

COLLEGE STATION OUTPARCEL

RECORD DRAWINGS

SECTION 28, TOWNSHIP 22 S, RANGE 26 E
LAKE COUNTY, FLORIDA

RECORD DRAWINGS

Based on the Engineering As-Built Survey information furnished by: ACCURATE SURVEYING OF FLORIDA dated MAY 3, 2018. Construction has been substantially completed in general accordance with the project plans, specifications and permits.

LEGAL DESCRIPTION

CLERMONT, LAKE HIGHLANDS 28-22-26 FROM NE COR OF NE 1/4 RUN | S 0-50-10 W 1373.53 FT, N 89-22-20 W 50 FT TO INTERSECTION | OF S'LY R/W LINE OF SR 50 & W'LY R/W LINE OF SOUTH HANCOCK | RD FOR POB, RUN S 0-50-10 W 305.69 FT, N 89-23-37 W 248.79 | FT, N 0-36-23 E 281.78 FT, S 89-22-20 E 250.01 FT TO POB, | BEING PART OF TRACT 17 PB 2 PG 28 | ORB 1486 PG 856 |

LOCATION MAP



DRAWING INDEX

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SITE DATA TABLE

| | | | | |
|---------------------|---------------------------------|----------------------|----------------------------------------------------------|-------------------------------------------------------------|
| PARCEL ID: | 09-22-26-120501700000 | | | |
| SITE ADDRESS: | SR 50 CLERMONT, FLORIDA 34711 | | | |
| CURRENT USE: | VACANT | | | |
| FUTURE LAND USE: | COMMERCIAL | | | |
| CURRENT ZONING: | C-2 GENERAL COMMERCIAL DISTRICT | | | |
| LOT SIZE: | 76,252 SF (1.751 Ac) | | | |
| | STANDARD | EXISTING | PROPOSED | MIN./MAX. REQUIRED |
| LOT SIZE | | 76,252 SF (1.751 Ac) | 76,252 SF (1.751 Ac) | N/A |
| ISR | | 1,918 SF / 0.025 | 60,633 SF / 0.79 | 80% (MAX) |
| BUILDING AREA | | N/A | 11,232 SF | N/A |
| PAVEMENT AREA | | 1,918 SF | 45,748 SF | |
| SIDEWALK AREA | | N/A | 3,653 SF | |
| OPEN SPACE | | 74,334 SF | 15,619 SF | |
| PARKING SPACES | | N/A | 100 SPACES PROVIDED (INC 5 HANDICAP & 20 COMPACT SPACES) | 117 REQUIRED RESTAURANT - 93 SPACES * RETAIL - 24 SPACES ** |
| BUILDING HEIGHT | | N/A | 24 FT | 55 FT (MAX) |
| LOT WIDTH | | 150 FT | 150 FT | N/A |
| LOT DEPTH | | 258 FT | 258 FT | N/A |
| SETBACKS:(BUILDING) | | | | |
| NORTH | | N/A | 74.5 FT | 50 FT |
| SOUTH | | | 72.17 FT | 25 FT |
| EAST | | | 148.5 FT | 25 FT |
| WEST | | | 25.58 FT | 12 FT |
| LANDSCAPE BUFFERS: | | | | |
| NORTH | | N/A | 20 FT | 20 FT |
| SOUTH | | | N/A | N/A |
| EAST | | | 10 FT (1) | 10 FT |
| WEST | | | 5 FT MIN (2) | 10 FT |

THE PARCELS LIE IN FLOOD ZONE X, PER FIRM MAP 12069C0590E DATED DECEMBER 18, 2012

- (*) 1 SPACE/50 SF DEVOTED TO PATRON USE (ASSUMES 60% PATRON AREA & 500 SF OUTDOOR PATIO AREA) + 1 SPACE/4 EMPLOYEES (ASSUMES 20 EMPLOYEES)
 (**) 1 SPACE/200 SF
 (1) PER RESOLUTION No. 1230
 (2) APPLIED FOR LANDSCAPE BUFFER VARIANCE FROM SECTION 118 - 37D AND PARKING/COMPACT VARIANCES

SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE 5th EDITION (2014) ACCESSIBILITY SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING IF APPLICABLE:

DUMPSTER ENCLOSURE, LIFT STATIONS, SWIMMING POOLS, PLAYGROUND EQUIPMENT, SIGNS, RETAINING WALLS, ENTRY WALL FEATURES, SITE LIGHTING, GENERATORS



EQUITY, INC.
4107 West Spruce Street
Suite 101
Tampa, Florida 33607

PROJECT DIRECTORY

OWNER: PRESKO ASSOCIATES, LLC
232 MOHAWK ROAD
CLERMONT, FL 34711
(352) 242-0073

CIVIL ENGINEER: GULF COAST CONSULTING, INC
13825 ICOT BOULEVARD, SUITE 605
CLEARWATER, FL 33760
(727) 524-1818

SURVEYOR: LEADING EDGE LAND SERVICES
8802 EXCHANGE DRIVE
ORLANDO, FL 32809
(407) 351-6730



Gulf Coast Consulting, Inc.
Land Development Consulting
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SEAN P. CASHEN
PROFESSIONAL ENGINEER
LICENSE NO. 42555
THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY SEAN P. CASHEN,
P.E. ON 02/06/2018 USING A SHA-1
AUTHENTICATION CODE
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SHA-1 AUTHENTICATION CODE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

JOB# 16-068
DATE: 02/06/2017
REVISED: 4/11/18
COLLEGE STATION OUTPARCEL

STATE ROAD 50

VARIABLE-WIDTH RIGHT-OF-WAY
PER STATE RW MAP SECTION 11070-2505

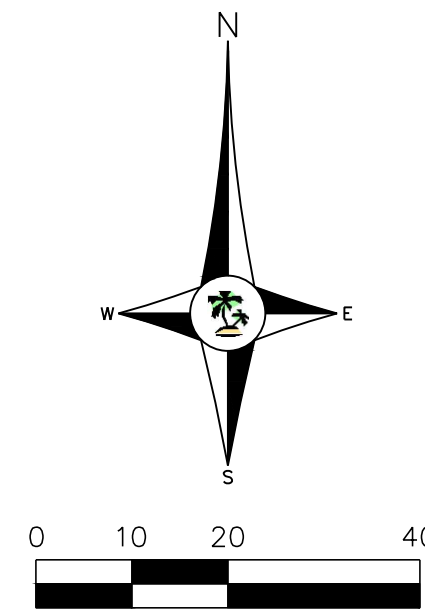
FLOOD ZONE NOTE:

THE SITE APPEARS TO BE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12069C0590E DATED DECEMBER 18, 2012.

DATUM NOTE:

ALL ELEVATIONS ARE BASED ON BENCHMARK, NGS BRASS DISK STAMPED K 621 2005, PUBLISHED ELEVATION = 233.24 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION: (NAVD + 0.879' = NGVD 1929 DATUM.)

NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.



STORM STRUCTURE CHART

| # | DATA |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ST-1 | YARD DRAIN (W/ 6" VC AROUND STRUCTURE) GRATE EL. = 208.32 207.90 IE = 203.39 (E) (10" HDPE) |
| ST-2 | FDOT TYPE 'C' INLET GRATE EL. = 208.90 207.90 IE = 206.40 (W) (10" HDPE) 205.39 IE = 206.20 (S) (15" HDPE) 205.23 |
| ST-3 | YARD DRAIN GRATE EL. = 208.10 208.06 IE = 206.00 (N) (8" HDPE) 206.00 IE = 206.00 (E) (10" HDPE) 206.00 |
| ST-4 | FDOT TYPE 'C' INLET GRATE EL. = 207.95 207.90 IE = 204.66 (N) (15" HDPE) 204.73 IE = 204.66 (W) (10" HDPE) 204.73 IE = 204.66 (S) (15" HDPE) 204.73 |
| ST-5 | EXISTING GRATE INLET REMOVE TOP & CONVERT TO STORM DRAINAGE MANHOLE EXISTING IE = 203.43 (S) (12" HDPE) RIM EL. = 204.00 203.70 IE = 203.43 (N) (15" HDPE) 203.58 |
| ST-6 | YARD DRAIN GRATE EL. = 208.48 208.51 IE = 206.50 (S) (8" HDPE) 206.56 |

(*HDPE PIPE MAY BE REPLACED WITH RCP)

STORM SEWER PIPE CHART (*)

| From Structure No. | To Structure No. | Description |
|--------------------|------------------|----------------------------------------|
| ST-1 | ST-2 | 138'-138" LF 10" HDPE @ -0.44% - 0.43% |
| ST-2 | ST-4 | 192'-194" LF 15" HDPE @ -0.28% - 0.26% |
| ST-3 | ST-4 | 137'-138" LF 10" HDPE @ -0.98% - 0.93% |
| ST-4 | ST-5 | 48'-49" LF 15" HDPE @ -2.49% - 2.40% |

LEGEND

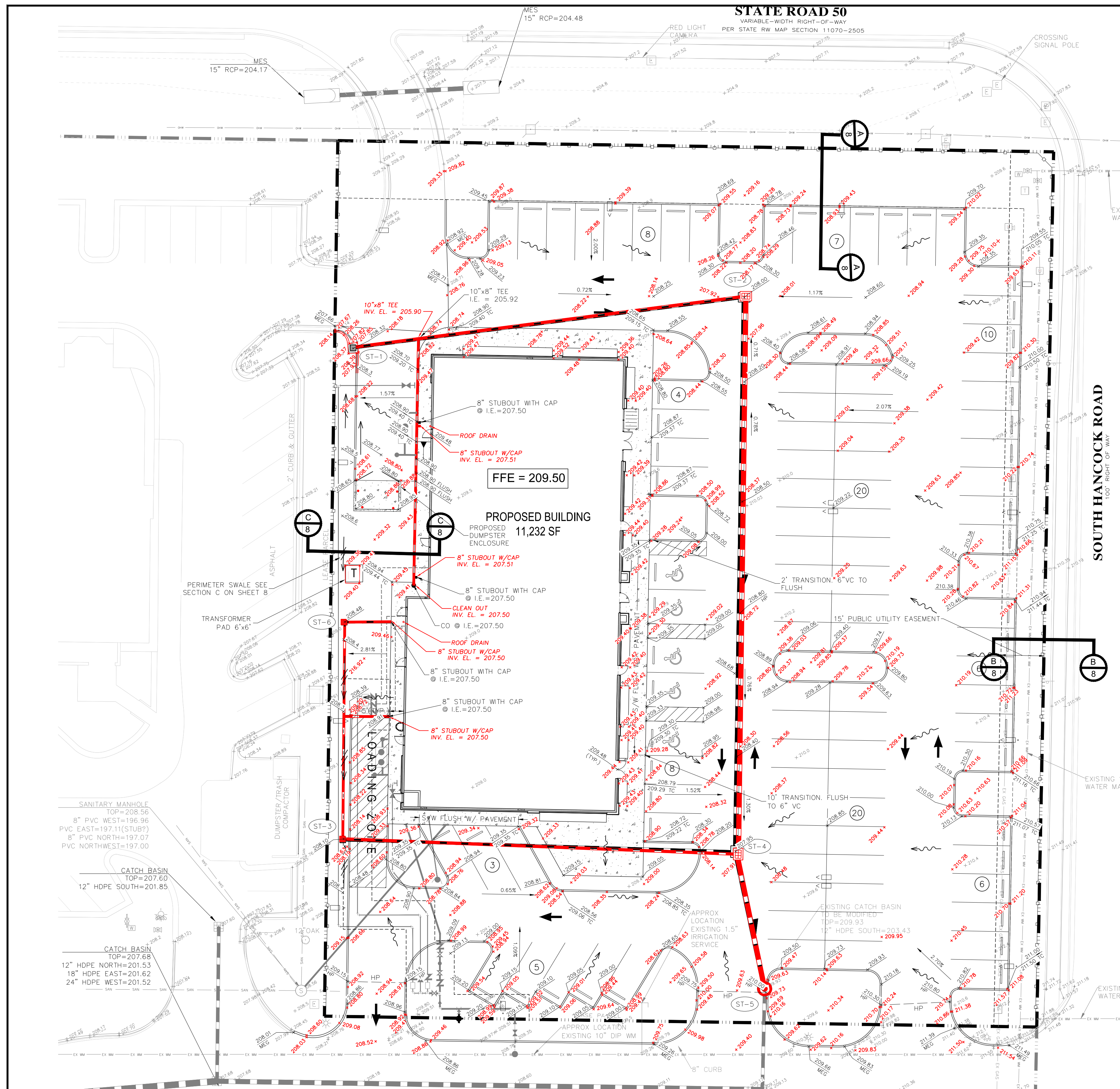
PROPOSED STORM PIPE
PROPOSED GRATE INLET
PROPOSED STORM MANHOLE
PROPOSED STORM CALLOUT
EXISTING HARD GRADE
EXISTING SOFT GRADE
PROPOSED SPOT GRADE
MATCH EXISTING GRADE (TYP)
PROPOSED TOP OF CURB GRADE
PROPOSED HIGH POINT GRADE
FLOW DIRECTION
SWALE DIRECTION
PAVEMENT SLOPE & DIRECTION OF FLOW
EXISTING BOUNDARY
PROPOSED STAKED SILT FENCE
CROSS SECTION DESIGNATION & SHEET NUMBER FOR DETAIL
FINISHED FLOOR ELEVATION
EXISTING STORM HANHOLE
EXISTING STORM PIPE
EXISTING WATER MAIN
PROPOSED LIGHT POLE
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING SANITARY PIPE
EXISTING SANITARY MANHOLE
EXISTING POWER POLE
EXISTING OVER HEAD WIRES

EXISTING LEGEND

- OAK TREE
- BACKFLOW PREVENTER
- BOLLARD
- CATCH BASIN
- CLEANOUT
- CONC POLE
- ELECTRIC BOX
- FOUND NAIL AND DISK
- FIRE HYDRANT
- GAS VALVE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MITERED END
- SET IRON ROD AND CAP
- SET NAIL AND DISK
- SIGN
- SANITARY MANHOLE
- SANITARY SEWER VALVE
- STORM MANHOLE
- TELEPHONE PED
- UTILITY MARKER
- WATER METER
- WOOD POWER POLE
- WATER VALVE

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WWW.GULFCOASTCONSULTINGINC.COM

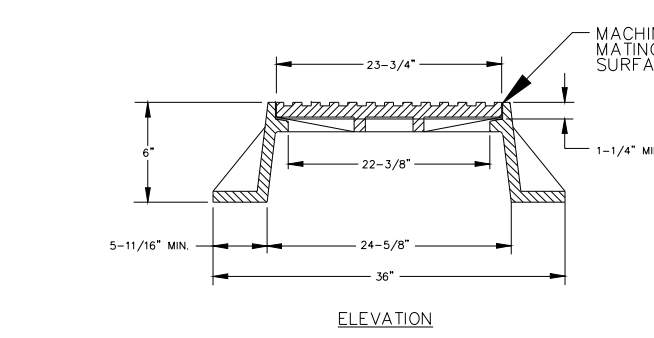
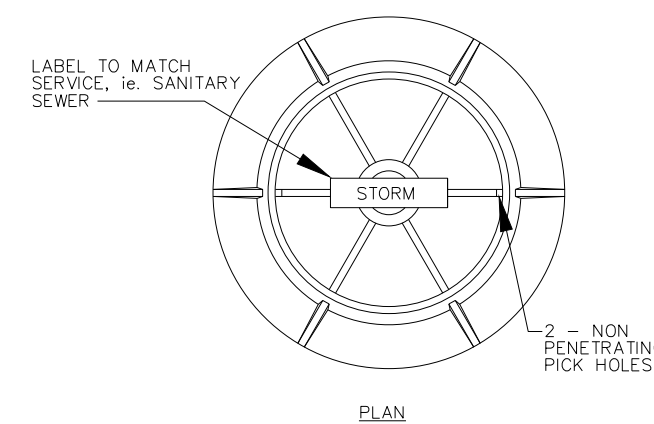
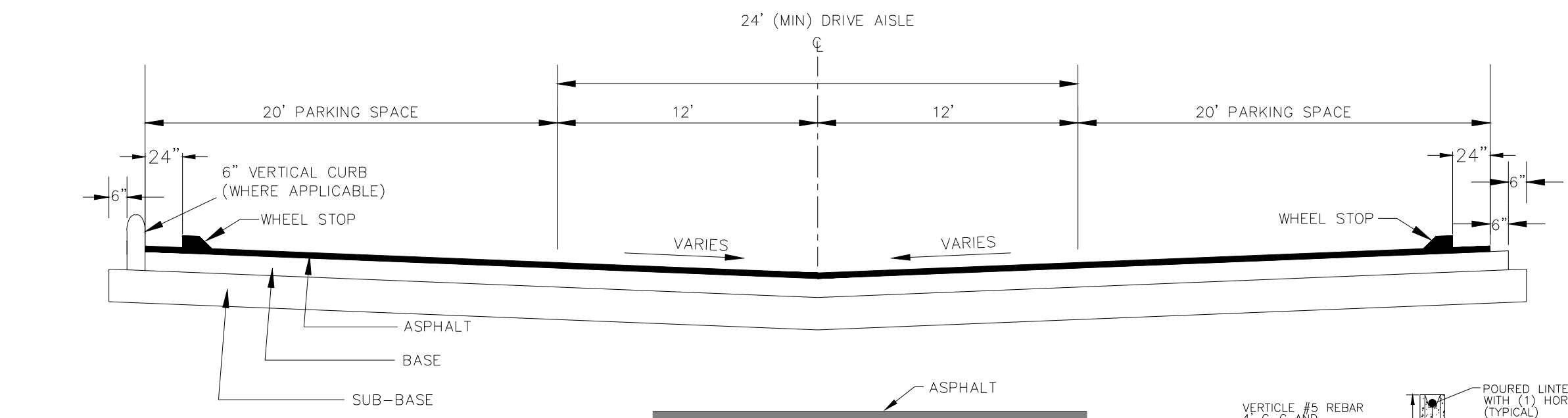
Equity, Inc.
4107 West Spruce Street
Suite 101
Tampa, Florida 33607

**COLLEGE STATION OUTPARCEL
PAVING, GRADING, AND DRAINAGE PLAN**

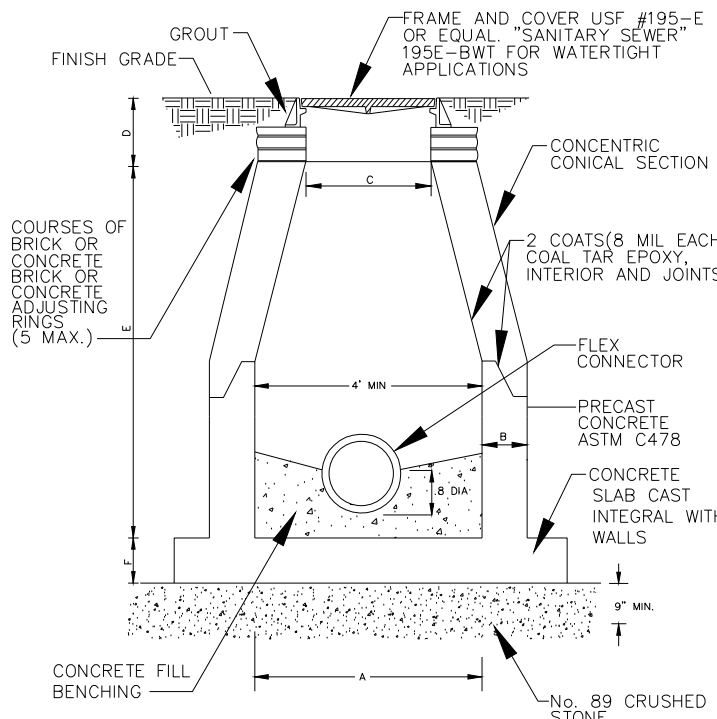
| | | | | | | | |
|----------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------|------------------------------|----------|------|
| DESIGNED | MDS | <p>SEAN P. CASHEN PROFESSIONAL ENGINEER LICENSE NO. 42505</p> <p>THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SEAN P. CASHEN, P.E. ON 05/09/2018 USING A SHA-1 AUTHENTICATION CODE.</p> <p>PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS SIGNED & EMBOSSSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION NO. 9774</p> | NO | DATE | REVISIONS | APP'D BY | DATE |
| DRAWN | MDS | | 6 | 05/09/18 | ADDED AS-BUILT DATA | | |
| CHECKED | SPC | | 5 | 10/05/17 | REVISED FOR CONSTRUCTION | | |
| DATE | | | 4 | 10/04/17 | REVISED STRUCTURE ELEVATIONS | | |
| | | | 3 | 07/18/17 | REVISED DUMPSTER | | |
| | | 2 | 04/21/17 | REV PER CITY OF CLERMONT VARIANCE HEARING | | | |
| | | 1 | 03/21/17 | REV PER CITY OF CLERMONT COMMENTS | | | |

DATE: 02/06/17

C7



STANDARD MANHOLE FRAME AND COVER
NOT TO SCALE



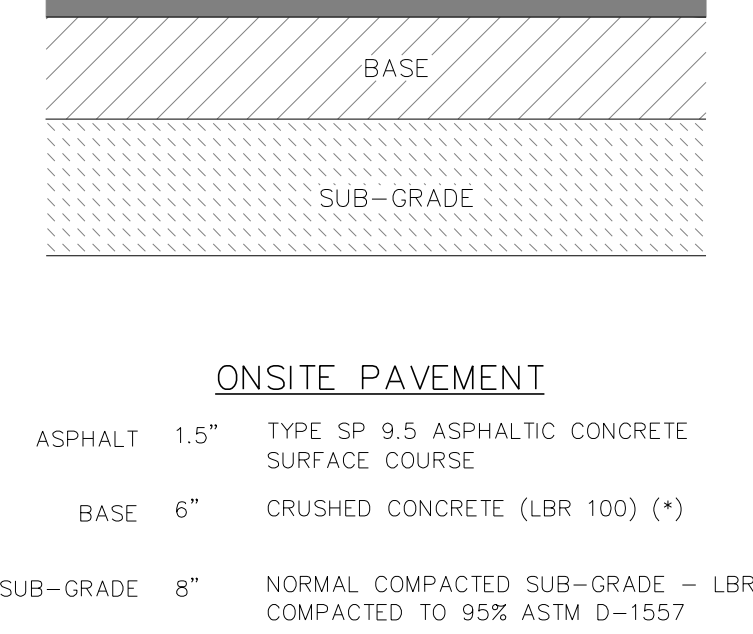
- NOTES:**
1. PRECAST CONCRETE SHALL BE TYPE 2 CEMENT 4000 PSI
 2. LIFT HOLES NOT PERMITTED THROUGH PRECAST SECTIONS. ALL OPENINGS SHALL BE SEALED WITH NON-SHRINK GROUT.
 3. INSTALL FLOW CHANNEL INSIDE MANHOLES.
 4. SERVICE LATERALS SHALL GENERALLY NOT BE PERMITTED DIRECTLY INTO MANHOLES.
 5. PLACE TWO HALF-MOON SHAPED PLYWOOD (3/8\"/>

| M.H. DEPTH | A* | B | C | D | E | F |
|--------------|-----|----|-----|-----|----------|-----|
| UP TO 12" | 48" | 5" | 24" | 15" | AS-REQ'D | 8" |
| 12" - 18" | 60" | 8" | 24" | 15" | AS-REQ'D | 10" |
| 18" & DEEPER | 72" | 8" | 24" | 15" | AS-REQ'D | 14" |

MANHOLE SIZE:
UP TO 24" PIPE = 48"/0, UP TO 36" PIPE = 60"/0,
OVER 36" PIPE = 72"/0
*ENTIRE DEPTH EXCEPT CONE

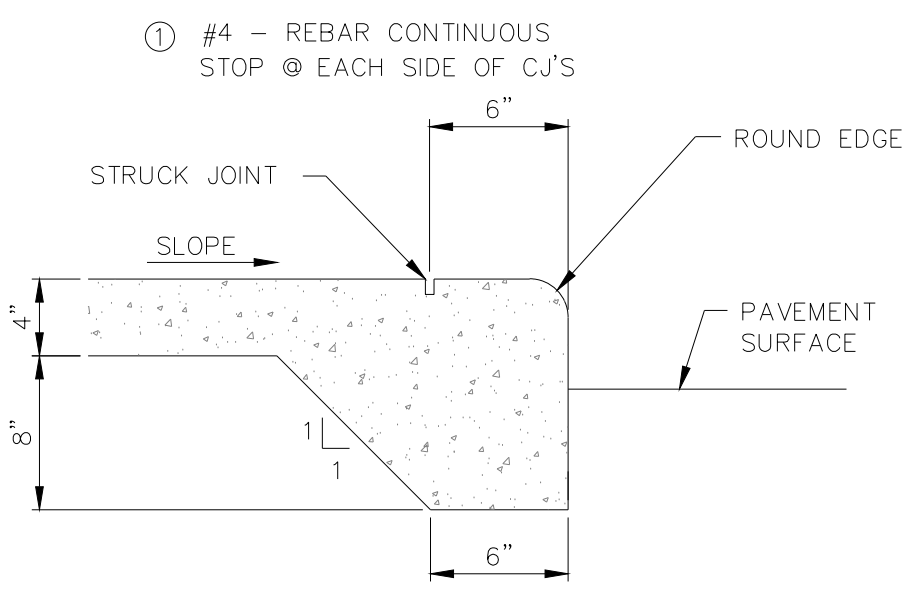
STANDARD MANHOLE DETAIL
NOT TO SCALE

ONSITE PAVEMENT

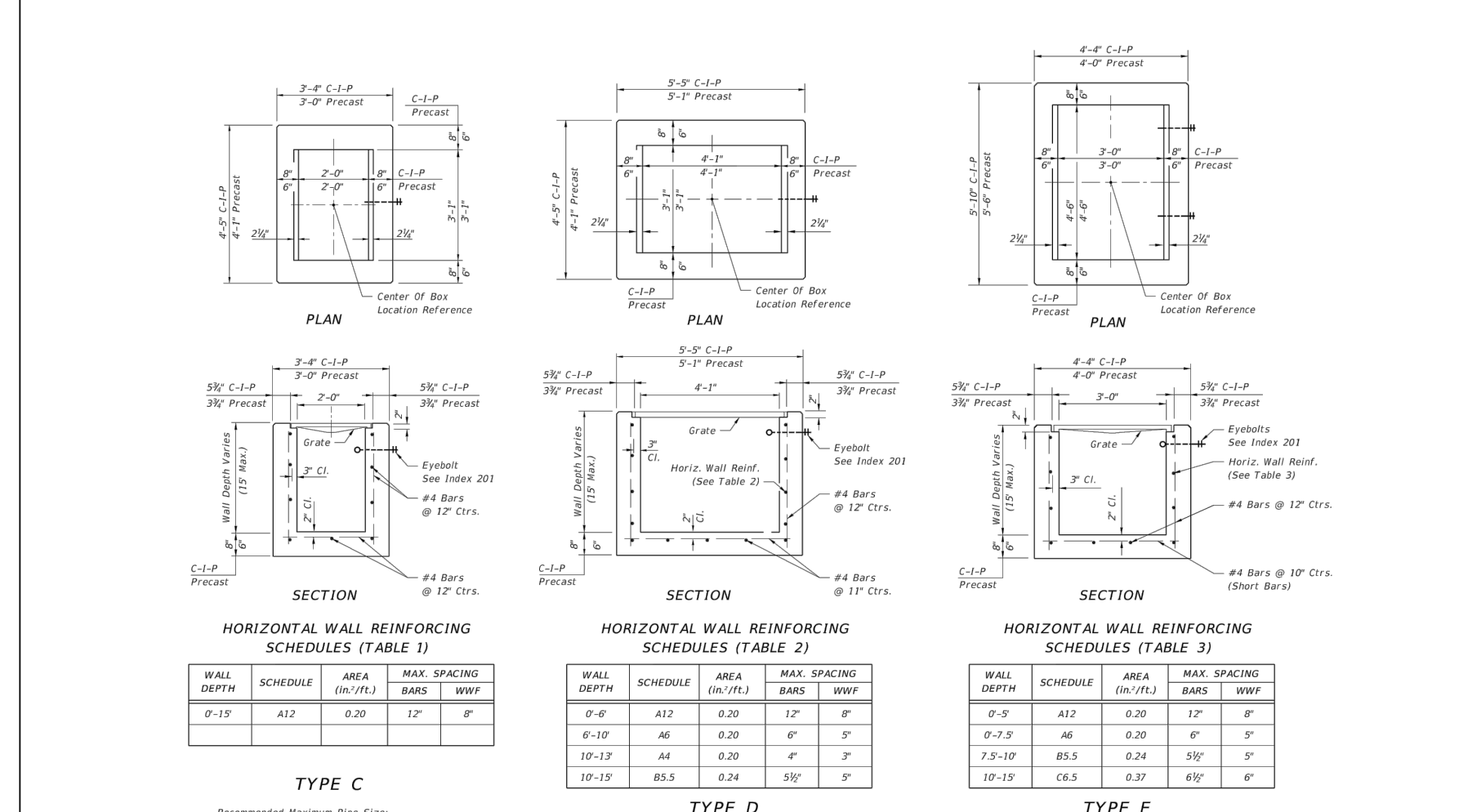


(*) OR AS ALTERNATE: LIMEROCK - LBR 100 COMPACTED TO 98% OF ASTM D-1557

TYPICAL PAVEMENT SECTION
NTS

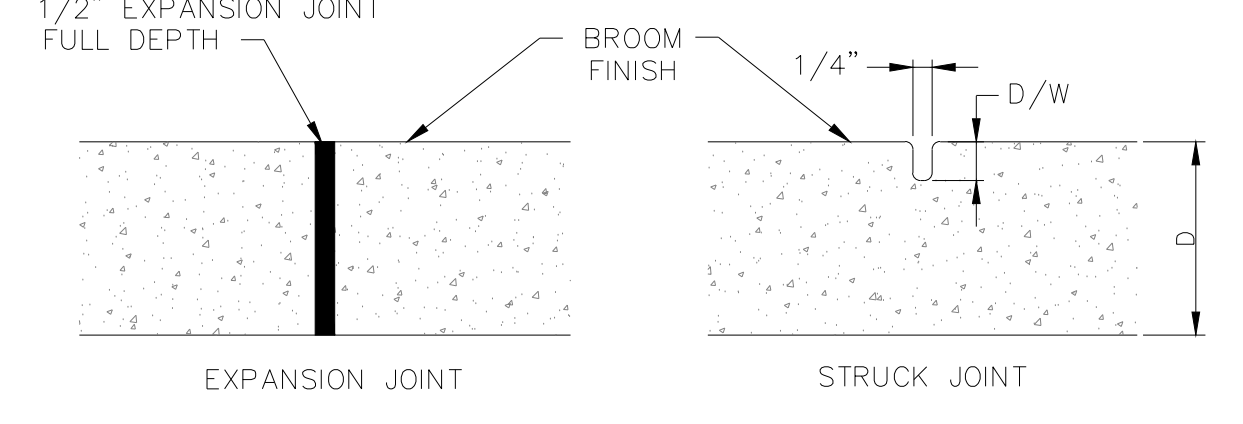
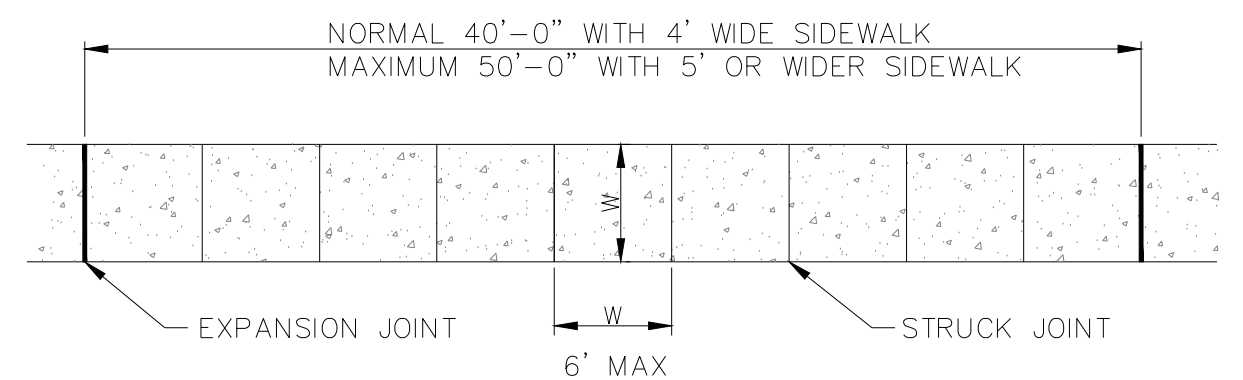


INTEGRAL CURB & SIDEWALK
N.T.S.



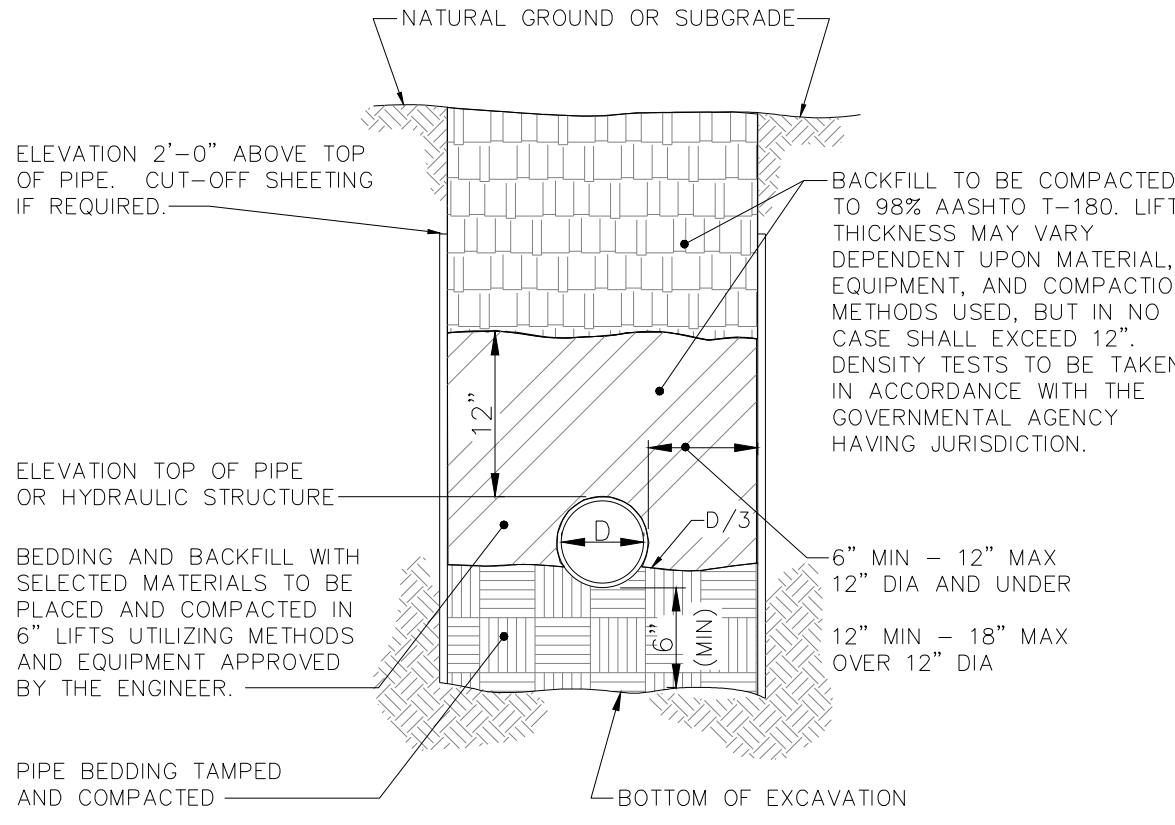
| WALL DEPTH | SCHEDULE | AREA (SQ. FT.) | MAX. SPACING (INCHES) | BASE | TYPE |
|------------|----------|----------------|-----------------------|------|------|
| 0'-0" | A12 | 0.20 | 12" | 0" | C |
| 0'-6" | A6 | 0.20 | 6" | 0" | D |
| 0'-12" | A4 | 0.20 | 4" | 0" | E |
| 0'-18" | B25 | 0.20 | 18" | 0" | E |

NOTE:
E.O.R. IS NOT RESPONSIBLE FOR AND IS NOT SIGNING/SEALED ANY STRUCTURAL DESIGN ELEMENTS OR COMPONENTS AS PART OF ANY STANDARD DETAILS INCORPORATED INTO THESE PLAN SHEETS. THIS IS THE RESPONSIBILITY OF THE MANUFACTURER OF THESE STRUCTURAL COMPONENTS.



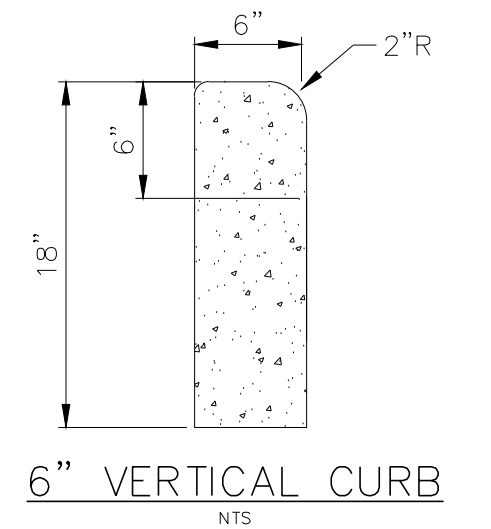
- NOTES:**
1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 60'.
 2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FILL DEPTH OF CONCRETE.

TYPICAL SIDEWALK
NTS

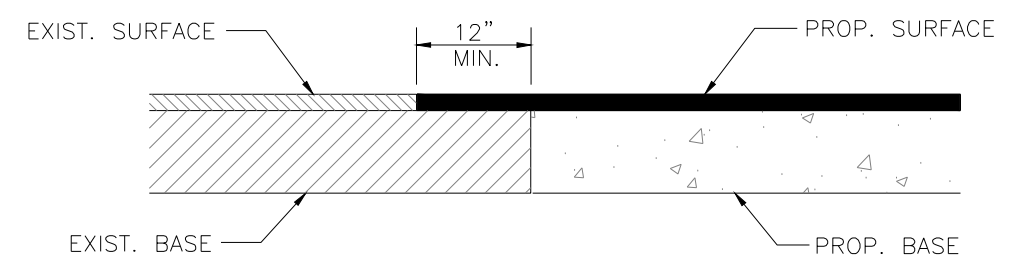


NOTE:
FOR TRENCHES IN PAVED AREAS OR AREAS TO RECEIVE NEW PAVEMENT, SEE PAVEMENT SPECIFICATIONS.

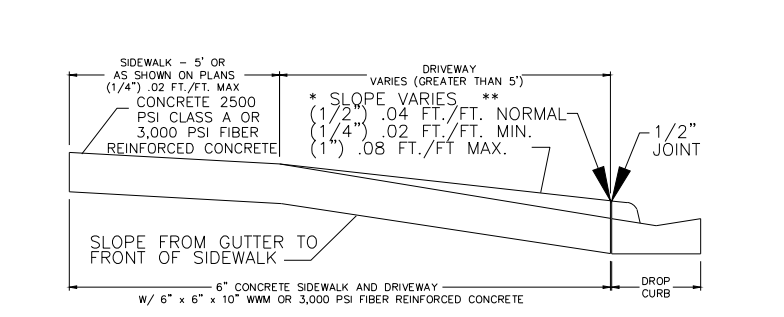
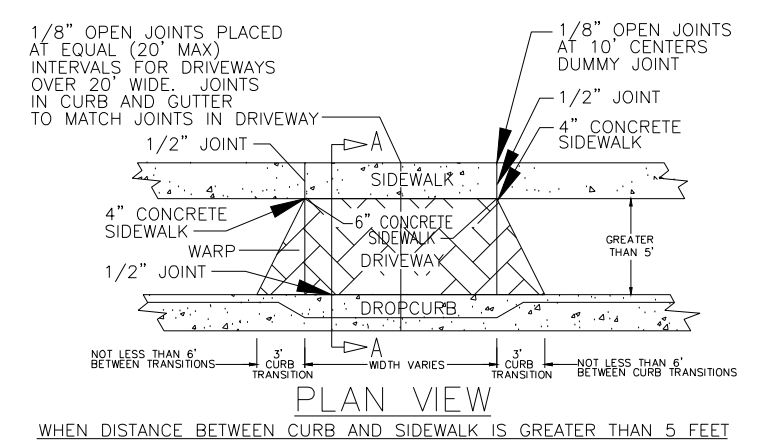
TYPICAL TRENCH SECTION
NTS



- NOTES:**
1. PROVIDE EXPANSION JOINTS AT 25' O.C. MAX. AND AT CURVES, TANGENTS, AND CORNERS.
 2. BASE OF CURB TO REST ON COMPACTED FILL.
 3. SACK FINISH EXPOSED SURFACES.



TIE-IN OF PROPOSED CONSTRUCTION TO EXISTING
NTS

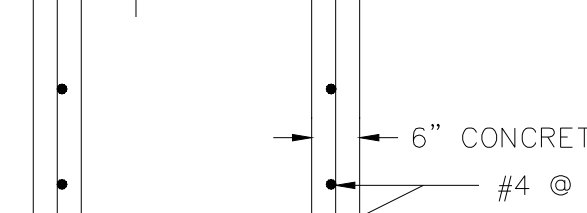
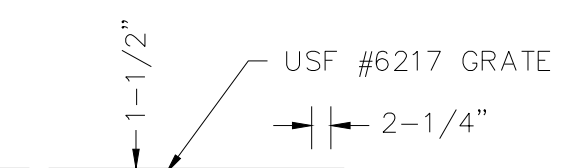
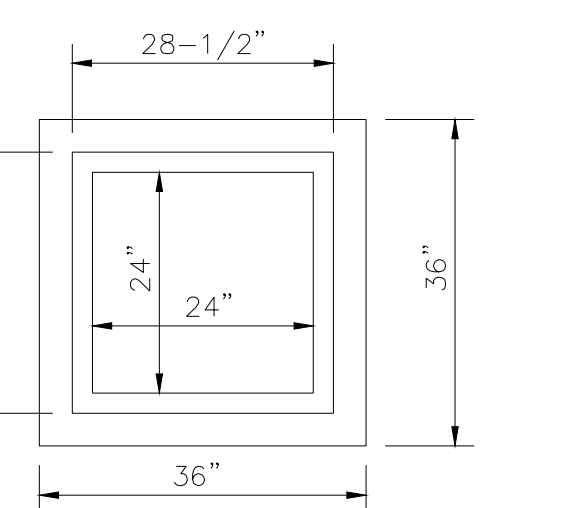
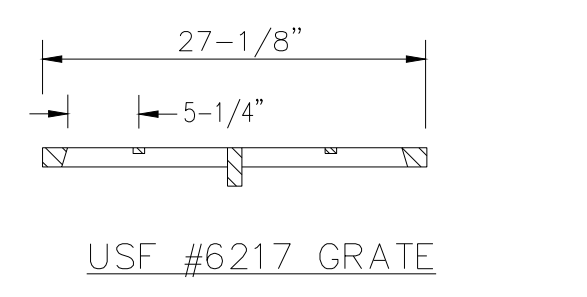
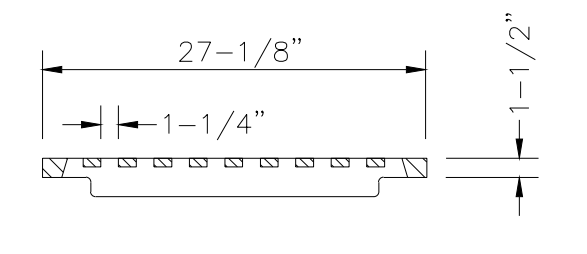


SECTION A-A

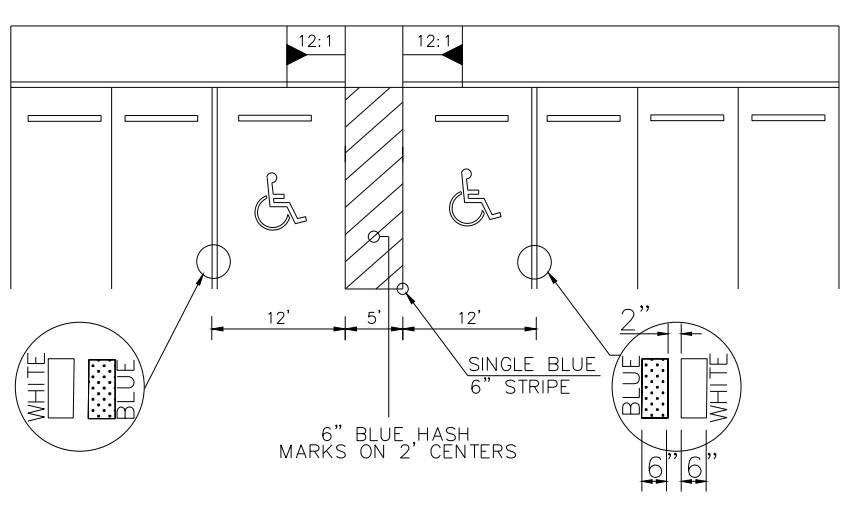
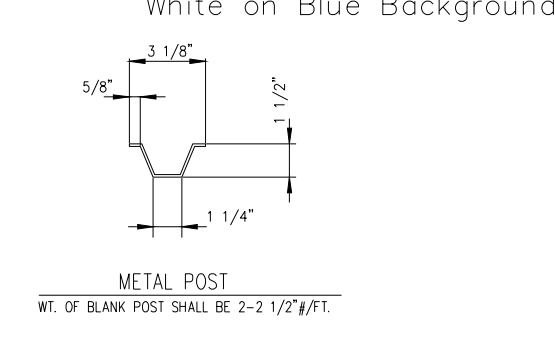
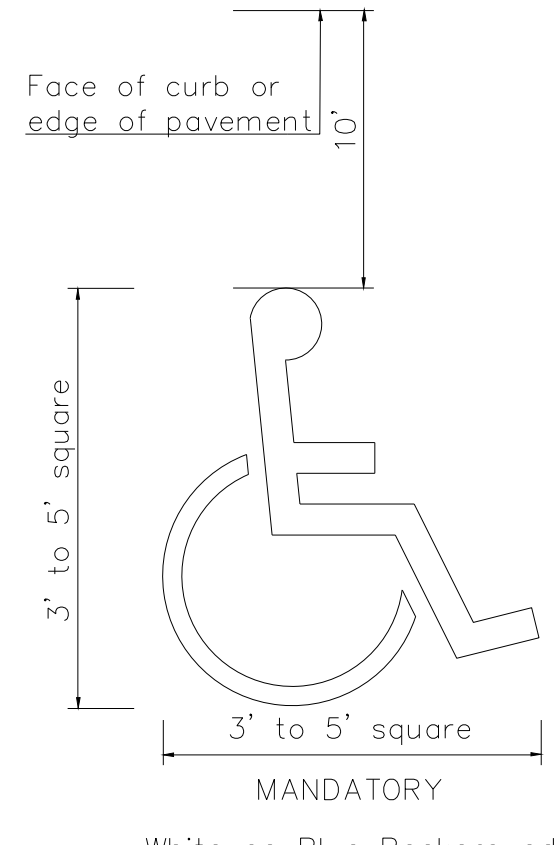
- NOTES:**
- * SLOPES CAN BE ADJUSTED WITHIN THE RANGES SHOWN TO IMPROVE TIES TO EXISTING PAVEMENT AND TO BE TRANSITIONED TO AVOID DISTORTION BY RESTRICTIONS TO AVOID DEFORMATION IN SIDEWALK CONTINUITY
 - ** SLOPE OF DRIVEWAY TO IMPROVE TIES TO SIDEWALK AND GUTTER GRADE

CHECK AND VERIFY THESE ITEMS:
 6" W/WIRE (1/2") 04 FT./FT. NORMAL
 3" TAPER CUT SQUARE (1/4") 02 FT./FT. MIN.
 5" SIDEWALK TO R/W (3/4") 06 FT./FT. MAX.

SIDEWALK AND PAVED DRIVEWAY CONSTRUCTION
NOT TO SCALE



CONC. YARD DRAIN
NTS



- NOTES:**
1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
 2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
 3. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (LOB) IN THICKNESS.
 4. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE) SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 5. 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).

DISABLED PARKING/MARKING

DETAIL (FOR THE PHYSICALLY DISABLED)
NTS

RECORD DRAWINGS

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DESIGNED: MDS
 DRAWN: MDS
 CHECKED: SPC
 GULF COAST CONSULTING, INC.
 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
 13825 ICOT BLVD., SUITE 605
 Clearwater, Florida 33760
 Phone: (727) 524-1818 Fax: (727) 524-6090
 WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
Equity, Inc.
 4107 West Spruce Street
 Suite 101
 Tampa, Florida 33607

SHEET DESCRIPTION:
**COLLEGE STATION OUTPARCEL
 PAVING, GRADING & DRAINAGE DETAILS**

| NO. | DATE | DESCRIPTION |
|-----|----------|---------------------|
| 1 | 05/09/18 | ADDED AS-BUILT DATA |

SEAN P. CASHEN
 PROFESSIONAL ENGINEER
 LICENSE NO. 42559
 THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.
 DATE: 02/06/17
 SHEET NO. 16-068
C10