



Planning & Zoning Board Regular Meeting

Agenda

May 6, 2025 @ 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. Public Comments (for items not on the agenda): Three minutes allowed for each speaker****3. Consent Agenda**

- a. Approve the minutes of April 1, 2025. 1 minute

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

- a. RP #25-02. Request of Z Properties for the Allen Trovillion's Addition to Winter Park Replat, located along Palmetto Avenue between Harmon Avenue and Cypress Avenue. 1 minute
- b. ANNEX #25-03/CPA #25-02/RZ #25-02. Request of Toren Veigle to: 10 minutes
- Annex approximately 0.31 acres of real property located at 687 Harold Avenue along with approximately 0.2 acres of right-of-way of Harold Avenue adjacent to the property to be annexed; and
 - Establish Commercial Future Land Use on the annexed property and to indicate the annexation on the other maps within the Comprehensive Plan; and
 - Establish Commercial (C-3) zoning on the annexed property.
- c. SUB #25-02. Request of Barefoot Brothers Construction for: Subdivision approval to split the property at 747 McIntyre Avenue (zoned R-2) into two lots. Each proposed lot would exceed the minimum size requirements of R-2 with 52 feet of lot width and 8,736 square feet of area. 10 minutes
- d. CU#25-02. Request of John and Gold Cohen Trust, for Conditional Use approval to develop a 6,956 square-foot auto parts retail store (Autozone), at 2684 Lee Road, zoned C-3. 20 minutes
- e. CPA #25-01/RZ #25-01. Request of the City of Winter Park to: 5 minutes
- Establish Single-Family Future Land Use on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road and to indicate the annexation on the other maps within the Comprehensive Plan; and
 - Establish Single-Family (R-1AA) zoning on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819,

1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923
Stonehurst Road.

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment



Planning & Zoning Board

agenda item 3.a

item type

Consent Agenda

meeting date

May 6, 2025

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of April 1, 2025.

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

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

April 1, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Michael Spencer, Jason Johnson, Bill Segal

Absent

Jim Fitch

Staff Present

City Attorney Dan Langley, Director of Planning and Zoning Allison McGillis, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Bornstein called the meeting to order at 5:59 p.m.

2. Consent Agenda

- a. Approve the minutes of March 4, 2025.

Motion made by Jason Johnson, seconded by Michael Spencer, to approve the March 4, 2025 meeting minutes.

The motion carried unanimously by a 5-0 vote. (Jim Fitch was absent from the meeting. Warren Lindsey is no longer on the Board.)

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. RZ #25-02/SUB #25-01. Request of David Rasmussen to rezone the property at 2260 Hawick Lane from single-family (R-1A) to low-density residential (R-2) and subdivide the property into three 50-foot-wide lots that meet the minimum lot sizes to build three single-family homes. **The applicant has requested to table this item until June 3, 2025 in order to hold a**

community meeting in April.

Mrs. McGillis indicated that the applicant had requested to table the item until the June regular meeting in order to have a community meeting in April.

- b. SPR #25-02. Request of Rob Mercier for approval to construct additions to the existing, single-family home, totaling 830 square-feet, located on Lake Berry, at 665 Balmoral Road, zoned R-1AAA.

Ms. Lundgren provided a summary of the item. She noted that the request was below the required floor area ratio and met all setback requirements except the lakefront setback. She explained that the proposed lanai addition encroaches two feet into the required lakefront setback of 99.6 feet. She then indicated that no specimen trees would be removed, views from the lake and neighbors would not be affected, and stormwater requirements would be met by multiple proposed sales on the property.

Staff recommendation was for approval.

The Board confirmed with staff the reason that the request was being heard by the Planning & Zoning Board and not the Board of Adjustments and that the only requested variance was for the lakefront setback.

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

Motion made by Alex Strigfellow, seconded by Michael Spencer, for approval to construct additions to the existing, single-family home, totaling 830 square feet, located on Lake Berry, at 665 Balmoral Road, zoned R-1AAA.

The motion carried unanimously by a 5-0 vote. (Jim Fitch was absent from the meeting. Warren Lindsey is no longer on the Board.)

- c. SPR #25-03. Request of David Konkol for approval to construct additions to the existing, two-story single-family home, totaling 848 square-feet in size, located at 255 Stirling Avenue on Lake Virginia, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that the lot had a unique triangular shape with only about 102 feet at the front and 40 feet at the lakefront. He added that a canal front runs all the way down the side of the lot line. He then indicated that there are adjacent houses on the east and west sides of the lot, one being on the other side of the canal. He also indicated that due to the shape and size of the lot, the applicant would not be able to build any more than a tiny house or shed, so they had to figure out how to make the lot's existing unique-shaped house more functional but within the confines of the city's land development code. Mr. Lewis went

on to express that the applicant's proposed plans meet the city's floor area ratio, impervious coverage, and setback requirements. He then provided more details about the applicant's plans for the first and second stories of the proposed additions. He also noted that no specimen trees would be removed, views from the lake and neighbors would not be affected, and stormwater requirements would be met by the proposed lakefront swale.

Staff recommendation was for approval.

The Board inquired about the applicant's proposed stormwater pond and driveway in relation to adequate drainage for the property. A brief discussion ensued.

The Board heard public comment from the following resident who inadvertently spoke about another agenda item. The resident spoke about agenda item RZ#25-02/SUB #25-01 which had been tabled by the applicant.

Giuseppe Totino at 2255 Nairn Drive, Winter Park, FL 32792.

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

Motion made by Jason Johnson, seconded by Alex Stringfellow, for approval to construct additions to the existing, two-story single-family home, totaling 848 square-feet in size, located at 255 Stirling Avenue on Lake Virginia, zoned R-1AAA.

The motion carried unanimously by a 5-0 vote. (Jim Fitch was absent from the meeting. Warren Lindsey is no longer on the Board.)

- d. RP #25-01. Request of Fairbanks Winter Park LLC for final plat approval to combine 1980 West Fairbanks Avenue and the property behind it fronting on Kentucky Avenue.

Mrs. McGillis provided a summary of the item. She noted that typically the request would not be for just a final plat approval. Plat approvals are usually part of a conditional use, rezoning, or some other request that comes along with it, but the development that the applicant would be doing on the property does not require a conditional use or rezoning, or anything of the like. She explained that the applicant's request was just a final plat approval to combine the property fronting on Fairbanks Avenue and the one behind it, fronting on Kentucky Avenue, into one property. She further explained that the properties were platted in the early 1920s, so instead of just administratively combining the two properties into one lot, the plat would be updated as well. Mrs. McGillis then indicated that the applicant planned office and commercial uses for the front property and a parking lot for the rear property. The parking lot would support the front property uses and building as well as provide access from

Kentucky Avenue. She also indicated that the final plat document had been reviewed by the city's surveyor and attorney as well as Orange County, and it meets all the appropriate requirements.

Staff recommendation was for approval.

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

Motion made by Jason Johnson, seconded by Bill Segal, for final plat approval to combine 1980 West Fairbanks Avenue and the property behind it fronting on Kentucky Avenue.

The motion carried unanimously by a 5-0 vote. (Jim Fitch was absent from the meeting. Warren Lindsey is no longer on the Board.)

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

The Board acknowledged that Vice-Chair Spencer had been termed out and would no longer be on the Board after April. The Board and staff bid farewell to the Vice-Chair and expressed gratitude for his years of service on the Board.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:24 p.m.

ATTEST:

/s/ Mary Bush, Board Secretary



Planning & Zoning Board

agenda item 4.a

item type

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

meeting date

May 6, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

RP #25-02. Request of Z Properties for the Allen Trovillion's Addition to Winter Park Replat, located along Palmetto Avenue between Harmon Avenue and Cypress Avenue.

motion | recommendation

Staff recommendation is for approval.

background

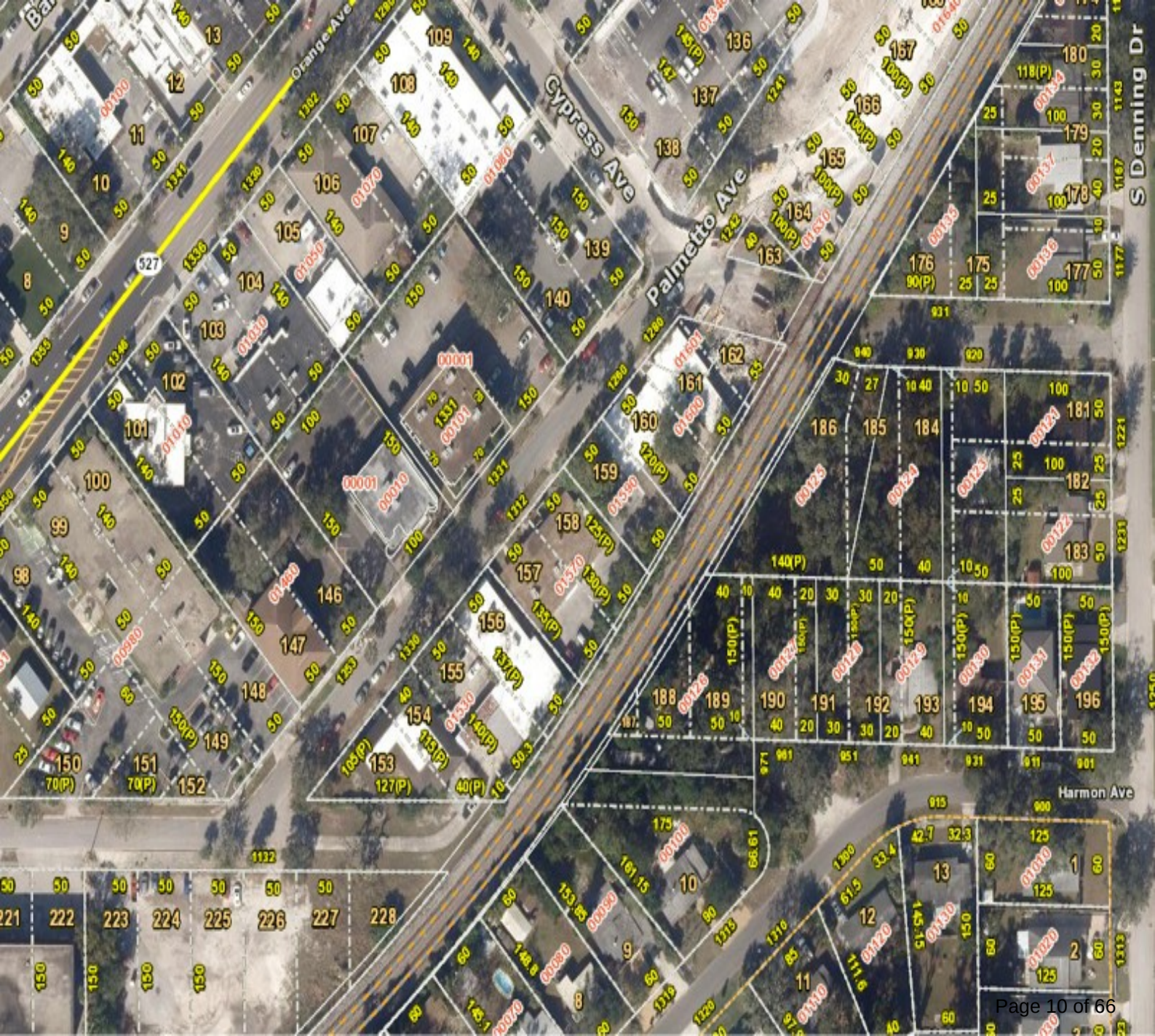
The applicant, Z Properties, is requesting final plat approval for the Allen Trovillion's Addition to Winter Park Replat, located along Palmetto Avenue between Harmon Avenue and Cypress Avenue. The proposed plat includes combining all of the lots within the boundary, totaling approximately 1.34 acres. Relevant city staff, the city attorney and Orange County have reviewed the plat and confirmed that the plat meets all technical requirements for final approval.

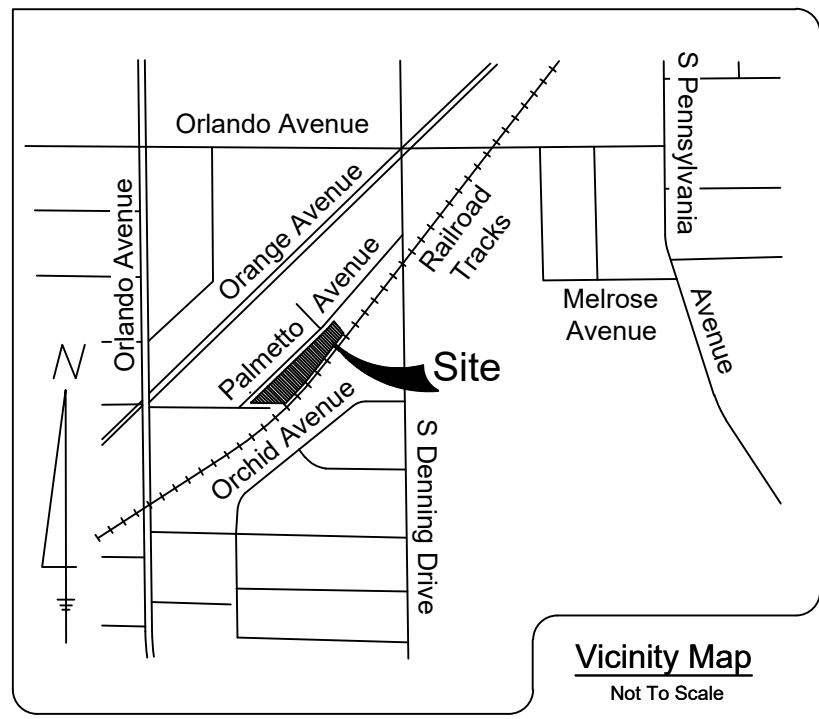
alternatives | other considerations

fiscal impact

attachments

1. Location Map
2. IS-130004_Plat_v2.1





LEGAL DESCRIPTION:

A REPLAT OF THE REMAINDER OF LOTS 153 - 163, PALMETTO COMPANY'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK "E", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT VACATED PORTION OF CYPRESS AVENUE, VACATED PER CITY ORDINANCE 3332-25, AS RECORDED IN DOCUMENT NUMBER 20250151546, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN MOST CORNER OF LOT 153, PALMETTO COMPANY'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK "E", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO AVENUE (A 50.00 FOOT WIDE RIGHT-OF-WAY), NORTH 45°58'37" EAST, 501.60 FEET TO THE NORTHWESTERN CORNER OF LOT 162; THENCE, ALONG THE WESTERLY LINE OF THAT VACATED PORTION OF CYPRESS STREET (A 50.00 FOOT WIDE RIGHT-OF-WAY) VACATED PER CITY ORDINANCE 3332-25, AS RECORDED IN DOCUMENT NUMBER 20250151546, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, NORTH 44°49'06" EAST, 52.33 FEET TO THE SOUTHWEST CORNER OF LOT 163; THENCE, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF PALMETTO AVENUE, NORTH 41°03'26" EAST, 39.91' FEET TO THE NORTHWEST CORNER OF SAID LOT 163; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 163, SOUTH 38°28'52" EAST, 77.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 163, BEING A POINT ON THE WESTERLY LINE OF THE CENTRAL FLORIDA COMMUTER RAIL TRANSIT (A VARIABLE WIDTH RAILROAD RIGHT-OF-WAY); THENCE, ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE, SOUTH 37°21'36" WEST, 58.03 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THAT VACATED PORTION OF CYPRESS STREET AND SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE, SOUTH 37°29'49" WEST, 146.35 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY; THENCE, ALONG THE ARC OF SAID CURVE, 258.66 FEET, THROUGH A CENTRAL ANGLE OF 07°37'11", HAVING A RADIUS OF 1945.00 FEET, WITH A CHORD BEARING OF SOUTH 41°18'25" WEST, AND CHORD DISTANCE OF 258.47 FEET, TO A POINT ON THE WESTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY LINE; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°37'53" WEST, 3.94 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF HARMON AVENUE (A 50.00 FOOT WIDE RIGHT-OF-WAY); THENCE, ALONG SAID NORTHERLY LINE OF HARMON STREET (A 50.00 FOOT WIDE RIGHT-OF-WAY), CONTINUE NORTH 89°37'53" WEST, 173.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 58,487.46 SQ FT ± OR 1.34 ACRES ±.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

-Legend-

- | | |
|---|----------------------------|
| ○ - Calculated Point
Not Set or Found | SEC. - Section |
| ● - Set Iron Rod & Cap LB# 7623
(Unless Otherwise Noted) | FND. - Found |
| ■ - Set 4"x4" Concrete Monument
w/ Disk Stamped (LB# 7623) PRM | SQ FT - Square Foot |
| ● - Set Nail and Disk
w/ Disk Stamped (LB# 7623)
(Unless Otherwise Noted) | N.R. - Non-Radial |
| ⊙ - Centerline | PC - Point of Curvature |
| CM - Certified Corner Record | PT - Point of Tangency |
| C.M. - Concrete Monument | PI - Point of Intersection |
| P.R.M. - Permanent Reference Monument | R/W - Right-of-Way |
| | R.P. - Radius Point |

Ireland & Associates Surveying, Inc.

Certificate of Authorization LB #7623
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Phone : 407-678-3366 | Fax : 407-320-8165

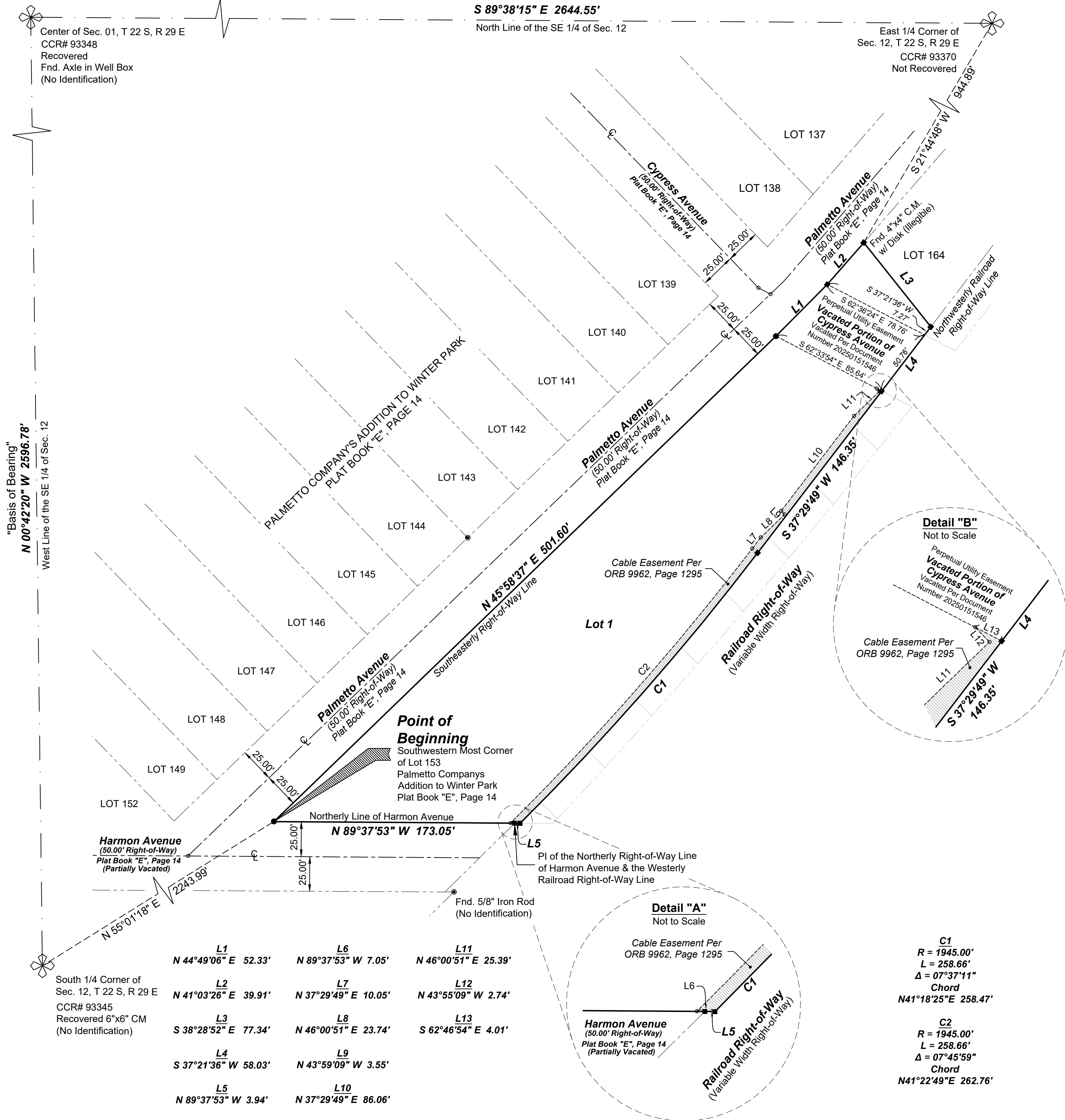
Allen Trovillion's Addition to Winter Park

A REPLAT OF THE REMAINDER OF LOTS 153 - 163, PALMETTO COMPANY'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK "E", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT VACATED PORTION OF CYPRESS AVENUE, VACATED PER CITY ORDINANCE 3332-25, AS RECORDED IN DOCUMENT NUMBER 20250151546, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LYING IN

SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1



PLAT NOTES:

- ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SOUTHEAST 1/4 OF SEC. 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST, BEING NORTH 00°42'20" EAST, PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0801, BEING ON TRANSVERSE MERCATOR, US SURVEY FEET, NAD (NORTH AMERICAN DATUM) 1983 - 2013 ADJUSTMENT, ESTABLISHED BY RECOVERED MONUMENTATION FOR CERTIFIED CORNER RECORD #093345 AND CERTIFIED CORNER RECORD #93348.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE LANDS DESCRIBED HEREIN MAY BE SUBJECT TO OTHER MATTERS OF RECORD NOT NOTED HEREON.
- A VARIABLE WIDTH CABLE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 9962, PAGE 1295, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- A PERPETUAL UTILITIES EASEMENT OVER, UNDER AND THROUGH THAT VACATED PORTION OF CYPRESS AVENUE, AS DEFINED IN CITY ORDINANCE 3332-25, AND RECORDED IN AS RECORDED IN DOCUMENT NUMBER 20250151546, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR THE CONSTRUCTION, INSTALLATION, REPAIR, REPLACEMENT, RECONSTRUCTION, MAINTENANCE, CONTROL, OPERATION, USE, AND MODIFICATION OF PUBLIC UTILITIES AND FACILITIES, INCLUDING BUT NOT LIMITED TO SEWER LINES, WATER LINES, RECLAIMED WATER LINES, GAS LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, STORMWATER DRAINAGE LINES, FIBER OPTIC CABLES AND OTHER PUBLIC UTILITIES FACILITIES OF EVERY TYPE, INCLUDING WITHOUT LIMITATION, MAINS, PIPES, INLETS, GRATES, PUMPS, VALVES, WIRES, STRUCTURES, BOXES, MANHOLES, ELECTRICAL CONTROLS, CABLES AND SIMILAR APPURTENANCES, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO AND FROM ADJACENT PUBLIC RIGHTS-OF-WAY FOR THE PURPOSES OF THE EASEMENT.

PLAT BOOK:

PAGE:

Allen Trovillion's Addition to Winter Park DEDICATION

KNOW ALL BY THESE PRESENTS, That Z 14 BUILDINGS, LLC., a Florida Limited Liability Company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

IN WITNESS THEREOF, has caused these presents to be signed BY the individuals named below on this _____ day of _____, 2025

Print Name: ZANE WILLIAMS, Its: Manager
By: _____ (Title)

Signature

Witness _____ Printed Name _____ Signature _____

Witness _____ Printed Name _____ Signature _____

STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of

☐ physical presence or ☐ online notarization,

this _____ day of _____, 2025, by
ZANE WILLIAMS, as Manager of
Z 14 BUILDINGS, LLC., a Florida Limited Liability Company.

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

NOTARY PUBLIC _____

My Commission Expires _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____, the City Commission of the City of Winter Park, Orange County, Florida, approved the foregoing plat.

Mayor: _____ Date _____

City Clerk: _____ Date _____

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined And Approved: _____ City Planning Official _____ Date _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____ City Engineer _____ Date _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

I have reviewed this plat and find it to be in conformity with Florida State Statute 177, Florida Statutes.

Thomas Conner, City Surveyor _____ Date _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as Doc.# _____.

County Comptroller in and for Orange County, Florida

By _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Winter Park, Orange County, Florida.

Dated: _____ Signed: _____

PSM 6637
Surveyor's Registration Number

L.B. 7623
Legal Entity's Certificate of
Authorization Number

Patrick K. Ireland
Ireland & Associates Surveying
800 Currency Circle Suite 1020
Lake Mary, Florida 32746

IS-130004_Plat



Planning & Zoning Board

agenda item 4.b

item type

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

meeting date

May 6, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

ANNEX #25-03/CPA #25-02/RZ #25-02. Request of Toren Veigle to:

- Annex approximately 0.31 acres of real property located at 687 Harold Avenue along with approximately 0.2 acres of right-of-way of Harold Avenue adjacent to the property to be annexed; and
- Establish Commercial Future Land Use on the annexed property and to indicate the annexation on the other maps within the Comprehensive Plan; and
- Establish Commercial (C-3) zoning on the annexed property.

motion | recommendation

Staff recommendation is for approval.

background

The property owner, Toren Veigle, has submitted a request for voluntary annexation of the property located at 687 Harold Avenue, including approximately 0.2 acres of adjacent Harold Avenue right-of-way, from unincorporated Orange County into the City of Winter Park. As part of the annexation process, the City must assign both a Future Land Use designation and zoning classification to the property.

Currently, the property carries a Commercial Future Land Use designation and is zoned Commercial (C-3) under Orange County's jurisdiction. Upon annexation, the City intends to apply its own Commercial Future Land Use designation and C-3 zoning to maintain consistency.

This site is located within the Annexation Reserve Area #3 as outlined in the City's Comprehensive Plan, and it falls within the Joint Planning Area shared by the City and Orange County. This strategic area supports intergovernmental coordination and the annexation of unincorporated enclaves such as this property, which is surrounded by Winter Park.

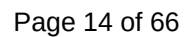
Regarding redevelopment, the rear portion of the property previously housed a structure that was destroyed by fire. The owner intends to rebuild the rear structure while preserving the existing front structure.

alternatives | other considerations

fiscal impact

attachments

1. Aerial Map - 687 Harold Ave
2. Annexation Area
3. Annexation Ord. for 687 Harold Ave
4. Ord. Comp. Plan_FLU 687 Harold Ave
5. Ord. Zoning _687 Harold Ave





ANNEXATION AREA

687 Harold Avenue

City of Winter Park
Florida



ORDINANCE 3334-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.31 ACRES OF REAL PROPERTY LOCATED AT 687 HAROLD AVENUE ALONG WITH APPROXIMATELY 0.2 ACRES OF RIGHT-OF-WAY OF HAROLD AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner of 687 Harold Avenue has requested the City enact a voluntary annexation, also identified by Orange County Tax Parcel ID: 12-22-29-5000-03-110; and

WHEREAS, the City of Winter Park has determined that 687 Harold Avenue along with 0.2 acres of right-of-way of Harold Avenue are reasonably compact and contiguous to the municipal limits of the City of Winter Park, that said annexation will not result in the creation of an enclave and meets the prerequisites and standards set forth in Section 171.044, Fla. Stat., for voluntary annexation into the City of Winter Park; and

WHEREAS, the City of Winter Park has provided adequate notice required by general law for this annexation and has conducted the required public hearing prior to the adoption of this Ordinance; and

WHEREAS, the City Commission of the City of Winter Park finds that said annexation is in accordance with the requirements of Florida law and is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION 1: *Recitals.* The above "Whereas" clauses are true and correct and constitute legislative findings of the City of Winter Park City Commission and are incorporated herein by this reference.

SECTION 2: *Property Annexed.* That, after conducting two public hearings and having found that the Owners' petition for voluntary annexation of 687 Harold Avenue (Orange County Tax Parcel ID: 12-22-29-5000-03-110) along with 0.2 acres of right-of-way of Harold Avenue meet the prerequisites and standards for annexation under general law and is further legally defined below and as shown on the map attached hereto as Exhibit "A" is hereby annexed into the municipal boundaries of the City of Winter Park.

Legal description: LOTS 11 AND 12, BLOCK "C", LAWNSDALE ANNEX, AS RECORDED IN PLAT BOOK "J", PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

ALL THAT PORTION OF THE RIGHT OF WAY OF HAROLD AVENUE LYING EAST OF LOTS 9, 10, 11 AND 12, BLOCK "C", LAWNSDALE ANNEX, AS RECORDED IN PLAT BOOK "J", PAGE 50, OF THE

PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 3: *Effect of Annexation.* That the City of Winter Park, shall have all of the power, authority, and jurisdiction over and within the area as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at the time of the passage of such laws, ordinances, and resolutions.

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

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

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

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

ADOPTED this _____ day of _____, 2025, by the City Commission of the City of Winter Park, Florida.

APPROVED:

Sheila DeCiccio, Mayor

ATTEST:

Rene Cranis, City Clerk

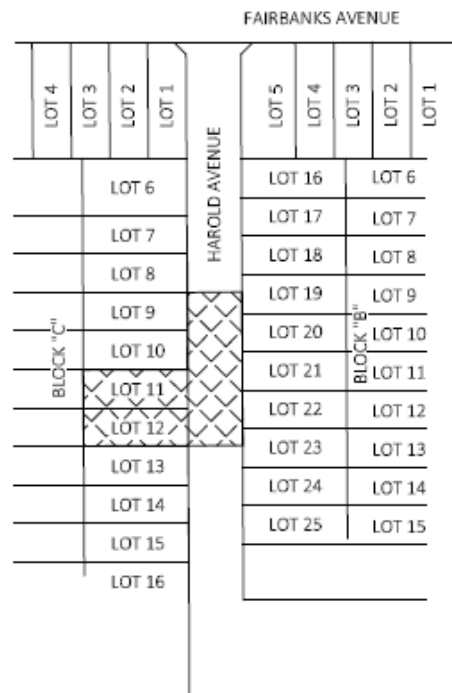
Exhibit "A"

LEGAL DESCRIPTION
PROPERTY TO BE ANNEXED:

LOTS 11 AND 12, BLOCK "C", LAWDALE ANNEX, AS RECORDED IN PLAT BOOK "J", PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

ALL THAT PORTION OF THE RIGHT OF WAY OF HAROLD AVENUE LYING EAST OF LOTS 9, 10, 11 AND 12, BLOCK "C", LAWDALE ANNEX, AS RECORDED IN PLAT BOOK "J", PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



SKETCH OF DESCRIPTION ONLY; NOT A BOUNDARY SURVEY



CITY OF WINTER PARK
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
SURVEY SECTION
500 N. Virginia Avenue
Winter Park, Florida 32789
Phone: (407) 599-3233

SKETCH OF DESCRIPTION
HAROLD AVENUE
RIGHT OF WAY TO BE VACATED
CITY OF WINTER PARK, ORANGE COUNTY, FL
SCALE : 1" = 100' DATE : 04/14/25
04-14-25 HAROLD AVENUE
PREPARED BY THOMAS L. CONNER, CITY SURVEYOR
FLORIDA LICENSED SURVEYOR AND MAPPER LS4340
ON BEHALF OF THE CITY OF WINTER PARK, FLORIDA

ORDINANCE XXXX-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT LOCATED AT 687 HAROLD AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City of Winter Park has officially annexed the property more particularly described below in compliance with Chapter 171, Florida Statutes, and

WHEREAS, the City Commission intends to amend its Comprehensive Plan to establish a municipal Comprehensive Plan Future Land Use map designation as a small-scale amendment to the Comprehensive Plan, and

WHEREAS, on May 6, 2025, the Planning and Zoning Board held a public hearing on the proposed Future Land Use map amendment set forth herein and made a recommendation to the City Commission concerning the same, and

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a Future Land Use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That, Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" Future Land Use plan map is hereby amended so as to establish a Commercial Future Land Use designation on the annexed property at 687 Harold Avenue, and that all other maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said property being more particularly described as Orange County Tax Parcel ID: 12-22-29-5000-03-110 and LAWNDAL ANNEX J/50 LOT 11 (LESS N 4 INCHES) & ALL LOT 12 BLK C.

SECTION 2. This Ordinance shall become effective 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining compliance pursuant to Chapter 163, Florida Statutes.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this ____ day of _____, 2025.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk

ORDINANCE XXXX-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTY AT 687 HAROLD AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission intends to establish a municipal zoning designation on this property in compliance with the establishment of a similar Comprehensive Plan Future Land Use designation for said property, and

WHEREAS, on May 6, 2025, the Planning and Zoning Board held a public hearing on the proposed zoning map amendment set forth herein and made a recommendation of approval to the City Commission; and

WHEREAS, the establishment of municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to establish Commercial (C-3) district zoning on the annexed property at 687 Harold Avenue, more particularly described at Orange County Parcel ID: 12-22-29-5000-03-110 and LAWNDAL E ANNEX J/50 LOT 11 (LESS N 4 INCHES) & ALL LOT 12 BLK C.

SECTION 2. This Ordinance shall become effective immediately upon the effectiveness of the companion Ordinance amending the City of Winter Park Comprehensive Plan to designate the property described in Section 1 of this Ordinance with the Commercial Future Land Use.

ADOPTED this _____ day of _____, 2025, by the City Commission of the City of Winter Park, Florida.

APPROVED:

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk



Planning & Zoning Board

agenda item 4.c

item type

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

meeting date

May 6, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

SUB #25-02. Request of Barefoot Brothers Construction for: Subdivision approval to split the property at 747 McIntyre Avenue (zoned R-2) into two lots. Each proposed lot would exceed the minimum size requirements of R-2 with 52 feet of lot width and 8,736 square feet of area.

motion | recommendation

Staff recommendation is for approval.

background

Barefoot Brothers Construction is requesting approval to subdivide the property at 747 McIntyre Avenue, which is zoned R-2, into two separate lots. Each proposed lot would exceed the R-2 minimum requirements, with 52 feet of width and 8,736 square feet of total area.

On April 9, 2025, the Historic Preservation Board (HPB) approved the applicant's request to demolish the existing one-story home at the site. This step was necessary as the property is located within the College Quarter Historic District. Although the home was designated as a contributing structure, the HPB determined that its removal could be justified if the proposed new construction is compatible with the historic character of the area and enhances the architectural integrity of McIntyre Avenue.

If the lot split is approved, the applicant plans to build two single-family homes, one on each new lot. Prior to the issuance of building permits, the HPB must review and approve the architectural design of the proposed homes to ensure they align with the district's standards.

The current parcel measures 107 feet wide by 168 feet deep. The applicant proposes dividing it into two lots, each 52 feet wide and 8,736 square feet in area—exceeding the R-2 zoning minimums of 50 feet in width and 6,000 square feet in area. The remaining three feet of frontage would be added to the adjacent property at 767 McIntyre Avenue, also owned by the applicant, to increase its side yard.

Development will proceed in phases, starting with the demolition of the existing structure and

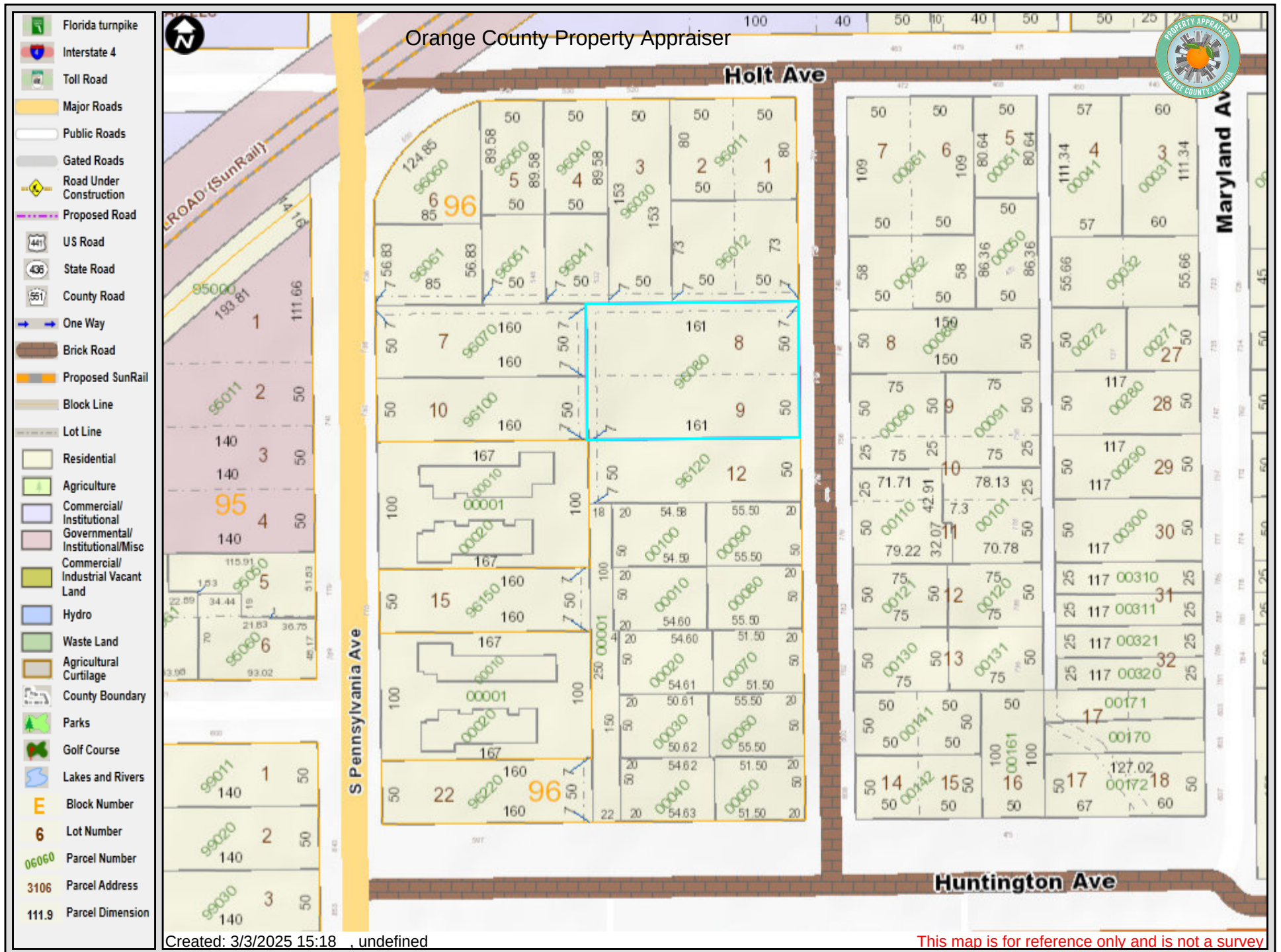
construction of a new home on the northern lot. The southern lot will remain undeveloped for now, but future construction there will require the removal of a large laurel oak, which falls within the proposed building footprint and will require tree mitigation measures.

alternatives | other considerations

fiscal impact

attachments

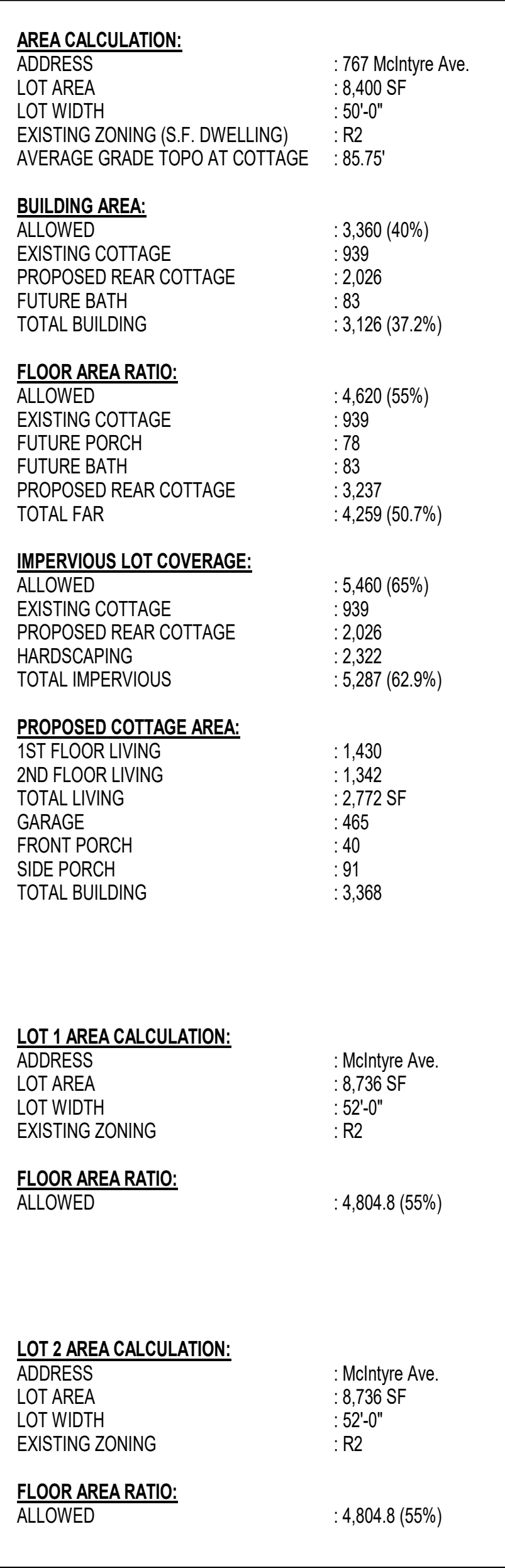
1. Location Map
2. Aerial Map
3. 747 McIntyre east elevation
4. Survey and Proposed Split
5. Proposed Plans - McIntyre Ave Cottages
6. 747 mcintyre ave LETTER
7. LETTER to Winter Park Historic Preservation Board







William
ATES
DATE
2024
classab
9-3355

[illegible]

Barefoot Brothers

McIntyre

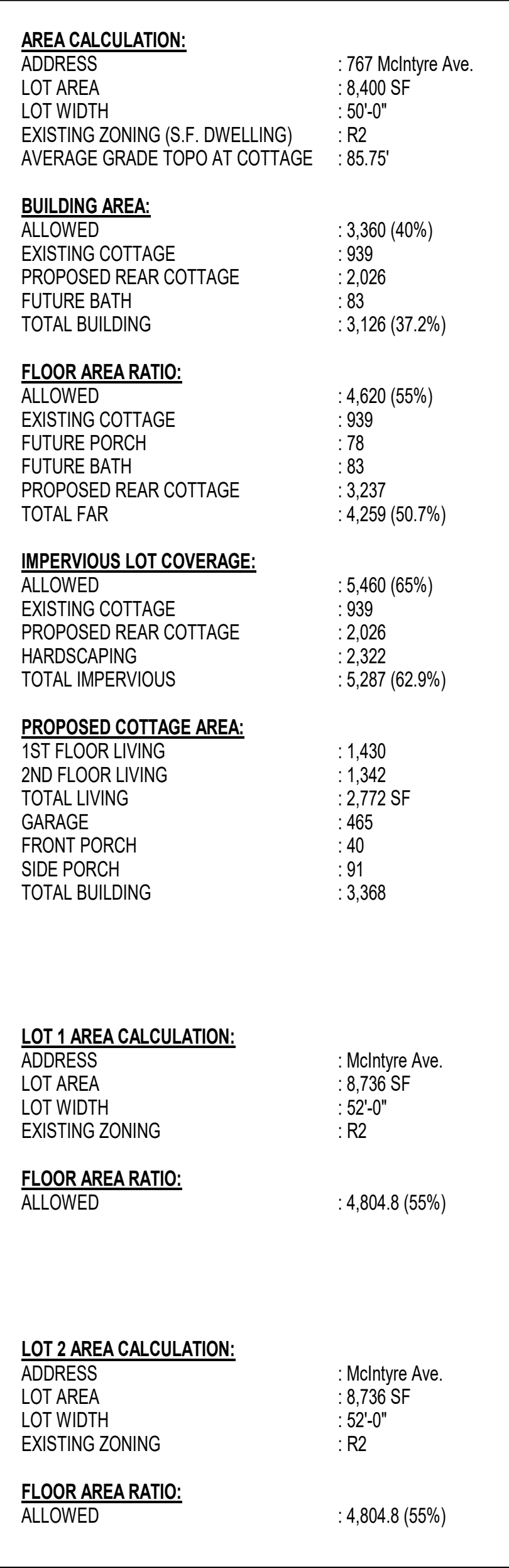
SITE PLAN - EXISTING

Date	2/13/2025
Drawn By	WT
Checked By	WT

1

Scale As indicated



[illegible]

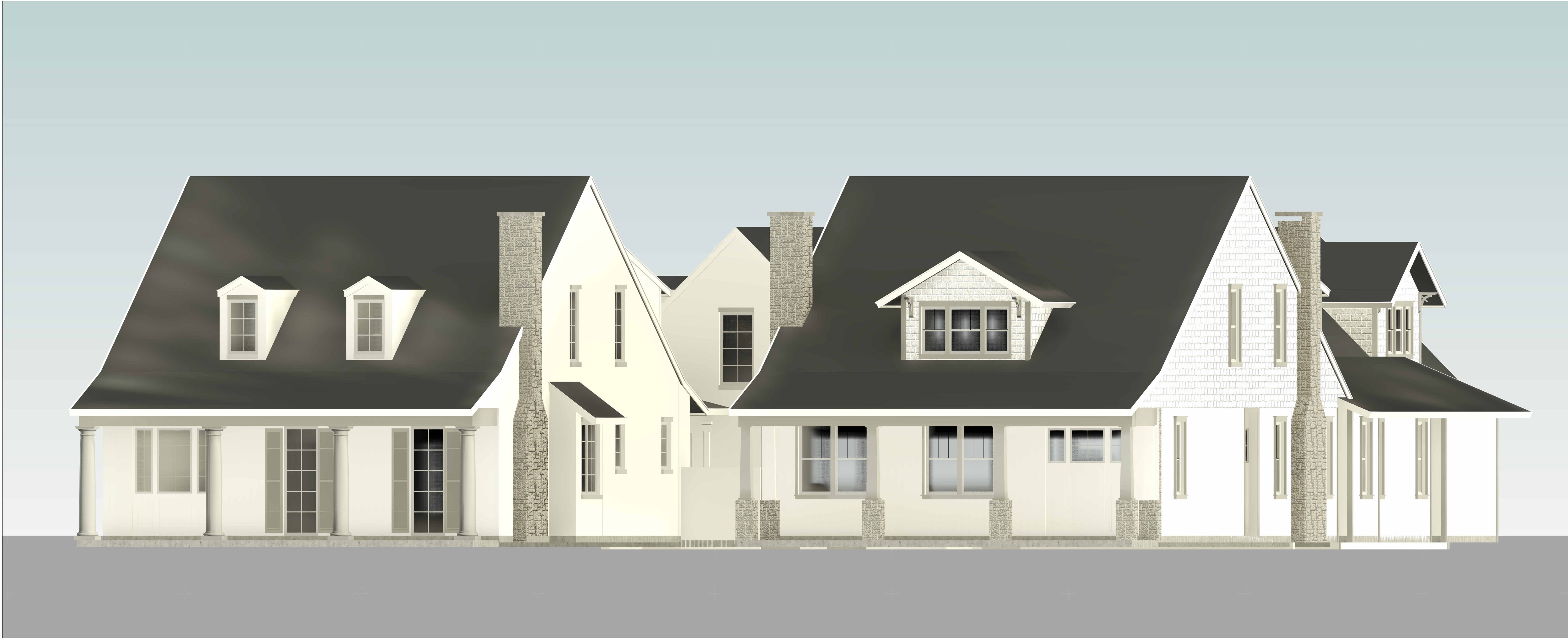
Barefoot
Brothers

McIntyre

PROPOSED
LOT SPLIT

Date	2/13/2025
Drawn By	WT
Checked By	WT
2	
Scale	As indicated

THE MCINTYRE COTTAGES



WINTER PARK, FLORIDA

ARCHITECT

WINTER PARK DESIGN

ENGINEER

alba

ENGINEERING

C.A. #30556

DANIEL SOUTER, P.E.

P.O. BOX 54774

ORLANDO FL 32854

PHONE (407) 421-4866

SEAL

the

MCINTYRE COTTAGES

McIntyre Avenue Winter Park

Revisions

Issue Date

06.20.23

Project Status

PHASE

Project Designer

MCJ

Project Drafter

MCJ

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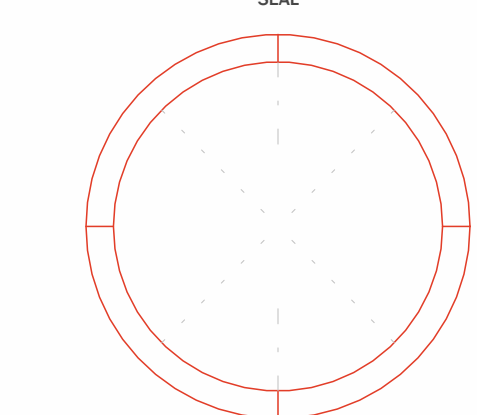
COVER SHEET

G000

Sheet No.

6/2023

Page 26 of 66



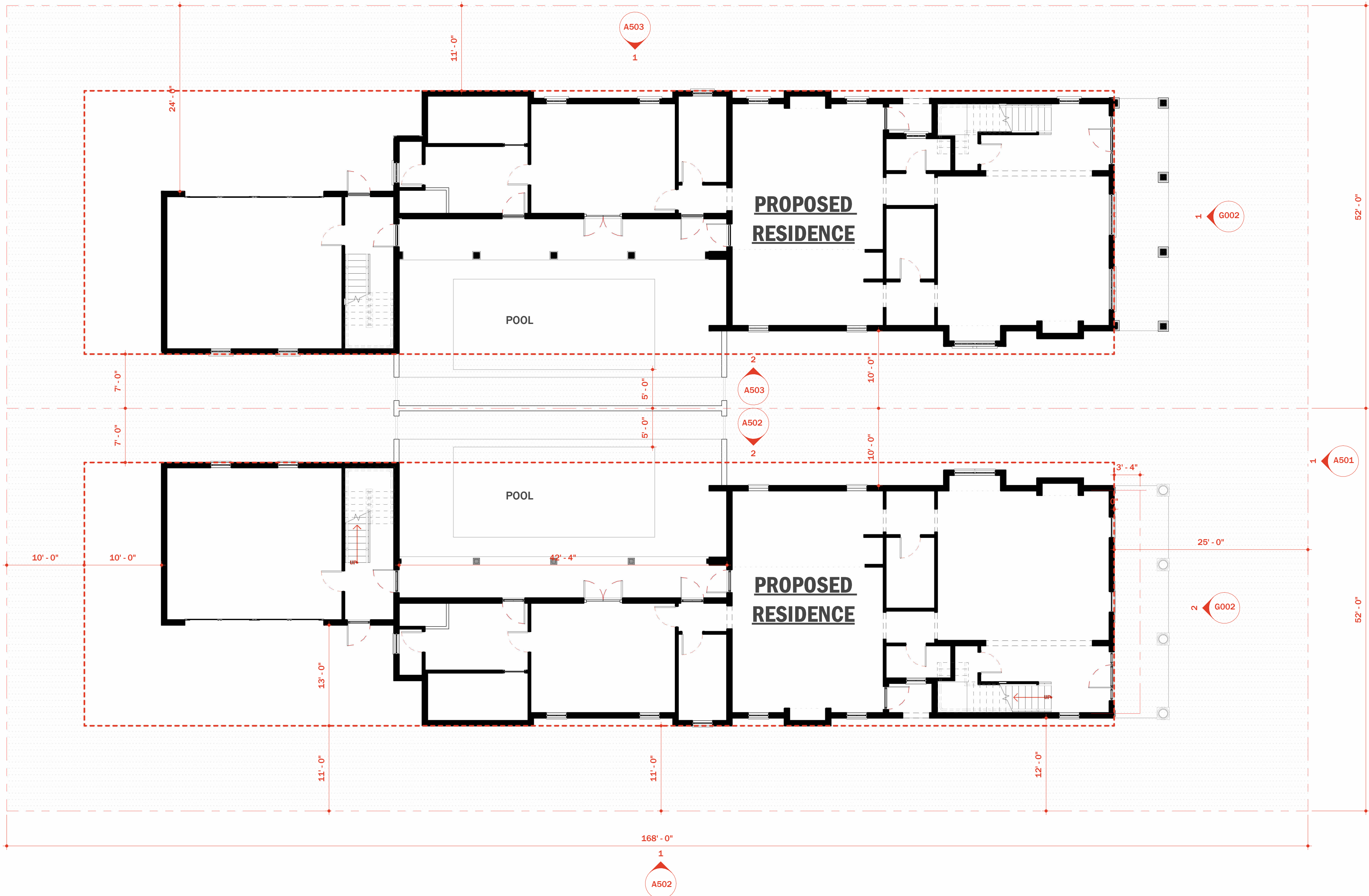
the **MCINTYRE COTTAGES**
McIntyre Avenue Winter Park

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PROJECT OVERVIEW

G002



zoning requirements

SITE INFORMATION			
PROJECT NAME		McIntyre Avenue Cottages	
PROJECT ADDRESS		McIntyre Ave	
EXISTING ZONING		R-2 Historic	
SITE SETBACKS		REQUIRED	PROPOSED
FRONT	25'	28' - 0"	
REAR (FIRST)	5'	10' - 0"	
REAR (SECOND)	10'	10' - 0"	
LEFT SIDE (FIRST)	7'	11' - 0"	
LEFT SIDE (SECOND)	10'	11' - 0"	
RIGHT SIDE (FIRST)	7'	7' - 0"	
RIGHT SIDE (SECOND)	10'	10' - 0"	
BUILDING HEIGHT			
ALLOWED		30' - 0"	
PROPOSED		26' - 6"	
FAR CALCULATIONS			
LOT AREA			8736.00 ft²
FAR ALLOWED		4804.80 ft² (55%)	
FAR PROPOSED			4394.00 ft²
IMPERVIOUS COVERAGE			
LOT AREA			±/ 8736.00 ft²
ALLOWED			(65%)8678.40 ft²
PROPOSED			
TOTAL CONSTRUCTION			3214.00 ft²
HARDSCAPE			2220.00 ft²
TOTAL			5434.00 ft²

area tabulations

AREA CONDITIONED		
NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	2169.40 ft²
SECOND FLOOR	CONDITIONED	1300.13 ft²
STUDIO	CONDITIONED	495.89 ft²
STUDIO ENTRY	CONDITIONED	150.40 ft²
TOTAL CONDITIONED		4115.81 ft²

AREA NON-CONDITIONED		
NAME	TYPE	SQFT
REAR PORCH	NON-CONDITIONED	225.78 ft²
SIDE PORCH	NON-CONDITIONED	25.50 ft²
FRONT PORCH	NON-CONDITIONED	210.00 ft²
TOTAL COVERED		461.28 ft²

AREA GARAGE		
NAME	TYPE	SQFT
2 CAR GARAGE	GARAGE	493.16 ft²
TOTAL GARAGE		493.16 ft²

AREA TOTAL CONSTRUCTION		
NAME	TYPE	SQFT
FIRST FLOOR	CONDITIONED	2169.40 ft²
SECOND FLOOR	CONDITIONED	1300.13 ft²
STUDIO	CONDITIONED	495.89 ft²
STUDIO ENTRY	CONDITIONED	150.40 ft²
2 CAR GARAGE	GARAGE	493.16 ft²
FRONT PORCH	NON-CONDITIONED	210.00 ft²
REAR PORCH	NON-CONDITIONED	225.78 ft²
SIDE PORCH	NON-CONDITIONED	25.50 ft²
TOTAL CONSTRUCTION		5070.25 ft²

AREA HARDSCAPE		
NAME	TYPE	SQFT
POOL DECK	HARDSCAPE	338.72 ft²
TOTAL HARDSCAPE		338.72 ft²

Impervious Area

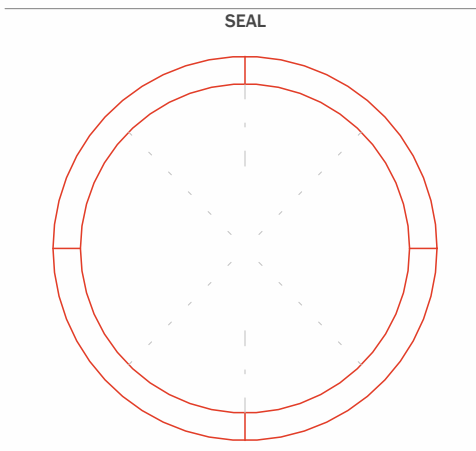
Name	Area
Building Common Area	
2 CAR GARAGE	493.16 ft²
FIRST FLOOR	2169.40 ft²
FRONT PORCH	210.00 ft²
REAR PORCH	225.78 ft²
SIDE PORCH	25.50 ft²
STUDIO ENTRY	150.40 ft²
Grand Total	3274.24 ft²



ENGINEER

alba
ENGINEERING
C.A. #30556

DANIEL SOUTER, P.E.
McIntyre Ave
P.O. BOX 547774
ORLANDO FL 32854
PHONE: (407) 421-4866



SEAL

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SEAI

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A202

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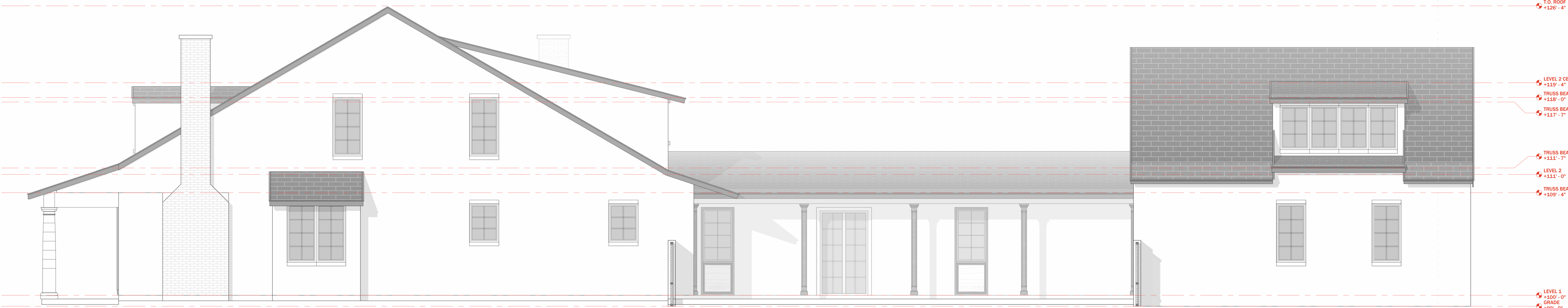
SCALE: 1/4" = 1'-0"



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Sheet No. _____ of _____

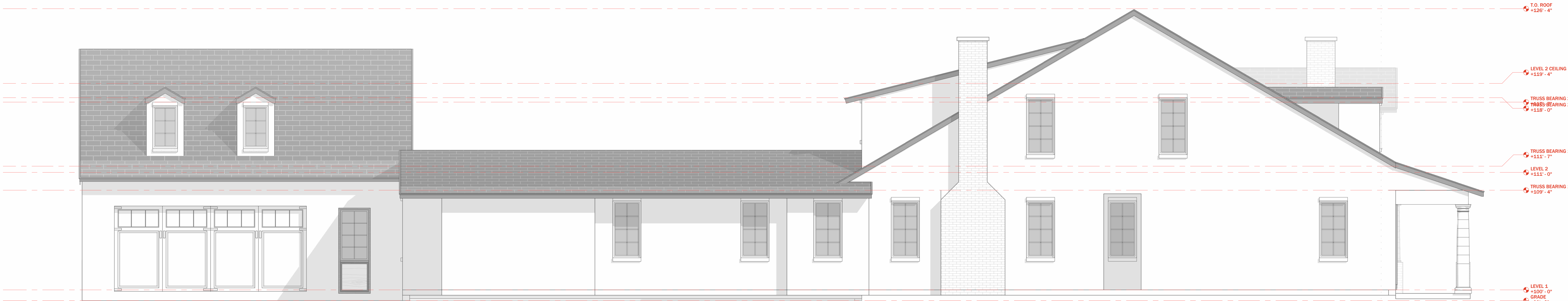




2

low country north

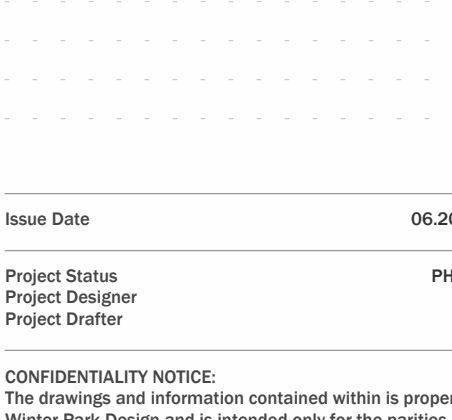
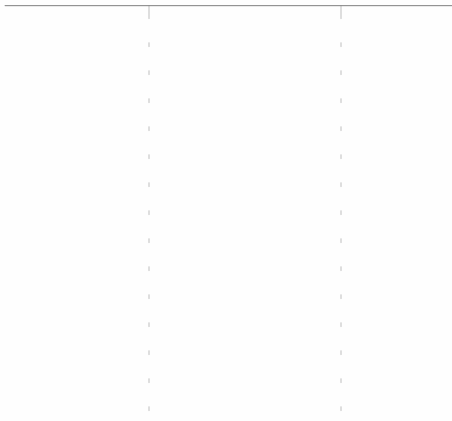
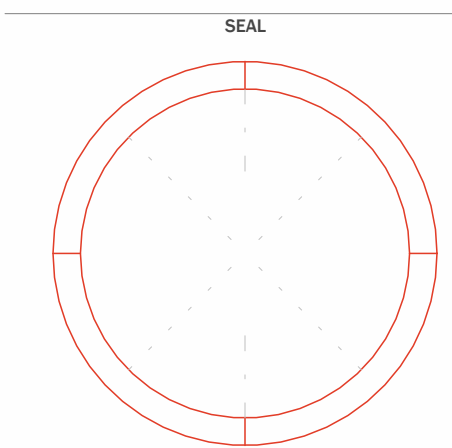
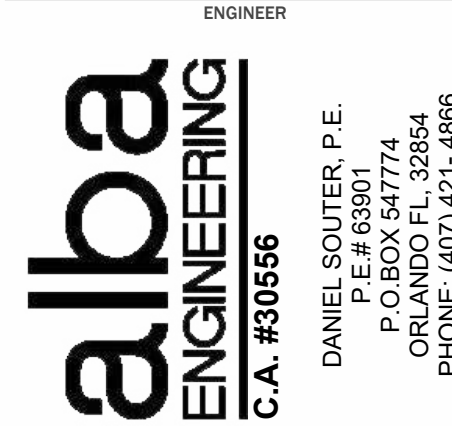
SCALE: 1/4" = 1'-0"



1

low country south

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



EXTERIOR
ELEVATIONS

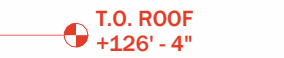
A502

Sheet No. 6/2023

Page 34 of 66



SEAI



TRUSS BEARING 1A

+111' - 0°

TRUSS BEARING 1
+109' ± 4"

LEVEL 1

 +100' - 0"
 GRADE
 +100' - 0"

craftsman north

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



LEVEL 2 CEILING

TRUSS BEARING

TRUSS BEARING

TRUSS BEARING

TRUSS BEARING
+111' - 7"

—●— **LEVEL 2**
+111' - 0"

TRUSS BEARING
+109' - 4"

100%

LEVEL 1

 +100' - 0"
 GRADE
 +100' - 0"

© 1999

craftsman south

Craftsman

3 March 2025

Re: 747 McIntyre Avenue, Winter Park

To whom it may concern:

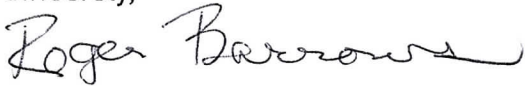
I wish to express my support for the plan to demolish the current house located at 747 McIntyre Avenue and build one house on each of the two lots.

The property was purchased by my great-grandfather in November 1945, and the house was built early the following year on the north lot. For 80 years, then, the property has served as family residence. The house was built in the year following the end of World War II, when (I was told) building supplies at home were still scarce. The very slight eaves and the house design are not (as some have suggested) a minimalistic style. (The design elements of the house are not characteristic of Minimalism at all.) Instead, they were plans drawn up by my great-grandfather and his daughter. Jeff Briggs recently described the house as “architecturally unremarkable.”

While I harbor affection for the house, it is not historic in design. Furthermore, after meeting with architects and builders, I have learned that it is impractical and nearly impossible to turn the current house into a functional modern house without tearing up concrete floors and bringing down multiple walls. I support replacing it with a house that fulfills modern needs and desires while simultaneously matching the character of the quaint architectural styles common in the College Quarter.

Because I have lived here for over four decades, I have a continuing respect and affection for the area and the neighbors, and I support maintaining the charm and quiet of the street. Limiting the property to two houses, tastefully designed, would enhance both the appeal and the value of the neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Roger Barrows". The signature is fluid and extends across the width of the line.

Roger Barrows

March 5, 2025

Dear Historic Preservation Board,

My name is Matthew McKeever. I have owned the property at 750 S. Pennsylvania for many years. I have lived in Winter Park for 30+ years.

I am familiar with the plan for 747 McIntyre Ave. The current home on that site is an eyesore at best. I am in favor of the request to remove the existing home and subdivide the land into two single-family home lots measuring 52' x 168'.

I am confident the new owners and Barefoot Brothers Construction will build two beautiful homes that will enhance the neighborhood while respecting the integrity of the CQHD.

Sincerely,



Matthew McKeever
720 Palmer Ave.
Winter Park



Planning & Zoning Board

agenda item 4.d

item type

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

meeting date

May 6, 2025

prepared by

John Harbilas, Senior Planner

approved by

Allison McGillis, Director of Planning and Zoning

subject

CU#25-02. Request of John and Gold Cohen Trust, for Conditional Use approval to develop a 6,956 square-foot auto parts retail store (Autozone), at 2684 Lee Road, zoned C-3.

motion | recommendation

Staff recommendation is for approval, subject to the following conditions:

1. Façade materials behind the wall signage on all sides, are to be a light-colored brick or textured cement panel.
2. The decorative water table around building base to be made out of brick, cast stone, or painted precast colored to match the parapet cornice.
3. Store operating hours to be no later than midnight, with no overnight parking.
4. Vehicle maintenance services, such as fluid and oil changes, are not permitted on site.

background

The applicant is requesting Conditional Use approval to develop a 6,956 square foot Autozone at 2684 Lee Road, zoned C-3. The property is just east of the I-4 eastbound exit ramp, on the south side of Lee Road, which is the same property as the previous Denny's restaurant that is no longer in operation.

Section 58-76 of the City Land Development Code allows retail automobile part sales as a conditional use in the C-3 Commercial Zoning District.

The applicant is now looking to demolish the Denny's building and put a new single-story Autozone store in the same general location. The site plan orients the building at the northeast corner of the site, with the parking lot and dumpster in the rear. In total, 36 spaces are provided, which satisfies the 21 spaces required by code. The nonconforming Denny's pole sign at the southwest corner will be removed as part of the new development and replaced with a monument sign.

As part of the 12 conditional use criteria, the Board is to review the request to ensure the use, operation, site, and architecture are compatible with the surrounding community. Given the site's location is along a major thoroughfare and the entrance to the city, the appearance of both the building and the landscaping should emulate the Winter Park character and standards. Staff has worked with the applicant to make adjustments to the site layout and some material improvements. Additional conditions are proposed to ensure the building materials complement the building style, and the store operation is compatible with the surrounding area.

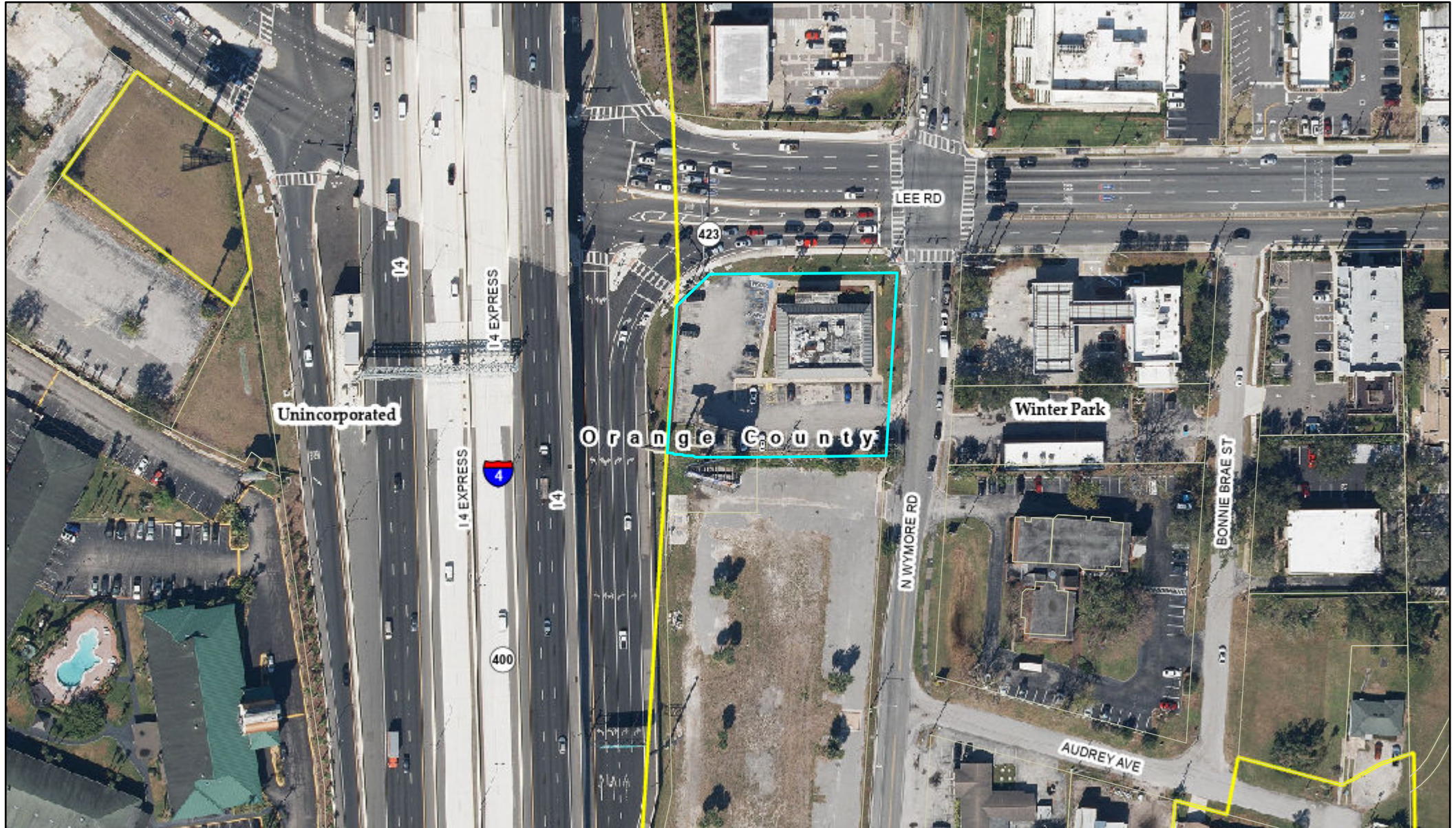
alternatives | other considerations

fiscal impact

attachments

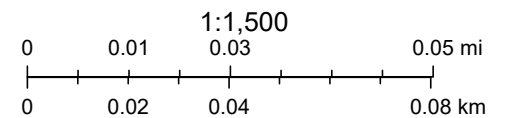
1. Aerial Map
2. Landscape Plans Autozone
3. Building Elevations
4. CIVIL SET - 2025-03-05
5. Floor plan

Autozone Aerial



5/1/2025, 1:52:46 PM

 Parcels Orange



LANDSCAPE NOTES:

- The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
- The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. Locations of existing buried utility lines shown on the plans are based upon best available information and are considered to be approximate. It shall be the responsibility of the contractor to verify the locations of utility lines within and adjacent to the work area to protect all utility lines during the construction period to repair any and all damage to utilities, structures, site appearances, etc. which occurs as a result of the construction to field adjust the location of proposed trees and palms 10' off the center of the utility lines. Notify the Landscape Architect if a 10' offset does not function.
- The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to ensure availability and proper location of irrigation items and plants.
- Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.
- Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.
- All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
- All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
- The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. Trunk caliper (trunk diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches from the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it is referred to as caliper. When the plant list description calls out DBH or caliper at DBH, it shall govern over the caliper definition in this note.
- The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
- Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
- Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
- TOPSOIL

Topsoil shall be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material. 6" Top Soil shall be placed in all turf & landscape areas.

- All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
- The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered for plants to thrive as defined by Florida Grades and Standards for Nursery stock until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
- It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to re-straighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
- All Palms to be staked as indicated per Palm staking details. All other trees to be stabilized utilizing 8' lodge poles per tree planting details.
- Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
- Sod shall be of a species specified on the drawings and originate from a commercial turf grower, whose farm is free of muck soils. Muck grown sod will not be approved. It shall be a dense stand of live turf, reasonably free of weeds, well matted with grass roots in rectangles 12 inch by 24 inch or in 12 inch wide rolls in a length consistent with the equipment and methods used to handle the rolls and place the sod. Any netting contained within the sod shall be certified by the manufacturer to be bio-degradable. The soil and root mat shall be a minimum of 1-1/2 inch thick and must hold together during placement. Sod shall be placed adjacent to one another to avoid gaps and overlaps. Joints shall be staggered between the rows. Sod placed on slopes exceeding 3:1 shall be pinned with turf staples. Sod turf, shall have been mowed a minimum of one week prior to cutting and delivery, so that the length of the turf is no longer than 4 inches at time of delivery. Place sod within 48 hours of cutting the sod. The sod shall be kept moist throughout the 48 hour period and maintain the health and viability of the sod. Submit a letter of certification to the Owner's CEI Representative, at time of delivery, as to the source of the sod, the time it was cut, the species and cultivars provided, last mowing date, and that the sod is free of fire ants. Sod which has been cut for longer than 48 hours after being cut shall not be used unless specifically authorized by Owner's CEI Representative.

- It shall be the Contractor's responsibility to measure and determine the exact quantity of sod required for a complete job at the time of bidding or providing a price quote. The Owner shall not be responsible for additional cost due to the Contractor's under estimating of the quantity of sod for the original bid area.
- The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
- UNSUITABLE SUBSOILS
Locations containing unsuitable subsoil shall be treated by one or more of the following:

- Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spikes, discs, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.
- Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.
- Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.
- Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.

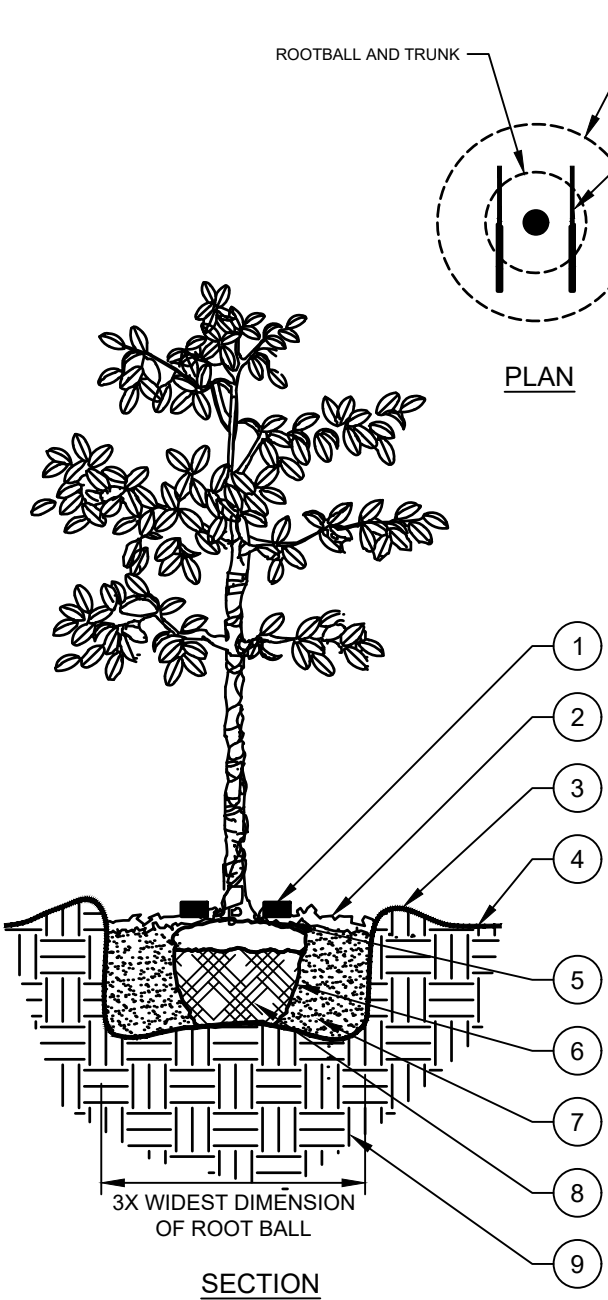
- The Landscape Contractor shall ensure that his work does not interrupt established or projected drainage patterns.
- The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of Bidding.
- Mulch - All plant beds shall be top dressed with 3" shredded hardwood mulch (or approved equal). Cypress mulch not permitted. A 5" diameter mulch ring is to be placed around trees located in sod areas or outside of planting beds.
- Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.

MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

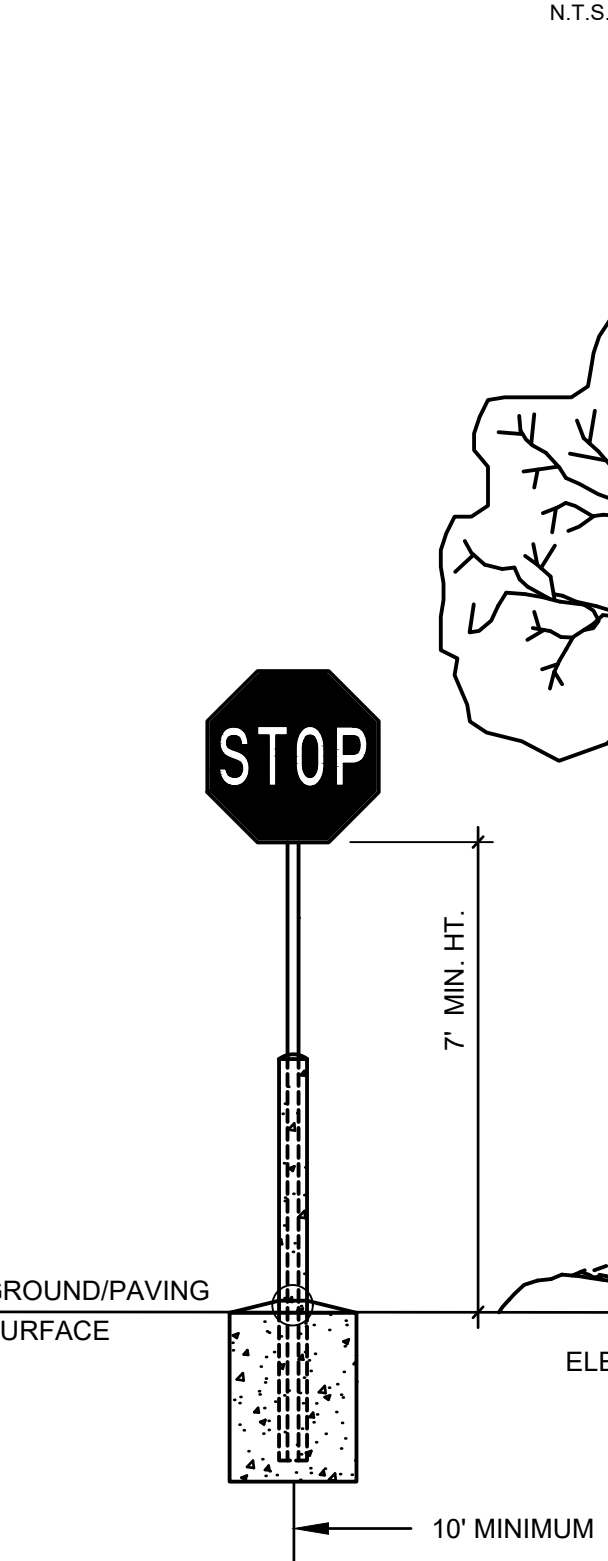
- Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.
- Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.
- During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.
- At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.

GUARANTEE AND REPLACEMENT:

- All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.
- At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.
- All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.

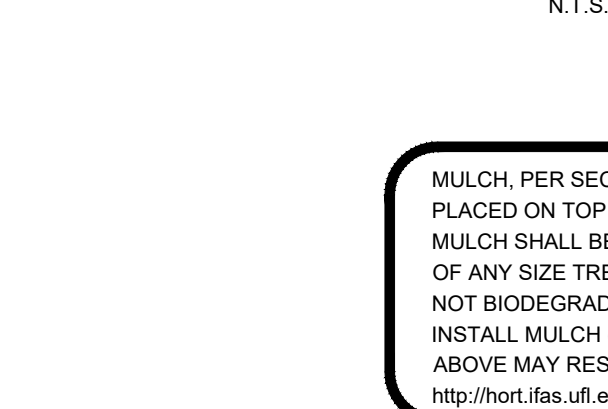


SMALL TREE PLANTING (14' OR LESS)



ALL TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS

TREE PLANTING AT TYPICAL SIGN



MULCH, PER SEC. 24-8(4), SHALL BE ORGANIC AND SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 12" TO 18" FROM THE TRUNK OF ANY SIZE TREE. MATERIALS SUCH AS ROCK AND SHELLS THAT DO NOT BIODEGRADE, ARE NOT DEEMED ACCEPTABLE. FAILURE TO INSTALL MULCH (AND TYPE OF MULCH) AS PROVIDED BY SPECIFICATION ABOVE MAY RESULT IN A FAILED INSPECTION. REFER TO <http://hort.ifas.ufl.edu/wyover/mulching.shtml> FOR MORE INFORMATION

IRRIGATION SHALL BE DESIGNED AND INSTALLED SO AS TO CONFORM WITH CHAPTER 37, SECTIONS 601-613 OF THIS CODE. THE IRRIGATION SYSTEM INSTALLED WILL BE PERMANENT FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING HEALTH OF THE PLANT MATERIAL.

PURSUANT TO ORANGE COUNTY LDC 24-4 (1)(1) REFERRING TO THE 40/40/20 PLAN, THE FOLLOWING TOTALS SHALL PROVE COMPLIANCE AS FOLLOWS:

- THE SITE HAS BEEN LANDSCAPED IN ITS ENTIRETY USING HIGH WATER USE LANDSCAPE MATERIAL WHICH IS 0% OF THE TOTAL LANDSCAPE AREA OF 11,794 SF.
- THE SITE HAS BEEN LANDSCAPED WITH 11,600 SF. OF LOW WATER USE LANDSCAPE MATERIAL WHICH IS 98% OF THE TOTAL LANDSCAPE AREA OF 11,794 SF.
- THE SITE HAS BEEN LANDSCAPED WITH 194 SF. OF MODERATE WATER USE LANDSCAPE MATERIAL WHICH IS 2% OF THE TOTAL LANDSCAPE AREA OF 11,794 SF.
- THE SITE HAS BEEN LANDSCAPED WITH 0 SF. OF IRRIGATED SOD NOT IN A SWALE OR LAKE BANK WHICH IS 0% OF THE TOTAL LANDSCAPE AREA OF 11,794 SF.

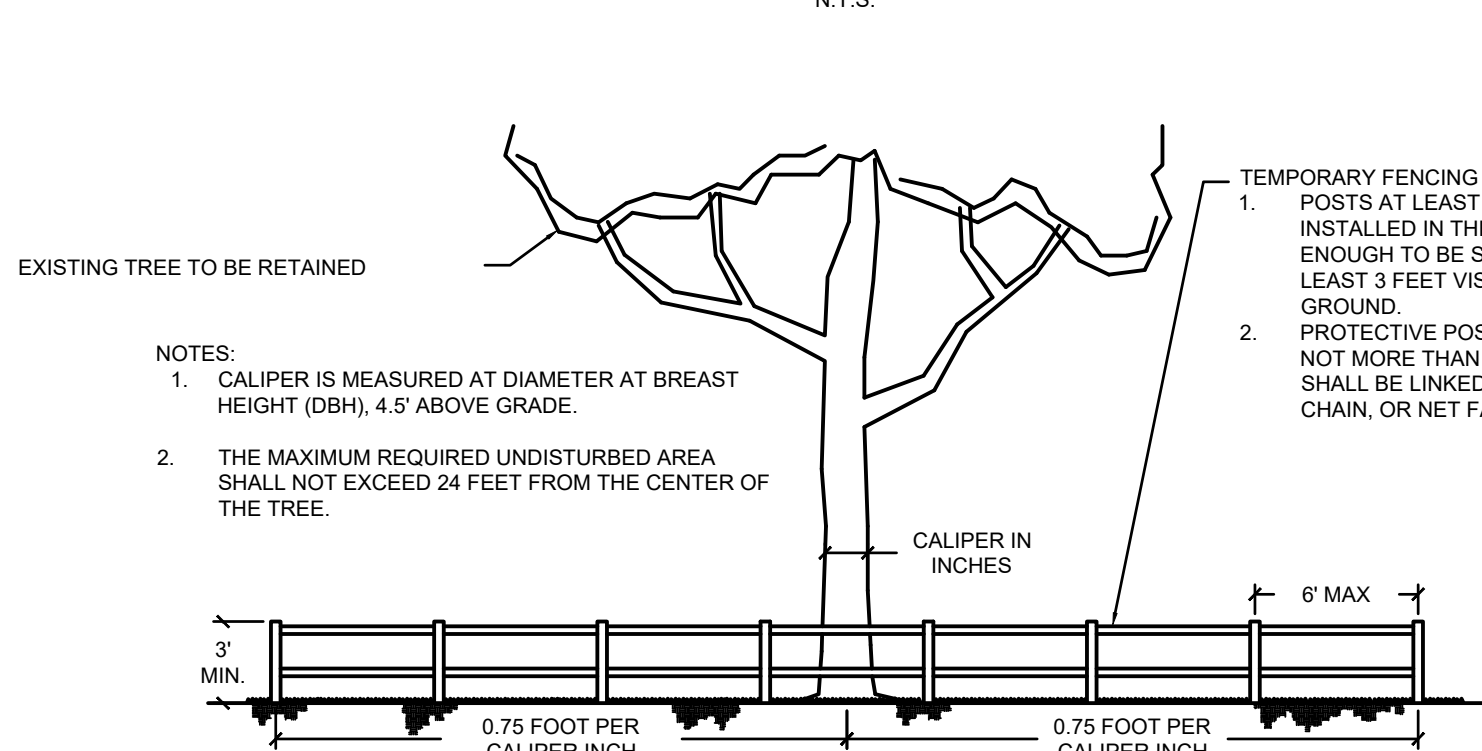
5-7 HEALTHY FRONDS MINIMUM. TIE FRONDS WITH BIODEGRADABLE TWINE. HEAD TO REMAIN TIED UNTIL PALM PUSHES IT OPEN. CABBAGE PALMS TO BE "HURRICANE CUT"

SECURE BATTENS WITH 2-3/4" STEEL BANDS TO SECURE BATTENS DURING PLANTING PROCESS. DO NOT NAIL BATTENS TO PALM TRUNK. HEIGHT SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM.

3-2X4 WOOD BRACES STAKED WITH A 2X4X24" STAKE PAD BURIED 3" BELOW GRADE.

PLANT SO THAT THE TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE AFTER SETTLEMENT, APPROX. 1" ABOVE FINISHED GRADE AT TIME OF PLANTING.

PALM STAKING DETAIL



TREE PROTECTION DETAIL

TEMPORARY FENCING
1. POSTS AT LEAST 1.5' x 3.5' SHALL BE INSTALLED IN THE GROUND DEEP ENOUGH TO BE STABLE AND WITH AT LEAST 3 FEET VISIBLE ABOVE THE GROUND.
2. PROTECTIVE POST SHALL BE PLACED NOT MORE THAN 6 FEET APART, AND SHALL BE LINKED TOGETHER BY A ROPE, CHAIN, OR NET FABRIC.

TREE BARRICADE APPROVAL
OBTAIN CITY APPROVAL OF TREE BARRICADES PRIOR TO BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENTS

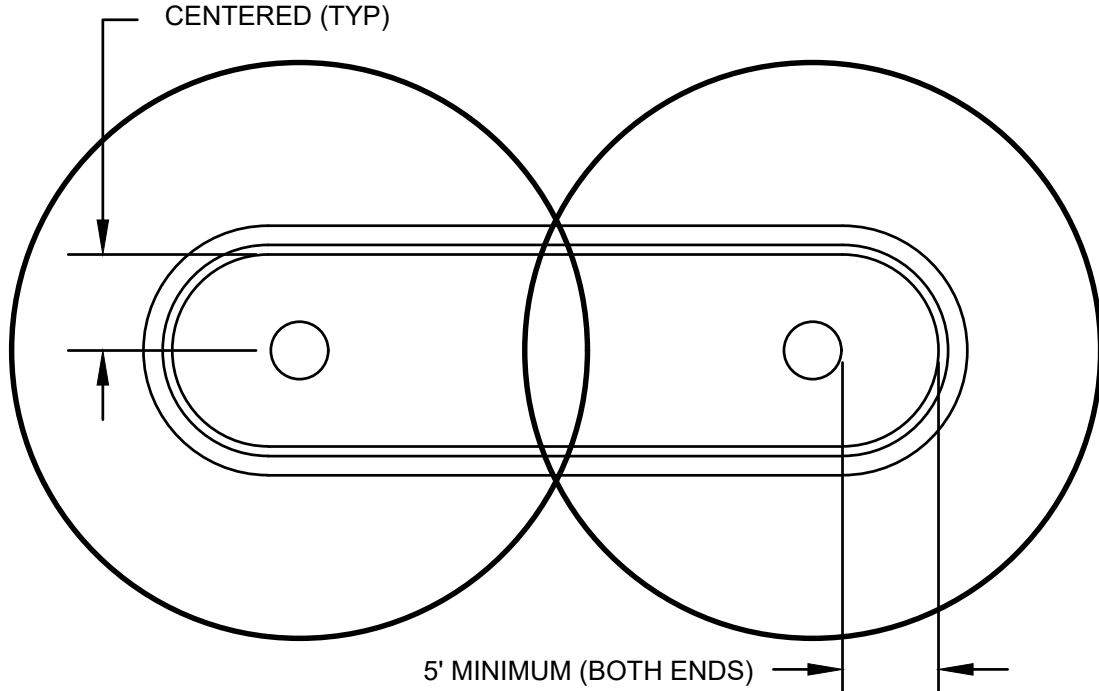
TREE PROTECTION NOTES:

- Four (4) foot high solid orange construction fencing shall be installed encompassing 75 foot in radius for each inch of trunk diameter. When surveyed fencing shall be moved to the edge of the tree protection area (TPA) as indicated on plans and be maintained through completion of construction.
- Where the TPA occurs within 10 feet of the tree trunk, a tunneling device shall be used to prevent severing of tree roots.
- All equipment and/or materials are prohibited within the TPA. Including but not limited to cement wash-out, chemicals, fuel or equipment servicing.
- Grade changes shall not occur within the TPA. No fill shall be added, removed or stored within the TPA with exception of prescribed potting soil (see item 10).
- Brush and weeds occurring within the TPA shall be cleared by hand or utilizing only the mower of a light wheeled farm tractor (less than 60 hp). During such activities soil profiles shall not be disturbed.
- Roto-tilling, disk, root raking or other clearing methods that disturb the soil profile are expressly prohibited.
- Utility lines and/or irrigation lines can occur within the TPA if appropriate tunneling is provided to minimize damage to existing roots.
- Saved trees shall be pruned to remove dead and damaged wood, correct structural defects and to provide access and visibility.
- Canopy and root pruning shall be completed under direct observation of the owner AN ISA certified arborist and be accomplished by an arborist with five years or more experience pruning live oaks to ISA standards. Arborist must obtain approval from the owner prior to commencement of pruning activities. Two week advance notification is required.
- Landscaping within TPA shall not disturb existing soil profiles, a maximum of 1" of mulch over the root system.

INSPECTION SCHEDULING: TO SCHEDULE A LANDSCAPE INSPECTION FOR ALL COMPLETED PERMITS, USE THE "FAST TRACK" APPLICATION AT <https://fasttrack.ocfl.net/publicportal/oc/index.jsp> AND REQUEST A CODE "270" LANDSCAPE/ZONING INSPECTION. IF HAVING TROUBLE SCHEDULING PLEASE CALL THE BUILDING SAFETY DIVISION AT (407) 836-5550. ALL PERMITS ASSOCIATED WITH THE PROJECT THAT ARE COMPLETE AND HAVE A LANDSCAPE OR ZONING HOLD SHOULD BE ENTERED IN ORDER FOR ALL LANDSCAPE/ZONING HOLDS TO BE RELEASED UPON SATISFACTORY INSPECTION. INSPECTIONS ARE CONDUCTED ON TUESDAYS AND FRIDAYS ONLY AND SHALL BE SCHEDULED NO LATER THAN MIDNIGHT ON THE NIGHT BEFORE THOSE DAYS IN ORDER TO ENSURE THAT THE INSPECTION WILL TAKE PLACE. ****ANY TREES PROPOSED TO BE PRESERVED ON THIS PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION, AND AS SUCH SHALL BE REPLACED IN INCHES ON SITE AT A 2:1 RATIO FOR NON-SPECIMEN TREES AND AT A RATIO OF 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND OR BY SOME COMBINATION OF PAYMENT AND ONSITE PLANTING. THE CURRENT FEE, AS MAY BE AMENDED BY THE ORANGE COUNTY BCC, IS \$106.00 PER INCH. IN ALL CIRCUMSTANCES, MITIGATION MUST BE SATISFIED PRIOR TO THE RELEASE OF THE LANDSCAPE/ZONING HOLD(S).

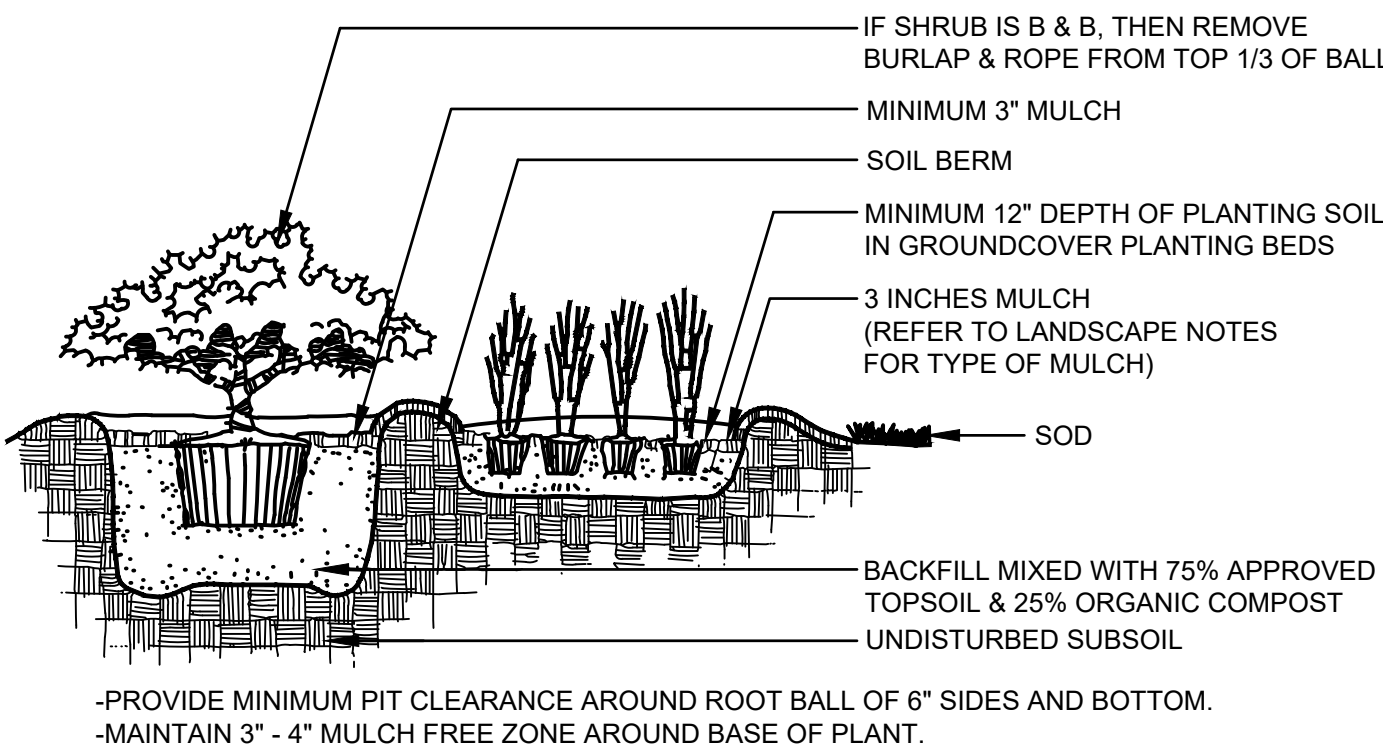
- ALL TREES SHALL BE FLORIDA GRADE #1
- SPECIFIC PLANT MATERIAL LAYOUT MAY VARY DUE TO FIELD CONDITIONS
- ALL LAWN AREAS AND AREAS NOT DEFINED AS HARDSCAPE, SHALL BE SOLID SOD, UNLESS OTHERWISE NOTED
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATED, UNDERGROUND SYSTEM, PROVIDING 100% COVERAGE
- FIRE HYDRANTS AND FIRE PROTECTION APPLIANCES SHALL BE KEPT ACCESSIBLE TO THE FIRE DEPARTMENT AT ALL TIMES. CLEARANCES OF SEVEN FEET SIX INCHES IN FRONT OF AND TO THE SIDES OF THE HYDRANT OR APPLIANCE, FOUR FEET OF CLEARANCE TO THE REAR OF THE HYDRANT OR APPLIANCE AND A VERTICAL CLEARANCE OF EIGHT FEET MINIMUM.

SEC. 24-8 - LANDSCAPE MATERIALS/INSTALLATION
(1) PLANT QUALITY: PLANT MATERIAL USED TO SATISFY SECTIONS 24-4 AND 24-5 MUST MEET OR EXCEED "FLORIDA NO. 1", AS ESTABLISHED IN THE LATEST PUBLICATION BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE, FLORIDA.
(2) POTABLE WATER CONSERVATION: UNLESS REUSE WATER IS UTILIZED, PLANT MATERIAL MUST BE NATIVE TO OR ADAPTABLE TO THE SITE AND POSSESS APPROPRIATE WATER REQUIREMENTS ACCORDING TO APPROPRIATE WATER MANAGEMENT DISTRICT GUIDELINES.
(3) INSTALLATION: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED COMMERCIAL PLANTING PROCEDURES. SOIL SHALL BE FREE OF LIMESTONE ROCK AND OTHER CONSTRUCTION DEBRIS. ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICLE ENCRoACHMENT BY WHEEL STOPS OR CURBS.

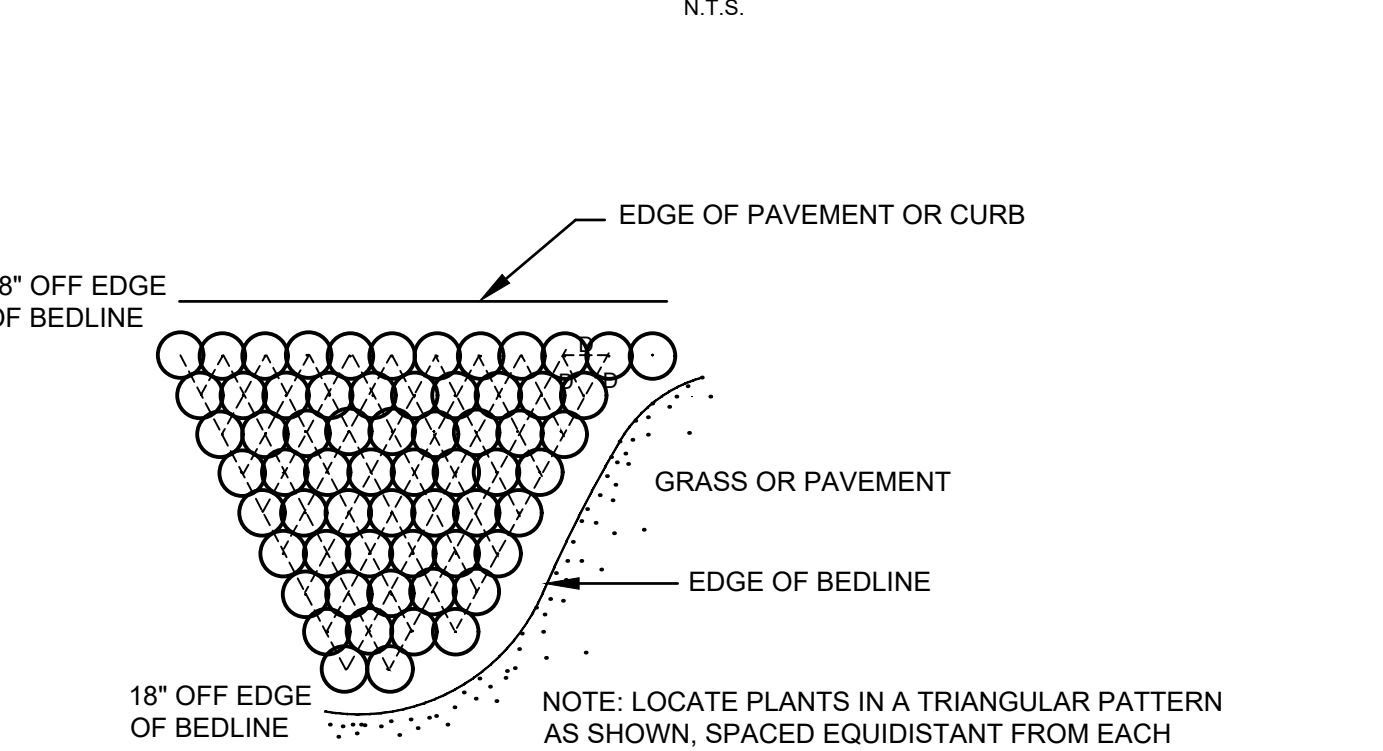


ALL TREES PLANTED IN LANDSCAPE ISLANDS OR ANY LANDSCAPED AREAS SHOULD BE A MINIMUM OF 5' OFF OF BACK OF CURB UNLESS ABSOLUTELY NECESSARY DUE TO UTILITY LINES/PIPES LOCATION.

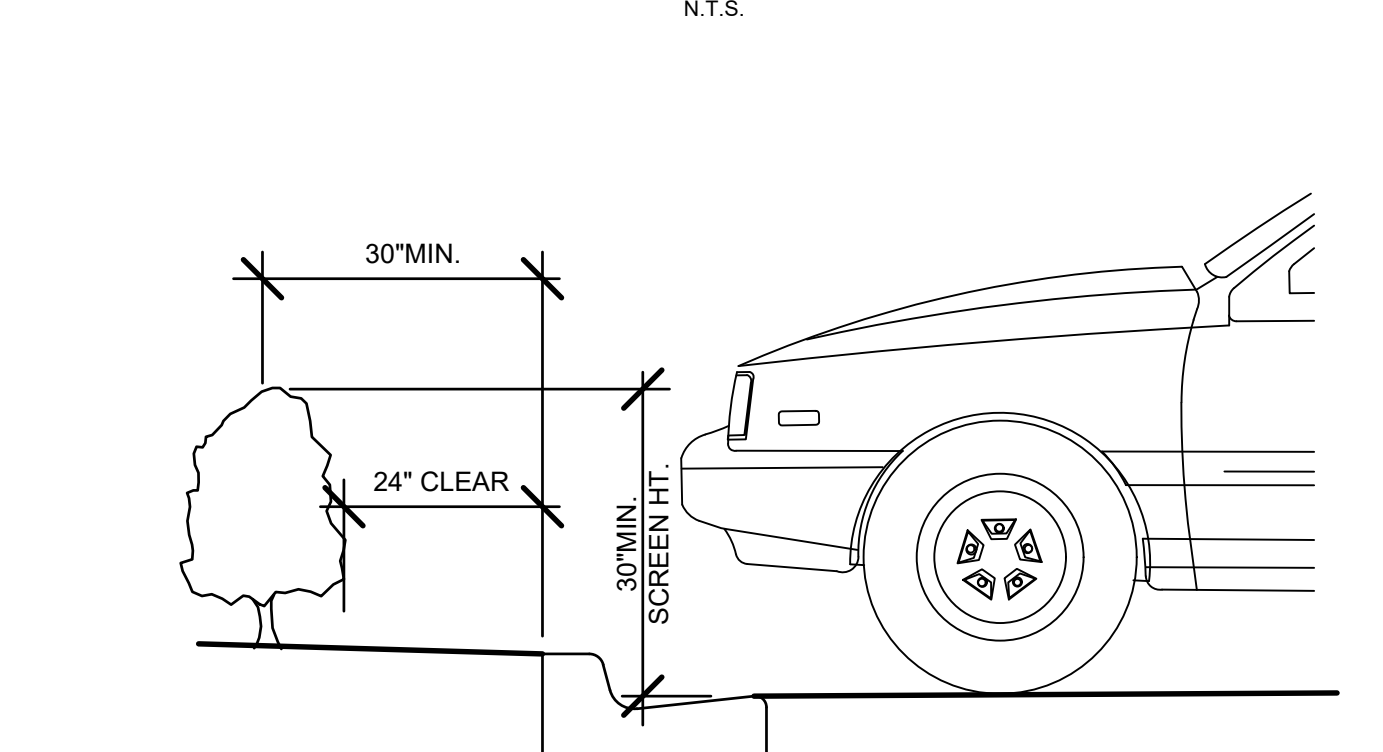
TYPICAL ISLAND PLANTING



SHRUB AND GROUND COVER PLANTING DETAIL

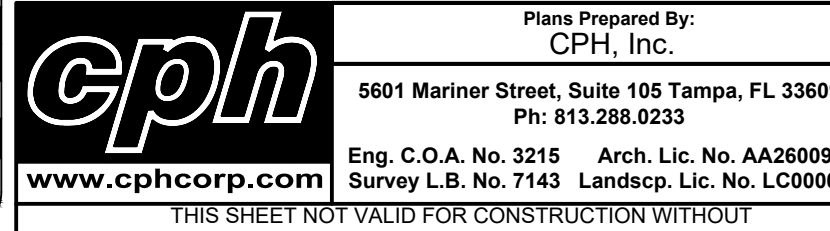


SHRUB/GROUND COVER SPACING PLAN



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

TYPICAL SECTION - HEDGE INSTALLATION



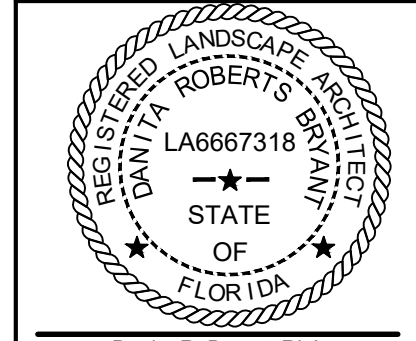
Danita R. Bryant, State of Florida, Professional Landscape Architect, License LA 6667318. This item has been digitally signed and sealed by Danita R. Bryant on the date indicated below. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

REVISIONS	1	2	3	4	5	6

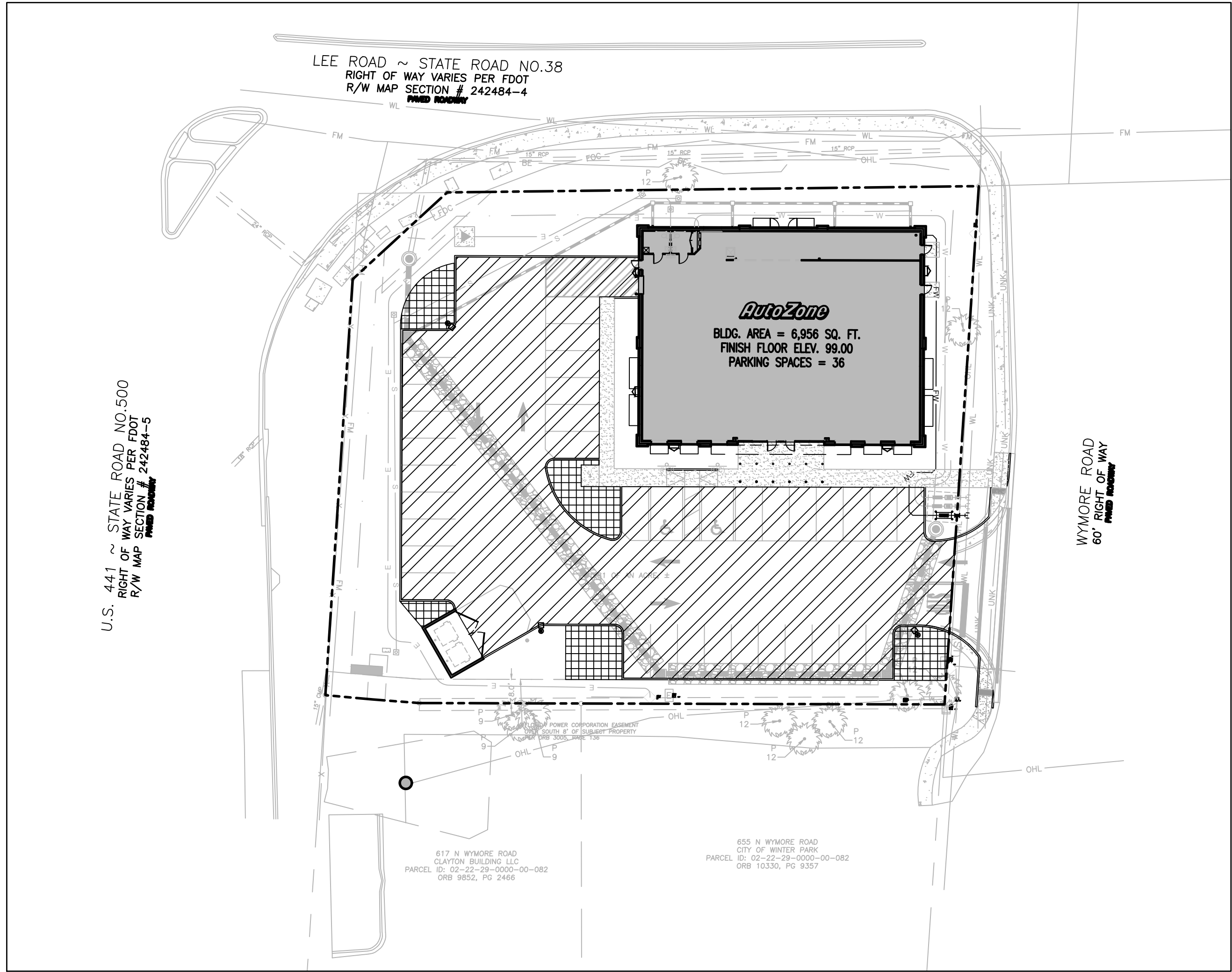
AutoZone Store No. FL10354
2684 LEE ROAD,
WINTER PARK, FLORIDA 32789

LANDSCAPE NOTES & DETAILS

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

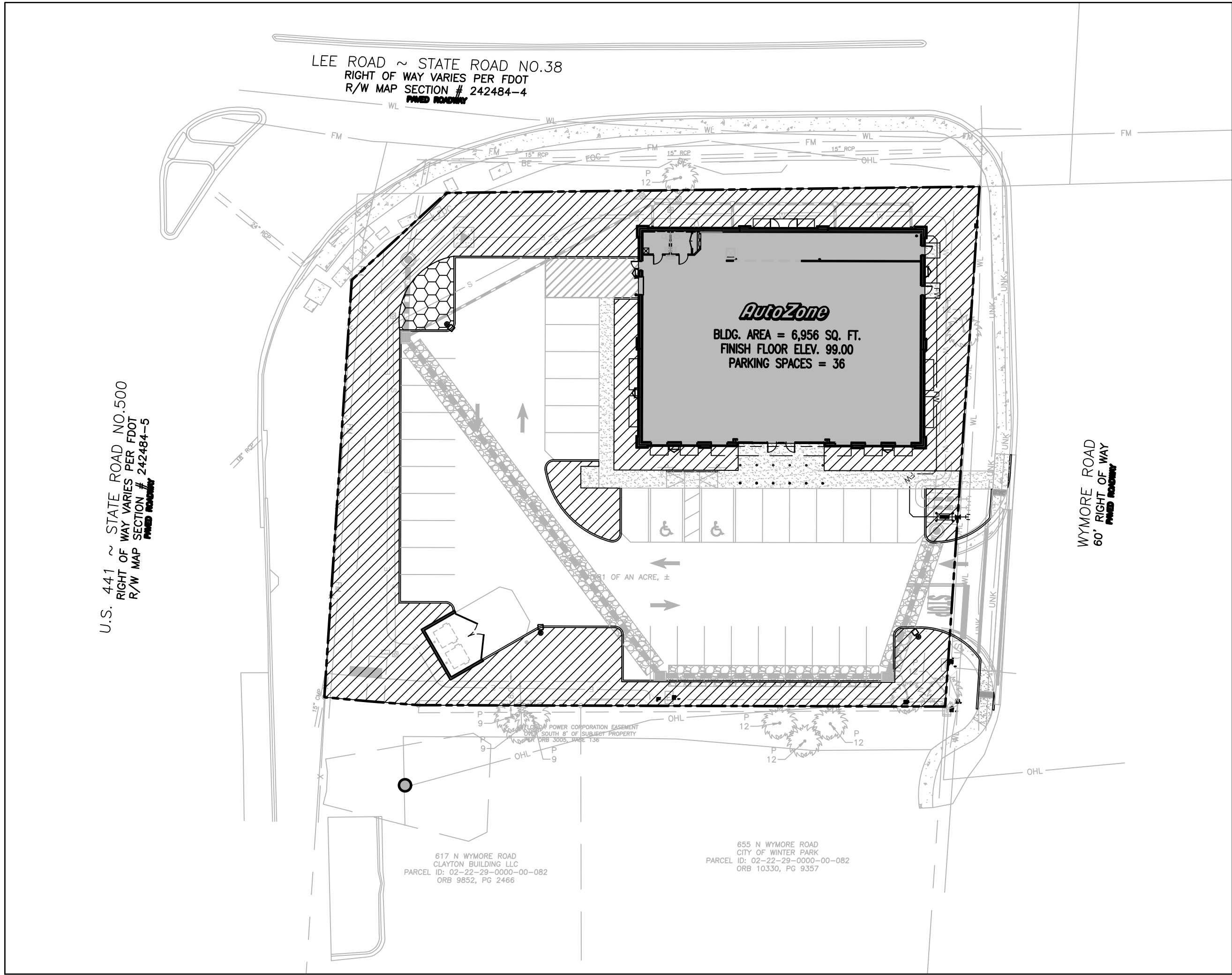


Mar 19, 2025
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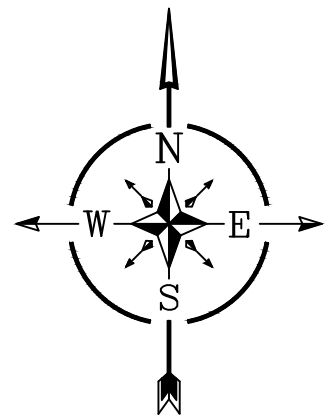
V.U.A. KEY MAP
SCALE: 1" = 30'

TOTAL OPEN SPACE	15,668 SF.	100%
PARKING LOT AREA	14,235 SF.	90.8%
LANDSCAPED AREAS	1,433 SF.	9.2%



WATER USE MAP
SCALE: 1" = 30'

WATER USE AREAS	12,013 SF.	100%
LOW WATER USE ZONE	11,663 SF.	97%
MODERATE WATER USE ZONE	350 SF.	3%
HIGHER WATER USE ZONE	0 SF.	0%



Danita R Bryant
CPLS, CPH, Inc.

6501 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233

Plans Prepared By:
CPH, Inc.
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT
COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

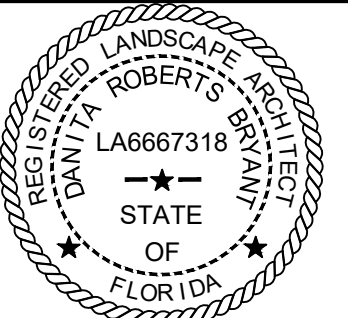
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REVISIONS	1	4	5	6

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VUA KEY MAP & WATER USE MAP

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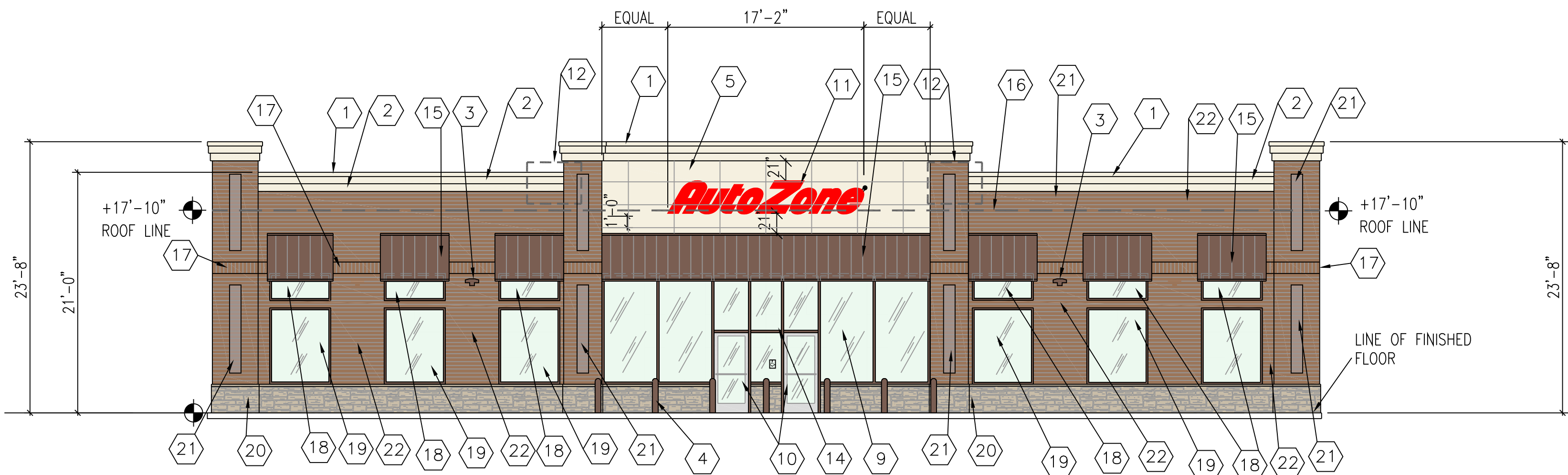


Danita R. Bryant, RLA
LA6667318

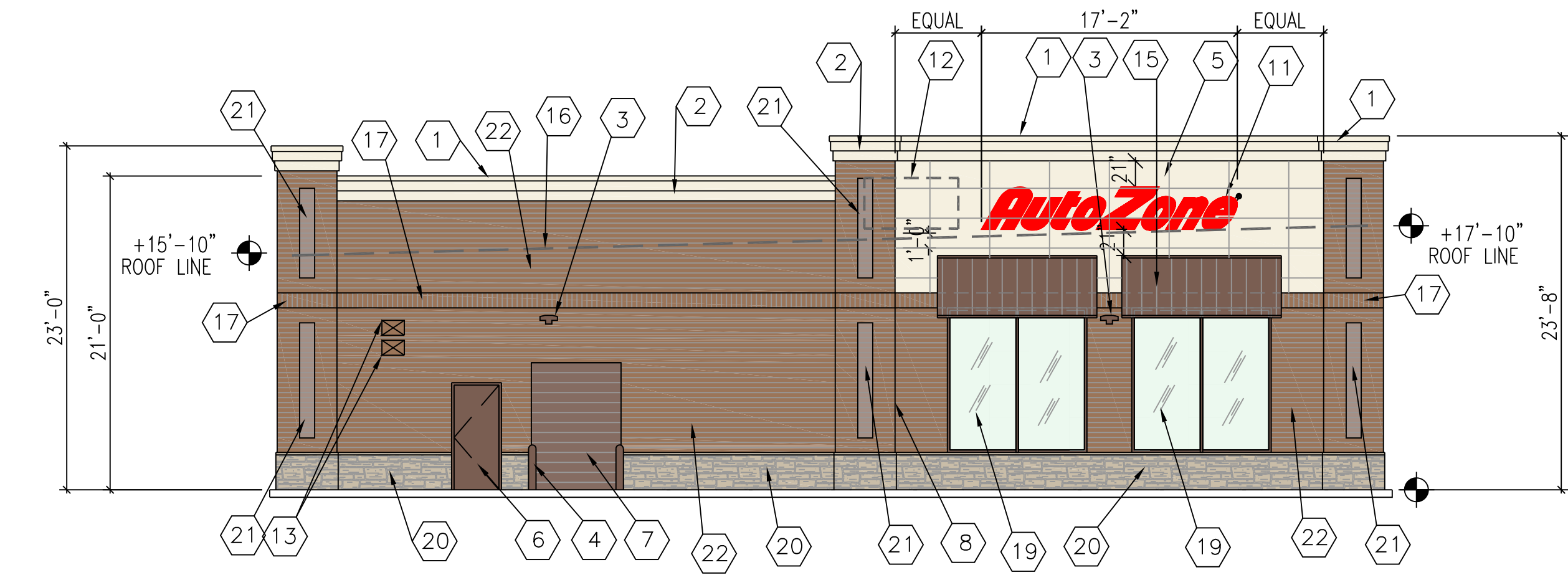
Mar 19, 2025

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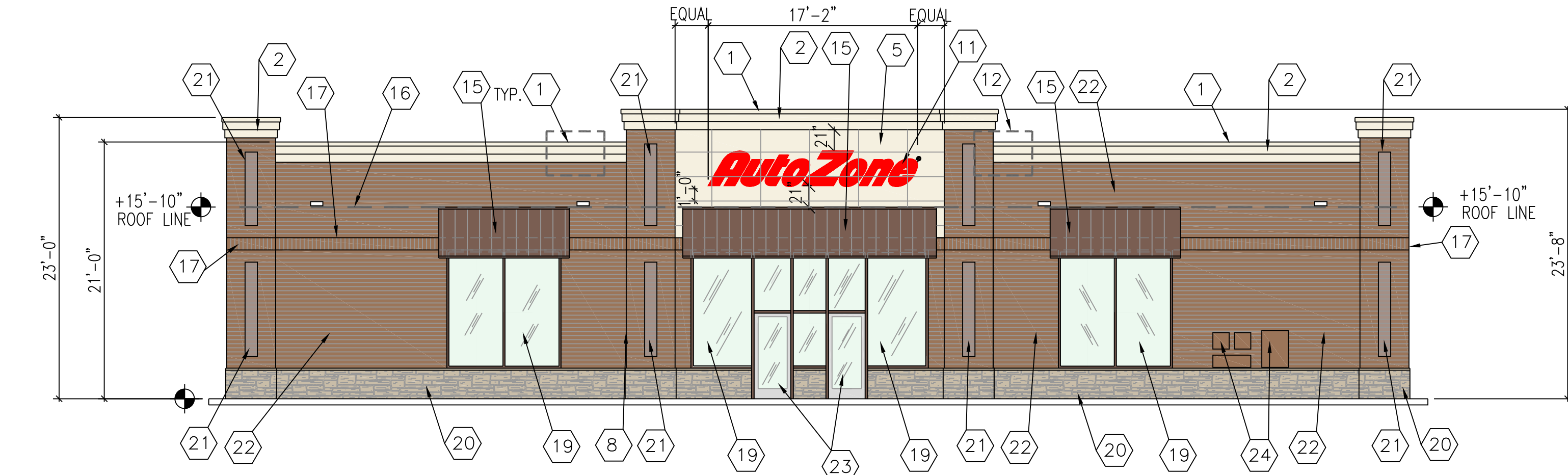
L5.1



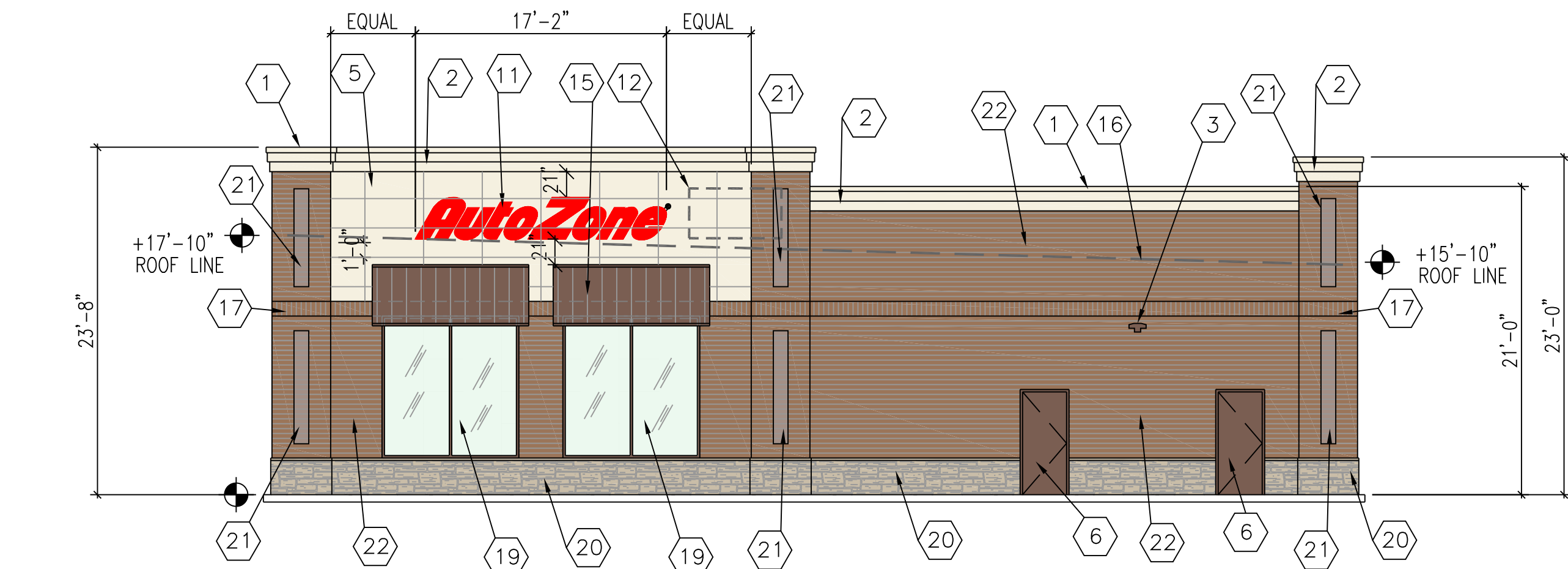
FRONT WALL
(HIGH SIDE)



LEFT SIDE WALL



REAR WALL
(LOW SIDE)



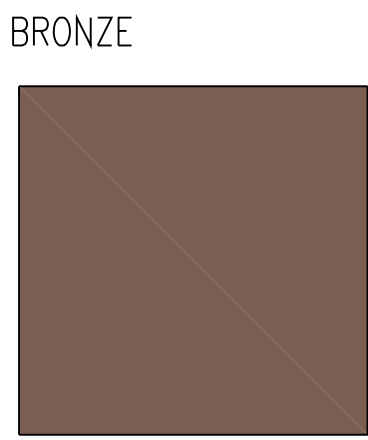
RIGHT SIDE WALL



PALMETTO BRICKS -
1.25 GREYSTONE



PALMETTO BRICKS -
0.75 GREYSTONE



BRONZE

BRICKS

CENTURION STONE -
BUCKS COUNTY
LEDGESTONE W/ SILL CAP



STONE VENEER W/ SILL
CAP

ROOF HEIGHT

AWN01W

- 1 TWO PIECE COMPRESSION TRIM - SW#6091 RELIABLE WHITE
- 2 COLOR:DECORATIVE FOAM CORNICE- COLOR: SW#6091 RELIABLE WHITE
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH BROWN SLEEVE
- 5 ALLURA FIBER CEMENT FLAT PANEL (SMOOTH) 'LIGHT GRAY' W/ CLEAR ANODIZED PANEL TRIM BY "EASY TRIM"
- 6 PAINT MAN DOOR & METAL FRAMES - DARK BRONZE FINSH
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - DARK BRONZE FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 FRONT WALL SIGN - 34" RED CHANNEL LETTERS
- 12 HVAC UNITS SCREENED BEHIND PARAPET WALL
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 3'-0" DEPTH METAL AWNING COLOR: DARK BRONZE
- 16 ROOF LINE SEE STRUCTURAL DRAWINGS FOR DETAILS
- 17 BRICK - UTILITY SIZE SOLIDER COURSE COLOR: PALMETTO BRICK - 1.25 GREYSTONE
- 18 CLERESTORY WINDOW - EVERGREEN GLASS
- 19 FAUX WINDOW - TINTED GLASS WITH DARK BRONZE STOREFRONT
- 20 CENTURION STONE - BUCKS COUNTY LEDGESTONE W/ SILL CAP
- 21 BRICK - UTILITY SIZE STACKED BOND COLOR: PALMETTO BRICK - 0.75 GREYSTONE
- 22 BRICK - UTILITY SIZE COLOR: PALMETTO BRICK - 1.25 GREYSTONE
- 23 FAUX STOREFRONT DOOR WITH TINTED GLASS WITH CLEAR ANODIZED FINISH
- 24 ELECTRICAL EQUIPMENT

2 ELEVATION KEY NOTES

- GENERAL NOTES:
1. REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
 2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
 3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
 4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

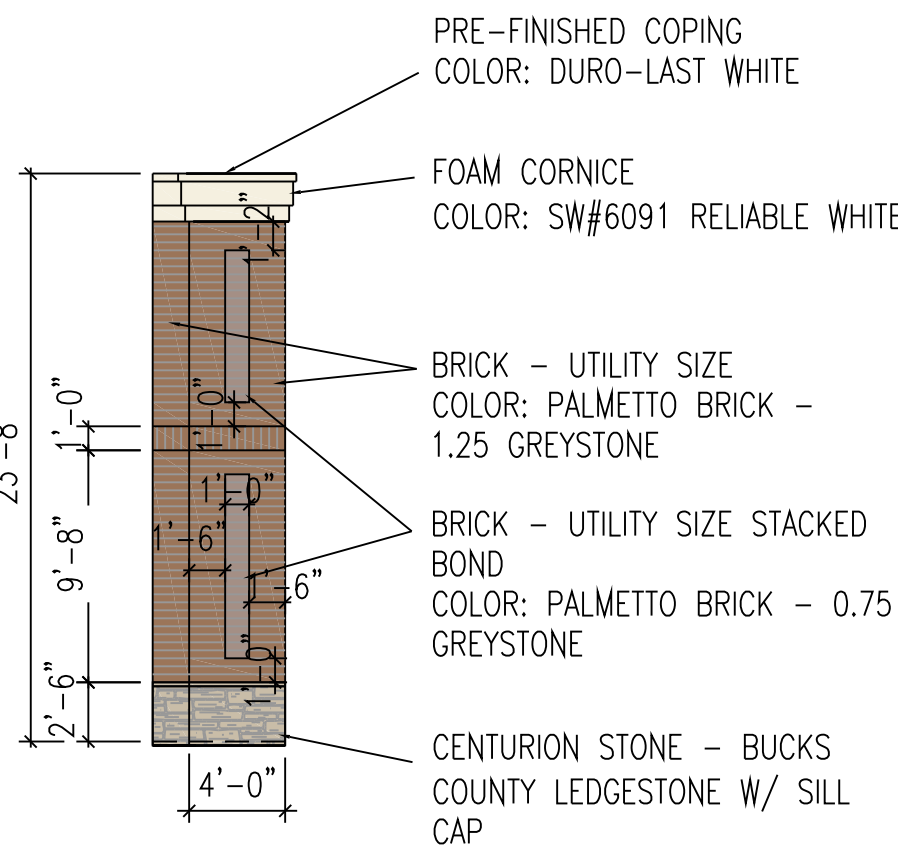
4 GENERAL NOTES

- SIGNAGE NOTES:
1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
 2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.
 3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SM" SHEETS FOR ADDITIONAL INFORMATION.
 4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

3/32" = 1'-0"

AWN02

1/8" = 1'-0"



FIELD BRICK - UTILITY SIZE
COLOR: PALMETTO BRICK - 1.25 GREYSTONE
SOLDIER COURSE BRICK - UTILITY SIZE
COLOR: PALMETTO BRICK - 1.25 GREYSTONE
STACKED BOND BRICK - UTILITY SIZE
COLOR: PALMETTO BRICK - 0.75 GREYSTONE
BRICK MORTAR COLOR: #5049 LIGHT ALMOND

Prepared **AutoZone** STORE DEVELOPMENT

For: Store No. 10534

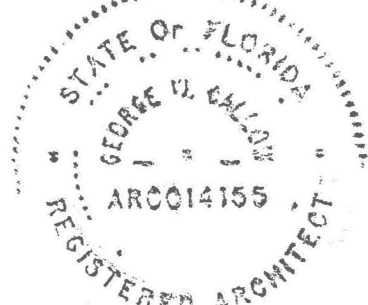
2684 LEE ROAD

WINTER PARK, FL 32789

REVISIONS

1.	2.	3.	4.

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



DATE

03/05/25

PROTOTYPE SIZE

65W2-L

CE

AUTOZONE INC.

Architect: GEORGE CALLOW

123 South Front Street, 3rd Floor

Memphis, Tennessee 38103

TEL: (901) 495-8705 FAX: (901) 495-8969

Email Address: george.callow@autozone.com

COLOR ELEVATIONS

CONSTRUCTION PLANS FOR



2684 LEE RD, WINTER PARK, FL 32789
SECTION 2 - TOWNSHIP 22 SOUTH - RANGE 29 EAST
PARCEL ID: 292202000000035

VERTICAL DATUM: NAVD '88

NOTICE

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

Matthew
S
D'Angel
o

Digitally signed by Matthew S D'Angelo
DN: C=US, O=Unaffiliated, dnQualifier=, A01410C0000018F0C30D7E40011E3B1, CN=Matthew S D'Angelo
Reason: I am the author of this document
Location:
Date: 2025.03.17 11:57:45-04'00'
Foxit PDF Editor Version: 13.0.1

Matthew S. D'Angelo, State of Florida, Professional Engineer, License No. 91885. This item has been digitally signed and sealed by Matthew S. D'Angelo on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

REVISIONS

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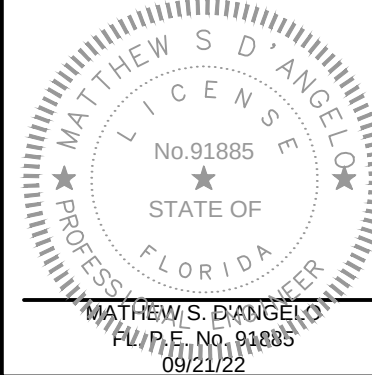
AutoZone Store No. FL10354
2684 LEE ROAD,
WINTER PARK, FLORIDA 32789

COVER SHEET

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103

TEL: 901-495-8709 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com



3/5/2025

6W2R

C0.1

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SURVEYOR

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MAPPING CORPORATION
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GEOTECH

ANTICUS ENGINEERING
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LANDSCAPE ARCHITECT

CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
PHONE: (407) 322-6841
ATTN.: DANITA BRYANT

UTILITY PROVIDERS

ELECTRIC

DUKE ENERGY
2801 W. STATE RD. 426,
OVIEDO, FLORIDA 32765
PHONE: (407) 629-1010

TELEPHONE

AT&T
916 LEE RD,
ORLANDO, FLORIDA 32810
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ATTN.: KEVIN TALECKI
ATTN.: MIKE GAMBOA

WATER

CITY OF WINTER PARK UTILITIES
401 S. PARK AVE,
WINTER PARK, FLORIDA 32789
PHONE: (407) 691-7805
ATTN.: SAM GRIFFEY

SEWER

CITY OF WINTER PARK UTILITIES
401 S. PARK AVE,
WINTER PARK, FLORIDA 32789
PHONE: (407) 691-7805
ATTN.: SAM GRIFFEY

APPROVAL AGENCIES

CITY OF WINTER PARK

CITY OF WINTER PARK
401 SOUTH PARK AVE,
WINTER PARK, FLORIDA 32789
PHONE: (407) 599-3399

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

CENTRAL DISTRICT
3319 MAGUIRE BOULEVARD,
ORLANDO, FLORIDA 32803
PHONE: (407) 897-4100

FIRE DEPARTMENT

CITY OF WINTER PARK FIRE STATION 62
300 S. LAKEMONT AVE.,
WINTER PARK, FLORIDA 32792
PHONE: (407) 599-3298

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
P.O. BOX 1429,
PALATKA, FLORIDA 32178-1429
PHONE: (386) 329-4500

FDOT

FLORIDA DEPARTMENT OF TRANSPORTATION
2400 CAMP RD,
OVIEDO, FLORIDA 32765
PHONE: (407) 278-2800

LEGAL DESCRIPTION

DESCRIPTION (PER FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: NCS-1221705-MICH):

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; RUN S.03°00'00"W. ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 2162.39 FEET; THENCE S.88°38'50"W. 30.08 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WYMORE ROAD, AND THE SOUTH RIGHT-OF-WAY LINE OF LEE ROAD; THENCE RUN S.03°00'00"W. ALONG SAID WEST RIGHT-OF-WAY LINE OF WYMORE ROAD 173.51 FEET; THENCE S.89°26'30"W. 175.47 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, AND WITH A RADIUS OF 1197.05 FEET; THENCE FROM A TANGENT BEARING OF N.86°52'50"W. RUN WESTERLY ALONG THE ARC OF SAID CURVE 31.47 FEET THROUGH A CENTRAL ANGLE OF 01°30'22"; THENCE RUN N.03°00'00"E. 168.19 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF LEE ROAD; THENCE RUN N.88°38'50"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LEE ROAD 207.19 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF CONVEYED BY RICHARD S. COHEN, TRUSTEE OF THE JOHN AND GOLDA COHEN TRUST DATED NOVEMBER 28, 2001; ELIZABETH COHEN, TRUSTEE OF THE JOHN AND GOLDA COHEN TRUST DATED NOVEMBER 28, 2001; THE CITY OF WINTER PARK; DENNY'S INC., A CALIFORNIA CORPORATION; CITY OF WINTER PARK; EARL K. WOOD, ORANGE COUNTY REVENUE DIRECTOR FOR COUNTY IF ORANGE, CONTINENTAL FOODS, INC., OF FLORIDA TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, BY VIRTUE OF THAT CERTAIN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 9833, PAGE 4775, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

INDEX OF SHEETS

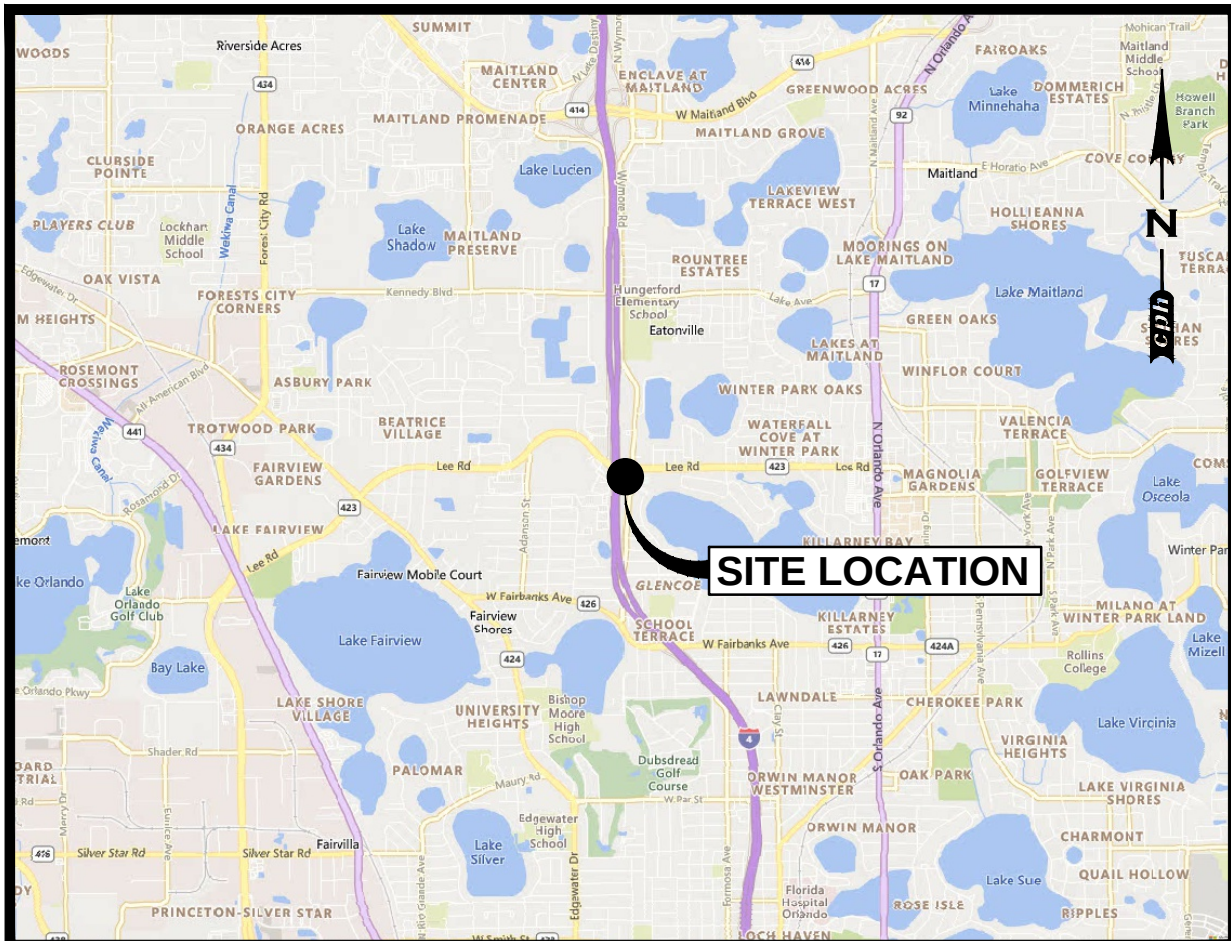
C0.1	COVER SHEET
SHEET 1 OF 3	ATLA/NSPS LAND TITLE SURVEY
SHEET 2 OF 3	ATLA/NSPS LAND TITLE SURVEY
SHEET 3 OF 3	ATLA/NSPS LAND TITLE SURVEY
C0.2	GENERAL NOTES SHEET
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D0.1	DEMOLITION PLAN
C1.1	STORMWATER POLLUTION PREVENTION PLAN
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C1.3	SITE DIMENSION PLAN
C1.4	GRADING AND STORM DRAINAGE PLAN
C1.4A	GRADING CROSS SECTIONS
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TTE-1	TRUCK TURN EXHIBIT
PH0.1	PHOTOMETRIC PLAN
L1.0	TREE RETENTION PLAN & LANDSCAPE PLAN
L5.0	LANDSCAPE NOTES AND DETAILS
L5.1	VUA KEY MAP & WATER USE MAP

FLOOD ZONE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12095C0235F, WHICH BEARS AN EFFECTIVE DATE OF 09/25/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

MAPS



Plans Prepared By:
CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298
THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

GENERAL PROVISIONS 1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS. 2. CONTRACTOR, AS PART OF THE BASE BID, SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITHIN THE 30 DAYS OF PROJECT AWARD. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY. 3. CONTRACTORS, AS PART OF THE BASE BID, SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK NEEDED TO PROVIDE SERVICES TO THE PROJECT. 4. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE BID. 5. ALL DETAILS AND REFERENCES TO FOOT REFER TO THE LATEST EDITION OF THE FOOT STANDARD PLANS. 6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR THE INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES. 7. CONTRACTOR AND HIS SURVEYOR SHALL NOTE THE PROJECT BENCHMARK INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION. 8. ALL CONSTRUCTION PROJECTS I OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND REPORTING ON ALL ELEMENTS OF THE SWPPP, MONITORING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. 9. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY. 10. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. 11. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPH, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS. 12. THE CONTRACTOR SHALL SUBMIT ONE ELECTRONIC COPY OF SHOP DRAWINGS TO THE ENGINEER TO KEEP FOR HIS RECORDS. THE ENGINEER WILL NOT PROVIDE FOR APPROVAL OF SHOP DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL MATERIALS FOR ACCURACY PRIOR TO ORDERING THE MATERIALS. ANY DISCREPANCIES IDENTIFIED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY. 13. PROJECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME. 14. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING. 15. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL. 16. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION," PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES. 17. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. 18. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER. 19. ALL DISTURBED AREAS WITHIN RIGHT OF WAYS SHALL BE SODDED. 20. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING, CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA. 21. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA), ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT. 22. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING EXCAVATION. TRAFFIC CONTROL 1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T. 2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH FOOT STANDARD PLANS INDEX 102-600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION. 3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION. 4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION. 5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST. 6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS. 7. THE CONTRACTOR IS REQUIRED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY. 8. WHEN WORK OCCURS WITHIN 15-ET OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSURE THAN 2-ET FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FOOT STANDARD PLANS INDEX 102-600 AND 102-602. 9. TYPE I OR TYPE II BARRICADES AT 20-ET CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE. SITE PREPARATION 1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED. 2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARD, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATIVE TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK. 3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS. 4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN AND ACCORDING TO THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PAVEMENT, CENTERED ON THE PIPELINE. 5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BARREN SPREAD 6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER. 7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK. 8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES. 9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND. DEWATERING 1. DESIGN AND PROVIDE A DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE A DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THIS PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS, MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED. 2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER, NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE, GROUNDWATER, OR ARTESIAN HEAD. 3. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS, WATER MANAGEMENT DISTRICT 1 AND STATE WATER QUALITY STANDARDS. PROVIDE ALL TESTING AND PERMITTING REQUIRED AND COMPLY WITH ALL TREATMENT OR DISPOSAL METHODS REQUIRED TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. 4. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELLS), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 PPM. 5. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING: 1) 5 PMF PUMP VOLUME, 2) 100,000 GPD TOTAL 24 HOUR (1 DAY) DEWATERING, AND, 3) 1,000,000 GPD PUMP CAPACITY, THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE WATER MANAGEMENT DISTRICT. 6. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE. 7. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE. AS-BUILT DRAWING REQUIREMENTS 1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY ALL AS-BUILT SURVEY REQUIREMENTS BY THE GOVERNING AGENCIES PRIOR TO START OF CONSTRUCTION TO ENSURE THAT AS-BUILT INFORMATION IS PROVIDED FOR. 2. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE ACD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS. 3. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS. B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES. C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY. D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS. GRADES 1. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE ESTABLISHED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. THE CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOLITION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED. 2. ALL PROPOSED ELEVATIONS ON THE PLANS WITHIN PAVED AREAS ARE SHOWN AT PAVEMENT, UNLESS OTHERWISE NOTED. 3. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS. 4. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADED OPERATIONS. 5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER. EXCAVATION, TRENCHING, AND FILL 1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553-60-553-64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT. 2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS. 3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSIDERED ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR SHALL BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER. 4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUTTED WALLS OR OTHER LINEAL ELEVATIONS; C) ONE TEST PER 1000 SQUARE FEET OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS. 5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE. A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2, A-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SW, SP, UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE. B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. 6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS. 7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY. 8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED. 9. SHEETING, SHORING, AND BRACING USED FOR THE SUPPORT OF EXCAVATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF FLORIDA. 10. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT. 11. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS. 12. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE. 13. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL, WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH. 14. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT. RIPRAP 1. ALL RIPRAP CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SECTION 530 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. UTILITY SEPARATION REQUIREMENTS 1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING: A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN. B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. 2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING: A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST SIX FEET FROM GRAVITY SANITARY SEWER JOINTS. B. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 12 INCHES BELOW FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST SIX FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS. 3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE. 4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: A. FIVE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER. B. TEN FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHOULD NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITY. WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS 1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER AND RECLAIMED WATER SYSTEMS SHOWN ON THESE PLANS IS AUTOZONE STORES, LLC. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF CITY OF WINTER PARK UTILITIES. 2. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER. 3. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5. 4. PVC PIPE SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL HAVE MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS FOR EACH JOINT SUR-Grip SERIES 300, OR TYLER UNION TUP-Grip SERIES C905. THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE. 5. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM. 6. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C110/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4-10.10 MIL DFT THEMEC COLOR H-BUILD EPOXYKOLNE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2-0.3.0 MIL DFT THEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY. 7. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED. 8. RESTRAINED JOINTS FOR DUCTILE IRON PIPE BELL JOINTS SHALL BE AMERICAN FAST GRIP GASKET, MCWANE SURE GRIP 350 GASKET, U.S. PIPE FIELD LOCK 350 GASKET, OR EBAA IRON MEGA LUG SERIES 1100HD. RESTRAINED JOINTS FOR DUCTILE IRON PIPE AND FITTING MECHANICAL JOINTS SHALL BE AMERICAN FAST GRIP GASKET, MCWANE SURE GRIP 350 GASKET, U.S. PIPE FIELD LOCK 350 GASKET, OR EBAA IRON MEGA LUG SERIES 1100HD. RESTRAINED JOINTS FOR TYLER UNION TUP-Grip SERIES 1100, SUR-Grip BELT RESTRAINT SHALL BE AMERICAN FLANG RING JOINT, AMERICAN LOK-RING JOINT, OR U.S. PIPE TR-FLANG. RESTRAINED JOINTS FOR PVC PIPE MECHANICAL JOINTS SHALL BE TYLER UNION SERIES 2000 TUP GRIP TLP, JCM SUR-Grip BELT RESTRAINER, FORD UNIFLANGE SERIES 1500 CIRCLE LOCK, OR EBAA IRON MEGA LUG SERIES 2000PV. RESTRAINED JOINTS FOR PVC PIPE PUSH ON JOINTS SHALL BE EBAA IRON MEGA LUG SERIES 1500 OR SERIES 1600 (C900 PVC), SERIES 2000 (C905 PVC), FORD UNIFLANGE SERIES 1390, OR SMITH-BLAIR BELL-LOCK SERIES 165. PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER. 1. POLYETHYLENE PIPE AND TUBING SHALL BE COLOR CODED BLUE (POTABLE WATER) OR PURPLE (RECLAIMED WATER). PIPE AND FITTINGS SHALL BE NSF APPROVED FOR USE IN POTABLE WATER. PIPE SHALL BE FULLY FIELD FIELD LOCATED. PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. 2. SERVICE SADDLES SHALL MEET THE REQUIREMENTS OF AWWA C800 AND SHALL CONSIST OF EPOXY COATED DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A537, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL SHALL BE TYPE 304, AND NUTS ARE TO BE TEFLOON COATED. THE DUCTILE IRON BODY IS TO BE FUSION BONDED NYLON COATED, MINIMUM THICKNESS 12 MILS. OUTLET OF SADDLE IS TO HAVE NP1 THREADS. SERVICE SADDLES SHALL BE MANUFACTURED BY FORD, MUELLER, OR SMITH-BLAIR. 3. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT "W'S AND "V'S SHALL BE HIGHLIGHTED WITH BLUE PAINT. 4. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE CORPORATION STOP. 5. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE, VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED. 6. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. BURIED AND EXPOSED VALVES SHALL BE COATED INSIDE AND OUT WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY AN EPOXY COATING MEETING THE REQUIREMENTS OF AWWA C550, APPLIED AT THE FACTORY. THE INTERIOR OF VALVES WITH A CAST IRON OR DUCTILE IRON BODY SHALL BE COATED WITH AN EPOXY PROTECTIVE COATING MEETING NSF INTERNATIONAL STANDARD 61 AND AWWA C550. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4-10.10 MIL DFT THEMEC COLOR H-BUILD EPOXYKOLNE II SERIES N69 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2-0.3.0 MIL DFT THEMEC ENDURASHIELD SERIES 73 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY. 7. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509 OR AWWA C515. THE VALVES SHALL BE IRON BODY, CAST IRON FULY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RIISING STEM WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE. 8. TAPPING SLEEVES ARE TO BE 1.8- TYPE 304 STAINLESS STEEL AND STAINLESS STEEL OUTLET, AS MANUFACTURED BY JCM OR APPROVED EQUAL. TAPPING VALVES SHALL BE RESILIENT SEATED GATE VALVES AND SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509. TAPPING VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2900, GLOW SERIES F-6100, OR MUELLER SERIES A2361. 9. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE. 10. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE. SEATS FOR VALVES 12" IN DIAMETER AND LARGER SHALL BE FULLY FIELD FIELD LOCATED. EXCEPT THE USE OF SPECIAL TOOLS, OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED. 11. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN. THE TOP OF THE VALVE BOX SHALL BE AT LEAST 18 INCHES ABOVE FINISHED GROUND. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION "WATER OR RECLAIMED WATER". 12. PVC PIPES SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) AND STENCILED (0.75-INCH LETTERING ON THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION) "POTABLE WATER MAIN" OR "RECLAIMED WATER MAIN" AS APPLICABLE. 13. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE. MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTERING 1/2 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT, WITH TAPE AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE. 14. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 4-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION: RECLAIMED WATER MAIN BURIED BELOW", AS APPLICABLE. 15. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 10 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 2" AND LARGER AND LOCATOR WIRE TO BE LOCATED AT LEAST 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY. 16. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION. 17. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED. 18. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS. 19. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE. 20. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS: 1) CONDUCT PRESSURE AND LEAKAGE TESTING; 2) PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651; 3) DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS, AND 4) DECHLORINATE AND FLUSH AFTER DISINFECTION. 21. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 150 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED THE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE. 22. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 150 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP. 23. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES. 24. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/140000 WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED IN FEET; D = NOMINAL INTERNAL DIAMETER OF LINE IN INCHES; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HAD TO THE AUTHORIZED TEST PRESSURE. 25. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE LEAKAGE RATE. 26. PRIOR TO DISINFECTION, CONDUCT FULL DIAMETER FLUSHING OF PIPELINE IN SECTIONS IN ORDER TO REMOVE ANY SOLIDS OR CONTAMINATED MATERIAL THAT MAY HAVE BECOME LODGED IN THE PIPE. 27. OBTAIN A MINIMUM FLUSHING VELOCITY OF 2.5 FEET PER SECOND PER AWWA C651. 28. ALL TAPS REQUIRED FOR FLUSHING AND THE TEMPORARY OR PERMANENT RELEASE OF AIR AS NEEDED FOR FLUSHING SHALL BE PROVIDED BY THE CONTRACTOR. 29. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAMINANT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651. THE DISCHARGE LOCATIONS FOR THE CHLORINATED WATER SHALL BE APPROVED BY THE OWNER. NEUTRALIZE THE CHLORINE RESIDUAL BY MEANS OF A REDUCING AGENT IN ACCORDANCE WITH AWWA C651. 30. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. ALL BACTERIOLOGICAL TESTING SHALL BE PERFORMED BY A STATE CERTIFIED LABORATORY CONTRACTED BY THE CONTRACTOR. PROPER CHAIN OF CUSTODY PROCEDURES MUST BE FOLLOWED AND SAMPLES SHALL ONLY BE COLLECTED BY CERTIFIED LABORATORY PERSONNEL. COPIES OF ALL TESTING RESULTS AND ALL RELATED CORRESPONDENCE FROM THE TESTING LAB SHALL BE SUBMITTED TO THE OWNER, UTILITY, AND ENGINEER. Matthew S. D'Angelo, State of Florida, Professional Engineer, License No. 91885. This item has been digitally signed and sealed by Matthew S. D'Angelo on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies. 4 5 6</

FIRE PROTECTION SYSTEMS

1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.
2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.
3. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.02(5).
4. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.
5. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.
6. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO TWO AND A HALF INCH (2-1/2") HOSE CONNECTIONS AND ONE FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.
7. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEK" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
8. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.
9. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS: 1) CONDUCT FIRE FLOW, PRESSURE AND LEAKAGE TESTING; 2) PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651; 3) DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS; AND 4) FLUSH AFTER DISINFECTION.
10. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.
11. APPLY HYDROSTATIC TEST PRESSURE OF 200 PSI (FIRE MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
12. APPLY LEAKAGE TEST PRESSURE OF 200 PSI (FIRE MAINS) MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.
13. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.
14. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA $L = \frac{SDP}{14800}$ WHERE: L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.
15. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.
16. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH THE REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

SANITARY SEWER SYSTEMS

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS AUTOZONE STORES LLC. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF CITY OF WINTER PARK UTILITIES.
2. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
3. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.
4. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.
5. SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
6. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 8 INCHES, LETTER SIZE 1 INCH, TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
7. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.
8. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OR EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.
9. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
10. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
11. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
12. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.
13. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.
14. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.
15. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PAVING, SIDEWALKS AND CURBING

1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, OR AS NOTED ON PLANS.
2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE, WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONE PER DAY).

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.
2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE

- MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE U.S. FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
 8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
 9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
 10. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
 11. ALL MANHOLES AND CLEAN OUTS CONSTRUCTED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS AND COVERS.
 12. MANHOLE COATINGS AND FINISHES SHALL BE:
 - A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
 - B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.
 - C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.
2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE U.S. FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
10. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
11. ALL MANHOLES AND CLEAN OUTS CONSTRUCTED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS AND COVERS.
12. MANHOLE COATINGS AND FINISHES SHALL BE:
 - A. SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
 - B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.
 - C. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

STORM SEWER SYSTEMS

1. REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL COMPLY WITH ASTM C443 AND FDOT SPECIFICATION SECTION 430, AND RUBBER GASKETS SHALL COMPLY WITH FDOT SPECIFICATION SECTION 942. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.
2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.
3. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH SPECIFICATIONS SECTION 985.
4. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 430-001, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 280. PROVIDE MINIMUM 12" OVERLAP.
5. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D3321. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES; MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D3321; MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.
6. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.
7. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.

SIGNS AND PAVEMENT MARKINGS

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT STANDARD PLANS INDEX 706-001.
3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971. NON-REFLECTIVE WHITE TRAFFIC PAINT, TWO COATS.
4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.
5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.
6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
7. CONTRACTOR SHALL PROVIDE AND INSTALL ALL SIGNS, BASES, ANCHOR BOLTS, CONDUITS, WIRING, ETC.
8. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
9. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.





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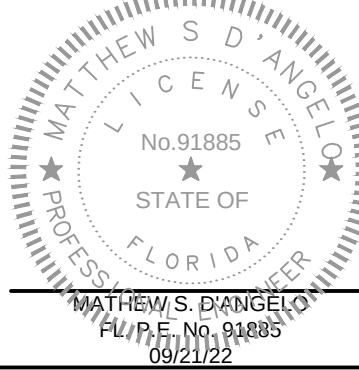
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Matthew S. D'Angelo, State of Florida, Professional Engineer, License No. 91885. This item has been digitally signed and sealed by Matthew S. D'Angelo on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

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2684 LEE ROAD,
WINTER PARK, FLORIDA 32789

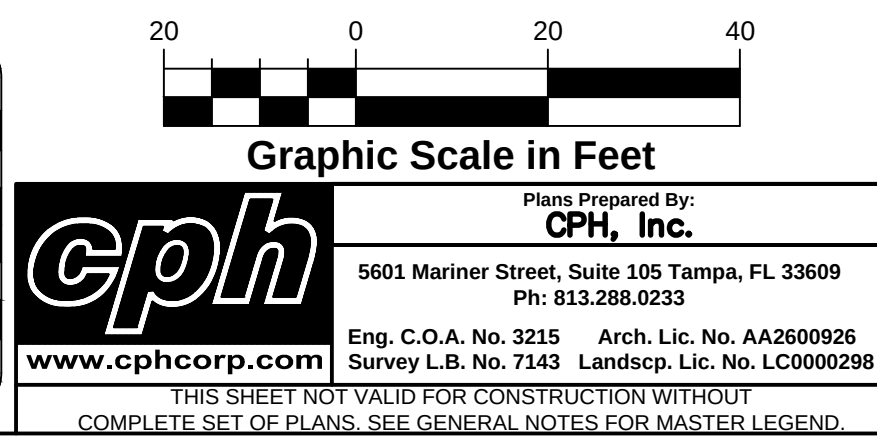
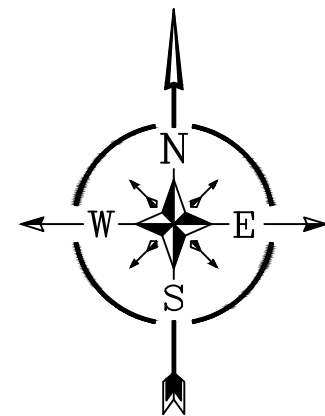
Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
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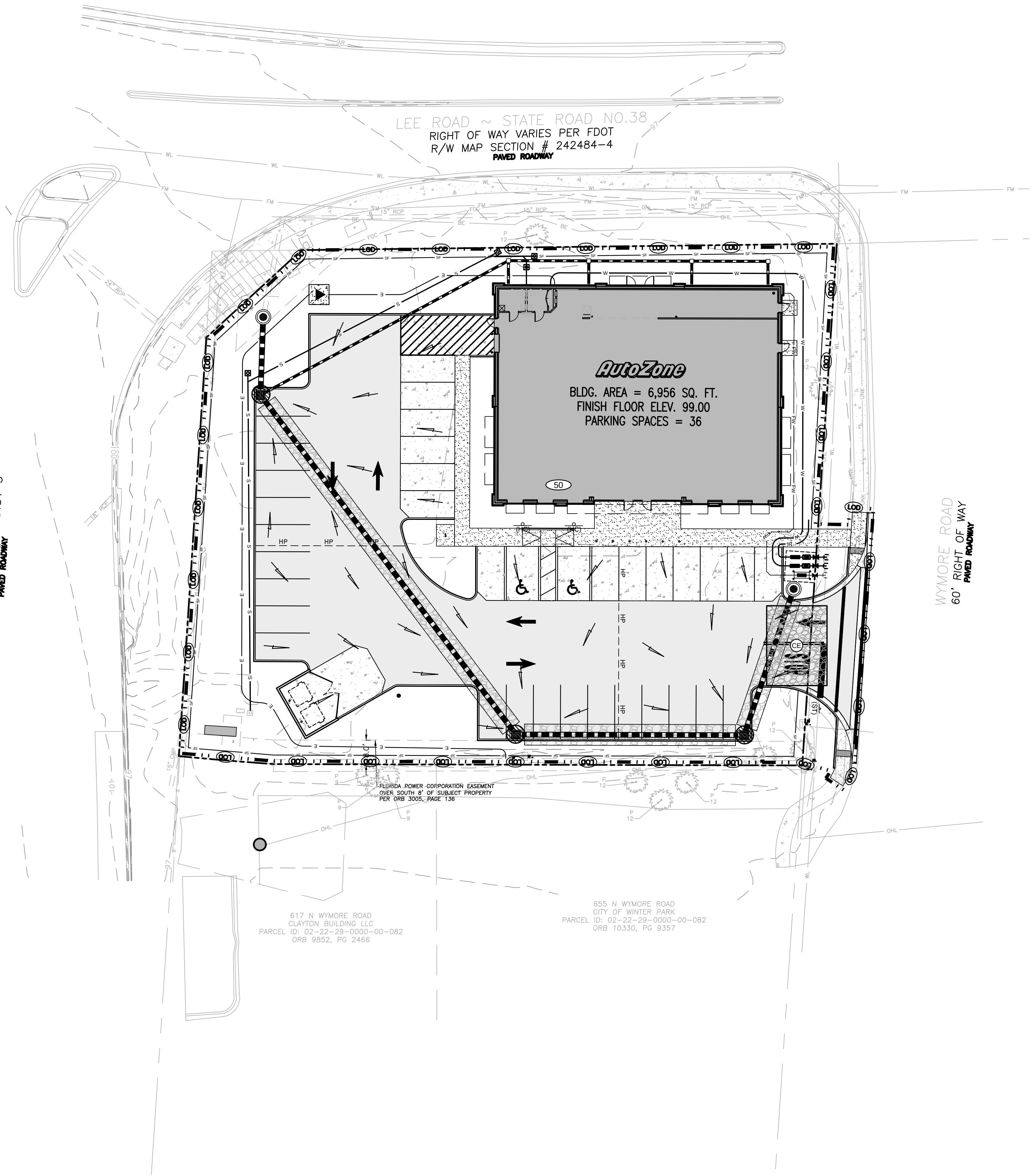
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DEMOLITION NOTES:

- | | | | | | | | | | | |
|--|--|--------------------|--|--|---|---|---|---|---|---|
| <p>Owner / Developer: AUTOZONE STORES LLC
 123 South Front Street, 3rd Floor
 Memphis, Tennessee 38103
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| | 3 | 6 | | | | | | | | |
| <p>DEMOLITION PLAN</p> | | | | | | | | | | |
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| <p>3/5/2025</p> | | <p>6W2R</p> | | | | | | | | |
| <p>DO.1</p> | | | | | | | | | | |

U.S. 441 ~ STATE ROAD NO.500
RIGHT OF WAY VARIES PER FDOT
R/W MAP SECTION # 242484-5
PAVED ROADWAY



"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Operator and/or Responsible Authority) _____ Date _____

Project Name and location information: _____

ACREAGE SUMMARY	
TOTAL SITE AREA	0.81 A.C.
TOTAL ON-SITE DISTURBED AREA	0.81 A.C.
TOTAL OFF-SITE DISTURBED AREA	0.02 A.C.
TOTAL DISTURBED AREA	0.83 A.C.

LEGEND:

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- SILT FENCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
- INLET PROTECTION
- CONSTRUCTION ENTRANCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
- SOIL TYPE: URBAN LAND, 0 TO 2 PERCENT SLOPES
- FLOW ARROWS

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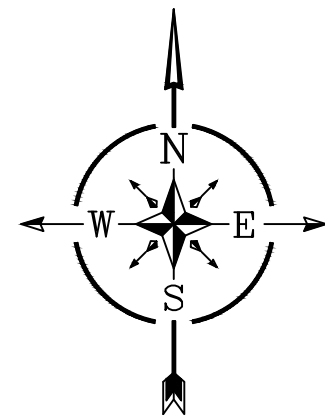
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09/21/22



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THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT
COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

STORMWATER POLLUTION PREVENTION NOTES

THESE PLANS HAVE BEEN PREPARED TO ASSIST THE CONTRACTOR IN OBTAINING COVERAGE UNDER THE FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PERMIT REQUIREMENTS AND MODIFY THESE PLANS AS NEEDED TO BE IN COMPLIANCE WITH THE PERMIT REQUIREMENTS.

SITE DESCRIPTION

A. SITE LOCATION
THE SITE IS LOCATED AT:
2684 LEE ROAD,
WINTER PARK, FLORIDA 32789
SECTION 2, TOWNSHIP 22 SOUTH, RANGE 29 EAST
LATITUDE: 28°36'19.54"N LONGITUDE: 81°23'56"W

B. SITE CONDITIONS & ACTIVITIES NARRATIVE:

THE EXISTING CONDITION OF THE SITE IS DEVELOPED. DURING CONSTRUCTION THE SITE WILL BE CLEARED AND GRUBBED. THIS PROJECT WILL HAVE NO MAJOR EFFECT ON ANY THE ADJUTING PROPERTIES.

WETLANDS/SUBSIDERS

NO WETLANDS ARE WITHIN OR ADJACENT TO THE PROPOSED DEVELOPMENT AREA.

SWPPP INTENT

THE INTENT OF THIS SWPPP IS TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND TO PREVENT THE RELEASE OF SOILS, TRASH, CHEMICALS, TOXINS AND OTHER POLLUTANTS, BY WATER, AIR, VEHICLE TRANSPORT OR OTHER MEANS THAT CAN IMPACT STORM WATER QUALITY. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GENERIC PERMIT AND RETAIN ON-SITE FOR FUTURE REFERENCE. THE CONTRACTOR SHALL READ AND UNDERSTAND THE PERMIT, AND ENSURE THAT THE BMP'S ARE FOLLOWED AND THE EXECUTION OF THE WORK IS PERFORMED TO MEET THE INTENT OF THE GENERIC PERMIT AND THE SWPPP.

POTENTIAL SOURCES OF POLLUTION

THE POTENTIAL SOURCES OF POLLUTION THAT MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY INCLUDE: SEDIMENT, PESTICIDES, FERTILIZER, PLASTER, CLEANING SOLVENTS, ASPHALT, CONCRETE, GLUE, ADHESIVES, PAINTS, CURING COMPOUNDS, WOOD PRESERVATIVES, HYDRAULIC OIL FLUIDS, GASOLINE, DIESEL FUEL AND KEROSENE.

SEQUENCE OF CONSTRUCTION

THE SEQUENCE OF CONSTRUCTION HAS BEEN DEVELOPED AS A GUIDE FOR THE CONTRACTOR. THE CONTRACTOR SHALL SEQUENCE THE CONSTRUCTION AS NEEDED BASED ON BEST MEANS AND METHODS IN ORDER TO BE IN COMPLIANCE WITH STATE AND LOCAL REQUIREMENTS. THE INSTALLATION OR REMOVAL OF BMP'S, EARTH DISTURBANCE, GRADING, TEMPORARY STABILIZATION AND PERMANENT STABILIZATION SHALL BE IMMEDIATELY NOTED IN THE SWPPP IMPLEMENTATION LOG. ALL TEMPORARY BMP'S SHALL BE REPAIRED AND MAINTAINED UNTIL STABILIZATION HAS OCCURRED AND THERE IS NO RISK OF DISCHARGE. TEMPORARILY SEED, IMMEDIATELY AND THROUGHOUT CONSTRUCTION, DENUDER AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.

1. POST A COPY OF THE NOI OR LETTER FROM FDEP CONFIRMING COVERAGE UNDER THE GENERIC PERMIT, AND THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
2. INSTALL PERIMETER CONTROLS IMMEDIATELY DOWNSTREAM OF THE PLANNED LOCATION OF THE CONSTRUCTION EXIT.
3. INSTALL STABILIZED CONSTRUCTION EXIT.
4. INSTALL PERMITTER CONTROLS. THE CONTRACTOR SHALL INSTALL THE REMAINING BMP'S AS SHOWN AND AS REQUIRED TO MEET PERMIT REQUIREMENTS. SOME BMP INSTALLATIONS MAY NOT BE POSSIBLE AT THE BEGINNING OF THE PROJECT BUT MUST BE INSTALLED AS SOON AS POSSIBLE TO ENSURE COMPLIANCE.
5. INSTALL TEMPORARY STAGING AND STORAGE AREAS.
6. CONSTRUCT AND STABILIZE THE SEDIMENT BASINS AND SEDIMENT TRAPS WITH APPROPRIATE OUTFALL STRUCTURES, IF REQUIRED.
7. CONSTRUCT AND STABILIZE HYDRAULIC CONTROLS (DITCHES, SWALES, DIKES, CHECK DAMS, ETC.), IF REQUIRED.
8. BEGIN DEMOLITION, CLEARING AND GRUBBING OPERATIONS AS APPLICABLE.
9. BEGIN CONSTRUCTION OF SITE IMPROVEMENTS.
10. PAVE SITE AND STABILIZE PER PLAN.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER SITE HAS ACHIEVED FINAL STABILIZATION.
12. SUBMIT NOTICE OF TERMINATION (NOT) ONCE ALL CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED PER PLAN.

GENERAL NOTES

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT" TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES (DEP FORM 62-621.300(A)(B) OR LATEST VERSION) TO FDOT TO THE FOLLOWING ADDRESS OR THROUGH THE FDEP ON-LINE SYSTEM AT LEAST TWO (2) DAYS BEFORE COMMENCEMENT OF CONSTRUCTION:

NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400

THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 14 CALENDAR DAYS AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION (I.E. ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINAL STABILIZED). TEMPORARY BMP'S HAVE BEEN REMOVED, AND STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AUTHORIZED BY THE PERMIT HAVE BEEN ELIMINATED. AN ENVIRONMENTAL RESOURCE PERMIT IS REQUIRED FOR THE PROJECT. CONTRACTOR SHALL PROVIDE THE PERMIT INFORMATION FOR THE NOI APPLICATION.

THE CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND SUBSEQUENT NOT OR THE ACKNOWLEDGEMENT LETTERS FOR THE NOI OR NOT TO THE MS4 WITHIN 7 DAYS OF RECEIPT. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE MS4 TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.

B. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

C. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY, WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

- I. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
- II. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
- III. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED.

D. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMP'S SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

E. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY TEMPORARY BMP'S. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMP'S.

F. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMP'S AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO ADJUSTING, ADDING OR MODIFYING BMP'S THAT AFFECT THE HYDRAULICS OF THE SITE OR BEFORE ADDING BMP'S NOT DETAILED IN THE SWPPP.

G. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

H. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMP'S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FOOT INDEXES 1000 THROUGH 1102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

I. THE CONTRACTOR SHALL KEEP THE SWPPP CURRENT AT ALL TIMES. THE CONTRACTOR SHALL SIGN AND DATE ANY CHANGES TO THE SWPPP AND KEEP THEM AS ATTACHMENTS TO THE ORIGINAL PLAN. WHENEVER ANY OF THE FOLLOWING EVENTS OCCUR, THE CONTRACTOR SHALL UPDATE THE SWPPP WITHIN 7 DAYS:

- I. THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE FROM THE PROJECT.
- II. THERE IS A NEW DISCHARGE POINT OR OUTFALL.
- III. THERE IS A CHANGE IN THE LOCATION OF A DISCHARGE POINT OF OUTFALL.
- IV. AN INSPECTION REVEALS THAT BMP'S ARE INEFFECTIVE AT ELIMINATING OR MINIMIZING POLLUTANTS IN THE STORMWATER DISCHARGED FROM THE SITE.
- V. THERE IS A NEW SUBCONTRACTOR IMPLEMENTING ANY PORTION OF THE SWPPP.
- VI. A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR GREATER THAN A REPORTABLE QUANTITY OCCURS DURING A 24-HOUR PERIOD.

J. THE CONTRACTOR SHALL ENSURE THAT THE CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING SWPPP CONTROL MEASURES FILE OUT THE CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE INCLUDED IN THIS SWPPP.

K. THE CONTRACTOR SHALL COMPLETE THE CONSTRUCTION SEQUENCING TABLE INCLUDING IN THIS SWPPP PRIOR TO PROCEEDING WITH THE INSTALLATION OF BMP'S AND PRIOR TO GROUND DISTURBING ACTIVITIES. THE CONTRACTOR SHALL COMPLETE THE TABLE WITH ANTICIPATED DATES IN WHICH THE BMP WILL BE UTILIZED OR THE ACTIVITY WILL OCCUR.

TURBIDITY

A. TURBIDITY REDUCTION TO NO MORE THAN 29 NTUS ABOVE BACKGROUND LEVEL PRIOR TO DISCHARGE OFF SITE.

B. CONTRACTOR TO FILE FOR A FDEP NOTICE OF INTENT (NOI) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.

CONSTRUCTION SEQUENCING TABLE

ANTICIPATED CONSTRUCTION SEQUENCE*	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CONSTRUCTION ENTRANCE												
TEMPORARY CONTROL MEASURES												
STORM FACILITIES												
ROUGH GRADE / SEDIMENT CONTROL												
FOUNDATION / BUILDING CONSTRUCTION												
SITE CONSTRUCTION												
FINISH GRADING												
PERMANENT CONTROL MEASURES												

* THIS IS ONLY A GUIDE, CONTRACTOR IS TO USE HIS JUDGMENT TO MEET AS NEEDED.

STABILIZATION

A. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL REMAIN UNDISTURBED FOR 7 DAYS OR MORE. STABILIZE BY COVERING WITH ADEQUATE AMOUNTS OF MULCH OVER SEED AND PERIODICALLY WATER TO PROMOTE AND MAINTAIN GROWTH OF THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

B. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

C. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SOODED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

DUST CONTROL

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

AT ANY TIME, BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES.

WASTE MANAGEMENT

A. THE CONTRACTOR SHALL ENSURE THAT ALL WASTE AND DEBRIS ARE MANAGED DAILY SUCH THAT THEY WILL NOT IMPACT STORMWATER OR LEAVE THE PERMITTED AREA, AND DISPOSED OF PROPERLY IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS.

B. THE CONTRACTOR SHALL ENSURE THAT ALL CHEMICALS, OILS, FUELS, HAZARDOUS WASTE, UNIVERSAL WASTE AND TOXIC SUBSTANCES ARE PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL ENSURE THAT WASTE IS NOT DISCHARGED FROM THE SITE, AND DOES NOT IMPACT STORMWATER OR GROUNDWATER.

C. THE CONTRACTOR SHALL PROVIDE APPROPRIATE AND ADEQUATE WASHOUT FACILITIES TO ENSURE THAT CHEMICALS AND WASTE IS NOT DISCHARGED FROM THE SITE, AND DO NOT IMPACT STORMWATER OR GROUNDWATER. (E.G. CONCRETE/MASONRY WASHOUT, PAINT WASHOUT, EIPS, ETC.) THE CONTRACTOR SHALL CLEAN UP SPILLS PROMPTLY AND ENSURE THAT WASHOUT AREAS ARE PROPERLY MAINTAINED TO PROVIDE ADEQUATE VOLUME TO PREVENT OVERFLOW.

D. THE CONTRACTOR SHALL PROVIDE ADEQUATE SANITARY FACILITIES FOR SITE PERSONNEL, MAINTAIN THROUGHOUT CONSTRUCTION, AND PROVIDE FOR PROPER DISPOSAL, IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. SANITARY FACILITIES SHALL BE PROPERLY SECURED TO PREVENT TIPPING.

E. A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL, SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND IT'S LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE/AND SHOWN ON THE SITE MAPS.

A. THE SPILL CONTROL AND CONTAINMENT KIT SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

F. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE OWNER AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEANUP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

G. THE CONTRACTOR SHALL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRLED WITH SEDIMENT CONTAINMENT DEVICES.

H. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OR OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTOR SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER SACKS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

C. THE CONTRACTOR SHALL ENSURE THAT ALL TOXIC / HAZARDOUS SUBSTANCES AND CHEMICALS ARE PROPERLY STORED, OUT OF THE WEATHER, AND USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE STORED AND USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

D. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, EQUIPMENT, DEBRIS, WASTE, TRAILERS, AND OTHER SUPPORT RELATED ITEMS ARE CONTAINED WITHIN THE PERMITTED LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL ENSURE THAT THE STORAGE AND USE OF SUCH ITEMS DOES NOT NEGATIVELY IMPACT STORMWATER OR GROUNDWATER.

OFFSITE VEHICLE TRACKING

A. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION EXIT IS USED BY ALL VEHICLES AND EQUIPMENT ENTERING OR LEAVING THE JOBSITE. THE CONTRACTOR SHALL MONITOR AND MAINTAIN THE CONSTRUCTION EXIT TO ENSURE THAT NO SOILS ARE TRACKED OFFSITE BY TIRES OR TRACKS, AND THAT NO SOILS ARE SPILLED BY TRUCKS OR EQUIPMENT LEAVING THE SITE. ALL TRACKED OR SPILLED SOILS SHALL BE SHOVELLED OR SWEEPED FROM THE ROADWAY AND RETURNED TO THE SITE. WATER SHALL NOT BE USED TO CLEAN THE SOILS FROM THE ROADWAY UNLESS THE WATER AND SOILS ARE RECOVERED BY THE USE OF A VACUUM TRUCK OR SIMILAR DEVICE.

FERTILIZERS, HERBICIDES AND PESTICIDES

A. THE CONTRACTOR SHALL ENSURE THAT ALL FERTILIZERS, HERBICIDES, PESTICIDES AND SIMILAR PRODUCTS ARE PROPERLY STORED, OUT OF THE WEATHER, AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

B. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.

INSPECTIONS AND MAINTENANCE

A. THE CONTRACTOR SHALL INSPECT BMP'S (I.E. DISCHARGE LOCATIONS, CONSTRUCTION EXIT, PERIMETER CONTROLS, INLET PROTECTION, STABILIZATION, EROSION CONTROL, SEDIMENTATION, WASTE DISPOSAL AREAS, MATERIAL STORAGE AREAS, ETC.) TO ENSURE THAT BMP'S ARE NOT CAUSING OR CONTRIBUTING TO VIOLATIONS OF WATER QUALITY STANDARDS OR RESULTING IN OFFSITE SEDIMENTATION. ENSURE THAT BMP'S ARE INSTALLED, MAINTAINED AND OPERATING CORRECTLY AND EFFECTIVELY. ENSURE THAT BMP'S ASSOCIATED WITH STORAGE AND WASTE DISPOSAL AREAS ARE BEING USED AND MAINTAINED PROPERLY. ENSURE THAT THE CONSTRUCTION EXIT IS FUNCTION PROPERLY TO PREVENT OFFSITE TRACKING OF SEDIMENT. ENSURE THAT EROSION PREVENTION MEASURES ARE MAINTAINED TO PREVENT VISIBLE EROSION AND UNDESIRABLE RUNOFF. ENSURE THAT THE CONTRACTOR IS MONITORING AND DETERMINING IF CONSTRUCTION ACTIVITIES HAVE ALTERED THE EFFECTIVENESS OF BMP'S. INSPECTIONS MUST BE COMPLETED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, AND WITHIN 24 HOURS AFTER A RAINSTORM OF 0.50 INCHES OR GREATER EVEN IF IT RAINS ON THE WEEKEND OR A HOLIDAY.

B. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION USING THE STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM PROVIDED BY FDEP OR AN EQUIVALENT FORM. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND A RESPONSIBLE AUTHORITY AS DEFINED BY THE PERMIT. INSPECTION REPORTS SHALL BE MAINTAINED WITH THE SWPPP. THE INSPECTOR MUST BE A QUALIFIED EROSION OR SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

C. ANY MAINTENANCE, REPAIR AND NECESSARY REVISIONS TO BMP ITEMS SHALL BE ADDRESSED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION OR IDENTIFICATION OF THE ISSUE. UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

ALLOWABLE NON-STORMWATER DISCHARGES

THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBIT MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. CERTAIN DISCHARGES ARE ALLOWED BY THE PERMIT, PROVIDED APPROPRIATE BMP'S ARE UTILIZED AND THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT PER PART 3.2 OF THE GENERIC PERMIT ARE:

- DISCHARGES FROM FIRE FIGHTING ACTIVITIES.
- FIRE HYDRANT FLUSHINGS.
- WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
- WATERS USED TO CONTROL DUST.
- POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.
- LANDSCAPE IRRIGATION AND DRAINAGE.
- ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.
- PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
- AIR CONDITIONING CONDENSATE.
- SPRING WATER.
- FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL, SUCH AS SOLVENTS.
- NONCONTAMINATED GROUND WATER ASSOCIATED WITH Dewatering ACTIVITIES AS DESCRIBED IN PART 3.4 OF THE GENERIC PERMIT.

DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.

WATERS USED TO CONTROL DUST.

POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.

LANDSCAPE IRRIGATION AND DRAINAGE.

ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.

PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.

AIR CONDITIONING CONDENSATE.

SPRING WATER.

FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL, SUCH AS SOLVENTS.

NONCONTAMINATED GROUND WATER ASSOCIATED WITH Dewatering ACTIVITIES AS DESCRIBED IN PART 3.4 OF THE GENERIC PERMIT.

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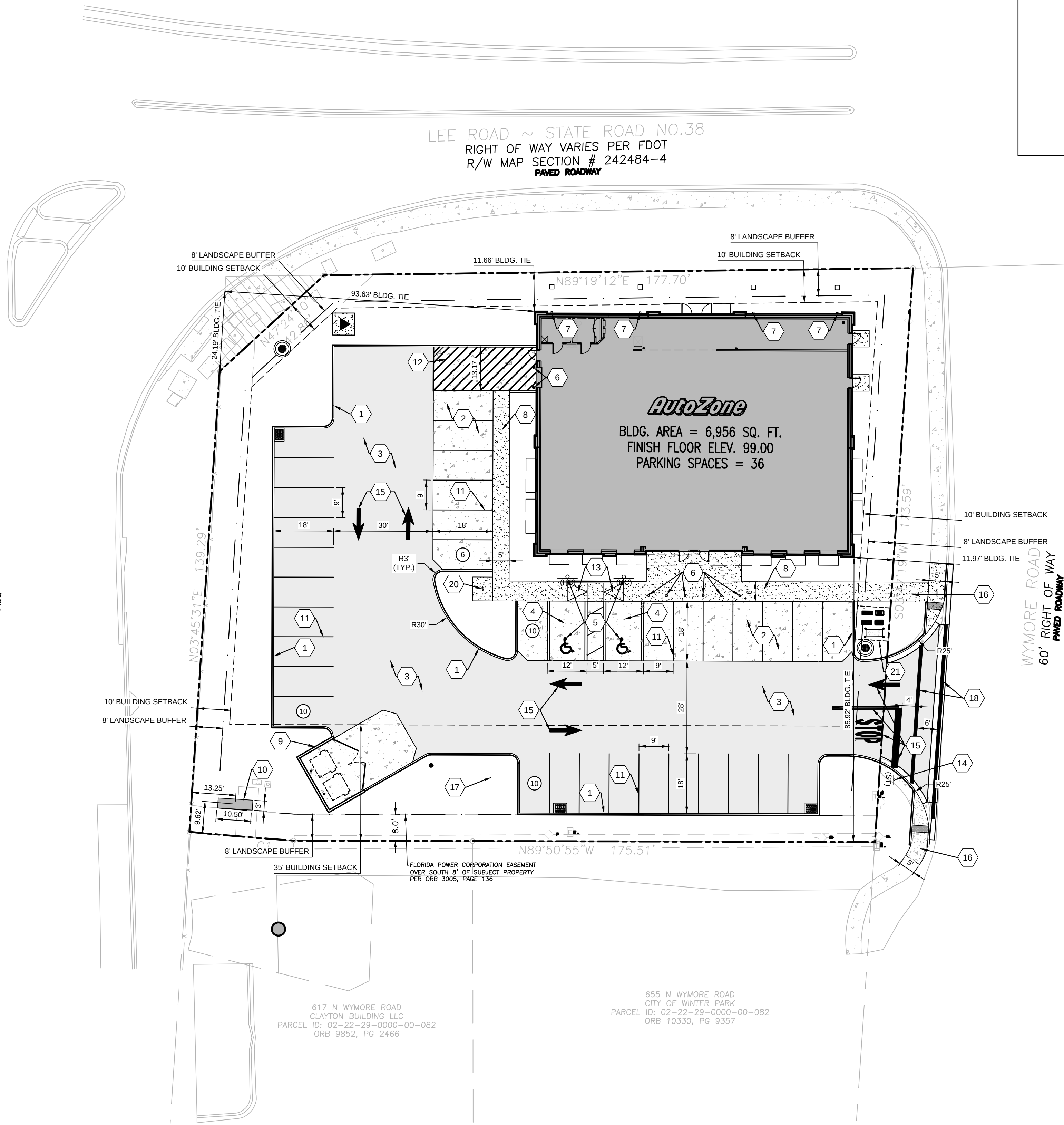
POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.

LANDSCAPE IRRIGATION AND DRAINAGE.

ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.

PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAK

U.S. 441 ~ STATE ROAD NO.500
RIGHT OF WAY VARIES PER FDOT
R/W MAP SECTION # 242484-5
PAVED ROADWAY



LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- CONCRETE SIDEWALK
- CONCRETE, REF. GEOTECHNICAL REPORT
- STANDARD DUTY ASPHALT PAVEMENT, REF. GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS
- PARKING SPACE COUNT
- SIDEWALK CURB RAMP 1:12 SLOPE (MAX)
- HANDICAP (FTP-25) (12" X 18")
- STOP (R1-1) (36" X 36")

KEY NOTES:

- CONCRETE CURB - SEE DETAILS 1 & 2/C5.1
- CONCRETE PAVING - SEE DETAIL 4/C5.1 EXPANSION AND CONTROL JOINTS - SEE DETAILS 21 & 22/C5.1. MAXIMUM SPACING FOR CONTROL JOINTS IS 15'-0" O.C. EACH WAY.
- ASPHALT PAVING - SEE DETAIL 5/C5.1
- HANDICAP PARKING (IN ACCORDANCE WITH FDOT STANDARD PLANS 711-001) - SEE DETAILS 6 & 7/C5.1
- HANDICAP PARKING SYMBOL AND SIGNAGE (IN ACCORDANCE WITH FDOT STANDARD PLANS 711-001) - SEE DETAIL 7, 12/C5.1
- PIPE GUARD - SEE DETAILS 14, 15 & 16/C5.1
- BUILDING ROOF DRAIN DOWN SPOUTS, SEE GRADING PLAN FOR CONNECTION. SEE DETAIL 25/C5.1
- CONCRETE SIDEWALK, 2% MAXIMUM CROSS SLOPE, 5% MAXIMUM LONGITUDINAL SLOPE - SEE DETAIL 19 & 20/C5.1 FOR SIDEWALKS AROUND BUILDING.
- MASONRY WALL DUMPSTER LAYOUT (REF. STRUCTURAL PLANS) - SEE DETAILS 8, 9, 10 & 11/C5.1
- PYLON SIGN - 6.5' X 10.5', 11' OVER ALL HEIGHT, SEE SIGNAGE DRAWINGS (UNDER SEPARATE PERMIT)
- 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
- 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2 FT. O.C.
- CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%). REF. FDOT STANDARD PLANS #522-002
- STOP SIGN (36" X 36") - SEE DETAIL 3/C5.1
- PAVEMENT MARKINGS - SEE DETAIL 23 & 24/C5.1
- 6" CONCRETE SIDEWALK PER FDOT STANDARD PLANS #522-001
- CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER
- 12" SOLID WHITE (TYP) PER FDOT STANDARD PLANS #711-001
- SITE LIGHTING - SEE DETAIL 13/C5.1, SEE PHOTOMETRIC PLAN, SHEET PH0.1
- PROPOSED BIKE RACK, REF. DETAIL 18/C5.1
- PROPOSED 10'X10' UTILITY EASEMENT

SITE DATA INFORMATION:

SITE ADDRESS:
22684 LEE RD,
WINTER PARK, FLORIDA 32789

SITE PARCEL NUMBER:
292202000000035

SECTION - 2 / TOWNSHIP - 22 SOUTH / RANGE - 29 EAST

NUMBER OF STORIES: 1

TOTAL SQUARE FOOTAGE UNDER ROOF (CONDITIONED AND NON-CONDITIONED): 6,956 S.F.

SPRIKLER INTENTION FOR NEW STRUCTURE: SPRINKLERED

ON-SITE LAND INFORMATION:

CURRENT LAND USE: RESTAURANT
PROPOSED LAND USE: AUTO PARTS STORE

AREA OF PROPOSED IMPROVEMENTS: 35,103 S.F. (0.81± ACRES)

ADJACENT LAND INFORMATION:

	NORTH	EAST	SOUTH	WEST
EXIST. LAND USE	R.O.W.	R.O.W.	COM (C3A)	R.O.W.
FUTURE LAND USE	R.O.W.	R.O.W.	COM (C3A)	R.O.W.
EXIST. ZONING	R.O.W.	R.O.W.	COM (C3A)	R.O.W.
PROPOSED ZONING	R.O.W.	R.O.W.	COM (C3A)	R.O.W.

BLDG. SETBACKS AND LANDSCAPE BUFFERS:

BLDG. SETBACKS:	NORTH	EAST	SOUTH	WEST
REQUIRED:	10.0'	10.0'	35.0'	10.0'
PROVIDED:	11.66'	11.97'	85.92'	93.63'

LANDSCAPE BUFFERS:

	NORTH	EAST	SOUTH	WEST
REQUIRED:	8.0'	8.0'	8.0'	8.0'
PROVIDED:	8.0'	8.0'	8.0'	8.0'

PERVIOUS / IMPERVIOUS AREAS:

EXISTING CONDITIONS:

PERVIOUS AREA:	7,443 S.F. (0.17 AC.)	(21.2%)
IMPERVIOUS AREA:	27,660 S.F. (0.64 AC.)	(78.8%)
TOTAL SITE AREA:	35,103 S.F. (0.81 AC.)	(100.0%)

PROPOSED CONDITIONS:

PERVIOUS AREA:	11,995 S.F. (0.27 AC.)	(34.2%)
IMPERVIOUS AREA:	16,152 S.F. (0.37 AC.)	(46.0%)
BUILDING AREA:	6,956 S.F. (0.16 AC.)	(19.8%)
TOTAL SITE AREA:	35,103 S.F. (0.81 AC.)	(100.0%)

PARKING INFORMATION:

USE TYPE: BUSINESS, COMMERCIAL

PARKING REQUIRED:
BUSINESS, COMMERCIAL:
1 SPACE PER 250 SF OF GROSS FLOOR AREA
(6,956 / 250 SF) = 28 SPACES

PARKING PROVIDED = 36 (INC. 2 ADA SPACES)

MISC. SPACES PROVIDED (IN ADDITION TO THE 36 ABOVE)

ONE LOADING SPACE

BUILDING INFORMATION:

BUILDING AREA:	6,956 S.F.
MAXIMUM BUILDING HEIGHT (COUNTY CODE):	30'
FLOOR AREA RATIO: (FAR) MAXIMUM:	85%
(FAR) PROVIDED:	19.8%
IMPERVIOUS SURFACE RATIO: (ISR) MAXIMUM:	0.85 AC.
MAXIMUM DENSITY/FLOOR AREA RATIO: MD/FAR:	0.45

Matthew S. D'Angelo, State of Florida, Professional Engineer, License No. 91885 This item has been digitally signed and sealed by Matthew S. D'Angelo on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

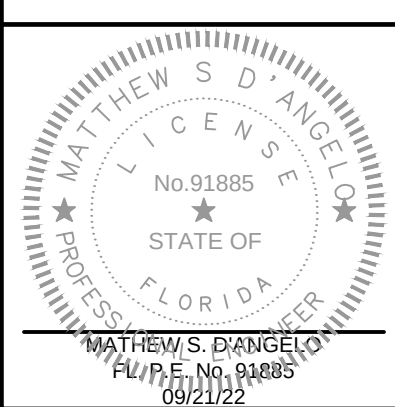
REVISIONS

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AutoZone Store No. FL10354
2684 LEE ROAD,
WINTER PARK, FLORIDA 32789

SITE DIMENSION PLAN

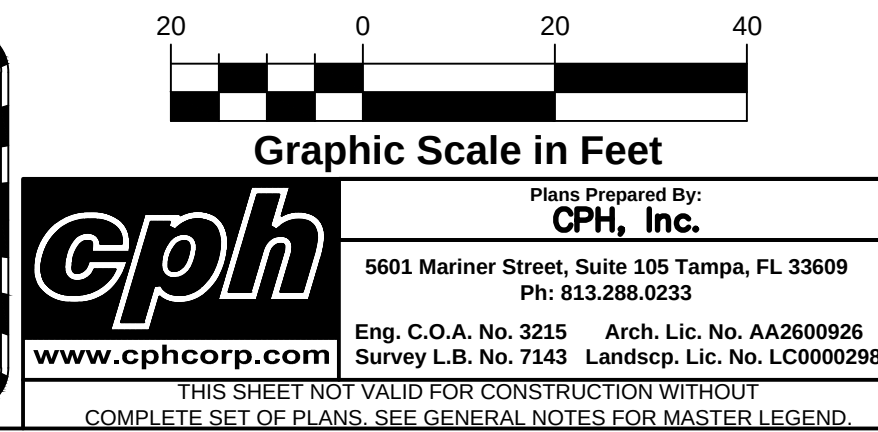
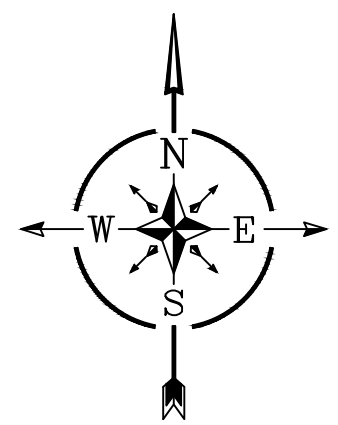
Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com



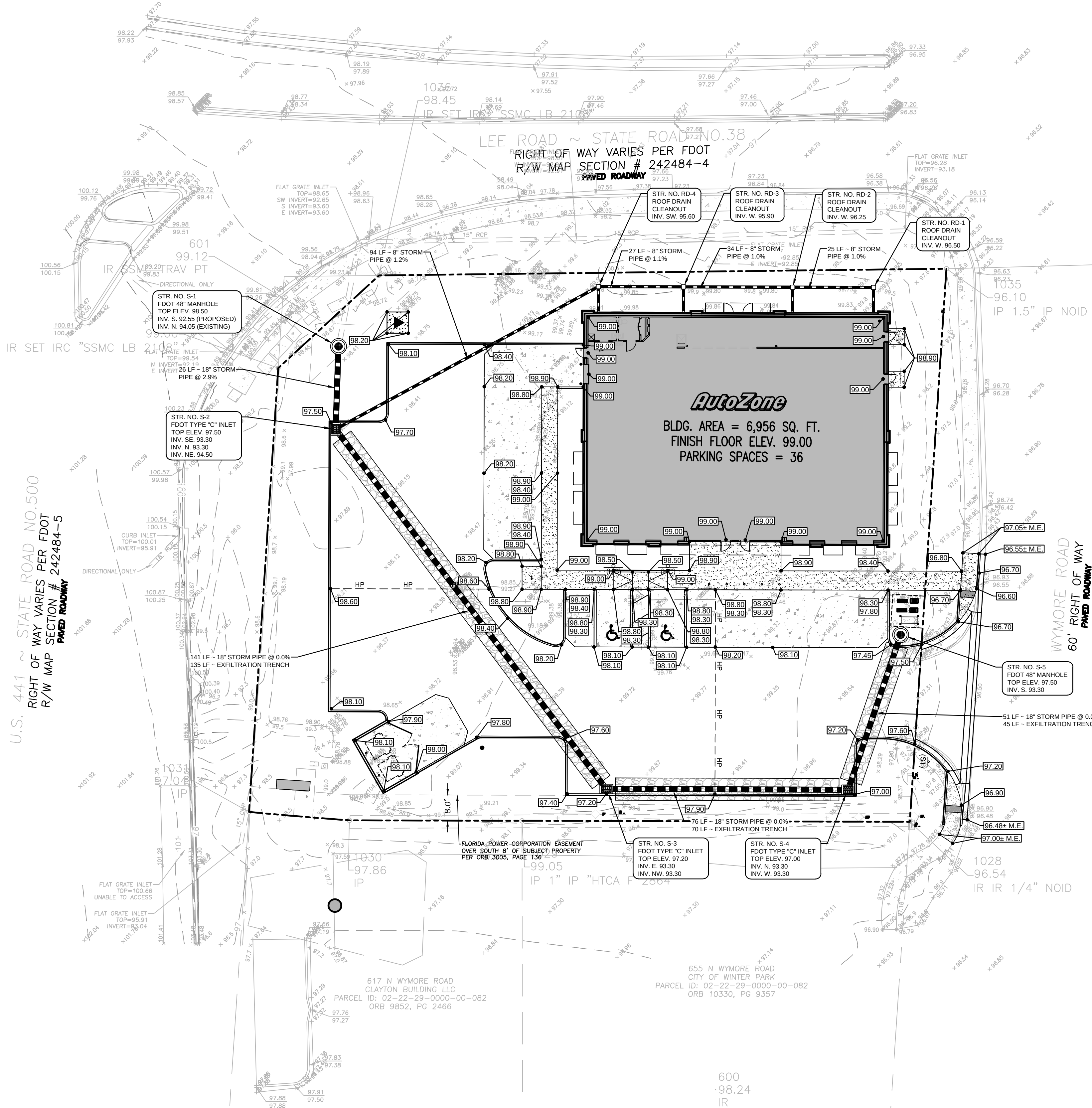
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U.S. 441 ~ STATE ROAD NO.500
RIGHT OF WAY VARIES PER FDOT
R/W MAP SECTION # 242484-5
PAVED ROADWAY



NOTES:

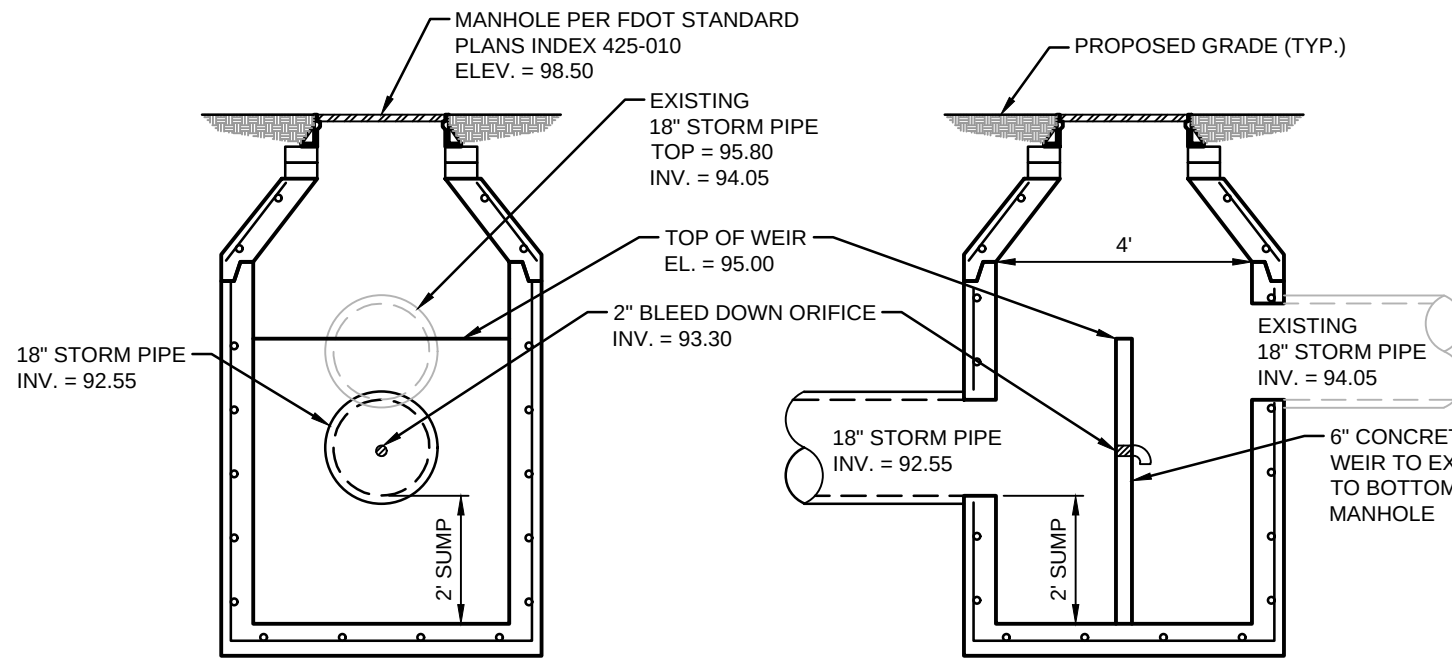
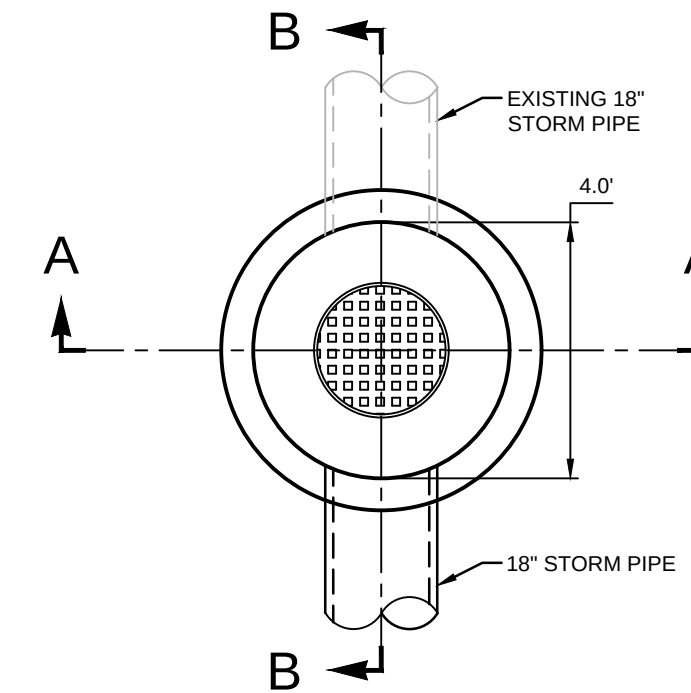
- GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO ENSURE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. THE FOLLOWING MINIMUM SLOPES SHALL BE PROVIDED BY THE CONTRACTOR:
A. ASPHALT PAVEMENT: MIN. 1% SLOPE
B. CONCRETE PAVEMENT: MIN. 1% SLOPE
C. GUTTERS: MIN 0.5%
- STRUCTURE BOTTOMS SHALL BE TYPE 'P' BOTTOMS PER FDOT REQUIREMENTS, UNLESS PIPE SIZES AND LOCATION REQUIRE A TYPE 'J' BOTTOM. CONTRACTOR SHALL REVIEW DESIGN AND PROVIDE APPROPRIATELY SIZED BOTTOMS PER FDOT REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ADA AREAS ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT ANY INFORMATION SHOWN ON THIS PLAN MAY NOT BE IN COMPLIANCE THEY SHALL NOTIFY THE ENGINEER PRIOR TO THE WORK BEING COMPLETED.
- ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

LEGEND:

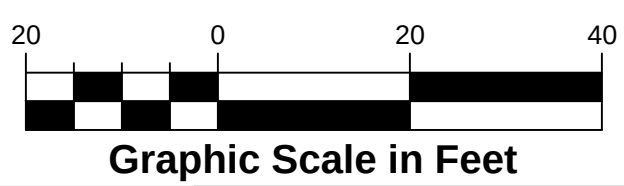
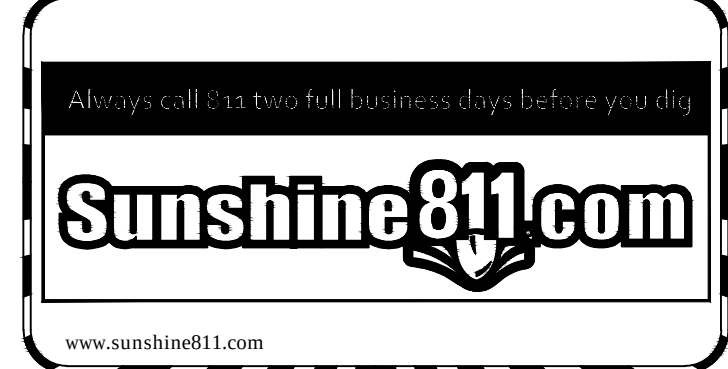
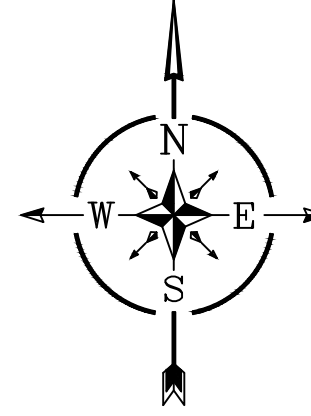
- PROPERTY LINE
- HP HIGH POINT
- STORM PIPE
- CONCRETE SIDEWALK
- CONCRETE, REF. ARCH. PLANS
- STANDARD DUTY ASPHALT PAVEMENT, REF. GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS
- TOP OF CURB ELEV. PAVEMENT ELEV.
- PAVEMENT ELEV.
- MEET EXISTING GRADE
- DIRECTION OF FLOW
- HANDICAP RAMP 1:12 SLOPE (MAX)
- STORM INLET PER FDOT STANDARD PLANS

PIPE MATERIALS:

STORMWATER PIPE
RCP PIPE SHALL COMPLY WITH ASTM C76
HDPE PIPE SHALL COMPLY WITH ASTM D3350 AND D2321
PVC PIPE SHALL COMPLY WITH ASTM D3034, SDR 35
PP PIPE SHALL COMPLY WITH ASTM F2881 AND AASHTO M330



SECTION A-A
SECTION B-B
STORMWATER STRUCTURE NO. S-1
SCALE: 1" = 3'



Graphic Scale in Feet

CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233

Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landsc. Lic. No. LC0000298

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

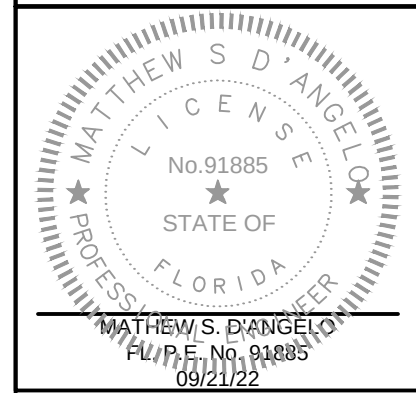
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REVISIONS

NO.	DESCRIPTION
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AutoZone Store No. FL10354
2684 LEE ROAD,
WINTER PARK, FLORIDA 32789

Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
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Cindy.searcy@construction.com



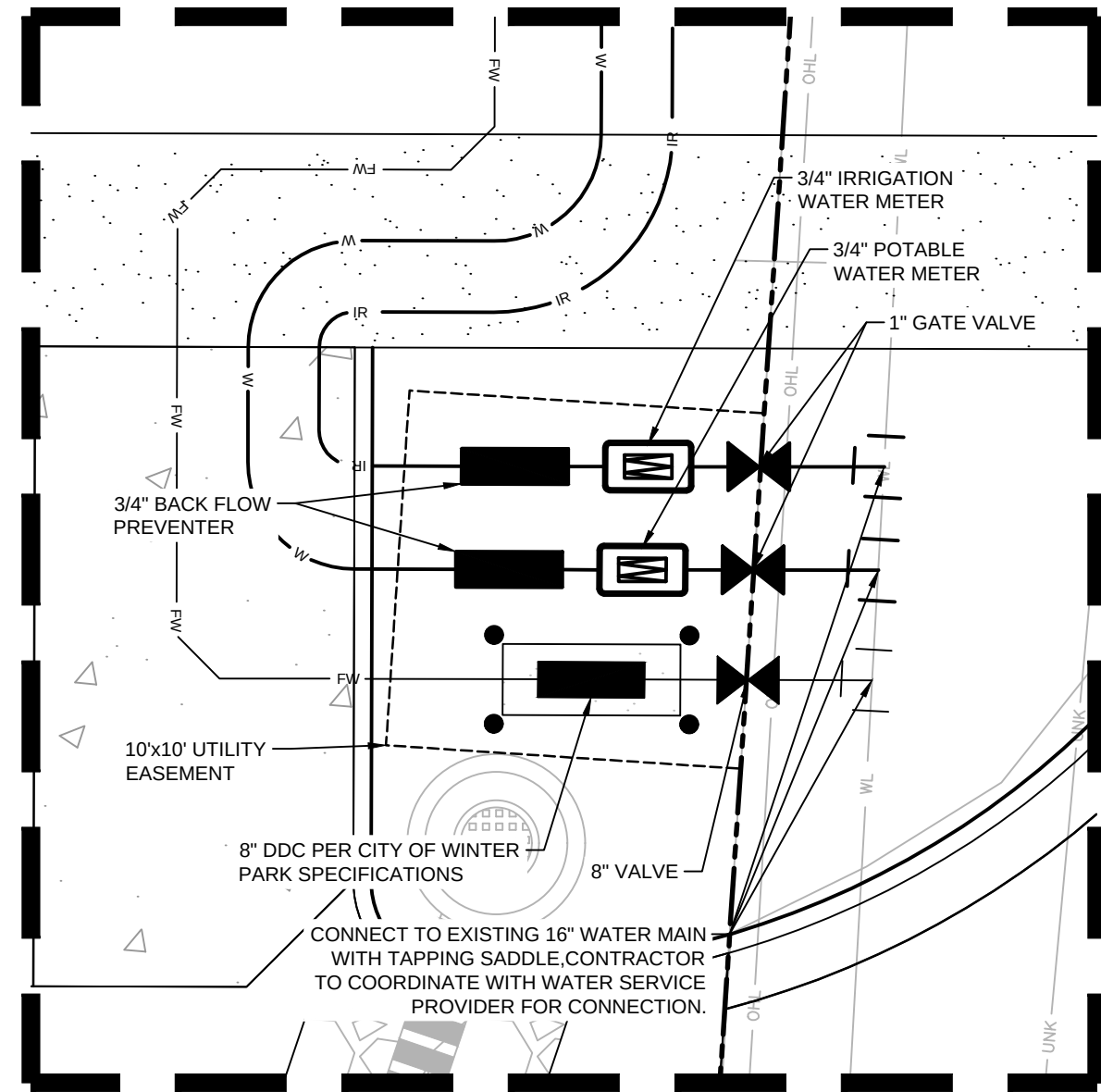
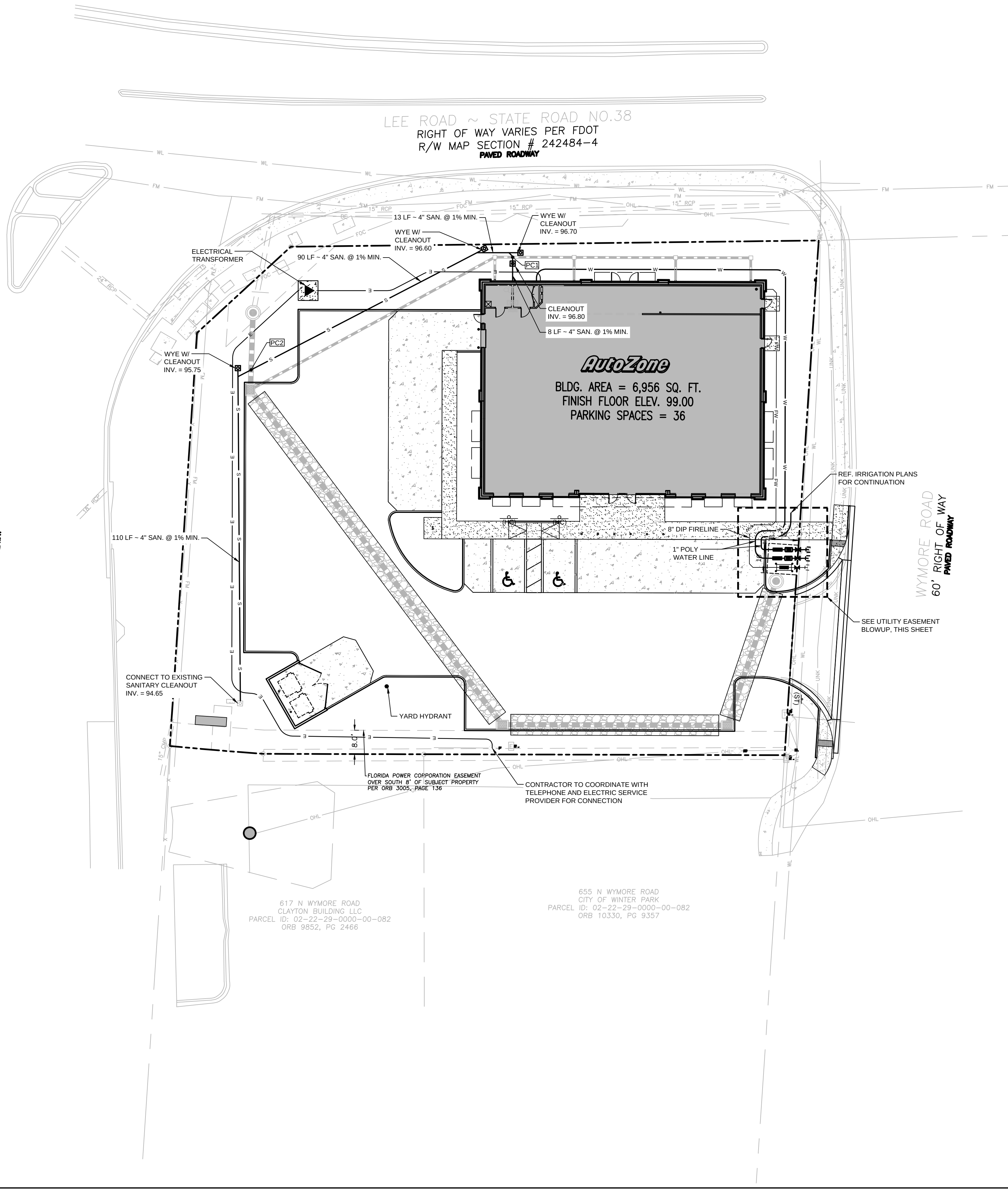
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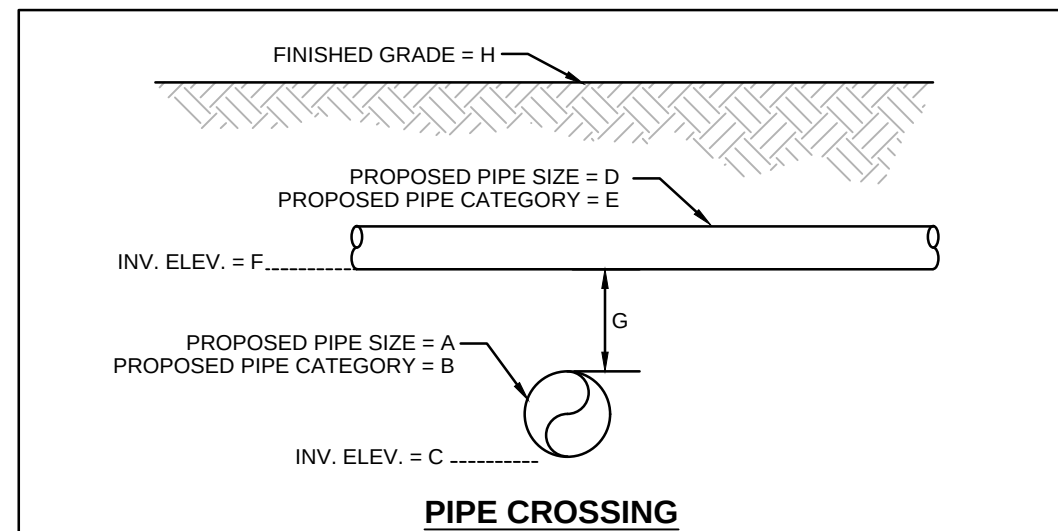
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GRADING AND STORM DRAINAGE PLAN

U.S. 441 ~ STATE ROAD NO.500
RIGHT OF WAY VARIES PER FDOT
R/W MAP SECTION # 242484-5
PAVED ROADWAY



UTILITY EASEMENT BLOWUP
SCALE 1" = 5'



PIPE CROSSING TABLE

I.D.	A	B	C	D	E	F	G	H
PC-1	8"	STORM	95.60'	4"	SANITARY	96.70'	3"	98.90'
PC-2	18"	STORM	93.30'	4"	SANITARY	95.80'	4"	98.00'

LEGEND:

---	PROPERTY LINE
S	SANITARY SEWER
W	WATER MAIN
E	ELECTRIC LINE
⌵	WATER LINE ELEMENTS
⌵	BACK FLOW PREVENTER
⌵	WATER METER
⌵	TRANSFORMER PAD
⌵	C.O.
⌵	ELECTRICAL EQUIPMENT
⌵	YARD HYDRANT, REF. BLDG. PLUMBING PLANS

UTILITY LINE MATERIALS:

POTABLE WATER LINE:

ALL UNDERGROUND PIPING LESS THAN 3" DIAMETER SHALL BE:
BLUE PC200, SDR9, POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN
AWWA C301, AWWA 800, PE350B AND NSF-61

GRAVITY SEWER LINE:

PVC PIPE 4"-12" DIAMETER SHALL BE:
ASTM D-3034, SDR 26

FIRE WATER LINE

DIP SHALL BE:
ANSI/AWWA C151/A21.51, PRESSURE CLASS 350

GENERAL UTILITY NOTES:

- ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY AND HAVE BEEN COMPILED FROM THE LATEST AVAILABLE MAPPING. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- GENERAL CONTRACTOR TO COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR ALL LOCATIONS AND CONNECTIONS. A PRECONSTRUCTION MEETING WITH THE VARIOUS UTILITY COMPANIES, IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT AUTOZONE IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- THE CONTRACTOR SHALL INSURE THAT ALL UTILITY COMPANIES AND CITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, RELOCATIONS, INSPECTIONS, AND DEMOLITION. (AUTOZONE TO REIMBURSE GENERAL CONTRACTOR FOR ALL SANITARY SEWER AND WATER TAP FEES).
- ALL VALVE BOXES AND CURB BOXES SHALL BE ADJUSTED TO THE FINAL GRADES. ALL CURB BOXES SHALL BE LOCATED IN GRASSED AREAS UNLESS INDICATED OTHERWISE ON THE PLANS.
- SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES UNLESS OTHERWISE SHOWN. OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED. WHERE WATER LINE CROSSES ABOVE SANITARY LATERAL BY LESS THAN 2' VERTICAL, A CONCRETE ENCASUREMENT SHALL BE INSTALLED. CONTRACTOR SHALL CENTER ONE JOINT OF PIPE AT CROSSING.
- THIS PLAN DETAILS PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO THE BUILDING DRAWINGS FOR BUILDING CONNECTIONS. SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.
- ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF THE GOVERNING AUTHORITY.
- WATER PIPE SHALL BE PEX (HDPE) TUBING.
- ALL SANITARY SEWER MAIN LINES SHALL BE SCHEDULE 40 PVC PIPE (EXCEPT AS NOTED ON PLANS). ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURE.
- PROVIDE CONCRETE ARCH PER CITY OF WINTER HAVEN DETAIL, SHEET C5.2, FOR SEWER PIPE FOR AREAS WITH LESS THAN 36" OF COVER.

UTILITY SERVICE NOTES:

WATER SERVICE

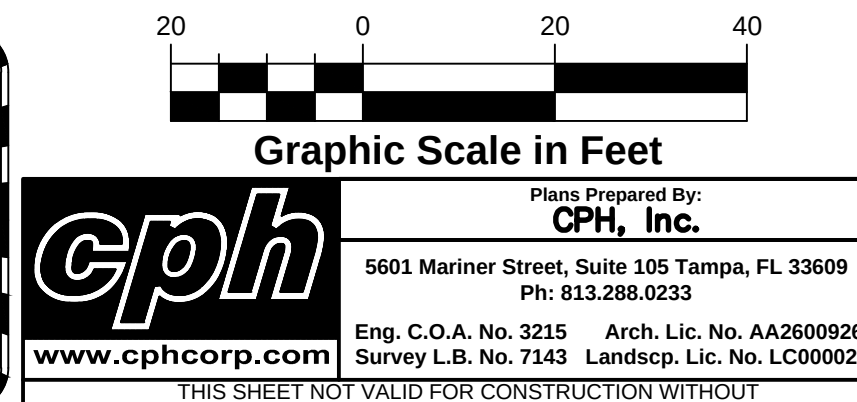
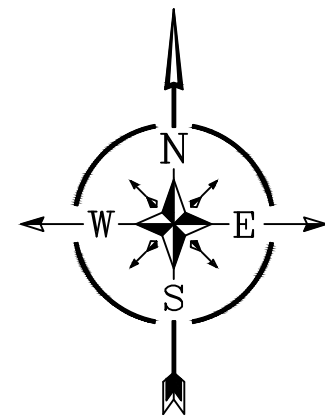
GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 1" PEX (HDPE) WATER LINE FROM EXISTING MAIN TO BUILDING.

ELECTRIC SERVICE

CONTRACTOR TO PROVIDE UNDERGROUND 120/208/3 PHASE SERVICE. GENERAL CONTRACTOR TO PROVIDE AND INSTALL TWO 4" DIA. CONDUIT W/ SECONDARY WIRE TO UTILITY COMPANY POINT OF CONNECTION.

SANITARY SEWER

GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 4" SCHEDULE 40 PVC FROM EXISTING SEWER TO LAST CLEAN OUT OUTSIDE OF BUILDING. GENERAL CONTRACTOR TO PROVIDE A 6" CAST IRON UNDER BUILDING SLAB. (MIN. 1% SLOPE). PROVIDE CLEAN OUTS EVERY 60' (TYPICAL).



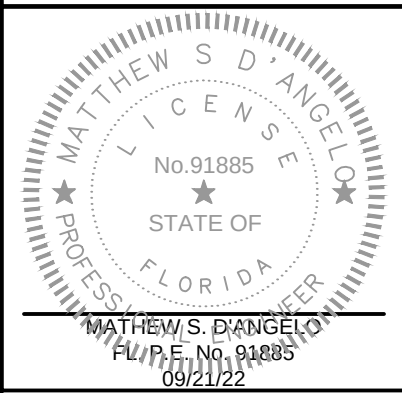
Matthew S. D'Angelo, State of Florida, Professional Engineer, License No. 91885. This item has been digitally signed and sealed by Matthew S. D'Angelo on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS

1	4	5	6

AutoZone Store No. FL10354
2684 LEE ROAD,
WINTER PARK, FLORIDA 32789
COMPOSITE UTILITY PLAN

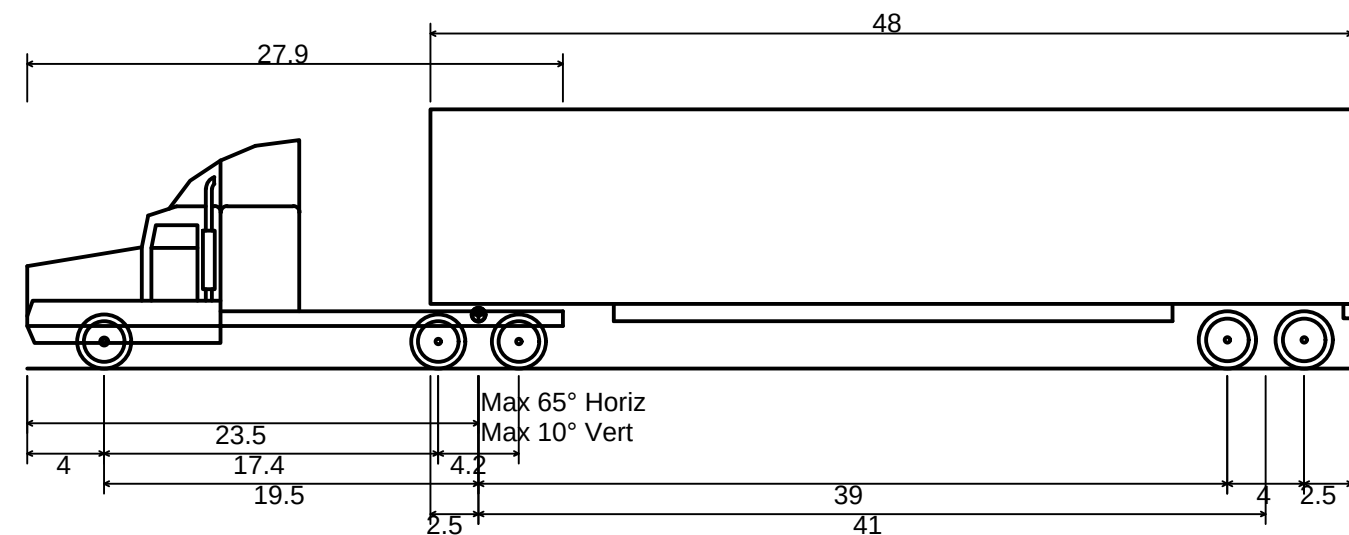
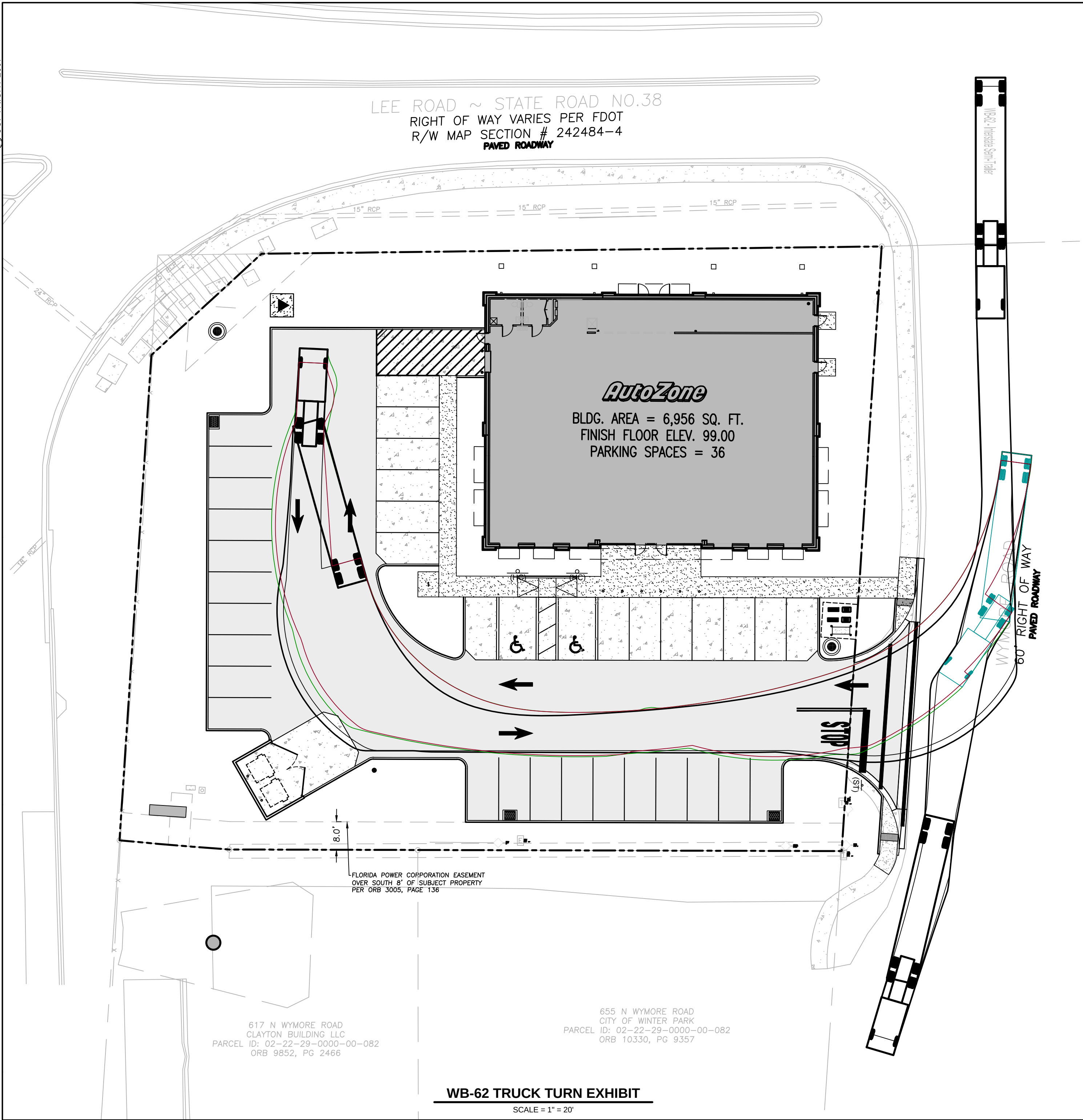
Owner / Developer: AUTOZONE STORES LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: 901-495-8709 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com



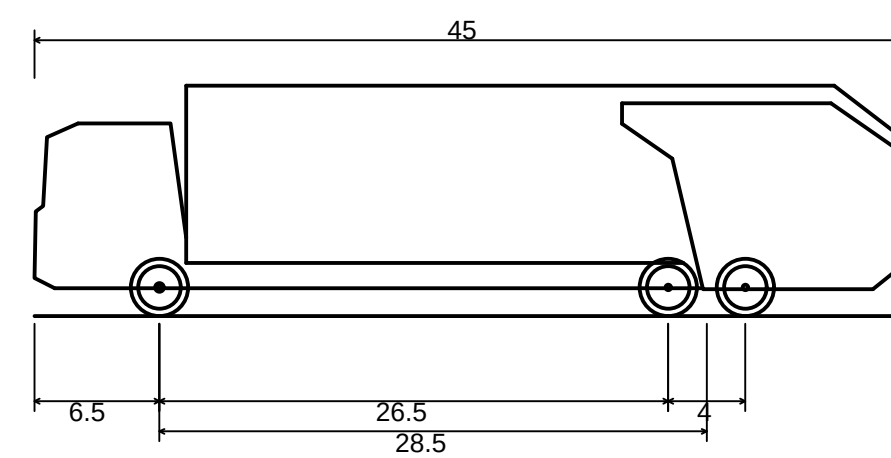
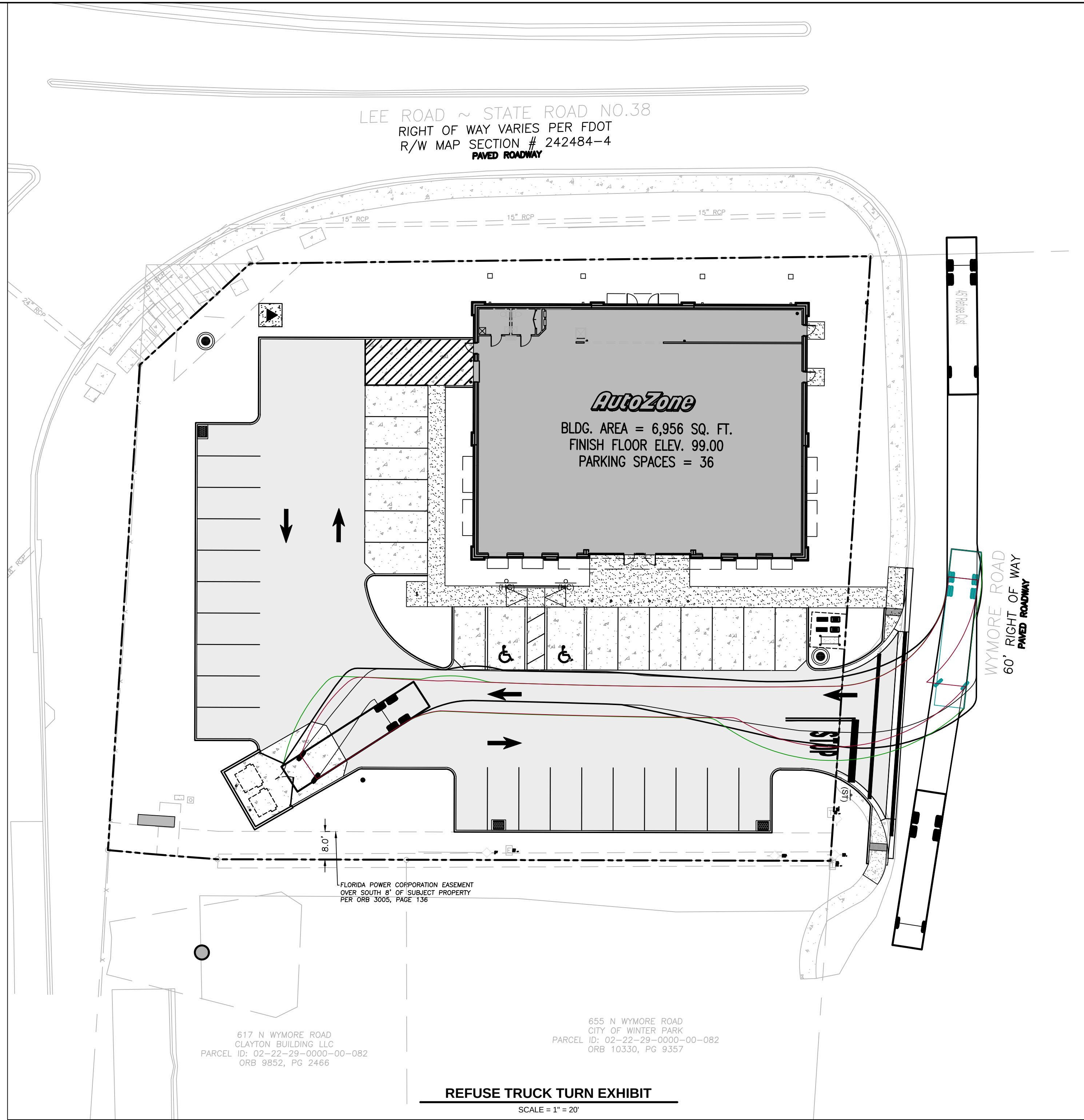
3/5/2025

6W2R

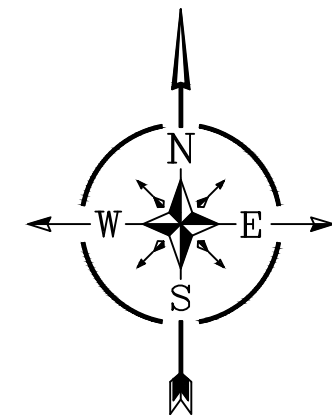
C1.5



WB-62 - Interstate Semi-Trailer	
Overall Length	69.00ft
Overall Width	8.50ft
Overall Body Height	13.50ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.50ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	44.80ft



45' Refuse Cust	
Overall Length	45.00ft
Overall Width	8.50ft
Overall Body Height	12.00ft
Min Body Ground Clearance	1.398ft
Track Width	8.50ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.20°



CPH, Inc.
5601 Mariner Street, Suite 105 Tampa, FL 33609
Ph: 813.288.0233
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landsc. Lic. No. LC0000298

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT
COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

Matthew S. D'Angelo, State of Florida, Professional Engineer, License No. 91885. This item has been digitally signed and sealed by Matthew S. D'Angelo on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

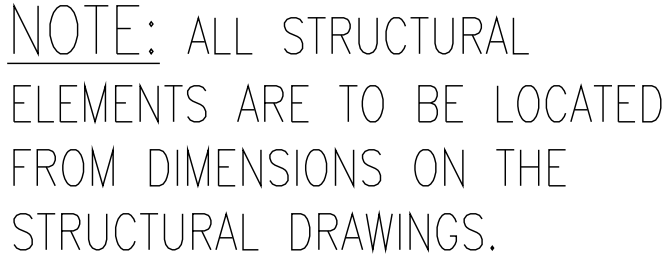
REVISIONS					
1	4	5	6		
2					
3					

AutoZone Store No. FL10354
2684 LEE ROAD,
WINTER PARK, FLORIDA 32789

Owner / Developer: AUTOZONE STORES LLC
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3/5/2025
6W2R

TTE-1


$$0/0'' = 1'-0''$$

1 | FLOOR PLAN

- AFN01

2 FLOOR PLAN NOTES

AFC01

3	ROOM FINISH SCHEDULE
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ADC01

3	ROOM FINISH SCHEDULE	4	DOOR SCHEDULE – HOLLOW METAL DOORS & FRAMES
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5 EXPANSION JOINT DETAIL

CHAIN OPERATED INSULATED DOOR SURFACE MOUNTED

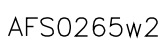
6	OVERHEAD DOOR ELEVATION
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ADS01

7 OVERHEAD DELIVERY DOOR (A)



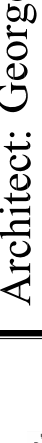
8	JAMB DETAILS
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9	REAR GIRDER LINE COLUMN
---	-------------------------

- 1

12	USED OIL RETURN CONTAINMENT
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A-1	65W2-L	01/25/25		Architect: George Callow 123 South Front Street Memphis, Tennessee 38103 TEL: 901-495-8705 FAX: (901) 495-8969 For Bidding & Contractor Information Contact: Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429 Cindy.searcy@construction.com	AutoZone Store No. 10534		REVISIONS	
					2684 LEE ROAD		1	4
					WINTER PARK FL 32789		2	5
							3	6
					FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS			



Planning & Zoning Board

agenda item 4.e

item type

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

meeting date

May 6, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

CPA #25-01/RZ #25-01. Request of the City of Winter Park to:

- Establish Single-Family Future Land Use on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road and to indicate the annexation on the other maps within the Comprehensive Plan; and
- Establish Single-Family (R-1AA) zoning on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road.

motion | recommendation

Staff recommendation is for approval.

background

The city recently entered into an Interlocal Agreement to annex the area identified as the Stonehurst Enclave, which includes 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road. As part of the annexation process, the City must assign both a Future Land Use designation and zoning classification to the properties.

Currently, the properties carry a Low-Density Future Land Use designation and is zoned Single-Family (R-1AA) under Orange County's jurisdiction. Upon annexation, the City intends to apply its own Single-Family Future Land Use designation and R-1AA zoning to maintain consistency.

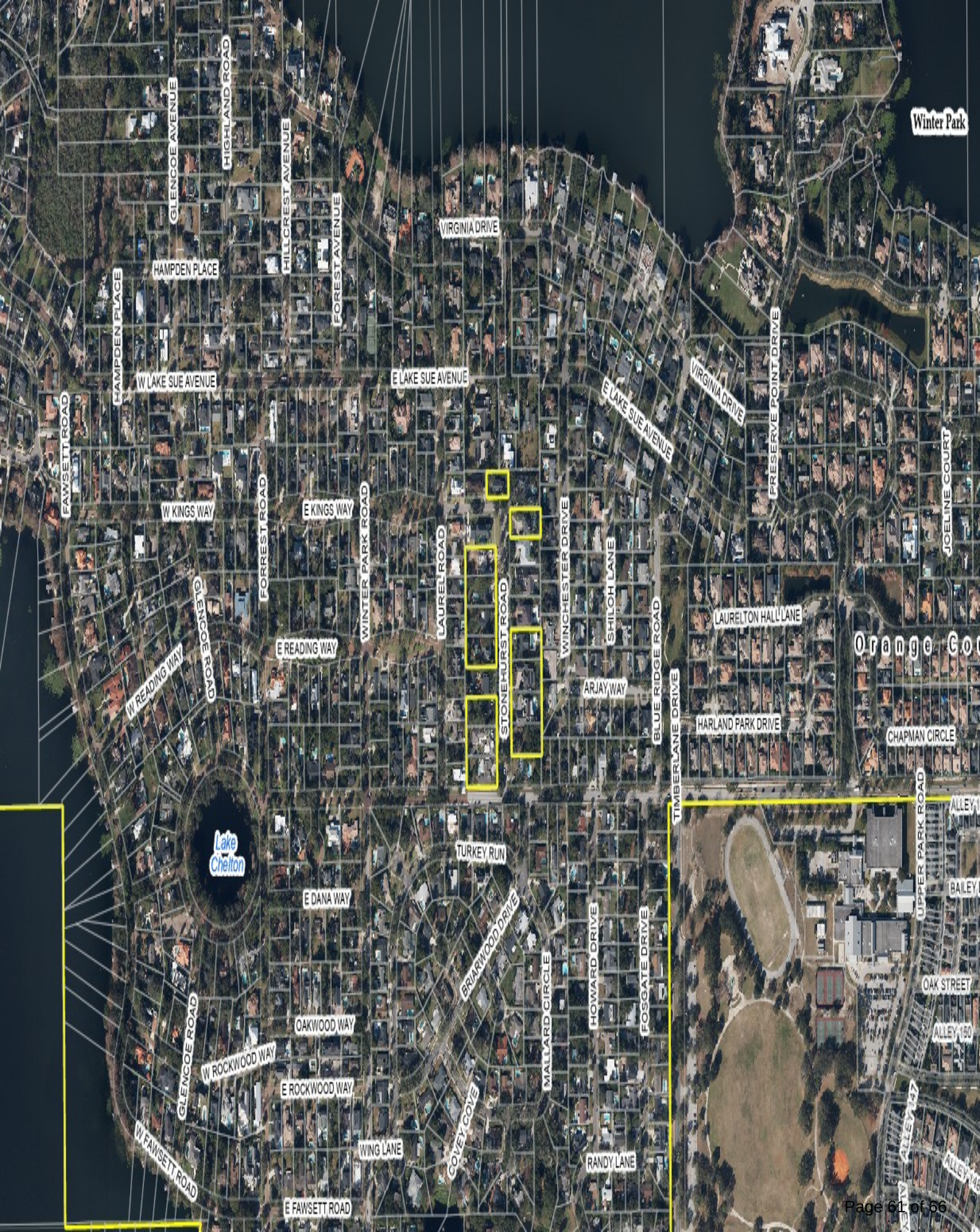
These properties are located within the Annexation Reserve Area #4 as outlined in the City's Comprehensive Plan, and it falls within the Joint Planning Area shared by the City and Orange County. This strategic area supports intergovernmental coordination and the annexation of unincorporated enclaves such as this area, which is surrounded by Winter Park.

alternatives | other considerations

fiscal impact

attachments

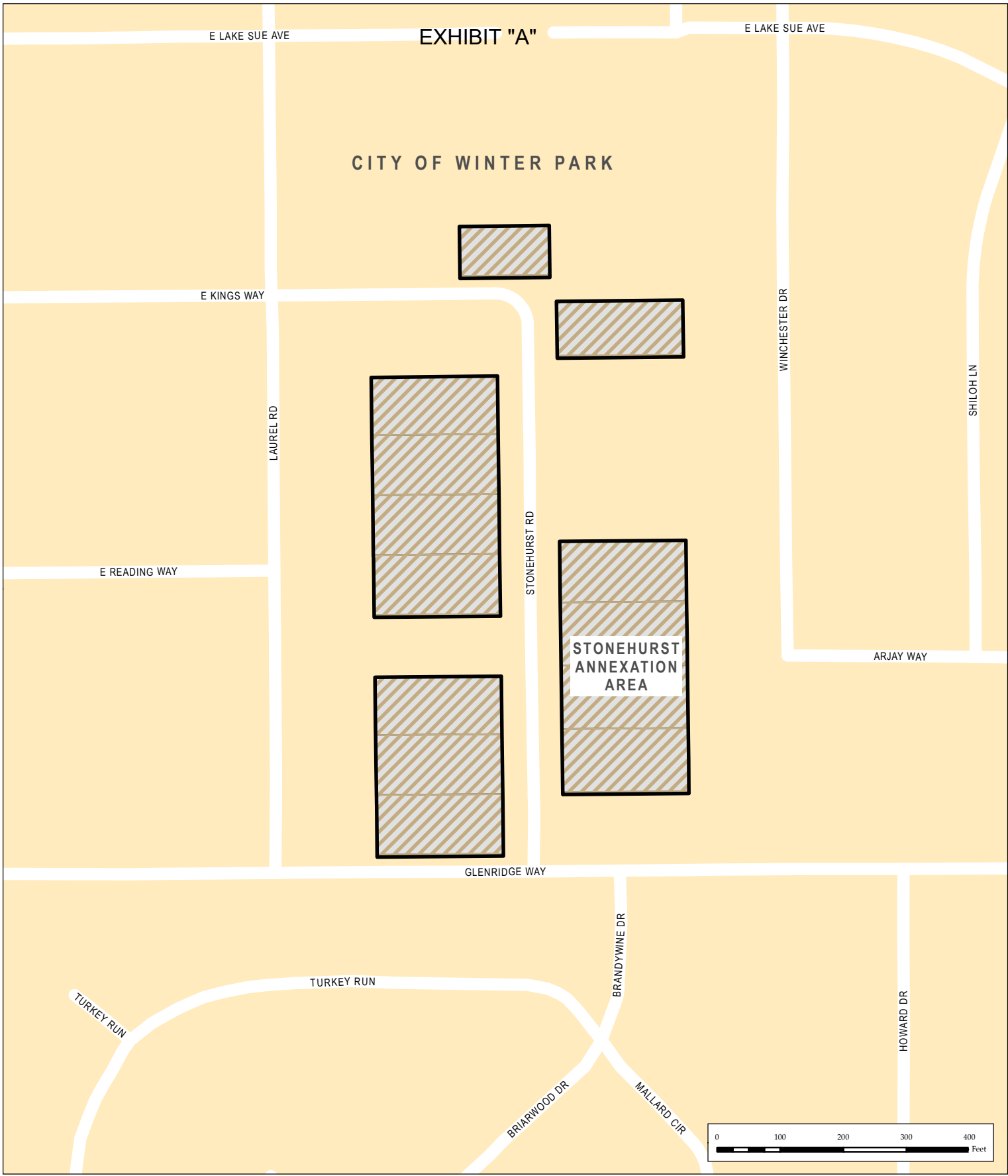
1. Location Map
2. Exhibit A Stonehurst JPA Map
3. Stonehurst - FLU Ordinance
4. Stonehurst - Zoning Ordinance



Winter Park

Orange Co

Lake Chelton



**ANNEXATION
RESERVE AREA #4
STONEHURST**
City of Winter Park, Florida

LEGEND

-  City of Winter Park  Annexation Area
 Orange County

**MAP
JPA-04
October 2024**



ORDINANCE _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I, "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH SINGLE-FAMILY FUTURE LAND USE ON THE ANNEXED PROPERTIES AT 443 EAST KINGS WAY, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 STONEHURST ROAD AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission intends to amend its Comprehensive Plan to establish a municipal Comprehensive Plan Future Land Use map designation as a small-scale amendment to the Comprehensive Plan on the recently annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road; and

WHEREAS, on May 6, 2025, the Planning and Zoning Board held a public hearing on the proposed Future Land Use map amendment set forth herein and made a recommendation of approval to the City Commission; and

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a Future Land Use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION 1: That, Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" Future Land Use Plan map is hereby amended so as to establish a Single-Family Future Land Use designation on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road, and that all other maps in the Comprehensive Plan reflect the annexation of these properties into the City of Winter Park, said properties being more particularly described as follows:

Legal description: LOTS 1, 4, 5, 6, 7, 9, 10, 11, 13, 14, 15, 16 AND 19, STONEHURST ESTATES, AS RECORDED IN PLAT BOOK "U", PAGE 9, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 2: This Ordinance shall become effective 31 days after adoption but shall not become effective if this Ordinance is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance, in compliance, with Chapter 163, Florida Statutes.

ADOPTED this _____ day of _____, 2025, by the City Commission of the City of Winter Park, Florida.

APPROVED:

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk

ORDINANCE _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH SINGLE-FAMILY (R-1AA) ZONING ON THE ANNEXED PROPERTIES AT 443 EAST KINGS WAY, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 STONEHURST ROAD, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission intends to establish a municipal zoning designation on this property in compliance with the establishment of a similar Comprehensive Plan Future Land Use designation for said property; and

WHEREAS, on May 6, 2025, the Planning and Zoning Board held a public hearing on the proposed zoning map amendment set forth herein and made a recommendation of approval to the City Commission; and

WHEREAS, the establishment of municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION 1: That, Chapter 58 "Land Development Code", Article III, "Zoning" and the official Zoning Map is hereby amended so as to establish a Single-Family (R-1AA) district zoning on the annexed properties at 443 East Kings Way, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 Stonehurst Road, and that all other maps in the Land Development Code reflect the annexation of this property into the City of Winter Park, said properties being more particularly described as follows:

Legal description: LOTS 1, 4, 5, 6, 7, 9, 10, 11, 13, 14, 15, 16 AND 19, STONEHURST ESTATES, AS RECORDED IN PLAT BOOK "U", PAGE 9, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 2: This ordinance shall become effective 31 days after adoption but shall not become effective if this Ordinance is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance, in compliance, with Chapter 163, Florida

Statutes.

ADOPTED this _____ day of _____, 2025, by the City Commission of the City of Winter Park, Florida.

APPROVED:

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk