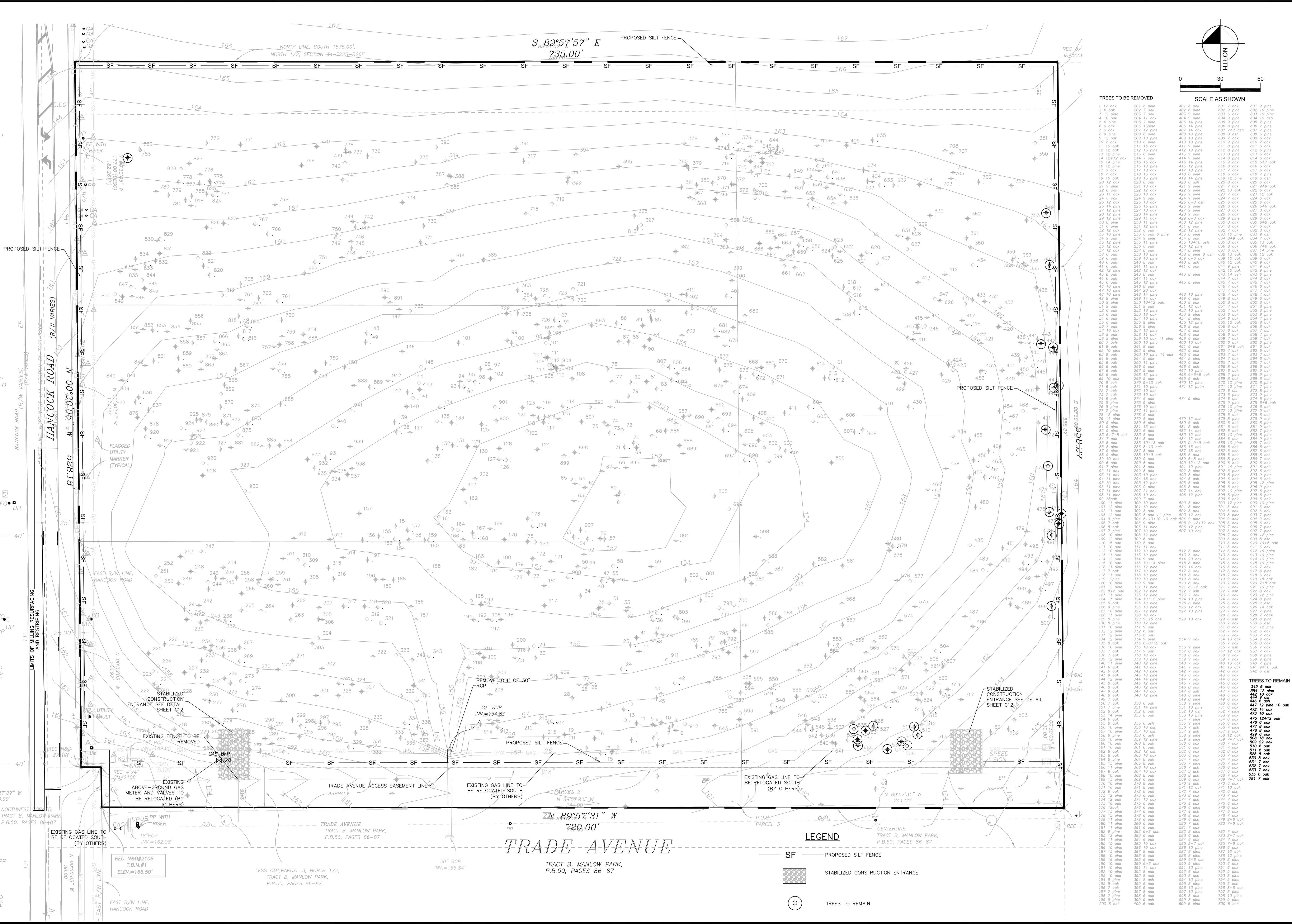




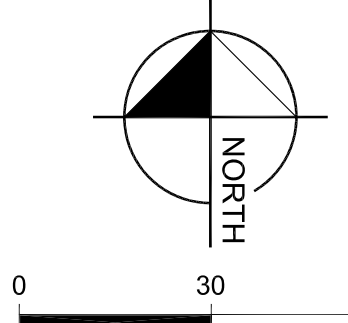




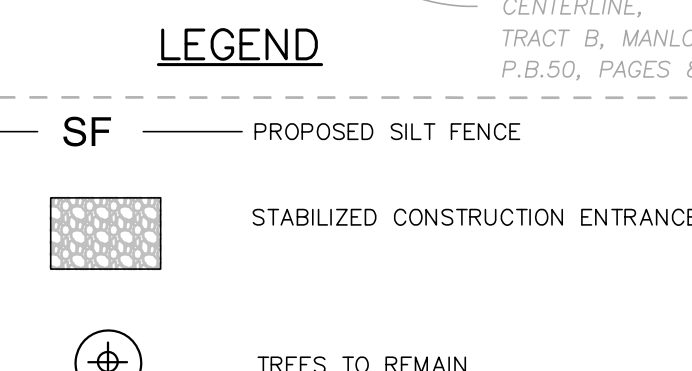
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TREES TO BE REMOVED		TREES TO REMAIN	
1 17 oak	201 6 pine	401 6 oak	601 7 oak
2 4 oak	202 7 oak	402 6 pine	602 9 pine
3 12 pine	203 11 oak	403 6 oak	603 10 pine
4 10 oak	204 11 oak	404 6 pine	604 8 oak
5 4 pine	205 7 pine	405 6 oak	605 9 oak
6 6 oak	206 13pine	406 14 pine	606 8 pine
7 2 oak	207 12 pine	407 14 oak	607 7 oak
8 9 pine	208 8 pine	408 10 pine	608 8 oak
9 12 oak	209 10 oak	409 10 oak	609 7 oak
10 7 oak	210 6 pine	410 10 pine	610 9 pine
11 12 oak	211 15 oak	411 9 pine	611 8 oak
12 12 oak	212 13 pine	412 10 pine	612 8 pine
13 12 oak	213 15 oak	413 9 pine	613 8 oak
14 12+12 oak	214 7 oak	414 9 pine	614 8 oak
15 4 pine	215 oak	415 9 pine	615 9 oak
16 12 pine	216 10 oak	416 12 pine	616 8 oak
17 6 oak	217 10 oak	417 10 pine	617 6 oak
18 6 oak	218 13 oak	418 9 pine	618 8 oak
19 15 oak	219 13 pine	419 14 pine	619 12 pine
20 12 oak	220 8 oak	420 8 oak	620 8 oak
21 9 pine	221 10 oak	421 9 pine	621 7 oak
22 6 oak	222 12 oak	422 10 oak	622 13 oak
23 11 oak	223 10 oak	423 9 pine	623 7 oak
24 6 oak	224 9 oak	424 9 pine	624 8 oak
25 12 oak	225 10 oak	425 8+8 oak	625 6 oak
26 14 pine	226 15 pine	426 9 oak	626 6 oak
27 12 pine	227 10 oak	427 9 pine	627 8 oak
28 12 pine	228 14 pine	428 9 oak	628 8 oak
29 12 pine	229 11 oak	429 8+8 oak	629 9 pine
30 9 pine	230 10 oak	430 10 oak	630 8 oak
31 6 pine	231 12 pine	431 6 oak	631 6 oak
32 12 oak	232 6 oak	432 6 pine	632 7 oak
33 10 pine	233 6 oak	433 10 pine	633 10 pine
34 9 oak	234 6 pine	434 6 oak	634 8+8 oak
35 12 oak	235 11 pine	435 9 oak	635 9 oak
36 12 oak	236 oak	436 12 oak	636 8 oak
37 6 oak	237 6 oak	437 6 oak	637 14 oak
38 6 oak	238 10 oak	438 6 oak	638 13 oak
39 10 oak	239 10 oak	439 10 oak	639 10 oak
40 6 oak	240 8 oak	440 8 oak	640 12 oak
41 11 oak	241 6 oak	441 6 oak	641 9 pine
42 12 pine	242 12 oak	442 9 oak	642 10 oak
43 8 oak	243 8 oak	443 9 pine	643 9 oak
44 6 oak	244 11 oak	444 7 oak	644 7 oak
45 6 oak	245 12 oak	445 6 oak	645 7 oak
46 10 pine	246 8 oak	446 6 oak	646 6 oak
47 10 pine	247 20 oak	447 10 pine	647 8 oak
48 10 pine	248 14 oak	448 10 pine	648 7 oak
49 9 pine	249 14 oak	449 6 oak	649 8 oak
50 9 pine	250 10+12 oak	450 6 oak	650 8 oak
51 9 oak	251 9 oak	451 12 oak	651 7 oak
52 6 oak	252 18 oak	452 10 oak	652 8 oak
53 6 oak	253 18 oak	453 9 pine	653 9 pine
54 6 oak	254 10 oak	454 10 oak	654 8 oak
55 6 oak	255 9 pine	455 12 pine	655 12 oak
56 7 oak	256 9 pine	456 6 oak	656 8 oak
57 10 oak	257 12 pine	457 6 oak	657 6 oak
58 9 oak	258 10 oak	458 6 oak	658 9 oak
59 9 pine	259 10 oak	459 6 oak	659 7 oak
60 9 oak	260 8 oak	460 6 oak	660 8 oak
61 9 oak	261 8 oak	461 6 oak	661 6 oak
62 10 pine	262 9 oak	462 6 oak	662 6 oak
63 9 oak	263 10 oak	463 6 oak	663 7 oak
64 8 oak	264 4 oak	464 6 oak	664 6 oak
65 6 oak	265 11 oak	465 6 oak	665 8 oak
66 6 oak	266 6 oak	466 6 oak	666 8 oak
67 6 oak	267 6 oak	467 6 oak	667 8 oak
68 6 oak	268 12 pine	468 6+6 oak	668 8 oak
69 6 oak	269 9 oak	469 6 oak	669 8 oak
70 9 oak	270 9+10 oak	470 10 pine	670 8 oak
71 7 oak	271 10 oak	471 12 oak	671 10 pine
72 7 oak	272 10 oak	472 6 oak	672 8 oak
73 7 oak	273 9 oak	473 9 oak	673 8 oak
74 9 pine	274 6 oak	474 9 pine	674 8 oak
75 9 pine	275 9 pine	475 9 pine	675 9 oak
76 9 pine	276 10 oak	476 10 pine	676 6 oak
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78 9 pine	278 6 oak	478 6 oak	678 9 oak
79 11 pine	279 6 oak	479 12 oak	679 8 oak
80 9 pine	280 9 pine	480 8 oak	680 8 oak
81 9 pine	281 15 oak	481 6 oak	681 8 oak
82 9 oak	282 6 oak	482 6 oak	682 8 oak
83 6+7+8 oak	283 oak	483 12 oak	683 10 pine
84 6 oak	284 6 oak	484 6 oak	684 8 oak
85 6 oak	285 10+13 oak	485 9+9+9 oak	685 10 pine
86 9 pine	286 10+13 oak	486 6 oak	686 8 oak
87 9 pine	287 8 oak	487 18 oak	687 6 oak
88 9 pine	288 10+13 oak	488 6 oak	688 8 oak
89 10 oak	289 9 oak	489 6+8 oak	689 8 oak
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94 11 pine	294 18 oak	494 6 oak	694 6 oak
95 10 oak	295 12 oak	495 6 oak	695 12 pine
96 11 pine	296 9 pine	496 6 oak	696 6 oak
97 11 pine	297 10 oak	497 10 oak	697 8 oak
98 11 pine	298 10 oak	498 12 oak	698 6 pine
99 15 oak	299 7 oak	499 6 oak	699 8 oak
100 11 pine	300 10 pine	500 6 pine	700 12 pine
101 10 pine	301 10 pine	501 6 oak	701 6 oak
102 11 oak	302 8 oak	502 6 oak	702 6 oak
103 10 oak	303 6 oak	503 12 oak	703 8 oak
104 9 pine	304 8+10+10+10 oak	504 9 pine	704 9 oak
105 9 pine	305 9 oak	505 6 oak	705 6 oak
106 6 oak	306 11 pine	506 12 oak	706 7 oak
107 10 pine	307 10 pine	507 10 oak	707 6 oak
108 10 pine	308 12 oak	508 10 oak	708 12 pine
109 12 oak	309 oak	509 6 oak	709 8 oak
110 10 oak	310 10 oak	510 10+8 oak	710 6 oak
111 10 oak	311 11 oak	511 6 oak	711 6 oak
112 10 oak	312 10 oak	512 6 oak	712 6 oak
113 11 oak	313 10 oak	513 6 oak	713 6 oak
114 9 oak	314 12 oak	514 6 oak	714 10 pine
115 10 oak	315 10+14 pine	515 6 pine	715 6 oak
116 11 oak	316 12 oak	516 6 oak	716 7 oak
117 7 oak	317 10 oak	517 6 oak	717 6 oak
118 10 oak	318 10 oak	518 6 oak	718 7 oak
119 10 oak	319 10 pine	519 6 oak	719 9 oak
120 10 pine	320 8 oak	520 6 oak	720 7 oak
121 12 pine	321 11 pine	521 6+12 oak	721 10 pine
122 8+8 oak	322 12 pine	522 6 oak	722 8 oak
123 11 pine	323 11 oak	523 6 oak	723 6 oak
124 13 pine	324 10+12 pine	524 10 oak	724 6 oak
125 6 oak	325 10 oak	525 6 oak	725 6 oak
126 6 oak	326 10 pine	526 12 oak	726 6 oak
127 10 oak	327 12 oak	527 10 oak	727 7 oak
128 13 pine	328 18 oak	528 6 oak	728 6 oak
129 8 oak	329 12 oak	529 10 oak	729 6 oak
130 8 pine	330 12 pine	530 6 oak	730 6 oak
131 11 pine	331 6 oak	531 6 oak	731 12 pine
132 12 pine	332 6 oak	532 6 oak	732 6 oak
133 12 pine	333 6 oak	533 6 oak	733 7 oak
134 12 pine	334 9 pine	534 9 oak	734 13 oak
135 8+8-12 oak	335 6 oak	535 6 oak	735 6 oak
136 10 pine	336 10 oak	536 6 pine	736 6 oak
137 3 oak	337 3 oak	537 6 oak	737 12 oak
138 7 oak	338 7 oak	538 6 oak	738 6 oak
139 12 oak	339 10 oak	539 6 oak	739 9 oak
140 11 oak	340 11 pine	540 13 oak	740 7 oak
141 6 oak	341 10 oak	541 7 oak	741 13 oak
142 6 oak	342 10 oak	542 7 oak	742 6 oak
143 9 oak	343 10 pine	543 6 oak	743 6 oak
144 14 pine	344 14 pine	544 6 oak	744 6 oak
145 8 oak	345 12 pine	545 6 oak	745 8 oak
146 8 oak	346 12 pine	546 6 oak	746 6 oak
147 9 oak	347 18 oak	547 6 oak	747 6 oak
148 9 oak	348 12 oak	548 6 pine	748 6 oak
149 7 oak	349 12 oak	549 6 oak	749 6 oak
150 7 oak	350 6 oak	550 6 oak	750 6 oak
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152 14 oak	352 8 oak	552 13 oak	752 6 oak
153 14 oak	353 8 oak	553 8 oak	753 8 oak
154 6 oak	354 6 oak	554 6 oak	754 6 oak
155 10 pine	355 6 oak	555 6 oak	755 6 oak
156 10 pine	356 10 oak	556 6 oak	756 6 oak
157 10 oak	357 10 oak	557 6 oak	757 6 oak
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160 10 oak	360 6 oak	560 6 oak	760 7 oak
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163 8 oak	363 8 oak	563 6 oak	763 8 oak
164 8 pine	364 8 oak	564 6 oak	764 7 oak
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172 6 oak	372 6 oak	572 6 oak	772 6 oak
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175 10 oak	375 6 oak	575 6 oak	775 6 oak
176 13 oak	376 6 oak	576 6 oak	776 6 oak
177 13 pine	377 6 oak	577 6 oak	777 6 oak
178 15 oak	378 6 oak	578 6 oak	778 10 pine
179 11 pine	379 6 oak	579 6 oak	779 6 oak
180 11 pine	380 6 oak	580 6 oak	780 7 oak
181 11 pine	381 6 oak	581 6 oak	781 7 oak
182 8 oak	382 6+8 oak	582 6 oak	782 7 oak
183 12 pine	383 6 oak	583 6 oak	783 8 oak
184 11 pine	384 6 oak	584 6 oak	784 7 oak
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189 6 oak	389 6 oak	589 6 oak	789 6 oak
190 10 oak	390 6+6 oak	590 6 oak	790 6 oak
191 14 oak	391 6 oak	591 13 oak	791 6 oak
192 10 pine	392 6 oak	592 6 oak	792 9 oak
193 8 oak	393 6 oak	593 6 oak	793 6 oak
194 9 pine	394 8 oak	594 6 oak	794 9 pine
195 9 pine	395 6 oak	595 6 oak	795 6 oak
196 7 oak	396 6 oak	596 6 oak	796 6+6 oak
197 9 pine	397 6 oak	597 6 oak	797 6 oak
198 7 oak	398 6 oak	598 6 oak	798 10 pine
199 9 pine	399 9 oak	599 6 oak	799 9 pine
200 8 oak	400 6 oak	600 6 oak	800 6 oak



TRADE AVENUE  
TRACT B, MANLOW PARK,  
P.B.50, PAGES 86-87



REVISIONS PER CITY COMMENTS

No.	REVISIONS	DATE	BY
10/17/18			

DESIGN ENGINEER: CHAD S. LINN, P.E.  
 FLORIDA REGISTRATION NUMBER: 57524  
 SEAL

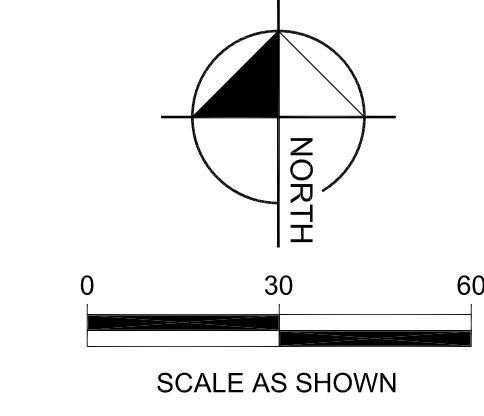
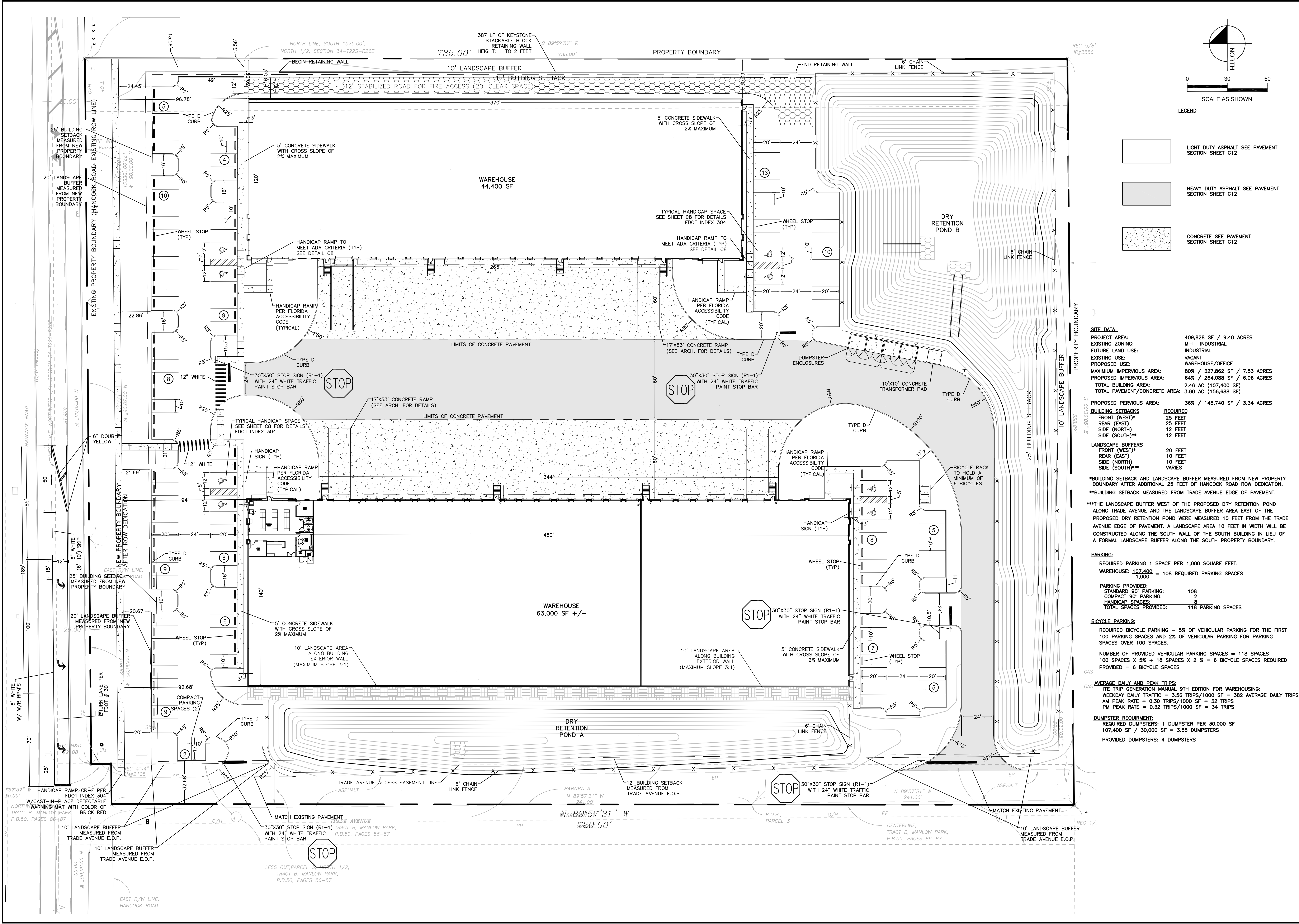
DESIGNED BY EPL  
 DRAWN BY EPL  
 CHECKED BY EPL

SCALE(S) NOTED  
 EXISTING CONDITION AND  
 DEMOLITION PLAN

CLERMONT COMMERCE CENTER  
 HANCOCK ROAD  
 CLERMONT FLORIDA  
 LAKE COUNTY

DATE: 8/21/2018  
 PROJECT NO.: 2600-17-300  
 SHEET NUMBER: C3

Drawing name: \\cnd-server\Projects\2600-MCDD00\17-300-Clermont-BTS\Cadd-Civil\Clermont C04 site plan.dwg Layout1 Nov 06, 2018 2:18pm by: Eric



LEGEND

[Symbol]	LIGHT DUTY ASPHALT SEE PAVEMENT SECTION SHEET C12
[Symbol]	HEAVY DUTY ASPHALT SEE PAVEMENT SECTION SHEET C12
[Symbol]	CONCRETE SEE PAVEMENT SECTION SHEET C12

SITE DATA

PROJECT AREA:	409,828 SF / 9.40 ACRES
EXISTING ZONING:	M-1 INDUSTRIAL
FUTURE LAND USE:	INDUSTRIAL
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE/OFFICE
MAXIMUM IMPERVIOUS AREA:	80% / 327,882 SF / 7.53 ACRES
PROPOSED IMPERVIOUS AREA:	64% / 264,088 SF / 6.06 ACRES
TOTAL BUILDING AREA:	2.46 AC (107,400 SF)
TOTAL PAVEMENT/CONCRETE AREA:	3.60 AC (156,688 SF)
PROPOSED PERVIOUS AREA:	36% / 145,740 SF / 3.34 ACRES

PROPOSED SETBACKS

FRONT (WEST)*	REQUIRED
REAR (EAST)	25 FEET
SIDE (NORTH)	12 FEET
SIDE (SOUTH)**	12 FEET

LANDSCAPE BUFFERS

FRONT (WEST)*	REQUIRED
REAR (EAST)	20 FEET
SIDE (NORTH)	10 FEET
SIDE (SOUTH)**	VARIES

\*BUILDING SETBACK AND LANDSCAPE BUFFER MEASURED FROM NEW PROPERTY BOUNDARY AFTER ADDITIONAL 25 FEET OF HANCOCK ROAD ROW DEDICATION.  
\*\*BUILDING SETBACK MEASURED FROM TRADE AVENUE EDGE OF PAVEMENT.  
\*\*\*THE LANDSCAPE BUFFER WEST OF THE PROPOSED DRY RETENTION POND ALONG TRADE AVENUE AND THE LANDSCAPE BUFFER AREA EAST OF THE PROPOSED DRY RETENTION POND WERE MEASURED 10 FEET FROM THE TRADE AVENUE EDGE OF PAVEMENT. A LANDSCAPE AREA 10 FEET IN WIDTH WILL BE CONSTRUCTED ALONG THE SOUTH WALL OF THE SOUTH BUILDING IN LIEU OF A FORMAL LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY BOUNDARY.

PARKING:

REQUIRED PARKING 1 SPACE PER 1,000 SQUARE FEET:  
WAREHOUSE: 107,400 / 1,000 = 108 REQUIRED PARKING SPACES

PARKING PROVIDED:  
STANDARD 90° PARKING: 108  
COMPACT 90° PARKING: 2  
HANDICAP SPACES: 8  
TOTAL SPACES PROVIDED: 118 PARKING SPACES

BICYCLE PARKING:

REQUIRED BICYCLE PARKING - 5% OF VEHICULAR PARKING FOR THE FIRST 100 PARKING SPACES AND 2% OF VEHICULAR PARKING FOR PARKING SPACES OVER 100 SPACES.  
NUMBER OF PROVIDED VEHICULAR PARKING SPACES = 118 SPACES  
100 SPACES X 5% + 18 SPACES X 2% = 6 BICYCLE SPACES REQUIRED  
PROVIDED = 6 BICYCLE SPACES

AVERAGE DAILY AND PEAK TRIPS:

ITE TRIP GENERATION MANUAL, 8TH EDITION FOR WAREHOUSING:  
WEEKDAY DAILY TRAFFIC = 3.58 TRIPS/1000 SF = 382 AVERAGE DAILY TRIPS  
AM PEAK RATE = 0.30 TRIPS/1000 SF = 32 TRIPS  
PM PEAK RATE = 0.32 TRIPS/1000 SF = 34 TRIPS

DUMPSTER REQUIREMENT:

REQUIRED DUMPSTERS: 1 DUMPSTER PER 30,000 SF  
107,400 SF / 30,000 SF = 3.58 DUMPSTERS  
PROVIDED DUMPSTERS: 4 DUMPSTERS

REVISIONS PER CITY COMMENTS

No.	REVISIONS	DATE	BY

DESIGN ENGINEER: CHAD S. LINN, P.E.  
FLORIDA REGISTRATION NUMBER: 57524  
SCALE: AS NOTED  
DESIGNED BY: EPL  
DRAWN BY: EPL  
CHECKED BY: EPL

SEAL

**SITE PLAN**

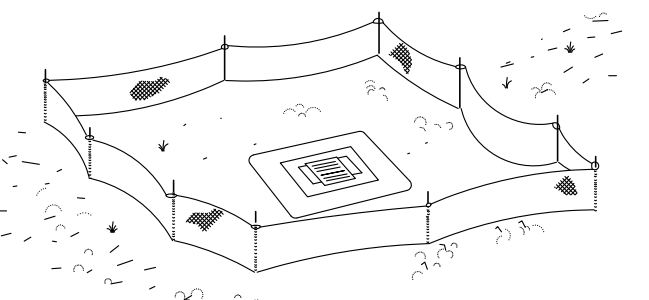
CLERMONT COMMERCE CENTER  
HANCOCK ROAD  
CLERMONT FLORIDA

FLORIDA  
LAKE COUNTY

DATE: 8/21/2018  
PROJECT NO.: 2600-17-300  
SHEET NUMBER: C4



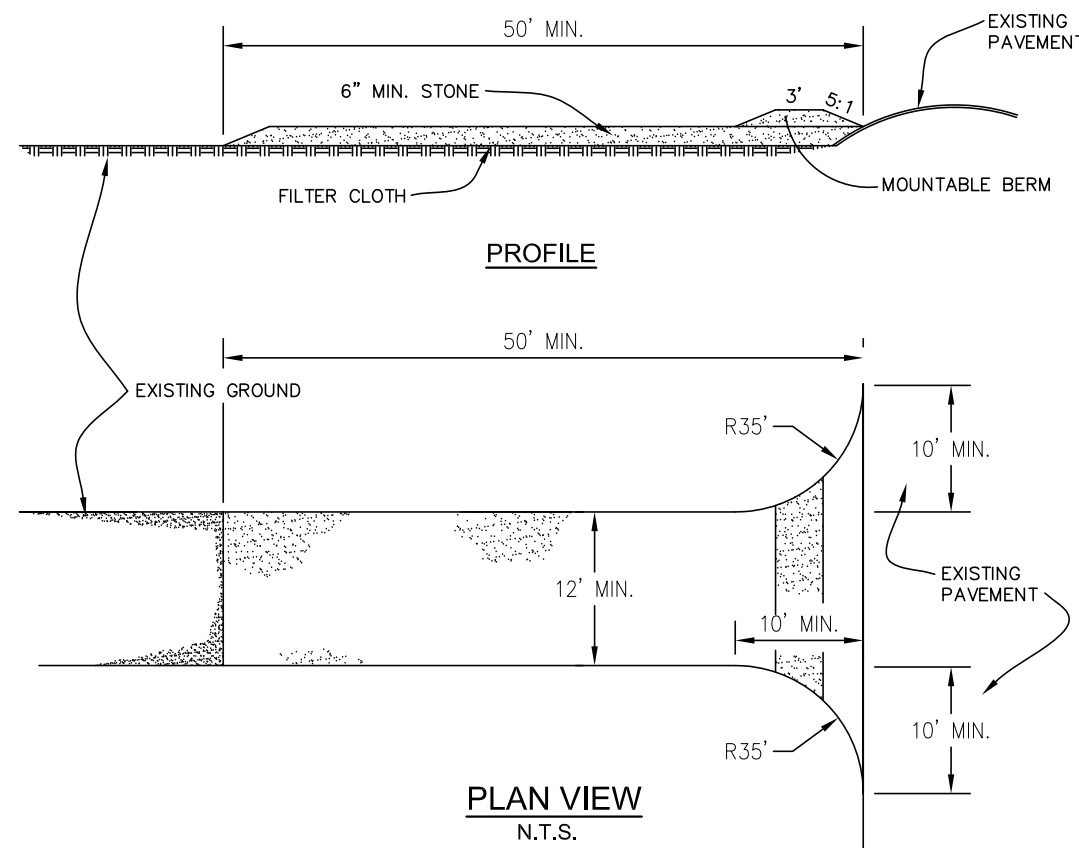




Type III Silt Fence Protection Around Ditch Bottom Inlets.  
PUT FILTER FABRIC UNDER GRATE DURING CONSTRUCTION

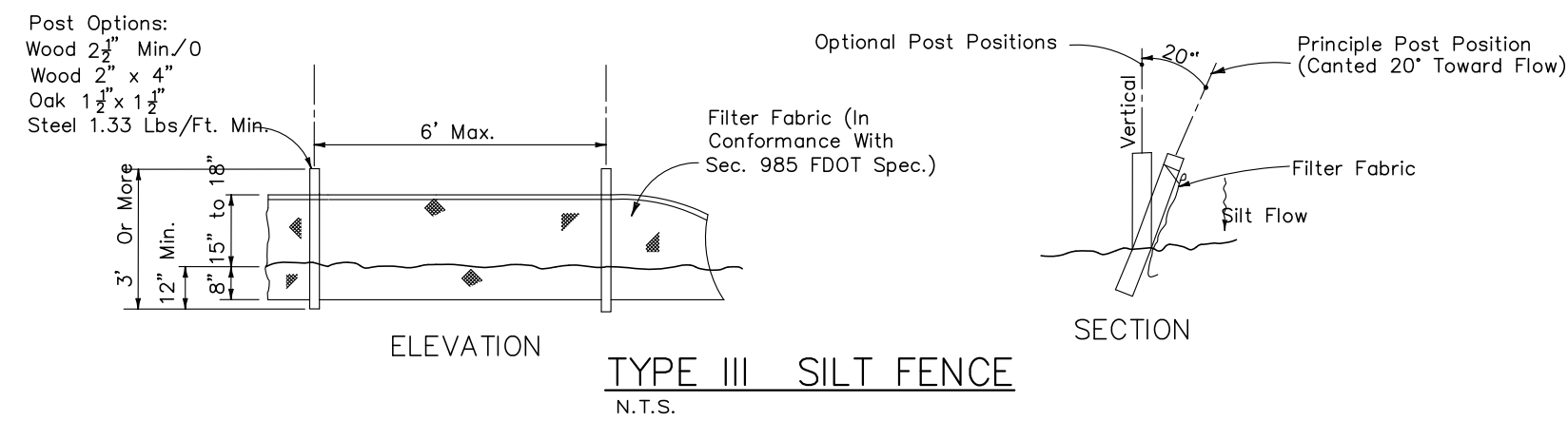
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

**SILT FENCE APPLICATIONS**  
N.T.S.



**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.

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



**TYPE III SILT FENCE**  
N.T.S.

**BEST MANAGEMENT PRACTICES:**

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD). THE PLAN ADDRESSES THE FOLLOWING AREAS:

- GENERAL EROSION CONTROL.
- PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
- CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FOOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION

**SECTION 1 GENERAL EROSION CONTROL:**

1.1 GENERAL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL POND SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

1.2 SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO POND BOTTOM.

1.3 SOD SHALL BE PLACED FOR A MIN. 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

**SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION:**

2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BEST MANAGEMENT PRACTICES IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

- IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
- STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN ON THIS SHEET. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGN TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

2.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

2.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

2.7 ALL PAINT(S) AND OTHER HAZARDOUS MATERIALS SHALL BE CONTAINED WITHIN A SINGLE ON-SITE AREA WITHIN SEALED CONTAINERS.

2.8 INSPECTION AND MAINTENANCE PROCEDURES FOR CONTROL MEASURES IDENTIFIED IN THE PLAN:

- THE CONTRACTOR IS REQUIRED TO PROVIDE A QUALIFIED INSPECTOR TO PERFORM AND DOCUMENT REQUIRED INSPECTIONS.
- ALL DISTURBED AREAS, STORAGE AREAS, AND CONSTRUCTION EXITS MUST BE INSPECTED. THIS INCLUDES OFF-SITE CONSTRUCTION AREAS.
- INSPECTIONS MUST BE COMPLETED ONCE EVERY SEVEN DAYS AND/OR WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER (CONTRACTOR TO PROVIDE AN ON-SITE RAIN GAUGE AND PROVIDE DAILY RECORDING OF RAIN EVENTS).
- ALL AREAS OF UNSATISFACTORY CONTROLS (INCLUDING EXISTING CONTROL MEASURES OR AREAS REQUIRING ADDITIONAL CONTROL MEASURES) SHALL BE REPAIRED/MAINTAINED/INSTALLED WITHIN 24 HOURS OF THE OBSERVANCE OR PRIOR TO AN ANTICIPATED RAIN EVENT IF FORECAST SOONER THAN 24 HOURS.

2.9 ALL WATER RUNOFF RESULTING FROM SOURCES OTHER THAN RAINFALL EVENTS (I.E. BLOW-OFF FROM HYDRO-STATIC TESTING, PROCESS WATER FROM VEHICLE WASH-DOWN, ETC.) SHALL BE DIRECTED TOWARDS THE ON-SITE SURFACE WATER MANAGEMENT SYSTEM, WHETHER IN TEMPORARY OR FINAL CONDITION, SO THAT IT HAS NO ADVERSE IMPACTS TO DOWNSTREAM WATER QUALITY CONDITIONS.

**SECTION 3 CONTROL OF WIND EROSION:**

3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARDS.

**CLEARING AND SITE PREPARATION NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS. PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION, REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.

2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.

3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.

4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.

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

6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.

7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

8. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING STORM EVENTS.

9. DISTURBED AREA(S) WITHIN THE ROW WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.

10. DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS.

11. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SWEEP DAILY AS PART OF DAILY CLEAN-UP.

12. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER. CONTRACTOR SHALL PROVIDE TO ENGINEER PHOTOGRAPH OF PRE-CONSTRUCTION CONDITIONS AND POST-CONSTRUCTION CONDITIONS AS REQUESTED BY ENGINEER.

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

14. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

15. DURING PREPARATION OF THE SUB GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL PROMPTLY TAKE REASONABLE MEASURES TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE PUMPING OF FREE SURFACE WATER, MINOR HAND AND/OR MACHINE SHAPING OF FACILITATE WATER REMOVAL, AND OTHER OPERATIONS TO SPEED DRYING.

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

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

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

**EROSION AND SILTATION CONTROL:**

1. GENERAL – ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, DENUDED AREAS SHALL BE COVERED BY MULCHES SUCH AS STRAW, HAY AND FILTER FABRIC. ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS OR HAY BALES. THESE SHALL BE MAINTAINED AND MODIFIED DURING THE CONSTRUCTION PROCESS TO MINIMIZE DOWNSTREAM SILTATION. WHEN CONSTRUCTION IS COMPLETED, DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED TO PROPERLY DETAIN THE INTENDED STORM QUANTITIES.

2. PROTECTION AND STABILIZATION OF ON-SITE SOIL STOCKPILES – FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY UNSTOCKPILED MATERIAL REMAIN MORE THAN THIRTY (30) CALENDAR DAYS AFTER SUBSTANTIAL PROJECT COMPLETION.

3. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.

4. SEDIMENT BASINS AND TRAPS, SEDIMENT TRAPPING MEASURES: PERIMETER BERMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING BODIES OF, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS, SUCH SYSTEMS SHALL BE FULLY OPERATIVE BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS. EARTHEN STRUCTURES INCLUDING BUT NOT LIMITED TO BERMS, EARTH FILTERS, DAMS OR DIKES SHALL BE STABILIZED AND PROTECTED FROM DRAINAGE DAMAGE OR EROSION WITHIN ONE WEEK OF INSTALLATION.

5. ALL SWALES, DITCHES AND CHANNELS: CHANNELS LEADING FROM THE SITE SHALL BE SODDED WITH ARGENTINE BAHIA WITHIN THREE (3) DAYS OF EXCAVATION.

6. THE CONSTRUCTION OF UNDERGROUND UTILITY CONSTRUCTION: UNDERGROUND UTILITY LINES AND OTHER STRUCTURES SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME;
- WHEREVER CONSISTENT WITH SAFETY AND SPACE CONSIDERATION, EXCAVATED MATERIAL SHALL BE CAST TO THE UPHILL SIDE OF TRENCHES. TRENCH MATERIAL SHALL NOT BE CAST INTO OR ONTO THE SLOPE OF ANY STREAM, CHANNEL, ROAD, DITCH OR WATERWAY.

7. ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.

DESIGNED BY	EPL	SCALEAS NOTED	EPL
DRAWN BY	EPL	CHECKED BY	EPL
DESIGN ENGINEER:	CHAD S. LINN, P.E.	FLORIDA REGISTRATION NUMBER:	57524
DESIGNING:	LINN ENGINEERING & DESIGNING	SEAL	
P.O. BOX 140024	ORLANDO, FL 32814	PHONE: 407-252-4433	email: chad@linnengineering.com
REVISIONS	NO.	DATE	BY
10/17/18			EPL

EROSION CONTROL AND STORM WATER POLLUTION

CLERMONT COMMERCE CENTER  
HANCOCK ROAD  
CLERMONT FLORIDA  
FLORIDA  
LAKE COUNTY

DATE: 8/21/2018  
PROJECT NO. 2600-17-300  
SHEET NUMBER SWPPP1



Drawing name: \\cand-server\Projects\2600-MCDONALD\17-300-Clermont-BTS\Cadd-Civil\Clermont SWPPP-1 EROSION CONTROL AND STORM WATER POLLUTION.dwg SWPPP-1 EROSION CONTROL AND STORM WATER POLLUTION Nov. 06, 2018 2:22pm by: Eric

DEVELOPER/APPLICANT:  
MCDONALD DEVELOPMENT COMPANY  
1540 NORTHSIDE PARKWAY, BLDG 200  
SUITE 700  
ATLANTA, GA 30327  
CONTACT: GREG TOEPP  
PHONE: (407) 536-5323  
FAX: (407)536-5301

ARCHITECT:  
C4 ARCHITECTURE  
135 WEST CENTRAL BOULEVARD  
SUITE 410  
ORLANDO, FL 32801  
CONTACT: DARWIN REYES  
PHONE: (407) 363-6136 x203  
EMAIL: dreyes@c4architecture

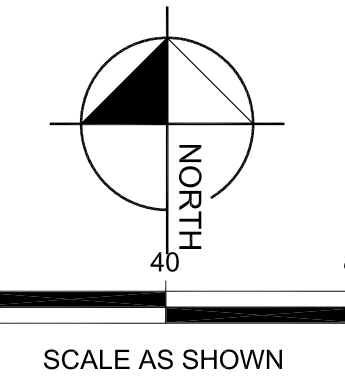
ENGINEER:  
LINN ENGINEERING & DESIGN  
P.O. BOX 140024  
ORLANDO, FL 32814  
CONTACT: CHAD S. LINN, P.E.  
PHONE: 407-252-6433  
EMAIL: clinn@linnengineering.com

SURVEYOR:  
GRUSENMEYER - SCOTT AND ASSOCIATES  
5400 EAST COLONIAL DRIVE,  
ORLANDO, FLORIDA 32807  
CONTACT: TIM GRUSENMEYER  
PHONE: (407) 277-3232  
EMAIL: gruscott@gruscott.com

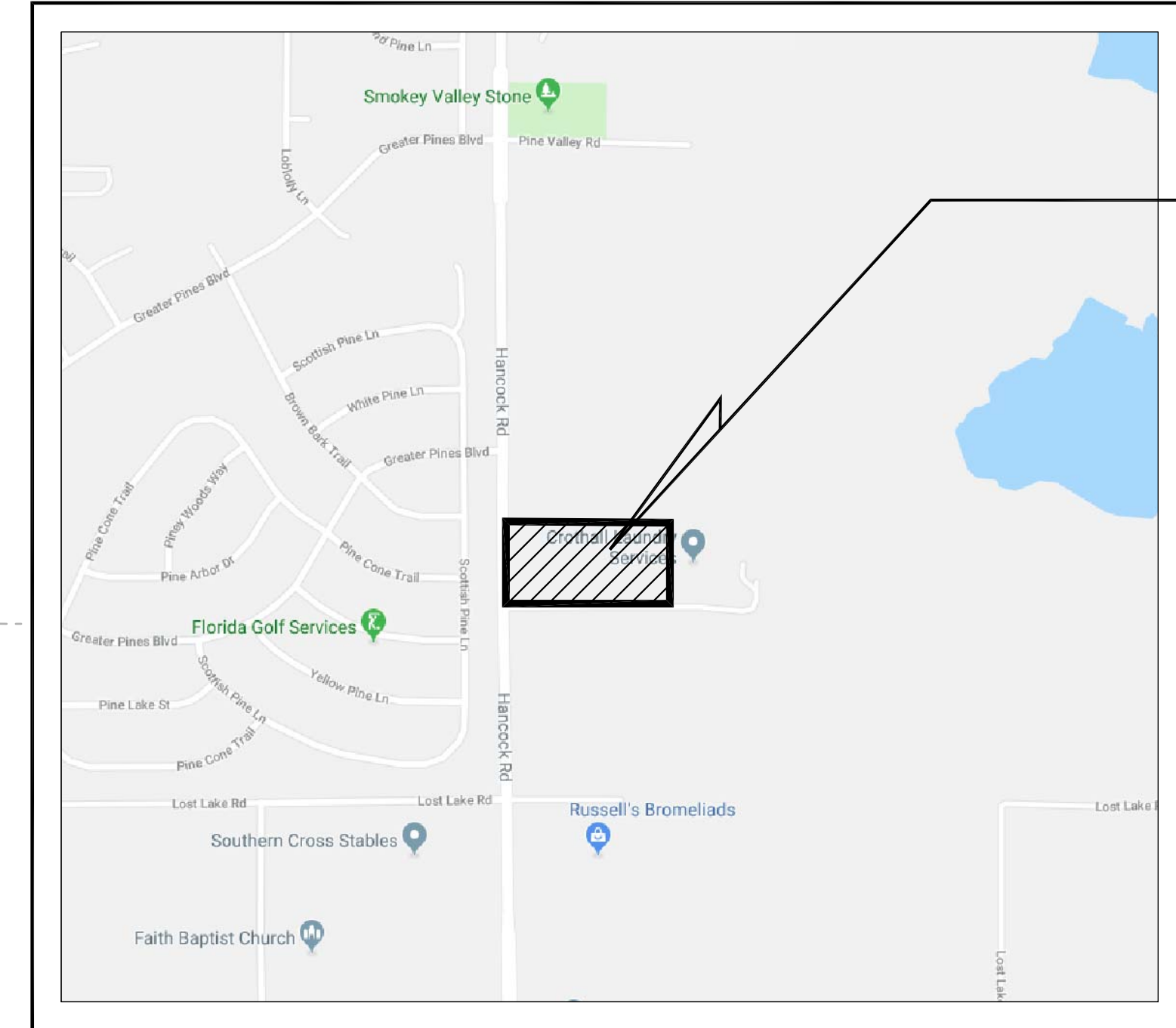
PROJECT DESCRIPTION:  
WE ARE PROPOSING TO CONSTRUCT 2 WAREHOUSE/OFFICE BUILDINGS (107,400 SF TOTAL) WITH ASSOCIATED TRUCK COURT, DRIVEWAY AND PARKING. THE TOTAL PROJECT AREA IS APPROXIMATELY 9.40 ACRES. THE TOTAL PROPOSED IMPERVIOUS AREA FOR THE SITE IS 6.06 ACRES AND THE STORM WATER IS BEING ROUTED INTO TWO PROPOSED DRY RETENTION PONDS.

SOILS:  
CANDLER FINE SANDS 0-5% SLOPES,  
CANDLER FINE SANDS 5-12% SLOPES  
LAKE FINE SAND.

BASIN AREA: 9.40AC.  
THE DRY RETENTION PONDS WILL RETAIN 100% OF THE STORMWATER RUNOFF FOR THE 100YR-24HR STORM EVENT. NO OFFSITE DISCHARGE IS PROPOSED.

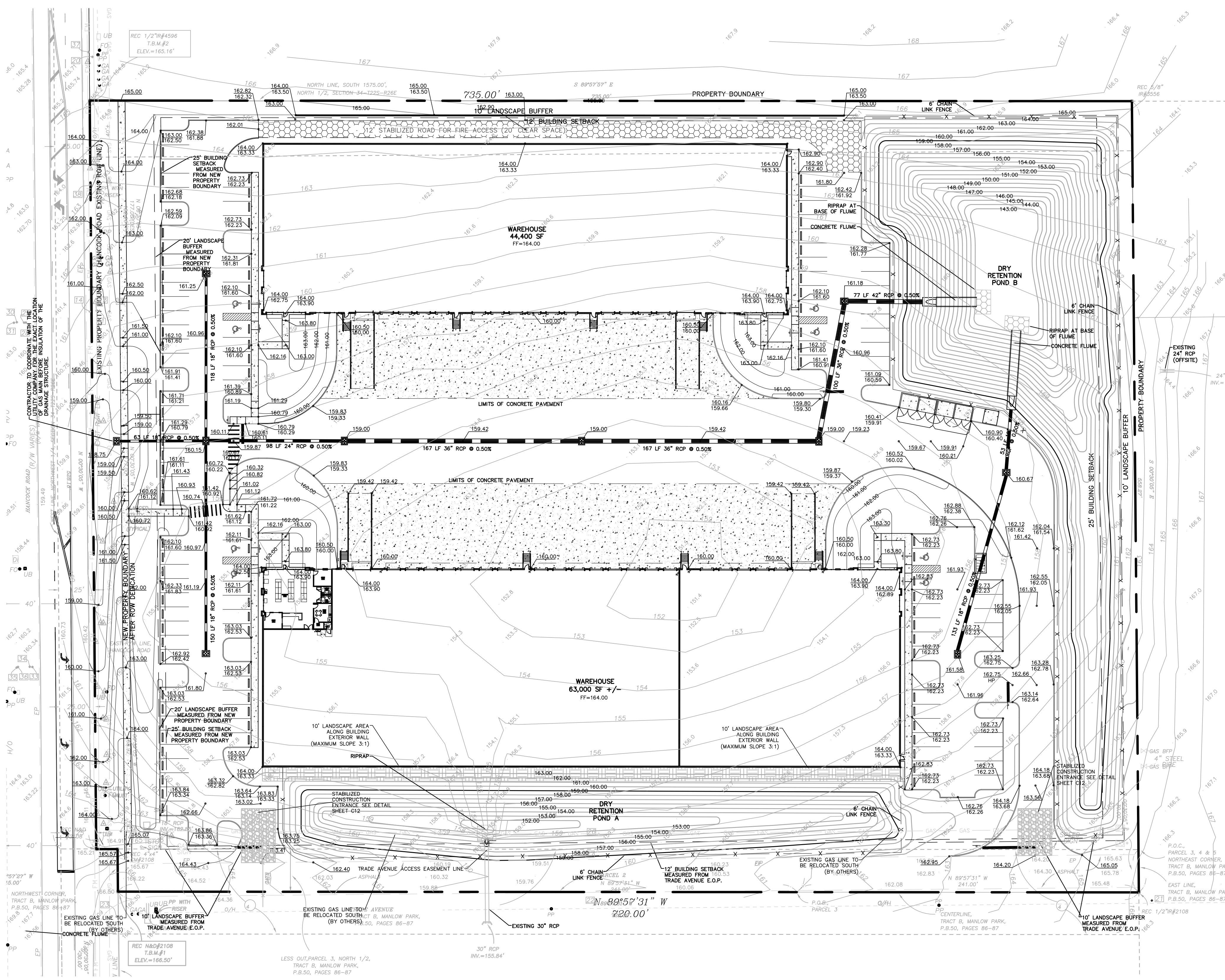


AUGUST, 2018



PROJECT LOCATION

LOCATION MAP  
SECTION 26, TOWNSHIP 23 S, RANGE 30 E  
SCALE: NTS



Property Description

PARCEL 1  
East 241 feet of North 1/2 of that portion of the following described land lying North of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida: The South 1575 feet of the West 1860 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, Lake County, Florida, Less the North 726 feet of East 900 feet thereof.

PARCEL 2  
The North 1/2 of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida.

and  
[The East 241 feet of] The South 1/2 of that portion of the following described land lying North of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida: The South 1575 feet of the West 1860 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, Lake County, Florida, Less the North 726 feet of the East 900 feet thereof.

PARCEL 3  
Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, then run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; then run North 89°57'31" West along said centerline for a distance of 241.00 feet to the Point of Beginning; thence continue North 89°57'31" West along said centerline for a distance of 479.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 30.00 feet to the Northwest corner of said Tract B; thence run North 89°57'27" West for a distance of 15.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 168.92 feet; thence run South 89°57'27" East for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 198.91 feet to the Point of Beginning, less and except any portion lying within the North 1/2 of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida.

PARCEL 4  
Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, then run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; then run North 89°57'31" West along said centerline for a distance of 241.00 feet; thence run North 00°30'05" West for a distance of 198.91 feet to the Point of Beginning; thence run North 89°57'27" West for a distance of 494.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 177.00 feet; thence run South 89°57'27" East for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 177.00 feet to the Point of Beginning.

PARCEL 5  
Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, then run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; then run North 89°57'31" West along said centerline for a distance of 241.00 feet; thence run North 00°30'05" West for a distance of 375.91 feet to the Point of Beginning; thence run North 89°57'27" West for a distance of 494.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 177.00 feet to the North line of the South 1575.00 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, then run South 89°57'27" East along said North line for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 177.00 feet to the Point of Beginning.

BOUNDARY SURVEY FOR/CERTIFIED TO: MCDONALD DEVELOPMENT; FIDELITY NATIONAL TITLE

DESIGNED BY	CHAD S. LINN, P.E.	FLORIDA REGISTRATION NUMBER	57524
DRAWN BY	EPL	CHECKED BY	EPL
SCALE(S) NOTED		DESIGN ENGINEER	CHAD S. LINN, P.E.
REVISIONS		DESIGNED BY	EPL
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		FLORIDA REGISTRATION NUMBER	57524
		DESIGNED BY	EPL
		DRAWN BY	EPL
		CHECKED BY	EPL
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