



Planning & Zoning Board Regular Meeting

Agenda

December 5, 2023 @ 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Consent Agenda**
 - a. Approve the minutes of November 7, 2023. 1 minute
- 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 4. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. SPR #23-12. Request of Winters Brothers Construction Inc. for approval to construct a new, three-foot solid wall along both lakefront property lines at the single-family home located at 1250 College Point on Lake Virginia, zoned R-1AAA. 10 minutes
 - b. Request of Rollins College for: Conditional Use approval to build a new 139,200 square foot Rollins Residence Hall on the campus at 1000 Holt Avenue. 20 minutes
- 5. Action Items**
- 6. Non-Action Items**
- 7. Staff Updates**
- 8. Board Comments**
- 9. Upcoming Agenda Items**
- 10. Adjournment**



Planning & Zoning Board

agenda item

item type

Consent Agenda

prepared by**meeting date**

December 5, 2023

approved by

Mary Bush, Administrative Coordinator III

subject

Approve the minutes of November 7, 2023.

motion | recommendation**background****strategic objectives****alternatives | other considerations****fiscal impact****attachments**

1. Draft Planning & Zoning Board Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

November 7, 2023 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Spencer, Warren Lindsey, Vashon Sarkisian, Melissa Vickers, Jim Fitch. Also Present: City Attorney Dan Langley. Staff: Director Emeritus of Planning & Zoning Jeff Briggs; Senior Planner & Zoning Official John Harbilas; Planner I Corinna Lundgren; and Recording Secretary Mary Bush.

Absent

Alex Stringfellow and David Bornstein.

1. Call to Order

Vice-Chair Michael Spencer called the meeting to order at 6:00 p.m.

2. Consent Agenda

- a. Approve the minutes of October 3, 2023.

Motion made by Warren Lindsey, seconded by Vashon Sarkisian to approve the October 3, 2023 meeting minutes.

The motion carried unanimously by a 4-0 vote. (Mr. Fitch was not present for the approval of the minutes. David Bronstein and Alex Stringfellow were not present for the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. Request of the City of Winter Park for an Ordinance of the City of Winter Park, Florida amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-84 "General provisions for non-residential zoning districts", to provide definitions and submittal and reporting requirements and other provisions for certification and implementation of development pursuant to the Live Local Act of Florida Statutes.

Mr. Briggs provided the Board with a brief summary of the request. He briefly explained the Live Local Act. He then noted that in regards to the Act, a problem for the City is the overrides in the State law that take precedent over anything in the Land Development Code when at least 40% of the residential units in a project are deemed affordable. He explained that because of the overrides, the City cannot require a zoning or land use change, special exception, conditional use or comprehensive plan amendment for the building height, zoning, and densities for projects under the Act. He added that the density of the projects cannot be restricted below the highest density allowed on any land within the City where residential development is allowed. He also noted that the Live Local Act applies to any commercial or industrial zoned property. He then added that the City cannot require any proof that the Act is being complied with prior to, during, and after the building of a development. Mr. Briggs explained that the proposed ordinance would provide definitions for terms not defined in State Statutes, a list of submissions for certification of conformance under the Live Local Act, reporting requirements for projects as to conformance with the Live Local Act, and for penalties for non-compliance.

The staff recommendation was for approval.

The Board inquired about the following:

- whether the stated 40% is by square footage or by the number of units,
- if a proposed property can be split up into different parcels or has to be owned by one entity,
- if the sanction for non-compliance is a fine or can be completely revoked,
- and if a fine would be against all or a portion of a property if imposed.

No one from the public wished to speak. The public hearing was closed.

Motion made by Melissa Vickers, seconded by Jim Fitch, for approval of an Ordinance of the City of Winter Park, Florida amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-84 "General provisions for non-residential zoning districts", to provide definitions and submittal and reporting requirements and other provisions for certification and implementation of development pursuant to the Live Local Act of Florida Statutes.

The motion carried unanimously by a 5-0 vote. (David Bornstein and Alex Stringfellow were not present for the meeting.

- b. SUB# 23-02 Request of Robert Lazarus, on behalf of the property owner Thomas Family Trust, for: Subdivision approval to split the property at 627 Country Club Drive, into two (2) residential lots

for single-family homes.

Mr. Harbilas provided the Board with a brief summary of the request. He presented area and aerial maps of the property. He noted that the property backs up on three sides to office buildings and there is one residential lot to the southeast that the property shares a boundary with. He also noted that all of the surrounding lots meet code requirements and are similar to what the applicant is proposing to do. He explained that the applicant intended for the property to be split into two lots for two single family homes. Mr. Harbilas then presented and discussed the applicant's proposed elevations for the request. He indicated that the project meets all the setback and zoning requirements for R-2 zoning.

The staff recommendation was for approval.

The Board asked if there had been any issues raised by the neighboring property owners and if the two lots adjacent to the property were vacant.

No one from the public wished to speak. The public hearing was closed.

Motion made by Warren Lindsey, seconded by Melissa Vickers, for Subdivision approval to split the property at 627 Country Club Drive, into two (2) residential lots for single-family homes.

The motion carried unanimously by a 5-0 vote. (David Bornstein and Alex Stringfellow were not present for the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

Mr. Briggs discussed a few updates with the Board. He noted that the Comprehensive Plan update was approved with minor revisions by the City Commission at its first reading in October and was then submitted to the State for review and approval. He added that the Comprehensive Plan item will go back to the City Commission for a second reading in January. He then went on to note that the City Commission heard the Metro Winter Park, LLC request regarding the Patmos Chapel at their October 25, 2023 meeting and tabled it until their next meeting scheduled for November 8, 2023. Mr. Briggs then informed the Board that the citywide notice had been mailed out for a Rollins College Residency Hall request and would be on the next Planning & Zoning Board meeting agenda for December 5, 2023. He indicated that Rollins College's oldest dorm is the Holt dorm on Aloma Avenue, which is where the redevelopment site for the proposed additional 300 bedroom Residency Hall building would be located. He added that Rollins College has a second request involving a proposed faculty apartment building planned to go before the Planning & Zoning Board on January 9, 2023.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:28 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Planning & Zoning Board

agenda item

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

December 5, 2023

prepared by

Nicholas Lewis, Planner II

approved by

Jeffrey Briggs, Director of Planning and Zoning

subject

SPR #23-12. Request of Winters Brothers Construction Inc. for approval to construct a new, three-foot solid wall along both lakefront property lines at the single-family home located at 1250 College Point on Lake Virginia, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval of the wall along the northern lot line adjacent to the park and for denial of the wall along the southern lot line adjacent to the neighboring lakefront, single-family home.

background

Winter Brothers Construction Inc., on behalf of the homeowners, is requesting approval to construct a three-foot solid wall topped with a three-foot aluminum fence along the northern and southern property lines to the lakefront at the single-family home located at 1250 College Point on Lake Virginia. The property is zoned R-1AAA.

This request differs from the usual lakefront site plan reviews by the Board since it does not involve any buildings. The applicant is coming before the Board because in order to build the solid wall all the way to the lakefront, they need a variance from the code provision that, "fences within the seventy-five (75) foot setback, shall be seventy-five percent (75%) substantially open, fences limited to the materials such as aluminum picket, wrought iron, or green or black clad vinyl chain link, which allow visibility across property lines and to the water." This particular lot has a neighborhood park to the north where one of the new solid walls is proposed, and therefore is not going to block any neighbor's views of the lake. The reason for this request is to provide some security and privacy to this lot from the park. This portion of the request corresponds to the similar request at 1211 College Point that was approved by the Board in July 2023.

The applicant is also requesting a similar three-foot wall topped with a three-foot aluminum fence along the southern property line, which is shared with another single-family home along the lakefront. The applicants cite similar privacy and security concerns with the shared lot line

of the neighbor; specifically, the applicants state that the code requirement prohibiting the wall is concerning since both they and their neighbors have dogs. This portion of the request does not correspond with the request at 1211 College Point, as that request only pertained to the side adjacent to the park. This request includes both the entire lakefront portion up to the 75-foot setback and the portion of the lot line within the front setback. Although a three-foot wall is permissible within the front setback, it cannot be topped with the three-foot aluminum fence as it would then exceed the maximum height of three-feet for fences/walls within the front setback.

Lakefront Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There are no trees being removed as part of this request.

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three (3) feet in height. This plan complies with that provision.

Views of the Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views. In this case, the new wall along the northern lot line will not impact any of the neighbor's lake views. However, the request along the southern side does impact the views of the neighbor to the south.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicant is not proposing any new structures/impervious area on the property. The solid walls will also help keep their stormwater runoff on their property.

Summary

Overall, the plans for the northern wall along the lot line shared with the park meet the intent of the lakefront review criteria. The proposal meets all single-family code requirements, except the lakefront fence criteria. However, the proposed wall on the southern side does not meet the intent of the lakefront criteria. Generally, variances are granted by the showing of a hardship. In this case, there is a legitimate hardship for security and privacy to keep unknown persons and unleashed animals utilizing the park from entering the subject property. However, similar factors do not exist for the proposed wall along the south side. Many lakefront

homeowners have dogs throughout the city and all are able to comply with the lakefront fence provisions, providing adequate security and privacy from neighbors without compromising the lakefront approval criteria. Staff's recommendation is for approval of the wall along the northern lot line and denial of both portions of the wall topped with aluminum fencing along the southern lot line.

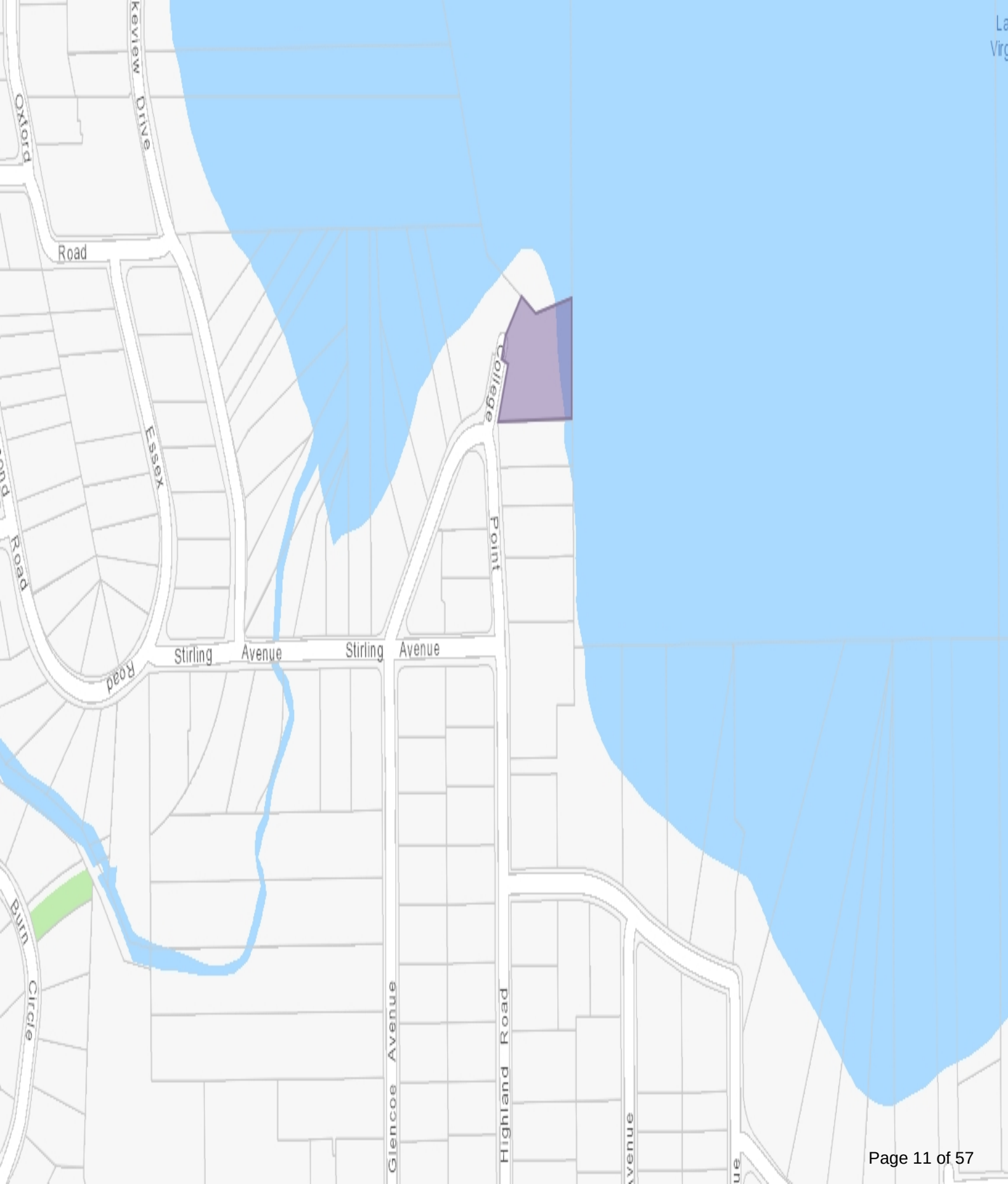
strategic objectives

alternatives | other considerations

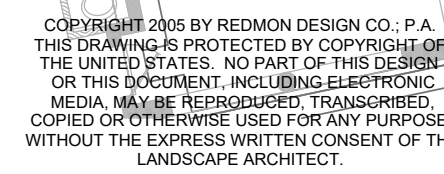
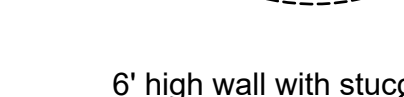
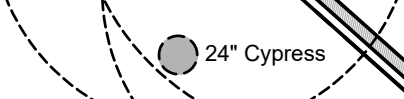
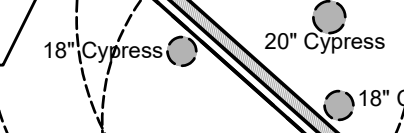
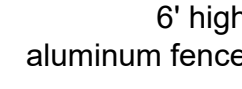
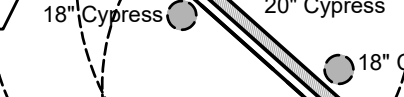
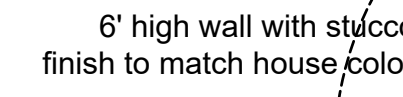
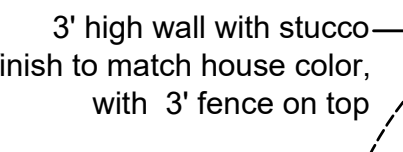
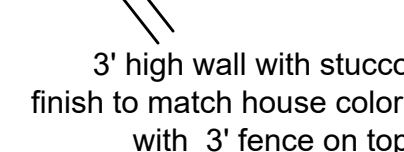
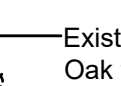
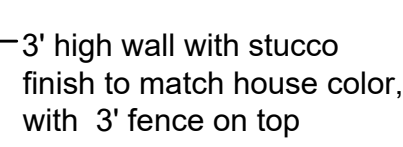
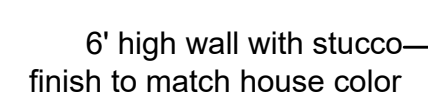
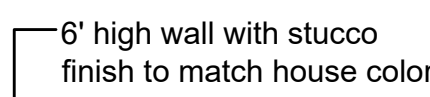
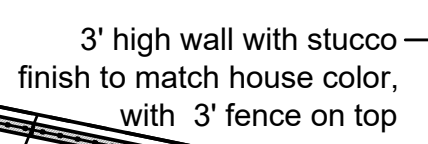
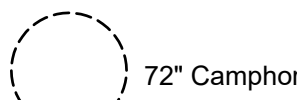
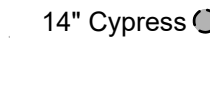
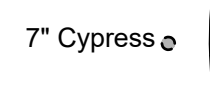
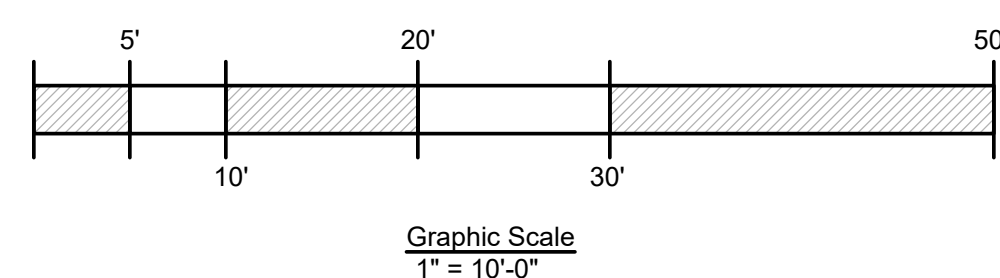
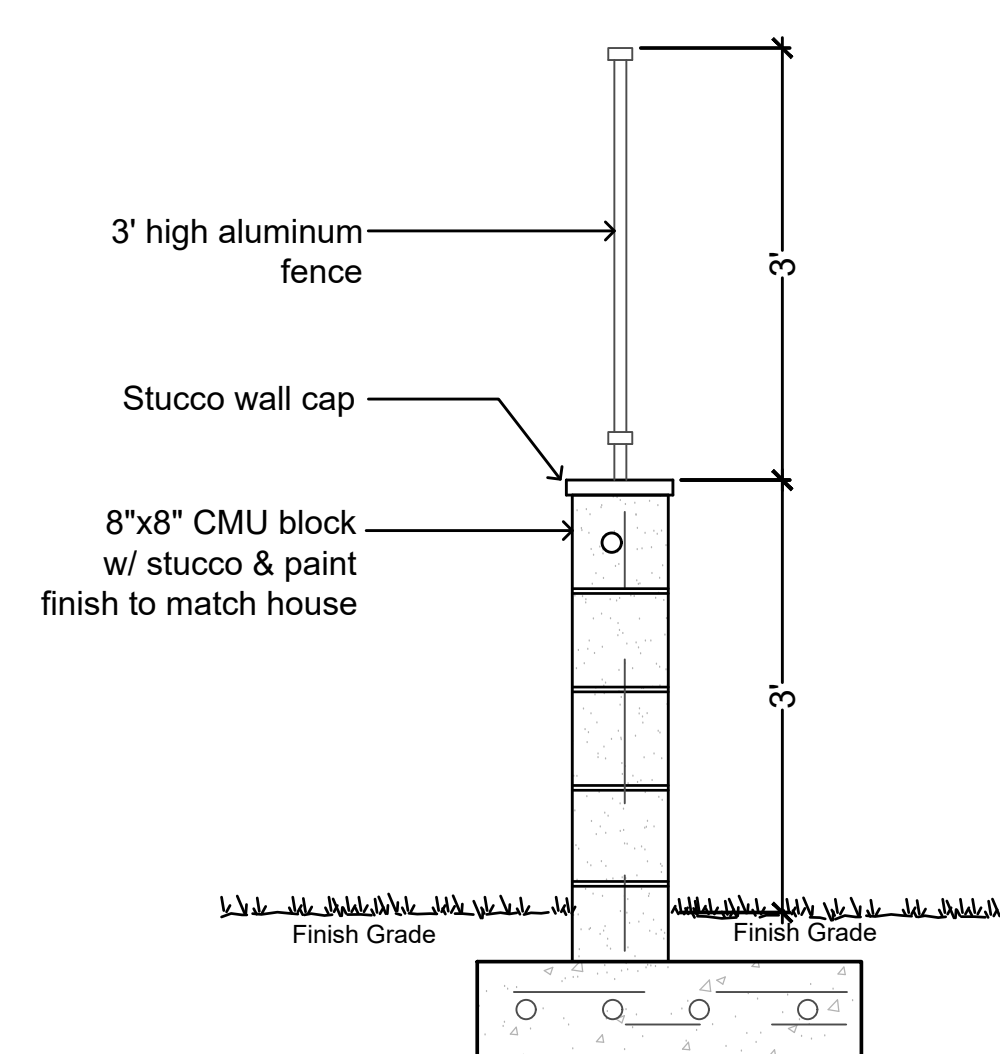
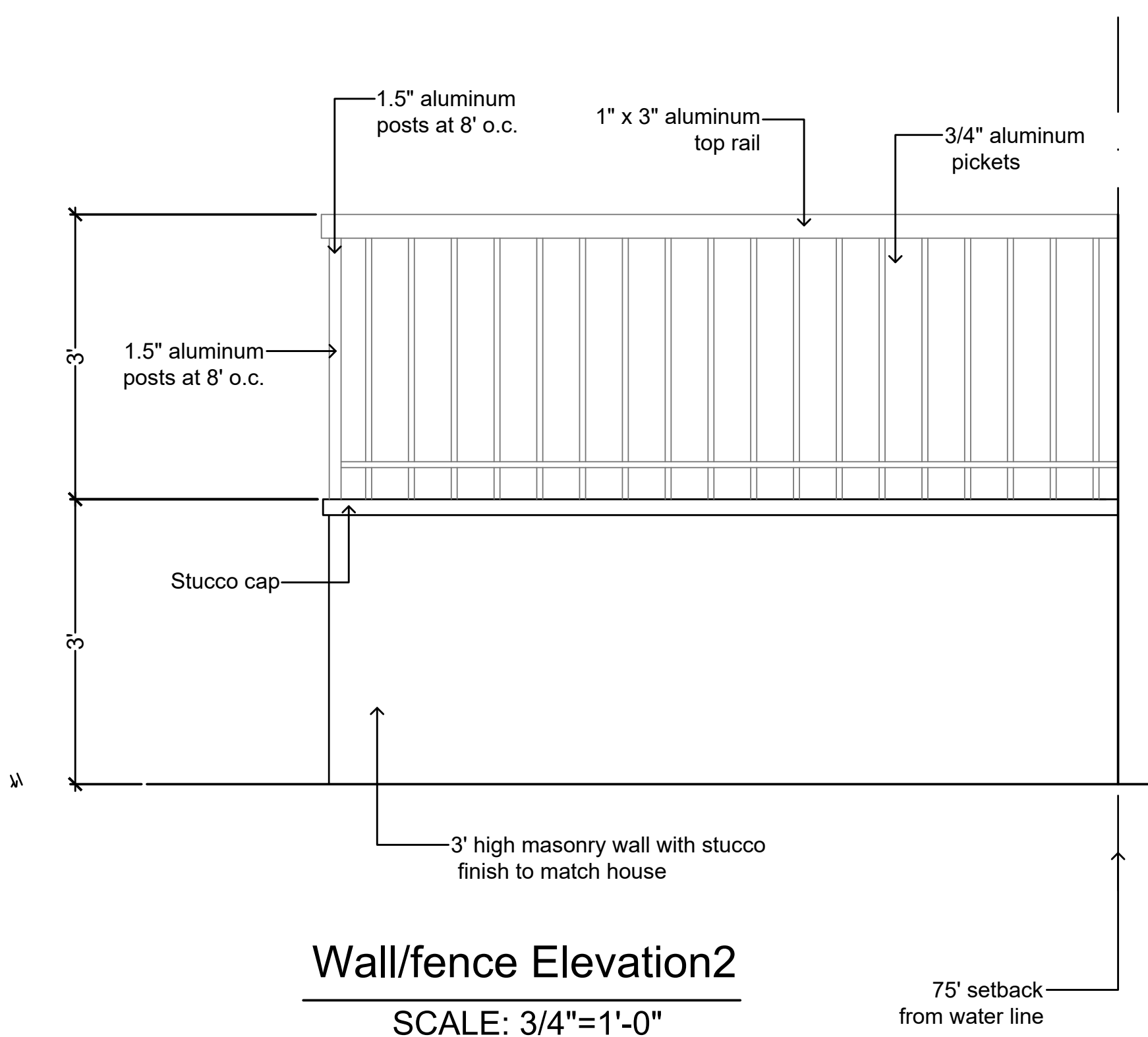
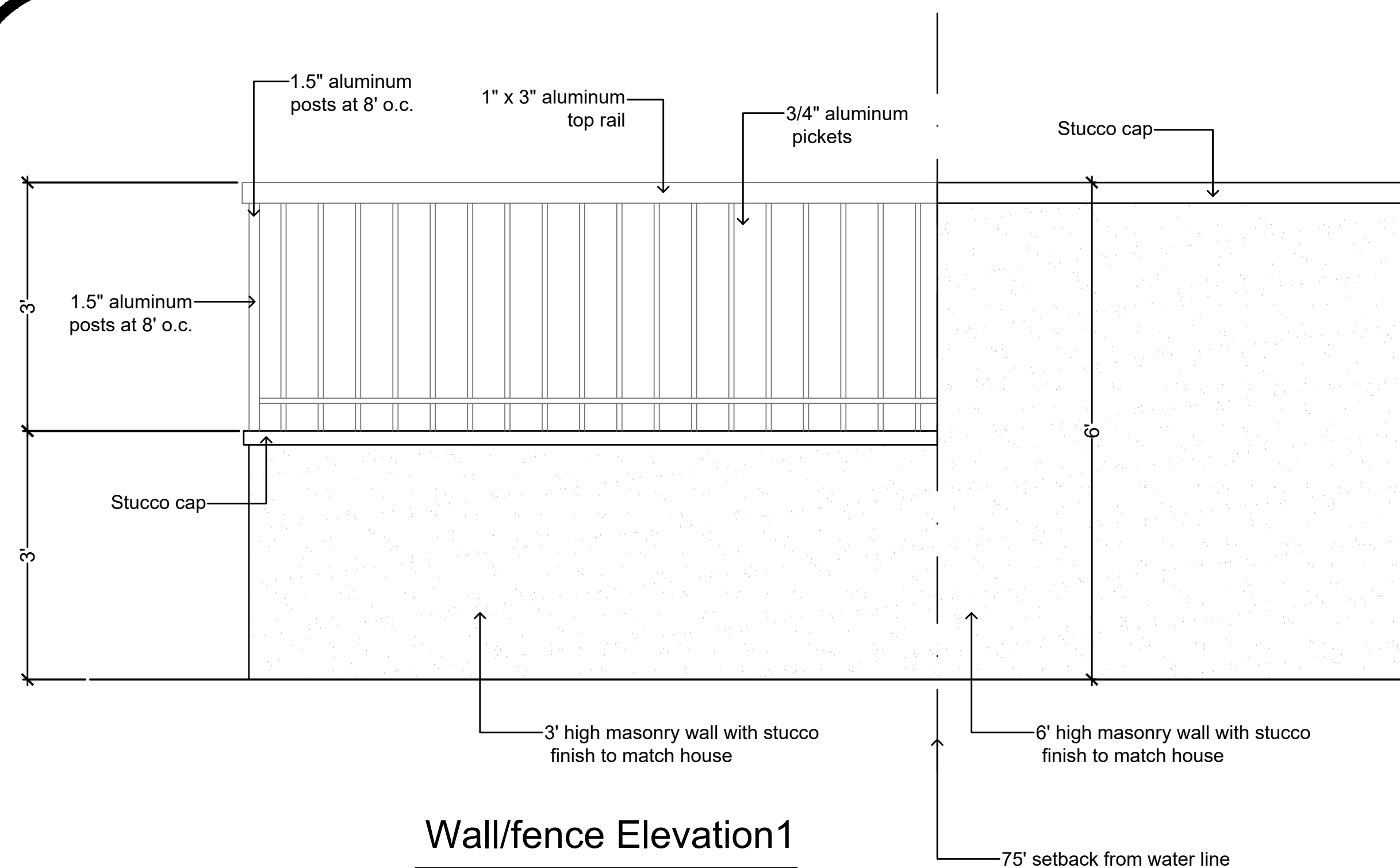
fiscal impact

attachments

1. 1250 College Pt - Aera Map
2. 1250 College Pt - Aerial Map
3. Albertson LA 11-20-23 (1)
4. Applicant Site Photos













Planning & Zoning Board

agenda item

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

December 5, 2023

prepared by

Jeffrey Briggs, Director of Planning and Zoning

approved by

Jeffrey Briggs, Director of Planning and Zoning

subject

Request of Rollins College for: Conditional Use approval to build a new 139,200 square foot Rollins Residence Hall on the campus at 1000 Holt Avenue.

motion | recommendation

Staff Recommendation is for approval with one condition:

That the maintenance building walls facing the street have architectural ornamentation and that a landscape plan be provided for approval by the City that adequately screens the view of the maintenance building and tennis court fencing facing Fairbanks Avenue.

background

Rollins College is requesting conditional use approval to redevelop the portion of their campus that now holds Holt Hall and the Tennis Center, with a new Rollins Residence Hall complex with buildings of 4–6 stories in height, approximately 139,200 sq. ft. in size and 300 beds.

The existing Holt Hall is an aging facility that needs replacement. The goal of the college is to allow as many of their undergraduate students to live 'on-campus' versus in 'off-campus' rentals. This project increases the current bed count of 80 in the existing Holt Hall to 300 beds in this new Residence Hall. It is not increasing undergraduate enrollment, just the opportunities to live on-campus.

The buildings meet the requirements of the PQP zoning, including the 75-foot setback to the lake. The site slopes downward from Fairbanks Avenue to Lake Virginia. The buildings closest to the street are 4-stories in height and, as the land slopes downward, that allows added floors to be added to the 5-6 story sections. The building height complies with the 55-foot height as measured from the wall height for the tallest 6-story portion of the two buildings on the southern portion of the complex. The roof pitch desired adds some added feet in height. The building could stay within the height limit if it was a flat roof, but they desire to maintain the same roof pitch and Mediterranean roof styling that is characteristic of the campus.

All the other aspects of the project, including stormwater retention, fire/emergency access and

utility connections are being achieved. This project was reviewed by the city's internal technical advisory committee comprised of all staff departments. With a 900-space parking garage adjacent to the project, there is ample parking for students and staff.

The one item needing some attention is the Fairbanks Avenue street view of the 25,000 cars passing by daily. The front of the residence hall is very attractive and well landscaped. There is also a maintenance/utility building (no elevation provided) that is located 10 feet from the sidewalk and such buildings tend to have blank stucco walls with limited architectural interest. Additionally, there are two tennis courts with 12-foot tall chain-link fences that need landscape buffering. Staff will suggest a condition in this regard.

This Rollins Residence Hall will be an asset for the College as well as have a tangential benefit of reducing college student rentals in the community. The principal focus of the conditional use reviews is always 'context' and 'compatibility' and this on-campus location has no external impact upon any adjacent properties. This new Rollins Residence Hall will be of benefit to the College and, as such, will also be of benefit to the City.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. Rollins Residence_Summary Plan set
2. Rollins Residential Village - CU Full Plans



REGIONAL MAP

NOT TO SCALE

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

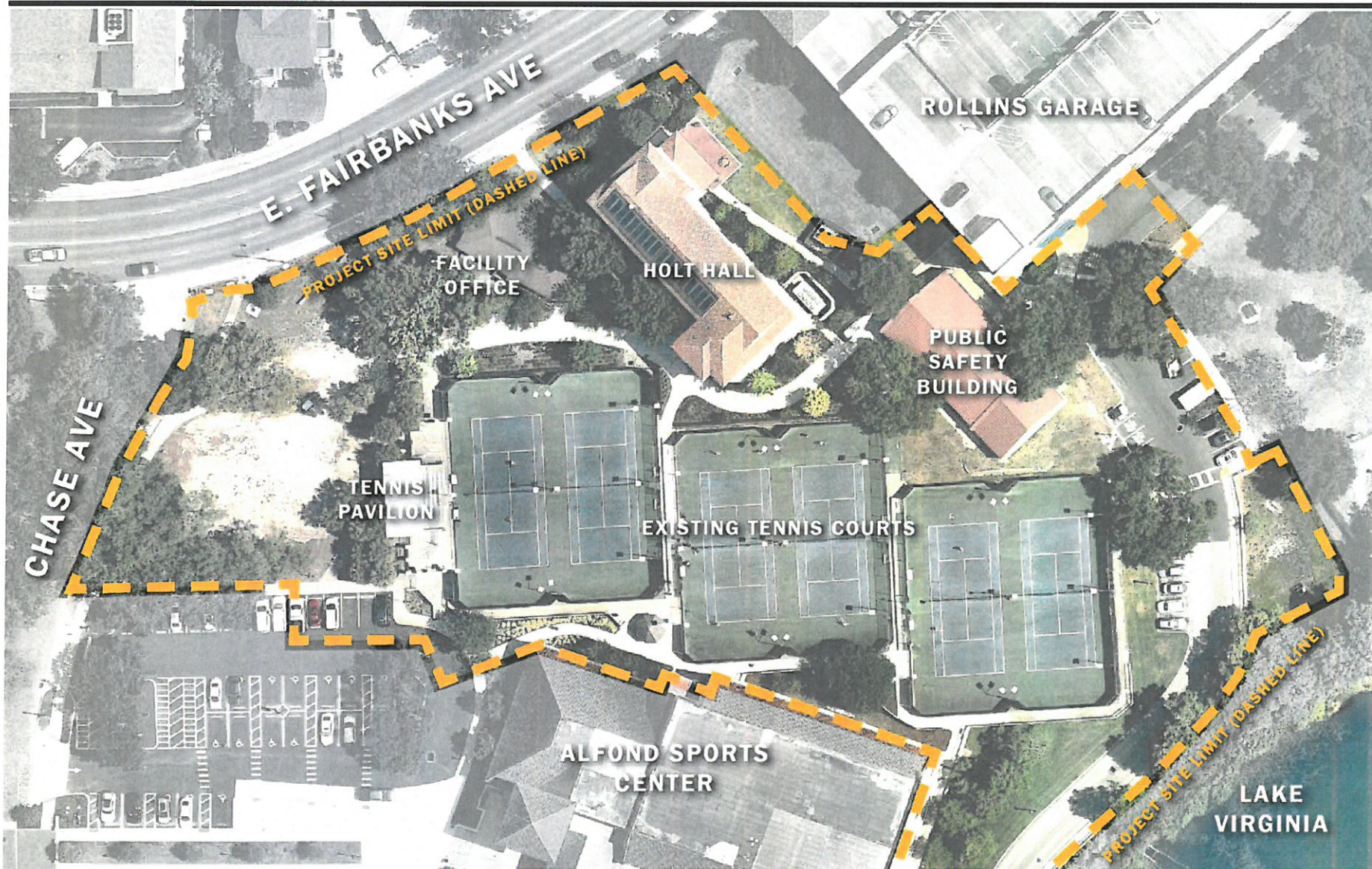
RESIDENTIAL
VILLAGE

DRAWING TITLE
REGIONAL MAP

DATE:
11.03.23

DRAWING NUMBER:

CUP - MP001



EXISTING SITE CONDITIONS

NOT TO SCALE

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

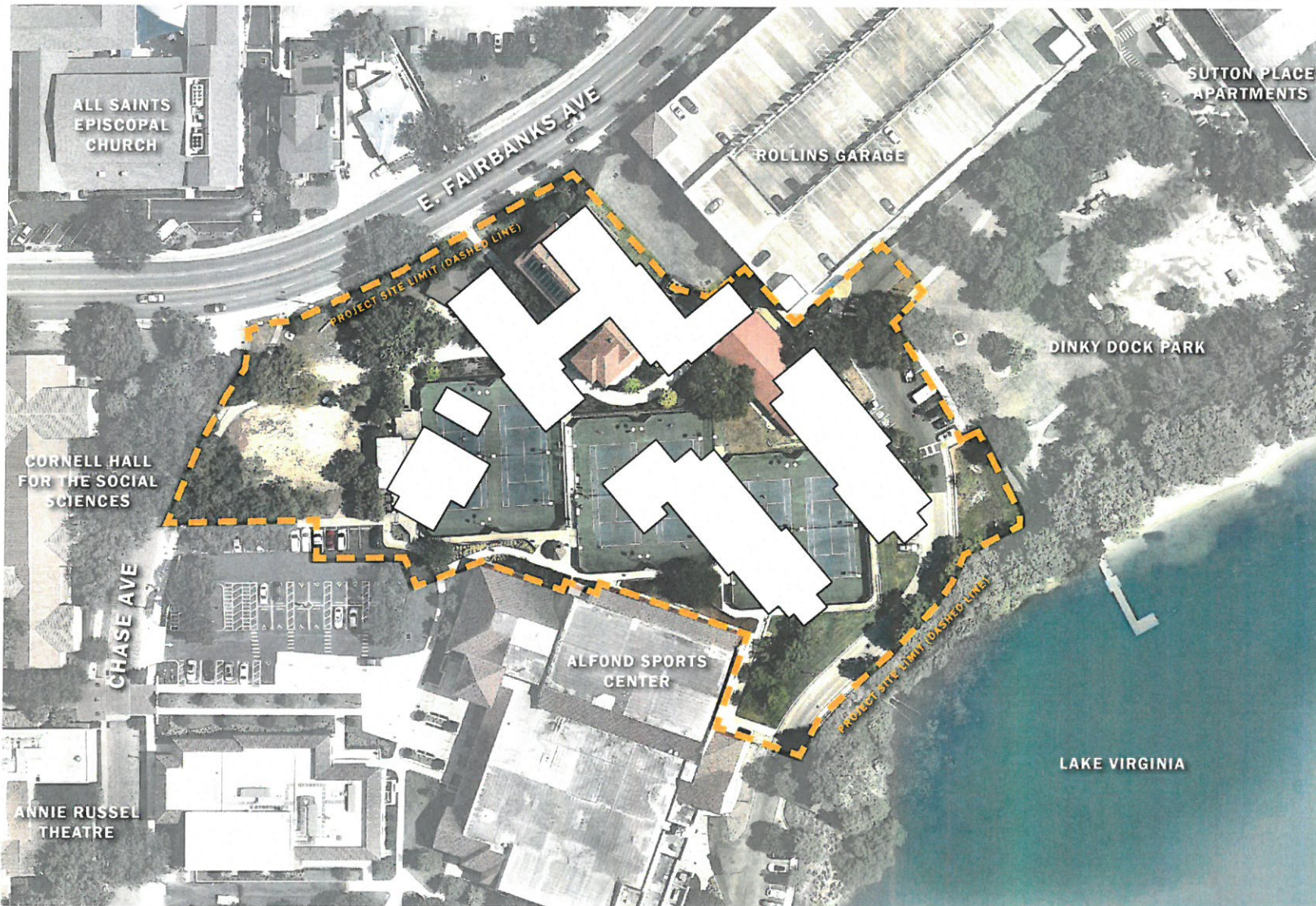
DRAWING TITLE
EXISTING SITE CONDITION

DATE:

11.03.23

DRAWING NUMBER:

CUP - MP003



NEIGHBORHOOD PLAN

NOT TO SCALE

ARCHITECT



HANBURY

ADDRESS
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

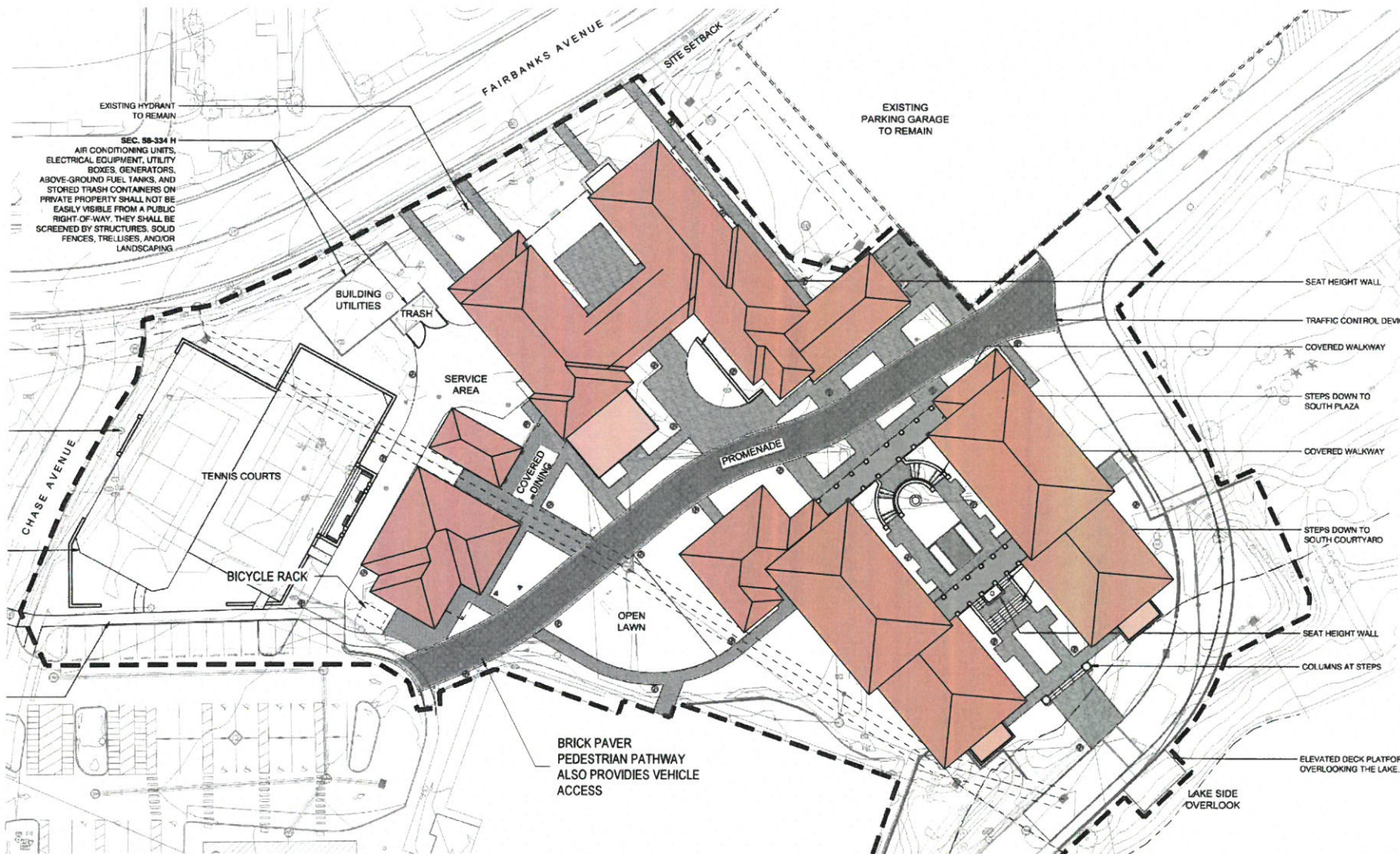
RESIDENTIAL
VILLAGE

DRAWING TITLE
NEIGHBORHOOD PLAN

DATE:
11.03.23

DRAWING NUMBER:

CUP - MP002



PL_06 SITE PDF BASE
1" = 50'-0"



ARCHITECT


HANBURY

ADDRESS
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER


LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT


DIX-HITE

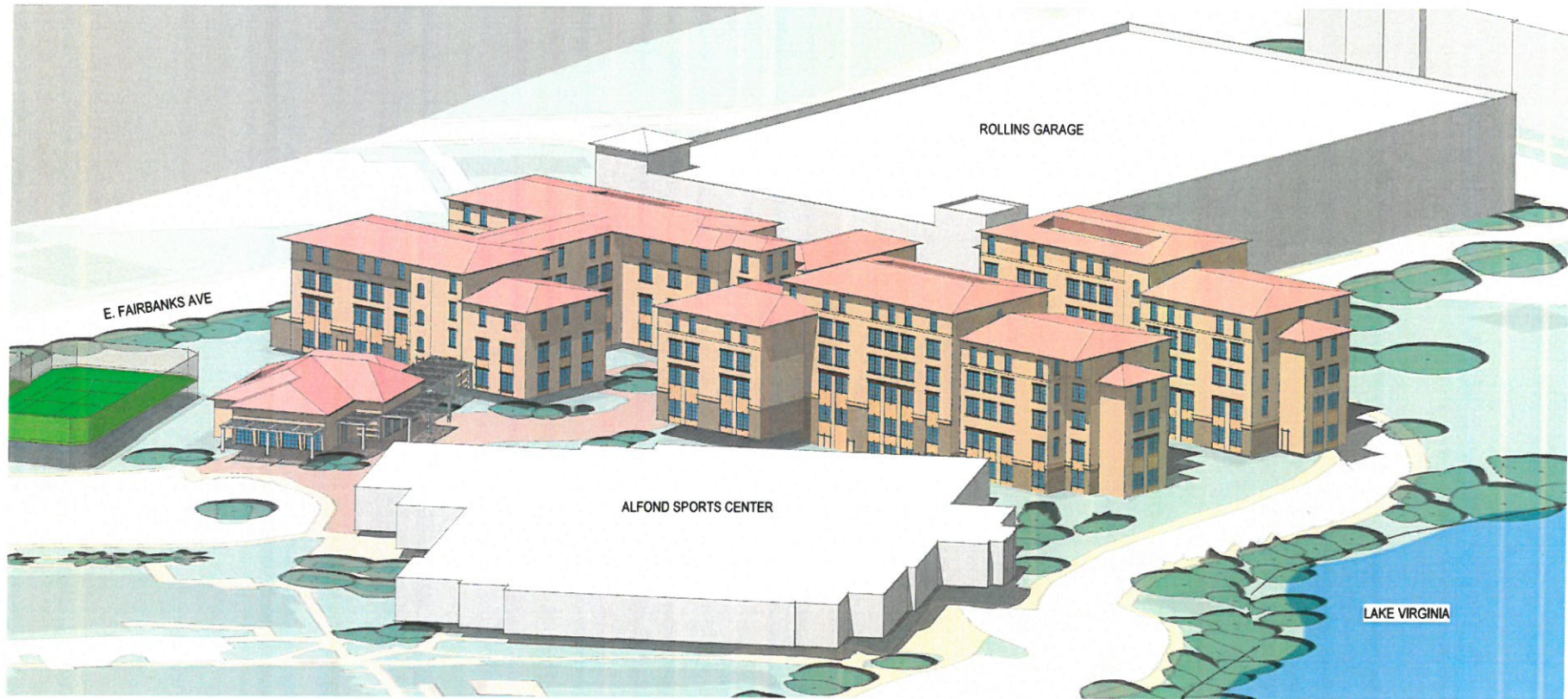
**ROLLINS COLLEGE
WINTER PARK, FL**

**RESIDENTIAL
VILLAGE**

DRAWING TITLE
SITE PLAN

DATE:
11.03.23

DRAWING NUMBER:
CUP - A002



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
3D VIEW - MASSING

DATE:

11.03.23

DRAWING NUMBER:

CUP - A013



NEW RESIDENTIAL VILLAGE

C.U.P. SUBMITTAL

NOVEMBER 3, 2023

INDEX OF DRAWINGS - C.U.P.	
SHEET NUMBER	SHEET NAME
CUP - GS001	COVER SHEET
CUP - MP001	REGIONAL MAP
CUP - MP002	NEIGHBORHOOD PLAN
CUP - MP003	EXISTING SITE CONDITION
CUP - C0.1	GENERAL NOTES
CUP - C0.2	EXISTING CONDITIONS
CUP - C1.0	TOPOGRAPHICAL SURVEY
CUP - C1.1	DEMOLITION & EROSION CONTROL PLAN
CUP - C2.0	SITE DEVELOPMENT PLAN
CUP - C3.0	GRADING & DRAINAGE PLAN
CUP - C4.0	POST BASIN MAP
CUP - C5.0	UTILITY PLAN
CUP - C6.0	EMERGENCY VEHICLE ANALYSIS
CUP - C7.0	REFUSE VEHICLE ANALYSIS
CUP - LC003	GENERAL NOTES
CUP - LC004	TREE DISPOSITION PLAN
CUP - LC005	HARDSCAPE PLAN
CUP - LC006	LIGHTING AND SIGNAGE PLAN
CUP - LC510	CODE LANDSCAPE PLAN
CUP - LC600	CODE LANDSCAPE DETAILS
CUP - LC700	CODE PLANT MATERIAL SCHEDULE
CUP - LC701	STANDARD TREE PROTECTION TABLE
CUP - A001	PEDESTRIAN STREET PERSPECTIVE
CUP - A002	SITE PLAN
CUP - A003	OVERALL PROJECT PLANS
CUP - A004	LOWER FLOOR PLAN
CUP - A005	GROUND FLOOR PLAN
CUP - A006	SECOND FLOOR PLAN
CUP - A007	THIRD FLOOR PLAN
CUP - A008	FOURTH FLOOR PLAN
CUP - A009	FIFTH FLOOR PLAN
CUP - A010	BUILDING ELEVATIONS - CAFE AND NORTH BUILDING
CUP - A011	BUILDING ELEVATIONS - SOUTH BUILDING
CUP - A012	BUILDING SECTION
CUP - A013	3D VIEW - MASSING

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

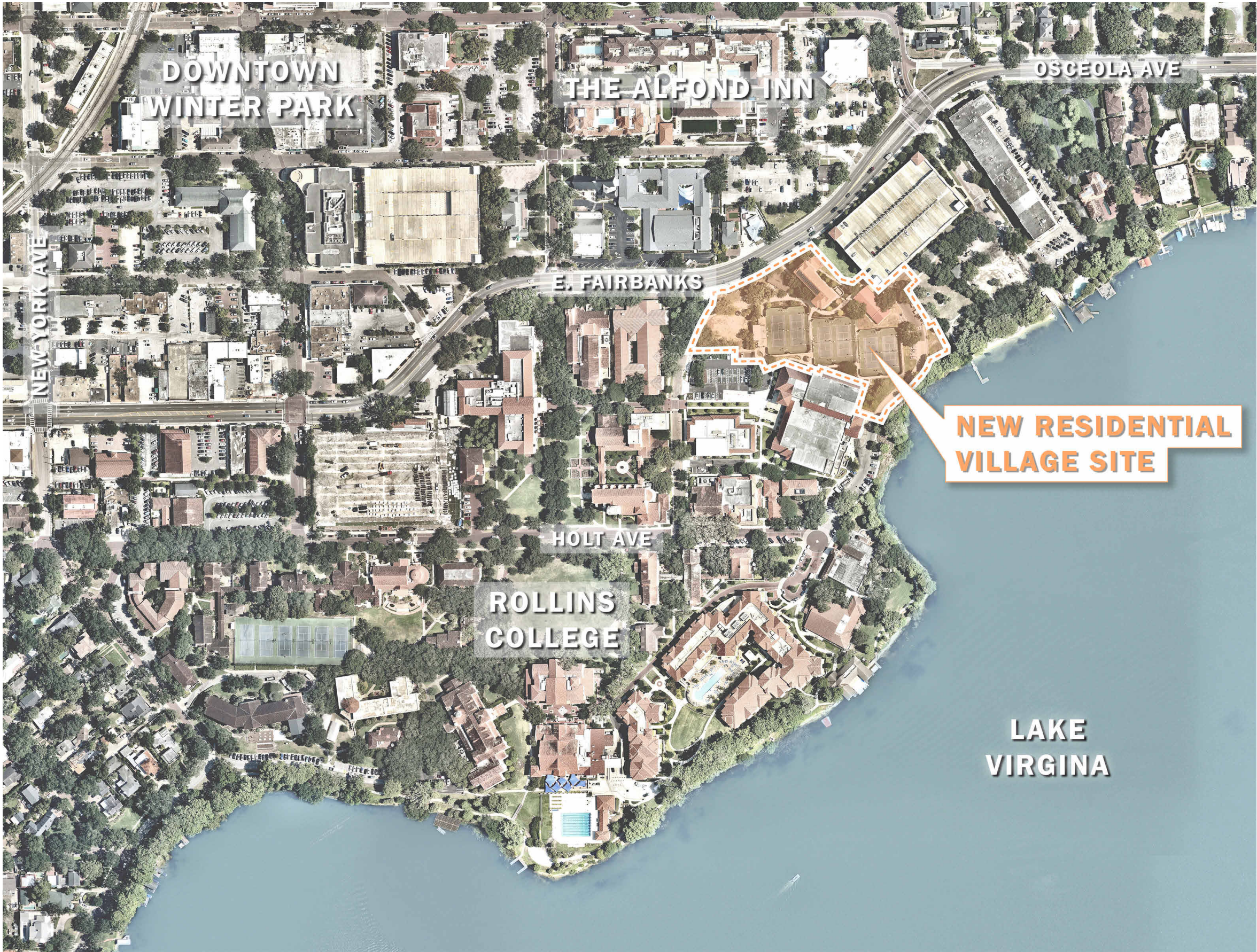
ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
COVER SHEET

DATE:
11.03.23

DRAWING NUMBER:
CUP - GS001



REGIONAL MAP

NOT TO SCALE

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
REGIONAL MAP

DATE:

11.03.23

DRAWING NUMBER:

CUP - MP001



NEIGHBORHOOD PLAN

NOT TO SCALE

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
NEIGHBORHOOD PLAN

DATE:

11.03.23

DRAWING NUMBER:

CUP - MP002



EXISTING SITE CONDITIONS

NOT TO SCALE

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE

EXISTING SITE CONDITION

DATE:

11.03.23

DRAWING NUMBER:

CUP - MP003

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL FDOT AND CITY OF WINTER PARK REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTORS SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF VESTIBULES, SLOPE PACING, SIDEWALKS, EXIT PORCHES, ETC.,. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL CURBED RADII ARE TO BE 4' AT FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL RELOCATION OF UTILITIES. (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC, AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) STANDARD AND SPECIFICATIONS.
7. ALL ROADWAY, SIDEWALK, STORMWATER AND UTILITIES LOCATED ON SITE SHALL BE PUBLIC, OWNED AND MAINTAINED BY CITY OF WINTER PARK, UNLESS OTHERWISE NOTED.
8. DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY CITY OF WINTER PARK
9. PARKS AND OPEN SPACE TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY CITY OF WINTER PARK.
10. ELECTRIC SERVICE SHALL BE PROVIDED BY CITY OF WINTER PARK.
11. FIRE PROTECTION SHALL BE PROVIDED BY CITY OF WINTER PARK.
12. ALL DRAINAGE PIPE JOINTS AND STRUCTURE CONNECTIONS ARE TO BE WRAPPED WITH APPROVED NON-WOVEN GEOTEXTILE FABRIC WITH A TWO FOOT LAPPING OF FABRIC AND MORTARED CONNECTION FOR THE FULL CIRCUMFERENCE OF THE PIPE AND CONNECTION
13. ALL CONSTRUCTION WITHIN THE COUNTY RIGHT OF WAY SHALL BE DOCUMENTED WITH AS-BUILT DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR SURVEYOR. AS-BUILT DRAWINGS DETAILS SHALL BE PER COUNTY STANDARDS. PRIVATE DRIVEWAYS, SIDEWALKS, BUS PADS AND OTHER MINOR ITEMS SHALL BE EXEMPT FROM THIS REQUIREMENT.

SITE GRADING NOTES:

1. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
2. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
5. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
8. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
9. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO LOCAL STANDARDS.
10. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
11. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY ATWELL. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
12. ALL EXISTING MANHOLE RIMS TO BE FLUSH WITH FINISHED GRADE. CONTRACTOR SHALL INSTALL MANHOLE RISERS OR ADJUST EXISTING FRAMES AS NECESSARY.
13. ALL EXISTING GRATE ELEVATIONS ARE TO REMAIN. PAVEMENT OVERLAYS ARE TO BE FEATHERED TO MATCH ALL EXISTING GRATE ELEVATIONS.
14. CONTRACTOR SHALL MATCH EXISTING GRADE AT LIMITS OF DISTURBANCE.

FIRE NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4)
2. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1,16. 4.3.1)
3. ALL WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK (NFPA 1, 16.4.3.1.3).
4. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
5. A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60" (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING DIAMETER GREATER THAN 2-1/2" NFPA 1,18.5.7.
6. ALL HYDRANTS SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2015).
7. ALL FIRE MAINS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH (NFPA 24-2019 EDITION. STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES).
8. FIRE MAIN PVC PIPE 4 INCH THROUGH 12 INCH SHALL BE (AWWA C900, DR 14, BLUE PIGMENTED).
9. FIRE MAIN DUCTILE IRON PIPE 4 INCH THROUGH 12 INCH SHALL BE (AWWA C150/C151, PRESSURE CLASS 350) WITH AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR WITH A SEAL COAT PER (AWWA C104). ALL PIPE SHALL BE COLOR CODED BLUE WITH TAPE ALONG THE TOP OF THE PIPE.
10. FIRE HYDRANTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS IN THE CITY OF WINTER PARK SUBDIVISION REGULATIONS AND THE FFPC 6TH EDITION.
11. ALL FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ALLEYS HAVE BEEN DESIGNED FOR FIRE ACCESS WHERE REQUIRED AND ACCESS SHALL BE IN ACCORDANCE WITH THE FFPC 6TH EDITION.

SITE UTILITY NOTES:

1. POTABLE WATER SERVICE PROVIDED BY CITY OF WINTER PARK UTILITIES.
2. SANITARY WASTEWATER SERVICE PROVIDED BY CITY OF WINTER PARK.
3. ALL PRODUCTS SHALL MEET THE CITY OF WINTER PARK WATER AND WASTEWATER DEPARTMENT STANDARDS FOR CONSTRUCTION.
4. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF ANY PROPOSED UTILITIES.
5. CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AUTHORITIES 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
6. SANITARY SEWER

ALL SANITARY SEWER 4 INCH THROUGH 15 INCH SHALL BE PVC PER ASTM D3034, SDR 35 (FOR PIPES 10' DEEP AND BELOW) OR SDR 26 (FOR PIPES DEEPER THAN 10'). JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. ALL PVC SEWER SHALL BEAR THE "NSF- DW" SEAL.

FORCE MAIN PVC PIPE 4 INCH THROUGH 12 INCH SHALL BE AWWA C900, DR 18, GREEN PIGMENTED.
7. PUBLIC WATER MAIN

POTABLE WATER PVC PIPE 4 INCH THROUGH 12 INCH SHALL BE AWWA C900, DR 18, BLUE PIGMENTED. ALL POTABLE WATER MAINS MUST BEAR "NSF" "PW" LOGO.

POTABLE WATER PVC PIPE 3" AND SMALLER SHALL CONFORM TO ASTM D2241, SDR21, WITH I.P.S DIMENSIONS, AND MANUFACTURED FROM PVC 1120 RESIN.

POTABLE WATER PIPE 2" AND SMALLER MAY ALSO BE AWWA C901 POLYETHYLENE TUBING, SDR-9, BLUE PIGMENTED.
8. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATER AND SANITARY SEWER MAINS.
10. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BY CITY OF WINTER PARK FOR POTABLE WATER AND SANITARY SEWER BEFORE BACKFILLING.
11. ALL EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE SIX INCHES ABOVE UNPAVED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
12. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED, HOWEVER, EXISTING UTILITIES SHALL BE RE-VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. ALL EXISTING SANITARY SEWER SIZE, LOCATION, AND ELEVATION SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ALLOWING THE FINAL CONNECTION OF SERVICE.
15. IN ALL UTILITY CONFLICT AREA'S BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER SHALL HAVE MECHANICAL RESTRAINED JOINTS AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
16. ALL SANITARY LATERALS (6" AND BELOW DIAMETER) SHALL BE SLOPED AT A MINIMUM OF 1.00%.
17. CONTRACTOR SHALL TURN OFF THE CORPORATION STOPS AT THE METERS FOR ALL WATER SERVICES THAT ARE TO BE REMOVED.
18. WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL MINIMIZE DAMAGE TO TREE ROOT SYSTEM.
19. A MINIMUM OF 10 FT SEPARATION SHALL BE PROVIDED BETWEEN THE UNDERGROUND UTILITIES AND ANY PROPOSED LARGE CANOPY TREES.
20. TRACER WIRE SHALL BE INSTALLED ON ALL WATER, SEWER AND RECLAIMED WATER MAINS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING CONTINUITY OF THE WIRE.
21. ALL POTABLE WATER MAINS AND SERVICES DOWNSTREAM OF THE PROPOSED METER ASSEMBLY WILL BE PUBLICLY OWNED AND MAINTAINED.
22. ALL OFFSITE UTILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WINTER PARK. RIGHT OF WAY AND/OR UTILITY EASEMENTS WILL BE PROVIDED FOR THE OFF-SITE UTILITIES.
23. ANY EXISTING SEPTIC TANKS OR WELLS SHALL BE PROPERLY ABANDONED PRIOR TO EARTHWORK OR CONSTRUCTION. PERMITS SHALL BE APPLIED FOR AND ISSUED BY THE APPROPRIATE AGENCIES.

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE

General Notes

DATE:

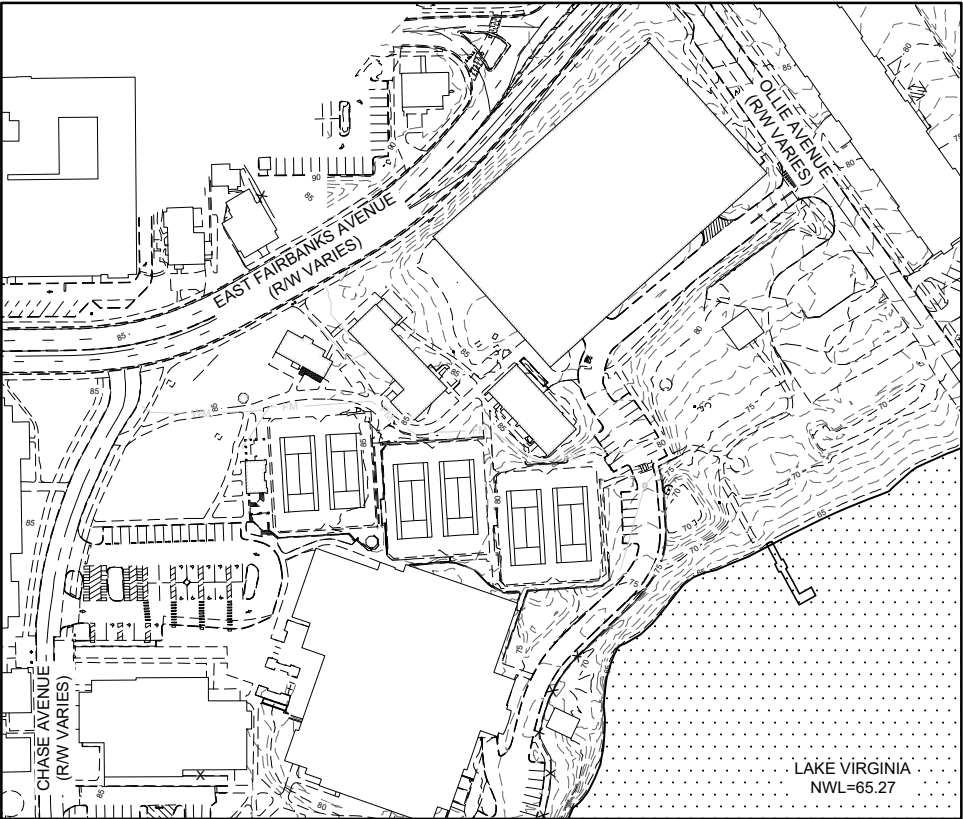
11.03.23

DRAWING NUMBER:

C0.1

SCALE:

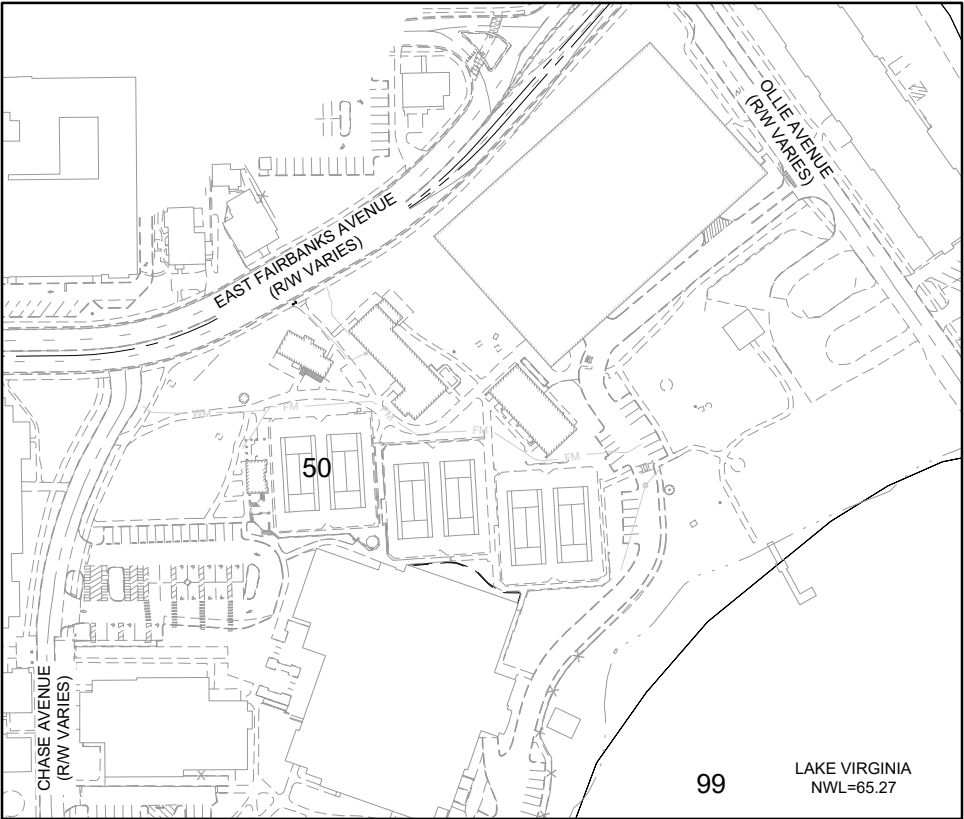
N/A



TOPOGRAPHY & WETLAND MAP

LEGEND

- MAJOR CONTOURS ----- 85 -----
- MINOR CONTOURS ----- 80 -----
- WETLANDS (LAKE VIRGINIA) [Pattern]



SOILS MAP

LEGEND

SOILS

SOIL CODE	DESCRIPTION
50	URBAN LAND, 0 TO 2 PERCENT SLOPES
99	WATER

SOILS SOURCE: U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2010



FUTURE LAND USE & ZONING MAP

LEGEND

PARCEL BOUNDARY -----

ZONING	
ZONING CODE	DESCRIPTION
PQP	PUBLIC AND QUASI-PUBLIC
PR	PARKS AND RECREATION
R-3	MULTIFAMILY (MEDIUM DENSITY)
R-4	MULTIFAMILY (HIGH DENSITY)

ZONING SOURCE: ZONING MAP, CITY OF WINTER PARK, PRINTED 06/26/2019

FUTURE LAND USE	
IDENTIFIER	DESCRIPTION
HDR	HIGH DENSITY RESIDENTIAL
INST	INSTITUTIONAL
OSR	OPEN SPACE RECREATION

FUTURE LAND USE SOURCE: FUTURE LAND USE MAP, CITY OF WINTER PARK, PRINTED 06/26/2019



FEMA FLOODPLAIN MAP

LEGEND

FEMA FLOODPLAIN (1% CHANCE) [Blue Box]

FEMA FLOODPLAIN (0.2% CHANCE) [Orange Box]

FLOODPLAIN SOURCE: FEMA FIRM PANEL 12095C0255F EFFECTIVE 09/25/2009

ARCHITECT



ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE

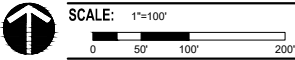
Existing Conditions

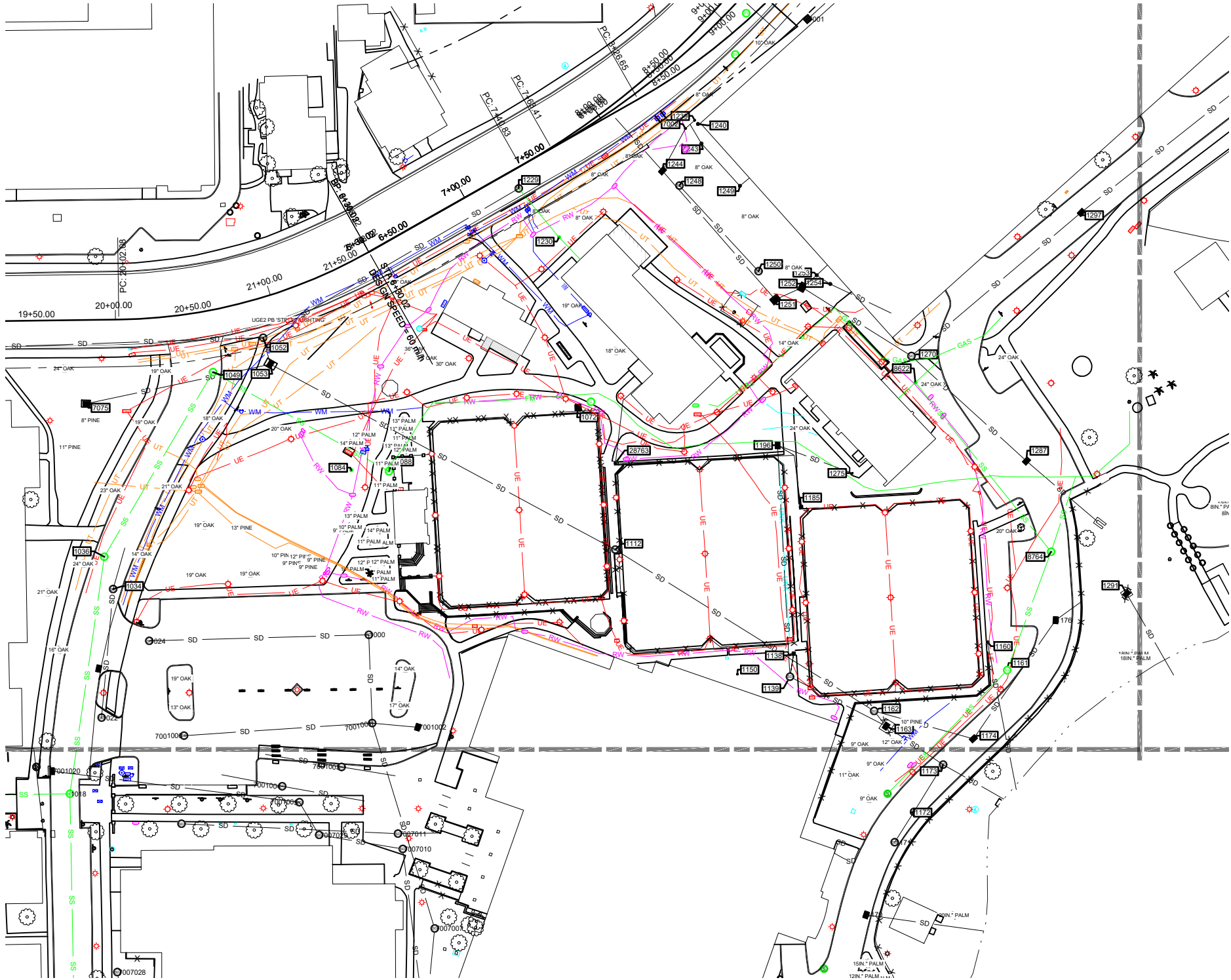
DATE:

11.03.23

DRAWING NUMBER:

C0.2





SURVEY NOTES:

SURVEYOR: ATWELL, LLC
2600 MAITLAND CENTER PKWY
SUITE 262
MAITLAND, FL 32751

SURVEYED BY: TRACY W. BIRCH, PSM

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

I.D.	EASTING	NORTHING	TOP EL.	INVERT(S)	DESCRIPTION
1018	544611.75'	1548567.34'	83.31'	12" METAL PIPE N: 76.11' 10" METAL PIPE S: 76.40' UNKNOWN SIZE W: 76.47'	SEWER MANHOLE
1036	544633.56'	1548717.88'	83.42'	12" METAL PIPE NE: 75.80' 12" METAL PIPE S: 75.82'	SEWER MANHOLE
1049	544702.59'	1548835.29'	85.35'	12" METAL PIPE NE: 75.12' 8" METAL PIPE SE: 75.49' 12" METAL PIPE SW: 75.26'	SEWER MANHOLE
1084	544790.56	1548772.97	84.57	UNABLE TO OBTAIN INVERTS, PIPE IS ELEVATED 6.05' IN AIR	SANITARY CLEANOUT
1088	544814.43'	1548772.22'	84.57'	8" METAL PIPE NW: 75.56'	SEWER MANHOLE
1161	545207.38'	1548645.83'	76.42'	8" PVC NE: 67.33' 8" PVC SW: 67.61'	SEWER MANHOLE
1230	544922.58	1548920.98	89	SE 6" PVC: 85.06' NW 6" PVC: 85.06'	SANITARY CLEANOUT
8622	545149.13'	1548828.75'	84.86'	SE 4" PVC: 81.64' SW 4" PVC: 81.64' NE 4" PVC: 61.64'	SANITARY CLEANOUT
8764	5452335.31'	1548721.08'	77.729	NW 4" PVC: 67.42' 8" PVC SW: 10.63' 8" PVC NE: 66.93'	SEWER MANHOLE

I.D.	EASTING	NORTHING	TOP EL.	INVERT(S)	DESCRIPTION
1000	544801.69	1548668.35	81.65	24" X 36" CMP S:75.55' 24" X 36" CMP W:75.45'	DRAINAGE MANHOLE
1022	544631.85'	1548615.70'	83.11'	18" RCP N: 79.47'	DRAINAGE MANHOLE
1024	544662.16	1548664.48	82.9	24" X 36" CMP E:75.70	
1034	544639.14'	1548697.37'	83.25'	18" RCP S: 79.69' 18" RCP NE: 79.63'	DRAINAGE MANHOLE
1052	544734.52'	1548857.12'	86.71'	42" RCP SE: 77.44' 24" RCP W: 77.49' 24" RCP NE: 78.68'	DRAINAGE MANHOLE
1053	544739.10'	1548840.30'	84.67'	18" RCP W: 78.43' 48" RCP N: 77.17' 48" RCP SE: 77.13'	CATCH BASIN
1072	544934.62'	1548812.81'	84.58'	FULL OF DEBRIS 82.95' AT BOTTOM	CATCH BASIN
1112	544958.30'	1548722.48'	85.01'	48" RCP SE: 76.15' 48" RCP NW: 76.28'	DRAINAGE MANHOLE
1138	545071.68'	1548656.51'	81.87'	80.06' AT BOTTOM	YARD DRAIN
1139	545069.28'	1548641.64'	80.90'	24" CPP SE: 78.68' 6" PVC NE: 79.40' 15" RCP N: 79.14'	DRAINAGE MANHOLE
1150	545035.92'	1548642.98'	76.01'	73.92' AT BOTTOM	YARD DRAIN
1160	545194.81	1548663.76'	78.8	6" PVC S: 75.68'	YARD DRAIN
1162	545122.82'	1548619.89'	75.34'	36" RCP SE: 69.76'	DRAINAGE MANHOLE
1163	545130.42'	1548610.28'	74.77'	36" RCP NW: 69.59' 6" PVC SE: 70.51'	CATCH BASIN
1170	545117.7	1548490.32	72.95	12" CPP E:70.99"	CATCH BASIN DRAINS TO LAKE
1171	545135.87	1548536.5	73.89	18" RCP NE:67.01' 18" RCP INV:67.04'	DRAINAGE MANHOLE
1172	545148.13	1548555.77	74.28	18" RCP NE:66.85' 18" RCP SW:66.92' 6" METAL INV:66.92' 6" METAL INV:66.94'	DRAINAGE MANHOLE
1173	545166.67'	1548585.85'	74.16'	18" RCP : 66.72' 62.04 TO BOTTOM	DRAINAGE MANHOLE
1174	545185.94'	1548602.27'	74.00'	18" RCP NE: 70.62' 36" RCP NW: 68.82' 6" PVC SE: 69.74' UNABLE TO VERIFY PIPE , FILLED WITH DEBRIS	CATCH BASIN
1176	545238.19'	1548677.68'	76.61'	18" RCP SE: 69.94' 18" RCP NE: 69.91'	CATCH BASIN
1185	545076.34'	1548749.57'	81.91'	79.49' AT BOTTOM	YARD DRAIN
1196	545061.46'	1548788.78'	82.20'	10" PVC E: 80.27' 15" RCP S: 80.16'	CATCH BASIN
1229	544896.96'	1548952.00'	88.04	IN TRAVEL LANE UNABLE TO RETRIEVE INVERTS	DRAINAGE MANHOLE
1239	545008.765	1548995.397	85.63	0	YARD DRAIN
1240	545010.84	1548992.98	85.38	COVERED IN SILT LINING UNABLE TO OBTAIN INVERT	STORM CLEANOUT
1243	545013.07	1548980.55	84.87	6" CPP SE: 79.88' 6" CPP NW: 79.88'	STORM CLEANOUT
1244	544988.31'	1548963.25'	85.05'	12" PVC NE: 79.18' 12" RCP SE: 79.03'	CATCH BASIN
1248	544999.05'	1548953.84'	85.22'	74.92' AT BOTTOM	DRAINAGE MANHOLE
1249	545037.47	1548953.66	84.63'	6" CPP NE: 80.06' 6" CPP NW: 80.06'	STORM CLEANOUT
1250	545049.34'	1548899.45'	83.83'	75.17' AT BOTTOM	DRAINAGE MANHOLE
1251	545059.95'	1548881.39'	83.34'	18" RCP E: 77.22' UNABLE TO VERIFY NW INV	CATCH BASIN
1252	545077.18'	154889.11'	83.29'	18" RCP W: 77.22' 6" CPP E: 79.22' 18" RCP SE: 77.19'	CATCH BASIN
1253	545086.31'	1548896.91	83.5	6" CPP SW: 79.28' 6" CPP NE: 79.28' 6" CPP SE: 79.28'	STORM CLEANOUT
1254	545094.94	1548891.32	83.98	6" CPP SE: 79.39' 6" CPP NW: 79.39'	STORM CLEANOUT
1270	545146.47'	1548845.47'	83.97	12" CPP SE: 79.59' 18" RCP NW: 77.43' 18" RCP NE: 77.37'	DRAINAGE MANHOLE
1275	545109.01'	1548771.04'	84.92'	84.17' AT BOTTOM	YARD DRAIN
1287	545219.63'	1548778.80'	80.07'	UNABLE TO VERIFY FULL OF TRASH	CATCH BASIN
1291	545283.33'	1548694.53'	72.68'	12" PVC S: 69.34'	CATCH BASIN
1297	545254.493	1548936.84	83.169	18" RCP E: 78.27' 18" RCP W: 78.16'	CATCH BASIN
1306	545354.493	1549015.691	83.116	18" RCP W: 78.52' 18" RCP NE: 78.64'	CATCH BASIN
7002	545002.96'	1548990.12'	85.97'	12" PVC NE: 79.85' 12" PVC SW: 79.85'	YARD DRAIN
7075	544622.23'	1548815.25'	83.63'	18" RCP NE: 79.81'	CATCH BASIN
28763	544958.43'	1548777.39'	84.93'	6" CPP N: 83.73' 6" PVC E: 82.19'	YARD DRAIN
7001001	544803.78	1548612.23	80.74	24" X 36" CMP N:75.40' 24" X 36" CMP E:75.28' 24" X 36" CMP W:75.22' 24" RCP S:75.20'	DRAINAGE MANHOLE
7001003	544784.3	1548584.29	81.91	36" CMP NW:74.53' 36" CMP SE:74.53'	DRAINAGE MANHOLE
7001004	544746.59	1548572.03	82.42	36" CMP NW:75.67' 36" CMP SE:75.67'	DRAINAGE MANHOLE
7001005	544757.53	1548561.88	82.19	30" RCP NW:75.99' 24" RCP SE:70.87'	DRAINAGE MANHOLE
7001006	544684.16	1548604.26	82.1	24" X 36" CMP E:75.38	DRAINAGE MANHOLE
7007007	544843.53	1548481.69	81.07	24" RCP NW:75.42' 24" RCP S:75.30'	DRAINAGE MANHOLE
7007010	544823.21	1548532.24	81.35	36" RCP S:70.75' 36" RCP W:70.62'	DRAINAGE MANHOLE
7007011	544820.14	1548541.98	81.33	36" CMP E:75.11' 36" CMP W:75.11'	DRAINAGE MANHOLE
7007028	544641.83	1548453.95	85.16	INV AT BOTTOM S:81.83' SIZE AND MATERIAL UNOBTAINABLE	DRAINAGE MANHOLE
7007029	544770.13	1548541.11	82.86	30" RCP NW:70.76 36" RCP SE:70.69'	DRAINAGE MANHOLE

SURVEYOR'S LEGEND	
	CLEANOUT
	CONCRETE POWER POLE
	DRAINAGE INLET
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GUY ANCHOR
	BACKFLOW PREVENTER
	TRANSFORMER
	VAULT
	ELECTRIC PANEL
	LIGHT POLE
	GREASE TRAP MANHOLE
	SANITARY SEWER MANHOLE
	STORM DRAINAGE MANHOLE
	MONITORING WELL
	ELECTRIC METER/PULL BOX
	WATER METER
	FIBER OPTIC PULL BOX
	COMMUNICATIONS PULL BOX
	SIGN MULTI-SUPPORT
	SIGN SINGLE-SUPPORT
	IRRIGATION CONTROL VALVE
	GAS MARKER
	TV PESTIDAL
	WATER VALVE
	YARD DRAIN
	BENCHMARK
	BUILDING
	BRICK PAVERS
	CONCRETE
	ASPHALT PAVEMENT
	FDOT RIGHT-OF-WAY
	FINISHED FLOOR ELEVATION
	RIGHT-OF-WAY
	SECTION
	PROFESSIONAL SURVEYOR & MAPPER
	LICENSED SURVEYOR
	LICENSED BUSINESS
	FM
	FORCE MAIN LINE
	SANITARY SEWER LINE
	STORM DRAINAGE LINE
	UNKNOWN UTILITY LINE
	GAS
	UNDERGROUND GAS LINE
	RECLAIM WATER LINE
	UNDERGROUND COMMUNICATIONS
	UNDERGROUND ELECTRIC LINE
	WATER MAIN LINE
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	WATER'S EDGE LINE
	FEMA FLOOD LINE

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE

Topographic Survey

DATE:

11.03.23

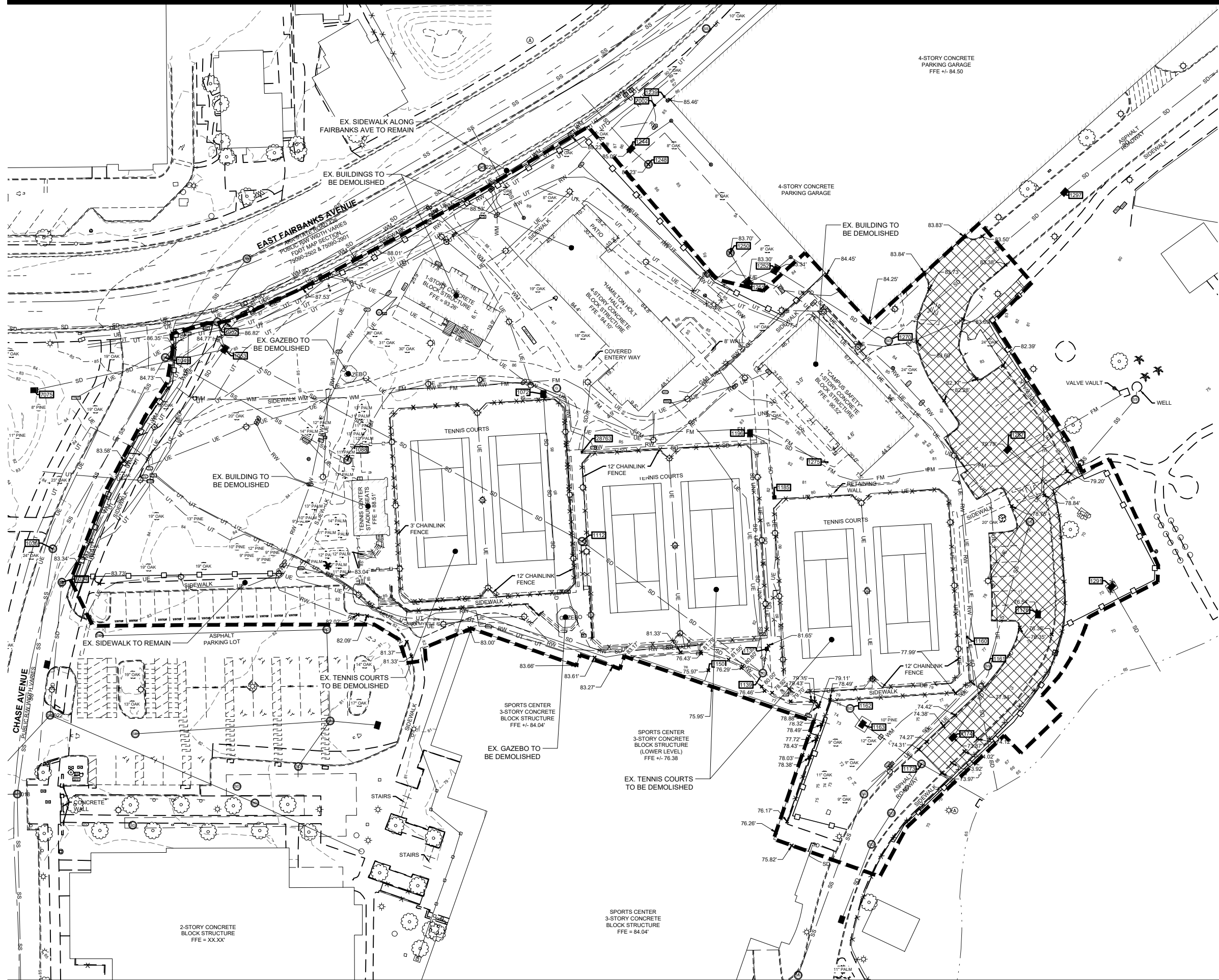
DRAWING NUMBER:

C1.0



SCALE: 1"=40'

0 20' 40' 80'



LEGEND

PROPERTY BOUNDARY/R/W

CONSTRUCTION LIMITS

EASEMENT

SINGLE ROW SILT FENCE

EX. MAJOR CONTOUR

EX. MINOR CONTOUR

EX. STORM SEWER

EX. SANITARY SEWER

EX. FORCE MAIN

EX. WATER MAIN

EX. RECLAIM WATER

EX. UNDERGROUND ELECTRIC

EX. UNDERGROUND TELEPHONE

EX. ASPHALT AND CONCRETE PAVEMENT TO BE REMOVED

EX. TREE

EX. STORM MANHOLE

EX. SANITARY MANHOLE

EX. DRAINAGE INLET

INLET PROTECTION

ARCHITECT

HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

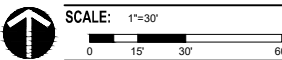
LANDSCAPE ARCHITECT

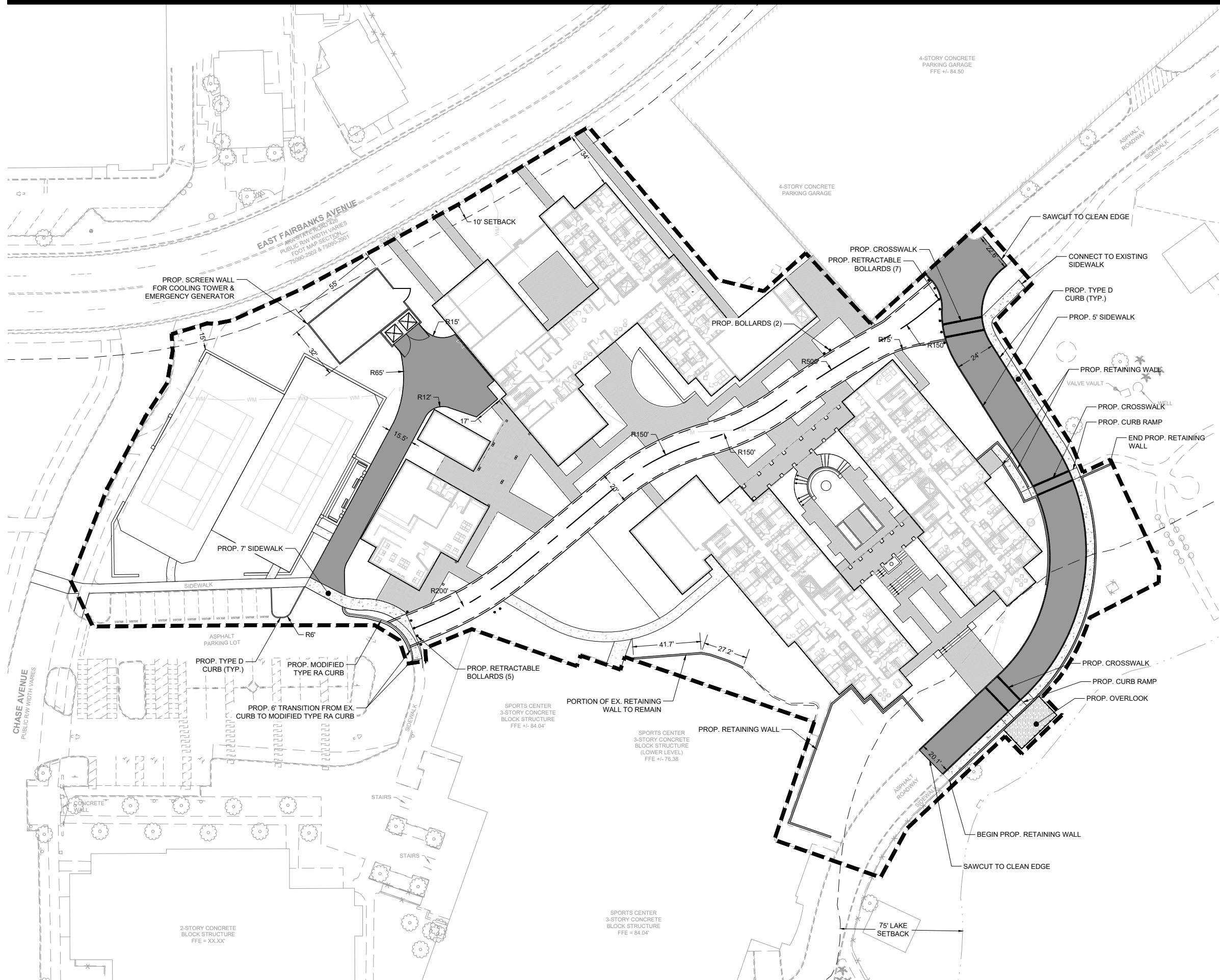
DIX-HITE

**ROLLINS COLLEGE
WINTER PARK, FL**

**RESIDENTIAL
VILLAGE**

DRAWING TITLE
Demolition & Erosion Control Plan
DATE:
11.03.23
DRAWING NUMBER:
C1.1





LEGEND

PROPERTY BOUNDARY/R/W ————

CONSTRUCTION LIMITS - - - - -

EASEMENT

SIGHT DISTANCE ————

PROPOSED CONCRETE PAVEMENT [Pattern]

PROPOSED ASPHALT PAVEMENT [Pattern]

PROPOSED COMPACT VEHICLE PARKING **C**

PARKING COUNT **6**

ACCESSIBLE PARKING COUNT **6**

SITE DEVELOPMENT SUMMARY

SITE AREA:
TOTAL SITE: 3.61 AC.

PARCEL ID:
05-22-30-9400-63-010

ZONING:
PUBLIC/QUASI-PUBLIC (PQP)

FUTURE LAND USE:
INSTITUTIONAL

BUILDING SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 30'

SOLID WASTE:
TRASH DUMPSTER

PARKING:

FLOODPLAIN:
ZONE "X" PER FEMA FIRM MAP NUMBER #12095C0255F
DATED SEPTEMBER 25, 2009

SOIL TYPES:
50-URBAN LAND, 0% TO 2% SLOPES

STORMWATER:
THE STORMWATER MANAGEMENT SYSTEM WILL BE
DESIGNED TO MEET THE REQUIREMENTS OF THE CITY
OF WINTER PARK AND SAINT JOHNS RIVER WATER
MANAGEMENT DISTRICT

UTILITIES:
WATER: WINTER PARK
WASTEWATER: WINTER PARK
RECLAIM: ORANGE COUNTY

ARCHITECT

HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT

DIX-HITE

**ROLLINS COLLEGE
WINTER PARK, FL**

**RESIDENTIAL
VILLAGE**

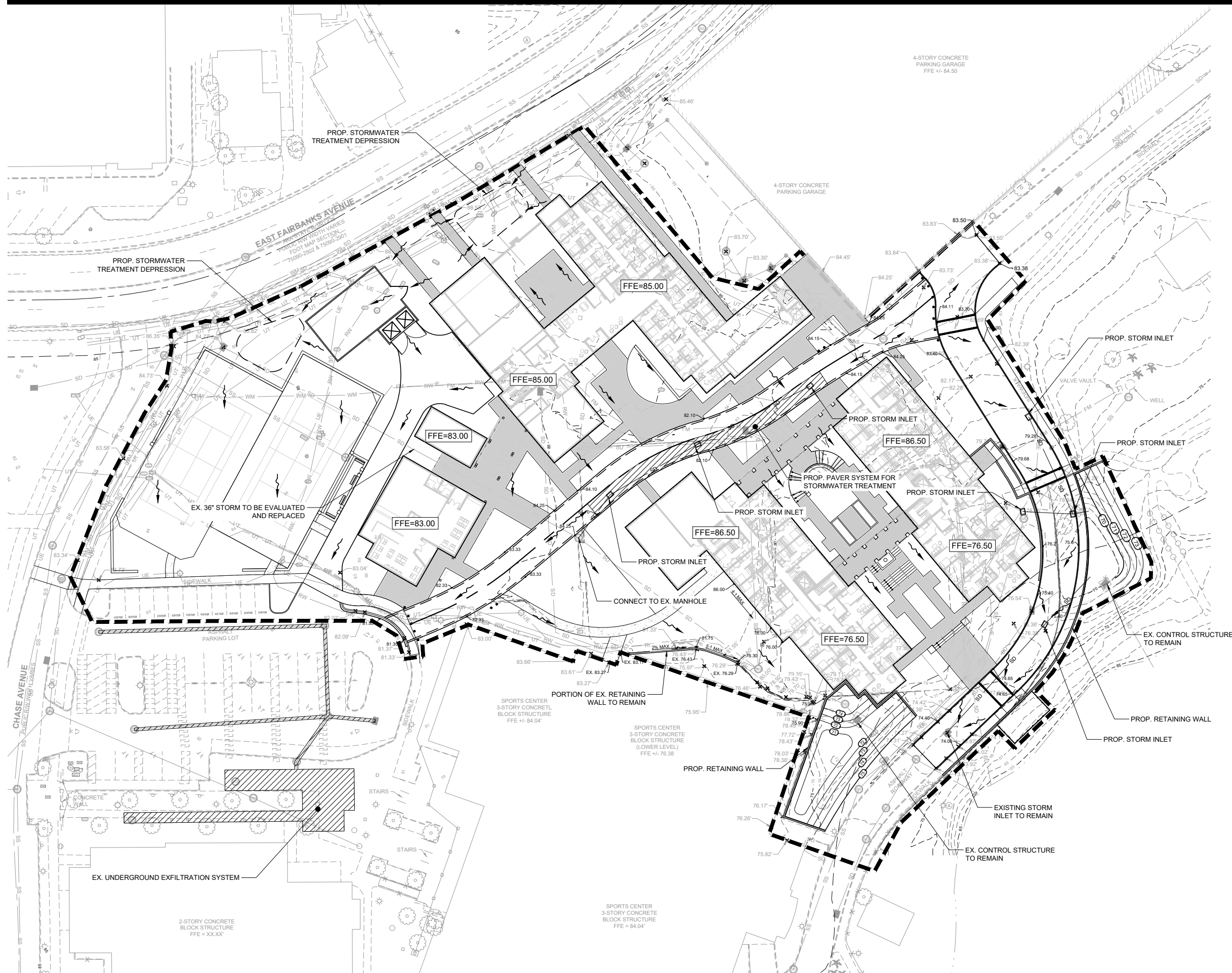
DRAWING TITLE
Site Development Plan

DATE:
11.03.23

DRAWING NUMBER:
C2.0

SCALE: 1"=30'

0 15' 30' 60'



LEGEND	
PROPERTY BOUNDARY/R/W	---
LIMITS OF CONSTRUCTION	---
EX. STORM SEWER	SD
EX. SANITARY SEWER	SS
EX. WATER MAIN	WM
EX. MAJOR CONTOUR	85
EX. MINOR CONTOUR	84
PROP. MAJOR CONTOUR	85
PROP. MINOR CONTOUR	84
PROP. EASEMENT	---
PROP. STORM SEWER	SS
PROP. SANITARY SEWER	SS
EX. STORM MANHOLE	SD
EX. SANITARY MANHOLE	SS
EX. DRAINAGE INLET	SD
PROP. STORM MANHOLE	SD
PROP. SANITARY MANHOLE	SS
PROP. DRAINAGE INLET	SD
PROP. FLOW ARROW	---

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE

Grading & Drainage Plan

DATE:

11.03.23

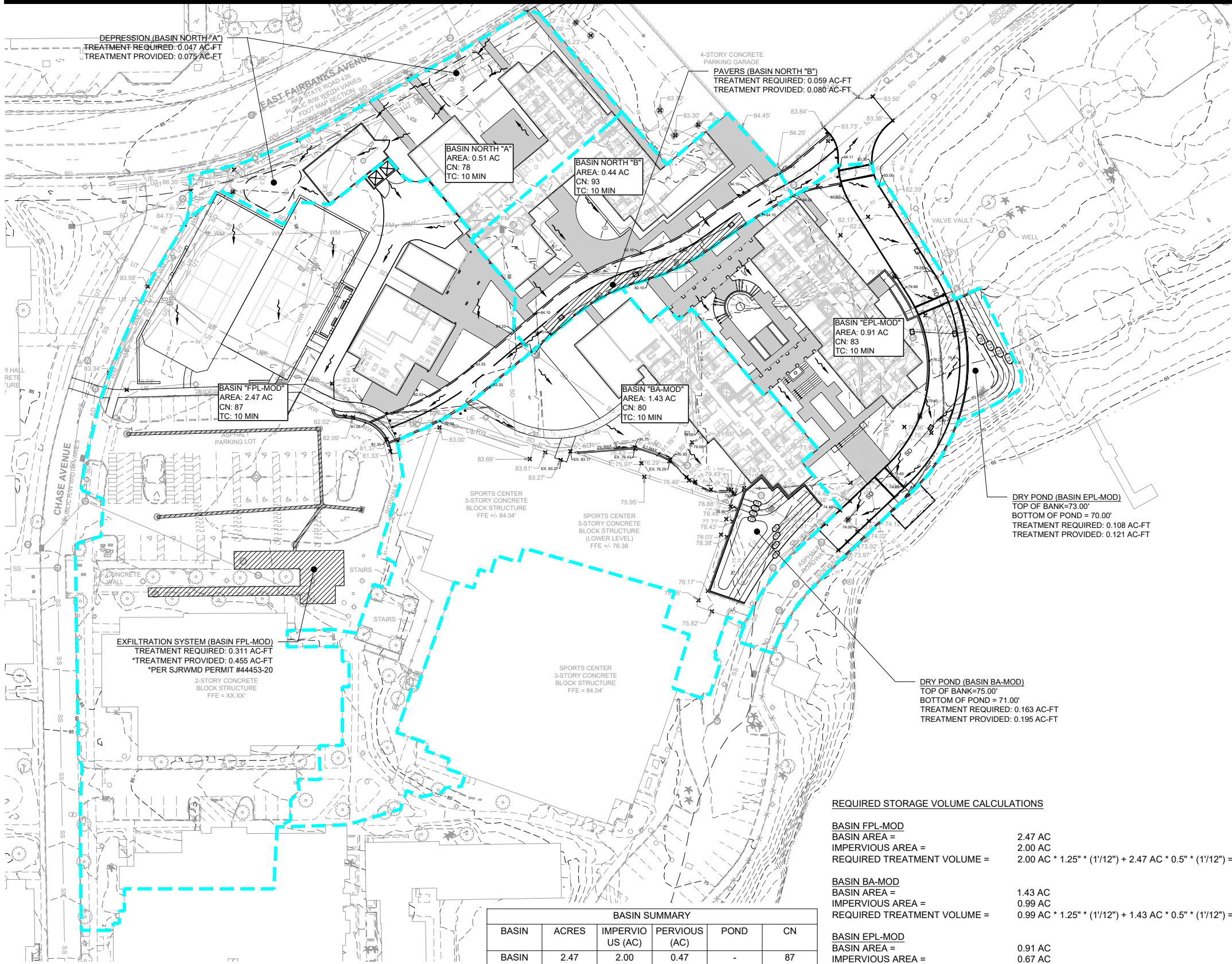
DRAWING NUMBER:

C3.0



SCALE: 1" = 30'





BASIN SUMMARY					
BASIN	ACRES	IMPERVIO US (AC)	PERVIOUS (AC)	POND	CN
BASIN FPL-MOD	2.47	2.00	0.47	-	87
BASIN BA-MOD	1.43	0.99	0.44	0.08	80
BASIN EPL-MOD	0.91	0.67	0.24	0.06	83
BASIN NORTH "A"	0.51	0.25	0.26	-	71
BASIN NORTH "B"	0.44	0.40	0.04	-	93
TOTAL	5.76	4.31	1.45	0.13	83

REQUIRED STORAGE VOLUME CALCULATIONS

BASIN FPL-MOD		
BASIN AREA =	2.47 AC	
IMPERVIOUS AREA =	2.00 AC	
REQUIRED TREATMENT VOLUME =	$2.00 \text{ AC} \times 1.25'' \times (1/12'') + 2.47 \text{ AC} \times 0.5'' \times (1/12'') = 0.311 \text{ AC-FT}$	
BASIN BA-MOD		
BASIN AREA =	1.43 AC	
IMPERVIOUS AREA =	0.99 AC	
REQUIRED TREATMENT VOLUME =	$0.99 \text{ AC} \times 1.25'' \times (1/12'') + 1.43 \text{ AC} \times 0.5'' \times (1/12'') = 0.163 \text{ AC-FT}$	
BASIN EPL-MOD		
BASIN AREA =	0.91 AC	
IMPERVIOUS AREA =	0.67 AC	
REQUIRED TREATMENT VOLUME =	$0.67 \text{ AC} \times 1.25'' \times (1/12'') + 0.91 \text{ AC} \times 0.5'' \times (1/12'') = 0.108 \text{ AC-FT}$	
BASIN NORTH "A"		
BASIN AREA =	0.51 AC	
IMPERVIOUS AREA =	0.19 AC	
REQUIRED TREATMENT VOLUME =	$0.19 \text{ AC} \times 1.25'' \times (1/12'') + 0.51 \text{ AC} \times 0.5'' \times (1/12'') = 0.043 \text{ AC-FT}$	
BASIN NORTH "B"		
BASIN AREA =	0.44 AC	
IMPERVIOUS AREA =	0.40 AC	
REQUIRED TREATMENT VOLUME =	$0.40 \text{ AC} \times 1.25'' \times (1/12'') + 0.44 \text{ AC} \times 0.5'' \times (1/12'') = 0.059 \text{ AC-FT}$	

LEGEND

DRAINAGE BASIN
BOUNDARY

STORMWATER MANAGEMENT

ONSITE STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) CRITERIA.

THE STORMWATER MANAGEMENT SYSTEM SHALL PROVIDE WATER QUALITY TREATMENT AND ATTENUATION THROUGH (2) DRY DETENTION PONDS, (1) PAVER SYSTEM AND AN EXISTING UNDERGROUND EXFILTRATION SYSTEM.

CRITERIA

WATER QUALITY

HE PROJECT WILL BE REQUIRED TO PROVIDE WATER QUALITY TREATMENT VOLUMES FOR THE NEWLY PROPOSED IMPERVIOUS AREAS.

ONLINE DRY RETENTION SYSTEMS WATER QUALITY REQUIREMENT SHALL BE THE GREATER OF THE FOLLOWING:

- 0.5" OVER DRAINAGE AREA OR 1.25" OVER THE IMPERVIOUS AREA
- PLUS
- 0.5" OVER THE DRAINAGE AREA

METHODOLOGY

THE PROPOSED STORMWATER MANAGEMENT SYSTEM CONSISTS OF (2) DRY DETENTION PONDS, (1) PAVER SYSTEM, AND CONNECTING TO AN EXISTING UNDERGROUND EXFILTRATION SYSTEM WITH AVAILABLE CAPACITY.

THE CONTRIBUTING AREAS TO THE STORMWATER MANAGEMENT SYSTEM ARE DESCRIBED BELOW:

EXISTING "FRONT PARKING LOT BASIN" (SJRWMD PERMIT #44453-20)

THIS 2.27 ACRE BASIN CONSISTS OF 1.56 ACRES OF IMPERVIOUS AREA CURRENTLY DISCHARGING TO AN UNDERGROUND EXFILTRATION SYSTEM. THIS BASIN WILL BE MODIFIED BY REMOVING PORTIONS OF IMPERVIOUS AREA CURRENTLY PERMITTED AND ACCEPTING ADDITIONAL IMPERVIOUS AREA PROPOSED WITH THIS PROJECT. THE TOTAL BASIN AREA WILL INCREASE TO 2.47 ACRES AND CONSIST OF 2.00 ACRES OF IMPERVIOUS. THIS NEW BASIN WILL BE REFERRED TO AS "BASIN FPL-MOD". PER THE CALCULATIONS PROVIDED IN THIS PERMIT, THERE IS STORAGE CAPACITY AVAILABLE IN THE EXISTING UNDERGROUND EXFILTRATION SYSTEM TO ACCEPT THE DRAINAGE FROM THE INCREASE IN IMPERVIOUS AREA. THE EXFILTRATION SYSTEM DISCHARGES TO LAKE VIRGINIA.

EXISTING "BUILDING ADDITION BASIN" (SJRWMD PERMIT #44453-20)

THIS 1.00 ACRES BASIN CONSISTS 0.72 ACRES OF IMPERVIOUS AREA CURRENTLY DISCHARGING TO AN EXISTING DRY POND PERMITTED WITH SJRWMD PERMIT #44453-8. THIS BASIN WILL BE MODIFIED BY ACCEPTING ADDITIONAL IMPERVIOUS AREA PROPOSED WITH THIS PROJECT. THE TOTAL BASIN AREA WILL INCREASE TO 1.43 ACRES AND CONSIST OF 0.99 ACRES OF IMPERVIOUS. THIS BASIN WILL BE REFERRED TO AS "BASIN BA-MOD". THE EXISTING DRY POND WILL BE MODIFIED TO INCREASE ITS SIZE IN ORDER TO TREAT THE ADDITIONAL IMPERVIOUS AREA BEING ADDED TO THIS BASIN. THE DRY POND WILL DISCHARGES TO LAKE VIRGINIA BY MEANS OF A CONTROL STRUCTURE.

EXISTING "EAST PARKING LOT BASIN" (SJRWMD PERMIT #44453-19)

THIS BASIN WAS ORIGINALLY PERMITTED WITH SJRWMD #44453-8 AND HAS BEEN MODIFIED WITH SJRWMD PERMITS #44453-16 & #44453-19, CURRENTLY DISCHARGING TO AN EXISTING DRY POND PERMITTED WITH #44453-8. THIS BASIN WILL BE MODIFIED BY ACCEPTING ADDITIONAL IMPERVIOUS AREA PROPOSED WITH THIS PROJECT. THE TOTAL BASIN AREA WILL INCREASE TO 0.91 ACRES AND CONSIST OF 0.67 ACRES OF IMPERVIOUS. THIS BASIN WILL BE REFERRED TO AS "BASIN EPL-MOD". THE EXISTING DRY POND WILL BE MODIFIED BY INCREASING ITS SIZE IN ORDER TO TREAT THE ADDITIONAL IMPERVIOUS AREA BEING ADDED TO THIS BASIN. THE DRY POND WILL DISCHARGE TO LAKE VIRGINIA BY MEANS OF A CONTROL STRUCTURE.

BASIN NORTH "A"

THIS PROPOSED BASIN WILL CONSIST OF AN AREA THAT HAS NOT BEEN PERMITTED THROUGH SJRWMD. THIS 0.51 ACRE BASIN WILL CONSIST OF 0.19 ACRES OF IMPERVIOUS AREA AND WILL DISCHARGE TO AN UNDERGROUND STORAGE SYSTEM FOR TREATMENT. THE STORAGE SYSTEM WILL DISCHARGE TO LAKE VIRGINIA BY MEANS OF A CONTROL STRUCTURE

BASIN NORTH "B"

THIS PROPOSED BASIN WILL CONSIST OF AN AREA THAT HAS NOT BEEN PERMITTED THROUGH SJRWMD. THIS 0.44 ACRE BASIN WILL CONSIST OF 0.40 ACRES OF IMPERVIOUS AREA AND WILL DISCHARGE TO A PAVER SYSTEM FOR TREATMENT. THE PAVER SYSTEM WILL DISCHARGE TO LAKE VIRGINIA BY MEANS OF A CONTROL STRUCTURE.

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE

Post Basin Map

DATE:

11.03.23

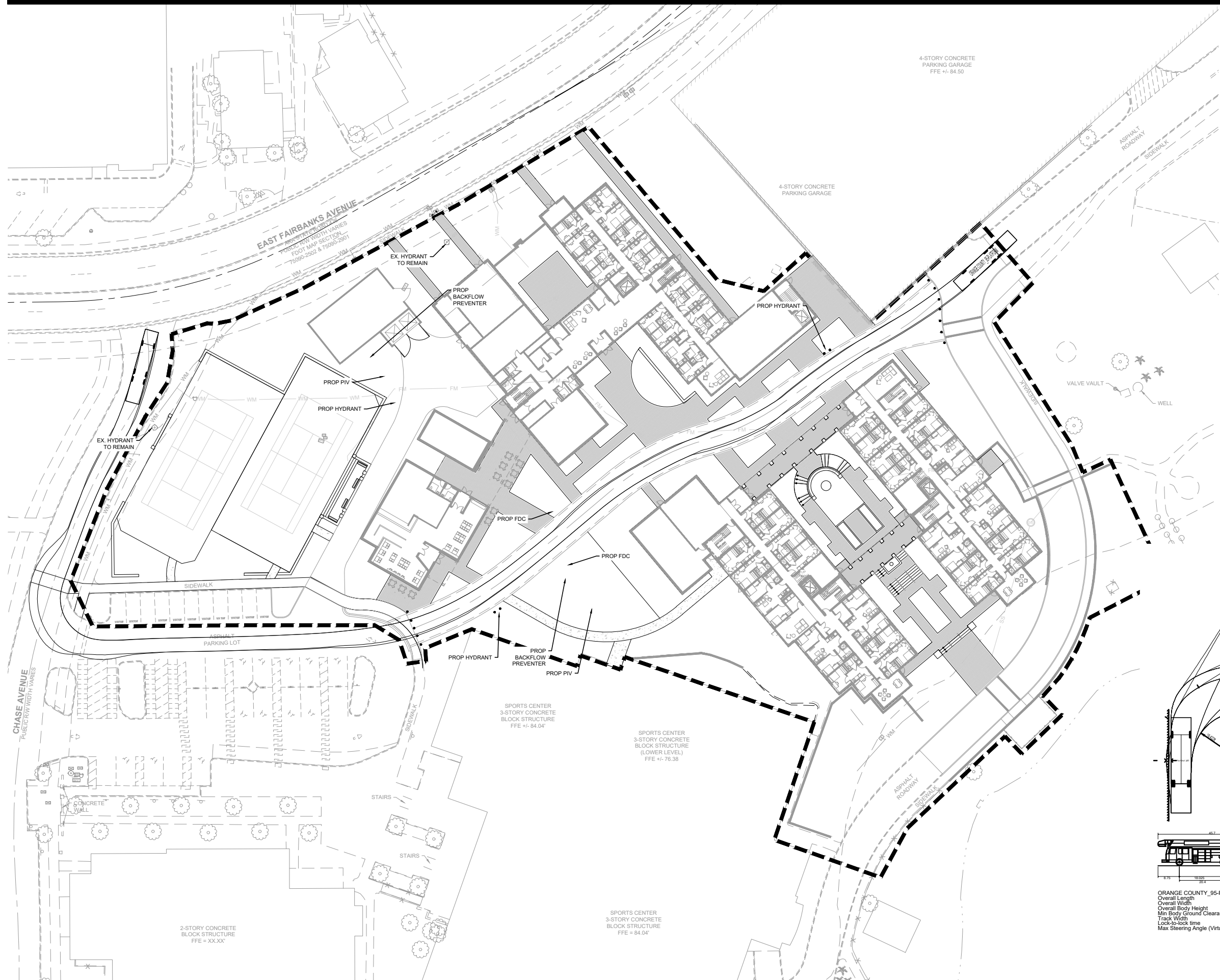
DRAWING NUMBER:

C4.0



SCALE: 1" = 40'

0 20 40 80



LEGEND

VEHICLE BODY — — — — —

TIRES - - - - -

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

**ROLLINS COLLEGE
WINTER PARK, FL**

**RESIDENTIAL
VILLAGE**

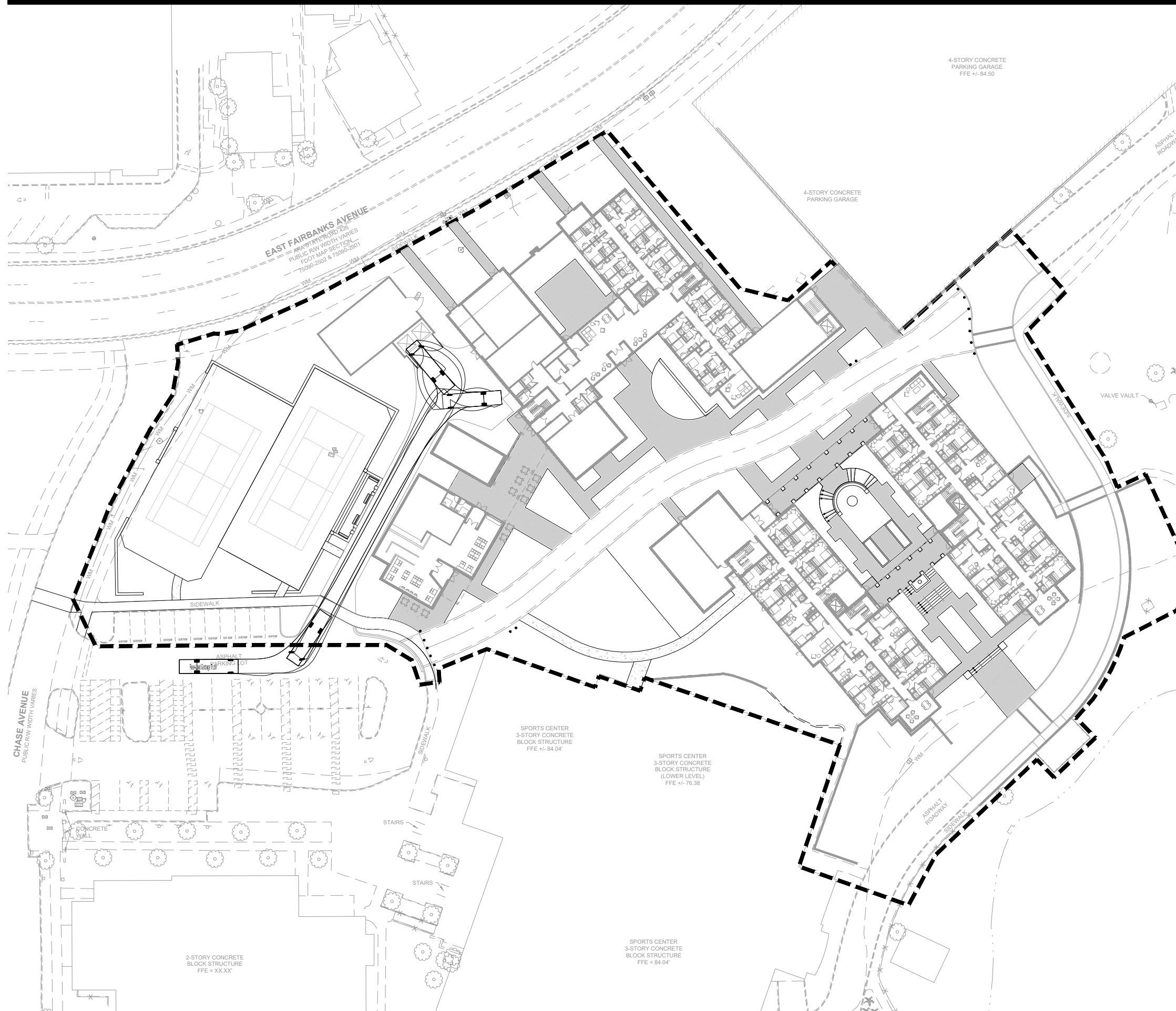
DRAWING TITLE
Emergency Vehicle Analysis

DATE:
11.03.23

DRAWING NUMBER:
C6.0

SCALE: 1"=30'

0 15' 30' 60'

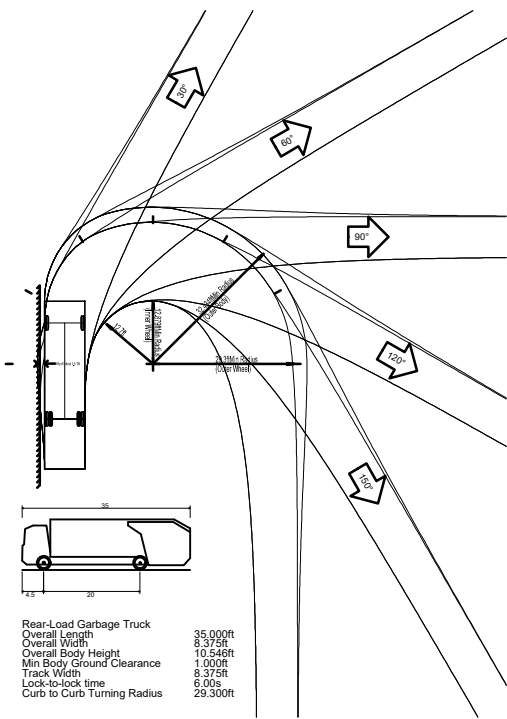


LEGEND

VEHICLE BODY ————

TIRES - - - - -

REFUSE VEHICLE TURN RADIUS TEMPLATE



NOT TO SCALE

- NOTES**
1. TEMPLATE SHOWN FOR GRAPHICAL REPRESENTATION PURPOSES ONLY. VEHICLE DRIVEN AS A FRONT LOADER REFUSE TRUCK PER ROLLINS COLLEGE REQUEST.

ARCHITECT

HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT

DIX-HITE

**ROLLINS COLLEGE
WINTER PARK, FL**

**RESIDENTIAL
VILLAGE**

DRAWING TITLE
Refuse Vehicle Analysis

DATE:
11.03.23

DRAWING NUMBER:
C7.0

SCALE: 1"=30'

0 15' 30' 60'

GENERAL

1. AS REFERRED TO HEREIN, "CONTRACTOR" IS THE BIDDER OR SELECTED CONTRACTOR RESPONSIBLE FOR INSTALLATION OF WORK REFLECTED IN DIX-HITE + PARTNERS, INC. (HEREIN AFTER REFERRED TO AS "LANDSCAPE ARCHITECT") CONTRACT DOCUMENTS.
2. IF THE OWNER HAS DESIGNATED AN OWNER'S REPRESENTATIVE OTHER THAN LANDSCAPE ARCHITECT, THEN THE OWNER'S REPRESENTATIVE WILL ASSUME THE RESPONSIBILITIES OF LANDSCAPE ARCHITECT AS DESCRIBED IN THESE NOTES.
3. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES SET FORTH IN THESE NOTES AND IN THE CONTRACT DOCUMENTS WHICH WILL BE STRICTLY ENFORCED BY LANDSCAPE ARCHITECT.
4. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON ANY LIST, THE PLAN SHALL CONTROL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE THE DRAWINGS AND OTHER INFORMATION NECESSARY TO OBTAIN ALL REQUIRED PERMITS AND SCHEDULE ALL INSPECTIONS AND TESTING ACCORDING TO THE REQUIREMENTS OF SAID AGENCIES AND THE CONTRACT DOCUMENTS. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SECURING CONSTRUCTION PERMITS.
6. ALL WORK PERFORMED BY CONTRACTOR AND BY THOSE FOR WHOM CONTRACTOR IS RESPONSIBLE SHALL COMPLY WITH APPLICABLE CODES, STANDARDS, REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ANY AGENCY HAVING JURISDICTION OVER THE WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND ALL PERSONNEL ASSOCIATED WITH THE WORK FOR WHICH CONTRACTOR IS RESPONSIBLE. ALL SAFETY REGULATIONS REQUIRED BY APPLICABLE CODES, REGULATIONS AND RECOGNIZED LOCAL PRACTICES SHALL BE ENFORCED BY CONTRACTOR DURING THE CONSTRUCTION AND/OR MAINTENANCE OF CONTRACTOR'S WORK ON THIS PROJECT.
8. CONTRACTOR SHALL COORDINATE WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPED THE ORDERLY PROGRESS OF THE WORK.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR THE SAFE EXECUTION AND TIMELY COMPLETION OF THE WORK.
10. CONTRACTOR SHALL EMPLOY, AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND/OR GOVERNING AUTHORITIES, A QUALIFIED TESTING LABORATORY APPROVED BY LANDSCAPE ARCHITECT TO CONDUCT ALL TESTS NECESSARY TO ENSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE STANDARDS, AND CODES.
11. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF RELATED WORK PERFORMED BY OTHERS WORKING ON THIS PROJECT. WITHIN 48 HOURS OF DISCOVERY, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY POTENTIAL DEVIATIONS AFFECTING CONTRACTOR'S SCOPE OF WORK. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT MAY RESULT FROM CONTRACTOR'S FAILURE TO SO NOTIFY LANDSCAPE ARCHITECT.
12. CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT UPON DISCOVERY OF ANY POTENTIAL ERROR OR OMISSION IN THE CONTRACT DOCUMENTS. LANDSCAPE ARCHITECT WILL PROVIDE AMENDMENT, INTERPRETATION, OR CORRECTION OF THE CONTRACT DOCUMENTS.
13. IN ADDITION TO LANDSCAPE ARCHITECT'S CONTRACT DOCUMENTS, CONTRACTOR SHALL REFER TO THE CONTRACT DOCUMENTS PREPARED BY OTHERS FOR ADDITIONAL REQUIREMENTS. REFERENCE TO "OTHERS" THROUGHOUT THESE NOTES SHALL INCLUDE BUT IS NOT LIMITED TO ARCHITECT, MECHANICAL / ELECTRICAL / PLUMBING / POOL ENGINEER, IRRIGATION, STRUCTURAL AND CIVIL ENGINEER.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
15. WRITTEN DIMENSIONS, COORDINATES, AND/OR ELECTRONIC FILES PREVAIL OVER SCALED DIMENSIONS. DO NOT SCALE FROM THE CONTRACT DOCUMENTS.
16. LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT AT ANY STAGE OF CONSTRUCTION TO REJECT ALL WORK OR MATERIALS WHICH IN THEIR OPINION DOES NOT MEET WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
17. REFER TO MANUFACTURERS' RECOMMENDATIONS AND INSTALLATION GUIDELINES / INSTRUCTIONS. IF THERE IS A DISCREPANCY BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING WITHIN 48 HOURS OF DISCOVERY. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT MAY RESULT FROM CONTRACTOR'S FAILURE TO SO NOTIFY LANDSCAPE ARCHITECT.

SITE PROTECTION

1. THE CONTRACT DOCUMENTS WERE PREPARED USING INFORMATION READILY AVAILABLE OR PROVIDED TO LANDSCAPE ARCHITECT REGARDING EXISTING CONDITIONS, INCLUDING LOCATIONS, ELEVATIONS AND DIMENSIONS OF UTILITIES, STRUCTURES, AND OTHER FEATURES. LANDSCAPE ARCHITECT AND THEIR CONSULTANTS ARE NOT LIABLE FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION SHOWN HEREIN OR ANY RESULTING ERRORS OR OMISSIONS.
2. CONTRACTOR SHALL FIELD LOCATE, VERIFY, AND IDENTIFY THE LOCATION, ELEVATIONS AND DIMENSIONS OF ALL WORK CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO THE START OF EACH PHASE OF CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT IN WRITING WITHIN 48 HOURS OF DISCOVERY. LANDSCAPE ARCHITECT SHALL NOT BE LIABLE FOR ANY ERROR OR OMISSION THAT MAY RESULT FROM CONTRACTOR'S FAILURE TO COMPLY WITH NOTIFICATION REQUIREMENTS.
3. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE OR DESTRUCTION THROUGHOUT ALL CONSTRUCTION PHASES. IF FEATURES ARE DAMAGED OR DESTROYED BECAUSE OF ACTION OR INACTION BY CONTRACTOR, CONTRACTOR SHALL REMEDY THE DAMAGE, INCLUDING BUT NOT LIMITED TO REPAIR OR REPLACEMENT AT THE OWNER'S SOLE DISCRETION.
4. ALL REQUIRED TREE PROTECTION, SEDIMENT AND EROSION CONTROL MEASURES INSTALLED AS PART OF THIS PROJECT SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL CONSTRUCTION IS COMPLETE. SEE THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
5. PRIOR TO CLEARING TREES, CONTRACTOR SHALL INSTALL REQUIRED TREE PROTECTION MEASURES AND REVIEW WITH LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PROTECTING TREES TO BE SAVED FROM DAMAGE OR REMOVAL AND WILL REPLACE ALL TREES DAMAGED OR REMOVED THAT ARE DESIGNATED TO BE PROTECTED.
6. CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL TO REMAIN. CONTRACTOR SHALL INSTALL AND/OR MAINTAIN BARRICADES AS DETAILED ON THE DRAWINGS AND AS OUTLINED IN THE CONTRACT DOCUMENTS.

FINE GRADING

1. REFER TO THE CIVIL ENGINEERING CONTRACT DOCUMENTS FOR COMPREHENSIVE GRADING OF THE SITE, INCLUDING BUT NOT LIMITED TO, GRADING FOR ALL VEHICULAR AREAS, BUILDINGS, DRAINAGE, AND UTILITY STRUCTURES. REFER TO THE LANDSCAPE CONTRACT DOCUMENTS FOR FINE GRADING OF PEDESTRIAN HARDSCAPE AREAS AND PLANTING AREAS. FINE GRADING OF THESE AREAS SHOULD BE FINISHED AND COORDINATED WITH CIVIL ENGINEER'S GRADING PLANS TO ELIMINATE GAPS / DISCREPANCIES.
2. CONTRACTOR SHALL NOT SUBSTANTIALLY VARY FINE GRADING FROM THE FINE GRADING PLAN WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT MAY ADJUST FINE GRADING SHOWN ON THE PLANS DURING CONSTRUCTION TO ACCOMMODATE UNFORESEEN CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
3. PRIOR TO INITIATING FINE GRADING, CONTRACTOR SHALL INSPECT THE SITE TO CONFIRM THAT ROUGH GRADING AND DRAINAGE STRUCTURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CIVIL ENGINEER'S CONTRACT DOCUMENTS. CONTRACTOR SHALL SUBMIT IN WRITING DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL PROVIDE DIRECTION REGARDING AMENDMENT, CORRECTION, OR INTERPRETATION NECESSARY TO RESOLVE SUCH DISCREPANCIES.
4. PROTECT SITE FEATURES TO REMAIN FROM DAMAGE BY FINE GRADING OPERATIONS. THESE FEATURES MAY INCLUDE, BUT ARE NOT LIMITED TO BENCHMARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES, UTILITIES, AND PAVING.
5. UNDERGROUND UTILITIES, CONDUITS, SLEEVES, AND UTILITY STRUCTURES MAY HAVE BEEN INSTALLED PRIOR TO CONTRACTOR'S START OF WORK. CONTRACTOR SHALL CONDUCT FINE GRADING TO AVOID DAMAGE TO UNDERGROUND ELEMENTS.
6. WHERE NEW CONSTRUCTION ABUTS EXISTING PAVEMENT TO REMAIN, MATCH PAVEMENT GRADES WITH EXISTING PAVEMENT SURFACE GRADES TO PROVIDE FLUSH TRANSITIONS WITH ABUTTING SURFACES.
7. SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.
8. SUBGRADE ELEVATIONS SHALL MAKE ALLOWANCE FOR THE THICKNESS OF PAVEMENT OR PREPARED PLANTING MEDIUM (E.G., SOIL, MULCH) AS APPROPRIATE.
9. CONTRACTOR SHALL RELIEVE OVER COMPACTION OF THE SOILS IN DESIGNATED PLANTING AREAS AS NEEDED TO MEET REQUIREMENTS FOR MAXIMUM COMPACTION IN PLANTING AREAS AS OUTLINED WITHIN THE CONTRACT DOCUMENTS.
10. FINE GRADE PEDESTRIAN AND LANDSCAPE AREAS TO MAINTAIN POSITIVE FLOW TO DRAINAGE STRUCTURES.
11. FINE GRADING TOLERANCES:
 - a. FOR PEDESTRIAN HARDSCAPE AREAS ARE PLUS OR MINUS (+/-) 0.02 FOOT (1/4 INCH)
 - b. FOR LANDSCAPE AREAS ARE PLUS OR MINUS (+/-) 0.04 FOOT (1/2 INCH).
12. CROSS SLOPE ON HARDSCAPE PAVING SHALL NOT EXCEED 2%. RUNNING SLOPE SHALL NOT EXCEED 5% UNLESS NOTED OTHERWISE IN THE CONTRACT DOCUMENTS. SEE HARDSCAPE GRADING PLANS FOR ADDITIONAL REQUIREMENTS.
13. FINE GRADE PEDESTRIAN PAVEMENT AND LANDSCAPE AREAS TO ACHIEVE POSITIVE FLOW AWAY FROM VERTICAL ELEMENTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, WALLS, AND COLUMNS.
14. FINE GRADE LANDSCAPE AREAS SMOOTHLY, AVOIDING UNINTENTIONAL DEPRESSIONS AND MAKING MATERIAL TRANSITIONS THAT ALLOW RUNOFF TO ENTER LANDSCAPE AREAS.
15. CONTOURS FOR LANDSCAPE AREAS, INCLUDING BUT NOT LIMITED TO BERMS, MOUNDS AND SWALES SHALL BE SMOOTH CONTINUOUS ARCS VOID OF SURFACE IRREGULARITIES AND SHALL BLEND INTO SURROUNDING TERRAIN IN A NATURAL MANNER. BLEND IN SMALL IMPERFECTIONS AND RUNOFF ANY SHARP EDGES ON ALL LANDSCAPE AREAS. THESE AREAS MAY BE DRAGGED WITH A DRAG MAT TO ACHIEVE A SMOOTH SURFACE.
16. CONTRACTOR SHALL MAINTAIN A SMOOTH SURFACE ON ALL LANDSCAPE AREAS UNTIL FINAL ACCEPTANCE. AT NO ADDITIONAL COST TO THE OWNER, CONTRACTOR SHALL REPAIR AND CLEAN UP AREAS WHERE SETTLEMENT, WASHOUTS, EROSION, OR OTHER GRADE CHANGES OCCUR TO MAINTAIN A SMOOTH SURFACE.

HARDSCAPE

GENERAL HARDSCAPE

1. CONTRACTOR SHALL SURVEY, LAYOUT AND STAKE THE LOCATION OF ALL FOOTINGS, PIERS, WALLS, COLUMNS, AND PAVEMENT FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY FOR ANY RECONSTRUCTION OF HARDSCAPE RESULTING FROM CONSTRUCTION THAT IS UNDERTAKEN PRIOR TO THE APPROVAL BY LANDSCAPE ARCHITECT.

2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR FIELD MOCKUPS FOR ALL ITEMS LISTED ON THE CONTRACT DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE. MOCKUPS SHALL BE SET UP IN A SECURED LOCATION ON THE SITE FOR REFERENCE AS DIRECTED BY LANDSCAPE ARCHITECT. MOCKUPS WILL REMAIN ON SITE UNTIL FINAL ACCEPTANCE OF HARDSCAPE CONSTRUCTION.
3. INFORMATION ON STRUCTURAL REINFORCEMENT, ANCHORS, FASTENERS, FOUNDATIONS, OR OTHER STRUCTURAL ELEMENTS IN LANDSCAPE ARCHITECT'S CONTRACT DOCUMENTS RELATED TO HARDSCAPE ELEMENTS SUCH AS WALLS, SLABS, STRUCTURES AND CAST IN PLACE CONCRETE IS SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY OTHERS FOR RELEVANT INFORMATION.
4. REFERENCES IN THE CONTRACT DOCUMENTS TO BRANDED PRODUCTS, PROCEDURES OR PATENTED PROCESSES IS ASSUMED TO CARRY AN IMPLIED STATEMENT OF "OR APPROVED EQUAL" UNLESS SPECIFICALLY NOTED OTHERWISE WITH "NO SUBSTITUTIONS PERMITTED". APPROVAL OF SUBSTITUTIONS SHALL BE MADE BY LANDSCAPE ARCHITECT.
5. REFER TO ARCHITECTURAL PLANS FOR THE DIMENSIONS OF ALL BUILDINGS.
6. REFER TO CIVIL ENGINEERING PLANS FOR OVERALL SITE LAYOUT/DIMENSIONS.
7. HARDSCAPE DIMENSIONS ARE FROM THE FACE AND/OR CENTERLINE OF THE OBJECT AT 90-DEGREE ANGLES UNLESS NOTED OTHERWISE. ALL RADI AND CURVES ARE TO HAVE SMOOTH AND CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
8. PAVER DIMENSIONS ARE NOMINAL. VERIFY ACTUAL PAVER DIMENSIONS PRIOR TO LAYOUT OF PAVER FIELDS.
9. ALL REFERENCES TO "GRAY CONCRETE" SHALL MEAN NATURAL CONCRETE WITH NO COLOR ADDITIVE.

HARDSCAPE ON-STRUCTURE

1. SITE HARDSCAPE ELEMENTS FOR PODIUM, ROOF LEVEL AND OTHER BUILDING SURFACES ARE SHOWN FOR MATERIAL RELATIONSHIPS ONLY. REFER TO CONTRACT DOCUMENTS PREPARED BY OTHERS FOR CONSTRUCTION DETAILS.
2. CONSTRUCTION DOCUMENTS FOR ITEMS RELATED TO HARDSCAPE ON STRUCTURE THAT HAVE BEEN PREPARED BY OTHERS INCLUDE, BUT ARE NOT LIMITED TO ANCHORS, REINFORCING, WATERPROOFING, DRAINAGE, MATERIAL ATTACHMENTS, SETTING METHODS AND SLAB PENETRATIONS.

SITE FEATURES

1. REFER TO CONTRACT DOCUMENTS FOR SHOP DRAWING/FIELD MOCK-UP/SUBMITTAL REQUIREMENTS.
2. SHADE STRUCTURES: DRAWINGS OF SHADE STRUCTURES IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS. SHADE STRUCTURES MAY INCLUDE ARBORS, PERGOLAS, AND/OR CABANAS.
3. SITE WALLS: DRAWINGS OF SITE WALLS IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
4. DECKS AND WOOD CONSTRUCTION: DRAWINGS OF WOOD CONSTRUCTION IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
5. SITE FURNISHINGS: SHALL BE INSTALLED AS DETAILED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ANCHORING DETAILS WITH THE ITEM'S MANUFACTURER PRIOR TO PURCHASE/ INSTALLATION.
6. WATER FEATURES: DRAWINGS OF WATER FEATURES / POOLS / SPAS / FOUNTAINS IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.
7. LIGHT FIXTURES: DRAWINGS OF LIGHT FIXTURES IN LANDSCAPE ARCHITECT'S PLANS ARE PROVIDED TO ESTABLISH THE BASIS OF DESIGN FOR CONTRACT DOCUMENTS PREPARED BY OTHERS.

LANDSCAPE

SOIL PREPARATION AND SOIL MIX

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS AND SITE CONDITIONS. COMMENCEMENT OF PLANTING ACTIVITY IS AN ACKNOWLEDGEMENT OF CONTRACTOR'S ACCEPTANCE OF SOILS AND CONDITIONS. IF, DURING DIGGING, CONTRACTOR DISCOVERS SOIL THAT IS WATER-LOGGED, CLAY-LIKE, COMPACTED, POORLY DRAINED, OR OTHER HIDDEN CONDITIONS DETRIMENTAL TO PLANT HEALTH, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL CLEAN SUBGRADE SOIL IN PLANTING AREAS OF LIME ROCK AND CONSTRUCTION DEBRIS TO THE SATISFACTION OF LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL TEST THE SOILS TO BE USED FOR PLANTING IN ACCORDANCE WITH STATE AND LOCAL RECOMMENDATIONS AND LAWS. TESTING SHALL BE PERFORMED BY A STATE ACCREDITED LABORATORY FOR AGRICULTURAL SOIL TESTING.
4. CONTRACTOR SHALL OBTAIN SAMPLES OF EXISTING SOILS TO BE USED IN PLANTING AREAS FROM STOCKPILES AND FROM THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. REFER TO CONTRACT DOCUMENTS FOR THE NUMBER OF SOIL SAMPLES TO OBTAIN AND TEST.
5. PRIOR TO AMENDING SOIL, CONTRACTOR SHALL SUBMIT A COMPLETE SOIL TEST REPORT OF THE CHEMICAL ANALYSIS PROVING NUTRIENT COMPOSITION AND PH AND THE PHYSICAL ANALYSIS PROVING THE SOIL TEXTURE TO DETERMINE THE REQUIRED AMENDMENTS OF THE TESTED SOIL TO MEET THE PLANTING MIX SPECIFICATIONS. SUBMIT AN AMENDED PLANTING MIX SAMPLE ALONG WITH SPECIFICATIONS, MATERIAL DATA SHEETS AND TEST RESULTS FOR ORGANIC MATERIAL, FERTILIZER AND/OR OTHER AMENDMENTS NECESSARY TO MEET PLANTING MIX SPECIFICATIONS. THE COMPOSITION OF THE PREPARED PLANTING MIX MAY BE MODIFIED BY LANDSCAPE ARCHITECT BASED ON RECOMMENDATIONS RESULTING FROM SOILS TEST RESULTS.
6. CONTRACTOR SHALL AMEND THE SOIL BASED ON THE RECOMMENDATION OF THE SOIL TESTS AND LANDSCAPE ARCHITECT'S APPROVAL OF THE SAMPLE PLAN. IT SHOULD BE ASSUMED THAT A SOIL AMENDMENT WILL BE NECESSARY TO MEETING PLANTING MIX SPECIFICATIONS. REFERENCE THE BID FORM FOR LINE ITEMS REGARDING SOIL AMENDMENTS. COMPONENTS OF THE PREPARED PLANTING MIX SHALL BE BLENDED OUTSIDE OF THE PLANTING BEDS. IN PLANTING AREAS TO BE SODDED, UNIFORMLY APPLY REQUIRED AMENDMENTS TO EXISTING SOIL AND CULTIVATE BY MECHANICAL TILLING TO THE SPECIFIED DEPTH OF PLANTING MIX.
7. MANUFACTURED PLANTING MIX SHALL CONFORM TO THE CONTRACT DOCUMENTS.
8. TOPSOIL, SAND, ORGANIC MATERIAL, PEAT, FERTILIZER, AND OTHER AMENDMENTS FOR PLANTING MIX SHALL CONFORM TO THE CONTRACT DOCUMENTS.
9. IF APPROVED BY LANDSCAPE ARCHITECT, ON-SITE SOIL MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND BASED ON A SOILS TEST REPORT INDICATING ACCEPTABLE CHARACTERISTICS. ACCEPTED ON-SITE SOIL MAY BE USED IN EITHER THE PREPARED OR AMENDED PLANTING MIXES. REFER TO GEOTECHNICAL REPORT AND CIVIL ENGINEER'S PLANS FOR USE OF ON-SITE SOILS IN OTHER APPLICATIONS.
10. SOIL TESTING FOR CONTAMINATION OR HAZARDOUS MATERIALS IS NOT THE PURPOSE OF THESE TESTS AND IS BEYOND THE SCOPE OF LANDSCAPE ARCHITECT'S RESPONSIBILITY.

PLANTING

1. PRIOR TO PLANT INSTALLATION, CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. CONTRACTOR SHALL SUBMIT DATED PHOTOGRAPHS OF ALL THE PLANT MATERIAL NOT TAGGED BY LANDSCAPE ARCHITECT TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO DELIVERY OF MATERIALS TO THE PROJECT. ALL PHOTOGRAPHS OF TREES AND PALMS SHALL HAVE A MEASURING DEVICE AND PERSON IN THE PHOTO FOR SCALE. NURSERY SOURCE, HEIGHT, WIDTH, AND CALIPER OF PLANT MATERIAL SHALL BE INCLUDED WITH THE PHOTOGRAPH.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND NOTIFYING LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO THE AWARD OF CONTRACT AND/OR COMMENCEMENT OF WORK.
3. LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ANY PLANT MATERIAL THAT DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND WILL REQUIRE CONTRACTOR TO REPLACE THE REJECTED MATERIAL WITH MATERIAL MEETING THE REQUIREMENTS. MAINTENANCE OF ALL MATERIAL SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
4. LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF THE PLANT MATERIAL SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
5. NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF LANDSCAPE ARCHITECT.
6. THE INSTALLATION OF ALL PLANT MATERIAL SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK.
7. ALL AREAS DISTURBED ON THE SITE BY CONSTRUCTION ACTIVITY, NOT COVERED ON THE HARDSCAPE PLANS, SHALL RECEIVE PERMANENT VEGETATIVE GROUND COVER. NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFICULTY INTERPRETING THE PLANS.
8. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS:
 - a. AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1
 - b. FLORIDA GRADE NO. 1 (SOURCE: FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS LATEST EDITION).
9. PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM DISEASE AND INSECTS OR THEIR EGGS.
10. NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATE CONDITIONS LIKE THOSE IN THE LOCALITY OF THE PROJECT.
11. ALL SPECIFIED PLANT MATERIAL SIZES ARE MINIMUM SIZES. ANY MATERIAL NOT MEETING THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
12. CONTAINER PLANTS SHALL HAVE BEEN GROWN IN A RIGID CONTAINER FOR A MINIMUM TIME AS FOLLOWS:
MATERIALMINIMUM TIMETREES2 YEARSSHRUBS1 YEARGROUNDCOVER6 MONTHS13. ALL CONTAINER PLANTS SHALL HAVE ROOTS SUFFICIENTLY DEVELOPED TO HOLD TOGETHER THE SOIL WHEN THE PLANT IS REMOVED FROM ITS CONTAINER. NO PLANT MATERIAL SHALL BE BOUND TO THE CONTAINER NOR HAVE CIRCULAR ROOTS.
14. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED WHEN THE ROOT BALL HAS BEEN CRACKED OR BROKEN.
15. PLANTS GROWN IN GROW BAGS ARE PROHIBITED.
16. SOD SHALL BE THE SPECIES AS CALLED FOR ON THE DRAWINGS. SOD SHALL BE WELL MATTED WITH HEAVY ROOT DEVELOPMENT AND FREE OF WEEDS, FUNGUS, AND OTHER DISEASES.
17. SOD SHALL BE MACHINE CUT TO A COMMERCIAL SIZE WITH A UNIFORM THICKNESS.
18. PRIOR TO THE INSTALLATION OF PLANT MATERIAL, CONTRACTOR SHALL CONFIRM IN WRITING TO LANDSCAPE ARCHITECT THAT THE SOIL CONDITIONS AND SUBGRADE ELEVATIONS IN ALL PLANTING AREAS ARE ACCEPTABLE BY CONTRACTOR AND CONFORM TO THE PROPOSED GRADES NOTED ON THE FINE GRADING PLANS. COMMENCEMENT OF PLANTING OPERATIONS CONFIRMS CONTRACTOR'S ACCEPTANCE OF THE SITE CONDITIONS.
19. PLANTING SHALL NOT COMMENCE UNTIL IRRIGATION HAS BEEN INSTALLED AND IS OPERATIONAL. TREES MAY BE INSTALLED PRIOR TO THE INSTALLATION OF IRRIGATION PROVIDED THAT A HAND WATERING SCHEDULE IS APPROVED BY LANDSCAPE ARCHITECT.
20. CONTRACTOR SHALL ENSURE TOTAL WEED ERADICATION PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL

SUBMIT WEED CONTROL SOLUTIONS THAT CONFORM TO STATE AND LOCAL CODES. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY. DO NOT APPLY WITHIN ROOT ZONES OF EXISTING PLANT MATERIAL TO REMAIN.

21. CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS AND DEBRIS HAVE BEEN REMOVED FROM ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED. ALL PAVEMENT AND PAVEMENT BASE MATERIAL SHALL BE REMOVED COMPLETELY IN ALL AREAS WHERE PLANT MATERIAL IS TO BE INSTALLED. ANY DEPRESSIONS OR EXCAVATIONS BELOW THE APPROVED FINISHED GRADES CREATED FOR OR BY THE REMOVAL OF SUCH OBJECTS SHALL BE FILLED WITH APPROVED PLANTING MIX AND COMPACTED TO A DENSITY CONFORMING TO THE SURROUNDING GROUND.
22. CONTRACTOR SHALL OUTLINE EACH SHRUB AND GROUNDCOVER BED AND STAKE THE LOCATION OF ALL TREES / PALMS FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO APPROVAL, CONTRACTOR WILL REPLANT THE MATERIAL TO THE SATISFACTION OF LANDSCAPE ARCHITECT AT NO COST TO THE OWNER.
23. ALL SHRUBS AND TREES SHALL BE PLANTED ABOVE SURROUNDING FINISH GRADE. REFER TO PLANTING DETAILS FOR TOLERANCES.
24. CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. IF CONTRACTOR CHOOSES TO STAKE TREES CONTRACTOR SHALL SUBMIT A STAKING PLAN / PROCEDURE / DETAIL TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
25. TREE / PALM PITS SHALL BE TESTED FOR DRAINAGE BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF MORE THAN 6 INCHES (6") OF WATER IN ONE (1) HOUR SHALL BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR CORRECTION OF SUCH CONDITIONS AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
26. AREAS TO RECEIVE SOD SHALL BE GRADED TO LEVEL OUT ALL UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM TILLAGE, FERTILIZING OR OTHER OPERATIONS. THE RESULTING SURFACE SHALL BE ROLLED WITH THE RESULTING GRADE TO BE NO HIGHER THAN THE ADJACENT PAVING OR OTHER GRADE ELEMENTS AFTER SOD HAS BEEN INSTALLED.
27. PLANTING BEDS SHALL BE FINE GRADED TO A SMOOTH AND EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY DEPRESSIONS WHICH MAY COLLECT WATER.
28. APPLY APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO THE MANUFACTURER'S RECOMMENDED RATE.

MAINTENANCE AND CLEANING

1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. THIS WORK AND MATERIALS REQUIRED ARE INCLUDED IN THE CONTRACT SCOPE OF WORK.
2. MAINTENANCE SHALL INCLUDE THE FOLLOWING ACTIVITIES AND NECESSARY LABOR, EQUIPMENT, AND MATERIALS FOR:
 - a. PROTECTING, WATERING, IRRIGATING, MOWING, PRUNING AND/OR TRIMMING, FERTILIZING, AND PEST CONTROL FOR EACH PLANT INSTALLED AS REQUIRED TO WARRANTY THE PLANTS HEALTH AND CONDITION AT FINAL ACCEPTANCE.
 - b. WEED CONTROL IN LAWNs, BEDS, AND NATURAL AREAS WITHIN THE PROJECT LIMITS.
 - c. SUPPLEMENTAL APPLICATIONS OF MULCH TO PROVIDE THE SPECIFIED DEPTH AND CONDITION AT FINAL ACCEPTANCE.
 - d. RESETTling AND/OR STRAIGHTENING PLANTS THAT HAVE FALLEN, SETTLED, LEANED, OR OTHERWISE CHANGED FROM THE ACCEPTED INSTALLED CONDITION.
 - e. CLEAN UP OF MATERIALS AND DEBRIS FROM LANDSCAPES AND HARDSCAPES WITHIN THE PROJECT LIMITS.
 - f. REMOVING DEAD PLANT MATERIALS.
3. MAINTENANCE WORK SHALL CONFORM TO GOVERNING LAWS AND ACCEPTED HORTICULTURAL PRACTICES. CONTRACTOR SHALL FOLLOW OWNER'S LANDSCAPE MAINTENANCE STANDARDS, SPECIFICATIONS, AND INSTRUCTIONS.
4. CONTRACTOR SHALL MONITOR THE WATERING NEEDS OF PLANT MATERIAL THROUGHOUT OPERATIONS AND UNTIL FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR SUPPLEMENTAL WATERING AS REQUIRED TO AUGMENT THE IRRIGATION SYSTEM, INCLUDING HAND WATERING, TEMPORARY IRRIGATION, OR OTHER MEANS ACCEPTABLE TO LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL DAILY, MAINTAIN A CLEAN WORK AREA BY REMOVING TRASH, DEBRIS, UNUSED, DELETERIOUS, OR SURPLUS MATERIAL FROM THE SITE, KEEPING EQUIPMENT IN DESIGNATED AREAS, AND WASHING PAVED SURFACES OF MUD AND DIRT IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
6. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION REGARDING DISPOSITION OF SURPLUS MATERIALS RESULTING FROM CONTRACTORS WORK.
7. ALL STRUCTURES DAMAGED OR DEFACED BECAUSE OF CONTRACTOR'S OPERATIONS SHALL BE CORRECTED BY CONTRACTOR TO THE OWNER'S SATISFACTION AND ACCEPTANCE AT NO COST TO OWNER.
8. CONTRACTOR SHALL PROTECT FINISHED WORK FROM DAMAGE AND IS RESPONSIBLE FOR REPAIRING DAMAGED OR DEFACED WORK AT NO COST TO THE OWNER. CONTRACTOR SHALL REPAIR RUTS AND/OR COMPACTED AREAS, RESET OR REPLACE PLANT MATERIALS, RESEED, RESOD, MULCH, OR OTHERWISE RESTORE THE WORK TO SPECIFIED AND ACCEPTABLE FINISHED CONDITION.

ACCEPTANCE

1. CONTRACTOR SHALL CORRECT DEFECTIVE AND/OR REJECTED WORK IMMEDIATELY UPON NOTIFICATION OF THE REJECTION OF THE WORK.
2. ACCEPTED MATERIALS SHALL, AT MINIMUM, EXHIBIT THE CHARACTERISTICS SPECIFIED IN THE CONTRACT DOCUMENTS AT THE TIME OF INSTALLATION AND SHALL CONTINUE TO EXHIBIT THOSE CHARACTERISTICS AT MINIMUM THROUGH FINAL ACCEPTANCE AND THE DURATION OF THE WARRANTY PERIOD.
3. UPON COMPLETION OF ALL INSTALLATION WORK, CONTRACTOR MAY REQUEST REVIEW FOR ESTABLISHING THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK. THE DATE OF SUBSTANTIAL COMPLETION SHALL MARK THE BEGINNING OF PUNCH LIST WORK WHICH MAY INCLUDE MAINTENANCE AND REMEDIAL WORK.
4. UPON COMPLETION OF ALL WORK, INCLUDING CLEANING, MAINTENANCE AND REMEDIAL WORK, CONTRACTOR MAY REQUEST FINAL ACCEPTANCE OF THE WORK. THE DATE OF FINAL ACCEPTANCE SHALL MARK THE BEGINNING OF THE WARRANTY PERIOD. IF THE WORK IS ACCEPTED IN PHASES, THERE MAY BE MULTIPLE WARRANTY PERIODS.
5. DURING THE WARRANTY PERIOD, THE OWNER MAY INSPECT THE WORK AT ANY TIME FOR DEFECTS. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL DEFECTS IN WARRANTIED MATERIAL, CONDITIONS, AND WORKMANSHIP.

STANDARD ABBREVIATIONS

BS -BOTTOM OF STEP	LP -LOW POINT
BV -BOTTOM OF WALL	NTS -NOT TO SCALE
CF -CUBIC FEET	NWL - NORMAL WATER LINE
CIP - CAST IN PLACE	OC - ON CENTER
CL -CENTER LINE	PA -PLANTING AREA
CMU -CONCRETE BLOCK	PT - PRESSURE TREATED
CONT - CONTINUOUS	R -RADIUM
CT - CLEAR TRUNK	ROW - RIGHT OF WAY
CY -CUBIC YARD	SF -SQUARE FEET
DI -DRAIN INLET	SS - STAINLESS STEEL
DIA -DIAMETER	SYM - SIMILAR
DIM -DIMENSION	TC -TOP OF CURB
FFL -FINISH FLOOR	TS -TOP OF STEP
GA - GAUGE	TW -TOP OF WALL
HP -HIGH POINT	
LF -LINEAR FEET	

CALLOUT LEGEND

GENERAL DETAIL CALLOUT		GENERAL DETAIL CALLOUT
PLACE HOLDER DETAIL CALLOUT		PLACE HOLDER DETAIL CALLOUT
GENERAL DETAIL ENLARGEMENT CALLOUT		GENERAL DETAIL ENLARGEMENT CALLOUT
SCHEDULE ITEM		SITE STRUCTURES SCHEDULE CALLOUT
PLANT CALLOUT		PLANT CALLOUT

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE

GENERAL NOTES

DATE:

11.03.23

DRAWING NUMBER:

CUP - LC003



LEGEND

- EXISTING TREES TO BE SAVED (TYP.)
- EXISTING TREES TO BE REMOVED (TYP.)
- EXISTING EXEMPT TREES TO BE REMOVED (TYP.)
- EXISTING TREES TO BE RELOCATED (TYP.)

ARCHITECT

HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT

DIX-HITE

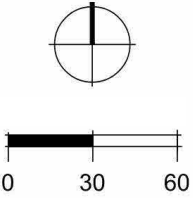
ROLLINS COLLEGE
WINTER PARK, FL

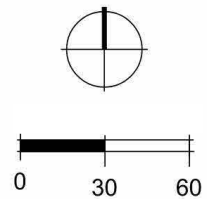
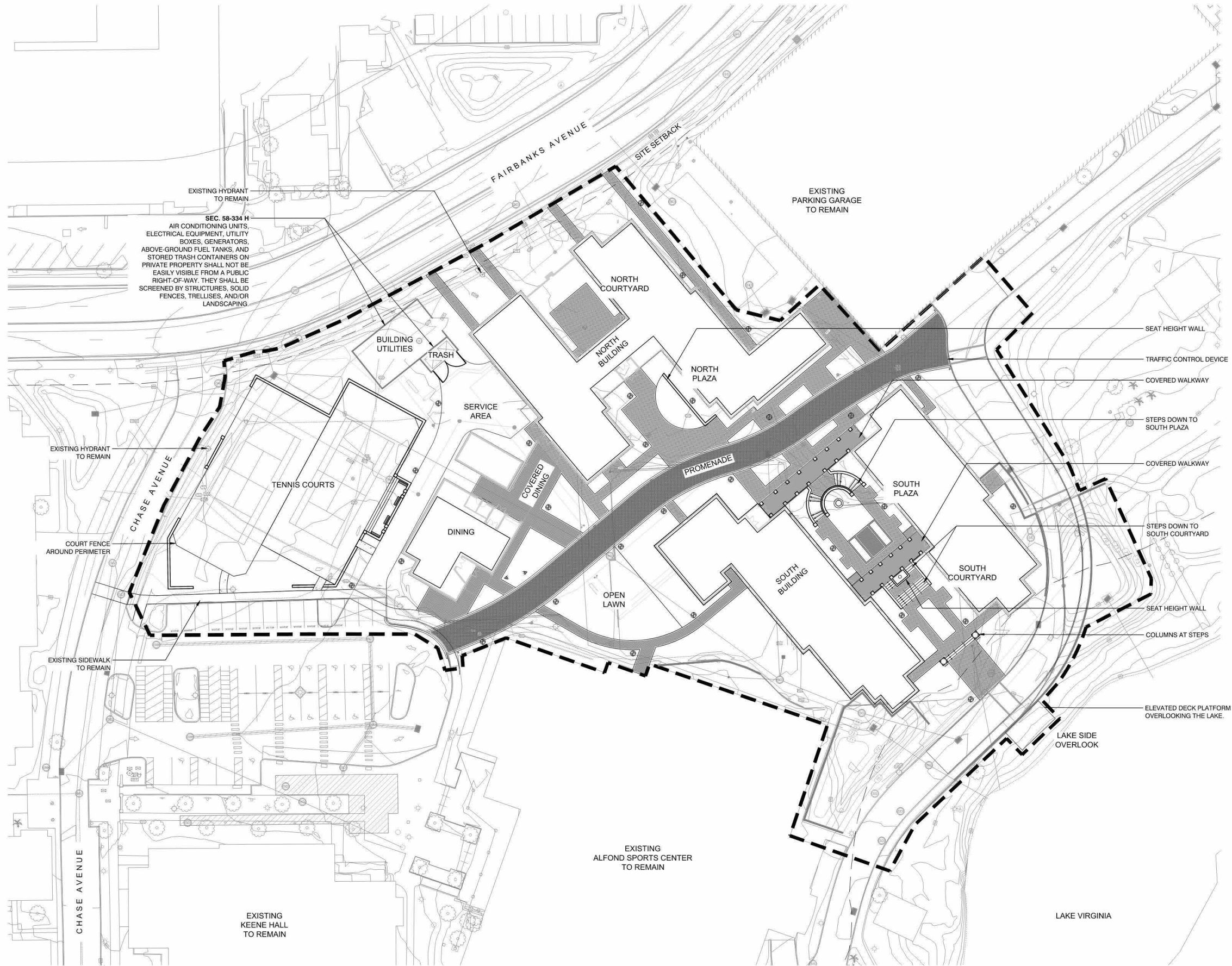
RESIDENTIAL
VILLAGE

DRAWING TITLE
TREE DISPOSITION PLAN

DATE:
11.03.23

DRAWING NUMBER:
CUP - LC004





ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

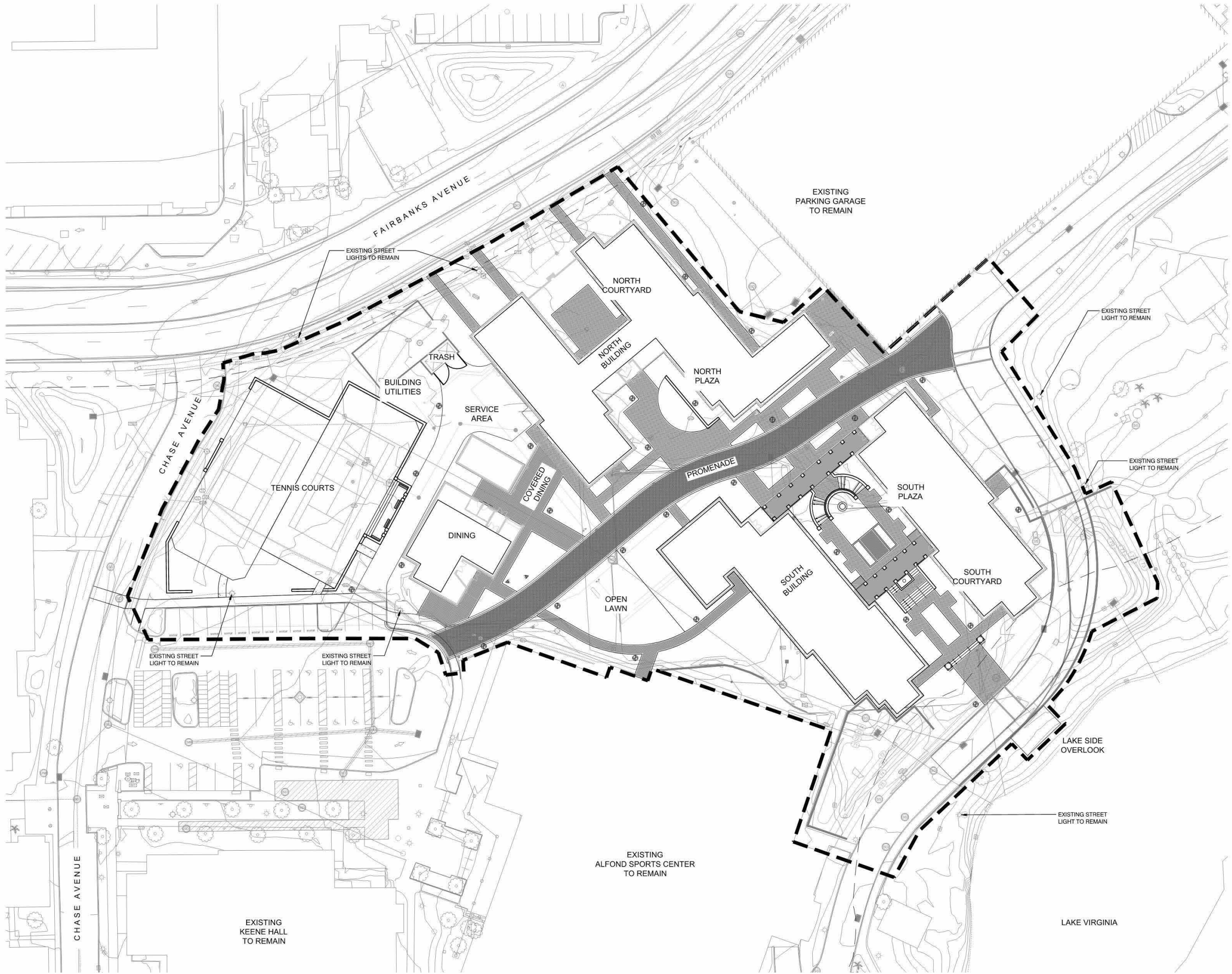
DRAWING TITLE
HARDSCAPE PLAN

DATE:

11.03.23

DRAWING NUMBER:

CUP - LC005



SIGNAGE & LIGHTING SCHEDULE

- EXISTING STREET LIGHT
 - PROPOSED AREA LIGHT
 - PROPOSED TREE UPLIGHT
- NO SIGNAGE PROPOSED ON THIS PLAN, SEE ARCHITECTURAL DRAWINGS FOR BUILDING FACADE SIGNS

ARCHITECT


HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER


LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT


DIX-HITE

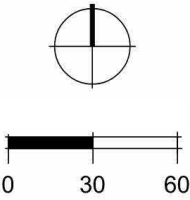
ROLLINS COLLEGE
WINTER PARK, FL

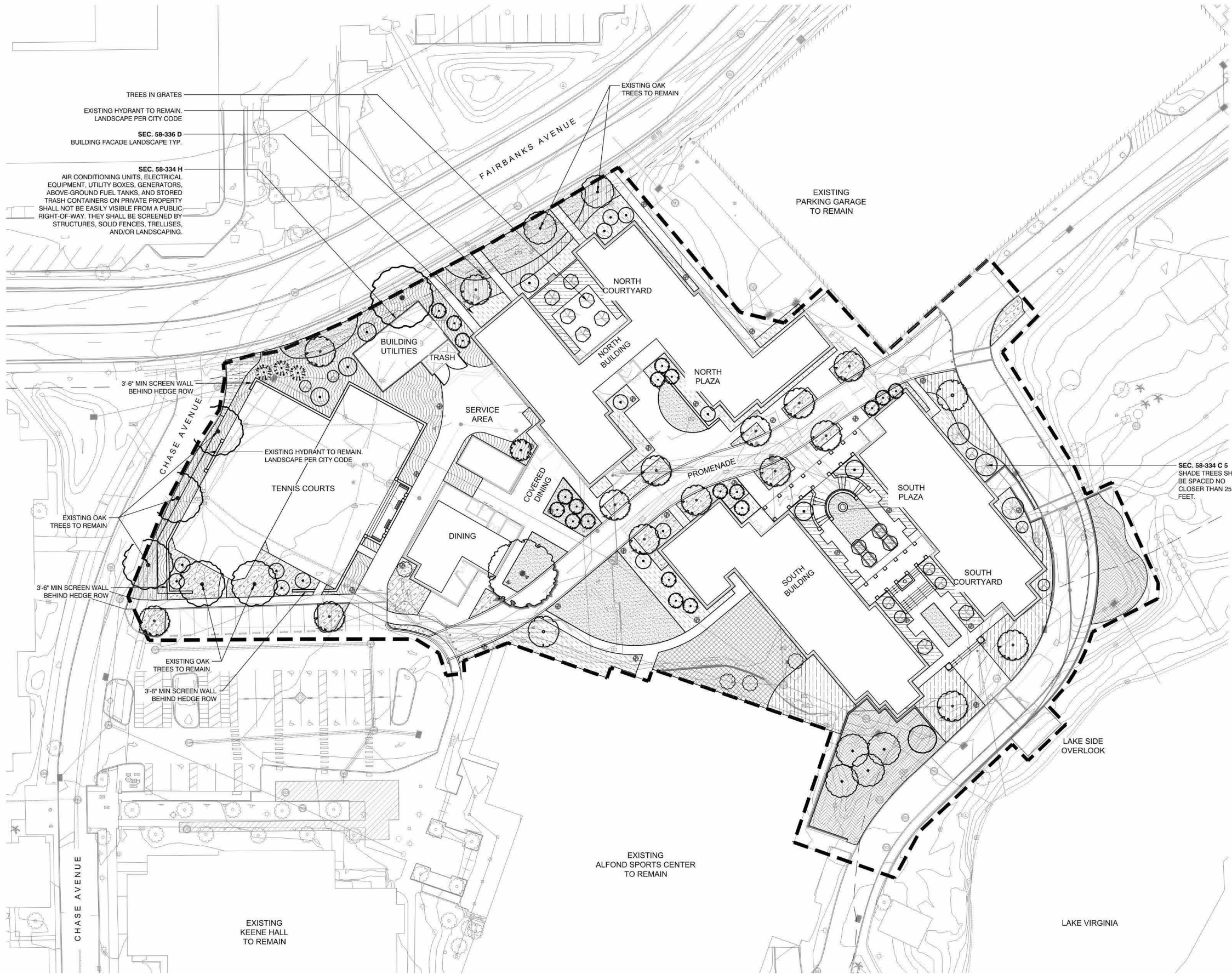
RESIDENTIAL
VILLAGE

DRAWING TITLE
LIGHTING AND SIGNAGE PLAN

DATE:
11.03.23

DRAWING NUMBER:
CUP - LC006





PLANT SCHEDULE

SYMBOL COMMON NAME

CANOPY TREES

- American Sycamore
- Bald Cypress
- Red Maple
- Shumard Oak
- Slash Pine
- Southern Live Oak
- Southern Live Oak Transplant

PALM TREES

- Sabal Palm
- Sabal Palm Transplant

UNDERSTORY TREES

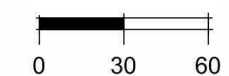
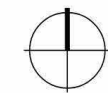
- Claudia Wannamaker Magnolia
- Eastern Redcedar
- Nativa Dahoon Holly
- Simpson's Stopper
- Walter's Viburnum
- Winged Elm

SHRUB AREAS

- FACADE ZONE
- ACCENT ZONE
- OAK PROMENADE ZONE
- SCREEN ZONE
- RAIN GARDEN ZONE
- WETLAND ZONE
- BUFFER ZONE
- LOW PLANTING ZONE

GROUND COVERS

- LAWN



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE

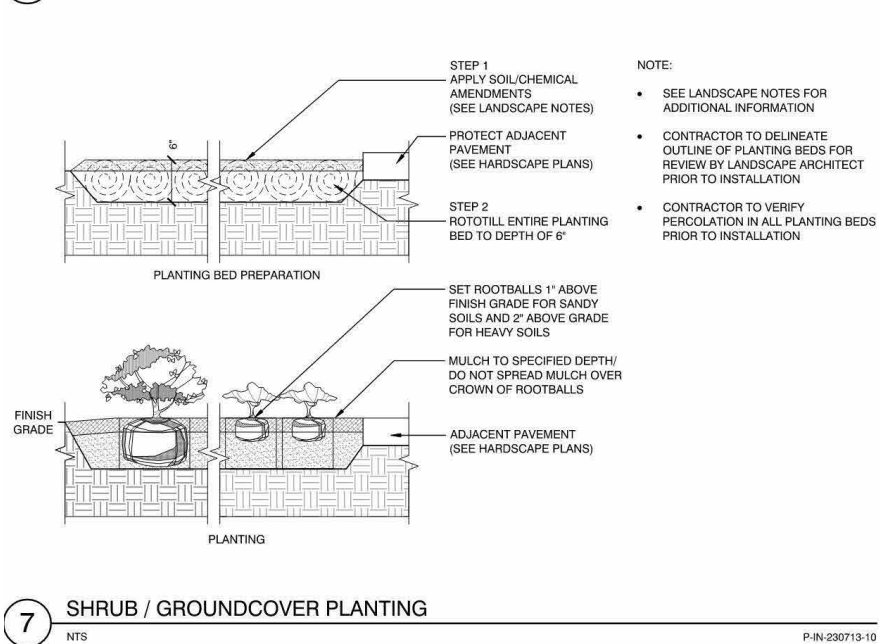
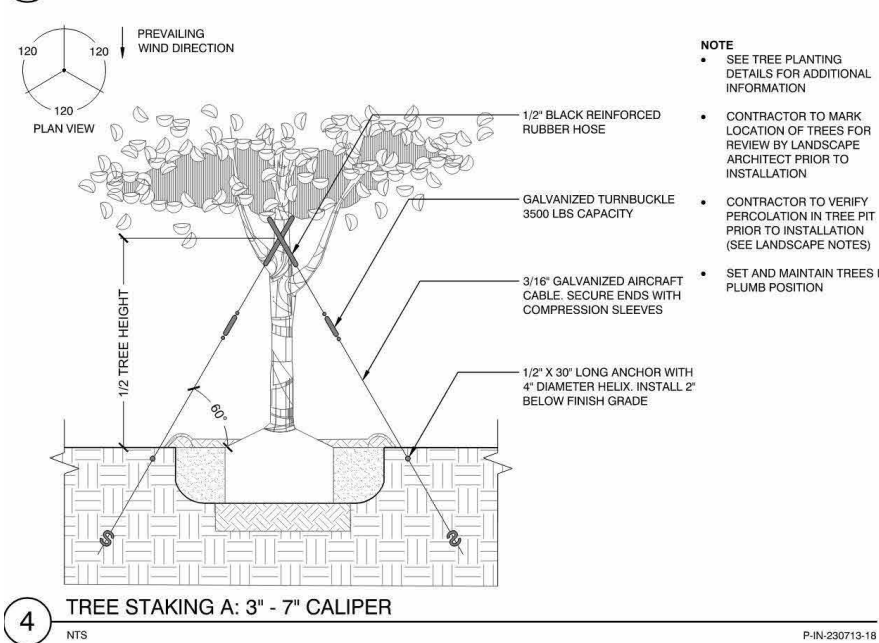
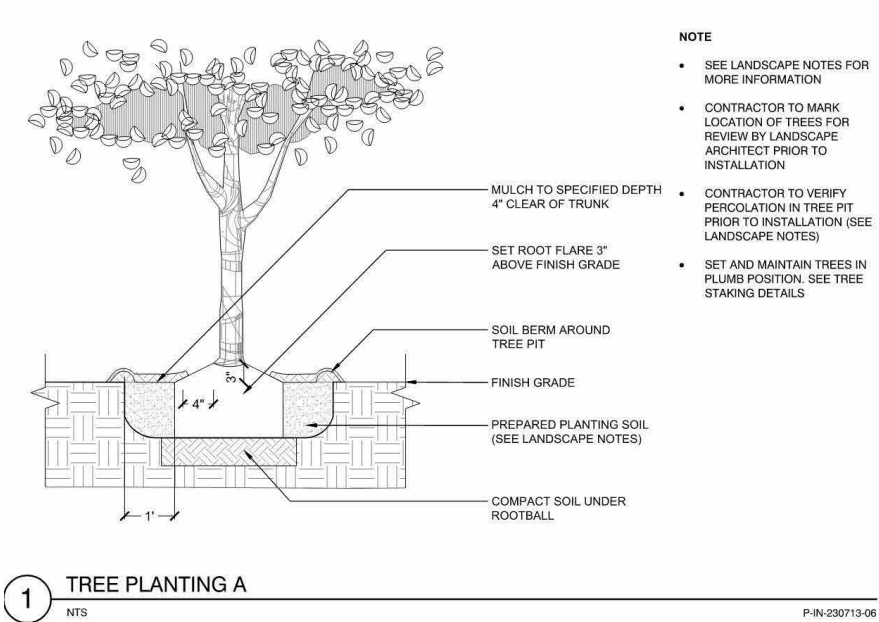
CODE LANDSCAPE PLAN

DATE:

11.03.23

DRAWING NUMBER:

CUP - LC510



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
CODE LANDSCAPE DETAILS

DATE:

11.03.23

DRAWING NUMBER:

CUP - LC600

SEC. 58-334 C 3
WHEN THERE ARE
MORE THAN FIVE
SHADE TREES
REQUIRED ON A SITE,
A MINIMUM OF TWO
DIFFERENT TREE
SPECIES ARE
REQUIRED. WHEN
MORE THAN TEN
SHADE TREES ARE
REQUIRED ON A SITE,
A MINIMUM OF THREE
DIFFERENT TREE
SPECIES ARE
REQUIRED.

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	
SHADE TREES (CAL. > 3")				
	AR	1	Acer rubrum / Red Maple	
	PE3	3	Pinus elliotii / Slash Pine	
	PO	1	Platanus occidentalis / American Sycamore	
	QS	1	Quercus shumardii / Shumard Oak	
	QVT	1	Quercus virginiana / Southern Live Oak Transplant	
	QV	15	Quercus virginiana / Southern Live Oak	
	TD1	3	Taxodium distichum / Bald Cypress	
PALM TREES				
	SP	10	Sabal Palmetto / Sabal Palm	
	SPT	20	Sabal Palmetto / Sabal Palm Transplant	
UNDERSTORY TREES				
	IN	9	Ilex cassine 'Nativa' / Nativia Dahoon Holly	
	JE	1	Juniperus virginiana / Eastern Redcedar	
	MG	6	Magnolia grandiflora 'Claudia Wannamaker' / Claudia Wannamaker Magnolia	
	MF	4	Myrcianthes fragrans / Simpson's Stopper	
	UL	12	Ulmus alata / Winged Elm	
	VOW	2	Viburnum obovatum / Walter's Viburnum	
SHRUB AREAS				
		7,766 sf	FACADE ZONE	
	HPC	14,526	Hamelia patens 'Compacta' / Dwarf Firebush	
	MF	2,321	Myrcianthes fragrans / Simpson's Stopper	
	PN	14,522	Psychotria nervosa / Wild Coffee	
	SM	14,522	Sabal minor / Dwarf Palmetto	
	VOW	2,321	Viburnum obovatum / Walter's Viburnum	
		3,878 sf	ACCENT ZONE	
	AT	3,988	Asclepias tuberosa / Butterfly Milkweed	
	CC	427 sf	Conradina canescens / False Rosemary	
	HP	3,988	Hamelia patens / Firebush	
	HPC	3,988	Hamelia patens 'Compacta' / Dwarf Firebush	
	MC	3,988	Muhlenbergia capillaris / Pink Muhly Grass	
	NB	3,988	Nephrolepis biserrata / Macho Fern	
	PN	3,988	Psychotria nervosa / Wild Coffee	
	TF	3,988	Tripsacum floridanum / Florida Gamagrass	
	ZP2	4,352	Zamia pumila / Coontie Cycad	
		6,583 sf	OAK PROMENADE ZONE	
	IG	2,194 sf	Ilex glabra / Inkberry Holly	
	NB	20,934	Nephrolepis biserrata / Macho Fern	
	SM	20,523	Sabal minor / Dwarf Palmetto	
		7,412 sf	SCREEN ZONE	
	HP	23,108	Hamelia patens / Firebush	
	IG	2,471 sf	Ilex glabra / Inkberry Holly	
	PN	23,571	Psychotria nervosa / Wild Coffee	

		5,672 sf	RAIN GARDEN ZONE		
	AI	13,263	Asclepias incarnata / Swamp Milkweed		
	AT	13,263	Asclepias tuberosa / Butterfly Milkweed		
	HP	13,263	Hamelia patens / Firebush		
	HPC	13,263	Hamelia patens 'Compacta' / Dwarf Firebush		
		6,046 sf	WETLAND ZONE		
	CF	11,310	Canna flaccida / Yellow Canna		
	HL	11,310	Hymenocallis latifolia / Spider Lily		
	IV	11,310	Iris versicolor / Blue Flag		
	MF	1,809	Myrcianthes fragrans / Simpson's Stopper		
	SM	11,309	Sabal minor / Dwarf Palmetto		
		3,769 sf	BUFFER ZONE		
	HP	5,640	Hamelia patens / Firebush		
	HPC	5,640	Hamelia patens 'Compacta' / Dwarf Firebush		
	IVS	5,993	Ilex vomitoria 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly		
	PN	5,993	Psychotria nervosa / Wild Coffee		
	SB	5,993	Spartina bakeri / Sand Cordgrass		
	ZP2	5,993	Zamia pumila / Coontie Cycad		
		2,910 sf	LOW PLANTING ZONE		
	CC	728 sf	Conradina canescens / False Rosemary		
	HPC	6,804	Hamelia patens 'Compacta' / Dwarf Firebush		
	MS	2,910 sf	Mimosa strigillosa / Sunshine Mimosa		
	ZP2	6,804	Zamia pumila / Coontie Cycad		
GROUND COVERS					
		8,115 sf	LAWN		
	ZJ	8,115 sf	Zoysia japonica / Zoysia Grass		

LANDSCAPE NOTES

- CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/L.A.
- ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER ACCORDING TO THE CURRENT NURSERY GRADES AND STANDARDS.
- ALL PLANT BEDS SHALL BE DRESSED WITH 3" LAYER OF MULCH. ALL OTHER AREAS SHALL RECEIVE SOD (SEE PLAN FOR TYPE).
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO INSTALLATION.
- ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE TO RECEIVE THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
- ALL SHRUBS SHALL BE PLANTED 1-1/2" AND TREES 2-1/2" ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS.
- CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO CONSTRUCTION 1) TO DETERMINE NUTRIENT STATUS AND PH OF SOIL AND 2) TO DETERMINE THE SOIL TEXTURE IN THE TOP 6" - 12" OF SOIL, AND THEN AMEND THE SOIL BASED ON THE RESULTS OF THE TESTS. SEE THE LANDSCAPE SPECIFICATIONS FOR MORE INFORMATION..
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING. GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS
- SOIL SHALL BE FREE FROM LIME ROCK AND CONSTRUCTION DEBRIS.
- IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON THE PLANT LIST, THE PLAN SHALL CONTROL..
- CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. CONTRACTOR SHALL STAKE ALL TREES IF REQUIRED BY THE JURISDICTION.
- PRIOR TO REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKE OFFS AND QUANTITIES. THE QUANTITIES ON THE PLANT LIST SERVE ONLY AS A GUIDE TO THE OWNER AND L.A. THIS INCLUDES SOD AND MULCH QUANTITIES OF WHICH THE CONTRACTOR SHALL BE HELD TO BID QUANTITIES.
- SUCCESSFUL BIDDER SHALL LOCK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY, EITHER BY SAMPLES, PHOTOS, OR NURSERY VISITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DIGGING, CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
- CONTRACTOR SHALL ANTICIPATE THE FIRST FIVE FEET AROUND BUILDING PERIMETER WILL BE COMPACTED AND FOUNDATION BEDS SHOULD BE TILLED AND IMPROVED TO SUSTAIN VIGOROUS, HEALTHY PLANT GROWTH.

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
CODE PLANT MATERIAL
SCHEDULE

DATE:

11.03.23

DRAWING NUMBER:

CUP - LC700

NOTES:

DIVISION 6 TREE PRESERVATION AND PROTECTION

EXISTING TREE TO BE REMOVED:

INCLUDES TREES DEFINED AS EITHER; DEAD OR BEYOND RECOVERY, DETERIORATED TREE, OR EXEMPT TREE PER SECTION 58-282

EXEMPT TREES:

NO PERMIT SHALL BE REQUIRED TO REMOVE THE FOLLOWING TREE TYPES.

CAMPHOR (CINNAMOMUM CAMPHORA)

PALM

ANY TREE WITH A DBH LESS THAN NINE INCHES, AS LONG AS THE TREE WAS NOT PLANTED AS A REPLACEMENT TREE.

PROTECTED TREE:

SHALL MEAN ANY SELF-SUPPORTING WOODY OR FIBROUS PERENNIAL PLANT OF A SPECIES THAT NORMALLY GROWS TO A MATURE HEIGHT OF 25 FEET OR GREATER AND HAS A TREE TRUNK DBH OF NINE INCHES OR GREATER AND IS NOT AN EXEMPT TREE. THE TERM "PROTECTED TREE" SHALL ALSO APPLY TO ANY REPLACEMENT TREE, ANY NON-EXEMPT TREE THAT IS REPRESENTED IN A PLANNING DOCUMENT FOR THE PURPOSES OF SECURING AN APPROVED BUILDING OR DEMOLITION PERMIT AND ALL TREES ON CITY PROPERTY.

EXISTING TREE TO REMAIN:

INCLUDES TREES DEFINED AS EITHER; PROTECTED TREES ER SECTION 58-282

PRUNING:

SHALL MEAN REMOVING OR REDUCING TREE LIMBS TO BENEFIT THE OVERALL HEALTH AND SAFETY OF A TREE. PRUNING SHALL BE DONE ACCORDING TO CURRENT STANDARDS ESTABLISHED BY THE NATIONAL ARBORISTS ASSOCIATION (NAA), THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300.

TREE PROTECTION AREA:

SHALL MEAN AN AREA SURROUNDING A TREE ENCOMPASSED BY A TREE'S DRIP-LINE OR PROJECTED DRIP-LINE

TREE REPLACEMENT AND FINANCIAL COMPENSATION REQUIREMENTS

SECTION 58-287

TREE REPLACEMENT. PROTECTED TREES OF ANY DBH REQUESTED TO BE REMOVED BECAUSE THEY ARE DEEMED TO BE DEAD OR BEYOND RECOVERY, HAZARDOUS, OR DETERIORATED SHALL BE REPLACED WITH ONE APPROVED REPLACEMENT TREE HAVING A MINIMUM CALIPER OF THREE INCHES.

PROTECTED TREES REQUESTED TO BE REMOVED AND NOT DEEMED TO BE DEAD OR BEYOND RECOVERY, HAZARDOUS, OR DETERIORATED SHALL BE REPLACED WITH ONE APPROVED REPLACEMENT TREE OR TREES AS FOLLOWS:

- a. REPLACEMENT OF PROTECTED TREES SHALL REQUIRE REPLACEMENT BY ONE OR TWO TREES WITH A DBH EQUAL TO OR GREATER THAN THREE INCHES BASED ON THE CALIPER INCH MEASUREMENT OF THE TREE TO BE REMOVED. IF THE DBH OF THE TREE TO BE REMOVED IS LESS THAN 19 INCHES, THEN ONE REPLACEMENT TREE IS REQUIRED TO BE REPLANTED. IF THE DBH OF THE TREE TO BE REMOVED IS 19 INCHES, THEN TWO REPLACEMENT TREES ARE REQUIRED TO BE REPLANTED.
- b. MULTIPLE UNDERSTORY TREES MAY BE APPROVED AS REPLACEMENT TREES WITH A CUMULATIVE CALIPER OF AT LEAST SIX INCHES AND SHALL BE PLANTED ON THE SAME PROPERTY WHERE THE TREE WAS REMOVED.
- c. NO SINGLE REPLACEMENT SHADE TREE SHALL HAVE A CALIPER OF LESS THAN THREE INCHES. NO SINGLE REPLACEMENT UNDERSTORY TREE, IF APPROVED, SHALL HAVE A CALIPER OF LESS THAN TWO INCHES.
- d. IF UNDERSTORY TREES ARE APPROVED AS REPLACEMENT, THE CALIPER INCHES REQUIRED SHALL BE DOUBLE THAT REQUIRED WHEN USING APPROVED SHADE TREES.

DBH	CODE	COMMON NAME	BOTANICAL NAME	TO BE REMOVED	TO BE RELOCATED	EXEMPT (E) PROTECTED (P)	REPLACE
9"	C-01	Cypress	Taxodium spp.			N/A	0
9"	C-02	Cypress	Taxodium spp.			N/A	0
9"	C-03	Cypress	Taxodium spp.			N/A	0
11"	C-04	Cypress	Taxodium spp.			N/A	0
12"	C-05	Cypress	Taxodium spp.			N/A	0
20"	CA-1	Camphor	Camphora spp.	Yes		E	0
30"	CA-2	Camphor	Camphora spp.	Yes		E	0
31"	CA-3	Camphor	Camphora spp.	Yes		E	0
36"	CA-4	Camphor	Camphora spp.	Yes		E	0
8"	O-01	Oak	Quercus spp.			N/A	0
8"	O-02	Oak	Quercus spp.	Yes		P	1
8"	O-03	Oak	Quercus spp.			N/A	0
14"	O-04	Oak	Quercus spp.			N/A	0
18"	O-05	Oak	Quercus spp.			N/A	0
18"	O-06	Oak	Quercus spp.	Yes		P	1
19"	O-07	Oak	Quercus spp.	Yes		P	2
19"	O-08	Oak	Quercus spp.			N/A	2
19"	O-09	Oak	Quercus spp.			N/A	0
19"	O-10	Oak	Quercus spp.	Yes		P	2
20"	O-11	Oak	Quercus spp.	Yes		P	2
21"	O-12	Oak	Quercus spp.			N/A	0
24"	O-13	Oak	Quercus spp.	Yes		P	2
24"	O-14	Oak	Quercus spp.	Yes		P	2
24"	O-15	Oak	Quercus spp.	Yes	Yes	P	0
9"	P-01	Pine	Pinus spp.	Yes		P	1
9"	P-02	Pine	Pinus spp.	Yes		P	1
9"	P-03	Pine	Pinus spp.	Yes		P	1
10"	P-04	Pine	Pinus spp.	Yes		P	1
10"	P-05	Pine	Pinus spp.	Yes		P	1
12"	P-06	Pine	Pinus spp.	Yes		P	1
13"	P-07	Pine	Pinus spp.	Yes		P	1
9"	S-01	Palm	Sabal spp.	Yes	Yes	E	0
10"	S-02	Palm	Sabal spp.	Yes	Yes	E	0
10"	S-03	Palm	Sabal spp.	Yes	Yes	E	0
11"	S-04	Palm	Sabal spp.	Yes	Yes	E	0
11"	S-05	Palm	Sabal spp.	Yes	Yes	E	0
11"	S-06	Palm	Sabal spp.	Yes	Yes	E	0
11"	S-07	Palm	Sabal spp.	Yes	Yes	E	0
11"	S-08	Palm	Sabal spp.	Yes	Yes	E	0
11"	S-09	Palm	Sabal spp.	Yes	Yes	E	0
11"	S-10	Palm	Sabal spp.	Yes	Yes	E	0
12"	S-11	Palm	Sabal spp.	Yes	Yes	E	0
12"	S-12	Palm	Sabal spp.	Yes	Yes	E	0
12"	S-13	Palm	Sabal spp.	Yes	Yes	E	0
12"	S-14	Palm	Sabal spp.	Yes	Yes	E	0
12"	S-15	Palm	Sabal spp.	Yes	Yes	E	0
13"	S-16	Palm	Sabal spp.	Yes	Yes	E	0
13"	S-17	Palm	Sabal spp.	Yes	Yes	E	0
13"	S-18	Palm	Sabal spp.	Yes	Yes	E	0
14"	S-19	Palm	Sabal spp.	Yes	Yes	E	0
14"	S-20	Palm	Sabal spp.	Yes	Yes	E	0
* TREES NOT PRESENT IN SITE							
Replacement of protected trees shall require replacement by one or two trees with a dbh equal to or greater than three inches based on the caliper inch measurement of the tree to be removed. If the dbh of the tree to be removed is less than 19 inches, then one replacement tree is required to be replanted. If the dbh of the tree to be removed is 19 inches, then two replacement trees are required to be replanted. (DIVISION 6 SEC. 58-287)						TOTAL REPLACEMENT TREES REQUIRED:	21
						TOTAL REPLACEMENT TREES PROVIDED:	24

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
STANDARD TREE PROTECTION
TABLE

DATE:

11.03.23

DRAWING NUMBER:

CUP - LC701



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

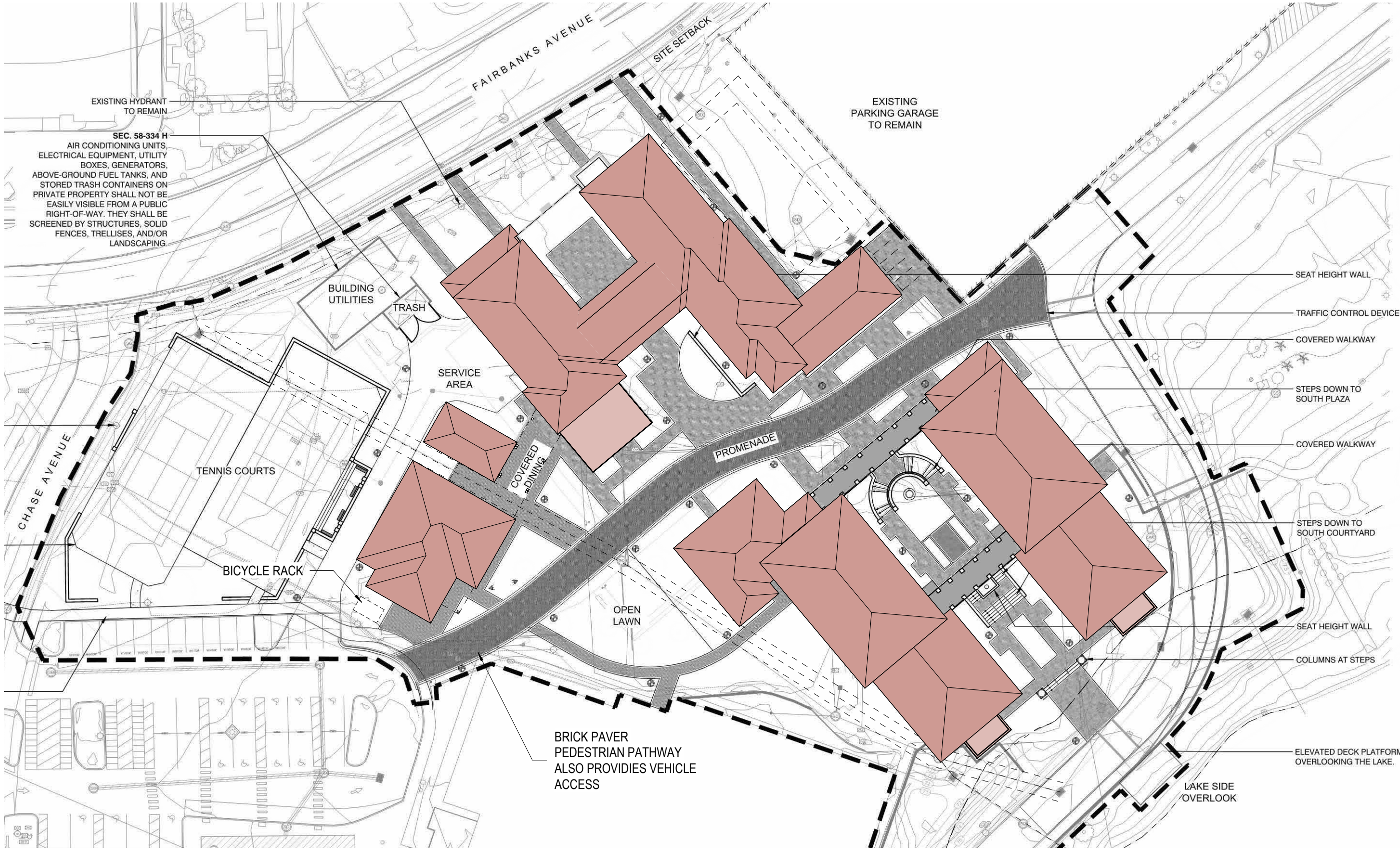
DRAWING TITLE
PEDESTRIAN STREET
PERSPECTIVE

DATE:

11.03.23

DRAWING NUMBER:

CUP - A001



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE

SITE PLAN

DATE:

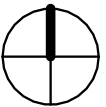
11.03.23

DRAWING NUMBER:

CUP - A002

PL_06 SITE PDF BASE

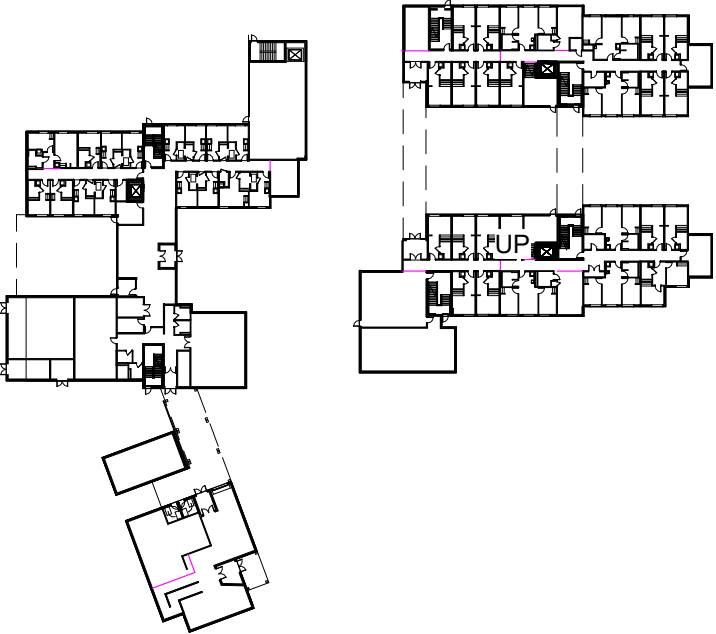
1" = 50'-0"





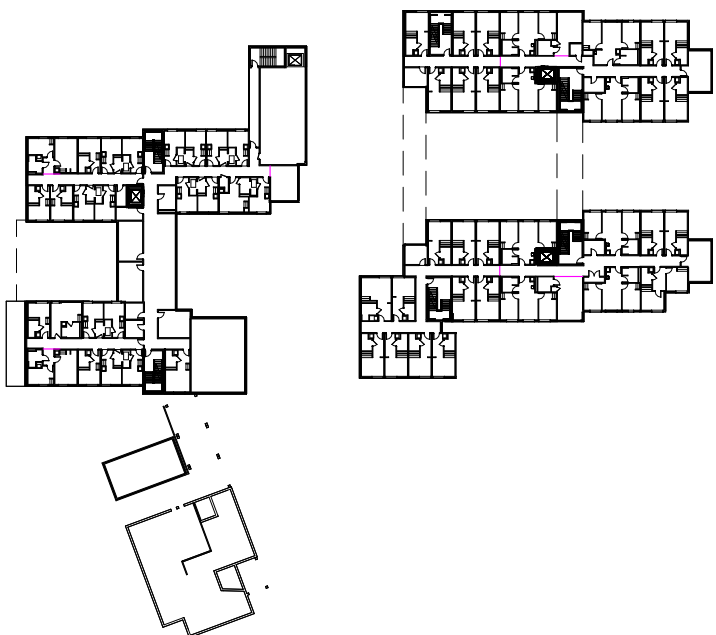
LOWER FLOOR PLAN

1" = 100'-0"



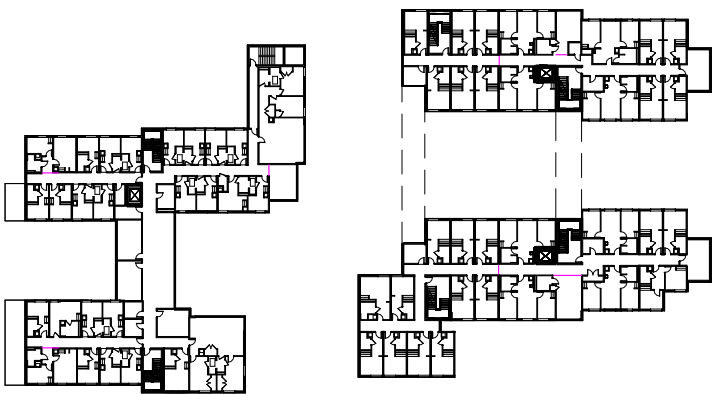
FIRST FLOOR PLAN

1" = 100'-0"



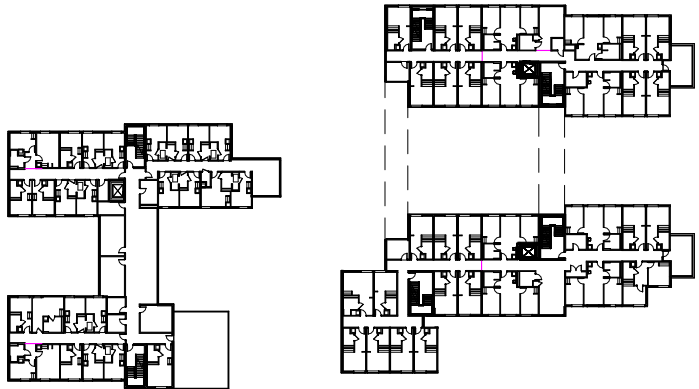
SECOND FLOOR PLAN

1" = 100'-0"



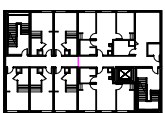
THIRD FLOOR PLAN

1" = 100'-0"



FOURTH FLOOR PLAN

1" = 100'-0"



FIFTH FLOOR PLAN

1" = 100'-0"



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

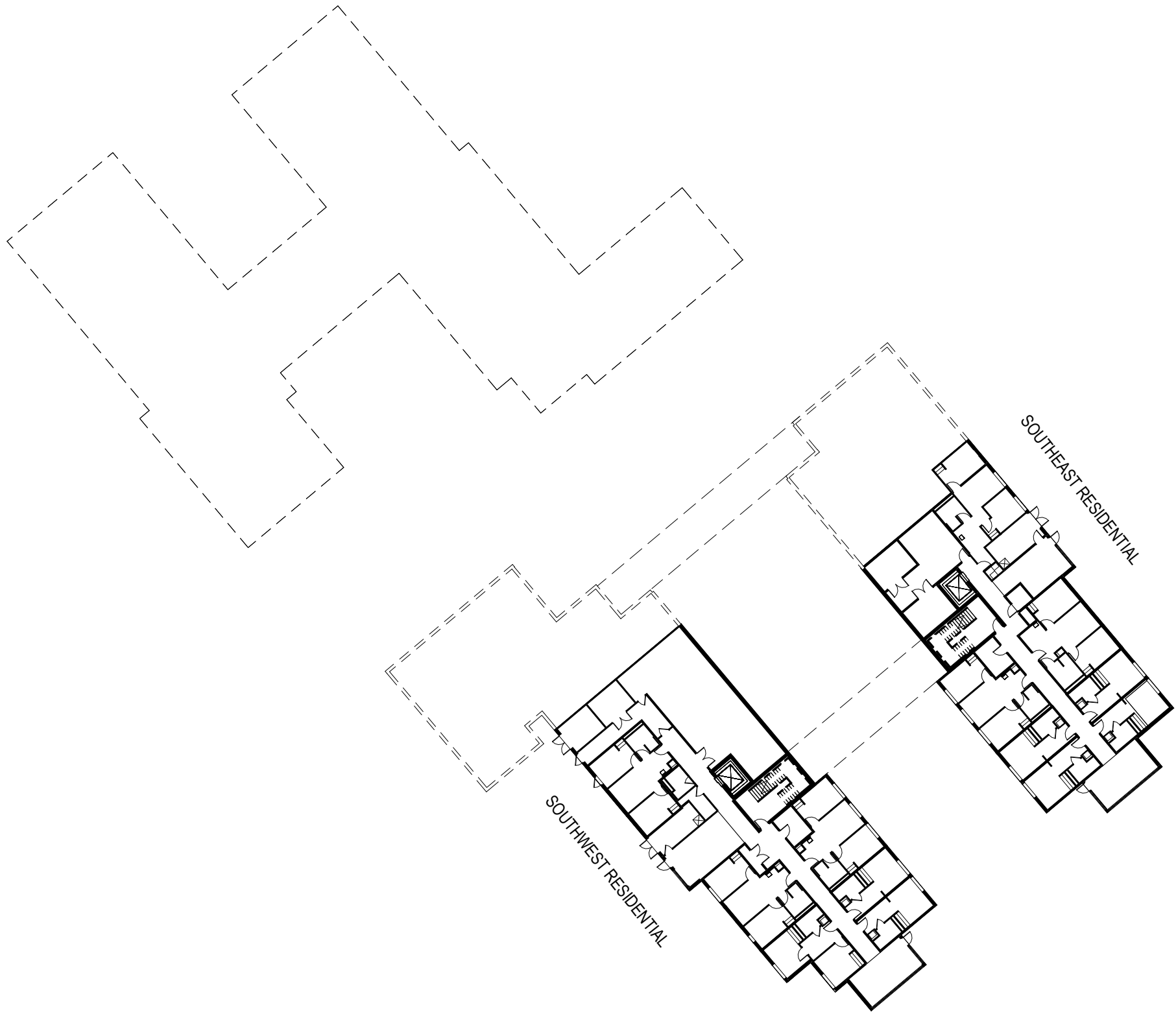
DRAWING TITLE
OVERALL PROJECT PLANS

DATE:

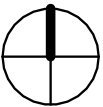
11.03.23

DRAWING NUMBER:

CUP - A003



LOWER FLOOR PLAN
1" = 40'-0"



ARCHITECT


HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER


LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT


DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
LOWER FLOOR PLAN

DATE:
11.03.23

DRAWING NUMBER:
CUP - A004



FIRST FLOOR PLAN
1" = 40'-0"

ARCHITECT


HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER


LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT


DIX-HITE

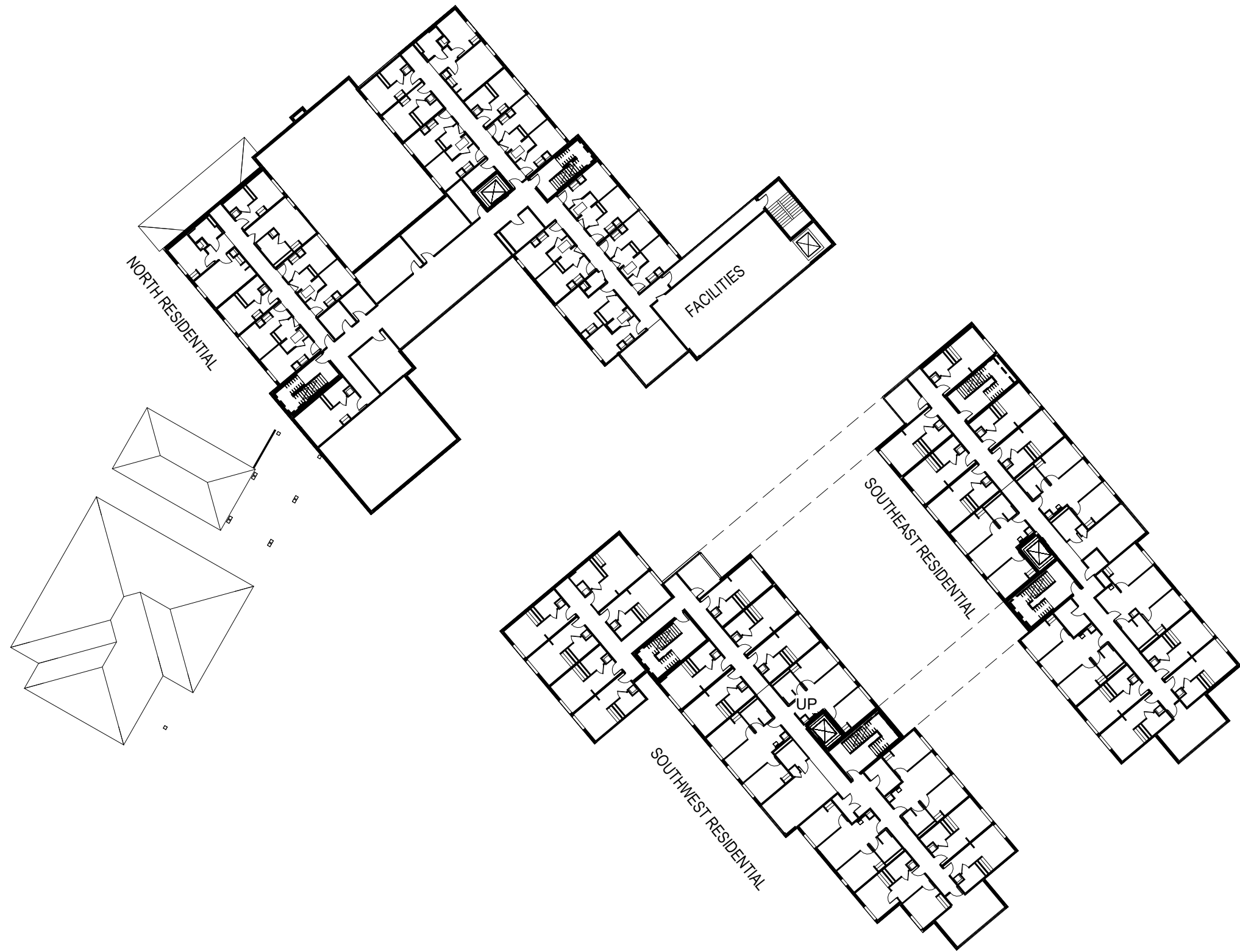
ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
GROUND FLOOR PLAN

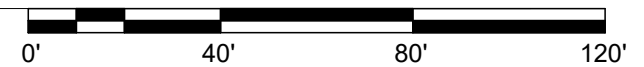
DATE:
11.03.23

DRAWING NUMBER:
CUP - A005



SECOND FLOOR PLAN

1" = 40'-0"



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

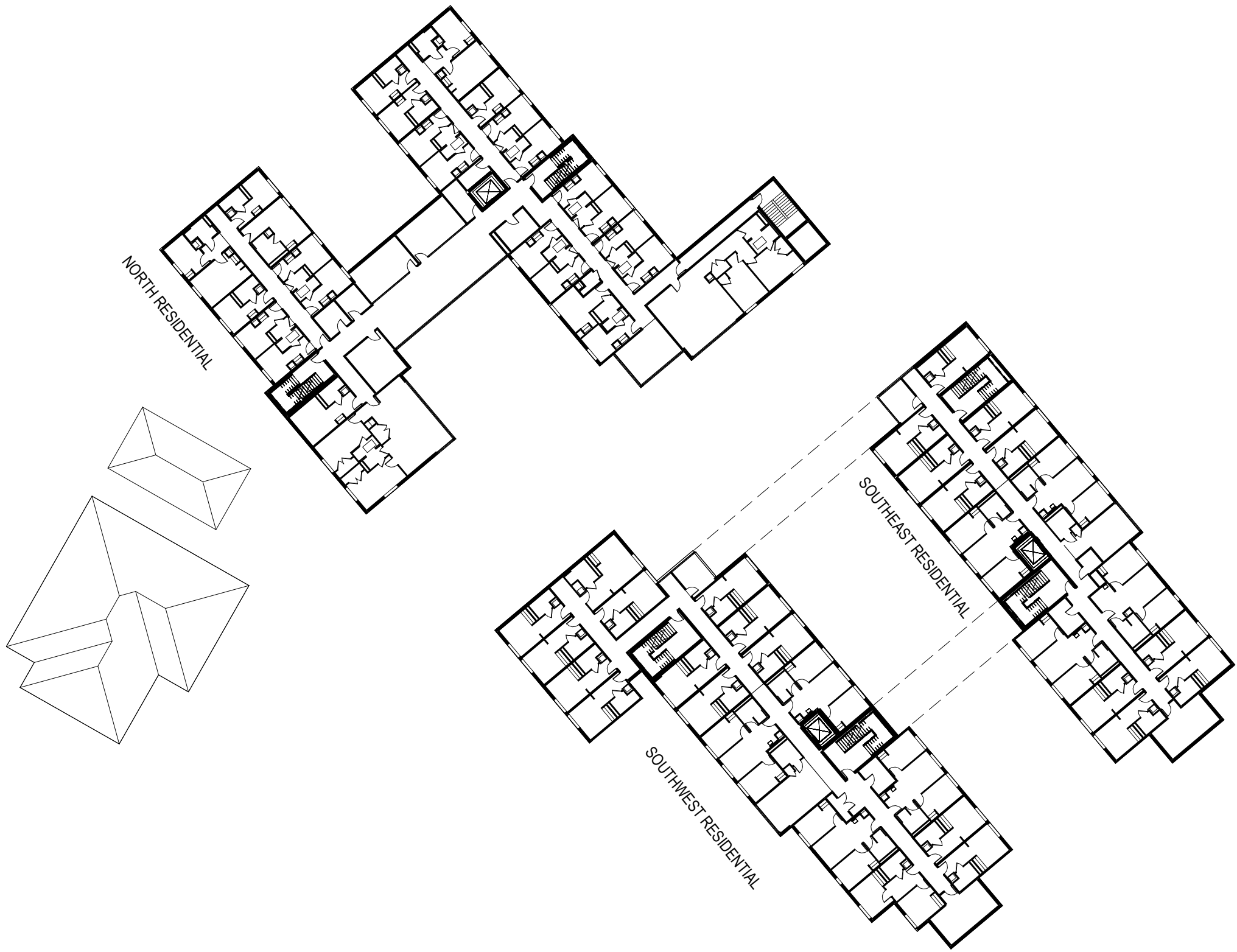
DRAWING TITLE
SECOND FLOOR PLAN

DATE:

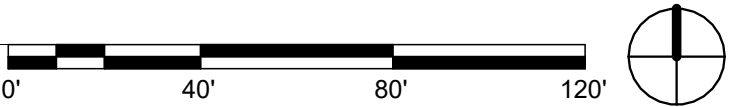
11.03.23

DRAWING NUMBER:

CUP - A006



THIRD FLOOR PLAN
1" = 40'-0"



ARCHITECT


HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER


LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT


DIX-HITE

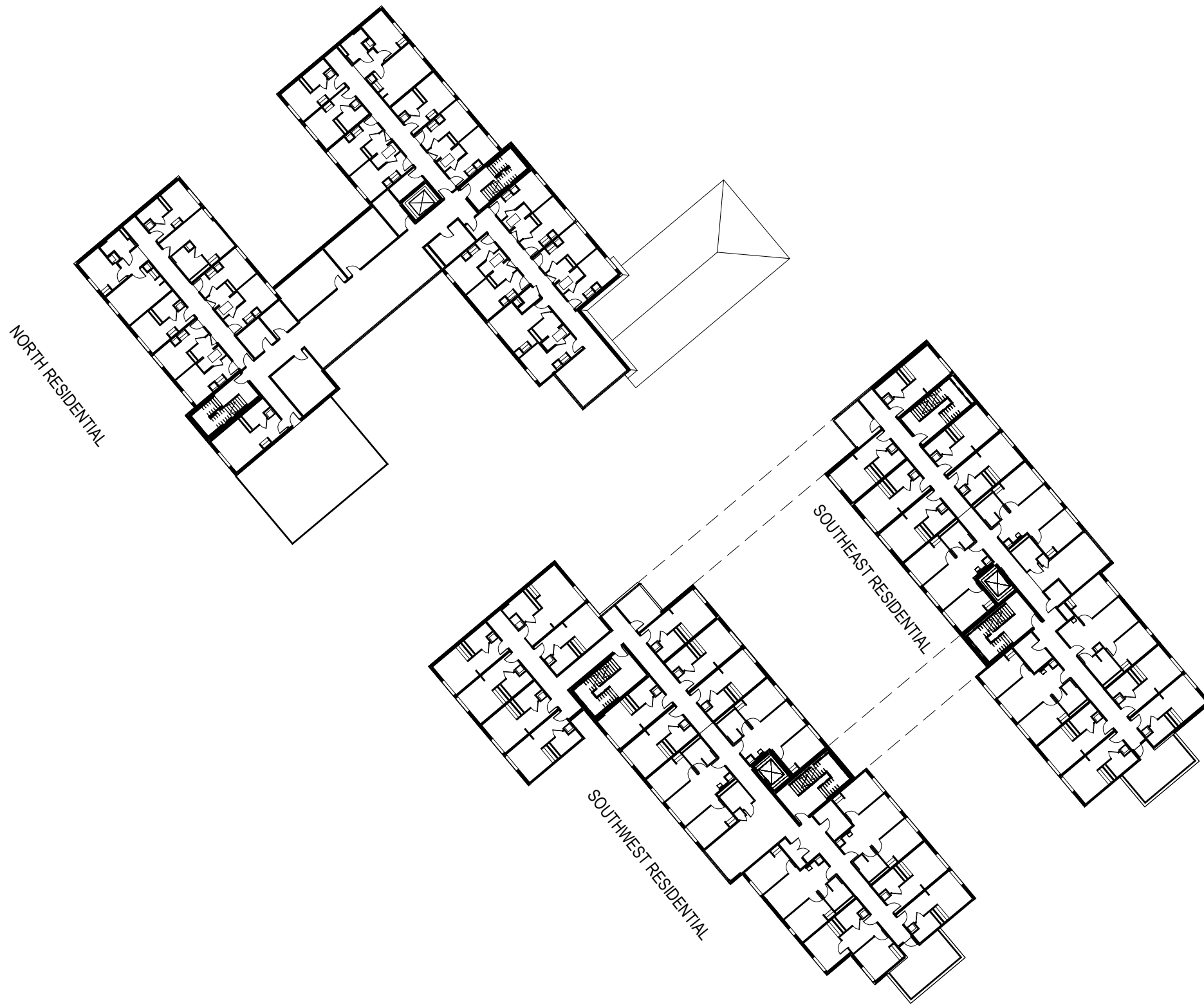
ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
THIRD FLOOR PLAN

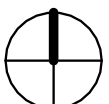
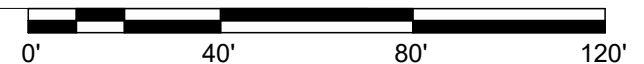
DATE:
11.03.23

DRAWING NUMBER:
CUP - A007



FOURTH FLOOR PLAN

1" = 40'-0"



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

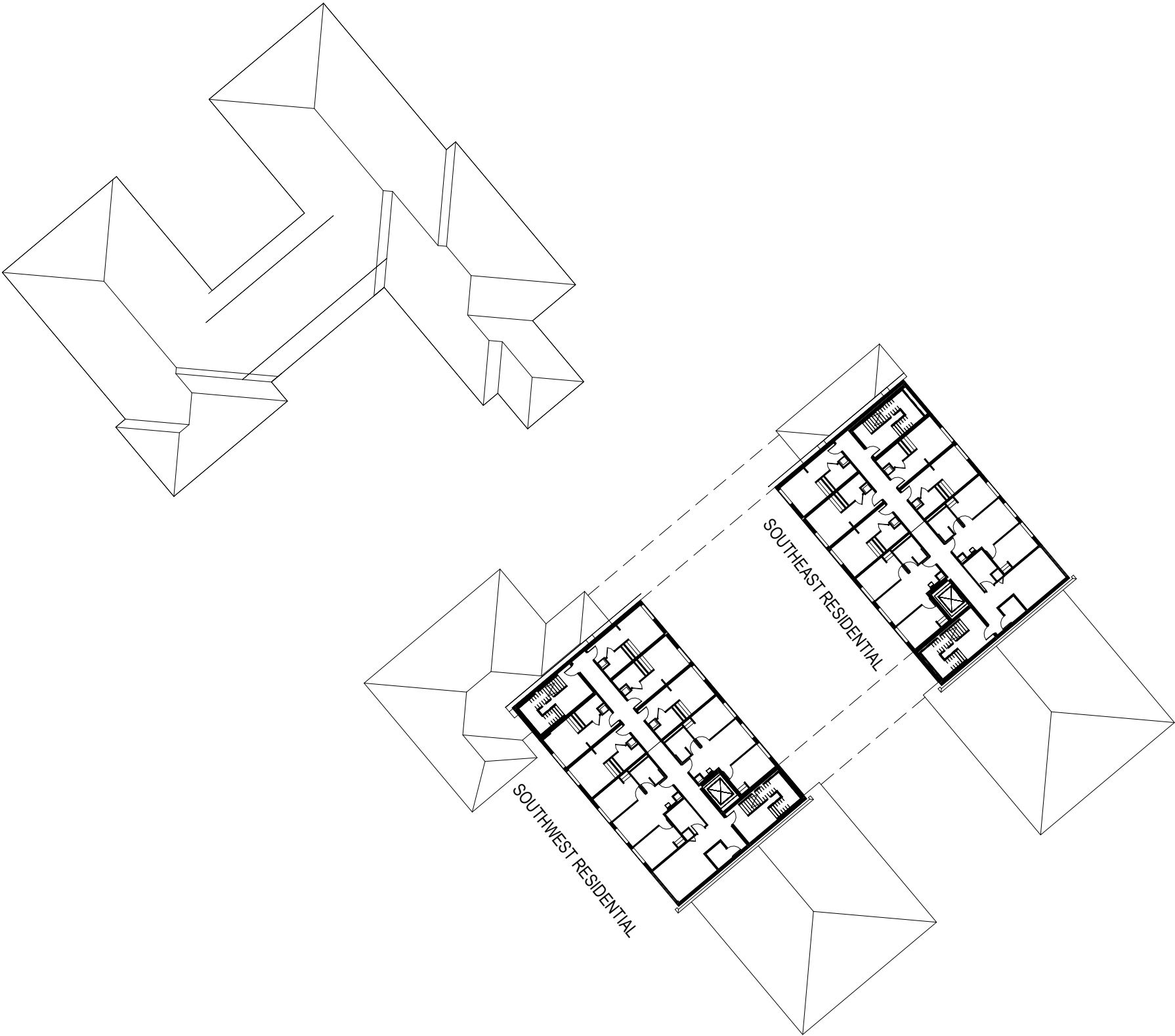
DRAWING TITLE
FOURTH FLOOR PLAN

DATE:

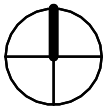
11.03.23

DRAWING NUMBER:

CUP - A008



FIFTH FLOOR PLAN
1" = 40'-0"



ARCHITECT


HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER


LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT


DIX·HITE

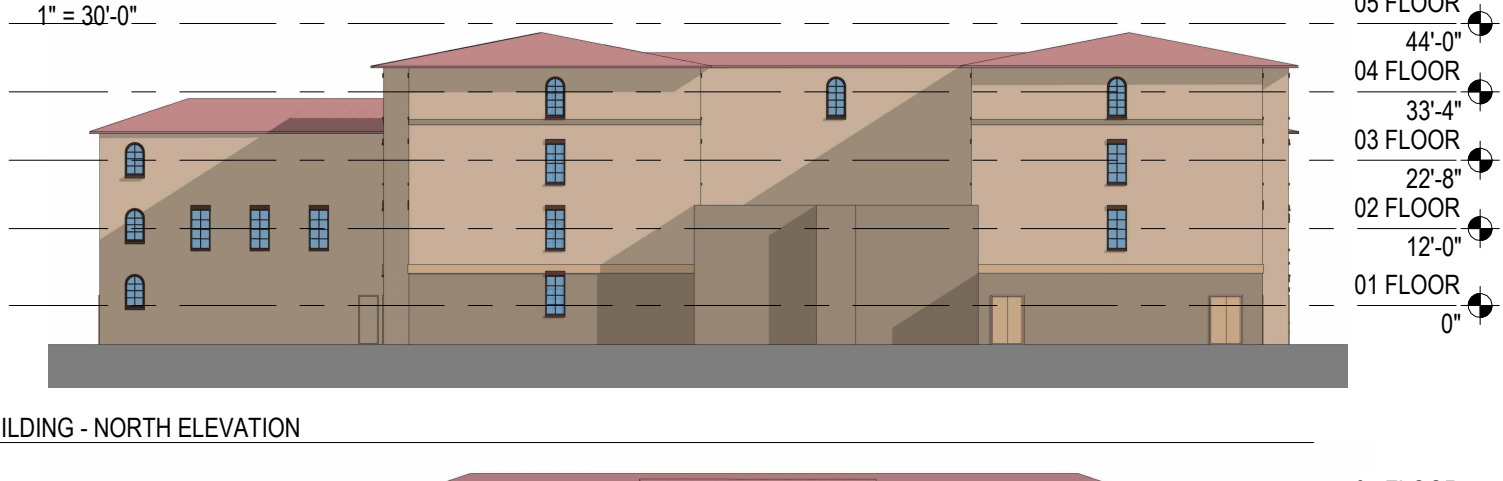
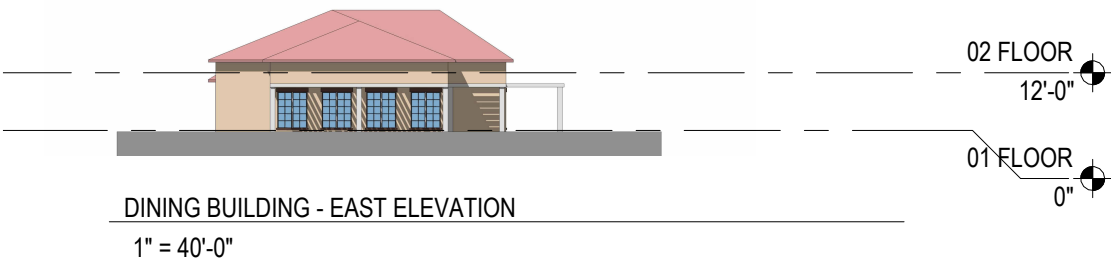
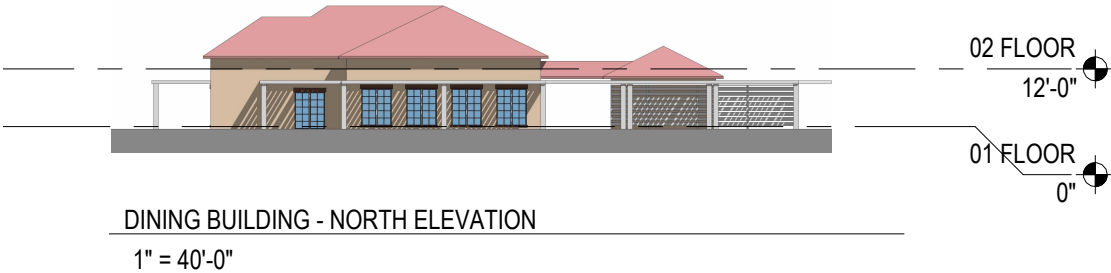
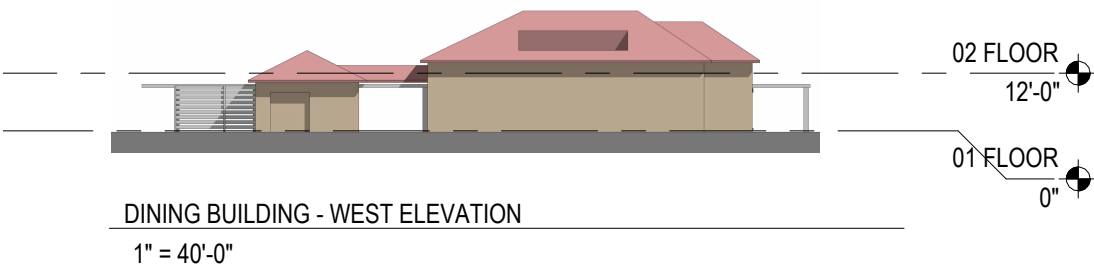
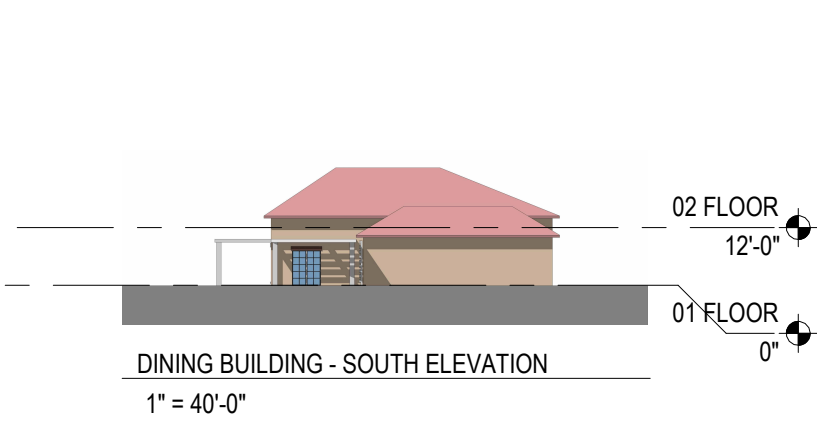
ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
FIFTH FLOOR PLAN

DATE:
11.03.23

DRAWING NUMBER:
CUP - A009



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

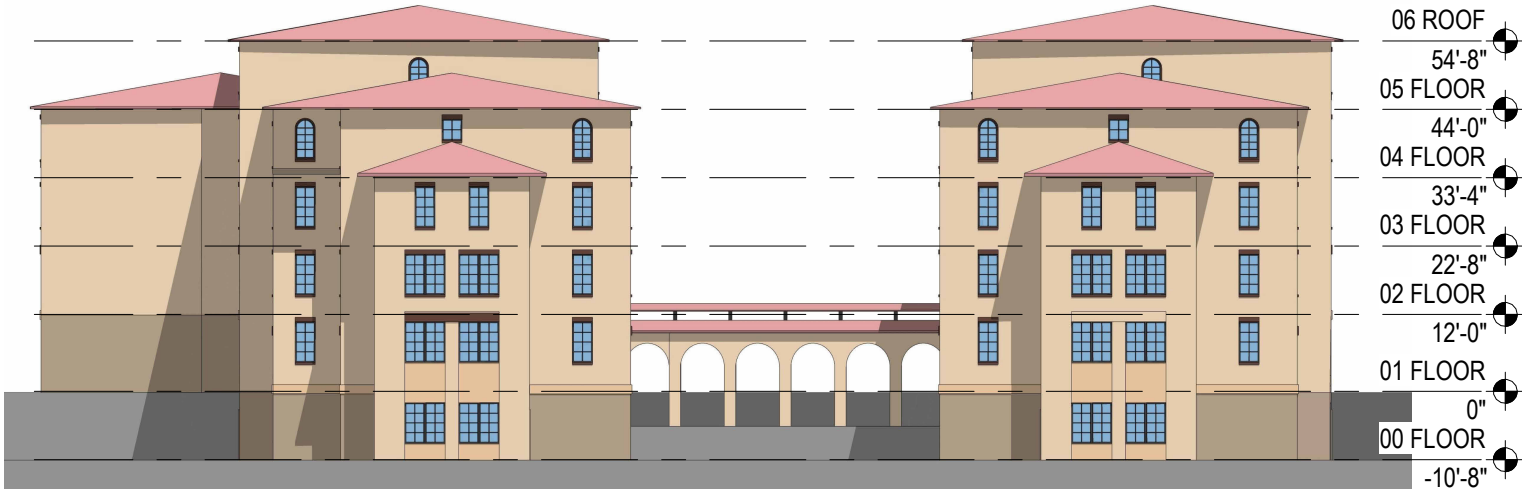
DRAWING TITLE
BUILDING ELEVATIONS - CAFE
AND NORTH BUILDING

DATE:

11.03.23

DRAWING NUMBER:

CUP - A010



SOUTH BUILDING - SOUTH ELEVATION

1" = 30'-0"



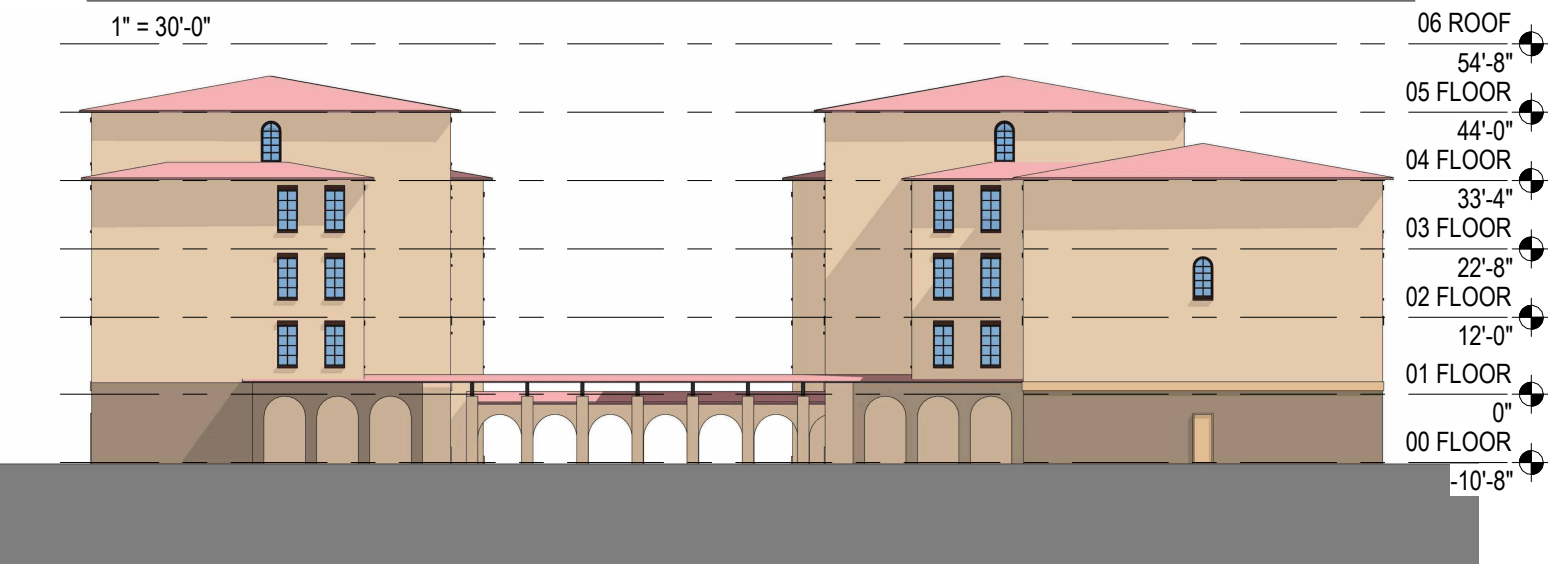
SOUTH BUILDING - EAST ELEVATION

1" = 30'-0"



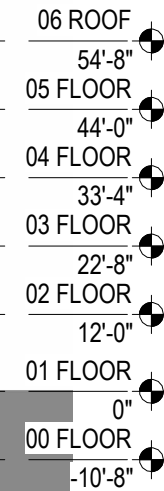
SOUTH BUILDING - WEST ELEVATION

1" = 30'-0"



SOUTH BUILDING - NORTH ELEVATION

1" = 30'-0"



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

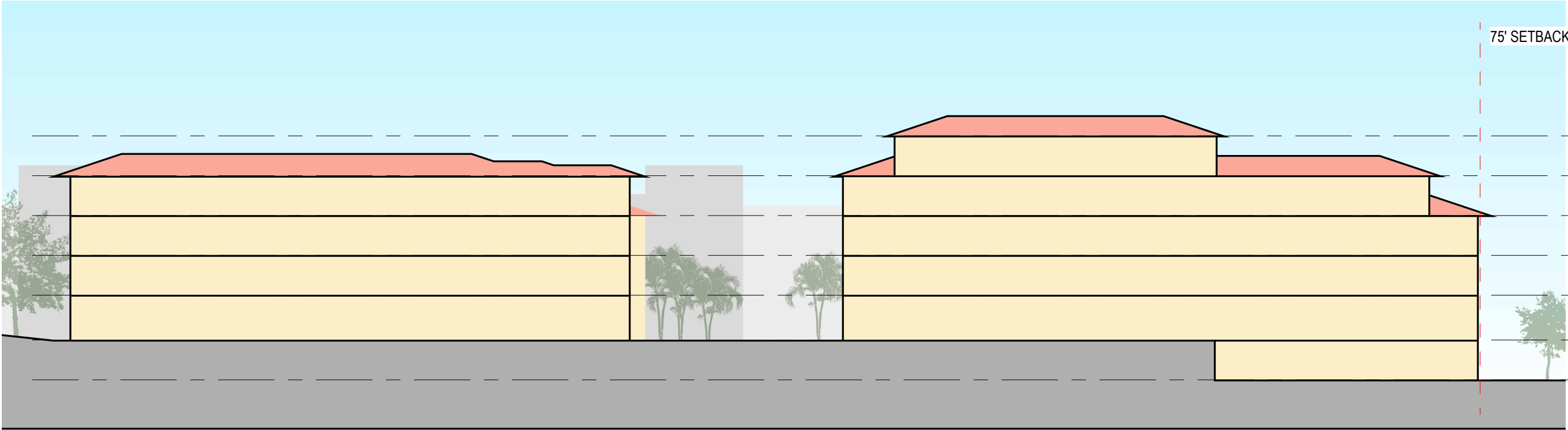
DRAWING TITLE
BUILDING ELEVATIONS - SOUTH
BUILDING

DATE:

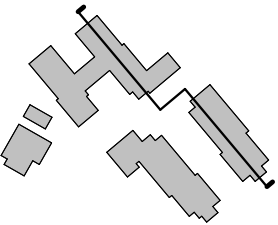
11.03.23

DRAWING NUMBER:

CUP - A011



EAST SECTION
1" = 30'-0"



KEY PLAN

ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER



LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

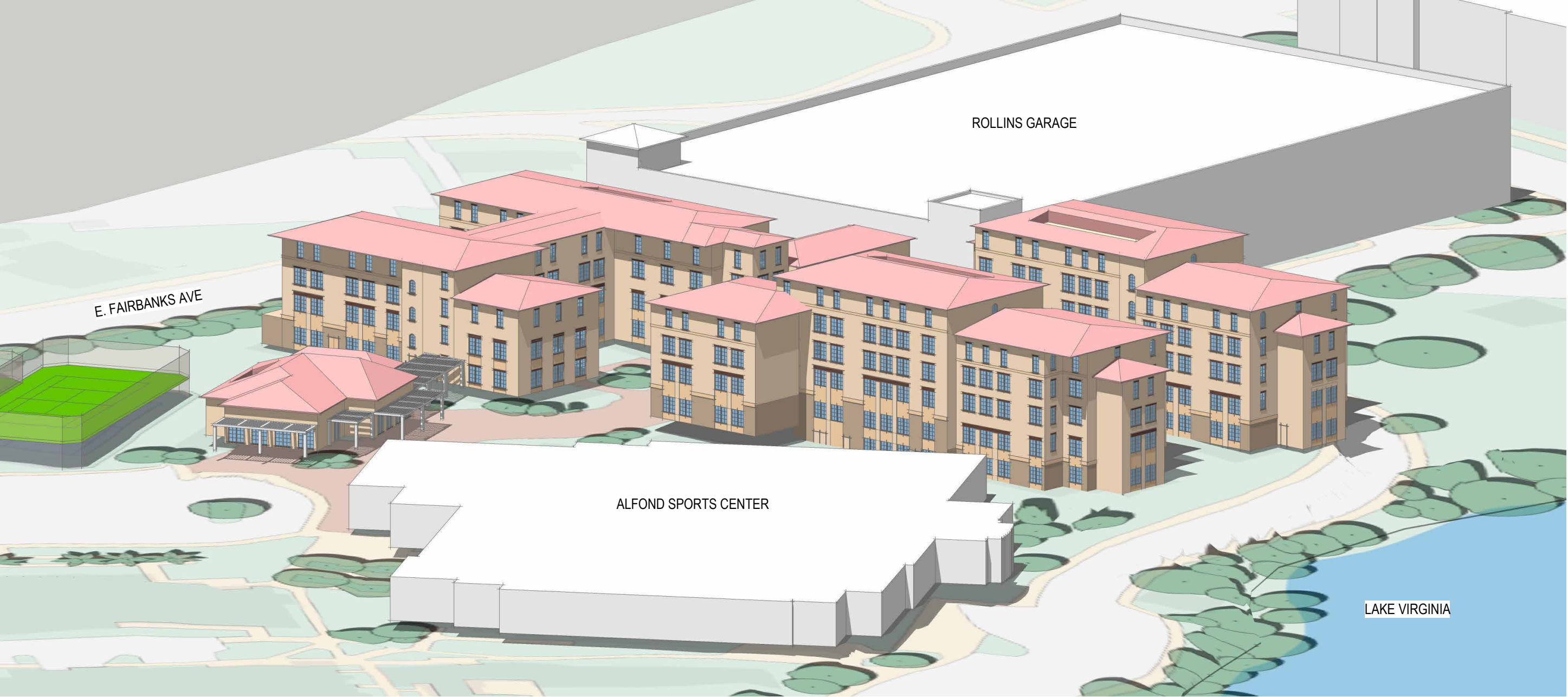
DRAWING TITLE
BUILDING SECTION

DATE:

11.03.23

DRAWING NUMBER:

CUP - A012



ARCHITECT



HANBURY

ADDRESS:
120 ATLANTIC STREET SUITE
100, NORFOLK, VA 23510

CIVIL ENGINEER

LandDesign
CREATING PLACES
THAT MATTER.

LANDSCAPE ARCHITECT



DIX-HITE

ROLLINS COLLEGE
WINTER PARK, FL

RESIDENTIAL
VILLAGE

DRAWING TITLE
3D VIEW - MASSING

DATE:

11.03.23

DRAWING NUMBER:

CUP - A013