PLANNING ADVISORY BOARD AGENDA
SESSION OF THE PLANNING ADVISORY BOARD TO BE HELD AT THE CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
WEDNESDAY, OCTOBER 20, 2021
6:00 PM

1. MEETING CALLED TO ORDER

"As a courtesy to others, please silence all electronic devices during the meeting."

"Citizens desiring to speak under Hear Audience shall submit a request form for the City Clerk prior to the meeting. Forms are available at the door or from the City Clerk."

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. MINUTES

3.A PLANNING ADVISORY BOARD MINUTES APPROVAL

Approval of the September 15, 2021 Planning Advisory Board meeting minutes.

4. OLD BUSINESS

5. NEW BUSINESS

5.A PUBLIC HEARING DRC#21-00094 DOMESTIC VIOLENCE AWARENESS MURAL: AUTHORIZATION OF A TRUE WORK OF ART

Approval for authorization of a true work of art to allow a butterfly mural to be installed on a portion of a building facade wall located at 403 Broadway within a Mixed Use Center (T5-M) transect zoning district.

5.B PUBLIC HEARING DRC#21-00091 HEART OF GOLD PEDIATRIC PRESCRIBED EXTENDED CARE CONDITIONAL USE WITH SITE PLAN WAIVER (CHILD CARE FACILITY)

Request for Conditional Use approval for a child care facility located on approximately 2.1 acres located at 1499 North John Young Parkway with a Mixed Use Urban Corridor (T5-U) Zoning designation.

5.C PUBLIC HEARING - DRC#21-00058 - OSCEOLA VILLAGE CENTER DAYBREAK MARKET: CONDITIONAL USE WITH SITE PLAN (GASOLINE SERVICE STATION)

Request for Planning Advisory Board approval of a Conditional Use for a convenience store with gas station on approximately 2.2440 acres located on Parcel ID:33-25-29-00U0-0019-0000 within the Osceola Village Center development.

6. DISCUSSION

6.A EPA BROWNFIELDS PROGRAM COALITION ASSESSMENT GRANT

The participation of the Planning Advisory Board, serving as the Brownfields Advisory Board, in the Environmental Protection Agency Brownfields Coalition Assessment Grant.

7. HEAR CHAIRMAN AND BOARD MEMBERS

8. ADJOURNMENT

IN ACCORDANCE WITH FLORIDA STATUTES 286.105: ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

IN ACCORDANCE WITH FLORIDA STATUTE 286.26, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 101 CHURCH STREET, KISSIMMEE, FL 34741, (407) 518-2309.

ITEM 3.A
PLANNING ADVISORY BOARD MINUTES APPROVAL

Request
Approval of the September 15, 2021 Planning Advisory Board meeting minutes.

Recommendation
REQUESTED PLANNING ADVISORY BOARD ACTION:

Approve

Attachment(s):
1. pab.091521

Planning Advisory Board
Commission Chambers
City Hall
Kissimmee, Florida
Wednesday, September 15, 2021
6:00 P.M.

MEMBERS	**STAFF**
Robert Bussiere, Chairman	Brenda Ryan, Planning Manager
Jeff Wolff, (Vice Chairman)	Ashley Cornelison, Senior Planner
Robert Spalding	David Bridle, Planner II
Jackie Espinosa	Kalanit Oded, Deputy City Attorney
Fatima Santiago, (Absent)	
Diana Marrero-Pinto	
Jason Lindsey, (School District)	

Chairman Bussiere called the meeting to order at 6:00 p.m.

II Moment of silence and Pledge of Allegiance.

III Minutes

Member Marrero-Pinto made a motion to approve the minutes of September 1, 2021 Planning Advisory Board Meeting. Seconded by Member Spalding.

Chairman Bussiere	**Aye**	**Member Espinosa**	**Aye**
Vice Chairman Wolff	**Aye**	**Member Marrero-Pinto**	**Aye**
Member Spalding	**Aye**		

Motion carried 5-0.

IIII OLD BUSINESS

IV NEW BUSINESS

A. Comp Plan Updates, Comprehensive Plan Text Amendment, DRC#21-00097

Planner Cornelison stated that this is a request for an amendment to the Comprehensive Plan, specifically the Future Land Use, Transportation, and Capital Improvements Elements.

Planner Cornelison stated that this request is also to add a Property Rights Element to the Comprehensive Plan.

Staff recommends approval for the following reasons:
This is a request to add a Property Rights Element, as required by Florida Statute, into the Comprehensive Plan and make amendments to the Future Land Use, Transportation, and Capital Improvements Elements.

Staff DRC (Development Review Committee) recommended approval on September 7, 2021.

Member Spalding made a motion for approval. Seconded by Member Marrero-Pinto.

Chairman Bussiere	**Aye**	**Member Espinosa**	**Aye**
Vice Chairman Wolff	**Aye**	**Member Marrero-Pinto**	**Aye**
Member Spalding	**Aye**		

Motion carried 5-0.

B. Iglesia Cristiana El Cabellero De La Cruz Statuary Cross, Authorization of A True Work of Art, DRC#21-00081

Planning Manager Ryan stated that this is a request for approval of a True Work of Art to allow a statuary cross to be installed on a portion of a building façade wall. The subject property is located at 301 & 307 Church St.

Member Marrero-Pinto asked for clarification if this was a Knight or a Cross and what age group is the school.

Planning Manager Ryan stated that this is a statuary of a Knight and not a Cross and that the school is a private school K-12.

Jesus Morales, 301 Church St., Kissimmee, FL 34741 representing the applicant stated for clarification that the statuary is a Knight of the Cross.

Member Espinosa asked if this will be used exclusively as a school.

Planning Manager Ryan stated that this will be a church and a school.

Staff recommends approval for the following reasons:

1. Compliance with Section 14-11-16 of the Land Development Code as the statuary is a true work of art and and is not intended to be used as a sign as defined by Section 14-2 and that the proposed statuary is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Staff recommends approval subject to the following 3 conditions:

1. The statuary and subject building wall shall be conducted in accordance with the attachments.
2. Signage or additional content shall not be incorporated into the statuary.
3. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.

Member Spalding made a motion for approval subject to 3 conditions. Seconded by Member Espinosa.

1. **The statuary and subject building wall shall be conducted in accordance with the attachments.**
2. **Signage or additional content shall not be incorporated into the statuary.**
3. **Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.**

Chairman Bussiere	**Aye**	**Member Espinosa**	**Aye**
Vice Chairman Wolff	**Aye**	**Member Marrero-Pinto**	**Aye**
Member Spalding	**Aye**		

Motion carried 5-0.

C. Osceola Village Center, PUD Amendment, DRC#21-00059

Planning Manager Ryan stated that this is a request for approval of a PUD (Planned Unit Development) Amendment to add a rehabilitation hospital as a Conditional Use for the Osceola Village Center development. The subject property is located off of John Young Pkwy just north of Shingle Creek.

Planning Manager Ryan also stated that this will not be a traditional hospital that provides emergency or ambulatory care it will be strictly a rehabilitation hospital only.

Staff recommends approval for the following reasons:

1. Compliance with the intent of the MUPUD zoning district as outlined in Sections 14-3-28 and 14-4-8(D) of the Land Development Code.

2. Compliance with the allowable uses as outlined in Section 14-4-8(D)(3)(b) as the proposed rehabilitation hospital as a Conditional Use is consistent with subordinate non-residential uses in that hospitals are only permitted in the Hospital Facilities Zoning District and is allowed as a Conditional Use within a limited number of non-residential Zoning Districts (General Commercial , Office Commercial , Highway Commercial , & Community Facilites).
3. Compliance with Policy 1.2.3.2, Commercial General (CG) Future Land Use Designation, outlined in the Future Land Use Element of the Comprehensive Plan intended to accommodate office uses, general retail sales and services in highly accessible areas adjacent to major thoroughfares and transit facilities that possess the necessary location, site, and market requirements.
4. Compliance with the site design regulations such as density, lot area, setbacks, building separation, height, and other general standards such as internal circulation, access and other conditions as outlined in Section 14-4-8(D)(4).

Staff recommends approval subject to the following 1 condition:
1. All previous conditions of approval included with the original Osceola Village Center PMUD(DRC#19-00054) shall still apply and remain in effect.

Member Spalding asked if this rehabilitation hospital would be open to the public.

Richard Wohlfarth, 1642 Bridgewater Dr. Lake Mary, FL., representing the applicant stated that the hospital is a public facility.

Member Spalding made a motion for approval subject to 1 condition. Seconded by Member Marrero-Pinto.

1. All previous conditions of approval included with the original Osceola Village Center PMUD(DRC#19-00054) shall still apply and remain in effect.

Chairman Bussiere	**Aye**	**Member Espinosa**	**Aye**
Vice Chairman Wolff	**Aye**	**Member Marrero-Pinto**	**Aye**
Member Spalding	**Aye**		

Motion carried 5-0.

VI Discussion

Deputy City Attorney Oded discussed with the Board if they would like to set aside a date and time to have a refresher discussion on Quasi Judicial Hearings.

VII HEARING CHAIRMAN AND BOARD MEMBERS

VIII ADJOURN

The Board adjourned the meeting at 6:16 p.m.

_____	_____
Chairman Bussiere, Chairman Planning Advisory Board	Brenda Ryan, Planning Manager Development Services Dept.

In accordance with Florida Statute 286.0105, any person wishing to appeal any decision made by the Planning Advisory Board with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is made.
In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the office of the City Clerk at (407) 518-2309 prior to the meeting.

ITEM 5.A
PUBLIC HEARING DRC#21-00094 DOMESTIC VIOLENCE AWARENESS MURAL: AUTHORIZATION OF A TRUE WORK OF ART

Request
Approval for authorization of a true work of art to allow a butterfly mural to be installed on a portion of a building facade wall located at 403 Broadway within a Mixed Use Center (T5-M) transect zoning district.

Explanation
According to the attached sketch and location map, the mural will be installed on the back wall adjacent to the parking lot area of 403 Broadway (Broadway Pizza Bar) and will be visible from W. Sproule Ave. The artwork was custom created using an original design to raise awareness for domestic violence and to honor Nicole Montalvo.

403 Broadway (Broadway Pizza Bar) = Proposed butterfly mural and associated content is approximately 9ft. tall and 12ft. wide (108 sq. ft.).

The Planning Advisory Board approved the existing panther mural on the northeast building facade wall (DRC#20-00006) as a True Work of Art at the February 19, 2020 meeting.

FINDINGS AND REASONS:

1. Compliance with Section 14-11-16 of the Land Development Code as the mural is a true work of art and and is not intended to be used as a sign as defined by Section 14-2. The additional logos and others have no direct association with the business that occupies the building where the mural will be established and the proposed mural is compatible with the character of the surrounding area in terms of size, style, colors, materials, general appearance and location.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:
Approve w/Conditions

The Development Review Committee (DRC) recommended approval, subject to conditions, on October 5, 2021.

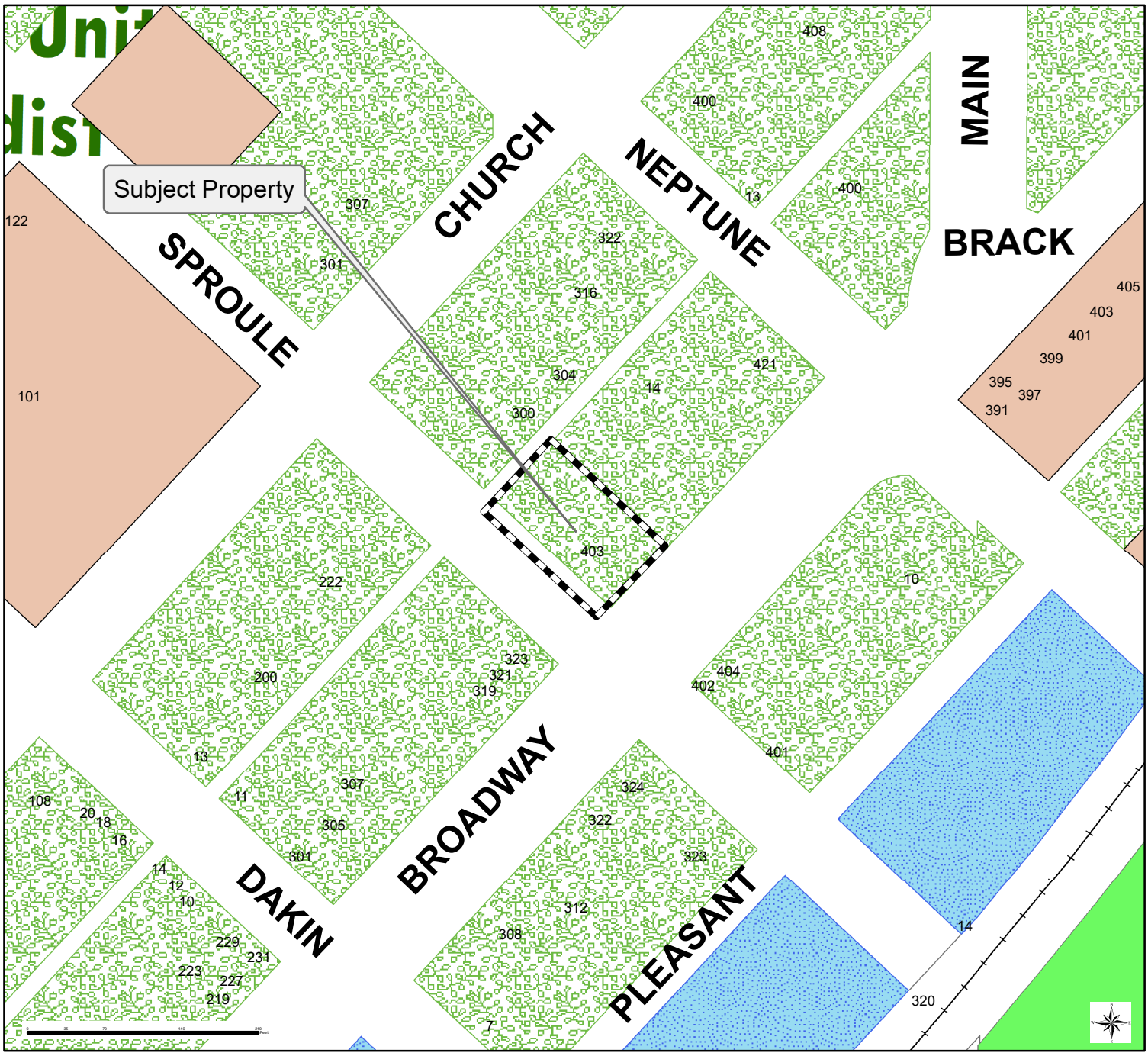
CONDITIONS:

1. The mural and subject building wall shall be established and installed in accordance with the attachments.
2. No additional signage or content shall be incorporated into the mural.
3. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.

Attachment(s):

1. 21-00094 Vicinity Map
2. 21-00094 Aerial Map
3. 21-00094 Mural
4. 21-00094 DRC Comments
5. 21-00094 DRC Application

Domestic Violence Awareness Mural
Authorization of True Work of Art DRC#21-00094



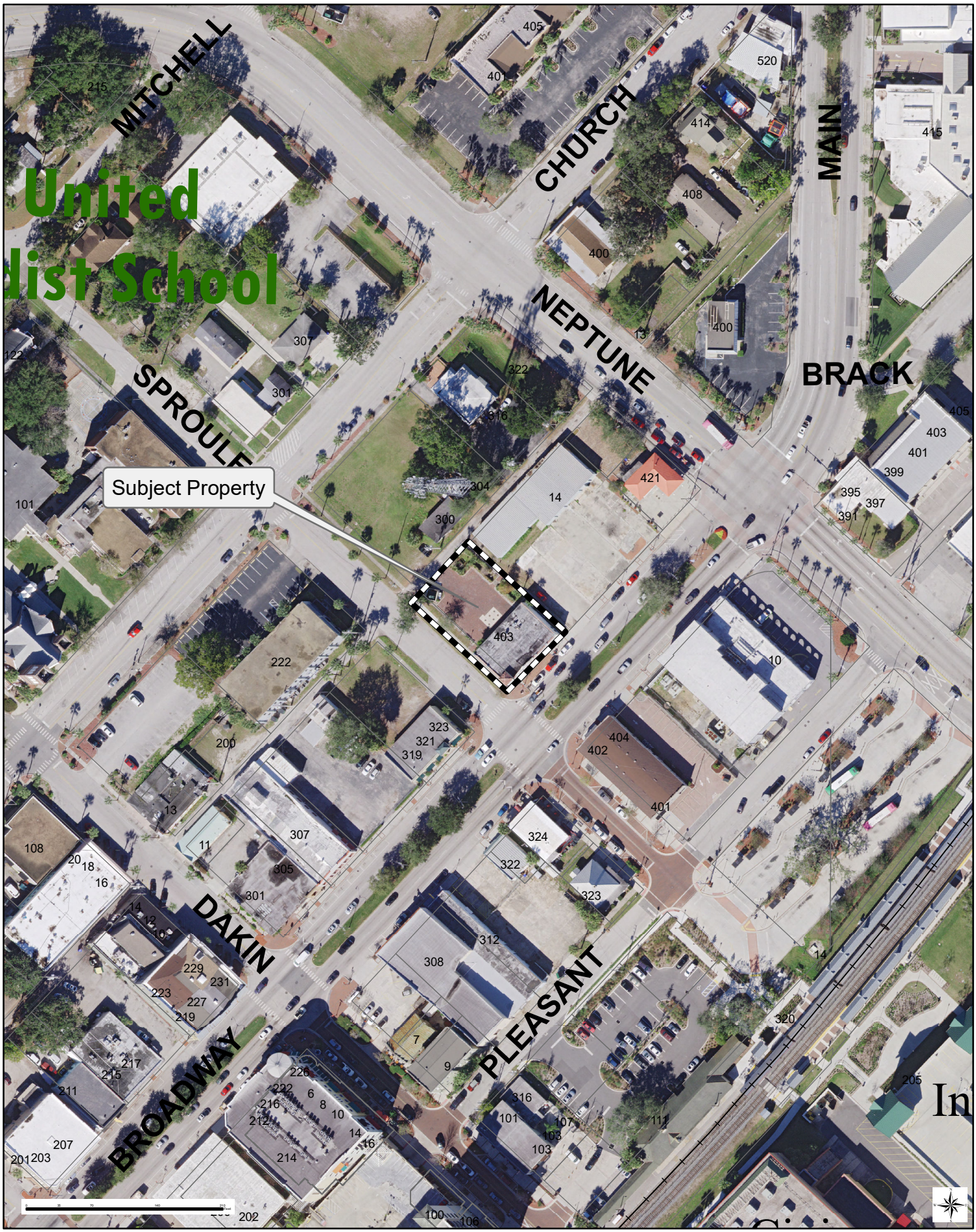
- Subject Property
- CRA District Boundary
- Railroad
- City Limit Boundary
- Kissimmee Gateway Airport
- Lake Surfaces

Zoning Districts

Zoning District Designations

- AC (Agricultural Conservation)
- RE (Residential Estate)
- RA-1 (Single Family Residential 12,000 sqft)
- RA-2 (Single Family Residential 9,000 sqft)
- RA-3 (Single Family Residential 7,000 sqft)
- RA-4 (Single Family Residential 6,000 sqft)
- RB-1 (Medium Density Residential)
- RB-2 (Medium Density Residential - Office)
- RC-1 (Multiple Family Medium Density Residential)
- RC-2 (Mutliple Family High Density Residential)
- MH-1 (Mobile Home 9,000 sqft)
- MH-2 (Mobile Home 6,000 sqft)
- MHP (Mobile Home Park)
- RPB (Residential Professional Business)
- B-1 (Downtown Commercial)
- B-2 (Neighborhood Commercial)
- B-3 (General Commercial)
- B-4 (Main Street Commercial)
- HC (Highway Commercial)
- B-5 (Office Commercial)
- BP (Business Park)
- IB (Industrial Business)
- AO (Airport Operations)
- AI (Airport Industrial)
- CF (Community Facility)
- HF (Hospital Facility)
- UT (Utilities)
- OS (Open Space)
- RPUD (Residential Planned Unit Development)
- SRPUD (Short Term Rental Planned Unit Development)
- MUPUD (Mixed Use Planned Unit Development)

Domestic Violence Awareness Mural
Authorization of True Work of Art DRC#21-00094



Designed by: Melanie Davidson Ross
407 973 1756

#I Stand Against Domestic Violence!

HELP NOW

The Nicole Montalvo Foundation

DRC#21-00094
True Work of Art-First Review
Domestic Violence Awareness Mural
Project Rep: Christina Montalvo

DEVELOPMENT REVIEW COMMITTEE–October 5, 2021

DEPARTMENT REPRESENTATIVES:

AVIATION: 407-518-2516
Ramon Senoras

BUILDING DIVISION: 407-518-2120
Juan F. Hernandez
Juan C. Hernandez
Elisabeth Richter-Belote

FIRE: 407-518-2202
Chris Alessandri
Mary Creason

PARKS & RECREATION: 407-518-2501
Steve Lackey
Kaia Greene

POLICE: 407-518-3227
Erika Castellucci
Jack Flanary

PLANNING DIVISION: 407-518-2140
Douglas Etheredge
Brenda Ryan
David Bridle
Patricia Prevost

PUBLIC WORKS & ENGINEERING: 407-518-2170
Ryan Birks-Kilman
Jody Kirkendall (Sanitation) - 407-518-2651

ADDITIONAL AGENCY REPRESENTATIVES:

FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT):
407-858-5900

KISSIMMEE UTILITY AUTHORITY (KUA):
Matt Maassen – 407-933-7777

OSCEOLA COUNTY HEALTH:
Jeffrey Smith – 407-742-8606

OSCEOLA COUNTY PLANNING:
407-742-0200

OSCEOLA COUNTY SCHOOLS:
Rhonda Blake – 407-518-2964
Jason Lindsey – 407-518-2964

PUBLIC SAFETY, 911 ADMINISTRATION:
Inez Padilla – 407-742-5911
Shaun Koffinas

TOHO WATER AUTHORITY:
Kevin Anthony – 407-944-5000
Elizabeth George - 407-944-5000
Lauren Shields – 407-944-5000

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD):
Mark Daron – 407-858-6100

DEVELOPMENT REVIEW COMMITTEE COMMENTS
To help ensure that comments have been addressed and to determine where and how they have been addressed, please provide written responses to each of the following comments.

AVIATION
Compliance-No Comments

BUILDING DIVISION
Compliance-No Comments
Building Division- Elisabeth Richter-Belote

FIRE
Compliance-No Comments
Fire Department: Chris Alessandri

KISSIMMEE UTILITY AUTHORITY
Compliance-No Comments

OSCEOLA COUNTY PLANNING DEPARTMENT
Compliance–No Comments

OSCEOLA COUNTY SCHOOL BOARD
No Impact on Public Schools

PARKS & RECREATION
Compliance-No Comments

PLANNING DIVISION
Compliance-No Comments
Planning Division: Brenda Ryan

1. The additional logos and other has no direct association with the business that that occupies the building where the mural will be established and is not intended to meet the definition of a sign.
2. The mural and subject building wall shall be established and installed in accordance with the attachments.
3. No additional signage or content shall be incorporated into the mural.

4. Subject to review and approval of Right-Of-Way/Easement Utilization permits and conditions if working in the City's right-of-way.

POLICE
Compliance-No Comments

PUBLIC SAFETY/911
Compliance-No Comments

PUBLIC WORKS & ENGINEERING
Compliance with Conditions-Comments
Public Works: Ryan Kilman & Erika Allen
1. Subject to review and approval of Right-Of-Way/Easement Utilization permits, If working on the City's Right-Of-Way. For questions please contact Engineering@kissimmee.gov.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
No Comments Received

TOHO WATER AUTHORITY
Compliance-No Comments
Reviewing Dept: Cesar Munoz

DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

Important note: The Development Review process associated with this request (as outlined in the attached application) is intended to ensure that the request meets the requirements established in the City of Kissimmee Land Development Code and site development criteria for the City of Kissimmee, and other local, regional and state agencies. It is not intended to constitute approval of building construction or permits as required by external agencies.

Other processes, permits, authorizations, and/or fees may be required prior to construction of requested improvements. These may include, but are not limited to:

- Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- Building permits and review fees
- Right-of-Way Utilization permits
- South Florida Water Management District (SFWMD) permits
- Utility permits and/or fees
- Federal Aviation Administration (FAA) authorizations
- Business Tax Receipts (BTRs)
- State Permits and/or Licenses
- Development Service Agreements (Toho Water Authority)
- Florida Department of Environmental Protection (FDEP) Permits
- NPDES Permits (Stormwater permitting)

The Agent of record and/or property owner for the attached request is responsible for coordinating with applicable agencies to ensure all requirements for the requested improvements have been met prior to construction.

Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application to be insufficient for review and will delay your request.

Project Name: Domestic Violence Awareness Mural DRC# _____

I Certify that I have read the above and understand/acknowledge the information contained therein.

Agent Signature: _____ Date: 8/20/2021

Agent Name (Print): Christina Montalvo

Property Owner Signature: _____ Date: 8/20/2021

Property Owner Name (Print): Prather Properties, LLC - William Prather Mgr

CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW

Development Services
Building Planning Code Enforcement

PROJECT

Name of Project: Domestic Violence Awareness Mural

Location (Address if possible): 403 Broadway, Kissimmee, Florida 34741

Parcel ID#: 22-25-29-2-1700-0140-0050

APPLICANT

Name: Christina Montalvo

Firm: Help Now of Osceola, Inc. and The Nicole Montalvo Foundation

Address: 108 Church Street, Kissimmee, Florida 34741

Phone: (407) 847-3260 E-Mail: christinam@helpnowshelter.org

AGENT (Contact Person)

Name: Christina Montalvo

Firm: Help Now of Osceola, Inc. and The Nicole Montalvo Foundation

Address: 108 Church Street, Kissimmee, Florida 34741

Phone: (407) 350-1680 E-Mail: christinam@helpnowshelter.org

OWNER

Name: William Prather

Firm: Prather Properties, LLC

Address: 210 Sterling Ave, Winter Park, FL 32789

Phone: (407) 948-6622 E-Mail: rwesprather@gmail.com

LEGAL DESCRIPTION/LOCATION

S FLA RR SURVEY PB A PG 3 BLK 14 LOT 5

Note: Dates are contingent upon previous meeting approval and dependent upon the project type may not require various meetings. For specific processes, please see the project type. Scheduled dates for Public Hearings are subject to notification requirements and may be altered due to advertising requirements.

All requests must be accompanied by a completed application, checklist, fee, folded plan(s), a CD containing PDF(s) of any exhibits and/or plans and any other supporting materials. A sufficiency review will be conducted within 24 hours of submittal. If submittal is insufficient, the request will not be scheduled/distributed for review. Unless specifically noted, deadlines for submittals are **Friday at 4:00 p.m.** on the above listed dates. **No late or incomplete submittal will be accepted.**

FOR OFFICE USE ONLY

REQUEST _____ FEE COLLECTED _____

DATE _____ REC'D BY _____ DRC # _____ DRC DATE _____

SUFFICIENCY REVIEW (Y/N) _____ PROJECT MANAGER _____

CITY OF KISSIMMEE
TRUE WORK OF ART APPLICATION

Project Name: Domestic Violence Awareness Mural

Address where the Work of Art is proposed: 403 Broadway, Kissimmee, Florida 34741

Business name of where the Work of Art is proposed: Broadway Pizza Bar

Specific location of the proposed Work of Art: Back of building

Size of the proposed True Work of Art: 9' x 12'

Nature of the proposed Work of Art (Check One):

☒ Mural ☐ Statuary ☐ OTHER _____

Provide a description of the proposed Work of Art, including the colors and materials to be used and the general appearance:

Large butterfly made up of smaller butterflies with a purple ribbon in the middle. Some small butterflies will have song lyrics within them. Butterflies will be different shades of purple and teal. Hashtag will be above the ribbon. (Materials used: paint)

Provide reasoning for why the proposed request should be authorized as a True Work of Art:

This art work was custom created using an original design to raise awareness for domestic violence and to honor Nicole Montalvo.

All applications shall be accompanied by a 15 copies of a drawing or photograph of the proposed Work of Art item, an elevation of the proposed location in relation to any adjacent structures or features, a sketch plan indicating the specific location of the proposed item on the proposed site, and/or any other necessary information.

I Certify that to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am

☒ Owner of the property described herein
☐ Party to an agreement for purchase of this property*
☐ An agent for the owner or purchase of this property
☐ Other _____

*Applications submitted by an applicant other than the owner of the subject property shall be accompanied by written documentation, suitable to the City Attorney, from the property owner authorizing the applicant to submit this request.

William R. Porter - Mgr
Printed Name

Signature

8/20/2024
Date

ITEM 5.B

PUBLIC HEARING DRC#21-00091 HEART OF GOLD PEDIATRIC PRESCRIBED EXTENDED CARE CONDITIONAL USE WITH SITE PLAN WAIVER (CHILD CARE FACILITY)

Request

Request for Conditional Use approval for a child care facility located on approximately 2.1 acres located at 1499 North John Young Parkway with a Mixed Use Urban Corridor (T5-U) Zoning designation.

Explanation

This is a request to establish a child care facility specializing in pediatric medical needs of children that require developmental, physical, and occupational therapy. More specifically, this child care facility will provide pediatric prescribed extended care (PPEC) with skilled nursing and medical staff. The facility, which will occupy a 5,023 sq. ft space of a 32,320 sq. ft. building located at 1499 North John Young Parkway, will also provide transportation services to the facility for the children as well as transportation for offsite medical services and treatment.

A maximum total of 40 children is proposed. Drop off and pick up will be limited to the existing parking spaces and transportation service vehicles must remain parked behind the building. There are a total of 393 parking spaces within the shopping center that provides adequate parking and no additional site improvements are needed to support the child care facility.

The building and parking spaces are part of the Kissimmee Korners shopping center which is comprised of 3 separate buildings and parcels on 6.5 acres with approximately 69,000 total square feet. The buildings were built in the early 1970's but was rezoned in 1994 from Neighborhood Commercial (B-2) to Highway Commercial (HC)(DRC#94-063). The current Mixed Use Urban Corridor (T5-U) Zoning designation was established with the August 4, 2020 adoption of the new Land Development Code (LDC).

FINDINGS AND REASONS:

1. Compliance with the Mixed Use Urban Corridor (T5-U) zoning standards.
2. Compliance with Section 14-3-29(F), general review criteria, for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
3. Compliance with Section 14-3-29(C)(2), conditional use site plan waiver, since the existing parking, loading, lighting and other site characteristics are not impacted by the conditional use.

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:
Approve w/Conditions

The Development Review Committee (DRC) recommended approval on September 21, 2021.

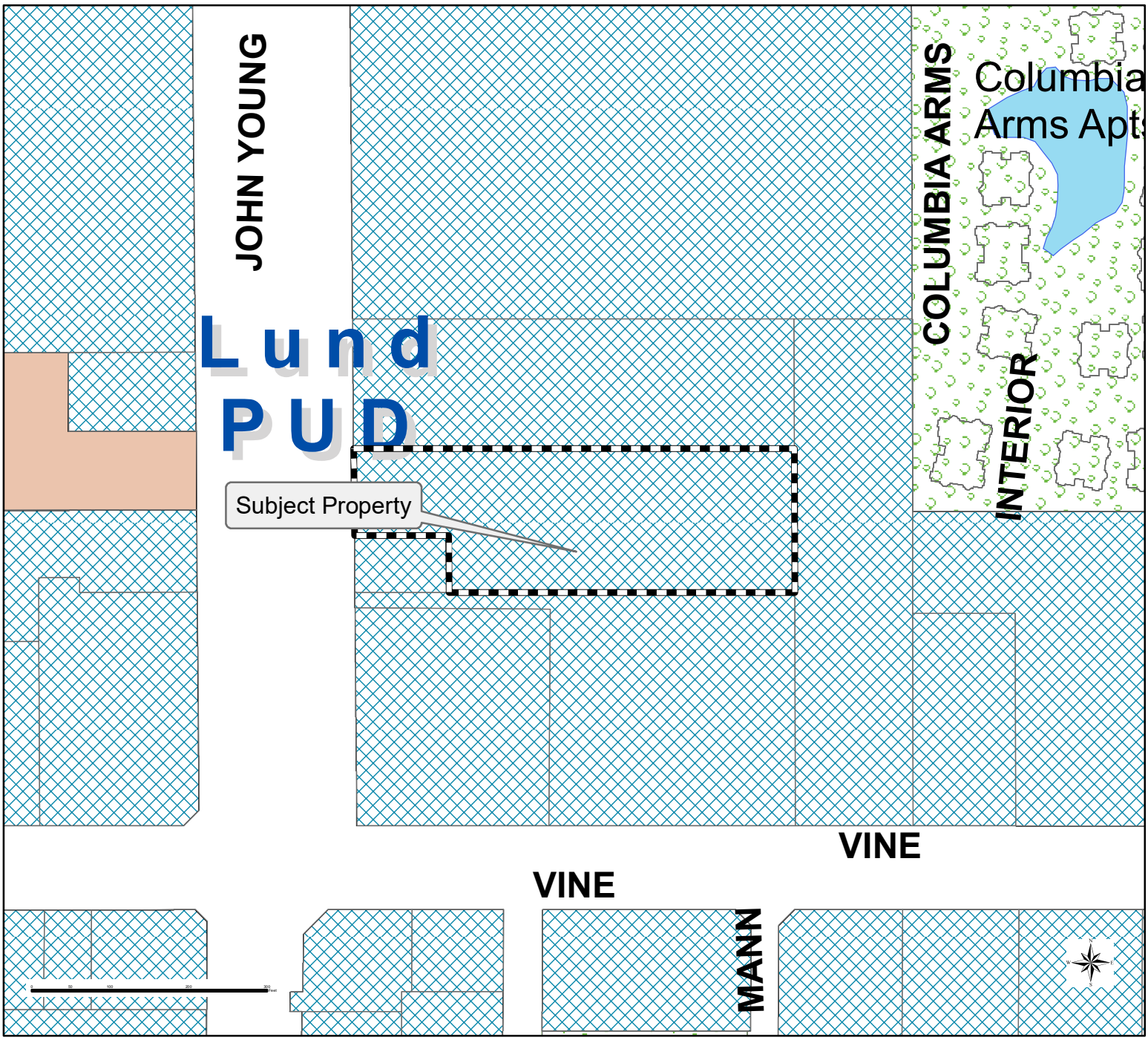
CONDITIONS:

1. Transportation service vehicles larger than any of the existing standard parking spaces shall not be permitted.Transportation service vehicles must remain parked behind the building.
2. Transportation services shall be limited to only children enrolled and receiving medical services and therapy care at the facility. Transportation services for general hire, rental, leasing, or sales shall not be permitted.
3. All drive aisles must maintain the standard 24ft. wide clearance for 2 way traffic. Drop off and pick up in the drive aisles is prohibited. All vehicles must park in marked parking spaces to ensure traffic flow is not negatively impacted by vehicular stacking or stopping.
4. No parking permitted along the south side of the building. This area may be used for temporary loading/unloading and as a separate drop off/pick up area.
5. This conditional use for a medical child care facility and services shall apply solely to 1499 North John Young Parkway and shall not be granted or extended to other units or areas within the property and/or development.

Attachment(s):

1. 21-00091 Vicinity Map
2. 21-00091 Aerial Map
3. 21-00091 PAB Ad
4. 21-00091 DRC Comments
5. 21-00091 DRC Application

Heart of Gold PPEC
Conditional Use DRC-21-00091



- Subject Property
- CRA District Boundary
- Railroad
- City Limit Boundary
- Kissimmee Gateway Airport
- Lake Surfaces

Zoning Districts

- AC (Agricultural Conservation)
- AI (Airport Industrial)
- AO (Airport Operations)
- B-2 (Neighborhood Commercial)
- B-3 (General Commercial)
- B-5 (Office Commercial)
- BP (Business Park)
- CF (Community Facility)
- HC (Highway Commercial)
- HF (Hospital Facility)
- IB (Industrial Business)
- MH (Mobile Home 6,000 sqft)
- MHP (Mobile Home Park)
- MUPUD (Mixed Use Planned Unit Development)
- OS (Open Space)
- RA-1 (Single Family Residential)
- RA-2 (Single Family Residential)
- RA-3 (Single Family Residential)
- RA-4 (Single Family Residential)
- RB-1 (Medium Density Residential)
- RB-2 (Medium Density Residential - Office)
- RC-1 (Multiple Family Medium Density Residential)
- RC-2 (Mutliple Family High Density Residential)
- RE (Residential Estate)
- RPB (Residential Professional Business)
- RPUD (Residential Planned Unit Development)
- SRPUD (Short Term Rental Planned Unit Development)
- UT (Utilities)
- SD (Special District)
- T1 (Natural)
- T3 (Edge)
- T4-O (Neighborhood Open)
- T4-R (Neighborhood Restricted)
- T5-M (Mixed-Use Center)
- T5-U (Mixed-Use Urban Core)
- T6 (Waterfront)

Heart of Gold PPEC
Conditional Use DRC-21-00091



NEWS BRIEFING

PM: Australia to bar foreign tourists until at least '22 amid virus

From news services

CANBERRA, Australia — Foreign tourists won't be welcomed back to Australia until at least next year, the prime minister said Tuesday as he outlined plans for lifting some of the toughest and longest COVID-19 travel restrictions imposed by any democracy.

The country will instead prioritize the return of skilled migrants and students after it hits Prime Minister Scott Morrison's benchmark for reopening its external borders: the full vaccination of 80% of the population aged 16 and older. It was expected to reach that point Tuesday.

The news comes days after Morrison announced plans to allow vaccinated citizens and permanent residents to fly overseas starting in November for the first time since March 2020.

The severe travel restrictions, which have trapped most Australians at home and kept most foreigners out, have led to the lowest level of immigration since World War II. Australian universities, which rely heavily on fees paid by international students, have been particularly hard hit, and many fear students will go elsewhere if they are not allowed in soon.

While many countries imposed strict lockdowns that shut down large portions of the economies, Australia's travel restrictions have kept life fairly normal for much of the pandemic — though it is now experiencing shutdowns in the biggest cities, Sydney and Melbourne, as well as the capital Canberra.

After lifting restrictions on Australians, Morrison said the next priority would be skilled migrants and international students — before tourists. He did not specify when those groups would be allowed in.

AstraZeneca antibody treatment: AstraZeneca, the drugmaker that developed one of the first COVID-19 vaccines, has asked the U.S. Food and Drug Administration to authorize the emergency use of a first-of-a-kind antibody treatment to prevent the disease.

The Anglo-Swedish company said Tuesday that the treatment, known as AZD7442, would be the first long-acting antibody combination to receive an emergency authorization for COVID-19 prevention. If authorized, the drug would likely be limited to people with compromised immune systems who don't get sufficient protection from vaccination.

"First and foremost, we want to protect those vulnerable populations that haven't been adequately protected by the vaccine," said Menelas Pangalos, AstraZeneca's head of research and development. "But ultimately it will be up to health authorities to work out who they choose to immunize."

Pangalos said the company's long-acting formulation is designed to boost immunity for up to one year, compared with existing drugs that offer a month or two of protection.

The FDA has authorized three other antibody drugs, including two that can be given after a possible COVID-19 exposure to head off symptoms. AstraZeneca's drug would instead be given as a preventive measure in people who have increased vulnerability to the virus.

Coronavirus home test recalled: Ellume, an Australian company that makes a widely available at-home coronavirus test, has recalled nearly 200,000 test kits because of concerns about a higher-than-expected rate of false positives. That represents about 5.6% of the approximately 3.5 million test kits Ellume has shipped to the United States.

The company, which detected the problem in mid-September, traced the issue to variations in the quality of one of the raw materials used in the test kit, Dr. Sean Parsons, Ellume's CEO, said. He declined to specify the material in question, citing a desire not to publicly disclose precisely how the test kits work.

Approximately 427,000 test kits, including some provided to the U.S. Department of Defense, were affected by the problem, Parsons said. Roughly half have already been used, he said, yielding about 42,000 positive results.

As many as one-quarter of those positives may have been inaccurate, Parsons said, although he stressed that it would be difficult to determine exactly how many.

The issue did not affect all Ellume test kits or the reliability of negative results, the company said.

The company has asked retailers to remove the tests from shelves and is in the process of notifying consumers, Parsons said.

Israeli president visits Ukraine: Israel's president arrived in Ukraine on Tuesday to honor the victims of the Babi Yar massacre eight decades after one of the most infamous Nazi mass slaughters of World War II.

Nearly 34,000 Jews were killed within 48 hours in Babi Yar, a ravine in the Ukrainian capital, when Kyiv was under Nazi occupation in 1941. SS troops carried out the massacre with local collaborators.

"It is imperative to keep speaking about this horrific event and learn its lessons," Israeli President Isaac Herzog said before arriving for the first state visit of his presidency.

Ukrainian President Volodymyr Zelenskyy said after meeting with Herzog, "The memory of these victims is sacred for us, for each Ukrainian."

France's Catholic Church sex abuse: Victims of abuse within France's Catholic Church welcomed a historic turning point Tuesday after a new report estimated that 330,000 children in France were sexually abused over the past 70 years, providing the country's first accounting of the worldwide phenomenon.

The figure includes abuses committed by some 3,000 priests and an unknown number of other people involved in the church — wrongdoing that Catholic authorities covered up over decades in a "systemic manner," according to the president of the commission that issued the report, Jean-Marc Sauve.

The 2,500-page document was issued as the Catholic Church in France, like in other countries, seeks to face up to shameful secrets that were long covered up. Victims welcomed the report as long overdue, and the head of the French bishops' conference asked for their forgiveness.

Volvo recall: Volvo is recalling nearly 260,000 older cars in the U.S. because the front driver's air bag can explode and send shrapnel into the cabin.

The recall is in addition to one from November 2020, which was started after an unidentified U.S. driver was killed.

The latest recall covers S80 sedans from 2001 to 2006 and S60s from 2001 through 2009.

The Volvo inflators, made by ZF/TRW, use a propellant that can deteriorate when exposed to high heat and humidity, according to documents posted Tuesday by the National Highway Traffic Safety Administration.



Police detain a demonstrator Tuesday during a protest against vaccinations and coronavirus measures in Ljubljana, Slovenia. EU leaders planned to meet Tuesday in Kranj, Slovenia, to discuss tense relations with China and the security implications of the U.S.-led exit from Afghanistan, before taking part in a summit with Balkans leaders Wednesday. **PETR DAVID JOSEK/AP**



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NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will consider a request for a Conditional Use for a child care facility. The Planning Advisory Board will hold a meeting on **Wednesday, *October 20, 2021*** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741 with socially distanced/limited seating.

The subject property is located at **1499 N John Young Parkway Parcel ID: 16-25-29-00U0-0235-0000**

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person.

Reference #	PLANNING
DRC#21-00091	ADVISORY
Heart of Gold	BOARD
Pediatric Prescribed	KISSIMMEE,
Extended Care	FLORIDA

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk (407) 518-2308 prior to the meeting. (FS286.26)

In accordance with Florida Statute 286.0105: any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will consider a request for a Conditional Use for convenience store with gas and ancillary car wash. The Planning Advisory Board will hold a meeting on **Wednesday, *October 20, 2021*** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741 with socially distanced/limited seating.

The subject property is located at **Parcel ID: 33-25-29-00U0-0019-0000 and 33-25-29-00U0-0012-0000**

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person.

Reference #	PLANNING
DRC#21-00058	ADVISORY BOARD
Daybreak Market	KISSIMMEE,
	FLORIDA

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk (407) 518-2308 prior to the meeting. (FS286.26)

In accordance with Florida Statute 286.0105: any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

Client Name: 7056127-1
Advertiser: City of Kissimmee Planning Services
Section/Page/Zone: Nation & World/B004/FLA
Description: Daybreak CU PAB
Ad Number:
Insertion Number:
Size: 2 x 10.5000
Color Type: B&W

Orlando Sentinel
Publication Date: 10/06/2021
This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

DRC#21-00091
Conditional Use-First Review
Heart of Gold Pediatric Prescribed Extended Care (PPEC)
Project Rep: Michael Hernandez

DEVELOPMENT REVIEW COMMITTEE–September 21, 2021

DEPARTMENT REPRESENTATIVES:

AVIATION: 407-518-2516
Ramon Senoras

BUILDING DIVISION: 407-518-2120
Juan F. Hernandez
Juan C. Hernandez
Elisabeth Richter-Belote

FIRE: 407-518-2202
Chris Alessandri
Mary Creason

PARKS & RECREATION: 407-518-2501
Steve Lackey
Kaia Greene

POLICE: 407-518-3227
Erika Castellucci
Jack Flanary

PLANNING DIVISION: 407-518-2140
Douglas Etheredge
Brenda Ryan
David Bridle
Patricia Prevost

PUBLIC WORKS & ENGINEERING: 407-518-2170
Ryan Birks-Kilman
Jody Kirkendall (Sanitation) - 407-518-2651

ADDITIONAL AGENCY REPRESENTATIVES:

FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT):
407-858-5900

KISSIMMEE UTILITY AUTHORITY (KUA):
Matt Maassen – 407-933-7777

OSCEOLA COUNTY HEALTH:
Jeffrey Smith – 407-742-8606

OSCEOLA COUNTY PLANNING:
407-742-0200

OSCEOLA COUNTY SCHOOLS:
Rhonda Blake – 407-518-2964
Jason Lindsey – 407-518-2964

PUBLIC SAFETY, 911 ADMINISTRATION:
Inez Padilla – 407-742-5911

TOHO WATER AUTHORITY:
Kevin Anthony – 407-944-5000
Elizabeth George - 407-944-5000
Lauren Shields – 407-944-5000

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD):
Mark Daron – 407-858-6100

DEVELOPMENT REVIEW COMMITTEE COMMENTS
To help ensure that comments have been addressed and to determine where and how they have been addressed, please provide written responses to each of the following comments.

AVIATION
Compliance-No Comments

BUILDING DIVISION
Compliance-No Comments

FIRE
Compliance-No Comments
Fire Department: Chris Alessandri

KISSIMMEE UTILITY AUTHORITY
Compliance-Comments

1. The owner/developer is responsible for providing the KUA Engineering Department with preliminary plat plans, geometric site plans (AutoCAD and pdf), commercial load sheets, and riser diagrams in order to determine the project's electrical requirements. Submissions can be made to engineering@kua.com.
2. The owner/developer is responsible for all electric primary & secondary underground conduits. All conduit installed under pavement must be 42" from top of conduit to final pavement grade. Each end of the conduit must extend at least 5 feet past pavement edge.
3. A 10 ft. utility easement is required for the conduit route throughout the property. A 10 ft. road side easement along the outer perimeter of the said property is also required.
4. Per LDC 14-8-23A(9), no tree, unless a small understory tree with a maximum mature height of 20 feet as defined by the City Plant List (Table 1), may be planted within 10 lateral feet of any overhead utility lines. No large canopy tree may be planted within 20 lateral feet of any overhead primary lines or KUA street light pole.
5. All signage shall have a 10 foot vertical and lateral separation from all overhead utility lines and poles.
6. All trees must be at least 20 lateral feet from any proposed KUA site lighting. KUA's site lighting options can be viewed at www.kua.com.
7. It is the responsibility of the owner/developer to provide sufficient surveying to establish property corners, building footprint, curbing edges, and related GPS/survey coordinates to verify proper location of future electric infrastructure. The owner/developer is responsible for all KUA relocations that arise to improper surveying information being provided in the field.

8. The owner/developer shall establish final grade within a 10 ft. radius of KUA's proposed electric infrastructure location so that all conduit is installed at the proper depth and that pad-mounted equipment is set at the proper final grade.
9. Before KUA moves forward with installing any electric infrastructure for this project, it is the responsibility of the developer to (1) provide a recorded final plat with utility easements; (2) provide an easement deed for all utility easements that were not recorded on the plat; (3) sign and pay the line extension contract; and (4) provide all surveying to verify that the conduit is at the proper location and depth.

OSCEOLA COUNTY PLANNING DEPARTMENT
Compliance–No Comments

OSCEOLA COUNTY SCHOOL BOARD
No Comments Received-Comments may be forthcoming

PARKS & RECREATION
Compliance-No Comments

PLANNING DIVISION
Compliance with Conditions-Comments
Planning Division: Tricia Prevost
General Comments (No responses needed)

1. With the proposed maximum of 40 children, the minimum amount of parking spaces required is 8 parking spaces based on the child care facility parking ratio of 1 parking space for every 5 children for facilities with no designated, separate drop-off areas. This site includes a sufficient amount of parking spaces for this use.
2. Any Mobility and Impact fees will be due at time of permit issuance. For more information, please contact Juan F. Hernandez at juan.hernandez1@kissimmee.gov for Mobility fees and Toho Water Authority at 407-944-5000 for water/sewer impact fees.
3. Building permits required for interior alterations, change of use, and signage.
4. A Business Tax Receipt (BTR) must be submitted and approved after Planning Advisory Board (PAB) Conditional Use approval.

Conditions

4. Transportation service vehicles larger than any of the existing standard parking spaces shall not be permitted.
5. Transportation service vehicles must remain parked behind the building.

6. Transportation services shall be limited to only children enrolled and receiving medical services and therapy care at the facility. Transportation services for general hire, rental, leasing, or sales shall not be permitted.
7. All drive aisles must maintain the standard 24ft. wide clearance for 2 way traffic. Drop off and pick up in the drive aisles is prohibited. All vehicles must park in marked parking spaces to ensure traffic flow is not negatively impacted by vehicular stacking or stopping.
8. No parking permitted along the south side of the building. This area may be used for temporary loading/unloading and as a separate drop off/pick up area.
9. This conditional use for a medical child care facility and services shall apply solely to 1499 North John Young Parkway and shall not be granted or extended to other units or areas within the property and/or development.
10. Additional conditions may be forthcoming with the Planning Advisory Board (PAB) staff recommendation.

POLICE

Compliance-No Comments

PUBLIC SAFETY/911

Compliance with Conditions-Comments

1. Add parcel number 16-25-29-00U0-0235-0000 to the application.

PUBLIC WORKS & ENGINEERING

Revise/Resubmit-Comments

Public Works: Erika Allen & Ryan Kilman

1. Is the building footprint expanding? Are any parking spaces and drive aisles being added, moved, relocated, or removed? If so, a civil site plan will need to be prepared and approved by DRC with this Conditional Use.
2. How is the trash going to be collected for the proposed and existing uses?

Advisory Comments (No Responses Necessary)

- Note that any site improvements will require a separate review and approval.
- All applicable code requirements of the City of Kissimmee Code of Ordinances shall be adhered to for any proposed use(s) and its processes.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No Comments Received

DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

Important note: The Development Review process associated with this request (as outlined in the attached application) is intended to ensure that the request meets the requirements established in the City of Kissimmee Land Development Code and site development criteria for the City of Kissimmee, and other local, regional and state agencies. It is not intended to constitute approval of building construction or permits as required by external agencies.

Other processes, permits, authorizations, and/or fees may be required prior to construction of requested improvements. These may include, but are not limited to:

- Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- Building permits and review fees
- Right-of-Way Utilization permits
- South Florida Water Management District (SFWMD) permits
- Utility permits and/or fees
- Federal Aviation Administration (FAA) authorizations
- Business Tax Receipts (BTRs)
- State Permits and/or Licenses
- Development Service Agreements (Toho Water Authority)
- Florida Department of Environmental Protection (FDEP) Permits
- NPDES Permits (Stormwater permitting)

The Agent of record and/or property owner for the attached request is responsible for coordinating with applicable agencies to ensure all requirements for the requested improvements have been met prior to construction.

Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application to be insufficient for review and will delay your request.

Project Name: Heart of Gold PPEC DRC# _____

I Certify that I have read the above and understand/acknowledge the information contained therein.

Agent Signature: Michael Hernandez Date: 8/17/21

Agent Name (Print): Michael Hernandez

Property Owner Signature: Robert Manherz Date: 8-17-21

Property Owner Name (Print): Robert Manherz

CITY OF KISSIMMEE
CONDITIONAL USE CHECKLIST

Project Name: Heart of Gold PPEC

Subject Property Address: 1499 N. John Young Pkwy Kissimmee, FL 34741

Subject Property Parcel #:

Site Plan: All conditional use requests shall be accompanied by 15 folded copies of a site plan meeting the requirements of Section 14-2-191 of the Land Development Code, along with the site plan checklist and the conditional use application and checklist.

Site Plan Waiver: A site plan waiver may be granted by the Community Development Department provided the project meets one of the following criteria:

- ___ 1. Any Construction is limited to the interior of an existing building.
- ✓ 2. The existing parking, loading, lighting, traffic and other site characteristics are not being altered in any manner by the conditional use request.
- ___ 3. No special buffers are required.

If a site plan waiver is granted, the following shall be submitted with the conditional use application:

- ___ *Sketch Plan:* The applicant shall submit 15 copies of a sketch plan drawn at an appropriate scale, containing the following information:
- ✓ *Building Location:* Location of all buildings on the site showing the proposed conditional use and any existing uses to remain.
- ✓ *Traffic Circulation:* Location and dimensions of the internal traffic circulation system, ingress/egress driveways, parking areas, number of existing parking spaces, and the number and location of the parking spaces to be utilized by the use.
- ___ *Landscaping:* Location and configuration of existing and proposed landscaping, dimensions of all buffer areas, including location and height of all walls or fences.
- ___ *Building Elevations:* Elevation drawings or photographs of the existing buildings and building heights.
- ✓ *Description of Proposed Use:* A written description of the conational use to be located on site.
- ✓ *Hours of Operation:* Proposed days and hours of operation of the conditional use.
- ___ *Additional Items:* Any additional information necessary to demonstrate compliance with the conditional use review criteria in Section 14-2-206 of the Land Development Code.
- ___ *Justification:* A set of findings or reasons why the conditional use should be granted.

I certify that all of the information listed above has been provided if applicable on the preliminary plan and/or accompanying documents. Lack of information provided may constitute as an incomplete submittal, thus delaying the review process.

Signed: Michael Hernandez Date: 8/17/21

Please Note: This list is provided to ensure that all conditional use applications submitted are uniform and contain the minimum information required for review under Section 14-2-206 of the City of Kissimmee Land Development Code. It is not intended to be an inclusive list of all ordinance requirements. Please direct questions concerning conditional use review to the City of Kissimmee Community Development Department at (407) 518-2140.

Approximate Review Time for a Conditional Use Request:

Review Type	*Progressive Review Time*
- Submittal of Application and necessary documents (see DRC schedule for submittal dates. DRC meets every other Tuesday.)	
- Development Review Committee meeting with the applicant * - 2 weeks	*2 Weeks*
- 14 day notification period for advertisement - 2 weeks	*4 Weeks*
- Planning Advisory Board meeting - (meets every 1st & 3rd Wednesday of each month)	
- Submittal Site Development Plans**	
- Preliminary Site Development Review (Construction Plans) – 3 weeks review period	*7 Weeks*
- Resubmittal of Site Development Plans *	
- Final Site Development Review (Construction Plans) *** - 3 weeks	*10 Weeks*
- Development Order Issued	
Approximate Time of Review Total	*10 - 12 Weeks **

* Estimations may vary. Dependent upon necessary revisions, resubmittals, permits and required advertisement dates.
** Process does not include building construction plan. See Building Division for submittal requirements.
*** Dependent upon if all preliminary site development comments have been addressed and revised.

NOTE: *Applicant will need to attend all City meetings or the request will not be considered. All requests must be accompanied by a completed application, checklist, fee, plan(s) and any other supporting materials. A sufficiency review will be conducted with 24 hours of submittal. If submittal is insufficient, the request will not be scheduled or distributed for review. Deadline submittal is 4:00 p.m., Friday, in accordance with the City of Kissimmee Schedule for DRC, PAB & City Commission. Late or incomplete submittals will not be accepted. Development Review Committee (DRC) meets every other Tuesday at 8:30 a.m.*

CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW

Development Services
Building Planning Code Enforcement

PROJECT

Name of Project: Heart of Gold PPEC

Location (Address if possible): 1499 N. John Young Pkwy Kissimmee, Fl 34741

Parcel ID#:

APPLICANT

Name: Michael Hernandez

Firm:

Address: 3298 fairhaven ave Kissimmee, Fl 34746.

Phone: (407) 965 - 8394 E-Mail: HeartofGoldPPEC@gmail.com

AGENT (Contact Person)

Name: Same as applicant

Firm:

Address:

Phone: ( ) - E-Mail:

OWNER

Name: Robert Manherz C/O Ann Freeland

Firm: Liberty Universal Management

Address: 314 E. Anderson St., Orlando, FL 32801

Phone: (407) 426 - 2300 ext. 106 E-Mail: Annfreeland@libertyUM.com

LEGAL DESCRIPTION/LOCATION

Pediatric prescribed Extended care (PPEC) for special needs/ medical needy children. (medical Daycare).

Note: Dates are contingent upon previous meeting approval and dependent upon the project type may not require various meetings. For specific processes, please see the project type. Scheduled dates for Public Hearings are subject to notification requirements and may be altered due to advertising requirements.

All requests must be accompanied by a completed application, checklist, fee, folded plan(s), a CD containing PDF(s) of any exhibits and/or plans and any other supporting materials. A sufficiency review will be conducted within 24 hours of submittal. If submittal is insufficient, the request will not be scheduled/distributed for review. Unless specifically noted, deadlines for submittals are **Friday at 4:00 p.m.** on the above listed dates. **No late or incomplete submittal will be accepted.**

FOR OFFICE USE ONLY

REQUEST FEE COLLECTED

DATE REC'D BY DRC # DRC DATE

SUFFICIENCY REVIEW (Y/N) PROJECT MANAGER

CITY OF KISSIMMEE
CONDITIONAL USE APPLICATION

Project Name: Heart of Gold PPEC

Zoning District for subject property: City of Kissimmee Acreage: _____

The Applicant is requesting a Conditional Use of (type of request): Medical Daycare and Medical Services

I Certify that to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- ☐ Owner of the property described herein
- ☐ Party to an agreement for purchase of this property
- ☐ An agent for the owner or purchase of this property
- ☑ Other Tenants interested in renting/leasing property

Applications submitted by an applicant other than the owner of the subject property shall be accompanied by written documentation, suitable to the City Attorney, from the property owner authorizing the applicant to submit this request.

Applications will not be accepted unless accompanied by the following:

- Completed applications for development review and conditional use,
- Completed conditional use submittal checklist,
- All items required for site plan submittal (if applicable)**,
- Completed site plan checklist (if applicable)**,
- Other items required when a site plan waiver is granted,
- A CD containing PDFs of all documentation submitted,
- Fee

**Conditional use requests that require site plan review. The conditional use/site plan review can be submitted as one request, thus reducing the time of the review process.

Date: 8/17/21

Printed Name: Michael Hernandez Signature: _____

See next page for approximate timing of the review process

	Abandonment	
☐	Vacation of Right-of-Way/Easement	$2,185.44
	Right-of-Way Review	
☐	Temporary Sign in the Right-of-Way	$148.79
☐	Outdoor Use Agreement in Right-of-Way	$760.11
☐	Sidewalk Permit in B-1 District	$481.94
☐	Street Name Change	Cost to be of advertisement and notifications to be paid for by the applicant
	Variance/Waiver Review	
☐	City Commission Variance	$2,190.83
☐	Buffer Waiver	$1,729.39
☐	Board of Adjustments	$2,987.60
☐	City Commission Extension of a public hearing item	$1,125.60
☐	City Manager Extension of a public hearing item	$487.33
☐	Administrative Waiver/Variance	$296.50
	Transportation	
☐	Request for Alternative Mobility Fee Analysis	Cost of consultant to be paid for by the applicant
☐	Request for Mobility Fee Estimate with Credits	$858.22
☐	Request for Mobility Fee Estimate without Credits	$0
☐	Transportation Studies/Reviews	Cost of consultant to be paid for by the applicant
	Zoning & State Funding Letter	
☐	Standardized	$49.60
☐	Customized	$296.50
	Miscellaneous	
☐	Authorization of True Work of Art	$1,270.08
☐	State Application for Alcoholic Beverage License	$222.10
☐	Pain Medication License	$1,919.13
☐	Developer's or Annexation Agreement	$974.66
☐	Community Development District	$599.46
☐	Folding Fee (Plans that are unfolded)	$279.24
☐	Resubmittal (Upon 3rd Submittal of any DRC Request)	Review fee of original request
☐	Applicant Requested Continuance of an Advertised Request	$840.97
☐	Appeal of Staff, Planning Advisory Board and/or City Commission	$1,654.98

**A fee waiver can be approved at the discretion of the City Manager (or designee) when a Small Scale Land Use Plan Amendment and Zoning Map Amendment request are submitted concurrently with the annexation request.*

***NOTE:** Fees shall increase annually on October 1, in accordance with the Consumer Price Index for All Urban Consumers (CPI-U), U.S. city average, percentage change from the previous year as determined by the U.S. Department of Bureau of Labor Statistics (BLS). Fees were amended by City Commission on December 15, 2015 by Resolution #34-2015. All requests must be accompanied by a completed application, checklist, fee, plan(s) and any other supporting materials. A sufficiency review will be conducted with 24 hours of submittal. If submittal is insufficient, the request will not be scheduled or distributed for review. Deadline submittal is 4:00 p.m., Friday, in accordance with the City of Kissimmee Schedule for DRC, PAB & City Commission. Late or incomplete submittals will not be accepted. DRC meets every other Tuesday at 8:30 a.m.*

Checks must be made to the City of Kissimmee and cannot be dated more than 14 days prior to the date of submittal.

CITY OF KISSIMMEE
DEVELOPMENT REVIEW FEE SCHEDULE

Development Services
Building Planning Code Enforcement

Selection		
☐	**Annexation**	$0
	Land Use Map Amendment Review*	
☐	Land Use Plan Amendment (Small)	$2,523.99
☐	Land Use Plan Amendment (Large)	$4,215.63
☐	Land Use Plan Amendment (Text)	$4,215.63
☐	**Zoning Map Amendment***	$2,615.63
	Plan Unit Development (PUD) Review	
☐	PUD Zoning/Preliminary Plan	$4,243.66
☐	PUD Amendment (Minor)	$864.69
☐	PUD Amendment (Major or Moderate)	$3,932.07
☐	PUD Site Plan	$4,245.82
☐	PUD Name Change	$545.55
	Conditional Use Review	
☑	Conditional Use	$1,919.13
☐	Conditional Use/Site Plan	$3,056.60
☐	Conditional Use/Site Specific Redevelopment Plan (CRAO)	$3,185.98
	Site Plan Review	
☐	Minor Site Plan	$2,621.02
☐	Site Plan (Full)	$2,116.44
☐	Site Specific Redevelopment Plan (CRAO)	$2,189.75
☐	Site Plan Extension	$816.17
	Site Development (Construction) Plan Review	
☐	Preliminary & Final Site Development (Construction) Plan	$5,601.07
☐	Resubmittal of a Final Site Development (Construction) Plan	$4,987.59
☐	Switch out pages (Developer Initiated)	$365.50
☐	Final Site Development (Construction) Plan Amendment after issuance of Development Order	$1,436.12
	Subdivision Review	
☐	Preliminary Plat	$5,692.71
☐	Preliminary Plat Amendment	$4,320.21
☐	Final Plat	$1,334.77
☐	Lot Combination Agreement	$1,165.50
	Development of Regional Impact (DRI) Review	
☐	Application for Development Approval	$12,937.99 + $5 per acre
☐	Non-Substantial DRI Amendment	$2,641.51
☐	Substantial DRI Amendment	$4,708.35
☐	Annual Report	$974.66
☐	Rescission	$2,113.20
	Special Event Review	
☐	Without Sales	$1,047.98
☐	With Sales	$1,071.70
☐	In Right-of-Way	$760.11
☐	Renewal	$567.12
☐	Late Submittal	$1,221.56

2021 CITY OF KISSIMMEE SCHEDULE
Development Review Committee (DRC)
Planning Advisory Board (PAB)
& City Commission (CC)

Development Services
Building Planning Code Enforcement

Task	Date
DRC Submittal Deadline	1/6/2021
DRC Meeting	1/26/2021
PAB Meeting	3/3/2021
CC Meeting	4/6/2021
DRC Submittal Deadline	1/20/2021
DRC Meeting	2/16/2021
PAB Meeting	3/17/2021
CC Meeting	4/20/2021
DRC Submittal Deadline	2/3/2021
DRC Meeting	3/2/2021
PAB Meeting	4/7/2021
CC Meeting	5/4/2021
DRC Submittal Deadline	2/17/2021
DRC Meeting	3/16/2021
PAB Meeting	4/21/2021
CC Meeting	5/18/2021
DRC Submittal Deadline	3/3/2021
DRC Meeting	4/6/2021
PAB Meeting	5/5/2021
CC Meeting	6/1/2021
DRC Submittal Deadline	3/17/2021
DRC Meeting	4/20/2021
PAB Meeting	5/19/2021
CC Meeting	6/15/2021
DRC Submittal Deadline	4/7/2021
DRC Meeting	5/4/2021
PAB Meeting	6/2/2021
CC Meeting	7/6/2021
DRC Submittal Deadline	4/21/2021
DRC Meeting	5/18/2021
PAB Meeting	6/16/2021
CC Meeting	7/20/2021

Task	Date
DRC Submittal Deadline	5/5/2021
DRC Meeting	6/1/2021
PAB Meeting	7/7/2021
CC Meeting	8/3/2021
DRC Submittal Deadline	5/19/2021
DRC Meeting	6/15/2021
PAB Meeting	7/21/2021
CC Meeting	8/17/2021
DRC Submittal Deadline	6/2/2021
DRC Meeting	7/6/2021
PAB Meeting	8/4/2021
CC Meeting	9/7/2021
DRC Submittal Deadline	6/16/2021
DRC Meeting	7/20/2021
PAB Meeting	8/18/2021
CC Meeting	9/21/2021
DRC Submittal Deadline	7/7/2021
DRC Meeting	8/3/2021
PAB Meeting	9/1/2021
CC Meeting	10/5/2021
DRC Submittal Deadline	7/21/2021
DRC Meeting	8/17/2021
PAB Meeting	9/15/2021
CC Meeting	10/19/2021
DRC Submittal Deadline	8/4/2021
DRC Meeting	9/7/2021
PAB Meeting	10/6/2021
CC Meeting	11/2/2021
DRC Submittal Deadline	8/18/2021
DRC Meeting	9/21/2021
PAB Meeting	10/20/2021
CC Meeting	11/16/2021

Task	Date
DRC Submittal Deadline	9/1/2021
DRC Meeting	10/5/2021
PAB Meeting	11/3/2021
CC Meeting	12/7/2021
DRC Submittal Deadline	9/15/2021
DRC Meeting	10/19/2021
PAB Meeting	11/17/2021
CC Meeting	12/21/2021
DRC Submittal Deadline	10/6/2021
DRC Meeting	11/2/2021
PAB Meeting	12/1/2021
CC Meeting	1/4/2022
DRC Submittal Deadline	10/20/2021
DRC Meeting	11/16/2021
PAB Meeting	12/15/2021
CC Meeting	1/18/2022
DRC Submittal Deadline	11/3/2021
DRC Meeting	12/7/2021
PAB Meeting	1/5/2022
CC Meeting	2/1/2022
DRC Submittal Deadline	11/17/2021
DRC Meeting	12/21/2021
PAB Meeting	1/19/2022
CC Meeting	2/15/2022
DRC Submittal Deadline	12/1/2021
DRC Meeting	1/4/2022
PAB Meeting	2/2/2022
CC Meeting	3/1/2022
DRC Submittal Deadline	12/15/2021
DRC Meeting	1/18/2022
PAB Meeting	2/16/2022
CC Meeting	3/15/2022

ote: Dates are contingent upon previous meeting approval and dependent upon the project type may not require various eetings. For specific processes, please see the project type. Scheduled dates for Public Hearings are subject to tification requirements and may be altered due to advertising requirements.

requests must be submitted electronically and accompanied by a completed application, checklist, fee, folded plan(s), a)F of any exhibits and/or plans and any other supporting materials. If there is a fee related to the project, please scan a)y of the check and upload it with the rest of the documents. This will show proof that you're ready to submit the fee. en mail the check and once received, it will be processed. We will process the plan and start reviewing it, but we will not able to move to the next step until payment is received. A sufficiency review will be conducted within 24 hours of)mittal. If submittal is insufficient, the request will not be scheduled/distributed for review. Once you are ready to)mit, please contact our offices at 407-518-2146 or planning@kissimmee.org to obtain a dropbox hyperlink. Unless :ifically noted, deadlines for submittals are **WEDNESDAY at 4:00 p.m.** on the above listed dates. **No late or ompleted submittal will be accepted.**

Updated 12/31/2020

Heart of Gold PPEC (Medical Daycare)

What is a PPEC:

A PPEC is a pediatric prescribed extended care, or more simply described as a medical daycare for fragile/special needs children. We offer comprehensive 12 hour skilled and compassionate pediatric nursing care, including developmental therapies, physical therapy, occupational therapy, speech therapy and specialized medical transportation (under medical care supervision the whole ride to and from home, and to specialized doctor appointments/therapy with nursing assistance for parents who can't attend because of work or other reasons). Our PPEC services are covered strictly by Medicaid. Some of the diagnoses we care for are children with ADHD, Autism Spectrum, Chronic Asthma, Cerebral Palsy, Developmental Disorders, Down Syndrome, Epilepsy, G-Tube/Trach dependents, Muscular Dystrophy, Ventilator dependent, etc. Our staff consist of board-certified pediatricians, registered nurses (RN), certified nursing assistants (CNA) and well qualified therapists all with extensive pediatric care experience. Our center is designated for outpatient care, for ONLY the children approved by Medicaid in our facility. Our goal is to try to provide a normal lifestyle for kids that are already born into abnormal situations all while putting a smile on their faces and brightening up their days and their families. Having a special needs child is really hard for the families and we want to be a shoulder for them to lean on with whatever we can help in, while still making it a fun and safe environment for the child itself.

Parking:

When addressed to the owner the valid concern about the parking, he explained there is a total amount of 393 parking spaces and that he's never come across any issues with any existing tenants due to parking. Directly in front of the building there is 16 spaces which we would share with one other tenant only, directly next to our side of the building there is 7 parking spaces and in front of just our building area there is 103 parking space (without including the 7 and 16 mentioned before). One of the services we provide within our company is transportation to and from home and transportation to any doctor, specialty doctor or behavioral therapy for parents and child when requested. With my many years of experience in this field I can assure that most of the kids attending the PPEC about 95% are brought to the center daily by our transportation team. The other 5% are sometimes either just picked up or dropped off by a parent for a special reason and never at all at one exact time. To further explain, we are a 12 hour guaranteed skilled nursing care location meaning they can pick up/drop off their kid at any time within 7am to 7pm. We don't have a set time for pick up, which avoids clusters of people trying to park or look for parking all at one specific time. Our idea to alleviate this concern, if allowed, would be to designate two parking spaces directly in front of our doors for strictly pick up/drop off only, where no one can park there for no more than 10 mins at a time (which is about the maximum time the process can take).

Hours of Operations:

Monday-Saturday, 7am to 7pm.

Heart of Gold PPEC (Medical Daycare)

Employees:
The number of employees depend on the number of kids we have in the center. For our maximum number of 40 kids, we hope to have one day, we would need a maximum of 12 employees.

Square footage usage:
The total amount of square footage in the facility is 5,023. Within that space we estimate that about 3,000 of it will be specifically used for the rooms needed for the actual care of our patients, 1,023 would be used for office space/storage areas and the remaining 1,000 for the therapy portion offices for the care.

Kissimmee Korners

1001 W. Vine St. (US HWY 192) | Kissimmee, FL

FORNESS PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

Demographics	1 Mile	3 Miles	5 Miles
Population	14,359	69,893	181,985
Household Income	$38,861	$48,103	$58,151
Employees	13,076	35,310	62,883



Space	Tenant	SF
1001	Sprint	2,000
1003	Rico Pan Bakery & Café	2,475
1005	Ace Cash Express	2,480
1009	Golden Krust Bakery	1,648
1011	Florida Optical	1,648
1013	Little Caesar's	2,427
1015	Available	3,090
1017	Available	3,060
1421	Kissimmee Produce	5,194
1013B	Kissimmee Produce	1,415
1425	First Impressions Barber	875

Space	Tenant	SF
1427	Health Insurance Store	1,254
1499	Available	5,023
1507A	New Seasons	8,384
1507	CanoHealth	16,829
1605	Dept. of Corrections	8,944
1621	Budget Rent a Car	2,497
1625	Gavasha/CCS Guatemala Express	2,541
1631	Serenity Accident & Injury Clinic	2,313
1633	Super Kids Sports	2,143
1635	Taco Maker	2,201
1637	Colortyme Rent to Own	3,171

FORNESS Properties

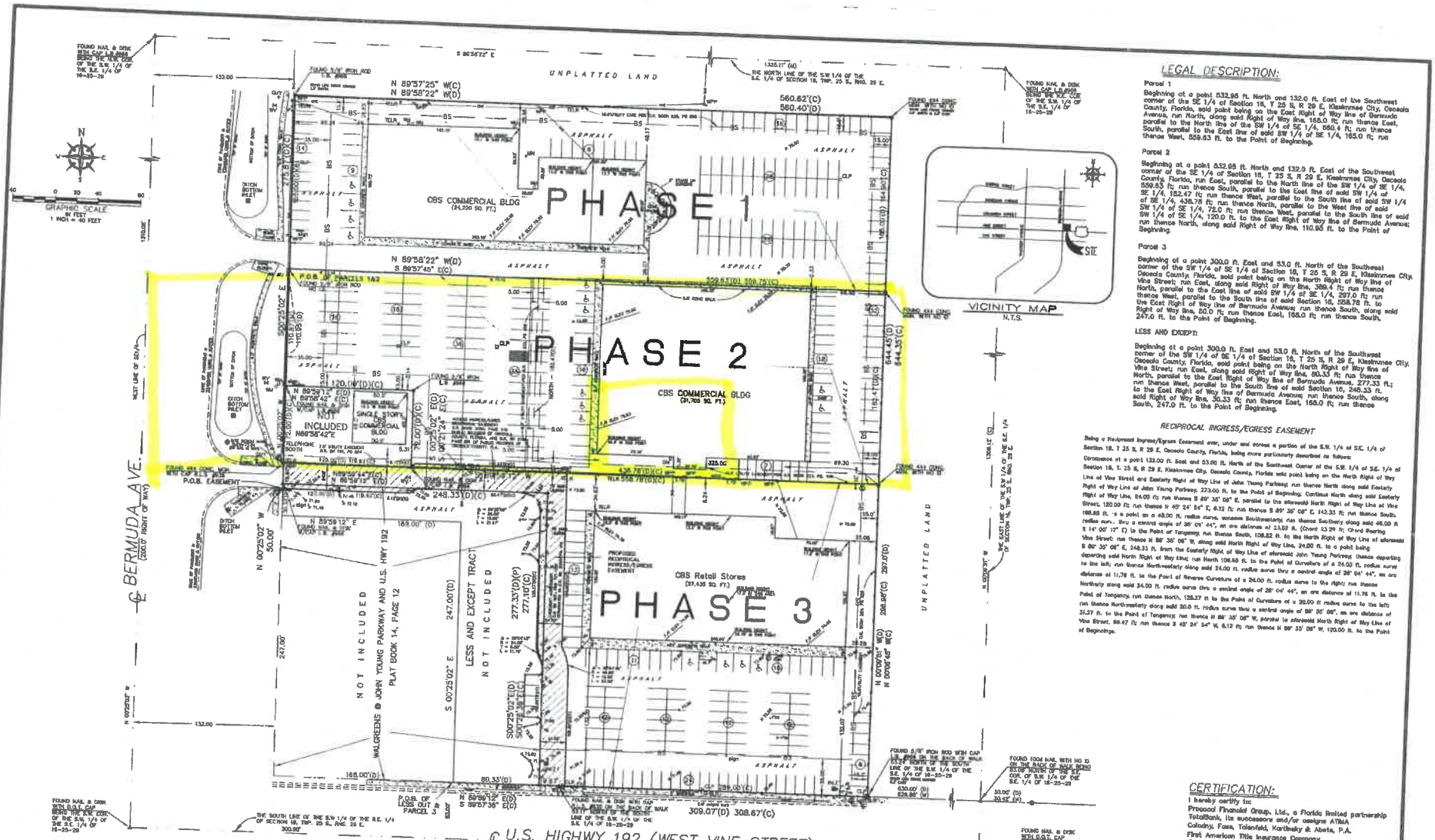
Commercial Real Estate Services

Exhibit A

"Premises"



2221 Lee Road, Suite 11 • Winter Park, FL 32789
T: 407.403.5846 F: 407.403.6472
www.fornessproperties.com


PHASE 1
PHASE 2
PHASE 3
CBS COMMERCIAL BLDG (24,206 SQ. FT.)
CBS COMMERCIAL BLDG (31,703 SQ. FT.)
CBS Retail Stores (27,435 SQ. FT.)
INCLUDED
NOT INCLUDED
LESS AND EXCEPT TRACT
BERMUDA AVE. (200.0' RIGHT OF WAY)
U.S. HIGHWAY 192 (WEST VINE STREET) (200.0 RIGHT OF WAY)
UNPLATTED LAND
VICINITY MAP
N.T.S.
SITE
GRAPHIC SCALE
1 INCH = 40 FEET
P.O.B. PARCELS 1&2
P.O.B. EASEMENT
P.O.B. OF LESS OUT PARCEL 3
PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENT
WALGREENS @ JOHN YOUNG PARKWAY AND U.S. HWY 192
PLAT BOOK 14, PAGE 12
SINGLE STORY CBS COMMERCIAL BLDG
TELEPHONE BOOTH
DITCH BOTTOM INLET
FOUND NAIL & DISK WITH CAP L.B.#868 BEING THE N.W. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 18-25-29
FOUND NAIL & DISK WITH CAP L.B.#868 BEING THE S.W. CORNER OF THE S.E. 1/4 OF SEC. 18-25-29
FOUND NAIL & DISK WITH CAP L.B.#868 BEING THE N.E. CORNER OF THE S.E. 1/4 OF SEC. 18-25-29
FOUND 5/8" IRON ROD WITH CAP L.B.#868 ON THE BACK OF WALK BEING NORTH OF THE SOUTH LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 18-25-29
FOUND NAIL & DISK WITH CAP L.B.#868 BEING SOUTH OF THE SOUTH LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 18-25-29
FOUND 5/8" IRON ROD
FOUND CONC. MON. WITH CAP L.B.#868
FOUND 4X4 CONC. MON. WITH BRASS DISK
FOUND 4X4 CONC. MON. WITH BRASS DISK & "X" CUT
FOUND 4X4 CONC. MON. WITH BRASS DISK & "X" CUT IN CONC. BLOCK

ITEM 5.C

PUBLIC HEARING - DRC#21-00058 - OSCEOLA VILLAGE CENTER DAYBREAK MARKET: CONDITIONAL USE WITH SITE PLAN (GASOLINE SERVICE STATION)

Request

Request for Planning Advisory Board approval of a Conditional Use for a convenience store with gas station on approximately 2.2440 acres located on Parcel ID:33-25-29-00U0-0019-0000 within the Osceola Village Center development.

Explanation

This Conditional Use with Site Plan was submitted in June of 2021 and reviewed under the approved MUPUD on September 13, 2019 and the LDC standards. This property will house a 4,800sf convenience store and outdoor seating of approximately 240sf. This property will also have a 1,500sf car wash. The car wash is an allowed use with the approved MUPUD and can operate entirely on its own without the Gasoline Service Station.

FINDINGS AND REASONS:

1. Compliance with the intent of the MUPD zoning district as outlined in Sections 14-3-28 and 14-4-8(D) of the Land Development Code.
2. Compliance with Section 14-3-29(F)(1-5) general review criteria for conditional use approval as the subject property, layout, compatibility, and public facility impacts of the project are in compliance with the Land Development Code.
3. Compliance with the allowable uses as outlined in Section 14-4-8(D)(3)(b) as the proposed Gasoline Service Station is listed as a Conditional Use within the approved MUPUD.
4. Compliance with Policy 1.2.3., Commercial General (CG) Future Land Use Designation, outlined in the Future Land Use Element of the Comprehensive Plan intended to accommodate office uses, general retail sales and services in highly accessible areas adjacent to major thoroughfares and transit facilities that possess the necessary location, site, and market requirements.
5. Compliance with the site design regulations such as density, lot area, setbacks, building separation, height, and other general standards such as internal circulation, access and other conditions as outlined in Section 14-4-8(D)(4).

Recommendation

REQUESTED PLANNING ADVISORY BOARD ACTION:
Approve w/Conditions

The Development Review Committee (DRC) recommended approval subject to DRC Comments on September 7, 2021.

CONDITIONS:

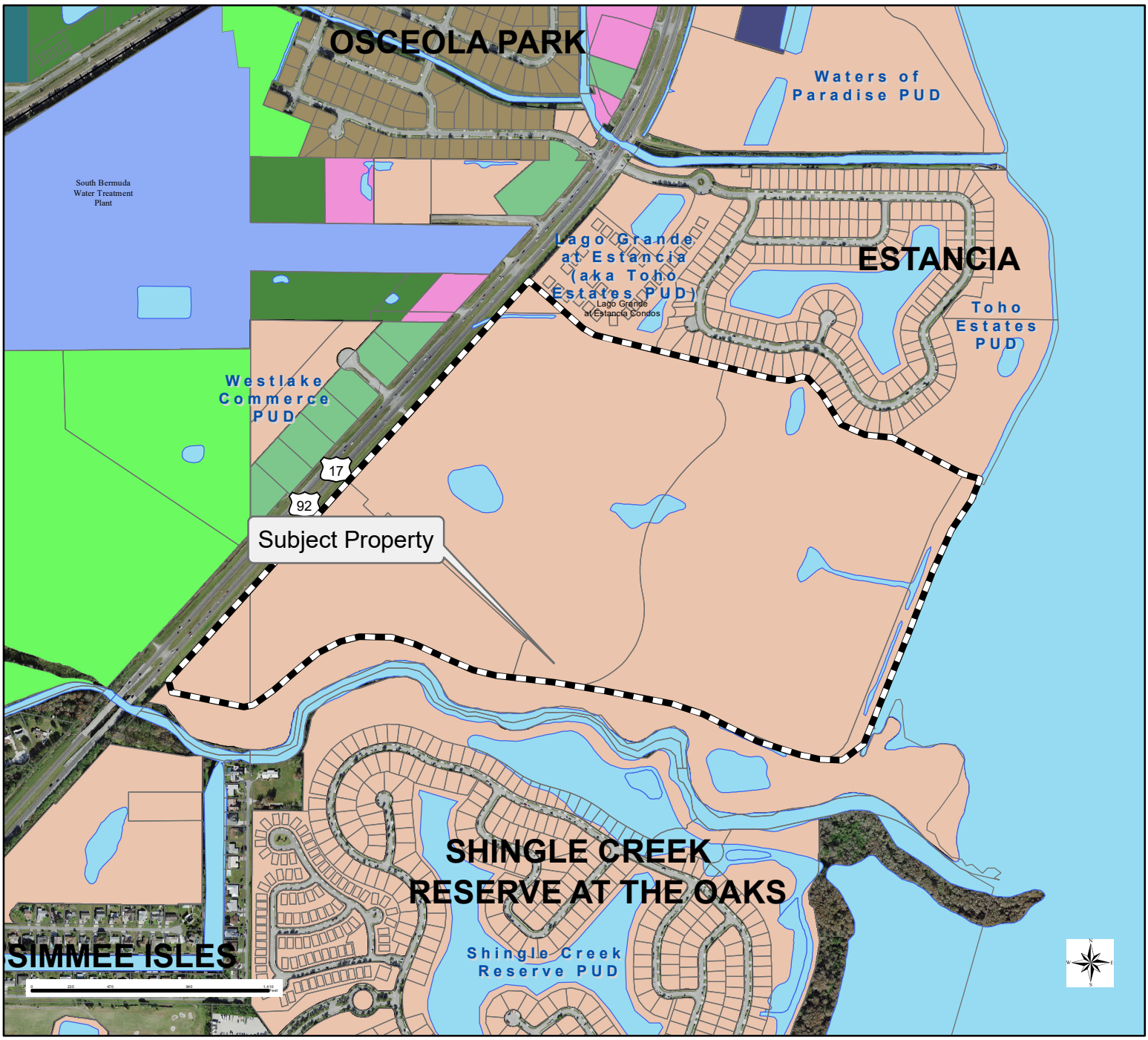
1. Any additional proposed uses or modifications to the approved uses of this Conditional Use approval shall be subject to the Approved MUPUD (Mixed Use Planned Unit Development) uses and standards of the Land Development Code (LDC).

2. The proposed bay doors for the car wash must be screened and not visible from any adjacent R/O/W.
3. The car wash must not violate any of the local noise ordinances set forth in the LDC in Section 14-6-50.
4. Motor Vehicle repairs and maintenance are not allowed. Convenience retail uses are allowed within this use.
5. The architectural details shall be coordinated with the service canopies. Service canopies shall not make up more than 65% of the primary road frontage and shall not block visibility at intersections of Right-Of-Ways or driveways. No outdoor storage shall be permitted.

Attachment(s):

1. 21-00058 Vicinity Map
2. 21-00058 Aerial Map
3. 21-00058 Conditional Use Site Plan
4. 21-00058 PAB AD
5. 21-00058 DRC Comments
6. 21-00058 DRC Application

Daybreak Market @ Osceola Village Center
Conditional Use with Site Plan DRC#21-00058



- Subject Property
- CRA District Boundary
- Railroad
- City Limit Boundary
- Kissimmee Gateway Airport
- Lake Surfaces

Zoning Districts

- AC (Agricultural Conservation)
- AI (Airport Industrial)
- AO (Airport Operations)
- B-2 (Neighborhood Commercial)
- B-3 (General Commercial)
- B-5 (Office Commercial)
- BP (Business Park)
- CF (Community Facility)
- HC (Highway Commercial)
- HF (Hospital Facility)
- IB (Industrial Business)
- MH (Mobile Home 6,000 sqft)
- MHP (Mobile Home Park)
- MUPUD (Mixed Use Planned Unit Development)
- OS (Open Space)
- RA-1 (Single Family Residential)
- RA-2 (Single Family Residential)
- RA-3 (Single Family Residential)
- RA-4 (Single Family Residential)
- RB-1 (Medium Density Residential)
- RB-2 (Medium Density Residential - Office)
- RC-1 (Multiple Family Medium Density Residential)
- RC-2 (Mutliple Family High Density Residential)
- RE (Residential Estate)
- RPB (Residential Professional Business)
- RPUD (Residential Planned Unit Development)
- SRPUD (Short Term Rental Planned Unit Development)
- UT (Utilities)
- SD (Special District)
- T1 (Natural)
- T3 (Edge)
- T4-O (Neighborhood Open)
- T4-R (Neighborhood Restricted)
- T5-M (Mixed-Use Center)
- T5-U (Mixed-Use Urban Core)
- T6 (Waterfront)

Daybreak Market @ Osceola Village Center
Conditional Use with Site Plan DRC#21-00058

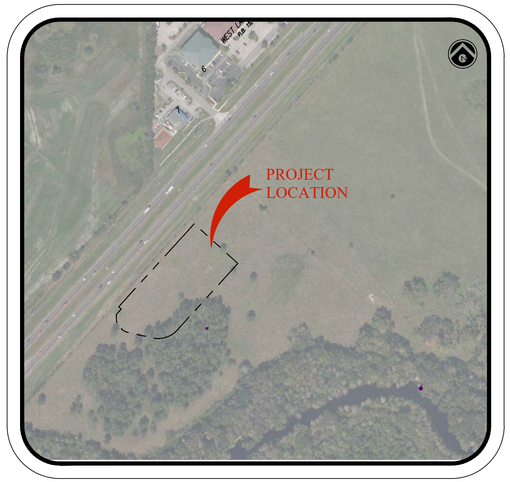


CONSTRUCTION PLANS
for
DAYBREAK MARKET @
OSCEOLA VILLAGE CENTER

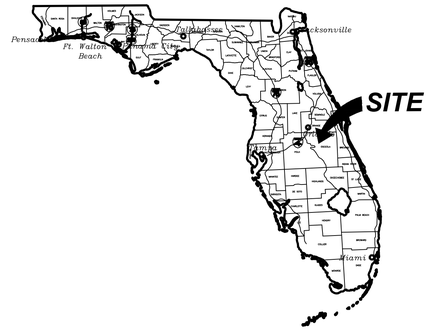
MAY 2021
REVISED JUNE 2021
REVISED SEPT 2021



LOCATION MAP
N.T.S.



AERIAL MAP
N.T.S.



PROJECT TEAM:

LAND OWNERS:
NAME: RICHARD C. WOHLFARTH, P.E.
OSCEOLA-KISSIMMEE DEVELOPMENT IV, LLC
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL
407-750-3123
RWOHLFARTH@WCGROUP.CO

APPLICANT/DEVELOPER:
OSCEOLA-KISSIMMEE DEVELOPEMNT IV, LLC
CONTACT: RICHARD C. WOHLFARTH, P.E.
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL
407-750-3123
RWOHLFARTH@WCGROUP.CO

APPLICANT/DEVELOPER:
PLAZA STREET PARTNERS
CONTACT: JEFFREY F DRAXTON
2400 W. 75TH ST. SUITE 220
PRAIRIE VILLAGE, KS 66208
612-747-6710
WWW.PLAZASTREETPARTNERS.COM

SURVEYOR:
WOHLFARTH CONSULTING GROUP, LLC
CONTACT: WILSON E. WAY, PSM
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL
407-750-3123
WWAY@WCGROUP.CO

CIVIL ENGINEER:
WOHLFARTH CONSULTING GROUP, LLC
CONTACT: RICHARD C. WOHLFARTH, P.E.
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL
407-750-3123
RWOHLFARTH@WCGROUP.CO

ENVIRONMENTAL CONSULTANT:
BIO TECH CONSULTING INC.
3025 E. SOUTH ST.
ORLANDO, FL 32803
(407) 877-894-5969
CONTACT: DANIEL GOUGH

GEOTECHNICAL ENGINEER:
ANDREYEV ENGINEERING, INC.
4055 ST. JOHNS PARKWAY
SANFORD FLORIDA 32771
407-330-7763
NICOLAS ANDREYEV, P.E.

UTILITY PROVIDERS:

POTABLE WATER, NON-POTABLE WATER, WASTERWATER — ***TOHO WATER AUTHORITY***

POWER — ***KISSIMMEE UTILITY AUTHORITY***

DRAWING INDEX

C-0.0	COVER SHEET
C-1.0	GENERAL NOTES
C-2.0	EXISTING CONDITIONS
C-3.0	OVERALL SITE PLAN
C-3.1	SITE PLAN
C-3.2	TRUCK TURN ANALYSIS
C-4.0	UTILITY PLAN
C-5.0	GRADING & DRAINAGE PLAN
C-5.1	DRAINAGE DETAILS
C-6.0	STORMWATER POLLUTION PREVENTION PLAN
C-6.1	EROSION CONTROL DETAILS
C-6.2	EROSION CONTROL NOTES
C-7.0 - 7.1	CONSTRUCTION DETAILS
C-8.0	CITY OF KISSIMMEE STANDARD DETAILS
C-8.1 - 8.6	TOHO WATER AUTHORITY DETAILS
C-8.7	UNDERGROUND CHAMBER DETAILS
E102	SITE PLAN - PHOTOMETRICS
E402	PANELBOARD AND LIGHT FIXTURE SCHEDULE
	BOUNDARY & TOPOGRAPHIC SURVEY
L-1.01	LANDSCAPE PLAN
L-1.02	LANDSCAPE SPECIFICATIONS
L-1.03	LANDSCAPE DETAILS
IR-1.01	IRRIGATION PLAN (TO BE PROVIDED)
IR-1.02	IRRIGATION DETAILS (TO BE PROVIDED)
A-01 - 05	BUILDING ELEVATIONS

LEGAL DESCRIPTION:
PORTIONS OF SECTIONS 32 AND 33, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERNMOST SOUTHWEST CORNER OF VILLAS AT ESTANCIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 63 AND 64, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT LYING ON THE EASTERLY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 600, ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 92010-2507; THENCE SOUTH 42°20'43" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2244.23 ; THENCE SOUTH 42°20'43" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2244.23 ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2244.23 , A DISTANCE OF 2244.23 FEET; THENCE DEPARTING FROM SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 47°39'17" EAST, A DISTANCE OF 25.00 FEET SOUTH 47°39'17" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 47°39'17" EAST, A DISTANCE OF 221.29 FEET; THENCE SOUTH ; THENCE CONTINUE SOUTH 47°39'17" EAST, A DISTANCE OF 221.29 FEET; THENCE SOUTH SOUTH 47°39'17" EAST, A DISTANCE OF 221.29 FEET; THENCE SOUTH 42°20'43" WEST, A DISTANCE OF 339.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 60°13'56" FOR AN ARC DISTANCE OF 99.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°25'21" WEST, A DISTANCE OF 92.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 24°53'05" FOR AN ARC DISTANCE OF 30.40 FEET; THENCE ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, RUN NORTH 37°27'43" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, THE RADIUS POINT OF WHICH BEARS NORTH 37°27'43" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 04°53'00" FOR AN ARC DISTANCE OF 5.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 47°39'17" WEST, A DISTANCE OF 25.57 FEET; THENCE NORTH 02°39'17" WEST, A DISTANCE OF 28.28 FEET; THENCE NORTH 42°20'43" EAST, A DISTANCE OF 27.69 FEET; THENCE NORTH 47°39'17" WEST, A DISTANCE OF 13.00 FEET; THENCE ALONG A LINE LYING 25.00 FEET SOUTHEASTERLY FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 600, RUN NORTH 42°20'43" EAST, A DISTANCE OF EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 600, RUN NORTH 42°20'43" EAST, A DISTANCE OF NORTH 42°20'43" EAST, A DISTANCE OF 421.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF KISSIMMEE, OSCEOLA COUNTY, FLORIDA, CONTAINING 2.244 ACRES (97,728 2.244 ACRES (97,728 SQUARE FEET), MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

Sunshine811

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

ENGINEER'S PROJECT NO. 2018-019

DRC#21-00058

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPROVED	APPROVAL NO.	EXPIRATION DATE
CITY OF KISSIMMEE	ENGINEERING			
S.F.W.M.D.	ENVIRONMENTAL RESOURCE PERMIT			
S.F.W.M.D.	WATER USE PERMIT			
A.C.O.E.	GENERAL PERMIT			
FDEP	WATER			
FDEP	SEWER			

REV.	DATE	DESCRIPTION	REV.
1	6/18/21	CITY COMMENTS	
2	9/23/21	CITY COMMENTS	
3			
4			
5			
6			
7			
8			
9			
10			

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #29044

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\C0 - 76 Gas - Cover Sheet.dwg Plotted:9/24/2021 By:murr4

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:

- CITY OF KISSIMMEE, FLORIDA
- OSCEOLA COUNTY, FLORIDA
- SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- TOHO WATER AUTHORITY, SEE UTILITY DETAILS SHEET C-8.1
- FLORIDA DEPARTMENT OF TRANSPORTATION
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.

6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.

7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.

8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.

9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.

10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.

11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.

13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.

14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.

15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.

16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

    A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;

    B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;

    C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.

17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.

18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.

19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.

21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.

22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.

23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.

26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.

27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.

28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.

30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.

31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.
2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.
3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.
4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.
5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.
6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.
7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.
8. CONTRACTOR TO REFER TO MUNICIPALITY DETAILS AS NEEDED.
9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.
12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.
13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

AS-BUILT DRAWINGS SHALL BE PREPARED BY AND CERTIFIED (SIGNED AND SEALED) BY A REGISTERED SURVEYOR, AND SHALL BE PROVIDED TO THE ENGINEER OF RECORD UPON COMPLETION OF THE PROJECT SITE IMPROVEMENTS A MINIMUM OF 1 WEEK PRIOR TO CONTRACTORS ATTEMPT FOR FINAL CERTIFICATE OF OCCUPANCY (CO). AS-BUILT DRAWINGS SHALL REFLECT ANY CHANGES TO THE IMPROVEMENTS MADE DURING CONSTRUCTION AND MUST MEET THE MINIMUM REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION AS WELL AS THE CRITERIA OUTLINED BELOW. BOTH THE ORIGINAL DESIGN AND REVISED AS-BUILT DATA, AS APPLICABLE, MUST BE CLEARLY SHOWN. THE AS-BUILT DRAWINGS MUST BE CLEARLY LABELED AS AS-BUILT OR RECORD DRAWING. THE FOLLOWING INFORMATION, AT A MINIMUM, SHALL BE CERTIFIED ON THE AS-BUILT DRAWINGS:

WATER DISTRIBUTION SYSTEM:

A. LOCATION AND DIMENSIONS OF PIPES, VALVES, FITTINGS, CHANGE OF DIRECTION, AND OTHER ASSOCIATED FACILITIES.

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

A. LOCATION, DIMENSION, AND INVERT ELEVATIONS OF PIPES, MANHOLES (INCLUDING RIM ELEVATION), LIFTSTATION, FORCEMAIN, FITTINGS, CHANGE IN DIRECTION AND OTHER ASSOCIATED FACILITIES.

PAVING AND DRAINAGE SYSTEM:

A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;

B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;

C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;

D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;

E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;

F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;

G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.

B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.

C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

Sunshine811
DRC#21-00058

REV.	DATE	DESCRIPTION	BY
3	9/23/21	CITY COMMENTS	L.P.
2	6/18/21	CITY COMMENTS	
1			

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

DAYBREAK MARKET @
OSCEOLA VILLAGE CENTER

GENERAL NOTES

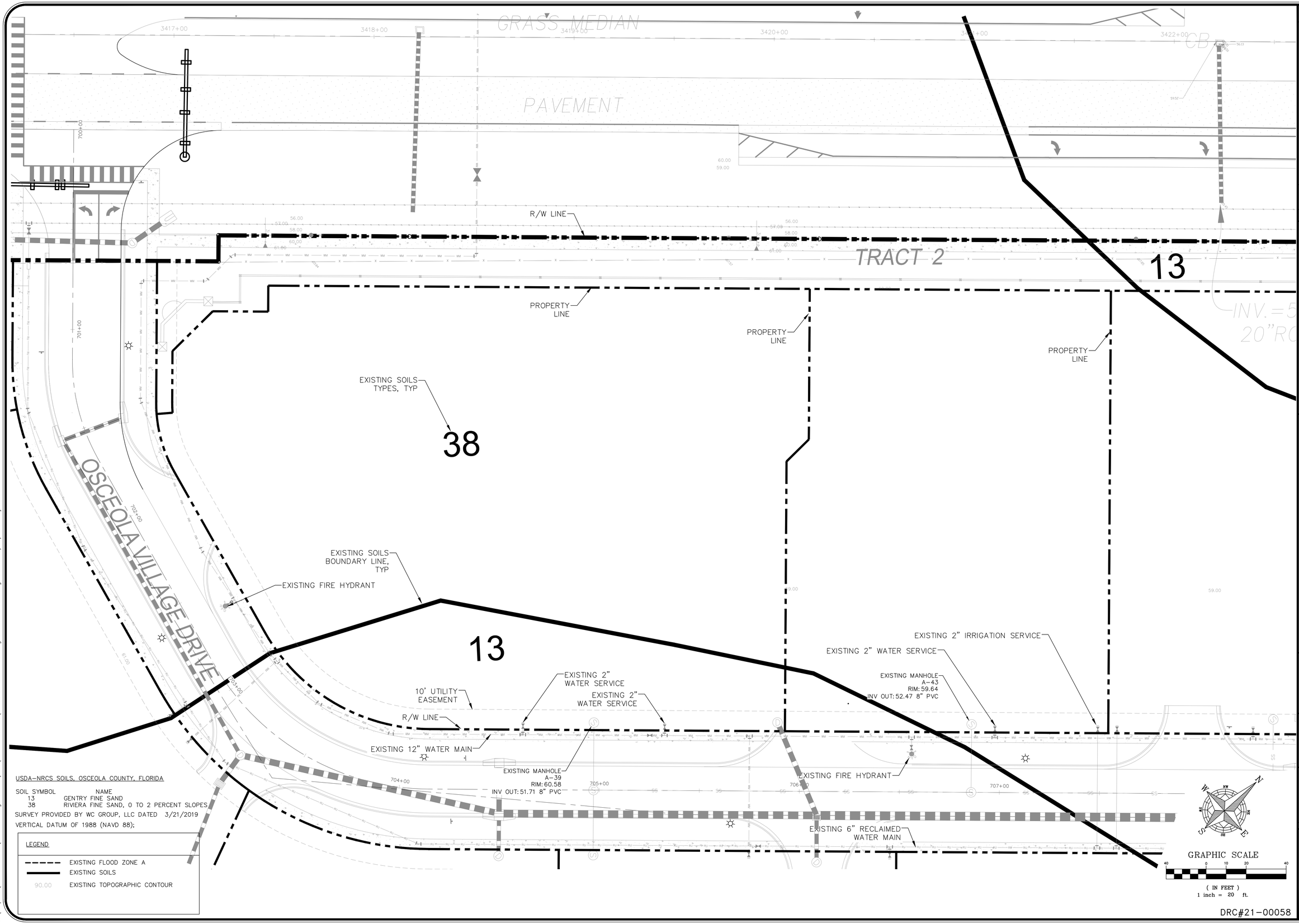
DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

SCALE	PROJECT	SHEET
N/A	2020-001	C-1.0

VC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\C-1.0 76 Gas - General Notes.dwg Plotted:9/22/2021 By:murr4



USDA–NRCS SOILS, OSCEOLA COUNTY, FLORIDA

SOIL SYMBOL	NAME
13	GENTRY FINE SAND
38	RIVIERA FINE SAND, 0 TO 2 PERCENT SLOPES

SURVEY PROVIDED BY WC GROUP, LLC DATED 3/21/2019

VERTICAL DATUM OF 1988 (NAVD 88);

LEGEND

- EXISTING FLOOD ZONE A
- EXISTING SOILS
- 90.00 EXISTING TOPOGRAPHIC CONTOUR

DRC#21-00058

REV.	DATE	DESCRIPTION	BY
1	9/23/21	CITY COMMENTS	L.P.
2	6/18/21	CITY COMMENTS	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

EXISTING CONDITIONS

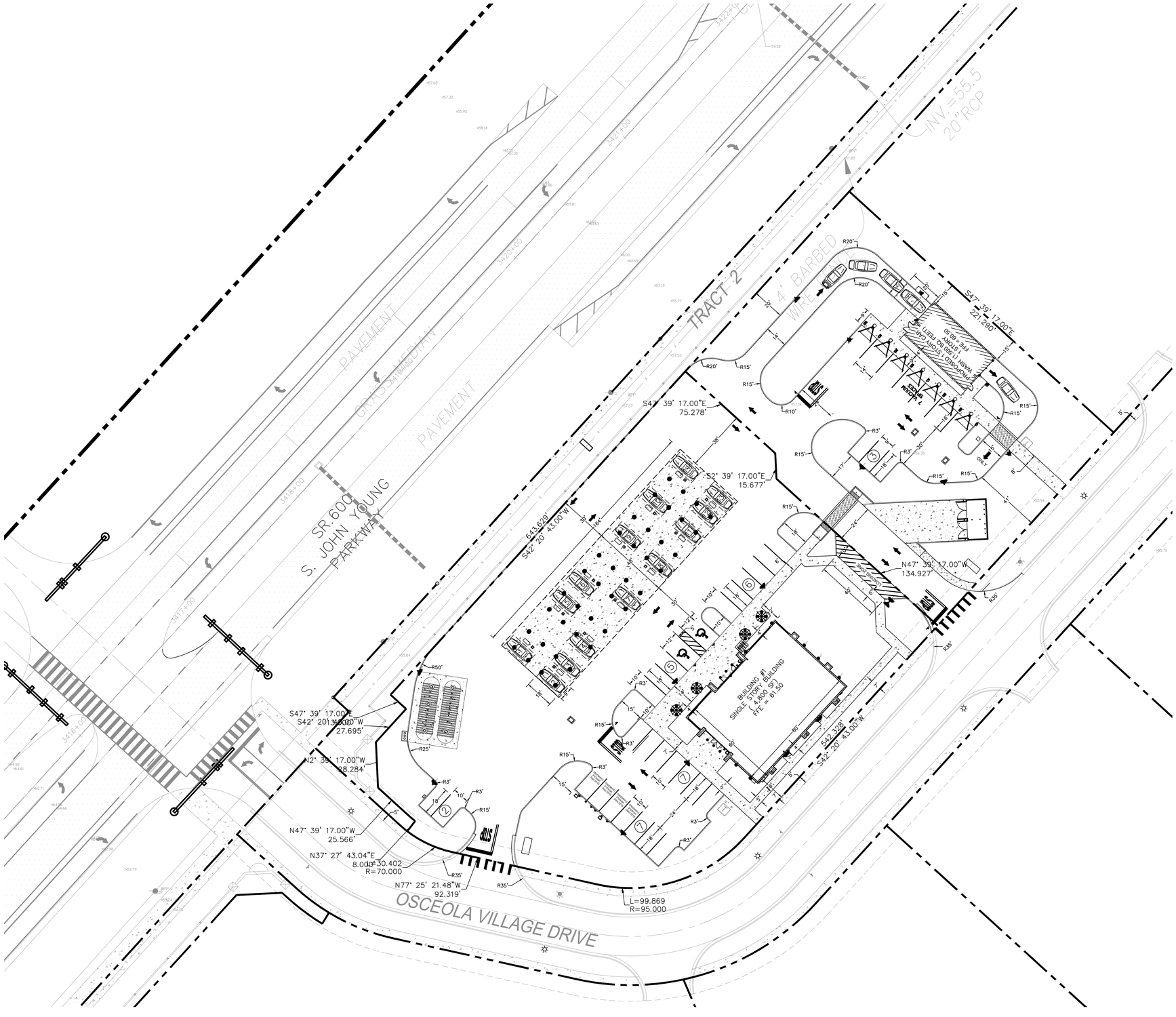
DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

SCALE	PROJECT	SHEET
1"=20'	2020-001	C-2.0

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

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DAY BREAK MARKET		
LAND USE TABLE		
PROPOSED DEVELOPMENT	GASOLINE SERVICE STATION/CAR WASH	
PARCEL ID NO.	33-25-29-00U0-0019-0000	
PARCEL ADDRESS	S. JOHN YOUNG PARKWAY	
CURRENT ZONING=	MUPUD	
FUTURE LAND USE=	COMMERCIAL	
TRACT SIZE	2.2440	AC.
MAXIMUM BUILDING HEIGHT	2 STORY/35'	FT.
BUILDING SEPARATION	20	FT
REQUIRED PARKING SPACES		
GAS STATION (1 SPACE PER 2 PUMPS/ 1 SPACE PER 200 SF RETAIL)	24 PUMPS = 12 4800 SF = 24	36 SPACES
OUTDOOR SEATING (1 SPACE PER 80 SF)	5	SPACES
CAR WASH (EMPLOYEE PARKING)	3	SPACES
TOTAL REQUIRED PARKING	44	SPACES
REQUIRED BIKE PARKING (10%)	5	SPACES
PROVIDED PARKING SPACES		
PUMPS	14	SPACES
C STORE	27	SPACES
CAR WASH	3	SPACES
TOTAL PROVIDED PARKING	44	SPACES
LANDSCAPE BUFFER PROVIDED		
FRONT (NORTH)	5	FT.
REAR (SOUTH)	5	FT.
SIDE (WEST)	25	FT.
SIDE (EAST)	5	FT.

AREA CALCULATIONS		
EXISTING AREA CALCULATIONS		
IMPERVIOUS AREA (ACRES)	0.00	0%
PERVIOUS AREA (ACRES)	2.24	100%
PROPOSED AREA CALCULATIONS		
IMPERVIOUS AREA (ACRES)	1.68	75%
PERVIOUS AREA (ACRES)	0.56	25%

N

W E

S

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

DRC#21-00058

REV.	DATE	DESCRIPTION	BY
1	9/07/21	CITY COMMENTS	L.P.
2	6/18/21	CITY COMMENTS	

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ENGINEERS & PLANNERS
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ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

OVERALL SITE PLAN

DRAWN: DM
DESIGNED: DM
CHECKED: RW
DATE: 04/01/21

SCALE 1"=30'
PROJECT 2020-001
SHEET C-3.0

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\C-3.0 76 Gas - Site Plan.dwg Plotted:9/22/2021 By:murr4

PAVEMENT MARKINGS & SIGNAGE

1. DIRECTIONAL ARROWS
2. 24" WIDE WHITE STOP BAR W/ 24" STOP SIGN (R1-1)
3. PAVEMENT STRIPING (4" WHITE)
4. 24" WIDE WHITE STOP BAR W/ 30" STOP SIGN (R1-1)
5. DO NOT ENTER SIGN (R5-1)
6. HANDICAP PAVEMENT SYMBOLS
7. HANDICAP SIGN
8. PEDESTRIAN CROSSWALK
9. PEDESTRIAN SIGNAGE
10. EV STANDARD SIGNAGE

SITE NOTES

1. SIDEWALK RAMP
2. SIDEWALK RAMP
3. FDOT TYPE D CURB
4. BOLLARDS (TYP.)
5. LIGHT POLE
6. MONOLITHIC CURB AND SIDEWALK
7. CONCRETE SIDEWALK
8. ASPHALT PAVEMENT
9. EXISTING FIRE HYDRANT
10. VACUUM SERVICE
11. BIKE RACK
12. OUTDOOR SEATING
13. CONCRETE PAVEMENT
14. RETAIL DUMPSTER ENCLOSURE SEE ARCH PLANS FOR DETAILS
15. TRANSFORMER PAD
16. EV CHARGING SIGNAGE
17. AIR COMPRESSOR STATION
18. MONUMENT SIGN
19. CAR WASH PAYMENT SYSTEM
20. WHEEL STOP
21. UNDERGROUND GAS TANKS

LEGEND:

(#) NUMBER OF PARKING SPACES

- ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) STANDARDS AND SPECIFICATIONS.
- SIDEWALKS TO BE CONSTRUCTED PER ADA AND CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- PEDESTRIAN CROSSWALK SIGNS (MUTCD R1-5B) TO BE ADDED AT ALL INTERSECTIONS.
- CAR WASH OPERATING TIMES: M-S: 24/7 (AUTOMATIC MACHINE)
- NO OUTDOOR STORAGE IS ASSOCIATED WITH THIS APPLICATION
- ALL MECHANICAL EQUIPEMENT LOCATED OUTDOORS, SUCH AS HEATING, VENTILATION, AIR CONDITIONING, REFRIGERATION SYSTEMS, AND KUA TRANSFORMERS, SHALL BE VISUALLY SCREENED FROM ADJACENT RIGHTS-OF-WAY.
- DUMPSTER ENCLOSURES SHALLO BE A MINIMUM OF SIX FEET IN HEIGHT AND SHALL BE MADE OF A FINISHED, MAINTENANCE FREE MATERIAL SUCH AS BRICK, SPLIT FACE MASONRY BLOCK, TEXTURED CONCRETE OR SIMILAR MATERIALS, WHICH SHALL BE CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING(S) ON SITE. A SOLID GATE, MADE FROM PRESSURE TREATED WOOD OR METAL, SHALL BE INSTALLED ON THE ENCLOSURE AND SHALL REMAIN CLOSED AT ALL TIMES.

- DECLARATION OF EASEMENT FOR SHARED PARKING IS PROVIDED FOR PARCELS A1-A2

TRACT 2

S47° 39' 17.00"E 13.000'
S42° 20' 43.00"W 27.695'
N2° 39' 17.00"W 28.284'
N47° 39' 17.00"W 25.566'
N37° 27' 43.04"E 8.000'
L=30.402 R=70.000
N77° 25' 21.48"W 92.319'
L=99.869 R=95.000
643.629' S42° 20' 43.00"W
S47° 39' 17.00"E 75.278'
S2° 39' 17.00"E 15.677'
N47° 39' 17.00"W 134.927'
542.328' S42° 20' 43.00"W
221.290' S47° 39' 17.00" E

OSCEOLA VILLAGE DRIVE

BUILDING #1
SINGLE STORY BUILDING
(4,800 SF)
FFE = 61.50

PROPOSED 1 STORY CAR WASH (1,500 SQ. FEET)
1 STORY
FFE = 60.50

7 VACUUM SPACES

LOADING ZONE

ELECTRIC VEHICLE CHARGING

STOP

ONLY

10' UTILITY EASEMENT

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

DRC#21-00058

REV.	DATE	DESCRIPTION	BY
1	9/23/21	CITY COMMENTS	L.P.
2	6/18/21	CITY COMMENTS	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

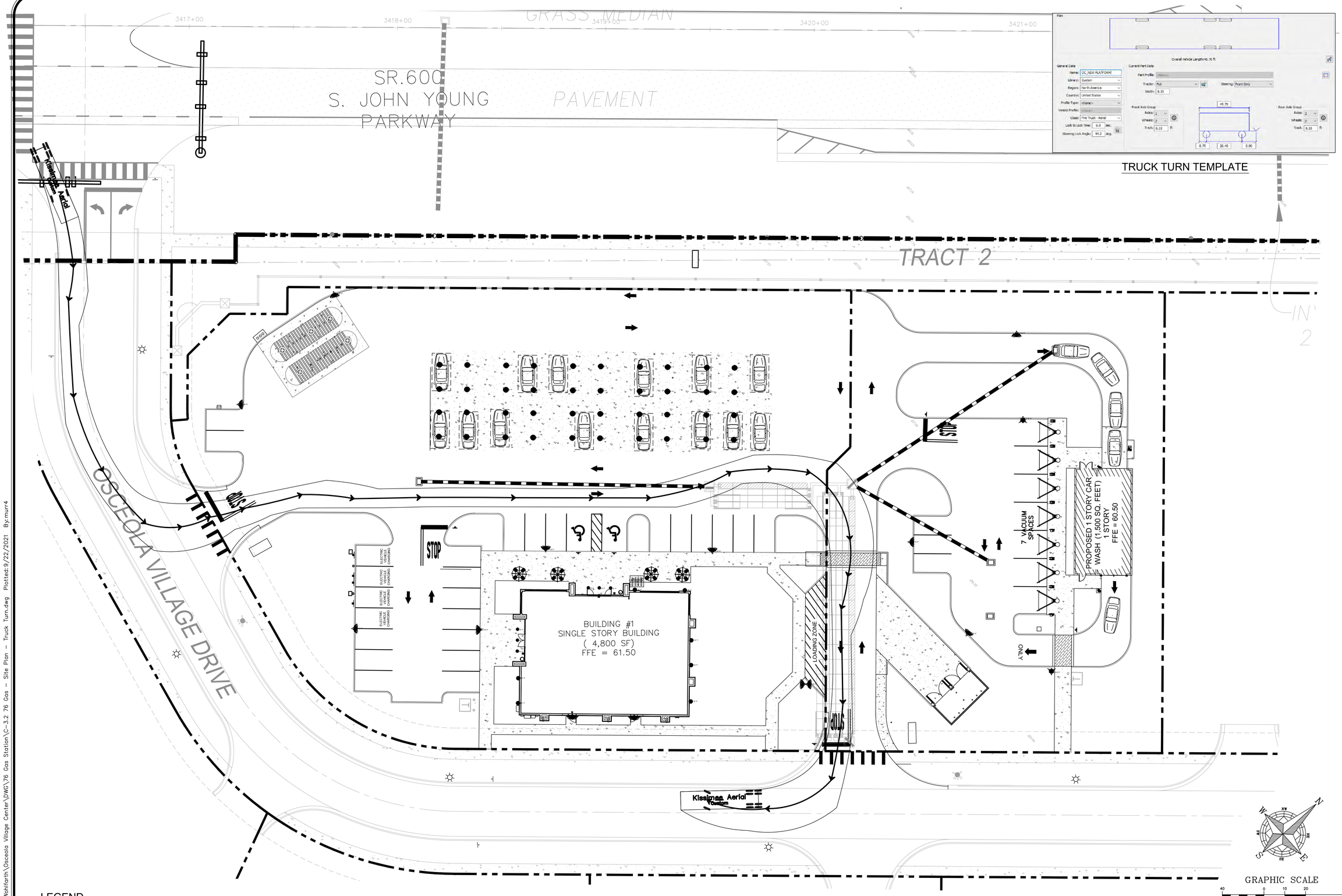
SITE PLAN

DRAWN: DM
DESIGNED: DM
CHECKED: RW
DATE: 04/01/21
SCALE: 1"=20'
PROJECT: 2020-001
SHEET: C-3.1

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH FLORIDA P.E. #30044

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LEGEND

NEW PLATFORM Custom — FIRE TRUCK TEMPLATE

GRAPHIC SCALE

40 0 10 20 40

(IN FEET)
1 inch = 20 ft.

DRC#21-00058

BY	DESCRIPTION	DATE	REV.
L.P.	CITY COMMENTS	9/23/21	2
	CITY COMMENTS	6/18/21	1

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246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

TRUCK TURN ANALYSIS

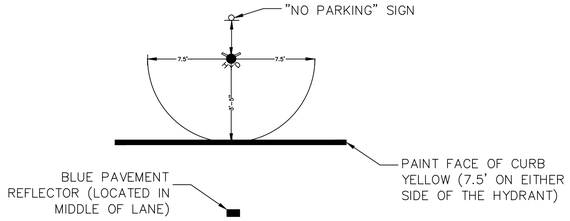
DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

SCALE	PROJECT	SHEET
1"=20'	2020-001	C-3.2

WGROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

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FIRE HYDRANT CLEARANCE DETAIL

UTILITY NOTES

1. ON-SITE WATER DISTRIBUTION SYSTEMS TO BE PRIVATELY OWNED AND MAINTAINED.
2. ON-SITE WASTEWATER COLLECTION SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED.
3. ALL WATER METERS TO BE PROVIDED AND INSTALLED BY TOHO WATER AUTHORITY
4. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER FEATURES. THE CONTRACTOR MAY CONSULT THE UTILITY OWNER'S RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEER DO NOT GUARANTEE THE ACCURACY OF THESE RECORD DRAWINGS.

TWA NOTES

1. ALL TREE AND SHRUB ROOT BALLS SHALL BE PLACED WITH A MINIMUM OF 5' HORIZONTAL SEPARATION FROM TWA MAINTAINED UTILITIES.
2. NO PROPOSED POLE (SIGN, TRAFFIC, POWER) MAY BE IN CONFLICT WITH WATER OR SANITARY MAIN. A 5' MINIMUM HORIZONTAL SEPARATION MUST BE MAINTAINED.
3. PROPOSED STORM OR SANITARY STRUCTURE IN CONFLICT WITH PROPOSED UTILITIES SHALL BE A MINIMUM OF 6' HORIZONTAL SEPARATION
4. ALL LATERALS SHALL BE 6" AND HAVE A MINIMUM SLOPE OF 1%.
5. ALL STUBS SHOULD BE A MINIMUM OF 4' FROM EDGE OF PAVEMENT WITH HYDRO-GUARD DEVICES
6. ALL SANITARY SEWER LATERALS AND MAINS SIZES 6" AND 8" SHALL BE PVC SDR 25. SEWER LATERALS 12" OR BIGGER SHALL BE HDPE DR-11; ALL RECLAIMED WATER MAINS SHALL BE PVC C-900. ALL WATER MAINS SHALL BE PVC C-900 DR-18.
7. ALL DEAD END LINES SHALL END WITH CAP AND INCLUDE A 2" BLOW OFF ASSEMBLY PER DETAIL 2017 TWA-25.
8. ALL METER BOXES SHALL BE PROVIDED OUTSIDE OF DRIVEWAYS AND BEHIND THE SIDEWALK
9. ALL MANHOLE WITH A DROP CONNECTION OR WITHIN 400LF OF A DROP CONNECTION OR THE JUNCTION MANHOLE SHALL BE LINED WITH A TWA APPROVED LINING SYSTEM

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

SANITARY SEWER MAIN	SS
SANITARY MANHOLE	Ⓢ
SS DOUBLE SERVICE	
SS SINGLE SERVICE	
RECLAIMED WATER MAIN	RW RW RW
FORCE MAIN	FM FM FM
WATER MAIN	W W W
TEE	
GATE VALVE	
FIRE HYDRANT	
BEND – 45°	
BEND – 22.5°	
BEND – 90°	
BEND – 11.25°	
BLOW OFF VALVE	
REDUCER	
DOUBLE SERVICE	
SINGLE SERVICE	
TAPPING SADDLE W/ GATE VALVE	STD
BACK FLOW PREVENTER	

DRC#21-00058

BY	DESCRIPTION	DATE	REV.
L.P.	CITY COMMENTS	9/23/21	2
	CITY COMMENTS	6/18/21	1

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

UTILITY PLAN

DRAWN:	DM
DESIGNED:	DM
CHECKED:	RW
DATE:	04/01/21
SCALE	1"=20'
PROJECT	2020-001
SHEET	C-4.0

WC GROUP
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GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

TRACT 2
OPEN SPACE

OSCEOLA VILLAGE DRIVE

BUILDING #1
INGLE STORY BUILDING
(4,800 SF)
FFE = 61.50

A-04
FDOT TYPE F INLET
RIM EL. 59.61
INV. EL. 54.86 (E)

A-06
FDOT TYPE F INLET
RIM EL. 59.00
INV. EL. 54.25 (SE)

A-05
FDOT TYPE F INLET
RIM EL. 59.00
INV. EL. 54.25 (NW)

104-LF 18" RCP @0.25%

136-LF 18" RCP @0.63%

76-LF 18" RCP @0.25%

95 -LF 18" RCP @0.25%

4' BARBED WIRE FENCE

2' FLUSH

PROPOSED CAR WASH (1 STORY FFE = 60.50)

ACCESS

ONLY

LOADING ZONE

STOP

ELECTRIC VEHICLE CHARGING

SMART BOX. SEE DETAIL ON SHEET C-8.7

EXISTING STRUCTURE E-27
RIM: 60.40
INV OUT: 52.44 24" RCP

61.05 ± MATCH EX.
61.57 ± MATCH EX.
60.75 ± MATCH EX.
60.32 ± MATCH EX.
59.57 ± MATCH EX.

DRC#21-00058

BY	DESCRIPTION	DATE	REV.
L.P.	CITY COMMENTS	9/23/21	2
	CITY COMMENTS	6/18/21	1

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246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
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DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

GRADING AND DRAINAGE PLAN

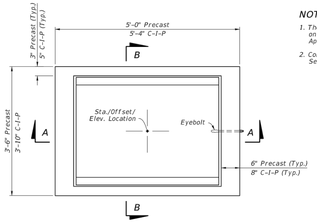
DRAWN: DM
DESIGNED: DM
CHECKED: RW
DATE: 04/01/21

SCALE 1"=20'
PROJECT 2020-001
SHEET C-5.0

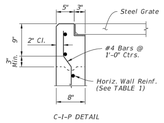
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PLAN

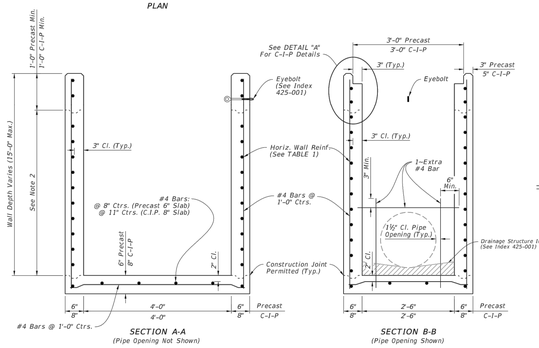


C-I-P DETAIL

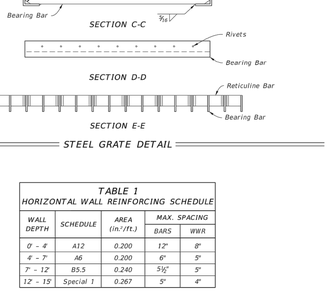
DETAIL "A"

NOTES:

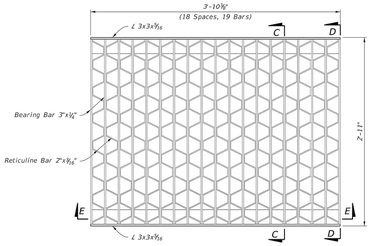
1. The Grate, Concrete Apron, and Sod not shown on Inlet PLAN view. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.

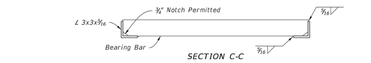


SECTION A-A
(Pipe Opening Not Shown)



SECTION B-B
(Pipe Opening Shown)





SECTION C-C

SECTION D-D

SECTION E-E

STEEL GRATE DETAIL

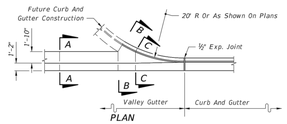
DIMENSIONAL AND REINFORCING DETAILS

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

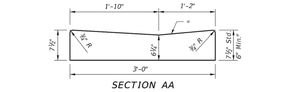
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 4'	A12	0.200	12"	8"
4' - 7'	A6	0.200	6"	5"
7' - 12'	B5.5	0.240	5½"	5"
12' - 15'	Special 1	0.267	5"	4"

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

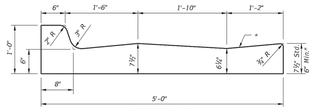
LAST REVISION	DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	DITCH BOTTOM INLET TYPE F AND G	INDEX	SHEET
11/01/20	REVISION				425-053	2 of 4



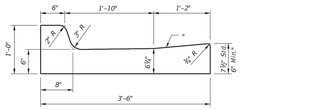
PLAN



SECTION AA



SECTION BB



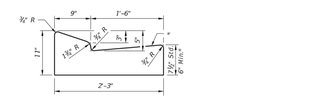
SECTION CC

VALLEY GUTTER

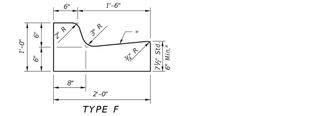
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

☐ Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.

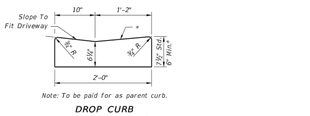
For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.



TYPE E

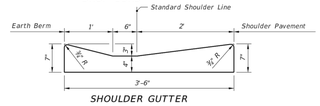


TYPE F

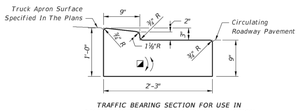


Note: To be paid for as parent curb.

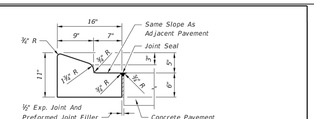
DROP CURB



SHOULDER GUTTER

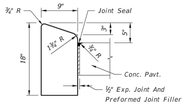


TRAFFIC BEARING SECTION FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION
TYPE RA

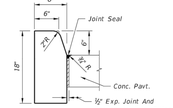


For details depicting usage adjacent to flexible pavement, see Sheet 2.

TYPE A

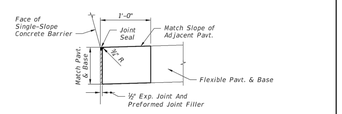


TYPE B



TYPE D

Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 2.



TOLL HEADER CURB
(See the toll site details for conduit requirements)

CONCRETE CURB AND GUTTER

LAST REVISION	DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/20	REVISION				520-001	1 of 2

REV.	DATE	DESCRIPTION	BY
1	9/23/21	CITY COMMENTS	L.P.
2	6/18/21	CITY COMMENTS	

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ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

DAYBREAK MARKET @
OSCEOLA VILLAGE CENTER

DRAINAGE DETAILS

SCALE	DRAWN:	DESIGNED:	CHECKED:	DATE:
N/A	DM	DM	RW	04/01/21

PROJECT 2020-001
SHEET C-5.1

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

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DRC#21-00058

D:\Dropbox\Projects Work Files\Horizontal Projects\Village of Osceola Square\2020\20_Civil Station\Construction\7-6D Drainage Details.dwg Saved: 9/28/2021 2:29 PM By: murr4

GENERAL NOTES

GENERAL EROSION SITES

CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. IF NOT PROVIDED BY THE ENGINEER AND TO PROVIDE ALL REQUIRED MONITORING REPORTS. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.

THE STORMWATER POLLUTION PREVENTION PLAN IS COMPOSED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS AND THE PLAN NARRATIVE INCLUDED IN SPECIFICATIONS PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH THE STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND BECOME FAMILIAR WITH THEIR CONTENTS.

CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS INDICATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BUOYS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

DUST ON THE SITE SHALL BE CONTROLLED BY WATERING. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TONIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 30 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS, REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

ALL MATERIAL SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ROCK BAGS, ETC.) TO PREVENT EROSION.

ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

CONTRACTOR SHALL PROVIDE TREE PROTECTION MEASURES AS NEEDED.

DEWATERING IS NOT ANTICIPATED FOR THE INSTALLATION OF UTILITIES.

ALL WORK SHALL BE IN COMPLIANCE WITH NPDES.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED SEDIMENT SHALL BE REMOVED FROM THE FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE), THIS MAY REQUIRE PERIODIC TOP DRESSING ON THE TEMPORARY PARKING AS CONDITIONS DEMAND.

OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

SEQUENCE OF CONSTRUCTION

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CLEAR AND GRUB THE SITE.
6. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
7. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARY SEED DEMUCKED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED.)

DEVELOPER / OWNER

SITE OPERATOR / GENERAL CONTRACTOR:

NAME_____

SUPERINTENDENT:

NAME_____

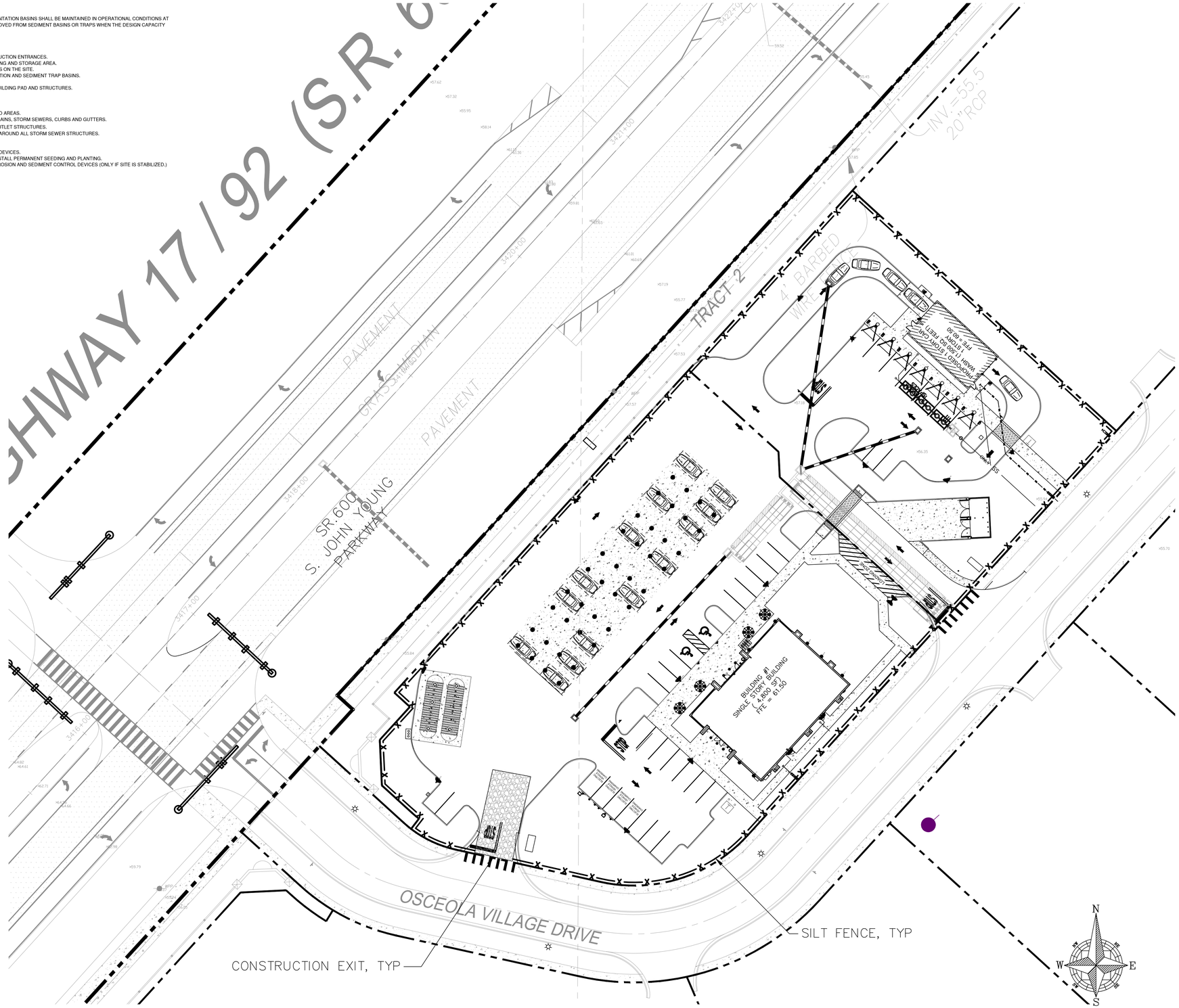
SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

SYMBOLS LEGEND

	DOUBLE SILT FENCE
	SINGLE SILT FENCE
	SCM-1 ROCK BAGS (USED ON ASPHALT SURFACES)



DRC#21-00058

REV.	DATE	BY
1	9/23/21	CITY COMMENTS
2	6/18/21	CITY COMMENTS

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

STORM WATER POLLUTION PREVENTION PLAN

DRAWN: DM | DESIGNED: DM | CHECKED: RW | DATE: 04/01/21

SCALE 1"=30' | PROJECT 2020-001 | SHEET C-6.0

WGROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\C-6.0 76 Gas – Stormwater Pollution Prevention Plan.dwg Plotted:9/22/2021 By:murr4

EROSION CONTROL NOTES

DURING ALL PHASES OF CONSTRUCTION THE SITE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL EXERCISE MEASURES TO PREVENT THE EROSION OF SOILS DUE TO THE ACTION OF THE WATER AND WIND. THE CONTRACTS SHALL USE THE FOLLOWING MEASURES TO ACCOMPLISH THIS OBJECTIVE:

A. SURFACE PROTECTION
1. CLEARING SHALL BE LIMITED SO AS TO EXPOSE THE SMALLEST POSSIBLE AREA OF LAND FOR THE SHORTEST POSSIBLE TIME.
2. EXPOSED AREAS SHALL BE IMMEDIATELY GRADED AND PROTECTED WITH TEMPORARY OR PERMANENT COVER, SUCH AS SOD, SEED AND MULCH, CROWVETCH, LESPEDEZA OR CREEPER. NEWLY GRADED CHANNELS OR STEEP SLOPES WILL REQUIRE THE USE OF FIBROUS MATTING, NETTING OF SEEDED AND MULCHED AREAS, OR THE STAKING OR SHINGLING OF SOD WHILE VEGETATION IS BECOMING ESTABLISHED.

B. RUN-OFF CONTROL
1. LONG AND/OR STEEP SLOPES WILL REQUIRE CONTOUR BENCHING AND FURROWING, OR BERMS TO REDUCE RUN-OFF VELOCITIES.

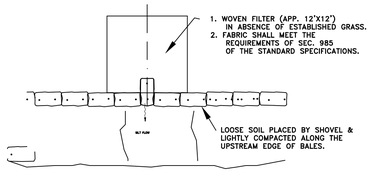
C. SEDIMENT TRAPPING
1. THE TRAPPING OF ERODED PARTICLES WILL BE ACCOMPLISHED BY THE DIVERSION OF RUN-OFF TO SEDIMENT BASINS, EXCAVATION TRAPS, BERMS, STAKED SYNTHETIC HAY BALES, OR FLOATING SILT CURTAINS.
2. THE PROPOSED RETENTION AND/OR DETENTION POND(S) ALONG WITH ANY ENVIRONMENTAL BERM(S)/REAR YARD SWALE(S) SHALL BE CONSTRUCTED FIRST. THE POND(S) AND OUTFALL STRUCTURE(S) MUST BE COMPLETE AND OPERATIONAL PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS SURFACE.
3. TRAPPING DEVICES SHALL BE PERIODICALLY INSPECTED DURING DRY PERIODS AND AFTER EACH RAINFALL EVENT BY THE SITE CONTRACTOR. TRAPPING DEVICES SHALL BE REPLACED IF DETERMINED TO BE INCAPABLE OF PERFORMING INTENDED FUNCTION OF SEDIMENT TRAPPING.
4. TRAPPING DEVICES SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER HAS ESTABLISHED SUFFICIENTLY TO STABILIZE THE SOILS AND PREVENT EROSION.

D. SOIL MOISTURE
1. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE CONSTRUCTION SITE A WATER SOURCE CAPABLE OF APPLYING WATER TO DRY EXPOSED SOIL IN ORDER TO PREVENT WIND EROSION. THE APPLICATION RATE AND MANNER SHALL BE SUCH THAT SOIL MOISTURE IS ATTAINED AND NO SURFACE RUN-OFF IS CREATED.

E. RESPONSIBILITY
1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED. AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM.

CONSTRUCTION SEQUENCE

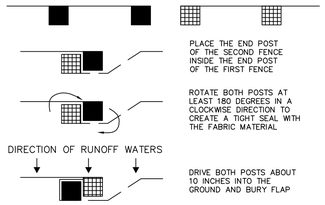
1. SET UP ON-SITE PRE-CONSTRUCTION CONFERENCE WITH CITY/COUNTY & ENGINEER .
2. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
3. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES. CONTACT CYCORP ENGINEERING IF ADDITIONAL MEASURES ARE REQUIRED DUE TO SITE SPECIFIC CONDITIONS.
4. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY/COUNTY AND THE WATER MANAGEMENT DISTRICT, AND NPDES CRITERIA.



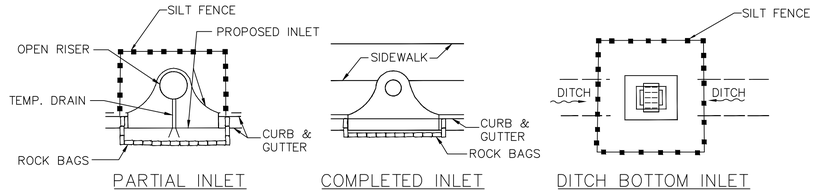
SYNTHETIC HAY BALE PLAN VIEW *

GENERAL NOTES:
1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH STORM EVENT BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT AND REPAIRS MADE AS NECESSARY.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE BASIN HAS BEEN PROPERLY STABILIZED.

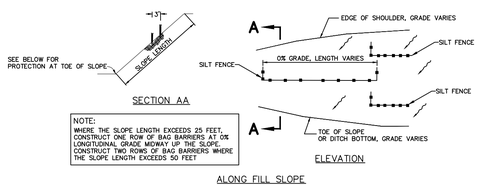
SYNTHETIC HAY BALE ELEVATION VIEW *

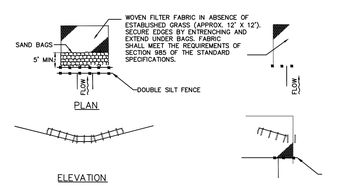


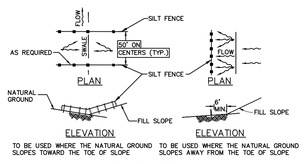
SILT FENCE ATTACHMENT DETAIL
N.T.S.



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



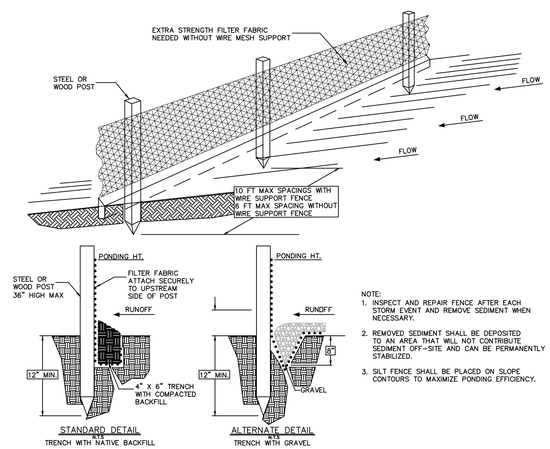




BARRIERS FOR FILL SLOPES

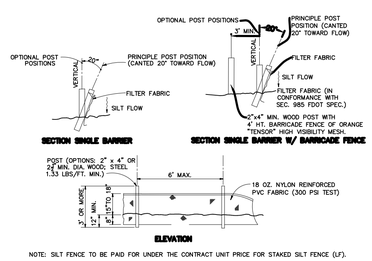
BARRIERS FOR UNPAVED DITCHES

BARRIERS LAYOUT DETAIL
NOT TO SCALE



NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE INSTALLATION
N.T.S.



NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

FOR ADDITIONAL INFORMATION REFERENCE FDOT INDEX 102

STAKED TURBIDITY BARRIER
N.T.S.

REV.	DATE	DESCRIPTION	BY
1	9/23/21	CITY COMMENTS	L.P.
2	6/18/21	CITY COMMENTS	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

EROSION CONTROL DETAILS

DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

SCALE	PROJECT	SHEET
N/A	2020-001	C-6.1

WGROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

DRC#21-00058

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\C6 Gas Station\C-6.1 C6 Gas - Erosion Control Details.dwg Plotted:9/22/2021 By:murr4

INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN COMPLIANCE WITH CHAPTER 62-621-300(4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGES OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF DEP DOCUMENT NO. 62-621.300((a).

PROJECT ID:
COVERAGE UNDER GENERAL PERMIT APPROVED --
EXPIRES ---

SITE DESCRIPTION

PROJECT DESCRIPTION:

THIS PROJECT CONSIST OF THE CONSTRUCTION OF 3 DRIVEWAY CONNECTIONS, 1 INTERSECTION IMPROVEMENT W/ LANE WIDENING AND LANE EXTENSION

STORMWATER FROM THE DEVELOPMENT WILL BE CONVEYED TO AN EXISTING SURFACE WATER MANAGEMENT SYSTEM AS CURRENTLY INSTALLED. ULTIMATE OUTFALL WILL BE TO LAKE APOPKA

SITE LOCATION DATA:

COUNTY: ORANGE COUNTY, FLORIDA
SECTION 6 - TOWNSHIP 22S - RANGE 28E

SITE DEVELOPMENT DATA:
TOTAL PROJECT AREA: 3.19 AC
TOTAL DISTURBED AREA: 3.19 AC

DISCHARGE DATA:

RECEIVING WATER: LAKE APOPKA VIA PERMITTED SYSTEM

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. DRAWING C-4 HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS AS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "OTHER CONDITIONS" FOR A DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT
AREAS WHICH ARE NOT DEVELOPED BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN AN EFFORT TO ENSURE COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS REGARDING EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

D.E.P. DREDGE/FILL PERMIT ___N/A_____
C.O.E. DREDGE/FILL PERMIT ___N/A_____
S.F.W.M.D. M.S.S.W. PERMIT __N/A_____

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS. THE SWPPP SHALL MEET THE REQUIREMENTS OF THE REQUIRED N.O.I. FOR THE FDEP CONSTRUCTION GENERIC PERMIT.

SIGNED: _____ DATE: _____

TITLE: _____
FOR OPERATOR:

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:
1. INSTALL EROSION CONTROL DEVICES AS REQUIRED
2. DEMO EXISTING STRUCTURES THAT ARE TO BE REMOVED
3. PERFORM PROPOSED CUTS AND GRADING OF RIGHT-OF-WAY AND STABILIZE AREA
4. CONSTRUCT IMPROVEMENTS AND INSTALL PERMANENT SEEDING/SOD
5. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN OF THE SEDIMENT AND EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND SEDIMENT CONTROL PLAN AND AS REQUIRED TO MEET THE SEDIMENT AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE

   BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.

4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.

5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.

6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.

7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.

9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.

   SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.

   TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.

   CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

   THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

   PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL

   OR SODDED.

STRUCTURAL PRACTICES

   TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.

   AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA WITH THE FOLLOWING LIMITATION:
   A. THE SEDIMENT TRAP MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE.

   CHANNEL SECTIONS WHERE THE VELOCITY OF FLOW AT DESIGN CAPACITY OF THE OUTLET WILL EXCEED THE PERMISSIBLE VELOCITY OF THE RECEIVING CHANNEL OR AREA.

4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED AREAS AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER

   FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND

WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE

CORRECT PROCEDURE FOR WASTE DISPOSAL NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED

OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE

ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK

CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE

PRODUCTS, MASONRY BLOCKS, TAR, CLEANING SOLVENTS, ROOFING MATERIALS, DETERGENTS, PAINTS, METAL STUDS

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

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

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.

* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURE.

* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

* MANUFACTURER'S RECOMMENDATION FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESALABLE.

* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.

* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER, STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL 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 WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ADSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM SHALL BE COMPLETED BY THE INSPECTOR. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND ANY EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

- IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZED THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE	BUSINESS NAME AND ADDRESS OF CONTRACTOR AND ALL SUBS	RESPONSIBLE FOR / DUTIES
		GENERAL CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR
		SUB-CONTRACTOR

DRC#21-00058

REV.	DATE	DESCRIPTION	BY
3	9/23/21	CITY COMMENTS	L.P.
2	6/18/21	CITY COMMENTS	
1			

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

EROSION CONTROL NOTES

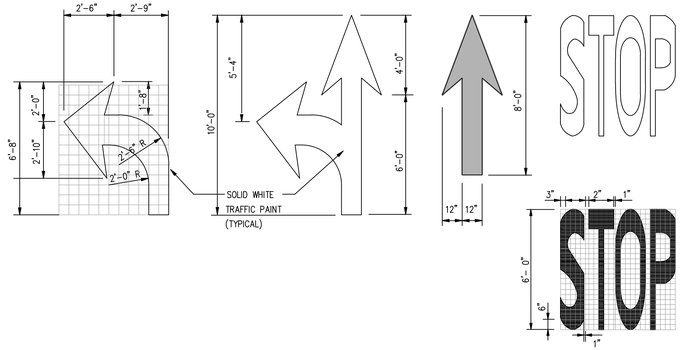
DRAWN: DM | DESIGNED: DM | CHECKED: RW | DATE: 04/01/21

SCALE: N/A | PROJECT: 2020-001 | SHEET: C-6.2

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

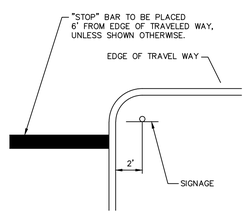
NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\C-6.1 76 Gas - Erosion Control Details.dwg Plotted:9/22/2021 By:murr4



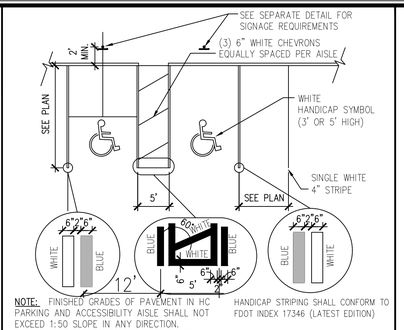
1 TRAFFIC DIRECTIONAL ARROWS

NTS



2 STOP BAR W/ SIGNAGE

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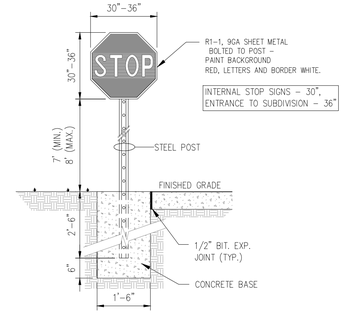


NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION. SEE PLAN FOR STYLE OF HANDICAP RAMP

HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 (LATEST EDITION)

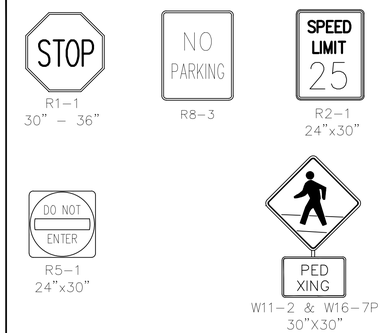
3 HANDICAP STRIPING

NTS



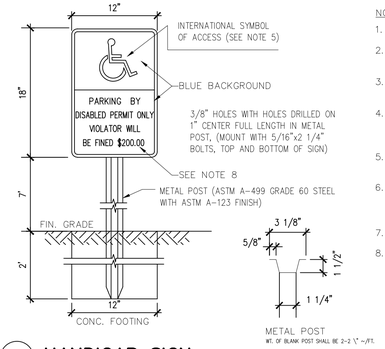
4 STOP SIGN

NTS



5 TYPICAL SINAGE

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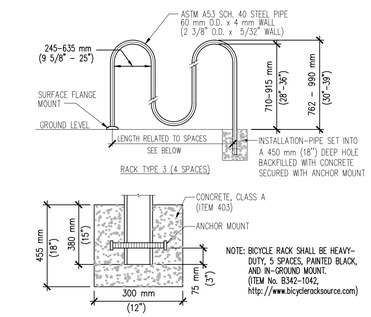


NOTES:

1. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
2. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS WASHERS AND SCREWS MUST BE RUSTPROOF.
3. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 p.s.i.
4. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
5. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE)(SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
7. SIGN POST SHALL BE MIN. 1' CLEAR FROM BACK OF WHEEL STOP OR CURB.
8. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL ORDINANCE.

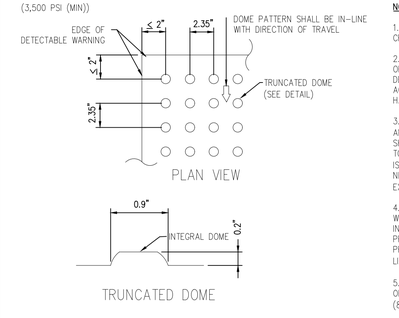
6 HANDICAP SIGN

NTS



7 BIKE RACK

NTS



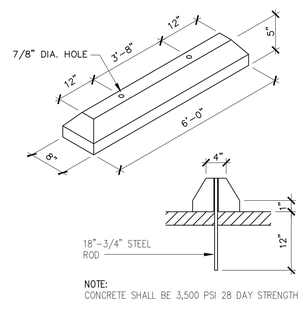
8 CURB RAMP DETECTABLE WARNING

3000 PSI (MIN.) CONCRETE

NTS

NOTE:

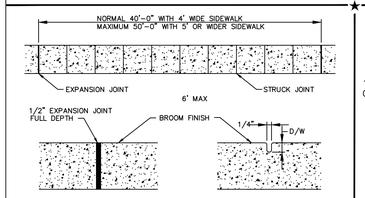
1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.
2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB, CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK–ON–LIGHT OR LIGHT–ON–DARK. (SAFETY YELLOW OR BRICK RED)
5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE) OLYMPIC TOWERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682–2525



NOTE:
CONCRETE SHALL BE 3,500 PSI 28 DAY STRENGTH

9 CONCRETE WHEEL STOP

NTS

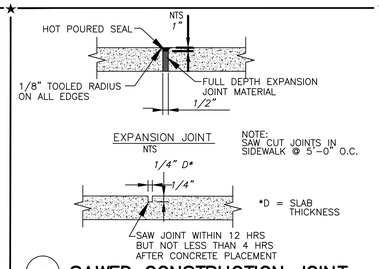


NOTES:

1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60'.
2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FILL DEPTH OF CONCRETE.

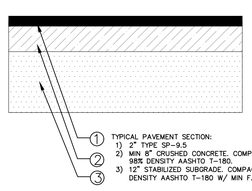
10 CONCRETE SIDEWALK

NTS



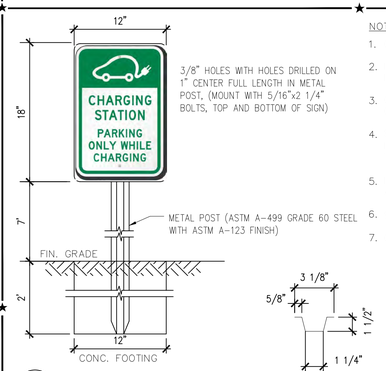
11 SAWED CONSTRUCTION JOINT

NTS



12 PAVEMENT SECTIONS

NTS

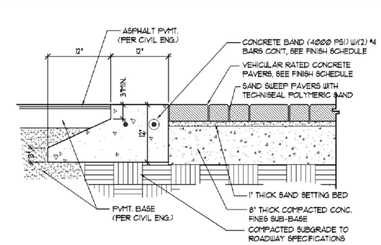


NOTES:

1. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
2. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS WASHERS AND SCREWS MUST BE RUSTPROOF.
3. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 p.s.i.
4. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
5. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE)(SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. SIGN POST SHALL BE MIN. 2.0' CLEAR FROM BACK OF WHEEL STOP OR CURB.
7. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL ORDINANCE.

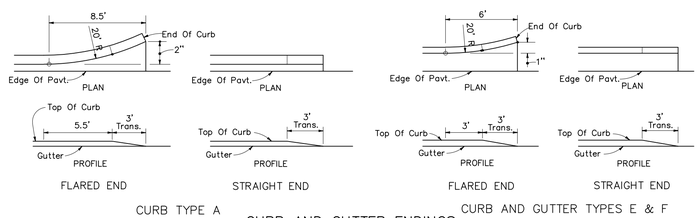
13 EV CHARGING SIGN

NTS



14 PAVER CROSSWALK

NTS



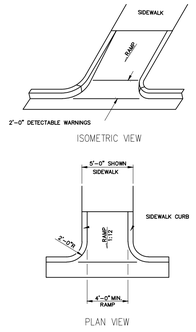
CURB AND GUTTER ENDINGS

GENERAL NOTES

1. For curb, gutter, curb and gutter and traffic separators provide 1/8" – 1/4" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Ends of Curbs Types B and D shall transition from full to zero heights in 3 feet.

15 CURB TRANSITION DETAILS

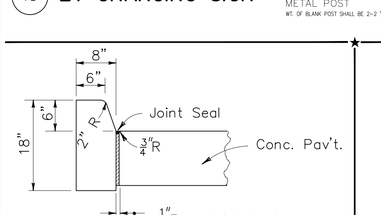
NTS



16 CURB RAMP, CR–E

(PER FDOT INDEX 522–002)

NTS



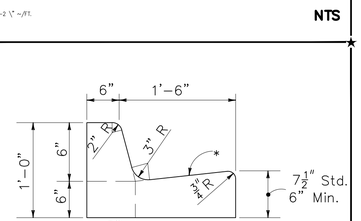
NOTES:

1. ALL CURBING SHALL BE CONSTRUCTED OF CONCRETE THAT WILL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS
2. ALL CONCRETE CURBS SHALL BE SPACED WITH A FULL–DEPTH, 3" WIDTH ISOLATION JOINT MATERIAL PRIOR TO PLACEMENT OF ADJACENT CONCRETE PAVEMENT
3. THERE SHALL BE CONTROL JOINTS, EITHER TOOL OR SAW–CUT, MATCH PAVEMENT JOINTS, UNLESS OTHERWISE SPECIFIED; JOINTS SHALL BE FORMED WITHIN 12 HOURS OF PLACEMENT

17 FDOT TYPE D CURB

(3,500 PSI (MIN))

NTS

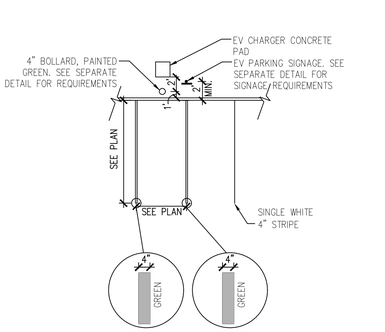


NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

18 FDOT TYPE F CURB

(3,500 PSI (MIN))

NTS



19 EV STANDARD PARKING STALL

NTS

DRC#21–00058

REV.	DATE	DESCRIPTION	BY
1	6/18/21	CITY COMMENTS	L.P.
2	9/23/21	CITY COMMENTS	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750–3123

DAYBREAK MARKET @
OSCEOLA VILLAGE CENTER

CONSTRUCTION DETAILS

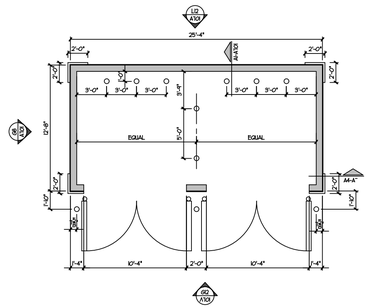
DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

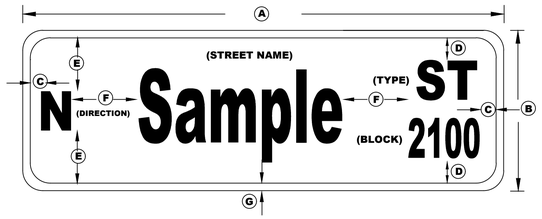
SCALE	PROJECT	SHEET
N/A	2020–001	C-7.0

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

D:\Dropbox\Projects\Projects\Daybreak\Osceola Village\Drawings\Civil\C-7.0 Details.dwg, 9/23/2021 2:29:03 PM, murr4


1/2 ANG
25'-4"
2'-0"
2'-0"
3'-0"
3'-0"
3'-0"
3'-0"
3'-0"
3'-0"
3'-0"
3'-0"
EQUAL
EQUAL
5'-0"
12'-0"
12'-0"
2'-0"
2'-0"
10'-4"
2'-0"
10'-4"
1'-4"
1'-4"
SEE A10
SEE A10
SEE A10



A MAY VARY BUT NO LESS THAN 24"
B 8" OR 9"
C 3/4"
D 1" ON 8" BLADE; 1.4" ON 9" BLADE
E 2.625 ON 8" BLADE; 3.125 ON 9" BLADE
F F=F, BUT NO LESS THAN 1"
G 3/8"

DIRECTION, TYPE, BLOCK:

8" BLADE HEIGHT = HIGHWAY GOTHIC SERIES C 2" UPPER CASE 2290 WHITE TYPE II.
9" BLADE HEIGHT = HIGHWAY GOTHIC SERIES C 2" UPPER AND LOWER CASE 3870 SILVER TYPE III.

STREET NAME:

8" BLADE HEIGHT = HIGHWAY GOTHIC SERIES B 4" UPPER AND LOWER CASE 2290 WHITE TYPE II
9" BLADE HEIGHT = HIGHWAY GOTHIC SERIES B 5" UPPPER AND LOWER CASE 3870 SILVER TYPE III

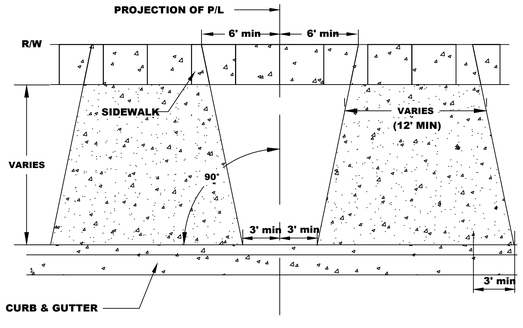
BORDER:

8" BLADE HEIGHT = 2290 WHITE TYPE II
9" BLADE HEIGHT = 3870 SILVER TYPE III

BACKGROUND MATERIAL:

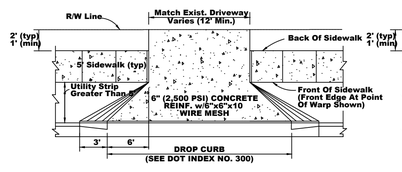
8" BLADE HEIGHT = 3277 PARKWAY GREEN TYPE II
9" BLADE HEIGHT = 3877 PARKWAY GREEN TYPE III

LOCAL STREETS ONLY

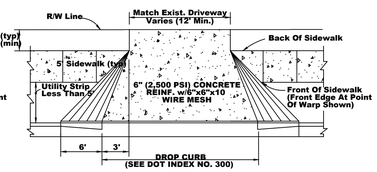


NOTES:

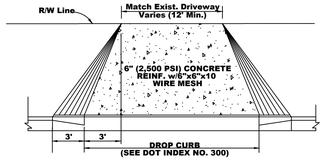
1. PROPERTY LINE IS PROJECTED PERPENDICULAR TO STREET CENTERLINE OR PERPENDICULAR TO A TANGENT IF CURVILINEAR.
2. DRIVE APPROACH AND SIDEWALK THROUGH DRIVE SHALL BE 6" THICK WITH 6"X6"X10 WIRE MESH.



GREATER THAN 5' UTILITY STRIP



LESS THAN 5' UTILITY STRIP

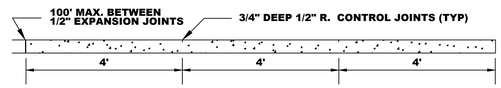


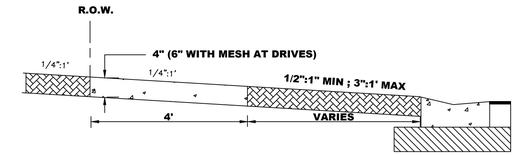
NO SIDEWALK

NOTES:

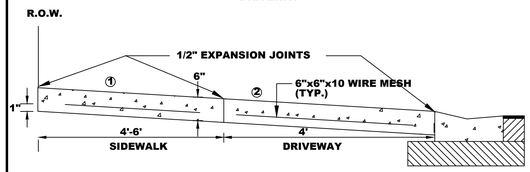
1. ALL DRIVEWAYS SHALL NOT EXCEED A SLOPE OF 10%.
2. WHEN THE DISTANCE BETWEEN EXISTING DRIVE-WAYS DOES NOT PERMIT CONSTRUCTION OF FLARES AND WARPS PER THESE DETAILS, THEN drop CURB MAY BE ALLOWED IN LEIU OF DROP CURB TO ALLEIVATE CONSTRUCTION OF WARPS, BUT MAINTAINING THE FLARES AS SHOWN.
3. CONTRACTOR TO MATCH EXISTING DRIVEWAY WIDTHS. RESIDENTIAL PROPERTIES WITHOUT EXISTING DRIVEWAYS TO RECEIVE 12FT. WIDE DRIVEWAYS. COMMERCIAL PROPERTIES TO RECEIVE 20FT. WIDE, OR AS SHOWN, DRIVEWAYS.
4. CONTRACTOR TO CO-ORDINATE PLACEMENT OF DRIVEWAYS WITH PROPERTY OWNER AND CITY OF KISSIMMEE.

SIDEWALK





DRIVEWAY



SLOPES:

① 1/8":1' (1.04%) MIN / 1/4":1' (2.08%) MAX.
② 1/4":1' (2.08%) min. / 1-1/4":1' (10.42%) max.

** MIN. 12' WIDTH SINGLE DRIVES
MAX. 24' WIDTH DOUBLE DRIVES
ALL CONCRETE CLASS II (2500 LB)

DRC#21-00058

REV.	DATE	DESCRIPTION	BY
1	9/23/21	CITY COMMENTS	L.P.
2	6/18/21	CITY COMMENTS	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

CITY OF KISSIMMEE STANDARD DETAILS

DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

SCALE	PROJECT	SHEET
N/A	2020-001	C-8.0

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\C-8.0 76 Gas — City Kissimmee Details.dwg Plotted:9/22/2021 By:murr4

UTILITY NOTES

GENERAL:

1. CONSTRUCT UTILITIES IN ACCORDANCE TO TWA APPROVED PLANS AND SHOP DRAWINGS. ANY DEVIATION FROM THE APPROVED PLANS SHALL BE APPROVED BY THE DEVELOPER'S ENGINEER AND TWA.
2. A PRECONSTRUCTION MEETING WITH THE TWA'S STAFF IS REQUIRED PRIOR TO INITIATING CONSTRUCTION.
3. ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO INITIATING CONSTRUCTION.
4. A MINIMUM12 FOOT WIDE ACCESS ROAD SHALL BE PROVIDED FOR ALL TWA OWNED UTILITIES, WHICH ARE LOCATE OUTSIDE OF ROADWAYS. THE TOP 8" OF THE ACCESS ROAD SHALL BE STABILIZED TO A FLORIDA BEARING VALUE OF 75 PSI, AND COMPACTED TO 98% OF AASHTO T-180.
5. PIPE DEFLECTION CANNOT EXCEED 50% OF THE PIPE MANUFACTURER'S RECOMMENDATION.
6. REFERENCE TWA'S STANDARDS, SPECIFICATIONS AND DETAILS, LATEST EDITION FOR ISSUES NOT SPECIFICALLY ADDRESSED BELOW OR ON THE TWA ACCEPTED CONSTRUCTION PLANS.
7. CURRENT EDITION OF TWA'S STANDARDS, SPECIFICATIONS AND DETAILS, AT TIME OF TWA PLAN ACCEPTANCE SHALL SUPERSEDE ACCEPTED PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE TWA STANDARDS, SPECIFICATIONS AND DETAILS ARE ADHERED TO IN CONSTRUCTION.

PERMITS, PLANS, SHOP DRAWINGS:

1. PERMITS OR LETTERS OF DETERMINATION FROM FDEP SHALL BE OBTAINED FOR THE SANITARY SEWER COLLECTION SYSTEM AND WATER DISTRIBUTION SYSTEM PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. A STAMPED APPROVED SET OF PLANS BY TWA SHALL BE PRESENT ON THE SITE AT ALL TIMES. APPROVED PLANS ARE VALID FOR 12 MONTHS FROM THE DATE OF APPROVAL. IF CONSTRUCTION DOES NOT BEGIN WITHIN THE 12 MONTH PERIOD, THE DEVELOPER MUST CONTACT TWA FOR A PROJECT STATUS REVIEW AND APPROVAL EXTENSION.
3. A MINIMUM OF THREE SETS OF SHOP DRAWINGS SHALL BE SUBMITTED TO TWA FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. INSTALLATION OF MATERIALS AND/OR STRUCTURES PRIOR TO SHOP DRAWING APPROVAL IS DONE AT THE CONTRACTOR'S OWN RISK.
5. TWO HARD COPIES AND ONE ELECTRONIC COPY OF RECORD DRAWINGS SHALL BE SUBMITTED TO TWA AT OR BEFORE THE FINAL INSPECTION. RECORD DRAWINGS SHALL CONFORM TO SECTIONS 11.6 OF TWA STANDARDS, SPECIFICATIONS AND DETAILS.

WATER - TESTING:

1. WATER LINE SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED AND BACTERIOLOGICALLY TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND FDEP RULES AND REGULATIONS. ALL WATER DISTRIBUTION SYSTEMS SHALL BE FLUSHED CLEAN OF ALL DELETERIOUS MATERIAL PRIOR TO ANY TESTING. FULL DIAMETER FLUSHING IS REQUIRED. LINES 4"AND GREATER SHALL BE PIGGED.
2. WATER LINE SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA-C600 (DUCTILE IRON PIPE) AND AWWA-C605/M23 (PVC PIPE) SPECIFICATIONS AT 150 PSI AND WITNESSED BY TWA PERSONNEL. NO LEAKAGE SHALL BE ALLOWED. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.
3. ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C651 AND WITNESSED BY TWA PERSONNEL.
4. ALL BACTERIOLOGICAL SAMPLES SHALL BE WITNESSED BY TWA PERSONNEL.

WATER - MATERIALS:

1. PVC PIPE: FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE AWWA C-900, LATEST EDITION. FOURTEEN (14) INCHES THROUGH THIRTY-SIX (36) INCHES SHALL BE AWWA C-905, LATEST EDITION.
2. DIP PIPE: FOUR (4)"THROUGH FIFTY-FOUR (54)"SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM WORKING PRESSURE CLASS 150 PIPE.

   ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.53/C153.

   JOINTS FOR DUCTILE IRON PIPE SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111. ABOVE GROUND JOINTS SHALL BE FLANGED WITH T5 CADMIUM PLATED BOLTS, NUTS AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B 16.1-125 LB.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE, FITTINGS AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).

   ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR WITH A SEAL COAT OF ASPHALTIC MATERIAL IN ACCORDANCE WITH ANSI/AWWA A21.4/C104.

   THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE PLANS, IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.
3. POLYETHYLENE PIPE: FOUR (4)"THROUGH TWELVE (12)"SHALL BE AWWA STANDARD C906, PE3408 LATEST EDITION. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 11. PIPE SHALL BE THE SAME ID AS DUCTILE IRON PIPE.

   POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.

   FITTINGS USED WITH POLYETHYLENE PIPE SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.
4. SERVICE PIPES: ALL SERVICE LINES SHALL BE 1", 1-1/2" OR 2" BLUE, PC200, SDR9, POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN AWWA C901, PE3608. 4"AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP3"SERVICE PIPE SHALL NOT BE PERMITTED.
5. VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
6. VALVES SHALL BE LOCATED AT NOT MORE THAN 500 FOOT INTERVALS IN COMMERCIAL, INDUSTRIAL AND HIGH DENSITY RESIDENTIAL AREAS AND AT NOT MORE THAN 1000 FOOT INTERVALS IN ALL OTHER AREAS. APPROPRIATE VALVING SHALL ALSO BE PROVIDED AT THE DOWNSTREAM SIDES OF TEES AND CROSSES AND BOTH SIDES OF A DIRECTIONAL BORE OR JACK AND BORE.. THIS SHALL INCLUDE ALL SIDES OF TEES AND CROSSES WITHIN LOOPED SYSTEMS, WHERE FLOW IS POTENTIALLY MULTIDIRECTIONAL.
7. ALL METERS SHALL BE INSTALLED BY TWA AFTER ALL PAYMENT OF APPLICABLE FEES AND CHARGES. ALL METERS 2"AND LESS IN SIZE SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METER BOX. METERS LARGER THAN 2"SHALL BE INSTALLED ABOVE GROUND. IN GENERAL, METERS 2 INCH AND LARGER SHALL BE LOCATED IN A METER EASEMENT LOCATED ADJACENT TO THE PUBLIC RIGHT OF WAY AND OUTSIDE OF PAVED AREAS.

REUSE - TESTING:

1. REUSE LINE SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED AND BACTERIOLOGICALLY TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND FDEP RULES AND REGULATIONS.

   ALL REUSE DISTRIBUTION SYSTEMS SHALL BE FLUSHED CLEAN OF ALL DELETERIOUS MATERIAL PRIOR TO ANY TESTING. FULL DIAMETER FLUSHING IS REQUIRED. LINES 4"AND GREATER SHALL BE PIGGED.
2. REUSE LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA-C600 (DUCTILE IRON PIPE) AND AWWA-C605/M23 (PVC PIPE) SPECIFICATIONS AT 150 PSI AND WITNESSED BY TWA PERSONNEL. NO LEAKAGE SHALL BE ALLOWED. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.
3. ALL REUSE MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C651 AND WITNESSED BY TWA PERSONNEL.
4. ALL BACTERIOLOGICAL SAMPLES SHALL BE WITNESSED BY TWA PERSONNEL.

REUSE - MATERIALS:

1. PVC PIPE: FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE AWWA C-900, LATEST EDITION. FOURTEEN INCHES THROUGH THIRTY-SIX (36) INCHES SHALL BE AWWA C-905, LATEST EDITION.
2. DIP PIPE: FOUR (4)"THROUGH FIFTY-FOUR (54)"SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM WORKING PRESSURE CLASS 150 PIPE.

   ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.53/C153.

   JOINTS FOR DUCTILE IRON PIPE SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111. ABOVE GROUND JOINTS SHALL BE FLANGED WITH T5 CADMIUM PLATED BOLTS, NUTS AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B 16.1-125 LB.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE, FITTINGS AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).

   ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR WITH A SEAL COAT OF ASPHALTIC MATERIAL IN ACCORDANCE WITH ANSI/AWWA A21.4/C104.

   THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE PLANS, IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.
3. POLYETHYLENE PIPE: FOUR (4)"THROUGH TWELVE (12)"SHALL BE IN ACCORDANCE WITH AWWA STANDARD C906, LATEST EDITION. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 11. PIPE SHALL BE THE SAME ID AS DUCTILE IRON PIPE.

   POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.

   FITTINGS USED WITH POLYETHYLENE PIPE SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.
4. SERVICE PIPES: ALL SERVICE LINES SHALL BE 1", 1-1/2" OR 2" PURPLE, PC200, SDR9, POLYETHYLENE TUBING CONFORMING TO SPECIFICATIONS IN AWWA C901, PE3608. 4"AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP.3"SERVICE PIPE SHALL NOT BE PERMITTED.
5. VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
6. VALVES SHALL BE LOCATED AT NOT MORE THAN 500 FOOT INTERVALS IN COMMERCIAL, INDUSTRIAL AND HIGH DENSITYRESIDENTIAL AREAS AND AT NOT MORE THAN 1000 FOOT INTERVALS IN ALL OTHER AREAS. APPROPRIATE VALVING SHALL ALSO BE PROVIDED AT THE DOWNSTREAM SIDES OF TEES AND CROSSES AND BOTH SIDES OF A DIRECTIONAL BORE OR JACK AND BORE. THIS SHALL INCLUDE ALL SIDES OF TEES AND CROSSES WITHIN LOOPED SYSTEMS, WHERE FLOW IS POTENTIALLY MULTIDIRECTIONAL.
7. ALL METERS SHALL BE INSTALLED BY THE TWA AFTER ALL PAYMENT OF APPLICABLE FEES AND CHARGES. ALL METERS 2" AND LESS IN SIZE SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METER BOX. METERS LARGER THAN 2"SHALL BE INSTALLED ABOVE GROUND. IN GENERAL, METERS 2 INCH AND LARGER SHALL BE LOCATED IN A METER EASEMENT LOCATED ADJACENT TO THE PUBLIC RIGHT OF WAY AND OUTSIDE OF PAVED AREAS.

SEWER - TESTING:

PRIOR TO ANY TESTING TO BE WITNESSED, ALL PASSING SOIL DENSITY TESTS AND SLOPE SURVEYS SHALL BE SUBMITTED TO THE TWA ENGINEER AND TO THE TWA INSPECTOR.

1. ALL SANITARY MANHOLES SHALL BE INSPECTED BY TWA PERSONNEL.
2. SANITARY SEWERS SHALL BE VIDEO INSPECTED AND WITNESSED BY TWA PERSONNEL.
3. SANITARY SEWERS SHALL BE LOW PRESSURE AIR TESTED WITH NO ALLOWABLE LOSS AND WITNESSED BY TWA PERSONNEL. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.

GRAVITY SEWER - MATERIALS:

1. PVC PIPE: FOUR (4)"THROUGH FIFTEEN (15)"SHALL BE ASTM D3034, SDR 35. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI B-4.

   PVC PIPE: EIGHTEEN (18)"THROUGH TWENTY-SEVEN (27)"SHALL BE ASTM F679, SDR 35. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI B-7.

   ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET PVC PIPE WITH LESS THAN 15 FT OF COVER SHALL BE SDR 35; 15 TO 20 FT SHALL BE SDR 26; AND 20 TO 30 FT SHALL BE SDR 18.
2. DIP PIPE: ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF "PROTECTO 401" EPOXY, OR EQUAL, WITH A MINIMUM DRY FILM THICKNESS 40 MILS.
3. JOINT MATERIALS:

- PVC SEWER PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D3212.
- DIP AND FITTING JOINTS SHALL BE "PUSH-ON"OR MECHANICAL JOINTS CONFORMING TO ANSI A21.11.
- JOINTS BETWEEN PIPES OF DIFFERENT MATERIALS SHALL BE MADE WITH A RIGID, PVC, ADAPTOR COUPLING. FERNCO ADAPTERS ARE NOT ALLOWED.

SEWER FORCE MAINS - TESTING:

1. FORCE MAIN PIPING SHALL BE INSTALLED AND PIGGED UNTIL CLEAN.
2. FORCE MAIN SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA-C600 (DUCTILE IRON PIPE) AND AWWA-C605/M23 (PVC PIPE) SPECIFICATIONS AT 100 PSI OR 1.5 TIMES THE OPERATING PRESSURE, WHICHEVER IS GREATER FOR A MINIMUM OF 2 HOURS AND WITNESSED BY TWA PERSONNEL. NO LEAKAGE SHALL BE ALLOWED. SCHEDULE TEST A MINIMUM OF 72 HOURS IN ADVANCE.

SEWER FORCE MAINS - MATERIALS:

1. PVC PIPE: FOUR (4)"THROUGH TWELVE (12)"SHALL BE AWWA STANDARD C900 AND A DIMENSION RATIO (DR) OF

   PVC PIPE SHALL BE INTEGRAL BELL, PUSH-ON TYPE JOINTS.
2. DIP PIPE: FOUR (4) "THROUGH FIFTY-FOUR (54)"SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM OF PRESSURE CLASS 150 AND LINED WITH PROTECTO 401 OR EQUAL.

   ALL FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, FOUR (4) THROUGH TWELVE (12)".

   JOINTS FOR DIP SHALL BE PUSH-ON OR MECHANICAL JOINTS AND JOINTS FOR FITTINGS SHALL BE MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111.

   ABOVE GROUND JOINTS SHALL BE FLANGED WITH T5 CADMIUM PLATED BOLTS, NUTS, AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B16.1-125 LB.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.

   WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE, FITTINGS AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).

   ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF "PROTECTO 401" EPOXY OR EQUAL WITH A MINIMUM DRY FILM THICKNESS OF 40 MILS.

   THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE PLANS, IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.
3. POLYETHYLENE (PE3408) PIPE: FOUR (4)"THROUGH TWELVE (12)"SHALL BE IN ACCORDANCE WITH AWWA STANDARD C906, LATEST EDITION. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 17.

   POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.

   FITTINGS USED WITH POLYETHYLENE PIPE SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.
8. WASTEWATER FORCE MAINS SHALL BE EQUIPPED WITH AIR RELEASE VALVES LOCATED AT PIPING HIGH POINTS IMMEDIATELY UPSTREAM OF DIPS, OR OTHER ELEVATION DECLINES.
9. VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
10. VALVES SHALL BE LOCATED AT NOT MORE THAN 2,000 FOOT INTERVALS IN ALL AREAS.

SEPARATION REQUIREMENTS:

PER F.D.E.P. REQUIREMENTS AND SUBJECT TO TWA APPROVAL.

MISCELLANEOUS:

1. ALL TIE-INS TO EXISTING MANHOLES SHALL BE CORE DRILLED. CONNECT PIPE TO MANHOLE USING A FLEXIBLE CONNECTOR OR APPROVED A-LOK.
2. ALL MECHANICAL JOINTS SHALL BE RESTRAINED. THRUST BLOCKS ARE NOT ALLOWED FOR TWA MAINTAINED INFRASTRUCTURES.
3. MAINTAIN A MINIMUM OF 36" OF COVER MEASURED FROM THE BOTTOM OF THE SUB-GRADE OVER ALL PIPES. IF LESS THAN 36" OF COVER, USE DIP AND NOTIFY ENGINEER FOR EVALUATION.
4. GALVANIZED PIPE IS NOT ALLOWED AND IF ENCOUNTERED SHALL BE REPLACED WITH APPROVED MATERIALS.
5. MARKING TAPE SHALL BE INSTALLED 12" TO 18" OVER ALL PIPE. ALL PVC PIPE SHALL BE GREEN IN COLOR (FOR SEWER), BLUE IN COLOR (FOR WATER) AND PURPLE IN COLOR (FOR REUSE). DIP SHALL HAVE A CONTINUOUS 2" WIDE, PERMANENT GREEN/BLUE/PURPLE STRIPE (OIL BASED ENAMEL) ON THE TOP OF THE PIPE.
6. A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE SHALL BE INSTALLED UNDER THE PIPE AND BE ACCESSIBLE AT EACH VALVE BOX. DIRECTIONAL BORES SHALL USE 8 GAUGE STEEL CORE COPPER AND 8 GAUGE COPPER WIRE. ONE EACH AT A MINIMUM.
7. ONLY RIGID ADAPTERS SHALL BE PERMITTED UNLESS TRANSITIONING TO CLAY PIPE.
8. IN GENERAL, ONE COMPACTION TEST SHALL BE TAKEN FOR EACH 12" LAYER OF FILL FROM THE SPRINGLINE OF THE PIPE TO THE FINISH GRADE FOR EACH 300 FEET OF PIPE AND FOR EVERY 100 SQUARE FEET OF BACKFILL AROUND STRUCTURES.
9. ALL EXISTING WATER, REUSE AND SANITARY APPURTENANCES ON A PROJECT SITE OR AFFECTED BY PROJECT WORK SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE BROUGHT TO FINISHED GRADE PER THE STANDARD CONSTRUCTION DETAILS.
10. ALL TREE AND SHRUB ROOT BALLS SHALL BE PLACED WITH A MINIMUM OF 5'HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.
11. IF THE UNDERGROUND CONTRACTOR DE-MOBILIZES BETWEEN PHASES OF A PROJECT AND THE WATER DISTRIBUTION SYSTEM HAS BEEN CLEARED FOR USE BY FDEP, THE CONTRACTOR WILL BE REQUIRED TO INSTALL AUTOMATIC FLUSHING DEVICES ON ALL WATER MAIN DEAD-ENDS WHETHER INTENDED AS STUB-OUTS OR AS INCOMPLETE CONSTRUCTION. IF THE SITE HAS NOT BEEN CLEARED FOR USE BY FDEP, THE CONTRACTOR WILL BE REQUIRED TO PHYSICALLY DISCONNECT ALL UN-CLEARED MAINS FROM THE POINTS-OF-CONNECTION TO CLEARED MAINS.
12. WHEN REQUIRED BY ANOTHER REGULATORY AGENCY, MASONRY WALLS AROUND LIFT STATIONS SHALL REQUIRE BARBED WIRE AT THE TOP OF THE WALL. AT TWA'S DISCRETION, ALTERNATIVE ANTI-CLIMB MEASURES MAY ALSO BE UTILIZED IN PLACE OF BARBED WIRE, HOWEVER, SIGNAGE WILL BE REQUIRED ON ALL EXTERIOR WALLS INDICATING THE USE OF ANTI-CLIMBMEASURES THAT MAY NOT BE VISIBLE.
13. ALL PERMANENT STRUCTURES INCLUDING, BUT NOT LIMITED TO: BUILDING FOUNDATIONS, WALLS, AND LIGHT POLES SHALL BE PLACED WITH A MINIMUM 10'HORIZONTAL SEPARATION FROM ALL TWA OWNED INFRASTRUCTURE.

DRC#21-00058

BY	DESCRIPTION	DATE	REV.
L.P.	3/14/20 TWA COMMENTS	3/14/20	1
	9/23/21 CITY COMMENTS	9/23/21	2
	6/18/21 CITY COMMENTS	6/18/21	3

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

TOHO WATER AUTHORITY DETAILS

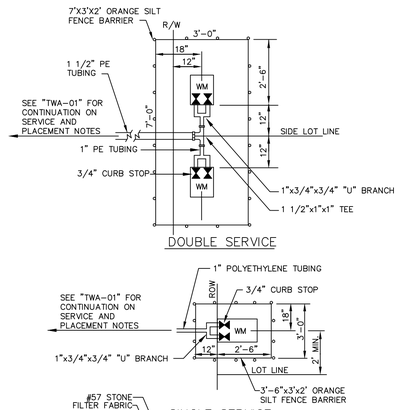
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WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

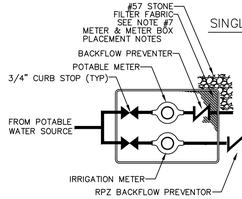
NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\C-8.1 76 Gas - TWA Details.dwg Plotted:9/22/2021 By:murr4



DOUBLE SERVICE

SINGLE SERVICE



METER BOX PLACEMENT

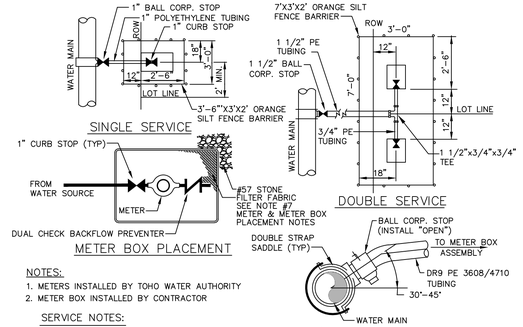
TYPICAL POTABLE WATER AND IRRIGATION SERVICE

FOR COMMUNITIES WITHOUT REUSE WATER

TWA-01.1
2017

NOTES:

1. METERS INSTALLED BY TOHO WATER AUTHORITY
2. METER BOX INSTALLED BY CONTRACTOR
3. METER BOX SHALL BE CENTERED OVER METERS, AS SHOWN, FOR EASY ACCESS
4. SEE "TYPICAL RESIDENTIAL WATER SERVICE FOR SERVICE AND METERS & METER BOX PLACEMENT NOTES.
5. POTABLE IRRIGATION BACKFLOW PREVENTERS SHALL BE INSTALLED MINIMUM OF 12" ABOVE FLOOD PLAIN ("DCV" OR RPZ"). "PVB" MUST BE INSTALLED A MINIMUM OF 12" ABOVE THE HIGHEST OUTLET, MAX. 18" FROM METER.
6. TRACER WIRE SHOULD BE RUN WITH ALL SERVICES A MINIMUM OF 1' BEYOND THE CURB STOP AND TIED INTO THE TRACER WIRE THAT RUNS WITH THE MAIN.
7. PLACE FILTER FABRIC UNDER METER BOX EXTENDING 1' BEYOND ALL DIRECTIONS. BELOW METER BOX PROVIDE #57 STONE A MIN. 6" DEEP EXTENDING BEYOND THE METER BOX 1' IN ALL DIRECTIONS.
8. INSTALL CURB STOP WITH OPERATING NUT FACING UP.
9. METER BOXES ARE TO BE SET AT SOD GRADE.



METER BOX PLACEMENT

NOTES:

1. METERS INSTALLED BY TOHO WATER AUTHORITY
2. METER BOX INSTALLED BY CONTRACTOR

SERVICE NOTES:

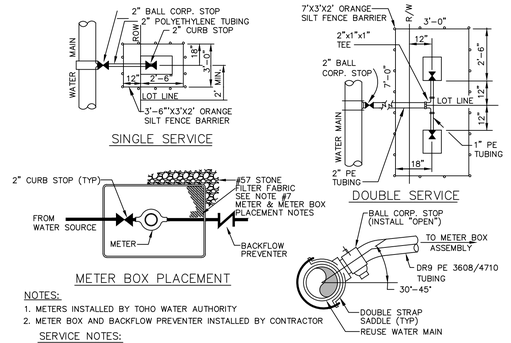
1. ALL FITTINGS AND STOPS SHALL BE BRASS PACK JOINT TYPE w/CLAMP SCREW RETAINERS.
2. SERVICE SHALL NOT TERMINATE BENEATH PAVEMENT, CURBS, SIDEWALKS OR OTHER STRUCTURES.
3. CURB STOPS SHALL BE LOCKING TYPE, STRAIGHT BALL VALVE WITH OUTLET SIZE AND THREADS TO MATCH INTENDED METER.
4. METER COUPLINGS SHALL NOT BE USED.
5. TAPS SHALL BE A MINIMUM 18" FROM JOINTS, SUCCESSIVE TAPS INTO THE WATER MAIN SHOULD BE SPACED A MINIMUM 18".
6. THE SERVICE LINE SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP OR TEE BRANCH WITH NO FITTINGS IN BETWEEN.
7. TRACER WIRE SHOULD BE RUN WITH ALL SERVICES A MINIMUM OF 1' BEYOND THE CURB STOP AND TIED INTO THE TRACER WIRE THAT RUNS WITH THE MAIN.
8. NO FITTINGS SHALL BE INSTALLED UNDER AN IMPERVIOUS SURFACE.
9. SERVICE TUBING SHALL BE POLYETHYLENE DR9, 200 PSI. BLUE FOR POTABLE, PURPLE FOR REUSE.
10. ETCH A 3 INCH "W" IN THE CURB. "R" FOR REUSE.
11. THIS DETAIL IS INTENDED FOR SINGLE OR DOUBLE SERVICE CONNECTIONS. SEE DETAIL TWA-03 "MULTIPLE WATER SERVICE CONNECTION" FOR GROUPS OF 3 TO 10 SERVICE CONNECTIONS.

METER & METER BOX PLACEMENT NOTES:

1. APPROVED BACKFLOW PREVENTION IS REQUIRED ON ALL SERVICES.
2. BACKFLOW PREVENTERS SHALL BE INSTALLED MINIMUM OF 12" ABOVE FLOOD PLAIN ("DCV" OR RPZ"). "PVB" MUST BE INSTALLED A MINIMUM OF 12" ABOVE THE HIGHEST OUTLET.
3. THE BUILDER SHALL MAKE FINAL HORIZONTAL AND VERTICAL ADJUSTMENTS TO METER ASSEMBLY AND METER BOX. THE METER ASSEMBLY SHALL BE ADJUSTED TO APPROXIMATELY 7" BELOW FINISH GRADE. THE METER BOX SHALL BE CENTERED OVER METER ASSEMBLY, AS SHOWN ABOVE.
4. SINGLE SERVICE METER BOX SHALL BE UNIFORMLY PERPENDICULAR TO THE CURB OR SIDEWALK. DOUBLE SERVICE METER BOXES SHALL BE UNIFORMLY PARALLEL TO THE CURB OR SIDEWALK PER DETAIL TWA-29. TOP OF METER BOX TO BE ADJUSTED FLUSH WITH FINISH GRADE
5. MAINTAIN A MINIMUM OF 3' CLEARANCE FREE OF ALL PLANTINGS & STRUCTURES AROUND METER BOX.
6. METER BOX LIDS SHALL BE SOLID PLASTIC W/NO METAL. BLACK FOR WATER, PURPLE FOR REUSE.
7. PLACE FILTER FABRIC UNDER METER BOX EXTENDING 1' BEYOND ALL DIRECTIONS. BELOW METER BOX PROVIDE #57 STONE A MIN. 6" DEEP EXTENDING BEYOND THE METER BOX 1' IN ALL DIRECTIONS.
8. INSTALL CURB STOP WITH OPERATING NUT FACING UP.
9. METER BOXES ARE TO BE SET AT SOD GRADE.

TYPICAL RESIDENTIAL WATER SERVICE

TWA-01
2017



METER BOX PLACEMENT

NOTES:

1. METERS INSTALLED BY TOHO WATER AUTHORITY
2. METER BOX AND BACKFLOW PREVENTER INSTALLED BY CONTRACTOR

SERVICE NOTES:

1. ALL FITTINGS AND STOPS SHALL BE BRASS PACK JOINT TYPE w/CLAMP SCREW RETAINERS.
2. SERVICE SHALL NOT TERMINATE BENEATH PAVEMENT, CURBS, SIDEWALKS OR OTHER STRUCTURES.
3. CURB STOPS SHALL BE LOCKING TYPE, STRAIGHT BALL VALVE WITH OUTLET SIZE AND THREADS TO MATCH INTENDED METER.
4. METER COUPLINGS SHALL NOT BE USED.
5. TAPS SHALL BE A MINIMUM 18" FROM JOINTS, SUCCESSIVE TAPS INTO THE WATER MAIN SHOULD BE SPACED A MINIMUM 18".
6. THE SERVICE LINE SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP OR TEE BRANCH WITH NO FITTINGS IN BETWEEN.
7. TRACER WIRE SHOULD BE RUN WITH ALL SERVICES A MINIMUM OF 1' BEYOND THE CURB STOP AND TIED INTO THE TRACER WIRE THAT RUNS WITH THE MAIN.
8. NO FITTINGS SHALL BE INSTALLED UNDER AN IMPERVIOUS SURFACE.
9. SERVICE TUBING SHALL BE POLYETHYLENE DR9, 200 PSI. BLUE FOR POTABLE, PURPLE FOR REUSE.
10. ETCH A 3 INCH "W" IN THE CURB. "R" FOR REUSE.
11. THIS DETAIL IS INTENDED FOR SINGLE OR DOUBLE SERVICE CONNECTIONS. SEE DETAIL TWA-03 "MULTIPLE WATER SERVICE CONNECTION" FOR GROUPS OF 3 TO 10 SERVICE CONNECTIONS.

METER & METER BOX PLACEMENT NOTES:

1. APPROVED BACKFLOW PREVENTION IS REQUIRED ON ALL SERVICES.
2. BACKFLOW PREVENTERS SHALL BE INSTALLED MINIMUM OF 12" ABOVE FLOOD PLAIN ("DCV" OR RPZ"). "PVB" MUST BE INSTALLED A MINIMUM OF 12" ABOVE THE HIGHEST OUTLET.
3. THE BUILDER SHALL MAKE FINAL HORIZONTAL AND VERTICAL ADJUSTMENTS TO METER ASSEMBLY AND METER BOX. THE METER ASSEMBLY SHALL BE ADJUSTED TO APPROXIMATELY 7" BELOW FINISH GRADE. THE METER BOX SHALL BE CENTERED OVER METER ASSEMBLY, AS SHOWN ABOVE.
4. SINGLE SERVICE METER BOX SHALL BE UNIFORMLY PERPENDICULAR TO THE CURB OR SIDEWALK. DOUBLE SERVICE METER BOXES SHALL BE UNIFORMLY PARALLEL TO THE CURB OR SIDEWALK PER DETAIL TWA-29. TOP OF METER BOX TO BE ADJUSTED FLUSH WITH FINISH GRADE
5. MAINTAIN A MINIMUM OF 3' CLEARANCE FREE OF ALL PLANTINGS & STRUCTURES AROUND METER BOX.
6. METER BOX LIDS SHALL BE SOLID PLASTIC W/NO METAL. BLACK FOR WATER, PURPLE FOR REUSE.
7. PLACE FILTER FABRIC UNDER METER BOX EXTENDING 1' BEYOND ALL DIRECTIONS. BELOW METER BOX PROVIDE #57 STONE A MIN. 6" DEEP EXTENDING BEYOND THE METER BOX 1' IN ALL DIRECTIONS.
8. INSTALL CURB STOP WITH OPERATING NUT FACING UP.
9. METER BOXES ARE TO BE SET AT SOD GRADE.

TYPICAL COMMERCIAL WATER SERVICE

TWA-02
2017

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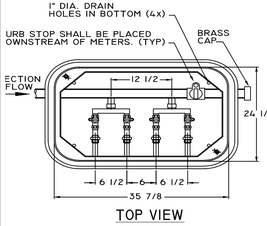
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2	6/18/21	CITY COMMENTS	

DAYBREAK MARKET @
OSCEOLA VILLAGE CENTER

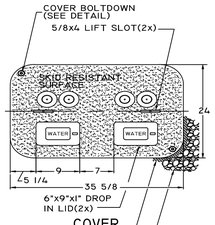
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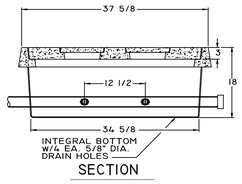
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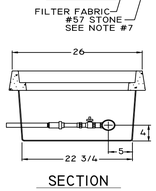
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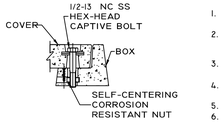
COVER



SECTION



SECTION



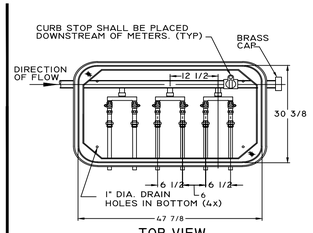
COVER BOLTDOWN DETAIL

NOTES:

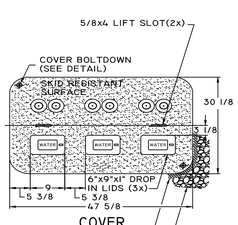
1. THIS DETAIL IS INTENDED FOR GROUPS OF 3-4 SERVICE CONNECTIONS.
2. SEE DETAIL TWA-01 "TYPICAL RESIDENTIAL WATER SERVICE" AND TWA-02 "TYPICAL COMMERCIAL WATER SERVICE" FOR ADDITIONAL REQUIREMENTS.
3. CONTRACTOR SHALL ENSURE THAT THE METER BOX/ES BE CORRECTLY ORIENTED.
4. METER BOX/ES MUST BE ORDERED WITH METER SIZE/S SPECIFIED.
5. BRASS UNION NIPPLE AND CURB STOP TO CONNECT TO SERVICE.
6. TRACER WIRE SHOULD BE RUN WITH ALL SERVICES A MINIMUM OF 1' BEYOND THE CURB STOP AND TIED INTO THE TRACER WIRE THAT RUNS WITH THE MAIN.
7. PLACE FILTER FABRIC UNDER METER BOX EXTENDING 1' BEYOND ALL DIRECTIONS. BELOW METER BOX PROVIDE #57 STONE A MIN 6" DEEP EXTENDING BEYOND THE METER BOX 1' IN ALL DIRECTIONS.
8. INSTALL CURB STOP WITH OPERATING NUT FACING UP.
9. METER BOXES ARE TO BE SET TO SOD GRADE.

ATERIAL: FIBERGLASS REINFORCED
OLYMER CONCRETE & FIBERGLASS
EINFORCED POLYMER

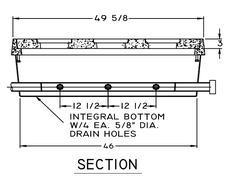
TWA 03.0
2017



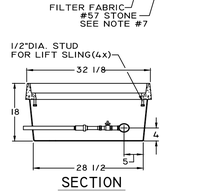
TOP VIEW



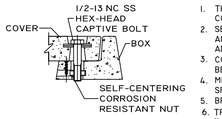
COVER



SECTION



SECTION



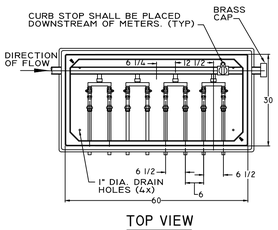
COVER BOLTDOWN DETAIL

NOTES:

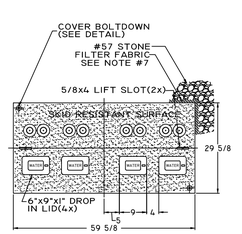
1. THIS DETAIL IS INTENDED FOR GROUPS OF 5-6 SERVICE CONNECTIONS.
2. SEE DETAIL TWA-01 "TYPICAL RESIDENTIAL WATER SERVICE" AND TWA-02 "TYPICAL COMMERCIAL WATER SERVICE" FOR ADDITIONAL REQUIREMENTS.
3. CONTRACTOR SHALL ENSURE THAT THE METER BOX/ES BE CORRECTLY ORIENTED.
4. METER BOX/ES MUST BE ORDERED WITH METER SIZE/S SPECIFIED.
5. BRASS UNION NIPPLE AND CURB STOP TO CONNECT TO SERVICE.
6. TRACER WIRE SHOULD BE RUN WITH ALL SERVICES A MINIMUM OF 1' BEYOND THE CURB STOP AND TIED INTO THE TRACER WIRE THAT RUNS WITH THE MAIN.
7. PLACE FILTER FABRIC UNDER METER BOX EXTENDING 1' BEYOND ALL DIRECTIONS. BELOW METER BOX PROVIDE #57 STONE A MIN 6" DEEP EXTENDING BEYOND THE METER BOX 1' IN ALL DIRECTIONS.
8. INSTALL CURB STOP WITH OPERATING NUT FACING UP.
9. METER BOXES ARE TO BE SET TO SOD GRADE.

• MATERIAL: FIBERGLASS REINFORCED POLYMER CONCRETE & FIBERGLASS REINFORCED POLYMER

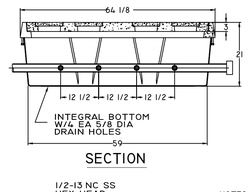
TWA 03.1
2017



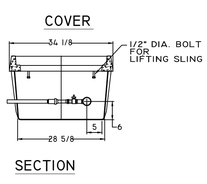
TOP VIEW



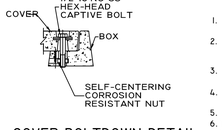
COVER



SECTION



SECTION



COVER BOLTDOWN DETAIL

NOTES:

1. THIS DETAIL IS INTENDED FOR GROUPS OF 7-8 SERVICE CONNECTIONS.
2. SEE DETAIL TWA-01 "TYPICAL RESIDENTIAL WATER SERVICE" AND TWA-02 "TYPICAL COMMERCIAL WATER SERVICE" FOR ADDITIONAL REQUIREMENTS.
3. CONTRACTOR SHALL ENSURE THAT THE METER BOX/ES BE CORRECTLY ORIENTED.
4. METER BOX/ES MUST BE ORDERED WITH METER SIZE/S SPECIFIED.
5. BRASS UNION NIPPLE AND CURB STOP TO CONNECT TO SERVICE.
6. TRACER WIRE SHOULD BE RUN WITH ALL SERVICES A MINIMUM OF 1' BEYOND THE CURB STOP AND TIED INTO THE TRACER WIRE THAT RUNS WITH THE MAIN.
7. PLACE FILTER FABRIC UNDER METER BOX EXTENDING 1' BEYOND ALL DIRECTIONS. BELOW METER BOX PROVIDE #57 STONE A MIN 6" DEEP EXTENDING BEYOND THE METER BOX 1' IN ALL DIRECTIONS.
8. INSTALL CURB STOP WITH OPERATING NUT FACING UP.
9. METER BOXES ARE TO BE SET TO SOD GRADE.

• MATERIAL: FIBERGLASS REINFORCED POLYMER CONCRETE & FIBERGLASS REINFORCED POLYMER

TWA 03.2
2017

HORIZONTAL & VERTICAL SEPARATION FROM OTHER UTILITIES

OTHER PIPE	(a) GRAVITY OR PRESSURE SANITARY SEWER (b) SANITARY SEWER FORCE MAIN (c) RECLAIMED WATER (4)	(a) STORM SEWER, (b) STORMWATER FORCE MAIN, (c) RECLAIMED WATER (2)	ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM
HORIZONTAL SEPARATION	WATER MAIN 10' PREFERRED 6' MINIMUM (3) OTHER PIPE	WATER MAIN 3' MIN OTHER PIPE	10' MIN.
CROSSINGS (1)	WATER MAIN 12" IS THE MINIMUM EXCEPT FOR GRAVITY SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED. OTHER PIPE	WATER MAIN 12" IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED. OTHER PIPE	—
JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED)	ALTERNATE 6 FT MINIMUM PIPE WATER MAIN OTHER	ALTERNATE 3 FT MINIMUM PIPE WATER MAIN OTHER	—

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

PIPING CLEARANCES

TWA-16
2017

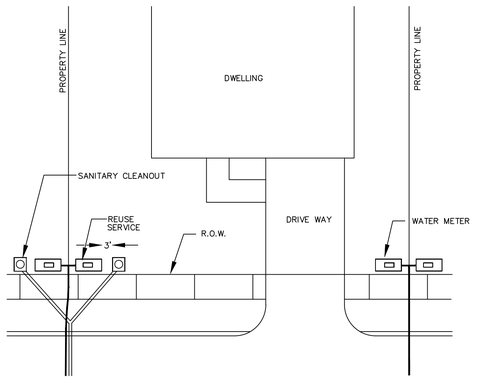
WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

DRC#21-00058

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

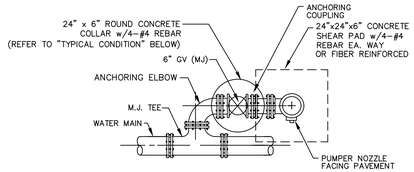
D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\C-8.1 76 Gas - TWA Details.dwg Plotted: 9/22/2021 By: murr4

1. PRIOR TO METERS BEING INSTALLED, THE PROPERTY LINES AND BACK OF SIDEWALK ARE TO BE STAKED.
2. ALL METER BOXES SHALL BE ORIENTED PER DETAIL TWA–01.
3. SANITARY CLEAN OUT PADS SHALL BE PARALLEL TO THE SIDEWALK AND SET AT FINISHED GRADE.
4. EXISTING FIRE HYDRANTS, AUTOMATIC FLUSHING DEVICES OR VALVES ARE TO BE MAINTAINED AT FINISHED GRADE BETWEEN THE PROPERTY LINES TO THE CURB. (SEE STANDARD DETAILS FOR WATER AND SEWER INSTALLATIONS).
5. METER BOXES AND CLEAN OUTS SHALL MAINTAIN A MINIMUM SEPARATION OF 36" FROM ELECTRIC TRANSFORMERS, CABLE JUNCTION BOXES, OR ANY OTHER ABOVE GROUND SERVICE FIXTURE OR STRUCTURE.

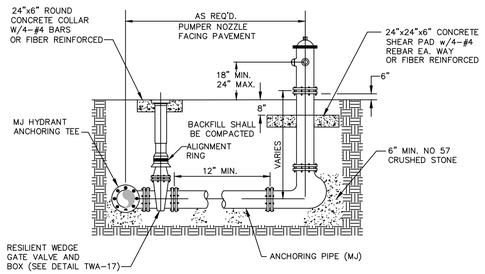


WATER, SEWER & REUSE SERVICE LOCATION

TWA–29
2017



LIMITED RIGHT–OF–WAY CONDITION



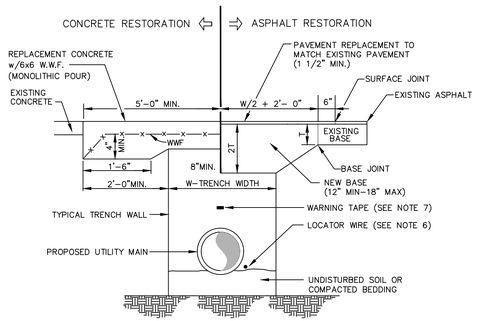
TYPICAL CONDITION

NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. CLEARANCE BETWEEN BOTTOM OF BOLTS AND FINISH GRADE SHALL BE 6" MINIMUM.
3. VALVE SHALL BE INSTALLED PER THE VALVE AND BOX DETAIL (TWA–17).
4. PLANTING CLEAR AREA PER APPLICABLE FIRE CODE.
5. IF HYDRANT IS PLACED MORE THAN 20' FROM THE MAIN, AN ADDITIONAL VALVE SHALL BE REQUIRED IMMEDIATELY UPSTREAM OF THE HYDRANT ASSEMBLY.

FIRE HYDRANT DETAILS

TWA–26
2017



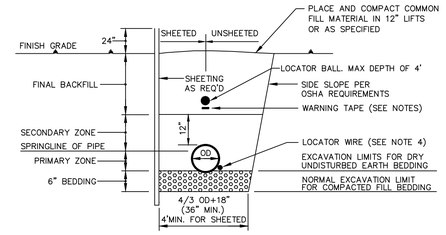
TYPICAL SECTION

NOTES:

1. SURFACE AND BASE CUTS SHALL BE SAW–CUT.
2. LONGITUDINAL OR DIAGONAL CUTS REQUIRE OVERLAY/RESURFACING COMPLETE WIDTH OF ROAD.
3. CUTS AT INTERSECTIONS REQUIRE COMPLETE OVERLAY/RESURFACING TO END OF ALL RETURN TURNOUTS AND/OR 10FT. BEYOND CUT, WHICHEVER IS GREATER.
4. CUTS THROUGH TURNOUTS AND CUL–DE–SACS REQUIRE OVERLAY/RESURFACING.
5. COMPACTION OF BACKFILL SHALL BE 98% OF AASHTO T–180.
6. INSTALL CONTINUOUS 14 GA. INSULATED COPPER WIRE FOR OF ALL PIPE, EXCEPT GRAVITY SEWERS. TERMINATE THESE LOCATOR WIRES AT TOP OF EACH VALVE PAD w/12" OF EXTRA WIRE. CONNECT SPLICED WIRES WITH WIRE NUTS AND SEAL IN WATER–TIGHT SILICONE FILLED JACKET.
7. PLACE APPROVED METALLIC PRINTED WARNING TAPE 12"–18" ABOVE PIPE.
8. SIDE SLOPE AND BENCH PER OSHA REQUIREMENTS.
9. PUBLIC ROADS SHALL MEET THE REQUIREMENTS OF THE MUNICIPAL OWNER.

OPEN CUT DETAIL (PRIVATE ROADS)

TWA–15
2017



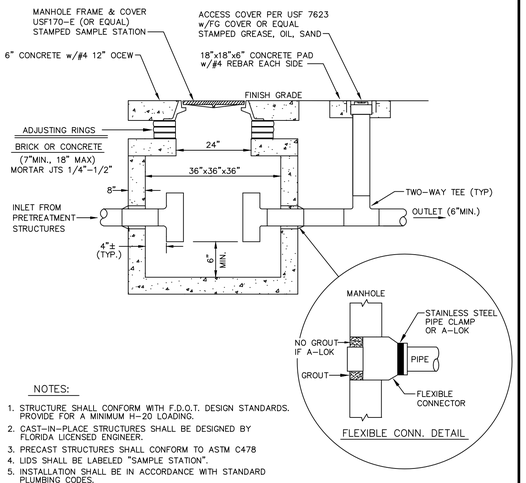
SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

NOTES:

1. BEDDING SHALL BE No. 57 CRUSHED STONE, IF EARTH BEDDING IS YIELDING.
2. PRIMARY AND SECONDARY ZONES SHALL BE INDIVIDUALLY COMPACTED LAYERS OF CLEAN FILL.
3. COMPACTION OF BACKFILL BENEATH STRUCTURES, PAVING AND PARKWAYS, SHALL BE 98% OF AASHTO T–180; ALL OTHER COMPACTION SHALL BE 95%, EXCEPT AS OTHERWISE REQUIRED BY PERMITTING AUTHORITY.
4. INSTALL CONTINUOUS 14 GAUGE INSULATED COPPER WIRE FOR ALL PIPE, EXCEPT GRAVITY SEWERS. TERMINATE THESE LOCATOR WIRES AT TOP OF EACH VALVE PAD WITH 12" OF EXTRA WIRE. CONNECT SPLICED WIRES WITH WIRE NUTS AND SEAL IN WATER–TIGHT SILICONE FILLED JACKET.
5. PLACE APPROVED METALLIC PRINTED WARNING TAPE 12"–18" ABOVE PIPE.
6. SIDE SLOPE AND BENCH PER OSHA REQUIREMENTS.
7. PLACE SEWER LOCATOR BALLS PER TWA–05. DO DOT EXCEED 4' OF DEPTH.

TYPICAL PIPE TRENCH SECTION

TWA–14
2017

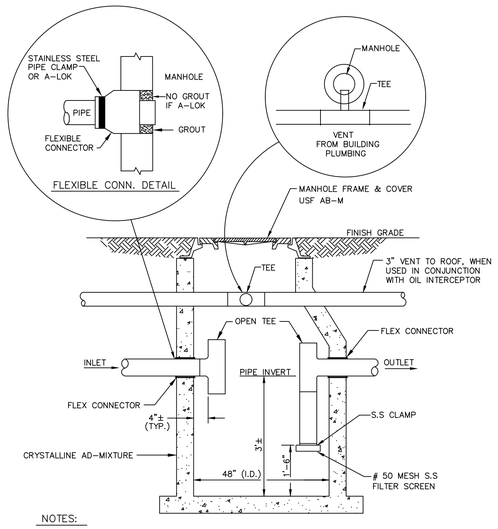


NOTES:

1. STRUCTURE SHALL CONFORM WITH F.D.O.T. DESIGN STANDARDS. PROVIDE FOR A MINIMUM H–20 LOADING.
2. CAST–IN–PLACE STRUCTURES SHALL BE DESIGNED BY FLORIDA LICENSED ENGINEER.
3. PRECAST STRUCTURES SHALL CONFORM TO ASTM C478
4. LIDS SHALL BE LABELED "SAMPLE STATION".
5. INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARD PLUMBING CODES.
6. INLET AND OUTLET PIPING REQUIRE A TWO–WAY CLEANOUT TEE.
7. SAMPLE STATION SHALL BE PLACED DOWNSTREAM OF ALL PRETREATMENT STRUCTURES.
8. A–LOK CONNECTORS SHALL BE GROUTED FROM SPRINGLINE OF PIPE DOWN ONLY.

SAMPLE STATION

TWA–13
2017

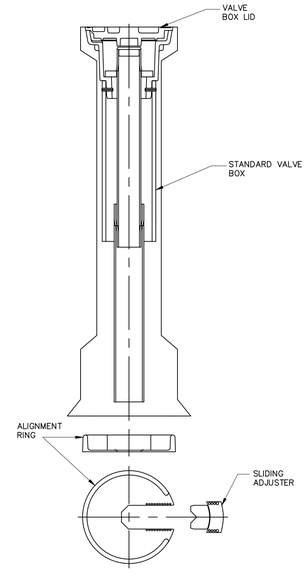


NOTES:

1. REFER TO STANDARD PRECAST MANHOLE DETAIL FOR GENERAL REQUIREMENTS.
2. INSTALL UPSTREAM OF OIL INTERCEPTOR, IF APPLICABLE.
3. A–LOK CONNECTORS SHALL BE GROUTED FROM SPRINGLINE OF PIPE DOWN ONLY.

SAND AND MUD TRAP

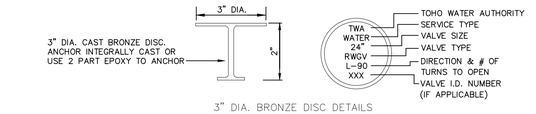
TWA–10
2017



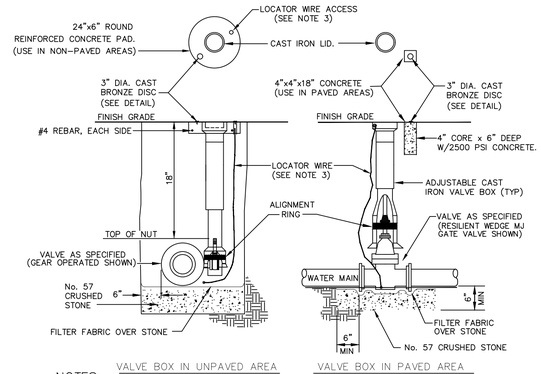
NOTES:
1. FOR ALL MAINS 6' DEEP OR GREATER.
2. SCREW TYPE ADJUSTABLE VALVE BOX ONLY.

SEALED VALVE BOX, ADJUSTABLE

TWA–17A
2017



3" DIA. BRONZE DISC DETAILS



VALVE BOX IN UNPAVED AREA VALVE BOX IN PAVED AREA

NOTES:

1. CRUSHED STONE BEDDING 6" MINIMUM BELOW VALVE TO BE COVERED WITH FILTER FABRIC.
2. LOCATOR WIRE ACCESS – IN UNPAVED AREA USE 2" SCH80 PVC, FEMALE ADAPTOR COUPLING AND 2" BRASS PLUG w/RECESSED NUT. TERMINATE INSULATED, SOLID 14 GA. COPPER WIRES AT TOP w/12" OF EXTRA WIRE. IN PAVED AREA, TERMINATE SOLID 14 GA. COPPER WIRES INSIDE OF TOP PORTION OF VALVE BOX w/12" OF EXTRA WIRE.
3. MAINTAIN A MINIMUM OF 3' CLEARANCE FREE OF ALL PLANTINGS & STRUCTURES AROUND VALVE BOX.
4. PRIVATELY MAINTAINED WATER SYSTEMS SHALL HAVE "PRIVATE" STAMPED ON BRONZE ID DISC.
5. FIRE LINE VALVES SHALL HAVE "FIRE LINE VALVE" STAMPED ON BRONZE DISC AND VALVE BOX COVER SHALL BE PAINTED RED.
6. OPERATING NUT TO BE BOLTED. SHEER PINS NOT ALLOWED.
7. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION. .
8. SCREW TYPE ADJUSTABLE VALVE BOX ONLY.

VALVE AND BOX DETAILS

TWA–17
2017

DRC#21–00058

BY	DESCRIPTION	DATE	REV.
L.P.	CITY COMMENTS	9/23/21	2
L.P.	CITY COMMENTS	6/18/21	1

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750–3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

TOHO WATER AUTHORITY DETAILS

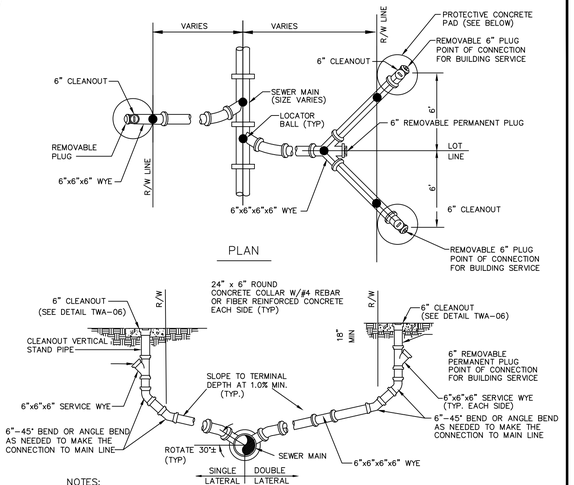
DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

SCALE	PROJECT	SHEET
N/A	2020–001	C-8.3

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

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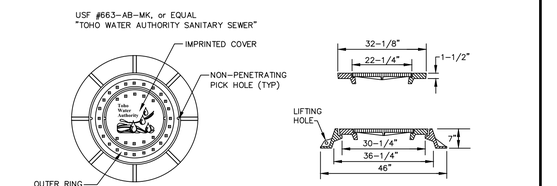


NOTES:

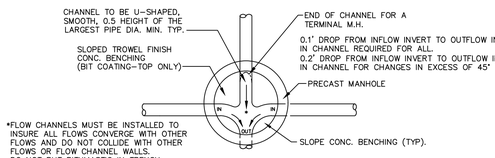
1. LOCATE SINGLE LATERAL WITHIN 24" OF LOT LINE.
2. SERVICE LATERALS SHALL BE 6" MINIMUM DIAMETER.
3. BENDS SHALL BE 45° MAXIMUM.
4. RECONNECT ANY EXISTING SERVICES.
5. LENGTH OF SERVICE LATERALS SHALL BE 100' OR LESS.
6. SERVICE WYE, AT CLEANOUT, SHALL HAVE A MINIMUM OF 24" AND A MAXIMUM OF 48" COVER AT R/W TIE-IN
7. ETCH CURB WHERE LATERAL CROSSES BENEATH CURB WITH "S".
8. 90° CONNECTIONS ARE NOT ALLOWED.
9. SERVICE LATERAL WYE & CLEANOUT RISER WITH CAP TO BE INSTALLED BY LICENSED UTILITY CONTRACTOR. CLEANOUTS TO BE INSTALLED BY PLUMBER AT FINISHED GRADE.
10. ALL COMMERCIAL AND RESIDENTIAL LATERALS SHALL HAVE 6" CLEANOUTS.
11. THE SITE DEVELOPER SHALL LEAVE THE CLEANOUT RISER 3'-4' ABOVE GRADE AND IT SHALL REMAIN SO UNTIL LOT BUILD OUT. THE RISER SHALL THEN BE CUT WITH CLEAN-OUT HUB AND PLUG INSTALLED AT FINISHED GRADE WITH A CONCRETE PAD, PER TWA-06 DETAIL.
12. CLEAN-OUTS SHALL NOT BE PLACED WITHIN A PUBLIC ROW OR PUBLIC SIDEWALK.
13. ANY PIPING USED TO CONNECT BUILDING SHALL NOT GO VERTICAL WITHIN (36") INCHES OF TWA VERTICAL PIPE TO CLEAN-OUT HUB & PLUG.
14. CLEANOUTS SHALL NOT BE PLACED IN SIDEWALKS.
15. CLEANOUT DENOTES THE END OF TWA MAINTENANCE RESPONSIBILITY.
16. LOCATOR BALLS ARE REQUIRED AT ALL FITTINGS. DO NOT EXCEED 4' IN DEPTH.
17. CONNECTIONS TO THE CLEAN-OUTS VERTICAL STAND PIPE SHALL NOT BE PERMITTED.

SANITARY SEWER LATERAL DETAILS

TWA-05 2017

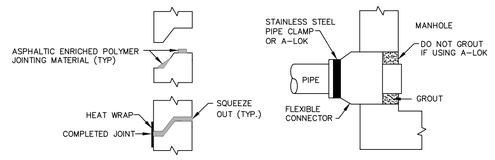


FRAME AND COVER DETAILS



*FLOW CHANNELS MUST BE INSTALLED TO INSURE ALL FLOWS CONVERGE WITH OTHER FLOWS AND DO NOT COLLIDE WITH OTHER FLOWS OR FLOW CHANNEL WALLS. DO NOT PUT BITUMASTIC IN TRENCH.

MANHOLE FLOW CHANNEL PLAN

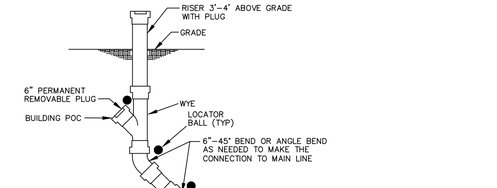


MANHOLE JOINT DETAIL — FLEXIBLE CONN. DETAIL

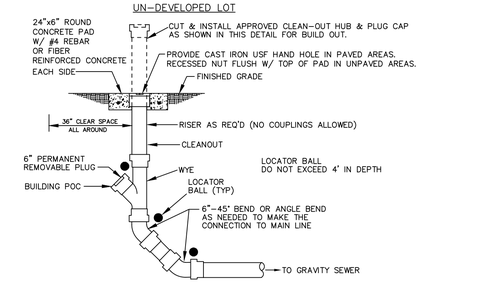
1. ALL EXTERIOR JOINTS SHALL BE SEALED.
2. TRIM EXCESS JOINT COMPOUND FROM INTERIOR WALLS.
3. MANHOLES THAT RECEIVE FORCEMAINS, LIFT STATION JUNCTION MANHOLES, DROP CONNECTION MANHOLES AND ANY MANHOLE WITHIN 400' UPSTREAM AND DOWNSTREAM OF THESE MANHOLES SHALL REQUIRE A TWA APPROVED LINING SYSTEM.
4. CONNECTIONS TO BRICK MANHOLES SHALL BE COMPLETED UTILIZING SDR 35/26 SAND COLLAR AND 4000 PSI CONCRETE.
5. A-LOK CONNECTORS SHALL BE GROUTED FROM SPRINGLINE OF PIPE DOWN ONLY.

MISCELLANEOUS MANHOLE DETAILS

TWA-08 2017



UN-DEVELOPED LOT

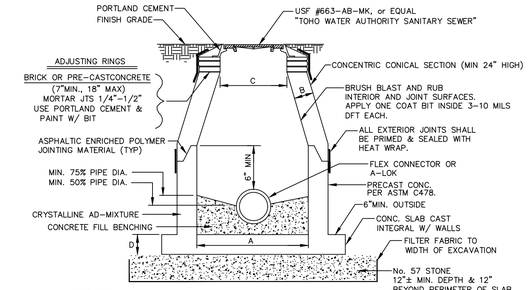


NOTE: LOT BUILD OUT

1. THE SITE DEVELOPER SHALL LEAVE THE CLEANOUT RISER 3'-4' ABOVE GRADE AND IT SHALL REMAIN SO UNTIL LOT BUILD OUT. THE RISER SHALL THEN BE CUT AND A CLEAN-OUT HUB AND PLUG INSTALLED AT FINISHED GRADE WITH A CONCRETE PAD.
2. ALL CLEANOUTS AND CONCRETE PADS TO BE FLUSH WITH FINISH GRADE.
3. UTILITY CONTRACTOR TO INSTALL & PRESSURE TEST WYE AND INSTALL CLEANOUT RISER. INSTALL CLEANOUT AND CONCRETE PAD AT LOT BUILDOUT.
4. ETCH CURB WITH 3 INCH "S" WHERE LATERAL CROSSES UNDER CURB.
5. ALL LATERALS SHALL HAVE 6" CLEANOUTS.
6. MAINTAIN A MINIMUM OF 3' CLEARANCE FREE OF ALL PLANTINGS & STRUCTURES AROUND CLEANOUT.
7. CLEANOUT CAPS SHALL BE SLOTTED OR HAVE A RECESSED NUT.
8. CONNECTIONS TO THE CLEAN-OUTS RISER PIPE SHALL NOT BE PERMITTED.
9. ANY PIPING USED TO CONNECT BUILDING SHALL NOT GO VERTICAL WITHIN (36") INCHES OF TWA VERTICAL PIPE TO CLEAN-OUT HUB & PLUG.
10. LOCATOR BALLS DO NOT EXCEED 4' IN DEPTH.

SANITARY CLEANOUT DETAIL

TWA-06 2017



NOTES:

1. PRECAST CONCRETE SHALL BE TYPE 2 CEMENT 4000 PSI
2. LIFT HOLES NOT PERMITTED THROUGH PRECAST SECTIONS.
3. ALL OPENINGS SHALL BE SEALED WITH PORTLAND CEMENT.
3A. IF A-LOK CONNECTOR IS USED DO NOT GROUT CONNECTION AT MANHOLE.
4. INSTALL FLOW CHANNEL INSIDE MANHOLES.
5. SERVICE LATERALS SHALL BE PERMITTED DIRECTLY INTO MANHOLES MATCHING CROWN ELEV. OF OUTFLOW PIPE ONLY. NO DROPS OR FILLETED FLUMES.
6. REINFORCING STEEL PER ASTM C478-CURRENT ADDITION.
7. PROVIDE 5' x 5' x 12" CONCRETE COLLAR AROUND COVER FRAME. W/4 #4 REBAR E.W., IN UNPAVED AREAS WHERE CURBS OR OTHER TRAFFIC BARRIERS DO NOT PROVIDE 100% PROTECTION FROM VEHICULAR TRAFFIC OR FUTURE CONSTRUCTION. SLOPE TOP OF CONCRETE AWAY FROM COVER FRAME PER TWA DETAIL 26.
8. MIN. 12" BETWEEN WALL PENETRATIONS.
9. MIN. 50% UNINTERRUPTED WALL AREA ON ANY HORIZONTAL PLANE.
10. INTERIOR LIFT RING PENETRATIONS REMOVED & GROUTED PRIOR TO PAINTING.
11. MANHOLES THAT RECEIVE FORCEMAINS, LIFT STATION JUNCTION MANHOLES, DROP CONNECTION MANHOLES AND ANY MANHOLE WITHIN 400' UPSTREAM AND DOWNSTREAM OF THESE MANHOLES SHALL REQUIRE A TWA APPROVED LINING SYSTEM.
12. CONNECTIONS FROM 0.3"-1.9" ABOVE OUTFLOW INVERT SHALL HAVE CONVERGING FLUME BUILD.

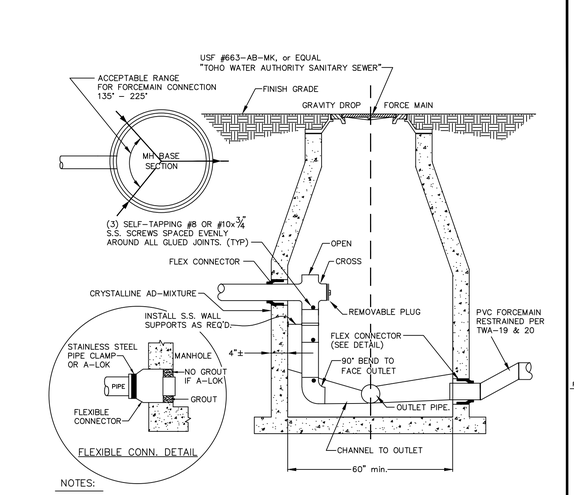
M.H. DEPTH	A*	B	C	D
UP TO 11.99'	48"	6"	36"	8"
>12', < 17.99'	60"	8"	36"	10"
18' & DEEPER	** 72"	8"	36"	14"

*ENTIRE DEPTH EXCEPT CONE.
** CONCENTRIC FLAT SLAB TRANSITION TO CONE SECTION IS ACCEPTABLE.

MANHOLE SIZE:
(UP TO 12" PIPE = 48" ø), (UP TO 24" PIPE = 60" ø), (OVER 24" PIPE = 72" ø).

STANDARD MANHOLE DETAIL

TWA-07 2017

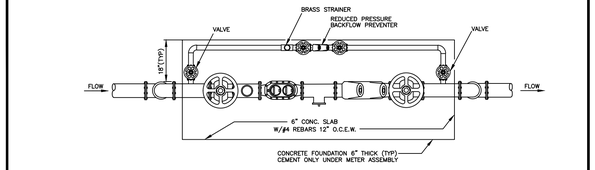


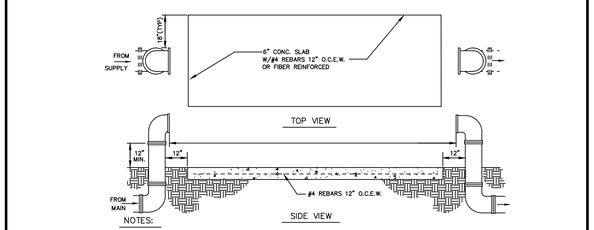
NOTES:

1. REFER TO STANDARD PRECAST MANHOLE DETAIL FOR GENERAL REQUIREMENTS.
2. MANHOLE SHALL BE 60" DIAMETER MINIMUM.
3. PIPING THROUGH WALL AND INSIDE OF MANHOLE SHALL BE SCHEDULE 80 P.V.C.P., SOLVENT WELD. SECURE ALL GLUED JOINTS WITH (3) SELF-TAPPING #8 OR #10 x 3/4" S.S. SCREWS SPACED EVENLY AROUND ALL GLUED JOINTS. DUCTILE IRON PIPE TO BE ALLOWED ON A CASE BY CASE BASIS.
4. PIPING LARGER THAN 12" DIA. SHALL HAVE EXTERIOR DROP CONNECTION ASSEMBLY, MADE ENTIRELY OF RESTRAINED JOINT DUCTILE IRON.
5. NO LESS THAN 2 SUPPORTS FOR EACH SECTION OF DROP PIPING SHALL BE REQUIRED AND NO MORE THAN 8' SEPARATION BETWEEN SUPPORTS.
6. WALL SUPPORTS FOR RISER PIPING AS NEEDED TO BE DETERMIND BY THE ENGINEER.
7. MANHOLES THAT RECEIVE FORCEMAINS, LIFT STATION JUNCTION MANHOLES, DROP CONNECTION MANHOLES AND ANY MANHOLE WITHIN 400' UPSTREAM AND DOWNSTREAM OF THESE MANHOLES SHALL REQUIRE A TWA APPROVED LINING SYSTEM.
8. ALL NEW MANHOLES REQUIRING A LINER SHALL BE LINED W/CAST IN PLACE LINERS @ PRE-CASTER. EXISTING MANHOLES SHALL USE TWA APPROVED SPRAY OR TROWEL ON LINER.
9. FORCE MAIN CONNECTIONS SHALL BE ALLOWED @ EFFLUENT INVERT ELEVATION PLUS 0.1' FROM 135 TO 225 DEGREES FROM EFFLUENT OUTLET.
10. A-LOK CONNECTORS SHALL BE GROUTED FROM SPRINGLINE OF PIPE DOWN ONLY.

INSIDE DROP OR FORCE MAIN CONNECTION TO MANHOLE

TWA-09 2017



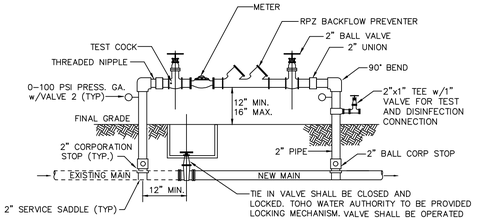


NOTES:

1. METER, GATE VALVES, WYE STRAINER, BACKFLOW ASSEMBLY AND PIPE SUPPORTS WILL BE PAID FOR BY DEVELOPER AND INSTALLED BY CONTRACTOR.
2. GALVANIZED PIPE IS NOT ALLOWED
3. INSTALL PROTECTIVE BOLLARD(S) AS REQUIRD BY TOHO WATER AUTHORITY (SEE DETAIL TWA-28).
4. MAINTAIN A MINIMUM OF 3' CLEARANCE FREE OF ALL PLANTINGS & STRUCTURES AROUND METER/BACKFLOW ASSEMBLY.

TYPICAL WATER SERVICE METER/BACKFLOW ASSEMBLY (3" AND LARGER)

TWA-23 2017



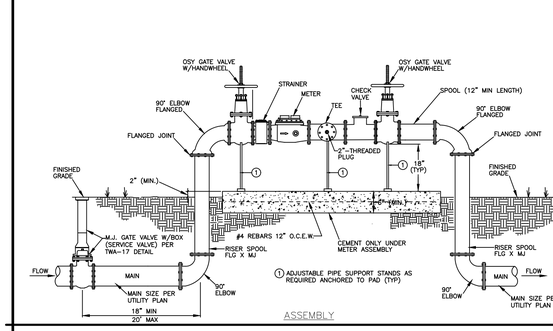
NOTES

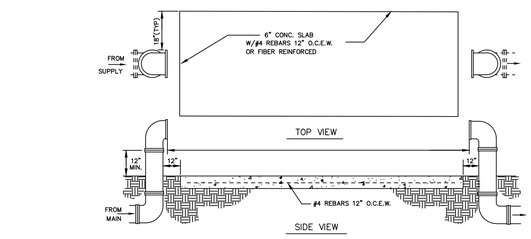
1. PROVIDE TEMPORARY PIPE SUPPORTS AS REQUIRED
2. DO NOT USE GALVANIZED PIPE OR ACCESSORIES

1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
2. THE DETAIL SHOWN IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MIN. VELOCITY) AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. PIPE AND FITTINGS USED FOR CONNECTION OF THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, CURRENT EDITION. SWAB OR SPRAY THE EXTERIOR OF THE MAIN TO BE TAPPED AND THE TAPPING SADDLE WITH 1% HYPOCHLORITE SOLUTION.
3. THE CONTRACTOR SHALL EITHER PROVIDE DOCUMENTATION DEMONSTRATING THAT RPZ BACKFLOW PREVENTION DEVICE HAS BEEN TESTED AND IS IN GOOD WORKING ORDER AT TIME OF INSTALLATION.
4. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTIONS DEVICE, FITTINGS AND VALVES, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ABANDONED JUMPER CONNECTION POINTS MUST BE INCLUDED IN THE RECORD DRAWINGS.

TEMPORARY JUMPER CONNECTION

TWA-30 2017





NOTES:

1. METER, GATE VALVES, WYE STRAINER, BACKFLOW ASSEMBLY AND PIPE SUPPORTS WILL BE PAID FOR BY DEVELOPER AND INSTALLED BY CONTRACTOR.
2. GALVANIZED PIPE IS NOT ALLOWED
3. INSTALL PROTECTIVE BOLLARD(S) AS REQUIRD BY TOHO WATER AUTHORITY (SEE DETAIL TWA-28).
4. MAINTAIN A MINIMUM OF 3' CLEARANCE FREE OF ALL PLANTINGS & STRUCTURES AROUND METER/BACKFLOW ASSEMBLY.
5. RPZ BACKFLOW REQUIRED IF CHEMICAL INJECTORS USED ON SITE OR IF JUMPED FROM POTABLE WATER.

TYPICAL REUSE SERVICE METER/BACKFLOW ASSEMBLY (3" AND LARGER)

TWA-22 2017

DRC#21-00058

BY	DESCRIPTION	DATE	REV.
L.P.	CITY COMMENTS	9/23/21	2
	CITY COMMENTS	6/18/21	1

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

TOHO WATER AUTHORITY DETAILS

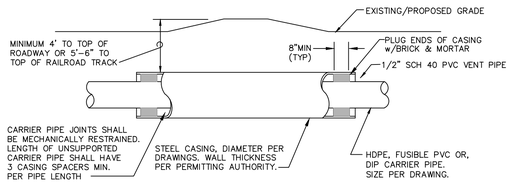
DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

SCALE	PROJECT	SHEET
N/A	2020-001	C-8.4

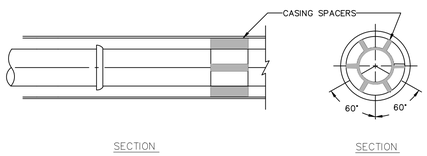
WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #00044

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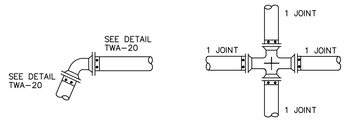
TYPICAL JACK AND BORE SECTION



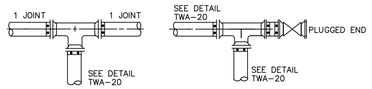
SECTION SECTION

JACK AND BORE DETAIL

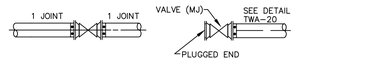
TWA–21
2017



BENDS CROSS



TEE TEE AND VALVE



IN–LINE VALVE DEAD END WITH OR WITHOUT BLOW–OFF

NOTES:

1. MECHANICAL PIPE RESTRAINING SYSTEMS SHALL BE PROVIDED AS STANDARD. THRUST BLOCKING IS NOT SUITABLE EXCEPT AS SPECIFICALLY ALLOWED. WHERE PVCP IS USED PROVIDE PVC/MJ RESTRAINER UNIFLANGE SERIES 1300; EBAA IRON OR EQUAL.
2. ALL MECHANICAL JOINTS AT FITTINGS AND VALVES SHALL BE RESTRAINED.
3. RESTRAIN THROUGH VALVES.

THRUST RESTRAINT DETAILS

TWA–19
2017

USE THIS THRUST RESTRAINT TABLE FOR THESE TRENCH CONDITIONS:
- -- MIN. 50% SOIL RETAINED ON No. 200 SIEVE.
- -- MIN. 95% COMPACTION, AASHTO T–180.
- -- MIN. 3' OF COVER.

NUMBER OF FULL LENGTH RESTRAINED PIPE SECTIONS REQUIRED AT ALL FITTINGS AND VALVE JOINTS

SIZE	BENDS								VERTICAL BENDS		DEAD END		CROSS OR VALVE		TEE			
	90°		45°		22–1/2°		11–1/4°								RUN		BRANCH	
IN.	100 psi	150 psi	100 psi	150 psi	100 psi	150 psi	100 psi	150 psi	100 psi	150 psi	100 psi	150 psi	100 psi	150 psi	100 psi	150 psi	100 psi	150 psi
4	1	1	1	1	1	1	1	1	1	1	2	2	1	1	1	1	2	2
6	1	2	1	1	1	1	1	1	1	2	2	3	1	1	1	1	2	2
8	1	2	1	1	1	1	1	1	2	2	2	4	1	1	1	1	2	2
10	2	2	1	1	1	1	1	1	2	2	3	4	1	1	1	1	2	2
12	2	2	1	1	1	1	1	1	2	3	3	5	1	1	1	1	2	2
14	2	3	1	1	1	1	1	1	2	3	4	6	1	1	1	1	2	2
16	2	3	1	1	1	1	1	1	2	3	4	6	1	1	1	2	2	3
18	2	3	1	2	1	1	1	1	3	4	5	7	1	1	1	2	2	3
20	2	3	1	2	1	1	1	1	3	4	5	8	1	1	1	2	2	4
24	3	4	1	2	1	1	1	1	3	4	6	9	1	1	1	3	2	5
30	3	4	2	2	1	1	1	1	4	5	7	10	1	1	2	4	3	7

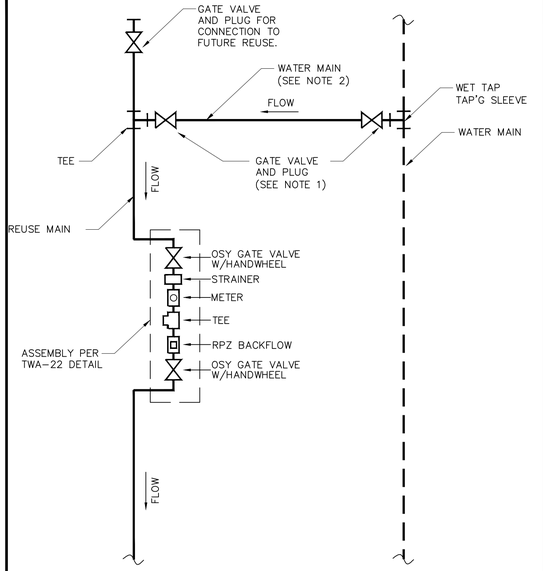
WHERE CONDITIONS VARY FROM THOSE STATED ABOVE, HAVE A FLORIDA REGISTERED PROFESSIONAL ENGINEER DETERMINE THE REQUIRED RESTRAINED LENGTH OF PIPING.

1. WATER MAIN AND REUSE MAIN TEST PRESSURE 150 psi MINIMUM
2. SANITARY FORCE MAIN PRESSURE PIPE 100 psi MINIMUM.
3. RESTRAIN THROUGH VALVING.
4. ALL FITTINGS AND VALVES SHALL BE RESTRAINED AT LEAST ONE (1) FULL LENGTH OF PIPE IN ALL DIRECTIONS.
5. PRESSURE CONNECTIONS SHALL BE TREATED AS A TEE.

NOTE: THIS TABLE INCLUDES A 1.5 SAFETY FACTOR ABOVE THE LISTED TEST PRESSURES.

RESTRAINED JOINT TABLE

TWA–20
2017



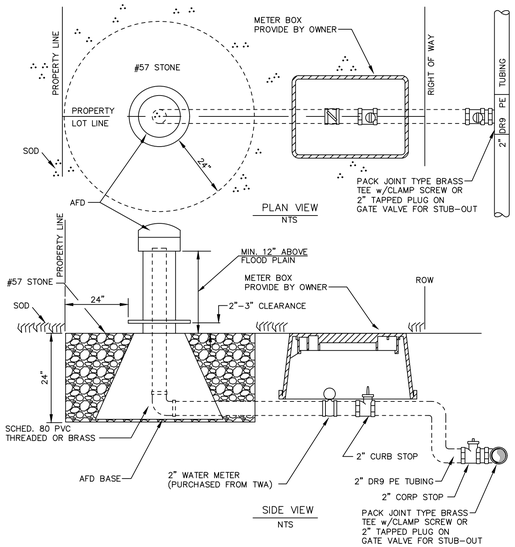
NOTES:

1. BOTH VALVES TO BE CLOSED AND ABANDONED IN PLACE PRIOR TO CONNECTING TO REUSE.
2. PIPE SHALL BE REMOVED OR GROUTED AND ABANDONED IN PLACE PRIOR TO CONNECTING TO REUSE.

REUSE TO POTABLE WATER JUMPER

N.T.S.

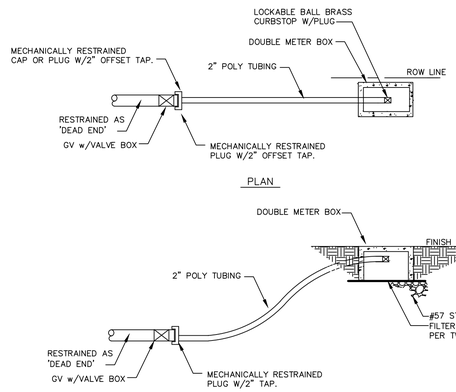
TWA–22A
2017



NOTE:
1. MAINTAIN A MINIMUM OF 3' CLEARANCE FREE OF ALL PLANTINGS & STRUCTURES AROUND AUTOMATIC FLUSHING DEVICE.
2. BOLLARDS SHALL BE REQUIRED ON A CASE–BY–CASE BASIS.
3. AUTOMATIC FLUSHING DEVICE SHALL BE INSTALLED ON ALL "DEAD END" LINES, PHASE LINES AND CUL–DE–SAC LOOPS.
4. AUTOMATIC FLUSHING DEVICE SHALL BE SET BEHIND RIGHT OF WAY LINE AND ON LOT LINE.
5. SODDING MUST BE INSTALLED BEFORE AUTOMATIC FLUSHING DEVICE IS ACTIVATED.

AUTOMATIC FLUSHING DEVICE (AFD)

TWA–24.0
2014

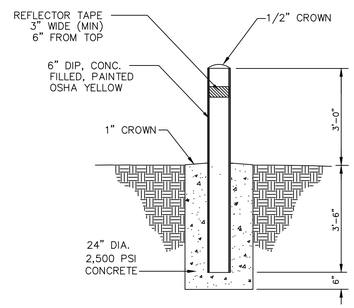


NOTES:

1. SWEEP 2" SDR9 POLYETHYLENE TUBING (BLUE FOR POTABLE, PURPLE FOR REUSE) FROM BOTTOM OF PIPE TO LOCKABLE CURB STOP IN DOUBLE METER BOX.
2. STOP AND FITTINGS SHALL BE BRASS PACK JOINT TYPE CONNECTIONS WITH SCREW CLAMP RETAINERS.
3. PIPING REQUIRES FULL FLUSH PRIOR TO INSTALLING BLOWOFF.
4. NO GALVANIZED STEEL ALLOWED.
5. WATER SERVICE AND METER BOX INSTALL PER TWA–01 DETAIL.

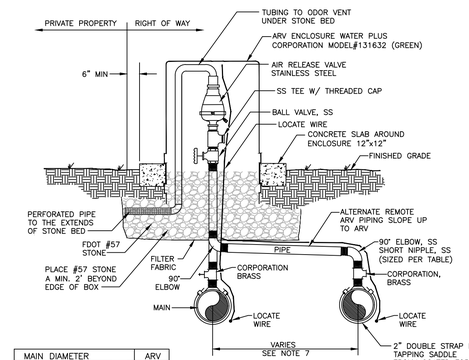
BLOWOFF DETAIL

TWA–25
2017



BOLLARD DETAIL

TWA–28
2017



MAIN DIAMETER	ARV
12" AND UNDER	2"
18"	3"
20" , 24"	4"
30" , 36"	6"

FOR NEW PIPE : SIZE PER SIZE TEE W/ TAPPED PLUG. (SEE TABLE BELOW TAP SIZE)

NOTES:

1. PROVIDE ANGLE STOP FOR REMOTE ARV. PIPING.
2. PROVIDE STAINLESS STEEL PIPE WITH STAINLESS STEEL VALVES, STOPS NIPPLES, AND FITTINGS SIZED TO ARV INLET.
3. No. 57 CRUSHED STONE BEDDING TO BE COVERED WITH FILTER FABRIC
4. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
5. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
6. ABOVE DETAIL APPLIES TO A 2" ARV. FOR LARGER ARVS, PIPE DIAMETER AND VALVES SHALL BE EQUAL TO THE SIZE OF THE ARV.
7. LOCATE WIRE TO EXTEND 1' BEYOND ARV.

AIR RELEASE VALVE ABOVE GROUND OFFSET PIPE LAYOUT–SEWER ONLY

TWA–1B
2017

REV.	DATE	DESCRIPTION	BY
1	9/23/21	CITY COMMENTS	L.P.
1	6/18/21	CITY COMMENTS	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750–3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

TOHO WATER AUTHORITY DETAILS

DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

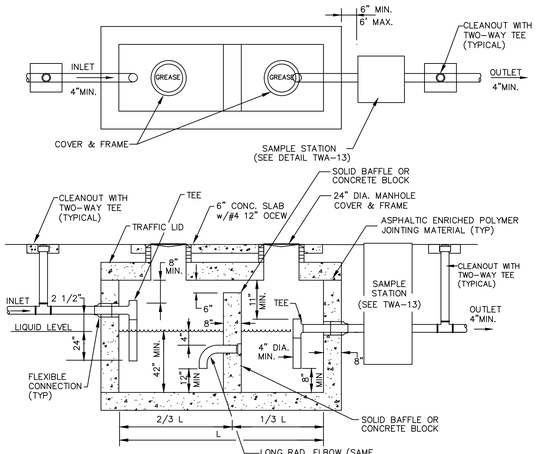
SCALE	PROJECT	SHEET
N/A	2020–001	C–8.5

WGL GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

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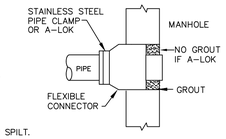
DRC#21–00058

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\C–8.1 76 Gas – TWA Details.dwg Plotted:9/22/2021 By:murr4



SIZING

*750 GALLON MINIMUM LIQUID CAPACITY (42" LIQUID DEPTH)
SIZING SHALL BE PER SECTION 20.6 OF TOHO WATER AUTHORITY SPECIFICATIONS.



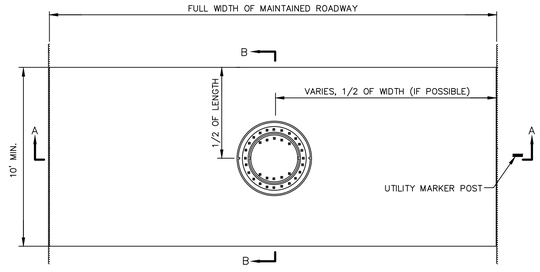
FLEXIBLE CONN. DETAIL

NOTES:

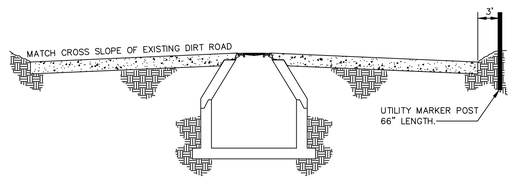
1. STRUCTURE SHALL CONFORM WITH F.D.O.T. DESIGN STANDARDS. PROVIDE FOR A MINIMUM H-20 LOADING.
2. CAST-IN-PLACE STRUCTURES SHALL BE DESIGNED BY FLORIDA LICENSED ENGINEER.
3. PRECAST STRUCTURES SHALL CONFORM TO ASTM C478
4. GREASE TRAP SHALL BE 2 COMPARTMENT TYPE WITH 1/3-2/3 SPILT.
5. LIDS SHALL BE LABELED "GREASE".
6. INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARD PLUMBING CODES.
7. INLET AND OUTLET PIPING REQUIRE A TWO-WAY CLEANOUT TEE.
8. CLEAN-OUTS SHALL BE PROVIDED BETWEEN ALL STRUCTURES WHERE MULTIPLE INTERCEPTORS ARE INSTALLED IN SERIES.
9. SAMPLE STATION SHALL BE INSTALLED DOWNSTREAM OF THE FINAL INTERCEPTOR WHERE MULTIPLE INTERCEPTORS ARE INSTALLED.
10. A-LOK CONNECTORS SHALL BE GROUTED FROM SPRINGLINE OF PIPE DOWN ONLY.

GREASE INTERCEPTOR

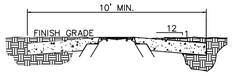
TWA-12
2017



PLAN VIEW



SECTION A-A



SECTION B-B

NOTES:

1. MINIMUM 8" THICK SLAB.
2. REINFORCING STEEL: MINIMUM #4 REBAR, 12"O.C. (OR EQUIVALENT WIRE MESH).
3. UTILITY MARKER POST SHALL BE PLACED 3' OUTSIDE OF ROADWAY. MARKER POST NOT TO BE PLACED BEYOND THE ROW.

DIRT ROAD MANHOLE PROTECTOR

TWA-27
2017

REV.	DATE	DESCRIPTION	BY
1	9/23/21	CITY COMMENTS	L.P.
2	6/18/21	CITY COMMENTS	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

TOHO WATER AUTHORITY DETAILS

DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

SCALE	PROJECT	SHEET
N/A	2020-001	C-8.6

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

DRC#21-00058

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\C-8.1 76 Gas - TWA Details.dwg Plotted:9/22/2021 By:murr4

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	ERIC HENRY 407-615-1659 ERIC.HENRY@ADS-PIPE.COM
ADS SALES REP:	ALLAN HASH 321-303-4661 ALLAN.HASH@ADS-PIPE.COM
PROJECT NO.:	53457SZ

ADVANCED DRAINAGE SYSTEMS, INC.

SiteASSIST™ FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

DAYBREAK MARKET AT OSCEOLA VILLAGE CENTER

OSCEOLA CO, FL

SC-310 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-310.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". MINIMUM INSTALLED STORAGE (STORMTECH SC-310 CHAMBER PLUS ANGULAR STONE) (+1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER (2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK): AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER, CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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CONCEPTUAL LAYOUT

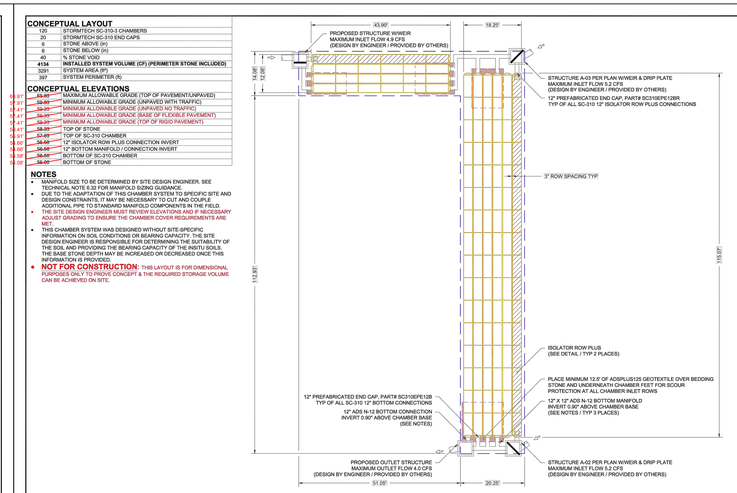
120	STORMTECH SC-310-3 CHAMBERS
20	STORMTECH SC-310 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	% STONE VOID
4134	**INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)**
3291	SYSTEM AREA (ft²)
397	SYSTEM PERIMETER (ft)

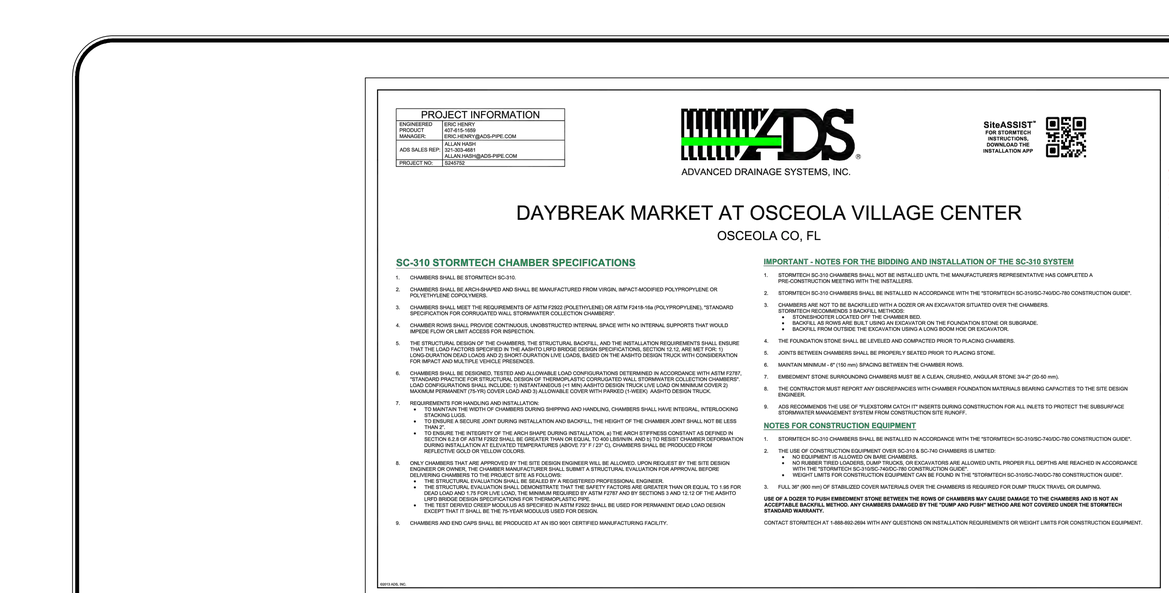
CONCEPTUAL ELEVATIONS

65.97	65.00	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
57.97	58.00	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
57.47	58.00	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
57.97	58.00	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
57.47	58.00	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
58.41	58.00	TOP OF STONE
57.91	57.50	TOP OF SC-310 CHAMBER
56.91	56.50	12" ISOLATOR ROW PLUS CONNECTION INVERT
56.66	56.41	12" BOTTOM MANIFOLD / CONNECTION INVERT
56.66	56.50	BOTTOM OF SC-310 CHAMBER
56.08	56.00	BOTTOM OF STONE

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND LOCAL REGULATIONS, THE SITE DESIGN ENGINEER MAY NEED TO SPECIFY ADDITIONAL PIPE TO BE STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE IN-SITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY. TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.





**THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418-16a (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

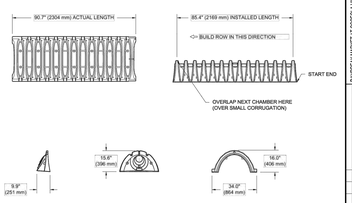
ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B² LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145⁴ A-1, A-2-4, A-3 OR AASHTO M43⁵ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43⁵ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43⁵ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[3,5]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

SC-310 TECHNICAL SPECIFICATION

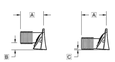
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	85.0 lbs.	(16.8 kg)

*ASSUMES 9" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



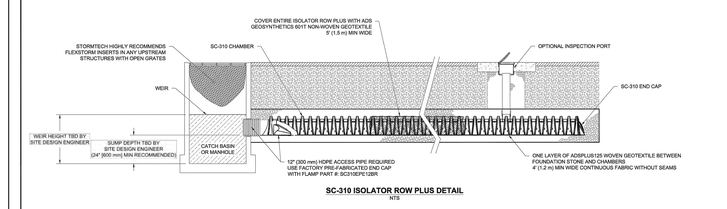
PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE COERED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	0.5" (13 mm)
SC310EPE06B / SC310EPE06BPC			3.5" (89 mm)	
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	---	0.6" (15 mm)
SC310EPE08B / SC310EPE08BPC			1.4" (36 mm)	
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	---	0.7" (18 mm)
SC310EPE10B / SC310EPE10BPC			---	
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)
SC310EPE12BR	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL



SC-310 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ACCESS PORTS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

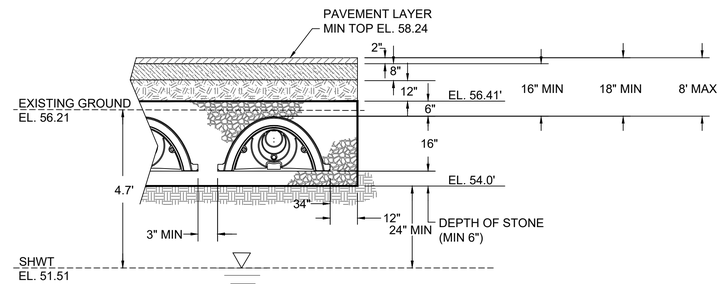
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



1 UNDERGROUND CHAMBER ELEVATIONS

NTS

REV.	DATE	DESCRIPTION	BY
1	6/18/21	CITY COMMENTS	L.P.
2	9/23/21	CITY COMMENTS	

DAYBREAK MARKET AT OSCEOLA VILLAGE CENTER — OSCEOLA CO, FL — DATE: 06-29-21 — DRAWN: RSG — PROJECT #: 53457SZ — CHECKED: AGC

StormTech® Chamber System — 888-892-2694 | WWW.STORMTECH.COM — 4640 TRUEMAN BLVD HILLIARD, OH 43026

SHEET 2 OF 5 | SHEET 3 OF 5 | SHEET 4 OF 5 | SHEET 5 OF 5

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WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

UNDERGROUND CHAMBER DETAILS

DRAWN: DM	SCALE: N/A
DESIGNED: DM	PROJECT: 2020-001
CHECKED: RW	SHEET: C-8.7
DATE: 04/01/21	

WC GROUP LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

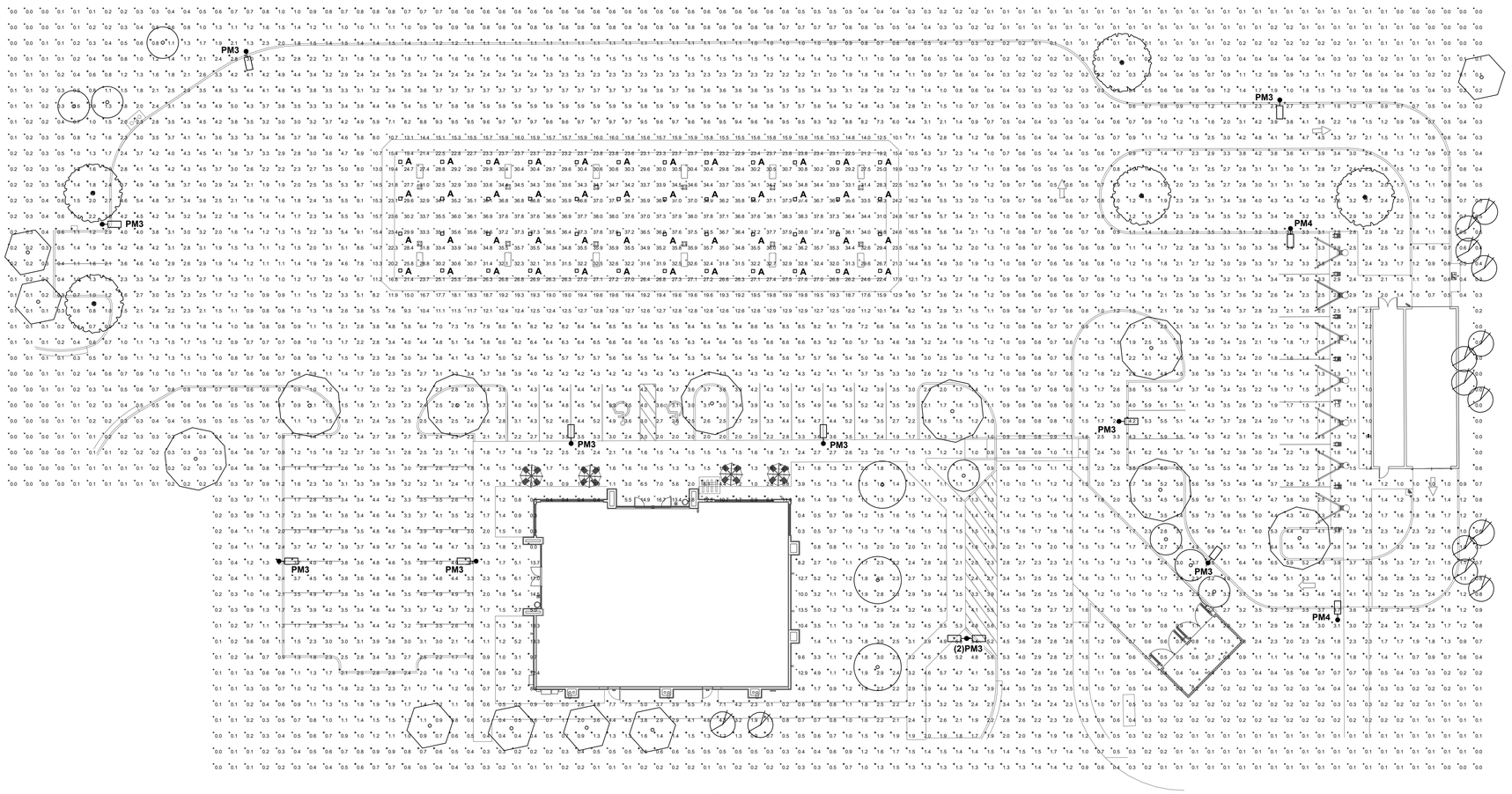
NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

DRC#21-00058

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\C-8.7 76 Gas - StormTech Details.dwg Plotted:9/22/2021 By:murr4

NOTE:

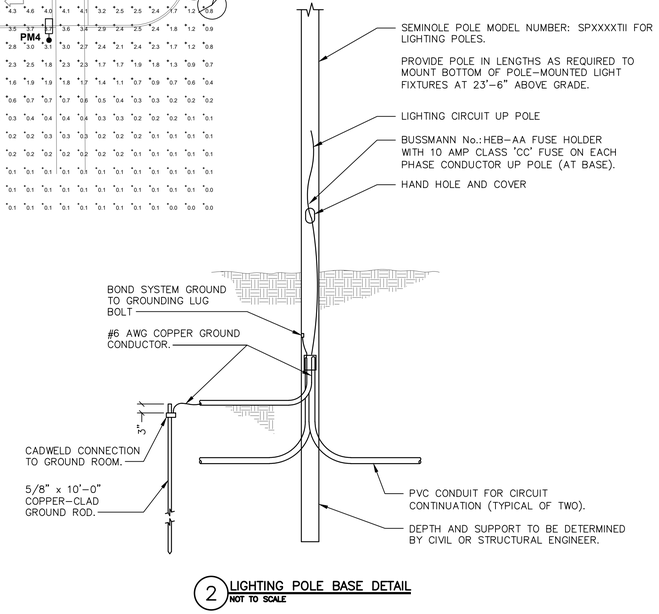
PHOTOMETRIC DATA SHOWN ARE IN FOOTCANDLES CALCULATED AT GRADE. SEE SHEET E101 SITE PLAN – ELECTRICAL FOR LIGHT FIXTURE TYPES.



1 SITE PLAN – PHOTOMETRICS
SCALE: 1" = 20'-0"

PHOTOMETRIC CALCULATION DATA		
ALL CALCULATION POINTS:	GAS CANOPY:	PAVED PARKING
AVG ILLUMINATION – 5.1 FOOTCANDLES MAXIMUM – 35.4 FOOTCANDLES MINIMUM – 0.0 FOOTCANDLES MAX/MIN – N/A	AVG ILLUMINATION – 27.0 FOOTCANDLES MAXIMUM – 35.4 FOOTCANDLES MINIMUM – 9.0 FOOTCANDLES MAX/MIN – 4 TO 1	AVG ILLUMINATION – 3.6 FOOTCANDLES MAXIMUM – 13.2 FOOTCANDLES MINIMUM – 0.4 FOOTCANDLES MAX/MIN – 33 TO 1

3 PHOTOMETRIC SUMMARY
NOT TO SCALE



2 LIGHTING POLE BASE DETAIL
NOT TO SCALE

RANDALL A. NELSON
LICENSE
No. 65765
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE DATE: 09/24/2021

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Proj# 212.0365

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DAYBREAK MARKET
CONVENIENCE STORE
NEC JOHN YOUNG PKWY & OSCEOLA VILLAGE DRIVE
KISSIMMEE, FLORIDA

Daybreak MARKET

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 6/11/2021

SHEET TITLE:
SITE PLAN - PHOTOMETRICS

SHEET NUMBER:
E102

LIGHT FIXTURE SCHEDULE

FIXTURE TAG	MANUFACTURER	SERIES #	LAMP/LED SOURCE	VOLTAGE	INSTALLATION	DESCRIPTION	NOTES
A	H.E. WILLIAMS, INC.	LT SERIES	3,900 LUMENS 3,500K / 33.1W 80+ CRI	UNV	RECESSED	2X2 LED TROFFER WITH CENTER BASKET FROSTED ACRYLIC SHIELDING.	
AE	H.E. WILLIAMS, INC.	LT SERIES	3,900 LUMENS 3,500K / 33.1W 80+ CRI	UNV	RECESSED	2X2 LED TROFFER WITH CENTER BASKET FROSTED ACRYLIC SHIEDLING AND 90 MINUTE 12–WATT EMERGENCY BATTERY BACK–UP UNIT.	1
B	H.E. WILLIAMS, INC.	LP SERIES	4,000 LUMENS 3,500K / 39.9W 80+ CRI	UNV	RECESSED	2x2 LED EDGE–LIT FLAT PANEL.	
BE	H.E. WILLIAMS, INC.	LP SERIES	4,000 LUMENS 3,500K / 39.9W 80+ CRI	UNV	RECESSED	2x2 LED EDGE–LIT FLAT PANEL WITH 90 MINUTE 10–WATT EMERGENCY BATTERY BACK–UP UNIT.	1
C	H.E. WILLIAMS, INC.	96 SERIES	6,200 LUMENS 4,000K / 48W 80+ CRI	UNV	SURFACE ON CEILING	4' LED FULLY ENCLOSED AND GASKETED INDUSTRIAL STRIP WITH FROSTED, RIBBED, UV STABILIZED POLYCARBONATE SHIELDING.	
CE	H.E. WILLIAMS, INC.	96 SERIES	6,200 LUMENS 4,000K / 48W 80+ CRI	UNV	SURFACE ON CEILING OR BOTTOM OF STRUCTURE	4' LED FULLY ENCLOSED AND GASKETED INDUSTRIAL STRIP WITH FROSTED, RIBBED, UV STABILIZED POLYCARBONATE SHIELDING, AND 90 MINUTE 10–WATT EMERGENCY BATTERY BACK–UP UNIT.	1
D	H.E. WILLIAMS, INC.	75R SERIES	5,000 LUMENS 4,000K / 31.2W 80+ CRI	UNV	BOTTOM OF STRUCTURE	4' LED NARROW STRIP WITH ROUND LENS	
E	HALO LIGHTING	HC4 SERIES	2,000 LUMENS 4,000K / 21.1W 80+ CRI	UNV	RECESSED	4" ROUND LED DOWNLIGHT WITH A REGRESSED LENS, 50 DEGREE WIDE DISTRIBUTION, 1/2" STANDARD FLANGE, CLEAR SEMI–SPECULAR ANODIZE REFLECTOR, AND WET LOCATION, COVERED CELING LISTED TRIM OPTION.	
F	HALO LIGHTING	HC4 SERIES	2,000 LUMENS 3,500K / 21.1W 80+ CRI	UNV	RECESSED	4" ROUND LED DOWNLIGHT WITH A REGRESSED LENS, 60 DEGREE WIDE DISTRIBUTION, 1/2" STANDARD FLANGE, AND CLEAR SEMI–SPECULAR ANODIZE REFLECTOR	
FE	HALO LIGHTING	HC4 SERIES	2,000 LUMENS 3,500K / 21.1W 80+ CRI	UNV	RECESSED	4" ROUND LED DOWNLIGHT WITH A REGRESSED LENS, 60 DEGREE WIDE DISTRIBUTION, 1/2" STANDARD FLANGE, CLEAR SEMI–SPECULAR ANODIZE REFLECTOR, AND 90 MINUTE 14–WATT EMERGENCY BATTERY BACK–UP UNIT.	1
H	BARN LIGHT	DOWNTOWN SWING ARM SCONCE BLE–W–DME–700–G66	E26 BASE / 60W MAX	120	WALL	ONE LIGHT WALL SCONCE WITH ROYAL BLUE FINISH MOUNTED ON MOVABLE ARM.	
J	H.E. WILLIAMS, INC.	2DR SERIES	1,500 LUMENS 3,500K / 17.7W 80+ CRI	UNV	RECESSED	2" ROUND LED DOWNLIGHT WITH AN OPEN REFLECTOR, 70 DEGREE WIDE DISTRIBUTION, 1/2" STANDARD FLANGE, AND CLEAR SEMI–SPECULAR ANODIZE.	3
K	SPECTRUM LIGHTING, INC.	SD1208GV SERIES	1,500 LUMENS 3,500K / 11W 80+ CRI	UNV	7'–6" AFF	STEPPED DOME DECORATIVE CORD MOUNT PENDENT WITH CUSTOM BLUE COLOR.	4
L	LSI INDUSTRIES, INC.	LXW2 SERIES	760 L/FT 3,500K / 7W/FT 80+ CRI	120	PENDENT	LINEAR SIGN WALL WASH FIXTURE WITH BLACK FINISH.	
M	CONTECH LIGHTING	CPL SERIES	7,270 LUMENS 3,500K / 65W 80+ CRI	UNV	12'–6" AFF	LED PEDDANT WITH 0–10V DIMMING DRIVER, WHITE RIGID STEM, WHITE HOUSING, WHITE CORD, AND 12" MEDIUM SPECULAR ALZAK SHADE WITH WHITE HARDWARE.	6
ME	CONTECH LIGHTING	CPL SERIES	7,270 LUMENS 3,500K / 65W 80+ CRI	UNV	12'–6" AFF	LED PEDDANT WITH 0–10V DIMMING DRIVER, WHITE RIGID STEM, WHITE HOUSING, WHITE CORD, AND 12" MEDIUM SPECULAR ALZAK SHADE WITH WHITE HARDWARE, AND 90 MINUTE 1,100 LUMEN REMOTE MOUNTED EMERGENCY BATTERY BACK–UP UNIT.	1,5,6
NE	H.E. WILLIAMS, INC.	VWP SERIES	3,000 LUMENS 4,000K / 36W	UNV	10'–0" AFG	LED WALL PACK WITH FULL CUTOFF, VERTICAL HOUSING DARK BRONZE FINISH, WET LOCATION LISTED, TYPE III DISTRIBUTION, CLEAR TEMPERED GLASS LENS, AND 90 MINUTE 10–WATT EMERGENCY BATTERY BACK–UP UNIT RATED TO OPERATE AT –20 DEGREES CELSIUS.	1
P	H.E. WILLIAMS, INC	96 SERIES	6,200 LUMENS 4,000K / 48W 80+ CRI	UNV	SURFACE ON CEILING	4' LED FULLY ENCLOSED AND GASKETED INDUSTRIAL STRIP WITH FROSTED, RIBBED, UV STABILIZED POLYCARBONATE SHIELDING, AND 1/2" WATERTIGHT TUB, SIDE ACCESS.	
Q	MAX LITE	MPULSE CANOPY	6,750 LUMENS 4,000K / 56W 70+ CRI	UNV	SURFACE ON CEILING	LED CANOPY FIXTURE WITH "PARKING GARAGE" DISTRIBUTION, RATED TO OPERATE AT –40 DEGREES CELCIUS, WET RATED, AND POLYCARBONATE LENS	4
QE	MAX LITE	MPULSE CANOPY	6,750 LUMENS 4,000K / 56W 70+ CRI	UNV	SURFACE ON CEILING	LED CANOPY FIXTURE WITH "PARKING GARAGE" DISTRIBUTION, RATED TO OPERATE AT –40 DEGREES CELCIUS, WET RATED, POLYCARBONATE LENS, AND EMERGENCY BATTERY BACKUP	1,4
PM3	CREE LIGHTING	OSQ SERIES	16,000 LUMENS 4,000K / 104W	UNV	POLE MOUNTED	POLE MOUNTED LED IN BRONZE FINISH, TYPE III DISTRIBUTION, REFER TO "LIGHTING POLE BASE DETAIL" ON SHEET E101 FOR MORE INFORMATION ON SITE POLE.	
PM4	CREE LIGHTING	OSQ SERIES	16,000 LUMENS 4,000K / 104W	UNV	POLE MOUNTED	POLE MOUNTED LED IN BRONZE FINISH, TYPE IV DISTRIBUTION, REFER TO "LIGHTING POLE BASE DETAIL" ON SHEET E101 FOR MORE INFORMATION ON SITE POLE.	
W	CONTECH LIGHTING	CY3 SERIES	1,800 LUMENS 4,000K / 20W	UNV	10'–0" AFG	DECORATIVE CYLINDER SCONCE, WALL MOUNT, BRONZE FINISH EXTERIOR/WET RATED, FLOOD WIDTH BEAM	
T	QTRAN LED	BOXA–SW	364 LUMENS/FT 4,000K 5W/FT	24V	COVE	LED TAPE LIGHTING, WET LOCATION RATED, CLEAR LENS	2
X	SURE–LITES	APX SERIES	RED LED LETTERING	UNV	12" ABOVE DOOR	ALL PRO EXIT SIGN WITH NICKEL CADMIUM 90 MINUTE EMERGENCY BATTERY BACK UP UNIT WITH WHITE HOUSING.	1

NOTES:
1. CIRCUIT EMERGENCY BATTERY UNIT/EXIT SIGN AHEAD OF ANY MEANS OF SWITCHING/CONTROLS FOR PROPER OPERATION.
2. PROVIDE ALL ACCESSORIES AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. CONFRIM FINAL LENGTHS AND LOCATIONS WITH ARCHITECHT PRIOR TO PURCHASE AND ROUGH–IN.
3. PROVIDE WITH OPEN PAN FOR NEW CONSTRUCTION AND INTEGRAL 2–POSTION FIXED PAN BRACKET.
4. VERIFY FINISH COLOR WITH ARCHITECT PRIOR TO ORDERING.
5. MOUNT REMOTE BATTERY BACK–UP TO STURCTURE ADJACENT TO FIXTURE. CONSULT MANUFACTURER FOR REMOTE BATTERY DETAILS.
6. SUBSTITUTIONS ARE NOT PERMITTED FOR THIS FIXTURE.

RANDALL A. NELSON
LICENSE
No. 65765
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE DATE: 09/24/2021

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 6/11/2021

SHEET TITLE:
PANELBOARD AND LIGHT FIXTURE SCHEDULE

SHEET NUMBER:
E402

DESCRIPTION: (Lot A)

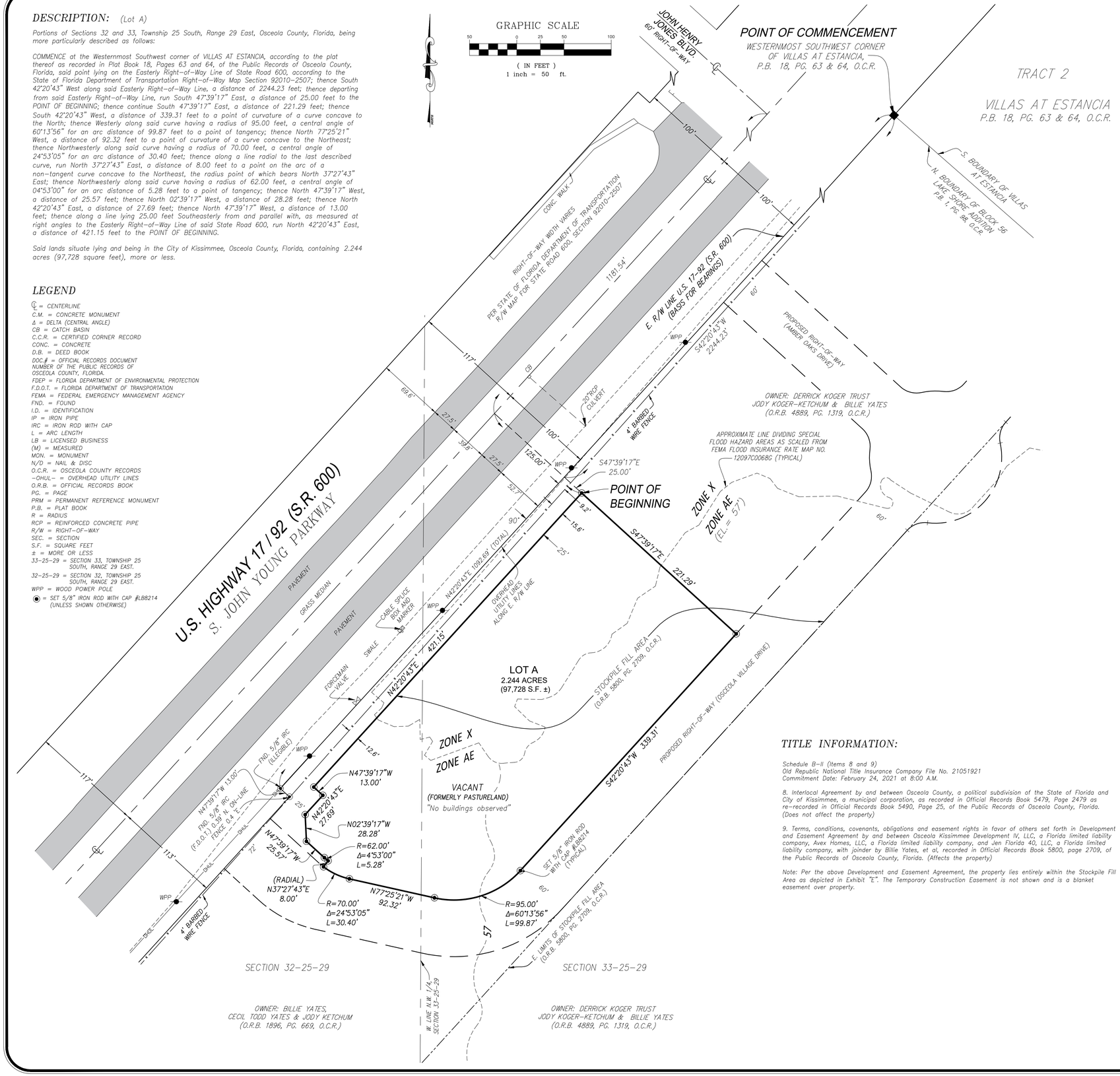
Portions of Sections 32 and 33, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

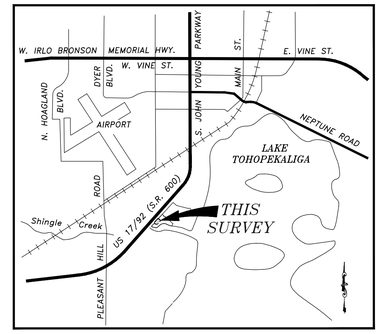
COMMENCE at the Westernmost Southwest corner of VILLAS AT ESTANCIA, according to the plat thereof as recorded in Plat Book 18, Pages 63 and 64, of the Public Records of Osceola County, Florida, said point lying on the Easterly Right-of-Way Line of State Road 600, according to the State of Florida Department of Transportation Right-of-Way Map Section 92010-2507; thence South 42°20'43" West along said Easterly Right-of-Way Line, a distance of 2244.23 feet; thence departing from said Easterly Right-of-Way Line, run South 47°39'17" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence continue South 47°39'17" East, a distance of 221.29 feet; thence South 42°20'43" West, a distance of 339.31 feet to a point of curvature of a curve concave to the North; thence Westerly along said curve having a radius of 95.00 feet, a central angle of 60°13'56" for an arc distance of 99.87 feet to a point of tangency; thence North 77°25'21" West, a distance of 92.32 feet to a point of curvature of a curve concave to the Northeast; thence Northwesterly along said curve having a radius of 70.00 feet, a central angle of 24°53'05" for an arc distance of 30.40 feet; thence along a line radial to the last described curve, run North 37°27'43" East, a distance of 8.00 feet to a point on the arc of a non-tangent curve concave to the Northeast, the radius point of which bears North 37°27'43" East; thence Northwesterly along said curve having a radius of 62.00 feet, a central angle of 04°53'00" for an arc distance of 5.28 feet to a point of tangency; thence North 47°39'17" West, a distance of 25.57 feet; thence North 02°39'17" West, a distance of 28.28 feet; thence North 42°20'43" East, a distance of 27.69 feet; thence North 47°39'17" West, a distance of 13.00 feet; thence along a line lying 25.00 feet Southeasterly from and parallel with, as measured at right angles to the Easterly Right-of-Way Line of said State Road 600, run North 42°20'43" East, a distance of 421.15 feet to the POINT OF BEGINNING.

Said lands situate lying and being in the City of Kissimmee, Osceola County, Florida, containing 2.244 acres (97,728 square feet), more or less.

LEGEND

℄ = CENTERLINE
C.M. = CONCRETE MONUMENT
Δ = DELTA (CENTRAL ANGLE)
CB = CATCH BASIN
C.C.R. = CERTIFIED CORNER RECORD
CONC. = CONCRETE
D.B. = DEED BOOK
DOC.# = OFFICIAL RECORDS DOCUMENT NUMBER OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FND. = FOUND
I.D. = IDENTIFICATION
IP = IRON PIPE
IRC = IRON ROD WITH CAP
L = ARC LENGTH
LB = LICENSED BUSINESS
(M) = MEASURED
MON. = MONUMENT
N/D = NAIL & DISC
O.C.R. = OSCEOLA COUNTY RECORDS
-OHUL- = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PRM = PERMANENT REFERENCE MONUMENT
P.B. = PLAT BOOK
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SEC. = SECTION
S.F. = SQUARE FEET
± = MORE OR LESS
33-25-29 = SECTION 33, TOWNSHIP 25 SOUTH, RANGE 29 EAST.
32-25-29 = SECTION 32, TOWNSHIP 25 SOUTH, RANGE 29 EAST.
WPP = WOOD POWER POLE
● = SET 5/8" IRON ROD WITH CAP #LB8214 (UNLESS SHOWN OTHERWISE)





LOCATION MAP
NOT TO SCALE

NATIONAL FLOOD INSURANCE PROGRAM:

Map Number 12097C0068G
City of Kissimmee
Community Number 120190
Panel Number 0068 G
Map Revision 06/18/2013
Flood Zone AE, X, X=(Shaded)
AE Base Flood determined elevation (57')

NOTES:

1. *Unless it bears the signature and the original seal of a Florida licensed Surveyor and Mapper, this report, sketch, plat or map is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.*

2. *Lands shown hereon were not abstracted by Wohlfarth Consulting Group, LLC for easements and/or rights of way of record.*

3. *The description shown hereon appears in Exhibit "A" of the Title Commitment provided by Old Republic National Title Insurance Company File No. 21051921, Effective Date: February 24, 2021 at 8:00 A.M.*

4. *All measurements are the same as on record unless otherwise noted.*

5. *Wohlfarth Consulting Group, LLC Certificate of Authorization No. LB 8214, is issued by the Florida Department of Agriculture and Consumer Services.*

6. *This sketch has been prepared for the exclusive use of the entities named hereon. the certification shown hereon does not extend to any unnamed party.*

7. *Bearings shown hereon are relative to the Florida State Plane Coordinate System, East Zone (0901) North American Datum of 1983, 2007 adjustment. The East Right-of-Way Line of State Road 600 having a Grid Bearing of North 42°20'43" East.*

8. *This is a Boundary Survey showing above ground improvements only. No underground utilities, foundations or improvements, if any, have been located except as shown. Where additional or more detailed information is required the client is advised that excavation and/or a private utility locate request may be necessary.*

9. *The property does not have physical access to the paved public right of way for U.S. Highway 17-92 (State Road 600) Also known as: South John Young Parkway. The proposed Right-of-Ways for future access are depicted hereon.*

10. *This survey does not reflect nor determine ownership. Adjacent owner information as shown hereon is based on the Osceola County Property Appraiser Web-site referenced at the time of this survey.*

11. *Area: 2.244 Acres (97,728 square feet), more or less.*

12. *Reference was made to Commitment by Old Republic National Title Insurance Company File No. 21051921 Effective Date: February 24, 2021 at 8:00 A.M., without independent investigation or abstracting, and those additional relative instruments of record provided, in the preparation of the title information presented and shown hereon.*

13. *Site Address: S. John Young Parkway, Kissimmee, Florida, 34741.*

14. *No wetland delineation markers were observed in the process of conducting the fieldwork.*

TITLE INFORMATION:

Schedule B-II (Items 8 and 9)
Old Republic National Title Insurance Company File No. 21051921
Commitment Date: February 24, 2021 at 8:00 A.M.

8. Interlocal Agreement by and between Osceola County, a political subdivision of the State of Florida and City of Kissimmee, a municipal corporation, as recorded in Official Records Book 5479, Page 2479 as re-recorded in Official Records Book 5490, Page 25, of the Public Records of Osceola County, Florida. (Does not affect the property)

9. Terms, conditions, covenants, obligations and easement rights in favor of others set forth in Development and Easement Agreement by and between Osceola Kissimmee Development IV, LLC, a Florida limited liability company, Avex Homes, LLC, a Florida limited liability company, and Jen Florida 40, LLC, a Florida limited liability company, with joinder by Billie Yates, et al, recorded in Official Records Book 5800, page 2709, of the Public Records of Osceola County, Florida. (Affects the property)

Note: Per the above Development and Easement Agreement, the property lies entirely within the Stockpile Fill Area as depicted in Exhibit "E". The Temporary Construction Easement is not shown and is a blanket easement over property.

CERTIFIED TO:

1) V 3 Funding Osceola, LLC, a Florida limited liability company
2) Burr & Forman, LLP
3) Olive Judd, P.A.
4) Old Republic National Title Insurance Company
5) Plaza Street Partners

CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 13, 14, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 04/06/2021.

Date of plat or map 04/06/2021.

FOR THE FIRM:
WOHLFARTH CONSULTING GROUP, LLC

WILSON E. WAY, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER NO. 2885, STATE OF FLORIDA.

REV.	DATE	DESCRIPTION	BY

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
Certificate of Authorization No. LB 8214
246 N. WESTMONTE DRIVE, ALTAMONTE SPRINGS, FL 32714
(407) 750-3123
ORLANDO

ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY SURVEY

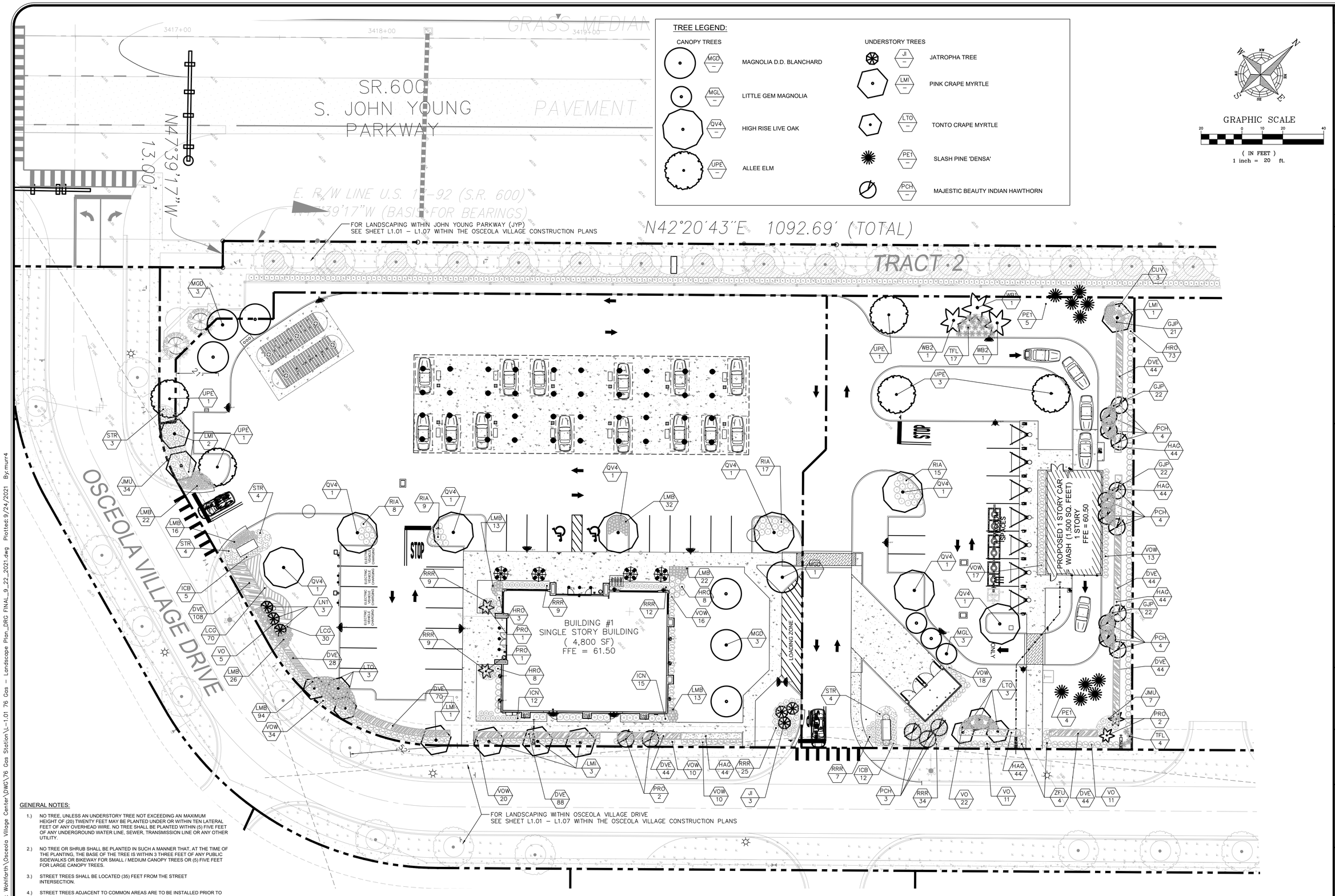
LOT A - OSCEOLA VILLAGE CENTER
CITY OF KISSIMMEE, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
BF		WEW	4/06/21

SCALE	PROJECT	SHEET
1" = 50'	2021-034	1 OF 1

VC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

WILSON E WAY CERTIFICATE No. 2885 STATE OF FLORIDA REGISTERED LAND SURVEYOR



GENERAL NOTES:

1.) NO TREE, UNLESS AN UNDERSTORY TREE NOT EXCEEDING AN MAXIMUM HEIGHT OF (20) TWENTY FEET MAY BE PLANTED UNDER OR WITHIN TEN LATERAL FEET OF ANY OVERHEAD WIRE. NO TREE SHALL BE PLANTED WITHIN (5) FIVE FEET OF ANY UNDERGROUND WATER LINE, SEWER, TRANSMISSION LINE OR ANY OTHER UTILITY.

2.) NO TREE OR SHRUB SHALL BE PLANTED IN SUCH A MANNER THAT, AT THE TIME OF THE PLANTING, THE BASE OF THE TREE IS WITHIN 3 THREE FEET OF ANY PUBLIC SIDEWALKS OR BIKEWAY FOR SMALL / MEDIUM CANOPY TREES OR (5) FIVE FEET FOR LARGE CANOPY TREES.

3.) STREET TREES SHALL BE LOCATED (35) FEET FROM THE STREET INTERSECTION.

4.) STREET TREES ADJACENT TO COMMON AREAS ARE TO BE INSTALLED PRIOR TO ACCEPTANCE OF THE SUBDIVISION IMPROVEMENTS AND IN ACCORDANCE WITH KISSIMMEE LAND DEVELOPMENT CODE.

6.) LANDSCAPE & IRRIGATION FOR OPEN SPACE AREAS TO BE COMPLETED DURING CONSTRUCTION OF INFRASTRUCTURE.

DRC#21-00058

BY	DESCRIPTION	DATE	REV.
L.P.	CITY COMMENTS	9/23/21	2
	CITY COMMENTS	6/18/21	1

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

DAYBREAK MARKET @
OSCEOLA VILLAGE CENTER

LANDSCAPE PLAN

DRAWN:	DM
DESIGNED:	DM
CHECKED:	RW
DATE:	04/01/21
SCALE	1"=20'
PROJECT	2020-001
SHEET	L-1.01

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #00044

D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\L-1.01 76 Gas - Landscape Plan_DRC FINAL_9_22_2021.dwg Plotted:9/24/2021 By:murr4

1.01 WORK INCLUDED

A. LANDSCAPING

1. Provide all labor, materials, plant materials, soil additives, soil preparation, aesthetic and fine grading, fertilizing, mulching, planting, sodding, cleanup, equipment, services, and maintaining plantings until final acceptance to all landscaping work indicated on the Drawings and specified. The Contractor will be required to obtain a R.O.W utilization permit for all work occurring in the R.O.W. The permit fee will be determined at such time and shall be submitted to the Owner for reimbursement without any mark-up. The Owner's representative will coordinate plan review and approval for such permit.

1.02 RELATED WORK SPECIFIED ELSEWHERE

A. IRRIGATION SYSTEM: Section 02960

1.03 QUALITY ASSURANCE

A. REFERENCE SPECIFICATIONS AND STANDARDS

1. Standards as established by the Florida Nursery Growers Association (FNGA).

B. TESTS AND INSPECTIONS

1. Plants shall be subject to inspection and approval of the Owner's representative at place of growth and/or upon delivery for conformity to specifications. Such approval shall not impair the right of inspection and rejection during progress of work. Inspection and tagging of plant material by Owner Representative's approval of the plant material in regards to their health and vigor. The health and vigor of the plant material is the sole responsibility of the Contractor. Trees that are found damaged or root bound are to be rejected prior to planting.
2. The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Prior to commitment of plant shipments, the Contractor shall examine the soils in all areas of work by conducting soil tests and filling test holes with water to determine if soil chemistry and drainage is satisfactory. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner's Representative for possible remedial action or plant material substitutions. The Owner's Representative reserves the right to make changes or substations in plant type or quantities for the purposes of insuring proper plant growth. Any failure of plant material during the warranty period due to soil conditions shall be the responsibility of the Landscape Contractor.
3. The Landscape Contractor shall test the irrigation water source to verify that the quality of water is suitable for the plant material prior to planting. Any findings of unsuitable water shall immediately be brought to the Landscape Architect and owner's Representative attention for a solution. Any failure of plant material during the warranty period due to water source shall be the responsibility of the Landscape Contractor.

C. PERFORMANCE

1. All planting shall be performed by personnel familiar with planting procedure and under supervision of a qualified planting foreman.
2. All work shall comply with applicable codes and regulations.
3. The work shall be coordinated with other trades to prevent conflicts.

1.04 SUBMITTALS

A. Submit documentation to Owner's Representative within fourteen (14) days after award of Contract, indicating quantities of plant material,availability and source of plant material. Contractor shall be responsible for all material listed on the plant list unless noted otherwise. Any and all substitutions due to unavailability must be requested in writing prior to confirmation of ordering.

B. All material shall be subject to inspection and approval by Owner's Representative. Contractor shall coordinate a material tagging trip with the Landscape Architect for all tree, specimen and accent materials as indicated in the pre-construction meeting.

1.05 PROJECT CONDITIONS

A. Sequencing: Do not commence planting until site grading, soil import, and preparation has been completed.

B. Inspect and approve all sprinkler work and finish grading prior to the start of shrub and groundcover planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

1.06 WARRANTY

A. The Contractor shall guarantee all tree and shrub/groundcover plantings for a period of twelve (12) months, and all sod for six (6) months after the date of final acceptance. During this period, the Contractor shall continue the observation of plants and guarantee work. The Contractor shall submit monthly observation reports to the Owner with a copy to the Landscape Architect during the guarantee period. The purpose of these reports is to state any maintenance deficiencies observed. It is the Contractor's responsibility to report these to protect his guarantee. Failure to submit reports eliminates any claims that the guarantee is not valid due to improper maintenance by Owner.

B. Replacement of Defective Plants: Any dead plants or plants showing indication of probable non-survial or lack of health and vigor, or which do not exhibit the characteristics to meet specifications, shall be replaced within two weeks of notice from Owner or Landscape Architect. All replacement plants shall be furnished/ installed at no additional cost to the Owner and shall be guaranteed for a period of twelve (12) months for all tree and shrub/groundcover replacements and for six (6) months for the replacement of sod after the date of the replacements. All replacements shall meet original specifications.

C. The Contractor shall notify the Owner and Landscape Architect ten days prior to the end of the guarantee period and such guarantee shall be extended until notification is received.

D. At the end of the guarantee period, all plants that are dead or in unsatisfactory growth shall be replaced within two weeks.

1.07 PRODUCT HANDLING

A. Delivery

1. Plant transportation shall comply with all Federal and State regulations.
2. Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State Law.
3. The Contractor shall furnish Owner's Representative receipts for all amendments.
4. Deliver all plants with legible identification labels.
   a. Label trees, evergreens, bundles of containers of like shrubs or groundcover plants.
   b. State correct plant name and size indicated on plant list.
   c. Use durable waterproof labels with water-resistant ink, which will remain legible for at least 60 days.
5. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
6. The Contractor shall notify the Owner's Representative three (3) days in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.

B. Storage:
Store plant material in shade and protect from weather.

C. Handling: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of plant materials. Plant materials that have been damaged in any way shall be discarded. If they have been installed, they shall be replaced.

1.08 VERIFICATION OF DIMENSIONS AND QUANTITIES

A. All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities. Immediately inform the Owner's Representative of any discrepancies between the Drawings, Specifications, and actual conditions. Do not do work in any area where there is a significant discrepancy until approval to proceed has been received from the Owner's Representative.

1.09 OWNER TAGGED MATERIALS

A. Contractor shall leave all tags on material previously tagged by the Owner's Representative until final acceptance.

1.10 JOB CONDITIONS

A. Protection: The Landscape Contractor shall protect all materials and work against injury from any causes and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to person or property, which may occur as a result of his negligence in the prosecution of the work.

1.11 PRODUCT HANDLING

A. Existing Conditions:

1. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work including, but not limited to, plant material, irrigation materials, underground pipes and cables, and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstruction. The Landscape Contractor shall be responsible for the immediate repair of any damage caused by his/her work.

2.01 MATERIALS

A. GENERAL

1. Nomenclature: All trees, shrubs and plants shall be true to name as established by the American Joint Committee on Horticultural Nomenclature publication "Standard Plant Names". The designated authority for the identification of all material shall be the two publications of L.H. Bailey, "Hortus III" and "Manual of Cultivated Plants", and all specimens shall be true to type, name, etc., as described therein.
2. Grade Standards and Quality: All plants shall be nursery grown and shall comply with all required inspection, grading standards and plant regulations as set forth in the Florida Department of Agriculture "Grades and Standards for Nursery Plants", Parts 1 and 2 including revisions.
   a. The minimum grade for all trees and shrubs shall be Florida No. 1 unless otherwise indicated and all plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall have healthy, well-developed root systems and shall be free of disease and insect pests, eggs or larvae.
3. Measurements:
   a. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the specified sizes as shown on the plans. Sizes specified are minimum standards. Plants shall be equal to or larger than all categories (height, spread, caliper, container) of size specification. Substantial deviations from these measurements must on the plans. Sizes specified are minimum standards. Plants shall be approved by Landscape Architect. Caliper of tree trunks shall be measured one foot above root ball for trees under 6 inches in caliper.
   b. Clear trunk of all types of palms shall be measured from the finished grade to the beginning of the fronds. The booted portion of the head of the palm shall be in proportion to the overall height of the palm.
4. Plant Protection: Plants shall be protected upon arrival at the site, by being thoroughly watered, kept moist, and properly maintained until planted.

B. PLANT MATERIALS: In reference to method of cultivation, root system status, plants for landscaping shall be classified under the following designations:

1. Container Grown Plants:
   a. Container grown plants shall have been grown in a container large enough and for sufficient time for the root system to have developed well to hold its soil together firm and whole. No plants shall be loose in the container. Plants, which have become root bound or for which the system is too large for the size of the container, will not be acceptable.
   b. All containers shall be cut and opened fully, in a manner such as will not damage the root system. Container grown plants shall not be removed from the container until immediately before planting, when all due care shall be taken to prevent damage to the root system.
   c. Any container grown material that was previously tagged for the job by the Owner/Landscape Architect shall have the locking tag visible on the tree until substantial completion has been awarded.
2. Balled and Burlapped Trees:
   a. Plants so classified shall be dug with firm natural root balls of earth coming from singular climatic and soil conditions as those on the project site and of sufficient diameter and depth to include most of the fibrous roots. The root ball of these plants shall be properly wrapped with burlap sack material and remain protected and wet until they are planted. The plant shall be handled only by the earth ball and not by the plant itself. All balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet soil, wet moss, or other acceptable material. The plants shall be set with the burlap cover intact and with the burlap showing, until final inspection.
   b. Burlap: Shall be pure burlap, 100% organic material with the ability to decompose.
   c. Roots Plus: All Oak trees classified as balled and burlap shall be tagged as a roots plus product and the tag shall remain until substantial completion has been awarded. Any material previously tagged at a nursery by the Owner/Landscape Architect shall have the nursery's locking tag visible on the three until substantial completion has been awarded.
3. Bare Root Plants: No bare root plants shall be used unless otherwise specified.
4. Grow Bag Plants: No grow bag plants shall be used.

C. Planting Materials:

1. Topsoil:
   a. Topsoil shall be a friable loam, typical of cultivated topsoils locally, containing at least 5 percent of decayed organic matter (humus). It shall be taken from a well-drained, arable site. It shall be reasonably free of weeds, subsoil, stones, clods, sticks, roots or other objectionable extraneous matter or debris. It shall not contain toxic materials and shall have an acidity range of pH 6.0 to 7.0 Topsoil from nut grass infested areas will not be acceptable.
   b. Soil testing shall be performed and analyzed by a laboratory registered by the state. Testing shall include fertility and suitability analysis with written recommendations for fertilizer or amendments, which shall take precedence over rates or analysis specified in this section. Soil testing shall be the Contractor's responsibility. Submit test results to the Landscape Architect for review.
   c. Soil Preparation: Prior to placing mix and backfill, or commencing with planting, rototill any or all areas that have been previously compacted over 90 percent for other construction purposes.
2. Fertilizer: Fertilizer shall be a complete balanced blend formula, of which part of the elements shall be derived from organic sources. It shall nitrogen, phosphorus and potassium as well as recommended micronutrients such as magnesium, iron, copper, zinc, boron, and manganese in sulfate form.
   Nitrogen shall be applied over all turf, shrub and tree areas at a rate of 1 pound per 1,000 square feet. The complete fertilizer analysis shall be approved by the Landscape Architect.
3. Weed Control: All planting beds shall be treated with the pre-emergent Treflan, as manufactured by Elanco Products Company, Division of Eli-Lilly Company, Indianapolis, Indiana, or equal. Contractor shall apply the pre-emergent prior to mulching as per manufacturer's instructions.
4. Mulch: Wood mulch shall be pine nugget mulch, grade #1, clean, bright and free of weeds, moss, sticks and other debris.
5. Water: Suitable water for the irrigation of the new plantings during the progress of construction shall be provided and provided and paid for the by the Contractor, who shall also furnish adequate watering equipment.
6. Stakes and Ties: Stakes and tree ties shall be provided in accordance with the requirements of Paragraph 3.03.C19 hereinafter.

3.01 INSPECTION

A. Insure that final grades to +/- 0.61m (0.20') have been established prior to commencing planting operations. Provide for inclusion of all amendments, settling, etc. Landscape Contractor shall be responsible for finish grading all planting areas as indicated on Civil Engineer's plans and as directed by the Owner's Representative.

B. Inspect trees, shrubs and liner stock plant material for injury, insect infestation and trees and shrubs for improper pruning.

C. Do not begin planting of trees until deficiencies are corrected or plants replaced.

3.02 PREPARATION

A. Soil Preparation:

1. All planted areas to be planted shall be loosened to 30cm (12") except 2:1 or steeper slopes.
2. Soil to be used for planting shall be free of rocks over 1.5cm (1/2") in diameter, and free of foreign debris, refuse, plants or roots, clods, weeds, sticks, solvents, petroleum products, concrete, base rock, or other deleterious or extraneous material. Soil shall be free of soil-borne diseases and capable of sustaining healthy plant life. Materials not meeting these specifications shall be removed.

B. Aesthetic Grading:

1. Contractor shall be responsible for regarding of ponds and berm grading as indicated on the aesthetic grading plans.
2. Fill dirt, if required, shall be locally obtained material from naturally drained sources, free from dry, organic debris, stones larger than 1-inch diameter and other materials harmful to successful drainage and plant growth. Soil shall be well mixed and contain no more than 25 percent muck.
3. Berms shall be gently rolling and parabolic with uniform levels or slopes with no more than 4:1 maximum slope.
4. Contractor shall contact the Landscape Architect for approval of all aesthetic grading prior to any planting.

C. Final Grades:

1. Minor grading modifications may be required to establish the final grades.
2. Finished grading shall insure proper drainage of site as determined by the civil engineer's grading plans and the Owner's Representative.
3. All areas shall be graded such that final grades will be 5cm (2") below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc. or as indicated on Drawings.
4. Surface drainage shall be away from all structure foundations at 1/4" per foot to aid in water runoff.
5. Remove or redistribute excess soil before application of fertilizer. Make allowances when establishing finish grades for earth excavation from planting pits and mulch.
6. Weeding: Before and during preliminary and finish grading, dig out all weeds and grasses by the roots and dispose-of off the site. Grasses not of the perennial type less than 2-1/2" high and not bearing seeds, may be turned under. Perennial weeds and grasses to be removed include, but are not limited to the following:
   a. Nut grass.
   b. St. Augustine.
   c. Puncture Vine.
   d. Morning Glory.
   e. Johnson Grass.
   f. Also remove other noxious or invasive weeds encountered on the site.
7. Trenches: If sprinkler system has been installed after grading and fertilizing has been completed, re-till the trench backfill and fertilize to the depth specified for the area, to conform to specified requirements.
8. Eliminate all erosion scars prior to commencing maintenance period.

D. Disposal of excess soil: Dispose of any unacceptable or excess soil at an off-site location approved by Owner.

3.03 MATERIALS CONDITION

A. All plant materials shall be approved by the Owner's Representative as they are delivered to the job site. or other site inspections, and in all cases:

1. Conditions: Plants shall be symmetrical as typical for the variety and species: in a condition of healthy and vigorous growth; free from plant disease, insect pests, or their eggs; and with healthy normal root systems well filling their containers, but not to the point of being rootbound. Plants shall not be pruned prior to delivery, except as authorized by the Owner's Representative. Spray all trees to eliminate insects and fungus, and apply foliar anti-transpirant prior to delivery.
2. Dimensions: The height and spread of all plants shall be measured with branches in their normal position. Where dimensions of any plant materials are omitted from the Plant List, plants shall be normal stock for type listed.
3. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accord with locally accepted practice.
4. Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.
5. Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
6. Do not do any planting, other than specimen trees, until all operations involved with the installation of the sprinkler system have been completed, final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Owner's Representative.
7. The relative position of each tree and plant is subject to approval by the Owner's Representative, and shall, if necessary to achieve project design objectives, be relocated as directed.
8. Remove each plant from its container and plant in such manner that when settled, it will bear the same relation to the constructed finished grade as it bore to the grade in the container before being transplanted. Place each plant in the center of the pit and backfill, unless otherwise specified, with the prepared soil. Filling will not be permitted around trunks or stems. Properly cut off all broken or frayed roots.

B. Layout of major plantings: Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any planting pits are dug. All such locations shall be approved by the Owner's Representative. If underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Owner's Representative. Layout shall be accomplished with flagged grade stakes indicating plant names and specified container size on each stake or alternate approved method. It shall be the contractor's responsibility to confirm with the Owner and governing agencies the location and depth of all underground utilities and obstructions.

C. Planting of trees, shrubs and groundcovers:

1. Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.
2. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades, shall be removed from the site.
3. Protect all areas from excessive compaction when trucking plants or other material to the planting site. Compacted areas shall be cross-ripped to 12" and tilled.
4. Center plants in pit or trench.
5. Face plants with fullest growth toward the best public views.
6. Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.
7. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and one-half times the depth of the settled, it will bear the same relation to the constructed finished grade as it root ball for all shrubs. Trees 15 gallon and smaller to be planted as above, trees 24" box or larger to be excavated to the depth of the root ball (allow 1-2" for settling) and as space allows, 24" clear of the root ball on all sides.
8. Layout areas and set stakes/flags for trees at locations indicated on Drawings. Secure approval from Owner's Representative before excavating pits. Make necessary adjustments as directed.
   a. Specimen trees to be planted prior to construction of finish grades shall be located by surveyor for position and finish-grade relationship to top of root ball.
9. When hardpan or muck is encountered, break through to clean soil and backfill with prepared backfill as directed. Loosen compacted soil at sides and bottoms by scarifying or other approved method. Set tree to finish grade and fill the pit with prepared soil, progressively settling the soil about the root ball by water jetting and flooding to remove voids.
10. Set tree in center of pit in a vertical position so that crown of ball will be level with finish grade after allowing for watering and settling.
11. Prepare watering basin same width as tree plant ball. Water thoroughly immediately following planting. Backfill all voids which develop with additional prepared planting soil to bring to finish grade. Remove all basins in lawn areas and smooth to finish grade prior to laying sod.
12. Monitor tree and shrub root balls for adequate moisture content. Deep water and/or provide soaker hoses to maintain moisture supply.
13. All plants which settle deeper than the surrounding grade shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.
14. Can removal:
    a. Cut cans on two sides with an acceptable can cutter.
    b. Do not injure root ball.
    c. Do not cut cans with spade or ax.
15. Box removal:
    a. Remove bottom of plant boxes before planting.
    b. Remove sides of box without damage to root ball after positioning plant and partially backfilling.
16. Plant tablets:
    a. During installation, Gro-Power 7 gram or Agroform 21 gram tablets, or approved equal, shall be provided in each planting hole as per quantities and application of the manufactures specifications.
    b. Planting tablets shall be set with each plant on the top of the root ball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified by the Owner's Representative.
    c. Plant tablets shall be located 1/3 depth of the root ball.
17. Backfill:
    a. The remainder of the hole shall then be backfilled and tamped firm.
    b. After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two (2) inches of water. The basins shall be constructed of amended backfill materials. Remove basin in all turf areas after initial watering.
9. Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches. Pruning may not be done prior to delivery of plants.
10. Staking and guying: The Contractor shall be responsible to maintain trees in a straight and plumb position throughout the warranty period. If the Contractor chooses to stake and guy the trees, staking shall be completed immediately after planting. All stakes shall be installed plumb and as indicated in details. The Contractor shall remove the staking and guying materials once the trees are established.

D. Planting of flowering annuals:

1. Flowering annuals shall be grown in 4" pots as indicated on the plans. Annuals shall remain in their flats until transplanting. The flat's soil shall contain sufficient moisture so that it will not fall apart when lifting the plants.
2. The annuals shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the drawings. Each annual bed shall receive a thin layer of annual mulch.
3. Each rooted plant shall be planted with its proportionate amount of flat soil. Plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole. The planting area shall then be mulched with appropriate fine bedding mulch.
4. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by trampling or other operations of this Contract shall be repaired immediately.

E. Sod planting:

1. Preparing soil: Remove rocks, weeds, and debris from area to be sodded. If dirt is compacted, work up soil to a depth of 6 inches and break up all clods. Soil prep all areas as noted elsewhere in specifications.
2. Grading and rolling: Carefully smooth all surfaces to be sodded. Roll areas to expose soil depressions or surface irregularities. Re-grade as required.
3. Laying sod: Lay first strip of sod slabs along a straight line (use a string in irregular areas). Butt joints tightly, do not overlap edges. On second strip, stagger joints much as in laying bricks. Use a sharp knife to cut sod to fit curves, edges and sprinkler heads. Sod shall be laid within 72 hours of harvesting and 12 hours from time of delivery.
4. Watering: Do not lay whole lawn before watering. When a conveniently large area has been sodded, water lightly to prevent drying. Continue to lay sod and to water until installation is complete.
5. Rolling sod: After laying all sod, roll lightly to eliminate irregularities and to form good contact between the sod and soil. Avoid a very heavy roller or excessive initial watering which may cause roller marks.
6. Irrigation: Water thoroughly the complete lawn surface. Soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
7. Replacement: Replace all dead or dying sod with equal material as directed by the Owner's Representative.

3.04 CLEAN-UP

A. After all planting operations have been completed; remove all trash, excess soil, empty plant containers and rubbish from the property. All scars, ruts or other marks in the ground caused by this work shall be repaired and the ground left in a neat and or the last working day of each week. All trash shall be removed completely from the site.

B. The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the premises in a clean condition. All walks shall be left in a clean and safe condition.

3.05 OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the Owner's Representative in advance for the following site visits, according to the time indicated:

1. Pre-job conference - 7 days
2. Tree Tagging - 7 days
3. Final grade review - 48 hours
4. Plant material review - 48 hours
5. Plant layout review - 48 hours
6. Substantial completion walk-through - 7 days
7. Final walk-through - 7 days

B. When observations are conducted by someone other than the Owner's Representative, the Contractor shall show evidence in writing of when and by whom these observations were made.

3.06 FIELD QUALITY CONTROL

A. All inspections herein specified shall be made by the Owner's Representative as the work progresses.

B. Protect work completed by other trades from damage.

3.07 PROTECTION

A. Continuously protect all lawn areas, plant materials, and supports until final acceptance of the work.

B. Inspect and approve all landscape irrigation work and finish grading prior to the start of shrub planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

3.08 FINAL ACCEPTANCE OF INSTALLATION

A. Maintain all planted areas free of debris and insects. Mow, cultivate, weed and water all areas until final acceptance of work by the Owner's Authorized Representative.

B. Prior to final approval of work, do the following:

1. Re-seed, re-sod or replant areas where necessary for full and even coverage.
2. Remove all debris resulting from landscape work.
3. Re-grade, lightly compact and replant around sprinkler heads where necessary to maintain proper vertical positioning in relation to general grade.
4. Fill all depressions and eroded channels with sufficient soil mix to adjust grade to assure proper drainage, compact lightly and replant the filled areas in accord with Drawing's requirements.
5. Address any items noted in the punch list from the substantial completion walk-through.

REV.	DATE	DESCRIPTION	BY
1	9/23/21	CITY COMMENTS	L.P.
2	6/18/21	CITY COMMENTS	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

LANDSCAPE SPECIFICATIONS

DRAWN: DM | DESIGNED: DM | CHECKED: RW | DATE: 04/01/21

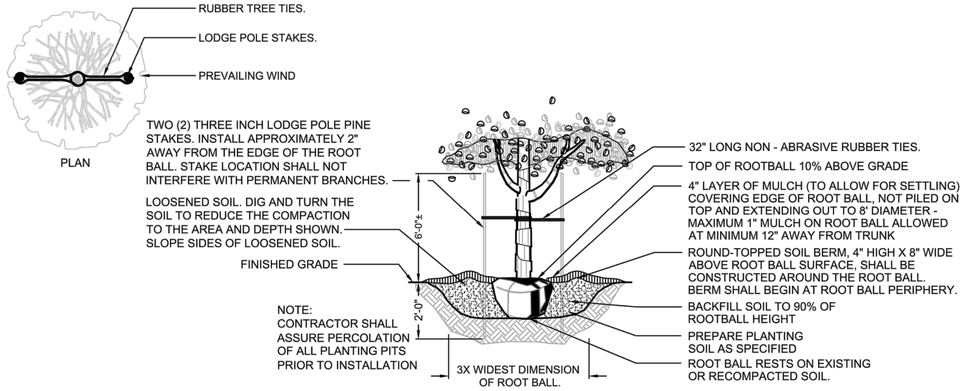
SCALE N/A | PROJECT 2020-001 | SHEET L-1.02

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

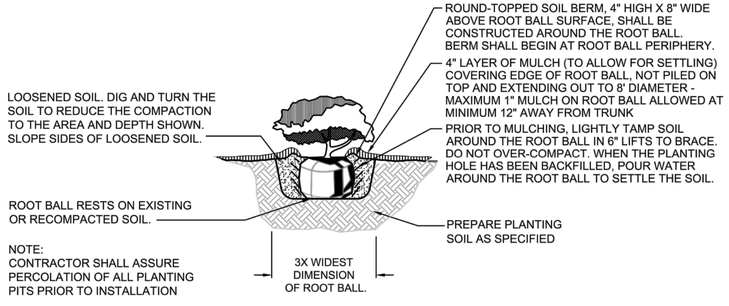
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D:\Dropbox\Rick Wohlfarth\Osceola Village Center\DWG\76 Gas Station\L-1.01 76 Gas - Landscape Plan_DRG FINAL_9_22_2021.dwg Plotted: 9/22/2021 By:murr4



LARGE TREE DETAIL

Scale: N.T.S. — 1 / LD.01



SHRUB DETAIL

Scale: N.T.S. — 2 / LD.01

LANDSCAPE NOTES:

1. All plant material shall be Florida Grade no. 1 or better as specified in "Grades and Standards for Nursery Plants", "Parts 1 and 2, by Division of Plant Industry, Florida", Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen 'Standards for Nursery Stock', latest edition.
2. The landscape contractor shall be responsible for verification of quantities in the plant list. In the event of a conflict between quantities on the plant list and the plans, the plans shall control and the discrepancy shall be brought to the attention of the landscape architect prior to bid. Any deviation from these plans must be approved by the landscape architect or owner's representative.
3. Contractor is responsible for compliance with all applicable building codes, ordinances and local regulations. The contractor shall be responsible for obtaining all necessary permits to perform the work.
4. The landscape contractor is responsible for inspection of existing conditions and promptly reporting all discrepancies and improper conditions (wetness, muck, debris, etc) to landscape architect prior to bidding. Contractor is responsible for soil analysis prior to installation of plantings, and is responsible for all soil amendments to conform to specifications.
5. All tree material shall be container grown unless otherwise specified.
6. The landscape contractor shall acquaint himself with all civil drawings as they relate to paving, site grading, and all utilities, (including water, sewer and electrical supply) to preclude any misunderstanding and ensure trouble-free installation. The exact location of all existing structures, underground utilities, existing underground sprinklers and pipe may not be indicated on drawings. The contractor shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect utility services which must remain operational and shall be responsible for their replacement if damaged by him.
7. All planting beds shall receive a 3" layer (1" over rootball) of Grade #1 pine nugget mulch.
8. Refer to specifications for complete requirements.
9. Project will be 100% irrigated with head to head coverage. System will be equipped with an automatic rain cut-off switch.
10. In the event of a conflict between quantities in the plant list and on the plans, the plan shall take precedence.
11. The irrigation system and plantings will be planted, established and maintained at all times by the Home Owner's Association according to the approved landscape and irrigation plans.
12. Understory trees must be planted min. 5' from water and sewer lines.

Code	Botanical Name	Common Name	Caliper	Height	Spread	Container	Comments	Spacing	Qty.
	Trees								
MGD	Magnolia grandiflora ' D.D. Blanchard'	Magnolia D.D. Blanchard	2.5"	8'-10'	4'-5'	B&B		as shown	7
MGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	2.5"	6'-7'	3'-4'	30 Gal		as shown	3
QV4	Quercus virginiana 'High Rise'	High Rise Live Oak	4"	12'-14'	8'-10'	100 Gal	6' ct. min., main central leader	as shown	8
UPE	Ulmus parvifolia 'Emer II' P.P. #7552	Allee Elm	4"	12'-14'	8'-10'	100 Gal	6' ct. min., main central leader	as shown	5
	Accent/Understory Trees								
JI	Jatropha intergirrima	Jatropha Tree	2"	5'-6'	3'-4'	30 Gal	Single straight trunk		6
LMI	Lagerstroemia indica 'Osage'	Pink Crape Myrtle		6'-8'	4'-5'	30 Gal	Min. 3 trunk, 2' to 3' clear trunk, full head	10'	7
LTO	Lagerstroemia indica 'Tonto'	Tonto Crape Myrtle		4'-5'	3'-4'	15 Gal	Min. 3 trunk, 2' to 3' clear trunk, full head	10'	6
PE1	Pinus elliotti 'Densa'	Slash Pine 'Densa'	3"	8'-10'	4' - 5'	30 Gal		10'	10
PCH	Rhaphiolepis medica 'Majestic Beauty'	Majestic Beauty Indian Hawthorn	2"	6-7'	4'-5'	30 Gal	Single trunk specimen		17
	Palms								
PRO	Phoenix roebelenii	Pygmy Date Palm		5'-7'	3'-5'	B&B	Multi-trunk (min. 3 trunks)		4
WB1	Wodyetia bifurcata	Foxtail Palm		14'		B&B	Clear trunk	as shown	1
WB2	Wodyetia bifurcata	Foxtail Palm		14'		B&B	Clear trunk	as shown	2
	Shrubs								
CUV	Coccoloba uvifera	Sea Grape		24"-36"	18"-24"	3 Gal		4'	3
HRO	Hibiscus rosa-sinensis	Hibiscus		24"-36"	18"-24"	3 Gal	Red flowers; dwarf variety	3'	92
ICBD	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly		24"-36"	18"-24"	3 Gal		2.5'	17
ICN	Ixora coccinea 'Nora Grant'	Ixora 'Nora Grant'		24"-36"	18"-24"	3 Gal		3'	15
JMU	Jasminum multiflorum	Downy Jasmine		24"-36"	18"-24"	3 Gal		3'	58
RIA	Raphiolepis indica 'Alba'	Dwarf Indian Hawthorn		18"-24"	12"-18"	3 Gal		2.5'	49
RRR	Rhododendron indica 'Red Ruffle'	Azalea 'Red Ruffle'		18"-24"	18"-24"	3 Gal		2'	99
STR	Strelitzia reginae	Bird of Paradise		24"-36"	18"-24"	7 Gal	Must have bloomed	4'	15
TFL	Tripsacum floridana	Dwarf Fakahatchee Grass		18"-24"	18"-24"	3 Gal		3'	22
VOW	Viburnum odoratissium 'Awabuki'	Awabuki Viburnum		24"-36"	18"-24"	3 Gal		3'	158
ZFU	Zamia furfuracea	Cardboard Palm		4'-5'	3'-5'	15 Gal		4'	4
	Groundcovers								
DVE	Dietes vegetata	White African Iris				1 Gal	Full in pot	18"	514
GJP	Gardenia jaminoides 'Prostrata'	Dwarf Gardenia				1 Gal	Full in pot	18"	169
HAG	Hemerocallis 'Aztec Gold'	Aztec Gold				1 Gal	Full in pot	18"	220
LCG	Lantana camara 'Gold Mound'	Gold Mound Lantana				1 Gal	Full in pot	18"	70
LMB	Liriope muscari 'Big Blue'	Big Blue Liriope				1 Gal	Full in pot	18"	175
	Sod								
SOD	Zoysia japonica	Empire Zoysia Sod							21500
	Pine Bark Mulch								100

DRC#21-00058

REV.	DATE	DESCRIPTION	BY
2	9/23/21	CITY COMMENTS	L.P.
1	6/18/21	CITY COMMENTS	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

LANDSCAPE DETAILS

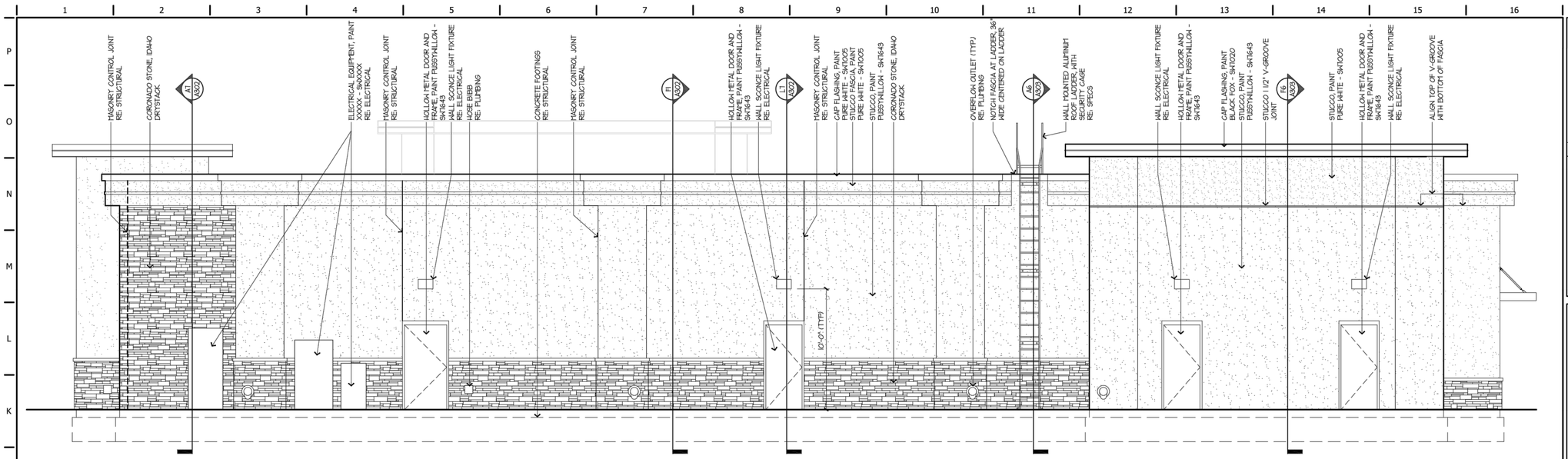
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SCALE: N/A | PROJECT: 2020-001 | SHEET: L-1.03

VHB GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

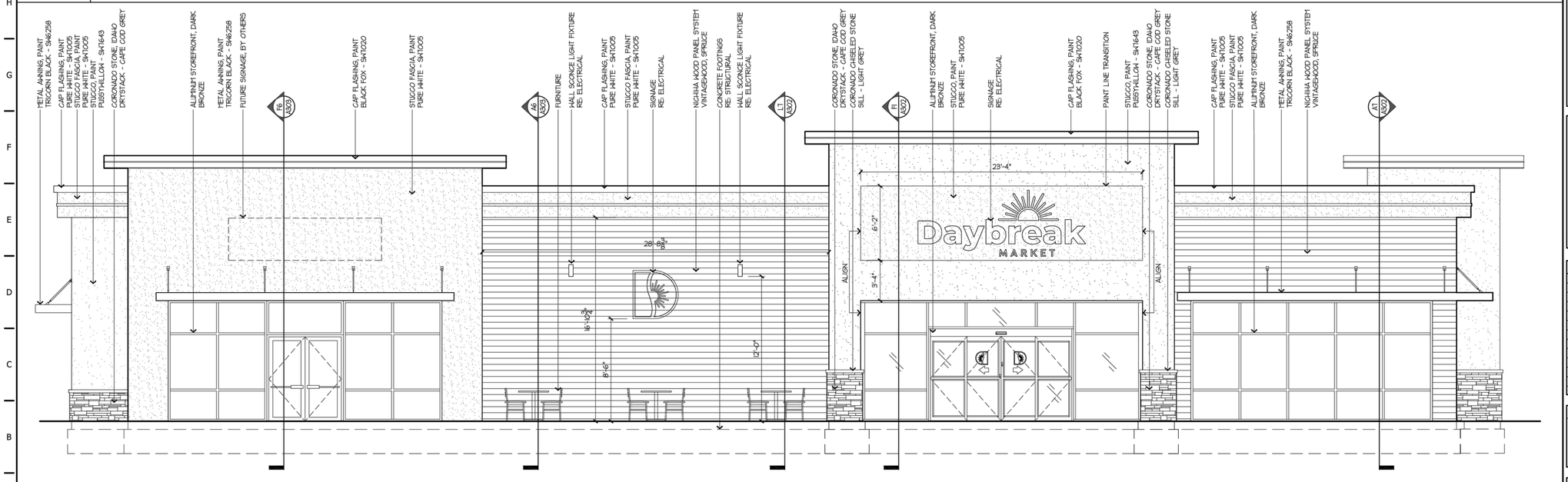
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H1 REAR ELEVATION

1/4" = 1'-0" A1-A101



A1 FRONT ELEVATION

1/4" = 1'-0" A1-A101

SIGNATURE DATE:

Daybreak MARKET

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 3/16/2021

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER: A201

REV.	DATE	DESCRIPTION	BY
1	6/18/21	CITY COMMENTS	L.P.

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

BUILDING ELEVATIONS

SCALE	DRAWN:	DESIGNED:	CHECKED:	DATE:
N/A	DM	DM	RW	04/01/21

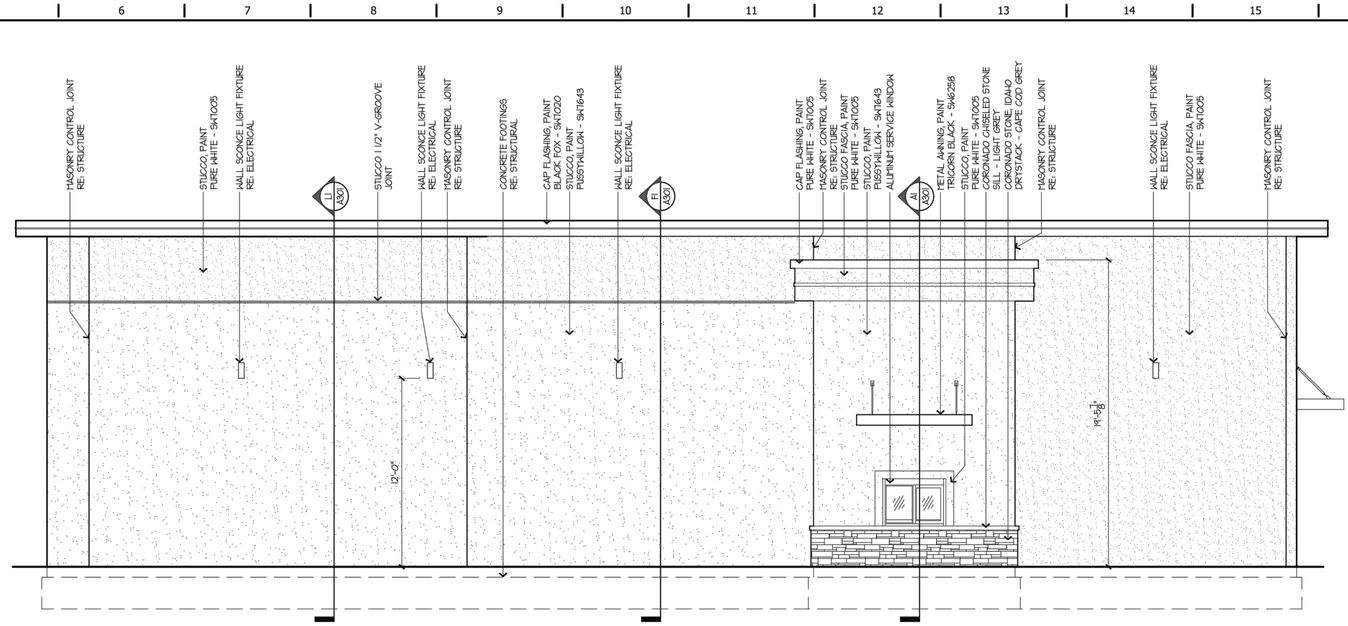
PROJECT 2020-001 SHEET A-01

WC GROUP LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

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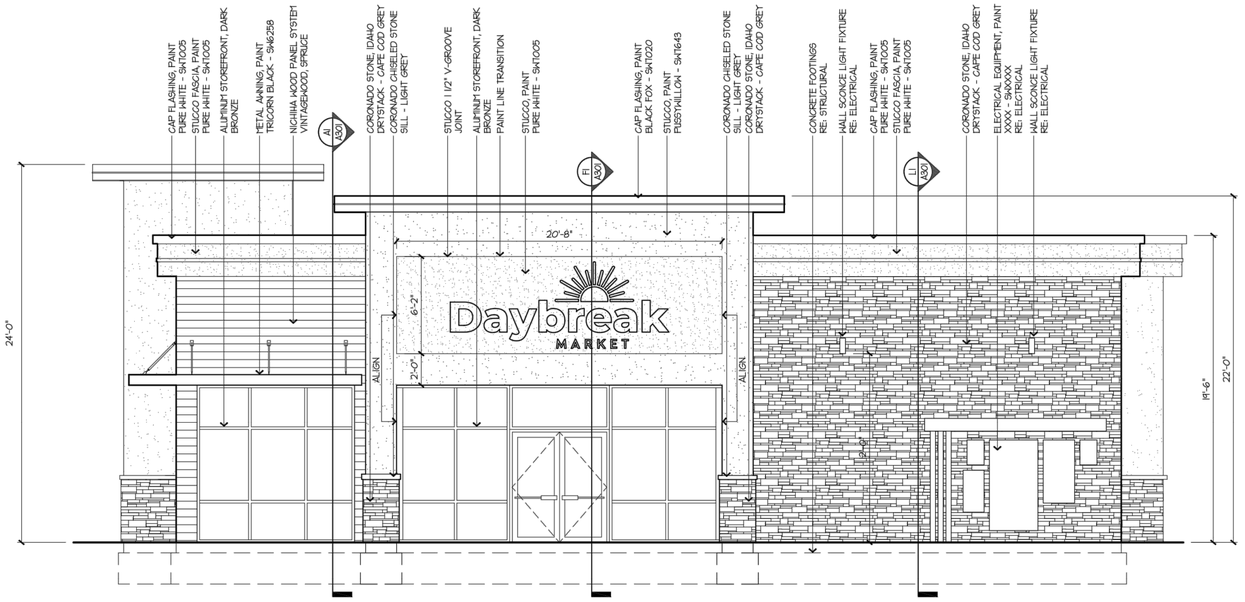
DRC#21-00058

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H5 SIDE ELEVATION

1/4" = 1'-0" A1-A101



A5 SIDE ELEVATION

1/4" = 1'-0" A1-A101

A1 NOT USED

SIGNATURE DATE:

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 3/16/2021

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER: A202

REV.	DATE	CITY COMMENTS	BY
1	6/18/21		L.P.

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
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DAYBREAK MARKET @
OSCEOLA VILLAGE CENTER

BUILDING ELEVATIONS

DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

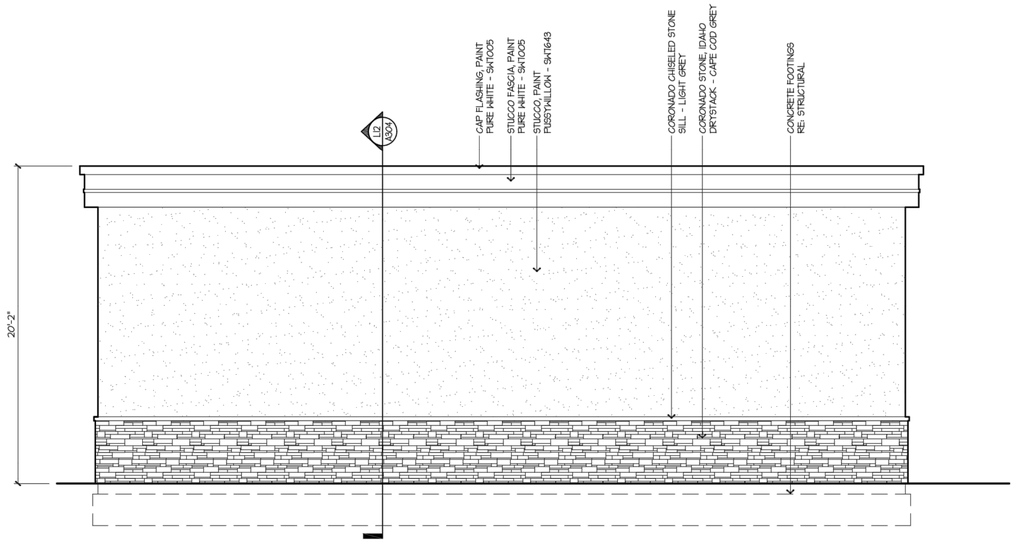
SCALE	PROJECT	SHEET
N/A	2020-001	A-02

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

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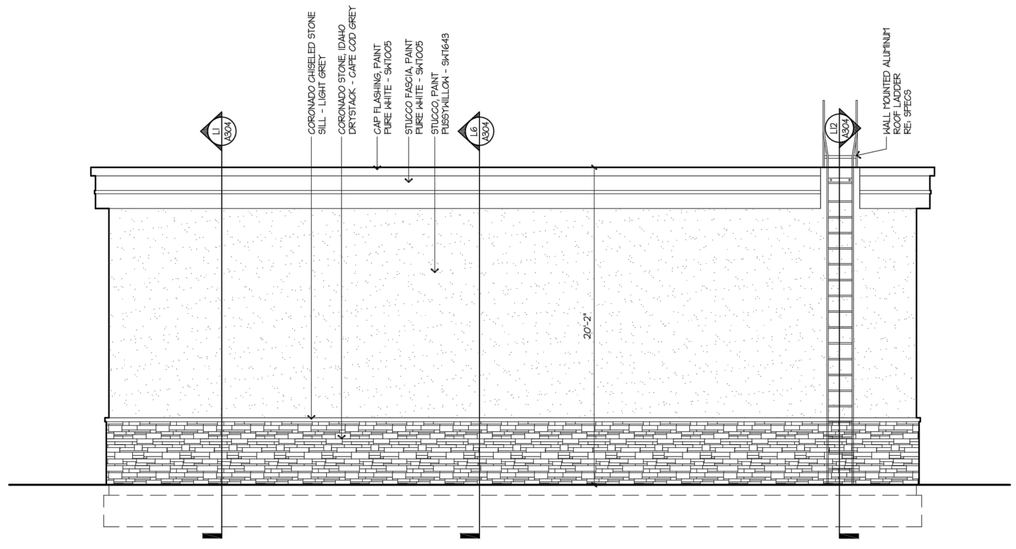
DRC#21-00058

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H8 — CAR WASH - REAR ELEVATION

1/4" = 1'-0" | A1-A102



A8 — CAR WASH - FRONT ELEVATION

1/4" = 1'-0" | A1-A102

A1 — NOT USED

SIGNATURE DATE:

Daybreak MARKET

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 3/16/2021

SHEET TITLE:

CAR WASH
EXTERIOR ELEVATIONS

SHEET NUMBER:

A203

REV.	DATE	CITY COMMENTS	BY
1	6/18/21		L.P.

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @
OSCEOLA VILLAGE CENTER

BUILDING ELEVATIONS

DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

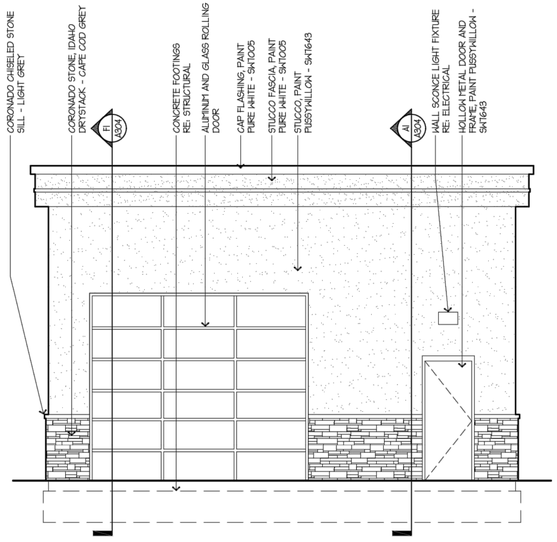
SCALE	PROJECT	SHEET
N/A	2020-001	A-03

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

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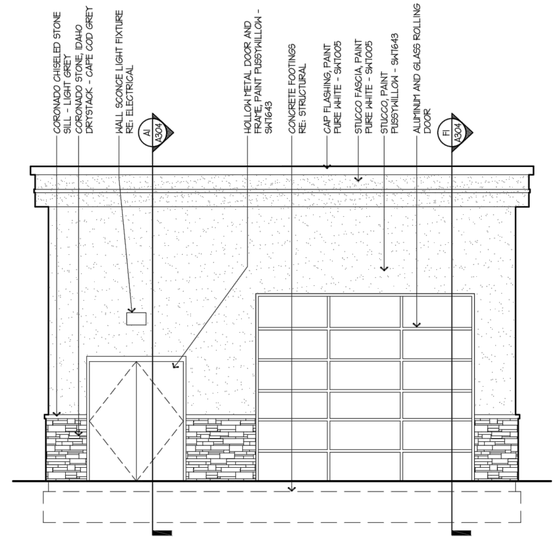
DRC#21-00058

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H9 | CAR WASH - SIDE ELEVATION

1/4" = 1'-0" | A1-A102



A9 | CAR WASH - SIDE ELEVATION

1/4" = 1'-0" | A1-A102

A1 | NOT USED

SIGNATURE DATE:

Daybreak MARKET

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 3/16/2021

SHEET TITLE: CAR WASH EXTERIOR ELEVATIONS

SHEET NUMBER: A204

REV.	DATE	CITY COMMENTS	BY
1	6/18/21	DESCRIPTION	L.P.

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @ OSCEOLA VILLAGE CENTER

BUILDING ELEVATIONS

DRAWN: DM | DESIGNED: DM | CHECKED: RW | DATE: 04/01/21

SCALE: N/A | PROJECT: 2020-001 | SHEET: A-04

WC GROUP LAND DEVELOPMENT & ENGINEERING SERVICES

BUSINESS NO. 32108

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DRC#21-00058

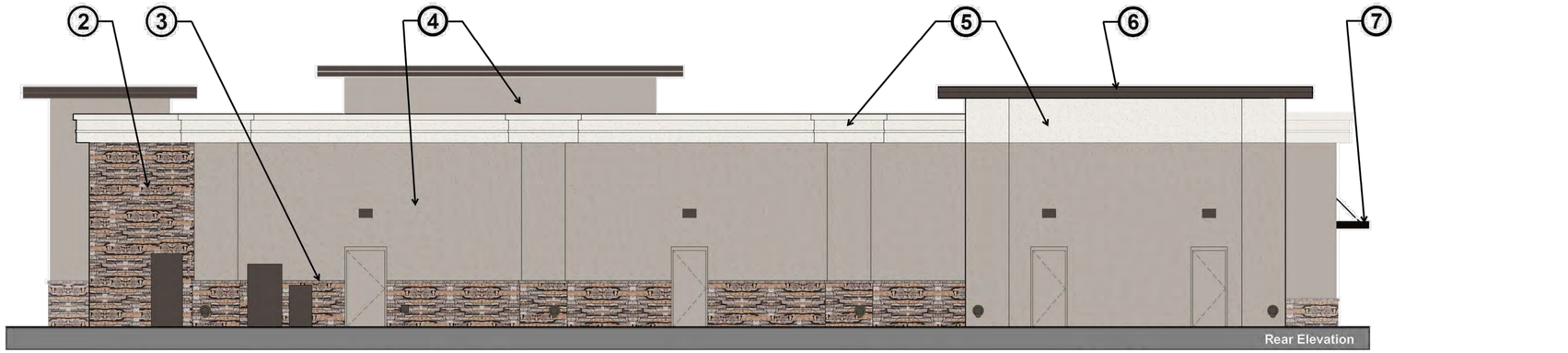
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Daybreak MARKET

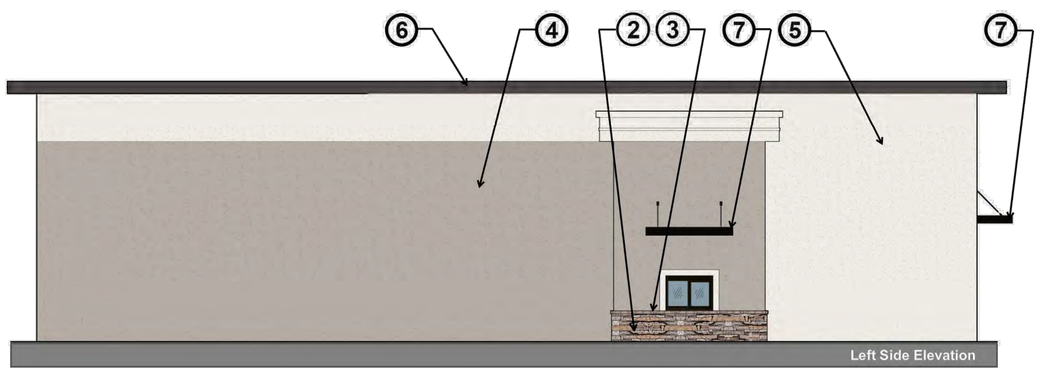
1	2	3	4	5	6	7
Nichiha Vintagewood Spruce	Coronado Idaho Drystack Cape Cod Grey	Coronado Chiseled Stone Sill Light Grey	SW7643 Pussywillow	SW7005 Pure White	SW7020 Black Fox	SW6258 Tricorn Black



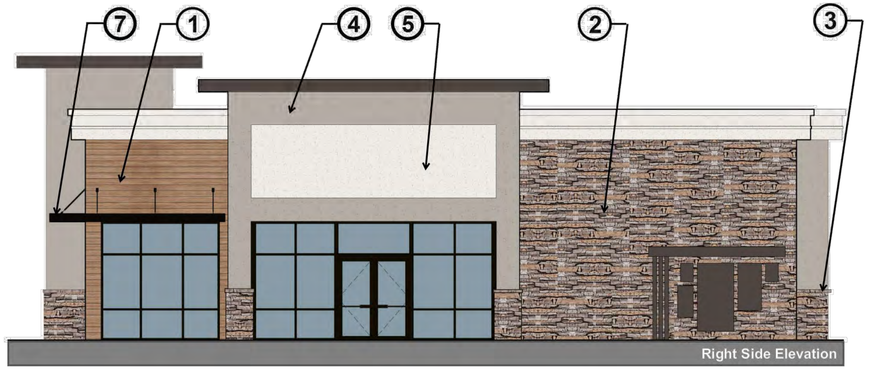
Front Elevation



Rear Elevation



Left Side Elevation



Right Side Elevation

DRC#21-00058

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REV.	DATE	DESCRIPTION	BY
1	6/18/21	CITY COMMENTS	L.P.

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

DAYBREAK MARKET @
OSCEOLA VILLAGE CENTER

BUILDING COLOR BOARD

DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	DM	RW	04/01/21

SCALE	PROJECT	SHEET
N/A	2020-001	A-05

WGC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

This Instrument Prepared By
And To Be Returned To:

Stephen V. Hoffman, Esq.
Olive Judd, P.A.
2426 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENTS ("Declaration") is executed this ___ day of June, 2021 by **OSCEOLA-KISSIMMEE DEVELOPMENT IV, LLC**, a Florida limited liability company (herein referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant owns that certain real property located in the City of Kissimmee, Florida referred to herein as Lot A-1 and more particularly described on Exhibit A, attached hereto and made a part hereof ("Lot A-1"); and,

WHEREAS, Declarant owns that certain real property located in the City of Kissimmee, Florida referred to herein as Lot A-2 and more particularly described on Exhibit B, attached hereto and made a part hereof ("Lot A-2") (Lot A-1 and Lot A-2 may also be referred to individually as a "Lot" and collectively as the "Lots"); and

WHEREAS, the Lots are contiguous; and

WHEREAS, Declarant wishes to grant to the owners, tenants and occupants of the Lots and their respective agents, employees, customers and invitees, perpetual, non-exclusive easements as more specifically set forth herein.

NOW, THEREFORE, upon the recordation hereof, Lot A-1 and Lot A-2 shall be held, transferred, sold, conveyed and occupied, in whole or in part, subject to this Declaration. Lot A-1 and Lot A-2 or any portion thereof may be freely transferable or assigned to another person or entity. No such transfer or assignment, however, shall effect any revocation, change or addition to the provisions established by this Declaration, except as may herein be provided.

1. Access Easement. The owners, tenants and occupants of the Lots and their agents, employees, customers and invitees shall have a right and a perpetual, non-exclusive easement over and across the roadways, drive aisles, entrances to public streets, sidewalks and walkways now existing or hereinafter constructed or modified on each of the Lots for the purpose of vehicular and pedestrian access, ingress and egress to and from the Lots and between the Lots and any adjacent access easements, roadways or streets. No trees, permanent buildings or other structures shall be placed in or allowed to encroach upon any of the drive aisles or roadways, and no change of grade,

elevation or excavation shall be made upon such drive aisles without prior written approval of the Owner on whose Parcel the easement is located. The easements granted in this Paragraph do not apply to loading docks, services areas and drive-through lanes on any of the Lots.

2. Drainage Easement. Declarant hereby dedicates a perpetual, non-exclusive easement for drainage purposes upon, across, over and under Lot A-1 for the benefit of Lot A-2. Declarant hereby dedicates a perpetual, non-exclusive easement for drainage purposes upon, across, over and under Lot A-2 for the benefit of Lot A-1. The drainage easements granted herein shall include the right to maintain, repair, replace and have access to such drainage facilities or infrastructure, over, along, through, in, above and under the Lots. The location of the drainage easements set forth herein shall be limited to drainage structures, ponds, retention areas, swales, pipes as constructed within the Lots. Nothing contained herein shall be construed to permit the location, installation and/or construction of drainage facilities in conflict with buildings or structures.

3. Parking Easement. Declarant hereby dedicates a perpetual, non-exclusive easement to park passenger, service and delivery vehicles in the Parking Areas located within Lot A-1 for the benefit of Lot A-2. Declarant hereby dedicates a perpetual, non-exclusive easement to park passenger, service and delivery vehicles in the Parking Areas located within Lot A-2 for the benefit of Lot A-1. In no event shall any parking spaces located within the Parking Areas of either Lot be eliminated unless such eliminated parking spaces are immediately replaced with parking spaces within such Lot of equal or greater number and size.

4. Utility Easement. Declarant hereby dedicates a perpetual, non-exclusive easement for the purpose of installation, maintenance, and repair of underground utilities serving any portion of Lot A-1 over and across such portions of Lot A-2 as is not within the building area, if any, shown on the Site Plan attached hereto as Exhibit "C" and made a part hereto ("Site Plan"). Declarant hereby dedicates a perpetual, non-exclusive easement for the purpose of installation, maintenance, and repair of underground utilities serving any portion of Lot A-2 over and across such portions of Lot A-1 as is not within the building area, if any, shown on the Site Plan. In connection with the installation, maintenance, or repair of utilities as provided for in this Paragraph, the owner of the Lot to which such utilities are being installed shall insure that such installation, maintenance, or repair is undertaken in a manner so as to minimize the effect of ease of access by customers and other business invitees to other business located on the other Lot. All such work shall be done promptly and in a good workmanlike manner. Any portion of the Parcels which is affected by such installation, maintenance, and or repair shall be restored to the same condition as existed prior to such work.

5. Limitations on Use of Easement Areas. The easement rights granted herein are limited to the owners, tenants and occupants of the Lots and their respective agents, employees, customers and invitees associated with the business operations on the Lots. Each owner of a Lot, at any time and from time to time during the term of this Declaration, shall have the right, but not the obligation, to enter upon the other party's Lot for the purpose of constructing, installing, and maintaining the parking areas, drive aisles, sidewalks, signage and lighting as more particularly shown on the Site Plan.

6. **Maintenance.** The current or future owner of a Lot (the "Responsible Party"), at its sole cost and expense, shall be responsible for cleaning and maintaining the roadways, drive aisles, entrances, sidewalks, walkways, parking lots and other paved areas on such Lot in good condition and repair, and shall take all commercially reasonable actions to ensure the uninterrupted use and operation of all such areas located on its Lot. In the event of any damage to or destruction of all or a portion of the drive aisles, entrances, sidewalks, walkways, parking lots and other paved areas on any Lot, the Responsible Party for that Lot shall, with due diligence, repair, restore and rebuild such areas to their condition prior to such damage or destruction (or with such changes as shall not conflict with this Declaration). The owner of a Lot may delegate its maintenance obligations as a Responsible Party hereunder to a tenant or occupant of such Lot, but such delegation shall not release or relieve the owner of such Lot from ultimate liability for the performance of its obligations hereunder.

7. **Insurance, Property Taxes.** Each party having rights with respect to an easement granted hereunder (the "Grantee") shall indemnify and hold harmless the party granting the easement (the "Grantor") and its successors and assigns from and against all claims, liabilities, loss, cost and expense (including reasonable attorneys' fees) relating to accidents, injuries, loss or damage arising from the negligent, intentional or willful acts or omissions of the Grantee or its permittees, tenants, contractors, employees, agents and others acting on behalf of the Grantee. Each Lot shall procure and maintain general and/or comprehensive public liability insurance against claims for personal injury, death, or property damage occurring upon such Lot. The owner of each Lot shall pay all real estate and other taxes, assessments, or charges of any type levied or made by any governmental body or agency with respect to its Lot, prior to delinquency.

8. **Installation and Modification.** The easement rights granted in this Declaration shall not prevent the Grantors or their successors, assigns or representatives from installing, constructing, modifying, altering, removing, maintaining, repairing and replacing any parking facilities, islands, drive aisles or other improvements on or within either of the Lots, provided such improvements do not prevent or materially impair access to the Lots (although there may be reasonable, temporary disruptions and relocations of same). The easements granted shall be used and enjoyed by each owner and its permittees in such a manner so as not to unreasonably interfere with, obstruct or delay the conduct and operations of the business of any other owner or its permittees at any time conducted on its Lot, including, without limitation, public access to and from said business, and the receipt or delivery of merchandise in connection therewith.

9. **Public Grant**. The easement rights granted herein do not create a general public dedication, and nothing contained herein shall be used or construed as a grant of any rights to any public or governmental authority or agency.

10. **Duration**. The easements contained herein and the rights granted hereby shall be perpetual, shall run with the titles to the Lots, and shall bind and inure to the benefit of the owners of the Lots, and their successors and assigns.

11. **Modification**. This Agreement may be modified, amended or released only by a written instrument executed by the owners of the Lots. A written instrument modifying, amending or

releasing this Agreement, upon execution, shall be recorded in the public records of Seminole County, Florida.

12. Severability. If any provision of this Easement Declaration or the application thereof to any person or circumstance shall to any extent be held void, invalid or unenforceable, then the remainder of this Declaration or the application of such provision to persons or circumstances other than those as to which it is held void or invalid or unenforceable shall not be affected thereby, and each and every other provision of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

13. Recovery of Costs for Enforcement. In the event that a Lot owner engages legal representation in order to enforce the terms of this Declaration against the other Lot owner, the prevailing Lot owner in such matter shall be entitled to recover its costs and expenses of such action (including reasonable attorneys' fees and costs) from the non-prevailing Lot owner.

14. Remedies and Enforcement. In the event of a breach of any of the terms, covenants, restrictions or conditions hereof, the owner of the other Lot shall be entitled to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance. In addition to all other remedies available at law or in equity, upon the failure of a defaulting owner or Responsible Party to cure a breach of this Declaration within thirty (30) days following written notice thereof (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the defaulting owner commences such cure within such 30-day period and thereafter diligently prosecutes such cure to completion), the other Lot owner or Responsible Party shall have the right to perform such obligation and be reimbursed by such defaulting Lot owner or Responsible Party within ten (10) days of demand for the reasonable costs thereof together with interest at the prime rate of interest as quoted in the Wall Street Journal (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the event of (i) an emergency, and/or (ii) blockage or material impairment of the easement rights hereunder, an owner or Responsible Party may immediately cure the same and be reimbursed by the other owner or Responsible Party upon demand for the reasonable cost thereof together with interest at the prime rate, as above described. Any unpaid claim for reimbursement shall be assessed against the defaulting Lot and shall constitute a lien (the "Assessment Lien") against that Lot until paid, effective upon the recording of a notice of lien with respect thereto in the Public Records of Seminole County, Florida; provided, however, that any such Assessment Lien shall be subject and subordinate to (i) liens for taxes and other public charges which by applicable law are expressly made superior, and (ii) all liens and encumbrances (including mortgages or deeds of trust) recorded in the Public Records of Osceola County, Florida, prior to the date of recordation of said notice of lien. All liens recorded subsequent to the recordation of the notice of lien described herein shall be junior and subordinate to the Assessment Lien. No breach hereunder shall entitle any owner of a Lot to cancel, rescind, or otherwise terminate this Declaration. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

15. Estoppel. Upon the written request of the owner of a Lot, the then owner of the other Lot, or any portion thereof, shall execute and deliver, within ten (10) days after receipt of such request, a certificate certifying that there are no known defaults of this Declaration or, if there are such

defaults, specifying the particulars of such defaults and the action required to remedy it and certifying that there are no setoffs or defenses to the enforcement of the terms of this Declaration, or if there are, specifying the particulars of such setoffs or defenses.

16. **Miscellaneous.** Wherever in this Declaration the consent or approval of a party is required, unless expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed. Unless a document is recorded to effect such a merger, there shall be no merger of the easements created by this Declaration and the fee simple estate of the Lots by reason of the fact that the same person or entity may be the holder of the easement interest and the fee simple owner of the Lots. The owner of each Lot agrees that it will, upon reasonable request by the other owner, furnish a certificate signed by a duly authorized officer indicating, if true, the absence of any known violation of the provisions of this Declaration, or if known violations exist, specifying those known violations.

IN WITNESS WHEREOF, Declarant have executed this Declaration of Easements as of the date first above set forth.

DECLARANT :

Signed, sealed and delivered
in the presence of:

OSCEOLA-KISSIMMEE DEVELOPMENT IV, LLC, a Florida limited liability company

_____
Print Name: _____

By: _____
Stephen V. Hoffman, Manager

_____
Print Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Stephen V. Hoffman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, by means of ___ physical presence or ___ remote notarization, appeared before me this day in person as the Manager of Osceola-Kissimmee Development IV, LLC, a Florida limited liability company, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of June, 2021.

_____
Notary Public

EXHIBIT A
LEGAL FOR LOT A-1

EXHIBIT B
LEGAL FOR LOT A-2

EXHIBIT C
SITE PLAN

NEWS BRIEFING

PM: Australia to bar foreign tourists until at least '22 amid virus

From news services

CANBERRA, Australia — Foreign tourists won't be welcomed back to Australia until at least next year, the prime minister said Tuesday as he outlined plans for lifting some of the toughest and longest COVID-19 travel restrictions imposed by any democracy.

The country will instead prioritize the return of skilled migrants and students after it hits Prime Minister Scott Morrison's benchmark for reopening its external borders: the full vaccination of 80% of the population aged 16 and older. It was expected to reach that point Tuesday.

The news comes days after Morrison announced plans to allow vaccinated citizens and permanent residents to fly overseas starting in November for the first time since March 2020.

The severe travel restrictions, which have trapped most Australians at home and kept most foreigners out, have led to the lowest level of immigration since World War II. Australian universities, which rely heavily on fees paid by international students, have been particularly hard hit, and many fear students will go elsewhere if they are not allowed in soon.

While many countries imposed strict lockdowns that shut down large portions of the economies, Australia's travel restrictions have kept life fairly normal for much of the pandemic — though it is now experiencing shutdowns in the biggest cities, Sydney and Melbourne, as well as the capital Canberra.

After lifting restrictions on Australians, Morrison said the next priority would be skilled migrants and international students — before tourists. He did not specify when those groups would be allowed in.

AstraZeneca antibody treatment: AstraZeneca, the drugmaker that developed one of the first COVID-19 vaccines, has asked the U.S. Food and Drug Administration to authorize the emergency use of a first-of-a-kind antibody treatment to prevent the disease.

The Anglo-Swedish company said Tuesday that the treatment, known as AZD7442, would be the first long-acting antibody combination to receive an emergency authorization for COVID-19 prevention. If authorized, the drug would likely be limited to people with compromised immune systems who don't get sufficient protection from vaccination.

"First and foremost, we want to protect those vulnerable populations that haven't been adequately protected by the vaccine," said Menelas Pangalos, AstraZeneca's head of research and development. "But ultimately it will be up to health authorities to work out who they choose to immunize."

Pangalos said the company's long-acting formulation is designed to boost immunity for up to one year, compared with existing drugs that offer a month or two of protection.

The FDA has authorized three other antibody drugs, including two that can be given after a possible COVID-19 exposure to head off symptoms. AstraZeneca's drug would instead be given as a preventive measure in people who have increased vulnerability to the virus.

Coronavirus home test recalled: Ellume, an Australian company that makes a widely available at-home coronavirus test, has recalled nearly 200,000 test kits because of concerns about a higher-than-expected rate of false positives. That represents about 5.6% of the approximately 3.5 million test kits Ellume has shipped to the United States.

The company, which detected the problem in mid-September, traced the issue to variations in the quality of one of the raw materials used in the test kit, Dr. Sean Parsons, Ellume's CEO, said. He declined to specify the material in question, citing a desire not to publicly disclose precisely how the test kits work.

Approximately 427,000 test kits, including some provided to the U.S. Department of Defense, were affected by the problem, Parsons said. Roughly half have already been used, he said, yielding about 42,000 positive results.

As many as one-quarter of those positives may have been inaccurate, Parsons said, although he stressed that it would be difficult to determine exactly how many.

The issue did not affect all Ellume test kits or the reliability of negative results, the company said.

The company has asked retailers to remove the tests from shelves and is in the process of notifying consumers, Parsons said.

Israeli president visits Ukraine: Israel's president arrived in Ukraine on Tuesday to honor the victims of the Babi Yar massacre eight decades after one of the most infamous Nazi mass slaughters of World War II.

Nearly 34,000 Jews were killed within 48 hours in Babi Yar, a ravine in the Ukrainian capital, when Kyiv was under Nazi occupation in 1941. SS troops carried out the massacre with local collaborators.

"It is imperative to keep speaking about this horrific event and learn its lessons," Israeli President Isaac Herzog said before arriving for the first state visit of his presidency.

Ukrainian President Volodymyr Zelenskyy said after meeting with Herzog, "The memory of these victims is sacred for us, for each Ukrainian."

France's Catholic Church sex abuse: Victims of abuse within France's Catholic Church welcomed a historic turning point Tuesday after a new report estimated that 330,000 children in France were sexually abused over the past 70 years, providing the country's first accounting of the worldwide phenomenon.

The figure includes abuses committed by some 3,000 priests and an unknown number of other people involved in the church — wrongdoing that Catholic authorities covered up over decades in a "systemic manner," according to the president of the commission that issued the report, Jean-Marc Sauve.

The 2,500-page document was issued as the Catholic Church in France, like in other countries, seeks to face up to shameful secrets that were long covered up. Victims welcomed the report as long overdue, and the head of the French bishops' conference asked for their forgiveness.

Volvo recall: Volvo is recalling nearly 260,000 older cars in the U.S. because the front driver's air bag can explode and send shrapnel into the cabin.

The recall is in addition to one from November 2020, which was started after an unidentified U.S. driver was killed.

The latest recall covers S80 sedans from 2001 to 2006 and S60s from 2001 through 2009.

The Volvo inflators, made by ZF/TRW, use a propellant that can deteriorate when exposed to high heat and humidity, according to documents posted Tuesday by the National Highway Traffic Safety Administration.



Police detain a demonstrator Tuesday during a protest against vaccinations and coronavirus measures in Ljubljana, Slovenia. EU leaders planned to meet Tuesday in Kranj, Slovenia, to discuss tense relations with China and the security implications of the U.S.-led exit from Afghanistan, before taking part in a summit with Balkans leaders Wednesday. **PETR DAVID JOSEK/AP**



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NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will consider a request for a Conditional Use for a child care facility. The Planning Advisory Board will hold a meeting on **Wednesday, *October 20, 2021*** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741 with socially distanced/limited seating.

The subject property is located at **1499 N John Young Parkway Parcel ID: 16-25-29-00U0-0235-0000**

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person.

Reference #	PLANNING
DRC#21-00091	ADVISORY
Heart of Gold	BOARD
Pediatric Prescribed	KISSIMMEE,
Extended Care	FLORIDA

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk (407) 518-2308 prior to the meeting. (FS286.26)

In accordance with Florida Statute 286.0105: any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD

This is to inform you that the **Planning Advisory Board** of the City of Kissimmee will consider a request for a Conditional Use for convenience store with gas and ancillary car wash. The Planning Advisory Board will hold a meeting on **Wednesday, *October 20, 2021*** at 6:00 p.m. at the City Commission Chambers, 101 Church St., Kissimmee, FL 34741 with socially distanced/limited seating.

The subject property is located at **Parcel ID: 33-25-29-00U0-0019-0000 and 33-25-29-00U0-0012-0000**

Any interested party wanting to be heard on this issue may submit testimony to be read into the official record to CityClerkEmail@kissimmee.gov prior to the start of the meeting or may be heard by participating in person.

Reference #	PLANNING
DRC#21-00058	ADVISORY BOARD
Daybreak Market	KISSIMMEE,
	FLORIDA

In accordance with Florida Statute 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk (407) 518-2308 prior to the meeting. (FS286.26)

In accordance with Florida Statute 286.0105: any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is made.

Client Name: 7056127-1
Advertiser: City of Kissimmee Planning Services
Section/Page/Zone: Nation & World/B004/FLA
Description: Daybreak CU PAB
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Orlando Sentinel
Publication Date: 10/06/2021
This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

September 7, 2021

Brenda Ryan
City of Kissimmee Planning
101 Church Street
Kissimmee, FL 32747

RE: Daybreak Market at Osceola Village Center
DRC #21-00058 - Submittal 4
CU Response to Comments

DEVELOPMENT REVIEW COMMITTEE RESPONSES
The Following are the responses to the staff comments for September 7, 2021.

DEVELOPMENT REVIEW COMMITTEE COMMENTS
To help ensure that comments have been addressed and to determine where and how they have been addressed, please provide written responses to each of the following comments.

AVIATION

Compliance – No Comments

BUILDING DIVISION

Compliance No Comments

FIRE

Fire Department: Chris Alessandri
Revise/Resubmit-Comments

1. In all existing and new buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. (FFPC, NFPA 1, the National Fire Prevention Association 1, edition 2015, Section 11 sub-section 11.10.3)

   RESPONSE: Understood

2. All new or existing building shall be required to have a light-frame truss placard on each entryway if the building or structure is made of a light-frame material. **69A-60.0081 Notice Required for Structures with Light-frame Truss-type Construction.**

   RESPONSE: Understood

KISSIMMEE UTILITY AUTHORITY

No Comments Received-Comments may be forthcoming

OSCEOLA COUNTY PLANNING DEPARTMENT

Compliance–No Comments

OSCEOLA COUNTY SCHOOL BOARD

No Impact on Public Schools

PARKS & RECREATION

Compliance-No Comments

PLANNING DIVISION

Planning Division: David Bridle

Revise/Resubmit-Comments

General

1. As mentioned before, the Final Plat must be approved and recorded prior to final construction plan approval. We are unable to approve a set of plans where the Final Plat and lot lines have not been approved and recorded.

   RESPONSE: The Final Plat is in the process of review and should be approved as part of the review of this and other projects. We would like to discuss the recording and the plan approval.

2. Please remove the sheets within the site plan that show the signs on the proposed building, we want to ensure that there is no confusion that the approval of the construction plans means the approval of the signs on the building.

   RESPONSE: A-06, A-07, A-08 and A-09 have been removed as requested.

3. The dumpster enclosure gate must be a solid gate, made from pressure treated wood or metal. **14-10-8 (D)**

   RESPONSE: Detail Number 22 has been changed to Pressure Treated Wood Gates. See Sheet C-7.1.

4. Please provide the required shared parking agreement between the carwash lot and the convenience store lot with the construction submittal for review.

   RESPONSE: The Shared Parking Agreement has been sent and is attached to this response.

Photometric

1. There are proposed light poles within the same landscape island that requires a large canopy tree. A minimum separation distance of 25' is required between a large canopy tree and proposed light poles, please revise to ensure this distance is being met, as there is one light pole still within this distance.

   REPOSNE: The Lighting and Landscape plan has been adjusted to meet the 25' criteria.

2. The Overall Site Plan is different from the Photometric plan, the light poles are in different locations from one another, please ensure they match with your next submittal.

   RESPONSE: An updated Photometric Plan has been provided.

Parking

1. Several pages of the plans do not match one another when it comes to amount of parking spaces, some sheets depict 5 and other sheets depict 6, please ensure that all pages match one another.

   RESPONSE: All the Plans have been reviewed and are consistent

2. The parking calculations seem to be off. Per the LDC, 1 parking space is required for every 2 gas pumps=6 spaces, 1 space for every 200 sf of Retail 4800sf=24 spaces, 1 space for every 80sf of outdoor dining 400sf=5, we spoke about the car wash needing about 3 parking spaces for employees. This brings a required total of 38 parking spaces but there are 56 provided. The LDC mentions that the minimum amount of parking is also the maximum, please revise to not be above the required amount of parking spaces. **14-7-22 (A)(2)**

   RESPONSE: There are 24 gas pumps. Based on the above and 24 gas pumps the following table has been prepared:

   Required Parking:

Use	Parking Requirement	Number/Size	Required	Provided
Gas Pumps	1 Space per 2 pumps	24 pumps	12	14
Retail	1 Space per 200 SF	4800 SF	24	22
Outdoor	1 Space per 80 SF	400 SF	5	5
Car Wash	3 for Employees		3	3
Total			44	44

3. Off-street loading and unloading zones shall be provided on the same premises with every building that is used for non-residential purposes. Adequate space for loading services shall be provided to avoid undue interference with public streets and customer parking. **14-7-11**

RESPONSE: An Off-Street Loading Zone has been added to the plans.

Landscaping

1. There are proposed parking spaces immediately adjacent to a sidewalk and do not incorporate wheelstops. If no wheelstops are to be placed within these parking spaces, the sidewalk will need to be a minimum of 7' in width, currently the sidewalk width is depicted as only 6'.

RESPONSE: The Sidewalk on the north side of the building has been increased to 7'.

2. There are still required large canopy trees missing from several landscape islands, please ensure that every single landscape island has a large canopy tree within it.

RESPONSE: All Islands have at least 1 shade tree

3. A four-foot-wide landscaped strip shall be provided adjacent to all building walls facing public and private streets. Shrubs, a minimum of 24" in height at the time of planting, shall be planted within the strip and cover a minimum of 60% of the total length of each building wall. This not being depicted on the landscape plans.

RESPONSE: A 4-foot-wide landscape strip with a 24-inch planting is shown adjacent to all buildings.

4. Each required island within parking areas located between the building and the adjacent right(s)-of-way shall have a canopy tree with a minimum caliper of four inches in size, rather than two and one-half inches, at the time of planting. All other islands shall have a minimum of one canopy tree meeting the standards of Section 14-8-23.

RESPONSE: All trees located in the front of the building is a 4" minimum caliper. The remainder are a minimum of 2 ½ inch caliper. This is shown on sheet L1.03.

5. There are trees listed on the landscape plans that are not within the Plant Schedule, please update this to ensure all trees are within the plant schedule and ensure that all trees are a minimum of 2 ½" in caliper. **14-8-23 (A)(3)**

RESPONSE: The Plant Schedule has been updated that all trees have a minimum caliper of 2 ½ inches.

6. Please list the type of ground cover that will be used within the site and show it on the plant schedule.

RESPONSE: The ground cover has been added to the Plant Schedule.

FYI (No Response Necessary)

1. Please provide an irrigation plan with construction plan submittal.

RESPONSE: The Irrigation Plans will be included in the Construction Plans.

2. All applicable code requirements of the City of Kissimmee Code of Ordinances and conditions of approval shall be adhered to at all times. Failure to comply with the City of Kissimmee Code of Ordinances could result in re-evaluation of this conditional use request with possible revocation.

RESPONSE: Understood.

3. The gas station use is contingent upon the conditional use being approved by the Planning Advisory Board. This request shall be subject to Planning Advisory Board approval.

RESPONSE: Understood

4. For your information, any Mobility and Impact fees will be due at time of permit issuance. To find out more information please contact Juan F. Hernandez at 407-518-2233 for Mobility fees and Toho Water Authority at 407-944-5000 for water/sewer impact fees.

RESPONSE: Understood, will contact Mr. Hernandez

5. Any signs or signage on the plans are for conceptual purposes only, all signage and walls will need to be permitted and approved through the Building Department.

RESPONSE: Understood

6. FYI: Provisions for screening roof top air conditioning units and solar panels so they are not visible from the street shall be required.

RESPONSE: Understood

7. FYI: Signage:
   a. Note that all signage will be reviewed and permitted through a separate building permit.

RESPONSE: Understood

   b. Please note that per Code, cabinet signs with internal illumination with translucent background panels are prohibited. When submitting the sign permit, please provide a detail showing how this sign will be illuminated at night.

RESPONSE: Understood

   c. Note that ground signs must be setback a minimum of three-feet from all property boundary lines and cannot be located within a sight triangle, required parking space or landscaping island.

RESPONSE: Understood

POLICE

Compliance-No Comments

PUBLIC SAFETY/911

Compliance - Comments

1. Correct parcel number 33252900U000190000 and add S John Young Parkway on all site plan pages.

RESPONSE: Parcel number has been corrected and S. John Young Parkway has been added on all site plan pages.

Advisory Comments (No Responses Necessary)

- Please provide 10-foot horizontal sight distance triangles on the landscaping plans and move any proposed trees within these areas. Ref. LDC §14-7-2(A,B), Figure 2-10

  RESPONSE: The sight triangles have been added to the site plan and the landscape plans.

- Please note: The roadway and master stormwater improvements shall be completed and accepted by the City Commission, prior to final acceptance and COs for any buildings in this development.

  RESPONSE: Understood

- Please note: The proposed final plat for this lot (DRC# 20-00103) does not show this lot being subdivided into two lots. Please make sure the lot geometry matches the approved final plat and add the individual lot numbers to the construction drawings.

  RESPONSE: The Plat has been modified to reflect A-1 and A-2.

- Please be sure to note the cross-access easements for the shared drives on the construction drawings.

  RESPONSE: The Declaration of Easement will be called out on the plans and a note added to the Plat.

- Please be advised that the final plat for this project shall be reviewed by City staff prior to final construction plan approval.

  RESPONSE: Understood, the plat is being reviewed by staff DRC # 20-00103

- Please note: Commercial and industrial zoned projects require an additional ½-inch dry retention/detention pretreatment as part of the required retention/detention. Ref. LDC §14-10-3(B)(2) The drainage pipe from the car wash area may need to be relocated to prevent short circuit.

  RESPONSE: Understood

- Please check with the Sanitation Department on the dumpster enclosure gate clearance and overall design, prior to construction plan submittal. Email: Jody Kirkendall, jody.kirkendall@kissimmee.gov

  RESPONSE: Understood

- Be sure to add 6x6#10 wire mesh in the concrete pavement section.

  RESPONSE: Understood

- Please note: Landscaping trees shall remain clear of drainage conveyance systems and/or easements. Tree separation should also meet the minimums from features, as specified in Table 8-1.

  RESPONSE: Understood

- Please note: It is the responsibility of the design engineer to verify and show the location of any existing encumbrances on the site plan that might affect the location of improvements (i.e. easements, utilities, rights-of-way, watercourses).

  RESPONSE: Understood

- Please add the DRC reference number to the lower right corner of the cover sheet of the construction drawings.

  RESPONSE: Understood

- Please note: New construction to be done so as not to impose any additional runoff onto nor impede runoff from adjacent properties.

  RESPONSE: Understood

- Please note: A FEMA LOMR-F may be required prior to final subdivision acceptance and Certificate of Occupancy (CO). Otherwise, a valid FEMA Elevation Certificate (Form 086-0-33) for any buildings within the subdivision will be required prior to CO. Please contact Nagel Altrui, Floodplain Manager, City of Kissimmee, for any questions relating to this requirement. Email: nagel.altrui@kissimmee.gov

  RESPONSE: Understood

- Once construction of all required site improvements is complete, please email Public Works to arrange a Dropbox (or similar) location to submit all final closeout documents for review and approval. Email: engineering@kissimmee.gov

  RESPONSE: Understood

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

No Comments Received

TOHO WATER AUTHORITY

Khari Edwards

Compliance with Conditions-Comments

General Comments (if applicable)

1. Toho project 200024 shall be fully accepted prior to services being provided for this project

   RESPONSE: Understood

2. Infrastructure located outside of the ROW will require separate easement prior to project acceptance

   RESPONSE: Understood

3. Additional comments shall be provided at construction review

   RESPONSE: Understood

4. Impact fees (SDC) may be due

   RESPONSE: Understood

Sincerely,

Richard C. Wohlfarth, P.E.
Manger
Wohlfarth Consulting Group
rwohlfarth@wcgroup.co

DISCLAIMER FOR ALL CITY OF KISSIMMEE DEVELOPMENT REVIEW APPLICATIONS

Important note: The Development Review process associated with this request (as outlined in the attached application) is intended to ensure that the request meets the requirements established in the City of Kissimmee Land Development Code and site development criteria for the City of Kissimmee, and other local, regional and state agencies. It is not intended to constitute approval of building construction or permits as required by external agencies.

Other processes, permits, authorizations, and/or fees may be required prior to construction of requested improvements. These may include, but are not limited to:

- Mobility/Impact Fees (Transportation, Water & Sewer, Recreation, School)
- Building permits and review fees
- Right-of-Way Utilization permits
- South Florida Water Management District (SFWMD) permits
- Utility permits and/or fees
- Federal Aviation Administration (FAA) authorizations
- Business Tax Receipts (BTRs)
- State Permits and/or Licenses
- Development Service Agreements (Toho Water Authority)
- Florida Department of Environmental Protection (FDEP) Permits
- NPDES Permits (Stormwater permitting)

The Agent of record and/or property owner for the attached request is responsible for coordinating with applicable agencies to ensure all requirements for the requested improvements have been met prior to construction.

Please read all information above and complete the lower portion of this disclaimer. This document must be signed by both agent and property owner and shall be included with the attached application. Failure to submit this form with the completed application will result in Staff finding the application to be insufficient for review and will delay your request.

Project Name: Daybreak Market at Osceola Village DRC# _____

I Certify that I have read the above and understand/acknowledge the information contained therein.

Agent Signature: _____ Date: April 22, 2021

Agent Name (Print): Richard C. Wohlfarth

Property Owner Signature: _____, Manager Date: April 22, 2021

Property Owner Name (Print): Osceola-Kissimmee Development IV, LLC - Stephen Hoffman, Manager

CITY OF KISSIMMEE
APPLICATION FOR DEVELOPMENT REVIEW

Development Services
Building Planning Code Enforcement

PROJECT

Name of Project: Daybreak Market at Osceola Village

Location (Address if possible): S. John Young Parkway

Parcel ID#: 33-25-29-00U0-0018-0000

APPLICANT

Name: Richard C. Wohlfarth

Firm: Wohlfarth Consulting Group, LLC

Address: 246 N. Westmonte Drive Altamonte Springs, FL 32714

Phone: (407) 350-9090 E-Mail: RWohlfarth@wcgroup.co

AGENT (Contact Person)

Name: Richard C. Wohlfarth

Firm: Wohlfarth Consulting Group, LLC

Address: 246 N. Westmonte Drive Altamonte Springs, FL 32714

Phone: (407) 350-9090 E-Mail: RWohlfarth@wcgroup.co

OWNER

Name:

Firm: Osceola-Kissimmee Development IV, LLC

Address: 246 N. Westmonte Drive Altamonte Springs, FL 32714

Phone: (954) 334-2250 E-Mail: shoffman@olivejudd.com

LEGAL DESCRIPTION/LOCATION

See attached Legal description and Location Map

Note: Dates are contingent upon previous meeting approval and dependent upon the project type may not require various meetings. For specific processes, please see the project type. Scheduled dates for Public Hearings are subject to notification requirements and may be altered due to advertising requirements.

All requests must be accompanied by a completed application, checklist, fee, folded plan(s), a CD containing PDF(s) of any exhibits and/or plans and any other supporting materials. A sufficiency review will be conducted within 24 hours of submittal. If submittal is insufficient, the request will not be scheduled/distributed for review. Unless specifically noted, deadlines for submittals are **Friday at 4:00 p.m.** on the above listed dates. **No late or incomplete submittal will be accepted.**

FOR OFFICE USE ONLY

REQUEST_____ FEE COLLECTED_____

DATE_____ REC'D BY_____ DRC #_____ DRC DATE_____

SUFFICIENCY REVIEW (Y/N)_____ PROJECT MANAGER_____

CITY OF KISSIMMEE
CONDITIONAL USE APPLICATION

Project Name: Daybreak Market at Osceola Village

Zoning District for subject property: MUPUD-Mixed Use Planned Unit Development Acreage: 2.2440

The Applicant is requesting a Conditional Use of (type of request): Gas Service Station with car wash and convenience store.

I Certify that to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- [x] Owner of the property described herein
- [ ] Party to an agreement for purchase of this property
- [ ] An agent for the owner or purchase of this property
- [ ] Other_____

Applications submitted by an applicant other than the owner of the subject property shall be accompanied by written documentation, suitable to the City Attorney, from the property owner authorizing the applicant to submit this request.

Applications will not be accepted unless accompanied by the following:

- Completed applications for development review and conditional use,
- Completed conditional use submittal checklist,
- All items required for site plan submittal (if applicable)**,
- Completed site plan checklist (if applicable)**,
- Other items required when a site plan waiver is granted,
- A CD containing PDFs of all documentation submitted,
- Fee

**Conditional use requests that require site plan review. The conditional use/site plan review can be submitted as one request, thus reducing the time of the review process.

Date: April 22, 2021

Printed Name: Stephen Hoffman, Manager Signature: _____

See next page for approximate timing of the review process

Approximate Review Time for a Conditional Use Request:

Review Type	*Progressive Review Time*
- Submittal of Application and necessary documents (see DRC schedule for submittal dates. DRC meets every other Tuesday.)	
- Development Review Committee meeting with the applicant * - 2 weeks	*2 Weeks*
- 14 day notification period for advertisement - 2 weeks	*4 Weeks*
- Planning Advisory Board meeting - (meets every 1st & 3rd Wednesday of each month)	
- Submittal Site Development Plans**	
- Preliminary Site Development Review (Construction Plans) – 3 weeks review period	*7 Weeks*
- Resubmittal of Site Development Plans *	
- Final Site Development Review (Construction Plans) *** - 3 weeks	*10 Weeks*
- Development Order Issued	
Approximate Time of Review Total	*10 - 12 Weeks **

* Estimations may vary. Dependent upon necessary revisions, resubmittals, permits and required advertisement dates.
** Process does not include building construction plan. See Building Division for submittal requirements.
*** Dependent upon if all preliminary site development comments have been addressed and revised.

NOTE: *Applicant will need to attend all City meetings or the request will not be considered. All requests must be accompanied by a completed application, checklist, fee, plan(s) and any other supporting materials. A sufficiency review will be conducted with 24 hours of submittal. If submittal is insufficient, the request will not be scheduled or distributed for review. Deadline submittal is 4:00 p.m., Friday, in accordance with the City of Kissimmee Schedule for DRC, PAB & City Commission. Late or incomplete submittals will not be accepted. Development Review Committee (DRC) meets every other Tuesday at 8:30 a.m.*

CITY OF KISSIMMEE
CONDITIONAL USE CHECKLIST

Project Name: Daybreak Market at Osceola Village

Subject Property Address: S. John Young Parkway

Subject Property Parcel #: 33-25-29-00U0-0018-0000

Site Plan: All conditional use requests shall be accompanied by 15 folded copies of a site plan meeting the requirements of Section 14-2-191 of the Land Development Code, along with the site plan checklist and the conditional use application and checklist.

Site Plan Waiver: A site plan waiver may be granted by the Community Development Department provided the project meets one of the following criteria:

_____ 1. Any Construction is limited to the interior of an existing building.
X 2. The existing parking, loading, lighting, traffic and other site characteristics are not being altered in any manner by the conditional use request.
_____ 3. No special buffers are required.

If a site plan waiver is granted, the following shall be submitted with the conditional use application:

X *Sketch Plan:* The applicant shall submit 15 copies of a sketch plan drawn at an appropriate scale, containing the following information:
X *Building Location:* Location of all buildings on the site showing the proposed conditional use and any existing uses to remain.
X *Traffic Circulation:* Location and dimensions of the internal traffic circulation system, ingress/egress driveways, parking areas, number of existing parking spaces, and the number and location of the parking spaces to be utilized by the use.
X *Landscaping:* Location and configuration of existing and proposed landscaping, dimensions of all buffer areas, including location and height of all walls or fences.
X *Building Elevations:* Elevation drawings or photographs of the existing buildings and building heights.
X *Description of Proposed Use:* A written description of the conational use to be located on site.
X *Hours of Operation:* Proposed days and hours of operation of the conditional use.
X *Additional Items:* Any additional information necessary to demonstrate compliance with the conditional use review criteria in Section 14-2-206 of the Land Development Code.
X *Justification:* A set of findings or reasons why the conditional use should be granted.

I certify that all of the information listed above has been provided if applicable on the preliminary plan and/or accompanying documents. Lack of information provided may constitute as an incomplete submittal, thus delaying the review process.

Signed: _____, Manager Date: April 22, 2021

Please Note: This list is provided to ensure that all conditional use applications submitted are uniform and contain the minimum information required for review under Section 14-2-206 of the City of Kissimmee Land Development Code. It is not intended to be an inclusive list of all ordinance requirements. Please direct questions concerning conditional use review to the City of Kissimmee Community Development Department at (407) 518-2140.

CITY OF KISSIMMEE DEVELOPMENT SERVICES
SITE PLAN AND SITE SPECIFIC REDEVELOPMENT PLAN
REVIEW CRITERIA CHECKLIST

Project Name: Daybreak Market at Osceola Village

Subject Property Address: S. John Young Parkway

Subject Property Parcel ID #: 33-25-29-00U0-0018-0000

Site Plan review requires 15 – 24"x36" black or blue line prints to include the following criteria below to be shown on submitted site plans and accompanying maps, drawn to a scale no smaller than 1-inch = 100-feet, and prepared by the appropriate combination of qualified professionals. (NOTE: Site Development Construction plans shall be prepared by a civil engineer licensed by the State of Florida). Please include this site plan review checklist in addition to other required submittals to the Development Services Department Planning Division. Indicate (NA) for items that are not applicable to the review. 2 copies of conceptual building elevations will need to accompany this checklist if Site Specific Redevelopment Plan is requested.
Note: All paper plans shall be accompanied by a PDF of the drawings, submitted via email or CD-ROM

General Information

X *Owner and Professional Agent:* The name, address, and phone number of the owner and the professional agent.

X *Location Map:* Map indicating the location of the proposed development in relation to surrounding streets, and existing zoning and land use on adjacent land.

X *Traffic:* For larger projects, any data or analysis the City may require to supplement concurrency review.

X *Intent of use or development:* Statement of objectives, general proposed, and the proposed use(s) to be accommodated within the proposed project.

X *Land Use and Zoning Designations:* Comprehensive Plan Future Land Use and Zoning Map Designations for the subject site and adjacent properties.

X *Density and/or Intensity:* Project acreage, density by dwelling unit type; types of non-residential uses and their gross floor areas.

X *Legal Description:* The subject site's legal description.

X *Topo and Boundary Survey:* A signed and sealed topography and boundary survey of the subject site.

___ *Phasing:* If any, including the time, rationale, density and other impacts on public facilities, by phase.

Existing and Proposed Site Improvements

X *Structures:* Location of existing and proposed structures (including structures located within 25-feet of the property line) plus approximate building dimensions, building height, setbacks, square footage, finish floor elevations, proposed uses and whether sprinkler systems are proposed.

X *Dedications Rights-of-Way and Easements:* On-site and adjacent dedications, rights-of-way and easements.

X *Streets, Circulation, & Parking:* Existing and proposed streets, pedestrian and bike path, parking areas and driveways, including any connections to off-site facilities within 25-feet; location and dimensions of access points; location and number of required and provided parking spaces and loading spaces, including parking requirement data and dimensions, handicapped parking, access aisle, ramps, signage; curbing; and existing and proposed turn lanes.

X *Walls:* Location of existing and proposed walls, fences, and entrance features, and their height, type and size.

X *Utilities:* Existing and conceptual utility layout, including water, sewer, gas and on-site lighting; connections to off-site facilities within 25-feet.

X *Signs:* Conceptual type, size, height and locations of all site identification signage.

X *Conceptual Landscape and Irrigation Plan:* Plan showing type and location of natural vegetation to be preserved and to be removed, location of proposed landscape and buffer areas in accordance with the City Code and City Plant List, sight triangles, and proposed landscaping and buffering concept (including approximate location of proposed walls, berms, hedges, and trees), drawn to the same scale as the site plan.

X *Open Space:* Location, percentages, and purpose of open space and impervious areas, including any proposed recreation area and amenities.

X *Slopes:* Unusual grading affecting relationship of building shall be shown on a preliminary grading plan.

X *Drainage:* Direction of stormwater flow and method of disposition of surface drainage (including retention/detention areas), including location of any existing stormwater facilities within 25-feet of the property.

X *Fire Protection:* Existing and conceptual location of fire hydrants, fire lanes and fire engine accessibility.

X *Solid Waste:* Garbage storage provisions, including full enclosure, a minimum of 6-feet in height and constructed in like manner of the building.

X *Soils:* Soil conditions and muck depths (where applicable) based upon the Soil Survey of Osceola County.

X *Flooding, Wetlands and Other Environmentally Sensitive Lands:* 100-year floodplain and floodway boundaries; location of any wetlands, wellfield protection areas and other environmentally sensitive areas, including the soil and vegetation basis for such a determination.

I certify that all of the information listed above has been provided if applicable on the site plan and/or accompanying documents. Lack of information provided may constitute as an incomplete submittal, thus delaying the review process.

Signed: _____, Manager Date: April 22, 2021

Please Note: The list is provided to ensure that all site plans submitted are uniform and contained the minimum information required for review under Section 14-2-191 of the City of Kissimmee Land Development Code. It is not intended to be an inclusive list of all ordinance requirements. Please direct questions concerning site plan review to the City of Kissimmee Development Services Department at (407)518-2140.

Approximate Review Time for a Site Plan Request:

Review Type	*Progressive Review Time*
- Submittal of Application and necessary documents (see DRC schedule for submittal dates. DRC meets every other Tuesday.)	
- Development Review Committee meeting with the applicant - 2 weeks	*2 Weeks*
- Submittal Site Development Plans**	
- Preliminary Site Development Review (Construction Plans) – 3 weeks	*5 Weeks*
- Resubmittal of Site Development Plans	
- Final Site Development Review (Construction Plans) *** - 3 weeks	*8 Weeks*
- Development Order Issued	
Approximate Time of Review Total	*8 - 10 Weeks*

Estimation does not include review time for PUD Site Plan, and Minor Site Plan requests. Estimations may vary. Dependent upon necessary revisions, resubmittals, permits and any other required documentation. ** Process does not include building construction plan. See Building Division for submittal requirements. *** Dependent upon if all preliminary site development comments have been addressed and revised.
11/20/09

ITEM 6.A
EPA BROWNFIELDS PROGRAM COALITION ASSESSMENT GRANT

Request

The participation of the Planning Advisory Board, serving as the Brownfields Advisory Board, in the Environmental Protection Agency Brownfields Coalition Assessment Grant.

Explanation

In 2017, the Eastern Central Florida Regional Planning Council (ECRPC) and the cities of Apopka, Eustis, Kissimmee, and Longwood united to form the Orange Blossom Trail/SR 441 Brownfield Assessment Coalition (referred to as the Coalition) in order to apply for funding opportunities from the U.S. Environmental Protection Agency (EPA) Brownfields Program.

In 2020, on behalf of the Coalition, the ECFRPC, as the lead applicant, submitted an application for the EPA Brownfields Program Coalition Assessment Grant.

In May 2021, the Coalition was subsequently awarded a grant in the amount of $600,000 for the following purposes:

- Revitalize land and prevent contamination
- Attract investment to the corridor, including in and near Opportunity Zones
- Preserve greenfield areas
- Generate new jobs along the OBT corridor

Coalition members are responsible for forming a Brownfields Advisory Board, to assist with the Grant's community outreach efforts and help citizens nominate potential brownfield sites for consideration. The City of Kissimmee Planning Advisory Board, serving as the Brownfields Advisory Board, will fulfill this requirement for the entirety of the grant period, which is from October 1, 2021, to September 30, 2023.

The Brownfields Advisory Board will meet twice a year or as needed. These meetings are public meetings which must follow Roberts Rules of Order, and will be noticed at least fourteen (14) days in advance.

Recommendation

<u>REQUESTED PLANNING ADVISORY BOARD ACTION</u>:
No Action

The participation of the Planning Advisory Board serving as the Brownfields Advisory Board in the Environmental Protection Agency Brownfields Program Coalition Assessment Grant.

Attachment(s):
1. ECFRPC 2021 Workplan DRAFT 6.30.21
2. FY21 Coalition Agreement w City Comments 10.6.21

BROWNFIELDS ASSESSMENT COOPERATIVE AGREEMENT WORK PLAN

June 30, 2021 Revision #0

Submitted by:
East Central Florida Regional Planning Council
445 North Garland Avenue
Orlando FL 32801

TO:

[Brian Gross, (404)562-8604, Gross.Brian@epa.gov]

Cooperative Agreement Number:

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1.0 PROJECT OVERVIEW

The EPA has selected the East Central Florida Regional Planning Council for a Brownfields Assessment Coalition Grant. Community-wide grant funds will be used to conduct 13 Phase I and nine Phase II environmental site assessments and prepare nine cleanup plans and one reuse plan. Grant funds also will be used to conduct community outreach activities. Assessment activities will focus on the Florida Orange Blossom Trail, a historic rail/highway corridor that runs from Eustis to Kissimmee while passing through Longwood and Apopka, all of which are coalition partners. Priority sites include the Former Seaboard Air Line Railway in the Station Street Project Area and three razed vacant parcels in Apopka; the Former Florida Waterman Hospital in Eustis; a former dry cleaner site in Kissimmee; and a former auto repair facility in Longwood.

1.1 Project Description

The Brownfields program would focus primarily on the revitalization of the Orange Blossom Trail / SR 441 (OBT) corridor, which includes an area of four blocks on either side street (see attached map). A historic rail/highway corridor traversing through four of the region's counties, OBT started to decline because of the construction of the interstate highway system and the suburbanization of the region's population. This deterioration led to an increase in crime, homelessness, and poverty along the corridor as well as the proliferation of brownfield sites. A preliminary GIS inventory analysis performed by the East Central Florida Regional Planning Council (ECFRPC) revealed approximately 124 brownfields sites including closed gas stations, auto repair shops, hospitals, dry cleaners, among others. Due to the large span of this corridor and the myriad of regional issues affecting it, revitalization of the OBT corridor can only be achieved by working collaboratively and across jurisdictional boundaries, Thus, the ECFRPC partnered with the cities of Apopka (Orange County), Eustis (Lake County), Kissimmee (Osceola County), and Longwood (Seminole County) to form a coalition that could help to revitalize this area.

1.2 Project Team Structure and Responsibilities

The ECFRPC provides technical assistance to local governments and organizations located within eight counties in the middle of the state: Brevard, Lake, Marion, Orange, Osceola, Seminole, Sumter and Volusia. The area encompasses over 6,500 square miles and 74 jurisdictions, and is home to more than 3.5 million people. The Council Board is comprised 32 members from the region's eight counties and municipalities. The council is tasked with approving the annual budget and county dues and for setting regional priorities to be dealt with by council staff. The board has delegated fiscal and contractual authority to the ECFRPC's Executive Director, who in turn manages 13 staff people. The implementation of the Brownfields Assessment grant activities will be directed by the ECFRPC's Economic Development team, which includes three key personnel:

Luis Nieves-Ruiz, AICP (Program Manager): Mr. Nieves-Ruiz will act as manager of this grant and will be leading the grant's administrative and management activities, including but not limited to the following: 1) oversee and direct the environmental contractor 2) help coordinate Brownfields Advisory Committee (BAC) and other community meetings 3) assist in obtaining partner agreements 4) develop quarterly reports and communication with EPA 4) supervise staff working on redevelopment planning projects

Daphne Green (Planner III): Ms. Green will be the lead staff person for the redevelopment/reuse projects. She will also help coordinate and facilitate all and the outreach and engagement efforts for this grant including community meetings.

Edwin Rivera (Planning Intern): A resident of the corridor, Mr. Rivera will be assisting the Program Manager with development of all administrative and outreach documents such as meeting agendas, minutes, informational handouts and brochures. He will also help the Planner III and the Program Manager with the development of the redevelopment/reuse projects.

The ECFRPC will be the lead agency for all administrative, financial, technical, and legal support tasks required by grant, with assistance from the consultant under the direction of the Program Manager as needed. This includes the development of an RFQ document that meets the requirement of Section 2.0. Task 1E. ECFRPC will develop a selection committee to select the qualified environmental consultant firm within 90 days of the award notification. The selection committee will be comprised of the Program Manager, two council staff member and one representative from the coalition partners. Following the qualified consultant procurement process, the ECFRPC will sign a contract with the selected consultant. The consultant will be responsible for assessing the brownfield properties and assisting the Program Manager with the development of the various report and site database maintenance. The Program Manager will host biweekly conference calls with the consultant to ensure that all activities are conducted adherence with the terms and conditions of the cooperative agreement and within the three-year grant period. The ECFRPC would also host bi-monthly coordination calls with the other coalition partners to discuss the progress of the different projects. During the first year of the project, the ECFRPC will hold meetings/calls with different stakeholders located within the planning area to learn more about their priorities and needs.

The ECFRPC will also lead the BAC, which will include at least one member of each Coalition City and other community partners identified by the coalition members. All meeting notifications will be advertised on the ECFRPC's website and the Florida Administrative Register and all the meetings records and files will be kept on the ECFRPC's page for review and download. The ECFRPC will put on the website a form for concerned citizens to nominate brownfields sites and ask project-related questions where the responses will be answered and posted on the website. BAC meetings will occur bi-annually throughout the grant period.

Finally, the Program Manager and the consultant will also coordinate with the State's Brownfields office to see if they want to receive copies of grant documents and reports and how they will prefer to be notified of the site assessment activities.

1.3 Measuring Environmental Results: Outputs/Outcomes

Per the requirements of the EPA Coalition Assessment Grant, ECFRPC will submit quarterly reports to the EPA Project Officer. These reports include work progress and current status, as well as any difficulties that were encountered, a record of financial expenditures, data results and anticipated further action. Also as required, ECFRPC will complete Project Profiles through EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database for each assessment site noting specific accomplishments, contaminants found and which materials were impacted, if clean-up activities are required and the progress of said activities, and other resources that have been leveraged to complete the redevelopment of the site. At the end of the three-year grant period, a

similar final report will be produced. As required, these quarterly reports and forms may be submitted through the EPA's ACRES reporting system. The reports and the Project Profile forms will be a tool for both the EPA and the City to track and measure the City's progress in achieving the outputs and outcomes noted below. The ACRES database will also be utilized to track job creation and acres of land assessed as part of this grant.

Administrative:

Request for Proposals (1)	MBE/WBE Forms (3)	-
Quarterly Reports (12)	Financial Reports (3)	-
ACRES Update	Close Out Report (1)	-

Community Outreach:

List of BAC members (1)	Updated Site Inventory	-
BAC Meetings & Materials (6)	Training Certificates	-
ECFRPC Website Updates (6)	-	-

Phase I and Phase II Assessments:

Generic Quality Assurance Project Plan (1)	13 Signed Property Access Agreements	State Petroleum Eligibility Documentation (as needed)
Phase I Assessments (13)	Phase II Assessments and Reports (9)	AAI EPA Form 560-R-11-030 (13)
Ground Penetrating Radar survey (7)	Approved Site Specific QAPPs (9)	-
Asbestos Containing Material Surveys (6)	ACRES survey updates (as needed)	-

Redevelopment Planning

Analysis of Brownfield Clean up Alternatives (9)	Land Use Assessments (3)	-
Market Study (1)	Resource Roadmaps (3)	-
Site Reuse assessment (1)	ACRES survey updates (as needed)	-

Outcomes

ECFRPC's goal is to achieve the following outcomes under this cooperative agreement:

1. Revitalize land and prevent contamination
2. Attract investment to the corridor, including in and near Opportunity Zones
3. Preserve greenfield areas
4. Generate new jobs along the OBT corridor
5. Increase food access near the Apopka site
6. Develop a placemaking opportunity at the Triangle site
7. Attract more medical providers to the Kissimmee Medical District

A final report will present a summary of the brownfield inventory in tabular form, results of ESAs, Cleanup and Redevelopment Planning, including a summary of outputs and outcomes and any lessons learned.

1.4 Budget

ECFRPC Brownfield Coalition Assessment Grant Budget by Task

Budget Categories	Task 1	Task 2	Task 3	Task 4	Total
	Project Management & Reporting	Community Involvement/ Engagement	Site Identification/ Assessment	Cleanup Planning	
Personnel	$10,036.01	$22,433.44	$0	$26,565.91	**$59,035.36**
Fringe Benefits	$3,953.19	$8,836.53	$0	$10,464.31	**$23,254.03**
Travel	$5,958.00	$792.00	$0	$0	**$6,750.00**
Equipment	$0	$0	$0	$0	**$0**
Supplies	$1,735.70	$1,735.65	$0	$1,735.65	**$5,207.00**
Contractual	$30,000.00	$30,000.00	$406,753.61	$39,000.00	**$505,753.61**
Other	$0	$0	$0	$0	**$0**
Total Budget	**$51,682.90**	**$63,797.62**	**$406,753.61**	**$77,765.87**	**$600,000.00**

1.5 Pre-Award Costs

There will not be any pre-award costs.

2.0 PROJECT TASK DESCRIPTIONS

Mr. Luis Nieves-Ruiz, AICP (Program Manager) for the ECFRPC will oversee the administration of grant activities. He will be responsible for oversight of consultant activities, financial and DBE reporting, ACRES database updates, review of quarterly reporting, and correspondence with the EPA. The Consultant will be assigned some of these duties with continual oversight by Mr. Luis Nieves-Ruiz.

2.1 TASK 1 - PROJECT MANAGEMENT AND REPORTING

The ECFRPC will complete Task 1 activities (detailed below) with input from the EPA and State representatives and assistance from the environmental consultant, as needed. Mr. Luis Nieves-Ruiz will handle the programmatic day-to-day activities, including assigning tasks and projects to the Environmental Consultant. Mr. Nieves-Ruiz will also manage invoices, DBE reporting, ASAP drawdowns, and other financial aspects.

A. Quarterly Reporting:

In accordance with EPA regulations 2 CFR Parts 200 and 1500 (specifically, 200.328 monitoring and reporting program performance), ECFRPC agrees to submit quarterly progress reports to the EPA Project Officer within thirty days after each reporting period. Quarterly progress reports will be due 30 days after the end of each federal fiscal quarter, except for the last quarter of the grant project period when a final performance report must be submitted (see Final Performance Reporting below).

The reports are sent electronically to both the EPA Project Officer and to the Florida Department of Environmental Protection (FDEP) Brownfields Coordinator. These reports cover work status, work progress, difficulties encountered, financial expenditures, preliminary data results, anticipated activities and any changes of key personnel. The Quarterly Report will include Site-Specific Budget Summary, which is required in order to ensure that expenditure on a single site does not exceed the $200,000 statutory limit. Quarterly Reports will be submitted either by using the Quarterly Reporting function in the Assessment, Cleanup and Redevelopment Exchange System (ACRES) or by emailing a progress report to the Project Officer.

B. Annual Reporting:

1. Disadvantaged Business Enterprise Reporting: Minority Business Enterprise/Women- owned Business Enterprise ("MBE/WBE" or "DBE") reporting is required for Cooperative Agreement Recipients (CAR) whose total budget funds for procurement, equipment, services, and supplies exceed $150,000. This reporting will be completed annually using EPA Form 5700-52A. These forms will be sent electronically to the EPA Project Officer and the assigned Grant Specialist from the Grants Management Office (GMO). A link to the form is at: https://www.epa.gov/grants/epa-grantee-forms. ECFRPC will submit the form by October 30 of each project year. ECFRPC will utilize the services of MBE/WBE/DBEs where possible. ECFRPC will submit this documentation by October 30 of each project year.
2. Federal Financial Reports (FFRs): ECFRPC will submit EPA Standard Form 425 annually to EPA by December 31 of each project year and at the close of the grant. An electronic copy will be sent to the EPA Project Officer and to the EPA Finance Center via email at RTPFC-Grants@epa.gov. A link to the form is at: http://www.epa.gov/ogd/forms/adobe/SF425.pdf.
3. Annual Projections: On April 30 of each project year, ECFRPC will project the specific sites where Phase I and Phase II ESAs are expected to be completed in the upcoming year using a table similar to the one below:

T1: Example Format for Annual Assessment Projections Due April 30			
Site Name	**Site Address**	**Phase I/II ESA to be Completed**	**Projected Timeframe for Phase I/II Completion**
(ex. Maryann's Gas Station)	*(ex. 123 Jane Doe St)*	*(ex. Phase II)*	*(ex. August 2019)*

C. Final Performance Reporting: In accordance with EPA regulations 2 CFR Parts 200 and 1500 (specifically, 200.328 *monitoring and reporting program performance*), ECFRPC agrees to submit to the EPA Project Officer within 90 days after the expiration or termination of the approved project period a final technical report and at least one reproducible copy suitable for printing. This report will summarize the accomplishments (outcomes, outputs, and other leveraged resources) during the entire grant project period, including the last quarter. The Final Performance Report will include:

- A table listing all the sites assessed during the grant, the deliverables associated with each site, activities conducted at the site, and the funds expended at each site;
- A list of any other deliverables;
- Site photographs; and
- Lessons learned.

D. ACRES: Property specific information, including the property address and Phase I and II ESA completions, will be entered electronically in EPA's ACRES database at: https://cfext.epa.gov/acres/index.cfm. The information in the quarterly report will correlate with the information in ACRES. ACRES will be updated for each property when the following occur:

- Completion of Phase I
- Completion of Phase II
- Completion of the Project Period
- As significant events occur (i.e. leveraged dollars or jobs) at the site, but not later than the end of the quarter in which the event occurred

E. Contractor Procurement: ECFRPC will ensure procurement is in accordance with 2 CFR Parts 200 and 1500, ensuring that contractors comply with the terms of their agreements with ECFRPC, and that agreements between ECFRPC and contractors comply with the terms and conditions of this cooperative agreement. ECFRPC will develop a selection committee to select the qualified environmental consultant firm within 90 days of the award notification. The selection committee will be comprised of the Program Manager, two council staff member and one representative from the coalition partners. Following the qualified consultant procurement process, the ECFRPC will sign a contract with the selected consultant. ECFRPC's contractor procurement language will include a provision to track costs site-specifically, such as for site-specific QAPPs and ESAs, and include an overall programmatic task to include costs that would be shared across all sites, such as generic QAPPs.

F. Reimbursement Request: ECFRPC is already enrolled in the Automated Standard Application for Payments (ASAP) through the U.S. Department of Treasury to receive payments from the federal government.

G. Kick-off Meeting: The ECFRPC project team, consultant, and EPA and State partners will participate in a project kick-off meeting to review the work plan and terms and conditions of the cooperative agreement. This will allow the team to establish goals and familiarize the partners with the project expectations. This will be a good opportunity to review roles and responsibilities, project schedules, and ensured that all committed team members have what they need to execute the project roles effectively.

H. Travel:

ECFRPC has budgeted funds for key staff to attend the National Brownfield Conference in Oklahoma City, OK in December 2021 and the Southeastern Brownfield Conference tentatively scheduled in the Spring of 2022. The travel activities and anticipated expenditures activity were budgeted in the original grant proposal. ECFRPC will incur costs for registration, flights, and other related travel costs in future conferences should they be rescheduled.

I. Administrative Costs: ECFRPC may use up to five percent of the budget on administrative costs. Administrative costs are direct costs, including those in the form of salaries, benefits, contractual costs, supplies, and data processing charges, incurred to comply with most provisions of the Uniform Administrative Requirements, Cost Principles, And Audit Requirements for Federal Awards contained in 2 CFR 200 and 2 CFR Subpart E.

Task 1 will be primarily conducted by*: East Central Florida Regional Planning Council with assistance from the environmental consultant under the supervision of the Program Manager, as requested.*

2.2 TASK 2 - COMMUNITY INVOLVEMENT/ ENGAGEMENT

A Community Involvement Plan (CIP) will be created/updated using the EPA template with the assistance of the environmental consultant. The CIP is based on and is consistent with the outreach methods outlined in ECFRPC's grant application and includes the coalition members, partners and key community-based organizations that were identified in the initial application.

The Program Manager will host bi-weekly conference calls with the consultant to ensure that all activities are conducted adherence with the terms and conditions of the cooperative agreement and within the three-year grant period. The ECFRPC will also host bi-monthly coordination calls with the other coalition partners to discuss the progress of the different projects. During the first year of the project, the ECFRPC will hold meetings/calls with different stakeholders located within the planning area to learn more about their priorities and needs.

The ECFRPC will also lead the BAC, which will include at least one member of each Coalition City and other community partners identified by the coalition members. All meeting notifications will be advertised on the ECFRPC's website and the Florida Administrative Register and all the

meetings records and files will be kept on the ECFRPC's page for review and download. The ECFRPC will put on the website a form for concerned citizens to nominate brownfields sites and ask project-related questions where the responses will be answered and posted on the website. BAC meetings will occur bi-annually throughout the grant period.

Task 2 will be primarily conducted by: Coalition Partners with the assistance of the environmental consultant, as requested.

2.3 TASK 3 - BROWNFIELDS SITE IDENTIFICATION AND ASSESSMENTS

This task includes completing a **Generic Quality Assurance Project Plan (QAPP)** and nine Site-Specific QAPP (SSQAPPs) Addenda. The Generic QAPP serves as the main document throughout the grant that captures how and why the project will be conducted and assures the quality of the data for making environmental decisions. The Generic QAPP will cover the grant project plan, the quality assurance steps performed to support that plan, and the Standard Operating Procedures (SOP) for the collection and analysis of samples. With a Generic QAPP in place, the selected environmental consulting firm will have the flexibility to incorporate the assessment sampling plan directly into the QAPP to streamline the documentation process (i.e., incorporate the SSQAPP Addendum into the QAPP to avoid having to manage two separate planning documents).

A. Site Inventory and Prioritization: The environmental consultant will assist the ECFRPC with completing the brownfields site inventory. To help identify petroleum sites, ECFRPC will contact the FDEP UST program to identify the petroleum sites within its grant jurisdiction. Based on community and stakeholder input, adjustments may be made to the inventory during the grant period. Sites that are under Federal or State investigation and/or funding will be eliminated from the priority list. Site prioritization will involve input from the BAC. A site-selection work sheet will be used to help prioritize sites. The higher rated criteria are for properties that have recent redevelopment interest expressed by a developer; are grantee-owned; pose a potential threat to drinking water supply; are potential catalysts to area redevelopment; have high visibility; are actively being marketed by a commercial realtor; are within Target Brownfields Area; have specific interest to the grantee; and site access can be easily obtained. Site prioritization will enable the project to proceed at a faster pace so spending milestones for grant compliance are met.

B. Site Characterization – Phase I ESA: ECFRPC has budgeted for 13 Phase I ESAs. ECFRPC will ensure that all Phase I Environmental Site Assessments (ESA) conducted with the grant funding be performed in accordance with EPA's standard for all appropriate inquiries (AAI). ECFRPC will ensure the practices in ASTM standard E1527-13 (or most current revision) "Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process," or EPA's All Appropriate Inquiries Final Rule are utilized. ECFRPC will ensure the "All Appropriate Inquiries Rule: Reporting Requirements Checklist for Assessment Grant Recipients", (Publication Number: EPA 560-R-11-030), for each Phase I ESA conducted with Brownfields grant funds are completed and signed.

GPR surveys may also be performed during the Phase I ESA time period, as needed and appropriate; however, GPR surveys will typically be performed as a Phase II ESA activity. GPR surveys provide important information about the locations of UST and/or underground lines – thereby assisting in

calculating more accurate costs for Phase II ESA activities and protecting worker safety during future Phase II ESA activities. As many as seven GPR surveys are anticipated for this grant.

ECFRPC understands that Phase I ESAs have a limited shelf life (generally 180 days), particularly if the property has near-term cleanup, acquisition, or development plans. The timing of Phase I completion or update may be sensitive and relate to property acquisition. ECFRPC, coalition partners, and ECFRPC's environmental consultant will keep this in mind when developing the overall site strategy. Phase I ESA Updates may be needed to accommodate actual dates of property transactions, as needed. Currently, no Phase I ESA updates are anticipated for this grant.

Site Eligibility: Prior to spending funds for Phase II ESAs for community-wide grants, ECFRPC will submit a completed EPA Region 4 Site Eligibility Determination Outline to the EPA Project Officer and receive EPA approval. In some cases, this may be completed in conjunction with the FDEP. ECFRPC understands that either the FDEP or the EPA must approve the site as eligible for funding before Phase II work begins. If ECFRPC does not own the site, ECFRPC will obtain site access prior to expending any funds on a brownfields site.

Site-Specific QAPP Addenda

SSQAPP Addenda are the detailed project plans for environmental work conducted under the Brownfields grant. There are two types of SSQAPP Addenda associated with a particular site investigation: the initial SSQAPP Addendum and any follow-up SSQAPP Addenda for additional work at the site.

The initial SSQAPP Addendum is the first investigation or cleanup plan prepared for a particular site. It presents a comprehensive discussion of the site background and the current conceptual model for how contamination may be activity in the environment and a comprehensive sampling design addressing the site as a whole.

Follow-up SSQAPP Addenda are assessment plans for additional site work that needs to be conducted to complete the project, such as plume delineation. Follow-up SSQAPP Addenda start where the initial Addendum stopped. Thus, the background discussion will only address the findings from the previous SSQAPP Addendum that have created the need for the additional work.

The selected Consultant will develop a sequential number system for SSQAPP Addenda to retain the context and flow of a site investigation or cleanup. For example, the initial SSQAPP Addendum on the first site investigated under an assessment grant will be 1A. The 1 represents the property and the letter A represents the first addendum for that property. Follow-up QAPP Addenda to 1A for the same property will continue the sequence with 1B, 1C, etc. The first SSQAAP prepared for the second property will be 2A, and so on and so forth.

ECFRPC will have in place an EPA or State-approved SSQAPP prior to sample collection. The QAPPs will be consistent with the most recent EPA Region 4 QAPP guidance manual and toolbox (https://www.epa.gov/brownfields/region-4-quality-assurance-project-plan-qapp-tool-box). Costs incurred for sampling performed without an approved QAPP will not eligible for reimbursement.

ECFRPC understands that there are different requirements for the assessment of lead-based paint (LBP) and asbestos and will reference the QAPP guidance documents provided in the link above for more information.

C. Site Characterization – Site Specific Quality Assurance Project Plans, Phase II ESAs and ACM Surveys:

Once EPA has agreed that a property meets site-specific eligibility and has approved the SSQAPP Addendum, Phase II ESAs can begin. Phase II ESAs may include or be stand-alone asbestos surveys. This task includes completing nine Phase II ESAs with six Asbestos Surveys. Information from the Phase II ESAs and ACM surveys will be uploaded to the EPA ACRES database. This task budget includes consulting costs, lab charges, subcontractor charges, reporting costs, and associated expenses (materials, supplies, per diem, travel, etc.).

Sites with the highest redevelopment potential will be prioritized to aid completion of cleanup and redevelopment plans. Information from the Phase II ESAs will be included in the database described above. Specific reporting requirements are detailed below.

D. Federal Cross-Cutting Requirements: ECFRPC and the selected consultant will comply with Federal cross-cutting requirements. These requirements include but are not limited to OSHA Worker Health & Safety Standard 29 CFR 1910.120; National Historic Preservation Act; Endangered Species Act; and Permits required by Section 404 of the Clean Water Act; Executive Order 11246, Equal Employment Opportunity, and implementing regulations at 41 CFR 60-4; Contract Work Hours and Safety Standards Act, as amended (40 USC § 327-333) the Anti-Kickback Act (40 USC § 276c) and Section 504 of the Rehabilitation Act of 1973 as implemented by Executive Orders 11914 and 11250.

E. Quality Assurance Project Plans (QAPPs): As previously discussed, ECFRPC will have in place an EPA or State-approved QAPP prior to sample collection. The QAPPs will be consistent with the EPA Region 4 QAPP guidance manual and toolbox. The documents in the Toolbox can be found at https://www.epa.gov/brownfields/region-4-quality-assurance-project-plan-qapp-tool-box

ECFRPC understands that costs incurred for sampling performed without an approved QAPP are not eligible for reimbursement. It is understood that there are different requirements for the assessment of lead-based paint and asbestos.

F. Health & Safety Plans: ECFRPC and the selected consultant will also prepare and follow an OSHA-compliant Health and Safety Plan (HASP). ECFRPC will submit the HASPs to EPA and the State for the Brownfields project file. EPA approval of the HASP is not required.

Task 3 will be primarily conducted by: *Consultant.*

2.4 TASK 4 - CLEANUP PLANNING

This task will involve the development of a plan to cleanup and redevelop sites within the ECFRPC and to develop implementation strategies and resources. This task will be conducted by environmental professionals utilizing input from the BAC, site-specific redevelopers, the EPA, and the FDEP. The information obtained from community outreach and Phase I and II ESAs will be used to evaluate the potential level of effort necessary to clean up selected sites and the associated costs.

A. ABCA: An Analysis of Brownfields Cleanup Alternatives (ABCA) briefly summarizes information about the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered, and the proposed cleanup. It should include information on the cleanup effectiveness, the ability of the interested party to implement each alternative, the cost of each proposed cleanup alternative and an analysis of the reasonableness of the various cleanup alternatives considered including the one chosen. The ABCA is also a useful communication tool for the public and community input into the cleanup is recommended. The Coalition is proposing to complete ABCAs for nine sites (five priority and four additional sites). The document will be reviewed by FDEP Brownfield personnel prior to EPA submittal.

B. Institutional controls (ICs): In some cases, Institutional Controls will be necessary and a part of the site-specific ABCA planning activity. Institutional controls (ICs) are administrative or legal mechanisms that help minimize the potential for human exposure to contamination or protect the integrity of a remedy. While it is a desire to see every site cleaned up to a level that requires no further action, for some sites, it may not be practical. Zoning changes, easements, etc. generally require both State and local mechanisms and approvals. Property transfers and/or property development often cannot occur until these controls are in place. Multiple IC jurisdictions and the associated timing requirements will be anticipated in the cleanup-planning schedule. ECFRPC and the selected consultant will work closely with the State for the approvals. FDEP has the authority to approve Environmental Covenants.

C. **Redevelopment Planning/Eligible Planning Activities:** In addition to the "site-specific" cleanup planning activities, the Coalition proposes to perform "eligible reuse planning activities" on all five of the priority sites. These activities will be led by the ECFRPC in consultation with the other coalition partners. The ECFRPC plans to leverage the money budgeted for this activity with other federal, state, and local funding sources, which will should provide EPA more outcomes for this project at a lower cost. These activities will be scheduled depending on the progress of the site assessments. The proposed eligible reuse planning strategies are described below:

Eligible" Reuse Planning Strategy	Potential Site	City
1 Resource Roadmap	Razed Vacant Parcels	Apopka
Market Study + Land Use Assessment	Waterman Hospital	Eustis
Site Reuse Assessment	Former Train Depot Site	Apopka
Land Use Assessment + Resource Road Map	Former Dry cleaner	Kissimmee
Land Use Assessment + Resource Road Map	Former Auto Repair	Longwood

Task 4 will be primarily conducted by Consultant, except for subtask C which will be conducted by the ECFRPC

3.0 SCHEDULE

Attachment 2 is a table with a detailed guideline for schedule development. Several tasks run concurrently so ECFRPC and the selected consultant may choose to use a Gantt chart or other scheduling software tool that can assist in scheduling. ECFRPC will include sufficient time for management or governing board approvals as may be necessary at critical points in the project. Schedule development will be discussed with the EPA Project Officer.

Attachment 1: Budget Table for Work Plan Tasks

Budget Categories	Task 1 Project Management & Reporting	Task 2 Community Involvement/ Engagement	Task 3 Site Identification/ Assessment	Task 4 Cleanup Planning	Total
Personnel	$10,036.01	$22,433.44	$0	$26,565.91	**$59,035.36**
Fringe Benefits	$3,953.19	$8,836.53	$0	$10,464.31	**$23,254.03**
Travel	$5,958.00	$792.00	$0	$0	**$6,750.00**
Equipment	$0	$0	$0	$0	**$0**
Supplies	$1,735.70	$1,735.65	$0	$1,735.65	**$5,207.00**
Contractual	$30,000.00	$30,000.00	$406,753.61	$39,000.00	**$505,753.61**
Other	$0	$0	$0	$0	**$0**
Total Budget	**$51,682.90**	**$63,797.62**	**$406,753.61**	**$77,765.87**	**$600,000.00**

[1] Travel to brownfields-related training conferences is an acceptable use of these grant funds.

[2] EPA defines equipment as items that cost $5,000 or more with a useful life of more than one year.
Items costing less than $5,000 are considered supplies.

[3] The CAR must comply with the procurement procedures contained in 2 CFR 200 and/or 1500.

Attachment 2: Schedule of Activities and Deliverables

	Time and Actions from Notice of Selection to Award	
Pre-Award	**0 month**	Notice of Selection: May 2021
	0-2 months	ECFRPC completes required grant award documents and submits to EPA
	2 months	EPA works with ECFRPC to finalize grant work plan by Jun-Jul 2021
	2-4 months	Draft Community Engagement Plan and issuing consultant RFP (This must be **denoted/written** in your Workplan)
	3-4 months	EPA executes grant award and issues Cooperative Agreement Number.
Year 1	**Time and Actions from Award/Project Start to Project End**	
	0 months	Grant award
	0-3 months	RFP for contractor procurement is finalized ACRES Training
	1-4 months	Consultant contract executed and contractor on-board Kick-off meeting held with Contractor, EPA, State and others on the Project Team Complete Community Engagement Plan finalized Plan First Public Meeting Start regular conference call meetings with Project Team Registration, Travel, etc. for National Brownfield Conference
	4 months	Quarterly Report 1 is due 30 days after 1st quarter ends Reimbursement Request Submitted ACRES Entries
	4 – 8 months	Develop generic QAPP and submit to EPA/State for approval Conduct Site Inventory and Prioritization Conduct Limited Site Characterization Host Public Meeting

	7 – 8 months	Start Phase I ESA(s) Start GPRs Convene regular conference call meetings with Project Team
	7 months	Quarterly Report 2 is due 30 days after 2nd quarter ends Reimbursement Request Submitted
	9 months	Start Reuse Assessment Plan and Resource Road Map
	10 months	Quarterly Report 3 is due 30 days after 3rd quarter ends Reimbursement Request Submitted.
	8-12 months	Complete Phase I ESAs Enter Phase I ESA information in ACRES Submit signed AAI checklist to EPA Submit Site Eligibility Determination forms to EPA Complete GPRs Develop site-specific QAPP and submit to EPA/State for approval Start Phase II ESAs Begin Phase II ESAs
	12 months	Submit Federal Financial Report (SF425)
Year 2	**13 months**	Quarterly Report 4 is due 30 days after 4th quarter ends Start ACM Assessments Reimbursement Request Submitted Disadvantaged Business Enterprise (DBE) due with this quarterly report
	16 months	Quarterly Report 5 is due 30 days after 5th quarter ends Reimbursement Request Submitted

	18 months	Half of 3-year grant is complete. Check-in with EPA/State for any modifications to work plan budget or scope of work. Make sure accomplishments to date are in ACRES.
	18 months	Make sure all drawdowns possible have been made. 35% of funds should be expended by this time.
	19 months	Quarterly Report 6 is due 30 days after 6th quarter ends Reimbursement Request Submitted DBE due with this quarterly report
	20 months	Start Eustis Market Study and Land Use Assessments
	22 months	Quarterly Report 7 is due 30 days after 7th quarter ends Reimbursement Request Submitted
Year 3 and closeout	**25 months**	Quarterly Report 8 is due 30 days after 8th quarter ends Reimbursement Request Submitted. DBE due with this quarterly report
	27 months	Start Land Use Assessment and Resource Road Map (Kissimmee and Longwood)
	28 months	Quarterly Report 9 is due 30 days after 9th quarter ends Reimbursement Request Submitted
	30 months	Six months remain on the grant; Identify any remaining activities that should be completed prior to grant closing
	31 months	Quarterly Report 10 is due 30 days after 10th quarter ends Reimbursement Request Submitted.
	34 months	Quarterly Report 11 is due 30 days after 11th quarter ends Reimbursement Request Submitted

	Prior to close-out	Enter all work in ACRES.
		Prepare and Submit final Phase I or II ESA Reports and draft ABCAs.
	35 months	Reconcile accounts; collect remaining invoices for submission; gather deliverables for
		final close-out report
	36 months	Grant project/budget period closes; no further costs can be incurred after final date
	37 months	Quarterly Report 12 is due 30 days after 12th quarter ends; May serve as Final Close-out Report if all project documentation is complete and ready. If so, then it is due 90 days after project period ends.
		MBE/WBE/DBE report due with this quarterly report.

Orange Blossom Trail/State Road 441 Brownfields Coalition
Memorandum of Understanding

This Memorandum of Understanding ("MOU") is being entered into this __ day of__, 2021, by and between the East Central Florida Regional Planning Council ("ECFRPC"), an agency of the State of Florida, whose address is 455 North Garland Avenue, Orlando 32801 and we, the undersigned.

RECITALS

WHEREAS, in 2017 the ECRPC and the cities of Apopka, Eustis, Kissimmee, and Longwood joined together to form the Orange Blossom Trail/SR 441 Brownfield Assessment Coalition (referred to herein as the Coalition) in order to apply for funding opportunities from the US Environmental Protection Agency (EPA) Brownfields Program (the Grant);

WHEREAS in 2020, on behalf of the Coalition, the ECFRPC, as lead applicant, submitted an application to EPA and was subsequently awarded a Brownfields Coalition Assessment Grant (the "Grant");

WHEREAS, in order to memorialize the terms and conditions of the Grant, the ECFRPC, as lead agency, submitted a Work Plan to EPA on January 30, 2021 (the "Work Plan");

WHEREAS, pursuant to the Cooperative Agreement, and the terms of the Grant, the Coalition Members are executing this Memorandum of Understanding in order to memorialize their understanding of their respective responsibilities as Coalition Members.

I. Coalition Members. This Memorandum of Understanding ("MOU") is being executed by the members of the Coalition, which includes the East Central Florida Regional Planning Council and the cities of Apopka, Eustis, Kissimmee, and Longwood.

II. Goal. The Coalition members will work together to carry out the activities outlined in the Brownfields Assessment Cooperative Agreement Work Plan and incorporated herein by reference as Appendix 1, Work Plan, as approved by EPA for funding under the Grant.

The goal of the Work Plan is to produce the following outcomes:

- Revitalize land and prevent contamination
- Attract investment to the corridor, including in and near Opportunity Zones
- Preserve greenfield areas
- Generate new jobs along the OBT corridor

III. Responsibilities.

A. ECFRPC responsibilities are as follows:

- ECFRPC will act, in its role as Lead Agency, in its representative capacity with EPA on behalf of all members of the Coalition, and ECFRPC agrees to assume administrative responsibility for ensuring the Work Plan is carried out in compliance with EPA requirements and the requirements and conditions of the Cooperative Agreement, including but not limited to, all budgeting, compliance, reporting, and monitoring requirements and compliance with the Federal Funding Accountability and Transparency Act of 2006; provided, however, ECFRPC has no authority to bind the Coalition members to any budget or financial commitments or matters that exceed the Work Plan without an affirmative vote of all of the Coalition members. The ECFRPC will also lead the development and implementation of the Brownfields Community Involvement Plan (CIP), organize the Brownfields Advisory Committee (BAC) meeting, and lead the Analysis of Brownfields Cleanup Alternatives (ABCA). The ECFRPC further agrees to provide timely response to reasonable questions and information requests provided by Coalition members; and lead the analysis of brownfields clean-up alternatives.

- To work cooperatively with the Coalition Members to achieve the goals of the Work Plan.

B. Coalition members responsibilities are as follows:

- To work cooperatively with the ECFRPC to carry out the activities and achieve the outcomes defined in the Work Plan;
- To participate in Coalition meetings and, as appropriate, in meetings of advisory/working groups and other committees established to carry out the Work Plan;
- To work with the ECFRPC in its representative capacity with EPA on behalf of all Coalition members; and
- To fulfill specific roles in implementing the Work Plan by providing leadership and staff support, including, but not limited, to assisting with the identification, prioritization, and selection of brownfield sites, recommending stakeholders for the Brownfields Advisory Committee (BAC) members, assisting with the logistics of organizing community meetings, among others.

IV. Organizational Structure and Decision-making. Each Coalition member has designated an individual to serve as the primary point of contact on its behalf and to represent it in meetings of the Coalition (the "Designated Representative"). The ECFRPC, as Lead Agency, will maintain a list of all Coalition Members and their Designated Representatives.

The Designated Representatives or the alternate will meet at least two times a year to receive reports on the progress of the Work Plan and to serve in an advisory capacity for the Grant activities.

A majority of Coalition members shall constitute a quorum for meetings. In the event that a quorum is not present, the representatives present may discuss the agenda items but defer official actions to a later date.

The Coalition will establish the following advisory/working groups to guide its activities:

- The Brownfields Advisory Committee (BAC) members will assist with the Grant's community outreach efforts and help citizens nominate potential brownfield sites for consideration.

The advisory/working groups may elect to follow Roberts Rules of Order or any other agreed upon parliamentary procedures to conduct their meetings. The membership and characteristics of each advisory/working group will be circulated to all Coalition Members when complete. The ECFRPC shall take minutes of each meeting of each advisory/working group (except for the Study Focus Station Working Groups where the local governments will

take minutes), shall maintain a record of the membership of each advisory/working group and a record of all Coalition and Core Coalition meeting agendas, presentation materials, correspondence, and all other documents that qualify as public records under Chapter 119, Florida Statutes, as well as a brief summary of each Coalition and Core Coalition meeting.

Meetings of the Consortium, the Core Coalition and the advisory/working groups are public meetings which will be noticed at least fourteen (14) days prior to the meeting by the ECFRPC, or noticed by the local government for their Study Focus Station Working Groups in accordance with such local government's standard public notification procedures. Coalition correspondence, electronic mail, reports, publications, memoranda, and all other documents deemed public records pursuant to Chapter 119, Florida Statutes, shall be preserved accordingly and shall be made available for public inspection upon request. Each Coalition Participant is responsible for maintaining their respective records in accordance with Florida Law.

VII. Accountability. All Designated Representatives shall attend meetings, participate in the tasks and activities as outlined in the Work Plan and this MOU, and provide monthly Progress Reports and Leverage Reporting Forms to the ECFRPC; such forms to be provided to the Coalition Members by the ECFRPC.

IX. Term. The term of the responsibilities described in this MOU shall be October 1, 2021, to September 30, 2023 unless the Grant period is otherwise extended by EPA. The responsibilities set forth in this MOU shall not be affected by the failure of one or more parties to execute this MOU. A copy of the fully-executed MOU will be kept on file at the ECFRPC offices.

X. Amendments. The provisions of this MOU may only be amended as may be mutually agreed upon in writing by the parties hereto.

XI. Counterparts. This MOU may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument.

XII. Severability. If any part of this MOU is found invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this MOU if the rights and obligations of the parties and if the intention of the parties can continue to be effective. To that end, this MOU is declared severable.

XIII. Notices. Any notice, other than notices of public meetings, required or allowed to be delivered hereunder shall be in writing and be deemed to be delivered upon receipt before 5:00 p.m. on a business day by hand delivery, facsimile, overnight courier or U.S. Mail, postage prepaid, certified mail, return receipt requested, or when delivered to a nationally recognized overnight courier service addressed to the person at the address in Appendix 3, Coalition Members and Commitments, or at such other address as the party shall have specified by written notice to the other party delivered in accordance herewith. If written permission is granted by a Coalition member, electronic delivery with return receipt request will be acceptable. If return receipt is not received, one of the aforementioned delivery options will be accomplished.

XIV. This MOU shall be under the governing laws of the State of Florida.

We, the undersigned, have read and acknowledge the responsibilities set forth in this MOU and commit to serve as a participant in the East Central Florida Sustainable Communities Coalition in accordance with the terms outlined herein.

East Central Florida Regional Planning Council

_____
Hugh W. Harling, Jr., Executive Director

_____
ATTEST
Pegge Parker., Office Manager

Date: _____

City of Apopka

_____
Bryan Nelson, Mayor

_____
ATTEST
Susan M. Bone, CMC ., City Clerk

Date: _____

City of Eustis

_____
Michael L. Holland., Mayor

_____
ATTEST
Mary Montez., City Clerk

Date: _____

City of Kissimmee

_____
Olga Gonzales., City Mayor/Commissioner

_____
ATTEST
Linda Hansell, City Clerk

Date: _____

City of Longwood

_____
Brian Sackett, City Mayor/Commissioner

_____
ATTEST
Michelle Longo, CMC, City Clerk

Date: _____