

FINAL DEVELOPMENT PLAN FOR 9TH STREET COMMERCIAL DEVELOPMENT

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT

APPROVED SUBJECT TO COMMENTS BY

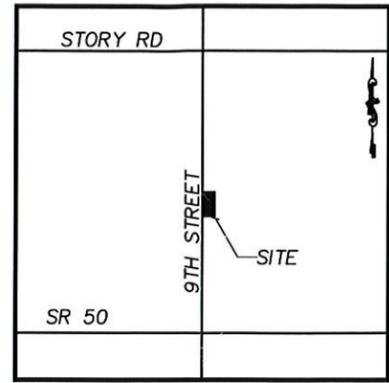
J. Fraser
City Engineer

4-6-23
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT

4-17-23
DATE

J. Fraser
INITIALS



LOCATION MAP
NTS

SITE INFORMATION

PARCEL ID: 12-22-27-6496-32-001
 PROPERTY ADDRESS: 851 9TH ST
 PROPERTY AREA: 0.85 AC
 PROPERTY ZONING: C-2
 TOTAL PROPOSED NEW BUILDING SQUARE FOOTAGE: 5,400
 PROPOSED PHASING: 1-PHASE
 EXISTING USE: OPEN SPACE
 WATER AND SEWER PROVIDER: CITY OF WINTER GARDEN

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SHT. NO.	DESCRIPTION
CVR	COVER SHEET
C-1	GENERAL NOTES, SPECIFICATIONS AND UNDERDRAIN DETAILS
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C-5	STORMWATER POLLUTION PREVENTION PLAN
L100	LANDSCAPE PLAN
L200	LANDSCAPE PLANS AND SPECS

LEGAL DESCRIPTION

DESCRIPTION:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 27 EAST; THENCE RUN N00°03'40"E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, 75.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COLONIAL DRIVE (STATE ROAD 50); THENCE RUN S89°57'06"W ALONG SAID NORTH RIGHT OF WAY LINE, BEING 75.00 FEET NORTH OF AND PARALLEL WITH WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 667.71 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE RUN N00°04'53"E ALONG SAID WEST LINE, 594.60 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE RUN S89°45'14"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, 667.51 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24; THENCE RUN N00°06'06"E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, ALSO BEING THE EAST LINE OF BLOCK 6 OF THE PLAT OF OVERSTREET CRATE COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK "F", PAGE 9, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; 333.65 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE RUN S89°39'19"W ALONG THE SOUTH LINE OF SAID NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, 1150.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°39'19"W ALONG SAID SOUTH LINE; 153.21 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NINTH STREET, THENCE RUN N00°08'34"E, BEING 30.00 FEET EAST OF AND PARALLEL WITH WHEN MEASURED PERPENDICULAR TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 AND ALONG THE WEST LINE OF SAID BLOCK 6, 236.39 FEET; THENCE RUN N89°33'22"E ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, 161.94 FEET TO A POINT ON THE CENTERLINE OF A DRAINAGE EASEMENT, AS DESCRIBED AND RECORDED IN MINUTE BOOK 2, PAGE 23, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S02°04'34"W ALONG SAID CENTERLINE OF A DRAINAGE EASEMENT, 236.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.85 ACRES MORE OR LESS.

James A. Fraser, State of Florida, Professional Engineer, License No. 58030; This item has been digitally signed and sealed by James A. Fraser on the date indicated here 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.

JAMES A. FRASER, P.E. #58030

CENTRAL FLORIDA ENGINEERING, INC.

CIVIL ENGINEERING CONSULTANT
 3586 ALOMA AVE #14 WINTER PARK, FL 32792
 PHONE: (407)719-6040 EMAIL:jfraserpe@earthlink.net

PROJECT INFORMATION

- DEVELOPER**
 SCOTT HOLDER
 9TH STREET, LLC
 1339 BIRCHTREE LN
 WINDERMERE, FL 34786
 PHONE: (820)27-0713
 E-MAIL:scottlud@yahoo.com
- CIVIL ENGINEER**
 CENTRAL FLORIDA ENGINEERING, INC.
 2601 VALE CT.
 ORLANDO, FL 32807
 PHONE: (407)719-6040
 E-MAIL:jfraserpe@earthlink.net
- LANDSCAPE ARCHITECT**
 LANDSCAPE DYNAMICS, CC, INC
 2481 ALOMA AVENUE, # 284
 WINTER PARK, FL 32792
 PHONE: 407-579-8611
 E-MAIL:randyebuchanan@gmail.com
- SURVEYOR**
 BERMAN SURVEYING AND MAPPING, INC.
 32 W FLANT ST
 WINTER GARDEN, FLORIDA 34787
 PHONE: (407)905-8877
 FAX: (407)905-8875
 E-MAIL:aron@bermanurveying.com
- GEOTECHNICAL ENGINEER**
 YOWAISH ENGINEERING SERVICES, LLC
 983 SUNSHINE LANE
 ALTAMONTE SPRINGS, FL 32714
 PHONE: (407)774-9383
 FAX: (407)478-8878
 E-MAIL:doug@yowish.com

PERMITS REQUIRED

- CITY OF APOPKA APPROVAL
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SURFACE WATER PERMIT
- FOOT DRAINAGE CONNECTION PERMIT
- FOOT RW UTILIZATION PERMIT
- FDSP POTABLE WATER PERMIT

SITE CONSTRUCTION NOTES:

- CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO OBTAIN NECESSARY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMED WORK ON THIS PROJECT.
- THE OWNER, THE STATE, THE CITY AND THE COUNTY SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARDS SPECIFICATIONS OF ALL GOVERNING AGENCIES.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR A PERIOD SPECIFIED BY THE LOCAL MUNICIPALITY (MINIMUM OF ONE YEAR) FROM THE DATE OF WRITTEN ACCEPTANCE FROM THE OWNER. THE CONTRACTOR SHALL REPLACE / REPAIR ALL SUBSTANDARD WORK AT NO COST TO THE OWNER.
- CONTRACTOR TO VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE LATEST APPROVED PLANS AND ALL ITEMS CONSTRUCTED BY THE CONTRACTOR USING NON-APPROVED PLANS SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL SEEK CLARIFICATION IN WRITING FROM THE DESIGN ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION IF CONFLICTS ARE ENCOUNTERED BETWEEN THE APPROVED PLANS AND SPECIFICATIONS ETC.
- ALL CONSTRUCTION METHODS AND OPERATIONS MUST BE DONE IN SUCH A MANNER AS TO PROTECT ALL ADJACENT EXISTING BUILDINGS AND SITE ELEMENTS. ANY EXISTING ELEMENTS DAMAGED, DURING CONSTRUCTION MUST BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL MAINTAIN ONE CLEAN SET OF MARKED PLANS SHOWING ALL CHANGES TO THE PERMITTED PLANS. UPON COMPLETION OF PROJECT, THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEER SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. THE CONTRACTOR SHALL CALL THE FLORIDA SUNSHINE STATE ONE CALL CENTER, INC. AT 1-800-432-4770 IN ORDER TO HAVE EXISTING UTILITY LOCATIONS VERIFIED/MARKED AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES. IN ADDITION, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF SAID UTILITIES WITH THE OWNER OF THE UTILITY.
- THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKAGE OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCES OR THE INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

GRADING AND DRAINAGE NOTES:

- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION OR PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER. THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKAGE OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCES OR THE INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- UNLESS NOTED OTHERWISE, GRADES ARE AT THE OUTLET / ASPHALT ELEVATION.
- THE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES SHOWN ARE BASED UPON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND / OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THESE FACILITIES DURING THE COURSE OF THE WORK.
- ALL PAVEMENT DAMAGED BY CONTRACTOR'S OPERATIONS MUST BE REPAVED TO MATCH EXISTING PAVEMENT SECTION (SEE DRAWING). ALL PAVEMENT MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- SITE CONTRACTOR TO BE RESPONSIBLE FOR GRADING WITHIN LANDSCAPE AREAS. GRADE WITHIN THESE AREAS TO BE AT OR ABOVE GRADE AT NEAREST BACK OF CURB OR SIDEWALK. ALL LANDSCAPE AREAS TO BE GRADED WITH CLEAN FILL, ABSENT OF ANY PAVEMENT BASE MATERIALS.
- ALL SUBGRADE BENEATH PROPOSED BUILDING AND PAVEMENT SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND BE NOT LESS THAN 95% MAXIMUM DRY DENSITY (MOIST PROCTOR) PER ASTM D-1587-78. (TO DEPTHS OF 3 FEET BELOW BUILDING AND 2 FEET BELOW PAVEMENT.

GENERAL REQUIREMENTS:

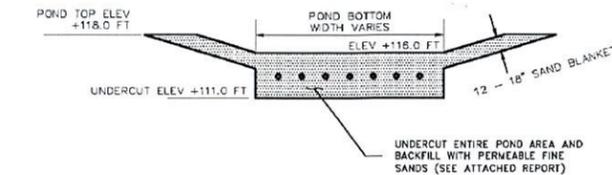
- ALL GRAVITY SANITARY PIPE AND FITTINGS SHALL BE SDR 26.
- ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).
- AS-BUILT RECORD DRAWINGS SHALL COMPLY WITH CITY OF WINTER GARDEN REQUIREMENTS AVAILABLE ON-LINE.
- ALL STORM (>12") AND SANITARY LINES (>6") SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
- IF THERMOPLASTIC PIPE IS USED IT SHALL MEET ALL CITY MATERIAL AND INSTALLATION REQUIREMENTS AS SPECIFIED IN THE CITY'S STANDARDS & SPECIFICATIONS INCLUDING CLASS II BEDDING (SINCE COMMERCIAL).
- HP POLYPROPYLENE PIPE (NOT HDPE, N-12), LASER PROFILING, INSTALLATION PER ASTM D2321, ETC. (SEE UNDER ON-LINE FORMS ON WEBSITE)
- ALL UTILITIES SHALL BE UNDERGROUND PURSUANT TO CODE (SEC. 18-33) INCLUDING ELECTRICAL POWER, CABLE, TELEPHONE, ETC.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY LOCAL, STATE AND FEDERAL REGULATIONS, WHICHEVER IS MORE STRINGENT SHALL APPLY.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE THE NECESSARY RIGHT-OF-WAY PERMITS AND PROVIDE FOR THE SAFETY AND CONTROL OF TRAFFIC DURING CONSTRUCTION.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN-HAND BEFORE BEGINNING ANY CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY AND VERTICALLY) ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND FOR NOTIFYING VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISTRIBUTION SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR WILL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY WITHIN 48 HOURS BEFORE ANY INSPECTIONS. ALSO THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA, SCHEDULES AND SIGNAGE REQUIREMENTS. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOT EXCAVATE REMOVE OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES OR GRADING SECTIONS, ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATIONS OR REMOVAL IS PROVIDED OR IN THE CONTRACT, PLANS, OR SPECIFICATIONS.
- ALL WORK AND ALL MATERIALS FURNISHED SHALL BE IN CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.
- PROVIDE A MINIMUM OF 3 FT COVER FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- COMPACT ALL UTILITIES TRENCHES WITHIN ROADWAYS TO 98% OF THE PROCTOR MAXIMUM DENSITY.
- THE SPECIFICATIONS, NOTES AND PLANS CALL ATTENTION TO CERTAIN REQUIRED FEATURES OF THE CONSTRUCTION BUT DO NOT PURPORT TO COVER ALL DETAILS OF DESIGN AND CONSTRUCTION. HOWEVER, THE CONTRACTOR SHALL FURNISH AND INSTALL THE WORKS IN ALL DETAILS AND READY FOR OPERATION.
- ALL EQUIPMENT SHALL BE HANDLED, STORED, INSTALLED, TESTED AND OPERATED IN STRICT ACCORDANCE WITH THE APPLICABLE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ALL WORK SHALL BE ACCOMPLISHED TO THE HIGHEST QUALITY CRAFTSMANSHIP STANDARDS.
- ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES ORDINANCES REGULATIONS.
- APPARENT ERRORS, DISCREPANCIES OR OMISSIONS ON THE DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE BIDDING.
- AFTER COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY, A COMPLETED ASBUILT ONE WEEK BEFORE FINAL INSPECTION, BEFORE THE FINAL ACCEPTANCE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SITE CLEANUP FOR THE REMOVAL OF TRASH, DEBRIS, EXCESS MATERIALS AND EQUIPMENT TO PRESENT THE PROJECT SITE CLEAN AND IN GOOD ORDER.
- NO EXTRA PAYMENTS WILL BE ALLOWED FOR ANY WORK REQUIRED DUE TO MISUNDERSTANDING OF JOB OR SITE CONDITIONS AFFECTING THE WORK AS DESCRIBED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATION AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT OF THE CONTRACT DOCUMENTS. THE TENDERING OF A PROPOSAL WILL ACKNOWLEDGE ACCEPTANCE OF THESE CONDITIONS BY THE BIDDER.
- THE CONTRACTOR SHALL SUBMIT FOUR (4) SETS OF DETAILED SHOP DRAWINGS OF ALL MAJOR ITEMS PROPOSED FOR THIS PROJECT TO THE ENGINEER PRIOR TO ORDERING ANY OF THE EQUIPMENT. TWO (2) COPIES OF THE SHOP DRAWINGS WILL BE RETURNED TO THE CONTRACTOR, UPON THE CONTRACTOR'S RECEIPT OF APPROVED SHOP DRAWINGS FROM THE ENGINEER, THE CONTRACTOR MAY PROCEED WITH THE WORK.

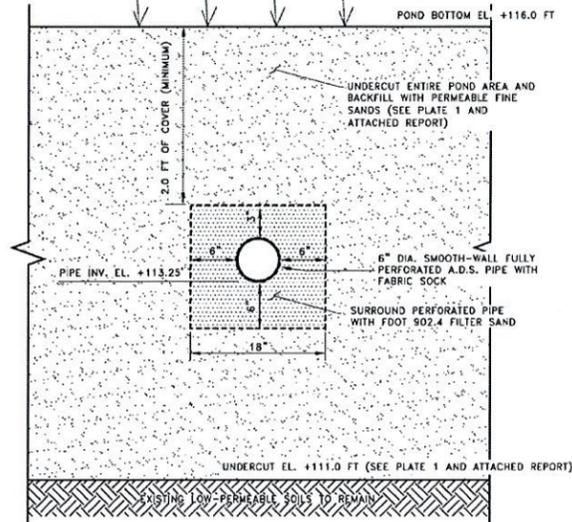
RECOMMENDED POND UNDERCUTTING PROCEDURES ARE AS FOLLOWS:

- THE EXISTING VEGETATION AND TOPSOIL LAYERS SHOULD BE REMOVED IN ITS ENTIRETY FROM WITHIN THE PROPOSED POND AREA. THE UNSUITABLE MATERIAL GENERATED DURING THE EARTHWORK ACTIVITIES SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
- THE OVER-EXCAVATION LIMITS SHALL EXTEND TO A DEPTH OF 5.0 FEET BELOW THE POND BOTTOM DESIGN ELEVATION. THE BACKFILL SOILS SHOULD COMPRISE PERMEABLE FINE SANDS, AS SPECIFIED BELOW.
- UPON APPROVAL BY THE GEOTECHNICAL ENGINEER, THE EXCAVATED AREA SHALL BE SCARIFIED AND THEN BACKFILLED WITH CLEAN FINE SANDS WITH THE FOLLOWING ENGINEERING PROPERTIES:
 - MINIMUM PERMEABILITY EQUAL TO 10 FEET PER DAY, WHEN COMPACTED TO MINIMUM DENSITY EQUIVALENT TO 92 PERCENT OF THE SOIL'S MODIFIED PROCTOR DENSITY VALUE (ASTM D-1557)
 - MAXIMUM FINES CONTENT (PERCENT PASSING THE U.S. NO. 200 SIEVE) OF 3 PERCENT. IT IS OUR OPINION THAT IMPORT MATERIAL WILL BE REQUIRED.
- NO BURYING OF ON-SITE UNSUITABLE SOILS, STRIPPINGS OR DEBRIS IS PERMITTED WITHIN THE RETENTION POND BOTTOM, BERMS AND/OR SIDE SLOPES
- IN ORDER TO MAINTAIN THE NECESSARY INFILTRATION CAPACITY, THE SOILS BELOW THE RETENTION AREA SHALL NOT BE OVER COMPACTED/DENSED BY THE CONSTRUCTION EQUIPMENT. AS SUCH AND UPON COMPLETION OF THE POND GRADING OPERATION, THE VERTICAL PERMEABILITY OF THE FINE SANDS BELOW THE POND BOTTOM SHOULD BE CHECKED (MINIMUM 1 LOCATION PER POND). IF THE MEASURED PERMEABILITY IS LESS THAN 25 FEET PER DAY, THE AFFECTED POND BOTTOM AREA SHOULD BE SCARIFIED USING A ROOF RAKE AND/OR SIMILAR EQUIPMENT (TO LOOSEN THE SOILS TO A MINIMUM DEPTH OF 2 FEET). THEREAFTER, THE POND AREA MAY BE RE-GRADED USING LIGHT WEIGHT RUBBER TIRE AND/OR LOW CONTACT PRESSURE TRAC-MOUNTED EQUIPMENT AND THE PERMEABILITY OF THE LOOSENED SOILS RETESTED.
- IN ORDER TO MINIMIZE SILTATION OF THE POND BOTTOM, A 12 TO 18 INCH SAND BLANKET SHOULD BE PROVIDED ALONG THE POND SIDE SLOPES, WHERE THE CLAY SOILS ARE EXPOSED.



TYPICAL CROSS-SECTION PROPOSED POND UNDERCUT
NOT TO SCALE

SEEPAGE ANALYSES			
PROPOSED POND			
CITY OF WINTER GARDEN, FLORIDA			
DRAWN : RNR	SCALE : NOTED	JOB NO. : 21-E2379.01A	PLATE : 1
APPROVED : D.J.Y.	DATE : 7/15/2022		



TYPICAL CROSS-SECTION PROPOSED POND UNDERDRAIN
NOT TO SCALE

SEEPAGE ANALYSES			
PROPOSED POND			
CITY OF WINTER GARDEN, FLORIDA			
DRAWN : RNR	SCALE : NOTED	JOB NO. : 21-E2379.01A	PLATE : 2
APPROVED : D.J.Y.	DATE : 7/15/2022		

**CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT**

APPROVED SUBJECT TO COMMENTS BY

City Engineer

Date

REVIEWED

**CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT**

DATE

INITIALS

- ADDITIONAL NOTES:**
- NON-STORM WATER DISCHARGES: IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
 - PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
 - UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES/SWALES.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL, IF IT BECOMES NECESSARY TO MEET THE STATE AND LOCAL STANDARDS.

REVISIONS	No.	Date	Description
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	10		

DESIGNED BY: JAF
DRAWN BY: JAF
CHECKED BY: JAF

DATE: 01/06/23
PROJECT NO. 100-001
SCALE: 1"=20'

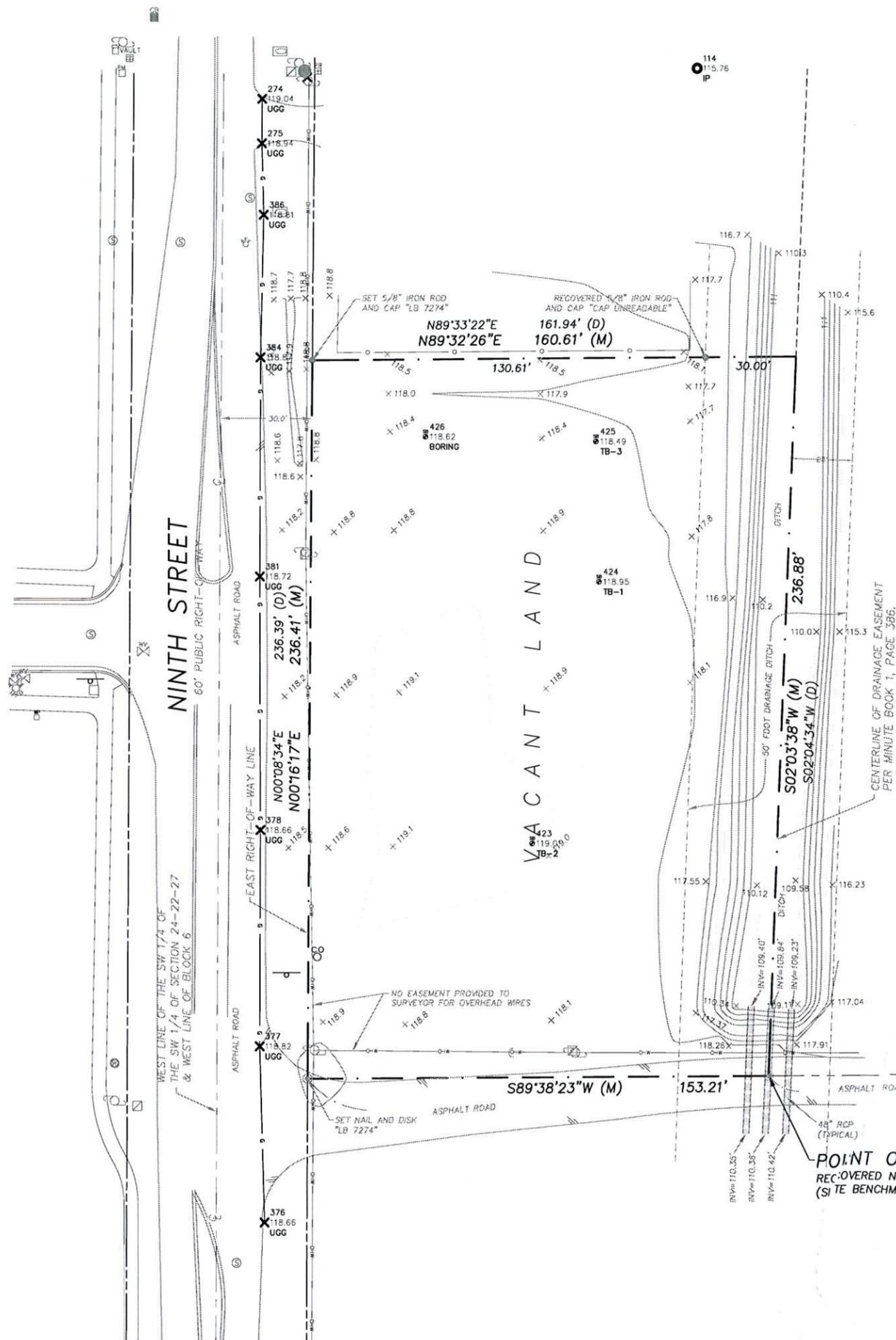
SHEET NO.
C-1

CENTRAL FLORIDA ENGINEERING
CIVIL ENGINEERING CONSULTANT
3586 ALOMA AVE #14 - WINTER PARK, FL 32792
PHONE: (407)719-6040
EMAIL: jfraserpe@centralflaeng.com
CERTIFICATE OF AUTHORIZATION #25899

9TH STREET COMMERCIAL DEVELOPMENT WINTER GARDEN, FLORIDA
GENERAL NOTES, SPECIFICATIONS AND UNDERDRAIN DETAILS

9TH STREET COMMERCIAL DEVELOPMENT WINTER GARDEN, FLORIDA

EXISTING CONDITION PLAN



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

No.	Date	Description
1		
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DESIGNED BY: JAF
 DRAWN BY: JAF
 CHECKED BY: JAF
 DATE: 01/06/23
 PROJECT NO. 100-001
 SCALE: 1"=20'

SHEET NO.
C-2

NOTE: ALL WORK SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS.

CENTRAL FLORIDA ENGINEERING
 CIVIL ENGINEERING CONSULTANT
 3586 ALOMA AVE #14 - WINTER PARK, FL 32792
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 EMAIL: jfraser@cfengine.com
 CERTIFICATE OF AUTHORIZATION #25899

9TH STREET COMMERCIAL DEVELOPMENT WINTER GARDEN, FLORIDA
SITE/UTILITY PLAN

NOTES

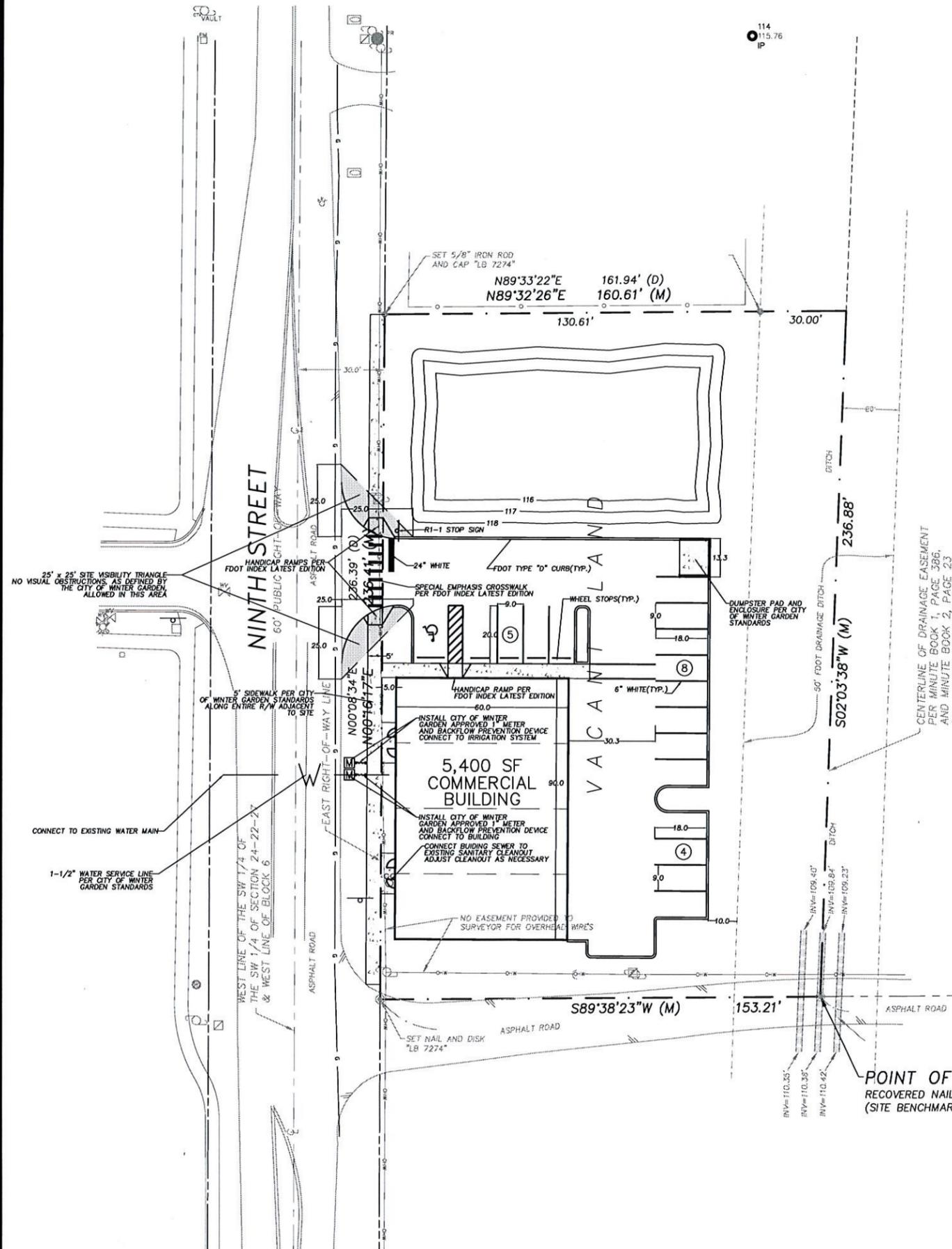
1. A SEPARATE TREE REMOVAL PERMIT IS REQUIRED TO REMOVE ANY TREES. COORDINATE WITH BUILDING DEPARTMENT (STEVE PASH).
2. NO TREES MAY BE PLANTED OVER OR WITHIN 5 FEET OF ANY UTILITY LINES. ONLY SOD OR SHRUBS MAY BE PLANTED OVER UTILITY LINES.

IMPERVIOUS SURFACE CALCULATIONS

TOTAL SITE AREA: 37,112 SF
 TOTAL IMPERVIOUS AREA: 14,702 SF
 PERCENT IMPERVIOUS: 14,702 SF / 37,112 SF = 40%
 MAX IMPERVIOUS SURFACE: 70%

PARKING CALCULATIONS

PROPOSED USE: COMMERCIAL
 BUILDING AREA: ±5,400 SF
 PARKING REQUIRED = 3 SPACES/1,000 SF X 5400 SF = 17 SPACES
 PARKING PROVIDED = 17 SPACES
 ④ = NUMBER OF PARKING SPACES IN AREA



CITY OF WINTER GARDEN ENGINEERING DEPARTMENT
 APPROVED SUBJECT TO COMMENTS BY

 City Engineer

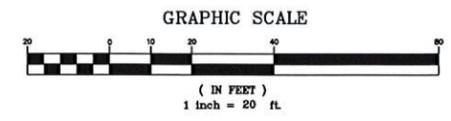
 Date

REVIEWED CITY OF WINTER GARDEN PLANNING & ZONING DEPARTMENT

 S89°38'23"W (M)
 DATE S89°39'19"W (D)

 INITIALS S89°38'23"W 1303.60' (M)
 S89°39'19"W 1304.80' (D)

POINT OF BEGINNING
 RECOVERED NAIL AND DISK "LB 7274"
 (SITE BENCHMARK) ELEVATION=118.29'

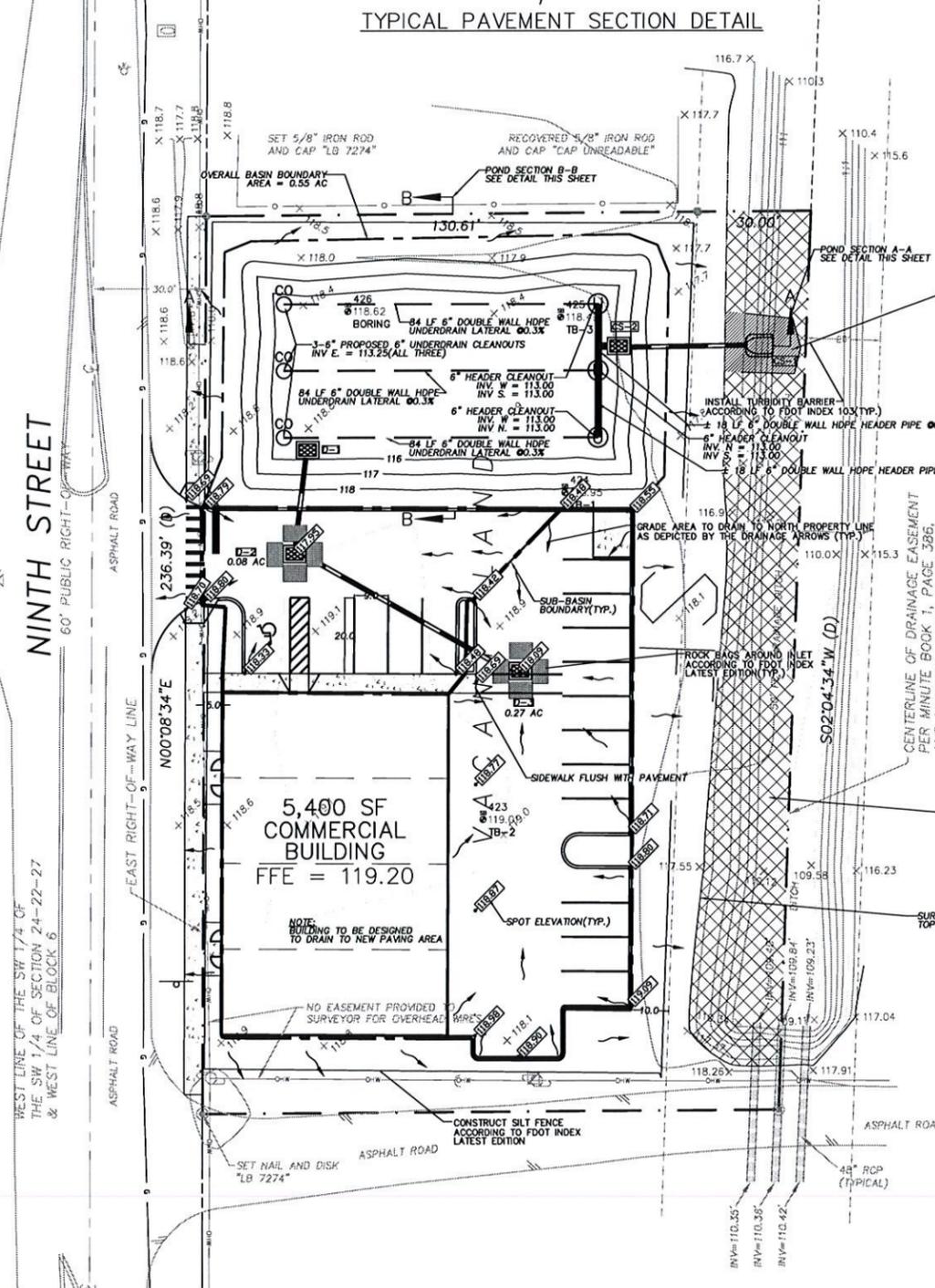
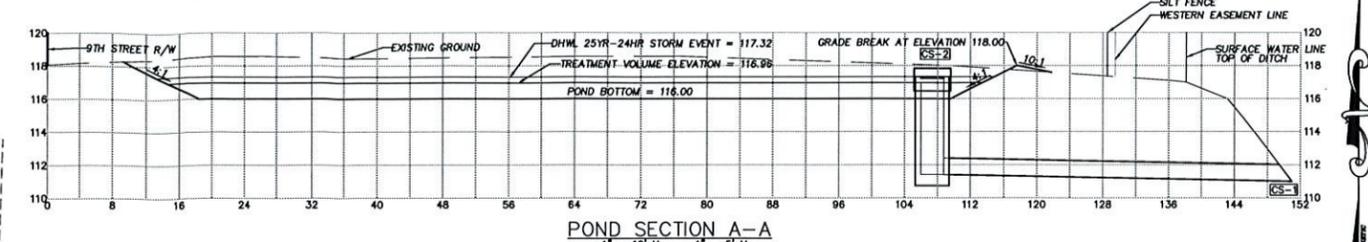
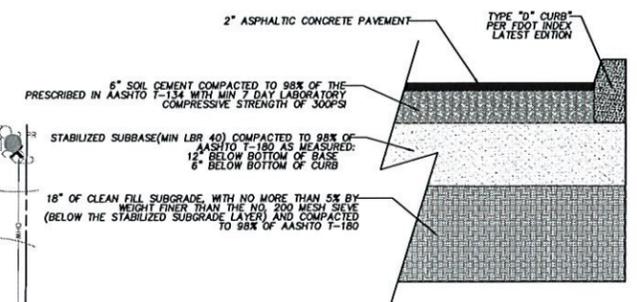


REVISIONS

No.	Date	Description
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DESIGNED BY: JAF
 DRAWN BY: JAF
 CHECKED BY: JAF
 DATE: 01/06/23
 PROJECT NO. 100-001
 SCALE: 1"=20'

SHEET NO.
C-3



NOTE 1: GEOTECHNICAL REPORT SHOWS UNSUITABLE SOILS FOR STRUCTURAL INTEGRITY OF BUILDING AND ASSOCIATED INFRASTRUCTURE. CONTRACTOR TO HAVE THIS UNSUITABLE MATERIAL REMOVED AND PROVIDE DOCUMENTATION STATING THE REMAINING MATERIAL IS SUITABLE FOR THE STRUCTURAL INTEGRITY OF THE BUILDING AND INFRASTRUCTURE DOCUMENTATION TO BE SIGNED AND SEALED BY A LICENSED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.

NOTE 2: SEE UNDERDRAIN DETAILS FOR UNDERDRAIN CONSTRUCTION PROCEDURES

CITY OF WINTER GARDEN ENGINEERING DEPARTMENT
 APPROVED SUBJECT TO COMMENTS BY

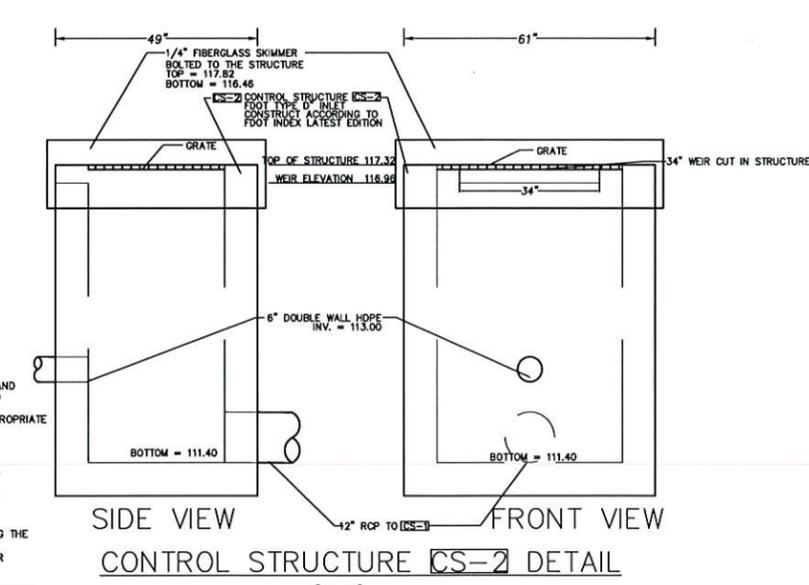
 City Engineer

 Date

REVIEWED
 CITY OF WINTER GARDEN
 PLANNING & ZONING DEPARTMENT

 DATE

 INITIALS

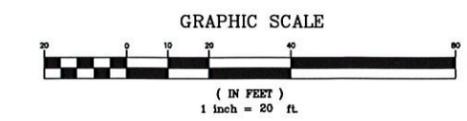


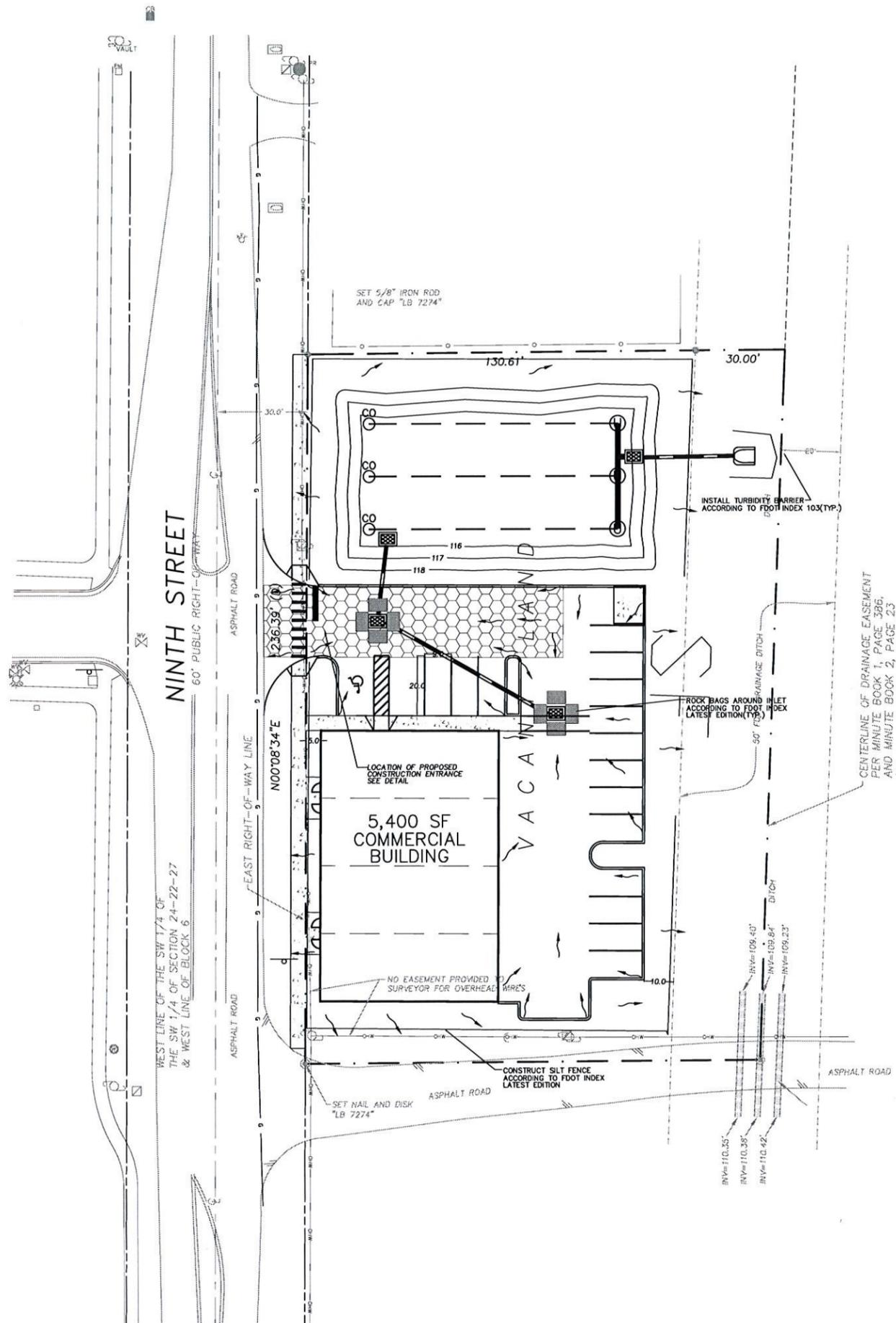
- EROSION CONTROL/WATER QUALITY MANAGEMENT PRACTICES**
1. THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARDS AS SPECIFIED IN CHAPTERS 17-301, 17-302, 17-4, F.A.C. THE CONTRACTOR IS ENCOURAGED TO USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988).
 2. THE CONTRACTOR SHALL CONTROL TURBID RUNOFF FROM THE PROJECT BY ROUGH EXCAVATING THE PROPOSED RETENTION AREAS IMMEDIATELY FOLLOWING CLEARING AND GRUBBING OPERATIONS. ALL DEWATERING DISCHARGE SHALL BE DIRECTED TO THESE AREA(S) FOR SETTLING PRIOR TO DISCHARGE OFF-SITE.
 3. THE CONTRACTOR SHALL INSTALL WATER QUALITY CONTROL DEVICES ALONG THE SITE PERIMETER, AS DESIGNATED ON THESE PLANS. THE CONTRACTOR SHALL RECEIVE THE ENGINEER'S APPROVAL OF THE INSTALLATION PRIOR TO ANY OTHER SITE CONSTRUCTION.
 4. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE IN ACCORDANCE WITH INDEXES 102 AND 103 OF THE LATEST EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS". SILT FENCES, ROCK BAGS, AND/OR TURBIDITY BARRIERS SHALL BE INSTALLED AT ALL OFF-SITE DISCHARGE POINTS. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE LEFT IN PLACE UNTIL THE DISTURBED AREAS ARE COMPLETELY STABILIZED AND/OR VEGETATED.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL MOISTURE TO PREVENT WIND GENERATED SOIL EROSION. ALL SURFACES 30 OR MORE DAYS SHALL BE VEGETATED WITH A TEMPORARY OR PERMANENT COVER.
 6. ALL SLOPES 4:1 OR GREATER SHALL BE SLODED.

STRUCTURE TABLE		PIPE TABLE	
CS-2	CONTROL STRUCTURE CS-2	12"	RCP TO CS-2
CS-2	CONTROL STRUCTURE CS-2	48"	RCP (TYPICAL)
CS-2	CONTROL STRUCTURE CS-2	12"	RCP TO CS-2
CS-2	CONTROL STRUCTURE CS-2	48"	RCP (TYPICAL)

REVISIONS	
No.	Description
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DESIGNED BY: JAF
 DRAWN BY: JAF
 CHECKED BY: JAF
 DATE: 01/06/23
 PROJECT NO. 100-001
 SCALE: 1"=20'
 SHEET NO.





CONSTRUCTION SW-PPP NOTES

- PROPERTY OWNER NAME AND ADDRESS:
9TH STREET, LLC
10339 BIRCHTREE LN
WINDERMERE, FL 34786
- PROJECT LOCATION: LATITUDE: 28.5541 LONGITUDE: -81.5750
SECTION 12 TOWNSHIP 22S RANGE 27E
- DESCRIPTION: THIS PROJECT WILL CONSIST OF A MASTER STORM WATER FACILITY, MASS GRADING, COMMERCIAL DEVELOPMENT, AND ASSOCIATED INFRASTRUCTURE. THE GOAL IS TO CONSTRUCT THE INFRASTRUCTURE, PAVING, UTILITIES, AND STORM WATER POND TO SERVE THE PROJECT AND, REDUCE STORM WATER RUNOFF FROM THE SITE.
THE TYPES OF SOIL DISTURBANCE ACTIVITIES INCLUDE: CLEARING AND GRUBBING; INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER AND OTHER EROSION AND SEDIMENTATION CONTROLS; DEMOLITION, EXCAVATION AND STOCKPILING; STORM WATER FACILITIES AND GRADING; UTILITIES; BUILDING FOUNDATIONS; ROADWAY AND PARKING AREAS; AND PREPARATION FOR FINAL PLANTING AND SEEDING.
SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
(1) INSTALL STABILIZED CONSTRUCTION ENTRANCE
(2) INSTALL AREA EROSION AND SEDIMENTATION CONTROLS
(3) CLEAR/GRUB AND GRADE STORM WATER FACILITIES
(4) STABILIZE DENUDE AREAS
(5) INSTALL UTILITIES AND STORM SEWER SYSTEMS
(6) COMPLETE PAVING
(7) INSTALL PERMANENT SEEDING AND PLANTING;
(8) REMOVE ACCUMULATED SEDIMENTS
(9) REMOVE EROSION AND SEDIMENTATION CONTROLS AND STABILIZE ANY AREA DISTURBED BY THEIR REMOVAL
ON-SITE SOILS CONSIST OF:
POORLY DRAINED MARISSA FINE SAND
POORLY DRAINED SMYRNA-SMYRNA WET FINE SAND
- RUNOFF COEFFICIENT:
PRE-CONSTRUCTION C=0.2 POST-CONSTRUCTION C=0.60
- OUTFALL LOCATION: NORTHEAST CORNER OF RETENTION POND TO EXISTING DRAINAGE CANAL ON EAST SIDE OF PROPERTY
- AREA ESTIMATES: TOTAL PROJECT AREA = 0.85 ACRES,
DISTURBED AREA = 0.58 ACRES.
- RECEIVING WATERS: LAKE APOPKA
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SW-PPP) IN ACCORDANCE WITH BOTH THE EPA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES AND THE FDEP GENERIC PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES AND ALL OTHER STATE AND LOCAL REQUIREMENTS.
A SW-PPP CONSISTS OF SITE DESIGN, SITE ASSESSMENT, CONTROL SELECTION, CERTIFICATION AND NOTIFICATION, CONSTRUCTION/IMPLEMENTATION AND MAINTENANCE, FINAL STABILIZATION AND TERMINATION.
THE SW-PPP SITE MAP OUTLINES THE MINIMAL REQUIREMENTS FOR INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL WHERE WORK IS ACCOMPLISHED WITH THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DOCUMENT FIELD CHANGES AND IMPLEMENT CONTROL MEASURES NOT SHOWN ON THE SITE MAP OR SPECIFICATIONS.
- INSPECTIONS:
CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. A RAIN GAUGE WILL BE ON-SITE TO MEASURE THE RAINFALL AMOUNTS.
- DEWATERING:
DEWATERING TO BE ACCOMPLISHED ACCORDING TO CONTRACTOR'S DEWATERING PERMIT
- POTENTIAL POLLUTANTS DURING CONSTRUCTION:
A. HYDRAULIC OIL COULD POTENTIALLY SPILL FROM A BROKEN LINE ON OPERATIONAL PIECES OF MACHINERY. THE SPILL WILL IMMEDIATELY BE CONTAINED AND REMEDIATED.
B. ALL CONSTRUCTION WASTE AND GENERAL LITTER SHALL BE PLACED IN STEEL ROLLOFF CONTAINERS WHICH SHALL BE DISPOSED OF PROPERLY OFF-SITE.
C. ALL SANITARY WASTES SHALL BE COLLECTED VIA PORT-A-JOHN'S. THE SITE CONTRACTOR SHALL HAVE THE SANITARY FACILITIES VACUUMED AS NEEDED TO MINIMIZE POTENTIAL OF SPILLAGE.
D. THE ONLY CHEMICAL APPLICATION PROPOSED FOR THIS PHASE OF WORK IS CHEMICAL TREATMENT UNDER SLABS AND SIDEWALKS. A COMPANY THAT IS COMPETENT AND CERTIFIED IN THIS LINE OF WORK WILL APPLY THE CHEMICALS.
- PERMANENT STABILIZATION:
ALL AREAS TO BE PERMANENTLY STABILIZED SHALL BE STABILIZED WITH SEED AND MULCH ON SLOPES LESS THAN 4:1 AND SOO ON THE REMAINDER OF THE PERVIOUS SURFACE.
- PERMANENT STABILIZATION:
PERMANENT CONTROLS SHALL CONSIST OF: GRASSED SWALE, CURBS, INLETS, STORM MANHOLES AND RETENTION/EXTENDED DETENTION BASINS AS SHOWN ON CONSTRUCTION DRAWINGS.

CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT

APPROVED SUBJECT TO COMMENTS BY

City Engineer

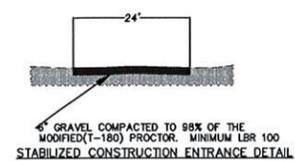
Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT

DATE

INITIALS

SYMBOL LEGEND	
	MITERED END SECTION
	CURB INLET
	DRAINAGE MANHOLE
	STORM PIPE
	DRAINAGE ARROW
	ROCK BAGS
	SILT FENCE
	TURBIDITY BARRIER FOR PHASES 2 AND 3



CENTRAL FLORIDA ENGINEERING
CIVIL ENGINEERING CONSULTANT
3586 ALOMA AVE #14 - WINTER PARK, FL 32792
PHONE: (407)715-6040
EMAIL: jfraserpe@earthlink.net
CERTIFICATE OF AUTHORIZATION #25899

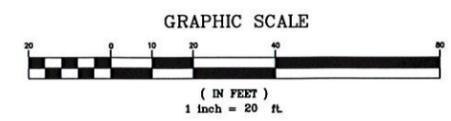
9TH STREET COMMERCIAL DEVELOPMENT WINTER GARDEN, FLORIDA
STORMWATER POLLUTION PREVENTION PLAN

REVISIONS	
No.	Date
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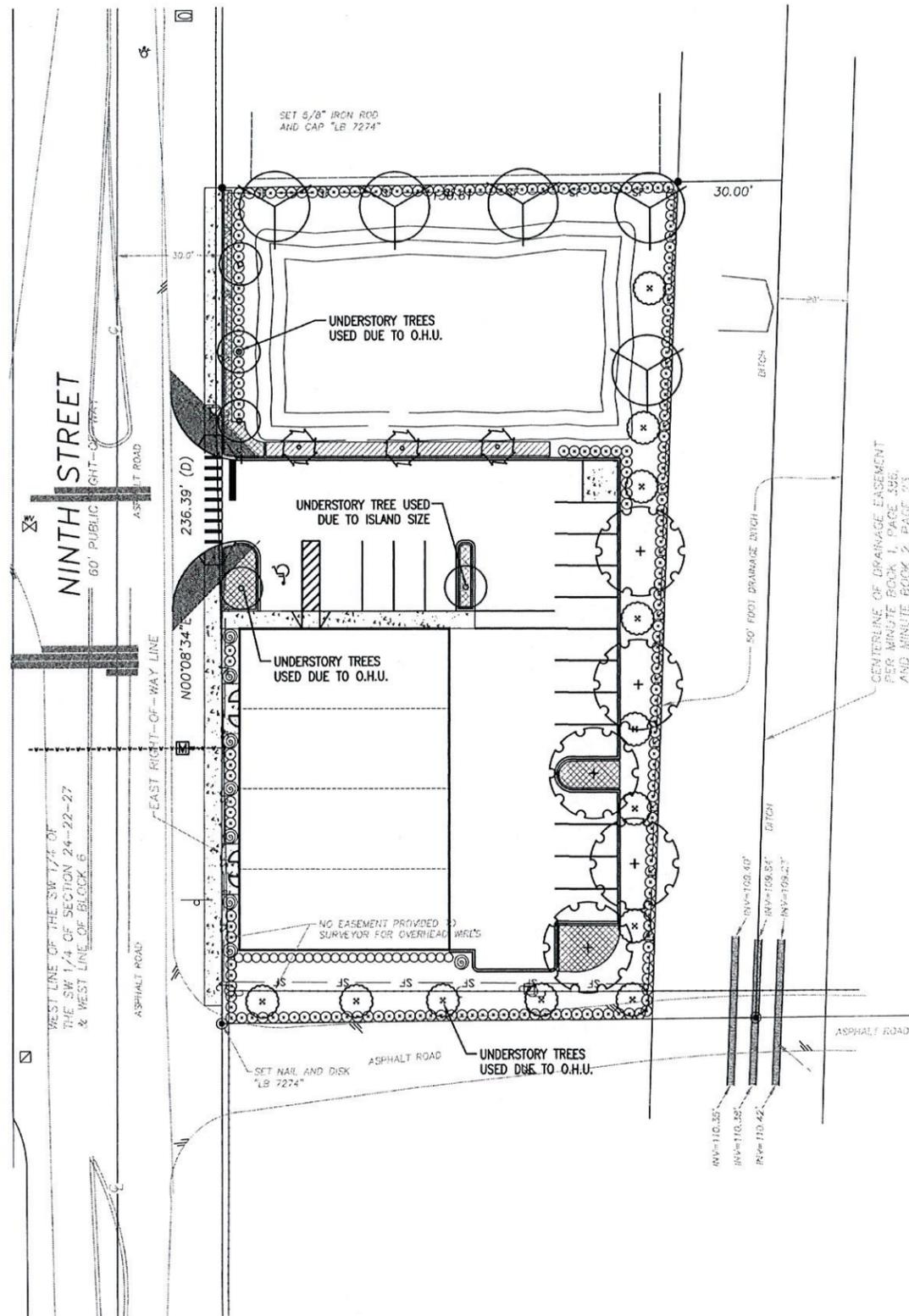
DESIGNED BY: JAF
DRAWN BY: JAF
CHECKED BY: JAF

DATE: 01/06/23
PROJECT NO. 100-001
SCALE: 1"=20'

SHEET NO.
C-5



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



LANDSCAPE TABULATION

GENERAL REQUIREMENTS

Winter Garden Land Development Code Applies
DIVISION 3. - LANDSCAPE DESIGN STANDARDS

Landscape Adjacent to Street Right-of-Way:

(1 canopy tree per 60 l.f., 3 understory per 100 lf.)

West ϵ 236' - 25' (Impervious) = 211'
Trees Required: 4 Canopy, 6 Understory
Trees Provided: 10 Understory

Rear Yard Landscape Buffers:

(2 canopy tree per 100 l.f., 3 Understory per 100 lf.)

East ϵ 236'
Trees Required: 5 Canopy, 7 Understory
Trees Provided: 5 Canopy 7 Understory

Side Yard Landscape Buffers:

(1 canopy tree per 50 l.f.)

South ϵ 123'
Trees Required: 2 Canopy
Trees Provided: 5 Understory

North ϵ 130'
Trees Required: 3 Canopy
Trees Provided: 3 Canopy

NOTES:

- 1) Irrigation system to be a permanent system.
- 2) The irrigation plan shall be designed and installed to conform to this Code.
- 3) All plant material shall be FL Grade #1 and "Florida Friendly".

Plant List - 9th Street Commercial

CNT	SYM	BOTANICAL	COMMON	SPECIFICATIONS
Trees				
5	AR	Acer rubrum	Red Maple	12' ht., 30 gal., 3" cal.
11	IC	Ilex cassine	Dahoon Holly	11' ht., 65 gal.
12	LJ	Ligustrum japonicum	Ligustrum	7' ht., 15 gal.
3	SP	Sabal palmetto	Cabbage Palm	8-12' c.t.
6	QV	Quercus virginiana	Live Oak	12' ht., 30 gal., 3" cal.
8	EC	Eugenia compacta	Conical Topiary	7' ht., 15 gal.
Shrubs & Groundcover				
25	PM	Podocarpus macrophyllus	Podocarpus	30" ht, 3 gal, full, 30" o.c.
209	VS	Viburnum suspensum	Sandankwa Viburnum	30" ht, 3 gal, full, 36" o.c.
36	MC	Muhlenbergia capillaris	Muhly Grass	1 gal, full, 36" o.c.
124	RIA	Rhaphiolepis indica 'Alba'	Dwarf Indian Hawthorn	3 gal, full, 30" o.c.
Sod & Mulch				
	MULCH		Mini Pine Bark	3" Depth
	SOD	Paspalum notatum	Bahia Sod	solid sod, weed free, count by contractor

PLANT SYMBOLS

- RED MAPLE
- DAHOON HOLLY
- LIGUSTRUM
- CABBAGE PALM
- LIVE OAK
- TOPIARY
- PODOCARPUS
- VIBURNUM
- MUHLY GRASS
- HAWTHORN

**CITY OF WINTER GARDEN
ENGINEERING DEPARTMENT**

APPROVED SUBJECT TO COMMENTS BY

City Engineer

Date

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT

DATE _____

INITIALS _____

N
GRAPHIC SCALE
1 inch = 20 ft.

4/1/22

LANDSCAPE ARCHITECT
Robert P. Buchanan LA000932

LANDSCAPE ARCHITECT
Scott Holder
321-217-1713

LANDSCAPE DYNAMICS
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

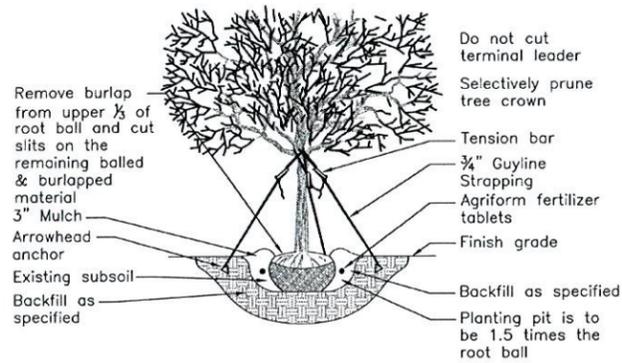
Landscape Plan
9th Street Commercial
Winter Garden, Florida

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-8111 - Email rand@landscapedynamics.com

REVISIONS
1) 6/12/22 Comments
2) _____
3) _____
4) _____
5) _____
6) _____
7) _____
8) _____

DATE: 03-24-22
JOB #: 2022-009
PERMIT # _____
DRAWN BY: JRB
FILE NAME: LANDSCAPE
SCALE: 1"=20'

L100



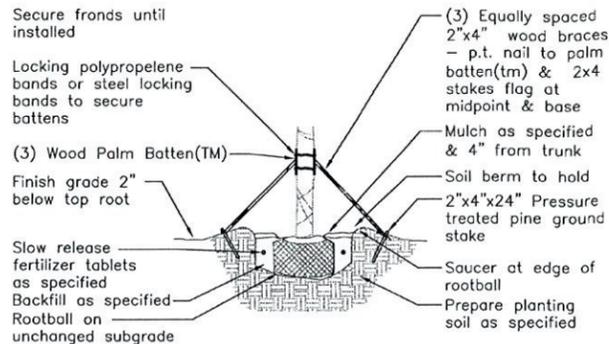
PRO20:

- 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" x 3-3/4")

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



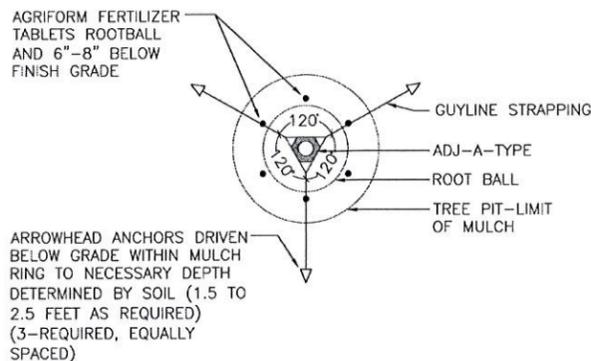
PBKM (Metal Bands)

- (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

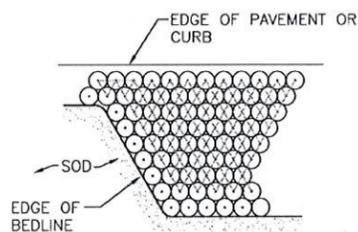
PBKC (Polypropelene Bands)

- (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

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

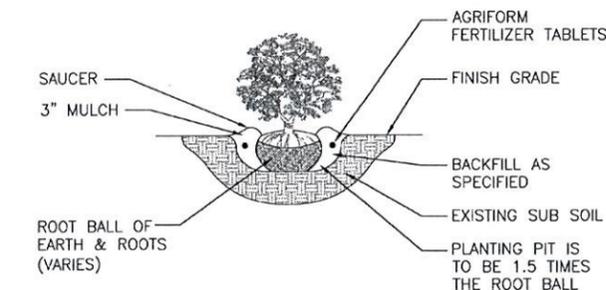


3 TREE STAKING DETAIL
L200 SCALE= N.T.S.



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

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



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

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 1/2" 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 1/2" 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.

**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

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
STATE ONE AT 811
IF YOU ARE THE LANDSCAPE ARCHITECT
OR CONTRACTOR YOU MUST
CALL SUNSHINE STATE ONE
AT 811 PRIOR TO ANY
DIGGING OR DRILLING
OPERATIONS TO AVOID
DAMAGE TO UTILITIES
AND PERSONAL INJURY
OR DEATH.

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

Scott Holder
321-217-1713

LANDSCAPE
DYNAMICS
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

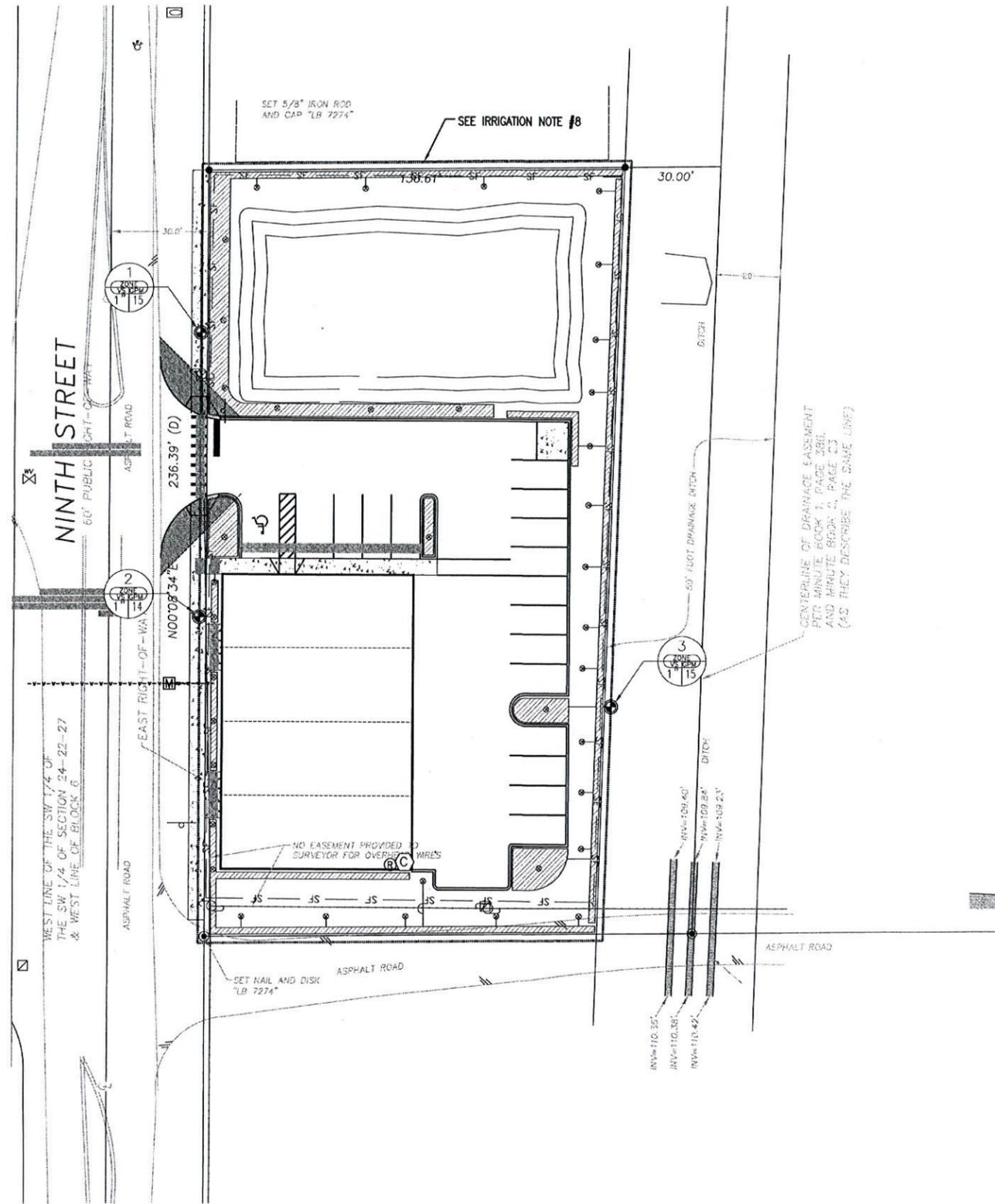
Landscaping Details and Specs.
9th Street Commercial
Winter Garden, Florida

REVISIONS
1 6/11/22 Comments
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8

DATE: 05-24-22
JOB #: 2022-009
PERMIT #
DRAWN BY: JFB
FILE NAME: LANDSCAPE
SCALE: N.T.S.

L200

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



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)
- ⊙ RAINBIRD ESP-MC PLASTIC WALL-MOUNT (CONTROLLER) (PURPLE)
- ⊙ 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.)
- 1 1/2" 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 3/4"

- ▨ 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 POLYETHYLENE 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 SOG 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 BY

City Engineer

Date

REVIEWED

CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT

DATE _____

INITIALS _____

GRAPHIC SCALE
1 inch = 20 ft.

LANDSCAPE ARCHITECT
Robert R. Buchanan LA000932
Florida Landscape Architects, Inc.
10000 W. US HWY 1, SUITE 100
WINTER GARDEN, FL 32787
TEL: 407-392-1111
WWW.RRBUCHANAN.COM

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

Scott Holder
321-217-1713

LANDSCAPE
DYNAMICS
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

Irrigation Plan

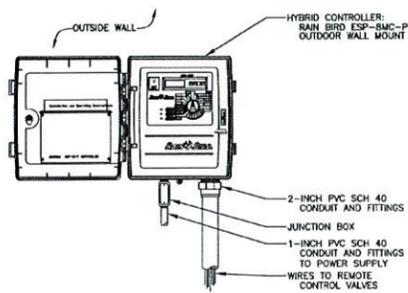
9th Street Commercial
Winter Garden, Florida

P.O. BOX 2852 - Winter Park, Florida 32789-2852 - Phone 407-579-9811 - Email randy@landscapedynamics.com

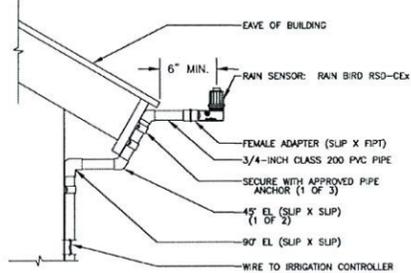
REVISIONS
1) 8/21/22 Comments
2) 9/22/22 Comments
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DATE: 08-24-22
JOB #: 2022-006
PERMIT #
DRAWN BY: JFB
FILE NAME: IRRIGATION
SCALE: 1" = 20'

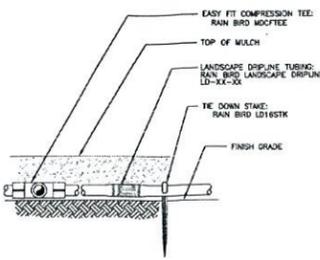
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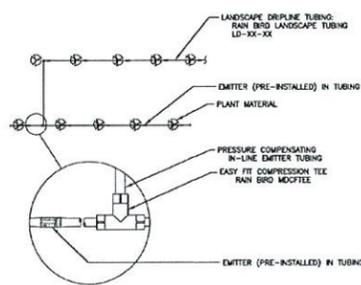
1 FOUR PROGRAM HYBRID CONTROLLER ESP-MC PLASTIC WALL-MOUNT N.T.S.



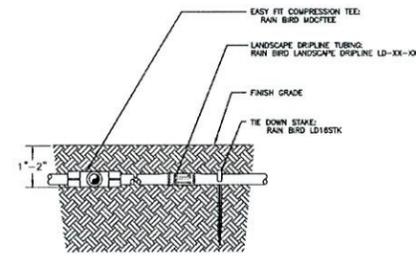
2 RAIN SENSOR RSD-CEx ROOF CONDUIT N.T.S.



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

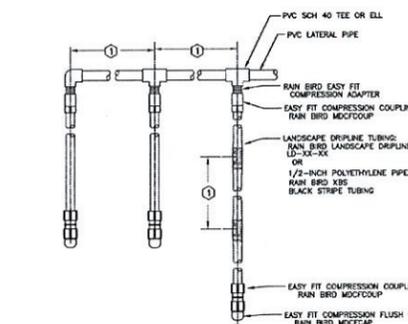


4 LANDSCAPE DRIPLINE CONNECTIONS NON-POTABLE SYSTEM N.T.S.

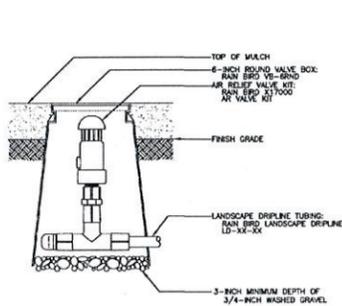


5 LANDSCAPE DRIPLINE 2" BELOW GRADE WITH EASY FIT TEE - POTABLE SYSTEM N.T.S.

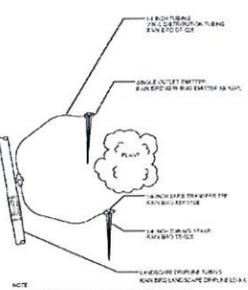
NOTES:
IF FITTING LANDSCAPE DRIPLINE UNDER SOIL, DO NOT BURY MORE THAN 2" BELOW GRADE AND INCLUDE AIR RELIEF VALVE (SEE DRAWING "AIR RELIEF VALVE KIT-AN VALVE KIT").



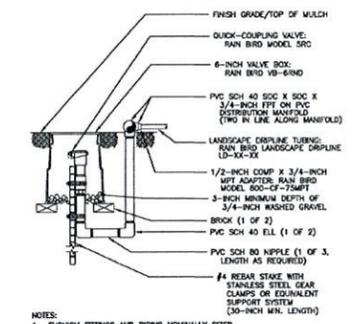
6 LANDSCAPE DRIPLINE LATERALS NON-POTABLE SYSTEM N.T.S.



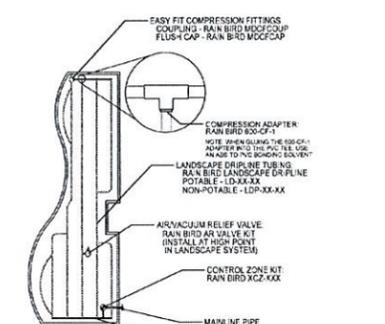
7 AIR RELIEF VALVE IN KIT N.T.S.



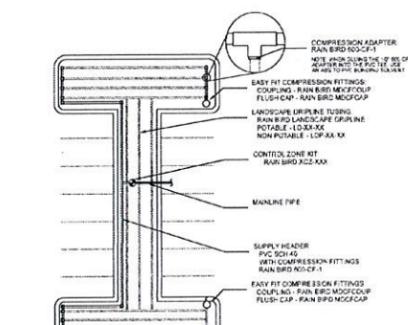
8 LANDSCAPE DRIPLINE WITH SUPPLEMENTAL EMITTERS N.T.S.



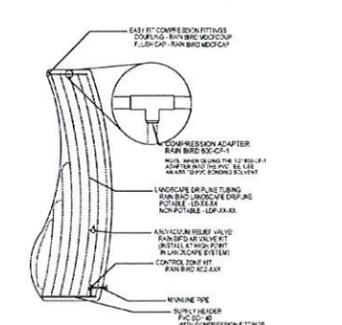
9 LANDSCAPE DRIPLINE FLUSH POINT NON-POTABLE SYSTEM N.T.S.



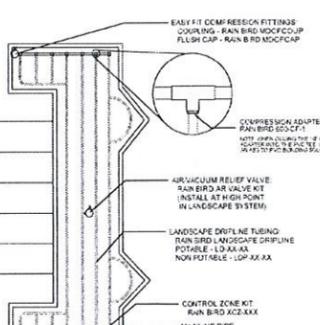
10 LANDSCAPE PLANTER - ODD SHAPED N.T.S.



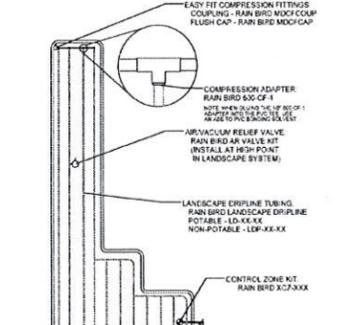
11 PARKING LOT - DOGBONE SHAPED N.T.S.



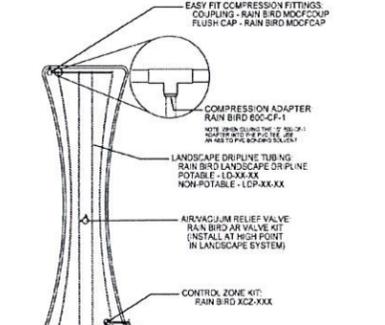
12 LANDSCAPE PLANTER - CURVED POLYGON SHAPED N.T.S.



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



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

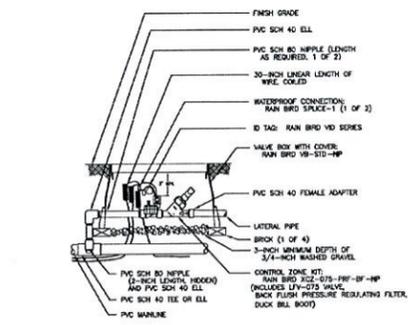


15 LANDSCAPE PLANTER - HOURGLASS SHAPED N.T.S.

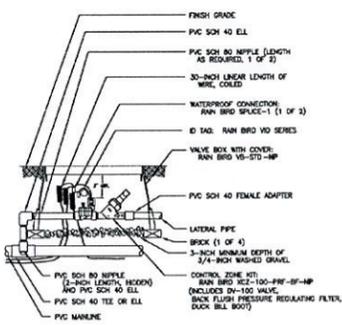
CITY OF WINTER GARDEN
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City Engineer

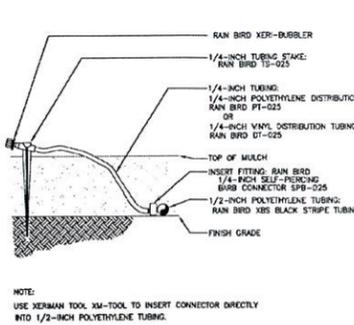
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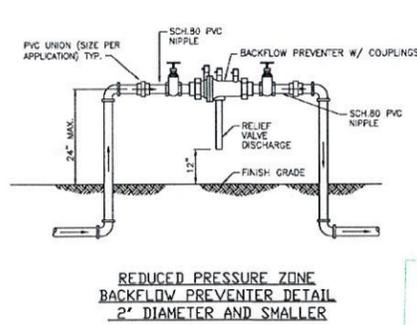
16 3/4" CONTROL ZONE KIT WITH PRESSURE REGULATING BACKFLUSH FILTER XCZ-075-PRF-BF N.T.S.



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



18 XERI-BUBBLER ON 1/2" TUBING N.T.S.



19 RPZ BACKFLOW PREVENTER DETAIL N.T.S.

REDUCED PRESSURE ZONE
BACKFLOW PREVENTER DETAIL
2" DIAMETER AND SMALLER

REVIEWED
CITY OF WINTER GARDEN
PLANNING & ZONING DEPARTMENT

DATE

INITIALS

LANDSCAPE ARCHITECT:
Robert R. Buchanan LA000932
41713
41713

CONTRACTOR MUST REVIEW ALL GENERAL LANDSCAPE NOTES PRIOR TO BIDDING AND CONSTRUCTION
Scott Holder
321-217-1713

LANDSCAPE DYNAMICS
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

Irriation Details
9th Street Commercial
Winter Garden, Florida
P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-8811 - Email randy@landscapedynamics.com

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DRAWN BY: BRB
FILE NAME: IRRIGATION
SCALE: N.T.S.
IR200

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