For More Information, Contact:
Kathy Rathel
Customer Service Technician
City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
407.656.4111 ext. 5149
krathel@cwgdn.com

PLANNING & ZONING BOARD AGENDA

To: Eric Weiss – Chairman
Will Hawthorne – Vice Chairman
Mark DeFuso
Heather Gantt
Gerald Jowers
David Kassander
Mark Maciel

Copy to: Mike Bollhoefer
Dan Langley
Kurt Ardaman
Ed Williams
Stephen Pash
Kelly Carson
Nadine Avola
Jessica Frye

RE: Agenda – **August 3, 2015 at 6:30 PM**
Commission Chambers, City Hall
300 West Plant Street, Winter Garden

---

1. **CALL TO ORDER**

2. **ROLL CALL AND DETERMINATION OF QUORUM**

3. **APPROVAL OF MINUTES FROM THE JULY 6, 2015 MEETING**

ANNEXATION / FUTURE LAND USE MAP AMENDMENT / REZONING (PUBLIC HEARING)

4. 640 Tildenville School Road (Pertab Singh & Doowatee Singh) **AZFA**
Parcel ID #21-22-27-0000-00-104

5. 420/720 Roper Road (Sonata West Orange Campus) **Rezoning PUD**
Parcel ID #35-22-27-0000-00-057

PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT

6. 601 W Bay Street (Hennig Property) **PPA**
Parcel ID #15-22-27-8656-00-150

7. Lake Brim Drive (Oakland Park Phase 4) **PPA**
Parcel ID #21-22-27-0000-00-059

8. 1205-1225 N West Crown Point Road (Cisneros Plat) **PPA**
Parcel ID #12-22-27-1840-33-010 and 12-22-27-1840-36-040

VARIANCE (PUBLIC HEARING)

9. 758 Citrus Cove Drive (Kummary Persaud)
Parcel ID #25-22-27-6415-00-540

ADJOURN to the next regular Planning and Zoning Board meeting on Monday, **September 14, 2015** at **6:30 p.m.** in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.

Posted: July 31, 2015

REV 10/30/2014

PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUES 286.0105: ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, WHICH SUCH WRITTEN RECORD IS NOT PROVIDED BY THE CITY OF WINTER GARDEN.

PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUTE 286.26: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KATHY RATHEL, 300 WEST PLANT STREET, WINTER GARDEN, FL 34787, (407) 656-4111, EXT 5149 - 48 HOURS IN ADVANCE OF THE MEETING.

PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
JULY 6, 2015

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION

Chairman Eric Weiss called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:31 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

The roll was called and a quorum was declared present.

MEMBERS PRESENT:

Chairman Eric Weiss, Vice-Chairman Will Hawthorne, and Board Members: Mark DeFuso, Heather Gantt, Gerald Jowers, David Kassander, and Mark Maciel

MEMBERS ABSENT:

None

STAFF PRESENT:

City Attorney Kurt Ardaman, Community Development Manager Steve Pash, Planner II Kelly Carson, Planner I Jessica Frye, and recording secretary Kathleen Rathel

3. APPROVAL OF MINUTES

Motion by Mark Maciel to approve the regular meeting minutes of June 1, 2015 and seconded by Gerald Jowers. Motion carried unanimously 7 - 0.

ANNEXATION / FUTURE LAND USE MAP AMENDMENT / REZONING (PUBLIC HEARING)

4. 420 Roper Road – Sonata Health Care/P. Proffer/New Horizons Christian Church (PUD REZONING)

Community Development Manager Pash presented a request for rezoning of a 7.15 +/- acre property located at 420 Roper Road. The property is located on the North side of Roper Road between Daniels Road and Winter Garden Vineland Road. The applicant has requested to rezone the property from R-1 to PUD (Planned Unit Development) to allow construction of a 115 unit Assisted/Independent Living Facility. The facility will contain two courtyards; one courtyard will contain a swimming pool and the other will contain a garden. It will also have a trail system and recreation areas. Staff has reviewed the application and recommends approval of Ordinance 15-55 subject to the conditions in the Ordinance and Staff Report.

Board Member Kassander inquired how this facility could be approved for use in a low-density residential area as the density for a PUD is higher. Mr. Pash clarified that the

DRAFT

comprehensive plan allows for a variety of uses and a retirement home or assisted living facility is better located in a residential area instead of a commercial area. All the units are one-bedroom and consistent with low-density residential, also a PUD zoning allows more restrictions and higher standards.

There was much discussion regarding the traffic impact of 115 one-bedroom units on Roper Road and the intersection at Roper Road and Daniels Road. Several Board Members asked if a traffic study had been done yet as there was still a residential subdivision to be developed on Roper Road. Mr. Pash clarified that the traffic study was one of the conditions in the Staff Report and that it would be submitted with the Site Plan application. Also discussed was the buffering, landscaping, height of the building which is two stories on the south side and three stories on the north side, and if the number of units allowed would be based on the traffic study.

Stuart Beebe, President and CEO of Sonata Senior Living, addressed the Board and their questions. They would prefer not to do a traffic study to hold up the rezoning. Mr. Beebe stated there was a nominal increase in traffic only during staff changes and traffic would be less than if this location was used for a residential neighborhood.

Selby Weeks, of Klima Weeks Civil Engineering, addressed the Board. Mr. Weeks stated they have not done a specific I.T. study. A traffic matrix was part of the original PUD and they anticipated a traffic study with the Site Plan phase but not at rezoning.

Motion by Gerald Jowers to recommend postponement [for 420 Roper Road, Ordinance 15-55] pending a traffic study on Roper Road and seconded by David Kassander. Motion carried unanimously 7 - 0.

PRELIMINARY PLAT

5. 1205 E. Fullers Cross Road – Gilkey FX, LLC (Oak Trail)

Planner II Carson presented a Preliminary Plat request for 25 single family residential units with recreation areas within the 11.1 +/- acre Oak Trail Subdivision located at 1205 E. Fullers Cross Road. The proposed Preliminary Plat is consistent with the City's Comprehensive Plan, the City of Winter Garden's Code of Ordinances and the regulations of the R-1B zoning district. Staff has reviewed the application and recommends conditional approval of the Preliminary Plat subject to the conditions of all prior development approvals, including the Developer's Agreement, and the Staff Report.

Motion by David Kassander to recommend approval of the Preliminary Plat for 1205 E. Fullers Cross Road with Staff Recommendations (as provided in the agenda packet) and seconded by Heather Gantt. Motion carried unanimously 7 - 0.

VARIANCE (PUBLIC HEARING)

6. 16303 Marsh Road – M&M Fort Myers Holding, LLC (Twinwaters entrance wall sign)

Planner II Carson presented a request for a Variance for the entrance at the Twinwaters Subdivision located at 16303 Marsh Road. The developers are requesting a variance to allow construction of two 8' tall subdivision sign walls in lieu of the maximum allowed 6' tall subdivision walls and residential signs. Staff has reviewed the application and recommends approval subject to the conditions listed in the Staff Report.

DRAFT

General discussion ensued regarding the height of the entrance walls and the reasons for allowing the variance as opposed to the developers following the established code. Planner II Carson explained the variance for the entrance walls produces an aesthetically pleasing entrance and is approved on a case-by-case basis for residential subdivisions. The majority of the subdivisions have sign walls that exceed 6 feet.

Motion by Gerald Jowers to recommend approval of the Variance for 16303 Marsh Road with Staff Recommendations (as provided in the agenda packet) and seconded by Mark Maciel. Motion carried unanimously 7 - 0.

7. <u>12902 Roper Road – Sift Oaks Investments, LLC (Canopy Oaks entrance)</u>

Planner II Carson presented a request for a Variance for the entrance at the Canopy Oaks Subdivision located at 12902 Roper Road. The applicants are requesting a variance to allow construction of two 10'8" sign walls with 52 square feet of sign area in lieu of the maximum allowed 6' tall subdivision sign walls and maximum allowed 32 square feet of sign area. The variance would also allow the installation of two 11'2" tall entry gates in lieu of the maximum allowed 6' tall entry gate and permit the construction of a pedestrian gate pavilion structure located approximately 1' from the subdivision tract property line in lieu of the minimum required 10' side setback. Staff has reviewed the application and feels the proposal is consistent with the high-end residential character of the subdivision and recommends approval subject to the conditions listed in the Staff Report.

Board Member Kassander asked if any other subdivisions in Winter Garden have 52 square feet of signage and 10' walls. Ms. Carson referred to several examples in the Staff Report.

Board Member DeFuso commented on the high-end character of the subdivision and reason for the larger entrance walls but that directly across the street were rural homes. He also commented on the high traffic use on Roper Road and, since it is a main road to West Orange High School, wanted to stress the importance of all safety issues.

Board Member Weiss asked if the pavilion structure would be too close to the road and block the view of oncoming traffic. Ms. Carson stated the City Engineer did calculations and said the site lines checked out.

General discussion ensued regarding the sidewalk curving out toward the road because of the landscape median and the safety factors for pedestrians and children walking to school.

Carolyn Tisdale, 12801 Roper Road, addressed the Board. Ms. Tisdale stated she owns 7.5 acres across from Canopy Oaks and her son owns 2 acres across from the landscape median. She wanted to know the distance from the curb to the sidewalk. She also wanted to address the issue that the Canopy Oaks property is 2' higher than the middle of the road and, with the subdivision wall, would direct the flow of water toward her property. Staff clarified that all stormwater would be handled on-site. Ms. Tisdale asked if there were plans to install curbing on her side of the street.

Motion by Will Hawthorne to recommend approval of the Variance for 12902 Roper Road with Staff Recommendations (as provided in the agenda packet) and seconded by Mark Maciel. Motion carried 6 – 1 with Mark DeFuso against.

DRAFT

46 W. Vining Street – Frank & Jacqueline Browder

Planner I Frye presented a request for a Variance for the 0.24 +/- acre property located at 46 W. Vining Street. The applicant is requesting a 16.9' rear yard setback variance in lieu of the minimum required 25' rear yard setback to allow for the addition of a carport with storage room, breezeway extension and bathroom addition to the primary structure. Staff has reviewed the application and recommends approval subject to the conditions listed in the Staff Report.

Motion by Gerald Jowers to recommend approval of the Variance for 46 W. Vining Street with Staff Recommendations (as provided in the agenda packet) and seconded by David Kassander. Motion carried unanimously 7 - 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:54 pm.

ATTEST: **APPROVED:**

Customer Service Rep. Kathleen Rathel **Chairman Eric Weiss**

DRAFT

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 4 (Public Hearing)

DATE: July 29, 2015 **MEETING DATE:** August 3, 2015

SUBJECT: 640 Tildenville School Road (Annexation, FLU Amendment, & Zoning)
PROJECT NAME Singh Property
PARCEL ID# 21-22-27-0000-00-104

ISSUE: The applicant is requesting Annexation, Future Land Use designation, and Zoning on property located at Parcel ID # 21-22-27-0000-00-104 (640 Tildenville School Road).

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Pertab Singh & Doowatee Singh

CURRENT ZONING: A-1 (Orange County)

PROPOSED ZONING: R-1 (City)

CURRENT FLU: Low Density Residential (Orange County)

PROPOSED FLU: Low Density Residential (City)

SUMMARY:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a 0.99 ± acre enclave located at 640 Tildenville School Road. The applicant has requested Annexation into the City, Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential, and Zoning of R-1. (See attached Staff Report).

STAFF RECOMMENDATION(S):

Staff recommends approval of Ordinance 15-57, Ordinance 15-58, and Ordinance 15-59.

NEXT STEP(S):

A public meeting for the first reading of these ordinances is scheduled for the City Commission on August 13, 2015.

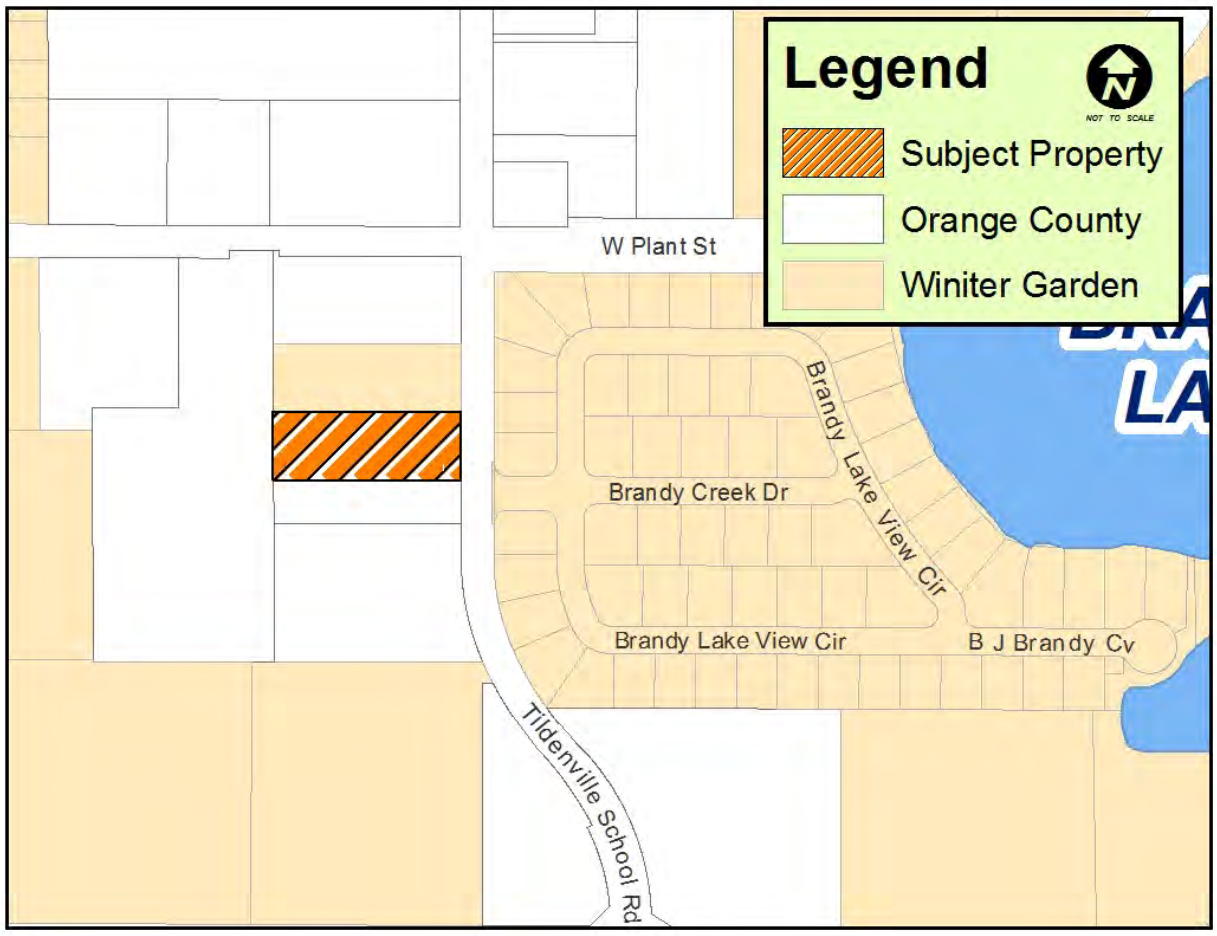
ATTACHMENT(S):

Location Map
Staff Report
Ordinance 15-57
Ordinance 15-58
Ordinance 15-59

LOCATION MAP

640 Tildenville School 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

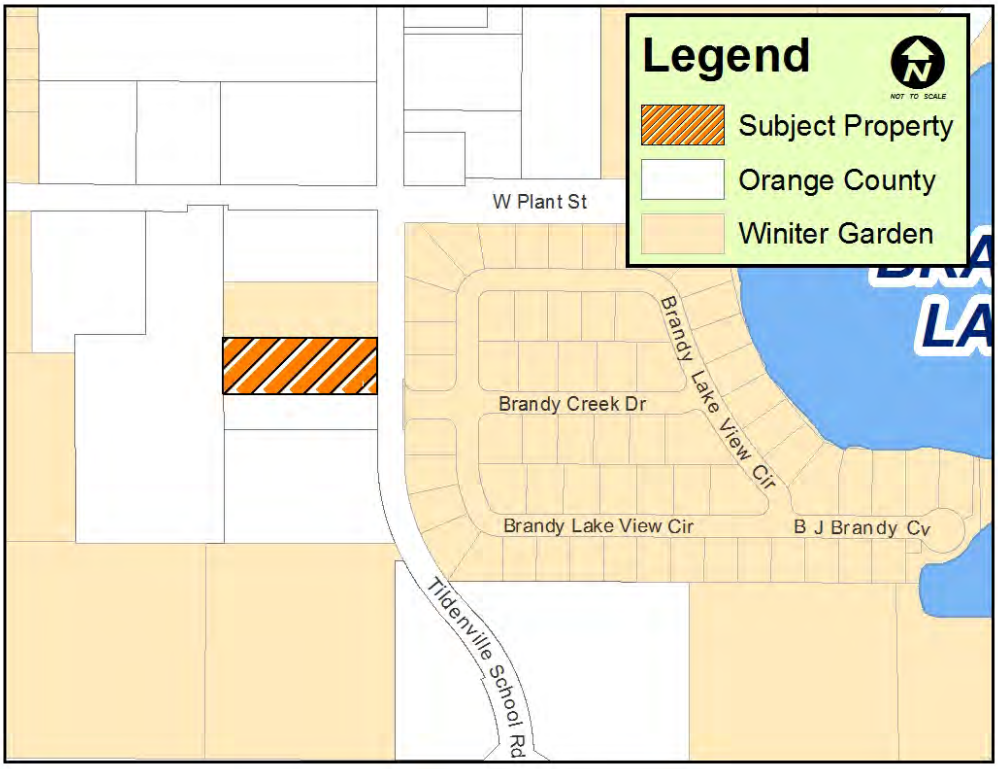
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT MANAGER
DATE: JULY 29, 2015
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
640 Tildenville School Road (0.99 +/- ACRES)
PARCEL IDS #: 21-22-27-0000-00-104
APPLICANT: PERTAB SINGH & DOOWATEE SINGH

INTRODUCTION

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

The subject property consists of a parcel located at 640 Tildenville School Road, on the west side of Tildenville School Road, north of West Colonial Drive and south of East Oakland Avenue and is approximately 0.99 ± acres in size. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



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

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

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

EXISTING USE

The subject property is undeveloped; it currently contains various trees such as pines and oaks, as well as understory vegetation.

ADJACENT LAND USE AND ZONING

The parcel located to the north of the subject property is currently vacant and was annexed into the City of Winter Garden in May of 2015 with R-1 zoning. The property to the south contains a +/- 1,500 square foot single-family home, is zoned A-1, and is located in Orange County. The large property to the west is another A-1 zoned Orange County parcel. This property is developed with a single family residence. To the east of the subject property is the Brandy Creek Subdivision, which contains single family homes. The properties in this subdivision are zoned R1-B and are located in the City of Winter Garden.

PROPOSED USE

The applicant intends to annex the subject property in order to take advantage of City services when the property is developed in the future. No such development plans have yet been submitted to the City. At time of development, the applicant will be required to adhere to all City land development regulations. Conditions will be placed on the development addressing all site-related issues, including, but not limited to, protection of sensitive environmental areas (wetlands, streams, etc.), soils and geotechnical reports, tree removal and mitigation, required right-of-way dedication to the City, platting and required easements, etc.

PUBLIC FACILITY ANALYSIS

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

SUMMARY

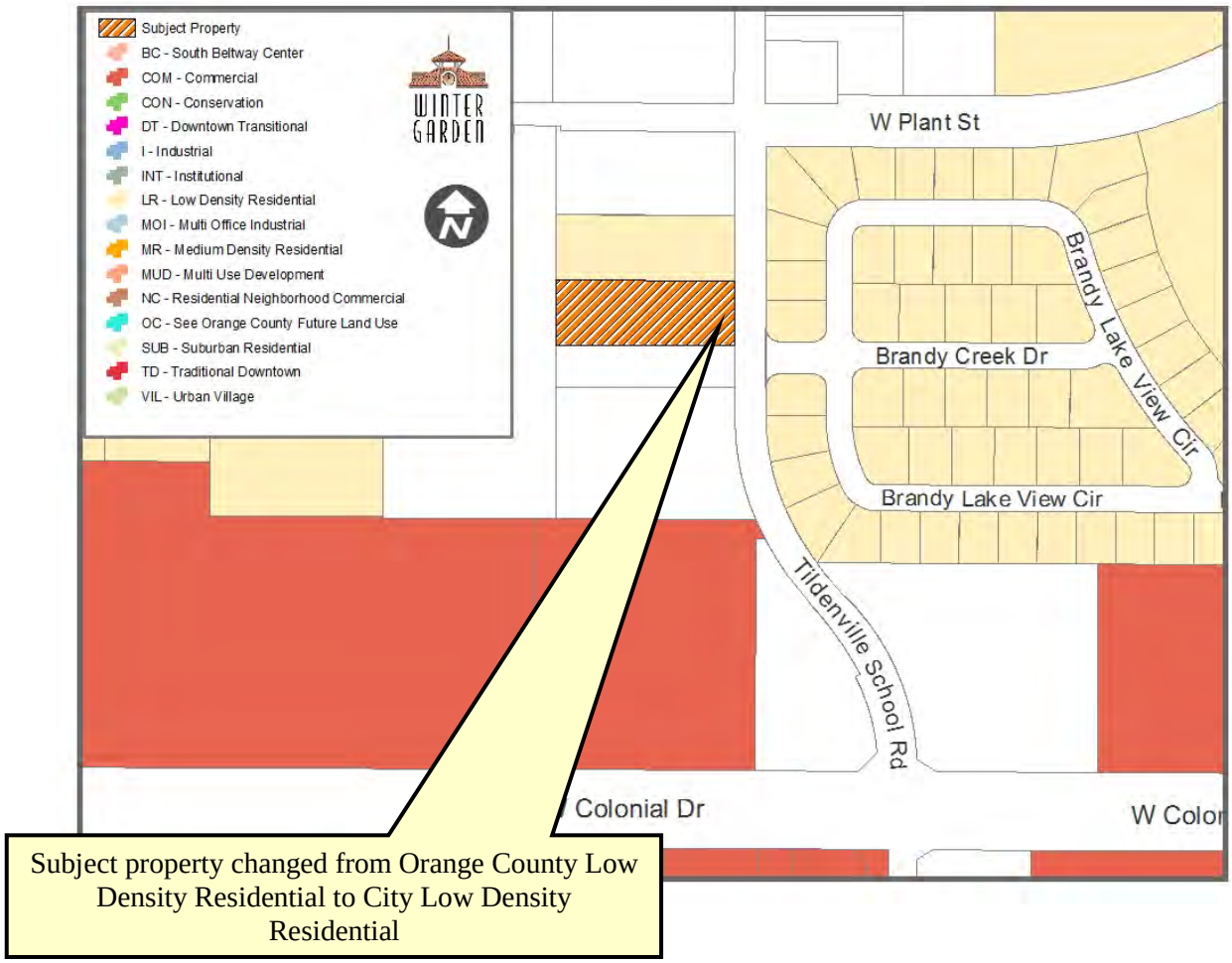
Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves. City Staff recommends approval of the proposed Ordinances.

AERIAL PHOTO

640 Tildenville School Road – Parcel ID # 21-22-27-0000-00-104

FUTURE LAND USE MAP

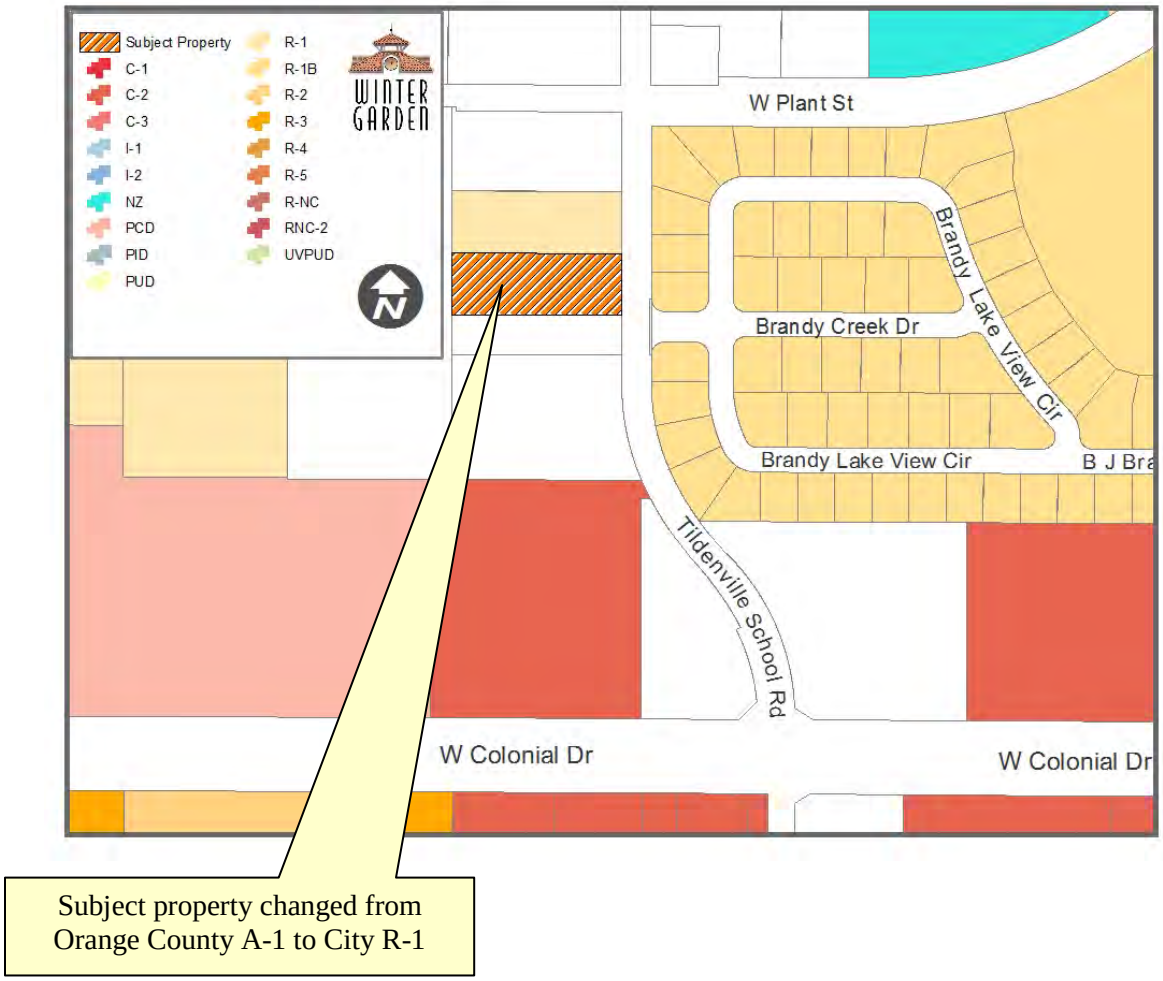
640 Tildenville School Road – Parcel ID # 21-22-27-0000-00-104



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

ZONING MAP

640 Tildenville School Road – Parcel ID # 21-22-27-0000-00-104



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

END OF STAFF REPORT

ORDINANCE 15-57

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.99 ± ACRES WITH PARCEL ID NUMBER 21-22-27-0000-00-104 LOCATED ON THE WEST SIDE OF TILDENVILLE SCHOOL ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF EAST OAKLAND AVENUE INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 0.99 ± acres with Parcel ID Number 21-22-27-0000-00-104 located on the west side of Tildenville School Road, north of West Colonial Drive and south of East Oakland Avenue and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida ("City"), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

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

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

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

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

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

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

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

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____ , 2015.

SECOND READING AND PUBLIC HEARING: _____ , 2015.

ADOPTED this _____ day of _____, 2015, 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#: 21-22-27-0000-00-104

DESCRIPTION:

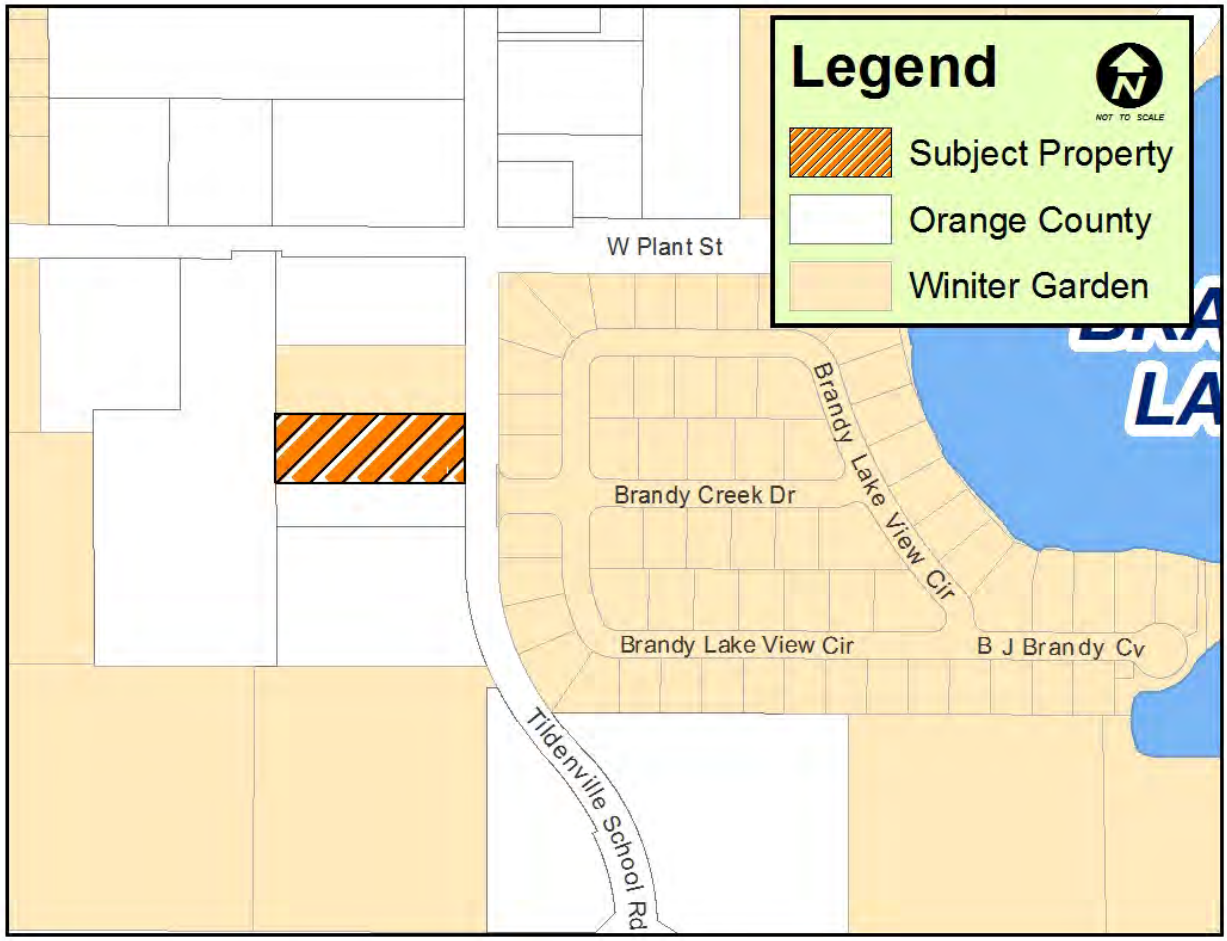
Commence 663.20 feet West and 552.20 feet North of the Southeast corner of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 333.00 feet to the POINT OF BEGINNING; thence continue North 125.00 feet; thence run East 341.02 feet to the West right-of-way line of Tildenville School Road; thence South along said right-of-way 125.00 feet; thence run West 341.08 feet to the POINT OF BEGINNING.

Containing 0.99 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

PARCEL ID#: 21-22-27-0000-00-104



ORDINANCE 15-58

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 0.99 ± ACRES WITH PARCEL ID NUMBER 21-22-27-0000-00-104 LOCATED ON THE WEST SIDE OF TILDENVILLE SCHOOL ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF EAST OAKLAND AVENUE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as approximately 0.99 ± acres with Parcel ID Number 21-22-27-0000-00-104 located on the west side of Tildenville School Road, north of West Colonial Drive and south of East Oakland Avenue, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Low Density Residential to City 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 15-57, 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: _____ , 2015.

SECOND READING AND PUBLIC HEARING: _____ , 2015.

ADOPTED this _____ day of _____, 2015, 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#: 21-22-27-0000-00-104

DESCRIPTION:

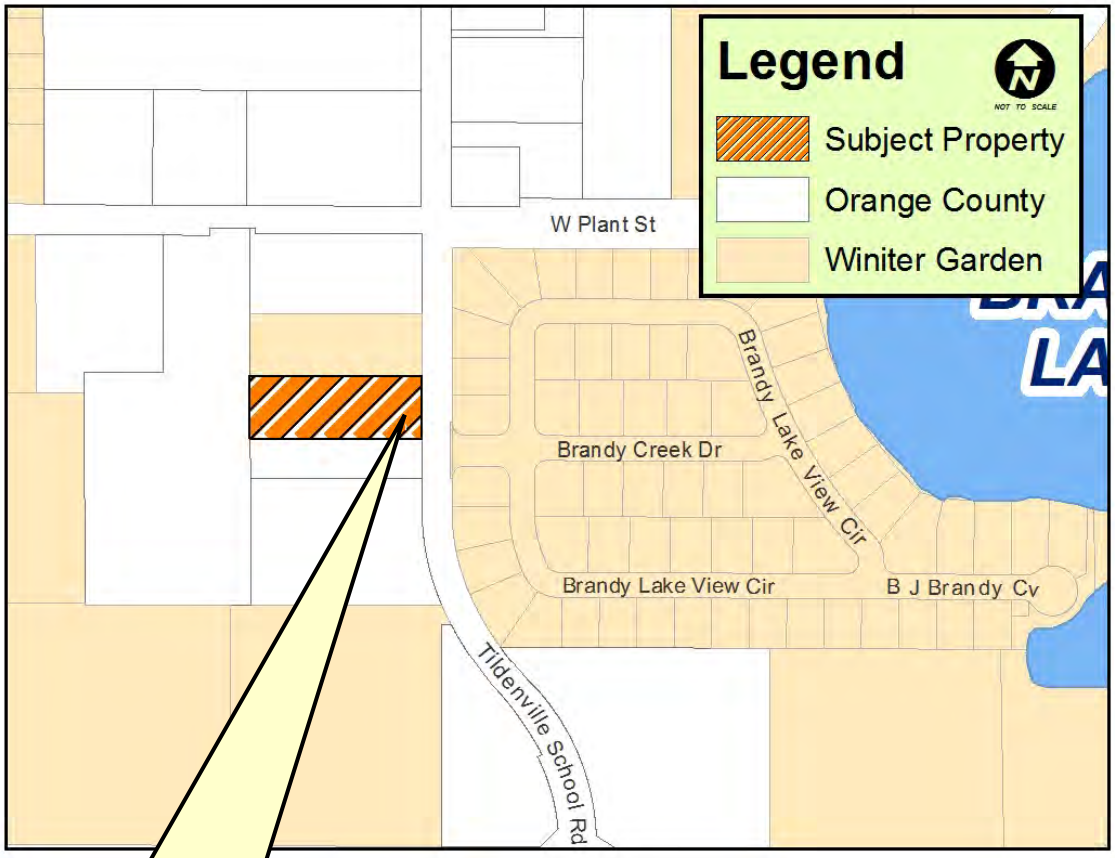
Commence 663.20 feet West and 552.20 feet North of the Southeast corner of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 333.00 feet to the POINT OF BEGINNING; thence continue North 125.00 feet; thence run East 341.02 feet to the West right-of-way line of Tildenville School Road; thence South along said right-of-way 125.00 feet; thence run West 341.08 feet to the POINT OF BEGINNING.

Containing 0.99 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

PARCEL ID#: 21-22-27-0000-00-104



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

ORDINANCE 15-59

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.99 ± ACRES WITH PARCEL ID NUMBER 21-22-27-0000-00-104 LOCATED ON THE WEST SIDE OF TILDENVILLE SCHOOL ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF EAST OAKLAND AVENUE FROM ORANGE COUNTY A-1 AGRICULTURAL DISTRICT TO CITY R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 0.99 ± with Parcel ID Number 21-22-27-0000-00-104 located on the west side of Tildenville School Road, north of West Colonial Drive and south of East Oakland Avenue, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County A-1 Agricultural District to the City's R-1 Single-Family Residential District zoning classification, therefore; and

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

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

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

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

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

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

SECTION 4: *Effective Date.* This Ordinance shall become effective simultaneously upon the effective date of Ordinance 15-58 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: _____ , 2015.

SECOND READING AND PUBLIC HEARING: _____ , 2015.

ADOPTED this _____ day of _____, 2015, 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#: 21-22-27-0000-00-104

DESCRIPTION:

Commence 663.20 feet West and 552.20 feet North of the Southeast corner of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 333.00 feet to the POINT OF BEGINNING; thence continue North 125.00 feet; thence run East 341.02 feet to the West right-of-way line of Tildenville School Road; thence South along said right-of-way 125.00 feet; thence run West 341.08 feet to the POINT OF BEGINNING.

Containing 0.99 acres, more or less.

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 5 (Public Hearing)

DATE: July 28, 2015 **MEETING DATE:** August 3, 2016

SUBJECT: 420 Roper Road (REZONING)
PROJECT NAME Sonata West Orange Campus
PARCEL ID# 35-22-27-0000-00-057

ISSUE: The applicant is requesting a Rezoning to PUD to allow construction of a 114 unit Assisted/Independent Living Facility at 420 Roper Road.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Klima Weeks Civil Engineering, Inc.

CURRENT ZONING: R-1 Single-Family Residential District

PROPOSED ZONING: PUD Planned Unit Development

CURRENT FLU: LR Low Density Residential

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes to rezone a 7.15 +/- acre property from R-1 to PUD to allow construction of a 115 unit Assisted/Independent Living Facility.

STAFF RECOMMENDATION(S):

Staff recommends approval of Ordinance 15-55 subject to the conditions in the ordinance.

NEXT STEP(S):

Apply for Site Plan Review

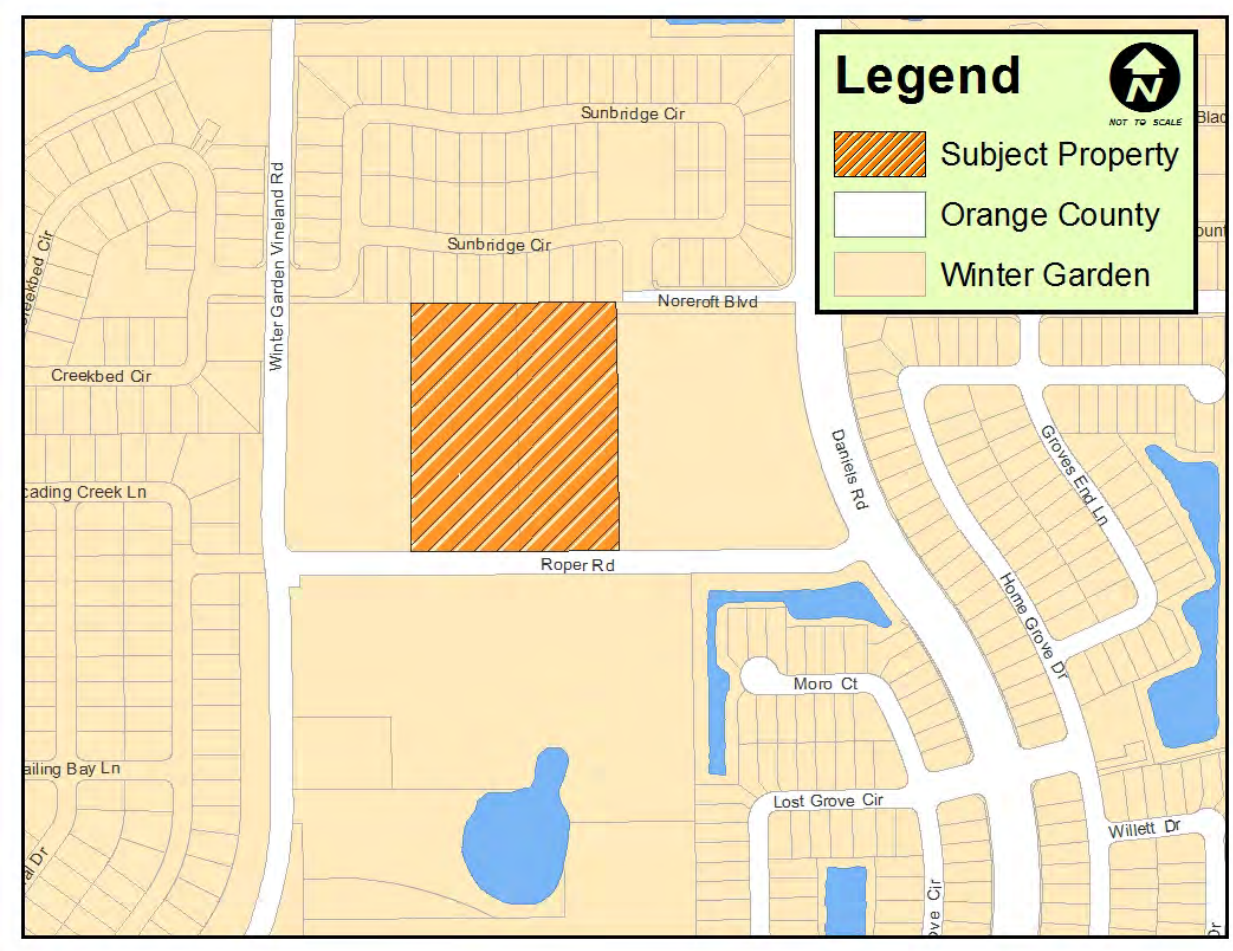
ATTACHMENT(S):

Location Map
Staff Report
Ordinance 15-55

LOCATION MAP

420 Roper Road

PUD REZONING



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

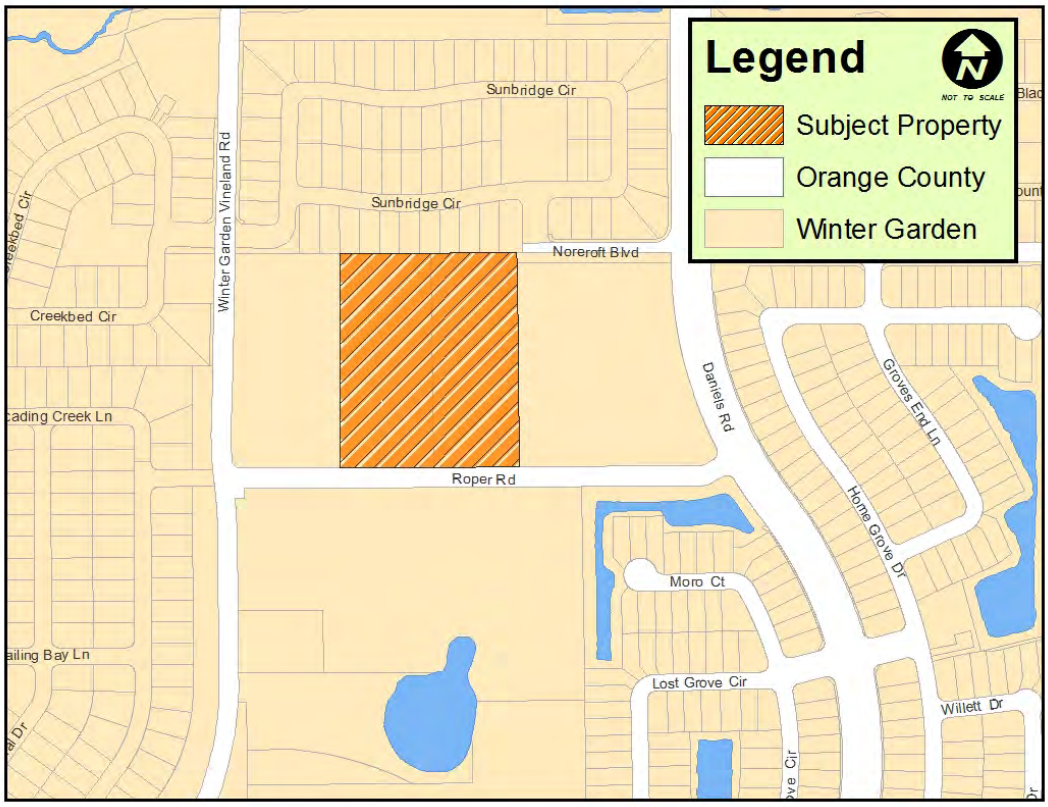
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT MANAGER
DATE: JULY 28, 2015
SUBJECT: REZONING
420 Roper Road (7.15+/- ACRES)
PARCEL ID # 35-22-27-0000-00-057

APPLICANT: KLIMA WEEKS CIVIL ENGINEERING, INC.

INTRODUCTION

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

The subject property is located on the north side of Roper Road west of Daniels Road and east of Winter Garden Vineland Road and is approximately 7.15 ± 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 7.15 ± acres of land Planned Unit Development (PUD). The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation R-1 (Single-Family Residential District) in the City of Winter Garden. The subject property is designated Low Density Residential on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The subject property is currently vacant and is planted with trees.

ADJACENT LAND USE AND ZONING

The property located to the north is developed as a single-family neighborhood (Bradford Creek East) but no homes have been constructed, is zoned PUD, and located in the City. The property located to the east is developed with the Serenades by Sonata Memory Care Facility (a 35,000 square foot, 42 unit, 54 bed Memory Care/Nursing Home Facility), is zoned PUD, and located in the City. The property to the west is unimproved vacant non-agricultural acreage zoned R-1, and located in the City. The properties to the south contain one large single-family lot and the Grove Park at Stonecrest single-family neighborhood, are zoned R-1 and PUD, and located in the City.

PROPOSED USE

The applicant proposes to develop the 7.15 ± acre site with a 140,000 square foot building containing a 115 unit Assisted/Independent Living Facility. The building will also contain a kitchen and dining area, exercise room, common areas, and a swimming pool/garden area in the courtyard areas. The pond is proposed to have have an outdoor recreation area built next to it with a pavilion, bocce ball court, putting green, tables, restrooms, and a trail around the pond. According to the survey, a portion of the proposed pond is jurisdictional wetlands. All wetlands shall be shown and addressed at the time of site plan submittal and if approved for removal shall be mitigated with the jurisdictional agencies.

PUBLIC FACILITY ANALYSIS

The property does not have a point of transportation access at this time because the property is vacant. However, if the property is developed as proposed by the applicant then access will be provided in the form of a driveway on Roper Road. The property will also have connectivity through cross access with the neighboring development (Serenades by Sonata) out to the signalized Daniels Road Roper Raod intersection.

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

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

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

SUMMARY

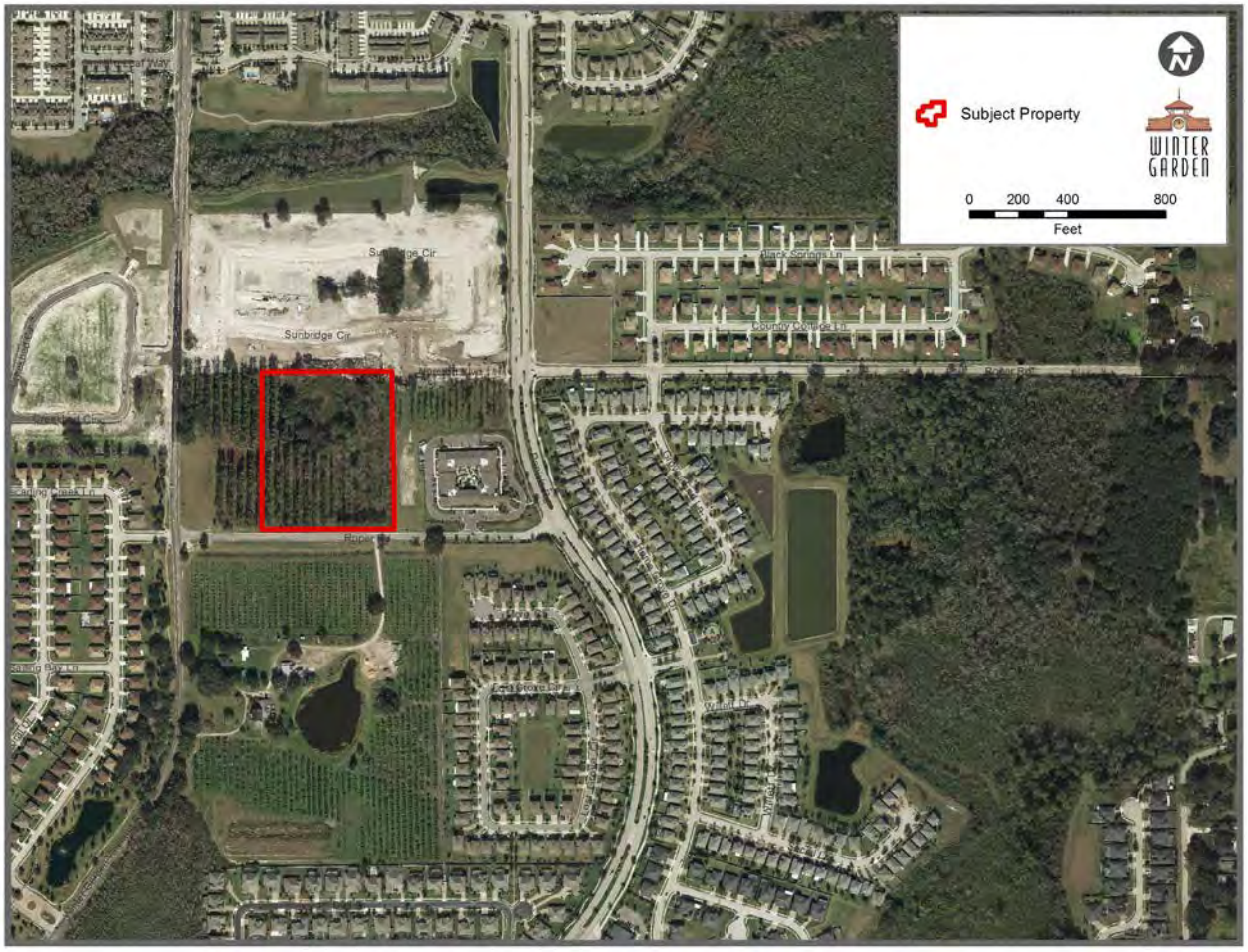
The proposed development is a reasonable and low intensity use of the land and would not generate a significant increase in traffic volume beyond that typically generated by single-family residential uses, and represents a use that is compatible with the area.

Further, the adjacent property owners should not be negatively impacted as the surrounding properties are developed with single-family planned unit developments. A Community Meeting was held on June 15, 2015 at which time the applicant presented the proposal to develop a 140,000 square foot Independent/Assisted Living Facility on the 7.15 ± acre property. The comments generated from the Community Meeting primarily focused on the building use, impact of site lighting on surrounding single-family residential communities, and questions about other development that has taken place in this area. All concerns have been addressed by the applicant and staff through the use of the PUD zoning designation and limiting the uses of the property within the PUD Ordinance. Staff has coordinated with the applicant to ensure that the development of the property will be consistent with the surrounding residential communites both in the scale and size of the building as well as the open space standards and impervious surface ratio criteria.

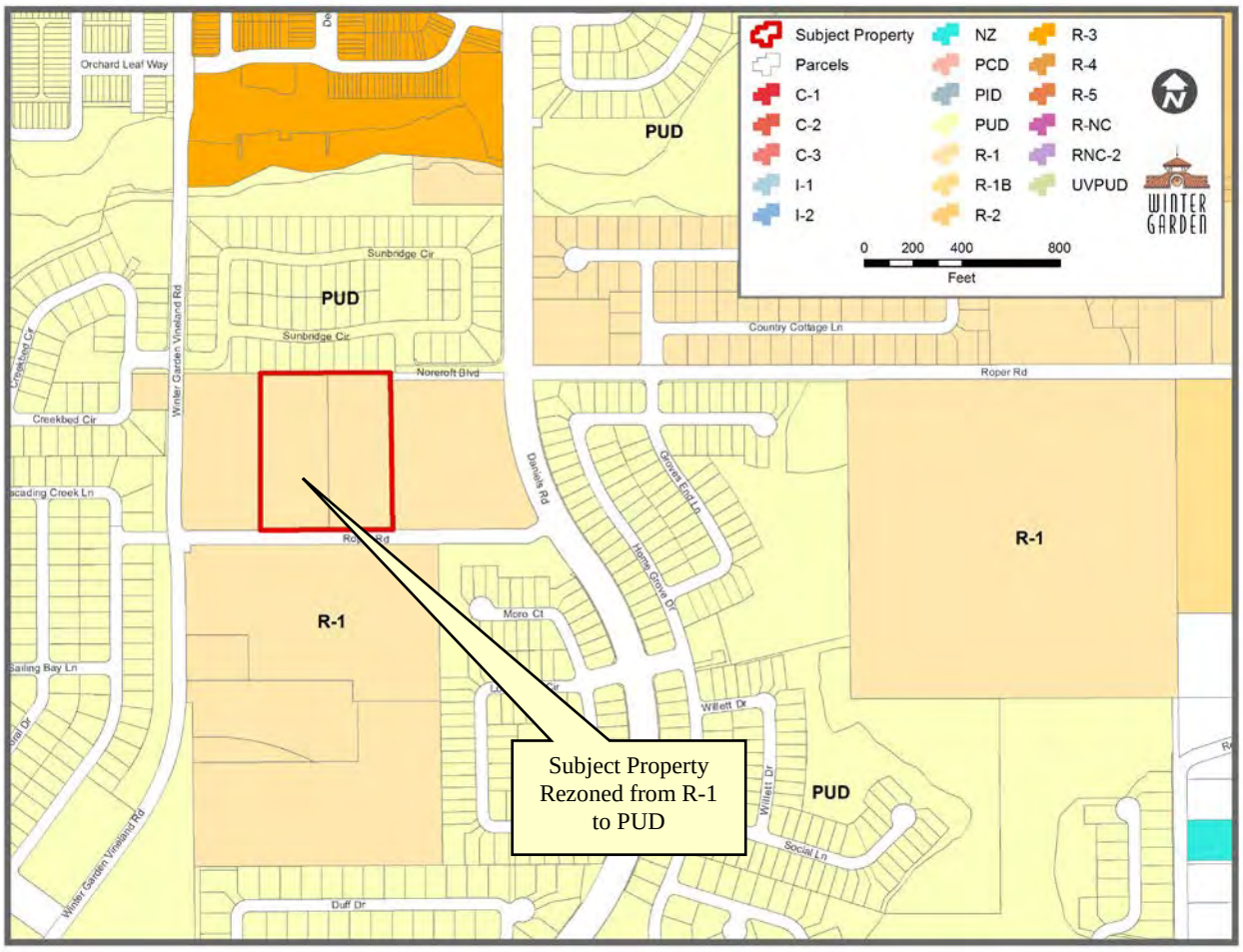
The proposed rezoning from R-1 to PUD is consistent with the City's Comprehensive Plan an dth City of Winter Garden Code of Ordinances. Staff recommends approval of the proposed Ordinance to rezone the subject property from R-1 to PUD subject to the conditions in Ordinance 15-55.

MAPS

AERIAL PHOTO
420 Roper Road



ZONING MAP
420 Roper Road



FUTURE LAND USE MAP
720 Roper Road

END OF STAFF REPORT

ORDINANCE 15-55

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 7.15 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ROPER ROAD, EAST OF WINTER GARDEN VINELAND ROAD AND WEST OF DANIELS ROAD, FROM CITY R-1 TO CITY PUD; PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Sonata West Orange Campus PUD)

WHEREAS, the owner(s) of real property generally described as approximately 7.15 ± acres of certain real property generally located on the north side of Roper Road, east of Winter Garden Vineland Road and west of Daniels Road in Winter Garden, Florida, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), desire to rezone their property from City R-1 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 City R-1 to City PUD in the City of Winter Garden, Florida subject to the following conditions, provisions and restrictions:

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

b. **Zoning-** Due to the nature of the permitted uses set forth in this Ordinance, the following sections of Article V, Division 2 of the City Code of Ordinances regarding Residential Planned Unit Developments shall not apply to the Property: section 118-860, section 118-921, section 118-923, section 118-925, and section 118-927. Unless specifically noted elsewhere in Exhibit "B" attached hereto, or expressly provided for herein, all development on the

Property must comply with the general zoning requirements of the Residential Planned Unit Development zoning district. These requirements include any approval procedure of the Residential Planned Unit Development zoning district.

c. **Permitted Uses-** With respect to the Sonata West Orange Campus PUD Area as identified in Exhibit "B" attached hereto, the only permitted use shall be an Independent/Assisted Living Facility and an Outdoor Recreation Area.

d. **Prohibited Uses-** Unless specifically identified by this Ordinance as a permitted use, all other uses are prohibited.

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

1. **Maximum Building Length-** Notwithstanding Section 118-925 of the City Code of Ordinances, the maximum length of the Assisted/Independent Living Facility building in the Sonata West Orange Campus PUD Area as identified in Exhibit "B" attached hereto shall not exceed 335 feet.

2. **Maximum Building Height-**

With respect to the Sonata West Orange Campus PUD Area as identified in Exhibit "B" attached hereto, maximum building height shall not exceed 48 feet (three stories on the northern portion of the building), the remainder of the building shall not exceed two stories (35 feet), and architectural features (tower elements) shall not exceed 43 feet.

3. **Outdoor Recreation Area –**
The outdoor recreation area shall be designed to be consistent with the architecture of the main building or to complement the architecture of the building. This outdoor area will provide residents access to the outdoors for gatherings, recreational activities and community social events and shall consist of a pavilion with restrooms, bocce ball courts, a putting green, tables and chairs, and a trail around the pond.

4. **Signage-** All signage proposed for the Property shall conform to the requirements and regulations pertaining to specified commercial corridors within the City of Winter Garden as defined in Chapter 118, Article X, Division 2 of the City of Winter Garden Code of Ordinances. One single-tenant ground sign and one wall sign shall be permitted for the Sonata West Orange Campus PUD Area as identified in Exhibit "B." The signage shall be reviewed at time of

Site Plan Review.

5. **Impervious Surface Area Ratio-** The maximum impervious surface area ratio for the Property (not including the wet pond surface area) shall not exceed 60% and shall be consistent with the overall maximum impervious surface area ratio that the Planned Unit Development is designated and permitted for by Saint John's River Water Management District.

6. **Common Open Space-**

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

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

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

7. **Dark Skies**- all exterior lighting shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Exterior lighting shall be designed as dark skies lighting in a consistent and coordinated manner for the entire project in compliance with the requirements of Chapter 118, Article X, Division 4 of the City Code of Ordinances.

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

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

1. An engineered site plan meeting all requirements of the City Code of Ordinances shall be submitted for review and approval by City staff

and City Commission prior to commencement of any construction.

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

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

4. The survey indicates that a portion of the site is jurisdictional wetlands. All wetlands shall be shown and addressed at the time of site plan submittal and if approved for removal shall be mitigated with the jurisdictional agencies. Terracon Karst report is acknowledged.

5. Permits from SJRWMD and FDEP (water, wastewater and NPDES) are required prior to issuance of site or building permits.

6. Landscaping, fencing, signage, etc. shall not infringe on sight distance requirements at any intersection, including Daniels Road or Roper Road.

7. The impact fees will be reviewed with the Site Plan application to determine if an alternative impact fee study will be accepted for the Assisted Living Facility. If an alternative impact fee is accepted, two (2) years after the issuance of the certificate of occupancy for and commencing operation of the Sonata West Orange Campus (Assisted Living Facility), the City shall have the right to review traffic count data for such facility to determine if the alternative impact fee study correctly measured the impact of the facility. If the review of such traffic count data shows that the alternative impact fee study under estimated the impact of the facility on the public roads and transportation system, the City shall have the right to require the Owner to make an additional true-up payment of Road Impact Fees to compensate for the impact. All other impact fees shall be paid when required by the City of Winter Garden Code of Ordinances and in the amounts required at the then applicable impact fees rates.

8. This development is required to pay their share of the cost of the traffic light that was installed at the corner of Roper Drive and Daniels Road. The appropriate amount will be determined through the studies submitted with the Site Plan Review and the fair share

shall be paid prior to permits being issued.

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

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

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

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

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

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

SECTION 2: *General Requirements.*

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

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

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

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

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____ , 2015.

SECOND READING AND PUBLIC HEARING: _____ , 2015.

ADOPTED this _____ day of _____, 2015, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
KATHY GOLDEN, City Clerk

Exhibit "A"

A parcel of land being a portion of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 523.70 feet to a point on a line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35 and POINT OF BEGINNING; thence South 00°48'20" East, along said line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4, a distance of 642.47 feet to the North right of way line of Roper Road according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida; thence South 89°47'18" West, along said right of way line, a distance of 259.51 feet to a point on the West line of the East 259.50 feet of a parcel of land described in that certain Warranty Deed recorded in Official Records Book 6002, Page 1336 of the Public Records of Orange County, Florida; thence North 00°48'20" West, along said line, a distance of 642.78 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 259.51' feet to the POINT OF BEGINNING.

AND

A parcel of land being a portion of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 783.21 feet to a point on the East line of a parcel of land described in that certain Corrective Quit Claim Deed recorded in Official Records Book 9954, Page 4460, Public Records of Orange County, Florida and POINT OF BEGINNING; thence South 00°48'20" East, along said East line, a distance of 642.78 feet to the North right of way line of Roper Road according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida; thence South 89°47'18" West, along said right of way line, a distance of 225.01 feet to a point on the West line of the East 225.00 feet of said parcel of land described in Corrective Quit Claim Deed; thence North 00°48'20" West, along said West line, a distance of 643.04 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 225.01' feet to the POINT OF BEGINNING.

Exhibit "B"

COVER PAGE

SONATA WEST ORANGE CAMPUS PUD

JULY 2015

(33 PAGES - ATTACHED)

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA

100% CONSTRUCTION DOCUMENTS
JULY 2015

ALLOWABLE USES:

PRIMARY RESIDENTIAL USES:	ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE/NURSING HOME
NON-RESIDENTIAL USES:	HOSPICE, MEDICAL OFFICE

FLOOD ZONE:

SUBJECT PROPERTY LIES WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP, COMMUNITY-PANEL NUMBER 12095C0215F, DATED SEPTEMBER 25, 2009.

PARCEL ID: 35-22-27-0000-00-001

PARCEL ID: 35-22-27-0000-00-042 (PARTIAL)

PARCEL ID: 35-22-27-0000-00-057

FUTURE LAND USE:

LOW DENSITY RESIDENTIAL

ZONING INFORMATION:

SITE:	PUD, R-1
FRONT/EAST:	DANIELS ROAD/PUD
SIDE/NORTH:	R-1
SIDE/SOUTH:	ROPER ROAD/R-1, PUD
REAR/WEST:	R-1

CONTACT INFORMATION:

OWNER:
HEALTH CARE REIT, INC.
C/O SONATA HEALTH CARE, LLC
STEPHEN CARUSO
301 EAST PINE STREET, SUITE 730
ORLANDO, FL. 32801
PHONE: 407-286-6490
FAX: 407-412-6155
CELL: 407-383-1575
E-MAIL: SCARUSO@SONATAHC.COM

DEVELOPER:
SONATA HEALTH CARE
STEPHEN CARUSO
301 E. PINE STREET, SUITE 730
ORLANDO, FL 32801
TEL: 407.286.6490
FAX: 407.412.6155
E-MAIL: SCARUSO@SONATAHC.COM

SURVEYOR:
BENCHMARK SURVEYING & MAPPING, INC.
BILLY JOE JENKINS, JR. PSM
557 WEST PLANT STREET
WINTER GARDEN, FL 34787
TEL: 407.654.6183
FAX: 407.654.6184
E-MAIL: BENCHMARKSURVEYINGANDMAPPING.COM

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

STORMWATER:
CITY OF WINTER GARDEN
PUBLIC WORKS DEPARTMENT
251 WEST PLANT STREET
WINTER GARDEN, FL 34787
P: 407-656-4100
ATTN: MIKE KELLEY

ARCHITECT:
THREE LIVING ARCHITECTURE
4040 N. CENTRAL EXPRESSWAY, SUITE 200
DALLAS, TX 75204
TEL: 214.559.4080
FAX: 214.559.0990

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, SUITE 400
DALLAS, TX 75201
TEL: 214.871.7900
FAX: 214.871.7985

NATURAL GAS:
LAKE APOPKA NATURAL GAS
1320 WINTER GREEN WAY
WINTER GARDEN, FL 33881
P: 407-656-2734

ELECTRIC:
PROGRESS ENERGY
452 E. CROWN POINT RD
WINTER GARDEN, FL 34787
P: 407-646-8265
ATTN: LYLE TRUAX

TELEPHONE:
EMBARQ
33 NORTH MAIN ST.
WINTER GARDEN, FL 34787
P: 407-814-5351
ATTN: MICHAEL JERNIGAN

WATER/SEWER:
CITY OF WINTER GARDEN
251 WEST PLANT ST.
WINTER GARDEN, FL 34787
P: 656-4111
ATTN: DONALD R. COCHRAN

COMMUNICATIONS:
BRIGHTHOUSE NETWORKS
844 MAGUIRE RD
OCOEE, FL 34761
P: 407-291-2500

FIRE & RESCUE DEPARTMENT:
CITY OF WINTER GARDEN
131 PALMETTO STREET
WINTER GARDEN, FL 32787
P: 407-656-4689 EX 2283
ATTN: TOM ANDERSON

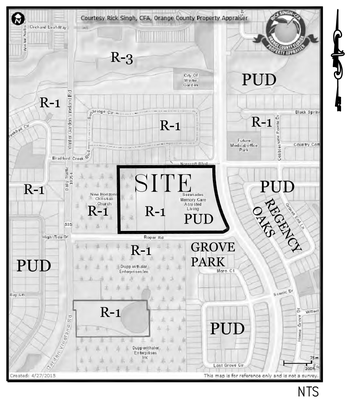
CITY OF WINTER GARDEN
PLANNING, ZONING AND DEVELOPMENT DEPT.
270 W. PLANT STREET
WINTER GARDEN, FL 34787
P: 407-656-4111
ATTN: LAURA SMITH

ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
975 KELLER ROAD
ALTAMONTE SPRINGS, FL 32714
P: 407-659-4800
ATTN: KENNETH LEWIS, P.E.

GEOTECHNICAL ENGINEER
TERRACON CONSULTANTS, INC.
1675 LEE ROAD
WINTER PARK, FL 32789
P: 407-740-6110
ATTN: XUEBING ZHERG, P.E.

SHEET INDEX:

C000	COVER SHEET
C100	SITE PLAN
C200	EROSION CONTROL & DEMOLITION PLAN
C300	GEOMETRY PLAN
C301	GEOMETRY PLAN
C400	PAVING, GRADING & DRAINAGE PLAN
C401	PAVING, GRADING & DRAINAGE PLAN
C402	PAVING, GRADING & DRAINAGE PLAN
C500	UTILITY, SIGNAGE & STRIPING PLAN
C501	UTILITY, SIGNAGE & STRIPING PLAN
C502	UTILITY, SIGNAGE & STRIPING PLAN
C600	SITE DETAILS
C700	DRAINAGE DETAILS
C800	POTABLE WATER DETAILS
C801	RECLAIMED WATER DETAILS
C802	WASTEWATER DETAILS
C803	CITY OF WINTER GARDEN STANDARD NOTES
L2.03	COURTYARD GRADING PLAN
L3.01	LANDSCAPE PLANTING PLAN
L3.02	LANDSCAPE PLANTING PLAN
L3.03	LANDSCAPE PLANTING PLAN COURTYARD ENLARGEMENT
L5.01	DETAILS/NOTES
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
LD1.01	LIGHTING DESIGN SITE PLAN 1
LD1.02	LIGHTING DESIGN SITE PLAN 2
LD1.03	LIGHTING DESIGN SITE PLAN 3
LD1.04	LIGHTING DESIGN SITE PLAN 4
LD2.01	LIGHTING DESIGN SITE PLAN CALCULATION 1
LD2.02	LIGHTING DESIGN SITE PLAN CALCULATION 2
LD2.03	LIGHTING DESIGN SITE PLAN CALCULATION 3
LD2.04	LIGHTING DESIGN SITE PLAN CALCULATION 4



NTS

VICINITY & EXISTING ZONING MAP
(NORTHWEST CORNER OF THE INTERSECTION OF DANIELS ROAD & ROPER ROAD. WINTER GARDEN, FLORIDA 34787)

CHARACTER AND INTENDED USE:

A NEW 115 UNIT ASSISTED LIVING/INDEPENDENT LIVING FACILITY AND THE REQUIRED SITE SUPPORT ELEMENTS.

Property Description (Health Care Reit West Orange Property)

A parcel of land being a portion of the Northwest 1/4 and Northeast 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:
COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 60.00 feet to the POINT OF BEGINNING, said point being on the West right of way line of Daniels Road according to that certain Warranty Deed recorded in Official Records Book 6608, Page 2300, Public Records of Orange County, Florida; thence South 00°11'04" East, along said West right of way line, a distance of 24.69 feet to a point of curvature of a curve concave Northeasterly, having a radius of 1260.00 feet and a central angle of 26°37'30"; thence 585.51 feet along the arc of said curve and said West right of way line to a point of reverse curvature with a curve, concave Northwesterly, having a radius of 25.00 feet and a central angle of 87°32'48"; thence Southwesterly, along the arc of said curve and right of way line, a distance of 38.20 feet to the point of tangency; thence South 60°43'30" West, along the North right of way of Roper Road according to the subdivision plat of GROVE PARK AT STONE CREST recorded in Plat Book 66, Page 46, Public Records of Orange County, Florida, a distance of 34.70 feet to a point of curvature of a curve, concave Northerly, having a radius of 20.00 feet and a central angle of 29°02'44"; thence, along the arc of said curve and Northerly right of way line of said Roper Road, a distance of 10.14 feet to the point of tangency; thence South 89°47'18" West, along the North right of way line according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida, a distance of 540.19 feet to a point on a line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35; thence North 00°48'20" West, along said line, a distance of 642.47 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 463.70 feet to the POINT OF BEGINNING.
LESS AND EXCEPT
A strip of land being thirty feet in width conveyed to the City of Winter Garden by Special Warranty Deed recorded in Official Records Book 10509, Page 1288 of the Public Records of Orange County, Florida and being more particularly described as follows:
COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89 degrees 52 minutes 01 seconds West, along the North line of said Northwest 1/4, a distance of 60.00 feet to the West right of way line of Daniels Road according to that certain Warranty Deed recorded in Official Records Book 6608, Page 2300, Public Records of Orange County, Florida and a POINT OF BEGINNING; thence continue South 89 degrees 52 minutes 01 seconds West, along the North line of said Northwest 1/4, a distance of 463.70 feet to a point on a line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35; thence South 00 degrees 48 minutes 20 seconds East, along said line, a distance of 30.00 feet; thence North 89 degrees 52 minutes 01 seconds East, along a line that is 30.00 feet South of and parallel to the North line of said Northwest 1/4, a distance of 463.39 feet to a point on the West right of way line of said Daniels Road, said point lying on a curve concave Easterly, having a radius of 1260.00 feet and a central angle of 00 degrees 14 minutes 29 seconds; thence, from a tangent bearing of North 00 degrees 25 minutes 33 seconds West, along the arc of said curve and said right of way line, 5.31 feet to a point of tangency; thence, continuing along said right of way line, North 00 degrees 11 minutes 04 seconds West a distance of 24.69 feet to the POINT OF BEGINNING.

Property Description (Proffer Property)

A parcel of land being a portion of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 523.70 feet to a point on a line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35 and POINT OF BEGINNING; thence South 00°48'20" East, along said line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4, a distance of 642.47 feet to the North right of way line of Roper Road according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida; thence South 89°47'18" West, along said right of way line, a distance of 259.51 feet to a point on the West line of the East 259.50 feet of a parcel of land described in that certain Warranty Deed recorded in Official Records Book 6002, Page 1336 of the Public Records of Orange County, Florida; thence North 00°48'20" West, along said line, a distance of 642.78 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 259.51' feet to the POINT OF BEGINNING.

Property Description (New Horizons Christian Church Property)

A parcel of land being a portion of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 783.21 feet to a point on the East line of a parcel of land described in that certain Corrective Quit Claim Deed recorded in Official Records Book 9954, Page 4460, Public Records of Orange County, Florida and POINT OF BEGINNING; thence South 00°48'20" East, along said East line, a distance of 642.78 feet to the North right of way line of Roper Road according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida; thence South 89°47'18" West, along said right of way line, a distance of 212.01 feet to a point on the West line of the East 212.00 feet of said parcel of land described in Corrective Quit Claim Deed; thence North 00°48'20" West, along said West line, a distance of 643.02 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 212.01' feet to the POINT OF BEGINNING.

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

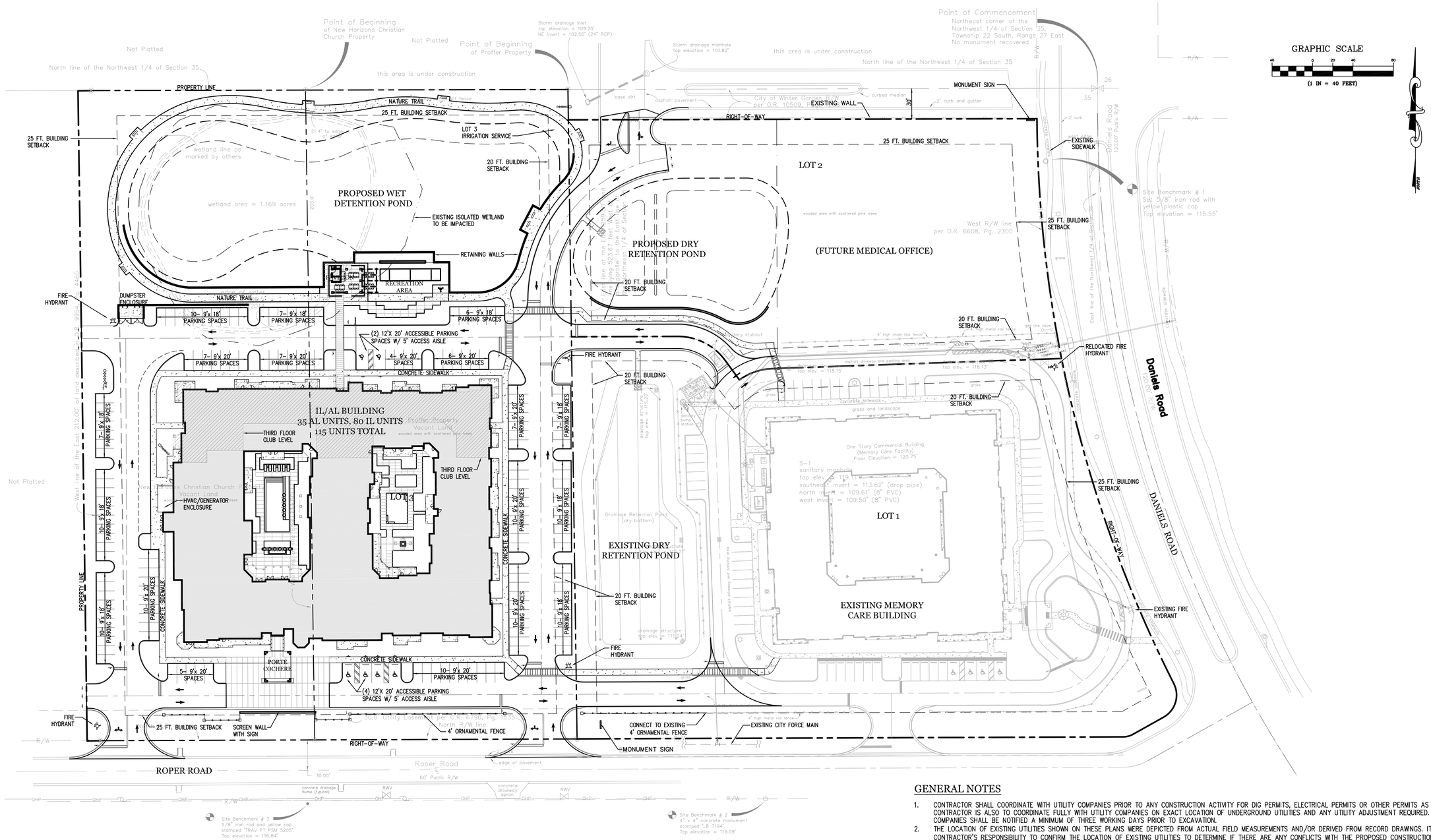
Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA
COVER SHEET

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

Cooo



GRAPHIC SCALE

40 0 20 40 80

(1 IN = 40 FEET)

NORTH

LOT 1 DATA:

BUILDING INFORMATION (EXISTING):
37,356 SF. – 45 UNIT, 56 BED MEMORY CARE FACILITY
BUILDING HEIGHT – 26 FT. (ONE STORY)
TOWER ELEMENT – 35 FT.

PARKING CALCULATION:
BASIS: 1 SPACE/ 2 PATIENT BEDS

REQUIRED: 56 BED X 1 SPACE/2 BEDS= 28 SPACE
PROVIDED (EXISTING): 54 STANDARD + 4 ACCESSIBLE= 58 SPACES

AREA CALCULATIONS:
LOT 1 TOTAL AREA: 202,301 S.F. = 4.64 AC = 100.0%
EXISTING BUILDING AREA: 37,356 S.F. = 0.86 AC = 18.5%
EXISTING PAVEMENT/CONCRETE: 65,440 S.F. = 1.50 AC = 32.3%
EXISTING PERVIOUS AREA: 99,499 S.F. = 2.28 AC = 49.2%

NEW PAVEMENT/CONCRETE: 4,878 S.F. = 0.11 AC = 2.4%
PROPOSED PAVEMENT/CONCRETE: 70,318 S.F. = 1.61 AC = 34.8%
TOTAL PROPOSED IMPERVIOUS AREA: 107,674 S.F. = 2.47 AC = 53.2%
PROPOSED PERVIOUS AREA: 94,627 S.F. = 2.17 AC = 46.8%

LOT 2 DATA:

BUILDING INFORMATION (FUTURE):
11,214 SF. MEDICAL OFFICE
MAXIMUM BUILDING HEIGHT – 30 FT. (ONE STORY)

MINIMUM PARKING REQUIREMENTS:
BASIS: MEDICAL OFFICE – 3 SPACES/1,000 SF.
REQUIRED: 3 SPACES X 11,214/1,000 = 34

AREA CALCULATIONS:
LOT 2 TOTAL AREA: 110,360 S.F. = 2.53 AC = 100.0%
EXISTING PAVEMENT/CONCRETE: 3,580 S.F. = 0.08 AC = 3.2%
EXISTING PERVIOUS AREA: 106,780 S.F. = 2.45 AC = 96.8%

NEW PAVEMENT/CONCRETE: 9,147 S.F. = 0.21 AC = 0.09%
PROPOSED PAVEMENT/CONCRETE: 12,727 S.F. = 0.29 AC = 11.5%
TOTAL PROPOSED IMPERVIOUS AREA: 12,727 S.F. = 0.29 AC = 11.5%
PROPOSED PERVIOUS AREA: 97,633 S.F. = 2.24 AC = 88.5%

IL/AL BUILDING FIRE FLOW REQUIREMENTS:

BASIS: NFPA 1,2015,TABLE 18.4.5.2.1
BLDG. CONST. TYPE: VA
BLDG. AREA: 134,000 GPM
FLOW REQUIRED: 6,500 GPM
SPRINKLER CREDIT: 75%
ADJUSTED FLOW: 1,625 GPM
HYDRANTS REQUIRED: 2
HYDRANTS PROVIDED: 4

LOT 3 DATA:

BUILDING INFORMATION:
BUILDING 138,742 S.F.
115 UNIT ASSISTED/ INDEPENDENT LIVING FACILITY
MAX. BUILDING HT. (PD)–48 FT. (3–STORY/CLUB LEVEL)
35 FT. (2–STORY SECTION)
43 FT. (2–STORY ARCH. ELEMENTS)
PROPOSED BLDG. HT– 48 FT. (3–STORY/CLUB LEVEL)
35 FT. (2–STORY SECTION)
43 FT. (2–STORY ARCH. ELEMENTS)
MAX. BUILDING LENGTH (PD) – 335 FT.
PROPOSED BUILDING LENGTH – 333 FT.

ESTIMATED SCHEDULE:
START CONSTRUCTION – SEPTEMBER 2015
COMPLETE CONSTRUCTION – NOVEMBER 2016

LOADING ZONE:
A LOADING ZONE IS PROVIDED ON THE WEST
SIDE OF THE PROPOSED BUILDING.
NO DELIVERIES BETWEEN 7 PM AND 7 AM.

PROPOSED AREA CALCULATIONS:
LOT 3 TOTAL AREA: 311,430 S.F. = 7.15 AC = 100.0%

BUILDING AREA: 65,042 S.F. = 1.49 AC = 20.9%
PAVEMENT/CONCRETE: 114,425 S.F. = 2.63 AC = 36.7%
TOTAL IMPERVIOUS AREA: 179,467 S.F. = 4.12 AC = 57.6%
PERVIOUS AREA: 131,963 S.F. = 3.03 AC = 42.4%

MAX. IMPERVIOUS SURFACE RATIO* (PD) – 60%
PROPOSED IMPERVIOUS SURFACE RATIO – 58%
*POND SURFACE NOT INCLUDED IN IMPERVIOUS AREA.

MINIMUM PARKING REQUIREMENTS:
PROPOSED BASIS:
IL: 1 SPACE PER UNIT
AL: 0.7 SPACES PER UNIT
PLUS 1 SPACE PER STAFF DURING PEAK STAFFING

THEREFORE:
IL UNITS= 80, AL UNITS= 35, STAFF= 35
(1 SPACE X 80 UNITS) + (0.7 SPACES X 35 UNITS) + (1 SPACE X 35 STAFF)= 140
REQUIRED PARKING = 140 SPACES

PROVIDED: 153 STANDARD + 6 ACCESSIBLE = 159 SPACES

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS ALSO TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES AND ANY UTILITY ADJUSTMENT REQUIRED. UTILITY COMPANIES SHALL BE NOTIFIED A MINIMUM OF THREE WORKING DAYS PRIOR TO EXCAVATION.
2. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE DEPICTED FROM ACTUAL FIELD MEASUREMENTS AND/OR DERIVED FROM RECORD DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF EXISTING UTILITIES TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION AND TO COORDINATE WITH THE UTILITY OWNERS TO RESOLVE THESE CONFLICTS.
3. THE SUBSURFACE INFORMATION FOR THIS PROJECT WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS FOR PROJECT CONSTRUCTION. INFORMATION SHOWN, INCLUDING WATER LEVELS, REPRESENTS EXISTING CONDITIONS AT THE SPECIFIC BORING LOCATIONS AT THE TIME THE BORINGS WERE MADE.
4. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER, IN WRITING, WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH DIFFERING CONDITIONS WILL BE ALLOWED IF HE OR SHE FAILS TO PROVIDE THE WRITTEN NOTIFICATION.
5. ALL MATERIALS, INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF WINTER GARDEN, FLORIDA BUILDING CODE AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL PROVIDE ALL SHEETING, SHORING AND BRACING REQUIRED TO PROTECT ADJACENT STRUCTURES AND UTILITIES OR MINIMIZE TRENCH WIDTH AS REQUIRED. SHEETING AND SHORING SHALL BE DESIGNED BY A STATE OF FLORIDA PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
8. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF–SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ANY PUBLIC LAND CORNER, WITHIN THE LIMITS OF CONSTRUCTION, IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING ALTERED AND HAS NOT YET BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITHOUT DELAY.
10. COORDINATE VALUES ARE BASED ON A LOCAL GRID ESTABLISHED BY THE ENGINEER AND ARE INDEPENDENT OF VALUES DEPICTED ON THE SURVEY.
11. ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN THIS CONTRACT.
12. ALL PIPING TO HAVE A MINIMUM OF THREE (3) FEET COVER UNLESS OTHERWISE NOTED ON PLANS.
13. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY STRIPING, TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION, AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS."
14. MAINTENANCE OF TRAFFIC: ACCESS FOR LOCAL TRAFFIC SHALL BE MAINTAINED. IF, DURING CONSTRUCTION, ACCESS FOR LOCAL TRAFFIC IS CHANGED, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE JURISDICTIONAL AGENCY A MINIMUM OF THREE (3) WORKING DAYS IN ADVANCE. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH INDEX NO. 600 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS.
15. REFER TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS FOR THE FOLLOWING:
A. SILT FENCE (INDEX NO. 102)
B. TYPE C INLET (INDEX NO. 232)
C. CURB INLET (INDEX NO. 210)
D. TYPE A CURB (INDEX NO. 300)
E. TYPE D CURB (INDEX NO. 300)
F. TYPE F CURB AND GUTTER (INDEX NO. 300)
G. CURB RAMP (INDEX NO. 304)
H. CROSSWALK, STOP BAR (INDEX NO. 17346)
I. PAVEMENT ARROWS & MESSAGE SIZE & SPACING (INDEX NO. 17346)
J. CONCRETE BUMPER GUARD (WHEEL STOP) (INDEX NO. 300)
K. DROP CURB (INDEX NO. 300)
L. VALLEY GUTTER (INDEX NO. 300)
16. AS–BUILT DRAWINGS, SIGNED AND SEALED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, SHALL BE PROVIDED PER THE PROJECT SPECIFICATIONS.

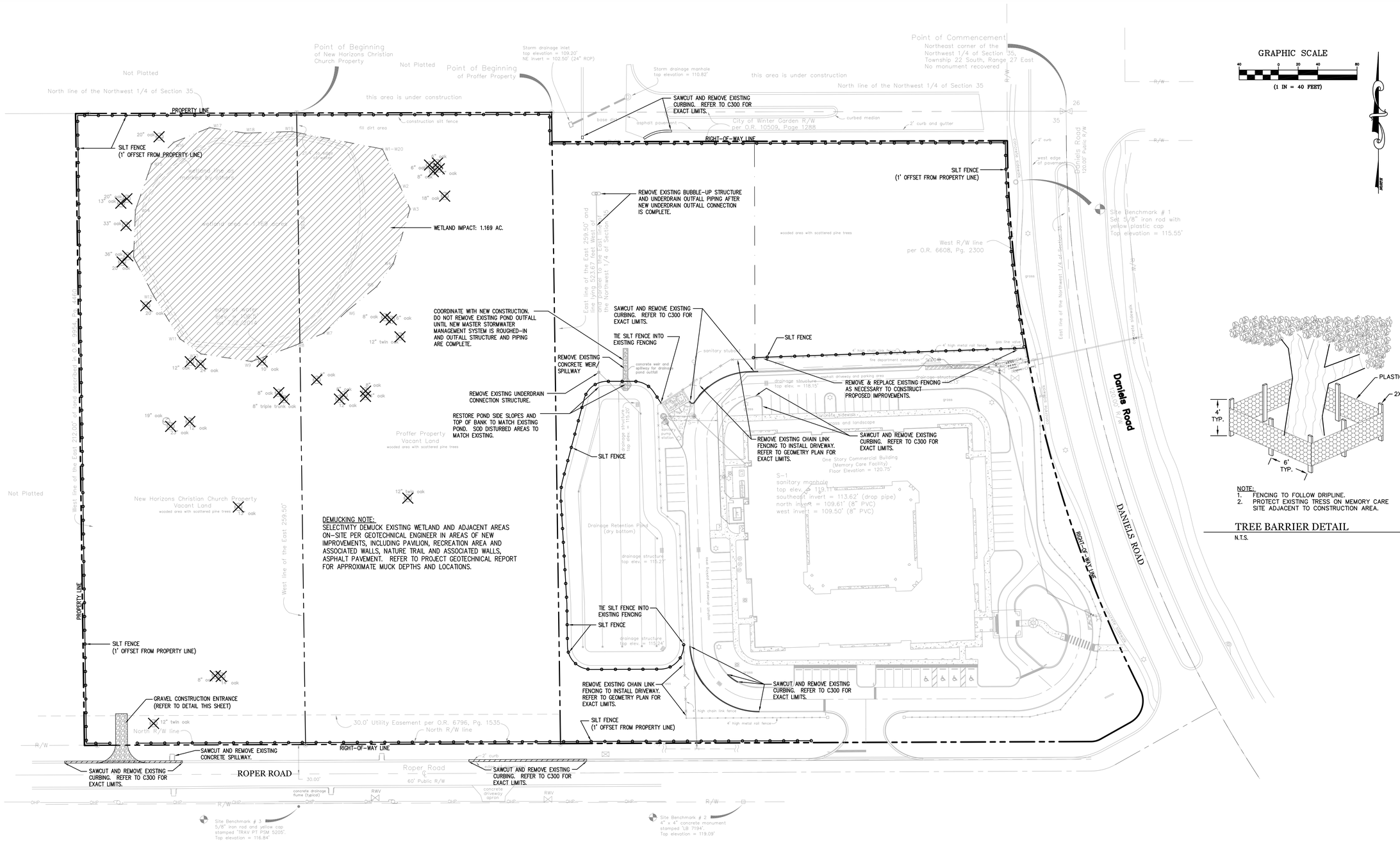
Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230
Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA
SITE PLAN

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by: RVZ
checked by: SGW
date: 07/10/2015
plot scale: AS SHOWN
project number: 14SONA003
file name: FILE NAME

C100

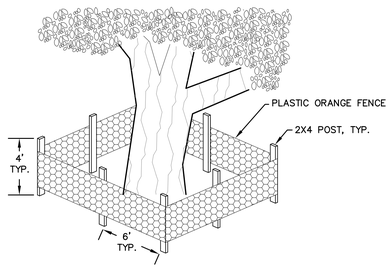


GRAPHIC SCALE

40 0 20 40 80

(1 IN = 40 FEET)

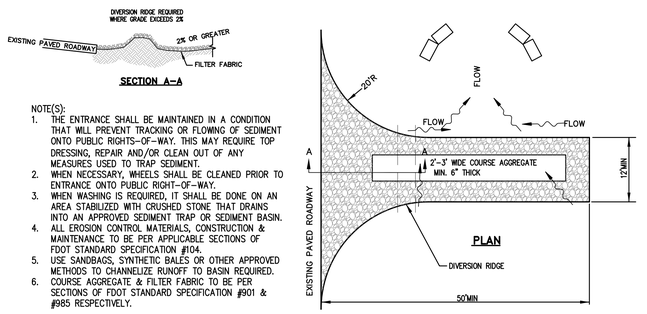
NORTH



NOTE:
1. FENCING TO FOLLOW DRIPLINE.
2. PROTECT EXISTING TRESS ON MEMORY CARE SITE ADJACENT TO CONSTRUCTION AREA.

TREE BARRIER DETAIL

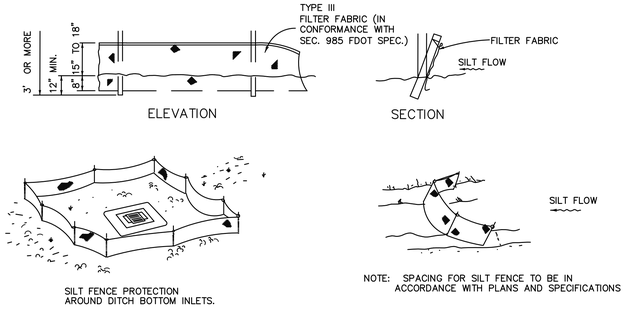
N.T.S.



NOTE(S):
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 CLEAN OUT 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.
4. ALL EROSION CONTROL MATERIALS, CONSTRUCTION & MAINTENANCE TO BE PER APPLICABLE SECTIONS OF FDOT STANDARD SPECIFICATION #104.
5. USE SANDBAGS, SYNTHETIC BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN REQUIRED.
6. COURSE AGGREGATE & FILTER FABRIC TO BE PER SECTIONS OF FDOT STANDARD SPECIFICATION #901 & #985 RESPECTIVELY.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE DETAIL

N.T.S.



SILT FENCE APPLICATIONS

N.T.S.

DEMOLITION LEGEND

SILT FENCE (REFER TO DETAIL THIS SHEET)

TREE TO BE REMOVED

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF THE CITY OF WINTER GARDEN, FLORIDA, FDOT AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. SOIL MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
5. ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
6. ALL PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING.
7. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.
8. THE EROSION CONTROL MEASURES ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.

Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA
EROSION CONTROL & DEMOLITION PLAN

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

C200

MATCH LINE - SHEET C301

MATCH LINE - SHEET C301

TYPE "D" CURB
REFER TO ARCHITECTURAL PLANS FOR DUMPSTER LAYOUT & DESIGN
N89° 47' 18.00"E
409.93
S89° 47' 18.00"W
8' WIDE CONCRETE WALK
TYPE "D" CURB
TYPE "F" CURB AND GUTTER
6' WIDE CONCRETE WALK
(2) 12'X 20' ACCESSIBLE PARKING SPACES W/ 5' ACCESS AISLE
wooded area with scattered pine trees
N00° 12' 28.54"W
353.66
S00° 12' 42.00"E
353.66
6' WIDE CONCRETE WALK
PROPERTY LINE
NOTE:
REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT
BUILDING CONTROL POINT
(OUTSIDE CORNER OF WALL)
N 1527763.89, E 468257.95
BUILDING WALL BEARING:
N89° 47' 18.00"E
25 FT. BUILDING SETBACK
20 FT. BUILDING SETBACKS
4' WIDE CONCRETE FLUME
(REFER TO DETAIL ON SHEET C700)
CURB TRANSITION
6' WIDE CONCRETE WALK
Drainage Retention Pond
(dry bottom)
drainage structure
top elev. = 115.20'
drainage structure
top elev. = 115.27'
drainage structure
top elev. = 115.24'
sanitary pump station
asphalt driveway and parking area
(4) 12'X 20' ACCESSIBLE PARKING SPACES W/ 5' ACCESS AISLES
N89° 47' 18.00"E
409.91
TYPE "F" CURB & GUTTER
6' CURB TRANSITION
TIE INTO EXISTING CURBING
4' high metal rail fence
30.0' Utility Easement per O.R. 6796, Pg. 1535
25 FT. BUILDING SETBACK
RIGHT-OF-WAY
TIE INTO EXISTING CURBING (TYP. BOTH SIDES)
3' VALLEY GUTTER
4' WIDE CONCRETE FLUME
(REFER TO DETAIL ON SHEET C700)
ROPER ROAD
Roper Road
edge of pavement
concrete drainage flume (typical)
concrete driveway apron
RWV
OHP

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GEOMETRY NOTES:

1. THREE (3) FOOT CURB TRANSITION SHALL BE PROVIDED AT ALL CURB TERMINATIONS.
2. POINTS SHOWN ON THE PLANS HAVE BEEN SET AT FACE OF CURB, PC, PT, CURB MIDPOINT AND INTERSECTIONS LOCATIONS. POINTS SHOWN ON UTILITY & STORM STRUCTURES ARE AT THE CENTER OF THE STRUCTURE.
3. REFER TO GRADING PLANS FOR LIMITS OF FLUSH AND RAISED CONCRETE WALKS. DISPOSITION OF WALK/ASPHALT INTERFACE IS PROVIDED BY SPOT ELEVATIONS.

Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA
GEOMETRY PLAN

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

C300

COORDINATE TABLE:

Point Table			
Point #	Raw Description	Northing	Easting
1	Property Corner	1527661.5536	467857.0110
2	Property Corner	1527662.5437	468082.0194
3	Property Corner	1527663.4773	468341.5319
4	Property Corner	1528305.8831	468332.4953
5	Property Corner	1528305.2789	468072.9781
6	Property Corner	1528304.6046	467847.9654
7	CL	1527705.9788	467896.5131
8	CL	1527707.4933	468306.4165
9	CL	1528061.1473	468305.1330
10	CL	1528059.6329	467895.2066
11	CL	1528061.6492	468441.0079
12	CL	1528037.8512	468488.0652
13	CL	1528096.6333	468305.0043
14	CL	1528232.1642	468403.0170
15	CL	1528238.1839	468430.4795
16	EOP	1527662.1663	467917.4904
17	EOP	1527694.1152	467933.4546
18	EOP	1527694.3410	467994.5551
19	EOP	1527738.1278	467936.7610
20	EOP	1527718.3167	467987.8346

Point Table			
Point #	Raw Description	Northing	Easting
21	EOP	1527720.8410	467929.8859
22	EOP	1527756.1242	467908.4655
23	EOP	1527760.7511	467928.3109
24	EOP	1527866.7238	467919.9194
25	EOP	1527855.6800	467907.9601
26	EOP	1527861.6800	467907.9379
27	EOP	1528002.6154	467919.4174
28	EOP	1528045.1283	467948.8997
29	EOP	1528027.8465	467952.9876
30	EOP	1528028.1232	468027.9871
31	EOP	1528048.3780	468096.9127
32	CrossWalk	1528048.4001	468102.9133
33	EOP	1528048.4518	468116.9128
34	EOP	1528028.4741	468122.9867
35	EOP	1528028.7143	468187.9862
36	EOP	1528028.9581	468253.9858
37	EOP	1528047.3297	468260.2602
38	EOP	1528020.2280	468290.2879
39	CrossWalk	1528042.1826	468272.0528
40	EOP	1528013.3732	468273.3062

Point Table			
Point #	Raw Description	Northing	Easting
41	EOP	1527950.3736	468273.5348
42	EOP	1527848.3742	468273.9050
43	EOP	1527746.3747	468274.2752
44	EOP	1527739.8417	468292.7217
45	CrossWalk	1527731.4571	468288.2678
46	EOP	1527721.9331	468276.4702
47	EOP	1527739.3566	468269.3883
48	EOP	1527739.0241	468179.3889
49	EOP	1527738.7655	468109.3894
50	EOP	1527718.7439	468103.4634
51	EOP	1527718.7180	468096.4497
52	EOP	1527695.3631	468271.2280
53	EOP	1527663.6201	468287.4916
54	EOP	1527663.6053	468329.1153
55	EOP	1527695.6357	468345.0185
56	EOP	1527720.0021	468444.1635
57	EOP	1527719.6482	468348.3746
58	CrossWalk	1527726.2485	468329.4899
59	EOP	1527739.9442	468319.8765
60	EOP	1527746.6039	468336.2747

Point Table			
Point #	Raw Description	Northing	Easting
121	Walk	1528112.2985	468279.6346
122	Walk	1528098.3591	468277.0434
123	Wall	1528104.4863	468214.6833
124	Wall	1528134.4832	468214.5725
125	Wall	1528134.4278	468199.5726
126	Wall	1528144.4277	468199.5356
127	Wall	1528144.1396	468121.5362
128	Wall	1528134.1396	468121.5731
129	Wall	1528134.0288	468091.5733
130	Wall	1528109.9267	468091.6623
131	Wall	1528109.7383	468040.6627
132	Pond Top	1528135.0754	468104.1943
133	Pond Top	1528129.4968	468003.9273
134	Pond Top	1528172.6193	467899.0122
135	Pond Top	1528271.3736	468009.9200
136	Pond Top	1528257.7394	468055.0533
137	Pond Top	1528260.4309	468105.6137
138	Pond Top	1528275.3512	468205.2744
139	Pond Top	1528272.8870	468281.2208
140	Pond Top	1528233.0104	468324.3606

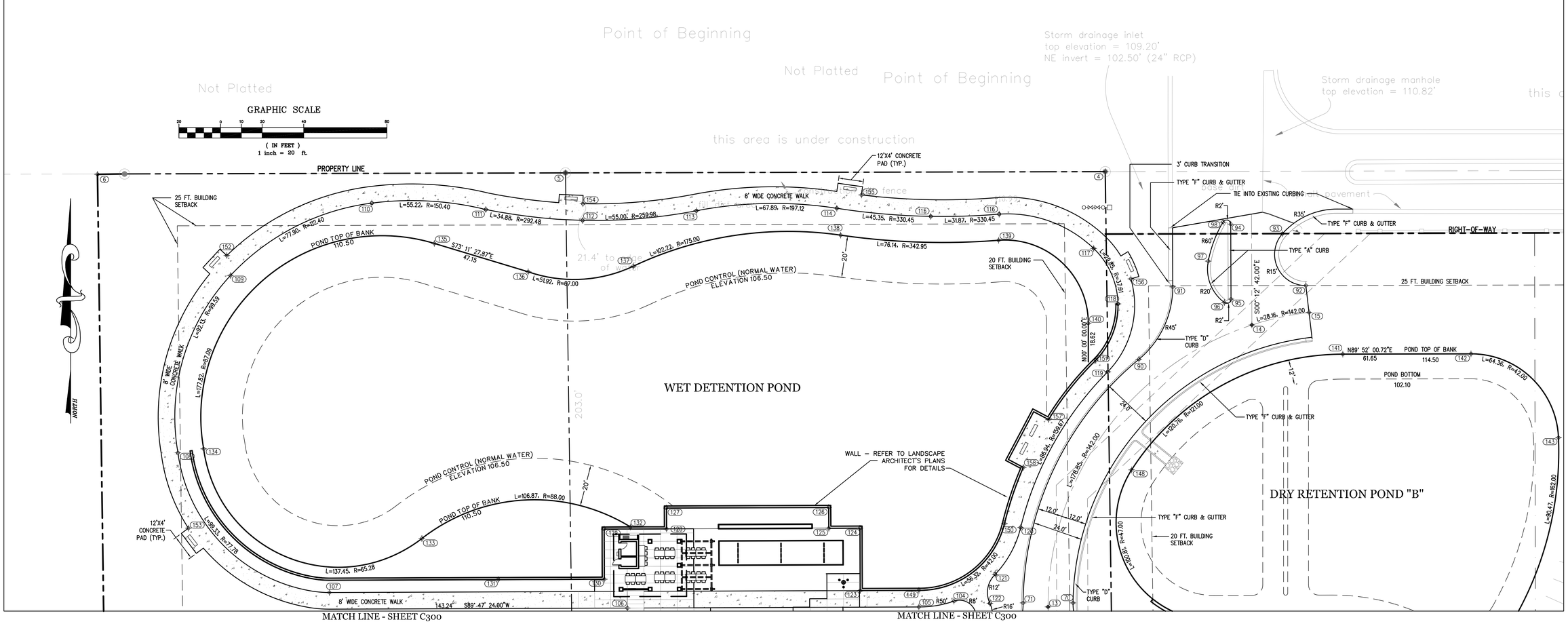
Point Table			
Point #	Raw Description	Northing	Easting
141	Pond Top	1528218.1483	468446.7222
142	Pond Top	1528218.2915	468508.3674
143	Pond Top	1528178.0040	468550.4300
144	Pond Top	1528091.2327	468529.3389
145	Pond Top	1528079.0046	468486.1549
146	Pond Top	1528090.3216	468441.6068
147	Pond Top	1528090.1121	468384.8958
148	Pond Top	1528162.4939	468345.1652
149	Walk-Wall	1528104.5906	468242.9044
150	Walk-Wall	1528136.6855	468284.0614
151	Walk-Wall	1528215.2696	468328.0064
152	WALK	1528265.5592	467910.1382
153	WALK	1528134.4756	467891.6621
154	WALK	1528290.4523	468081.3741
155	WALK	1528294.6918	468215.3351
156	WALK	1528254.3390	468344.8278
157	WALK	1528186.6907	468305.2535
158	WALK	1528163.7079	468293.1168
159	EOP	1527693.8426	467859.6602
160	EOP	1527717.8606	467864.4688

Point Table			
Point #	Raw Description	Northing	Easting
161	EOP	1527737.8666	467866.3951
162	EOP	1527839.8659	467866.0183
163	EOP	1527941.8652	467865.6407
164	EOP	1528010.9320	467883.3864
165	EOP	1528047.5147	467863.2512

Point Table			
Point #	Raw Description	Northing	Easting
61	EOP	1527836.6034	468335.9481
62	EOP	1527938.6028	468335.5780
63	EOP	1528013.6023	468335.3058
64	EOP	1528018.5370	468317.2878
65	EOP	1528024.0792	468317.2676
66	EOP	1528049.2840	468342.1744
67	EOP	1528049.6493	468441.0522
68	EOP	1528033.9091	468475.8686
69	EOP	1528073.2839	468342.1018
70	EOP	1528098.5540	468317.0109
71	EOP	1528098.5671	468293.0099
72	Crosswalk	1528084.2584	468321.3143
73	Crosswalk	1528084.1384	468288.8143
74	Crosswalk	1528075.3091	468278.4874
75	EOP	1528091.0168	468269.7593
76	EOP	1528072.7989	468210.8262
77	Crosswalk	1527732.7625	468468.6047
78	Crosswalk	1528042.5650	468538.7995
79	Crosswalk	1528072.4295	468110.8249
80	EOP	1528072.3741	468095.8241

Point Table			
Point #	Raw Description	Northing	Easting
81	EOP	1528090.3555	468090.7576
82	EOP	1528090.0784	468015.7581
83	EOP	1528071.7165	467917.8284
84	Dumpster	1528078.6971	467912.4727
85	EOP	1528027.5888	467883.3249
86	EOP	1527731.2629	467883.2756
87	EOP	1527662.0125	467875.8600
88	Walk	1527856.8200	467933.9622
89	Building Corner	1527763.8856	468257.9510
90	EOP	1528215.6754	468348.6804
91	EOP	1528250.5035	468364.9493
92	EOP	1528251.1071	468428.9654
93	EOP	1528276.0199	468417.6728
94	EOP	1528280.6431	468392.8378
95	EOP	1528244.5818	468392.9711
96	EOP	1528242.9667	468389.7814
97	EOP	1528262.8522	468382.0440
98	EOP	1528281.6429	468389.1100
99	Walk	1528048.9927	468519.6801
100	Walk	1528059.5695	468488.6851

Point Table			
Point #	Raw Description	Northing	Easting
101	Walk	1528076.3230	468442.0019
102	Walk	1528075.9887	468351.5046
103	Walk	1528084.3389	468343.0925
104	Walk	1528099.4024	468259.7806
105	Walk	1528096.5905	468242.8888
106	CrossWalk	1528096.0698	468102.7386
107	Walk	1528103.5378	467959.4726
108	Walk	1528170.7129	467886.6551
109	Walk	1528255.9282	467911.9015
110	Walk	1528290.7592	467979.8456
111	Walk	1528287.6643	468034.6664
112	Walk	1528282.4541	468081.2011
113	Walk	1528287.0682	468135.9014
114	Walk	1528288.2649	468203.4492
115	Walk	1528284.3780	468248.5987
116	Walk	1528285.4447	468281.5186
117	Walk	1528268.9468	468326.9639
118	Walk-Wall	1528242.2994	468338.6272
119	Walk	1528209.6715	468333.7217
120	Walk	1528134.7991	468291.8359



Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA
GEOMETRY PLAN

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

C301

MATCH LINE - SHEET C401

MATCH LINE - SHEET C401

MATCH LINE - SHEET C402

FF EL.= 119.50

FF EL.= 119.50

REFER TO C403 FOR COURTYARD STORM PIPE CONTINUATION

REFER TO C403 FOR COURTYARD STORM PIPE CONTINUATION

CONNECT TO DOWNSPOUT W/ 6" PVC @ INV.= 116.00 EXTEND TO STORM LINE OR INLET @ 1.00% MIN. SLOPE (TYPICAL)

CONNECT TO DOWNSPOUT W/ 6" PVC @ INV.= 116.00 EXTEND TO STORM LINE OR INLET @ 1.00% MIN. SLOPE (TYPICAL)

CLEANOUT, INV.= 115.70

CLEANOUT INV.= 115.33

CLEANOUT, INV.= 115.88

CLEANOUT INV.= 109.41

CLEANOUT INV.= 112.67

EXISTING CLEANOUT

CONNECT TO EXISTING 4" UNDERDRAIN. (REMOVE EXISTING UNDERDRAIN NORTH OF MANIFOLD.

CROSSWALK CROSS SLOPE SHALL NOT EXCEED 2.0%

CROSSWALK CROSS SLOPE SHALL NOT EXCEED 2.0%

CROSSWALK CROSS SLOPE SHALL NOT EXCEED 2.0%

CURB RAMP 12:1 MAX

CURB RAMP 12:1 MAX

CURB RAMP 12:1 MAX

CURB RAMP 12:1 MAX

CURB RAMP 12:1 MAX

CURB RAMP, 12:1 MAX

CURB RAMP, 12:1 MAX

POND WALL (REFER TO LANDSCAPE ARCHITECTS PLANS FOR DETAILS)

POND WALL (REFER TO LANDSCAPE ARCHITECTS PLANS FOR DETAILS)

4' WIDE CONCRETE FLUME W/ RIP RAP ENERGY DISSIPATOR (REFER TO DETAIL ON SHEET C700)

30 LF.- 6" PVC

TW EL. 118.15
BW EL. 114.50

REFER TO SHEET C403 FOR COURTYARD DRAINAGE

REFER TO SHEET C403 FOR COURTYARD DRAINAGE

REFER TO SHEET C403 FOR COURTYARD DRAINAGE

NOTE:
USE CAUTION WHEN EXTENDING STORM LINES INTO EXISTING POND. DAMAGE TO EXISTING UNDERDRAIN SYSTEM MUST REPAIRED UNDER SUPERVISION OF ON-SITE GEOTECHNICAL ENGINEER TO ENSURE FABRIC ENVELOPE IS NOT COMPROMISED.

NOTE:
USE CAUTION WHEN EXTENDING STORM LINES INTO EXISTING POND. DAMAGE TO EXISTING UNDERDRAIN SYSTEM MUST REPAIRED UNDER SUPERVISION OF ON-SITE GEOTECHNICAL ENGINEER TO ENSURE FABRIC ENVELOPE IS NOT COMPROMISED.

Vacant Land
wooded area with scattered pine trees

New Horizons Christian Church Property
Vacant Land
wooded area with scattered pine trees

Drainage Retention Pond
(dry bottom)

Professional Property

PROPERTY LINE

West line of the East 212.00' of land described

North R/W line

North R/W line

30.0' Utility Easement per O.R. 6796, Pg. 1535

RIGHT-OF-WAY

ROPER ROAD

30.00'

60' Public R/W

Roper Road

4' WIDE FLUME TO MATCH EXISTING IN ROPER ROAD

TIE INTO EXISTING TYPE 'F' CURBING TYPICAL BOTH SIDES OF DRIVE

TIE INTO EXISTING TYPE 'F' CURBING TYPICAL BOTH SIDES OF DRIVE

edge of pavement

concrete drainage flume (typical)

concrete driveway apron

asphalt driveway and parking area

4' high metal rail fence

drainage structure top elev. = 115.27'

drainage structure top elev. = 115.24'

sanitary pump station

Site Benchmark # 3
5/8" iron rod and yellow cap stamped 'TRAV PT PSM 5207'
Top elevation = 116.84'

Site Benchmark # 2
4" x 4" concrete monument stamped 'LB 7194'.
Top elevation = 119.09'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA, LOCATION OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL GRADES SHOWN, WITH THE EXCEPTION OF THOSE INDICATED ON THE SURVEY BASE DRAWING, ARE FINISHED GRADES UNLESS INDICATED OTHERWISE.
3. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED TO ORIGINAL GROUND LINES AND FINISHED WITH SOD PER PROJECT SPECIFICATIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE.
4. ALL INLET AND MANHOLE TOPS SHALL BE TRAFFIC BEARING UNLESS OTHERWISE NOTED.

PAVING LEGEND:

- CONCRETE WALKS AND PAVEMENT
- TYPICAL ASPHALT PAVEMENT SECTION
- REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DECORATIVE PAVEMENT DETAIL

GRADING & DRAINAGE LEGEND:

- +11.00 EXISTING SURVEY SPOT GRADE
- PROPOSED DRAINAGE FLOW
- 12.00 PROPOSED SPOT GRADE
- 12.00± MEG MATCH EXISTING PAVEMENT GRADE
- GRADE BREAK LINE

Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS

WINTER GARDEN, FLORIDA

PAVING, GRADING & DRAINAGE PLAN

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

C400

YARD DRAIN TABLE:

YD-1	12" DRAIN BASIN TOP = 118.95 NW. INV.= 115.80 SW. INV.= 115.68 E. INV.= 115.35
YD-2	12" DRAIN BASIN TOP = 118.85 W. INV.= 114.93 E. INV.= 114.93
YD-3	12" DRAIN BASIN TOP = 118.88 W. INV.= 114.72 E. INV.= 114.72
YD-4	8" DRAIN BASIN TOP = 119.09 N. INV. = 115.90 S. INV. = 115.73
YD-5	8" DRAIN BASIN TOP = 119.05 N. INV. = 115.61 S. INV. = 115.61
YD-6	8" DRAIN BASIN TOP = 119.10 INV. = 115.33
YD-7	12" DRAIN BASIN TOP = 119.10 E. INV.= 115.80 S. INV.= 115.90 W. INV.= 115.63
YD-8	8" DRAIN BASIN TOP = 118.90 INV. = 115.50
YD-9	12" DRAIN BASIN TOP = 119.10 N. INV.= 115.85 S. INV.= 115.80 NW. INV.= 115.63
YD-10	12" DRAIN BASIN TOP = 119.10 S. INV.= 115.44 NW. INV.= 115.27
YD-11	12" DRAIN BASIN TOP = 118.95 SE. INV.= 115.69 N. INV.= 115.90 W. INV.= 115.52
YD-12	12" DRAIN BASIN TOP = 118.57 N. INV.= 115.72 E. INV.= 115.16 SW. INV.= 114.55
YD-13	8" DRAIN BASIN TOP = 118.94 INV. = 116.27
YD-14	12" DRAIN BASIN TOP = 118.75 S. INV. = 115.78 N. INV. = 116.16 W. INV.= 115.45
YD-15	12" DRAIN BASIN TOP = 119.18 S. INV. = 115.85 W. INV.= 115.68
YD-16	12" DRAIN BASIN TOP = 119.02 S. INV.= 115.80 W. INV.= 115.50
YD-17	12" DRAIN BASIN TOP = 118.65 SE. INV.= 115.75 N. INV.= 115.58
YD-18	8" DRAIN BASIN TOP = 118.50 INV.= 115.83
YD-19	12" DRAIN BASIN TOP = 118.60 INV.= 115.58
YD-20	12" DRAIN BASIN TOP = 119.00 SW. INV.= 115.90 NE. INV.= 115.73
YD-21	12" DRAIN BASIN TOP = 119.00 S. INV.= 115.82 N. INV.= 115.20
YD-22	12" DRAIN BASIN TOP = 119.10 SW. INV.= 115.90 SE. INV.= 115.78 N. INV.= 115.61
YD-23	18" INLINE DRAIN W/ PEDESTRIAN GRATE TOP = 119.09 INV.= 116.42
YD-24	18" DRAIN BASIN W/ PEDESTRIAN GRATE TOP = 119.09 E. INV.= 116.28 S. INV.= 116.28
YD-25	18" INLINE DRAIN W/ PEDESTRIAN GRATE TOP = 119.09 INV.= 116.42
YD-26	18" DRAIN BASIN W/ PEDESTRIAN GRATE TOP = 119.09 N. INV.= 116.13 E. INV.= 116.28 S. INV.= 116.13

DRAINAGE STRUCTURE TABLE:

DS-1	TYPE "P-6" CURB INLET THROAT EL.= 117.68 INV.= 114.24
DS-2	TYPE "C" INLET TOP = 118.00 W. INV.= 114.56 SW. INV.= 114.08 E. INV= 110.34
DS-3	TYPE "C" INLET TOP = 115.25 INV.= 110.21
DS-4	TYPE "C" INLET TOP = 117.93 W. INV. = 115.16 E. INV. = 115.16
DS-5	MITERED END SECTION W/ ENERGY DISSIPATOR INV.= 114.98
DS-6	TYPE "C" INLET TOP = 118.00 S. INV.= 115.26 E. INV.= 114.67
DS-7	TYPE "C" INLET TOP = 117.72 W. INV.= 114.44 S. INV.= 114.44
DS-8	TYPE "C" INLET TOP = 117.93 N. INV.= 114.23 W. INV.= 115.08 E. INV.= 110.34
DS-9	TYPE "C" INLET TOP = 115.25 INV.= 110.21
DS-10	TYPE "P-6" CURB INLET THROAT EL.= 116.85 INV.= 113.41
DS-11	TYPE "C" INLET TOP = 117.14 SE. INV.= 113.22 NW. INV.= 114.37 N. INV= 112.97
DS-12	TYPE "E" INLET TOP = 117.00 S. INV.= 112.25 E. INV.= 111.75
DS-13	TYPE "E" INLET TOP = 117.60 W. INV.= 111.52 NE. INV.= 111.52
DS-14	TYPE "J" MANHOLE TOP = 118.25 SW. INV.= 111.43 S. INV.= 111.93 E. INV.= 110.93
DS-15	TYPE "J" MANHOLE TOP = 119.10 W. INV.= 110.69 S. INV.= 111.69 N. INV.= 116.04 E. INV.= 110.69
DS-16	TYPE "J" MANHOLE TOP = 118.64 W. INV.= 110.15 NE. INV.= 108.40
DS-17	TYPE "E" INLET TOP = 112.10 INV.= 108.30 BOTTOM SUMP EL.= 107.30
DS-18	TYPE "H" INLET (CONTROL STRUCTURE) REFER TO DETAIL ON SHEET C700 TOP = 116.87 E. INV.= 112.50 S. INV.= 112.67 NW. INV.= 111.73
DS-19	TYPE "P" MANHOLE TOP = 118.24 SE. INV.= 111.01 NW. INV.= 104.57
DS-20	TYPE "D" INLET (CONTROL STRUCTURE) REFER TO DETAIL ON SHEET C700 TOP = 113.45 E. INV.= 109.13 NW. INV.= 104.25
DS-21	TYPE "C" INLET (CONTROL STRUCTURE) REFER TO DETAIL ON SHEET C700 TOP = 109.25 SW. INV. (3.9" ORIFICE)= 106.50 NE. INV.= 104.43
DS-22	TYPE "D" INLET TOP = 109.33 SW. INV.= 104.07 E. INV.= 104.07

DRAINAGE PIPING TABLE:

L-1 110 LF.– 15" RCP @ 0.33%	L-19 88 LF.– 8" PVC @ 0.40%	L-37 166 LF.– 18" DIP @ 0.20%
L-2 102 LF.– 18" RCP @ 0.20%	L-20 45 LF.– 8" PVC @ 0.40%	L-38 178 LF.– 30" RCP @ 0.30%
L-3 139 LF.– 10" PVC @ 0.30%	L-21 61 LF.– 15" RCP @ 0.30%	L-39 32 LF.– 30" RCP @ 0.30%
L-4 51 LF.– 10" PVC @ 0.40%	L-22 27 LF.– 8" PVC @ 0.40%	L-40 144 LF.– 24" RCP @ 0.50%
L-5 28 LF.– 8" PVC @ 0.40%	L-22A 42 LF.– 8" PVC @ 0.40% MIN.	L-41 14 LF.– 24" RCP @ 0.50%
L-6 29 LF.– 8" PVC @ 0.40%	L-23 37 LF.– 8" PVC @ 0.40% MIN.	L-42 17 LF.– 8" PVC @ 0.50%
L-7 54 LF.– 12" PVC @ 0.30%	L-24 37 LF.– 8" PVC @ 0.40% MIN.	L-42A 28 LF.– 8" PVC @ 0.50%
L-8 76 LF.– 15" RCP @ 0.20%	L-25 22 LF.– 8" PVC @ 0.40%	L-43 30 LF.– 8" PVC @ 0.50%
L-9 63 LF.– 18" RCP @ 0.20%	L-26 13 LF.– 8" PVC @ 0.40%	L-43A 28 LF.– 8" PVC @ 0.50%
L-10 42 LF.– 8" PVC @ 0.40%	L-27 30 LF.– 8" PVC @ 0.40%	L-44 100 LF.– 6" PVC @ 0.00%
L-11 59 LF.– 15" RCP @ 0.30%	L-28 37 LF.– 8" PVC @ 0.40% MIN.	L-45 55 LF.– 6" PVC @ 0.50%
L-12 31 LF.– 8" PVC @ 0.40%	L-29 326 LF.– 18" HDPE @ 0.22%	L-46 62 LF.– 30" RCP @ 0.40%
L-12A 42 LF.– 8" PVC @ 0.40%	L-30 20 LF.– 8" PVC @ 0.40% MIN.	L-47 293 LF.– 24" RCP @ 0.50%
L-13 17 LF.– 8" PVC @ 0.40%	L-31 44 LF.– 8" PVC @ 0.40% MIN.	L-48 72 LF.– 24" RCP @ 0.50%
L-14 112 LF.– 15" RCP @ 0.20%	L-32 111 LF.– 24" HDPE @ 0.20%	
L-15 36 LF.– 8" PVC @ 0.40% MIN.	L-33 150 LF.– 18" DIP @ 0.20% MIN.	
L-16 46 LF.– 8" PVC @ 0.40%	L-34 75 LF.– 8" PVC @ 0.40% MIN.	
L-17 103 LF.– 15" HDPE @ 0.20%	L-35 45 LF.– 24" RCP @ 0.20%	
L-18 66 LF.– 18" RCP @ 0.20%	L-36 116 LF.– 30" HDPE @ 0.20%	

PAVING LEGEND:

- CONCRETE WALKS AND PAVEMENT
- TYPICAL ASPHALT PAVEMENT SECTION
- REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DECORATIVE PAVEMENT DETAIL

GRADING & DRAINAGE LEGEND:

- +11.00 EXISTING SURVEY SPOT GRADE
- PROPOSED DRAINAGE FLOW
- 12.00 PROPOSED SPOT GRADE
- 12.00± MEG MATCH EXISTING PAVEMENT GRADE
- GRADE BREAK LINE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

Point of Beginning of New Horizons Christian Church Property
Not Platted
Point of Beginning of Proffer Property
this area is under construction
Storm drainage inlet top elevation = 109.20' NE invert = 102.50' (24" RCP)
Storm drainage manhole top elevation = 110.82'
North line of the Northwest 1/4 of Section 35
wetland line as marked by others
wetland area = 2.169 acres
21.4' to edge of wetland
PROPERTY LINE
2' DRAINAGE SLOT NORTH SIDE OF STRUCTURE. INV.= 108.35
CONNECT TO EXISTING INLET @ INV.= 102.60 (CORE DRILL)
MATCH EXISTING ASPHALT
RIGHT-OF-WAY LINE
TOP OF BANK EL.= 110.50
CONTROL ELEV.= 106.50
REFER TO PAVILION PLANS FOR PAD DRAINAGE
REFER TO LANDSCAPE ARCHITECTS PLANS FOR WALL PENETRATION DETAIL. INV.= 104.00
REFER TO LANDSCAPE ARCHITECTS PLANS FOR WALL PENETRATION DETAIL. INV.= 104.50
POND RECHARGE AREA
POND WALL (REFER TO LANDSCAPE ARCHITECTS PLANS FOR DETAILS)
TOP OF BANK EL.= 114.50
POND BOTTOM EL.= 112.10
CLEANOUT, INV.= 109.50 (TYPICAL OF 9)
CLEANOUT INV.= 109.41
85 LF.– 4" PERFORATED UNDERDRAIN
101 LF.– 4" PERFORATED UNDERDRAIN
105 LF.– 4" PERFORATED UNDERDRAIN
6"X 6" TEE
106 LF.– 4" PERFORATED UNDERDRAIN
105 LF.– 4" PERFORATED UNDERDRAIN
12.5' SPACING (TYPICAL)
103 LF.– 4" PERFORATED UNDERDRAIN
100 LF.– 4" PERFORATED UNDERDRAIN
100 LF.– 6" PVC MANIFOLD PIPE
96 LF.– 4" PERFORATED UNDERDRAIN
90 LF.– 4" PERFORATED UNDERDRAIN
EL.= 112.10
TOP OF RECHARGE AREA BERM EL.= 112.90
10' 10' 2'
MATCH LINE - SHEET C402
MATCH LINE - SHEET C400
MATCH LINE - SHEET C400

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230
Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA
PAVING, GRADING & DRAINAGE PLAN

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by: RVZ
checked by: SGW
date: 07/10/2015
plot scale: AS SHOWN
project number: 14SONA003
file name: FILE NAME

C401

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

Point of Commencement
Northeast corner of the
Northwest 1/4 of Section 35,
Township 22 South, Range 27 East
No monument recovered

rea is under construction

North line of the Northwest 1/4 of Section 35

er Garden R/W
509, Page 1288

curbed median

2' curb and gutter

2' curb

concrete sidewalk

west edge of pavement

R/W

26

35

Daniels Road
120.00' Public R/W

Site Benchmark # 1
Set 5/8" iron rod with
yellow plastic cap
Top elevation = 115.55'

FILL, GRADE, COMPACE AND SOD
LEVEL PAD FOR FUTURE BUILDING.
FINISH GRADE EL.= 116.50

wooded area with scattered pine trees

West R/W line
per O.R. 6608, Pg. 2300

East line of the Northwest 1/4 of Section 35

grass

4' high chain link fence

4' high metal rail fence

gas line valve

fire department connection

asphalt driveway and parking area

drainage structure
top elev. = 118.15'

drainage structure
top elev. = 118.13'

concrete sidewalk

grass and landscape

One Story Commercial Building
(Memory Care Facility)

DANIELS ROAD

MATCH LINE - SHEET C400

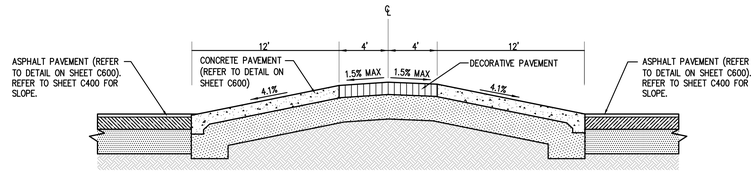
MATCH LINE - SHEET C401

PAVING LEGEND:

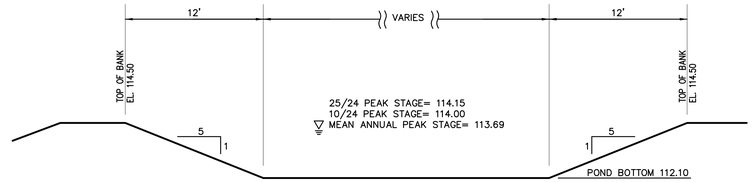
- CONCRETE WALKS AND PAVEMENT
- TYPICAL ASPHALT PAVEMENT SECTION
- REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DECORATIVE PAVEMENT DETAIL

GRADING & DRAINAGE LEGEND:

- +11.00 EXISTING SURVEY SPOT GRADE
- PROPOSED DRAINAGE FLOW
- 12.00 PROPOSED SPOT GRADE
- 12.00± MEG MATCH EXISTING PAVEMENT GRADE
- GRADE BREAK LINE

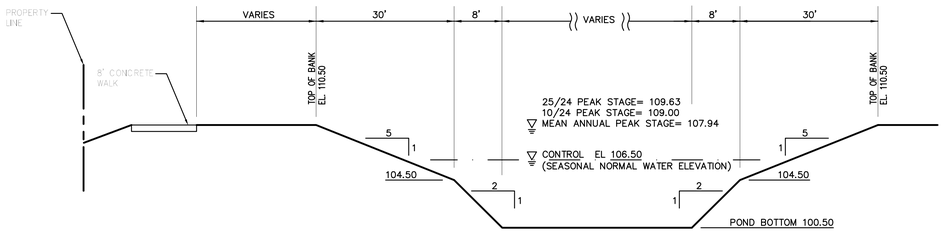


CROSSWALK SECTION "A -A"
N.T.S.



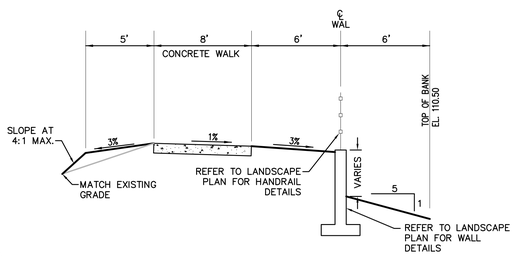
POND BANKS SHALL BE SODDED, SEED & MULCH POND BOTTOM

DRY POND "B-B" CROSS SECTION
N.T.S.

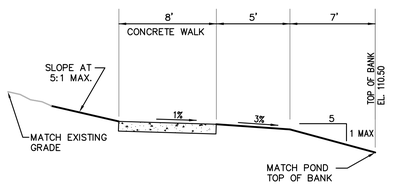


POND BANKS SHALL BE SODDED TO NORMAL WATER ELEVATION.

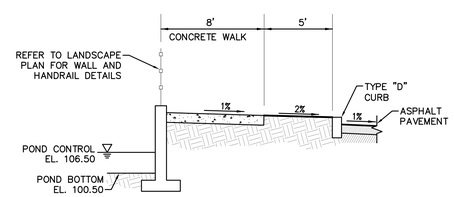
WET POND "C-C" CROSS SECTION
N.T.S.



NATURE WALK "D-D" TYPICAL CROSS SECTION
N.T.S.



NATURE WALK "E-E" TYPICAL CROSS SECTION
N.T.S.



NATURAL WALK "F-F" TYPICAL CROSS SECTION
N.T.S.

Klima Weeks
CIVIL ENGINEERING

385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SONATA WEST OF ORANGE CAMPUS

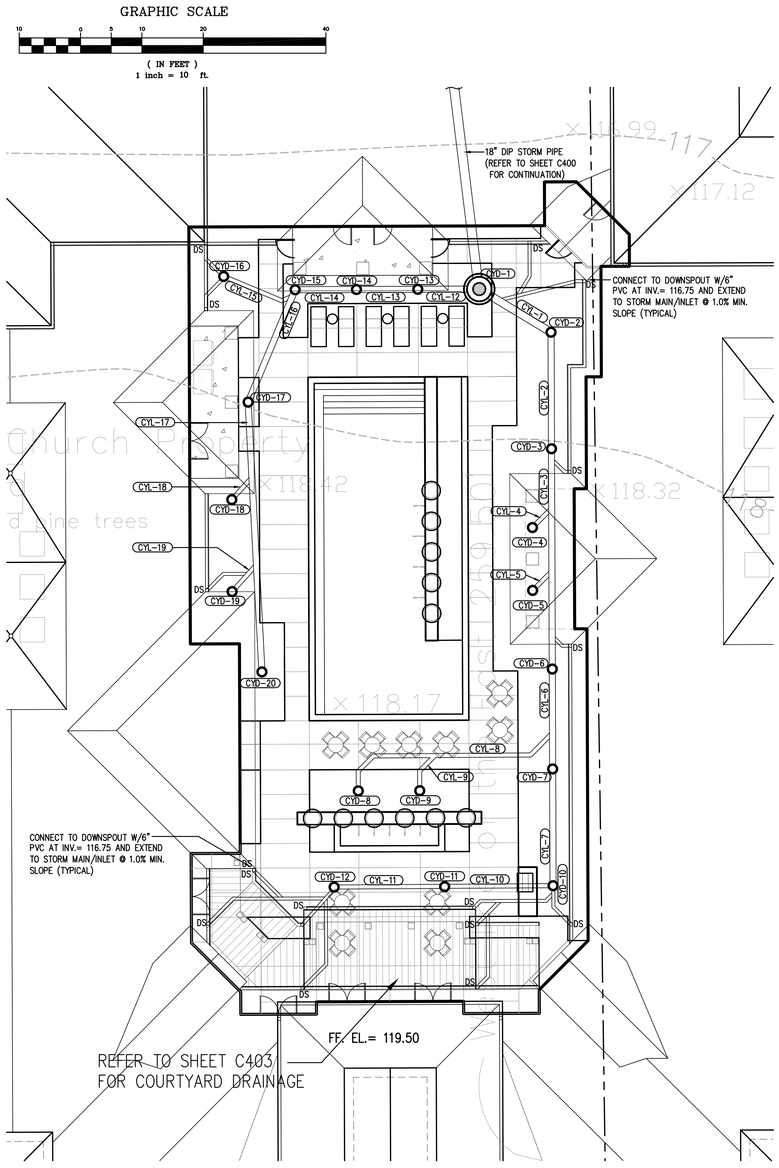
WINTER GARDEN, FLORIDA

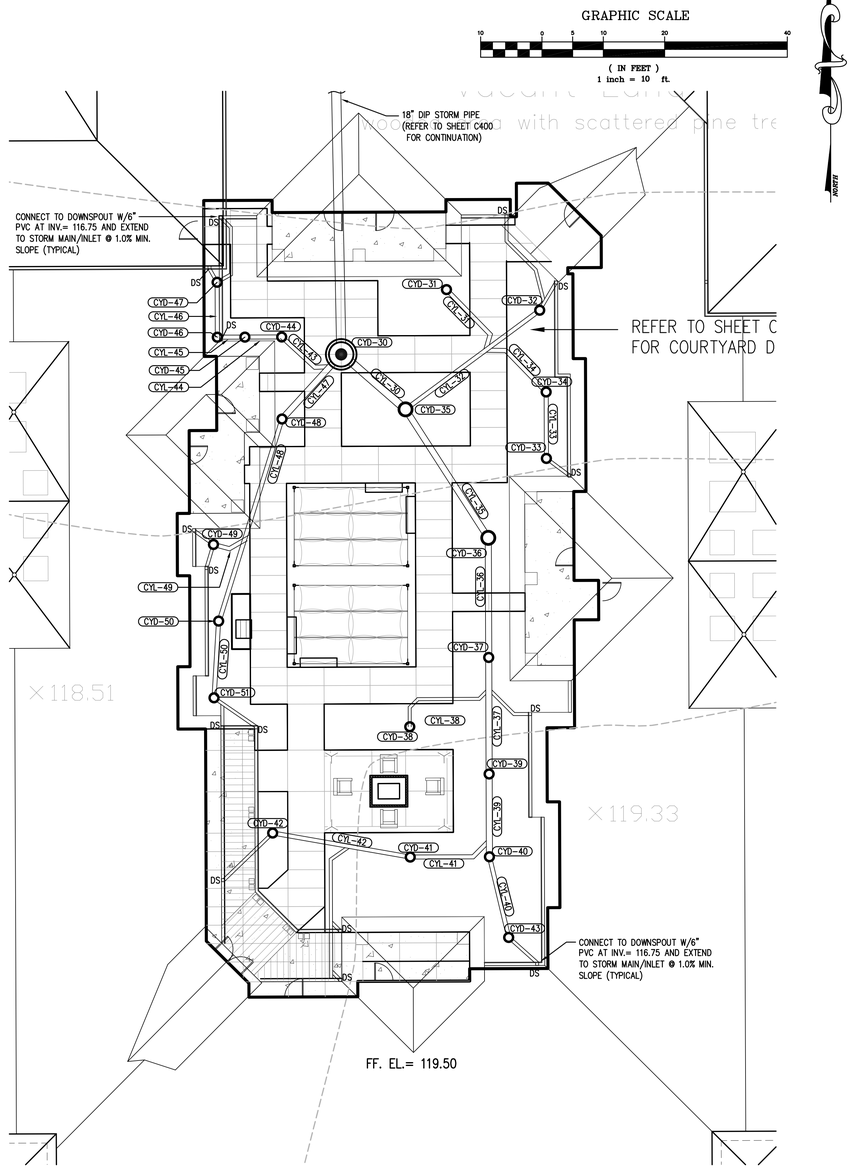
PAVING, GRADING & DRAINAGE PLAN

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

C402





COURTYARD NOTES:

1. DOME GRATES ARE REQUIRED FOR 8" & 10" INLETS WITHIN LANDSCAPE AREAS, UNLESS OTHERWISE SPECIFIED. ALL OTHER COURTYARD DRAINS SHALL HAVE PEDESTRIAN GRATES.
2. REFER TO LANDSCAPE/ HARDSCAPE PLANS FOR COURTYARD LAYOUT, DESIGN & GRADING.

WEST COURTYARD DRAIN TABLE:

- CYD-1: TYPE "P" MANHOLE W/ SLOTTED GRATE TOP EL.= 119.10 SE. INV.= 113.78 W. INV.= 114.07 N. INV.= 112.23
- CYD-2: 15" DRAIN BASIN TOP EL.= 119.00 S. INV.= 114.16 NW. INV.= 113.91
- CYD-3: 12" DRAIN BASIN TOP EL.= 119.00 S. INV.= 114.35 N. INV.= 114.35
- CYD-4: 8" INLINE DRAIN TOP EL.= 119.00 INV.= 114.70
- CYD-5: 8" INLINE DRAIN TOP EL.= 119.00 INV.= 114.80
- CYD-6: 12" DRAIN BASIN TOP EL.= 119.00 S. INV.= 114.70 N. INV.= 114.70
- CYD-7: 12" DRAIN BASIN TOP EL.= 119.00 S. INV.= 114.82 N. INV.= 114.82
- CYD-8: 8" INLINE DRAIN TOP EL.= 119.15 INV.= 115.17
- CYD-9: 8" INLINE DRAIN TOP EL.= 119.15 INV.= 115.14
- CYD-10: 15" DRAIN BASIN TOP EL.= 119.00 S. INV.= 115.55 W. INV.= 115.38 N. INV.= 115.05
- CYD-11: 4" FLOOR DRAIN TOP EL.= 119.22 W. INV.= 115.55 E. INV.= 115.55
- CYD-12: 4" FLOOR DRAIN TOP EL.= 119.22 SW. INV.= 115.81 E. INV.= 115.73 (INCREASE PIPES W/ INCREASER AND BEND)
- CYD-13: 12" DRAIN BASIN TOP EL.= 119.10 W. INV.= 114.17 E. INV.= 114.17
- CYD-14: 12" DRAIN BASIN TOP EL.= 119.10 W. INV.= 114.27 E. INV.= 114.27
- CYD-15: 15" DRAIN BASIN TOP EL.= 119.10 SW. INV.= 114.37 E. INV.= 114.37
- CYD-16: 10" DRAIN BASIN TOP EL.= 119.00 SW. INV.= 115.50 NW. INV.= 115.50 E. INV.= 114.67
- CYD-17: 12" DRAIN BASIN TOP EL.= 119.20 S. INV.= 114.56 NE. INV.= 114.56
- CYD-18: 8" INLINE DRAIN TOP EL.= 119.00 INV.= 114.95
- CYD-19: 8" INLINE DRAIN TOP EL.= 119.00 INV.= 115.11
- CYD-20: 8" INLINE DRAIN TOP EL.= 119.00 INV.= 115.00

WEST COURTYARD PIPING TABLE:

CYL-1	13 LF.– 15" HDPE @ 1.00%
CYL-2	19 LF.– 12" PVC @ 1.00%
CYL-3	35 LF.– 12" PVC @ 1.00%
CYL-4	4 LF.– 6" PVC @ 2.00%
CYL-5	4 LF.– 6" PVC @ 2.00%
CYL-6	16 LF.– 12" PVC @ 1.00%
CYL-7	19 LF.– 12" PVC @ 1.00%
CYL-8	37 LF.– 8" PVC @ 0.50%
CYL-9	6 LF.– 8" PVC @ 1.00%
CYL-10	17 LF.– 8" PVC @ 1.00%
CYL-11	18 LF.– 8" PVC @ 1.00%
CYL-12	10 LF.– 12" PVC @ 1.00%
CYL-13	10 LF.– 12" PVC @ 1.00%
CYL-14	10 LF.– 12" PVC @ 1.00%
CYL-15	11 LF.– 8" PVC @ 1.00%
CYL-16	19 LF.– 12" PVC @ 1.00%
CYL-17	44 LF.– 12" PVC @ 1.00%
CYL-18	4 LF.– 8" PVC @ 2.00%
CYL-19	5 LF.– 8" PVC @ 2.00%

EAST COURTYARD DRAIN TABLE:

- CYD-30: TYPE "P" MANHOLE TOP EL.= 119.13 SW. INV.= 114.38 SE. INV.= 113.99 N. INV.= 112.02
- CYD-31: 8" INLINE DRAIN TOP EL.= 119.00 INV.= 114.99
- CYD-32: 8" DRAIN BASIN TOP EL.= 119.00 NE. INV.= 115.15 SW. INV.= 114.98
- CYD-33: 8" DRAIN BASIN TOP EL.= 119.00 SE INV.= 115.26 N. INV.= 115.09
- CYD-34: 8" DRAIN BASIN TOP EL.= 119.00 S. INV.= 114.99 NW. INV.= 114.99
- CYD-35: 15" DRAIN BASIN TOP EL.= 118.80 NE. INV.= 114.71 SE. INV.= 114.54 NW. INV.= 114.12
- CYD-36: 12" DRAIN BASIN TOP EL.= 119.00 S. INV.= 114.78 NW. INV.= 114.78
- CYD-37: 12" DRAIN BASIN TOP EL.= 118.90 S. INV.= 114.97 N. INV.= 114.97
- CYD-38: 8" INLINE DRAIN TOP EL.= 119.00 INV.= 115.44
- CYD-39: 12" DRAIN BASIN TOP EL.= 118.90 S. INV.= 115.16 N. INV.= 115.16
- CYD-40: 12" DRAIN BASIN TOP EL.= 118.90 S. INV.= 115.46 N. INV.= 115.29
- CYD-41: 8" DRAIN BASIN TOP EL.= 118.90 W. INV.= 115.52 E. INV.= 115.52
- CYD-42: 8" DRAIN BASIN TOP EL.= 119.00 SW. INV.= 115.63 E. INV.= 115.63
- CYD-43: 8" DRAIN BASIN TOP EL.= 119.00 SW. INV.= 115.80 N. INV.= 115.53
- CYD-44: 12" DRAIN BASIN TOP EL.= 119.00 W. INV.= 115.01 SE. INV.= 114.58
- CYD-45: 8" DRAIN BASIN TOP EL.= 119.00 W. INV.= 115.07 E. INV.= 115.07
- CYD-46: 8" DRAIN BASIN TOP EL.= 119.00 N. INV.= 115.11 E. INV.= 115.11
- CYD-47: 8" DRAIN BASIN TOP EL.= 119.00 NW. INV.= 115.37 NE. INV.= 115.37 S. INV.= 115.20
- CYD-48: 8" DRAIN BASIN TOP EL.= 119.00 S. INV.= 114.77 NE. INV.= 114.52
- CYD-49: 8" DRAIN BASIN TOP EL.= 118.90 NW. INV.= 115.38 SW. INV.= 115.38 SE. INV.= 115.21
- CYD-50: 8" DRAIN BASIN TOP EL.= 118.90 S. INV.= 115.11 N. INV.= 115.11
- CYD-51: 8" DRAIN BASIN TOP EL.= 118.90 SE. INV.= 115.40 N. INV.= 115.23

EAST COURTYARD PIPING TABLE:

CYL-30	13 LF.– 15" HDPE @ 1.00%
CYL-31	12 LF.– 8" PVC @ 1.00%
CYL-32	27 LF.– 8" PVC @ 1.00%
CYL-33	10 LF.– 8" PVC @ 1.00%
CYL-34	12 LF.– 8" PVC @ 1.00%
CYL-35	24 LF.– 12" PVC @ 1.00%
CYL-36	19 LF.– 12" PVC @ 1.00%
CYL-37	19 LF.– 12" PVC @ 1.00%
CYL-38	16 LF.– 6" PVC @ 1.00%
CYL-39	13 LF.– 12" PVC @ 1.00%
CYL-40	13 LF.– 12" PVC @ 0.50%
CYL-41	13 LF.– 8" PVC @ 0.50%
CYL-42	22 LF.– 8" PVC @ 0.50%
CYL-43	9 LF.– 12" PVC @ 2.00%
CYL-44	6 LF.– 8" PVC @ 1.00%
CYL-45	4 LF.– 8" PVC @ 1.00%
CYL-46	9 LF.– 8" PVC @ 1.00%
CYL-47	14 LF.– 12" PVC @ 1.00%
CYL-48	34 LF.– 8" PVC @ 1.00%
CYL-49	6 LF.– 8" PVC @ 4.00%
CYL-50	12 LF.– 8" PVC @ 1.00%

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230
Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA

COURTYARD DRAINAGE PLAN

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by: RVZ
checked by: SGW
date: 07/10/2015
plot scale: AS SHOWN
project number: 14SONA003
file name: FILE NAME

C403

MATCH LINE - SHEET C501

MATCH LINE - SHEET C501

MATCH LINE - SHEET C502

FIRE HYDRANT ASSEMBLY
15' UTILITY EASEMENT TO BE DEDICATED TO THE CITY OF WINTER GARDEN
67 LF.– 6" PVC @ 1.00%
1" POLY WATER SERVICE
1" METER AND REDUCED PRESSURE BACKFLOW PREVENTER
8" C900 – DR–18 WATER MAIN
1" BRASS CORPORATION STOP AND DOUBLE STRAP SADDLE
8"X 6" TEE
8" GATE VALVE
315 LF.– 8" PVC @ 0.50%
MH–1 SANITARY MANHOLE TOP EL.= 117.46 S. INV.= 113.94 E. INV.= 113.77
8"X 6" TEE AND 6" GATE VALVE
6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY W/ FDC
6" C900 – DR–14 FIRE LINE
112 LF.– 8" PVC @ 1.00%
4" C900 – DR–18 WATER LINE
45 LF.– 6" PVC LATERAL @ 1.04%
4" WIDE PARKING STRIPE (WHITE TRAFFIC PAINT) (TYPICAL)
REFER TO PLUMBING PLANS FOR SANITARY LINE CONTINUATION INV.= 115.00
45 LF.– 6" PVC LATERAL @ 1.04%
REFER TO PLUMBING PLANS FOR SANITARY LINE CONTINUATION INV.= 115.00
MH–2 SANITARY MANHOLE TOP EL.= 118.34 W. INV.= 112.19 S. INVERT DROP CONNECTION: TOP INV.= 114.31 BTM. INV.= 112.26 E. INV.= 112.09
42 LF.– 6" PVC LATERAL @ 1.04%
REFER TO PLUMBING PLANS FOR SANITARY LINE CONTINUATION INV.= 114.75
FF EL.= 119.50
8"X 4" TEE
4" GATE VALVE
8" GATE VALVE
3" DOMESTIC METER AND 4" REDUCED PRESSURE BACKFLOW PREVENTER
REFER TO PLUMBING PLANS FOR WATER LINE CONTINUATION
REFER TO FIRE PROTECTION PLANS FOR FIRE LINE CONTINUATION
CLEANOUT, INV.= 115.06
GREASE INTERCEPTORS
CLEANOUT, INV.= 115.60
34 LF.– 6" PVC @ 1.04%
REFER TO PLUMBING PLANS FOR SANITARY LINE CONTINUATION INV.= 117.25
CLEANOUT INV.= 115.95
6" WIDE DASHED STRIPE (WHITE TRAFFIC PAINT)
DIRECTIONAL ARROWS (WHITE TRAFFIC PAINT) (TYPICAL)
4" WIDE PARKING STRIPE (WHITE TRAFFIC PAINT) (TYPICAL)
4" WIDE PARKING STRIPE (WHITE TRAFFIC PAINT) (TYPICAL)
4" WIDE PARKING STRIPE (WHITE TRAFFIC PAINT) (TYPICAL)
FF EL.= 119.50
wooded area with scattered pine trees
PROPERTY LINE
8" C900–DR–18 WATER MAIN
24" WIDE STOP BAR (WHITE TRAFFIC PAINT)
DIRECTIONAL ARROWS (WHITE TRAFFIC PAINT) (TYPICAL)
12'X 20' ACCESSIBLE PARKING SPACES W/ 5' ACCESS AISLE REFER TO SHEET C600 FOR STRIPING LAYOUT & REQUIREMENTS
4" WIDE PARKING STRIPE (WHITE TRAFFIC PAINT) (TYPICAL)
24" WIDE STOP BAR (WHITE TRAFFIC PAINT)
24" WIDE STOP BAR (WHITE TRAFFIC PAINT)
30'– 4" WIDE DOUBLE YELLOW STRIPES (THERMOPLASTIC)
DRIVEWAY DIRECTIONAL ARROWS (THERMOPLASTIC)
15' UTILITY EASEMENT TO BE DEDICATED TO THE CITY OF WINTER GARDEN
FIRE HYDRANT ASSEMBLY
8"X 6" TEE
8" GATE VALVE MJ CAP FOR FUTURE CONNECTION
24" WIDE STOP BAR (WHITE THERMOPLASTIC)
30.0' Utility Easement per O.R. 6796.
RIGHT–OF–WAY LINE
ROPER ROAD
concrete drainage flume (typical)
RWV
OHP
CROSSWALK
8" GATE VALVE
8"X 8" TEE
8" GATE VALVE
24" WIDE STOP BAR (WHITE TRAFFIC PAINT)
56 LF.– 8" PVC @ 0.50%
8" PVC CAP INV.= 110.48 (FUTURE CONNECTION)
water stubout
249 LF.– 8" PVC @ 0.50%
8"X 6" TEE
DIRECTIONAL ARROWS (WHITE TRAFFIC PAINT), (TYPICAL)
MH–3 SANITARY MANHOLE TOP EL.= 117.97 NE. INV.= 110.20 W. INV.= 110.84 S. INV.= 110.07± (EXISTING)
FIRE HYDRANT ASSEMBLY
24" WIDE STOP BAR (WHITE TRAFFIC PAINT)
24" WIDE STOP BAR (WHITE TRAFFIC PAINT)
CROSSWALK
EXISTING MASTER SANITARY LIFT STATION E. INV.= 109.50±
EXISTING SANITARY MANHOLE N. INV.= 109.80± (8" STUB OUT) SE. INV.= 113.79± (DROP CONNECTION) W. INV.= 109.65±
EXISTING 8" PVC SANITARY LINE STUB–OUT INV.= 110.07±
EXISTING SANITARY FORCE MAIN
drainage structure top elev. = 115.20'
sanitary pump
wall
duplex
grass
Drainage Retention Pond (dry bottom)
drainage structure top elev. = 115.27'
drainage structure top elev. = 115.24'
asphalt driveway and parking area
4' high chain link fence
4' high metal rail fence
8" C900 – DR–18 WATER MAIN
15' UTILITY EASEMENT TO BE DEDICATED TO THE CITY OF WINTER GARDEN
FIRE HYDRANT ASSEMBLY
CROSSWALK
24" WIDE STOP BAR (WHITE TRAFFIC PAINT)
DIRECTIONAL ARROWS (WHITE TRAFFIC PAINT) (TYPICAL)
30'– 4" WIDE DOUBLE YELLOW STRIPES (THERMOPLASTIC)
DRIVEWAY DIRECTIONAL ARROWS (THERMOPLASTIC)
24" WIDE STOP BAR (WHITE THERMOPLASTIC)
EXISTING CITY FORCE MAIN
edge of pavement
Roper Road
concrete driveway apron
RWV
OHP
NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SIGNAGE LEGEND:

S–1 STOP — R1–1 "STOP" SIGN (30" HIGH INTENSITY GRADE SIGN)

S–2 PARKING BY DISABLED PERMIT ONLY / $250 FINE — HANDICAP PARKING SIGN. REFER TO SHEET C600 FOR DETAIL.

S–3 NO PARKING / FIRE DEPARTMENT CONNECTION — 12"X 18" "NO PARKING – FIRE DEPARTMENT CONNECTION" (RED LETTERING – WHITE BACKGROUND)

S–4 YIELD HERE TO — R1–5 "YIELD FOR PEDESTRIANS" SIGN

S–5 F.D.C. — 12"X 18" FIRE DEPARTMENT CONNECTION SIGN. (RED LETTERING – WHITE BACKGROUND). ARROW FACES TOWARD FDC.

S–6 — TRAFFIC CONTROLS FOR STREET TERMINATIONS (REFER TO FDOT INDEX No. 17349) (RELOCATED EXISTING SIGNS)
CASE II
Red Reflectors

UTILITY NOTES

1. MANHOLE ELEVATIONS ARE TOP OF RIM.
2. ALL WATER MAIN MATERIALS AND APPURTENANCES SHALL CONFORM TO AND SHALL BE INSTALLED, TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF WINTER GARDEN AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
3. ALL ON–SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. RESTRAIN FIRE LINE (DR–14) PER FIRE PROTECTION PLANS. RESTRAIN POTABLE WATER (DR–18) PER DETAIL, SHEET C803.

Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

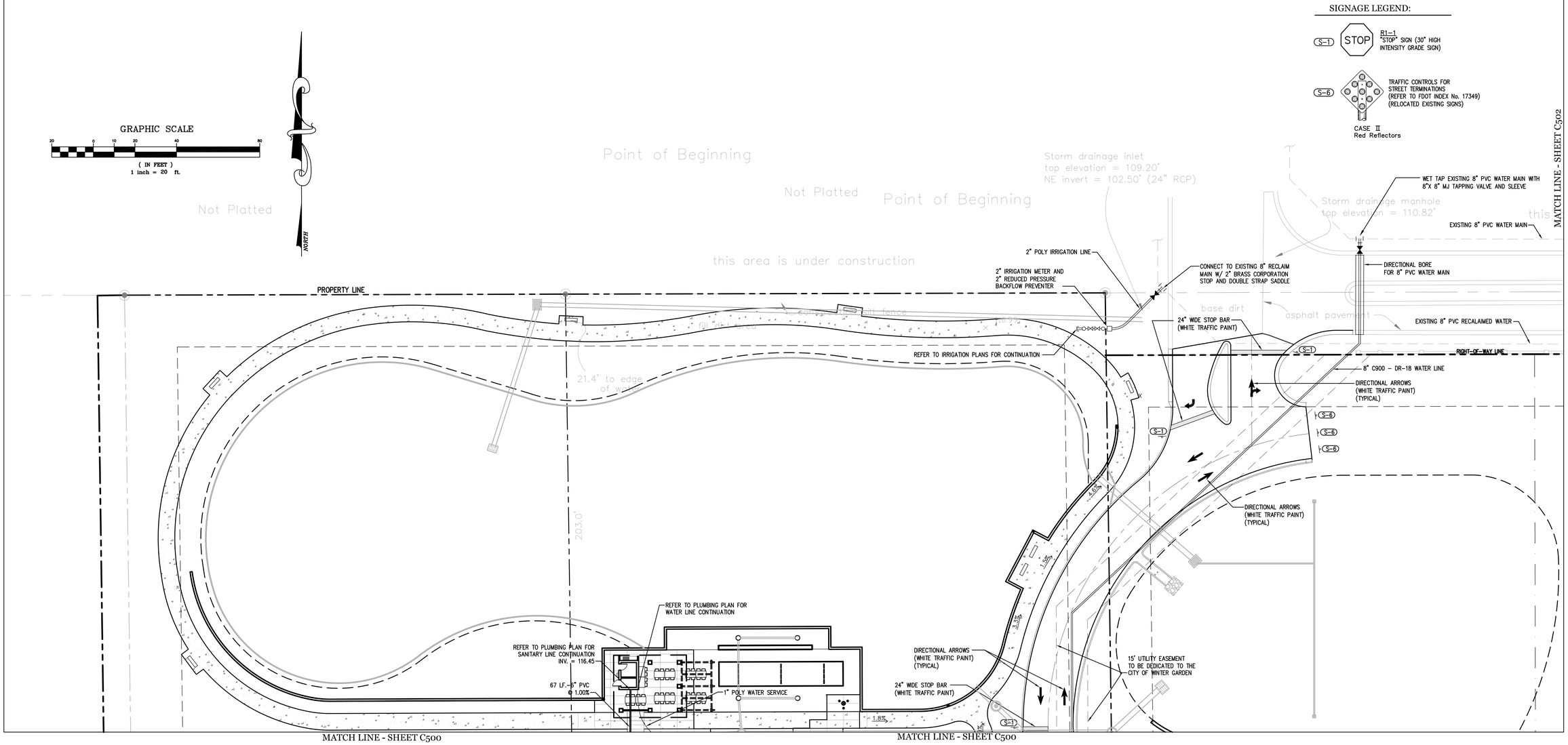
Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA
UTILITY, SIGNAGE & STRIPING PLAN

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by: RVZ
checked by: SGW
date: 07/10/2015
plot scale: AS SHOWN
project number: 14SONA003
file name: FILE NAME

C500



Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS

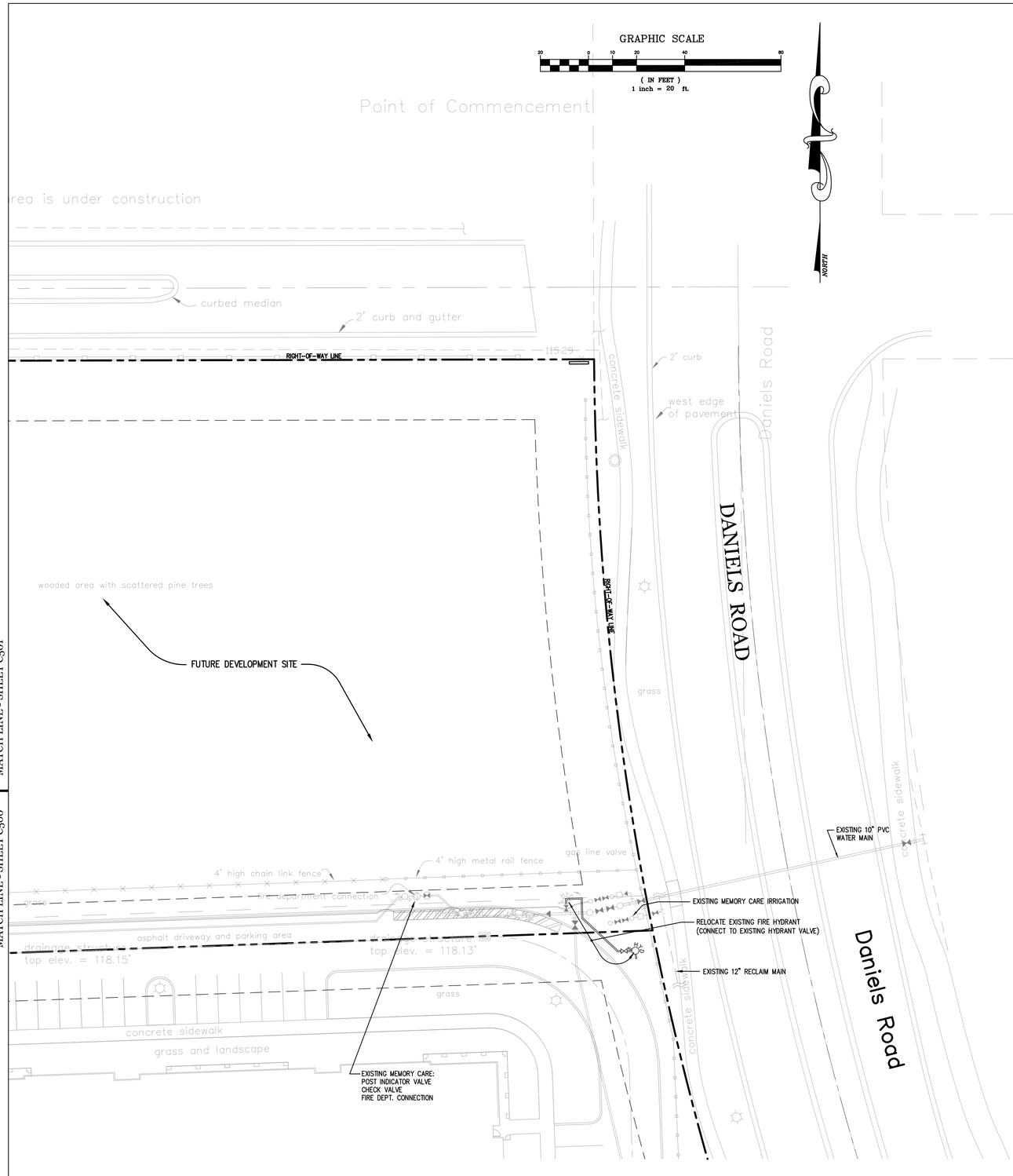
WINTER GARDEN, FLORIDA

UTILITY, SIGNAGE & STRIPING PLAN

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

C501



MATCH LINE - SHEET C501

MATCH LINE - SHEET C500

Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS

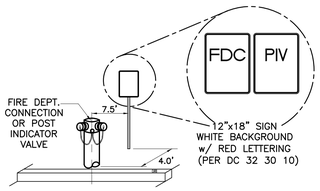
WINTER GARDEN, FLORIDA

UTILITY, SIGNAGE & STRIPING PLAN

revision	description	date
△		
△		
△		
△		
△		
△		
△		

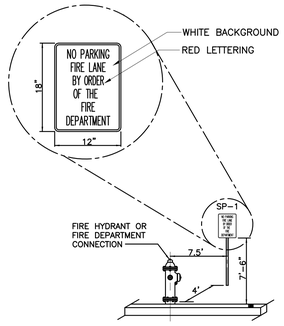
drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

C502



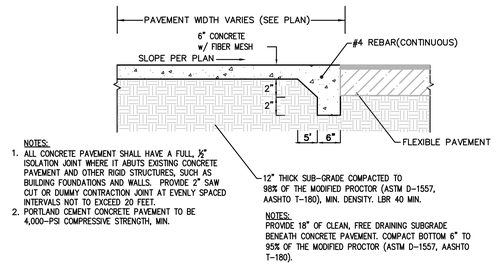
FIRE DEPT. CONNECTION / POST INDICATOR VALVE DETAIL

N.T.S.



HYDRANT/FDC MARKING DETAIL

N.T.S.

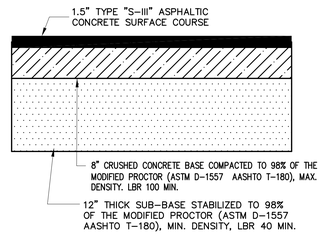


NOTES:
1. ALL CONCRETE PAVEMENT SHALL HAVE A FULL ½" ISOLATION JOINT WHERE IT ABUTS EXISTING CONCRETE PAVEMENT AND OTHER RIGID STRUCTURES, SUCH AS BUILDING FOUNDATIONS AND WALLS. PROVIDE 2" SAW CUT OR DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED 20 FEET.
2. PORTLAND CEMENT CONCRETE PAVEMENT TO BE 4,000-PSI COMPRESSIVE STRENGTH, MIN.

NOTES:
PROVIDE 18" OF CLEAN, FREE DRAINING SUBGRADE BENEATH CONCRETE PAVEMENT. COMPACT BOTTOM 6" TO 95% OF THE MODIFIED PROCTOR (ASTM D-1557, AASHTO T-180).

CONCRETE PAVEMENT DETAIL

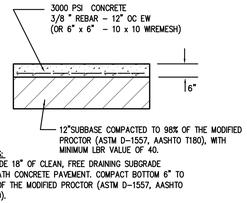
N.T.S.



NOTE: PROVIDE 18" OF CLEAN FILL BELOW PAVEMENT SUBBASE PER CITY REQUIREMENTS. COMPACT TO 95% OF THE MODIFIED PROCTOR (ASTM D-1557, AASHTO T-180).

TYPICAL PAVEMENT SECTION

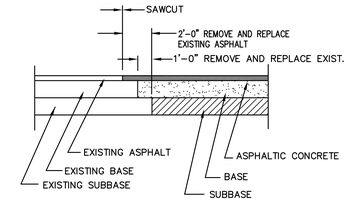
N.T.S.



NOTES:
PROVIDE 18" OF CLEAN, FREE DRAINING SUBGRADE BENEATH CONCRETE PAVEMENT. COMPACT BOTTOM 6" TO 95% OF THE MODIFIED PROCTOR (ASTM D-1557, AASHTO T-180).

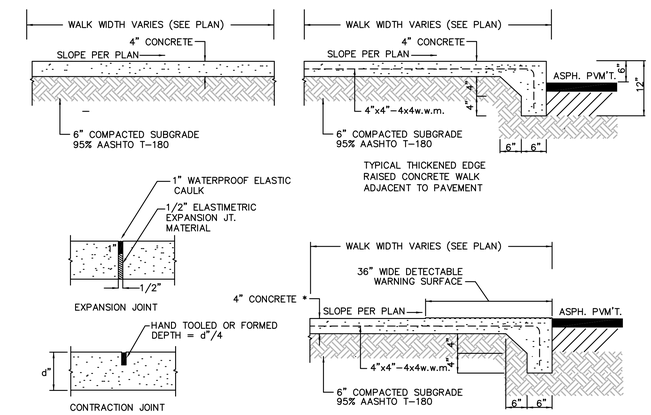
DUMPSTER PAD SECTION

N.T.S.



SAWCUT DETAIL

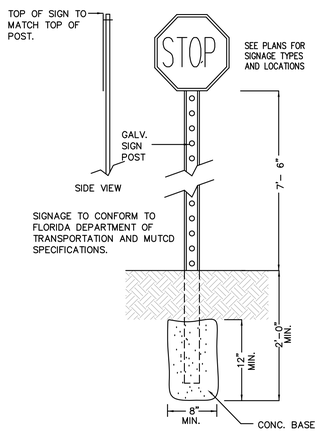
N.T.S.



NOTE:
OTE:
1. SIDEWALK W/LIGHT BROOM FINISH & TROWELED EDGE.
2. FOR APPLICATIONS WHERE SIDEWALKS ARE ADJACENT TO GRASSED AREAS, THE GRASS AREA SHALL NOT EXCEED A 3% SLOPE FOR A MINIMUM OF 5 FEET.
3. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI CONCRETE AT 28 DAYS
4. ALL CONCRETE SIDEWALKS SHALL HAVE A FULL 1/2" EXPANSION JOINT AT A MAXIMUM DISTANCE OF 40 LINEAR FEET AND A SAW CUT OR FORMED DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED WIDTH OF THE WALK OR 8 LINEAR FEET WHICH EVER IS THE SMALLEST.
5. AN ½" CONSTRUCTION JOINT SHALL BE CONSTRUCTED AT ALL P.C. AND P.T. OF CURVES AND WHERE EXISTING AND NEW SIDEWALKS MEET.

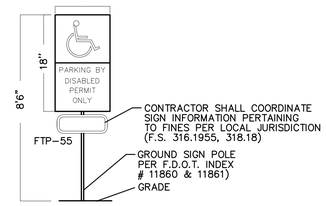
CONCRETE WALK DETAILS

N.T.S.



TYPICAL SIGN

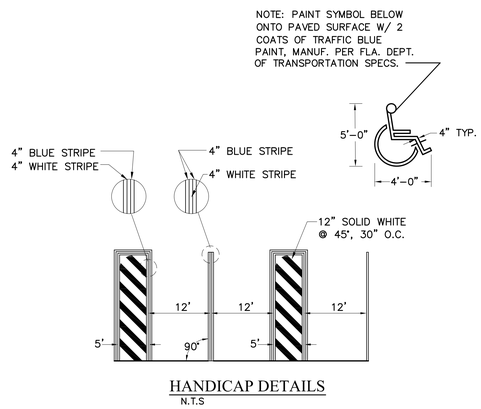
N.T.S.



HANDICAP PARKING SIGN – DETAIL

N.T.S

NOTES
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 MAY BE SUBSTITUTED FOR THE FTP 26 IN AREAS WHERE SPACE IS LIMITED.
5. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7'-6" FROM PAVEMENT TO BOTTOM OF SIGN).



HANDICAP DETAILS

N.T.S

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

Selby G. Weeks 56991

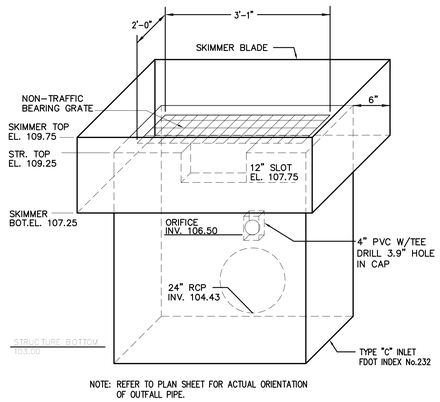
SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA

SITE DETAILS

revision	description	date
△		
△		
△		
△		
△		
△		
△		

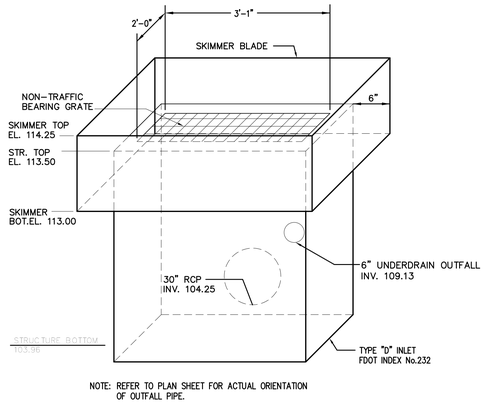
drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

C600



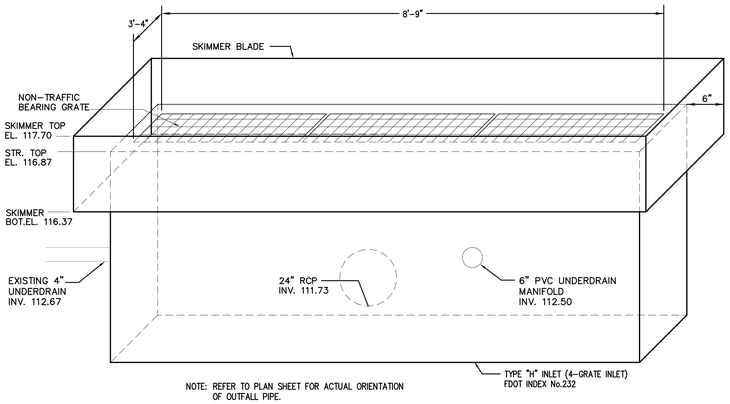
NOTE: REFER TO PLAN SHEET FOR ACTUAL ORIENTATION OF OUTFALL PIPE.

WET POND CONTROL STRUCTURE DETAIL (DS-21)



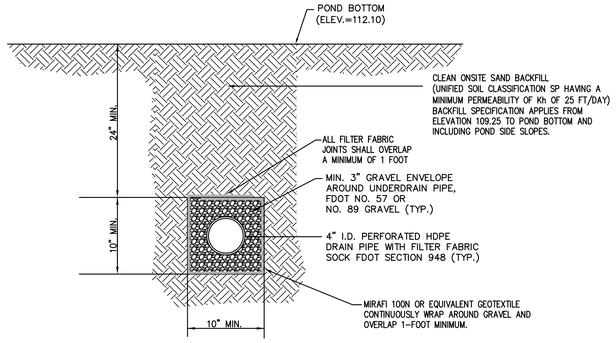
NOTE: REFER TO PLAN SHEET FOR ACTUAL ORIENTATION OF OUTFALL PIPE.

POND B CONTROL STRUCTURE DETAIL (DS-20)



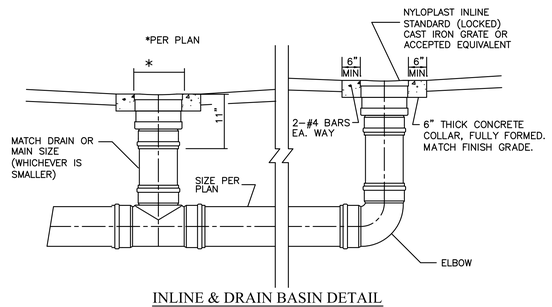
NOTE: REFER TO PLAN SHEET FOR ACTUAL ORIENTATION OF OUTFALL PIPE.

POND A CONDTROL STRUCTURE DETAIL (DS-18)



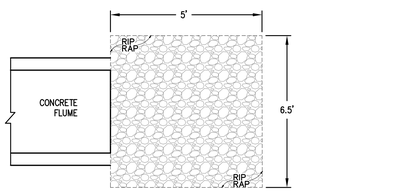
UNDERDRAIN DETAIL-POND "B"

NOT TO SCALE



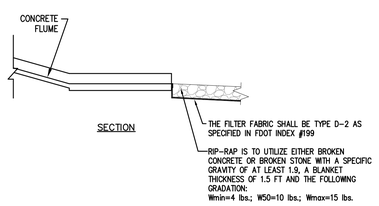
INLINE & DRAIN BASIN DETAIL

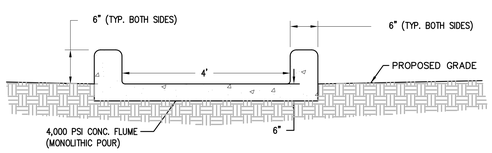
N.T.S.



RIP RAP ENERGY DISSIPATOR

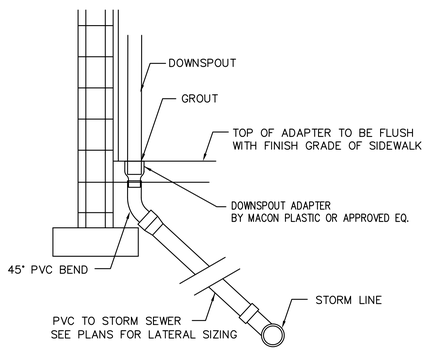
N.T.S.





CONCRETE FLUME W/ RIP RAP ENERGY DISSIPAROR

N.T.S.



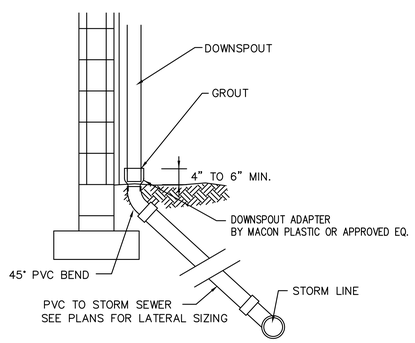
NOTES:
1. VERIFY THAT THERE ARE NO CONFLICTS WITH BUILDING/WALK FOUNDATION. PROVIDE FITTINGS AS REQUIRED TO MITIGATE CONFLICT.
2. ENSURE THAT CENTERLINE OF HUB MATCHES CENTERLINE OF DOWNSPOUT AT JUNCTION.
3. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

DOWNSPOUT CONNECTION DETAIL IN SIDEWALK

N.T.S.

CITY TV INSPECTION REQUIREMENTS:

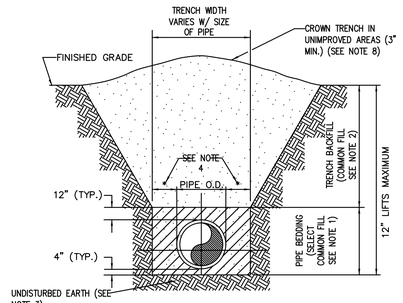
1. ALL STORM SEWERS SHALL BE VIDEO INSPECTED BEFORE PAVING AND AGAIN PRIOR TO THE END OF THE ONE YEAR WARRANTY PERIOD. STORM SEWERS WITH LESS THAN 5' COVER SHALL BE VIDEO INSPECTED AFTER BASE INSTALLATION.
2. REFER TO SHEET C803 FOR VIDEO INSPECTION SPECIFICATIONS.



NOTES:
1. VERIFY THAT THERE ARE NO CONFLICTS WITH BUILDING/WALK FOUNDATION. PROVIDE FITTINGS AS REQUIRED TO MITIGATE CONFLICT.
2. ENSURE THAT CENTERLINE OF HUB MATCHES CENTERLINE OF DOWNSPOUT AT JUNCTION.
3. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

DOWNSPOUT CONNECTION DETAIL IN GRASS

N.T.S.



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQURED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 32.5 OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD BEDDING DETAIL

N.T.S.

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS

WINTER GARDEN, FLORIDA

DRAINAGE DETAILS

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

C700

GENERAL NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

GATE VALVE AND VALVE BOX DETAIL
N.T.S.

NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE, AT LEAST 5 TIMES PER JOINT.
2. LOCATING ROD SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP OF BOX ½" SO AS NOT TO INTERFERE WITH VALVE OPERATION.

PVC PIPE LOCATING WIRE DETAIL
N.T.S.

SECTION

DOUBLE SERVICE (TOP VIEW)
N.T.S.

SINGLE SERVICE (TOP VIEW)
N.T.S.

NOTES:

1. A FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRUCTION TO AND INCLUDING THE METER BOX ASSEMBLY. CITY SHALL FURNISH THE METER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENT TO METER BOX IF REGRADING OCCURS.
5. LOCATING WIRE ON POLY PIPE SHALL BE TAPED EVERY 5 FT FROM METER BOX TO WATER MAIN.
6. METER NIPPLE BEHIND SIDEWALK TO BE INSTALLED BY CONTRACTOR (H10094)
7. IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

POTABLE WATER SINGLE AND DOUBLE SERVICE DETAIL
N.T.S.

CITY OF WINTER GARDEN WATER MAIN Acceptable Materials List

Materials Manufacture

Service Connections:
 2" connections Brass fittings

Gate Valves : Size 2"
 Mueller A2360
 AVR Resilient steel valve
 American Flow 2500

Gate Valves : 4" thru 12"
 Mueller A-2360-20
 Kennedy 1571-A
 American Flow 2500

Full Port Plug Valve
 US Pipe Metroseal 250
 Pratt PV
 Clow F-5412, F-5413
 Dezurik Series 118

Butterfly Valves : Larger than 12"
 Mueller Lineseal III M. J.
 Kennedy BFV, Fig. 30

Swing Check Valve
 Flowmatic Models 90 & 92
 Meuller A-2604-6-01

Fittings :
 4" and larger (Domestic Ductile Iron)

Pipe :
 2" Endot Endopure
 4"to12" PVC, C-900 DR-18 Class 150
 Larger than 12" – Ductile Iron Class 51

Tubing :
 3/4", 1" & 1-1/2" Copper K
 3/4", 1" & 1-1/2" SDR 9 ENDOT w/ UV PROTECTION

Tapping Valve :
 Mueller T – 2360 – 16
 American Flow AFC 2500
 Kennedy 950-X
 US Pipe Metroseal 250-5860-5260

Tapping Sleeve : (Stainless Steel) For size on size tap
 Mueller #H304
 American Flow 2800C
 Mueller #615
 Fast JCM 432
 Tyler and Union
 Mueller H624
 Smith-Blair 623, 662, 663, 664 & 665
 US Pipe T9 and T28

Restrained Fittings : (PVC Pipe)
 JCM – 610 Surgripe
 Romac – Gripe Ring 611, 612, 613
 Sigma – PV Loc (PVM – PVP – PVPF)
 EBAA 1600
 Field LOK Gasket

Check Valves :
 American Flow 52SC
 Mueller MA-2600-6-01 LW

Corporation Stops :
 3/4" & 1" – Mueller 110-H-15008
 3/4" & 1" – Ford F-1000
 3/4" & 1" – James Jones Brass J-3401

Curb Stops :
 (full port) 3/4" & 1" Mueller B-20200 F.I.P
 (full port) 3/4" & 1" James Jones Brass J-1900W F.I.P
 (full port) 3/4" & 1" Mueller B-25170 Compression
 (full port) 3/4" & 1" James Jones Brass J-1921WSG Compression
 3/4" Ford B11-333-W
 3/4" James Jones Brass J-1900W
 3/4" Ford AV11-333W (angle curb stop)
 1" Ford B 41-444-W
 1" James Jones Brass J-1921W
 1" Ford BA41-444-W (angle curb stop)
 1" James Jones Brass J-1969WSG (angle curb stop)
 3/4" MUELLER curb stop full port #14285
 1" MUELLER curb stop full port B24275

U-Branch :
 1"x3/4"x7"-1/2" Mueller H-15363
 1"x3/4"x7"-1/2" Ford U-48-43
 1"x3/4"x7"-1/2" James Jones Brass J-2613

Compression Coupling : 3/4" thru 2"
 Dresser style 65
 Smith-Blair 522
 JCM 220

Compression Tees : 3/4" thru 2"
 Dresser style 65
 JCM 223

Service Saddles : cc thread outlet – 1"
 Mueller DB 2 A – 100
 Ford 202
 JCM 402-0480-07 &09

Valve Boxes :
 Tyler 461-S 18" – 24"
 Tyler 562-S 24" – 36"

Fire Hydrants : Size – 5 1/4" Barrel
 Mueller A-423
 Kennedy K-81-A
 American Flow B-84-B
 US Pipe Metropolitain M94

Fire hydrant paint :
 Sherwin-Williams – Industrial Yellow B 54437

Casing Spacers
 CCI Fusion Bonded Epoxy
 CCI Stainless Steel
 PSI

CITY OF WINTER GARDEN WATER MAIN Water Meter Box Specifications

Single meter box installation :
 CDR – WA03-1118-12C
 WFB111812C21 – WITH LID
 C.I. reader lid 4"x6"
 over 90 degree open

Double meter box installation :
 CDR – WA00-1517-12C
 WFB151712C21 – WITH LID
 C.I. reader lid 6"x9"
 over 90 degree open

2" meter box installation :
 WFB173012C21 – WITH LID

Fire Hydrant Distance Requirements:

Zoning Class	Distance
R-1	800 feet
R-2,R-3,R-NC,PUD's	500 feet
C-1,C-2,C-3,C-4, I-1	500 feet
I-2	300 feet

NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINNING NO MORE THAN 5% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQURED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 32.5 OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD BEDDING DETAIL
N.T.S.

FIRE HYDRANT ASSEMBLY DETAIL
N.T.S.

UNIMPROVED CONDITION

IMPROVED CONDITION

NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

VALVE BOX COLLAR
N.T.S.

NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 80 PVC. NO GALVANIZED PIPE WILL BE APPROVED.
2. ALL PIPE LARGER THAN 2" SHALL BE FLANGED DUCTILE IRON PIPE.
3. NO GALVANIZED PIPE ALLOWED.

BACKFLOW PREVENTER DETAIL
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

FDEP Separation Requirements under 62-555.314 Effective 8-28-2003			
Hazard	Horizontal Separation	Vertical Separation: Water above	Vertical Separation: Water Below
Storm Sewer	3ft min	12" pref, 6" min	12" min
Storm Force Main	3ft min	12" min	12" min
Reclaimed Water (reg'd under 62-610)	3ft min	12" min	12" min
Reclaimed Water (not under 62-610)	10ft pref, 6ft min	12" min	12" min
Vacuum Sanitary Sewer	10ft pref, 3ft min	12" pref, 6" min	12" min
Gravity Sanitary Sewer	10ft pref, 6ft min*	12" pref, 6" min	12" min
Sanitary Sewer Force Main	10ft pref, 6ft min	12" min	12" min
On-site Sewage Treatment & Disposal System	10ft min	none	none

* 3ft minimum if bottom of water main is 6" above the gravity sewer main

These tables are not comprehensive and are not a substitute for the text in 62-555.314.
This document was created by a private individual and is not an official FDEP document.
All distances are measured outside to outside.
It is preferable to lay the water pipe above the hazard pipe.
Water mains cannot come into contact with any hazard structures without prior approval by FDEP.
Exceptions are only allowed on a case-by-case basis with justification to FDEP before installation.
At crossings, center water pipe on crossing or maintain the following joint spacing:

Hazard	Alternative Joint Spacing
Storm Sewer	3ft min
Storm Force Main	3ft min
Reclaimed Water (reg'd under 62-610)	3ft min
Reclaimed Water (not under 62-610)	6ft min
Vacuum Sanitary Sewer	3ft min
Gravity Sanitary Sewer	6ft min
Sanitary Sewer Force Main	6ft min
On-site Sewage Treatment & Disposal System	n/a

SEPARATION NOTES:

New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed gravity– or pressure–type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62–610, F.A.C. The minimum horizontal separation distance between water mains and gravity–type sanitary sewers shall be reduced to three feet where the bottom of the water main is laid at least six inches above the top of the sewer. New or relocated, underground water mains crossing any existing or proposed gravity– or vacuum–type sanitary sewer shall be laid so the outside of the water main is at least six inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline. New or relocated, underground water mains crossing any existing or proposed pressure–type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water shall be laid so the outside of the water main is at least 12 inches above or below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.

At the utility crossings described above, one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all water main joints are at least three feet from all joints in vacuum–type sanitary sewers, or pipelines conveying reclaimed water regulated under Part III of Chapter 62–610, F.A.C., and at least six feet from all joints in gravity–or pressure–type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under part III of Chapter 62–610, F.A. C.

CITY OF WINTER GARDEN WATER MAIN GENERAL NOTES:

1. ALL PRIVATE WATER SYSTEMS SHALL HAVE A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
3. ALL MAINS AND SERVICE LATERALS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR A TWO HOUR PERIOD.
4. FIRE HYDRANT METER IS REQUIRED FOR ANY WATER USAGE IN PROJECT (CITY WILL PROVIDE). COST: ACCOUNT INITIATION FEE (NON-REFUNDABLE) AND SECURITY DEPOSIT REQUIRED.
5. WARNING TAPE, NON-DETECTABLE, SIZE 2" WITH "WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES, NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT.
6. CITY ENGINEER AND UTILITIES DIRECTOR MUST APPROVE ANY ITEM OR CHANGE NOT MENTIONED OR COVERED IN OUR STANDARD SPECIFICATIONS OR DETAILS.
7. ONLY CITY EMPLOYEES ARE PERMITTED TO OPEN OR CLOSE ANY VALVES OR FIRE HYDRANTS OWNED BY OR CONNECTED TO THE CITY WATER SYSTEM.
8. NO SOLVENT CEMENT JOINTS SHALL BE ACCEPTED.
9. THRUST BLOCKS – NOT ALLOWED
10. WATER MAIN DEPTH TO BE A MINIMUM OF 36" AND A MAXIMUM 42" BELOW FINAL GRADE.
11. ALL SERVICE LATERALS MUST BE A UNIFORM DISTANCE. LOCATED ON PROPERTY LOT LINE AT 90° FROM THE WATERMAIN.
12. NO SPLICING TOGETHER OF CUSTOMER SERVICE LATERALS WILL BE ALLOWED BETWEEN THE WATER MAIN AND CURB STOP.
13. CURBS MUST BE IMPRINTED WITH A "W" INSIDE OF A PAINTED SQUARE (BLUE), DIRECTLY IN FRONT OF EACH SERVICE LATERAL.
14. DEPTH OF CURB STOP, IN METER BOX, MUST BE 8" BELOW FINISHED GRADE.
15. MAIN VALVE NO MORE THAN 1,000 FEET APART IN LINE.
16. VALVES AT ALL T's AND CROSSES.
17. WATER MAINS UNDER SIDEWALK.
18. ALL BACKFLOW DEVICES MUST BE APPROVED BY THE CITY BACKFLOW DIVISION.
19. FULL BORE FLUSH IS REQUIRED ON ALL MAINS.
20. CONTRACTOR WILL HAVE TO SHOW THE LOCATE WIRE IN WORKING CONDITION.
21. A CITY INSPECTOR SHALL BE PRESENT FOR BACTERIOLOGICAL TESTING.

Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

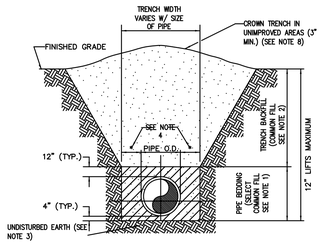
Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA
POTABLE WATER DETAILS

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by: RVZ
checked by: SGW
date: 07/10/2015
plot scale: AS SHOWN
project number: 14SONA003
file name: FILE NAME

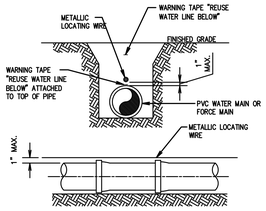
C800



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 32.5 OF THE WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITIES CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

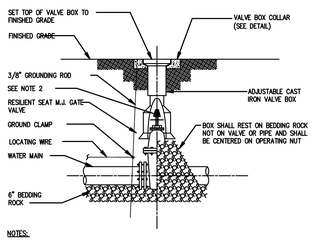
STANDARD BEDDING DETAIL
N.T.S.



NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE AT LEAST 5 TIMES PER JOINT.
2. LOCATING ROD SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP BOX 3' SO AS NOT TO INTERFERE WITH VALVE OPERATION.

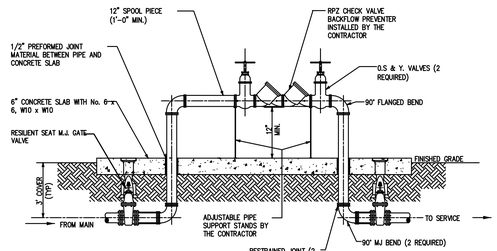
PVC PIPE LOCATING WIRE DETAIL
N.T.S.



NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

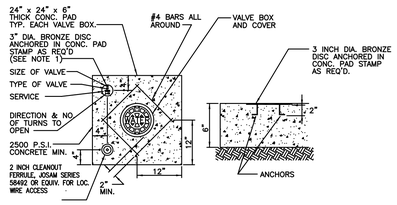
GATE VALVE AND VALVE BOX DETAIL
N.T.S.



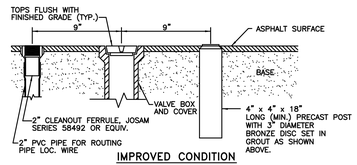
NOTES:

1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 80 PVC. NO GALVANIZED PIPE ALLOWED.
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED DUCTILE IRON PIPE.
3. RECLAIMED WATER JUMPER SHALL BE SIZE ON SIZE.

RECLAIMED WATER JUMPER CONNECTION
N.T.S.



UNIMPROVED CONDITION



IMPROVED CONDITION

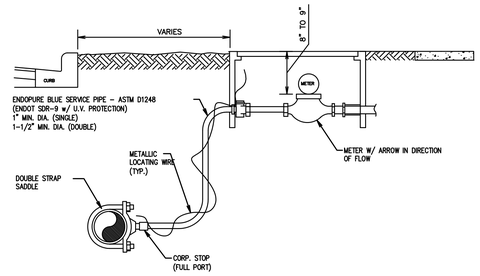
NOTES:

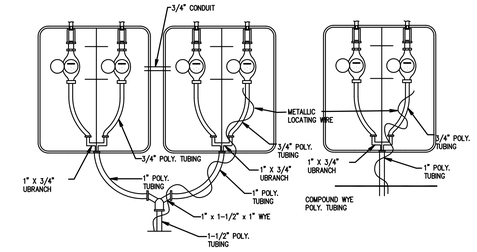
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

VALVE BOX COLLAR
N.T.S.

NOTES:

1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES. PROVIDE SIZE, TYPE, SERVICE, DIRECTION AND TURNS TO OPEN STAMPED ON DISC. DISC SHALL BE 3" MINIMUM.





DOUBLE SERVICE (TOP VIEW)
N.T.S.

SINGLE SERVICE (TOP VIEW)
N.T.S.

NOTES:

1. ALL FITTINGS SHALL BE BRAS WITH COMPRESSION/PACK JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY. METER OR METER BOX SHALL NOT BE LOCATED IN SIDEWALK OR PAVED AREAS.
3. EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE RIGHT-OF-WAY AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION TO AND INCLUDING THE METER BOX ASSEMBLY. THE CITY SHALL FURNISH THE METER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENT TO METER BOX IF REGARDING OCCURS.
5. LOCATING WIRE ON POLY PIPE SHALL BE TAPED EVERY 5 FEET FROM METER BOX TO WATERMAIN.
6. METER NIPPLE BEHIND SIDEWALK TO BE INSTALLED BY CONTRACTOR (H10094)

RECLAIMED WATER SINGLE AND DOUBLE SERVICE DETAIL
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

Selby G. Weeks 56991

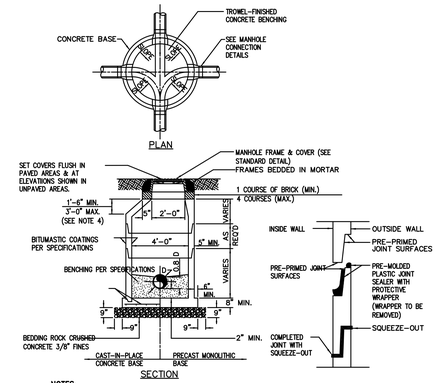
SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA

RECLAIMED WATER DETAILS

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

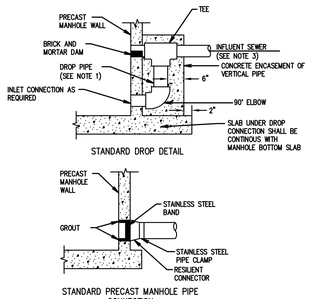
C801



NOTES:

1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS. ALL DROPS TO BE OUTSIDE OF THE MANHOLE.
2. E-Z RAPP OUTSIDE ALL JOINTS
3. GROUT WITH NON-SHRINKING GROUT INSIDE JOINTS
4. NO CONES OVER 3 FT. TALL

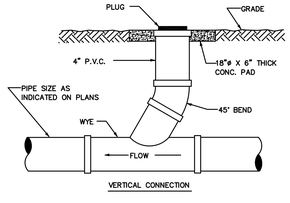
PRECAST CONCRETE SANITARY MANHOLE
N.T.S.



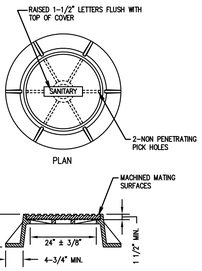
NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THEN MANHOLE INVERT.

SANITARY MANHOLE CONNECTION DETAILS
N.T.S.



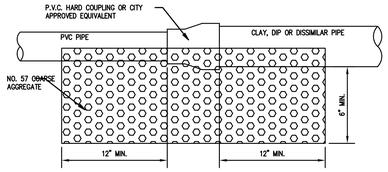
CLEAN OUT DETAIL FINISHED BUILDOUT (IN UNPAVED AREA)
N.T.S.



NOTES:

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

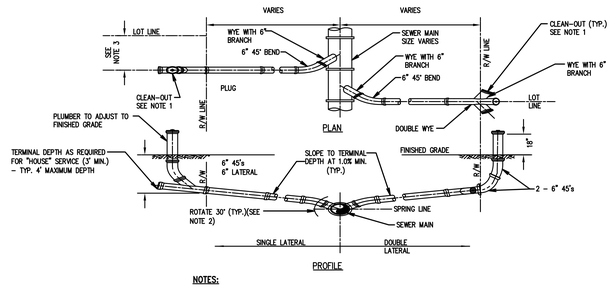
STANDARD MANHOLE FRAME AND COVER
N.T.S.



NOTE:

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

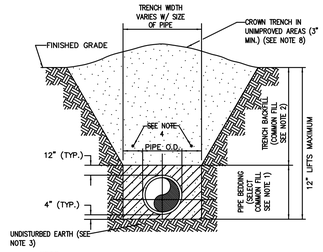
SEWER MAIN CONNECTION DETAIL
N.T.S.



NOTES:

1. CLEANOUT SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
3. WYES AND 45° BENDS SHALL BE PVC (SDR 26).
4. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.

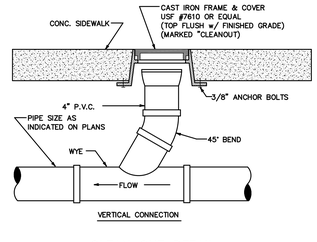
SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 32.5 OF THE ORANGE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD BEDDING DETAIL
N.T.S.



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

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230
Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA
WASTEWATER DETAILS

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

C802

CITY OF WINTER GARDEN – GENERAL NOTES:

1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN, TO BE REFERRED TO AS MSS/CWG. THE LATEST EDITION AT THE TIME PERMITS ARE APPROVED SHALL BE EFFECTIVE FOR THE DURATION OF THE SUBJECT WORK OR PROJECT DEVELOPMENT.
2. THE CITY OF WINTER GARDEN GENERAL NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REQUIREMENTS OF THE MSS/CWG. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MSS/CWG FOR FURTHER DETAIL AND CLARITY WHEN NEEDED.
3. ANY REQUEST FOR VARIANCE OR NONCOMPLIANCE FROM THE MSS/CWG NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR UTILITIES DIRECTOR.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH RESPECTIVE UTILITY OWNERS AND/OR CALL,"SUNSHINE ONE CALL", 1-800-432-4770.
5. CONTRACTOR'S DAMAGE OF WINTER GARDEN UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPORT DAMAGE TO THE CITY OF WINTER GARDEN UTILITY DIVISION, (NO MASSAGE) PHONE # 407-656-4100.
6. IMMEDIATELY REPAIR OF DAMAGED UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEM AS REQUIRED BY THE UTILITY OWNER AT CONTRACTORS COST. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES RIGHT TO REPAIR DAMAGE. THE CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COST.
7. ADVANCE NOTIFICATION OF CONSTRUCTION: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, PH.# 407-656-4100, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
8. ADVANCE NOTIFICATION OF UTILITY CONNECTION: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.
9. UTILITY VALVE OPERATION: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALVE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.
10. OPERATIONS INVOLVING WATER OR WASTEWATER FACILITIES INCLUDING PUMPING STATIONS: THE CONTRACTOR SHALL COORDINATE AT LEAST TWO (2) WEEKS IN ADVANCE, ANY CONSTRUCTION OPERATION THAT MAY REQUIRE THE DISCONTINUATION OF SERVICE OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.
11. REQUIRED TESTING BY CONTRACTOR: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO SAMPLING ACTIVITIES FOR PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT OBSERVATION BY CITY INSPECTION PERSONNEL.
12. TEMPORARY OR CONSTRUCTION WATER SERVICE CONNECTIONS PROVIDED BY FIRE HYDRANT CONNECTION: THE CITY WILL PROVIDE METER ON FIRE HYDRANT. THE CONTRACTOR SHALL PROVIDE NON-REFUNDABLE ACCOUNT INITIATION FEE, A REFUNDABLE SECURITY DEPOSIT FOR THE METER APPARATUS AND PAY ALL COST FOR WATER USED.
13. ALL DENSITIES IN UTILITY AND STORM TRENCHES SHALL BE 98% MINIMUM.
14. ALL SANITARY SEWER AND STORM SEWERS SHALL BE VIDEO INSPECTED BEFORE PAVING AND AGAIN PRIOR TO THE END OF THE ONE YEAR WARRANTY PERIOD.
15. ALL SANITARY AND STORM SEWERS WITH LESS THAN 5' OF COVER SHALL BE VIDEO INSPECTED AFTER BASE INSTALLATION.

CoWG WATER SYSTEM NOTES:

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

CoWG – WASTEWATER SYSTEM NOTES:

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

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.

TELEVSION 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 TELEVSING

1. THE CITY'S ENGINEERING INSPECTION DIVISION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS NOTICE PRIOR TO THE TIME PLANNED FOR THE TV INSPECTION TO COMMENCE. A DEFINITE TIME AND DATE WILL BE AGREED UPON BY THE CONTRACTOR AND INSPECTOR AT THAT TIME.
2. NO INSPECTION SHALL COMMENCE WITHOUT THE PRESENCE OF THE INSPECTOR, EXCEPT WHEN PRIOR ARRANGEMENTS HAVE BEEN MADE BETWEEN THE CONTRACTOR, INSPECTOR, AND THE CITY. TV INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.
3. ALL CCTV INSPECTIONS SHALL COMMENCE UP STREAM OF THE SYSTEM TO PREVENT FOREIGN SUBSTANCES FROM ENTERING A SECTION PREVIOUSLY TELEVISED. THE CAMERA SHALL BE STARTED FROM THE DOWNSTREAM MANHOLE AND PROCEED UPSTREAM IN DIRECTION OPPOSING THE NORMAL FLOW IN THE LINE. THIS PROCEDURE WILL ALLOW FOR THE VIEWING OF THE SERVICE LATERALS.
4. BEFORE THE CAMERA IS PLACED IN THE SEWER LINE, WATER WITH YELLOW OR ORANGE DYE SHALL BE PUT INTO THE UPSTREAM MANHOLE OF THE SECTION BEING TELEVISED. CAMERA WILL HAVE A GAUGE SHOWING 1/2" MARKS FROM 1/2" TO 2-1/2". THIS WILL ENABLE THE CAMERA TO DETECT ANY CHANGES IN GRADE THAT MAY BE PRESENT IN THE SYSTEM.
5. THE CCTV AND DVD RECORDER SHALL BE TURNED ON BEFORE THE CAMERA IS PLACED IN THE MANHOLE FOR INSPECTION AND SHALL NOT BE TURNED OFF UNTIL THE CAMERA IS REMOVED FROM THE MANHOLE. THE CAMERA SHALL BE MOVED THROUGH THE LINE UNDER THE CONTROL OF THE CCTV CAMERA OPERATOR. THE CAMERA SHALL BE DRAWN THROUGH THE LINE AT A RATE NOT TO EXCEED THIRTY (30) FEET PER MINUTE AND SHALL STOP AT ALL SERVICE CONNECTIONS AND PIPE JOINTS IN THE PIPELINE.
6. A DVD RECORDING SHALL BE MADE OF THE ENTIRE SYSTEM BEING TELEVISED. THIS SHALL BECOME THE PROPERTY OF THE CITY UPON COMPLETION OF THE TV INSPECTION (NOT A COPY). THE TAPE(S) SHALL BE LABELED IN SUCH A MANNER THAT STATES THE PROJECT NAME, DATE OF INSPECTION AND LINE SECTION ACCORDING TO CONSTRUCTION PLANS CONTAINED ON EACH TAPE. A WRITTEN REPORT SHALL ACCOMPANY THE DVD DISC.

CoWG RECLAIMED WATER SYSTEM GENERAL NOTES:

1. ALL PRIVATE RECLAIMED WATER SYSTEMS SHALL HAVE A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
3. ALL MAINS AND SERVICE LATERALS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR A TWO HOUR PERIOD.
4. WARNING TAPE, NON-DETECTABLE, SIZE 2" WITH "REUSE WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES, NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT. THE CONTRACTOR SHALL DEMONSTRATE THE LOCATE WIRE TO BE IN WORKING CONDITION AT PROJECT COMPLETION.
5. THE CONTRACTOR SHALL INSTALL RECLAIMED WATER MAINS PER MoSS/CoWG. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS SHALL NOT BE ALLOWED.
6. REUSE WATER MAIN SHALL BE BURIED TO A MINIMUM DEPTH OF 36" AND A MAXIMUM DEPTH 42" BELOW FINAL GRADE.
7. SERVICE LATERALS MUST BE LOCATED A UNIFORM DISTANCE APART AND ALIGNED TO PROPERTY LOT LINE AT 90° FROM THE RECLAIMED WATERMAIN.
8. CUSTOMER SERVICE LATERALS SHALL NOT BE SPLICED TOGETHER BETWEEN THE WATER MAIN AND CURB STOP.
9. THE CONTRACTOR SHALL CUT CURB A "RW" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED SQUARE (PURPLE), DIRECTLY IN FRONT OF EACH SERVICE LATERAL AND VALVE.
10. THE CONTRACTOR SHALL SET DEPTH OF CURB STOP, IN METER BOX, 8" BELOW FINISHED GRADE.
11. THE CONTRACTOR SHALL INSTALL VALVE(S) IN MAIN, NO MORE THAN 1,000 FEET APART IN BETWEEN TEES AND CROSSES. VALVES SHALL BE PROVIDED AT EACH TEE OR CROSS LOCATED IN MAIN LINE.
12. RECLAIMED WATER MAINS MAY BE LOCATED UNDER SIDEWALKS. RECLAIMED MAINS LOCATED UNDER PAVEMENT SHOULD BE MINIMIZED.
13. THE CONTRACTOR SHALL CLEAN ALL NEW MAINS WITH A FULL BORE FLUSH.
14. RECLAIMED WATERMAIN MAINS SHALL BE 6 INCH DIAMETER MINIMUM, 4 INCH IS ALLOWED ON DEAD END RUNS SERVING LESS THAN 20 HOMES. THE DESIGN ENGINEER SHALL SUBMIT HYDRAULIC CALCULATIONS THAT DEMONSTRATE THE PROPOSED SYSTEM WILL PROVIDE REQUIRED FLOWS AND MAINTAIN SYSTEM ABOVE MINIMUM PRESSURE. PEAK IRRIGATION RATE SHALL BE SIX(6) TIMES GREATER THAN THE AVERAGE IRRIGATION RATE OF FLOW.
15. RECLAIMED WATER SYSTEM COMPONENTS INCLUDING PIPE, VALVE BOX TOPS AND METER BOX TOPS SHALL BE RECLAIMED PURPLE IN COLOR.

CoWG – THRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE

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

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	19	25	30	34	44	52	60	70	80
45° BEND	8	10	12	14	18	21	25	30	34
22-1/2° BEND	4	5	6	7	9	10	12	14	16
11-1/4° BEND	2	3	4	5	6	7	8	9	10
PLUG, DEAD END OR BRANCH OF TEE	40	52	63	72	93	111	130	155	178
VALVE	20	25	32	36	47	56	78	116	89

RESTRAINED WATER AND RECLAIMED PIPE TABLE

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

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	29	37	44	51	65	77	89	105	120
45° BEND	12	15	18	21	27	32	37	44	50
22-1/2° BEND	6	7	9	10	13	15	18	21	24
11-1/4° BEND	3	4	5	6	7	8	9	10	12
PLUG, DEAD END OR BRANCH OF TEE	59	77	93	108	138	166	194	231	265
VALVE	59	77	93	108	138	166	194	231	265

CoWG THRUST RESTRAINT NOTES:

1. THE TABLES INDICATE MINIMUM LENGTHS OF RESTRAINED JOINTS ON EACH SIDE OF FITTINGS AND CHANGES IN DIRECTION. WHERE PRACTICAL, FULL LENGTHS OF RESTRAINED PIPE SHALL BE LAID TO ACHIEVE THE REQUIRED MINIMUM RESTRAINT.
2. WHERE COMBINATIONS OF FITTINGS ARE USED, THE PIPING BETWEEN THE FITTINGS SHALL BE RESTRAINED. THE MINIMUM RESTRAINED LENGTH OF PIPE REQUIRED UPSTREAM AND DOWNSTREAM OF THE COMBINATION OF FITTINGS SHALL BE DETERMINED ON THE BASIS OF ONE EQUIVALENT FITTING (I.E., 2-45 DEGREE BENDS WILL BE CONSIDERED AS THOUGH A 90° BEND WERE LOCATED MIDWAY BETWEEN THE TWO 45° BENDS).
3. FOR PIPE THAT IS ENCASED IN POLYETHYLENE, RESTRAINED JOINTS MINIMUM LENGTHS SHALL BE INCREASED BY 50 PERCENT.
4. FOR FITTINGS OTHER THAN THOSE PRESENTED IN THE ABOVE TABLES, RESTRAINED JOINT LENGTHS SHALL BE DETERMINED IN ACCORDANCE WITH "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION. RESTRAINED JOINT LENGTHS FOR A GIVEN PRESSURE RANGE SHALL BE BASED ON THE MAXIMUM PRESSURE FOR THE TEST PRESSURE RANGE, SM (SAND SILT) SOIL, 3-FEET DEPTH, LAYING CONDITION NO. 3 AND FACTOR OF SAFETY OF 1.5.
5. IN-LINE VALVES: PROVIDE MECHANICAL RESTRAINT ON EACH SIDE OF THE VALVE.
6. ALL RECLAIMED WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 150 PSI. ALL WASTEWATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 100 PSI.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER		SANITARY SEWER (GRAVITY)		SANITARY SEWER (FORCEMAIN)		STORM WATER		ACCEPTABLE VARIANCES
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	
POTABLE WATER	–	–	3'	12"	6'	12"	6'	12"	3'	6" A 12" B	SEE GENERAL NOTES: NO. 4 & 5
RECLAIMED WATER *	3'	12"	–	–	3'	6" A 12" B	3'	12"	–	–	
SANITARY SEWER (GRAVITY)	6'	12"	3'	6" A 12" B	–	–	–	–	–	–	
SANITARY SEWER (FORCEMAIN)	6'	12"	3'	12"	–	–	–	–	–	–	

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. * FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 162-610, CHAPTER III. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

   A – DENOTES POTABLE WATER ABOVE RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER ABOVE SANITARY SEWER.

   B – DENOTES POTABLE WATER BELOW RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER BELOW SANITARY SEWER.

   UTILITY SEPARATION – VERTICAL CLEARANCE MITIGATION

4. A. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF EITHER:
   1. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
   2. CONCRETE ENCASED WITRIFIED CLAY, OR;
   3. PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.

   B. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.

   C. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.

   UTILITY SEPARATION – HORIZONTAL SEPARATION MITIGATION

5. A. WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST SIX FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR.
   1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER, OR:
   2. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (1.) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.
   3. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.

   B. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.

   NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

6.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

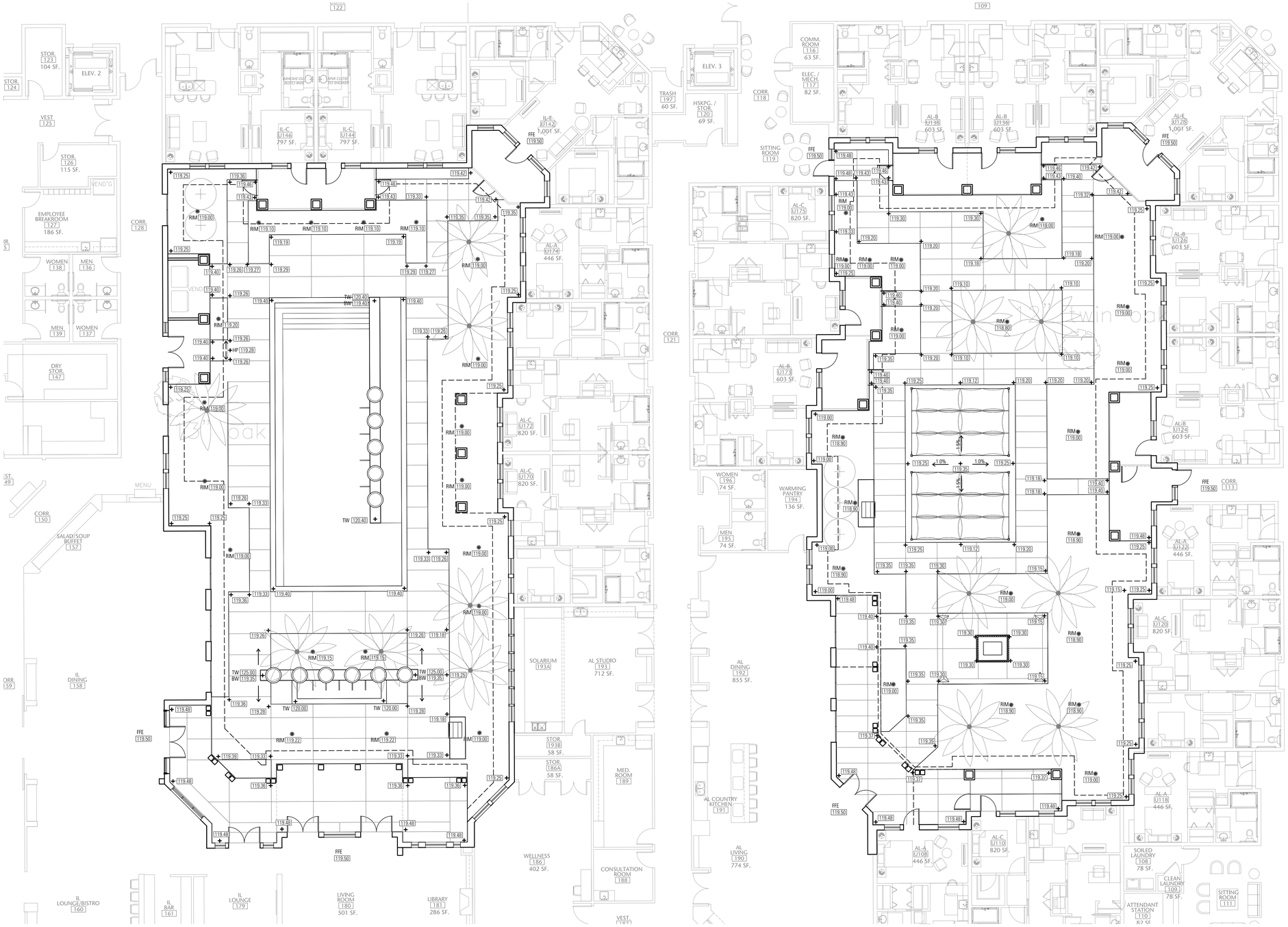
Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230
Selby G. Weeks 56991

SONATA WEST ORANGE CAMPUS
WINTER GARDEN, FLORIDA
CITY OF WINTER GARDEN STANDARD NOTES

revision	description	date
△		
△		
△		
△		
△		
△		
△		

drawn by:	RVZ
checked by:	SGW
date:	07/10/2015
plot scale:	AS SHOWN
project number:	14SONA003
file name:	FILE NAME

C803



1 **POOL COURTYARD**
SCALE: 1/8"=1'-0"

0 4 8 16

2 **PASSIVE COURTYARD**
SCALE: 1/8"=1'-0"

0 4 8 16

GRADING LEGEND

519	EXISTING CONTOURS
519	PROPOSED CONTOURS
TW	TOP OF WALL ELEV. (FINISHED GRADE)
BW	BOTTOM OF WALL ELEV. (FINISHED GRADE)
FFE	FINISH FLOOR ELEV.
TC	TOP OF CURB OF ELEV.
BC	BOTTOM OF CURB OF ELEV.
TP	TOP OF PLANTER OF ELEV.
BP	BOTTOM OF PLANTER OF ELEV.
RIM	DRAIN INLET ELEVATION
M.E.	MATCH EXISTING GRADE
423.50	PROPOSED GRADE
+	EXISTING GRADE

three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile

TalleyAssociates
Landscape Architecture
Planning
Urban Design
1925 San Jacinto, Suite 400
Dallas, Texas 75201
Tel. 214-871-7900
Fax. 214-871-7985

Sonata West Orange Campus
420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 15004.00
DATE : July 8, 2015
SEAL :

July 8, 2015

OWNER :
SONATA SENIOR LIVING

PHASE:

SHEET DESCRIPTION :
COURTYARD GRADING

SHEET NUMBER : **L2.03**

Digital File:

©COPYRIGHT three 2015

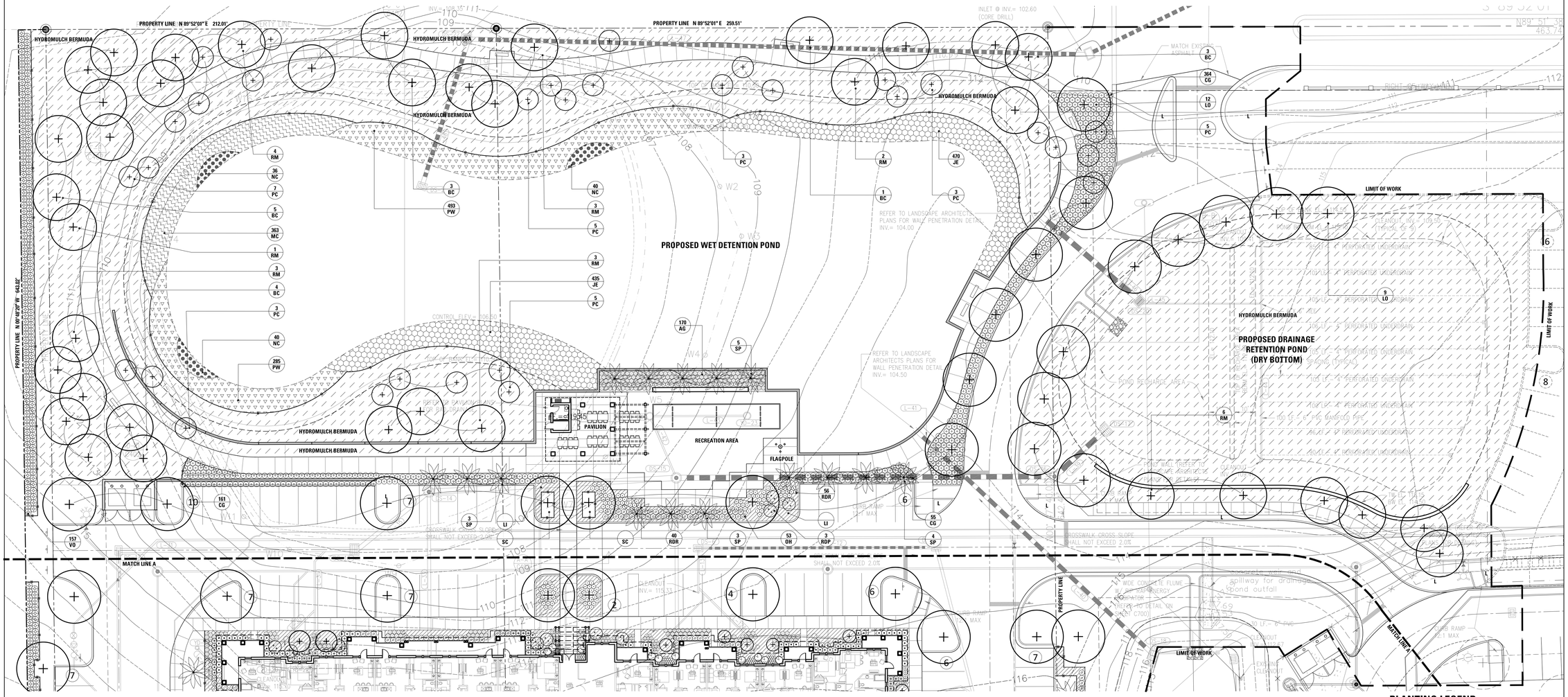
X:\cadd\PC\15004.00_SonataWestOrangeSerenadesIL-AL\0.2 Design Development\SHEETS\L2.03.dwg - July 07, 2015 at 5:29pm - potts

PLANT LIST

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	CONTAINER / CONDITION	DIMENSIONS / REMARKS	QUALITATIVE	SOURCE
TREES							
62	LO	Live Oak	Quercus virginiana	200 gal.	17'-19'ht., 10'-12' sprd., 5"-6" cal., 6' C.T.	Florida #1 or better; Matched	Cherry Lake Tree Farm
16	BC	Bald Cypress	Taxodium distichum	100 gal.	13'-15'ht., 5'-6' sprd., 4"-4.5" cal.	Florida #1 or better; Matched	Cherry Lake Tree Farm
31	PC	Pond Cypress	Taxodium ascendens	100 gal.	13'ht., 3'-5' sprd., 3"-3.5" cal.	Florida #1 or better; Matched	
21	CM	Crape Myrtle	Lagerstroemia indica 'Natchez White'	100 gal.	13'-15'ht., 6'-7' sprd., 4"-4.5" cal., 7' C.T.	Florida #1 or better; Matched	Cherry Lake Tree Farm
25	RM	Red Maple 'Florida Flame'	Acer rubrum 'Florida Flame'	100 gal.	15'-17'ht., 7'-9' sprd., 4"-5" cal., 4' C.T.	Florida #1 or better; Matched	
21	LG	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	65 gal.	9'-11' x 4'-5' sprd. w/ 3"-3.5" cal.	Florida #1 or better; Matched, Full to Ground	Cherry Lake Tree Farm
44	SP	Sylvester Palm	Phoenix sylvestris	B & B	16'ht., 16'sprd., 6'-8' C.T.	FL #1 or better; Matched, Diamond Cut, Specimen	Cherry Lake Tree Farm
2	DP	Date Palm Medjool	Phoenix dactylifera "Medjool"	B & B	25'ht., 12'-15'sprd., 15' C.T.	FL #1 or better; Matched, Diamond Cut, Specimen	Cherry Lake Tree Farm
11	WP	Washington Palm	Washingtonia robusta	B & B	20'-25'ht., 12'-15'sprd., 15' C.T.	FL #1 or better; Matched, Diamond Cut, Specimen	Cherry Lake Tree Farm
5	YT	Yellow Trumpet Tree	Tabebuia umbellata	65 gal.	12'ht., 8'sprd.	FL #1 or better; Matched, Diamond Cut, Specimen	Cherry Lake Tree Farm
SHRUBS / PERENNIALS							
500	AI	African Iris 'white'	Dietes iridioides	1 gal.	12"-14"ht., 12"sprd.	Florida #1 or better; Matched	Cherry Lake Tree Farm
629	AG	Blue Lily of the Nile	Agapanthus africanus	3 gal.	10"-12"ht., 8"-10"sprd.	Florida #1 or better; Matched	
98	CP	Cardboard Palm	Zamia furfuracea	5 gal.	16"ht., 14"sprd.	Florida #1 or better; Matched	
138	LP	Loropetalum 'Plum Delight'	Loropetalum chinensis	5 gal.	16" ht., 14" sprd.	Florida #1 or better; Matched	
10	FP	European Fan Palm	Chamaerops humilis	B & B	6'-8' sprd., 2-3 trunk	FL #1 or better; Matched, Dense, Full to Ground	Cherry Lake Tree Farm

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	CONTAINER / CONDITION	DIMENSIONS / REMARKS	QUALITATIVE	SOURCE
SHRUBS / PERENNIALS							
54	FB	Dwarf Firebush	Hamelia patens 'Compacta'	3 gal.	8"-10"ht., 10"sprd.	Florida #1 or better; Matched	
214	OH	Oak Leaf Holly	Ilex hybrid "Conaf"	45 gal.	6.5'-7'ht., 3'-4'sprd.	FL #1 or better; Matched, Full to Ground	Cherry Lake Tree Farm
197	DRP	Drift Rose 'Pink'	Rosa x ' Meijocos'	5 gal.	12"ht., 16"sprd.	Florida #1 or better; Matched	
190	PDR	Drift Rose 'Peach'	Rosa x 'Meiggili'	5 gal.	12"ht., 16"sprd.	Florida #1 or better; Matched	
110	RDR	Drift Rose 'Red'	Rosa x 'Meigalpio'	5 gal.	8"-10"ht., 16"sprd.	Florida #1 or better; Matched	
328	DKR	Double Knock Out Rose	Rosa x 'Radtko'	7 gal.	16"-18"ht., 16"sprd.	Florida #1 or better; Matched	
38	RDP	Roebellini Palm	Phoenix roebelenii	B & B	5'-6'ht., 6'-8'sprd., 2-3 trunk	Florida #1 or better; Matched, Dense	Cherry Lake Tree Farm
87	JP	Parson's Juniper	Juniperus davurica 'Parsonii'	3 gal.	6"ht., 16-18"sprd.	Florida #1 or better; Matched	Cherry Lake Tree Farm
36	JB	Juniper "Blue Pacific"	Juniperus conferta "Blue Pacific"	3 gal.	6"ht., 10"sprd.	Florida #1 or better; Matched	Cherry Lake Tree Farm
164	VM	Viburnum obovatum 'Mrs. Schiller's'	Viburnum obovatum 'Mrs. Schiller's Delight'	3 gal.	18"-20"ht., 16"sprd.	Florida #1 or better; Matched	
358	VO	Sweet Viburnum	Viburnum odoratissimum		"ht., "sprd., 3' o.c.	Florida #1 or better; Matched	
197	VS	Sandanqwa Viburnum	Viburnum suspensum	5 gal.	18"-20"ht., 16"sprd.	Florida #1 or better; Matched	
85	PO	Yew	Podocarpus macrophylla	15 gal.	5'ht., 2'sprd.	FL #1 or better; Matched, Dense, Full to Ground	
17	FA	Japanese Aralia	Fatsia japonica	7 gal.	20"ht., 24"sprd.	Florida #1 or better; Matched	
111	DWM	Dwarf Wax Myrtle	Myrica cerifera var. pumila	7 gal.	24"ht., 24"sprd.	Florida #1 or better; Matched	Cherry Lake Tree Farm
83	HT	Horsetail Reed	Equisetum hyemale	1 gal.	12"ht., 8"sprd.	Florida #1 or better; Matched	

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	CONTAINER / CONDITION	DIMENSIONS / REMARKS	QUALITATIVE	SOURCE
SHRUBS / PERENNIALS							
156	CI	Cast Iron Plant	Aspidistra elatior	1 gal.	12"-14"ht., 12"sprd.	Florida #1 or better; Matched	
147	CO	Coontie Palm	Zamia pumila	3 gal.	14"-16"ht., 12"sprd.	Florida #1 or better; Matched	
14	HF	Holly Fern	Cyrtomium falcatum	3 gal.	24"ht., 16"-18"sprd.	Florida #1 or better; Matched	
870	CG	Cord Grass	Spartina bakeri	3 gal.	18"ht., 12"spd.	Florida #1 or better; Matched	
GROUNDCOVER							
	GL	Giant Liriope	Liriope muscari 'Evergreen Giant'	1 gal.	8"-10"ht., 8" sprd.	Full, Dense	
	LI	Liriope	Liriope muscari	1 gal.	6-8"ht., 8"O.C.	Full, Dense	
	AJ	Asian Jasmine	Trachelospermum asiaticum	1 gal.	8"long, 4-6 runners	Full, Dense	Cherry Lake Tree Farm
POND AREA							
364	MC	Maidencane	Panicum hemitomon	1 gal.	24" O.C.		Biosphere Nursery
778	PW	Pickerelweed	Pontederia cordata	1 gal.	24" O.C.		Biosphere Nursery
116	NC	Native Canna	Canna flaccida	1 gal.	18" O.C.		Biosphere Nursery
905	JE	Rush	Juncus effusus	1 gal.	24" O.C.		Biosphere Nursery
LAWN & GRASSES							
L	L	St. Augustine	Stenotaphrum secundatum 'Floratam'		solid sod		
SEED		Bermuda	Cynodon dactylon		hydromulch		
SC	SC	Seasonal Color					



PLANTING LEGEND

- QUANTITY / PLANT SYMBOL (e.g. 150 ARC)
- STEEL EDGING
- PROPOSED TREE
- EXISTING TREE TO REMAIN

SCALE: 1" = 20'

0 10 20 40

three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile

TalleyAssociates
Landscape Architecture
Planning
Urban Design
1925 San Jacinto, Suite 400
Dallas, Texas 75201
Tel. 214-871-7900
Fax. 214-871-7985

Sonata West Orange Campus

420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 15004.00
DATE : July 8, 2015
SEAL :

REGISTERED LANDSCAPE ARCHITECT KEVIN D. BERNIER LA 6667014 STATE OF FLORIDA
July 8, 2015

OWNER : SONATA SENIOR LIVING

PHASE:

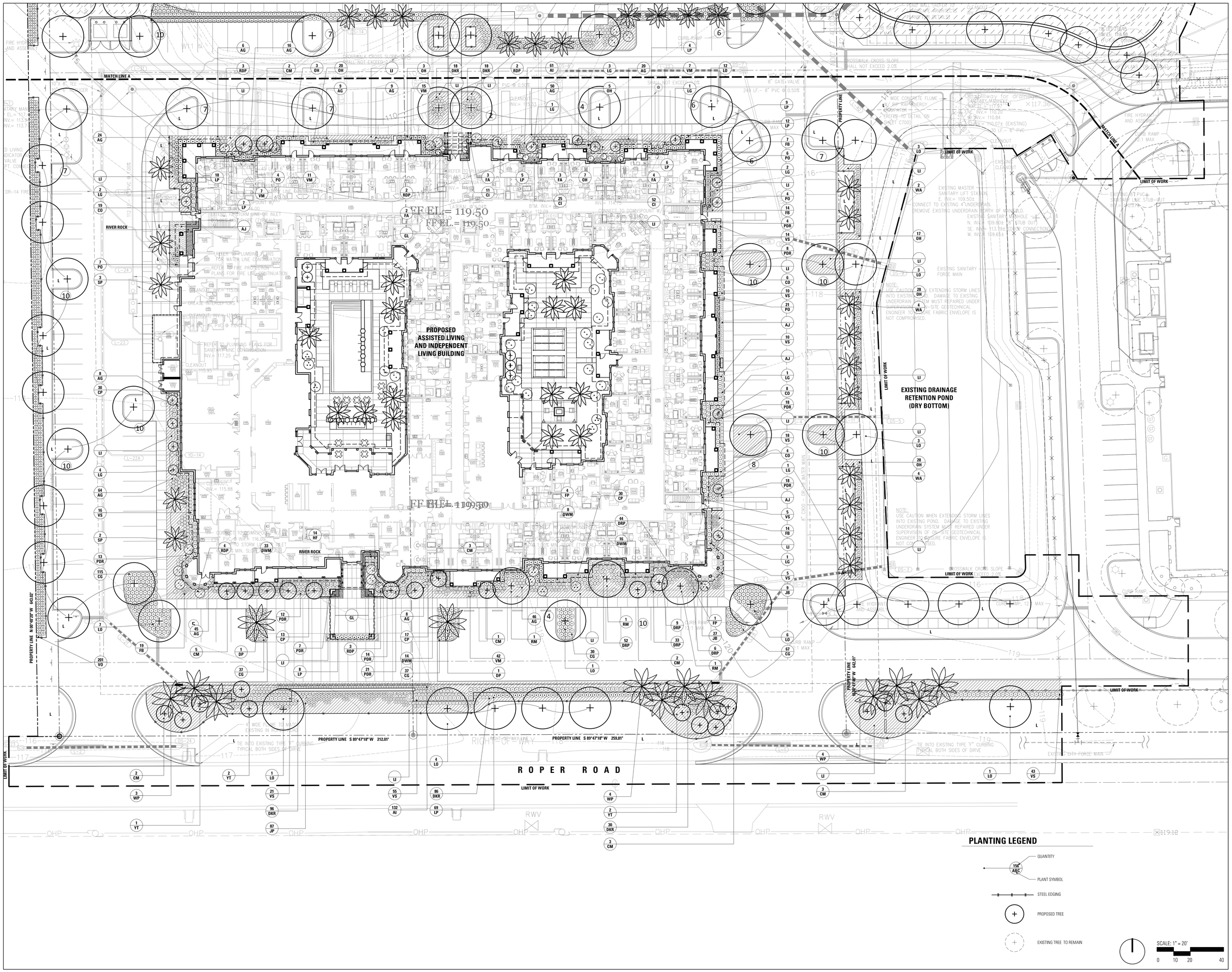
SHEET DESCRIPTION : LANDSCAPE PLANTING PLAN

SHEET NUMBER : **L3.01**

Digital File:

©COPYRIGHT three 2015

X:\cadd\PC\15004.00_SonataWestOrangeGreenadeIlt_4L\0.2 Design Development\SHEETS\L3.01.dwg - July 07, 2015 at 5:33pm - potts



three living architecture
design that lifts the human spirit

4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile

TalleyAssociates
Landscape Architecture
Planning
Urban Design
1925 San Jacinto, Suite 400
Dallas, Texas 75201
Tel. 214-871-7900
Fax. 214-871-7985

Sonata West Orange Campus

420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 15004.00

DATE : July 8, 2015

SEAL :

REGISTERED LANDSCAPE ARCHITECT
KEVIN G. BERNAUER
LA 6667014
STATE OF FLORIDA
July 8, 2015

OWNER : SONATA SENIOR LIVING

PHASE:

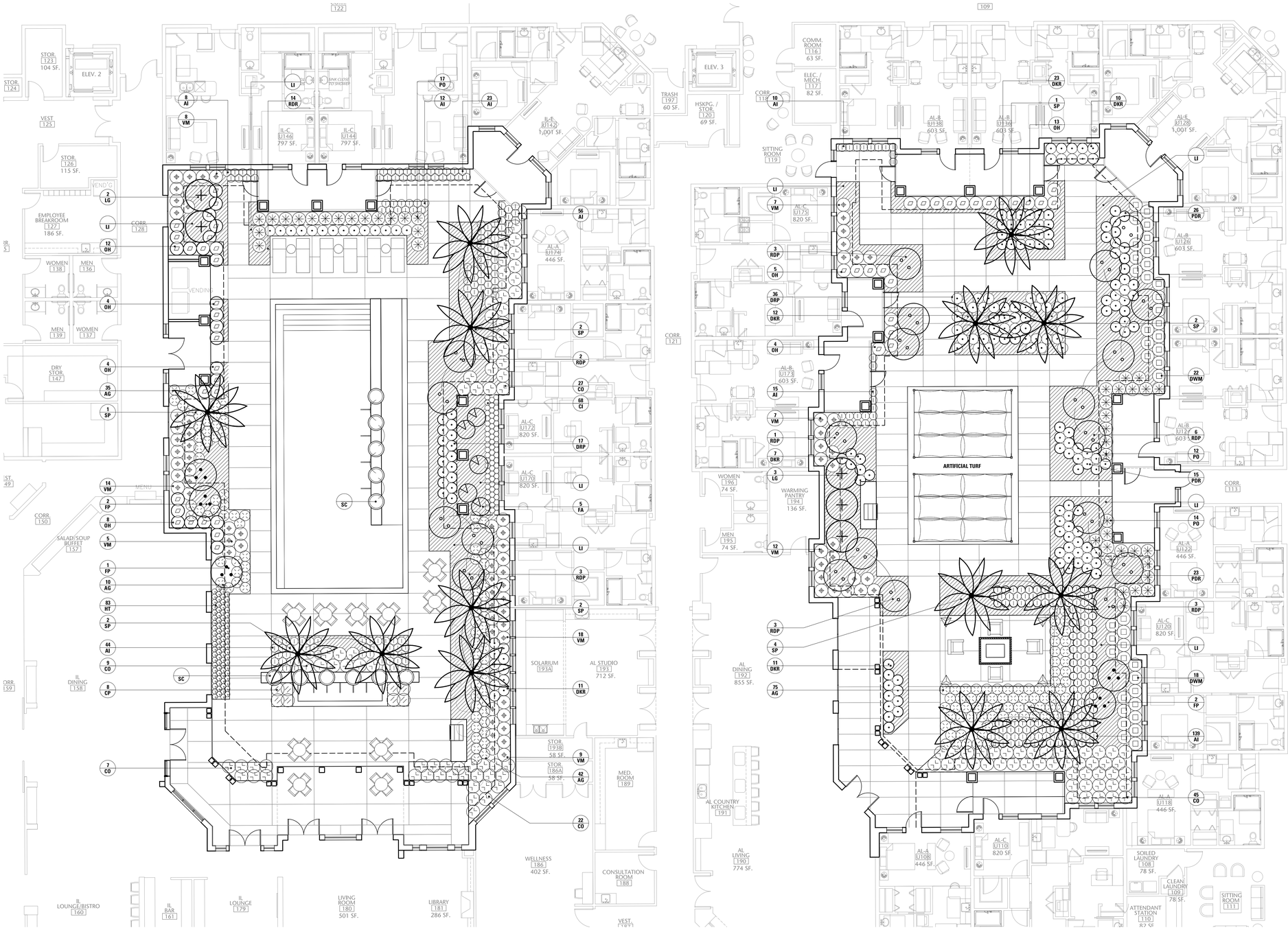
SHEET DESCRIPTION : LANDSCAPE PLANTING PLAN

SHEET NUMBER : L3.02

Digital File:

©COPYRIGHT three 2015

X:\cadd\PC\15004.00_SonataWestOrangeSerenadesIL-AL\0.2 Design Development\SHEETS\L3.02.dwg - July 07, 2015 at 5:38pm - potts



1 POOL COURTYARD
SCALE: 1/8"=1'-0"

0 4 8 16

2 PASSIVE COURTYARD
SCALE: 1/8"=1'-0"

0 4 8 16

PLANTING LEGEND

- QUANTITY
- PLANT SYMBOL
- STEEL EDGING
- PROPOSED TREE
- EXISTING TREE TO REMAIN

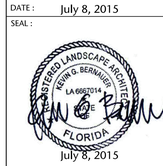
three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile

TalleyAssociates
Landscape Architecture
Planning
Urban Design

1925 San Jacinto, Suite 400
Dallas, Texas 75201
Tel. 214-871-7900
Fax. 214-871-7985

Sonata West Orange Campus
420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 15004.00
DATE : July 8, 2015
SEAL :



July 8, 2015

OWNER :
SONATA SENIOR LIVING

PHASE:

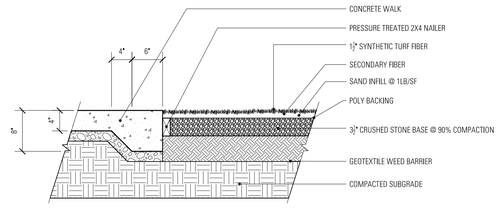
SHEET DESCRIPTION :
LANDSCAPE PLANTING PLAN
COURTYARD ENLARGEMENT

SHEET NUMBER : **L3.03**

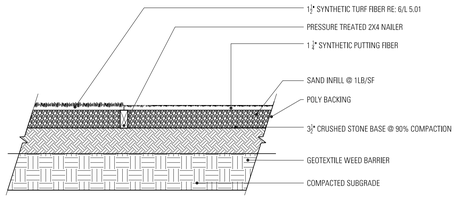
Digital File:

©COPYRIGHT three 2015

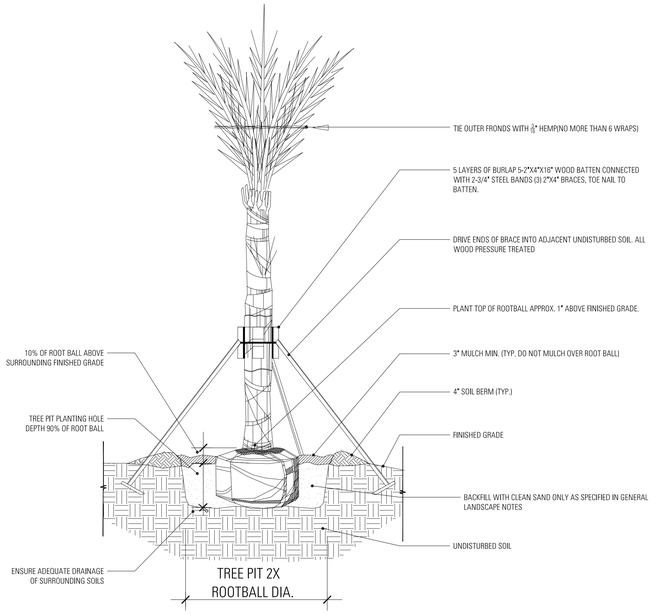
X:\cadd\PC\15004.00_SonataWestOrange\Serenade\SLAL\L0.2 Design Development\SHEETS\L3.03.dwg - July 07, 2015 at 5:41pm - pots



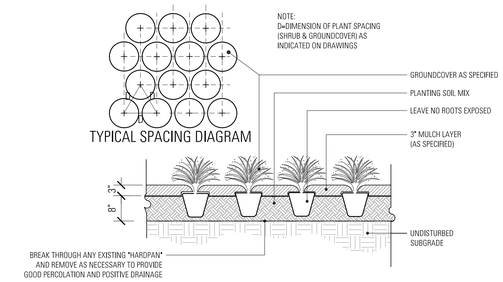
6 SYNTHETIC TURF
SCALE: 1"=1'-0"



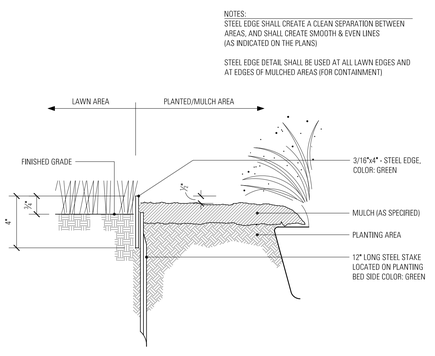
5 SYNTHETIC TURF- BOCCE COURT
SCALE: 1"=1'-0"



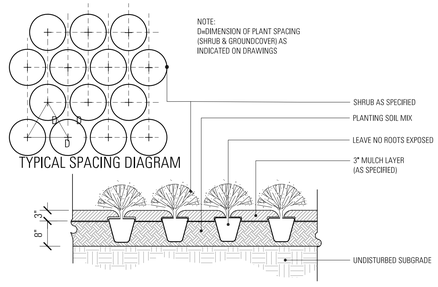
2 PALM PLANTING DETAIL
SCALE: NTS



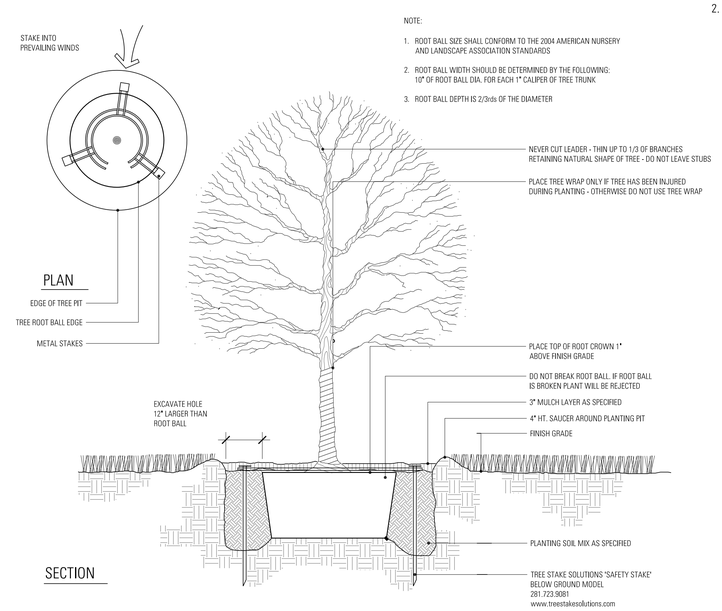
4 GROUNDCOVER PLANTING
SCALE: 1"=1'-0"



7 STEEL EDGING
SCALE: 1"=1'-0"



3 SHRUB PLANTING
SCALE: 1"=1'-0"



1 TREE PLANTING DETAIL
SCALE: 1"=1'-0"

GENERAL NOTES FOR LANDSCAPE PLANTING

1. All base information provided by others. contractor shall field verify all information prior initiating planting installation.
2. Contractor shall notify all pertinent utility companies 48 hours minimum prior to digging for verification of all underground utilities. Plans are prepared according to the best information available at the same of preparing these documents.
3. The contractor shall become completely familiar with existing site conditions prior to beginning installation. All existing site improvements, paving, landscape, lighting, and other site elements to remain shall be protected from damage unless otherwise noted.
4. Unless otherwise noted, the limits of construction are the clearing limits noted on the plans.
5. The contractor shall report any discrepancies between the construction drawings and actual field conditions to the Owner's representative immediately.
6. The contractor shall coordinate all work with related contractors and with the general construction of the project in order to not impede the progress of work of others or the contractor's own work.
7. Contractor shall be responsible to remove all existing ground covers for all new planting beds by approved means prior to planting installation. Contractor shall be responsible to replace all portions of existing planting or lawn areas indicated to remain while completing new planting installation work with same kind of plants or grass to the satisfaction of the owner at no additional cost.
8. The contractor shall bear all cost associated with soil testing and soil amendments as required as a result of the soil testing laboratory's recommendations. Prior to initiating installation the contractor shall provide soil test for at least two on-site locations.
9. All plant container sizes noted on the plant list are minimum. Increase size of containers if necessary to conform to the plant size and specifications.
10. All trees shall have six (6) clear trunks unless otherwise noted on the plant list. Any tree trunk with a "V" shaped crotch will be rejected. All tree caliper (Cal.) sizes noted on the plant list are minimum. Increase size if necessary to conform to specified plant size in the plant list.
11. **Erosion control fabric shall be installed in a shrub and groundcover planting areas as per the details and/or specifications for all slopes that are greater that 3:1 (slopes 1' vertical for every 3' horizontal).**
12. Shrub and ground cover plantings are typically shown on the plans in mass planting beds. Plants shall be set in a triangular spacing pattern (staggered spacing). Plant center to center dimensions (O.C.) are indicated in the plant list.
13. Landscape Contractor shall field adjust the location of plant material as necessary to avoid damage to existing trees and understory vegetation to remain, underground and above ground utilities and all other above ground elements. All changes required shall be coordinated with the Owner's Representative and the Landscape Architect prior to Initiating any changes.
14. Any substitutions to plant material, size, or type must be approved by the Landscape Architect prior to instillation. Landscape Contractor shall not make any substitutions or alterations to the landscape planting plans or plant list & materials without the prior approval of the Landscape Architect and Owner's Representative. Any Landscape Planting installed that does not conform to the plans, plant list and specifications shall be replaced immediately to the satisfaction of the Owner's Representative and Landscape Architect.
15. Contractor shall be responsible for hand watering as required to maintain and establish all planting (new, existing to be relocated, and existing plants to remain while irrigation system is being installed or repaired) to supplement irrigation and rainfall. The irrigation system is designed to maintain the landscape plantings and not establish them. The contractor is responsible for hand watering all planting areas, regardless of the status of existing or proposed irrigation systems.
16. Contractor shall clean the work areas at the end of each working day. Landscape rubbish and debris shall be collected and deposited off-site daily. All material, products, and equipment stored on-site shall be kept in an organized manner daily.
17. Contractor shall re-grade all areas disturbed by plant removal, relocation, and/or form installation work. The contractor shall replace by equal size and quality any and all existing plant material disturbed or damaged by planting removal, relocation, and/or installation.
18. Existing trees or other plant material indicated on the plans to be relocated shall be handled, cared for, and maintained as new plantings. The contractor is responsible for any required root pruning, wrapping, tree spading or ball and burlapping, additional supplemental hand watering, irrigation misters installed at the tree canopy, or any other sound horticultural practice required to ensure the survival of all relocated plant material.
19. The contractor shall refer to the landscape planting details, specifications, plant list and plans for further and complete planting installation instructions.
20. Landscape Contractor shall fully familiarize himself / herself with the project prior to bidding the work.
21. For site grading and contour information, existing vegetation to remain, buildings and other site feature locations and the location of all above and below ground utilities see the most current and up to date architectural, civil, electrical, structural and mechanical engineering drawings as provided by the Owner or Owner's Representative. Field locate all underground utilities, existing vegetation to remain and other obstructions and coordinate with Owner's Representative prior to initiating any Landscape Planting or Irrigation instillation work. Landscape Contractor shall be responsible for repairing or replacing any damage committed to existing or proposed elements above or below ground to its original condition and to the satisfaction of the Owner and Owner's Representative.
22. Landscape Contractor shall field stake the location of all plant material and edges of planting beds for the review and approval by the Landscape Architect prior to initiating any installation of the landscape plantings.
23. Landscape Contractor shall coordinate work with the Irrigation Contractor and all other trades as required.

GENERAL NOTES FOR IRRIGATION

1. An irrigation system will be provided that provides 100% head to head coverage.
2. The irrigation system will include a rain shut-off device.

three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile

TalleyAssociates
Landscape Architecture
Planning
Urban Design
1925 San Jacinto, Suite 400
Dallas, Texas 75201
Tel. 214-871-7900
Fax. 214-871-7985

Sonata West Orange Campus
420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 15004.00
DATE : July 8, 2015
SEAL :

REGISTERED LANDSCAPE ARCHITECT · KEVIN D. BERNIER · LA 6667014 · STATE OF FLORIDA
July 8, 2015

OWNER :
SONATA SENIOR LIVING

PHASE:

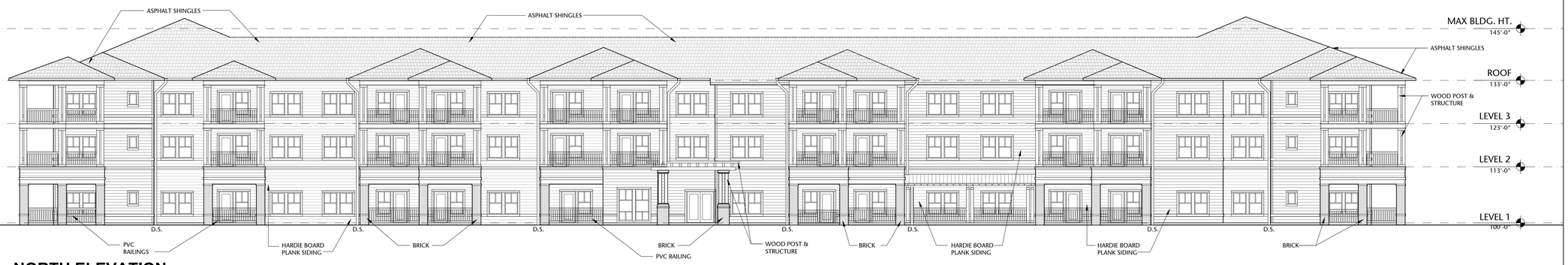
SHEET DESCRIPTION :
DETAILS / NOTES

SHEET NUMBER :
L5.01

Digital File:

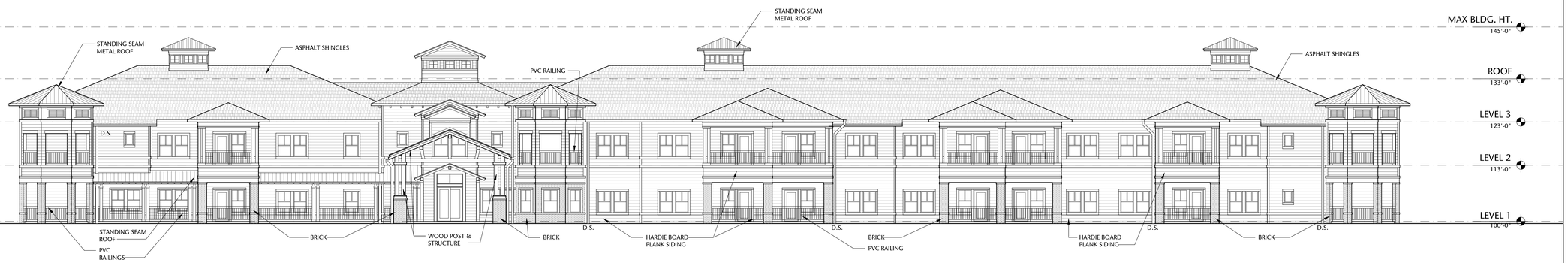
©COPYRIGHT three 2015

X:\cadd\PC\15004.00_SonataWestOrange\Serenadesk_A1.0_2 Design Development\SHEETS\LS.01 site plan.dwg - July 07, 2015 at 5:43pm - potts



02 NORTH ELEVATION

3/32" = 1' - 0"



01 SOUTH ELEVATION

3/32" = 1' - 0"

three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile

Sonata at West Orange an IL/AL Living Community

420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 14013

DATE : April 10, 2015

SEAL :

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PROGRESS PRINTING. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

OWNER :
SONATA SENIOR LIVING

KEY PLAN

PHASE:
SCHEMATIC DESIGN

SHEET DESCRIPTION :
EXTERIOR ELEVATIONS

SHEET NUMBER :
A3.01

Digital File:

©COPYRIGHT three 2015

L:\14013 Sonata West Orange Serenades IL-AL\0_0 Drawings\0_00 Current Phase\Sheet Files\14013 - A301.dwg - June 04, 2013 at 11:34am - rtora

02 WEST ELEVATION

3/32" = 1' - 0"

01 EAST ELEVATION

3/32" = 1' - 0"

three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile

Sonata at West Orange an IL/AL Living Community

420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 14013

DATE : April 10, 2015

SEAL :

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PROGRESS PRINTS. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

OWNER :
SONATA SENIOR LIVING

KEY PLAN

PHASE:
SCHEMATIC DESIGN

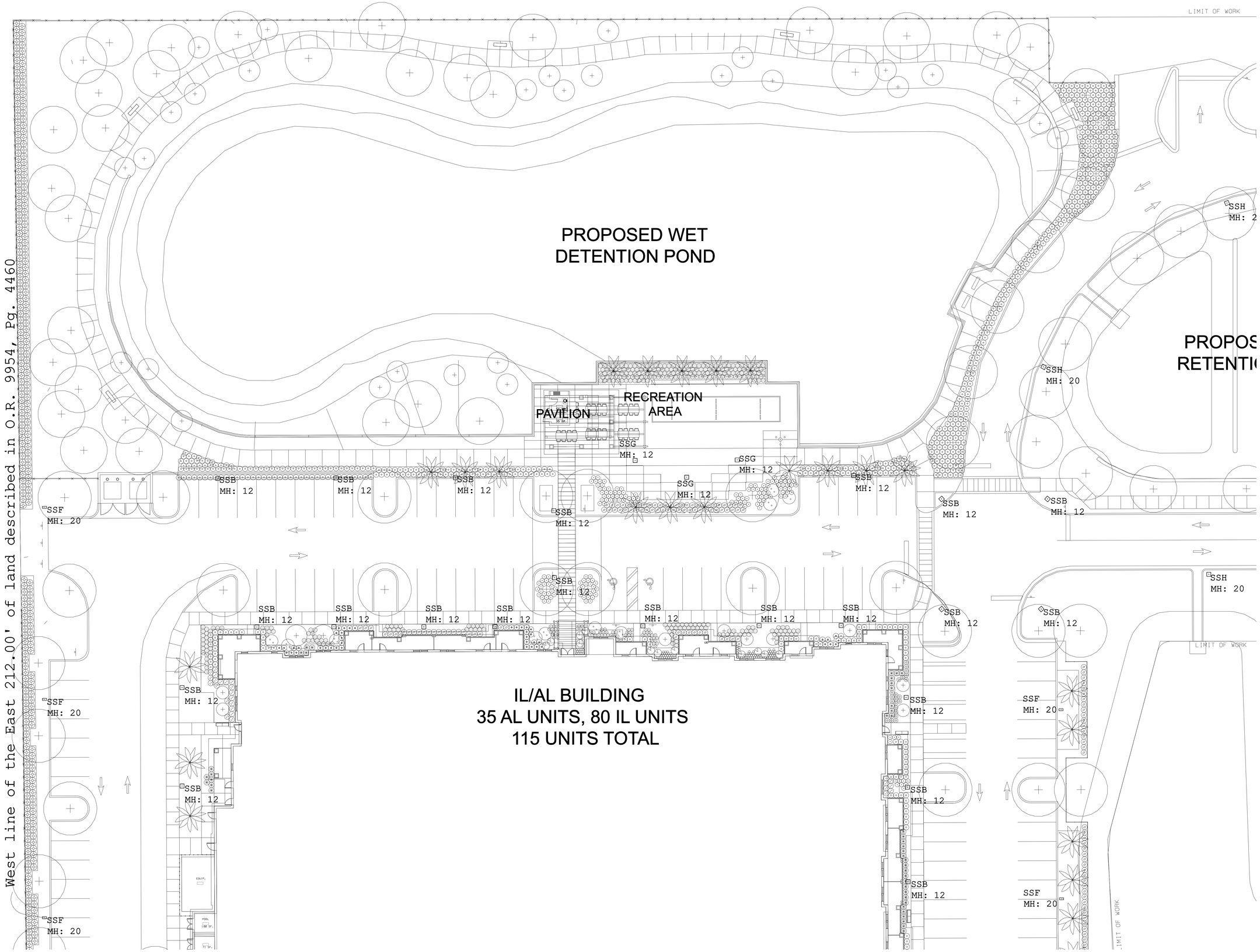
SHEET DESCRIPTION :
EXTERIOR ELEVATIONS

SHEET NUMBER :
A3.02

Digital File:

©COPYRIGHT three 2015

L:\14013 Sonata West Orange-Serenades IL/AL\0.0 Drawings\0.00 Current Phase\Sheet Files\14013 - A302.dwg June 04, 2013 at 11:55am rlara



01 LIGHTING DESIGN SITE PLAN 1
SCALE: 1:20

three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.599.4080 telephone | 214.599.0990 facsimile

Sonata West Orange Campus

420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 14013
DATE : June 5, 2015
SEAL :

OWNER :
SONATA SENIOR LIVING

KEY PLAN

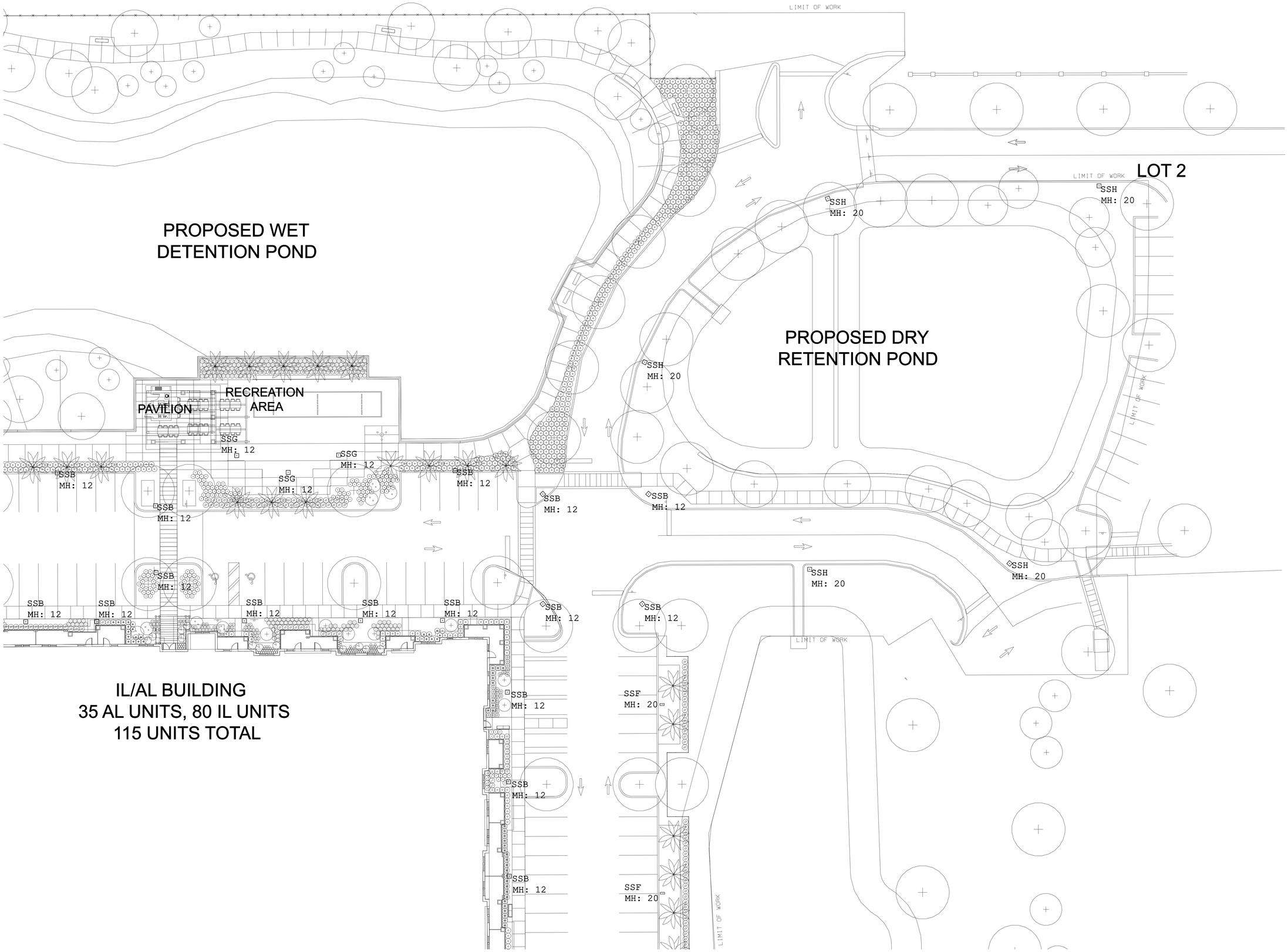
PHASE:
DESIGN DEVELOPMENT

SHEET DESCRIPTION :
LIGHTING
DESIGN
SITE PLAN 1

SHEET NUMBER :
LD1.01

Digital File:

©COPYRIGHT three 2015



IL/AL BUILDING
35 AL UNITS, 80 IL UNITS
115 UNITS TOTAL

01 LIGHTING DESIGN SITE PLAN 2
SCALE: 1:20

three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0980 facsimile

Sonata West Orange Campus

420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 14013
DATE : June 5, 2015
SEAL :

OWNER :
SONATA SENIOR LIVING

KEY PLAN

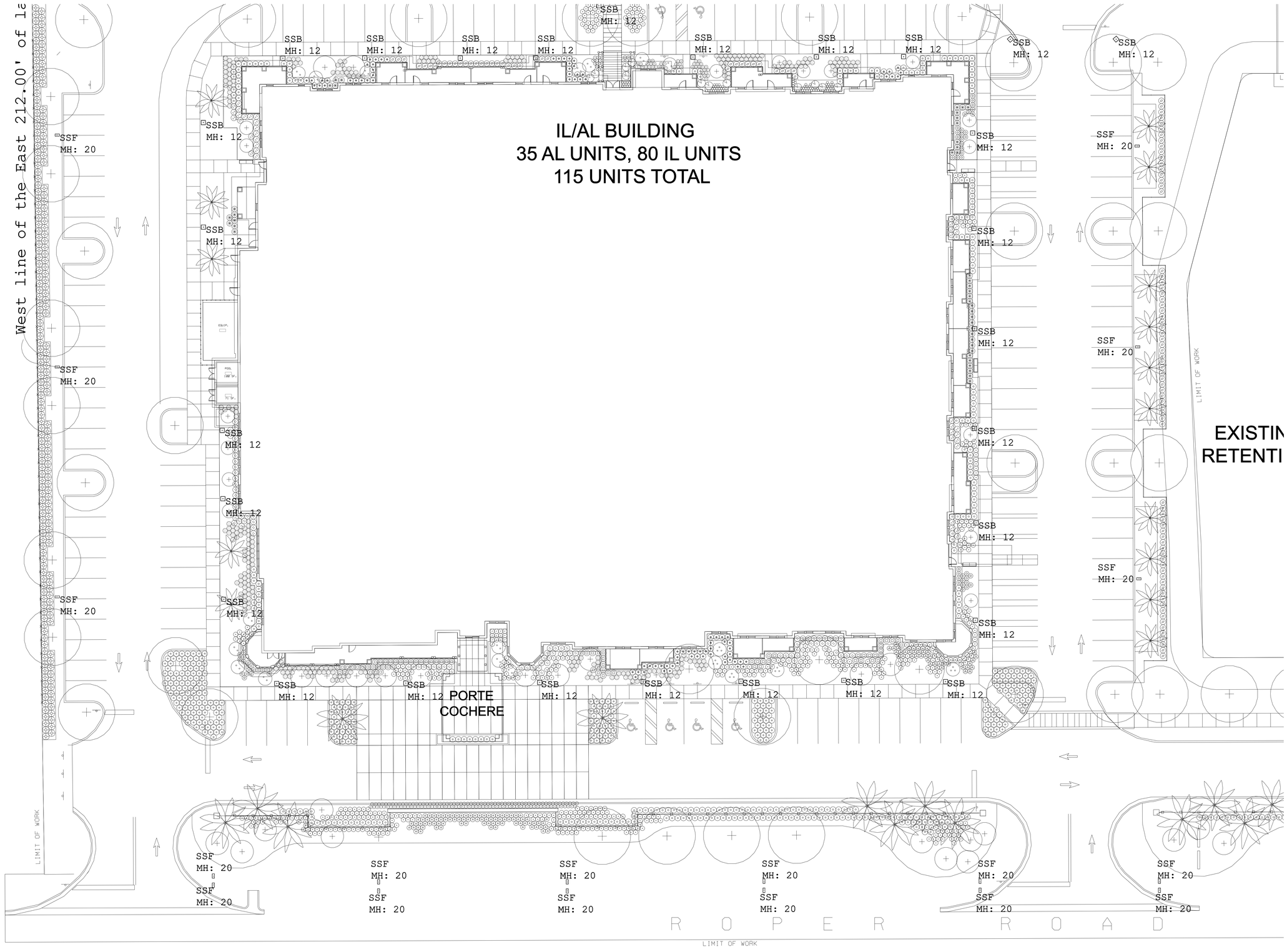
PHASE:
DESIGN DEVELOPMENT

SHEET DESCRIPTION :
LIGHTING
DESIGN
SITE PLAN 2

SHEET NUMBER :
LD1.02

Digital File:

©COPYRIGHT three 2015



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	35	SSB	SINGLE	N.A.	1.000	GLEON-AE-01-LED-E1-T3
	3	SSG	SINGLE	12500	0.500	TOP-632-Galv_
	21	SSF	SINGLE	N.A.	1.000	GLEON-AE-02-LED-E1-T3
	5	SSH	SINGLE	N.A.	1.000	GLEON-AE-01-LED-E1-T3

01 LIGHTING DESIGN SITE PLAN 3
SCALE: 1:20

three living architecture
design that lifts the human spirit
4040 N. Central Expwy Suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile

Sonata West Orange Campus

420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 14013
DATE : June 5, 2015
SEAL :

OWNER :
SONATA SENIOR LIVING

KEY PLAN

PHASE:
DESIGN DEVELOPMENT

SHEET DESCRIPTION :
LIGHTING DESIGN SITE PLAN 3

SHEET NUMBER :
LD1.03

Digital File:

©COPYRIGHT three 2015

IL/AL BUILDING
35 AL UNITS, 80 IL UNITS
115 UNITS TOTAL

EXISTING DRY
RETENTION POND

PORTE
COCHERE

R O P E R R O A D

LIMIT OF WORK

SSB MH: 12

SSF MH: 20

SSH MH: 20

01 LIGHTING DESIGN SITE PLAN 4
SCALE: 1:20

three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile

Sonata West Orange Campus

420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 14013
DATE : June 5, 2015
SEAL :

OWNER :
SONATA SENIOR LIVING

KEY PLAN

PHASE:
DESIGN DEVELOPMENT

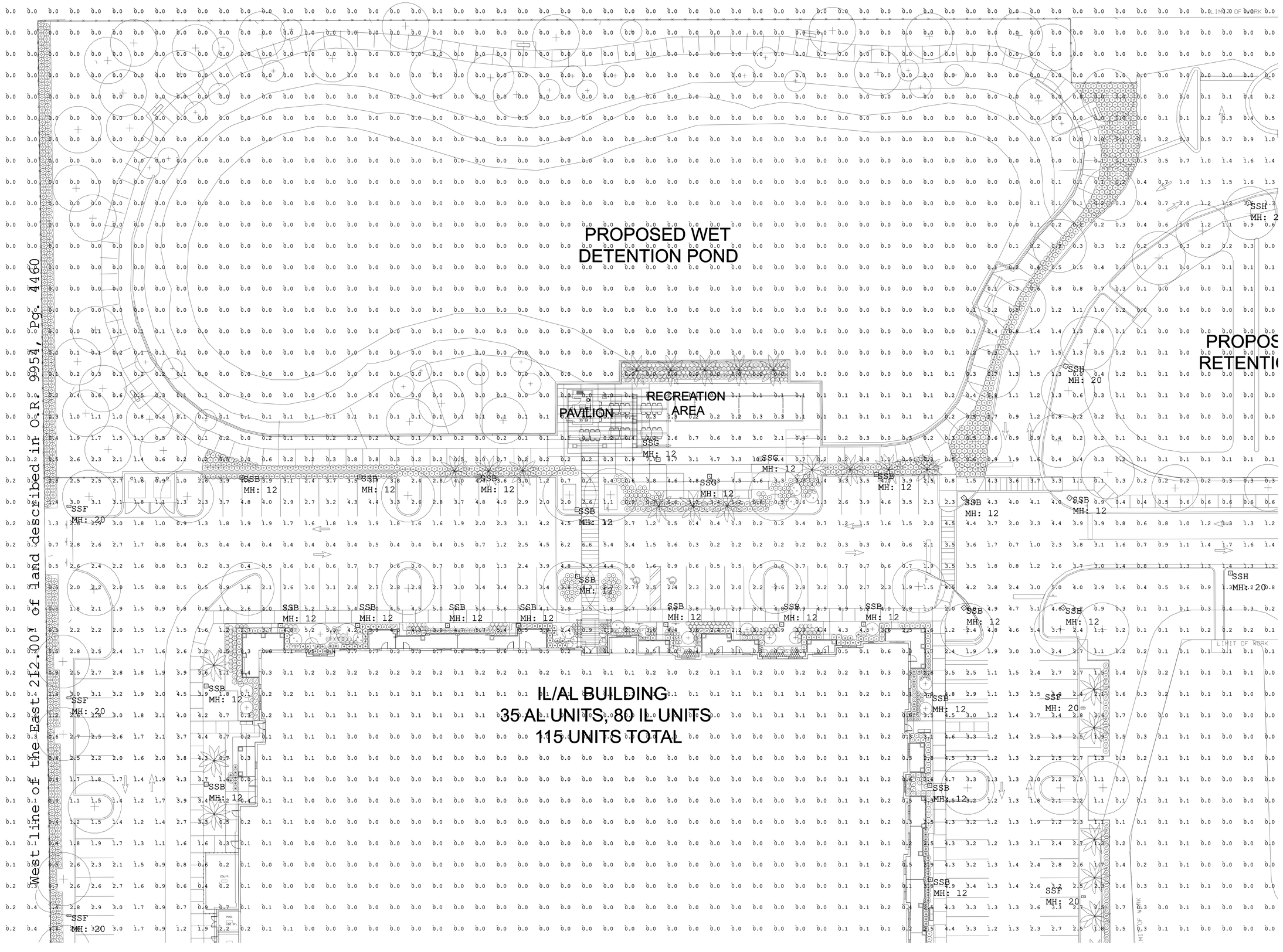
SHEET DESCRIPTION :
LIGHTING
DESIGN
SITE PLAN 4

SHEET NUMBER :
LD1.04

Digital File:

©COPYRIGHT three 2015

-LED-E1-T3
-V
-LED-E1-T3
-LED-E1-T3



01 LIGHTING DESIGN SITE CALCULATION PLAN 1
SCALE: 1:20

three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile

Sonata West Orange Campus

420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 14013
DATE : June 5, 2015
SEAL :

OWNER :
SONATA SENIOR LIVING

KEY PLAN

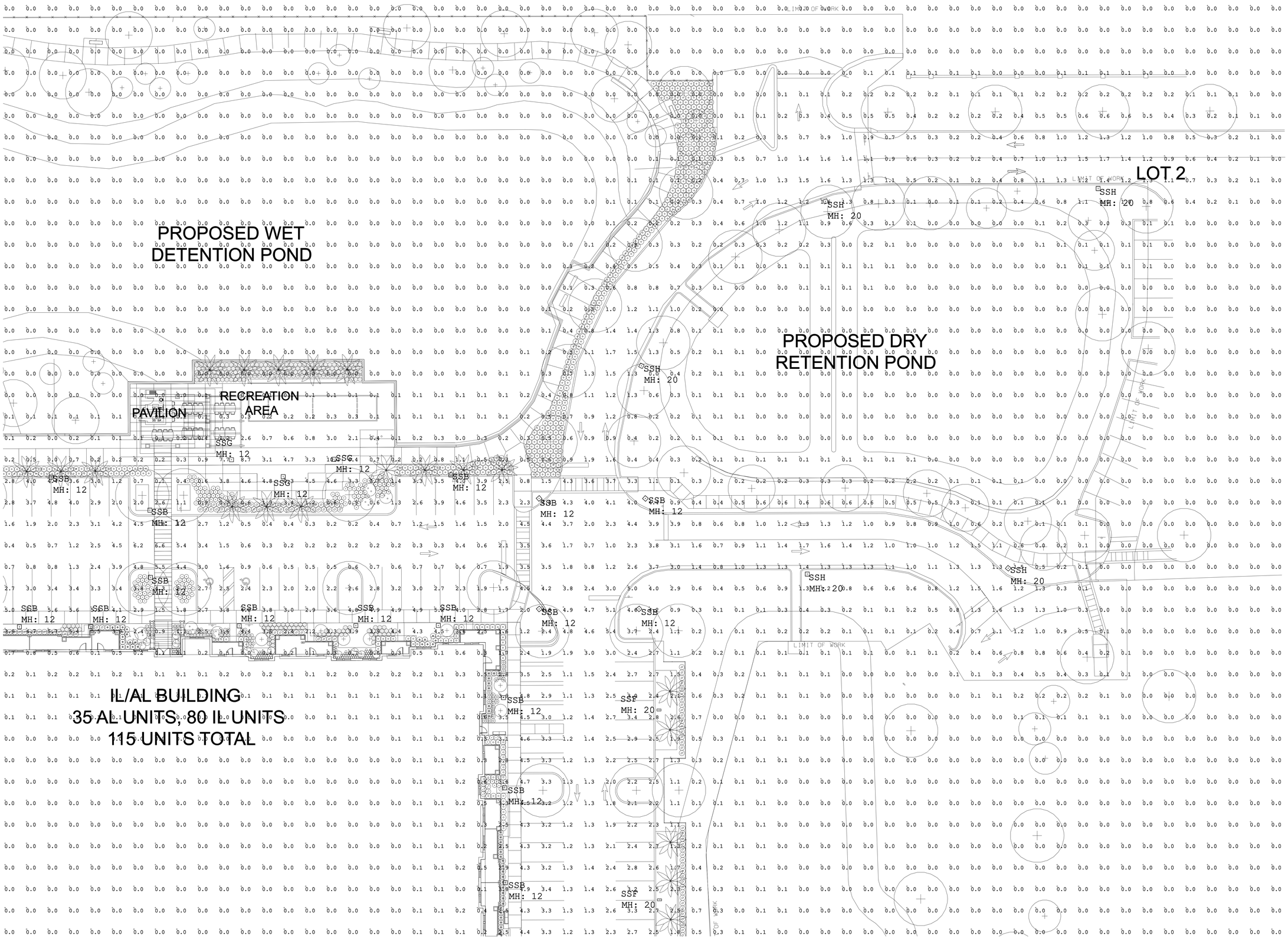
PHASE:
DESIGN DEVELOPMENT

SHEET DESCRIPTION :
LIGHTING DESIGN SITE CALCULATION PLAN 1

SHEET NUMBER :
LD2.01

Digital File:

©COPYRIGHT three 2015



01 LIGHTING DESIGN SITE CALCULATION PLAN 2
SCALE: 1:20

three living architecture
design that lifts the human spirit
4040 N. Central Expwy | suite 200 | Dallas, Texas 75204 | 214.559.4090 telephone | 214.559.0990 facsimile

Sonata West Orange Campus

420 Roper Road
Winter Garden, FL 34787

PROJECT NO. : 14013
DATE : June 5, 2015
SEAL :

OWNER :
SONATA SENIOR LIVING

KEY PLAN

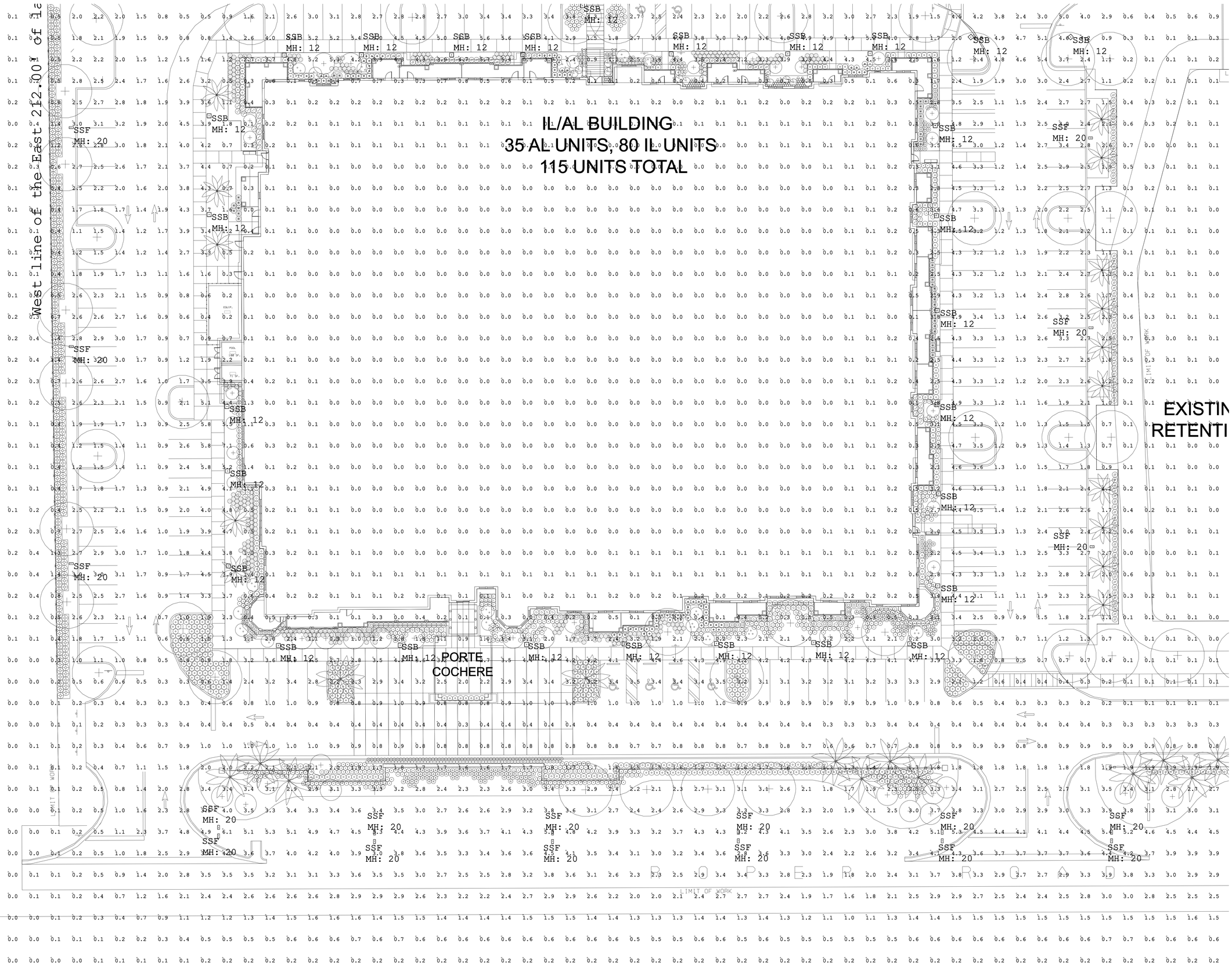
PHASE:
DESIGN DEVELOPMENT

SHEET DESCRIPTION :
LIGHTING DESIGN SITE CALCULATION PLAN 2

SHEET NUMBER :
LD2.02

Digital File:

©COPYRIGHT three 2015



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	35	SSB	SINGLE	N.A.	1.000	GLEON-AE-01-LED-E1-T3
	3	SSG	SINGLE	12500	0.500	TOP-632-Galv
	21	SSF	SINGLE	N.A.	1.000	GLEON-AE-02-LED-E1-T3
	5	SSH	SINGLE	N.A.	1.000	GLEON-AE-01-LED-E1-T3

01 LIGHTING DESIGN SITE CALCULATION PLAN 3
SCALE: 1:20

three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.599.4080 telephone | 214.599.0990 facsimile

Sonata West Orange Campus

420 Roper Road
Winter Garden, FL 34787

PROJECT NO.: 14013
DATE: June 5, 2015
SEAL:

OWNER:
SONATA SENIOR LIVING

KEY PLAN

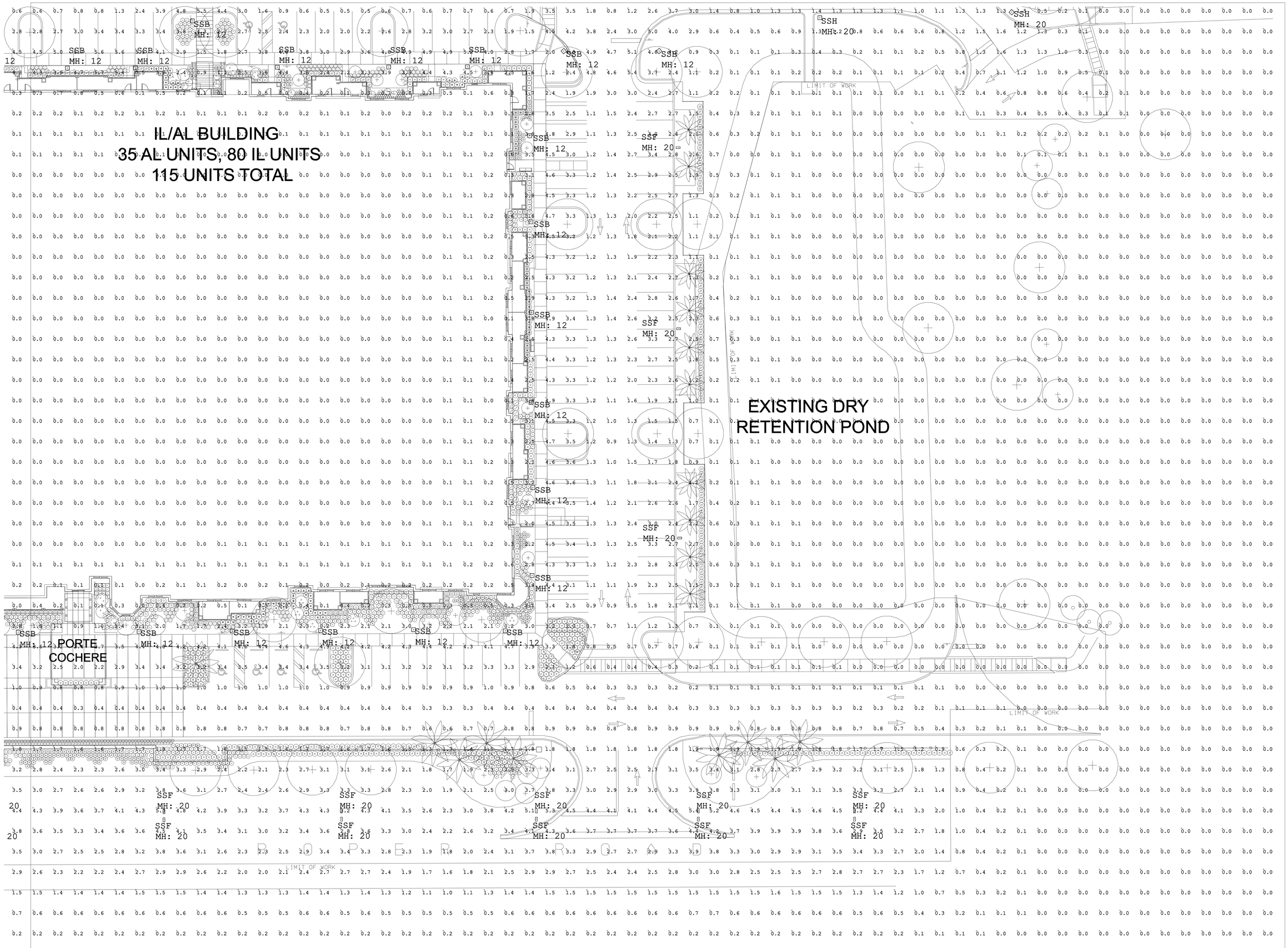
PHASE:
DESIGN DEVELOPMENT

SHEET DESCRIPTION:
LIGHTING DESIGN SITE CALCULATION PLAN 3

SHEET NUMBER:
LD2.03

Digital File:

©COPYRIGHT three 2015



01 LIGHTING DESIGN SITE CALCULATION PLAN 4
SCALE: 1:20

three living architecture
design that lifts the human spirit
4040 N. Central Expwy suite 200 | Dallas, Texas 75204 | 214.559.4080 telephone | 214.559.0990 facsimile

Sonata West Orange Campus

420 Roper Road
Winter Garden, FL 34787

PROJECT NO.: 14013
DATE: June 5, 2015
SEAL:

OWNER: SONATA SENIOR LIVING

KEY PLAN

PHASE: DESIGN DEVELOPMENT

SHEET DESCRIPTION: LIGHTING DESIGN SITE CALCULATION PLAN 4

SHEET NUMBER: LD2.04

Digital File:

©COPYRIGHT three 2015

luke transportation engineering consultants

transportation engineering + planning

MEMORANDUM

TO: Mr. Stephen Caruso
FROM: Mr. Joseph T. Roviaro, AICP
DATE: July 1,. 2015
RE: Sonata Health Care Building Parking Demand Survey
(*LTEC № 14-4602*)

Luke Transportation Engineering Consultants, Inc., conducted a parking demand traffic study at The Villages Assisted Living Facility and Sumter Place Memory Care and Daycare site in Sumter County Florida. **Figure 1** is an aerial showing the two buildings configuration and parking lot layout with the data collection counter locations. For data collection purposes, machine counter hoses were placed at the entrances into each buildings parking area. This allowed us to remove the limit the Sumter Place Memory Care and Daycare trips from the collected data. The count locations are also shown in **Figure 1**.

The number of existing parking spaces was verified during a field review. The Villages Assisted Living Facility has 82 parking spaces of which four (4) are handicapped. The Villages Assisted Living Facility has 108 units with 126 beds. Current occupancy during the data collection period was 90%.

The parking survey was conducted for seven (7) days, June 17, 2015 through June 23, 2015. Occupied parking spaces were counted at the start of the survey period. The Villages Assisted Living Facility had 27 occupied parking spaces at the start of the data collection period. Copies of the traffic counts are available.

Table 1 is a summary of The Villages Assisted Living Facility parking accumulation study. The peak occupied parking total is 76 spaces which occurred on Thursday between 2:00 and 2:30 P.M.

The calculated parking ratio for The Villages Assisted Living Facility was calculate two ways; using the number of units as the independent variable and the number of beds as the independent variable. Using number of occupied units, the parking ratio would be 0.78 parking spaces per unit (76 ÷ 108 x 0.90 = 0.782, use 0.78). Using number of occupied beds, the parking ratio would be 0.67 spaces per bed (76 ÷ 126 x 0.90 = 0.67).

Please let me know if you have any questions.

Sonata Health Care

Assisted Living Survey Location in Sumter County

Figure 1

[mailing address] po box 941556 maitland florida 32794-1556 • 29 east pine street orlando florida 32801 [phone] 407 423 8055 [fax] 407 423 8022

Table 1
The Villages Assisted Livinig Facility
Cumulative Occupied Parking Spaces by 15-minute Increment

End Time	Wednesday 6/17/2015	Thursday 6/18/2015	Friday 6/19/2015	Saturday 6/20/2015	Sunday 6/21/2015	Monday 6/22/2015	Tuesday 6/23/2015
15	27	26	9	9	20	7	14
30	30	20	11	9	20	7	11
45	28	22	8	9	20	4	13
100	33	23	11	9	20	2	13
115	33	28	12	9	20	3	11
130	38	28	13	9	20	5	13
145	31	25	10	9	20	9	18
200	31	29	8	9	20	5	16
215	31	31	8	9	20	4	15
230	29	32	9	9	20	6	15
245	30	32	9	9	20	6	15
300	34	35	9	8	20	6	13
315	32	33	10	8	20	6	11
330	31	31	6	8	21	2	3
345	30	36	6	8	21	2	2
400	31	39	9	8	21	3	2
415	26	37	9	8	21	3	2
430	23	35	11	8	21	2	2
445	29	40	13	8	21	2	4
500	28	41	14	8	23	2	2
515	31	41	16	5	23	3	2
530	34	36	19	4	24	4	6
545	36	36	21	3	24	7	8
600	38	43	30	3	26	13	15
615	42	43	28	3	26	15	17
630	39	45	30	2	26	15	20
645	41	52	32	3	28	14	21
700	43	54	36	5	32	17	26
715	47	58	36	6	32	22	28
730	53	62	44	10	34	27	31
745	54	67	44	9	33	31	36
800	60	67	42	11	34	32	39
815	59	68	43	12	36	33	40
830	57	69	43	15	37	34	41
845	58	74	47	18	36	38	39
900	57	71	49	17	33	28	34
915	49	65	48	15	35	28	26
930	48	58	40	15	33	28	30
945	49	51	35	12	32	29	30
1000	49	59	41	10	30	30	30
1015	44	64	40	7	26	33	33
1030	43	67	37	5	26	33	39
1045	39	69	39	3	26	32	37
1100	40	69	36	5	26	31	40
1115	38	69	36	7	25	28	38
1130	35	72	33	11	24	26	36
1145	32	71	34	11	28	23	36
1200	28	66	29	8	29	18	38

End Time	Wednesday 6/17/2015	Thursday 6/18/2015	Friday 6/19/2015	Saturday 6/20/2015	Sunday 6/21/2015	Monday 6/22/2015	Tuesday 6/23/2015
1215	21	64	32	6	24	19	32
1230	19	64	29	10	24	17	34
1245	24	65	28	13	19	15	29
1300	24	71	26	12	14	18	28
1315	17	70	23	11	12	14	26
1330	23	73	26	12	14	17	32
1345	25	72	29	17	17	15	31
1400	26	76	34	22	11	22	40
1415	22	76	24	25	13	18	43
1430	16	73	22	25	14	19	37
1445	16	68	23	21	20	21	27
1500	14	62	28	26	17	15	31
1515	11	61	27	24	17	12	25
1530	9	56	23	21	13	11	19
1545	11	58	27	21	10	4	19
1600	14	53	28	21	3	3	19
1615	16	47	27	19	3	3	21
1630	15	45	20	13	2	3	23
1645	18	44	19	12	2	4	24
1700	21	39	16	14	3	3	24
1715	24	37	18	10	2	2	19
1730	17	31	12	13	2	2	13
1745	12	29	7	16	2	4	9
1800	11	32	14	17	2	2	12
1815	15	34	15	18	2	2	13
1830	17	31	12	17	9	3	18
1845	18	30	12	16	12	2	18
1900	23	30	9	19	12	2	18
1915	28	27	8	16	11	2	19
1930	26	25	5	17	11	3	18
1945	23	21	5	15	9	3	19
2000	16	18	4	20	12	2	22
2015	18	20	3	22	10	6	22
2030	17	23	3	21	10	10	22
2045	18	24	4	18	10	7	26
2100	19	23	6	20	10	7	25
2115	20	20	8	20	11	7	23
2130	18	22	8	20	12	7	23
2145	22	28	4	20	10	7	21
2200	29	30	2	23	9	5	21
2215	23	23	6	21	9	12	20
2230	23	19	8	20	10	17	18
2245	21	14	10	19	9	17	16
2300	24	14	10	19	9	17	16
2315	25	12	10	19	9	13	19
2330	27	10	12	19	8	10	17
2345	25	8	7	20	8	14	17
2400	28	9	9	20	8	14	17

Luke Transportation Engineering Consultants, 2015

Luke Transportation Engineering Consultants, Inc.

[mailing address] po box 941556 maitland florida 32794-1556 • 29 east pine street orlando florida 32801 [phone] 407 423 8055 [fax] 407 423 8022

luke
transportation
engineering
consultants

transportation engineering + planning

MEMORANDUM

TO: Mr. Stephen Caruso
FROM: Mr. Joseph T. Roviaro, AICP
DATE: July 28, 2015
RE: Sonata Health Care 7-Day Hose Counts
(*LTEC № 14-4602*)

Luke Transportation Engineering Consultants, Inc. conducted 7-day bi-directional traffic counts on Roper Road and CR 535 during the week of July 13, 2015 to July 19, 2015. **Figure 1** is an aerial showing the machine hose counter locations on the two roadways. Summary copies of the machine counts are attached. The three-day traffic count on Daniels Road was performed by Orange County in November 2014.

Table 1 is a summary of the 24-hour bi-directional traffic counts. Traffic counts for each count location are listed by day, A.M. peak hour (7:00 to 9:00) and P.M. peak hour (4:00 to 6:00). The calculated weekday average and the weekend average are also provided. The FDOT seasonal factor and weekly axel factor were applied to the count averages.

Based on the collected traffic counts and Orange County's traffic data each roadway carries the following number of average weekday vehicles:

- Roper Road – Between CR 535 and Daniels Road
  - 1,710 AADT
  - 60 Eastbound A.M. peak direction peak hour trips
  - 100 Westbound P.M. peak direction peak hour trips
- CR 535 – North of Roper Road
  - 9,430 AADT
  - 370 Southbound A.M. peak direction peak hour trips
  - 440 Northbound P.M. peak direction peak hour trips
- CR 535 – South of Roper Road
  - 8,540 AADT
  - 340 Southbound A.M. peak direction peak hour trips
  - 390 Northbound P.M. peak direction peak hour trips
- Daniels Road – South of Roper Road (Orange County 2014 3-Day Average Count)
  - 20,760 AADT
  - 620 Northbound A.M. peak direction peak hour trips
  - 1,040 Northbound P.M. peak direction peak hour trips

Based on the collected traffic counts each roadway carries the following number of average weekend vehicles:

- Roper Road – Between CR 535 and Daniels Road
  - 1,390 AADT
  - 40 Eastbound A.M. peak direction peak hour trips
  - 60 Westbound P.M. peak direction peak hour trips
- CR 535 – North of Roper Road
  - 6,930 AADT
  - 200 Southbound A.M. peak direction peak hour trips
  - 260 Northbound P.M. peak direction peak hour trips
- CR 535 – South of Roper Road
  - 6,700 AADT
  - 200 Southbound A.M. peak direction peak hour trips
  - 260 Northbound P.M. peak direction peak hour trips

The P.M. peak direction peak hour traffic volumes were also used to calculate the current level of service. The results of this analysis are included in **Table 1**. As can be seen from the traffic counts, Roper Road has an excess capacity of 690 trips (790 – 100 = 690) for the adopted Level of service (LOS). The proposed Assisted Living and Independent Living development will generate 16 peak direction peak hour trips. Should all of the proposed development traffic use Roper Road, there would still be an excess capacity amount of 674 trips. Likewise, using the LOS C threshold value of 270, Roper Road has an excess capacity of 170 trips (270 – 100 = 170) for the LOS C condition. Adding all the proposed development to the LOC excess capacity and Roper Road will continue to operate at a LOS C condition (100 + 16 = 116).

As noted above, all the proposed development traffic was assumed to use Roper Road. In actual operation, the proposed development will have direct access to Daniels Road via the new traffic signal at the Roper Road and Daniels Road intersection and the amount of project traffic on Roper Road will be less than. In addition, Sonata Health Care will be paying their proportionate share for the new traffic signal.

Please let me know if you have any questions.

luke transportation engineering consultants

Sonata Health Care
Winter Garden, Florida
Hose Count Locations

Figure 1

[mailing address] po box 941556 maitland florida 32794-1556 • 29 east pine street orlando florida 32801 [phone] 407 423 8055 [fax] 407 423 8022

Table 1
City of Winter Garden

Roadway Segment		# of	Adopted Functional		Roadway Service Volumes Peak Hour / Peak Direction Capacity Table (1)				
From	To	Lanes	Class	LOS					
Roper Road					**A**	**B**	**C**	**D**	**E**
CR 535	Daniels Road	2L	Collector	E	-	-	750	790	790
CR 535					**A**	**B**	**C**	**D**	**E**
Daniels Road	SR 50	2L	Collector	E	-	-	750	790	790
Daniels Road					**A**	**B**	**C**	**D**	**E**
Stoneybrook Parkway	SR 50	4LD	Arterial	E	-	-	1,720	1,800	1,800

2015/2014 Traffic Counts

Roadway	Daily	AM Peak Hour (7-9 AM Peak Period)				PM Peak Hour (4-6 PM Peak Period)				Adopted	
Count Date	Volume	NB/EB	SB/WB	Total	Time	NB/EB	SB/WB	Total	Time	LOS	LOS
Roper Road											
Monday, July 13, 2015	1,719	46	35	81	7:15 AM	77	103	180	5:00 PM	E	C
Tuesday, July 14, 2015	1,653	54	40	94	7:30 AM	96	93	189	5:15 PM	E	C
Wednesday, July 15, 2015	1,733	71	41	112	8:00 AM	95	87	182	5:15 PM	E	C
Thursday, July 16, 2015	1,721	60	47	107	7:45 AM	87	99	186	5:00 PM	E	C
Friday, July 17, 2015	1,746	58	46	104	8:30 AM	82	98	180	5:15 PM	E	C
Saturday, July 18, 2015	1,402	44	26	70	8:45 AM	48	70	118	4:15 PM	E	C
Sunday, July 19, 2015	1,379	36	20	56	8:45 AM	50	53	103	5:00 PM	E	C
Weekday Average	1,714	58	42	100		87	96	183			
Seasonal Factor (2)	***1,710***	***60***	***40***	***100***		***90***	***100***	***180***		E	C
Weekend Average	1,391	40	23	63		49	62	111			
Seasonal Factor (2)	***1,390***	***40***	***20***	***60***		***50***	***60***	***110***		E	C
CR 535 - North of Roper Road											
Monday, July 13, 2015	8,607	262	345	607	8:30 AM	403	425	828	5:15 PM	E	C
Tuesday, July 14, 2015	9,800	319	402	721	8:00 AM	455	432	887	5:15 PM	E	C
Wednesday, July 15, 2015	9,877	327	386	713	8:00 AM	465	412	877	5:00 PM	E	C
Thursday, July 16, 2015	9,598	269	364	633	8:15 AM	481	463	944	5:00 PM	E	C
Friday, July 17, 2015	9,263	270	372	642	8:15 AM	399	389	788	4:30 PM	E	C
Saturday, July 18, 2015	7,599	174	222	396	8:45 AM	307	268	575	4:30 PM	E	C
Sunday, July 19, 2015	6,265	85	177	262	8:30 AM	222	224	446	4:15 PM	E	C
Weekday Average	9,429	289	374	663		441	424	865			
Seasonal Factor (2)	***9,430***	***290***	***370***	***660***		***440***	***420***	***860***		E	C
Weekend Average	6,932	130	200	329		265	246	511			
Seasonal Factor (2)	***6,930***	***130***	***200***	***330***		***260***	***250***	***510***		E	C
CR 535 - South of Roper Road											
Monday, July 13, 2015	8,178	296	338	634	8:00 AM	348	364	712	5:00 PM	E	C
Tuesday, July 14, 2015	8,722	299	367	666	8:00 AM	392	364	756	5:15 PM	E	C
Wednesday, July 15, 2015	8,602	309	348	657	8:00 AM	400	344	744	5:00 PM	E	C
Thursday, July 16, 2015	8,567	271	320	591	8:15 AM	421	400	821	5:00 PM	E	C
Friday, July 17, 2015	8,644	294	347	641	8:15 AM	395	355	750	4:45 PM	E	C
Saturday, July 18, 2015	7,098	167	198	365	8:45 AM	301	229	530	4:15 PM	E	C
Sunday, July 19, 2015	6,317	137	201	338	8:45 AM	213	238	451	4:30 PM	E	C
Weekday Average	8,543	294	344	638		391	365	757			
Seasonal Factor (2)	***8,540***	***290***	***340***	***640***		***390***	***370***	***760***		E	C
Weekend Average	6,708	152	200	352		257	234	491			
Seasonal Factor (2)	***6,700***	***150***	***200***	***350***		***260***	***230***	***490***		E	C
Daniels Road - South of Roper Road (Orange County 2014 Traffic Count Program)											
Tuesday, November 18, 2014	19,676	562	598	1,160	7:45 AM	971	746	1,717	5:30 PM	E	C
Wednesday, November 19, 2014	20,496	632	597	1,229	7:45 AM	1,046	738	1,784	5:30 PM	E	C
Thursday, November 20, 2014	22,135	675	669	1,344	7:45 AM	1,104	781	1,885	5:45 PM	E	C
Weekday Average	20,769	623	621	1,244		1,040	755	1,795			
Seasonal Factor (2)	***20,760***	***620***	***620***	***1,240***		***1,040***	***750***	***1,790***		E	C

1. FDOT Quality/LOS Handbook. A & B values cannot be achieved using FDOT table input value defaults.

2. FDOT Seasonal Factor - 1.02 and FDOT Weekly Axel Factor - 0.98)

Luke Transportation Engineering Consultants, Inc., 2015

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 6

DATE: July 31, 2015 **MEETING DATE:** August 3, 2015

SUBJECT: West Bay Street (PRELIMINARY PLAT)
PROJECT NAME Hennig Property
PARCEL ID# 15-22-27-8656-00-150

ISSUE: The applicant is requesting a Preliminary Plat for 45 single family residential lots in the Hennig Property Subdivision.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: JTD Land

CURRENT ZONING: R-1 (Single-Family Residential District)

PROPOSED ZONING: N/A

CURRENT FLU: LR (Low Density Residential)

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes Preliminary Plat for 45 single-family lots. The proposed Preliminary Plat is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed Preliminary Plat is consistent with the R-1 Zoning of the property.

STAFF RECOMMENDATION(S):

DRC recommends conditional approval of the Preliminary Plat of 45 single-family lots in the Henning Property Subdivision subject to the conditions of the attached Staff Report.

NEXT STEP(S):

Submit Final Engineering Plans and Final Plat.

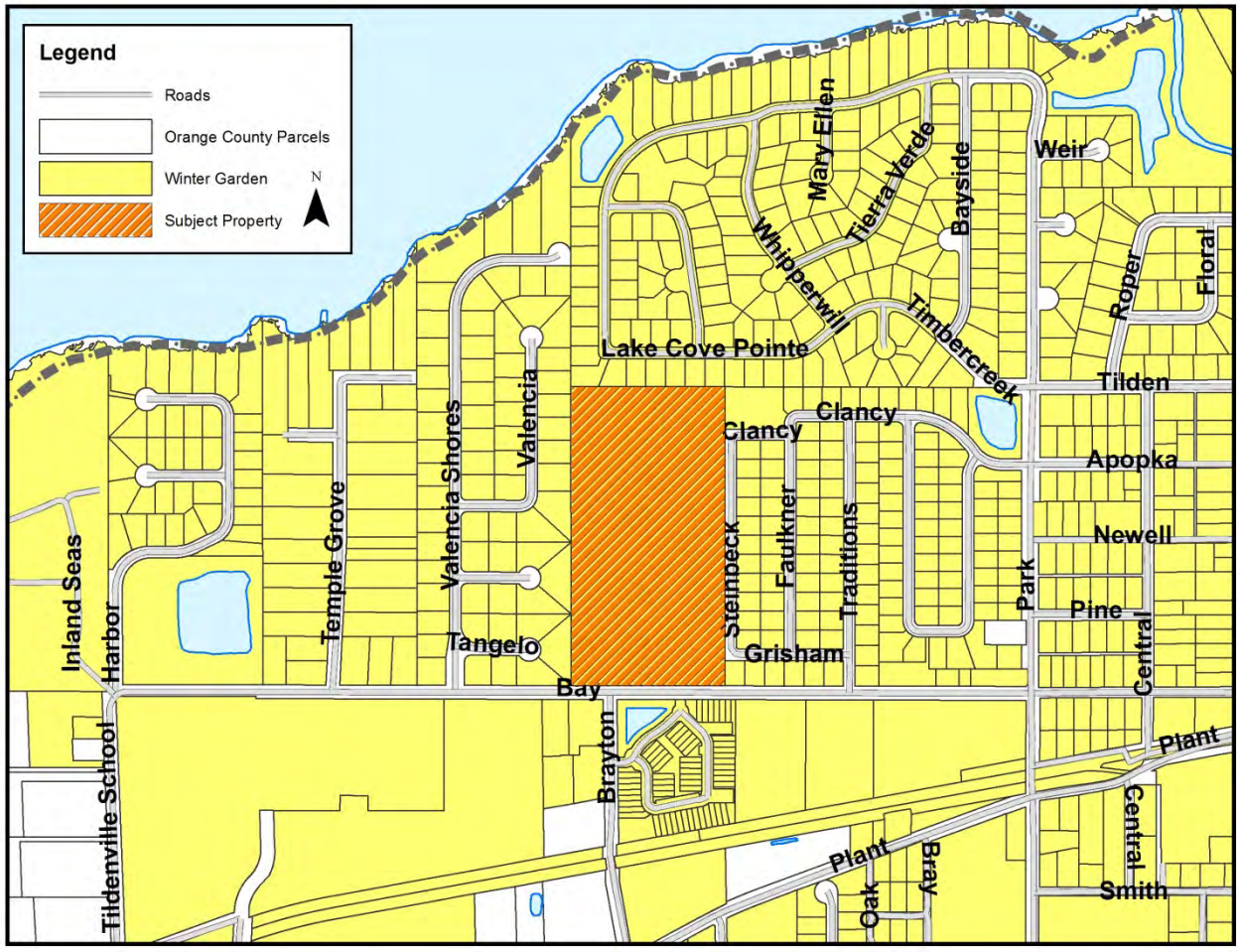
ATTACHMENT(S):

Location Map
Staff Report
Preliminary Plat

LOCATION MAP

Hennig Property

PRELIMINARY PLAT



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

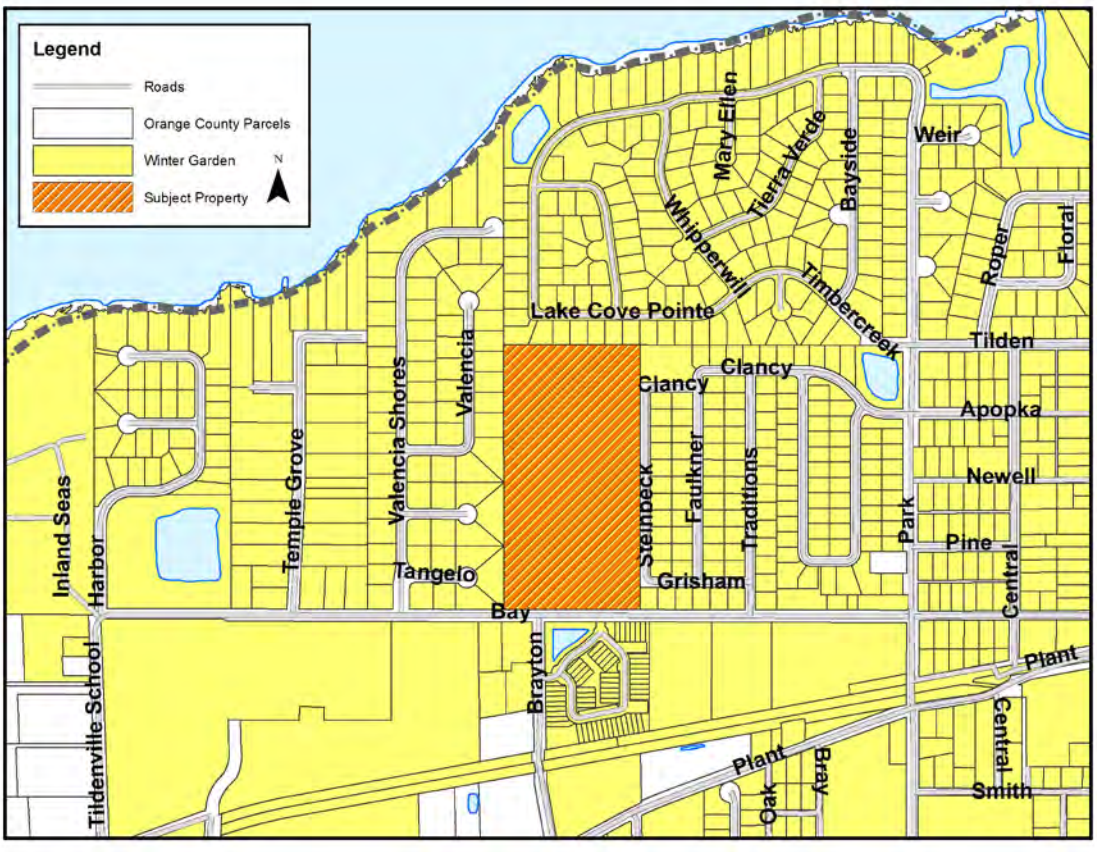
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: KELLY CARSON, PLANNER II
DATE: AUGUST 3, 2015
SUBJECT: PRELIMINARY PLAT
HENNIG PROPERTY
WEST BAY STREET (20.21 +/- ACRES)
PARCEL ID # 15-22-27-8656-00-150

APPLICANT: JTD LAND

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 along West Bay Street and is approximately 20.21 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



EXISTING USE

The subject property consists of undeveloped land containing mostly pine trees and low lying vegetation. Formerly, the site was used as a citrus grove.

ADJACENT LAND USE AND ZONING

The property located to the north is developed with the Lake Cove Pointe single family neighborhood, zoned R-1, and located in Winter Garden. The property located to the west is developed with the Valencia Shores single family neighborhood, zoned R-1, and located in Winter Garden. The properties to the south include the Walkers Grove townhome subdivision, which is currently under construction. This property is zoned R-3 and is located in Winter Garden. Also located to the south is a property developed with a modular warehouse building that houses a custom millworker. This property is zoned C-3 and is located in the City. The property located to the east is developed with the Traditions single family neighborhood, zoned R-1B, and located in Winter Garden.

PROPOSED USE

The applicant is requesting preliminary plat approval to move forward with development plans and the final plat. The applicant is proposing to develop the 20.21 ± acre, site into a residential subdivision containing 45 single-family dwelling units. The minimum lot size will be 85' x 110', which complies with the regulations of the property's R-1 zoning. The subdivision will have a gross density of 2.22 dwelling units per acre; the LR- Low Density Residential Future Land Use Designation allows up to 6 dwelling units per acre. The subdivision will contain a recreation area that will include a tot lot and open space. The recreation area provided is insufficient to meet City Code requirement. However, the developer has agreed to pay into the City's recreation fund to account for the deficit.

SUMMARY

City Staff recommends conditional approval of the Preliminary Plat subject to the following condition(s):

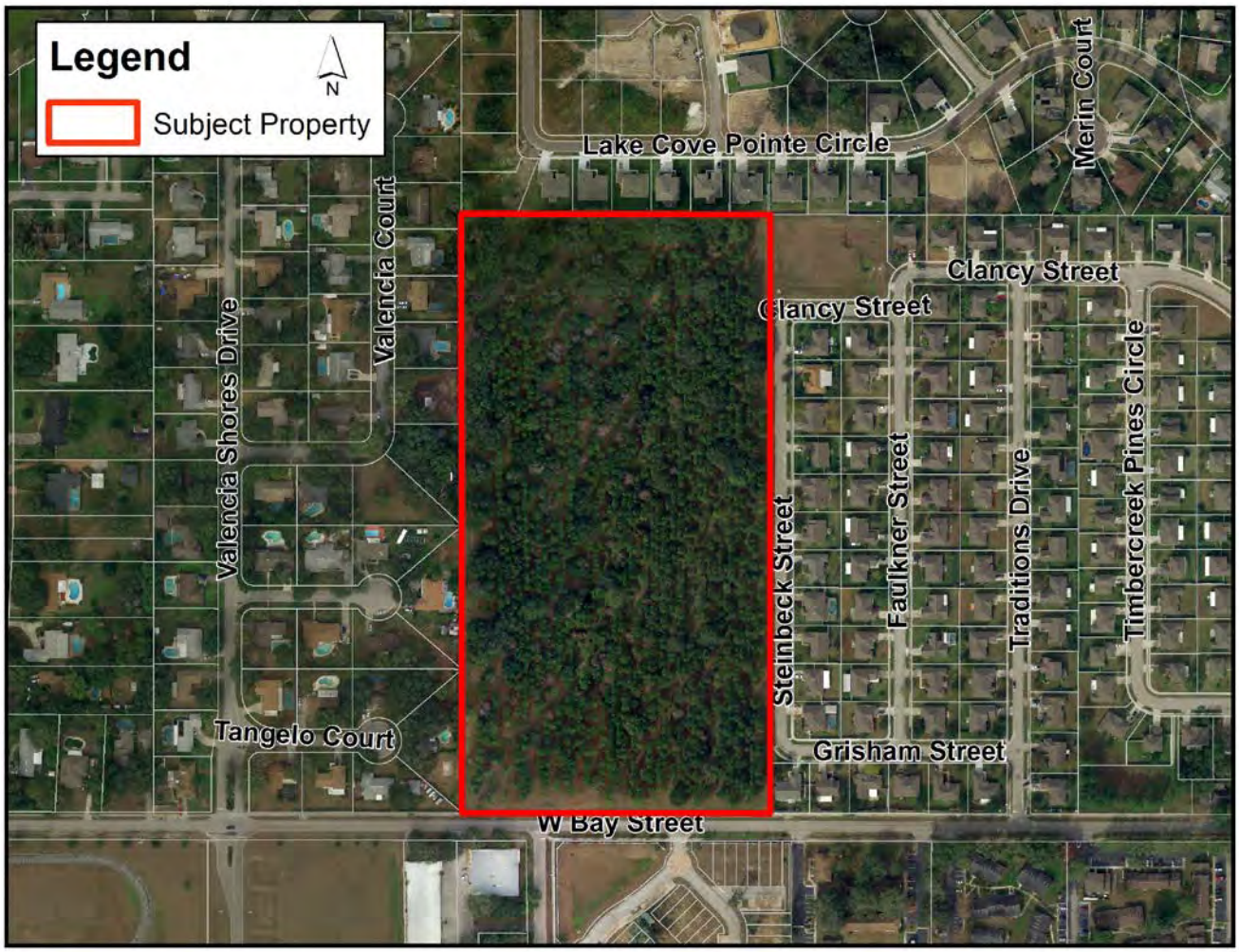
- The recreation area deficit will require mitigation based on the fair market value of the land that would otherwise be dedicated. Based on the sale price of the land ($1,550,000), the developer is required to pay $76,694.71 for every acre of required recreation space that is not able to be dedicated on site.
- A detailed site plan submittal for the recreation area will be required showing landscaping, hardscape areas, and any proposed recreation features and/or structures.
- The plans show the preservation of 19 trees and the removal of 118 trees. This is unacceptable and will need to be addressed during the construction plan review. Developer should make every effort to engineer the site in a manner that allows for the greatest number of trees to be retained.
- The rear elevations of the homes must have façade features similar to those along the front elevations.
- The existing well shall be capped/plugged pursuant to the requirements of SJRWMD; provide a well closure report at completion (as noted).
- The existing ditch along the west boundary shall be piped with inlets for the full length

of the project. Pond discharge shall be limited to the capacity of the downstream receiving (pipe) system (as shown).

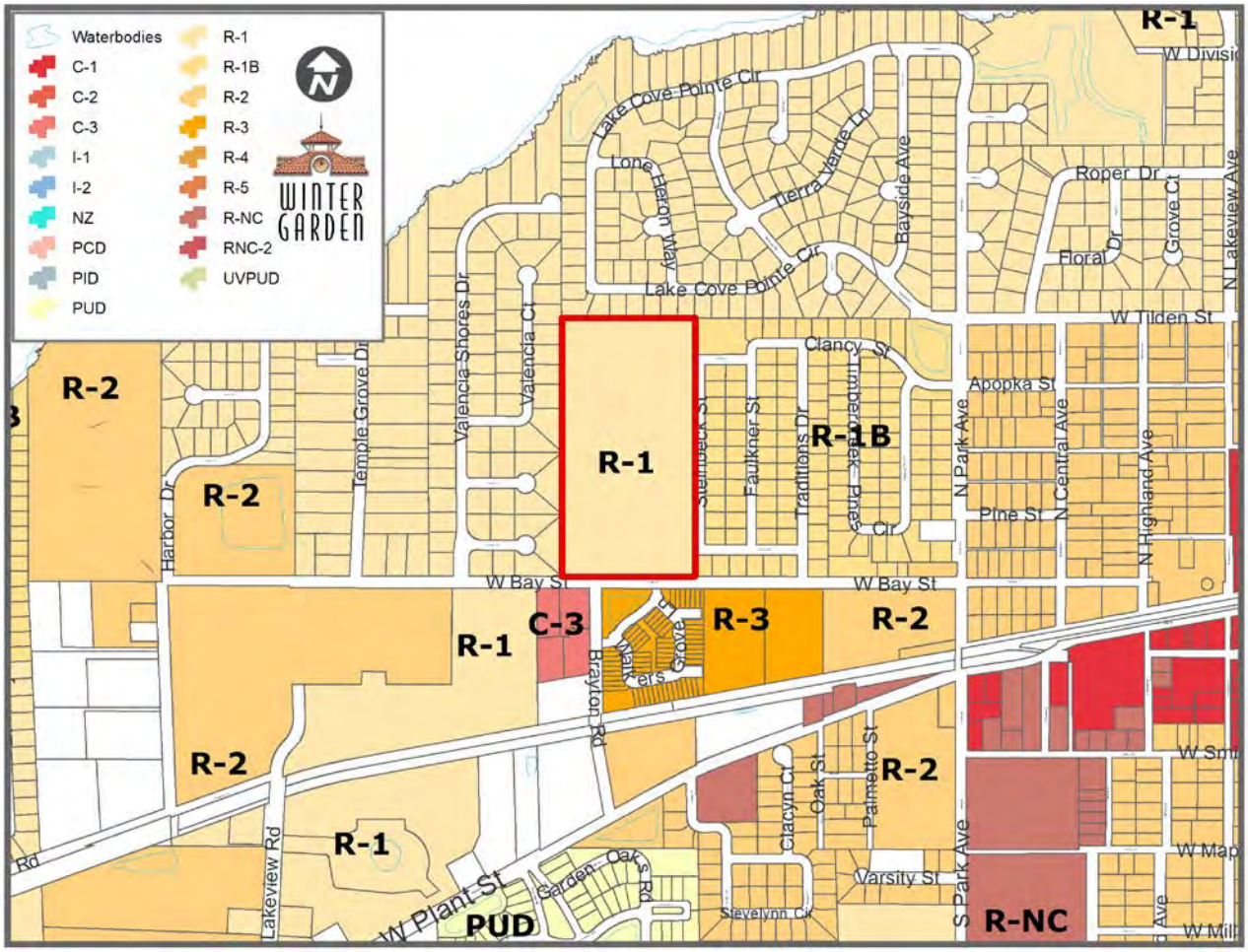
- Typical Section: Right-of-way width shall be a minimum of 50 feet with minimum roadway pavement width of 24' as required by City Code (12' minimum each lane); 16' minimum lane width for any divided portion (additional width may be required if parking is allowed); 18" of clean fill with no more than 5% passing a #200 sieve required under the subbase; 98% density required on all compaction; 2" minimum asphalt thickness; 10" minimum soil cement base thickness; minimum 24" wide concrete curb and gutter required (or Miami curb); 5' wide concrete sidewalks required on both sides of street; minimum 10' wide drainage, utility and sidewalk easements required adjacent to all rights-of-way. All construction shall meet City of Winter Garden requirements for drainage, roadways and utilities (see City Standard Details available on-line at cwgdn.com).
- A Phase I Environmental Site Assessment, a Threatened & Endangered Species Assessment, and a Geotechnical Investigation have been provided. These will be reviewed with the final construction plans for conformity to those recommendations.
- Walls and landscaping along West Bay Street shall be located within a landscape and wall easement, to be maintained by the HOA. 5' wide fence easement along the east project boundary shall be granted to the HOA, who will also have maintenance responsibilities for the fence.
- It appears the project will not be gated. 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 R/W maintenance agreement (as noted).
- 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.
- Minimum 5 ft. wide utility and drainage easements shall be provided on each side lot line; 10' drainage, utility and sidewalk easements required adjacent to R/W.
- All irrigation on the site shall be designed to be supplied by reclaimed water (minimum 8" internal main size) as noted.

Conditional approval of the Preliminary Plat will allow the owner to proceed with development plans as well as the final plat.

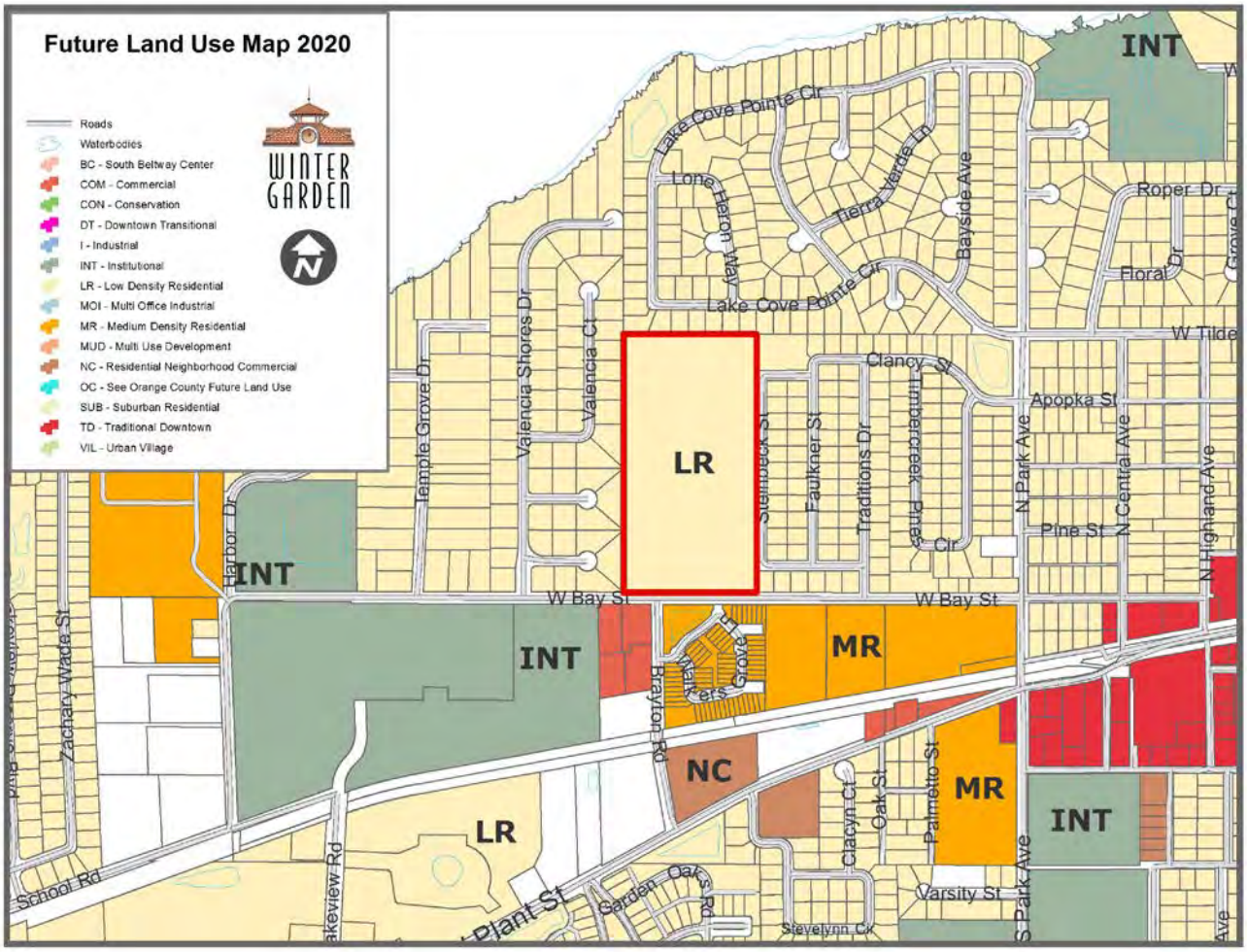
AERIAL PHOTO
HENIG PROPERTY



ZONING MAP
HENNIG PROPERTY



FUTURE LAND USE MAP
HENNIG PROPERTY



END OF STAFF REPORT

Google earth

feet 10
meters 3

Drawing Index

General

1 COVER SHEET

Civil

2 BOUNDARY & EXISTING CONDITIONS PLAN
3 SITE PLAN
4 DIMENSION PLAN
5 UTILITY PLAN
6 DRAINAGE PLAN
7 TREE REMOVAL PLAN

Project Description

A 45 UNIT SINGLE FAMILY DEVELOPMENT.

Legal Description

HENNIG PROPERTY LEGAL DESCRIPTION

(PER O.R.B. 10218, PG. 2883)

LOTS 15 AND 20, SUBDIVISION OF L.F. TILDEN'S LAND IN SECTIONS 15, 16, 21 AND 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 131, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SAID LANDS CONTAINING 20.21 ACRES, MORE OR LESS.

Hennig Property

City of Winter Garden
Orange County, Florida

Preliminary Plat

A Straight Zoned Development
in the City of Winter Garden, Florida
January 2015

Parcel ID. Number: 15-22-27-8656-00-150

Developer

JTD LAND AT BAY STREET, LLC
210 SOUTH HOAGLAND BOULEVARD
KISSIMMEE, FLORIDA 34741
CONTACT: CRAIG HARRIS
PHONE: 407-870-0066

Civil Engineer / Planner

DEWBERRY
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
CONTACT: SCOTT STEARNS, P.E.
PHONE: 407-843-5120

Surveyor

DEWBERRY
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
CONTACT: BILL DONLEY, P.S.M.
PHONE: 407-843-5120

Geotechnical

UNIVERSAL ENGINEERING SCIENCES, INC.
3532 MAGGIE BLVD.
ORLANDO, FL 32811
(407) 423-0504
CONTACT: GUY H. RABENS, M.S., P.E.

SITE LOCATION

NTS

Prepared for:
JTD Land at Bay Street, LLC

210 HOAGLAND BOULEVARD
KISSIMMEE , FLORIDA
CONTACT: CRAIG HARRIS

Dewberry

Dewberry Engineers Inc.
520 SOUTH MAGNOLIA AVE
ORLANDO, FL 32801
PHONE: 407.843.5120
ENGINEERING BUSINESS #6794

50070315
Hennig Property
Preliminary Plans

JTD Land at Bay Street, LLC
City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY DS/RSH
APPROVED BY NPS
CHECKED BY CJA
DATE 01/26/15

TITLE

Cover Sheet

PROJECT NO. 50070315

1

SHEET NO. 1 OF 7

SURVEY LEGEND AND ABBREVIATIONS

±	MORE OR LESS
AC	ACRES
ASPH	ASPHALT PAVEMENT
(C)	CALCULATED
C&G	CURB & GUTTER
℄	CENTER LINE
CLF	CHAIN-LINK FENCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.U.P.E.	DRAINAGE, UTILITY & PEDESTRIAN EASEMENT
EL.	ELEVATION
E/P	EDGE OF PAVEMENT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP
FNC	FENCE
FND	FOUND
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HWF	HOG-WIRE FENCE
ID	IDENTIFICATION
INV	INVERT ELEVATION
IP	IRON PIPE
IPC	IRON PIPE & CAP
IR	IRON ROD
IRC	IRON ROD & CAP
L	ARC LENGTH
LB	LICENSED BUSINESS
L.M.E.	LANDSCAPE & WALL EASEMENT
(M)	MEASURED
M.B.	MAP BOOK
MES	MITERED END SECTION
MH	MANHOLE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
N/D	NAIL & DISK
NO.	NUMBER
ORB	OFFICIAL RECORDS BOOK
OHU	OVER-HEAD UTILITIES
(P)	PLAT
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE/PAGES
ℙ	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR MAPPER
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
SEC	SECTION
SS	SANITARY SEWER
T/B	APPROXIMATE TOP OF BANK
T/S	APPROXIMATE TOE OF SLOPE
TBM	TEMPORARY BENCH MARK
(TYP)	TYPICAL
UE	UTILITY EASEMENT
U.P.E.	UTILITY & PEDESTRIAN EASEMENT
VF	VINYL FENCE
W.D.E.	WALL & DRAINAGE EASEMENT
WF	WOOD FENCE
W.L.E.	WALL & LANDSCAPE EASEMENT
WPF	WOOD PRIVACY FENCE
W/	WITH
WM	WATER VALVE
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
	BREAK LINE
■	SET 4"x4" CM (LB 8011)
■	FOUND 4"x4" CM (LS 4334) UNLESS OTHERWISE NOTED
○	FOUND MAG NAIL (NO ID)
●ID	SET N/D (LB 8011)
●ID	FOUND N/D (AS NOTED)
●	SET 5/8" IRC (LB 8011)
●	FOUND IRON ROD (AS NOTED) UNLESS OTHERWISE NOTED
●	FOUND IRON PIPE (AS NOTED)
●	BENCHMARK (AS NOTED)
CATV	CABLE TELEVISION RISER BOX
E	ELECTRIC JUNCTION BOX
T	TELEPHONE RISER BOX
UT	UTILITY RISER BOX
W	WATER METER
	WIRE PULL BOX
	ELECTRICAL TRANSFORMER
	WOOD UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	FLOOD LIGHT
	CATCH BASIN/DROP INLET
	CLEAN OUT
	STORM MANHOLE
	ELECTRIC METER
	SANITARY MANHOLE
	SINGLE POLE SIGN

NOTES:

1. NO WETLAND AREAS EXIST ON SITE
2. THIS SITE IS DETERMINED BY FEMA AS ZONE X. THE SITE DOES NOT NOT LIE WITHIN THE 100 YR FLOOD ELEVATION ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12095C0205F. DATED SEPTEMBER 25, 2009. FEDERAL EMERGENCY MANAGEMENT AGENCY.

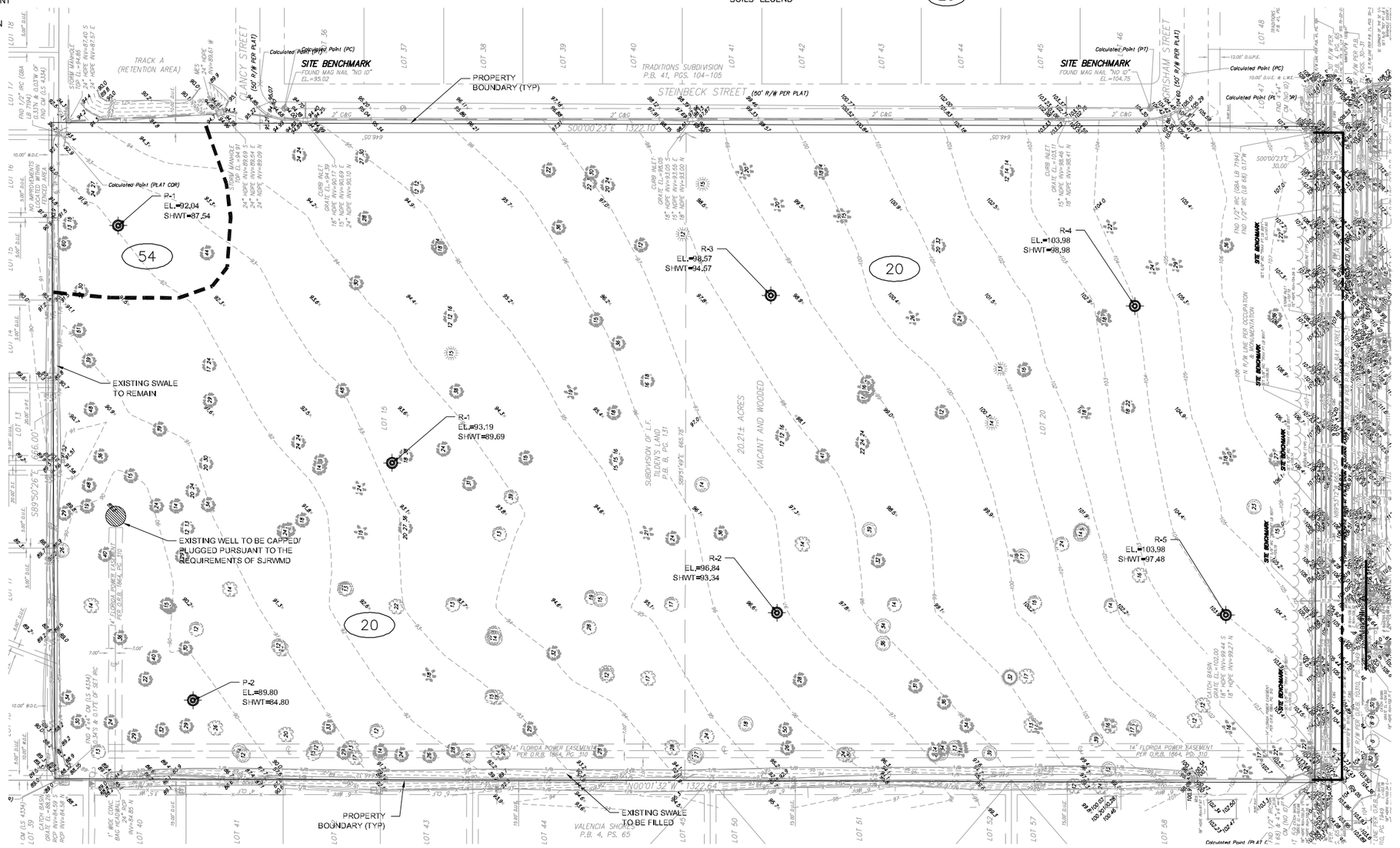
LEGEND

DESCRIPTION	EXISTING
PROPERTY BOUNDARY	
LOT LINE	
RIGHT-OF-WAY LINE	
CONTOURS	
SOILS DIVIDE LINE	
SOILS LEGEND	20

SOILS LEGEND

20	IMMOKALEE FINE SAND, 0 TO 2 PERCENT SLOPES; B/D
54	ZOLFO FINE SAND, 0 TO 2 PERCENT SLOPES; A

TOPOGRAPHY AND BOUNDARY SURVEY BY: DEWBERRY



TREE LEGEND

(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CHERRY
- EAR/RAIN TREE
- LAUREL OAK
- LIVE OAK
- MAPLE
- MISC/UNKNOWN
- OAK
- PALM
- PINE TREE

Dewberry

Dewberry Engineers Inc.
520 SOUTH MAGNOLIA AVE
ORLANDO, FL 32801
PHONE: 407.843.5120
ENGINEERING BUSINESS #5794

50070315
Hennig Property
Preliminary Plans

JTD Land at Bay Street, LLC
City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

0' 60' 120'
SCALE: 1" = 60'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

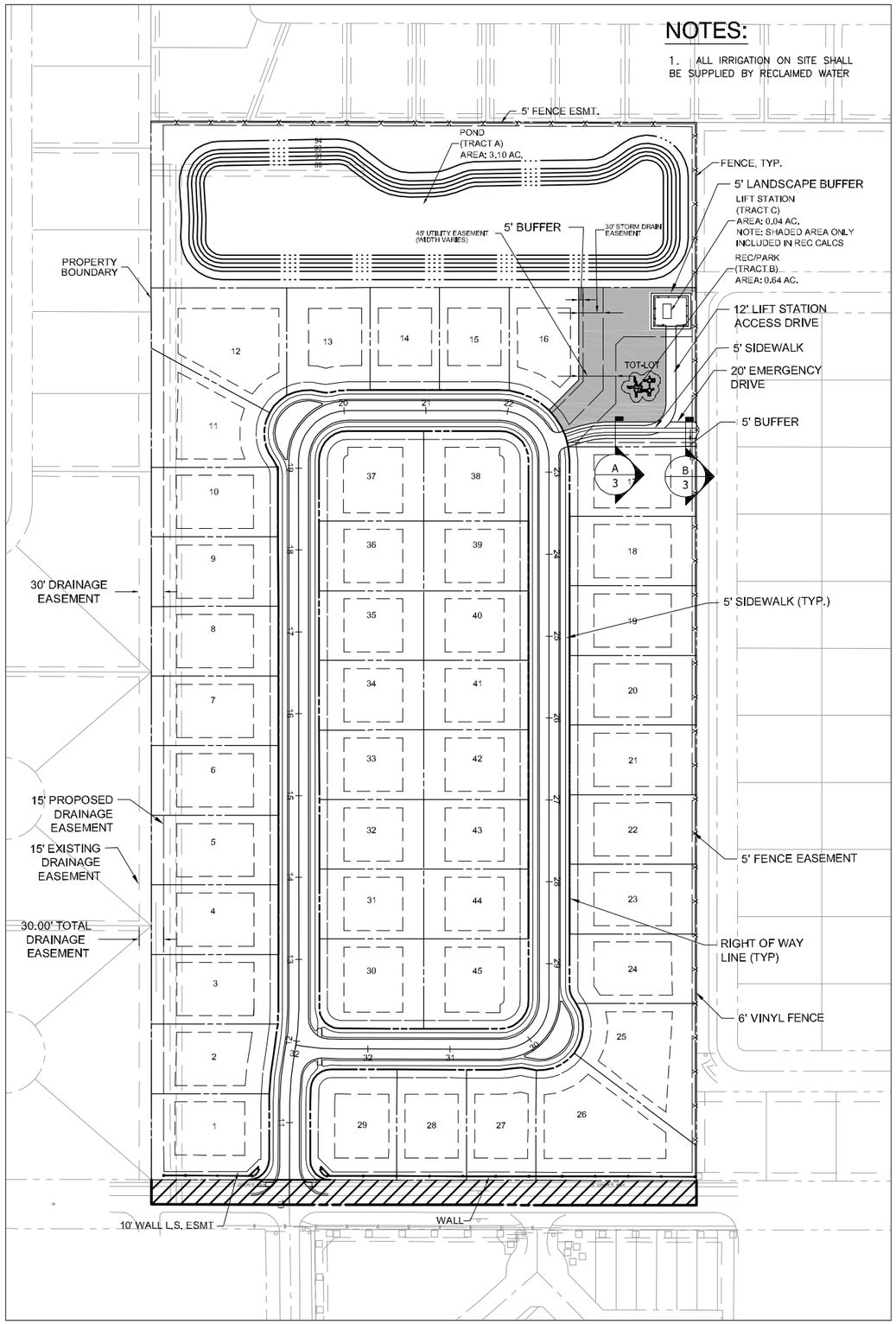
TITLE

Boundary Survey & Existing Conditions Plan

PROJECT NO. 50070315

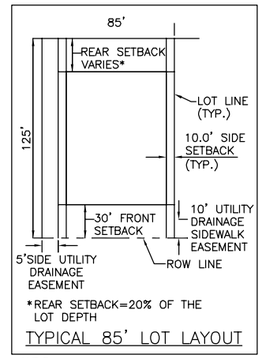
2

SHEET NO. 2 OF 7



LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
SETBACK LINE		
CURB AND GUTTER		
SIDEWALK		
ROW TO BE DEDICATED TO CITY OF WINTER GARDEN		



TYPICAL 85' LOT LAYOUT

N.T.S.

SITE DATA

1. TOTAL PROJECT AREA: 20.21 AC.
   OFFSITE OCCUPIED ROW: 0.46 AC.
   ROAD ROW: 2.68 AC.
   RETENTION AREA: 3.10 AC.
   NET DEVELOPABLE AREA: 13.97 AC. (GROSS DEVELOPABLE AREA MINUS ROW & RETENTION AREA)

2. SITE DATA:

TOTAL SINGLE FAMILY UNITS:	45
GROSS RESIDENTIAL DENSITY:	2.22 DU/AC.
NET RESIDENTIAL DENSITY:	3.22 DU/AC.
MINIMUM SQ.FT. UNDER HEAT & AIR:	1500 SQ.FT.
MAXIMUM BUILDING HEIGHT:	30 FT.
MINIMUM LOT WIDTH SIZE:	85 FT.
LOT: LOT BUILDING COVERAGE	35%
MIN. LOT DEPTH:	110 FT.

3. SUPPORT SERVICES:

WATER SERVICES:	CITY OF WINTER GARDEN
SEWER SERVICES:	CITY OF WINTER GARDEN
STORMWATER MANAGEMENT:	STORMWATER MANAGEMENT TO BE PROVIDED IN ON-SITE MASTER STORMWATER MANAGEMENT AREAS TO SATISFY THE CITY OF WINTER GARDEN AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT CRITERIAS. PRE VERSUS POST PEAK DISCHARGE: 25YR – 24HR STORM EVENT
SCHOOL:	SITE IS VESTED
TRAFFIC:	TRAFFIC ANALYSIS BY OTHERS

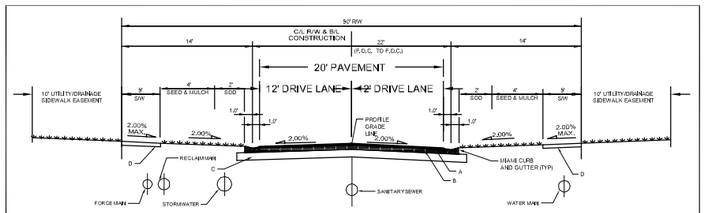
4. FUTURE LAND USE: LOW RESIDENTIAL (2-6 DU/AC.)
5. EXISTING ZONING: R1
6. PROPOSED ZONING: R1
7. BUILDING SETBACKS: 85'x125' LOTS:

FRONT YARD	30'
REAR YARD	20% LOT DEPTH
SIDE YARD	10'
CORNER	20'
POOL (SIDE AND REAR)	5'

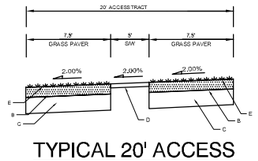
8. RECREATIONAL FACILITIES: COMMUNITY PARK
   REQUIRED: 1AC./200 PERSONS
   2.64 PERSONS x 45 UNITS = 119PERSONS
   119/200 = 0.60 AC.
   PROVIDED: TRACT B = 0.42 AC. (MINUS 0.22 AC. OF BUFFER)
   0.42AC PROVIDED – 0.60AC REQUIRED = 0.18AC SHORT (PAYMENT TO RECREATION FUND TO BE MADE FOR 0.18 AC SHORTFALL)

TRACT TABLE

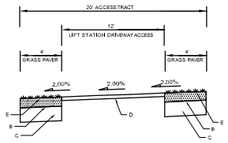
TRACT TABLE					
TRACT	AREA	DESCRIPTION	OWNERSHIP	MAINTENANCE	DEVELOPMENT RIGHTS
A	3.10	POND / DRAINAGE	Home Owner's Association	Home Owner's Association	Home Owner's Association
B	0.64	RECREATION SPACE	Home Owner's Association	Home Owner's Association	Home Owner's Association
C	0.04	LIFT STATION	City of Winter Garden	City of Winter Garden	City of Winter Garden



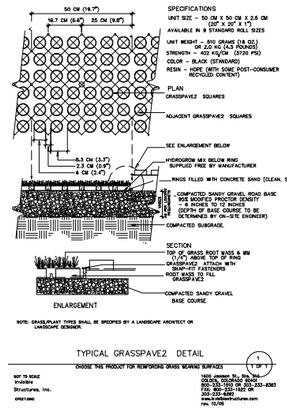
TYPICAL 50' RW SECTION



TYPICAL 20' ACCESS ROAD SECTION-B



TYPICAL 20' ACCESS ROAD SECTION-A



NOTE: GRASSPLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

TYPICAL GRASSPAVE2 DETAIL

CHOOSE THE PRODUCT FOR REINFORCING GRASS BEARING SURFACES

LOT CHART

Lot #	LOT S.F.	BUILDING S.F. (35%)	HARDSCAPE S.F. (15%)
1	14,976	5,242	2,246
2	12,636	4,423	1,895
3	13,170	4,610	1,976
4	13,175	4,611	1,976
5	13,175	4,611	1,976
6	13,175	4,611	1,976
7	13,175	4,611	1,976
8	13,175	4,611	1,976
9	13,175	4,611	1,976
10	13,171	4,610	1,976
11	15,164	5,307	2,275
12	21,445	7,506	3,217
13	10,694	3,743	1,604
14	10,625	3,719	1,594
15	10,627	3,719	1,594
16	11,308	3,958	1,696
17	13,182	4,614	1,977
18	13,175	4,611	1,976
19	13,175	4,611	1,976
20	13,175	4,611	1,976
21	13,175	4,611	1,976
22	13,175	4,611	1,976
23	13,175	4,611	1,976
24	13,119	4,592	1,968
25	17,027	5,959	2,554
26	21,327	7,464	3,199
27	11,531	4,036	1,730
28	11,475	4,016	1,721
29	14,022	4,908	2,103
30	13,870	4,855	2,081
31	10,858	3,800	1,629
32	10,861	3,801	1,629
33	10,863	3,802	1,629
34	10,865	3,803	1,630
35	10,868	3,804	1,630
36	10,870	3,805	1,631
37	13,811	4,834	2,072
38	13,809	4,833	2,071
39	10,874	3,806	1,631
40	10,874	3,806	1,631
41	10,874	3,806	1,631
42	10,874	3,806	1,631
43	10,874	3,806	1,631
44	10,874	3,806	1,631
45	13,800	4,830	2,070

PAVEMENT KEY

A. 2" ASPHALTIC CONCRETE SURFACE COURSE 2" TOTAL - DONE IN 2 LIFTS - 1ST LIFT = 1 1/4" TYPE S-1, 2ND LIFT = 3/4" TYPE S-III)
B. 10" SOIL CEMENT
C. 12" COMPACTED SUBGRADE 98% MAX. DENSITY (AASHTO T-180)
D. 6" THICK 3,000PSI CONC SIDEWALK.
E. GRASSPAVE STABILIZATION, SEE THIS SHEET FOR DETAILS.

*MAINTENANCE OF ANY SPECIAL PAVEMENTS LANDSCAPING, HARDSCAPING, ETC. SHALL BE PERFORMED BY THE HOA UNDER A RIGHT OF WAY AGREEMENT

Dewberry

Dewberry Engineers Inc.
520 SOUTH MAGNOLIA AVE
ORLANDO, FL 32801
PHONE: 407.843.5120
ENGINEERING BUSINESS #5794

50070315
Hennig Property
Preliminary Plans

JTD Land at Bay Street, LLC
City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

0' 80' 160'

SCALE: 1" = 80'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

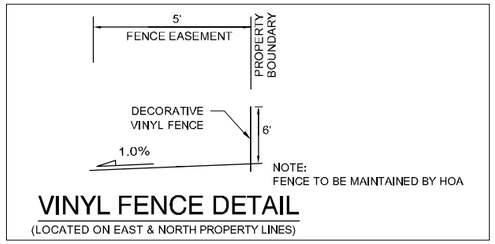
TITLE

Site Plan

PROJECT NO. 50070315

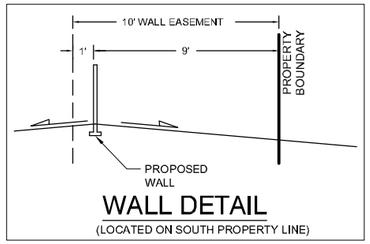
3

SHEET NO. 3 OF 7



VINYL FENCE DETAIL

(LOCATED ON EAST & NORTH PROPERTY LINES)



WALL DETAIL

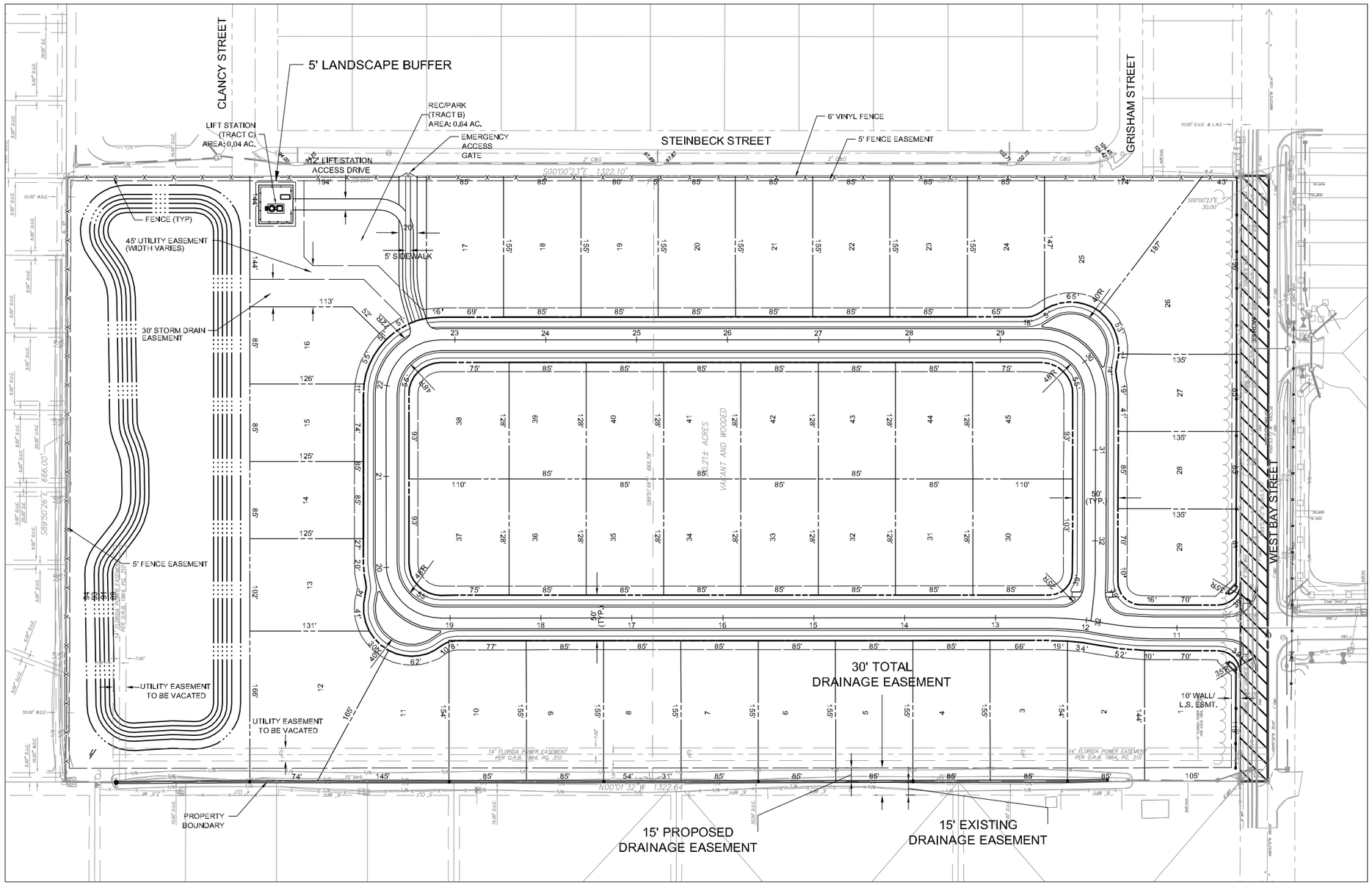
(LOCATED ON SOUTH PROPERTY LINE)

TRACT TABLE

TRACT TABLE					
TRACT	AREA	DESCRIPTION	OWNERSHIP	MAINTENANCE	DEVELOPMENT RIGHTS
A	3.10	POND / DRAINAGE	Home Owner's Association	Home Owner's Association	Home Owner's Association
B	0.64	REC / PARK	Home Owner's Association	Home Owner's Association	Home Owner's Association
C	0.04	LIFT STATION	City of Winter Garden	City of Winter Garden	City of Winter Garden

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
RIGHT-OF-WAY LINE		
ROW TO BE DEDICATED TO CITY OF WINTER GARDEN		



Dewberry

Dewberry Engineers Inc.
520 SOUTH MAGNOLIA AVE
ORLANDO, FL 32801
PHONE: 407.843.5120
ENGINEERING BUSINESS #5794

50070315
Hennig Property
Preliminary Plans

JTD Land at Bay Street, LLC
City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

0' 80' 160'

SCALE: 1" = 80'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

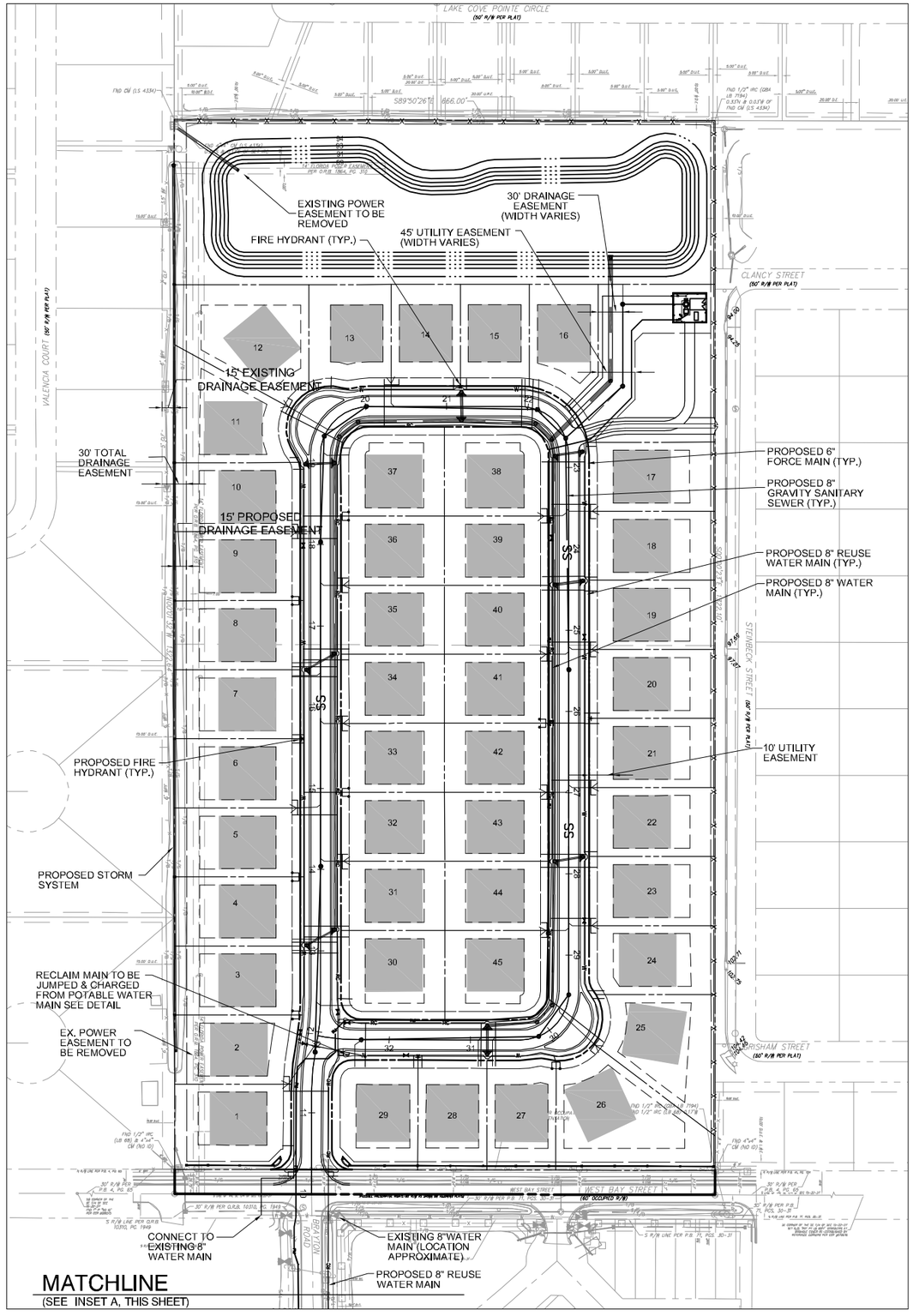
TITLE

Dimension Plan

PROJECT NO. 50070315

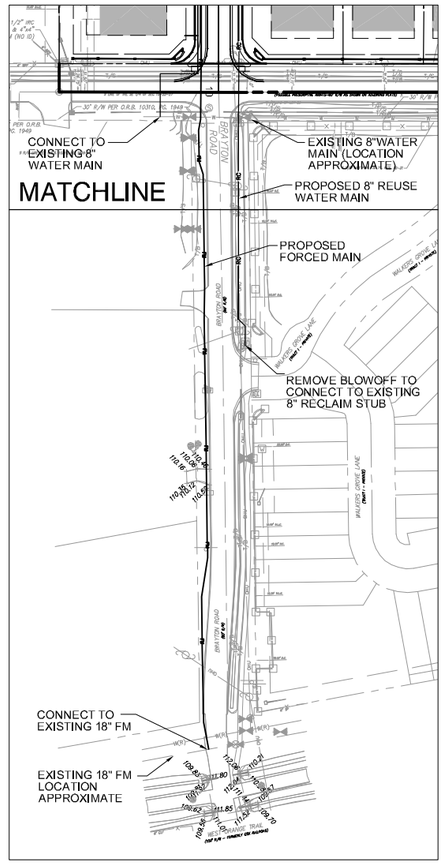
4

SHEET NO. 4 OF 7



LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
SANITARY SEWER SYSTEM		SS
FORCE MAIN LINE		FM
STORM SEWER SYSTEM		
WATER SYSTEM	W	W
RECLAIMED WATER SYSTEM	W(R)	RC



INSET A

NOTES:

1. THE EXISTING 8" REUSE WATER MAIN STUB IN THE RIGHT OF WAY OF BRAYTON ROAD IS NOT IN USE AT THIS TIME. THE CONTRACTOR SHALL COORDINATE THE CONNECTION OF THE PROPOSED 8" REUSE MAIN WITH THE CITY OF WINTER GARDEN.
2. SHOWN CONNECTION POINTS TO EXISTING UTILITIES ARE APPROXIMATE ONLY AND SHALL BE FINALIZED WITH FINAL ENGINEERING PLANS.

Dewberry

Dewberry Engineers Inc.
520 SOUTH MAGNOLIA AVE
ORLANDO, FL 32801
PHONE: 407.843.5120
ENGINEERING BUSINESS #6794

50070315
Hennig Property
Preliminary Plans

JTD Land at Bay Street, LLC
City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

0' 80' 160'
SCALE: 1" = 80'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY DS/RSH
APPROVED BY NPS
CHECKED BY CJA
DATE 01/26/15

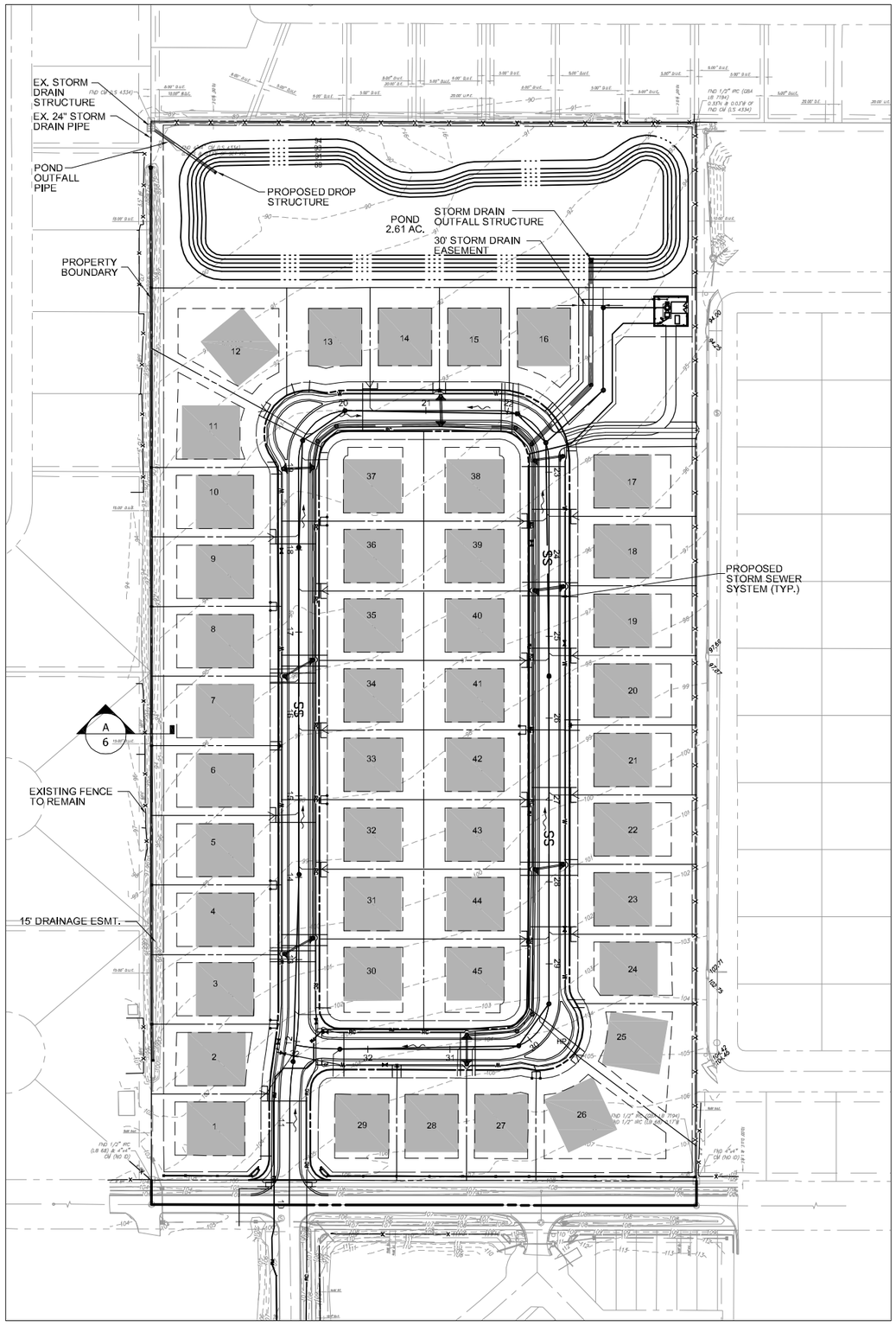
TITLE

Utility Plan

PROJECT NO. 50070315

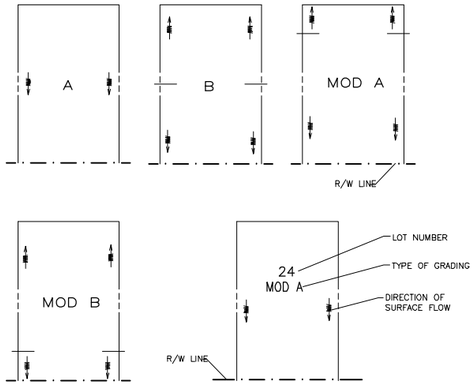
5

SHEET NO. 5 OF 7



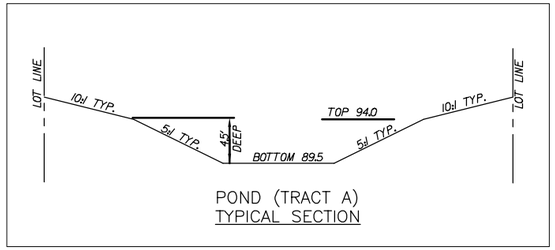
LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
SETBACK LINE		
STORM SEWER SYSTEM		
CONTOURS	92	

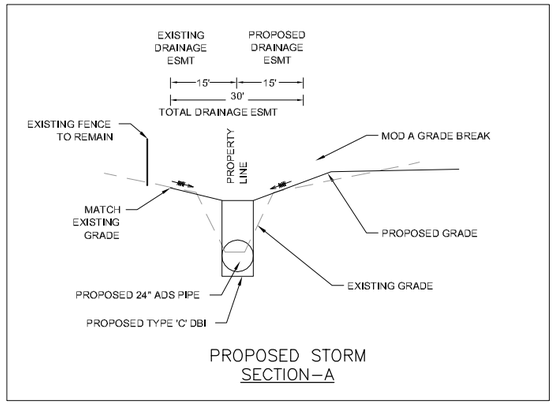


TYPICAL LOT LAYOUT

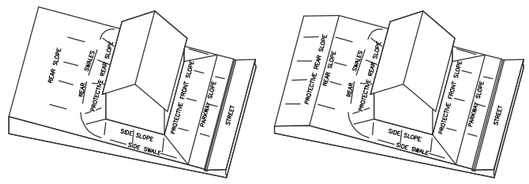
NTS



POND (TRACT A) TYPICAL SECTION

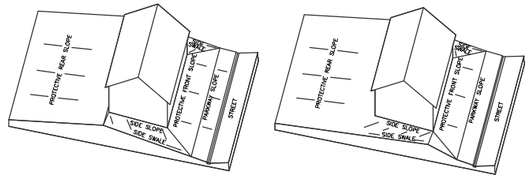


PROPOSED STORM SECTION–A



LOT GRADING TYPE A

LOT GRADING TYPE MOD. A



LOT GRADING TYPE B

LOT GRADING TYPE MOD. B

TYPICAL FHA GRADING

NTS

Dewberry

Dewberry Engineers Inc.
520 SOUTH MAGNOLIA AVE
ORLANDO, FL 32801
PHONE: 407.843.5120
ENGINEERING BUSINESS #6794

50070315
Hennig Property
Preliminary Plans

JTD Land at Bay Street, LLC
City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

0' 80' 160'

SCALE: 1" = 80'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

TITLE

Drainage Plan

PROJECT NO. 50070315

6

SHEET NO. 6 OF 7

TREE LEGEND

(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CHERRY
- EAR/RAIN TREE
- LAUREL OAK
- LIVE OAK
- MAPLE
- MISC/UNKNOWN
- OAK
- PALM
- PINE TREE

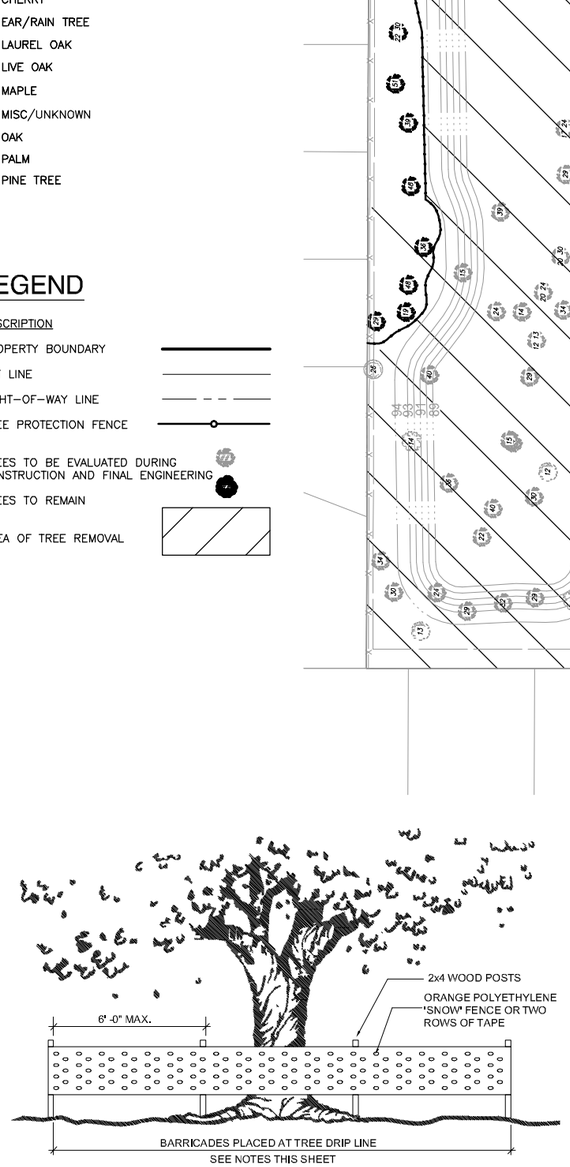
LEGEND

DESCRIPTION	
PROPERTY BOUNDARY	———
LOT LINE	———
RIGHT-OF-WAY LINE	——— — ———
TREE PROTECTION FENCE	———o———
TREES TO BE EVALUATED DURING CONSTRUCTION AND FINAL ENGINEERING	
TREES TO REMAIN	
AREA OF TREE REMOVAL	

TOPOGRAPHY AND BOUNDARY SURVEY BY: DEWBERRY

NOTES:

1. CONTRACTOR SHALL PROVIDE HAUL ROUTE TO THE CITY FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION
2. THE BUREAU OF PARKS SHALL BE CONTACTED PRIOR TO REMOVING AND 4" CALIPER OR LARGER TREES.
3. BUILDER TO EVALUATE SHADED TREES AND MAKE EVERY EFFORT TO SAVE TREES ON-SITE WHERE FEASIBLE. THE TREES MARKED AS "TO BE EVALUATED DURING CONSTRUCTION" MAY BE REMOVED DUE TO GRADING AND INFRASTRUCTURE IMPROVEMENTS.



1 TREE PROTECTION BARRICADE DETAIL

NOT TO SCALE

SPECIMEN TREE INCHES (18" OR GREATER) REMOVED

TREE TYPE	No. OF TREES	INCHES
CHERRY	8	219
LAUREL OAK	5	151
LIVE OAK	74	2,284
MISC./UNKNOWN	3	85
OAK	10	222
PALM	18	413
TOTAL	118	3374

TOTAL 3,374 x 2 = 6,748

SPECIMEN TREE INCHES (18" OR GREATER) PRESERVED

TREE TYPE	No. OF TREES	INCHES
CHERRY	3	90
LIVE OAK	14	481
OAK	2	54
TOTAL	19	625

TOTAL 625 x 2 = 1,250

SPECIMEN TREE INCHES (18" OR GREATER) REMOVED

34" LIVE OAK	40" LIVE OAK	24" LIVE OAK	30" LIVE OAK	36" LAUREL OAK	20" PALM
36" LIVE OAK	36" LIVE OAK	24" LIVE OAK	30" LIVE OAK	19" LAUREL OAK	27" PALM
31" LIVE OAK	22" LIVE OAK	20" LIVE OAK	22" LIVE OAK	32" MISC./UNKNOWN	22" PALM
28" LIVE OAK	40" LIVE OAK	32" LIVE OAK	24" LIVE OAK	25" MISC./UNKNOWN	29" PALM
24" LIVE OAK	30" LIVE OAK	22" LIVE OAK	29" LIVE OAK	28" MISC./UNKNOWN	24" PALM
27" LIVE OAK	34" LIVE OAK	34" LIVE OAK	24" LIVE OAK		22" PALM
44" LIVE OAK	30" LIVE OAK	36" LIVE OAK	24" LIVE OAK	26" OAK	24" PALM
24" LIVE OAK	24" LIVE OAK	36" LIVE OAK	27" LIVE OAK	20" OAK	21" PALM
24" LIVE OAK	29" LIVE OAK	26" LIVE OAK	30" LIVE OAK	28" OAK	20" PALM
24" LIVE OAK	32" LIVE OAK	50" LIVE OAK		22" OAK	24" PALM
29" LIVE OAK	29" LIVE OAK	29" LIVE OAK	39" CHERRY	19" OAK	24" PALM
48" LIVE OAK	29" LIVE OAK	28" LIVE OAK	26" CHERRY	28" OAK	
39" LIVE OAK	24" LIVE OAK	32" LIVE OAK	24" CHERRY	19" OAK	
36" LIVE OAK	33" LIVE OAK	31" LIVE OAK	28" CHERRY	29" OAK	
20" LIVE OAK	30" LIVE OAK	24" LIVE OAK	19" CHERRY		
30" LIVE OAK	28" LIVE OAK	36" LIVE OAK	39" CHERRY	22" PALM	
24" LIVE OAK	24" LIVE OAK	38" LIVE OAK	24" CHERRY	22" PALM	
20" LIVE OAK	24" LIVE OAK	24" LIVE OAK	20" CHERRY	24" PALM	
34" LIVE OAK	32" LIVE OAK	36" LIVE OAK		26" PALM	
20" LIVE OAK	41" LIVE OAK	20" LIVE OAK	23" LAUREL OAK	20" PALM	
27" LIVE OAK	22" LIVE OAK	24" LIVE OAK	39" LAUREL OAK	24" PALM	
36" LIVE OAK	24" LIVE OAK	22" LIVE OAK	34" LAUREL OAK	18" PALM	

SPECIMEN TREE INCHES (18" OR GREATER) PRESERVED

28" LIVE OAK	24" OAK	
26" LIVE OAK	30" OAK	
29" LIVE OAK		
19" LIVE OAK	39" CHERRY	
48" LIVE OAK	24" CHERRY	
48" LIVE OAK	27" CHERRY	
39" LIVE OAK		
51" LIVE OAK		
22" LIVE OAK		
30" LIVE OAK		
60" LIVE OAK		

Dewberry

Dewberry Engineers Inc.
520 SOUTH MAGNOLIA AVE
ORLANDO, FL 32801
PHONE: 407.843.5120
ENGINEERING BUSINESS #6794

50070315
Hennig Property
Preliminary Plans

JTD Land at Bay Street, LLC
City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

0' 80' 160'

SCALE: 1" = 80'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

TITLE

Tree Removal Plan

PROJECT NO. 50070315

7

SHEET NO. 5 OF 7

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 7

DATE: July 31, 2015 **MEETING DATE:** August 3, 2015

SUBJECT: Lake Brim Drive (PRELIMINARY PLAT)
PROJECT NAME Oakland Park Phase 4
PARCEL ID# 21-22-27-0000-00-059

ISSUE: The applicant is requesting a Preliminary Plat for 158 single family residential lots in Oakland Park Phase 4.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Lake Apopka 2012, LLC

CURRENT ZONING: PUD (Planned Unit Development)

PROPOSED ZONING: N/A

CURRENT FLU: SUB (Suburban Residential)

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes Preliminary Plat for 158 single-family lots. The proposed Preliminary Plat is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed Preliminary Plat is consistent with the Planned Unit Development (PUD) Zoning of the property. The subject property was granted preliminary plat approval by the Planning & Zoning Board in January, 2015. Staff required the applicants seek a new approval after proposing to impact an existing poor quality wetland during the construction plan set review.

STAFF RECOMMENDATION(S):

DRC recommends conditional approval of the Preliminary Plat of 158 single-family lots in Oakland Park Phase 4 subject to the conditions of the attached Staff Report.

NEXT STEP(S):

Submit Final Engineering Plans and Final Plat.

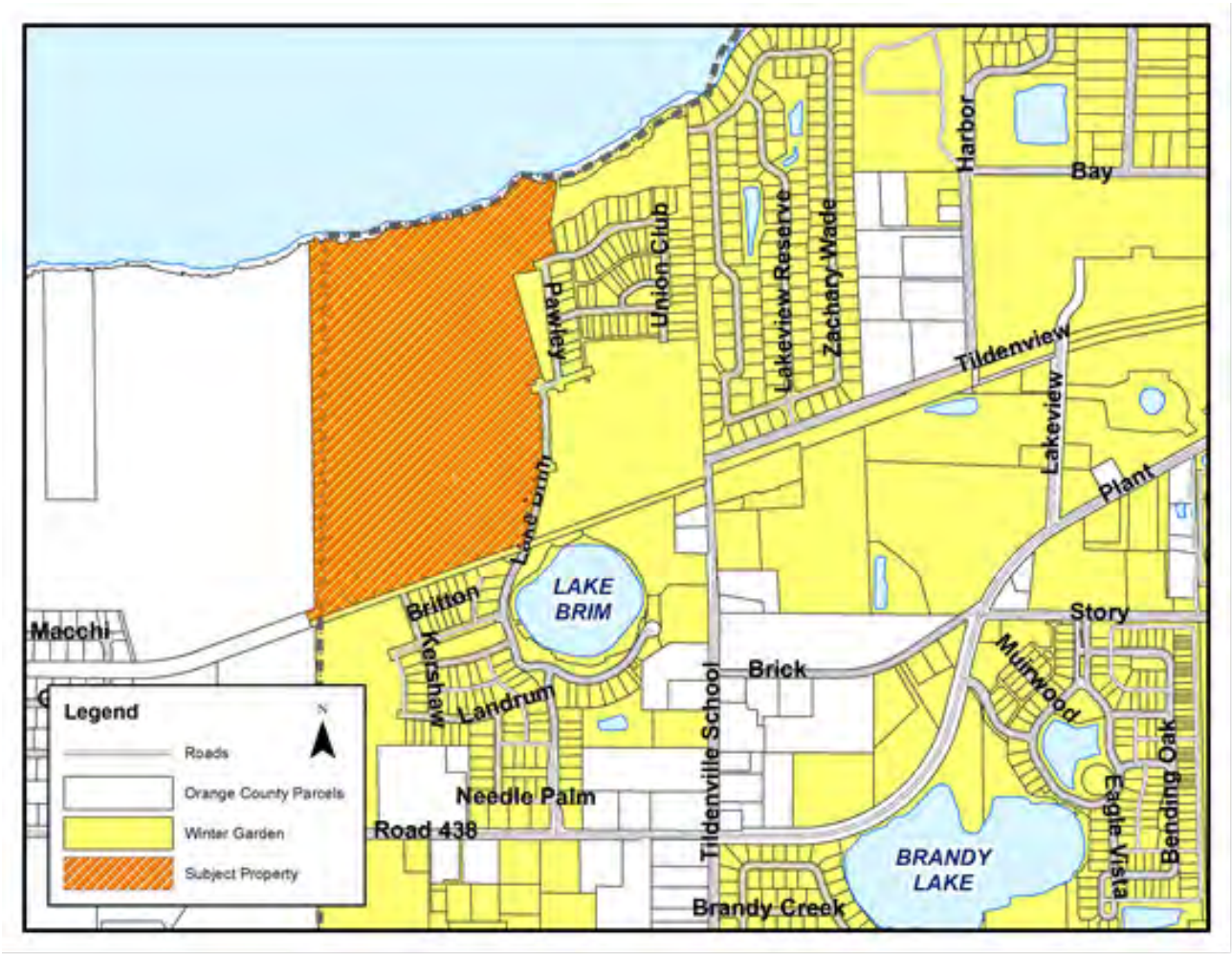
ATTACHMENT(S):

Location Map
Staff Report
Preliminary Plat

LOCATION MAP

Oakland Park Phase 4

PRELIMINARY PLAT



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

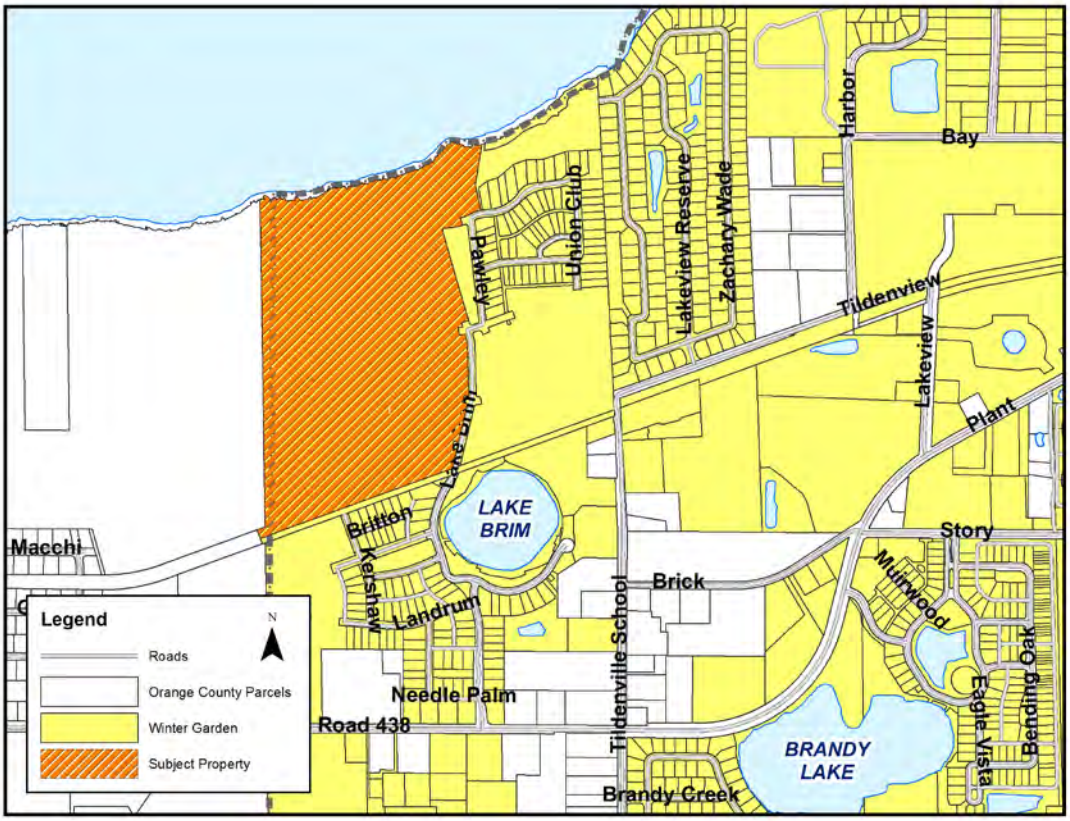
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: KELLY CARSON, PLANNER II
DATE: AUGUST 3, 2015
SUBJECT: PRELIMINARY PLAT
OAKLAND PARK PHASE 4
LAKE BRIM DRIVE (66.10 +/- ACRES)
PARCEL ID # 21-22-27-0000-00-059

APPLICANT: LAKE APOPKA 2012, 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 along Lake Brim Drive and is approximately 66.10 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



PRIOR PLAT APPROVAL

The subject property was granted preliminary plat approval by the Planning & Zoning Board in January, 2015. Staff required the applicants seek a new approval for the preliminary plat after proposing to impact an existing jurisdictional wetland during the construction plan set review. The original preliminary plat shows this wetland as preserved and surrounded by a buffer. The quality of the wetland is poor and is overrun by invasive plant species.

This new pre-plat proposal is identical to the one previously approved, except that the wetland is now proposed to be altered to be used as a stormwater retention pond. To accomplish this, the applicant is planning to regrade the poor quality wetland and remove the invasive plants. This will be done in concert with the development of a new subdivision amenity center that incorporates the stormwater retention pond as a lake feature.

EXISTING USE

The subject property primarily consists of vacant unimproved land and remnant orange groves.

ADJACENT LAND USE AND ZONING

The Oakland Park Property is bordered on the north by Lake Apopka, the properties located to the east are made up of a single family residential subdivision (R-1), a commercial warehousing facility (R-1) within the City of Winter Garden, and Tildenville Elementary School (A-1) and several single family residences (A-1) located in Unincorporated Orange County. The Oakland Park Property abuts property on the west side, which they also own, located within the Town of Oakland municipal limits; this piece is currently being considered for approval to expand the neighborhood. The properties located to the south of the Oakland Park Property consist of single family residential properties (R-1) and vacant unimproved commercial properties along SR 50 (PCD & C-2) within the City of Winter Garden, and single family residential properties (A-1 & A-2) within Unincorporated Orange County.

PROPOSED USE

The applicant is requesting preliminary plat approval to move forward with development plans and the final plat. The preliminary plat will subdivide the 66.10 ± acre Phase 4 of the Oakland Park PUD to create 158 lots. Lot sizes are as follows:

LOT TYPE	TYP WIDTH	QUANTITY
House Lot	40’-50’	72
Large House Lot	50’-65’	69
Estate House Lot	65’	6
Lakefront House Lot	50’	11

The project will also provide recreation areas including open spaces and several pocket parks in addition to a natural recreation area and archeological site located directly adjacent to Lake Apopka to the north.

SUMMARY

City Staff recommends conditional approval of the Preliminary Plat subject to the following condition(s):

- An approval of the revision to this preliminary plat, which shows new impacts to an existing wetland for the purposes of providing stormwater detention for phase 4B of the project, is contingent upon the construction of a high-quality recreation area that incorporates the retention pond as a natural lake feature as depicted in the conceptual plan dated 5/15/2015 titled Option 'A'. Any reduction in the number and/or quality of the amenities shown in these renderings, including the swimming pool, walking trails, dock, playground, community facilities, etc. will constitute a substantial change to this preliminary plat and will need to be re-reviewed and approved by both DRC and the Planning and Zoning Board.
- According to the approved PUD, the pool at Union Club (later replaced by the pool at Hammock Preserve) is required to be constructed when the pool at Meadowmarsh reaches capacity. Based on the number of dwelling units that have already been constructed, the number of units that are approved to be constructed, and the number of units that are proposed to be constructed in Phases 4A and 4B, the Meadowmarsh Pool will be well over capacity. Given this, the Hammock Preserve recreation area as shown in the provided renderings is required to be built before 50% of the Phase 4A/B units have received their Certificates of Occupancy.
- All homes constructed in the Oakland Park Subdivision will require installation of gutters and underdrains. Variance from this condition may be considered on a lot by lot basis.
- Due to drainage concerns that have arisen during construction of subdivision, swimming pools will not be guaranteed on any lots. All permit applications for swimming pools will be reviewed on an individual case by case basis, and may require smaller homes or additional drainage solutions in order to secure approval.
- Granny Flats: Additional water & sewer impact fees may be required for lots proposed to support Granny Flats.
- Depending on what is happening with the Town of Oakland side, temporary cul-de-sacs may be required where Celadon Street and Civitas Way terminate. These will be coordinated with the City of Winter Garden.
- 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.
- Utilities: Gravity sanitary manholes/mains may need to be added to prevent long laterals and will be checked at final engineering plan review.
- Alleys: to be maintained by HOA; need to provide sufficient width between buildings for driveway/parking space (need 20' minimum driveway parking space from face of garage to 20' wide alley tract – spacing between houses will be reviewed when the lot layouts are provided to the City. Alley or Lane pavement width shall be 12' minimum, one-way only.
- Minimum width for drainage and utility easements between lots shall be 30 ft.

Narrower easement widths (20 ft minimum) will be allowed for shallow drainage pipes, 12" diameter or less. Additional drainage and utility easements will be required adjacent to proposed rights of way for telephone, electrical power, gas, and cable tv facilities (5 ft minimum width).

- Streetlighting shall be pursuant to City Code, meeting dark skies requirements (Code Section 118-1536(k)). Submit streetlighting plan from Duke Energy prior to preconstruction meeting.
- All irrigation on the site shall be designed to be supplied by reclaimed water.
- Permits from SJRWMD and FDEP (water, wastewater and NPDES) are required prior to issuance of site or building permits.
- The following are the City's requirements on pavement widths pursuant to the previously approved Oakland Park PUD for the various street sections – all roadway widths except the rear lane shall have a **12"** concrete gutter **in addition to** the pavement width shown. Staff will accept the use of a Type "E" mountable curb in lieu of Type "F" curb BUT PREFERS TYPE "F".
    - Avenue "A" 20/75 (two-way - parking on two sides): 20' roadway width plus 8' parking lane each side.
    - Avenue "B" 20/65 (two-way - parking on one side): 20' roadway width plus 8' parking lane on one side.
    - Avenue "C" 24/60 (two-way - parking on one side): **28'** roadway width to include parking on one side (recommend landscape island bulb-outs at intervals for traffic calming).
    - Street 24/50 (two-way - parking on one side): 24' roadway width to include parking on one side (recommend landscape island bulb-outs at intervals for traffic calming).
    - Street 20/40* (one way - parking on one side): 22' roadway width to include parking on one side.
    - Neighborhood Center Street 24/65 (two-way – parking on both sides): 24' roadway width plus 8' parking lane on each side (bulb-out).
    - Rear Lane 12/20 (one-way – no parking): 12' pavement width with 6" ribbon curb on each side or 12' wide pavement with 6" ribbon curb on each side (13' total width required).
    - Minimum 7' turning radius from rear lanes required for driveways.
    - Minimum 5' wide concrete sidewalks shall be provided on Oakland Avenue through the project.

      *Note: R/W widths less than 50' will need to be reviewed at preliminary plat and final plan phase to verify that utilities and drainage requirements are met.
- Typical Section: 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 due to parking – see above); **18" of clean fill with no more than 5% passing a #200 sieve**

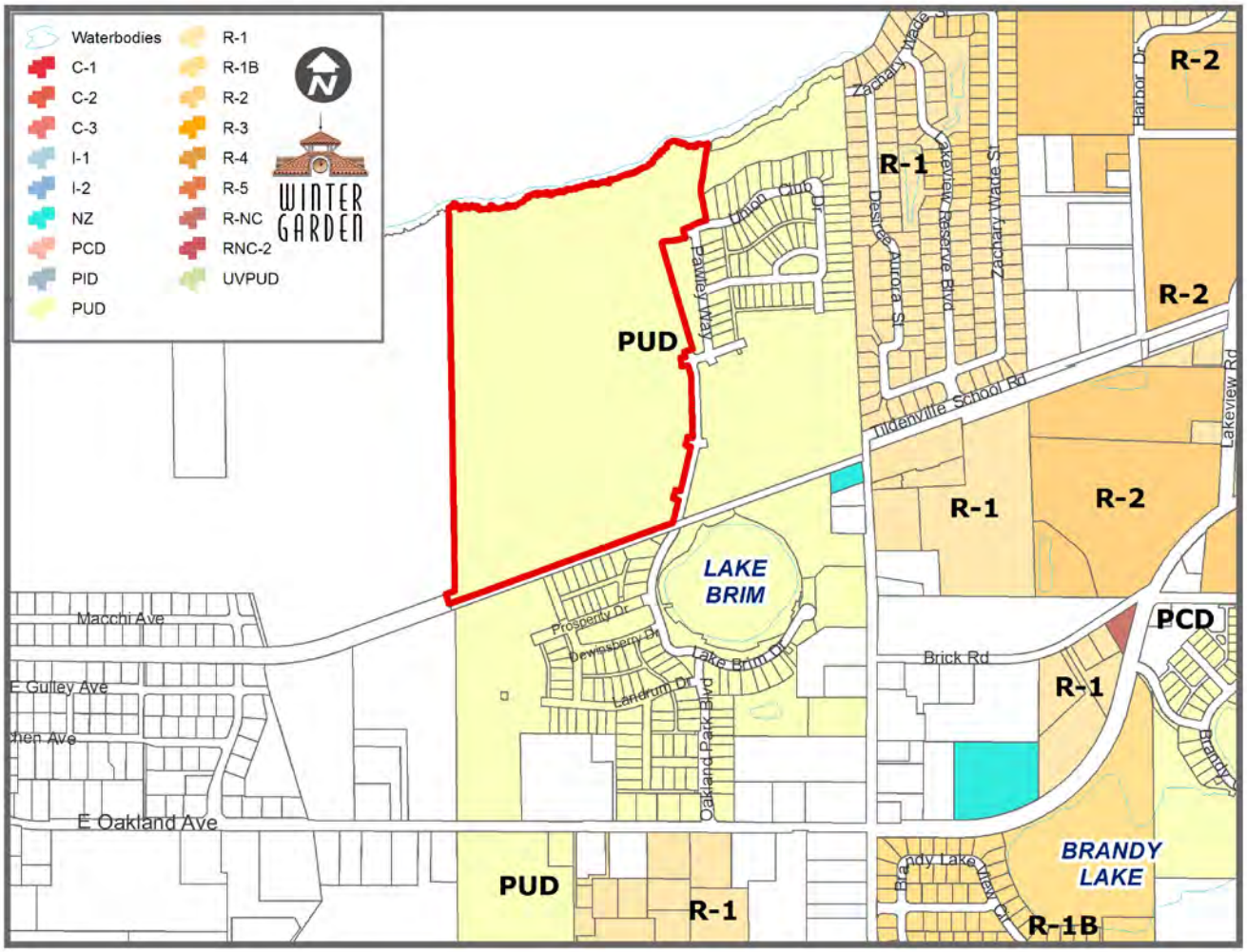
required under the subbase; 98% density required on all compaction; 10" soil cement base; 2" minimum asphalt thickness; minimum **18"** wide concrete curb and gutter required (or Type "E"); 5' wide concrete sidewalks required on both sides of street. All construction shall meet City of Winter Garden requirements for drainage, roadways and utilities.

- A Tree Removal Permit issued by the City of Winter Garden Building Department will be required prior to final plan approval. As required by Code, submittal of the Tree Removal Permit application is required with this preliminary plat submittal. Coordinate with Building Department.
- Stormwater ponds shall have a minimum 10 foot wide maintenance berm as shown.
- A geotechnical report was submitted as requested. Underdrains will be required where the estimated seasonal high water table is within 18" of the bottom of the base. Final plans shall show the estimated seasonal high groundwater table on the profiles.

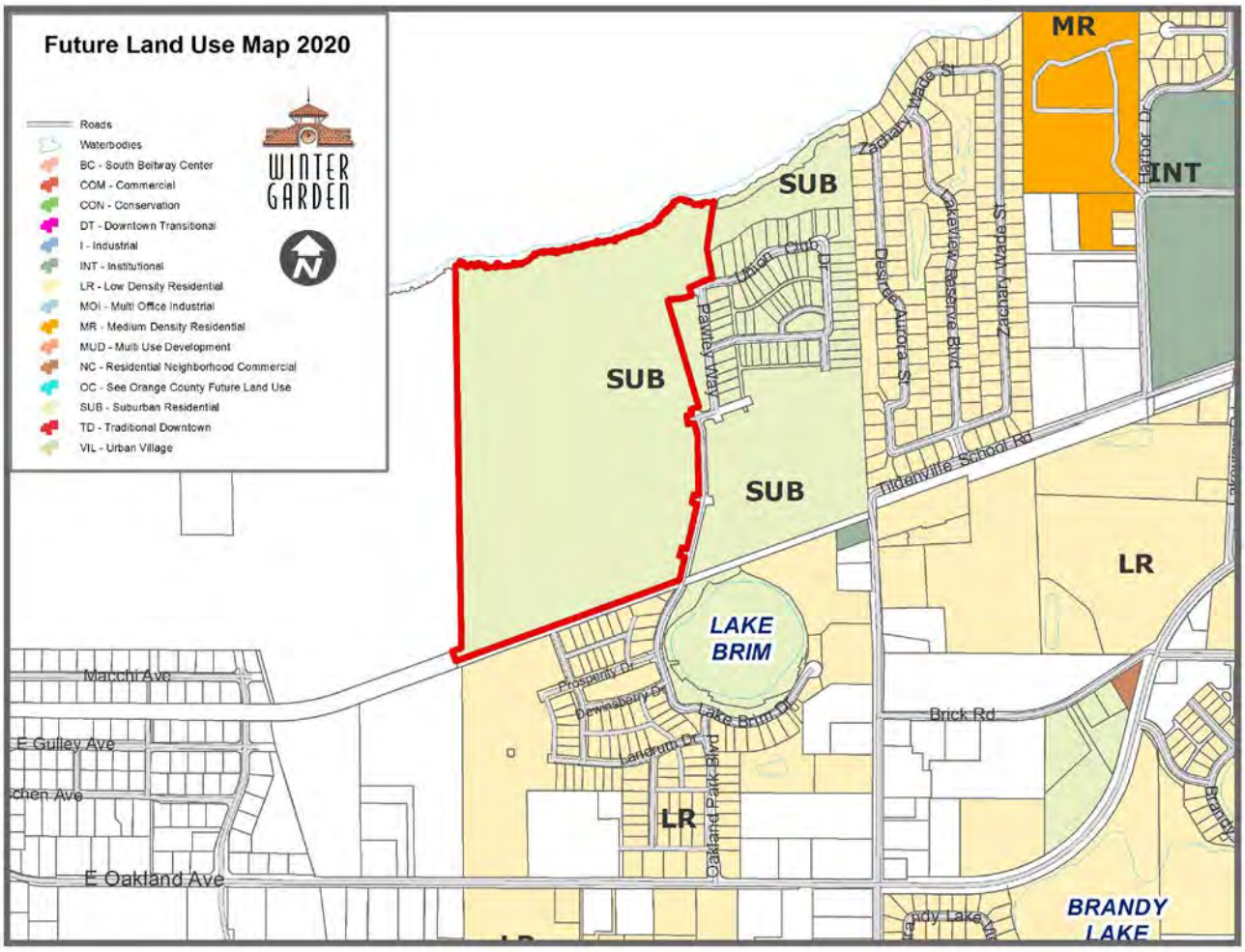
Conditional approval of the Preliminary Plat will allow the owner to proceed with development plans as well as the final plat.

AERIAL PHOTO
OAKLAND PARK PHASE 4

ZONING MAP
OAKLAND PARK PHASE 4



FUTURE LAND USE MAP
OAKLAND PARK PHASE 4



END OF STAFF REPORT

Phase 4 - Neighborhood Park Connection

Phase 5 - Future Development

COMMUNITY SOLUTIONS GROUP

A GAI Consultants, Inc. Service Group

Oakland Park - Hammock Preserve

0 30 60 120

DRAWING NO. 001
DATE OF ISSUE 05/15/2015
REVISION

Site Plan - Option 'A'

PLANNED UNIT DEVELOPMENT

OAKLAND PARK, PHASE 4

CITY OF WINTER GARDEN, FLORIDA

PARCEL ID NUMBER : 1-22-27-0000-00-059

SHEET INDEX

SHEET NO.	DRAWING TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	OVERALL LOT PLAN
4 - 9	LOT PLAN
11 - 12	TYPICAL SECTIONS
13	OVERALL CONCEPTUAL UTILITY PLAN
14 - 19	CONCEPTUAL UTILITY PLAN
21	OVERALL CONCEPTUAL DRAINAGE PLAN
22 - 27	CONCEPTUAL DRAINAGE PLAN

PREPARED FOR:

LAKE APOPKA 2012, LLC

15241 OAKLAND AVENUE

WINTER GARDEN, FLORIDA 34787

PHONE: (407) 614-1605

CONTACT: ALISTAIR PENNY

SITE DATA

PROPERTY AREA :	66.29 AC
TOTAL LOTS :	158
TYPICAL LOT SIZE :	0.17 AC
PARK / OPEN SPACE AREA :	21.78 AC
ROADWAY ROW AREA :	11.04 AC
POND AREA:	6.60 AC
ZONING :	PUD
FUTURE LAND USE :	SUB

CIVIL ENGINEER

ATKINS

PLAN DESIGN ENABLE

482 SOUTH KELLER RD

ORLANDO, FL 32810

PHONE: (407) 806 - 4276

CONTACT: DOUG CROOK

SURVEYOR

BISHMAN SURVEYING AND MAPPING, INC.

32 WEST PLANT STREET

WINTER GARDEN, FLORIDA 34787

PHONE: (407) 905-8877

CONTACT: ARON BISHMAN

WATER / WASTEWATER

CITY OF WINTER GARDEN

300 WEST PLANT STREET

WINTER GARDEN, FLORIDA 34787

PHONE: (407) 656-411

WASTEWATER COLLECTION & STORMWATER DIVISION

PHONE: (407) 656-4111 EXT. 5447

CONTACT: GARY SAPP

WATER & RECLAINED WATER DISTRIBUTION DIVISION

PHONE: (407) 656-4111 EXT. 5459

CONTACT: STEVE SANTIAGO

GEOTECHNICAL ENGINEER

PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI)

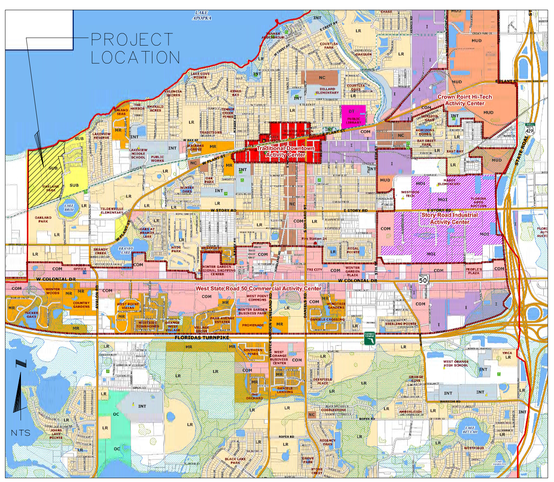
1748 33rd STREET

ORLANDO, FLORIDA 32839

PHONE: (407) 304-5560

CONTACT: SCOTT CARRORO

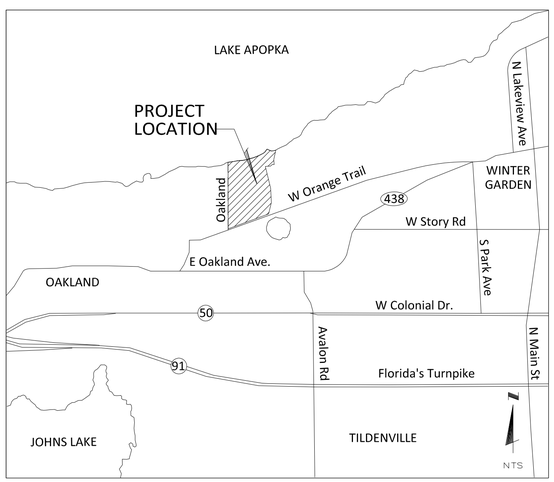
LOCATION MAP



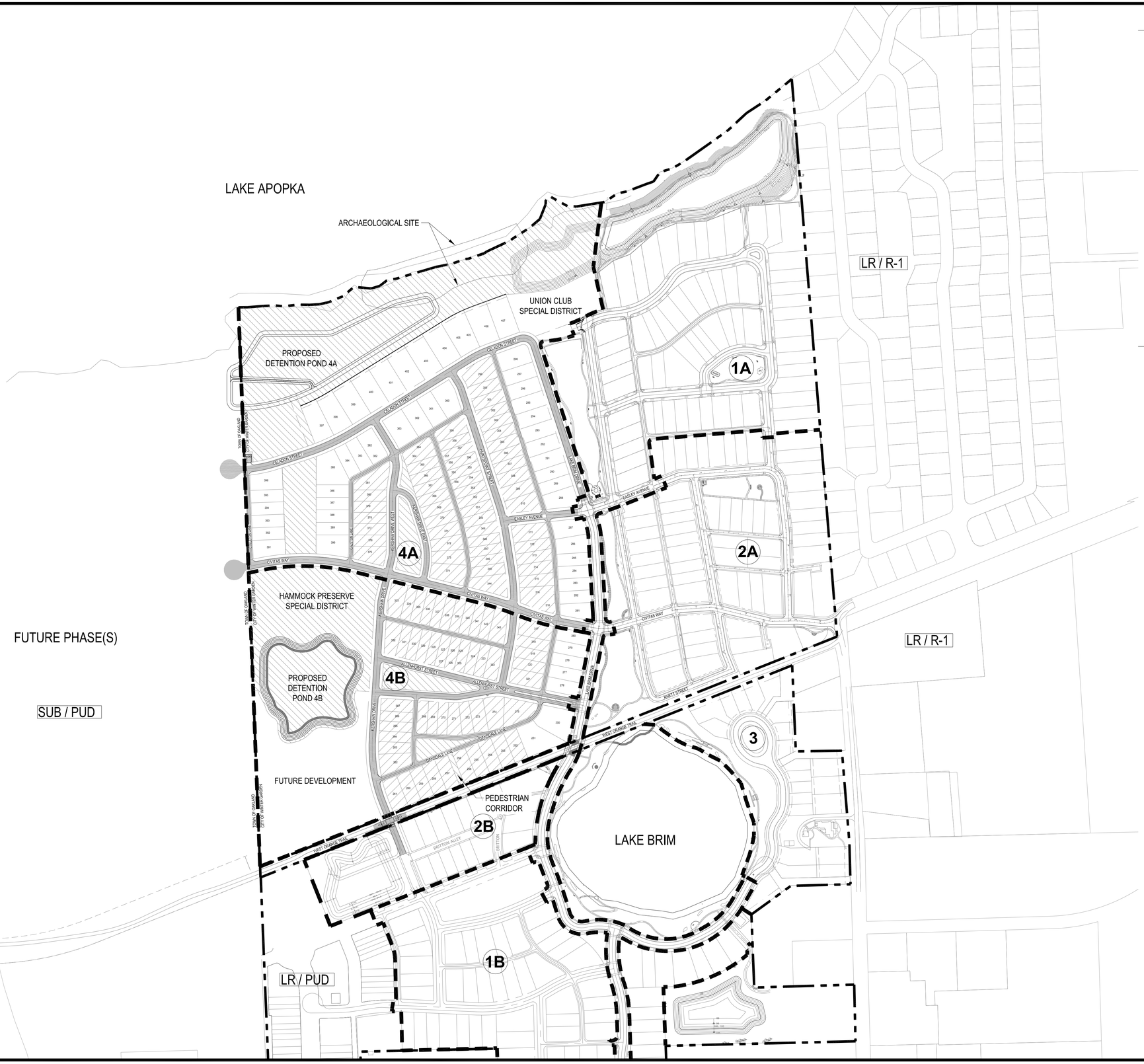
LEGAL DESCRIPTION :

FROM E1/4 COR OF SEC RUN N 4 DEG W 917.59 FT S 85 DEG W 306.4 FT S 68 DEG W 899.94 FT FOR POB N 5 DEG W 948.51 FT N 10 DEG W 1048 FT M/L TO WATERS OF LAKE APOPKA RETURN TO POB TH RUN S 68 DEG W 554.06 FT N 21 DEG W 389.3 FT N 9 DEG W 1527 FT TO WATERS OF LAKE APOPKA NELY ALONG WATERS EDGE TO PREVIOUSLY DESC POINT & COMM E1/4 COR N 04 DEG W 917.59 FT S 85 DEG W 306.4 FT S 68 DEG W 899.94 FT FOR POB TH CONT S 68 DEG W 554.06 FT S 21 DEG E 25 FT N 68 DEG E TO A POINT S 05 DEG E FROM POB TH N 26.14 FT M/L TO POB SEC 21-22-27 4093/3976 & 4093/3979 & 4300/1741 & THE W 1/2 OF NE 1/4 OF NE 1/4 (LESS THAT PT PLATTED N/K/A OAKLAND PARK UT 1-A PB70 PG33) AND FROM PT 932.75 FT N & 306.5 FT W OF SE COR OF NE1/4 RUN S 68 DEG W 1454 FT & S 21 DEG E 25 FT FOR A POB TH RUN N 21 DEG W 414.3 FT N 9 DEG W 1527 FT TO LAKE SWLY ALONG LAKE 233 FT M/L TO A POINT 453 FT E OF W LINE OF GOVT LOT 2 RETURN TO POB TH RUN S 68 DEG W 201 FT N 21 DEG W 501.5 FT N 8 DEG W 1410 FT M/L TO LAKE TO A POINT 453 FT E OF W LINE OF GOVT LOT 2 IN SEC 21-22-27, AND FROM PT 932 3/4 FT N & 306 1/2 FT W OF SE COR OF NE1/4 OF SEC RUN S 68 DEG W 1454 FT S 21 DEG E 25 FT S 68 DEG W 201 FT FOR POB TH RUN N 21 DEG W 501.5 FT N 8 DEG W 1410 FT TO LAKE WLY 453 FT TO W LINE NE1/4 SEC S 2174 FT TO RY N 68 DEG E 845 FT TO POB IN SEC 21-22-27, AND N 60 FT OF FOLLOWING DESC: FROM E1/4 COR OF SEC RUN N 4 DEG W 917.59 FT S 85 DEG W 306.40 FT S 4 DEG E 26.15 FT FOR POB ON NLY R/W OF RR TH RUN S 68 DEG W 2531.70 FT S 21 DEG E 100 FT N 68 DEG E 2500.92 FT N 4 DEG W 104.68 FT TO POB IN SEC 21-22-27 (LESS THAT PT PLATTED N/K/A OAKLAND PARK UT 1-A PB70 PG33)

KEY PLAN



DATE: JUNE 24, 2015



LEGEND

- PHASE LINE
- PD BOUNDARY
- 73 — LOT NUMBER
- 4 — PHASE NUMBER
- TRACT 43 — TRACT NUMBER
- TRACT / LOT LINE
- LR / R-1 — FUTURE LAND USE AND ZONING

TRANSECT ZONES

- ZONE T3
- ZONE T4
- PARKS AND OPEN SPACE

0 200' 400'

FULL SCALE: 1"=200'
HALF SCALE: 1"=400'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
This document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable precautions to ensure that the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been released by ATKINS. Changes or alterations may be made by persons other than ATKINS personnel after the document has been released by ATKINS. ATKINS shall not be responsible for any damage to property, personal injury or death, if verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained herein. Reliance upon the information contained in this document by other than those to whom it is addressed is at the user's sole risk and ATKINS assumes no responsibility for such reliance. Any reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means of incident, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: OVERALL SITE PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	2
REV.	△

PLOT DATE: Jun 30, 2015 - 9:02am
FILE NAME: N:\Oakland Park PH4\PSP\OPP4PSP_02-10 SITE.dwg

SITE DATA :

1. TOTAL PROJECT AREA: 66.29 AC
   ONSITE ROAD ROW: 11.04 AC
   OFFSITE ROAD ROW: 0.19 AC
   RETENTION AREA: 6.60 AC
   GROSS DEVELOPABLE AREA: 66.29 AC

   NET DEVELOPABLE AREA: 48.65 AC
   (GROSS DEVELOPABLE AREA MINUS ROAD ROW & RETENTION AREA)

2. SITE DATA: SINGLE FAMILY UNITS: 158
   LIVE/WORK UNITS: 0
   TOTAL RESIDENTIAL UNITS: 158
   GROSS RESIDENTIAL DENSITY: 2.5 DU/AC

3. SUPPORT SERVICES:
   WATER SERVICE: CITY OF WINTER GARDEN
   SEWER SERVICE: CITY OF WINTER GARDEN
   STORMWATER MANAGEMENT: STORMWATER MANAGEMENT TO BE PROVIDED IN ON-SITE MASTER STORMWATER MANAGEMENT AREA TO SATISFY THE CITY OF WINTER GARDEN AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT CRITERIA .

   SCHOOLS: ADDRESSED BY SCHOOL MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT IN PROCESS WITH OCPS.

   TRAFFIC: SEE TRAFFIC IMPACT ANALYSIS PREVIOUSLY SUBMITTED.

4. FUTURE LAND USE: SUB

5. EXISTING ZONING: PUD

6. PROPOSED ZONING: PUD

7. REQUESTED USE: SINGLE FAMILY

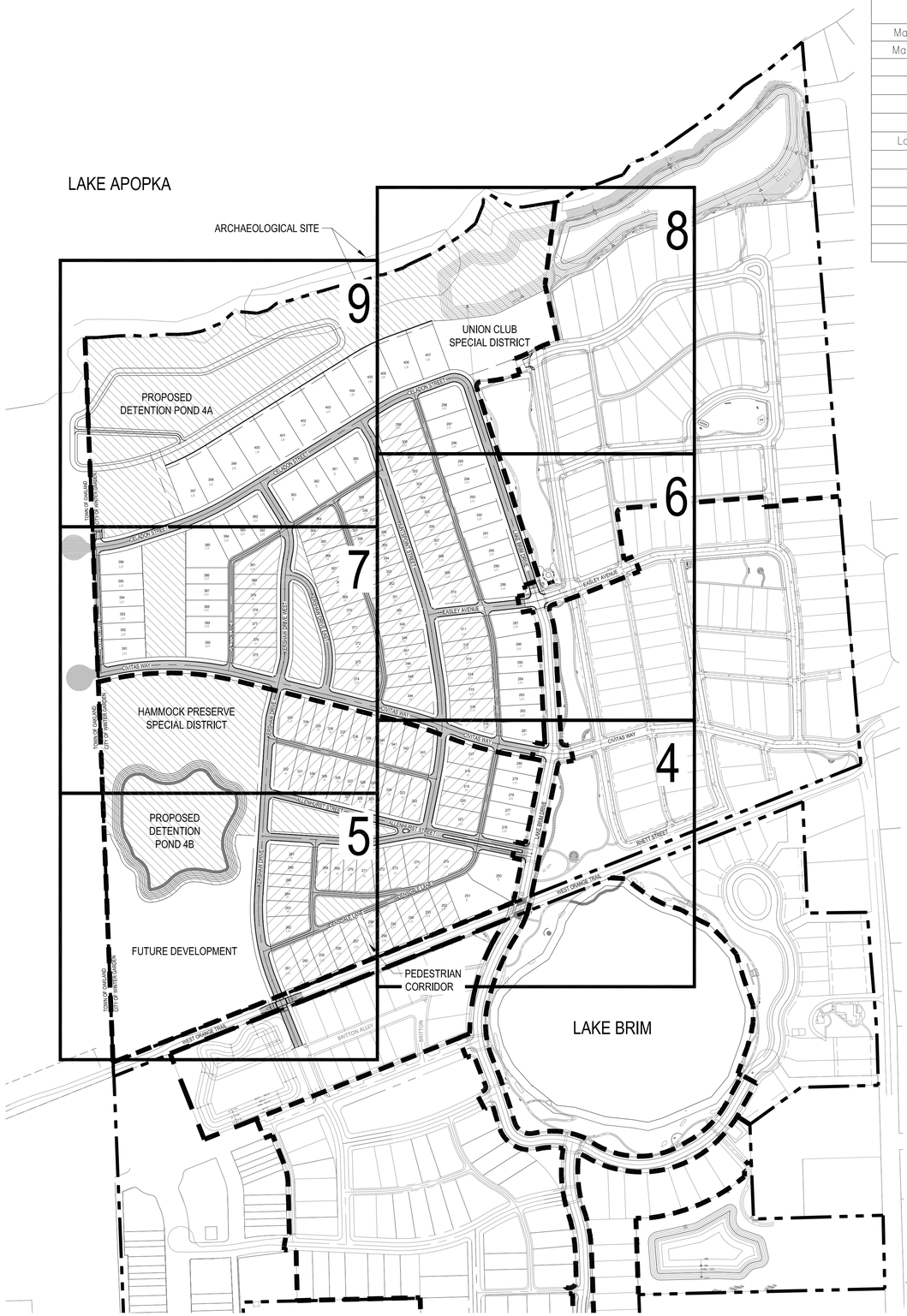
8. OPEN SPACE / RECREATION FACILITIES:

REQUIRED:	LAKEVIEW PARK =	1.08 AC
	POCKET PARK =	0.49 AC
	TRACT 15 =	0.09 AC
	THE RAMBLE =	0.54 AC
	THE YARD =	0.24 AC
	PEDESTRIAN CORRIDOR =	0.06 AC
	HAMMOCK PRESERVE =	6.81AC
	WEST SHORE PARK =	9.37 AC
	ARCHAEOLOGICAL ZONE =	1.67 AC
	UNION CLUB =	1.43 AC
	TOTAL AREA =	21.78 AC
PROVIDED:	LAKEVIEW PARK =	1.08 AC
	POCKET PARK =	0.49 AC
	TRACT 15	0.09 AC
	THE RAMBLE =	0.54 AC
	THE YARD =	0.24 AC
	PEDESTRIAN CORRIDOR =	0.06 AC
	HAMMOCK PRESERVE =	6.81AC
	WEST SHORE PARK =	9.37 AC
	ARCHAEOLOGICAL ZONE =	1.67 AC
	UNION CLUB =	1.43 AC
	TOTAL AREA =	21.78 AC

LOT SETBACKS

FRONT YARD:	15'
REAR YARD:	5'
SIDE YARD:	5'/10' (IN T3 TRANSECT FOR A 15' BUILDING SEPARATION)
SIDE YARD:	5'/5' (IN T4 TRANSECT FOR A 10' BUILDING SEPARATION)

NOTES:
1. THE SPECIFIC LOT SETBACKS, CONSISTENT WITH THE PD, WILL BE SHOWN AND INCLUDED ON THE INDIVIDUAL LOT CONSTRAINT PLANS DEVELOPED CONCURRENTLY WITH FINAL ENGINEERING DESIGN AND SUBMITTED AS PART OF THE FINAL PLAT PACKAGE.



HOUSE BY NEIGHBORHOOD TYPE				
LOT / HOUSE TYPE	T3	T4-R	TOTAL	MIN. LOT WIDTH
Manor House Lot Attached			0	35'
Manor House Lot Detached			0	35'–40'
Tandem House Lot			0	55'–60'
House Lot (H)		72	71	40'–50'
Large House Lot (LH)	38	31	69	50'–65'
Estate House Lot (E)	6		7	65'
Lakefront House Lot (Lk)	11		11	50'
Oakland Avenue Lots				90'
Cottage Common Lot			0	N/A
Townhomes			0	18'
Live Work Units			0	18'
Apartment House Lot			0	40'
TOTAL	55	103	158	

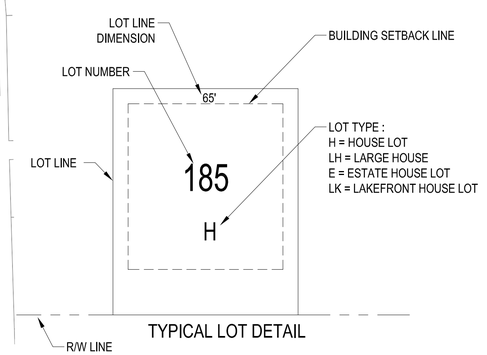
LEGEND

- PHASE LINE
- PD BOUNDARY
- 73 LOT NUMBER
- TRACT 43 TRACT NUMBER
- TRACT / LOT LINE
- ROAD WAY CENTERLINE
- ROW LINE
- BUILDING SETBACK LINE

TRANSECT ZONES

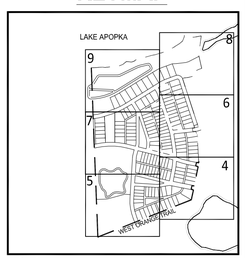
- ZONE T3
- ZONE T4
- PARKS AND OPEN SPACE

SUMMARY TABLE					
TRACT	AREA	DESCRIPTION	OWNERSHIP	MAINTENANCE	DEVELOPMENT RIGHTS
1	0.16	ALLEY	HOA	HOA	HOA
2	0.22	ALLEY	HOA	HOA	HOA
3	0.29	ALLEY	HOA	HOA	HOA
4	0.13	ALLEY	HOA	HOA	HOA
5	0.30	ALLEY	HOA	HOA	HOA
6	0.17	ALLEY	HOA	HOA	HOA
7	0.22	ALLEY	HOA	HOA	HOA
8	0.12	ALLEY	HOA	HOA	HOA
9	0.61	ALLEY	HOA	HOA	HOA
10	1.08	OPEN SPACE	HOA	HOA	HOA
11	0.49	OPEN SPACE	HOA	HOA	HOA
12	0.54	OPEN SPACE	HOA	HOA	HOA
13	0.24	OPEN SPACE	HOA	HOA	HOA
14	0.06	OPEN SPACE	HOA	HOA	HOA
15	0.09	OPEN SPACE	HOA	HOA	HOA
16	6.81	HAMMOCK PRESERVE SPECIAL DISTRICT	HOA	HOA	HOA
17	5.03	FUTURE DEVELOPMENT	LAKE APOPKA 2012, LLC	LAKE APOPKA 2012, LLC	LAKE APOPKA 2012, LLC
18	17.17	OPEN SPACE	HOA	HOA	HOA
19	1.67	ARCHAEOLOGICAL SITE/OPEN SPACE	HOA	HOA	HOA
20	0.03	LIFT STATION	WINTER GARDEN	WINTER GARDEN	WINTER GARDEN
21	1.43	UNION CLUB SPECIAL DISTRICT	HOA	HOA	HOA



TYPICAL LOT DETAIL

KEYMAP



0 200' 400'

FULL SCALE: 1"=200'
HALF SCALE: 1"=400'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has exercised professional care in the preparation of this document, it cannot guarantee that changes or alterations to contained in this document. It cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the documentation transmitted or reviewed by computer or other electronic means may be altered and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact ATKINS directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained or of implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: OVERALL LOT PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	3
REV.	△

PLOT DATE: Jun 30, 2015 - 9:02am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_02-10 SITE.dwg

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5

CIVITAS WAY

CIVITAS WAY

TRACT 7

TRACT 8

TRACT 9

ALLENHURST STREET

LAKE BRIM DRIVE

RHETT STREET

DENSDALE LANE

WEST ORANGE TRAIL

LAKE BRIM

TYP 5' UTILITY EASEMENT

10' UTILITY EASEMENT

8' FENCE, LANDSCAPE, WALL, SIDEWALK AND ENCROACHMENT EASEMENT

LOT NUMBERS: 340 H, 341 H, 342 H, 343 H, 316 LH, 317 LH, 318 H, 319 H, 320 H, 321 LH, 322 H, 323 H, 324 H, 281 LH, 280 LH, 279 LH, 278 LH, 277 LH, 276 LH, 272 H, 273 H, 274 H, 275 LH, 250 E, 251 E, 252 LH, 253 LH, 254 LH, 255 LH, 256 LH

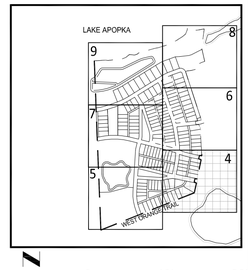
LEGEND

- PHASE LINE
- PD BOUNDARY
- 73 LOT NUMBER
- TRACT 43 TRACT NUMBER
- TRACT / LOT LINE
- ROAD WAY CENTERLINE
- ROW LINE
- BUILDING SETBACK LINE

TRANSECT ZONES

- ZONE T3
- ZONE T4
- PARKS AND OPEN SPACE

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken reasonable precautions to ensure that all of the information contained in this document is accurate, ATKINS cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been released by ATKINS. Consequently, ATKINS shall not be liable for any related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact ATKINS be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained in this document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means. Any use of, reliance upon, or decision made by any party concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: LOT PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF
AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	4
REV.	△

PLOT DATE: Jun 30, 2015 - 9:02am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_02-10 SITE.dwg

MATCHLINE - SEE SHEET 7

PROPOSED
DETENTION POND 4B

TRACT 16

TRACT 17
FUTURE
DEVELOPMENT

TOWN OF OAKLAND
CITY OF WINTER GARDEN

WEST ORANGE TRAIL

ALLENHURST STREET

TRACT 12

50' R/W

KERSHAW DRIVE

TRACT 9

TYP 5' UTILITY EASEMENT

TRACT 13

DENSDALE LANE

TRACT 14

PEDESTRIAN CORRIDOR

TYP 5' UTILITY EASEMENT

8' FENCE, LANDSCAPE, WALL, SIDEWALK AND ENCROACHMENT EASEMENT

BRITTON ALLEY

PROPOSED TRAIL CROSSING AND IMPROVEMENTS.

70' BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, EASEMENT NUMBER 31567

MATCHLINE - SEE SHEET 4

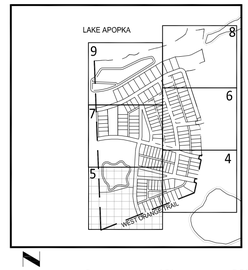
LEGEND

- PHASE LINE
- PD BOUNDARY
- 73 LOT NUMBER
- TRACT 43 TRACT NUMBER
- TRACT / LOT LINE
- ROAD WAY CENTERLINE
- ROW LINE
- BUILDING SETBACK LINE

TRANSECT ZONES

- ZONE T3
- ZONE T4
- PARKS AND OPEN SPACE

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to ensure that the information contained in this document is accurate, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document was transmitted by the consultant. ATKINS shall not be liable for any consequential, incidental, or indirect damages, including but not limited to, lost profits, business interruption, loss of data, safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained herein. No reliance should be made on a document that changes or alterations to the document have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means without a hard copy comparison. ATKINS shall not be liable for any consequential, incidental, or indirect, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

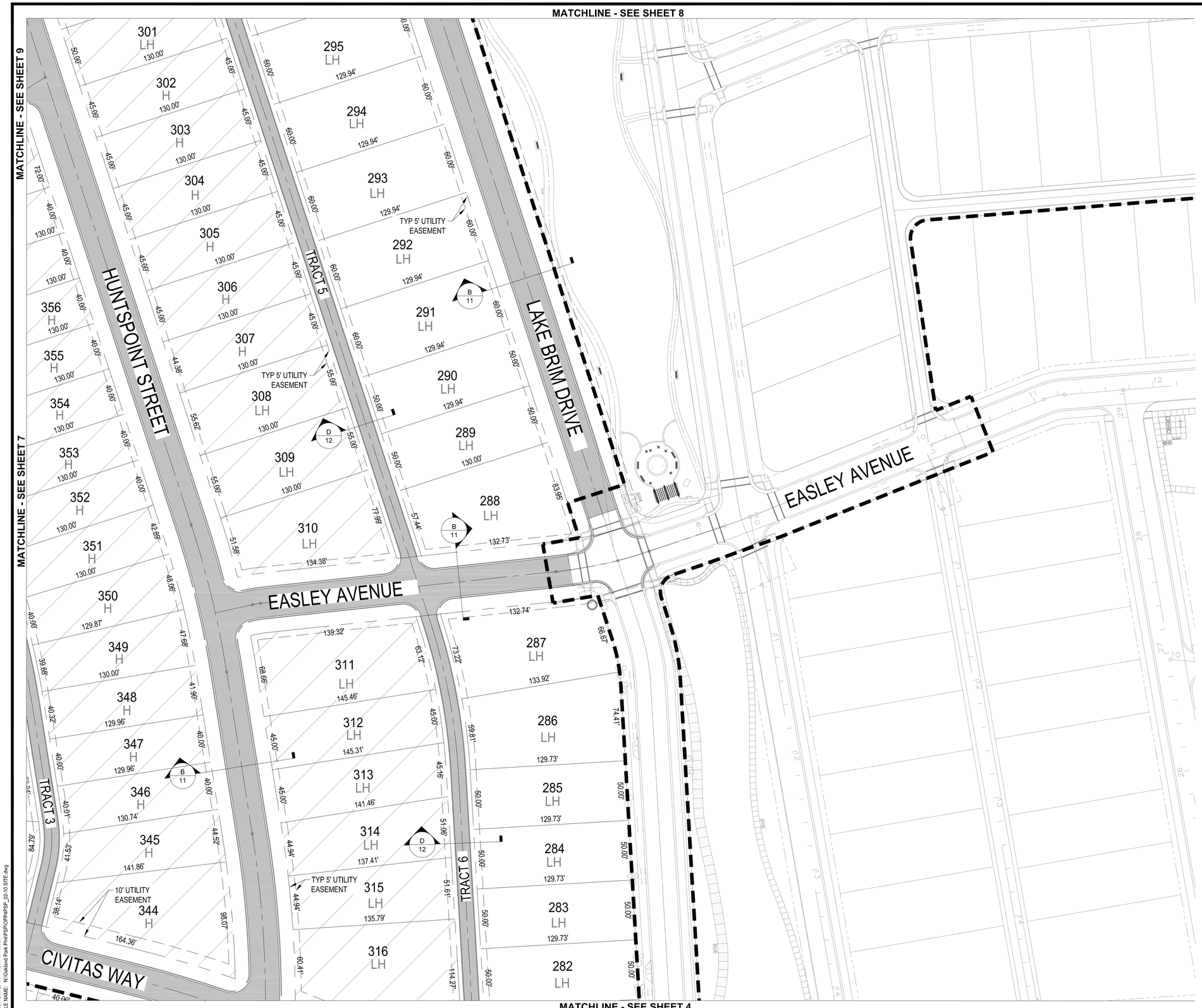
SHEET TITLE: LOT PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	5
REV.	

PLOT DATE: Jun 30, 2015 - 9:02am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_02-10 SITE.dwg



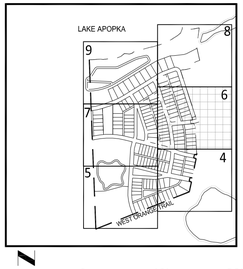
LEGEND

- PHASE LINE
- PD BOUNDARY
- 73 LOT NUMBER
- TRACT 43 TRACT NUMBER
- TRACT / LOT LINE
- ROAD WAY CENTERLINE
- ROW LINE
- BUILDING SETBACK LINE

TRANSECT ZONES

- ZONE T3
- ZONE T4
- PARKS AND OPEN SPACE

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR	REV

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: LOT PLAN

ATKINS

CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	6
REV.	

PLOT DATE: Jun 30, 2015 - 9:02am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_02-10 SITE.dwg

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

CELADON STREET

CIVITAS WAY

COLLETON LANE

GALSTON LANE

KERSHAW DRIVE WEST

KERSHAW DRIVE EAST

KERSHAW DRIVE

TRACT 20

50' R/W

TRACT 1

TRACT 10

TRACT 2

TRACT 3

TRACT 15

TRACT 11

TRACT 16

TRACT 7

20'x40' UTILITY EASEMENT

PROPOSED LIFT STATION

10' UTILITY EASEMENT

TYP 5' UTILITY EASEMENT

50' R/W

40' R/W

TOWN OF OAKLAND

CITY OF WINTER GARDEN

HAMMOCK PRESERVE SPECIAL DISTRICT

PROPOSED DETENTION POND 4B

396 LH 130.00'

395 LH 130.00'

394 LH 130.00'

393 LH 130.00'

392 LH 130.00'

391 LH 130.91'

385 LH

386 LH 130.00'

387 LH 130.00'

388 LH 130.00'

389 LH 130.00'

390 LH 127.87'

384 LH

383 LH

382 LH

381 LH 130.00'

380 H 130.00'

379 H 130.00'

378 H 126.84'

377 H 130.00'

376 H 130.00'

375 LH 130.26'

364 LH 130.00'

365 H 130.00'

366 H 130.00'

367 H 130.00'

368 H 130.00'

369 H 130.00'

370 H 129.96'

371 H 128.45'

372 H 130.06'

373 H 139.82'

374 LH 139.89'

357 H 130.00'

356 H 130.00'

355 H 130.00'

354 H 130.00'

333 LH 137.30'

334 H 137.30'

335 H 137.30'

336 H 137.30'

337 H 137.30'

338 H 137.30'

339 H 137.30'

332 H 130.00'

331 H 130.00'

330 H 130.00'

329 H 130.00'

328 H 130.00'

327 H 130.00'

326 H 130.00'

325 H

D 12

C 12

B 11

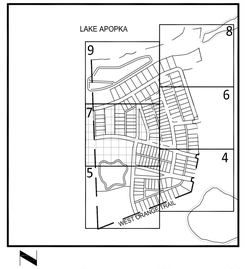
LEGEND

- PHASE LINE
- PD BOUNDARY
- 73 LOT NUMBER
- TRACT 43 TRACT NUMBER
- TRACT / LOT LINE
- ROAD WAY CENTERLINE
- ROW LINE
- BUILDING SETBACK LINE

TRANSECT ZONES

- ZONE T3
- ZONE T4
- PARKS AND OPEN SPACE

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has exercised due care in preparing this document, no guarantee is made nor liability assumed for any information contained in this document. It cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been released to the client or any other party. ATKINS shall not be responsible for any such changes or alterations. The recipient accepts full responsibility for any safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact ATKINS.
This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained herein. ATKINS makes no guarantee that changes or alterations to documentation transmitted or reviewed by computer or other electronic means have been made to the document. No reliance should ever be made on a document transmitted by computer or other electronic means without first comparing the document to the original hard copy with certified raised seal, if applicable, concerning the accuracy of the information contained in the document. ATKINS shall not be responsible for any such changes or alterations transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

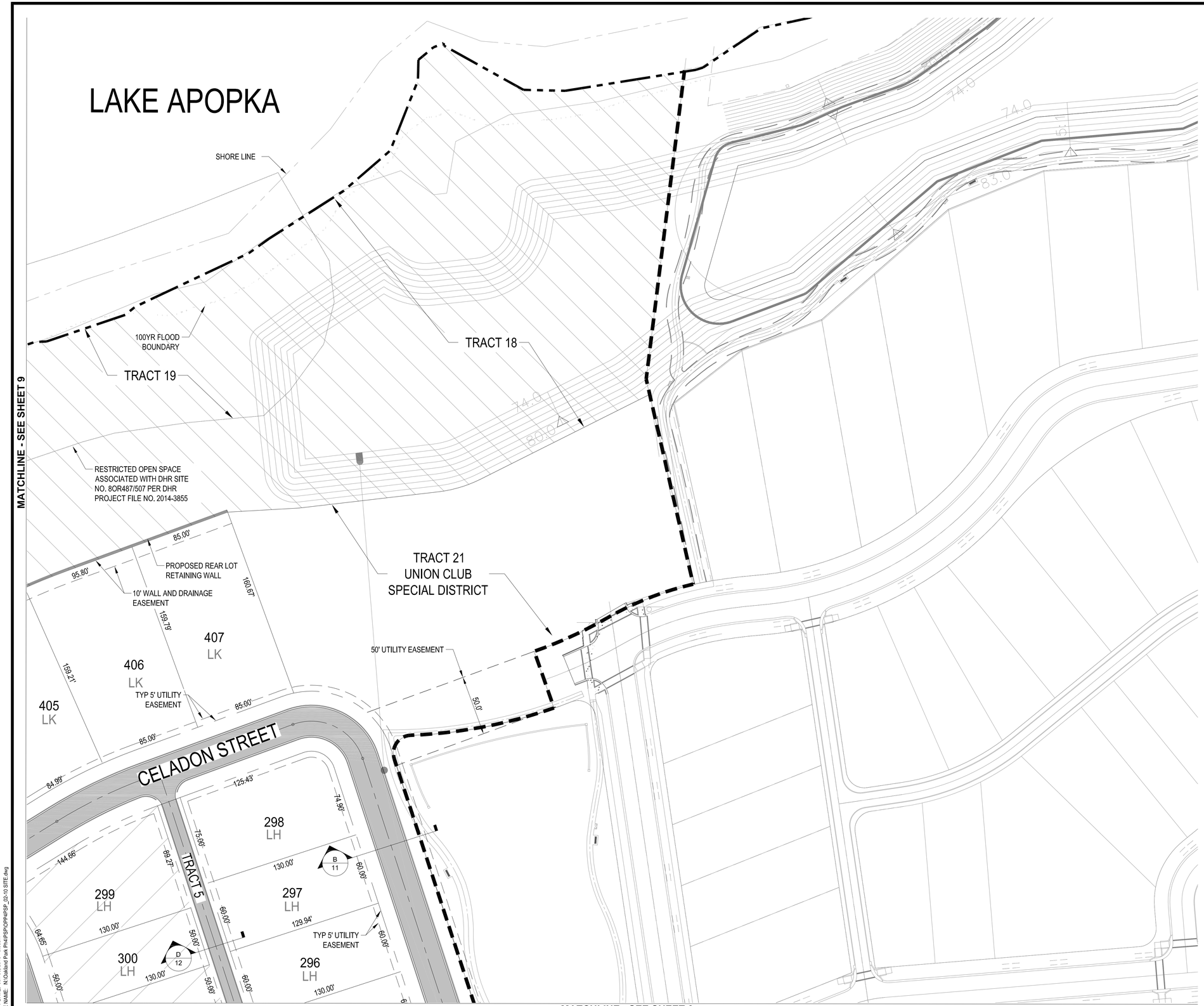
SHEET TITLE: LOT PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPE CERTIFICATE OF AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N, & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	7
REV.	△

PLOT DATE: Jun 30, 2015 - 9:03am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_03-10.SITE.dwg



LEGEND

- PHASE LINE
- PD BOUNDARY
- 73 LOT NUMBER
- TRACT 43 TRACT NUMBER
- TRACT / LOT LINE
- ROAD WAY CENTERLINE
- ROW LINE
- BUILDING SETBACK LINE

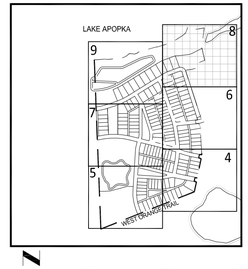
TRANSECT ZONES

- ZONE T3
- ZONE T4
- PARKS AND OPEN SPACE

NOTE:

TRACTS 18 AND 19 WILL INCLUDE BLANKET DRAINAGE EASEMENTS.

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR	REV

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: LOT PLAN

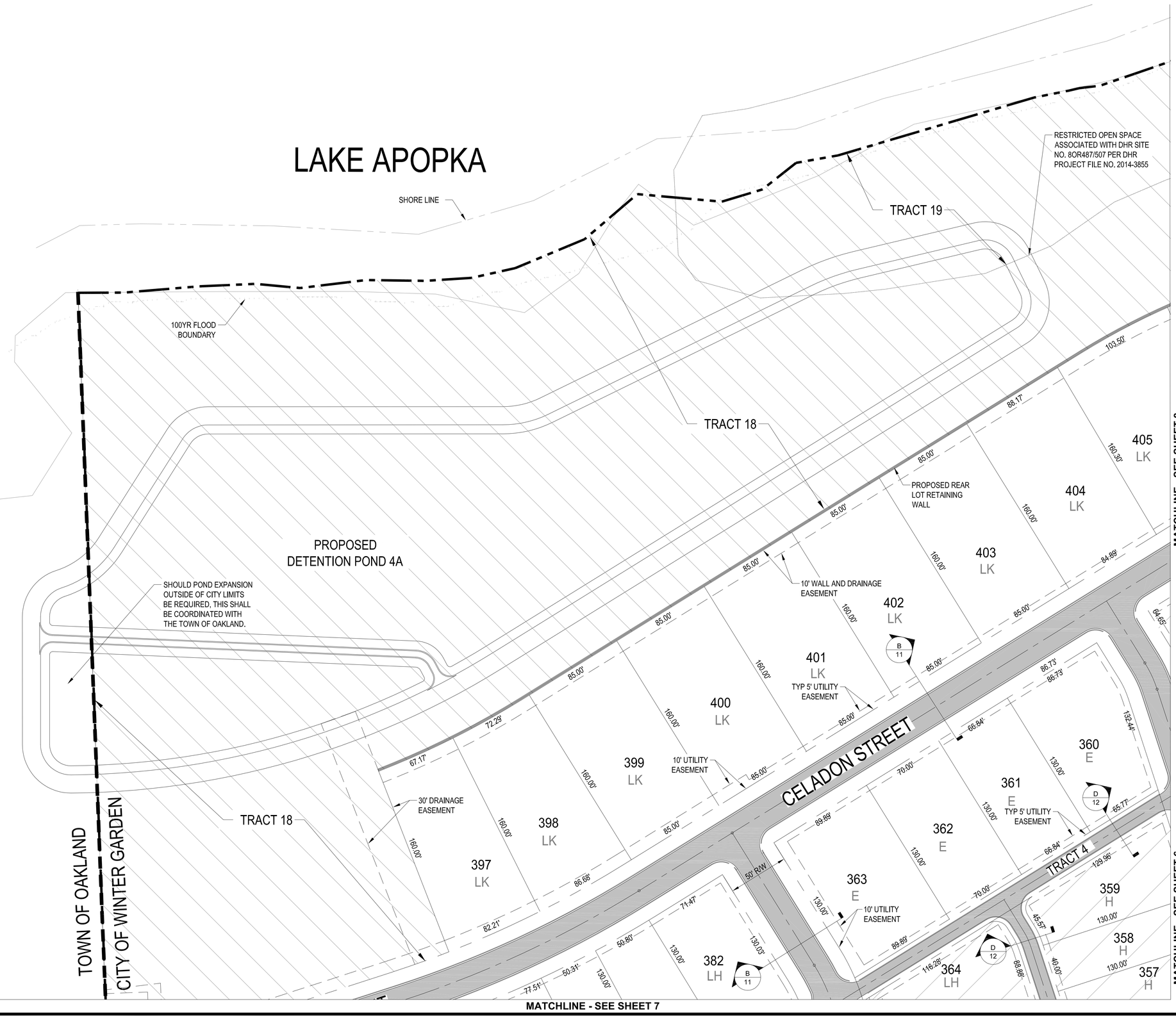
ATKINS

CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	8
REV.	

PLOT DATE: Jun 30, 2015 - 9:03am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_02-10 SITE.dwg



LEGEND

- PHASE LINE
- PD BOUNDARY
- 73 LOT NUMBER
- TRACT 43 TRACT NUMBER
- TRACT / LOT LINE
- ROAD WAY CENTERLINE
- ROW LINE
- BUILDING SETBACK LINE

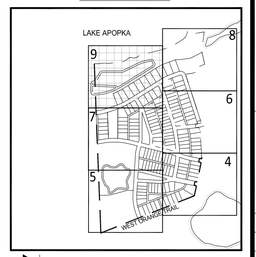
TRANSECT ZONES

- ZONE T3
- ZONE T4
- PARKS AND OPEN SPACE

NOTE:

TRACTS 18 AND 19 WILL INCLUDE BLANKET DRAINAGE EASEMENTS.

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR	REV

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safely related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: LOT PLAN

ATKINS

CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	9
REV.	

PLOT DATE: Jun 30, 2015 - 9:03am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_02-10 SITE.dwg

STREET NETWORK PLAN

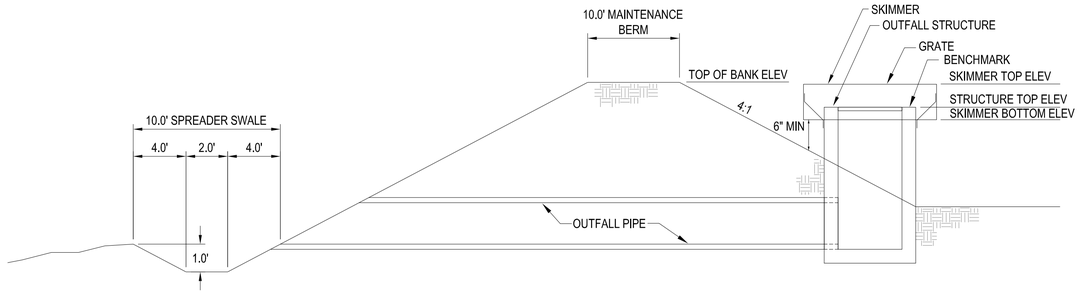
STREET (ST-24/50) WITH ALLEY

Movement	Slow
Design Speed	25
R.O.W. Width	50'*
Pavement Width	24'**
Traffic Flow	Two-way
Number of Parking Lanes	None. Parking allowed one side.
Curb Types	6" vertical curb with 12" gutter
Curb Radius	15'

Bikeway Type	N/A
Bikeway Width	N/A
Sidewalks	Each Side
Sidewalk Width	5'
Planter Width	6'6"
Planter Type	Continuous Grass or Groundcover
Planting Pattern	Informal Spacing
Tree Type	Predominant Live Oaks, with others

* 40' right-of-way width if one way
** 16' pavement width if one way

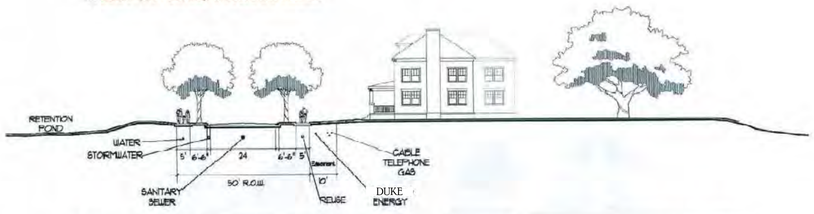
ROAD WAY SECTION A



CONTROL STRUCTURE AND SPREADER SWALE DETAILS
SCALE: NTS

STREET NETWORK PLAN

STREET (ST-24/50) WITHOUT ALLEY

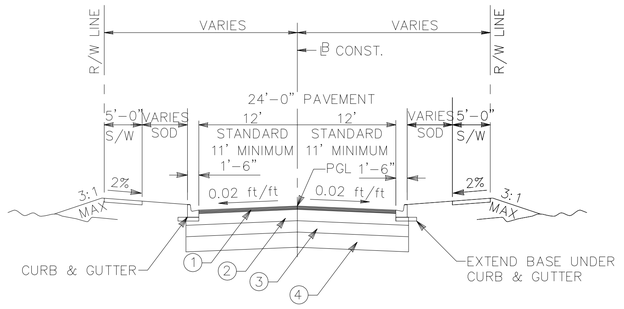


Movement	Slow
Design Speed	25
R.O.W. Width	50'*
Pavement Width	24'**
Traffic Flow	Two-way
Number of Parking Lanes	None. Parking allowed one side.
Curb Types	6" vertical curb with 12" gutter
Curb Radius	15'

Bikeway Type	N/A
Bikeway Width	N/A
Sidewalks	Each Side
Sidewalk Width	5'
Planter Width	6'6"
Planter Type	Continuous Grass or Groundcover
Planting Pattern	Informal Spacing
Tree Type	Predominant Live Oaks, with others

* 40' right-of-way width if one way
** 16' pavement width if one way

ROAD WAY SECTION B



1. 2" TYPE S-1 STRUCTURAL COURSE (2LIFTS)
2. 10" BASE TYPE SOIL CEMENT COMPACTED TO 98% MAX DENSITY (AASHTO T-134). ASPHALTIC PRIME COAT APPLIED AT 0.15 GAL./SF 300 PSI 7-DAY COMPRESSVE STRENGTH.
3. 12" COMPACTED SUBGRADE (95% DENSITY) AASHTO T-180 AND LBR 40
4. 18" OF NATIVE OR IMPORTED MATERIAL HAVING LESS THAN 5% PASSING #200 SIEVE COMPACTED TO 98% PER AASHTO T-180

TYPICAL ROADWAY PAVEMENT SECTION
SCALE: NTS

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to ensure that the information contained in this document is correct, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been issued in its original form by ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained in this document. ATKINS cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been issued in its original form by ATKINS. Changes or alterations may be made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means without a certified raised seal. If discrepancies are found between the hard copy and the electronic version, ATKINS does not accept liability concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: TYPICAL SECTIONS

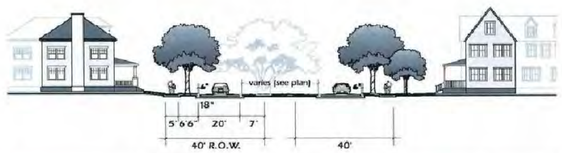
ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPA CERTIFICATE OF AUTHORIZATION NO.24
LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	11
REV.	△

PLOT DATE: Jun 30, 2015 - 9:03am
FILE NAME: N:\Oakland Park Ph4\PSP\oppdPSP_11-12 DETAILS.dwg

STREET NETWORK PLAN

STREET (ST-20/40)



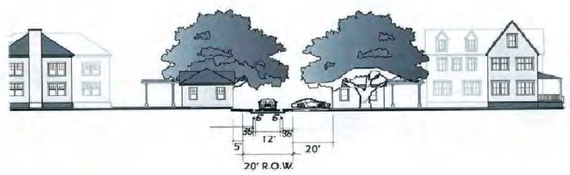
Movement	Slow
Design Speed	25
R.O.W. Width	40'
Pavement Width	20'
Traffic Flow	One-way
Number of Parking Lanes	Parking allowed one side
Curb Types	6" vertical curb with 12" gutter
Curb Radius	15'

Bikeway Type	N/A
Bikeway Width	N/A
Sidewalks	Outside only (trail within park)
Sidewalk Width	5'
Planter Width	6'6"
Planter Type	Continuous Grass or Groundcover
Planting Pattern	Informal Spacing
Tree Type	Predominant Live Oaks, with others

ROAD WAY SECTION C

STREET NETWORK PLAN

REAR LANE (RL-12/20)***



Movement	Slow
Design Speed	10
R.O.W. Width	20'
Pavement Width	12'
Traffic Flow	One-way
Number of Parking Lanes	N/A
Curb Types	6" Ribbon Curb if asphalt
Curb Radius	15'

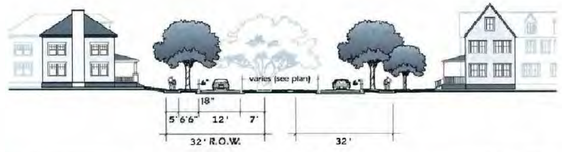
Bikeway Type	N/A
Bikeway Width	N/A
Sidewalks	N/A
Sidewalk Width	N/A
Planter Width	N/A
Planter Type	N/A
Planting Pattern	N/A
Tree Type	N/A

***Rear Lanes will be in a tract owned by the HOA

ROAD WAY SECTION D

STREET NETWORK PLAN

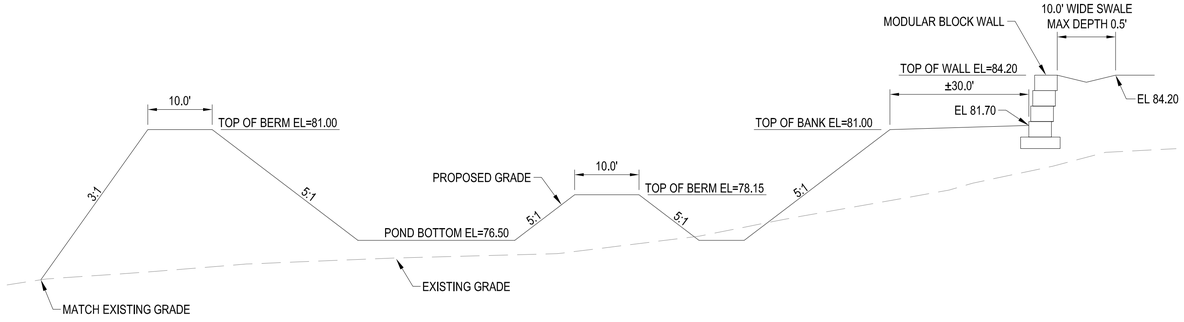
PROPOSED STREET (ST-12/32)



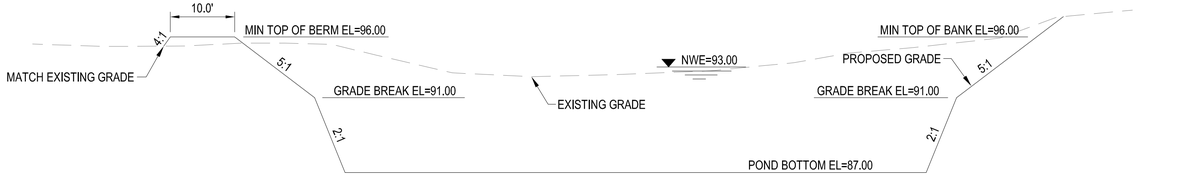
Movement	Slow
Design Speed	25
R.O.W. Width	32'
Pavement Width	12'
Traffic Flow	One-way
Number of Parking Lanes	N/A
Curb Types	6" vertical curb with 12" gutter
Curb Radius	15'

Bikeway Type	N/A
Bikeway Width	N/A
Sidewalks	Outside only (trail within park)
Sidewalk Width	5'
Planter Width	6'6"
Planter Type	Continuous Grass or Groundcover
Planting Pattern	Informal Spacing
Tree Type	Predominant Live Oaks, with others

ROAD WAY SECTION E



A POND 4A CROSS SECTION
NTS



B POND 4B CROSS SECTION
NTS

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has used all reasonable care to ensure that the information contained in this document is correct, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document was released by ATKINS. ATKINS accepts no liability for any safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained in this document. ATKINS makes no warranties, expressed or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: TYPICAL SECTIONS

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	12
REV.	

PLOT DATE: Jun 30, 2015 - 9:03am
FILE NAME: N:\Oakland Park PH4\PSP\opp4PSP_11-12 DETAILS.dwg

LEGEND

(heavy dashed line)	PHASE LINE
8" SAN	PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
8" FM	PROPOSED SANITARY FORCEMAIN AND SIZE
8" WM	PROPOSED POTABLE WATER MAIN AND SIZE
8" RM	PROPOSED RECLAIMED WATER MAIN AND SIZE
S8	PROPOSED SANITARY SEWER MANHOLE
(valve symbol)	PROPOSED VALVE
(hydrant symbol)	PROPOSED FIRE HYDRANT ASSEMBLY
59	LOT NUMBER

KEYMAP

0 200' 400'

FULL SCALE: 1"=200'
HALF SCALE: 1"=400'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: **LAKE APOPKA 2012, LLC**

PROJECT: **OAKLAND PARK PHASE 4**

SHEET TITLE: **OVERALL CONCEPTUAL UTILITY PLAN**

ATKINS

CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF
AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	13
REV.	

PLOT DATE: Jun 30, 2015 - 9:03am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_13-18 CONCEPTUAL UTILITY.dwg

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 15

CIVITAS WAY

CONNECT TO EXISTING 8" RM STUBOUT

10' UTILITY EASEMENT

TYP 5' UTILITY EASEMENT

CONNECT TO EXISTING 8" WM STUBOUT

TRACT 7

TRACT 8

TRACT 9

LAKE BRIM DRIVE

ALDENHURST STREET

RHETT STREET

GLENSDALE LANE

WEST ORANGE TRAIL

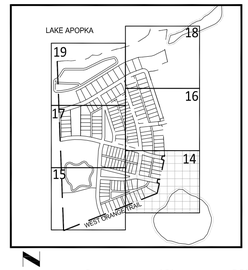
8' FENCE, LANDSCAPE, WALL, SIDEWALK AND ENCROACHMENT EASEMENT

LAKE BRIM

LEGEND

- PHASE LINE
- 8" SAN — PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
- 8" FM — PROPOSED SANITARY FORCEMAIN AND SIZE
- 8" WM — PROPOSED POTABLE WATER MAIN AND SIZE
- 8" RM — PROPOSED RECLAIMED WATER MAIN AND SIZE
- S8 — PROPOSED SANITARY SEWER MANHOLE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 59 — LOT NUMBER

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has exercised due care in preparing the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been transmitted or reviewed by computer or other electronic means. If applicable, in order to insure the accuracy of the information contained in this document, it is recommended that the user contact ATKINS to verify that no changes or alterations have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means without verification of the information contained in this document. ATKINS shall not be liable for any damages, losses, claims, demands, actions, or causes of action arising out of or related to any unauthorized use of, reliance upon, or modification of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

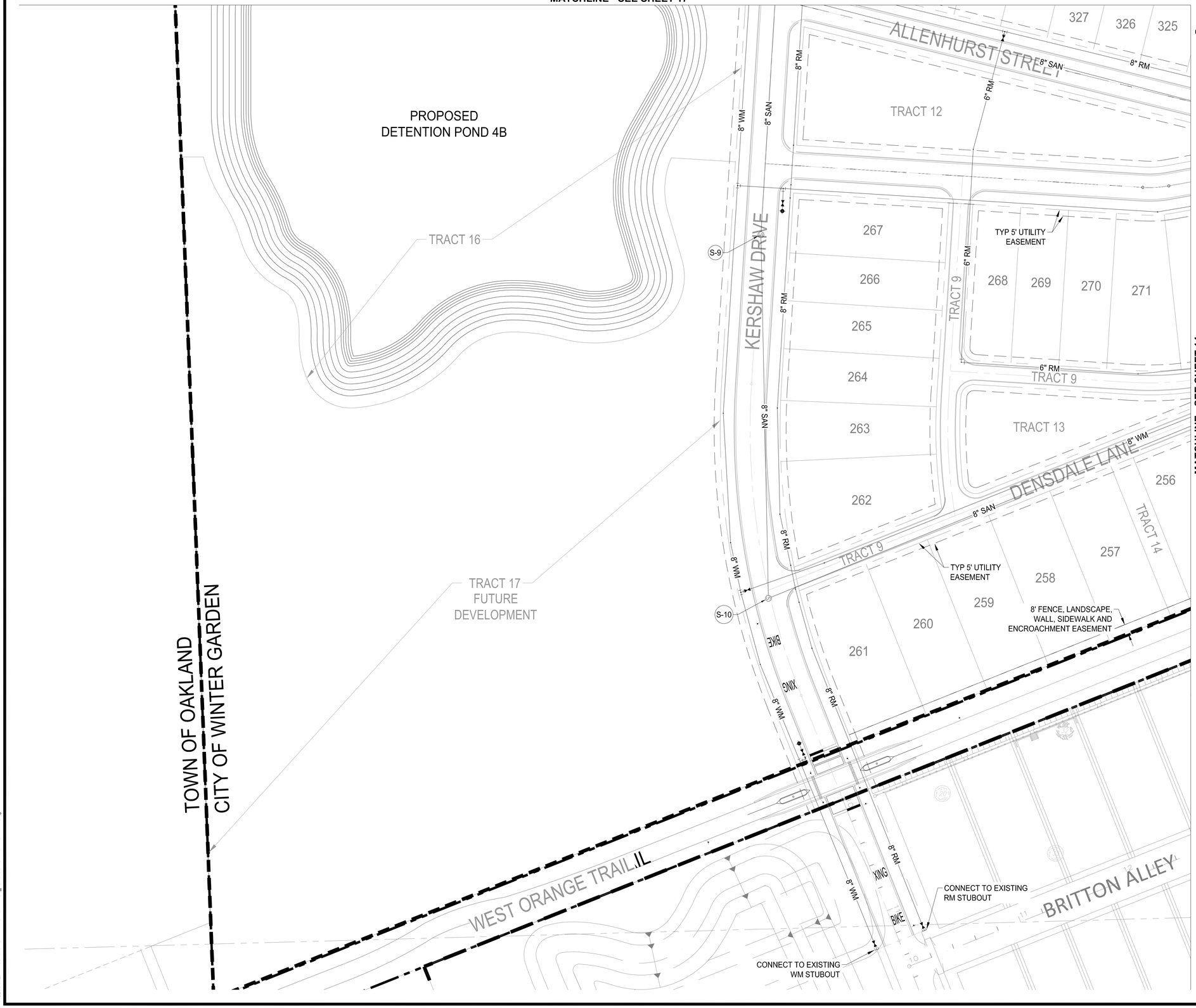
SHEET TITLE: CONCEPTUAL UTILITY PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	14
REV.	△

PLOT DATE: Jun 30, 2015 - 9:04am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_13-18 CONCEPTUAL UTILITY.dwg

MATCHLINE - SEE SHEET 17

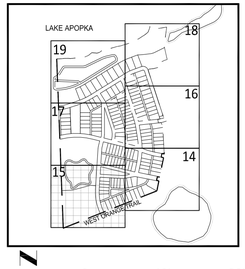


MATCHLINE - SEE SHEET 14

LEGEND

- PHASE LINE
- 8" SAN — PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
- 8" FM — PROPOSED SANITARY FORCEMAIN AND SIZE
- 8" WM — PROPOSED POTABLE WATER MAIN AND SIZE
- 8" RM — PROPOSED RECLAIMED WATER MAIN AND SIZE
- S8 — PROPOSED SANITARY SEWER MANHOLE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 59 — LOT NUMBER

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to ensure that the information contained in this document is correct, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been released by ATKINS. Consequently, ATKINS cannot accept any liability related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained in this document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL UTILITY PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

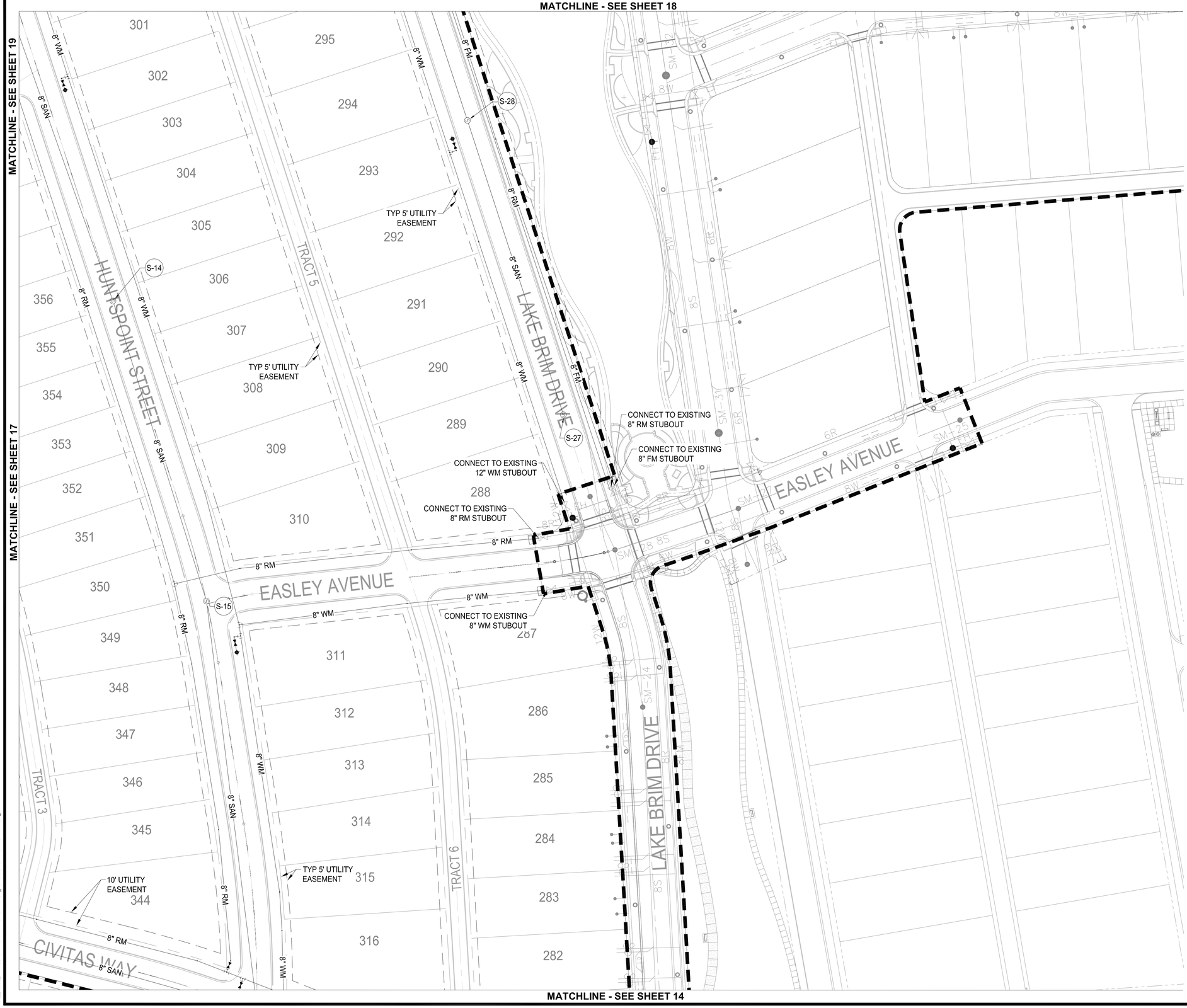
JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	15
REV.	△

PLOT DATE: Jun 30, 2015 - 9:04am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_13-18 CONCEPTUAL UTILITY.dwg

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 17

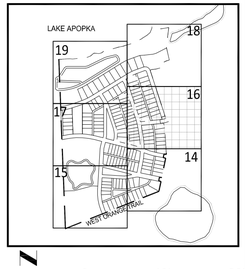


MATCHLINE - SEE SHEET 14

LEGEND

- PHASE LINE
- 8" SAN — PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
- 8" FM — PROPOSED SANITARY FORCEMAIN AND SIZE
- 8" WM — PROPOSED POTABLE WATER MAIN AND SIZE
- 8" RM — PROPOSED RECLAIMED WATER MAIN AND SIZE
- S8 — PROPOSED SANITARY SEWER MANHOLE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 59 — LOT NUMBER

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE:
The information in this document was prepared by ATKINS, Inc. While ATKINS has exercised due care in preparing this document, it cannot guarantee that changes or alterations to the information contained in this document will not be made by persons other than ATKINS personnel after the document was transmitted by ATKINS. Changes or alterations to this document may result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained herein. ATKINS is not responsible for any reliance on the contents of this document if changes, additions or deletions to the document have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means without a hard copy of the document with certified raised seal if applicable. ATKINS makes no warranties, expressed or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL UTILITY PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	16
REV.	△

PLOT DATE: Jun 30, 2015 - 8:04am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_13-18 CONCEPTUAL UTILITY.dwg

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 15

LEGEND

PHASE LINE	PHASE LINE
8" SAN	PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
8" FM	PROPOSED SANITARY FORCEMAIN AND SIZE
8" WM	PROPOSED POTABLE WATER MAIN AND SIZE
8" RM	PROPOSED RECLAIMED WATER MAIN AND SIZE
S8	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
59	LOT NUMBER

KEYMAP

0 40' 80'
FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR	REV

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL UTILITY PLAN

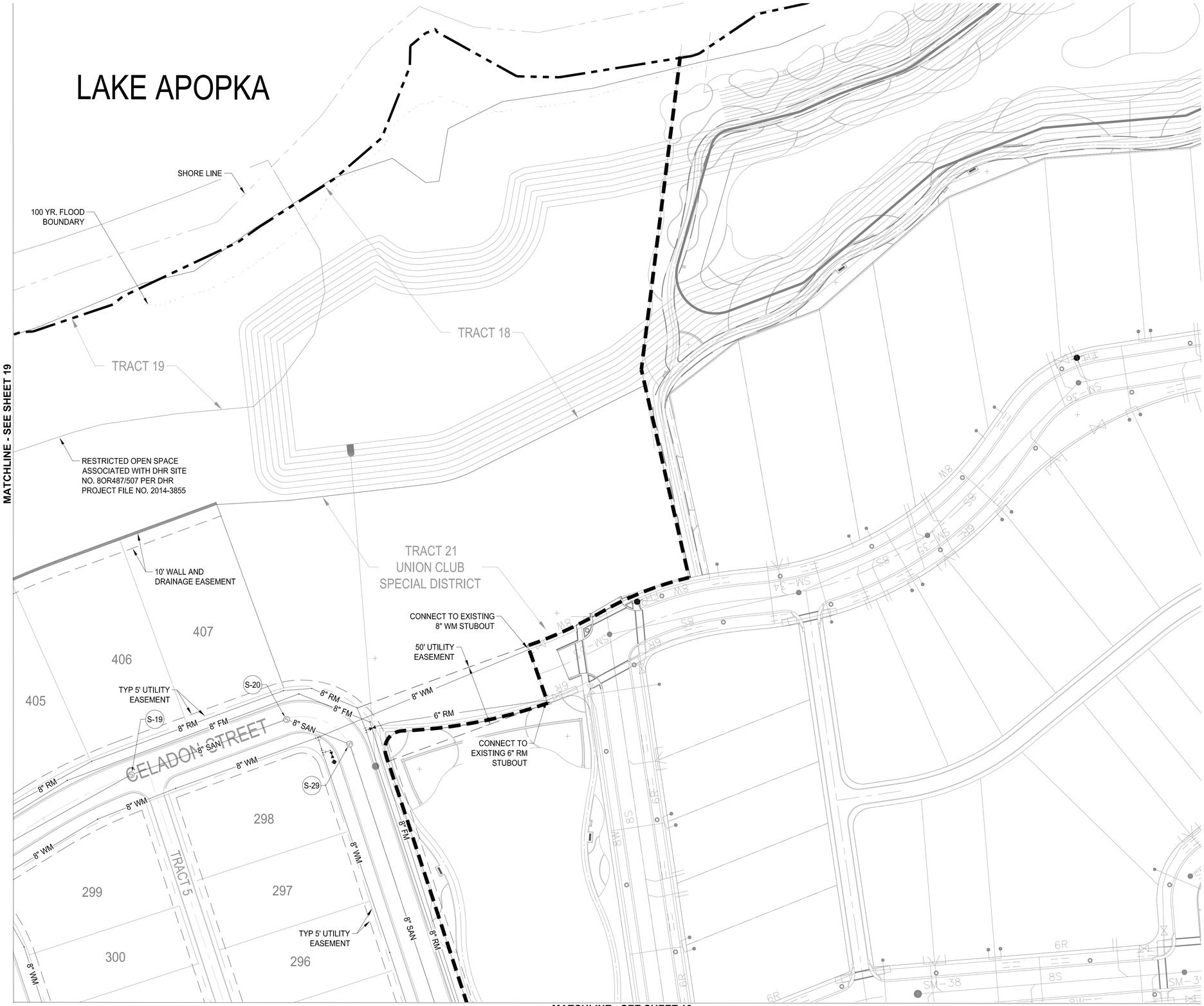
ATKINS

CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF
AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	17
REV.	

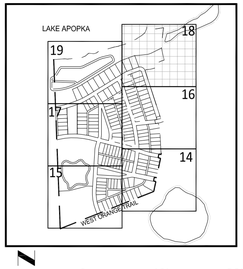
PLOT DATE: Jun 30, 2015 - 9:04am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_13-18 CONCEPTUAL UTILITY.dwg



LEGEND

	PHASE LINE
8" SAN	PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
8" FM	PROPOSED SANITARY FORCEMAIN AND SIZE
8" WM	PROPOSED POTABLE WATER MAIN AND SIZE
8" RM	PROPOSED RECLAIMED WATER MAIN AND SIZE
S8	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
59	LOT NUMBER

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR	REV

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL UTILITY PLAN

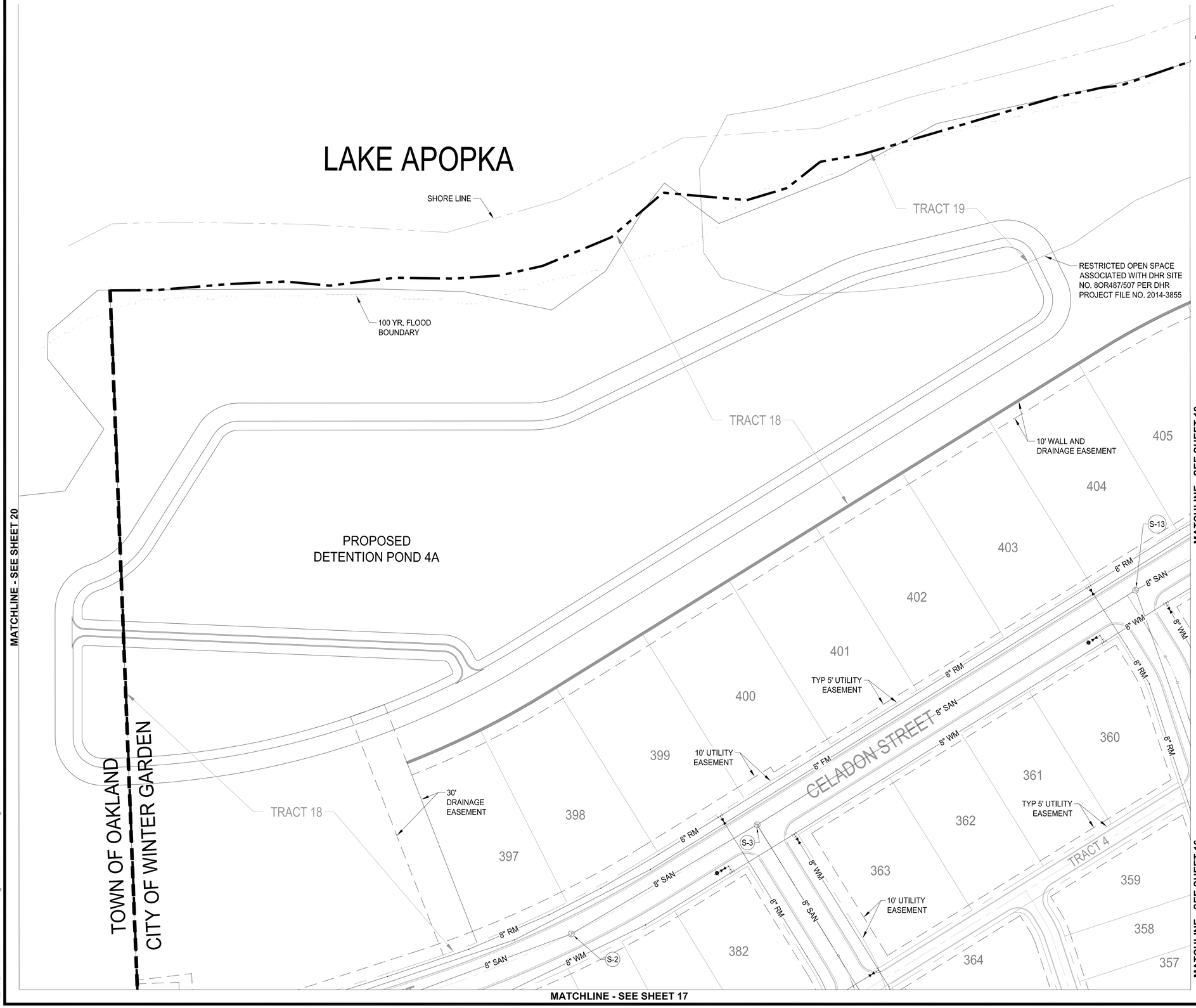
ATKINS

CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	18
REV.	

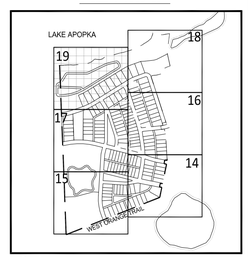
PLOT DATE: Jun 30, 2015 - 9:04am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_13-18 CONCEPTUAL UTILITY.dwg



LEGEND

- PHASE LINE
- 8" SAN — PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
- 8" FM — PROPOSED SANITARY FORCEMAIN AND SIZE
- 8" WM — PROPOSED POTABLE WATER MAIN AND SIZE
- 8" RM — PROPOSED RECLAIMED WATER MAIN AND SIZE
- S8 — PROPOSED SANITARY SEWER MANHOLE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 59 — LOT NUMBER

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	ISSUED FOR	DATE

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has exercised due care in preparing the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been released by ATKINS. Changes or alterations may be made for safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be mode directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained in this document. No reliance should ever be made on a document that has been altered or modified in any way. ATKINS cannot guarantee that documentation transmitted or reviewed by computer or other electronic means has been made to the document. No reliance should ever be made on a document that has been altered or modified in any way. ATKINS cannot guarantee that documentation transmitted or reviewed by computer or other electronic means is free from viruses. ATKINS accepts no responsibility for any damages or liabilities concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL UTILITY PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	19
REV.	△

PLOT DATE: Jun 30, 2015 - 9:04am
FILE NAME: N:\Oakland Park Ph4\PS\PDP\4PSP_13~18 CONCEPTUAL UTILITY.dwg

LAKE APOPKA

LAKE BRIM

26

27

24

25

22

23

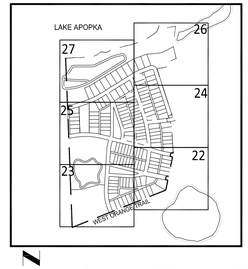
LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 — PROPOSED SPOT GRADE
- 108.75HP — PROPOSED HIGH POINT AND ELEVATION
- 27 — LOT NUMBER
- 70 — EXISTING CONTOUR
- SURFACE FLOW DIRECTION

NOTE

THE LOCATION AND DESIGN OF ROADWAY UNDERDRAIN SYSTEMS WILL BE PROVIDED WITH THE FINAL ENGINEERING DESIGN.

KEYMAP



0 200' 400'

FULL SCALE: 1"=200'
HALF SCALE: 1"=400'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable precautions to ensure that the information contained in this document is suitable for its intended purpose, ATKINS cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been issued in its original form. ATKINS accepts no liability for any safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained herein. ATKINS assumes no responsibility for the accuracy of the information if documentation transmitted or reviewed by computer or other electronic means has been made to this document. No reliance should ever be made on a document if it has been converted to electronic media and is in any document or if modified, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: OVERALL CONCEPTUAL DRAINAGE PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	21
REV.	△

PLOT DATE: Jun 30, 2015 - 9:04am
FILE NAME: N:\Oakland Park Ph4\PS\POPH4SP_21-27 CONCEPTUAL GRADING.dwg

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 23

CIVITAS WAY

CIVITAS WAY

ALLENHURST STREET

LAKE BRIM DRIVE

RHETT STREET

TRACT 7

TRACT 8

TRACT 9

BENSDALE LANE

WEST ORANGE TRAIL

316 281 340 341 342 343 317 280 318 279 319 278 324 323 322 320 277 321 276 274 275 272 273 250 251 252 253 254 255 256

108.75HP

108.78HP

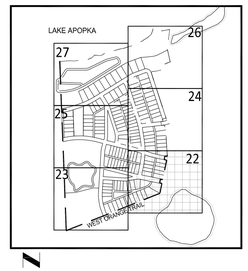
8' FENCE, LANDSCAPE, WALL, SIDEWALK AND ENCROACHMENT EASEMENT

LAKE BRIM

LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 PROPOSED SPOT GRADE
- 108.75HP PROPOSED HIGH POINT AND ELEVATION
- 27 LOT NUMBER
- 70 EXISTING CONTOUR
- SURFACE FLOW DIRECTION

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has exercised professional care in the preparation of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been released by ATKINS. Consequently, ATKINS shall not be liable for any related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained herein. No reliance should ever be made on a document which has been altered or modified in any way from the original document. No reliance should be made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means without a hard copy of the document with certified raised seal if applicable, in order to insure the accuracy of the information contained herein. Any questions concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

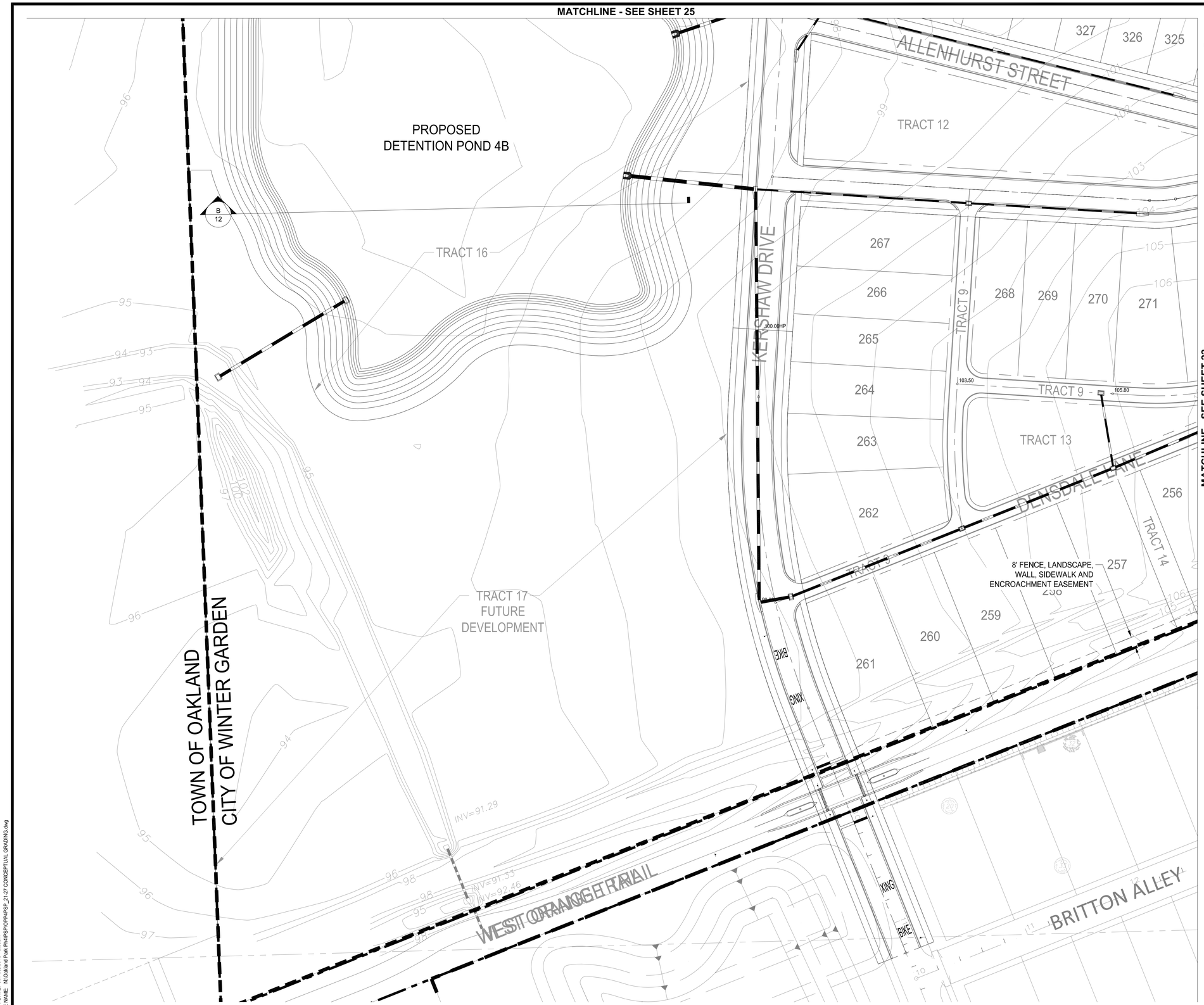
PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	22
REV.	△

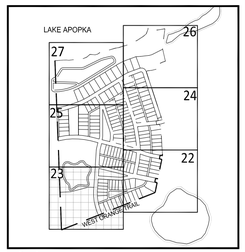
PLOT DATE: Jun 30, 2015 - 9:04am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_21-27 CONCEPTUAL GRADING.dwg



LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 PROPOSED SPOT GRADE
- 108.75HP PROPOSED HIGH POINT AND ELEVATION
- 27 LOT NUMBER
- 70 EXISTING CONTOUR
- SURFACE FLOW DIRECTION

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR	REV

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to assure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document leaves the possession of ATKINS. Changes or alterations may be safely related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein and to further insure that no changes, alterations or modifications have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means unless it is first compared to the original. ATKINS makes no warranties, express or implied, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

ATKINS

CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF
AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

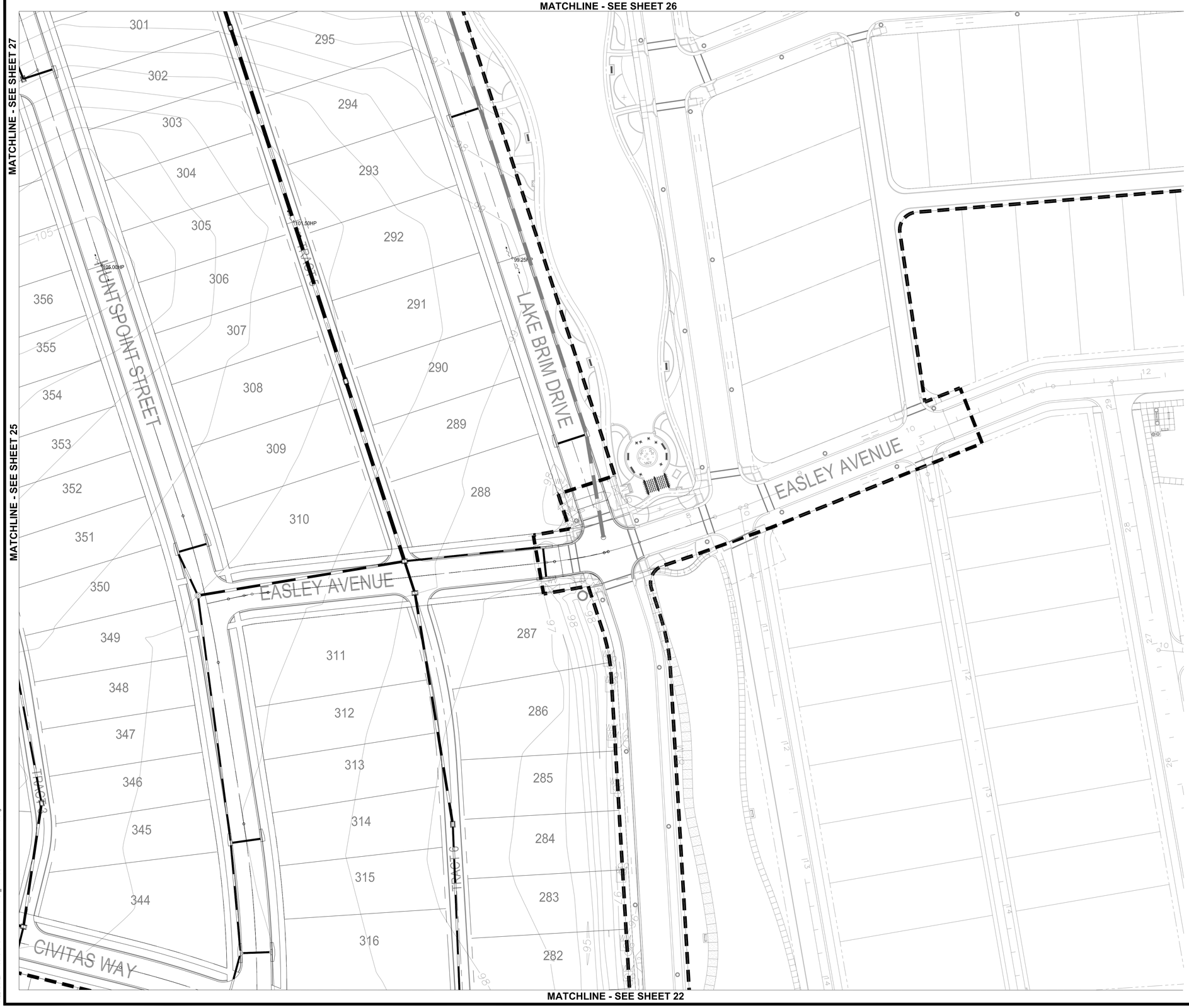
JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	23
REV.	

PLOT DATE: Jun 30, 2015 - 9:05am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_21-27 CONCEPTUAL GRADING.dwg

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 27

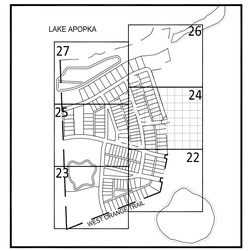
MATCHLINE - SEE SHEET 25



LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 PROPOSED SPOT GRADE
- 108.75HP PROPOSED HIGH POINT AND ELEVATION
- 27 LOT NUMBER
- 70 EXISTING CONTOUR
- SURFACE FLOW DIRECTION

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

MATCHLINE - SEE SHEET 22

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has exercised due care in preparing the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been released by ATKINS. Changes or alterations may be made for safety related and result in damage to property, personal injury or death. If verification of this information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained herein. Reliance upon the information contained herein should not be made without first having been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means or media without first comparing the accuracy of the information contained in any document or media with the original hard copy. ATKINS makes no representation as to the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24
LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	24
REV.	

PLOT DATE: Jun 30, 2015 - 9:05am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_21-27 CONCEPTUAL GRADING.dwg

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 23

TRACT 20

PROPOSED LIFT STATION

CELADON STREET

COLLETON LANE

TRACT 1

TRACT 10

GALSTON LANE

TRACT 2

TRACT 15

KERSHAW DRIVE WEST

KERSHAW DRIVE EAST

TRACT 3

TRACT 11

CIVITAS WAY

TOWN OF OAKLAND
CITY OF WINTER GARDEN

HAMMOCK PRESERVE
SPECIAL DISTRICT

TRACT 16

KERSHAW DRIVE

TRACT 7

PROPOSED DETENTION POND 4B

INV. 97.39

INV. 97.34

104.75HP

104.50HP

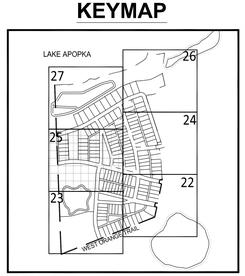
396 395 394 393 392 391 390 389 388 387 386 385 384 383 382 381 380 379 378 377 376 375 364 365 366 367 368 369 370 371 372 373 374 357 356 355 354 333 334 335 336 337 338 339 332 331 330 329 328 327 326 325

B
12

LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 PROPOSED SPOT GRADE
- 108.75HP PROPOSED HIGH POINT AND ELEVATION
- 27 LOT NUMBER
- 70 EXISTING CONTOUR
- SURFACE FLOW DIRECTION

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has exercised due care in the preparation of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been released by ATKINS. Changes or alterations may be made to the document by computer or other electronic means. ATKINS accepts no responsibility for any damage to property, personal injury or death, if verification of the information contained in this document is needed, contact ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained in this document. No reliance should ever be made on a document transmitted or reviewed by computer or other electronic means. ATKINS accepts no responsibility for any damages, incurred as a result of unauthorized changes to the information contained in this document, or for any reuse of the information contained in this document for extensions of projects, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPR CERTIFICATE OF AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	25
REV.	

PLOT DATE: Jun 30, 2015 - 9:05am
FILE NAME: N:\Oakland Park Ph4\PSP\PDP4PSP_21-27 CONCEPTUAL GRADING.dwg

LAKE APOPKA

SHORE LINE

100YR FLOOD BOUNDARY
ELEVATION 69.20
(NGVD29)

TRACT 19

TRACT 18

TRACT A

CONCRETE SLAB

RESTRICTED OPEN SPACE
ASSOCIATED WITH DHR SITE
NO. 8OR487/507 PER DHR
PROJECT FILE NO. 2014-3855

PROPOSED REAR LOT
RETAINING WALL

10' WALL AND
DRAINAGE
EASEMENT

TRACT 21
UNION CLUB
SPECIAL DISTRICT

50' UTILITY
EASEMENT

CELADON STREET

TRACT B1

406

407

405

298

299

297

300

296

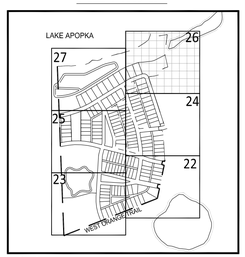
MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 24

LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 — PROPOSED SPOT GRADE
- 108.75HP — PROPOSED HIGH POINT AND ELEVATION
- 27 — LOT NUMBER
- 70 — EXISTING CONTOUR
- SURFACE FLOW DIRECTION

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE
	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable precautions to ensure that the information contained in this document is accurate, ATKINS cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been issued by ATKINS. Changes or alterations may be made for safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact should be made directly with ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained herein. ATKINS assumes no responsibility for the accuracy of the information contained in this document if the information contained has been altered by computer or other electronic means. Any reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means without direct verification by ATKINS. Changes or alterations to this document by any process or interface, concerning the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FIRM CERTIFICATE OF
AUTHORIZATION NO.24

LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL. 407.647.7275
FAX. 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	26
REV.	△

PLOT DATE: Jun 30, 2015 - 9:05am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_21-27 CONCEPTUAL GRADING.dwg

LAKE APOPKA

100YR FLOOD BOUNDARY
ELEVATION 69.20
(NGVD29)

SHORE LINE

SPREADER SWALE
(SEE DETAIL ON SHEET 11)

A
12

POND OUTFALL STRUCTURE

PROPOSED
DETENTION POND 4A

SHOULD POND
EXPANSION OUTSIDE OF
CITY LIMITS BE
REQUIRED, THIS SHALL
BE COORDINATED WITH
THE TOWN OF OAKLAND.

TOWN OF OAKLAND
CITY OF WINTER GARDEN

TRACT 18

30' DRAINAGE
EASEMENT

TRACT 19

RESTRICTED OPEN SPACE
ASSOCIATED WITH DHR SITE
NO. 8OR487/507 PER DHR
PROJECT FILE NO. 2014-3855

10' WALL AND
DRAINAGE
EASEMENT

PROPOSED REAR LOT
RETAINING WALL

PROPOSED
REAR LOT
RETAINING WALL

CELADON STREET

TRACT 14

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 26

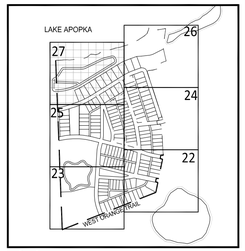
MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 25

LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 — PROPOSED SPOT GRADE
- 108.75HP — PROPOSED HIGH POINT AND ELEVATION
- 27 — LOT NUMBER
- 70 — EXISTING CONTOUR
- SURFACE FLOW DIRECTION

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE
The information in this document was prepared by ATKINS, Inc. While ATKINS has taken all reasonable steps to ensure the accuracy of the information contained in this document, it cannot guarantee that changes or alterations to this document will not be made by persons other than ATKINS personnel after the document has been issued to the client or its agents. Any such changes may result in inconsistencies between the information contained in this document and safety related and result in damage to property, personal injury or death. If verification of the information contained in this document is needed, contact ATKINS.

This document must be compared to the original hard copy, with certified raised seal if applicable, in order to insure the accuracy of the information contained therein. No reliance should ever be made on a document to which changes or alterations have been made to the document. No reliance should ever be made on a documentation transmitted or reviewed by computer or other electronic means that is not converted to hard copy and verified by ATKINS. ATKINS disclaims any and all responsibility for the accuracy of the information contained in any document transmitted or reviewed by computer or other electronic means.

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

ATKINS
CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
TAMPA, FLORIDA 33607
FBPE CERTIFICATE OF
AUTHORIZATION NO.24
LOCAL OFFICE:
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
TEL: 407.647.7275
FAX: 407.806.4500
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	27
REV.	△

PLOT DATE: Jun 30, 2015 - 9:05am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_21-27 CONCEPTUAL GRADING.dwg

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 8

DATE: July 31, 2015 **MEETING DATE:** August 3, 2015

SUBJECT: North West Crown Point Road (PRELIMINARY PLAT)
PROJECT NAME Cisneros Property
PARCEL ID# 12-22-27-1840-33-010, 12-22-27-1840-33-040

ISSUE: The applicant is requesting a Preliminary Plat for 2 single family residential lots in the Cisneros Property Subdivision.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Casildo & Maria Cisneros

CURRENT ZONING: R-1 (Single-Family Residential District)

PROPOSED ZONING: N/A

CURRENT FLU: LR (Low Density Residential)

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes Preliminary Plat for 2 single-family lots. The proposed Preliminary Plat is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed Preliminary Plat is consistent with the R-1 Zoning of the property.

STAFF RECOMMENDATION(S):

DRC recommends conditional approval of the Preliminary Plat of 2 single-family lots in the Cisneros Property Subdivision subject to the conditions of the attached Staff Report.

NEXT STEP(S):

Submit Final Plat and for building permits.

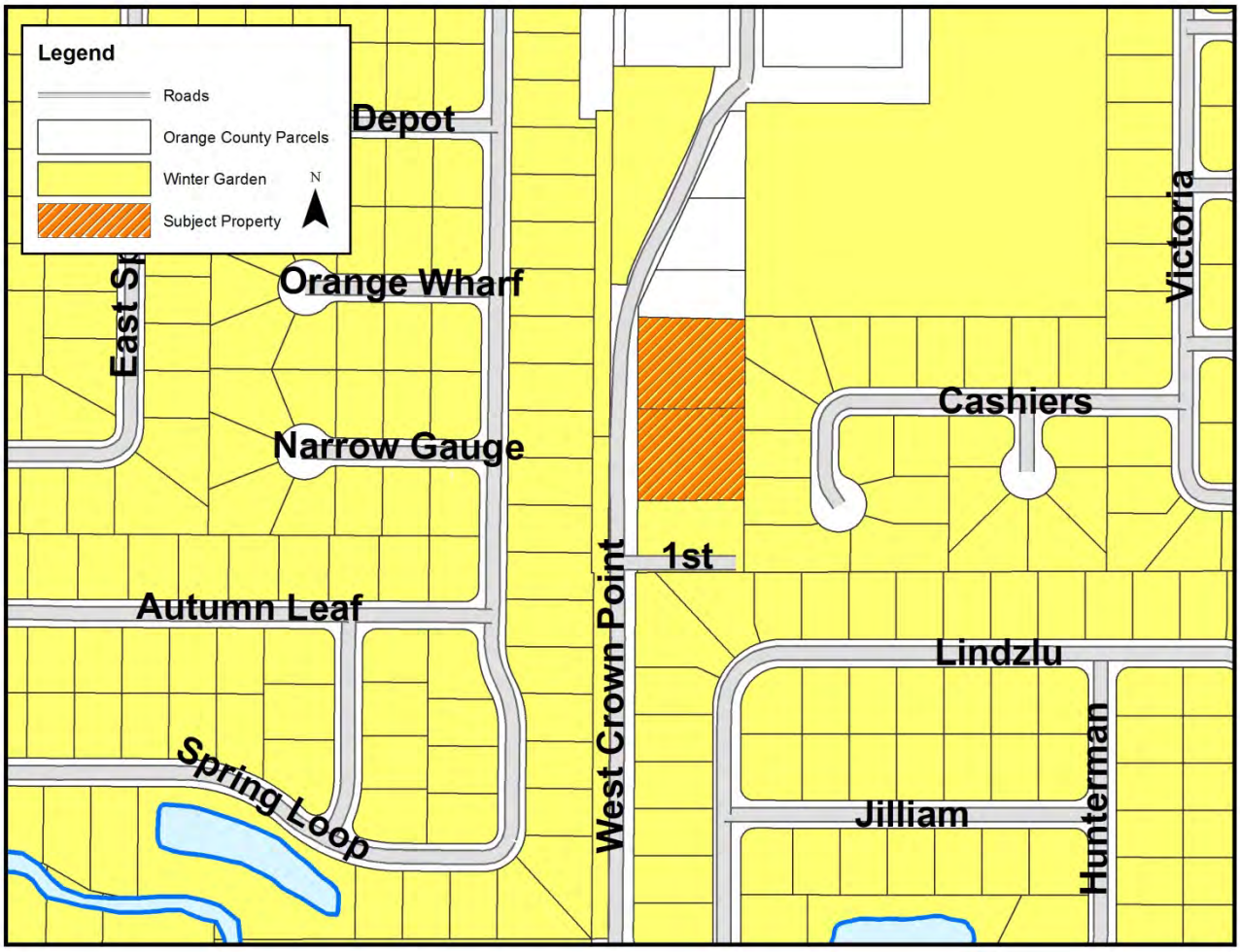
ATTACHMENT(S):

Location Map
Staff Report
Preliminary Plat

LOCATION MAP

Cisneros Property

PRELIMINARY PLAT



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

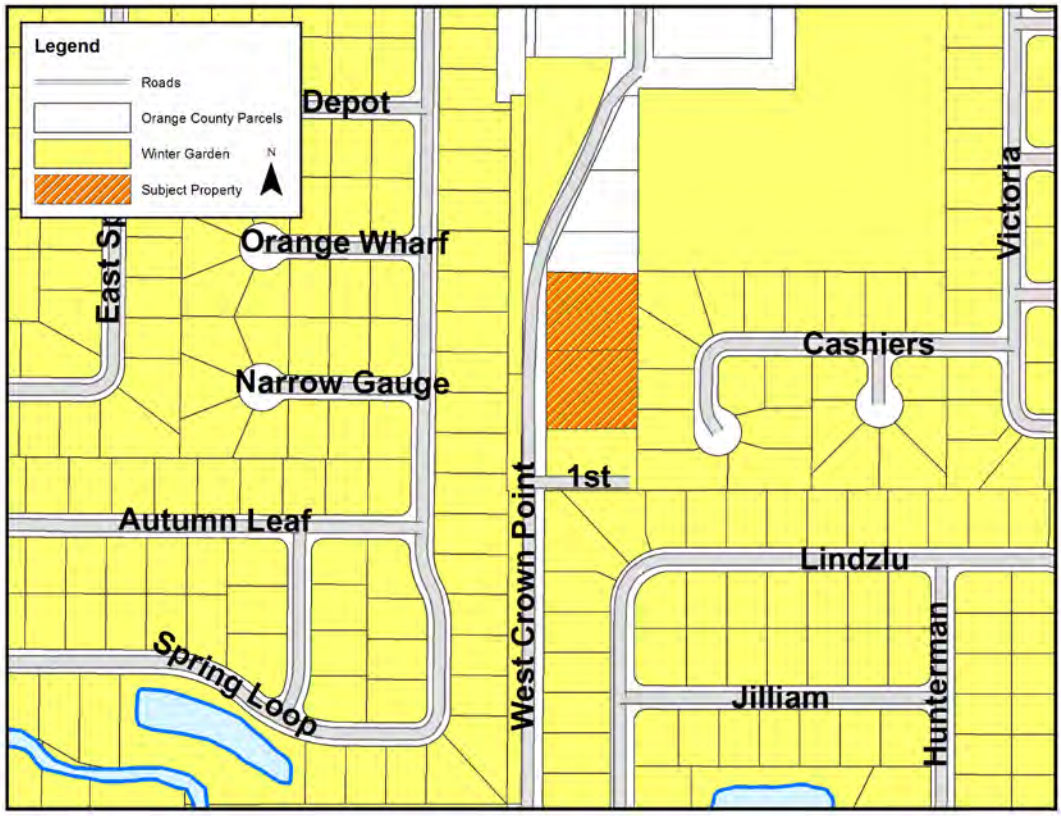
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: KELLY CARSON, PLANNER II
DATE: AUGUST 3, 2015
SUBJECT: PRELIMINARY PLAT
CISNEROS PROPERTY
NORTH WEST CROWN POINT ROAD (1.43 +/- ACRES)
PARCEL ID # 12-22-27-1840-33-010, 12-22-27-1840-33-040

APPLICANT: CASILDO & MARIA CISNEROS

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 along North West Crown Point Road and is approximately 1.43 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



EXISTING USE

The subject property contains a ±960 square foot single-family residential building and numerous accessory structures including several sheds and a metal canopy structure. The south side of the subject property consists of undeveloped grassy land with scattered trees.

ADJACENT LAND USE AND ZONING

The property located to the east of the subject property is developed with the Tuscany single family neighborhood, zoned R-1, and located in Winter Garden. The property located to the west is developed with the Crown Point Springs single family neighborhood, zoned R-1, and located in Winter Garden. The property to the north of the subject property contains a single family home, is zoned A-1, and is located in Unincorporated Orange County. The property to the south is developed with a single family residence, is zoned R-1, and is located in the City.

PROPOSED USE

The applicant is requesting preliminary plat approval to move forward with building permits and the final plat. This plat was required by the City in order to clean up old plat lines to be in full compliance with City code. The applicant is proposing to develop the two-lot 1.43 ± acre site with two single family homes. The minimum lot size will be 162' x 190', which complies with the lot size requirements of the property's R-1 zoning. The subdivision will have a gross density of 1.4 dwelling units per acre; the LR- Low Density Residential Future Land Use Designation allows up to 6 dwelling units per acre.

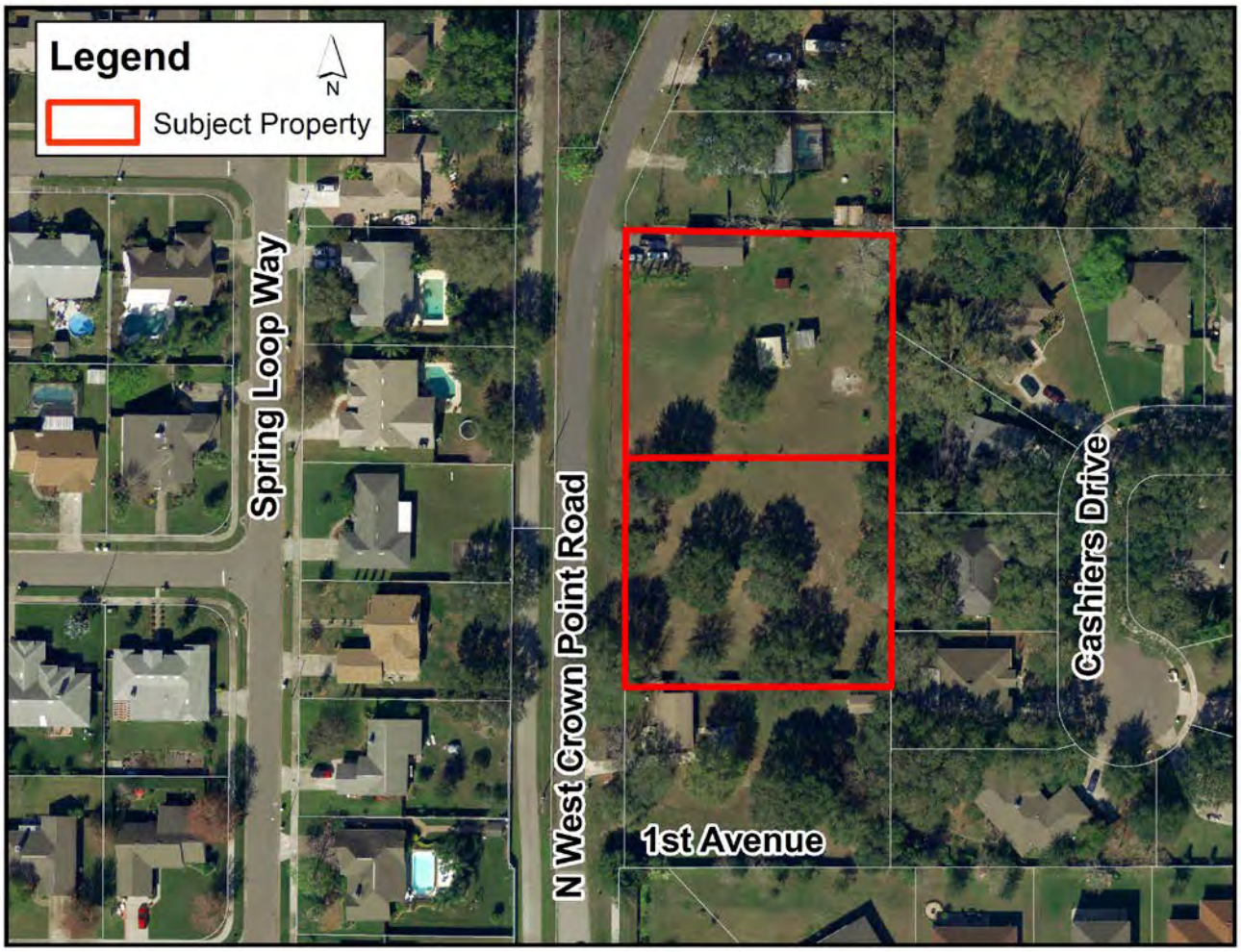
SUMMARY

City Staff recommends conditional approval of the Preliminary Plat subject to the following condition(s):

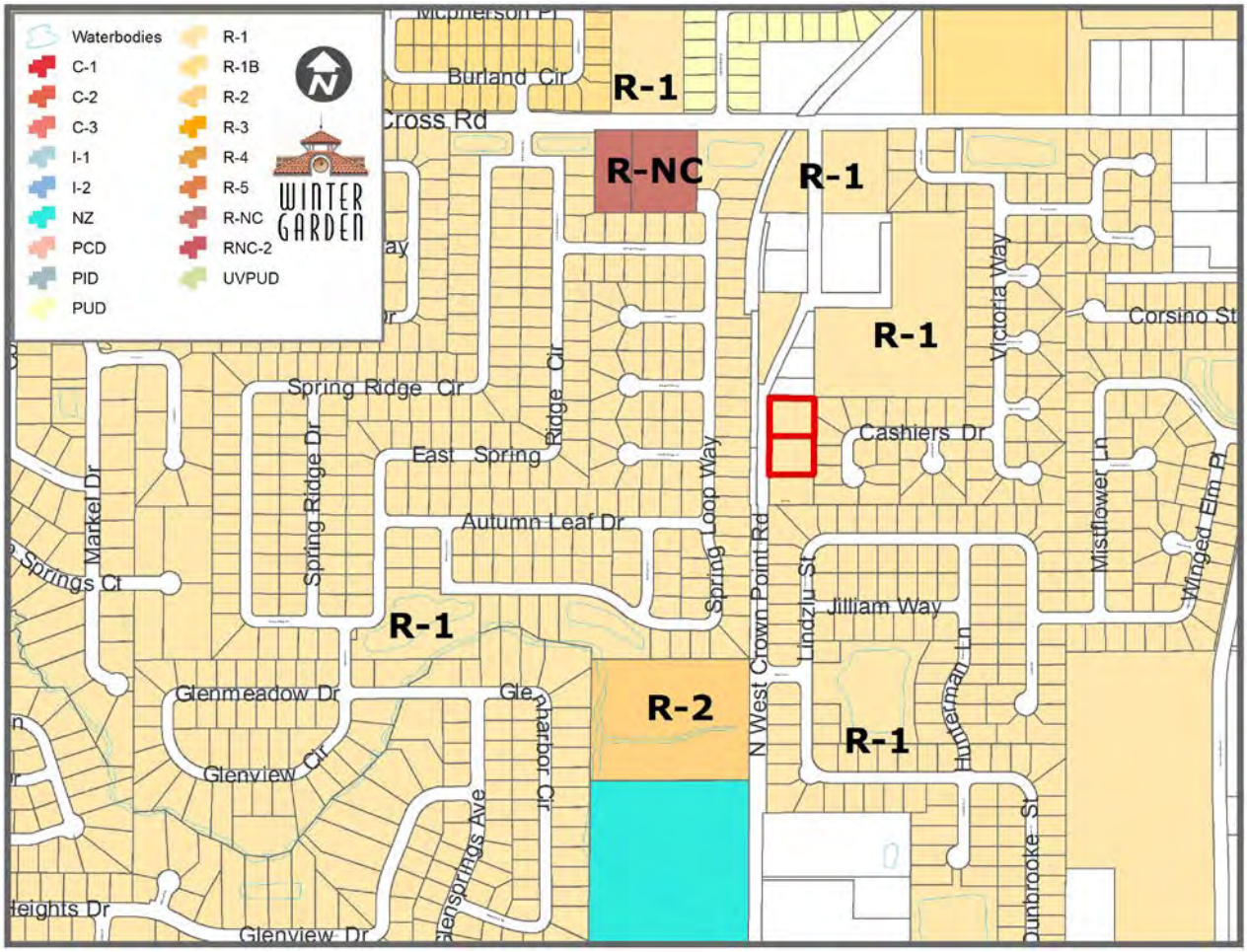
- All irrigation on the site shall be designed to be supplied by reclaimed water.
- Development of these lots will require connection to City utilities at the Applicant's expense; lift station/grinder pumps will be required to tie into the existing sanitary force main.
- No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. All drainage from the two proposed single family homes shall be directed to West Crown Point Road. An inspection by the City Engineer is required prior to issuance of Certificate of Occupancy. No fill shall be added to the site without prior City approval.

Conditional approval of the Preliminary Plat will allow the owner to proceed with development plans as well as the final plat.

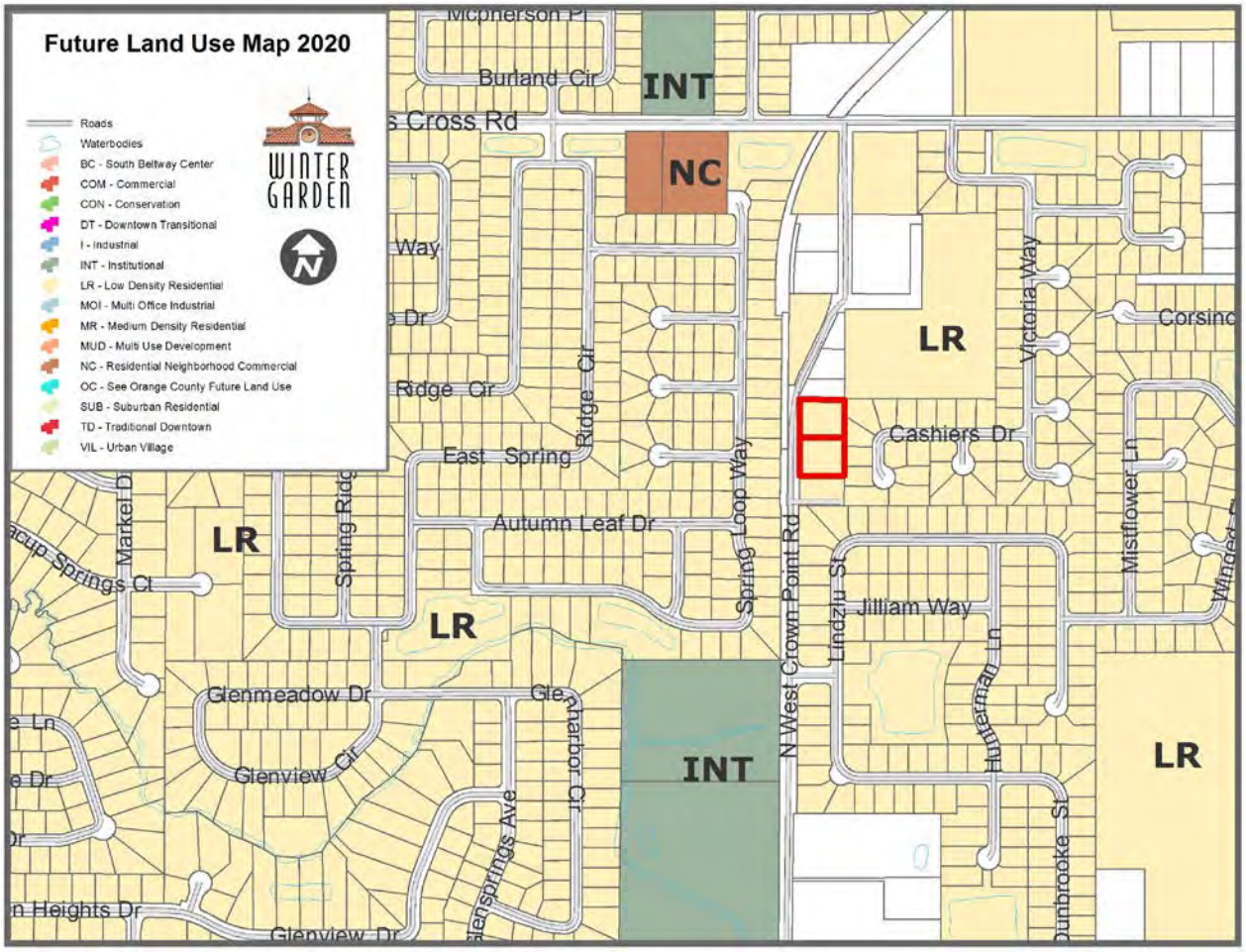
AERIAL PHOTO
CISNEROS PROPERTY



ZONING MAP
CISNEROS PROPERTY



FUTURE LAND USE MAP
CISNEROS PROPERTY



END OF STAFF REPORT

CISNEROS PLAT

SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA.
REPLATTING LOTS 1 THROUGH 9, LOTS 16 THROUGH 24, BLOCK 33 AND THAT PORTION OF THE ALLEY BETWEEN SAID LOTS, THE TOWN OF CROWN POINT, PLAT BOOK C, PAGE 33, ALSO THAT PORTION OF SECOND AVENUE LYING NORTH OF BLOCK 33.

GRAPHIC SCALE
0' 15'30' 60' 90'
1" = 30'

N

DESCRIPTION

ALL OF BLOCK 33 AND THE SOUTH 1/2 OF VACATED STREET ON THE NORTH (LESS LOTS 10 THROUGH 15) AND THE WEST 1/2 OF VACATED STREET ON THE EAST (LESS THOSE EAST OF LOTS 13 THROUGH 15) AND THE SOUTH 4 FT. OF THE NORTH 1/2 OF VACATED 2ND AVE. LYING EAST OF RAILROAD RIGHT-OF-WAY AND EXTENDING IN THE WEST 1/2 OF VACATED 6TH STREET LYING BETWEEN BLOCKS 24 AND 33, IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, OF THE TOWN OF CROWN POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C, PAGE 33, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE NORTH 1/2 OF VACATED 2ND AVENUE.

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 33, THE TOWN OF CROWN POINT, AS RECORDED IN PLAT BOOK C, PAGE 33, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 00°16'21" E ALONG THE EAST RIGHT OF WAY LINE OF N. WEST CROWN POINT ROAD A DISTANCE OF 329.47'; THENCE S 88°55'31" E A DISTANCE OF 190.05' TO THE WEST LINE OF LOT 27, TUSCANY, AS RECORDED IN PLAT BOOK 26, PAGE 107, THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°16'45" W ALONG THE WEST LINE OF SAID TUSCANY PLAT A DISTANCE OF 325.23'; THENCE S 89°47'39" W A DISTANCE OF 190.00' TO THE POINT OF BEGINNING.

CONTAINING 62,201 SQUARE FEET OR 1.428 ACRES MORE OR LESS.

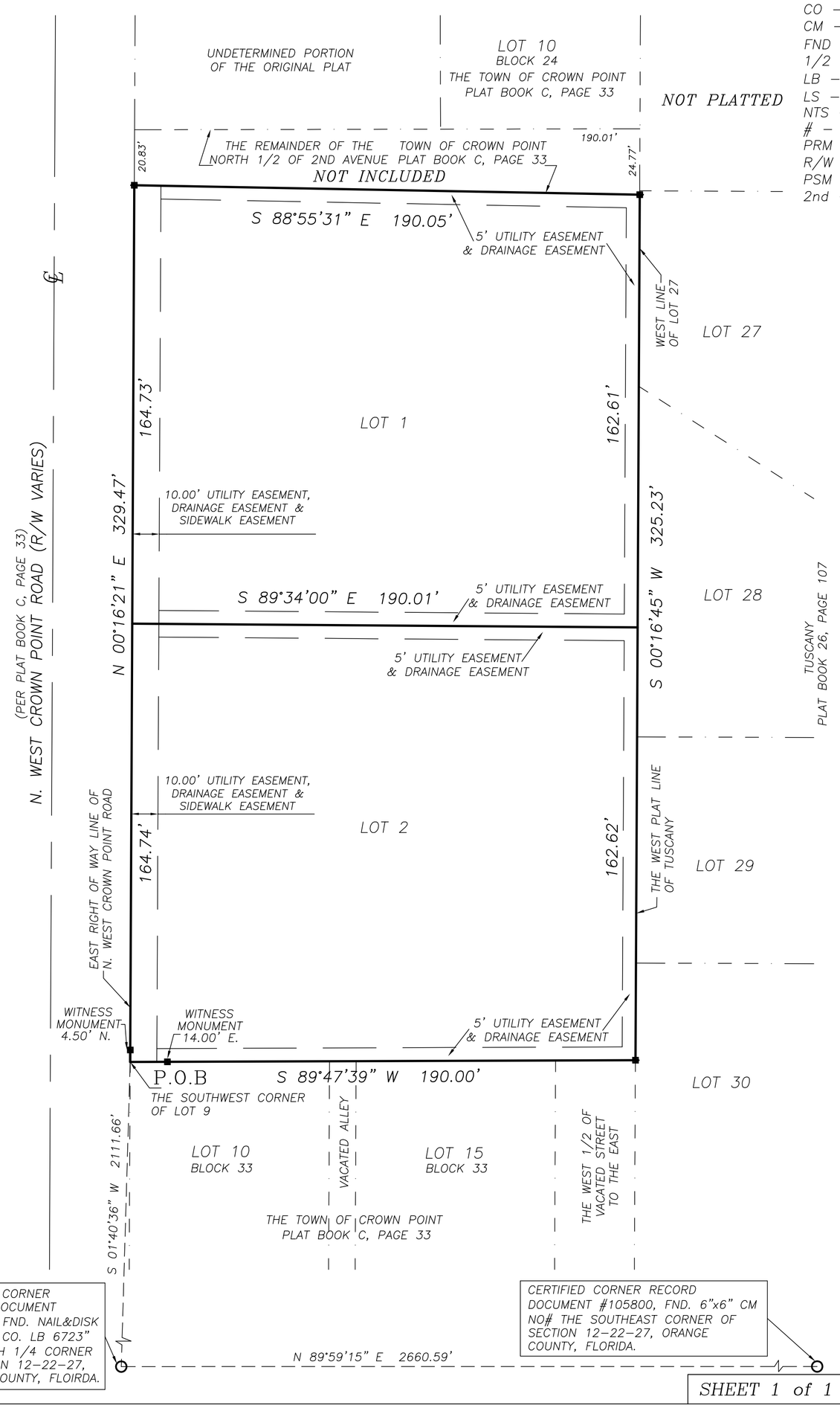
NOTES:
1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED THE WEST LINE OF LOTS 27-30 TUSCANY PLAT BOOK 26, PAGE 107; BEING; S00°16'45"W.

2. ■ – DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 7084", UNLESS OTHERWISE NOTED.

3. ○ – CERTIFIED SECTION CORNER

4. 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 SHALL INTERFERE WITH 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

M.A.P.
Land Surveying, Inc.
4515 Curry Ford Rd.
Suite C
Orlando Fl. 32812
PH. 407 896 4557
FAX 407 277 3778
E-Mail
maplandsurveying@cfl.rr.com LB #7084

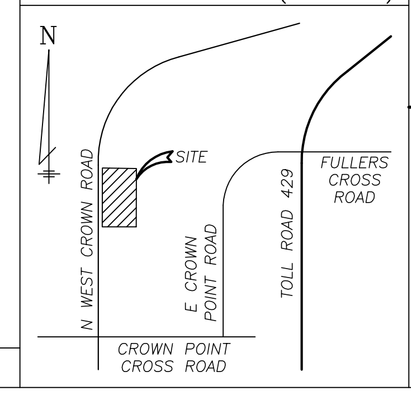


LEGEND

& – AND
℄ – CENTER LINE
CO – COMPANY
CM – CONCRETE MONUMENT
FND – FOUND
1/2 – HALF
LB – LICENCE BUSINESS
LS – LICENCED SURVEYOR
NTS – NOT TO SCALE
– NUMBER
PRM – PERMANMENT REFERENCE MONUMENT
R/W – RIGHT OF WAY
PSM – PROFESSIONAL SURVEYOR & MAPPER
2nd – SECOND

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

VICINITY MAP (N.T.S.)



SHEET 1 of 1

PLAT BOOK ____ PAGE ____

CISNEROS PLAT
DEDICATION

KNOW ALL BY THESE PRESENTS, That CASILDO CISNEROS AND MARIA CISNEROS, being the owners in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed. Utility and drainage easements shown herein are hereby dedicated to the City of Winter Garden, Florida.

IN WITNESS WHEREOF, has caused these presents to be signed by the individual(s) named below, on this _____ day of _____, 2015.

OWNERS:_____ _____
CASILDO CISNEROS MARIA CISNEROS

SIGNED IN THE PRESENCE OF:

_____ _____

_____ _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ___ day of _____, 2015, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared CASILDO CISNEROS AND MARIA CISNEROS who is personally known to me or produced the following identification _____, and did / did not take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his/her free act and deed.

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

_____
Printed Name

_____ _____
Commission No. Commission Expiration Date

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW BY ALL THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was employed under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Winter Garden, Orange County, Florida.

Dated:_____ Signed: _____
NO. 6124
STATE OF FLORIDA

Registration Number:
LB #7084

Andrew Percy, PSM #6124
M.A.P. Land Surveying, Inc.
4515 Curry Ford Road, Suite C
Orlando, Florida 32812

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, _____ approved the foregoing plat.

MAYOR:_____

ATTEST:_____ City Clerk:_____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Chapter 177, Florida Statutes.

_____ _____
Printed Name LS Number

_____
City Surveyor Date

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That the foregoing plat was recorded in the Orange County Official Records

on _____ as File No. _____

County Comptroller in and for Orange County, Florida

By: _____

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 9 (Public Hearing)

DATE: July 30, 2015 **MEETING DATE:** August 3, 2015

SUBJECT: **758 Citrus Cove Dr. (Variance)**
PROJECT NAME Persaud Residence
PARCEL ID# 25-22-27-6415-00-540

ISSUE: The applicant is requesting a Variance to the minimum rear yard setback to allow for the construction of a screen room with solid roof at the property located at 758 Citrus Cove Drive.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Kummary Persaud

CURRENT ZONING: R-2

PROPOSED ZONING: N/A

CURRENT FLU: Low Density Residential

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes to construct a screened room with solid roof to the primary structure that exceeds the minimum rear yard setback.

STAFF RECOMMENDATION(S): APPROVAL

NEXT STEP(S): Obtain building permits while following all City of Winter Garden Development regulations

ATTACHMENT(S):

Location Map
Staff Report

LOCATION MAP

758 Citrus Cove Dr

VARIANCE

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34687-3011 ● (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: JESSICA FRYE, PLANNER I
DATE: JULY 31, 2015
SUBJECT: VARIANCE
758 CITRUS COVE DRIVE (0.189 +/- ACRES)
PARCEL ID # 25-22-27-6415-00-540

APPLICANT: KUMMARY PERSAUD

INTRODUCTION

The purpose of this report is to evaluate the request for a rear yard setback variance for the property located at 758 Citrus Cove Drive in Winter Garden, Florida. The request is for a 12.9' rear yard setback in lieu of the minimum required 22' rear yard setback (20 percent of lot depth). If approved, the variance will allow the construction of a screen room with a solid roof.

The subject property is located in the Orange Cove Subdivision on Citrus Cove Drive and is immediately south of Hurley Drive and Citrus Cove Drive Intersection. The subject property is approximately 0.189 ± acre lot. 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 R-2 and is designated LR (Low Density Residential) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The subject property is currently developed with a single family residence.

ADJACENT LAND USE AND ZONING

The properties north, east, and west of the subject property are zoned R-2, the properties south of the subject property are R-1B and are within the City of Winter Garden Municipal limits.

PROPOSED PROJECT

The applicant is proposing to build a screen room with a solid roof on the back of the house. The addition will be approximately 481.44 square feet in total.

CODE REFERENCE

Section 118-398 (1) c. of the City Code addresses rear setbacks as 20 percent of the lot depth. The property currently has a depth of 110', giving the lot a rear yard setback of 22'.

The applicant is seeking a variance to the minimum required rear yard setback of approximately 22' to allow an addition to the home to be located approximately 12.9' from the rear property.

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 addition to the primary structure12.9' from the rear property line should not negatively impact or interfere with the reasonable enjoyment of adjacent or nearby property owners. The subject property was previously approved for a 9' variance to the rear yard setback on August 6, 2007, the proposed plan is the same plan presented for review now, the applicant had to reapply for the variance due to the lapse in time since the initial approval. The adjacent property to the east with the address 756 Citrus Cove Drive was given approval for an 8' rear yard variance in December of 2003. 724 Sunburst Cove Lane was approved with a 8' rear yard variance in 2009. 738 Citrus Cove Drive was approved for a 13' rear yard variance in 2006. 746 Citrus Cove Drive was approved for a 7.3' rear yard variance for a screen room in April of 2001 and 741 Citrus Cove Drive was approved for a 6' rear yard variance for a screen room enclosure in March of 2003. (See attached aerial map)

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

The requested variance allowing a 12.9' rear yard setback in lieu of the minimum required

22' rear yard setback to construct a screen room with a solid roof will allow reasonable use of the property. As mentioned previously, neighboring properties have be granted similar variances. Granting this variance will not change the low density residential character of the neighborhood.

(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;*
Strict compliance with the City's land development regulations will not further any legitimate City objective. This request does not encroach into any recorded easements, does not exceed the maximum impervious surface allowed for the R-2 zoning (50%) and meets all other development regulations of the Winter Garden Code of Ordinances.

(4) *The granting of the variance is consistent with the city's comprehensive plan; and*
The variance is consistent with the provisions of the City's Comprehensive Plan relating to low density residential neighborhood character.

(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 variance requested is the minimum variance that will make reasonable use of the land. The proposed addition to the primary structure will not negatively impact the neighbors and is consistent with rear yard setbacks enjoyed by many other property owners throughout the City. Denying this variance does not benefit the property owner or the City.

SUMMARY

Staff recommends approval of the variance to Section 118-398 (1) c. for a 12.9' rear yard setback in lieu of the minimum required 22' rear yard setback. If approved, this variance will allow the construction of a screen room with solid roof addition to the primary structure.

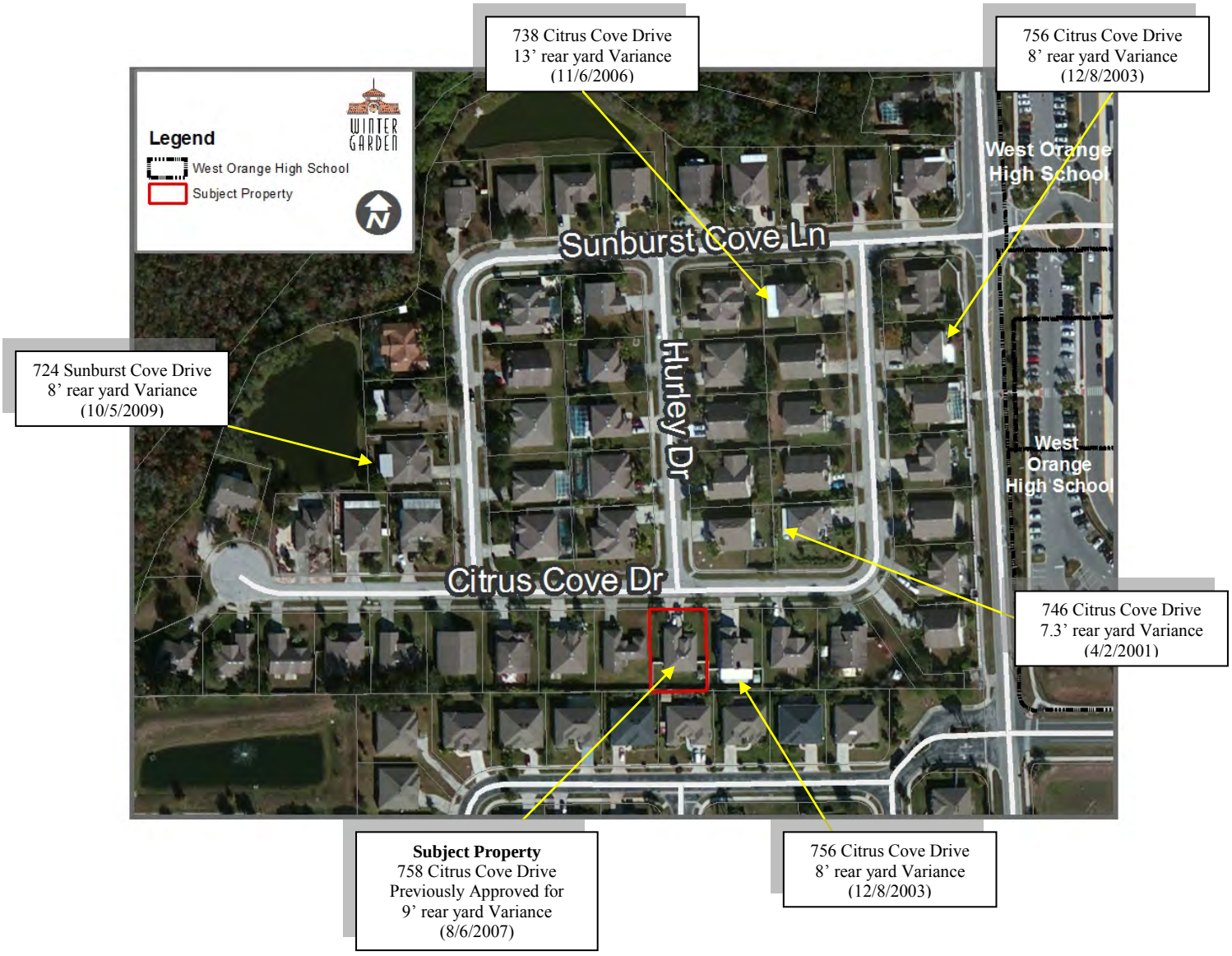
NEXT STEP

Obtain building permits while following all City of Winter Garden development regulations.

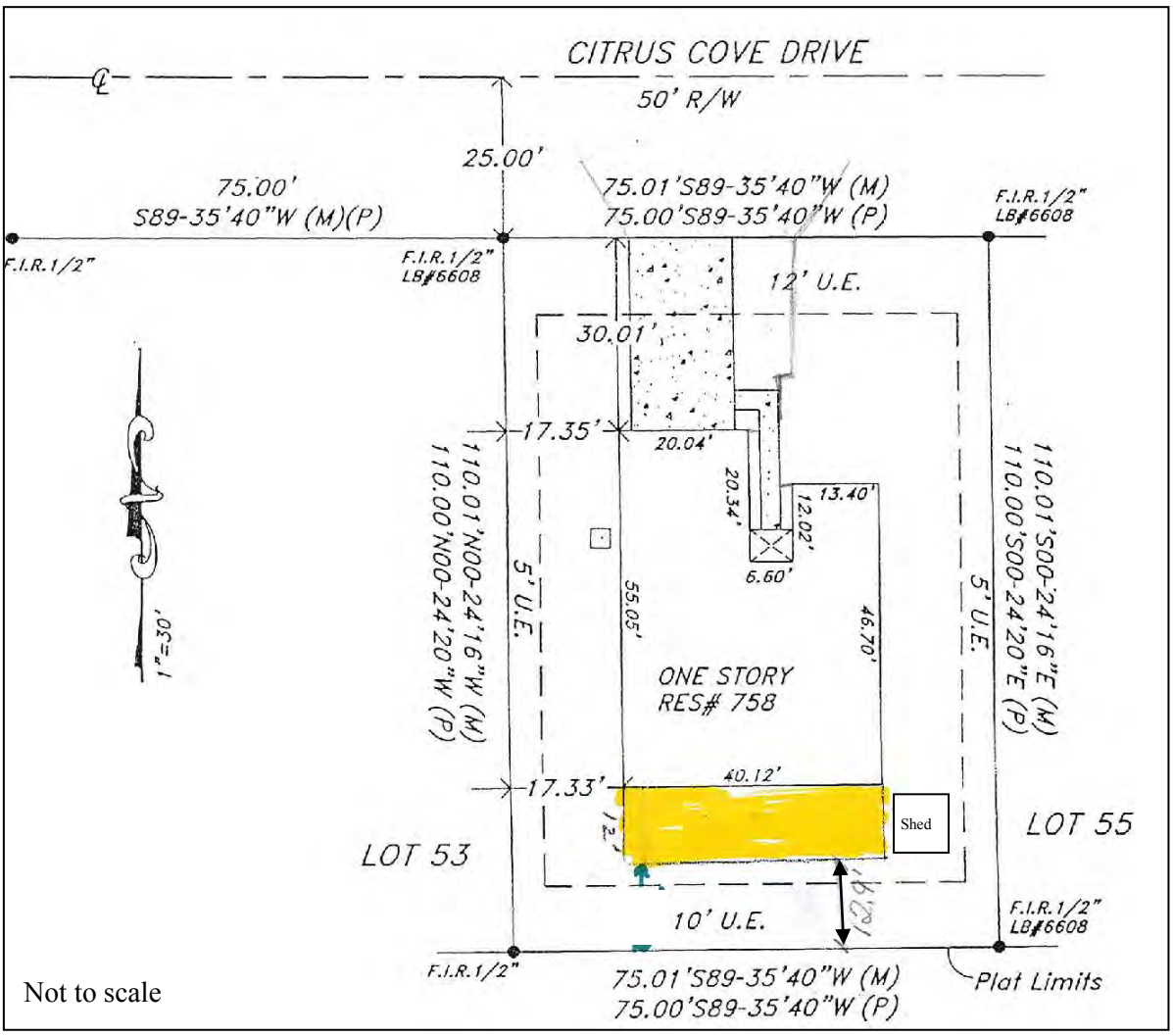
ATTACHMENTS

- Aerial Photo
- Proposed Site Plan
- Proposed Plan
- Site Photos

AERIAL PHOTO
758 Citrus Cove Drive

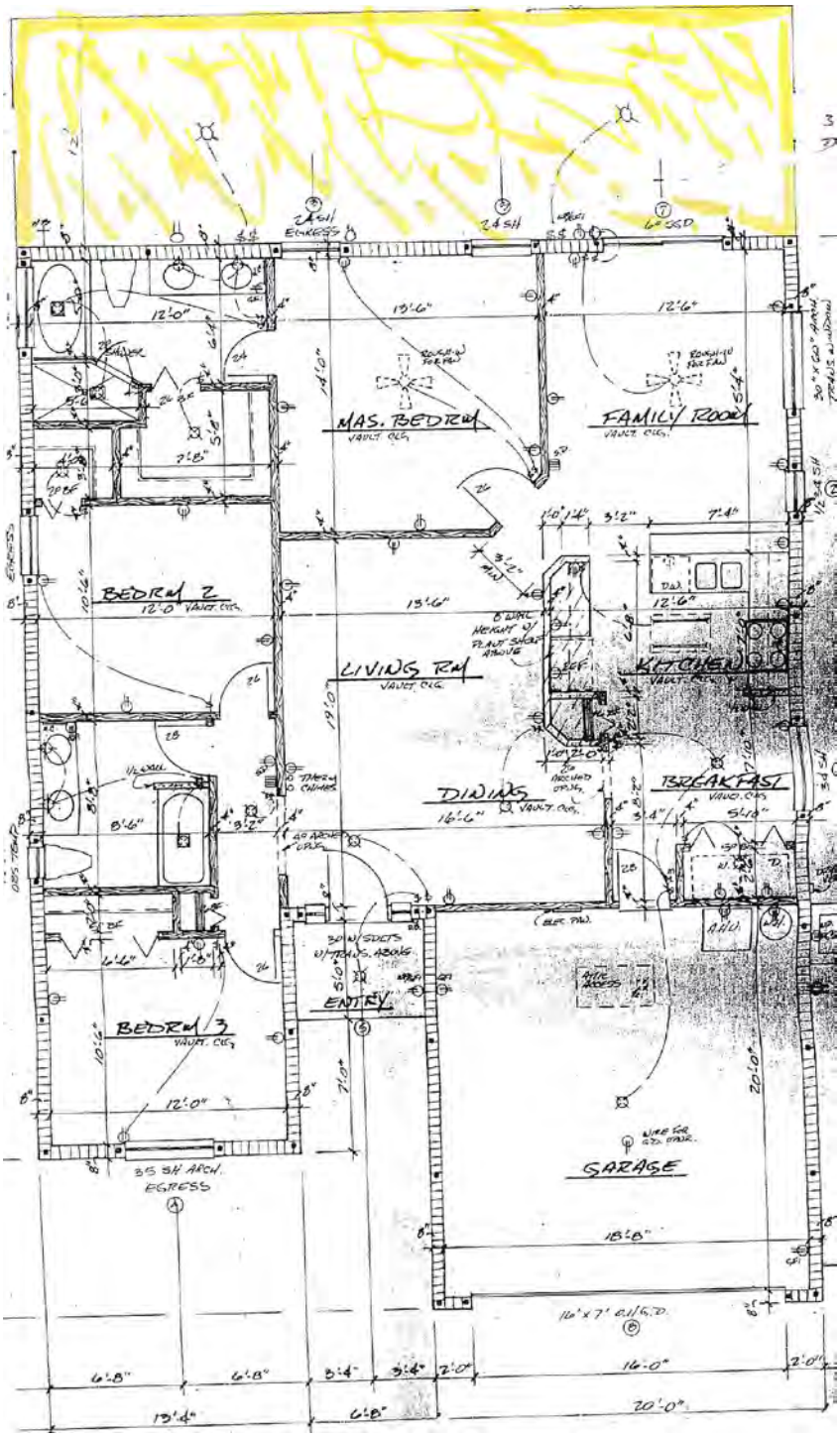


PROPOSED SITE PLAN
758 Citrus Cove Drive



Estimated Impervious Surface Ratio ≤ 42%, permitted 50%

PROPOSED PLAN
758 Citrus Cove Drive



SITE PHOTOS
758 Citrus Cove Drive

END OF STAFF REPORT