THE TOWN OF
Windermere

MAYOR AND COUNCIL OF THE TOWN OF WINDERMERE

Mayor Jim O'Brien
Council Members
Andy Williams
Tony Davit
Mandy David
Molly Rose
Tom Stroup

Agenda ***Agenda***

July 11, 2023
6:00 PM

WINDERMERE TOWN HALL
520 MAIN STREET
WINDERMERE, FL 34786

JOIN ZOOM MEETING (COPY/PASTE INTO BROWSER):
HTTPS://US06WEB.ZOOM.US/J/83926419125?
PWD=CEFWB21ANXNPN3DJQTNYWHHMS2DMUT09

MEETING ID: 839 2641 9125
PASSCODE: 049519

ONE TAP MOBILE: +1-305-224-1968 / 83926419125#

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.26: Person with disabilities needing assistance to participate in any such proceedings should contact the Office of the Clerk at least 48 hours beforehand at (407) 876-2563.

Pursuant to Resolution No. 2005-12 adopted on December 13, 2005, the following Civility Code shall govern all procedings before the Town of Windermere Town Council:

1. All electronic devices, including cell phones and pagers. shall be either turned off or otherwise silenced.
2. Prolonged conversation shall be conducted outside Council meeting hall.
3. Whistling, heckling, gesturing, loud conversations, or other disruptive behavior is prohibited.
4. Only those individuals who have signed the speaker list and/or/who have been recognized by the Mayor (or Chair) may address comments to the Council.
5. Comments at public hearings shall be limited to the subject being considered by the Council
6. Comments at Open Forums shall be directed to Town issues.
7. All public comments shall avoid personal attacks and abusive language
8. No person attending a Town Council meeting is to harass, annoy, or otherwise disturb any other person in the room.

Any member of the public whose behavior is disruptive and violates the Town of Windermere Civility Code is subject to removal from the Town Council meeting by an officer and such other actions as may be appropriate. PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.0105: Any person who desires to appeal any decision at this meeting will need a record of this proceeding. For this, such person may need to ensure that a verbatim record of such proceeding is made which includes the

AGENDA

- **THE MEETING IS CALLED TO ORDER BY THE MAYOR**
- **FLAG SALUTE**

1. OPEN FORUM / PUBLIC COMMENT (3-Minute Limit)

2. SPECIAL PRESENTATION / PROCLAMATION / AWARDS

a. Jake Carsten Eagle Scout Project Presentation

3. TIMED ITEMS & PUBLIC HEARING

a. 2nd Reading Ordinance 2023-03 - Implementing a Traffic Calming Program on Oakdale Street By Installing a Diversion Barrier at the Intersection of 9th Avenue East and Oakdale Street (Attachments - Staff Recommends Approval)

4. NEW BUSINESS

a. Minutes

i. June 13, 2023 Town Council Meeting (Attachment - Staff Recommends Approval)

i. June 27, 2023 Town Council Workshop: Pavilion Discussion (Attachment - Staff Recommends Approval)

b. Consent Items

i. Interlocal Cooperation Agreement between Orange County, Florida and Town of Windermere for Community Development Programs under the Urban County Program (Attachments - Staff Recommends Approval)

ii. Interlocal Agreement for Permit Inspection and Review and Fire/EMS Services between City of Ocoee and Town of Windermere (Attachments - Staff Recommends Approval)

c. Ordinances / Resolutions for Approval / First Reading

i. Ordinance 2023-02 - AN ORDINANCE OF THE TOWN OF WINDERMERE, FLORIDA, TO APPROVE A DEVELOPMENT AGREEMENT FOR THE FINAL DEVELOPMENT PLAN AND MAJOR DEVELOPMENT SITE PLAN FOR THE WINDERMERE DOWNTOWN PROPERTY PLANNED UNIT DEVELOPMENT ON 2.17 ACRES MORE OR LESS OF REAL PROPERTY LOCATED WITHIN THE TOWN CENTER DISTRICT OVERLAY AT THE NORTHEAST CORNER OF MAIN STREET AND EAST 6TH AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR APPLICABILITY; SEVERABILITY; CONFLICTS; AND AN EFFECTIVE DATE.

d. Other Items for Consideration

i. Financial Disclosure for Elected Officials "Form 6" (Attachment)

ii. Healthy West Orange Pavilion Termination (Attachment - Board Option)

iii. Town Sponsored / Hosted Events (Attachment - Board Option)

5. MAYOR & COUNCIL LIAISON REPORTS

a. Mayor O'Brien

b. Council Member Williams

c. Council Member David

d. Council Member Davit

e. Council Member Rose

f. Council Member Stroup

6. STAFF REPORTS

a. Town Manager Robert Smith

b. Town Attorney Heather Ramos

c. Police Chief Dave Ogden

d. Public Works Director Tonya Elliott-Moore

e. Clerk Dorothy Burkhalter

7. ADJOURN

- **REPORTS**
- **OTHER ITEMS**

Who am I? Why is this project important?

My name is Jake Carsten. I am a lifelong Windermere resident and live on Forest Street. I joined the Boy Scouts of America in 4th grade and Scouting has been a big part of my life ever since. After much work I attained the rank of Life Scout, meaning there is only one more rank left; the coveted rank of Eagle Scout. The next step in my advancement journey to Eagle Scout is the completion of an Eagle Scout Project. These projects are mandatory for all scouts hoping to become an Eagle Scout and they must be a project that benefits your community and the people who reside in it. One thing immediately came to my head when I began to consider possible project; an American flag receptacle. I realized Troop 225 has been collecting a scant amount of worn and retired flags recently, averaging about 1 flag every week. I believe a majority of citizens in our community don't know what to do with their flags that need to be retired so they either fold them up and store them indefinitely in their house or throw them in the garbage. The flag of our country deserves far more than either of those fates. It deserves to be respectfully retired by the Scouts of Troop 225. My project will provide a place for the entire Windermere community to have a convenient collection spot to have their flags retired respectfully, and secure a process to continue the collection into the future.

What will this project entail?

My American flag receptacle will be an retired United States Postal Service mailbox that I purchased on Ebay. It would be surrounded by a small area of granite gravel and several edging stones to separate the receptacle area from the grass. The area filled in with gravel will be 6 feet long by 6 feet wide and the center the box will rest bolted on a concrete pad which will anchor it the ground. The box can be painted with several patriotic designs that are minimalist in nature but identify the purpose of the box. The intention of this project is not to add a new landmark to the Windermere community but rather, to blend a new useful feature of the town into the historic facade of Windermere. My goal is to have Windermere residents question if the receptacle was always there, and they just hadn't noticed it.

THE TOWN OF Windermere

What will this project look like?

The project will look similar to the project to the top right, except for the fact that it will be in a small square of gravel as to separate it from the grass. The box, as it is currently, is pictured on the left. It will be extremely easy to pull up and drop off any flags that need to be retired. The process should take no more than 30 seconds.

Possible locations?

Many locations stand out as a great place for the receptacle. But, in my opinion, the best would be in front of Town Hall or to the right or left of the Palmer House. These locations would make flag drop off easily accessible and not create any traffic delays. I would love to hear from the citizens or the council if they have an idea for another location.

What would this cost the town?

I am happy to report that this project will be completely free of cost to the town. All funding will be provided by me through a combination of fund-raising and funding generously provided by the Doctor Phillips Eagle Scout organization, which will match what I raise, dollar for dollar. In terms of resources, I will need no equipment or labor from the town. The project will be open to all who wish to volunteer and any hours worked can be signed off as community service hours; which are important for student organizations like the National Honor Society and for scholarships like Bright Futures.

Thank you so much!

Thank you so much for listening to my presentation! If would like to contact me I can be reached with the following information:

- Phone - 321-316-7285
- Email - jakecarsten1@gmail.com

Candidate

TOWN OF WINDERMERE
EXECUTIVE SUMMARY

SUBJECT: **Second Reading Ordinance 2023-03 - Implementing a Traffic Calming Program on Oakdale Street By Installing a Diversion Barrier at the Intersection of 9th Avenue East and Oakdale Street**

REQUESTED ACTION: **Approval**

☐ Work Session (Report Only) **DATE OF MEETING:** **July 11, 2023**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: Public Works

BUDGET IMPACT: _____
☐ Annual **FUNDING SOURCE:** _____
☐ Capital **EXPENDITURE ACCOUNT:** _____
☒ N/A

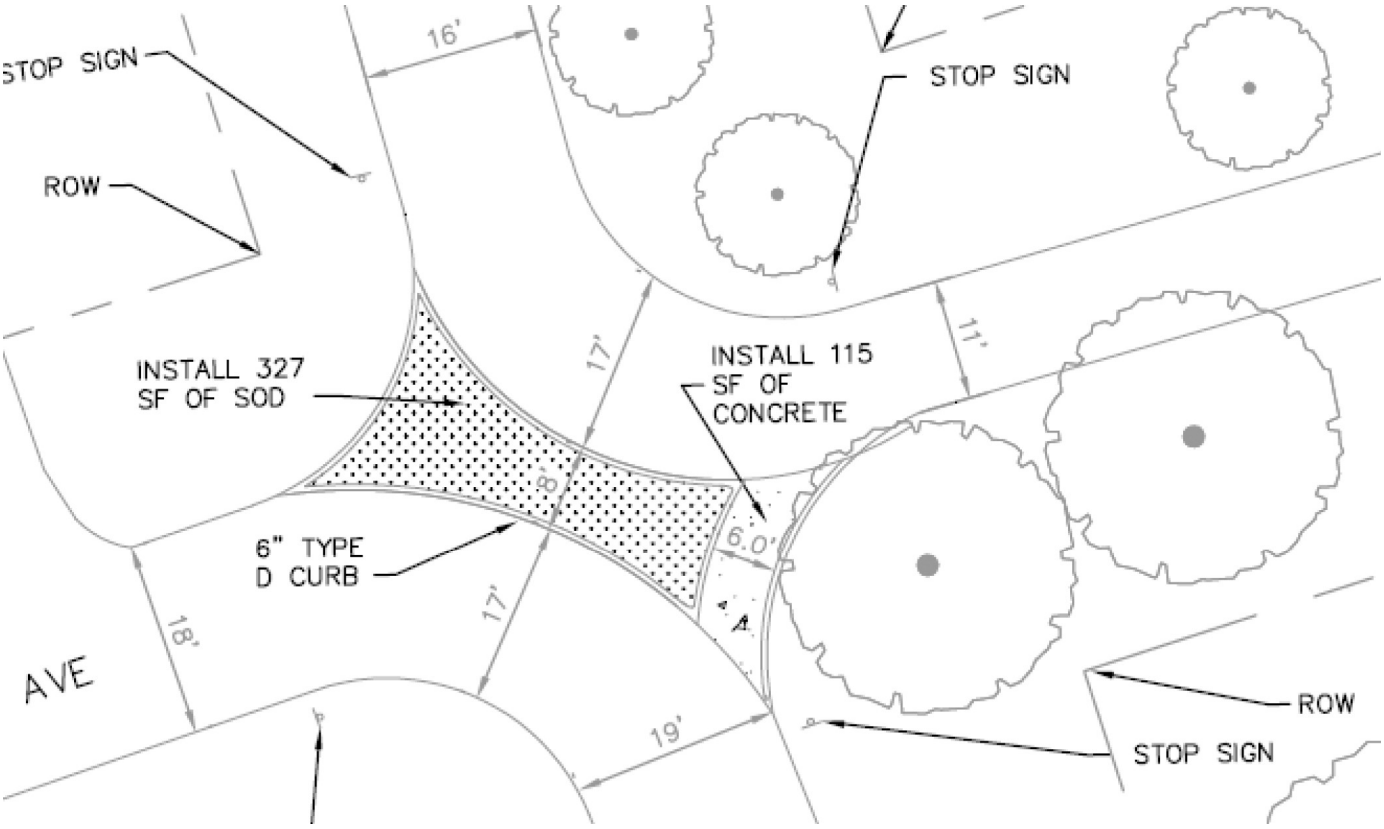
HISTORY/FACTS/ISSUES:

AN ORDINANCE OF THE TOWN OF WINDERMERE, FLORIDA, PERTAINING TO HEALTH, SAFETY AND WELFARE; IMPLEMENTING A TRAFFIC CALMING PROGRAM ON OAKDALE STREET BY INSTALLING A DIVERSION BARRIER AT THE INTERSECTION OF 9TH AVENUE EAST AND OAKDALE STREET FOR TRAFFIC HEADING NORTH AND SOUTH ON OAKDALE STREET; REQUIRING VEHICLES TRAVELLING NORTH ON OAKDALE STREET TO TURN LEFT ONTO 9TH AVENUE AND VEHICLES TRAVELLING SOUTH ON OAKDALE STREET TO TURN LEFT ONTO 9TH AVENUE; PROVIDING FOR SIGNAGE AND NOTIFICATION TO THE EMERGENCY AGENCIES AND UTILITIES; PROVIDING FINDINGS, SEVERABILITY, AND AN EFFECTIVE DATE.

Proposed Costs:

Divertor install: $9,705 - construct median to specs from engineer.
Landscaping - $1200
Watering Tank: $600

Proposed Plan:



ORDINANCE NO. 2023-03

AN ORDINANCE OF THE TOWN OF WINDERMERE, FLORIDA, PERTAINING TO HEALTH, SAFETY AND WELFARE; IMPLEMENTING A TRAFFIC CALMING PROGRAM ON OAKDALE STREET BY INSTALLING A DIVERSION BARRIER AT THE INTERSECTION OF 9TH AVENUE EAST AND OAKDALE STREET FOR TRAFFIC HEADING NORTH AND SOUTH ON OAKDALE STREET; REQUIRING VEHICLES TRAVELING NORTH ON OAKDALE STREET TO TURN LEFT ONTO 9TH AVENUE AND VEHICLES TRAVELING SOUTH ON OAKDALE STREET TO TURN LEFT ONTO 9TH AVENUE; PROVIDING FOR SIGNAGE AND NOTIFICATION TO THE EMERGENCY AGENCIES AND UTILITIES; PROVIDING FINDINGS, SEVERABILITY, AND AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE TOWN OF WINDERMERE:

Section 1. Legislative Findings and Intent. The Town Council of the Town of Windermere hereby makes and declares the following findings and statements of legislative intent:

(1) Residents living on Oakdale Street expressed numerous concerns with cut-through traffic, speeding, running of stop signs, and people driving aggressively in the area. In response to the concerns of the Oakdale Street residents, the Town consulted with Town consultants and conducted numerous public meetings and workshops in 2022.

(2) On July 12, 2022, the Town Council adopted Resolution 2022-05 implementing a temporary traffic calming program for Oakdale Street. The Resolution required, in part, the Town to coordinate with emergency services, fire services, and solid waste, and to conduct traffic analysis and hold public input workshops.

(3) Resolution 2022-05 also required that before the Town take permanent action to implement a traffic calming program that the Town obtain support of the residents in the area, approval by emergency agencies and other utilities, and find that the residents are able and willing to incorporate into every-day life the permanent traffic-calming measures.

(4) After discussing and/or implementing several temporary solutions, holding workshops and meetings, and receiving input from the residents and Town consultants, the Town Council has decided to install a permanent diversion barrier at the intersection of 9th Avenue East and Oakdale Street for traffic heading north and south on Oakdale Street which requires vehicles traveling north on Oakdale Street to turn left onto 9th Avenue and vehicles traveling south on Oakdale Street to turn left onto 9th Avenue.

Section 2. Approval of the Permanent Oakdale Street Traffic Calming Program. The Town Council hereby approves the installation, maintenance, repair and improvements concerning the permanent Oakdale Traffic Calming Program which will include, but may not be limited to, the following:

- Installing a diversion barrier at the intersection of 9th Avenue East and Oakdale Street for traffic heading north and south on Oakdale Street which requires vehicles traveling north on Oakdale Street to turn left onto 9th Avenue and traveling south on Oakdale Street to turn left onto 9th Avenue.
- Landscaping.
- A dedicated place for golf carts to pass-through the diversion area.
- Signage to minimize people turning around their vehicles and to prevent the standing of delivery and other vehicles.
- Notification to emergency agencies and other utilities and delivery companies of permanent diversion.

Section 3. Delegation of Authority to the Town Manager. The Town Manager or his designee is delegated the authority and directed to implement the permanent Oakdale Traffic Calming Program.

Section 4. Severability. If any section, sentence, clause or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 5. Effective Date. This Ordinance shall become effective This Ordinance shall become effective upon adoption at its second reading.

APPROVED AND ADOPTED by the Town Council of the Town of Windermere on the ____ day of _____, 2023.

Town of Windermere, Florida
By: Town Council

By:_____
Jim O'Brien, Mayor

Attest:

_____
Dorothy Burkhalter, MMC, FCRM
Town Clerk

First Reading: June 13, 2023
Advertised:
Second Reading:

TOWN OF WINDERMERE

Town Council Meeting Minutes **June 13, 2023**

CALL TO ORDER:

Present were Mayor Jim O'Brien, Council Members Tom Stroup, Andy Williams, Tony Davit, and Molly Rose. Town Manager Robert Smith, Public Works Director Tonya Elliott-Moore, Attorney Heather Ramos, Police Chief Dave Ogden, Zoning/Town Planner Brad Cornelius, and Town Clerk Dorothy Burkhalter were also present. Council member Mandy David was absent.

Mayor O'Brien called the meeting to order at 6:00pm and stated that a quorum was present. He then led everyone in the Pledge of Allegiance.

1. OPEN FORUM/PUBLIC COMMENT (3 Minute Limit)

NONE

2. SPECIAL PRESENTATION/PROCLAMATIONS/AWARDS

NONE

3. TIMED ITEMS AND PUBLIC HEARING

ORDINANCE NO. 2023-01

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WINDERMERE, FLORIDA AMENDING THE EXISTING NONCONFORMING DEVELOPMENT EXPANSION LIMITATION; AMENDING ARTICLE X, DIVISION 10.01.00, OF THE TOWN OF WINDMERERE LAND DEVELOPMENT CODE TO ALLOW THE EXPANSION OF AN EXISTING NONCONFORMING STRUCTURE WHEN SUCH EXPANSION DOES NOT INCREASE THE NONCONFORMITY AND SUCH EXPANSION IS IN FULL COMPLIANCE WITH CURRENT LAND DEVELOPMENT CODE REQUIREMENTS; PROVIDING STANDARDS FOR EXISTING NONCONFORMING STRUCTURES RELATED TO RECONSTRUCTION AFTER PARTIAL OR FULL DEMOLITION, RECONSTRUCTION AFTER A FIRE OR OTHER CALAMITY, RECONSTRUCTION WITHIN THE 100-YEAR FLOOD ZONE, RECONSTRUCTION OF BOATHOUSES AND DOCKS, AND OTHER CLARIFICATIONS AND UPDATES AS PROVIDED HEREIN; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Mayor O'Brien introduced this item. He then closed the Town Council meeting and opened the Public Hearing at 6:01pm. He read the title of proposed Ordinance 2023-01 for the record. There being no comments from the public, Mayor O'Brien closed the Public Hearing and reconvened the Town Council meeting at 6:02pm. He then turned the floor over to Mr. Brad Cornelius. Mr. Cornelius explained that the proposed changes were submitted to the Development Review Board after the Town Council's first reading last month. He commented on rebuilding after a fire/disaster which has been changed back to meet the current code. Mr. Cornelius explained that the DRB did recommend approval of the Ordinance with the changes and meeting the current code. Member Williams made a motion to approve Ordinance

2023-01. Member Davit seconded the motion. Roll call motion was as follows: Stroup – aye, Williams – aye, Davit – aye, and Rose – aye. Motion carried 4 -0.

4. NEW BUSINESS:

a. MINUTES

i. April 25, 2023 – Pavilion 45% Plans Town Council Workshop
ii. May 9, 2023 – Town Council Meeting
iii. May 23, 2023 – Oakdale & 9th Avenue Traffic Diversion Town Council Workshop

Mayor O'Brien introduced this item. Member Davit made a motion to approve the minutes as presented. Member Rose seconded the motion. Roll call vote was as follows: Rose – aye, Davit -aye, Williams – aye, and Stroup – aye. Motion carried 4-0.

b. CONSENT AGENDA ITEMS

i. Z23-02: Maika & Courtney Maile – 803 Main Street – Variance for an addition of greater than 10% of a non-conforming home

Mayor O'Brien introduced this item. Member Rose questioned the voting concerns of the DRB. Manager Smith explained that a hardship was questioned. Mr. Cornelius stated that all immediate neighbors approved the variance request. Member Rose made a motion to approve variance request as submitted. Member Davit seconded the motion. Roll call vote was as follows: Rose – aye, Davit – aye, Williams -aye, and Stroup – aye. Motion carried 4-0.

ii. Z23-10: Marcelino Hoyo – 507 Main Street – Conditional Use for Sale and On-Site Consumption of Beer and Wine at Paloma Coffee

Mayor O'Brien introduced this item. Member Williams stated that a condition was placed on the variance. Mr. Cornelius explained that the DRB has placed a condition that a four-foot aluminum decorative fence be installed in the back of the site to prevent access out the back. Some discussion was made regarding access. Member Rose made a motion to approve the variance request. Member Stroup second the motion. Roll call vote was as follows: Stroup – aye, Williams – aye, Davit – aye, and Rose – aye. Motion carried 4-0.

c. ORDINANCES/RESOLTIONS FOR APPROVAL/FIRST READING

i. First Reading Ordinance 2023-03

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE TOWN OF WINDERMERE, FLORIDA, PERTAINING TO HEALTH, SAFETY AND WELFARE; IMPLEMENTING A TRAFFIC CALMING PROGRAM ON OAKDALE STREET BY INSTALLING A DIVERSION BARRIER AT THE INTERSECTION OF 9TH AVENUE EAST AND OAKDALE STREET FOR TRAFFIC HEADING NORTH AND SOUTH ON OAKDALE STREET; REQUIRING VEHICLES TRAVELING NORTH ON

OAKDALE STREET TO TURN LEFT ONTO 9TH AVENUE AND VEHICLES TRAVELING SOUTH ON OAKDALE STREET TO TURN LEFT ONTO 9TH AVENUE; PROVIDING FOR SIGNAGE AND NOTIFICATION TO THE EMERGENCY AGENCIES AND UTILITIES; PROVIDING FINDINGS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor O'Brien introduced this item. He then read the title of proposed Ordinance 2023-03 for the record. He stated that the second reading/public hearing will be held at the July Town Council meeting. Member Davit commented on concerns with no design criteria in the Ordinance. Mayor O'Brien explained that this is only the first reading, and that the criteria will be discussed at the next meeting.

ii. Resolution 2023-04 – 2024 Municipal Election Date, Canvassing Board and Qualifying Dates

Mayor O'Brien introduced Resolution 2023-04 for the record. Member Rose Made a motion to approve Resolution 2023-04. Member Davit seconded the motion. Roll call vote was as follows: Stroup – aye, Williams – aye, Davit – aye, and Rose – aye. Motion carried 4-0.

d. FINANCIAL

i. Fausnight – Installation of Crosswalk Near Windermere Recreation on Park Avenue $23,9000 + $750 for Thermoplastic

Mayor O'Brien introduced this item. He then turned the floor over to Director Elliott-Moore. Director Elliott-Moore thanked Wine and Dine for their generosity in funding this project. She explained the proposed location of the crosswalk, which will be at the Windermere Rec Center. Member Rose commented that this is the fifth crosswalk that Wine and Dine has funded. Member Davit noted that the diagram on the website shows the diverter not the cross walk. Member Rose made a motion to approve the crosswalk project. Member Davit seconded the motion. Roll call vote was as follows: Rose – aye, Davit – aye, Williams – aye, and Stroup – aye. Motion carried 4-0.

ii. Waste Pro 2023- 2024 Rate Increase

Mayor O'Brien introduced this item. Manager Smith explained that due to contractual obligations, Waste Pro is seeking a CPI increase of 5.41%. He then commented on the proposed increase. Attorney Ramos explained that last year a Resolution was passed to take into consideration the yearly bump-ups. Member Rose questioned the decline of recycling due to contaminated loads. She questioned if the town should educate the residents on recycling. Member Rose further questioned what else could be done about the recycling issue. Some discussion followed. Manager Smith is to have Waste Pro available at the next Town Council meeting for the recycling discussion. Member Rose made the motion to approve the increase. Member Williams seconded the motion. Roll call vote was as follows: Stroup – aye, Williams – aye, Davit – aye, and Rose – aye. Motion carried 4-0.

6. MAYOR & COUNCIL LIAISON REPORTS:

Mayor O'Brien reported on the Pulse shooting remembrance and the passing of resident Mr. Paul Gerding. Member Rose reported on the amount of funds that the Wine and Dine has donated over the past nine years. She stated that the next event will be on February 3, 2024. Member Rose questioned the upcoming Towns Centennial.

7. STAFF REPORTS:

a. TOWN MANAGER ROBERT SMITH – Manager Smith reported on the upcoming Budget Hearing, DRB and the 500 Block meeting, Pavilion workshop, and Appropriations. He also reported that he will be on vacation June 21 – 25th.

b. TOWN ATTORNEY HEATHER RAMOS – Attorney Ramos reported that filing of Form 6 will be required in the future. She then stated that the Golf Cart Ordinance will be amended to coincide with the age requirements which will go into effect October 1, 2023.

c. CHIEF DAVE OGDEN – Chief Ogden reported that the gate at Fernwood Park has been working well. He then stated that he would work with Attorney Ramos regarding the golf cart Ordinance.

d. PUBLIC WORKS DIRECTOR TONYA ELLIOTT-MOORE – Director Elliott-Moore reported on positive comments regarding the new gate access system at Fernwood Park.

e. TOWN CLERK DOROTHY BURKHALTER – Clerk Burkhalter – no report

Mayor O'Brien suggested that information regarding the new Golf Cart requirements be added in the next Town Gazette.

8. ADJOURN:

Mayor O'Brien adjourned the meeting at 6:34pm.

_____ _____

Dorothy Burkhalter, MMC, FCRM Jim O'Brien, Mayor
Town Clerk

TOWN OF WINDERMERE

Town Council Pavilion **June 27, 2023**
Virtual Workshop Minutes

CALL TO ORDER:

Present were Mayor Jim O'Brien, Council Members Tom Stroup, Andy Williams, Mandy David, Tony Davit, and Molly Rose. Also present were Town Manager Robert Smith, Attorney Heather Ramos, Town Clerk Dorothy Burkhalter, Public Works Director Tonya Elliott-Moore, and Mr. John Fitzgibbon

1. WORKSHOP CALLED TO ORDER

Mayor O'Brien called the workshop to order at 6:00pm. He then led everyone in the Pledge of Allegiance.

2. NEW BUSINESS

a. Other items for consideration

i. Rotary/Healthy West Orange Pavilion Presentation & Discussion
1. Current 45% Plans
2. Revised, Reduced Square Footage Plans

Mayor O'Brien reviewed the decorum for this workshop. He then turned the floor over to Manager Smith. Manger Smith gave a presentation regarding past discussion, meetings, and workshops regarding the pavilion. He explained that the Town Council has four options. One: proceed with approval of 45% construction documents. Two: proceed with revised reduced square footage design (cost impact minimal). Three: proceed with new concept (time concern with grant and larger cost impact). Four: do nothing and return the cost spent to date to HWO (cost impact approximately $150,000.00). Manager Smith reviewed the revised design, which went down from 1900 sq ft to 1546 sq ft, site plan comparisons, and the complete redesign. After the presentation was complete Mayor O'Brien turned the floor over to the public. First to speak in favor of the smaller design was Mr. Frank Krens of 727 Forest Street. The following also spoke in favor of the proposed project: Mr. Byron Sutton of 505 W 2nd Avenue, Mrs. Norma Sutton 505 W 2nd Avenue, Mr. Jason Roland of 1 1st Court (with modification of moving the building more west), Mr. Jim Schuppert of 2959 Marquesas Court, and Mr. Louis Witherington of 2902 Marquesas Court. Mr. Valentin Mellstrom of 1127 Main Street commented that actual pro/con numbers were needed, and was not a good idea to build it. Mr. Chuck Hobbs of 110 W 7th Avenue stated that he was in favor of the smaller design. The following spoke in opposition to the pavilion. Mrs. Vicki Hearst of 10820 Bayshore Drive, Ms. Sue Ellen Doty of 328 Forest Street, Ms. Susan Carter of 106 Palm Street, Ms. Nora Brophy of 426 Magnolia Street, Ms. Debra Neill of 525 Oakdale Street, Mr. Doug Fay of 506 Butler Street, Ms. Annamae Clonts of 632 Butler Street, Ms. Zoe Villain of 2617 Carter Grove Circle, Mr. Philippe Villain of 2617 Carter Grove Circle, Ms. Bridgette Matthews of 420 Butler Street, Mr. Bob McKinley of 536 Magnolia Street, Ms. CT Allen of 611 W 2nd Avenue, Ms. Bonnie Elder of 3340 South Lake Butler Blvd., Ms. Kim Campbell of 611 Forest Street, and Ms. Kim Head of 817 Main Street.

Comments were made regarding saving the green space, cutting back events in town, a holistic review of the entire area, and possible bathrooms. Mayor O'Brien turned the floor over to the Council members and stated that the Council needed to voice which one of the four options they would possibly approve of. Member Stroup stated option number four "do nothing and return cost spent to date to HWO." He remarked that it isn't what residents want. Member Stroup further commented "yes" regarding restrooms but "no" to a pavilion. Member Davit commented that he would also choose number four "do nothing and return cost spent to date to HWO." He then questioned what the Town would owe. Manager Smith stated currently approximately $97,000.00 plus a few unpaid invoices for an approximate total of and additional $48,000.00 - $49,000.00. He then stated that there is a three-year contract. Member Rose stated she agrees with number four "do nothing and return cost spent to date to HWO." Member Williams also agreed with option number four "do nothing and return cost spent to date to HWO," and commented on scaling back the food truck events. Member David also favored option number four, "do nothing and return cost spent to date to HWO." Mayor O'Brien reviewed the comments made. He stated that all have opted for option number four "do nothing and return cost spent to date to HWO," as well as a review of current events and their size. Manager Smith stated that this item will be placed on the July Town Council agenda. Member Davit stated that he would assist Manager Smith with deciphering the amount owed back to Rotary. Mayor O'Brien thanked all for their involvement. Member Stroup stated that he would be out of town for the

Town Council meeting and questioned if he could vote. Mayor O'Brien stated no. Voting is in-person only.

3. MAYOR AND COUNIL LIAISON REPORTS

None

4. STAFF REPORTS

Manager Smith reminded all of the upcoming Pancake Breakfast on July 4th.

5. ADJOURN

Mayor O'Brien adjourned the workshop ay 8:20pm

_____ _____

Dorothy Burkhalter, MMC, FCRM Jim O'Brien, Mayor
Town Clerk

INTERLOCAL COOPERATION AGREEMENT BETWEEN ORANGE COUNTY, FLORIDA AND TOWN OF WINDERMERE FOR COMMUNITY DEVELOPMENT PROGRAMS UNDER THE URBAN COUNTY PROGRAM

THIS AGREEMENT is entered into by Orange County, Florida, a charter county and political subdivision of the State of Florida (the **"COUNTY"**) and the Town of Windermere, Florida, a municipal corporation created and existing under the laws of the State of Florida (the **"MUNICIPALITY"**).

RECITALS

WHEREAS, the Housing and Community Development Act of 1974, as amended, makes provisions whereby urban counties may enter into cooperation agreements with certain units of local government to undertake or assist in undertaking essential activities pursuant to Community Development Block Grants; and

WHEREAS, this Agreement covers the Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grant programs; and

WHEREAS, the COUNTY and the MUNICIPALITY desire to enter into an interlocal agreement to authorize the COUNTY to undertake activities to plan and carry out the Community Development Block Grant (**"CDBG"**), HOME Investment Partnerships (**"HOME"**), and Emergency Solutions Grant Programs (**"ESG"**), for the benefit of residents of Orange County, Florida; and

WHEREAS, this Agreement is made pursuant to the Department of Housing and Urban Development's mandate that the agreement between the COUNTY and the MUNICIPALITY meets the requirements set forth in the Urban County Qualification Notice for the qualification period; and

WHEREAS, the COUNTY and the MUNICIPALITY seek qualification for the 2024-2026 Urban County Qualification period, and for any successive qualification periods that provide for automatic renewals; and

WHEREAS, interlocal agreements of this type are fully authorized by Part 1, Chapter 163, Florida Statutes, as well as other applicable local law.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

SECTION 1. RECITALS

The above recitals are true and correct and form a material part of this Agreement upon which the parties have relied.

SECTION 2. MUNICIPALITY'S AUTHORIZATION

(a) The MUNICIPALITY's Town Council authorizes this agreement and hereby directs its Mayor to execute it. The MUNICIPALITY agrees to provide the COUNTY with evidence of authorization for execution by the Mayor.

(b) The MUNICIPALITY hereby authorizes the COUNTY to make application for and receive CDBG funds from the United States Department of Housing and Urban Development, hereinafter "HUD", on its behalf and, further, authorizes the COUNTY to include the municipality's population for the purposes of calculating and allocating CDBG funding.

SECTION 3. COUNTY ADMINISTRATION

(a) The COUNTY's Board of County Commissioners authorizes this agreement and hereby directs its Mayor to execute it.

(b) The COUNTY agrees to provide, at no cost to the MUNICIPALITY, the staff, resources, and other services necessary to plan and administer the CDBG, HOME, and ESG Grants.

SECTION 4. MUTUAL COOPERATION

The COUNTY and the MUNICIPALITY agree to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities.

SECTION 5. PROJECTS FUNDED

(a) The COUNTY agrees to facilitate, encourage and allow municipal officials and the citizens of the MUNICIPALITY to have the full and open opportunity to submit projects for funding consideration.

(b) The MUNICIPALITY understands and agrees that the COUNTY will have final and ultimate responsibility for selecting activities to be funded through the CDBG, HOME, and ESG programs, and for annual reporting required by HUD.

SECTION 6. MUNICIPALITY OBLIGATIONS

(a) The MUNICIPALITY and the COUNTY agree that pursuant to that provisions of Title 24, Code of Federal Regulations, including, but not limited to, Section 570.501(b), the MUNICIPALITY is subject to the same requirements applicable to subrecipients, including, but not limited to, the requirement for a written agreement set forth in Title 24, Code of Federal Regulations, Section 570.503.

(b) The MUNICIPALITY may not apply for grants under the Small Cities or State CDBG Programs from appropriations for fiscal years during the period in which it is participating in the Urban County Program.

(c) The MUNICIPALITY may receive a formula allocation under the HOME Program only through the Urban County, but neither is precluded from applying to the State for HOME funds, if the State allows.

(d) The MUNICIPALITY may receive a formula allocation under the ESG Program only through the Urban County Program, but neither is precluded from applying to the State for ESG funds, if the State allows.

(e) The MUNICIPALITY may not participate in a HOME consortium except through the Urban County Program, regardless of whether the Urban County receives a HOME formula allocation.

(f) The MUNICIPALITY may not sell, trade, or otherwise transfer, all or any portion of such funds to a metropolitan city, urban county, unit of local government, Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits, or non-federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended.

SECTION 7. GRANT OF AUTHORITY

(a) This Agreement covers CDBG, HOME and ESG appropriations for fiscal years 2024, 2025, and 2026, beginning October 1, 2023. This Agreement will automatically be renewed for participation in successive three-year qualification periods. This Agreement remains in effect, and neither the COUNTY nor the MUNICIPALITY can terminate or withdraw from it until funds and program income received with respect to activities carried out during the three-year qualification period, and any successive qualification periods, are expended and the funded activities are completed; unless the MUNICIPALITY or COUNTY provides written notice that it elects not to participate in the new qualification period. A copy of the written notice will be sent to the HUD Jacksonville Field Office by the date specified in the Urban County Qualification Schedule.

(b) The COUNTY agrees that it will notify the MUNICIPALITY, in writing, of its right not to participate – pursuant to Section 7(a) above – by the date specified in HUD's Urban County Qualification Notice for the next qualification period.

(c) Failure by either party to adopt an amendment to the Agreement incorporating all changes necessary to meet the requirements for cooperation agreements set forth in the Urban County Qualification Notice applicable for a subsequent three-year urban qualification period, and to submit such amendment to HUD as provided in the Urban County Qualification Notice, will void the automatic renewal of such qualification period.

SECTION 8. PERFORMANCE OF SERVICES/CONTRACTS

(a) As to the use of the CDBG, HOME, and ESG funds received by the COUNTY, the COUNTY may either carry out the CDBG, HOME, and ESG Programs for the MUNICIPALITY or, in the event that the parties jointly determine that it is feasible for the MUNICIPALITY to perform any services in connection with the CDBG, HOME, and ESG Programs, the COUNTY may contract with the MUNICIPALITY for the performance of such services.

(b) Any contracts entered into pursuant to Section 8(a) above shall contain provisions which obligate the MUNICIPALITY to undertake all necessary actions to carry out the CDBG, HOME, and ESG Program and Consolidated Plan, where applicable; within a specified timeframe and in accordance with the requirements of Title I of the Housing and Community Development Act of 1974, as amended, and any and all other applicable laws and implementing regulations.

(c) The MUNICIPALITY agrees to undertake and accomplish all necessary actions, as determined by the County, in order to carry out the Community Development Block Grant Program, the HOME Program, the Emergency Solutions Grant, and the Consolidated Plan.

SECTION 9. APPLICABLE LAWS/COMPLIANCE

(a) The MUNICIPALITY and the COUNTY agree to take all actions necessary to assure compliance with the urban county's certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 and the Fair Housing Act and will affirmatively further fair housing. The MUNICIPALITY and the COUNTY also agree to comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 of Title II of the Americans with Disabilities Act, the Age Discrimination Act of 1975, and Section 3 of the Housing and Urban Development Act of 1968, and all other applicable laws.

(b) The MUNICIPALITY acknowledges and understands that noncompliance by the MUNICIPALITY with all applicable provisions of laws, rules, or regulations may constitute noncompliance by the entire urban county program, and the COUNTY, as the grantee, and the MUNICIPALITY, assume responsibility therefor.

SECTION 10. FAIR HOUSING

The MUNICIPALITY acknowledges that the COUNTY will prohibit urban county funding for activities in, or in support of, the MUNICIPALITY if the MUNICIPALITY does not affirmatively further fair housing within the MUNICIPALITY'S jurisdiction and/or if the MUNICIPALITY impedes the COUNTY'S actions to comply with its fair housing certification.

SECTION 11. LAW ENFORCEMENT

The MUNICIPALITY has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations. Furthermore, the MUNICIPALITY has adopted and is enforcing a policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction. In furtherance of this provision, specifically, and all other provisions of this Agreement, generally, the MUNICIPALITY agrees to indemnify and hold the COUNTY harmless to the fullest extent provided by law.

SECTION 12. STATUS OF MUNICIPALITY

Pursuant to 24 CFR 570.501(b), as well as all other applicable law, the MUNICIPALITY agrees that it is, at a minimum, subject to the same requirements applicable to grantee subrecipients, including the requirement of a written agreement as described in 24 CFR 570.503.

SECTION 13. PROGRAM INCOME

The MUNICIPALITY and the COUNTY agree to the following provisions:

(a) The MUNICIPALITY shall inform the COUNTY of any income generated by expenditure of CDBG, HOME, or ESG funds.

(b) The MUNICIPALITY may retain program income subject to requirements set forth in the Agreement.

(c) Any program income retained by the MUNICIPALITY shall be used for eligible activities in accordance with applicable CDBG, HOME or ESG requirements.

(d) The COUNTY shall have the responsibility to monitor and report to HUD on the use of any such program income thereby requiring appropriate record keeping and reporting by the MUNICIPALITY as may be needed for this purpose.

(e) In the event of the COUNTY'S failure to qualify as an urban county, or a change in status of the MUNICIPALITY, any program income shall be paid to the COUNTY.

SECTION 14. REAL PROPERTY

The MUNICIPALITY and the COUNTY agree with the following standards regarding real property acquired or improved in whole or in part using the CDBG, HOME, or ESG funds:

(a) The MUNICIPALITY shall notify the COUNTY, in a timely manner, of any modification or change in the use of real property from that intended at the time of acquisition or improvement including disposition thereof.

(b) The MUNICIPALITY shall reimburse the COUNTY in an amount equal to the current fair market value (less any portion thereof attributable to expenditure of non-Community Development Block Grant funds) of property acquired or improved with Community Development funds that is disposed of or transferred for use incongruent with CDBG, HOME, or ESG regulations.

(c) In the event of the COUNTY'S failure to qualify as an urban county, or a change in status of the MUNICIPALITY, any program income generated from the disposition or transfer of property shall be paid to the COUNTY.

SECTION 15. EFFECTIVE DATE

This Agreement shall take effect upon the execution of the Agreement by the parties.

SECTION 16. COUNTERPARTS

This Agreement may be executed in counterparts each of which shall be deemed an original.

[THE REMAINDER OF THIS PAGE WAS LEFT INTENTIONALLY BLANK.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officials.

ORANGE COUNTY, FLORIDA
By: Orange County Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: _____
Deputy Clerk

Date: _____

TOWN OF WINDERMERE, FLORIDA
By: Town of Windermere Town Council

By: _____
Jim O'Brien, Mayor

ATTEST:

By: _____
Dorothy Burkhalter, Town Clerk

Date: _____

614 Main Street, Windermere, FL 34786
Office: (407) 876-2563

May 9, 2023

Mr. Mitchell Glasser, Manager
Orange County Government
Housing and Community Development Division
525 East South Street
Orlando, FL 32801

Dear Mr. Glasser,

In response to a letter received from the Orange County Housing and Community Development Division, The Town of Windermere will share in an Interlocal Agreement with Orange County. We understand that the agreement will involve the Community Block Grant (CDBG), Emergency Solutions Grant (ESG), and the Home Investment Partnerships (HOME) entitlement grants as part of the U.S. Department of Housing and Urban Development (HUD) Urban County Program.

It is understood that Orange County must re-qualify for the next three fiscal year periods, 2024, 2025 and 2026. Acknowledgement has also been sent to U.S. Department of Housing and Urban Development Community Planning and Development Division.

Respectfully,

Jim O'Brien, Mayor
Town of Windermere

TOWN OF WINDERMERE
EXECUTIVE SUMMARY

SUBJECT: **Approval of Ocoee Fire Service Agreement**
REQUESTED ACTION: **Approval**

☐ Work Session (Report Only) **DATE OF MEETING:** **July 11, 2023**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A Vendor/Entity:
Effective Date: Termination Date:
Managing Division / Dept:

BUDGET IMPACT: $800,000
☐ Annual **FUNDING SOURCE:** **General**
☐ Capital **EXPENDITURE ACCOUNT:** **Police**
☒ N/A

HISTORY/FACTS/ISSUES:

The existing agreement between the Town of Windermere and the City of Ocoee for fire protection and response services is set to expire in September of 2023. The agreement has a built-in extension clause which includes a 5% increase or Consumer Price Index for Urban Wage Earners and Clerical Workers, as published by the United States Department of Labor, Bureau of Labor Statistics, whichever is greater per subsequent years of service.

As part of this new agreement, Ocoee is now providing EMS services for the Town.

Staff recommends approval.

INTERLOCAL AGREEMENT FOR PERMIT INSPECTION AND REVIEW AND FIRE SERVICES

THIS INTERLOCAL AGREEMENT (this "Agreement"), is entered into and effective as of October 1, 2023, by and between the **CITY OF OCOEE, FLORIDA,** a municipal corporation created by and existing under the laws of the State of Florida, whose mailing address is c/o Ocoee Fire Department, 563 South Bluford Avenue, Ocoee, Florida 34761 ("Ocoee"), and the **TOWN OF WINDERMERE, FLORIDA,** a municipal corporation created by and existing under the laws of the State of Florida, whose mailing address is 614 Main Street, Windermere, Florida 34786 ("Windermere").

WITNESSETH:

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by allowing them to cooperate with other localities on a basis of mutual advantage and thereby provide services and facilities that will harmonize geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, Ocoee presently has the manpower, equipment, and ability to process, review, and provide inspection relating to fire permits and plans on behalf of Windermere, and to provide fire investigation, hazard mitigation, fire code enforcement and other fire and emergency related services to Windermere; and

WHEREAS, Ocoee desires to process, review, and provide inspection relating to fire permits and plans in exchange for the direct payment of fees by applicant and Windermere authorizes Ocoee to provide such services for its applicant and citizens; and

WHEREAS, Ocoee desires to provide certain fire and emergency related services to Windermere in exchange for the payment of annual fees by Windermere and Windermere desires to purchase such services from Ocoee; and

WHEREAS, the City Commission of Ocoee has authorized Ocoee to enter into this Agreement, and the Town Council of Windermere has authorized Windermere to enter into this Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises, terms and conditions contained herein and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Windermere and Ocoee hereby agree as follows:

1. FIRE INSPECTION AND PERMIT REVIEW SERVICES:

A. Provision of Services. Ocoee hereby agrees to process, review, and provide inspection relating to fire permits (with such services being collectively referred to as "Fire Permit Review Services"), to the citizens and properties located within the corporate limits of Windermere along with its provision of such services to the citizens and properties located within the corporate limits of Ocoee. As a result of this Agreement, Windermere will not provide fire permit review services directly to its citizens or properties located within its corporate limits. When applying for a fire permit, this Agreement authorizes Ocoee to collect all necessary application information and fees directly from applicants residing in or doing business in Windermere, including its citizens, at the time of application for a permit. This Agreement authorizes Ocoee to enforce the provisions of said permits. This Agreement is a contract for the provision of services and shall not, in any manner whatsoever, constitute a transfer of municipal home rule powers. This Agreement is solely an interlocal agreement to provide services authorized by Chapter 163, Florida Statutes.

B. Payment of Fees. At the time of an application for Fire Permit Review Services, applicants shall remit directly to Ocoee per Resolution 2018-021, which is attached hereto as **Exhibit "A"**, with the updated fee schedule listed on **Exhibit "B"** , attached. These fees may be changed with 30 days written notice from Ocoee to Windermere.

C. Scope of Services. The parties hereto agree as follows:

(1) Ocoee Fire Department shall be the primary department authorized to engage in Fire Permit Review Services per this Agreement. Fees for all services are described in **Exhibit "B"**, attached hereto.

(2) Separate permits will be required for fire protection systems.

(3) In addition to any fees paid by applicant to Ocoee at the time of application for a building permit, at the time of such application, the applicant shall also pay a nonrefundable plan review fee for review by the Ocoee Fire

Department, as described in **Exhibit "B"**, attached hereto.

In the event that the Ocoee Fire Department, upon initial inspection, shall find work not in compliance with the Florida Fire Prevention Code, the person doing said work shall promptly do everything necessary to bring said work within the requirements of the Florida Fire Prevention Code. The Ocoee Fire Department shall then, upon notice from such person, reinspect said work after payment of the fees outlined in **Exhibit "B"**, attached hereto.

D. Florida Fire Prevention Code. Inspections and Fire Permit Review Services set forth in this Agreement shall be conducted in accordance with Chapter 633, Florida Statutes, and the provisions of the current edition of the Fire Protection Code, adopted pursuant to state law.

E. Inspection. Inspections required in the context of Fire Permit Review Services, as set forth in this section, are in addition to and shall not be construed to conflict with the annual fire inspections on commercial properties referenced in Section 2 of this Agreement. Inspections shall be conducted by and through Ocoee Fire Department and Fire Department officers and employees.

F. Duties and Level of Service. Ocoee shall provide substantially the same Fire Permit Review Services for residents of Windermere that are available and provided to the residents of Ocoee. The rendition of service, standards of performance, and other matters incident to performance of services and control of personnel will be controlled exclusively by Ocoee. Additionally, during the performance of Fire Permit Review Services for citizens and applicants of Windermere, all officers and employees of Ocoee shall perform only those functions that are within the scope of the duties and responsibilities of such officer or employee in the performance of such Fire Permit Review Services for Ocoee. This Agreement shall not be construed to impose any obligation, duty or responsibility whatsoever on Ocoee to provide any specific types, kinds, or numbers of personnel or equipment within the corporate limits of Windermere at any specific time.

2. FIRE SERVICES:

A. Provision of Services. Ocoee hereby agrees to provide Fire Protection Services, Fire Suppression Services, Emergency Medical Services & Transportation, Emergency Rescue Services, Fire Investigation Services and Public Service Incident Responses (with such services being defined herein and collectively referred to as the "Fire Services"), to the citizens and properties located within the corporate limits of

Windermere along with its provision of such services to the citizens and properties located within the corporate limits of Ocoee. As a result of this Agreement, Windermere does not intend to provide Fire Services directly to its citizens and properties located within its corporate limits. Windermere hereby agrees to pay certain fees, as hereinafter defined, to Ocoee for the provision of such Fire Services by Ocoee during the term of this Agreement. This Agreement is a contract for the provision of services and shall not, in any manner whatsoever, constitute a transfer of municipal home rule powers. This Agreement is solely an interlocal agreement to provide services authorized by Chapter 163, Florida Statutes.

B. Definitions:

i. Emergency Medical Services & Transportation. -Timely response to an incident requiring medical aid by qualified personnel and properly equipped emergency vehicles in order to provide first aid, basic life support, advanced life support, transportation of patients to appropriate emergency facilities, and other related services.

ii. Emergency Rescue Services. - Timely response of qualified personnel and equipment to mitigate a threat to life or property caused by unusual conditions or accidents, including, but not limited to, automobile accidents, industrial/agricultural accidents, and accidents involving building structural failure.

iii. Fire Investigation Services. - The investigation into the source, cause and circumstances of fire incidents.

iv. **Fire Protection Services.** -All public services which are provided to protect people and property from damage and harm caused by fire, smoke and heat, which include, but are not limited to, fire prevention activities, fire inspection, fire safety education, fire control or suppression, and responses to emergencies involving hazardous materials. Fire inspections shall be limited to annual fire inspections on commercial properties and shall not be deemed to include the inspection/testing of fire hydrants. (Refer to Section 1, above, for Permit Inspection and Review Services regarding initial plan and/or building permit reviews.) Fire safety education shall be limited to providing fire safety literature, bulletins and community outreach programs, upon request and subject to availability, to schools, churches and governmental buildings

substantially consistent with and with similar frequency to those provided in Ocoee at schools, churches and governmental buildings. Responses to emergencies involving hazardous materials shall be limited to first response clean-up only subject to capabilities based on the substance and shall not be deemed to include substantive site clean-up or product or soil removal.

v. Fire Suppression Services. - Immediate response by qualified personnel with properly equipped apparatus to a threat to life or property caused by the release of smoke, fire or heat, for the purpose of eliminating that hazard.

vi. Public Service Incident Response. –That service resulting from a request for non-emergency assistance by an individual which may include, but is not limited to, the following:

a. provision of non-emergency assistance to an individual who is locked-in or locked-out from a vehicle or a structure;

b. provision of assistance and supervision regarding the maintenance, installation, repair, or operation of a fire protection system in a residential or commercial building or structure; and

c. provision of assistance to the general public regarding fire prevention and safety.

C, Tanker. The parties acknowledge that Windermere owns a tanker truck that is currently being housed at Ocoee's fire station on Maguire Road. Under this Agreement, Windermere shall continue to own the tanker truck and will insure the same, naming Ocoee as an additional insured. Ocoee shall have the right to use the tanker truck in its normal day-to-day activities in providing the Fire Services in Windermere and in Ocoee. During the term of this Agreement, Ocoee agrees to be responsible for the routine maintenance and repair of the tanker truck and shall continue to house the tanker truck at the fire station on Maguire Road or such other location as determined by Ocoee.

D. Administrative Agent. Ocoee hereby agrees to administer this Agreement by and through its Fire Department and Fire Department officers and employees.

E. Duties and Level of Service. Ocoee shall provide substantially the same Fire Services for residents of Windermere that are available and provided to the residents of Ocoee. The rendition of service, standards of performance, discipline of officers and employees, and other matters incident to performance of services and control of personnel will be controlled exclusively by Ocoee. Additionally, during the performance of Fire Services for Windermere, all officers and employees of Ocoee shall perform only those functions that are within the scope of the duties and responsibilities of such officer or employee in the performance of such Fire Services for Ocoee. This Agreement shall not be construed to impose any obligation, duty or responsibility whatsoever on Ocoee to provide any specific types, kinds, or numbers of fire or emergency personnel, equipment or apparatus at any fire station or other facility in Ocoee or at any emergency scene within the corporate limits of Windermere at any specific time.

F. Payment of Fees. Windermere hereby agrees to pay to Ocoee an annual fee (collectively, the "Fees") for the provision of Fire Services pursuant to the terms and conditions of this Agreement. The annual Fees in the amount of $800,000.00 for the first year of this Agreement shall be remitted in two (2) equal biannual payments and shall be due and payable to Ocoee on February 1 and May 1 for each year of this Agreement, with the first payment of $400,000 being due and payable on February 1, 2024 and the second payment of $400,000 being due and payable on May 1, 2024. The Fees shall increase for both the second year and for the third year by the greater of (i) 5%, or (ii) the percentage increase for the twelve-month period of such previous calendar year of the "CPI-W". For purposes hereof, the "CPI-W" means the Consumer Price Index for Urban Wage Earners and Clerical Workers, as published by the United States Department of Labor, Bureau of Labor Statistics, or, in the event that publication of such index is terminated, any successor or substitute index, appropriately adjusted, acceptable to both parties."

In the event this Agreement is extended beyond the Initial Term, the Fees for each year shall increase by three percent (3%) over the Fees for the prior year, unless the parties agree to different Fees amount as part of the extension of the term. In the event payment is not made on a timely basis, a late charge at the rate of twelve percent (12%) per annum shall be added to Windermere's Fees due and owing to Ocoee. Interest shall be compounded and

computed daily, based on a 365-day year, commencing the first calendar day after the due date. If payment is more than thirty (30) days delinquent, Ocoee may terminate this Agreement as provided herein.

G. **Ancillary Fees/Charges**. The parties acknowledge and agree that Ocoee may invoice, collect, and retain fees from Windermere residents for EMS transportation, as well as collect from residents and businesses based on false alarm fees in accordance with the fee schedules adopted by Ocoee. Ocoee may also invoice, collect, and retain fees from residents or businesses within Windermere whose negligent or unlawful acts cause an incident resulting in an emergency response.

3. Employee Status. Persons employed by Ocoee in the performance of this Agreement shall remain employees of Ocoee for all purposes and shall not have any claims against Windermere for pension rights, workers' compensation, unemployment compensation, civil service rights, or other employees' rights or privileges granted by Federal, state or local law or by Windermere to its officers and employees. Further, Ocoee agrees that Windermere shall assume no liability for the payment of salary, wages, or other compensation or entitlement to officers, agents, or employees of Ocoee who perform Fire Permit Review Services or Fire Services to Windermere as provided in this Agreement.

4. Agency Relationship. For the purposes of this Agreement, Ocoee shall be an agent of Windermere entitled to exercise all municipal and corporate powers of Windermere in the same manner as if the Fire Permit Review Services or Fire Services and other related services set forth herein were being performed by employees of Windermere.

5. Equal Employment. Ocoee hereby acknowledges that it adheres to the policies and regulations of the Equal Employment Opportunity Commission as set forth in Chapter XIV of the Code of Federal Regulations which provide for the equality of opportunity, both before and during employment with any local department or agency, for all applicants and employees, regardless of race, color, sex, religion, national origin, marital status, or other similar factors that are not job related. Such policy applies to all levels of employment for Ocoee and to all job classifications. In addition, it is the responsibility of each division within Ocoee and each department head or supervisor to give the non-discrimination policy full support by leadership and by personal example. Further, it is the duty of each employee to help maintain the work environment which

is conducive to and which effectuates Ocoee's commitment and philosophy to equal employment opportunity.

6. **Cooperation.** To facilitate performance of this Agreement, Ocoee hereby agrees to fully cooperate with Windermere with regard to the provision of Fire Permit Review Services and Fire Services, and Windermere hereby agrees to fully cooperate with Ocoee regarding the same.

7. **Term of Agreement.** This Agreement shall be effective for a period of three (3) years commencing on October 1, 2023 and expiring on September 30, 2026 (the "Initial Term"), unless otherwise terminated as provided below. Upon the expiration of the Initial Term or upon the expiration of each subsequent one-year period thereafter, the term of this Agreement may be extended for an additional period of one (1)year upon the receipt by Ocoee of Windermere's written notice of intention to extend this Agreement. Such notice must be delivered to Ocoee on or before January 1, 2026 with respect to the Initial Term and on or before January 1st of each year thereafter with respect to any renewal terms in order to allow each City to adjust its respective budget by March 1st for the next fiscal year. Upon receipt of such notice of Windermere's intention to extend the then term of this Agreement, Ocoee may, at its sole option, elect to terminate this Agreement at the end of the current term or to extend this Agreement for an additional one-year term, all by written notice to Windermere delivered within forty-five (45) days of receipt of notice from Windermere of its intention to extend this Agreement. For purposes hereof, "term" shall mean the Initial Term and any subsequent one-year extension of this Agreement. Additionally, for the purposes hereof "year" shall mean each contract year of this Agreement which commences on October 1st and ends on the following September 30th and corresponds to the fiscal years of Ocoee and Windermere.

8. **Disputes.** If a dispute arises regarding the services rendered under this Agreement, then the City Managers of Ocoee and Windermere shall proceed in good faith to resolve any such dispute. In the event that the disputed matter is not resolved to the satisfaction of the parties, each party may avail itself to the remedies available at law or in equity. This Agreement shall be construed by and governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement shall be held in Orange County, Florida.

9. **Annexation.**

A. Windermere shall keep Ocoee advised regarding annexations and the corporate limits of

Windermere in order that Ocoee may provide Fire Permit Review Services and Fire Services to properties added to Windermere subsequent to the date hereof. Ocoee shall not be obligated to provide Fire Permit Review Services and Fire Services to properties annexed into the corporate limits of Windermere unless and until Ocoee receives from Windermere written notice of such annexations along with a street address for such properties.

B. The parties agree that the Fire Services fees, as provided in Section 2F of this Agreement, are based on Ocoee providing Fire Services in the corporate limits of Windermere as of the effective date of this Agreement. In the event the corporate limits of Windermere are expanded significantly due to the annexation of multiple properties and/or subdivisions, the Fire Services fees provided in Section 2F shall be renegotiated and adjusted accordingly. Provision of services and the adjustment of Fire Services fees shall only become effective upon the execution of an amendment to this Agreement by both parties.

10. Termination.

(A) This Agreement shall expire at the end of the term unless one party shall notify the other party by one-year written notice of its intention to terminate this Agreement, in which event the term of this Agreement shall expire on the first September 30th following the end of the one-year notice period.

(B) Further, the term may be terminated by either party in the event that the other party shall violate or fail to perform any material obligation of such party under this Agreement, and such violation or failure shall continue for a period of sixty (60) days after notification of such breach by the other party. Such termination shall be effective not less than ninety (90) nor more than one hundred twenty (120) days after delivery of written notice of termination to the breaching party; provided, however, with regard to Fire Services, if Ocoee terminates this Agreement pursuant to this subsection, Windermere shall be obligated to pay to Ocoee on a pro-rata basis for the services rendered in any partial year and Ocoee agrees to continue providing the Fire Services until either Windermere has obtained replacement Fire Services or has had an adequate period of time to obtain such replacement Fire Services.

11. Notices. All notices required to be given under this Agreement shall be in writing, and deemed

sufficient to each party when sent by Certified United States Mail, return receipt, to the City Manager of the other party.

12. **Amendment.** Except for changes in Fire Permit Review Services fees, as described in section 1.B. and 9.A. of this Agreement, this Agreement shall be modified, amended or altered only by an instrument in writing signed by both parties, and such execution by Windermere shall be valid and binding against Windermere only if expressly approved by its Town Council at a legally valid meeting thereof and such execution by Ocoee shall be valid and binding against Ocoee only if expressly approved by its City Commission at a legally valid meeting thereof, and provided the execution of such amendment conforms to all the federal, state and local laws, rules, procedures and ordinances applicable to the execution of this Agreement.

13. **Entire Agreement.** The Agreement contains the entire agreement between Ocoee and Windermere with respect to the subject matters hereof and supersedes any prior agreements or understandings, written or oral, between the parties. The preparation of this Agreement has been a joint effort of the parties, and the resulting document shall not, solely as a matter of judicial constraint, be construed more severely against one of the parties than the other. Neither party shall assign, delegate, or otherwise transfer its rights and obligations as set forth in this Agreement to any other entity without the prior written consent of the other.

14. **Filing.** This Agreement and subsequent amendments thereto shall be filed by the parties with the clerk of the Circuit Court of Orange County, Florida, in conformance with Section 163.01(11), Florida Statutes.

IN WITNESS WHEREOF, the parties hereto set their hands and seals, all on the day and year first above written.

ATTEST:

_____
Melanie Sibbitt, City Clerk

(SEAL)

APPROVED:

CITY OF OCOEE, FLORIDA

_____
Rusty Johnson, Mayor

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA APPROVED AS TO FORM AND LEGALITY THIS _____ DAY OF _____, 2023

SHUFFIELD, LOWMAN & WILSON, P.A.

By: _____
City Attorney

APPROVED BY THE OCOEE CITY COMMISSION AT A MEETING HELD ON _____, 2023 , UNDER AGENDA ITEM NO. _____

ATTEST:

_____
Town Clerk

(SEAL)

APPROVED:

TOWN OF WINDERMERE, FLORIDA

_____
Mayor

FOR USE AND RELIANCE ONLY BY THE TOWN OF WINDEREMERE, FLORIDA APPROVED AS TO FORM AND LEGALITY THIS _____ DAY OF _____, 2023

_____

By: _____
Town Attorney

APPROVED BY THE WINDERMERE TOWN COUNCIL AT A MEETING HELD ON _____, 2023, UNDER AGENDA ITEM NO. _____

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
JIM O'BRIEN

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

Development Review Board
June 20, 2023

1st Town Council
July 11, 2023

2nd Town Council
August 8, 2023

Case No.:	First Reading of Ordinance 2023-02 - Z19-1 – Windermere Downtown Property Development Agreement for Final Development Plan/Major Development Site Plan
Applicant/Representative:	V3 Capital Group, LLC – Trey Vick
Property Owner:	Windermere Downtown Property, LLC
Requested Action:	First Reading of Ordinance 2023-02 for Approval of Final Development Plan/Major Development Site Plan and Development Agreement for Windermere Downtown Property Redevelopment
Property Address:	517 Main St. (17-23-28-9336-02-430); 527 Main St. (17-23-28-9336-02-470); 516 Oakdale St. (17-23-28-9336-02-510); 522 Oakdale St. (17-23-28-9336-02-500); 119 E 6th Ave. (17-23-28-9336-02-490) , Windermere, FL 34786; and parcel no. 17-23-28-9336-02-520
Legal Description:	PLAT OF WINDERMERE G/36 LOTS 244 (LESS N 24.50 FT) & LOTS 245 & 246; PLAT OF WINDERMERE G/36 LOTS 247 & 248; PLAT OF WINDERMERE G/36 LOT 251; PLAT OF WINDERMERE G/36 LOT 250; PLAT OF WINDERMERE G/36 LOT 249; and PLAT OF WINDERMERE G/36 LOT 252
Existing Future Land Use:	Commercial/Single-Family Residential with Town Center Overlay

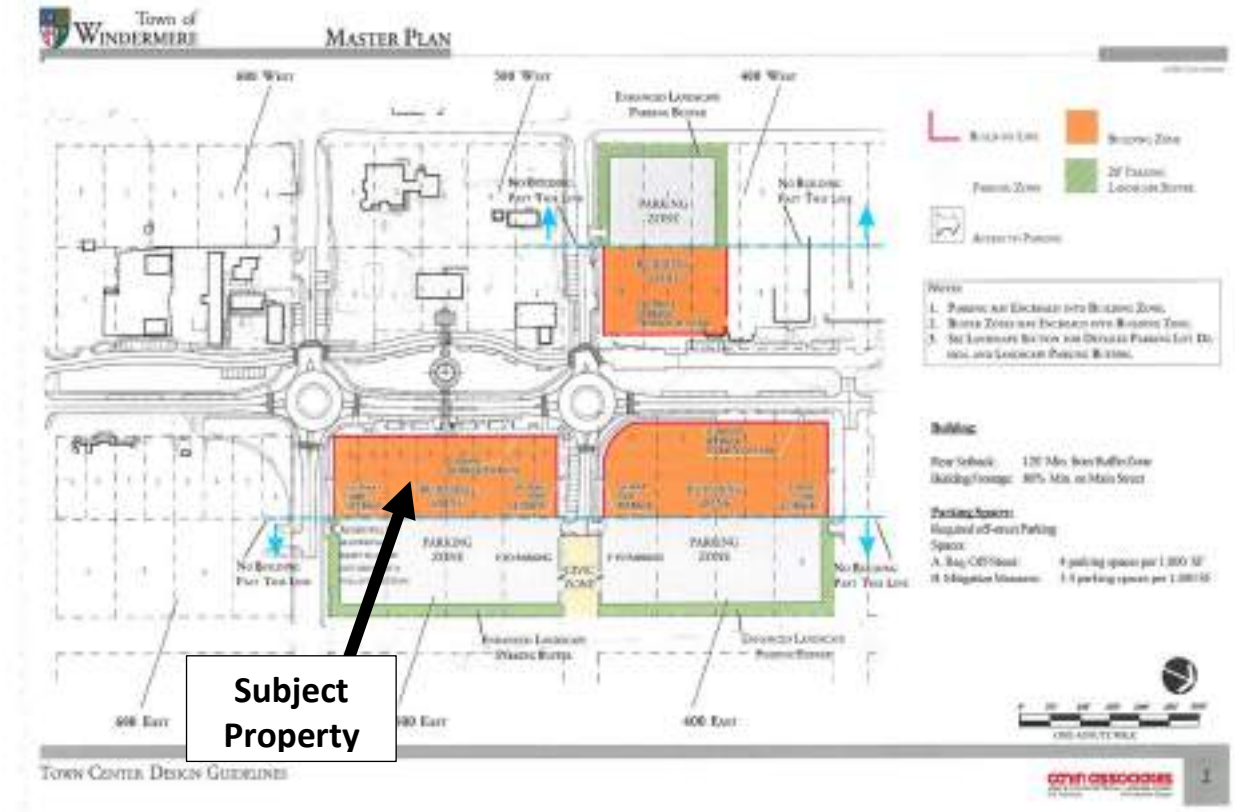
Existing Zoning: Commercial/Single-Family Residential with Town Center Overlay

Existing Use: Commercial/Residential

CASE SUMMARY:

The subject property is located at the northeast corner of Main Street and E 6th Avenue in Downtown Windermere. The subject property is within the Town Center Overlay District as adopted in the Town's Comprehensive Plan and must adhere to the Town Center Design Guidelines. Development with the Town Center Overlay District requires approval through the Planned Unit Development (PUD) process.

The following image shows the subject property and its location relative to the Town Center Overlay District as shown in the Town Center Design Guidelines.



The PUD process involves three steps: concept plan, preliminary development plan, and final development plan.

The concept plan was completed in October 2020, with non-binding Development Review Board (DRB) comments provided to the applicant.

The preliminary development plan was approved by Town Council on Jun 8, 2021, with the adoption of Ordinance 2021-01. Ordinance 2021-01 rezoned the subject property to PUD, approved the preliminary development plan, and provided conditions for the development and

approval of the final development plan. The proposed Development Agreement includes many of the conditions that were included in Ordinance 2021-01.

With the first two steps complete of the PUD process, this request is for the adoption of Ordinance 2023-02 for the Development Agreement between Windermere Downtown Property, LLC, V3 Capital Group, LLC, and the Town for the approval the final development plan for this proposed project. This final development plan also is the site plan for major development approval.

In summary, the proposed Development Agreement and final development plan/major development site plan proposes redevelopment of the subject property as follows:

1. 19,750 gross square feet of retail, restaurant, office within two - one-story buildings with a courtyard between the two buildings. The proposed new buildings are less than the maximum allowed height of 35 feet and are located consistent with the requirements of the Town Center Design Guidelines. The proposed buildings are located along Main Street with the back half of the property along Oakdale Street containing the parking and landscape buffer.

   At this time, the only announced use for the proposed project is a boutique Ace Hardware store proposed for the building on the north end. A hardware store is a permitted use in the Town Center Overlay District. However, it is only permitted without any outdoor storage or displays. Policy 1.4.21 of the Future Land Use Element of the Town's Comprehensive Plan specifically states "hardware stores (no outdoor storage)" are the only type of hardware store allowed in the Town Center Design District. Because this limitation is within the Town's Comprehensive Plan, this prohibition on outdoor storage for hardware stores cannot be waived or deviated from within the approval of the final development plan and major development. To allow the outdoor storage for the hardware store requires an amendment to the Town's Comprehensive Plan to remove that prohibition. In addition, Ordinance 2021-01, which approved the PUD zoning for the subject property, and Section 8.01.00(11) of the Town's Land Development Code also prohibit outdoor storage or display of materials or merchandise unless displayed during Town sanctioned events subject to locational criteria.

   The list of permitted uses for the project are consistent with those permitted in the Town's Comprehensive Plan and Land Development Code for the subject property.

   Also, the Development Agreement limits the hours of operation of the businesses between the hours of 7:00 a.m. and 10:00 p.m. each day, unless otherwise approved by Town Council.

   Any businesses that will be selling or serving alcohol are subject to the Town's requirements in Article VI, Town Code of Ordinances, which includes the requirement for the approval of a conditional use for onsite consumption.

2. There are 79 on-site parking spaces provided consistent with the required parking standard of the Town Center Design Guidelines of 4 parking spaces per 1,000 sf of gross building

area. The parking within the Town Center Overlay District has its own parking standards. Section 3.04.03(2)f.3, LDC, states: "Parking ratios for all land uses within the Town Center District are hereby established at four spaces/1,000 gross square feet." Consequently, the parking standards of individual uses as applied to properties developed prior to the implementation of the Town Center Design Guidelines or not located within the boundary of the Town Center Overlay District are not applicable to this proposed project. The Development Agreement requires the applicant to provide proper signage to manage the shared parking of the loading zone.

3. There is a 20-foot landscape buffer at the perimeter of the property along Oakdale Street and E 6th Avenue as required by the Town Center Design Guidelines. There is also a 6-foot screen wall along the Oakdale Street frontage with the landscaping on the exterior of the screen wall, The screen wall maintains the 6-foot height along the portion of the E 6th Avenue frontage that is across from the homes on Oakdale Street on the south of E 6th Avenue. However, as the screen wall approaches the right-in/right-out driveway connection for the project to the E 6th Avenue, the screen wall is reduced in height to 3-feet to provide for visual clearance at the driveway intersection. On April 19, 2023, the applicant met on site with Oakdale Street residents that live across the street from the project to discuss the proposed screen wall and landscape. On July 3, 2023, the applicant emailed the Oakdale Street residents requesting a meeting with them to review alternative screen wall colors. The applicant will provide an update to the screen wall plan, based on the outcome of the meeting with the residents, to the Town Council at the July 11, 2023, Town Council meeting.

4. As required by the Town Center Design Guidelines and Ordinance 2021-01, the access to the project is from a right-in/right-out driveway connection to E 6th Avenue with a right-turn lane into the project from E 6th Avenue, as demonstrated as need by the traffic study provided for the project during the approval of the preliminary development plan. There will be an access on the north side of the project to E 5th Avenue. The applicant, as required by Ordinance No. 2021-01, will be providing a transportation mitigation payment of $47,000 ($20,000 for their proportionate share of the estimate cost of an improvement to the Main Street and 6th Ave round-a-bout and $27,000 for the installation of a signalized pedestrian crossing on E 6th Avenue at Oakdale Street).

5. The project will connect to potable water services from Orange County Utilities and be served by an on-site septic system to be permitted by the Orange County Health Department. The Town has no financial obligation for the extension of or connection to any utility services to the project.

6. The project will meet the stormwater management requirements of the South Florida Water Management District to assure post-development impacts do not exceed pre-development impacts of the project. The project qualified for self-certification permitting by the South Florida Water Management District due to the project is less than 10 acres in size with less than 2 acres of impervious area. However, the project must still meet the South Florida Water Management District stormwater standards. Prior to approval by the Town of the site development permit, the applicant must submit confirmation that the statutory required

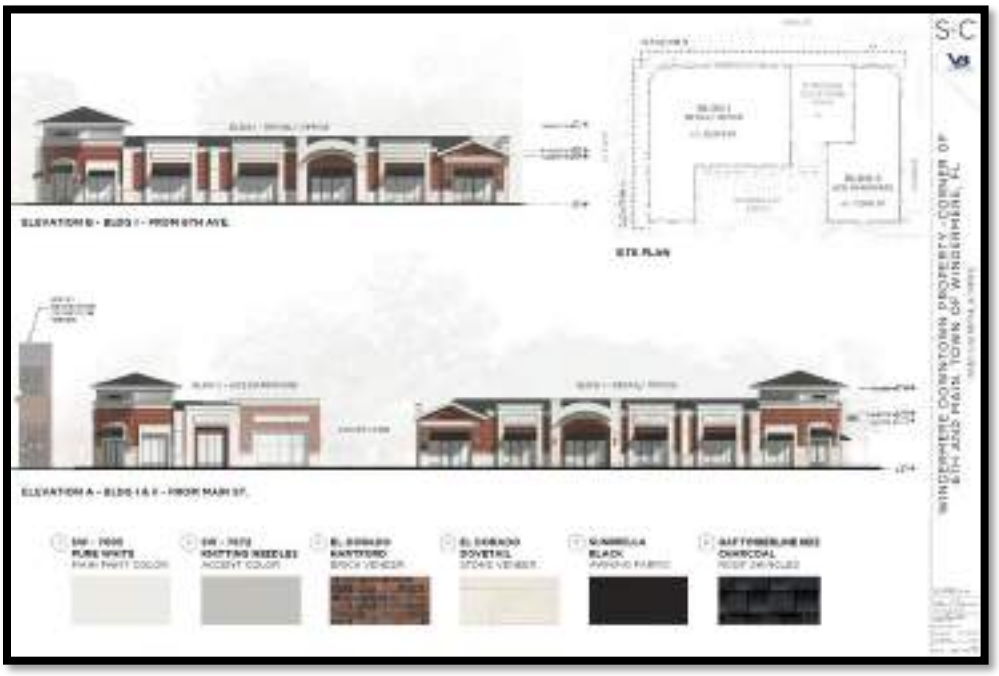
electronic submission of the self-certification was provided to the South Florida Water Management District or the Florida Department of Environmental Protection. The applicant must assure the proper maintenance and operation of the stormwater management system at all times. Prior to Town approval of the site development permit, the applicant must provide a maintenance plan to the Town for the portions of the stormwater management system comprised of pervious pavement materials to assure its proper operation. Also, if it is determined at any time by the Town that the project's stormwater management system is not properly operating and resulting in negative offsite impacts, then the developer shall correct the deficient operation as directed by the Town or other applicable regulatory agency.

7. After several meetings and site visits with the Windermere Tree Board, the applicant has a provided a tree impact, mitigation, and protection plan with their final development plan submission. Based on their May 5, 2023, plans submission, the applicant is required to mitigate 151 inches of trees being removed and not being replaced, as shown in the table in the plan sheets. The applicant has agreed to donate trees to the Town for planting in the town to replace the 151 inches in lieu of paying a mitigation fee. Section 5.01.13, Town LDC, requires that replacement trees must be a species that will attain an overall height of 15 feet at maturity and a diameter at breast height (DBH) of at least four inches, and at least 8 feet in height and DBH of 2 inches at time of planting. Also on May 18, 2023, the Windermere Tree Board held a meeting to review he May 5, 2023, plan submission and recommended to the DRB and the Town Council approve the project with further consideration the replacement of the existing landscaping at the front of the proposed building at the corner of Main Street and E 6th Avenue, and to use American Elms and native Palatka Holly. On June 8, 2023, the applicant provided a response to the Windermere Tree Board approval recommendation comments and confirmed that they will use American Elms and native Palatka Holly, and that their proposed final development plan through all of the previous reviews by the Town Council during the public workshops and the Windermere Tree Board.

8. The proposed building design has developed and changed over the past year with comments received during the four Town Council Public Workshops that occurred between March 2022 and February 2023. On July 3, 2023, based on comments provided by the Development Review Board (DRB) at their meeting on June 20, 2023, the applicant submitted revised building elevations. In the images below, the building elevations submitted to the DRB are in the first image, and the revised building elevations submitted for Town Council review is the second image. The full plan sheet of the revised building elevations for Town Council review is provided as part of the agenda item.

   If this final development plan/major development is approved, the proposed building elevations will be included as part of the approval conditions with a note that minor adjustments may be made to the proposed façade that maintain consistency with the design intent of the Town Center Design Guidelines and approved by the Town Manager, during the building permitting process for the structures.

Original Building Elevations Submitted for DRB Review on June 20, 2023



Revised Building Elevations Submitted for Town Council Review on July 11, 2023

9. Chief Sorenson, Ocoee Fire Department, reviewed the final development plan and

approved the shown fire truck routing plan and the use of the loading area for shared parking. Chief Sorenson's only comment is for the applicant to coordinate with him during the final building permitting for the proper location of the fire hydrant.

10. The Development Agreement provides requirements for construction management to minimize the impact of construction activities to surrounding residential areas. These requirements include, but are not limited to, no off-site storage or staging of equipment or materials, property screened from view at all times, no signage allowed (except safety) during construction, proposed management of debris and dust, no road closures unless approved by the Town Manager, no offsite erosion or stormwater impacts, construction hours and deliveries only allowed between 7:00 a.m. and 7:00 p.m., Monday through Saturday unless otherwise approved by the Town Manager, and proper site security must be maintained.

11. The Development Agreement places a time limit of 18 months for the start of construction after approval. The Town Council may extend the 18 month time limit.

12. If the Town Council approves Ordinance 2023-02, then Town staff will complete any remaining technical reviews, based on the Town Council approval and then issue the site development permit and building permit. The site development permit and building permit will be fully consistent with the Development Agreement and plans approved by the Town Council.

DEVELOPMENT REVIEW BOARD RECOMMENDATION

On June 20, 2023, the Town's Development Review Board (DRB) held a hearing to review and provide a recommendation to the Town Council for the approval of the final development plan/major development site plan for the Windermere Downtown Property redevelopment project. Based on the information provided and comments received at the DRB hearing, the DRB recommended the Town Council approved the Windermere Downtown Property redevelopment project with the following condition that the applicant provide revised building renderings to the Town Council to be more consistent with the Town Center Design Guidelines and to work with Oakdale Street residents with a revised plan for the screen wall related to its color/appearance. The DRB vote to approve with the condition was 5-0.

PUBLIC NOTICE:

The proposed final development plan/major development plans and supporting information has been available on the Town's website at https://town.windermere.fl.us/downtown-redevelopment/ since May 2023. The newspaper notice for the DRB and Town Council meetings was published on June 8, 2023. Public notices were mailed to property owners within 500 feet of the subject property on June 9, 2023. Signs were posted at the property on June 10, 2023.

Please do not hesitate to contact me at 813-415-4952 or bcornelius@wadetrim.com with any questions.

ORDINANCE 2023-02

AN ORDINANCE OF THE TOWN OF WINDERMERE, FLORIDA, TO APPROVE A DEVELOPMENT AGREEMENT FOR THE FINAL DEVELOPMENT PLAN AND MAJOR DEVELOPMENT SITE PLAN FOR THE WINDERMERE DOWNTOWN PROPERTY PLANNED UNIT DEVELOPMENT ON 2.17 ACRES MORE OR LESS OF REAL PROPERTY LOCATED WITHIN THE TOWN CENTER DISTRICT OVERLAY AT THE NORTHEAST CORNER OF MAIN STREET AND EAST 6TH AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR APPLICABILITY; SEVERABILITY; CONFLICTS; AND AN EFFECTIVE DATE.

Whereas, the Town Council of the Town of Windermere, Florida, recognizes the need to plan for orderly growth and development;

Whereas, on June 8, 2021, the Town Council approved Ordinance 2021-01, which rezoned 2.17 acres, located on the northeast corner of Main Street and E 6th Avenue, as more particularly described herein, and owned by Windermere Downtown Property, LLC, to Planned Unit Development ("PUD") and approved a Preliminary Development Plan for the PUD known as the Windermere Downtown Property (the "Project");

Whereas, Ordinance 2021-01 requires that the Owner obtain approval of the PUD Final Development Plan and Major Development Site Plan through Town Council public workshops, Town Tree Board meetings, public hearing with the Town's Development Review Board, and approval by the Town Council at two public hearings;

Whereas, consistent with the requirements of Ordinance 2021-01, on May 4, 2023, the Town received an application from the Owner and V3 Capital Group, LLC (the "Developer") requesting approval of the Final Development Plan and Major Development Site Plan for the Project;

Whereas, at the May 19, 2023, Tree Board meeting, the Tree Board reviewed the proposed Project related to tree protection and mitigation, landscaping, and buffering, and recommended the Development Review Board and Town Council approve the Project based on the proposed tree protection and mitigation;

Whereas, at the June 20,2023, Development Review Board meeting, the Development Review Board reviewed the proposed Project and recommended the Town Council approve the Project with a condition for the building elevations to be revised to be more compliant with the Town Center Design Guidelines and that additional coordination occur between the Developer and residents along Oakdale Street;

Whereas, the Developer submitted revised plans to address the conditions of the Development Review Board;

Whereas, the Development Agreement that is adopted by this ordinance, between the Owner, Developer, and Town, provides conditions, restrictions, and requirements that are needed or useful to ensure that the Project is appropriate to the Town and its history, character, and

nature and does not result in adverse impacts to its residents and taxpayers; and

Whereas, the Town now desires to set forth the entitlements, terms, conditions, requirements, and restrictions for the Final Development Plan as part of the PUD zoning and Major Development Site Plan for the Property and the Project.

BE IT ENACTED BY THE PEOPLE OF THE TOWN OF WINDERMERE:

Section 1. Approval of Development Agreement. The Town Council approves the Development Agreement set forth in Exhibit A.

Section 2. Approval for Project Permitting. The approval of the Development Agreement authorizes Town Staff, when all administrative technical reviews are completed and approved by Town Staff, to issue site development permits and building permits for the Project in full compliance with the Development Agreement set forth in **Exhibit A**.

Section 3. Severability. If a provision of this ordinance is held invalid or unconstitutional in judicial proceedings, the holding shall not affect other provisions that can be given effect. To that end, this ordinance is declared to be severable.

Section 4. Conflicts. In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control and supersede.

Section 5. Effective Date. This Ordinance shall become effective after its passage as a non-emergency ordinance at two regular meetings of the Town Council.

ENACTED this_____day of_____2023, at a regular meeting of the Town Council of the Town of Windermere, Florida.

Town of Windermere, Florida
by: Town Council

by:_____
Jim O'Brien, Mayor

Attest:

_____
Dorothy Burkhalter, MMC, FCRM
Town Clerk

First Reading: July 11, 2023

Second Reading/Public Hearing: August 8, 2023

EXHIBIT A

TO ORDINANCE 2023-02

WINDERMERE DOWNTOWN PROPERTY DEVELOPMENT AGREEMENT

This **Windermere Downtown Property Development Agreement** (the "Agreement") is entered into as of the Effective Date (as defined in subsection 4.g below) by **Windermere Downtown Property, LLC** and **V3 Capital Group, LLC** (collectively known as the "Owner/Developer"), and the **Town of Windermere, Florida**, a municipal corporation chartered and operating under the laws of the State of Florida (the "Town").

Whereas, the Owner/Developer is the owner of fee simple title to six separate parcels of real property located within the Town of Windermere, Orange County, Florida totaling approximately 2.17 acres, as more particularly described and depicted on **Attachment A** hereto (the "Property").

Whereas, On June 8, 2021, the Town Council adopted Ordinance 2021-01 for the approval of the Planned Unit Development ("PUD") zoning and Preliminary Development Plan ("PDP") of the Property for a project to be known as Windermere Downtown Property (the "Project"). The Project is a mix of commercial, office, and restaurant uses. Ordinance 2021-01 includes conditions for the development of the PUD and requires the Owner/Developer to submit a Final Development Plan/Major Development Site Plan for approval by the Town Council.

Whereas, as required by Ordinance 2021-01**,** the Owner/Developer has submitted to the Town an application, dated May 2, 2023, for approval of the Final Development Plan and Major Development Site Plan for the Project.

Whereas, the Owner/Developer intends to develop the Property for the Project, as more particularly described and depicted on **Attachment B** hereto, dated **"TBD – Based on Final Plans Approved by Town Council."** (the "FDP").

Whereas, the Town's Development Review Board ("DRB") and the Town Council for the Town of Windermere (the "Town Council") have reviewed the Project as proposed by the Owner/Developer, after appropriate public participation, have determined the conditions, restrictions, and requirements that are needed or useful to ensure that the Project (i) is appropriate to the Town and its history, character, and nature and (ii) does not result in adverse impacts to its residents and taxpayers.

Whereas, the Town and the Owner/Developer now desire to set forth the entitlements, terms, conditions, requirements, and restrictions negotiated by the parties as part of the PUD zoning and Major Development Site Plan for the Property and the Project.

Now, therefore, the Town and the Owner/Developer agree as follows:

1. **Recitals**. The above recitals are true and correct and are incorporated herein by this reference.

2. **Development of the Property**. The Owner/Developer is entitled to develop the Project on the Property. However, development of the Property must conform to and may be undertaken only in accordance with all of the following:

a. The "Construction Plans for Windermere Downtown Property" date stamped **"TBD – Based on Final Plans Approved by Town Council."** attached hereto as **Attachment B** (the "FDP"); and

b. This Agreement.

All development of the Property must comply also with all other applicable federal, state, county, and Town laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent the applicable laws, ordinances, and regulations are expressly waived or modified by this Agreement, or by action expressly approved by the Town Council.

3. **Contract Between the Owner/Developer and the Town**. The uses, densities, and intensities, and all conditions of approval of the PUD zoning and FDP for the Property and the Project, have been negotiated and agreed to by the Owner/Developer and the Town. The FDP and this Agreement, collectively constitute a contract (the "Contract") between the parties. The Owner/Developer and the Owner/Developer's successors in interest have the contract right to develop, occupy, and use the Property with the uses, densities, and intensities set forth in the FDP and this Agreement, subject to the restrictions, requirements, and conditions set forth in the Contract, and neither the Owner/Developer nor the Town shall have the right to rezone or downzone the Property, or otherwise alter the uses, densities, and intensities, or to delete, waive, or amend any condition, requirement, or restriction, except through a written amendment to the PUD, FDP, and this Agreement that is negotiated and expressly approved by both the Owner/Developer and the Town Council. The parties expressly acknowledge that neither oral agreement nor course of action shall act to amend the Contract between the parties, and this section constitutes material inducement and material consideration for each party in electing to enter into this Agreement.

4. **Development-Related Conditions of Approval**. Development of the Project may be undertaken on the Property, but only in compliance with the following conditions, requirements, and restrictions:

a. **Payment for Transportation Improvements**. The Owner/Developer shall pay to the Town $47,000.00 to be used by the Town to pay the cost of transportation improvements to address the impacts of the Project (the "Transportation Improvement Fee"). On or before the date that the first Certificate of Occupancy is issued for the Project, the Transportation Improvement Fee shall be paid to the Town. The Owner's payment of the Transportation Improvement Fee shall fully satisfy all transportation mitigation, concurrency, impact fee, proportionate share and/or any other transportation fee due to the Town for development of the Project on the Property. The Town intends, but shall not be required, to utilize the Transportation Improvement Fee for future improvement to the round-a-bout at Main Street and E 6th Avenue and install a signalized pedestrian crossing at Oakdale Street and E 6th Avenue.

b. **Utilities Agreement**.

(i) **Potable Water.** The Owner/Developer shall connect to potable water services from Orange County Utilities. The Owner/Developer is responsible for the full cost, including design, permitting, and construction, for any potable water line extension, improvements, or other change to the potable water system for connection of the Project to Orange County Utilities potable water service. The Town has no responsibility nor obligation for any costs. If any construction is required within any Town maintained right-of-way, then the Owner/Developer shall obtain a right-of-way permit from the Town's Public Works Department prior to the commencement of any work in the Town's right-of-way. Prior to approval by the Town of the site development permit, the Owner/Developer must submit to the Town all approvals from Orange County Utilities for connection to their potable water service.

(ii) **Wastewater.** The Owner/Developer shall utilize an onsite wastewater disposal system permitted by the Florida Department of Health (aka Orange County Health Department). The Town has no responsibility nor obligation for any costs. Prior to approval by the Town of the site development permit, the Owner/Developer must submit to the Town all approvals from the Florida Department of Health (aka Orange County Health Department).

(iii) **Stormwater.** The Owner/Developer shall design, construct, and maintain a stormwater management system consistent with the requirements of the South Florida Water Management District and the Town. The Town has no responsibility nor obligation for any costs. It is acknowledged that the Project qualifies for self-certification for stormwater management under Section 403.814(12), Florida Statutes. Prior to approval by the Town of the site development permit, the Owner/Developer must submit confirmation that the statutory required electronic submission of the self-certification was provided to the South Florida Water Management District or the Florida Department of Environmental Protection. The Owner/Developer is required to assure the proper maintenance and operation of the stormwater management system at all times. Prior to Town approval of the site development permit, the Owner/Developer must provide a maintenance plan to the Town for the portions of the stormwater management system comprised of pervious pavement materials to assure its proper operation. Also, if it is determined at any time by the Town that the Project's stormwater management system is not properly operating and resulting in negative offsite impacts, then the Owner/Developer shall correct the deficient operation as directed by the Town or other applicable regulatory agency.

c. **Final Development Plan/Major Development Site Plan**. The final development plan/major development site plan ("FDP") and all construction shall be consistent with the "Construction Plans for Windermere Downtown Property" dated "**TBD – Based on Final Plans Approved by Town Council."** subject to the following conditions, requirements, and restrictions:

(i) **Total Entitlements.** The gross floor area for buildings in the Project shall not exceed, in the aggregate, 19,575 square feet. For purposes of

calculating gross floor area, areas used for permanent outside dining shall be deemed to be part of the gross floor area.

(ii) **Permitted Land Uses**. The Property may be used in accordance with the following:

Permitted Uses. The uses of land in the Project are limited to:

- Business and professional offices;
- Government offices and related ancillary uses;
- Bank and financial institutions;
- Churches and related ancillary uses;
- The following personal services: barber shops, beauty shops (but not tattoo or body-piercing shops), personal training, spa, salons, pottery shops, art-painting galleries or studios, and dance studios;
- Restaurants, bakeries, coffee shops, and similar food or beverage services (drive-through-window services are prohibited). The sale or onsite consumption of alcohol is subject to the requirements of Article VI, Town Code of Ordinances;
- The following light-retail uses: bicycle shop, hardware store with no outdoor storage, home-decor shop, florist shop, clothing store, specialty-fashion store, jewelers, bookstore, household goods and services shops, antiques, and pharmacies (drive-through-window services are prohibited); and
- Such other uses approved by Town Council from time to time.

Outdoor Storage and Display. The outdoor storage of any inventory, equipment, or other items is prohibited. However, a permitted retail operation within the Project may utilize the private courtyard area of the Project for the outdoor display of merchandise subject to the limitations of the Town's Land Development Code, which limit the outdoor display to only during Town sanctioned events.

Hours of Operation. Unless otherwise expressly authorized by Town Council, the offices, shops, restaurants, and other non-residential activities within the Project may be open for business only between the hours of 7:00 a.m. and 10:00 p.m. each day.

(iii) **Architecture and Site Design/Screen Wall.** The building architecture and site design, which includes the screen wall along Oakland Street and E 6th Avenue, shall be consistent with the architectural building design and adjacent buffering intent of the Town Center Design Guidelines, as adopted in

Section 3.05.00, Town Land Development Code, or as approved by the Town Council with the FDP.

(iv) **Dumpster Enclosure.** The dumpster shall be screened from view by an enclosure. The dumpster shall have a lid that is to be closed at all times except when garbage is added or removed. No loose garbage shall be placed in the dumpster enclosure.

(v) **On-Site Parking.** At least 79 on-site parking spaces with a minimum dimension of 18.5 feet long by 9 feet wide shall be provided with the Project, as shown on the Town Council approved FDP. For the parking spaces that are shared with the Project's loading zone, the Owner/Developer shall provide appropriate signage in the loading zone to assure the proper coordination of loading/unloading times and general parking times. Prior to the placement of the signage in the loading zone, the Owner/Developer shall submit the proposed signage to the Town to assure its consistency with the design of the Project.

(vi) **Tree Mitigation and Protection.** The Owner/Developer shall follow the tree mitigation and protection plans as provided in the approved FDP. The Owner/Developer shall comply with Sections 5.01.00 through 5.01.18, Town Land Development Code, for the protection of trees during development based on the American National Standards Institute (ANSI) A300 series requirements. The Owner/Developer shall engage and retain the services of a Professional Florida Certified Arborist during the construction of the Project. The Professional Florida Certified Arborist shall assure that appropriate actions are taken by the Owner/Developer to properly protect and maintain the trees that are identified to be protected and to assure the proper removal and mitigation for trees that are approved to be removed. The Town may engage its own Professional Certified Arborist to also oversee the Project and assure compliance with the requirements of the approved tree mitigation plan. The Owner/Developer shall reimburse the Town for the cost of the services of the Town's Professional Certified Arborist.

The Developer/Owner agrees to donate to the Town 151 inches, Diameter at Breast Height (DBH), of replacement trees to mitigate for the removal of 151 inches DBH of tress from the Property, as shown on the Town Council approved FDP. As required by Section 5.01.12, Town Land Development Code, each replacement tree must be a type that will attain an overall height at maturity of at least 15 feet with a DBH of at least four inches, and shall be a minimum of height of at least eight feet with a DBH of least 2 inches at time of planting. The type of tree shall be indigenous to the State of Florida and be listed as an approve tree in the Town Center Design Guidelines or in Section 5.01.18, Town Land Development Code. The Town shall plant the donated trees in Town right-of-way or other Town properties with the review and recommendation for their location by the Town's Tree Board.

As required by Section 5.01.12, Town Land Development Code, if any of the existing protected trees or new trees planted by the Owner/Developer as part of the landscape plan with the approved FDP are deemed by a Florida Certified

Arborist to be dead or beyond recovery, hazardous, or deteriorated, then the Owner/Developer may remove the tree but must replace the removed tree with a new tree planted on site and meeting the same standard for replacement trees in the previous paragraph. The Town reserves the right to engage its own Florida Certified Arborist to confirm the condition of the tree.

(vii) **Site Lighting.** All light fixtures on the Property shall be fully shielded to prevent light and glare from radiating either skyward or beyond the boundaries of the Property.

(viii) **Construction Management.** The Town Council finds that the following construction management requirements are intended to eliminate, as much as possible, the nuisance to Town residents and visitors that might otherwise result from the sights, sounds, dust, and debris from the construction of the Project.

The following requirements and restrictions shall apply to construction activity on the Property:

Construction Staging and Screening — Construction staging *(e.g.,* construction trailers, vehicles, and equipment, material storage, construction-worker parking, construction dumpsters, temporary restrooms, etc.), shall be contained within the boundaries of the Property. During all construction activity, the Property shall be screened to obscure view of the construction site throughout all phases of construction. No signs, advertising, or other communications (other than signs pertaining specifically to construction safety) may be placed on the exterior of the screening.

Construction Staging and Screening — Subsequent Construction, Reconstruction, and Renovation. Staging areas for construction, reconstruction, or renovations occurring from time to time after completion of the Project shall be at such locations as may be approved in writing by the Town Manager. Under no circumstances may the staging occur within public rights-of-way or on Town property without the express approval of Town Council, which may be granted or withheld at the discretion of the Town Council. During all construction activity, the Property shall be screened to obscure view of the construction-staging area site throughout all phases of construction. No signs, advertising, or other communications (other than signs pertaining specifically to the construction safety) may be placed on the exterior of the screening.

Dust and Debris. All debris shall be retained within the boundaries of the Property throughout all construction activities. The Owner/Developer shall not allow dust to escape in material amounts, as determined by the Town Manager, during construction.

Road Closures. No road closures may occur in connection with the construction, unless expressly approved in writing by the Town Manager.

Construction Hours and Deliveries. Construction activity and deliveries of construction materials and equipment for the Project to the Property may only occur between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless approved otherwise expressly and in writing by the Town Manager.

Stormwater Retention and Erosion Control During Construction. The Owner/Developer shall take such steps as are necessary or useful to ensure that, at all times during construction, all stormwater from rainfall, up to at least one inch per storm, is retained within the boundaries of the Property and not discharged offsite and appropriate mitigation is provided to maintain proper erosion control during construction. The Owner/Developer shall follow the stormwater and erosion control plan compliant with the requirements of the National Pollution Discharge Elimination System (NPDES) approved with the FDP. All stormwater and erosion control measures must be installed prior to the initiation of any site clearing, demolition, or construction activity on the Property.

Construction-Site Security. The Owner/Developer shall provide a reasonable level of security on the Property throughout the construction period to prevent trespass, theft, bodily injury, and other undesirable occurrences. If, after consultation with the Town's Chief of Police, the Town Manager determines that additional security is needed, the Owner/Developer must provide it at their own cost.

Enforcement. Material violations of these requirements and restrictions, as determined in the reasonable judgment of the Town Manager, may result in the issuance by the Town Manager of a stop-work order. Upon such issuance, the Owner/Developer shall halt all construction immediately and correct the violation. Construction may be resumed only upon notification to the Owner/Developer from the Town Manager that the violation has been corrected, and the Town Manager shall issue such notice immediately upon correction thereof. The Town shall have such other remedies (other than an action for damages) as allowed by law and equity to enforce the provisions of these conditions, including (but not limited to) withholding building permits and certificates of occupancy.

5. Miscellaneous.

a. **Notice.** Notices delivered with respect to this PUD and FDP shall be in writing and be deemed to be delivered (whether or not actually received) when (i) hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Postal Service, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or such other address or to such other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

As to Owner: Windermere Downtown Property, LLC 9259 Point Cypress Drive Orlando, Florida 32826

As to Developer: V3 Capital Group, LLC 496 S. Hunt Club Boulevard Apopka, Florida 32703

As to Town: Town of Windermere
Robert Smith, Town Manager
614 Main Street
Windermere, Florida 34786

With copy to: Dorothy Burkhalter, Town Clerk
Town of Windermere
614 Main Street
Windermere, Florida 34786

Thomas J. Wilkes, Town Attorney
GrayRobinson, P.A.
301 E. Pine Street, Suite 1400
Orlando, Florida 32801

b. **Covenants Running with the Land.** These Conditions shall be binding upon, and shall inure to the benefit of, the successors and assigns of the parties and shall be a covenant running with the Property.

c. **Recordation of Conditions.** Ordinance 2023-02 and these Conditions shall be recorded in the Official Records of Orange County, Florida, at the expense of the Owner/Developer, within ten business days after the Effective Date of this Agreement (as defined in Subsection 4.g below).

d. **Applicable Law.** This Agreement shall be construed and interpreted according to the laws of the State of Florida. Venue for a proceeding in connection with this Agreement shall be the Ninth Judicial Circuit of Florida, in Orange County, Florida.

e. **Further Documentation.** Following a request therefor by a party, the other party shall execute and deliver such documents and instruments, in form and substance reasonably requested, as may be necessary to confirm the obligations of the party and to evidence the consummation of the transactions contemplated hereby.

f. **Limitation on Remedies.** In judicial proceedings, the Town and the Owner/Developer shall have the right to enforce the terms and conditions of these Conditions only by an action for specific performance or injunctive relief. Each party expressly waives its right, if any, to seek damages of any type in actions arising from or connected to these Conditions and the Project. Notwithstanding the foregoing, the parties may use self-help remedies, such as withholding performance of obligations

hereunder while the other party is in breach hereof, withholding permits and approvals (including certificates of occupancy), etc.

g. **Effective Date.** This Agreement shall be deemed to have taken effect as of the date the Town Council voted to approve the FDP for the Property (the "Effective Date"). This Agreement shall remain in full force and effect for so long as the Property is zoned and used for the Project.

h. **Amendments and Waivers.** These Conditions may be amended only by express written instrument executed by both the Owner/Developer and the Town, and the execution by the Town shall be valid and binding against the Town only if expressly approved by its Town Council at a meeting thereof. Waivers of material requirements, restrictions, and conditions imposed hereunder shall be valid and binding against the Town likewise only if expressly approved by its Town Council at a meeting thereof.

i. **Indemnity; Sovereign Immunity**. The Owner/Developer hereby indemnifies and holds the Town and its elected and appointed officials, employees and agents harmless from and against any and all claims, disputes, lawsuits, liens, injuries, damages, attorneys' fees (including the Town's trial and appellate attorneys' fees), costs and experts' fees, interest and all adverse matters in any way arising out of or relating to the Owner/Developer's and its officers', employees' and agents' negligent acts, negligent omissions, and negligent misrepresentations under or arising from this Agreement, or any combination thereof, arising from or related to the Owner/Developer's exercise of (or failure to exercise) the rights or obligations of the Owner/Developer under this Agreement.

Nothing contained in this Agreement nor in any instruments or documents executed pursuant to the terms of this Agreement shall be construed as a waiver or attempted waiver by the Town of its sovereign immunity under the Constitution and laws of the State of Florida.

j. **Breach**. In the event of a breach, default, or violation of one or more of the provisions herein by the Owner/Developer or the Town, the violating party shall be given thirty (30) days to cure such violation upon receipt of written notice of the violation from a non-violating party. In the event such violation is not cured within said period, the Town, or the Owner, as the case may be, shall have the right to pursue the remedies set forth in Section 14.e hereof.

k. **Time Limit to Commence Construction** The Owner/Developer has eighteen months from the Effective Date for the Project to commence substantial construction of the Project. The Town Council may grant successive one-year extensions if the Owner/Developer makes a written request to the Town Manager prior to the applicable expiration date, provided that the plans still comply with the then current Land Development Code. In the event this time period expires and/or no extension is approved, the Town Council has the right at its discretion either to terminate this Agreement or to require the Owner/Developer to comply with any new land development regulations, if any, approved subsequent to the date of this Agreement.

In witness whereof, the Owner/Developer and the Town have caused this Agreement to be executed by their respective, duly authorized representatives as set forth below.

TOWN OF WINDERMERE, FLORIDA
By: its Town Council

By: _____
Jim O'Brien, Mayor

ATTEST:

By: _____
Dorothy Burkhalter, Town Clerk

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by **Jim O'Brien, Mayor of the Town of Windermere, Florida**, known to me to be the person described in and who executed the foregoing, this ____ day of _____, 2023. He is personally known to me or has produced _____ (type of identification) as identification and did/did not (circle one) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2023.

_____
NOTARY PUBLIC

Print Name:_____

My Commission Expires:_____

Witnesses:

Windermere Downtown Property, LLC, a Florida limited liability company

_____ By: _____
Managing Member

Print Name: _____ Print Name: _____

_____

Print Name: _____

V3 CAPITAL GROUP, LLC, a Florida limited liability company

By: _____
Managing Member

_____

Print Name: _____ Print Name: _____

_____

Print Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by _____, Managing Member of **Windermere Downtown Property, LLC**, known to me to be the person described in and who executed the foregoing, this _____ day of _____, 2023. He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not (circle one) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2023.

_____
NOTARY PUBLIC

Print Name:_____

My Commission Expires:_____

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by _____, Managing Member of **V3 Capital Group, LLC**, known to me to be the person described in and who executed the foregoing, this _____ day of _____, 2023. He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not (circle one) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2023.

_____
NOTARY PUBLIC

Print Name:_____

My Commission Expires:_____

Attachment A

to the Development Agreement for

Windermere Downtown Property

Legal Description

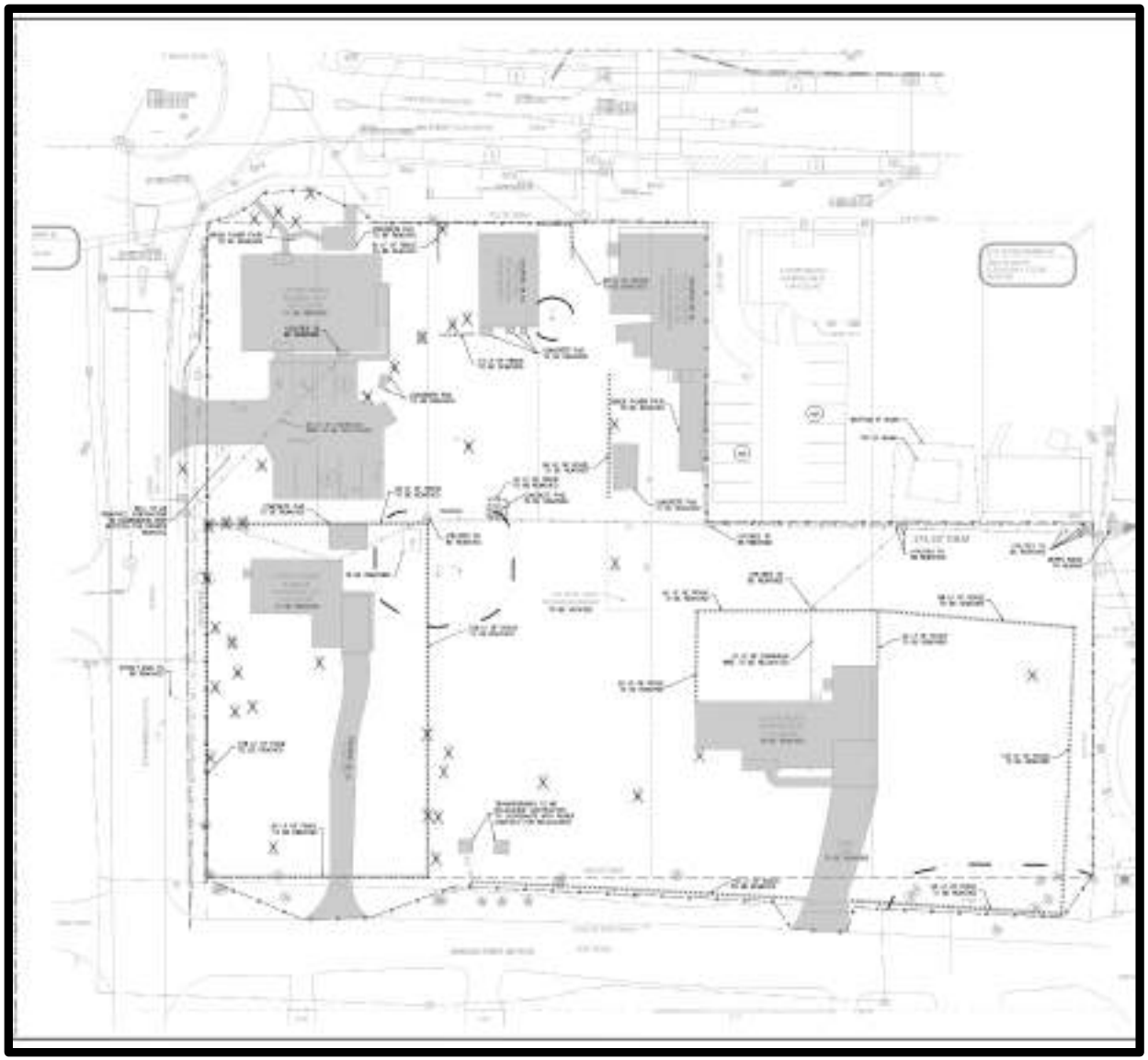
and

Sketch of the "Property"

That part of Section 33, Township 24 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 33, Township 24 South, Range 27 East, Orange County, Florida; thence run S8956'28"W along the South line of said Section 33, also being the centerline of State Road 530 (U.S. Highway No. 192), a distance of 994.86 feet to a point on the Southerly projection of the East line of Shoppes of West 192, according to the plat thereof as recorded in Plat Book 93, Pages 127 and 128, Public Records of Orange County, Florida; thence run N00°14'00"E along said Southerly projection, a distance of 100.00 feet to a point on the North right of way line of said State Road 530 (U.S. Highway No. 192); thence continue N0014'00"E along the East line of said Shoppes of West 192 and along the East line of the lands described in Official Records Book 5526, Page 1669, Public Records of Orange County, Florida, a distance of 1037.89 feet for the Point of Beginning; thence run S8946'00"E, a distance of 43.80 feet to a point on a non-tangent curve, concave to the East, having a radius of 91.00 feet; thence from a radial bearing of S8327'27"E run northeasterly along the arc of said curve through a central angle of 2347'55", an arc distance of 37.80 feet, having a chord bearing of N1826'30"E and a chord distance of 37.53 feet; thence run S3020'28"W, a distance of 1.48 feet to the beginning of a curve concave to the West, having a radius of 133.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 26°32'02", an arc distance of 61.59 feet, having a chord bearing of N1704'27"E and a chord distance of 61.04 feet; thence run S8946'00"E, a distance of 80.65 feet; thence run N5830'45"E, a distance of 18.93 feet; thence run N2647'29"E, a distance of 17.99 feet; thence run S8939'32"E, a distance of 227.45 feet; thence run S0057'03"W, a distance of 47.73 feet; thence run S4418'50"E, a distance of 44.13 feet; thence run S8944'58"E, a distance of 177.16 feet; thence run N3754'25"E, a distance of 53.22 feet; thence run S6656'12"E, a distance of 65.35 feet; thence run N1826'28"E, a distance of 59.31 feet; thence run S8936'22"E, a distance of 289.13 feet; thence run N0011'30"E along the East line of said Southeast 1/4 of Section 33, a distance of 414.43 feet; thence run N8939'32"W along the South line of lands described in Official Records Book 5526, Page 1669, a distance of 993.64 feet; thence run S0014'00"W along the aforesaid East line of the lands described in Official Records Book 5526, Page 1669, a distance of 530.38 feet to the Point of Beginning.

Contains 2.17 acres, more or less



Attachment B

to the

Development Agreement for

Windermere Downtown Property

Final Development Plan

Major Development Site Plan

ATTACH

FINAL TOWN COUNCIL

APPROVED

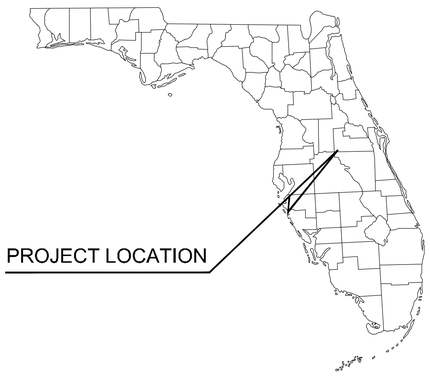
PLANS

CONSTRUCTION PLANS

FOR

WINDERMERE DOWNTOWN PROPERTY

PARCEL ID #'s: 17-23-28-9336-02-430, 17-23-28-9336-02-470,
17-23-28-9336-02-490, 17-23-28-9336-02-500, 17-23-28-9336-02-510,
17-29-28-9336-02-520



AERIAL PHOTOGRAPH

N.T.S.

LEGAL DESCRIPTION

That part of Section 33, Township 24 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

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Contains 2.17 acres, more or less

TOWN OF WINDERMERE, FL
May 3, 2023

SECTION 17, TOWNSHIP 23S, RANGE 28E

LOCATION MAP

N.T.S.

Sheet Index Table

PROJECT TEAM

OWNER/DEVELOPER
WINDERMERE DOWNTOWN PROPERTY, LLC
496 S. HUNT CLUB BOULEVARD
APOPKA, FL 32703
CONTACT: BRETT DARGIS
PHONE: (407)848-1663
EMAIL: brett@v3capgroup.com

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 100
ORLANDO, FL 32801
CONTACT: SCOTT MINGONET, PLA, AICP
PHONE: (407) 898-1511
EMAIL: scott.mingonet@kimley-horn.com

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: JONATHAN A. MARTIN, P.E.
PHONE: (407) 898-1511
EMAIL: jonathan.martin@kimley-horn.com

SURVEYOR
ACCURIGHT SURVEYS OF ORLANDO, INC.
2012 E. ROBINSON STREET
ORLANDO, FL 32803
CONTACT:
PHONE: (407)894-6314
EMAIL: ACCU@ACCURIGHTSURVEYS.NET

UTILITY PROVIDERS

WATER:
ORANGE COUNTY UTILITIES
9150 CURRY FORD ROAD
ORLANDO, FL 32802
CONTACT: DAVID SHORETTE
EMAIL: DAVID.SHORETTE@OCFL.NET
PHONE: (407) 836-5515

POWER:
DUKE ENERGY
452 E CROWN POINT ROAD
WINTER GARDEN, FL 34787
CONTACT: KENNETTA DOUGLAS
EMAIL: KENNETTA.DOUGLAS@DUKE-ENERGY.COM
PHONE: (407)905-3371

TELEPHONE:
AT&T - SOUTHEAST
5100 STEYR
ORLANDO, FL 32819
CONTACT: THAINEL BRASCHI
EMAIL: TB925X@ATT.COM
PHONE: (407) 351-8190

CABLE/INTERNET/ TELEPHONE:
CHARTER COMMUNICATIONS
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
CONTACT: TRACEY DOMOSTOY
PHONE: (407) 532-8511

GAS:
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN-VINELAND ROAD
WINTER GARDEN, FL 34787
CONTACT: EVERETT HOLMES
EMAIL: EHOLMES@LANGD.ORG
PHONE: (407) 410-7024

INTERNET:
LUMEN
33 N. MAIN STREET
WINTER GARDEN, FL 34787
CONTACT: EVNS CENAFILS
PHONE: (407) 814-5373

PREPARED BY

Kimley»Horn

189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

MARCUS I. GEIGER, P.E.
FL. P.E. NO. 89199

WINDERMERE DOWNTOWN PROPERTY
KH PROJECT# 149973004
02/09/2023

REVISIONS:

No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

SHEET NUMBER
C0.0

GENERAL

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, SUCH AS DEWATERING PERMITS, RIGHT OF WAY PERMIT(S), EXCAVATION/FILL PERMIT(S), FIRE PROTECTION PERMIT(S), OR UNDERGROUND UTILITY PERMIT(S), PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA OF APPLICABLE AGENCIES, SCHEDULING OF INSPECTIONS, AND OBTAINING REQUIRED INSPECTIONS FROM AGENCY.

2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY PEC SURVEYING AND MAPPING, LLC. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OF THE SURVEY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR SHALL HALT CONSTRUCTION AND NOTIFY THE OWNER, ENGINEER, AND APPLICABLE GOVERNING AGENCY IMMEDIATELY.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY AND VERTICALLY) ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES (DURING STANDARD BUSINESS HOURS) 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. THE CONTRACTOR SHALL COOPERATE WITH UTILITY COMPANY (DURING STANDARD BUSINESS HOURS) DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. CONTRACTOR SHALL CALL "SUNSHINE ONE" AT 811 TO HAVE EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

4. ALL DISTURBED AREAS (ON-SITE AND/OR OFF-SITE) NOT DESIGNED OR NOTED TO BE LANDSCAPED OR SODDED, SHALL BE SODDED.

5. 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 EXCAVATION OR REMOVAL IS PROVIDED FOR IN THE CONTRACT, PLANS, OR SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

6. ALL WORK AND 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.

7. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION, AS APPLICABLE AT THE TIME ALL PERMITS HAVE BEEN OBTAINED.

8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

9. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

10. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR REVIEW PRIOR TO ORDERING AND/OR INSTALLATION. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

11. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

13. THE CONTRACTOR SHALL COMPLY WITH THE LEGAL LOAD RESTRICTIONS IN HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.

14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA.

15. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

16. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" (ED. 2014) FOR DETAILS AND SPECIFICATIONS OF ALL CURB AND GUTTERS CALLED FOR IN THESE PLANS WITHIN PUBLIC RIGHTS OF WAY.

17. WHERE ASPHALT PAVING MEETS CONCRETE PAVING SUCH AS AT CONCRETE CURBING, THE ASPHALT SHOULD BE FINISHED ¼" TO ½" ABOVE THE CONCRETE SURFACE TO ALLOW FOR FURTHER TRAFFIC COMPACTION OF THE ASPHALT.

18. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE SOIL AND/OR PAVEMENT TESTING WITH THE GEOTECHNICAL ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE GEOTECHNICAL SOILS REPORT. UPON COMPLETION OF WORK, THE GEOTECHNICAL ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

19. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.

20. SITEWORK SHALL COMPLY WITH 2012 FLORIDA BUILDING CODE AND FLORIDA ACCESSIBILITY CODE.

21. ANY EXISTING WELLS (I.E. ARTESIAN, IRRIGATION, DRINKING, ETC.) DISCOVERED ON-SITE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL APPLICABLE JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED. ANY WELL DISCOVERED DURING EARTHWORK OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES, OWNER, AND OWNER'S ENGINEER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

SAFETY

1. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

2. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL PROVIDE FOR THE SAFETY AND CONTROL OF LOCAL TRAFFIC DURING CONSTRUCTION. ADDITIONAL INFORMATION MAY BE REQUIRED IF LANE CLOSURE DURATIONS ARE LONGER THAN DAYTIME OPERATIONS.

TREES AND VEGETATION

1. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT OWNER'S APPROVAL. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY ORANGE FENCING.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

3. REFER TO TREE MITIGATION PLANS AND BIOTECH ENVIRONMENTAL ASSESSMENT FOR DETAILS REGARDING TREE REMOVAL AND TREE PRESERVATION.

EARTHWORK / GRADING / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION REPORT HAS BEEN PREPARED, OF WHICH COPIES ARE AVAILABLE THROUGH THE OWNER OR THEIR SOIL TESTING COMPANY. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE ON-SITE INSPECTIONS DURING EXCAVATION/FILL OPERATIONS AND TESTING OF THE COMPACTED FILL (SITE WORK, PONDS, FRONTAGE ROAD, EVERGREEN WOODS TRAIL) SO THAT PROPER DOCUMENTATION OF THE REQUIRED COMPACTING CRITERIA CAN BE PROVIDED.

2. CONTRACTOR TO FOLLOW THE GUIDANCE OF THE REFERENCED GEOTECHNICAL ENGINEERING INVESTIGATION REPORT OR INDICATE WHETHER ON-SITE GEOTECHNICAL ENGINEER SHALL DETERMINE DEPTH OF DEMUCKING AND/OR REMOVAL OF UNSUITABLE FILL.

3. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS IN A LEGAL MANNER.

4. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

5. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER OR THEIR SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

7. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

8. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO FINAL INSTALLATION OF IMPROVEMENTS.

9. ANY UNSUITABLE ORGANIC SOIL SHALL BE EXCAVATED TO A MINIMUM MARGIN OF 6 FEET BEYOND ITS PERIPHERY EXCAVATED TO EXPOSE THE UNDERLYING NON-ORGANIC FINE SAND.

10. IF DETERMINED NECESSARY, DEWATERING DURING EXCAVATING/BACKFILLING OPERATIONS MAY BE ACCOMPLISHED BY DITCHING AND THE USE OF SUMP PUMPS AND/OR OTHER METHODS (WELL POINTS), AS NECESSARY. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR DEWATERING ACTIVITIES THAT MAY BE REQUIRED.

11. UPON APPROVAL OF THE GEOTECHNICAL ENGINEER, THE EXCAVATED AREAS MAY BE BACKFILLED WITH CLEAN FINE SAND FREE OF UNSUITABLE OR DELETERIOUS MATERIAL. HOWEVER, THE FILL SHOULD NOT BE PLACED IN MORE THAN 6 INCHES OF STANDING WATER. ONCE THE FILL IS AT LEAST 2 FEET ABOVE THE DEWATERED LEVEL, BACKFILLING MAY PROCEED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

12. SEDIMENT CONTROL MEASURES SHOULD BE EMPLOYED DURING THE CONSTRUCTION PROCESS TO KEEP THE POND FROM RECEIVING SIGNIFICANT AMOUNTS OF STORMWATER RUNOFF FROM THE SURROUNDING CONSTRUCTION SITE. THIS RUNOFF IS LIKELY TO CONTAIN SUSPENDED FINE-GRAINED SOIL PARTICLES THAT CAN IMPEDE THE INFILTRATION CAPACITY OF THE PONDS IF ALLOWED TO SETTLE OUT ON THE POND BOTTOMS. IF DEWATERING EFFLUENT OR STORMWATER RUNOFF FROM THE ACTIVE CONSTRUCTION SITE IS DISCHARGED TO THE POND, CONTRACTOR SHALL SCRAPE AND REMOVE FINE-GRAINED SEDIMENTS THAT HAVE ACCUMULATED ON THE POND BOTTOM, AND REPLACE WITH SUITABLE SOIL TO THE PLAN SPECIFIED GRADE ELEVATIONS. REQUIRED DEPTH OF SCRAPE AND REMOVAL SHALL BE DETERMINED BY GEOTECHNICAL ENGINEER.

DEWATERING NOTES

1. DURING THE EXCAVATION OF THE STORMWATER FACILITIES, AND IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.

2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFFSITE.

3. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSES THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALLUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBIDITY AND ALLOW DISCHARGE THAT MEETS WATER QUALITY STANDARDS.

4. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.

2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.

3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".

5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.

6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.

7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".

8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

STORM DRAINAGE SYSTEM

1. THE LATEST EDITION OF F.D.O.T. "STANDARD PLANS" (ED. 2019/2020) IS REFERRED TO FOR THE STRUCTURAL DESIGN OF DRAINAGE STRUCTURES SPECIFIED IN THESE PLANS, AS REFERENCED BY STANDARD INDEX. ALL SPECIALTY DRAINAGE STRUCTURES REQUIRE SEPARATE STRUCTURAL DESIGN, WHICH IS NOT INCLUDED IN THESE PLANS. STATION OFFSETS ARE TO THE CENTERLINE OF THE STRUCTURE TOP (I.E. DITCH BOTTOM INLET OR CURB INLET TOP), AS OPPOSED TO THE STRUCTURE BASE.

2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.

3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS. LENGTHS OF PIPE SHOWN WHICH TERMINATE WITH MITERED END OR FLARED END SECTIONS ARE MEASURED TO THE DOWNSTREAM INVERT OF THE MITERED END OR FLARED END SECTION.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.

5. CONSTRUCTION OF THE STORM WATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.

6. STORM WATER PIPES, STRUCTURES, MINIMUM COVER, AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH FDOT STANDARD PLANS AND SPECIFICATIONS (LATEST ED.) AND ORANGE COUNTY STANDARDS AND SPECIFICATIONS.

7. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

8. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD PLANS (ED. 2019/2020) INDEX 430-001.

9. THE CONTRACTOR SHALL MAINTAIN AND PROTECT THE STORMWATER COLLECTION SYSTEM (INLETS, PIPES) FROM EXCESSIVE MUD, SILT, DIRT, DEBRIS, TRASH, ETC. UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL CLEAN AND FLUSH STORM PIPES AND INLETS OF ALL EXCESSIVE SILT, DEBRIS, ETC.

PAVING, GRADING AND DRAINAGE

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD OR THE OWNERS ENGINEERS. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS AND PER THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

6. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE 2015/2016 EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)

10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #711-001.

11. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.

15. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

16. LIME ROCK AS-BUILTS ARE TO BE APPROVED BY OWNER'S ENGINEER PRIOR TO PAVING.

17. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.

18. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC. ON NOVEMBER 18, 2019.

GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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No.	REVISIONS	DATE	BY

Kimley»Horn

189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
FL LICENSE NUMBER
89199
DATE: —

KHA PROJECT 149973004
DATE 02/09/2023
SCALE AS SHOWN
DESIGNED BY MIG
DRAWN BY CML
CHECKED BY MIG

GENERAL NOTES

WINDERMERE DOWNTOWN PROPERTY
TOWN OF WINDERMERE FL

SHEET NUMBER
C1.0

CONTRACTOR'S AS-BUILT

1. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA. AT A MINIMUM, THIS "AS-BUILT" INFORMATION SHALL INCLUDE: TOP OF PIPE/INVERT ELEVATIONS AND HORIZONTAL LOCATIONS OF ALL WATER, SANITARY SEWER, AND RECLAIM WATER UTILITIES INSTALLED (AS APPLICABLE); PAVEMENT GRADE BREAK LOCATIONS AND SUFFICIENT ELEVATIONS OF FINISHED GRADE SURFACES WHICH ALLOW THE ENGINEER TO DETERMINE COMPLIANCE WITH THE PROPOSED DESIGN; TOP, GRATE, & INVERT ELEVATIONS OF THE STORMWATER COLLECTION SYSTEM, INCLUDING THE POND GRADES (TOP, BANK, BOTTOM), POND CONTROL STRUCTURE, & SWALES; ANY IMPROVEMENTS WITHIN FDOT OR COUNTY RIGHT-OF-WAYS.
2. THE DIGITAL "AS-BUILT" FILE, PROVIDED IN AUTOCAD .DWG FORMAT, SHALL ALSO BE PROVIDED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM. NO ENGINEER'S CERTIFICATIONS OF COMPLETION OR REQUESTS FOR FINAL ACCEPTANCE WILL BE SUBMITTED UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
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WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

GENERAL NOTES

SHEET NUMBER
C1.1

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION
WINDERMERE DOWNTOWN PROPERTY
TAX PARCELS: 17-23-28-9336-02-430, 17-23-28-9336-02-470, 17-23-28-9336-02-490, 17-23-28-9336-02-500, 17-23-28-9336-02-510, 17-29-28-9336-520
TOWN OF WINDERMERE, FL

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS
WINDERMERE DOWNTOWN PROPERTY, LLC
496 S. HUNT CLUB BOULEVARD
APOPKA, FL 32703
CONTACT: BRETT DARGIS
PHONE: (407)848-1663
EMAIL: brett@v3capgroup.com

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF PROPOSED COMMERCIAL BUILDINGS ON A 2.17 ACRE SITE.

THIS SITE IS LOCATED ON THE CORNER OF MAIN STREET AND 6TH AVENUE.

STORMWATER RUNOFF FORM THE PROPOSED SITE WILL BE MANAGED BY PERVIOUS PAVERS AND EXFILTRATION TRENCH TO PROVIDE THE REQUIRED TREATMENT (QUALITY) AND ATTENUATION (QUANTITY) VOLUMES. THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED TO MEET OR EXCEED ALL THE REQUIREMENTS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), TOWN OF WINDERMERE, AND ORANGE COUNTY.

PROJECT AREA: ±2.17 ACRES
CONTRIBUTING DRAINAGE AREA: ±2.17 ACRES

CONTROL STRUCTURES : CS-A
LONGITUDE : W 81° 32' 01.47" LATITUDE: N 28° 29' 41.33"

CONTROL STRUCTURES : CS-B
LONGITUDE : W 81° 32' 03.73" LATITUDE: N 28° 29' 44.99"

ULTIMATE RECEIVING WATERS: LAKE BUTLER

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS
SOIL TYPES:

SERIES NAME	HYDROLOGIC GROUP
POMELLO FINE SAND	A
SANIBEL MUCK	D
IMMOKALEE FINE SAND	B/D
BASINGER FINE SAND	A/D
TAVARES FINE SAND	A

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

STORMWATER RUNOFF FORM THE PROPOSED SITE WILL BE MANAGED BY AN EXFILTRATION/PAVE DRAIN SYSTEM TO PROVIDE THE REQUIRED TREATMENT (QUALITY) AND ATTENUATION (QUANTITY) VOLUMES. THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED TO MEET OR EXCEED ALL THE REQUIREMENTS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), TOWN OF WINDERMERE, AND ORANGE COUNTY.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY. ALL RETENTION/DETENTION BASINS SHALL BE SODDED AT LEAST TO THE NORMAL WATER LINE. ALL EXPOSED AREAS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE SOLID SODDED, OTHER AREAS WITH SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

DUST & DEBRIS CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER.
DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
FL LICENSE NUMBER
89199
DATE: _____

KHA PROJECT
149973004
DATE
02/09/2023
SCALE AS SHOWN
DESIGNED BY MIG
DRAWN BY CML
CHECKED BY MIG

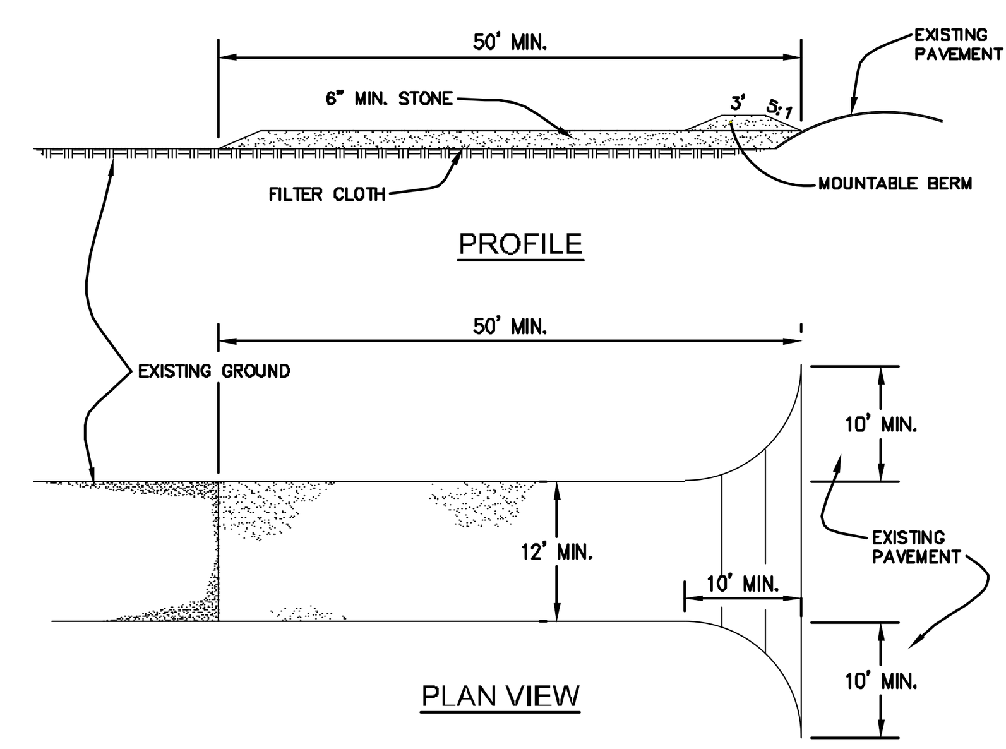
SWPP NOTES

WINDERMERE DOWNTOWN PROPERTY
TOWN OF WINDERMERE FL

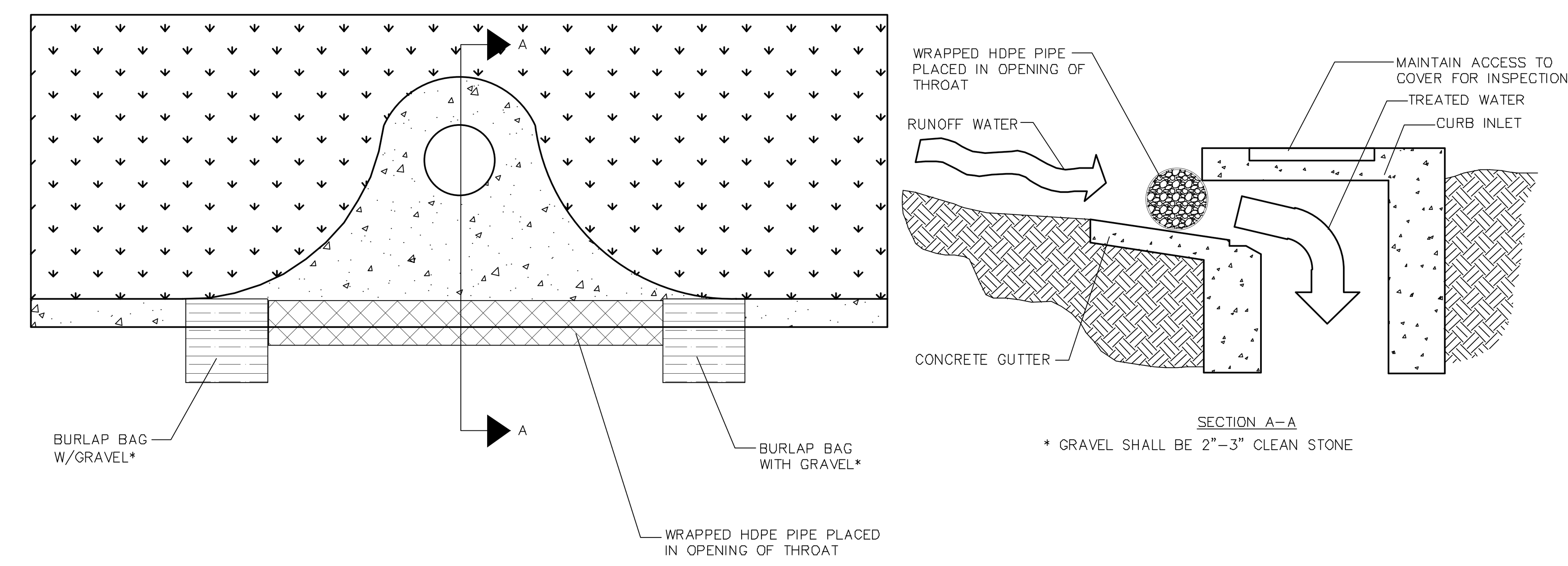
SHEET NUMBER
C2.0

STABILIZED CONSTRUCTION ENTRANCE NOTES:

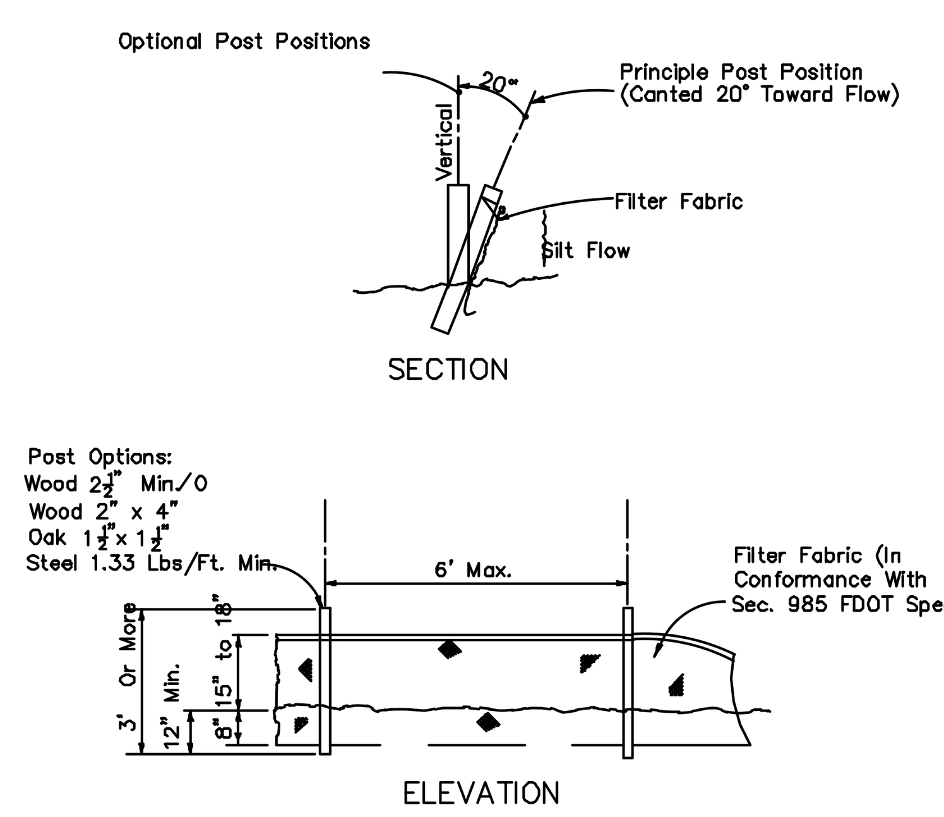
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA, PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



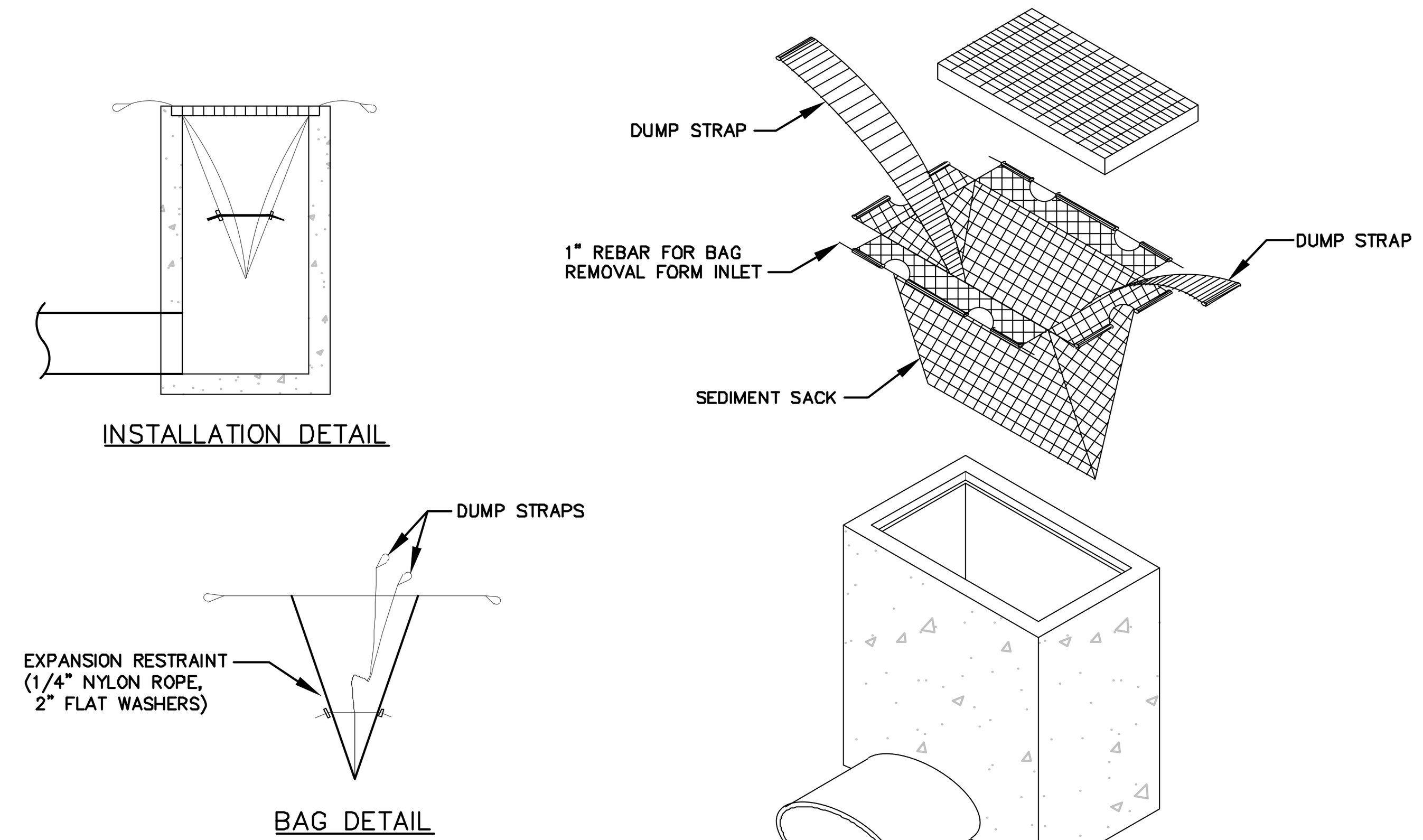
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NTS



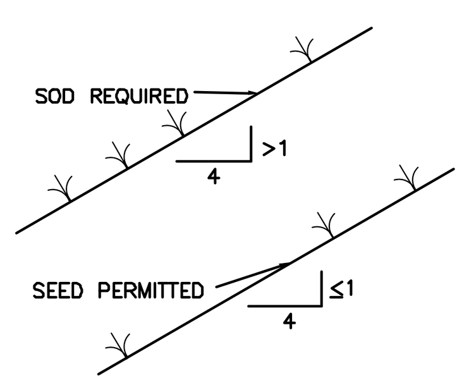
SOCK DRAIN INLET SEDIMENT FILTER
NTS



TYPE III SILT FENCE
NTS

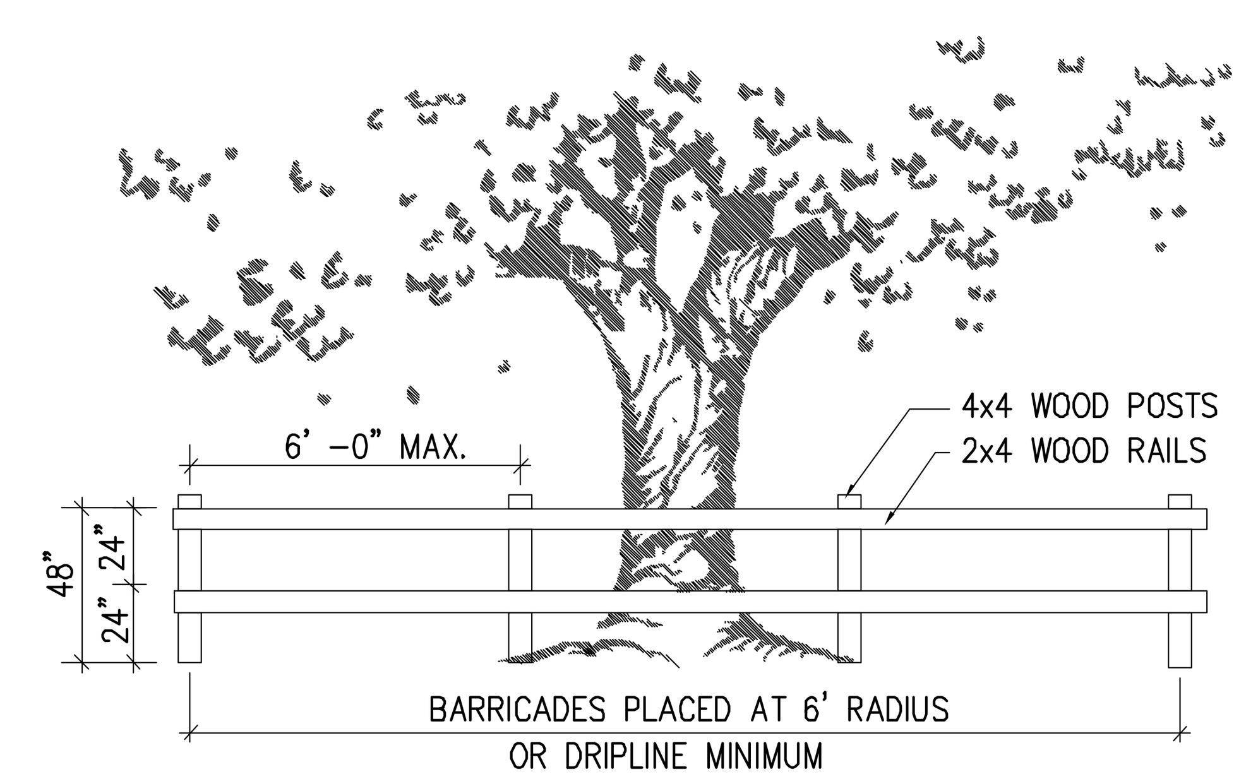


STANDARD INLET SEDIMENT CONTROL DEVICE
NTS



GRASS SLOPES
NTS

FIGURE 8

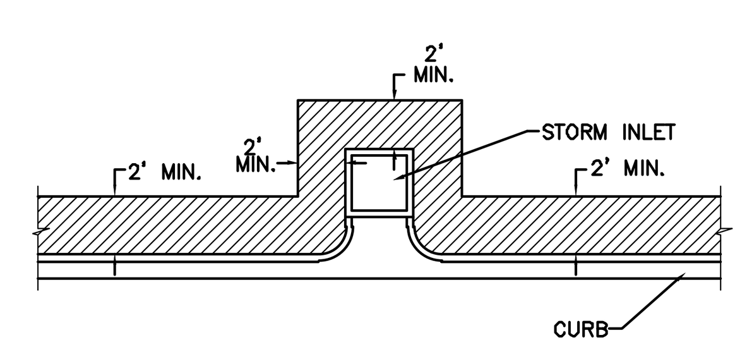


TREE PROTECTION DETAIL
NTS

1. ORANGE CONSTRUCTION FENCING CAN BE USED IN LIEU OF WOOD FENCE PER ENGINEER'S REVIEW AND APPROVAL.
2. NO STOCKPILING OF MATERIAL, TRASH OR DEBRIS SHALL BE PERMITTED WITHIN THE BARRIER. CONTRACTOR SHALL ADJUST AND MAINTAIN BARRIER LIMITS AS NECESSARY TO ACCOMMODATE ADJACENT CONSTRUCTION AS DIRECTED BY OWNER. REMOVE PROTECTION AFTER OWNER'S FINAL ACCEPTANCE OF THE PROJECT.

NOTES:

1) CONTRACTOR TO MAINTAIN DEBRIS ON–SITE, VEHICLES SHALL BE FREE OF EXCESS DEBRIS PRIOR TO ENTERING COUNTY RIGHT–OF–WAYS.
2) DURING ALL TIME OF CONSTRUCTION, THE CONTRACTOR MUST PROVIDE FILTER FABRIC AT ALL EXIST. OR PROP. CATCH BASIN TO PREVENT SYSTEM POLLUTION.
3) CONTRACTOR SHALL PROVIDE TRUCK WASH RACKS TO REMOVE CONSTRUCTION DEBRIS FROM VEHICLES PRIOR TO EGRESS.
4) DURING ALL TIME OF CONSTRUCTION, THE CONTRACTOR MUST PROVIDE SILT SCREENS AT CONSTRUCTION PERIMETER
5) UPON COMPLETION OF CONSTRUCTION, SYSTEM IS TO BE CLEANED BY "CAMELVAC" OR OTHER APPROVED SYSTEM TO THE SATISFACTION OF THE PROJECT ENGINEER AND COUNTY ENGINEER WHEN OR AFTER THE OVERALL SYSTEM IS CLEANED.
6) THE CONTRACTOR SHALL MAINTAIN THE FULL SET OF PLANS INCLUDING THESE POLLUTION PREVENTION REQUIREMENTS ON–SITE AT ALL TIMES.



SOD ALONG CURB AND AROUND INLET
NTS

FIGURE 7

No.	REVISIONS	DATE	BY

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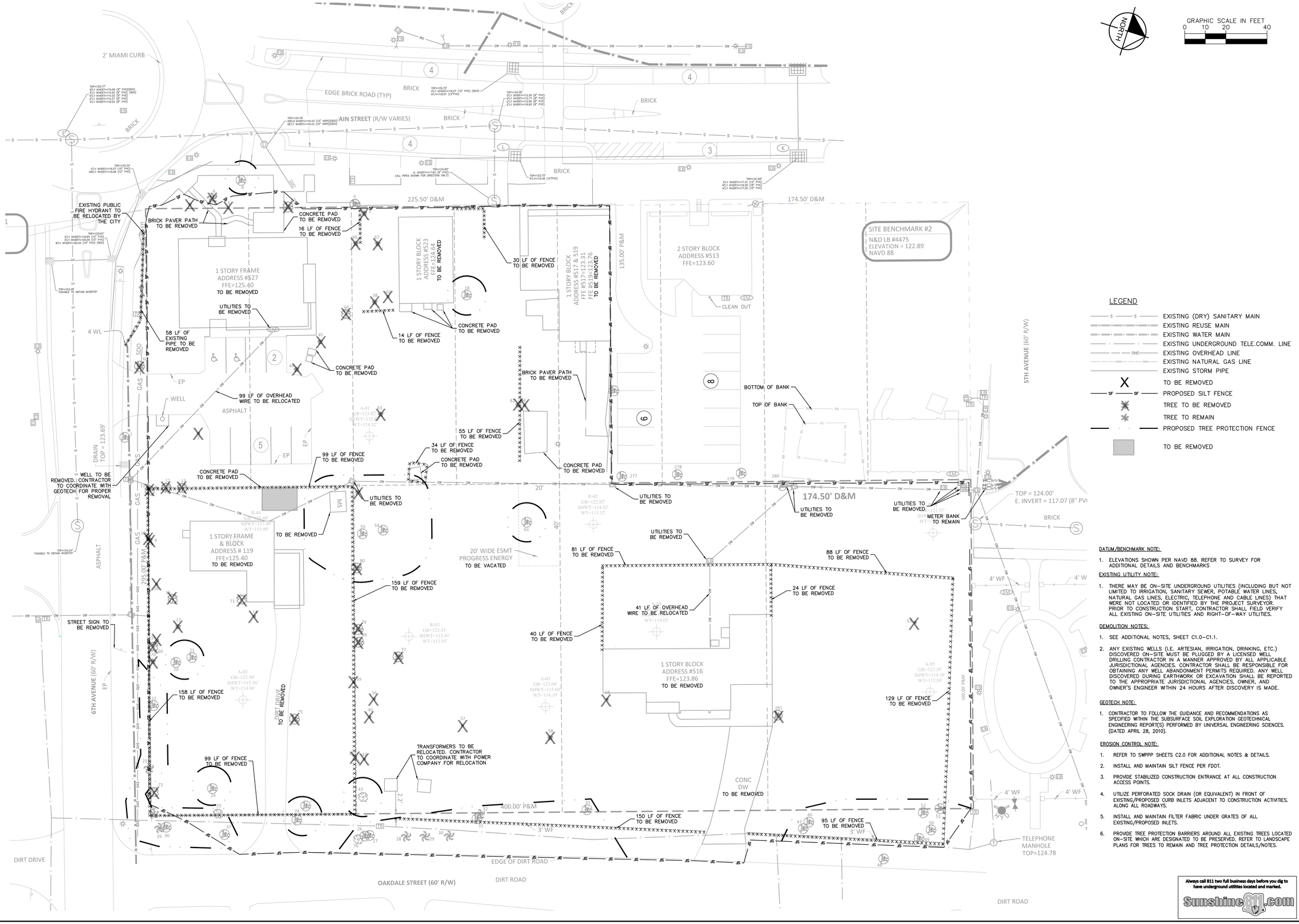
LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
FL LICENSE NUMBER 89199
DATE: ———

KHA PROJECT 149973004
DATE 02/09/2023
SCALE AS SHOWN
DESIGNED BY MIG
DRAWN BY CML
CHECKED BY MIG

EROSION CONTROL DETAIL

WINDERMERE DOWNTOWN PROPERTY
TOWN OF WINDERMERE FL

SHEET NUMBER
C2.1



DATUM/BENCHMARK NOTE:

1. ELEVATIONS SHOWN PER NAVD 88. REFER TO SURVEY FOR ADDITIONAL DETAILS AND BENCHMARKS

EXISTING UTILITY NOTE:

1. THERE MAY BE ON-SITE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CABLE LINES) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES AND RIGHT-OF-WAY UTILITIES.

DEMOLITION NOTES:

1. SEE ADDITIONAL NOTES, SHEET C1.0-C1.1.
2. ANY EXISTING WELLS (I.E. ARTESIAN, IRRIGATION, DRINKING, ETC.) DISCOVERED ON-SITE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL APPLICABLE JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED. ANY WELL DISCOVERED DURING EARTHWORK OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES, OWNER, AND OWNER'S ENGINEER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

GEOTECH NOTE:

1. CONTRACTOR TO FOLLOW THE GUIDANCE AND RECOMMENDATIONS AS SPECIFIED WITHIN THE SUBSURFACE SOIL EXPLORATION GEOTECHNICAL ENGINEERING REPORT(S) PERFORMED BY UNIVERSAL ENGINEERING SCIENCES. (DATED APRIL 28, 2010).

EROSION CONTROL NOTE:

1. REFER TO SWPPP SHEETS C2.0 FOR ADDITIONAL NOTES & DETAILS.
2. INSTALL AND MAINTAIN SILT FENCE PER FDOT.
3. PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ACCESS POINTS.
4. UTILIZE PERFORATED SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES. ALONG ALL ROADWAYS.
5. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF ALL EXISTING/PROPOSED INLETS.
6. PROVIDE TREE PROTECTION BARRIERS AROUND ALL EXISTING TREES LOCATED ON-SITE WHICH ARE DESIGNATED TO BE PRESERVED. REFER TO LANDSCAPE PLANS FOR TREES TO REMAIN AND TREE PROTECTION DETAILS/NOTES.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

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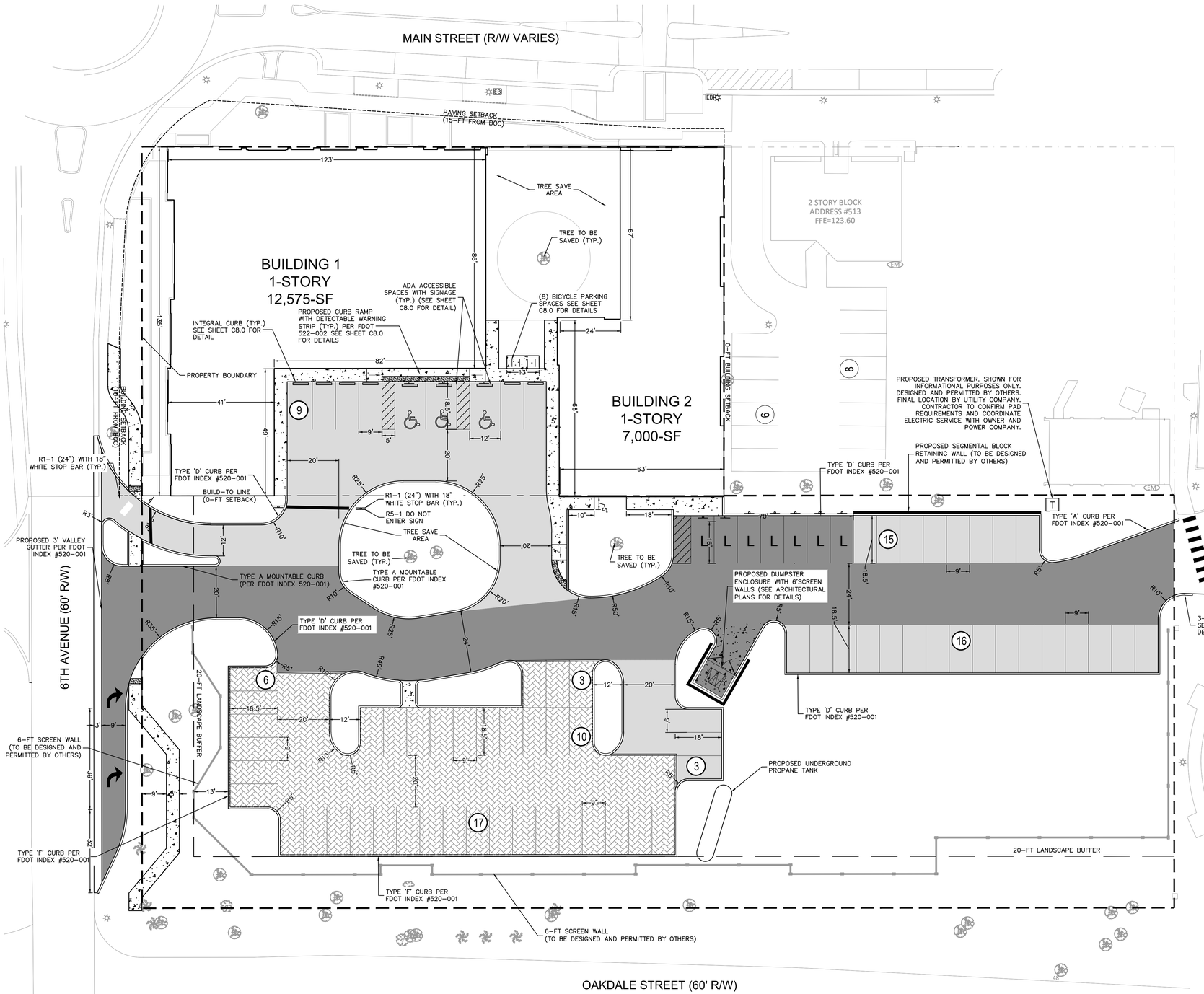
EXISTING CONDITIONS

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
C3.0



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

OVERALL SITE DATA:

PROJECT AREA:	2.17 ACRES (94,401 SF)
ZONING:	PD – PLANNED DEVELOPMENT
FUTURE LAND USE:	TOWN CENTER OVERLAY
PROPOSED USE:	COMMERCIAL
MAXIMUM BUILDING HEIGHT:	35 FEET

BUILDING COVERAGE:

BUILDING AREA:	19,575 SF (0.45 AC)
MAXIMUM ALLOWABLE F.A.R.:	0.30
F.A.R. (21,750 SF/94,401 SF) :	0.21

SETBACKS	BUILDING	PAVING
OAKDALE STREET (EAST)	N/A	20 FT
6TH AVENUE (SOUTH)	10 FT MAX	20 FT
5TH AVENUE (NORTH)	0 FT	5 FT TO PARKING
MAIN STREET (WEST)	0 FT	15 FT (TO B.O.C.)

IMPERVIOUS CALCULATIONS

MAXIMUM ALLOWABLE IMPERVIOUS AREA (80%):	1.74 AC
BUILDING AREA:	0.45 AC
ASPHALT/CONCRETE AREA:	0.59 AC
TOTAL IMPERVIOUS AREA:	1.04 AC (47.9%)

REQUIRED PARKING:

4 SPACES / 1000 GSF:	
19,575 GSF / (4 SPACES / 1000 GSF):	79 SPACES
TOTAL PARKING SPACES REQUIRED:	79 SPACES

PROVIDED PARKING:

REGULAR SPACES (9'x18.5'):	76 SPACES
HANDICAP SPACES:	3 SPACES
TOTAL SPACES PROVIDED	79 SPACES

COMMERCIAL REQUIRED BICYCLE PARKING:

REQUIRED: 0.10 PER REQUIRED PARKING SPACE	
0.10 X 79:	8 SPACES
TOTAL SPACES PROVIDED	8 SPACES

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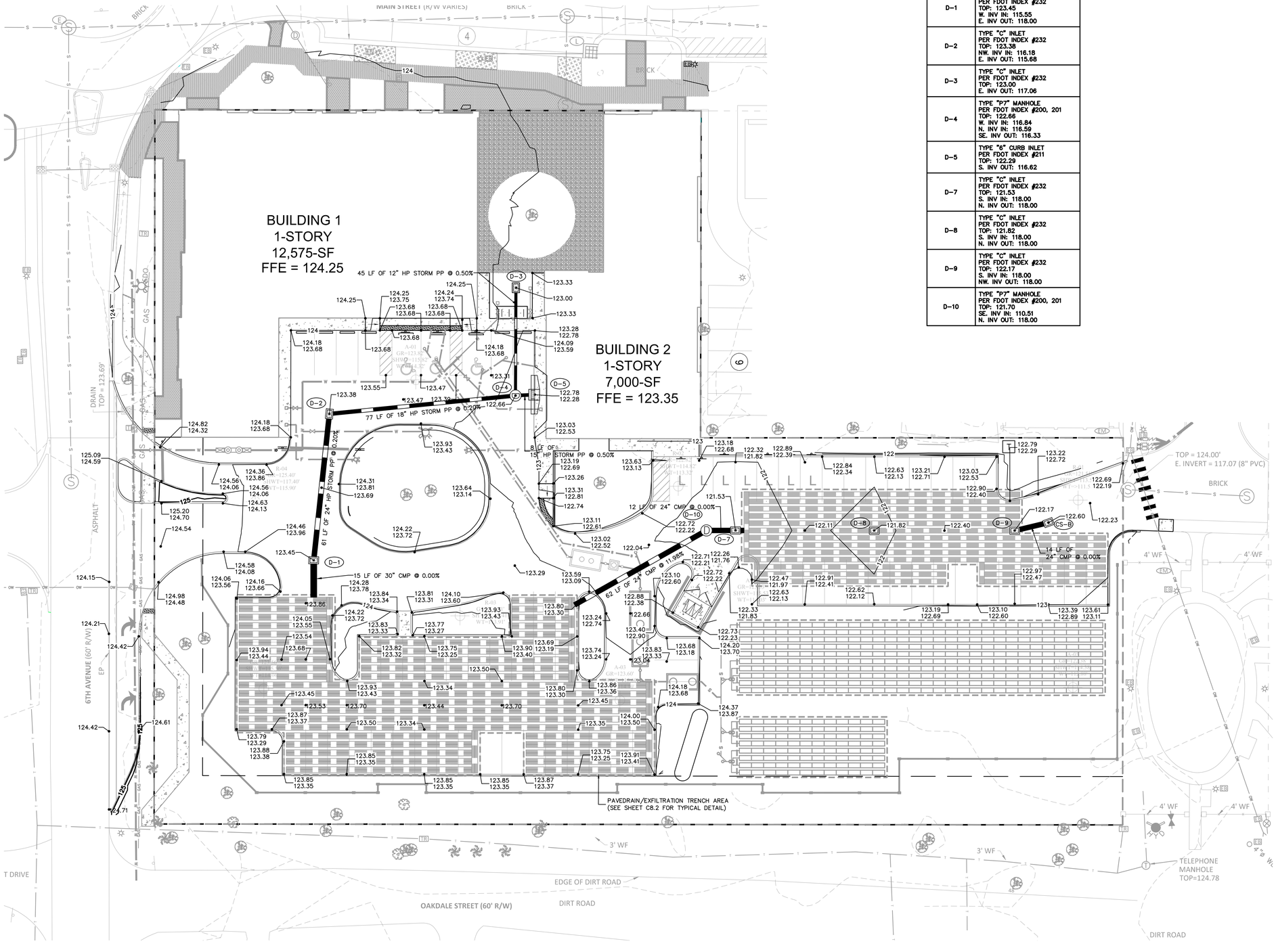
DRAWN BY CML
CHECKED BY MIG

SITE PLAN

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
C4.0



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CS-B	TYPE "C" INLET PER FDOT INDEX #232 TOP: 122.60 SE. INV IN: 118.00
D-1	TYPE "C" INLET PER FDOT INDEX #232 TOP: 123.45 W. INV IN: 115.55 E. INV OUT: 118.00
D-2	TYPE "C" INLET PER FDOT INDEX #232 TOP: 123.38 NW. INV IN: 116.18 E. INV OUT: 115.88
D-3	TYPE "C" INLET PER FDOT INDEX #232 TOP: 123.00 E. INV OUT: 117.06
D-4	TYPE "P7" MANHOLE PER FDOT INDEX #200, 201 TOP: 122.66 W. INV IN: 116.84 N. INV IN: 116.59 SE. INV OUT: 116.33
D-5	TYPE "6" CURB INLET PER FDOT INDEX #211 TOP: 122.29 S. INV OUT: 116.62
D-7	TYPE "C" INLET PER FDOT INDEX #232 TOP: 121.53 S. INV IN: 118.00 N. INV OUT: 118.00
D-8	TYPE "C" INLET PER FDOT INDEX #232 TOP: 121.82 S. INV IN: 118.00 N. INV OUT: 118.00
D-9	TYPE "C" INLET PER FDOT INDEX #232 TOP: 122.17 S. INV IN: 118.00 NW. INV OUT: 118.00
D-10	TYPE "P7" MANHOLE PER FDOT INDEX #200, 201 TOP: 121.70 SE. INV IN: 110.51 N. INV OUT: 118.00

GRAPHIC SCALE IN FEET
0 10 20 40

NOTES:

1. ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO DUMPING, ONLY RAIN IN THE DRAIN". MARKERS MUST BE COMMERCIAL GRADE STAINLESS STEEL, ALUMINUM, BRASS OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST. METAL MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATURE OR SYMBOL SHOWN ON MARKER SHALL BE CONSISTENT THROUGHOUT THE SUBDIVISION. MARKERS MUST BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS, OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4 – 0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER BETWEEN 3.75 – 4.25 INCHES.

VERTICAL INFORMATION SHOWN HEREON BASED ON NAVD88.

2. PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, WHICH INCLUDES DEMOLITION, EARTHWORK AND/OR CONSTRUCTION, THE DEVELOPER/CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) PURSUANT TO THE REQUIREMENTS OF 62-621.300(4)(A) F.A.C. A COPY OF THE NOI SHALL BE SUBMITTED TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (OC EPD). COPIES OF THE SWPPP, NOI, AND FDEP ACKNOWLEDGEMENT LETTER ARE TO BE KEPT ON THE PROJECT SITE AND MADE AVAILABLE UPON REQUEST. UPON COMPLETION OF ALL LAND DISTURBING ACTIVITIES AND AFTER FINAL STABILIZATION OF THE SITE IS COMPLETE, THE DEVELOPER/CONTRACT SHALL SUBMIT TO FDEP A NOTICE OF TERMINATION (NOT) TO END THEIR COVERAGE UNDER THE CGP AND PROVIDE A COPY OF THE NOT TO OC EPD.

3. THE SITE SHALL BE STABILIZED FOLLOWING CLEARING, GRUBBING, EARTH WORK OR MASS GRADING TO ESTABLISH A DENSE STAND OF GRASS, OR SHALL INCORPORATE OTHER APPROVED BEST MANAGEMENT PRACTICES, ON ALL DISTURBED AREAS IF DEVELOPMENT DOES NOT BEGIN WITHIN 7 DAYS. FINAL STABILIZATION SHALL ACHIEVE 100% COVERAGE AND A MINIMUM OF 70% DENSITY OF THE DISTURBED LAND AREA AND SHALL INCLUDE A MAINTENANCE PROGRAM TO ENSURE MINIMUM COVERAGE SURVIVAL AND OVERALL SITE STABILIZATION UNTIL SITE DEVELOPMENT.

4. DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE DEVELOPER/CONTRACTOR SHALL OBTAIN AND FDEP GENERIC PERMIT FOR THE DISCHARGE OF GROUND WATER FROM DEWATERING OPERATIONS PURSUANT TO THE REQUIREMENTS OF 62-621.300(2)(A) AND 62-620 F.A.C. AND FLORIDA STATUTES CHAPTER 403. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRE AN ORANGE COUNTY RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF ANY DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT, NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO ALEXIS CLARK, ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (407-836-1433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 62-621.300(2) AND 62-620, AND FLORIDA STATUTES CHAPTER 403.

6. THE RIGHT-OF-WAY AND ADJACENT PROPERTIES SHALL BE RESTORED TO EQUAL OR BETTER CONDITIONS.

7. PROVIDE A 6 FOOT HIGH SCREEN FENCE FOR DUST ABATEMENT ON ALL PROPERTY LINES ADJACENT TO ROADS.

8. REFER TO TREE MITIGATION PLANS FOR TREE REMOVAL DETAILS.

GEOTECHNICAL NOTE:

1. CONTRACTOR TO FOLLOW THE GUIDANCE AND RECOMMENDATIONS AS SPECIFIED WITHIN THE SUBSURFACE SOIL EXPLORATION GEOTECHNICAL ENGINEERING REPORT(S) PERFORMED BY UNIVERSAL ENGINEERING SCIENCES (DATED APR. 28, 2010)

PAVEDRAIN GENERAL NOTES:

1. REFER TO PAVEDRAIN SPECIFICATIONS AND DETAILS, SHEETS C8.0.
2. ALL PAVEDRAIN PAVER SYSTEMS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 1.0% SLOPE (ANY DIRECTION).
3. SEE SHEET C8.3 FOR EXFILTRATION JUNCTION DETAILS

IMPORT FILL NOTES:

1. IMPORT FILL PLACED ON SITE SHALL BE A SOIL WITH LESS THAN 5% FINES WITH A HORIZONTAL PERMEABILITY OF NO LESS THAN 20 FT/DAY.
2. PRIOR TO IMPORT FILL PROCUREMENT, CONTRACTOR SHALL PROVIDE SOILS REPORT AND SPECIFICATIONS OF THE PROPOSED FILL FOR REVIEW BY E.C.S. FLORIDA, LLC (GEOTECHNICAL ENGINEER) AND ENGINEER OF RECORD. PROVIDED FILL SHALL MEET OR EXCEED THE HYDRAULIC CONDUCTIVITY OF THE EXISTING IN SITU SOILS.

LEGEND

- EXISTING SPOT ELEVATION
- HP HIGH POINT
- LP LOW POINT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- PROPOSED GRATE INLET
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- EXISTING STORM PIPE
- EXISTING GRATE INLET
- PROPOSED DIRECTION OF SURFACE WATER RUNOFF
- PROPOSED YARD DRAIN
- EXISTING SEWER MANHOLE
- PROPOSED SIDEWALK

DATUM/BENCHMARKS:

1. ELEVATIONS SHOWN PER NAVD 88. REFER TO SURVEY FOR ADDITIONAL DETAILS AND BENCHMARKS.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
FL LICENSE NUMBER
89199
DATE:

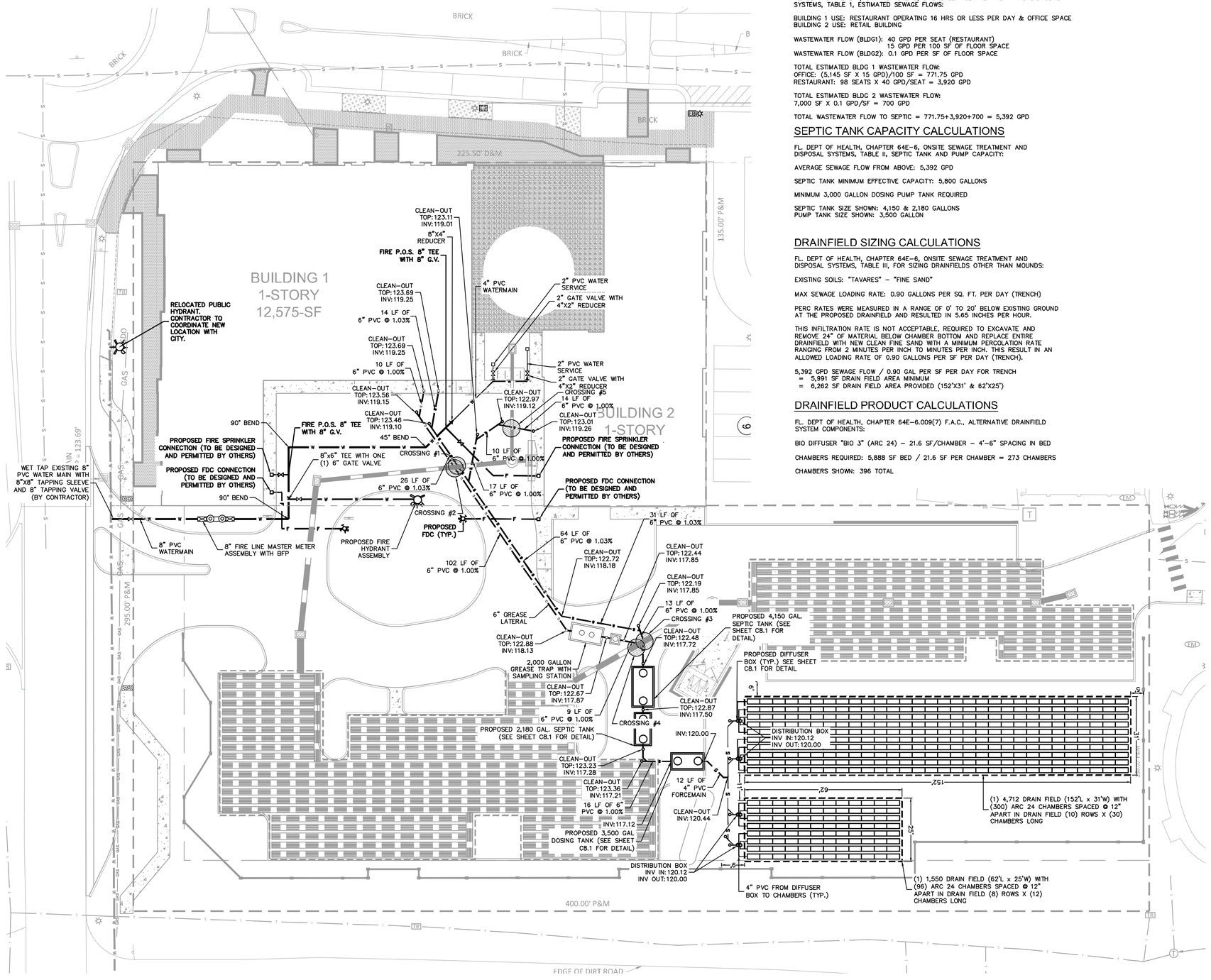
KHA PROJECT
149973004
DATE
02/09/2023
SCALE AS SHOWN
DESIGNED BY MIG
DRAWN BY CML
CHECKED BY MIG

GRADING AND DRAINAGE PLAN

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
C5.0



SEWAGE FLOW CALCULATIONS

FL. DEPT OF HEALTH, CHAPTER 64E-6, ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, TABLE 1, ESTIMATED SEWAGE FLOWS:

BUILDING 1 USE: RESTAURANT OPERATING 16 HRS OR LESS PER DAY & OFFICE SPACE
BUILDING 2 USE: RETAIL BUILDING

WASTEWATER FLOW (BLDG1): 40 GPD PER SEAT (RESTAURANT)
15 GPD PER 100 SF OF FLOOR SPACE
WASTEWATER FLOW (BLDG2): 0.1 GPD PER SF OF FLOOR SPACE

TOTAL ESTIMATED BLDG 1 WASTEWATER FLOW:
OFFICE: (5,145 SF X 15 GPD)/100 SF = 771.75 GPD
RESTAURANT: 98 SEATS X 40 GPD/SEAT = 3,920 GPD

TOTAL ESTIMATED BLDG 2 WASTEWATER FLOW:
7,000 SF X 0.1 GPD/SF = 700 GPD

TOTAL WASTEWATER FLOW TO SEPTIC = 771.75+3,920+700 = 5,392 GPD

SEPTIC TANK CAPACITY CALCULATIONS

FL. DEPT OF HEALTH, CHAPTER 64E-6, ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, TABLE II, SEPTIC TANK AND PUMP CAPACITY:

AVERAGE SEWAGE FLOW FROM ABOVE: 5,392 GPD

SEPTIC TANK MINIMUM EFFECTIVE CAPACITY: 5,800 GALLONS

MINIMUM 3,000 GALLON DOSING PUMP TANK REQUIRED

SEPTIC TANK SIZE SHOWN: 4,150 & 2,180 GALLONS
PUMP TANK SIZE SHOWN: 3,500 GALLON

DRAINFIELD SIZING CALCULATIONS

FL. DEPT OF HEALTH, CHAPTER 64E-6, ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, TABLE III, FOR SIZING DRAINFIELDS OTHER THAN MOUNDS:

EXISTING SOILS: "TAVARES" - "FINE SAND"

MAX SEWAGE LOADING RATE: 0.90 GALLONS PER SQ. FT. PER DAY (TRENCH)

PERC RATES WERE MEASURED IN A RANGE OF 0' TO 20' BELOW EXISTING GROUND AT THE PROPOSED DRAINFIELD AND RESULTED IN 5.65 INCHES PER HOUR.

THIS INFILTRATION RATE IS NOT ACCEPTABLE, REQUIRED TO EXCAVATE AND REMOVE 24" OF MATERIAL BELOW CHAMBER BOTTOM AND REPLACE ENTIRE DRAINFIELD WITH NEW CLEAN FINE SAND WITH A MINIMUM PERCOLATION RATE RANGING FROM 2 MINUTES PER INCH TO MINUTES PER INCH. THIS RESULT IN AN ALLOWED LOADING RATE OF 0.90 GALLONS PER SF PER DAY (TRENCH).

5,392 GPD SEWAGE FLOW / 0.90 GAL PER SF PER DAY FOR TRENCH
= 5,991 SF DRAIN FIELD AREA MINIMUM
= 6,262 SF DRAIN FIELD AREA PROVIDED (152'X31' & 62'X25')

DRAINFIELD PRODUCT CALCULATIONS

FL. DEPT OF HEALTH, CHAPTER 64E-6.009(7) F.A.C., ALTERNATIVE DRAINFIELD SYSTEM COMPONENTS:

BIO DIFFUSER "BIO 3" (ARC 24) - 21.6 SF/CHAMBER - 4'-6" SPACING IN BED

CHAMBERS REQUIRED: 5,888 SF BED / 21.6 SF PER CHAMBER = 273 CHAMBERS

CHAMBERS SHOWN: 396 TOTAL

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING SANITARY MAIN
- EXISTING REUSE MAIN
- EXISTING WATER MAIN
- EXISTING UNDERGROUND TELE.COMM. LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING NATURAL GAS LINE
- EXISTING STORM PIPE
- PROPOSED WATER LINE
- PROPOSED POTABLE WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET

GENERAL UTILITY NOTES:

1. PRIOR TO CONSTRUCTION START, CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING FIBER OPTIC CABLES, UNDERGROUND ELECTRIC LINES, AND UNDERGROUND TELECOM LINES. CONTRACTOR TO COORDINATE SERVICE LINE ADJUSTMENTS WITH RESPECTIVE SERVICE PROVIDER AND OWNER. BOX ADJUSTMENTS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED BY OTHERS.
2. PRIOR TO CONSTRUCTION START, CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING NATURAL GAS LINES. CONTRACTOR TO COORDINATE SERVICE LINE, VALVE, AND/OR BOX ADJUSTMENTS WITH SERVICE PROVIDER AND OWNER. SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED BY OTHERS.
3. CONTRACTOR TO COORDINATE PROPOSED TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER COMPANY AND OWNER. TRANSFORMERS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED BY OTHERS.
4. PRIOR TO CONSTRUCTION START, THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE A PRE-CONSTRCUTION MEETING WITH ORANGE COUNTY UTILITIES (OCU) AND TOWN OF WINDERMERE. CIVIL ENGINEER OF RECORD TO BE PRESENT AT PRE-CON MEETING.

POTABLE WATER & SANITARY WASTEWATER UTILITY NOTES:

1. ALL POTABLE WATER AND SANITARY WASTEWATER UTILITIES SHALL BE IN ACCORDANCE WITH ORANGE COUNTY UTILITIES (OCU) STANDARDS, SPECIFICATIONS, AND DETAILS, 2017 ED.' CONTRACTOR SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THESE STANDARDS.
2. ALL CLEAN-OUTS WITHIN ASPHALT AND/OR CONCRETE AREAS SHALL BE H-20 TRAFFIC BEARING.

GENERAL FIRE SERVICE NOTES:

1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 (2013 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A-60.005(2)]
2. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (POS) SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH ORANGE COUNTY UTILITIES DEPARTMENT PRIOR TO SHOP DRAWING REVIEW.
3. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NOT MORE THAN 100 FT FROM THE NEAREST FIRE HYDRANT. [NFPA 14: 6.3.5.4]
4. PROVIDE SIGNAGE, INDICATING ITS LOCATION AND THE BUILDING IT SERVICES, FOR ALL PROPOSED FIRE DEPARTMENT CONNECTIONS (F.D.C.).
5. PRIOR TO FIRE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE AS DEFINED UNDER FLORIDA STATUE 663.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.

DATUM NOTE:
ELEVATIONS BASED ON NAVD 88 DATUM

Always call 811 two full business days before you dig to have underground utilities located and marked.
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WINDERMERE DOWNTOWN PROPERTY

CROSSING (#)	TOP PIPE TYPE	TOP PIPE SIZE (IN)	TOP PIPE INVERT	BOTTOM PIPE BOTTOM	BOTTOM PIPE TYPE	BOTTOM PIPE SIZE (IN)	BOTTOM PIPE CROWN	CLEARANCE (FT)
1	SSWR PVC	6	119.20	118.89	STRM HP	18	117.92	0.97
2	SSWR PVC	6	119.20	118.89	STRM HP	18	117.92	0.97
3	SSWR PVC	6	117.82	117.79	STRM CMP	24	116.28	1.51
4	SSWR PVC	6	117.81	117.78	STRM CMP	24	116.51	1.27
5	STRM CMP	12	121.07	120.69	SSWR PVC	6	119.68	1.00

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
FL LICENSE NUMBER 89199
DATE: ———

KHA PROJECT 149973004
DATE 02/09/2023
SCALE AS SHOWN
DESIGNED BY MIG
DRAWN BY CML
CHECKED BY MIG

UTILITY PLAN

WINDERMERE DOWNTOWN PROPERTY
TOWN OF WINDERMERE FL

SHEET NUMBER C6.0

OCFRD Platform

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 44.2

No.	REVISIONS	DATE	BY

Kimley»Horn

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LICENSED PROFESSIONAL

MARCUS I. GEIGER, P.E.

FL LICENSE NUMBER
89199

DATE: _____

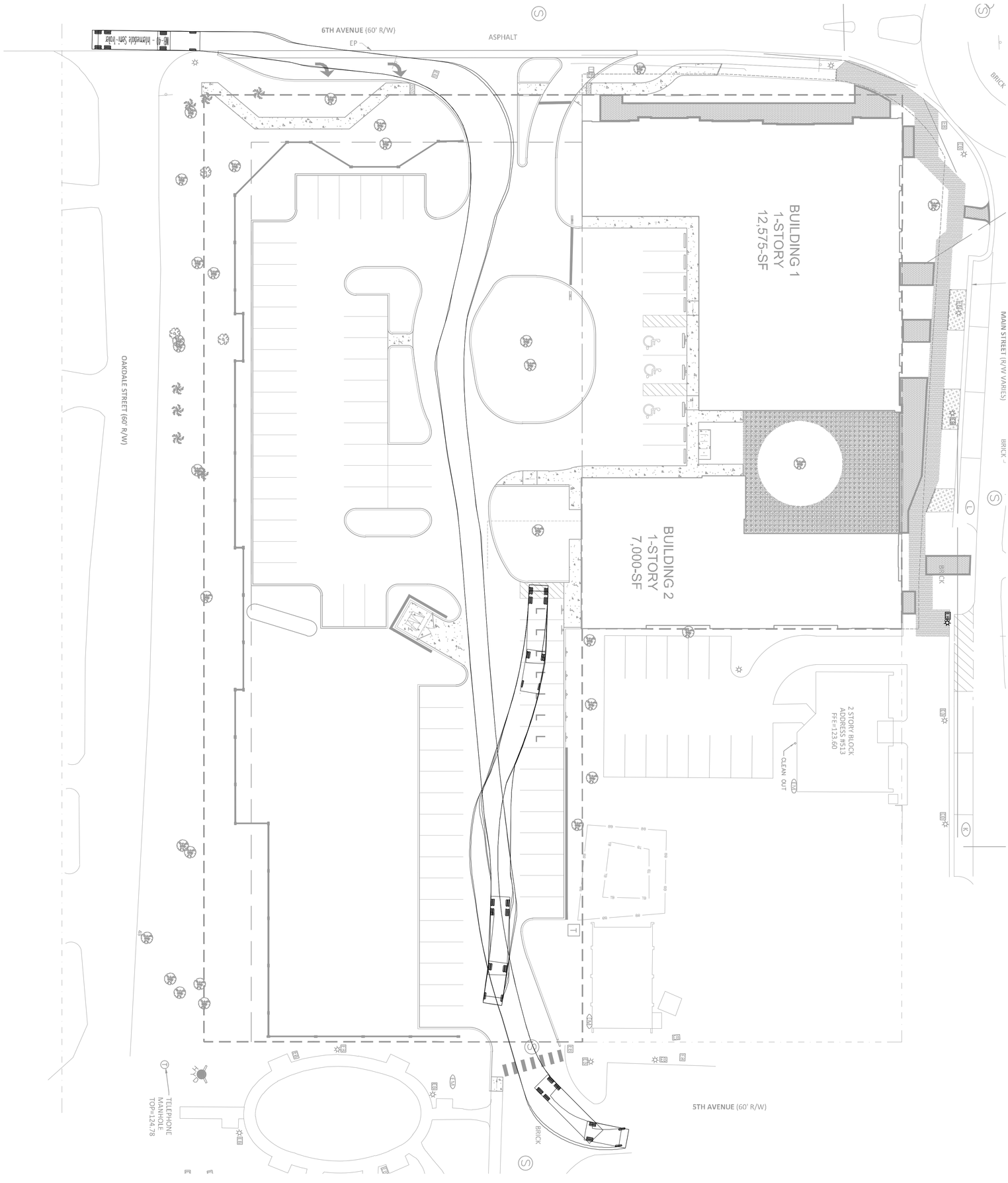
KHA PROJECT	
149973004	
DATE	
02/09/2023	
SCALE	AS SHOWN
DESIGNED BY	MIG
DRAWN BY	CML
CHECKED BY	MIG

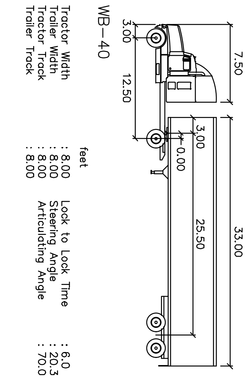
TRUCK ROUTING PLAN

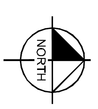
WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
C7.0







SHEET NUMBER C7.1

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

TRUCK ROUTING PLAN

KHA PROJECT	149973004
DATE	02/09/2023
SCALE	AS SHOWN
DESIGNED BY	MIG
DRAWN BY	CML
CHECKED BY	MIG

LICENSED PROFESSIONAL

MARCUS I. GEIGER, P.E.

FL LICENSE NUMBER 89199

DATE: _____

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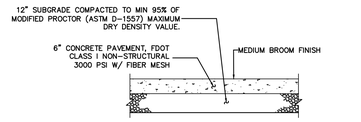
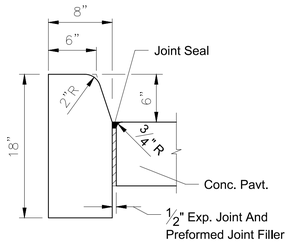


FDOT CONCRETE PAVEMENT DETAIL
NTS



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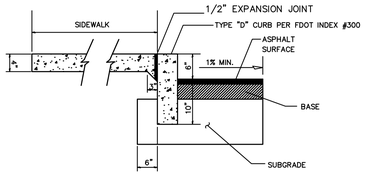
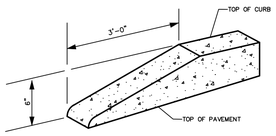
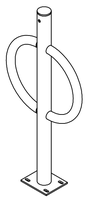


SIDEWALK INTEGRAL CURB DETAIL
NTS



CURB TERMINUS TRANSITION DETAIL
NTS

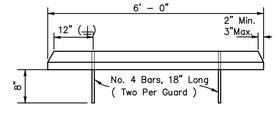
NOTE:
ALL CURBS TO HAVE STANDARD 3" TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT). A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITION THROUGHOUT THE PROJECT.



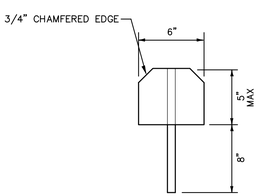
PRODUCT: DERO BIKE HITCH (OR EQUIVALENT)
FINISH: STAINLESS STEEL (OR OWNER APPROVED)
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

WWW.DERO.COM
1-800-298-4915

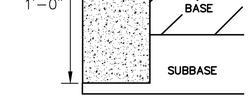
STANDARD BICYCLE RACK DETAIL
NTS



WHEEL STOP FRONT VIEW
NTS

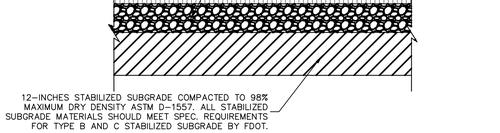


WHEEL STOP PROFILE (TYP.)
NTS



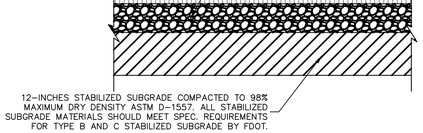
RIBBON CURB
NTS

NOTES:
1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500', CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
3. 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 40.
4. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.



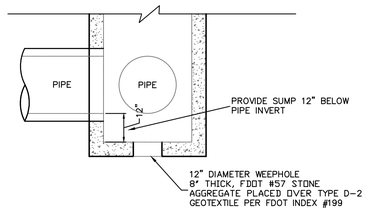
TYPICAL 'STANDARD LIGHT DUTY' ASPHALT PAVEMENT DETAIL
USED FOR PARKING AREAS ONLY

NOTE:
1. ALTERNATIVE CRUSHED CONCRETE BASE MAY BE USED. 8-INCHES CRUSHED CONCRETE BASE SHALL MEET THE MATERIAL SPEC'S PER FDOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS (ED. 2022), SECTION 204 "GRADED AGGREGATE BASE".

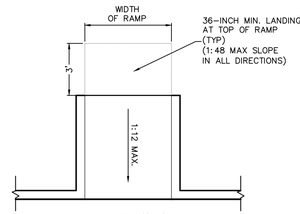


TYPICAL 'HEAVY DUTY' ASPHALT PAVEMENT DETAIL
NTS

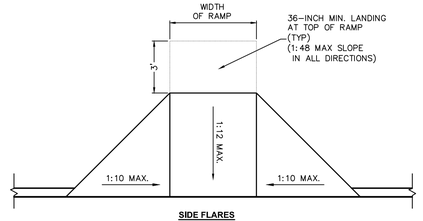
NOTE:
1. ALTERNATIVE CRUSHED CONCRETE BASE MAY BE USED. 8-INCHES CRUSHED CONCRETE BASE SHALL MEET THE MATERIAL SPEC'S PER FDOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS (ED. 2022), SECTION 204 "GRADED AGGREGATE BASE".



TYPICAL INLET SUMP DETAIL
PER F.D.O.T. INDEX NO. 232 N.T.S.

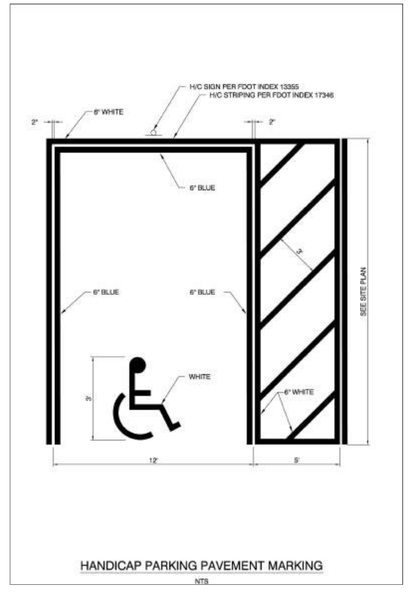


RETURNED SIDES

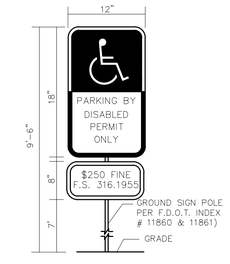


SIDE FLARES

TYPICAL 'ONSITE' ACCESSIBLE CURB RAMPS
CONSTRUCT PER F.A.C. 2012: CHAPTER 4, SECTION 406 REQUIREMENTS
(DETECTABLE WARNING STRIPS TO MEET FDOT INDEX 522-002 REQUIREMENTS)



HANDICAP PARKING PAVEMENT MARKING
NTS



NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HANDICAP SIGN DETAIL
NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
FL LICENSE NUMBER 89199
DATE:

KHA PROJECT	149973004
DATE	02/09/2023
SCALE	AS SHOWN
DESIGNED BY	MIG
DRAWN BY	CML
CHECKED BY	MIG

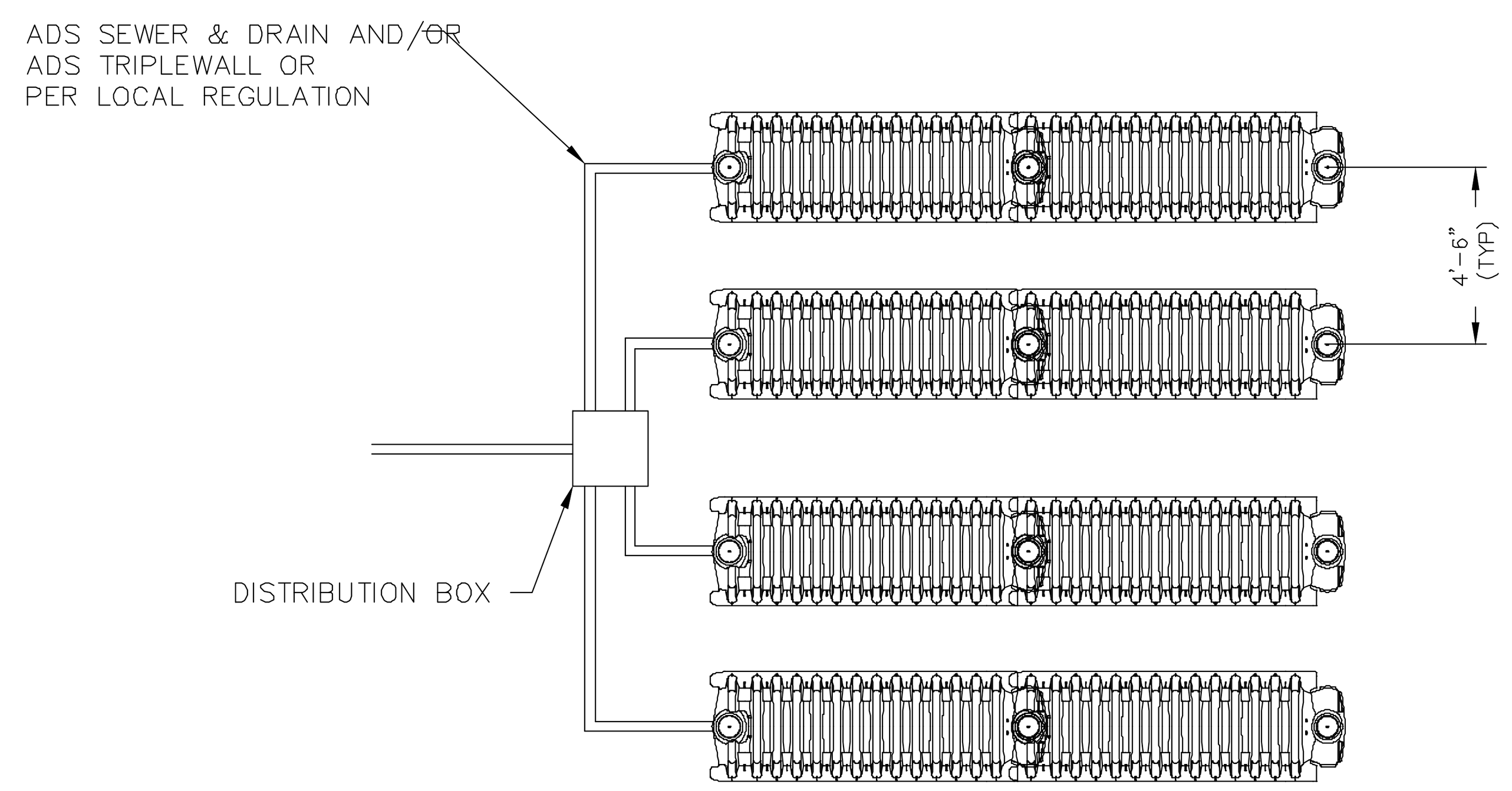
GENERAL CONSTRUCTION DETAILS

WINDERMERE DOWNTOWN PROPERTY

FL

TOWN OF WINDERMERE

SHEET NUMBER
C8.0

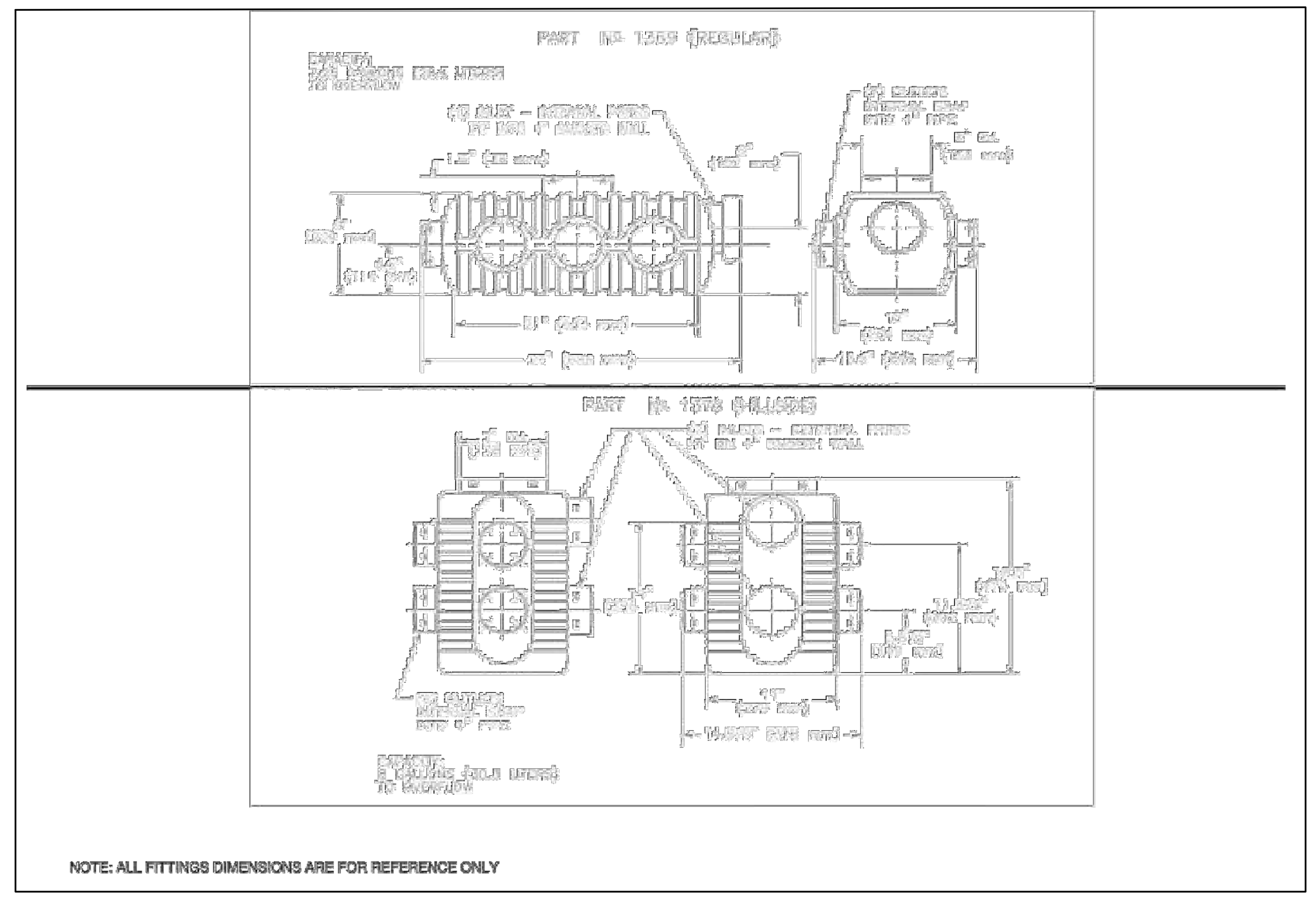


NOTES:

1. EXCAVATE AND LEVEL INSTALLATION AREAS.
2. SMOOTH IRREGULARITIES IN THE EXCAVATION. A LEVEL, FLAT SURFACE IS REQUIRED.
3. INSTALL ARC LEACHING CHAMBERS IN ADJACENT ROWS TO COVER DESIRED AREA.
4. INSTALL UNIVERSAL END CAP AND SECURE IN PLACE WITH BACKFILL.
5. INSTALL 4" PIPE TO EACH ROW OF ARC CHAMBER USING KNOCKOUTS PROVIDED IN THE UNIVERSAL END CAPS.
6. ENDS OF ROWS MAY BE CONNECTED WITH PIPING TO IMPROVE DISTRIBUTION.
7. FILL PERIMETER AND INTERIOR SIDEWALL AREAS TO TOP OF CHAMBERS AND WALK INTO PLACE. AVOID LARGE ROCKS OR DEBRIS IN COVER MATERIAL.
8. COVER ARC LEACHING CHAMBERS TO A MINIMUM OF 12" OF GRANULAR OVER AFTER CONSOLIDATION FOR H-10 APPLICATIONS. AVOID LARGE ROCKS OR DEBRIS IN COVER MATERIAL. COVER HEIGHTS AND LIVE LOADING LIMITS ARE IMPACTED BY BOTH SOIL TYPE AND COMPACTION REQUIREMENTS. CONTACT ADS WHEN POOR SOILS ARE ENCOUNTERED AND FOR MAXIMUM FILL HEIGHTS. LIVE LOAD CONDITIONS ARE NOT RECOMMENDED.

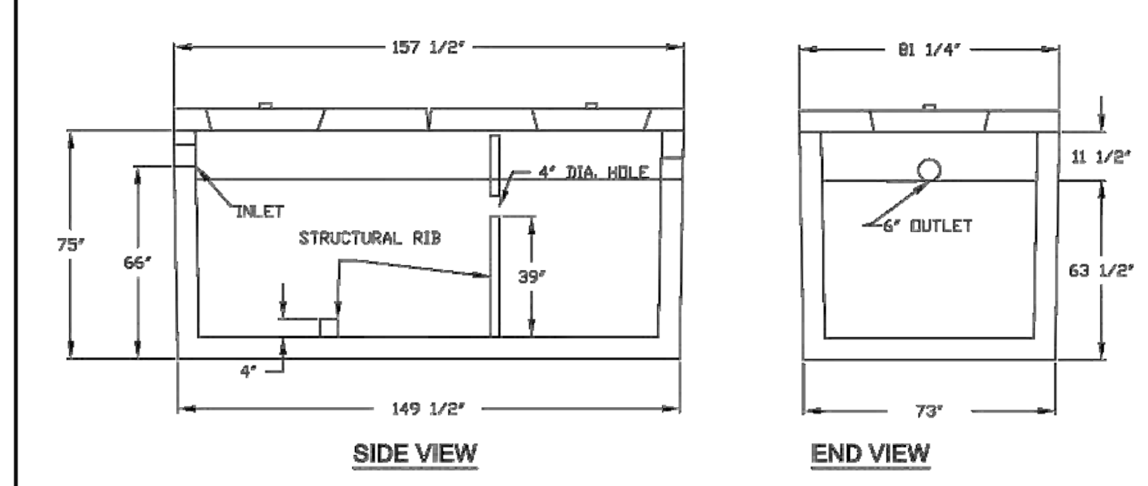
ARC 24 CLUSTER INSTALLATION

NTS



DISTRIBUTION BOXES

NTS



TANK: CATEGORY 4. 6" 2180 GALLON 2 COMPARTMENT TANK REINFORCED WITH #4 STEEL 12" O/C. BOTH WAYS. 6" WALLS AND 6" BOTTOM. INLET AND OUTLET RESILIENT CONNECTORS PER ASTM-923-98. CONNECTORS MUST BE USED WITH APPROVED CLAMP. CONNECTOR WILL ACCEPT 6" PVC PIPE.

LIDS: 5" LID WITH 1-22" ROUND MANHOLE COVER AT EACH END OF TANK
8" LID WITH 1-22" ROUND MANHOLE COVER AT EACH END OF TANK
BOTH LIDS ARE REINFORED WITH GRADE 60 REBAR.

TANK & LIDS: 4000 PSI CONCRETE AT 28 DAYS

IMPRINTED ON INLET END OF TANK:
LEGEND: FSI2180 STATE APPROVAL: 01-011-45D-C4

WEIGHTS: TANK ONLY 20,657
TANK W/ 5" LID 24,869
TANK W/ 8" LID 29,081

THIS TANK IS RATED FOR H-20 LOADING WHEN USED WITH 8" TRAFFIC LID AND TANK BURIAL DEPTH IS AT LEAST 18" BELOW GROUND SURFACE.

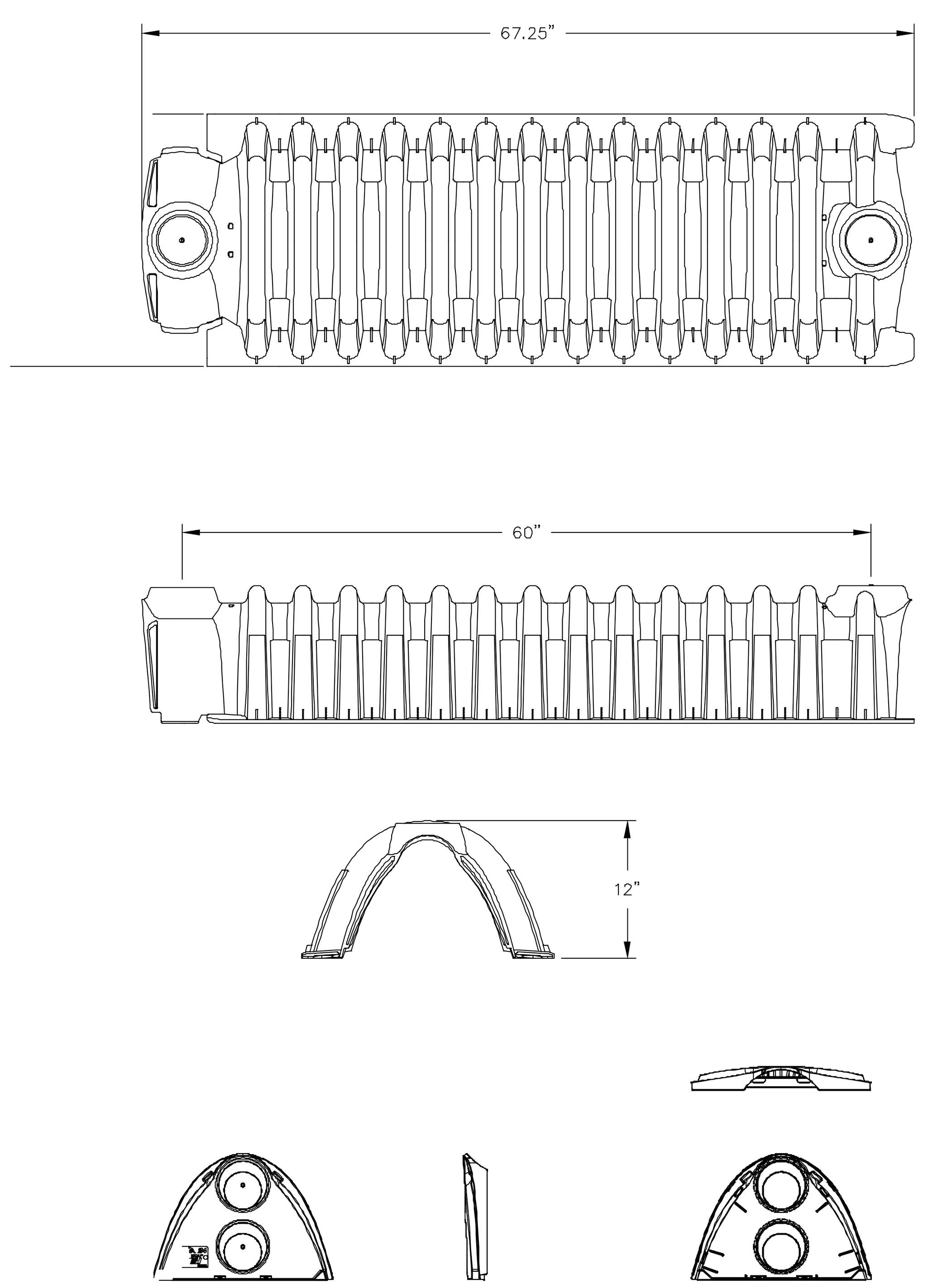
THIS TANK COMPLIES WITH SECTION 1003.5 OF THE 2007 FLORIDA PLUMBING CODE.

INTERCEPTOR CAPACITY PER 1003.5.1 IS SITE SPECIFIC.

THIS SEWAGE TREATMENT RECEPTACLE HAS BEEN DESIGNED, CONSTRUCTED AND STRUCTURALLY TESTED IN ACCORDANCE WITH CHAPTER 64E-6.013, FLORIDA ADMINISTRATIVE CODE, (FAC) DATED APRIL 28, 2010.

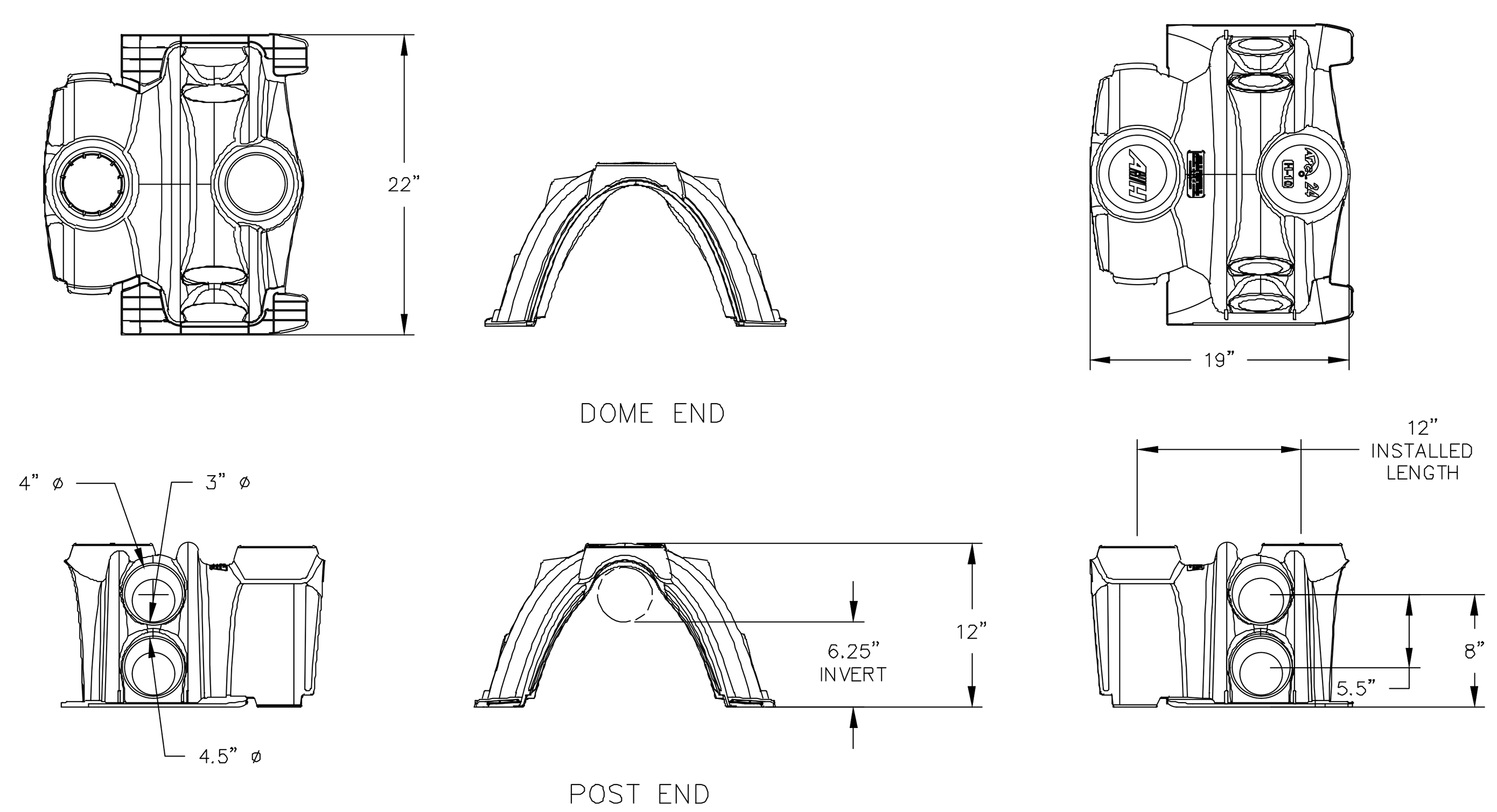
DRAWING NOT TO SCALE

FLORIDA SEPTIC, INC. P.O. BOX 545 HAWTHORNE, FLORIDA 32640 (800) 940-8265	MODEL: 6" 2180 GAL. TANK	
	REVISED: 05/01/2011	APPROVAL DATE: 04/25/2008



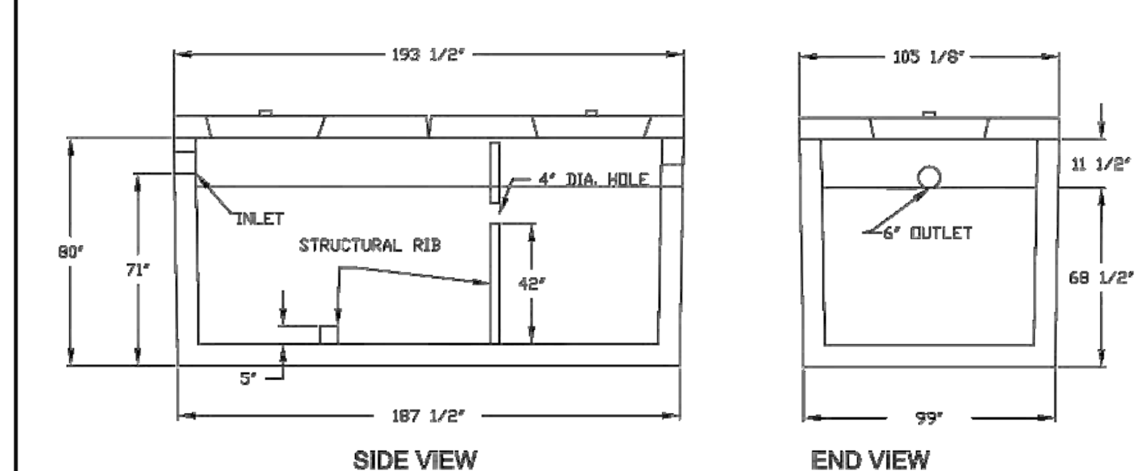
ARC 24 CHAMBER AND END CAP

NTS



ARC 24 SIDE PORT COUPLER

NTS



TANK: CATEGORY 4. 6" 4150 GALLON 2 COMPARTMENT TANK REINFORCED WITH #4 STEEL 12" O/C. BOTH WAYS. 6" WALLS AND 6" BOTTOM. INLET AND OUTLET RESILIENT CONNECTORS PER ASTM-923-98. CONNECTORS MUST BE USED WITH APPROVED CLAMP. CONNECTOR WILL ACCEPT 6" PVC PIPE.

LIDS: 5" LID WITH 1-22" ROUND MANHOLE COVER AT EACH END OF TANK
8" LID WITH 1-22" ROUND MANHOLE COVER AT EACH END OF TANK
BOTH LIDS ARE REINFORED WITH GRADE 60 REBAR.

TANK & LIDS: 4000 PSI CONCRETE AT 28 DAYS

IMPRINTED ON INLET END OF TANK:
LEGEND: FSI4150 STATE APPROVAL: 01-011-71D-C4

WEIGHTS: TANK ONLY 30,307
TANK W/ 5" LID 38,669
TANK W/ 8" LID 43,687

THIS TANK IS RATED FOR H-20 LOADING WHEN USED WITH 8" TRAFFIC LID AND TANK BURIAL DEPTH IS AT LEAST 18" BELOW GROUND SURFACE.

THIS TANK COMPLIES WITH SECTION 1003.5 OF THE 2007 FLORIDA PLUMBING CODE.

INTERCEPTOR CAPACITY PER 1003.5.1 IS SITE SPECIFIC.

THIS SEWAGE TREATMENT RECEPTACLE HAS BEEN DESIGNED, CONSTRUCTED AND STRUCTURALLY TESTED IN ACCORDANCE WITH CHAPTER 64E-6.013, FLORIDA ADMINISTRATIVE CODE, (FAC) DATED APRIL 28, 2010.

DRAWING NOT TO SCALE

FLORIDA SEPTIC, INC. P.O. BOX 545 HAWTHORNE, FLORIDA 32640 (800) 940-8265	MODEL: 6" 4150 GAL. TANK	
	REVISED: 05/01/2011	APPROVAL DATE: 02/14/2008

No.	REVISIONS	DATE	BY

Kimley»Horn

189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
FL LICENSE NUMBER
89199
DATE:

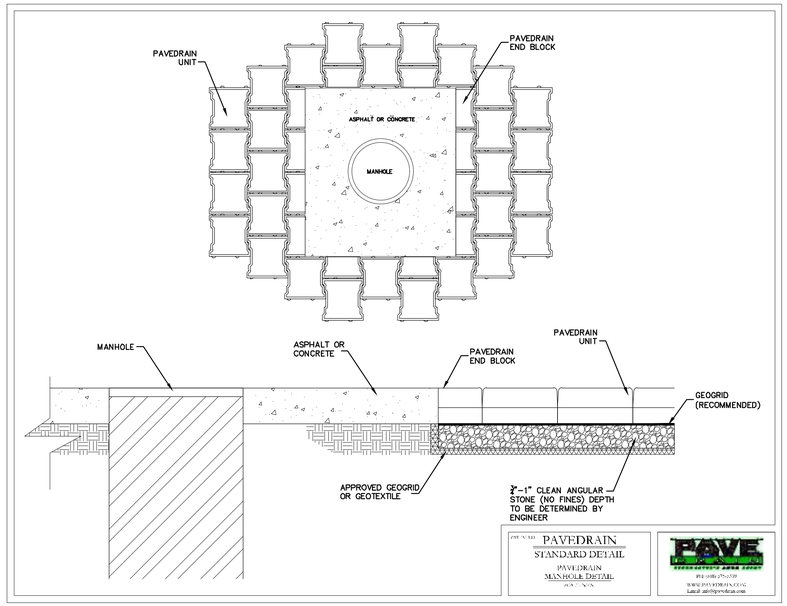
KHA PROJECT	149973004
DATE	02/09/2023
SCALE	AS SHOWN
DESIGNED BY	MIG
DRAWN BY	CML
CHECKED BY	MIG

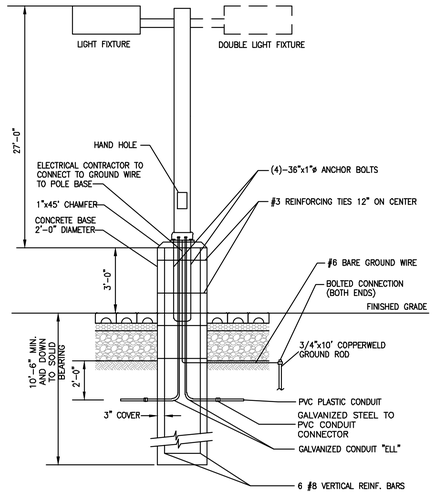
GENERAL CONSTRUCTION DETAILS

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

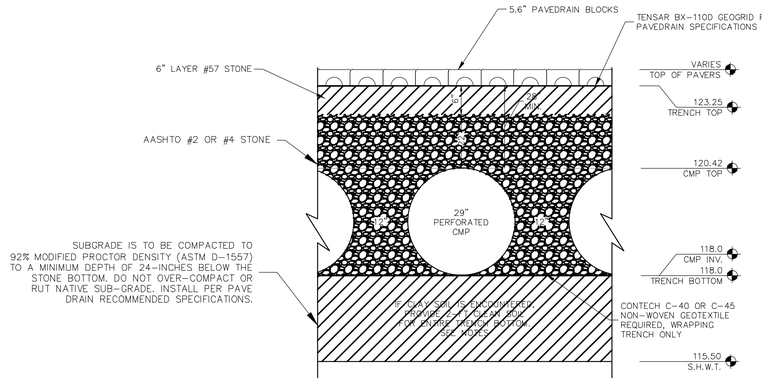
SHEET NUMBER
C8.1





MODIFIED LIGHT POLE FOUNDATION
LOCATED IN THE PAVEDRAIN SECTIONS

NOT TO SCALE

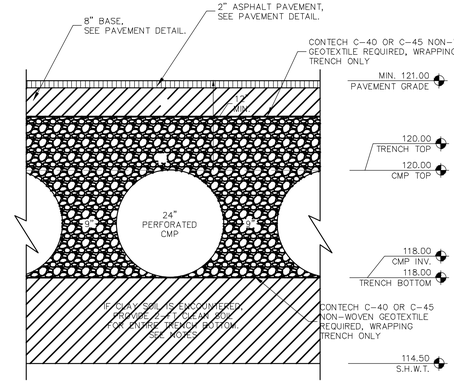


SOUTH EXFILTRATION TRENCH SECTION

NTS

NOTE:

1. TRENCH BOTTOM FILL SHALL BE CLEAN, INORGANIC, GRANULAR SOIL (FINE SAND) WITH A FINES CONTENT OF NO MORE THAN 5 PERCENT. CARE SHOULD BE TAKEN NOT TO OVER-COMPACT THE BOTTOM DURING EXCAVATION AND GRADING.

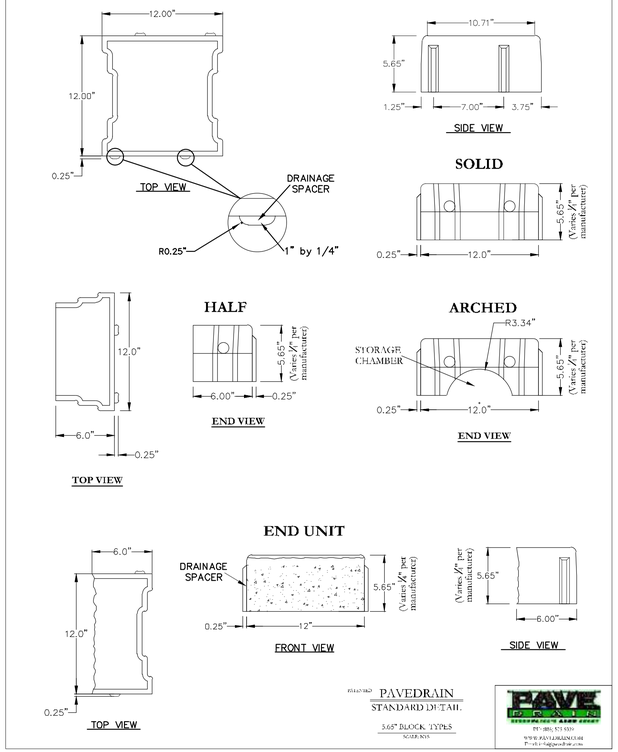


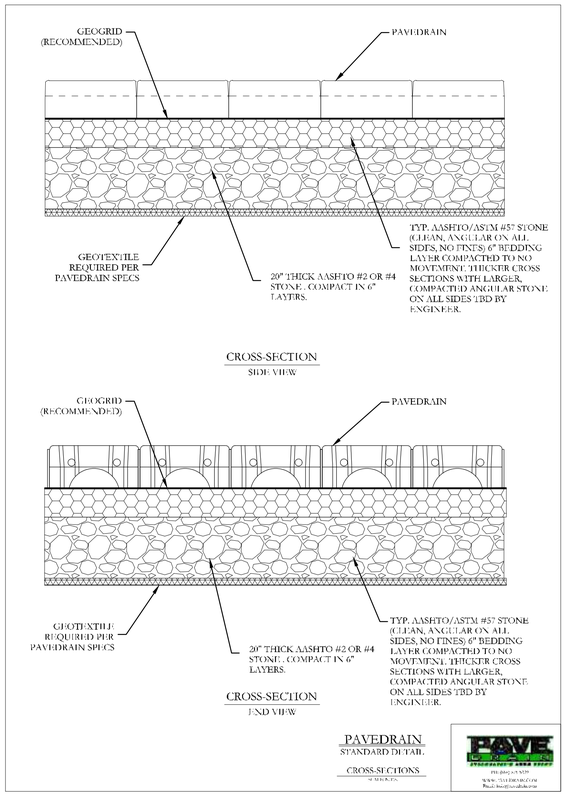
NORTH EXFILTRATION TRENCH SECTION

NTS

NOTE:

1. TRENCH BOTTOM FILL SHALL BE CLEAN, INORGANIC, GRANULAR SOIL (FINE SAND) WITH A FINES CONTENT





CONTRACTOR NOTE:

1. CONSTRUCTION AND INSTALLATION SHALL BE PERFORMED BY A CONTRACTOR CERTIFIED BY THE PRODUCT MANUFACTURER AND/OR FAMILIAR WITH AND FOLLOWING THE RECOMMENDATIONS AND PROCEDURES STATED WITHIN THE PAVEDRAIN INSTALLATION MANUAL (LATEST ED.) AND THE PAVEDRAIN NOTES CONTAINED WITHIN SHEET C9.3.
2. WITHIN 2 WEEKS PRIOR TO THE INSTALLATION OF THE PAVEDRAIN P-ACB SYSTEM, CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH CONTRACTOR PERFORMING INSTALLATION, ENGINEER, SUPPLIER, AND ANY OTHER APPROPRIATE REPRESENTATIVE.

No.	REVISIONS	DATE	BY

Kimley»Horn
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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
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LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
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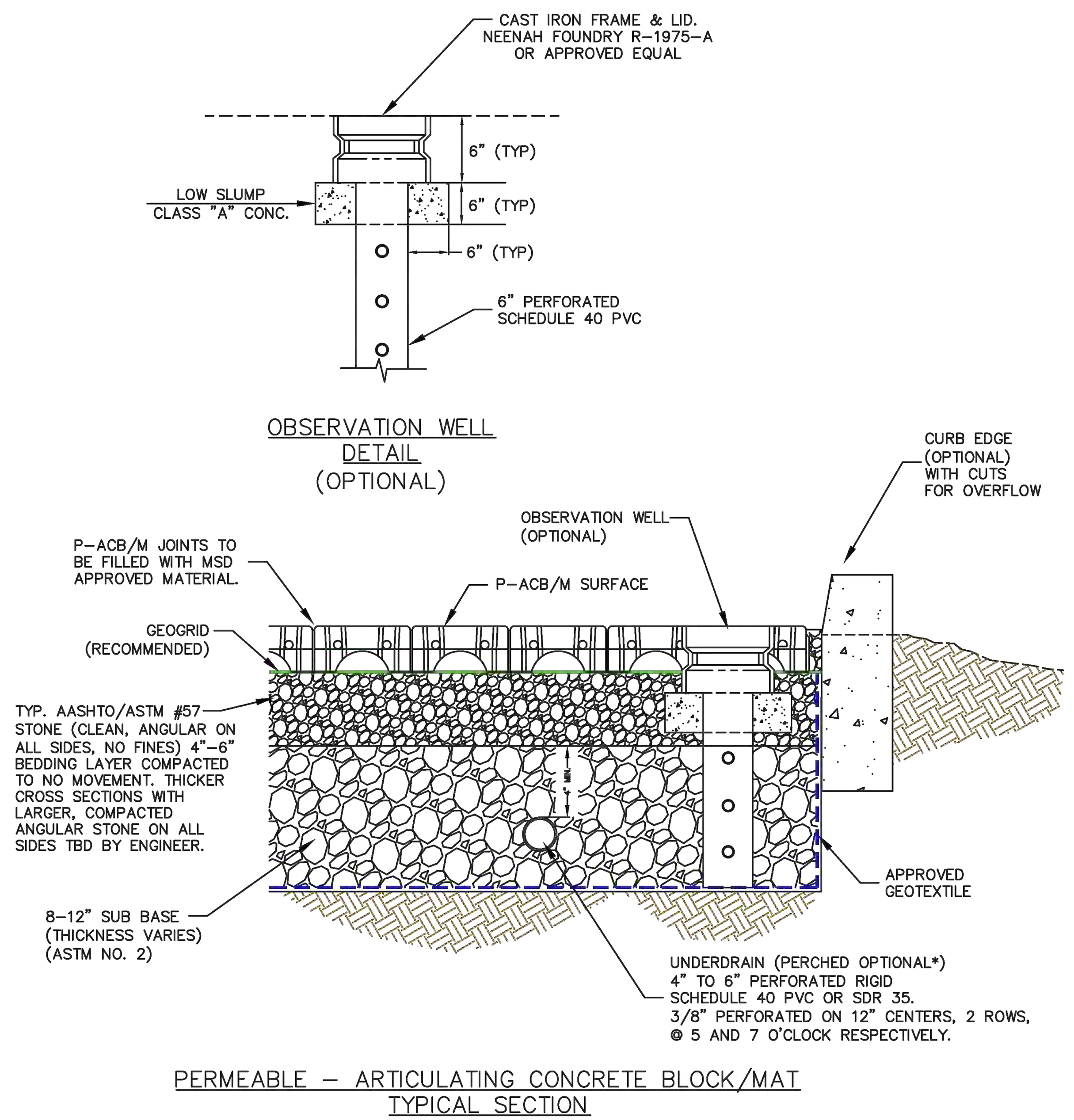
KHA PROJECT	149973004
DATE	02/09/2023
SCALE	AS SHOWN
DESIGNED BY	MIG
DRAWN BY	CML
CHECKED BY	MIG

GENERAL CONSTRUCTION DETAILS

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
C8.2

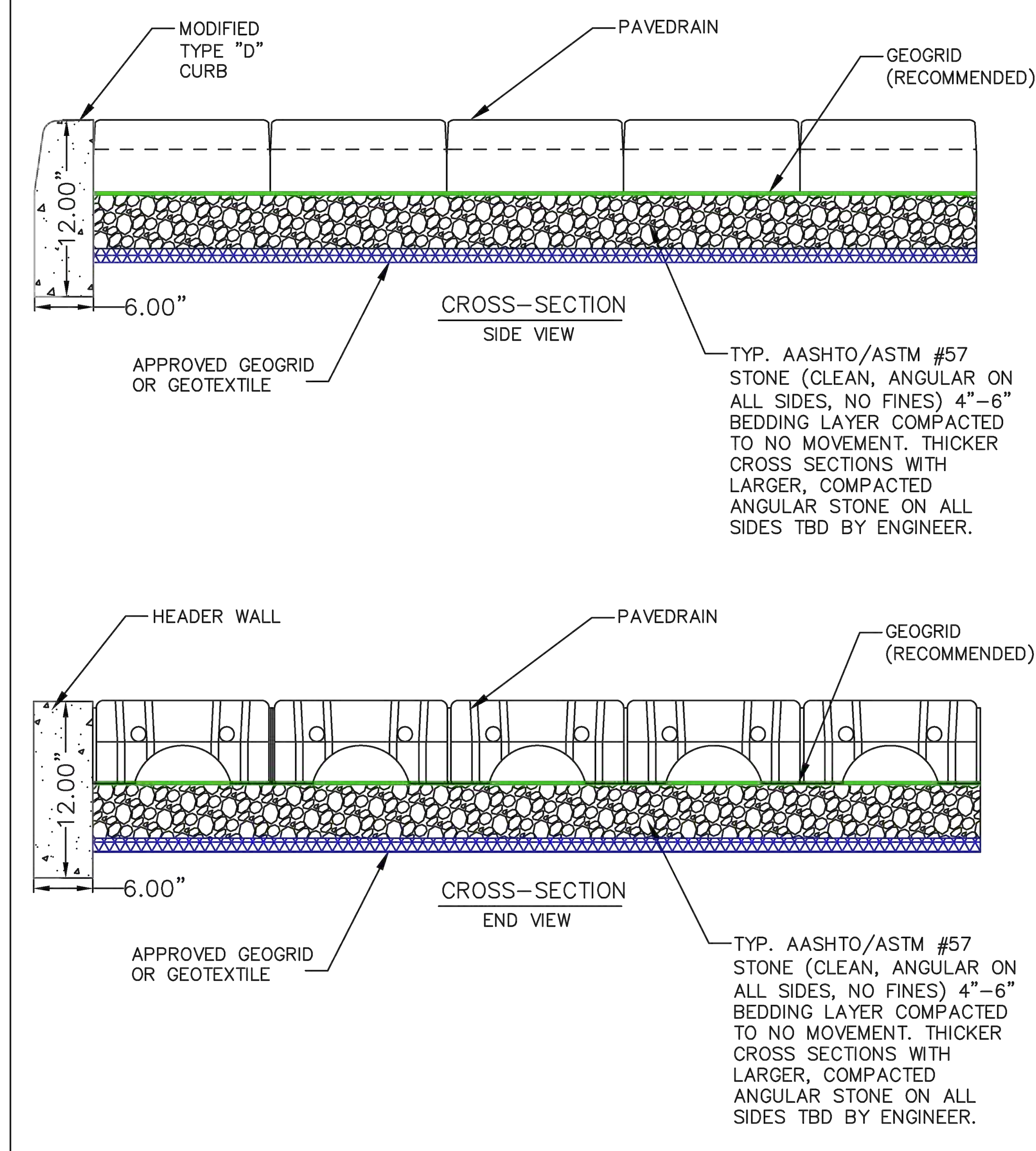


* THE NEED FOR A PERCHED UNDERDRAIN IS OPTIONAL AND IS DEPENDENT ON THE INFILTRATION RATE OF THE SUBGRADE SOIL. PLASTIC SOILS SHOULD NOT PERCH THE UNDERDRAIN. THE HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERDRAINS SHALL BE DETERMINED BY THE ENGINEER, AND SHOWN ON THE PLANS.

* ADDITIONAL UNDERDRAINS MAY BE PERCHED ABOVE THE REQUIRED STORAGE ELEVATION AND WITHIN THE STORAGE BED IN ORDER TO PROTECT THE PAVER BLOCKS FROM UPFLOWS RESULTING FROM SURCHARGE.

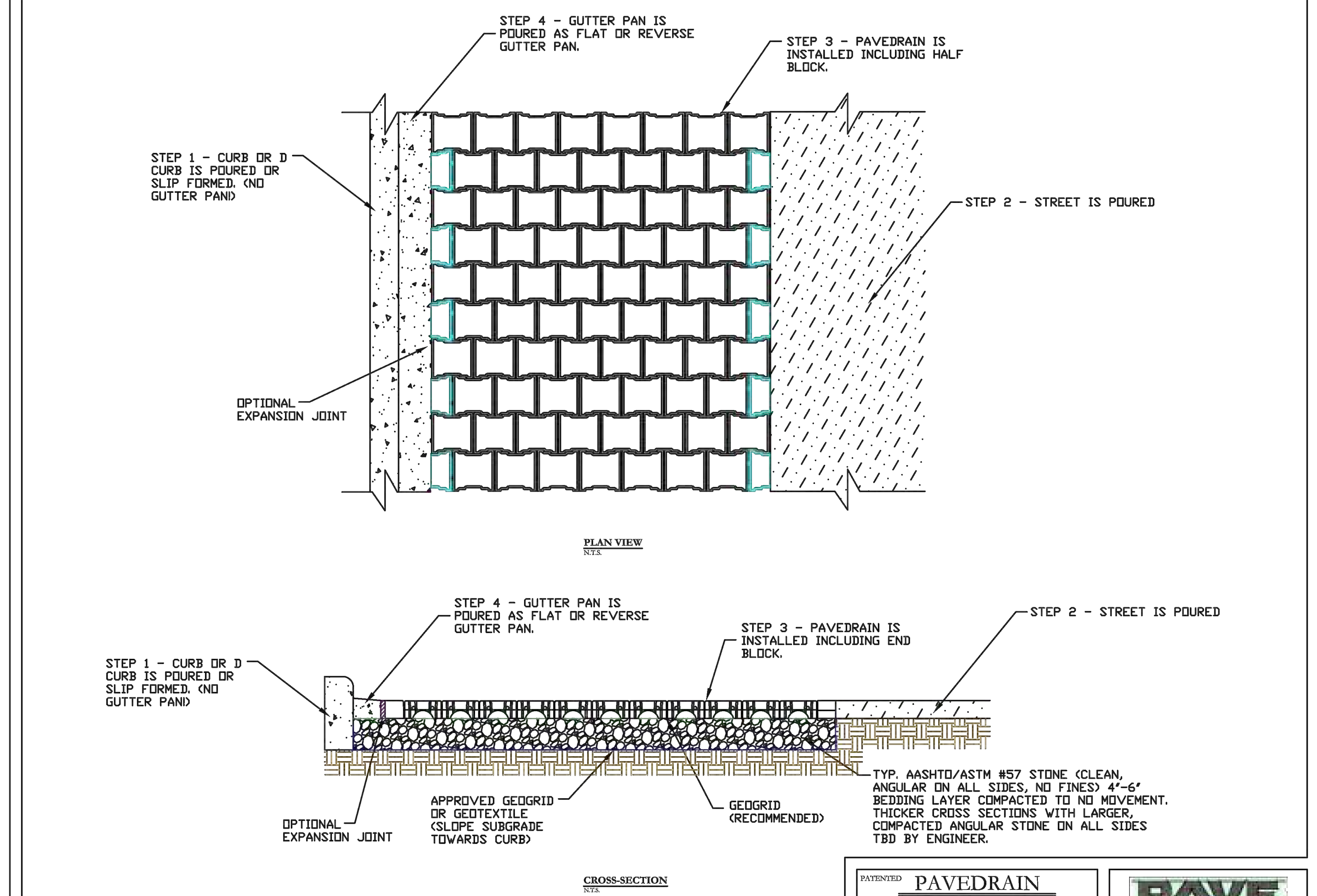
PAVEDRAIN
STANDARD DETAIL
OBSERVATION WELL CROSS-SECTION
SCALE: N.T.S.

PAVE DRAIN — PH: (888) 575-5339 — WWW.PAVEDRAIN.COM — Email: info@pavedrain.com



PATENTED PAVEDRAIN
STANDARD DETAIL
CURB SECTIONS
SCALE: AS SHOWN

PAVE DRAIN — PH: (888) 575-5339 — WWW.PAVEDRAIN.COM — Email: info@pavedrain.com



PATENTED PAVEDRAIN
STANDARD DETAIL
CURB & GUTTER
SCALE: N.T.S.

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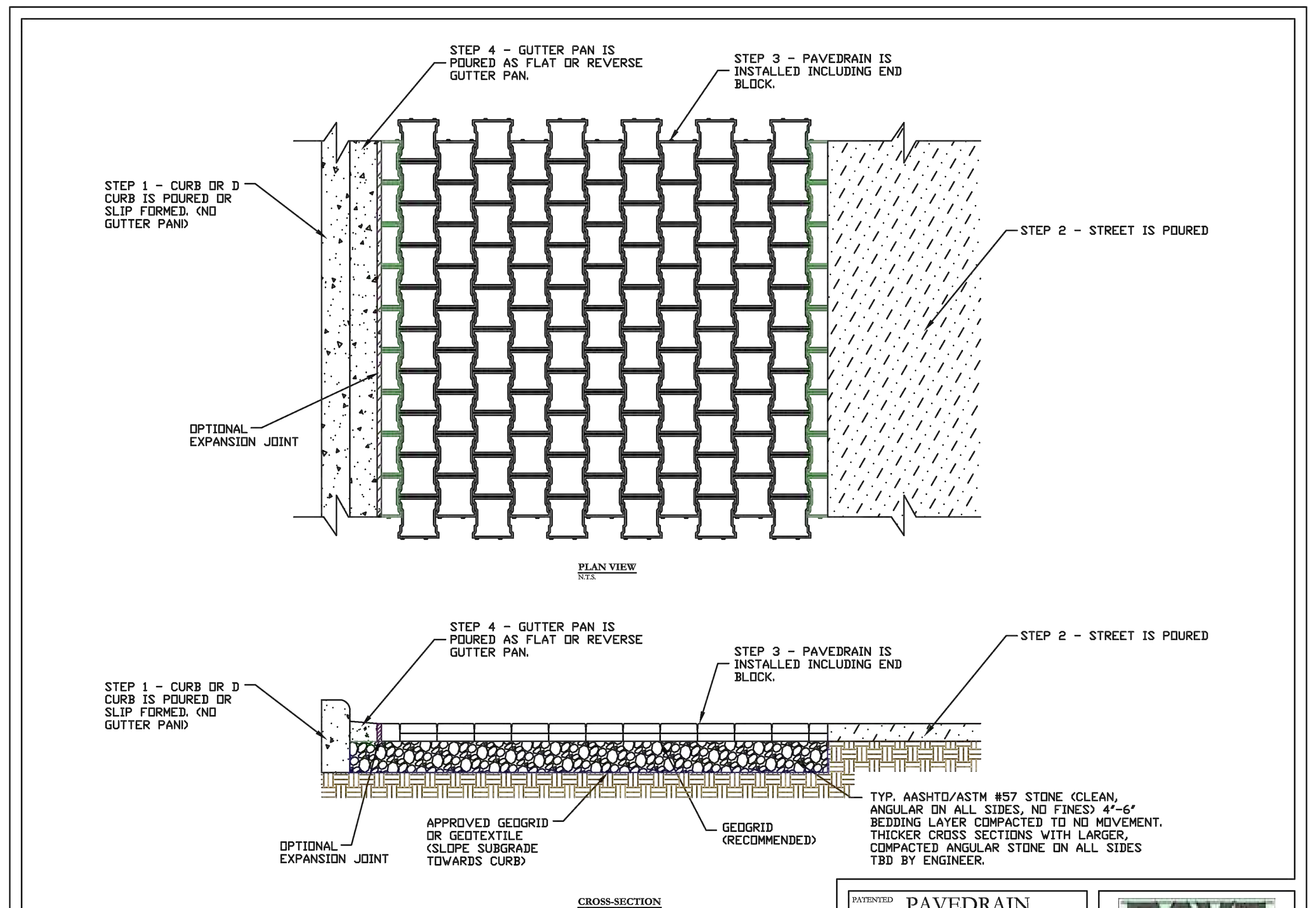

PATENTED PAVEDRAIN
STANDARD DETAIL
CURB & GUTTER
SCALE: N.T.S.

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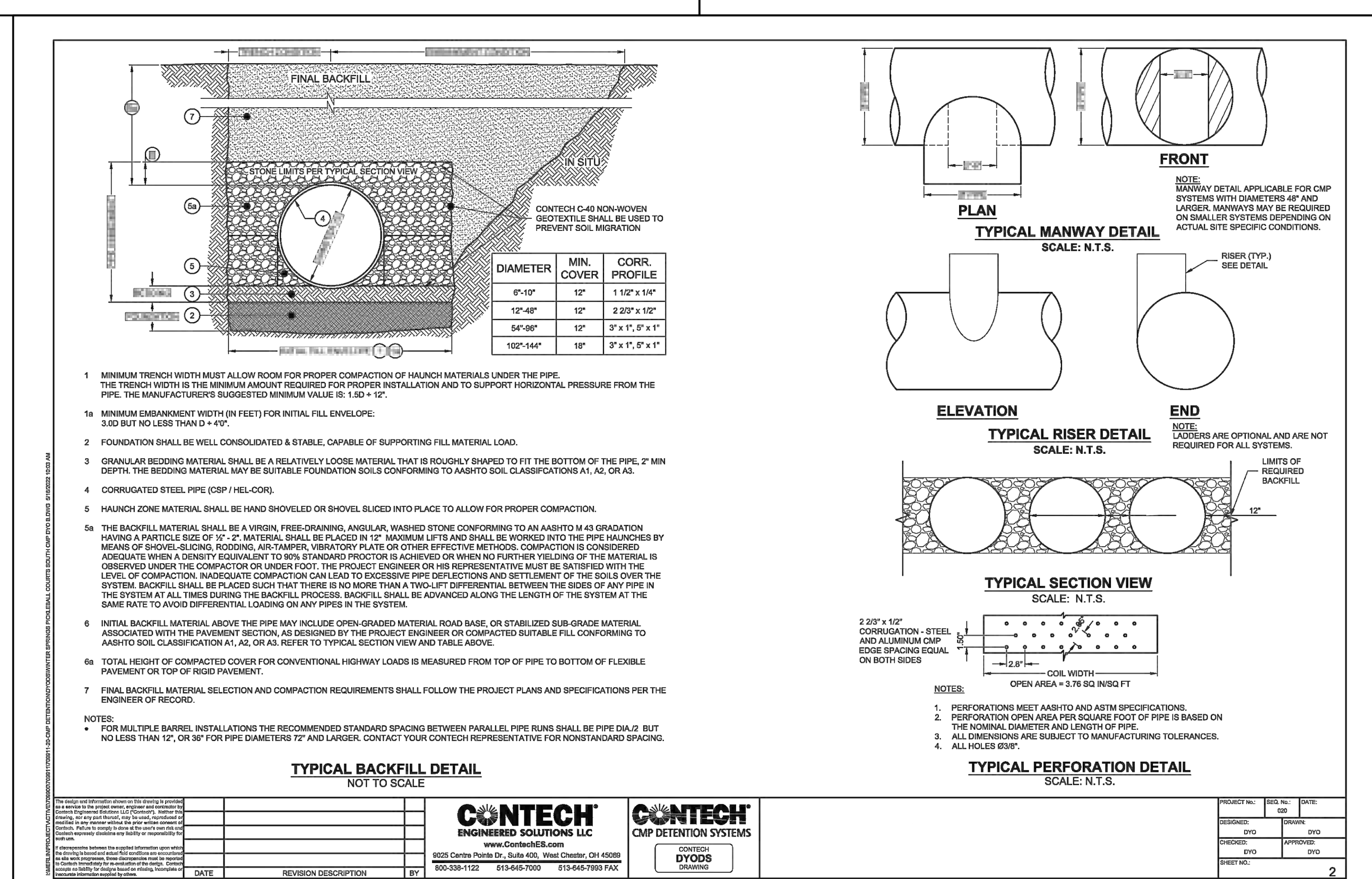

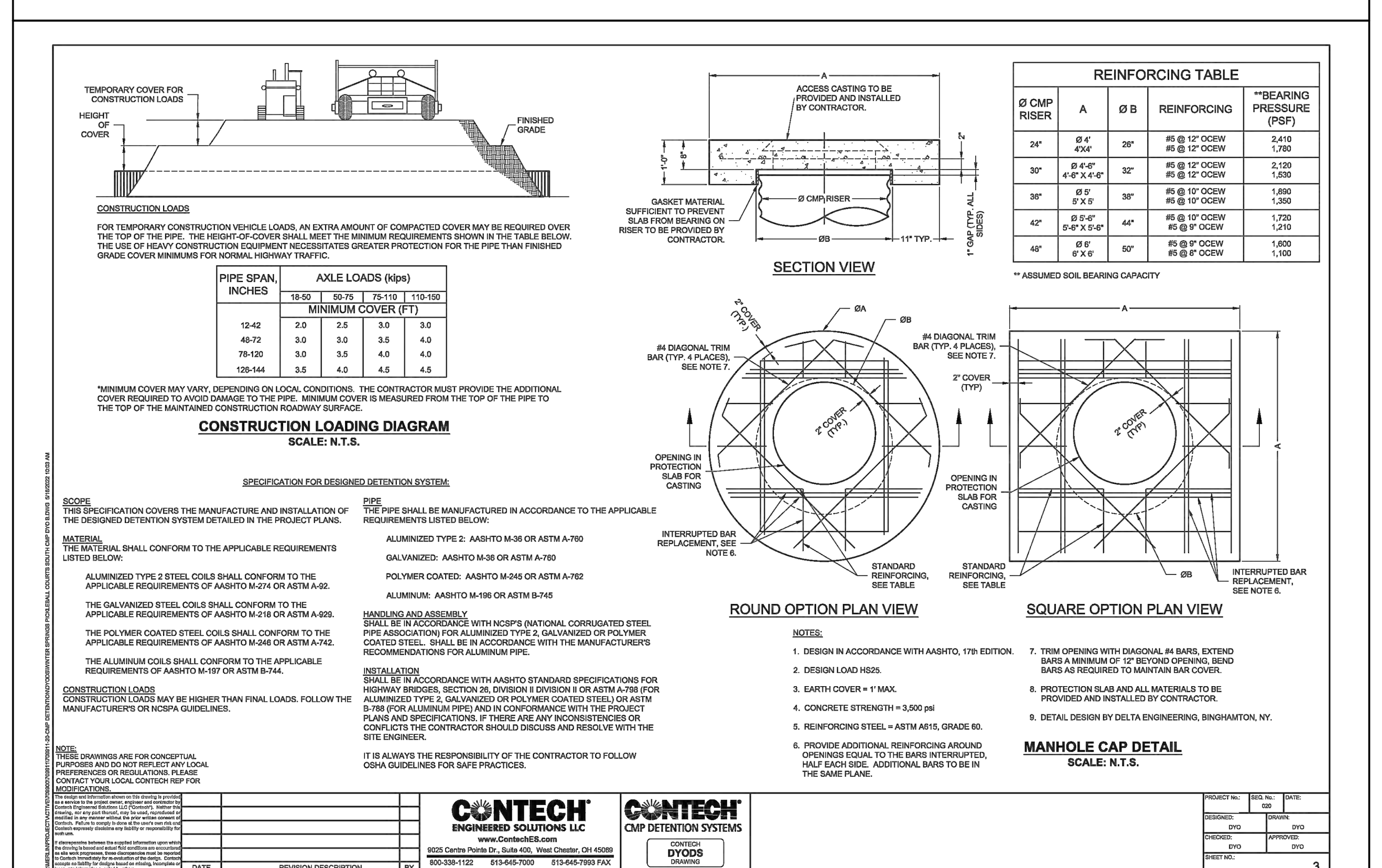

CONTRACTOR NOTE:

1. CONSTRUCTION AND INSTALLATION SHALL BE PERFORMED BY A CONTRACTOR CERTIFIED BY THE PRODUCT MANUFACTURER AND/OR FAMILIAR WITH AND FOLLOWING THE RECOMMENDATIONS AND PROCEDURES STATED WITHIN THE PAVEDRAIN INSTALLATION MANUAL (LATEST ED.) AND THE PAVEDRAIN NOTES CONTAINED WITHIN SHEET C8.4.
2. WITHIN 2 WEEKS PRIOR TO THE INSTALLATION OF THE PAVEDRAIN P-ACB SYSTEM, CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH CONTRACTOR PERFORMING INSTALLATION, ENGINEER, SUPPLIER, AND ANY OTHER APPROPRIATE REPRESENTATIVE.

No.	REVISIONS	DATE	BY

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CHECKED BY MIG

GENERAL CONSTRUCTION DETAILS

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
C8.3

PAVEDRAIN SPECIFICATIONS

1.0 SUBMITTALS

A. REFER TO SECTION 01 33 00 – SUBMITTAL PROCEDURES

B. SHOP DRAWINGS: SUBMIT DESIGN DETAILS, UNIT DETAILS, CROSS-SECTIONS AND LAYOUTS AS PER CONTRACT DOCUMENTS TO ENGINEER OF RECORD (EOR).

C. SAMPLES:

1. NATURAL GRAY: SUBMIT ONE (1) FULL-SIZED P-ACB SAMPLE.

2. COLOR: SUBMIT 4" X 4" SAMPLES REPRESENTATIVE OF COLOR(S) SELECTED WITHIN THIS SPECIFICATION OR NOTED ON CONTRACT DOCUMENTS

3. MINIMUM 3 LB. SAMPLES OF PROPOSED SUBBASE &/OR BASE AGGREGATE MATERIALS.

D. GEOSYNTHETIC: SUBMIT PRODUCT DATA SHEET(S) AND TEST REPORTS FOR GEOSYNTHETIC(S) PROPOSED FOR USE BY EOR WITHIN THIS SPECIFICATION OR ON CONTRACT DOCUMENTS.

E. SUBMIT TO THE EOR MANUFACTURERS' PRINTED INSTALLATION MANUAL, LITERATURE, LAYOUT DRAWINGS, AND PRODUCT SPECIFICATIONS.

F. CERTIFICATION OF COMPLIANCE

1. TEST REPORTS – INDICATE COMPLIANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS INCLUDING:

a. P-ACB UNIT COMPRESSIVE STRENGTH, MOISTURE CONTENT AND DENSITY ON LIKE UNITS, TESTED IN ACCORDANCE TO ASTM C140 BY INDEPENDENT LABORATORY PER UNIT REQUIREMENTS OF ASTM D6684, TABLE 1.

b. SIEVE ANALYSIS OF ALL AGGREGATE GRADES INDICATED IN CONTRACT DOCUMENTS, SAMPLED ACCORDING TO ASTM D75 AND TESTED IN ACCORDANCE TO ASTM C136.

c. SPECIFIED STANDARD SIZES OF COARSE AGGREGATES SHALL COMPLY WITH SIZES GIVEN IN ACCORDANCE TO ASTM D448, TABLE 1.

2. PERFORMANCE COMPLIANCE – INDICATE COMPLIANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS INCLUDING:

a. INFILTRATION PERFORMANCE – SUBMIT INDEPENDENT LABORATORY TEST REPORT INDICATING IN-PLACE INFILTRATION PERFORMANCE OF: AVERAGE OF THREE (3) TESTS OF ONE THOUSAND (1,000) INCHES PER HOUR (IN/HR.). TEST SHALL BE PERFORMED IN ACCORDANCE TO ASTM C1781 OR C1701 AND BASED ON AN OUTDOOR WORKING SURFACE WITH TYPICAL BASE MATERIAL AND INSTALLATION.

b. STRUCTURAL PERFORMANCE – DESIGN OF THE P-ACB SHALL BE CAPABLE OF SUPPORTING AASHTO H-20, HS-20 AND HS-25 TRUCK LOADING WITH PROPER SUBGRADE AND BASE INSTALLATION. THE P-ACB'S SHALL BE ANALYZED AS UNREINFORCED CONCRETE ARCHES SUPPORTING A UNIFORM TRUCK TIRE LOAD WITH IMPACT PER AASHTO STANDARDS AS TESTED BY AN INDEPENDENT LABORATORY.

c. MAINTAINABILITY – PROVIDE MAINTENANCE STUDY BASED ON AT LEAST 24 MONTHS BY AN INDEPENDENT OR THIRD PARTY REPRESENTATIVE WHICH INCLUDES PRE AND POST INFILTRATION TESTING DOCUMENTATION IN MULTIPLE LOCATIONS IN ACCORDANCE WITH ASTM C1781 OR C1701. THE STUDY SHALL SHOW THAT AFTER MANUFACTURERS' RECOMMENDED MAINTENANCE THAT THE ORIGINAL INFILTRATION PERFORMANCE OF THE PERMEABLE SYSTEM CAN EFFECTIVELY BE RESTORED TO 80% +/– 10% OF INITIAL INFILTRATION RATES.

G. SUBSTITUTIONS

1. NO MATERIAL SHALL BE CONSIDERED AS AN EQUIVALENT TO THE P-ACB SPECIFIED HEREIN UNLESS IT MEETS ALL AREAS OF THIS SPECIFICATION WITHOUT EXCEPTION.

2. MANUFACTURER'S REQUESTING TO SUBMIT MATERIALS AS EQUIVALENT MUST PROVIDE RECORDS, DATA, INDEPENDENT LABORATORY TEST RESULTS, SAMPLES, CERTIFICATIONS, AND DOCUMENTATION MEETING ALL AREAS OF THIS SPECIFICATION WITHOUT EXCEPTION. ANY REQUESTS MUST BE SUBMITTED TO EOR 15 DAYS PRIOR TO BID DATE.

1.1 SCHEDULING

A. CONTRACTOR SHALL CONTACT P-ACB MANUFACTURER TO DETERMINE NECESSARY LEAD TIME TO PRODUCE UNIT MATERIAL ORDER.

B. SCHEDULE MANUFACTURE AND DELIVERY OF P-ACB'S TO COINCIDE WITH CONSTRUCTION SCHEDULE TO PREVENT STORAGE FOR EXTENDED PERIODS.

C. APPROXIMATELY TWO (2) WEEKS PRIOR TO THE START OF THE INSTALLATION, A PRECONSTRUCTION MEETING SHALL OCCUR WITH REPRESENTATIVE(S) FROM THE DESIGN TEAM, GENERAL CONTRACTOR, SITE CONTRACTOR, INSTALLATION CONTRACTOR AND MANUFACTURERS' REPRESENTATIVE.

1.2 DELIVERY, STORAGE AND HANDLING

A. P-ACB INDIVIDUAL BLOCKS MUST BE DELIVERED ON WOODEN PALLETS AND MARKED ACCORDINGLY.

B. ALL P-ACB'S SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH PROPER PLACEMENT OR THAT WOULD IMPAIR THE STRENGTH OF LONGEVITY OF THE INSTALLATION.

C. MINOR CRACKS INCIDENTAL TO THE USUAL METHOD OF MANUFACTURE; SCUFFING OR CHIPPING THAT RESULTS FROM CUSTOMARY METHODS OF HANDLING IN SHIPPING, DELIVERY AND PLACEMENT SHALL NOT BE DEEMED GROUNDS FOR REJECTION.

PART 2 – PRODUCTS

2.1 MANUFACTURED PERMEABLE ARTICULATING CONCRETE BLOCK (P-ACB)

A. PAVEDRAIN® P-ACB

1. COLOR(S): DARK GREY TO BE REVIEWED AND APPROVED BY THE OWNER AND EOR PRIOR TO FABRICATION.

2. TYPE: CLOSED-CELL PRE-MANUFACTURED INDIVIDUAL CONCRETE BLOCKS WITH AN ARCHED STORAGE CHAMBER FOR ADDITIONAL STORMWATER RUNOFF CAPACITIES AS PER SHOP DRAWINGS &/OR CONTRACT DOCUMENTS. BLOCKS MAY BE HAND-PLACED OR MECHANICALLY INSTALLED.

3. PHYSICAL AND PERFORMANCE REQUIREMENTS: AT THE TIME OF DELIVERY TO THE WORK SITE, THE UNITS SHALL CONFORM TO THE REQUIREMENTS PRESCRIBED IN TABLE 1 BELOW.

TABLE 1: PHYSICAL & PERFORMANCE CHARACTERISTICS

Item	Description	Values
Dimensional Tolerance	Length x Width x Height ASTM D6684 Section 5.3.2	12" x 12" x 5.65" (+/- 1/8")
Compressive Strength	ASTM D6684 / ASTM C140	Avg. of three units: 4,000 psi min. Individual units: 3,500 psi min.
Block Unit Weight		Arched Block: 45-50 lbs/sf Solid Block: 55-60 lbs/sf
Loading Capabilities	Truck Load Traffic Rating	AASHTO H-20, HS-20, HS-25
Joint Filler Between Blocks	Material Used	NONE Required
Percent Open Space		Surface: 7% Storage: 20%
Water Absorption (Max. %) Density (Min. lb/ft³)	ASTM D6684 Table 1 / ASTM C140	Avg. of three units: 9.1% lb/ft³ Individual units: 11.7% lb/ft³ Avg. of three units: 130 lb/ft³ Individual units: 125 lb/ft³
Storage Capacity	Above Aggregate Within Arch	0.0833 cf/block
Post-Installation, Verified Surface Infiltration Rates	ASTM C1781 Test Method	Avg. of three tests: 1,000 in/hr min.

PAVEDRAIN SPECIFICATIONS

B. ACCEPTABLE MANUFACTURERS AND DISTRIBUTION PARTNERS:

1. LOCAL – ACF ENVIRONMENTAL. (800) 448-3636, SALES@ACFENVIRONMENTAL.COM
WWW.ACFENVIRONMENTAL.COM

2. NATIONAL – PAVEDRAIN, LLC. (888) 575-5339, INFO@PAVEDRAIN.COM
WWW.PAVEDRAIN.COM

3. MANUFACTURER – TITAN AMERICA. CONTACT: GREG STRICKLAND
561-291-3459, GSTRICKLAND@TITANAMERICA.COM

2.2 AGGREGATE MATERIALS

A. OPEN-GRADED COARSE AGGREGATE: SELECT COARSE AGGREGATE SHALL BE CLEAN MATERIAL FREE FROM ORGANIC MATERIALS AND ANGULAR ON ALL SIDES. SELECT COARSE AGGREGATE SHALL MEET THE GRADATIONS THAT ARE LISTED IN TABLE 1 OF ASTM D448 AND BASED ON SIEVE ANALYSIS IN ACCORDANCE TO ASTM C136. RECYCLED AGGREGATE MATERIAL IS NOT ALLOWED WITHIN THE TOP 4-6" ELEVATION DIRECTLY CONTACTING THE BOTTOM OF THE PAVEDRAIN UNITS.

1. BASE COURSE AGGREGATE: ASTM GRADE #57 STONE SHALL BE USED AS THE FINISH (TOP) 4-6" LAYER OF STONE DIRECTLY UNDERNEATH THE PAVEDRAIN UNITS.

2. SECONDARY SUB-BASE AGGREGATE: ASTM GRADE #2, #3 OR #4 AS DETERMINED BY ENGINEER OF RECORD, THICKNESS AS INDICATED BY CROSS-SECTIONS ON THE SHOP DRAWINGS &/OR CONTRACT DOCUMENTS. CONTACT MANUFACTURER OR DISTRIBUTOR ABOUT LOCAL AVAILABILITY OF DIFFERENT AGGREGATE GRADES

2.3 TRANSITION AND EDGE RETRAINTS

A. TRANSITION: UTILIZE PAVEDRAIN END BLOCK, SOLID BLOCK AND HALF BLOCK SHAPES TO MAKE SMOOTH TRANSITIONS WITH CURBS AND OTHER RIGID SURFACES AS PER SHOP DRAWINGS &/OR CONTRACT DOCUMENTS.

B. EDGE RESTRAINT: TYPE AND DIMENSIONS SHALL BE INDICATED BY EOR AS PER SHOP DRAWINGS &/OR CONTRACT DOCUMENTS.

2.4 GEOSYNTHETIC MATERIALS

A. GEOTEXTILE: ACF M200 (OR APPROVED EQUAL), A HIGH STRENGTH, HIGH WATER FLOW, WOVEN MONOFILAMENT OR MULTIFILAMENT GEOTEXTILE AS SPECIFIED BY EOR BASED ON NATIVE SOIL PROPERTIES.

B. GEOGRID: TENSAR BX-1100 OR SYNTEEN STF-P11 (OR APPROVED EQUAL) AS SPECIFIED BY EOR BASED ON NATIVE SOIL PROPERTIES. REQUIREMENT OF GEOGRID SEPARATOR TO BE DETERMINED BY THE ENGINEER OF RECORD

PART 3 – EXECUTION

3.1 EXAMINATION AND INSPECTION

A. THE CONTRACTOR SHALL VERIFY THAT THE SUBGRADE HAS BEEN EXCAVATED, SHAPED, STABILIZED AND COMPACTED IN ACCORDANCE TO SECTIONS 31 22 00, 31 23 00, 31 32 00 & 31 34 00 AND CONFORMS TO THE LINES, GRADES AND CROSS-SECTIONS SHOWN ON CONTRACT DOCUMENTS.

B. VERIFY THAT NATIVE SUBGRADE HAS BEEN COMPACTED TO A MAXIMUM OF 95% MODIFIED PROCTOR IN ACCORDANCE TO ASTM D 1557. DO NOT OVER OVER-COMPACT OR RUT NATIVE SUBGRADE. OVER-COMPACTION OF THE NATIVE SOIL SUBGRADE COULD REDUCE THE INFILTRATION RATE OF THE NATIVE SOIL AND MUST BE MINIMIZED

C. IMMEDIATELY PRIOR TO PLACING THE PAVEDRAIN UNITS, THE FINAL PREPARED SUB-BASE AGGREGATE SHALL BE INSPECTED BY THE EOR AND WITNESS TO A PROOF ROLL TEST BY A FULLY LOADED DUMP TRUCK. UNSATISFACTORY CONDITIONS MUST BE CORRECTED PRIOR TO INSTALLATION OF THE PAVEDRAIN UNITS.

3.2 GEOSYNTHETIC INSTALLATION

A. GEOTEXTILE: THE CONTRACTOR SHALL PLACE ACF M200 (OR APPROVED EQUAL) WOVEN MONOFILAMENT OR MULTIFILAMENT GEOTEXTILE FLAT ON SUBGRADE AND VERTICAL SECTIONS OF BASE AGGREGATE FREE OF WRINKLES AND OVERLAPPING A MINIMUM OF TWELVE (12) INCHES. BASED ON THE SOIL PROPERTIES OF THE SITE, THE GEOTECHNICAL ENGINEER SHALL DETERMINE WHAT STRENGTH GEOTEXTILE IS REQUIRED

B. GEOGRID: INSTALL TENSAR BX-1100 OR SYNTEEN STF-P11 (OR APPROVED EQUAL) DIRECTLY ON TOP OF PROPERLY PREPARED AND LEVELED FINAL AGGREGATE BASE. REQUIREMENT OF GEOGRID SEPARATOR TO BE DETERMINED BY THE ENGINEER OF RECORD

3.3 AGGREGATE SUB BASE INSTALLATION

A. THE THICKNESS OF THE SUB-BASE, REQUIREMENT OF MULTIPLE GRADATIONS OF OPEN-GRADED COARSE AGGREGATE AND INTERMEDIATE GEOSYNTHETIC SHALL BE INDICATED BY THE EOR AND DETAILED ON THE CONTRACT DOCUMENTS. THE MINIMUM THICKNESS OF OPEN-GRADED COARSE AGGREGATE IS SIX (6) INCHES. IF MORE THAN SIX (6) INCHES OF BASE AGGREGATE IS REQUIRED, ONLY THE TOP FOUR TO SIX (4-6) INCHES SHALL BE ASTM GRADE #57.

B. ALL BASE AGGREGATES SHALL BE COMPACTED IN SIX TO EIGHT (6-8") INCH LIFTS WILL A ROLLER COMPACTOR AND FINAL GRADE LEVEL COMPACTED WITH A MINIMUM 10,000 LB. VIBRATORY PLATE COMPACTOR IN WITH AT LEAST TWO PASSES IN BOTH THE PERPENDICULAR AND PARALLEL DIRECTIONS. OPEN-GRADED BASE AGGREGATE INSTALLATION SHALL NOT DAMAGE OR DISLODGE THE GEOTEXTILE.

1. WHEN USING MULTIPLE AGGREGATE LAYERS INCLUDING ASTM #2, #3 OR #4, THE CONTRACTOR SHALL COMPACT A 2" LAYER OF ASTM #57 INTO THE ASTM #2, #3 OR #4.

C. FINISHED GRADE SHALL BE A SMOOTH, PLANE SURFACE WITH NO SIGN OF MOVEMENT AND CONFORM TO THE LINES, GRADES AND CROSS-SECTIONS SHOWN ON CONTRACT DOCUMENTS.

3.4 PAVEDRAIN PERMEABLE ARTICULATING CONCRETE BLOCK INSTALLATION

A. REFER TO: PAVEDRAIN INSTALLATION MANUAL (LATEST EDITION)

B. HAND OR MECHANICAL PLACING PAVEDRAIN UNITS

1. THE CONTRACTOR SHALL DETERMINE THE BEST STARTING POINT OF THE PAVEDRAIN UNIT INSTALLATION TO CONFORM TO THE LINES, GRADES AND ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS.

2. PLACE PAVEDRAIN UNITS TIGHT TOGETHER IN RUNNING BOND PATTERN SUCH THAT ONE UNIT IS DIRECTLY IN CONTACT WITH ONE HALF OF THE TWO ADJACENT UNITS. PLACE UNITS IN SUCH A MANNER AS TO ENSURE THAT THE PATTERN REMAINS SQUARE TO CURBS, TRANSITIONS OR ADJACENT PAVEMENTS.

3. VERIFY THAT EACH PAVEDRAIN UNIT MAKES CONTACT WITH THE GEOGRID OR OPEN-GRADED AGGREGATE SUB-BASE AND IS TIGHTLY ENGAGED WITH ADJACENT UNITS.

4. WHEN NECESSARY, MAKE PARTIAL UNITS FROM SAW CUTTING SOLID, ARCH-LESS PAVEDRAIN UNITS. TRANSITIONS AGAINST CURBS AND OTHER RIGID PAVEMENTS SHOULD BE MADE WITH MAXIMUM ONE-HALF (1/2) INCH GAPS UTILIZING SOLID, END AND HALF PAVEDRAIN UNITS.

C. ADJUSTMENTS

1. MINOR ADJUSTMENTS TO PROPERLY ENGAGE PAVEDRAIN UNITS SHALL BE MADE WITH A DEAD BLOW HAMMER OR RUBBER MALLET.

2. ONCE ALL PAVEDRAIN UNITS HAVE BEEN INSTALLED, MINOR DIFFERENTIAL HEIGHTS BETWEEN UNITS CAN BE CORRECTED WITH A SMALL NON-VIBRATORY SINGLE OR DOUBLE BARREL ROLLER COMPACTOR OR VIBRATORY PLATE COMPACTOR. WHEN USING PLATE COMPACTOR, PROTECT UNITS WITH NONWOVEN GEOTEXTILE OR MAT TO ELIMINATE SCUFFING.

3. INSPECT COMPLETED INSTALLATION AND REPLACE ANY CRACKED OR DAMAGED UNITS.

3.5 TOLERANCES

A. NO INDIVIDUAL PAVEDRAIN UNIT SHALL PROTRUDE MORE THAN ONE-QUARTER (1/4) INCH WITHIN THE PLANE OF FINAL PLACED UNITS/MATS.

B. NO GAP BETWEEN THE INDIVIDUAL PAVEDRAIN UNITS SHALL EXCEED ONE-HALF (1/2) INCH.

3.6 FINISHING

A. THE JOINTS BETWEEN THE PAVEDRAIN UNITS DO NOT REQUIRE BACKFILLING WITH SMALLER AGGREGATE JOINT MATERIAL OR SAND IN ORDER TO FUNCTION PROPERLY. THE JOINTS ARE DESIGNED TO BE LEFT OPEN; THIS INCLUDES FOLLOWING MAINTENANCE OF THE PAVEDRAIN SYSTEM.

PAVEDRAIN SPECIFICATIONS

3.7 POST INSTALLATION CERTIFICATION

A. UPON COMPLETION OF THE PAVEDRAIN INSTALLATION, THE SURFACE INFILTRATION RATE OF THE PERMEABLE PAVEMENT AREA SHALL BE VERIFIED IN ACCORDANCE WITH ASTM C1781 OR C1701 TO CONFIRM THE REQUIRED INFILTRATION RATE AS PER TABLE 1 IN THIS SPECIFICATION.

B. IF THE SYSTEM FAILS TO PERFORM AS REQUIRED IN TABLE 1 OF THIS SPECIFICATION, IT SHALL BE REMOVED AND REPLACED AT THE SUPPLIER'S EXPENSE.

C. THE EXPENSES ASSOCIATED WITH THIS POST INSTALLATION INFILTRATION VERIFICATION ARE INCLUDED IN THE COST OF THE PERMEABLE SYSTEM AND PROVIDED BY THE SUPPLIER.

3.8 INSPECTION AND MAINTENANCE OF P-ACB SYSTEM

A. REFER TO: PAVEDRAIN MAINTENANCE MANUAL (LATEST EDITION)

B. THE MANUFACTURER'S REPRESENTATIVE OF THE P-ACB SHALL PROVIDE A MINIMUM 36 MONTH MAINTENANCE PROGRAM; INCLUDING A VISUAL INSPECTION REPORT WITH PHOTOS AND A RECOMMENDED CLEANING SCHEDULE WITH A VACUUM TRUCK SUCH AS THE ELGIN® WHIRLWIND® OR MEGAWIND® OR WITH THE PAVEDRAIN® VAC HEAD AND ASSOCIATED COMBINATION SANITATION VAC TRUCK. REFER TO THE PAVEDRAIN VAC HEAD INSTRUCTION MANUAL (LATEST EDITION).

C. MAINTENANCE SHALL BE REQUIRED WHEN EITHER OF THE FOLLOWING TWO CONDITIONS ARE MET:

1. THE SURFACE INFILTRATION RATES OF MORE THAN 75% OF THE TOTAL PERMEABLE SURFACE FALLS BELOW 10% OF THE RATE REQUIRED IN TABLE 1.

2. SURFACE PONDING REMAINS FOR 24 HOURS IN AN AREA GREATER THAN 10 SQUARE FEET OF THE PERMEABLE SURFACE.

CONTRACTOR NOTE:

1. CONSTRUCTION AND INSTALLATION SHALL BE PERFORMED BY A CONTRACTOR CERTIFIED BY THE PRODUCT MANUFACTURER AND/OR FAMILIAR WITH AND FOLLOWING THE RECOMMENDATIONS AND PROCEDURES STATED WITHIN THE PAVEDRAIN INSTALLATION MANUAL (LATEST ED.) AND THE PAVEDRAIN NOTES CONTAINED WITHIN SHEET C8.4.
2. WITHIN 2 WEEKS PRIOR TO THE INSTALLATION OF THE PAVEDRAIN P-ACB SYSTEM, CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH CONTRACTOR PERFORMING INSTALLATION, ENGINEER, SUPPLIER, AND ANY OTHER APPROPRIATE REPRESENTATIVE.

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
FL LICENSE NUMBER
89199
DATE: ———

KHA PROJECT	149973004
DATE	02/09/2023
SCALE	AS SHOWN
DESIGNED BY	MJG
DRAWN BY	CML
CHECKED BY	MJG

GENERAL CONSTRUCTION DETAILS

WINDERMERE DOWNTOWN PROPERTY
TOWN OF WINDERMERE FL

SHEET NUMBER
C8.4

APPENDIX A **FIGURE GN**

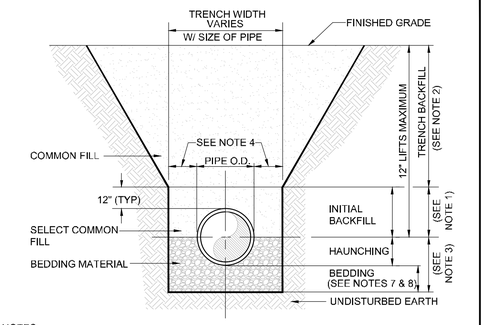
DATE: February 11, 2011

OCU GENERAL NOTES:

1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OCU DISPATCH OPERATOR (407-836-2777) AND THE OCU INSPECTOR.
3. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT BY CALLING (407) 254-9798.
4. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION BY CALLING (407) 254-9798.
5. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE OCU SYSTEM SHALL BE IN CONFORMANCE WITH THE ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
6. ALL OCU MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO OCU MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY OCU, OCU MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
8. THE CONTRACTOR SHALL ADJUST ALL EXISTING OCU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. OCU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS.
9. ONLY OCU SHALL OPERATE OCU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE OCU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY OCU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
10. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE OCU INSPECTOR 7 WORKING DAYS IN ADVANCE.
11. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO OCU DEVELOPMENT ENGINEERING FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
12. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND OCU.
13. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO RECLAIMED WATER OR FORCEMAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
14. FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3-INCHES PER JOINT PER 20 FT STICK OF PIPE.) ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
15. FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.

APPENDIX A **STANDARD DRAWINGS** **GENERAL**

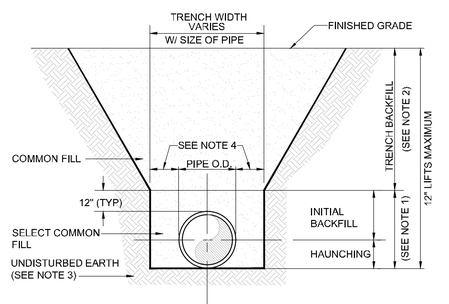
DATE: February 11, 2011 **BEDDING AND TRENCHING - TYPE A** **FIGURE A101**



NOTES:
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND 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. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

APPENDIX A **STANDARD DRAWINGS** **GENERAL**

DATE: February 11, 2011 **BEDDING AND TRENCHING - TYPE B** **FIGURE A102**



NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND 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. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

APPENDIX A **STANDARD DRAWINGS** **GENERAL**

DATE: February 11, 2011 **RESTRAINED PIPE TABLE** **FIGURE A104-1**
WATER AND RECLAIMED WATER MAINS

TYPE	MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)									
	PIPE SIZE									
	PVC					DIP				
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	25	36	46	55	64	65	77	89	105	120
45° BEND	10	15	19	23	26	27	32	37	44	50
22-1/2° BEND	5	8	9	11	13	13	15	18	21	24
11-1/4° BEND	3	4	5	6	8	7	8	9	10	12
PLUG OR BRANCH OF TEE	53	74	97	117	135	138	166	194	231	265
VALVE	27	38	49	59	68	69	83	97	116	133
REDUCER	VARIES BY SIZE; TO BE DETERMINED BY THE DESIGN ENGINEER.									

NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:

   WORKING PRESSURE: 150 PSI
   SOIL DESIGNATION: SM (SAND SILT)
   LAYING CONDITIONS: 3
   DEPTH OF COVER: 3 FT
   SAFETY FACTOR: 1.5
   CONVERSION FACTOR FOR PVC PIPE: 1.25

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC SOIL DESIGNATIONS, LAYING CONDITIONS, PIPE MATERIAL, ETC. FOR DIP ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR OF 1.25.

APPENDIX A **STANDARD DRAWINGS** **GENERAL**

DATE: February 11, 2011 **RESTRAINED PIPE TABLE** **FIGURE A104-2**
WASTEWATER FORCE MAINS

TYPE	MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)									
	PVC PIPE SIZE									
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	18	24	31	38	43	55	65	75	88	100
45° BEND	8	10	13	15	18	23	26	31	38	43
22-1/2° BEND	4	5	6	8	9	11	13	15	18	20
11-1/4° BEND	2	3	4	5	6	8	9	10	11	13
PLUG OR BRANCH OF TEE	38	50	65	79	90	117	139	163	194	223
VALVE	19	25	32	40	45	59	70	82	98	112
REDUCER	VARIES BY SIZE; TO BE DETERMINED BY THE DESIGN ENGINEER.									

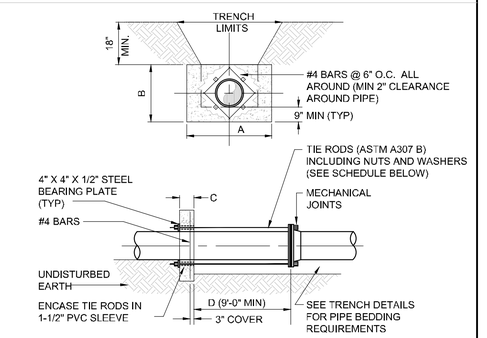
NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:

   WORKING PRESSURE: 100 PSI
   SOIL DESIGNATION: SM (SAND SILT)
   LAYING CONDITIONS: 3
   DEPTH OF COVER: 3 FT
   SAFETY FACTOR: 1.5
   CONVERSION FACTOR FOR PVC PIPE: 1.25

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.

APPENDIX A **STANDARD DRAWINGS** **GENERAL**

DATE: February 11, 2011 **THRUST COLLAR (150 psi)** **FIGURE A105-1**
WATER AND RECLAIMED WATER MAINS



NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.
7. REQUIRED FOR LINE STOPS.

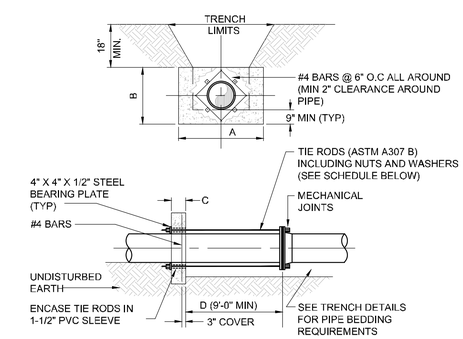
SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

APPENDIX A **STANDARD DRAWINGS** **GENERAL**

DATE: February 11, 2011 **THRUST COLLAR (100 psi)** **FIGURE A105-2**
WASTEWATER FORCE MAINS



NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 100 PSI.
7. REQUIRED FOR LINE STOPS.

SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.0	2.5	1.0		3/4	4
12	4.0	3.0	1.0		3/4	4
16	5.5	3.5	1.5		3/4	4
20	7.5	4.0	1.5		3/4	4
24	8.5	5.0	1.5		3/4	6

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
FL LICENSE NUMBER
89199
DATE: ———

KHA PROJECT	149973004
DATE	02/09/2023
SCALE	AS SHOWN
DESIGNED BY	MIG
DRAWN BY	CML
CHECKED BY	MIG

UTILITY DETAILS

WINDERMERE DOWNTOWN PROPERTY
TOWN OF WINDERMERE FL

SHEET NUMBER
C9.0

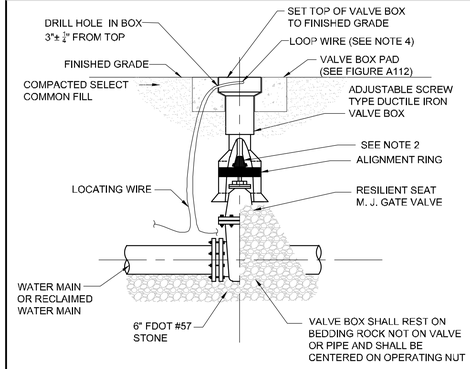
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A | STANDARD DRAWINGS | GENERAL

DATE: February 11, 2011

GATE VALVE AND BOX
WATER AND RECLAIMED WATER MAINS

FIGURE A107



NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE A111 FOR INSTALLATIONS AT A DEPTH OF 6' OR GREATER.

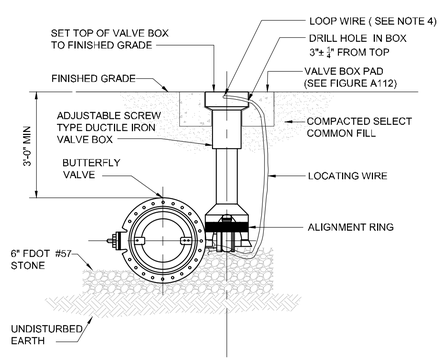
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A | STANDARD DRAWINGS | GENERAL

DATE: February 11, 2011

BUTTERFLY VALVE AND BOX
WATER AND RECLAIMED WATER MAINS

FIGURE A108



NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE A111 FOR INSTALLATIONS AT A DEPTH OF 6' OR GREATER.

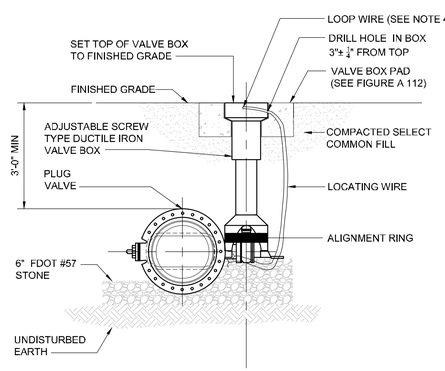
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A | STANDARD DRAWINGS | GENERAL

DATE: February 11, 2011

PLUG VALVE AND BOX
WASTEWATER

FIGURE A109



NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE A111 FOR INSTALLATIONS AT A DEPTH OF 6' OR GREATER.

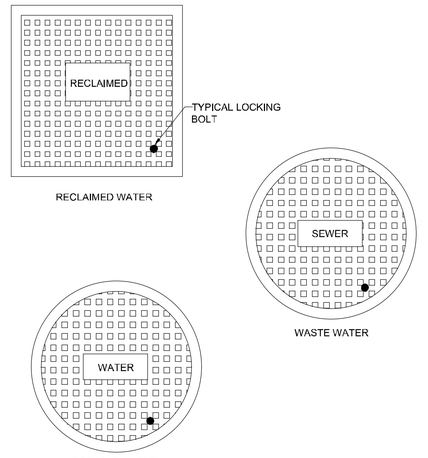
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A | STANDARD DRAWINGS | GENERAL

DATE: February 11, 2011

TYPICAL VALVE BOX COVER

FIGURE A110



NOTE:
1. LOCKING LIDS ARE REQUIRED ON ALL VALVE BOXES.

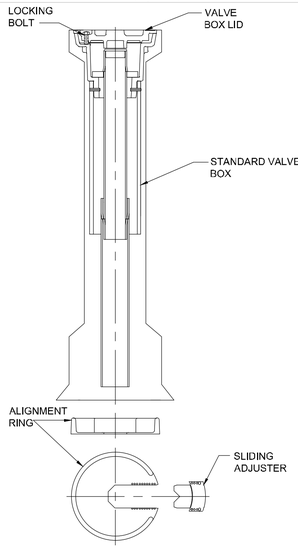
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A | STANDARD DRAWINGS | GENERAL

DATE: February 11, 2011

SEALED VALVE BOX, ADJUSTABLE

FIGURE A111



NOTES:
1. FOR ALL MAINS 6' DEEP OR GREATER.
2. FOR MAINS 16" IN DIAMETER OR GREATER REGARDLESS OF DEPTH.

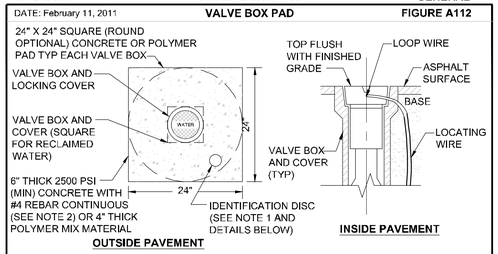
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

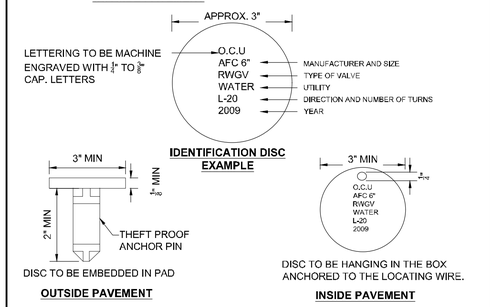
APPENDIX A | STANDARD DRAWINGS | GENERAL

DATE: February 11, 2011

VALVE BOX PAD

FIGURE A112





NOTES:
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
2. IN LIEU OF PRECAST CONCRETE PAD, A 6" THICK X 24" (ROUND OR SQUARE) POURED CONCRETE PAD WITH TWO #4 REBAR AROUND PERIMETER MAY BE USED.

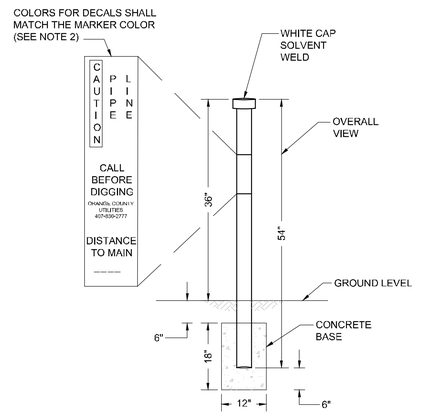
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A | STANDARD DRAWINGS | GENERAL

DATE: February 11, 2011

UTILITY MAIN MARKER

FIGURE A113



NOTES:
1. MARKERS ARE REQUIRED WHEN UTILITY MAIN IS LOCATED OVER 30 FEET FROM EDGE OF PAVEMENT OR IN AN EASEMENT NOT ADJACENT TO THE RIGHT OF WAY.
2. MARKERS SHALL BE 4" DIAMETER SCH. 80 OR DR18 PVC: BLUE FOR WATER; GREEN FOR WASTEWATER; AND PANTONE PURPLE 522C FOR RECLAIMED WATER.
3. MARKERS SHALL BE PLACED AT ALL DIRECTIONAL CHANGES AND AT ALL VALVES EXCEPT WATER VALVES NEAR FIRE HYDRANTS. ADDITIONAL MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 1000 FEET.

ORANGE COUNTY UTILITIES
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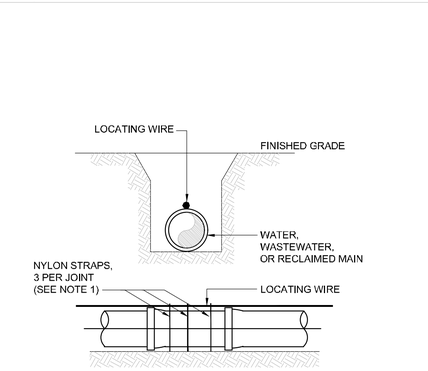
APPENDIX A | STANDARD DRAWINGS | GENERAL

DATE: February 11, 2011

PIPE LOCATING WIRE

FIGURE A114



NOTES:
1. ALL PIPE SHALL REQUIRE INSULATED LOCATING WIRE (10 GAUGE SOLID COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE WRAPPED WITH NYLON STRAPS TO TOP CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL BE CONTINUOUS INSIDE VALVE BOXES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR.
3. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

No.	REVISIONS	DATE	BY

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UTILITY DETAILS

WINDERMERE DOWNTOWN PROPERTY
TOWN OF WINDERMERE FL

SHEET NUMBER
C9.1

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS — GENERAL

DATE: February 11, 2011

SEPARATION REQUIREMENTS FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS — FIGURE A116

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER		WASTEWATER (GRAVITY & FM)		STORM SEWER	
	HORIZ	VERT	HORIZ	VERT	HORIZ	VERT	HORIZ	VERT
POTABLE WATER	3' NOTE 1	12"	3' NOTE 1 & 3	12" NOTE 3	6' NOTE 3	12" NOTE 3	3' NOTE 1 & 3	12"/18" NOTE 2 & 3
RECLAIMED WATER	3' NOTE 1 & 3	12" NOTE 3	3' NOTE 1	12"	3' NOTE 1	12"	3' NOTE 1	12"/18" NOTE 2
WASTEWATER (GRAVITY AND FM)	6' NOTE 3	12" NOTE 3	3' NOTE 1	12"	3' NOTE 1	12"	3' NOTE 1	12"/18" NOTE 2
RIGHT OF WAY	3' NOTE 1	N/A	3' NOTE 1	N/A	3' NOTE 1	N/A	N/A	N/A

NOTES:

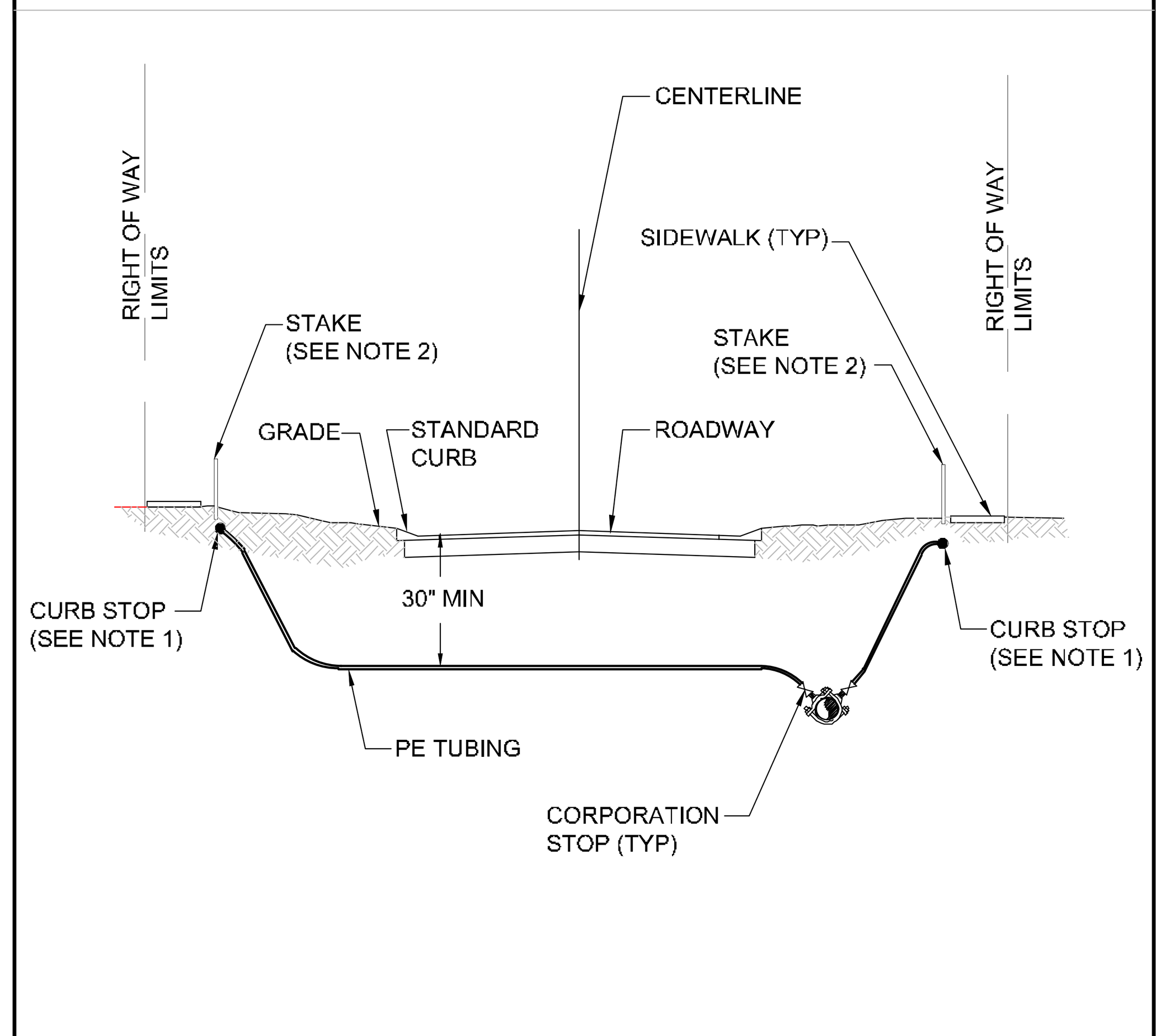
1. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTHS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
2. THE 18-INCH SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE CROSSES ABOVE THE OCU MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24 INCHES. OTHERWISE, THE REQUIRED SEPARATION IS 12 INCHES.
3. THIS SEPARATION REQUIREMENT COMPLIES WITH MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND OCU.
4. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS — GENERAL

DATE: February 11, 2011

WATER AND RECLAIMED WATER SERVICES (TYPICAL) — FIGURE A120



NOTES:

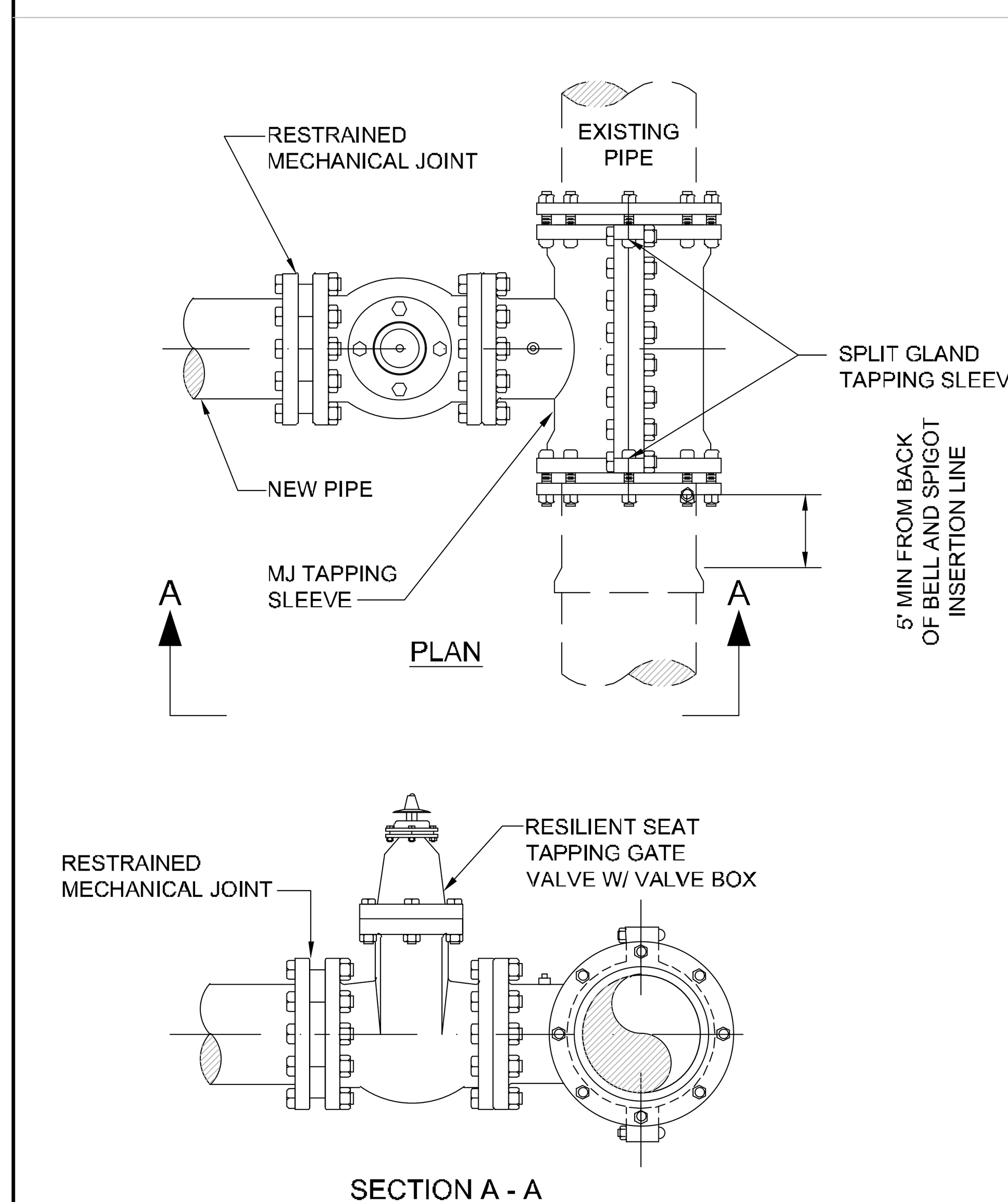
1. CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
2. CONTRACTOR TO LOCATE CURB STOP BY PLACING A 2" X 2" SQUARE STAKE RISING 24" ABOVE THE GROUND. TOP OF STAKE SHALL BE PAINTED THE COLOR OF THE UTILITY SERVICE AND LABELED WITH THE LOT NUMBER(S) IT SERVES.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS — GENERAL

DATE: February 11, 2011

MJ TAPPING SLEEVE AND GATE VALVE ASSEMBLY FOR WATER AND RECLAIMED WATER — FIGURE A121-1

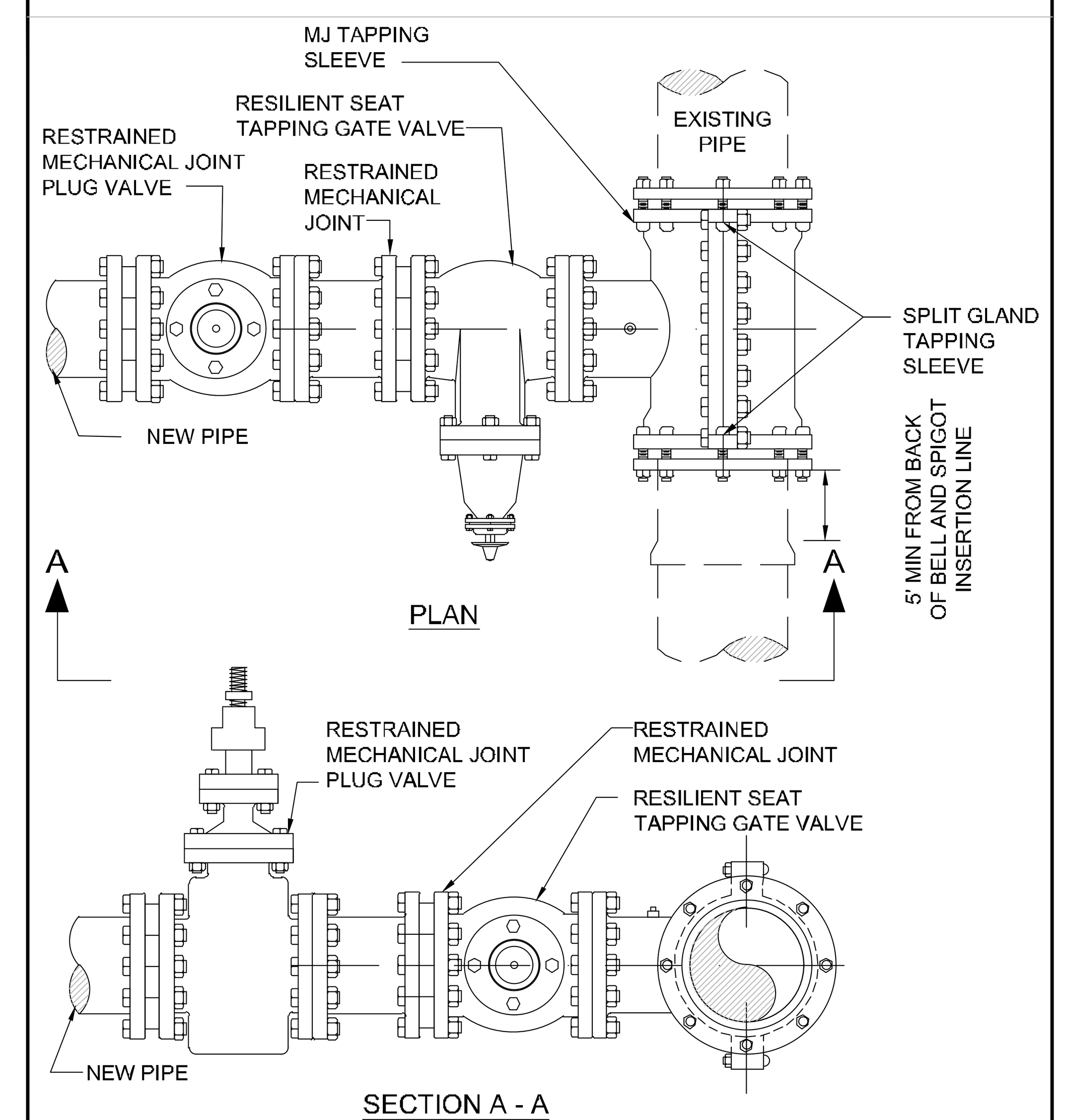


ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS — GENERAL

DATE: February 11, 2011

MJ TAPPING SLEEVE AND GATE VALVE WITH PLUG VALVE FOR WASTEWATER — FIGURE A121-2



NOTES:

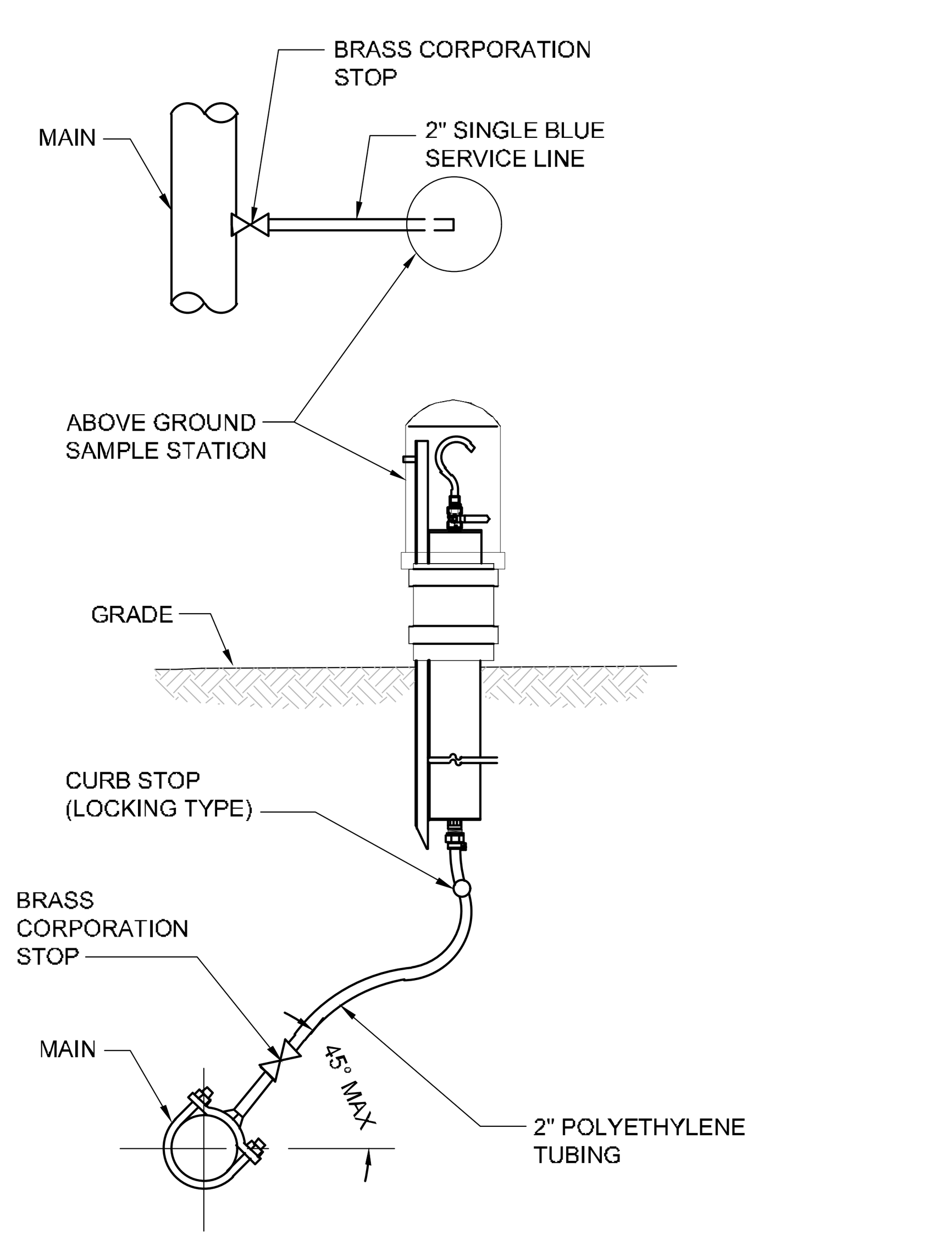
1. PLUG VALVES GREATER THAN 4" SHALL BE GEAR ACTUATED.
2. PLUG VALVE TO BE INSTALLED VERTICALLY, AND TAPPING GATE VALVE TO BE INSTALLED HORIZONTALLY AND ABANDONED IN THE OPEN POSITION.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS — GENERAL

DATE: February 11, 2011

WATER SAMPLE STATION — FIGURE A201



NOTES:

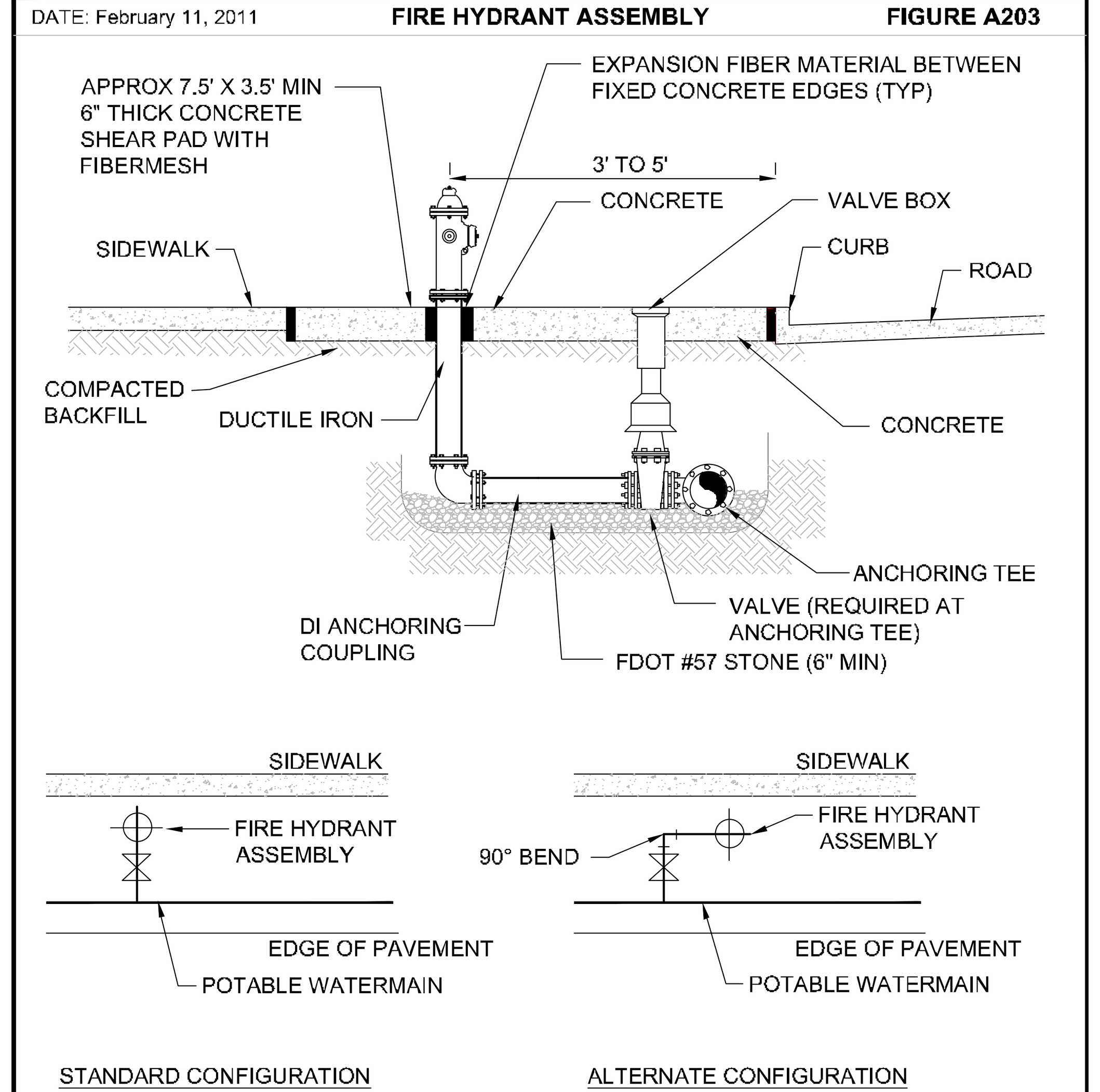
1. A 2 INCH SAMPLE STATION INSTALLED AT THE END OF A CUL-DE-SAC CAN ALSO SERVE AS A BLOW -OFF VALVE WHEN BOTH ARE REQUIRED.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS — GENERAL

DATE: February 11, 2011

FIRE HYDRANT ASSEMBLY — FIGURE A203



NOTES:

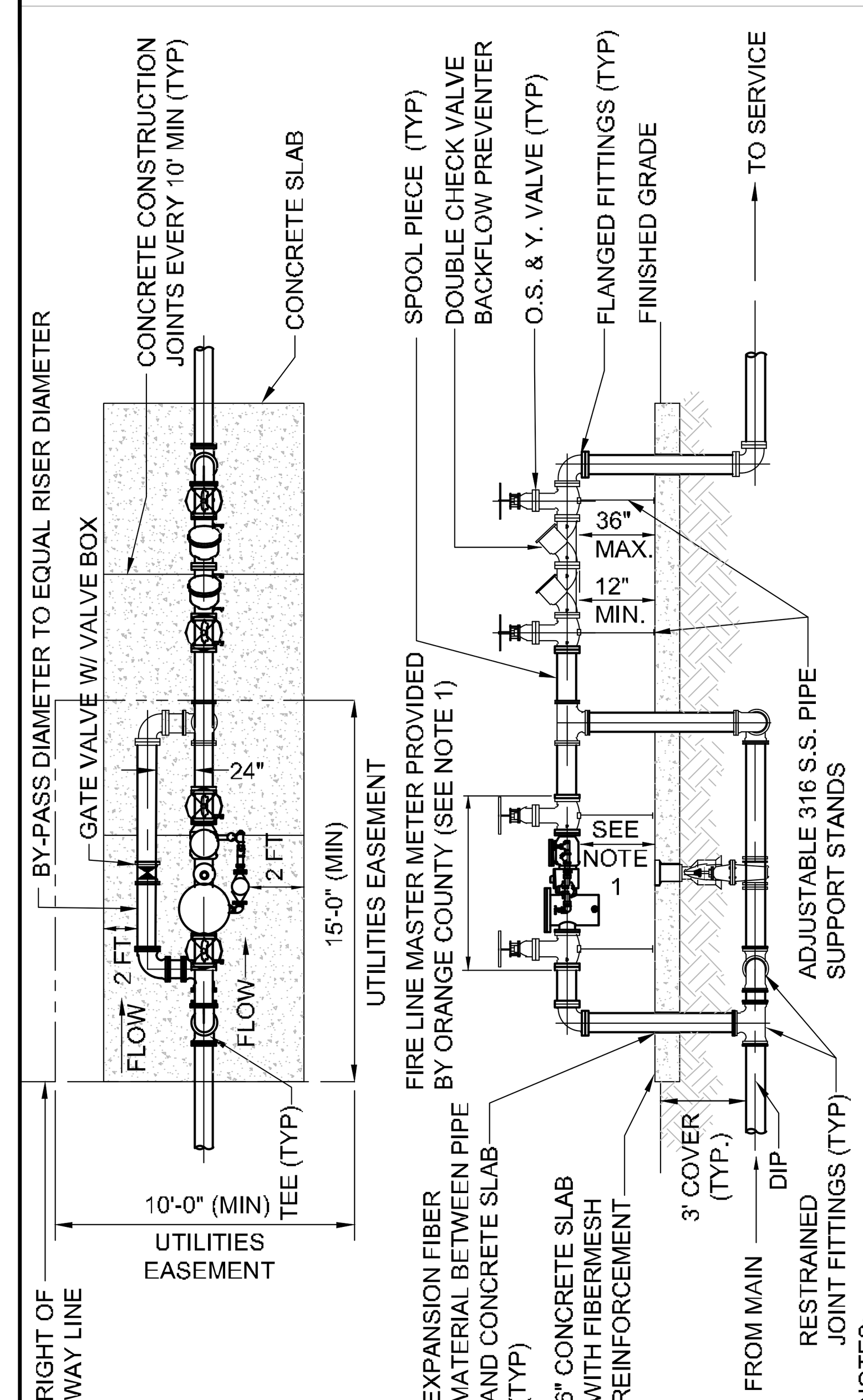
1. CENTER OF THE FLANGE CONNECTION SHALL BE 5" FROM THE TOP OF THE SLAB.
2. BARREL COLORS: PRIVATE HYDRANTS - RED; PUBLIC HYDRANTS - SILVER.
3. BONNET COLORS: TO BE DETERMINED BY FLOW TEST.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS — GENERAL

DATE: February 11, 2011

FIRE LINE MASTER METER ASSEMBLY — FIGURE A204



NOTES:

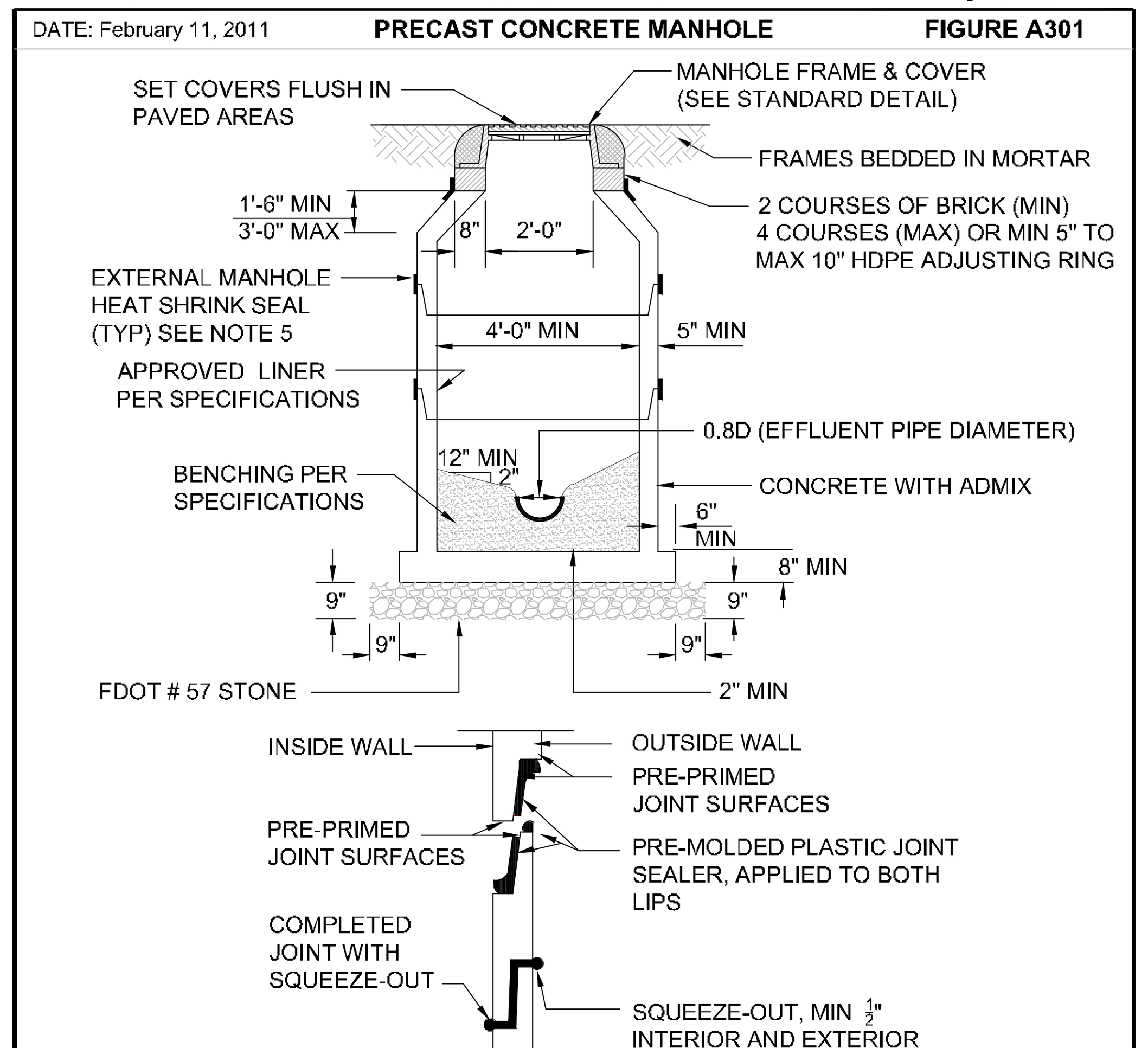
1. THE CONTRACTOR SHALL CONTACT THE UTILITIES INSPECTOR FOR EXACT METER ASSEMBLY LENGTH AND HEIGHT REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE, FITTINGS AND APPURTENANCES, EXCEPT FOR THE METER ASSEMBLY, WHICH SHALL BE PROVIDED BY UTILITIES.
2. ALL ABOVE GROUND PIPE SHALL BE FLANGED DUCTILE IRON.
3. PAINT ASSEMBLY IN ACCORDANCE WITH THIS MANUAL.
4. SERVICES 4-INCH AND LARGER SHALL BE DIP FROM THE POINT OF CONNECTION TO THE MAIN TO THE METER ASSEMBLY IF THE MAIN IS ON THE SAME SIDE OF THE STREET AS THE ASSEMBLY. IF THE MAIN IS ON THE OPPOSITE SIDE OF THE STREET AS THE ASSEMBLY, A MINIMUM OF ONE SEGMENT OF PIPE IMMEDIATELY UPSTREAM FROM THE METER ASSEMBLY SHALL BE DIP.
5. ALL FLANGES: PIPE, VALVES AND APPURTENANCES SHALL HAVE 316 S.S. HARDWARE.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — STANDARD DRAWINGS — GENERAL

DATE: February 11, 2011

PRECAST CONCRETE MANHOLE — FIGURE A301



NOTES:

1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAIL.
2. ECCENTRIC CONE DESIGN MAY BE USED FOR CONFLICT RESOLUTION WITH OCU APPROVAL.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. WRAP TIGHTLY AROUND CASTING JOINTS AND APPLY HIGH INTENSITY PROPANE TORCH TO EFFECTIVELY SEAL THEM FROM GROUND WATER INFILTRATION.
6. HDPE ADJUSTING RINGS MAY BE SUBSTITUTED FOR BRICK RISERS.
7. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE, FROM APPROVED MANUFACTURERS LISTED IN APPENDIX D.

No.	REVISIONS	DATE	BY

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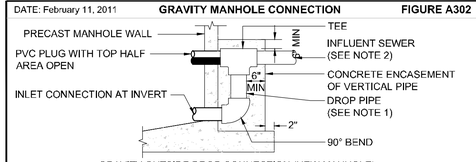
WINDERMERE DOWNTOWN PROPERTY
TOWN OF WINDERMERE FL

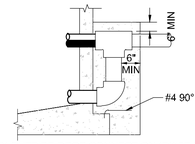
SHEET NUMBER
C9.2

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

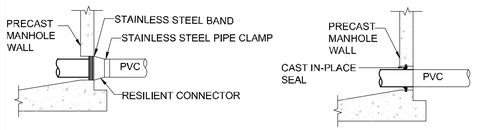
APPENDIX A	STANDARD DRAWINGS	GENERAL
DATE: February 11, 2011	**GRAVITY MANHOLE CONNECTION**	FIGURE A302



GRAVITY OUTSIDE DROP CONNECTION (NEW MANHOLE)



GRAVITY OUTSIDE DROP CONNECTION (EXISTING MANHOLE)



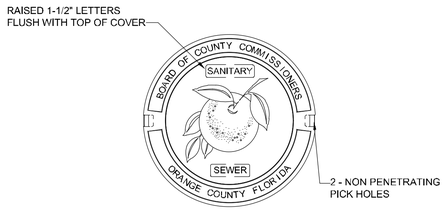
NEW AND EXISTING MANHOLES NEW MANHOLES ONLY

STANDARD CONNECTION

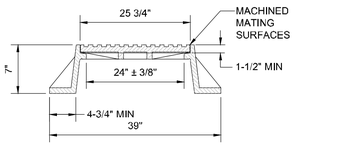
NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A	STANDARD DRAWINGS	GENERAL
DATE: February 11, 2011	**STANDARD MANHOLE FRAME AND COVER**	FIGURE A304



PLAN

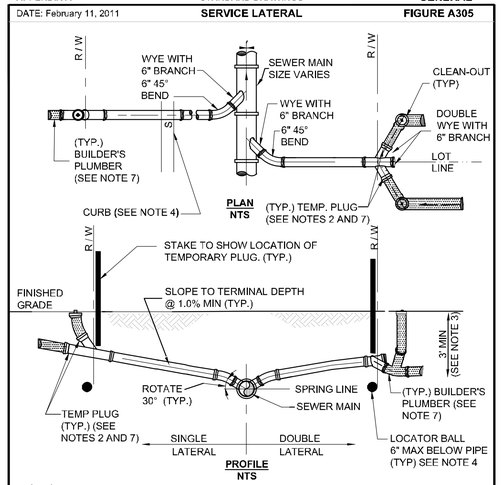


ELEVATION

NOTES:
1. ONLY APPLIES TO UTILITIES OWNED AND MAINTAINED MANHOLES. "ORANGE COUNTY" SHALL NOT APPEAR ON PRIVATE MANHOLES.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

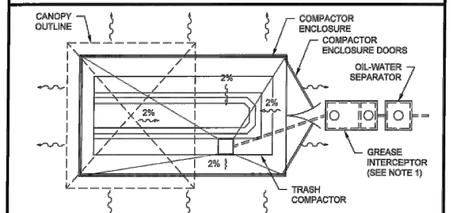
APPENDIX A	STANDARD DRAWINGS	GENERAL
DATE: February 11, 2011	**SERVICE LATERAL**	FIGURE A305

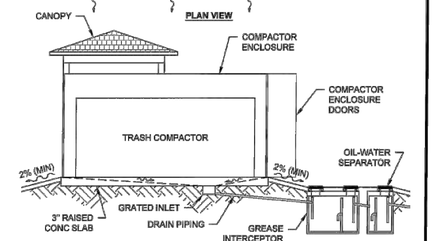


NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR.
3. WYE TO BE NO SHALLOWER THAN 3-FEET AND NO DEEPER THAN 5-FEET.
4. LOCATOR BALLS TO BE INSTALLED BY DEVELOPER'S SITE-WORK CONTRACTOR, ONE PER SERVICE.
5. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
6. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.
7. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT, AND CONNECT SERVICE LATERAL TO HOUSE.

APPENDIX A	STANDARD DRAWINGS

TRASH COMPACTOR DRAINAGE





NOTES:
1. REFER TO DETAIL A308-1 FOR GREASE INTERCEPTOR REQUIREMENTS.
2. SMALLER SIZE GREASE INTERCEPTOR MAY BE APPROVED BY UTILITIES BASED ON VOLUME OF DISCHARGE.
3. EDGE OF SLAB SHALL BE 1-FT ABOVE 100-YEAR FLOOD ELEVATION.
4. DRAIN SHALL BE VISIBLE & ACCESSIBLE AT ALL TIMES FOR INSPECTION & MAINTENANCE.

ORANGE COUNTY UTILITIES STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL	FIGURE A309-2 04/25/2019

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

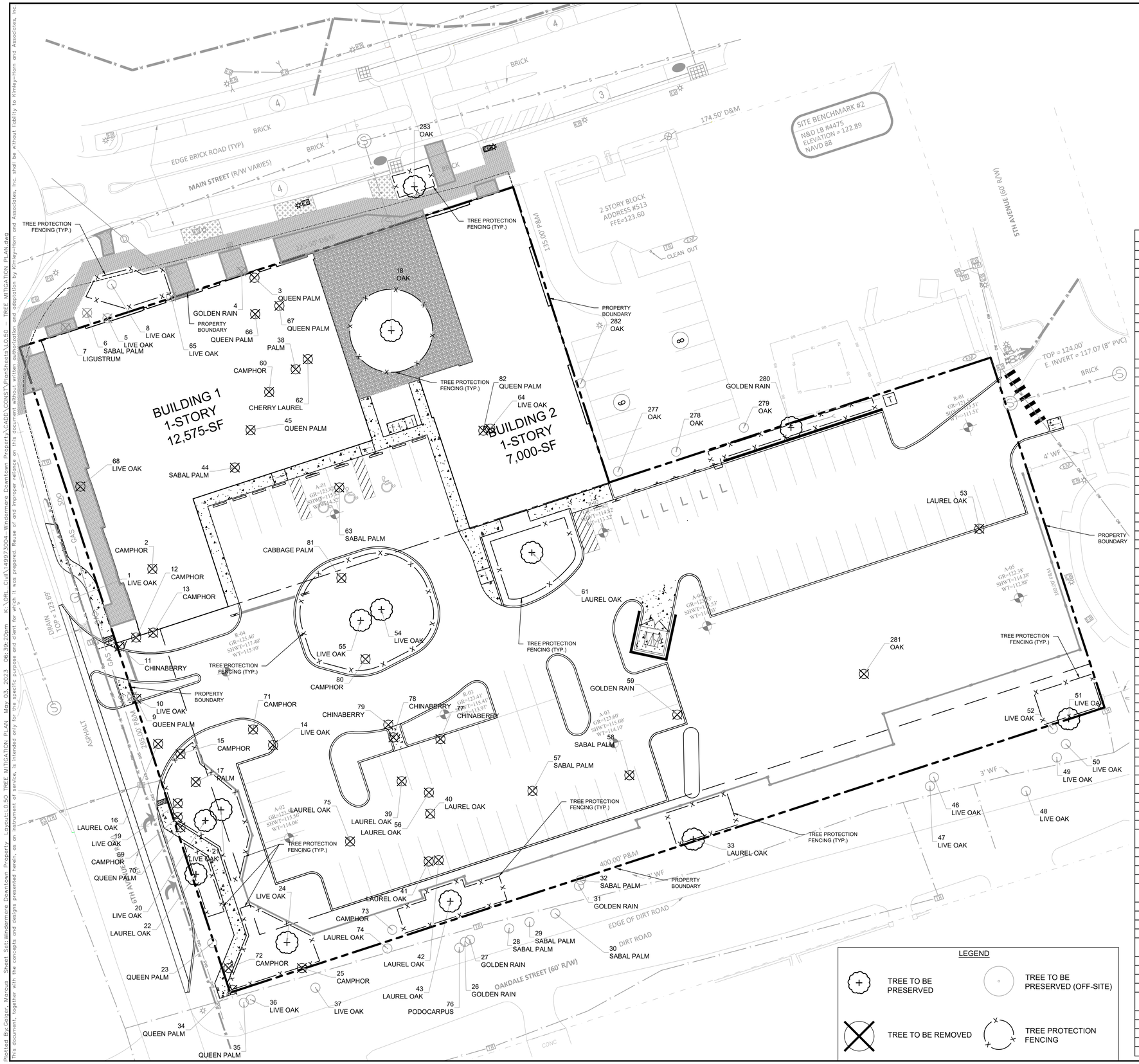
LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
FL LICENSE NUMBER 89199
DATE: ———

KHA PROJECT 149973004	
DATE 02/09/2023	
SCALE AS SHOWN	
DESIGNED BY MIG	
DRAWN BY CML	
CHECKED BY MIG	

WINDERMERE DOWNTOWN PROPERTY
TOWN OF WINDERMERE FL

UTILITY DETAILS

SHEET NUMBER
C9.3



CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

WINDERMERE DOWNTOWN TREE MITIGATION CHART

Tree Number	Species	DBH	Status	Reason	Location
1	LIVE OAK	15	PRESERVE		OFF-SITE
2	CAMPHOR	30	REMOVE	PROP. BUILDING	ONSITE
3	QUEEN PALM	9	REMOVE	PROP. BUILDING	ONSITE
4	GOLDEN RAIN	23	REMOVE	-	OFF-SITE
5	LIVE OAK	29	REMOVE	PROP. BUILDING	OFF-SITE
6	SABAL PALM	19	REMOVE	-	OFF-SITE
7	LIGUSTRUM	11	REMOVE	PROP. BUILDING	OFF-SITE
8	LIVE OAK	25	PRESERVE		OFF SITE
9	QUEEN PALM	8	REMOVE	INGRESS/EGRESS	ONSITE
10	QUEEN PALM	9	REMOVE	INGRESS/EGRESS	OFF-SITE
11	CHINABERRY	20	REMOVE	INVASIVE	ONSITE
12	CAMPHOR	16	REMOVE	INVASIVE	ONSITE
13	CAMPHOR	10	REMOVE	INVASIVE	ONSITE
14	LIVE OAK	37	REMOVE	PROPOSED PARKING	ONSITE
15	CAMPHOR	36	REMOVE	INVASIVE	ONSITE
16	LAUREL OAK	31	REMOVE	INGRESS/EGRESS	ONSITE
17	PALM	10	REMOVE	PROPOSED WALL	ONSITE
18	OAK	38	PRESERVE	-	ONSITE
19	LIVE OAK	28	REMOVE	PROP. SIDEWALK	ONSITE
20	LIVE OAK	29	PRESERVE	PROPOSED WALL	ONSITE
21	LIVE OAK	21	PRESERVE	PROPOSED WALL	ONSITE
22	LAUREL OAK	23	PRESERVE	-	ONSITE
23	QUEEN PALM	8	PRESERVE	-	OFF-SITE
24	LIVE OAK	34	PRESERVE	-	ONSITE
25	CAMPHOR	28	REMOVE	INVASIVE	ONSITE
26	GOLDEN RAIN	10	PRESERVE	INVASIVE	OFF SITE
27	GOLDEN RAIN	12	PRESERVE	INVASIVE	OFF SITE
28	SABAL PALM	15	PRESERVE	-	OFF-SITE
29	SABAL PALM	17	PRESERVE	-	OFF-SITE
30	SABAL PALM	18	PRESERVE	-	OFF-SITE
31	GOLDEN RAIN	11	PRESERVE	INVASIVE	OFF-SITE
32	SABAL PALM	17	PRESERVE		OFF SITE
33	OAK	36	PRESERVE	-	ONSITE
34	QUEEN PALM	10	REMOVE	PROP. SIDEWALK	ONSITE
35	QUEEN PALM	9	PRESERVE	-	OFF-SITE
36	LIVE OAK	24	PRESERVE	-	OFF-SITE
37	LIVE OAK	24	PRESERVE	-	OFF-SITE
38	PALM	10	REMOVE	PROP. BUILDING, DEAD.	ONSITE
39	LAUREL OAK	39	REMOVE	PROPOSED PARKING	ONSITE
40	LAUREL OAK	26	REMOVE	PROPOSED PARKING	ONSITE
41	LAUREL OAK	12	REMOVE	PROPOSED PARKING	ONSITE
42	LAUREL OAK	17	REMOVE	PROPOSED PARKING	ONSITE
43	LAUREL OAK	14	PRESERVE	PROPOSED WALL	ONSITE
44	SABAL PALM	21	REMOVE	PROP. BUILDING	ONSITE
45	QUEEN PALM	10	REMOVE	PROP. BUILDING	ONSITE
46	OAK	27	PRESERVE	-	OFF-SITE
47	OAK	17	PRESERVE	-	OFF-SITE
48	OAK	47	PRESERVE	-	OFF-SITE
49	OAK	47	PRESERVE	-	OFF-SITE
50	OAK	43	PRESERVE	-	OFF-SITE
51	OAK	48	PRESERVE		ONSITE
52	OAK	42	PRESERVE	-	OFF-SITE
53	OAK	38	REMOVE	PROPOSED PARKING	ONSITE
54	OAK	48	PRESERVE	-	ONSITE
55	OAK	48	PRESERVE	-	ONSITE
56	LAUREL OAK	24	REMOVE	PROPOSED PARKING	ONSITE
57	SABAL PALM	11	REMOVE	PROPOSED PARKING	ONSITE
58	SABAL PALM	15	REMOVE	PROPOSED TANK	ONSITE
59	GOLDEN RAIN	10	REMOVE	INVASIVE	ONSITE
60	CAMPHOR	32	REMOVE	INVASIVE	ONSITE
61	LAUREL OAK	27	PRESERVE	-	ONSITE
62	CHERRY LAUREL	14	REMOVE	PROP. BUILDING	ONSITE
63	SABAL PALM	18	REMOVE	PROPOSED PARKING	ONSITE
64	OAK	48	REMOVE	PROP. BUILDING	ONSITE
65	OAK	48	REMOVE	PROP. BUILDING	OFF-SITE
66	QUEEN PALM	9	REMOVE	PROP. BUILDING	ONSITE
67	QUEEN PALM	4	REMOVE	PROP. BUILDING	ONSITE
68	OAK	25	REMOVE	PROP. SIDEWALK	ONSITE
69	CAMPHOR	10	REMOVE	INVASIVE	ONSITE
70	QUEEN PALM	7	REMOVE	PROP. SIDEWALK	ONSITE
71	CAMPHOR	32	REMOVE	PROP. CURB	ONSITE
72	CAMPHOR	12	REMOVE	PROP. SIDEWALK	ONSITE
73	CAMPHOR	14	PRESERVE	INVASIVE	OFF-SITE
74	LAUREL OAK	17	PRESERVE	-	OFF-SITE
75	LAUREL OAK	18	REMOVE	PROPOSED PARKING	ONSITE
76	PODOCARPUS	13	PRESERVE	-	OFF-SITE
77	CHINABERRY	6	REMOVE	PROPOSED PARKING	ONSITE
78	CHINABERRY	23	REMOVE	PROPOSED PARKING	ONSITE
79	CHINABERRY	6	REMOVE	PROP. SIDEWALK	ONSITE
80	CAMPHOR	6	REMOVE	PROP. CURB	ONSITE
81	SABAL PALM	13	REMOVE	PROP. CURB	ONSITE
82	QUEEN PALM	9	REMOVE	PROP. BUILDING	ONSITE
277	OAK	35	PRESERVE		OFF-SITE
278	OAK	29	PRESERVE		OFF-SITE
279	OAK	36	PRESERVE		OFF-SITE
280	GOLDEN RAIN	38	REMOVE	PROP. WALL/PARKING	ONSITE
281	OAK	29	REMOVE	PROP. SEPTIC	ONSITE
282	OAK	36	PRESERVE		OFF-SITE
283	OAK	18	PRESERVE		OFF-SITE

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL

KHA PROJECT	149973004
DATE	02/09/2023
SCALE	AS SHOWN
DESIGNED BY	AKP
DRAWN BY	AKP
CHECKED BY	AKP

TREE MITIGATION PLAN

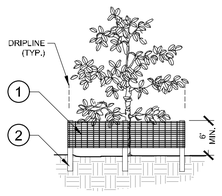
WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
L0.50

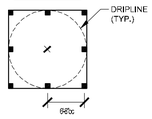
TREE MITIGATION FUND CALCULATION

Tree Number	Species	DBH	Status	Reason	Location	REPLACEMENT STATUS	INCHES REQUIRED FOR PAYMENT
2	CAMPHOR	30	REMOVE	PROP. BUILDING	ONSITE	REPLACED	
3	QUEEN PALM	9	REMOVE	PROP. BUILDING	ONSITE	PAYMENT REQ'D	9
9	QUEEN PALM	8	REMOVE	INGRESS/EGRESS	ONSITE	PAYMENT REQ'D	8
14	LIVE OAK	37	REMOVE	PROPOSED PARKING	ONSITE	REPLACED	
16	LAUREL OAK	31	REMOVE	INGRESS/EGRESS	ONSITE	REPLACED	
17	PALM	10	REMOVE	PROPOSED WALL	ONSITE	PAYMENT REQ'D	10
19	LIVE OAK	28	REMOVE	PROP. SIDEWALK	ONSITE	REPLACED	
20	LIVE OAK	29	REMOVE	PROPOSED WALL	ONSITE	REPLACED	
21	LIVE OAK	21	REMOVE	PROPOSED WALL	ONSITE	REPLACED	
34	QUEEN PALM	10	REMOVE	PROP. SIDEWALK	ONSITE	PAYMENT REQ'D	10
38	PALM	10	REMOVE	PROP. BUILDING	ONSITE	PAYMENT REQ'D	10
39	LAUREL OAK	38	REMOVE	PROPOSED PARKING	ONSITE	REPLACED	
40	LAUREL OAK	26	REMOVE	PROPOSED PARKING	ONSITE	REPLACED	
41	LAUREL OAK	12	REMOVE	PROPOSED PARKING	ONSITE	PAYMENT REQ'D	12
42	LAUREL OAK	12	REMOVE	PROPOSED PARKING	ONSITE	PAYMENT REQ'D	12
43	LAUREL OAK	14	REMOVE	PROPOSED WALL	ONSITE	REPLACED	
44	SABAL PALM	21	REMOVE	PROP. BUILDING	ONSITE	REPLACED	
45	QUEEN PALM	10	REMOVE	PROP. BUILDING	ONSITE	PAYMENT REQ'D	10
53	OAK	38	REMOVE	PROPOSED PARKING	ONSITE	REPLACED	
56	LAUREL OAK	24	REMOVE	PROPOSED PARKING	ONSITE	REPLACED	
57	SABAL PALM	11	REMOVE	PROPOSED PARKING	ONSITE	PAYMENT REQ'D	11
58	SABAL PALM	15	REMOVE	PROPOSED TANK	ONSITE	REPLACED	
62	CHERRY LAUREL	14	REMOVE	PROP. BUILDING	ONSITE	REPLACED	
63	SABAL PALM	18	REMOVE	PROPOSED PARKING	ONSITE	REPLACED	
64	OAK	48	REMOVE	PROP. BUILDING	ONSITE	REPLACED	
66	QUEEN PALM	9	REMOVE	PROP. BUILDING	ONSITE	PAYMENT REQ'D	9
67	QUEEN PALM	4	REMOVE	PROP. BUILDING	ONSITE	PAYMENT REQ'D	4
68	OAK	25	REMOVE	PROP. SIDEWALK	ONSITE	REPLACED	
70	QUEEN PALM	7	REMOVE	PROP. SIDEWALK	ONSITE	PAYMENT REQ'D	7
71	CAMPHOR	32	REMOVE	PROP. CURB	ONSITE	REPLACED	
72	CAMPHOR	12	REMOVE	PROP. SIDEWALK	ONSITE	PAYMENT REQ'D	12
75	LAUREL OAK	18	REMOVE	PROPOSED PARKING	ONSITE	REPLACED	
77	CHINABERRY	6	REMOVE	PROPOSED PARKING	ONSITE	PAYMENT REQ'D	6
78	CHINABERRY	23	REMOVE	PROPOSED PARKING	ONSITE	REPLACED	
79	CHINABERRY	6	REMOVE	PROP. SIDEWALK	ONSITE	PAYMENT REQ'D	6
80	CAMPHOR	6	REMOVE	PROP. CURB	ONSITE	PAYMENT REQ'D	6
81	SABAL PALM	13	REMOVE	PROP. CURB	ONSITE	REPLACED	
82	QUEEN PALM	9	REMOVE	PROP. BUILDING	ONSITE	PAYMENT REQ'D	9
280	GOLDEN RAIN	38	REMOVE	PROP. WALL/PARKING	ONSITE	REPLACED	
281	OAK	29	REMOVE	PROP. SEPTIC	ONSITE	REPLACED	
				TOTAL INCHES REQUIRED TO BE PAID INTO THE TREE MITIGATION FUND			151

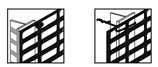


1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

ELEVATION



PLAN



CORNER CONNECTION | CONNECTION

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

1 / L0.56 TREE PROTECTION FENCING
ELEVATION / PLAN NTS

SEC. 5.01.17. - DEVELOPMENT SITE TREE PROTECTION STANDARDS.
(A)DURING CONSTRUCTION AND DEVELOPMENT, ALL REASONABLE STEPS NECESSARY TO PREVENT DESTRUCTION OR DAMAGE TO TREES AND NATIVE VEGETATION SHALL BE TAKEN. ALL TREE AND LANDSCAPE WORK SHALL BE GOVERNED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 SERIES AND THE BEST MANAGEMENT PRACTICES. UNLESS OTHERWISE AUTHORIZED BY A TREE REMOVAL PERMIT, TREES AND NATIVE VEGETATION DESTROYED OR RECEIVING MAJOR DAMAGE MUST BE REPLACED BY TREES AND VEGETATION OF EQUAL ENVIRONMENTAL VALUE, AS SPECIFIED BY THE TOWN MANAGER OR HIS DESIGNEE (PERMITTING AUTHORITY), BEFORE OCCUPANCY OR USE.
(B)APPROVED TREE REMOVAL PERMITS ARE TO BE POSTED ON SITE, LEGIBLE, AND VISIBLE FROM THE STREET PRIOR TO COMMENCEMENT AND THROUGHOUT COMPLETION OF THE WORK.
(C)DURING CONSTRUCTION, UNLESS OTHERWISE AUTHORIZED BY A TREE REMOVAL PERMIT, NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIP LINE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED IN ITS ORIGINAL LOCATION.
(D)NO ATTACHMENTS OR WIRES OTHER THAN THOSE OF A PROTECTIVE AND NON-DAMAGING NATURE SHALL BE ATTACHED TO ANY TREE DURING CONSTRUCTION OR DEVELOPMENT.
(E)UNLESS OTHERWISE AUTHORIZED BY THE TREE REMOVAL PERMIT, NO SOIL SHALL BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE THAT IS TO REMAIN IN ITS ORIGINAL LOCATION.(F)PRIOR TO CONSTRUCTION, THE PERMIT APPLICANT IS REQUIRED TO HAVE THE FOLLOWING PROTECTIVE BARRIERS AND MEASURES PUT IN PLACE:
(1)ALL PROTECTIVE BARRIERS SHALL BE INSTALLED AND MAINTAINED FOR THE PERIOD OF TIME BEGINNING WITH THE COMMENCEMENT OF ANY LAND CLEARING OR BUILDING OPERATIONS AND ENDING WITH THE COMPLETION OF THE PERMITTED CLEARING OR BUILDING CONSTRUCTION WORK ON THE SITE.
(2)THE APPLICANTS FOR A TREE REMOVAL PERMIT SHALL, AT THE TIME OF APPLICATION, DESIGNATE AN ON-SITE REPRESENTATIVE FOR THE INSTALLATION AND MAINTENANCE OF ALL TREE AND SHRUB PROTECTIVE BARRIERS.
(3)THE CIRCUMFERENCE OF AN AREA TO BE PRESERVED SHALL BE PROTECTED DURING LAND DEVELOPMENT AND CONSTRUCTION BY PLACING TWO-INCH BY TWO-INCH WOOD STAKES A MAXIMUM OF 20 FEET APART AROUND THE TREE PROTECTION ZONE AND BY TYING FLUORESCENT RIBBON, SURVEY FLAGGING, ETC., FROM STAKE TO STAKE ALONG THE PERIMETER OF THE AREAS TO BE PRESERVED.
(4)WHEN PROTECTION OF INDIVIDUAL TREES IS REQUIRED, A PROTECTIVE BARRIER SHALL BE PLACED AROUND THE PERIMETER OF THE BASE AT A DISTANCE NOT LESS THAN THE DRIP LINE.
(5)A TREE PROTECTION SIGN SHALL BE A MINIMUM OF TWO FEET WIDE BY THREE FEET HIGH CONSISTING OF DURABLE RIGID, PLASTIC OR METAL MATERIAL WITH NON FADING LETTERING, LEGIBLY PRINTED IN CHARACTERS A MINIMUM OF ONE AND ONE-HALF INCHES HIGH ON ITS FACE. TREE PROTECTION SIGNS AND BARRIERS ARE TO BE MAINTAINED THROUGH JOB COMPLETION OR AS OTHERWISE REQUIRED BY THE TOWN MANAGER OR HIS DESIGNEE. A MINIMUM OF ONE SIGN IS REQUIRED PER BARRIER. SIGN TEXT SHALL BE INCLUDE IN ENGLISH AND SPANISH AND SHALL READ:

TREE PROTECTION AREA

PROHIBITED WITHIN THIS AREA:

1.PARKING OF USE OF VEHICLES, EQUIPMENT OR MACHINERY.
2.STORAGE OR DUMPING OF ANY MATERIALS OR LIQUIDS.
3.CONSTRUCTION, EXCAVATION OR TRENCHING.

AREA DE PROTECTION DE ÁRBOLES

PROHIBIDO DENTRO DE ESTA AREA:

1.APARCAR O USO DE VEHICULO, EQUIPAMIENTO, O MAQUINARIA.
2.ALMACENAR O TIRAR DE LIQUIDOS O MATERIALES.
3.CONSTRUCCIÒN, EXCAVACIÒN O ZANJAS.(6)UNLESS PRIOR APPROVAL IS GRANTED BY THE TOWN MANAGER OR HIS DESIGNEE, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE DRIP-LINE OF A PROTECTED TREE OR WITHIN TEN FEET OF ITS TRUNK, WHICHEVER IS GREATER: (I) PARKING OR USE OF VEHICLES, EQUIPMENT OR MACHINERY, OR (II) STORING OR DUMPING ANY MATERIAL OF LIQUIDS, OR (III) CONSTRUCTION, EXCAVATION OR TRENCHING.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
DATE:

KHA PROJECT 149973004
DATE 02/09/2023
SCALE AS SHOWN
DESIGNED BY AKP
DRAWN BY AKP
CHECKED BY AKP

TREE MITIGATION CHART

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
L0.51

TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION). WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
    a. TREE PROTECTION FENCING.
    b. ROOT PRUNING AND ROOT BARRIERS.
    c. CLEARING.
    d. TREE CANOPY PRUNING.
    e. FERTILIZATION.
    f. INSECTICIDE.
    g. IRRIGATION.

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
5. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
6. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
    d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
    f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
    a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
    b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES. NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
    d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
    a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
    a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
    b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER, AGITATE MIX.
    c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
    d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
    e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
    f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
10. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

L. TOPSOIL

10. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
12. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
13. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

1 / L0.51 TYPICAL TREE MITIGATION NOTES

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No.	REVISIONS	DATE	BY

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

KHA PROJECT	149973004
DATE	02/09/2023
SCALE	AS SHOWN
DESIGNED BY	AKP
DRAWN BY	AKP
CHECKED BY	AKP

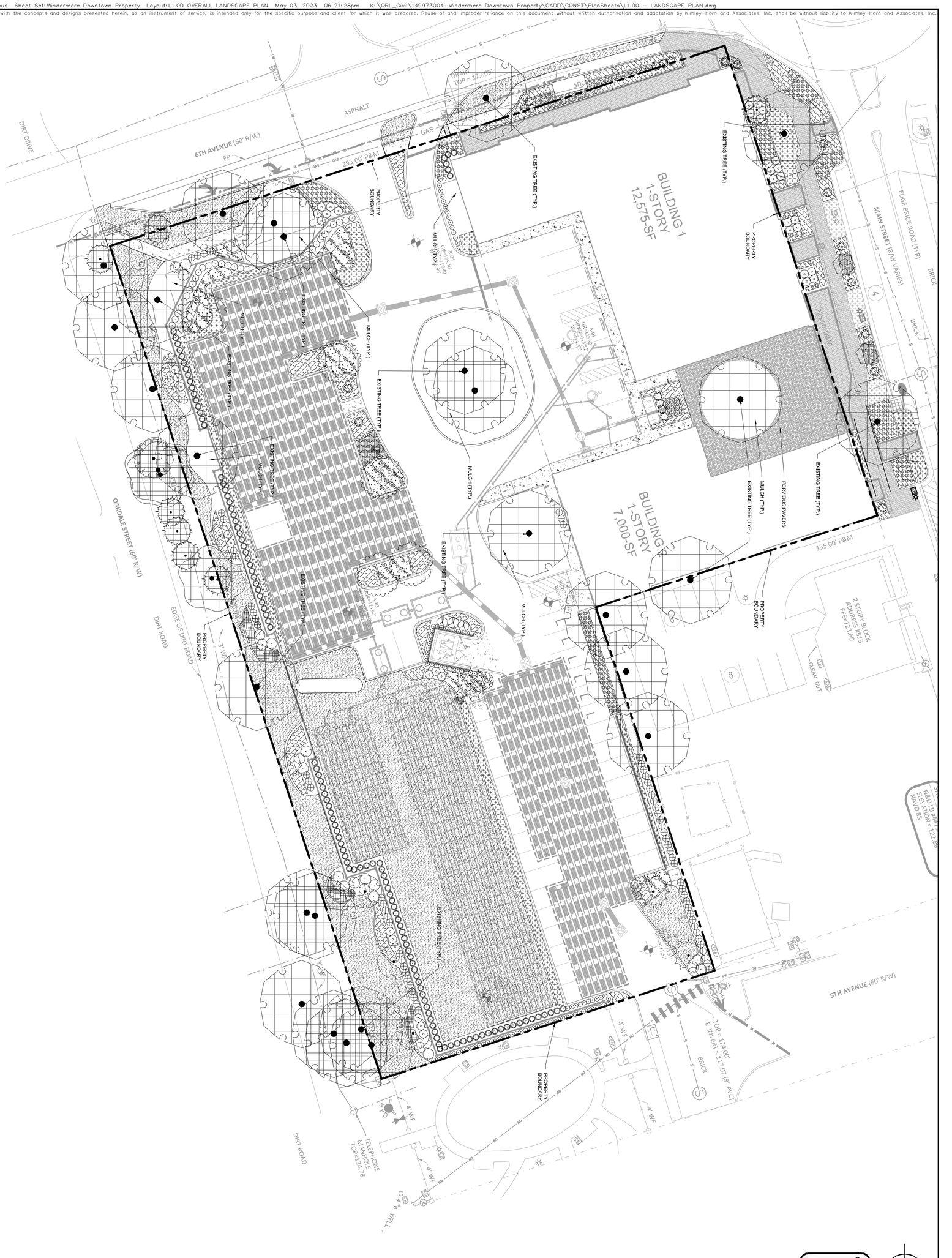
TREE MITIGATION NOTES

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE, FL

SHEET NUMBER
L0.52

A L1.00 LANDSCAPE PLAN



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SHEET NUMBER L1.00	WINDERMERE DOWNTOWN PROPERTY TOWN OF WINDERMERE FL	LANDSCAPE PLAN	KHA PROJECT 149973004 DATE 02/09/2023 SCALE AS SHOWN DESIGNED BY AKP DRAWN BY AKP CHECKED BY AKP	LICENSED PROFESSIONAL DATE:	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY

PLANT SCHEDULE

CANOPY TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	DROUGHT TOL.	NATIVE
	QVC	2	QUERCUS VIRGINIANA 'CATHEDRAL' SINGLE, STRAIGHT TRUNK, FULL, FLORIDA #1	CATHEDRAL LIVE OAK	100 GAL	3.5" CAL MIN	14' HT., 16' SPR.	YES	YES
	UPA	4	ULMUS PARVIFOLIA 'ALLEE TM' SINGLE, STRIGHT TRUNK, FULL, FLORIDA #1	ALLEE LACEBARK ELM	65 GAL	3" CAL. TOT.	14' HT., 10' SPR.	YES	YES
EXISTING TREES TO REMAIN	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**DROUGHT TOL.**	**NATIVE**
	KPE	3	EXISTING GOLDEN RAIN TREE CONTRACTOR LIABLE FOR DAMAGES	TO REMAIN	EXISTING	-	-		
	PAE	7	EXISTING PALM CONTRACTOR LIABLE FOR DAMAGES	TO REMAIN	EXISTING	-	-		
	PME	1	EXISTING PODOCARPUS TREE CONTRACTOR LIABLE FOR DAMAGES	TO REMAIN	EXISTING	-	-		
	QVE	27	EXISTING LIVE OAK CONTRACTOR LIABLE FOR DAMAGES	TO REMAIN	EXISTING	-	-		
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**DROUGHT TOL.**	**NATIVE**
	IAE	3	ILEX X ATTENUATA 'EAST PALATKA' SINGLE, STRAIGHT TRUNK, FULL, FLORIDA #1	EAST PALATKA HOLLY	FG	3" CAL MIN	12' HT., 6' SPR.	YES	YES
	LIN	3	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' STANDARD, SINGLE, STRAIGHT TRUNK, FULL, FLORIDA #1	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	65 GAL	5" CAL. TOT.	12' HT., 7' SPR.	YES	NO
	LJ	9	LIGUSTRUM JAPONICUM MULTI-TRUNK, 4 TRUNKS, FULL, FLORIDA #1	JAPANESE PRIVET	100 GAL	4" CAL. TOT.	8' HT., 6' SPR.	YES	NO
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**DROUGHT TOL.**	**NATIVE**
	AGE	28	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' FULL	EDWARD GOUCHER GLOSSY ABELIA	3 GAL	36" OC	24" HT MIN	YES	YES
	GM	21	GARDENIA AUGUSTA 'MIAMI SUPREME' STANDARD, FULL	MIAMI SUPREME GARDENIA	7 GAL	SEE PLAN	48" HT MIN	NO	NO
	IF	120	ILLICIUM FLORIDANUM FULL	FLORIDA ANISE	3 GAL	36" OC	20" HT MIN	YES	YES
	PM	101	PODOCARPUS MACROPHYLLUS FULL TO BASE, CLOSELY MATCHING	PODOCARPUS	3 GAL	24" OC	36" HT MIN	YES	NO
	RF	41	RHODODENDRON X 'FASHION' FULL	FASHION GLENN DALE AZALEA	7 GAL	SEE PLAN	30" HT MIN	YES	NO
	RG	22	RHODODENDRON X 'MRS. G. G. GERBING' FULL	LARGE WHITE AZALEA	7 GAL	SEE PLAN	36" HT MIN	NO	NO
	RR	6	RHODODENDRON X 'FORMOSA' FULL	FORMOSA AZALEA	7 GAL	SEE PLAN	36" HT MIN	YES	YES
	VS	73	VIBURNUM SUSPENSUM FULL	SANDANKWA VIBURNUM	3 GAL	36" OC	36" HT MIN	YES	NO
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**	**DROUGHT TOLERANCE**	**NATIVE**
	BT	35	BOUGAINVILLEA X 'MISS ALICE' THORNLESS FULL	MISS ALICE BOUGAINVILLEA	3 GAL	12" HT MIN	36" OC	YES	NO
	JM	19	JASMINUM MULTIFLORUM FULL	DOWNEY JASMINE	3 GAL	14" HT MIN	30" OC	YES	NO
	NF	41	NEPHROLEPIS FALCATA FULL	MACHO FERN	3 GAL	12" HT MIN	30" OC	YES	NO
	PA	177	PLUMBAGO AURICULATA FULL	BLUE PLUMBAGO	3 GAL	12" HT MIN	36" OC	YES	NO
	RA	198	RHAPHIOLEPIS INDICA 'ALBA' FULL	WHITE INDIAN HAWTHORN	3 GAL	18" HT MIN	30" OC	YES	NO
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**	**DROUGHT TOL.**	**NATIVE**
	AE	105	ASPIDISTRA ELATIOR FULL	CAST IRON PLANT	1 GAL	20" HT. MIN	18" OC	YES	NO
	LMS	904	LIRIOPE MUSCARI 'BIG BLUE' FULL	BIG BLUE LILYTURF	1 GAL	12" FULL	18" OC	YES	NO
	TM	2,121	TRACHELOSPERMUM ASIATICUM 'MINIMA' FULL	MINIMA ASIATIC JASMINE	1 GAL	8" SPRD MIN	14" OC	YES	NO
SOD	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**	**DROUGHT TOL.**	**NATIVE**
	SOD A	16,961 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM' 100% INSECT/DIEASE FREE, LAID TIGHT, ROLLED	FLORITAM ST. AUGUSTINE SOD	SOD	-	-	NO	NO

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

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LICENSED PROFESSIONAL DATE:

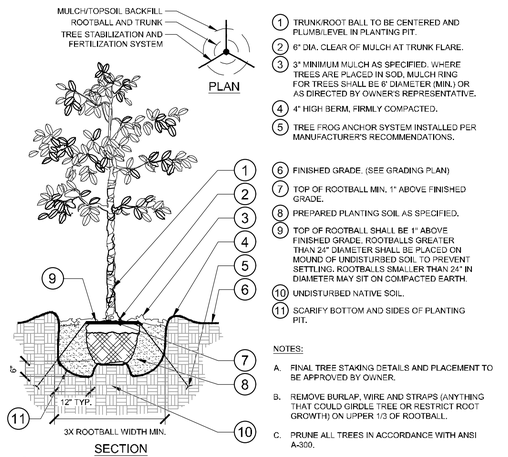
KHA PROJECT 149973004
DATE 02/09/2023
SCALE AS SHOWN
DESIGNED BY AKP
DRAWN BY AKP
CHECKED BY AKP

LANDSCAPE SCHEDULE & NOTES

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
L1.01



SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

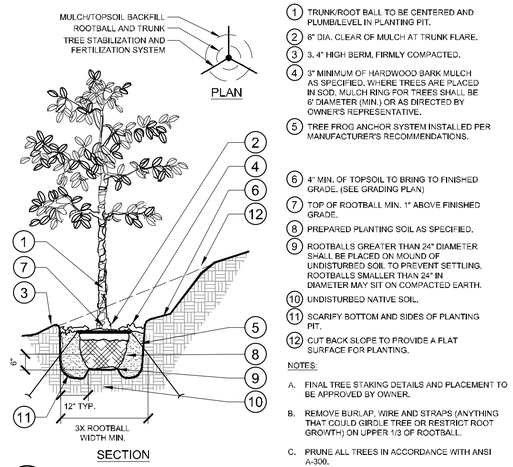
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L1.50 — TREE PLANTING — SECTION / PLAN — NTS



SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

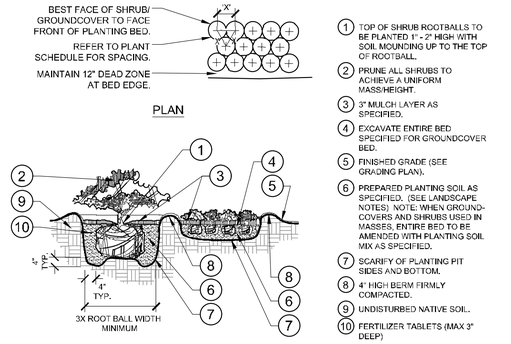
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 L1.50 — TREE PLANTING ON A SLOPE — SECTION / PLAN — NTS



SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

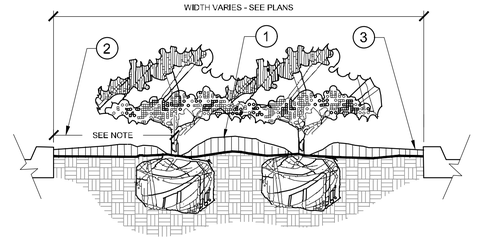
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 L1.50 — SHRUB/GROUNDCOVER PLANTING — SECTION / PLAN — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF. SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

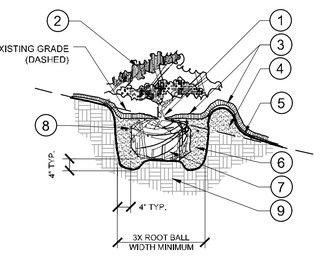
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 L1.50 — PLANTED PARKING LOT ISLANDS/MEDIANS — SECTION — NTS



SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT, SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

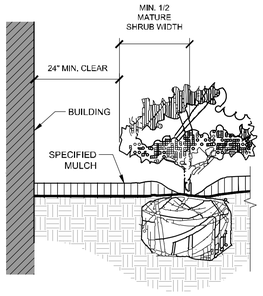
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 L1.50 — SHRUB/GROUNDCOVER PLANTING ON A SLOPE — SECTION — NTS

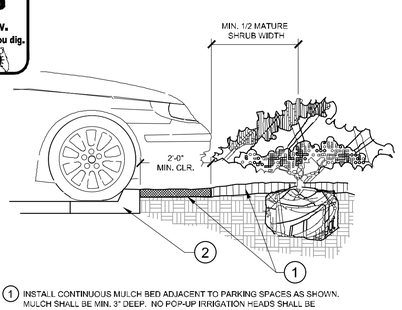
CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



NOTES:

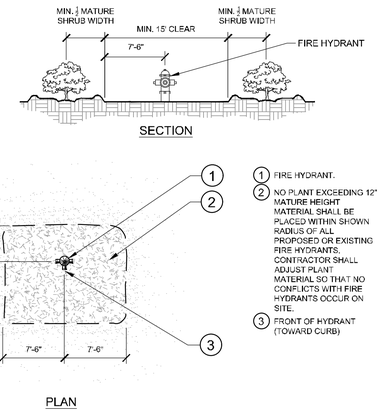
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6 L1.50 — PLANTINGS ADJACENT TO BUILDINGS — SECTION — NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 L1.50 — PARKING SPACE/CURB PLANTING — SECTION — NTS

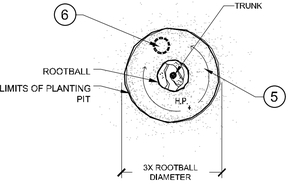


SECTION

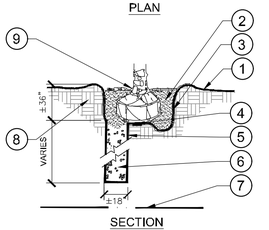
PLAN

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 L1.50 — SHRUB PLANTING AT FIRE HYDRANT — SECTION / PLAN — NTS



PLAN



SECTION

1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

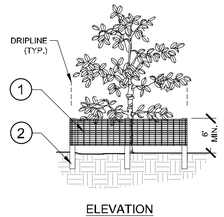
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

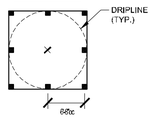
B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED, AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

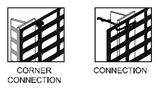
9 L1.50 — POOR DRAINAGE CONDITION — SECTION / PLAN — NTS



ELEVATION



PLAN



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

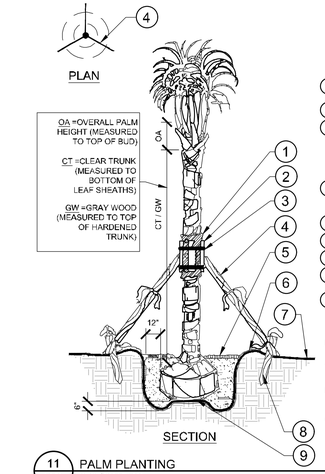
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

10 L1.50 — TREE PROTECTION FENCING — ELEVATION / PLAN — NTS



PLAN

SECTION

1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 16" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS, NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

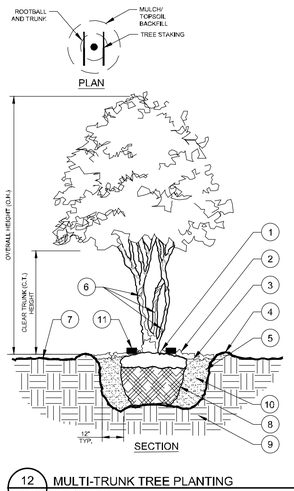
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

11 L1.50 — PALM PLANTING — SECTION / PLAN — NTS



SECTION

1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TRFF STAKING DETAIL S AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

12 L1.50 — MULTI-TRUNK TREE PLANTING — SECTION/PLAN — NTS

Plotted By: Geiger, Marcus Sheet Set: Windermere Downtown Property Layout: L1.50 LANDSCAPE DETAILS May 03, 2023 06:21:38pm K:\ORL_Civil\149973004 - Windermere Downtown Property\CADD\CONST\PlanSheets\L1.00 - LANDSCAPE PLAN.dwg

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL

KHA PROJECT	149973004
DATE	02/09/2023
SCALE	AS SHOWN
DESIGNED BY	AKP
DRAWN BY	AKP
CHECKED BY	AKP

LANDSCAPE DETAILS

WINDERMERE DOWNTOWN PROPERTY
TOWN OF WINDERMERE FL

SHEET NUMBER
L1.50

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

   a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

   b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

   c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

   a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

   b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6' MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

   a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

   b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

   c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

   a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

   b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

1
L1.51
TYPICAL LANDSCAPE SPECIFICATIONS (FLORIDA)

CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

811

Know what's **below.**
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

DATE:

KHA PROJECT	149973004
DATE	02/09/2023
SCALE	AS SHOWN
DESIGNED BY	AKP
DRAWN BY	AKP
CHECKED BY	AKP

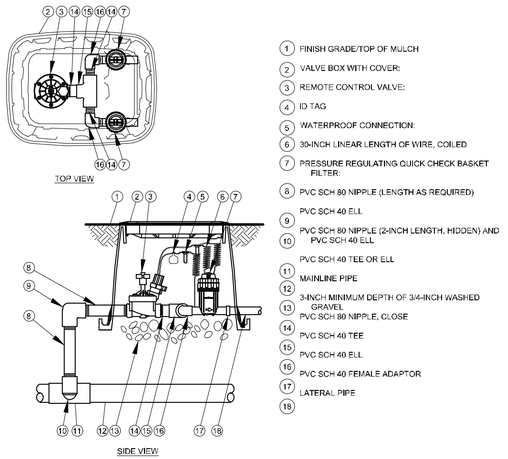
LANDSCAPE
SPECIFICATIONS

WINDERMERE
DOWNTOWN
PROPERTY

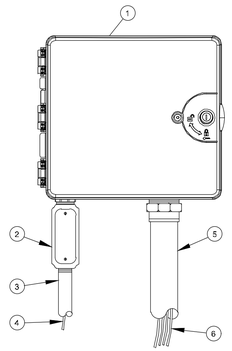
TOWN OF
WINDERMERE
FL

SHEET NUMBER
L1.51

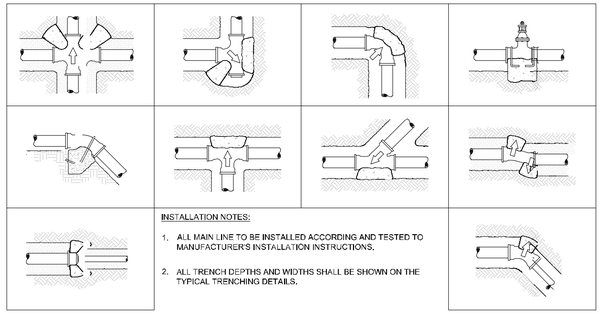
Plotted By: Geiger, Marcus Sheet Set: Windermere Downtown Property Layout: L1.51 LANDSCAPE SPECIFICATIONS May 03, 2023 06:21:43pm K:\ORL_Civil\149973004-Windermere Downtown Property\CADD\CONST\PlanSheets\L1.00 - LANDSCAPE PLAN.dwg



1 L2.50 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
SECTION / PLAN NTS



2 L2.50 TYPICAL CONTROLLER
ELEVATION NTS



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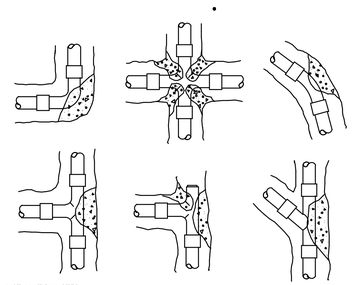
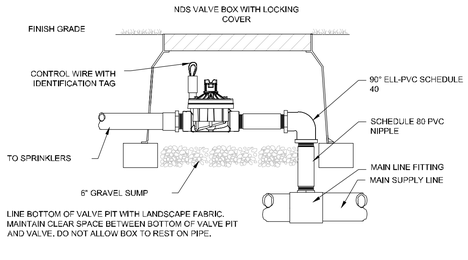
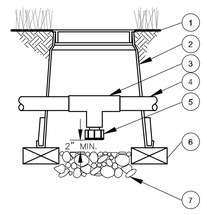
SECTION NTS



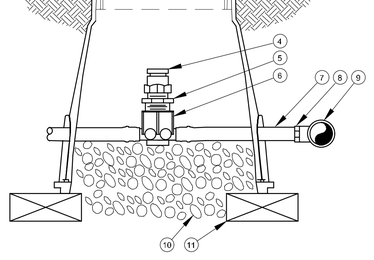
4 L2.50 THRUST BLOCK REINFORCEMENT
SECTION NTS



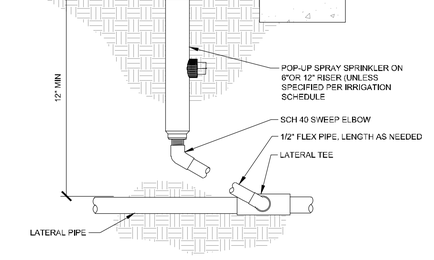
5 L2.50 TYPICAL CONTROL VALVE
SECTION NTS



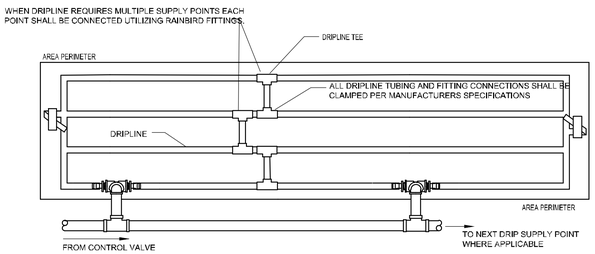
6 L2.50 DRAIN VALVE
SECTION NTS



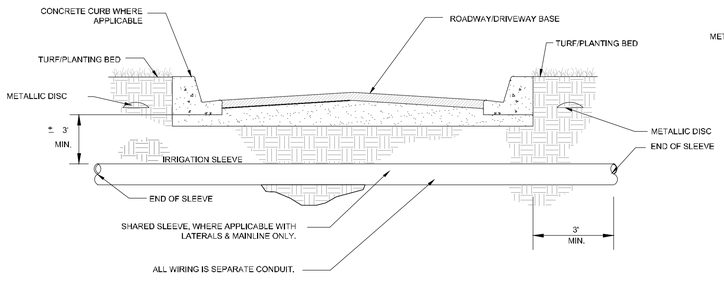
7 L2.50 AIR RELIEF VALVE IN XFS DRIP LINE
SECTION NTS



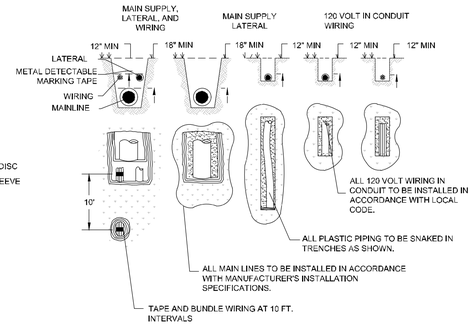
8 L2.50 TYPICAL SPRAY / ROTAR HEAD
SECTION NTS



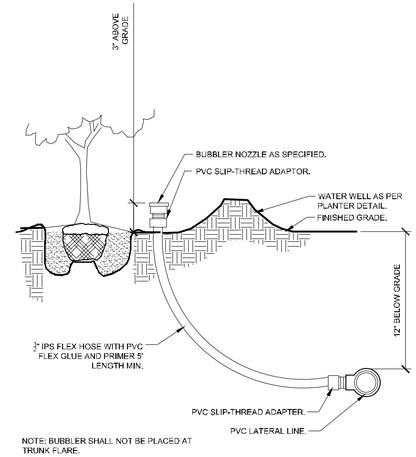
9 L2.50 TYPICAL DRIP LINE
PLAN NTS



10 L2.50 TYPICAL SLEEVING
SECTION NTS



11 L2.50 TYPICAL TRENCHING
SECTION / PLAN NTS



12 L2.50 TYPICAL BUBBLER
SECTION NTS

Plotted By:Geiger, Marcus Sheet Set:Windermere Downtown Property Layout:L2.50 IRRIGATION DETAILS May 03, 2023 06:22:24pm K:\ORL_Civil\149973004-Windermere Downtown Property\CADD\CONST\PlanSheets\L2.00 – IRRIGATION PLAN.dwg

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KHA PROJECT 149973004			
DATE	02/09/2023		
SCALE	AS SHOWN		
DESIGNED BY	AKP		
DRAWN BY	AKP		
CHECKED BY	AKP		

IRRIGATION DETAILS

WINDERMERE DOWNTOWN PROPERTY
TOWN OF WINDERMERE FL

SHEET NUMBER
L2.50

IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET, AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 $\frac{1}{2}$" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION. VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

1 L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

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LICENSED PROFESSIONAL
MARCUS I. GEIGER, P.E.
FL LICENSE NUMBER 89199
DATE: 5/3/2023

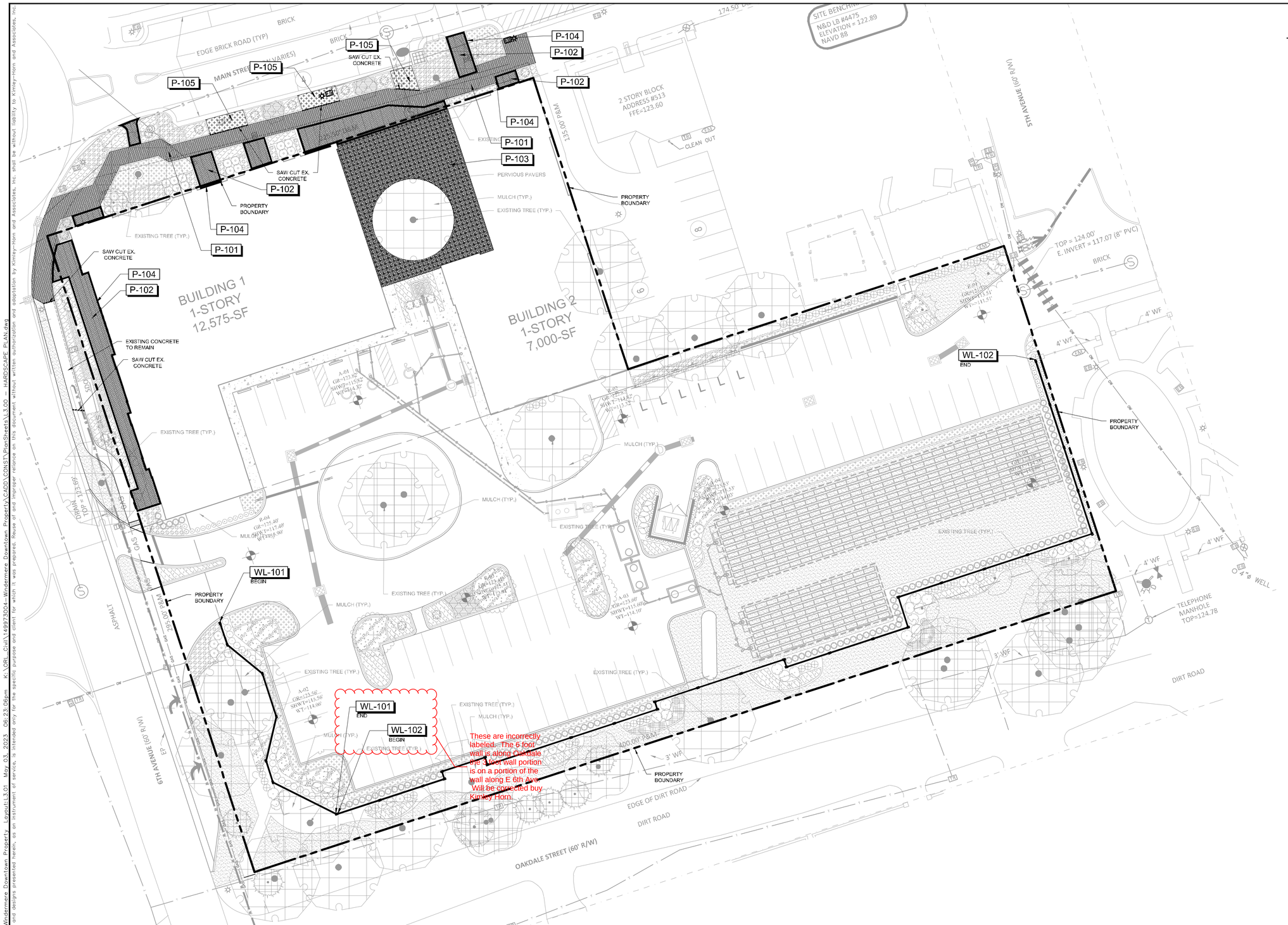
KHA PROJECT 149973004
DATE 02/09/2023
SCALE AS SHOWN
DESIGNED BY AKP
DRAWN BY AKP
CHECKED BY AKP

IRRIGATION SPECIFICATIONS

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
L2.51



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

REFERENCE NOTES SCHEDULE

PAVING

SYMBOL	DESCRIPTION	QTY	MANUFACTURER	MODEL	COLOR	PATTERN	NOTES		
P-101	BRICK PAVER FIELD - HERRINGBONE PATTERN	2,115 SF	BELGARD	HOLLAND STONE 60MM	GEORGIA BLEND	HERRINGBONE PATTERN	C		
P-102	BRICK PAVER FIELD - RUNNING BOND PATTERN	1,899 SF	BELGARD	HOLLAND STONE 60MM	GEORGIA BLEND	RUNNING BOND	INSTALL PER MANUFACTURER'S SPECIFICATIONS		
P-103	PERMEABLE PAVER - INTERLOCKING GRID	2,375 SF	BELGARD	TURFSTONE	GRAY	VOIDS TO BE FILLED WITH PEA GRAVEL: GRAY AND WHITE BLEND	INSTALL PER MANUFACTURER'S SPECIFICATIONS; SEE DETAIL ON CIVIL PLANS		
P-104	PAVER BANDING 1	448 SF	BELGARD	HOLLAND STONE 60MM	GEORGIA BLEND	SAILOR COURSE	INSTALL PER MANUFACTURER'S SPECIFICATIONS		
P-105	EXISTING CONCRETE SIDEWALK TO REMAIN; CONTRACTOR TO SAW CUT TO LAYOUT SHOWN	335 SF							

WALL

SYMBOL	DESCRIPTION	QTY	MANUFACTURER	MODEL	WALL HEIGHT	WALL PANEL FINISH	WALL PANEL COLOR	COLUMN VENEER MANUFACTURER	COLUMN VENEER MODEL
WL-101	6' PERMACAST WALL	112 LF	PERMACAST	PERMACAST 2.0	6' HEIGHT	SAND FINISH	TO BE PROVIDED FROM OWNER	EL DORADO	HARTFORD
WL-102	3' PERMACAST WALL	464 LF	PARMACAST	PERMACAST 2.0	3' HEIGHT	SAND FINISH	TO BE PROVIDED FROM OWNER	EL DORADO	HARTFORD

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL

KHA PROJECT 149973004
DATE 02/09/2023
SCALE AS SHOWN
DESIGNED BY AKP
DRAWN BY AKP
CHECKED BY AKP
DATE:

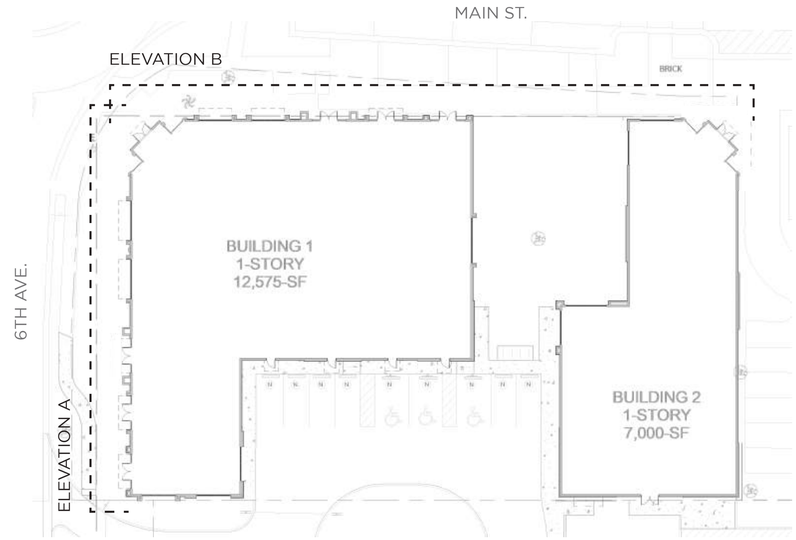
HARDSCAPE PLAN

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
L3.01

ELEVATION A - FROM 6TH AVE.



ELEVATION B - FROM MAIN ST.

1 **SW - 7005**
PURE WHITE
MAIN PAINT COLOR

2 **SW - 7672**
KNITTING NEEDLES
ACCENT COLOR

3 **SW - 7036**
ACCESSIBLE BEIGE
ACCENT COLOR

4 **EL DORADO**
DOVETAIL
STONE VENEER

5 **EL DORADO**
RIVERBED
BRICK VENEER

6 **EL DORADO**
LATIGO
BRICK VENEER

7 **SUNBRELLA**
BLACK
AWNING FABRIC

8 **GAF TIMBERLINE HDZ**
CHARCOAL
ROOF SHINGLES

S+C
VB CAPITAL

WINDERMERE DOWNTOWN PROPERTY -CORNER OF 6TH AND MAIN, TOWN OF WINDERMERE, FL

MODIFIED ELEVATION CONCEPT

Proj Address Goes Here
City, State 00000

SCOTT + CORMIA
Architecture and Interiors, LLC
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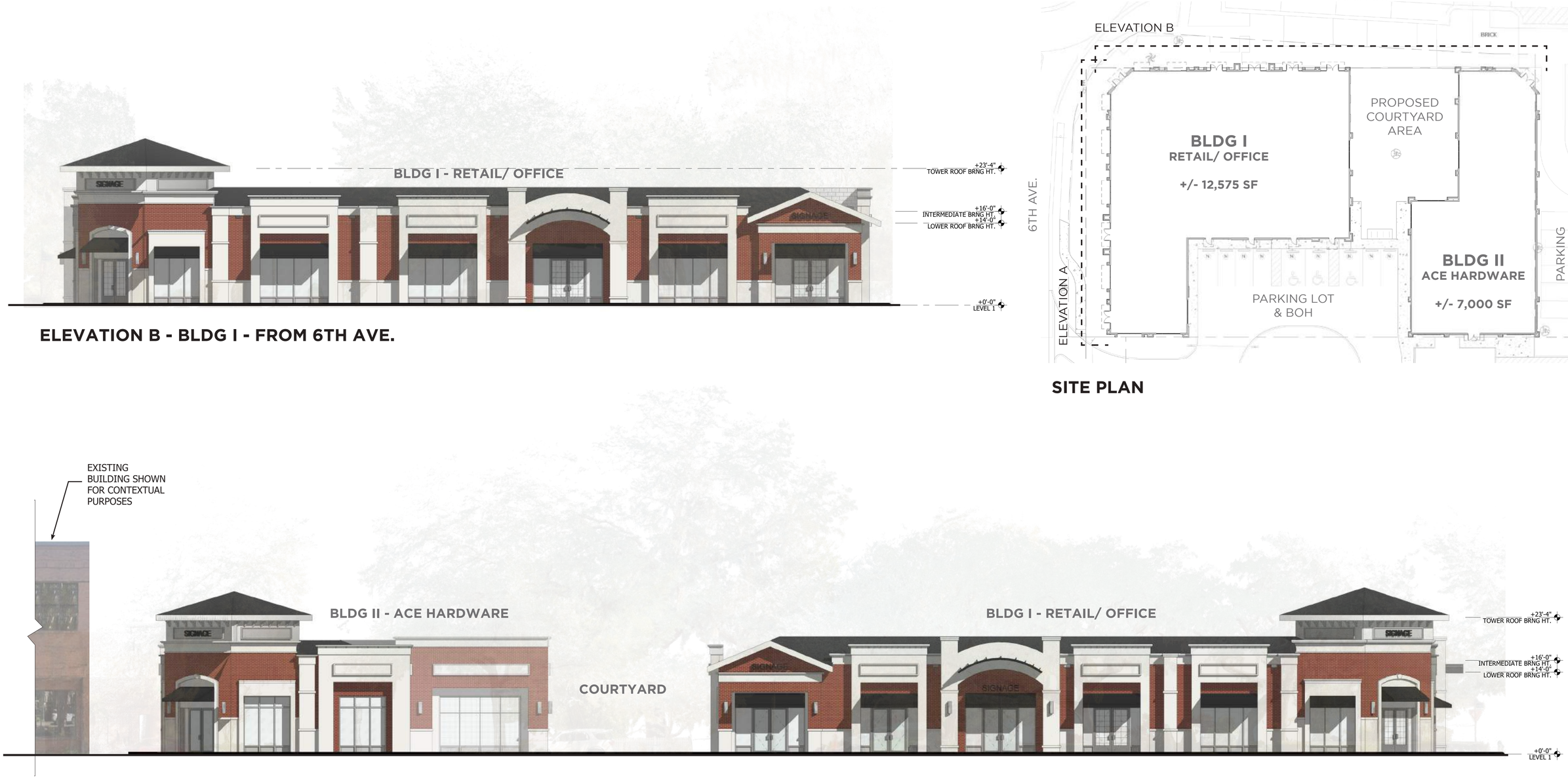
429 South Keller Road Ste 200
Orlando, Florida 32810
4076602766
scottcormia.com

Drawn By: SC
Reviewed By: RB, LO

ELEVATION B - BLDG I - FROM 6TH AVE.

SITE PLAN



ELEVATION A - BLDG I & II - FROM MAIN ST.

1 **SW - 7005**
PURE WHITE
MAIN PAINT COLOR

2 **SW - 7672**
KNITTING NEEDLES
ACCENT COLOR

3 **EL DORADO**
HARTFORD
BRICK VENEER

4 **EL DORADO**
DOVETAIL
STONE VENEER

5 **SUNBRELLA**
BLACK
AWNING FABRIC

6 **GAF TIMBERLINE HDZ**
CHARCOAL
ROOF SHINGLES

S+C

VB CAPITAL

WINDERMERE DOWNTOWN PROPERTY - CORNER OF 6TH AND MAIN, TOWN OF WINDERMERE, FL

MIXED-USE RETAIL & OFFICE

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WINDERMERE, FL 34786

SCOTT + CORMIA
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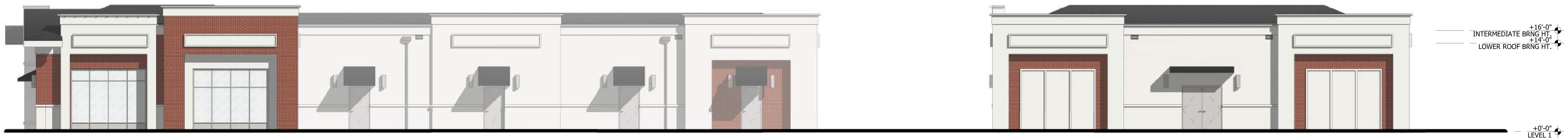

BLDG I & II - NORT-EAST ELEVATION SHOWING BOH - FROM PARKING LOT

BLDG I RETAIL/ OFFICE - NORTH-WEST ELEVATION - FROM COURTYARD AREA

BLDG II ACE HARDWARE - NORTH-WEST ELEVATION FROM PARKING LOT

BLDG II ACE HARDWARE - SOUTH-EAST ELEVATION - FROM COURTYARD AREA

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V3 CAPITAL

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SOUTH CORNER 3D PERSPECTIVE VIEW - FROM CORNER OF MAIN ST. AND 6TH AVE.

WEST CORNER 3D PERSPECTIVE VIEW - FROM MAIN ST.

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V3 CAPITAL

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EAST CORNER 3D PERSPECTIVE VIEW - FROM 6TH AVE.

NORTH CORNER 3D PERSPECTIVE VIEW - FROM PARKING LOT

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COURTYARD 3D PERSPECTIVE VIEW - FROM MAIN ST.

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CONCEPT IMAGES

MATERIAL CHOICES AND ARCHITECTURAL ELEMENTS PER DESIGN GUIDELINES (ELEVATION 'B' SHOWN FOR REFERENCE)

S+C

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WINDERMERE DOWNTOWN PROPERTY -CORNER OF 6TH AND MAIN, TOWN OF WINDERMERE, FL

MIXED-USE RETAIL & OFFICE

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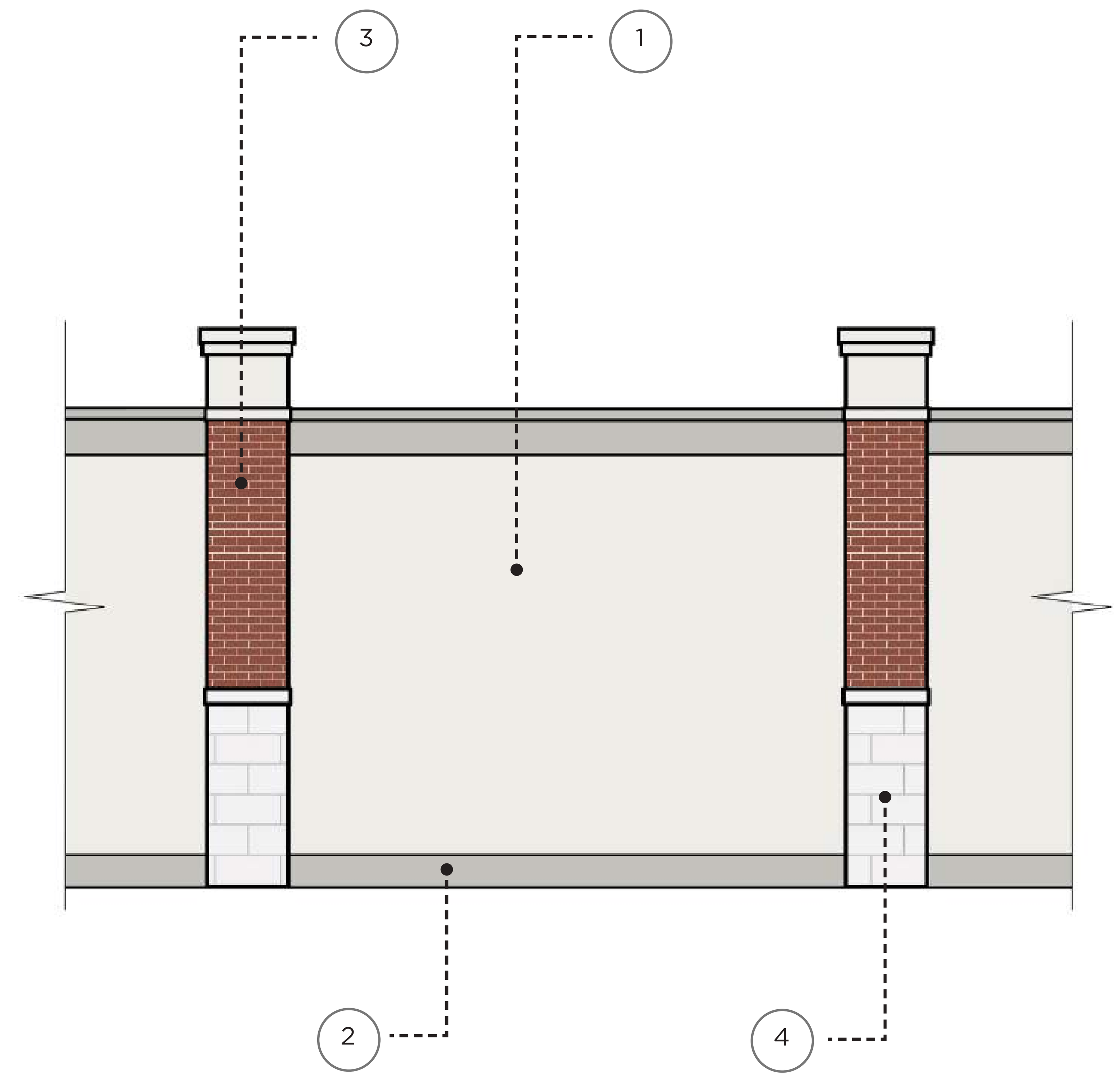
ENLARGED BUILDING ELEVATION - CORNER DESIGN AND MATERIALS



SITE WALL ELEVATION - FOR ILLUSTRATIVE PURPOSES

1 **SW - 7005 PURE WHITE** MAIN PAINT COLOR	2 **SW - 7672 KNITTING NEEDLES** ACCENT COLOR	3 **EL DORADO HARTFORD** BRICK VENEER	4 **EL DORADO DOVETAIL** STONE VENEER	5 **SUNBRELLA BLACK** AWNING FABRIC	6 **GAF TIMBERLINE HDZ CHARCOAL** ROOF SHINGLES

PROJECT MATERIALS

WINDERMERE DOWNTOWN PROPERTY -CORNER OF 6TH AND MAIN, TOWN OF WINDERMERE, FL

MIXED-USE RETAIL & OFFICE

THE COLORS IN THIS RENDERING ARE AN APPROXIMATION. PLEASE REFER TO ACTUAL COLOR OR MATERIAL SAMPLES FOR AN ACCURATE REPRESENTATION.

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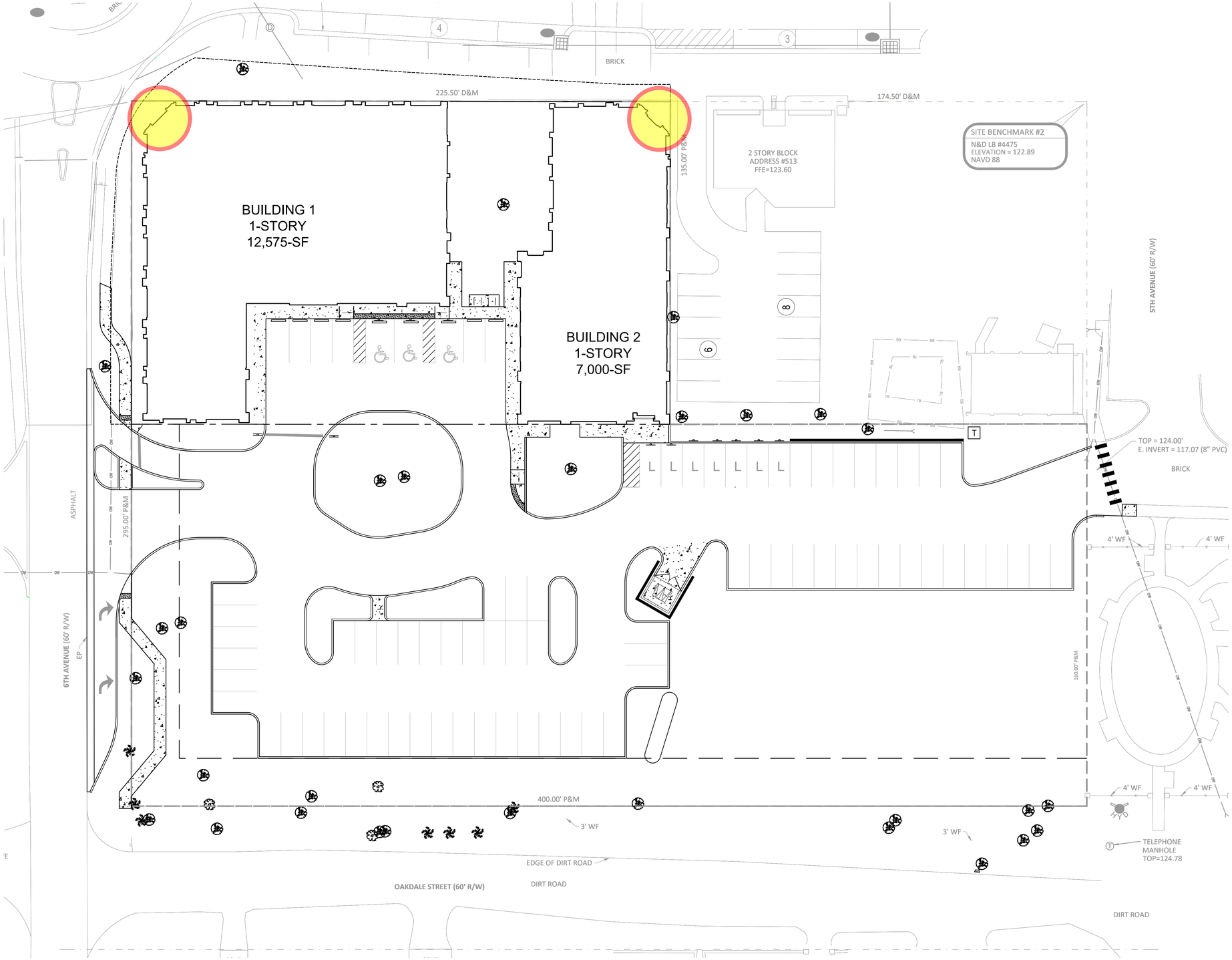
Drawn By: PG, RB, SC
Reviewed By: RB, LO

21164

DRC-08 **2023 . MAY . 105**


BRICK
225.50' D&M
174.50' D&M
BUILDING 1
1-STORY
12,575-SF
BUILDING 2
1-STORY
7,000-SF
135.00' P&M
2 STORY BLOCK
ADDRESS #513
FFE=123.60
SITE BENCHMARK #2
N&D LB #4475
ELEVATION = 122.89
NAVD 88
5TH AVENUE (60' R/W)
TOP = 124.00'
E. INVERT = 117.07 (8" PVC)
BRICK
4' WF
4' WF
ASPHALT
295.00' P&M
6TH AVENUE (60' R/W)
EP
160.00' P&M
400.00' P&M
3' WF
3' WF
4' WF
4' WF
TELEPHONE
MANHOLE
TOP=124.78
EDGE OF DIRT ROAD
DIRT ROAD
OAKDALE STREET (60' R/W)
DIRT ROAD

TOWN OF WINDERMERE
PUD FINAL/MAJOR DEVELOPMENT SITE PLAN
APPLICATION FORM

TYPE or PRINT the following information:

Owner(s) Windermere Downtown Property LLC

Address 9259 Point Cypress Dr.

City Orlando

State FL Zip Code 32836

Phone (407) 670 8048

(Cell) ( ) N/A

(Fax) ( ) N/A

Email Address landminus@aol.com

Applicant/Agent Trey Vick (V3 Capital Group)

Address 496 S. Hunt Club Boulevard

City Apopka

State FL Zip Code 32703

Phone (407) 848-1663

(Cell) (321) 663-0451

(Fax) ( ) N/A

Email Address Trey@V3capital.com

PROPERTY IMFORMATION

Parcel Identification Number (Tax I.D. Number) 17-23-28-9336-02-430; 17-23-28-9336-02-470, 17-23-28-9336-02-490; 17 23 28-9336-02-500; 17-23-28-9336-02-510; 17-23-28-9336-02-520

Address (if available) E. 6th Ave. 516 & 522 Oakdale St., 119 E. 6th Ave., 527 & 517 Main St

Gross Acreage 2.17-acres Developable Acreage 2.17-acres (less water bodies/wetlands acreage)

Project Name (if any) Windermere Downtown Property

Submission of this application shall constitute the consent and agreement of the applicant and the owner to pay the out-of-pocket costs, or to reimburse the town for its payment of the out-of-pocket costs, incurred by the town directly in connection with the application, including the costs of town consultant fees, legal advertising, surveying, appraisals and other related costs. (Article XIII, LDC)

Owner and Applicant Signatures

Owner _____

Date 05/01/2023

Applicant _____

Date 05/02/2023

AGENT AUTHORIZATION FORM

I/WE, (PRINT PROPERTY OWNER NAME) Windermere Downtown Property, LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, Windermere Downtown Property, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), John C. Vick III (V3 Capital Group), TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, All pertinent Orange County & D.O.H. Permitting & PUD FINAL AND MAJOR DEVELOPMENT SITE PLAN, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE TOWN CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 5/4/23 — Signature of Property Owner — Thomas J. Karr, Jr — Print Name Property Owner

Date: _____ — Signature of Property Owner — Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 4th day of May, 2023 by Thomas J Karr Jr. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 4th day of May, in the year 2023.

JEAN E. HOBSON
Notary Public - State of Florida
Commission # HH 012223
My Comm. Expires Oct 6, 2024
Bonded through National Notary Assn.

(Notary Seal)

Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: 10/6/2024

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #:
17-23-28-9336-02-430; 17-23-28-9336-02-470; 17-23-28-9336-02-490; 17-23-28-9336-02-500; 17-23-28-9336-02-510; 17-23-28-9336-02-520
LEGAL DESCRIPTION:

Drainage Analysis for
SFWMD and Town of Windermere

Windermere Downtown Property

Town of Windermere, FL

Prepared by:

Kimley-Horn and Associates, Inc.
Orlando, Florida
K-H Project No. 149973004

February 2023

Registry No. 35106

Drainage Analysis for
SFWMD and Town of Windermere

Windermere Downtown Property

Town of Windermere, FL

Prepared for:

Windermere Downtown Property, LLC

Prepared by:

Kimley-Horn and Associates, Inc.
Orlando, Florida
K-H Project No. 149973004

February 2023

Marcus I. Geiger, P.E.
FL P.E. # 89199

TABLE OF CONTENTS

1 SUMMARY

The Windermere Downtown Property project proposes the development of a 2.17-acre property for commercial purposes. The proposed project is located at the northeast corner of East 6th Avenue and Main Street in the Town of Windermere, Florida. In **Appendix A**, the limits of the project have been superimposed on a general location map, an aerial photograph, the USGS Quad map, and the FEMA Flood Insurance Rate Map (FIRM).

Stormwater runoff from the proposed development will be managed by an underground exfiltration system located within the parking lot and drive aisles of the site. The BMPs will provide treatment (quality) volume and attenuation (quantity) volume for the proposed development.

The proposed stormwater management system has been designed to meet or exceed all the requirements of South Florida Water Management District (SFWMD) and the Town of Windermere, FL.

2 EXISTING CONDITIONS

The existing property has minimal development with three (3) existing buildings along Main St. and two (2) single family homes along Oakdale. No wetlands exist on site. No existing stormwater treatment is provided on site.

Based on the topographic survey, the site slopes northwest. Elevations vary between ±124.63-ft along E. 6th Ave. and 121.30-ft (NAVD88) near the northwest property limits. Per the FEMA FIRM (Map Number 12095C0385F dated Sept. 25, 2009) located in Appendix A, the site is located in 'Zone X,' "Areas determined to be outside the 0.2% (500-year) annual chance floodplain".

2.1 SOILS

ECS Florida, LLC (ECS) performed a subsurface exploration and geotechnical engineering report for the proposed site. Please refer to the Geotechnical Engineering Report(s) prepared by ECS, dated May 27, 2022. Additionally, the SCS Soil Survey for the proposed site can be found in **Appendix A**.

2.2 GROUNDWATER

The groundwater levels were investigated and determined by Terracon and were included as part of their Geotechnical Engineering Report(s). Please refer to the Geotechnical Engineering Report(s) prepared by Terracon, dated May 27,2022.

Stormwater Management Area	Boring Label	Existing Conditions Natural Ground (ft.) (NAVD)	Measured Groundwater Approx. Elevation (ft.) (NAVD)	Estimated SHWT (ft.) (NAVD)	Control Elevation Used (ft.) (NAVD)
Basin A	A-02	123.56	114.06	115.56	115.50
	A-03	123.60	114.10	115.60	
	R-03	123.41	113.91	115.41	
Basin B	R-01	121.51	>111.51	113.51	114.50
	A-04	123.53	114.03	115.53	
	R-02	122.82	113.32	114.82	

2.3 EXISTING DRAINAGE

The existing undeveloped property contains no stormwater BMPs for onsite stormwater. The site is broken up into two (2) basins. Basin A (0.17-acres) is located at the southern edge of the site along E 6th Ave. and drains directly offsite into drainage inlets along E. 6th Avenue. Basin B (2.0-acres) is the majority of the site and drains northwest towards 5th Avenue. Runoff from Basin B is collected in drainage inlets along E. 5th Avenue. Site discharges from the property entering the inlets along E. 6th Ave. and E. 5th Ave. will enter the master drainage system originally permitted under SFWMD Permit No. 040701-24.

Please also refer to the USGS Quad Map in Appendix A and the Pre-Development Basin Map located in **Appendix B**.

2.3.1 BASINS

Existing site conditions consist of two (2) basin. Basin-A is a 0.17 acre basin at the south side of the site along E. 6th Avenue. Basin-B is a 2.0 acre basin that drains northwest to E. 5th Avenue. The table below provides the existing basin characteristics used to model existing conditions. Please refer to **Appendix A** for an exhibit showing location of basins under existing conditions.

	Basin A	Basin B
Drainage Basin Area (acres)	0.17	2.00
Time of Conc., TC (min.)	10	31
Composite Curve Number, CN	63.6	49.3
Node	South Outfall	North Outfall

Table 1:Existing Pre-Development Basin Summary Table

2.3.2 CN CALCULATIONS

CN values for the proposed property are based on the USGS values associated with the existing condition soils. See **Appendix B** for the associated drainage calculations and **Appendix D** for the modeling.

2.3.3 TIME OF CONCENTRATION

Time of concentration for Basin B has been calculated and included in

Appendix B. Due to the small size of Basin A, the time of concentration for this basin has been assumed to be the minimum 10-minute value based on TR-55 guidance.

2.3.4 TAILWATER CONDITION

The tailwater conditions for the boundary outfalls are based on the existing grades in the area the site ultimately outfalls. The associated tailwater grades are based on the topographic survey grades provided by Accuright Surveys of Orlando, Inc. dated March 17, 2021.

2.3.5 EXISTING DEVELOPMENT RUNOFF

The stormwater runoff from the pre-development basins was determined using Advanced Interconnected Channel & Pond Routing (ICPR v4.07.08) by Streamline Technologies, Inc. Please refer to **Appendix D** for the ICPR pre-development input data and drainage analysis results.

3 PROPOSED DEVELOPMENT

The Windermere Downtown Property project proposes the development of a 2.17-acre property for commercial purposes. Stormwater runoff from the proposed development will be managed by an underground exfiltration system located within the parking lot and drive aisles of the site. The BMPs will provide treatment (quality) volume and attenuation (quantity) volume for the proposed development. The proposed stormwater management system has been designed to meet or exceed all the requirements of South Florida Water Management District (SFWMD) and the Town of Windermere, FL.

3.1 STORMWATER MANAGEMENT

The proposed site is broken into two (2) basins, “Basin-A” and “Basin-B”. All stormwater within Basin-A drains into the Basin-A exfiltration trench system. All stormwater within Basin-B drains into the Basin-B exfiltration trench system. Exfiltration trenches A and B are interconnected to provide a combined treatment and attenuation volume.

The tables below summarize the parameters of the proposed exfiltration trenches and the control structure utilized in the stormwater design.

3.1.1 BASINS

The post-development drainage conditions were analyzed with multiple drainage basins. Please refer to *Table 2* below for the post-development contributing basin summary, and the Post-Development Drainage Basin Map located in **Appendix C** for details.

	Basin-A	Basin-B
Drainage Basin Area (acres)	1.738	0.694
Total Impervious Area (acres)	1.029	0.265
% Impervious	59.2%	38.2%
Time of Conc., TC (min.)	10	10
Composite Curve Number, CN	73.9	61.5
Node	Basin-A	Basin-B

Table 2: Proposed POST-Development Basin Summary Table

3.1.2 CN CALCULATIONS

A summary of the basin areas and associated CN numbers can be found in *Table 2* above. The CN calculations for the post-development conditions can be seen in **Appendix C**.

3.1.3 TIME OF CONCENTRATION

The time of concentration ('Tc') for the improved post-development drainage basins were established at 10 minutes. Please refer to the Post-Development Drainage Basin Map in **Appendix C**.

3.1.4 TAILWATER CONDITIONS

The tailwater conditions for the post-development condition are the same as the pre-development condition. Please refer to Section 2.3.4.

3.1.5 WATER QUALITY (TREATMENT) VOLUME (PER SFWMD)

Multiple stormwater systems will be utilized for the Best Management Practice (BMP) to reduce the discharge of pollutants associated with stormwater runoff from the development. The following standards are the water quality volume requirements per SFWMD ERP Applicants Handbook, Volume II, Section 4.2.1:

The Greater of:

0.5" of runoff over the Basin

OR

1.25" times the percentage of Impervious Area

PLUS

Additional 50% water quality treatment volume (for Impaired water body)

See *Table 3* below for a summary of the required and provided retention water quality (treatment) volumes. Please see **Appendix D** for water quality volume calculations.

Table 3: Required Wet Pond Treatment Volumes

Drainage Area	Drainage Area (acres)	Imp. Area for Water Quality (acres)	Required Water Quality Volume				***Provided Water Quality Volume
			0.5" Over Site	1.25" Over Impervious Area	50% Add. Impaired	Total Required	
BASIN-A	1.738	0.709	0.07 ac-ft	0.10 ac-ft	0.05 ac-ft	**0.15 ac-ft**	**0.56 ac-ft**
BASIN-B	0.694	0.265	0.03 ac-ft	0.03 ac-ft	0.01 ac-ft	**0.04 ac-ft**	**0.17 ac-ft**

3.1.6 WATER QUALITY VOLUME RECOVERY

Per SFWMD criteria, the exfiltration trenches are required to recover the treatment volume within 72 hours (3 days) following a storm event.

Table 4 below provides the Kh and Kv values used to model the recovery within the exfiltration trenches. A safety factor of 2.0 has been applied to the K_h & K_v rates. Any fill used to bring the system to the design elevation will be required to have these permeability rates.

Table 4: Permeability Rates

Node Name	K (Horizontal)* ft/day	K (Vertical)* ft/day
Basin A	10.65	7.1
Basin B	10.65	7.1

**Value includes safety factor of 2*

Recovery was determined utilizing ICPR (v4.07.08). As designed, the exfiltration trenches drawdown the required volume in less than 72 hours. Please see **Appendix E** for supporting recovery analysis and results.

3.1.7 PROPOSED DEVELOPMENT RUNOFF

The stormwater runoff from the post-development basins was determined using ICPR (v4.07.08) by Streamline Technologies, Inc. Please refer to **Appendix C** for the post-development drainage analysis results, input data, and nodal diagram. Please refer to *Table 5* below for a summary of the pre- vs. post- development peak discharge rates (Q).

Table 5: Peak Discharge Summary

	Pre-Development North Outfall Q_{max} (CFS)	**Post-Development North Outfall Q_{max} (CFS)**
25yr-72hr Storm Event	2.89	2.64

Table 6: Pond Maximum Stage Summary

Storm Event	**Basin A Max Stage (ft.) (NAVD)**	**Basin B Max Stage (ft.) (NAVD)**
10yr-24hr	121.51	121.51
25yr-72hr	122.79	122.76
100yr-72hr	123.33	123.01
Top of Trench/Pavers	123.25	120.00

3.1 CONCLUSION

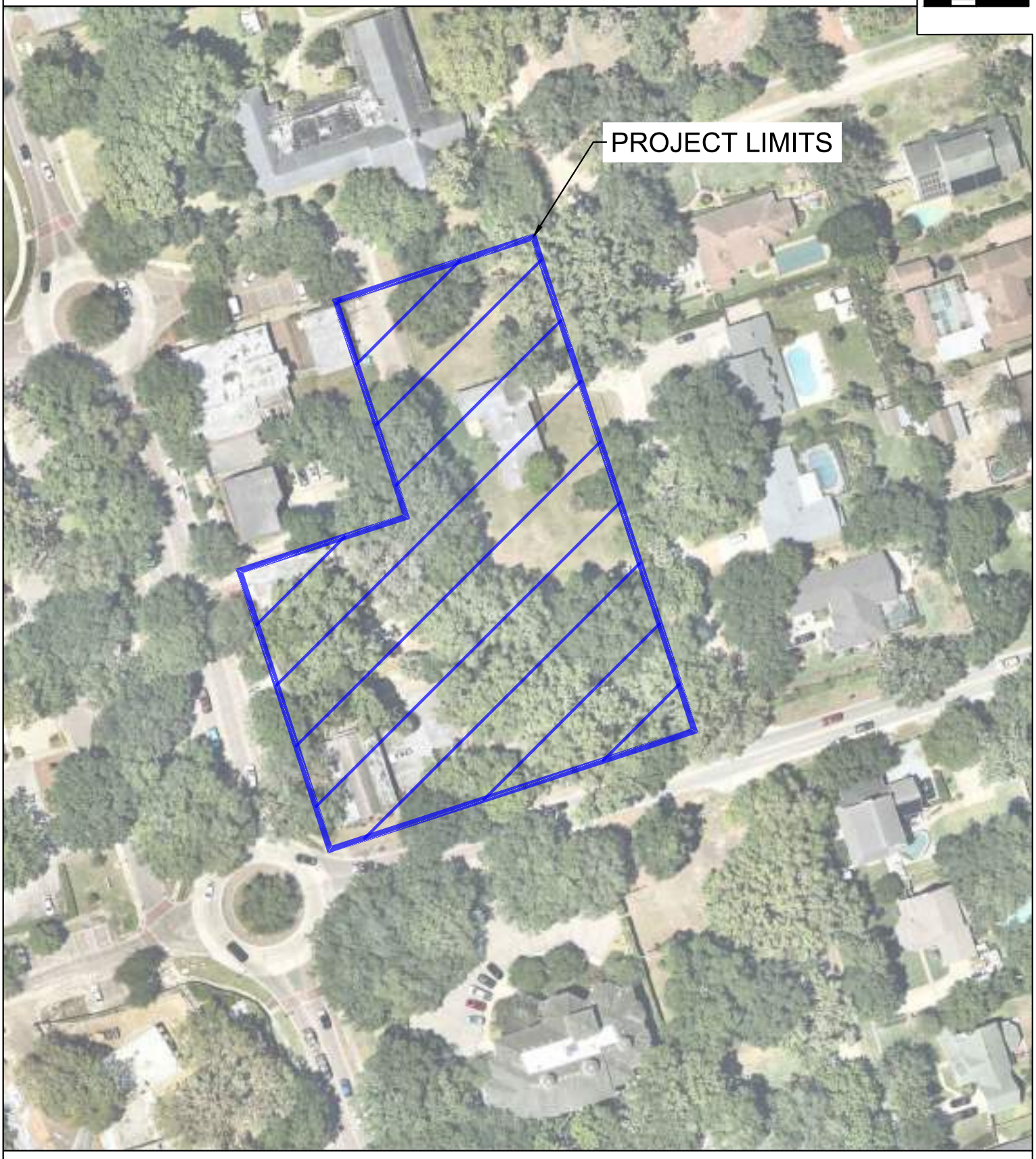
This Drainage Analysis demonstrates the proposed improvements and design of the proposed stormwater management system meet or exceeds all the requirements of the South Florida Water Management District (SFWMD) and the Town of Windermere.

APPENDICES

APPENDIX A

PROJECT MAPS

- General Location Map
- Aerial Photograph
- USGS Quad Map
- FEMA F.I.R.M.
- SCS SOIL MAP



EX-1

WINDERMERE DOWNTOWN PROPERTY

WINDERMERE, FLORIDA

AERIAL MAP

Kimley»Horn

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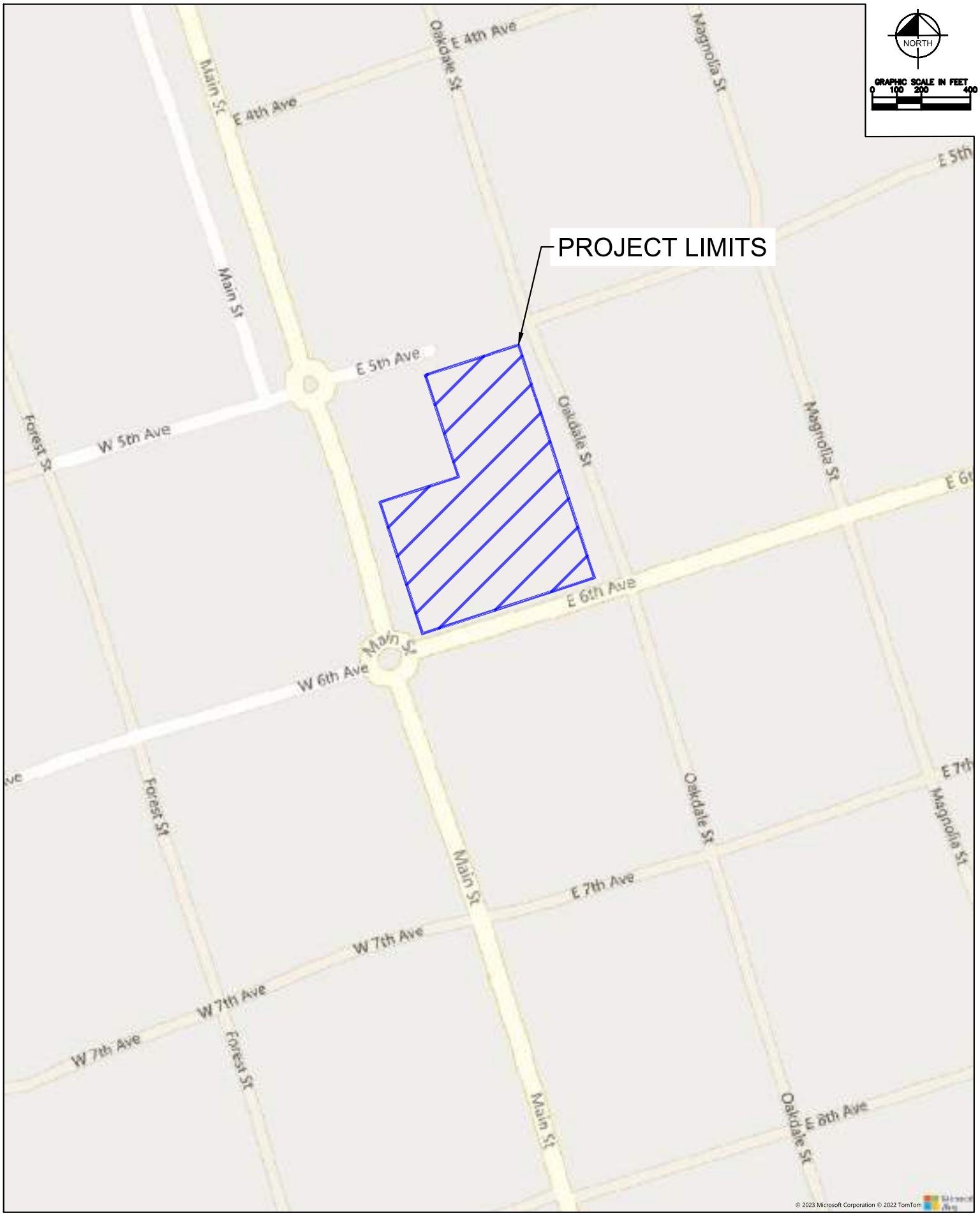

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EX-2

WINDERMERE DOWNTOWN PROPERTY

WINDERMERE, FLORIDA

LOCATION MAP

Kimley»Horn

Map Unit Symbol	Map Unit Name
48	Tavares fine sand-Urban land complex, 0 to 5 percent slopes

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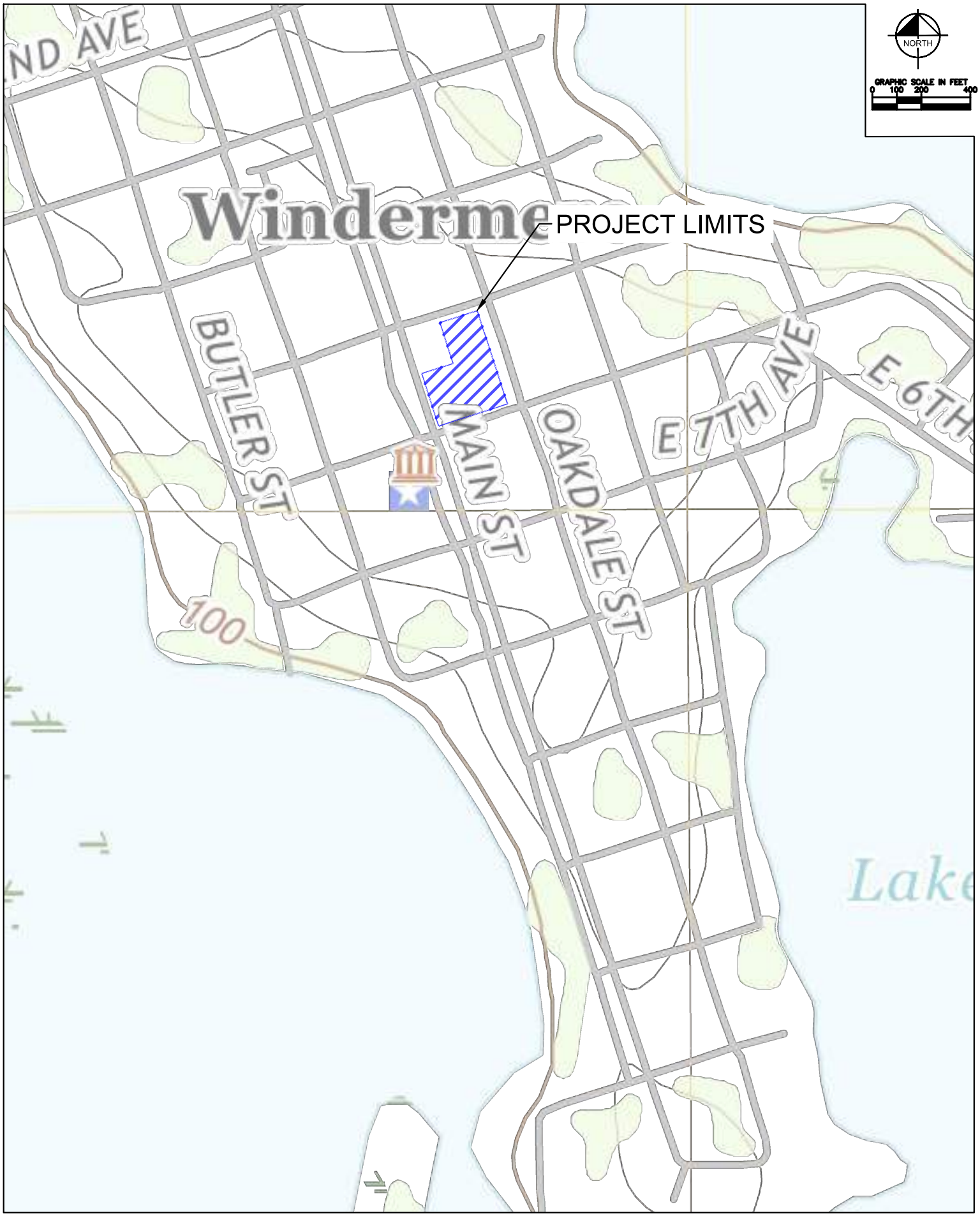
EX-3

WINDERMERE DOWNTOWN PROPERTY

WINDERMERE, FLORIDA

SCS SOIL SURVEY

Kimley»Horn



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EX-4

WINDERMERE DOWNTOWN PROPERTY

WINDERMERE, FLORIDA

USGS QUAD MAP

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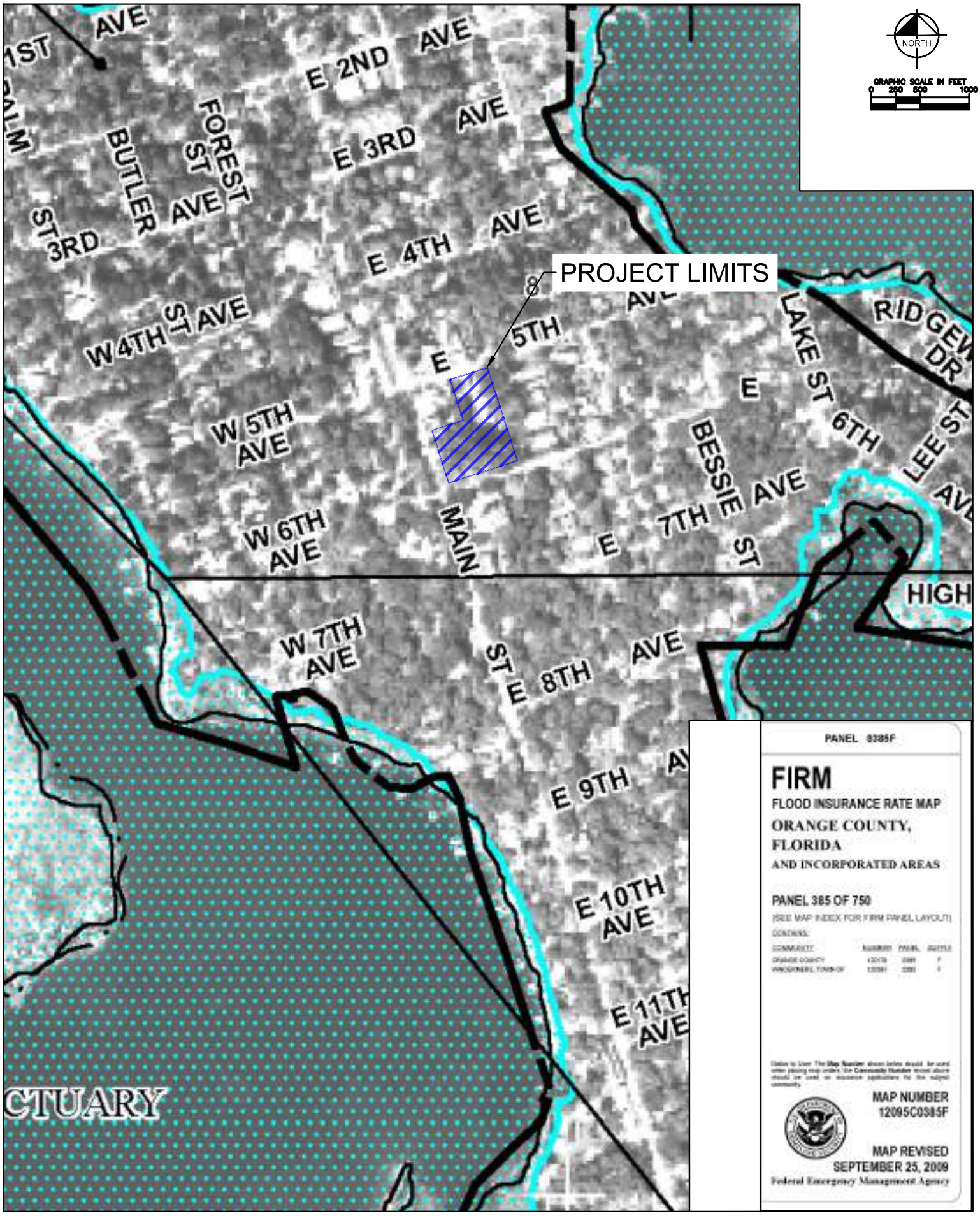

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EX-5

WINDERMERE DOWNTOWN PROPERTY

WINDERMERE, FLORIDA

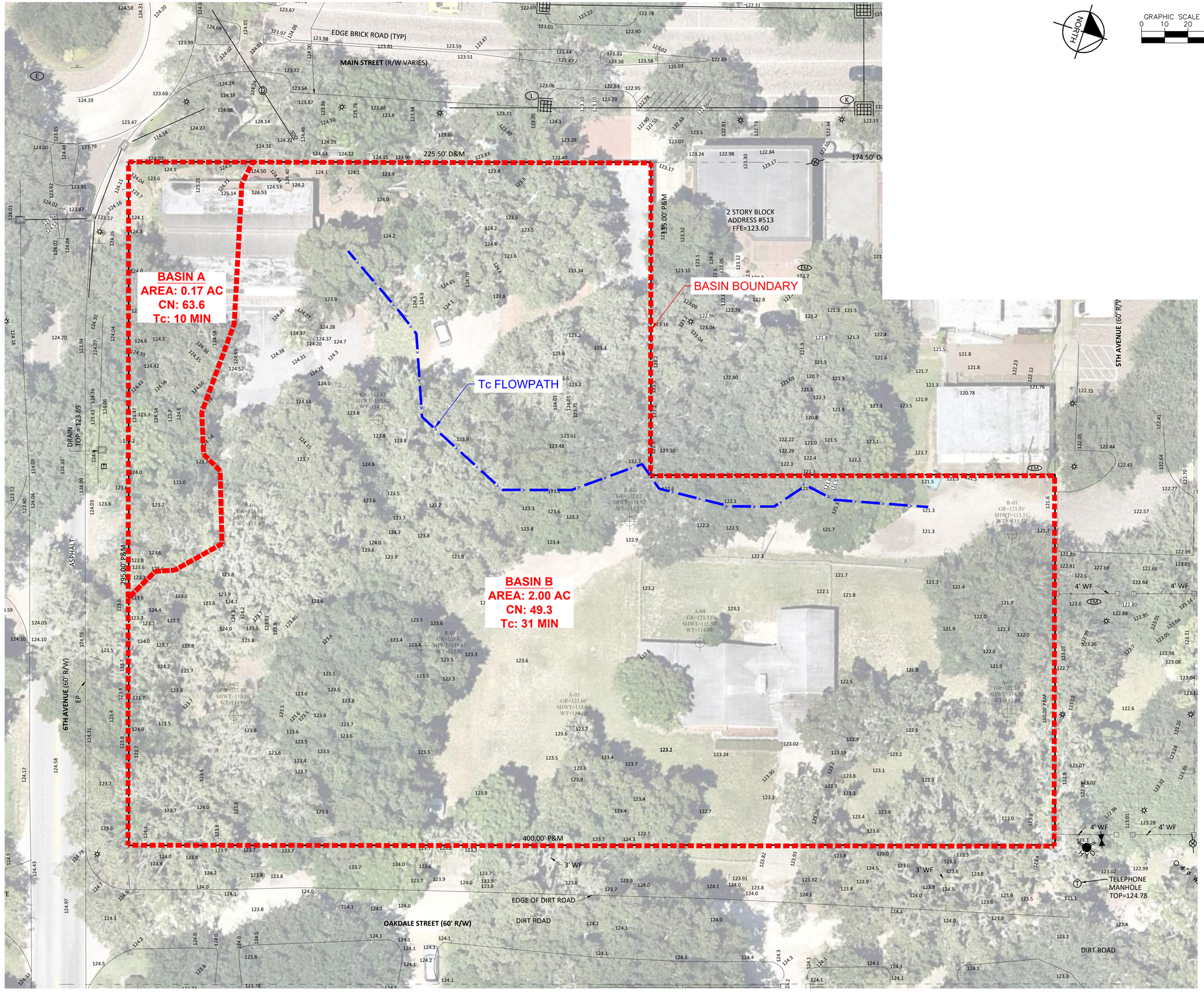
FEMA F.I.R.M. MAP

Kimley»Horn

APPENDIX B

PRE - DEVELOPMENT

- DRAINAGE BASIN MAP
- Tc CALCULATION
- CN CALCULATION



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-698-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

FL LICENSE NUMBER

DATE:

KHA PROJECT 149973004			
DATE 02/18/2022			
SCALE AS SHOWN			
DESIGNED BY	MIG	CML	
DRAWN BY	CML	MIG	
CHECKED BY	MIG		

PRE-DEVELOPMENT DRAINAGE MAP

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
PRE-01

Worksheet 3 : Time of Concentration (T_c) or travel time (T_t)

Project	WINDERMERE DOWNTOWN PROPERTY	By	MIG	Date	2/24/2022
Location	WINDERMERE, FL	Checked	JAM	Date	2/24/2022
		Pre	X	Post	
		T_c	X	T_t	

			Basin	PRE-A	PRE-B			
Sheet flow (Applicable to Tc only)								
			Segment ID		Overland			
1.	Surface Description (Table 3-1)				Short Grass			
2.	Manning's Roughness coeff., n (Table 3-1)				0.20			
3.	Flow Length, L (total L ≤ 300 ft)		ft		300			
4.	2-Yr 24-Hr rainfall, P_2		in		4.5			
5.	Land slope, s		ft/ft		0.012			
6.	$T_t = 0.007(nL)^{0.8} / P_2^{0.5} s^{0.4}$		hr		0.515			
Shallow Concentrated Flow								
			Segment ID		Overland			
7.	Surface Description (Paved or Unpaved)				Unpaved			
8.	Flow Length, L		ft		25.8			
9.	Watercourse slope, s		ft/ft		0.002			
10.	Average Velocity, V (figure 3-1)		ft/s		1.75			
11.	$T_t = L / 3600V$		hr		0.004			
Channel Flow								
			Segment ID					
12.	Cross sectional flow area, a		ft^2					
13.	Wetted perimeter, p_w		ft					
14.	Hydraulic Radius, $r = a / p_w$		ft					
15.	Channel Slope, s		ft/ft					
16.	Manning's Roughness coeff., n							
17.	$V = 1.49 r^{2/3} s^{1/2} / n$		ft/s					
18.	Flow Length, L		ft					
19.	T_t =		hr					
20.	Watershed or subarea T_c or T_t (Adding T_t in Steps 6,11,and 19)		hr		0.52	0.00	0.00	0.00
		or						
			min	10	31	0	0	0

(210-VI-TR-55, Second Ed., June 1986)

CURVE NUMBER WORKSHEET

PRE-DEVELOPMENT FOR BASIN-A

Basin Area = 0.17 acres

AREA	SCS SOIL TYPE	COVER TYPE AND CONDITIONS	CURVE NUMBER	SUB TOTAL
		Grass (Lawns, Parks, Golf Courses, etc.)		
	A	Cover < 50%	68	0.0
	A	Cover 50% to 75%	49	0.0
0.10	A	Cover > 75%	39	3.8
		Grass (Lawns, Parks, Golf Courses, etc.)		
	B	Cover < 50%	79	0.0
	B	Cover 50% to 75%	69	0.0
	B	Cover > 75%	61	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	C	Cover < 50%	86	0.0
	C	Cover 50% to 75%	79	0.0
	C	Cover > 75%	74	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
	D	Cover > 75%	80	0.0
		Woods(Forest, Orchard)		
	A	Cover < 50%	45	0.0
	A	Cover 50% to 75%	35	0.0
	A	Cover > 75%	25	0.0
		Woods(Forest, Orchard)		
	B	Cover < 50%	66	0.0
	B	Cover 50% to 75%	60	0.0
	B	Cover > 75%	55	0.0
		Woods(Forest, Orchard)		
	C	Cover < 50%	77	0.0
	C	Cover 50% to 75%	74	0.0
	C	Cover > 75%	70	0.0
		Woods(Forest, Orchard)		
	D	Cover < 50%	83	0.0
	D	Cover 50% to 75%	80	0.0
	D	Cover > 75%	77	0.0
0.070	A,B,C,D	Impervious (Pavement, Concrete, Surface Waters)	98	6.9
			WEIGHTED CURVE NUMBER =	**63.6**

WEIGHTED CURVE NUMBER = SUM (CN*AREA) / TOTAL AREA

CURVE NUMBER WORKSHEET

PRE-DEVELOPMENT FOR BASIN-B

Basin Area = 2.00 acres

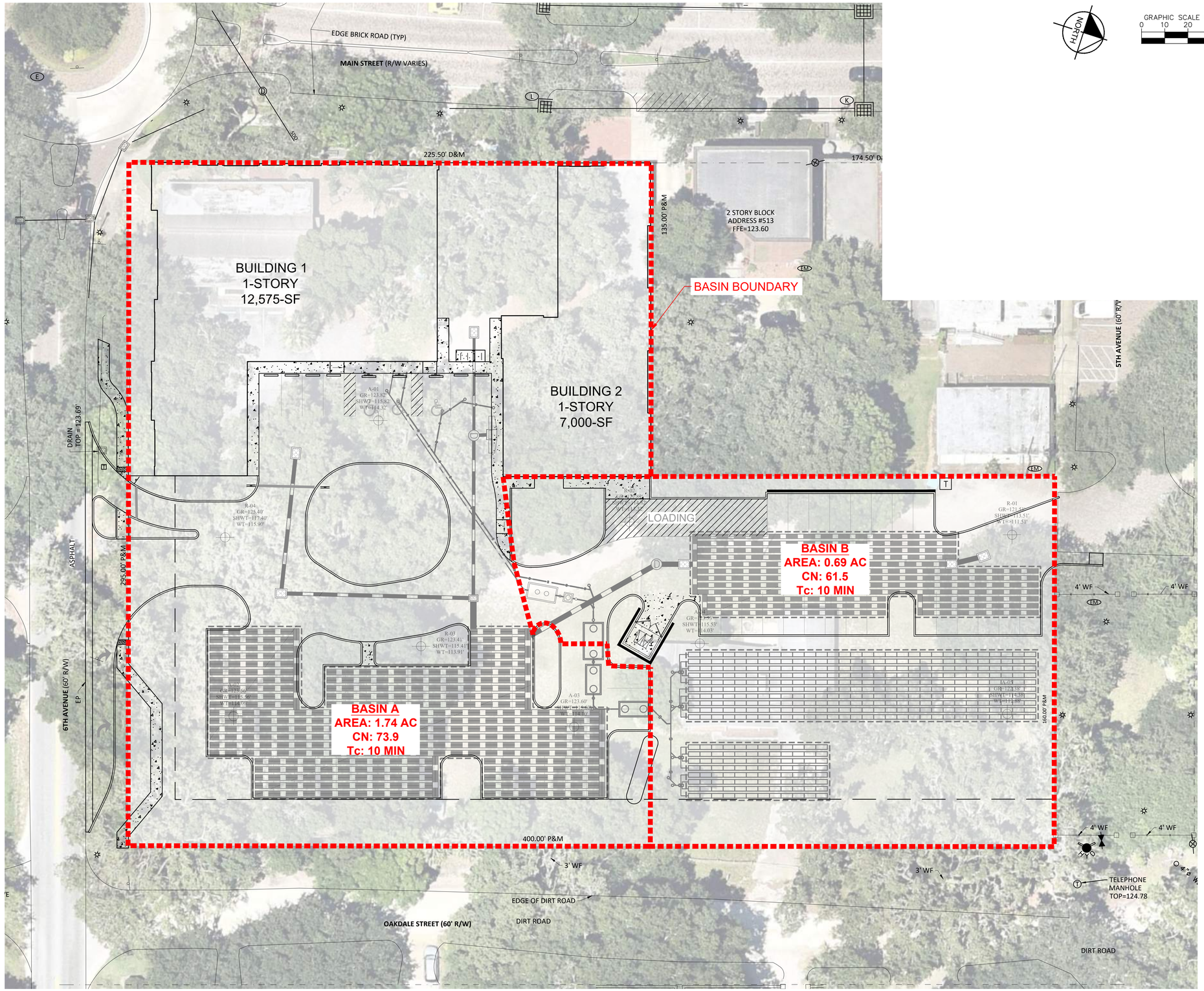
AREA	SCS SOIL TYPE	COVER TYPE AND CONDITIONS	CURVE NUMBER	SUB TOTAL
		Grass (Lawns, Parks, Golf Courses, etc.)		
	A	Cover < 50%	68	0.0
	A	Cover 50% to 75%	49	0.0
1.65	A	Cover > 75%	39	64.3
		Grass (Lawns, Parks, Golf Courses, etc.)		
	B	Cover < 50%	79	0.0
	B	Cover 50% to 75%	69	0.0
	B	Cover > 75%	61	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	C	Cover < 50%	86	0.0
	C	Cover 50% to 75%	79	0.0
	C	Cover > 75%	74	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
	D	Cover > 75%	80	0.0
		Woods(Forest, Orchard)		
	A	Cover < 50%	45	0.0
	A	Cover 50% to 75%	35	0.0
	A	Cover > 75%	25	0.0
		Woods(Forest, Orchard)		
	B	Cover < 50%	66	0.0
	B	Cover 50% to 75%	60	0.0
	B	Cover > 75%	55	0.0
		Woods(Forest, Orchard)		
	C	Cover < 50%	77	0.0
	C	Cover 50% to 75%	74	0.0
	C	Cover > 75%	70	0.0
		Woods(Forest, Orchard)		
	D	Cover < 50%	83	0.0
	D	Cover 50% to 75%	80	0.0
	D	Cover > 75%	77	0.0
0.348	A,B,C,D	Impervious (Pavement, Concrete, Surface Waters)	98	34.1
			WEIGHTED CURVE NUMBER =	**49.3**

WEIGHTED CURVE NUMBER = SUM (CN*AREA) / TOTAL AREA

APPENDIX C

POST - DEVELOPMENT

- DRAINAGE BASIN MAP
- CN CALCULATION
- TREATMENT VOLUME CALC & STAGE/STORAGE



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No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FL LICENSE NUMBER
DATE:

KHA PROJECT 149973004
DATE 02/16/2022
SCALE AS SHOWN
DESIGNED BY MIG
DRAWN BY CML
CHECKED BY MIG

POST-DEVELOPMENT DRAINAGE MAP

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
POST-01

CURVE NUMBER WORKSHEET

POST-DEVELOPMENT BASIN A

Basin Area = 1.74 acres

AREA	SCS SOIL TYPE	COVER TYPE AND CONDITIONS	CURVE NUMBER	SUB TOTAL
		Grass (Lawns, Parks, Golf Courses, etc.)		
	A	Cover < 50%	68	0.0
	A	Cover 50% to 75%	49	0.0
0.579	A	Cover > 75%	39	22.6
		Grass (Lawns, Parks, Golf Courses, etc.)		
	B	Cover < 50%	79	0.0
	B	Cover 50% to 75%	69	0.0
	B	Cover > 75%	61	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	C	Cover < 50%	86	0.0
	C	Cover 50% to 75%	79	0.0
	C	Cover > 75%	74	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
	D	Cover > 75%	80	0.0
		Woods(Forest, Orchard)		
	A	Cover < 50%	45	0.0
	A	Cover 50% to 75%	35	0.0
	A	Cover > 75%	25	0.0
		Woods(Forest, Orchard)		
	B	Cover < 50%	66	0.0
	B	Cover 50% to 75%	60	0.0
	B	Cover > 75%	55	0.0
		Woods(Forest, Orchard)		
	C	Cover < 50%	77	0.0
	C	Cover 50% to 75%	74	0.0
	C	Cover > 75%	70	0.0
		Woods(Forest, Orchard)		
	D	Cover < 50%	83	0.0
	D	Cover 50% to 75%	80	0.0
	D	Cover > 75%	77	0.0
0.130	A,B,C,D	PAVEDRAIN	39	5.1
0.579	A,B,C,D	Impervious (Pavement, Concrete)	98	56.8
0.450	A,B,C,D	Impervious (Building/Roof Area)	98	44.1
			WEIGHTED CURVE NUMBER =	**73.9**

WEIGHTED CURVE NUMBER = SUM (CN*AREA) / TOTAL AREA

SFWMD - WATER QUALITY CRITERIA

DRY RETENTION A

Basin Area = 1.74 acres

Pervious Area = 0.58 acres

Water surface area = 0.00 acres
Roof Area = 0.45 acres

Impervious Area (Excluding water surface/roof area) = 0.709 acres

1. Compute the first 1-inch of runoff from the developed project:

= 1 inch x 1.74 ac. x (1ft/12in) x 50%
= **0.07** **ac-ft.** for the first inch of runoff

2. Compute 2.5-inches times the percentage of imperviousness:

a. Site area for water quality pervious/impervious calculations only:

= Total project - (water surface + roof)
= 1.74 ac. - (0.00 ac. + 0.45 ac.)
= 1.74 ac. - 0.45 ac.
= **1.29** **acres** of site area for water quality pervious/impervious

b. Impervious area for water quality pervious/impervious calculations only:

= (Site area for water quality pervious/impervious) - pervious area
= 1.29 ac. - 0.58 ac.
= **0.71** **acres** of impervioуus area for water quality pervious/impervious

c. Percentage of impervious for water quality:

= (Impervious area for water quality/Site area for water quality) x 100%
= (0.71 ac. / 1.29 ac.) x 100%
= **55.0%** **impervious**

d. For 2.5 inches times the percentage impervious:

= 2.5 in. x 0.55
= **1.38** **inches** to be treated

e. Compute volume required for water quality Dry Retention:

= inches to be treated x (total site - lakes) x 50%
= 1.38 " x (1.74 ac. - 0.00 ac.) x (1ft/12in) x 50%
= **0.10** **acre-ft.** required dry retention storage

3. Provide additional 50% water quality treatment volume (per FDEP impaired water-body):
= 0.10 **acre-ft.** x 1.5
= **0.15** **acre-ft.**

REQUIRED DRY RETENTION VOLUME = 0.149 ACRE-FT. = 6,511 CF

PROVIDED DRY RETENTION VOLUME = 0.563 ACRE-FT. = 24,542 CF

STAGE VERSUS STORAGE RELATIONSHIP

Windermere Downtown Property
Town of Windermere, FL

Overall System Footprint =	9,643	sf
Pipe Diameter =	29	in
Pipe Invert =	118.00	ft
Total Pipe Length =	2,659	ft
Stone Porosity =	40	%
Stone Above Pipe =	0	in
Stone Below Invert =	0	in

			PIPE				STONE	SYSTEM		
	Elevation (ft)	System Depth (ft)	Section Depth (ft)	Section Area (sf)	Incr. Area (cf)	Incr. Volume (cf)	Incr. Volume (cf)	Incr. Volume (cf)	Cummulative Volume (cf)	Cummulative Volume (ac-ft)
STONE	120.42	2.42	2.42	4.59	0.00	0.0	0.0	0.0	16,639.1	
	120.42	2.42	2.42	4.59	0.00	0.0	0.0	0.0	16,639.1	
	120.42	**2.42**	**2.42**	**4.59**	**0.05**	**131.2**	**268.9**	**400.1**	**16,639.1**	**0.38198**
	120.33	2.33	2.33	4.54	0.09	235.9	227.1	463.0	16,239.0	0.37280
	120.25	**2.25**	**2.25**	**4.45**	**0.11**	**300.0**	**201.4**	**501.4**	**15,776.0**	**0.36217**
	120.17	2.17	2.17	4.34	0.13	348.5	182.0	530.5	15,274.6	0.35066
	120.08	2.08	2.08	4.20	0.15	387.5	166.4	553.9	14,744.0	0.33848
	120.00	**2.00**	**2.00**	**4.06**	**0.16**	**419.6**	**153.6**	**573.2**	**14,190.1**	**0.32576**
	119.92	1.92	1.92	3.90	0.17	446.4	142.9	589.3	13,616.9	0.31260
	119.83	1.83	1.83	3.73	0.18	468.8	133.9	602.7	13,027.6	0.29907
	119.75	**1.75**	**1.75**	**3.56**	**0.18**	**487.3**	**126.5**	**613.8**	**12,424.9**	**0.28524**
	119.67	1.67	1.67	3.37	0.19	502.5	120.4	622.9	11,811.1	0.27115
	119.58	1.58	1.58	3.18	0.19	514.6	115.6	630.2	11,188.2	0.25685
	119.50	**1.50**	**1.50**	**2.99**	**0.20**	**523.8**	**111.9**	**635.7**	**10,558.0**	**0.24238**
	119.42	1.42	1.42	2.79	0.20	530.2	109.3	639.6	9,922.3	0.22779
	119.33	1.33	1.33	2.60	0.20	534.1	107.8	641.9	9,282.8	0.21310
PIPE	**119.25**	**1.25**	**1.25**	**2.39**	**0.20**	**535.3**	**107.3**	**642.6**	**8,640.9**	**0.19837**
	119.17	1.17	1.17	2.19	0.20	534.1	107.8	641.9	7,998.2	0.18361
	119.08	1.08	1.08	1.99	0.20	530.2	109.3	639.6	7,356.4	0.16888
	119.00	**1.00**	**1.00**	**1.79**	**0.20**	**523.8**	**111.9**	**635.7**	**6,716.8**	**0.15420**
	118.92	0.92	0.92	1.60	0.19	514.6	115.6	630.2	6,081.1	0.13960
	118.83	0.83	0.83	1.40	0.19	502.5	120.4	622.9	5,450.9	0.12514
	118.75	**0.75**	**0.75**	**1.21**	**0.18**	**487.3**	**126.5**	**613.8**	**4,828.0**	**0.11084**
	118.67	0.67	0.67	1.03	0.18	468.8	133.9	602.7	4,214.2	0.09674
	118.58	0.58	0.58	0.85	0.17	446.4	142.9	589.3	3,611.5	0.08291
	118.50	**0.50**	**0.50**	**0.69**	**0.16**	**419.6**	**153.6**	**573.2**	**3,022.2**	**0.06938**
	118.42	0.42	0.42	0.53	0.15	387.5	166.4	553.9	2,449.0	0.05622
	118.33	0.33	0.33	0.38	0.13	348.5	182.0	530.5	1,895.1	0.04351
	118.25	**0.25**	**0.25**	**0.25**	**0.11**	**300.0**	**201.4**	**501.4**	**1,364.6**	**0.03133**
	118.17	0.17	0.17	0.14	0.09	235.9	227.1	463.0	863.1	0.01982
	118.08	0.08	0.08	0.05	0.05	131.2	269.0	400.2	400.2	0.00919
	118.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.0**	**0.0**	**0.0**	**0.0**	**0.00000**
STONE	118.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.0	
	118.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.0	

	Elevation (FT)	Feet	Area (SF)	Area (AC)	Avg. Area (SF)	Volume (CF)	Volume Sum (CF)	Volume Sum (Ac-Ft)
1-IN ABOVE STRUCTURE	123.42	3.00	9,643	0.221		804	27,514	0.6316
					9,643			
TOP OF STRUCTURE (1-IN)	123.33	2.91	9,643	0.221		804	26,710	0.6132
					9,643			
TOP OF PAVERS	**123.25**	2.83	9,643	0.221		1,004	25,907	0.5947
					9,643			
TOP OF #57 STONE/BOTTOM OF PAVERS	122.75	2.33	9,643	0.221		1,205	24,903	0.5717
					9,643			
TOP OF #4 STONE	122.25	1.83	9,643	0.221		7,059	23,698	0.5440
					9,643			
BOTTOM OF STONE	120.42	0	9,643	0.221		0	16,639	0.3820

NOTE:

VOID RATIO OF 0.25 USED FOR THE TOP 6-INCH LAYER OF #57 STONE AND 0.40 FOR THE 22-INCH LAYER OF #4 STONE.

CURVE NUMBER WORKSHEET

POST-DEVELOPMENT BASIN B

Basin Area = 0.694 acres

AREA	SCS SOIL TYPE	COVER TYPE AND CONDITIONS	CURVE NUMBER	SUB TOTAL
		Grass (Lawns, Parks, Golf Courses, etc.)		
	A	Cover < 50%	68	0.0
	A	Cover 50% to 75%	49	0.0
0.429	A	Cover > 75%	39	16.7
		Grass (Lawns, Parks, Golf Courses, etc.)		
	B	Cover < 50%	79	0.0
	B	Cover 50% to 75%	69	0.0
	B	Cover > 75%	61	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	C	Cover < 50%	86	0.0
	C	Cover 50% to 75%	79	0.0
	C	Cover > 75%	74	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
	D	Cover > 75%	80	0.0
		Woods(Forest, Orchard)		
	A	Cover < 50%	45	0.0
	A	Cover 50% to 75%	35	0.0
	A	Cover > 75%	25	0.0
		Woods(Forest, Orchard)		
	B	Cover < 50%	66	0.0
	B	Cover 50% to 75%	60	0.0
	B	Cover > 75%	55	0.0
		Woods(Forest, Orchard)		
	C	Cover < 50%	77	0.0
	C	Cover 50% to 75%	74	0.0
	C	Cover > 75%	70	0.0
		Woods(Forest, Orchard)		
	D	Cover < 50%	83	0.0
	D	Cover 50% to 75%	80	0.0
	D	Cover > 75%	77	0.0
0.265	A,B,C,D	Impervious (Pavement, Concrete, Surface Waters)	98	26.0
			WEIGHTED CURVE NUMBER =	**61.5**

WEIGHTED CURVE NUMBER = SUM (CN*AREA) / TOTAL AREA

SFWMD - WATER QUALITY CRITERIA

DRY RETENTION B

Basin Area =	0.694	acres
Pervious Area =	0.429	acres
Water surface area =	0.00	acres
Roof Area =	0.00	acres
Impervious Area (Excluding water surface/roof area) =	0.265	acres

1. Compute the first 1-inch of runoff from the developed project:

= 1 inch x 0.69 ac. x (1ft/12in) x 50%
= **0.03** **ac-ft.** for the first inch of runoff

2. Compute 2.5-inches times the percentage of imperviousness:

a. Site area for water quality pervious/impervious calculations only:

= Total project - (water surface + roof)
= 0.69 ac. - (0.00 ac. + 0.00 ac.)
= 0.69 ac. - 0.00 ac.
= **0.69** **acres** of site area for water quality pervious/impervious

b. Impervious area for water quality pervious/impervious calculations only:

= (Site area for water quality pervious/impervious) - pervious area
= 0.69 ac. - 0.43 ac.
= **0.27** **acres** of impervioуus area for water quality pervious/impervious

c. Percentage of impervious for water quality:

= (Impervious area for water quality/Site area for water quality) x 100%
= (0.27 ac. / 0.69 ac.) x 100%
= **38.2%** **impervious**

d. For 2.5 inches times the percentage impervious:

= 2.5 in. x 0.38
= **0.95** **inches** to be treated

e. Compute volume required for water quality Dry Retention:

= inches to be treated x (total site - lakes) x 50%
= 0.95 " x (0.69 ac. - 0.00 ac.) x (1ft/12in) x 50%
= **0.03** **acre-ft.** required dry retention storage

3. Provide additional 50% water quality treatment volume (per FDEP impaired water-body):

= 0.03 **acre-ft.** x 1.5
= **0.04** **acre-ft.**

REQUIRED DRY RETENTION VOLUME =	**0.043**	**ACRE-FT.**	**=**	**1,890 CF**

PROVIDED DRY RETENTION VOLUME =	**0.169**	**ACRE-FT.**	**=**	**7,377 CF**

STAGE VERSUS STORAGE RELATIONSHIP

Windermere Downtown Property
Town of Windermere, FL

Overall System Footprint =	5,264	sf
Pipe Diameter =	24	in
Pipe Invert =	118.00	ft
Total Pipe Length =	1,680	ft
Stone Porosity =	40	%
Stone Above Pipe =	0	in
Stone Below Invert =	0	in

			PIPE				STONE	SYSTEM		
	Elevation (ft)	System Depth (ft)	Section Depth (ft)	Section Area (sf)	Incr. Area (cf)	Incr. Volume (cf)	Incr. Volume (cf)	Incr. Volume (cf)	Cummulative Volume (cf)	Cummulative Volume (ac-ft)
STONE	120.00	2.00	2.00	3.14	0.00	0.0	0.0	0.0	7,377.3	
	120.00	2.00	2.00	3.14	0.00	0.0	0.0	0.0	7,377.3	
	120.00	**2.00**	**2.00**	**3.14**	**0.04**	**75.2**	**145.4**	**220.6**	**7,377.3**	**0.1694**
	119.92	1.92	1.92	3.10	0.08	134.8	121.5	256.3	7,156.7	0.1643
	119.83	1.83	1.83	3.02	0.10	170.7	107.2	277.9	6,900.3	0.1584
	119.75	**1.75**	**1.75**	**2.91**	**0.12**	**197.4**	**96.5**	**293.9**	**6,622.5**	**0.1520**
	119.67	1.67	1.67	2.80	0.13	218.4	88.1	306.5	6,328.6	0.1453
	119.58	1.58	1.58	2.67	0.14	235.2	81.4	316.6	6,022.1	0.1382
	119.50	**1.50**	**1.50**	**2.53**	**0.15**	**248.7**	**76.0**	**324.7**	**5,705.5**	**0.1310**
	119.42	1.42	1.42	2.38	0.15	259.4	71.7	331.1	5,380.8	0.1235
	119.33	1.33	1.33	2.22	0.16	267.7	68.4	336.1	5,049.7	0.1159
	119.25	**1.25**	**1.25**	**2.07**	**0.16**	**273.7**	**66.0**	**339.7**	**4,713.6**	**0.1082**
	119.17	1.17	1.17	1.90	0.17	277.7	64.4	342.1	4,373.9	0.1004
	119.08	1.08	1.08	1.74	0.17	279.6	63.6	343.2	4,031.9	0.0926
PIPE	**119.00**	**1.00**	**1.00**	**1.57**	**0.17**	**279.6**	**63.6**	**343.2**	**3,688.6**	**0.0847**
	118.92	0.92	0.92	1.40	0.17	277.7	64.4	342.1	3,345.4	0.0768
	118.83	0.83	0.83	1.24	0.16	273.7	66.0	339.7	3,003.3	0.0689
	118.75	**0.75**	**0.75**	**1.08**	**0.16**	**267.7**	**68.4**	**336.1**	**2,663.6**	**0.0611**
	118.67	0.67	0.67	0.92	0.15	259.4	71.7	331.1	2,327.6	0.0534
	118.58	0.58	0.58	0.76	0.15	248.7	76.0	324.7	1,996.5	0.0458
	118.50	**0.50**	**0.50**	**0.61**	**0.14**	**235.2**	**81.4**	**316.6**	**1,671.8**	**0.0384**
	118.42	0.42	0.42	0.47	0.13	218.4	88.1	306.5	1,355.2	0.0311
	118.33	0.33	0.33	0.34	0.12	197.4	96.5	293.9	1,048.7	0.0241
	118.25	**0.25**	**0.25**	**0.23**	**0.10**	**170.7**	**107.2**	**277.9**	**754.8**	**0.0173**
	118.17	0.17	0.17	0.13	0.08	134.8	121.5	256.3	477.0	0.0109
	118.08	0.08	0.08	0.04	0.04	75.2	145.4	220.6	220.6	0.0051
	118.00	**0.00**	**0.00**	**0.00**	**0.00**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0000**
STONE	118.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.0	
	118.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.0	

APPENDIX D

DRAINAGE ANALYSIS

Per ICPR

PRE-DEVELOPMENT
DRAINAGE ANALYSIS

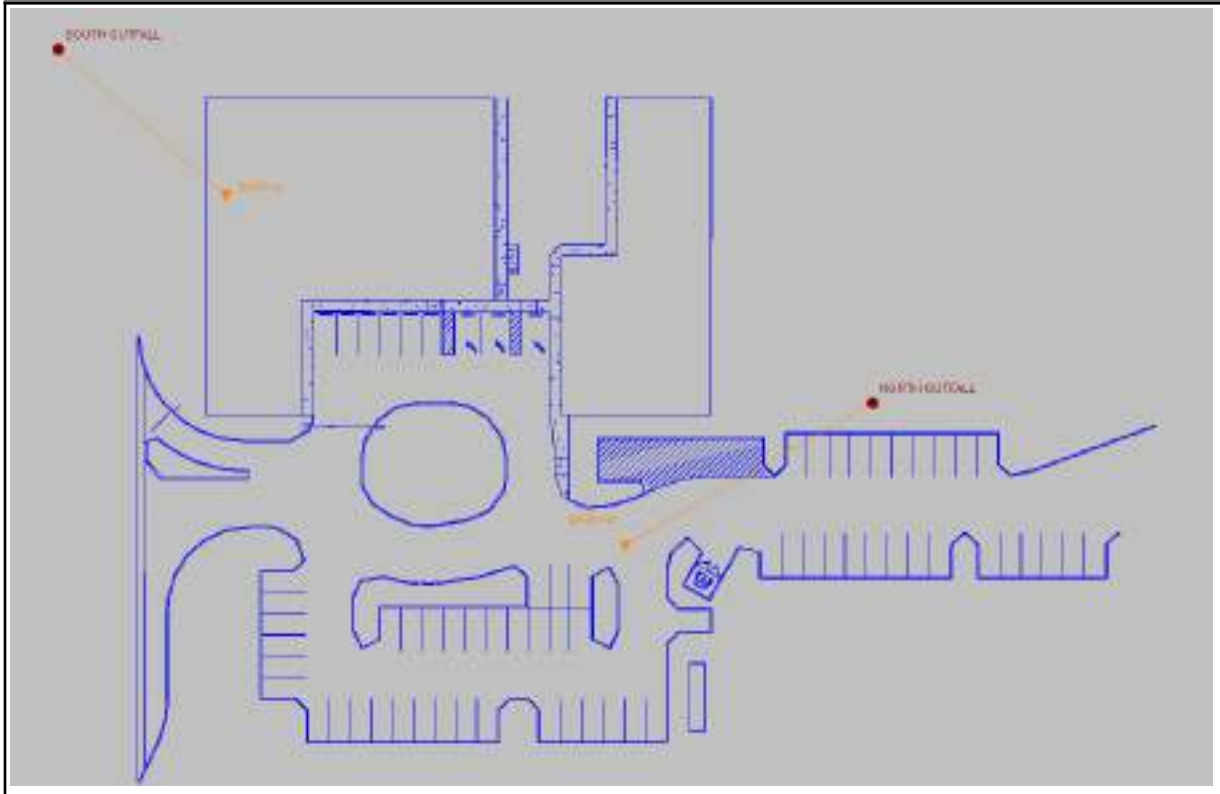
Simple Basin Runoff Summary [PRE-CONDITIONS]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
BASIN-A	100YR-72HR	0.83	60.0167	13.60	8.52	0.1700	63.6	0.00	0.00
BASIN-B	100YR-72HR	4.52	60.2167	13.60	6.10	2.0000	49.3	0.00	0.00
BASIN-A	10YR-24HR	0.43	12.0500	7.90	3.65	0.1700	63.6	0.00	0.00
BASIN-B	10YR-24HR	1.50	12.4167	7.90	2.12	2.0000	49.3	0.00	0.00
BASIN-A	25YR-72HR	0.59	60.0167	10.50	5.80	0.1700	63.6	0.00	0.00
BASIN-B	25YR-72HR	2.89	60.2333	10.50	3.81	2.0000	49.3	0.00	0.00

Node Max Conditions [PRE-CONDITIONS]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
NORTH OUTFALL	100YR-72HR	121.50	121.50	0.0000	4.52	0.00	0
SOUTH OUTFALL	100YR-72HR	123.34	123.34	0.0000	0.83	0.00	0
NORTH OUTFALL	10YR-24HR	121.50	121.50	0.0000	1.50	0.00	0
SOUTH OUTFALL	10YR-24HR	123.34	123.34	0.0000	0.43	0.00	0
NORTH OUTFALL	25YR-72HR	121.50	121.50	0.0000	2.89	0.00	0
SOUTH OUTFALL	25YR-72HR	123.34	123.34	0.0000	0.59	0.00	0

Background Image: Pre-Condition



Simple Basin: BASIN-A

Scenario:	PRE-CONDITIONS
Node:	SOUTH OUTFALL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.1700 ac
Curve Number:	63.6
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: BASIN-B

Scenario:	PRE-CONDITIONS
Node:	NORTH OUTFALL
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	31.0000 min
Max Allowable Q:	999999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.0000 ac
Curve Number:	49.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: NORTH OUTFALL

Scenario:	PRE-CONDITIONS
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	121.50 ft
Warning Stage:	121.50 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	121.50
0	0	0	96.0000	121.50

Comment:

Node: SOUTH OUTFALL

Scenario:	PRE-CONDITIONS
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	123.34 ft
Warning Stage:	123.34 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	123.34
0	0	0	96.0000	123.34

Comment: Top of inlet along 6th Ave

Simulation: 100YR-72HR

Scenario: PRE-CONDITIONS
Run Date/Time: 3/2/2022 5:25:41 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	77.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: SITE
Green-Ampt Set:

Vertical Layers Set:	
Impervious Set:	SITE
Roughness Set:	
Crop Coef Set:	
Fillable Porosity Set:	
Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	13.60 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment: SFWMD 100 yr / 72 hr

Simulation: 10YR-24HR

Scenario:	PRE-CONDITIONS
Run Date/Time:	3/2/2022 5:25:55 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	14.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	14.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: SITE
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: SITE
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 7.90 in
Storm Duration: 24.0000 hr

Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment: 10 yr / 24 hr

Simulation: 25YR-72HR

Scenario: PRE-CONDITIONS
Run Date/Time: 3/2/2022 5:26:36 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	77.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
Reference ET Folder:		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	SITE
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	SITE
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	10.50 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment: SFWMD 25 yr / 72 hr

Simulation: recovery

Scenario:	RECOVERY
Run Date/Time:	2/9/2023 1:40:10 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

Hydrology [sec]	Surface Hydraulics	Groundwater [sec]

		[sec]	
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	14.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	14.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: SITE
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: SITE
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False

dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	No Rainfall
Max dZ:	1.0000 ft	OF Region Rain Opt:	No Rainfall
Link Optimizer Tol:	0.0001 ft		
Edge Length Option:	Automatic		
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment: RECOVERY

POST-DEVELOPMENT DRAINAGE ANALYSIS

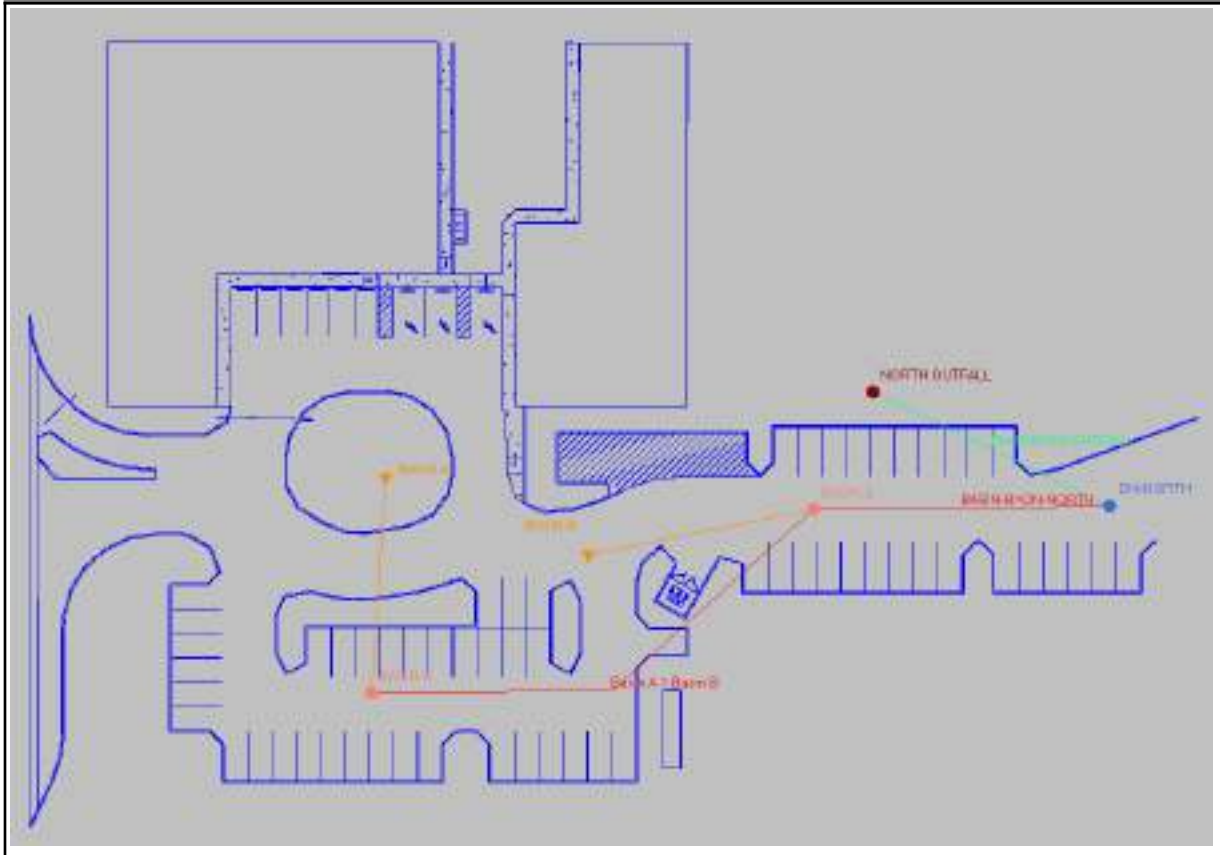
Simple Basin Runoff Summary [POST-CONDITIONS]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
BASIN-A	100YR-72HR	9.48	60.0167	13.60	10.11	1.7380	73.9	0.00	0.00
BASIN-B	100YR-72HR	3.31	60.0167	13.60	8.18	0.6940	61.5	0.00	0.00
BASIN-A	10YR-24HR	5.91	12.0500	7.90	4.82	1.7380	73.9	0.00	0.00
BASIN-B	10YR-24HR	1.65	12.0667	7.90	3.42	0.6940	61.5	0.00	0.00
BASIN-A	25YR-72HR	6.97	60.0167	10.50	7.19	1.7380	73.9	0.00	0.00
BASIN-B	25YR-72HR	2.31	60.0167	10.50	5.51	0.6940	61.5	0.00	0.00

Node Max Conditions [POST-CONDITIONS]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
BASIN-A	100YR-72HR	123.25	123.33	0.0010	9.48	6.71	14014
BASIN-B	100YR-72HR	122.60	123.01	0.0010	9.41	9.55	4184
DN-NORTH	100YR-72HR	122.60	122.98	0.0011	9.55	9.35	100
NORTH OUTFALL	100YR-72HR	121.50	121.50	0.0000	9.35	0.00	0
BASIN-A	10YR-24HR	123.25	122.51	0.0010	5.91	1.29	7755
BASIN-B	10YR-24HR	122.60	122.51	0.0010	2.94	0.07	4184
DN-NORTH	10YR-24HR	122.60	122.51	0.0010	0.07	0.02	100
NORTH OUTFALL	10YR-24HR	121.50	121.50	0.0000	0.00	0.00	0
BASIN-A	25YR-72HR	123.25	122.79	0.0010	6.97	1.96	7755
BASIN-B	25YR-72HR	122.60	122.76	0.0010	3.84	3.60	4184
DN-NORTH	25YR-72HR	122.60	122.76	0.0011	3.60	2.64	100
NORTH OUTFALL	25YR-72HR	121.50	121.50	0.0000	2.64	0.00	0

Background Image: Post-Condition



Simple Basin: BASIN-A

Scenario:	POST-CONDITIONS
Node:	BASIN-A
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.7380 ac
Curve Number:	73.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: BASIN-B

Scenario:	POST-CONDITIONS
Node:	BASIN-B
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.6940 ac
Curve Number:	61.5
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: BASIN-A

Scenario:	POST-CONDITIONS
Type:	Stage/Volume
Base Flow:	0.00 cfs
Initial Stage:	118.00 ft
Warning Stage:	123.25 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
123.33	0.61	26711
123.25	0.59	25905
122.75	0.57	24903
122.25	0.54	23697
120.42	0.38	16639
120.25	0.36	15776
120.00	0.33	14190
119.75	0.29	12425
119.50	0.24	10558
119.25	0.20	8641
119.00	0.15	6717
118.75	0.11	4828
118.50	0.07	3022
118.25	0.03	1365
118.00	0.00	0

Comment:

Node: BASIN-B

Scenario: POST-CONDITIONS
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 118.00 ft
Warning Stage: 122.60 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
120.00	0.17	7379
119.75	0.15	6621
119.50	0.13	5706
119.25	0.11	4713
119.00	0.08	3690
118.75	0.06	2662
118.50	0.04	1673
118.25	0.02	754
118.00	0.00	0

Comment:

Node: DN-NORTH

Scenario: POST-CONDITIONS
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 118.00 ft
Warning Stage: 122.60 ft

Comment:

Node: NORTH OUTFALL

Scenario: POST-CONDITIONS
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 121.50 ft
Warning Stage: 121.50 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	121.50
0	0	0	96.0000	121.50

Comment:

Pipe Link: BASIN-B>DN-NORTH		Upstream		Downstream	
Scenario:	POST-CONDITION	Invert:	118.00 ft	Invert:	118.00 ft
	S	Manning's N:	0.0220	Manning's N:	0.0220
From Node:	BASIN-B	Geometry: Circular		Geometry: Circular	
To Node:	DN-NORTH	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:		Op Table:	
Length:	6.00 ft	Ref Node:		Ref Node:	
FHWA Code:	1	Manning's N:	0.0000	Manning's N:	0.0000
Entr Loss Coef:	0.00	Top Clip			
Exit Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Loss Coef:	0.00	Op Table:		Op Table:	
Bend Location:	0.00 dec	Ref Node:		Ref Node:	
Energy Switch:	Energy	Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Pipe Link: Basin A > Basin B		Upstream		Downstream	
Scenario:	POST-CONDITION	Invert:	118.00 ft	Invert:	118.00 ft
	S	Manning's N:	0.0220	Manning's N:	0.0220
From Node:	BASIN-A	Geometry: Circular		Geometry: Circular	
To Node:	BASIN-B	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:		Op Table:	
Length:	75.00 ft	Ref Node:		Ref Node:	
FHWA Code:	1	Manning's N:	0.0000	Manning's N:	0.0000
Entr Loss Coef:	1.00	Top Clip			
Exit Loss Coef:	1.00	Default:	0.00 ft	Default:	0.00 ft
Bend Loss Coef:	0.00	Op Table:		Op Table:	
Bend Location:	0.00 dec	Ref Node:		Ref Node:	
Energy Switch:	Energy	Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Weir Link: DN-NORTH>OUTFALL			
Scenario:	POST-CONDITIONS	Bottom Clip	
From Node:	DN-NORTH	Default:	0.00 ft
To Node:	NORTH OUTFALL	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Horizontal	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	122.60 ft	Discharge Coefficients	
Control Elevation:	122.60 ft	Weir Default:	2.800

Max Depth: 3.08 ft
Max Width: 4.08 ft
Fillet: 0.00 ft

Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Simulation: 100YR-72HR

Scenario: POST-CONDITIONS
Run Date/Time: 2/9/2023 6:33:26 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	77.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:

Reference ET Folder:		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	SITE
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	SITE
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	13.60 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment: SFWMD 100 yr / 72 hr

Simulation: 10YR-24HR

Scenario:	POST-CONDITIONS
Run Date/Time:	2/9/2023 6:33:56 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000

Max Calculation Time: 60.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	14.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	14.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: SITE
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: SITE
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global

Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	7.90 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment: 10 yr / 24 hr

Simulation: 25YR-72HR

Scenario: POST-CONDITIONS
Run Date/Time: 2/9/2023 6:35:11 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	77.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:	
Reference ET Folder:	
Unit Hydrograph Folder:	

Lookup Tables

Boundary Stage Set:	
Extern Hydrograph Set:	
Curve Number Set:	SITE
Green-Ampt Set:	
Vertical Layers Set:	
Impervious Set:	SITE
Roughness Set:	
Crop Coef Set:	
Fillable Porosity Set:	
Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	10.50 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment: SFWMD 25 yr / 72 hr

APPENDIX E

DRAWDOWN (RECOVERY) ANALYSIS

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	0.0000	123.33	0.00	0.00
RECOVERY	recovery	BASIN-A	0.2504	120.91	0.00	0.21
RECOVERY	recovery	BASIN-A	0.5005	120.53	0.01	0.25
RECOVERY	recovery	BASIN-A	0.7506	120.24	0.01	0.28
RECOVERY	recovery	BASIN-A	1.0001	120.02	0.01	0.32
RECOVERY	recovery	BASIN-A	1.2502	119.86	0.01	0.34
RECOVERY	recovery	BASIN-A	1.5006	119.74	0.01	0.36
RECOVERY	recovery	BASIN-A	1.7502	119.64	0.01	0.38
RECOVERY	recovery	BASIN-A	2.0016	119.55	0.01	0.39
RECOVERY	recovery	BASIN-A	2.2501	119.47	0.01	0.41
RECOVERY	recovery	BASIN-A	2.5013	119.40	0.01	0.42
RECOVERY	recovery	BASIN-A	2.7513	119.33	0.01	0.43
RECOVERY	recovery	BASIN-A	3.0007	119.27	0.01	0.44
RECOVERY	recovery	BASIN-A	3.2511	119.22	0.01	0.45
RECOVERY	recovery	BASIN-A	3.5003	119.18	0.01	0.46
RECOVERY	recovery	BASIN-A	3.7500	119.14	0.01	0.47
RECOVERY	recovery	BASIN-A	4.0044	119.10	0.01	0.47
RECOVERY	recovery	BASIN-A	4.2500	119.06	0.01	0.48
RECOVERY	recovery	BASIN-A	4.5005	119.03	0.01	0.49
RECOVERY	recovery	BASIN-A	4.7521	119.00	0.01	0.49
RECOVERY	recovery	BASIN-A	5.0020	118.97	0.01	0.50
RECOVERY	recovery	BASIN-A	5.2519	118.94	0.01	0.50
RECOVERY	recovery	BASIN-A	5.5030	118.91	0.01	0.51
RECOVERY	recovery	BASIN-A	5.7515	118.88	0.01	0.51
RECOVERY	recovery	BASIN-A	6.0020	118.86	0.01	0.52
RECOVERY	recovery	BASIN-A	6.2516	118.83	0.01	0.52
RECOVERY	recovery	BASIN-A	6.5035	118.81	0.01	0.52
RECOVERY	recovery	BASIN-A	6.7509	118.78	0.01	0.53
RECOVERY	recovery	BASIN-A	7.0024	118.76	0.01	0.53

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	7.2501	118.74	0.01	0.54
RECOVERY	recovery	BASIN-A	7.5040	118.72	0.01	0.54
RECOVERY	recovery	BASIN-A	7.7532	118.70	0.01	0.54
RECOVERY	recovery	BASIN-A	8.0038	118.68	0.01	0.55
RECOVERY	recovery	BASIN-A	8.0855	118.67	0.01	0.55
RECOVERY	recovery	BASIN-A	8.1677	118.67	0.01	0.55
RECOVERY	recovery	BASIN-A	8.2562	118.66	0.01	0.55
RECOVERY	recovery	BASIN-A	8.3343	118.65	0.01	0.55
RECOVERY	recovery	BASIN-A	8.4221	118.65	0.01	0.55
RECOVERY	recovery	BASIN-A	8.5061	118.64	0.01	0.55
RECOVERY	recovery	BASIN-A	8.5895	118.63	0.01	0.55
RECOVERY	recovery	BASIN-A	8.6686	118.63	0.01	0.55
RECOVERY	recovery	BASIN-A	8.7575	118.62	0.01	0.56
RECOVERY	recovery	BASIN-A	8.8409	118.61	0.01	0.56
RECOVERY	recovery	BASIN-A	8.9184	118.61	0.01	0.56
RECOVERY	recovery	BASIN-A	9.0044	118.60	0.01	0.56
RECOVERY	recovery	BASIN-A	9.0871	118.60	0.01	0.56
RECOVERY	recovery	BASIN-A	9.1688	118.59	0.01	0.56
RECOVERY	recovery	BASIN-A	9.2594	118.58	0.01	0.56
RECOVERY	recovery	BASIN-A	9.3410	118.58	0.01	0.56
RECOVERY	recovery	BASIN-A	9.4248	118.57	0.01	0.56
RECOVERY	recovery	BASIN-A	9.5069	118.57	0.01	0.56
RECOVERY	recovery	BASIN-A	9.5852	118.56	0.01	0.57
RECOVERY	recovery	BASIN-A	9.6722	118.55	0.01	0.57
RECOVERY	recovery	BASIN-A	9.7578	118.55	0.01	0.57
RECOVERY	recovery	BASIN-A	9.8415	118.54	0.01	0.57
RECOVERY	recovery	BASIN-A	9.9174	118.54	0.01	0.57
RECOVERY	recovery	BASIN-A	10.0004	118.53	0.01	0.57
RECOVERY	recovery	BASIN-A	10.0884	118.53	0.01	0.57

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	10.1687	118.52	0.01	0.57
RECOVERY	recovery	BASIN-A	10.2577	118.51	0.01	0.57
RECOVERY	recovery	BASIN-A	10.3423	118.51	0.01	0.57
RECOVERY	recovery	BASIN-A	10.4274	118.50	0.01	0.57
RECOVERY	recovery	BASIN-A	10.5074	118.50	0.01	0.58
RECOVERY	recovery	BASIN-A	10.5896	118.49	0.01	0.58
RECOVERY	recovery	BASIN-A	10.6680	118.49	0.01	0.58
RECOVERY	recovery	BASIN-A	10.7519	118.48	0.01	0.58
RECOVERY	recovery	BASIN-A	10.8352	118.48	0.01	0.58
RECOVERY	recovery	BASIN-A	10.9263	118.47	0.01	0.58
RECOVERY	recovery	BASIN-A	11.0048	118.47	0.01	0.58
RECOVERY	recovery	BASIN-A	11.0904	118.46	0.01	0.58
RECOVERY	recovery	BASIN-A	11.1735	118.46	0.01	0.58
RECOVERY	recovery	BASIN-A	11.2559	118.45	0.01	0.58
RECOVERY	recovery	BASIN-A	11.3426	118.44	0.01	0.58
RECOVERY	recovery	BASIN-A	11.4267	118.44	0.01	0.58
RECOVERY	recovery	BASIN-A	11.5047	118.43	0.01	0.59
RECOVERY	recovery	BASIN-A	11.5912	118.43	0.01	0.59
RECOVERY	recovery	BASIN-A	11.6736	118.42	0.01	0.59
RECOVERY	recovery	BASIN-A	11.7617	118.42	0.01	0.59
RECOVERY	recovery	BASIN-A	11.8438	118.41	0.01	0.59
RECOVERY	recovery	BASIN-A	11.9204	118.41	0.01	0.59
RECOVERY	recovery	BASIN-A	12.0024	118.40	0.01	0.59
RECOVERY	recovery	BASIN-A	12.0901	118.40	0.01	0.59
RECOVERY	recovery	BASIN-A	12.1732	118.39	0.01	0.59
RECOVERY	recovery	BASIN-A	12.2522	118.39	0.01	0.59
RECOVERY	recovery	BASIN-A	12.3394	118.38	0.01	0.59
RECOVERY	recovery	BASIN-A	12.4235	118.38	0.01	0.59
RECOVERY	recovery	BASIN-A	12.5049	118.37	0.01	0.59

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	12.5932	118.37	0.01	0.60
RECOVERY	recovery	BASIN-A	12.6768	118.36	0.01	0.60
RECOVERY	recovery	BASIN-A	12.7606	118.36	0.01	0.60
RECOVERY	recovery	BASIN-A	12.8372	118.35	0.01	0.60
RECOVERY	recovery	BASIN-A	12.9187	118.35	0.01	0.60
RECOVERY	recovery	BASIN-A	13.0049	118.35	0.01	0.60
RECOVERY	recovery	BASIN-A	13.0840	118.34	0.01	0.60
RECOVERY	recovery	BASIN-A	13.1778	118.34	0.01	0.60
RECOVERY	recovery	BASIN-A	13.2506	118.33	0.01	0.60
RECOVERY	recovery	BASIN-A	13.3433	118.33	0.01	0.60
RECOVERY	recovery	BASIN-A	13.4187	118.32	0.01	0.60
RECOVERY	recovery	BASIN-A	13.5104	118.32	0.01	0.60
RECOVERY	recovery	BASIN-A	13.5971	118.31	0.01	0.60
RECOVERY	recovery	BASIN-A	13.6708	118.31	0.01	0.60
RECOVERY	recovery	BASIN-A	13.7537	118.30	0.01	0.61
RECOVERY	recovery	BASIN-A	13.8366	118.30	0.01	0.61
RECOVERY	recovery	BASIN-A	13.9199	118.29	0.01	0.61
RECOVERY	recovery	BASIN-A	14.0033	118.29	0.01	0.61
RECOVERY	recovery	BASIN-A	14.2533	118.28	0.01	0.61
RECOVERY	recovery	BASIN-A	14.5033	118.26	0.01	0.61
RECOVERY	recovery	BASIN-A	14.7533	118.25	0.01	0.61
RECOVERY	recovery	BASIN-A	15.0033	118.23	0.01	0.61
RECOVERY	recovery	BASIN-A	15.2533	118.22	0.01	0.62
RECOVERY	recovery	BASIN-A	15.5033	118.21	0.01	0.62
RECOVERY	recovery	BASIN-A	15.7533	118.20	0.01	0.62
RECOVERY	recovery	BASIN-A	16.0033	118.18	0.01	0.62
RECOVERY	recovery	BASIN-A	16.2533	118.17	0.01	0.62
RECOVERY	recovery	BASIN-A	16.5033	118.16	0.01	0.63
RECOVERY	recovery	BASIN-A	16.7533	118.15	0.01	0.63

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	17.0033	118.14	0.01	0.63
RECOVERY	recovery	BASIN-A	17.2599	118.12	0.01	0.63
RECOVERY	recovery	BASIN-A	17.5033	118.11	0.01	0.63
RECOVERY	recovery	BASIN-A	17.7566	118.10	0.01	0.63
RECOVERY	recovery	BASIN-A	18.0099	118.09	0.01	0.63
RECOVERY	recovery	BASIN-A	18.2633	118.08	0.01	0.63
RECOVERY	recovery	BASIN-A	18.5108	118.07	0.01	0.64
RECOVERY	recovery	BASIN-A	18.7544	118.06	0.01	0.64
RECOVERY	recovery	BASIN-A	19.0069	118.05	0.01	0.64
RECOVERY	recovery	BASIN-A	19.2569	118.04	0.01	0.64
RECOVERY	recovery	BASIN-A	19.5069	118.04	0.01	0.64
RECOVERY	recovery	BASIN-A	19.7569	118.03	0.01	0.64
RECOVERY	recovery	BASIN-A	20.0069	118.02	0.01	0.64
RECOVERY	recovery	BASIN-A	20.2569	118.01	0.01	0.64
RECOVERY	recovery	BASIN-A	20.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	20.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	21.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	21.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	21.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	21.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	22.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	22.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	22.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	22.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	23.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	23.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	23.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	23.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	24.0069	118.00	0.01	0.64

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	24.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	24.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	24.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	25.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	25.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	25.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	25.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	26.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	26.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	26.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	26.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	27.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	27.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	27.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	27.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	28.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	28.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	28.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	28.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	29.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	29.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	29.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	29.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	30.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	30.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	30.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	30.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	31.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	31.2569	118.00	0.01	0.64

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	31.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	31.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	32.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	32.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	32.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	32.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	33.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	33.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	33.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	33.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	34.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	34.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	34.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	34.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	35.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	35.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	35.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	35.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	36.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	36.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	36.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	36.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	37.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	37.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	37.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	37.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	38.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	38.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	38.5069	118.00	0.01	0.64

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	38.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	39.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	39.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	39.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	39.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	40.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	40.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	40.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	40.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	41.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	41.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	41.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	41.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	42.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	42.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	42.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	42.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	43.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	43.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	43.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	43.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	44.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	44.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	44.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	44.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	45.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	45.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	45.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	45.7569	118.00	0.01	0.64

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	46.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	46.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	46.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	46.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	47.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	47.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	47.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	47.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	48.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	48.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	48.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	48.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	49.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	49.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	49.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	49.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	50.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	50.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	50.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	50.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	51.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	51.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	51.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	51.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	52.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	52.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	52.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	52.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	53.0069	118.00	0.01	0.64

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	53.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	53.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	53.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	54.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	54.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	54.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	54.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	55.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	55.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	55.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	55.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	56.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	56.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	56.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	56.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	57.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	57.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	57.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	57.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	58.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	58.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	58.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	58.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	59.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	59.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	59.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	59.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	60.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	60.2569	118.00	0.01	0.64

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	60.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	60.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	61.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	61.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	61.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	61.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	62.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	62.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	62.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	62.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	63.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	63.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	63.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	63.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	64.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	64.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	64.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	64.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	65.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	65.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	65.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	65.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	66.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	66.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	66.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	66.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	67.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	67.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	67.5069	118.00	0.01	0.64

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-A	67.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	68.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	68.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	68.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	68.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	69.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	69.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	69.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	69.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	70.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	70.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	70.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	70.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	71.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	71.2569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	71.5069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	71.7569	118.00	0.01	0.64
RECOVERY	recovery	BASIN-A	72.0069	118.00	0.01	0.64
RECOVERY	recovery	BASIN-B	0.0000	120.00	0.00	0.00
RECOVERY	recovery	BASIN-B	0.2504	120.92	0.11	0.06
RECOVERY	recovery	BASIN-B	0.5005	120.53	0.11	0.08
RECOVERY	recovery	BASIN-B	0.7506	120.24	0.11	0.10
RECOVERY	recovery	BASIN-B	1.0001	120.02	0.12	0.11
RECOVERY	recovery	BASIN-B	1.2502	119.86	0.12	0.13
RECOVERY	recovery	BASIN-B	1.5006	119.74	0.12	0.14
RECOVERY	recovery	BASIN-B	1.7502	119.64	0.13	0.15
RECOVERY	recovery	BASIN-B	2.0016	119.55	0.13	0.16
RECOVERY	recovery	BASIN-B	2.2501	119.47	0.14	0.18
RECOVERY	recovery	BASIN-B	2.5013	119.40	0.14	0.19

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	2.7513	119.33	0.15	0.20
RECOVERY	recovery	BASIN-B	3.0007	119.27	0.15	0.21
RECOVERY	recovery	BASIN-B	3.2511	119.22	0.15	0.22
RECOVERY	recovery	BASIN-B	3.5003	119.18	0.16	0.22
RECOVERY	recovery	BASIN-B	3.7500	119.13	0.16	0.23
RECOVERY	recovery	BASIN-B	4.0044	119.09	0.16	0.24
RECOVERY	recovery	BASIN-B	4.2500	119.06	0.16	0.24
RECOVERY	recovery	BASIN-B	4.5005	119.03	0.16	0.25
RECOVERY	recovery	BASIN-B	4.7521	118.99	0.17	0.25
RECOVERY	recovery	BASIN-B	5.0020	118.96	0.17	0.26
RECOVERY	recovery	BASIN-B	5.2519	118.93	0.17	0.26
RECOVERY	recovery	BASIN-B	5.5030	118.91	0.17	0.26
RECOVERY	recovery	BASIN-B	5.7515	118.88	0.17	0.27
RECOVERY	recovery	BASIN-B	6.0020	118.85	0.17	0.27
RECOVERY	recovery	BASIN-B	6.2516	118.83	0.17	0.28
RECOVERY	recovery	BASIN-B	6.5035	118.81	0.18	0.28
RECOVERY	recovery	BASIN-B	6.7509	118.78	0.18	0.28
RECOVERY	recovery	BASIN-B	7.0024	118.76	0.18	0.29
RECOVERY	recovery	BASIN-B	7.2501	118.74	0.18	0.29
RECOVERY	recovery	BASIN-B	7.5040	118.72	0.18	0.29
RECOVERY	recovery	BASIN-B	7.7532	118.70	0.18	0.30
RECOVERY	recovery	BASIN-B	8.0038	118.68	0.18	0.30
RECOVERY	recovery	BASIN-B	8.0855	118.67	0.18	0.30
RECOVERY	recovery	BASIN-B	8.1677	118.66	0.18	0.30
RECOVERY	recovery	BASIN-B	8.2562	118.66	0.18	0.30
RECOVERY	recovery	BASIN-B	8.3343	118.65	0.18	0.30
RECOVERY	recovery	BASIN-B	8.4221	118.64	0.18	0.30
RECOVERY	recovery	BASIN-B	8.5061	118.64	0.18	0.30
RECOVERY	recovery	BASIN-B	8.5895	118.63	0.18	0.30

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	8.6686	118.62	0.18	0.31
RECOVERY	recovery	BASIN-B	8.7575	118.62	0.18	0.31
RECOVERY	recovery	BASIN-B	8.8409	118.61	0.19	0.31
RECOVERY	recovery	BASIN-B	8.9184	118.61	0.19	0.31
RECOVERY	recovery	BASIN-B	9.0044	118.60	0.19	0.31
RECOVERY	recovery	BASIN-B	9.0871	118.59	0.19	0.31
RECOVERY	recovery	BASIN-B	9.1688	118.59	0.19	0.31
RECOVERY	recovery	BASIN-B	9.2594	118.58	0.19	0.31
RECOVERY	recovery	BASIN-B	9.3410	118.58	0.19	0.31
RECOVERY	recovery	BASIN-B	9.4248	118.57	0.19	0.31
RECOVERY	recovery	BASIN-B	9.5069	118.56	0.19	0.31
RECOVERY	recovery	BASIN-B	9.5852	118.56	0.19	0.31
RECOVERY	recovery	BASIN-B	9.6722	118.55	0.19	0.32
RECOVERY	recovery	BASIN-B	9.7578	118.55	0.19	0.32
RECOVERY	recovery	BASIN-B	9.8415	118.54	0.19	0.32
RECOVERY	recovery	BASIN-B	9.9174	118.54	0.19	0.32
RECOVERY	recovery	BASIN-B	10.0004	118.53	0.19	0.32
RECOVERY	recovery	BASIN-B	10.0884	118.52	0.19	0.32
RECOVERY	recovery	BASIN-B	10.1687	118.52	0.19	0.32
RECOVERY	recovery	BASIN-B	10.2577	118.51	0.19	0.32
RECOVERY	recovery	BASIN-B	10.3423	118.51	0.19	0.32
RECOVERY	recovery	BASIN-B	10.4274	118.50	0.19	0.32
RECOVERY	recovery	BASIN-B	10.5074	118.50	0.19	0.32
RECOVERY	recovery	BASIN-B	10.5896	118.49	0.19	0.32
RECOVERY	recovery	BASIN-B	10.6680	118.49	0.19	0.32
RECOVERY	recovery	BASIN-B	10.7519	118.48	0.19	0.32
RECOVERY	recovery	BASIN-B	10.8352	118.47	0.19	0.33
RECOVERY	recovery	BASIN-B	10.9263	118.47	0.19	0.33
RECOVERY	recovery	BASIN-B	11.0048	118.46	0.19	0.33

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	11.0904	118.46	0.19	0.33
RECOVERY	recovery	BASIN-B	11.1735	118.45	0.19	0.33
RECOVERY	recovery	BASIN-B	11.2559	118.45	0.19	0.33
RECOVERY	recovery	BASIN-B	11.3426	118.44	0.19	0.33
RECOVERY	recovery	BASIN-B	11.4267	118.44	0.19	0.33
RECOVERY	recovery	BASIN-B	11.5047	118.43	0.19	0.33
RECOVERY	recovery	BASIN-B	11.5912	118.43	0.19	0.33
RECOVERY	recovery	BASIN-B	11.6736	118.42	0.19	0.33
RECOVERY	recovery	BASIN-B	11.7617	118.42	0.19	0.33
RECOVERY	recovery	BASIN-B	11.8438	118.41	0.19	0.33
RECOVERY	recovery	BASIN-B	11.9204	118.41	0.19	0.33
RECOVERY	recovery	BASIN-B	12.0024	118.40	0.19	0.33
RECOVERY	recovery	BASIN-B	12.0901	118.40	0.19	0.34
RECOVERY	recovery	BASIN-B	12.1732	118.39	0.20	0.34
RECOVERY	recovery	BASIN-B	12.2522	118.39	0.20	0.34
RECOVERY	recovery	BASIN-B	12.3394	118.38	0.20	0.34
RECOVERY	recovery	BASIN-B	12.4235	118.38	0.20	0.34
RECOVERY	recovery	BASIN-B	12.5049	118.37	0.20	0.34
RECOVERY	recovery	BASIN-B	12.5932	118.37	0.20	0.34
RECOVERY	recovery	BASIN-B	12.6768	118.36	0.20	0.34
RECOVERY	recovery	BASIN-B	12.7606	118.36	0.20	0.34
RECOVERY	recovery	BASIN-B	12.8372	118.35	0.20	0.34
RECOVERY	recovery	BASIN-B	12.9187	118.35	0.20	0.34
RECOVERY	recovery	BASIN-B	13.0049	118.34	0.20	0.34
RECOVERY	recovery	BASIN-B	13.0840	118.34	0.20	0.34
RECOVERY	recovery	BASIN-B	13.1778	118.33	0.20	0.34
RECOVERY	recovery	BASIN-B	13.2506	118.33	0.20	0.34
RECOVERY	recovery	BASIN-B	13.3433	118.32	0.20	0.34
RECOVERY	recovery	BASIN-B	13.4187	118.32	0.20	0.35

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	13.5104	118.31	0.20	0.35
RECOVERY	recovery	BASIN-B	13.5971	118.31	0.20	0.35
RECOVERY	recovery	BASIN-B	13.6708	118.30	0.20	0.35
RECOVERY	recovery	BASIN-B	13.7537	118.30	0.20	0.35
RECOVERY	recovery	BASIN-B	13.8366	118.29	0.20	0.35
RECOVERY	recovery	BASIN-B	13.9199	118.29	0.20	0.35
RECOVERY	recovery	BASIN-B	14.0033	118.29	0.20	0.35
RECOVERY	recovery	BASIN-B	14.2533	118.27	0.20	0.35
RECOVERY	recovery	BASIN-B	14.5033	118.26	0.20	0.35
RECOVERY	recovery	BASIN-B	14.7533	118.24	0.20	0.35
RECOVERY	recovery	BASIN-B	15.0033	118.23	0.20	0.36
RECOVERY	recovery	BASIN-B	15.2533	118.22	0.20	0.36
RECOVERY	recovery	BASIN-B	15.5033	118.20	0.20	0.36
RECOVERY	recovery	BASIN-B	15.7533	118.19	0.20	0.36
RECOVERY	recovery	BASIN-B	16.0033	118.18	0.20	0.36
RECOVERY	recovery	BASIN-B	16.2533	118.16	0.20	0.36
RECOVERY	recovery	BASIN-B	16.5033	118.15	0.20	0.37
RECOVERY	recovery	BASIN-B	16.7533	118.13	0.21	0.37
RECOVERY	recovery	BASIN-B	17.0033	118.12	0.21	0.37
RECOVERY	recovery	BASIN-B	17.2599	118.10	0.21	0.37
RECOVERY	recovery	BASIN-B	17.5033	118.09	0.21	0.37
RECOVERY	recovery	BASIN-B	17.7566	118.07	0.21	0.37
RECOVERY	recovery	BASIN-B	18.0099	118.06	0.21	0.37
RECOVERY	recovery	BASIN-B	18.2633	118.04	0.21	0.37
RECOVERY	recovery	BASIN-B	18.5108	118.02	0.21	0.38
RECOVERY	recovery	BASIN-B	18.7544	118.01	0.21	0.38
RECOVERY	recovery	BASIN-B	19.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	19.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	19.5069	118.00	0.21	0.38

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	19.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	20.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	20.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	20.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	20.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	21.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	21.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	21.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	21.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	22.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	22.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	22.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	22.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	23.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	23.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	23.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	23.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	24.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	24.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	24.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	24.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	25.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	25.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	25.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	25.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	26.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	26.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	26.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	26.7569	118.00	0.21	0.38

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	27.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	27.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	27.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	27.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	28.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	28.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	28.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	28.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	29.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	29.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	29.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	29.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	30.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	30.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	30.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	30.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	31.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	31.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	31.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	31.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	32.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	32.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	32.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	32.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	33.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	33.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	33.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	33.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	34.0069	118.00	0.21	0.38

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	34.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	34.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	34.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	35.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	35.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	35.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	35.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	36.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	36.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	36.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	36.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	37.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	37.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	37.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	37.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	38.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	38.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	38.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	38.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	39.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	39.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	39.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	39.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	40.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	40.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	40.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	40.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	41.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	41.2569	118.00	0.21	0.38

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	41.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	41.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	42.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	42.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	42.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	42.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	43.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	43.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	43.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	43.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	44.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	44.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	44.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	44.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	45.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	45.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	45.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	45.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	46.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	46.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	46.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	46.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	47.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	47.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	47.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	47.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	48.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	48.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	48.5069	118.00	0.21	0.38

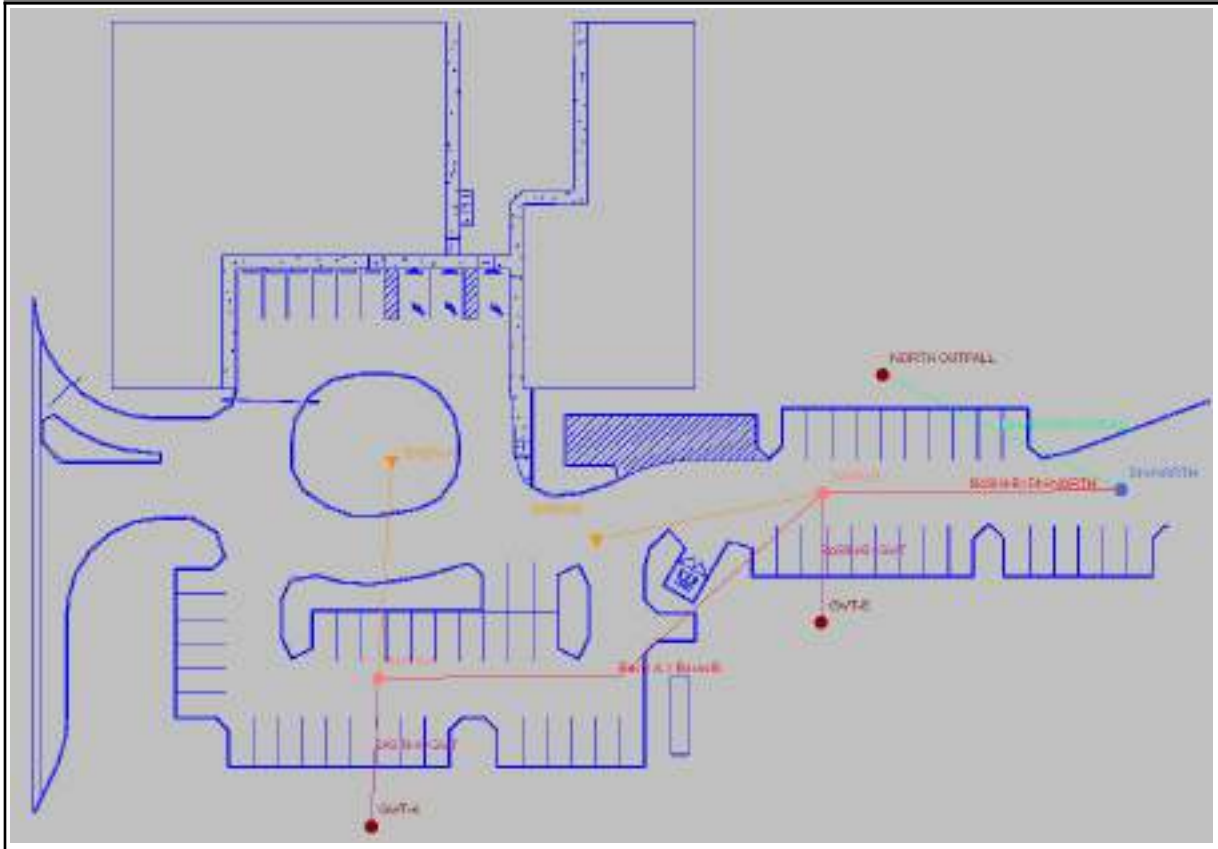
Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	48.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	49.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	49.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	49.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	49.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	50.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	50.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	50.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	50.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	51.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	51.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	51.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	51.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	52.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	52.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	52.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	52.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	53.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	53.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	53.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	53.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	54.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	54.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	54.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	54.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	55.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	55.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	55.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	55.7569	118.00	0.21	0.38

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	56.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	56.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	56.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	56.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	57.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	57.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	57.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	57.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	58.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	58.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	58.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	58.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	59.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	59.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	59.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	59.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	60.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	60.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	60.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	60.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	61.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	61.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	61.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	61.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	62.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	62.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	62.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	62.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	63.0069	118.00	0.21	0.38

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	63.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	63.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	63.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	64.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	64.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	64.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	64.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	65.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	65.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	65.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	65.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	66.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	66.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	66.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	66.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	67.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	67.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	67.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	67.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	68.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	68.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	68.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	68.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	69.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	69.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	69.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	69.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	70.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	70.2569	118.00	0.21	0.38

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]	Total Outflow Volume [ac_ft]
RECOVERY	recovery	BASIN-B	70.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	70.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	71.0069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	71.2569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	71.5069	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	71.7569	118.00	0.21	0.38
RECOVERY	recovery	BASIN-B	72.0069	118.00	0.21	0.38

Background Image: Recovery



Simple Basin: BASIN-A

Scenario:	RECOVERY
Node:	BASIN-A
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	1.7380 ac
Curve Number:	73.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: BASIN-B

Scenario:	RECOVERY
Node:	BASIN-B
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.6940 ac
Curve Number:	61.5
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: BASIN-A

Scenario:	RECOVERY
Type:	Stage/Volume
Base Flow:	0.00 cfs
Initial Stage:	123.33 ft
Warning Stage:	123.25 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
123.33	0.61	26711
123.25	0.59	25905
122.75	0.57	24903
122.25	0.54	23697
120.42	0.38	16639
120.25	0.36	15776
120.00	0.33	14190
119.75	0.29	12425
119.50	0.24	10558
119.25	0.20	8641
119.00	0.15	6717
118.75	0.11	4828
118.50	0.07	3022
118.25	0.03	1365
118.00	0.00	0

Comment:

Node: BASIN-B

Scenario: RECOVERY
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 120.00 ft
Warning Stage: 122.60 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
120.00	0.17	7379
119.75	0.15	6621
119.50	0.13	5706
119.25	0.11	4713
119.00	0.08	3690
118.75	0.06	2662
118.50	0.04	1673
118.25	0.02	754
118.00	0.00	0

Comment:

Node: DN-NORTH

Scenario: RECOVERY
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 118.00 ft
Warning Stage: 122.60 ft

Comment:

Node: GWT-A

Scenario: RECOVERY
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 115.50 ft
Warning Stage: 115.50 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	115.50
0	0	0	96.0000	115.50

Comment:

Node: GWT-B

Scenario: RECOVERY
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 114.50 ft
Warning Stage: 114.50 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	114.50
0	0	0	96.0000	114.50

Comment:

Node: NORTH OUTFALL

Scenario: RECOVERY
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 121.50 ft
Warning Stage: 121.50 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	121.50
0	0	0	96.0000	121.50

Comment:

Percolation Link: BASIN-A>GWT

Scenario: RECOVERY
From Node: BASIN-A
To Node: GWT-A
Link Count: 1
Flow Direction: Both
Aquifer Base Elevation: 103.50 ft
Water Table Elevation: 115.50 ft
Annual Recharge Rate: 0 ipy
Horizontal Conductivity: 10.650 fpd
Vertical Conductivity: 7.100 fpd
Fillable Porosity: 0.300
Layer Thickness: 2.50 ft

Surface Area Option: User Specified
Bottom Elevation: 118.00 ft
Surface Area: 0.2214 ac
Vertical Flow Termination: Horizontal Flow Algorithm
Perimeter 1: 599.00 ft
Perimeter 2: 669.00 ft
Perimeter 3: 2038.00 ft
Distance P1 to P2: 50.00 ft
Distance P2 to P3: 450.00 ft
# of Cells P1 to P2: 10
# of Cells P2 to P3: 45

Comment:

Pipe Link: BASIN-B>DN-NORTH		Upstream		Downstream	
Scenario:	RECOVERY	Invert:	118.00 ft	Invert:	118.00 ft
From Node:	BASIN-B	Manning's N:	0.0220	Manning's N:	0.0220
To Node:	DN-NORTH	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	6.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Percolation Link: BASIN-B>GWT			
Scenario:	RECOVERY	Surface Area Option:	User Specified
From Node:	BASIN-B	Bottom Elevation:	118.00 ft
To Node:	GWT-B	Surface Area:	0.1129 ac
Link Count:	1	Vertical Flow Termination:	Horizontal Flow Algorithm
Flow Direction:	Both	Perimeter 1:	394.00 ft
Aquifer Base Elevation:	102.50 ft	Perimeter 2:	553.00 ft
Water Table Elevation:	114.50 ft	Perimeter 3:	1939.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2:	50.00 ft
Horizontal Conductivity:	10.650 fpd	Distance P2 to P3:	450.00 ft
Vertical Conductivity:	7.100 fpd	# of Cells P1 to P2:	10
Fillable Porosity:	0.300	# of Cells P2 to P3:	45
Layer Thickness:	3.50 ft		

Comment:

Pipe Link: Basin A > Basin B		Upstream		Downstream	
Scenario:	RECOVERY	Invert:	118.00 ft	Invert:	118.00 ft
From Node:	BASIN-A	Manning's N:	0.0220	Manning's N:	0.0220
To Node:	BASIN-B	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	75.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	1.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	

Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Weir Link: DN-NORTH>OUTFALL

Scenario:	RECOVERY	**Bottom Clip**	
From Node:	DN-NORTH	Default:	0.00 ft
To Node:	NORTH OUTFALL	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	None	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Horizontal	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	122.60 ft	**Discharge Coefficients**	
Control Elevation:	122.60 ft	Weir Default:	2.800
Max Depth:	3.08 ft	Weir Table:	
Max Width:	4.08 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Simulation: recovery

Scenario:	RECOVERY
Run Date/Time:	2/10/2023 8:54:19 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		60.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	14.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	8.0000	5.0000
0	0	0	14.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	360.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: SITE
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: SITE
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic
Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: No Rainfall
OF Region Rain Opt: No Rainfall
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment: RECOVERY

APPENDIX F

Stormwater Hydraulics

FlexTable: Catchment Table

Label	Outflow Element	Runoff Coefficient (Rational)	Time of Concentration (min)	Flow (Total Out) (cfs)	Area (User Defined) (acres)
CM-1	D-3	0.900	10.0	0.86	
CM-2	D-2	0.900	10.0	2.69	
CM-3	D-5	0.900	10.0	1.51	
CM-4	D-2	0.850	10.0	0.67	
CM-5	D-1	0.900	10.0	0.66	
CM-6	D-5	0.800	10.0	1.60	

FlexTable: Catch Basin Table

Label	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Flow (Captured) (cfs)	Hydraulic Grade Line (In) (ft)	Energy Grade Line (Out) (ft)	Flow (Total Out) (cfs)	Inlet Type	Spread / Top Width (ft)
D-1	123.45	115.55	0.66	121.53	121.57	7.98	Catalog Inlet	10.5
D-2	123.45	115.68	3.36	121.57	121.65	7.32	Catalog Inlet	25.1
D-3	123.00	117.06	0.86	121.65	121.67	0.86	Catalog Inlet	11.9
D-5	122.78	116.62	3.11	121.64	121.74	3.11	Catalog Inlet	11.9

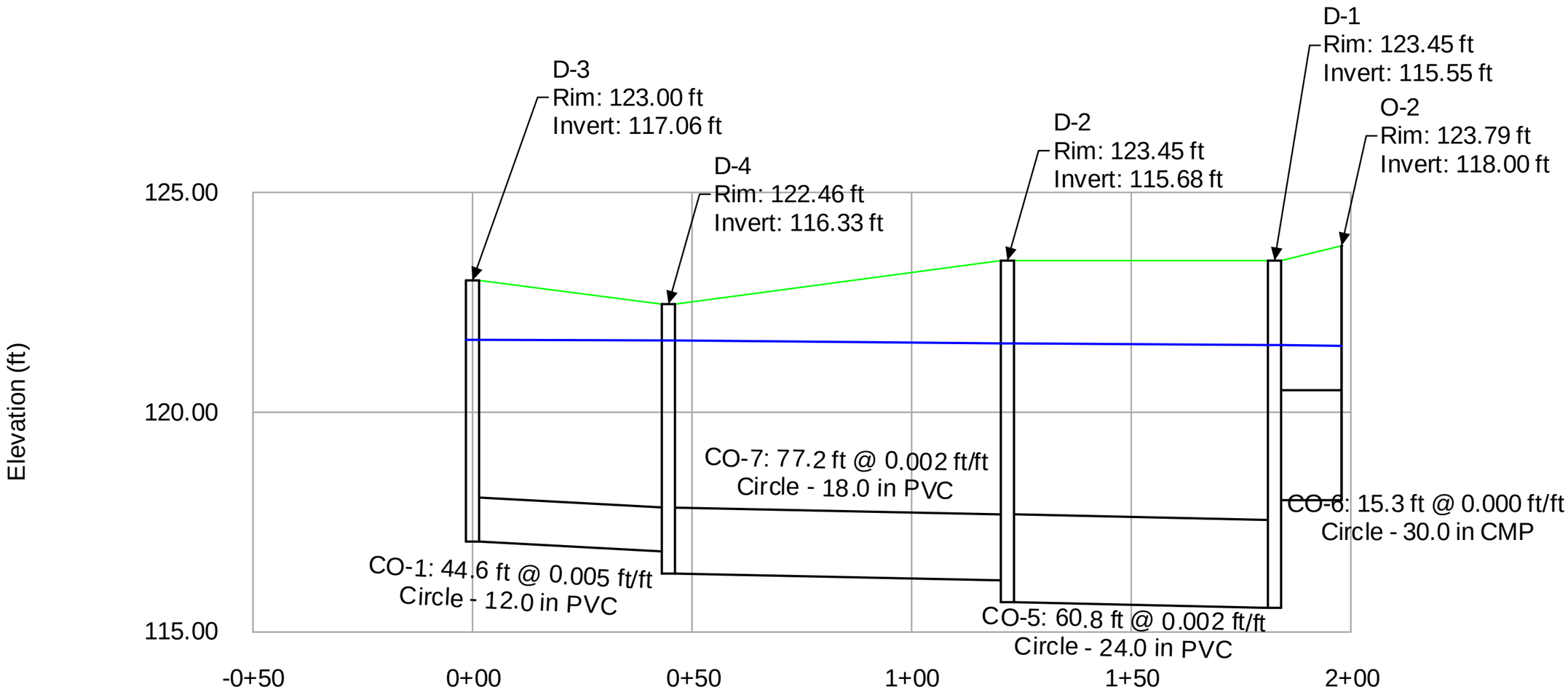
FlexTable: Conduit Table

Label	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Slope (Calculated) (ft/ft)	Diameter (in)	Manning's n	Flow (cfs)	Velocity (ft/s)	Flow / Capacity (Design) (%)
CO-1	D-3	117.06	D-4	116.84	0.005	12.0	0.010	0.86	1.10	26.4
CO-6	D-1	118.00	O-2	118.00	0.000	30.0	0.024	7.98	1.63	3,593.5
CO-7	D-4	116.33	D-2	116.18	0.002	18.0	0.010	3.97	2.25	65.1
CO-5	D-2	115.68	D-1	115.55	0.002	24.0	0.010	7.32	2.33	55.6
CO-4	D-5	116.62	D-4	116.59	0.005	15.0	0.010	3.11	2.53	52.8

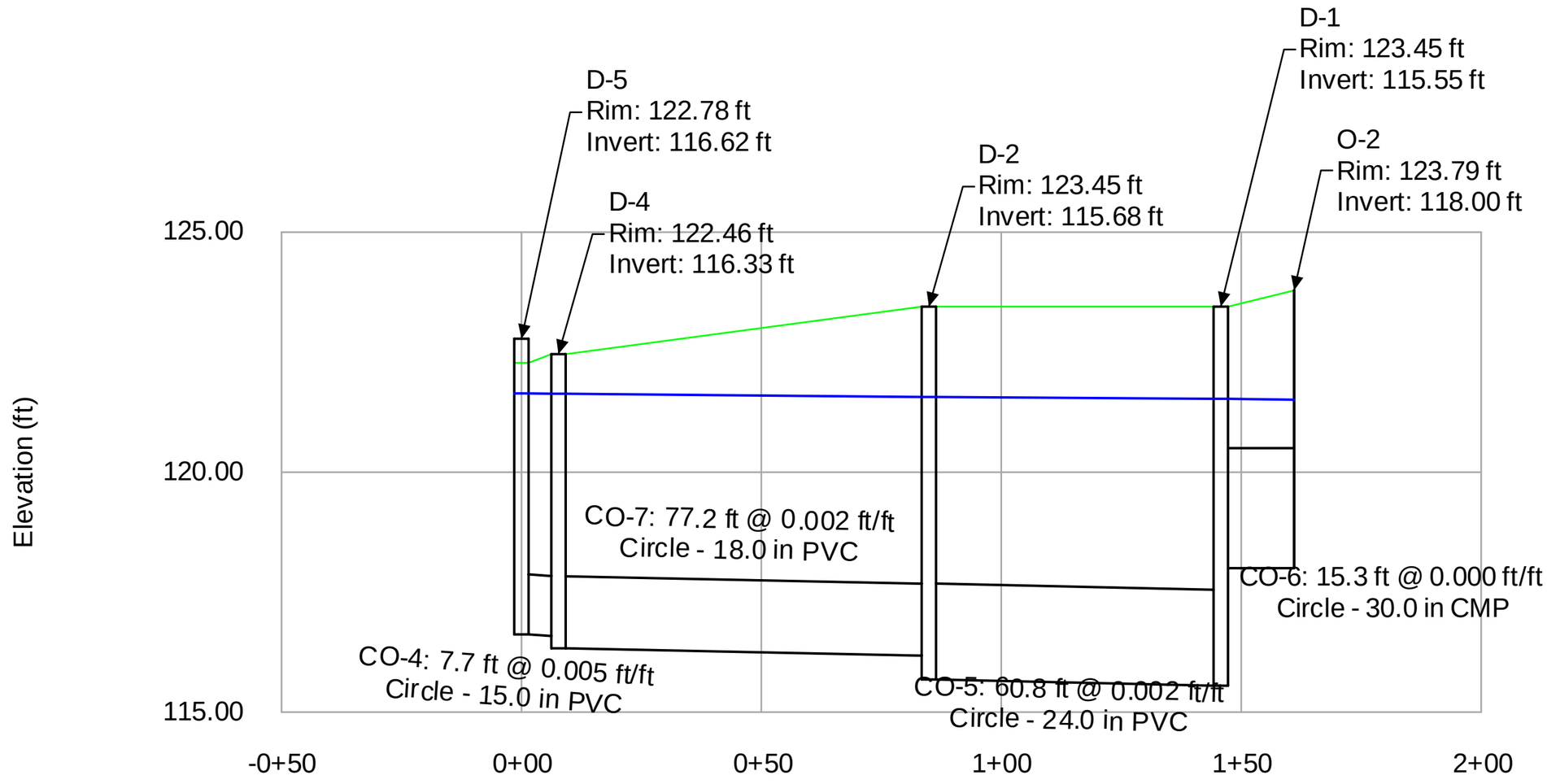
Conduit FlexTable: Combined Pipe/Node Report

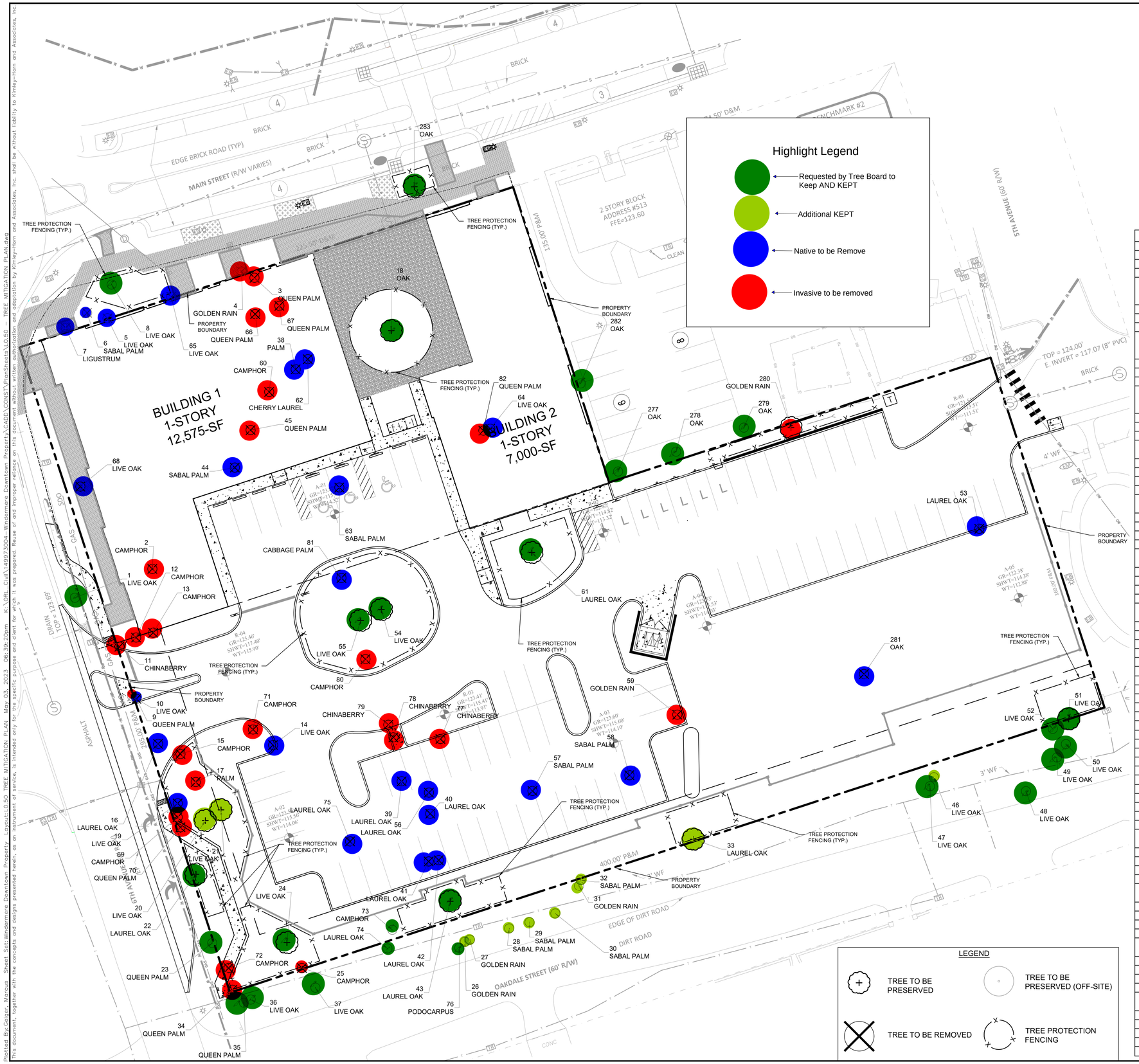
Label	Start Node	Stop Node	Length (Unified) (ft)	System Intensity (in/h)	System CA (acres)	System Intensity (in/h)	System Rational Flow (cfs)	Rise (Unified) (ft)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Slope (Calculated) (ft/ft)
CO-1	D-3	D-4	44.6	10.350	0.083	10.350	0.86	1.00	1.10	117.06	116.84	0.005
CO-4	D-5	D-4	7.7	10.350	0.298	10.350	3.11	1.25	2.53	116.62	116.59	0.005
CO-5	D-2	D-1	60.8	10.344	0.702	10.344	7.32	2.00	2.33	115.68	115.55	0.002
CO-6	D-1	O-2	15.3	10.342	0.766	10.342	7.98	2.50	1.63	118.00	118.00	0.000
CO-7	D-4	D-2	77.2	10.347	0.381	10.347	3.97	1.50	2.25	116.33	116.18	0.002

Profile Report
Engineering Profile - Profile - 1 (2023-02-12 - WDP - SW Hydraulics.stsw)



Profile Report
Engineering Profile - Profile - 2 (2023-02-12 - WDP - SW Hydraulics.stsw)





QUEEN PALM	8	REMOVE	INGRESS/EGRESS	ONSITE

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

WINDERMERE DOWNTOWN TREE MITIGATION CHART

Tree Number	Species	DBH	Status	Reason	Location
1	LIVE OAK	15	PRESERVE		OFF-SITE
2	CAMPHOR	30	REMOVE	PROP. BUILDING	ONSITE
3	QUEEN PALM	9	REMOVE	PROP. BUILDING	ONSITE
4	GOLDEN RAIN	23	REMOVE	-	OFF-SITE
5	LIVE OAK	29	REMOVE	PROP. BUILDING	OFF-SITE
6	SABAL PALM	19	REMOVE	-	OFF-SITE
7	LIGUSTRUM	11	REMOVE	PROP. BUILDING	OFF-SITE
8	LIVE OAK	25	PRESERVE		OFF SITE
9	QUEEN PALM	8	REMOVE	INGRESS/EGRESS	ONSITE
10	QUEEN PALM	9	REMOVE	INGRESS/EGRESS	OFF-SITE
11	CHINABERRY	20	REMOVE	INVASIVE	ONSITE
12	CAMPHOR	16	REMOVE	INVASIVE	ONSITE
13	CAMPHOR	10	REMOVE	INVASIVE	ONSITE
14	LIVE OAK	37	REMOVE	PROPOSED PARKING	ONSITE
15	CAMPHOR	36	REMOVE	INVASIVE	ONSITE
16	LAUREL OAK	31	REMOVE	INGRESS/EGRESS	ONSITE
17	PALM	10	REMOVE	PROPOSED WALL	ONSITE
18	OAK	38	PRESERVE	-	ONSITE
19	LIVE OAK	28	REMOVE	PROP. SIDEWALK	ONSITE
20	LIVE OAK	29	PRESERVE	PROPOSED WALL	ONSITE
21	LIVE OAK	21	PRESERVE	PROPOSED WALL	ONSITE
22	LAUREL OAK	23	PRESERVE	-	ONSITE
23	QUEEN PALM	8	PRESERVE	-	OFF-SITE
24	LIVE OAK	34	PRESERVE	-	ONSITE
25	CAMPHOR	28	REMOVE	INVASIVE	ONSITE
26	GOLDEN RAIN	10	PRESERVE	INVASIVE	OFF SITE
27	GOLDEN RAIN	12	PRESERVE	INVASIVE	OFF SITE
28	SABAL PALM	15	PRESERVE	-	OFF-SITE
29	SABAL PALM	17	PRESERVE	-	OFF-SITE
30	SABAL PALM	18	PRESERVE	-	OFF-SITE
31	GOLDEN RAIN	11	PRESERVE	INVASIVE	OFF-SITE
32	SABAL PALM	17	PRESERVE		OFF SITE
33	OAK	36	PRESERVE	-	ONSITE
34	QUEEN PALM	10	REMOVE	PROP. BUILDING, DEAD.	ONSITE
35	LAUREL OAK	39	REMOVE	PROPOSED PARKING	ONSITE
36	LAUREL OAK	26	REMOVE	PROPOSED PARKING	ONSITE
37	LAUREL OAK	12	REMOVE	PROPOSED PARKING	ONSITE
38	LAUREL OAK	17	REMOVE	PROPOSED PARKING	ONSITE
39	LAUREL OAK	14	PRESERVE	PROPOSED WALL	ONSITE
40	SABAL PALM	21	REMOVE	PROP. BUILDING	ONSITE
41	QUEEN PALM	10	REMOVE	PROP. BUILDING	ONSITE
42	OAK	27	PRESERVE	-	OFF-SITE
43	OAK	17	PRESERVE	-	OFF-SITE
44	OAK	47	PRESERVE	-	OFF-SITE
45	OAK	47	PRESERVE	-	OFF-SITE
46	OAK	43	PRESERVE	-	OFF-SITE
47	OAK	48	PRESERVE		ONSITE
48	OAK	42	PRESERVE	-	OFF-SITE
49	OAK	38	REMOVE	PROPOSED PARKING	ONSITE
50	OAK	48	PRESERVE	-	ONSITE
51	OAK	48	PRESERVE	-	ONSITE
52	LAUREL OAK	24	REMOVE	PROPOSED PARKING	ONSITE
53	SABAL PALM	11	REMOVE	PROPOSED PARKING	ONSITE
54	SABAL PALM	15	REMOVE	PROPOSED TANK	ONSITE
55	GOLDEN RAIN	10	REMOVE	INVASIVE	ONSITE
56	CAMPHOR	32	REMOVE	INVASIVE	ONSITE
57	LAUREL OAK	27	PRESERVE	-	ONSITE
58	CHERRY LAUREL	14	REMOVE	PROP. BUILDING	ONSITE
59	SABAL PALM	18	REMOVE	PROPOSED PARKING	ONSITE
60	OAK	48	REMOVE	PROP. BUILDING	ONSITE
61	OAK	48	REMOVE	PROP. BUILDING	OFF-SITE
62	QUEEN PALM	9	REMOVE	PROP. BUILDING	ONSITE
63	QUEEN PALM	4	REMOVE	PROP. BUILDING	ONSITE
64	OAK	25	REMOVE	PROP. SIDEWALK	ONSITE
65	CAMPHOR	10	REMOVE	INVASIVE	ONSITE
66	QUEEN PALM	7	REMOVE	PROP. SIDEWALK	ONSITE
67	CAMPHOR	32	REMOVE	PROP. CURB	ONSITE
68	CAMPHOR	12	REMOVE	PROP. SIDEWALK	ONSITE
69	CAMPHOR	14	PRESERVE	INVASIVE	OFF-SITE
70	LAUREL OAK	17	PRESERVE	-	OFF-SITE
71	LAUREL OAK	18	REMOVE	PROPOSED PARKING	ONSITE
72	PODOCARPUS	13	PRESERVE	-	OFF-SITE
73	CHINABERRY	6	REMOVE	PROPOSED PARKING	ONSITE
74	CHINABERRY	23	REMOVE	PROPOSED PARKING	ONSITE
75	CHINABERRY	6	REMOVE	PROP. SIDEWALK	ONSITE
76	CAMPHOR	6	REMOVE	PROP. CURB	ONSITE
77	SABAL PALM	13	REMOVE	PROP. CURB	ONSITE
78	QUEEN PALM	9	REMOVE	PROP. BUILDING	ONSITE
79	OAK	35	PRESERVE		OFF-SITE
80	OAK	29	PRESERVE		OFF-SITE
81	OAK	36	PRESERVE		OFF-SITE
82	GOLDEN RAIN	38	REMOVE	PROP. WALL/PARKING	ONSITE
83	OAK	29	REMOVE	PROP. SEPTIC	ONSITE
277	OAK	36	PRESERVE		OFF-SITE
283	OAK	18	PRESERVE		OFF-SITE

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

KHA PROJECT 149973004		
DATE	02/09/2023	
SCALE	AS SHOWN	
DESIGNED BY	AKP	
DRAWN BY	AKP	
CHECKED BY	AKP	
DATE:		

TREE MITIGATION PLAN

WINDERMERE DOWNTOWN PROPERTY

TOWN OF WINDERMERE FL

SHEET NUMBER
L0.50

Cornelius, Brad

From: Keith Silverman <keith@v3capital.com>
Sent: Monday, July 3, 2023 5:07 PM
To: debra2blue@hotmail.com; pyeboone@yahoo.com; Kit Chiu-Arunakul; d@packetflo.com
Cc: John Fitzgibbon; Brett Dargis; Trey Vick; Raheem Bishop; Marcus.Geiger@kimley-horn.com; Cornelius, Brad; Warner, Amanda
Subject: Re: 500 Block - Oakdale Wall Community meeting- Wall Options July 10th

This message originated from outside of Wade Trim

Good Evening all,
I hope everyone is preparing for their 4th of July cookouts!

I'd like to invite you all to a neighborhood meeting on Oakdale to discuss some wall finish options for July 10th at 5:30PM. We will bring along some more finish options and color combinations. Please let me know if you can make it, looking forward to seeing you all.

Keith Silverman

Associate Development Manager

Office: 407-848-1663

Mobile: 321-474-9650

Email:Keith@v3capgroup.com

496 S. Hunt Club Boulevard

Apopka, FL 32703

www.v3capital.com

V 3 Capital Family of Companies

From: Keith Silverman
Sent: Thursday, March 30, 2023 9:47 AM
To: debra2blue@hotmail.com <debra2blue@hotmail.com>; kitchin.a@gmail.com <kitchin.a@gmail.com>; pyeboone@yahoo.com <pyeboone@yahoo.com>
Cc: John Fitzgibbon <jfitzgibbon@town.windermere.fl.us>; Brett Dargis <brett@v3capital.com>; Trey Vick <trey@v3capital.com>; Raheem Bishop <RBishop@scottcormia.com>; Marcus.Geiger@kimley-horn.com <Marcus.Geiger@kimley-horn.com>
Subject: 500 Block - Oakdale Wall Community meeting

Good Morning Oakdale Neighbors,

Members of the V 3 team will be on site at the 500 block at 5:30pm on April 14th.

We will have some panels cut to different heights to help you all get a better idea of the visibility of the parking area. I'll also bring along a materials board to help illustrate a few options for the wall finish. please email specific questions on this chain and I will do my best to answer them or bring an answer on the 14th.

Looking forward to seeing you all. Please share this invitation with neighbors on oakdale!

Sincerely,

Keith Silverman
Development Coordinator
V 3 Capital Group
496 S. Hunt Club Boulevard
Apopka, FL 32703
O: (407) 848-1663
C: (321) 474-9650
keith@v3capgroup.com
www.v3capgroup.com

RECOMMEND – Downtown Windermere Properties Final PUD and Major Site Plan

APPROVAL: ✓ DISAPPROVAL: _____

COMMENTS: No Problem with This change

SIGNATURE: _____ DATE: 6/19/2023

GARDNER THONMAS EDISON JR

RECOMMEND – Downtown Windermere Properties Final PUD and Major Site Plan

APPROVAL: X DISAPPROVAL: _____

COMMENTS: _____

I TRUST THE ESTETICS WILL FIT INTO THE WINDERMERE LOOK AND FEEL

SIGNATURE: [signature] DATE: 6-16-23

VISELLI MARK W

RECOMMEND – Downtown Windermere Properties Final PUD and Major Site Plan

APPROVAL: X DISAPPROVAL _____

COMMENTS: _____

WOULD BE HELPFUL TO SEE A RENDERING OF THE DESIGN, BUT YOU MAY NOT HAVE ONE, I GUESS

SIGNATURE: [signature] DATE: 4/14/23

OAKDALE 636 LLC

RECOMMEND – Downtown Windermere Properties Final PUD and Major Site Plan

APPROVAL:_____ DISAPPROVAL ✓

COMMENTS:

This is a residential neighborhood, already dealing with terrible traffic problems. This will bring more traffic on W Story and park parking on Orlando & Magnolia.

SIGNATURE: [signature] DATE: 6/14/23

DROPHY NORA FRANCES

RECOMMEND – Downtown Windermere Properties Final PUD and Major Site Plan

APPROVAL:__________ DISAPPROVAL X

COMMENTS: I believe it will have negative consequences for the town's character and property values. Windermere is a town that values old time charm & rural character. The traffic is awful so we don't need to bring in more.

SIGNATURE: Sandra Gee DATE: 6/13/23

GEE SANDRA K

RECOMMEND – Downtown Windermere Properties Final PUD and Major Site Plan

APPROVAL: _____ DISAPPROVAL X

COMMENTS: Totally ruins the quaintness, beauty & charm of Oakdale St.

SIGNATURE: Frances Nykamp DATE: 6/23/23

NYKAMP JAMES P

RECOMMEND Downtown Windermere Properties Final PUD and Major Site Plan

APPROVAL: _____ DISAPPROVAL ✓

COMMENTS: _____

Not a good plan for downtown Windermere.

SIGNATURE: Mary Ellen Stone DATE: June 23, 2023

STONE MARY ELLEN

EXECUTIVE SUMMARY

SUBJECT: **Finance Disclosures for Elected Officials (Form 6)**
REQUESTED ACTION: **Board Option-Councilmember Rose Item for Discussion**

☐ Work Session (Report Only) **DATE OF MEETING:** **7/11/2023**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☐ N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: _____
☐ Annual **FUNDING SOURCE:** _____
☐ Capital **EXPENDITURE ACCOUNT:** _____
☒ N/A

HISTORY/FACTS/ISSUES:

Mayor & Council,

CS/CS/SB 774 requires elected mayors and elected members of the governing body of a municipality, as well as candidates for such offices and members of the Florida Commission on Ethics, to file an annual full disclosure of financial interests (Form 6), beginning January 1, 2024. These individuals are currently required to file simple financial disclosures (Form 1).

The additional financial disclosures were opposed by several lobbying entities including the Florida League of Cities. Form 6 requires more in-depth disclosures of all income and financial interests of an elected official or political candidate. Part of the opposition was that this requirement would discourage candidates from participating especially in those communities that have volunteer elected officials.

EXECUTIVE SUMMARY

SUBJECT: **Healthy West Orange Pavilion**
REQUESTED ACTION: **Board Option**

☐ Work Session (Report Only) **DATE OF MEETING:** **7/11/2023**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☐ N/A Vendor/Entity:
Effective Date: Termination Date:
Managing Division / Dept:

BUDGET IMPACT: $75,000-$157,000 Not to exceed $157,000
☐ Annual **FUNDING SOURCE:**
☐ Capital **EXPENDITURE ACCOUNT:**
☒ N/A

HISTORY/FACTS/ISSUES:

Mayor & Council,

At the Town Council Workshop on June 27th, the Town Council consented to terminating the project/agreement and to work with Windermere Rotary Inc and Healthy West Orange on the repayment of funds spent. Staff is looking for a formal vote on the matter.

If approved, Staff will work with those organizations on the final numbers.

TOWN OF WINDERMERE
EXECUTIVE SUMMARY

SUBJECT: **Town Sponsored Events**
REQUESTED ACTION: **Board Option**

☐ Work Session (Report Only) **DATE OF MEETING:** **7/11/23**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☐ N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

BUDGET IMPACT: $0
☐ Annual **FUNDING SOURCE:** _____
☐ Capital **EXPENDITURE ACCOUNT:** _____
☒ N/A

HISTORY/FACTS/ISSUES:

Mayor & Council,

Throughout the pavilion discussion as well as some other public input and Town Council workshops there has been a lot of dialogue as to the frequency and size of the various events held in Town Square and the impact on surrounding residents. The following are some of the concerns raised by those residents:

- Parking
- Noise
- Non-Windermere Residents

In order to assist those surrounding residents, Town Staff has met and are looking for ways to try to minimize those impacts to those households.

- Possibility of reducing the size, frequency, and scale of the Food Truck Events
- Ensuring that the entertainment is strictly adhering to the noise ordinance. (All events)
- Working with Windermere PD on the possibility of adding additional off duty for those nights. (All events)
- Eliminated Food Trucks for the months of June, July, and August. Additional months can be considered.
- Any additional events over 1000 attendees will need to submit a Special Event Permit and have a Public Outreach/Work session prior to going to Town Council for approval.
- Public Works purchased signage to identify areas where no parking is allowed. (All events)

- Staff continues to look for additional areas where parking can be accommodated.

Staff will continue to work with those residents surrounding Town Square but would like some additional guidance from Town Council relative to these events.

Current Events: Underscored = Night Event

- **Food Truck Night** (4th Friday September-May) - *Historic Preservation Board*
    - **National Night Out** (September 4th Friday)
    - **Halloween Activity** (October 4th Friday)
    - **Light Up Windermere** (November 3rd Friday)
    - **Holiday Movie Night** (December 3rd Friday)
- **Elder Luncheons** (February, April, October, and December) – *Elder Affairs Committee*
- **Farmers Market** (every Friday) – *Windermere Tree Board*
- **Craft Beer Fest** (will be resuming in 2024)
- **Arbor Day Tree Giveaway** (annual: January) - *Windermere Tree Board*
- **Windermere Wine & Dine** (annual: late January/early February)
- **Windermere Art Show** (annual, 2-day event: February) – *Special event organized by resident*
- **Windermere PetFest** (annual: late February/early March) – *Parks & Recreation*
- **WPDF Robbie German Memorial Event** (annual: March, June, or October) – *WPD Foundation*
- **Operation Easter Bunny** (annual: March or April) - *WPD Foundation/Town of Windermere*
- **Crazy Card Party** (annual, 2-day event: March or April) – *Windermere Garden Club*
- **Plant Sale** (annual: May or June) – *Windermere Garden Club*
- **Memorial Day Ceremony** (annual: late May) – *Rotary Club of Windermere*
- **Armed Services Day** (annual: late May) - *Town of Windermere*
- **July 4th Pancake Breakfast** (annual: July) - *Town of Windermere*
- **9/11 Ceremony** (annual: September) - *Town of Windermere*
- **Cops & Bobbers** (annual: September) – *WPD Foundation*
- **Sleep in Heavenly Peace Bunk Bed Build** (annual: September or October) - *WPD Foundation*
- **Run Among the Lakes** (annual: mid-October) - *Parks & Recreation*
- **Halloween Costume Parade & Hayride** (annual: late October) - *Parks & Recreation*
- **Music Among the Lakes** (annual: early November)
- **Veterans Day** (annual: mid-November) – *Rotary Club of Windermere*
- **Holiday Hoopla** (annual: early December) - *Town of Windermere*

For Private Town Hall Rentals, Staff is working with WPD to ensure renters are adhering to the noise ordinance.