For More Information, Contact:
Colene Rivera, CSR
City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
407.656.4111 ext. 2021
crivera@cwgdn.com

Planning and Zoning Board Agenda

Board Members: Chairman Will Hawthorne, Vice-Chairman Steve Ambielli, Linda Bennett, Myron Brown, Jimmy Dunn, Jeff Ewing and TJ Ryan.
Other Attendees: City Manager Jon C. Williams, City Attorney Kurt Ardaman, City Attorney Dan Langley, Planning Consultant Ed Williams, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser, Planner II Amber McDonald and Recording Secretary Colene Rivera/Ellen King.

Agenda for March 2, 2026 at 6:30 PM
City Hall Commission Chambers
300 W. Plant Street, Winter Garden, Florida

1. Call to Order

Determination of Quorum, Moment of Silence and Pledge of Allegiance

2. Approval of Minutes

A. Minutes of February 2, 2026 Meeting

3. Annexation / Future Land Use Map Amendment / Rezoning (Public Hearing)

A. Fullers Cross Road E - 1325 & 1414 East Crown Point Road (New Life Slavic Church) ANNEX, FLU & REZONING
Parcel ID # 12-22-27-0000-00-002 & -045

B. Garden Commerce Parkway - 761, 765, 771 & 775 (Winter Garden Flex) FLU & RZ
Parcel ID # 24-22-27-9387-23-0000

C. Oakland Avenue E - 15411, 15540 & 15541 and 841 Tilden Oaks Trial (Oakland Park Unit 5) REZONING
Parcel ID # 21-22-27-6100-16-000, -16-007, -15-000 & -04-780

4. Variance (Public Hearing)

A. Jomatt Loop - 14190 (Ishman-Pergola) VARIANCE
Parcel ID # 27-22-27-1961-01-180

B. Boyd Street S - 617 (Till Variance) VARIANCE
Parcel ID # 23-22-27-3992-00-080

C. Valencia Court - 711 (MacArthur Residence) VARIANCE
Parcel ID # 15-22-27-8842-00-280

5. Adjourn

Next regular Planning and Zoning Board meeting on Monday, April 6, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

Posted: February 18, 2026

Please Note: In accordance with Florida Statues 286.0105: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based, which such written record is not provided by the City of Winter Garden.
Please Note: In accordance with Florida Statute 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Ellen King, 300 West Plant Street, Winter Garden, FL 34787, (407) 656-4111 EXT.5149- 48 hours in advance of the meeting.

DRAFT

Planning and Zoning Board
Regular Meeting Minutes
February 2, 2026

1. CALL TO ORDER

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.
Quorum was declared present.

Present: Chairman Will Hawthorne and Board Members: Linda Bennett, Myron Brown, Jimmy Dunn and Jeff Ewing.

Absent: Co-Chairman Steve Ambielli (excused) and Board Member TJ Ryan (excused).

Staff Present: City Attorney Kurt Ardaman, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser, Planner II Amber McDonald and Recording Secretary Ellen King.

Attendees: Euribiades Cerrud of Cerrud Law, Valneida Arrais and Anna Karine Cruz of Bright Abilities Academy, Debbie Whalen of Diocese of Orlando and William Hockensmith of Florida Engineering Group, Inc.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of January 5, 2026. Seconded by Board Member Ewing and carried unanimously 5 – 0.

3. SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

3.A. 1220 Winter Garden Vineland Road, Suite 100 (Bright Abilities Academy)
SPECIAL EXCEPTION
Parcel ID # 26-22-27-3981-00-010

Senior Planner Conatser presented a Special Exception request for the property located at 1220 Winter Garden Vineland Road, Suite 100 for operation of a school. Staff recommends approval subject to staff conditions.

Board members inquired if there were any other vacancies within the development, if staff observed the operation on a regular work day, if approved is this Special Exception limited solely to this suite and this school, questioned the location of the ten shared parking spaces, if the property owner was aware of this request, are there any other

uses like this school within this complex, does staggering the drop-off and pick-up of students prove effective? Board members requested staff be mindful of the traffic flow and traffic backing up onto SR 535 when cars are in line waiting for student pick-up. City staff stated they are not aware of any particular vacancies, yes observation was during a regular work day, confirmed this Special Exception Permit is limited to this suite and this use. City Staff stated the specific details are listed in the staff report including capacity, the employees and any other conditions; ten parking spaces are shown in white on the Circulation Plan; yes the Property Owner is aware and gave their authorization as part of Special Exception Permit Application; no other schools like this are offered in this complex; and the city has not received any complaints from other schools that require staggered pick-up of students. City staff will be mindful of traffic stacking onto the main road.

The General Public did not have any comments or questions about this item.

Motion by Board Member Bennett to approve the Special Exception at the location of 1220 Winter Garden Vineland Road, Suite 100 subject to staff conditions. Seconded by Board Member Brown and carried unanimously 5 – 0.

4. SITE PLAN

4.A. 1211 Winter Garden Vineland Road (Resurrection Catholic Church Renovations)
SITE PLAN (PARKING AREA)
Parcel ID #12-22-27-6496-29-010

Planner McDonald presented a Site Plan request for a reduction of required paved parking spaces for the property located at 1211 Winter Garden Vineland Road which would allow grass parking to accommodate the required space counts for the church expansion. Staff recommends approval subject to any staff conditions.

Board members inquired about the existing pavement shown on the site plan, phasing plan for the demolition of parking, if the grass parking is generally for the church and not used daily as part of school and church office, are the 43 paved spaces to serve the daily uses of the school and church office, how will the grass in the grass parking area stay alive, will the grass parking spaces have wheel stops and does this relate to the new stormwater rule to balance the impervious areas? Bill Hockensmith, representative of Resurrection Catholic Church, explained the layout of the parking lot, driveways, circulation and improved stacking for pick up during church and school service; demolition of parking will be done half a parking lot at a time and this site is working with another school down the street on a parking agreement with Daniels Office Park. Debbie Whalen of Diocese of Orlando, representing the Owner, stated there are limited operations day-to-day Monday through Friday and the 43 paved parking spaces were enough including 6 to 8 visitor spaces. The grass area is usable now with plans for improvement to include wheel stops and yes, this Site Plan is related to the new stormwater rule.

The General Public did not have any comments or questions about this item.

Motion by Board Member Hawthorne to approve the Site Plan at the location of 1211 Winter Garden Vineland Road subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 5 – 0.

Chairman Will Hawthorne adjourned the meeting at 6:50 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, March 2, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:	APPROVED:
Recording Secretary Ellen King	Chairman Will Hawthorne

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM # 3.A

(Public Hearing)

Date: February 24, 2026 **Meeting Date:** March 2, 2026

Subject: 1414 East Crown Point Road and 1325 East Fullers Cross Road
Project Name: New Life Slavic Church AZFLU
Parcel ID: 12-22-27-0000-00-045; 12-22-27-0000-00-002
Issue: The applicant is requesting to annex, update the future land use and rezone the 3.52 ± acre properties.

Supplemental Material / Analysis:

Owner / Applicant: New Life Slavic Christian Missionary Church
Current Zoning: A-1, Citrus Rural District (County)
Proposed Zoning: PUD, Planned Unit Development (City)
Current FLU: Low Density Residential (County)
Proposed FLU: Low Density Residential (City)

Summary: The applicant has requested to annex, update the future land use map and rezone the properties located at 1414 East Crown Point Road and 1325 East Fullers Cross Road from A-1 (Citrus Rural District) to PUD (Planned Unit Development) for church/religious use only.

Staff Recommendation(s):

Staff recommends approval of Ordinance 26-01, 26-02 and 26-03.

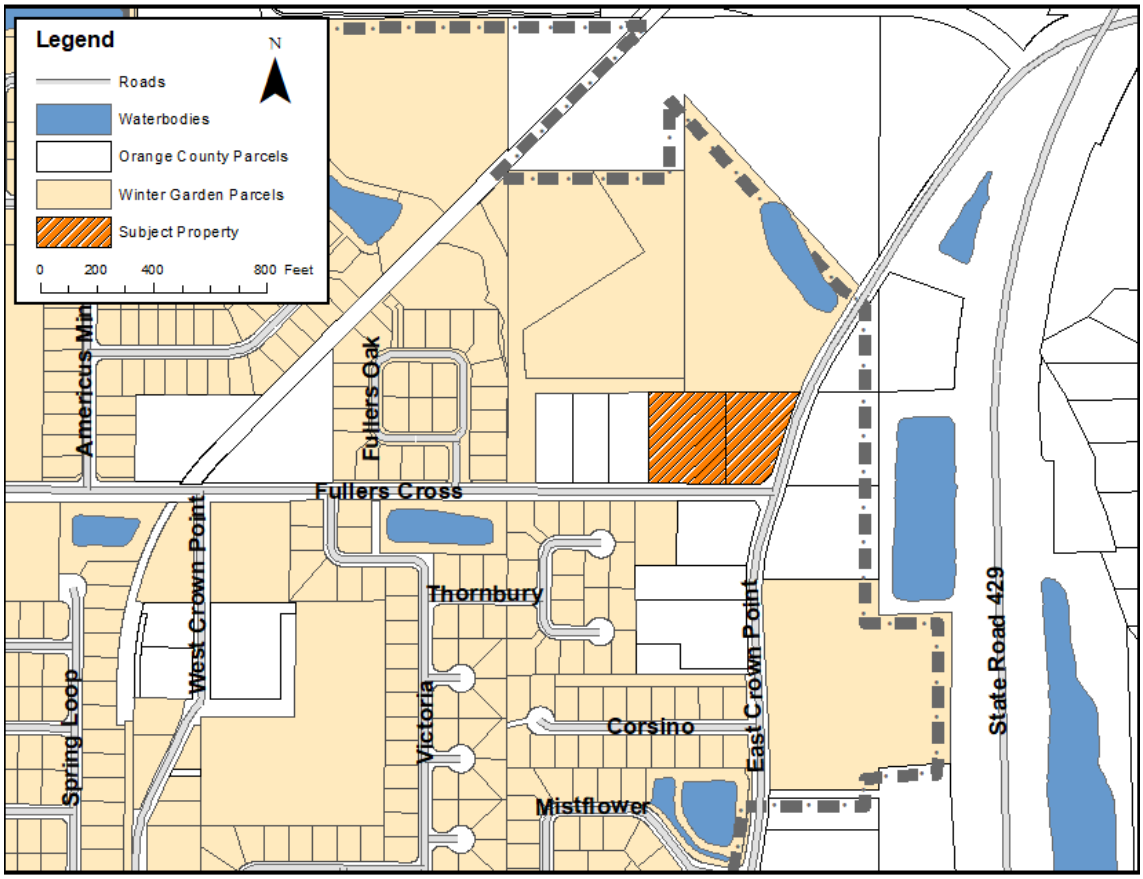
Next Step(s): The first reading by Commission is scheduled for March 12, 2026, with the second reading and adoption anticipated to be on March 26, 2026.

Attachment(s):

Location Map
Staff Report
Ordinance 26-01
Business Impact Estimate Ordinance 26-01
Ordinance 26-02
Ordinance 26-03

LOCATION MAP

1414 East Crown Point Road and 1325 East Fullers Cross Road



CITY OF WINTER GARDEN
PLANNING & ZONING DIVISION

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

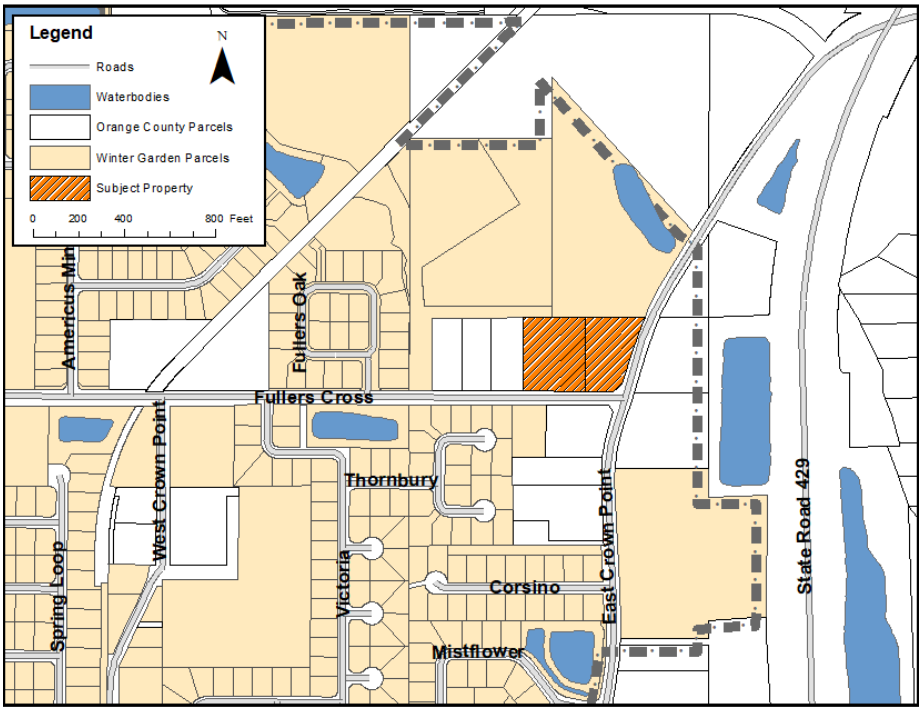
STAFF REPORT

TO: PLANNING & ZONING BOARD
PREPARED BY: YVONNE CONATSER, SENIOR PLANNER
DATE: MARCH 2, 2026
SUBJECT: ANNEXATION - FLU – REZONING
1414 East Crown Point Road and 1325 East Fullers Cross Road
(3.52 +/- ACRES)
PARCEL ID#: 12-22-27-0000-00-045; 12-22-27-0000-00-002
APPLICANT: New Life Slavic Christian Missionary Church

INTRODUCTION

The purpose of this report is to evaluate the proposed annexation, future land use designation and zoning for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 1414 East Crown Point Road and 1325 East Fullers Cross Road, at the intersection of East Crown Point Road and East Fullers Cross Road, herein known as "the subject property". The property is approximately 3.52+/- acres in size. The map below depicts the proximity of the subject property to the City's jurisdictional limits.



The subject property is currently located in unincorporated Orange County, is designated Low Density Residential per the County Future Land Use Map and is zoned A-1 Citrus Rural District. The applicant is requesting annexation into the City (Ordinance 26-01), an amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential (Ordinance 26-02), and to rezone the property to PUD, Planned Unit Development (Ordinance 26-03) for church/religious use only.

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

EXISTING USE

The subject property consists of two vacant parcels.

ADJACENT LAND USE AND ZONING

The property to the north is the Hope Charter School, zoned R-1 and designated low density residential. The property to the northwest is used as pasture per Orange County Property Appraisers, zoned R-1 and designated low density residential. Both properties are located in the City of Winter Garden. The properties to the south are developed with single family residences. The property at 1406 East Crown Point Road is zoned A-1 and located in unincorporated Orange County. The property at 1302 East Fullers Cross Road is zoned R-1 and located in the City of Winter Garden. The properties to the east and west are developed with a single family residences, zoned A-1, and located in unincorporated Orange County.

PROPOSED USE

The applicant has requested to annex the property into the City, amend the land use to low density residential, and rezone to a PUD (planned unit development) to allow the construction of an 11,162 +/- square foot church. The church building would contain a one story worship area with 286 seats and would be connected with a two story area for offices and meeting rooms.

The development will have 30 foot landscaped buffers along all property boundaries which will allow the applicant to preserve many of the mature trees at the boundary of the property. The property will have two access points, one from East Fullers Cross Road and the other along East Crown Point Road. The applicant will stripe a designated left turning lane along East Crown Point Road to assist with traffic turning into the property.

APPROVAL CRITERIA

In accordance with the City's Comprehensive Plan and Land Development Regulations, a proposed planned unit development and its associated preliminary development plan may be approved only after competent, substantial evidence has been presented which allows the following determinations to be made: (staff conclusions/findings are underlined)

1. The proposed PUD is consistent with the land development regulations, comprehensive plan and future land use map;

   Based on the existing surrounding Low Density Residential Future Land Use designation, the proposed PUD zoning is consistent with the City's land development regulations, comprehensive plan and proposed future land use map amendment. PUD zoning is permitted with a Low Density Residential (LR) Future Land Use designation.

2. The proposed PUD will not substantially devalue or prevent reasonable use and enjoyment of the adjacent properties;

   The proposed PUD project will not deprive or prevent adjacent property owners of any rights or abilities to enjoy or continue existing uses of their property or to develop their property in accordance with the city's land development regulations and comprehensive plan goals, objectives and policies. In accordance with land development regulations and the comprehensive plan, where appropriate, the proposed PUD project will be developed with one church/religious building, with appropriate parking and access, and will provide for adequate buffering against adjoining properties and rights-of-way in the form of a 30 foot landscaped buffer that will retain significant existing trees.

3. Adequate public infrastructure facilities and water and sewer service to support the development of the proposed PUD are available or an agreement or binding conditions have been established that will provide these facilities, improvements and services in a reasonable time frame;

   The property will connect to City water and sewer services. All extension and connection costs shall be borne by the property owners. The applicant will provide a private lift station meeting all City requirements to support the development.

4. The proposed PUD will not allow a type or intensity of development that is premature or presently out of character in relation to the surrounding area;

   The proposed PUD is consistent with the comprehensive plan's goals, objectives and policies for Low Density Residential future land use designation; the PUD zoning criteria; and the City's land development regulations. The proposed PUD is for one church/religious structure as allowed in PUD zones. It is not premature or presently out of character in relation to the surrounding area, also designated Low Density Residential.

5. The rezoning will not interfere with an adjacent property owner's reasonable expectation of use or enjoyment; and

   In accordance with land development regulations and the comprehensive plan, where appropriate, the proposed PUD will provide for adequate buffering against adjoining properties and rights-of-

way in the form of landscaping. The church building will be setback from the surrounding properties and rights of way, providing for additional separation.

As part of the proposed PUD review, the City organized a community meeting to discuss the project on November 12, 2025, and there were no objections to the proposed church. However, the citizens did ask questions regarding the proposed church and expressed concerns regarding traffic. The applicant and staff addressed concerns and questions.

6. There is availability and adequacy of primary streets and thoroughfares to support the traffic to be generated within the proposed PUD and the surrounding area, or an agreement or binding conditions have been established that will provide such transportation facilities to support said traffic in a reasonable time frame.

   The property is located at the intersection of East Fullers Cross Road and East Crown Point Road. The intersection is signalized. The adjacent streets have sufficient capacity to support the traffic generated by the church use. The corner property allows for two access points to distribute the trips between the two intersecting roadways. Further, the applicant will provide a designated left turn lane along East Crown Point Road to assist with access to the property and maintain through traffic.

7. The degree of departure and conformity of the proposed PUD with surrounding areas in terms of character and density.

   The proposed PUD project conforms with the surrounding low density residential area and does not change the character of the area or the density. As mentioned above there are provisions in place like the signalized intersection that will assist in supporting the development of the proposed PUD project and help maintain the existing character of the area.

8. Compatibility of uses and improvements within the PUD and the relationship with surrounding existing or proposed developments.

   There are several churches along East Crown Point Road. The proposed PUD project is compatible with the surrounding neighborhood residential and church properties and will maintain the low density quality of the area.

9. Prevention of erosion and degrading or enhancement of the surrounding areas.

   The proposed PUD project will not erode or degrade the environmental quality of the surrounding area. Proper erosion and sedimentation control measures will be taken during the construction process.

10. Provision for surface drainage, flood control and soil conservation as shown in the preliminary development plan.

    Stormwater management for the proposed PUD will be provided in on-site stormwater management areas to satisfy the City of Winter Garden and the St. John's River Water Management District.

11. The nature, intent and compatibility of any common open space, including the proposed method for the maintenance and conservation of the common open space.

The proposed PUD project will provide 30 foot buffers along all property boundaries.

12. The feasibility and compatibility of the specified stage(s) or phase(s) contained in the preliminary development plan to exist as an independent development.

    The PUD is anticipated to be developed in one phase and will operate as a stand-alone development. However, if the applicant decides to phase the project, each phase of development of the proposed PUD project must operate as an individual unit in that each phase will be able to stand alone in the event that no other phase is developed.

13. The availability of existing or planned reclaimed water service to support the proposed PUD.

    Reclaimed water capacity is available to serve the property on which the PUD is proposed to be developed. The project must make provisions for connection to reclaimed lines at the time of development and all connection costs shall be borne by the property owner.

14. The benefits within the proposed PUD development and to the general public to justify the requested departure from standard land use requirements inherent in a PUD classification.

    The proposed PUD will have architectural design, setback and buffer requirements that are beneficial to the surrounding neighborhoods and general public.

15. The conformity and compatibility of the proposed common open space, residential and/or non residential uses within the proposed PUD.

    The proposed PUD will have a 30' buffer and significant stormwater management features to comply with the City's requirements.

16. Architectural characteristics of proposed residential and/or non-residential development

    The architecture characteristics of the proposed PUD project include stucco walls with stone accents, standing seam black metal roof, and entry features. The project is intended to conform with the property and not overwhelm the site.

17. A list of the specific types of nonresidential uses to be allowed.

    The proposed PUD is for a church or other religious uses.

PUBLIC FACILITY ANALYSIS

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

All future development of the property will be subject to all City of Winter Garden Code of Ordinance requirements to include but not limited to major site plan review and approval by the Development Review Committee and City Commission.

SUMMARY

Annexing the property, amending the Future Land Use from County Low Density Residential to City Low Density Residential and rezoning from County A-1 to City PUD is consistent with the City's

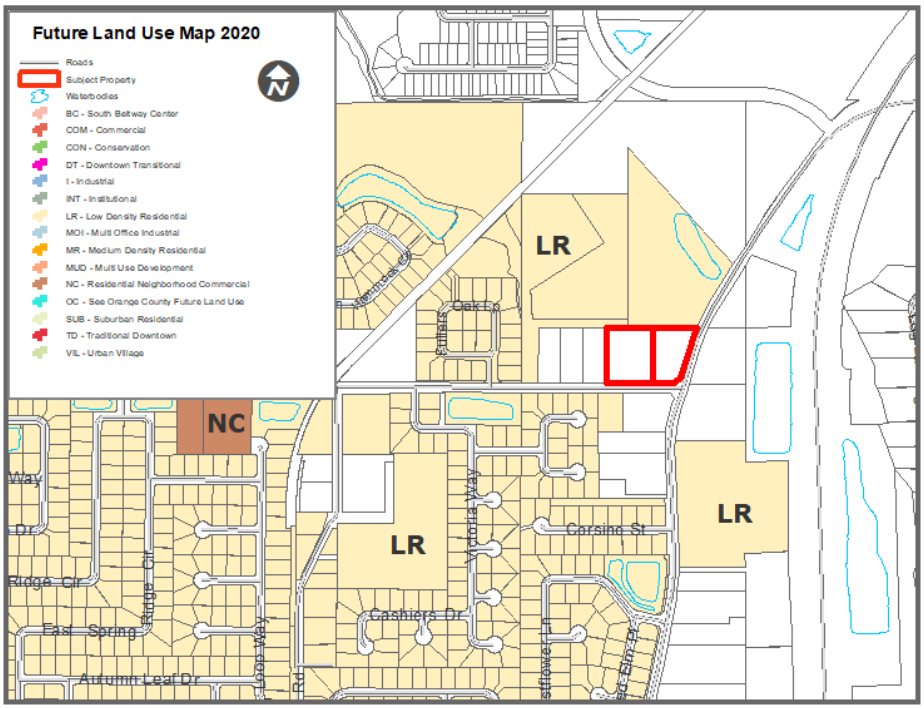
Comprehensive Plan, Future Land Use map and land development regulations, is consistent with the existing development in the area and maintains the existing low density character of the area. Therefore, the staff recommends approval of Ordinance 26-01, 26-02 and 26-03.

ATTACHMENTS

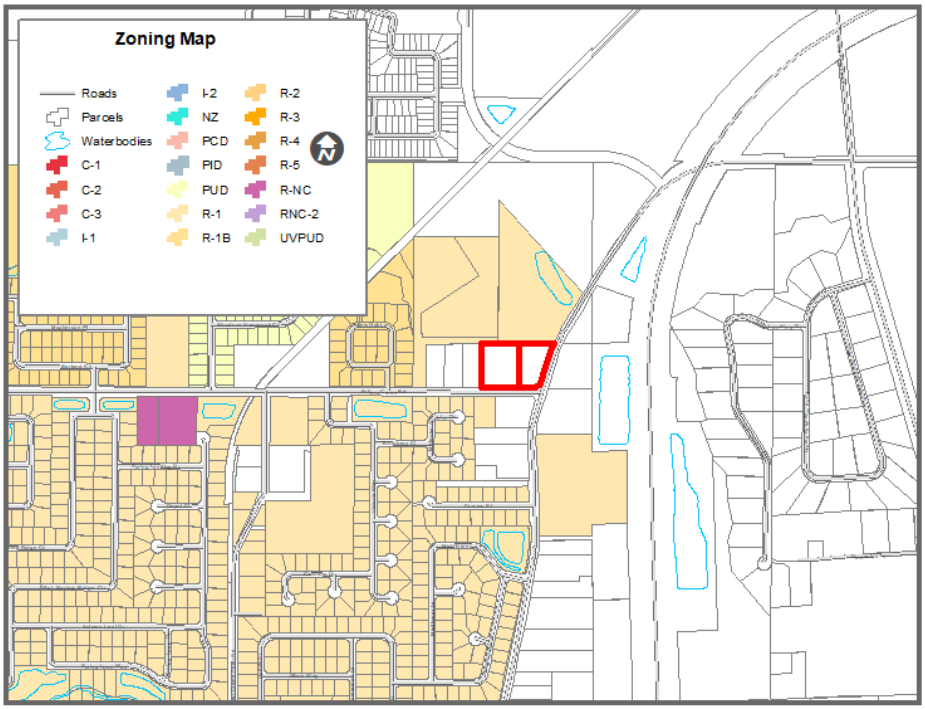
- Aerial Map
- Zoning Map
- Future Land Use Map
- Site Photos
- Ordinance 26-01, 26-02 and 26-03

AERIAL PHOTO
1414 East Crown Point Road and 1325 East Fullers Cross Road

FUTURE LAND USE MAP
1414 East Crown Point Road and 1325 East Fullers Cross Road



ZONING MAP
1414 East Crown Point Road and 1325 East Fullers Cross Road



Site Photos

View along East Fullers Cross Road

View along East Crown Point Road

View from the intersection of East Crown Point Road and East Fullers Cross Road

ORDINANCE 26-01

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.50 ± ACRES LOCATED AT 1414 EAST CROWN POINT ROAD, AND APPROXIMATELY 2.02 ± ACRES LOCATED AT 1325 EAST FULLERS CROSS ROAD, NORTH OF EAST FULLERS CROSS ROAD, SOUTH OF OCOEE CROWN POINT PKWY, EAST OF FULLERS OAK LOOP AND WEST OF EAST CROWN POINT ROAD, INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described, as approximately 1.50 ± acres located at 1414 East Crown Point Road, and approximately 2.02 ± acres located at 1325 East Fullers Cross Road north of East Fullers Cross Road, south of Ocoee Crown Point Pkwy, east of Fullers Oak Loop and west of East Crown Point Road, and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida ("City"), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

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

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

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

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

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

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall

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

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____ , 2026.

SECOND READING AND PUBLIC HEARING: _____ , 2026.

ADOPTED this _____ day of _____, 2026, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
RONISHA MARTIN, Interim City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 12-22-27-0000-00-045

DESCRIPTION:

PARCEL 1:
BEGIN at the Northeast Corner of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 12, Township 22 South, Range 27 East, thence run West along the ¼ Section line a distance of 273 1/3 feet for a point of beginning; thence West along said ¼ section line a distance of 273 1/3 feet, thence South a distance of 330 feet, thence East a distance of 273 1/3 feet thence North a distance of 330 feet to a point of beginning.
(Less and except)
Commence at the Southeast corner of the North ½ of the North ½ of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 12, Township 22 South, Range 27 East of Orange County, Florida; run thence North 89°58'46" West along the South line, a distance of 54.35 feet to the East right-of-way line of East Crown Point Road; thence, along said East right-of-way line run North 18°00'30" East a distance of 178.88 feet; thence run South 00°19'07" West a distance of 170.14 feet to the Point of Beginning.
(Less and except)
The property described in Drainage and Utilities Easement recorded April 12, 2019, in Document #20190225180, of the Public Records of Orange County, Florida.

Containing 1.50 acres, more or less.

TOGETHER WITH:
PARCEL ID #: 12-22-27-0000-00-002

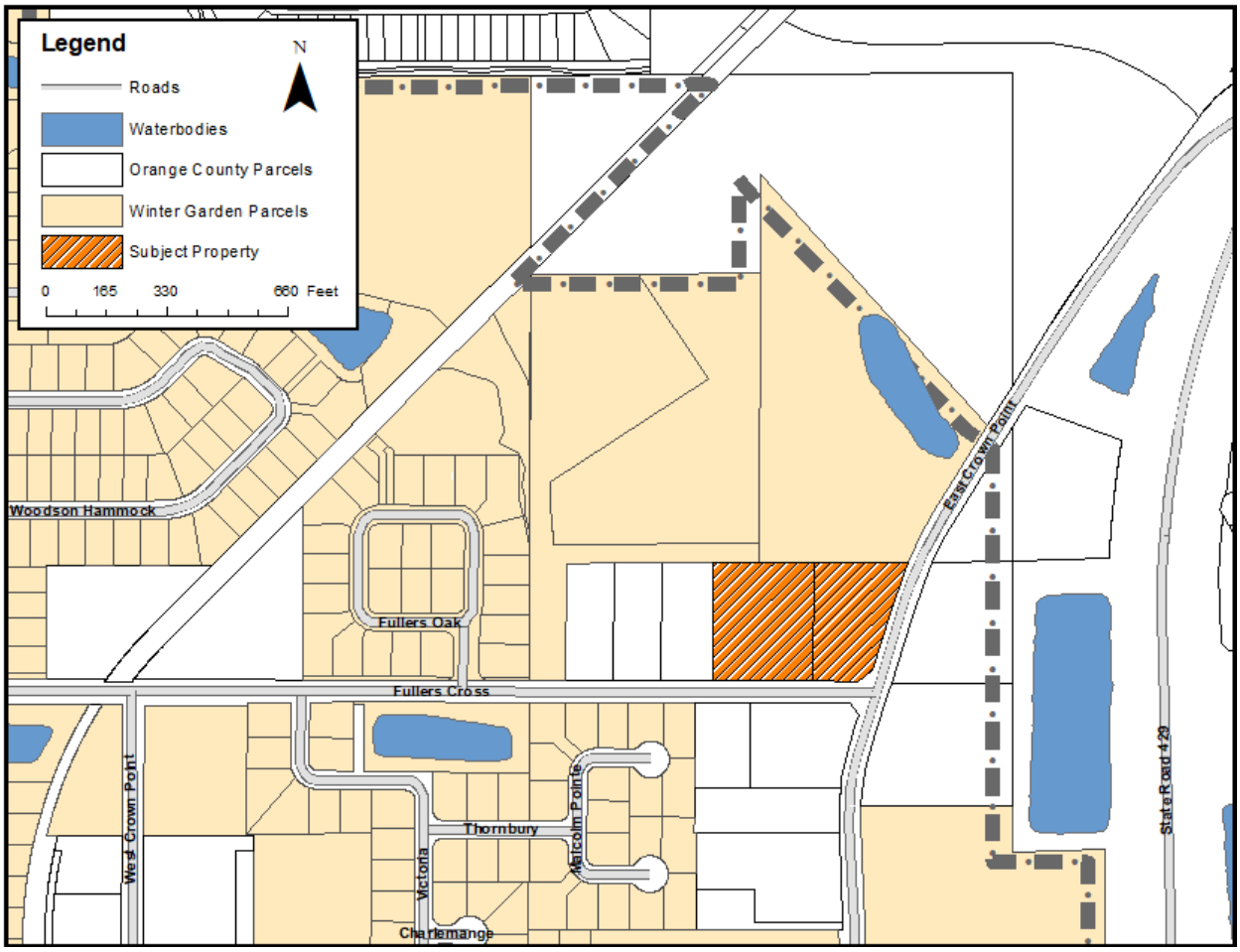
PARCEL 2:
North 10 Acres of Southeast ¼ of Northeast ¼ (Less West 500 feet and Less East 546 2/3 feet thereof) Section 12, Township 22 South, Range 27 East, Orange County, Florida.

Containing 2.02 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

1414 East Crown Point Road and 1325 East Fullers Cross Road



Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
Proposed ordinance's title/reference:
Ordinance 26-01, – Annexation of 1414 East Crown Point Road and 1325 East Fullers Cross Road
Parcel ID# 12-22-27-0000-00-045; 12-22-27-0000-00-002

This Business Impact Estimate is provided in accordance with Section 166.041(4*), Florida Statutes*. If one or more of the boxes are checked below, the checked exception(s) to the Business Impact Estimate requirement apply to the above-referenced proposed ordinance, although, the City is implementing the procedure otherwise required by law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
☐ The proposed ordinance relates to the issuance or refinancing of debt;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:
   a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
   b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
   c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
   d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance is intended to annex the 3.52 acre property into the City of Winter Garden to obtain City services for future development under a PUD, Planned Unit Development, for a church use.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

Once annexed into the City, the property will be assessed the City of Winter Garden Millage rate in addition to the Orange County taxes, until such time it is developed with the church use.

3. Estimate of direct compliance costs that businesses may reasonably incur:

The property owner will be responsible for all City permitting fees.

4. Any new charge or fee imposed by the proposed ordinance:

Once annexed into the City, the property will be assessed the City of Winter Garden Millage rate in addition to the Orange County taxes, until such time it is developed with the church use.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

The estimated regulatory costs to the City are unknown as the proposed development is for a church use.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The estimated number of businesses impacted by the proposed development of the property is unknown.

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated. Therefore, the proposed ordinance does not impose costs only upon businesses.

ORDINANCE 26-02

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.50 ± ACRES LOCATED AT 1414 EAST CROWN POINT ROAD AND APPROXIMATELY 2.02 ± ACRES LOCATED AT 1325 EAST FULLERS CROSS ROAD, NORTH OF EAST FULLERS CROSS ROAD, SOUTH OF OCOEE CROWN POINT PKWY, EAST OF FULLERS OAK LOOP AND WEST OF EAST CROWN POINT ROAD, FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as approximately 1.50 acres located at 1414 East Crown Point Road, and approximately 2.02 ± acres located at 1325 East Fullers Cross Road, north of East Fullers Cross Road, south of Ocoee Crown Point Pkwy, east of Fullers Oak Loop and west of East Crown Point Road, and legally described in ATTACHMENT “A” (the “Property”) has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Low Density Residential to City Low Density Residential; and

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

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

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

SECTION II. *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 26-01, this Ordinance shall become

effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the adopted Ordinance is in compliance.

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

FIRST READING AND PUBLIC HEARING: _____ , 2026.

SECOND READING AND PUBLIC HEARING: _____ , 2026.

ADOPTED this _____ day of _____, 2026, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
RONISHA MARTIN, Interim City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 12-22-27-0000-00-045

DESCRIPTION:

PARCEL 1:
BEGIN at the Northeast Corner of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 12, Township 22 South, Range 27 East, thence run West along the ¼ Section line a distance of 273 1/3 feet for a point of beginning; thence West along said ¼ section line a distance of 273 1/3 feet, thence South a distance of 330 feet, thence East a distance of 273 1/3 feet thence North a distance of 330 feet to a point of beginning.
(Less and except)
Commence at the Southeast corner of the North ½ of the North ½ of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 12, Township 22 South, Range 27 East of Orange County, Florida; run thence North 89°58'46" West along the South line, a distance of 54.35 feet to the East right-of-way line of East Crown Point Road; thence, along said East right-of-way line run North 18°00'30" East a distance of 178.88 feet; thence run South 00°19'07" West a distance of 170.14 feet to the Point of Beginning.
(Less and except)
The property described in Drainage and Utilities Easement recorded April 12, 2019, in Document #20190225180, of the Public Records of Orange County, Florida.

Containing 1.50 acres, more or less.

TOGETHER WITH:
PARCEL ID #: 12-22-27-0000-00-002

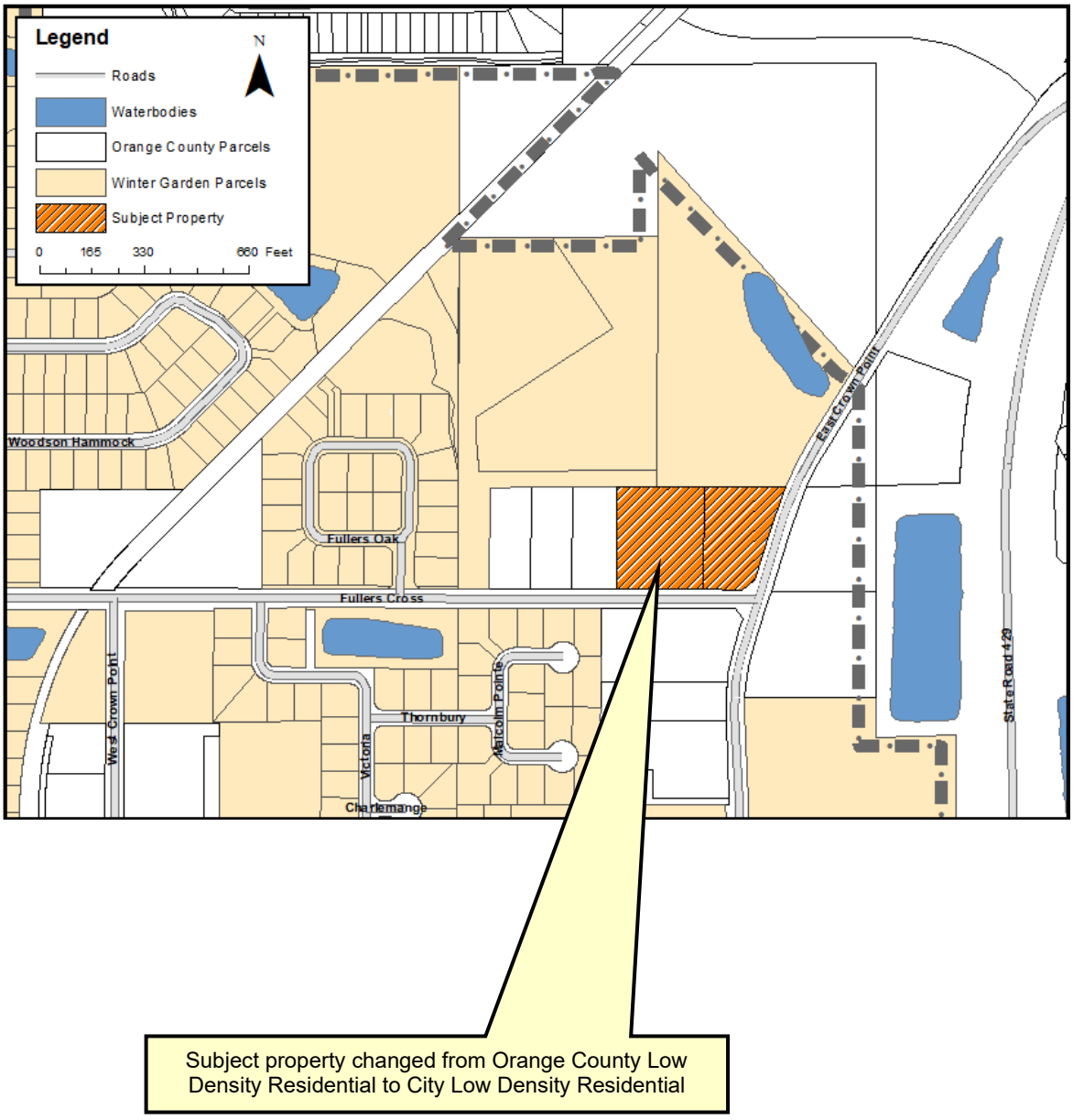
PARCEL 2:
North 10 Acres of Southeast ¼ of Northeast ¼ (Less West 500 feet and Less East 546 2/3 feet thereof) Section 12, Township 22 South, Range 27 East, Orange County, Florida.

Containing 2.02 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

1414 East Crown Point Road and 1325 East Fullers Cross Road



ORDINANCE 26-03

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.50 ± ACRES LOCATED AT 1414 EAST CROWN POINT ROAD AND APPROXIMATELY 2.02 ± ACRES LOCATED AT 1325 EAST FULLERS CROSS ROAD, NORTH OF EAST FULLERS CROSS ROAD, SOUTH OF OCOEE CROWN POINT PKWY, EAST OF FULLERS OAK LOOP AND WEST OF EAST CROWN POINT ROAD, FROM ORANGE COUNTY A-1 (CITRUS RURAL DISTRICT) TO CITY PUD (PLANNED UNIT DEVELOPMENT) AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE NEW LIFE SLAVIC CHURCH PUD; AND PROVIDING FOR SEVERABILITY; CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the owner of real property generally described as approximately 1.50 ± acres located at 1414 East Crown Point Road, and approximately 2.02 ± acres located at 1325 East Fullers Cross Road, north of East Fullers Cross Road, south of Ocoee Crown Point Pkwy, east of Fullers Oak Loop and west of East Crown Point Road in Winter Garden, Florida being more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), desire to rezone their property from County A-1 (Citrus Rural District) to the City PUD (Planned Unit Development), and

WHEREAS, the Planning and Zoning Board has considered this Ordinance and made a recommendation to the City Commission concerning its adoption; and

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the adoption of this Ordinance and the proposed development of the Property is consistent with the City of Winter Garden Comprehensive Plan, and the land development regulations set forth in the City of Winter Garden Code of Ordinances; and

WHEREAS, based on competent, substantial evidence in the record, the requested rezoning set forth in this Ordinance meets all applicable criteria specified in the City of Winter Garden Comprehensive Plan, and the Code of Ordinances; Now therefore;.

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

SECTION 1: *Rezoning.* After due notice and public hearing, the zoning classification of the Property, as described in Exhibit “A” attached hereto, is hereby rezoned from County A-1 (Citrus Rural District) to City PUD (Planned Unit Development) in the City of Winter Garden, Florida subject to the following conditions, provisions and restrictions:

a. Conceptual Plan – After due notice and public hearing, the zoning classification of the Property, as described in Exhibit "A" attached hereto, is hereby rezoned from County A-1 (Citrus Rural District) to City PUD (Planned Unit Development) in the City of Winter Garden, Florida subject to the following conditions, provisions and restrictions:

b. Zoning – Unless specifically noted elsewhere in Exhibit "B" attached hereto, or expressly provided for herein, all development on the Property must comply with the general zoning requirements of the Planned Unit Development zoning district as they pertain to the property that has the primary church or other religious use. These requirements include any approval procedures of the Planned Unit Development zoning district.

c. Permitted Uses – The permitted uses for the Property are as follows:

1. Permitted primary structures and uses:

a) Church and other religious structures

2. Permitted accessory structures and uses:

a) Other accessory uses and structures that meet the requirements of the Winter Garden Code of Ordinances and are clearly secondary and subordinate to the primary use.

d. Special Exception Uses –

1. No special exception uses permitted.

e. Prohibited Uses – The prohibited uses for all areas of the Property are as follows:

1. All uses prohibited by Sec. 118-858(5), City of Winter Garden Code of Ordinances.

2. All uses not specifically permitted in the Ordinance; any use not in keeping with a low density residential neighborhood character.

3. Daycare center.

4. School.

f. Design Criteria/Architectural Standards -

1. Architectural and Design Standards – All development on the Property must adhere to the design criteria and architectural characteristics shown in the Elevations attached hereto as Exhibit "C".

2. Maximum Building Height – The maximum building height shall not exceed 40 feet.

3. Maximum Building Area – The church building shall not exceed 0.13 F.A.R.

4. Minimum Setbacks and Required Yard –

a) Primary Structure:

a. East Crown Point Road - Front: 95 foot minimum

b. Side Corner: 80 foot minimum

c. Side Interior: 100 foot minimum

d. Rear: 145 foot minimum

b) Open space landscape buffers:

a. Front: 30 foot minimum

b. Side: 30 foot minimum

c. Rear: 30 foot minimum

c) Other Accessory Buildings/Structures:

a. All accessory buildings shall be located to the rear of the church building and out of all open space and landscape buffers.

5. Impervious Surface Area Ratio - The maximum impervious surface area ratio for the Property shall be consistent with the overall maximum impervious surface area ratio that the Planned Unit Development is permitted by Saint John's River Water Management District.

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

1. The lots shall be combined prior to final site plan approval.

2. A preliminary site plan, landscape plan and tree survey are provided with Exhibit B. Separate final site plan approval is required. Refer to Section 110 of the City Code for final site plan submittal information. Refer to Section 118-68 of the City Code for final site plan requirements.

3. All trees shown on the site plan as being saved are required to be saved. A separate tree removal permit is required to remove trees. Replacement trees must be planted 5 feet or more from any utility lines. Only sod or shrubs may be planted over utility lines.

4. The applicant will pay $87,300 to the City's tree fund to mitigate the 97 trees that do not fit on the developed site. The applicant will enter into an agreement with the City and these fees will be paid prior to issuance of building permits.

5. All signs are subject to Chapter 102 of City Code, specifically Division 2. Residential and Planned Unit Development (PUD) Districts. A separate permit is required for all signs.

6. A minimum 5' wide utility and drainage easements will be required on the side and rear lot lines, with no obstructions allowed within the easement area (a.c. units, sheds, other accessory structures, etc.)

7. A minimum 10' drainage, utility and sidewalk encroachment easement is required adjacent to all right-of-way.

8. A minimum 30’ buffer as shown on the plan provided with Exhibit B is required around the entirety of the property.

9. A left turn lane as shown with Exhibit B shall be provided along East Crown Point Road to create a designated left turn lane into the Property at the north portion of the property. The applicant will provide the left turn lane prior to receiving the certificate of occupancy.

10. A geotechnical report shall be provided with the final site plan submittal.

11. An environmental report has been prepared and will be reviewed further with the final site submittal.

12. All utilities shall conform to Chapter 78 of the City Code.

    a) Impact fees will be required for any utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications.

    b) The site shall be served by City water, sewer and reuse.

    c) All utilities required for the development shall be run to the site at the property owner’s expense, including potable water, reclaimed water and sanitary sewer.

13. Provide existing drainage pattern and proposed drainage pattern with final site plan. Off-site drainage must be accommodated.

14. One hundred percent (100%) of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. Use City Standard Detail Sheets for utilities and public works. A private lift station meeting all City requirements will be required.

15. Permits or exemptions shall be provided from SJRWMD stormwater and FDEP for water, wastewater and NPDES NOI.

16. Buildings over 6,000 square feet require fire sprinkler systems with Point of Service (POS) for fire line shown on the plans, with note stating that any work downstream of the Point of Service shall be performed by a licensed Fire Sprinkler Contractor. Review and approval by the Fire and Building Departments is required.

17. Any screen walls or retaining walls shall require a separate permit from the Building Department.

18. All underdrain pipe shall be double wall HDPE pipe or PVC pipe.

19. Lighting is required on site and along all street frontages if not existing. All lighting shall meet dark skies requirements per City Code. Submit photometric plan with final site plan submittal.

20. Minimum 5 foot wide concrete sidewalks shall be constructed along all street frontages pursuant to City Code. Existing sidewalks, curbs and pavement shall be checked at completion and any damaged sections shall

be replaced.

SECTION 2: *General Requirements*.

a. **Development Agreement-** If deemed necessary by City Staff, a Development Agreement shall be drafted, approval obtained and recorded prior to approval of any site or building permits for the Property.

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

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

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

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

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

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

SECTION 5: *Effective Date.* This Ordinance shall become effective simultaneously upon the effective date of Ordinance 26-02 which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

FIRST READING AND PUBLIC HEARING: _____ , 2026.

SECOND READING AND PUBLIC HEARING: _____ , 2026.

ADOPTED this _____ day of _____, 2026, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
RONISHA MARTIN, City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID#: 12-22-27-0000-00-045

DESCRIPTION:

PARCEL 1:
BEGIN at the Northeast Corner of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 12, Township 22 South, Range 27 East, thence run West along the ¼ Section line a distance of 273 1/3 feet for a point of beginning; thence West along said ¼ section line a distance of 273 1/3 feet, thence South a distance of 330 feet, thence East a distance of 273 1/3 feet thence North a distance of 330 feet to a point of beginning.
(Less and except)
Commence at the Southeast corner of the North ½ of the North ½ of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 12, Township 22 South, Range 27 East of Orange County, Florida; run thence North 89°58'46" West along the South line, a distance of 54.35 feet to the East right-of-way line of East Crown Point Road; thence, along said East right-of-way line run North 18°00'30" East a distance of 178.88 feet; thence run South 00°19'07" West a distance of 170.14 feet to the Point of Beginning.
(Less and except)
The property described in Drainage and Utilities Easement recorded April 12, 2019, in Document #20190225180, of the Public Records of Orange County, Florida.

Containing 1.50 acres, more or less.

TOGETHER WITH:
PARCEL ID #: 12-22-27-0000-00-002

PARCEL 2:
North 10 Acres of Southeast ¼ of Northeast ¼ (Less West 500 feet and Less East 546 2/3 feet thereof) Section 12, Township 22 South, Range 27 East, Orange County, Florida.

Containing 2.02 acres, more or less.

Exhibit “B”

COVER PAGE

NEW LIFE SLAVIC CHRISTIAN MISSIONARY CHURCH

PUD LAND USE PLAN

(6 PAGES – ATTACHED)

Boundary Survey

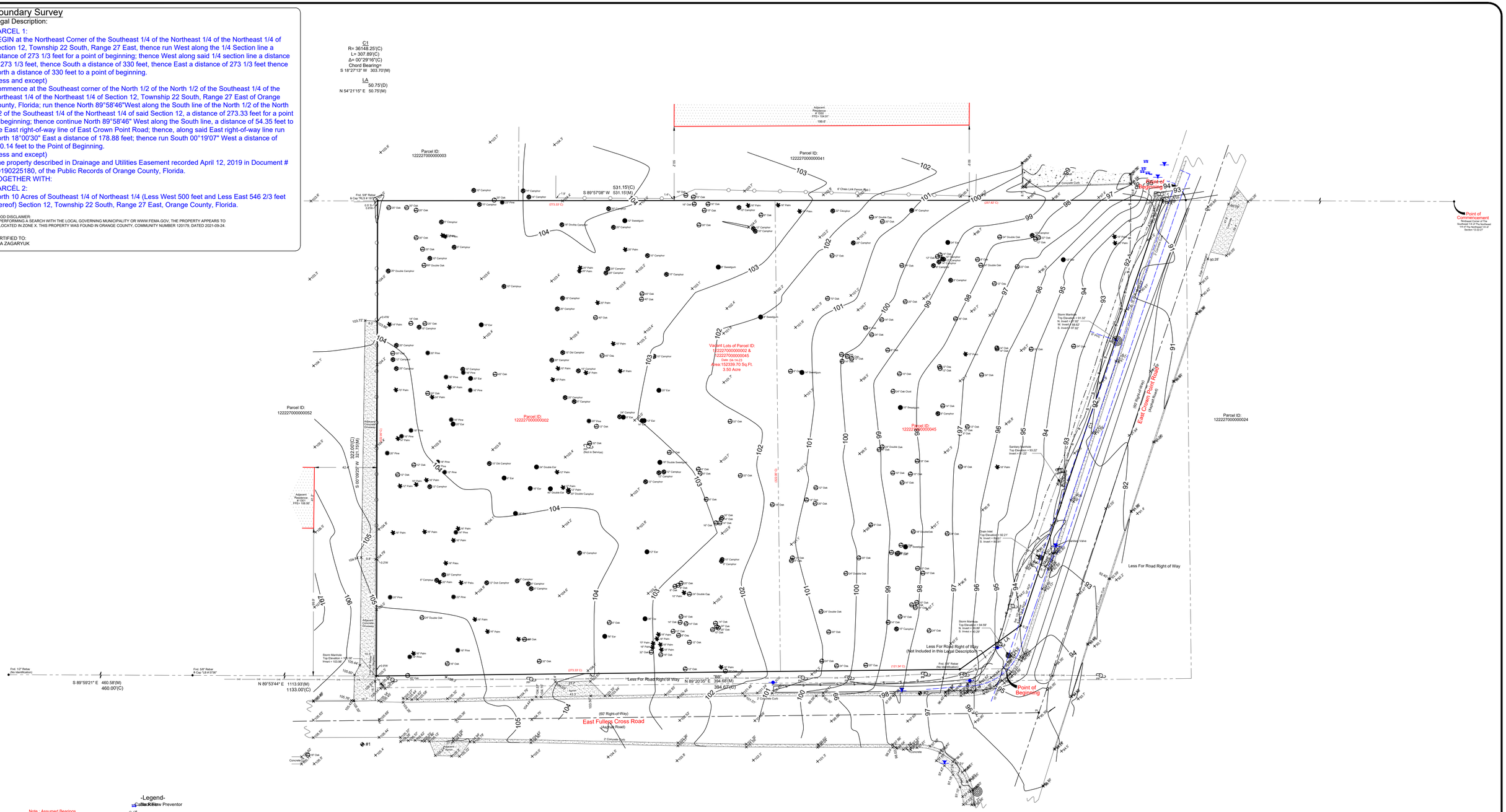
Legal Description:

PARCEL 1:
BEGIN at the Northeast Corner of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 22 South, Range 27 East, thence run West along the 1/4 Section line a distance of 273 1/3 feet for a point of beginning; thence West along said 1/4 section line a distance of 273 1/3 feet, thence South a distance of 330 feet, thence East a distance of 273 1/3 feet thence North a distance of 330 feet to a point of beginning.
(Less and except)
Commence at the Southeast corner of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 22 South, Range 27 East of Orange County, Florida; run thence North 89°58'46"West along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 12, a distance of 273.33 feet for a point of beginning; thence continue North 89°58'46" West along the South line, a distance of 54.35 feet to the East right-of-way line of East Crown Point Road; thence, along said East right-of-way line run North 18°00'30" East a distance of 178.88 feet; thence run South 00°19'07" West a distance of 170.14 feet to the Point of Beginning.
(Less and except)
The property described in Drainage and Utilities Easement recorded April 12, 2019 in Document # 20190225180, of the Public Records of Orange County, Florida.
TOGETHER WITH:

PARCEL 2:
North 10 Acres of Southeast 1/4 of Northeast 1/4 (Less West 500 feet and Less East 546 2/3 feet thereof) Section 12, Township 22 South, Range 27 East, Orange County, Florida.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 2021-09-24.

CERTIFIED TO:
ILYA ZAGARYUK



Note : Assumed Bearings.

-Utility Line Legend-

- -Yellow Stripping Line
- -Overhead Electric
- -FM Line
- W - Water Line
- -Pink Line
- BT - Buried Telephone Line
- GAS - Gas Line
- SAN - Buried Sanitary Line

Tree Note:
Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height

-Legend-

- Backflow Preventer
- Drain Inlet
- EBX - Electric BOX
- FOB - Fiber Optic Box
- Manhole
- Power Pole
- Sanitary Cleanout
- Sanitary Valve
- Sanitary Manhole
- Storm Manhole
- Telephone Riser
- Water Meter
- Water Valve

Graphic Scale
0' 15' 30' 60'
Scale: 1"=30'

-Site Benchmark Information-

Elevation: #1
Set Nail & Disk "LB 7623" in Edge of Pavement.
105.49'

Elevation: #2
Set Nail & Disk "LB 7623" in Edge of Pavement.
97.53'

-Benchmark Information-
Orange County Benchmark Datum

Designation Number: P1693030
Elevation = 109.09'
(Elevations are based upon NAVD 88 Datum)

Note: Bearings shown hereon, are based upon the State Plane Coordinate System NAD 83 (East/West) Zone

Field Date: 04/19/23 | Date Completed: 04/25/23
Drawn By: TCK | File Number: IS-116298

-Legend-

C	- Calculated	PC	- Point of Curvature
CB	- Centerline	PI	- Point of Intersection
CB	- Concrete Block	PT	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.C.	- Point of Commencement
D	- Deed Distance	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	RN	- Rooted
M	- Measured	S&D	- Set Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	U.E.	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
Pob	- Plat Book	Δ	- Delta (Central Angle)
P.B.	- (Wood Fence	-○-	- Chain Link Fence

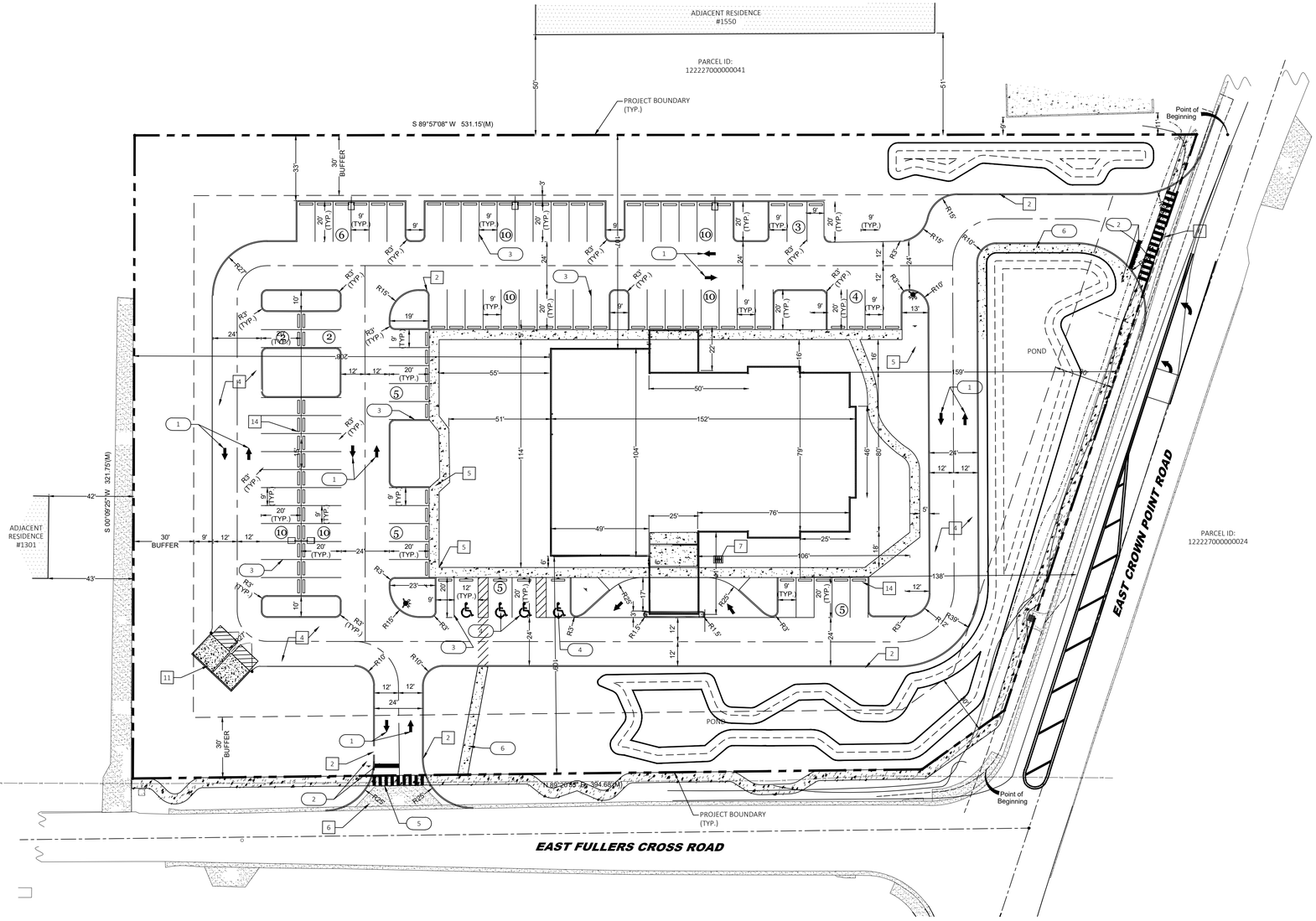
-Notes-
- Survey is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- Subject to any Easements and/or Restrictions of Record.
- Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by Appropriate Underground Locating.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination is Based Solely on the Graphic Depiction of the Property by Scaling, as Provided by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

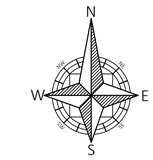
Revisions

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida pursuant to Section 5J-17.052 Florida Administrative Codes. Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, PSM#6637, LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID Unless Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165





GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

SITE INFORMATION

PARCEL ID: 02-22-27-0000-00-045 & 02-22-27-0000-00-002

AREA: 152,275 SF = 3.50 ACRES

EXISTING ZONING (ORANGE COUNTY): A-1

PROPOSED ZONING (CITY OF WINTER GARDEN): PUD

EXISTING LAND USE(ORANGE COUNTY): RESIDENTIAL

PROPOSED LAND USE (CITY OF WINTER GARDEN): LR

MAX F.A.R. 0.30

BUILDING AREA: 11,162 SF

MAXIMUM SEATING: 268 SEATS

F.A.R PROVIDED = 0.07, FUTURE EXPANSION: 0.13

PROPOSED USE: RELIGIOUS FACILITY
HOURS OF OPERATION SUNDAY 11:AM TO 1 PM
WEDNESDAY 7:00 PM TO 8:30 PM
FRIDAY 7:00 PM TO 8:30 PM

NO SCHOOL OR DAYCARE PROPOSED

MAX BUILDING HEIGHT: 40'

SETBACKS: WEST: 150'
NORTH: 100'
EAST CROWN POINT POINT: 75'
EAST FULLERS CROSS ROAD : 100'

BUFFERS: FRONT: 30'
SIDE: 30'
REAR: 30'

REQUIRED PARKING: 1 PER 3 SEATS= 90 SPACES

PROVIDED PARKING:
STANDARD = 89
HANDICAP = 4
TOTAL SPACES PROVIDED = 93

BICYCLE PARKING

5% OF REQUIRED STALLS = 5

PROPOSED PROJECT AREA:		
PROP. BUILDING	11,162 Sq. Ft.	0.26 Acres (0.07%)
PAVEMENT/ CURB	56,017 Sq. Ft.	1.29 Acres (36.8%)
OPEN SPACE	69,400 Sq. Ft.	1.59 Acres (45.4%)
TOTAL AREA	152,340 Sq. Ft.	3.50 Acres (100%)

OPEN SPACE CALCULATION:	
PROP. IMPERVIOUS	54.6%
PROP. PERVIOUS	45.4%

PAVEMENT MARKINGS & SIGNAGE

1. DIRECTIONAL ARROWS
2. 24" WIDE WHITE STOP BAR W/ 24" STOP SIGN (R1-1)
3. PAVEMENT STRIPING (4" WHITE)
4. HANDICAP PAVEMENT SYMBOLS WITH HANDICAP SIGN
5. PEDESTRIAN CROSSWALK
6. PEDESTRIAN ACCESS

SITE NOTES

1. RESERVED
2. FDOT TYPE D CURB
3. RESERVED
4. ASPHALT PAVEMENT
5. CONCRETE SIDEWALK
6. CONCRETE PAVEMENT
7. BIKE RACK
8. RESERVED
9. RESERVED
10. RESERVED
11. DUMPSTER ENCLOSURE
12. RESERVED
13. RESERVED
14. WHEEL STOP
15. RESERVED
16. RESERVED

LEGEND:

(#) NUMBER OF PARKING

BUILDING BREAKDOWN:

SCHOOL BUILDING AT 26,817 SF

SIGNAGE	
STOP	R1-1 (30" X 30")

RCE Consultants
Engineering Real Solutions

NEW LIFE CHURCH
SITE PLAN
WINTER GARDEN, FLORIDA

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Poliner
#56974

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PROJECT #: 17.2024
DRAWN: SK CHECKED: LMP
DATE: JAN 2025
SHEET: C-3
SCALE: 1"=30'
SITE PLAN

Docusign Envelope ID: 7B2C1296-19F9-40F9-ACD9-20FA14C9F760

Parcel ID: 122227000000003

Parcel ID: 122227000000041

531.15'(C)

6' Chain Link Fence (Typ.)

Fnd. 5/8" Rebar & Cap "RLS # 1977"

Asphalt

0.6' Concrete Curb

Point of Beginning

POND

SOD

GREEN SPACE

Less For Road Right of Way

Edge Of Pavement

8.0' Concrete Curb

Santal Valve

Adjacent Concrete Driveway

The 5/8" Rebar & Cap Is Flush

S 00°09'25" W 321.75'(M)

322.00'(C)

"BB"

594.67'(C)

Point of Beginning

15' Ro

2' Concrete Curb

(60' Right-of-Way)

(Asphalt Road)

27.5' Adjacent Apron

Concrete

#1

IP	320
QV	9
UC	6
QV	1
MC	11
MG	1
IV	16
MC	5
IV	18
IV	22
MC	15
MC	10
IV	36
MG	2
MC	36
IV	52
QV	1
MC	21
IV	26
MC	22
IV	32
IP	154
MC	18
IV	29
MC	30
IP	20
QV	5
QV	7
IP	170
IV	17
MC	16

10" Camphor; 14" Camphor; 25" SL Oak; 20" SL Oak; 10" W Oak; 12" SL Oak; 16" SL Oak; 16" Palm; 10" Camphor; 8" W Oak; 18" Palm; 22" Camphor; 24" W Double Oak; 20" W Oak; 14" Camphor; 18" Double Camphor; 20" Camphor; 30" SL Oak; 25" Camphor; 16" Palm; 10" Palm; 80" SL Double Oak; 20" Double Camphor; 14" W Oak; 14" Palm; 45" SL Oak; 15" Palm; 12" Camphor; 16" Pine; 14" Palm; 20" Pine; 12" SL Oak; 12" SL Oak; 12" Palm; 12" W Oak; 32" SL Oak; 24" SL Double Oak; 32" SL Oak; 18" Palm; 6" SL Oak; 8" W Oak; 10" Palm; 24" SL Oak; 24" W Oak; 10" SL Oak; 24" W Oak; 20" SL Oak; 16" W Oak; 24" W Oak; 16" SL Oak; 14" SL Oak; 24" SL Oak; 20" SL Oak; 10" SL Oak; 12" SL Oak; 12" SL Oak; 14" SL Oak; 24" W Oak; 16" W Oak; 10" SL Oak; 14" SL Oak; 24" SL Double Oak; 24" W Oak; 24" W Oak; 20" SL Oak; 24" W Oak

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

NEW LIFE CHURCH
LANDSCAPE PLAN
WINTER GARDEN, FL

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Landscape Architect of Record

DocuSigned by:
CF0CA17B7724445...
Christopher M. Kennedy
#6668855

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PROJECT #: 10.2024

DRAWN:CK CHECKED: LMP

DATE: SEPT 2024

SHEET: L-1.0

SCALE: 1" = 20'

LANDSCAPE PLAN

Docusign Envelope ID: 7B2C1296-19F9-40F9-ACD9-20FA14C9F760

PLANT LIST:

QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION
		TREES		
10	MG	Magnolia grandiflora 'D.D. Blanchard'	Magnolia 'D.D. Blanchard'	65 Gallon, 3 1/2" Caliper
24	QV	Quercus virginiana	Live Oak	65 Gallon, 3 1/2" Caliper
6	UC	Ulmus chinensis 'Allee'	Allee Elm	65 Gallon, 3 1/2" Caliper
		SHRUBS, VINES & GROUND COVER		
564	IP	Illicium parviflorum	Yellow Anise	30" Min. Ht., 3 Gal. 36" O.C.
452	IV	Ilex vomitoria 'Schillings Dwarf'	Dwarf Yaupon Holly	24" Min. Ht., 3 Gal. 24" O.C.
248	MC	Muhlenbergia capillaris	Muhly Grass	30" Min. Ht., 3 Gal., 18" O.C.
		SOD& MISCELLANEOUS ITEMS		
SOD		Paspalum notatum	Bahia Solid Sod	SOLID SOD, SOD WILL NOT BE IRRIGATED
MULCH		Shredded Melaleuca Mulch		

LANDSCAPE NOTES:

1. All plant material shall be Florida Grade No. 1 or better as specified in "Grades and Standards for Nursery Plants", "Parts 1 and 2, by Division of Plant Industry, Florida", Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen 'Standards for Nursery Stock', latest edition.

2. The landscape contractor shall be responsible for verification of quantities the plant list. in the event of a conflict between quantities on the plant list and the plans, the plans shall control and the discrepancy shall be brought to the attention of the landscape architect prior to bid. Any deviation from these plans must be approved by the Landscape Architect or owner's representative.

3. Contractor is responsible for compliance with all applicable building codes, ordinances and local regulations. The contractor shall be responsible for obtaining all necessary permits to perform the work.

4. The landscape contractor is responsible for inspection of existing conditions and promptly reporting all discrepancies and improper conditions (wetness, muck, debris, ect) to the Landscape Architect prior to bidding. Contractor is responsible for soil analysis prior to installation of plantings, and is responsible for all soil amendments to conform to specifications.

5. All tree material shall be container grown unless otherwise specified.

6. The landscape contractor shall aquaint himself with all civil drawings as they relate to paving, site grading, and all utilities, (including water, sewer and electrical supply) to preclude any misunderstanding and ensure trouble free installation. The exact location of all existing structures, underground utilities, existing underground sprinklers and pipe may not be indicated on drawings. The contractor shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect utility services which must remain operational and shall be responsible for there replacement if damaged by him.

7. Mulch shall be organic and shall not be placed on top of the root ball or placed against the trunk. Mulch shall be applied a minimum of 12" to 18" from the trunk of any sized tree. Materials such as rock and shells that do not biodegrade, are not deemed acceptable. Failure to install mulch (and type of mulch) as provided in the specification above may result in a failed inspection. See http://hort.ifas.ufl.edu/woody/over-mulching.html for more information.

8. Refer to specifications for complete requirements.

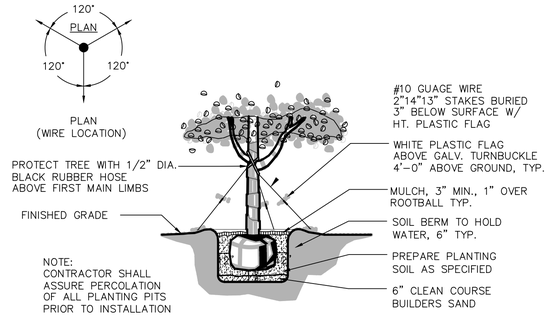
9. In the event of a conflict between quantities on the plant list and the plans, the plan shall take precedent.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with a permanent automatic irrigation system providing 100% coverage.

2. An automatic moister sensor/shutoff shall be part of the system.

3. All tree, shrub, and groundcover material proposed for this site is medium to low water use. Micro or drip irrigation will be installed in these beds.

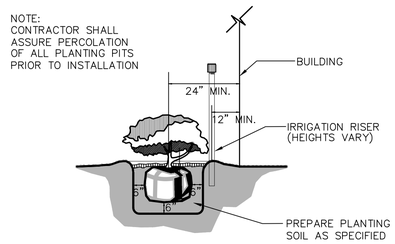


LARGE TREE DETAIL

Scale: N.T.S. 1 L-2.0

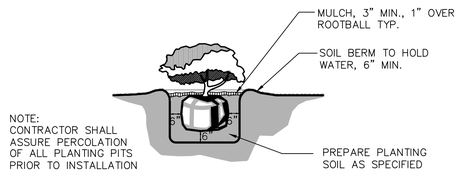
CHART FOR IRRIGATION RISER HEIGHT:

IRRIGATION RISER HEIGHT	
24"	INSTALLED IN GROUNDCOVER BED
30"	INSTALLED IN SHRUB BED



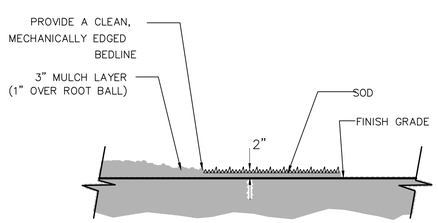
SHRUBS/GROUNDCOVER ADJECENT TO BUILDING

Scale: N.T.S. 2 L-2.0



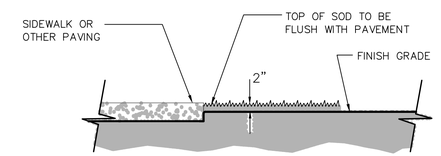
SHRUB DETAIL

Scale: N.T.S. 3 L-2.0



SOD PLACEMENT ADJ. TO MULCH

Scale: N.T.S. 4 L-2.0



SOD PLACEMENT ADJ. TO PAVEMENT

Scale: N.T.S. 5 L-2.0

NEW LIFE CHURCH
LANDSCAPE DETAILS
WINTER GARDEN, FL

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, Fl. 32701
Phone No. 407-452-8633
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Landscape Architect of Record

DocuSigned by:
C0058A37B724440...

Christopher M. Kennedy
#6666855

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PROJECT #: 10.2024
DRAWN:CK CHECKED: LMP
DATE: SEPT 2024
SHEET: L-2.0
SCALE: 1" = 20'
LANDSCAPE DETAILS

Docusign Envelope ID: 7B2C1296-19F9-40F9-ACD9-20FA14C9F760

NEW LIFE CHURCH
TREE PROTECTION PLAN
WINTER GARDEN, FL

RCE Consultants
Engineering Real Solutions

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, Fl. 32701
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PROJECT #: 10.2024	
DRAWN:CK CHECKED: LMP	
DATE: SEPT 2024	SHEET: T-1.0
SCALE: 1" = 20'	

TREE PROTECTION PLAN

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

Docusign Envelope ID: 7B2C1296-19F9-40F9-ACD9-20FA14C9F760

INVASIVE TREES

NUMBER	NORTHING	EASTING	SIZE	TYPE	SAVE	REMOVE
187	1548154.27	476054.836		10 CAMPHOR	OFFSITE	
208	1548153.95	476088.272		14 CAMPHOR	OFFSITE	
209	1548149.78	476092.124		14 CAMPHOR	OFFSITE	
151	1548049.35	476002.513		20 CAMPHOR	X	
153	1548039.8	476000.182		12 CAMPHOR	X	
154	1548033.7	476002.443		25 CAMPHOR	X	
188	1548144.74	476058.685		10 Camphor	X	
189	1548099.67	475997.002		20 Camphor	X	
210	1548132.83	476032.977		6 CAMPHOR	X	
216	1548131.06	476114.252		18 CAMPHOR	X	
217	1548141.86	476146.08		20 CAMPHOR	X	
237	1548142.66	476234.28		10 CAMPHOR	X	
414	1548140.5	476297.667		22 CAMPHOR	X	
424	1548140.69	476351.096		14 CAMPHOR	X	
90	1547893.96	476034.612		20 CAMPHOR		X
148	1548061.77	476017.831		15 CAMPHOR		X
160	1548044.55	476114.964		15 CAMPHOR		X
163	1548074.06	476111.415		20 CAMPHOR		X
164	1548081.36	476114.865		15 CAMPHOR		X
167	1548089.24	476075.294		10 CAMPHOR		X
183	1548108.23	476025.141		10 CAMPHOR		X
193	1548014.04	476116.655		25 CAMPHOR		X
194	1548039.32	476107.67		20 CAMPHOR		X
201	1548041.89	476176.825		10 CAMPHOR		X
211	1548115.8	476041.58		6 CAMPHOR		X
218	1548129.26	476149.37		20 CAMPHOR		X
223	1547969.41	476065.351		15 CAMPHOR		X
239	1548128.51	476243.852		12 CAMPHOR		X
244	1548126.62	476245.317		10 CAMPHOR		X
266	1547957.1	476170.926		12 CAMPHOR		X
277	1547904.32	476222.903		10 CAMPHOR		X
278	1547903.23	476222.425		8 CAMPHOR		X
307	1547888.63	476063.546		12 CAMPHOR		X
362	1547857.31	476340.817		10 CAMPHOR		X
413	1548118.83	476311.595		22 CAMPHOR		X
447	1548123.89	476432.468		12 CAMPHOR		X
197	1548101.16	476145.598		20 CAMPHOR		X
199	1548098.4	476144.304		20 CAMPHOR		X
89	1547890.25	476029.788		6 CAMPHOR		X
120	1547953.74	476024.91		12 CAMPHOR		X
259	1548001.04	476153.497		24 CAMPHOR		X
264	1547963.72	476183.291		12 CAMPHOR		X
265	1547963.18	476179.917		12 CAMPHOR		X
422	1548105.8	476369.557		14 CAMPHOR		X
423	1548107.81	476371.943		14 CAMPHOR		X
435	1548107.72	476372.577		12 CAMPHOR		X
436	1548103.33	476365.862		8 CAMPHOR		X
142	1548033.13	476047.434		10 CAMPHOR		X
221	1548032.21	476125.602		15 CAMPHOR		X
231	1548110.12	476172.38		10 CAMPHOR		X
238	1548097.4	476185.211		10 CAMPHOR		X
254	1548011.29	476122.852		6 CAMPHOR		X
308	1547889.9	476084.277		6 CAMPHOR		X
309	1547887.87	476091.788		6 CAMPHOR		X
310	1547884.6	476093.757		6 CAMPHOR		X
311	1547908.74	476126.469		10 CAMPHOR		X
312	1547950.38	476118.902		20 CAMPHOR		X
385	1548003.13	476368.838		6 CAMPHOR		X
437	1548093.4	476377.458		6 CAMPHOR		X

CAMPHOR TREE TOTALS:

TOTAL CAMPHOR TREES SAVED:	11 TREES	177 INCHES
TOTAL CAMPHOR TREES REMOVED:	45 TREES	574 INCHES

NUMBER	NORTHING	EASTING	SIZE	TYPE	SAVE	REMOVE
126	1547935.54	476083.1		18 EAR		X
139	1547996.04	476040.896		20 EAR		X
145	1548063.26	476059.963		10 EAR		X
200	1548018.91	476180.116		25 EAR		X
303	1547852.34	476143.483		36 EAR		X
433	1548119.02	476375.562		24 EAR		X
293	1547864.22	476170.756		36 EAR		X
127	1547952.46	476093.089		16 EAR		X
128	1547966.97	476097.307		24 EAR		X
143	1548026.97	476052.722		20 EAR		X
159	1547952.24	476106.704		40 EAR		X
222	1547959.54	476075.413		6 EAR		X
260	1548000.7	476156.082		8 EAR		X
261	1547998.37	476170.138		12 EAR		X
262	1547998.36	476168.836		14 EAR		X
276	1547909.54	476172.072		12 EAR		X
450	1548107.35	476453.694		12 EAR		X

EAR TREE TOTALS:

TOTAL EAR TREES SAVED:	0 TREES	0 INCHES
TOTAL EAR TREES REMOVED:	17 TREES	333 INCHES

NUMBER	NORTHING	EASTING	SIZE	TYPE	SAVE	REMOVE
219	1548133.78	476157.064		12 GUM		X
245	1548068.54	476248.939		8 GUM		X
388	1548007.21	476343.495		10 GUM		X
377	1547912.93	476346.947		12 GUM		X

GUM TREE TOTALS:

TOTAL GUM TREES SAVED:	0 TREES	0 INCHES
TOTAL GUM TREES REMOVED:	4 TREES	42 INCHES

NUMBER	NORTHING	EASTING	SIZE	TYPE	SAVE	REMOVE
232	1548150.973	476198.328		10 WATER OAK	OFFSITE	
233	1548149.762	476203.429		12 SAND LIVE OAK	OFFSITE	
302	1547861.63	476146.59		6 SAND LIVE OAK	X	
292	1547852.939	476193.44		8 SAND LIVE OAK	X	
286	1547856.829	476216.399		10 SAND LIVE OAK	X	
356	1547875.261	476354.534		10 SAND LIVE OAK	X	
116	1547961.784	476003.406		12 SAND LIVE OAK	X	
125	1547968.403	476014.336		12 SAND LIVE OAK	X	
290	1547855.725	476189.7		12 SAND LIVE OAK	X	
334	1547830.22	476197.922		12 SAND LIVE OAK	X	
291	1547848.305	476200.768		12 SAND LIVE OAK	X	
236	1548140.742	476210.811		12 SAND LIVE OAK	X	
416	1548110.116	476297.271		12 SAND LIVE OAK	X	
434	1548109.435	476368.526		12 SAND LIVE OAK	X	
392	1548034.901	476369.92		12 SAND LIVE OAK	X	
391	1548033.74	476370.394		12 SAND LIVE OAK	X	
289	1547861.845	476194.528		14 SAND LIVE OAK	X	
288	1547860.906	476198.526		14 SAND LIVE OAK	X	
284	1547861.204	476218.454		14 SAND LIVE OAK	X	
420	1548103.48	476344.519		14 SAND LIVE OAK	X	
359	1547871.804	476353.61		14 SAND LIVE OAK	x	
421	1548110.647	476370.392		14 SAND LIVE OAK	X	
386	1548008.411	476372.183		14 SAND LIVE OAK	X	
85	1547833.81	476036.985		16 SAND LIVE OAK	X	
296	1547839.891	476181.365		16 SAND LIVE OAK	X	
287	1547865.667	476195.086		16 SAND LIVE OAK	X	
235	1548145.029	476213.336		16 SAND LIVE OAK	X	
357	1547873.676	476351.13		16 SAND LIVE OAK	x	
180	1548142.589	476009.473		20 SAND LIVE OAK	X	
77	1547825.812	476010.164		20 SAND LIVE OAK	X	
179	1548140.853	476015.886		20 SAND LIVE OAK	X	
331	1547858.068	476220.375		20 SAND LIVE OAK	X	
365	1547832.819	476320.1		20 SAND LIVE OAK	X	
86	1547865.004	476019.858		24 SAND LIVE OAK	X	
285	1547858.677	476219.25		24 SAND LIVE OAK	X	
363	1547869.078	476289.834		24 SAND LIVE OAK	X	
398	1548056.543	476324.055		24 SAND LIVE OAK	X	
353	1547921.857	476375.134		24 SAND LIVE OAK	X	
186	1548142.59	475997.413		25 SAND LIVE OAK	X	
157	1548114.482	476020.222		25 SAND LIVE OAK	X	
206	1548147.745	476068.713		25 SAND LIVE OAK	X	
152	1548043.977	476000.096		30 SAND LIVE OAK	X	
158	1548122.255	476015.902		30 SAND LIVE OAK	X	
198	1548130.893	476207.2		30 SAND LIVE OAK	X	
305	1547850.277	476089.241		32 SAND LIVE OAK	X	
304	1547835.431	476099.21		32 SAND LIVE OAK	X	
257	1547983.094	476133.282		32 SAND LIVE OAK	X	
294	1547841.633	476174.934		32 SAND LIVE OAK	X	
333	1547828.813	476225.088		32 SAND LIVE OAK	X	
146	1548029.863	476069.331		45 SAND LIVE OAK	X	
156	1548103.551	476021.24		80 SAND LIVE OAK	X	

NUMBER	NORTHING	EASTING	SIZE	TYPE	SAVE	REMOVE
240	1548137.59	476249.184		8 WATER OAK	X	
256	1547994.472	476137.864		12 WATER OAK	X	
149	1548064.286	476012.378		14 WATER OAK	X	
234	1548145.048	476204.044		16 WATER OAK	X	
358	1547865.605	476343.303		16 WATER OAK	x	
419	1548133.175	476331.304		20 WATER OAK	X	
367	1547835.558	476290.345		24 WATER OAK	X	
366	1547832.381	476300.288		24 WATER OAK	X	
418	1548136.101	476323.895		24 WATER OAK	X	
440	1548122.732	476410.646		24 WATER OAK	X	
446	1548048.777	476460.676		24 WATER OAK	X	

OAK TREE TOTALS:

TOTAL WATER OAK TREES SAVED:	11 TREES	206 INCHES
TOTAL WATER OAK TREES REMOVED:	18 TREES	143 INCHES
TOTAL SAND LIVE OAK TREES SAVED:	49 TREES	1,002 INCHES
TOTAL SAND LIVE OAK TREES REMOVED:	58 TREES	958 INCHES

NUMBER	NORTHING	EASTING	SIZE	TYPE	SAVE	REMOVE
267	1547976.867	476187.185		6 SAND LIVE OAK		X
268	1547965.542	476206.814		6 SAND LIVE OAK		X
269	1547962.564	476208.028		6 SAND LIVE OAK		X
270	1547945.092	476212.139		6 SAND LIVE OAK		X
405	1548031.842	476269.19		6 SAND LIVE OAK		X
336	1547903.57	476269.763		6 SAND LIVE OAK		X
399	1548061.183	476319.982		6 SAND LIVE OAK		X
342	1547978.778	476329.104		6 SAND LIVE OAK		X
382	1547989.679	476383.791		6 SAND LIVE OAK		X
281	1547886.186	476191.016		8 SAND LIVE OAK		X
280	1547886.928	476193.153		8 SAND LIVE OAK		X
345	1547927.806	476323.45		8 SAND LIVE OAK		X
396	1548046.178	476334.929		8 SAND LIVE OAK		X
438	1548107.454	476395.686		8 SAND LIVE OAK		X
417	1548081.099	476294.227		10 SAND LIVE OAK		X
403	1548043.178	476303.657		10 SAND LIVE OAK		X
343	1547962.977	476338.31		10 SAND LIVE OAK		X
394	1548030.092	476342.865		10 SAND LIVE OAK		X
381	1547962.197	476350.261		10 SAND LIVE OAK		X
355	1547895.13	476358.763		10 SAND LIVE OAK		X
337	1547905.466	476270.424		12 SAND LIVE OAK		X
383	1547991.892	476384.474		12 SAND LIVE OAK		X
384	1547994.283	476388.795		12 SAND LIVE OAK		X
273	1547929.167	476221.415		14 SAND LIVE OAK		X
272	1547931.778	476222.319		14 SAND LIVE OAK		X
338	1547944.74	476280.019		14 SAND LIVE OAK		X
402	1548038.538	476304.089		14 SAND LIVE OAK		X
401	1548041.809	476307.646		14 SAND LIVE OAK		X
397	1548066.763	476330.934		14 SAND LIVE OAK		X
344	1547956.412	476344.685		14 SAND LIVE OAK		X
390	1548047.654	476408.77		14 SAND LIVE OAK		X
389	1548046.992	476408.898		14 SAND LIVE OAK		X
274	1547929.145	476218.616		16 SAND LIVE OAK		X
271	1547932.68	476222.812		16 SAND LIVE OAK		X
444	1548067.334	476380.772		16 SAND LIVE OAK		X
335	1547941.522	476256.902		18 SAND LIVE OAK		X
347	1547923.198	476352.192		18 SAND LIVE OAK		X
380	1547971.05	476354.867		18 SAND LIVE OAK		X
379	1547967.178	476384.147		18 SAND LIVE OAK		X
134	1548016.868	476023.735		20 SAND LIVE OAK		X
279	1547888.301	476195.122		20 SAND LIVE OAK		X
339	1547942.238	476285.831		20 SAND LIVE OAK		X
364	1547855.302	476294.988		20 SAND LIVE OAK		X
346	1547905.462	476315.345		20 SAND LIVE OAK		X
395	1548078.936	476346.752		20 SAND LIVE OAK		X
282	1547880.931	476200.775		24 SAND LIVE OAK		X
349	1547894.932	476306.623		24 SAND LIVE OAK		X
341	1547980.625	476331.164		24 SAND LIVE OAK		X
393	1548018.239	476338.435		24 SAND LIVE OAK		X
361	1547856.175	476362.914		24 SAND LIVE OAK		X
439	1548103.624	476397.859		24 SAND LIVE OAK		X
387	1548029.338	476398.437		24 SAND LIVE OAK		X
246	1547997.889	476228.293		32 SAND LIVE OAK		X
247	1547961.203	476235.202		32 SAND LIVE OAK		X
162	1548068.145	476137.241		40 SAND LIVE OAK		X
169	1548080.584	476168.369		40 SAND LIVE OAK		X
190	1548042.428	476141.75		45 SAND LIVE OAK		X
191	1548084.297	476168.738		45 SAND LIVE OAK		X

NUMBER	NORTHING	EASTING	SIZE	TYPE	SAVE	REMOVE
352	1547909.155	476337.439		8 WATER OAK		X
350	1547908.132	476341.335		8 WATER OAK		X
351	1547908.639	476341.873		8 WATER OAK		X
348	1547914.115	476343.882		10 WATER OAK		X
340	1547952.976	476286.268		12 WATER OAK		X
400	1548040.328	476310.514		12 WATER OAK		X
354	1547898.348	476355.138		12 WATER OAK		X
442	1548091.144	476407.057		12 WATER OAK		X
448	1548121.334	476434.922		12 WATER OAK		X
449	1548122.268	476436.968		12 WATER OAK		X
360	1547861.87	476335.24		14 WATER OAK		X
445	1548046.801	476431.98		16 WATER OAK		X
441	1548102.599	476422.53		22 WATER OAK		X
147	1548064.097	476021.835		25 WATER OAK		X

TREE CALCULATIONS:

TOTAL WATER OAK TREES SAVED:	11 TREES	206 INCHES
TOTAL WATER OAK TREES REMOVED:	18 TREES	143 INCHES
TOTAL SAND LIVE OAK TREES SAVED:	49 TREES	1,002 INCHES
TOTAL SAND LIVE OAK TREES REMOVED:	58 TREES	958 INCHES
TOTAL SWEETGUM TREES SAVED:	0 TREES	0 INCHES
TOTAL SWEETGUM TREES REMOVED:	3 TREES	40 INCHES
TOTAL PINE TREES SAVED:	6 TREES	111 INCHES
TOTAL PINE TREES REMOVED:	12 TREES	206 INCHES
TOTAL PALM TREES SAVED:	19 TREES	278 INCHES
TOTAL PALM TREES REMOVED:	29 TREES	447 INCHES
TOTAL TREES SAVED:	85 TREES	1,597 INCHES
TOTAL TREES REMOVED:	116 TREES	1,834 INCHES

INVASIVES

TOTAL CAMPHOR TREES REMOVED:	45 TREES	574 INCHES
TOTAL EAR TREES REMOVED:	17 TREES	333 INCHES
TOTAL GUM TREES REMOVED:	4 TREES	42 INCHES
TOTAL INVASIVES REMOVED:	66 TREES	949 INCHES

TOTAL CANOPY TREES REMOVED:	116 TREES	1,834 INCHES

REPLACEMENT CANOPY TREES REQUIRED (2:1) = 232 TREES

TOTAL TREES TO BE INSTALLED:	40 TREES	140 INCHES
TOTAL TREES SAVED:	85 TREES	1,597 INCHES
TOTAL CANOPY TREES PROVIDED:	125 TREES	1,737 INCHES

TOTAL CANOPY TREE DEFICIT: 97 TREES

CANOPY TREE COST INCLUDING INSTALLATION: $900

TREE FUND CONTRIBUTION: $87,300
(TREE DEFICIT NUMBER X COST)

NUMBER	NORTHING	EASTING	SIZE	TYPE	SAVE	REMOVE
263	1547970.14	476180.8		18 Sweetgum		X
404	1548030.99	476276.927		14 Sweetgum		X
243	1548102.34	476220.331		8 Sweetgum		X

SWEETGUM TREE TOTALS:

TOTAL SWEETGUM TREES SAVED:	0 TREES	0 INCHES
TOTAL SWEETGUM TREES REMOVED:	3 TREES	40 INCHES

NUMBER	NORTHING	EASTING	SIZE	TYPE	SAVE	REMOVE
78	1547878.8	475998.292		20 PINE	X	
83	1547838.43	476011.559		16 PINE	X	
100	1547842.9	476044.039		16 Pine	X	
115	1547976.41	475996.343		20 PINE	X	
207	1548146.2	476074.131		23 PINE	X	
113	1547987.82	476006.008		16 PINE	X	
87	1547879.05	476041.184		22 PINE		X
93	1547922.76	476042.787		14 PINE		X
112	1547991.74	476012.401		18 PINE		X
121	1547970.47	476030.506		18 PINE		X
122	1547968.64	476028.2		18 PINE		X
137	1548027.88	476036.143		16 PINE		X
138	1547999.05	476039.652		16 Pine		X
140	1548018.96	476052.525		16 PINE		X
255	1547998.16	476132.773		20 PINE		X
141	1548030.94	476047.813		16 PINE		X
144	1548044.22	476023.723		20 PINE		X
119	1547963.5	476035.121		12 PINW		X

PINE TREE TOTALS:

TOTAL PINE TREES SAVED:	6 TREES	111 INCHES
TOTAL PINE TREES REMOVED:	12 TREES	206 INCHES

NUMBER	NORTHING	EASTING	SIZE	TYPE	SAVE	REMOVE
94	1547923.14	476021.512		PALM	X	
84	1547840.74	476014.004		16 PALM	X	
95	1547922.53	476000.152		16 PALM	x	
97	1547863.84	476055.501		16 PALM	X	
98	1547855.64	476064.062		16 PALM	X	
117	1547954.14	476005.071		12 PALM	X	
150	1548063.68	475997.691		14 PALM	X	
155	1548019.24	476002.131		15 PALM	X	
181	1548123.82	476033.701		15 PALM	X	
182	1548123.2	476035.449		10 PALM	X	
241	1548144.35	476260.637		16 PALM	X	
415	1548140.23	476275.159		18 PALM	X	
306	1547850.47	476084.956		18 PALM	X	
297	1547847.52	476176.126		10 PALM	X	
298	1547843.41	476181.632		18 PALM	X	
299	1547846.86	476180.956		18 PALM	X	
300	1547850.7	476178.61		18 PALM	X	
301	1547853.69	476179.658		18 PALM	X	
114	1547986.39	476003.458		14 PALM	X	
91	1547901.92	476035.847		16 PALM		X
118	1547925.28	476044.157		16 PALM		X
161	1548050.48	476149.18		15 PALM		X
192	1548026.11	476108.182		10 PALM		X
252	1548032.01	476153.895		8 PALM		X
283	1547881.93	476197.023		10 PALM		X
313	1547951.55	476119.004		12 PALM		X
314	1547953.18	476115.305		12 PALM		X
452	1548122.98	476488.245		10 PALM		X
453	1548118.53	476488.818		20 PALM		X
332	1547831.49	476222.083		16 PALM		X
96	1547888.64	476046.167		16 PALM		X
123	1547958.16	476022.768		16 PALM		X
124	1547955.13	476015.826		16 PALM		X
295	1547844.82	476175.686		16 PALM		X
92	1547917.35	476041.027		16 PALM		X
135	1548014.28	476026.617		24 PALM		X
136	1548020.94	476038.345		24 PALM		X
165	1548099.62	476126.429		20 PALM		X
166	1548101.81	476126.983		20 PALM		X
168	1548078.16	476138.759		20 PALM		X
195	1548033.75	476111.751		10 PALM		X
220	1548114.14	476157.445		20 PALM		X
242	1548144.09	476240.384		16 PALM		X
253	1548030.87	476130.675		6 PALM		X
315	1547963.6	476111.343		12 PALM		X
378	1547967.09	476408.937		18 PALM		X
88	1547889.07	476031.746		20 PLM		X
443	1548043.49	476387.636		12 PALM		X

PALM TREE TOTALS:

TOTAL PALM TREES SAVED:	19 TREES	278 INCHES
TOTAL PALM TREES REMOVED:	29 TREES	447 INCHES

RCE Consultants
Engineering Real Solutions

NEW LIFE CHURCH
TREE PROTECTION DETAILS
WINTER GARDEN, FL

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Landscape Architect of Record
Docusigned by:
C005A37B7724440...
Christopher M. Kennedy
#6666855
This item has been electronically signed and sealed by Christopher M. Kennedy, PLA, on the date delineated using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #: 10.2024
DRAWN:CK CHECKED: LMP
DATE: SEPT 2024
SHEET: T-2.0
SCALE: 1" = 20'
TREE PROTECTION DETAILS

Exhibit “C”

COVER PAGE

NEW LIFE SLAVIC CHRISTIAN MISSIONARY CHURCH

PUD ARCHITECTURAL AND DESIGN STANDARDS (4 PAGES – ATTACHED)

NARRATIVE

Building Materials, Finishes & Color Palette

New Life Church

The base structure is a **Pre-Engineered Metal Building (PEMB)**, incorporating high-quality materials and refined finishes:

- **Roof:** Standing seam black metal roof, utilizing a concealed clip system for a seamless appearance. The integrated overhangs that soften the building's silhouette and minimize any commercial aesthetic.
- **Walls:** Standard **PBR metal panels**, rated to support substrate and **stucco application**. Painted in **clean, elegant white**, the wall surfaces project simplicity and openness.
- **Soffits & Overhang:** Pre-finished in **metal panels** with architectural detail to enhance elegance and soften the perimeter.
- **Stone Accents:** Natural stone cladding has been added along multiple façade sections, in shades of **white and gray with subtle black undertones**, offering a sophisticated yet grounded aesthetic.
- **Window and Door Trim:** Painted in **black**, complementing the roof and accent stones while highlighting the building's geometry.

This color and material combination ensures clarity, modernity, and subtle refinement, creating a space that uplifts without overwhelming.

In closing:

This project has undergone thorough planning and refinement over the past year and a half. The renderings, site plan, and architectural drawings submitted as part of this packet fully illustrate the design intent, building proportions, and aesthetic appeal.

New Life Church stands ready to begin construction, offering a beacon of hope and gathering for the Winter Garden community. We respectfully request this project be advanced to the citizen's meeting, where we will present all relevant documentation including full-size 24x36 drawings.

The design team has responded to all feedback and ensured alignment between the site plan, elevations, and renderings. We humbly ask for your support in moving this transformative project to the next stage.

Steven G Anderson

Agent for new life church

East Front and South Side Elevation

East Front and North Side Elevation

East Front Elevation

West Rear and East Side Elevation

West Rear and North Side Elevation

West Rear Elevation

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM # 3.B

(Public Hearing)

Date: February 24, 2026 **Meeting Date:** March 2, 2026

Subject: 761 Garden Commerce Parkway
Project Name: Winter Garden Flex Rezoning
Parcel ID: 24-22-27-9387-23-000
Issue: The applicant is requesting to update the future land use and rezone the 2.88 ± acre property.

Supplemental Material / Analysis:

Owner / Applicant: Winter Garden Flex, LLC /Sharon Williams
Current Zoning: PID (Planned Industrial Development) per Ordinance 13-42
Proposed Zoning: PCD (Planned Commercial Development)
Current FLU: Multi Office Industrial
Proposed FLU: Commercial

Summary: The applicant has requested to update the future land use map and rezone the property located at 761 Garden Commerce Parkway from PID (Planned Industrial Development) to PCD (Planned Commercial Development).

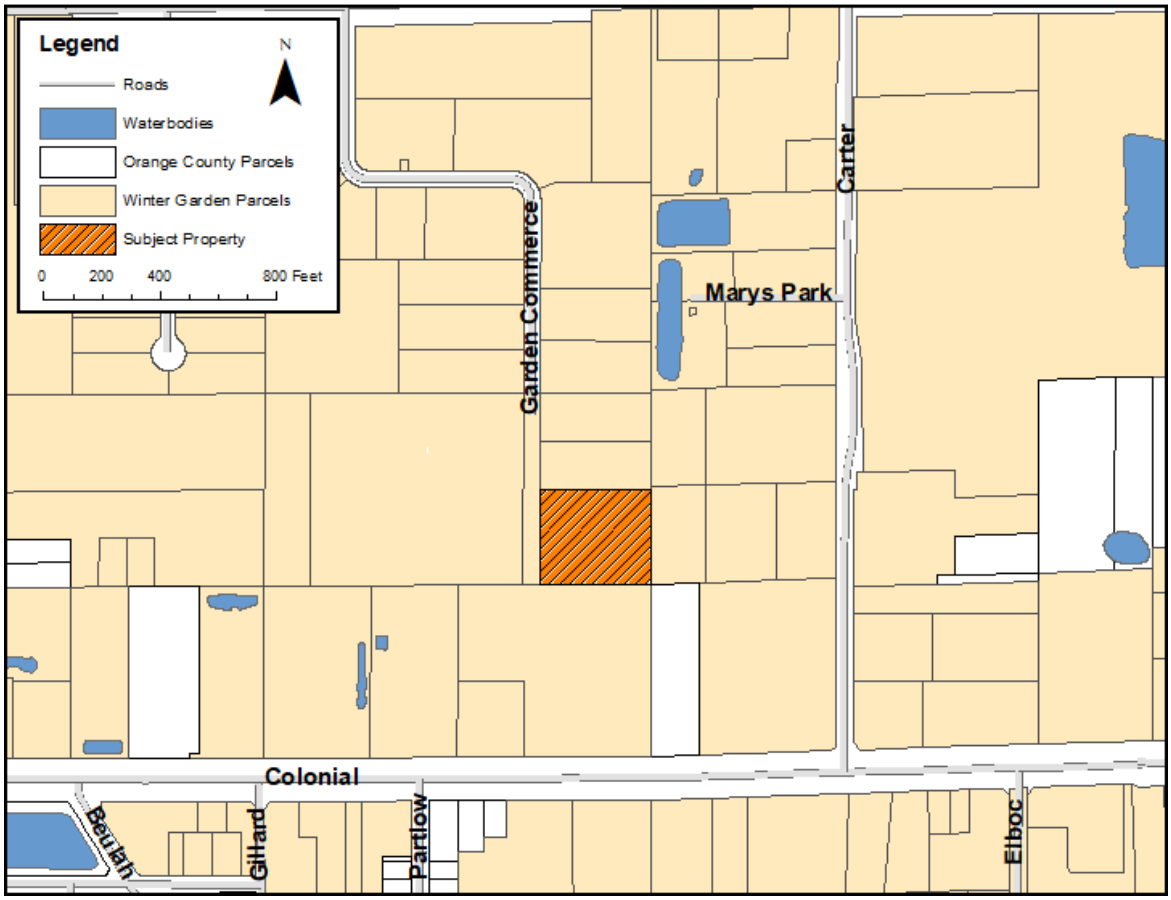
Staff Recommendation(s):
Staff recommends approval of ordinance 26-06 and 26-07.

Next Step(s): The first reading by Commission is scheduled for March 12, 2026, with the second reading and adoption anticipated to be on March 26, 2026.

Attachment(s):
Location Map
Staff Report
Ordinance 26-06
Ordinance 26-07
Business Impact Statement – Ordinance 26-06 and 26-07

LOCATION MAP

761 Garden Commerce Parkway



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

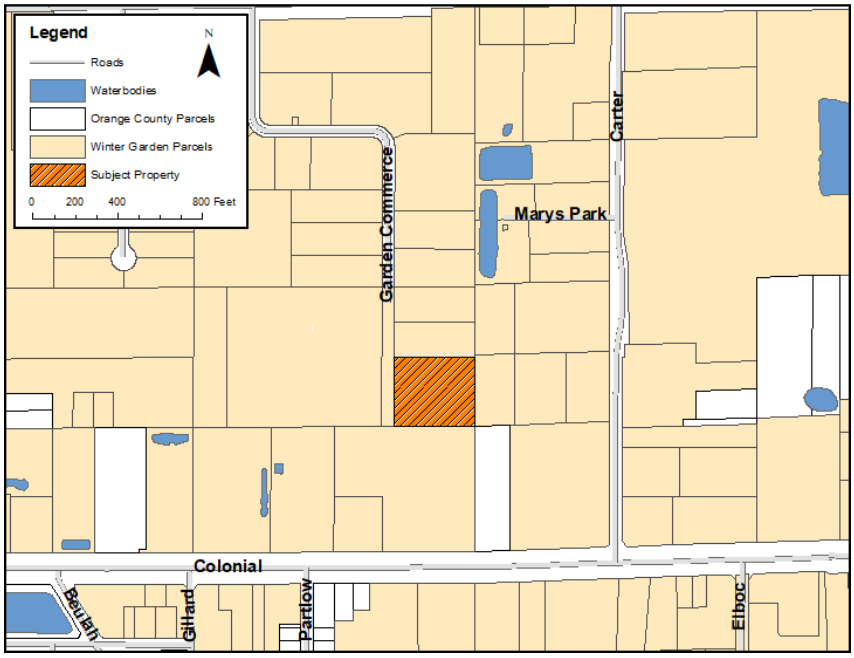
TO: PLANNING AND ZONING BOARD
PREPARED BY: YVONNE CONATSER, SENIOR PLANNER
DATE: MARCH 2, 2026
SUBJECT: FUTURE LAND USE UPDATE TO COMMERCIAL AND PCD REZONING
761 GARDEN COMMERCE PKWY (2.88 ± ACRES)
PARCEL ID #24-22-27-9387-23-000

APPLICANT: Sharon Williams, Winter Garden Flex, LLC

INTRODUCTION

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

The subject property is located at 761, 765, 771 and 775 Garden Commerce Parkway. It is approximately 2.88 ± acres. The subject property is zoned PID, Planned Industrial Development per Ordinance 13-42 and designated MOI (Multi Office Industrial) on the City's Future Land Use Map. The map below depicts the location of the property within the City of Winter Garden municipal limits:



EXISTING USE

The property is presently an industrial flex development with four buildings. There are two buildings (Building 1 (771) and 2 (761)) fronting along Garden Commerce Parkway which total approximately 6,042 +/- square feet each and two buildings (Building 3 (765) and 4 (775)) located within the property totaling approximately 14,288 +/- square feet each, all together the buildings total 40,660 +/- square feet. The property contains several office, flex warehouse, and limited commercial businesses. The property is subject to Ordinance 13-42 for PID zoning and part of the Winter Garden Commerce Center Property Owner's Association.

ADJACENT LAND USE AND ZONING

The property to the north is developed with a 27,472 +/- square foot industrial flex building. The property to the west is currently vacant but a site plan to develop the property as storage for General RV was approved by the City Commission April 10, 2025. Both properties are zoned PID per Ordinance 13-42 and designated MOI per the City's Future Land Use Map. The property to the east and northeast is zoned I-2 industrial, designated MOI and is developed with two 16,900 +/- square foot warehouse buildings. The property to the southeast is developed with an 29,000 +/- square foot commercial building. This property is in unincorporated Orange County. The property to the south is zoned C-2 arterial commercial, designated COM (Commercial) and is currently vacant but like the property to the west, a site plan for a new General RV office facility was approved by the City Commission April 10, 2025. With the exception of the property located to the southeast, all surrounding properties are within the City of Winter Garden municipal limits.

PROPOSED USE

Background – The applicant requested a special exception permit for a dog daycare facility in July of 2025. Staff recommended denial of the special exception permit as the requested use is not allowed under Ordinance 13-42. The Planning and Zoning Board voted to table the request to allow the applicant to continue to work with staff toward a more amenable solution.

After additional discussion with staff, the applicant applied to rezone the property to PCD, Planned Commercial Development, "to allow for the development of a neighborhood-serving mixed use commercial center of office, retail and warehouse."

Proposed Use - The applicant plans to maintain the property as developed under the PID and Ordinance 13-42, and the approved site plan, and enhance the development with the additional uses that will be allowed with the PCD, if approved. The applicant is requesting service uses to include medical aesthetics/clinics, studio uses such as yoga and ballet, retail and pet care services.

The property is adjacent to C-2 Commercial to the south. The applicant believes they can maintain and enhance the professional development of the property under the PCD zoning and, that with the connection of Garden Commerce Parkway to West Colonial Drive, they can create a "cohesive" development with the commercial property to the south and with their West Side Station development property located at the northwest corner of the intersection of West Colonial and Garden Commerce Parkway.

The applicant provided a Traffic Impact Statement regarding the existing property and proposed rezoning. The City's traffic engineer reviewed the TIA and concluded that the existing roadway will continue to operate at an acceptable level of service at build-out of the property. Further, the property has been developed with parking to accommodate commercial uses.

As is standard for all rezonings, a community meeting was held on January 7, 2026. The meeting yielded no concerns. Additionally, the applicant has provided a letter of support from the Winter Garden Commerce Center Property Owner's Association, Inc. for the rezoning of the property to PCD.

SUMMARY

The applicant's request for additional commercial uses on the property, while limited, allows for greater flexibility and businesses on the property without interfering with the existing businesses and development of the surrounding PID properties. Further, the property is being developed per the approved site plan which will maintain the character of the Winter Garden Commerce Center. No site plan changes are needed to accommodate the new commercial uses.

The proposed PCD will continue the intent "to provide flexibility in the development" of the property and require the property owner to mitigate the additional commercial uses as outlined in the proposed Ordinance 26-07. The PCD will be an amendment to Ordinance 13-42. The property will remain part of and subject to the Property Owner's Association for the Winter Garden Commerce Center.

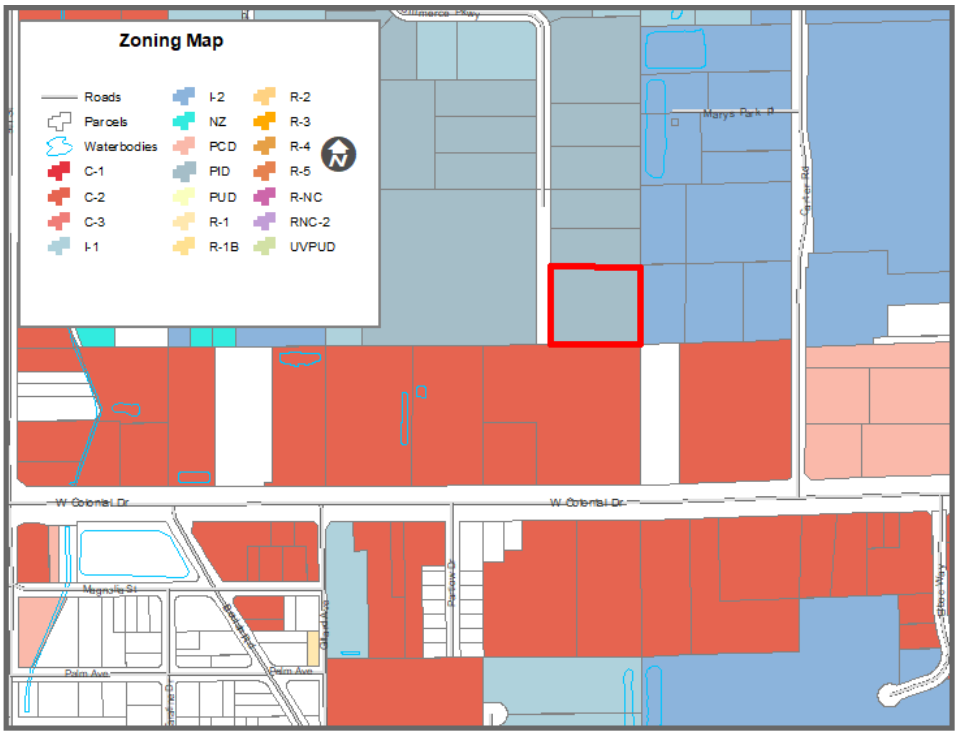
Based on these criteria, the staff can support the proposed future land use map amendment and the proposed rezoning of the property. Staff recommends approval of Ordinance 26-06 to update the future land use map from MOI to COM and Ordinance 26-07 to rezone the property to PCD subject to the conditions outlined in said ordinance.

ATTACHMENTS

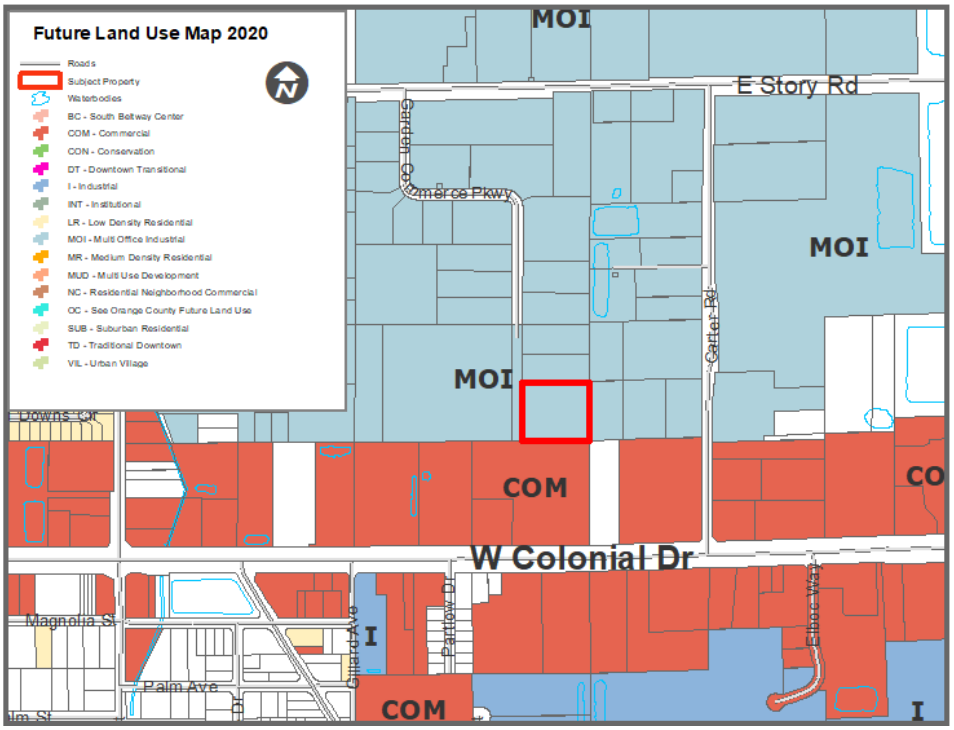
- Aerial Map
- Zoning Map
- Future Land Use Map
- Site Photos
- Applicant's Narrative
- POA Letter of Support
- Ordinance 26-06 and 26-07

AERIAL MAP
761, 765, 771 and 775 Garden Commerce Parkway

ZONING MAP
761, 765, 771 and 775 Garden Commerce Parkway



FUTURE LAND USE MAP
761, 765, 771 and 775 Garden Commerce Parkway



SITE PHOTO

Winter Garden Flex – View from Garden Commerce Parkway

APPLICANT'S NARRATIVE

Winter Garden Flex, LLC
775 Garden Commerce Parkway
Suite B
Winter Garden, FL 34787

July 24, 2025

Re: Request for Rezoning - Amendment from Planned Industrial Development (PID) to Planned Commercial Development (PCD)

City of Winter Garden
Planning and Zoning Department
300 West Plant Street
Winter Garden, FL 34787

Dear Planning and Zoning Staff,

The applicant, Winter Garden Flex, LLC, dba EVO, respectfully requests to rezone approximately 2.88 acres from Planned Industrial Development (PID) to Planned Commercial Development (PCD) to allow for the development of a neighborhood-serving mixed commercial center of office, retail and warehouse.

Located at 761 Garden Commerce Parkway, parcel ID 24-22-27-9387-23-000, .01 miles from highway 50 and directly adjacent to the new connecting road to highway 50 on Garden Commerce Parkway.

Current users include D1, as a Special Exception is a fitness training facility, Blue Dream Pools, a national pool building company, Montana Roofing, PMU Marketing, a permanent jewelry distributor, Scooter King provides mobility vehicles to our tourism market, Reliant Roofing, Clean Customs, a luxury car improvement company, Florida Power Management is a national solar company, Exchange Place, the developer of the project is a tenant as well, Groupo55 is an importer of high end Brazilian furniture, lastly Resting Rainbow provides cremation and manufactured products to its local customers.

Designed to be cohesive with the development of West Side Station, located .01 miles from EVO, this development provides walkable eateries and services to employees of the PID area

EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT

and community alike. EVO was designed for users of both development for cross use of business opportunities for community convenience.

The land to the South is designated commercial zoning and will be the corporate home of General RV, consisting of retail, and corporate office use.

The current future land use of the EVO is Multi-Office Industrial (MOI) pointing to the city's recognition that the landscape of the area is changing. Many of the users desiring to lease space at EVO are businesses with needs for office space, medical aesthetics, yoga, ballet school and retail. Restaurants are not a user being requested under this PCD request. This change will create greater tax revenues for the city, create larger employment opportunities, and provide more services for the residents of Winter Garden.

The combination of location, the creation of walkable experience, adhering to one of the citywide goals of the city and the new access road to highway 50 are the reasons for our request. We appreciate your time and consideration of this rezoning request. We believe the proposed change from PID to PCD is consistent with the City's vision for responsible growth and aligns with the evolving needs of the surrounding community.

Should you have any questions or require additional information, please do not hesitate to contact us. We look forward to the opportunity to discuss this request further.

Sincerely,

Sharon Williams
CVO, Manager
Winter Garden Flex, LLC
sharon@exchangeplace.net
(407) 810-0468

EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT

POA LETTER OF SUPPORT

Winter Garden Commerce Center Owner Association, Inc.

Date: February 2, 2026

To:
City of Winter Garden
Planning & Zoning Department
300 W Plant Street, Winter Garden FL 34787

Re: Letter of Support – Rezoning from PID to PCD
Property Address: 775, 765, 771 & 761 Garden Commerce Parkway

To Whom it may concern,

On behalf of **Winter Garden Commerce Center Owner Association, Inc.**, this letter serves as confirmation that the Property Owners Association has **reviewed and approved** the request to rezone the property located at **775, 765, 771 & 761 Garden Commerce Parkway Winter Garden FL 34787** from **Planned Industrial Development (PID)** to **Planned Commercial Development (PCD)**.

Accordingly, **Winter Garden Commerce Center Owner Association, Inc. supports the rezoning request** from PID to PCD and has no objection to the applicant proceeding with the rezoning application before the city.

This letter is provided at the request of the property owner for inclusion in the rezoning application materials submitted to the City. Should you require any additional information, please feel free to contact the Association at the information listed below.

Sincerely,

Brett M. Jordan
Community Association Manager
Agent for the Board

ORDINANCE 26-06

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 2.88 ± ACRES LOCATED AT 761 GARDEN COMMERCE PARKWAY, GENERALLY LOCATED NORTH OF WEST COLONIAL DRIVE, EAST OF GARDEN COMMERCE PARKWAY, WEST OF CARTER ROAD AND SOUTH OF EAST STORY ROAD, FROM MULTI OFFICE INDUSTRIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as approximately 2.88 +/- acres located at 761 Garden Commerce Parkway generally located north of West Colonial Drive, east of Garden Commerce Parkway, west of Carter Road and south of East Story Road, and legally described in ATTACHMENT “A” (the “Property”) has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from MOI (Multi Office Industrial) to COM (Commercial); and

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

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

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

SECTION II. *Effective Date.* This Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the adopted Ordinance is in compliance.

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

FIRST READING AND PUBLIC HEARING: _____ , 2026.

SECOND READING AND PUBLIC HEARING: _____ , 2026.

ADOPTED this ____ day of _____, 2026, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
RONISHA MARTIN, Interim City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 24-22-27-9387-23-000

DESCRIPTION:

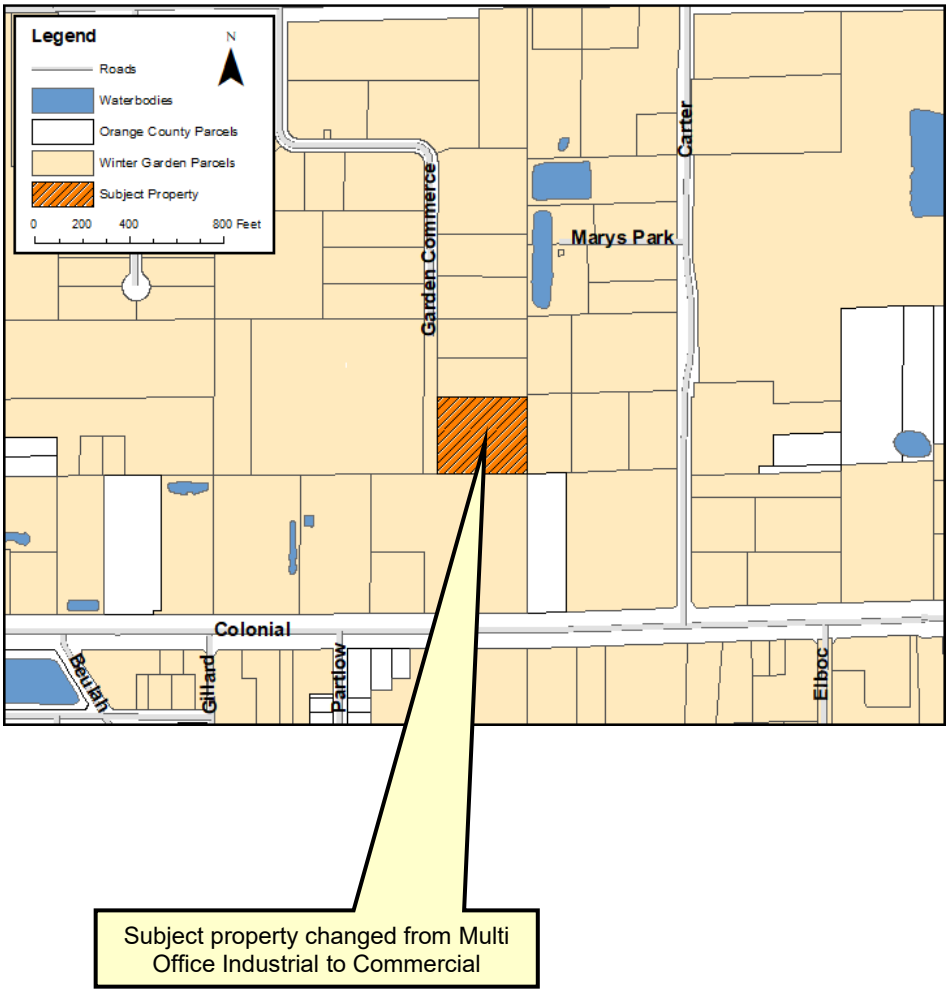
LOT 23 AND 24, WINTER GARDEN COMMERCE CENTER PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 133- 134, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 2.88 ACRES, MORE OR LESS.

ATTACHMENT "B"

FUTURE LAND USE MAP

761, 765, 771, and 775 Garden Commerce Parkway



ORDINANCE 26-07

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 13-42, BY REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 2.88 ± ACRES LOCATED AT 761 GARDEN COMMERCE PARKWAY GENERALLY LOCATED NORTH OF WEST COLONIAL DRIVE, EAST OF GARDEN COMMERCE PARKWAY, WEST OF CARTER ROAD AND SOUTH OF EAST STORY ROAD FROM PID (PLANNED INDUSTRIAL DEVELOPMENT), TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SERVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as approximately 2.88 +/- acres located at 761 Garden Commerce Parkway generally located north of West Colonial Drive, east of Garden Commerce Parkway, west of Carter Road and south of East Story Road, being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property") has requested the rezoning set forth herein; and

WHEREAS, the Property currently makes up a portion of acreage zoned PID (Planned Industrial Development) as approved by Ordinance 13-42, and the owner of the Property desires for the Property to be removed from the PID approved by Ordinance 13-42 and rezoned to PCD as set forth herein; and

WHEREAS, the owner desires to rezone the Property from PID (Planned Industrial Development) to PCD (Planned Commercial Development) in order to facilitate additional commercial and other compatible uses on the Property; and

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

WHEREAS, further, the City Commission finds that based on competent, substantial evidence in the record, the rezoning approved by this Ordinance meets all applicable criteria for rezoning the Property to PCD (Planned Commercial Development) contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

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

SECTION 1: *Rezoning*. The above "Whereas" clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described on Exhibit "A" is hereby rezoned from PID (Planned Industrial Development) to PCD (Planned Commercial Development) in the City of Winter Garden, Florida subject to the following conditions, provisions and restrictions:

a. Applicability/Conflict. The Property is removed from the provisions of Ordinance 13-42. All development of or within the Property shall comply with and is subject

to the requirements set forth in this Ordinance. Unless specifically identified in this Ordinance, all development on the Property identified in Exhibit "A" must comply with the general development standards of the C-2, Arterial Commercial District. Notwithstanding anything to the contrary herein, all development of or within the Property shall comply with and is subject to all requirements in the City Code, and ordinances, resolutions, and policies of the City and accounts for the current development of the property. To the extent of any express conflicts between the express provisions of this Ordinance pertaining to permitted uses, special exception uses, prohibited uses, floor area ratio, architectural design criteria, architectural review, and signage and the City Code and ordinances, resolutions, and policies of the City, the requirements set forth herein shall apply. It being the express intent of the City Commission that such City Code and ordinances, resolutions, and policies of the City shall address and control over other matters not expressly provided for in this Ordinance.

b. Declaration. At the time of adoption of this Ordinance, the Property is subject to the terms, restrictions and conditions of the Declaration of Easements, Covenants, Conditions and Restrictions for Winter Garden Commerce Center recorded on October 31, 2008, at Official Records Book 9783, Page 6573, *et. seq*., Public Records of Orange County, Florida (the "Declaration") as may be amended. This Ordinance does not release or supersede the Declaration or interfere with any private contract rights created therein. To the extent of a conflict between the provisions of the Declaration and this Ordinance, the more restrictive provisions as reasonably determined by the City shall control and govern against the Property and are enforceable by the City. To the extent the Declaration involves matters not governed by this Ordinance or contract rights not specifically granted to the City, the City will have no role in enforcing the Declaration.

c. Intent. This Ordinance is intended to provide flexibility in the development of the Property in order to provide for proper growth and to guide development and construction in an integrated approach in order to promote an enjoyable, aesthetically pleasing, pedestrian friendly and economically thriving commercial and flex-commercial development.

d. Permitted Uses. The following uses and structures are permitted on the Property:

i. Warehousing, wholesaling, and storage facilities within enclosed structures.

ii. Light manufacturing, processing, and assembly, including precision manufacturing, electrical machinery, instrumentation, and similar uses.

iii. Research and development facilities, provided that all activities are within an enclosed structure.

iv. Public utility equipment and facilities.

v. Professional and business offices.

vi. Retail establishments.

vii. Offices, studios.

viii. Personal services, excluding any use that is specifically prohibited.

ix. One (1) Pet daycare with grooming and overnight boarding service per the following:

a) The use will be limited to 3,570 square feet of indoor space and 630 square feet of outdoor space.

b) The maximum number of animals per day is fifty-eight (58).

c) The maximum number of animals to board overnight is forty-eight (48).

e. Accessory Uses and Structures. The following accessory uses and structures are permitted on the Property in conjunction with legally operating permitted principal uses:

i. Customary accessory uses clearly incidental and subordinate to one of the principal uses.

ii. Retail sales of products manufactured and/or processed on the premises of a principal use.

f. Special Exception Uses. The uses permitted as special exceptions are as follows:

i. Mini storage warehouse facilities and dwelling unit for caretaker or watchman employed on the premises.

ii. Vocational and trade schools when adequate parking is provided.

g. Prohibited Uses and Structures. The uses and structures prohibited are as follows:

i. Outdoor storage.

ii. Residential uses, except as provided under subsection (f)(i) above for a special exception use.

iii. Motels, hotels, roominghouses.

iv. Concrete, block, and asphalt plants including batch plants.

v. Car wash.

vi. Gasoline and fuel sales.

vii. Automobile junkyards, scrap yards, and salvage yards.

viii. Any use deemed objectionable by the City because such use may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, or any combination of thereof.

ix. Storage of liquefied petroleum products and petrochemical products.

x. Pain management clinics.

xi. Massage establishments.

xii. Pawn shops.

xiii. Plastics or polypropylene grinding, recycling, or manufacturing.

xiv. Marijuana dispensaries.

xv. Vape shop, cigar shop or tobacco shop.

xvi. Tattoo parlor or body art shop.

xvii. Offsite signs and billboards.

xviii. Adult entertainment establishments, adult dancing establishments, adult bookstores, adult motion picture theaters, adult arcades and the production, storage or sale of adult materials, or any combination thereof.

xix. Any use not specifically permitted or allowed by a special exception use by this Ordinance.

Nothing listed as a prohibited use is intended to be allowed by the broader list of permitted uses. To the extent any conflicts arise between the list of permitted uses and the list of prohibited uses, the list of prohibited uses shall control.

h. Building Architectural Standards. All buildings and structures under the PCD shall conform to the following standards (examples of the Building Architectural Standards can be evidenced in Exhibit C):

i. Building elevations facing a right-of-way. Any building elevation that fronts a right-of-way (either within the Property or outside of the Property) shall be constructed of one or more of the following materials: concrete block (stuccoed or painted), split faced concrete block, brick, masonry, EIFS, stone, prefabricated metal panels, (as long as they are combined with decorative reveals as evidenced in Section (i)(ii) below); or any other similar building material deemed compatible by the City Planner.

a) *Architectural details.* Building elevations facing a right-of-way shall include one or more of the following architectural details:

i. Combination of materials;

ii. Glass entryway;

iii. Decorative wall reveal;

iv. Decorative awning(s);

v. Elevated or tiered parapet wall; and/or

vi. Decorative cornice(s).

ii. Building elevations facing side yards. Any building elevation that faces the side yard may be constructed of one or more of the following materials: painted concrete block, split faced concrete block, stucco, masonry, EIFS,

painted prefabricated metal panels or any other similar material. Any building elevations constructed of painted, prefabricated metal panel shall include a minimum of eight feet (8') of concrete block, split faced block or masonry at the base of the elevation. However, if elevations facing side yards will be visible from the right-of-way following development of adjacent lot(s) then the building architectural standards identified in paragraph (i) above shall apply.

iii. Building elevations facing rear yards. Any building elevation that faces the rear yard may be constructed of one or more of the following: materials: painted concrete block, stucco, masonry, EIFS, painted prefabricated metal panels or any other similar material.

i. Landscape design standards for each individual lot shall comply with the landscape design standards for specified commercial corridors in accordance with Chapter 118, Article X, Division 3 of the City of Winter Garden Code of Ordinances with the modifications shown in the attached Exhibit D.

SECTION 2. *Staff Conditions*. All development on the property must comply with the following staff conditions:

a. The property is being developed in compliance with the site plan and elevations approved by the City Commission January 12, 2023, and attached as Exhibit "E".

i. Said approved site plan and elevations and conditions of the site plan remain in full force and effect to include all provisions as stated in the Development Review Committee Engineering Comments memorandum dated 09/16/2022.

ii. Any future development of the property must be in conformance with said approved site plan and elevations and be in accordance with all City Code requirements.

iii. Any changes may require additional approvals per City Code.

b. Some of the existing or proposed uses may require industrial pre-treatment of wastewater. Approval by Utilities and Engineering is required prior to certificate of occupancy.

c. All public improvements, including sidewalks, pavement or curbs, will be checked at final inspection. Any damaged, broken or cracked sections shall be replaced by the contractor prior to issuance of certificate of occupancy.

SECTION 3: *General Requirements*

a. Development Agreement- If deemed necessary by City Staff, a Development Agreement shall be drafted, approval obtained and recorded prior to approval of any site or building permits for the Property.

b. Land Development Approvals and Permits- This Ordinance does not require the City to issue any permit or approval for development, construction, building permit, or other matter by the City relating to the Property or the project or any portion thereof. These and any other required City development approvals and

permits shall be processed and issued by the City in accordance with procedures set forth in the City's Code of Ordinances and subject to this Ordinance.

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

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

SECTION 4: *Zoning Map.* The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

SECTION 5: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 6: *Effective Date.* This Ordinance shall become effective simultaneously upon the effective date of Ordinance 26-07 which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

FIRST READING AND PUBLIC HEARING: _____, 2026

SECOND READING AND PUBLIC HEARING: _____, 2026

ADOPTED this _____ day of _____, 2026, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____

JOHN REES, Mayor/Commissioner

ATTEST:

_____

RONISHA MARTIN, City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID#: 24-22-27-9387-23-000

DESCRIPTION:

LOT 23 AND 24, WINTER GARDEN COMMERCE CENTER PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 133- 134, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 2.88 ACRES, MORE OR LESS.

Exhibit C

Examples of Building Architectural Standards

MONTANA
ROOFING
BLUE HAVEN
POOLS

775

D1 TRAINING

775

Sec. 118-1522. - Building open areas.

~~(4) Landscaping shall be required around the perimeter of large strip commercial centers or "big box" structures with a continuous building length of at least 250′—0″ along the primary street frontage as follows:~~

~~a. Rear/service area does not require planting.~~

~~b. The remaining three sides of building perimeter shall include a 5′—0″ minimum continuous sidewalk as well as landscape planter areas along at least 60 percent of that linear distance.~~

~~c. The required 60 percent landscape coverage shall be in at-grade or raised planters at least 5′—0″ deep and 5′—0″ wide. Raised planters shall not exceed 24″ overall height.~~

~~d. Planters may be located along building edge, or along street, drive or parking edge. Planters along head-in parking shall be located at least 2′-0″ clear from edge of curb to allow for continuous pedestrian access without stepping in landscape area.~~

~~e. All required planters shall be planted 100 percent with shrubs and groundcovers. Sod is prohibited.~~

~~f. An average of one canopy tree per 50 linear feet shall be required for the remaining three sides of building perimeter. Trees may be placed in planter areas.~~

Sec. 118-1523. - Landscape buffer along public streets.

~~STATE ROAD 50~~RIGHT-OF-WAY FRONTAGE BUFFER REQUIREMENTS:

Canopy Trees (per 70 LF)	**One per 70 linear feet (LF) or fraction thereof.**		
Buffer width (ft.)		15′	10′
CAL		~~3.5~~3″	~~4~~ 3″
Height		13′-0″	~~14~~ 13′-0″
Container size		65 gal.	~~100~~ 65 gal.
Understory trees (per 100 LF)	**Three per 100 linear ft.**		
Buffer width (ft.)		15′	10′
Tree height (ft.)		11′-0″	11′-0″
Container size		30 gal.	65 gal.
Buffer width (ft.)		15′	10′
Shrub screen (per 100 LF) Quantity of shrubs	(33) three-gallon plants, per 100 linear feet; a continuous hedge at least ~~36~~ 24 inches high at time of planting to create a continuous landscape screen with a 90 percent opacity within one year of planting.		
Container size	3 gal.		
Groundcovers (per 100 LF)			
# of plants	As needed in combination with shrubs to meet total required landscaped area percentage.		
Container size	1 gal.		
Total required % landscaped area (shrubs & groundcovers vs. sod)		50%	75%

Sec. 118-1524. - Landscape buffers between parcels.

Table 3.4.1 - Rear Yard Landscape Buffer Requirements

Canopy Trees (per 100 LF)	2 per 100 linear feet.
Tree CAL/height	2" cal, ~~12~~11' overall height
Container size	30 gal.
Understory trees (per 100 LF)	Three per 100 linear feet.
Tree CAL/Height	1½"-2" cal, 7' overall height
Container size	15 gal.
Shrub screen (per 100 LF) Quantity of shrubs	(33) three-gallon plants, 24" minimum at installation to create 36"—42" high by 36"-wide hedge or continuous landscape screen with 90 percent opacity within one year of planting.
Container size	3 gal.

Table 3.4.2 - Side Yard Landscape Buffer Requirements

Canopy Trees (per 50 LF)	1 canopy tree per 50 linear feet
Tree CAL/height	3" cal, ~~12~~11' overall height
Container size	30 gal.
Shrub screen (per 50 LF) Quantity of shrubs	(33) three-gallon plants, a minimum ~~36~~24" continuous hedge or landscape screen at time of planting with 90 percent opacity within one year of planting.
Container size	3 gal.

Sec. 118-1529. - Storage areas and site utilities.

(a) All storage or dumpster/solid waste areas, except when permitted to be located within an outside display and storage area as described by Ordinance **26-07,** shall be designed with a six-foot masonry wall. The wall shall be of a decorative "split face" concrete masonry, "Norman" brick or standard concrete masonry clad with painted stucco or other masonry veneer. The wall shall include a continuous cap feature and closing gate.

(b) In addition to the masonry enclosure, storage and dumpster/solid waste areas shall be treated with a 24-inch high planted hedge that shall reach 36″—42″ height and 90 percent opacity within one year.

(c) Other above-ground utility elements such as pull boxes, transformers, and backflow preventers shall be located and designed to permit convenient maintenance access, painted dark green and screened with a 24-inch planted hedge that shall reach 36″—42″ height and 90 percent opacity within one year.

(d) Long-term storage containers are prohibited unless located on a parcel with a fully screened masonry or brick enclosure designed and constructed for that purpose.

EXHIBIT E

SITE CONSTRUCTION PLANS FOR
Winter Garden Flex, LLC
771 Garden Commerce Pkwy, Winter Garden, Florida 34787

Parcel ID: 24-22-27-9387-24-000 & 24-22-27-9387-23-000

RECEIVED
FEB 05 2024
By

PROJECT DESCRIPTION (PROPOSED IMPROVEMENTS)
- CONSTRUCTION OF A NEW 38,216 SF OFFICE/WAREHOUSE FLEX SPACE AND ASSOCIATED SITE IMPROVEMENTS

FLOOD CERTIFICATE:
- ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120900215F, MAP REVISED: SEPTEMBER 25, 2009.

BEARING BASIS
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF COLONIAL DRIVE BEING S89°57'06"W (ASSUMED)

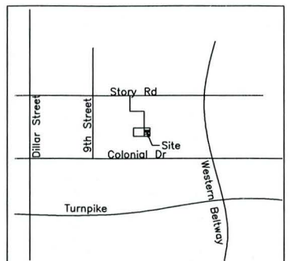
BENCHMARK
- THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DATUM PER BENCH MARK NUMBER L 653 027, ELEVATION = 118.19 (NAVD 1988).

SCHEDULE OF DRAWINGS

COV	-	DEVELOPMENT PLAN COVER SHEET
C1	-	SITE LAYOUT PLAN
C2	-	SITE GRADING PLAN
C3	-	SITE UTILITY PLAN
C4	-	MISCELLANEOUS SITE DETAILS
C5	-	SECTIONS & DRAINAGE DETAILS
C6	-	STORMWATER POLLUTION PREVENTION PLAN
1	-	STANDARD DETAILS FOR UTILITIES SYSTEMS
2	-	STANDARD DETAILS FOR POTABLE WATER SYSTEMS
3	-	STANDARD DETAILS FOR WASTEWATER SYSTEMS
9	-	STANDARD DETAILS FOR PUBLIC SERVICES
10	-	STANDARD DETAILS FOR PUBLIC SERVICES
L100	-	LANDSCAPE PLAN
L200	-	LANDSCAPE DETAILS
IR100	-	IRRIGATION PLAN
IR200	-	IRRIGATION DETAILS
SL	-	PHOTOMETRIC STUDY

Legend

- Catch Basin
- Mitered End Section
- Manhole
- Cleanout
- Hydrant
- Ex. Elevation (100.00)
- New Pavement
- New Concrete
- Silt Fence
- Waterline (Water)
- Storm Sewer (Storm)
- Sanitary Sewer (Sanitary)
- New Elevation (100.00)



Location Plan

Long: 81°34'03"	Lat: 28°34'20"
STR – 24/22/27	Scale: N.T.S

Legal Description
LOT 23 & 24, WINTER GARDEN COMMERCE PHASE 2, AS RECORDED IN PLAT BOOK 106, PAGE 133 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
2-5-24
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
02-12-24
DATE

Site Data

Total Site Area	125,468 sf 2.88 Ac	
Zoning Classification	PID	
Future Land Use	Industrial	

Building Setbacks	Required Min	Proposed
Front (W)	50 ft	15.0 ft*
Side (N)	25 ft	56.4 ft
Side (S)	25 ft	56.8 ft
Rear (E)	30 ft	41.2 ft

* Variance for reduced frontyard setback is required.

Proposed Building	Area
Building #1	5,760 sf
Building #2	5,760 sf
Building #3	13,348 sf
Building #4	13,348 sf
Total Building GFA	38,216 sf
Total Building FAR	0.3

Parking Required (Based on 80% Office)	
Warehouse (7,643 sf at 1 space per 1,000 sf)	8 spaces
Office (30,573 sf at 1 space / 300 sf)	102 spaces
Total Parking Required	110 spaces

Parking Provided	
New Standard Spaces	113 spaces
New ADA Spaces	5 spaces
Total Parking Provided	118 spaces

Impervious Areas	Pre-Construction	Post Construction
Building Footprint	0 sf	38,216 sf
Access & Parking	0 sf	52,641 sf
Concrete Pads	0 sf	3,293 sf
Total Impervious Area	0 sf	94,150 sf
Percent Impervious	0.0%	75.0%

City of Winter Garden Notes:
1. All public improvements, including adjacent sidewalks, pavement, or curbs, will be checked at final inspection. Any damaged, broken or cracked sections shall be replaced by the developer prior to issuance of certificate of occupancy.
2. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
3. All construction shall conform to City of Winter Garden Standards, Specifications and Ordinances.
4. As-built record drawings shall comply with City of Winter Garden requirements available on-line.
5. All Storm (>12") and Sanitary lines (>6") shall be inspected by CCTV prior to completion.
6. All gravity sanitary pipe and fittings shall be SDR 26.
7. All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
8. Warranty period for any public improvements, including lift station and force main, shall be 2 years from the Certificate of Completion issuance.
9. All signage shall comply with Chapter 102 of the City's Code of Ordinances.
10. If Thermoplastic pipe is used it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (not N-12), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
11. All on-site utilities shall be privately owned and maintained

Utility Providers

Water	–	City of Winter Garden 300 West Plant Street Winter Garden, FL 34787 Ph 407.656.4100
Sewer	–	City of Winter Garden 300 West Plant Street Winter Garden, FL 34787 Ph 407.656.4100
Electric	–	Duke Energy P.O. Box 14042 St. Petersburg, FL 33733 Ph 407.629.1010
Comm	–	Spectrum Ph (833) 267-6094

Engineer:
Darcy Unroe PE
Unroe Engineering, Inc
PO Box 690942
Orlando, Florida 32869
Ph (407) 299-0650
Darcy@UnroeEngineering.com

Developer:
Winter Garden Flex, LLC
12200 W Colonial Dr Ste 303
Winter Garden, FL 34787-4133
Ph 407 353-2296
dw@exchangeplace.net

Surveyor:
Bishmon Surveying
32 W. PLANT STREET
WINTER GARDEN, FL 34787
Phone No. 407.905.8877
Fax No. 407.905.8875

Architect:
Anthony L Lepore ARE 0014692
839 N Magnolia Ave
Orlando, Florda 32803
Ph 407 425-4820

UNROE ENGINEERING, INC
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Florida 32869-0942
Business Authorization Number - EB 00006579 ph (407) 299-0650

DARCY UNROE LICENSE No 60929 STATE OF FLORIDA PROFESSIONAL ENGINEER
Darcy Unroe PE 60929

COV

Scale:1"=20'

Garden Commerce Parkway (60' ROW)

330.17' – S 00°09'52" W

381.34' – S 89°50'08" E

327.39' – N 00°03'28" E

381.96' – S 89°44'50" W

Curb Ramp w/ Detectable Warning Surface

Crosswalk

Stop Sign

Stop Bar

Site Line

Sidewalk

Building #1 5,760 sf

Building #2 5,760 sf

Building #3 13,348 sf

Building #4 13,348 sf

ADA Sign

Planter

Exact layout of concrete pathways in courtyard to be determined by developer minimum requirements is to provide hard surface pathway from exit doors to sidewalk

FIRE LANE

3 spaces Loading

2 spaces Loading

3 spaces

Loading

Dumpster Enclosure

CMU WALL FRAME (OUTSIDE FINISH TO BE APPROVED AT TIME OF SITE PLAN REVIEW)

CONCRETE FILLED BOLLARDS (TYP)

12'x12' CLEAR AREA FREE OF BOLLARDS, WALLS AND GATES INCLUDING HINGES REQUIRED

2 SEPARATE 12'x12' CLEAR AREAS FREE OF BOLLARDS, WALLS AND GATES INCLUDING HINGES REQUIRED

Dumpster Enclosure Notes:

- Exterior Walls shall be 6' High CMU Block with brick facia exterior to match proposed buildings.
- Top of wall shall include a metal facia feature to match proposed buildings.
- Self Closing gates shall be aluminum or metal to match proposed building accents.

7 **DUMPSTER LAYOUT DETAIL**
N.T.S.

#	Description	Date
	Field Revisions	
	City Comm	9/1/22
	Permit Revisions	

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

UNROE ENGINEERING, INC
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Fl 32869-0942 ph (407) 299-0650
Business Authorization Number - EB 0006579

SITE LAYOUT PLAN

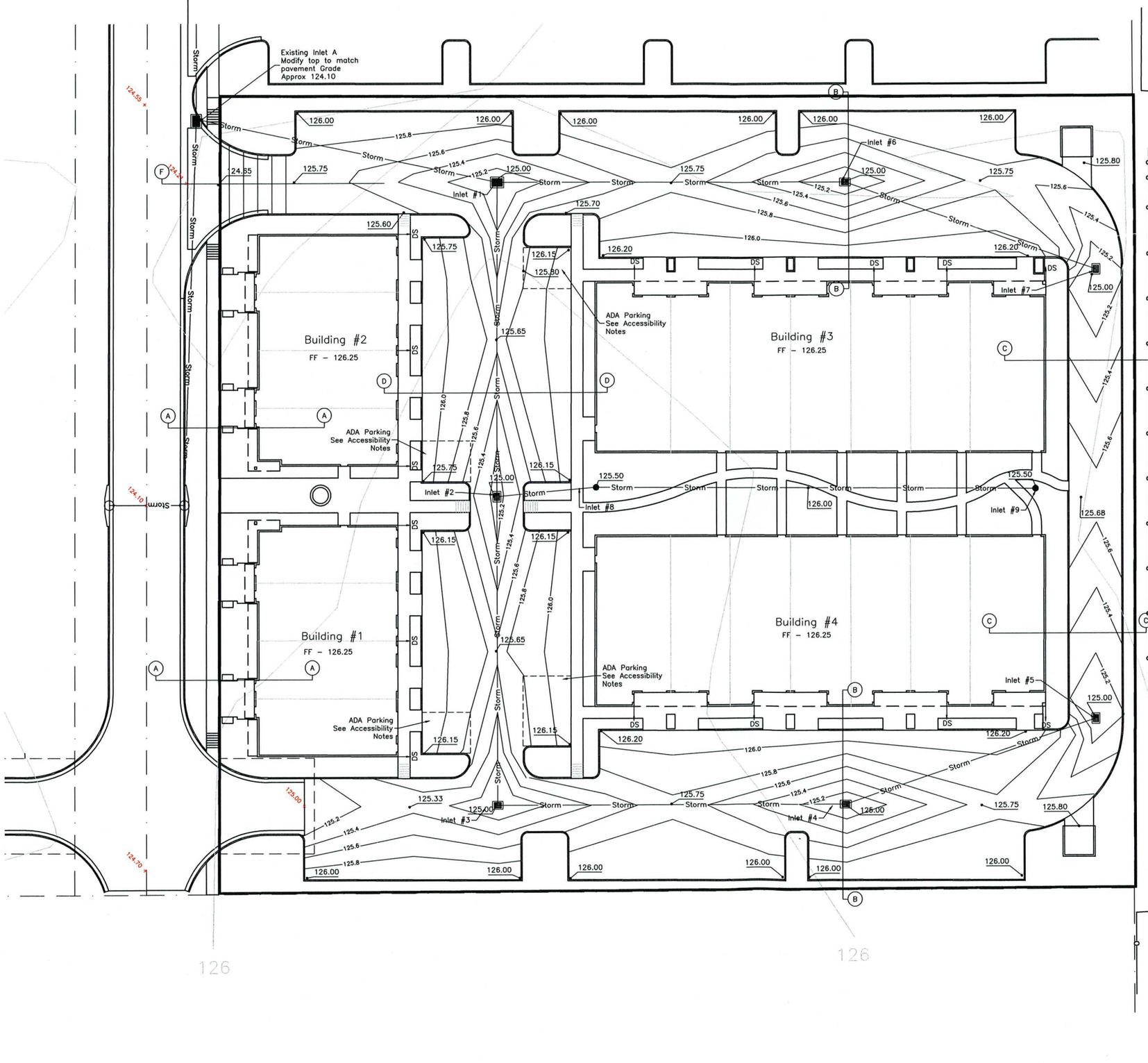
Winter Garden Flex, LLC
771 Garden Commerce Pkwy, Winter Garden, Florida 34787

DP	Drawn
DP	Checked
1"=20'	Scale
05/18/22	Date
2425-C1	File

Dwg. No.
C1
2 of 18

DARCY UNROE LICENSE No 60929 STATE OF FLORIDA PROFESSIONAL ENGINEER

Darcy Unroe PE 60929



CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

Scale: 1" = 20'

#	Description	Date
	Revisions	
1	City Comm Description	9/1/22 Date
	Revisions	

Thermoplastic Pipe Specification
Thermoplastic pipe shall meet all City of Winter Garden material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (not N-12), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).

Accessibility Notes

1. All handicapped parking spaces and access aisles adjacent to the handicap parking spaces shall have a maximum of 2% slope in all directions (this includes running slope and cross slope).
2. An accessible route from the public street or sidewalk to the building entrance must be provided. this accessible route shall be a minimum of 60" wide. The running slope of an accessible route shall not exceed 5% and the cross slope shall not exceed 2%.
3. Slopes exceeding 5% but less than 8% will require a ramp and must conform to the Florida Building Code requirements for ramp design (handrails, curbs, landings). No ramp shall exceed an 8% running slope or 2% cross slope.
4. Special attention shall be required during staking to make sure the 2% cross slope is met in the cross walk.
5. It will be the responsibility of the general contractor to ensure that the handicap parking spaces, accessible routes, and sidewalks/crosswalks are constructed to meet ADA requirements.
6. Any requirements listed above that can not be met shall be brought to the attention of the EOR prior to construction.

Storm Sewer Table 1

Structure Lable		Top Elevation	AB Top	Ex Inv	New Inv	AB Invert	Structure Type
Inl	A	124.20		118.67	---		Ex Type "D" Inlet
Inl	1	125.00			119.09		New Type "D" Inlet
Inl	2	125.00		---	119.74		New Type "C" Inlet
Inl	3	125.00		---	120.38		New Type "C" Inlet
Inl	4	125.00		---	121.10		New Type "C" Inlet
Inl	5	125.00		---	121.65		New Type "C" Inlet
Inl	6	125.00		---	119.81		New Type "C" Inlet
Inl	7	125.00		---	120.36		New Type "C" Inlet
Inl	8	125.50		---	120.25		New Inline Drain
Inl	9	125.50		---	122.08		New Inline Drain

Storm Sewer Table 2

Upstream Structure	Downstream Structure	Pipe Size (in)	AB Pipe Size (in)	Length (ft)	AB Length (ft)	Slope (%)	AB Slope (%)	Pipe Material
Inlet5	Inlet4	12		110		0.50%		RCP
Inlet4	Inlet 3	15		145		0.50%		RCP
Inlet 3	Inlet2	18		128		0.50%		RCP
Inlet2	Inlet1	18		130		0.50%		RCP
Inlet1	Inlet A	24		126		0.33%		RCP
Inlet7	Inlet6	12		110		0.50%		RCP
Inlet6	Inlet1	15		145		0.50%		RCP
Inlet 9	Inlet 8	10		183		1.00%		SCH 40 PVC
Inlet 8	Inlet2	10		41		1.25%		SCH 40 PVC

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

DARCY UNROE LICENSE No 60929 STATE OF FLORIDA PROFESSIONAL ENGINEER

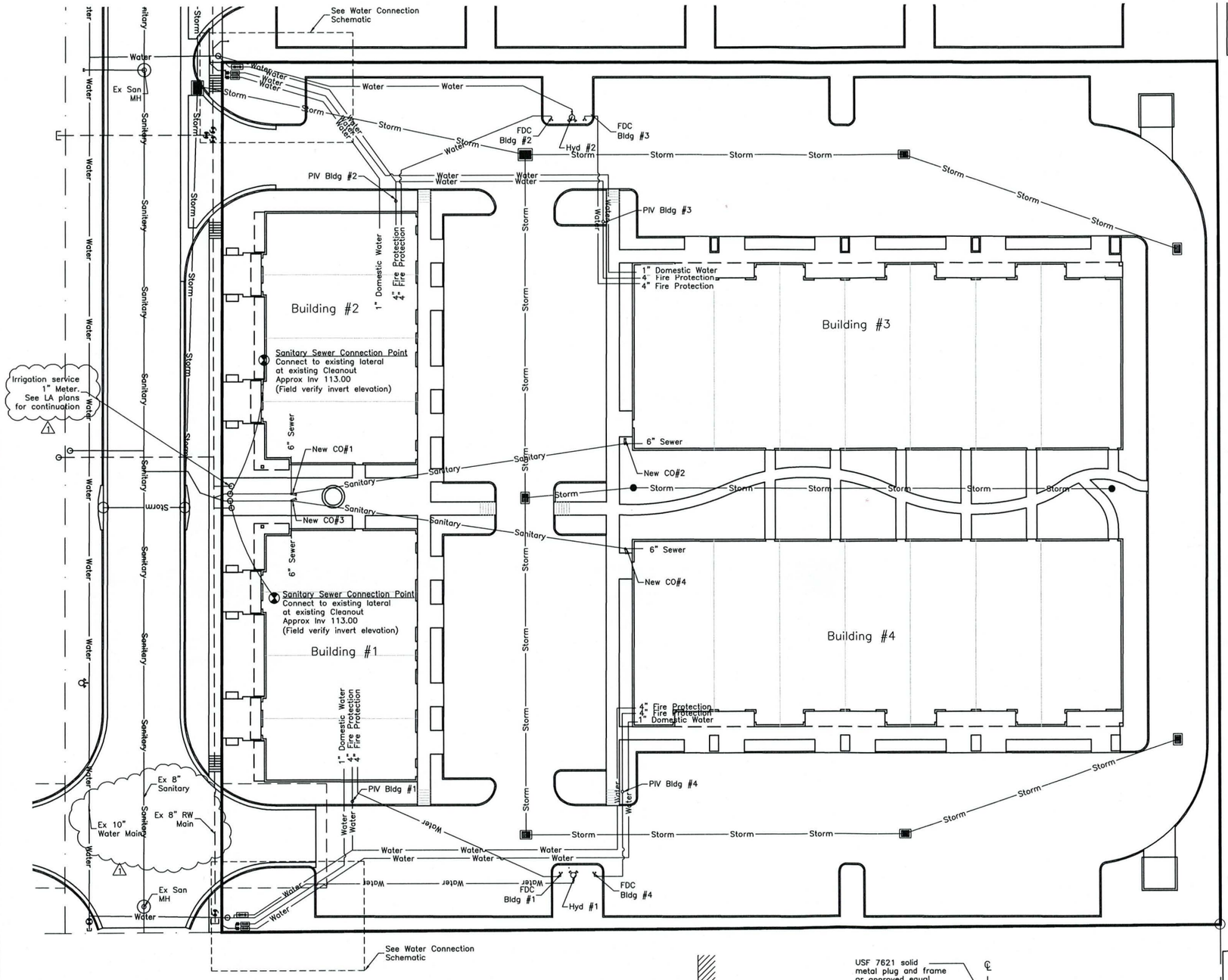
Darcy Unroe PE 60929

UNROE ENGINEERING, INC
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Fl 32869-0942 ph (407) 299-0650
Business Authorization Number - EB 00006579

SITE GRADING PLAN
Winter Garden Flex, LLC
771 Garden Commerce Pkwy, Winter Garden, Florida 34787

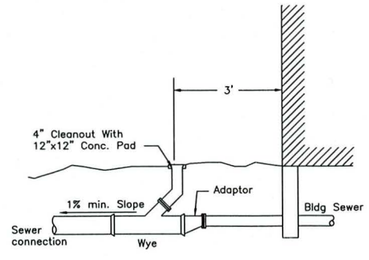
DP	Drawn
DP	Checked
1"=20'	Scale
05/18/22	Date
WGCC23-C2	File

Dwg. No.
C2
3 of 18

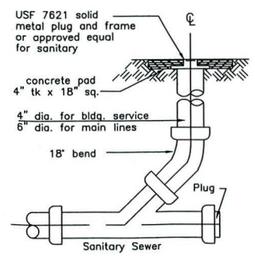


Winter Garden Utilities Note:

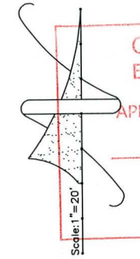
1. All on-site utilities shall be privately owned and maintained.
2. 100% of all required water and sewer impact fees shall be paid prior to City execution of FDEP permits or issuance of site or building permits.
3. Meter sizes shall be provided for review by the Utilities Department for verification of impact fees at time of Building Permit application.
4. Final plans will not be approved for construction until utility impact fees have been paid and FDEP permits or exemptions have been issued.
5. All gravity sanitary pipe and fittings shall be PVC SDR 26. No D.I.P. will be allowed in any portion of the sanitary sewer system.
6. Above Ground Utility Elements shall be located to permit convenient maintenance access, painted dark green and screened with a 24-inch planted hedge that shall reach 36"-42" height and 90 percent opacity within one year.



Typical Building Service Connection



Sanitary Sewer Cleanout



CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
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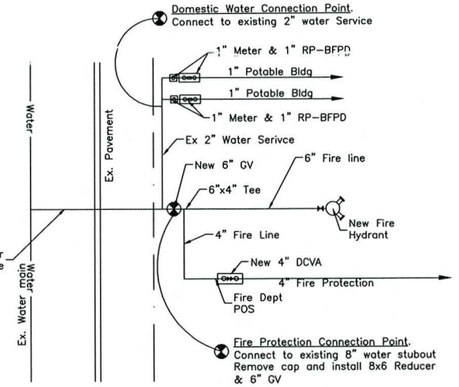

Water Connection Schematic

Fire Dept Note:
Any work downstream of the Point of Service (POS) shall be performed by a licensed Fire Sprinkler Contractor.

Needed Fire Flow Calculations

Building 1	Office/Warehouse (Sprinklered)
Construction Type	II(000)
Floor Area	5,760 sf
Base NFF	1,500 gpm
Reduction (75%)	1,125 gpm
Final NFF	375 gpm

Building 2	Office/Warehouse (Sprinklered)
Construction Type	II(000)
Floor Area	5,760 sf
Base NFF	1,500 gpm
Reduction (75%)	1,125 gpm
Final NFF	375 gpm

Building 3	Office/Warehouse (Sprinklered)
Construction Type	II(000)
Floor Area	13,348 sf
Base NFF	2,500 gpm
Reduction (75%)	1,875 gpm
Final NFF	625 gpm

Building 4	Office/Warehouse (Sprinklered)
Construction Type	II(000)
Floor Area	13,348 sf
Base NFF	2,500 gpm
Reduction (75%)	1,875 gpm
Final NFF	625 gpm

Fire Flow for each building will be provided by at least one fire hydrant within 300' with a fire flow of 625 gpm

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
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DARCY UNROE LICENSE No 60929 STATE OF FLORIDA PROFESSIONAL ENGINEER

Darcy Unroe PE 60929

#	Revisions	Date

#	Revisions	Date
1	City Comm	9/1/22

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SITE UTILTIY PLAN

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1"=20'	Scale
05/18/22	Date
WGCC23-C3	File

Dwg. No.
C3
4 of 18

SPECIFICATIONS AND NOTATIONS

G – General

G1. These notes shall apply to all work in this set of drawings.
G2. It will be the responsibility of the contractor(s) to insure that all required permits are obtained and are in hand at the job site prior to the commencement of construction. Contractors shall abide by all conditions contained therein.
G3. Prior to commencement, the contractor shall provide a construction schedule for various site work elements so that site visits may be coordinated.
G4. Contractor shall furnish the owner with accurate certified record drawings showing all as–constructed work within 30 days of completion of the project. The surface water system shall include elevations and dimensions of control structures, weirs, inverts, manholes and volumes in storage ponds. Water and sewer system shall include location of all piped utilities, appurtenances and devices, elevations of manhole inverts, tops and pipe crossings. Drawings shall be certified by a Florida–registered land surveyor or professional engineer.
G5. Structure elevations controlling water levels shall be built to 1/8"± (0.01 ft); inverts and water control elevations shall be built to 1/4"± (0.02 ft). Assigned volumes are absolute minimums. All other tolerances shall be built to local jurisdiction or industry standards.
G6. The locations of existing utilities and storm drainage shown on plans have been field verified. However, it is the contractor's responsibility to re–verify the field locations of all utilities and to determine any possible conflicts prior to the start of any construction. Any delay or inconvenience to the contractor by the relocation of the various utilities shall be incidental to the contract and no extra compensation is allowed.
G7. The contractor shall immediately notify the engineer of any discrepancies found between the drawings and the field conditions prior to construction in the area impacted by the conflict.
G8. In accordance with Florida Law (553.851) the contractor must notify the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding weekends).
G9. All requirements and recommendations of inspection personnel other than the owner's shall be reported to the engineer/owner prior to implementation. Compensation will not be allowed for work which is not authorized by the engineer/owner.
G10. All work shall be open to and subject to inspection by authorized personnel of the utility companies, project engineer and regulatory agencies.
G11. Contractor shall notify all appropriate utility companies and water management agencies of proposed start up. All work shall be in accordance with their requirements; including but not limited to water, sewer, drainage, power, telephone, Gas and cable TV companies.
G12. Contractor shall stake all improvements using the centerline, building dimensions and pond dimensions. Contractor shall confirm the building dimensions with the drawings prior to stakeout. It is the contractors sole responsibility to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, including minimum building setbacks prior to the installation of any improvement.
G13. All work on public right–of–way shall comply with FDOT applicable indexes and all local jurisdiction regulations. Disturbed areas shall be compacted to design density and sodded. Signs and barricades per FDOT and Manual of Uniform Traffic Control Devices.
G14. Contractor shall confirm compatibility of pipe slopes and inverts during shop drawing and materials ordering phase of project and advise engineer of any discrepancies.
G15. All fill and or excavation shall be compacted to 98% of maximum density (AASHTO T–180), unless otherwise noted on the plans or in the specifications. . Recommendations of the Geotechnical Report are made part of the specifications and notations and shall be followed carefully. A copy of the report may be obtained from the Owner or Engineer.
G16. The concrete compressive strength for curb, gutter and flatwork shall be 3000 psi at 28 days (FDOT Class I). Provide concrete test cylinders and documentation.
G17. The contractor shall reference and restore property corners and land markers disturbed during construction (under the direction of a Florida registered land surveyor).
G18. All property affected by this work shall be restored to a condition equal to or better than existed unless specifically exempted by the plans. The cost for such restoration shall be incidental to other construction and no extra compensation will be allowed.
G19. Roadway markings and striping to be installed in accordance with FDOT index #17345 and local jurisdiction standards. Striping shall be coordinated with local jurisdiction standards.
G20. If seal coat is required on new pavement, temporary striping will be required until seal coat is applied (90 day curing time is required.)
G21. The contractor shall provide flag men and other traffic measures necessary to protect and facilitate traffic movement during construction.
G22. Maintenance of traffic shall conform to FDOT and local jurisdiction standards.

E – Erosion and Siltation Control

E1. A suitable perimeter silt fence shall be constructed and maintained for the duration of the project. The silt fence shall be built at the "silt fence line" as defined on the plans. Outlets and discharge points shall be protected with two layers of hay bales and filter cloth. Adjacent wetlands and open bodies of water, contractor must use a double fence separated by 5 feet.
E2. Sod all disturbed areas not shown as landscaping, slopes 6:1 or greater, swales, and ponds.
E3. Protect at all time against runoff or dewatering pollution of any downstream area or adjacent properties. Correct problems immediately.
E4. Retention/Detention facilities may be utilized for silt and erosion control providing they are desilted at the end of the job.
E5. Contractor is responsible for determining any areas which will require dewatering. A plan for carrying out the dewatering must be submitted to the engineer prior to construction. The contractor is responsible for all dewatering work, sizing of equipment, siltation basins and related work.
E6. The Contractor shall immediately correct any offsite damage caused either directly or indirectly from his actions, to an equal or better condition as judged by the Owners Engineer. This includes paying any restitution that may be assessed by the local regulatory agencies.
E7. Provide temporary soil stabilization within seven days, to denuded area not at final grade.

P – Pavement, Bituminous and Concrete

Minimum standards are described by the current or latest FDOT specifications. Thicknesses are minimum unless designated otherwise on plans or in specs.
P1. Wearing Surface – use hot mixed bituminous concrete. Use Type S–1 on ROW; match existing type and thickness (1–1/2 inches min.) Use Type S–3 on project (1 inch min.) Provide hot mix bituminous pavement design mix by certified testing laboratory per FDOT standards using Marshall Stability test methods.
P2. Limerock Base Course – use 12" limerock with minimum LBR of 100. Compact to 99% Modified Proctor density (AASHTO T–180).
P3. Subgrade – Minimum Florida Bearing Value (FBV) of 60 psi or LBR of 40%. Compact to 95% modified proctor density (AASHTO T–180). 12" minimum Thickness
P4. Concrete Driveway Apron: Minimum Thickness 6". All concrete 3,000 psi @ 28 day strength Portland Cement Type I with fibermesh. Unless otherwise indicated all concrete to be placed over 8" Stabilized Subgrade per P3.

St – Storm Sewer Systems

St1. RCP Storm Sewer pipe shall be reinforced conc ASTM–C–76– class III, joints tongue & groove mortar joint
St2. PVC ASTM D3034 (SDR 35), Rubber gasket joint.
St3. HDPE pipe smooth bore polyethylene meeting ASTM F2881 and AASHTO M330. ("ADS"– HP or equal)
St2. Storm manholes, inlets and appurtenances shall be precast or built–up reinforced concrete meeting FDOT standard index #200 and 201.

S – Sanitary Sewer Systems

S1. Sanitary sewer lines shall be PVC pipe ASTM–D–3034 (SDR26). Joints shall be rubber sealing ring, ASTM–D–3212.
S2. Pipes shall be lamped and flushed, satisfactory to local jurisdiction.
S3. Provide leakage test and report, max allowable is 50 gallons/day/inch diameter/mile.
S4. SUBMIT ALL MATERIAL AS SHOP DRAWINGS PRIOR TO USE. INCLUDE SPECS AND CERTIFICATIONS "AS EQUAL" FOR APPROVAL.

W – Water System

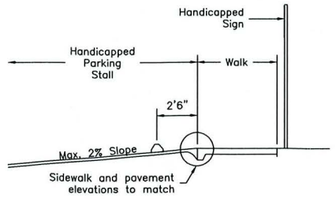
W1. Domestic water system material shall be suitable for working pressure of 150 psi, bell and spigot with elastomeric ring joint. All components must be acceptable and meet requirements of the local utility jurisdiction. PVC pipe shall be AWWA C–900, (DR18). Ductile iron pipe shall be AWWA Class 50. Valves, bfps, hydrants and fittings shall be AWWA Class 250. PVC pipe less than 4" diam shall be 200 psi class. Hydrant assemblies, and backflow preventors, etc. shall have fully restrained joints.
W2. Fire protection devices, piping (SDR 14), fittings etc. must meet all requirements of NFPA 24 and be UL and FM approved, restrained joints, and meet 200 psi working pressure.
W3. Minimum cover is 36 inches. Provide locator wire (12ga cu) on non conductive pipe.
W4. Provide location, type, color, lettering and encasement in accordance with requirements of utility jurisdiction. Paint all piping and appurtenances above ground. Verify permissible colors.
W5. All PVC pipe shall bear the National Sanitation Foundation (NSF) seal of approval for potable water pipe.
W6. Field verify location of existing utilities prior to beginning construction.
W7. The Contractor shall notify utility 72 hours before beginning any construction.
W8. SUBMIT ALL MATERIAL AS SHOP DRAWINGS PRIOR TO USE. INCLUDE SPECS AND CERTIFICATIONS "AS EQUAL" FOR APPROVAL.
W9. All mains shall be hydrostatically tested and disinfected in accordance with AWWA Manual M23 and C651, respectively. Maximum leakage rates shall be met.(four–gpd/inch/mile) Provide documentation of pressure test and bacteriological tests (two tests on consecutive days)
W10. NEW CONSTRUCTION MAY NOT BE PUT INTO SERVICE UNTIL CLEARANCE LETTER FROM FDEP IS IN HAND.

D – Disinfection When Cutting Existing Water Mains

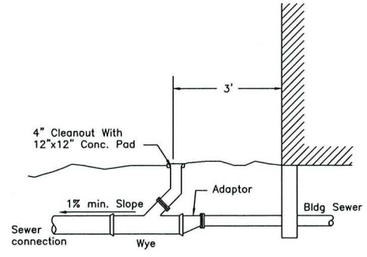
D1. Comply with recommendations of AWWA C651–92 section 10.
D2. Apply hypochlorite liberally as trench treatment.
D3. Apply hypochlorite to interior of all piping, fittings and parts and flush thoroughly. When practical isolate work and slug chlorinate as recommended by AWWA C651–92.

U – Utility Separation Statement

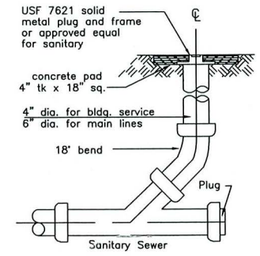
New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed gravity– or pressure–type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62–610, F.A.C. The minimum horizontal separation distance between water mains and gravity–type sanitary sewers shall be reduced to three feet where the bottom of the water main is laid at least six inches above the top of the sewer. New or relocated, underground water mains crossing any existing or proposed gravity– or vacuum–type sanitary sewer shall be laid so the outside of the water main is at least six inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline. At the utility crossings described above, one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all water main joints are at least three feet from all joints in vacuum–type sanitary sewers, or pipelines conveying reclaimed water regulated under Part III of Chapter 62–610, F.A.C., and at least six feet from all joints in gravity– or pressure–type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62–610, F.A.C.



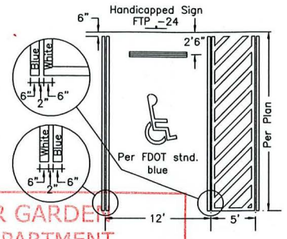
HDCP Parking/Sidewalk Transition



Typical Building Service Connection

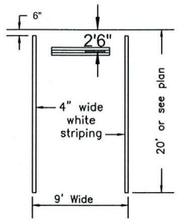


Sanitary Sewer Cleanout

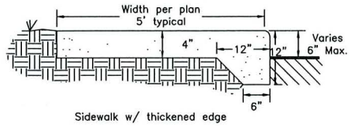


HDCP Parking Striping

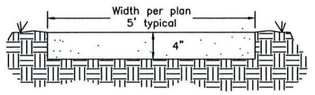
Conform to local jurisdiction standards



Parking Striping



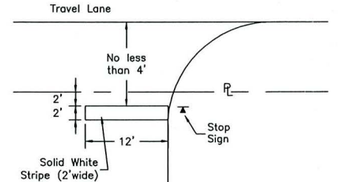
Sidewalk w/ thickened edge



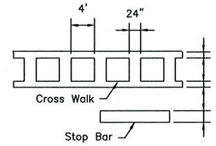
Standard sidewalk

Notes:
1. All concrete shall be 3,000 psi @ 28 days, fibermesh reinforced.
2. Soil below new walks shall be compacted to 95% max density.
3. Control joints shall be sawcut 1.5" deep in concrete at 5' on center.
4. Construction joints shall be provided at 50' OC max.
5. Sidewalks/crosswalks in Traffic areas shall be increased to 6" Thickness.

Typical Sidewalk Details



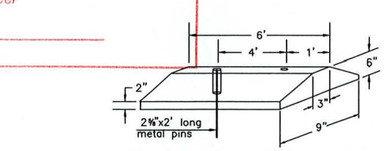
Stop Bar



Special Emphasis Crosswalk

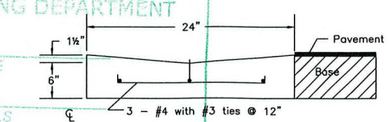
Per FDOT Index 17346

Notes:
1. All crosswalk markings shall be white
2. Longitudinal lines shall be spaced to avoid the wheel path of vehicles with one marking centered at each lane and placed at 5' centers

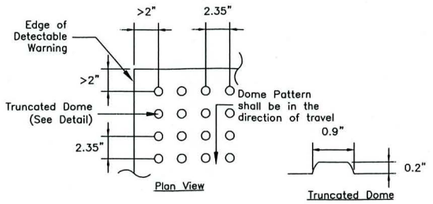


Note: Use 4,000 psi @ 28 day concrete

Wheel Stop – Concrete

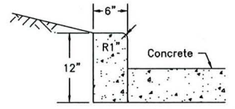


24" Valley Gutter

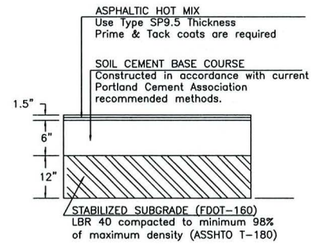


All sidewalk ramps shall have detectable warning surfaces that extend the full width of the ramp and in the direction of travel 24" from the back of curb

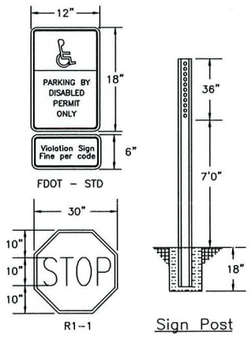
Curb Ramp Detectable Warning



Parking Curb



Pavement – Flexible Bituminous



CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

#	Revisions	Date
	Description	
#	Revisions	Date
	Description	

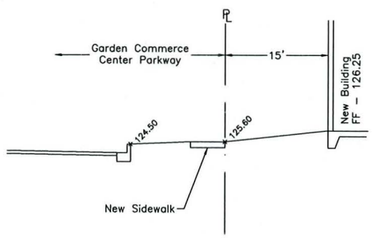
UNROE ENGINEERING, INC
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Fl 32869-0942 ph (407) 299-0650
Business Authorization Number - EB 00006579

SPECIFICATIONS & DETAIL
Winter Garden Flex, LLC
771 Garden Commerce Pkwy, Winter Garden, Florida 34787

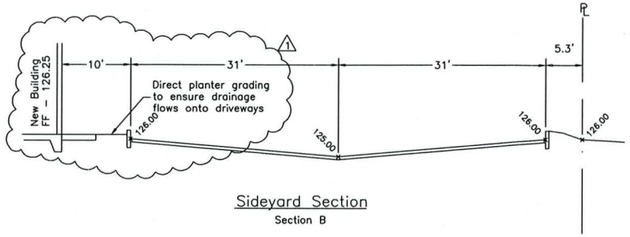
DP	Drawn
DP	Checked
----	Scale
05/18/22	Date
WGCC22–C4	File

Dwg. No.
C4
5 of 18

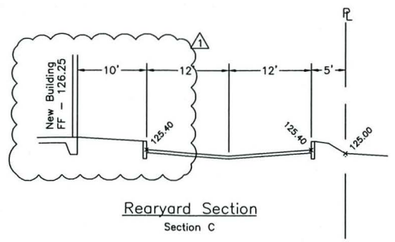
DARCY UNROE LICENSE No 60929 STATE OF FLORIDA PROFESSIONAL ENGINEER
Darcy Unroe PE 60929



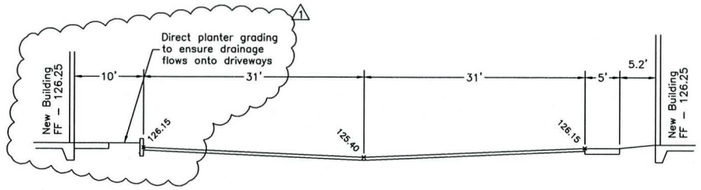
Frontyard Section
Section A



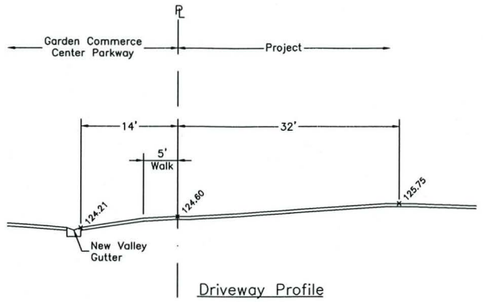
Sideyard Section
Section B



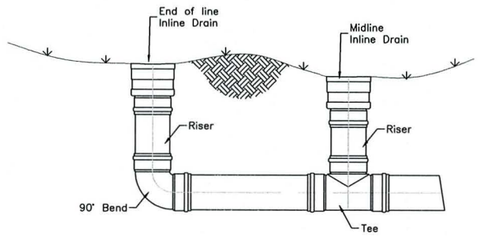
Rearyard Section
Section C

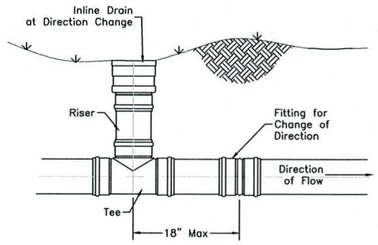


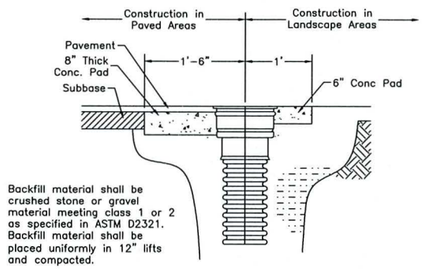
Section Between Buildings
Section D



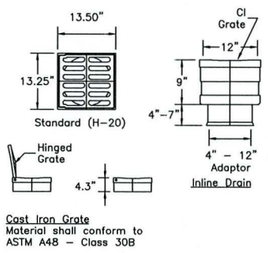
Driveway Profile
Section E







Inline Drain Installation



12" Inline Drain Detail

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
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City Engineer
Date

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CITY OF WINTER GARDEN
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DATE
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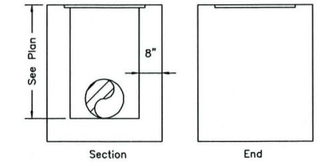
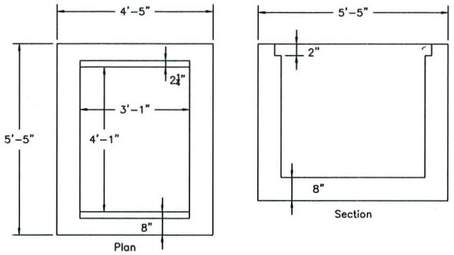
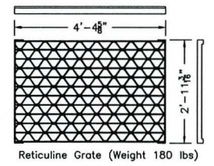


Structure
FDOT Type C ditch bottom inlet Index #232
In Non-Traffic Areas, cut 6" slot in one or two sides as shown on plans. Set top at 6" above grade.
Grate
Grate to be set in 1" angle.
Traffic: Reticuline Steel
Non-Traffic: Cast Iron
Reinforcing
#4 Bars @ 12" Centers

Concrete Storm Drainage Inlet
Type C Ditch Bottom Inlet FDOT index #232





Reticuline Grate (Weight 180 lbs)

Structure
Equal to Type "D" Ditch Bottom Inlet FDOT index #232
Grate
Reticuline Steel Grate
Reinforcing
#4 bars @ 12" O.C., ea. way

Storm Inlet – Type D
FDOT Type D Ditch Bottom Inlet

Description	Date	#

Revisions

Description	Date	#
City Comm	9/1/22	1

Revisions

UNROE ENGINEERING, INC
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Fl 32869-0942
Business Authorization Number - EB 0000657 ph (407) 299-0650

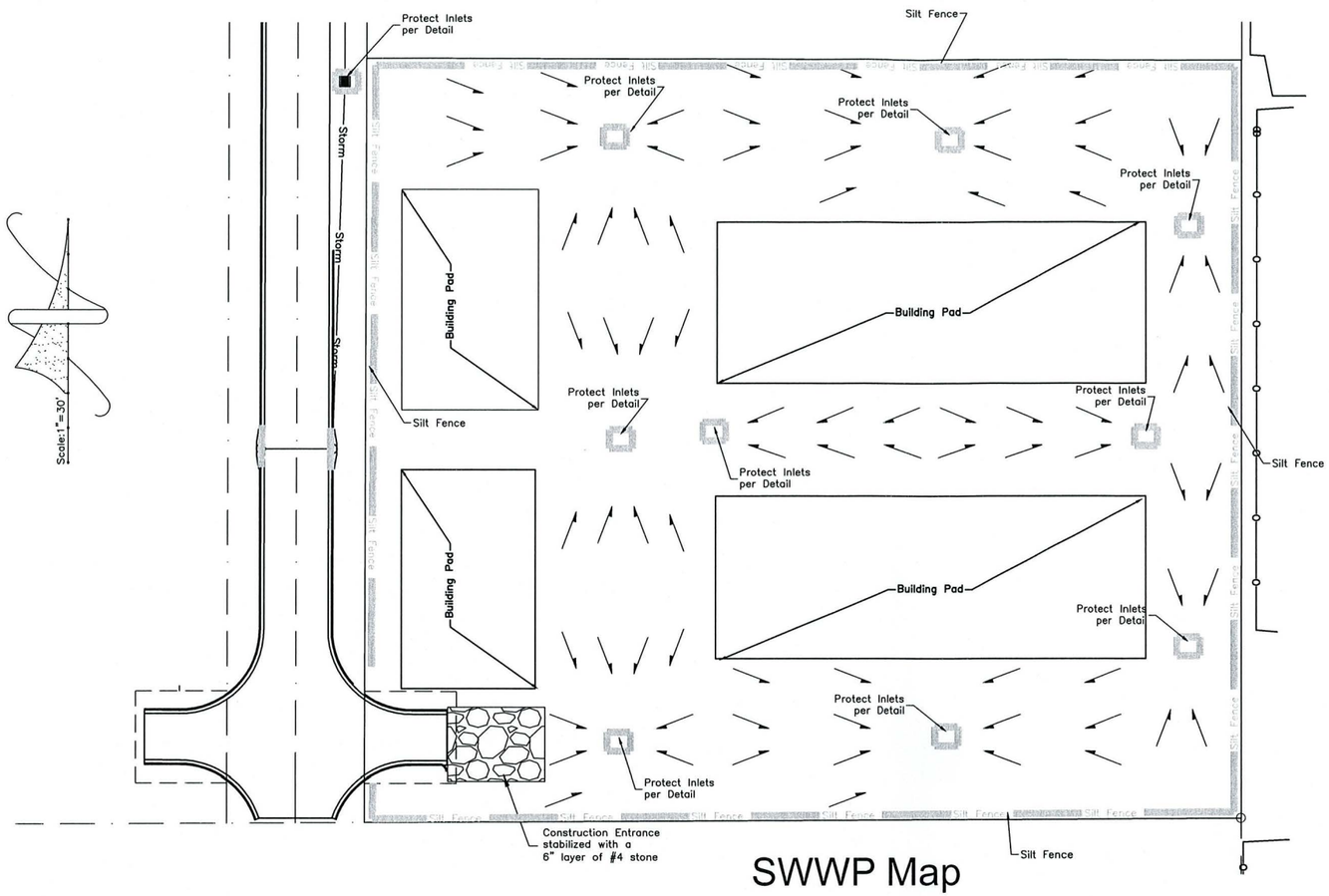
SECTIONS & DRAINAGE DETAILS

Winter Garden Flex, LLC
771 Garden Commerce Pkwy, Winter Garden, Florida 34787

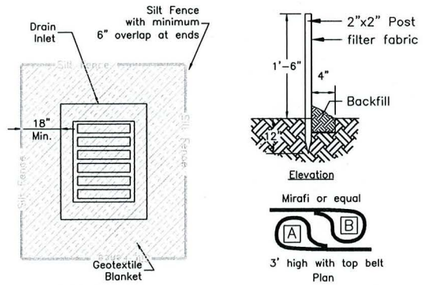
DP	Drawn
DP	Checked
----	Scale
05/18/22	Date
WGCC22-C5	File

Dwg. No.
C5
6 of 18

DARCY UNROE LICENSE No 60929 STATE OF FLORIDA PROFESSIONAL ENGINEER
Darcy Unroe PE 60929



SWWP Map



Silt & Erosion Control Details

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

E – Erosion and Siltation Control
E1. A suitable perimeter silt fence shall be constructed and maintained for the duration of the project. The silt fence shall be built at the "silt fence line" as defined on the plans. Outlets and discharge points shall be protected per attached detail.
E2. Sod all disturbed areas not shown as landscaping, slopes 6:1 or greater, swales, and ponds.
E3. Protect at all time against runoff or dewatering pollution of any downstream area or adjacent properties. Correct problems immediately.
E4. Contractor is responsible for determining any areas which will require dewatering. A plan for carrying out the dewatering must be submitted to the engineer prior to construction. The contractor is responsible for all dewatering work, sizing of equipment, siltation basins and related work.
E5. The Contractor shall immediately correct any offsite damage caused either directly or indirectly from his actions, to an equal or better condition as judged by the Owners Engineer. This includes paying any restitution that may be assessed by the local regulatory agencies.
E6. Provide temporary soil stabilization within seven days, to denuded area not at final grade.

Project Name and Location:
Winter Garden Flex, LLC
777 Garden Commerce Pkwy, Winter Garden, FL 34787

Site Description
Describe the nature of the construction activity:
New 38,216 sf Office/Warehouse development and associated site work.

Describe the intended sequence of major soil disturbing activities:
Cut & Balance existing earth as required. Import any remaining fill as required.

Total area of site (Acres):
2.88 Ac

Total area to be disturbed (Acres):
2.88 Acres

Existing data describing the soil or quality of any stormwater discharge from site:
The site is a cleared and filled lot, prepared for construction. On site soils are Smyrna and Ono Fine Sands

Estimate the drainage area size for each discharge point:
The entire site discharges to the south into the existing master retention system for the development. (1.56 ac contributing area).

Latitude and Longitude of each discharge point and identify the receiving water or MS4 for each discharge point:
Discharge point from the site is Lat: 28°33'20" & Long: 81°34'03" The proposed site discharges into the master retention system for the developement.

Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity in the intended sequence of major soil disturbing activities section:
The contractor will adhere to the standard jurisdictional specifications for excavation & fill.

Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees and etc.:
A silt fence will be maintained at the perimeter of the project for the duration of the construction. Sod will be laid at the earliest possible time.

Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on site or in any other way limit stormwater runoff:
A silt fence will be erected at the perimeter of the project and all stormwater outlet points (Stormwater Inlets) will be protected by filter fabric for the duration of the project.

Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time:
Not applicable

Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process:
This project includes the construction of a retention pond. There will be no other permanent controls installed.

Describe in detail controls for the following potential pollutants
Waste disposal, this may include construction debris, chemicals litter and sanitary wastes:
At least one temporary dumpster and a portable toilet will be provided on site.

Offsite vehicle tracking from construction entrances/exits:
All vehicle entrances will be stabilized with a Knock-off material.

The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:
No fertilizers, herbicides or pesticides will be applied until all new sod and plant material has been installed. The application rates will be appropriate to the type of landscape material installed.

The storage, application, generation and migration of all toxic substances:
Not applicable

Other:
Not applicable

Maintenance Plan
Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good operating condition:
Any required maintenance will be provided when a problem is apparent or after identified by a regular inspection.

Inspections:
Describe the inspection and inspection documentation procedures, as required. Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 1/2" or greater.
The entire construction site will be inspected daily and within 24 hours of any storm event 1/2" or greater. The inspections will be documented on a log kept at the construction office. A rain gauge will be on site to measure the rainfall amounts.

Identify and describe all sources of non-stormwater discharges (not including Fire Fighting Activities):
Not applicable

Revisions			
#	Date	Description	
#	Date	Description	

UNROE ENGINEERING, INC
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Fl 32869-0942 ph (407) 299-0650
Business Authorization Number - EB 0006579

SILTATION & EROSION CONTROL PLAN
Winter Garden Flex, LLC
771 Garden Commerce Pkwy, Winter Garden, Florida 34787

DP	Drawn
DP	Checked
1"=30'	Scale
05/18/22	Date
WGCC22-C6	File

Dwg. No.
C6
7 of 18

DARCY UNROE LICENSE No 60929 STATE OF FLORIDA PROFESSIONAL ENGINEER
Darcy Unroe PE 60929

CITY OF WINTER GARDEN - GENERAL NOTES:

1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN, TO BE REFERRED TO AS MSS/CWG. THE LATEST EDITION AT THE TIME PERMITS ARE APPROVED SHALL BE EFFECTIVE FOR THE DURATION OF THE SUBJECT WORK OR PROJECT DEVELOPMENT.
2. THE CITY OF WNTER GARDEN GENERAL NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REQUIREMENTS OF THE MSS/CWG. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MSS/CWG FOR FURTHER DETAIL AND CLARITY WHEN NEEDED.
3. ANY REQUEST FOR VARIANCE OR NONCOMPLIANCE FROM THE MSS/CWG NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR UTILITIES DIRECTOR.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH RESPECTIVE UTILITY OWNERS AND/OR CALL,"SUNSHINE ONE CALL", 1-800-432-4770 A MINIMUM OF 72 HOURS IN ADVANCE.
5. CONTRACTOR'S DAMAGE OF WINTER GARDEN UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPORT DAMAGE TO THE CITY OF WINTER GARDEN UTILITY DIVISION, (NO MASSAGE) PHONE # 407-656-4100.
6. IMMEDIATELY REPAIR OF DAMAGED UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEM AS REQUIRED BY THE UTILITY OWNER AT CONTRACTORS COST. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES RIGHT TO REPAIR DAMAGE. THE CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COST.
7. ADVANCE NOTIFICATION OF CONSTRUCTION: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, PH.# 407-656-4100, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
8. ADVANCE NOTIFICATION OF UTILITY CONNECTION: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.
9. UTILITY VALVE OPERATION: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALVE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.
10. OPERATIONS INVOLVING WATER OR WASTEWATER FACILITIES INCLUDING PUMPING STATIONS: THE CONTRACTOR SHALL COORDINATE AT LEAST TWO (2) WEEKS IN ADVANCE, ANY CONSTRUCTION OPERATION THAT MAY REQUIRE THE DISCONTINUATION OF SERVICE OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.
11. REQUIRED TESTING BY CONTRACTOR: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO SAMPLING ACTIVITIES FOR PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT OBSERVATION BY CITY INSPECTION PERSONNEL.
12. TEMPORARY OR CONSTRUCTION WATER SERVICE CONNECTIONS PROVIDED BY FIRE HYDRANT CONNECTION: THE CITY WILL PROVIDE METER ON FIRE HYDRANT. THE CONTRACTOR SHALL PROVIDE NON-REFUNDABLE ACCOUNT INITIATION FEE, A REFUNDABLE SECURITY DEPOSIT FOR THE METER APPARATUS AND PAY ALL COST FOR WATER USED.
13. ALL AS BUILT MEASUREMENTS & ELEVATIONS ARE TO BE MADE BY A LICENSED LAND SURVEYOR.

CITY OF WINTER GARDEN - WATER SYSTEM NOTES:

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

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

CITY OF WINTER GARDEN - WASTEWATER SYSTEM NOTES:

1. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26 (MINIMUM). FITTINGS SHALL BE SDR-26. DUCTILE IRON IS NOT APPROVED FOR SANITARY SEWERS.
2. ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CLEAN OUT. (36" TO 48" DEEP AT LOT LINE)
3. MAGNETIC TAPE MUST BE PLACED 2' ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.
4. ALL SANITARY MANHOLES SHALL BE PAINTED INSIDE AND OUT WITH "BITUMASTIC SUPER SERVICE BLACK", BY KOPPERS OR APPROVED EQUAL. MANHOLES RECIEVING FLOW FROM FORCE MAINS SHALL BE LINED WITH FIBERGLASS OR HDPE AT THE PRECASTERS FACILITY.
5. ALL PIPE CONNECTIONS TO PRE-CAST MANHOLES SHALL BE MADE USING A FLEXIBLE EPDM RUBBER BOOT AND STAINLESS STEEL STRAP OR CAST IN BOOT BY A-LOK, Z-LOK OR EQUAL.
6. CONNECTIONS MADE TO EXISTING MANHOLES SHALL BE CORE BORED WITH A MINIMUM 6" BORE AND CONNECTION SEALED WITH FLEXIBLE BOOT AND STAINLESS STEEL CLAMP.
7. DEAD END MANHOLES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM FINISHED GRADE TO OUTLET PIPE INVERT.
8. ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM HIGH BARREL CONE SECTIONS SHALL BE 3 FOOT MAXIMUM. CONCRETE DONUTS FOR EXTENDING ARE ACCEPTABLE TO RAISE MANHOLES UP TO 1 FOOT MAXIMUM.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL BALLCENTRIC PLUG VALVES IN FORCE MAINS AT 1000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED AT ALL TEES AND CROSSES.
10. THE CONTRACTOR SHALL CUT A "S" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED GREEN SQUARE BOX, IN FRONT OF EACH SERVICE LOCATION.
11. THE CONTRACTOR SHALL PROVIDE TV INSPECTION OF ALL SANITARY SEWER MAINS AFTER SYSTEM IS COMPLETED, THOROUGHLY CLEANED, DRAINED AND FULLY VISIBLE. TV INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS. FAULTY INSPECTION DUE TO POOR CONDITIONS WILL REQUIRE REINSPECTION BY CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE A (WARRANTY) TV INSPECTION AT THE TWO YEAR IN SERVICE MILESTONE FOR EACH SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TESTING, EXFILTRATION OR AIR, AS REQUIRED BY DESIGN ENGINEER AND SUBMIT CERTIFIED RESULTS TO THE CITY ENGINEER.
14. GRAVITY SEWERS DEPTHS SHALL NOT EXCEED 18 FEET.
15. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE LOWEST FINISHED FLOOR ELEVATION AND THE TOP ELEVATION OF THE WET WELL.
16. ALL PENETRATIONS INTO CONCRETE STRUCTURES SHALL BE PRE-CAST OR CORE-DRILLED.
17. WARRANTY - ALL MATERIALS & EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, DESIGN, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE CITY OF FAILURE OF ANY PART OF THE WARRANTED EQUIPMENT OR MATERIALS DURING THE WARRANTY PERIOD, THE AFFECTED PART, PARTS, OR MATERIALS SHALL BE PROMPLY REPLACED BY THE CONTRACTOR WITH NEW PARTS OR MATERIALS AT NO EXPENSE TO THE CITY. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS IMMEDIATELY AFTER NOTIFICATION, THE CITY MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

CITY OF WINTER GARDEN - RECLAIMED WATER SYSTEM NOTES:

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

CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES

GENERAL:

1. ALL NEW SANITARY SEWER LINES, PRIVATE OR CITY MAINTAINED, IN THE CITY OF WINTER GARDEN'S SERVICE AREA SHALL BE INSPECTED BY CLOSED CIRCUIT TV INSPECTION BY THE CONTRACTOR WITH A CITY INSPECTOR PRESENT PRIOR TO BEING ACCEPTED BY THE CITY.

REQUIREMENTS PRIOR TO INSPECTION RELEASE:

1. ALL ELEMENTS OF THE SEWER SYSTEM MUST BE INSTALLED AND BE COMPLETELY FINISHED, INCLUDING MAIN SEWER LINES, LATERALS, CLEAN OUTS, AND MANHOLES PRIOR TO CCTV INSPECTION.
2. ALL SEWER LINES SHALL BE COMPLETELY CLEANED OF ALL DEBRIS, SAND, WATER, ETC. PRIOR TO THE CCTV INSPECTION. ANY OBJECT OR MATTER THAT PREVENTS CCTV INSPECTION FROM VIEWING CONDITION OF PIPELINE IS CONSIDERED AN OBSTRUCTION REQUIRING ADDITIONAL CLEANING. WHEN CCTV VIEW IS OBSTRUCTED, INSPECTION SHALL BE TERMINATED. THE CONTRACTOR SHALL CLEAN THE SEWER SYSTEM COMPLETELY AND RESCHEDULE CCTV RE-INSPECTION WITH THE CITY.
3. A HYDRAULIC SEWER CLEANER SHALL NOT BE USED DURING THE CCTV INSPECTION. IF LINES ARE FOUND TO BE OBSCURED BY WATER OR DEBRIS DURING THE CCTV INSPECTION, THE INSPECTION SHALL BE TERMINATED AND RESCHEDULED TO A TIME WHEN SEWER CLEANING IS COMPLETE.
4. WHEN A SEWER LINE IS UNDER A PAVED AREA, THE AREA SHALL BE COMPACTED AND PRIMED BEFORE THE SYSTEM SHALL BE RELEASED FOR TV INSPECTION.

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:

1. THE CLOSED CIRCUIT TV CAMERA SHALL PRODUCE A CLEAR COLOR PICTURE ON THE MONITOR AND ON THE DVD RECORDING. THE CAMERA SHALL BE ABLE TO SHOW DETAIL TO THE POINT THAT ALL JOINTS AND ANY DEFECTS MAY BE READILY SEEN AT THE TIME OF THE INSPECTION. THE CAMERA SHALL STOP AND PAN AT EACH JOINT FOR COMPLETE 360 DEGREE INSPECTION.
2. REFER TO APPENDIX B OF THE REFERENCED STANDARDS FOR SPECIFICATION OF CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.
3. THE VIDEO RECORDER SHALL PRODUCE A NO NOISE STILL PICTURE, AND PROVIDE BOTH AUDIO AND VIDEO DURING THE INSPECTION.
4. A MEASURING DEVICE, APPROVED BY THE CITY, TO CHECK THE GRADE OF THE PIPE DURING THE INSPECTION, SHALL BE REQUIRED. GAUGE DEPTH, 0" TO 2" MIN. WITH 1/2" MARKINGS.
5. AUDIO OF THE INSPECTION SHALL BE SIMULTANEOUSLY RECORDED ON DVD DISC. THE AUDIO SHALL CONSIST OF ORDINARY DESCRIPTION AND COMMENTARY. A TAPE WILL BE GIVEN TO THE INSPECTOR ON SITE AT THE END OF THE DAY.

PROCEDURE FOR TELEVISING:

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

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

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

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.

*2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 162-610, CHAPTER III. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.

3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

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

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

4. UTILITY SEPARATION - VERTICAL CLEARANCE MITIGATION

   A. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF EITHER:

      A.1. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;

      A.2. CONCRETE ENCASED VITRIFIED CLAY, OR;

      A.3. PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.

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

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

5. UTILITY SEPARATION - HORIZONTAL SEPARATION MITIGATION

   A. WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST SIX FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR.

      A.1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER, OR:

      A.2. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (1.) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.

      A.3. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.

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

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

CITY OF WINTER GARDEN - TRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE

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

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

RESTRAINED WATER AND RECLAIMED PIPE TABLE

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

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

THRUST RESTRAINT NOTES:

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

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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

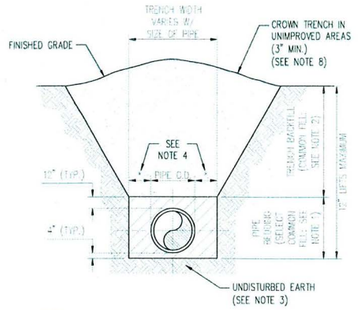
No.	ITEM	DATE
1	Revised General Notes	4/4/14
2	Revised Water & Reuse Notes	4/4/14

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS
FOR
UTILITIES SYSTEMS

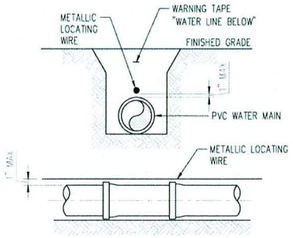
DATE
JUNE 2018
SHEET
1
1 OF 11



NOTES:

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

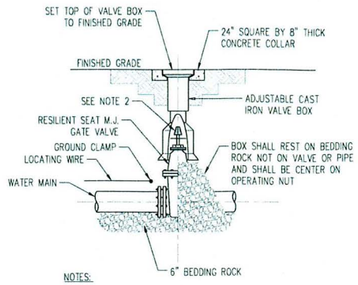
1 STANDARD BEDDING DETAIL
N.T.S.



NOTES:

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

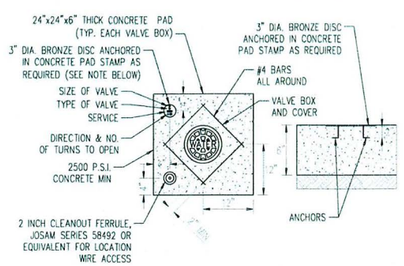
2 PVC PIPE LOCATING WIRE DETAIL
N.T.S.



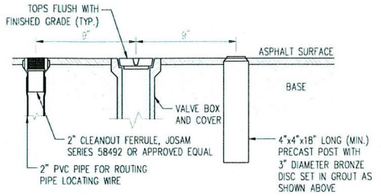
NOTES:

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

3 GATE VALVE & BOX DETAIL
N.T.S.



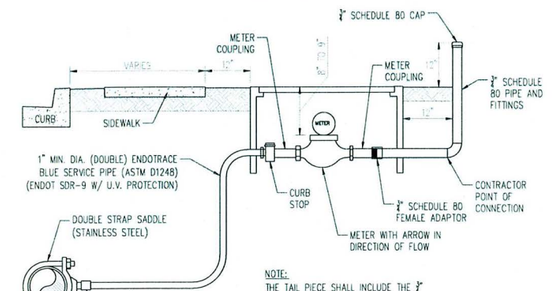
UNIMPROVED CONDITION



IMPROVED CONDITION

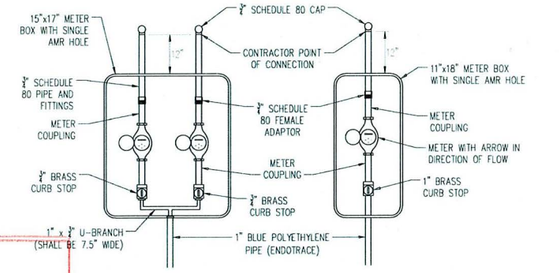
NOTE:
BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

7 VALVE BOX COLLAR
N.T.S.



NOTE:
THE TAIL PIECE SHALL INCLUDE THE ¾" FEMALE ADAPTOR AND ALL PIPE AND FITTINGS UP TO AND INCLUDING THE CAP.

SERVICE SECTION
N.T.S.



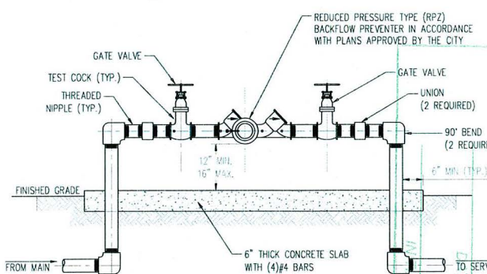
DOUBLE SERVICE (TOP VIEW)
N.T.S.

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

NOTES:

1. ALL FITTINGS BETWEEN THE WATER MAIN AND THE METER COUPLING SHALL BE BRASS WITH COMPRESSION/PACK JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION TO AND INCLUDING THE METER BOX ASSEMBLY. THE CITY SHALL FURNISH THE METER AND THE TAIL PIECE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING THE METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENTS TO THE METER BOX IF REGRADING OCCURS.
5. ALL SERVICE LINES SHALL BE POLY ENDOTRACE PIPE AND SHALL BE BLUE IN COLOR W/WIRE.
6. THE POINT OF CONNECTION IS LOCATED ONE FOOT BEYOND THE METER BOX. THE PLUMBER/CUSTOMER SHALL BE RESPONSIBLE FOR MAINTENANCE BEYOND THE POINT OF CONNECTION.
7. IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

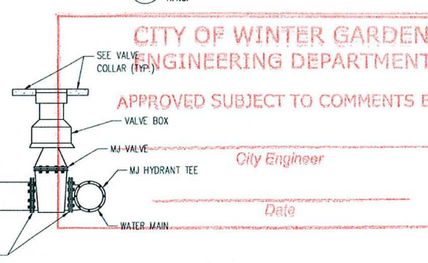
8 WATER SERVICE DETAIL
N.T.S.



NOTES:

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

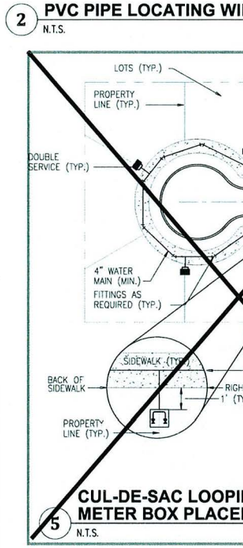
12 BACKFLOW PREVENTER ASSEMBLY
N.T.S.



CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

NOTE:
ALL 2" PIPE AND FITTINGS SHALL BE BRASS WITH THREADED (NPT) JOINTS.

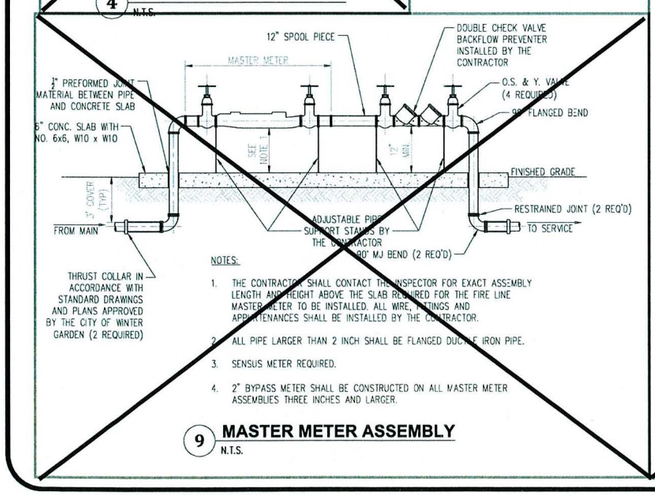
4 BLOWOFF VALVE DETAIL
N.T.S.



NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRICTIONS WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. METER BOX TO BE INSTALLED BY THE CONTRACTOR.

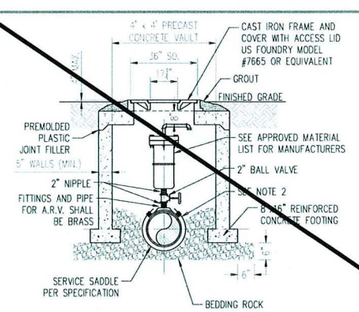
5 CUL-DE-SAC LOOPING AND METER BOX PLACEMENT DETAIL
N.T.S.



NOTES:

1. THE CONTRACTOR SHALL CONTACT THE INSPECTOR FOR EXACT ASSEMBLY LENGTH AND HEIGHT ABOVE THE SLAB REQUIRED FOR THE FIRE LINE MASTER METER TO BE INSTALLED. ALL WIRE, FITTINGS AND APPURTENANCES SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED DUCTILE IRON PIPE.
3. SENSUS METER REQUIRED.
4. 2" BYPASS METER SHALL BE CONSTRUCTED ON ALL MASTER METER ASSEMBLIES THREE INCHES AND LARGER.

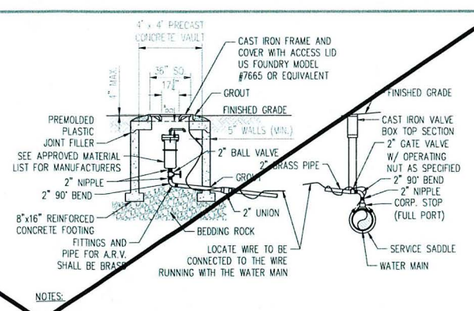
9 MASTER METER ASSEMBLY
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.

10 AIR RELEASE VALVE & VAULT
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.
8. LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE WATER MAIN AND EXCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

11 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.

CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
REVIEWED

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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

No.	ITEM	DATE
1	Water Service	4/4/14
2	ARV Detail	4/4/14

PLS-S-02S

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITIES CONSTRUCTION

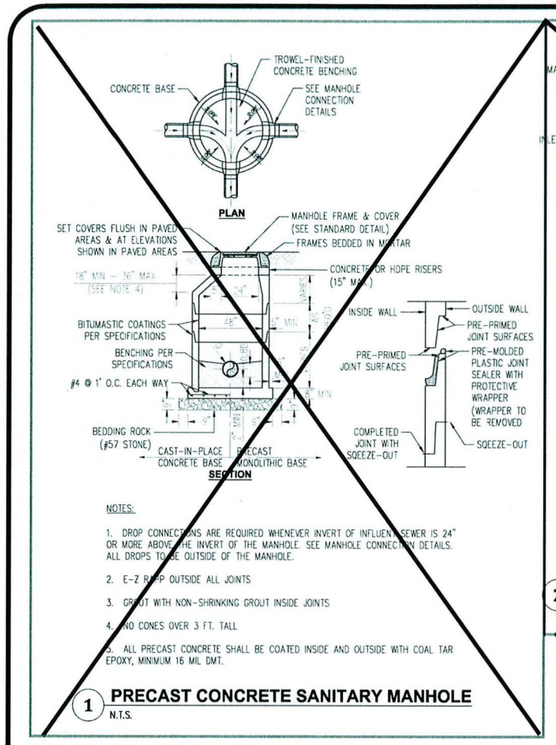
WINTER GARDEN

STANDARD DETAILS
FOR
POTABLE WATER SYSTEMS

DATE
JUNE 2018

SHEET
2

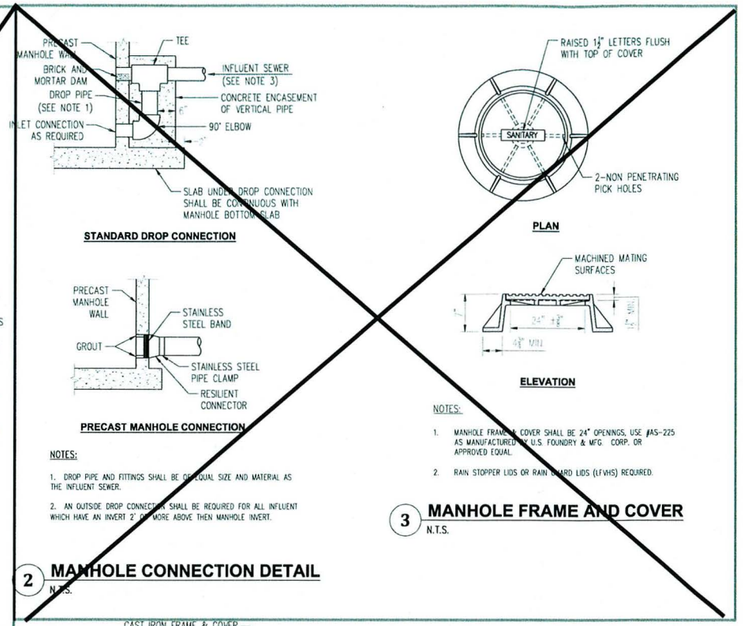
2 OF 11



NOTES:

1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS. ALL DROPS TO BE OUTSIDE OF THE MANHOLE.
2. E-Z RAP OUTSIDE ALL JOINTS
3. GROUT WITH NON-SHRINKING GROUT INSIDE JOINTS
4. NO CONES OVER 3 FT. TALL
5. ALL PRECAST CONCRETE SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR EPOXY, MINIMUM 16 MIL DMT.

1 PRECAST CONCRETE SANITARY MANHOLE
N.T.S.



NOTES:

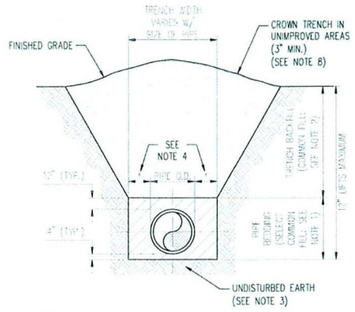
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2'-0" OR MORE ABOVE THEN MANHOLE INVERT.

2 MANHOLE CONNECTION DETAIL
N.T.S.

NOTES:

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

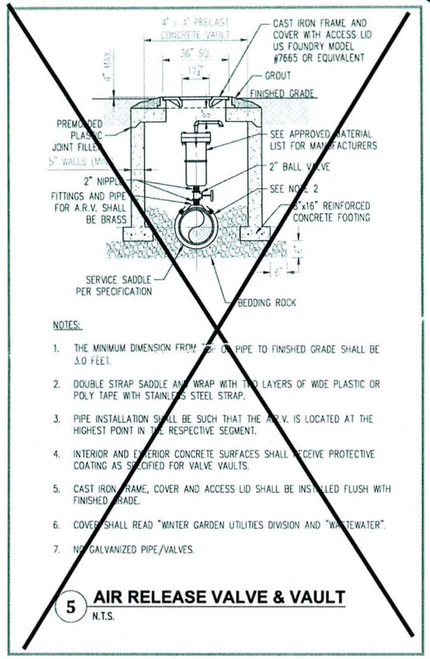
3 MANHOLE FRAME AND COVER
N.T.S.



NOTES:

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

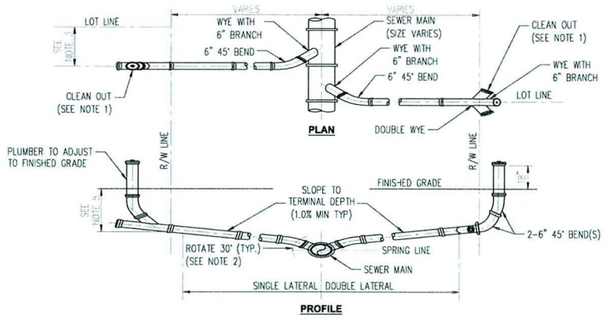
4 STANDARD BEDDING DETAIL
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "WASTEWATER".
7. NO GALVANIZED PIPE/VALVES.

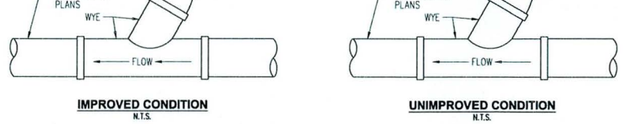
5 AIR RELEASE VALVE & VAULT
N.T.S.



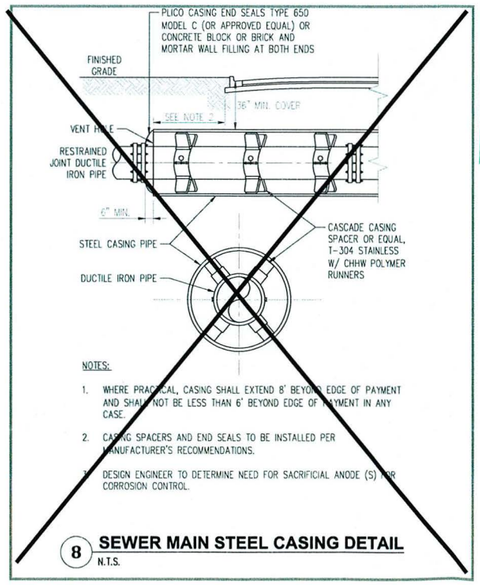
NOTES:

1. CLEANOUT SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
3. WYES AND 45° BENDS SHALL BE PVC (SDR 26).
4. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
5. 4' TYP TERMINAL DEPTH (3' MIN) REQUIRED FOR SERVICE AT RIGHT-OF-WAY.

7 SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.



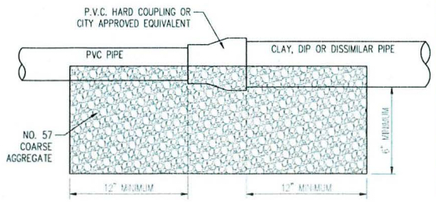
6 SANITARY SEWER CLEAN OUT DETAIL
N.T.S.



NOTES:

1. WHERE PRACTICAL, CASING SHALL EXTEND 8' BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAVEMENT IN ANY CASE.
2. CASING SPACERS AND END SEALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. DESIGN ENGINEER TO DETERMINE NEED FOR SACRIFICIAL ANODE (S) FOR CORROSION CONTROL.

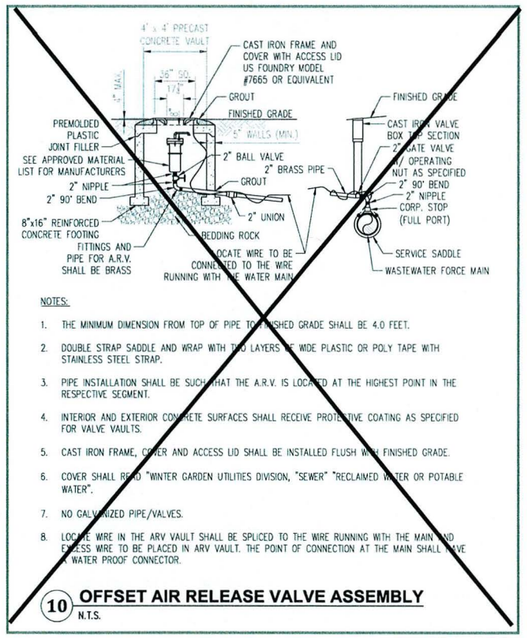
8 SEWER MAIN STEEL CASING DETAIL
N.T.S.



NOTE:

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

9 SEWER MAIN CONNECTION DETAIL
N.T.S.



NOTES:

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5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.
8. LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE MAIN AND EXCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

10 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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

No.	ITEM	DATE
1	Sanitary Manhole	4/7/14
2	Offset ARV Detail	4/7/14

REVISIONS

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS FOR UTILITIES CONSTRUCTION

WINTER GARDEN

STANDARD DETAILS FOR WASTEWATER SYSTEMS

DATE
JUNE 2018

SHEET
3

GENERAL NOTES:

1. ALL NEW STORM AND SANITARY SEWER LINES IN THE CITY OF WINTER GARDEN SHALL BE SUBJECTED TO CLOSED CIRCUIT TV INSPECTION PRIOR TO BEING ACCEPTED BY THE CITY, WHETHER PRIVATE OR CITY MAINTAINED. ALL STORM SEWER PIPE SHALL BE REINSPECTED AT THE YEAR END, COST TO BE PAID BY THE OWNER.

2. PIPE MATERIAL SHALL BE AS SHOWN ON THE CONSTRUCTION PLANS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

3. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT ALL CITY, COUNTY, STATE (FDEP, FDOT, SJRWMD, ETC.), AND FEDERAL PERMITS HAVE BEEN ISSUED FOR THE PROJECT.

4. ALL STORM SYSTEM MUST BE WATER-TIGHT WITH ALL JOINTS WRAPPED.

5. STORM SYSTEM WILL BE CLEANED PRIOR TO BEING TV'D.

6. THE OWNER SHALL KEEP A COPY OF THE WATER MANAGEMENT DISTRUCT PERMIT, NPDES, NOI AND SWPP PLAN IN A CONSPICUOUS LOCATION ON THE JOB SITE AT ALL TIMES.

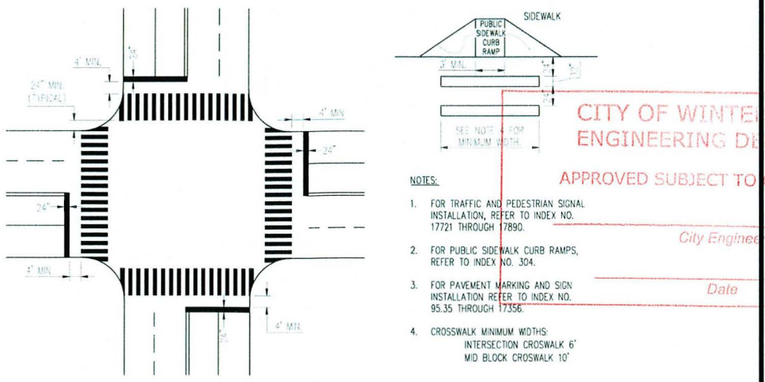
7. ALL STORM SEWER MANHOLES FRAME & COVER SHALL BE ASTM 225.

8. CLEAN SAND SHALL CONSIST OF MATERIAL HAVING LESS THAN 5% PASSING THE #200 SIEVE.

9. ONLY CONCRETE RISER RINGS WILL BE ALLOWED TO BE PLACED FOR STORM MANHOLES. ALL RISER RINGS SHALL BE SEALED TO THE STRUCTURE USING WRAPID SEAL. NO MORE THAN 15" WILL BE ALLOWED.

10. STORM SEWER PIPES SHALL MEET ASTM C76 & ASTM C507.

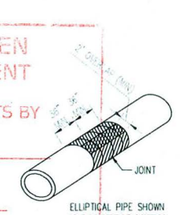
11. ALL STORM SEWER STRUCTURE SECTIONS SHALL BE SEALED WITH WRAPID SEAL.

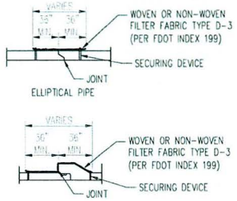


NOTES:
1. FOR TRAFFIC AND PEDESTRIAN SIGNAL INSTALLATION, REFER TO INDEX NO. 17721 THROUGH 17890.
2. FOR PUBLIC SIDEWALK CURB RAMPS, REFER TO INDEX NO. 304.
3. FOR PAVEMENT MARKING AND SIGN INSTALLATION REFER TO INDEX NO. 95.35 THROUGH 17356.
4. CROSSWALK MINIMUM WIDTHS: INTERSECTION CROSWALK 6' MID BLOCK CROSWALK 10'

1 TYPICAL CROSSWALK
N.T.S.

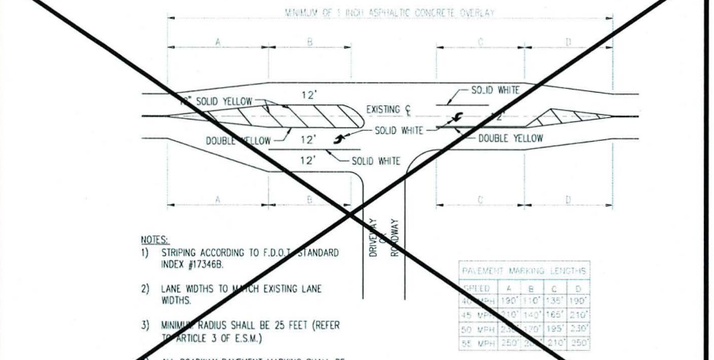
CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date





Cost of filter fabric jacket to be included in cost of pipe culverts.
FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

2 FILTER FABRIC JACKET
N.T.S.

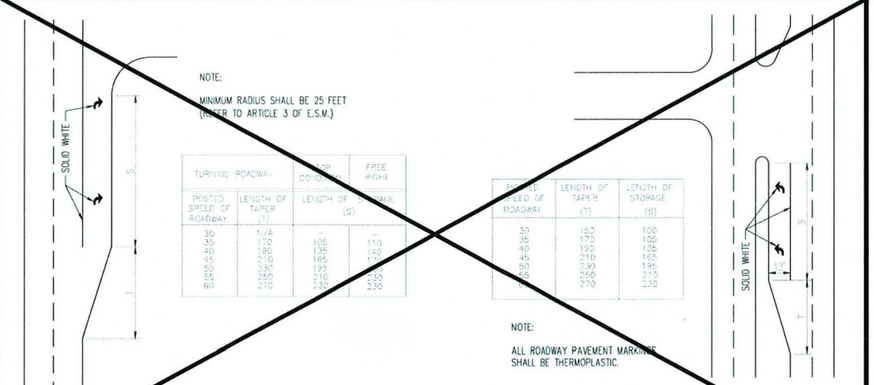


NOTES:
1) STRIPING ACCORDING TO F.D.O.T. STANDARD INDEX #17346B.
2) LANE WIDTHS TO MATCH EXISTING LANE WIDTHS.
3) MINIMUM RADIUS SHALL BE 25 FEET (REFER TO ARTICLE 3 OF E.S.M.)
4) ALL ROADWAY PAVEMENT MARKING SHALL BE THERMAPLASTIC.

PAVEMENT MARKING LENGTHS

POSTED	A	B	C	D
30 MPH	190'	110'	135'	190'
45 MPH	210'	140'	165'	210'
50 MPH	230'	170'	195'	230'
55 MPH	250'	200'	210'	250'

3 TYPICAL INTERSECTION
N.T.S.

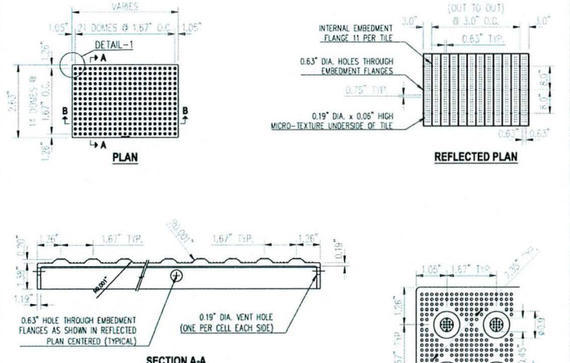


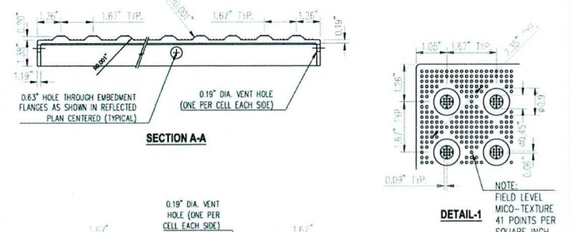
POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)
30	150	100
35	170	105
40	190	135
45	210	165
50	230	195
55	250	215
60	270	230

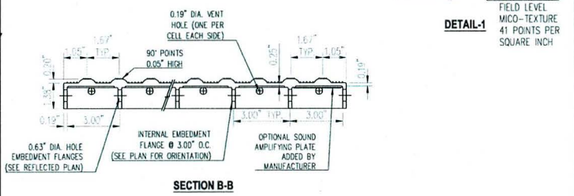
NOTE:
ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

4 RIGHT TURN DECELERATION LANE
N.T.S.

5 DIVIDED HIGHWAY LEFT TURN STORAGE LANE
N.T.S.

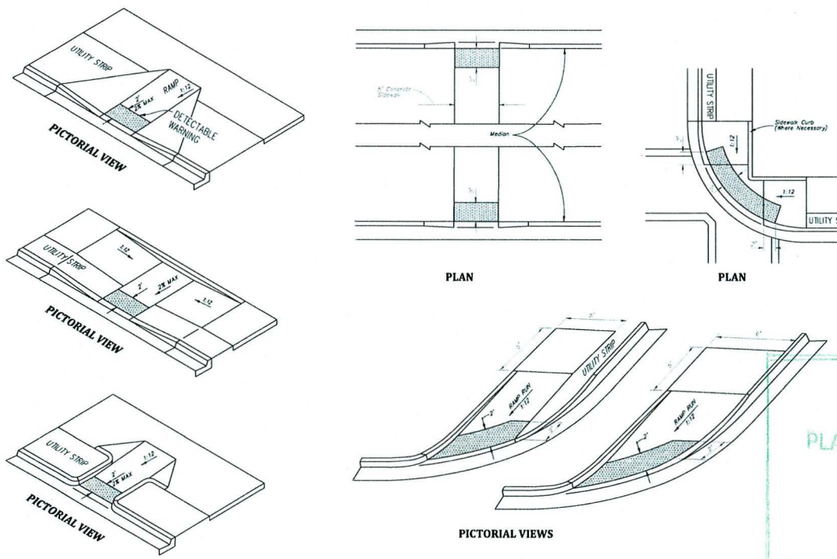


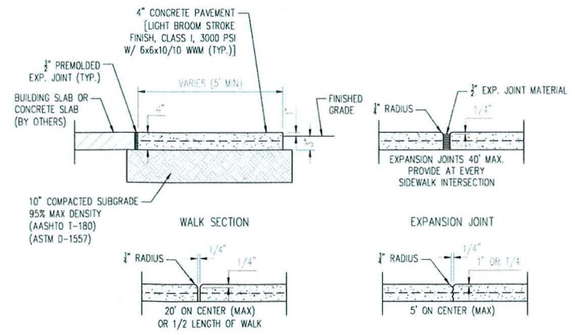




NOTE:
1. CURB RAMP DETECTABLE WARNING TILE SHALL BE ARMOR TILE OR EQUAL.
2. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB.

8 DETECTABLE WARNING DETAIL
N.T.S.





7 SIDEWALK DETAILS
N.T.S.

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

6 CURB RAMPS & DETECTABLE WARNING PLACEMENT
N.T.S.

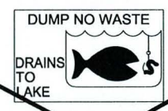


PLATE SHALL BE ADDED TO STORMWATER INLETS AS REQUIRED BY THE CITY.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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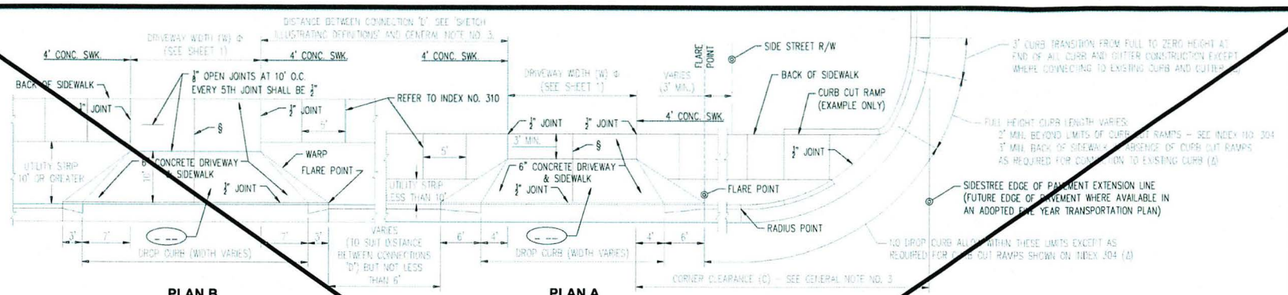
DATE
ITEM
No.

CITY OF WINTER GARDEN, FLORIDA
STANDARD DETAILS FOR ROADWAY & DRAINAGE CONSTRUCTION

STANDARD DETAILS FOR PUBLIC SERVICES

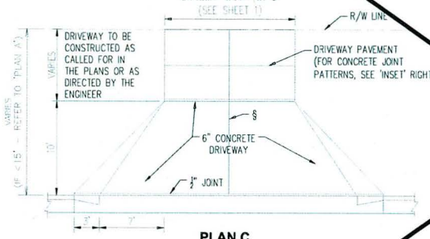
WINTER GARDEN

DATE
JUNE 2018
SHEET
9
9 OF 11

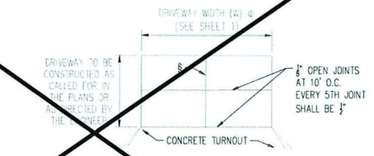


PLAN B
TURNOUT WITH SIDEWALK AND UTILITY STRIP (10' OR GREATER)

PLAN A
TURNOUT WITH SIDEWALK AND UTILITY STRIP (LESS THAN 10')



PLAN C
TURNOUT WITHOUT SIDEWALK



JOINT PATTERN WHEN CONCRETE DRIVE CONSTRUCTED INSET

FOOTNOTES:

ALL ½" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.

§ OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.

Δ WHEN CONNECTING TO SIDESTREET CURB AND GUTTER SECTIONS, THE NO DROP CURB LIMITS SHOULD EXTEND BACK TO THE SIDESTREET RADIUS POINT. WITH OR WITHOUT CURB AND GUTTER, NO DRIVEWAY SHOULD ENCROACH ON THE CORNER RADIUS.

Φ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) TO THE RIGHT OF WAY LINE.

(A) ALPHA-NUMERIC IDENTIFICATION OF A FLARED DRIVEWAY TYPE SPECIFICALLY CALLED FOR IN THE PLANS, SEE SHEETS 3 AND 4.

SPECIAL NOTES FOR URBAN FLARED TURNOUTS

1. DRIVEWAY 6" CONCRETE PAVEMENT AND DROP CURB SHALL MEET THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF SECTIONS 522 AND 520 RESPECTIVELY OF THE FDOT STANDARD SPECIFICATIONS. THE DRIVEWAY FOUNDATION SHALL MEET THE REQUIREMENT OF SUBARTICLE 522-4.

2. FOR DETAILS OF DROP CURB AND CURB CUT RAMPS REFER TO INDEXES NOS. 300 AND 304 RESPECTIVELY.

3. WHERE TURNOUTS ARE CONSTRUCTED WITHIN EXISTING CURB AND GUTTER, THE EXISTING CURB AND GUTTER SHALL BE REMOVED EITHER TO THE NEAREST JOINT BEYOND THE FLARE POINT OR TO THE EXTENT THAT NO REMAINING SECTION IS LESS THAN 5 FEET LONG; AND, DROP CURB CONSTRUCTED IN ACCORDANCE WITH NOTES NOS. 1 AND 2.

4. COST FOR PREFORMED JOINT FILLER SHALL BE INCLUDED IN THE COST FOR THE CONCRETE PAVEMENT (CONCRETE SIDEWALK, 6" THICK).

5. FOR TURNOUTS WITH RADIAL RETURNS SEE THE REQUIREMENTS UNDER THE "SUMMARY OF GEOMETRIC REQUIREMENTS FOR TURNOUTS", THE "GENERAL NOTES", THE DETAILS OF "RURAL TURNOUT CONSTRUCTION" AND THE DETAIL OF "LIMITS OF CLEARING & GRUBBING, STABILIZATION AND BASE AT INTERSECTIONS".

6. DEPARTMENT MAINTENANCE OF PAVEMENT SHALL EXTEND OUT TO THE RIGHT OF WAY OR 2 FEET BACK OF SIDEWALK, WHICHEVER DISTANCE IS LESS.

7. THE MAINTENANCE AND OPERATION OF HIGHWAY LIGHTING, TRAFFIC SIGNALS, ASSOCIATED EQUIPMENT, AND OTHER NECESSARY DEVICES SHALL BE THE RESPONSIBILITY OF A PUBLIC AGENCY.

8. ALL PAVEMENT MARKINGS ON THE STATE HIGHWAYS, INCLUDING ACCELERATION AND DECELERATION LANE MARKINGS, AND SIGNING INSTALLED FOR THE OPERATION OF THE STATE HIGHWAY SHALL BE MAINTAINED BY THE DEPARTMENT.

9. ALL SIGNING AND MARKING INSTALLED FOR THE OPERATION OF THE CONNECTION (SUCH AS STOP BARS AND STOP SIGNS FOR THE CONNECTION) SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.

10. TURNOUTS WILL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SIDEWALK CONCRETE (6" THICK), SY.

DESIGN NOTES FOR URBAN FLARED TURNOUTS

1. DRIVEWAYS INDICATED AS 'ADVERSE APPLICATIONS' ARE THOSE WITH SLOPES THAT CAN CAUSE OVERHANG DRAG FOR REPRESENTATIVE STANDARD PASSENGER VEHICLES UNDER FULLY LOADED CONDITIONS; OR, THOSE WITH SLOPES THAT CAN CAUSE DRIVERS WHO ARE LEAVING THE ROADWAY TO SLOW OR PAUSE TO THE EXTENT THAT TRAFFIC DEMAND VOLUMES WILL BE IMPEDED.

DRIVEWAYS INDICATED AS 'MARGINAL APPLICATIONS' ARE THOSE WITH SLOPES THAT CAN CAUSE OVERHANG DRAG FOR REPRESENTATIVE STANDARD PASSENGER VEHICLES UNDER FULLY LOADED CONDITIONS WHEN THE DRIVEWAY IS LOCATED ON THE LOW SIDE OF FULLY SUPERELEVATED ROADWAYS.

DRIVEWAYS INDICATED AS 'GENERAL APPLICATIONS' ARE THOSE WITH SLOPES THAT CAN READILY ACCOMMODATE REPRESENTATIVE STANDARD PASSENGER VEHICLES AND THOSE AND THOSE THAT CAN ACCOMMODATE REPRESENTATIVE STANDARD TRUCKS, VANS, BUSSES AND RECREATIONAL VEHICLES OPERATING UNDER NORMAL CROWN AND SUPERELEVATION CONDITIONS.

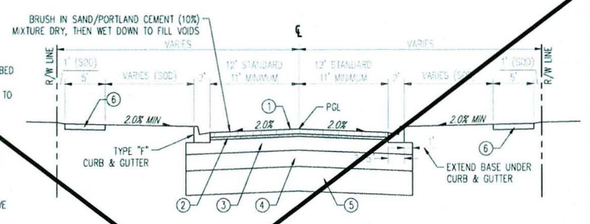
2. THE STANDARD FLARED DRIVEWAYS ON THIS INDEX MAY NOT ACCOMMODATE VEHICLES WITH LOW BEDS, LOW UNDERCARRIAGE OR LOW APPENDAGE FEATURES. WHERE SUCH VEHICLES ARE DESIGN VEHICLES DRIVEWAYS ARE TO HAVE SITE SPECIFIC FLARE DESIGNS OR CATEGORY ~~~ DESIGNS.

3. WHEN SPECIFIC FLARE TYPE DRIVEWAYS ARE TO BE CONSTRUCTED, THE TYPE SHALL BE DESIGNATED IN THE PLANS USING THE ASSIGNED ALPHA-NUMERIC DESIGNATION.

Note: See sheet 1 for 'GENERAL NOTES'

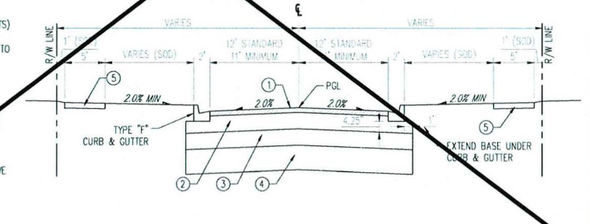
PAVEMENT DESIGN

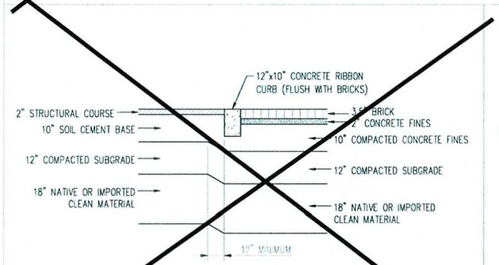
1. 3.5" BRICKS
2. 1" - 2" LOOSE CONCRETE FINES LEVELING BED
3. 10" BASE - COMPACTED CONCRETE FINES TO 98% MAX. DENSITY (AASHTO T-134). ASPHALTIC PRIME COAT APPLIED AT 0.15 GAL./SF
4. 12" COMPACTED SUBGRADE (98% DENSITY) AASHTO T-180 AND LBR 40
5. 18" OF NATIVE OR IMPORTED MATERIAL HAVING LESS THAN 5% PASSING #200 SIEVE COMPACTED TO 98% PER AASHTO T-180
6. 4" THICK CONCRETE SIDEWALK



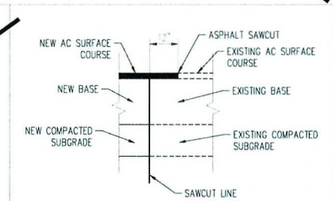
PAVEMENT DESIGN

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



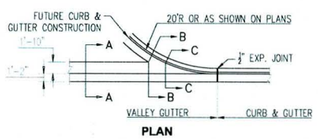


(1) RIBBON CURB WITH BRICK PAVERS
N.T.S.

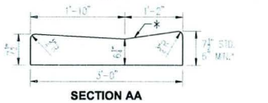


NOTE: CONTRACTOR SHALL APPLY A BITUMINOUS TACK COAT WHERE NEW ASPHALTIC CONCRETE PAVEMENT ABUTS EXISTING PORTLAND CEMENT CONCRETE PAVEMENT.

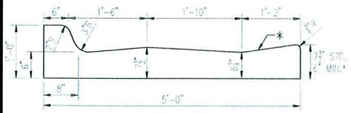
(1) SAWCUT TYPCIAL DETAIL
N.T.S.



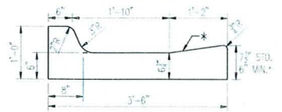
PLAN



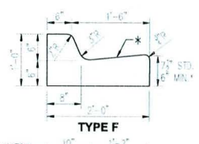
SECTION AA



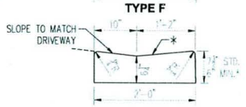
SECTION BB



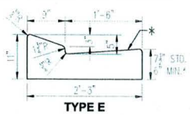
SECTION CC
VALLEY GUTTER



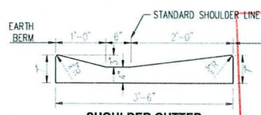
TYPE F



DROP CURB
NOTE: TO BE PAID FOR AS PARENT CURB.



TYPE E

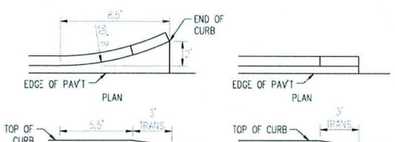


SHOULDER GUTTER

* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

CONCRETE CURB AND GUTTER

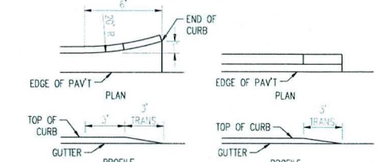
NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. FOR DETAILS DEPICTING USAGE ADJACENT TO FLEXIBLE PAVEMENT, SEE DIAGRAM RIGHT. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURB & GUTTER AND CONCRETE PAVEMENT ONLY, SEE DIAGRAM RIGHT.



FLARED END

STRAIGHT END

CURB TYPE A

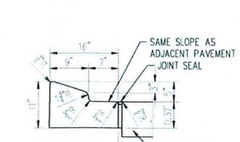


FLARED END

STRAIGHT END

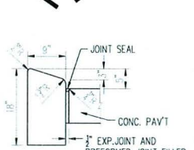
CURB AND GUTTER ENDINGS

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

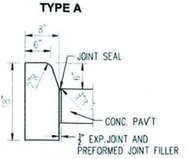


NOTE: FOR DETAILS DEPICTING USAGE ADJACENT TO FLEXIBLE PAVEMENT, SEE DIAGRAM RIGHT.

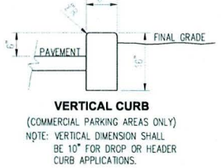
TYPE A



TYPE B



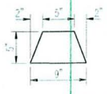
TYPE D



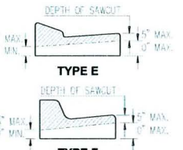
VERTICAL CURB
(COMMERCIAL PARKING AREAS ONLY)
NOTE: VERTICAL DIMENSION SHALL BE 10" FOR DROP OR HEADER CURB APPLICATIONS.

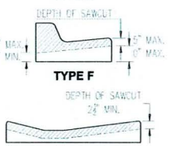
NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY, SEE DIAGRAM RIGHT.

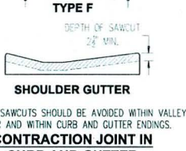
CONCRETE CURB



ASPHALTIC CONCRETE CURB

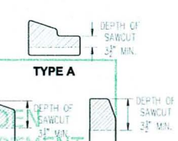






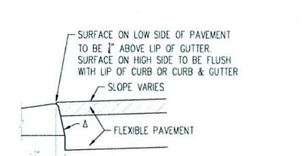
NOTE: SAWCUTS SHOULD BE AVOIDED WITHIN VALLEY GUTTER AND WITHIN CURB AND GUTTER ENDINGS.

CONTRACTION JOINT IN CURB AND GUTTER



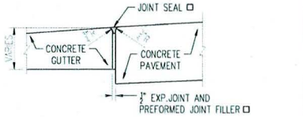
CONTRACTION JOINT IN CURB

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS



Δ - APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN.

CURB & GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT



□ - APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

GENERAL NOTES

1. FOR CURB,GUTTER,AND CURB AND GUTTER PROVIDE ½" - ¾" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS, WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS. CURB,GUTTER AND CURB & GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS.
2. ENDS OF CURBS TYPES B AND D SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

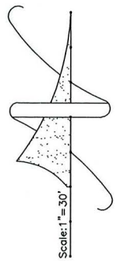
No.	ITEM	DATE
1	Brick Typical Section	4-4-14

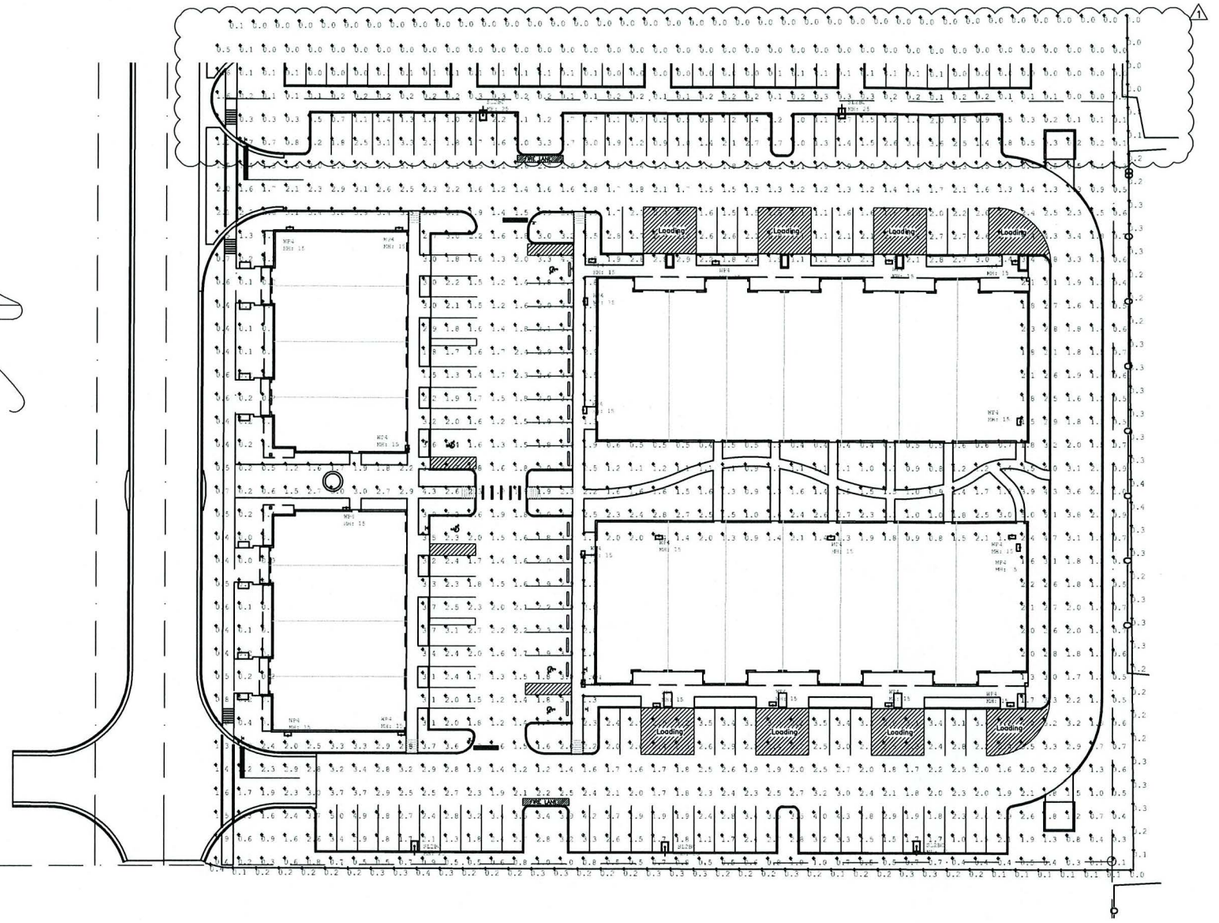
CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR ROADWAY & DRAINAGE CONSTRUCTION

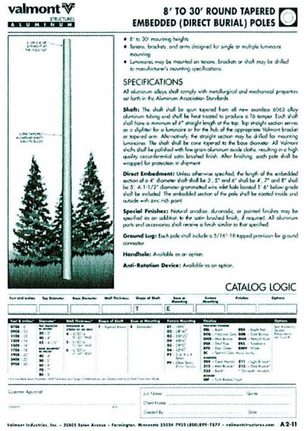
WINTER GARDEN

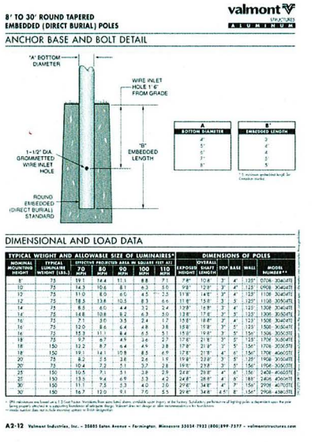
STANDARD DETAILS FOR PUBLIC SERVICES

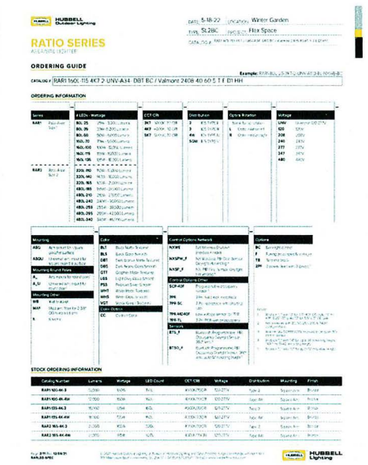
DATE
JUNE 2018
SHEET
10
OF 11











No Subsubstitution. Contact Glenn Krohn @Florida Lighting Associates for quotation assistance.
glennk@floridalightingassociates.com or 407-310-2579

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	Mounting Height	BUG Rating
	8	SL2BC	Single	RAR1 160L-115 4K7 2-UNV-A34-DBT BC / Valmont 2408 40 60 5 T E DI HH	0.950	8853	109.7	877.6	HUBBELL OUTDOOR	25	B1-U0-G2
	28	WP4	Single	RWL1-48L-45-4K7-4W-UNV-DBT	0.950	5704	46.5	1302	HUBBELL OUTDOOR	15	B1-U0-G2

The BUG rating is the IES measurment of Backlight, Uplight and Glare. The UC means that there is no uplight.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Garden Commerce Parkway	Illuminance	Fc	1.71	3.8	0.5	3.42	7.60
Property Line 1	Illuminance	Fc	0.15	0.4	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.65	5.2	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	2.25	5.2	0.5	4.50	10.40

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

Revisions

#	Description	Date

Revisions

#	Description	Date
1	City Comm	9/1/22

UNROE ENGINEERING, INC
Civil Engineering/Planning/Scientific Evaluation
PO Box 590942, Orlando, Fl 32859-0942
Business Authorization Number - EB 00006579 ph (407) 299-0650

PHOTOMETRIC STUDY FOR
Winter Garden Flex, LLC
771 Garden Commerce Pkwy, Winter Garden, Florida 34787

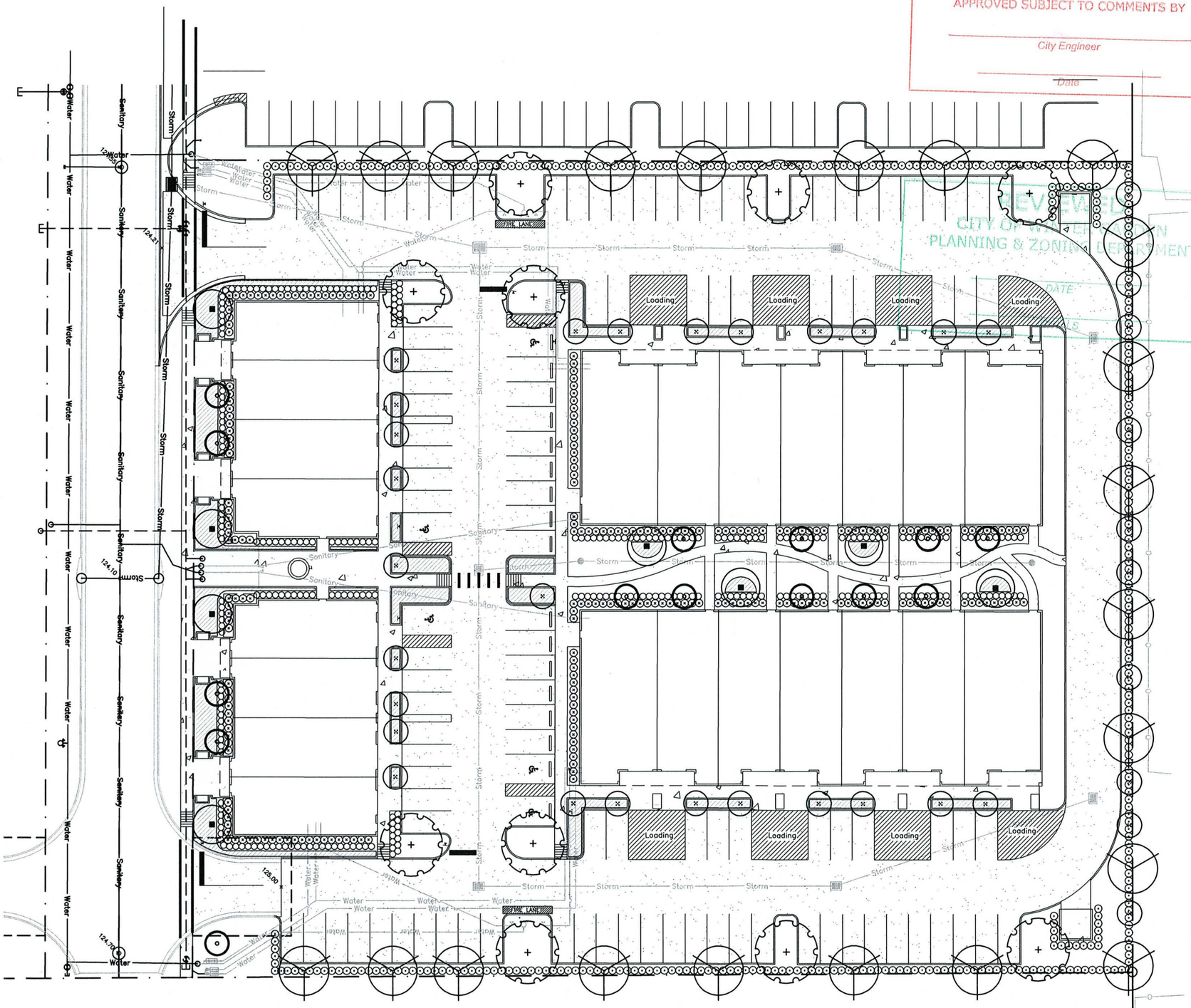
DP	Drawn
DP	Checked
1"=30'	Scale
05/18/22	Date
WGCC22-SL	File

Dwg. No.
SL
17 of 18

DARCY UNROE LICENSE No 60929 STATE OF FLORIDA PROFESSIONAL ENGINEER
Darcy Unroe PE 60929

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS


Water
Sanitary
Storm
Water
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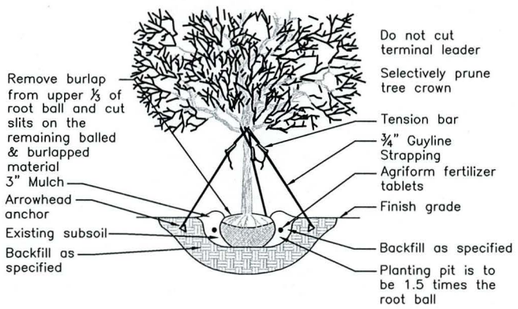
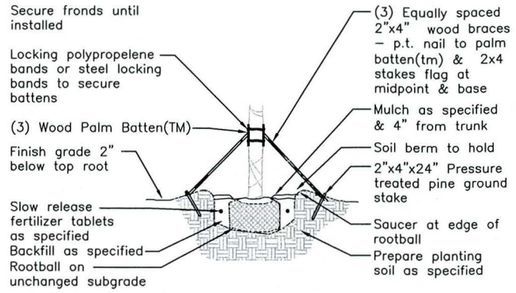
Storm





PRO20:
For up to 2" Caliper Trees
(3) ARBORGUY™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead "Anchors (4" x 3-3/4")

PRO40:
For up to 4" Caliper Trees
(3) ARBORGUY™ Guylines 1"x12'= 600 lb test, Black or Green, UV resistant polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead Anchors (4-3/4"x3-3/4")

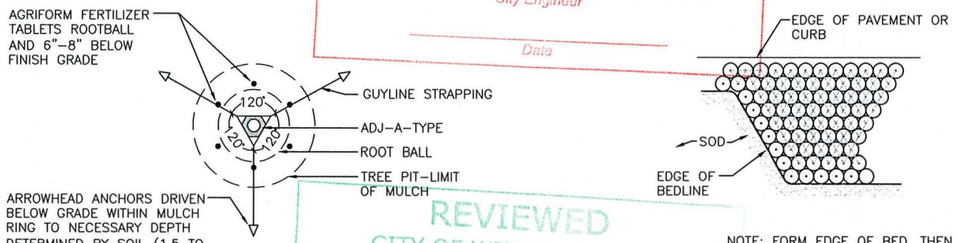
PBKM(Metal Bands)
(3) 1 1/2"x3 1/2"x12" (2x4 wood) battens with 5 layers of burlap backing and (4) staple guides for banding, pre-notched (to accept 2"x4"x8' support braces)
(2) 44" plated carbon steel bands with tensioning and locking screw / clamp

PBKC (Polypropelene Bands)
(3) 1 1/2"x3 1/2"x12" (2x4 wood) battens with 5 layers of burlap backing and (4) staple guides for banding, pre-notched (to accept 2"x4"x8' support braces)
(2) 8'x1", 600 lb test webbing bands with metal spring locking clamps

1 L200 ARBORGUY PRO20/PRO40 STAKING AND PLANTING DETAIL
SCALE= N.T.S.

2 L200 ARBORGUY PALM BATTEN DETAIL
SCALE= N.T.S.

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS
City Engineer
Date

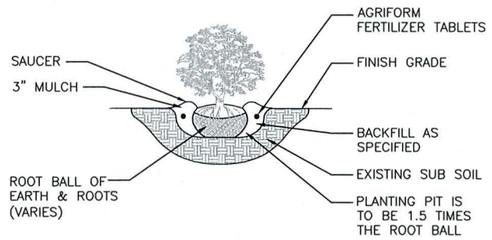


3 L200 TREE STAKING DETAIL
SCALE= N.T.S.

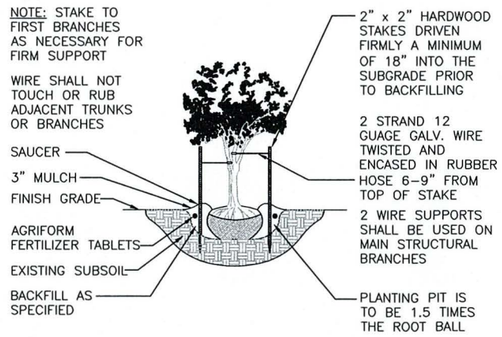
NOTE: FORM EDGE OF BED, THEN FILL IN BED AT TRIANGULAR SPACING AS SPECIFIED ON PLANT LIST.

4 L200 TYPICAL SPACING DETAIL
SCALE= N.T.S.

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS



5 L200 TYPICAL SHRUB/GROUNDCOVER PLANTING DETAIL
SCALE= N.T.S.



6 L200 MULTI-TRUNK STAKING DETAIL
SCALE= N.T.S.

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.

Plant List: Winter Garden Flex

CNT	SYM	BOTANICAL	COMMON	SPECIFICATIONS
Trees				
22	AR	Acer rubrum	Red Maple	11' ht., 5' spr., 3" cal.
36	LI	lagerstroemia indica	Crape Myrtle	7' ht., 3' spr., multi
14	ED	Elaeocarpus decipiens	Japanese Blueberry	11' ht., 4' spr., 3" cal., std.
10	QV	Quercus virginiana	Live Oak	11' ht., 4' spr., 3" cal.
8	MGD	Magnolia grandiflora 'D.D. Blanchard'	DD Blanchard Magnolia	13' ht., 5' spr., 4" cal.
Shrubs & Groundcover				
291	LC	Loropetalum chinense	Loropetalum	3 gal., 24" hi., full, 30" o.c.
237	VS	Viburnum suspensum	Sandankwa Viburnum	3 gal., 30" ht., full, 36" o.c.
383	IP	Illicium parviflorum	Yellow Anise	3 gal., 36" ht., full, 36" o.c.
925	DTV	Dianella tasmanica 'Variegata'	Flax Lily	1 gal., full, 24" o.c.
Sod & Mulch				
	MULCH		Mini Pine Bark	3" Depth
	SOD	Paspalum notatum	Bahia Sod	solid sod, weed free, count by contractor

GENERAL LANDSCAPE NOTES:

Failure to notify Landscape Architect of plan, detail, or specification discrepancies prior to construction, makes contractor responsible for all costs incurred for construction charges, not the owner or his representative (Landscape Dynamics) The Owner must maintain the height of all plants within the "Line-Of-Site" triangle area to a height of no greater than 24" above grade for shrubs and groundcover, and tree branching no lower than 72" above finish grade, to ensure clear site line views toward traffic at road and driveway intersections. Landscape Dynamics is not responsible for continued maintenance of such plant material. The owner, leasing company and/or the landscape maintenance company accepts full responsibility for these maintenance requirements.

-Landscape contractor (LC) shall be responsible for all materials and work called for on the landscape plans and in the landscape notes and legend. Plant specifications are minimum acceptable sizes. Plans shall rule if there are any quantity discrepancies between the legend and plans. Final quantity takeoffs are the responsibility of the LC. Notify the Landscape Architect of any discrepancies.
-LC shall comply with all local codes and ordinances and obtain all permits and bonds necessary to construct the project.
-LC shall coordinate their work with other contractors to assure efficient and timely completion of the work.
-LC shall be responsible for supplying all materials, labor, and equipment for the performance of their portion of the work.
-LC to verify all existing grades, dimensions, adequate drainage, suitable planting soil and field conditions and notify owner of discrepancies before proceeding with work. Per FL Statutes, LC to call Sunshine State One (811) 72 hours prior to digging to have all utilities located.
-LC to protect existing utilities, structures, surfaces, and vegetation noted to be saved and be responsible for repair/replacement.
-Protect trees to be saved per detail. Vehicle parking, material storage, or soil removal/addition is not permitted within driplines.
-Round-Up shall be applied twice at ten day intervals onto all existing vegetation, sod, and groundcover areas that are to be replanted. Extreme care shall be taken to prevent overspray and/or drift onto existing plant material to be saved. Mfr's recommendations shall be followed. Remaining weeds and their roots shall be removed by hand prior to installation of plants. Resprouting weeds and plants are the responsibility of the LC through the one year warranty period.
-All plant materials shall be graded Florida No. 1 or better as outlined under current Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted. All plants not listed shall conform to a Florida No. 1 or better as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species. LC to obtain written certification from nurseries that plant materials are Florida No. 1 or better. Trees up to 4" caliper measured at 6" above soil line and over 4" caliper at 12" above soil line unless otherwise noted. All specifications to be met or exceeded unless otherwise noted. All rootballs and containers to be free of weeds and their roots.
-Planting soil of Fla. peat mixed 1/2 with clean topsoil for the backfilling of plant pits and beds shall be required only if existing soil is unsuitable for planting and/or contains lime rock or construction debris (to be removed).
-Trees and palms shall be installed so their top main root at the trunk is visible and 2" above finished grade. If root is buried, remove soil from the top of the rootball prior to installation. Do not apply the 1 ½" of mulch to the top of the rootball until after inspection of each tree or palm.
-Landscape Architect is not responsible for adverse soil or drainage conditions, determining sub-surface soil conditions, underground objects/utilities or the accuracy of property lines or information portrayed on surveys or on documents or plans provided by others. Owner or their agent is solely responsible for future maintenance of all plantings to maintain safe visibility within all visibility sight triangles and vehicular use and pedestrian areas within and immediately adjacent to the site.
-Finished grade prior to mulching or sodding to be 3" below top of adjacent surfaces such as walks, curbs and driveways extending perpendicularly from the surface edge for a minimum distance of 18". See detail.
-All palms, trees, shrubs, and groundcovers shall be fertilized with Agriform 20-10-5 or SierraTabs 16-8-12 planting tablets. One tablet/ 1 gal, 2 tablets/ 3 gal, 3 tablets/ 5 or 7 gal, 4 tablets/ 10 gal and one tablet/ each 1/2" of tree trunk diameter. Application shall be as per the details and mfr's recommendation.
-All planting beds (except for annuals) and trees to receive med. pine bark mulch. Due to environmental concerns, cypress mulch shall NOT be used. All tree rootballs (which require 4 foot wide mulch rings in turf areas) shall be mulched to a maximum 1 ½" depth (to aid water penetration) following inspection. All other planting beds to receive a 3" depth. Mulch shall not touch trunks or stems or be applied within the crowns of groundcovers or over their branches or foliage. Mulch is to be applied by hand and shall not be "blown in".
-LC to maintain all plant material in a plumb, upright and stable condition. All trees/palms to be guyed/staked as per details.
-LC to remove all bags (unless biodegradable), tags, ties, wires, ropes, stakes and nursery attachments from all plant material.
-LC shall be responsible to keep plant material in a healthy, hand watered, insect/pest free condition until owner's final acceptance.
-LC to provide a one-year warranty for trees/palms, shrubs, groundcovers, and vines and thirty days for sod. Warranty period shall start with final acceptance by owner. All plant material shall be alive and in satisfactory growth at the end of the warranty period. Replacement plant material shall be warranted for ninety days (sod for thirty days) from replacement date.
Warranty shall apply only to material that dies due to poor quality, improper handling, or installation practices. Generally, material transplanted on-site shall not be warranted. Adverse weather conditions shall not apply. Proper watering and maintenance are the owner's responsibility during the warranty period.
-Provide 100% coverage of all landscape areas using automatic underground irrigation system with rain sensor.

LANDSCAPE ARCHITECT:
Robert R. Buchanan LA0000932
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48 HOURS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW (SECTION 556.105, F.S.) REQUIRES ALL OWNERS OF UNDERGROUND FACILITIES TO LISTED MEMBERS OF SUNSHINE ONE CALL OF FLORIDA, INC. BE NOTIFIED AT LEAST TWO BUT NOT MORE THAN FIVE WORKING DAYS (EXCLUDING SATURDAY, SUNDAY AND LEGAL HOLIDAYS) PRIOR TO COMMENCEMENT OF DESIGN, EXCAVATION OR DEMOLITION TO AVOID DAMAGE TO THEIR UNDERGROUND FACILITIES. THE TERM "EXCAVATION" INCLUDES BLASTING. THE TERM "DESIGN" MEANS THE PREPARATION OF DRAWINGS FOR ANY PROPOSED EXCAVATION, DEMOLITION OR WHITE LINING BY AN OWNER OR CONTRACTOR.

CONTRACTOR MUST REVIEW ALL GENERAL LANDSCAPE NOTES PRIOR TO BIDDING AND CONSTRUCTION

LANDSCAPE DYNAMICS
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

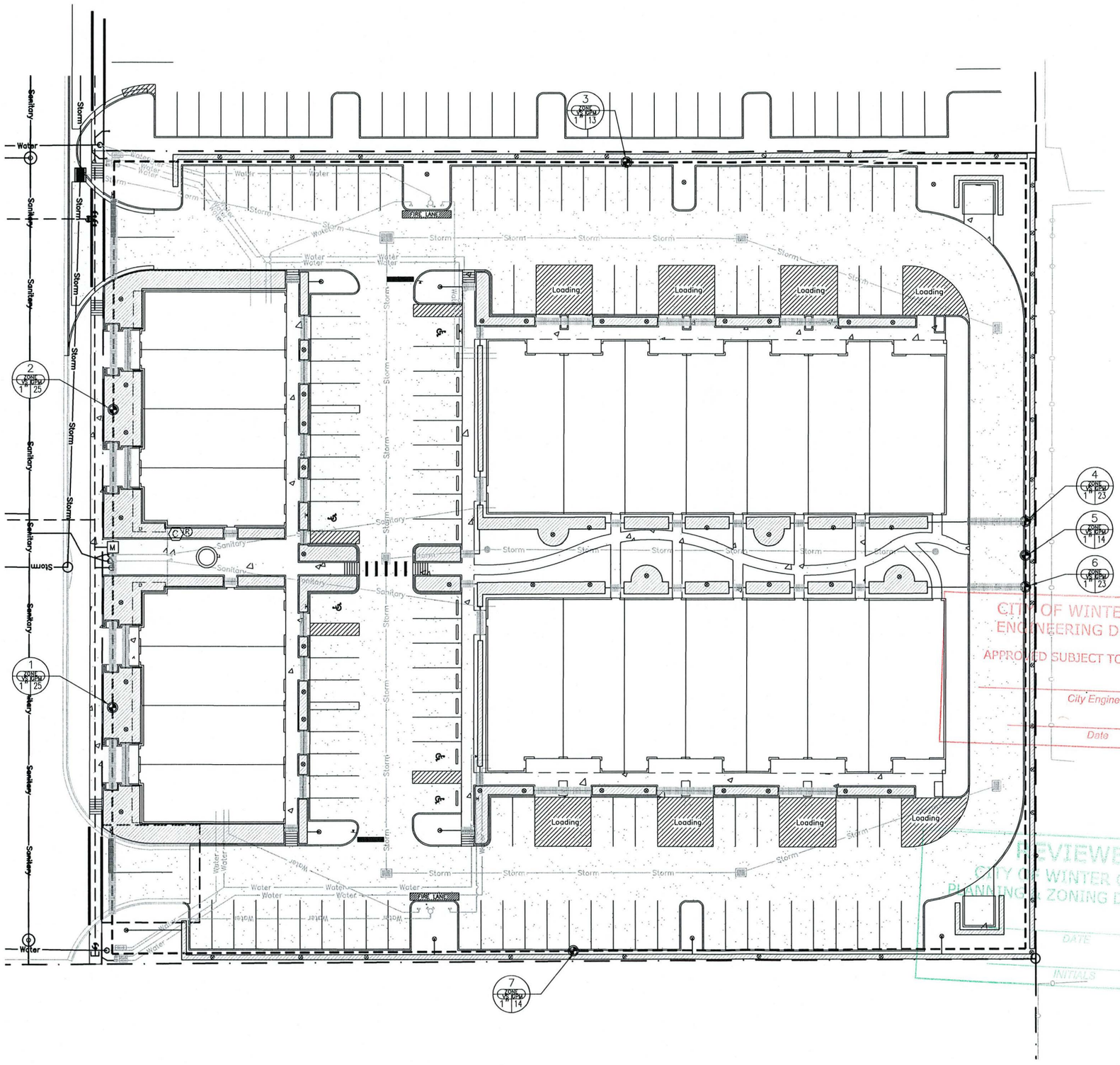
P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-811 - Email randylandscapedynamics.com

Landscape Details and Specs.
Winter Garden Flex
Winter Garden, Florida

REVISIONS
1 2 3 4 5 6 7 8

DATE 05-17-22
JOB # 2022-08
PERMIT #
DRAWN BY: BRB
FILE NAME: LANDSCAPE
SCALE N.T.S.

L200



IRRIGATION SYMBOLS:

- RAINBIRD 1804-SAM-PRS (4" SPRAY) (PURPLE)
- RAINBIRD 1806-SAM-PRS (6" SPRAY) (PURPLE)
- RAINBIRD 1812-SAM-PRS (12" SPRAY) (PURPLE)
- RAINBIRD 1812-SAM-PRS (12" SPRAY ON RISER) (PURPLE)
- (2) XERI-BUBBLER ON 1/4" TUBING (PURPLE)
- (2) XERI-BUG EMITTER ON 1/4" TUBING (PURPLE) (2 PER SHRUB - NOT SHOWN)
- RAINBIRD 3500 SERIES (ROTOR) (PURPLE)
- RAINBIRD 5500 SERIES (ROTOR) (PURPLE)
- PEB SERIES ELECTRIC REMOTE-CONTROL VALVE (PURPLE)
- CONTROL ZONE KIT WITH PRESSURE REGULATING BACKFLUSH FILTER (PURPLE)
- (C) RAINBIRD ESP-MC PLASTIC WALL-MOUNT (CONTROLLER) (PURPLE)
- (R) RAINBIRD RSD-CEx ROOF CONDUIT (RAIN SENSOR) (PURPLE)
- BACKFLOW PREVENTER
- (M) 1" WATER METER (PURPLE)
- CLASS 200 PVC LATERAL LINE (PURPLE)
- CLASS 200 PVC LATERAL ROTOR LINE (PURPLE)
- POLYETHYLENE TUBING BUBBLER LINE (PURPLE)
- LANDSCAPE DRIPLINE TUBING (PURPLE)
- LANDSCAPE DRIP AREA (PURPLE) (TUBING AND EMITTERS 12" O.C.)
- 1½" PVC LATERAL MAINLINE (PURPLE)

NOTE: (PIPE TO BE SIZED NOT TO EXCEED A VELOCITY OF 5 FPS / MAX. PSI LOSS IN ZONE LINES NOT TO EXCEED 10% OF OPERATING PSI) MINIMUM PIPE SIZE TO BE ¾"

- PVC SCH 40 SOLVENT WELD SLEEVE PIPE (SL.) - SIZE TO BE DOUBLE THAT OF THE LATERAL LINE (PURPLE)
- POINT OF CONNECTION - PVC TO DRIP TUBING

GENERAL IRRIGATION NOTES:

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING A PVC SWING PIPE CONNECTION. DO NOT USE POLYETHLENE PIPE.
4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
5) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING KING "ONE STEP" CONNECTORS AND SEALANT WITH WIRE NUTS.
6) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.
7) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING REUSE WATER.
8) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
9) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.
10) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
11) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)
12) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE.
13) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
14) IRRIGATION SYSTEM DESIGN REQUIREMENTS: 60 GPM @ A MINIMUM OF 60 PSI AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PSI PRIOR TO INSTALLATION OF THE SYSTEM.
15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BELOW
City Engineer
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

VALVE DESIGNATION GUIDE
1 STATION NUMBER
VALVE SIZE
1" GALLONS PER MINUTE (GPM)

SPRAY PATTERN LEGEND

F		Q	
TQ		ES	
H		CS	
T		SF	
		SH	
		SQ	

N
GRAPHIC SCALE
1 inch = 20 ft.

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.

LANDSCAPE ARCHITECT:
Robert R. Buchanan LA0009932

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48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY UNDERGROUND UTILITIES FACILITIES NO LESS THAN TWO (2) BUSINESS DAYS PRIOR TO EXCAVATION

CONTRACTOR MUST REVIEW ALL GENERAL LANDSCAPE NOTES PRIOR TO BIDDING AND CONSTRUCTION

LANDSCAPE
Dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

P.O. BOX 2922 - Winter Park, Florida 32790-2922 - Phone 407-579-1811 - Email randy@landscapedynamics.com

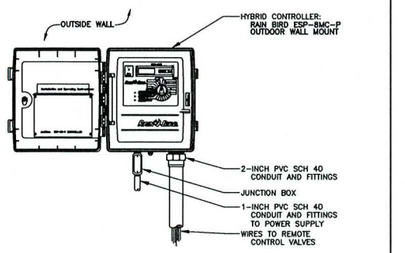
Irrigation Plan

Winter Garden Flex
Winter Garden, Florida

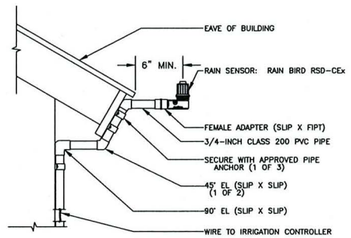
REVISIONS
0 1 2 3 4 5 6 7 8

DATE: 05-17-22
JOB # 2022-108
PERMIT #
DRAWN BY: BRB
FILE NAME: IRRIGATION
SCALE: 1" = 20'

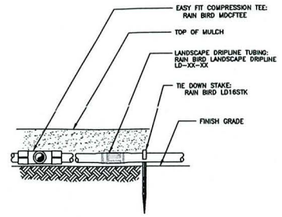
IR100



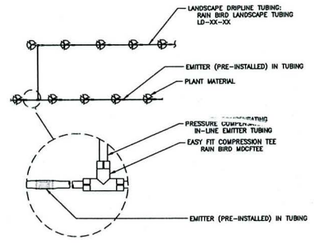
1 FOUR PROGRAM HYBRID CONTROLLER
ESP-MC PLASTIC WALL-MOUNT N.T.S.



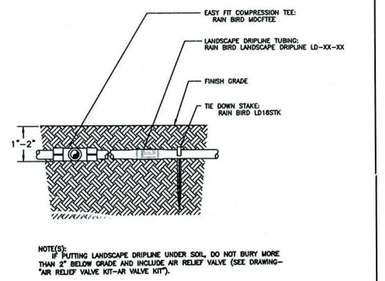
2 RAIN SENSOR
RSD-CEx ROOF CONDUIT N.T.S.



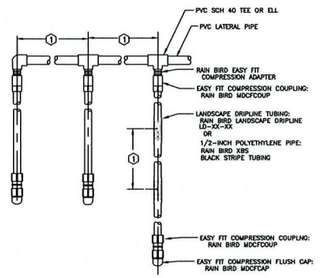
3 LANDSCAPE DRIPLINE ON GRADE
NON-POTABLE SYSTEM N.T.S.



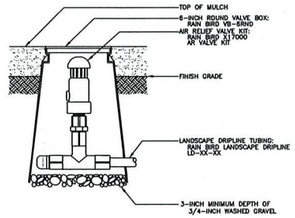
4 LANDSCAPE DRIPLINE CONNECTIONS
NON- POTABLE SYSTEM N.T.S.



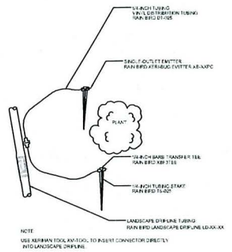
5 LANDSCAPE DRIPLINE 2" BELOW GRADE
WITH EASY FIT TEE - POTABLE SYSTEM N.T.S.



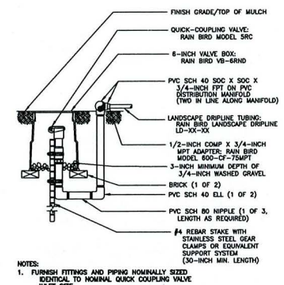
6 LANDSCAPE DRIPLINE LATERALS
NON-POTABLE SYSTEM N.T.S.



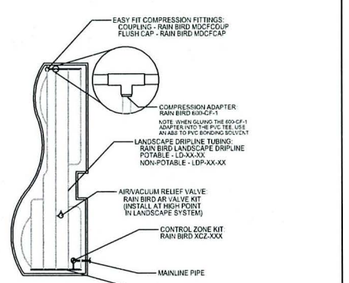
7 AIR RELIEF VALVE IN KIT
N.T.S.



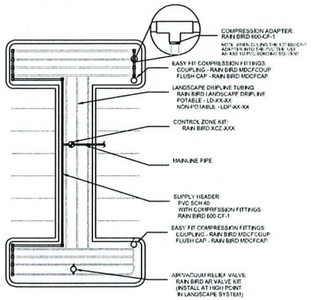
8 LANDSCAPE DRIPLINE
WITH SUPPLEMENTAL EMITTERS N.T.S.



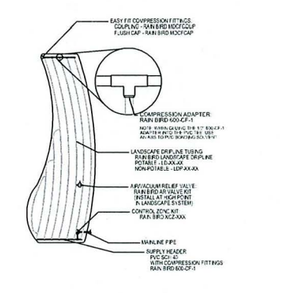
9 LANDSCAPE DRIPLINE FLUSH POINT
NON-POTABLE SYSTEM N.T.S.



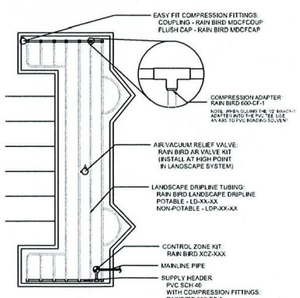
10 LANDSCAPE PLANTER - ODD SHAPED
N.T.S.



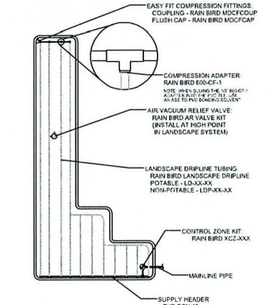
11 PARKING LOT - DOGBONE SHAPED
N.T.S.



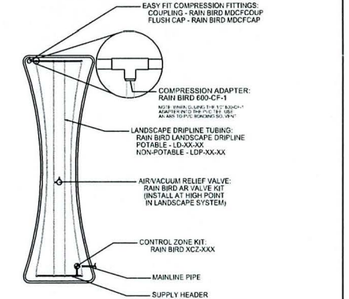
12 LANDSCAPE PLANTER - CURVED POLYGON SHAPED
N.T.S.



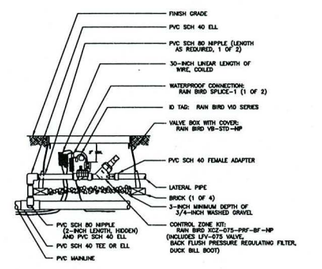
13 PARKING LOT - C SHAPED
N.T.S.



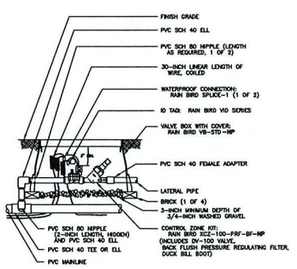
14 LANDSCAPE PLANTER - CORNER SHAPED
N.T.S.



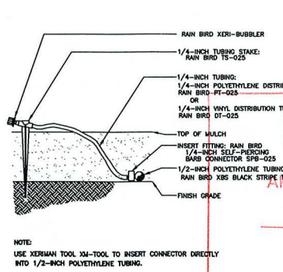
15 LANDSCAPE PLANTER - HOURGLASS SHAPED
N.T.S.



16 ¾" CONTROL ZONE KIT WITH PRESSURE REGULATING BACKFLUSH FILTER
XCZ-075-PRF-BF N.T.S.



17 1" CONTROL ZONE KIT WITH PRESSURE REGULATING BACKFLUSH FILTER
XCZ-100-PRF-BF N.T.S.



18 XERI-BUBBLER ON ¼" TUBING
N.T.S.

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.

LANDSCAPE ARCHITECT:
Robert R. Buchanan LA0000932

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48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND UTILITIES BEFORE THEY DIG (STAKE FROM TO EXCAVATION)

CONTRACTOR MUST REVIEW ALL GENERAL LANDSCAPE NOTES PRIOR TO BIDDING AND CONSTRUCTION

LANDSCAPE ARCHITECTS AND PLANNERS, LLC
LANDSCAPE Dynamics

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-881 - Email randy@landscapedynamics.com

Irrigation Details
Winter Garden Flex
Winter Garden, Florida

REVISIONS

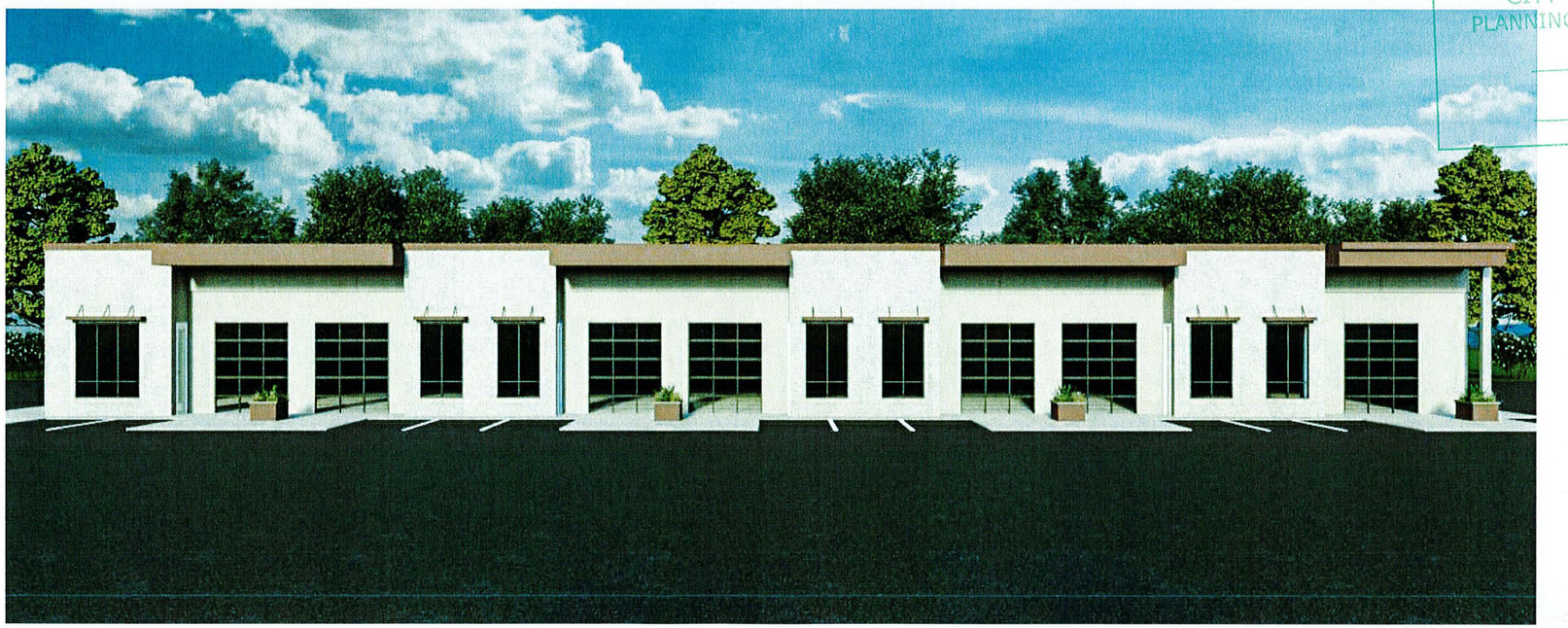
DATE 05-07-22
JOB # 20122-018
PERMIT #
DRAWN BY: BRB
FILE NAME: IRRIGATION
SCALE: N.T.S.

IR200

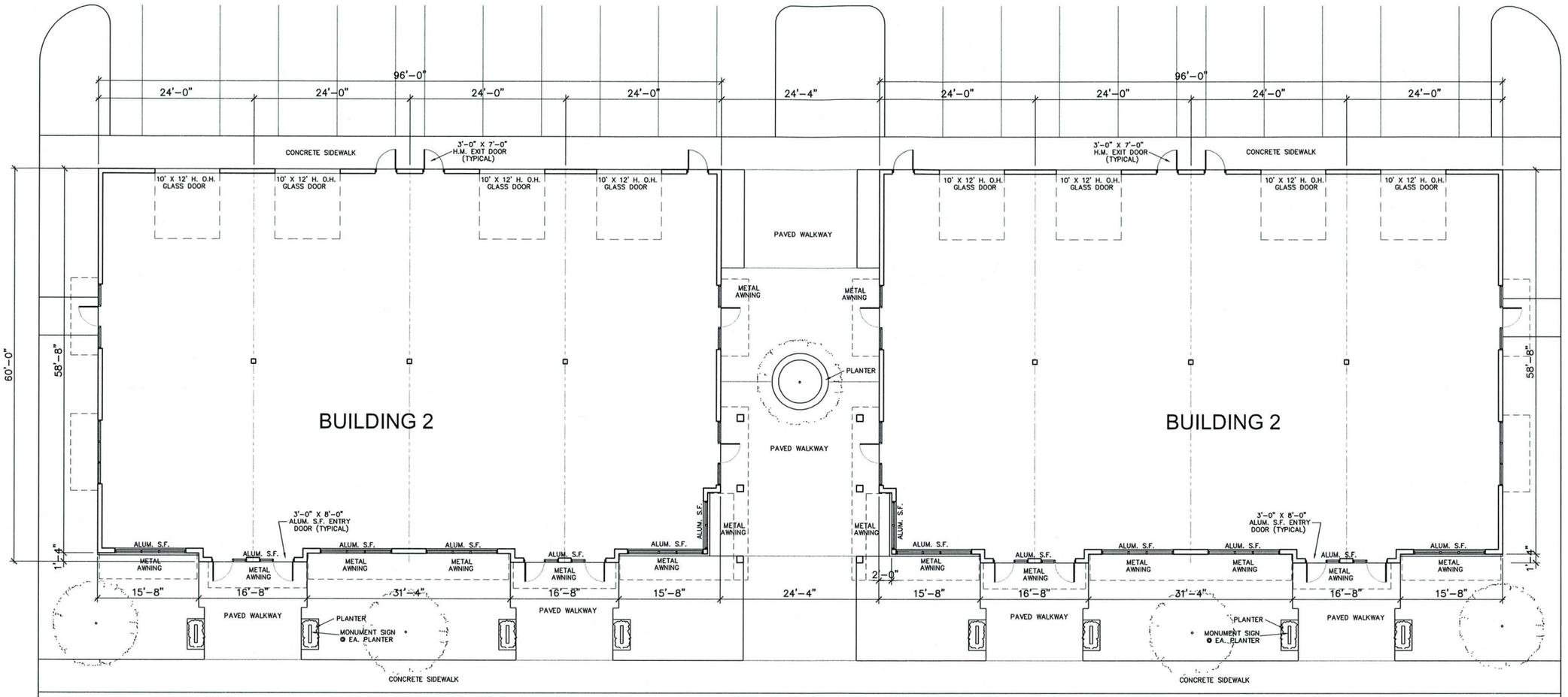
Bldg #1 & #2 – Front Elevation

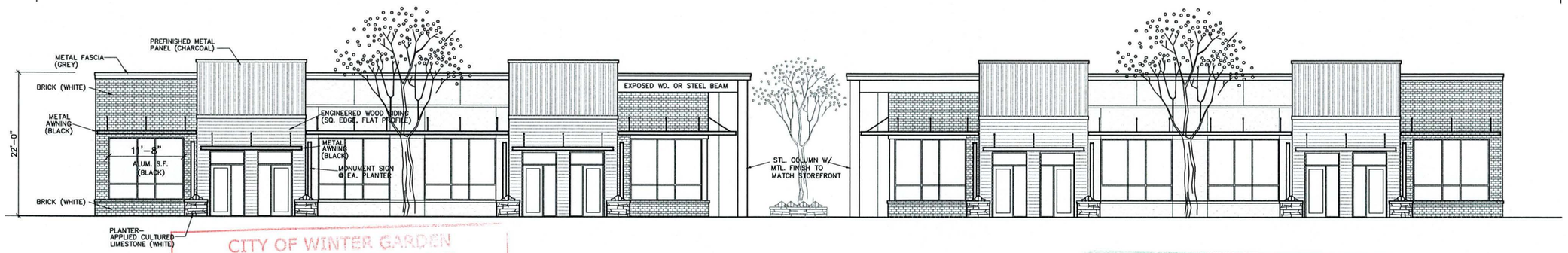
CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS



Bldg #3 & #4 – Front Elevation





CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

BLDG. 1 & 2 PRELIMINARY FRONT ELEVATION

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

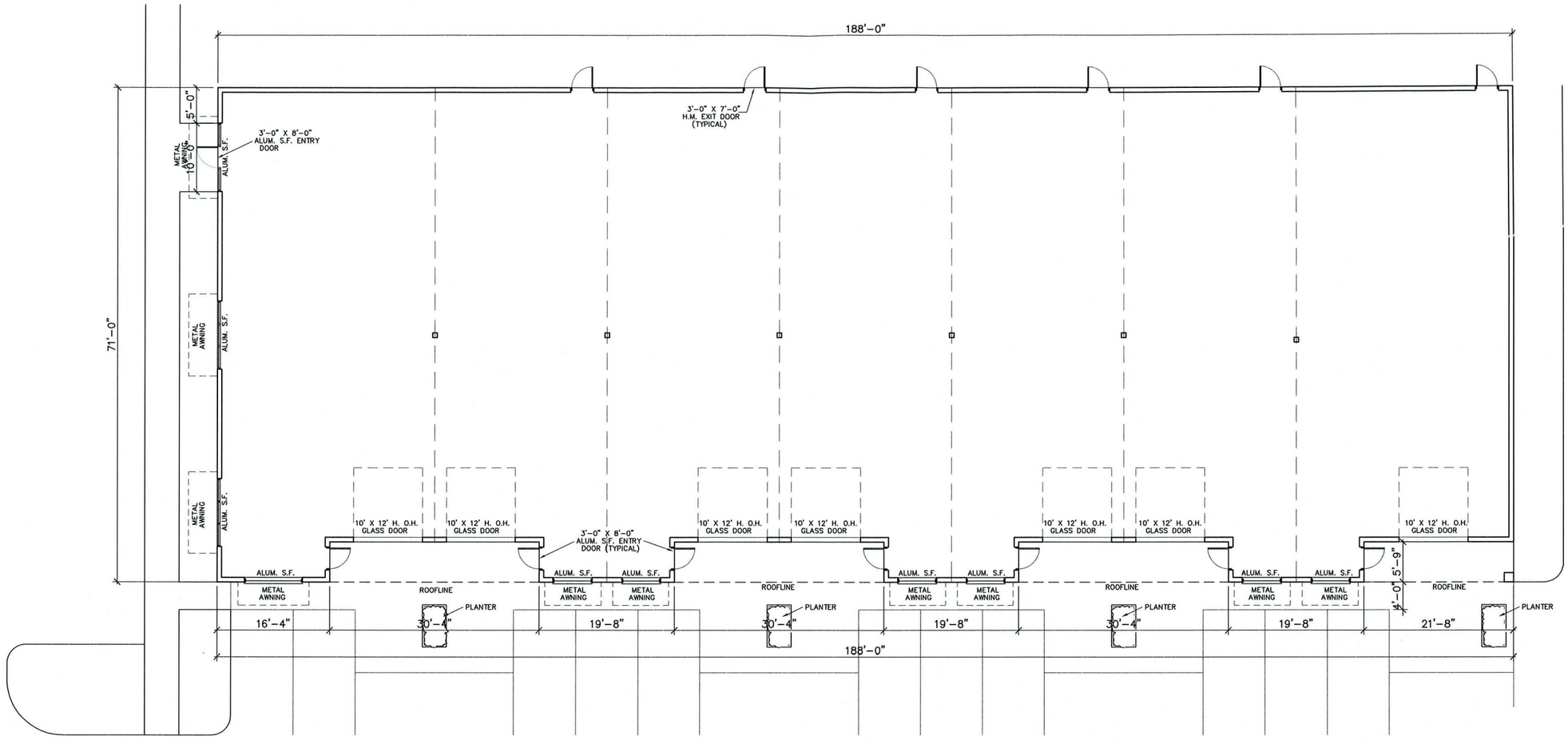
REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

REVISIONS	BY

ANTHONY L. LEPORE, ARCHITECT
839 N. MAGNOLIA AVENUE
ORLANDO, FLORIDA 32803
LICENSE NUMBER AR0014692
TELEPHONE 407-425-4820

NEW MIXED USE DEVELOPMENT
WINTER GARDEN FLEX, LLC
771 GARDEN COMMERCIAL PARKWAY
WINTER GARDEN, FLORIDA

DRAWN	A.L.L.
CHECKED	
DATE	6-27-2022
SCALE	AS NOTED
JOB NO.	
SHEET	A-2
OF	

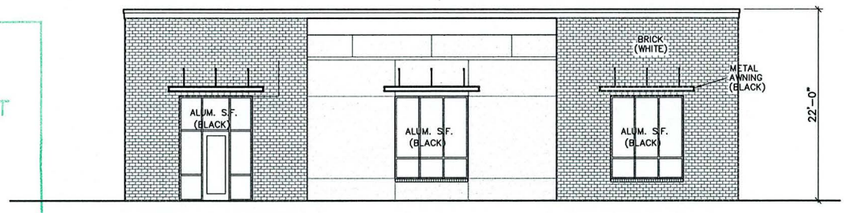


BLDG. 3 & 4 PRELIMINARY FLOOR PLAN

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

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS



BLDG. 3 & 4 PRELIMINARY SIDE ELEVATION

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

BLDG. 3 & 4 PRELIMINARY FRONT ELEVATION

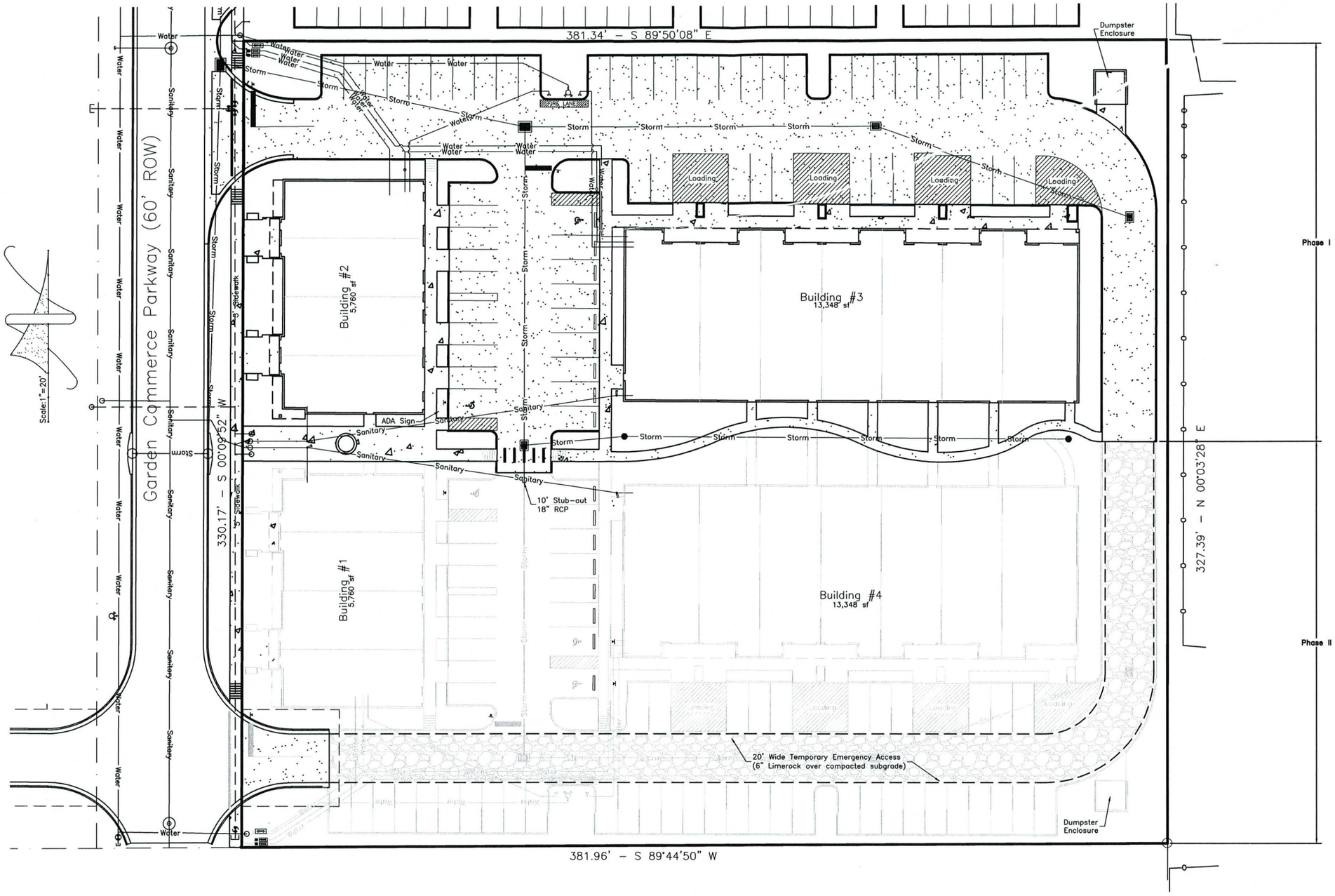
SCALE: 1/8" = 1'-0"

REVISIONS	BY

ANTHONY L. LEPORE, ARCHITECT
839 N. MAGNOLIA AVENUE
ORLANDO, FLORIDA 32803
LICENSE NUMBER AR0014692
TELEPHONE 407-425-4820

NEW MIXED USE DEVELOPMENT
WINTER GARDEN FLEX, LLC
771 GARDEN COMMERCIAL PARKWAY
WINTER GARDEN, FLORIDA

DRAWN	A.L.L.
CHECKED	
DATE	8-24-2022
SCALE	AS NOTED
JOB NO.	
SHEET	A-1
OF SHEETS	



CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT
APPROVED SUBJECT TO COMMENTS BY
City Engineer
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT
DATE
INITIALS

Permit Revisions			
#	Date	Description	
Field Revisions			
#	Date	Description	

UNROE ENGINEERING, INC
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Fl 32869-0942
Business Authorization Number - EB 0006579 ph (407) 299-0650

PHASING PLAN

Winter Garden Flex, LLC

771 Garden Commerce Pkwy, Winter Garden, Florida 34787

DP	Drawn
DP	Checked
1"=20'	Scale
1/10/24	Date
2425-PP	File

Dwg. No.

PP

1 of 1

DARCY UNROE LICENSE No 60929 * STATE OF FLORIDA PROFESSIONAL ENGINEER

Darcy Unroe PE 60929

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
Proposed ordinance's title/reference:
Ordinance 26-06 and 26-07 – Future Land Use update and Rezoning of 761 Garden Commerce Parkway (PCD)
Parcel ID# 24-22-27-9387-23-000

This Business Impact Estimate is provided in accordance with Section 166.041(4*), Florida Statutes*. If one or more of the boxes are checked below, the checked exception(s) to the Business Impact Estimate requirement apply to the above-referenced proposed ordinance, although, the City is implementing the procedure otherwise required by law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
☐ The proposed ordinance relates to the issuance or refinancing of debt;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:
   a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
   b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
   c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
   d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance is intended to update the future land use for continued development of the property as PCD, Planned Commercial Development.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City: Not applicable.

3. Estimate of direct compliance costs that businesses may reasonably incur: Not applicable.

4. Any new charge or fee imposed by the proposed ordinance: Not applicable.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: Not applicable.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: Not applicable.

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.): Not applicable.

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM # 3.C

(Public Hearing)

Date: February 24, 2026 **Meeting Date:** March 2, 2026

Subject: 15411, 15540 and 15541 E Oakland Ave and 841 Tilden Oaks Trl

Project Name: 15411, 15540 and 15541 E Oakland Ave and 841 Tilden Oaks Trl

Parcel ID: 21-22-27-6100-15-000; 21-22-27-6100-16-000; 21-22-27-6100-00-007; and 21-22-27-6100-04-780

Issue: The applicant is requesting to rezone the 1.93 ± acre subject properties from PUD (Planned Unit Development) to PCD (Planned Commercial Development).

Supplemental Material / Analysis:

Owner / Applicant: J&J Building LLC

Current Zoning: PUD (Planned Unit Development)

Proposed Zoning: PCD (Planned Commercial Development)

Current FLU: NC – Residential Neighborhood Commercial

Proposed FLU: N/A

Summary: The applicant is requesting to rezone the subject properties from PUD (Planned Unit Development) to PCD (Planned Commercial Development) to permit the development of four mixed-use buildings comprised of commercial uses on the bottom floors and residential uses on the second floors. The commercial component will be 12,515 square feet in size. The second floor of each building will have four dwelling units.

Staff Recommendation(s):

Staff recommends approval of Ordinance 26-09

Next Step(s): The first reading by Commission is scheduled for March 12, 2026, with the second reading and adoption anticipated to be on March 26, 2026.

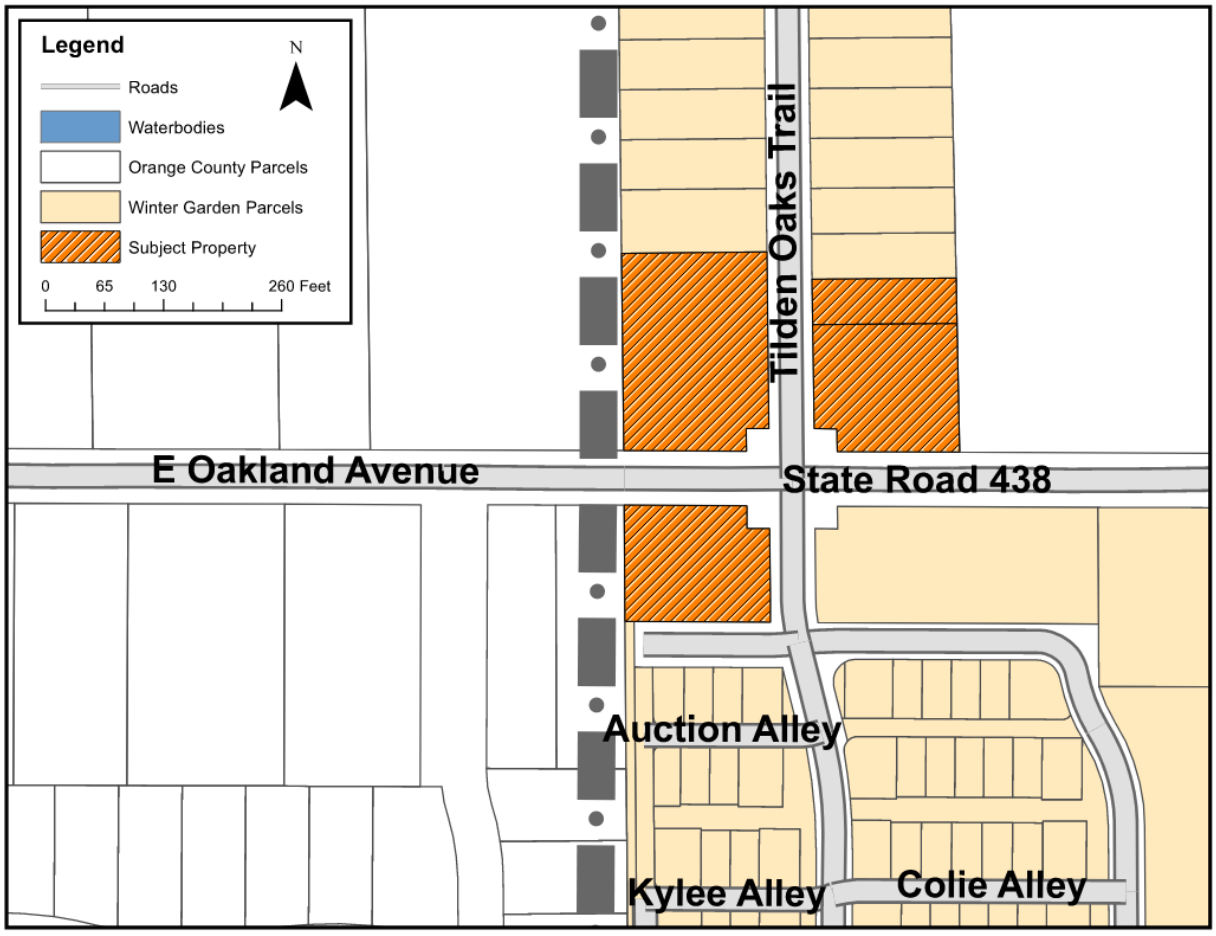
Attachment(s):

Location Map
Staff Report
Ordinance 26-09

LOCATION MAP

15411, 15540 and 15541 E Oakland Ave and 841 Tilden Oaks Trl

Rezoning



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

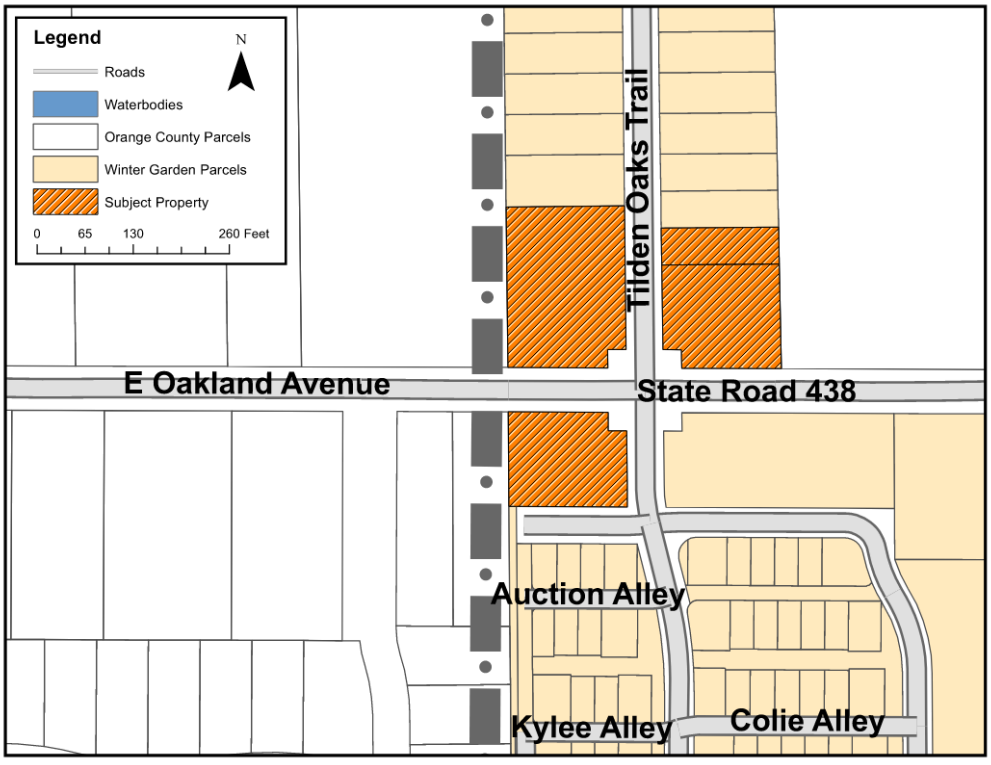
TO: PLANNING AND ZONING BOARD
PREPARED BY: AMBER McDONALD, PLANNER II
DATE: MARCH 2, 2026
SUBJECT: PCD REZONING – MCKINNON SQUARE
ORD 26-09
15411, 15540 and 15541 E OAKLAND AVENUE and 841 TILDEN OAKS TRAIL (1.93 +/- ACRES)
PARCEL ID # 21-22-27-6100-15-000; 21-22-27-6100-16-000;
21-22-27-6100-00-007; and 21-22-27-6100-04-780

APPLICANT: J&J Building LLC

INTRODUCTION

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

The subject properties, located on East Oakland Avenue and Tilden Oaks Trail, are approximately 1.93 ± acres. The map below depicts the location of the subject properties within the City of Winter Garden municipal limits:



The applicant is requesting to rezone 1.93 ± acres of land to Planned Commercial Development (PCD). The subject properties are located within the City of Winter Garden municipal limits and carry the zoning designation PUD (Planned Unit Development) in the City of Winter Garden. The subject properties are designated NC (Residential Neighborhood Commercial) on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The project consists of four properties. All properties are vacant and reside within the Oakland Park subdivision.

ADJACENT LAND USE AND ZONING

The properties to the north and south of Tracts O, P, G and Lot 478 are developed with single-family residences, zoned PUD (Planned Unit Development) and located within the City's municipal limits. The properties to the west of Tracts O & G are undeveloped, zoned PUD and R-1A and located within the Town of Oakland. The property to the east of Lot 478 & Tract P is developed with a single-family residence, currently zoned NZ and is in the process of rezoning to PUD and located within the City's municipal limits. The property to the east of Tract G is Tract V-1 which is a retention pond, zoned PUD and located within the City's municipal limits.

PROPOSED USE

The original Oakland Park Ordinance (Ordinance 05-26) called for a mix of uses which included residential and commercial. Ordinance 12-08 amended the original ordinance to include a transect plan for where the commercial component would be located. The properties are located in the T4-O (Neighborhood General) transect zone of the plan located at the intersection of Oakland Ave and Tilden Oaks Trail. Although there were standards and uses created for the residential lots in Oakland Park, there was not a detailed list of uses and prohibitions provided for the T4-O transect zone or development standards for the commercial component.

The applicant is proposing to rezone the properties to PCD to allow the construction of four (4) two-story mixed-use buildings totaling 26,008 square feet. Each Tract (O, P and G) will include buildings with commercial uses on the ground floor and (4) residential dwelling units on the second floor for a total of (12) residential dwelling units for the entire project. The purpose of PCD rezoning is to define and specify what uses are permitted in the mixed-use buildings as well as establish design criteria for the buildings. The rezoning to a PCD with a mix of uses is allowed and even encouraged within the NC (Residential Neighborhood Commercial) future land use designation.

TRAFFIC

A traffic impact analysis (TIA) was performed and reviewed by the City's transportation consultant. The project will generate 434 daily trips with 33 A.M peak hour trips and 52 P.M. peak hour trips. The TIA shows, and the City's traffic consultant concurred, that the impacted roadway segment currently operates at an acceptable level of service and will continue to operate at an acceptable level of service at project buildout. Given the neighborhood-oriented commercial uses and proximity to the West Orange Trail, it is anticipated that many trips will be via bike, walking and golf cart.

PUBLIC FACILITY ANALYSIS

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

property owner.

The city will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits.

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

COMMUNITY MEETING

The city organized a community meeting for this project on December 4, 2024. This was attended by roughly 56 residents, mostly consisting of the Oakland Park subdivision. There were comments and concerns about access and traffic. The community was made aware that the traffic generated by the development would operate at acceptable levels of service. There were concerns from several residents about access to Tract G off of Beldonshire Lane. They asked if the access can be off of E Oakland Ave.

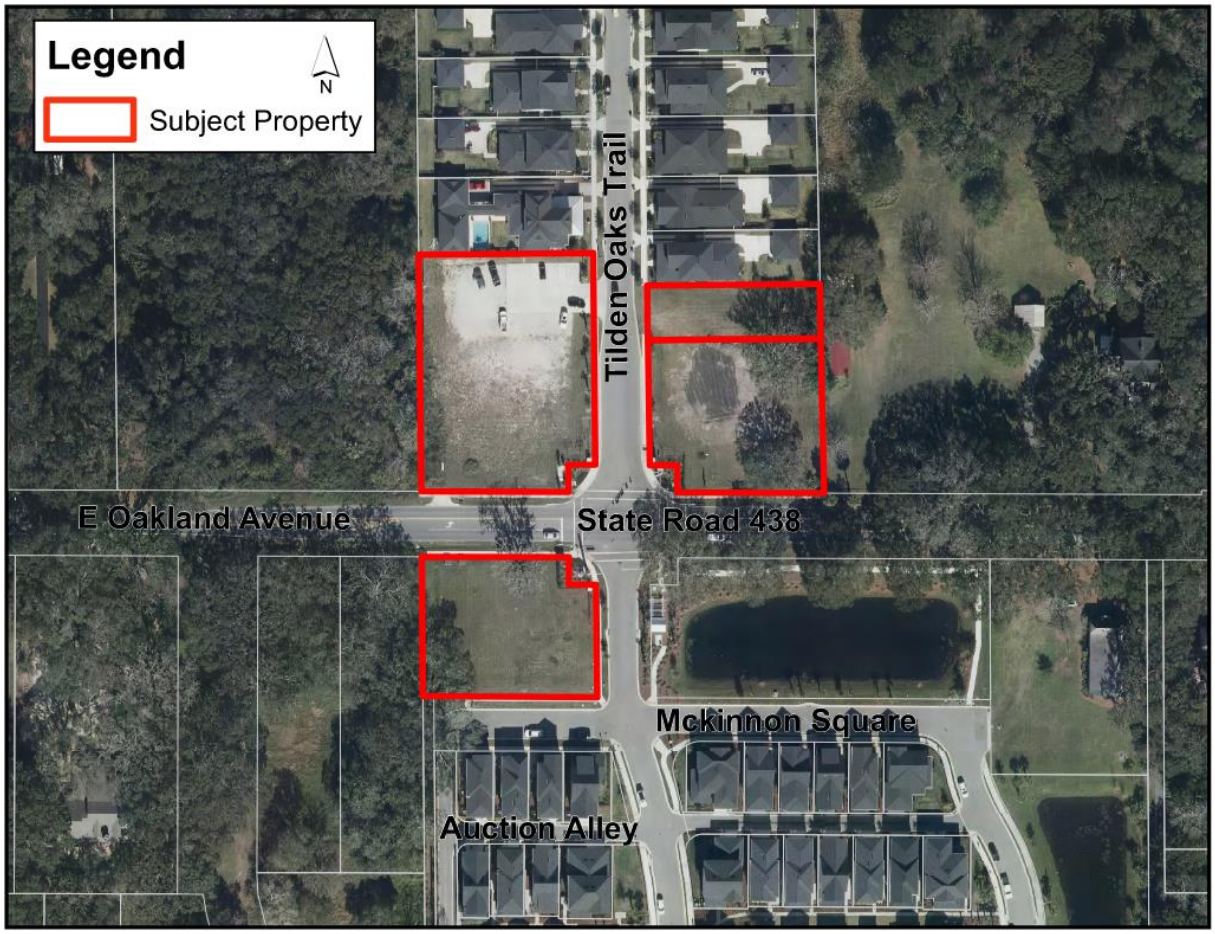
It was explained to the community that the access for Tract G was always planned to be from Beldonshire Lane however, staff would take another look at the site. After further review it was determined that Beldonshire Lane was still the most appropriate access point due to the change in grade from Tract G and Oakland Ave as well as constraints from existing utilities and transformers. Several residents did mention there is a demand for this type of development and welcome the potential new businesses.

SUMMARY

This type of development, specifically the mixed commercial and residential buildings, are consistent with other mixed-use developments that exist within the City and the original plans and vision for the Oakland Park community.

The proposed rezoning from PUD to PCD is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. Staff recommends approval of the proposed Ordinance to rezone the subject property from PUD to PCD subject to the conditions outlined in Ordinance 26-09.

AERIAL PHOTO
15411, 15540 and 15541 E OAKLAND AVE and 841 TILDEN OAKS TRAIL



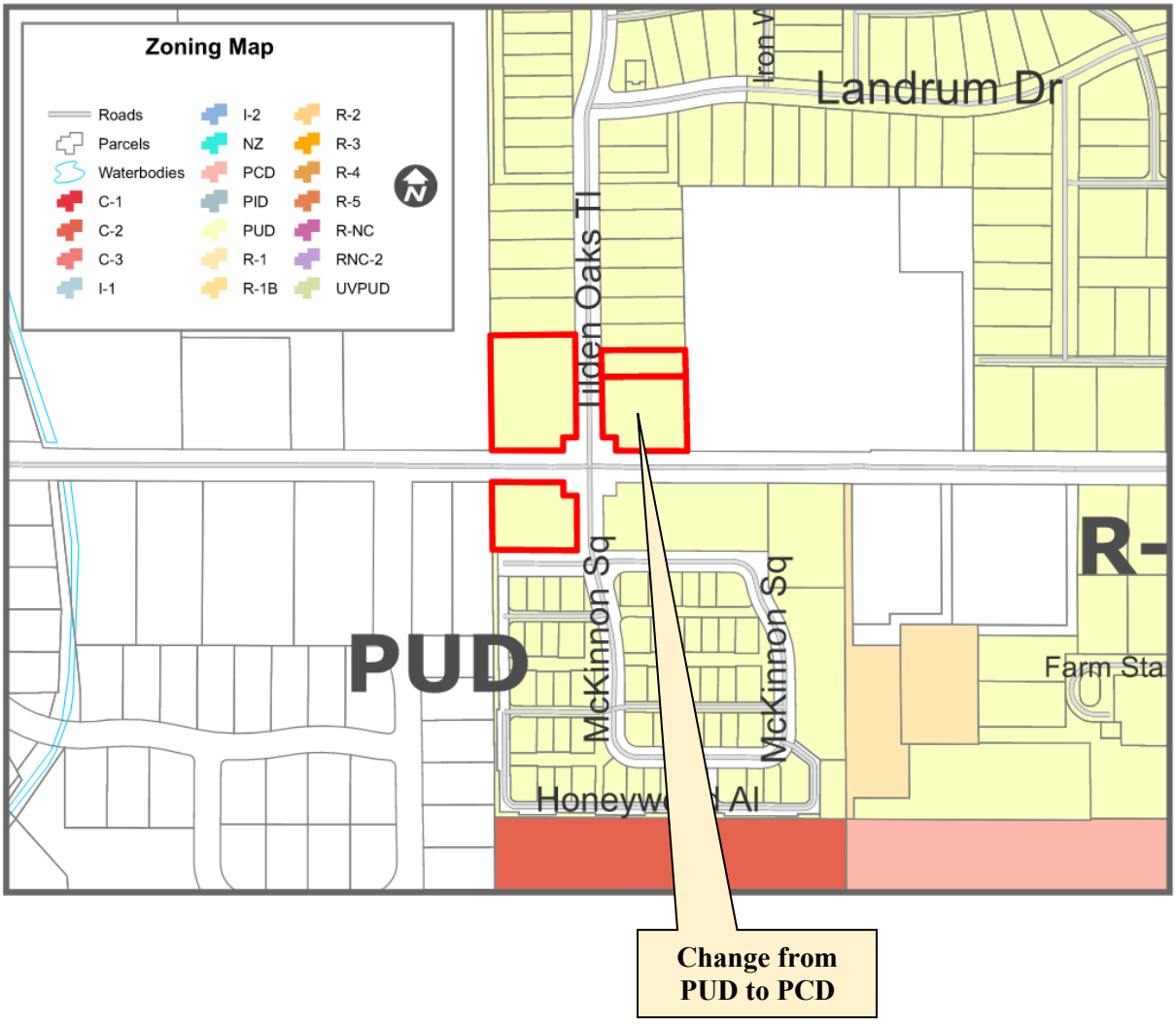
SITE PHOTOS
15411, 15540 and 15541 E OAKLAND AVE and 841 TILDEN OAKS TRAIL

15541 E Oakland Avenue – Tract O (Northwest Corner)

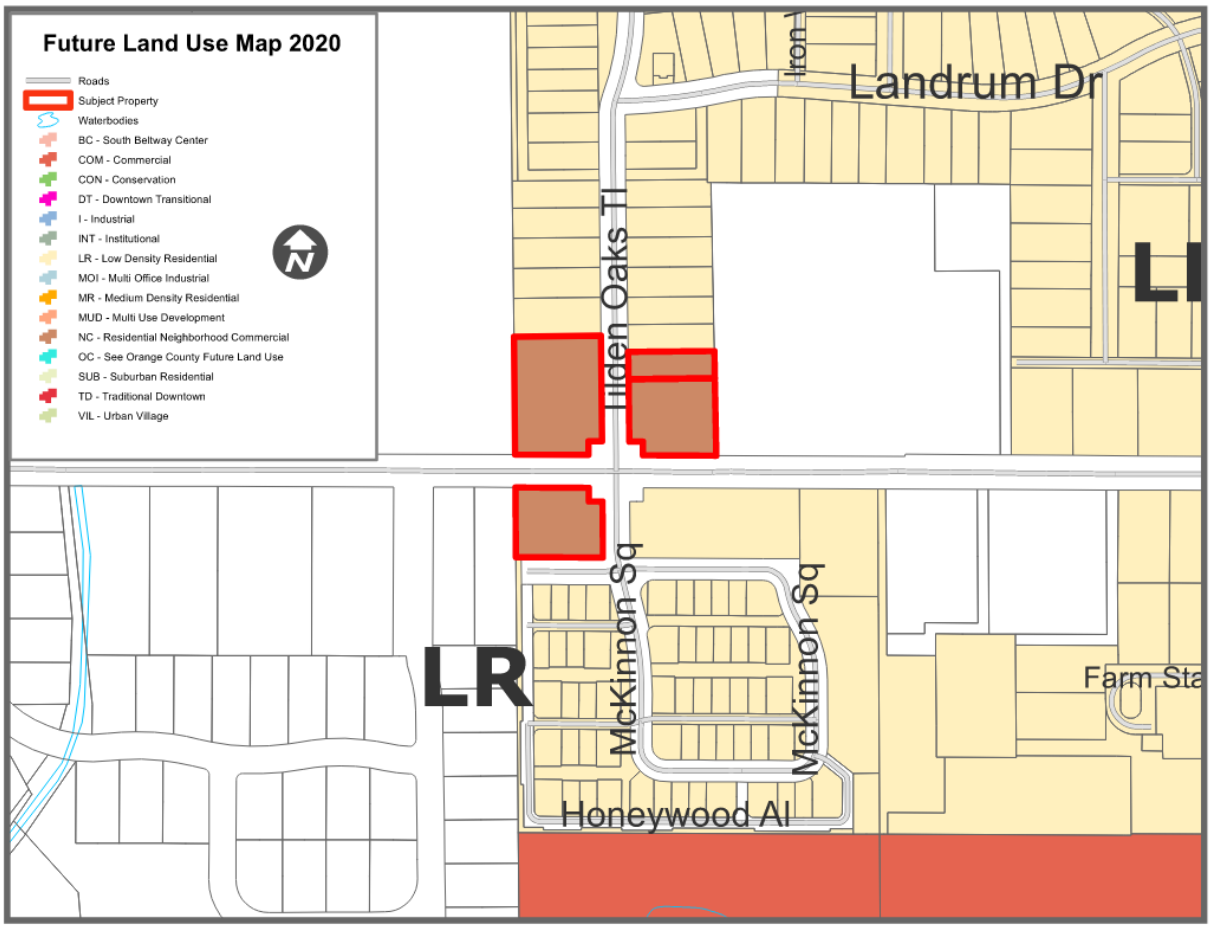
841 Tilden Oaks Trail & 15411 E Oakland Avenue – Lot 478 & Tract P (Northeast Corner)

15540 E Oakland Avenue – Tract G (Southwest Corner)

ZONING MAP
15411, 15540 and 15541 E OAKLAND AVE and 841 TILDEN OAKS TRAIL



FUTURE LAND USE MAP
15411, 15540 and 15541 E OAKLAND AVE and 841 TILDEN OAKS TRAIL



END OF STAFF REPORT

ORDINANCE 26-09

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE OAKLAND PARK PUD APPROVED BY ORDINANCE 05-26 AS PREVIOUSLY AMENDED BY ORDINANCE 12-08, BY REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.93 +/- ACRES LOCATED AT 15411, 15540 AND 15541 EAST OAKLAND AVENUE AND 841 TILDEN OAKS TRAIL; FROM PUD (PLANNED UNIT DEVELOPMENT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT) PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS MCKINNON SQUARE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the owner(s) of that certain real property generally described as approximately 1.93 ± acres located at 15411, 15540 and 15541 East Oakland Avenue and 841 Tilden Oaks Trail in Winter Garden, Florida, being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), desire to rezone their property from PUD (Planned Unit Development), to PCD (Planned Commercial Development); and

WHEREAS, the Property currently makes up a portion of acreage zoned PUD (Planned Unit Development) known as Oakland Park PUD as approved by Ordinance 05-26 as amended by Ordinance 12-08, and the owner of the Property desires for the Property to be removed from such Oakland Park PUD and rezoned to PCD as set forth herein; and

WHEREAS, the Planning and Zoning Board has considered this Ordinance and made a recommendation to the City Commission concerning its adoption; and

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the adoption of this Ordinance and the proposed development of the Property is consistent with the City of Winter Garden Comprehensive Plan, and the land development regulations set forth in the City of Winter Garden Code of Ordinances; and

WHEREAS, based on competent substantial evidence in the record, the requested rezoning set forth in this Ordinance meets all applicable criteria specified in the City of Winter Garden Comprehensive Plan and the Code of Ordinances; Now therefore;

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

SECTION 1: *Rezoning.* The above "Whereas" clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described on Exhibit "A," is hereby rezoned from PUD (Planned Unit Development) to PCD (Planned Commercial Development) in the City of Winter Garden, Florida subject to the following conditions provisions and restrictions:

a) Applicability/Conflict. The Property is removed from the provisions of Ordinance 05-26 and

Ordinance 12-08. All development of or within the Property shall comply with and is subject to the requirements set forth in this Ordinance. Unless specifically identified in this Ordinance, all development on the Property identified in Exhibit "A" must comply with the general development standards of the R-NC (Residential-Neighborhood Commercial District) Zoning district. Notwithstanding anything to the contrary herein, all development of or within the Property shall comply with and is subject to all requirements in the City Code, and ordinances, resolutions, and policies of the City. To the extent of any express conflicts between the express provisions of this Ordinance pertaining to permitted uses, special exception uses, prohibited uses, architectural design criteria, and other development criteria and the City Code and ordinances, resolutions, and policies of the City, the requirements set forth herein shall control to the extent of the conflict.

b) Declaration. At the time of adoption of this Ordinance, the Property is subject to the terms, restrictions and conditions of the Declaration of Covenants and Restrictions for Oakland Park Commercial Properties recorded on January 17, 2020, at Document Number 20200035257, et. seq., Public Records of Orange County, Florida (the "Declaration") as may be amended. This Ordinance does not release or supersede the Declaration or interfere with any private contract rights created therein. To the extent of a conflict between the provisions of the Declaration and this Ordinance, the more restrictive provisions as reasonably determined by the City shall control and govern against the Property and are enforceable by the City. To the extent the Declaration involves matters not governed by this Ordinance or contract rights not specifically granted to the City, the City will have no role in enforcing the Declaration.

c) Intent. This Ordinance is intended to provide flexibility in the development of the Property in order to provide for proper growth and to guide development and construction in an integrated approach in order to promote a neighborhood-oriented commercial center that provides an aesthetically pleasing and pedestrian oriented development. Due to constraints in traffic at the proposed location as well as the residential nature of the surrounding land uses, permitted and special exception uses will be established to maintain a safe, well-developed project that enhances and supports the City and its citizens without causing distress on the adjacent residents, local businesses, and roads.

d) Development Plans. The Property shall be developed in substantial conformance with the McKinnon Square Development Plans attached hereto as Exhibit "B". Should any conflict exist between this Ordinance and the McKinnon Square Development Plans attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control to the extent of the conflict.

e) Design Criteria / Architectural Standards.

1. All buildings and site elements within the Property shall adhere to the McKinnon Square Design Standards, attached hereto as Exhibit "C".
2. The maximum building height shall not exceed 40 feet and maximum 2 stories.
3. Setbacks and Required Yards:
    i. *Front: 10'
    ii. *Side corner: 10'

iii. Side Interior: 20’ min.

iv. Rear: 10’ min.

(*Building corner abutting 25’ x 25’ right-of-way cutout can have a 0’ setback in Tract G.)

f) Signs. All signs shall follow Chapter 102., Division 2., Section 102-126. – Signs permitted in residential and planned unit development (PUD) districts requirements of City Code.

g) Permitted Uses. The following uses and structures are permitted on the Property:

1. Residential (Upper story only; maximum 12 dwelling units)
2. Retail.
3. Professional and Medical Offices.
4. Sit-down Restaurants and Cafes (without drive-through).
5. Financial Institutions (without drive-through).
6. Veterinary/Grooming Services (without overnight boarding services).
7. Personal Services.
8. Public Facilities.
9. Customary accessory uses clearly incidental and subordinate to one of the principle uses.

h) Special Exception Uses. The following uses require a Special Exception Permit on the Property.

1. Other neighborhood commercial uses which the planning and zoning board determines are of the type and intensity of activity similar to and compatible with the permitted uses.

i) Prohibited Uses. All uses not expressly permitted or authorized by Special Exception Permit are prohibited. Without limiting the foregoing, the following uses and structures are expressly prohibited:

1. Any use prohibited in the R-NC Zoning District not specifically outlined under the Permitted or Special Exception Uses.
2. Industrial Activities.
3. Daycares.
4. Mini / Self Storage Facilities.
5. Hotels / Motels.
6. Any business with a Drive-Thru or Drive-In component.
7. Churches and other Houses of Worship.
8. Crematories/Funeral Homes.
9. Automobile, motorcycle, recreational vehicle or boat sales; rental, storage, painting, service or repair; sales of related products; or any combination thereof.
10. Gas stations.

11. Laboratories and clinics.
12. Outdoor Displays, Sales and/or Storage.
13. Billboard.
14. Adult entertainment.
15. Adult or pornographic book, magazine, video and novelty stores or sales.
16. Tattoo or body art establishments.
17. Bars.
18. Vape and tobacco.
19. Any activity that emits noxious fumes, radiation, pollutants, or noise, at levels that violate local ordinances or state or federal law or pose a health or safety risk to persons or property within or in the vicinity of the Property;
20. Billboards, and any form of signage or advertising used to identify, promote or provide directions to a business or businesses, services, merchandise, or events located outside the Property;
21. Pawn shops and any establishment (other than a state or federally chartered financial institution or credit union) which advertises or offers loans or check cashing services for a fee;
22. Salvage businesses; thrift stores; donation centers for used clothing and household items; “dollar” stores; and any establishment whose merchandise consists primarily of (i) donated clothing and household items; (ii) second hand or used goods acquired through pawn or by bulk purchase; and/or (iii) excessive inventory, discontinued items and/or goods acquired through or upon liquidation of other businesses, at fire or bankruptcy sales, or by similar methods and sold at a discount from typical retail prices; except that this shall not prohibit the operation of a retail store which specializes in the sale of antiques and vintage items, or children’s, teen’s and/or designer clothing and accessories;
23. Any establishment commonly referred to as a “flea market” in which booths, stalls, or other designated areas are rented for use on a daily or short-term basis to separate vendors for their display and sale of miscellaneous merchandise of the vendor’s choosing, except that this shall not prohibit businesses specializing in the sale of antiques or vintage items, consignment shops, or farmers markets, nor shall it prohibit arts festivals, book festivals, or similar temporary, short-term events;
24. Any establishment advertising, offering, or selling: (i) cannabis plants, marijuana, cannabis extracts or derivatives, hashish, or hashish oil, or any products containing any of the foregoing, for recreational, medicinal or other use, whether or not lawful; (ii) nitrous oxide, mood-altering substances, or aerosolized liquids containing nicotine or other addictive or harmful substances, any of which are advertised, sold, or commonly used for purposes of ingesting, inhaling, or other introduction into the human body; (iii) any “controlled substance” as defined in 21 U.S.C. §802; or (iv) any paraphernalia designed or known to be commonly used for ingesting, inhaling, or otherwise introducing any of the foregoing into the human body, except that this provision shall not preclude a full-service pharmacy, or any establishment commonly referred to as a drug store which contains a full-service pharmacy, from selling prescription drugs (other than substances described in clause (i)) and medical devices in a legal manner along

with other health and wellness products not otherwise prohibited by this Declaration or applicable law;

25. Any establishment offering tattoos or body piercings (except that this shall not prohibit a jewelry store or other general retailer from offering ear piercing incidental to the purchase of earrings or studs);

26. "Adult entertainment uses", which shall mean:

    (a) Any theater or other establishment which shows, previews, or prominently displays, advertises, or conspicuously promotes for sale or rental: (1) movies, films, videos, magazines, books, or other media (whether now or hereafter developed) which are rated "NC-17", "X", "X18+" or the equivalent thereof by the movie production industry (or any successor rating established by the movie production industry) or which are otherwise of a pornographic or obscene nature; or (2) sexually explicit games, toys, devices, or similar merchandise; and

    (b) Any establishment which offers entertainment, massages, or other services provided by nude or partially dressed persons, except this shall not preclude showing of films depicting nude or partially dressed persons, provided such films are not otherwise prohibited by clause (a)(1) above;

27. A tanning parlor and/or massage parlor, except that this provision shall not preclude massage services offered by fully clothed, trained personnel as part of a legitimate massage therapy business, gym or fitness center, or a legitimate day spa which offers such services in conjunction with beauty, body care, skin care, nail care, and similar services;

28. A betting agency, or any establishment which offers, promotes, or facilitates participation in betting, gambling, video poker, casino-style games or games of chance (whether played electronically or otherwise) for money, prizes, credits, or anything else of value, including without limitation, activities commonly referred to as "internet sweepstakes"; and

29. A cinema or theater, skating rink, bowling alley,

30. A billiard or pool hall, game or video arcade, pinball or electronic game room or similar amusement gallery;

31. A discotheque, dance hall, or nightclub;

32. An auditorium or special event facility designed to accommodate 100 or more persons at a time; however, this shall not prevent a restaurant with regular operating hours from accommodating larger groups for meetings or special events as an ancillary part of its business, nor any business (including any business offering coworking or shared work spaces) from having meeting, conference or training facilities for its use or for use by its tenants or invitees in the conduct of a business other than the operation of an auditorium or special event facility;

33. Any establishment which offers for sale or rent fireworks, explosives, firearms, or items recognized and used primarily as weapons;

34. Land fills, junk yards, scrap metal yards, and/or dismantling operations; dumping, storage, disposal, incineration, treatment, processing or reduction of garbage or refuse of any nature; or collection and/or sorting of recyclable items (except that this shall not preclude the collection and sorting of trash and recyclable items generated in the conduct of the business on the Parcel, provided they are stored

out of sight, do not emit noxious odors detectable from outside of structure on the Parcel, and are regularly removed from the Property);

35. Underground or above-ground storage tanks for storage of oil, gasoline, propane, or other flammables;
36. A barn, stable, slaughterhouse, tannery, or cannery;
37. A solid waste treatment, storage, or disposal facility, or any pond, lagoon, impoundment, reservoir, storage tank, or similar facility for storage, containment, or disposal of any hazardous materials or hazardous wastes; and

Nothing listed as a prohibited use is intended to be allowed by the broader list of permitted uses. To the extent any conflicts arise between the list of permitted uses and the list of prohibited uses, the list of prohibited uses shall control.

SECTION 2: *Staff Conditions*

1. The easement between Tract P and Lot 478 must be vacated prior to lot combination and site plan approval.
2. Tract P and Lot 478 must be combined prior to site plan approval.
3. All properties within the PCD boundaries shall be buffered from adjacent residential properties with a 6' high opaque fence or masonry wall and 10' wide landscape buffer.
4. Low (30-36" high) decorative knee walls shall be provided along E Oakland Avenue to screen the proposed parking lots.
5. Refer to Section 118-68 of the City Code for site plan requirements.
6. General Requirements:
    a. All gravity sanitary pipe and fittings shall be SDR 26.
    b. All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
    c. As-built record drawings shall comply with City of Winter Garden requirements available on-line (note on plan).
    d. All Storm (>12") and Sanitary lines (>6") shall be inspected by CCTV prior to completion.
    e. Use City Standard Detail sheets for utilities and public works in future submittals (see City website).
    f. If Thermoplastic pipe is used it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (not HDPE; N-12), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
    g. All utilities shall be underground pursuant to Code (Sec. 18-33) including electrical power, cable, telephone, etc.
7. Provide geotechnical report and drainage calculations with final site plan.
8. Drainage methodology needs to be discussed – both existing and proposed. Potential adverse impacts to surrounding properties shall be avoided.

9. All utilities shall conform to Chapter 78 of the City Code. Impact fees will be required for any utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. 100% of all required water, irrigation and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits.
10. Minimum 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to Code. Any damaged, broken or cracked sections (including existing curbs and pavement) shall be replaced prior to issuance of certificate of occupancy.
11. Landscaping shall not encroach on required sight lines at intersections or driveways. Design Engineer shall provide certification that sight distance requirements are being met. All irrigation on the site shall be designed to be supplied by reclaimed water – separate irrigation meter required.
12. A separate tree removal permit is required to remove any trees. Coordinate with Planning & Building Departments.
13. No trees may be planted over or within 5 feet of any utility lines. Only sod or shrubs may be planted over utility lines.
14. Permit modification from SJRWMD is required as well as permits or exemptions from FDEP for water, wastewater and NPDES as may be appropriate.
15. Streetlighting, both internally and on all street frontages, is required pursuant to City Code – dark skies lighting is required. Provide a photometric plan with final site plan to be submitted for review by the Planning Department.
16. Use City Standard Detail Sheets for utilities and public works. All on-site utilities shall be privately owned and maintained.
17. Fire sprinkler systems will be required on all buildings over 6,000 s.f. with Point of Service (POS), backflow prevention, etc. shown. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor.
18. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards and gate hardware), and access by solid waste vehicles. Coordinate additional requirements with Public Services Department, Solid Waste Division.
19. Any signs, screen walls or retaining walls shall require a separate permit from the Building Department.
20. All underdrain pipe, if used, shall be double wall HDPE pipe or PVC pipe.
21. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.

SECTION 3: *General Requirements*

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

Ordinances and subject to this Ordinance.

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

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

SECTION 4: *Zoning Map.* The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

SECTION 5: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 6: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: _____ , 2026.

SECOND READING AND PUBLIC HEARING: _____ , 2026.

ADOPTED this _____ day of _____, 2026, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
RONISHA MARTIN, Interim City Clerk

Exhibit "A"

LEGAL DESCRIPTION

PARCEL IDs#: 21-22-27-6100-16-000; 21-22-27-6100-00-007; 21-22-27-6100-15-000;
21-22-27-6100-04-780;

DESCRIPTION:

TRACTS G, O AND P, OAKLAND PARK UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 73 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:
LOT 478, OAKLAND PARK UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 73 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Exhibit “B”

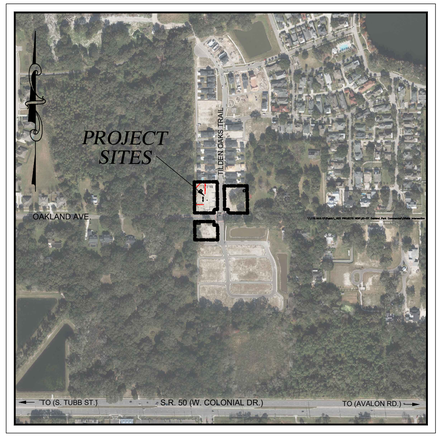
COVER PAGE

MCKINNON SQUARE DEVELOPMENT PLANS

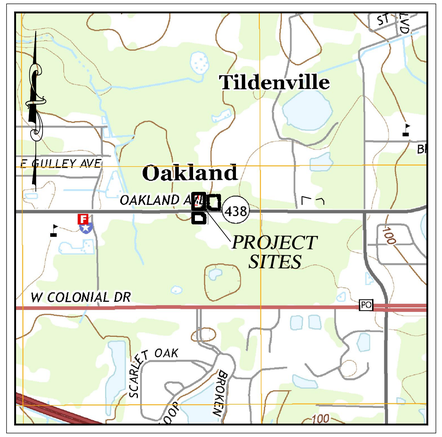
(28 PAGES - ATTACHED)

SITE PLANS
FOR
OAKLAND PARK TOWN CENTER
TRACTS G, O & P

SECTION 21, TOWNSHIP 22S, RANGE 27E, WINTER GARDEN, ORANGE COUNTY, FLORIDA



AERIAL MAP
SCALE 1"=500' REF: ORANGE COUNTY GIS



VICINITY MAP
SCALE 1"=1000' REF: USGS NATIONAL MAP

01	COVER
02	GENERAL NOTES
03	PRE– DEVELOPMENT AND EROSION CONTROL PLAN
04	AERIAL OVERLAY PLAN
05	MASTER SITE PLAN
06	TRACT G GEOMETRY, SIGNAGE AND MARKING PLAN
07	TRACT G GRADING AND DRAINAGE PLAN
08	TRACT G UTILITY PLAN
09	TRACT O GEOMETRY, SIGNAGE AND MARKING PLAN
10	TRACT O GRADING AND DRAINAGE PLAN
11	TRACT O UTILITY PLAN
12	TRACT P GEOMETRY, SIGNAGE AND MARKING PLAN
13	TRACT P GRADING AND DRAINAGE PLAN
14	TRACT P UTILITY PLAN
15	CROSS–SECTIONS TRACT G
16	CROSS–SECTIONS TRACT O
17	CROSS–SECTIONS TRACT P
18	WINTER GARDEN UTILITY NOTES
19	WINTER GARDEN WATER DETAILS
20	WINTER GARDEN WASTEWATER SYSTEM DETAILS
21	WINTER GARDEN RECLAIMED WATER SYSTEM DETAILS
22	WINTER GARDEN PUBLIC SERVICES DETAILS
23	WINTER GARDEN PUBLIC SERVICES DETAILS
24	WINTER GARDEN MISCELANEOUS DETAILS

LEGAL DESCRIPTION

PROVIDED BY ORANGE CO. PROPERTY APPRAISER

OAKLAND PARK UNIT 5 101/73 TRACT G

AND

OAKLAND PARK UNIT 5 101/73 TRACT O

AND

OAKLAND PARK UNIT 5 101/73 TRACT P

AND

OAKLAND PARK UNIT 5 101/73 LOT 478

PROJECT TEAM

OWNER

TILDEN OAKS LLC
1010 JOHNS POINT DR
OAKLAND, FL 34787–8951
(407) 476–7520
jerrymjbuilding@gmail.com
CONTACT: JERRY MILLER

CIVIL ENGINEER

KNIGHT ENGINEERING SERVICES, INC.
770 ALMOND STREET, SUITE B
CLERMONT, FLORIDA 34711
(352) 394–8514
tknight@knighteng.com
CONTACT: TOM KNIGHT

LAND SURVEYOR

BISHMAN SURVEYING AND MAPPING, INC.
32 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 905–8877
aron@bishmansurveying.com
CONTACT: ARON BISHMAN

LANDSCAPE ARCHITECT

MORRISSEY DESIGN STUDIO
30 WEST SMITH STREET
WINTER GARDEN, FLORIDA 34787
(407) 616–7770
mike.morrissey@me.com
CONTACT: MIKE MORRISSEY

ENVIRONMENTAL SPECIALIST

RAY AND ASSOCIATES PLANNING
AND ENVIRONMENTAL
2712 SE 19TH STREET
OCALA, FLORIDA 34471
(352) 425–8881
wrayassoc@aol.com
CONTACT: BILL RAY

GEOTECHNICAL ENGINEER

CAVIN GEOTECHNICAL AND
ENVIRONMENTAL, LLC
601 ISLEBAY DRIVE
APOLLO BEACH, FLORIDA 33572
(813) 641–7274
scavin@cavingeo.com
CONTACT: SCOTT CAVIN

TRAFFIC ENGINEER

TRAFFIC & MOBILITY CONSULTANTS, LLC
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803
(407) 531–5332
CONTACT: MOHAMMED ABDALLAH

LEGAL

CRAWFORD, MODICA & HOLT
702 W. MONTROSE STREET
CLERMONT, FLORIDA 34711
(352) 432–8644
CONTACT: JIMMY CRAWFORD

SERVICE PROVIDERS

POTABLE WATER

CITY OF WINTER GARDEN UTILITIES DEPT.
300 WEST PLANT STREET
WINTER GARDEN, FL 34787
(407) 656–4100

FIRE PROTECTION

CITY OF WINTER GARDEN FIRE DEPT.
1 EAST CYPRESS STREET
WINTER GARDEN, FL 34787
(407) 877–5175

SANITARY SEWER

CITY OF WINTER GARDEN UTILITIES DEPT.
300 WEST PLANT STREET
WINTER GARDEN, FL 34787
(407) 656–4100

POLICE PROTECTION

CITY OF WINTER GARDEN POLICE DEPT.
251 WEST PLANT STREET
WINTER GARDEN, FL 34787
(407) 656–3636

ELECTRIC

DUKE ENERGY
3250 BONNET CREEK ROAD
ORLANDO, FLORIDA 32830
(800) 700–8744

TELEPHONE/CABLE

SPECTRUM
836 WEST MONTROSE STREET
CLERMONT, FLORIDA 34711
(352) 469–6607

PARCEL I.D. # 21–22–27–6100–15–000
21–22–27–6100–16–000
21–22–27–6100–00–007
21–22–27–6100–04–780

MUNICIPALITY: CITY OF WINTER GARDEN

ZONING: PLANNED UNIT DEVELOPMENT (PUD)

FUTURE LAND USE: RESIDENTIAL
NEIGHBORHOOD COMMERCIAL (NC)

EXISTING USE: VACANT

TOTAL PROJECT AREA: 1.922 ACRES
83,704.83 SQ. FT.

THE PROJECT CONTAINS NO WETLAND AREAS

MAXIMUM IMPERVIOUS AREA: 100%
PROPOSED IMPERVIOUS AREA: TBD%

MAXIMUM F.A.R.: 0.35
PROPOSED F.A.R. TBD

	PRIMARY BUILDING	ACCESSORY BLDG.
FRONT (MIN.):	0.2'	REAR: 5'
SIDE (MIN.):	20'	SIDE: 5'
REAR:	10'	STREET SIDE: 5'
STREET SIDE (MIN.):	2.0'	

DATE	REVISION
JAN. 2026	REVISED SITE DATA TABLE

Knight Engineering Services
Certificate of Authorization No. 00029972
Planning, Design, Permitting, Inspection
770 Almond Street, Suite B, Clermont Florida 34711
Phone (352) 394-8514

NOTES:
– THESE PLANS ARE NOT VALID UNLESS THE SEAL IS SIGNED BY THE PRINCIPAL ENGINEER
– THE SCALE IS ONLY VALID IN 24" x 36" FORMAT
– FOR REVIEW ONLY, THESE PLANS ARE NOT FOR CONSTRUCTION

THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

GENERAL PROJECT DATA

PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WITH THE CITY OF WINTER GARDEN IS REQUIRED. THE CITY OF WINTER GARDEN SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF MAJOR PHASES OF CONSTRUCTION.

BOUNDARY AND TOPOGRAPHIC SURVEYS FOR THIS PROJECT PROVIDED BY BISHMAN SURVEYING & MAPPING, INC.
–TRACT G, DATE TBD
–TRACT O, DATED APRIL 21, 2023
–TRACT P, DATED APRIL 21, 2023

GEOTECHNICAL INVESTIGATION FOR THIS PROJECT, DATE TBD, PROVIDED BY CAVIN GEOTECHNICAL & ENVIRONMENTAL, LLC. ALL SITE PREPARATION AND EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE FINAL REPORTS.

ENVIRONMENTAL ASSESSMENT REPORT FOR THIS PROJECT, DATE TBD, PROVIDED RAY AND ASSOCIATES PLANNING AND ENVIRONMENTAL.

TRAFFIC IMPACT STUDY FOR THIS PROJECT, DATE TBD, PROVIDED BY TRAFFIC & MOBILITY CONSULTANTS, LLC.

THE LOCATIONS 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. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. 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 ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND OR OVERHEAD UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

THE UTILITIES ARE THE PROPERTY OF THE FOLLOWING:

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

POWER
DUKE ENERGY
3250 BONNET CREED ROAD
ORLANDO, FL 32830
(800) 700-8744

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

GAS
LAKE APOPKA NATURAL GAS DISTRICT
676 WEST MONTROSE STREET
CLERMONT, FL 34711
(352) 394-3480

RECLAIMED
CITY OF WINTER GARDEN
300 WEST PLANT STREET
WINTER GARDEN, FL 34787
(407) 656-4100

PHONE/CABLE/INTERNET
SPECTRUM
836 WEST MONTROSE STREET
CLERMONT, FL 34711
(352) 469-6607

PHONE/CABLE/INTERNET
AT&T
1 (800) 222-3000

CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF WINTER GARDEN CODE OF ORDINANCES, THE CITY OF WINTER GARDEN MANUAL OF STANDARDS FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER, RECLAIMED WATER, STREETS AND DRAINAGE SYSTEMS, LATEST EDITION, AND THE CITY OF WINTER GARDEN STANDARD DETAILS. THESE DOCUMENTS CAN BE OBTAINED FROM THE CITY OF WINTER GARDEN.

SHOP DRAWINGS

SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, RECLAIMED 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.

AS–BUILTS

A COMPLETE AS–BUILT SURVEY SHALL BE PROVIDED TO THE ENGINEER BY THE SITE CONTRACTOR NO LESS THEN 2 WEEKS PRIOR TO FINAL INSPECTION. ALL AS–BUILT SURVEYS SHALL BE PREPARED BY A FLORIDA LICENSED LAND SURVEYOR. TWO (2) SIGNED, SEALED AND DATED HARD COPIES, ONE (1) ELECTRONIC COPY COPY IN PDF FORMAT AND ONE (1) ELECTRONIC COPY IN DWG FORMAT SHALL BE PROVIDED TO THE ENGINEER. ADDITIONAL AS–BUILT REQUIREMENTS AS REQUIRED BY THE CITY OR AS INCLUDED IN THE AFOREMENTIONED DOCUMENTS.

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL REGULATORY AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. THE CONTRACTOR SHALL ENSURE THAT ALL PERMITS FOR CONSTRUCTION ARE OBTAINED PRIOR TO STARTING WORK. ALL PERMITS SHALL BE PROVIDED TO THE CITY OF WINTER GARDEN PRIOR TO STARTING WORK AND A COPY OF THE APPLICABLE PERMITS SHALL BE KEPT ON THE JOB AT ALL TIMES.

LAYOUT AND CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPENCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

DRAINAGE SYSTEMS

THE CONTRACTOR SHALL PERFORM ALL WORK PERTAINING TO DRAINAGE INCLUDING EXCAVATION OF W.R.A. PRIOR TO THE COMMENCEMENT OF OTHER WORK INCLUDED IN THESE PLANS. THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF THIS CONTRACT. THE CONTRACTOR SHALL INCLUDE FUNDS IN THE DRAINAGE COSTS OF THE CONTRACT TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEMS DURING THE WORK PROCESS.

QUALITY CONTROL TESTING REQUIREMENTS

ALL TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER. ALL TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WINTER GARDEN. TEST RESULTS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.
–SOIL DENSITY TESTS
–CONCRETE COMPRESSIVE STRENGTH TEST
–LAMPING AND TV INSPECTIONS
–INFILTRATION/EXFILTRATION TESTS; AIR TESTS
–PRESSURE TESTS
–BACTERIOLOGICAL TESTS
–FIRE FLOW TESTS
–LIFT STATION START–UP REPORT
–OTHERS AS MAY BE REQUIRED BY PERMIT OR THE ENGINEER

EARTHWORK QUANTITIES

THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES BY PHASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.

EROSION CONTROL

EROSION AND SILTATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED. REFER TO WATER MANAGEMENT DISTRICT PERMIT FOR ADDITIONAL REQUIREMENTS FOR EROSION CONTROL AND SURFACE DRAINAGE. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION. OTHER MATERIALS SHALL BE REVIEW AND APPROVED BY CITY.

WETLAND PROTECTION

THE LIMITS OF THE ON–SITE WETLANDS HAVE BEEN PROVIDED TO THE CONTRACTOR ON THE CONSTRUCTION PLANS OR ON PERMIT MATERIALS. THE WETLANDS ARE TO BE PROTECTED FROM DISTURBANCE AT ALL TIMES. CONTRACTOR SHALL PROVIDE EROSION, SILTATION, AND DIVERSION MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A COPY OF EACH PERMIT RELATING TO WETLANDS AND WATER MANAGEMENT AND ADHERE TO ALL PROVISIONS AND CONDITIONS THERETO.

LIMITS OF DISTURBANCE

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. GRADING AND/OR CLEARING ON PROPERTIES OTHER THAN SHOWN ON THE APPROVED PLANS IS PROHIBITED.

TREE REMOVAL

THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. NO TREES ON THE CONSTRUCTION PLANS AS BEING SAVED SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER, ENGINEER AND THE CITY OF WINTER GARDEN.

CLEARING AND GRUBBING

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.

MATERIAL STORAGE/DEBRIS REMOVAL

1) NO COMBUSTIBLE BUILDING MATERIALS MAY BE ACCUMULATED ON THE SITE AND NO CONSTRUCTION WORK INVOLVING COMBUSTIBLE MATERIALS MAY BEGIN UNTIL INSTALLATION OF ALL REQUIRED WATER MAINS AND FIRE HYDRANTS HAVE BEEN COMPLETED, DEP APPROVAL RECEIVED FOR THE WATER MAINS, AND THE HYDRANTS ARE IN OPERATION. CONSTRUCTION WORK INVOLVING NON–COMBUSTIBLE MATERIALS, SUCH AS CONCRETE, MASONRY AND STEEL MAY BEGIN PRIOR TO THE FIRE HYDRANTS BEING OPERATIONAL.

2) 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 (NONORGANIC) 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.

FILL MATERIAL

ALL 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.

COMPACTION

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% 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.

PAVEMENT AND/OR ROAD AND RIGHT–OF–WAY WORK

ALL PRESSURE PIPE UNDER ROADWAY SHALL BE DIP EXTENDING 5' FROM EDGE OF PAVEMENT, UNLESS OTHERWISE APPROVED BY THE CITY OF WINTER GARDEN.

OWNER/OPERATOR

THE CITY OF WINTER GARDEN WILL OPERATE AND MAINTAIN THE ROADWAYS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL CITY REQUIREMENTS.

GENERAL DESIGN INTENT

ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE STAKED IN THE FIELD AT DIFFERENT GRADES THAN THE CENTERLINE GRADES TO ACCOMPLISH THE PURPOSES OUTLINED. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTION TO ACCOMPLISH THE INTENT OF THE PLANS.

MATERIALS/CONSTRUCTION SPECIFICATIONS

MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FY 2023–24, OR LATEST EDITION.

SITE ACCESS

ALL ACCESS TO THE JOB SITE FOR CONSTRUCTION AND RELATED ACTIVITIES SHALL BE BY EXISTING ROADS.

PAVEMENT SECTION REQUIREMENTS

CONSTRUCTION OF ROADWAYS SHALL BE 12" OF STABILIZED SUBBASE WITH A LIMEROCK BEARING RATIO OF (LBR) 40 COMPACTED TO THE MODIFIED PROCTOR MAXIMUM DRY DENSITY OF 98% PER AASHTO T–180, 8" OF LIMEROCK BASE COURSE, (LBR) 100, COMPACTED TO THE MODIFIED PROCTOR MAXIMUM DRY DENSITY OF 98% PER AASHTO T–180 AND 1–1/2" OF TYPE S ASPHALTIC CONCRETE SURFACE COURSE WITH A MINIMUM DENSITY OF 95% OF THE LABORATORY DENSITY AS DETERMINED BY THE MARSHALL STABILITY TEST METHOD FOR THE APPROVED JOB MIX FORMULA. SUBGRADE PREPARATION AND PAVEMENT INSTALLATION SHALL CONFORM TO FDOT STANDARDS AND SOILS REPORT RECOMMENDATIONS.

SIDEWALKS

SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREA AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4 INCHES OF CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. JOINTS SHALL BE EITHER TOOLED OR SAWCUT AT A DISTANCE OF 5' LENGTHS, HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

PAVEMENT MARKINGS/SIGNAGE

PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 48–HOUR PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX NO. 711–001.

BUILDING MARKINGS

ADDRESS NUMERALS SHALL NOT BE LESS THAN 3 INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, OR PORTIONS THEREOF, AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDINGS, STRUCTURES, OR PORTIONS THEREOF. ADDRESS NUMERALS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS, NO CURSIVE LETTERS.

CURBING

CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "1" CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'–0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FY 2023–24, OR LATEST EDITION. DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

R/W RESTORATION

ALL AREAS WITHIN THE RIGHT–OF–WAYS SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE RAKED CLEAN OF ALL LIMEROCK AND ROCKS AND SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING (SEED OR SOD) SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER/OPERATOR.

TRAFFIC CONTROL

A MINIMUM OF 2–WAY, ONE LANE TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA. ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

LIGHTING

DECORATIVE STREET LIGHTING SHALL BE INSTALLED AT EVERY INTERSECTION, AT THE END OF EACH CUL–DE–SAC AND AT INTERVALS OF 300 FEET, OR AS APPROVED BY THE CITY STAFF. STREET LIGHTING SHALL BE INSTALLED BY THE OWNER/DEVELOPER. IN ACCORDANCE WITH DARK SKY STANDARDS, FULL CUTOFF LIGHTING FIXTURES THAT ARE FULLY SHIELDED AND PRODUCE DOWNWARD DIRECTIONAL LIGHTING SHALL BE USED FOR STREET LIGHTS IN ORDER TO MINIMIZE GLARE, OVERHEAD SKY GLOW AND LIGHT TRESPASS. THE STREET LIGHTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR CDD TO THE EXTENT SUCH RESPONSIBILITIES ARE NOT ASSUMED BY THE ELECTRIC UTILITY PROVIDER. IN THE EVENT THE STREET LIGHTING FIXTURES REQUIRED BY THIS PARAGRAPH ARE NOT AUTHORIZED BY THE ELECTRIC UTILITY PROVIDER, THEN THE DEVELOPER SHALL COORDINATE WITH CITY STAFF TO SELECT AN ALTERNATE FIXTURE THAT IS APPROVED BY THE ELECTRIC UTILITY PROVIDER AND MOST CLOSELY REFLECTS THE INTENT OF THIS PARAGRAPH. A LIGHTING/PHONMETRIC PLAN SHALL BE SUBMITTED TO THE CITY AS PART OF AN APPLICATION FOR CONSTRUCTION PLAN APPROVAL.

TRANSPORTATION

ALL PORTIONS OF THE DEVELOPMENT SHOULD BE ACCESSIBLE BY A DIRECT, CONVENIENT, ATTRACTIVE, SAFE, AND COMFORTABLE SYSTEM OF PEDESTRIAN FACILITIES, AND THE DEVELOPMENT SHOULD PROVIDE APPROPRIATE PEDESTRIAN AMENITIES. CONSTRUCTION ACCESS SHALL BE IN ACCORDANCE WITH THE PERMITTING REQUIREMENTS OF THE CITY OF WINTER GARDEN AND ORANGE COUNTY, AND SHALL ALSO COMPLY WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.

GENERAL NOTES

1. ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED PRIOR TO CONSTRUCTION. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
2. PRIOR TO BEGINNING NEW PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AT ALL DOWN STREAM INLETS AND SWALES, IN ADDITION TO THE EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN.
3. ALL FILL AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES AND ALL ORGANICS, TRASH AND DEBRIS SHALL BE REMOVED PRIOR TO THE PLACEMENT OF THE FILL MATERIAL. ALL FILL MATERIAL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO 98% MAX. DENSITY BY MODIFIED PROCTOR.
4. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, PLANS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER (AS APPLICABLE).
5. ALL COMPACTED BUILDING PAD AREAS TO BE GRADED FLAT AND COMPACTED TO AN ELEVATION THAT IS EIGHT (8) INCHES BELOW THE FINISHED FLOOR ELEVATION SPECIFIED ON THE GRADING PLANS.
6. ALL DRAINAGE FLOW ARROWS SHALL BE RESPECTED SUCH THAT THE FINISHED GRADING RESULTS IN POSITIVE DRAINAGE IN THE DIRECTION INDICATED HEREON UNLESS APPROVED IN WRITING BY THE PROJECT ENGINEER AS AN ACCEPTABLE DEVIATION FROM THIS REQUIREMENT.
7. ALL TRANSITIONAL SLOPES TO EXISTING GROUND SHALL BE A MAXIMUM OF 4:1 SLOPE AND SODDED UNLESS OTHERWISE NOTED.
8. ALL DISTURBED AREAS WITHIN ANY RIGHT–OF–WAY SHALL REGRADED BE SODDED.
9. ALL SLOPES IN EXCESS OF 5% SHALL BE SODDED.
10. SEED & MULCH ALL DISTURBED AREAS UNLESS SPECIFIED TO BE SODDED.
11. WHEN TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH:
    A. CONTRACTOR SHALL CONFORM TO OSHA STD. 29CFR. SECTION 1926.650 WHICH IS INCORPORATED IN FL. STATE 90–96.
    B. THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
    C. TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR.
12. ALL DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE, CLASS III, UNLESS OTHERWISE NOTED.
13. DRAINAGE STRUCTURE TOP ELEVATION REFERS TO TOP OF FINISHED STRUCTURE.
14. ALL CONSTRUCTION SHALL CONFORM TO CITY OF WINTER GARDEN AND ORANGE COUNTY SPECIFICATIONS AS APPLICABLE AND SHALL BE SUBJECT TO FINAL APPROVALS FROM THE CITY AND COUNTY AS APPLICABLE PRIOR TO FINAL PAYMENT.
15. THE STORMWATER MANAGEMENT SYSTEM SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER(S) OR PROPERTY MANAGEMENT COMPANY.
16. ALL SIDEWALK RAMPS AND SIDEWALKS SHALL BE INSTALLED TO MEET CURRENT A.D.A. REQUIREMENTS.

SERVICES

SERVICES ARE THE PROPERTY OF THE FOLLOWING:

FIRE
CITY OF WINTER GARDEN
1 EAST CYPRESS STREET
WINTER GARDEN, FL 34787
(407) 877–5175

POLICE
CITY OF WINTER GARDEN
251 WEST PLANT STREET
WINTER GARDEN, FL 34787
(407) 656–3636

GARBAGE
INDEPENDENT CONTRACTOR
(352) 429–2141

SCHOOLS
ORANGE COUNTY PUBLIC SCHOOLS
(352) 343–1600

811 Know what's below. Call before you dig.

Knight Engineering Services
770 Almond Street, Suite B, Clermont, Florida 34711

SECTION 21, TOWNSHIP 22S, RANGE 27E, WINTER GARDEN, ORANGE COUNTY, FLORIDA
OWNER: TILDEN OAKS, LLC
1010 JOHNS POINT DRIVE, OAKLAND, FLORIDA 34787-8951

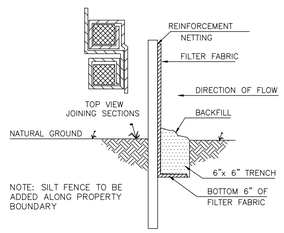
THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

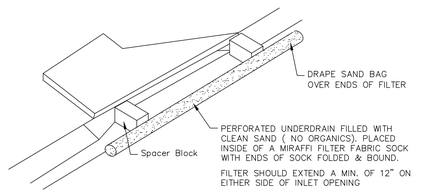
LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTER LINE
- UTILITY EASEMENT
- SF — SF — SILT FENCE LINE
- SOIL DIVIDE LINE
- —X12"WM— EXISTING POTABLE WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING STORM DRAINAGE PIPE
- PRE-DEVELOPMENT DRAINAGE DIVIDE
- —150— EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1' CONTOUR
- PRE-DEVELOPMENT FLOW ARROW
- Ⓓ EXISTING STORM MANHOLE
- +99.1 EXISTING GROUND SPOT ELEVATION
- 48" ⊗ EXISTING TREE (TO BE REMOVED)

SOILS LEGEND		
Symbol	Description	HSG
3	Basinger fine sand, 0–1% slopes	A/D
20	Immokalee fine sand	B/D
44	Smyrna–Smyrna Wet fine sand, 0–2% slopes	A/D



SILT FENCE DETAIL
N.T.S



TEMPORARY SEDIMENT TRAP NOTES:

1. FIBROUS FILLER MATERIAL IN FRONT OF BLOCK PREVENTS GRAVEL FROM WASHING INTO STRUCTURE
2. 2"X4" BEHIND BLOCK AND ACROSS THROAT HELPS KEEP BLOCK IN PLACE. PLACE IN OUTER HOLE OF SPACER BLOCK.

TEMPORARY SEDIMENT TRAP AT CURB INLET
N.T.S

EROSION CONTROL PLAN

AN EROSION CONTROL PLAN SHALL BE IMPLEMENTED BY THE CONTRACTOR AND THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE QUANTITIES AND CONDITIONS THAT EXIST PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISIONS SHALL BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF STORMWATER INLETS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL PROVIDE HAY BAILS, SILT BARRIERS, TEMPORARY GRASSING , ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION. UPON COMPLETION OF CONSTRUCTION AND COMPLETED STABILIZATION OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND CLEAN AND REPAIR ANY AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES.

STORMWATER RETENTION AREAS
THE STORMWATER RETENTION AREAS SHALL RECEIVE PRIORITY STATUS IN THE SCHEDULING OF CONSTRUCTION OPERATIONS. THE RETENTION AREAS SHALL BE COMPLETED AND STABILIZED PRIOR TO ANY UPLAND EXCAVATION. ALL NECESSARY MEASURES, INCLUDING TURBIDITY BARRIERS, SHALL BE TAKEN TO INSURE THAT THE WATER QUALITY OF THE ADJACENT LAKES, PONDS OR WETLANDS WILL NOT BE DEGRADED. IN THE EVENT OF RETENTION AREA SEDIMENTATION DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL TAKE SUCH MEASURES AS REQUIRED TO MAINTAIN THE DIMENSIONS, ELEVATIONS, VOLUMES AND SOIL PERMEABILITY CHARACTERISTICS OF SAID RETENTION AREA.

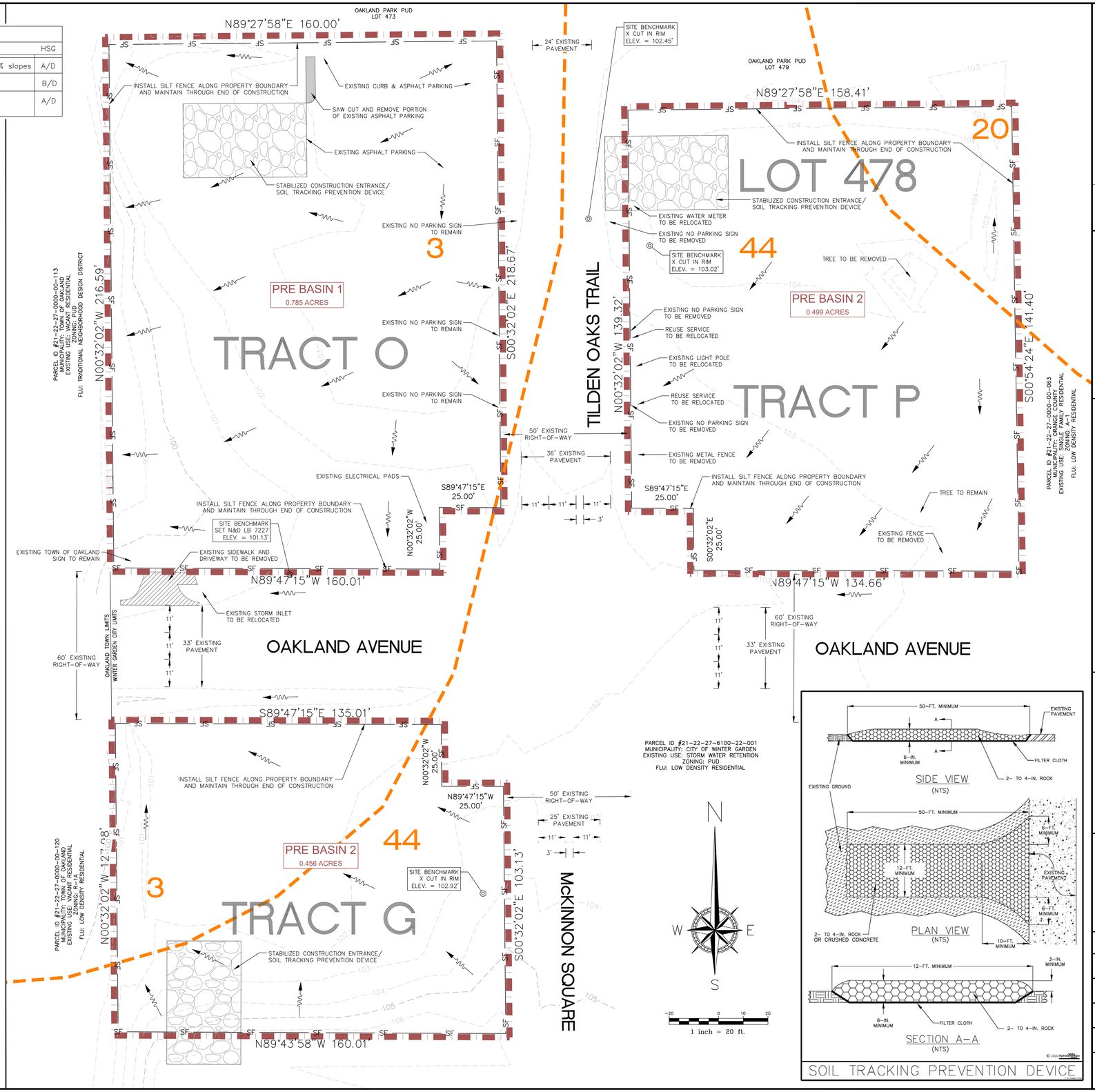
STOCKPILING MATERIAL
NO EXCAVATED MATERIAL SHALL BE STOCKPILED SO AS TO DIRECT STORMWATER OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION SYSTEM. EXCAVATED MATERIAL SHALL NOT BE STOCKPILED SO AS TO WASHOUT AND CAUSE SEDIMENTATION OF ANY DOWN-STREAM DRAINAGE STRUCTURES OR WATER BODIES.

MAINTENANCE
ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT. ANY SEDIMENT ACCUMULATIONS IN THE DRAINAGE SYSTEM SHALL BE REMOVED AND THE SYSTEM RESTORED TO ORIGINAL SPECIFICATIONS PRIOR TO THE COMPLETION AND FINAL APPROVAL OF THE PROJECT. UPON FINAL APPROVAL AND COMPLETION OF CONSTRUCTION, MAINTENANCE RESPONSIBILITIES MAY BE TRANSFERRED TO AN APPROVED ENTITY.

SOIL STABILIZATION DURING CONSTRUCTION
SOIL EROSION AND STORMWATER CONTROL MEASURES SHALL BE TAKEN BY THE DEVELOPER IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT REGULATIONS. IN ADDITION, IF MORE THAN ONE PHASE IS MASS GRADED AT A TIME, THE DEVELOPER SHALL (A) STABILIZE ALL DISTURBED SOILS LOCATED IN FUTURE PHASES WITH SEED AND MULCH WITHIN SIXTY (60) DAYS AFTER COMPLETION OF THE GRADING ACTIVITIES ON SUCH FUTURE PHASES, AND (B) KEEP UNDISTURBED THOSE AREAS LOCATED IN FUTURE PHASES AND THAT LIE WITHIN 20 FEET OF STATE ROADS (THE "NATURAL BUFFER AREA"). EXCEPT AS OTHERWISE APPROVED BY CITY STAFF, THE NATURAL BUFFER AREA(S) MAY NOT BE DISTURBED UNTIL THE PHASE IN WHICH SUCH NATURAL BUFFER AREA IS LOCATED IS BEING DEVELOPED WITH HORIZONTAL INFRASTRUCTURE IMPROVEMENTS.

NPDES PERMIT
THE SITE CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR EACH TRACT PRIOR TO THE START OF SITE GRADING. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS AND CONDITIONS OF THE NPDES PERMIT.

SWPPP PLAN
THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).



SOIL TRACKING PREVENTION DEVICE

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Knight Engineering Services
770 Almond Street, Suite B, Clermont, Florida 34711

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THOMAS L. KNIGHT ★ LICENSE No. 47614 ★ STATE OF FLORIDA ★ REGISTERED PROFESSIONAL ENGINEER

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

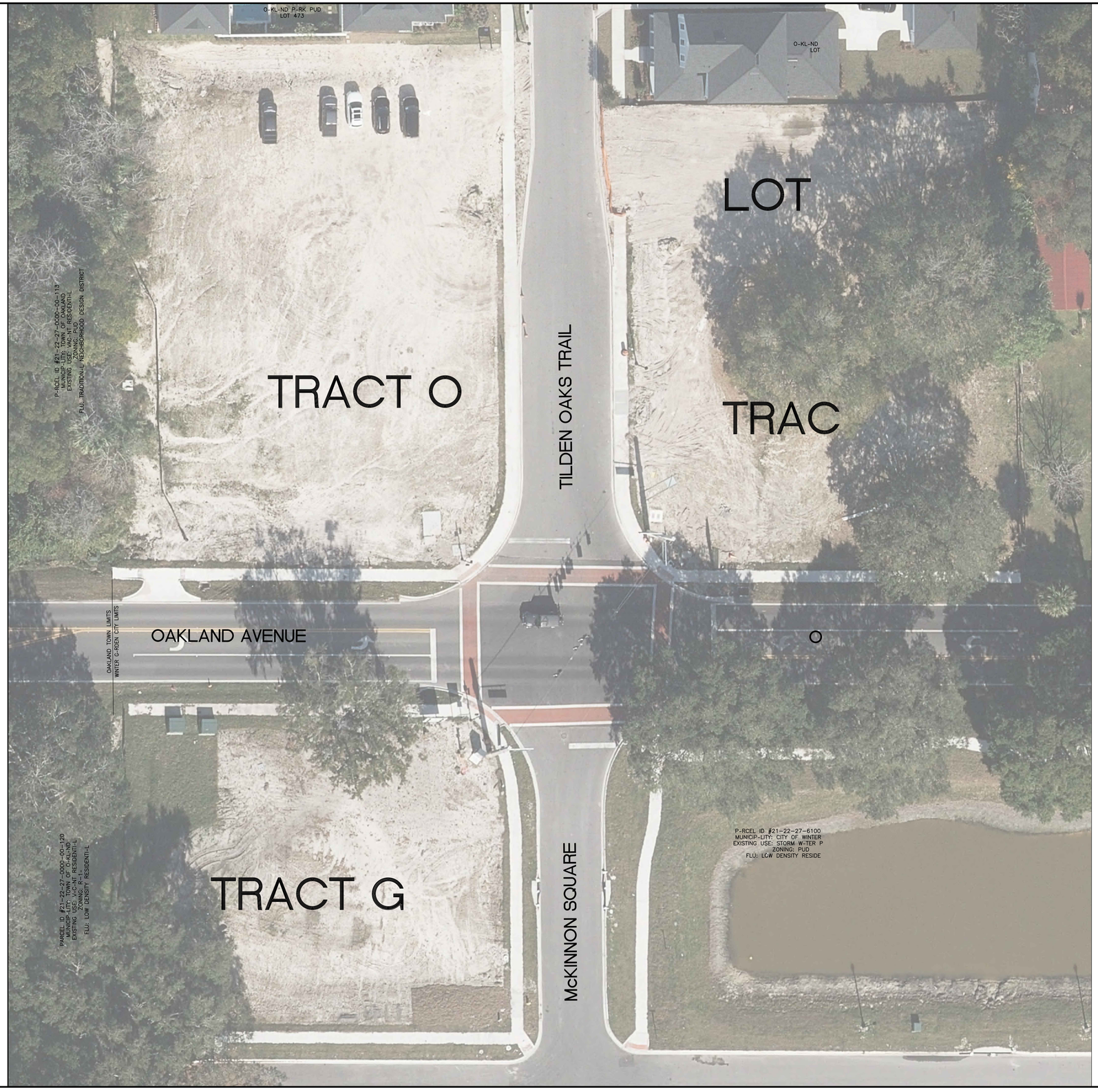
03

LEGEND

PROPERTY BOUNDARY LINE

RIGHT-OF-WAY LINE

ROADWAY CENTER LINE



N

W E

S

-20 0 10 20

1 inch = 20 ft.

LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE

PROJECT CHARACTERISTICS

TOTAL PROPERTY AREA..... 1.922 ACRES; 83,704.83 SQ. FT.
TRACT O AREA.....0.456 ACRES; 19,862.88 SQ. FT.
TRACT O AREA.....0.785 ACRES; 34,195.39 SQ. FT.
TRACT P / LOT 478 AREA ..... 0.681 ACRES; 29,646.55 SQ. FT.
TOTAL BUILDING AREA..... 19,026 SQ. FT.
MAXIMUM IMPERVIOUS SURFACE AREA..... 83,705 SQ. FT. (100%)
PROPOSED IMPERVIOUS SURFACE AREA..... 57,690 SQ. FT. (69%)
MAXIMUM F.A.R.....29,296.69 SQ. FT. (0.35)
PROPOSED F.A.R..... 26,008 SQ. FT. (0.31)
ZONING.....PLANNED UNIT DEVELOPMENT (PUD)
ADJACENT ZONING.....INDICATED ON PLAN
FUTURE LAND USE.....RESIDENTIAL NEIGHBORHOOD COMMERCIAL (NC)

REQUIRED PARKING PER P.U.D. DOCUMENTS:

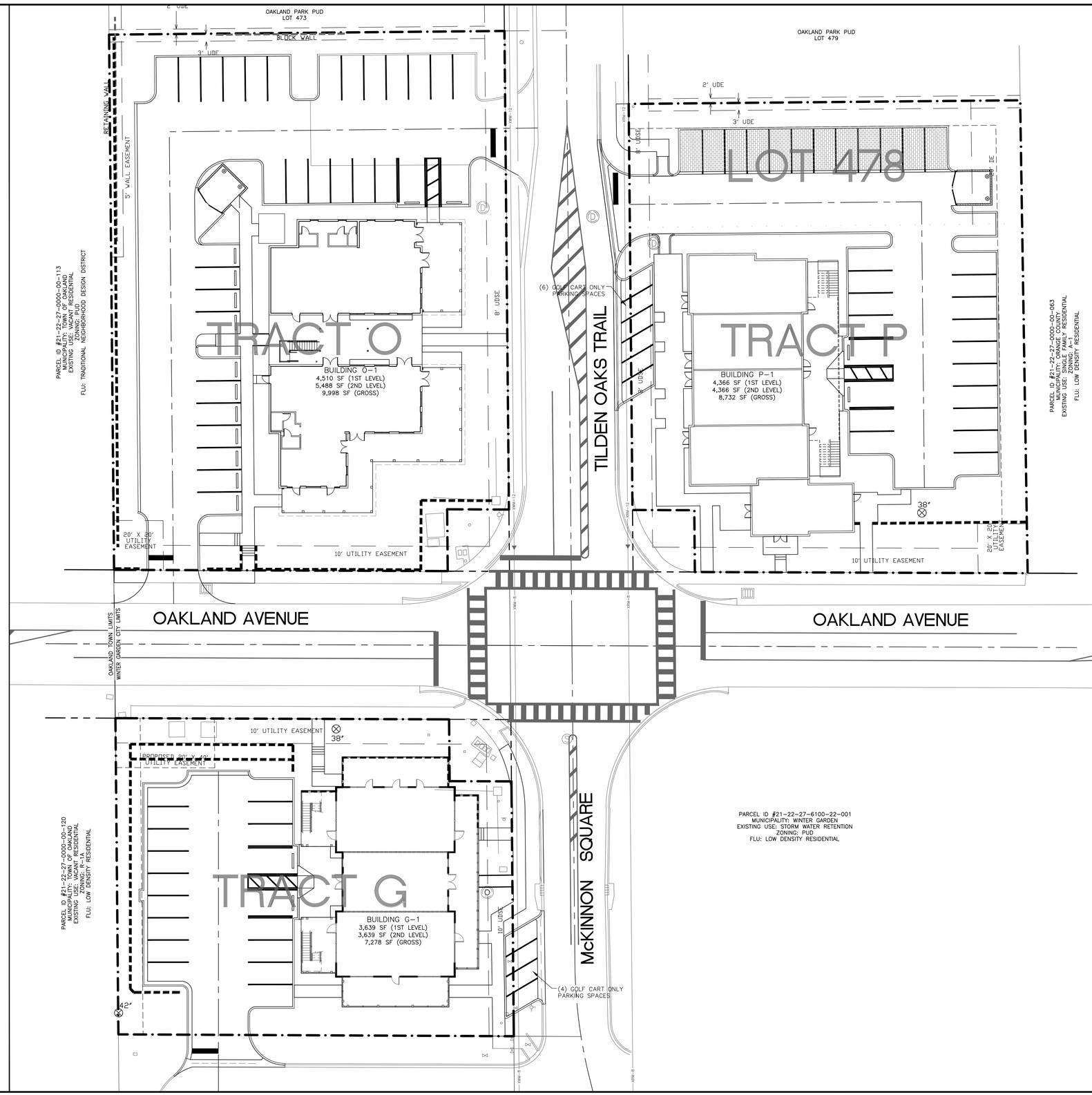
BUILDING SPACE
0.4 PARKING SPACE PER 1,000 GROSS SQUARE FEET
GROSS SF OF BUILDING SPACE = 26,008
26 X 0.4 = 10.4 (11) PARKING SPACES REQUIRED

ACCESSIBLE PARKING SPACES PER ADA
25 TO 50 = 2
50 TO 76 = 3

TOTAL REQUIRED PARKING
10.4 + 2 = 12.4 (13)

PROVIDED PARKING:

74	STANDARD SPACES
6	ACCESSIBLE SPACES
26	GOLF CART SPACES
106	TOTAL SPACES



-20 0 10 20
1 inch = 20 ft.

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FLORIDA REGISTRATION #47614

05

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- CENTER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- STREET LIGHT
- STREET SIGN
- STREET SIGN SYMBOL CORRESPONDING DETAILS ON SHEET ??
- CONSERVATION EASEMENT SIGN

PROJECT CHARACTERISTICS

TRACT G PROJECT AREA ..... 0.456 ACRES; 19,862.88 SQ. FT.
TOTAL BUILDING AREA ..... 6,029 SQ. FT.
MAXIMUM IMPERVIOUS SURFACE AREA ..... 19,862.88 SQ. FT. (100%)
PROPOSED IMPERVIOUS SURFACE AREA ..... 12,475 SQ. FT. (63%)
MAXIMUM F.A.R ..... 6,952 SQ. FT. (0.35)
PROPOSED F.A.R ..... 7,258 SQ. FT. (TBD)
ZONING ..... PLANNED UNIT DEVELOPMENT (PUD)
FUTURE LAND USE ..... RESIDENTIAL NEIGHBORHOOD COMMERCIAL (NC)

SETBACKS
FROM McKINNON SQUARE R.O.W. ..... 13.00'
FROM OAKLAND AVE. R.O.W. ..... 15.00'
FROM BELDONSHIRE LANE R.O.W. ..... 10.00'
FROM WEST PROPERTY LINE ..... 10.00'
FROM EAST PROPERTY LINE ..... 0.20'
FROM NORTH PROPERTY LINE ..... 2.00'

REQUIRED PARKING PER P.U.D. DOCUMENTS:

BUILDING SPACE
0.4 PARKING SPACE PER 1,000 GROSS SQUARE FEET
GROSS SF OF BUILDING SPACE = 7,258
7.3 x 0.4 = 2.92 (3) PARKING SPACES REQUIRED

ACCESSIBLE PARKING SPACES PER ADA
25 TO 50 = 2
50 TO 76 = 3

TOTAL REQUIRED PARKING
2.92 + 2 = 4.92 (5)

PROVIDED PARKING:

16 STANDARD SPACES
2 ACCESSIBLE SPACES
18 TOTAL SPACES

PARCEL ID #21-22-27-0000-00-120
MUNICIPALITY: TOWN OF OAKLAND
EXISTING USE: VACANT RESIDENTIAL
ZONING: R-1A
FLU: LOW DENSITY RESIDENTIAL

OAKLAND AVENUE
30.0' R.O.W.
S89°47'15"E 135.01'
XWM-8
XRM-8
10.00'
10.00'
5'
(15.3")
10.0' UTILITY EASEMENT
N00°32'02"W 25.00'
15.1'
0.2'
6.00'
5.3'
4.98'
4.89'
43.3'
10.77'
24'
R5'
R3'
3'
N89°47'15"W 25.00'
2.1'
13.3'
10.0' U.E.
25.0' R.O.W.
6" WHITE (TYP.)
9'
6" WHITE
R1'
6" BLUE
WHEEL STOP
12'
9' (TYP.)
6" BLUE
CURB RAMP
5'
6" WHITE
TRACT G
BUILDING G-1
2 STORY
6 UNITS
101.3'
6" BLUE
20'
WALKWAY AREA
12'
WHEEL STOP
R1'
81'
6" WHITE (TYP.)
N00°32'02"W 127.98'
18'
12'
12'
18'
92'
71.9'
10.3'
13.9'
15'
3'
107'
4.50'
10.0'
R3'
42"
19.64'
5'
43.3'
5'
15.8'
R2'
R3'
10.85'
11.4'
11.6'
10.0' U.E.
12'
24'
2' WHITE STOP BAR
N89°43'58"W 160.01'
STOP SIGN TYPE R1-1
R15'
R15'
25.0' R.O.W.
12'
BELDONSHIRE LANE
McKINNON SQUARE
S00°32'02"E 103.13'
10.0' UTIL. ESMT.
7'

Knight Engineering Services
770 Almond Street, Suite B, Clermont, Florida 34711

SECTION 21, TOWNSHIP 22S, RANGE 27E, WINTER GARDEN,
ORANGE COUNTY, FLORIDA
OWNER: TILDEN OAKS, LLC
1010 JOHNS POINT DRIVE, OAKLAND, FLORIDA 34787-8951

THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

06

LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING OVERHEAD POWER LINE (OHUL — UP — OHUL)
- SILT FENCE LINE (SF — SF)
- EXISTING POTABLE WATER MAIN (X12" WM)
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- POST-DEVELOPMENT DRAINAGE DIVIDE
- SLOPE GRADE BREAK LINE
- EXISTING GRADE 5' CONTOUR (220)
- EXISTING GRADE 1' CONTOUR
- PROPOSED GRADE 5' CONTOUR (220)
- PROPOSED GRADE 1' CONTOUR
- LIMITS OF CONSTRUCTION/ MATCH EXISTING GRADE LINE

- DITCH BOTTOM INLET
- STORM DRAINAGE MANHOLE
- TYPE 5 CURB INLET
- TYPE 6 CURB INLET
- POST-DEVELOPMENT DRAINAGE FLOW ARROW
- UTILITY POLE
- (D1-1) DRAINAGE STRUCTURE ID LABEL

ABBREVIATIONS LEGEND:

100.00 FF	BUILDING FINISHED FLOOR ELEVATION
100.00fg	FINISHED GRADE ELEVATION
100.00ep	EDGE OF PAVEMENT ELEVATION
100.00sw	SIDEWALK ELEVATION
100.00tw	TOP OF WALL ELEVATION
100.00meg	MATCH EXISTING GRADE ELEVATION

NOTE:
RAILINGS SHALL BE INSTALLED ON RETAINING WALLS WITH HEIGHTS 30" OR GREATER

N
W E
S

-10 0 5 10
1 inch = 10 ft.

PARCEL ID #21-22-27-0000-00-120
MUNICIPALITY: TOWN OF OAKLAND
EXISTING USE: VACANT RESIDENTIAL
ZONING: R-1A
FLU: LOW DENSITY RESIDENTIAL

OAKLAND AVENUE

BELDONSHIRE LANE

McKINNON SQUARE

TRACT G
BUILDING G-1
FFE=105.25

P.E.D. SIGNAL

OVERHEAD SIGNAL WIRES

CROSS WALK SIGNAL POLE

ELEC. PED. SIGNAL BOX

ELEC. METER SLAB

ELECTRIC PADS

10' UTILITY EASEMENT

PROPOSED 20' UTILITY EASEMENT

FIBER OPTIC HANDHOLE

ELEC PULL BOX

UTIL BOX

ELECTRIC HANDHOLE

MANHOLE

D-10 TYPE DBi D
GRATE: 100.71
INV OUT: 96.81 (24" W)

46.4' OF 24" RCP @ 0.28%

D-6 TYPE DBi C
GRATE: 103.92
INV OUT: 99.74 (15" SE)

±196 LF RETAINING WALL DESIGN BY OTHERS (SEE NOTE)

84.7' OF 15" RCP @ 0.53%

64.2' OF 15" CPE @ 0.50%

34.4' OF 15" CPE @ 0.49%

TYPE F CURB

TYPE D CURB

SWALE CL

D-7 TYPE 4' MH WITH GRATE
RIM: 104.33
INV IN: 99.31 (15" NW)
INV OUT: 99.31 (15" E)

D-8 TYPE 4' MH WITH GRATE
RIM: 104.35
INV IN: 98.99 (15" W)
INV OUT: 98.98 (15" N)

D-9 TYPE 4' MH
RIM: 105.34
INV IN: 98.89 (15" S)
INV OUT: 98.89 (15" N)

XD-3 EXISTING EXIST. 4' MH
BENCHMARK: X CUT IN LID EL: 102.92
ADJUST RING AND COVER
RIM: 104.90
NEW INV IN: 98.72 (15" S)
EXIST. INV OUT: 98.72 (18" E)
INV OUT: 98.72 (18" E)

EXISTING 20.4' OF 18" RCP

6" CO INV +95.02

RECLAIM SIGN

5' CONCRETE SIDEWALK

5' CONCRETE SIDEWALK W/ HANDRAIL

VALLEY GUTTER

END VALLEY GUTTER
SAW CUT AND MATCH
EXISTING 1.5' TYPE F CURB

BEGIN VALLEY GUTTER
SAW CUT AND MATCH
EXISTING TYPE D CURB

REUSE BOX W/ 2" CAP

REUSE GATE VALVE

GATE VALVES

42"

WALL START

WALL END

Knight Engineering Services
770 Almond Street, Suite B, Clermont, Florida 34711

SECTION 21, TOWNSHIP 22S, RANGE 27E, WINTER GARDEN,
ORANGE COUNTY, FLORIDA
OWNER: TILDEN OAKS, LLC
1010 JOHNS POINT DRIVE, OAKLAND, FLORIDA 34787-8951

THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

07

LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- OHUL UP OHUL — EXISTING OVERHEAD POWER LINE
- EXISTING POTABLE WATER MAIN
- X"WM — PROPOSED POTABLE WATER MAIN
- 8"FIRE — PROPOSED DEDICATED FIRE MAIN
- PROPOSED IRRIGATION SLEEVE (APPROXIMATE LOCATION) REFER TO IRRIGATION PLANS
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM DRAINAGE PIPE

- POTABLE WATER SERVICE
- SANITARY SEWER SERVICE
- GREASE TRAP
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- AIR RELEASE VALVE
- S-1 SANITARY STRUCTURE ID LABEL

N

W E

S

-10 0 5 10

1 inch = 10 ft.

PARCEL ID #21-22-27-0000-00-120
MUNICIPALITY: TOWN OF OAKLAND
EXISTING USE: VACANT LAND
ZONING: R-1A
FLU: LOW DENSITY RESIDENTIAL

OAKLAND AVENUE

PED. SIGNAL

OVERHEAD SIGNAL WIRES

XWM-8

XRM-8

10' UTILITY EASEMENT

38"

EXIST. UTILITY BOX

PROPOSED 20' X 40' UTILITY EASEMENT

TRACT G

McKINNON SQUARE

EXIST. TRAFFIC SIGNAL BOXES AND POSTS

CONNECT SANITARY SERVICE TO EXIST. 6" SANITARY CLEANOUT INV=95.02

10' UDSE

EXIST. 4" WATER SERVICE
CONNECT AND INSTALL 4" x 1" REDUCER

INSTALL 1" SHUT-OFF VALVE, WATER METER, RPZ BACKFLOW PREVENTER AND POLY WATER SERVICE

EXIST. FIRE HYDRANT

EXIST. REUSE WATER METER

EXIST. TELEPHONE BOX

GV

RWM

FH

GATE VALVES

REUSE GATE VALVE

42"

REUSE BOX W/ 2" CAP

BELDONSHIRE LANE

XWM-8

XRM-8

Knight Engineering Services
770 Almond Street, Suite B, Clermont, Florida 34711

SECTION 21, TOWNSHIP 22S, RANGE 27E, WINTER GARDEN, ORANGE COUNTY, FLORIDA
OWNER: TILDEN OAKS, LLC
1010 JOHNS POINT DRIVE, OAKLAND, FLORIDA 34787-8951

THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

08

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- CENTER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- STREET LIGHT
- STREET SIGN
- STREET SIGN SYMBOL CORRESPONDING DETAILS ON SHEET ??
- CONSERVATION EASEMENT SIGN

PROJECT CHARACTERISTICS

TRACT O PROJECT AREA.....0.785 ACRES; 34,195.39 SQ. FT.
TOTAL BUILDING AREA.....7,590 SQ. FT.
MAXIMUM IMPERVIOUS SURFACE AREA.....34,195.39 SQ. FT. (100%)
PROPOSED IMPERVIOUS SURFACE AREA.....23,457 SQ. FT. (68.6%)
MAXIMUM F.A.R.....11,968.39 SQ. FT. (0.35)
PROPOSED F.A.R.....9,998 SQ. FT. (0.29)
ZONING.....PLANNED UNIT DEVELOPMENT (PUD)
FUTURE LAND USE.....RESIDENTIAL NEIGHBORHOOD COMMERCIAL (NC)

SETBACKS

FROM OAKLAND AVENUE R.O.W.	20.00'
FROM TILDEN OAKS TRAIL R.O.W.	15.00'
FROM WEST PROPERTY LINE	10.00'
FROM NORTH PROPERTY LINE	20.00'
FROM EAST PROPERTY LINE	10.00'
FROM SOUTH PROPERTY LINE	10.00'

REQUIRED PARKING PER P.U.D. DOCUMENTS:

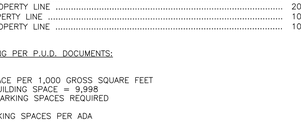
BUILDING SPACE
0.4 PARKING SPACE PER 1,000 GROSS SQUARE FEET
GROSS SF OF BUILDING SPACE = 9,998
10 X 0.4 = 4 PARKING SPACES REQUIRED

ACCESSIBLE PARKING SPACES PER ADA
25 TO 50 = 2
50 TO 76 = 3

TOTAL REQUIRED PARKING
4 + 2 = 6

PROVIDED PARKING:

31 STANDARD SPACES
2 ACCESSIBLE SPACES
33 TOTAL SPACES



TILDEN OAKS TRAIL
OAKLAND AVENUE
S00°32'02"E 218.67'
N89°27'58"E 160.00'
N00°32'02"W 216.59'
N89°47'15"W 160.01'
S89°47'15"E 25.00'
N00°32'02"W 25.00'
OAKLAND PARK PUD
LOT 473
BLOCK WALL
RETAINING WALL
TRACT O
BUILDING O-1
2 STORY
6 UNITS
COVERED PORCH
COVERED PORCH
COVERED PORCH
BREEZEWAY
ENCLOSED A/C PAD
2" WHITE STOP BAR
2" WHITE STOP BAR
6" WHITE (TYP.)
6" BLUE
6" WHITE
6" BLUE
6" BLUE
6" WHITE
6" WHITE (TYP.)
6" WHITE (TYP.)
6" WHITE (TYP.)
6" WHITE (TYP.)
3' U.D.E.
2' U.D.E.
8' U.D.S.E.
9.50' EASEMENT
RETAINING WALL
30" KNEE WALL
30" KNEE / RETAINING WALL
EXISTING CITY SIGN TO REMAIN
STOP SIGN TYPE R1-1
20' x 20' UTILITY EASEMENT
22.6'
30.1'
31.6'
36.16'
18.91'
19.32'
3.1'
10.00'
23.5'
78.0'
118.64'
23.4'
6.20'
136.0'
83'
41.6'
29' 5"
4.3'
4.9'
9.0'
16.0'
2.5'
2.5'
20'
12'
9'
9'
11.6'
18'
18.1'
12.0'
8.73'
8.66'
18.1'
54'
8.66'
5.8'
5.0'
10.5'
12.0'
1.0'
4'
5'
5.0'
27.60'
13'
13'
R15'
R3'
R2'
10'
24.0'
177.37'
14'
165.10'
10.00'
9.97'
20'
R5'
R15'
R1'
R3'
R5'
5'
5'

LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING OVERHEAD POWER LINE
- SILT FENCE LINE
- EXISTING POTABLE WATER MAIN
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- POST-DEVELOPMENT DRAINAGE DIVIDE
- SLOPE GRADE BREAK LINE
- EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1' CONTOUR
- PROPOSED GRADE 5' CONTOUR
- PROPOSED GRADE 1' CONTOUR
- LIMITS OF CONSTRUCTION/ MATCH EXISTING GRADE LINE
- DITCH BOTTOM INLET
- STORM DRAINAGE MANHOLE
- TYPE 5 CURB INLET
- TYPE 6 CURB INLET
- POST-DEVELOPMENT DRAINAGE FLOW ARROW
- UTILITY POLE
- DRAINAGE STRUCTURE ID LABEL

ABBREVIATIONS LEGEND:	
100.00 FF	BUILDING FINISHED FLOOR ELEVATION
100.00fg	FINISHED GRADE ELEVATION
100.00ep	EDGE OF PAVEMENT ELEVATION
100.00sw	SIDEWALK ELEVATION
100.00tw	TOP OF WALL ELEVATION
100.00meg	MATCH EXISTING GRADE ELEVATION

NOTE:
RAILINGS SHALL BE INSTALLED ON RETAINING WALLS WITH HEIGHTS 30" OR GREATER

N E S W

−10 0 5 10
1 inch = 10 ft.

TILDEN OAKS TRAIL

BENCHMARK
X CUT IN RIM
EXISTING STORM MANHOLE
RIM=102.45
INV. OUT=96.50 (15" N)
INV. IN=96.50 (15" W & SE)

EXISTING 45' OF 15" RCP

BENCHMARK
SET N&D LB 7227
ELEV.=102.66

S00°32'02"E 218.67'

5' WIDE CONCRETE WALKWAY
5% MAX. SLOPE

S89°47'15"E 25.00'

N00°32'02"W 25.00'

XD-1 EXISTING 4' MH
ADJUST RING AND COVER
RIM: 103.49
NEW INV IN: 96.54 15" W
EXIST. INV OUT: 96.54 15" E

TYPE D CURB

TRACT O

BUILDING O-1
FFE=104.05

EXISTING EDGE OF PAVEMENT

EXISTING SCREEN WALL

SAW CUT EXISTING PAVEMENT AND INSTALL TYPE D CURB

OAKLAND PARK PUD
LOT 473

N89°27'58"E 160.00'

BLOCK WALL

3' UDE

5' WALL EASEMENT

RETAINING WALL

206 LF RETAINING WALL
DESIGN BY OTHERS

N00°32'02"W 216.59'

115.8' OF 15" RCP @ 0.50%

46.4' OF 24" RCP @ 0.28%

D-1 TYPE DBI C
GRATE: 101.98
INV OUT: 97.77 (15" N)

D-2 TYPE DBI C
GRATE: 102.33
INV IN: 97.19 (15" S)
INV OUT: 97.19 (15" E)

D-10 TYPE DBI D
GRATE: 100.71
INV OUT: 96.81 (24" W)

D-11 TYPE 4' MH
RIM: 100.86
INV IN: 96.68 (24" E)

5' WIDE SIDEWALK
CURB RAMP
DUMPSTER ENCLOSURE
RIBBON CURB
EXIST. 5' WALL EASEMENT
10' UTILITY EASEMENT
±133 LF RETAINING WALL
DESIGN BY OTHERS
(SEE NOTE)
30" KNEE WALL
END WALL

PARCEL ID #21-22-27-0000-00-113
MUNICIPALITY: TOWN OF OAKLAND
EXISTING USE: VACANT RESIDENTIAL
ZONING: PUD
FLU: TRADITIONAL NEIGHBORHOOD DESIGN DISTRICT

OAKLAND AVENUE

LESSEE OUT PARCEL

OVER SIGNAGE

8' UDE

XWM-12

XWM-8

XWM-12

Knight Engineering Services
770 Almond Street, Suite B, Clermont, Florida 34711

SECTION 21, TOWNSHIP 22S, RANGE 27E, WINTER GARDEN, ORANGE COUNTY, FLORIDA
OWNER: TILDEN OAKS, LLC
1010 JOHNS POINT DRIVE, OAKLAND, FLORIDA 34787-8951

THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

10

LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- OHUL — UP — OHUL — EXISTING OVERHEAD POWER LINE
- EXISTING POTABLE WATER MAIN
- X"WM — PROPOSED POTABLE WATER MAIN
- 8"FIRE — PROPOSED DEDICATED FIRE MAIN
- PROPOSED IRRIGATION SLEEVE (APPROXIMATE LOCATION) REFER TO IRRIGATION PLANS
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM DRAINAGE PIPE

- POTABLE WATER SERVICE
- SANITARY SEWER SERVICE
- GREASE TRAP
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- AIR RELEASE VALVE
- S-1 SANITARY STRUCTURE ID LABEL

TILDEN OAKS TRAIL

CONNECT TO EXISTING REUSE WATER SERVICE AND INSTALL 1" REUSE METER & BACKFLOW PREVENTER

EXIST. LIGHT POLE TO REMAIN

INSTALL 1" SHUT-OFF VALVE, WATER METER, RPZ BACKFLOW PREVENTER AND POLY WATER SERVICE

INSTALL 1½" SHUT-OFF VALVE, WATER METER, RPZ BACKFLOW PREVENTER AND POLY WATER SERVICE

WET TAP EXIST. 12" WM AND INSTALL 8" GV (W)

INSTALL 1" SHUT-OFF VALVE, WATER METER, RPZ BACKFLOW PREVENTER AND POLY WATER SERVICE

EXIST. SANITARY SERVICE INV. 100.86

EXIST. 12" WM

INSTALL 1" SHUT-OFF VALVE, WATER METER, RPZ BACKFLOW PREVENTER AND POLY WATER SERVICE

EXIST. 6" SANITARY CLEANOUT CONNECT SANITARY SERVICE INV=94.34

EXIST. TRAFFIC SIGNAL BOXES AND POSTS

EXIST. FIRE HYDRANT

S00°32'02"E 218.67'

8' U.D.S.E.

9.5' U.D.S.E.

16 LF OF 6" PVC @ 5.00%

INSTALL DDCV PER CITY OF WINTER GARDEN SPECIFICATIONS

3' U.D.E.

2' U.D.E.

OAKLAND PARK PUD LOT 473

8" DR-14 FIRE

N89°27'58"E 160.00'

BLOCK WALL

TRACT O

BUILDING 0-1
2 STORY
6 UNITS

71 LF OF 6" PVC @ 5.00%

GAS MARKER
ELEC. PULL BOXES W/ CONC PED

ELEC. PADS

EXIST. ELECTRICAL PADS

9.5' U.D.S.E.

10' UTILITY EASEMENT

N89°47'15"W 160.01'

OAKLAND AVENUE

INSTALL 8" TEE AND 8" GV (W)

8" DR-14 FIRE

INSTALL PIV & FDC RISER

35 LF OF 6" PVC @ 5.00%

8" FIRE RISER F.D.C.

8" FIRE RISER F.D.C.

1,250 GAL. GREASE TRAP RIM ELEV. 103.65

6" SANITARY CLEANOUT INV=99.47

1,250 GAL. GREASE TRAP RIM ELEV. 103.65

45°

3' U.D.E.

5' WALL EASEMENT

RETAINING WALL

INSTALL PIV & FDC RISER

45°

8" DR-14 FIRE

90°

20'x20' UTILITY EASEMENT

20' X 20' UTILITY EASEMENT

5.0' WALL EASEMENT

N00°32'02"W 216.59'

PARCEL ID #21-22-27-0000-00-113
MUNICIPALITY: TOWN OF OAKLAND
EXISTING USE: VACANT RESIDENTIAL
ZONING: PUD
FLU: TRADITIONAL NEIGHBORHOOD DESIGN DISTRICT

N E S W

-10 0 5 10
1 inch = 10 ft.

Knight Engineering Services
770 Almond Street, Suite B, Clermont, Florida 34711

SECTION 21, TOWNSHIP 22S, RANGE 27E, WINTER GARDEN, ORANGE COUNTY, FLORIDA
OWNER: TILDEN OAKS, LLC
1010 JOHNS POINT DRIVE, OAKLAND, FLORIDA 34787-8951

THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

11

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- CENTER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- STREET LIGHT
- STREET SIGN
- STREET SIGN SYMBOL CORRESPONDING DETAILS ON SHEET ??
- CONSERVATION EASEMENT SIGN

PROJECT CHARACTERISTICS

TRACT P AND LOT 478 PROJECT AREA	0.681 ACRES; 29,646.55 SQ. FT.
TOTAL BUILDING AREA	5,407 SQ. FT.
MAXIMUM IMPERVIOUS SURFACE AREA	29,646.55 SQ. FT. (100%)
PROPOSED IMPERVIOUS SURFACE AREA	21,758 SQ. FT. (73.4%)
MAXIMUM F.A.R	10,376.29 SQ. FT. (0.35)
PROPOSED F.A.R.	8,732 SQ. FT. (0.29)
ZONING	PLANNED UNIT DEVELOPMENT (PUD)
FUTURE LAND USE	RESIDENTIAL NEIGHBORHOOD COMMERCIAL (NC)

SETBACKS

FROM TILDEN OAKS TRAIL RIGHT-OF-WAY	20.0'
FROM OAKLAND AVE. RIGHT-OF-WAY	14.0'
FROM NORTH PROPERTY LINE	60.0'
FROM EAST PROPERTY LINE	10.0'
FROM SOUTH PROPERTY LINE	9.5'
FROM WEST PROPERTY LINE	9.5'

REQUIRED PARKING PER P.U.D. DOCUMENTS:

BUILDING SPACE
0.4 PARKING SPACE PER 1,000 GROSS SQUARE FEET
GROSS SF OF BUILDING SPACE = 8,732
8.7 X 0.4 = 3.5 (4) PARKING SPACES REQUIRED

ACCESSIBLE PARKING SPACES PER ADA
25 TO 50 = 2
50 TO 76 = 3

TOTAL REQUIRED PARKING
3.5 + 2 = 5.5 (6)

PROVIDED PARKING:

36 STANDARD SPACES

2 ACCESSIBLE SPACES

38 TOTAL SPACES

PARCEL ID #21-22-27-0000-00-063
MUNICIPALITY: ORANGE COUNTY
EXISTING USE: SINGLE FAMILY RESIDENTIAL
ZONING: A-1
FLU: LOW DENSITY RESIDENTIAL

S00°54'23"E 191.40'

N89°27'58"E 158.41'

N89°27'58"W 158.41'

OAKLAND PARK PUD
LOT 479

LOT 478

TRACT P

BUILDING P-1
2 STORY
8 UNITS

OAKLAND AVENUE

TILDEN OAKS TRAIL

20' DRAINAGE EASEMENT

20' x 20' UTILITY EASEMENT

30' R.O.W.

10' UTIL. EASEMENT

9.5' UTIL. EASEMENT

30" KNEE WALL

6" WHITE (TYP.)

6" BLUE

BRICK PAVERS

WHEEL STOP

7.00' GOLF CART PRKG

GOLF CART PARKING

2' WHITE STOP BAR

S00°32'08"E 25.00'

S89°47'11"E 25.00'

S00°32'03"E 164.32'

SITE BENCHMARK #1
X CUT N RIM
STORM MANHOLE
ELEV. 102.45

SITE BENCHMARK #2
SET N&D LB 7227
ELEV. 102.07

25' R.O.W.

ASPHALT PAVEMENT

2' VALLEY GUTTER

inv.100.86

1 inch = 10 ft.

Knight Engineering Services
770 Almond Street, Suite B, Clermont, Florida 34711

SECTION 21, TOWNSHIP 22S, RANGE 27E, WINTER GARDEN, ORANGE COUNTY, FLORIDA
OWNER: TILDEN OAKS, LLC
1010 JOHNS POINT DRIVE, OAKLAND, FLORIDA 34787-8951

THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

12

LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING OVERHEAD POWER LINE
- SILT FENCE LINE
- EXISTING POTABLE WATER MAIN
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- POST-DEVELOPMENT DRAINAGE DIVIDE
- SLOPE GRADE BREAK LINE
- EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1' CONTOUR
- PROPOSED GRADE 5' CONTOUR
- PROPOSED GRADE 1' CONTOUR
- LIMITS OF CONSTRUCTION/ MATCH EXISTING GRADE LINE

- DITCH BOTTOM INLET
- STORM DRAINAGE MANHOLE
- TYPE 5 CURB INLET
- TYPE 6 CURB INLET
- POST-DEVELOPMENT DRAINAGE FLOW ARROW
- UTILITY POLE
- (D1-1) DRAINAGE STRUCTURE ID LABEL

ABBREVIATIONS LEGEND:

100.00 FF	BUILDING FINISHED FLOOR ELEVATION
100.00fg	FINISHED GRADE ELEVATION
100.00ep	EDGE OF PAVEMENT ELEVATION
100.00sw	SIDEWALK ELEVATION
100.00tw	TOP OF WALL ELEVATION
100.00meg	MATCH EXISTING GRADE ELEVATION

PARCEL ID #21-22-27-0000-00-063
MUNICIPALITY: ORANGE COUNTY
EXISTING USE: SINGLE FAMILY RESIDENTIAL
ZONING: A-1
FLU: LOW DENSITY RESIDENTIAL

OAKLAND PARK PUD
LOT 478

LOT 478

TRACT P

BUILDING P-1
FFE=103.57

D-4 TYPE DBI C
GRATE:102.30
INV IN:97.46 (15" S)
INV OUT:97.46 (15" NW)

D-3 TYPE DBI C
GRATE:102.22
INV OUT:97.76 (15" N)

D-5 TYPE DBI C
GRATE:102.03
INV IN:97.22 (15" SE)
INV OUT:97.22 (15" W)

60.9' OF 15" RCP @ 0.50%

47.9' OF 15" RCP @ 0.50%

30.5' OF 15" RCP @ 0.50%

EXISTING 45' OF 15" RCP

EXISTING 27.0' OF 15" RCP

XD-2 EXISTING 4' MH
BENCHMARK: X CUT IN RIM
ADJUST RING AND COVER
RIM:103.32
NEW INV IN: 96.82 15" E
EXIST. INV OUT: 96.82 15" NW

BENCHMARK
X CUT IN RIM
EXISTING STORM MANHOLE
RIM=102.45
INV. OUT=96.50 (15" N)
INV. IN=96.50 (15" W & SE)

EXISTING STORM INLET
GRATE=101.50
INV. OUT=97.08 (24" S)
INV. IN=97.13 (24" W)

TYPE D CURB
RIBBON CURB
TYPE F CURB
30" KNEE WALL
EXISTING 1.5' TYPE F CURB
BEGIN VALLEY GUTTER
SAW CUT AND MATCH
EXISTING 1.5' TYPE F CURB
VALLEY GUTTER
END VALLEY GUTTER
SAW CUT AND MATCH
EXISTING 1.5' TYPE F CURB

3' UDE
2' UDE
20' X 20' UTILITY EASEMENT
10' UTILITY EASEMENT
UTILITY BOXES
UDSE
GAS MARKER
FIBER OPTIC HANDHOLE
CROSSWALK ELEC SIGNAL H.H.
SIGNAL POLE
GAS VALVE
UDSE LIGHT POLE
OVERHEAD SIGNAL WIRES

OAKLAND AVENUE

TILDEN OAKS TRAIL

1 inch = 10 ft.

Knight Engineering Services
770 Almond Street, Suite B, Clermont, Florida 34711

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FLORIDA REGISTRATION #47614

13

LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- OHUL UP OHUL — EXISTING OVERHEAD POWER LINE
- EXISTING POTABLE WATER MAIN
- X"WM — PROPOSED POTABLE WATER MAIN
- 8"FIRE — PROPOSED DEDICATED FIRE MAIN
- PROPOSED IRRIGATION SLEEVE (APPROXIMATE LOCATION) REFER TO IRRIGATION PLANS
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM DRAINAGE PIPE

- POTABLE WATER SERVICE
- SANITARY SEWER SERVICE
- GREASE TRAP
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- AIR RELEASE VALVE
- S-1 SANITARY STRUCTURE ID LABEL

PARCEL ID #21-22-27-0000-00-063
MUNICIPALITY: ORANGE COUNTY
EXISTING USE: SINGLE FAMILY RESIDENTIAL
ZONING: A-1
FLU: LOW DENSITY RESIDENTIAL

OAKLAND PARK PUD
LOT 479

LOT 478

TRACT P

BUILDING P-1
2 STORY
8 UNITS

20'x20' UTILITY EASEMENT

10' UTILITY EASEMENT

38"

2' UDE

3' U.D.E.

3' UDE

8' UDSE

INSTALL 1" REUSE METER & BACKFLOW PREVENTER

8' U.D.S.E.

9.5' U.D.S.E.

EXIST. FIBER OPTIC HANDHOLE

EXIST. LIGHT POLE TO BE RELOCATED

EXIST. TRAFFIC SIGNAL BOXES AND POSTS

EXISTING WATER SERVICE CONNECTION INSTALL 1" SHUT-OFF VALVE, WATER METER, RPZ BACKFLOW PREVENTER AND POLY WATER SERVICE

EXIST. 6" SANITARY CLEANOUT INSTALL TRAFFIC RATED COVER AT FINISHED GRADE ELEVATION CONNECT SANITARY SERVICE INV=94.34

EXISTING REUSE WATER SERVICE

EXIST. GAS VALVE

EXIST. WATER SERVICE TO BE ABANDONED

OAKLAND AVENUE

TILDEN OAKS TRAIL

N E S W

-10 0 5 10
1 inch = 10 ft.

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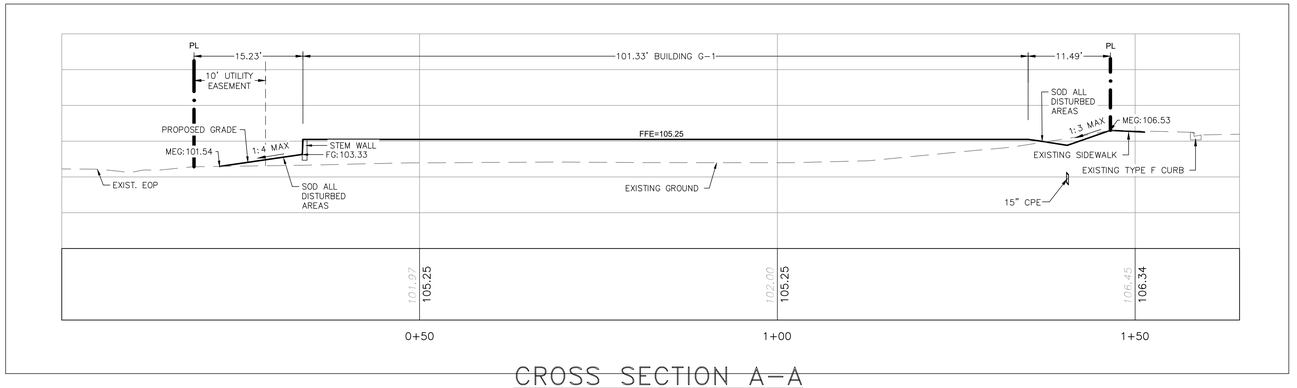
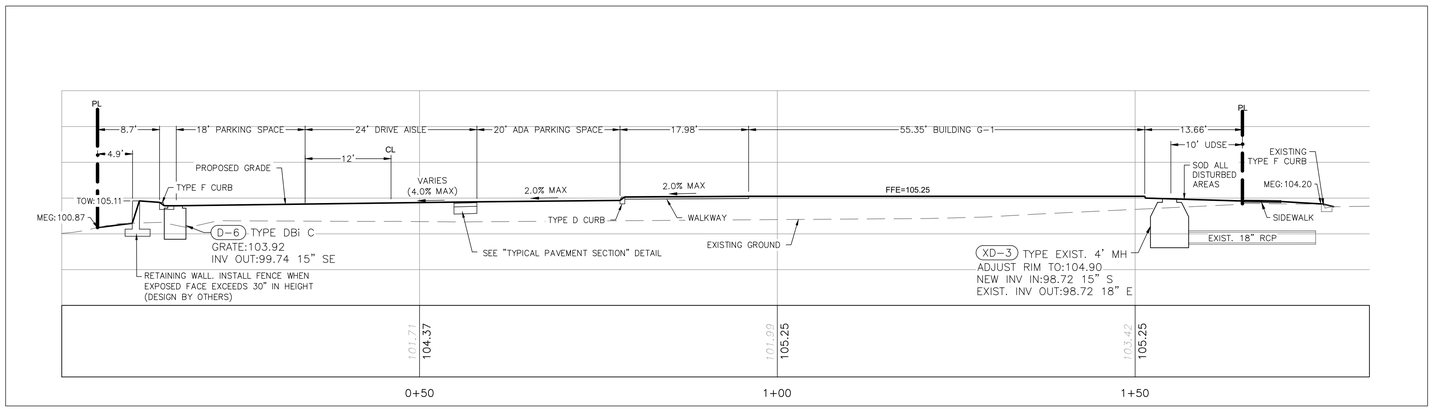
THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

14



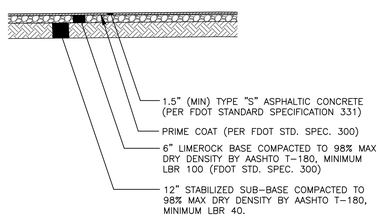
CROSS SECTION A–A

SCALE 1" = 10'



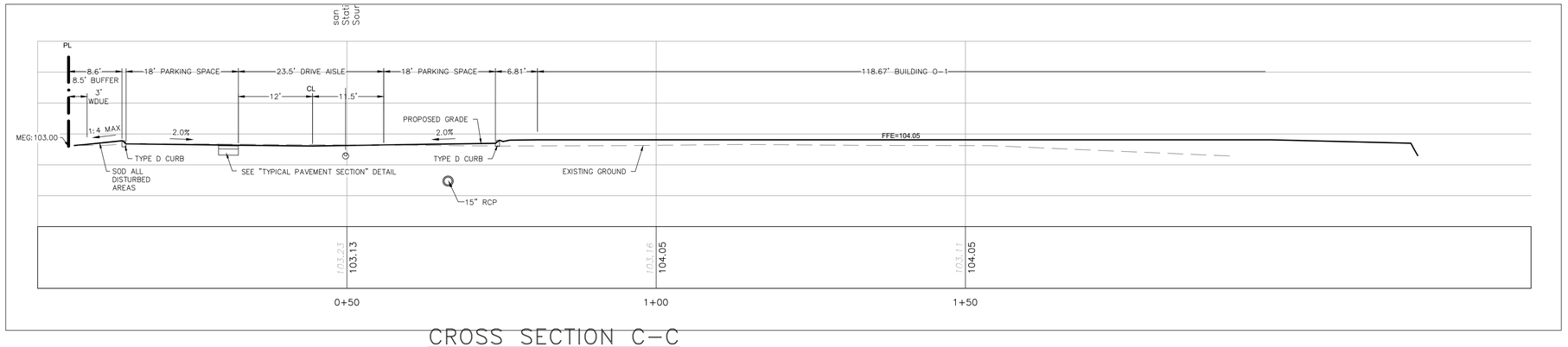
CROSS SECTION B–B

SCALE 1" = 10'



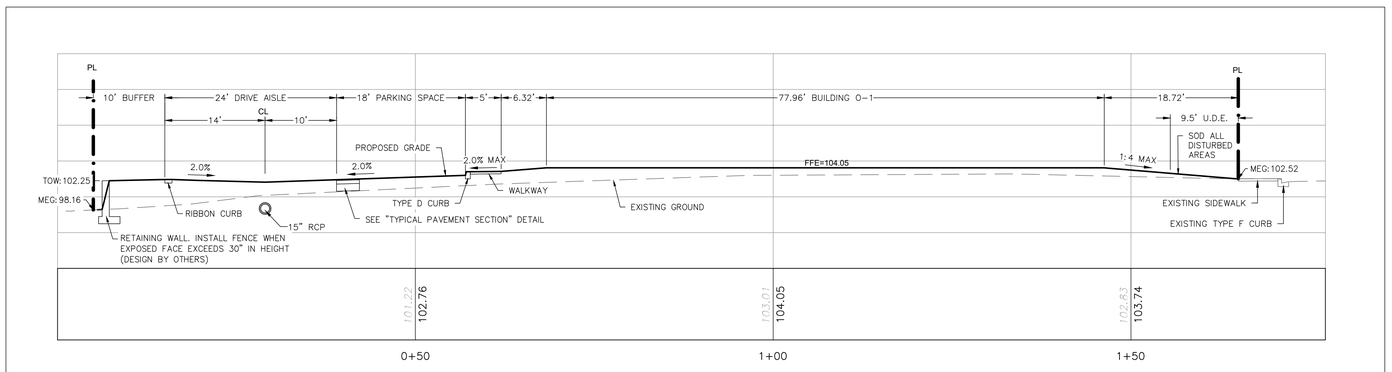
TYPICAL PAVEMENT SECTION

N.T.S.



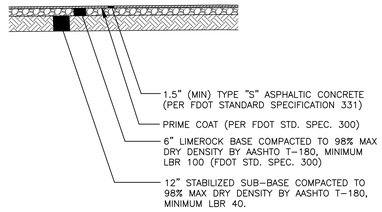
CROSS SECTION C–C

SCALE 1" = 10'



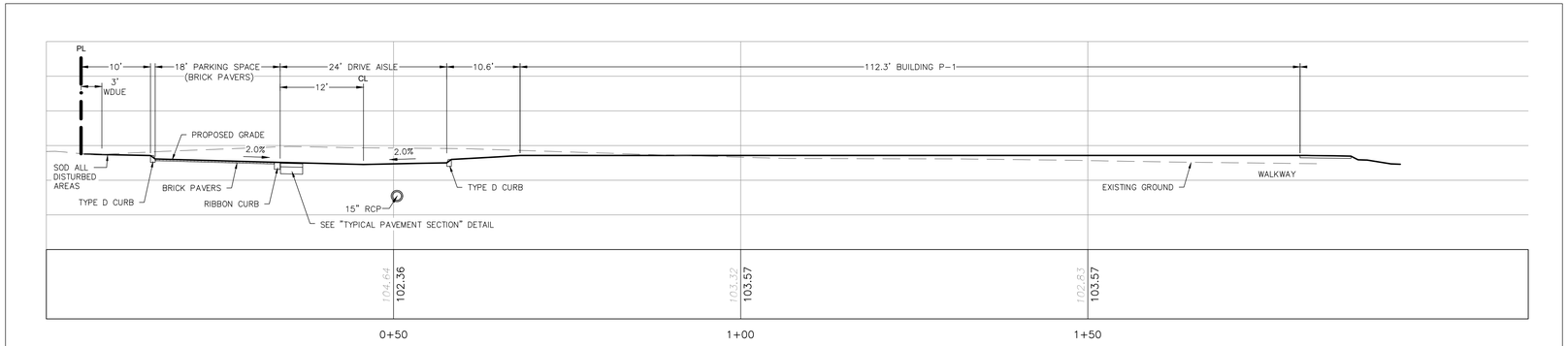
CROSS SECTION D–D

SCALE 1" = 10'



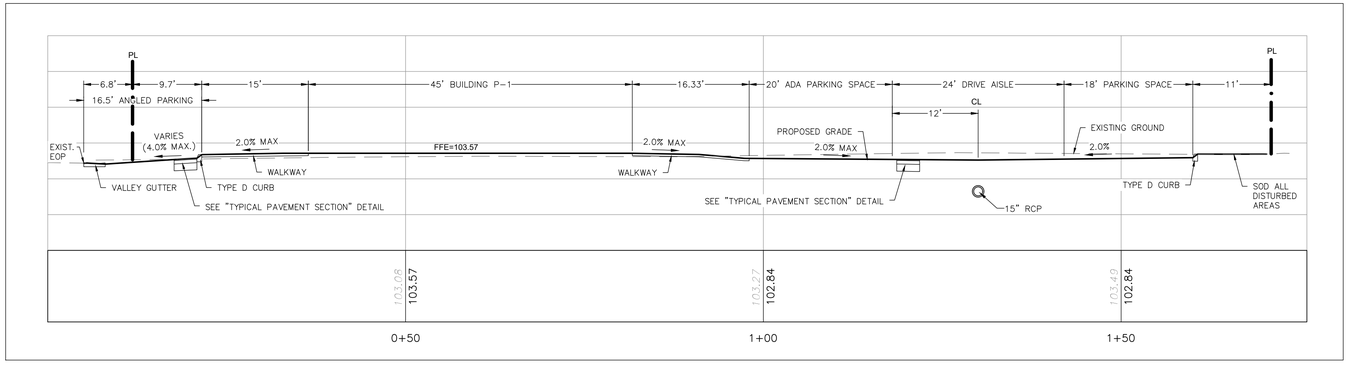
TYPICAL PAVEMENT SECTION

N.T.S.



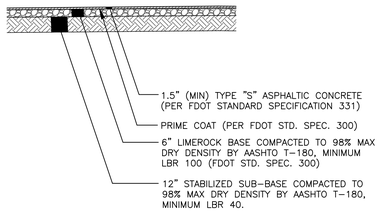
CROSS SECTION E-E

SCALE 1" = 10'



CROSS SECTION F-F

SCALE 1" = 10'



TYPICAL PAVEMENT SECTION

N.T.S.

CITY OF WINTER GARDEN - GENERAL NOTES:

1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN, TO BE REFERRED TO AS MSS/CWG. THE LATEST EDITION AT THE TIME PERMITS ARE APPROVED SHALL BE EFFECTIVE FOR THE DURATION OF THE SUBJECT WORK OR PROJECT DEVELOPMENT.
2. THE CITY OF WINTER GARDEN GENERAL NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REQUIREMENTS OF THE MSS/CWG. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MSS/CWG FOR FURTHER DETAIL AND CLARITY WHEN NEEDED.
3. ANY REQUEST FOR VARIANCE OR NONCOMPLIANCE FROM THE MSS/CWG NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR UTILITIES DIRECTOR.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH RESPECTIVE UTILITY OWNERS AND/OR CALL,"SUNSHINE ONE CALL", 1-800-432-4770 A MINIMUM OF 72 HOURS IN ADVANCE.
5. CONTRACTOR'S DAMAGE OF WINTER GARDEN UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPORT DAMAGE TO THE CITY OF WINTER GARDEN UTILITY DIVISION, (NO MASSAGE) PHONE # 407-656-4100.
6. IMMEDIATELY REPAIR OF DAMAGED UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEM AS REQUIRED BY THE UTILITY OWNER AT CONTRACTORS COST. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES RIGHT TO REPAIR DAMAGE. THE CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COST.
7. ADVANCE NOTIFICATION OF CONSTRUCTION: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, PH.# 407-656-4100, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
8. ADVANCE NOTIFICATION OF UTILITY CONNECTION: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.
9. UTILITY VALVE OPERATION: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALVE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.
10. OPERATIONS INVOLVING WATER OR WASTEWATER FACILITIES INCLUDING PUMPING STATIONS: THE CONTRACTOR SHALL COORDINATE AT LEAST TWO (2) WEEKS IN ADVANCE, ANY CONSTRUCTION OPERATION THAT MAY REQUIRE THE DISCONTINUATION OF SERVICE OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.
11. REQUIRED TESTING BY CONTRACTOR: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO SAMPLING ACTIVITIES FOR PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT OBSERVATION BY CITY INSPECTION PERSONNEL.
12. TEMPORARY OR CONSTRUCTION WATER SERVICE CONNECTIONS PROVIDED BY FIRE HYDRANT CONNECTION. THE CITY WILL PROVIDE METER ON FIRE HYDRANT. THE CONTRACTOR SHALL PROVIDE NON-REFUNDABLE ACCOUNT INITIATION FEE, A REFUNDABLE SECURITY DEPOSIT FOR THE METER APPARATUS AND PAY ALL COST FOR WATER USED.
13. ALL AS BUILT MEASUREMENTS & ELEVATIONS ARE TO BE MADE BY A LICENSED LAND SURVEYOR.

CITY OF WINTER GARDEN - WASTEWATER SYSTEM NOTES:

1. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26 (MINIMUM). FITTINGS SHALL BE SDR-26. DUCTILE IRON IS NOT APPROVED FOR SANITARY SEWERS.
2. ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CLEAN OUT. (36" TO 48" DEEP AT LOT LINE)
3. MAGNETIC TAPE MUST BE PLACED 2' ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.
4. ALL SANITARY MANHOLES SHALL BE PAINTED INSIDE AND OUT WITH "BITUMASTIC SUPER SERVICE BLACK", BY KOPPERS OR APPROVED EQUAL. MANHOLES RECIEVING FLOW FROM FORCE MAINS SHALL BE LINED WITH FIBERGLASS OR HDPE AT THE PRECASTERS FACILITY.
5. ALL PIPE CONNECTIONS TO PRE-CAST MANHOLES SHALL BE MADE USING A FLEXIBLE EPDM RUBBER BOOT AND STAINLESS STEEL STRAP OR CAST IN BOOT BY A-LOK, Z-LOK OR EQUAL.
6. CONNECTIONS MADE TO EXISTING MANHOLES SHALL BE CORE BORED WITH A MINIMUM 6" BORE AND CONNECTION SEALED WITH FLEXIBLE BOOT AND STAINLESS STEEL CLAMP.
7. DEAD END MANHOLES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM FINISHED GRADE TO OUTLET PIPE INVERT.
8. ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM HIGH BARREL. CONE SECTIONS SHALL BE 3 FOOT MAXIMUM. CONCRETE DONUTS FOR EXTENDING ARE ACCEPTABLE TO RAISE MANHOLES UP TO 1 FOOT MAXIMUM.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL BALLCENTRIC PLUG VALVES IN FORCE MAINS AT 1000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED AT ALL TEES AND CROSSES.
10. THE CONTRACTOR SHALL CUT A "S" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED GREEN SQUARE BOX, IN FRONT OF EACH SERVICE LOCATION.
11. THE CONTRACTOR SHALL PROVIDE TV INSPECTION OF ALL SANITARY SEWER MAINS AFTER SYSTEM IS COMPLETED, THOROUGHLY CLEANED, DRAINED AND FULLY VISIBLE. TV INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS. FAULTY INSPECTION DUE TO POOR CONDITIONS WILL REQUIRE REINSPECTION BY CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE A (WARRANTY) TV INSPECTION AT THE TWO YEAR IN SERVICE MILESTONE FOR EACH SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TESTING, EXFILTRATION OR AIR, AS REQUIRED BY DESIGN ENGINEER AND SUBMIT CERTIFIED RESULTS TO THE CITY ENGINEER.
14. GRAVITY SEWERS DEPTHS SHALL NOT EXCEED 18 FEET.
15. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE LOWEST FINISHED FLOOR ELEVATION AND THE TOP ELEVATION OF THE WET WELL.
16. ALL PENETRATIONS INTO CONCRETE STRUCTURES SHALL BE PRE-CAST OR CORE-DRILLED.
17. WARRANTY - ALL MATERIALS & EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, DESIGN, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE CITY OF FAILURE OF ANY PART OF THE WARRANTED EQUIPMENT OR MATERIALS DURING THE WARRANTY PERIOD, THE AFFECTED PART, PARTS, OR MATERIALS SHALL BE PROMPLY REPLACED BY THE CONTRACTOR WITH NEW PARTS OR MATERIALS AT NO EXPENSE TO THE CITY. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS IMMEDIATELY AFTER NOTIFICATION, THE CITY MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES

GENERAL:

1. ALL NEW SANITARY SEWER LINES, PRIVATE OR CITY MAINTAINED, IN THE CITY OF WINTER GARDEN'S SERVICE AREA SHALL BE INSPECTED BY CLOSED CIRCUIT TV INSPECTION BY THE CONTRACTOR WITH A CITY INSPECTOR PRESENT PRIOR TO BEING ACCEPTED BY THE CITY.

REQUIREMENTS PRIOR TO INSPECTION RELEASE:

1. ALL ELEMENTS OF THE SEWER SYSTEM MUST BE INSTALLED AND BE COMPLETELY FINISHED. INCLUDING MAIN SEWER LINES, LATERALS, CLEAN OUTS, AND MANHOLES PRIOR TO CCTV INSPECTION.
2. ALL SEWER LINES SHALL BE COMPLETELY CLEANED OF ALL DEBRIS, SAND, WATER, ETC. PRIOR TO THE CCTV INSPECTION. ANY OBJECT OR MATTER THAT PREVENTS CCTV INSPECTION FROM VIEWING CONDITION OF PIPELINE IS CONSIDERED AN OBSTRUCTION REQUIRING ADDITIONAL CLEANING. WHEN CCTV VIEW IS OBSTRUCTED, INSPECTION SHALL BE TERMINATED. THE CONTRACTOR SHALL CLEAN THE SEWER SYSTEM COMPLETELY AND RESCHEDULE CCTV RE-INSPECTION WITH THE CITY.
3. A HYDRAULIC SEWER CLEANER SHALL NOT BE USED DURING THE CCTV INSPECTION. IF LINES ARE FOUND TO BE OBSCURED BY WATER OR DEBRIS DURING THE CCTV INSPECTION, THE INSPECTION SHALL BE TERMINATED AND RESCHEDULED TO A TIME WHEN SEWER CLEANING IS COMPLETE.
4. WHEN A SEWER LINE IS UNDER A PAVED AREA, THE AREA SHALL BE COMPACTED AND PRIMED BEFORE THE SYSTEM SHALL BE RELEASED FOR TV INSPECTION.

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:

1. THE CLOSED CIRCUIT TV CAMERA SHALL PRODUCE A CLEAR COLOR PICTURE ON THE MONITOR AND ON THE DVD RECORDING. THE CAMERA SHALL BE ABLE TO SHOW DETAIL TO THE POINT THAT ALL JOINTS AND ANY DEFECTS MAY BE READILY SEEN AT THE TIME OF THE INSPECTION. THE CAMERA SHALL STOP AND PAN AT EACH JOINT FOR COMPLETE 360 DEGREE INSPECTION.
2. REFER TO APPENDIX B OF THE REFERENCED STANDARDS FOR SPECIFICATION OF CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.
3. THE VIDEO RECORDER SHALL PRODUCE A NO NOISE STILL PICTURE, AND PROVIDE BOTH AUDIO AND VIDEO DURING THE INSPECTION.
4. A MEASURING DEVICE, APPROVED BY THE CITY, TO CHECK THE GRADE OF THE PIPE DURING THE INSPECTION, SHALL BE REQUIRED. GAUGE DEPTH, 0" TO 2" MIN. WITH 1/2" MARKINGS.
5. AUDIO OF THE INSPECTION SHALL BE SIMULTANEOUSLY RECORDED ON DVD DISC. THE AUDIO SHALL CONSIST OF ORDINARY DESCRIPTION AND COMMENTARY. A TAPE WILL BE GIVEN TO THE INSPECTOR ON SITE AT THE END OF THE DAY.

PROCEDURE FOR TELEVISING:

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

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

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

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.

*2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 162-610, CHAPTER III. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.

3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.
   A. DENOTES POTABLE WATER ABOVE RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER ABOVE SANITARY SEWER.
   B. DENOTES POTABLE WATER BELOW RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER BELOW SANITARY SEWER.
4. UTILITY SEPARATION – VERTICAL CLEARANCE MITIGATION
   A. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF EITHER:
      A.1. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
      A.2. CONCRETE ENCASED VITRIFIED CLAY, OR;
      A.3. PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.
   B. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.
   C. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
5. UTILITY SEPARATION – HORIZONTAL SEPARATION MITIGATION
   A. WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST SIX FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR.
      A.1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER, OR;
      A.2. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (1.) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.
      A.3. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.
   B. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
6. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

CITY OF WINTER GARDEN - WATER SYSTEM NOTES:

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

CITY OF WINTER GARDEN - RECLAIMED WATER SYSTEM NOTES:

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

CITY OF WINTER GARDEN - TRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE

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

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

RESTRAINED WATER AND RECLAIMED PIPE TABLE

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

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

THRUST RESTRAINT NOTES:

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

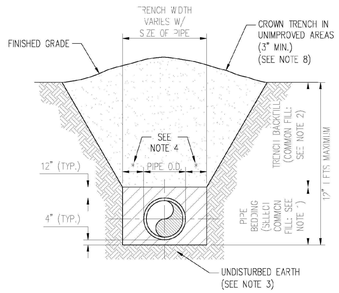
WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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

THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Thomas L. Knight, PE on January 7, 2026 using a Digital Signature.

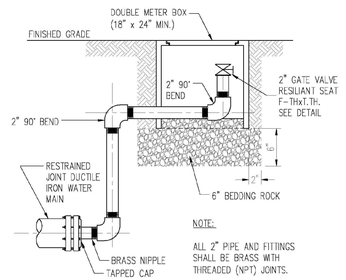
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



NOTES:

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

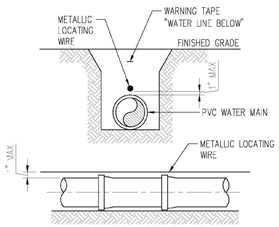
1 STANDARD BEDDING DETAIL
N.T.S.



NOTE:

ALL 2" PIPE AND FITTINGS SHALL BE BRASS WITH THREADED (NPT) JOINTS.

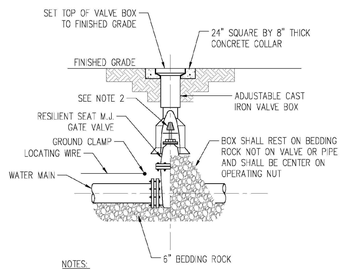
4 BLOWOFF VALVE DETAIL
N.T.S.



NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE, AT LEAST 5 TIMES PER JOINT.
2. LOCATING ROD SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP OF BOX ¾" SO AS NOT TO INTERFERE WITH VALVE OPERATION.

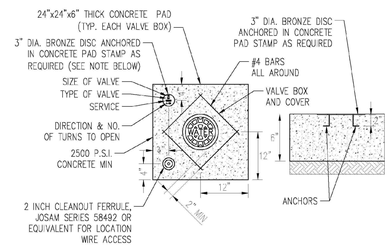
2 PVC PIPE LOCATING WIRE DETAIL
N.T.S.



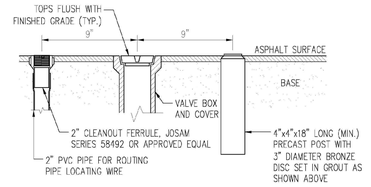
NOTES:

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

3 GATE VALVE & BOX DETAIL
N.T.S.



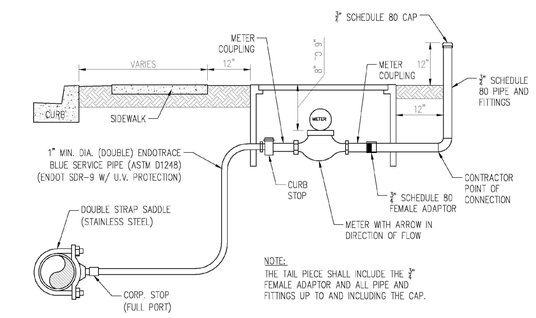
UNIMPROVED CONDITION



IMPROVED CONDITION

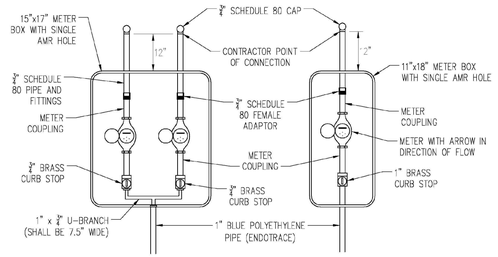
NOTE:
BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

7 VALVE BOX COLLAR
N.T.S.



NOTE:
THE TAIL PIECE SHALL INCLUDE THE ¾" FEMALE ADAPTOR AND ALL PIPE AND FITTINGS UP TO AND INCLUDING THE CAP.

SERVICE SECTION
N.T.S.

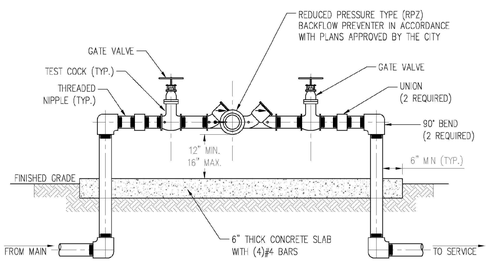


DOUBLE SERVICE (TOP VIEW) N.T.S. **SINGLE SERVICE (TOP VIEW)** N.T.S.

NOTES:

1. ALL FITTINGS BETWEEN THE WATER MAIN AND THE METER COUPLING SHALL BE BRASS WITH COMPRESSION/PACK JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION TO AND INCLUDING THE METER BOX ASSEMBLY. THE CITY SHALL FURNISH THE METER AND THE TAIL PIECE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING THE METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENTS TO THE METER BOX IF REGRADING OCCURS.
5. ALL SERVICE LINES SHALL BE POLY ENDOTRACE PIPE AND SHALL BE BLUE IN COLOR W/WIRE.
6. THE POINT OF CONNECTION IS LOCATED ONE FOOT BEYOND THE METER BOX. THE PLUMBER/CUSTOMER SHALL BE RESPONSIBLE FOR MAINTENANCE BEYOND THE POINT OF CONNECTION.
7. IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

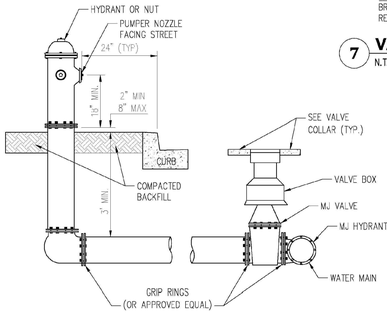
8 WATER SERVICE DETAIL
N.T.S.



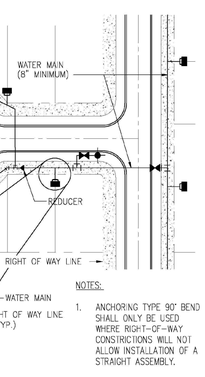
NOTES:

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

12 BACKFLOW PREVENTER ASSEMBLY
N.T.S.



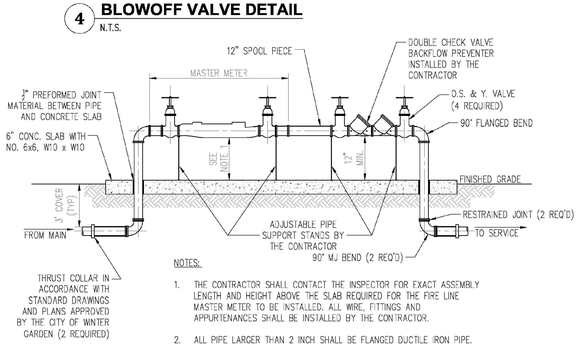
6 FIRE HYDRANT ASSEMBLY
N.T.S.



NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRICTIONS WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. METER BOX TO BE INSTALLED BY THE CONTRACTOR.

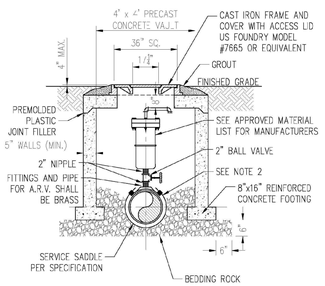
CUL-DE-SAC LOOPING AND METER BOX PLACEMENT DETAIL
5
N.T.S.



NOTES:

1. THE CONTRACTOR SHALL CONTACT THE INSPECTOR FOR EXACT ASSEMBLY LENGTH AND HEIGHT ABOVE THE SLAB REQUIRED FOR THE FIRE LINE MASTER METER TO BE INSTALLED. ALL WIRE, FITTINGS AND APPURTENANCES SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED DUCTILE IRON PIPE.
3. SENSUS METER REQUIRED.
4. 2" BYPASS METER SHALL BE CONSTRUCTED ON ALL MASTER METER ASSEMBLIES THREE INCHES AND LARGER.

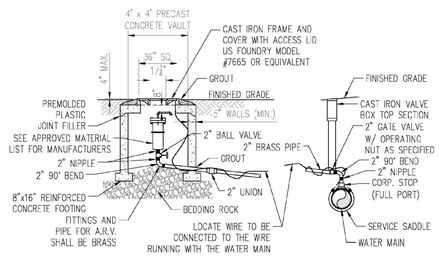
9 MASTER METER ASSEMBLY
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.

10 AIR RELEASE VALVE & VAULT
N.T.S.



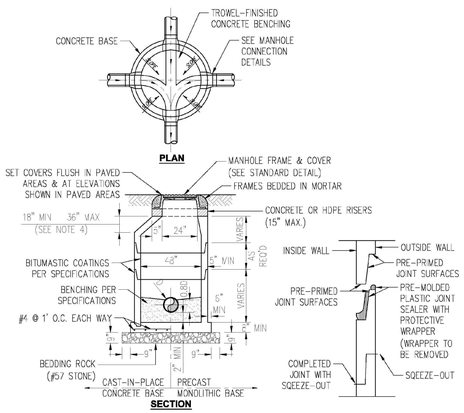
NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.
8. LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE WATER MAIN AND EXCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

11 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

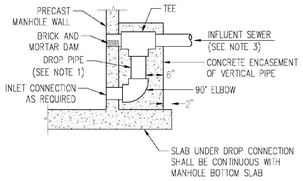
THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES,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



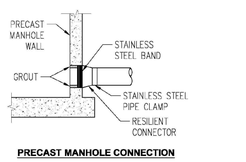
NOTES:

1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS. ALL DROPS TO BE OUTSIDE OF THE MANHOLE.
2. E-Z RAPP OUTSIDE ALL JOINTS
3. GROUT WITH NON-SHRINKING GROUT INSIDE JOINTS
4. NO CONES OVER 3 FT. TALL
5. ALL PRECAST CONCRETE SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR EPOXY, MINIMUM 16 MIL DMT.

1 PRECAST CONCRETE SANITARY MANHOLE
N.T.S.



STANDARD DROP CONNECTION

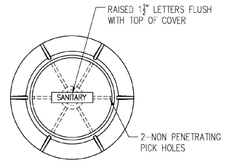


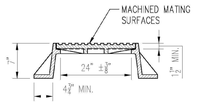
PRECAST MANHOLE CONNECTION

NOTES:

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

2 MANHOLE CONNECTION DETAIL
N.T.S.

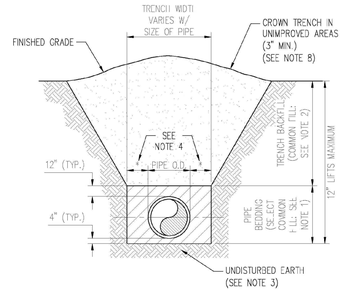




NOTES:

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

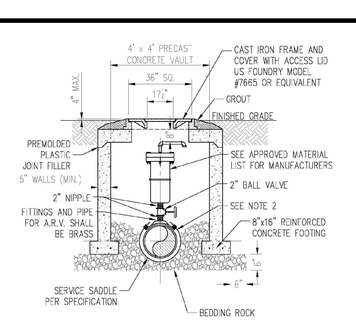
3 MANHOLE FRAME AND COVER
N.T.S.



NOTES:

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

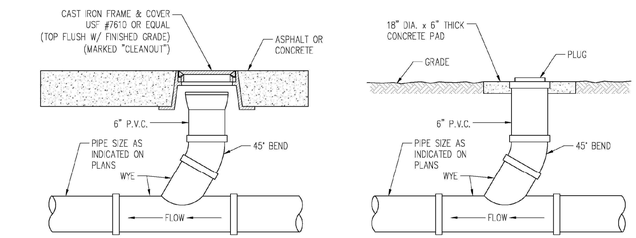
4 STANDARD BEDDING DETAIL
N.T.S.



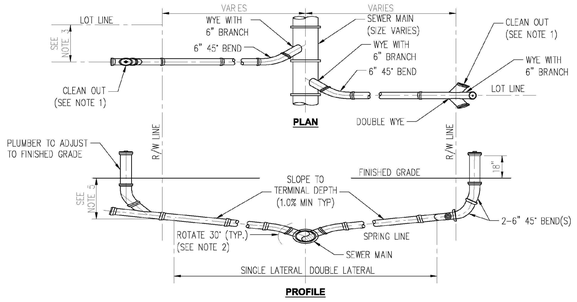
NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "WASTEWATER".
7. NO GALVANIZED PIPE/VALVES.

5 AIR RELEASE VALVE & VAULT
N.T.S.



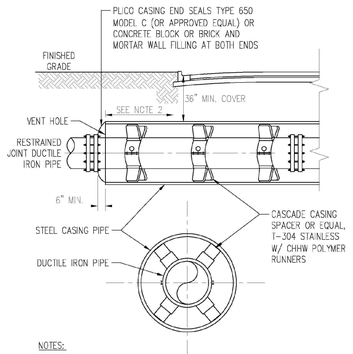
6 SANITARY SEWER CLEAN OUT DETAIL
N.T.S.



NOTES:

1. CLEANOUT SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
3. WYES AND 45° BENDS SHALL BE PVC (SDR 26).
4. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
5. 4' TYP TERMINAL DEPTH (3' MIN) REQUIRED FOR SERVICE AT RIGHT-OF-WAY.

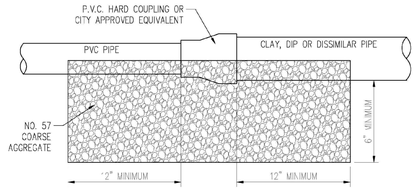
7 SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.



NOTES:

1. WHERE PRACTICAL, CASING SHALL EXTEND 8' BEYOND EDGE OF PAYMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAYMENT IN ANY CASE.
2. CASING SPACERS AND END SEALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. DESIGN ENGINEER TO DETERMINE NEED FOR SACRIFICIAL ANODE (S) FOR CORROSION CONTROL.

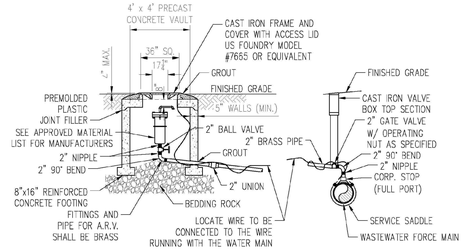
8 SEWER MAIN STEEL CASING DETAIL
N.T.S.



NOTE:

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

9 SEWER MAIN CONNECTION DETAIL
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
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5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.
8. LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE MAIN AND EXCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

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N.T.S.

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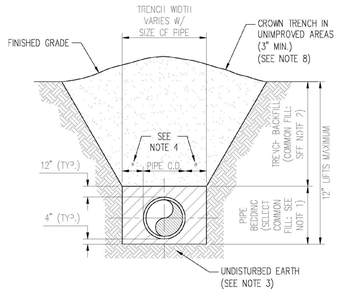

NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
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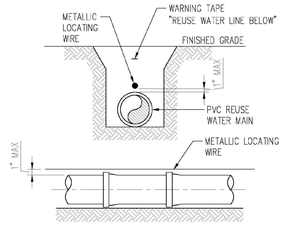
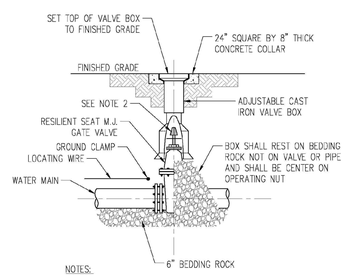
1 STANDARD BEDDING DETAIL
N.T.S.



NOTES:

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

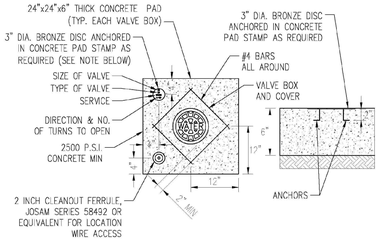
2 PVC PIPE LOCATING WIRE DETAIL
N.T.S.



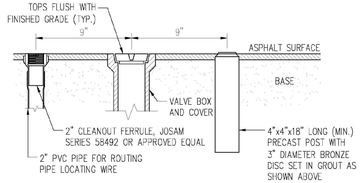
NOTES:

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

3 GATE VALVE & BOX DETAIL
N.T.S.



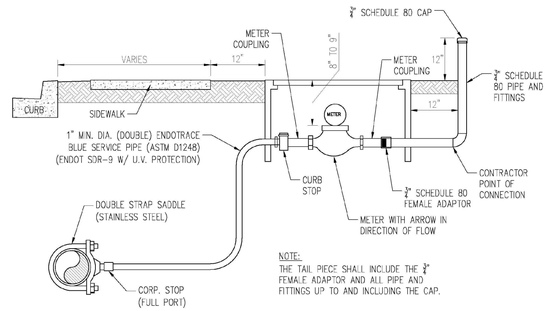
UNIMPROVED CONDITION



IMPROVED CONDITION

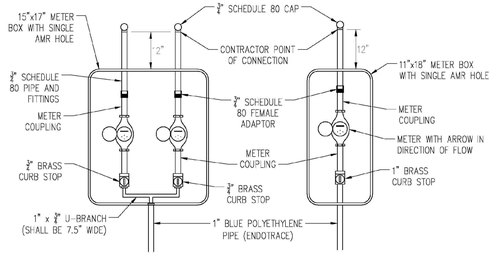
NOTE:
BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

4 VALVE BOX COLLAR
N.T.S.



NOTE:
THE TAIL PIECE SHALL INCLUDE THE ¾" FEMALE ADAPTOR AND ALL PIPE AND FITTINGS UP TO AND INCLUDING THE CAP.

SERVICE SECTION
N.T.S.



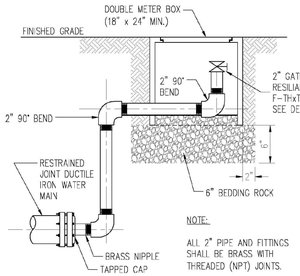
DOUBLE SERVICE (TOP VIEW)
N.T.S.

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

NOTES:

1. ALL FITTINGS BETWEEN THE WATER MAIN AND THE METER COUPLING SHALL BE BRASS WITH COMPRESSION/PACK JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION TO AND INCLUDING THE METER BOX ASSEMBLY. THE CITY SHALL FURNISH THE METER AND THE TAIL PIECE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING THE METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENTS TO THE METER BOX IF REGRADING OCCURS.
5. ALL SERVICE LINES SHALL BE POLY ENDOTRACE PIPE AND SHALL BE BLUE IN COLOR W/WIRE.
6. THE POINT OF CONNECTION IS LOCATED ONE FOOT BEYOND THE METER BOX. THE PLUMBER/CUSTOMER SHALL BE RESPONSIBLE FOR MAINTENANCE BEYOND THE POINT OF CONNECTION.
7. IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

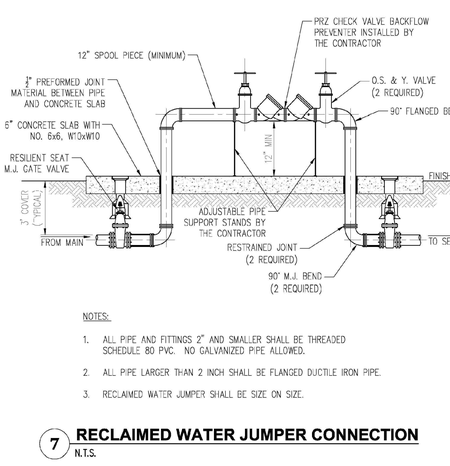
6 WATER SERVICE DETAIL
N.T.S.



NOTE:

ALL 2" PIPE AND FITTINGS SHALL BE BRASS WITH THREADED (NPT) JOINTS.

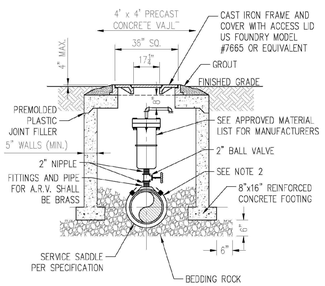
5 BLOWOFF VALVE DETAIL
N.T.S.



NOTES:

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

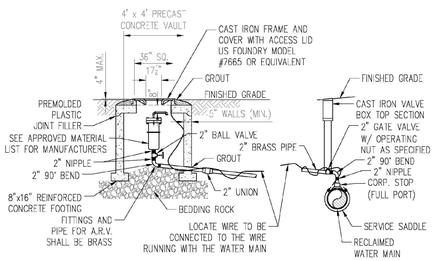
7 RECLAIMED WATER JUMPER CONNECTION
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "RECLAIMED WATER".
7. NO GALVANIZED PIPE/VALVES.

8 AIR RELEASE VALVE & VAULT
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
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7. NO GALVANIZED PIPE/VALVES.
8. LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE WATER MAIN AND EXCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

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N.T.S.

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GENERAL NOTES:

1. ALL NEW STORM AND SANITARY SEWER LINES IN THE CITY OF WINTER GARDEN SHALL BE SUBJECTED TO CLOSED CIRCUIT TV INSPECTION PRIOR TO BEING ACCEPTED BY THE CITY, WHETHER PRIVATE OR CITY MAINTAINED. ALL STORM SEWER PIPE SHALL BE REINSPECTED AT THE YEAR END, COST TO BE PAID BY THE OWNER.

2. PIPE MATERIAL SHALL BE AS SHOWN ON THE CONSTRUCTION PLANS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

3. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT ALL CITY, COUNTY, STATE (FDEP, FDOT, SJRWMD, ETC.), AND FEDERAL PERMITS HAVE BEEN ISSUED FOR THE PROJECT.

4. ALL STORM SYSTEM MUST BE WATER-TIGHT WITH ALL JOINTS WRAPPED.

5. STORM SYSTEM WILL BE CLEANED PRIOR TO BEING TV'D.

6. THE OWNER SHALL KEEP A COPY OF THE WATER MANAGEMENT DISTRUCT PERMIT, NPDES, NOI AND SWPP PLAN IN A CONSPICUOUS LOCATION ON THE JOB SITE AT ALL TIMES.

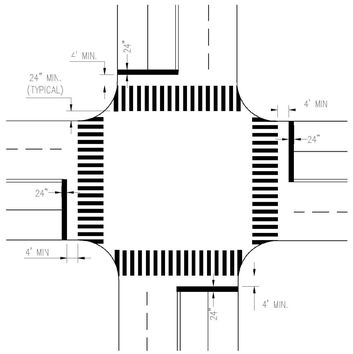
7. ALL STORM SEWER MANHOLES FRAME & COVER SHALL BE ASTM 225.

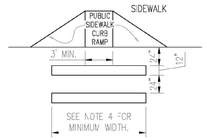
8. CLEAN SAND SHALL CONSIST OF MATERIAL HAVING LESS THAN 5% PASSING THE #200 SIEVE.

9. ONLY CONCRETE RISER RINGS WILL BE ALLOWED TO BE PLACED FOR STORM MANHOLES. ALL RISER RINGS SHALL BE SEALED TO THE STRUCTURE USING WRAPID SEAL. NO MORE THAN 15" WILL BE ALLOWED.

10. STORM SEWER PIPES SHALL MEET ASTM C76 & ASTM C507.

11. ALL STORM SEWER STRUCTURE SECTIONS SHALL BE SEALED WITH WRAPID SEAL.

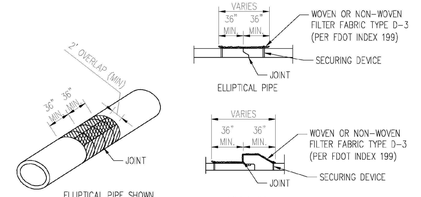




NOTES:

1. FOR TRAFFIC AND PEDESTRIAN SIGNAL INSTALLATION, REFER TO INDEX NO. 17721 THROUGH 17890.
2. FOR PUBLIC SIDEWALK CURB RAMPS, REFER TO INDEX NO. 304.
3. FOR PAVEMENT MARKING AND SIGN INSTALLATION REFER TO INDEX NO. 95.35 THROUGH 17356.
4. CROSSWALK MINIMUM WIDTHS: INTERSECTION CROSWALK 6' MID BLOCK CROSWALK 10'

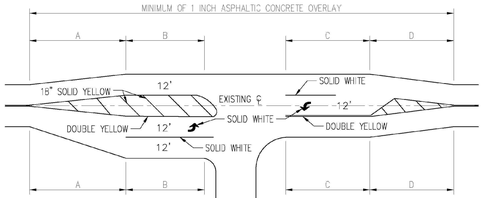
1 TYPICAL CROSSWALK
N.T.S.



Cost of filter fabric jacket to be included in cost of pipe culverts.

FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

2 FILTER FABRIC JACKET
N.T.S.

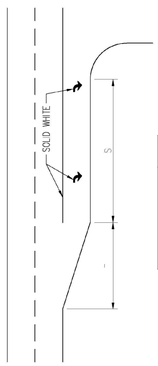


NOTES:

1) STRIPING ACCORDING TO F.D.O.T. STANDARD INDEX #17346B.
2) LANE WIDTHS TO MATCH EXISTING LANE WIDTHS.
3) MINIMUM RADIUS SHALL BE 25 FEET (REFER TO ARTICLE 3 OF E.S.M.)
4) ALL ROADWAY PAVEMENT MARKING SHALL BE THERMAPLASTIC.

PAVEMENT MARKING LENGTHS				
SPEED	A	B	C	D
40 MPH	190'	110'	135'	90'
45 MPH	210'	140'	155'	210'
50 MPH	230'	170'	95'	230'
55 MPH	250'	200'	210'	250'

3 TYPICAL INTERSECTION
N.T.S.

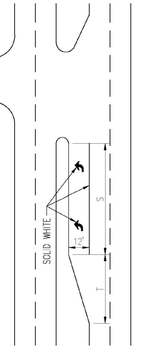


NOTE:

MINIMUM RADIUS SHALL BE 25 FEET (REFER TO ARTICLE 3 OF E.S.M.)

TURNING ROADWAY		STOP CONDITION	FREE RIGHT
POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)	
30	N/A	105	110
35	170	135	140
40	190	165	170
45	210	195	200
50	230	210	230
55	250	230	230
60	270		

4 RIGHT TURN DECELERATION LANE
N.T.S.

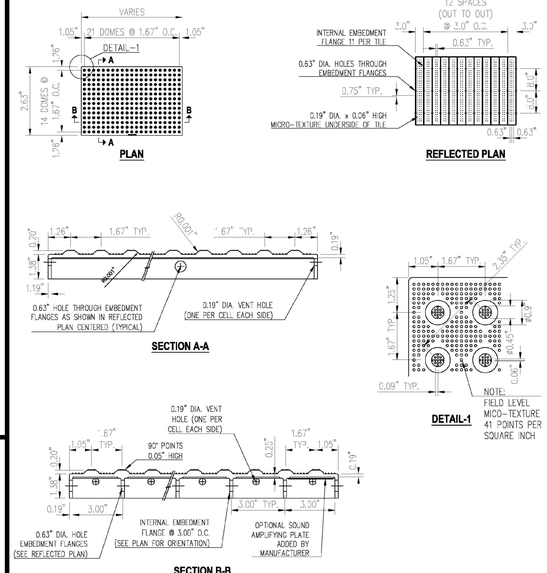


POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)
30	150	100
35	170	105
40	190	135
45	210	165
50	230	195
55	250	210
60	270	230

NOTE:

ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

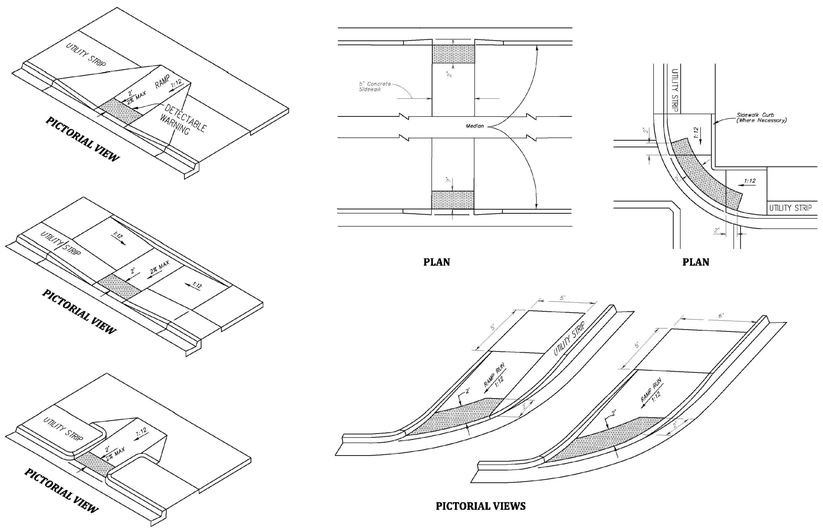
5 DIVIDED HIGHWAY LEFT TURN STORAGE LANE
N.T.S.



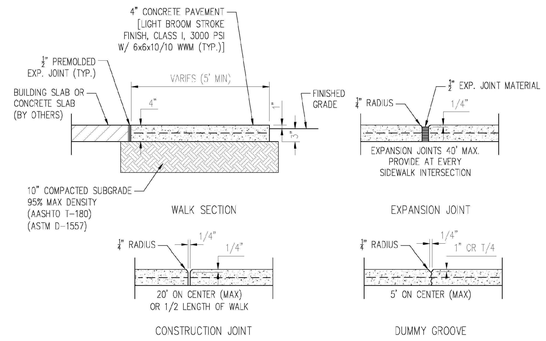
NOTE:

1. CURB RAMP DETECTABLE WARNING TILE SHALL BE ARMOR TILE OR EQUAL.
2. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB.

8 DETECTABLE WARNING DETAIL
N.T.S.



6 CURB RAMPS & DETECTABLE WARNING PLACEMENT
N.T.S.



7 SIDEWALK DETAILS
N.T.S.

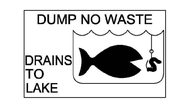
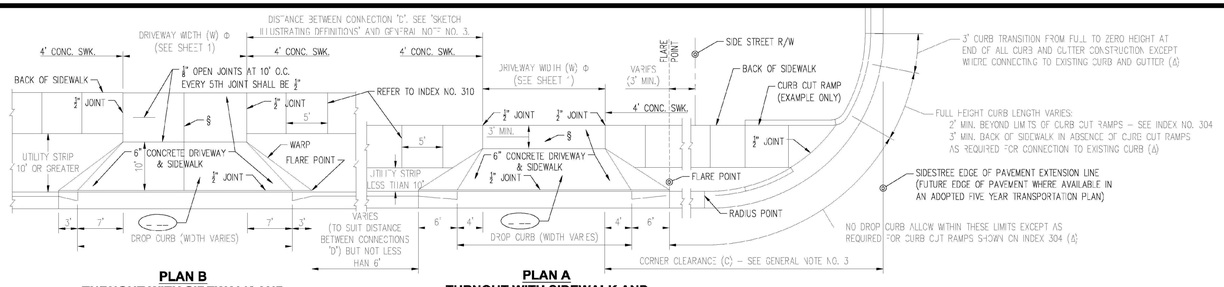


PLATE SHALL BE ADDED TO STORMWATER INLETS AS REQUIRED BY THE CITY.

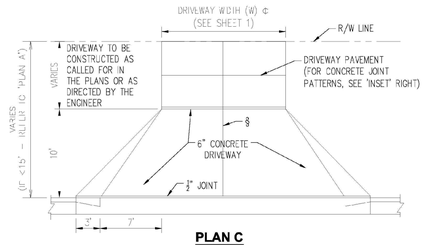
WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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

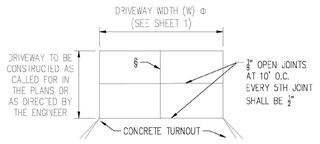


PLAN B
TURNOUT WITH SIDEWALK AND UTILITY STRIP (10' OR GREATER)

PLAN A
TURNOUT WITH SIDEWALK AND UTILITY STRIP (LESS THAN 10')



PLAN C
TURNOUT WITHOUT SIDEWALK



JOINT PATTERN WHEN CONCRETE DRIVE CONSTRUCTED INSET

FOOTNOTES:

ALL ½" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.

§ OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.

Δ WHEN CONNECTING TO SIDESTREET CURB AND GUTTER SECTIONS, THE NO DROP CURB LIMITS SHOULD EXTEND BACK TO THE SIDESTREET RADIUS POINT WITH OR WITHOUT CURB AND GUTTER, NO DRIVEWAY SHOULD ENCROACH ON THE CORNER RADIUS.

Φ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) TO THE RIGHT OF WAY LINE.

ALPHA-NUMERIC IDENTIFICATION OF A FLARED DRIVEWAY TYPE SPECIFICALLY CALLED FOR IN THE PLANS, SEE SHEETS 3 AND 4.

SPECIAL NOTES FOR URBAN FLARED TURNOUTS

1. DRIVEWAY 6" CONCRETE PAVEMENT AND DROP CURB SHALL MEET THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF SECTIONS 522 AND 520 RESPECTIVELY OF THE FDOT STANDARD SPECIFICATIONS. THE DRIVEWAY FOUNDATION SHALL MEET THE REQUIREMENT OF SUBARTICLE 522-4.

2. FOR DETAILS OF DROP CURB AND CURB CUT RAMPS REFER TO INDEXES NOS. 300 AND 304 RESPECTIVELY.

3. WHERE TURNOUTS ARE CONSTRUCTED WITHIN EXISTING CURB AND GUTTER, THE EXISTING CURB AND GUTTER SHALL BE REMOVED EITHER TO THE NEAREST JOINT BEYOND THE FLARE POINT OR TO THE EXTENT THAT NO REMAINING SECTION IS LESS THAN 5 FEET LONG; AND, DROP CURB CONSTRUCTED IN ACCORDANCE WITH NOTES NOS. 1 AND 2.

4. COST FOR PREFORMED JOINT FILLER SHALL BE INCLUDED IN THE COST FOR THE CONCRETE PAVEMENT (CONCRETE SIDEWALK, 6" THICK).

5. FOR TURNOUTS WITH RADIAL RETURNS SEE THE REQUIREMENTS UNDER THE "SUMMARY OF GEOMETRIC REQUIREMENTS FOR TURNOUTS", THE "GENERAL NOTES", THE DETAILS OF "RURAL TURNOUT CONSTRUCTION" AND THE DETAIL OF "LIMITS OF CLEARING & GRUBBING, STABILIZATION AND BASE AT INTERSECTIONS".

6. DEPARTMENT MAINTENANCE OF PAVEMENT SHALL EXTEND OUT TO THE RIGHT OF WAY OR 2 FEET BACK OF SIDEWALK, WHICHEVER DISTANCE IS LESS.

7. THE MAINTENANCE AND OPERATION OF HIGHWAY LIGHTING, TRAFFIC SIGNALS, ASSOCIATED EQUIPMENT, AND OTHER NECESSARY DEVICES SHALL BE THE RESPONSIBILITY OF A PUBLIC AGENCY.

8. ALL PAVEMENT MARKINGS ON THE STATE HIGHWAYS, INCLUDING ACCELERATION AND DECELERATION LANE MARKINGS, AND SIGNING INSTALLED FOR THE OPERATION OF THE STATE HIGHWAY SHALL BE MAINTAINED BY THE DEPARTMENT.

9. ALL SIGNING AND MARKING INSTALLED FOR THE OPERATION OF THE CONNECTION (SUCH AS STOP BARS AND STOP SIGNS FOR THE CONNECTION) SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.

10. TURNOUTS WILL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SIDEWALK CONCRETE (6" THICK), SY.

DESIGN NOTES FOR URBAN FLARED TURNOUTS

1. DRIVEWAYS INDICATED AS 'ADVERSE APPLICATIONS' ARE THOSE WITH SLOPES THAT CAN CAUSE OVERHANG DRAG FOR REPRESENTATIVE STANDARD PASSENGER VEHICLES UNDER FULLY LOADED CONDITIONS; OR, THOSE WITH SLOPES THAT CAN CAUSE DRIVERS WHO ARE LEAVING THE ROADWAY TO SLOW OR PAUSE TO THE EXTENT THAT TRAFFIC DEMAND VOLUMES WILL BE IMPEDED.

DRIVEWAYS INDICATED AS 'MARGINAL APPLICATIONS' ARE THOSE WITH SLOPES THAT CAN CAUSE OVERHANG DRAG FOR REPRESENTATIVE STANDARD PASSENGER VEHICLES UNDER FULLY LOADED CONDITIONS WHEN THE DRIVEWAY IS LOCATED ON THE LOW SIDE OF FULLY SUPERELEVATED ROADWAYS.

DRIVEWAYS INDICATED AS 'GENERAL APPLICATIONS' ARE THOSE WITH SLOPES THAT CAN READILY ACCOMMODATE REPRESENTATIVE STANDARD PASSENGER VEHICLES AND THOSE AND THOSE THAT CAN ACCOMMODATE REPRESENTATIVE STANDARD TRUCKS, VANS, BUSSES AND RECREATIONAL VEHICLES OPERATING UNDER NORMAL CROWN AND SUPERELEVATION CONDITIONS.

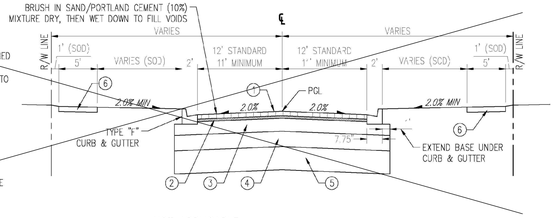
2. THE STANDARD FLARED DRIVEWAYS ON THIS INDEX MAY NOT ACCOMMODATE VEHICLES WITH LOW BEDS, LOW UNDERCARRIAGE OR LOW APPENDAGE FEATURES. WHERE SUCH VEHICLES ARE DESIGN VEHICLES DRIVEWAYS ARE TO HAVE SITE SPECIFIC FLARE DESIGNS OR CATEGORY ~~~ DESIGNS.

3. WHEN SPECIFIC FLARE TYPE DRIVEWAYS ARE TO BE CONSTRUCTED, THE TYPE SHALL BE DESIGNATED IN THE PLANS USING THE ASSIGNED ALPHA-NUMERIC DESIGNATION.

Note: See sheet 1 for 'GENERAL NOTES'

PAVEMENT DESIGN

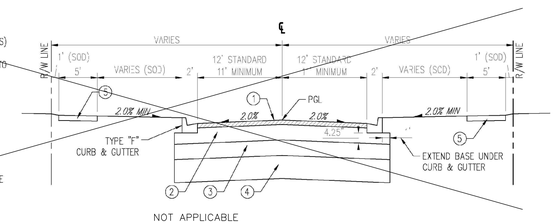
1. 3.5" BRICKS
2. 1" – 2" LOOSE CONCRETE FINES LEVELING BED
3. 10" BASE – COMPACTED CONCRETE FINES TO 98% MAX. DENSITY (AASHTO T-134). ASPHALTIC PRIME COAT APPLIED AT 0.15 GAL./SF
4. 12" COMPACTED SUBGRADE (98% DENSITY) AASHTO T-180 AND LBR 40
5. 18" OF NATIVE OR IMPORTED MATERIAL HAVING LESS THAN 5% PASSING #200 SIEVE COMPACTED TO 98% PER AASHTO T-180
6. 4" THICK CONCRETE SIDEWALK



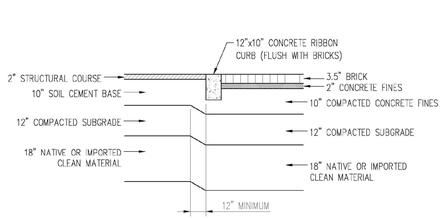
NOT APPLICABLE

PAVEMENT DESIGN

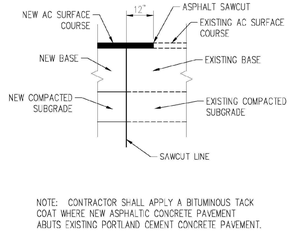
1. 2" TYPE S-1 STRUCTURAL COURSE (2 LIFTS)
2. 10" BASE TYPE SOIL CEMENT COMPACTED TO 98% MAX. DENSITY (AASHTO T-134). ASPHALTIC PRIME COAT APPLIED AT 0.15 GAL./SF 300 PSI 7-DAY COMPRESSIVE STRENGTH
3. 12" COMPACTED SUBGRADE (98% DENSITY) AASHTO T-180 AND LBR 40
4. 18" OF NATIVE OR IMPORTED MATERIAL HAVING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



NOT APPLICABLE

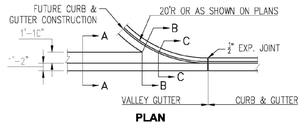


1 RIBBON CURB WITH BRICK PAVERS
N.T.S.

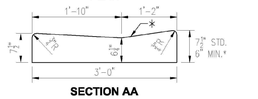


NOTE: CONTRACTOR SHALL APPLY A BITUMINOUS TACK COAT WHERE NEW ASPHALTIC CONCRETE PAVEMENT ABUTS EXISTING PORTLAND CEMENT CONCRETE PAVEMENT.

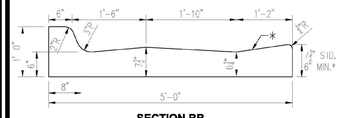
1 SAWCUT TYPCIAL DETAIL
N.T.S.



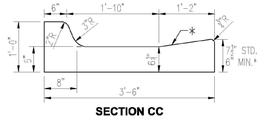
PLAN



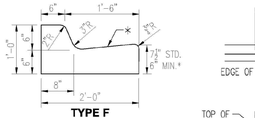
SECTION AA



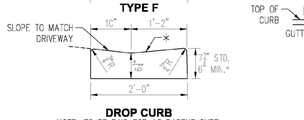
SECTION BB



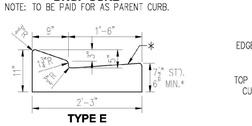
SECTION CC
VALLEY GUTTER



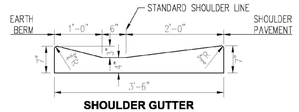
TYPE F



DROP CURB
NOTE: TO BE PAID FOR AS PARENT CURB.



TYPE E

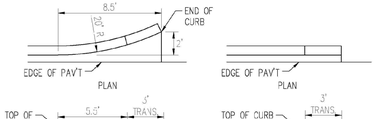


SHOULDER GUTTER

* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

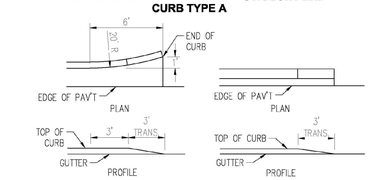
CONCRETE CURB AND GUTTER

NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. FOR DETAILS DEPICTING USAGE ADJACENT TO FLEXIBLE PAVEMENT, SEE DIAGRAM RIGHT. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURB & GUTTER AND CONCRETE PAVEMENT ONLY, SEE DIAGRAM RIGHT.



FLARED END

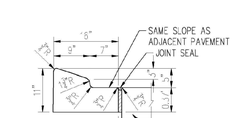
STRAIGHT END
CURB TYPE A



FLARED END
CURB AND GUTTER TYPES E & F

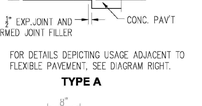
STRAIGHT END

CURB AND GUTTER ENDINGS

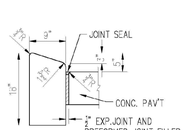


NOTE: FOR DETAILS DEPICTING USAGE ADJACENT TO FLEXIBLE PAVEMENT, SEE DIAGRAM RIGHT.

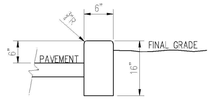
TYPE A



TYPE D



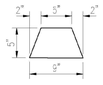
TYPE B



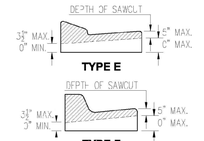
VERTICAL CURB
(COMMERCIAL PARKING AREAS ONLY)
NOTE: VERTICAL DIMENSION SHALL BE 10" FOR DROP OR HEADER CURB APPLICATIONS.

NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY, SEE DIAGRAM RIGHT.

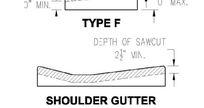
CONCRETE CURB



ASPHALTIC CONCRETE CURB



TYPE E



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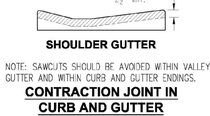
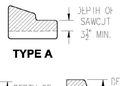


SHOULDER GUTTER

NOTE: SAWCUTS SHOULD BE AVOIDED WITHIN VALLEY GUTTER AND WITHIN CURB AND GUTTER ENDINGS.

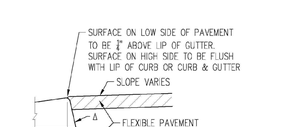
CONTRACTION JOINT IN CURB AND GUTTER



TYPE A

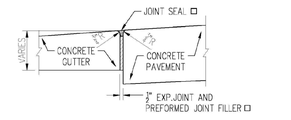
TYPE B **TYPE D**

CONTRACTION JOINT IN CURB



Δ – APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN.

CURB & GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

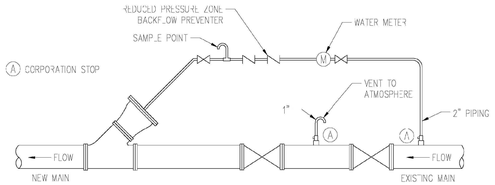


□ – APPLIES TO BOTH HIGH AND LOW SIDES OF PAVEMENT, LOW SIDE SHOWN.

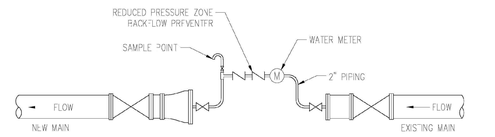
EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

GENERAL NOTES

1. FOR CURB,GUTTER,AND CURB AND GUTTER PROVIDE ¼" – ½" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS, WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS. CURB,GUTTER AND CURB & GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS.
2. ENDS OF CURBS TYPES B AND D SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.



OPTION "A"



OPTION "B"

EXCEPT AS INDICATED BELOW FOR SHORT LENGTHS, EACH SECTION OF PIPELINE SHALL BE THOROUGHLY CLEANED WITH ONE POLYURETHANE FOAM PIG EACH TIME.

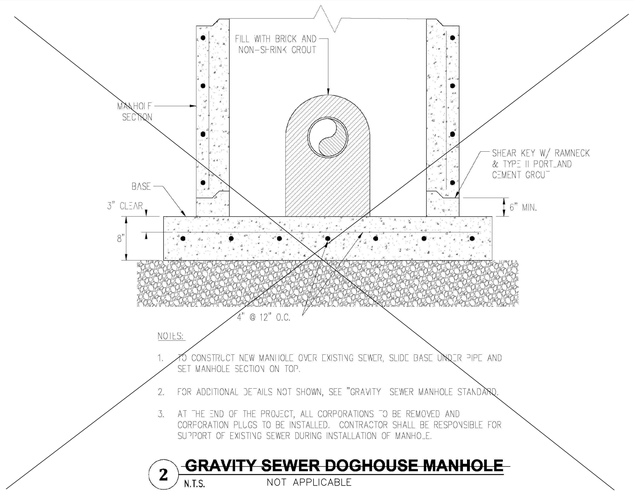
A CITY REPRESENTATIVE SHALL BE PRESENT AT THE TIME OF INSERTION AND EXIT OF THE PIGS. LINES SHALL BE PIGGED AND/OR FLUSHED UNTIL THE WATER RUNS CLEAN AND IS APPROVED BY THE CITY REPRESENTATIVE. THE CITY REPRESENTATIVE SHALL BE GIVEN 48 HOURS MINIMUM NOTICE PRIOR TO PIGGING OR FLUSHING.

ON SHORT LENGTHS OF PIPELINE (100' MAX) CLEANING MAY BE ACCOMPLISHED BY FLUSHING WITH WATER AT A MINIMUM VELOCITY OF 2.5 FEET PER SECOND. WATER REQUIRED FOR TESTING AND CLEANING SHALL BE SUPPLIED BY THE CITY AT THE CONTRACTOR'S EXPENSE. WATER SHALL BE FROM A POTABLE SOURCE SATISFACTORY TO THE CITY.

NOTES:

1. REDUCER TO BE NEW MAIN SIZE PLUS 2" LARGER.
2. WYE TO BE PLUGGED AND RESTRAINED AT THE END OF PIGGING.
3. AT THE END OF THE PROJECT, ALL CORPORATIONS TO BE REMOVED AND CORPORATION PLUGS TO BE INSTALLED.
4. SAMPLE POINT TO BE LOCATED AFTER BACKFLOW PREVENTER.
5. ALL MATERIALS, PIPE, AND FITTINGS SHALL CONFORM THE THE CITY OF WINTER GARDEN STANDARDS.
6. INSTALL REDUCER WITH PIG INSIDE. ONLY ONE PIG WILL BE ALLOWED TO BE RUN THROUGH THE MAIN AT A TIME. PIPE EXTENSION CAP MAY BE REQUIRED.
7. PIGGING PROCEDURE TO BE PERFORMED AT LEAST TWICE.

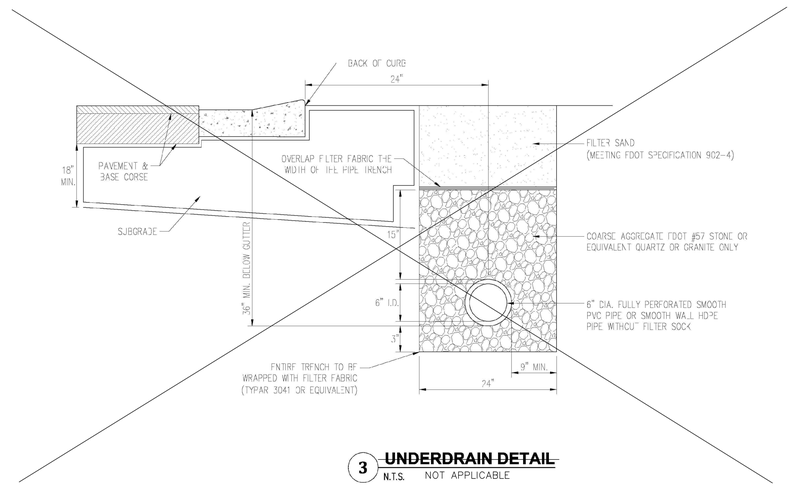
1 PIPE PIGGING DETAIL
N.T.S.



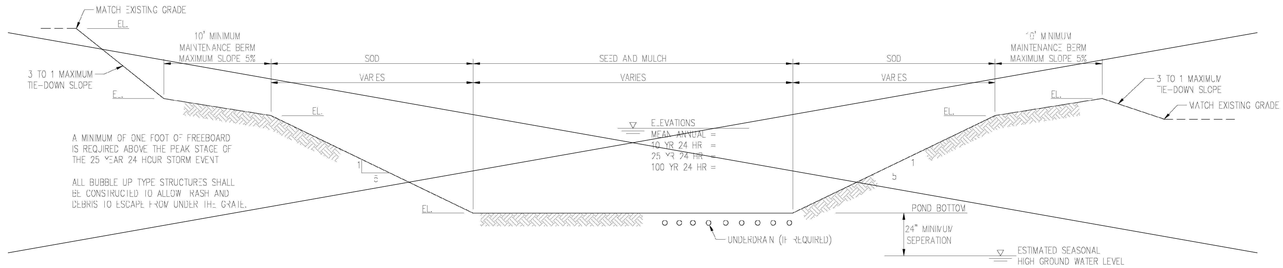
NOTES:

1. TO CONSTRUCT NEW MANHOLE OVER EXISTING SEWER, SLIDE BASE UNDER PIPE AND SET MANHOLE SECTION ON TOP.
2. FOR ADDITIONAL DETAILS NOT SHOWN, SEE "GRAVITY SEWER MANHOLE STANDARD.
3. AT THE END OF THE PROJECT, ALL CORPORATIONS TO BE REMOVED AND CORPORATION PLUGS TO BE INSTALLED. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF EXISTING SEWER DURING INSTALLATION OF MANHOLE.

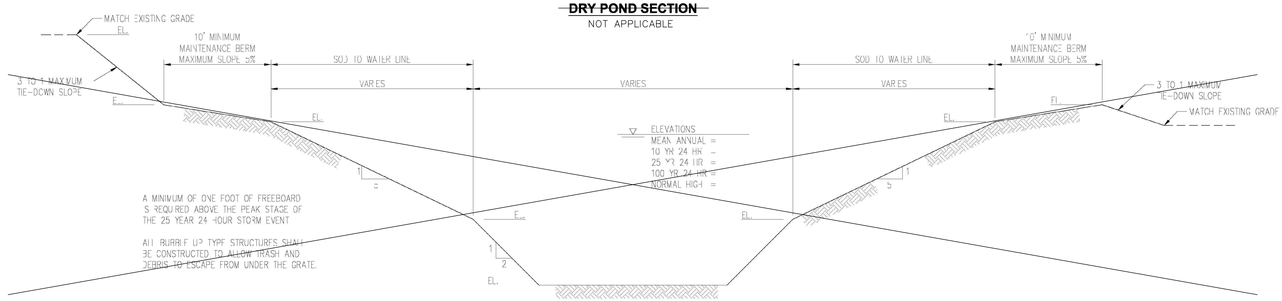
2 ~~GRAVITY SEWER DOGHOUSE MANHOLE~~
N.T.S. NOT APPLICABLE



3 ~~UNDERDRAIN DETAIL~~
N.T.S. NOT APPLICABLE



~~DRY POND SECTION~~
NOT APPLICABLE

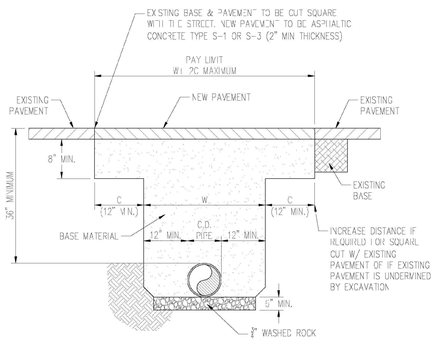


~~WET POND SECTION~~
NOT APPLICABLE

4 POND SECTIONS
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEER'S DOCUMENTS:

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



W = O.D. OF PIPE + 12" MIN. AT BOTH SIDES OF PIPE

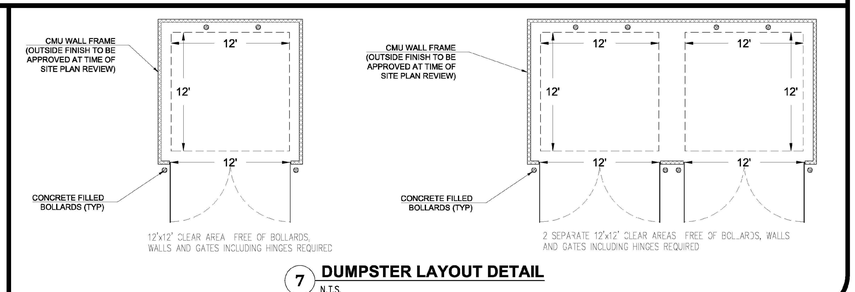
C = VARIES W/ SOIL TYPE
(CONTACT ENGINEER OF RECORD FOR DETERMINATION IN THE FIELD)

NOTE:
ALL BACKFILL COMPACTION SHALL BE 98% OF MAXIMUM DENSITY.

5 PAVEMENT RESTORATION DETAIL
N.T.S.

THE BACKGROUND COLOR SHALL BE RETROREFLECTIVE GREEN AND THE LETTERING AND BORDER SHALL BE RETROREFLECTIVE WHITE.

6 ~~STREET SIGN BLADE DETAIL~~
N.T.S. NOT APPLICABLE

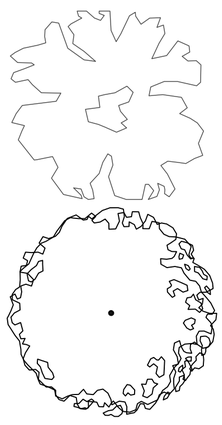


7 DUMPSTER LAYOUT DETAIL
N.T.S.

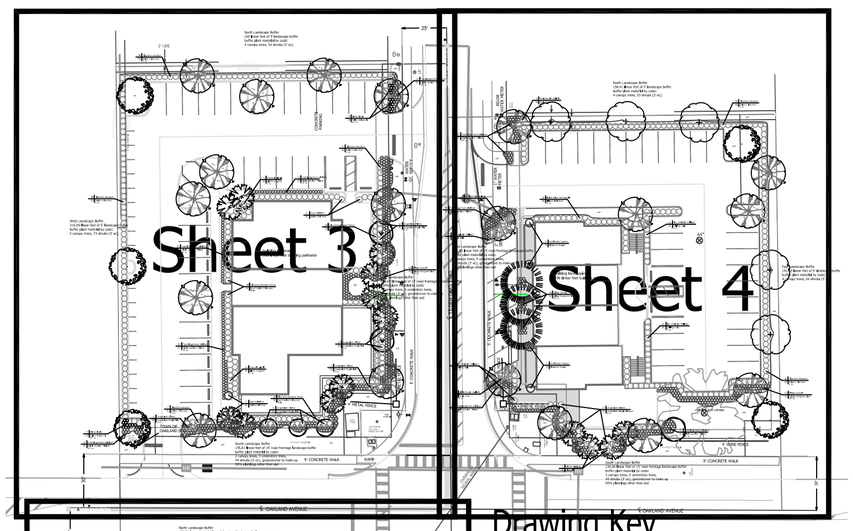
INSTALLATION AND MAINTENANCE NOTES

1. The work consists of the complete plant material installation as shown on the drawings and as herein specified This work shall include, but is not limited to, the supplying of all plant material specified, the furnishing of all labor, equipment, appliances and materials called for, and in performing all operations in connection with the landscape specifications as shown on this plan. Further, the work shall include the maintaining of all plants and planting areas until phase acceptance by the owner, and fulfilling of all guarantee provisions as herein specified.
2. Adjustments to planter beds as shown on plans may be necessary due to walk locations, berming, relationship to roadways, etc. Plant material may need to be added or subtracted in the field. The contractor shall be responsible for the final plant count upon completion of the job. The final plant count will be submitted to the owner prior to final payment.
3. The contractor shall fully acquaint themselves with the related site grading, water supply, electrical supply, and other utilities to preclude any misunderstanding and facilitate a trouble free installation.
4. No substitution shall be made without written permission of the owner.
5. In the event of a variation between the plant list and the number of plants shown on the plans, the plant list and the number of plants noted in the tag shall previal.
6. Plant materials will be inspected at the job site by the owner. When inspected work does not comply with the specified requirements, the contractor shall replace rejected work and continue specified maintenance until the work is reinspected and found acceptable and remove rejected plants and materials from the job site within 48 hours.
7. All materials shall be installed in a neat and workmanlike manner. The owner or his landscape architect reserves the right to direct the removal and replacement of any items which, in his opinion, do not present an orderly and reasonably neat or workmanlike appearance, provided such items can be installed in an orderly way by the usual method of such work.
8. All plant material shall be Florida No. 1 grade or better as defined in "Grades and Standards for Nursery Plants", Parts 1 and 2, as published by the Florida Department of Agriculture and Consumer Services, and shall conform to ANN standards for nursery stock (ansi 260, 1-1980).
9. All planting beds shall be mulched with 3" of pine bark nuggets, 100% organic, of the highest grade.
10. All trees 8' or larger shall be staked or guyed. Staking materials and methods shall be submitted to the Owner for approval prior to installation.
11. Planting soil shall consist of the existing soil amended if required.
12. Fertilizer shall be quick release, water soluble and shall conform to the applicable state of Florida fertilizer laws. The contractor shall submit to the owner or landscape architect a fertilization certification.
13. All plants shall be watered thoroughly when planted.
14. Sod shall be well matted with grass roots. The sod shall be taken up in rectangles preferably 12" by 24", a minimum of 2" in thickness, and shall be reasonably free of weeds and other grasses and shall have a soil mat of sufficient thickness adhering firmly to the roots to withstand all necessary handling. The sod shall be shaded and kept moist until it is planted. Damaged sod will be rejected. Replanting shall be done within 48 hours after time of harvesting or kept damp until planted.
15. Sodding schedule:
    A. All lawn areas shall be planted with with a species specified by the Owner (limits determined by Owner).
    B. Soft spots and inequalities in grade shall be corrected before starting work.
    C. Lay sod without voids. Thoroughly water after planting. The surface shall be true to finish grade lines and even and firm at all points.
    D. Place sod with staggered joints closely butted, tamped or rolled to an even surface Erosion control measures are mandatory in swales, rights of ways, or any other areas subject to erosion.
    E. Fertilize with 16-4-8 fertilizer at the rate of 8 lbs./1000 sq. ft.
16. All shrub areas and areas to be sodded will be automatically irrigated. Verify areas to be irrigated with owner prior to commencing work.
17. Contractor shall clean up and remove from the premises all surplus materials and rubbish.
18. All shrubs and sod shall be guaranteed for one hundred eighty (180) days after final acceptance of the final phase by owner. All trees shall be guaranteed for one (1) year after final acceptance of the final phase.
19. Protective barricades shall be placed around all protected trees to be saved and shall remain in place until construction is complete. Barricades shall be a minimum of 10' from the edge of the tree. Barricade shall be constructed of wood and be a minimum of 3' in height.
20. Final inspection will not take place until all materials have been planted/installed properly.
21. Contractor will be notified by letter of the final acceptance of each phase within ten (10) days after final phase inspection or ten (10) days after reinspection should that be necessary.
22. Upon final notice of final acceptance of each phase, the owner will assume maintenance.
23. If trees are wrapped in burlap and wire, remove wire and burlap from the surface of the root ball.

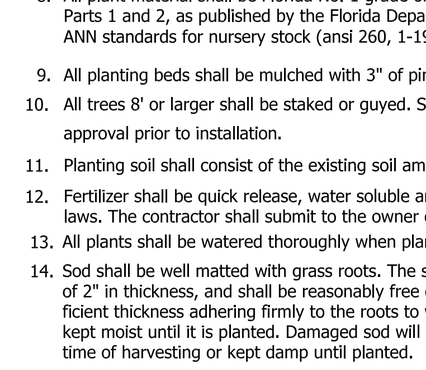
Tree Symbol Legend:



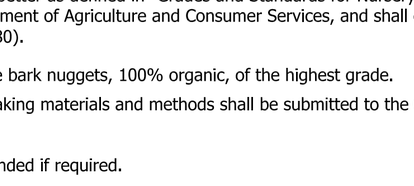
1	Existing Tree To Remain
1	Magnolia grandiflora DD Blanchard
1	Taxodium distichum Bald Cypress
1	Acer rubrum Florida Flame Red Maple
1	Quercus virginiana Live Oak
1	Sabal palmetto Sabal Palm, slick trunk
1	Lagerstroemia indica Muscogee Crape Myrtle
1	Ilex vomitoria 'Yaupon' Yaupon Holly



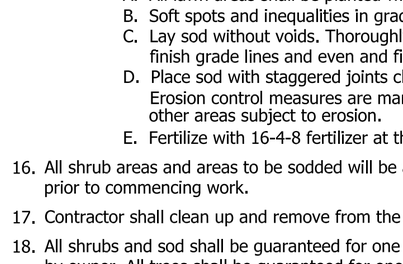
Planting Details:



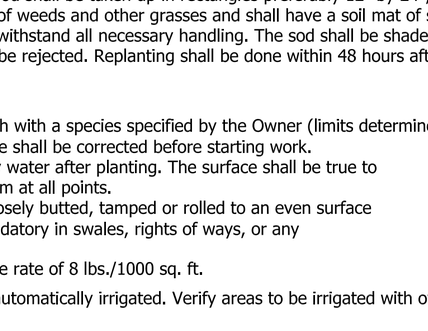
TREE GUYING



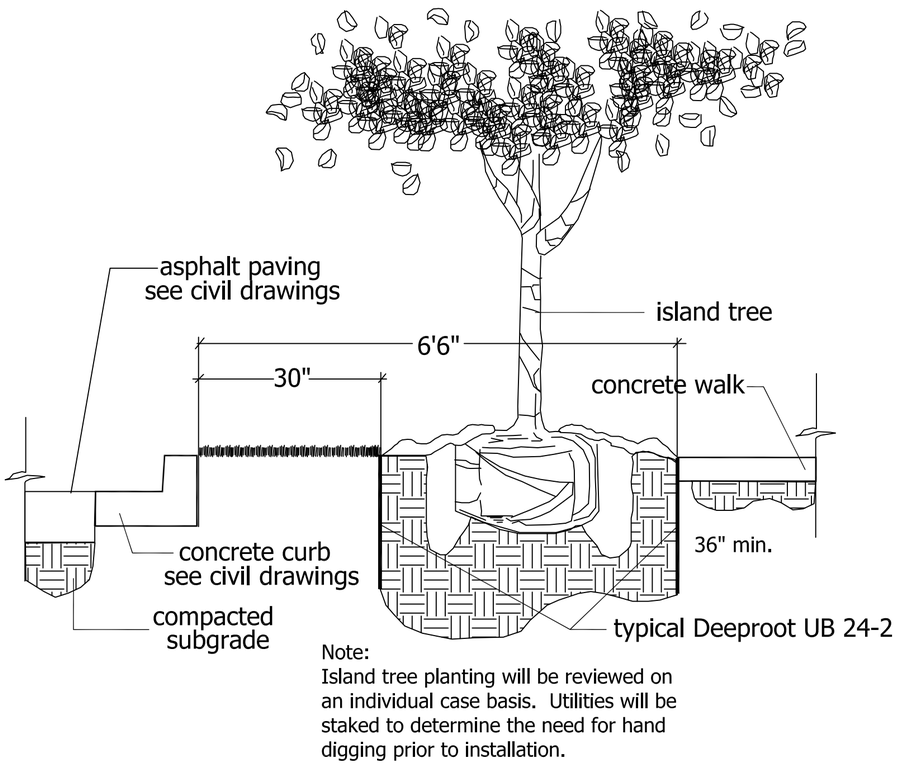
TREE TRIPLE STAKE



SHRUB PLANTING



TREE PLANTING



Note:
Island tree planting will be reviewed on an individual case basis. Utilities will be staked to determine the need for hand digging prior to installation.

Island Tree Planting With Root Barrier Detail
not to scale

General Landscape Notes:

1. All plant material to be Florida #1 or better.
2. Canopy street trees shall have a single straight trunk to a minimum of four feet (4'), a minimum caliper of three inches (3"), and a minimum height of 12' at the time of planting.
3. Understory trees may be single stemmed or multi-stemmed and shall have a minimum caliper of two inches (2"), and a minimum height of eight . feet (7') at the time of planting. The caliper of multi-trunk trees will be calculated using a total caliper of all trunks.
4. Palms to be height as shown overall with boots.
5. All Landscape trees to be from preferred tree list or approved alternatives.
6. Installation of trees to comply with standard nursery practice.
7. Landscaping to meet all applicable Florida Friendly and City requirements.
8. See engineering plans for details and dimensions.

Planting Notes:

1. All referenced plants from St Johns River management District, Floridawater.com. Selection based on hardiness zone and application.
2. Contractor shall furnish and pay for all plant material.
3. Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick up work.
4. The landscape contractor shall be responsible for location and staking all water, utility and sewer lines prior to planting. Landscape contractor shall assume sole responsibility for and costs incurred due to damage and replacement of said utilities.
5. Plant material in or near paving and walls may be required to be planted prior to construction
6. Contractor to supply and install underground sleeves at paving areas.
7. Backfill for trees and shrubs: On site soil to be amended with organic material where necessary.
8. The planting pits for trees and shrubs shall be excavated twice the diameter of the root ball and 1.5 times the depth of the root ball depth of the root ball.
9. All planting areas shall be mulched to a depth of 3" with shredded hardwood much. Colored, cypress and lava rock mulches are prohibited.
10. Contractor to spray all existing weeds in planting areas prior to removal and apply pre-emergent herbicide to all shrub areas after planting.
11. All plant materials shall meet or exceed the specification and standards of the current edition of the American Standard Nursery Stock, No. 1 or better as set out in Grades and Standards for Nursery Plants. Owner reserves the right to select or reject any or all plant material.
12. Contractor shall maintain project for 60 days. The maintenance period does not begin until all punch list items are complete.
13. All shrubs shall be guaranteed for 6 months, all trees shall be guaranteed for one year.
14. All shrubs to be planted in typical triangular spacing except hedge rows.
15. St Augustine Floritam sod is to be planted in turf areas.
16. All trees shall be staked as necessary
17. All tree plantings to have 2' diameter saucer with 3" thick mulch.
18. Builder to supply sod in parkway strip.

Grading Notes:

1. Contractor shall verify existing grades and notify Landscape Architect of any discrepancy prior to start of work.
2. All top surfaces to slope at 1% for drainage.
3. All planting areas to slope at 1.5% min. to drain unless otherwise noted.
4. All grades where structural elements occur (walls, paving etc.) shall be compacted to min. 90%.
5. Contractor to maintain positive drainage away from structures. All grading shall be maintained per engineers plan.

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scale: 1"=10'
when plotted on 24" x 36" sheet

sheet: L1
of: 4

revisions:

date:	description:

drawing date: 01-22-2026

Oakland Park
Commercial
Winter Garden, Florida

Conceptual Landscape Plan

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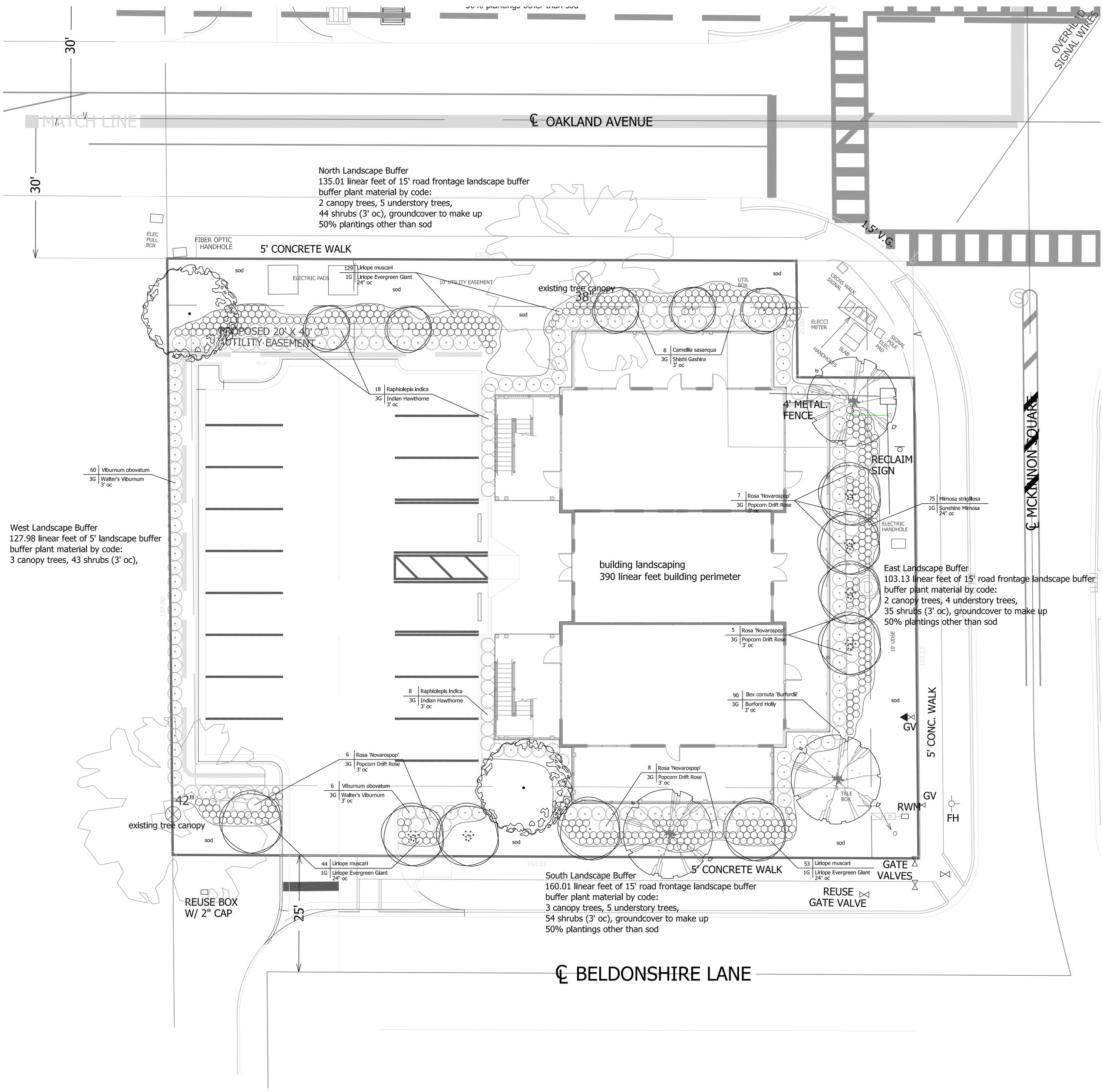
bobhuff3@yahoo.com



Scale 1'=10'

0 2 4 6 8 10 20 40 80

scale: 1"=10'
when plotted on
24" x 36" sheet

sheet: L2
of: 4

revisions:

date:	description:

drawing date: 01-22-2026

Oakland Park
Commercial
Winter Garden, Florida

Conceptual Landscape Plan

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bobhuff3@yahoo.com

North Landscape Buffer
160 linear feet of 5' landscape buffer
buffer plant material by code:
4 canopy trees, 54 shrubs (3' oc),

2' UDE
56 | Viburnum obovatum
3G | Walter's Viburnum
3' oc
3' UDE
160.00'
BLOCK WALL
25'
MATCH LINE
CO
sod
RWM
LP
21 | Trachelospermum asiaticum
1G | Asiatic Jasmine "Minima"
24" oc
17 | Dietes bicolor
1G | Yellow African Iris
24" oc
CONCRETE PARKING
RETAINING WALL
90.00'
5' WALL EASEMENT
6 | Viburnum obovatum
3G | Walter's Viburnum
3' oc
37 | Tra
1G | Asi
24"
STOP SIGN
WATER SERVICE
GV
sod
4 | Eragrostis ellottii
3G | Elliot's Lovegrass
3' oc
27 | Trachelospermum asiaticum
1G | Asiatic Jasmine "Minima"
24" oc
16'
16'
sod
sod
sod
66 | Viburnum obovatum
3G | Walter's Viburnum
3' oc
West Landscape Buffer
216.59 linear feet of 5' landscape buffer
buffer plant material by code:
5 canopy trees, 73 shrubs (3' oc),
216.59'
6 | Rosa 'meimirrot'
3G | Apricot Drift Rose
20 | Viburnum obovatum 'Densa'
3G | Dwarf Walter's Viburnum
3' oc
10 | Loropetalum chinese
3G | Loropetalum Purple Pixie
3' oc
5
3G
57 | Trachelospermu
1G | Asiatic Jasmine
24" oc
6 | Ilex vomitoria
3G | Shillings Holly
3' oc
West La
164.32 l
buffer p
3 canop
55 shrut
50% pla
26 | Trachelospermum asiaticum
1G | Asiatic Jasmine "Minima"
24" oc
building landscaping
398 linear feet building perimeter
18'
8' UDSE
320 | Liriope muscari
1G | Liriope Evergreen Giant
24" oc
12'
East Landscape Buffer
193.67 linear feet of 15' road frontage landscape buffer
buffer plant material by code:
31 canopy trees, 6 understory trees,
65 shrubs (3' oc), groundcover to make up
50% plantings other than sod
sod
12'
54 | Viburnum obovatum 'Densa'
3G | Dwarf Walter's Viburnum
3' oc
18'
52 | Trachelospermum asiaticum
1G | Asiatic Jasmine "Minima"
24" oc
11 | Loropetalum chinese
3G | Loropetalum Purple Pixie
3' oc
sod
5' CONCRETE WALK
5 | Eragrostis ellottii
3G | Elliot's Lovegrass
3' oc
3 | Loropetalum chinese
3G | Loropetalum Purple Pixie
3' oc
11 | Ilex vom
3G | Shillings
3' oc
18'
18'
4' METAL FENCE
sod
4' METAL FENCE
3 | Rosa 'meimirrot'
3G | Apricot Drift Rose
56 | Viburnum obovatum 'Densa'
3G | Dwarf Walter's Viburnum
3' oc
4 | Muhle
3G | Muhly
3' oc
7 | Viburnum obovatum
3G | Walter's Viburnum
3' oc
9 | Loropetalum chinese
3G | Loropetalum Purple Pixie
3' oc
111 | Trachelos
1G | Asiatic Ja
24" oc
3 | Loropetalum chinese
3G | Loropetalum Purple Pixie
3' oc
16'
16'
25.00'
FIRE HYDRANT
ELEC. PADS
GAS MARKER
ELEC. PULL BOXES W/ CONC
25.00'
TOWN OF OAKLAND SIGN
17 | Dietes bicolor
1G | Yellow African Iris
24" oc
14 | Trachelospermum asiaticum
1G | Asiatic Jasmine "Minima"
24" oc
20' X 20' UTILITY EASEMENT
sod
sod
10' UTILITY EASEMENT
sod
South Landscape Buffer
135.01 linear feet of 15' road frontage landscape buffer
buffer plant material by code:
2 canopy trees, 5 understory trees,
44 shrubs (3' oc), groundcover to make up
50% plantings other than sod
135.01'
5' CONCRETE WALK
RAMP
30'
MATCH LINE
℄ OAKLAND AVENUE
℄ TILDEN OAKS TRAIL
NOT

Scale 1'=10'
0 2 4 6 8 10 20 40 80

L.R. HUFFSTETLER, INC.
Landscape Architecture & Planning
36955 Lake Yale Drive
Grand Island, Fl 32735
(352) 516-5254
L.R. Huffstetler III - Lic. # 0000744

scale: 1"=10'
when plotted on
24" x 36" sheet
sheet: L3
of: 4

revisions:
date: | description:
drawing date: 01-22-2026

Oakland Park
Commercial
Winter Garden, Florida

Conceptual
Landscape Plan

HUFFSTETLER
Landscape Architecture & Planning
36955 Lake Yale Drive
Grand Island, Fl 32735
Lic. # 0000744 (352) 516-5254
bobhuff3@yahoo.com

North Landscape Buffer
158.41 linear feet of 5' landscape buffer
buffer plant material by code:
4 canopy trees, 53 shrubs (3' oc),

3 | Muhlenbergia capillaris
3G | Muhly Grass 3' oc

51 | Viburnum obovatum
3G | Walter's Viburnum 3' oc

37 | Trachelospermum asiaticum
1G | Asiatic Jasmine "Minima" 24" oc

5 | Muhlenbergia capillaris
3G | Muhly Grass 3' oc

57 | Trachelospermum asiaticum
1G | Asiatic Jasmine "Minima" 24" oc

26 | Florida anise, red magnolia
3G | Illicium floridanum 3' oc

16 | Ilex vomitoria "Shillings"
3G | Shillings Holly 3' oc

6 | Ilex vomitoria "Shillings"
3G | Shillings Holly 3' oc

2 | Myrcianthes fragrans
7G | Simpson's Stopper

West Landscape Buffer
164.32 linear feet of 15' road frontage landscape buffer
buffer plant material by code:
3 canopy trees, 5 understory trees,
55 shrubs (3' oc), groundcover to make up
50% plantings other than sod

building landscaping
396 linear feet building perimeter

36 | Liriope muscari
1G | Liriope Evergreen Giant 24" oc

12 | Ilex vomitoria "Shillings"
3G | Shillings Holly 3' oc

East Landscape Buffer
191.40 linear feet of 5' landscape buffer
buffer plant material by code:
4 canopy trees, 64 shrubs (3' oc),

11 | Ilex vomitoria "Shillings"
3G | Shillings Holly 3' oc

2 | Myrcianthes fragrans
7G | Simpson's Stopper

4 | Muhlenbergia capillaris
3G | Muhly Grass 3' oc

81 | Viburnum obovatum
3G | Walter's Viburnum 3' oc

111 | Trachelospermum asiaticum
1G | Asiatic Jasmine "Minima" 24" oc

37 | Loropetalum chinese
3G | Loropetalum Plurple Diamond 3' oc

113 | Liriope muscari
1G | Liriope Evergreen Giant 24" oc

74 | Trachelospermum asiaticum
1G | Asiatic Jasmine "Minima" 24" oc

2 | Crinum asiaticum
7G | Crinum lily

South Landscape Buffer
134.66 linear feet of 15' road frontage landscape buffer
buffer plant material by code:
2 canopy trees, 5 understory trees,
45 shrubs (3' oc), groundcover to make up
50% plantings other than sod

MATCH LINE
REUSE WATER METER
6" CO
INVERT +93.54
UTILITY BOXES
3" UDE
158.41'
sod
8" UDSE
1" WATER METER
2" WATER SERVICE
REUSE SERVICE
5' COCNRETE WALK
C TILDEN OAKS TRAIL
4' METAL FENCE
COLUMN
44"
38"
existing tree canopy
4' WIRE FENCE
5' CONCRETE WALK
10' UTILITY EASEMENT
20' X 20' UTILITY EASEMENT
SIGNAL POLE
CROSSWALK SIGNAL
FIBER OPTIC HANDHOLE
ELEC H.H.
GAS MARKER
12'
134.66'
191.40'
30'
OVERHEAD SIGNAL WIRES
C OAKLAND AVENUE

Scale 1'=10'
0 2 4 6 8 10 20 40 80

scale: 1"=10'
when plotted on
24" x 36" sheet
sheet: L4
of: 4

revisions:
date: | description:
drawing date: 01-22-2026

Oakland Park
Commercial
Winter Garden, Florida

Conceptual Landscape Plan

L.R. HUFFSTETLER, INC.
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36955 Lake Yale Drive
Grand Island, Fl 32735
(352) 516-5254
L.R. Huffstetler III - Lic. # 0000744

HUFFSTETLER
Landscape Architecture & Planning
36955 Lake Yale Drive
Grand Island, Fl 32735
Lic. # 0000744 (352) 516-5254
bobhuff3@yahoo.com

Exhibit “C”

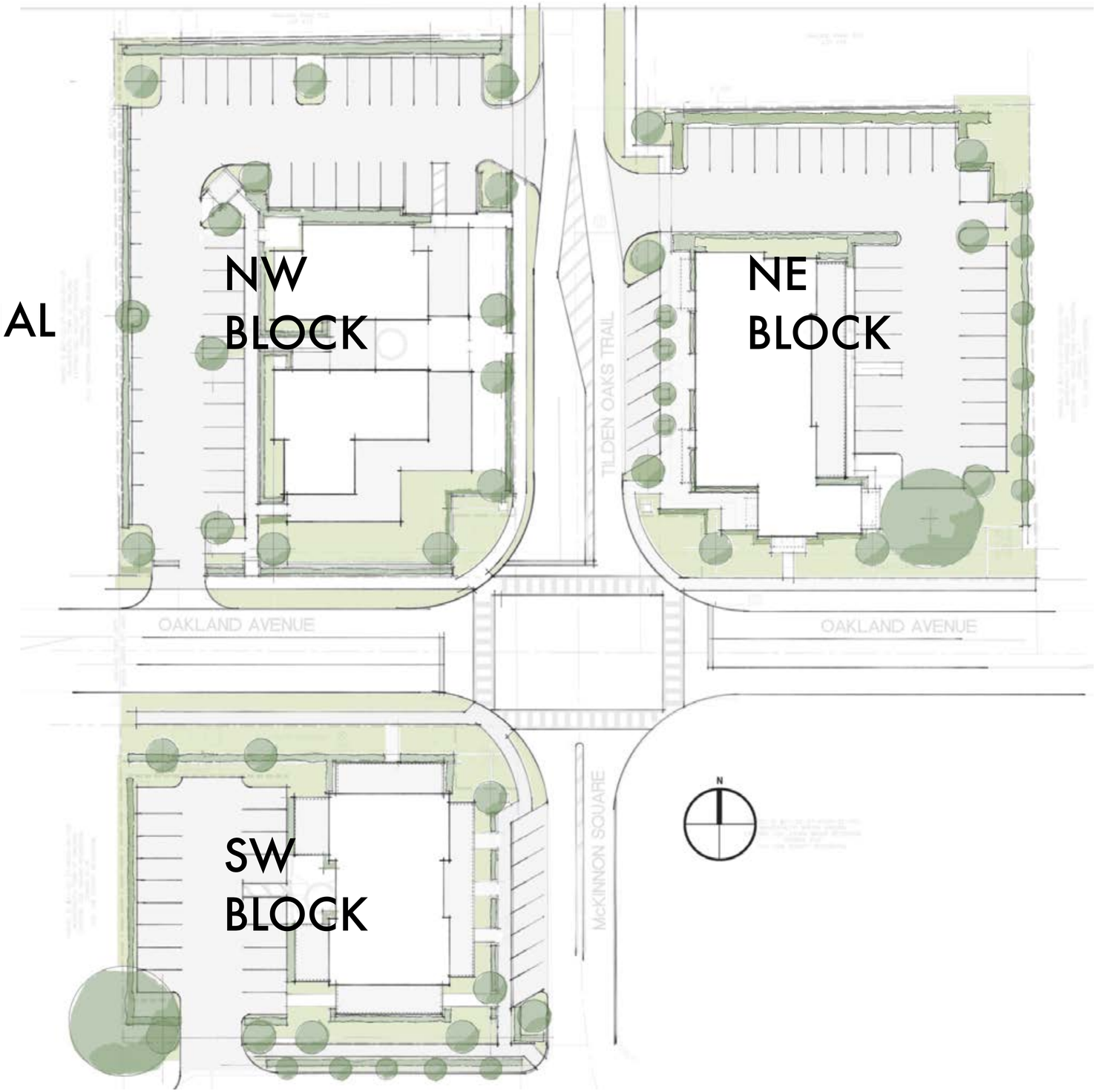
COVER PAGE

MCKINNON SQUARE
Design Standards

(4 PAGES - ATTACHED)

MCKINNON SQUARE OAKLAND PARK

MIXED USE
OFFICE - RETAIL - RESIDENTIAL



MORRISSEY
DESIGN STUDIO
30 WEST SMITH STREET
WINTER GARDEN
FLORIDA 34787

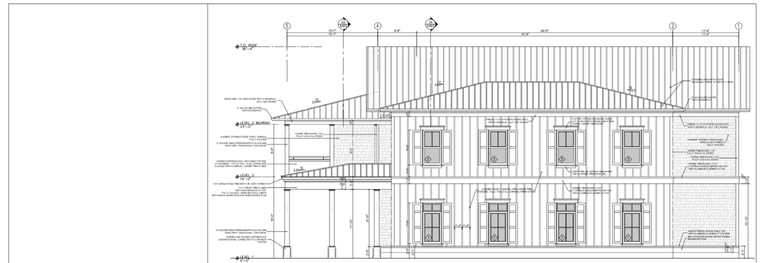
MASTER PLAN
AND ELEVATIONS
OAKLAND PARK
WINTER GARDEN FLORIDA

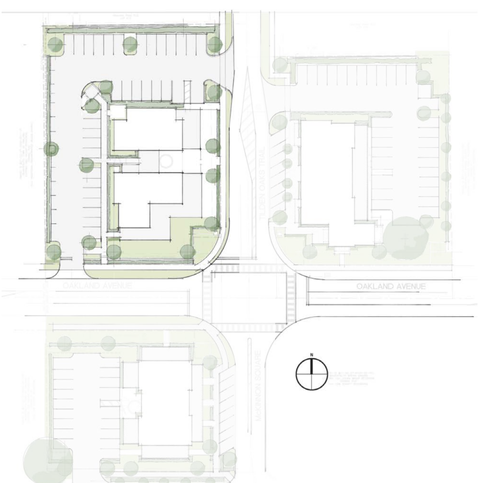
J&J BUILDING
MCKINNON SQUARE
WINTER GARDEN FLORIDA

Date:
09-24-2024

PLANNING

A1





MORRISSEY
DESIGN STUDIO

30 WEST SMITH STREET
WINTER GARDEN
FLORIDA 34787

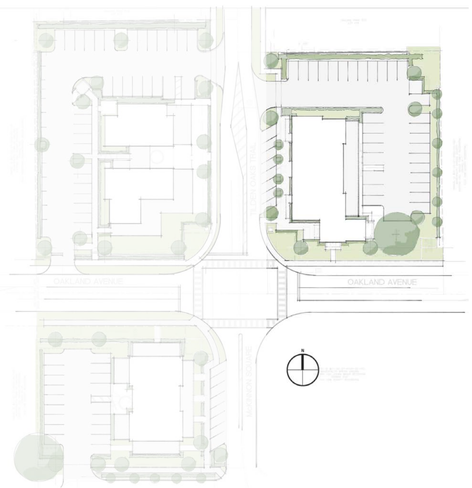
MASTER PLAN
AND ELEVATIONS
OAKLAND PARK
WINTER GARDEN FLORIDA

J&J BUILDING
MCKINNON SQUARE
WINTER GARDEN FLORIDA

Date:
09-24-2024

PLANNING

A2



MORRISSEY
DESIGN STUDIO

30 WEST SMITH STREET
WINTER GARDEN
FLORIDA 34787

MASTER PLAN
AND ELEVATIONS
OAKLAND PARK
WINTER GARDEN FLORIDA

J&J BUILDING
MCKINNON SQUARE
WINTER GARDEN FLORIDA

Date:
09-24-2024

PLANNING

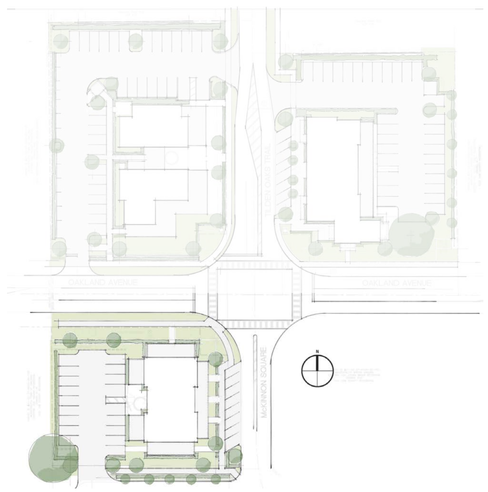
A2

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION



MORRISSEY
DESIGN STUDIO
30 WEST SMITH STREET
WINTER GARDEN
FLORIDA 34787

MASTER PLAN
AND ELEVATIONS
OAKLAND PARK
WINTER GARDEN FLORIDA

J&J BUILDING
MCKINNON SQUARE
WINTER GARDEN FLORIDA

Date:
09-24-2024

PLANNING

A3

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM # 4.A

Date:	February 24, 2026	**Meeting Date:**	March 2, 2026

Subject: 14190 Jomatt Loop
Project Name: Ishman Pergola - Variance
Parcel ID: 27-22-27-1961-01-180

Issue: The applicant is requesting a variance for the property located at 14190 Jomatt Loop.

Supplemental Material / Analysis:

Owner / Applicant: Keri Ishman
Current Zoning: PUD (Planned Unit Development) per Ordinance 14-06 (Cypress Reserve)
Proposed Zoning: N/A
Current FLU: LR (Low Densit Residential)
Proposed FLU: N/A

Summary: The applicant is requesting a variance to Ordinance 14-06 to allow a 5 foot – 9 inch rear yard setback in lieu of the required 20 foot rear yard setback minimum to construct a covered patio area (pergola) with outdoor kitchen.

Staff Recommendation(s):

Staff recommends approval subject to any conditions outlined in the Staff Report.

Next Step(s):

The applicant is responsible for following all City regulations and obtaining the required building permits.

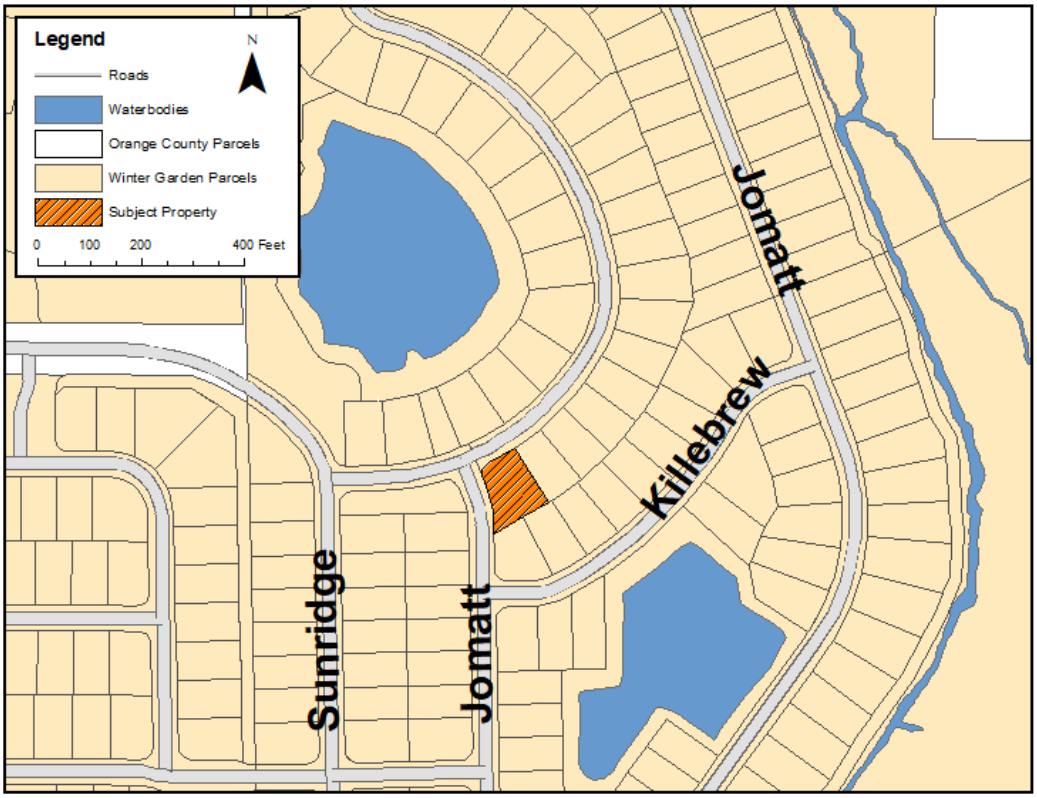
Attachment(s):

Staff Report
Location Map

LOCATION MAP

14190 Jomatt Loop

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

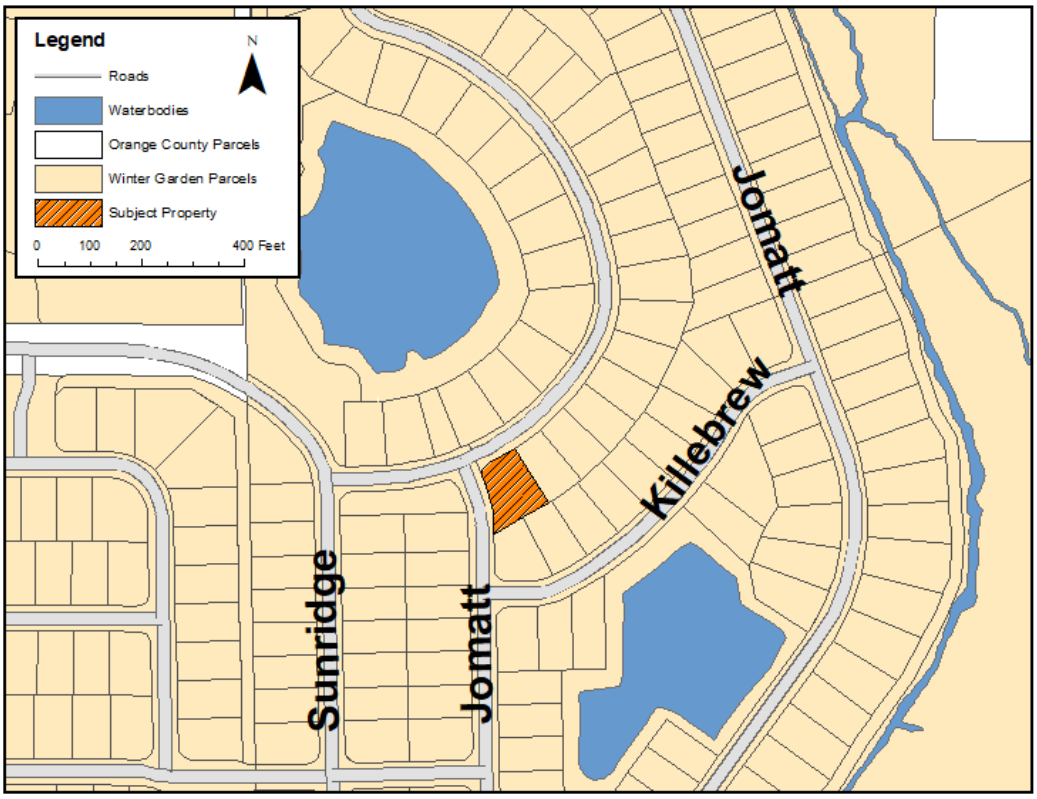
300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: Yvonne Conatser, Senior Planner
DATE: March 2, 2026
SUBJECT: VARIANCE
14190 Jomatt Loop (0.27 +/- ACRES)
PARCEL ID # 27-22-27-1961-01-180
APPLICANT: Orlando Outdoor Living/ Keri Ishman (owner)

The purpose of this report is to evaluate the request for a variance for the property located at 14190 Jomatt Loop in Winter Garden, Florida. The request is to allow a 5 foot – 9 inch rear yard setback in lieu of the required 20 - foot rear yard setback minimum to construct a covered patio area (pergola) with outdoor kitchen.

The Property is approximately 0.27 +/- acres in size, zoned PUD (Planned Unit Development) per Ordinance 14-06 (Cypress Reserve), and designated Low Density Residential on the City Future Land Use Map. The map below depicts the location of the property within the City of Winter Garden municipal limits.



EXISTING USE

The Property is developed with a 4,928 +/- square foot single family residence.

ADJACENT LAND USE AND ZONING

The property is surrounded by PUD Residential zoning, developed as single family residential homes and designated Low Density Residential on the City Future Land Use Map. All properties are located within the City of Winter Garden's jurisdictional limits.

PROPOSED USE

The applicant is requesting a 5 foot – 9 inch rear yard setback to allow for the addition of a 16-foot by 22-foot pergola attached by a 1 foot - 7 inch super gutter to the rear of the house.

The property is a corner lot. While the house is approximately 47 feet from the side property line and creates a significant side yard, the alignment of the house does not provide the space to accommodate a typical attached pergola to the rear. The applicant proposes placing the pergola attached to the rear to maintain a consistent streetscape along the side.

CODE REFERENCE

Ordinance 14-06 Section I c. 5. addresses setbacks for the development of the subdivision. This section states:

5. Setbacks and Required Yards – for 65 foot by 125 foot Lots and 75 foot by 125 foot Lots:

Front Yard – 20 feet

Rear Yard – 20 feet

Side Yard – 7.5 feet

Front Load Garage - 25 feet

Porch/Courtyard Garage – 15 feet

Pool (Side and Rear) - 5 feet

The applicant is seeking a variance to the rear yard setback for the attached pergola.

The applicant has provided letters of "no objection" to the proposed pergola from the direct adjacent neighbors. The letters are attached to the staff report.

CODE REQUIREMENTS / CRITERIA

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

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

The applicant would like to construct the proposed attached pergola to the rear of the house. The proposed attached pergola will meet required side yard setbacks but cannot meet required rear yard setbacks without

the variance. The pergola has been designed with a screen to reduce "interference" and help provide continued "reasonable enjoyment" of the rear yard for the nearby property owners. The proposed attached pergola should not "negatively impact the standard of living" provided the applicant follows all required conditions as set forth by the staff and city code.

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

The requested variance does not change the residential nature of the property. A covered area such as a pergola or screen room attached to the rear of a single-family house is a typical attached structure on many residences in the City. Further, the size of the proposed attached pergola is not out of character with rear attached structures on other properties located within the PUD residential neighborhood.

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

Strict compliance with the City's land development regulations will not further any legitimate City objective. The proposed attached pergola will meet all other City requirements regulating residential additions.

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

The variance is consistent with the provisions of the City's Comprehensive Plan relating to low density residential neighborhood character.

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

The requested variance is the minimum variance that will make reasonable use of the land and allow the property owner continued enjoyment of the rear yard without impact to surrounding neighbors. Denying the variance does not benefit the property owner or the City.

SUMMARY

City Staff recommends approval of the variance to Ordinance 04-39 to allow the construction of an attached pergola with a 5 foot – 9 inch rear yard setback for the property at 14190 Jomatt Loop, subject to the following conditions:

1. This approval is for the addition of the attached pergola in the rear of the property.
2. The addition shall be constructed in accordance with the Design Specifications as attached and as submitted by the applicant.
3. The applicant will obtain all required zoning and building permits from the Planning and Zoning Department and Building Department prior to construction of the attached pergola.
4. The applicant will update and note all conditions of the variance on the plans for the attached pergola. Said updated plans will be submitted with all zoning and building permit review documents.
5. The addition of the attached pergola will not be enclosed as air conditioned space.

NEXT STEP

Follow all City regulations and apply for required zoning and building permits.

ATTACHMENTS

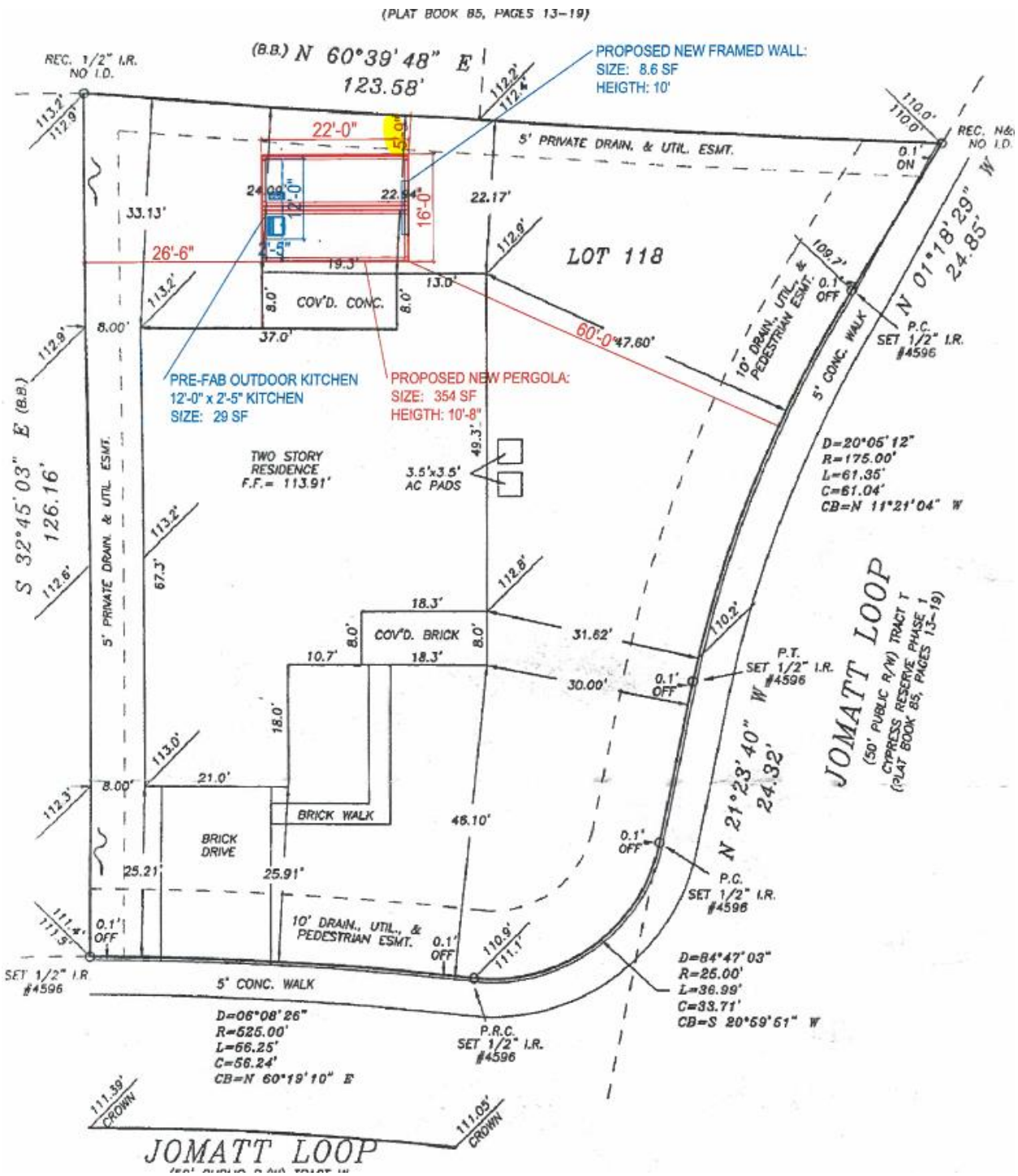
Aerial Photo
Survey with proposed setbacks
Design Specifications
Site Photos
Letters of No Objection

Aerial Photo

14190 Jomatt Loop

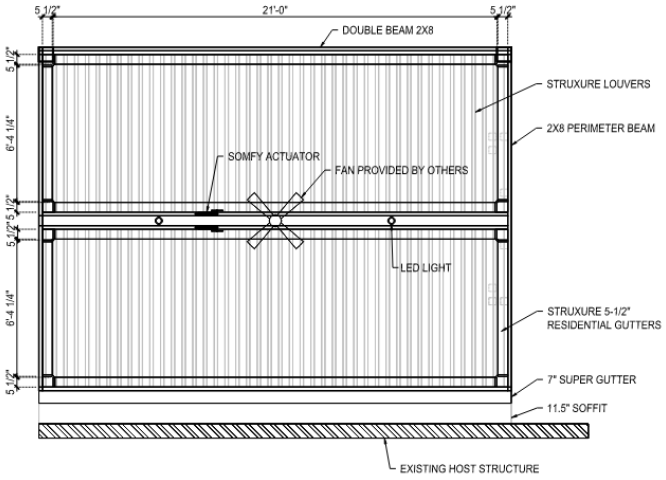
Survey with proposed setback

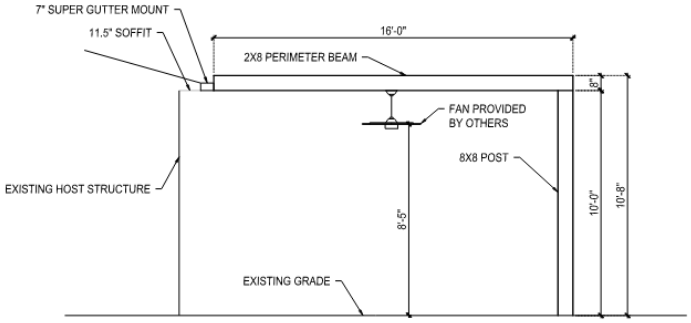
14190 Jomatt Loop



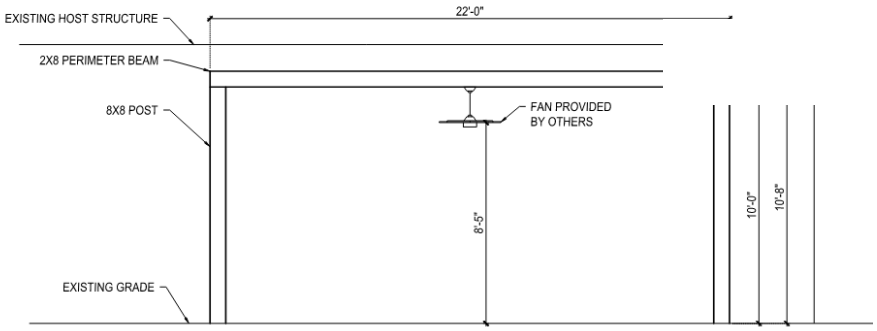
Design Specifications

Ceiling Plan View





2 S3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 S3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Site Photos

14190 Jomatt Loop front and side view

Enlarged side view

Letters of No Objection

NEIGHBOR CONSENT / NO-OBJECTION LETTER

Date:	January 29, 2026
Subject:	Neighbor Consent for Pergola Construction

To Whom It May Concern,

This letter serves as official confirmation that Brahmanand Nidadavolu and his spouse, Nirupama Nandivada (collectively, the "Undersigned Neighbors"), have no objections to the construction of a pergola at the residence of Keri Ishman located at 14190 Jomatt Loop, Winter Garden, Florida (the "Property").

The Undersigned Neighbors reside at 14186 Jomatt Loop, Winter Garden, Florida and are next-door neighbors with the Property.

If additional information, documentation, or confirmation is required to approve this project, please contact the Undersigned Neighbors using the contact information below.

Neighbor Contact Information

Phone: 317-701-6750

Email: BRAHMANAND.NIDADAVOLU@Gmail.Com

Sincerely,

Brahmanand Nidadavolu	Nirupama Nandivada
Signature:	Signature:
Date: 2/1/26	Date: 02/02/26

This document is intended for administrative/approval purposes and may be provided to an HOA, municipality, or permitting authority.

NEIGHBOR CONSENT / NO-OBJECTION LETTER

Date:	January 22, 2026
Subject:	Neighbor Consent for Pergola Construction

To Whom It May Concern,

This letter serves as official confirmation that Ernie Ishman and his spouse, Ruth Ishman (collectively, the "Undersigned Neighbors"), have no objections to the construction of a pergola at the residence of Keri Ishman located at 14190 Jomatt Loop, Winter Garden, Florida (the "Property").

The Undersigned Neighbors reside at 13695 Killebrew Way, Winter Garden, Florida and are back-door neighbors with the Property.

If additional information, documentation, or confirmation is required to approve this project, please contact the Undersigned Neighbors using the contact information below.

Neighbor Contact Information

Phone: (570) 847-5135

Email: ruth.ishman@gmail.com

Sincerely,

Ernie Ishman	Ruth Ishman
Signature: Ernie Ishman	Signature: Ruth Ishman
Date: 2/2/26	Date: 2-2-26

This document is intended for administrative/approval purposes and may be provided to an HOA, municipality, or permitting authority.

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM # 4.B

Date: February 24, 2026 **Meeting Date:** March 2, 2026

Subject: 617 S Boyd Street
Project Name: Till Property Variance
Parcel ID: 23-22-27-3992-00-080

Issue: The applicant is requesting a variance for the property located at 617 S Boyd Street.

Supplemental Material / Analysis:

Owner / Applicant: Shannon Till / Hails Properties LLC
Current Zoning: R-2 (Residential District)
Proposed Zoning: N/A
Current FLU: LR (Low Densit Residential)
Proposed FLU: N/A

Summary: The applicant is requesting a variance to Section 118-398 (1) a. and b. to allow a front yard setback of 20 feet, in lieu of the required 30 feet and a side yard setback of 5 feet in lieu of the required 10 feet, to allow the construction of a new single family residential structure on the vacant property.

Staff Recommendation(s):

Staff recommends approval subject to any conditions outlined in the Staff Report.

Next Step(s):

The applicant is responsible for following all City regulations and obtaining the required building permits.

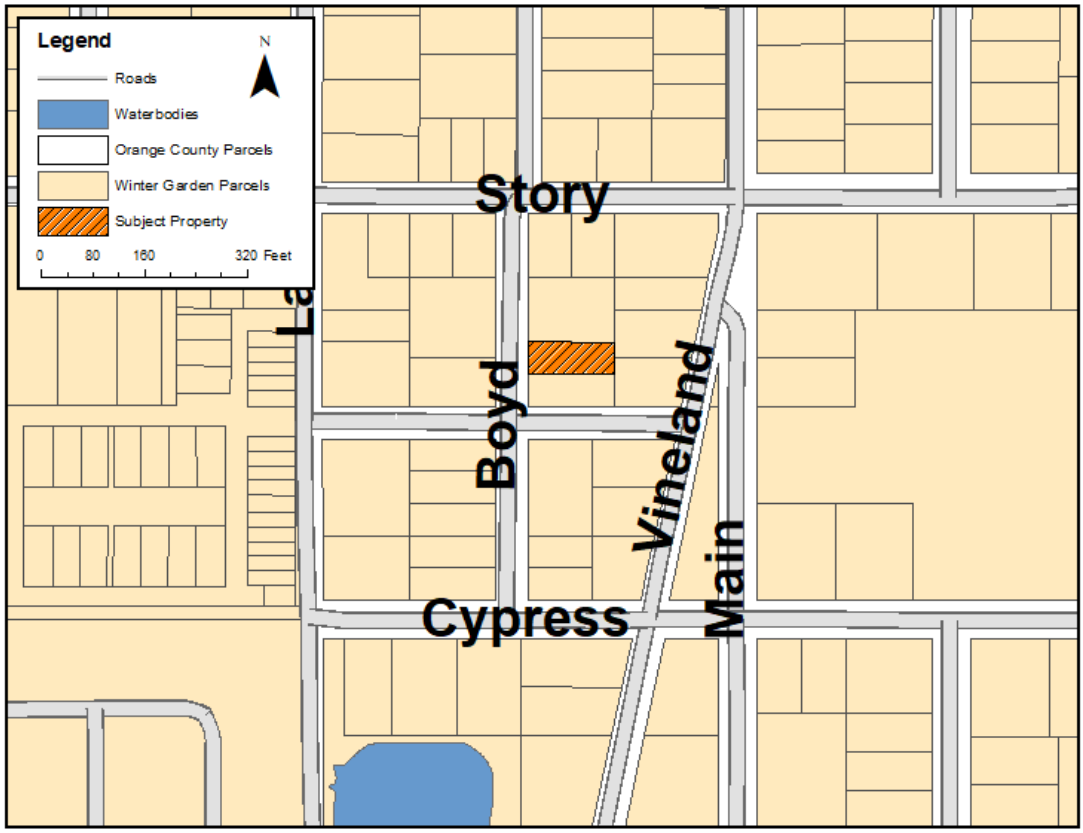
Attachment(s):

Staff Report
Location Map

LOCATION MAP

617 S Boyd Street

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

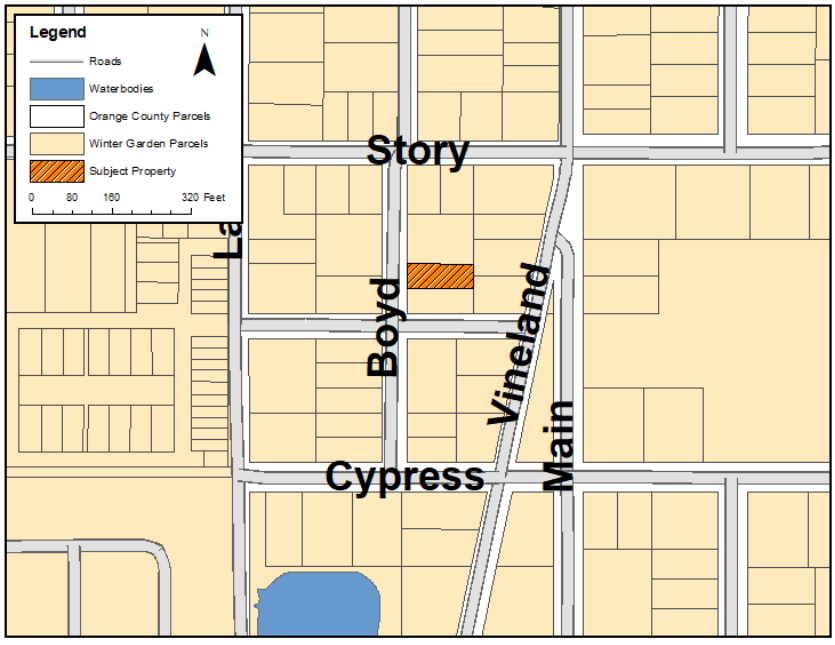
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: Yvonne Conatser, Senior Planner
DATE: March 2, 2026
SUBJECT: VARIANCE
617 S Boyd Street (0.16+/- ACRES)
PARCEL ID # 23-22-27-3992-00-080
APPLICANT: Hails Properties LLC / Shannon Till - owner

INTRODUCTION

The purpose of this report is to evaluate the request for a variance for the property located at 617 S Boyd Street in Winter Garden, Florida, herein known as the subject property. The request is to allow a front yard setback of 20 feet, in lieu of the required 30 feet and a side yard setback of 5 feet in lieu of the required 10 feet, to allow the construction of a new single family residential structure on the vacant property.

The subject property is approximately 0.16 +/- acres in size, zoned R-2 (Residential District) and designated LR (Low Density Residential) on the City Future Land Use Map. The map below shows the location of the subject property within the City of Winter Garden municipal limits.



EXISTING USE

The subject property is vacant.

ADJACENT LAND USE AND ZONING

The properties to the north, south and west are zoned R-2, designated LR on the City Future Land Use Map and developed with single family residential homes. The property to the east is zoned R-2, designated NC (Residential Neighborhood Commercial) and developed with a duplex. The property to the southeast is zoned R-NC (Residential Neighborhood Commercial), designated NC and developed with an office use. All properties are located in the City of Winter Garden municipal limits.

PROPOSED USE

The applicant is requesting a variance to reduce the front setback to 20 feet in lieu of the required 30 feet and a side setback of 5 feet in lieu of the required 10 feet to allow for the construction of a new single family residential structure. The proposed residence will be approximately 1,470 square feet in size and will meet the required rear setbacks and side setbacks to the south per the R-2 zoning district.

The 0.16 acre +/- (6,793 square feet) lot is considered legal non-conforming per City Code requirements. A new single family residential structure is allowed to be constructed on the undersized lot but should be constructed in accordance with R-2 zoning requirements.

The property contains a large "Grand" Live Oak Tree, approximately 90" DBH, as described on the property boundary survey. The tree is located approximately 75 feet from the front property line and 57 feet from the rear property line. The applicant included an Arborist letter with the application. The arborist states the condition of the tree as "excellent". The applicant would like to preserve the tree, but in order to protect the tree and the root system the single family residence must be placed a minimum of 20 feet from the tree.

The applicant plans to keep all the trees on the property except for the palm located in the south portion of the rear yard.

CODE REFERENCE

Section 118-398. of the City Code of Ordinances addresses minimum yard requirements for single family residential in the R-2 zoning district. This section states:

In the R-2 residential district, the minimum yard requirements are as follows:

(1) Single family and two-family.

a. Front: 30 feet;

b. Side: ten feet;

c. Rear: 20 percent depth of lot.

The applicant is seeking variances to Section 118-398. (1) a. and b. to construct the new single family residential structure.

CODE REQUIREMENTS / CRITERIA

Section 118-131 of the City Code that relates to the review criteria states that, "A variance may be granted from land development regulations by the planning and zoning board if the planning and zoning board concludes that literal enforcement of the provisions of land development regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land

development regulations) for the property at issue." The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff's comments concerning this particular petition.

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

Chapter 114 – Vegetation Article III. Trees Section 114-61. (a) of the City Code of Ordinances states the following:

(a) The city commission has determined that requirements for protection of trees in the city are not only desirable, but are essential to ensuring the health and general well-being of the community and that the required use of such restrictions is a proper use of the police powers. The general removal of trees should be appropriately controlled and, where possible, existing trees should be preserved on-site as property is developed.

Per Section 114-61 the City may support the requested variance as the proposed setbacks will allow the single family residential structure to be constructed at a distance that will protect and preserve the large Live Oak Tree. The proposed setbacks are typical of a small residential lot and should not negatively impact on the surrounding neighbors provided the applicant follows all required conditions as set forth by the staff and city code.

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

The requested variance will not change the neighborhood residential character of the area and is a reasonable request for the existing property. A single family residential structure is typical for a property zoned R-2 and is consistent with the surrounding neighborhood. The requested variance will help maintain the residential character of the neighborhood and protect and preserve the large Live Oak Tree.

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

Strict compliance with the City's land development regulations will not further any legitimate City objectives. The proposed single family residential structure will meet all other City requirements regulating residential construction.

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

The variance is consistent with the provisions of the City's Comprehensive Plan respecting low density residential neighborhood character.

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

The requested variance is the minimum variance that will make reasonable use of the land. Due to the location of the large Live Oak Tree the proposed location is the most reasonable. Provided the applicant meets all staff recommended conditions, the single family residential structure will not impact the adjacent neighborhood properties and will maintain the residential character of the neighborhood.

SUMMARY

Staff recommends approval of the variance to Section 118-398. (1) a. and b. for the property at 617 S Boyd Street to allow a front yard setback of 20 feet, in lieu of the required 30 feet and a side yard setback of 5 feet in lieu of the required 10 feet, to allow the construction of a new single family residential structure, subject to the following conditions:

1. The proposed residential structure will be built in the same architectural style and massing provided by the applicant with this variance request. Elevation attached.
2. The applicant will use a pier and beam foundation to construct the residential structure as recommended by the Arborist and to minimize any impact on the existing 90" Live Oak Tree and 38" Live Oak Tree as shown on the property boundary survey.
3. The construction plans must be reviewed and approved by the Planning and Zoning Department as part of the Zoning Pre-Approval permit review process. The Zoning Pre-Approval is required prior to submitting for Building Department permit review.
4. The applicant will obtain all required zoning and building permits from the Planning and Zoning Department and Building Department prior to construction of the single family residential structure.

NEXT STEP

Follow all City regulations and apply for required zoning and building permits.

ATTACHMENTS

Aerial Photo

Boundary Survey - vacant

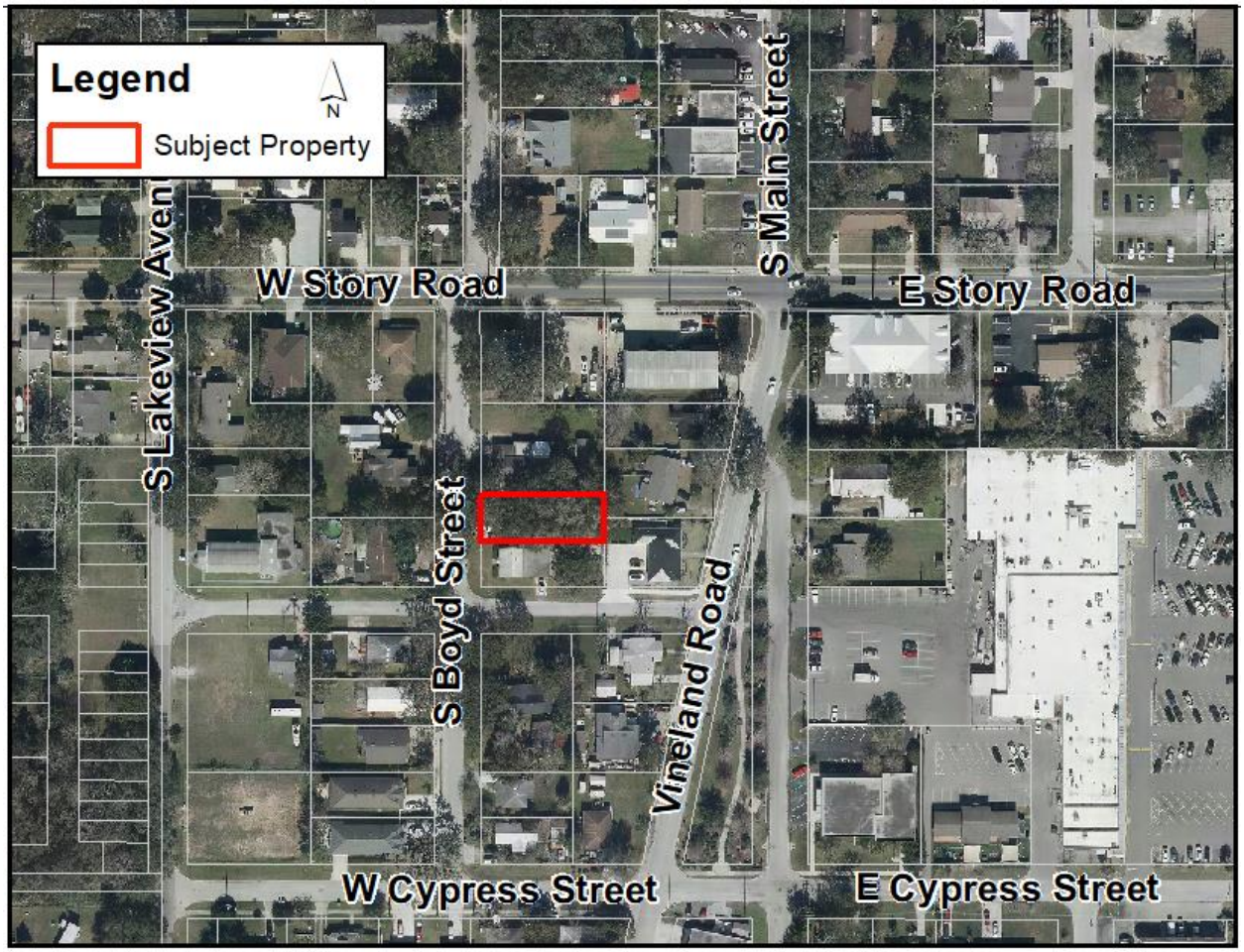
Site Plan/ Plot Plan

Elevations

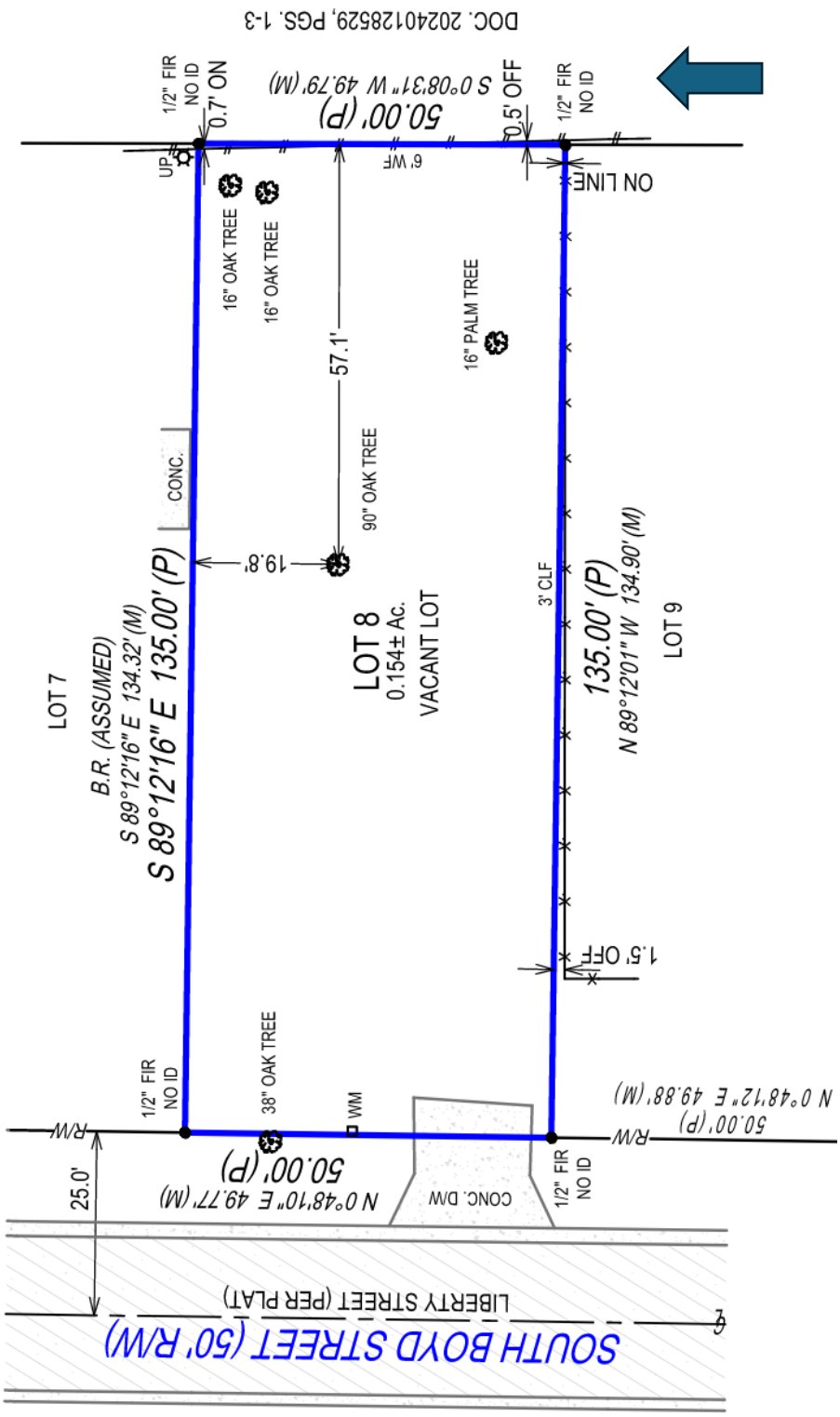
Site Photos

Arborist Letter

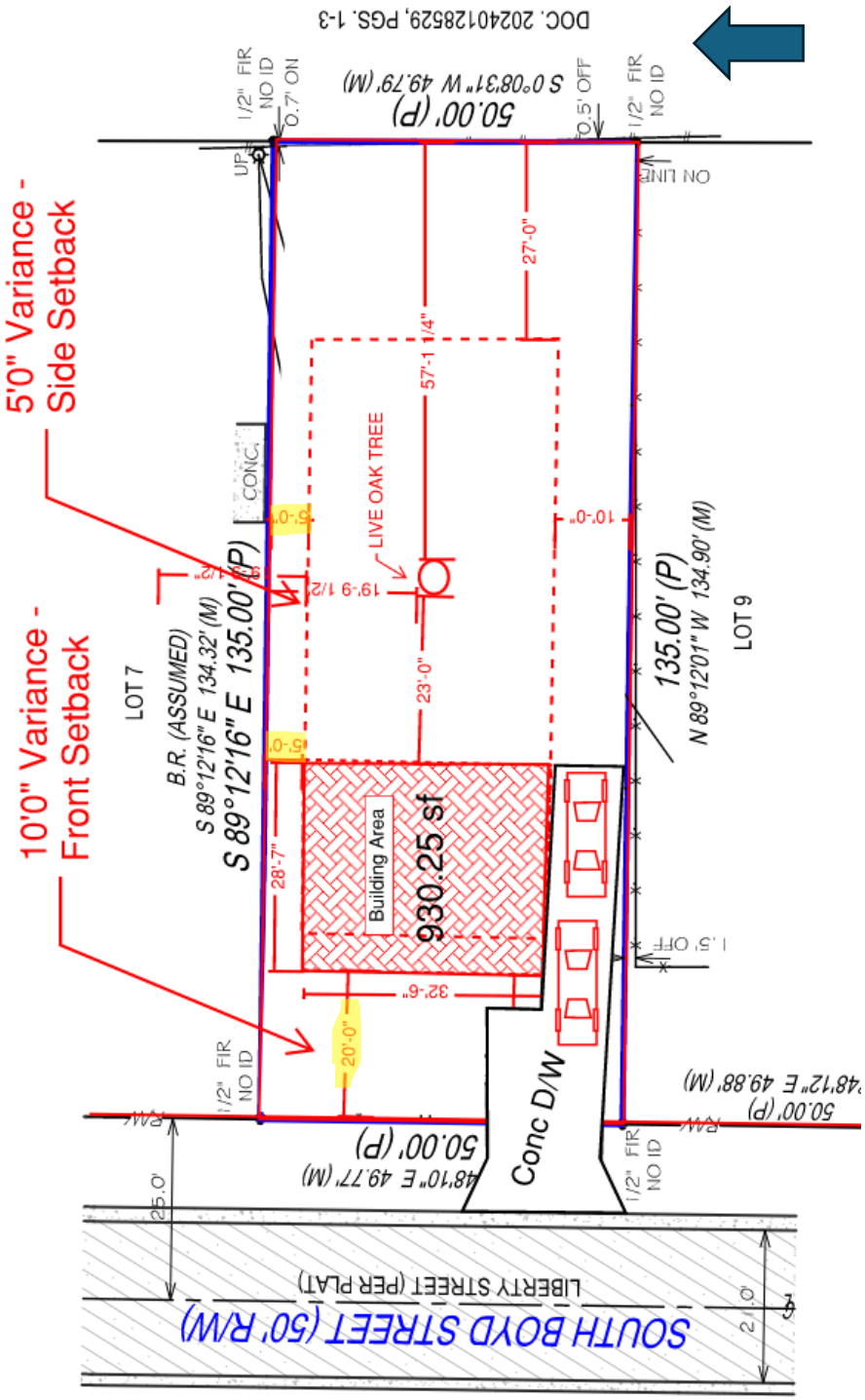
Aerial Photo
617 S Boyd Street



Boundary Survey – vacant



Site Plan/Plot Plan



Elevation

Site Photos
617 S Boyd Street

View from W Lafayette Street – showing alignment of existing homes

Arborist Letter

Private Tree Inspection

REFERENCE: SHANNON TILL

Date: 12-4-2025

Address: 617 S. BOYD ST. WINTER GARDEN, FLA. 34787

Location of Trees: ABOVE - REAR CENTER

Observations: HISTORIC SPECIMEN TREE IN EXCELLENT HEALTH.

SPECIES: LIVE OAK

DBH: 60"

CONDITION: EXCELLENT HEALTH AND FORM. NO SIGNS OF DISEASE OR DECLINE. THIS TREE IS WELL BALANCED WITH GOOD LARGE LIMB ATTACHMENT POINTS.

Discussion: IN ORDER TO FACILITATE NEW CONSTRUCTION AND RETENTION OF TREE, SOME LIMB PRUNING AND MINIMAL ROOT ZONE INTRUSION WILL BE NECESSARY. THIS HAS BEEN DISCUSSED WITH BUILDER REP.

Recommendation: PRUNE LIMBS AS DIRECTED, STRONGLY CONSIDER PIER AND BEAM FOUNDATION CONSTRUCTION, ERECT 2"x4" EXCLUSION FENCE AT LEAST 30' FROM TRUNK. LIMIT ROOT ZONE DAMAGE AS MUCH AS POSSIBLE.

Inspection done by: Kenneth R. Gardner I.S.A. Certification#SO-1131A

Signature: Kenneth R. Gardner Date: 12-4-2025

Contact Information: Phone: (407) 461-7802 Email: dawkeng@bellsouth.net

ARBORIST

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM # 4.C

Date: February 23, 2026 **Meeting Date:** March 2, 2026

Subject: 711 Valencia Court
Project Name: 711 Valencia Court – MacArthur Variance
Parcel ID: 15-22-27-8842-00-280

Issue: The applicant is requesting a variance for the property located at 711 Valencia Court.

Supplemental Material / Analysis:

Owner / Applicant: Lee and Sharon MacArthur
Current Zoning: R-1 (Single-family Residential District)
Proposed Zoning: N/A
Current FLU: LR (Low Densit Residential)
Proposed FLU: N/A

Summary: The applicant is requesting a variance to Section 118-308(1)(c) to allow a rear yard setback of 19.5 feet, in lieu of the minimum required 22 feet, in order to build a 16’ x 16’ (256 sf) addition on a single-family home.

Staff Recommendation(s):

Staff recommends approval subject to any conditions outlined in the Staff Report.

Next Step(s):

The applicant is responsible for following all City regulations and obtaining the required building permits.

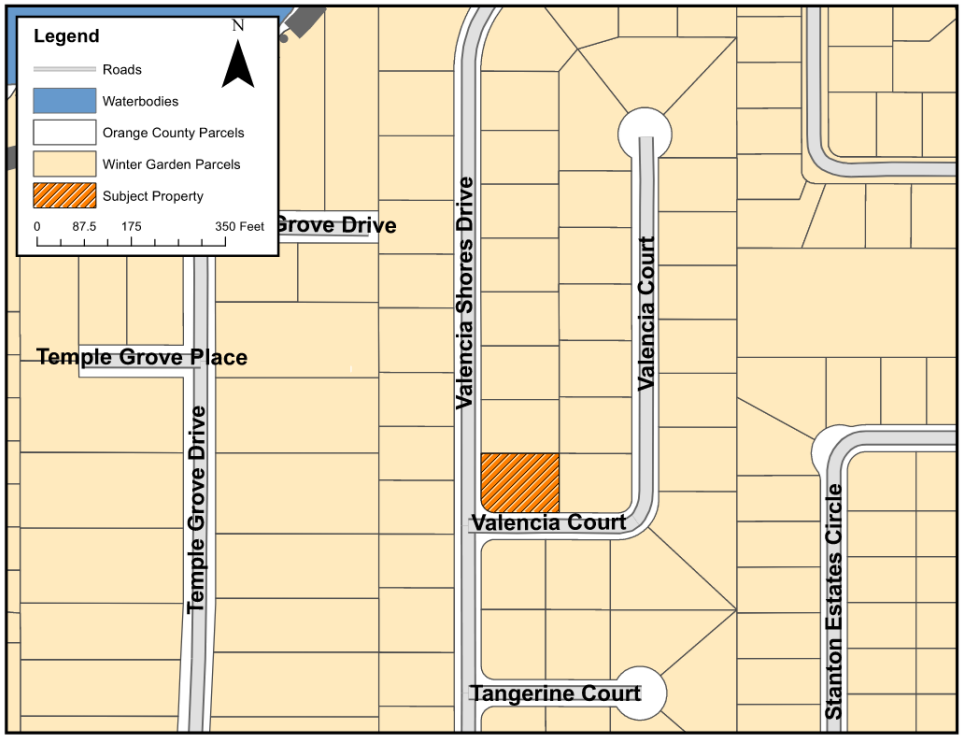
Attachment(s):

Staff Report
Location Map

LOCATION MAP

711 Valencia Court

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

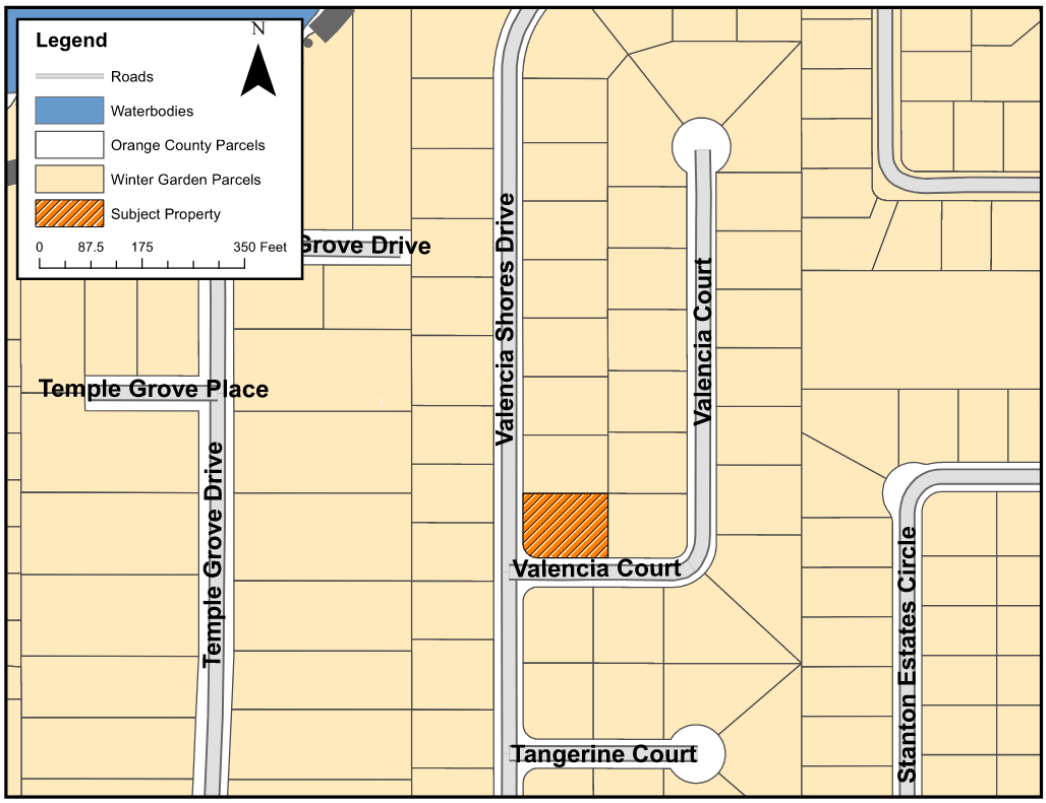
TO: PLANNING AND ZONING BOARD
PREPARED BY: SHANE FRIEDMAN, PLANNING SUPERVISOR
DATE: MARCH 2, 2026
SUBJECT: VARIANCE
711 Valencia Court (0.36 +/- ACRES)
PARCEL ID # 15-22-27-8842-00-280

APPLICANT: Lee and Sharon MacArthur

INTRODUCTION

The purpose of this report is to evaluate the request for a variance for property located at 711 Valencia Court in Winter Garden, Florida. The request is to allow a rear yard setback of 19.5 feet, in lieu of the minimum required 22 feet, in order to build a 16' x 16' (256 sf) addition on a single-family home.

The subject property, located at 711 Valencia Court, is an approximately 0.36 ± acre lot. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The subject property carries the zoning designation R-1 (Single-Family Residential District) and is designated LR (Low Density Residential) on the Future Land Use Map of the City's Comprehensive Plan. The property is located within the Valencia Shores Subdivision.

EXISTING USE

The subject property is developed with a 2,500 +/- square foot single-family house that was built in 1973. The lot also includes a metal shed and concrete patio.

ADJACENT LAND USE AND ZONING

The properties located to the north, south, east, and west of the subject property are all developed with single-family homes in the Valencia Shores Subdivision, zoned R-1, and are located in the City's of Winter Garden's jurisdictional limits.

PROPOSED USE

The applicant is requesting the variance to permit the construction of a 16' x 16' (256 sf) addition, typically known as a Florida room, to the home.

CODE REFERENCE

Sec. 118-308(1)c of the City Code of Ordinances addresses minimum yard requirements for structures in the R-1 Zoning District. This section states;

(1) Single-family.

a. Front: 30 feet.

b. Side: ten feet each.

c. Rear: 20 percent of depth of lot.

The applicant is seeking a variance in order to build a home addition (Florida Room) with a rear yard setback of 19.5' in lieu of the minimum required 22' rear yard setback.

CODE REQUIREMENTS / CRITERIA

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

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

The proposed addition is in the rear of the home similar to a screened patio. The addition will be built in the same manner as the home, with a pitched roof, stucco façade, and windows. If this property were addressed off of Valencia Shores Drive the applicant would only need to

meet a 10' side yard setback. The addition will be 19.5' off the applicant's rear yard, which is technically the side yard of the neighbor located at 211 Valencia Shores Drive. The use and location of this addition should have limited if any negative impacts to the adjacent property owners.

(2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;
The requested variance will make reasonable use of the property. This is a corner lot whose address is off of Valencia Court. If the home were oriented and addressed off of Valencia Shores Drive the applicant would not need any variances for this request. These types of variances are typical of corner lots, especially those built decades ago.

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

(4) The granting of the variance is consistent with the city's comprehensive plan; and
The variance is consistent with the provisions of the City's Comprehensive Plan relating to low density residential neighborhood character.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.
The variance requested is the minimum variance that will make reasonable use of the land. The applicant is continuing the setback that already exists for the home at 19.5 feet. The applicant will also have a side yard setback of 30 feet. Denying this variance would benefit neither the applicant nor the adjacent property owners.

SUMMARY AND STAFF RECOMMENDATION

City Staff recommends approval of a variance to City Code Section 118-308(1)c for a rear yard setback of 19.5', in lieu of the minimum required 22' rear yard setback, in order to build a 16' x 16' addition to a single-family home with the following conditions:

1) The 16' x 16' addition will be constructed in accordance with the elevations as provided by the applicant.

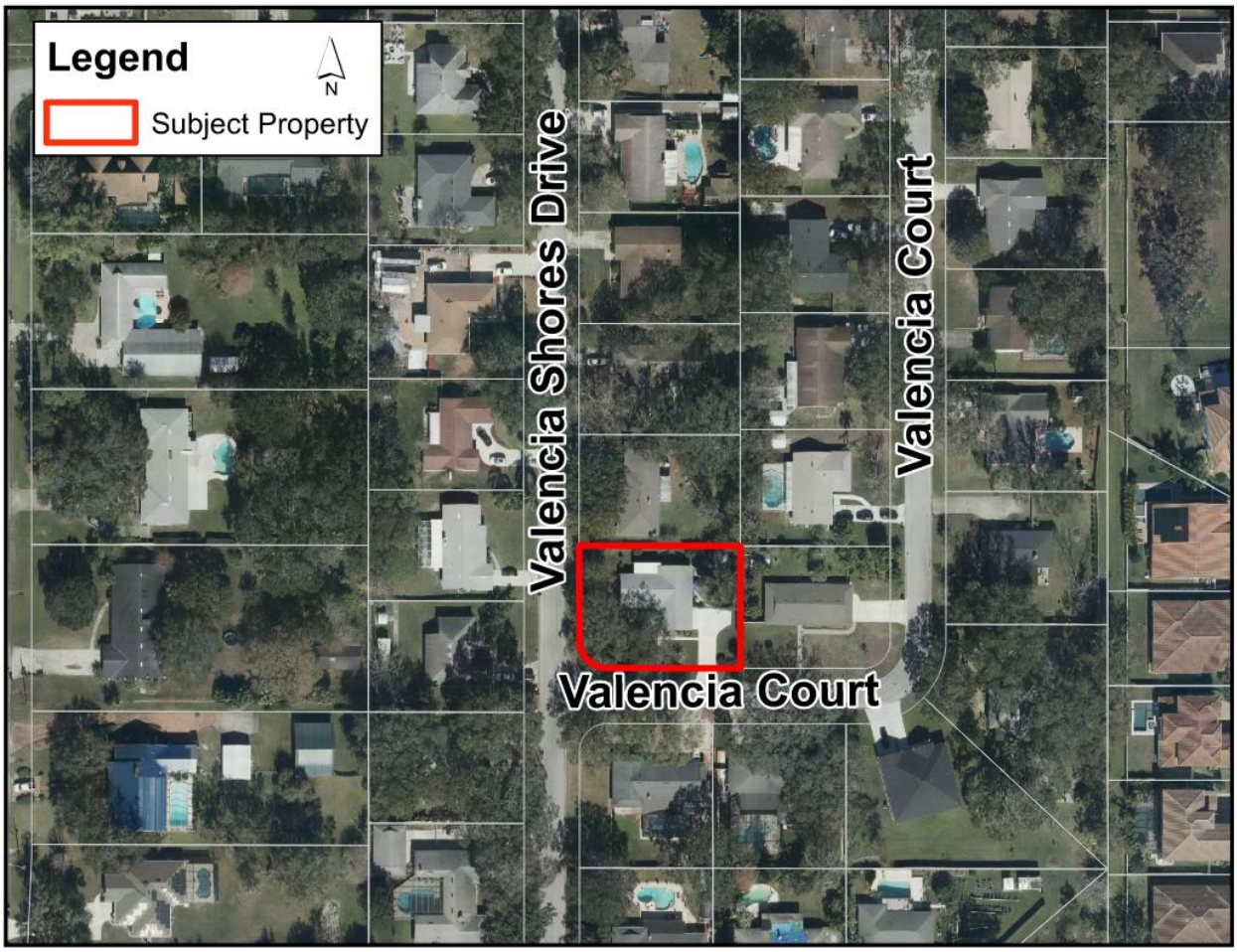
NEXT STEPS

Follow all City regulations and apply for building permits.

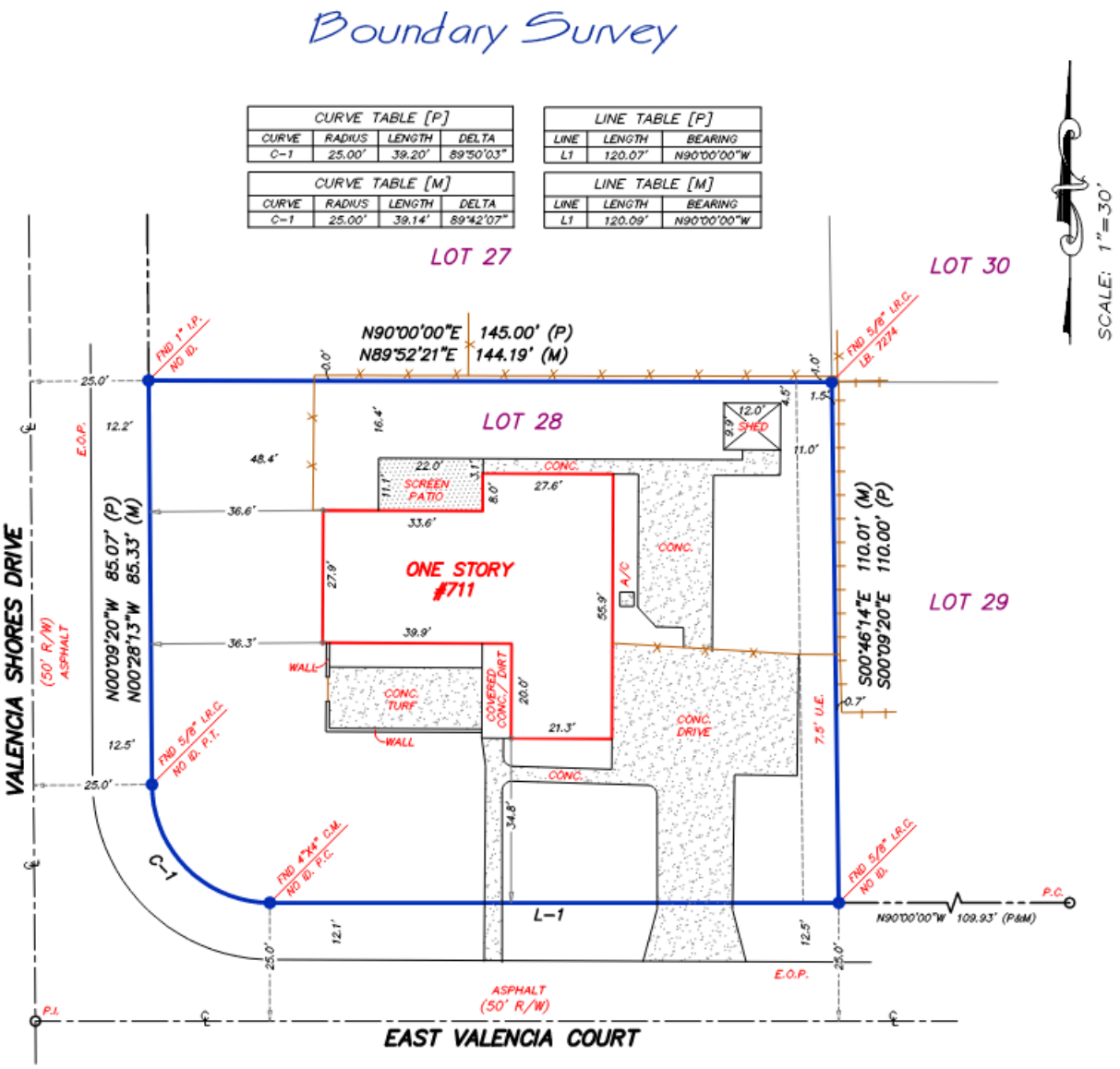
ATTACHMENTS

- Aerial Photo
- Site Plan
- Site Photos

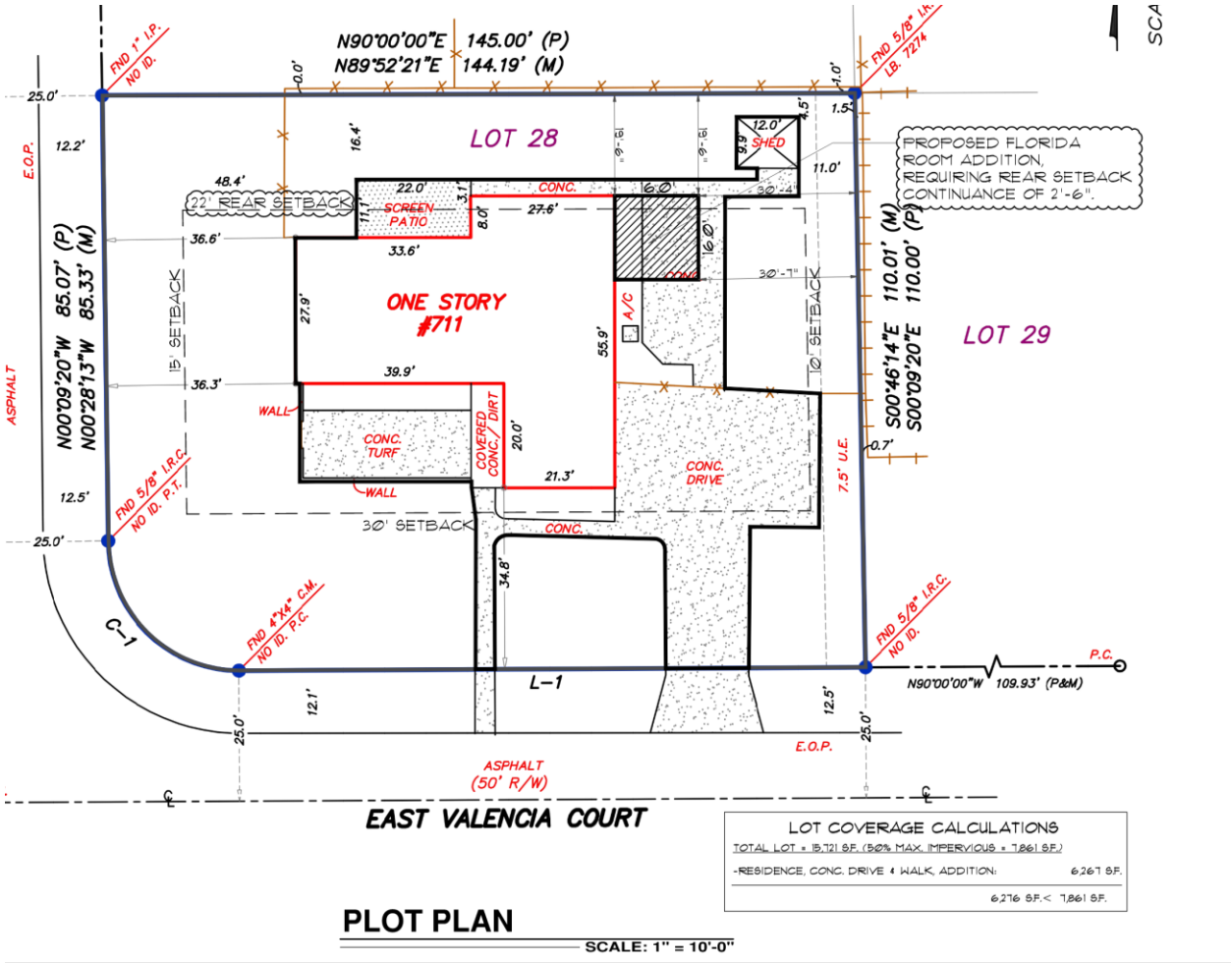
AERIAL PHOTO
<u>711 Valencia Court</u>



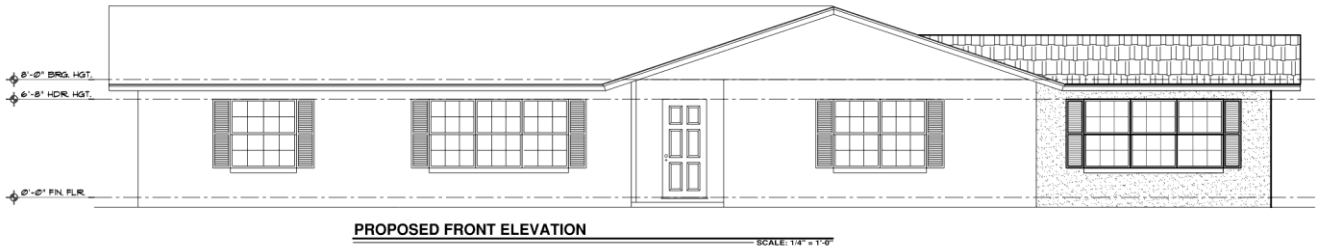
SURVEY
711 Valencia Court



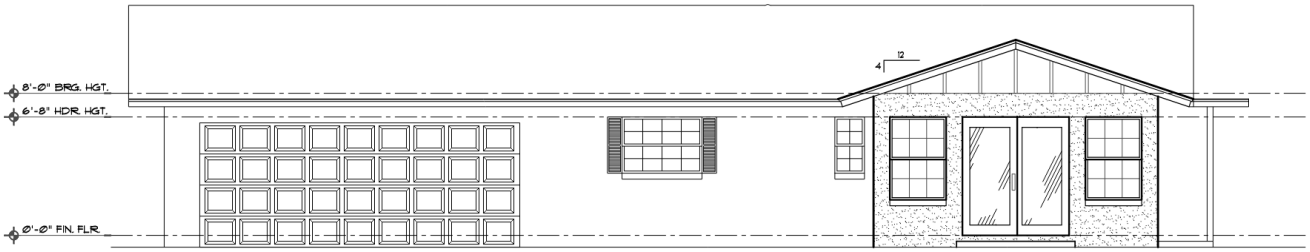
SITE PLAN
711 Valencia Court



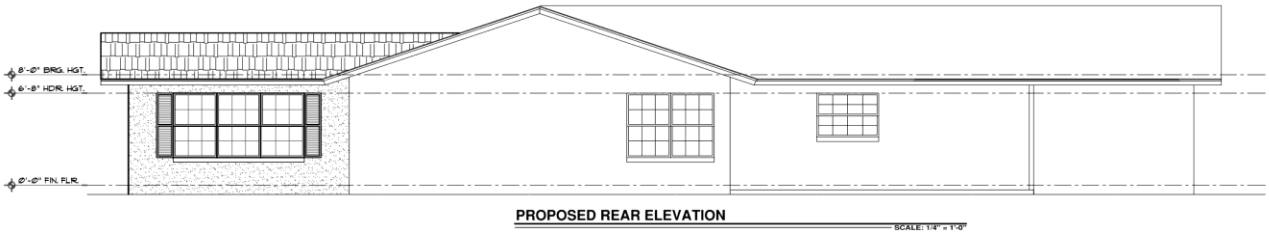
BUILDING ELEVATIONS
711 Valencia Court



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

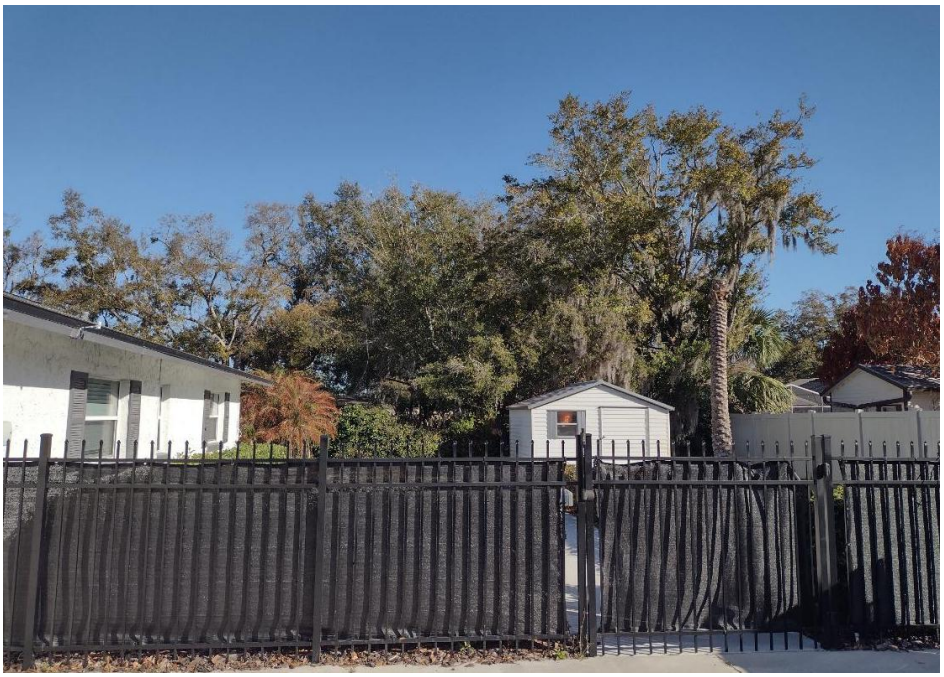


PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

SITE PHOTOS
711 Valencia Court

(Facing north from right-of-way)

(Facing north from driveway)



(Facing north from driveway)

(Facing west from side property line)

(Facing west along rear of property)

(Facing east towards side property)

END OF STAFF REPORT