



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352-360-6727
FAX: 352-360-6652

Board Members: Al Goldberg, Chairman Daniel Dicus Fred Collins Philip Purlee, Vice Chair Walter Birriel	Others: Greg Beliveau, LPG Tracy Kelley, CDD Kelly Turner, Administrative Assistant
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**AGENDA
PLANNING & ZONING BOARD
SEPTEMBER 19, 2019
6:00PM**

- I. INVOCATION:**
- II. ROLL CALL:**
- III. MINUTES FROM PREVIOUS MEETING:** Approve regular Planning and Zoning Board meeting minutes from August 15, 2019. Approve Planning and Zoning Workshop meeting minutes from August 15, 2019.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**
- A. International Car Wash (Alt Keys 1170621 & 1699754)
- Wicks Engineering submitted a new Site Plan application for a 3,200 square foot car wash facility on behalf of registered property owner. Existing zoning is C-2 General Commercial with a future land use of Commercial High Intensity.
- B. Ordinance 2019-008 of the City Commission Annexing City of Fruitland Park Soccer Field
- An Ordinance 2019-008 of the City of Fruitland Park Annexing approximately 6.69 +/- acres of land generally located west of U.S. Hwy 441, on the north side of Shiloh Street, and west of Dixie Avenue
- C. Ordinance 2019-007 Rezoning City of Fruitland Park Soccer Field (Alt Key 3857646)
- An Ordinance of the City Commission Rezoning approximately 6.69 +/- acres owned by the City of Fruitland Park from R-2 to Public Facilities District (PFD); amending the zoning map of the City of Fruitland Park and repealing all Ordinances in conflict herewith.

D. Ordinance 2019-009 correcting a Scrivener's error in the legal description of Ordinance 2007-033 providing for a Small Scale Comprehensive Plan Amendment

An Ordinance of the City Commission correcting a Scrivener's error in the legal description of Ordinance 2007-033 which assigned a future land use designation of Institutional; providing for a Small Scale Comp Plan Amendment amending the future land use designation from Urban to Institutional on the Future Land Use Map of the City of Fruitland Park's Comprehensive Plan for approximately 6.69+/- acres of property generally located west of U.S. Hwy 441, on the north side of Shiloh Street, and west of Dixie Avenue.

BOARD MEMBERS' COMMENTS:

ADJOURNMENT:



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**MINUTES
PLANNING & ZONING BOARD
AUGUST 15, 2019
6:00PM**

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Meeting called to order at 6:00PM. Board member Dicus led the invocation and Pledge of Allegiance.
- II. **ROLL CALL:** All Board members present. Board member Birriel absent during roll call; arrived thereafter. Present CDD Tracy Kelley, LPG Greg Beliveau, and Administrative Assistant Kelly Turner.
- III. **MINUTES FROM PREVIOUS MEETING:** Board member Purlee made motion to approve meeting minutes from July 18, 2019. Second by Board member Collins. Approved 5-0.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**

A. Leesburg Fruit Company, Inc./Holloway Properties Inc.

Wicks Engineering Services, Inc. submitted a rezoning application on behalf of registered property owner. The property is currently zoned Commercial Planned Unit Development (CPUD) with a current allowed use of a plant nursery. The applicant is requesting rezoning to allow for a Mixed Use Planned Unit Development (MUPUD) as shown on the conceptual plan. The proposed Zoning and Land Use Designation is intended to facilitate the development of a residential community with a commercial and institutional component.

LPG Beliveau gave introduction to Planned Unit Development rezoning application. The pre-existing Commercial Planned Unit Development (CPUD) was approved for a solar energy farm, which is listed as one of the approved uses under the new Mixed Use Planned Unit Development. The Future Land Use (FLU) will remain consistent with the FLU map. LPG Beliveau gave a brief description of the property jurisdictional boundaries of the 177 acre site. The property has northern access off of Urick Street, western access off of County Road

468, and will be connected to Martin Luther King, Jr. Boulevard for eastern access. Traffic studies have been completed to show no degradation to the current levels of service. Environmental studies have been completed by Environmental Services, LLC. After staff and applicant discussion and revisions, the Master Development Agreement has been completed and the conceptual plan has been amended to meet all Comprehensive Plan requirements for multiple lot sizes. Commercial uses are proposed as Neighborhood Commercial (C-1) zoning. Based on all changes to date, and proposed agreements, staff recommends approval.

Notice of public hearing requirements have been met, with sixty-five (65) letters sent out via certified mail. Of these sixty-five (65) mailings, one (1) letter came back undeliverable, and there were no notices returned, either opposed or unopposed.

Rick Hartenstein, Wicks Engineering Services, present to represent applicant. Mr. Hartenstein stated all residential development is single family, two-story at the most. Mr. Hartenstein introduced Dan Tatro, the realtor involved with the project.

Board member Purlee questioned whether a builder has been selected for the development. Realtor Tatro responded entitlements are key to establishing a builder for the project. The proposed residential lots are 50' x 125', 60' x 125', and 70' x 25' with a 60% Impervious Surface Ratio (ISR) and a 1,300 minimum square footage requirement. The developer has not maximized on the available density and has left an abundance of open space throughout the project. Mr. Hartenstein added the residential density is 3.97 units per acre.

Realtor Tatro raised question about section 9 (d) and (e) of the Master Development Agreement pertaining to road maintenance. In his opinion, subsections (d) and (e) contradict each other and the applicant would like clarification on this section.

Following Board members' and public comments, Board member Dicus made motion to recommend approval of the rezoning request from Commercial Planned Unit Development (CPUD) to allow for a Mixed Use Planned Unit Development for the Leesburg Fruit Company, Inc./Holloway Properties, Inc. proposed development. Second by Board member Purlee. Approved 5-0.

BOARD MEMBERS' COMMENTS: Board member Purlee referenced the school capacity letter from the Lake County School Board and questioned whether the capacity is up to date. LPG Beliveau stated the letter is based on impact to capacity from the development as well as current school capacity. The calculations are completed by the school board and not by the city. The applicant is required to resubmit school concurrency prior to each phase of development.

Board member Collins asked when phase three (3) is anticipated to be completed. LPG Beliveau responded this question would need to be answered by the applicant. Realtor Tatro responded the timeline depends on contracts which will not be signed until entitlements are completed.

Board member Dicus questioned whether all residential development would consist of single family homes or if duplexes or multi-family units are proposed. LPG Beliveau responded proposed residential development consists exclusively of single family homes. Board member Dicus inquired whether all municipal services have been involved in this project to which LPG Beliveau answered yes. The Site will be served by municipal central water and sewer and the police and fire departments have been involved as well.

PUBLIC COMMENTS: Eric Jagers, owner of 33936 County Road 468, Leesburg, approached the Board to question what the impact of this development would have on him as a property owner. Mr. Jagers is not opposed to the zoning change, but would like to know the buffer width requirement details as he bought the adjacent property for the quiet, rural location and is concerned with additional traffic and noise. LPG Beliveau responded there are twenty-five foot (25') and thirty foot (30') buffer requirements and the property owner may request a copy of the buffer specifics from the Community Development Department during business hours.

Nelson Roman, owner of 1012 Atlantic Ave, Fruitland Park, approached the Board and stated his subdivision is located across from the northern entrance to the proposed development. Mr. Nelson is concerned with how construction traffic will affect his subdivision entrance during Phase I of the proposed development. LPG Beliveau stated the traffic analysis was completed for the entire proposed development, which takes into account development entrances and how they affect existing roads. The developer will have to resubmit a traffic study upon the start of each phase of the proposed development and specific phases will be addressed at that time.

Chuck Padgett, owner of 1740 Myrtle Lake Ave, Fruitland Park, and pastor of Trinity Assembly of God, located at 200 Urick Street, Fruitland Park, approached the Board. Mr. Padgett stated he is in favor of the project but has concerns regarding traffic. He stated there is a dangerous intersection at County Road 468 and Myrtle Lake Ave and the proposed development would cause extra traffic. Mr. Padgett would like to petition for a traffic signal along County Road 468 at the aforementioned intersection to alleviate concerns as traffic intensity increases. LPG Beliveau recommended Mr. Padgett attend the following Commission meeting to request Commissioners to make a formal request from Lake County for a traffic signal warrant study.

Board member Dicus questioned how the city could motivate Lake County to conduct the warrant study.

Board Chair Goldberg responded in the past, Commissioner's have petitioned Lake County for warrant studies on roads located within the city and Lake County makes final determination on whether traffic lights are warranted or not based on data from several sources.

ADJOURNMENT: Regular meeting adjourned at 6:43PM. **(Planning and Zoning Workshop to Follow)**



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**WORKSHOP MINUTES
PLANNING & ZONING BOARD
AUGUST 15, 2019**

Immediately after conclusion of the regular Planning and Zoning Meeting at 6:00PM

- I. CALL TO ORDER:** Workshop called to order at 6:44PM BY Chairman Goldberg.
- II. ROLL CALL:** All Board members present. Present CDD Tracy Kelley, City Attorney Anita Geraci-Carver, and Administrative Assistant Kelly Turner.
- III. CITY BOARDS AND FLORIDA SUNSHINE LAWS:** City Attorney Anita Geraci-Carver gave overview of the Florida Sunshine Law to include board conduct outside of public meetings. The scope of the Sunshine Law applies to the gathering of two or more members of the same board to discuss a matter which may come before that board for action. If any Sunshine Law is broken, action taken by the board during that meeting is invalid.
- CDD Kelley questioned whether individuals may converse with a board member prior to a public meeting to which City Attorney Geraci-Carver stated yes, however it must be disclosed during the public meeting if the dialogue pertains to a quasi-judicial action.
- Board member Dicus questioned whether Board members may “reply all” to emails where all members are copied or if they must reply to sender only. City Attorney Geraci-Carver responded board members may “reply all” to emails unless two or more members create a dialogue discussing a matter which may come before the board for action. It was brought up that Planning and Zoning Board members do not have city email addresses. City Attorney Geraci-Carver recommended city email addresses be assigned to Board members.
- City Attorney Geraci-Carver provided clarification on quasi-judicial actions verses legislative decisions. Quasi-judicial actions grant approval based on certain criteria being met and legislative decisions set public policies. City Attorney Geraci-Carver promised to provide a specific list of both types of actions for future reference.
- City Attorney Geraci-Carver gave overview of the Public Records law detailed in Florida Statute 119 which gives the public access to all documents involving city business. The United States Constitution entitles the public to a right of access to inspect or request copies of all documents involving city business unless a statutory exemption exists.
- IV. ADJOURNMENT:** Workshop adjourned at 7:36PM.



City of Fruitland Park, Florida
Community Development Department
 506 W. Berckman St., Fruitland Park, Florida 34731
 Tel: (352) 360-6727 Fax: (352) 360-6652
 www.fruitlandpark.org

<i>Staff Use Only</i>	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

Development Application

Contact Information:

Owner Name: Fruitland Park Holdings, LLC - Tejinder S. Grewall, Manager
 Address: 1330 Saxon Blvd Orange City, FL 32763
 Phone: 480-717-7100 Email: tj@tjoil.net

Applicant Name: Fruitland Park Holdings, LLC - Tejinder S. Grewall, Manager
 Address: 1330 Saxon Blvd Orange City, FL 32763
 Phone: 480-717-7100 Email: tj@tjoil.net

Engineer Name: Wicks Engineering Services, Inc - Ted Wicks, P.E.
 Address: 225 W. Main Street Tavares, FL 32778
 Phone: 352-343-8667 Email: 352-343-8665

Property and Project Information:

PROJECT NAME*: IC International Car Wash
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 3438 US Hwy 27/441 Fruitland Park, FL 34731

Parcel Number(s): 10-19-24-0003-000-06800 / AK#1170621 Section: 10 Township: 19 Range 24

Area of Property: 1.7 +/- acres / 76,041 SF Nearest Intersection: CR 25A and US Hwy 27

Existing Zoning: General Commercial Existing Future Land Use Designation: Commercial (High Intensity)

Proposed Zoning: General Commercial Proposed Future Land Use Designation: Commercial (High Intensity)

The property is presently used for: Vacant

The property is proposed to be used for: Car Wash Facility

Do you currently have City Utilities? Central Water and Sewer are available - Fruitland Park

Application Type:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Construction Plan | <input type="checkbox"/> ROW/Plat Vacate |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: Site plan to construct a car wash facility to include site development grading, utilities, and stormwater retention

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Signature: X  Date: 5/28/19

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

Development Application Checklist

The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd) Current Deed Aerial Photo
 Property Appraiser Information Electronic Copy of Application Location Map

Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. . Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through www.lakecountyfl.gov/maps/. Note: All maps are required to depict adjacent properties at a minimum.

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

- Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation
- Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications: Requested Zoning Map Justification for Rezoning

Planned Development Applications:

- Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G Environmental Constraints
- Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications: Justification for Variance

Special Exception Use Applications: Justification for Special Exception Use Site Sketch List of Special Requirements as Described in LDRs, Chapter 155

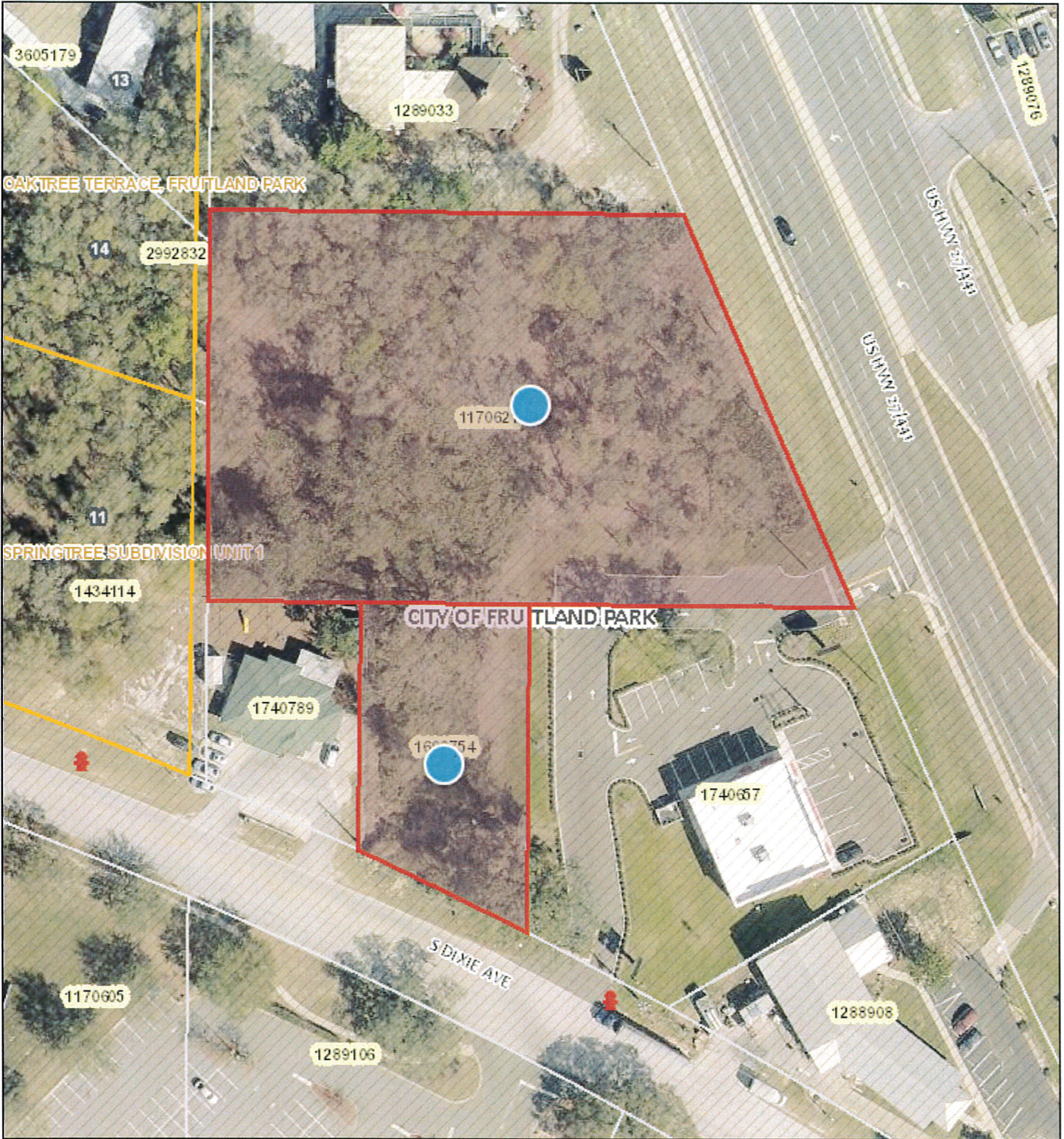
Conditional Use Permit Applications: Proposed List of Conditions and Safeguards Site Plan as Described in LDRs, Chapter 155 Written Statement as Described in LDRs, Chapter 155

Subdivision Applications: As Described in LDRs, Chapter 157 (Preliminary Plan, Improvement Plan and Final Plat)

Minor Subdivision Applications: As Described in LDRs, Chapter 157

Site Plan Applications: As Described in LDRs, Chapter 160

AK#1170621 & AK#1699754 - Aerial




April 9, 2019







1:1,000

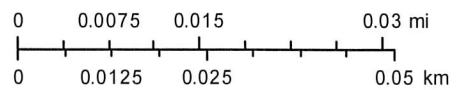
pointLayer

 Override 1

polygonLayer

 Override 1
Street Names

-  Subdivision Boundaries
-  Subdivision Lot Numbers
-  Subdivision Lots
-  Tax Parcels Alternate Key
-  Tax Parcels
-  City Limits In



Lake BCC



IG INT.
CARWASH

PROPERTY
LOCATION

COACHWOOD COLONY
(SEE MHP BOOK)

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Walters Pl

Emory Dr

Oliver Ln

1-5603

PINE RIDGE DAIRY RD 1-5803

1-5803

1-5806

1-5105

1-4303

1-4303

1-4303

1-4303

Edmondson Dr

Timbertop Ln

1-5803

1-5803

1-5806

1-5105

1-4303

1-4303

1-4303

1-4303

Maples Ln

Hilltop St

1-6104

1-5405

1-5405

1-5105

1-4303

1-4303

1-4303

1-4303

REGISTER RD 1-6008

Mayberry Rd

1-6008

1-5407

1-5407

1-5109

1-4303

1-4303

1-4303

1-4303

Water Oak Rd

1-6008

1-5907

1-5407

1-5407

1-5109

1-4303

1-4303

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REGISTER RD 1-6008

Mayberry Rd

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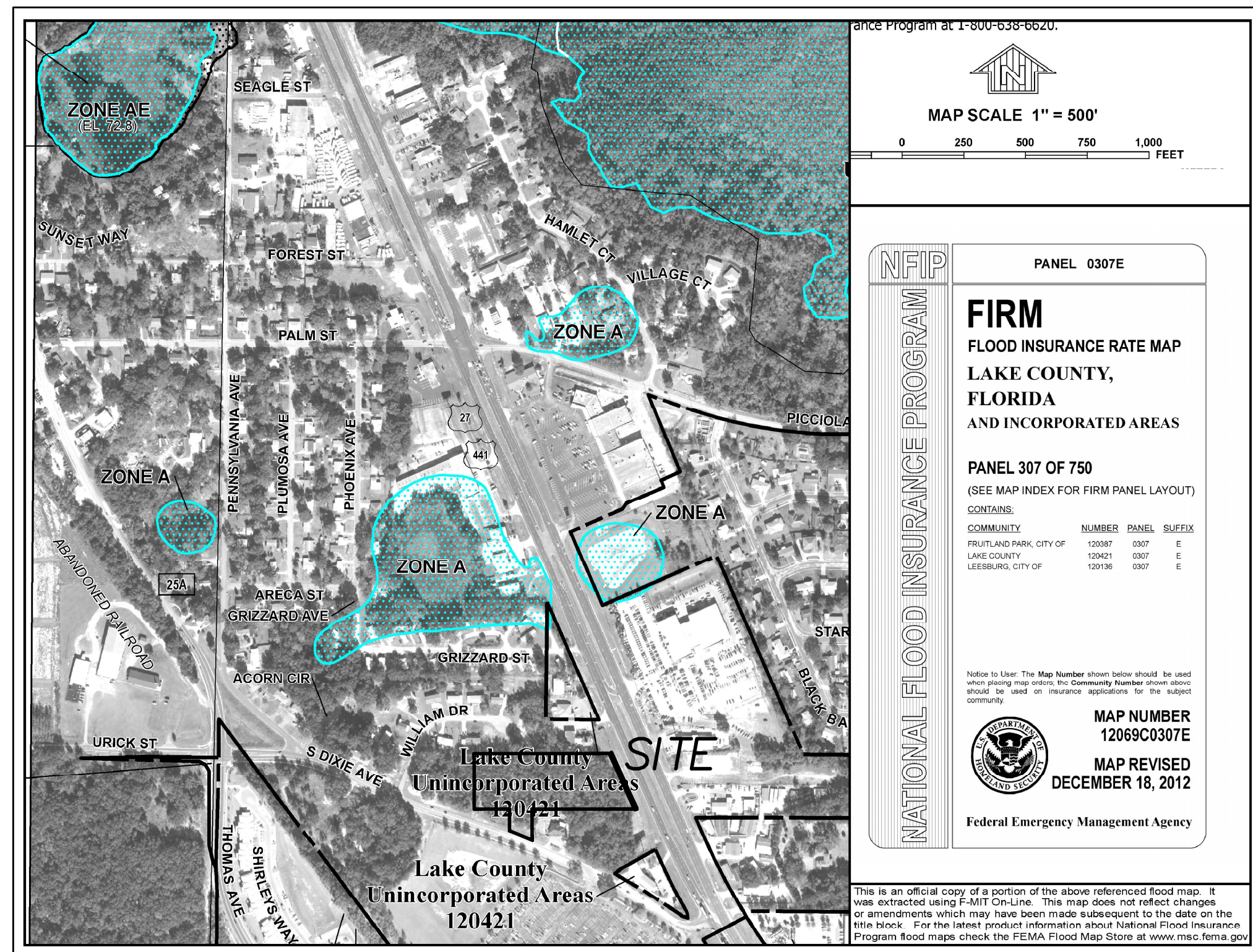
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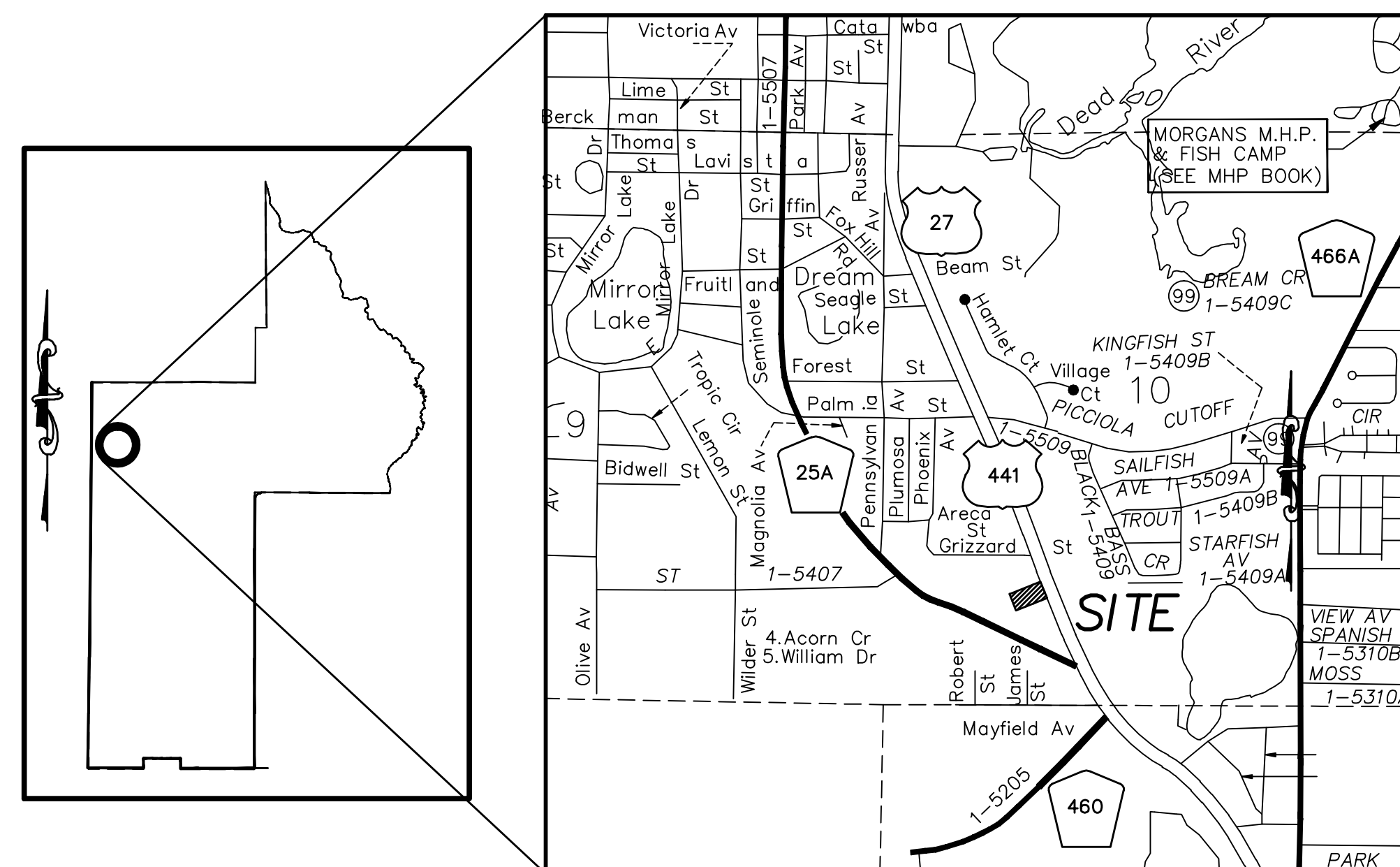
IC INTERNATIONAL CAR WASH FRUITLAND PARK, FLORIDA 34731



FEMA MAP 12069C0307E
nts



AERIAL MAP
ALTERNATE KEY #1170621
SCALE: 1"=200'

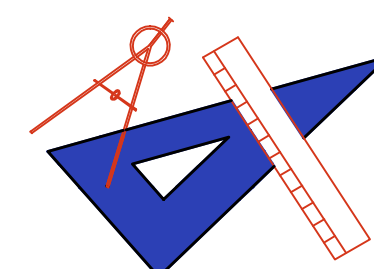


LOCATION MAP
N.T.S.

INDEX OF SHEETS

1. COVER SHEET
2. GENERAL NOTES
3. GENERAL UTILITY NOTES
4. SURVEY
5. DEMOLITION & EROSION CONTROL PLAN
6. TREE PLAN
7. SITE PLAN
8. GEOMETRY PLAN
9. GRADING & DRAINAGE PLAN
10. UTILITY PLAN
11. AUTOTURN SIMULATION (FIRE TRUCK)
12. LIFT STATION DETAIL
13. CONSTRUCTION, DRAINAGE & UTILITY DETAILS
14. UTILITY DETAILS
15. UTILITY DETAILS
16. LANDSCAPE PLAN
17. BUILDING ELEVATIONS & DESIGN STANDARDS

OWNER: FRUITLAND PARK HOLDINGS, LLC.
TEJINDER GREWALL, MANAGER
1330 SAXON BLVD.
ORANGE CITY, FL 32763
PHONE: 480-717-7100
EMAIL: TJ@TJOIL.NET



Wicks Engineering Services, Inc.

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C.A. #30062

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TEJINDER S. GREWALL
1330 SAXON BOULEVARD
ORANGE CITY, FLORIDA 32763

IC INTERNATIONAL CAR WASH
COVER SHEET
US HWY 27/441 FRUITLAND PARK FL. 34731

KENNETH R. WICKS, P.E. FL. REG. NO. 33274
DATE:

Drawn:	WSR	REVISION:	DATE:
Checked:	KRW		
Date:	05-06-19		
Scale:	AS SHOWN		
File No.:	1919		

Sheet: 1 of 17

GENERAL NOTES

- 1. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH DIFFERING CONDITIONS WILL BE ALLOWED IF HE OR SHE FAILS TO PROVIDE WRITTEN NOTIFICATION.
2. THE BOUNDARY AND TOPOGRAPHIC SURVEYS FOR THIS PROJECT WERE PERFORMED BY OTHERS AND WICKS CONSULTING SERVICES, INC. ASSUMES NO RESPONSIBILITY, IN WHOLE OR IN PART, FOR THE COMPLETENESS AND ACCURACY OF THE SURVEYS. WICKS CONSULTING SERVICES, INC. HAS RELIED UPON THE SURVEYS IN PREPARING THE CIVIL ENGINEERING DESIGN SHOWN IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC DATA, THE LOCATION OF EXISTING SITE FEATURES, UTILITIES AND ALL OTHER SITE CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO COMMENCING WORK. DIFFERING SITE CONDITIONS SHALL BE DISCLOSED AS DESCRIBED IN GENERAL NOTE NUMBER 1.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
4. ALL MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTIONS AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. WHERE THE SPECIFICATIONS CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
5. THE SUBSURFACE INFORMATION FOR THIS PROJECT WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS FOR PROJECT CONSTRUCTION. INFORMATION SHOWN, INCLUDING GROUND WATER LEVELS, REPRESENTS EXISTING CONDITIONS AT THE SPECIFIC BORING LOCATIONS AT THE TIME THE BORINGS WERE MADE. DIFFERING SITE CONDITIONS SHALL BE DISCLOSED AS DESCRIBED IN GENERAL NOTE NUMBER 1.
6. THE SITE IS CLASSIFIED AS ZONE "X", PER FEMA FLOOD MAP PANEL 12069C0307E DATED DECEMBER 18, 2012
7. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS"
8. ALL HANDICAP ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED (INCLUDING THE WALKING SURFACE) IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, SECTION 11 AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) INDEX 304.
9. THE CONTRACTOR SHALL COORDINATE CIVIL DRAWINGS WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, IRRIGATION, FIRE SYSTEMS. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY.
10. SIGNAGE AND STRIPING SHALL CONFORM TO THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD). SIGNS SHALL BE ERECTED ACCORDING TO THE REFERENCE NUMBERS DESIGNATED BY THE FDOT OR THE MUTCD.
11. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES. ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO REQUIRED INSPECTIONS.
12. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
13. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEERING AND AGENCY APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
14. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.
15. ANY PUBLIC LAND CORNER, WITHIN THE LIMITS OF CONSTRUCTION, IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT YET BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER & SURVEYOR WITHOUT DELAY. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA LICENSED LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
16. ALL AREAS WHERE PAVEMENT, BUILDING SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF THE LOCAL JURISDICTION.
17. REFER TO F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX FOR CONSTRUCTION OF SITE ITEMS.
18. CONTRACTOR SHALL MEET ALL LOCAL STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC (NOT) PLANS & SIGNAGE THAT WILL BE REQUIRED FOR THIS PROJECT AND SHALL BE INCLUDED IN THE BID FOR THIS PROJECT.
19. ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD.
20. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL OF THE WORK TO BE CONSTRUCTED. 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.
21. ALL TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING. TESTING OF SUB GRADE, BASE, AND ASPHALT FOR THICKNESS AND DENSITY SHALL BE PERFORMED AT NO MORE THAN 200' INTERVALS.
22. SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.
23. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL TAKE SPECIAL CARE AND PROVIDE ADEQUATE PROTECTION IN ORDER TO MINIMIZE DAMAGE TO VEGETATION, SURFACED AREAS, AND STRUCTURES WITHIN RIGHT-OF-WAY, EASEMENTS AND ON CONSTRUCTION SITE, AND TAKE FULL RESPONSIBILITY FOR THE REPLACEMENT OR REPAIR THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL MAKE GOOD ALL DAMAGE TO PAVEMENT, BUILDINGS, TELEPHONE OR OTHER CABLES, SANITARY PIPES, OR OTHER STRUCTURES BEYOND THE LIMITS OF THIS PROJECT WHICH MAY BE ENCOUNTERED, WHETHER OR NOT SHOWN ON THE DRAWINGS.
24. TEMPORARY FACILITIES: THE CONTRACTOR SHALL FURNISH WATER AND ELECTRIC POWER AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL TEMPORARY CONNECTIONS AND FOR REMOVING SAME AFTER CONSTRUCTION HAS BEEN COMPLETED. THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND ENCLOSURES FOR THE USE OF ALL WORKMAN, AT A LOCATION ON THE PROJECT WHICH SHALL BE APPROVED BY THE JURISDICTION. SUCH FACILITIES SHALL COMPLY WITH ALL LOCAL CODES AND SHALL BE MAINTAINED IN SANITARY CONDITION AT ALL TIMES. NO WORK SHALL BE STARTED UNTIL THESE FACILITIES ARE ON THE JOB SITE.

GENERAL NOTES (CONT)

- 25. MAINTENANCE OF TRAFFIC: THE CONTRACTOR SHALL BE RESPONSIBLE, DURING THE COURSE OF CONSTRUCTION, FOR PROPER MAINTENANCE, CONTROL, AND DETOUR OF TRAFFIC IN THE AREA OF CONSTRUCTION. ALL TRAFFIC CONTROL AND MAINTENANCE PROCEDURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION INDEX #600 AND LAKE COUNTY, FLORIDA, WITHIN THEIR RESPECTIVE AREAS OF JURISDICTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AS BIDDER, PRIOR TO SUBMITTING HIS BID, TO DETERMINE THE REQUIREMENTS OF THESE AGENCIES SO THAT HIS PROPOSAL REFLECTS ALL COSTS TO BE INCURRED. NO CLAIMS FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED FOR COSTS INCURRED DUE TO THE PROPER MAINTENANCE, CONTROL, DETOUR, AND PROTECTION OF TRAFFIC.
26. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.

DEMOLITION AND EARTHWORK NOTES

- 1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PAVEMENT REPAIRS AND/OR RESURFACING AT ALL EXISTING ROADS WHICH ARE SAW-CUT OR DAMAGED DURING CONSTRUCTION.
4. ANY ENCOUNTERED CONTAMINATED MATERIALS SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER IN ACCORDANCE WITH FEDERAL STATE, AND LOCAL REGULATIONS. (REFER TO TREE PROTECTION REQ.)
5. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR FIELD VERIFICATION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY TO ENSURE THE INTEGRITY OF THE SYSTEM.
6. PRIOR TO DEMOLISHING UTILITY LINES, CONTRACTOR SHALL VERIFY FLOW DIRECTIONS FROM EXISTING BUILDINGS WHICH ARE TO REMAIN. IF DEMOLITION WILL CUT OFF THESE FACILITIES, THE ENGINEER, ARCHITECT, OWNER (AND/OR OWNERS REPRESENTATIVE) SHALL BE CONTACTED IMMEDIATELY.

EARTHWORK

- 7. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
8. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED 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.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.
10. WHEN CLEARING LAND FOR THE PROJECT, A BURN PERMIT MUST BE OBTAINED FROM THE JURISDICTION AND THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
11. THE FIRE DEPARTMENT WILL ISSUE A BURNING PERMIT TO ALLOW BURNING OF CLEARED MATERIAL ONLY IF THE FOLLOWING CONDITIONS ARE MET:
A. AN AIR CURTAIN INCINERATOR PROCESS IS USED DURING THE BURNING PROCESS.
B. THE BURN PIT IS AT LEAST 300 FEET AWAY FROM ANY STRUCTURE.
C. THE BURN PIT IS AT LEAST 100 FEET AWAY FROM THE ROAD.
12. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NON ORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.
13. ALL FILL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

EROSION & SEDIMENT CONTROL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR: (NPDES) PERMITTING:
A. PREPARING AND SUBMITTING FDEP NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) APPLICATIONS AND FORMS.
B. FDEP NOTICE OF INTENT APPLICATION FEE.
C. PREPARING THE FDEP STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
2. PRIOR TO EARTH WORK OR CONSTRUCTION, THE CONTRACTOR SHALL POST A COPY OF THE COMPLETED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AT THE SITE.
3. THE CONTRACTOR SHALL OBTAIN COPIES OF THE APPROPRIATE WATER MANAGEMENT DISTRICT PERMITS PRIOR TO COMMENCING WORK FOR THIS PROJECT AND HAVE POSTED AT CONSTRUCTION SITE.
4. SILT SCREENS AND TURBIDITY BARRIERS MUST REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL CONSTRUCTION IS COMPLETE, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
5. THE EROSION CONTROL MEASURES SHOWN HEREON ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED TO MAINTAIN SITE EROSION SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.

EROSION & SEDIMENT CONTROL NOTES (CONT)

- 6. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE LOCAL WATER MANAGEMENT DISTRICT, AND FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION STANDARDS, FOOT INDEX #102 AND BEST MANAGEMENT PRACTICES. HAY BALES ARE NOT ACCEPTABLE. COCONUT FIBER MATERIALS ARE ACCEPTED.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION.
8. ALL PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.
9. PRIOR TO INITIATING CONSTRUCTION OF PLANNED IMPROVEMENTS, ALL WRA'S WILL BE EXCAVATED AND ROUGH GRADED TO PROVIDE SEDIMENT AND RUNOFF CONTROL DURING CONSTRUCTION.
10. ALL DISTURBED AREAS WILL BE BROUGHT TO FINAL GRADE AND SEEDED AND MULCHED AS SOON AS POSSIBLE.
11. AREAS WHICH MAY ERODE DUE TO SLOPES OR CONCENTRATED RUNOFF DURING CONSTRUCTION WILL BE TREATED. TEMPORARY SLOPE DRAIN PROTECTION WILL BE PROVIDED PER FDOT ROAD DESIGN STANDARD INDEX NO. 100.
12. OFF SITE DISCHARGE OF UNTREATED STORMWATER WILL BE PREVENTED USING TEMPORARY BERMS AND DIKES WHERE NEEDED.
13. INSPECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NPDES PERMIT BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES AND MAINTENANCE SHALL BE PERFORMED WITHOUT DELAY.
14. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
15. EROSION AND SEDIMENT MATERIALS FROM THIS PROJECT SHALL BE CONTAINED ON-SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS.

STORMWATER AND GRADING NOTES

- 1. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED OR LINED WITH APPROVED REINFORCED EARTH MATTING. APPROVED RIP RAP PER FDOT INDEX #100 MUST BE PLACED AS NECESSARY TO CONTROL EROSION.
2. BENCHMARK LOCATIONS AND ELEVATIONS ARE AS REPRESENTED BY THE SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
3. SPOT ELEVATIONS SHOWN FOR INLETS AND MANHOLES ARE AT TOP OF RIM.
4. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE LOCAL JURISDICTION'S CODE.
5. ALL OPEN AREAS WITHIN LIMITS OF CONSTRUCTION AND CONSTRUCTION EASEMENTS SHALL BE SODDED WITH BAHIA SOD BY CONTRACTOR UNLESS OTHERWISE NOTED ON PLANS.
6. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED WITH 4' OF FILTER FABRIC CENTERED ON EACH JOINT.
7. CONTRACTOR SHALL DEWATER WHERE REQUIRED TO MEET TECHNICAL REQUIREMENTS.
8. ALL CONCRETE STORM SEWER PIPE TO BE REINFORCED CONCRETE PIPE CLASS III, EXCEPT WHERE OTHERWISE NOTED ON THE PLANS OR REQUIRED BY JURISDICTION. HDPE STORM PIPE SHALL BE APPROVED BY JURISDICTION AND ENGINEER AND SHALL MEET ASTM-477. PVC STORM PIPE SHALL BE ADS OR APPROVED EQUAL.
9. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF WICKS CONSULTING SERVICES, INC. AND HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT'S IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. WICKS CONSULTING SERVICES, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.
10. GEOTECHNICAL REPORT PREPARED BY: ANDREYEV ENGINEERING, INC. REPORT #:GPGT-17-132; REPORT DATE: NOVEMBER 29, 2017
11. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
12. ALL STORM STRUCTURES SHALL CONFORM WITH FDOT STANDARD INDEX DRAWINGS AND SPECIFICATIONS EXCEPT THAT DITCH BOTTOM INLETS IN PAVED AREAS SHALL HAVE TRAVERSABLE, TRAFFIC BEARING GRATES SUPPORTED BY STEEL ANGLE SEATS OR SUPPORTED ON FOUR SIDES. GRATES SHALL BE STEEL UNLESS OTHERWISE SPECIFIED OR APPROVED.
13. EXISTING TOPOGRAPHY BASED ON DRAWING PREPARED BY: SURVEYOR: ALTAMAX SURVEYING DRAWING DATED: FEBRUARY 03, 2017 PROJECT NUMBER: 901692
14. ALL STORMWATER STRUCTURES SHALL HAVE CEMENT BENCHING FROM THE BOTTOM OF THE STRUCTURE TO THE LOWEST PIPE INVERT AND SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE UNLESS OTHERWISE NOTED.
15. ALL DISTURBED AREAS ON-SITE SHALL BE SODDED WITH SOD OF LIKE TYPE AND QUALITY TO MATCH EXISTING. ALL DISTURBED AREAS OFF-SITE SHALL BE SODDED WITH ARGENTINA BAHIA. ALL SOD SHALL BE NON-MUCK FARM GROWN.

ROUTINE MAINTENANCE --- STORMWATER

- 1. AFTER COMPLETION OF CONSTRUCTION, WRA'S WILL BE MOWED AND MAINTAINED AS PART OF THE NORMAL LAWN AND OPEN SPACE MAINTENANCE.
2. TRASH AND DEBRIS THAT ACCUMULATES WITHIN THE WRA'S, SWALES, PIPES, AND INLETS WILL BE MANUALLY COLLECTED AND DISPOSED OF WITH OTHER NORMAL SOLID WASTE.
3. ANY EROSION, LOSS OF GRASS, ETC., WILL BE REPAIRED OR REPLACED ROUTINELY AND AS NEEDED.
4. PIPES, INLETS, FLUMES, AND OTHER CONTROL DEVICES WILL BE INSPECTED ANNUALLY AND REPAIRS MADE AS NEEDED.
5. BEST MANAGEMENT PRACTICES SHALL BE USED TO ASSURE EROSION AND SEDIMENT IS CONTROLLED. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION.

TREE PROTECTION REQUIREMENTS

- 1. PROTECT DESIGNATED EXISTING TREES AGAINST:
--UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
--SKINNING AND BRUISING OF BARK
--SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP-LINE
--EXCESS FOOT OR VEHICULAR TRAFFIC
--PARKING VEHICLES WITHIN DRIP-LINE
2. ERECT TEMPORARY TREE PROTECTION FENCING AS SHOWN ON THE DETAIL SHEETS. BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING, ALL FENCING SHOULD BE A MINIMUM OF 10' CLEAR DISTANCE FROM THE FACE OF ANY TREES AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS. ON TREES LARGER THAN 20' DBH, BARRICADES SHALL BE NO CLOSER THAN 15' FROM FACE OF TREE. WHEN PAVING, EXCAVATION OR HARDCAPE MUST BE DONE WITHIN BARRICADES, BARRICADES SHALL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THIS TIME BY THE CONTRACTOR TO ENSURE THAT NO DAMAGE TO THE TREE OCCURS.
3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.
4. WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT. COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.
5. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE.
6. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE BY A QUALIFIED TREE SURGEON.
7. REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONSTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGES TO TREES AND SHRUBS, PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION'S CAUSED BY THE DAMAGE.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BEYOND REPAIR WITH 3 TREES OF SIMILAR QUANTITY AND SPECIES, SIZED TO MATCH THE LARGEST TREES OF THAT SPECIES BEING PLANTED AS PER THE LANDSCAPE PLANS. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.

RECORD DRAWINGS

- 1. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH RECORD SURVEYS OF THE INSTALLED WATER, RECLAIM, WASTEWATER AND STORMWATER SYSTEMS. REQUIREMENTS ARE AS FOLLOWS:
a. PERFORMED BY A FLORIDA REGISTERED LAND SURVEYOR.
b. SIX SIGNED AND SEALED RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD.
c. ELECTRONIC FORMATS OF THE RECORD DRAWINGS SHALL BE IN AUTOCAD 2000 OR HIGHER. A COPY OF THE ELECTRONIC FILES SHALL BE PROVIDED TO THE ENGINEER OF RECORD. IT IS PREFERRED TO USE THE APPROVED PLANS WITH STRIKE THROUGH CORRECTIONS.
2. REQUIRED RECORD DRAWING DATA:
a. WATER, FORCEMAIN & RECLAIMED WATER LINE LOCATIONS, SIZE AND MATERIALS.
b. LOCATION OF WATER, FORCEMAIN, RECLAIMED WATER & SEWER VALVES AND APPURTENANCES
c. MANHOLE TOP AND INVERT ELEVATIONS
d. DEPICT POTABLE WATER LINE CROSSING AND PROVIDE ACTUAL SEPARATION DISTANCES
e. SAMPLE POINT LOCATIONS IN ACCORDANCE WITH THE FDEP PERMIT.
f. GRAVITY STORM AND SEWER LOCATIONS, INVERTS, PIPE SIZE AND MATERIALS.
g. PHOTOS OF ALL UTILITIES CROSSING AND WATER MAINS SHALL BE TAKEN AT THE TIME OF CONSTRUCTION PRIOR TO BACKFILLING.
h. ALL STORMWATER MANAGEMENT AREAS SHALL BE DETAILED WITH CROSS SECTIONS AND/OR CONTOURS PROVING FINISH GRADE ELEVATIONS.
i. ALL OUTFALL STRUCTURES SHALL BE VERIFIED WITH SPECIFIC DESIGN ELEVATIONS AS SHOWN ON THE PLANS. (I.e. TOPS, WEIRS, ORIFICE AND SKIMMERS SHOULD ALL BE VERIFIED.
j. FINISHED GRADES AT HIGH POINTS AND GRADE BREAKS IN PAVEMENT CENTERLINE AND EDGE OF PAVEMENT AT 100' INTERVALS, LOT GRADES, BUILDING PADS OR FINISH FLOOR ELEVATIONS.

STANDARD ABBREVIATIONS

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes ARV (AIR RELEASE VALVE), BFF (BACKFLOW PREVENTER), BOC (BACK OF CURB), BTM (BOTTOM), BV (BALL VALVE), CL (CENTER LINE), CMP (CORRUGATED METAL PIPE), CO (CLEANOUT), CONC (CONCRETE), DCDVA (DOUBLE CHECK DETECTOR VALVE ASSEMBLY), DIP (DUCTILE IRON PIPE), DHWL (DESIGN HIGH WATER LEVEL), EL (ELEVATION), EOP (EDGE OF PAVEMENT), ERCP (ELLIPTICAL REINFORCED CONCRETE PIPE), FDC (FIRE DEPARTMENT CONNECTION), FFE (FINISHED FLOOR ELEVATION), FH (FIRE HYDRANT), FM (FORCE MAIN), GV (GATE VALVE), HDPE (HIGH DENSITY POLYETHYLENE), DCCA (DOUBLE DETECTOR CHECK ASSEMBLY), HP (HIGH POINT), HR (HANDICAPPED RAMP), INV (INVERT), LF (LINEAR FEET), LP (LOW POINT), LS (LIFT STATION), MES (MITERED END SECTION), MH (MANHOLE), NWL (NORMAL WATER LEVEL), PIV (POST INDICATOR VALVE), PL (PROPERTY LINE), PV (PLUG VALVE), PVC (POLYVINYL CHLORIDE PIPE), RCP (REINFORCED CONCRETE PIPE), RWM (RECLAIMED/REUSE WATER MAIN), R/W (RIGHT OF WAY), SAN (SANITARY), SHWT (SEASONAL HIGH WATER TABLE), SP (SAMPLE POINT), TOB (TOP OF BANK), TOS (TOE OF SLOPE), TYP (TYPICAL), WM (WATER MAIN), RPZ (REDUCED PRESSURE ZONE BACKFLOW DEVICE)

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FRUITLAND PARK HOLDINGS, LLC TEANIDER S. GREENWALL 1330 SAXON BOULEVARD ORANGE CITY, FLORIDA 32763

IC INTERNATIONAL CARWASH GENERAL NOTES US HWY 27/441 FRUITLAND PARK FL. 34731

KENNETH R. WICKS, P.E. FL. REG. NO. 33274 DATE:

Drawn: WSR Checked: KRW Date: 05-06-19 Scale: AS SHOWN File No.: 19119 Sheet: 2 of 17

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FDEP SEPARATION REQUIREMENTS

under 62-555.314 Effective 8-28-2003

HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION	
		WATER ABOVE	WATER BELOW
STORM SEWER	3FT MIN	12" PREF, 6" MIN	12" MIN
STORM FORCE MAIN	3FT MIN	12" MIN	12" MIN
RECLAIMED WATER (REQ'D UNDER 62-610)	3FT MIN	12" MIN	12" MIN
RECLAIMED WATER (NOT UNDER 62-610)	10FT PREF, 6FT MIN	12" MIN	12" MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12" PREF, 6" MIN	12" MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN*	12" PREF, 6" MIN	12" MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12" MIN	12" MIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM 10FT MIN (NO ALTERNATIVES)			

- * 3FT MINIMUM IF BOTTOM OF WATER MAIN IS 6" ABOVE THE GRAVITY SEWER MAIN
- THESE TABLES ARE NOT COMPREHENSIVE AND ARE NOT A SUBSTITUTE FOR THE TEXT IN 62-555.314. (SEE TEXT BELOW)
- THIS TABLE WAS CREATED BY A PRIVATE INDIVIDUAL AND IS NOT AN OFFICIAL FDEP TABLE.
- ALL DISTANCES ARE MEASURED OUTSIDE TO OUTSIDE.
- IT IS PREFERABLE TO LAY THE WATER PIPE ABOVE THE HAZARD PIPE.
- WATER MAINS CANNOT COME INTO CONTACT WITH ANY HAZARD STRUCTURES WITHOUT PRIOR APPROVAL BY FDEP.
- EXCEPTIONS ARE ONLY ALLOWED ON A CASE-BY-CASE BASIS WITH JUSTIFICATION TO FDEP BEFORE INSTALLATION.

"AT CROSSINGS, CENTER WATER PIPE ON CROSSING OR MAINTAIN THE FOLLOWING JOINT SPACING:"

HAZARD	ALTERNATIVE JOINT SPACING
STORM SEWER	3FT MIN
STORM FORCE MAIN	3FT MIN
RECLAIMED WATER (REQ'D UNDER 62-610)	3FT MIN
RECLAIMED WATER (NOT UNDER 62-610)	6FT MIN
VACUUM SANITARY SEWER	3FT MIN
GRAVITY SANITARY SEWER	6FT MIN
SANITARY SEWER FORCE MAIN	6FT MIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM N/A	

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS TEXT.

FOR THE PURPOSE OF THIS SECTION, THE PHRASE WATER MAINS SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) **HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.**

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(2) **VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.**

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) **SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.**

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE), THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:

1. TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
2. A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
3. ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-SUBPARAGRAPHS A. THROUGH D. BELOW.

- A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.
- B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).
- C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.
- D. GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) **SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.** NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C. (UPDATED 6-15-04)

UTILITY NOTES

1. SHOULD ANY DISCREPANCIES BE DISCOVERED THAT WOULD PREVENT CONSTRUCTION OF NEW IMPROVEMENTS AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITHIN 48 HOURS FOR A DETERMINATION AS TO THE DISPOSITION OF THE DISCREPANCIES. NO CLAIM WILL BE ALLOWED BY THE CONTRACTOR SHOULD HE FAIL TO PROVIDE THE REQUIRED NOTIFICATION PRIOR TO CONSTRUCTION.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR FIELD VERIFICATION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY TO ENSURE THE LOCATION AND INTEGRITY OF THE SYSTEM.
3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
4. ALL PIPING TO HAVE A MINIMUM OF 3' COVER UNLESS OTHERWISE NOTED ON THE PLANS.
5. WHERE PAVEMENT IS REMOVED, THE SURFACING MATERIAL SHALL BE MECHANICAL SAW-CUT PRIOR TO TRENCH EXCAVATION, LEAVING A UNIFORM AND STRAIGHT EDGE, WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IMMEDIATELY FOLLOWING THE SPECIFIED BACKFILLING AND COMPACTION, A TEMPORARY SAND SEAL COAT SURFACE SHALL BE APPLIED TO THE CUT AREAS AND CONTINUE TO PROVIDE A SMOOTH TRAFFIC SURFACE WITH THE EXISTING ROADWAY AND SHALL BE MAINTAINED UNTIL FINAL RESTORATION.
6. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL TAKE SPECIAL CARE AND PROVIDE ADEQUATE PROTECTION IN ORDER TO MINIMIZE DAMAGE TO VEGETATION, SURFACED AREAS, AND STRUCTURES WITHIN RIGHT-OF-WAY EASEMENT ON SITE, AND TAKE FULL RESPONSIBILITY FOR THE REPLACEMENT OR REPAIR THEREOF.

WATER DISTRIBUTION

1. EXCAVATED TRENCH BOTTOM(S) SHALL BE FREE OF STICKS, ROOTS, STUMPS, STONES, BOULDERS AND ALL DEBRIS, AND SHALL BE GRADED AND SHAPED FOR CONTINUOUS BEARING OF THE BOTTOM OF THE PIPE SYSTEM WITH ALLOWANCE FOR VALVES, FITTINGS, AND COUPLINGS.
2. UNLESS OTHERWISE SHOWN ON THE PLANS, PIPE SHALL BE MANUFACTURED FROM POLYVINYL CHLORIDE RESIN CONFORMING TO ASTM DESIGNATION D 1784. THE PIPE SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSF) SEAL FOR POTABLE WATER PIPE. PIPE SHALL MEET THE REQUIREMENTS OF AWWA C900 (D.R. 18) STANDARD FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4 INCHES THROUGH 12 INCHES FOR WATER* AND SHALL BE FURNISHED IN CAST IRON PIPE EQUIVALENT OUTSIDE DIAMETERS WITH RUBBER GASKETED JOINTS AS LISTED C900 STANDARD. DI PIPE SHALL CONFORM WITH AWWA C-150/C-151. POLYVINYL CHLORIDE PIPE LESS THAN 4 INCHES IN DIAMETER SHALL BE IN ACCORDANCE WITH ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 (SDR 21, PC 200). DR 14 SHALL BE USED FOR FIRE LINES AND INSTALLED IN ACCORDANCE W/ NFPA 24, 1995.
3. CONNECTIONS FOR PIPE 2" IN DIAMETER AND LARGER SHALL BE RUBBER COMPRESSION RING TYPE. PIPE SHALL BE EXTRUDED WITH INTEGRAL THICKENED WALL BELLS WITHOUT INCREASE IN SDR. RUBBER RING GASKETS SHALL CONSIST OF SYNTHETIC COMPOUNDS MEETING THE REQUIREMENTS OF ASTM DESIGNATION D1869, AND SUITABLE FOR THE DESIGNATED SERVICE. OTHER CONNECTIONS FOR PIPE; SOLVENT WELDED SLEEVE TYPE JOINT. FITTINGS FOR 2 INCH AND SMALLER PIPE SHALL BE P.V.C. SOLVENT WELDED JOINTS. FITTINGS FOR USE WITH P.V.C. PIPE WILL BE CAST IRON OR DUCTILE IRON WITH MECHANICAL JOINT RUBBER COMPRESSION RING TYPE JOINTS. WHERE MECHANICAL JOINT IRON FITTINGS OR DUCTILE IRON PIPE ARE TO INTERFACE WITH PVC PIPE, A TRANSITION GASKET, CLOW F-6340 OR EQUAL, SHALL BE USED. NO P.V.C. FITTINGS WILL BE ALLOWED EXCEPT ON PIPE AND FITTINGS SMALLER THAN 3 INCHES.
4. PVC PIPE CONNECTED TO HEAVY FITTINGS AND/OR RIGID STRUCTURES SHALL BE SUPPORTED SO THAT NO SUBSEQUENT RELATIVE MOVEMENT BETWEEN THE PVC PIPE AT THE JOINT AND THE RIGID STRUCTURE IS POSSIBLE.
5. RESTRAINED JOINTS SHALL BE USED AT ALL BENDS & TEES.
6. BACKFILLING OF THE TRENCH FROM THE BOTTOM UP TO TWELVE (12) INCHES OVER THE TOP OF THE PIPE SHALL BE COMPACTED IN SIX (6) INCH LAYERS USING DRY FRIABLE SOIL (MAXIMUM PARTICLE OR FRAGMENT DIMENSION 1") TO NINETY-FIVE (95) PERCENT MAXIMUM DENSITY. THE REMAINDER OF THE TRENCH SHALL BE BACKFILLED WITH EXCAVATED EARTH MATERIAL (MAXIMUM ROCK OR FRAGMENT DIMENSION 6") IN NINE (9) INCH LAYERS COMPACTED TO NINETY FIVE (95) PERCENT MAXIMUM DENSITY. NINETY-EIGHT (98) PERCENT UNDER AREAS TO BE PAVED. DENSITY DETERMINATIONS SHALL BE MADE IN ACCORDANCE WITH AASHTO SPECIFICATION T-180. MINIMUM COVER OVER THE TOP OF THE PIPE SHALL BE THIRTY-SIX (36) INCHES UNLESS OTHERWISE SHOWN. IF POSSIBLE, JOINTS SHOULD BE LEFT UNCOVERED UNTIL AFTER TESTING HAS BEEN SATISFACTORILY COMPLETED.
7. THE PIPE SYSTEM SHALL BE TESTED AND EXAMINED FOR LEAKAGE IN SECTIONS NOT EXCEEDING 1,000 FEET, AT NOT LESS THAN 150 PSI STATIC PRESSURE, IN ACCORDANCE WITH AWWA C 600 (DIP) C 605 (PVC).
8. AFTER COMPLETION OF CONSTRUCTION AND TESTING, THE WATER SYSTEM SHALL BE DISINFECTED WITH CHLORINE SOLUTION BEFORE ACCEPTANCE FOR DOMESTIC OPERATION. THE AMOUNT OF CHLORINE APPLIED SHALL BE SUFFICIENT TO PROVIDE A DOSAGE SOLUTION OF NOT LESS THAN FIFTY (50) PARTS PER MILLION. PRIOR TO INTRODUCING THE CHLORINE SOLUTION, THE LINE SHALL BE THOROUGHLY FLUSHED WITH CLEAN POTABLE WATER. CHLORINE SOLUTION SHALL BE INTRODUCED IN ACCORDANCE WITH AWWA STANDARD C-651-92 AND SHALL REMAIN IN THE SYSTEM FOR A CONTACT PERIOD OF AT LEAST TWENTY-FOUR (24) HOURS, DURING WHICH TIME EVERY VALVE IN THE SYSTEM SHALL BE OPENED AND CLOSED SEVERAL TIMES TO ASSURE CONTACT WITH EVERY SURFACE OF THE SYSTEM. AFTER COMPLETION OF THE DISINFECTION PROCEDURE, THE SYSTEM SHALL BE FLUSHED USING CHLORINATED WATER FROM THE CENTRAL WATER SUPPLY. SAMPLES SHALL BE TAKEN FROM THE NEW SYSTEM FOR TESTING BY A D.H.R.S. CERTIFIED LAB AND SUBMITTED TO THE ENGINEER FOR SUBMITTAL TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR CLEARANCE BEFORE IT IS PLACED INTO ACTIVE SERVICE.
9. GATE VALVES SHALL BE MUELLER CLASS 200 RESILIENT SEATED VALVES, OR APPROVED EQUAL, WITH MECHANICAL JOINT ENDS, MANUFACTURED TO MEET OR EXCEED REQUIREMENTS OF AWWA C509, LATEST REVISION. EACH VALVE SHALL BE FITTED WITH A CAST IRON BOX AND COVER
10. FIRE HYDRANT(S) SHALL BE MUELLER STANDARD OR APPROVED EQUAL 3-WAY WITH TWO (2) 2-1/2 INCH HOSE CONNECTIONS AND ONE (1) 4-1/2 INCH PUMPER NOZZLE. MAIN BARREL VALVE SIZE SHALL BE 5-1/4 INCHES. AFTER INSTALLATION THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT REQUIREMENTS.
11. ALL WATER SERVICE LINES TWO (2) INCHES AND UNDER SHALL BE POLYETHYLENE, IDR 9 OR SDR-26 WITH A PRESSURE RATING OF 160 PSI. ASTM D-2239.
12. ALL PVC WATER MAINS SHALL BE LAID WITH METALLIC LOCATING TAPE PLACED 18" ABOVE THE CENTER OF THE WATERLINE. FOR FUTURE LOCATING PURPOSES, #14 COPPER ARMORED POLYGLASS WIRE SHALL BE TAPED TO THE TOP OF THE PIPE AND TERMINATE WITH 12" EXTENDING ABOVE THE TOP OF THE VALVE BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH THE VALVE OPERATION.

UTILITY NOTES (CONT)

13. SURVEY AS-BUILT DRAWING IS REQUIRED.
14. DEDICATED FIRE MAINS SHALL BE INSTALLED BY A STATE CERTIFIED FIRE PROTECTION CONTRACTOR PER F.S. 633.021(5)
15. AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IS REQUIRED FOR THE DOMESTIC WATERLINE (A.S.S.E. 1013). IT WILL BE INSTALLED AT THE POINT OF DELIVERY FROM THE LOCAL CITY OR COUNTY WATER SYSTEM. THE INSTALLER IS RESPONSIBLE FOR TESTING THE DEVICE UPON INSTALLATION BY A CERTIFIED BACKFLOW TESTER WITH THE RESULTS BEING FORWARDED TO THE LOCAL CITY OR COUNTY UTILITY DEPARTMENT.
16. THE IRRIGATION AND FIRE SYSTEMS ARE REQUIRED TO HAVE AN APPROVED DOUBLE CHECK VALVE ASSEMBLY (A.S.S.E. 1015). IT WILL BE INSTALLED AT THE POINT OF DELIVERY FROM THE LOCAL UTILITIES WATER SYSTEM, IN THE HORIZONTAL POSITION. THE INSTALLER IS RESPONSIBLE FOR TESTING THE DEVICE UPON INSTALLATION BY A CERTIFIED BACKFLOW TESTER WITH THE RESULTS BEING FORWARDED TO THE LOCAL UTILITY DEPARTMENT.
17. ALL WATER MAIN MATERIALS AND APPURTENANCES SHALL CONFORM TO AND SHALL BE INSTALLED, TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE STANDARDS OF THE LOCAL JURISDICTION AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY.
18. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN A COPY OF THE FDEP WATER AND SEWER PERMITS ON SITE AT ALL TIMES AND PERFORM BACTERIOLOGICAL TESTING (B.T.) AFTER DISINFECTION IN ACCORDANCE WITH THE FDEP WATER PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR CONTRACTOR TO SUBMIT A SET OF AS-BUILT WATER AND SEWER DRAWINGS TO THE ENGINEER. THE AS-BUILT WATER DRAWING WILL NEED TO BE PREPARED PER CITY OR COUNTY REQUIREMENTS. THE AS-BUILT SURVEY/ DRAWINGS WILL NEED TO BE PREPARED, SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR.
19. THE CONTRACTOR SHALL PROTECT THE EXISTING ACTIVE WATER MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, TESTING AND MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS DURING CONSTRUCTION. ALL PROTECTION METHODS SHALL CONFORM TO THE LOCAL UTILITY COMPANIES, FDEP, AND AWWA STANDARD SPECIFICATIONS.
20. UPON COMPLETION OF THE WATER DISTRIBUTION SYSTEM INSTALLATION, CONTRACTOR SHALL FURNISH TO THE LOCAL FIRE DISTRICT AND ENGINEER CERTIFIED FIRE FLOW DATA FOR ALL FIRE HYDRANTS WITHIN THE PROJECT.
21. ALL WATER PIPE NEW OR RELOCATED SHALL BE COLOR CODED OR DETAIL MARKED USING BLUE AS PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. RECLAIMED WATER PIPING SHALL BE PURPLE COLORED PIPE.
22. ALL WATER MAIN MATERIAL AND APPURTENANCES, PIPES, JOINTING AND PACKING MATERIAL INTERNAL COATING, AND LININGS, FITTINGS, AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CORRESPONDING AWWA STANDARDS AND BE CONFORMING TO NSF REQUIREMENTS IN COMPLIANCE WITH PARAGRAPH 62-555 FLORIDA ADMINISTRATIVE CODE.
23. ALL WATER MAIN MATERIALS AND APPURTENANCES SHALL COMPLY WITH THE LEAD USE PROHIBITION RULE IN 62-555.322 FLORIDA ADMINISTRATIVE CODE.

GENERAL SPECIFICATION NOTES:

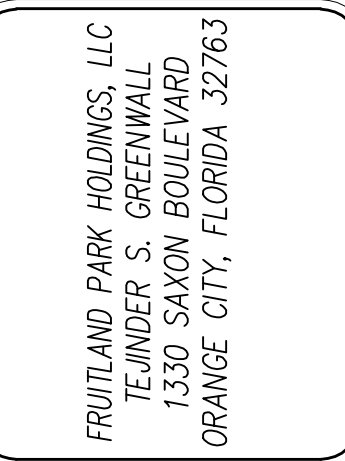
1. THE CITY/TOWN SPECIFICATIONS WILL TAKE PRECEDENCE IF THEY ARE MORE STRINGENT THAN THESE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

FORCEMAIN NOTES

1. FORCEMAIN PIPE SHALL BE INSTALLED AND MAINTAINED AT A 3' MINIMUM DEPTH THROUGH-OUT PROJECT EXCEPT WHERE SHOWN ON PLANS AND APPROVED SPECIFICATIONS. MAINTAIN 18" BELOW WATER MAIN.
2. FORCEMAIN PIPE TO BE PVC C900, DR18 CLASS 100 AWWA.
3. EXCAVATED TRENCH BOTTOM(S) SHALL BE FREE OF STICKS, ROOTS, STUMPS, STONES, BOULDERS AND ALL DEBRIS AND SHALL BE GRADED AND SHAPED FOR CONTINUOUS BEARING OF THE BOTTOM OF THE PIPE SYSTEM WITH ALLOWANCE FOR VALVES, FITTINGS AND COUPLINGS.
4. PVC SEWER MAINS SHALL BE LAID WITH METALLIC TAPE PLACED 18" ABOVE THE CENTER OF THE FORCEMAIN WITH CONTINUOUS MARKING "CAUTION SEWAGE PRESSURE LINE" FOR FUTURE LOCATING PURPOSES. #14 COPPER ARMORED POLYGLASS WIRE SHALL BE TAPED TO THE TOP OF THE PIPE AND TERMINATE WITH 12" EXTENDING ABOVE THE TOP OF THE LIFT STATION VALVE BOX.
5. THE PIPE SYSTEM SHALL BE TESTED AND EXAMINED FOR LEAKAGE IN SECTIONS NOT EXCEEDING 1,000 FEET, AT NOT LESS THAN 150 PSI STATIC PRESSURE, IN ACCORDANCE WITH AWWA C 600 (DIP) C 605 (PVC).

ALLOWABLE LEAKAGE = L = (ND/P)/7400 DURATION 2 HOURS.

L = ALLOWABLE LEAKAGE GPM/HR
N = # OF JOINTS IN LENGTH TESTED
P = AVERAGE TEST PRESSURE (PSI)
D = NOMINAL DIAMETER OF PIPE (IN)

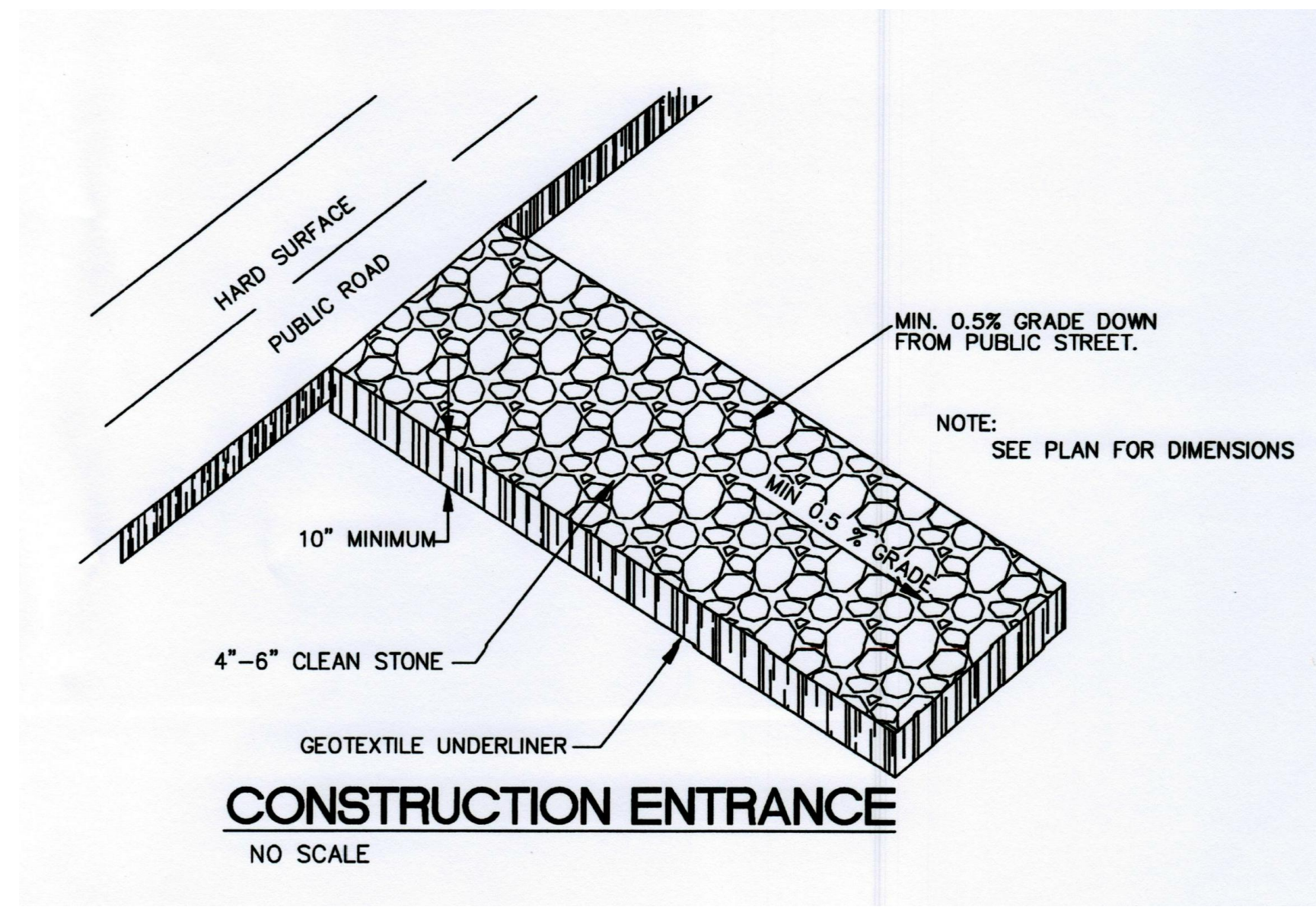
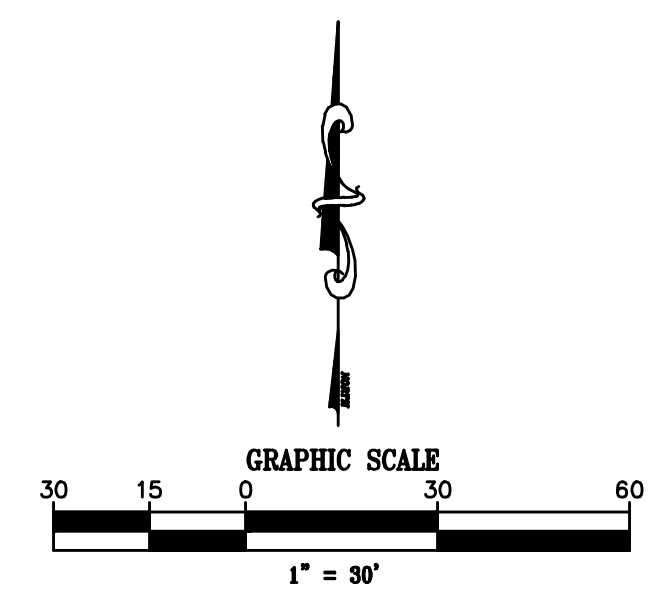
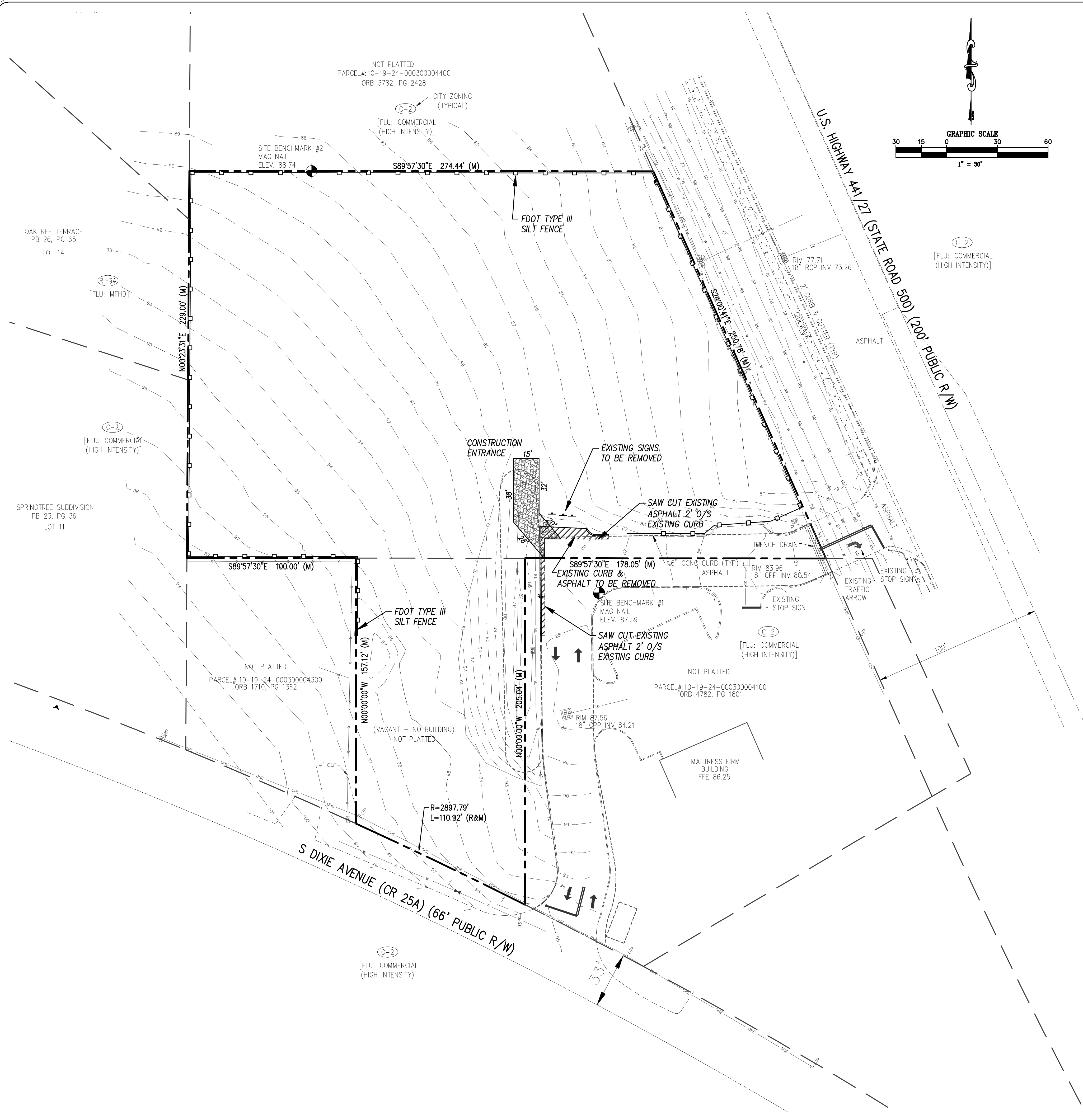


IC INTERNATIONAL CARWASH
 GENERAL UTILITY NOTES
 US HWY 27/441 FRUITLAND PARK FL. 34731

KENNETH R. WICKS, P.E. FL. REG. NO. 33274
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EROSION CONTROL NOTES

1. SOIL EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT CITY/COUNTY SEDIMENT AND EROSION CONTROL ORDINANCE.
2. SEDIMENT TRAPS, SILT FENCE, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT ON-SITE MUST BE CONSTRUCTED AND FUNCTIONAL BEFORE ANY GRADING OR LAND DISTURBANCE TAKES PLACE.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO DENUDED AREAS WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED WITHIN FIFTEEN (15) DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN SIXTY (60) DAYS. (INCLUDES APPLICATION OF BASE MATERIAL ON AREAS TO BE PAVED.
4. THE CITY/COUNTY & APPROPRIATE STATE AGENCIES SHALL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHOD USED AND THE OVERALL EFFECTIVENESS OF THE EROSION CONTROL PROGRAM. IF AN EROSION AND SEDIMENT ON-SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR IF BECAUSE OF CHANGED CIRCUMSTANCES, THE APPROVED PLAN CAN NOT BE CARRIED OUT, ADDITIONAL MEASURES MAY BE REQUIRED TO BE INSTALLED.
5. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY BY THE SITE FOREMAN. ANY STRUCTURES THAT ARE DAMAGED OR INOPERATIVE WILL BE IMMEDIATELY REPAIRED OR REPLACED.

EROSION CONTROL CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE AT INDICATED LOCATION.
 2. INSTALL SILT TRAPS, SILT FENCE, AND GRAVEL OUTLET STRUCTURE AT SITES INDICATED.
 3. BEGIN GRADING OPERATIONS, BRING SITE TO SUB GRADE. SEED ALL FILL SLOPES OUTSIDE PAVED AREAS.
 4. INSTALL ALL UTILITIES.
 5. INSTALL ALL CONCRETE AND ASPHALT AREAS.
 6. INSTALL RIP RAP AT MITERED END SECTIONS
 7. RESEED ANY REMAINING BARE AREAS.
 8. REMOVE ALL SILT FROM EROSION CONTROL STRUCTURES. BACKFILL SILT TRAPS WITH CLEAN RIP RAP BACK TO EXISTING GROUND.
 9. REMOVE ALL REMAINING EROSION CONTROL DEVICES.
- ESTIMATED STARTING DATE IS WITHIN TWO (2) WEEKS AFTER RECEIVING ALL NECESSARY PERMITS FROM LOCAL AUTHORITIES.
ESTIMATED TIME OF COMPLETION IS THREE (3) MONTHS AFTER THE START OF CONSTRUCTION.

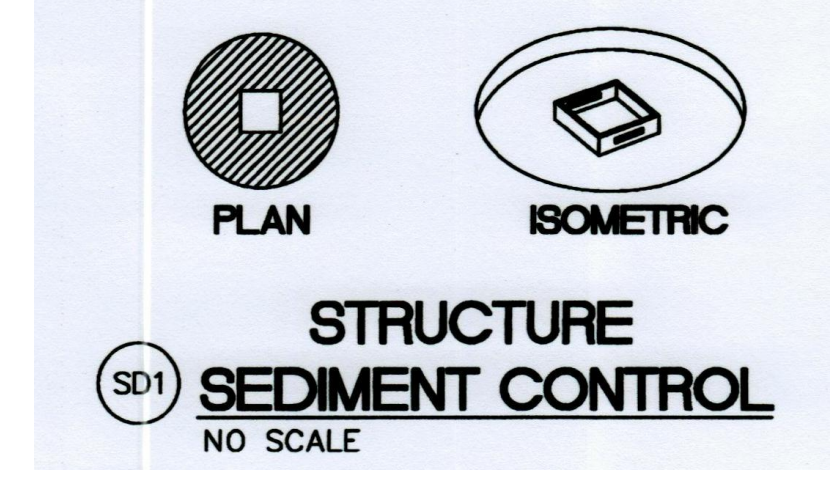
CONSTRUCTION ACTIVITIES

CONSTRUCTION ACTIVITIES WILL CONSIST OF SITE PREPARATIONS, WHICH INCLUDES CUT AND FILL AREAS FOR NEW ROADWAY, UTILITIES AND DRAINAGE FACILITIES.

GENERAL EROSION CONTROL NOTES

THE GENERAL CONTRACTOR FOR THIS PROJECT IS ADVISED TO PROVIDE A SUITABLE ON-SITE WASH DOWN AND CONCRETE DISPOSAL AREA. DISPOSAL OF CONCRETE SLURRY DIRECTLY OR INDIRECTLY INTO THE COUNTY SEPARATE STORM SEWER SYSTEM OR ONTO A COUNTY RIGHT-OF-WAY IS A VIOLATION.

CONSTRUCTION EQUIPMENT IS NOT ALLOWED ON SITE UNTIL THE HABITAT MANAGEMENT AND LANDSCAPE PERMIT IS IN HAND.



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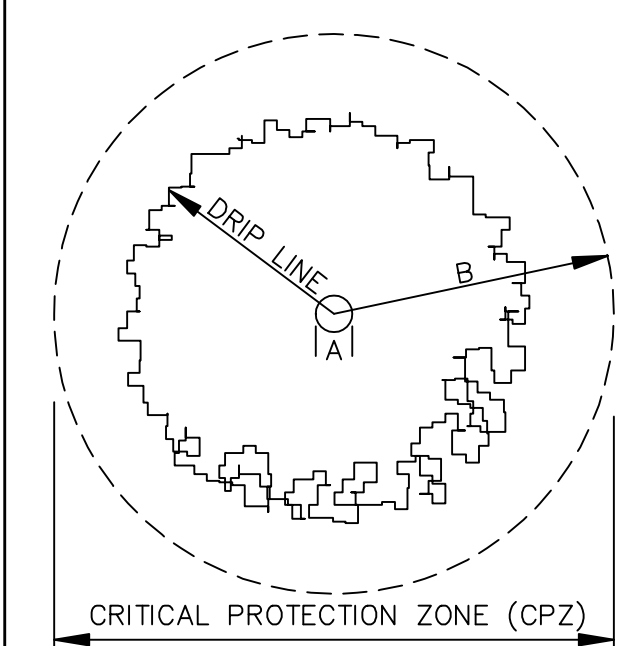
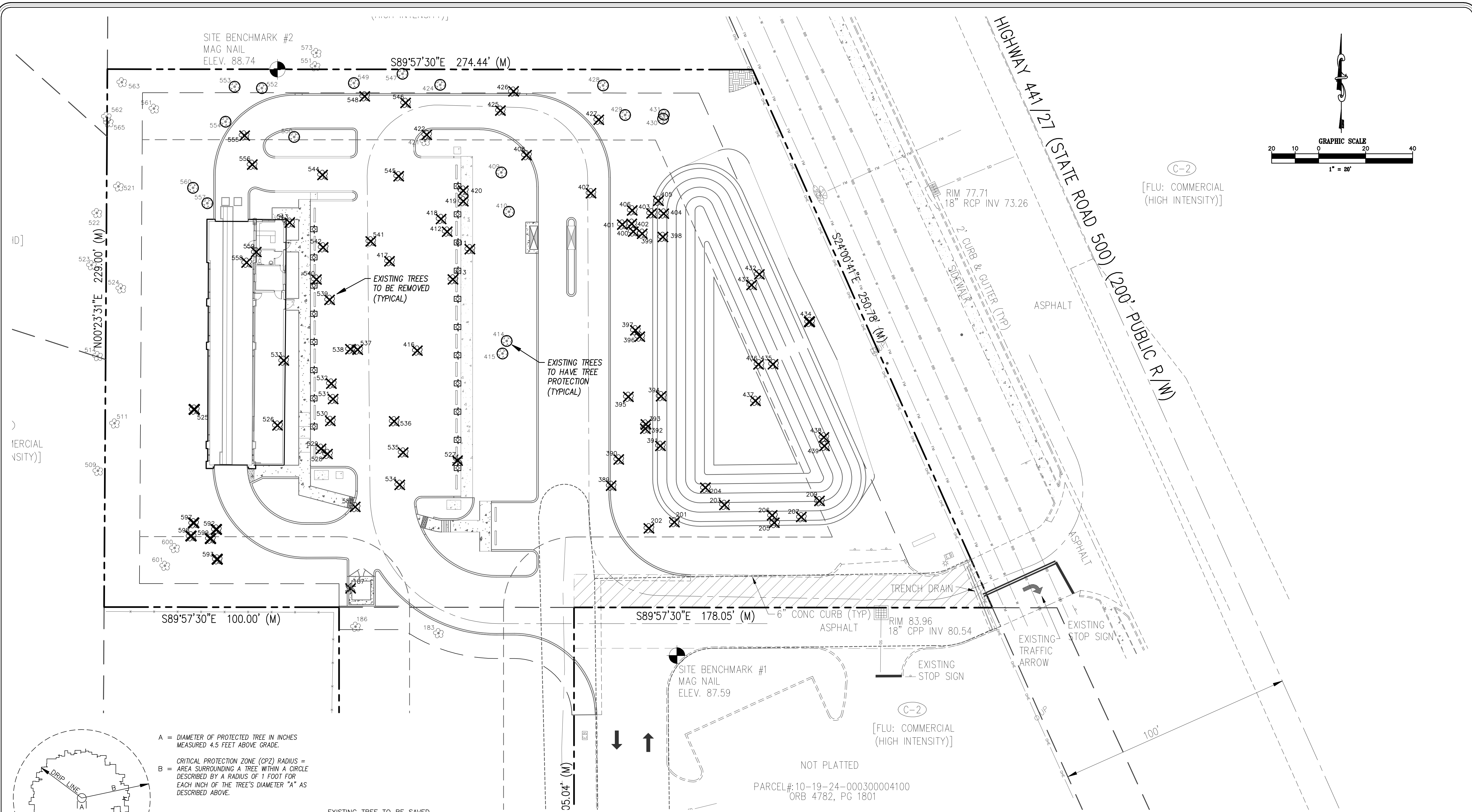
IC INTERNATIONAL CARWASH
DEMOLITION & EROSION CONTROL PLAN
US HWY 27/441 FRUITLAND PARK FL. 34731

KENNETH R. WICKS, P.E. FL. REG. NO. 33274
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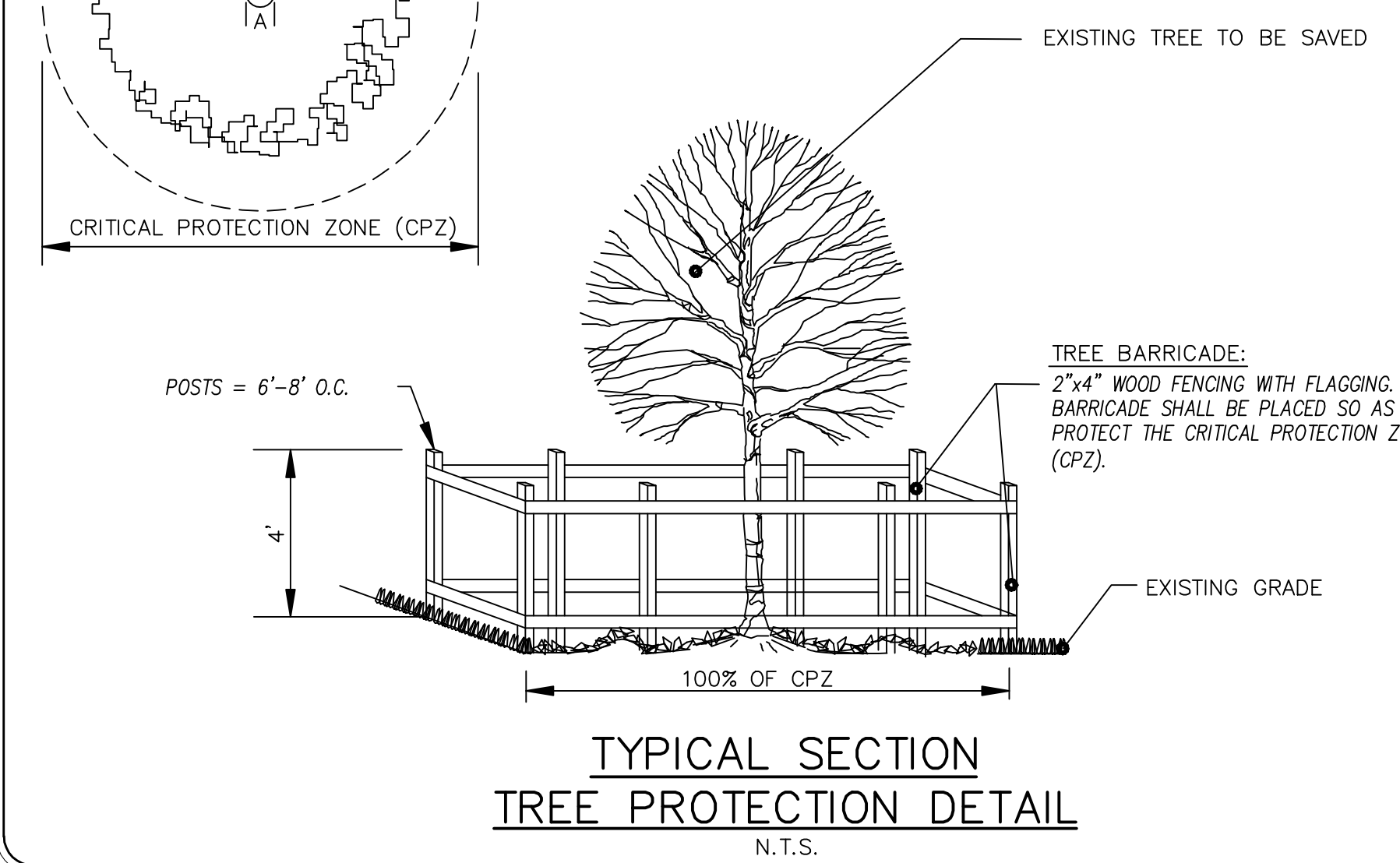
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A = DIAMETER OF PROTECTED TREE IN INCHES MEASURED 4.5 FEET ABOVE GRADE.
 B = CRITICAL PROTECTION ZONE (CPZ) RADIUS = AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF 1 FOOT FOR EACH INCH OF THE TREE'S DIAMETER "A" AS DESCRIBED ABOVE.



141	6"	CYPRESS	393	6"	OAK	416	8"	OAK	509	8"	OAK	541	6"	OAK	565	6"	OAK
142	6"	CYPRESS	394	12"	OAK	417	3-12"	OAK	511	8"	OAK	542	10"	OAK	573	18"	OAK
143	6"	CYPRESS	395	12"	OAK	418	2-8"	OAK	514	36"	OAK	543	15"	OAK	588	12"	OAK
144	28"	OAK	396	10"	OAK	419	15"	OAK	521	15"	OAK	544	20"	OAK	592	12"	OAK
145	32"	OAK	397	10"	OAK	420	12"	OAK	522	6"	OAK	545	10"	OAK	593	12"	OAK
154	18"	OAK	398	10"	OAK	421	6"	OAK	523	24"	OAK	546	6"	OAK	597	10"	OAK
162	6"	OAK	399	6"	OAK	422	6"	OAK	524	18"	OAK	547	3-10"	OAK	598	6"	OAK
163	30"	OAK	400	12"	OAK	424	15"	OAK	525	2-10"	OAK	548	8"	OAK	599	6"	OAK
183	70"	OAK	401	6"	OAK	425	8"	OAK	526	12"	OAK	549	12"	OAK	600	24"	OAK
186	20"	OAK	402	10"	OAK	426	15"	OAK	527	12"	PALM	550	12"	OAK	601	15"	OAK
187	10"	PALM	403	12"	OAK	427	10"	OAK	528	12"	OAK	551	7"	OAK			
201	12"	OAK	404	10"	OAK	428	14"	OAK	529	12"	OAK	552	20"	OAK			
202	10"	OAK	405	10"	OAK	429	14"	OAK	530	12"	OAK	553	24"	OAK			
203	7"	OAK	406	10"	OAK	430	8"	OAK	531	14"	OAK	554	15"	OAK			
204	10"	OAK	407	2-10"	OAK	431	8"	OAK	532	6"	OAK	555	10"	OAK			
205	10"	OAK	408	2-10"	OAK	432	10"	OAK	533	10"	OAK	556	10"	OAK			
206	10"	OAK	409	2-8"	OAK	433	8"	OAK	534	10"	OAK	557	8"	OAK			
207	12"	OAK	410	8"	OAK	434	2-6"	OAK	535	14"	OAK	558	6"	OAK			
209	8"	OAK	411	6"	OAK	435	8"	OAK	536	13"	OAK	559	6"	OAK			
389	8"	OAK	412	6"	OAK	436	6"	OAK	537	8"	OAK	560	18"	OAK			
390	8"	OAK	413	12"	OAK	437	12"	OAK	538	8"	OAK	561	15"	OAK			
391	10"	OAK	414	10"	OAK	438	6"	OAK	539	8"	OAK	562	8"	OAK			
392	8"	OAK	415	18"	OAK	439	6"	OAK	540	6"	OAK	563	12"	OAK			

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 ORANGE CITY, FLORIDA 32763

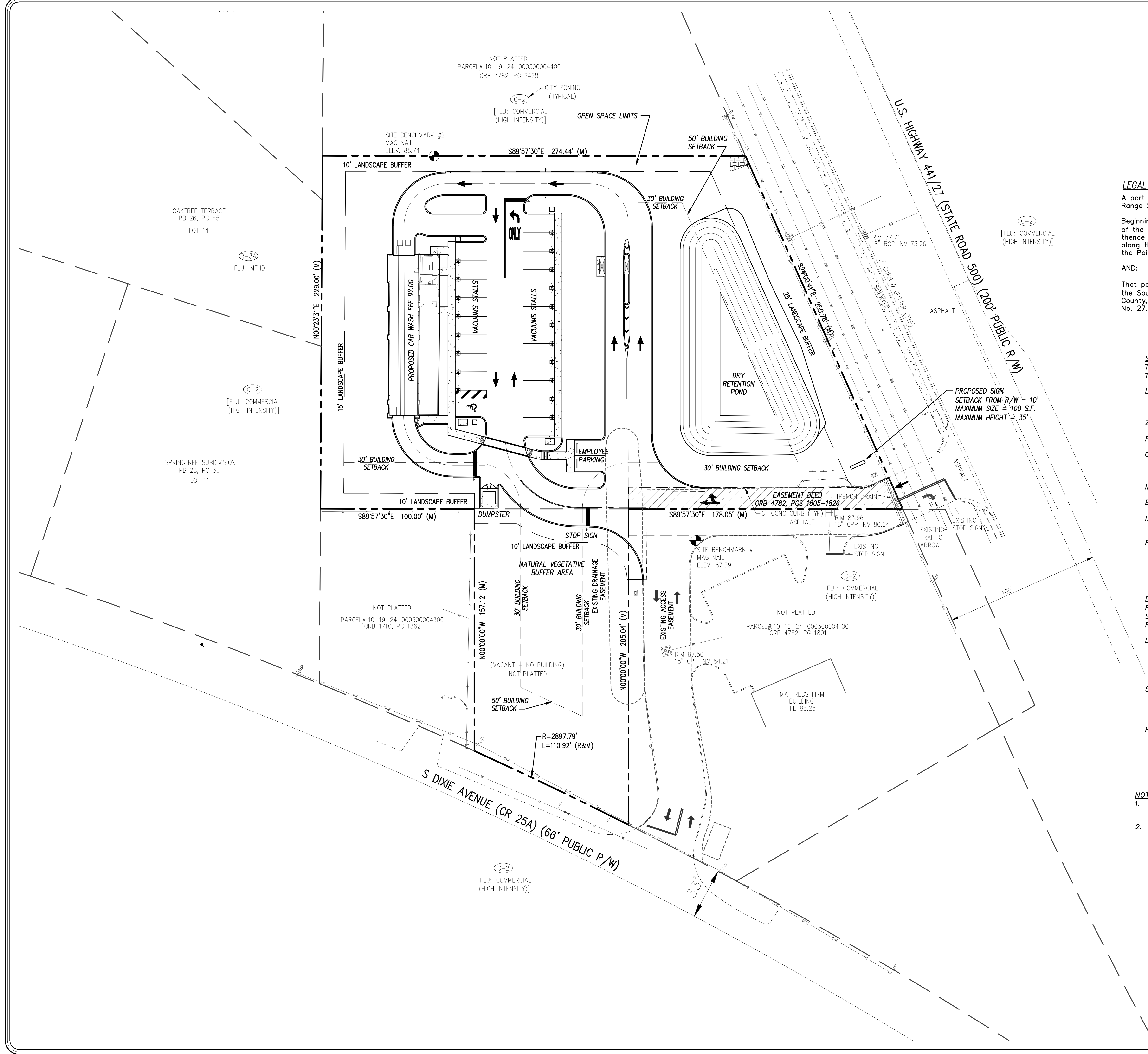
INTERNATIONAL CARWASH
TREE SAVE & REMOVAL PLAN
 US HWY 27/441 FRUITLAND PARK FL. 34731

KENNETH R. WICKS, P.E. FL. REG. NO. 33274
 DATE:

Drawn:	WSR	REVISION:	DATE:
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Date:	05-06-19		
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Sheet: 6 of 17

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LEGAL DESCRIPTION

A part of Southeast 1/4 of Southwest 1/4 of Section 10, Township 19 South, Range 24 East, in Lake County, Florida, bounded and described as follows:

Beginning at a point 566.5 feet South and 100 feet East of the Northwest corner of the Southeast 1/4 of Southwest 1/4 of said Section; run thence East 100 feet; thence South 200 feet to the North line of the Highway; thence Northwesterly along the North line of the Highway, a distance of 110.5 feet to a point South of the Point of Beginning; thence North 153.1 feet to the Point of Beginning.

AND:

That part of the North 229 feet of the South 991 feet of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 19 South, Range 24 East, in Lake County, Florida, lying West of the Westerly line of the right of way of U.S. Highway No. 27.

SITE DATA

TOTAL AREA:	3.67 ACRES (159,750 SF)
TOTAL PROJECT AREA:	1.7± ACRES (76,041 SF)
LAND USE:	VACANT
EXISTING USE:	CARWASH FACILITY
PROPOSED USE:	CARWASH FACILITY
ZONING:	GENERAL COMMERCIAL (C-2)
FUTURE LAND USE:	COMMERCIAL (HIGH INTENSITY)
OPEN SPACE:	
REQUIRED:	30% (0.52 ACRES 22,812 SF)
PROVIDED:	59% (1.02 ACRES 44,477 SF)
MAXIMUM BUILDING HEIGHT:	35 FEET
BUILDING:	3,200 SF
ISR (MAXIMUM):	70% (53,229 SF)
(PROVIDED):	41% (31,564 SF)
PARKING:	
REQUIRED:	1 SPACE PER WASH LANE
PROVIDED:	(1) 12'x20' HC SPACE (20) 12'x20' VACUUM SPACES (2) 10'x20' EMPLOYEE PARKING SPACES
BUILDING SETBACKS:	
FRONT:	50' FROM RIGHT OF WAY
SIDE:	30' FROM PROPERTY LINE
REAR:	15' FROM PROPERTY LINE
LANDSCAPE BUFFERS:	
HIGHWAY 27 FRONTAGE:	25' LANDSCAPE BUFFER 4 CANOPY TREES, 2 UNDERSTORY TREES & 15 SHRUBS PER 100' OF PROPERTY
SIDES:	10' LANDSCAPE BUFFER 4 CANOPY TREES, 2 UNDERSTORY TREES & 15 SHRUBS PER 100' OF PROPERTY
REAR:	15' LANDSCAPE BUFFER 4 CANOPY TREES, 2 UNDERSTORY TREES & 15 SHRUBS PER 100' OF PROPERTY

NOTES:

- LIFT STATION (SHEET 13 of 15) IS PRIVATELY OWNED AND WILL BE MAINTAINED BY THE PROPERTY OWNER.
- FIRE HYDRANT IS PRIVATE AND THE CITY OF FRUITLAND PARK OWNERSHIP STOPS AT THE GATE OR PROPERTY LINE.

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IC INTERNATIONAL CARWASH
 SITE PLAN
 US HWY 27/441 FRUITLAND PARK FL. 34731

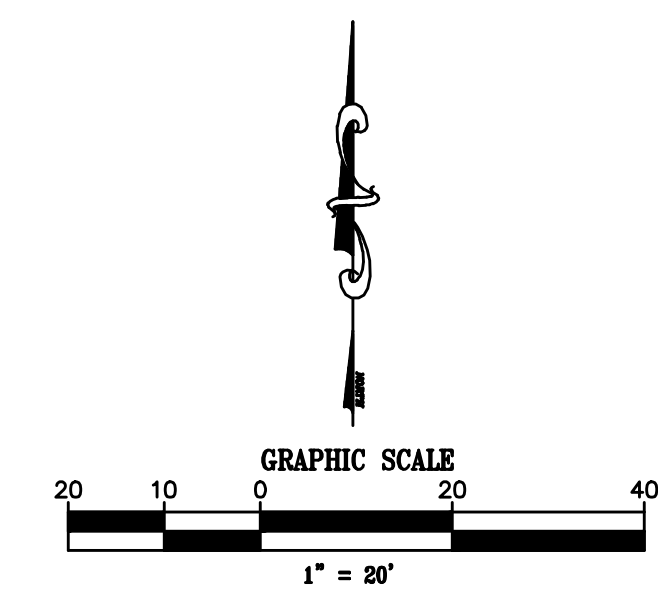
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Sheet: 7 of 17

NOT PLATTED
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 ORB 3782, PG 2428

CITY ZONING
 (TYPICAL)
 C-2
 [FLU: COMMERCIAL
 (HIGH INTENSITY)]



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 GEOMETRY PLAN
 US HWY 27/441 FRUITLAND PARK FL. 34731

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Sheet: 7 of 17

OAKTREE TERRACE
 PB 26, PG 65
 LOT 14

R-3A
 [FLU: MFHD]

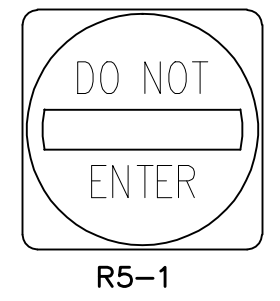
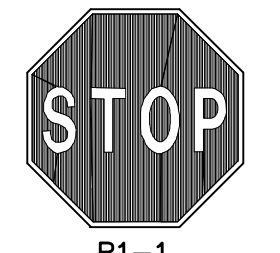
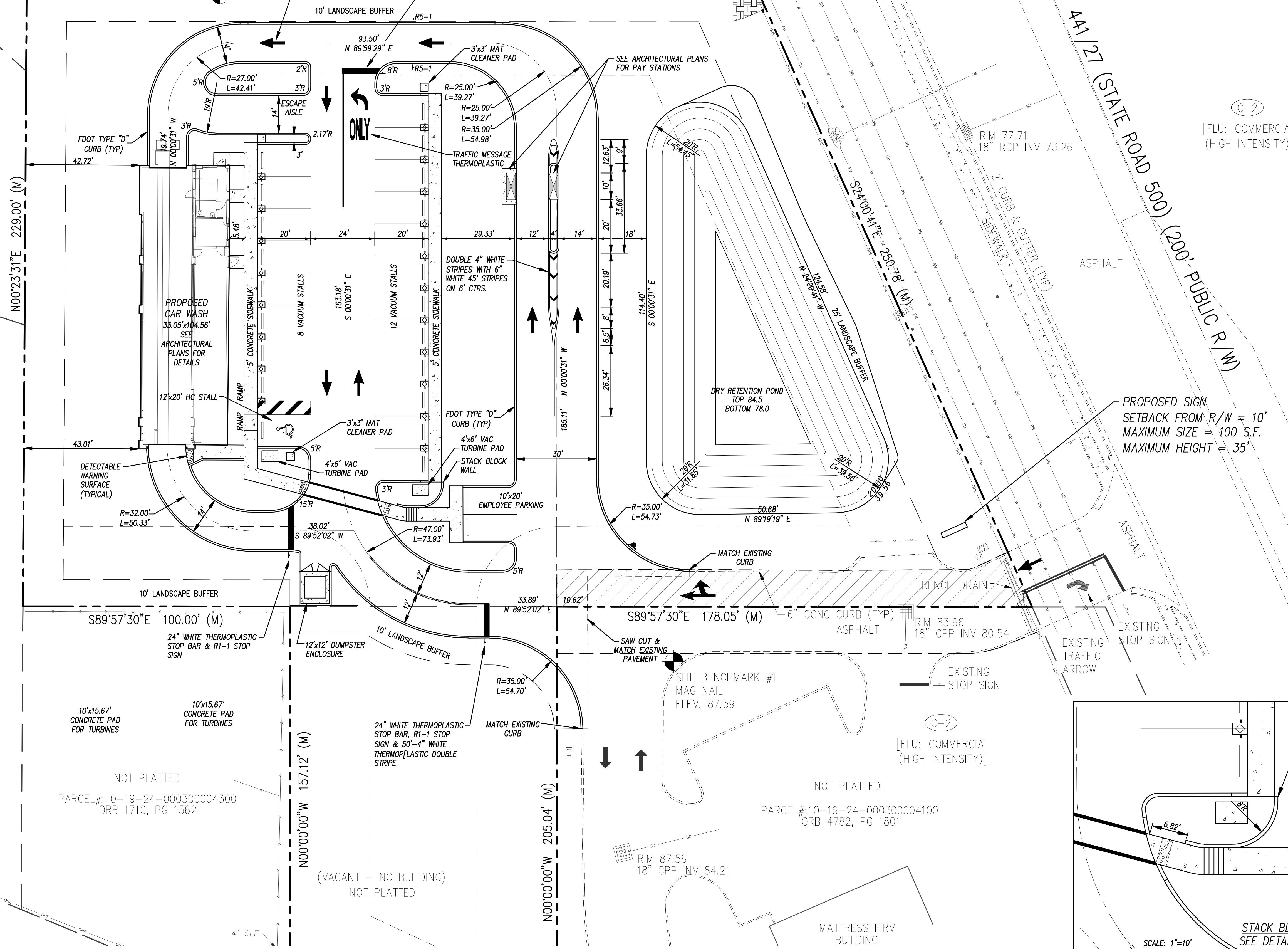
C-2
 [FLU: COMMERCIAL
 (HIGH INTENSITY)]

SPRINGTREE SUBDIVISION
 PB 23, PG 36
 LOT 11

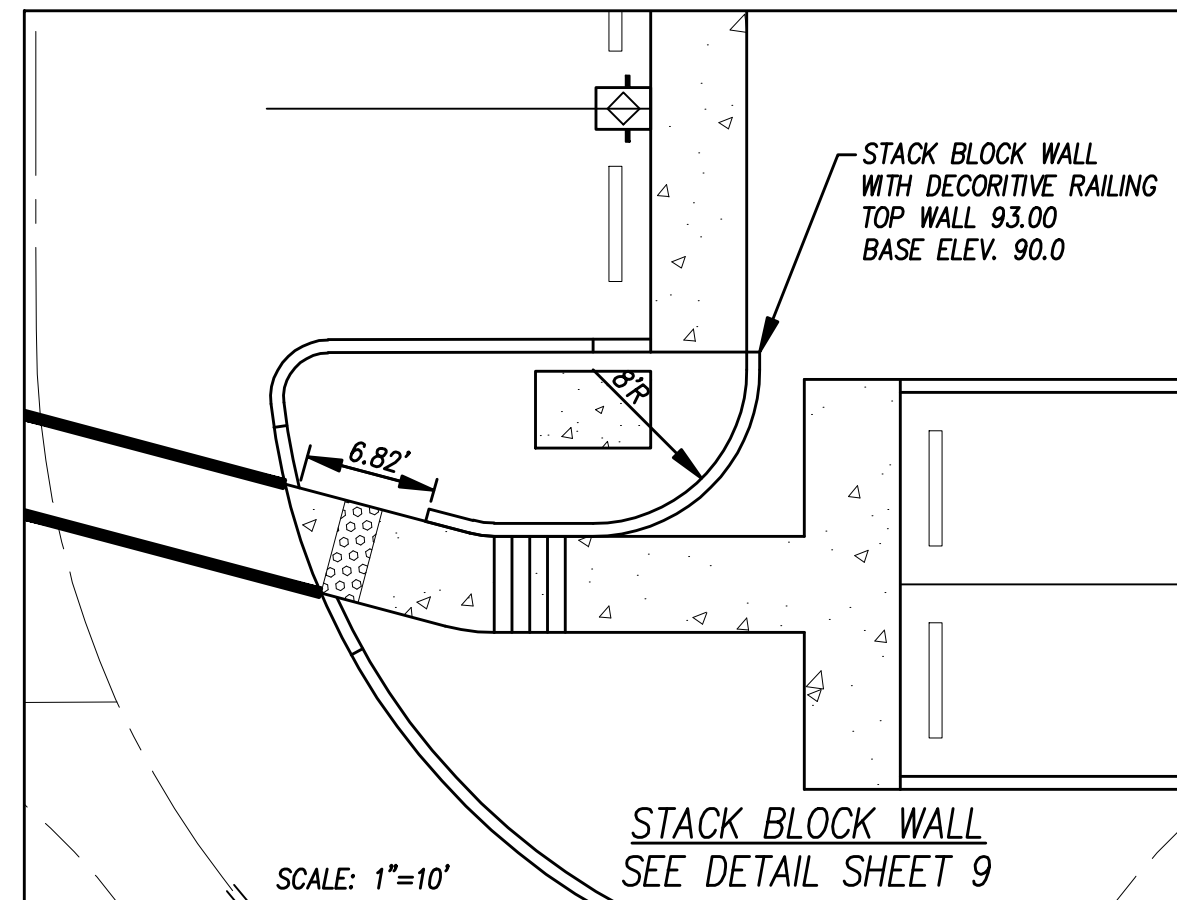
SITE BENCHMARK #2
 MAG NAIL
 ELEV. 88.74

TRAFFIC DIRECTIONAL
 THERMOPLASTIC ARROW
 (TYP) S89°57'30"E 274.44' (M)

24" WHITE THERMOPLASTIC
 STOP BAR, R1-1 STOP
 SIGN & 50"-4" WHITE
 THERMOPLASTIC DOUBLE
 STRIPE



PROPOSED SIGN
 SETBACK FROM R/W = 10'
 MAXIMUM SIZE = 100 S.F.
 MAXIMUM HEIGHT = 35'



STACK BLOCK WALL
 SEE DETAIL SHEET 9

SCALE: 1"=10'

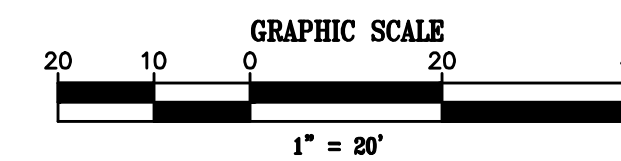
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 ORB 3782, PG 2428

CITY ZONING
 (TYPICAL)
 C-2

[FLU: COMMERCIAL
 (HIGH INTENSITY)]

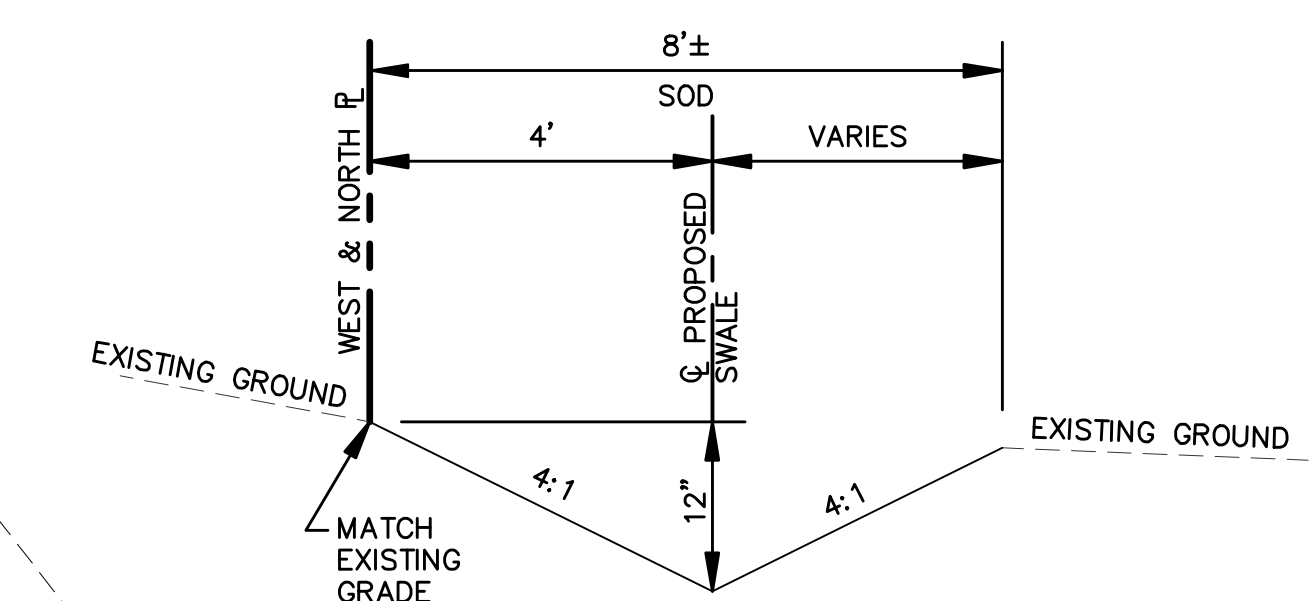
SITE BENCHMARK #2
 MAG NAIL
 ELEV. 88.74

10'x8' ENKAMAT
 EROSION CONTROL
 FABRIC

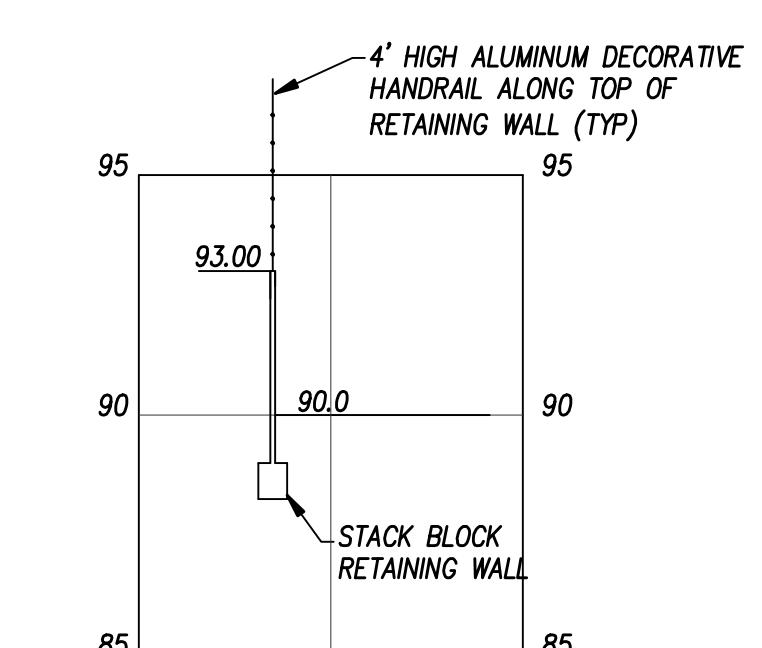


- Ⓐ TYPE C INLET
TOP 86.19
INV. 81.19
- Ⓑ 18" MITERED END SECTION
TOP 88.35
NW INV. 83.45
NE INV. 83.35
- Ⓒ TYPE C INLET
TOP 91.89
INV. 86.89
- Ⓓ 18" MITERED END SECTION
INV. 78.00
- Ⓔ TYPE C INLET
TOP 88.35
NW INV. 83.45
NE INV. 83.35

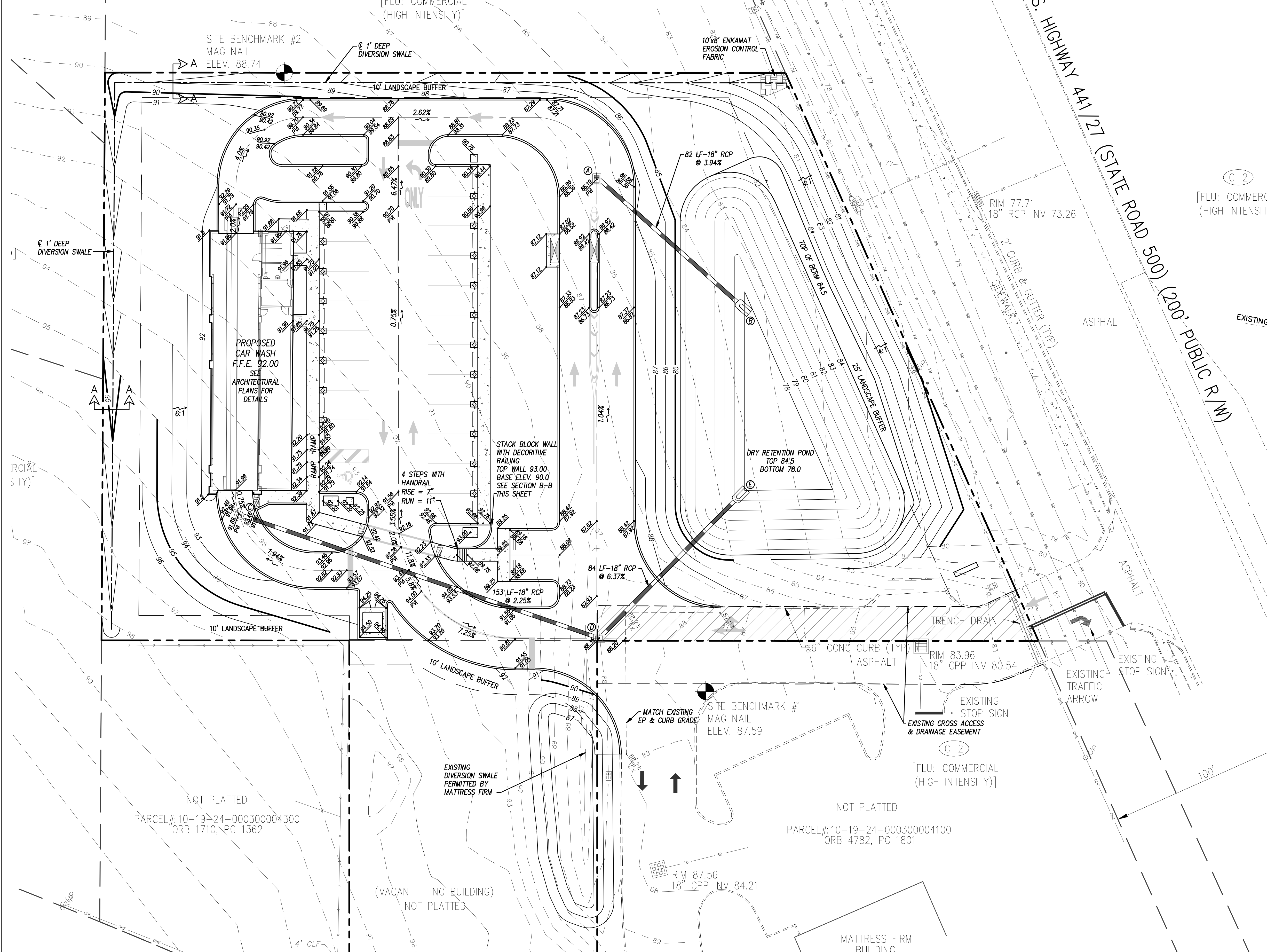
C-2
 [FLU: COMMERCIAL
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SECTION A-A
 N.T.S.
 SOD ALL DISTURBED AREAS



SECTION B-B
 TOP WALL 93.00
 BASE ELEV. 90.0



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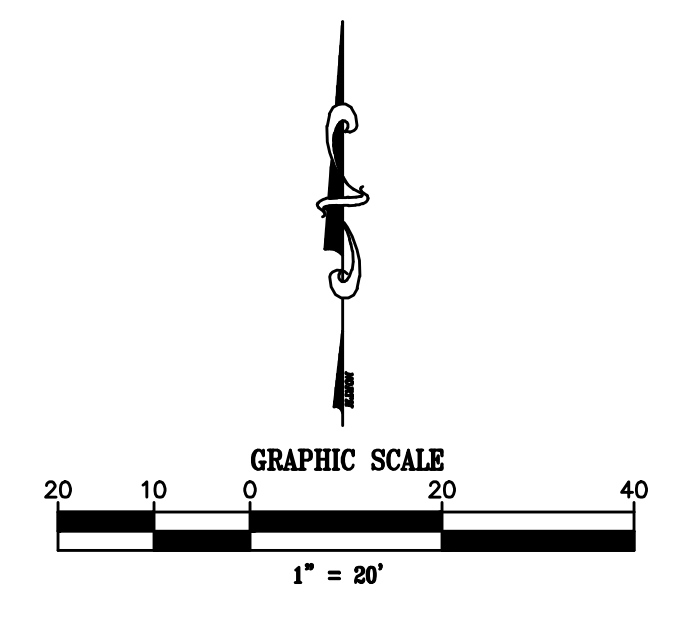
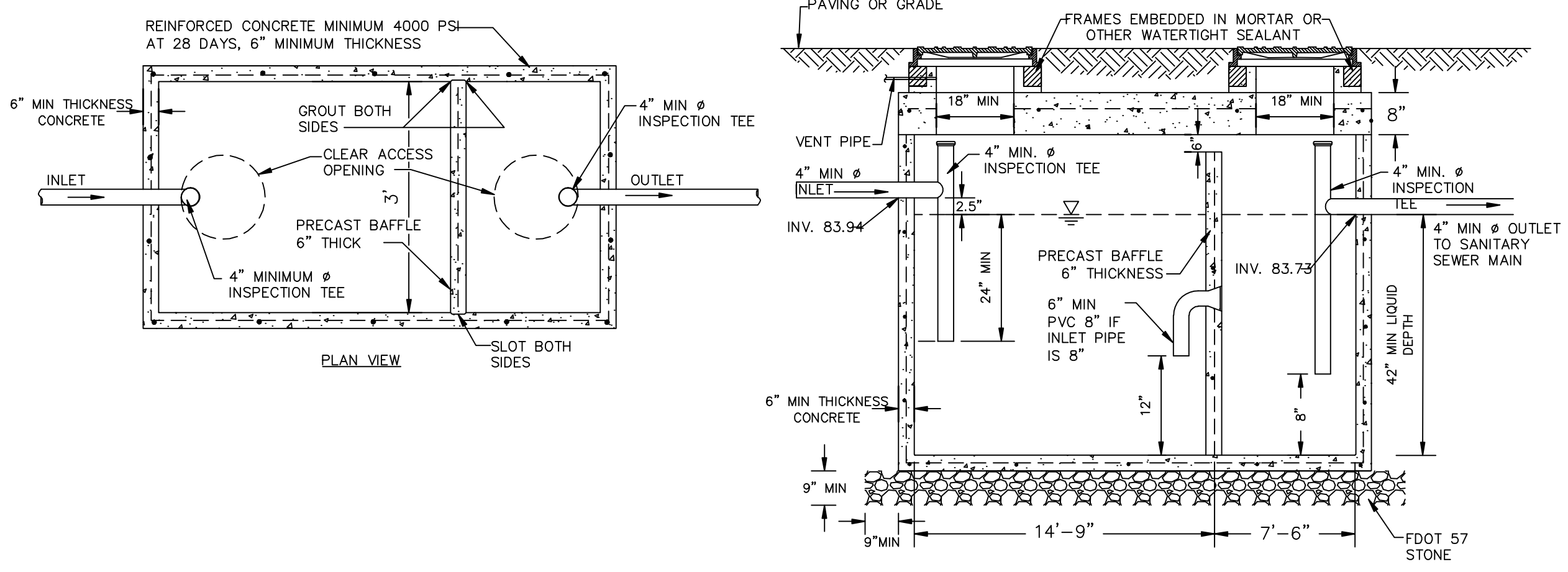
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 ORANGE CITY, FLORIDA 32763

IC INTERNATIONAL CARWASH
 GRADING & DRAINAGE PLAN
 US HWY 27/441 FRUITLAND PARK FL. 34731

KENNETH R. WICKS, P.E. FL. REG. NO. 33274
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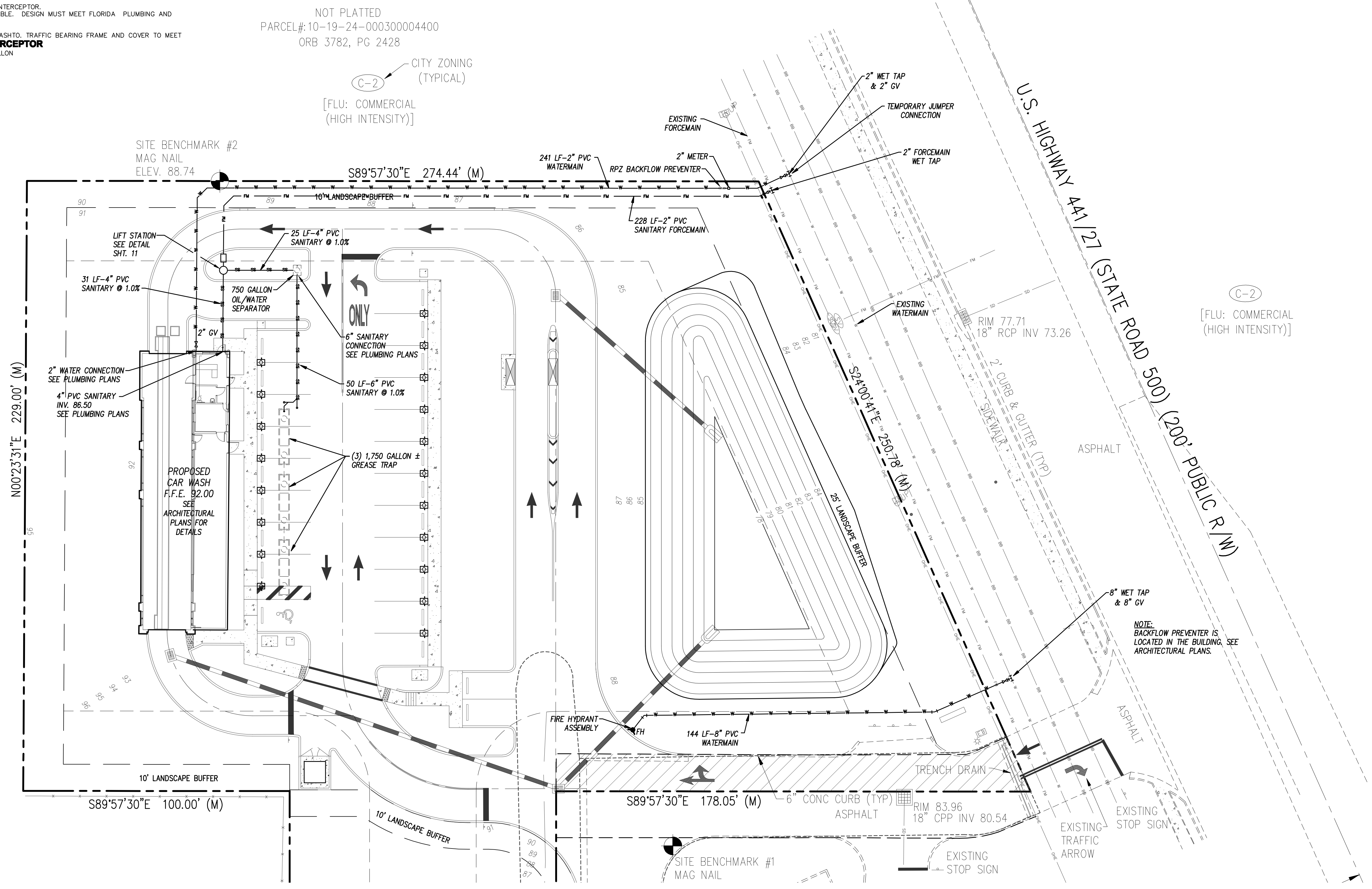
Sheet: 8 of 17



- NOTES:
- SPECIFIC DESIGN DETAILS MUST IN ALL ASPECTS MEET APPLICABLE FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
 - INTERCEPTORS SHALL BE WATER AND GAS TIGHT.
 - ALL FIXTURES LOCATED IN FOOD AND BEVERAGE PREPARATION AREAS SHALL BE ROUTED THROUGH GREASE INTERCEPTOR.
 - RESTROOM WASTE SHALL NOT BE ROUTED THROUGH INTERCEPTOR.
 - BAFFLE REQUIRED; ALTERNATIVE DESIGNS ARE ACCEPTABLE. DESIGN MUST MEET FLORIDA PLUMBING AND ADMINISTRATIVE CODE.
 - LOADS: H-20 TRUCK WHEELS WITH 30% IMPACT PER AASHTO. TRAFFIC BEARING FRAME AND COVER TO MEET FDOT STANDARDS IF APPLICABLE.
- GREASE INTERCEPTOR**
1,750 GALLON

NOT PLATTED
PARCEL#: 10-19-24-000300004400
ORB 3782, PG 2428

CITY ZONING (TYPICAL)
C-2
[FLU: COMMERCIAL (HIGH INTENSITY)]



OAKTREE TERRACE
PB 26, PG 65
LOT 14

R-3A
[FLU: MFHD]

C-2
[FLU: COMMERCIAL (HIGH INTENSITY)]

SPRINGTREE SUBDIVISION
PB 23, PG 36
LOT 11

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INTERNATIONAL CARWASH
UTILITY PLAN
US HWY 27/441 FRUITLAND PARK FL. 34731

KENNETH R. WOKS, P.E. FL. REG. NO. 33274
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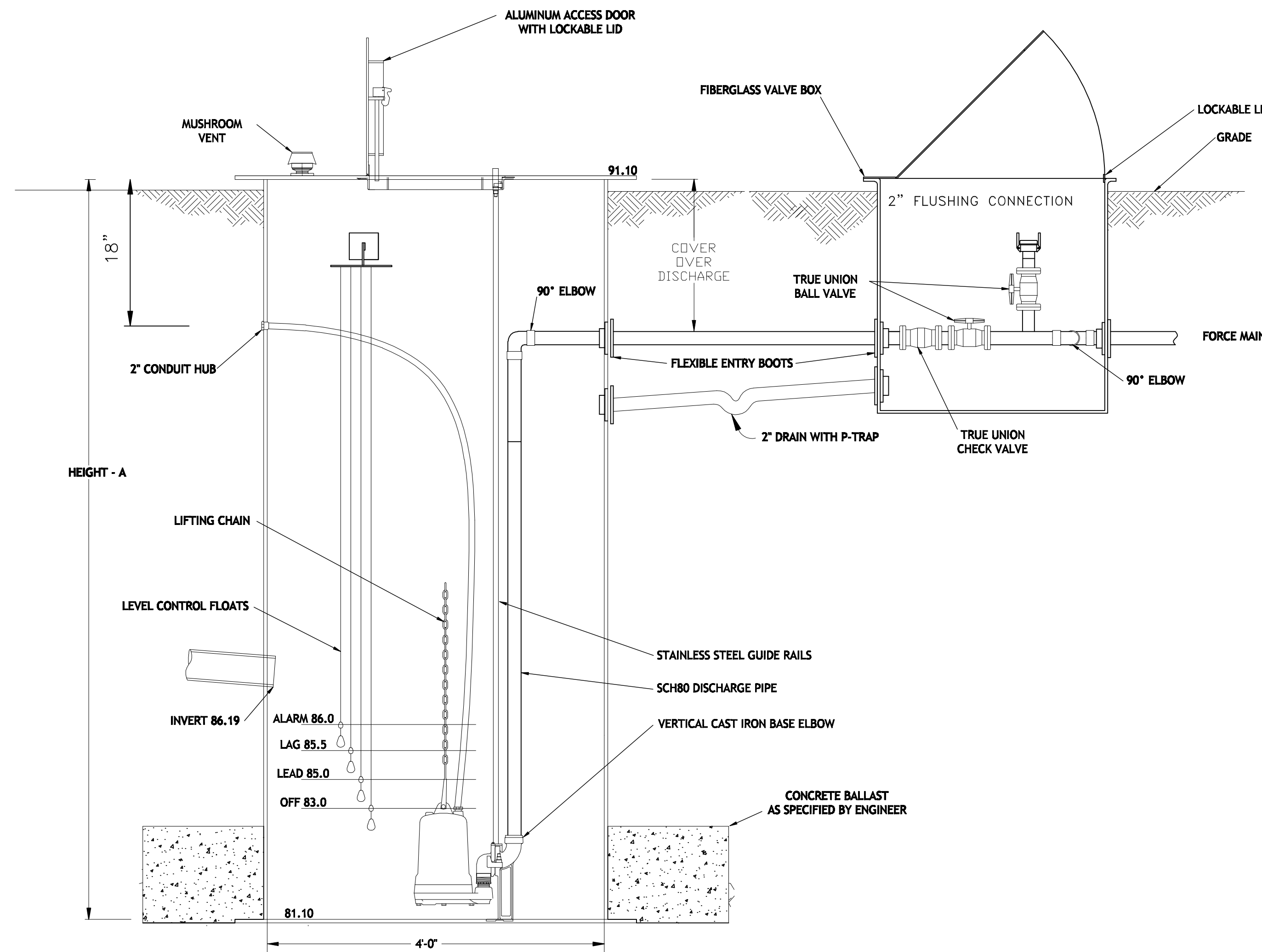
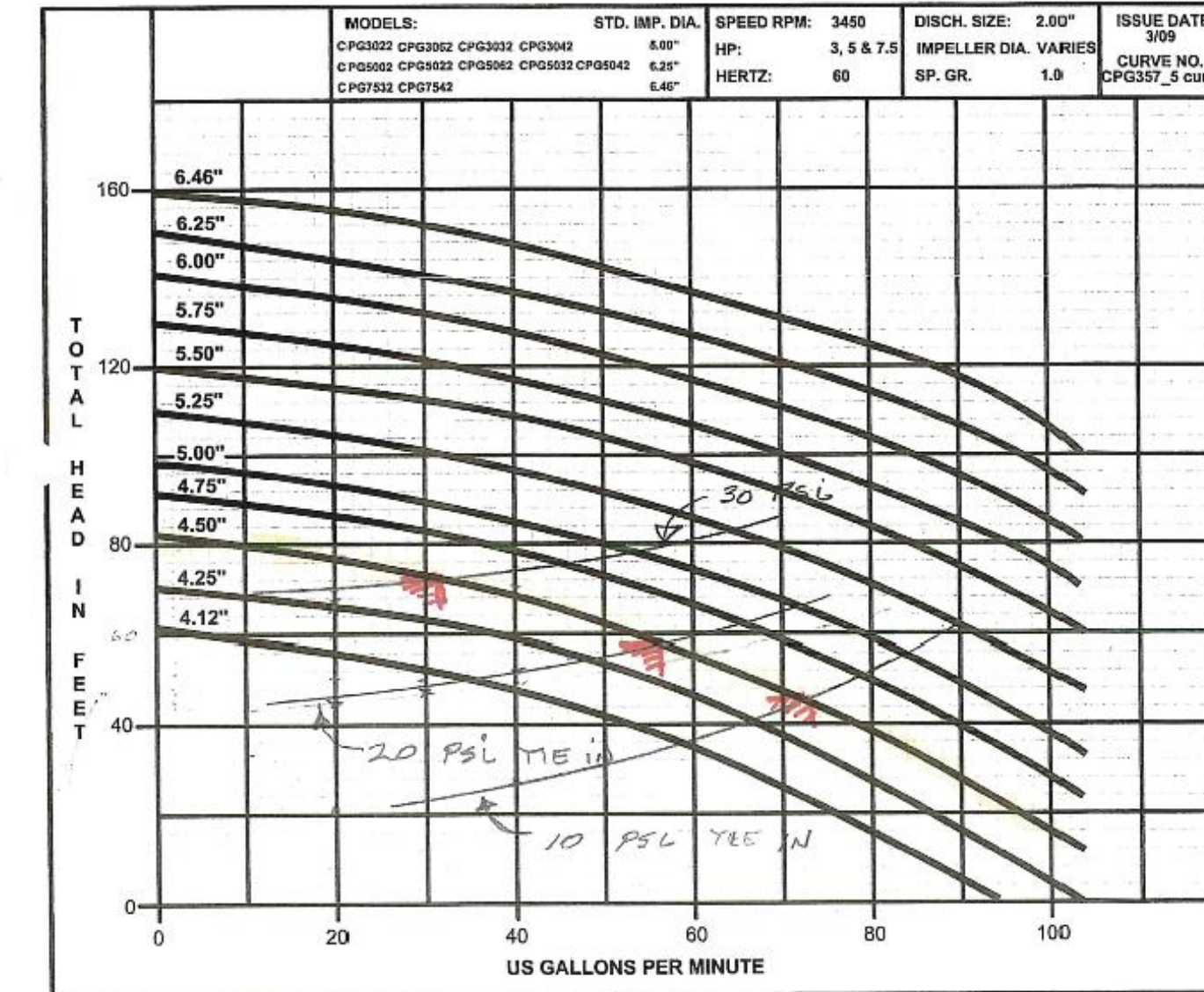
VICTORIA@MESSINAASSOCIATES.COM
 PHONE
 (352)-800-9758

Champion Pump CPG 3, 5, 7.5HP Submersible Grinder

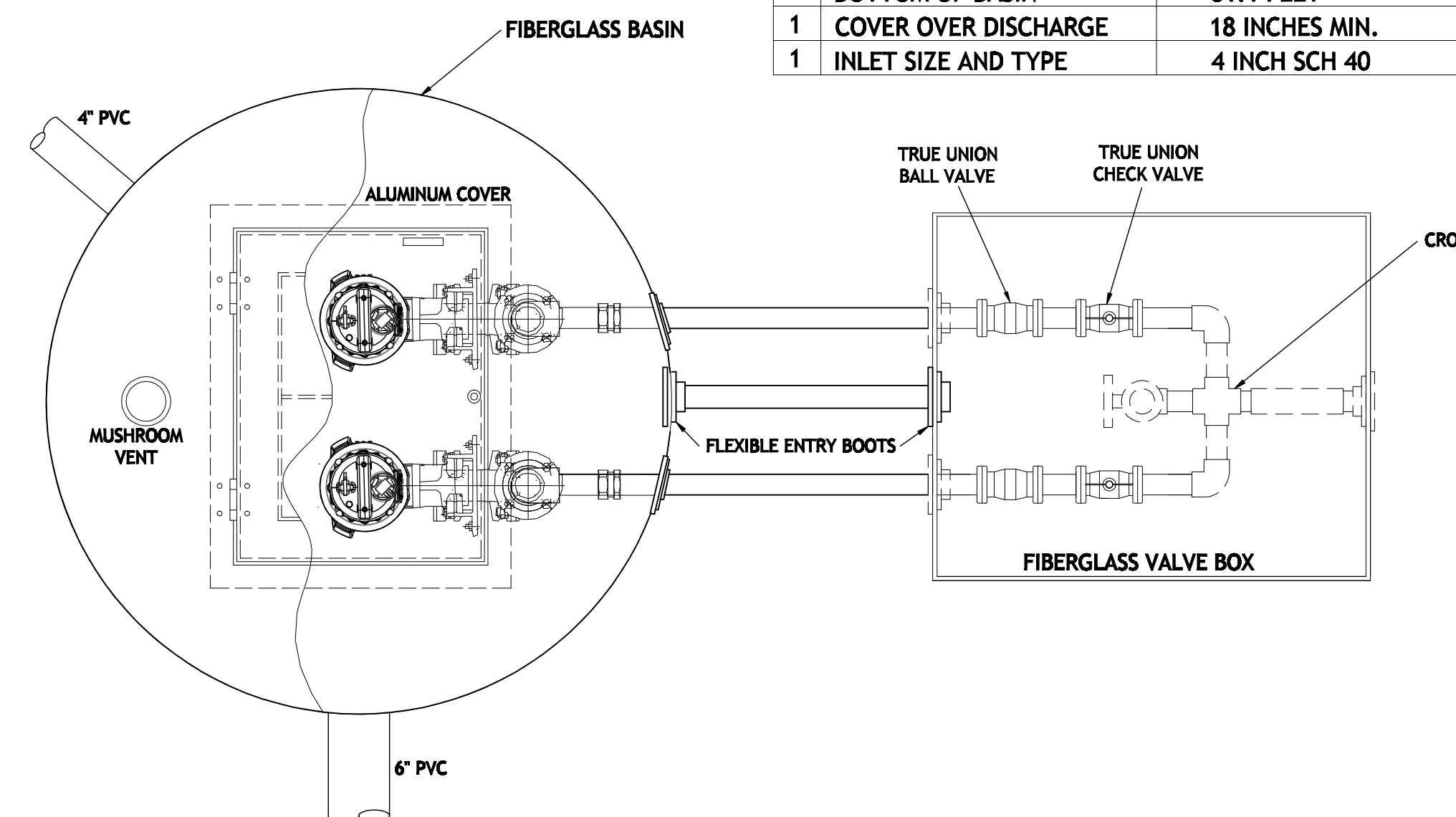
4/9

PUMP INFORMATION	
MANUFACTURER	CHAMPION PUMP
MODEL	CPG
HORSEPOWER	3
VOLTAGE / PHASE	230V/1PH
DESIGN FLOW (GPM)	67 GPM
DESIGN HEAD (FEET)	55 FEET

BASIN DIMENSIONS	
DIAMETER - B	HEIGHT - A
<input type="checkbox"/> 24"	<input checked="" type="checkbox"/> 84"
<input type="checkbox"/> 36"	<input type="checkbox"/> 96"
<input checked="" type="checkbox"/> 48"	<input checked="" type="checkbox"/> 120"
<input type="checkbox"/> 60"	<input checked="" type="checkbox"/> 144"
<input type="checkbox"/> OTHER	<input type="checkbox"/> 138"
VALVE BOX DIMENSIONS	
<input checked="" type="checkbox"/> 32" X 30" 25"	<input type="checkbox"/> 36" X 40" 36"



LIFT STATION SECTION VIEW



LIFT STATION PLAN VIEW

LIFT STATION SCHEDULE		
1	TOP OF BASIN	91.10 FEET
1	INLET INVERT	86.19 FEET
1	HIGH WATER LEVEL ALARM	86.0 FEET
1	LAG PUMP ON	85.5 FEET
1	LEAD PUMP ON	85.0 FEET
1	PUMPS OFF	83.0 FEET
1	BOTTOM OF BASIN	81.1 FEET
1	COVER OVER DISCHARGE	18 INCHES MIN.
1	INLET SIZE AND TYPE	4 INCH SCH 40

EXAGGERATED FOR DETAIL - N.T.S.

DUPLEX CONTROL PANEL:
 CONTROL PANEL SHALL BE ASSEMBLED AND BUILT BY A UL508A CERTIFIED MANUFACTURING FACILITY.
 THE ENCLOSURE SHALL BE NEMA 4X FIBERGLASS WITH PADLOCKABLE DRAW LATCHES.
 THE ENCLOSURE SHALL BE ABLE TO BE WALL MOUNTED.
 THE FOLLOWING COMPONENTS SHALL BE MOUNTED THROUGH THE ENCLOSURE:
 • WIRE ALARM BEACON (LIGHT)
 • ALARM HORN
 • GENERATOR RECEPTACLE WITH WEATHERPROOF COVER
 • ALARM SILENCE PUSHBUTTON

THE FOLLOWING COMPONENTS SHALL BE MOUNTED THROUGH THE INNERDOOR:
 • MAIN CIRCUIT BREAKER
 • EMERGENCY CIRCUIT BREAKER
 • MECHANICAL INTERLOCK FOR EMERGENCY AND MAIN BREAKERS
 • SHORT CIRCUIT PROTECTORS
 • CONTROL CIRCUIT BREAKER
 • SEAL FAILURE INDICATOR LIGHTS
 • HAND-OFF-AUTO SELECTOR SWITCHES
 • PUMP RUN PILOT LIGHTS
 • POWER ON PILOT LIGHT
 • RELAY TIME METERS (NON-RESETABLE)
 • GFI DUPLEX CONVENIENCE OUTLET
MISCELLANEOUS: ALL WIRING ON THE BACKPANEL SHALL BE CONTAINED WITHIN THE WIRING DUCT, ALL WIRING BETWEEN THE INNERDOOR AND THE BACKPANEL SHALL BE CONTAINED WITH A PLASTIC SPIRAL WRAP.
 EACH WIRE SHALL HAVE A WIRE NUMBER AT EACH END TO CORRESPOND TO THE AS BUILT DRAWING FOR FIELD TROUBLESHOOTING.
 THE CONTROL PANEL SHALL BE ASSEMBLED BY A UL508A CERTIFIED MANUFACTURING FACILITY.

FASTENERS AND APPURTENANCES: ALL FASTENERS, LIFTING CABLES, FLOAT CABLE BRACKET, HINGES, AND APPURTENANCES SHALL BE MADE OF 304SS MINIMUM.
 • A 304SS SLIDE/LATCH ASSEMBLY SHALL BE PROVIDED FOR HOLDING THE DOORS OPEN ON THE WET WELL AND VALVE BOX.
 • SLIDE RAILS SHALL BE MADE OF SCH 40 304SS PIPE.
 • PUMP LIFTING CABLES/CHAINS SHALL BE 304SS.
 • PUMP LIFTING BALES SHALL BE MADE OF 304SS.
EXECUTION:
 INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IN THE THE LOCATIONS SHOWN ON THE DRAWINGS.
 CERTIFIED ELECTRICIAN SHALL MOUNT CONTROL PANEL AND CONNECT POWER SERVICE TO PANEL PRIOR TO STARTUP AND FACTORY REP SITE VISIT.
 THE PUMP CONTROLS AND PUMPS SHALL BE CHECKED FOR PROPER OPERATION AND ENSURE THAT ALL LEVEL CONTROLS ARE IN ACCORDANCE WITH THE DRAWINGS AND ARE FULLY FUNCTIONING.
 PUMP STATION SHALL BE VENTED PER MANUFACTURER'S RECOMMENDATIONS.

BASIN INSTALLATION INSTRUCTIONS:
 1. INSPECT ALL MATERIALS SUPPLIED TO ENSURE THERE ARE NO DAMAGES DUE TO SHIPPING PRIOR TO INSTALLATION.
 2. EXCAVATE HOLE LARGE ENOUGH TO ACCOMMODATE BASIN, UNDERGROUND PIPING, BACKFILL MATERIAL, AND ADEQUATE WORKING SPACE.
 3. PREPARE THE BOTTOM OF THE EXCAVATED HOLE WITH 6" OF BACKFILL MATERIAL OR CONCRETE PAD. CHECK BASE TO INSURE IT IS LEVEL AND SMOOTH.
 4. INSTALL BASIN ON GRAVEL BASE OR CONCRETE PAD, ANCHOR IF NECESSARY.
 5. CONCRETE MAY BE PORED AROUND BASIN BOTTOM IF BALLAST IS REQUIRED FOR BUOYANCY.
 6. BACKFILL WITH PEA GRAVEL 4" TO 6" AROUND THE ENTIRE PERIPHERY OF THE BASIN/COMPACTED BACKFILL MATERIAL IN 12" LIFTS. STOP AND CONNECT PIPING AS REQUIRED.
RECOMMENDED BACKFILL MATERIAL:
 GRAVEL OR STONE TO BE FREE FLOWING, NATURALLY ROUNDED AGGREGATE WITH A PARTICLE SIZE OF NOT LESS THAN 3/8" OR LARGER THAN 3/4" IN DIAMETER.

ELECTRICAL NOTES:
 1. DISCONNECT IS REQUIRED WITHIN SIGHT OR 50' MAX FROM PANEL LOCATION.
 2. COORDINATE ALL ELECTRICAL WORK PRIOR TO CONSTRUCTION.
 3. PANEL SHALL BE MANUFACTURED TO UNDERWRITERS'S LABORATORIES STANDARDS AND LABELED ACCORDINGLY.
 4. EACH FLEXIBLE CABLE SHALL BE PROVIDED WITH A WATERTIGHT SEAL AND SEPARATE STRAIN RELIEF.
 5. ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL MEET THE REQUIREMENTS OF WEATHERPROOF EQUIPMENT NEMA 4X.
 6. A 110VOLT POWER RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFI) PROTECTION SHALL BE AVAILABLE TO FACILITATE MAINTENANCE EITHER INSIDE THE CONTROL PANEL OR WITHIN 25 FEET OF CONTROL PANEL.
 7. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
 8. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS WITH APPROPRIATE MATERIAL.
 9. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.
 10. NEUTRAL TO BE SUPPLIED FOR SINGLE PHASE AND THREE PHASE POWER.
 11. ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE THE 100'-YEAR FLOOD ELEVATION (WHERE APPLICABLE).

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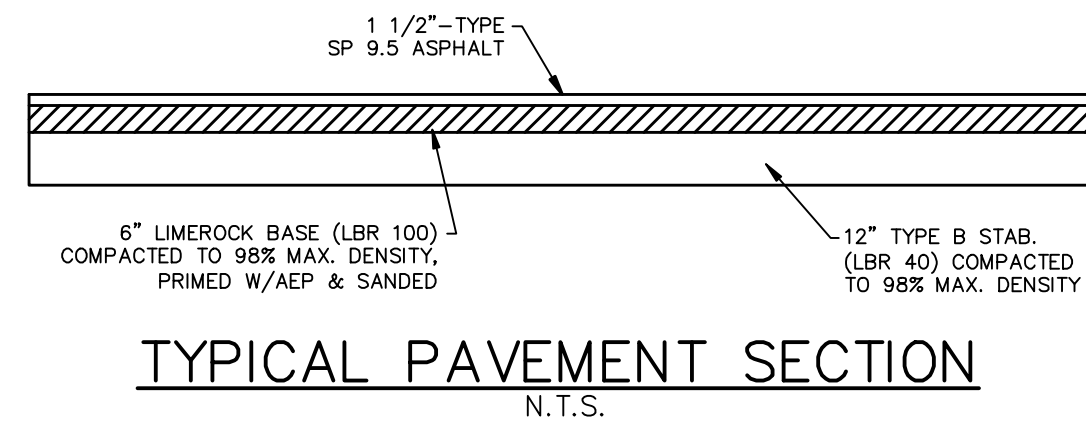
IC INTERNATIONAL CARWASH
 PUMP STATION DETAILS & NOTES
 US HWY 27/441 FRUITLAND PARK FL. 34731

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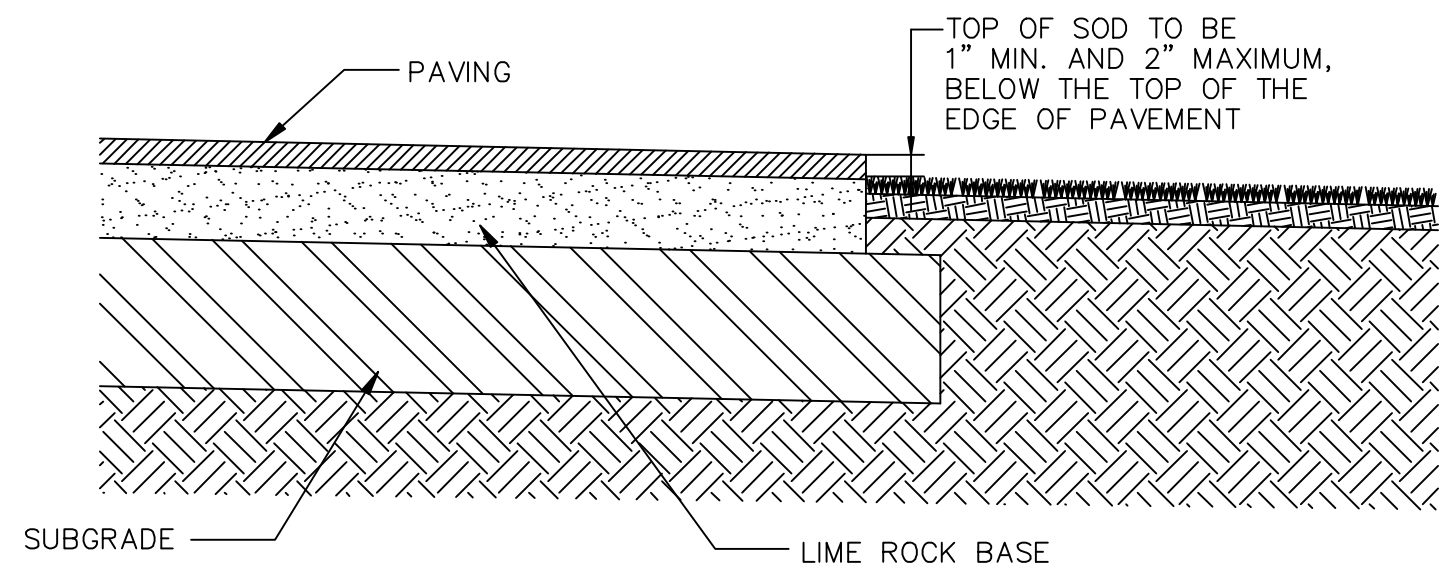
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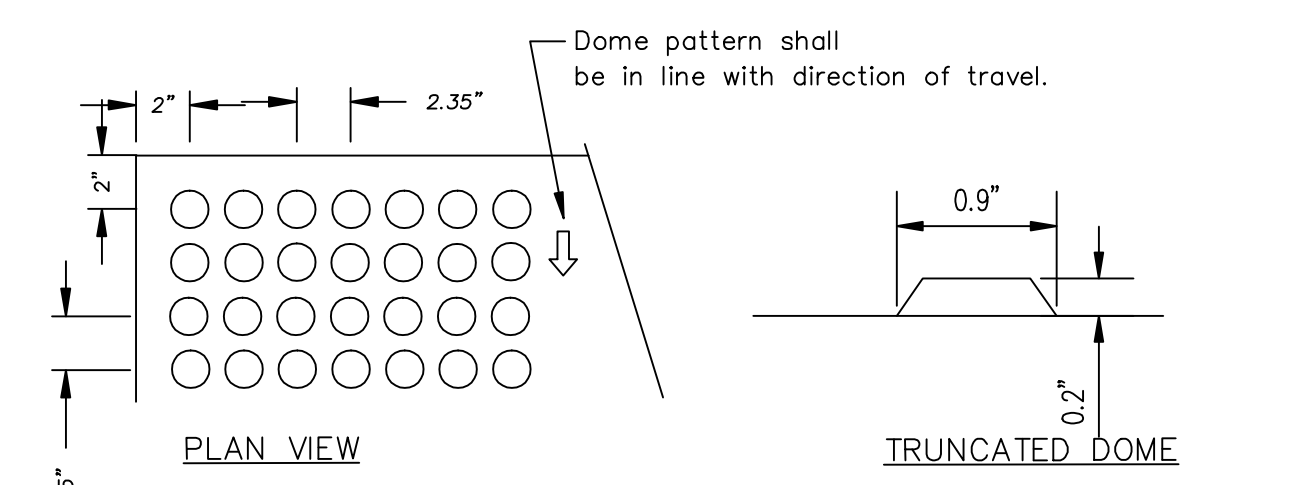
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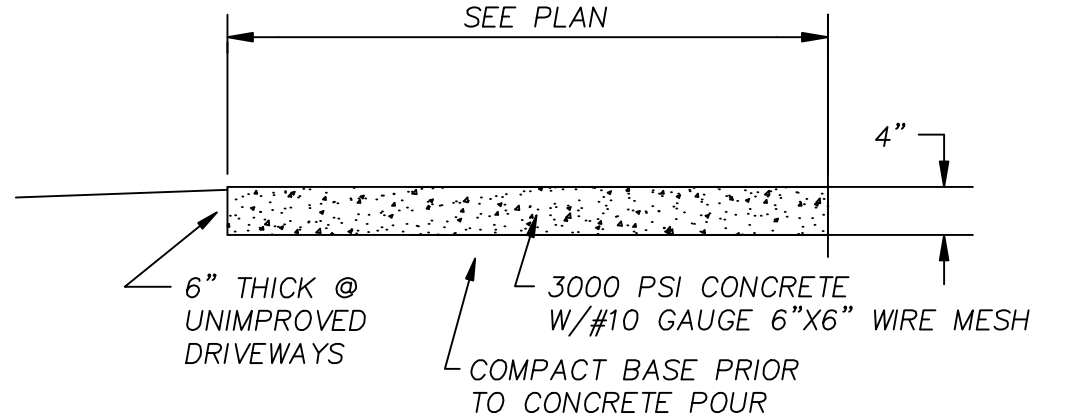
TYPICAL PAVEMENT SECTION
N.T.S.



SOD PLANTING
N.T.S.



CURB RAMP DETECTABLE WARNING
N.T.S.



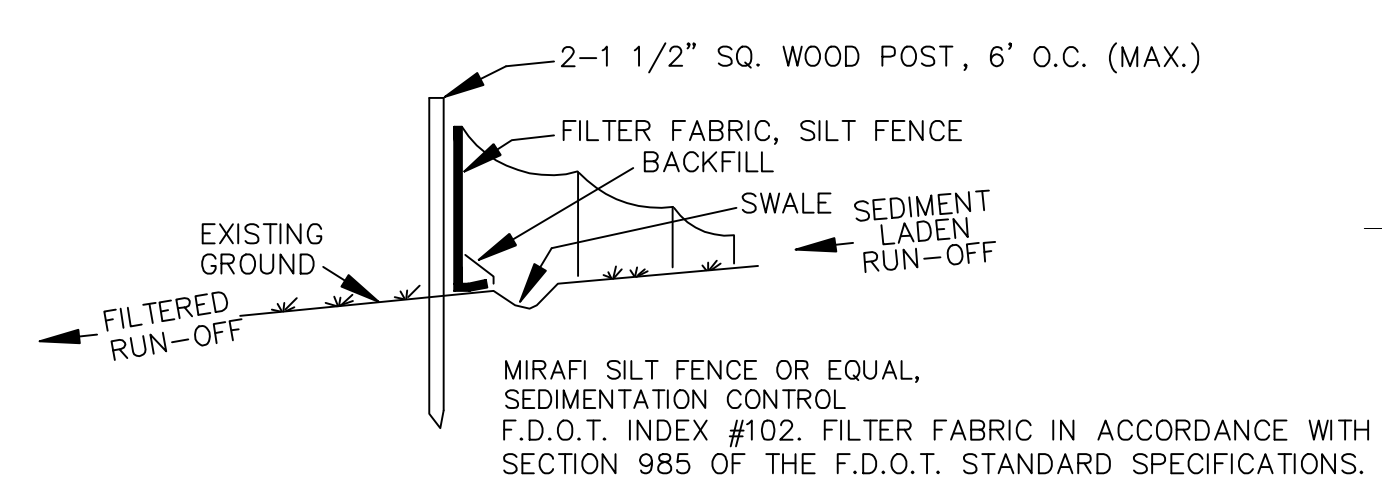
TYPE "D" CURB
N.T.S.

SIDEWALKS
SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 PSI. JOINTS SHALL BE EITHER TOoled OR SAW CUT AT A DISTANCE OF 5' LENGTHS, HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

TYPICAL SIDEWALK SECTION
N.T.S.

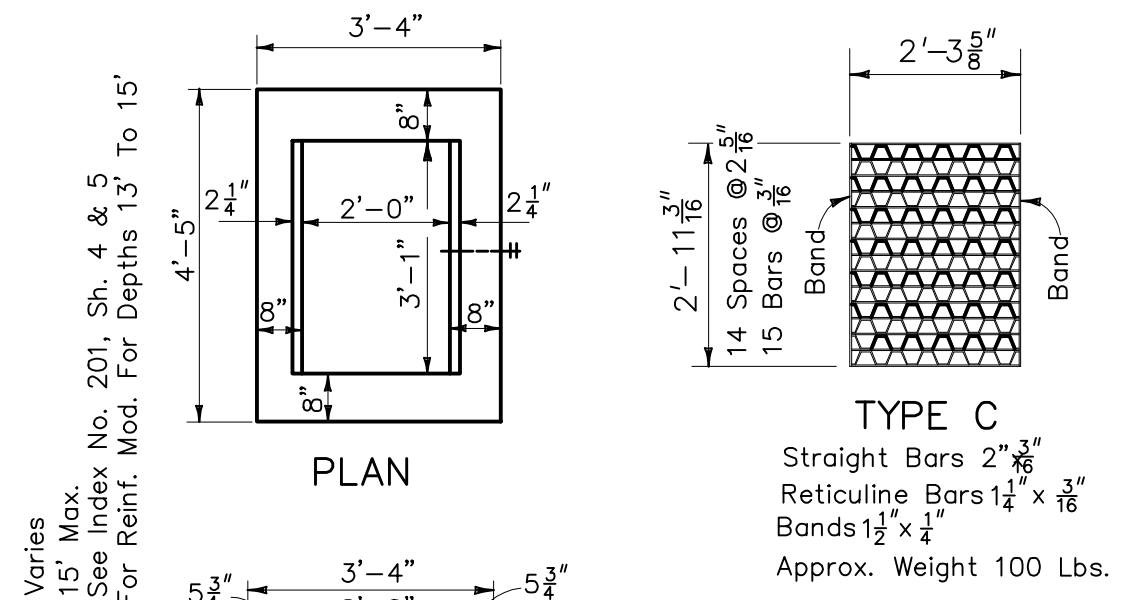
THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

- PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



EROSION CONTROL STRUCTURE
N.T.S.

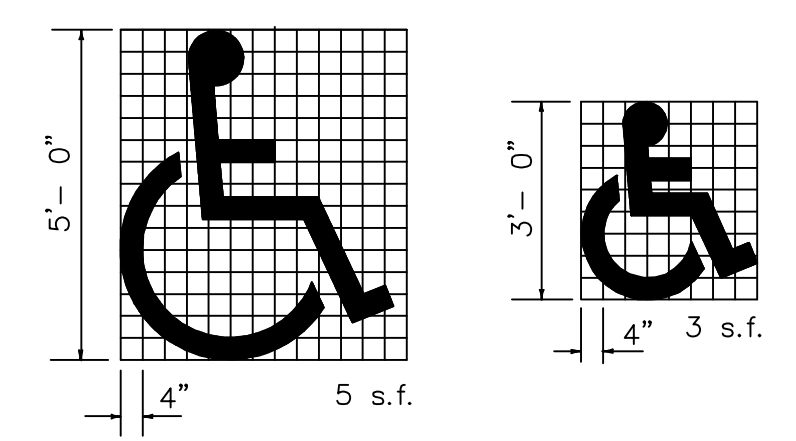
- NOTES:
- TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
 - CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
 - PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
 - PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED.



TYPE "C" INLET
N.T.S.

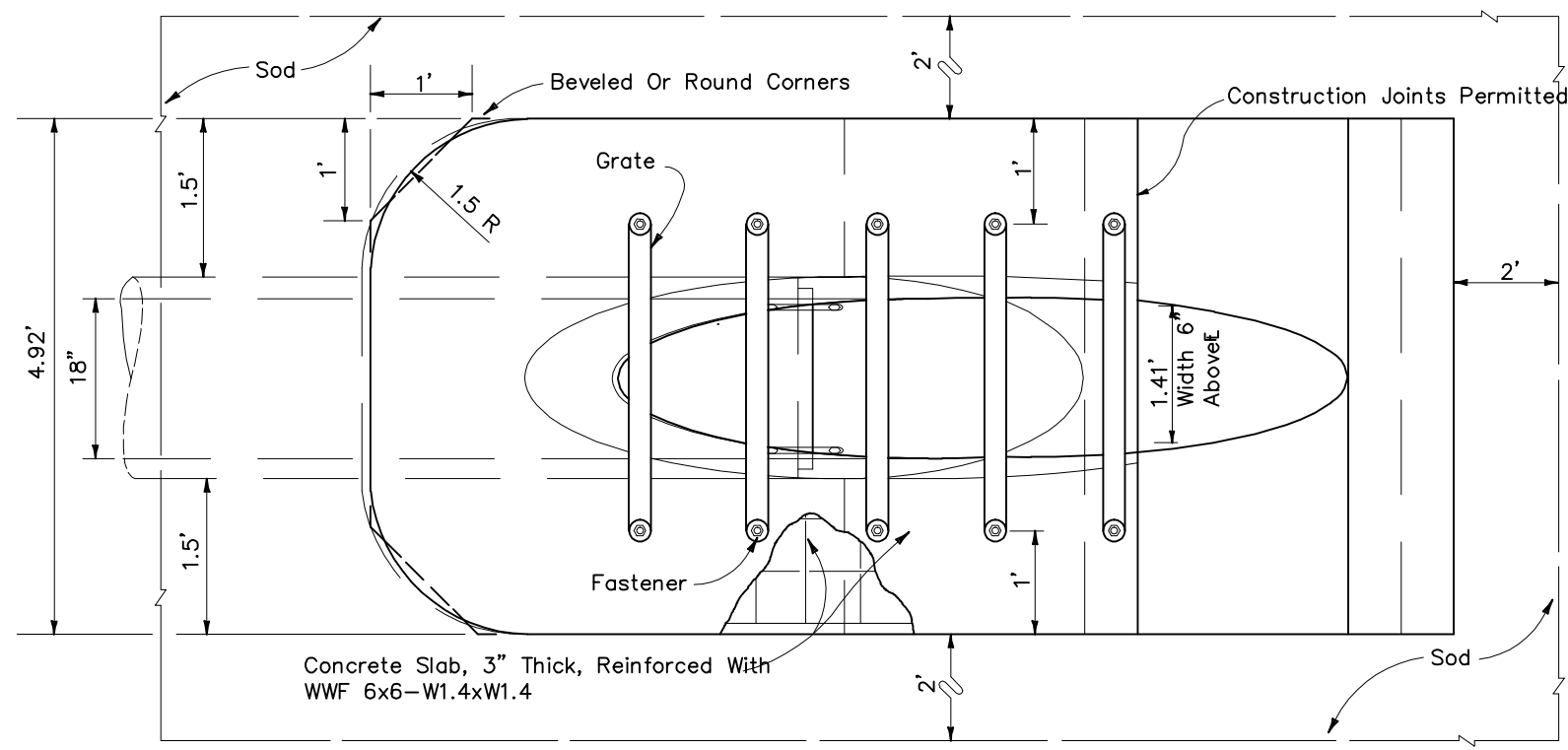


HANDICAP SIGN
FTP-25

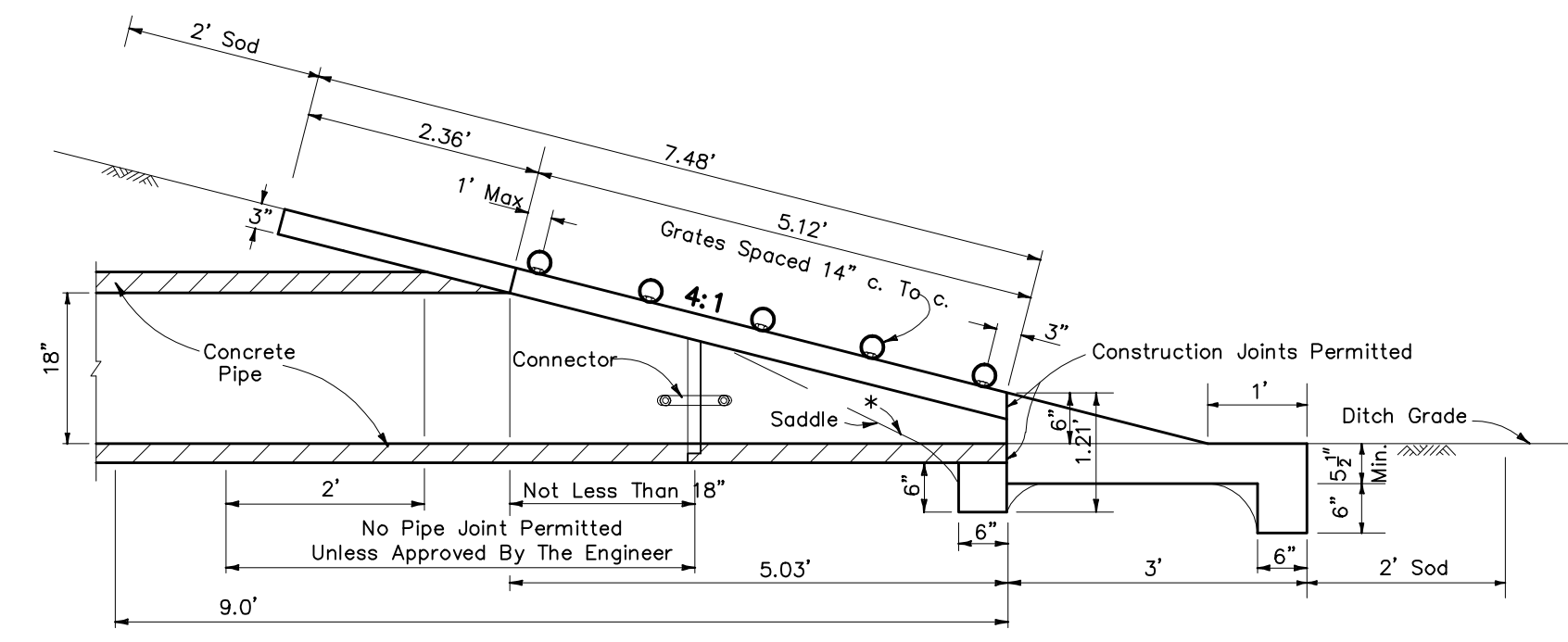


HANDICAPPED PAVEMENT SYMBOL
N.T.S.

USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS OPTIONAL, WHEN USED THE SYMBOL SHALL BE 3 OR 5 FT. HIGH AND WHITE IN COLOR.

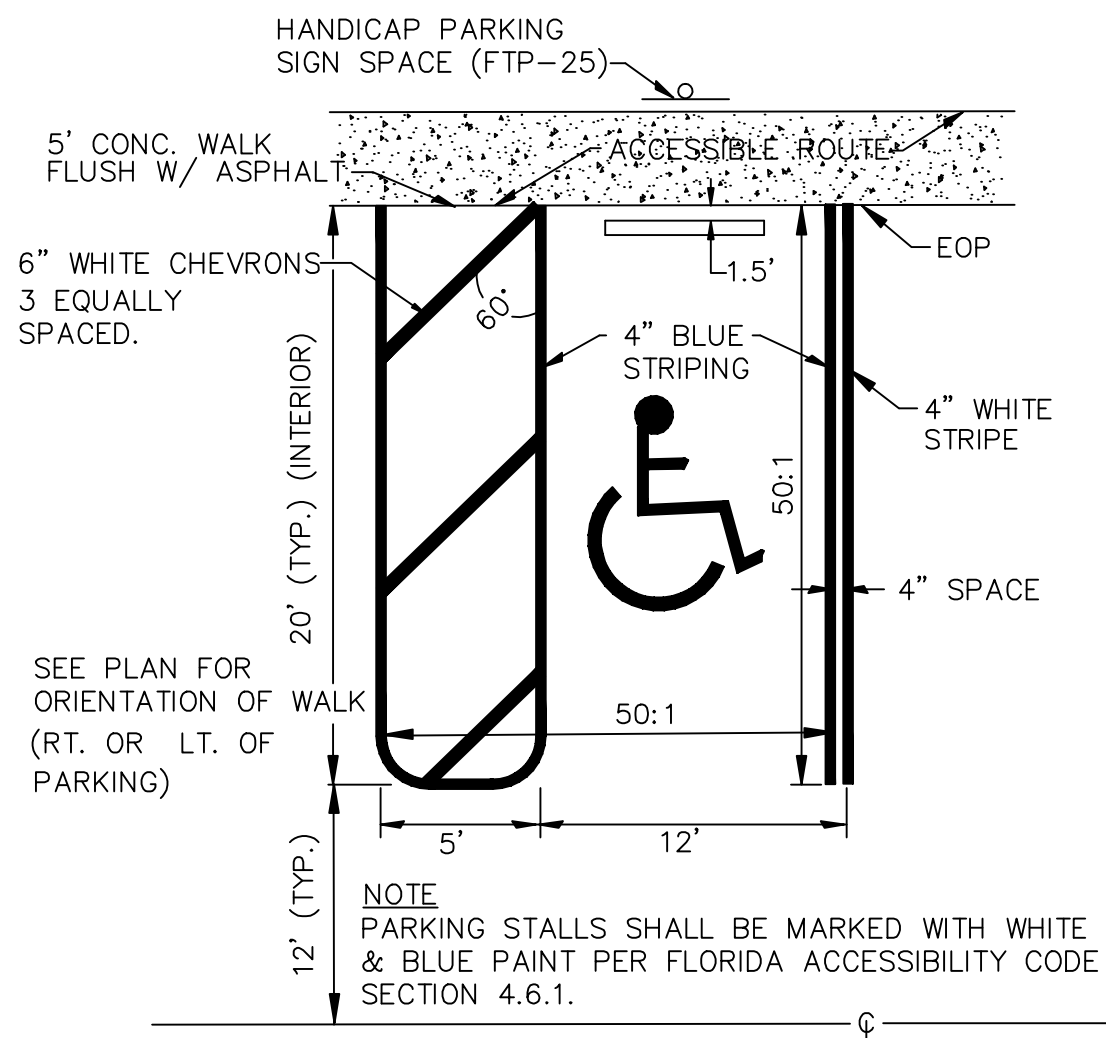


MITERED END SECTION DETAIL
N.T.S.



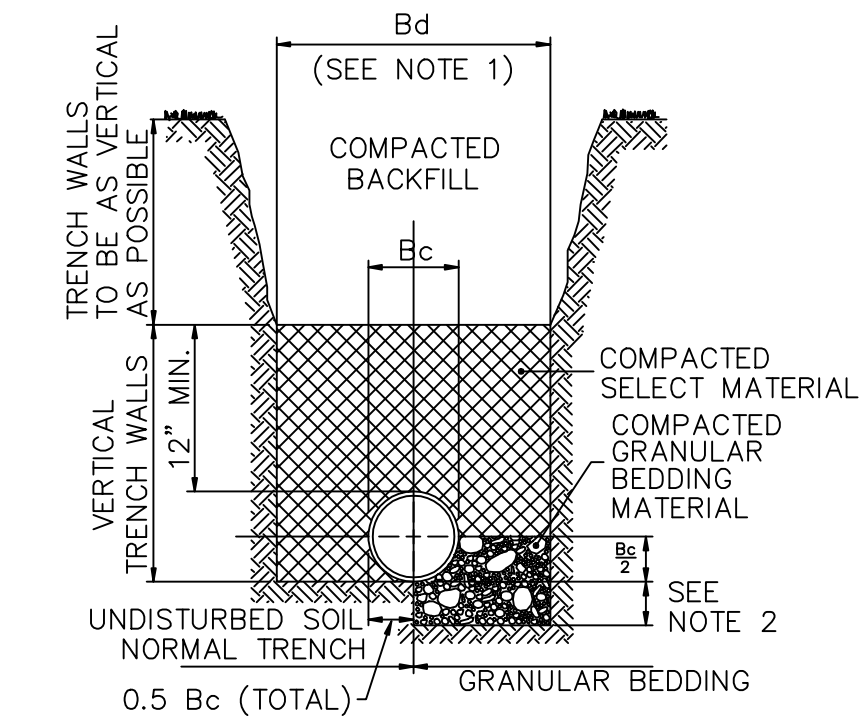
CONCRETE BUMPER GUARD "WHEEL STOP"
N.T.S.

BUMPER GUARD SHALL BE PLACED 24" FROM FACE OF CURB



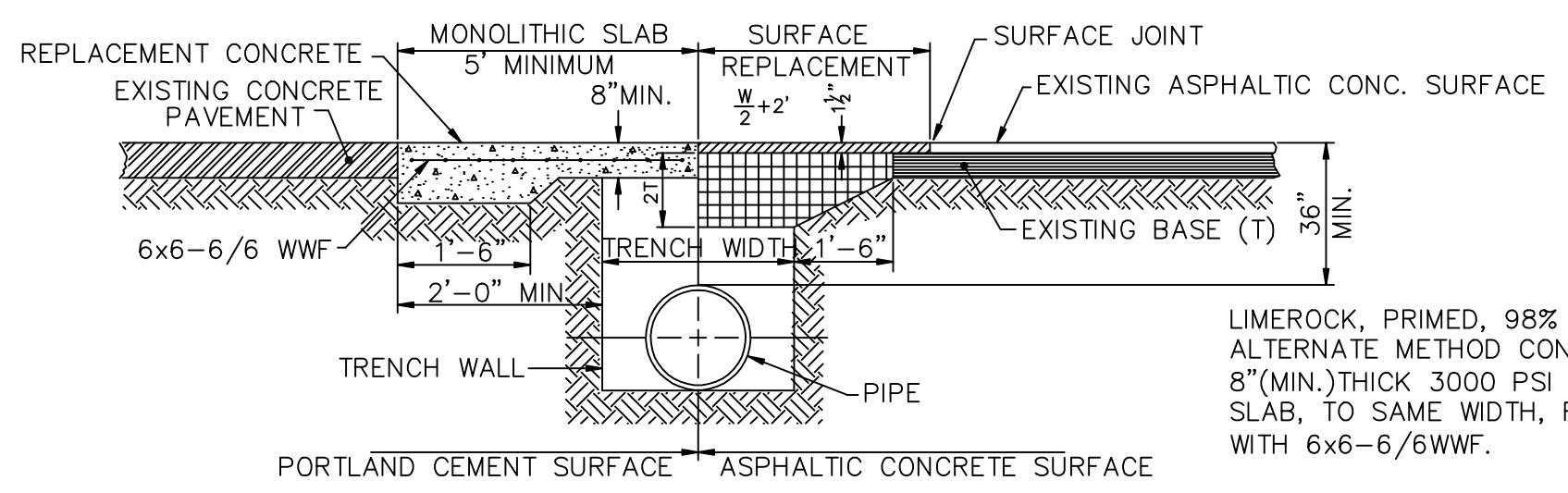
HANDICAP SPACE
N.T.S.

NOTE: PARKING STALLS SHALL BE MARKED WITH WHITE & BLUE PAINT PER FLORIDA ACCESSIBILITY CODE SECTION 4.6.1.



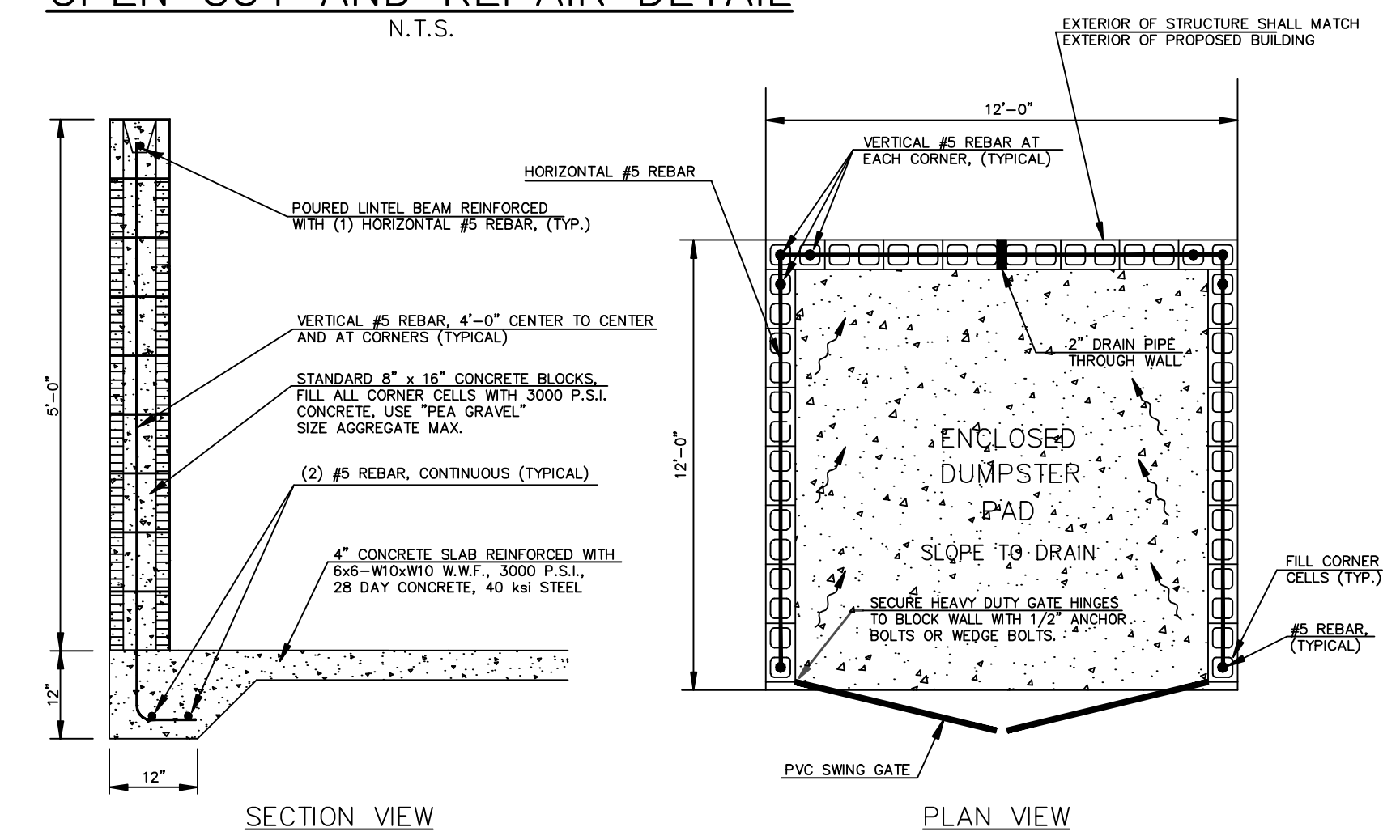
BEDDING DETAILS
N.T.S.

- NOTES: FOR BEDDING AND TRENCHING
- Dimension Bc = Pipe O.D.
Dimension Bd = Trench Width at Top of Pipe
Maximum Bd = Bc + 30"
Minimum Bd = Maximum Dimension of Bell + 8" (Unsheeted Trench)
 - DEPTH FOR REMOVAL FOR UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION. FOR ROCK OR OTHER NON-CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
 - ALL BACKFILL AND SELECT MATERIAL UNDER ALL ROADWAYS, DRIVES (INCLUDING DIRT DRIVES), AND PARKING AREAS SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180). BACKFILL AND SELECT MATERIAL UNDER ALL OTHER AREAS SHALL BE COMPACTED AS FOLLOWS: FROM BOTTOM OF TRENCH TO 12" ABOVE TOP OF PIPE - 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180). FROM 12" ABOVE TOP OF PIPE TO TOP OF BACKFILL - 90% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)



OPEN CUT AND REPAIR DETAIL
N.T.S.

LIMEROCK, PRIMED, 98% BASE OR ALTERNATE METHOD CONSISTING OF AN 8" (MIN.) THICK 3000 PSI CONCRETE SLAB, TO SAME WIDTH, REINFORCED WITH 6x6-6/6 WWF.



DUMPSTER DETAIL
N.T.S.

Drawn:	WSR	REVISION:	DATE:
Checked:	KRW		
Date:	05-06-19		
Scale:	AS SHOWN		
File No.:	19119		

Sheet: 13 of 17

GENERAL WATER NOTES

1. WATER SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
2. ALL PIPING SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
3. WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". PIPES 14" OR LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS, COMPOUNDS, SOLVENTS, LUBRICANTS AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
4. DEPTH OF WATER LINES TO BE MINIMUM 36" BELOW FINISHED GRADE.
5. WATER MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314, F.A.C., AND APPROVED BY THE CITY.
7. ALL WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON AND SHALL EXTEND 5' BEYOND THE BACK OF CURB OR DIRECTIONAL BORES, WHICH SHALL BE SDR-11 HDPE.
8. ALL SLEEVES UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE BACK OF CURB.

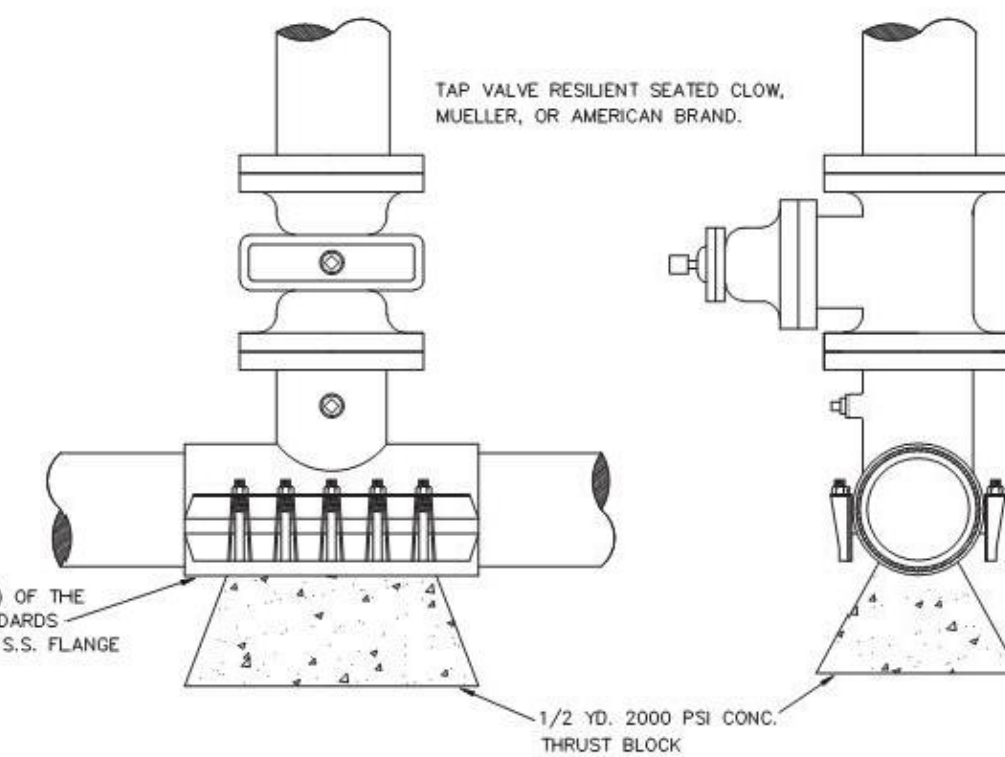
* * NOTE: MARK ALL POINTS WHERE WATER SERVICES CROSS CURB WITH A "W" MARK IN CONCRETE.



**City of Fruitland Park
Standard Details**

April 2017

Detail W-1



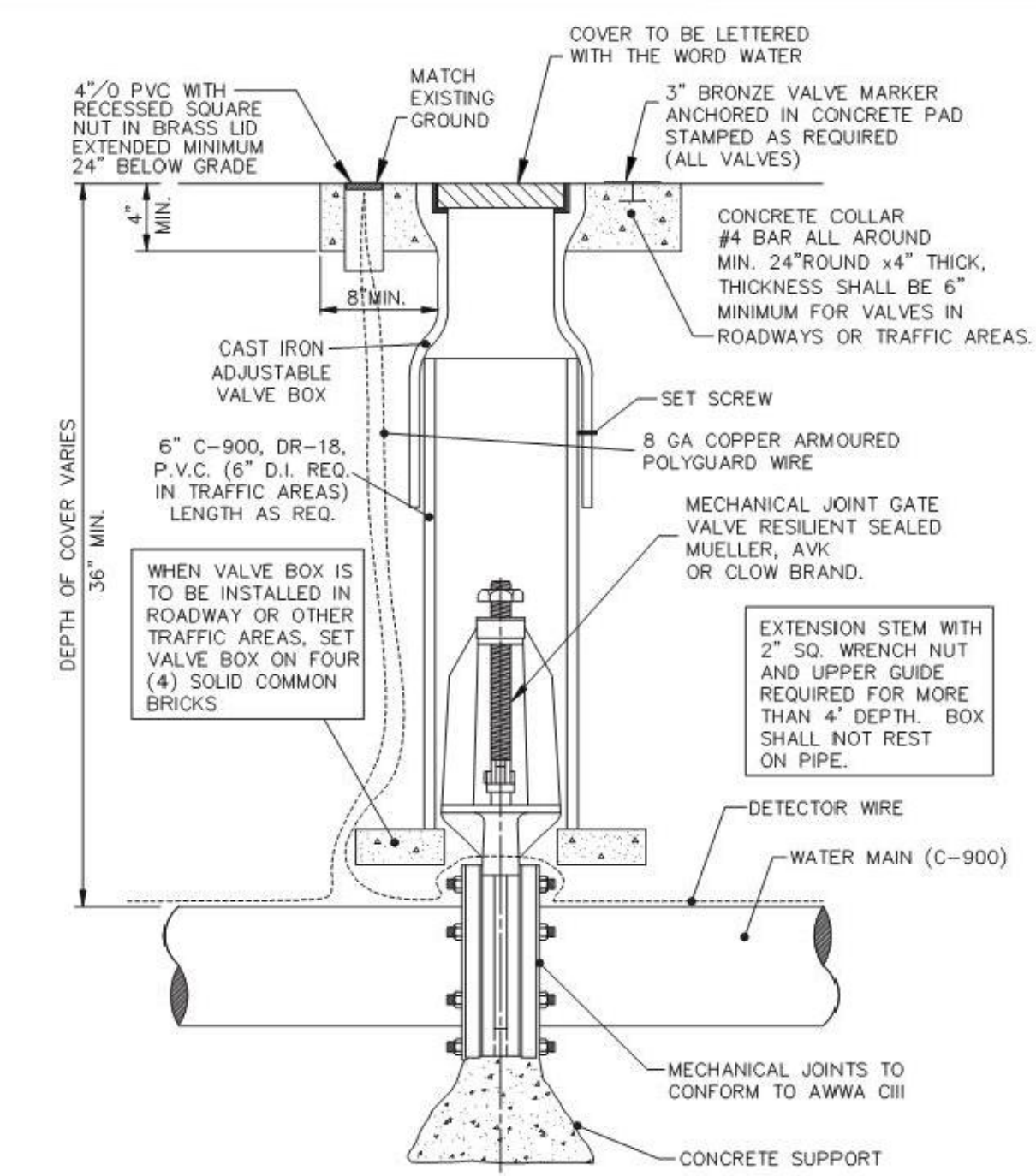
WET TAP SLEEVE & TAP VALVE
NOT TO SCALE



**City of Fruitland Park
Standard Details**

April 2017

Detail W-2



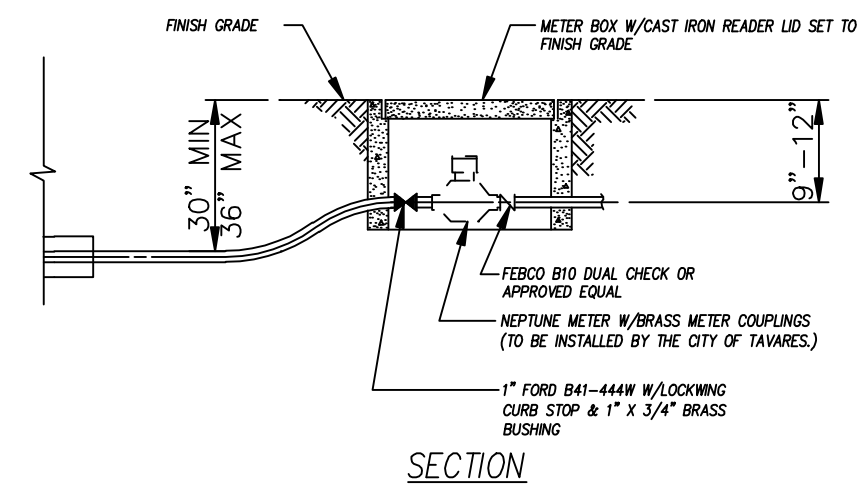
GATE VALVE & BOX
NOT TO SCALE



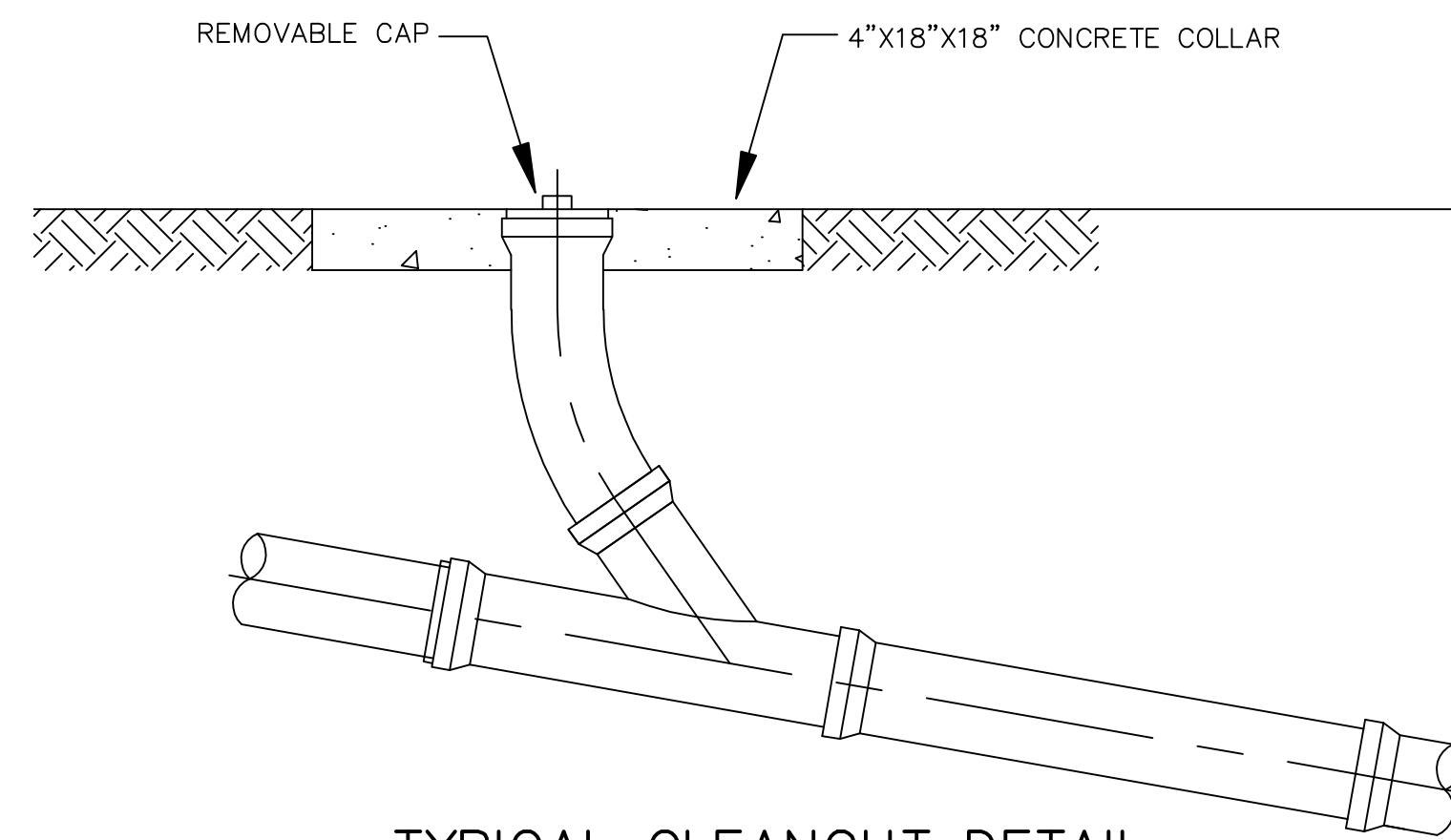
**City of Fruitland Park
Standard Details**

April 2017

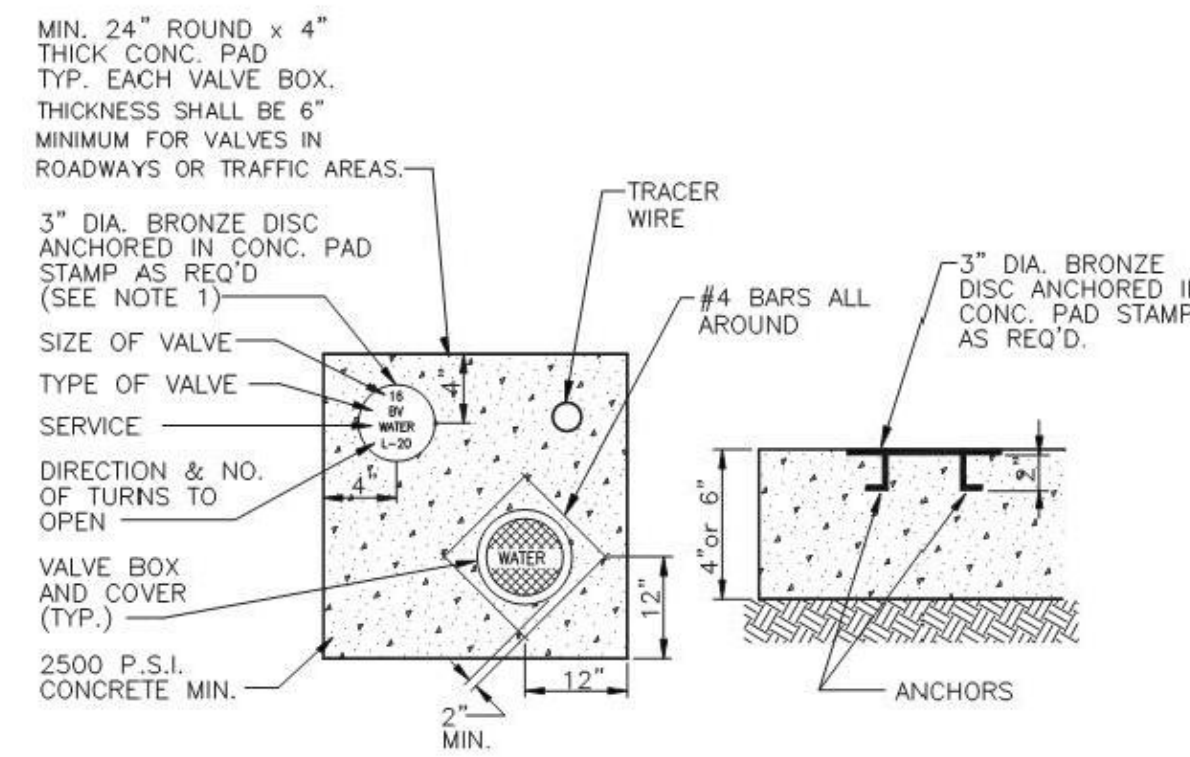
Detail W-3



WATER METER DETAIL
NOT TO SCALE
(NOTE: METERS TO BE INSTALLED BY CITY OF FRUITLAND PARK.)



TYPICAL CLEANOUT DETAIL
N.T.S.



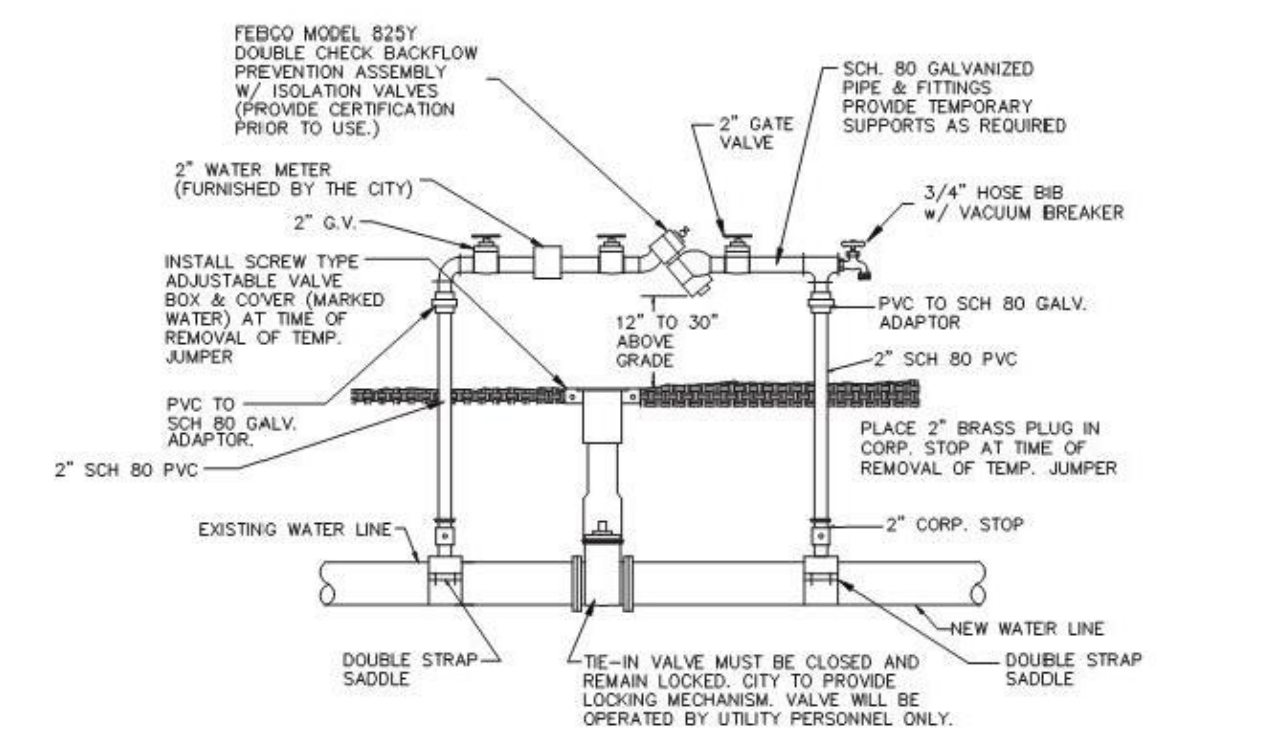
VALVE COLLAR
NOT TO SCALE



**City of Fruitland Park
Standard Details**

April 2017

Detail W-5



TEMPORARY JUMPER CONNECTION DETAIL
NOT TO SCALE



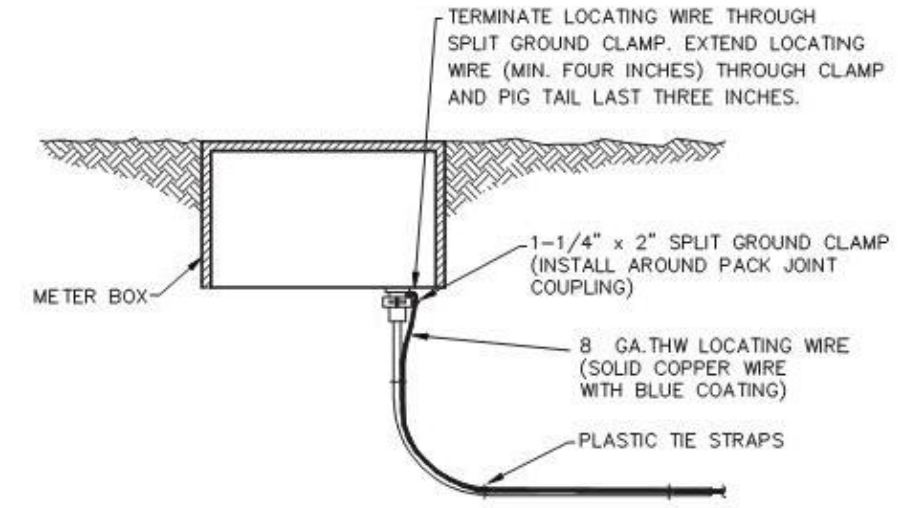
**City of Fruitland Park
Standard Details**

April 2017

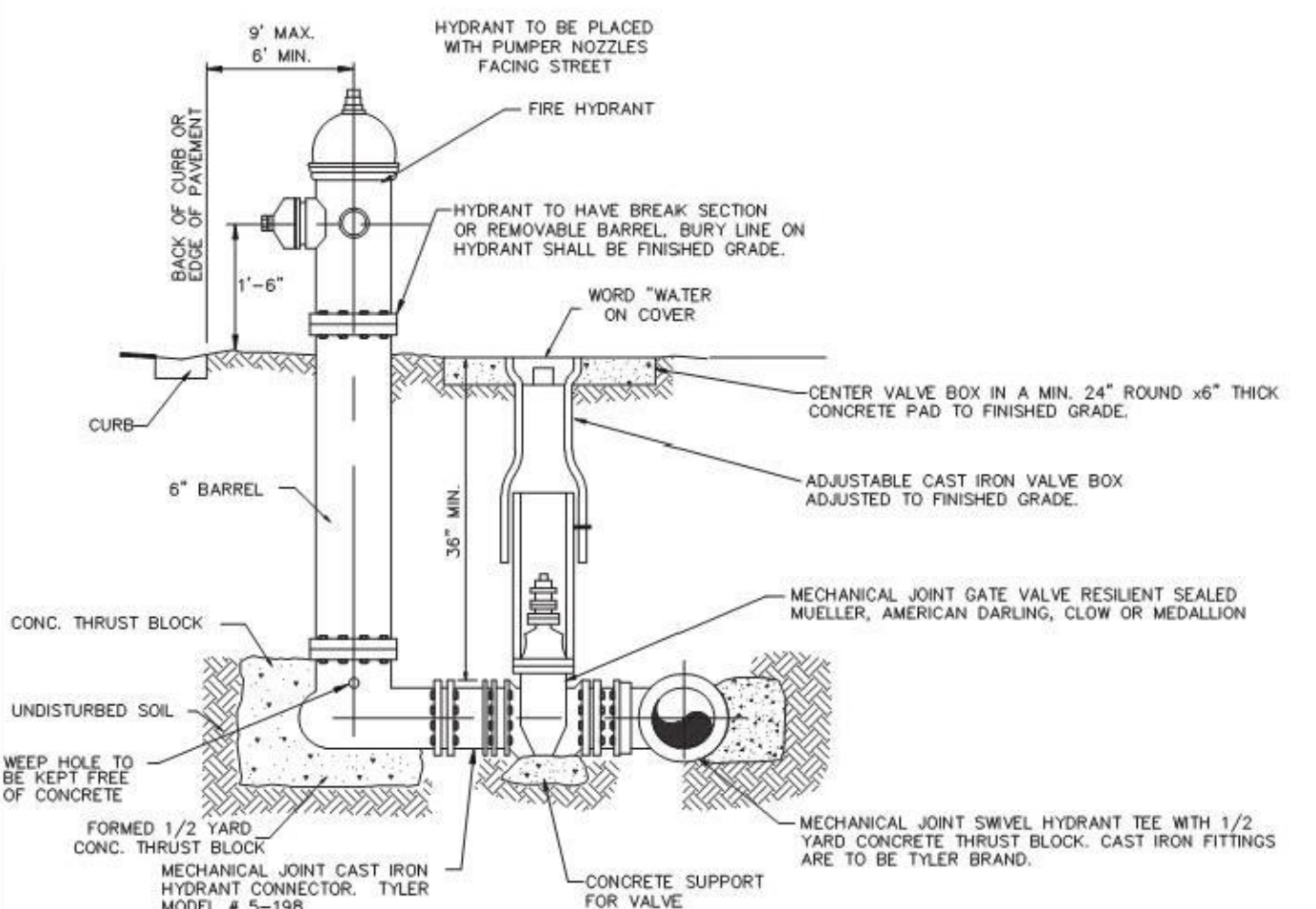
Detail W-7

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File No.:	19119		

- TEMPORARY JUMPER CONNECTION NOTES**
- A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
 - THE DETAILS TO BE USED FOR FILLING ANY WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY) AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. THE JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, 1992 EDITION. THIS TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABING PER SECTION II OF AWWA C561-92.
 - FLUSHING OF 10" DIAMETER AND LARGE WATER MAINS MAY BE DONE THROUGH THE TIE-IN VALVE, IN THE PRESENCE OF THE UTILITY DEPARTMENT. THE UTILITY DEPARTMENT WILL BE NOTIFIED IN WRITING 48 HOURS PRIOR TO THE FLUSHING OF SAID MAINS.
- THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:
- THE TIE-IN VALVES SHALL BE OPERATED AND PRESSURE TESTED IN THE PRESENCE OF THE UTILITY COMPANY AND ENGINEER TO VERIFY WATER TIGHTNESS PRIOR TO THE TIE-IN. VALVES WHICH ARE NOT WATER TIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.
 - THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN AND FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE FDEP PERMIT.
 - FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF THE EXISTING WATER MAIN.
 - ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO OPENING THE TIE-IN VALVE.
 - PROVIDE FOR AND MONITOR THE PRESSURE AT THE TIE-IN POINT. THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 PSI.
 - TIE-IN VALVE SHALL BE OPENED A FEW TURNS ONLY, ENSURING A PRESSURE DROP ACROSS THE VALVE IS ALWAYS GREATER THAN 10 PSI.
 - THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE CITY UNTIL FLUSHING BEGINS.
 - THE TIE-IN VALVE SHALL BE OPENED ONLY A FEW TURNS FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE CITY AND OBSERVED BY THE ENGINEER.
 - AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE CITY.
- THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE RPZ BACKFLOW PREVENTION DEVICE HAS BEEN TESTED WITHIN ONE YEAR AT THE TIME OF INSTALLATION AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION. THE TEST SHALL BE PERFORMED BY A QUALIFIED BACKFLOW PREVENTION TECHNICIAN.
 - EXCEPT AS REQUIRED TO FLUSH LINES OF GREATER THAN 8" IN DIAMETER, THE TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE CITY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
 - UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS.
 - ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



SERVICE AND METER
NOT TO SCALE



FIRE HYDRANT WITH VALVE
NOT TO SCALE (STANDARD FIRE HYDRANT ASSEMBLY)

City of Fruitland Park Standard Details

April 2017

Detail W-8

City of Fruitland Park Standard Details

April 2017

Detail W-10

City of Fruitland Park Standard Details

April 2017

Detail W-11

FIRE HYDRANT REFLECTOR DETAIL
NOT TO SCALE

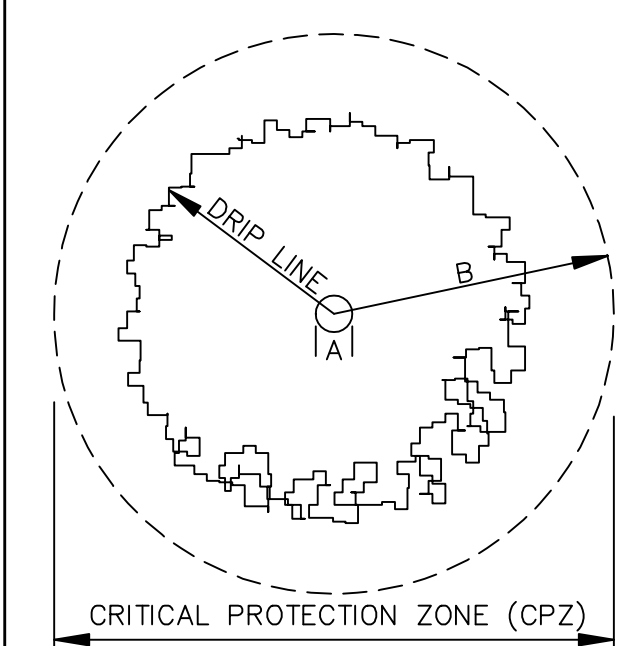
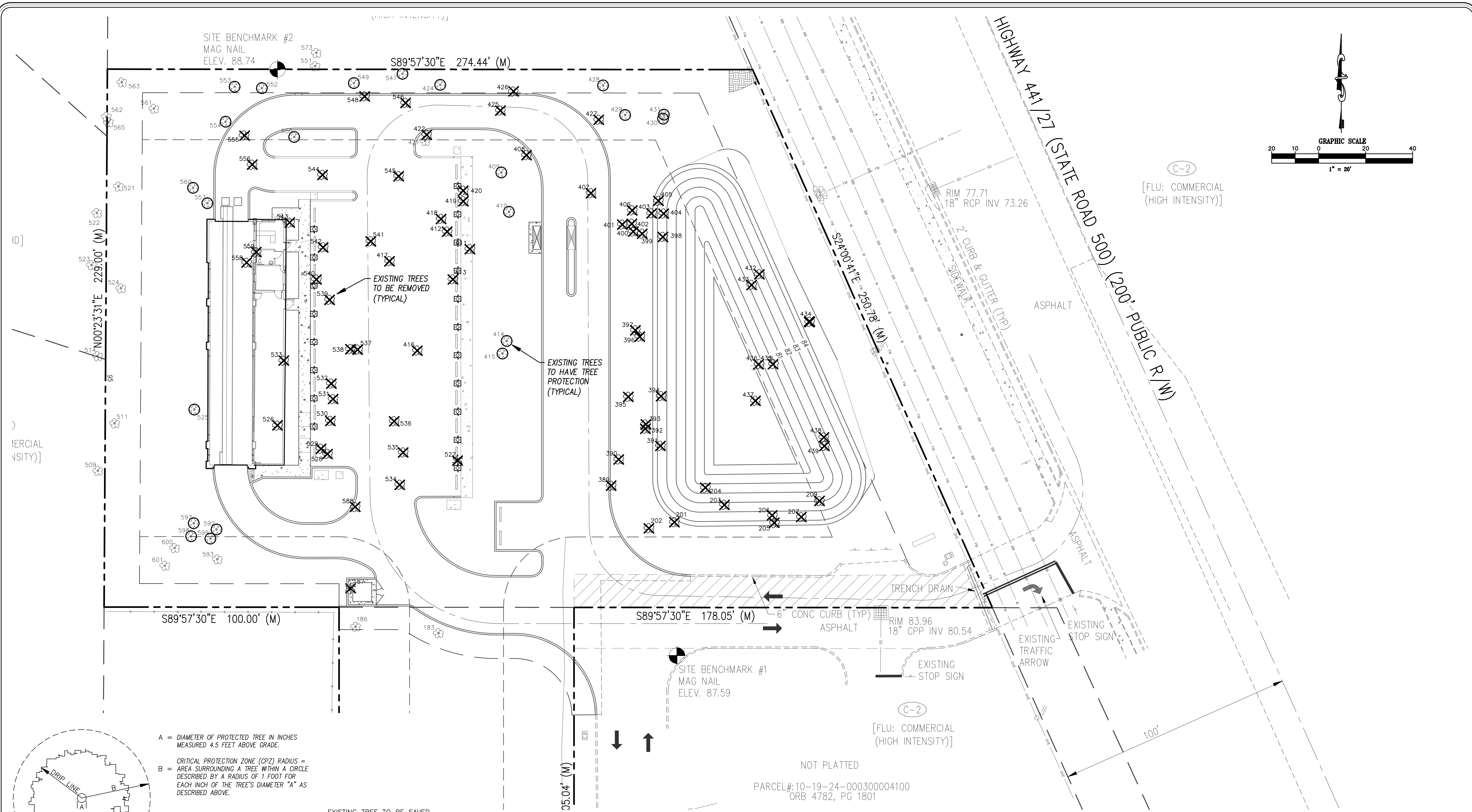
REDUCED PRESSURE BACKFLOW PREVENTER
NOT TO SCALE

WATER METER/BACKFLOW PREVENTER ASSEMBLY
NOT TO SCALE

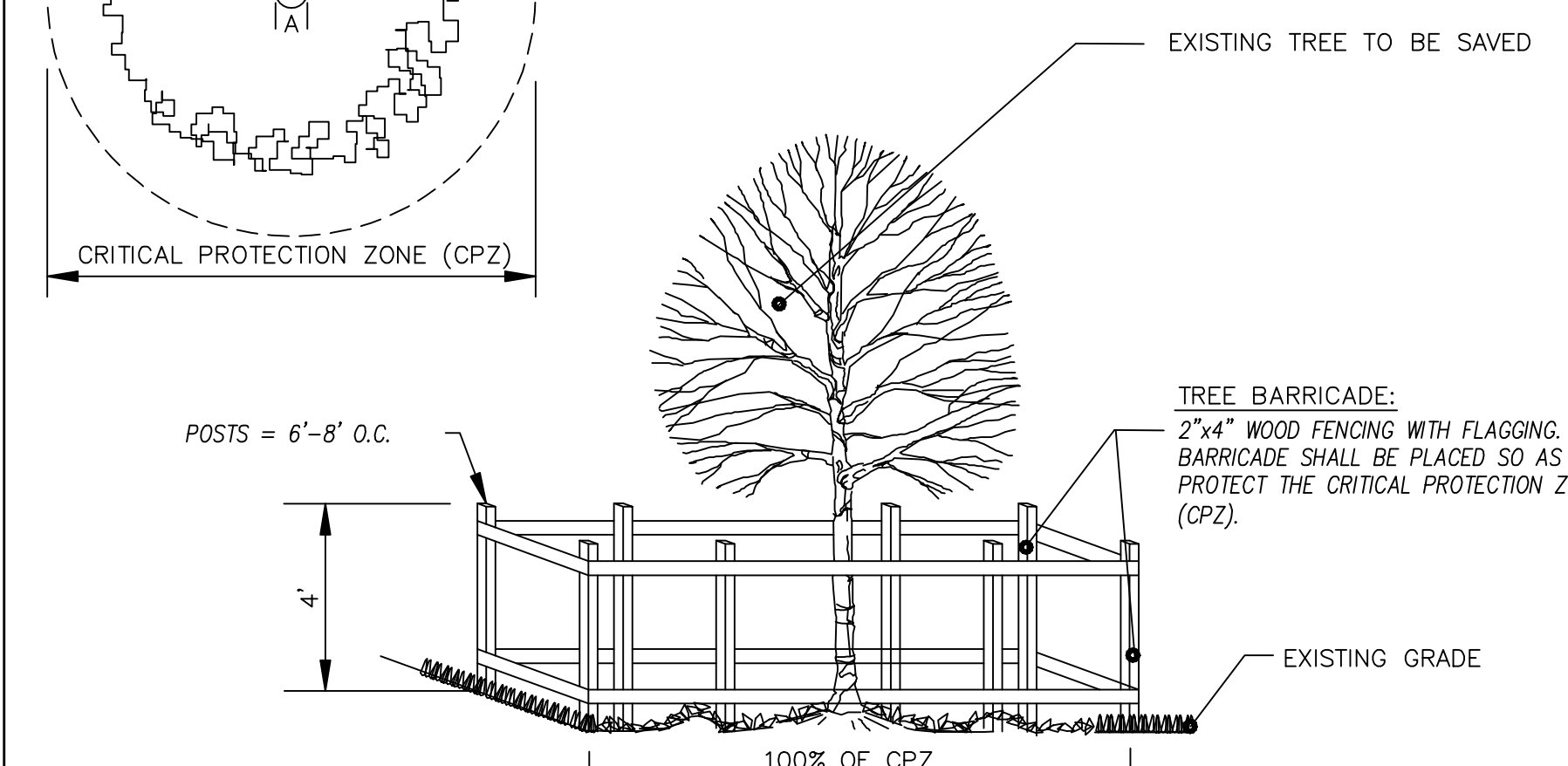
IC INTERNATIONAL CARWASH
UTILITY DETAILS
US HWY 27/441 FRUITLAND PARK FL. 34731

KENNETH R. WICKS, P.E. FL. REG. NO. 33274
DATE:

Drawn:	WSR	REVISION:	DATE:
Checked:	KRW		
Date:	05-06-19		
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File No.:	19119		



A = DIAMETER OF PROTECTED TREE IN INCHES MEASURED 4.5 FEET ABOVE GRADE.
 B = CRITICAL PROTECTION ZONE (CPZ) RADIUS = AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF 1 FOOT FOR EACH INCH OF THE TREE'S DIAMETER "A" AS DESCRIBED ABOVE.



TYPICAL SECTION TREE PROTECTION DETAIL
 N.T.S.

141	6"	CYPRESS	393	6"	OAK	416	8"	OAK	509	8"	OAK	541	6"	OAK	565	6"	OAK
142	6"	CYPRESS	394	12"	OAK	417	3-12"	OAK	511	8"	OAK	542	10"	OAK	573	18"	OAK
143	6"	CYPRESS	395	12"	OAK	418	2-8"	OAK	514	36"	OAK	543	15"	OAK	588	12"	OAK
144	28"	OAK	396	10"	OAK	419	15"	OAK	521	15"	OAK	544	20"	OAK	592	12"	OAK
145	32"	OAK	397	10"	OAK	420	12"	OAK	522	6"	OAK	545	10"	OAK	593	12"	OAK
154	18"	OAK	398	10"	OAK	421	6"	OAK	523	24"	OAK	546	6"	OAK	597	10"	OAK
162	6"	OAK	399	6"	OAK	422	6"	OAK	524	18"	OAK	547	3-10"	OAK	598	6"	OAK
163	30"	OAK	400	12"	OAK	424	15"	OAK	525	2-10"	OAK	548	8"	OAK	599	6"	OAK
183	70"	OAK	401	6"	OAK	425	8"	OAK	526	12"	OAK	549	12"	OAK	600	24"	OAK
186	20"	OAK	402	10"	OAK	426	15"	OAK	527	12"	PALM	550	12"	OAK	601	15"	OAK
187	10"	PALM	403	12"	OAK	427	10"	OAK	528	12"	OAK	551	7"	OAK			
201	12"	OAK	404	10"	OAK	428	14"	OAK	529	12"	OAK	552	20"	OAK			
202	10"	OAK	405	10"	OAK	429	14"	OAK	530	12"	OAK	553	24"	OAK			
203	7"	OAK	406	10"	OAK	429	14"	OAK	531	14"	OAK	554	15"	OAK			
204	10"	OAK	407	2-10"	OAK	430	8"	OAK	532	6"	OAK	555	10"	OAK			
205	10"	OAK	408	2-10"	OAK	431	8"	OAK	533	10"	OAK	556	10"	OAK			
206	10"	OAK	409	2-8"	OAK	432	10"	OAK	534	10"	OAK	557	8"	OAK			
207	12"	OAK	410	8"	OAK	433	8"	OAK	535	14"	OAK	558	6"	OAK			
209	8"	OAK	411	6"	OAK	434	2-6"	OAK	536	13"	OAK	559	6"	OAK			
389	8"	OAK	412	6"	OAK	435	8"	OAK	537	8"	OAK	560	18"	OAK			
390	8"	OAK	413	12"	OAK	436	6"	OAK	538	8"	OAK	561	15"	OAK			
391	10"	OAK	414	10"	OAK	437	12"	OAK	539	8"	OAK	562	8"	OAK			
392	8"	OAK	415	18"	OAK	438	6"	OAK	540	6"	OAK	563	12"	OAK			

Wicks Engineering Services, Inc.
 225 West Main Street, Tallahassee, Florida 32378
 www.wicksengineering.com (352) 343-8667
 C.A. #30062

FRUITLAND PARK HOLDINGS, LLC
 TEANIDER S. GREENWALL
 1330 SAXON BOULEVARD
 ORANGE CITY, FLORIDA 32763

INTERNATIONAL CARWASH
TREE SAVE & REMOVAL PLAN
 US HWY 27/441 FRUITLAND PARK FL. 34731

KENNETH R. WICKS, P.E. FL. REG. NO. 33274
 DATE:

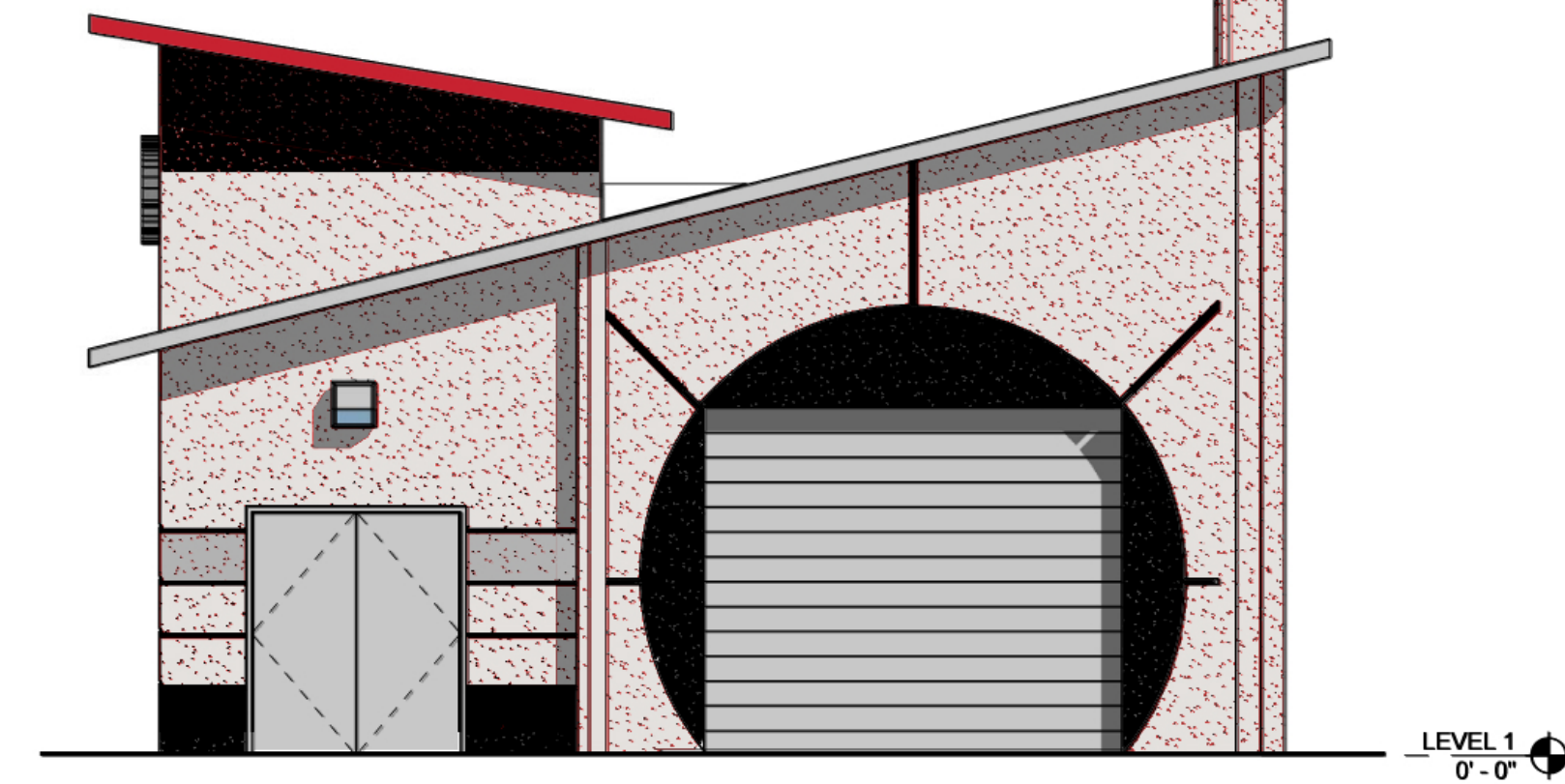
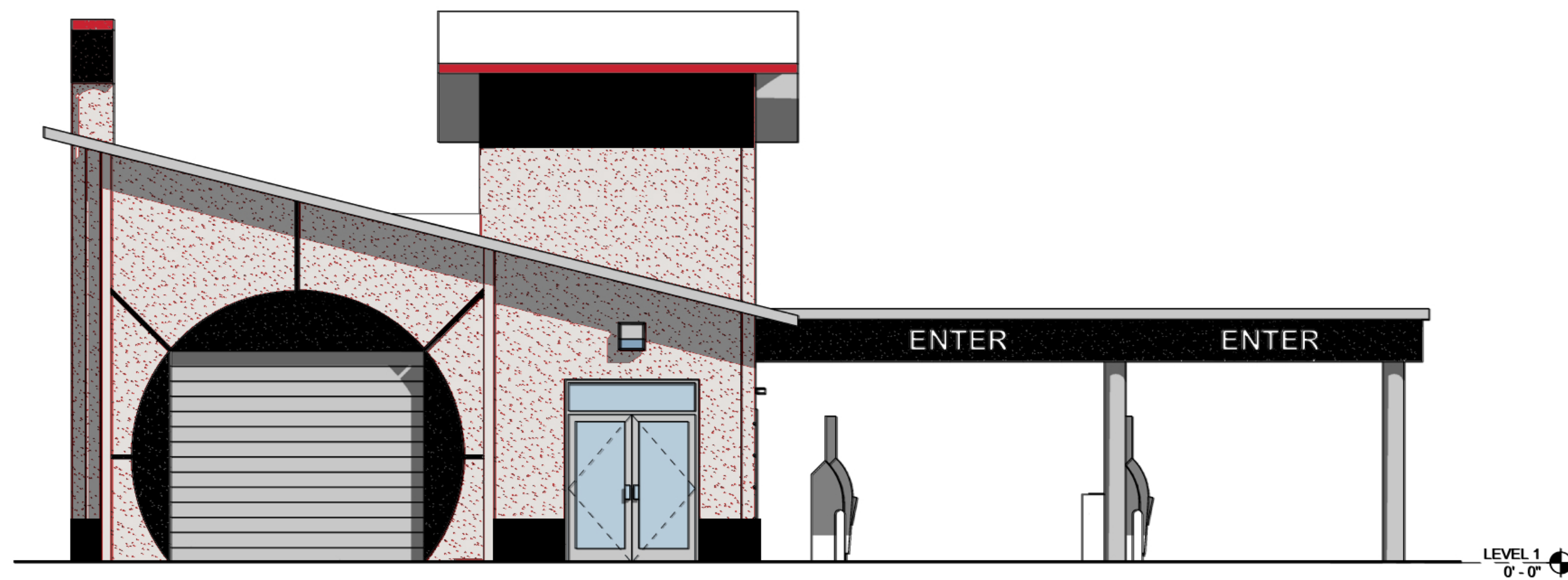
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File No.:	19119		

Sheet: 6 of 17



- PAINTED STUCCO
- METAL LOUVER
- PAINTED STUCCO W/REVEALS
- STOREFRONT GLAZING
- PAINTED CONCRETE COLUMN
- PAINTED STUCCO

1 Elevation
3/16" = 1'-0"



2 Elevation WASH PAY STATION
3/16" = 1'-0"

3 Elevation - TUNNEL ENTRY -
3/16" = 1'-0"

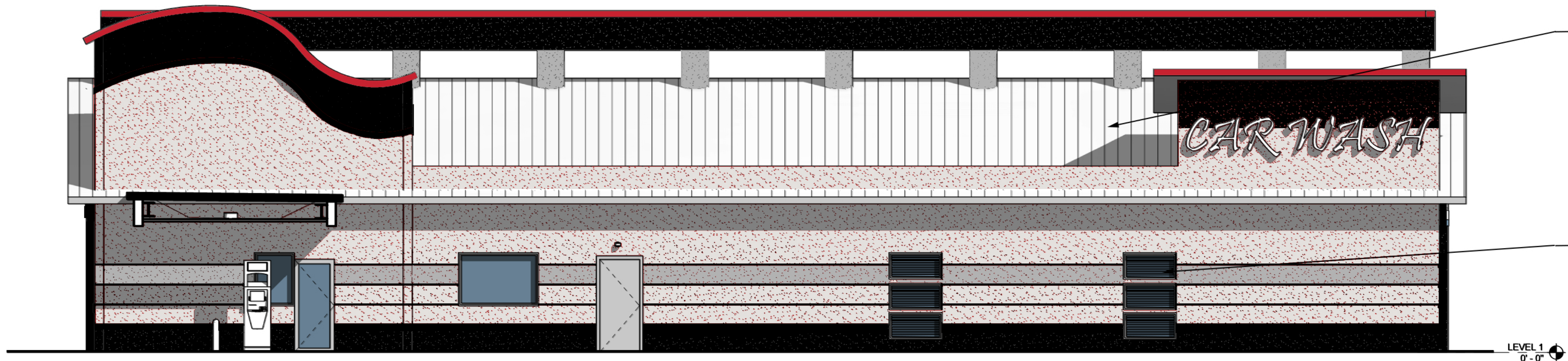
WALLS:
STUCCO PAINTED:

- SW 6358 TRICOLOM BLACK
 - SW 6849 REAL RED
 - SW 7055 ELEGANT GRAY
 - SW 7066 EXTRA WHITE
- PAINT FACADE
PER ELEVATIONS
UTILIZING PAINT
COLORS SHOWN.

METAL LOUVERS
AND DOORS:
POWDER COATED:



ROOF:
BERRIDGE STANDING SEAM
SHASTA WHITE



METAL ROOF

METAL LOUVER

4 Elevation
3/16" = 1'-0"

Jeff Gaither, Architect
4101 Woodlynne Lane
Orlando, FL 32812
(407) 342-5995

Jeff Gaither
AR33666

Revision Schedule		
Revision Number	Revision Description	Revision Date

US 27-441 FRUITLAND PARK	
CAR WASH	
BUILDING ELEVATIONS	
Project number	16-042
Date	3-23-2017
Drawn by	Author
Checked by	Checker
A501	
Scale	As indicated



FIRE PREVENTION AND INSPECTIONS

Date: August 28, 2019

Permit #

Name:

Project: Internatinal Car Wash

Address: 3438 US Hwy 27/441

Fruitland Park, Fl. 34731

3200 Square foot. Business: Type of Occupancy.

1. Please show location of the closest hydrant.
2. Provide fire flow requirments; per NFPA 1; 18.4 minimum fire flow shall be 1500GPM for 2hours.
3. All fire department access lane shall be at least 20' wide.

Any Errors or omissions in these plans/specs shall be made to conform to the Florida Fire Life Safety Code.

Sincerely,

Daniel Hickey

**CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.**

SITE PLAN

Owner: Fruitland Park Holdings, LLC

Applicant: Ted Wicks, P.E., Wicks Engineering Services

General Location: West of US 27/441 and north of Dixie Ave.

Number of Acres: 1.7 ± acres

Existing Zoning: Commercial (C-2)

Existing Land Use: Highway Commercial

Date: August 21, 2019

Description of Project

The owners are seeking approval of the site plan for a 3,200 square foot car wash facility which is a single tunnel automatic carwash with no detailing provided. The facility will house a small office for employees only which is not accessible to customers. Vacuum stations are provided.

	Surrounding Zoning	Surrounding Land Use
North	C-2	Commercial High Intensity
South	C-2	Commercial High Intensity
East	C-2	Commercial High Intensity
West	C-2 and R-3A	Commercial and Multi-family High Density

Assessment

Please be advised that a separate sign permit will be required. Prior to construction, an updated environmental assessment shall be required.

Recommendation

Staff recommends approval.

VIA EMAIL tkelley@fruitlandpark.org

August 13, 2019

Tracy Kelley
Community Development Director
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

RE: IC INTERNATIONAL CARWASH, FRUITLAND PARK, FL, LAKE COUNTY

Dear Ms. Kelley:

Based upon my review of the most recently submitted material, I recommend approval of the site plan with the following conditions.

1. The FDOT drainage permit shall be provided to the city prior to construction.

This condition should be met prior to issuance of a building permit.

Should you have any questions, please feel free to contact our office.

Sincerely,



Brett J. Tobias, P.E.
btobias@besandh.com
BJT:am

RESOLUTION 2019-046

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A CARWASH FACILITY LOCATED ON U.S. HIGHWAY 441/27 IN FRUITLAND PARK, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property owned by Fruitland Park Holdings, LLC (Parcel Nos. 10-19-24-000300004200 and 10-19-24-000300006800) consists of 1.7 +/- acres and is zoned General Commercial C-2 (the "Property"); and

WHEREAS, the applicant has petitioned for site plan approval to construct a 3,200 square foot car wash facility which is a single tunnel automatic carwash with no detailing provided, a small office for employees only and vacuum stations; and

WHEREAS, the Planning and Zoning Board and the City Commission of the City of Fruitland Park have considered the application in accordance with the procedures for granting Site Plan Approval set forth in Chapter 160 of the City of Fruitland Park Land Development Code;

WHEREAS, the Planning and Zoning Board on September 19, 2019 recommended approval of the Site Plan;

WHEREAS, the City Commission finds that the Site Plan is in compliance with the City's land development regulations.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Granting of Site Plan Approval.

Approval of the IC International Carwash Site Plan, a copy of which is attached hereto, for the real property described in **Exhibit A** attached hereto is **GRANTED** subject to the following conditions:

- The applicant must comply with the City of Fruitland Park's non-residential design standards.

Section 2. This resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED this _____ day of September 2019, by the City Commission of the City of Fruitland Park, Florida.

City of Fruitland Park

Chris Cheshire, Mayor

Attest:

Esther B. Coulson, City Clerk

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor Gunter	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Mobilian	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Bell	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Approved as to form and legality:

Anita Geraci-Carver, City Attorney



City of Fruitland Park, Florida
Community Development Department
 506 W. Berckman St., Fruitland Park, Florida 34731
 Tel: (352) 360-6727 Fax: (352) 360-6652
 www.fruitlandpark.org

<i>Staff Use Only</i>	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

Development Application

Contact Information:

Owner Name: City of Fruitland Park
 Address: 506 W Berckman St
 Phone: 352-360-6727 Email: permits@fruitlandpark.org

Applicant Name: City of Fruitland Park
 Address: 506 W Berckman St
 Phone: 352-360-6727 Email: permits@fruitlandpark.org

Engineer Name: _____
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Ordinance Re-adoption Fruitland Park Soccer Field
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 300 Shiloh St
 Parcel Number(s): 04-19-24-0001-000-11800 Alt Key: 3857646 Section: 4 Township: 19 Range 24
 Area of Property: S of Cooke Dr, N of Shiloh St, E of Maple Ave, W of N Dixie Ave Nearest Intersection: Corner of Shiloh St and N Dixie Ave
 Existing Zoning: Lake County Existing Future Land Use Designation: Lake County - Urban
 Proposed Zoning: PFD Proposed Future Land Use Designation: Institutional

The property is presently used for: Recreation
 The property is proposed to be used for: No change in use
 Do you currently have City Utilities? Yes

Application Type:

<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Comp Plan Amendment	<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Variance	<input type="checkbox"/> Special Exception Use	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Minor Lot Split	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Construction Plan	<input type="checkbox"/> ROW/Plat Vacate
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Replat of Subdivision	

Please describe your request in detail: Ordinances 2007-032 and 2007-033 were adopted with the incorrect legal description, thus property is still shown as located within the unincorporated portion of Lake County with Lake County zoning and FLU designations. Re-adoption necessary.

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

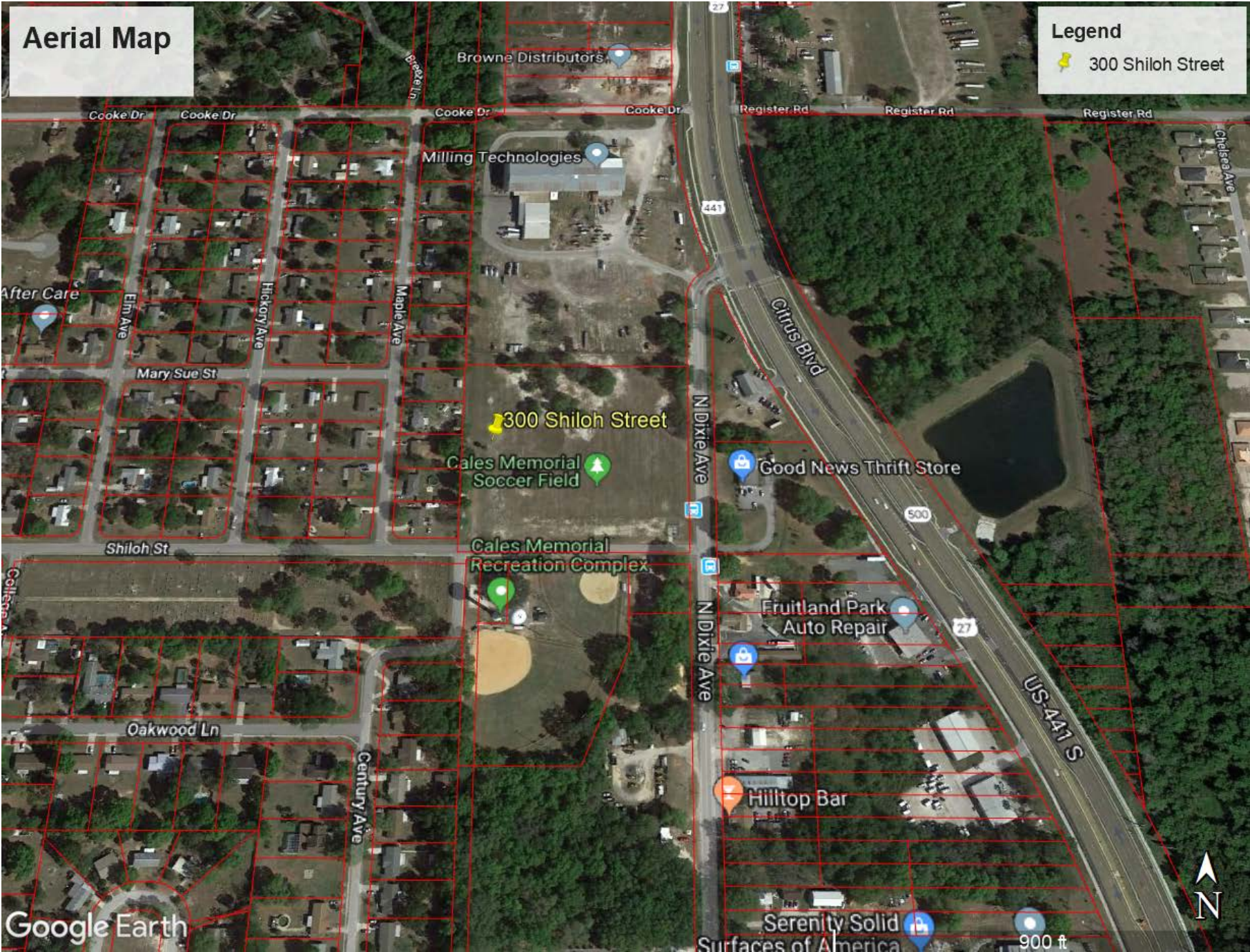
Printed Name: Gary Lavéna, City Manager, City of Fruitland Park

Signature: _____ Date: 6/26/2019

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

Aerial Map

Legend
📍 300 Shiloh Street



Google Earth



900 ft

From: [Lynch, Seth](#)
To: [Kelly Turner](#); [Tracy Kelley](#)
Cc: "[Beliveau, Greg](#)"; [Brett Tobias](#); [Dale Bogle](#)
Subject: RE: City Soccer Field
Date: Tuesday, July 23, 2019 9:45:16 AM
Attachments: [image001.png](#)

Kelly,

I have no comments for the rezoning. But we do have concerns about the driveway aprons. These need to be improved to meet county standards.

Thanks,
Seth



SETH LYNCH

Engineer III

PUBLIC WORKS

Engineering Division, Development Section

A P.O. BOX 7800, 350 N. Sinclair Ave, Tavares, FL, 32778

P 352-253-9052

E slynch@lakecountyfl.gov | **W** www.lakecountyfl.gov

NOTE: Florida has a very broad public records law.

Your email communications may be subject to public disclosure.

From: Kelly Turner [<mailto:ktturner@fruitlandpark.org>]

Sent: Tuesday, July 23, 2019 9:25 AM

To: Tracy Kelley <tkelley@fruitlandpark.org>

Cc: Amy Malone <amalone@besandh.com>; Anita Geraci (anita@agclaw.net) <anita@agclaw.net>; 'Beliveau, Greg' <gregb@lpgurp.com>; Brett Tobias <btobias@besandh.com>; Dale Bogle <dbogle@fruitlandpark.org>; Dan Hickey <dhickey@fruitlandpark.org>; Donald Gilpin <dgilpin@fruitlandpark.org>; Duane Booth <duanebooth@besandh.com>; Erik D. Luce <eluce@fruitlandpark.org>; Gary La Venia <glavenia@fruitlandpark.org>; Idalia Butler <idalia.butler@secoenergy.com>; Jeff Gerling <jeff@alpha-florida.com>; Jeni Simken <jsimken@fruitlandpark.org>; Lavalley, Helen C (LavalleyH@lake.k12.fl.us) <LavalleyH@lake.k12.fl.us>; Lori Davis <ldavis@fruitlandpark.org>; Sheila Kilgore (sheila@agclaw.net) <sheila@agclaw.net>; sherie@lpgurp.com; Lynch, Seth <SLynch@lakecountyfl.gov>; Garcia, Tracy <tgarcia@lakecountyfl.gov>; Tracy Kelley <tkelley@fruitlandpark.org>

Subject: City Soccer Field

Good Morning TRC Board Members,

Please review the attached application as INFORMAL TRC. Please respond with comments, even if "no comment".

From: [Dale Bogle](#)
To: [Kelly Turner](#); [Tracy Kelley](#)
Cc: [Amy Malone](#); [Anita Geraci \(anita@agclaw.net\)](#); "Beliveau, Greg"; [Brett Tobias](#); [Dan Hickey](#); [Donald Gilpin](#); [Duane Booth](#); [Erik D. Luce](#); [Gary La Venia](#); [Idalia Butler](#); [Jeff Gerling](#); [Jeni Simken](#); [Lavalley, Helen C \(LavalleyH@lake.k12.fl.us\)](#); [Lori Davis](#); [Sheila Kilgore \(sheila@agclaw.net\)](#); [sherie@lpgurp.com](#); [SLynch@lakecountyfl.gov](#); [Tracy Garcia](#); [Tracy Kelley](#)
Subject: RE: City Soccer Field
Date: Tuesday, July 23, 2019 2:22:56 PM
Attachments: [image001.png](#)

Public Works will look into the County's concerns.

From: Kelly Turner
Sent: Tuesday, July 23, 2019 9:25 AM
To: Tracy Kelley
Cc: Amy Malone; Anita Geraci (anita@agclaw.net); 'Beliveau, Greg'; Brett Tobias; Dale Bogle; Dan Hickey; Donald Gilpin; Duane Booth; Erik D. Luce; Gary La Venia; Idalia Butler; Jeff Gerling; Jeni Simken; Lavalley, Helen C (LavalleyH@lake.k12.fl.us); Lori Davis; Sheila Kilgore (sheila@agclaw.net); sherie@lpgurp.com; SLynch@lakecountyfl.gov; Tracy Garcia; Tracy Kelley
Subject: City Soccer Field

Good Morning TRC Board Members,

Please review the attached application as INFORMAL TRC. Please respond with comments, even if "no comment".

Thank you,



*Under Florida law, *Cf. s. 668.6076, F.S.*, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to the City of Fruitland Park. Instead contact the city by telephone or in writing*

ORDINANCE 2007-032

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, BY INCLUDING WITHIN THE CITY APPROXIMATELY 6.69 ± ACRES OF PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 441, ON THE NORTH SIDE OF SHILOH STREET, AND WEST OF DIXIE AVENUE; REZONING THE PROPERTY FROM COUNTY "A" (AGRICULTURE) AND "LM" (LIGHT INDUSTRIAL) TO "PFD" (PUBLIC FACILITIES DISTRICT) WITHIN THE CITY LIMITS OF FRUITLAND PARK; PROVIDING FOR CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Peggy Sue Newman as applicant on behalf of owner, the City of Fruitland Park, requesting that real property be annexed into and made a part of the City of Fruitland Park and rezoned from Lake County "A" (Agriculture) and "LM" (Light Industrial) to "PFD" (Public Facilities District) within the city limits of Fruitland Park; and

WHEREAS, the petition bears the signature of all required parties; and

WHEREAS, the property is contiguous to the City of Fruitland Park and reasonably compact; and

WHEREAS, the required notice of the proposed annexation has been properly published;

NOW, THEREFORE, be it ordained by the City Commission of the City of Fruitland Park, Florida:

Section 1. The following described property consisting of approximately 6.69± acres generally located west of U.S. Highway 441, on the north side of Shiloh Street, and east of Dixie Avenue, more particularly described below and contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park:

See Attached Exhibit "A"

The property annexed in this section shall be assigned a zoning designation of "PFD" (Public Facilities District.)

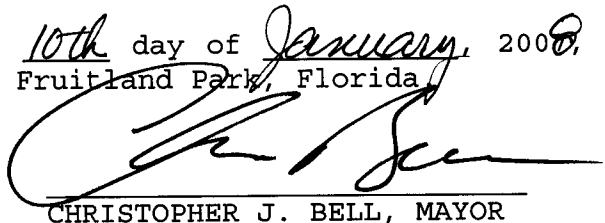
Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County Florida, and the Secretary of State of the State of Florida within seven days after its passage on second and final reading.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

Section 4. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the parcel annexed in the City Comprehensive Plan.

Section 5. This Ordinance shall become effective immediately upon passage.

PASSED AND ORDAINED this 10th day of January, 2008, by the City Commission of the City of Fruitland Park, Florida



CHRISTOPHER J. BELL, MAYOR

ATTEST:

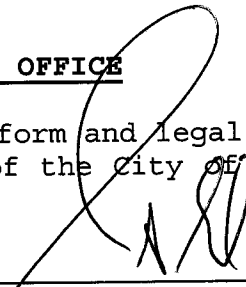
Linda S. Rodrick
LINDA S. RODRICK, CMC, CITY CLERK

Passed First Reading December 13, 2007

Passed Second Reading January 10, 2008

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for use and reliance of the City Commission of the City of Fruitland Park, Florida.



Scott A. Gerken, City Attorney

Date 1/10/08

EXHIBIT A

SW 1/4 OF NE 1/4 E OF ZEPHYR LAKE ESTATES SE 1/4 OF NE 1/4 W
OF OLD DIXIE HWY--LESS BEG AT INTERSECTION OF W R/W LINE OF
OLD DIXIE HWY WITH N R/W LINE OF SHILO RD, RUN N 89-41-50 W
ALONG N R/W LINE 563.17 FT TO SE COR OF ZEPHYR LAKE ESTATES,
N 0-39-18 W ALONG E LINE OF SUB A DIST OF 513.29 FT, S
89-41-50 E 572.39 FT TO W LINE OF OLD DIXIE HWY, S 0-22-29 W
513.22 FT TO POB--
ORB 705 PG 231 ORB 729 PG 816 ORB 1093 PGS 2463 2465 ORB
3295 PG 284

ORDINANCE 2007-033

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT AMENDING THE FUTURE LAND USE DESIGNATION FROM "URBAN" TO "INSTITUTIONAL" ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 6.69± ACRES OF PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 441, NORTH OF SHILOH STREET, AND WEST OF N. DIXIE AVENUE; PROVIDING FOR CONTINGENCIES; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Peggy Sue Newman as applicant on behalf of the City of Fruitland Park, as owner, requesting that real property be assigned a Future Land Use designation of "Institutional" within the city limits of Fruitland Park; and

WHEREAS, the required notice of the proposed small-scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendment to the Comprehensive Plan and have found that the proposed amendment is consistent with the Comprehensive Plan of the City of Fruitland Park.

NOW, THEREFORE, be it ordained by the City Commission of the City of Fruitland Park, Florida:

Section 1. The approximately 6.69± acres generally located west of U.S. Highway 441, north of Shiloh Street and west of Dixie Avenue within the City limits and more particularly described as follows:

[See attached Exhibit "A"]

shall be assigned a land use designation of "Institutional" under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated by reference herein.

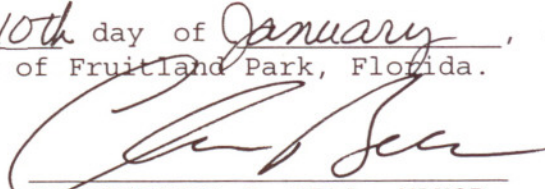
Section 2. The land use designation provided in Section 1 is contingent upon review and approval by the Florida Department of Community Affairs.

Section 3. The City Clerk is hereby directed to transmit a copy of this Ordinance to the Department of Community Affairs for the State of Florida pursuant to Chapter 163, Florida Statutes.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

Section 5. The effective date of this plan amendment shall be 31 days after adoption. If this plan amendment is challenged within 30 days of adoption, such amendment shall not become effective until the Department of Community Affairs or the Administration Commission, respectively, issues a final order determining the adopted plan amendment to be in compliance.

PASSED AND ORDAINED this 10th day of January, 2008, by the City Commission of the City of Fruitland Park, Florida.


CHRISTOPHER J. BELL, MAYOR

ATTEST:

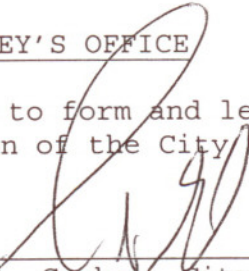

LINDA S. RODRICK, CMC, CITY CLERK

Passed First Reading December 13, 2007

Passed Second Reading January 10, 2008

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for use and reliance of the City Commission of the City of Fruitland Park, Florida.


Scott A. Gerken, City Attorney

1/10/08
Date

EXHIBIT A

SW 1/4 OF NE 1/4 E OF ZEPHYR LAKE ESTATES SE 1/4 OF NE 1/4 W
OF OLD DIXIE HWY--LESS BEG AT INTERSECTION OF W R/W LINE OF
OLD DIXIE HWY WITH N R/W LINE OF SHILO RD, RUN N 89-41-50 W
ALONG N R/W LINE 563.17 FT TO SE COR OF ZEPHYR LAKE ESTATES,
N 0-39-18 W ALONG E LINE OF SUB A DIST OF 513.29 FT, S
89-41-50 E 572.39 FT TO W LINE OF OLD DIXIE HWY, S 0-22-29 W
513.22 FT TO POB--
ORB 705 PG 231 ORB 729 PG 816 ORB 1093 PGS 2463 2465 ORB
3295 PG 284

ORDINANCE 2019-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 6.69 ± ACRES OF LAND GENERALLY LOCATED WEST OF U.S. HIGHWAY 441, ON THE NORTH SIDE OF SHILOH STREET, AND WEST OF DIXIE AVENUE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in Ordinance 2007-032 the City Commission approved annexation and rezoning of a parcel of real property owned by the City of Fruitland Park; however, the annexation was not recognized by Lake County due to an error in the legal description;

WHEREAS, the required notice of the proposed annexation has been properly published and provided to the Lake County Board of County Commissioners; and

WHEREAS, the Property is contiguous to the City limits and is reasonably compact.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fruitland Park, Florida, as follows:

Section 1.

The following described property consisting of approximately 6.64 acres of land generally located west of U.S. Highway 441, north of Shiloh Street and west of Dixie Avenue, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: See Exhibit A attached hereto.

Parcel Alternate Key No. 3857646

Parcel Id. No. 04-19-24-0001-000-11800

A map of the property is attached hereto as Exhibit B.

Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading.

Section 3. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

Section 5. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 6. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2019.

(SEAL)

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

Commissioner Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____
Passed Second Reading _____

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST RIGHT—OF—WAY LINE OF OLD DIXIE HIGHWAY WITH THE NORTH RIGHT—OF—WAY LINE OF SHILOH ROAD SAID POINT BEING A CONCRETE MONUMENT LABELED RLS—1571 AND RUN NORTH 89 DEGREES 41'50" WEST ALONG THE NORTH RIGHT—OF—WAY LINE OF SHILOH ROAD 563.17 FEET TO A CONCRETE MONUMENT LABELED RLS—1571, SAID POINT BEING AT THE SOUTHEAST CORNER OF ZEPHYR LAKE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 24, PAGE 3, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 39'18" WEST ALONG THE EAST LINE OF ZEPHYR LAKE ESTATES 513.29 FEET TO AN IRON PIN LABELED LB—707; THENCE SOUTH 89 DEGREES 41'50" EAST 572.39 FEET TO A POINT ON THE WEST LINE OF OLD DIXIE HIGHWAY SAID POINT BEING AN IRON PIN LABELED LB—707; THENCE SOUTH 00 DEGREES 22'29" WEST ALONG SAID WEST RIGHT—OF—WAY LINE OF OLD DIXIE HIGHWAY 513.22 FEET TO THE POINT OF BEGINNING.



ORDINANCE 2019-007

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING APPROXIMATELY 6.69 ± ACRES OF PROPERTY OWNED BY THE CITY OF FRUITLAND PARK FROM R-2 TO PUBLIC FACILITIES DISTRICT WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by the City of Fruitland Park as Owner, requesting that approximately 6.69+/- acres of real property generally located west of Dixie Avenue and north of Shiloh Street (the "Property") be rezoned from R-2 to Public Facilities District within the city limits of Fruitland Park; and

WHEREAS, the property has a future land use designation of Institutional as shown on the City of Fruitland Park's Comprehensive Plan Future Land Use Map; and

WHEREAS, the proposed zoning is consistent with the future land use designation.

WHEREAS, the required notice of the proposed rezoning has been properly provided; and

WHEREAS, the City Commission reviewed said petition, the recommendations of the Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fruitland Park, Florida, as follows:

Section 1. Rezoning.

That the zoning classification of the following described property, being situated in the City of Fruitland Park, Florida, shall be hereafter be designated as **Public Facilities District** as defined in the Fruitland Park Land Development Regulations. The property is more particularly depicted in **Exhibit A** attached hereto and incorporated herein and more particularly described as:

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WEST RIGHT—OF—WAY LINE OF OLD DIXIE HIGHWAY WITH THE NORTH RIGHT—OF—WAY LINE OF SHILOH ROAD SAID POINT BEING A CONCRETE MONUMENT LABELED RLS—1571 AND RUN NORTH 89 DEGREES 41'50" WEST ALONG THE NORTH RIGHT—OF—WAY LINE OF SHILOH ROAD 563.17 FEET TO A CONCRETE MONUMENT LABELED RLS—1571, SAID POINT BEING AT THE SOUTHEAST CORNER OF ZEPHYR LAKE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 24, PAGE 3, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 39'18" WEST ALONG THE EAST LINE OF ZEPHYR LAKE ESTATES 513.29 FEET TO AN IRON PIN LABELED LB—

707; THENCE SOUTH 89 DEGREES 41'50" EAST 572.39 FEET TO A POINT ON THE WEST LINE OF OLD DIXIE HIGHWAY SAID POINT BEING AN IRON PIN LABELED LB—707; THENCE SOUTH 00 DEGREES 22'29" WEST ALONG SAID WEST RIGHT—OF—WAY LINE OF OLD DIXIE HIGHWAY 513.22 FEET TO THE POINT OF BEGINNING.

Parcel Alternate Key No. 3857646

Parcel Id. No. 04-19-24-0001-000-11800

Containing approximately 6.69 +/- acres, more or less.

Section 2. Zoning Classification.

That the Property shall be designated as Public Facilities District in accordance with Land Development Code of the City of Fruitland Park, Florida.

Section 3. Consistent with Comprehensive Plan.

That the zoning classification is consistent with the Comprehensive Plan of the City of Fruitland Park, Florida.

Section 4. Official Zoning Map.

That the City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 5. Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 6. Scrivener's Errors.

Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 7. Conflict.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. Effective Date.

This Ordinance shall become effective immediately upon its approval and adoption by the City Commission of the City of Fruitland Park.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2019.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

Attest:

Approved as to form and legality:

Esther B. Coulson, City Clerk

Anita Geraci-Carver, City Attorney

Vice Mayor Gunter _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner DeGrave _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Cheshire _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

First Reading _____

Second Reading _____

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST RIGHT—OF—WAY LINE OF OLD DIXIE HIGHWAY WITH THE NORTH RIGHT—OF—WAY LINE OF SHILOH ROAD SAID POINT BEING A CONCRETE MONUMENT LABELED RLS—1571 AND RUN NORTH 89 DEGREES 41'50" WEST ALONG THE NORTH RIGHT—OF—WAY LINE OF SHILOH ROAD 563.17 FEET TO A CONCRETE MONUMENT LABELED RLS—1571, SAID POINT BEING AT THE SOUTHEAST CORNER OF ZEPHYR LAKE ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 24, PAGE 3, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 39'18" WEST ALONG THE EAST LINE OF ZEPHYR LAKE ESTATES 513.29 FEET TO AN IRON PIN LABELED LB—707; THENCE SOUTH 89 DEGREES 41'50" EAST 572.39 FEET TO A POINT ON THE WEST LINE OF OLD DIXIE HIGHWAY SAID POINT BEING AN IRON PIN LABELED LB—707; THENCE SOUTH 00 DEGREES 22'29" WEST ALONG SAID WEST RIGHT—OF—WAY LINE OF OLD DIXIE HIGHWAY 513.22 FEET TO THE POINT OF BEGINNING.

ORDINANCE 2019-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA CORRECTING A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF ORDINANCE 2007-033 WHICH ASSIGNED A FUTURE LAND USE DESIGNATION OF INSTITUTIONAL; PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AMENDING THE FUTURE LAND USE DESIGNATION FROM URBAN TO INSTITUTIONAL ON THE FUTURE LAND USE MAP OF THE CITY OF FRUITLAND PARK'S COMPREHENSIVE PLAN FOR APPROXIMATELY 6.69 ± ACRES OF PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 441, ON THE NORTH SIDE OF SHILOH STREET, AND WEST OF DIXIE AVENUE; DIRECTING THE CITY CLERK TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in Ordinance 2007-033 the City Commission approved changing the future land use designation of a parcel of real property owned by the City of Fruitland Park from Urban to Institutional; and

WHEREAS, it was recently discovered that the legal description attached to Ordinance 2007-033 is incorrect, therefore, the City desires to process this ordinance to correct the legal description; and

WHEREAS, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Commission of the City of Fruitland Park.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF FRUITLAND PARK, FLORIDA, AS FOLLOWS:

Section 1: The following described property consisting of approximately 6.69 ± acres generally located west of U.S. Hwy 441 on the north side of Shiloh and west of Dixie Avenue as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Institutional under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. Severability

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions shall remain in full force and effect.

Section 4. Direction to the City Manager.

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 5. Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 6. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8. Effective Date

This ordinance shall become effective upon the 31st day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3187, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2019.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____

Passed Second Reading _____

(SEAL)

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