

LAKE COUNTY ANIMAL SHELTER

ADDITIONAL BUILDING CONSTRUCTION PLANS

COUNTY ROAD 448

ENGINEER

HALFF
CHARLES C. HIOTT, P.E.
902 NORTH SINCLAIR AVENUE
TAVARES, FL 32778
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FIRM/ BUSINESS NO.: CA 33380 & FL LC 26000645 STATE: FL

SURVEYOR

HALFF
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
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EMAIL: SOSBORNE@HALFF.COM
TEL: (352) 343-8481

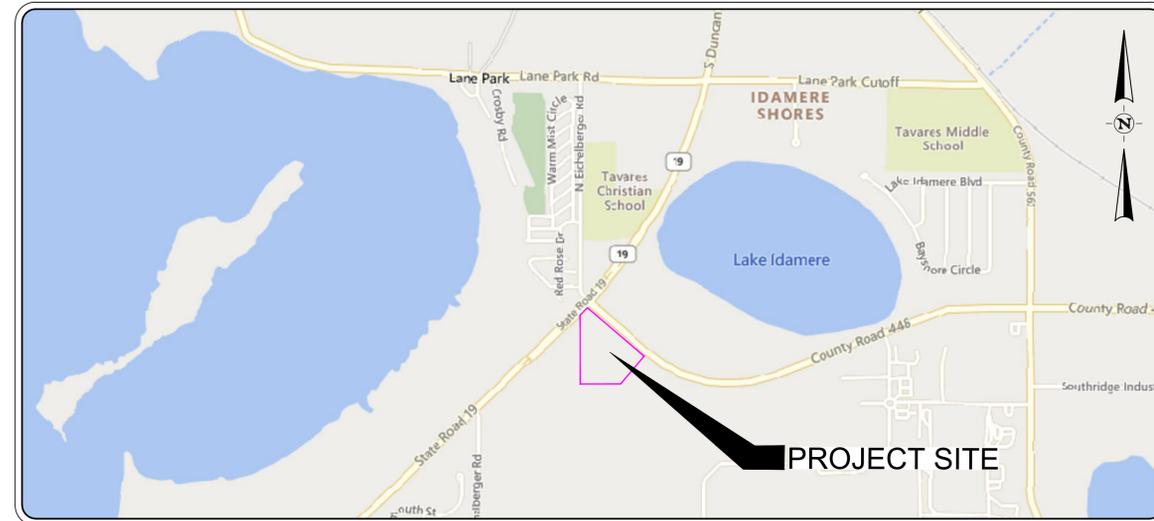
SURVEYED DATE:

MAY 27, 2025

BENCHMARK(S):

TEMPORARY SITE BENCHMARK #1
SET 5/8" IRON ROD
AND CAP "TRAV
LB#8348"
ELEVATION= 81.64

TEMPORARY SITE BENCHMARK #2
SET 5/8" IRON ROD
AND CAP "TRAV
LB#8348"
ELEVATION= 80.70



LOCATION MAP

NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C-100	Cover
C-200	Aerial
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C-400	Grading Plan
C-500	Site & Utility Plan
C-600	General Details
C-601	Utility Details
C-602	Utility Details

DESCRIPTION: (AS FURNISHED BY CLIENT)

BEING A PORTION OF GOVERNMENT LOT 1, IN SECTION 7, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 1, IN SECTION 7, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S.00°03'09"W, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1439.20 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 19, (BEING 100 FEET WIDE), SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5779.85 FEET IN WHICH A RADIAL LINE BEARS N.45°02'22"W, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING CONTINUE S.00°03'09"W, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 810.00 FEET; THENCE S.89°56'51"E, DEPARTING FROM THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 476.62 FEET; THENCE N.40°30'02"E, A DISTANCE OF 427.40 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 448, (BEING 100 FEET WIDE), SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE RUNS SOUTHEASTERLY; THENCE N.49°29'58"W, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 448, A DISTANCE OF 879.97 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID STATE ROAD 19, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5779.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°11'40", SAID CURVE HAVING AN ARC DISTANCE OF 120.49 FEET, AND A CHORD BEARING AND DISTANCE OF S.44°24'57"W, 120.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10.00 ACRES, MORE OR LESS.

OWNER/CLIENT:



PREPARED BY:



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "SUNSHINE 811" SYSTEM AT 1-800-432-4770 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS SHALL BE BROUGHT TO THE ENGINEER OF RECORD'S ATTENTION WITHIN A REASONABLE TIME FRAME, LESS THAN 48 HOURS AFTER DISCOVERED. ADVANTAGE WILL NOT BE TAKEN OF APPARENT ERROR OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLMENT OF THE INTENT OF THE DESIGN.

FILE NAME: A:\56000\56961\003\DWG\CADD\Sheets\056961.003 Lake County Animal Shelter Base.dwg DATE: September 10, 2025, TIME: 2:25 PM, USER: ah4855



LAKE COUNTY ANIMAL SHELTER
 ADDITIONAL BUILDING
 LAKE COUNTY FLORIDA

HALF ASSOCIATES, INC.
 RICHMOND, TX 75281
 TEL: (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

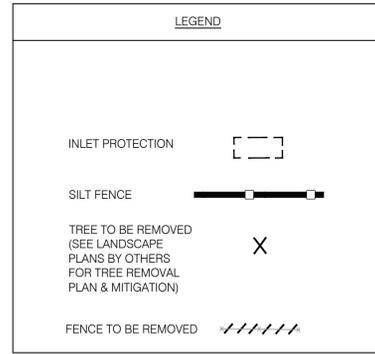
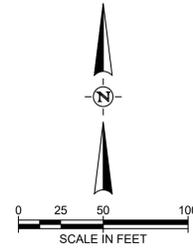
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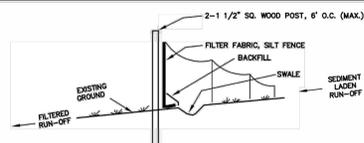
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FLA CA 33380 & FL LC 26000645 FL
 FIRM / BUSINESS NO. STATE

PROJECT NO.: 056961.003
 ISSUED: AUGUST 2025
 DRAWN BY: MC
 CHECKED BY: CCH
 SCALE: 1" = 100'
 SHEET TITLE:
 AERIAL
 C-200



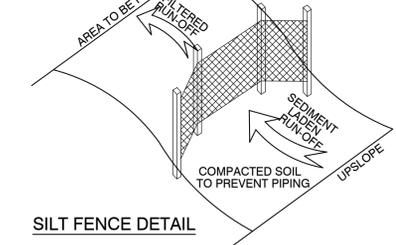
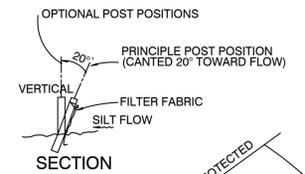
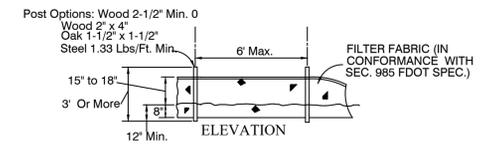
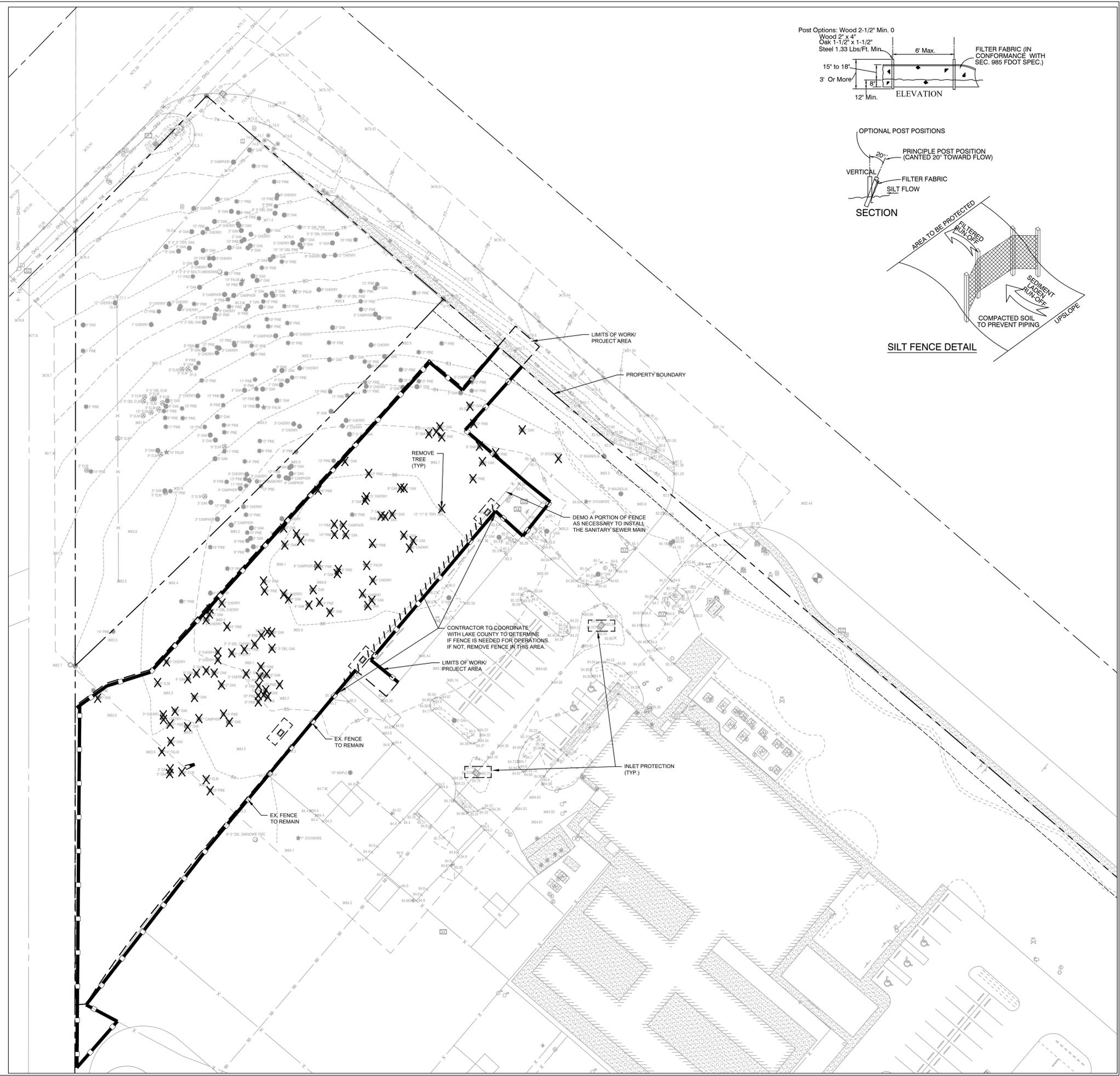
- NOTES:**
- CONTRACTOR TO DESILT ALL PIPES PRIOR TO COMPLETION OF CONSTRUCTION OF PROJECT.
 - SILT FENCE SHOWN IS STRICTLY SCHEMATIC, FOR ILLUSTRATION ONLY. ALL FENCE TO BE WITHIN THE PROPERTY LINE OF THE PROJECT SITE.
 - LAKE COUNTY TO COORDINATE WITH SECO ON THE NEW POWER LAYOUT.



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

EROSION CONTROL STRUCTURE
NOT TO SCALE

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



REVISION NO.	DATE	DESCRIPTION

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CHARLES C. HOITT, PE 54813
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3/10/2025
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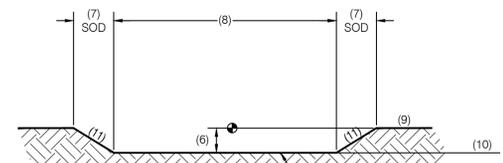
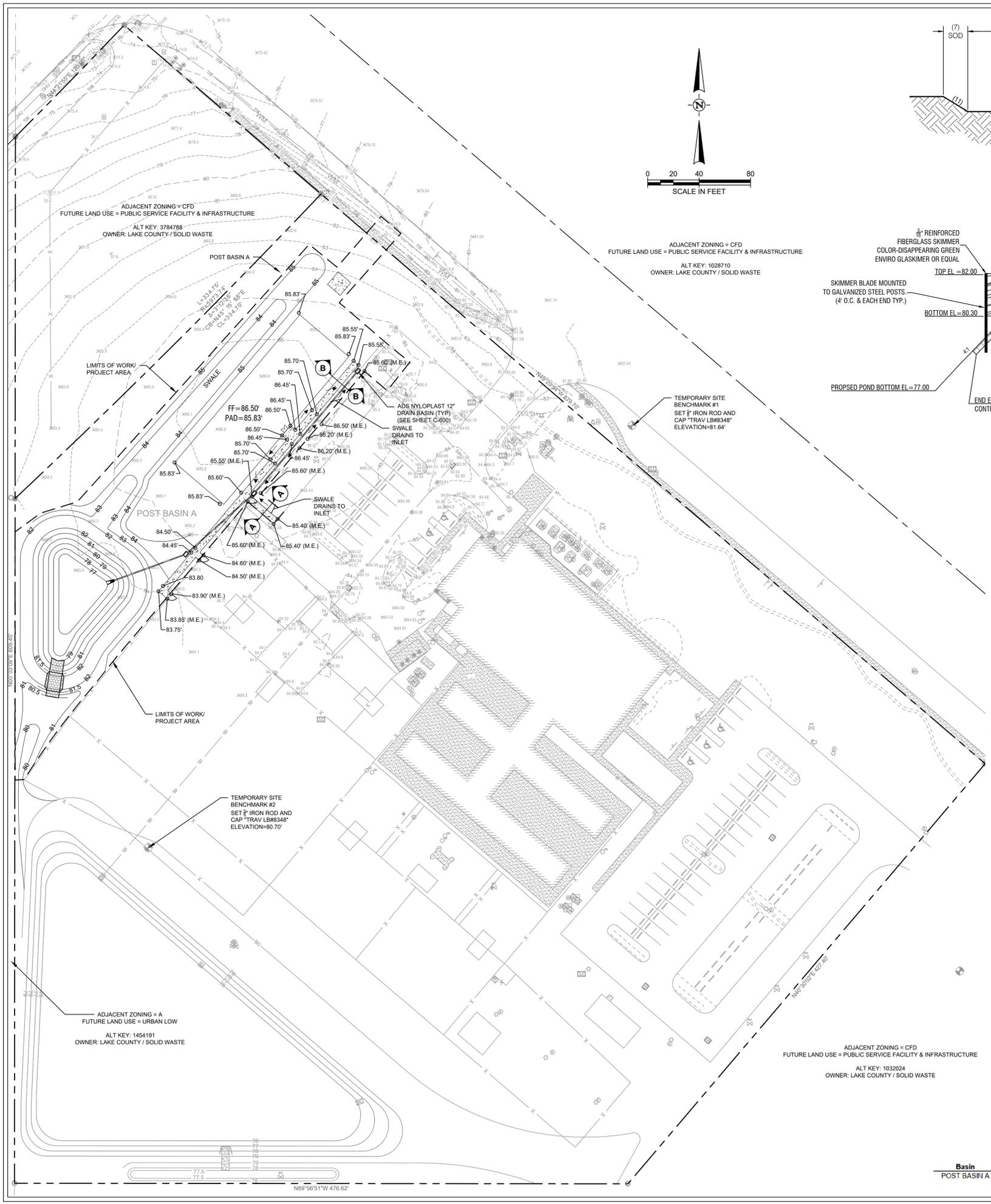
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HALFF ASSOCIATES, INC.

FLA CA 33386 & FL LC 26000445 FL
FIRM / BUSINESS NO. STATE

PROJECT NO.: 056961.003
ISSUED: AUGUST 2025
DRAWN BY: MC
CHECKED BY: CCH
SCALE: 1" = 50'
SHEET TITLE:

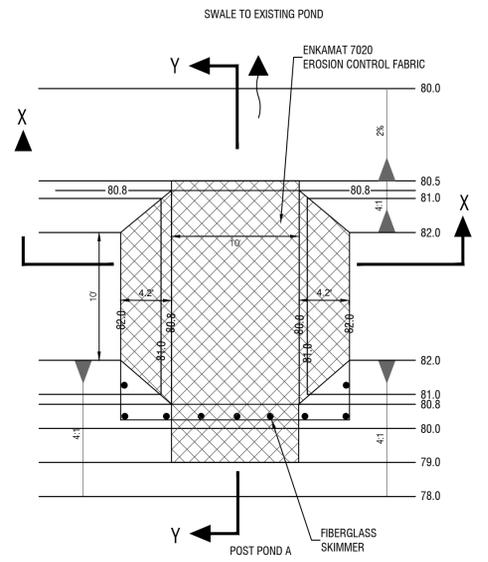
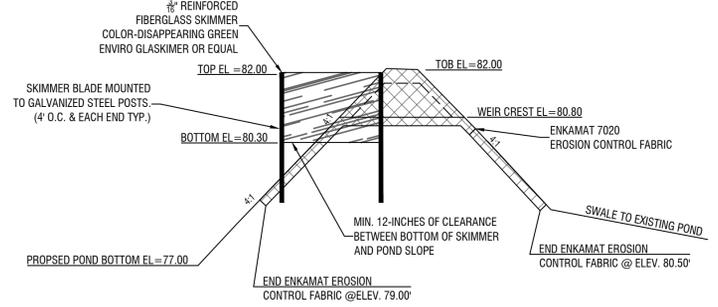
DEMO & EROSION

FILE NAME: A:\56000s\56961\003\Lake County Animal Shelter Base.dwg DATE: September 10, 2025, TIME: 3:09 PM, USER: ah4855

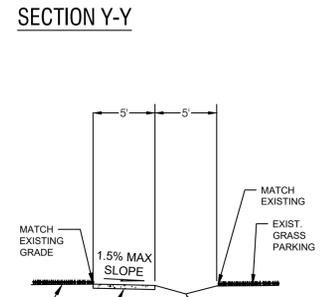


WEIR SECTION DATA

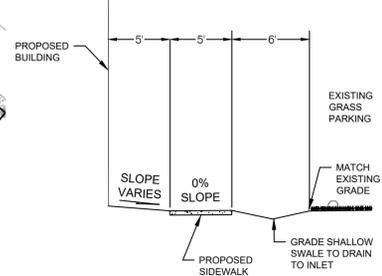
WEIR NUMBER	(6) (F.T.)	(7) (F.T.)	(8) (F.T.)	(9) (ELEV.)	(10) (ELEV.)	(11)
POST POND A OUTFALL	1.2	4.20	10.00	82.00	80.80	4:1



TYPICAL WEIR SECTION
NOT TO SCALE



SIDEWALK ADJACENT TO EXISTING GRASS PARKING SECTION A-A
NOT TO SCALE



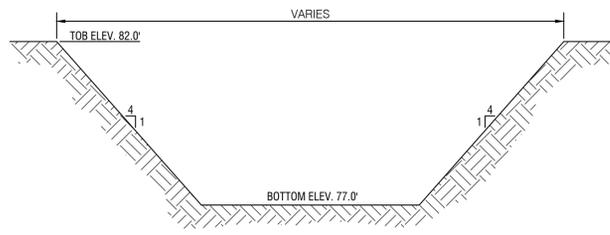
SIDEWALK ADJACENT TO BUILDING SECTION B-B
NOT TO SCALE

LAND USE DATA

EXISTING ZONING	CFD
EXISTING LAND USE	PUBLIC SERVICE FACILITY & INFRASTRUCTURE
TOTAL AREA OWNED	8.95 ACRES OR 389,873 SF
TOTAL PROJECT AREA (LIMIT OF WORK)	1.67 ACRES OR 73,165 SF
ALT. KEY #	3915421
SETBACKS	50' FROM ALL ROADS OR ROW EASEMENTS
PROPOSED USE	ANIMAL SHELTER
WATER	CITY OF TAVARES
SEWER	CITY OF TAVARES
WASTE MANAGEMENT	CITY OF TAVARES
FIRE PROTECTION	CITY OF TAVARES FIRE DEPT.
BUILDING HEIGHT	50' MAX

EXISTING IMPERVIOUS	98,237 SF
PROPOSED IMPERVIOUS	9,309 SF
PROPOSED BUILDINGS	7,500 SF
EXISTING BUILDINGS	19,141 SF
EXISTING FAR	0.05
TOTAL IMPERVIOUS	107,546 SF (25%)
PROPOSED IMPERVIOUS SURFACE RATIO	0.27 (0.8 MAX.)
PROPOSED FAR	0.06 (1.0 MAX.)
OPEN SPACE AREA	328,117.77 SF 7.53 ACRES (75%) (20% MIN.)

- NOTES:**
- ALL STRIPING TO BE LEAD FREE THERMOPLASTIC INSTALLED PER SECTION 711, F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - ALL FDOT STANDARDS SHALL BE PER INDEX FY 2024-25.
 - ENTIRE LOT TO BE GRADED TO MATCH SITE PLAN, AS NEEDED. BAHIA SOD TO BE INSTALLED IN ALL AREAS DISTURBED AND ANY OTHER AREAS WITH OUT GRASS.
 - ALL DEBRIS, BRANCHES, AND TRASH NEEDS TO BE DISPOSED OF.
 - GRIND ALL STUMPS IF ANY TREES ARE REMOVED A MINIMUM OF 8" BELOW FINISHED GRADE.
 - THE SITE & BUILDING CONSTRUCTION WORK BEING CONDUCTED ON THE PROPERTY WILL COMPLY WITH THE 5TH EDITION OF THE FLORIDA FIRE PREVENTION CODES.
 - IF CLEARING LAND FOR THE PROJECT REQUIRES MATERIAL BE BURNED, A BURN PERMIT MUST BE OBTAINED FROM THE CITY OF TAVARES & THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL.
 - CONSTRUCTION SITE OPERATORS MUST CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.



TYPICAL DRY DETENTION POND 1 SECTION
NOT TO SCALE

POND SUMMARY

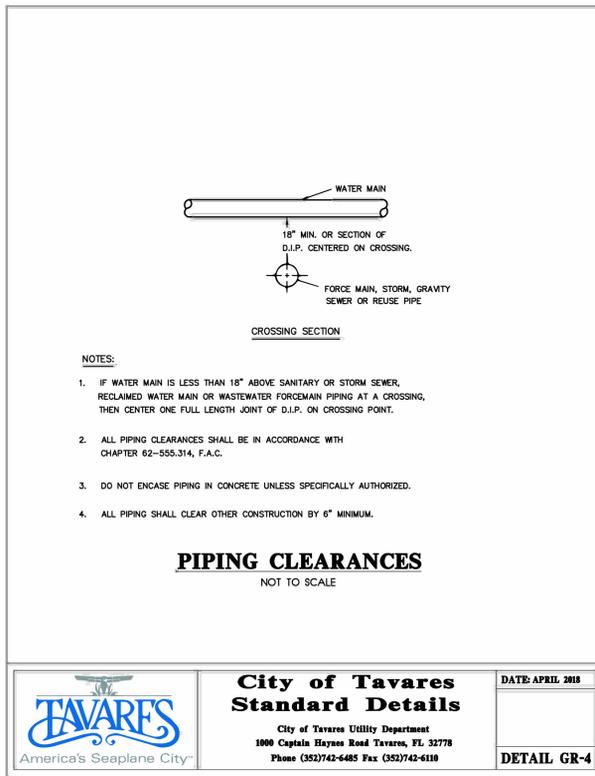
Basin	Top of Bank (ft)	DLW (ft)	Bottom (ft)	Weir (ft)	Stage		Lowest Structure Elevation (ft)
					25 yr - 96 hr (ft)	100 yr - 24 hr (ft)	
POST BASIN A	82.00	N/A	77.00	80.80	78.96	79.31	86.50

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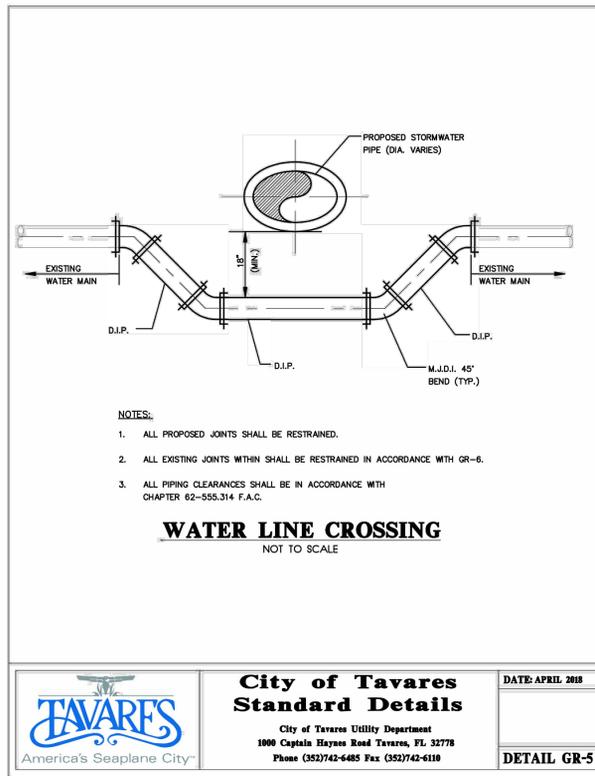
PROJECT NO.: 056961.003
ISSUED: AUGUST 2025
DRAWN BY: MC
CHECKED BY: CCH
SCALE: 1" = 50'
SHEET TITLE:



City of Tavares Standard Details
City of Tavares Utility Department
1000 Captain Hayes Road Tavares, FL 32778
Phone (352)742-6485 Fax (352)742-6110

DATE: APRIL 2018

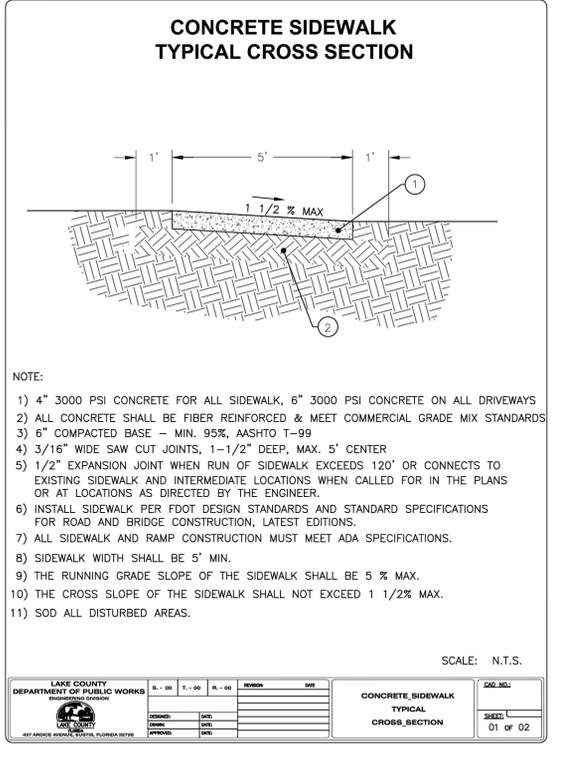
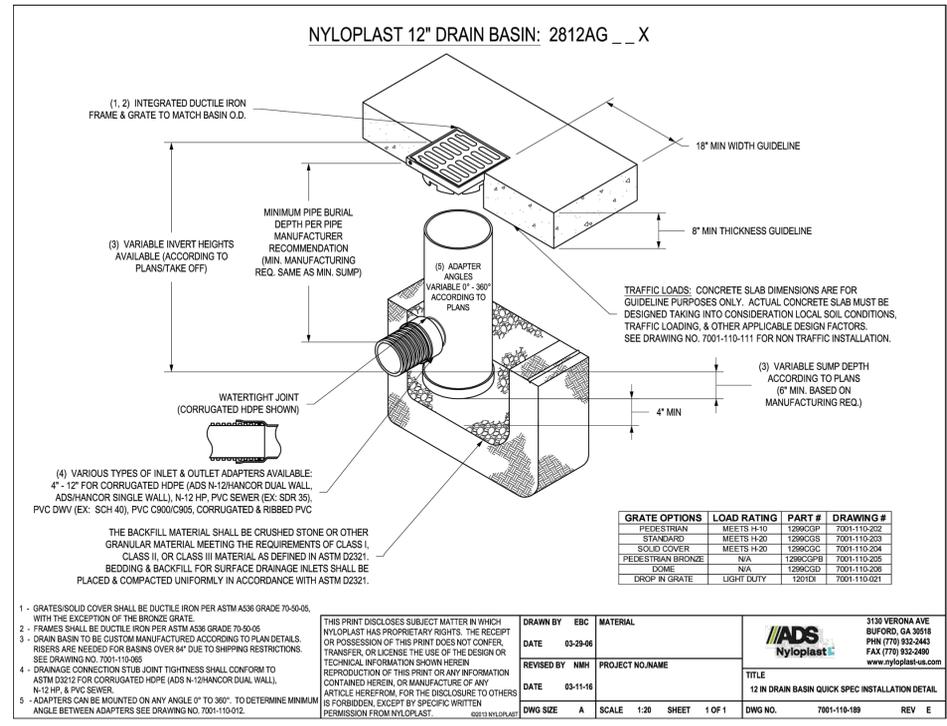
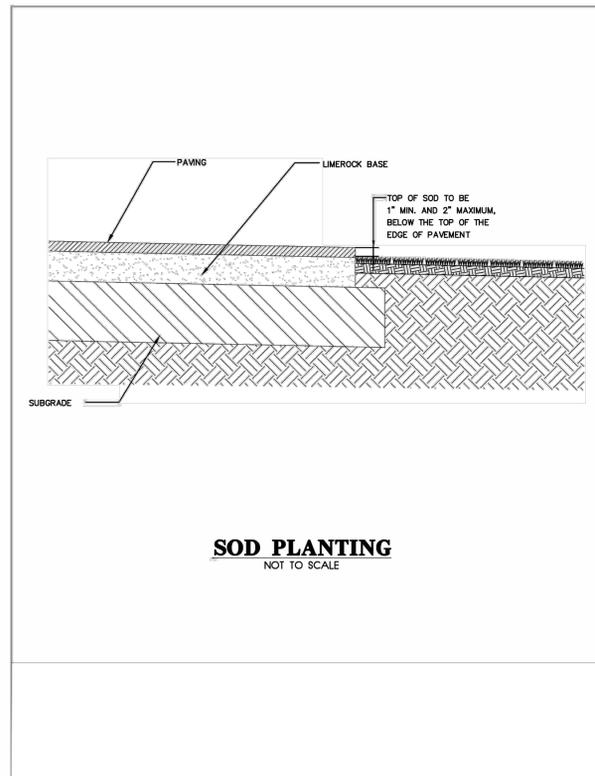
DETAIL GR-4



City of Tavares Standard Details
City of Tavares Utility Department
1000 Captain Hayes Road Tavares, FL 32778
Phone (352)742-6485 Fax (352)742-6110

DATE: APRIL 2018

DETAIL GR-5



LAKE COUNTY DEPARTMENT OF PUBLIC WORKS

CONCRETE SIDEWALK TYPICAL CROSS SECTION

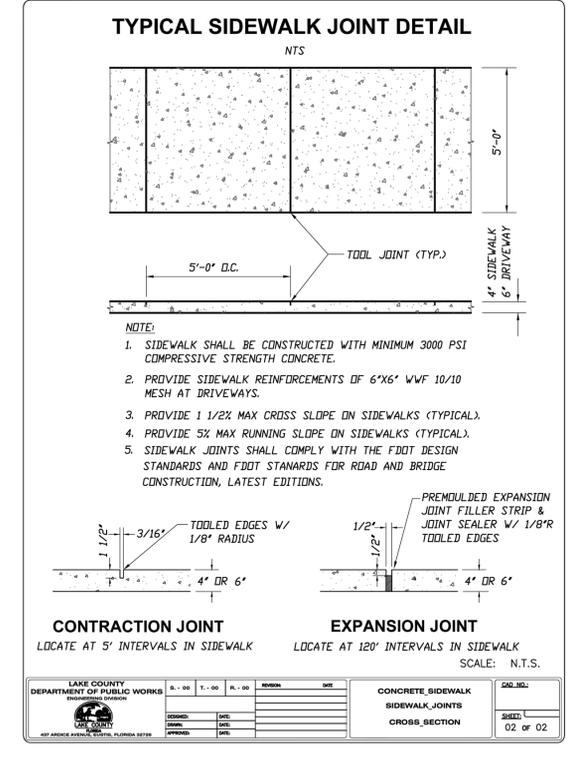
DATE: 03-29-06

REVISOR: NMH

DATE: 03-11-16

DWG NO.: 7001-110-189

REV: E



LAKE COUNTY DEPARTMENT OF PUBLIC WORKS

CONCRETE SIDEWALK SIDEWALK JOINTS CROSS SECTION

DATE: 03-29-06

REVISOR: NMH

DATE: 03-11-16

DWG NO.: 7001-110-189

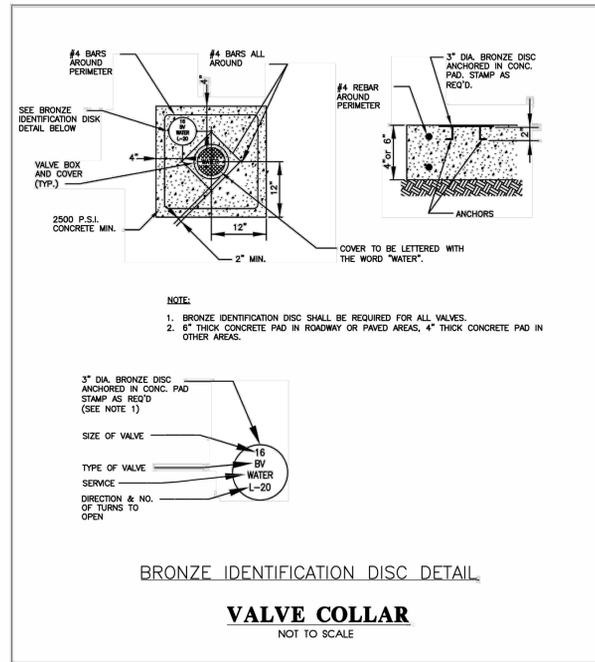
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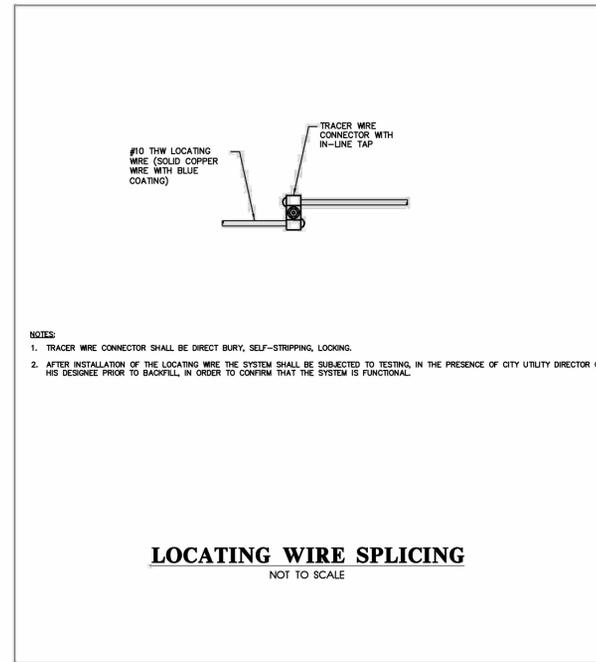
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SCALE: 1" = 50'
SHEET TITLE:
GENERAL DETAILS
C-600



TAVARES
America's Seaplane City

City of Tavares Standard Details
City of Tavares Utility Department
1800 Captain Hayes Road Tavares, FL 32778
Phone (352)742-6485 Fax (352)742-6118

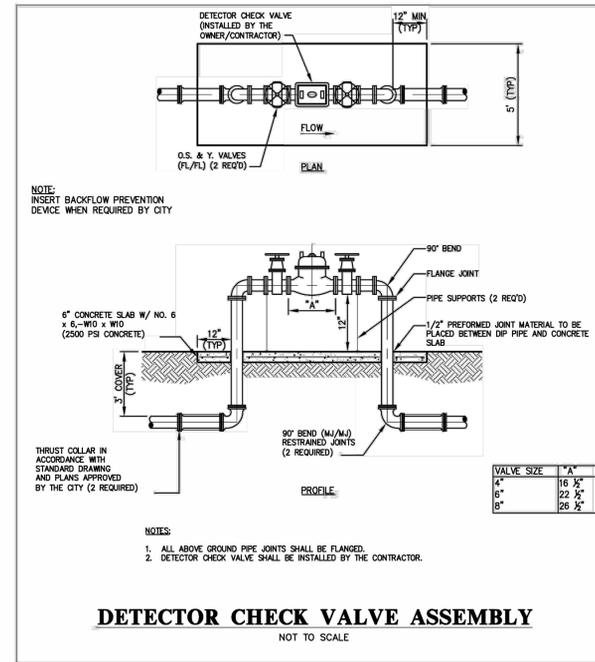
DATE: APRIL 2018
DETAIL PW-3B



TAVARES
America's Seaplane City

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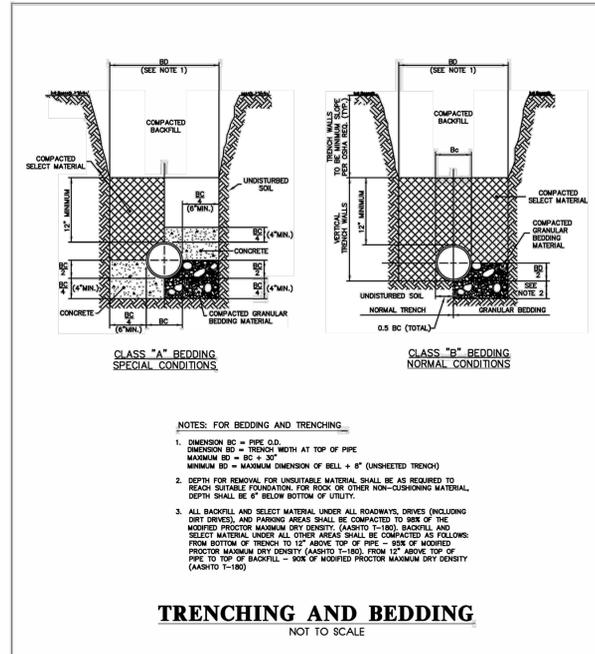
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DETAIL PW-5



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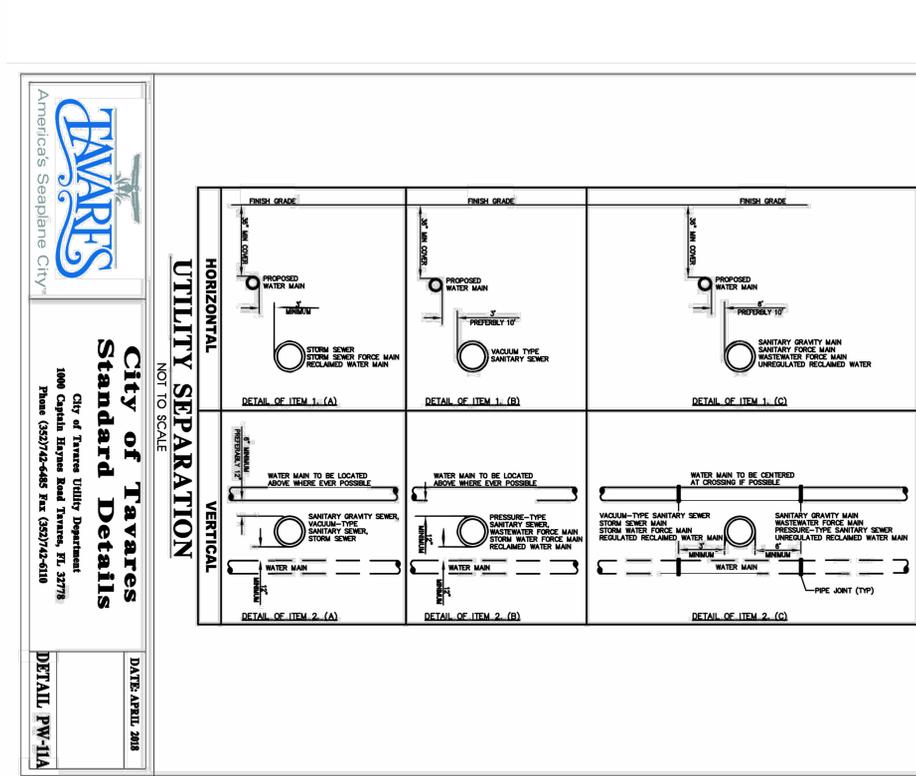
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DETAIL PW-12



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DETAIL PW-2



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CHECKED BY: CCH
SCALE: 1" = 50'
SHEET TITLE:
UTILITY DETAILS
C-601

