

GENERAL NOTES

1. SITE ADDRESS: OUTPARCEL No. 3, COLLEGE STATION CENTER, SOUTHWEST CORNER OF S.R. 50 AND HANCOCK ROAD (LEE COUNTY), FLORIDA.
2. THIS SITE IS NOT IN A FLOOD PRONE AREA, IT IS IN ZONE C, AN AREA OF MINIMAL FLOODING BASED ON FLOOD INSURANCE RATE MAP, PANEL NO. 120421 8375 B, LAKE COUNTY, FLORIDA.
3. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON PLAN, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL, SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. THIS MATERIAL SHALL BE SATISFACTORILY DISPOSED OF OFF-SITE.
4. BOUNDARY, TOPOGRAPHIC AND TREE SURVEY BY ACCURIGHT SURVEYS OF ORLANDO, INC., 2812 E. ROBINSON STREET, ORLANDO, FLORIDA 32803, DATED OCTOBER 21, 2002. TEL. NO. (407) 894-6314.
5. BENCHMARK - REFER TO BOUNDARY, TOPOGRAPHIC AND TREE SURVEY BY ACCURIGHT SURVEYS, DATED OCTOBER 21, 2002. SEE NOTE 4 ABOVE.
6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. INTERPLAN, PRACTICE, LTD. ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.
7. THE LOCATION OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ITS ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.
8. SITE GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GILES ENGINEERING ASSOCIATES, INC. INTERPLAN, LLC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN. IF ADDITIONAL SERVICES ARE REQUIRED, THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER OF CONSTRUCTION REPRESENTATIVE.
9. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION. ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.
10. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN - UNLESS OTHERWISE LOCATED BY DIMENSIONS - REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS IN ACTUAL CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN STATE ROAD 50 RIGHT-OF-WAY WITH FLORIDA DEPARTMENT OF TRANSPORTATION.
13. SCS SOILS TYPE: SEES SOILS REPORT.
14. STORMWATER MANAGEMENT IS PROVIDED BY MASTER DRAINAGE RETENTION/ DETENTION POND SYSTEM.
15. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
16. ALL DISTURBED AREAS SHALL BE SOODED, INCLUDING THOSE AREAS WITHIN FOOT RIGHT OF WAY.
17. WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, WALLS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL MODIFY THE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.
18. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION OF WATER, WASTEWATER AND STORM WATER SYSTEMS IS COMPLETE SO THAT TIMELY CERTIFICATIONS MAY BE INITIATED.
19. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER AND LANDLORD, INCLUDING, WITHOUT LIMITATION:
 - a. SURVEYED "AS-BUILTS" OF ALL UTILITIES AND STORMWATER SYSTEMS.
 - b. COMPACTION AND DENSITY TEST REPORTS, AND
 - c. PRESSURE TESTING AND BACTERIAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.
20. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.
21. PARKING STALLS SHALL CONFORM WITH LOCAL CODE.
22. HANDICAP PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH ADA REQUIREMENTS AND LOCAL ORDINANCE.
23. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.
24. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.
25. ALL BUILDING DIMENSIONS AND TIES ARE TO OUTSIDE FACE. SEE ARCHITECTURAL PLANS.
26. ANY CONSTRUCTION DEBRIS KEPT ON-SITE SHALL BE LIMITED TO 1' HEIGHT.

UTILITY NOTES

- A. GENERAL**
1. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF CLERMONT, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
 2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER DO NOT, HOWEVER, ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN.
 3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES - 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION - FOR FIELD-LOCATION OF THEIR RESPECTIVE FACILITIES PRIOR TO ANY WORK. CONTACT DDD SAFE FOR LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 4. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL WATER AND SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN - UNLESS OTHERWISE LOCATED BY DIMENSIONS - REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS IN ACTUAL CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
 5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.
 6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE STATE ROAD 50 RIGHT-OF-WAY WITH FLORIDA DEPARTMENT OF TRANSPORTATION.
 7. CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.
 8. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION), TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPING FACING UPSTREAM, PROVIDED FIVE (5) BUSINESS DAYS NOTICE OF INTENT TO CONNECT TO FORCE MAIN.
 9. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER WORK STOPS.
 10. MAINTAIN 36" (MINIMUM) COVER OVER MAINS, AND 36" (MIN) OVER SERVICES/LATERALS.
 11. INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AT 6" TO 8" BELOW FINISHED GRADE.
 12. WHERE POTABLE WATER AND SANITARY SEWER MAINS CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL CLEARANCE OR WHERE THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SEWER MAIN SHALL BE ENCASED WITH CONCRETE OR ENCLOSED IN A WATER TIGHT CARRIER PIPE, OR UPGRADED TO DUCTILE IRON PIPE OR PRESSURE RATED PVC PIPE (MEETING THE ANMA C-900 OR C-905 SPECIFICATION) FOR A MINIMUM LENGTH OF TWENTY (20) FEET, CENTERED ON THE POINT OF CROSSING. A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET (EDGE TO EDGE) BETWEEN POTABLE WATER MAINS AND SEWER MAINS SHALL BE MAINTAINED WHEN AT ALL POSSIBLE. WHEN THE 10-FOOT HORIZONTAL SEPARATION CANNOT BE MAINTAINED THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF AT LEAST 18" ABOVE THE SEWER MAIN. ALTERNATIVELY, THE SEWER MAIN SHALL BE ENCASED WITH CONCRETE OR ENCLOSED IN A WATER-TIGHT CARRIER PIPE, OR UPGRADED TO DUCTILE IRON PIPE OR PRESSURE RATED PVC PIPE (MEETING THE ANMA C-900 OR C-905 SPECIFICATION) AND PRESSURE TESTED AT 150 PSI (1034 KPA) TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
 13. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.S.H.T.O.-11-99.
 14. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.
 15. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS, SO TIMELY CERTIFICATIONS MAY BE INITIATED.
- B. MATERIALS (WATER)**
1. SERVICE PIPE SHALL BE 2" TYPE "K" COPPER (ANMA C-901).
 2. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANS/AWWA A21.51/C151, CLASS 50 (MIN) PIPE FOR ALL SIZES.
 3. CORPORATION STOPS SHALL BE 2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN ANMA C889. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH ANMA C880 AND ANMA C901.
 4. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH ANMA C880 AND ANMA C901, WITH COMPATIBLE PIPE CONNECTIONS.
 5. SERVICE SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER.
- C. MATERIALS (SEWER)**
1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
 2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.
 3. BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.

SITE CONSTRUCTION PLANS



**S.R. 50 & HANCOCK ROAD
CLERMONT, FLORIDA**

CONTACTS

OWNER
PRESOCO ASSOCIATES, LLC.
232 MOHAWK ROAD
CLERMONT, FL 34601
ATTN: ROBERT M. SHAKAR
PHONE: (352) 242-0073
FAX: (352) 242-5619

LEASEE
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
ATTN: GERRA THOMAS
PHONE: (404) 753-3000
FAX: (404) 753-3030
EMAIL: GERRA.THOMAS@CHICK-FIL-A.COM

ENGINEER/APPLICANT
INTERPLAN LLC
933 LEE ROAD, SUITE 120
ORLANDO, FL 32810
ROBERT ZIEGENFUSS, P.E.
FL. REG. NO. 56752
ATTN: RICK ABE
PHONE: (407) 645-5000
FAX: (407) 629-9124
EMAIL: RAB@INTERPLANORLANDO.COM

ARCHITECT
INTERPLAN LLC
933 LEE ROAD, SUITE 120
ORLANDO, FL 32810
DAVID BOYCE, AIA
FL. REG. NO. 11595
ATTN: RICK ABE
PHONE: (407) 645-5000
FAX: (407) 629-9124
EMAIL: RAB@INTERPLANORLANDO.COM

LANDSCAPE ARCHITECT
INTERPLAN LLC
933 LEE ROAD, SUITE 120
ORLANDO, FL 32810
ATTN: RICHARD T. ABE, ASLA, AIA
FL. REG. NO. 1321
PHONE: (407) 645-5000
FAX: (407) 629-9124
EMAIL: RAB@INTERPLANORLANDO.COM

SCOPE OF WORK

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW 4,261 SQUARE FOOT CHICK-FIL-A 04-152 SERIES PROTOTYPE 152 SEAT RESTAURANT WITH DRIVE-THRU AND ASSOCIATED SITE WORK INCLUDING PARKING, LANDSCAPING, DRAINAGE, WATER AND SEWER ON A 49,736 SQUARE FOOT PARCEL OF LAND.

EXISTING SITE IS A GRASSED VACANT OUTPARCEL WITHIN THE COLLEGE STATION CENTER. THE DEVELOPER WILL ROUGH GRADE THE CHICK-FIL-A PAD SITE TO ELEVATION 211.25 N.G.V.D.

ALL PROPOSED CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF CLERMONT AND DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR COLLEGE STATION.

UTILITY CONTACTS

WATER/SEWER
CITY OF CLERMONT ENGINEERING
ONE WESTGATE PLAZA
CLERMONT, FL 34601
MS. TAMARA RICHARDSON
(352) 241-0454

STORM
CITY OF CLERMONT ENGINEERING
ONE WESTGATE PLAZA
CLERMONT, FL 34601
MS. TAMARA RICHARDSON
(352) 241-0454

GAS
LAKE APOPKA NATURAL GAS
1328 VINELAND ROAD
WINTER GARDEN, FL 34787
MR. RICK GULLETT
(407) 656-2734 ext. 100

ELECTRIC
PROGRESS ENERGY
400 CITRUS TOWER BLVD.
CLERMONT, FL 33571
MS. SUE FREYER
(407) 646-8364

TELEPHONE
SPRINT
501 MCCORMICK STREET
LEESBURG, FL 32748
MR. JOHN COLLIER
(352) 326-1787

LEGAL DESCRIPTION

A PORTION OF TRACT 17, LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HANCOCK ROAD, A 50' RIGHT-OF-WAY, AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, A 287.00 FOOT RIGHT-OF-WAY; RUN THENCE N89°31'32"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE S89°28'20"W A DISTANCE OF 281.00 FEET; THENCE N89°31'49"W A DISTANCE OF 177.00 FEET; THENCE N09°28'20"E A DISTANCE OF 281.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 WHICH IS S89°31'32"E A DISTANCE OF 845.00 FEET FROM THE WEST LINE OF TRACT 18; THENCE S89°31'32"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 177.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 49,736 SQUARE FEET OR 1.1418 ACRES MORE OR LESS.

SITE DATA

SITE AREA	49,736 SF	1.1418 Ac.
PROPOSED PAVEMENT AREA	31,741 SF	63.8 %
PROPOSED GREEN AREA	13,734 SF	27.6 %
PROPOSED BUILDING AREA	4,261 SF	8.6 %
		100 %
PROPOSED IMPERVIOUS AREA PROVIDED	36,002 SF	72.4 %
MAXIMUM IMPERVIOUS AREA ALLOWABLE		80 %

MAXIMUM BUILDING HEIGHT	ALLOWED	PROVIDED
BUILDING HEIGHT	35 FT.	27 FT.-7 1/2'

ZONING	C-2 GENERAL COMMERCIAL DISTRICT
No. OF STORIES	ONE (1)
EXISTING USE	VACANT OUTPARCEL
SEATING	152 SEATS
BUILDING PATRON AREA	2,119 SF

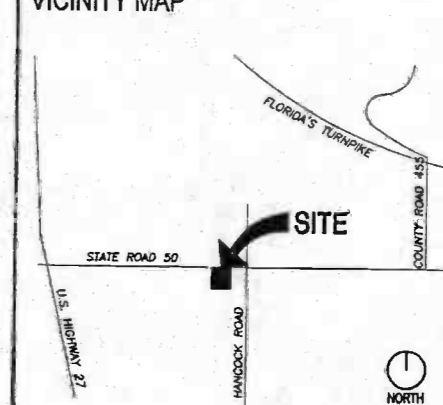
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (S.R. 50, NORTH)	50 FT.	68 FT.
SIDE (EAST)	12 FT.	61.32 FT.
SIDE (WEST)	12 FT.	106 FT.
REAR (SOUTH)	25 FT.	68 FT.

LANDSCAPE BUFFER	REQUIRED	PROVIDED
FRONT (US 192)	20 FT.	20 FT.
SIDE (EAST)	10 FT.	10 FT.
SIDE (WEST)	10 FT.	10 FT.
REAR (SOUTH)	10 FT.	10 FT.

PARKING REQUIRED	ONE (1) SPACE PER FIFTY (50) SF OF FLOOR AREA DEVOTED TO PATRON USE PLUS ONE (1) FOR EACH FOUR (4) EMPLOYEES = (2,119 / 50) + (15 / 4) = 47 SPACES
-------------------------	--

PARKING PROVIDED	45 SPACES
REGULAR	2 SPACES
COMPACT	2 SPACES
H.C.	2 SPACES
TOTAL	49 SPACES

VICINITY MAP



SECTION 22, TOWNSHIP 22 South, RANGE 26 East

INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION
CS	COVER SHEET
C1	SURVEY
C2	SITE DIMENSION PLAN
C3	GRADING AND DRAINAGE PLAN
C4	CFA STANDARD DETAILS
C5	CFA STANDARD DETAILS
C6	CONSTRUCTION DETAILS
PS1	PLUMBING SITE PLAN
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
ES1	ELECTRICAL SITE PLAN



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:	Mark	Date	By
	△		
	△		
	△		



AR 000430
CA 8660
933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.645.5000
FX 407.629.9124

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

STORE
SERIES 04-152

S.R. 50 & HANCOCK RD.
CLERMONT
FLORIDA

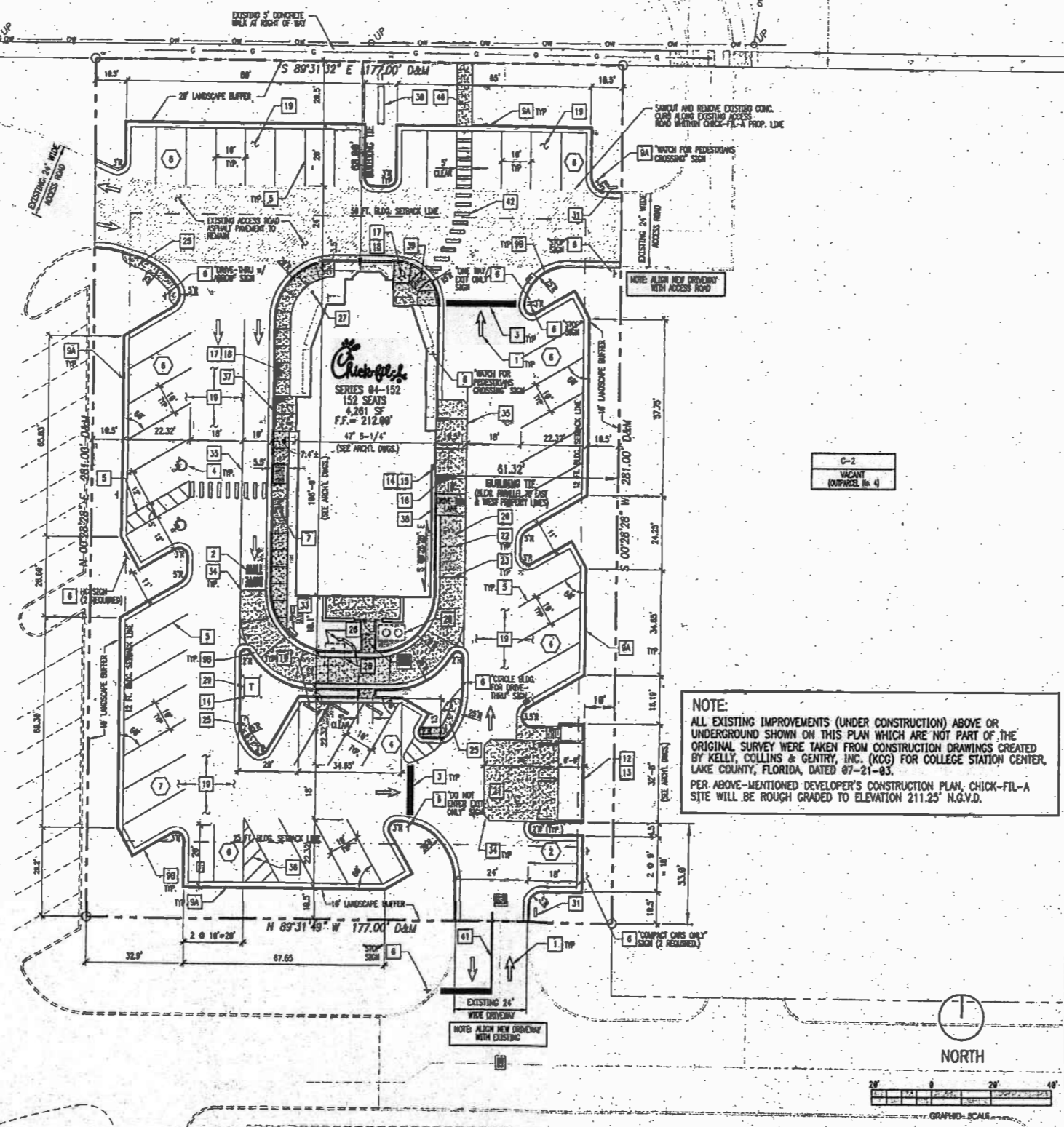
SHEET TITLE
COVER
SHEET

DWG EDITION 04.6
 Preliminary
 80% Submittal
 For Construction

Job No. : 2002.0639
Store : 1585
Date : 08/19/03
Drawn By : MJ
Checked By : RA

Sheet
CS
SHEET 1 of 11

STATE ROAD #50 (207' R/W)

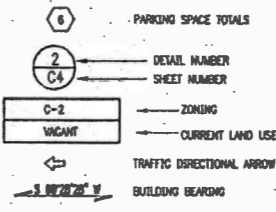


NOTE:
 ALL EXISTING IMPROVEMENTS (UNDER CONSTRUCTION) ABOVE OR UNDERGROUND SHOWN ON THIS PLAN WHICH ARE NOT PART OF THE ORIGINAL SURVEY WERE TAKEN FROM CONSTRUCTION DRAWINGS CREATED BY KELLY, COLLINS & GENTRY, INC. (KCG) FOR COLLEGE STATION CENTER, LAKE COUNTY, FLORIDA, DATED 07-21-03.
 PER ABOVE-MENTIONED DEVELOPER'S CONSTRUCTION PLAN, CHICK-FIL-A SITE WILL BE ROUGH GRADED TO ELEVATION 211.25' N.G.V.D.

PLAN NOTES

- 1 DIRECTIONAL ARROW
- 2 DRIVE-THRU GRAPHICS
- 3 STOP LINE GRAPHICS
- 4 PAINTED HANDICAP PARKING SYMBOL, BLUE
- 5 STANDARD PARKING STALL
- 6 DIRECTIONAL SIGNAGE GA - GE (NOTED: TO BE PROVIDED AND INSTALLED BY CHICK-FIL-A SIGN CONTRACTOR)
- 7 CHICK-FIL-A MAIN ENTRY HANDICAP RAMP
- 8 CURBED RAMP DETAIL
- 9 24" CURB AND CUTTER - "SA" - SPILLING AND "WB" - CATCHING
- 10 CONCRETE WHEEL STOP
- 11 TYPICAL POLE BASE DETAIL
- 12 DUMPSTER/STORAGE (REFER TO ARCHITECTURAL DUMPSTER PLAN AND DETAIL DWG. NO. A-3.4)
- 13 DUMPSTER/TRASH ENCLOSURE ALTERNATE DRAINAGE (6"Ø OPENING AT FLOOR LEVEL, BOTH SIDES, FOR DRAINAGE OUTSIDE OF DUMPSTER AREA)
- 14 PIPE BUMPER POST
- 15 BOLLARD AT DRIVE-THRU (SEE DRIVE-THRU PLAN AND ISOMETRIC VIEWS)
- 16 CURB SECTION AT DRIVE-THRU (SEE DRIVE-THRU PLAN AND ISOMETRIC VIEWS)
- 17 TYPICAL SIDEWALK DETAIL - PICTURE FRAME PATTERN
- 18 TYPICAL SIDEWALK WITH CURB AND CUTTER
- 19 6"Ø/2"Ø ASPHALT PAVEMENT SECTION
- 20 6" CONCRETE PAVEMENT SECTION AT DRIVE-THRU
- 21 SECTION THRU CONCRETE PAVEMENT AT DUMPSTER
- 22 CONTRACTION JOINTS
- 23 CONSTRUCTION JOINTS
- 24 SEWER CLEANOUT - See PS 1 for location
- 25 LANDSCAPE / IRRIGATION PROTECTOR DETAIL
- 26 MEMORBOARD AND CANOPY ORDERING STATION
- 27 FLAGPOLE - ECK SERIES 30 FT. POLE PACKAGE BY APPROVED VENDORS, THE FLAG CO. OR ATLAS FLAG.
- 28 GREASE TRAP (REFER TO PLUMBING SITE PLAN SHEET PS1)
- 29 TRANSFORMER
- 30 CHICK-FIL-A Pylon/MONUMENT SIGN
- 31 "CHICK-FIL-A ENTER" SIGN
- 32 NOT USED
- 33 PRESELL MENU BOARD
- 34 2 FOOT CHAMFER ON CONCRETE PAVEMENT
- 35 4" WIDE WHITE STRIPE ON ASPHALT (AT EDGE OF CONCRETE PAVEMENT)
- 36 4" WIDE DIAGONAL (CHEVRON) WHITE PAVEMENT STRIPING
- 37 ONE (1) - 6 FT. HANDRAIL
- 38 4" THICK CONCRETE PAVEMENT BETWEEN BUILDING AND CURB AND CUTTER
- 39 FLARED (ONE SIDE) HANDICAP SIDEWALK RAMP
- 40 5 FT. WIDE 4" THICK 3,000 PSI CONCRETE SIDEWALK
- 41 6" WIDE DOUBLE YELLOW CENTERLINE STRIPING (85 FT. LONG)
- 42 1' X 5' SPACED AT 3' ON CENTER PAINTED CROSSWALK STRIPING

LEGEND



Chick-fil-A
 5200 Buffington Rd.
 Atlanta Georgia,
 30349-2988

Revisions:

Mark	Date	By
△		
△		
△		



AA 004330
 CA 8640
 933 LEE ROAD, FIRST FLOOR
 ORLANDO, FLORIDA 32810
 PH 407.545.0020
 FX 407.529.9124

INTERPLAN 91
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN
 PROJECT MANAGEMENT

STORE
 SERIES 04-152
 S.R. 50 & HANCOCK RD.
 CLERMONT
 FLORIDA

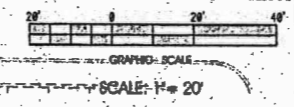
SHEET TITLE
 SITE DIMENSION
 PLAN
 DWG. EDITION 04.6

Job No. : 2002.08.39
 Store : 1585
 Date : 08/19/03
 Drawn By : MJ
 Checked By : RA

Sheet

 SHEET 3 of 11

RECEIVED
 AUG 27 2003
 PDS
 ALTAMONTE SVC. CTR.
 84016-2

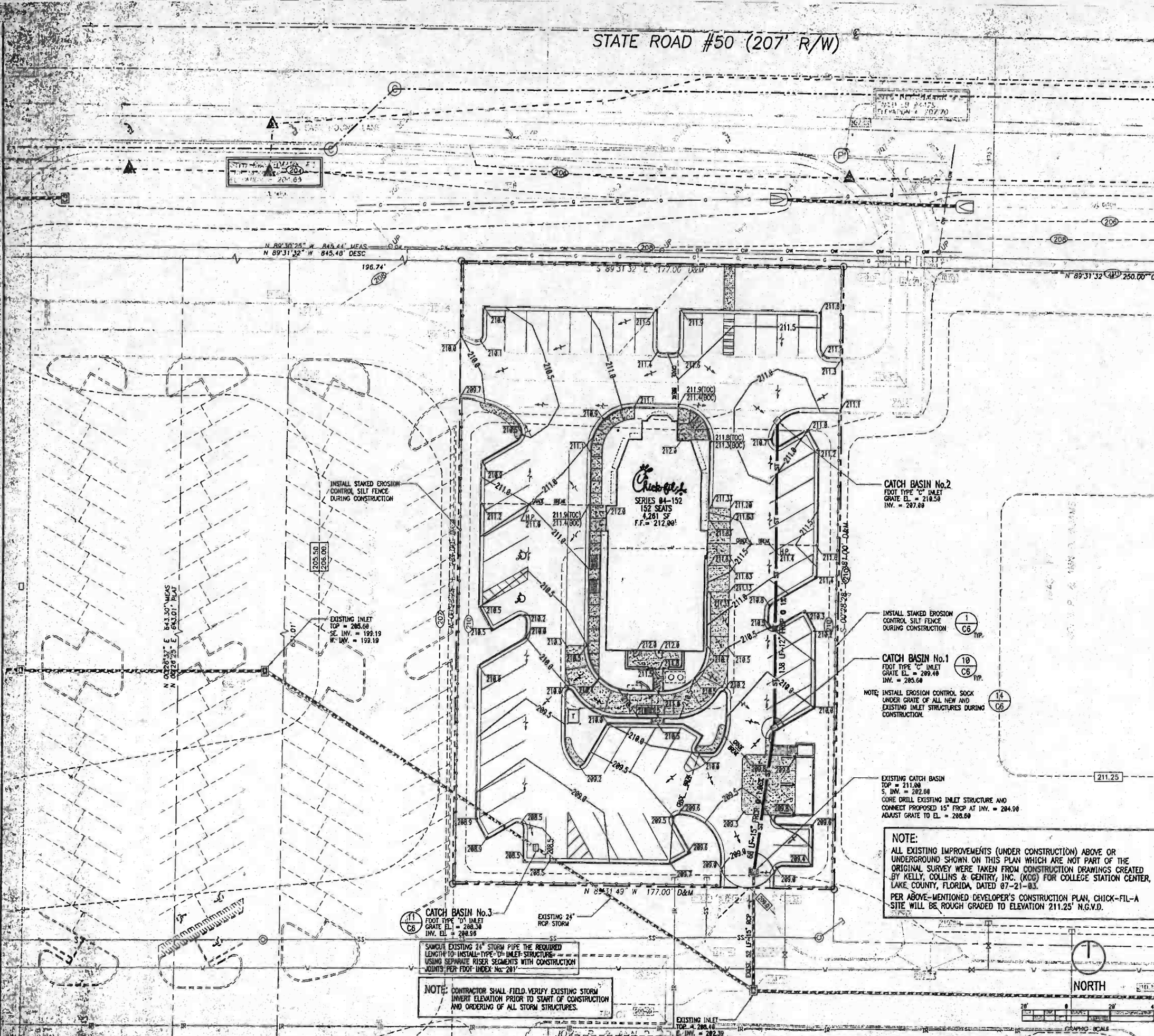


STATE ROAD #50 (207' R/W)

LEGEND

- 210.00 PROPOSED SPOT ELEVATION (SEE NOTE BELOW)
- 210.5 PROPOSED CONTOUR ELEVATION
- EXISTING CONTOUR (BY SURVEY)
- EXISTING SPOT-ELEVATION
- 210.00 PROPOSED SPOT ELEVATION (BY OTHERS)
- HP HIGH POINT
- 1.0% DIRECTION OF FLOW AND PERCENT SLOPE
- DSD DOWN SPOUT DRAINS
- SS STORM SEWER
- GB GRADE BREAK
- B1 BORING LOCATION (SEE SOILS REPORT)
- CO CLEANOUT (CO)
- TOC TOP OF CURB
- BOC BOTTOM OF CURB

NOTE: PROPOSED SPOT ELEVATIONS ARE DESIGNED TO BE AT BOTTOM OF CURB.



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		



AA 004320
CA 8660
63 ALLEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.443.0008
FX 407.409.0124

INTERPLAN 51
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

STORE
SERIES 04-152
S.R. 50 & HANCOCK RD.
CLERMONT
FLORIDA

SHEET TITLE
GRADING AND
DRAINAGE PLAN
DWG EDITION 04.6
 Preliminary
 80% Submittal
 For Construction

Job No. : 2002.0839
Store : 1585
Date : 08/19/03
Drawn By : MJ
Checked By : RA

Sheet
C3
SHEET 4 of 11

RECEIVED
AUG 27 2003
PDS
ALTA MONTE SVC. CTR.
84016-2

NOTE:
ALL EXISTING IMPROVEMENTS (UNDER CONSTRUCTION) ABOVE OR UNDERGROUND SHOWN ON THIS PLAN WHICH ARE NOT PART OF THE ORIGINAL SURVEY WERE TAKEN FROM CONSTRUCTION DRAWINGS CREATED BY KELLY, COLLINS & GENTRY, INC. (KCG) FOR COLLEGE STATION CENTER, LAKE COUNTY, FLORIDA, DATED 07-21-03.
PER ABOVE-MENTIONED DEVELOPER'S CONSTRUCTION PLAN, CHICK-FIL-A SITE WILL BE ROUGH GRADED TO ELEVATION 211.25' N.G.V.D.

CATCH BASIN No.3
FOOT TYPE 'D' INLET
GRATE EL. = 208.38
INV. EL. = 208.98
SAWOUT EXISTING 24" STORM PIPE THE REQUIRED LENGTH TO INSTALL TYPE-'D' INLET STRUCTURE USING SEPARATE RISER SEGMENTS WITH CONSTRUCTION JOINTS PER FOOT INDEX NO. 201

NOTE: CONTRACTOR SHALL FIELD VERIFY EXISTING STORM INVERT ELEVATION PRIOR TO START OF CONSTRUCTION AND ORDERING OF ALL STORM STRUCTURES.

CATCH BASIN No.2
FOOT TYPE 'C' INLET
GRATE EL. = 210.58
INV. = 207.68

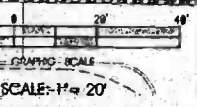
CATCH BASIN No.1
FOOT TYPE 'C' INLET
GRATE EL. = 209.48
INV. = 205.68
NOTE: INSTALL EROSION CONTROL SOCK UNDER GRATE OF ALL NEW AND EXISTING INLET STRUCTURES DURING CONSTRUCTION.

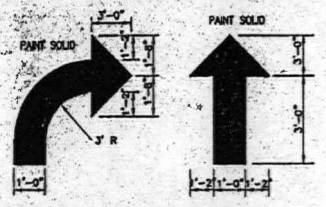
EXISTING CATCH BASIN
TOP = 211.08
S. INV. = 202.68
CORE DRILL EXISTING INLET STRUCTURE AND CONNECT PROPOSED 15" FRP AT INV. = 204.98 ADJUST GRATE TO EL. = 208.68

INSTALL STAKED EROSION CONTROL SILT FENCE DURING CONSTRUCTION

EXISTING INLET
TOP = 205.68
SE. INV. = 199.19
W. INV. = 199.19

NORTH

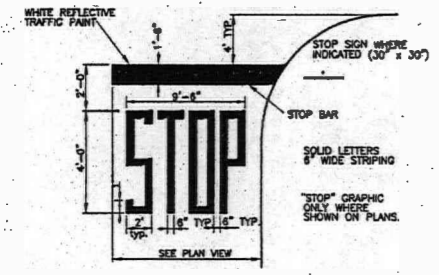




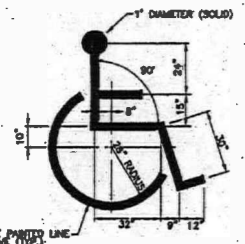
1 DIRECTIONAL ARROW DETAILS
C-4 NOT TO SCALE



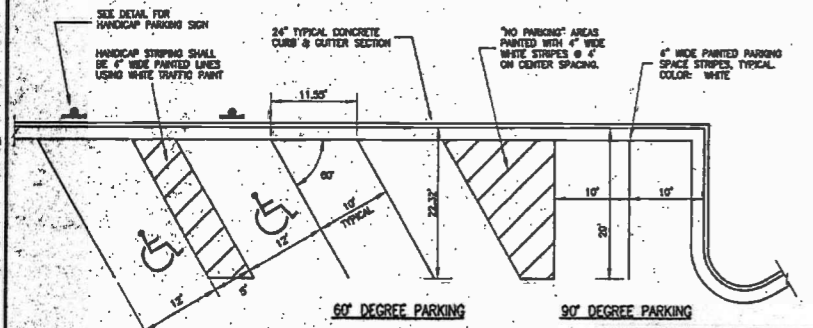
2 DRIVE-THRU GRAPHICS DETAIL
C-4 NOT TO SCALE



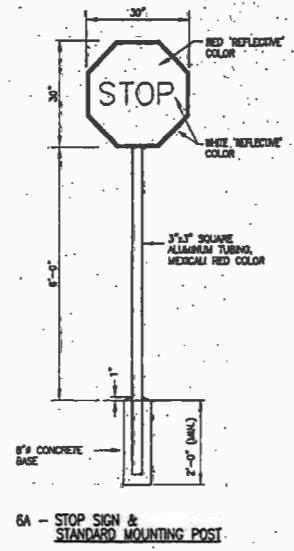
3 STOP LINE GRAPHIC DETAIL
C-4 NOT TO SCALE



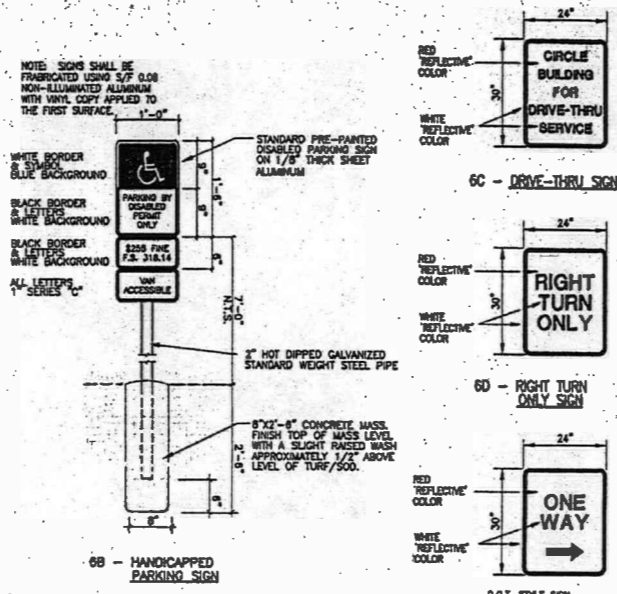
4 HANDICAP SYMBOL DETAIL
C-4 NOT TO SCALE



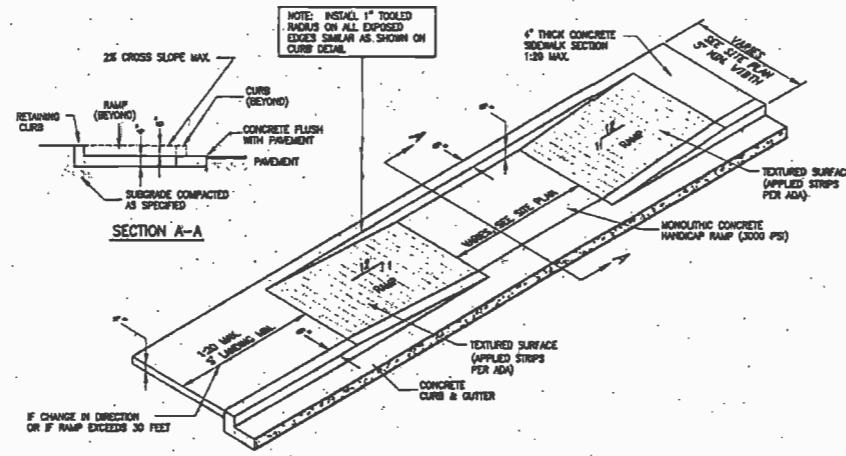
5 STANDARD PARKING STALL DETAILS
C-4 NOT TO SCALE



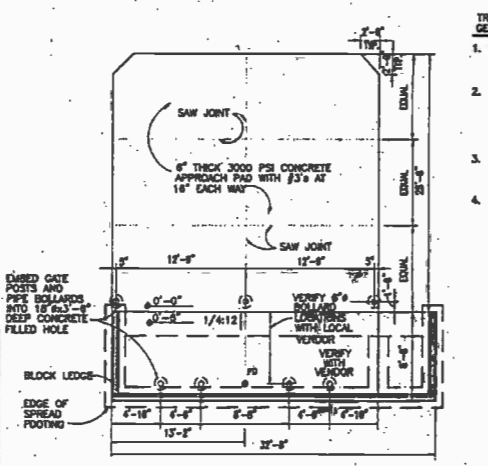
6A - STOP SIGN & STANDARD MOUNTING POST



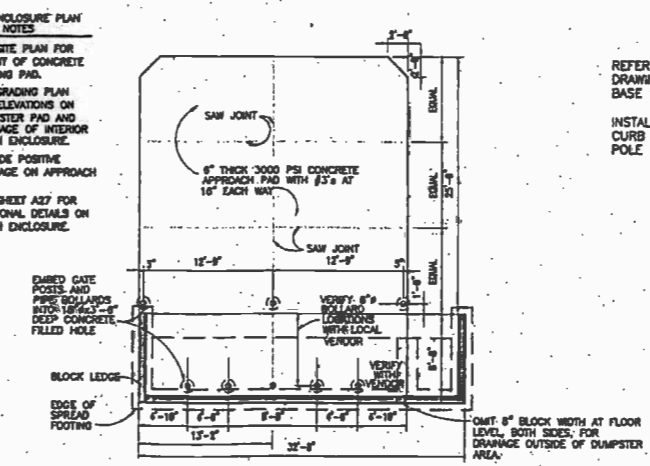
6B - HANDICAPPED PARKING SIGN
6C - DRIVE-THRU SIGN
6D - RIGHT TURN ONLY SIGN
6E - ONE WAY SIGN
C-4 NOT TO SCALE



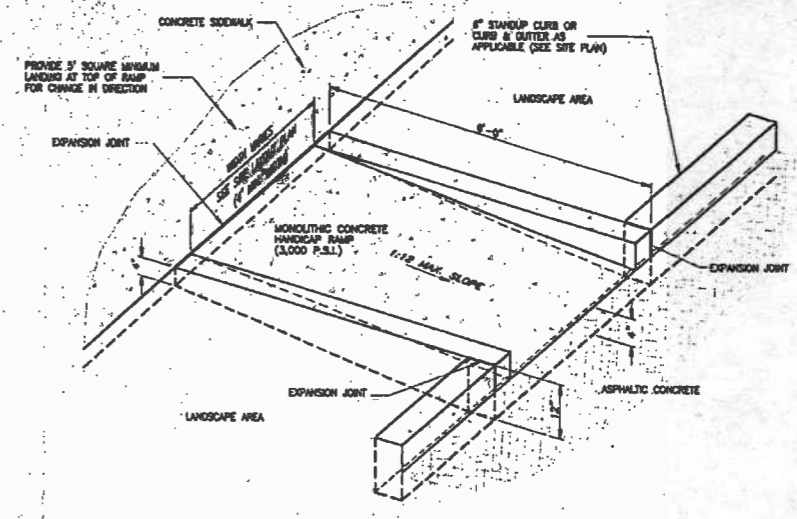
7 SIDEWALK HANDICAP RAMP DETAIL
C-4 NOT TO SCALE



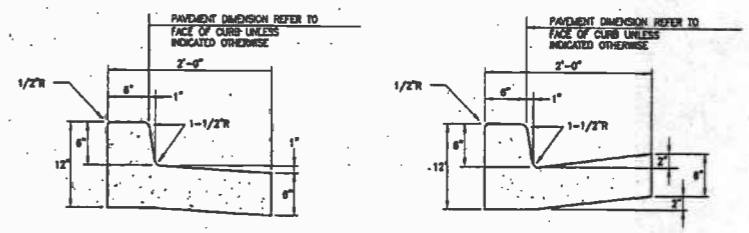
12 TRASH ENCLOSURE FOUNDATION PLAN
C-4 NOT TO SCALE



13 TRASH ENCLOSURE ALTERNATE DRAINAGE PLAN
C-4 NOT TO SCALE



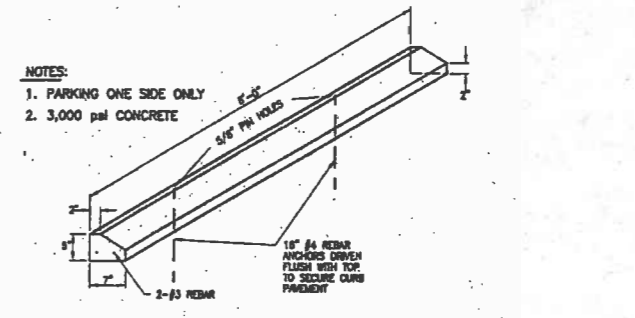
8 CURBED HANDICAP RAMP DETAIL
C-4 NOT TO SCALE



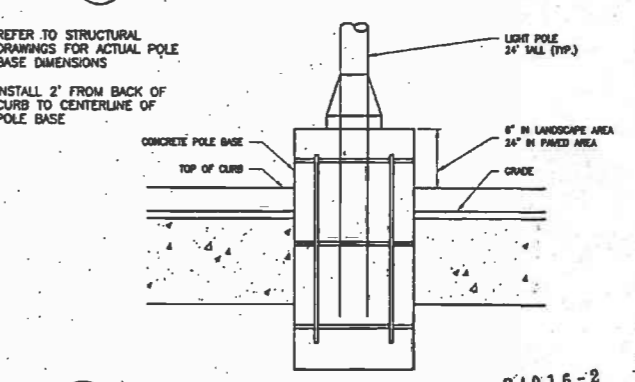
9 SPILLING CURB AND GUTTER
10 CATCHING CURB AND GUTTER
C-4 NOT TO SCALE

CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
CONSTRUCTION STAGING FOR CURBING INSTALLATION SHALL BE RESTRICTED (CUT OR FIL) TO THE FACE OF CURB.
AT CONTRACTOR'S OPTION THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER PARALLEL WITH FINISH OF BASE COURSE.

11 CONCRETE CURB & GUTTER DETAILS
C-4 NOT TO SCALE



10 CONCRETE WHEEL STOP DETAIL
C-4 NOT TO SCALE



11 TYPICAL POLE BASE DETAIL
C-4 NOT TO SCALE

Chickfilz
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By
△
Mark Date By
△
Mark Date By
△

Seal
ROBERT ZIEBENFUS
FL REG. #54752

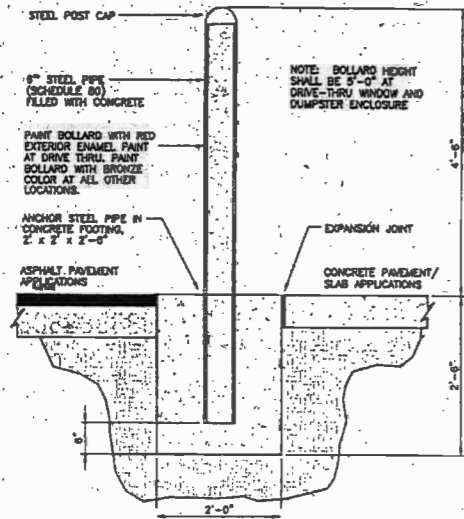
AA 003320
CA 86640
033 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.446.0008
FX 407.409.0124

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

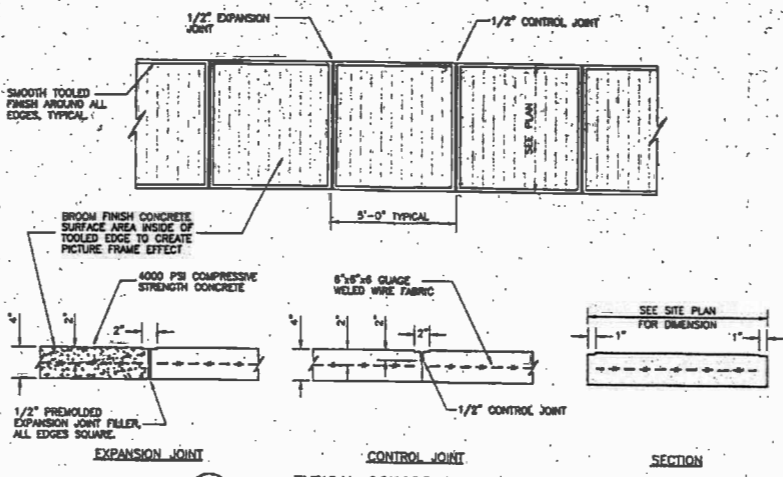
STORE
SERIES 04-152
S.R. 50 & HANCOCK RD.
CLERMONT
FLORIDA
SHEET TITLE
CFA - STANDARD
DETAILS
DWG EDITION 04.6
□ Preliminary
□ 80% Submittal
□ For Construction
Job No. : 2002.0639
Store : 1585
Date : 08/19/03
Drawn By : MJ
Checked By : RA
Sheet

C4
SHEET 5 of 10

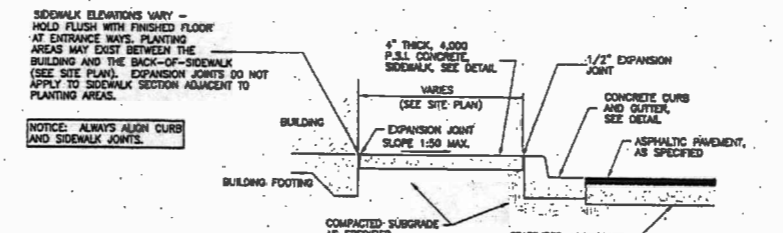
RECEIVED
AUG 27 2003
PDS
ALTA MONTI SVC. CTR.



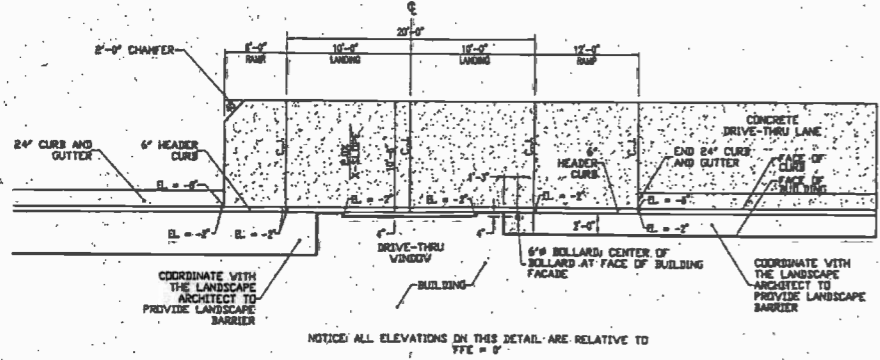
14
C-5
PIPE BUMPER POST DETAIL
NOT TO SCALE



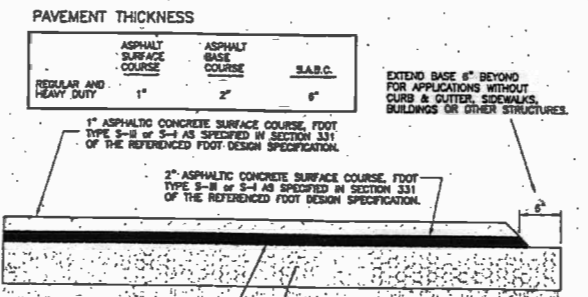
17
C-5
TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE



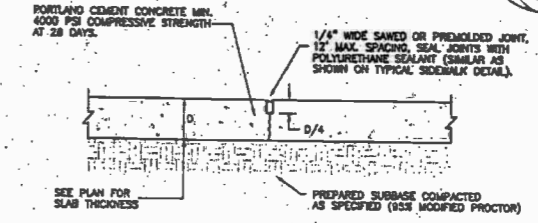
18
C-5
SIDEWALK WITH CURB & GUTTER SECTION
NOT TO SCALE



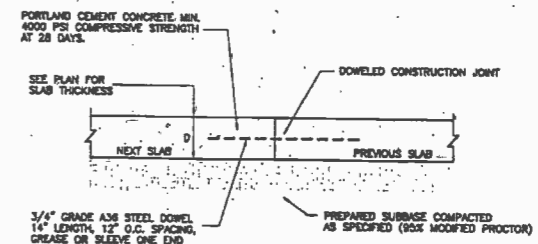
15
C-5
DRIVE-THRU PLAN VIEW
NOT TO SCALE



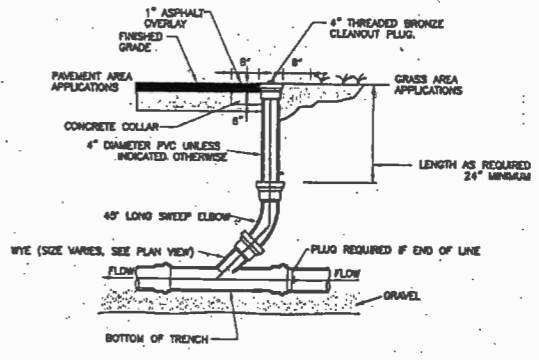
19
C-5
TYPICAL PAVEMENT SECTION
NOT TO SCALE



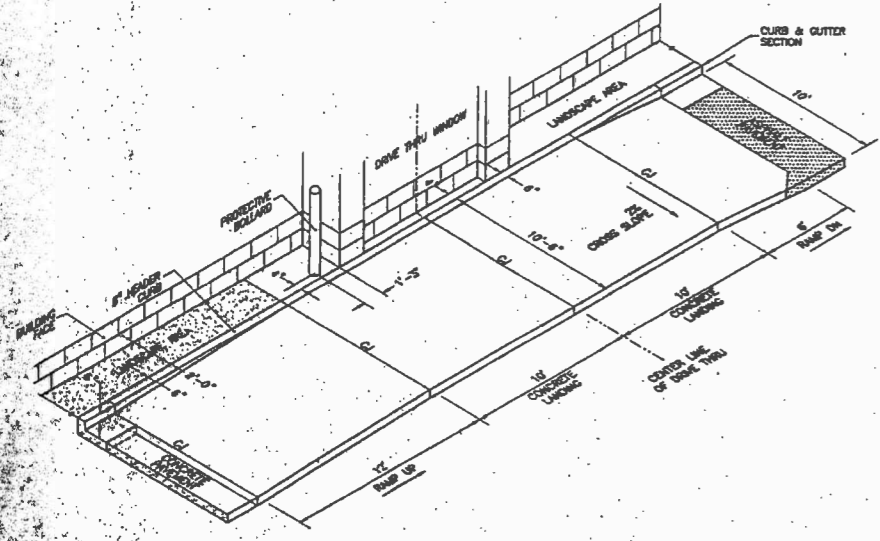
22
C-5
TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
NOT TO SCALE



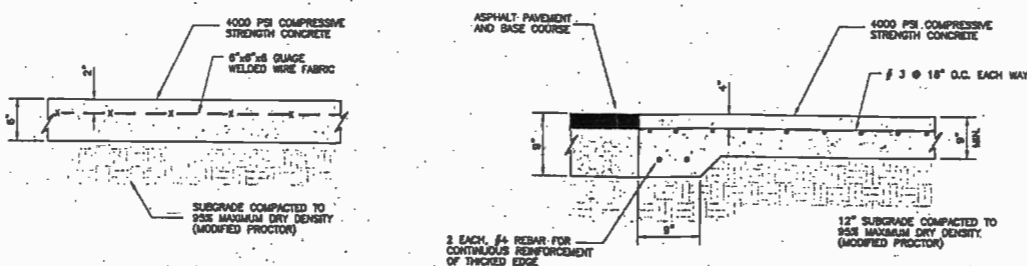
23
C-5
TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
NOT TO SCALE



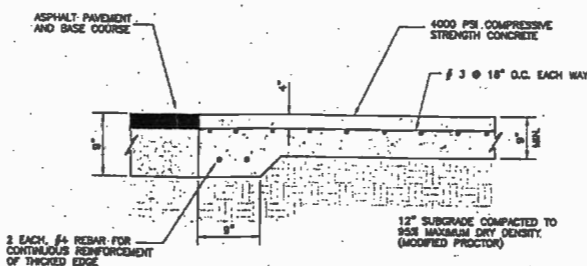
24
C-5
SERVICE LINE CLEANOUT
NOT TO SCALE



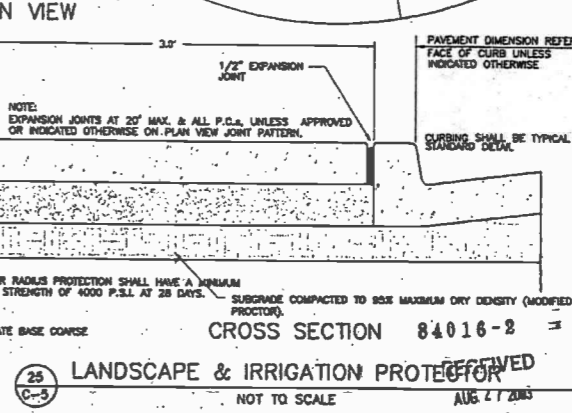
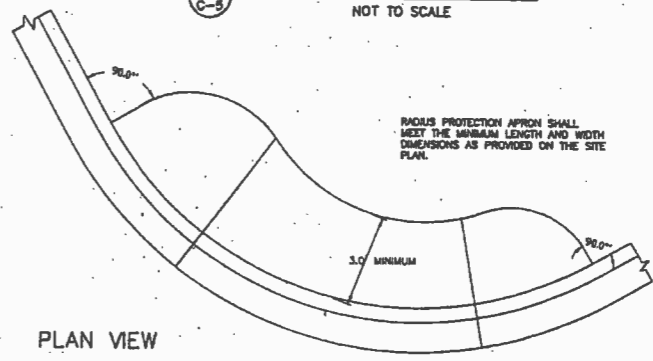
16
C-5
DRIVE-THRU ISOMETRIC VIEW
NOT TO SCALE



20
C-5
CONCRETE PAVING DETAIL DRIVE THRU LANE
NOT TO SCALE



21
C-5
CONCRETE APRON @ DUMPSTER
NOT TO SCALE



25
C-5
LANDSCAPE & IRRIGATION PROTECTOR
NOT TO SCALE

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

ROBERT ZIEGENFUSS
P.E. REG. #54752

AL 000320 CA 8660
935 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.545.5008
FX 407.657.9124

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

STORE
SERIES 04-152
S.R. 50 & HANCOCK RD.
CLERMONT
FLORIDA

SHEET TITLE
CFA STANDARD
DETAILS

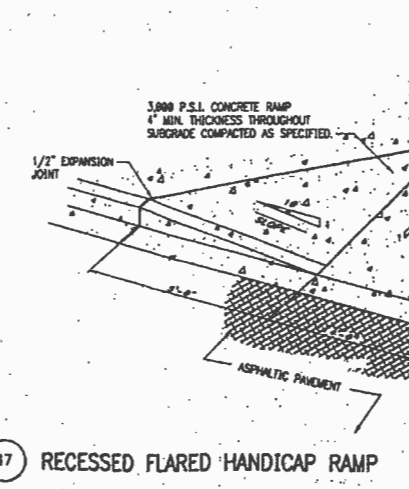
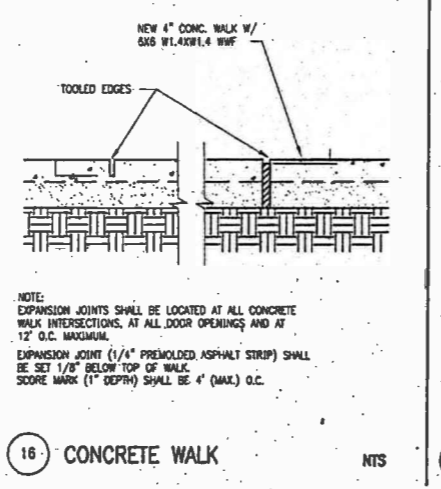
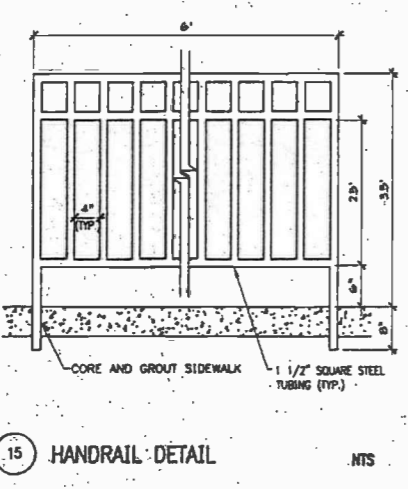
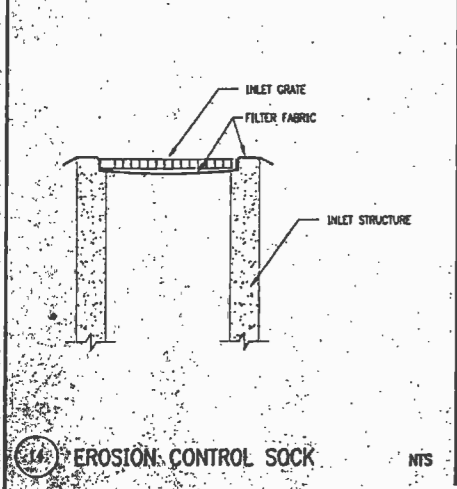
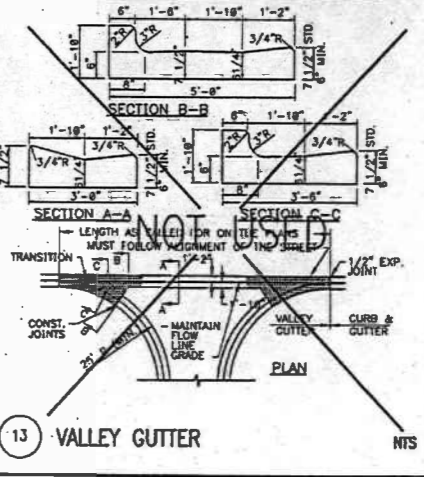
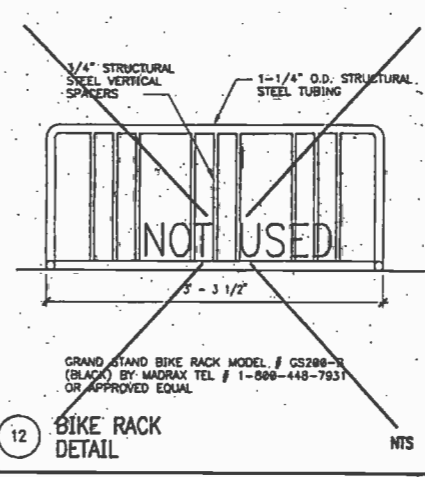
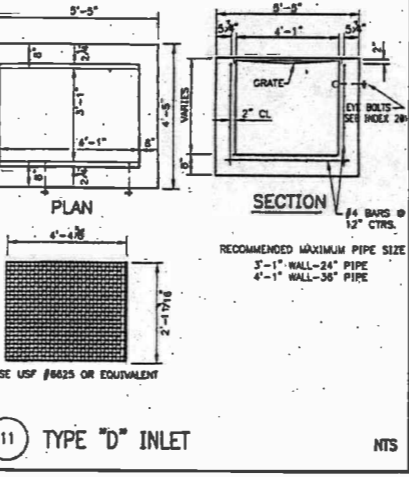
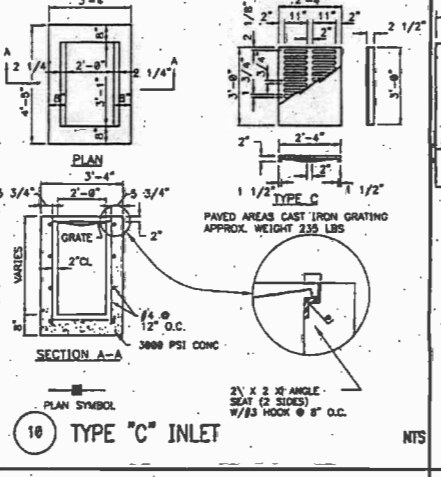
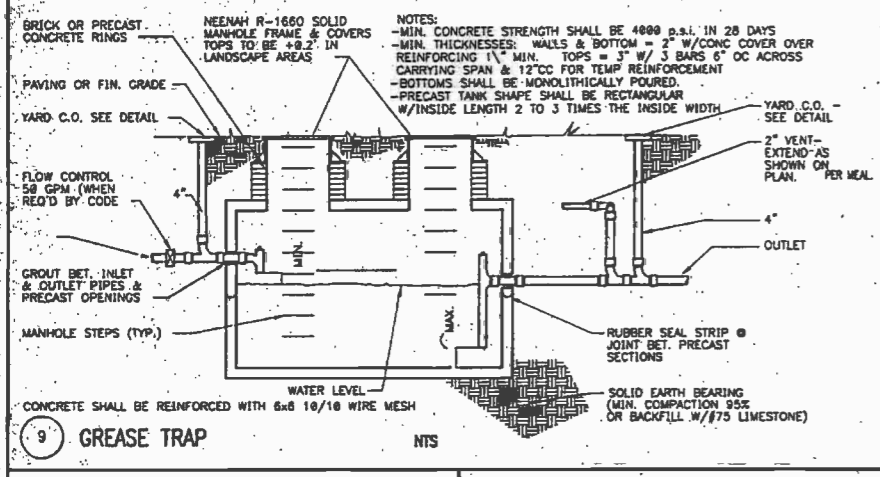
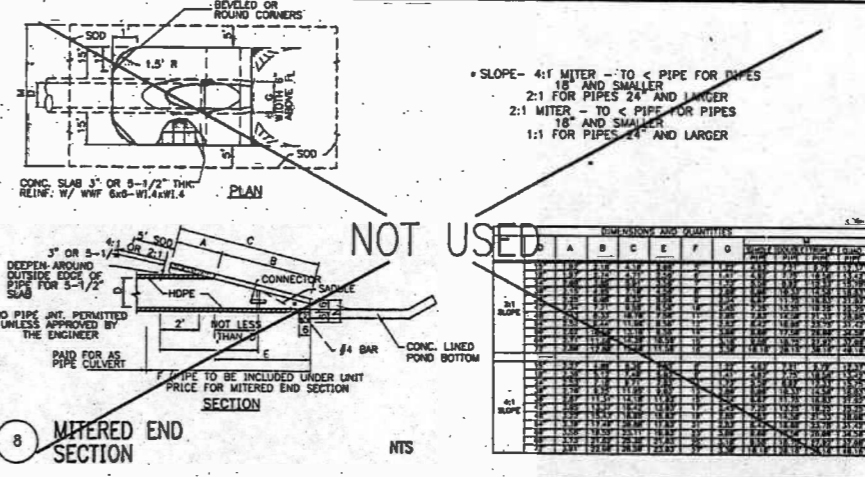
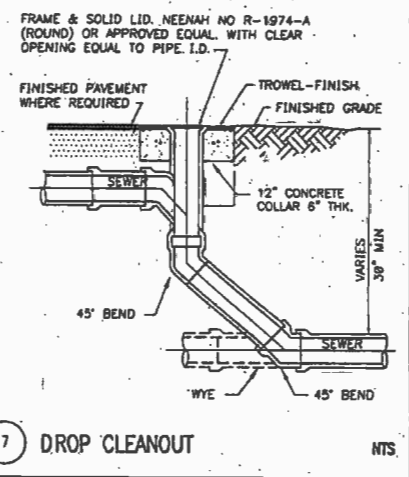
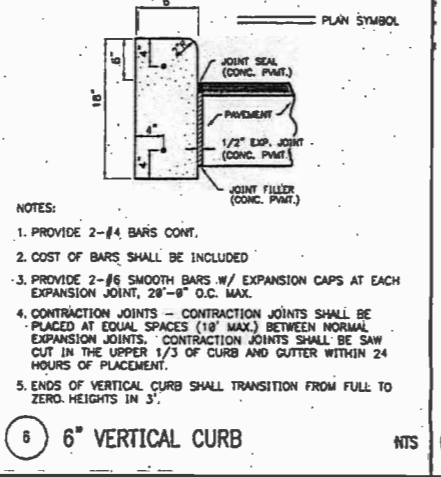
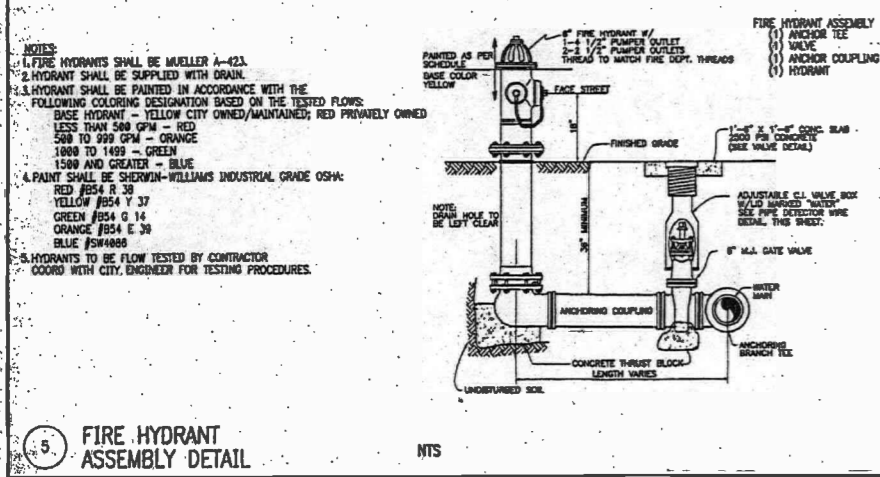
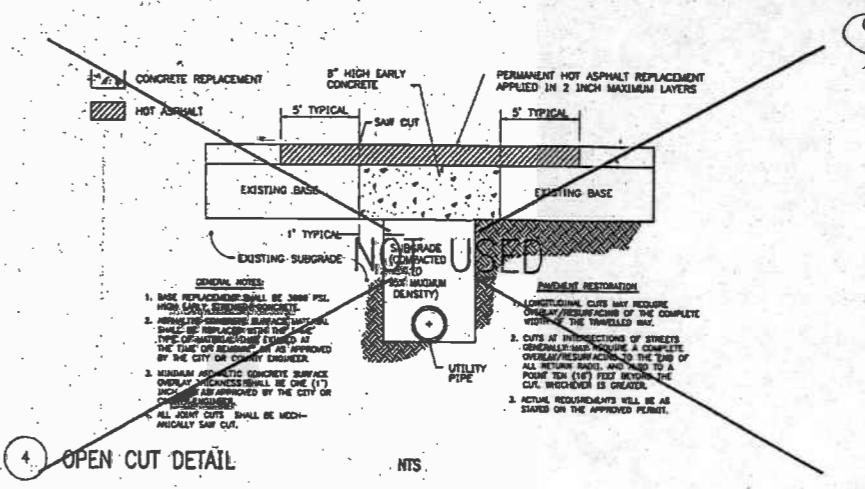
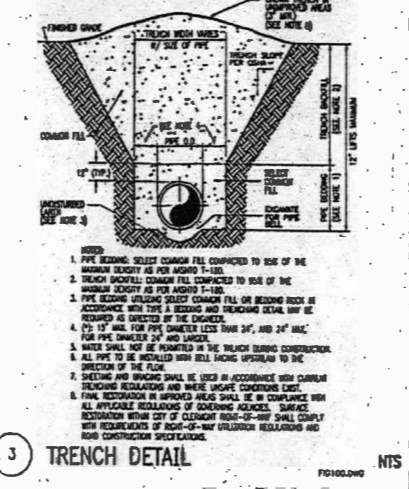
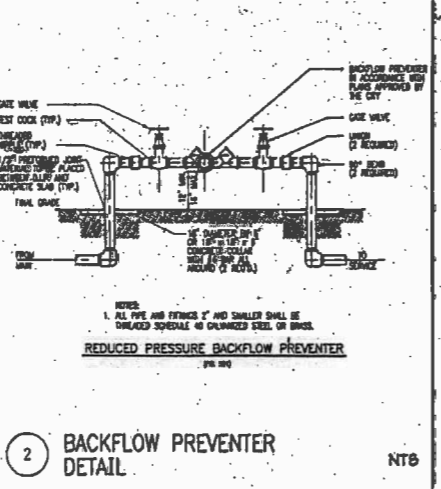
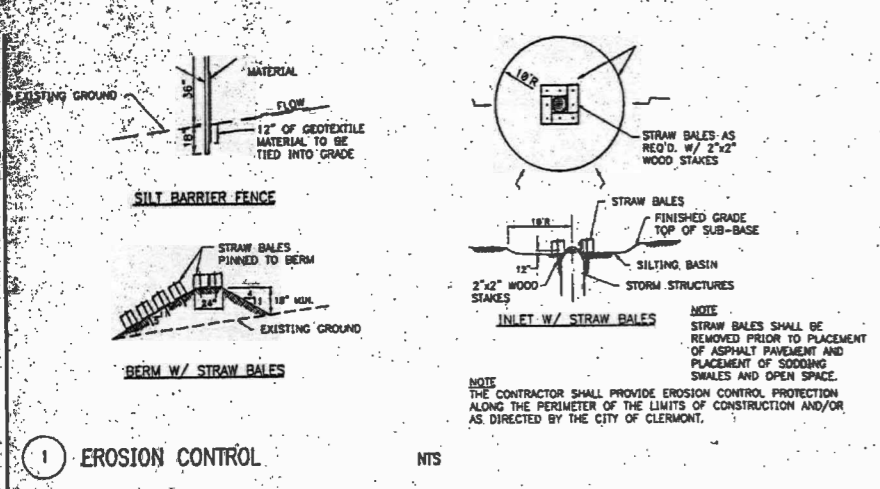
DWG EDITION 04.6

Preliminary
 80% Submittal
 For Construction

Job No. : 2002.0639
Store : 1585
Date : 08/19/03
Drawn By : MJ
Checked By : RA

Sheet

C5
SHEET 6 of 11



ChickfilA

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By

Mark Date By

Mark Date By

Seal

ROBERT ZIEGLER, P.E.
FL REG # 26727

INTERPLAN 3
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

STORE
SERIES 04-152
S.R. 50 & HANCOCK RD.
CLERMONT
FLORIDA

SHEET TITLE
CONSTRUCTION
DETAILS

DWG EDITION 04.6

□ Preliminary
□ 80% Submittal
□ For Construction

Job No. : 2002.08.39
Store : 1585
Date : 08/19/03
Drawn By : MJ
Checked By : RA

Sheet

C6
SHEET 7 of 11

84016-2
RECEIVED
AUG 27 2003
PDS
ALTAMONTE SVC. CTR.