/or Tenant's and their respective officers', employees' and agents' negligent acts, negligent omissions, negligence, negligent misrepresentation and default under this Agreement, or any combination thereof, arising from or related to the Property Owner's or Tenant's exercise of (or failure to exercise) the rights or obligations of the Property Owner and Tenant under this Agreement, for the risks assumed by Property Owner and Tenant under this Agreement, and concerning the termination of the Interim Use as set forth herein. Nothing herein shall constitute or be construed as a waiver of the City's sovereign immunity defenses and protections.

11. Each party represents and warrants to the other party that it has all necessary power and authority to enter into and consummate the terms and conditions of this Agreement, that all acts, approvals, procedures, and similar matters required in order to authorize this Agreement have been taken, obtained, or followed, as the case may be, and that, upon the execution of this Agreement by all parties, this Agreement shall run with the Property and the rights and obligations under this Agreement shall benefit, burden and be binding upon the parties hereto and their successors in interest and assigns.

12. If any part of this Agreement is declared invalid or unconstitutional by a court of competent jurisdiction, then this Agreement shall terminate, and the Interim Use shall immediately cease.

13. This Agreement shall become effective upon execution by all parties on the date signed by the last of the parties (the "Effective Date").

The parties hereby agree to the terms and conditions as stated above.

PROPERTY OWNER

BILGIL, LLC

William McBean, Managing Member



Gilbert L'Hommedieu, Manager

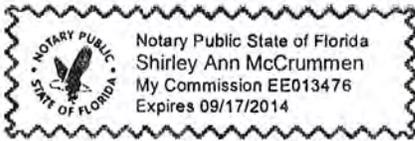
STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was executed and acknowledged before me this _____
_____, 2013 by William McBean, as Managing Member of BILGIL, LLC. He (check one) is
personally known to me, or has produced a valid driver's license as identification.

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

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was executed and acknowledged before me this October 31,
2013 by Gilbert L'Hommedieu as Manager of BILGIL, LLC. She (check one) is personally known
to me, or has produced a valid driver's license as identification.



Shirley Ann McCrummen
Notary Public, State and County Aforesaid
Printed Name: Shirley McCrummen
My Commission Expires: 9/17/14
My Commission Number is: EE013476

TENANT

H & Q Recycling, LLC

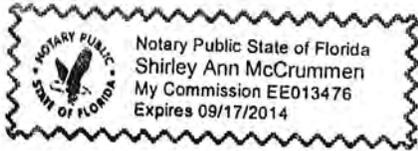
[Signature]
Signature

Quan P Hoang
Printed Name

Title: Managing Member

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was executed and acknowledged before me this October 31, 2013 by Quan Hoang, as Mgr. Member of H & Q Recycling, LLC. He/she (check one) is personally known to me, or has produced a valid driver's license as identification.



Shirley M
Notary Public, State and County Aforesaid
Printed Name: Shirley McCrummen
My Commission Expires: 9/17/14
My Commission Number is: EE013476

CITY
CITY OF WINTER GARDEN

Michael Bollhoefer, City Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed and acknowledged before me this _____, 2013 by Michael Bollhoefer as City Manager of the City of Winter Garden. He is personally known to me, or has produced a valid driver's license as identification.

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

ORDINANCE 13-67

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 0.83 ± ACRES LOCATED AT 1150 AND 1170 ELBOC WAY ON THE WEST SIDE OF ELBOC WAY SOUTH OF WEST COLONIAL DRIVE FROM INDUSTRIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as 0.83 ± acres of land located at 1150 and 1170 Elboc Way on the west side of Elboc Way south of West Colonial Drive, 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 City Industrial to City Commercial; and

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

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

SECTION I. *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property to 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: _____, 2013.

SECOND READING AND PUBLIC HEARING: _____, 2013.

ADOPTED this _____ day of _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 25-22-27-8814-00-030 & 25-22-27-8814-00-020

LOTS 2 & 3, IN TYBRENT CENTER , ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 14, PAGES 3 AND 4, PUBLIC RECORDS OF ORANGE
COUNTY, FLORIDA.**ATTACHMENT "B"**

Attachment B

FUTURE LAND USE MAP

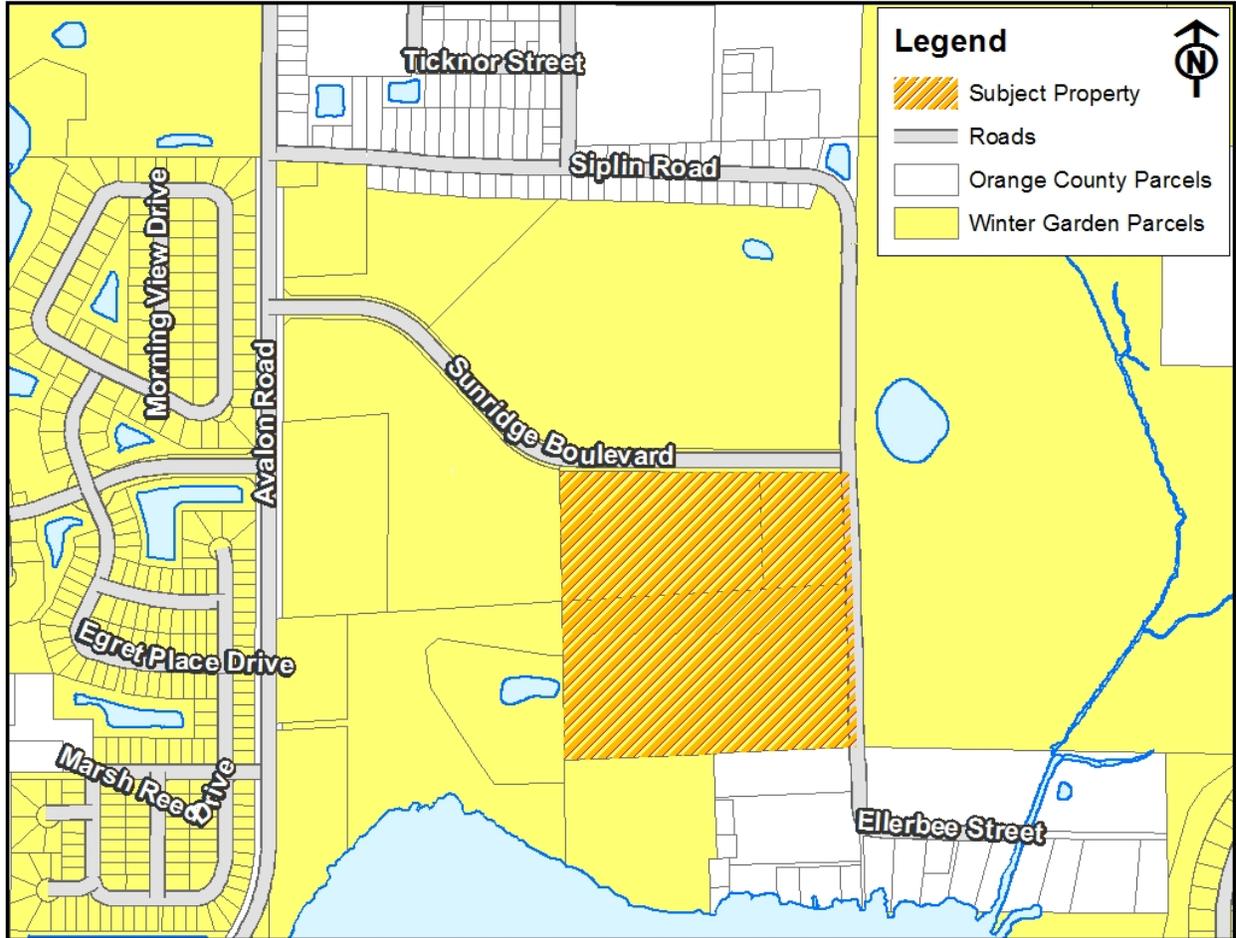
1150 & 1170 Elboc Way



LOCATION MAP

BLACK LAKE PRESERVE

ORDINANCE 13-68



ORDINANCE 13-68

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 35.176 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT 14288, 14350, AND 14362 SIPLIN ROAD AT THE SOUTHWEST CORNER OF SUNRIDGE BOULEVARD AND SIPLIN ROAD, FROM NO ZONING (NZ) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE BLACK LAKE PRESERVE PUD; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 35.176 ± acres of land located at 14288, 14350, and 14362 Siplin Road, at the southwest corner of SunRidge Boulevard and Siplin Road, being more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), desire to rezone their property from City NZ 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 No Zoning (NZ) to Planned Unit Development (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 Black Lake Preserve PUD Development Plan attached hereto as Exhibit “B.” Should any conflict be found between this Ordinance and the Black Lake Preserve PUD 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, all residential development on the Property must comply with the general zoning requirements of the R-1 Single Family Residential District for any structures, including but not limited to swimming pools, screen rooms accessory structures and buildings that are developed on the Property.

c. Design Criteria/Architectural Standards-

1. **Lot Size-** Minimum lot width shall be 70 feet; minimum lot depth shall be 125 feet.
2. **Building Height-** Maximum building height shall be 35 feet, not to exceed 2 stories.
3. **Minimum Living Area-** Minimum living area for each residential unit shall be 1,500 square feet.
4. **Signage-** All signage shall be reviewed and permitted by the City of Winter Garden. All proposed signage, with the exception of street and traffic signs, shall be submitted for review and approval as part of the Development Agreement for the Property.
5. **Setbacks and Required Yards-**
 - a. **Front yard:** 25 feet
 - b. **Rear yard:** 25 feet
 - c. **Side yard:** 5 feet
 - i. Side yard setbacks shall be no less than 5 feet and shall be unobstructed by any mechanical equipment including, but not limited to, AC units, pool equipment, water filtration systems, gas tanks, propane tanks, and any other utility or service equipment;
 - ii. Any landscaping and/or fencing installed within the 5 foot side yard setback shall be designed and constructed so as not to interfere with any easement function.
 - d. **Corner/Street Side yard:** 15 feet
6. **Residential Design Criteria-** All development on the Property must maintain the same general design criteria and architectural characteristics as the Building Elevations attached hereto as Exhibit "C".
 - a. Rear elevations of 2-story product types shall include architectural features similar to those of the front elevation.
 - b. 25% of all dwelling units will have either a 5 foot recessed garage or a front porch.
 - c. The front porch of a dwelling unit may encroach up to 5 feet

into the front setback.

- d. Dwelling units with 5 foot recessed garage may have reduced front yard setback of 20 feet.
- e. A front porch shall be defined as a covered outdoor area at and/or adjacent to the front door of the residential dwelling unit that extends a minimum of 3 feet on either side of the front door and has a minimum depth of 6 feet.
- f. Product types shall be staggered to avoid construction of the same elevation side-by-side or across the street.

7. **Common Recreation and Open Space-** The Property is located within the Resource Protection Overlay, and in compliance with the City of Winter Garden Comprehensive Plan Future Land Use Element Policies 1-3.1.7 and 1-3.1.8 no less than 25% Wekiva Study Area Open Space shall be provided.

None of the 25% Wekiva Study Area Open Space shall be chemically treated with pesticides to establish sensitive natural habitat.

To the greatest extent possible, 5% of the developable area of the Property shall be set aside for passive, dry-land recreational use. In the event that this requirement cannot be met wholly or in part, then a financial contribution in accordance with Chapter 110, Article V, Division 2 of the City Code of Ordinances shall be made to the City Recreation Fund to fulfill the requirement.

- d. **Staff Conditions-** All development on the Property must comply with the following conditions:
- 1. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
 - 2. All work shall conform to City of Winter Garden standards and specifications.
 - 3. 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.
 - 4. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

5. 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.
6. 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.
7. Landscaping, perimeter fencing, and screen walls shall be located within a landscape and wall tract, to be maintained by the HOA.
8. All proposed easements shall be 30' minimum width for sanitary, water and storm; improvements shall be centered within the easement. Common areas not abutting right-of-way shall include a tract (not easement) for access and maintenance.
9. Utilities: Minimum 8" potable water, 8" reuse water, and minimum 6" sanitary force main are required.
10. Proposed 5 ft building setbacks are permitted, provided that no obstructions of any kind are allowed within the 5 ft setback area. Minimum 5 ft wide utility and drainage easements shall be provided on each side lot line.
11. If gated, the streets will be private and maintained by the HOA. While portions of the right-of-way may be dedicated to the City, maintenance of special pavements, landscaping, hardscaping, etc. shall be performed by the HOA under a Right-of-Way maintenance agreement.
12. Right-of-way width shall be a minimum of 50 feet with minimum roadway pavement width of 24' as required by City Code (12' minimum each lane); 16' minimum lane width for any divided portion

(additional width may be required if parking is allowed); 18" of clean fill with no more than 5% passing a #200 sieve required under the subbase (show on typical section); 98% density required on all compaction; 2" minimum asphalt thickness; 10" minimum soil cement base thickness; minimum 24" wide concrete curb and gutter required; 5' wide concrete sidewalks required on both sides of street; minimum 10' wide drainage and utility easements required adjacent to all rights-of-way. All construction shall meet City of Winter Garden requirements for drainage, roadways and utilities.

13. SunRidge Boulevard has been constructed with two lanes, to be expanded as designed, to four lanes. A 5' wide concrete sidewalk will be required along the frontage of SunRidge Boulevard if not constructed with the road widening.
14. Sale of lots prior to recording of final plat is prohibited.
15. Vehicular access point on SunRidge Boulevard shall be entry only. Gate or other similar device preventing vehicular exit from this point is required.

SECTION 2: *General Requirements.*

- a. **Developer's Agreement-** A Developer's Agreement shall be drafted, approval obtained and recorded prior to approval of Preliminary Plat of the Property and prior to the issuance of any site or building permits. The Developer's Agreement shall include, but is not limited to the following: road widening; utilities and other commitments of the development's master plan; project phasing; vehicular access to the site; provisions concerning Owner's design, permitting and construction of access improvements for the Project including the realignment of Siplin Road; off-site public infrastructure improvements; joint lift station with adjacent property owner; impact fees; other conditions and commitments of this Ordinance and the Black Lake Preserve PUD Development Plan, attached hereto as Exhibit "B"; and adherence to all City Codes and Standards.
- b. **Stand Alone Clause-** Each phase of development of the Property must operate as an individual unit in that each particular phase will be able to stand-alone in the event that no other phase is developed.
- c. **Land Development Approvals and Permits-** This Ordinance does not require the City to issue any permit or approval for development, construction, preliminary plat, final plat, 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-** Expiration of this PUD shall be governed in accordance with Section 118-830, City of Winter Garden Code of Ordinances. Time extensions may be granted in accordance with Section 118-829, City of Winter Garden Code of Ordinances.

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

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

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

FIRST READING AND PUBLIC HEARING: _____, 2013.

SECOND READING AND PUBLIC HEARING: _____, 2013.

ADOPTED this _____ day of, _____, 2013, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

Exhibit "A"

LEGAL DESCRIPTION

PARCEL ID#: 34-22-27-0000-00-029 & 34-22-27-0000-00-008

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 27 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 01°18'35" EAST, ALONG THE EAST LINE OF THE NORTHWEST CORNER OF SAID SECTION 34, A DISTANCE OF 231.90 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°42'54" EAST, 8.00 FEET TO THE WEST LINE OF THAT CERTAIN RIGHT-OF-WAY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1753, PAGE 564 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN SOUTH 01°18'35" EAST, ALONG SAID WEST LINE, 478.23 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 86°25'20" WEST, ALONG SAID SOUTH LINE, 1256.43 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN NORTH 00°43'13" WEST, ALONG SAID WEST LINE, 562.75 FEET TO A POINT ON SAID WEST LINE, BEING 123.77 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°42'58" EAST, 1250.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 14.966 ACRES MORE OR LESS.

PARCEL ID#: 34-22-27-0000-00-007

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 27 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 01°18'35" EAST, ALONG THE EAST LINE OF THE NORTHWEST CORNER OF SAID SECTION 34, A DISTANCE OF 709.57 FEET; TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°18'35" EAST, ALONG SAID EAST LINE, 709.57 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 87°28'30" WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 1270.79 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN NORTH 00°43'13" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 686.52 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN NORTH 86°25'20" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1264.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 20.299 ACRES MORE OR LESS.

Exhibit "B"

COVER PAGE

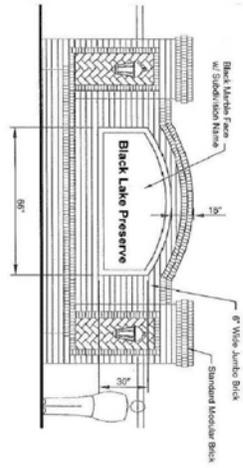
PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN

BLACK LAKE PRESERVE

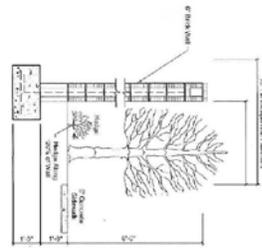
REVISED OCTOBER 2013

(6 PAGES - ATTACHED)





ENTRANCE SIGN DETAIL



BRICK WALL DETAIL



**PLAY GROUND
MULTI ACTIVITY STRUCTURE**

 B&S B&S Landscape Architecture 10000 Lake Nona Blvd, Suite 100 Lake Nona, FL 32153 Phone: 407-224-2222 Fax: 407-224-2223 Website: www.bands.com	HANOVER CAPITAL - BLACK LAKE PRESERVE LANDSCAPE DETAILS WINTER GARDEN, FLORIDA	APPROVED BY: _____ DATE: _____ PROJECT NO.: _____ SHEET NO.: _____	CONSTRUCTION PLANS
---	--	---	---------------------------

Exhibit "C"

Building Elevations



ROYAL OAK HOMES "BALDWIN" ELEV. 2 - STONE



ROYAL OAK HOMES - ELEV. 2 - STONE - "EMERSON"



ROYAL SAK HOUSES - 11 AVANTHARAJE BLVD. 2 STORES



ROYAL OAK HOMES PARTIAL ELEVATION

KURT NAUSS



ROYAL OAK HOMES "TOWNSEND" ELEV. 2 - STRIKE

KURT KAUSE



ROYAL OAK HOMES. "WHITMAN" (FRONT PORCH). ELEV. 2 - STONE

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

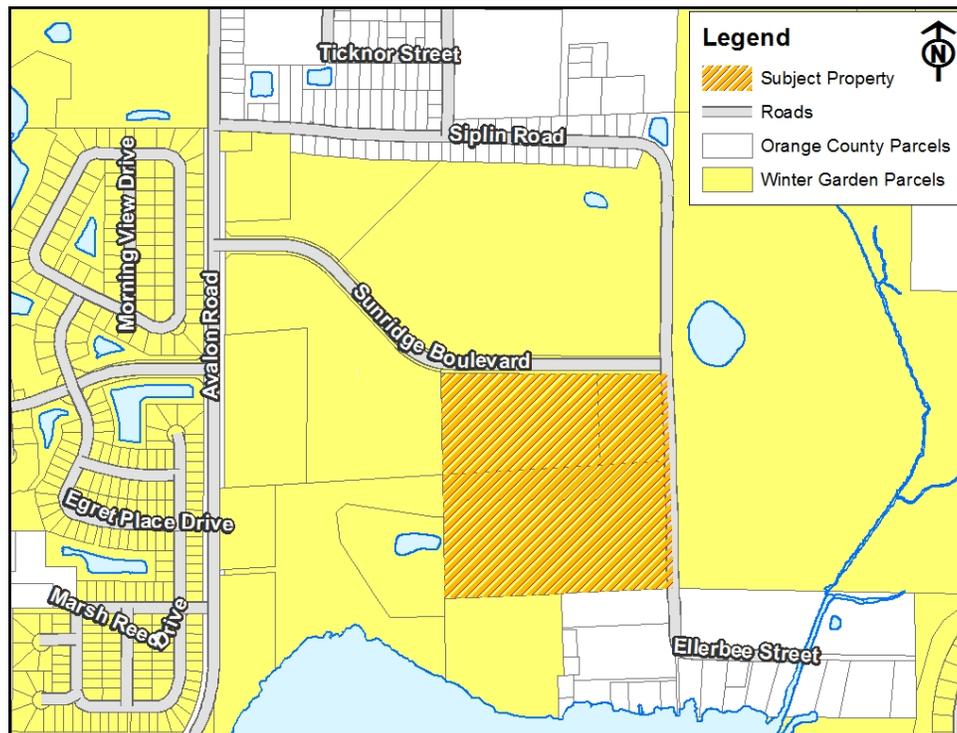
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: NOVEMBER 1, 2013
SUBJECT: REZONING
BLACK LAKE PRESERVE PROPERTY
14288, 14350 & 14362 SIPLIN ROAD (35.176 +/- ACRES)
PARCEL ID # 32-22-27-0000-00-008; 32-22-27-0000-00-029
32-22-27-0000-00-007

APPLICANT: HANOVER CAPITAL PARTNERS, LLC

INTRODUCTION

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

The subject property is located at 14288, 14350 & 14362 Siplin Road and is approximately 35.176± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



The applicant is requesting to rezone 35.176± acres of land. The subject property was recently annexed into the City of Winter Garden and has not yet been assigned a zoning designation. The Future Land Use Map of the City of Winter Garden Comprehensive Plan was recently amended in conjunction with the annexation of the subject property to designate the subject property SUB-Suburban Residential on the Future Land Use Map of the City's Comprehensive Plan (see attached map).

EXISTING USE

The subject property is primarily vacant unimproved land; however there is one existing single family residential structure located on the portion of the property addressed at 14362 Siplin Road.

ADJACENT LAND USE AND ZONING

The property located to the north of the subject property is the new school site of SunRidge Middle School and SunRidge Elementary School which opened last year in the City of Winter Garden, the Future Land Use Designation of the property is Institutional. The properties located to the west are vacant properties located within the City of Winter Garden, one containing an Orange Grove and the other owned by the City of Winter Garden, since their annexation these properties have not been assigned Zoning or Future Land Use Designation on the Future Land Use Map of the City's Comprehensive Plan. The properties located to the south include vacant unimproved land located in Unincorporated Orange County and a Single Family Residential structure also located in Unincorporated Orange County. The property to the east is primarily vacant land with Future Land Use Designation of Low Density Residential and the Zoning is R-2 in the City of Winter Garden.

PROPOSED USE

The applicant proposes to develop the 35.176 ± acre site into a residential planned unit development containing 91 single-family dwelling units. The subdivision is proposed to have a gross density of 2.58 dwelling units per acre, the SUB- Suburban Residential Future Land Use Designation allows up to 4 dwelling units per acre. The proposed subdivision will contain 2 recreational parks, walking trails and 8.89 acres of open space.

The proposed project will contain a mixture of 70'x125' lots and 75'x125' lots, with a total of 44 lots at between 70' and 75' wide and 47 lots at 75' or wider.

PUBLIC FACILITY ANALYSIS

Potable Water, Reclaimed Water, and Wastewater Services

The proposed residential development will be served by and required to connect to City of Winter Garden water, wastewater, and reclaimed water which are available and have adequate capacity to serve the proposed residential development. 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.

Stormwater

The stormwater retention/detention facilities designed to service the proposed development will meet or exceed the LOS Standards stated in Policy 4-1.1.1 of the Public Facilities Element included in the City of Winter Garden Comprehensive Plan. In addition, the stormwater facilities will be designed in accordance with St. Johns River Water Management District and City of Winter Garden requirements.

Common Recreation and Open Space

The proposed residential development is located within the Wekiva Study Area Resource Protection Overlay, and in accordance with the City of Winter Garden Comprehensive Plan Future Land Use Element Policies 1-3.1.7 and 1-3.1.8 no less than 25% Wekiva Study Area Open Space shall be provided. None of the 25% Wekiva Study Area Open Space shall be chemically treated with pesticides to establish sensitive natural habitat.

To the greatest extent possible, 5% of the developable area of the Property shall be set aside for passive, dry-land recreational use. In the event that this requirement cannot be met wholly or in part, then a financial contribution in accordance with Chapter 110, Article V, Division 2 of the City Code of Ordinances shall be made to the City Recreation Fund to fulfill the requirement.

The proposed development will have 8.89 +/- acres of open space, consisting of Wekiva Study Area Open Space and passive, dry-land recreational uses.

All of the common recreation and open space will be maintained by a homeowner's association and available to the residents. The developer shall establish a homeowner's association in accordance with Chapter 720, Florida Statutes and having governing documents in compliance with Chapter 110 of the City of Winter Garden Code of Ordinances.

Environment

The subject property is located within the Wekiva Study Area Resource Protection Overlay. The developers are required to provide a minimum of 25% of the gross developable area as Wekiva Open Space as stated in Policies 1-3.1.7 and 1-3.1.8 of the Future Land Use Element included in the City of Winter Garden Comprehensive Plan.

Transportation

The property's primary point of vehicular access is from SunRidge Blvd which will continue to be the primary access point with the development of the property. However, SunRidge Blvd will be an entry only access point with a secondary access (entry and exit) point on Siplin Road. With the development of this property and in conjunction with the development of the Mathews Grove property located on the east side of Siplin Road, there will be a realignment of Siplin Road through the Mathews Grove property.

Other Services

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.

SUMMARY

City Staff recommends approval of the proposed Ordinance subject to the following condition:

- Prior to any further approvals the property owner shall enter into a Developer's Agreement which, in addition to other commitments, specifies the cooperation and obligations of the Black Lake Preserve owner/developer and the Mathews Grove owner/developer to construct the realignment of Siplin Road and a joint lift station.

Rezoning the subject property from City NZ to City PUD is consistent with the Future Land Use Map of the City's Comprehensive Plan, and is consistent with the trend of development in the area. The proposed development is compatible and consistent with the uses in the surrounding area. The proposed development of the subject property is consistent with the goals, objectives and policies of the City's Comprehensive Plan and land development regulations.

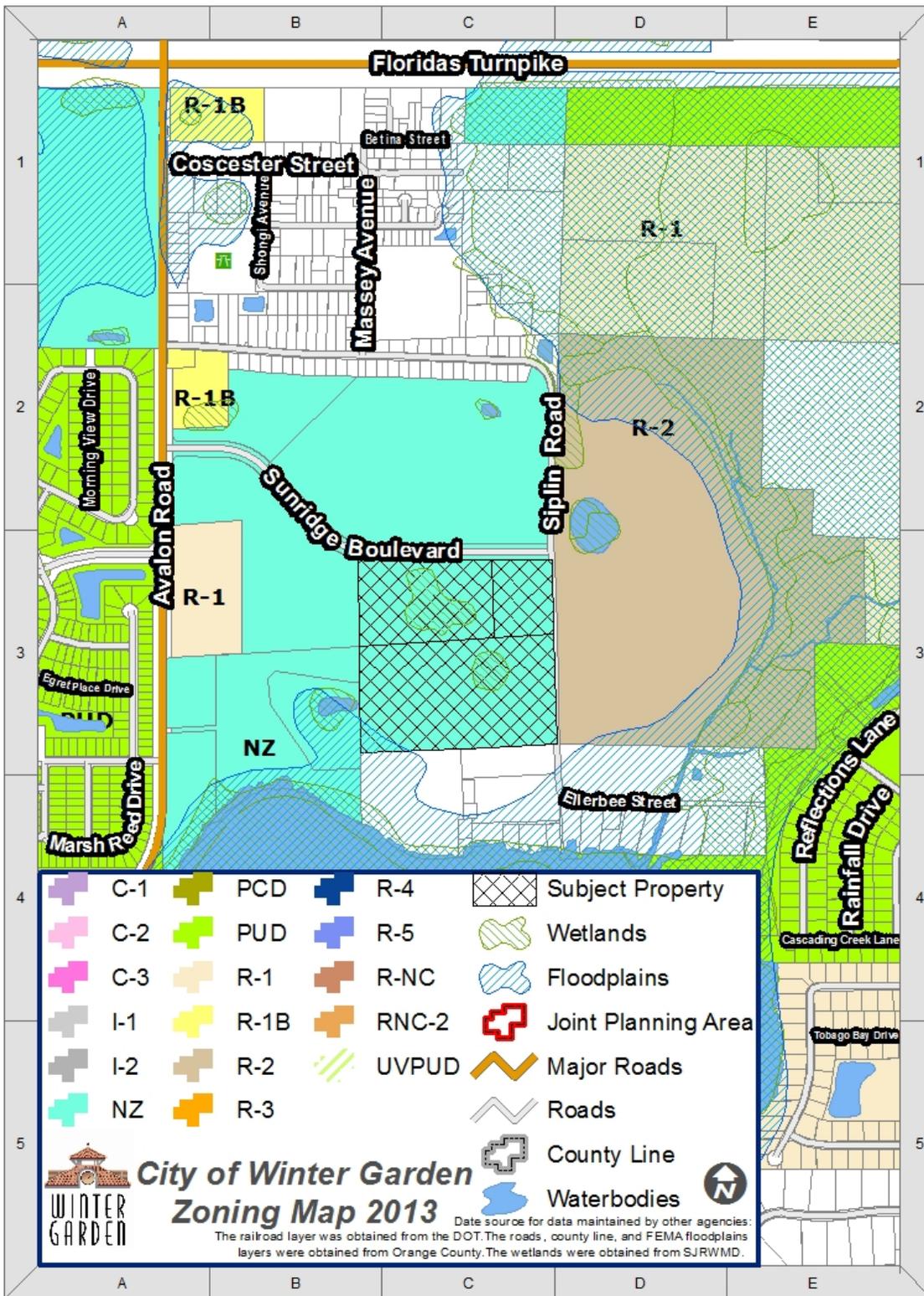
MAPS

AERIAL PHOTO BLACK LAKE PRESERVE SUBDIVISION



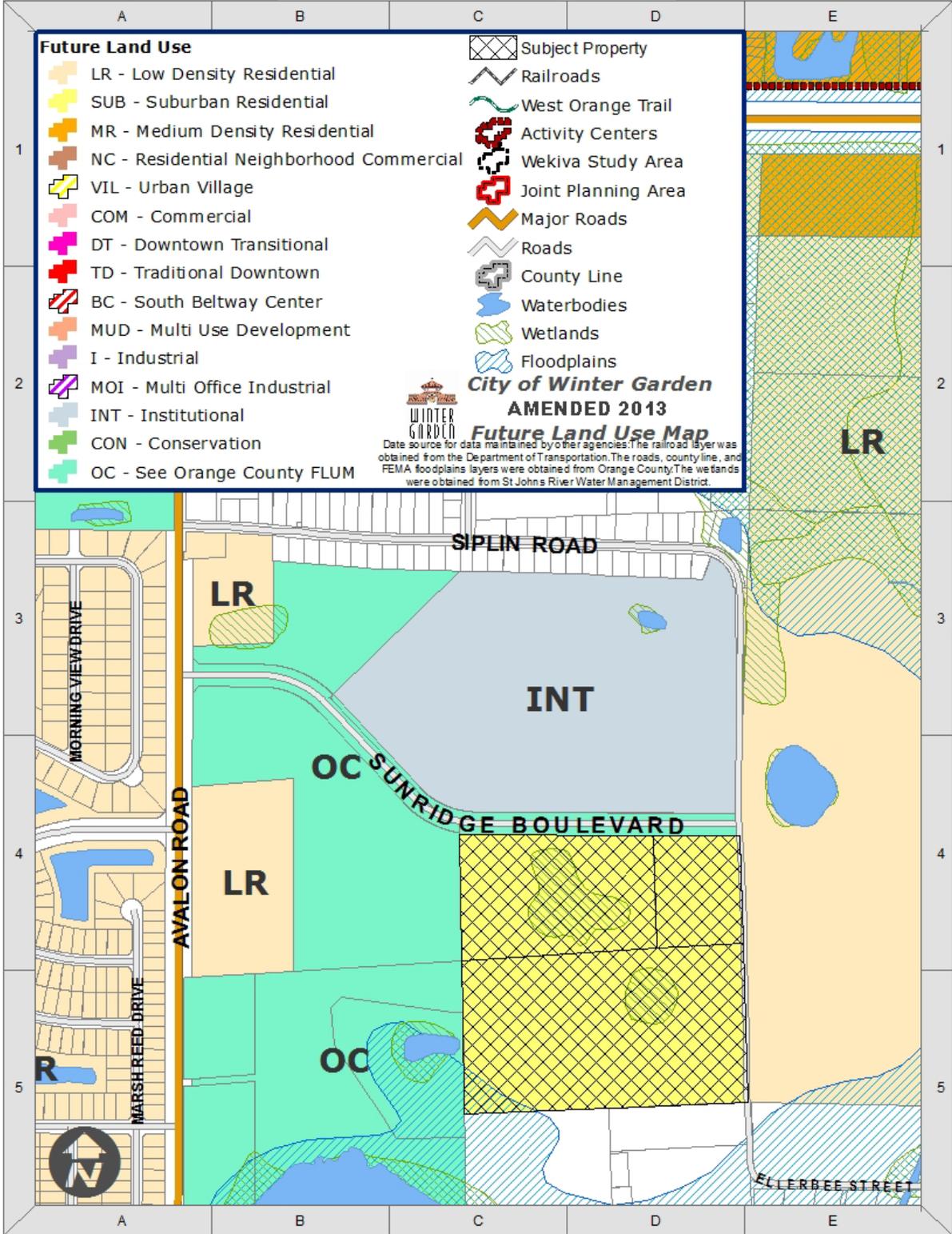
ZONING MAP

BLACK LAKE PRESERVE SUBDIVISION



FUTURE LAND USE MAP

BLACK LAKE PRESERVE SUBDIVISION



END OF STAFF REPORT

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Michael Bollhoefer, City Manager

Date: November 8, 2013

Meeting Date: November 14, 2013

Subject: Resolution 13-03 Notice of Intent for Non-Ad Valorem Special Assessment

Issue: The City intends to improve the groundwater and drainage management infrastructure located within Phase I of the Lake Cove Pointe subdivision. The City will impose a non-ad valorem assessment on the lots within Phase I of the Lake Cove Pointe subdivision to cover the resident's one-third share of the total costs of the project. The developer of phase II is also paying one-third and the City is paying the final third out of the stormwater fund. The City Commission agreed to this arrangement at a previous Commission meeting.

Recommended action:

Staff recommends approval of Resolution 13-03.

RESOLUTION 13 - 03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA NOTICING ITS INTENT TO USE THE UNIFORM METHOD FOR COLLECTION OF A NON-AD VALOREM SPECIAL ASSESSMENT TO IMPROVE THE STORMWATER AND DRAINAGE MANAGEMENT INFRASTRUCTURE AND SYSTEMS LOCATED ON, ABOUT, OR WITHIN PHASE I OF THE LAKE COVE POINTE SUBDIVISION; STATING THE NEED FOR THE LEVY OF SUCH NON-AD VALOREM ASSESSMENT; PROVIDING A DESCRIPTION OF THE REAL PROPERTY SUBJECT TO THE LEVY, NOTICE TO THE STATE AND COUNTY AS REQUIRED BY LAW, AND AN EFFECTIVE DATE.

WHEREAS, the City of Winter Garden, Florida (“City”) intends to improve the stormwater and drainage management infrastructure and systems located on, about, or within Phase I of the Lake Cove Pointe subdivision, for which the City intends to impose a non-valorem assessment against lots within Phase I of the Lake Cove Pointe subdivision that are specially benefited by such upgrades and repairs; and

WHEREAS, the City is authorized pursuant to Article VIII, §2(b) of the Florida Constitution and sections 166.021 and 197.3632, Florida Statutes, to provide for drainage infrastructure and specially assess the lots within Phase I of the Lake Cove Pointe subdivision for the costs of infrastructure and improvements that will be of a special and peculiar benefit to such lots; and

WHEREAS, the Lake Cove Pointe Homeowner’s Association, Inc. (“Association”) is that certain homeowners’ association described in the Declaration of Covenants and Restrictions recorded at Official Records Book 5421, Pages 958-989, Public Records of Orange County, Florida and any amendments and supplements thereto governing the Lake Cove Pointe subdivision in Winter Garden, Orange County, Florida; and

WHEREAS, the plat for Phase I of the Lake Cove Pointe subdivision, recorded in Plat Book 46, Page 58 of the Public Records of Orange County, Florida (“Plat”), dedicates to the City drainage easements in Tract “A” (Retention Area), Tract “C” (Conservation Area), and all other drainage easements. Pursuant to the Winter Garden Code of Ordinances and the Plat the City has the right to access, maintain, repair, replace

and otherwise care for easements and improvements located on common property, rights of way, and other areas within Phase I of the Lake Cove Pointe subdivision; and

WHEREAS, there is a drainage problem creating health and safety concerns to the residents and their guests within Phase I of the Lake Cove Pointe Subdivision, including without limitation, groundwater and stormwater flowing onto, across and ponding in areas not designed or appropriate for such water, thus creating slippery conditions and health and safety concerns on and in common areas, rights of way and other areas within Phase I and adversely affecting properties within Phase I; thus there is a need to improve the stormwater and drainage management infrastructure and systems located on, about, or within Phase I of the Lake Cove Pointe subdivision to mitigate the drainage problem and health and safety concerns; and

WHEREAS, the City, developer and Association have evaluated and analyzed the problem and developed a design and work effort to mitigate the drainage problem, which design and work effort (“Improvements”) and estimated costs therefore are generally described on the attached **Exhibit “1”**; and

WHEREAS, a special assessment will be lawfully approved and permitted pursuant to Florida law by the City Commission of the City of Winter Garden and imposed upon the owners and members located within Phase I of the Lake Cove Pointe subdivision, which special assessment shall be equal to one-third (1/3) of the costs of the Improvements; and

WHEREAS, the City intends to use the uniform method for the levy, collection and enforcement of non-ad valorem special assessments, as authorized by § 197.3632, Florida Statutes, as amended, to collect funds to construct the Improvements located within Phase I of the Lake Cove Pointe subdivision;

WHEREAS, the total estimated cost of all such upgrades and repairs shall be apportioned over a period of up to thirty (30) years and collected annually and enforced in the same manner as provided for ad valorem taxes; and

WHEREAS, the City has duly published its intent to use the uniform method for collection of such special assessment in a newspaper of general circulation in Orange County weekly, for four consecutive weeks, preceding the hearing at which the City considered the adoption of this Resolution.

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

Section 1. Adoption of Representations. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and the same are hereby made a specific part and constitute a material part of this Resolution.

Section 2. Authority. This Resolution is adopted in accordance with Section 197.3632(3)(a), Florida Statutes and under authority of Section 2(b), Article VIII of the Constitution of the State of Florida, Parts I and III of Chapter 166, Florida Statutes.

Section 3. Notice of Intent Pursuant to § 197.3632(3)(a), Fla. Stat. The City intends to use the uniform method for collection as described in § 197.3632, Florida Statutes, as amended from time to time, to recoup costs associated with the improvements to the stormwater and drainage management infrastructure and systems located on, about, or within Phase I of the Lake Cove Pointe subdivision. Such costs shall be apportioned over a period of up to thirty (30) years, commencing in the year 2014 or as soon thereafter as is practicable, and shall be enforceable as a lien against all properties, including homestead property, as permitted pursuant to § 4, Art. X of the Florida Constitution.

Section 4. Determination of Necessity of Non-Ad Valorem Assessment. The City hereby determines that the levy of the non-ad valorem assessments is required to fund the necessary costs of improving the stormwater and drainage management infrastructure and systems that are located on, about, or within Phase I of the Lake Cove Pointe subdivision, in which there is currently a drainage problem creating health and safety concerns within Phase I of the Lake Cove Pointe subdivision.

Section 5. Properties Subject to Non-Ad Valorem Assessment. The real properties subject to this non-ad valorem special assessment are those properties serviced and specially benefitted by the Improvements which properties are described and defined in **Exhibit "2"** attached hereto and incorporated herein.

Section 6. Notice to State and County. Upon adoption, the City Clerk or his/her designee is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Orange County Tax Collector, and the Orange County Property Appraiser by **January 10, 2014**, or, if such time has passed and the City, Tax Collector, and Property Appraiser agree, **March 10, 2014**.

Section 7. Effective Date. This Resolution shall be effective immediately upon adoption.

ADOPTED at a Regular Meeting this 14th day of November, 2013.

**CITY COMMISSION OF THE CITY OF
WINTER GARDEN, FLORIDA**

John Rees, Mayor/Commissioner

ATTEST:

Kathy Golden, City Clerk

**PRELIMINARY COST ESTIMATE
CITY OF WINTER GARDEN
LAKE COVE POINTE PHASE I UNDERDRAIN
22-Aug-12**

**EXHIBIT 1
PAGE 2 OF 2**

ITEM NO.	ITEM	VINELAND	PALMETTO	BID QUANT	UNIT	UNIT \$	AMOUNT
1	MOBILIZATION			1	LS	\$8,822.00	\$8,822.00
2	MAINTENANCE OF TRAFFIC & EROSION/SEDIMENT CONTROL			1	LS	\$4,411.00	\$4,411.00
3	6" UNDERDRAIN			3195	LF	\$30.00	\$95,850.00
4	6" THICK CONCRETE DRIVEWAY APRON (INCLUDING REMOVAL - 27 EA.)			1800	SY	\$40.00	\$72,000.00
5	BRICK DRIVEWAY REPAIR/REPLACEMENT			100	SY	\$55.00	\$5,500.00
6	4" THICK CONCRETE SIDEWALK (INCLUDING REMOVAL)			150	SY	\$27.00	\$4,050.00
7	CONNECT TO EXISTING INLET			9	EA	\$750.00	\$6,750.00
8	OPEN CUT & RESTORE ROADWAY			45	SY	\$50.00	\$2,250.00
9	12" SOLID PVC (SDR 21)			225	L.F.	\$30.00	\$6,750.00
10	8" SOLID PVC (SDR 18)			70	L.F.	\$30.00	\$2,100.00
11	18" YARD DRAIN			2	EA	\$500.00	\$1,000.00
12	ST. AUGUSTINE SOD	7072	4572	3200	SY	\$2.75	\$8,800.00
13	UNDERDRAIN CLEANOUTS	7072	4572	36	EA	\$250.00	\$9,000.00
14	ROOT BARRIER			150	LF	\$10.00	\$1,500.00
15	TREE REMOVAL			5	EA	\$1,000.00	\$5,000.00
16	MISC. IRRIGATION REPAIRS			1	LS	\$2,500.00	\$2,500.00
17	MISC./CONTINGENCY (10%)			1	LS	\$22,055.00	\$22,055.00
TOTAL							\$258,338.00

This estimate of probable site work cost does not include costs of items for other disciplines such as electrical, landscaping or irrigation, etc. except as noted above.

Since the Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's method of determining prices, the opinions of probable construction cost provided herein are made on the basis of our experience and qualifications. These opinions represent the Engineer's best judgement. The Engineer cannot guarantee that proposals, bids or the final construction costs will not vary from these opinions of probable cost.

CITY OF WINTER GARDEN

EXHIBIT “2”

Lots 1 through 59, inclusive, of Lake Cove Pointe, according to the plat thereof, recorded in Plat Book 46, Pages 58 through 60, inclusive, of the Public Records of Orange County, Florida.

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Don Cochran, Assistant City Manager – Public Services
Via: Mike Bollhoefer, City Manager
Date: November 4, 2013 **Meeting Date:** November 14, 2013
Subject: Approve Purchase of Two Automated Side-Loading Solid Waste Trucks

Issue: City staff recommends the purchase of two 2013 side-loading refuse trucks (Lodal MAG 20 Automated Sideloaders), with a purchase price of \$235,115 each, for a total of \$470,230. This purchase will be piggybacked on a City of Venice, FL, bid (no. 2954-12).

These trucks will replace truck #224, a 2002 Lodal with a lifetime maintenance cost of \$155,669 and truck #263, a 2007 Lodal with a lifetime maintenance cost of \$81,397.

These new trucks are fully automated and can be operated by one person instead of two.

Recommended Action:

Move to approve the purchase of two 2013 side-loading refuse trucks (Lodal MAG 20 Automated Sideloaders) from Container Systems and Equipment Co., Inc., with a total purchase price for both trucks of \$470,230.00.

Attachments/References:

- Price quote from Container Systems and Equipment Co., Inc.

Container Systems & EQUIPMENT CO., INC.



October 2, 2013

Mr. Richard Fasano
City of Winter Garden

RE: Piggyback proposal from the City of Venice bid # 2954-12
2013 Side Loading Refuse Truck, for the purchase of two Lodal Mag - 20
Automated Sideloaders

Hi Rich,

Container Systems & Equipment Company agrees to allow the City of Winter Garden to piggyback the City of Venice's bid #2954-12 for the purchase of two Lodal automated sideloaders. The City of Venice bid package contains an add and delete option sheet that allows you to make changes to spec a truck that meets your needs. The bid price is \$210,760.

	\$210,760
Delete Amerex fire extinguishers	- 1,400
Deduct blue paint charge since your color is standard white	- 900
Deduct Motorola 2-way radio	- 925
Deduct hopper chute with 2 doors (automated package includes hopper chute)	- 850
Deduct single Lodal cart tipper	- 3,050
ADD FT90 Autoloader – automated arm option package	+ 25,795
ADD underbody tailage locks with extended seal	+ 3,250
ADD Biodegradable hydraulic oil	+ 1,200
ADD 3/16" liner to hopper floor	+ 350
ADD tool box	+ 300
ADD 3/16" hopper sidewall liners	+ 585
Subtotal - (each)	\$ 235,115

Total – Quantity two

\$470,230

The above options are shown on the following pages which are part of the Venice bid. This package has a complete copy of the Venice bid. I have checked with the factory and they have some slots for 90 day delivery. Thank you for the opportunity to work with City of Winter Garden again.

Sincerely,

Robert Barton



EAST WINTER GARDEN COMMUNITY DEVELOPMENT CORPORATION, INC.

P.O. Box 784506 ~ Winter Garden, Florida 34778

Email us: ewgcdc04@yahoo.com

Officers

President

Xerxes M. Snell

Vice President

James Dyson

Secretary

Addie Grier

Treasurer

Pauline Reed

Directors

John Jefferson

Vivian P. Tindal

Karl McKenzie

City of Winter Garden Commissioners,

Greetings in the name of the East Winter Garden Community Development Corporation, Inc.

This letter is written as a request to grant a waiver of rental fees at Tanner Hall on Friday, November 15, 2013 for the EWGDC to have our Annual Black-tie Fundraiser to benefit youth education.

The EWGDC will award three (3) scholarships to underprivileged youth to further their higher educational pursuits. We thank you for your past support of the EWGDC and we respectfully request you present and future support of our endeavors.

Respectfully submitted,

Xerxes M. Snell

Xerxes M. Snell, President

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: November 8, 2013 **Meeting Date:** November 14, 2013

Subject: 1000 Avalon Road
Hickory Hammock – Phase 1A
PARCEL ID# 33-22-27-0000-00-003

Issue: The applicant is requesting approval of the Final Plat for Phase 1A of Hickory Hammock.

Discussion: The applicant is requesting approval of the Final Plat of 54 lots in the 849 +/- acre Hickory Hammock subdivision to be platted as Phase 1A. The proposed Final Plat is 42.681 +/- acres of the subdivision. The subject property is located within the City of Winter Garden municipal limits, and carries a zoning designation of PUD (Planned Unit Development).

Recommended Action: Staff recommends approval of the Hickory Hammock – Phase 1A Final Plat (See attached Staff Report).

Attachment(s)/References:

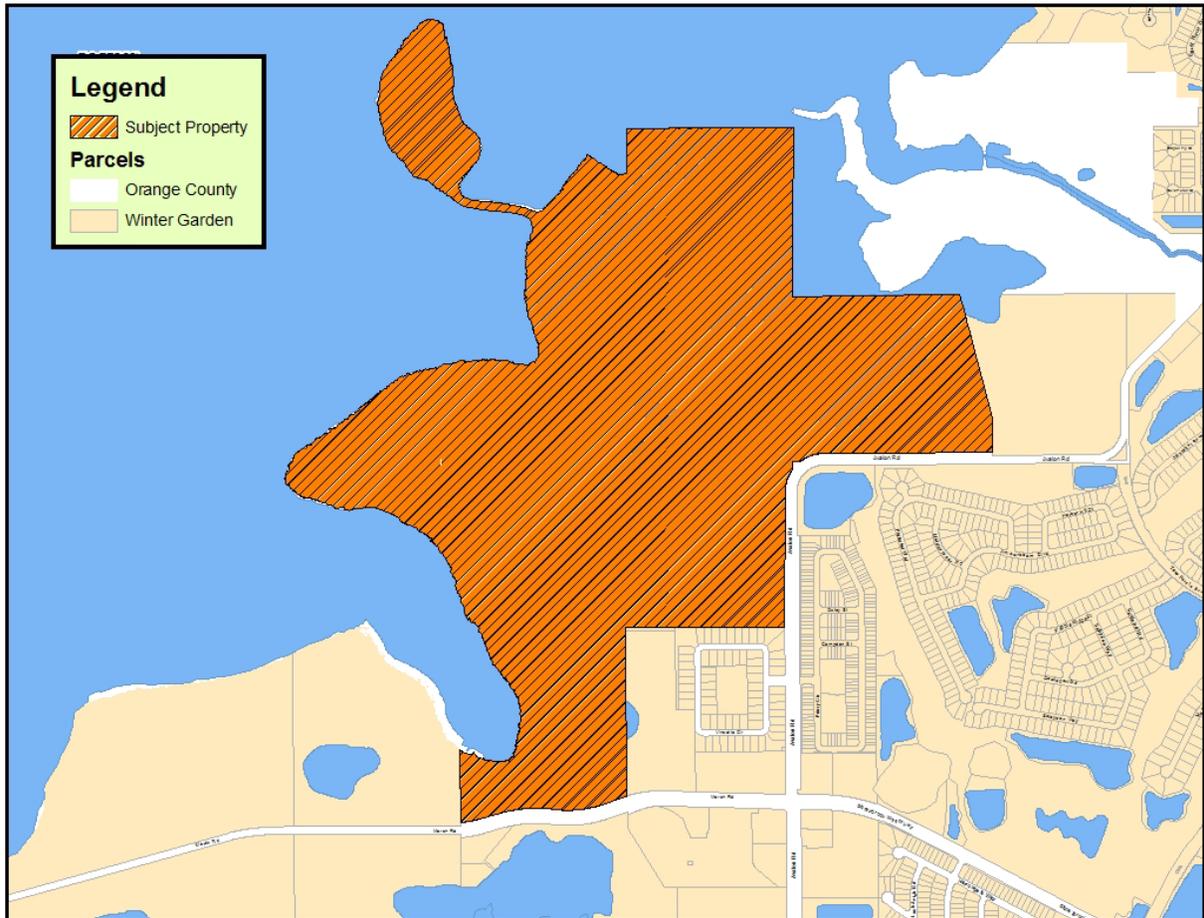
Location Map
Staff Report
Final Plat

LOCATION MAP

1000 Avalon Road

HICKORY HAMMOCK PHASE 1A

FINAL PLAT



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

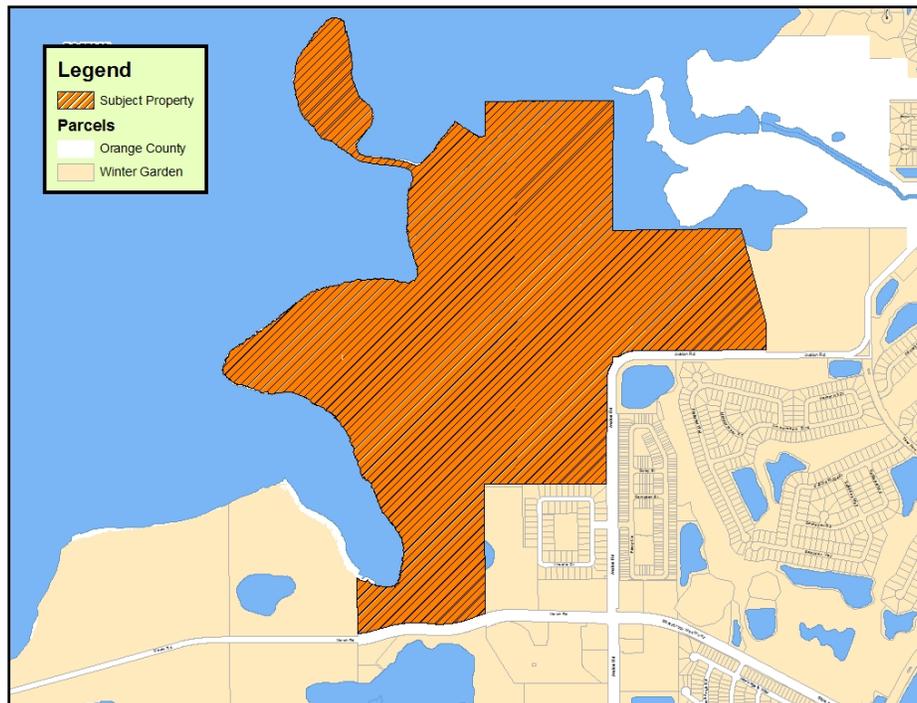
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: NOVEMBER 8, 2013
SUBJECT: FINAL PLAT
Hickory Hammock - Phase 1A (42.681± ACRES)
PARCEL ID # 33-22-27-0000-00-003

APPLICANT: Trammel Webb

INTRODUCTION

The purpose of this report is to evaluate the proposed Final Plat of the Hickory Hammock Phase 1A for compliance with the Preliminary Plat for the Hickory Hammock Property, the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The 42.681 ± acre subject property is located on the northwest corner of the intersection of Avalon Road and Marsh Road. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting approval of the Final Plat of the first phase of the 849 ± acre property to be platted as Hickory Hammock Phase 1A for 54 single family lots. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation PUD (Planned Unit Development). The subject property is designated Suburban Residential on the Future Land Use Map of the Comprehensive Plan. The applicant proposes to plat the project in multiple phases. The 42.681 ± acre site proposed for Final Plat is only a portion of of the subdivision, a total of 500 homes are approved with the PUD (391 single-family and 109 town houses). The remaining lots will be platted in future Final Plats and Phases.

EXISTING USE

The preliminary plat for the 849 ± acre Hickory Hammock PUD was approved by the Planning and Zoning Board on June 5, 2006; Construction Plans for the subdivision were approved by the in 2007. Site work for the subdivision is currently underway.

ADJACENT LAND USE AND ZONING

The property located to the north is future phases of the subdivision and Johns Lake. The properties located to the south are in the City, contain a shopping center and vacant land owned by the City, and are zoned PUD and PCD. The property to the east is Zion Evangelical Lutheran Church, located in the City, and zoned PUD. The property to the west is Crooked Lake subdivision, which was just approved for UVPUD zoning, and will be developed with single-family homes.

PROPOSED USE

The applicant proposes to plat the 42.681± acre site to construct 54 single family homes as Hickory Hammock Phase 1A.

PUBLIC FACILITY ANALYSIS

The Hickory Hammock PUD was approved for 500 homes, 391 single family lots and 109 town homes. Infrastructure in the form of roads, water, sewer, and reclaimed water systems are being installed to support the approved subdivision.

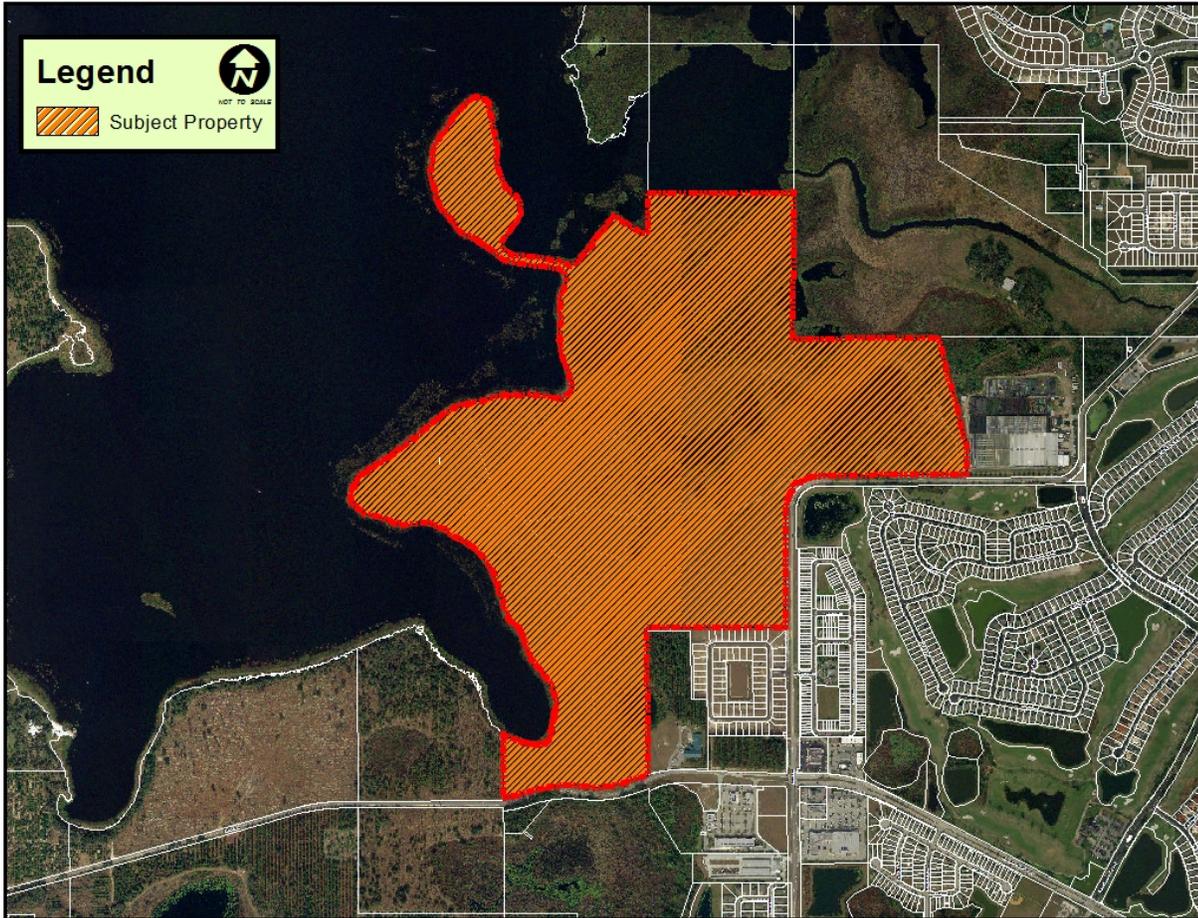
SUMMARY

City Staff recommend approval of the proposed Final Plat for Hickory Hammock Phase 1A.

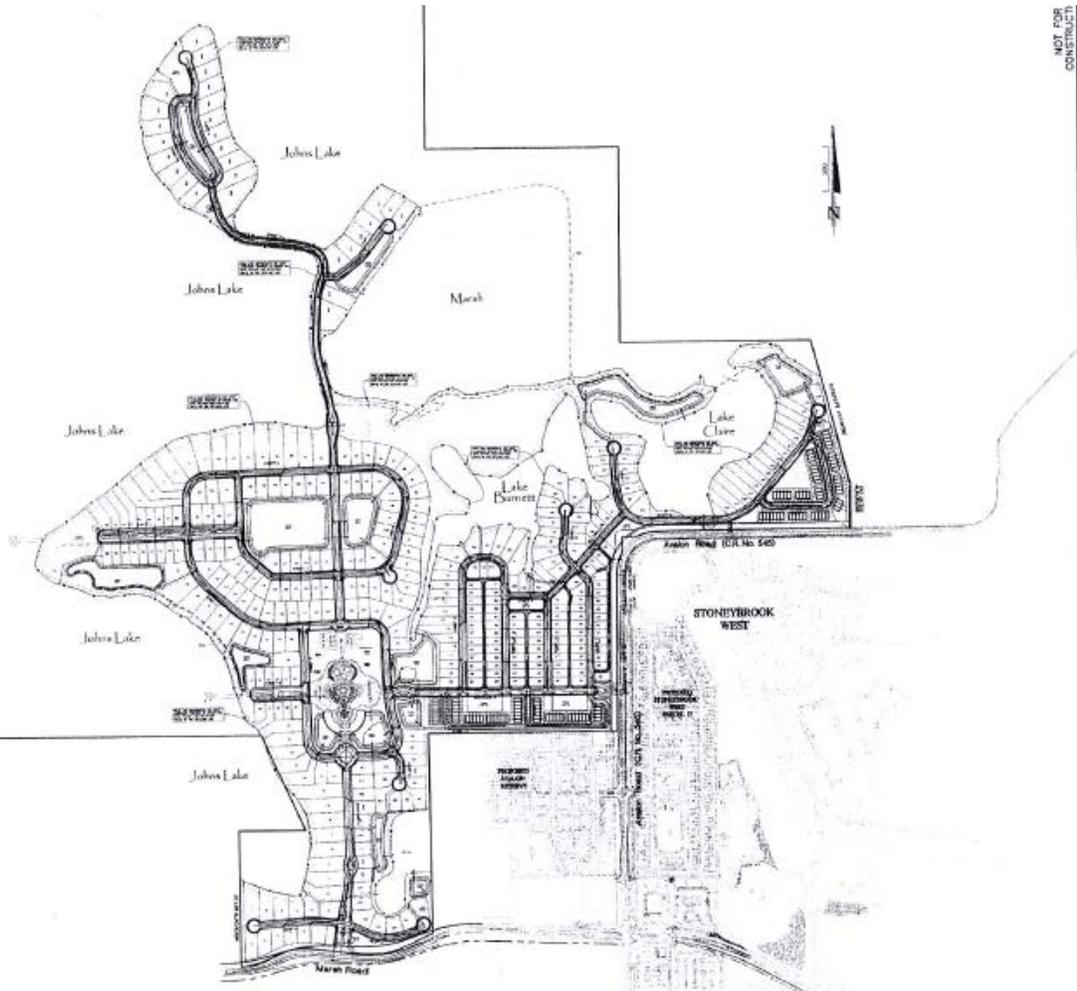
Staff has coordinated with the applicant to ensure that the Final Plat is consistent with the Code of Ordinances regarding Final Plat approval, the property specific PUD Zoning Ordinance and the approved Preliminary Plat.

MAPS

AERIAL PHOTO
HICKORY HAMMOCK



Hickory Hammock
Preliminary Plat



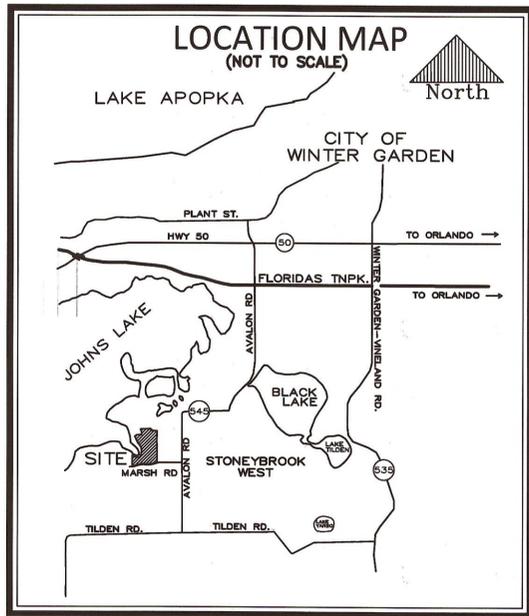
HICKORY HAMMOCK PHASE 1A

SHEET 1 OF 2

Lying in Section 32, Township 22 South, Range 27 East
and Section 5, Township 23 South, Range 27 East,
City of Winter Garden, Orange County, Florida.

Description:

That part of Section 32, Township 22 South, Range 27 East, and that part of Section 5, Township 23 South, Range 27 East, Orange County, Florida, described as follows:



LEGEND (FOR ALL SHEETS)

C53	CURVE NUMBER (SEE TABLE)
L10	LINE NUMBER (SEE TABLE)
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB=	CHORD BEARING
CL	CENTERLINE
ID	IDENTIFICATION
NHWL	NORMAL HIGH WATER LINE
NT	NON-TANGENT
(NR)	NON-RADIAL
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
RP	RADIUS POINT
(TYP.)	TYPICAL
(R)	RADIAL
FND	FOUND
DUE	DRAINAGE AND UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PUE	PRIVATE DRAINAGE EASEMENT
UE	UTILITY EASEMENT
W&LE	WALL AND LANDSCAPE EASEMENT
W&SE	WALL, LANDSCAPE AND SIGNAGE EASEMENT
W&UE	WALL, LANDSCAPE AND UTILITY EASEMENT
SMA	STORMWATER MANAGEMENT AREA
CM	CONCRETE MONUMENT
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
IRC	IRON ROD AND CAP
CCR	CERTIFIED CORNER RECORD
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
SEC 32-24-30	SECTION, TOWNSHIP, RANGE

DENOTES PERMANENT REFERENCE MONUMENT
SET 4"x4" CONCRETE MONUMENT #LB68 PRM
PER CHAPTER 177, FLORIDA STATUTES.
(UNLESS OTHERWISE NOTED)

DENOTES PERMANENT CONTROL POINT
SET NAIL AND DISK #LB68 PCP
PER CHAPTER 177, FLORIDA STATUTES.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

PREPARED BY:
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NUMBER LB68

BEGIN at the Northeast corner of said Section 5; thence S00°45'12"E along the East line of the Northeast 1/4 of said Section 5 for a distance of 1341.96 feet to the North right-of-way line of Marsh Road as recorded in Official Records Book 9932, Page 7973, of the Public Records of Orange County, Florida, and a point on a non-tangent curve concave Southerly having a radius of 1010.00 feet and a chord bearing of S72°11'24"W; thence run along said North right-of-way line the following courses: Westerly along the arc of said curve through a central angle of 00°58'06" for a distance of 17.07 feet to the point of tangency; thence S71°42'21"W, 190.99 feet to the point of curvature of a curve concave Northerly having a radius of 890.00 feet and a chord bearing of S83°18'09"W; thence Westerly along the arc of said curve through a central angle of 23°11'37" for a distance of 360.27 feet to the point of tangency; thence N85°06'03"W, 97.51 feet to the point of curvature of a curve concave Southerly having a radius of 1010.00 feet and a chord bearing of S84°35'13"W; thence Westerly along the arc of said curve through a central angle of 20°37'29" for a distance of 363.57 feet to the point of tangency; thence S74°16'29"W, 167.93 feet to the point of curvature of a curve concave Northerly having a radius of 925.00 feet and a chord bearing of S79°06'01"W; thence Westerly along the arc of said curve through a central angle of 09°39'04" for a distance of 155.81 feet to a non-tangent line; thence departing said North right-of-way line, run N00°34'24"W along the West line of the East 1/2 of the Northeast 1/4 of said Section 5 for a distance of 571.42 feet to the approximate location of the 98.0 foot contour line (NGVD 29) having been determined as the Safe Upland Line of Johns Lake; thence run Southeasterly, Easterly and Northerly along said Safe Upland Line the following courses: thence S50°28'30"E, 39.68 feet; thence S71°34'26"E, 45.07 feet; thence S68°14'37"E, 30.41 feet; thence S70°04'25"E, 29.78 feet; thence S68°28'29"E, 70.99 feet; thence S77°50'25"E, 39.19 feet; thence S76°57'39"E, 58.89 feet; thence S71°44'48"E, 83.24 feet; thence N27°38'04"E, 48.46 feet; thence N16°20'53"E, 56.51 feet; thence N16°13'41"E, 54.06 feet; thence N10°55'09"E, 5.00 feet; thence N13°58'26"E, 73.07 feet; thence N02°27'52"E, 29.85 feet; thence N06°43'31"E, 90.86 feet; thence N01°23'08"W, 10.20 feet; thence N01°02'32"W, 60.95 feet; thence N13°39'29"W, 39.88 feet; thence N12°35'37"W, 78.08 feet; thence N36°52'25"W, 19.41 feet to a point on the West line of Parcel 1-6, as described in Official Records Book 6393, of said Public Records; thence N25°14'59"W along said West line, 366.65 feet to the Northwest corner of said Parcel 1-6, also being the Southwest corner of Tract 1, as described in Official Records Book 10516, Page 6402, of said Public Records; thence run N11°11'27"W, along the West line of said Tract 1 (described as being the Safe Upland Line of Johns Lake, elevation 98.0 foot contour (NGVD 29)) 18.68 feet; thence N44°51'32"W, along said West line 20.05 feet; thence departing said West line N56°05'18"E, 132.73 feet; thence N87°58'41"E, 255.00 feet; thence N02°01'19"W, 82.17 feet to the point of curvature of a curve concave Westerly having a radius of 430.00 feet and a chord bearing of N14°48'38"W; thence Northerly along the arc of said curve through a central angle of 25°34'38" for a distance of 191.95 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 25.00 feet and a chord bearing of N30°11'22"E; thence Northeasterly along the arc of said curve through a central angle of 115°34'38" for a distance of 50.43 feet to the point of tangency; thence N87°58'41"E, 497.17 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet and a chord bearing of S47°24'50"E; thence Southeasterly along the arc of said curve through a central angle of 89°12'57" for a distance of 38.93 feet to the point of reverse curvature of a curve concave Easterly having a radius of 1538.03 feet and a chord bearing of S03°48'00"E; thence Southerly along the arc of said curve through a central angle of 01°59'18" for a distance of 53.37 feet to a non-tangent line; thence N85°12'21"E, 60.00 feet to a point on a non-tangent curve concave Easterly having a radius of 1478.03 feet and a chord bearing of S05°12'27"E; thence Southerly along the arc of said curve through a central angle of 00°49'36" for a distance of 21.33 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 25.00 feet and a chord bearing of S61°20'35"E; thence Southeasterly along the arc of said curve through a central angle of 111°26'39" for a distance of 48.63 feet to the point of reverse curvature of a curve concave Southerly having a radius of 100.00 feet and a chord bearing of S87°35'59"E; thence Easterly along the arc of said curve through a central angle of 58°55'50" for a distance of 102.85 feet to the point of reverse curvature of a curve concave Northerly having a radius of 32.00 feet and a chord bearing of S74°07'05"E; thence Easterly along the arc of said curve through a central angle of 31°58'01" for a distance of 17.85 feet to the point of tangency; thence N89°53'55"E, 98.77 feet to the East line of the Southeast 1/4 of aforesaid Section 32; thence S00°02'06"W along said East line, 310.00 feet to the POINT OF BEGINNING.

Containing 42.681 acres more or less.

NOTES:

- Bearings based on the East line of the Northeast 1/4 of Section 5, Township 23 South, Range 27 East, Orange County, Florida, as being S00°45'12"E, an assumed meridian.
- All lines intersecting curves are non-radial unless noted as (R) = Radial.
- All lakefront lot lines shall extend to the Ordinary High Water Line of Johns Lake to establish riparian rights.
- An Ordinary High Water Line (OHWL) elevation has not been determined for Johns Lake. The State of Florida may own or claim title to those lands lying waterward of the Ordinary High Water Line which may affect the location of the boundary line of property fronting the lake.
- The Florida Department of Environmental Protection on July 14, 2003 determined that elevation 98.0 feet (NGVD 29 Datum) is a Safe Upland Line for Johns Lake and is at or above the Ordinary High Water Line.
- A Normal High Water Line (NHWL) elevation of 98.4 feet (NGVD 29 Datum) was established by the Orange County Board of County Commissioners in April 1984 per Orange County Lake Index (dated June, 2009). The Normal High Water Line is not the same as the Ordinary High Water Line and is used by local jurisdictions to determine building setbacks and other local governmental requirements.
- All elevations noted hereon are relative to NGVD 29 Datum based on Orange County Public Works Survey Department benchmarks.
- Tract R is a Private Roadway to be owned and maintained by Hickory Hammock at Johns Lake Community Association, Inc.
- There is hereby granted and dedicated for the benefit of the City of Winter Garden and other public service and emergency service providers, a non-exclusive easement over and through Tract R (Private Roadway) and any other privately owned internal roads, alleys, paved areas and sidewalks for vehicular and pedestrian ingress and egress access for the purpose of providing public services and emergency services to the Subdivision, including but not limited to, postal, fire protection, police protection, emergency medical transportation, code enforcement, garbage, utilities and other public and emergency services. The City of Winter Garden is hereby granted and dedicated a non-exclusive drainage and utilities easement over, under, across and through Tract R.
- Tract C is a Conservation Tract to be owned and maintained by Hickory Hammock at Johns Lake Community Association, Inc.
- Tract F1 is a Recreation Tract to be owned and maintained by Hickory Hammock at Johns Lake Community Association, Inc.
- Tract LS1 is a Lift Station Tract to be conveyed to the City of Winter Garden in fee simple via warranty deed.
- Tracts S1, S1A and S7 are Stormwater Management Areas to be owned and maintained by Hickory Hammock at Johns Lake Community Association, Inc.
- Tract W1 and W4 are Wall, Landscape, Utility and Drainage Tracts to be owned and maintained by Hickory Hammock at Johns Lake Community Association, Inc.
- Tracts W2 and W3 are Wall, Landscape, Signage, Utility and Drainage Tracts to be owned and maintained by Hickory Hammock at Johns Lake Community Association, Inc.
- Each of the owners of lots as shown on this plat is a member of Hickory Hammock at Johns Lake Community Association, Inc. (the "Association"). The Association is required to maintain Tracts C, F1, R, S1, S1A, S7, W1, W2, W3 and W4. The members of the Association are ultimately responsible for payment of the cost to maintain Tracts C, F1, R, S1, S1A, S7, W1, W2, W3 and W4 and all lots are subject to assessments, liens and foreclosures for non-payment.
- The lots within this subdivision are governed by Hickory Hammock at Johns Lake Community Association, Inc. (the "Association") requiring the payment of fees and with the power to assess the lots. The Association is the owner of and/or responsible for the maintenance, repair, and replacement of all private areas, drainage systems, including without limitation, the retention/detention areas and underdrains, common properties, private roads, screening walls, and such other subdivision infrastructure not otherwise dedicated to the public use or the City of Winter Garden, including, without limitation, Tracts C, F1, R, S1, S1A, S7, W1, W2, W3 and W4, and the improvements thereon. Every lot owner within this subdivision is required to be a member of the Association, and is subject to its rules and regulations, including, but not limited to the conditions, covenants, and restrictions provided for in its Declaration, and the dedications, restrictions, and reservations, as set forth on this Plat. Failure to pay such fees or assessments shall result in the attachment of a lien on the property of the owner which falls to pay such fees or assessments by the Association, which may result in the foreclosure of said property.

- The City of Winter Garden shall have the right, but not the obligation, to access, maintain, repair, replace and otherwise care for or cause to be cared for, any and all portions of the property, including without limitation any and all private areas, common areas, drainage systems, including without limitation the retention/detention areas and underdrains, common properties private road, screening walls, Tracts C, F1, R, S1, S1A, S7, W1, W2, W3 and W4 and the improvements thereon, and such other subdivision infrastructure not otherwise dedicated to the public use or the City of Winter Garden (collectively, the "Facilities and Land"). Further, the City of Winter Garden has the right, but not the obligation, to cause to be prepared any report, study, or inspection required by the Code of Ordinances of the City of Winter Garden (the "Code") if the Association fails to obtain such reports, studies, or inspections required by the Code in the time provided. In the event the Facilities and Land (or any portion thereof) are not maintained, repaired, or replaced in accordance with the standards of the City of Winter Garden Code of Ordinances, good engineering practices, or become a nuisance, or the required reports, studies, or inspections are not obtained in the time provided, or in the event the City of Winter Garden exercises the aforementioned right, each of the lot owners on a pro-rata basis (i.e., per Lot) shall be responsible for payment of the cost of such maintenance, repair, replacement and care provided by the City of Winter Garden or the contractors and agents and the cost of preparing said reports, studies, or inspections, plus administrative costs and attorneys fees incurred by or for the City of Winter Garden. The City of Winter Garden shall have a lien upon each lot to secure the personal obligation of each lot owner thereof for any unpaid fees and costs resulting from the foregoing. Such lien shall be a lien in priority to all other liens and other costs incurred by the City of Winter Garden incident to the collection of such fees and costs of enforcement of such lien. The lien shall be evidenced by a claim recorded among the Public Records of Orange County, Florida, and shall be effective from and as of the time of such recording. The City of Winter Garden may take such action or actions it deems necessary to collect said fees and costs as may be permitted by law, including, but not limited to, an in personam action, lien, foreclosure, or special assessment. Neither the rights provided for herein nor the City's exercise of said rights, shall impose any obligation on the City of Winter Garden to maintain, repair, replace or otherwise care for the Facilities and Land, or any portion thereof, or cause to be prepared any studies, reports or inspections.
- The Association, as owner of the subdivision infrastructure not otherwise dedicated to the public use or the City of Winter Garden, common properties, and amenities, and the individual lot owners to extent of their interest in the foregoing, shall release, defend, indemnify and hold the City of Winter Garden, other governmental entities and public utilities harmless from any and all costs, expenses, suits, demands, liabilities, damages (including death), or otherwise including attorney's fees and costs of suit, in connection with the reasonable use of said subdivision infrastructure, common areas, or amenities, or said parties' maintenance thereof, or said parties' exercise of rights permitted in the declaration of the homeowners association, this plat, or as otherwise permitted by law.
- Vehicular access locations from Tract W2 and W3 to Marsh Road are dedicated to the City of Winter Garden.
- Easements within all lots are hereby established as follows unless otherwise shown:
 - 5.00 foot wide drainage and utility easements along all side lot lines.
 - 5.00 foot wide drainage and utility easements along all rear lot lines (except lakefront lots).
 - 10.00 foot wide drainage and utility easements along all lot lines abutting right-of-way lines.
- Drainage Easements are reserved for the Association, its successors and assigns. Any and all drainage facilities within the area of the Drainage Easement shall be maintained in accordance with the Community Declaration for Hickory Hammock at Johns Lake recorded in Official Records Book 10592, Page 8632, Public Records of Orange County, Florida. There shall be no modifications to swales within said Drainage Easements without the prior consent of City of Winter Garden and the Association.
- Per Chapter 177.091 (28) Florida Statutes: All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, and operation of cable television services within the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- The Declaration of Covenants and Restrictions encumbering the lands shown on this plat as recorded in Official Records Book 10592, Page 8632 and all subsequent amendments and supplements thereto independently establishes easements over portions of the lands being platted hereunder.
- All development shall be in accordance with and subject to the City of Winter Garden Land Development Code, as amended from time to time, and all federal, state, county and city rules, regulations, ordinances, provisions and approvals. Nothing therein shall be construed to waive any provision of the Winter Garden Land Development Code.
- Due to ground water elevations, priorities established by governmental authorities, and other causes outside of the control of SURVMD, property owner and the Association, lake water levels may fluctuate at certain times during the year and such fluctuations may be material. None of the entities mentioned in the preceding sentence shall have any liability for aesthetic conditions, objectionable odors, damage to plantings or direct or consequential damages of any nature caused by the fluctuation of water levels or water quality.
- No portion of this Dedication shall endorse, allow or sanction the violation of any code or ordinance of the City of Winter Garden or any statute or law.

PLAT BOOK PAGE

HICKORY HAMMOCK PHASE 1A DEDICATION

KNOW ALL BY THESE PRESENTS, that The Ryland Group, Inc., a Maryland corporation and M/A Homes of Orlando, LLC, a Florida limited liability company, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the easements, rights, uses and purposes therein expressed including as set forth in the plat notes.

IN WITNESS WHEREOF, the Owner has caused these presents to be signed and attested to by its Authorized Agents named below on.....

By: The Ryland Group Inc.,
a Maryland Corporation
2822 Commerce Park Dr.
Suite 100 Orlando, FL 32819

Signed, sealed and delivered in the presence of:

Signature: [Signature]
Print Name: RICHARD ROSALEO

Signature: [Signature]
Print Name: Angela Calston

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 5th day of NOVEMBER, 2013, by [Signature] its [Signature] VICE PRESIDENT on behalf of the Corporation.

He [Signature] is personally known to me or...
 has produced as identification, and DID or DID NOT take an oath.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.



Signature of Person Taking Acknowledgment: [Signature]
Print Name: Diana D. McQuillan
Notary Public
Serial No. (if any): BE098393
My Commission Expires: 8-14-15

By: M/A Homes of Orlando, LLC,
a Florida Limited Liability Company
400 International Parkway, Suite 470,
Lake Mary, FL 32746

Signed, sealed and delivered in the presence of:

Signature: [Signature]
Print Name: Felicia Wagnon

Signature: [Signature]
Print Name: Justin Allen

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 5th day of NOVEMBER, 2013, by P. BRIAN DALRYMPLE its VICE PRESIDENT on behalf of the Limited Liability Company.

He [Signature] is personally known to me or...
 has produced as identification, and DID or DID NOT take an oath.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.



Signature of Person Taking Acknowledgment: [Signature]
Print Name: D.M. CABRERA
Notary Public
Serial No. (if any): EE85B495
My Commission Expires: APRIL 4, 2017

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on the foregoing plat was approved by the City Commission of Winter Garden, Florida

Mayor
Attest:
City Clerk

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, This plat was prepared under the direction and supervision of the undersigned, a professional surveyor and mapper, and complies with all of the survey requirements of Chapter 177, Florida Statutes. The lands depicted herein are located in the City of Winter Garden, Orange County, Florida.

DONALD W. MCINTOSH ASSOCIATES, INC.
Certificate of Authorization Number LB68
2200 Park Avenue North, Winter Park, FL 32789
Date: 10/30/2013 BY: [Signature]
Keith Ruddick
Florida Registered Surveyor and Mapper
Certificate No. 2617

CERTIFICATE OF REVIEW BY CITY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.
City Surveyor Date

HICKORY HAMMOCK PHASE 1A

Lying in Section 32, Township 22 South, Range 27 East
and Section 5, Township 23 South, Range 27 East,
City of Winter Garden, Orange County, Florida.

PLAT BOOK

PAGE

SHEET 2 OF 2

CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	971.91	162°00'	279.61	278.64	N88°31'55"W
C2	400.00	152°30'	152.35	152.02	S74°40'10"E
C3	250.00	48°12'31"	210.35	204.20	S80°49'10"E
C4	855.00	03°22'14"	50.30	50.29	N73°23'27"E
C5	500.00	09°06'47"	79.53	79.44	N02°32'05"E
C6	120.00	90°00'00"	188.50	169.71	N47°01'19"W
C7	120.33	106°08'24"	222.91	192.37	N34°54'29"E
C8	120.33	38°22'07"	80.58	79.08	N68°47'38"E
C9	120.33	67°46'17"	142.33	134.17	N15°43'25"E
C10	453.17	09°49'04"	77.65	77.58	N13°51'11"W
C11	1508.03	03°33'00"	93.43	93.42	N06°34'09"W
C12	1508.03	00°24'23"	10.70	10.70	N08°08'27"W
C13	1508.03	03°08'36"	82.74	82.73	N06°21'57"W
C14	150.00	07°50'10"	20.52	20.50	N85°58'50"W
C15	35.00	84°16'37"	51.48	46.96	N49°13'47"E
C16	25.00	88°04'04"	36.43	34.75	N36°56'34"W
C17	946.91	14°07'49"	233.33	232.94	N88°02'30"W
C18	25.00	48°11'23"	21.03	20.41	N73°03'03"W
C19	50.00	108°39'17"	94.82	81.24	N88°58'09"W
C20	25.00	21°38'10"	9.44	9.38	N45°27'36"W
C21	25.00	33°50'06"	14.76	14.55	N73°11'44"W
C22	75.00	30°22'32"	39.76	39.30	S74°55'31"E
C23	25.00	48°11'23"	21.03	20.41	S71°00'43"E
C24	996.91	14°23'24"	250.38	249.72	S87°54'43"E
C25	25.00	92°11'31"	40.23	36.03	N53°11'13"E
C26	300.00	12°50'19"	67.22	67.08	N13°30'37"E
C27	300.00	12°50'19"	67.22	67.08	N13°30'37"E
C28	300.00	33°21'04"	18.63	18.36	N09°35'04"W
C29	100.00	57°35'22"	100.51	96.33	N02°32'05"E
C30	32.00	33°21'04"	18.63	18.36	N14°39'13"E
C31	25.00	57°22'11"	25.03	24.00	N30°42'24"W
C32	77.00	24°44'22"	33.25	32.99	N47°01'19"W
C33	25.00	57°22'11"	25.03	24.00	N63°20'13"W
C34	150.00	90°00'00"	235.62	212.13	N13°03'37"E
C35	90.00	90°00'00"	141.37	127.28	S47°01'19"E
C36	25.00	60°35'17"	26.44	25.22	N57°41'03"E
C37	87.00	121°10'33"	183.99	151.57	N87°58'41"E
C38	25.00	60°35'17"	26.44	25.22	S61°43'40"E
C39	90.33	106°08'24"	167.33	144.41	N34°54'29"E
C40	483.17	09°49'04"	82.79	82.69	N13°51'11"W
C41	1536.03	03°33'00"	95.29	95.28	N06°34'09"W
C42	32.00	31°58'19"	17.84	17.61	S73°55'48"W
C43	100.00	50°21'40"	87.90	85.09	S63°09'26"W
C44	25.00	116°39'55"	50.90	42.56	S48°59'19"W
C45	423.17	09°49'04"	72.51	72.42	S13°51'11"E
C46	150.33	51°12'07"	134.34	129.91	S07°26'20"W
C47	25.00	73°18'30"	31.99	28.85	S03°36'51"E
C48	138.74	39°30'55"	95.68	93.80	S20°30'39"E
C49	25.00	29°55'35"	13.06	12.91	S15°42'59"E
C50	50.00	27°20'30"	27.46	26.40	N74°57'32"W
C51	25.00	62°10'56"	27.13	25.82	N32°03'16"E
C52	88.74	39°19'27"	60.90	59.72	N20°24'55"W
C53	25.00	73°44'36"	32.18	30.00	N78°56'56"W
C54	150.33	21°47'55"	57.19	56.85	S77°04'43"W
C55	25.00	57°22'11"	25.03	24.00	S59°17'36"W
C56	77.00	24°44'22"	33.25	32.99	S44°58'41"W
C57	25.00	57°22'11"	25.03	24.00	S26°39'47"W
C58	32.00	30°45'59"	17.18	16.98	S17°24'18"E
C59	100.00	70°38'25"	123.30	115.64	S15°44'44"E
C60	32.00	30°45'59"	17.18	16.98	S22°28'28"W
C61	300.00	12°50'19"	67.22	67.08	S00°40'19"W
C62	300.00	12°50'19"	67.22	67.08	S00°40'19"W
C63	45.00	76°34'16"	60.14	55.76	S31°11'40"E
C64	425.00	12°45'53"	94.68	94.49	S63°05'51"E
C65	225.00	48°12'31"	189.31	183.78	S80°49'10"E
C66	25.00	20°51'44"	30.72	28.87	N36°26'29"E
C67	50.00	26°51'44"	216.83	81.63	S83°33'12"E
C68	275.00	48°12'31"	231.38	224.62	N80°49'10"E
C69	375.00	09°44'13"	63.73	63.65	N61°35'01"W
C70	25.00	106°27'25"	46.45	40.05	S60°19'10"W
C71	35.00	93°17'13"	56.99	50.90	S39°33'08"E
C72	1010.00	03°31'52"	62.25	62.24	S86°51'59"E
C73	395.00	30°41'17"	206.97	204.61	S79°43'29"W
C74	605.00	16°44'10"	176.72	176.09	S73°04'55"W
C75	946.91	02°31'11"	41.64	41.61	N82°11'42"W
C76	946.91	06°55'43"	114.51	114.44	N86°57'38"W
C77	946.91	04°40'55"	77.38	77.36	S87°14'03"W
C78	50.00	21°43'20"	18.96	18.84	S47°33'52"W
C79	50.00	86°55'57"	75.86	68.79	N78°06'29"W
C80	25.00	10°38'24"	4.84	4.64	S82°14'14"E
C81	25.00	37°32'59"	16.38	16.09	S76°19'55"E
C82	996.91	02°15'02"	39.32	39.32	N86°01'23"E
C83	996.91	08°16'06"	109.07	109.01	S89°24'45"E
C84	996.91	05°51'41"	101.98	101.94	S83°38'52"E
C85	300.00	03°28'14"	18.00	17.99	N18°12'40"E
C86	300.00	09°24'05"	49.23	49.17	N11°47'30"E
C87	32.00	27°45'42"	15.51	15.35	N17°26'54"E
C88	32.00	05°35'22"	3.12	3.12	N00°46'22"E
C89	150.00	22°30'57"	58.95	58.57	N80°45'51"W
C90	150.00	19°27'26"	50.94	50.89	N59°46'39"W
C91	150.00	19°05'58"	50.00	49.77	N40°07'43"W
C92	150.00	19°06'01"	50.00	49.77	N21°23'59"W
C93	150.00	09°49'40"	25.73	25.70	N06°56'09"W
C94	150.33	30°13'47"	79.31	78.40	S03°02'50"E
C95	150.33	20°58'20"	55.03	54.72	S23°31'14"W
C96	138.74	36°04'05"	87.34	85.90	S22°14'04"E
C97	138.74	03°26'50"	8.35	8.35	S02°28'37"E
C98	50.00	39°51'29"	33.91	33.26	S11°15'02"E
C99	50.00	34°38'00"	30.22	29.71	S25°28'43"W
C100	50.00	34°38'00"	30.22	29.71	S60°07'43"W
C101	50.00	39°17'27"	34.29	33.62	N82°54'33"W
C102	50.00	23°34'41"	20.58	20.43	N51°28'29"W
C103	50.00	28°38'44"	25.00	24.74	N25°21'47"W
C104	50.00	72°28'08"	63.24	59.11	N25°11'39"E
C105	32.00	09°44'12"	5.44	5.43	S06°53'25"E
C106	32.00	21°01'48"	11.75	11.68	S22°16'24"E
C107	100.00	48°57'36"	81.96	79.69	S09°18'30"E
C108	100.00	23°41'09"	41.34	41.05	S26°00'37"W
C109	300.00	01°28'31"	7.72	7.72	S06°21'12"W
C110	300.00	11°21'48"	59.50	59.40	S00°03'57"E
C111	300.00	06°48'35"	35.66	35.64	S02°20'33"E
C112	300.00	06°01'44"	31.57	31.55	S04°04'36"W
C113	425.00	10°30'43"	77.97	77.86	S64°13'26"E
C114	425.00	02°15'10"	16.71	16.71	S57°50'30"E
C115	225.00	30°42'34"	120.60	119.16	S72°04'12"E
C116	225.00	17°28'57"	68.45	68.45	N83°47'43"E
C117	830.00	03°22'14"	48.82	48.82	N73°23'27"E
C118	25.00	49°33'19"	21.62	20.95	N46°55'41"E
C119	25.00	20°58'25"	9.15	9.10	N11°39'49"E
C120	50.00	89°31'37"	78.13	70.42	N45°56'26"E
C121	50.00	88°32'35"	77.27	69.81	S45°01'29"E
C122	880.00	03°22'14"	51.77	51.76	S73°23'27"W
C123	890.00	22°05'54"	343.27	341.14	S82°45'18"W
C124	1190.00	01°08'42"	17.01	17.01	N83°38'54"W
C125	395.00	10°21'53"	71.46	71.36	S89°33'11"W
C126	395.00	13°36'31"	93.82	93.60	S77°33'59"W
C127	395.00	06°02'53"	41.70	41.68	S67°44'17"W
C128	605.00	07°50'39"	82.83	82.76	S68°38'10"W
C129	605.00	08°53'30"	93.89	93.80	S77°00'15"W

CURVE TABLE CONTINUED

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C130	100.00	06°27'06"	11.26	11.25	N23°03'03"W
C131	100.00	05°10'18"	89.25	86.32	N05°45'38"E
C132	50.00	72°27'32"	63.23	59.10	S35°28'35"W
C133	25.00	62°52'39"	27.44	26.08	N88°49'26"E
C134	50.00	75°41'51"	66.06	61.36	S84°45'58"E
C135	50.00	34°7'43"	29.93	29.48	N73°25'32"W
C136	50.00	33°50'06"	29.53	29.10	N73°11'44"W
C137	75.00	19°10'26"	25.10	24.98	S80°31'34"E
C138	75.00	11°12'07"	14.66	14.64	S85°20'18"E
C139	25.00	73°06'52"	31.90	29.78	S03°31'02"E
C140	25.00	00°11'38"	0.08	0.08	S40°10'17"E
C141	113.74	39°38'14"	78.68	77.12	S20°34'19"E

JOHNS LAKE

WITNESS LINE
(W LINE OF TRACT I,
SAFE UPLAND LINE ELEV. 98.0
(NGVD 29 DATUM), AS DESCRIBED
IN ORB 10516, PG 6402)

S LINE OF SEC 5-23-27

N LINE OF SEC 5-23-27

NW CORNER OF PARCEL 1-G,
DESCRIBED IN
ORB 10516, PG 6393
AND THE SW CORNER OF
TRACT I, ORB 10516, PG 6402

APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE
(SEE NOTES)

APPROXIMATE LOCATION
OF THE 98.0' NORMAL HIGH
WATER LINE (NHWL) (SEE NOTES)

THE STATE OF FLORIDA MAY OWN OR CLAIM TITLE TO
THOSE LANDS LYING WATERWARD OF THE ORDINARY
HIGH WATER LINE WHICH MAY AFFECT THE LOCATION OF
THE BOUNDARY LINE OF PROPERTY FRONTING THE
LAKE.

NW CORNER, S 1/2, NE 1/4,
NE 1/4, SEC 5-23-27

SW CORNER OF PARCEL
1-G, DESCRIBED IN
ORB 10516, PG 6393

N LINE OF
S 1/2, NE 1/4,
NE 1/4, SEC 5-23-27

W LINE OF
E 1/2, NE 1/4,
NE 1/4, SEC 5-23-27

WITNESS LINE
(APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE)
(SEE NOTES)

APPROXIMATE LOCATION
OF THE 98.0' NORMAL HIGH
WATER LINE (NHWL),
AS SURVEYED AUGUST, 2003
(SEE NOTES)

APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE
(SEE NOTES)

APPROXIMATE LOCATION
EDGE OF WATER
MARCH 28, 2013

WITNESS LINE
(APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE)
(SEE NOTES)

APPROXIMATE LOCATION
EDGE OF WATER
MARCH 28, 2013

W LINE OF
E 1/2, NE 1/4,
NE 1/4, SEC 5-23-27

UNPLATTED
(ORB 9814, PG 4062)

JOHNS LAKE

WITNESS LINE
(APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE)
(SEE NOTES)

APPROXIMATE LOCATION
EDGE OF WATER
MARCH 28, 2013

WITNESS LINE
(APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE)
(SEE NOTES)

APPROXIMATE LOCATION
EDGE OF WATER
MARCH 28, 2013

W LINE OF
E 1/2, NE 1/4,
NE 1/4, SEC 5-23-27

UNPLATTED
(ORB 9814, PG 4062)

JOHNS LAKE

WITNESS LINE
(APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE)
(SEE NOTES)

APPROXIMATE LOCATION
EDGE OF WATER
MARCH 28, 2013

WITNESS LINE
(APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE)
(SEE NOTES)

APPROXIMATE LOCATION
EDGE OF WATER
MARCH 28, 2013

W LINE OF
E 1/2, NE 1/4,
NE 1/4, SEC 5-23-27

UNPLATTED
(ORB 9814, PG 4062)

JOHNS LAKE

WITNESS LINE
(APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE)
(SEE NOTES)

APPROXIMATE LOCATION
EDGE OF WATER
MARCH 28, 2013

WITNESS LINE
(APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE)
(SEE NOTES)

APPROXIMATE LOCATION
EDGE OF WATER
MARCH 28, 2013

W LINE OF
E 1/2, NE 1/4,
NE 1/4, SEC 5-23-27

UNPLATTED
(ORB 9814, PG 4062)

JOHNS LAKE

WITNESS LINE
(APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE)
(SEE NOTES)

APPROXIMATE LOCATION
EDGE OF WATER
MARCH 28, 2013

WITNESS LINE
(APPROXIMATE LOCATION
OF THE 98.0' (NGVD29)
SAFE UPLAND LINE)
(SEE NOTES)

APPROXIMATE LOCATION
EDGE OF WATER
MARCH 28, 20

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: *Jay Conn, Director, Parks and Recreation Department*

Via: City Manager Mike Bollhoefer

Date: **Nov. 7, 2013**

Meeting Date: November 14, 2013

Subject: *Approval of accommodations necessary to proceed with the Winter Garden Bike Fest on March 8, 2014.*

Issue:

Dennis Jones, owner of Wheelworks of Winter Garden, would like permission to hold the 3rd annual Bike Fest of Winter Garden on March 8, 2014. This will be a series of "criterium" timed races where bikers race around a specified course on several Winter Garden roads. The event is benefitting PeopleForBikes, a national charitable organization that helps to encourage bicycle riding and ensures safer places to ride for both children and adults.

The course (race map included with this application) will travel east on the north side of Plant St., north on Woodland, west on Newell, and south on Central Ave. to return to Plant St. Mr. Jones is asking commission approval for closing the streets necessary to accommodate these races.

This year's races will take place earlier in the day which will allow streets to reopen in late afternoon. Races will begin at 7:30am and should finish at approximately 3:00pm allowing streets to be fully open by 3:30 or 4:00pm.

Mr. Jones has agreed to reimburse the City for expenses for barricades to be placed along Plant St. which will help to assure for the safety of pedestrians in the downtown area. He has also received approval to hold the races and to block the streets from the Downtown Historic Winter Garden Merchants Guild. City staff is in support of this event in that it helps to promote one of the city's target marketing niches of health and wellness.

Recommended action:

Motion to approve the 2014 Winter Garden Bike Fest on March 8, 2014.

Attachments/References:

Race Map

Event Application



CITY OF WINTER GARDEN
 PARKS & RECREATION DEPARTMENT
 310 NORTH DILLARD STREET
 WINTER GARDEN, FL 34787

PHONE: (407) 656-4155
 WWW.WINTERGARDEN-FL.GOV

WINTER GARDEN • A charming little city with a juicy past.

Official Use Only
 Date Received: _____
 Permit Fee Pd. on: _____ Init. _____

**CITY OF WINTER GARDEN
 SPECIAL EVENT APPLICATION – PUBLIC PROPERTY**

Per City Code Ch. 27, Art 1, Sec.3 "Special Events" are defined as any public assembly of 100 or more people in any park, sidewalk, alley, lake or other publically owned area. Completed applications should be submitted no less than 30 days prior to the first date of the proposed event. Events that require closure of any city street or are anticipated to have more than 500 people in attendance will require approval of the City Commission.

ORGANIZATION/GROUP: Winter Garden Wheel Works NON PROFIT _____ CORP INDIV. _____

NAME OF EVENT: Winter Garden Bike Fest

CONTACT/REPRESENTATIVE: Dennis Jones PHONE # 407-654-1496

ALT. PHONE: 321-202-0803 cel EMAIL: Dennis@wgwheelworks.com

EVENT LOCATION: Downtown Winter Garden PROPOSED DATES: March 8th 2014

HOURS: 5:30 am - 3:00 pm ESTIMATED DAILY ATTENDANCE: 5,00

PLEASE CHECK ALL OF THE FOLLOWING THAT APPLY:

TYPE OF EVENT	EVENT DETAILS	EQUIPMENT AT EVENT
<input checked="" type="checkbox"/> FESTIVAL	<input type="checkbox"/> ADMISSION CHARGE/TICKET SALES	<input checked="" type="checkbox"/> AMPLIFIED SPEAKING/MUSIC
<input type="checkbox"/> EXHIBIT(S)	<input type="checkbox"/> ALCOHOL SERVED ¹	HOURS OF: <u>8am - 3pm</u>
<input type="checkbox"/> CARNIVAL/CIRCUS/FAIR	<input type="checkbox"/> ALCOHOL SALES ²	<input checked="" type="checkbox"/> PORTABLE RESTROOMS
<input type="checkbox"/> GENERAL MEETING	<input type="checkbox"/> FIREWORKS/PYROTECHNICS	<input checked="" type="checkbox"/> SPORTS EQUIPMENT
<input type="checkbox"/> PARADE	<input type="checkbox"/> FOOD VENDORS: # OF _____	<input checked="" type="checkbox"/> STAGE/PROPS/PRODUCTION
<input type="checkbox"/> BLOCK PARTY OR PICNIC	<input checked="" type="checkbox"/> MERCHANDISE VENDORS: # OF <u>25</u>	<input checked="" type="checkbox"/> TENTS: #OF & SIZE <u>20 10x10</u>
<input type="checkbox"/> SPORTING EVENT/COMPETITION	<input checked="" type="checkbox"/> OPEN TO PUBLIC	<input checked="" type="checkbox"/> TEMPORARY EVENT SIGNAGE
<input type="checkbox"/> WEDDING/RECEPTION	<input checked="" type="checkbox"/> STREET/SIDEWALK CLOSURE- HOURS OF: <u>5:30am - 3pm</u>	<input checked="" type="checkbox"/> DUMPSTERS/RECEPTACLES
<input type="checkbox"/> REVIVAL	<input type="checkbox"/> CITY WATER USED	<input checked="" type="checkbox"/> INFLATABLE DEVICES
<input type="checkbox"/> OTHER: (EXPLAIN) _____	<input checked="" type="checkbox"/> EVENT HELD PREVIOUSLY	<input type="checkbox"/> COOKING EQUIP. USED.
_____	<input checked="" type="checkbox"/> CITY ELECTRIC USED	GAS _____ OPEN FLAME _____
_____		OTHER: _____

¹ PLEASE NOTE THAT BEIRGARTENS OR ZONES WHERE ALCOHOL IS REQUESTED TO BE PERMITTED MUST BE CLEARLY IDENTIFIED ON THE EVENT SITE MAP.

² EVIDENCE OF PROOF OF PERMITTING THROUGH THE STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION MUST BE PROVIDED TO CITY STAFF NO LATER THAN 30 DAYS PRIOR TO THE FIRST DAY OF THE PROPOSED EVENT.

PLEASE CAREFULLY REVIEW ALL OTHER POLICIES AND PROCEDURES ON PAGE 2 OF THIS APPLICATION



CITY OF WINTER GARDEN
PARKS & RECREATION DEPARTMENT
310 NORTH DILLARD STREET
WINTER GARDEN, FL 34787

PHONE: (407) 656-4155
WWW.WINTERGARDEN-FL.GOV

WINTER GARDEN • A charming little city with a juicy past.

CITY OF WINTER GARDEN SPECIAL EVENT POLICIES AND PROCEDURES

FOOD VENDING

THE DEPT. OF BUSINESS AND PROFESSIONAL REGULATION OF THE STATE OF FLORIDA REQUIRES THAT YOU NOTIFY THEIR DIVISION OF HOTELS AND RESTAURANTS NO LATER THAN THREE DAYS PRIOR TO ANY TEMPORARY EVENT WHERE FOOD WILL BE SOLD. ALL FOOD VENDORS MUST MEET MINIMUM SAFETY AND SANITATION REQUIREMENTS AND PAY A TEMPORARY EVENT LICENSING FEE IF THEY DO NOT ALREADY HOLD AN ANNUAL LICENSE WITH THE STATE OF FLORIDA. THE DIVISION OF HOTELS AND RESTAURANTS CAN BE REACHED AT 850-487-1395 OR VISIT http://www.myfloridalicense.com/dbpr/hr/licensing/GT_tempevents.html FOR MORE INFORMATION.

EVENT INSURANCE

IN MOST INSTANCES EVENT INSURANCE WILL BE REQUIRED WITH GENERAL LIABILITY COVERAGE OF AT LEAST 1,000,000. CITY STAFF RESERVES THE RIGHT TO REQUEST INCREASED LIMITS DEEMED NECESSARY FOR CERTAIN HIGH-RISK ACTIVITIES. INDIVIDUALS, GROUPS WITHOUT INSURANCE, OR GROUPS THAT DO NOT PRODUCE AN APPROPRIATE CERTIFICATE OF INSURANCE TWO WEEKS PRIOR TO THE EVENT DATE WILL BE REQUIRED TO PURCHASE INDIVIDUAL EVENT POLICIES THROUGH THE CITY INSURANCE CARRIER AT LIMITS DEEMED NECESSARY BY CITY STAFF. PRICES FOR APPROPRIATE POLICIES ARE ESTABLISHED BY THE INSURANCE BROKER AND ARE NON-NEGOTIABLE. IF PROPER INSURANCE IS NOT OBTAINED OR PAID FOR AT LEAST TWO WEEKS PRIOR TO THE SCHEDULED EVENT, THE CITY RESERVES THE RIGHT TO CANCEL THE EVENT REQUEST.

PERMIT FEES

EVENTS WITH 100-249 PEOPLE IN ATTENDANCE: \$250.00

EVENTS WITH OVER 250 PEOPLE IN ATTENDANCE: \$1,000.00

ADDITIONAL FEES

OTHER FEES WILL BE ASSESSED IF DEEMED NECESSARY BY CERTAIN APPLICABLE DEPARTMENTS. ALTHOUGH NOT AN EXHAUSTIVE LIST, FEES MAY BE ASSESSED FOR POLICE OFFICERS, POLICE SUPERVISORS, FIRE PROTECTION, EMT PERSONNEL, STREET BARRICADING, ELECTRIC USAGE, MAINTENANCE STAFF, TRASH RECEPTACLES & COLLECTION, OR ANY OTHER STAFF DEEMED NECESSARY TO BE ON-SITE DURING EVENT HOURS, ETC. BONDS OF UP TO \$5,000,000 MAY BE REQUIRED AT THE DISCRETION OF CITY STAFF FOR EVENTS WITH ATTENDANCE OVER 500 PEOPLE AND EVENTS HOSTING CERTAIN HIGH-RISK ACTIVITIES. ALL FEES MUST BE PAID IN FULL IN AT LEAST TWO WEEKS PRIOR TO THE EVENT DATE TO AVOID CANCELLATION.

MISCELLANEOUS POLICIES

- EVENT ADVERTISING SHOULD NOT INCLUDE ANY REFERENCE OF ENDORSEMENT BY THE CITY OF WINTER GARDEN.
- ADMISSION FEES MAY NOT BE CHARGED FOR EVENTS TAKING PLACE ON PUBLIC PROPERTY.
- TEMPORARY EVENT SIGNAGE MUST MEET CITY CODE REQUIREMENTS. CONTACT W.G. CODE ENFORCEMENT FOR INFO.
- THERE ARE OTHER SPECIAL REQUIREMENTS FOR MOTION PHOTOGRAPHY PRODUCTION.
- THERE ARE SPECIAL REQUIREMENTS FOR FIREWORKS.
- ANY EVENT UTILIZING PLANT ST. AND EFFECTIVELY CLOSING THE WEST ORANGE TRAIL MUST NOTIFY ORANGE COUNTY PARKS AND RECREATION AT 407-654-1108.
- IF ANY PORTION OF A STATE ROAD IS TO BE CLOSED, A STATE D.O.T. REQUEST FORM MUST BE OBTAINED FROM THE WINTER GARDEN POLICE DEPT., COMPLETED AND RETURNED TO THE WGPD TO BE FILED WITH THE STATE OF FLORIDA. SUCH REQUESTS SHOULD BE SUBMITTED AT LEAST SIX WEEKS PRIOR TO THE EVENT DATE.

APPROVAL PROCESS

THE RECREATION, FIRE & POLICE DEPARTMENTS WILL REVIEW ALL REQUESTS AND FORWARD TO ADDITIONAL DEPARTMENTS AS NEEDED. YOU MAY BE CONTACTED TO PROVIDE FURTHER INFORMATION. YOU WILL BE NOTIFIED OF INITIAL APPROVAL, ADDITIONAL FEE REQUIREMENTS AND IF FURTHER COMMISSION APPROVAL WILL BE REQUIRED IN 2 TO 4 WEEKS.



CITY OF WINTER GARDEN
 PARKS & RECREATION DEPARTMENT
 310 NORTH DILLARD STREET
 WINTER GARDEN, FL 34787
 PHONE: (407) 656-4155
 WWW.WINTERGARDEN-FL.GOV

PLEASE PROVIDE A GENERAL DESCRIPTION OF THE EVENT THAT INCLUDES ALL FEATURES BEING PROPOSED TO TAKE PLACE. ELABORATE ON ANY OF THE ABOVE CHECKED ITEMS IF NECESSARY: (USE BACK IF NECESSARY)

Winter Garden Bike Fest. See attached for details.

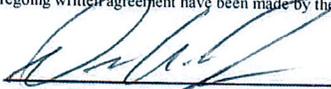
THE FOLLOWING SHOULD ACCOMPANY YOUR APPLICATION: (APPROVAL PROCESS WILL NOT BEGIN UNTIL THESE ARE SUBMITTED)

- COPY OF 501C-3 OR OTHER TAX EXEMPT STATUS CERTIFICATE (IF APPLICABLE)
- SITE PLAN INDICATING ALL AFFECTED AREAS, STREETS PROPOSING TO BE CLOSED, TEMPORARY POWER SOURCES TO BE INSTALLED, PORTABLE RESTROOM LOCATIONS, VENDOR PLACEMENT, PARADE ROUTE, ALCOHOL SERVING ZONES, OR ANY OTHER SIGNIFICANT FEATURES
- COPY OF APPLICANT'S INSURANCE CERTIFICATE NAMING THE CITY OF WINTER GARDEN AS ADDITIONALLY INSURED. (SEE NEXT PAGE FOR INDIVIDUALS AND GROUPS WITHOUT INSURANCE)
- SANITATION PLAN - PORTABLE RESTROOMS, TRASH COLLECTION AND RECEPTACLE PLAN, ETC.
- PARKING AND TRAFFIC PLAN - REROUTING TRAFFIC AROUND BLOCKED STREETS, PARKING FOR EVENT PATRONS, ETC.
- MEDICAL CARE - FIRST AID STATIONS, EMS SERVICES, AMBULANCE ON SITE, ETC.
- SECURITY - OFF-DUTY OFFICERS SCHEDULED, SECURITY SERVICE UTILIZED, # OF EVENT STAFF IN ATTENDANCE, ETC.

In consideration of permission to use, today and on all future dates, the property, facilities, staff, equipment and services of any facility owned, leased, rented, and/or used by the City, the applicant **does hereby release, waive, covenant not to sue, and discharge** the City from all liability, responsibility and claims for personal injury, accidents, loss, illnesses, death, and property damage or loss arising from, related to, or in any way connected to participation in any of the listed Activities, including use of the City's facilities, premises, and equipment.

The applicant also agrees to INDEMNIFY AND HOLD the City HARMLESS from any and all claims, disputes, actions, suits, procedures, costs, expenses, damages, injuries, and liabilities, including attorney's fees (both at the litigation and appellate levels), relating to or arising from applicant's involvement in any of the Activities, and to reimburse the City for any such fees, costs and expenses incurred by the City. Participant further expressly agrees that the foregoing waiver, assumption of risks, indemnification and hold harmless provisions of this document are intended to be as broad and inclusive as is permitted by the laws of the State of Florida, and that if any portion thereof is held invalid or unenforceable, it is agreed that the balance shall remain and continue in full legal force and effect.

The undersigned has read these special event policies and procedures, waivers of liability, assumption of risks, and indemnity and hold harmless provisions, fully understands them, and **understands that applicant is giving up substantial rights, including applicant's right to sue.** The undersigned acknowledges that the undersigned is signing this document on behalf of the applicant freely and voluntarily, and **intends this, by the undersigned's signature, to be a complete and unconditional release of all liability and responsibility** on the part of the City to the greatest extent allowed by law. The undersigned further agree that no oral representations, statements or inducements apart from the foregoing written agreement have been made by the City, but if made, the undersigned has not, and will not, rely on such.



 SIGNATURE OF APPLICANT

11/11/13

 DATE

FOR OFFICE USE ONLY	
REC.: _____	SCHEDULED FOR MEETING OF: _____
PD: _____	
FIRE: _____	
PS: _____	OTHER: _____

Bike Fest Parking Map

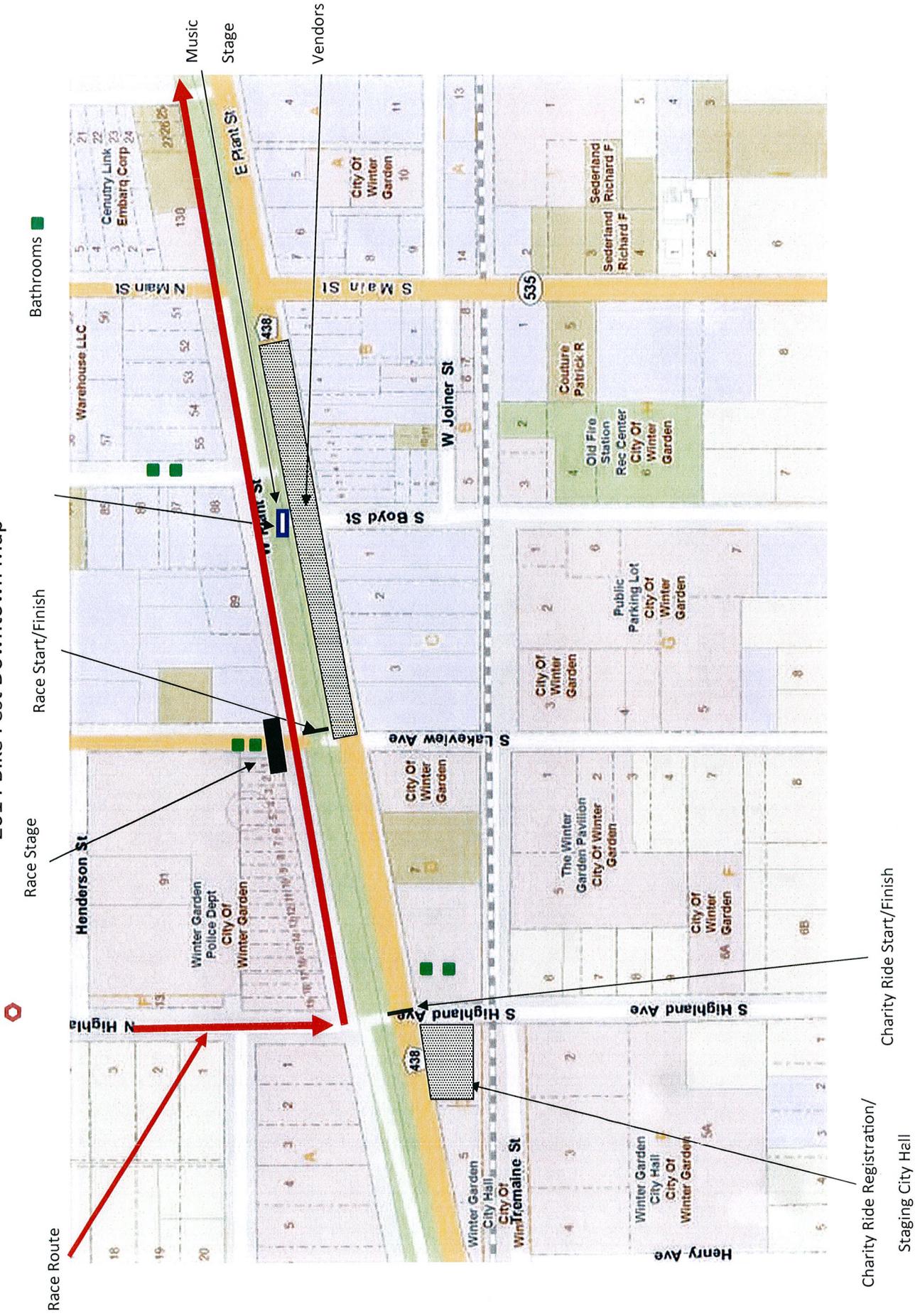


- Parking**
1. Registration Parking City Hall
 2. Dillard St. and Plant St. Parking
 3. Veterans Park.

Plant Street will be closed to all traffic starting at 5:30am from Dillard St to Park Ave.

Tour Ride Registration and Start City Hall 300 W. Plant St. North Entrance

2014 Bike Fest Downtown Map



Race Route

Race Stage

Race Start/Finish

Bathrooms

Music Stage

Vendors

Charity Ride Registration/
Staging City Hall

Charity Ride Start/Finish

Winter Garden Cycling Festival Parking and Traffic Plan

Purpose: Winter Garden Cycling Festival, Saturday March 8th 2014.

➤ Affected Areas:

○ Street Closers:

- Plant Street, East and West bound from N. Central Ave. to Woodland St. between the hours of 7am-8pm. Vendors will be setup on the East bound side of Plant St. while the bicycle race will use the West bound side.
- Intermittently close N. Woodlawn St., E. Newell St. and N. Central Ave. to allow for racers to pass. See attached race course map

- Requesting City to provide police assistance in traffic control at major blocked intersection. Volunteers over the age of 18 will also be at blocked intersection if police not available. See attached map for details.
- Requesting City to provide assistance with, setup and remove, cones and barricades at intersections as denoted on map.
- Requesting City to provide road closer signs and detour signs at denoted location on map.
- Volunteers will be provided throughout the race route to usher resident in and out of race area quickly and safely. Volunteers will also be at all indicated crosswalks to provide public with safe crossing of race route. See attached map for detailed placement.

➤ Parking:

- Request City to allow for parking of event participants and public at denoted locations on parking map attached.
 - Racer parking to be open to only racers. Volunteers will be a parking location for control and placement.
 - Public parking for all other as noted on map. Volunteers will be a parking location for control and placement.
- Requesting City to provide parking signage and detour sign as denoted on map.

October 11th 2013

Attachment: Site Maps

Sincerely,

Dennis A. Jones
Winter Garden Wheel Works

Winter Garden Cycling Festival Sanitation Plan

Purpose: Winter Garden Cycling Festival, Saturday March 8th 2014.

➤ Sanitation Plan:

- Requesting the City to provide portable restrooms to be placed at locations denoted on map.
- Requesting the City provide personnel to maintain trash collection during the event.
- Requesting the City provide street sweeper to go through race and festival area.

Attachment: Site Maps

Sincerely,

Dennis A. Jones
Winter Garden Wheel Works

Winter Garden Cycling Festival Site Plan

Purpose: Winter Garden Cycling Festival, Saturday March 6th 2014.

- Affected Areas:
 - Street Closers:
 - Plant Street, East and West bound from N. Central Ave. to Woodland St. between the hours of 5:30am-4pm. Vendors will be setup on the East bound side of Plant St. while the bicycle race will use the West bound side.
 - Intermittently close N. Woodlawn St., E. Newell St. and N. Central Ave. to allow for racers to pass. See attached race course map
 - 30 Days before the event, Winter Garden Wheel Works staff will personally notify residents along effected roads. A map and letter describing the event and times with be handed out. Any concerns from residents will addressed and brought to the City's attention.
- Vendors
 - Vendors will be placed on the East bound side of Plant St. from Main St to Lakeview Ave. See attached site map for details.
 - Request City to provide stage to be placed at the intersection of S. Boyd St. and W. Plant St. to provide live entertainment.
- Medical Care:
 - The race promoter will provide EMS services with an ambulance on site for the crit race.
 - Request the City provide additional first aid and EMS. Location on first aid to be at the intersection of N. Boyd St. and W. Plant St. See site map for details.
- Sanitation:
 - Requesting the City to provide portable restrooms to be placed at locations noted on map.
 - Requesting the City provide personnel to maintain trash collection during the event.
- Volunteers
 - Winter Garden Wheel Works along with Top View Sports will provide 50 staff and volunteers to cover the needs of the event.
- Traffic:

- Street Closers:
 - Plant Street, East and West bound from N. Central Ave. to Woodland St. between the hours of 5:30am-4pm. Vendors will be setup on the East bound side of Plant St. while the bicycle race will use the West bound side.
 - Intermittently close N. Woodlawn St., E. Newell St. and N. Central Ave. to allow for racers to pass. See attached race course map
- Requesting City to provide police assistance in traffic control at major blocked intersection. Volunteers over the age of 18 will also be at blocked intersection if police not available. See attached map for details.
- Requesting City to provide assistance with setup and remove, cones and barricades at intersections as noted on map.
- Requesting City to provide road closer signs and detour signs at noted locations on map.
- Volunteers will be provided throughout the race route to usher resident in and out of race areas quickly and safely. Volunteers will also be at all indicated crosswalks to provide public with safe crossing of race route. See attached map for detailed placement.
- Interlocking crowd control fencing will be placed along Plants St. as determined by the City.
- Parking:
 - Request City to allow for parking of event participants and public at noted locations on parking map attached.
 - Racer parking to be open to only racers. Volunteers will be at parking locations for control and placement of vehicles.
 - Public parking for all other as noted on map. Volunteers will be a parking location for control and placement.
 - Requesting City to provide parking signage and detour signs as noted on map.
- West Orange Trail
 - For the safety of the public will we have volunteers request that bike riders dismount and walk before entering into the festival area.
 - Requesting the City to provide detour signs for riders not wanting to enter the festival area.

October 11, 2013

Sincerely,

Dennis A. Jones
Winter Garden Wheel Works

Winter Garden Cycling Festival Proposal

Winter Garden Wheel Works is proposing to host its Winter Garden Cycling Festival on Saturday March 8th 2014. This event is intended to draw attendants from all of Central Florida. Our goal is to bring area communities together for a healthy family focused event. The festival will be held rain or shine.

The event will consist of a Charity Bicycle Ride to benefit a local non-profit organization (TBA), a Professional Bicycle Race hosted by Florida Cycling Inc., Vendors and other health and wellness related activities will line Plant St.

- Schedule of events are:
 - Race set up will be 5:30am-7:30am
 - Vendors set up will be 8:00am-10:00am. Finish and teardown for both no later than 4:00pm
 - Festival will start at 10:00am and complete at 3:00pm
 - Charity Ride will start at 7:30am, 8:30am and 9:30am.
 - Race start time 8:00am. Completed approximately 3:00pm

- We are requesting permission to close Plant Street, East and West bound from N. Central Ave. to Woodland St. between the hours of 5am-4pm. Vendors will be setup on the East bound side of Plant St. while the bicycle race will use the West bound side.

- We are requesting permission to have streets that are involved in the bike race course to be intermittently closed to allow for racing.

- We are requesting the City to waive fees associated with this event.

- We anticipate sponsorships to cover cost of event. Approximately \$15k

October 8th 2013

We are excited about the opportunities that this event will bring to the City of Winter Garden as well as the Downtown Merchants. Thank you for considering our proposal.

Sincerely,

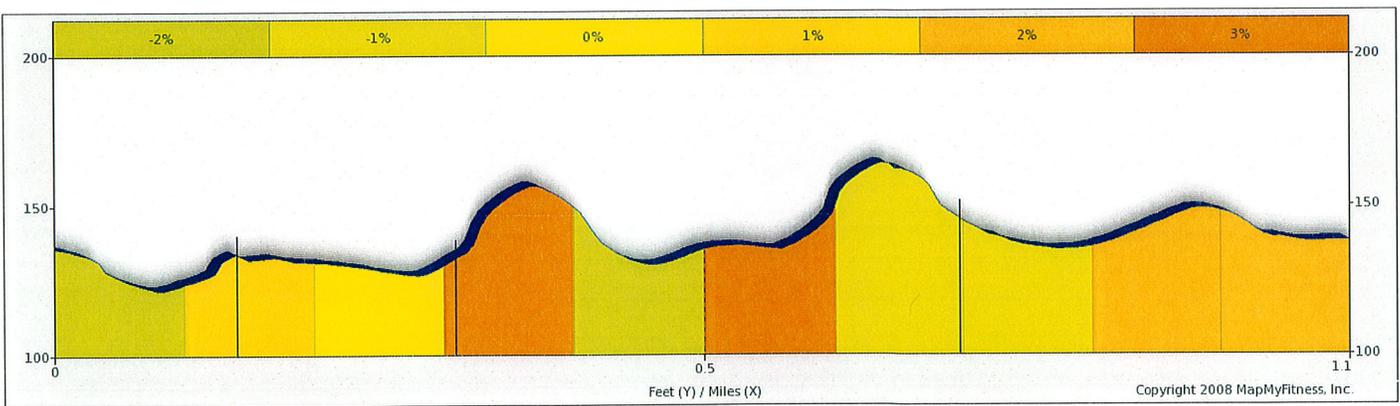
Dennis A. Jones
Winter Garden Wheel Works

A ride mapped on 02/22/2012

Starts In Winter Garden, Florida

1.11 miles

Elevation
 151ft Max 121ft Min +33ft -30ft < 3 %



Description