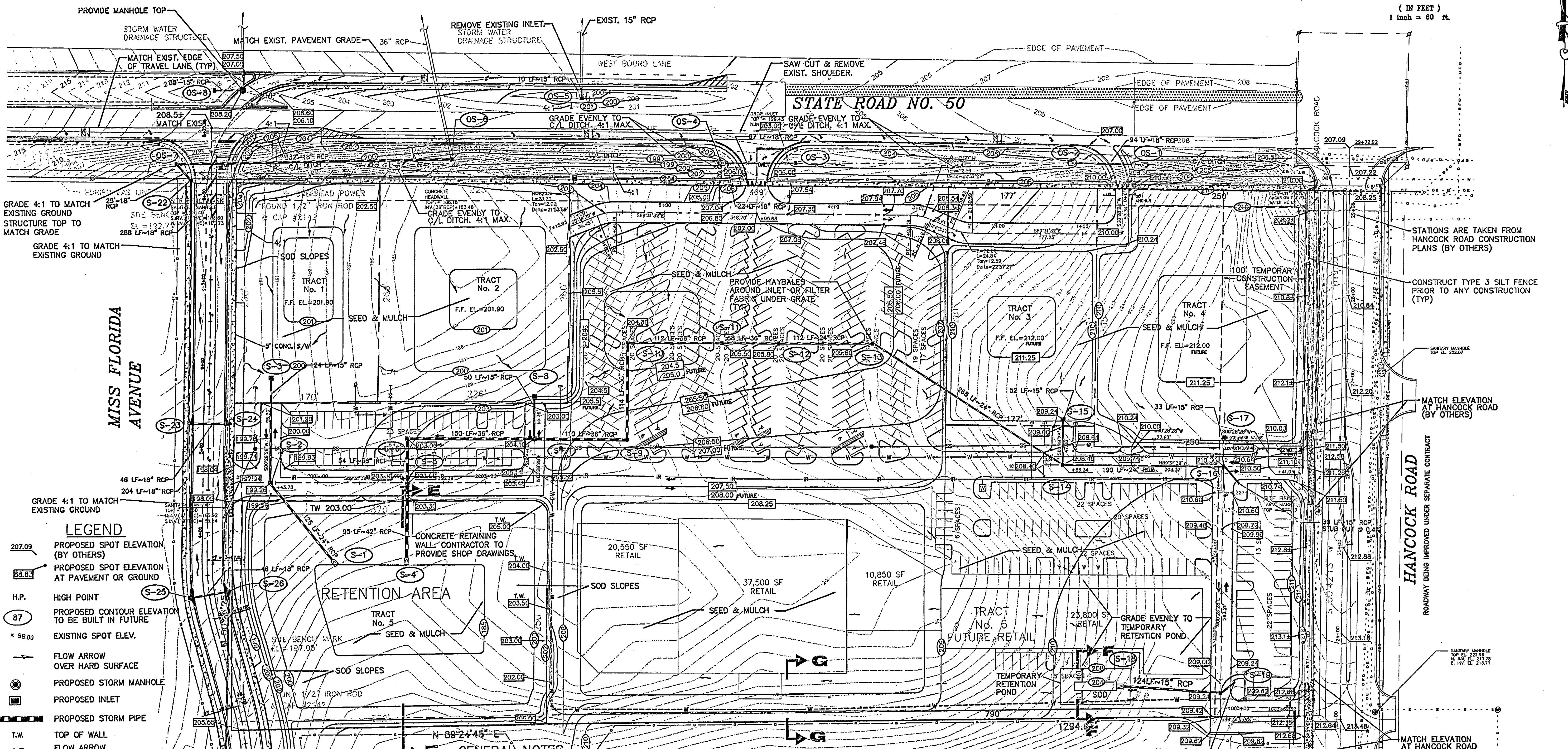
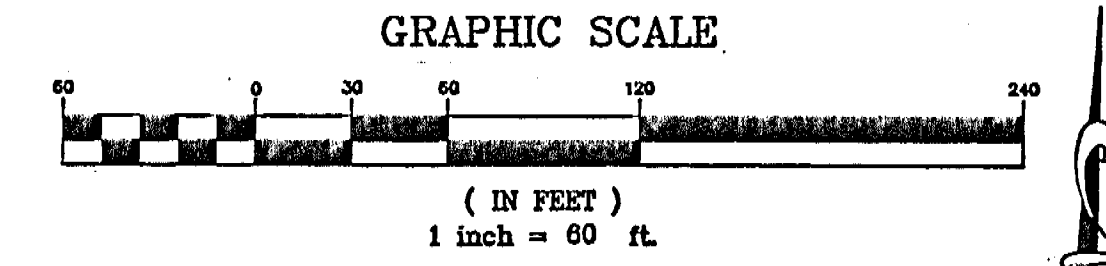


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Oversized Drawings

1723



- LEGEND**
- 207.09 PROPOSED SPOT ELEVATION (BY OTHERS)
 - 88.83 PROPOSED SPOT ELEVATION AT PAVEMENT OR GROUND
 - H.P. HIGH POINT
 - 87 PROPOSED CONTOUR ELEVATION TO BE BUILT IN FUTURE
 - x 88.00 EXISTING SPOT ELEV.
 - FLOW ARROW OVER HARD SURFACE
 - PROPOSED STORM MANHOLE
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - T.W. TOP OF WALL
 - FLOW ARROW OVER GROUND

- GENERAL NOTES**
1. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES ON SITE BEFORE BEGINNING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY MAJOR DIFFERENCES BETWEEN CONTRACTOR'S DATA AND DRAWINGS.
 2. THE CONTRACTOR SHALL PROTECT ALL EXISTING STORMWATER COLLECTION SYSTEMS FROM DAMAGE BY SEDIMENT OR OTHER CONSTRUCTION RELATED CAUSES.
 3. SIZES, LOCATION AND INVERT ELEVATIONS OF EXISTING PIPE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 4. EROSION CONTROL SHALL BE MAINTAINED WITHIN CONSTRUCTION AREAS BY QUICKLY STABILIZING DISTURBED AREAS TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING SOD, TURBIDITY FENCES, HAY BALES, AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
 5. ALL STORM DRAINAGE INLETS AND PIPES SHALL BE PROTECTED FROM SILT, SAND AND DEBRIS DURING CONSTRUCTION. ANY ACCUMULATION OF DEBRIS WITHIN THE STORM DRAINAGE PIPE SYSTEM SHALL BE REMOVED.
 6. PROVIDE HAY BALES IN FRONT OF ALL DRAINAGE CURB INLETS AFTER INITIAL COMPLETION OF THE DRAINAGE STRUCTURES. MAINTAIN THESE MEASURES DAILY.
 7. SILT FENCE SHALL BE IN-PLACE AS SHOWN PRIOR TO CONSTRUCTION. DELINEATED MEASURES ARE MINIMUM REQUIRED. PLEASE SEE DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON EROSION CONTROL. ADDITIONAL CONTROLS ARE TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATIONS.
 8. EXCESS EXCAVATED UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
 9. DEWATERING, IF REQUIRED, DURING CONSTRUCTION SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS.
 10. ALL DISTURBED AREAS TO BE SODDED OR SEEDED AND MULCHED. SIDE SLOPES TO BE SODDED.
 11. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
 12. TREES TO BE PLANTED AT TIME OF INDIVIDUAL PARCEL DEVELOPMENT.
 13. THE CONNECTOR ROAD AND ALL ASSOCIATED STORMWATER PIPE IS NOT PART OF THE SRRWD PERMIT APPLICATION.
 14. TRACTS 1-4 ARE TO BE GRADED TO THE INLETS LOCATED AT THE SOUTHERLY PARCEL LINES.

STORM SEWER SCHEDULE

NOTE: ALL STRUCTURES SHOWN WITHIN PAVED AREAS SHALL HAVE TRAFFIC BEARING GRATES.

S-1	M.E.S. F.D.O.T. INDEX # 272 INV. EL. 185.00	S-8	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 201.00 S INV. 187.33	S-14	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 208.40 E INV. 202.39 NW INV. 202.39 N INV. 202.39	OS-3	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 203.00 W INV. 199.00 SLOT E INV. 202.00
S-2	TYPE "T" INLET F.D.O.T. INDEX # 232 TOP EL. 200.00 E INV. 195.84 NW INV. 194.00 S INV. 194.00	S-9	MANHOLE TYPE "P" TOP EL. 205.84 S INV. 197.55 E INV. 197.55	S-15	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 211.00 S INV. 202.60	OS-4	M.E.S. F.D.O.T. INDEX # 273 INV. EL. 195.00
S-3	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 201.50 INV. EL. 185.98	S-10	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 204.30 W INV. 198.00 E INV. 198.00	S-16	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 210.30 W INV. 204.50 S INV. 204.50	OS-5	DITCH INLET TOP EL. 200.00 INV.(MAINTAIN EXIST. SLOPE TO PROP. STRUCTURE)
S-4	M.E.S. F.D.O.T. INDEX # 272 INV. EL. 185.00	S-11	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 205.50 W INV. 198.53 E INV. 198.53	S-17	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 210.30 S INV. 204.63	OS-6	DITCH INLET TOP EL. 198.00 INV. EL. 195.62± (MATCH EXIST. PIPE SLOPE)
S-5	TYPE "T" INLET F.D.O.T. INDEX # 232 TOP EL. 199.26 N INV. 198.32 S INV. 198.32	S-12	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 205.80 W INV. 198.75 E INV. 198.75	S-18	M.E.S. F.D.O.T. INDEX # 272 TOP EL. 204.00 W INV. 198.00 S INV. 204.00	OS-7	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 204.0± E INV. 198.25 S INV. 198.00 W SLOT INV. 202.00
S-6	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 203.00 E INV. 196.53 S INV. 196.53	S-13	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 205.60 SE INV. 199.19 W INV. 199.13	S-19	TYPE "C" INLET F.D.O.T. INDEX # 232 TOP EL. 209.00 INV. EL. 204.50	OS-8	DITCH INLET TOP EL. 207.00 INV. EL. 202.22 (MAINTAIN 0.4% SLOPE TO EXIST. STRUCTURE)
S-7	MANHOLE TYPE "P" TOP EL. 204.10 N INV. 197.13 W INV. 197.13			OS-1	M.E.S. F.D.O.T. INDEX # 273 INV. EL. 208.00	S-20	NOT USED
				OS-2	M.E.S. F.D.O.T. INDEX # 273 INV. EL. 205.50	S-21	NOT USED
						S-22	DRAINAGE MANHOLE TOP EL. 206.34± INV. EL. 195.43
						S-23	CURB INLET TYPE P-1 INV. EL. 194.28
						S-24	CURB INLET TYPE P-1 INV. EL. 194.46
						S-25	CURB INLET TYPE P-2 INV. EL. 193.28
						S-26	CURB INLET TYPE P-2 INV. EL. 193.46
						S-27	DRAINAGE MH TOP EL. 203.14 INV. EL. 199.22
						S-28	M.E.S. F.D.O.T. INDEX # 273 INV. EL. 192.00

For REFERENCE ONLY

KCG
KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 888-7858 FAX (407) 888-1488

REVISION

NO.	DATE	REVISION
5		
4		
3		
2		
1		

PREPARED FOR:
PRESCO ASSOCIATES, LLC

COLLEGE STATION
CENTER
LAKE COUNTY,
FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

34016-2
RECEIVED
OCT 07 2003
PDS
ALTA MONTE SVC. C.

CERTIFICATE OF AUTHORIZATION
NUMBER 00007350

DRAWN: CAG
DESIGN: CAG
CHECKED: SMG
JOB NO.: 355.000
DATE: 7/21/03
SHEET
C-3

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 0375 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., 2012 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 HEREON 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 OR 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. SOCS 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, VAULTS, 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 10' 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 DIG 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 AWWA 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 SEWAGE 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 AWWA 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.-T-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 (AWWA C-901).
 2. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/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 AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.
 4. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA 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 ALLOW 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
PRESCO ASSOCIATES, LLC.
232 MOHAWK ROAD
CLERMONT, FL 34711
ATTN: ROBERT M. SHAWAR
PHONE: (352) 242-0073
FAX: (352) 243-5619

LEASEE
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
ATTN: CETERA THOMASON
PHONE: (404) 765-8000
FAX: (404) 765-8930
EMAIL: CETERA.THOMASON@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 ABT
PHONE: (407) 645-5088
FAX: (407) 629-9124
EMAIL: RABT@INTERPLANORLANDO.COM

ARCHITECT
INTERPLAN LLC.
933 LEE ROAD, SUITE 120
ORLANDO, FL 32810
DAVID BOYCE, AIA
FL. REG. NO. 08-11595
ATTN: RICK ABT
PHONE: (407) 645-5088
FAX: (407) 629-9124
EMAIL: RABT@INTERPLANORLANDO.COM

LANDSCAPE ARCHITECT
INTERPLAN LLC.
933 LEE ROAD, SUITE 120
ORLANDO, FL 32810
ATTN: RICHARD T. ABT, ASLA, AFA
FL. REG. NO. 1321
PHONE: (407) 645-5088
FAX: (407) 629-9124
EMAIL: RABT@INTERPLANORLANDO.COM

UTILITY CONTACTS

WATER/SEWER CITY OF CLERMONT ENGINEERING
ONE WESTGATE PLAZA
CLERMONT, FL 34681
MS. TAMARA RICHARDSON
(352) 241-8454

STORM CITY OF CLERMONT ENGINEERING
ONE WESTGATE PLAZA
CLERMONT, FL 34681
MS. TAMARA RICHARDSON
(352) 241-8454

GAS LAKE APOPKA NATURAL GAS
1320 VINELAND ROAD
WINTER GARDEN, FL 34787
MR. RICK GULLETT
(407) 656-2734 ext. 108

ELECTRIC PROGRESS ENERGY
481 CITRUS TOWER BLVD.
CLERMONT, FL 33471
MS. SUE FREYSER
(407) 646-8364

TELEPHONE SPRINT
1501 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 207.00 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 S00°28'28"W A DISTANCE OF 281.00 FEET; THENCE N89°31'49"W A DISTANCE OF 177.00 FEET; THENCE N00°28'28"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 845.48 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.

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.

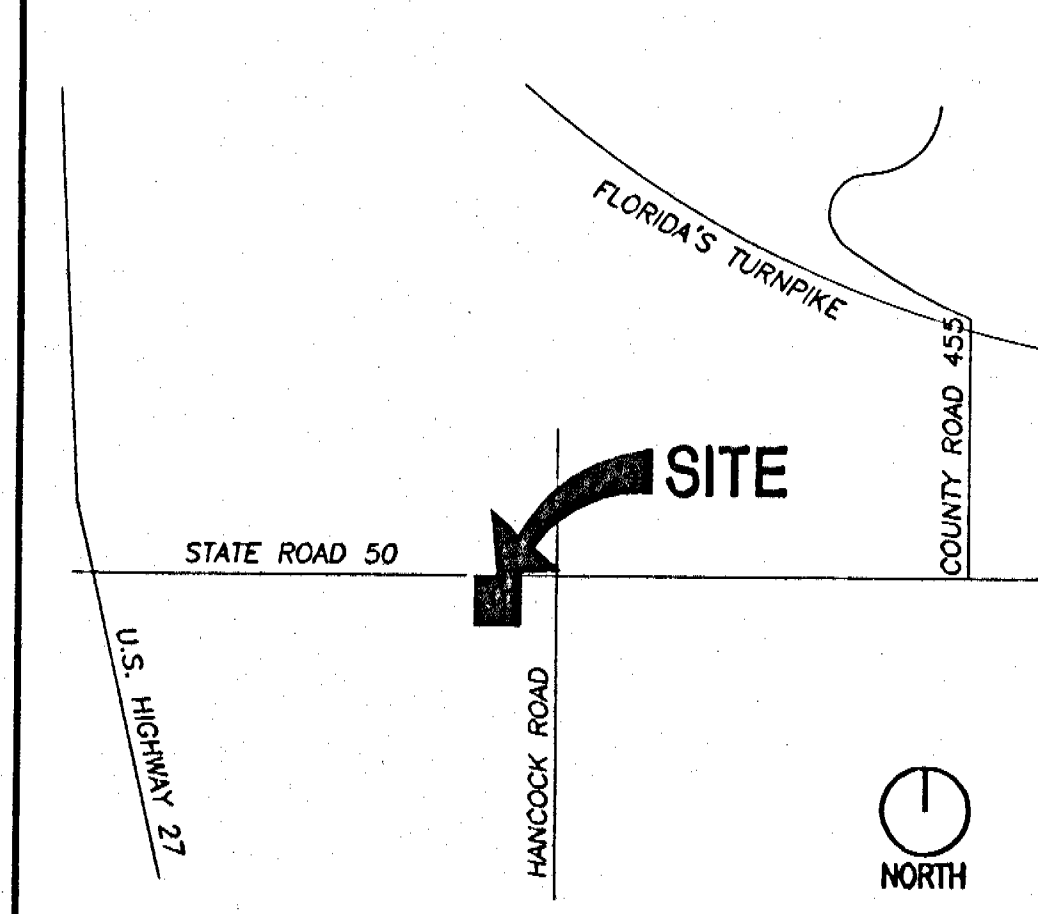
EXISTING SITE IS A GRAVITY VACANT OUTPARCEL WITHIN THE COLLEGE STATION CENTER. THE DEVELOPER WILL ROUGH GRADE THE CHICK-FIL-A PAD SITE TO ELEVATION 211.25 N.G.V.D.

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

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		
REGULAR	45 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



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Seal
ROBERT ZIEGENFUSS, P.E.
FL. REG. #56752

AA 004320
CA 8660
933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH: 407.645.5008
FX: 407.629.9124

3111
INTERPLAN
ARCHITECTURE
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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

CS
SHEET 1 of 11

STATE ROAD #50 (207' R/W)

LEGEND

- PROPOSED SPOT ELEVATION (SEE NOTE BELOW)
- PROPOSED SPOT ELEVATION (BY OTHERS)
- PROPOSED CONTOUR
- EXISTING CONTOUR (BY SURVEY)
- EXISTING SPOT-ELEVATION
- PROPOSED SPOT ELEVATION (BY OTHERS)
- HIGH POINT
- DIRECTION OF FLOW AND PERCENT SLOPE
- DOWN SPOUT DRAINS
- STORM SEWER
- GRADE BREAK
- BORING LOCATION (SEE SOILS REPORT)
- CLEANOUT (CO)
- TOP OF CURB
- BOTTOM OF CURB

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

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ROBERT ZIEGENFUSS, P.E.
FL. REG. #156752

INTERPLAN

AA 004320
CA 8660
933 LEE ROAD, FIRST FLOOR
CULVER CITY, CALIFORNIA 90230
PH 407.445.5008
FX 407.429.9124

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FLORIDA

SHEET TITLE
GRADING AND
DRAINAGE PLAN

DWG EDITION 04.6

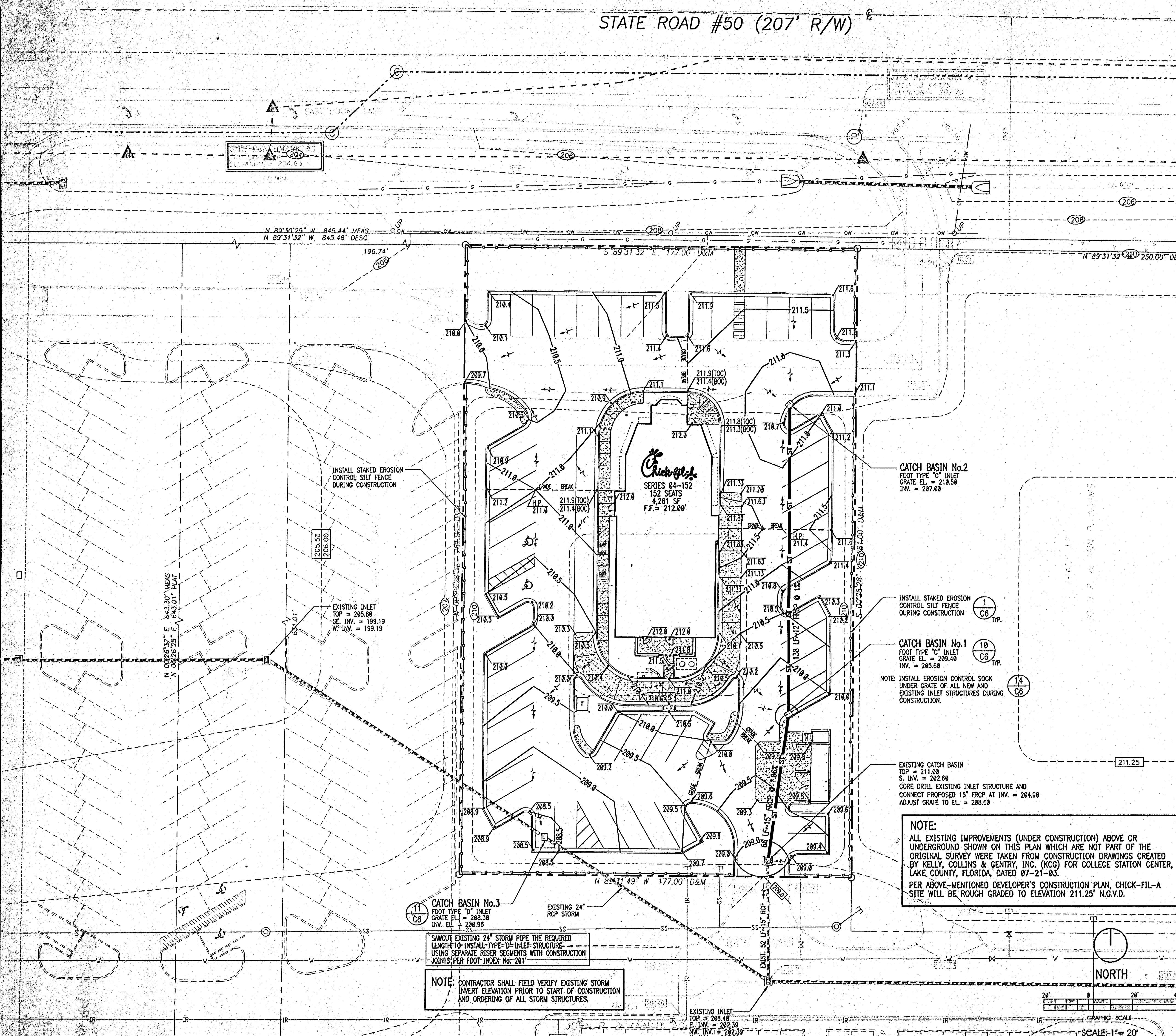
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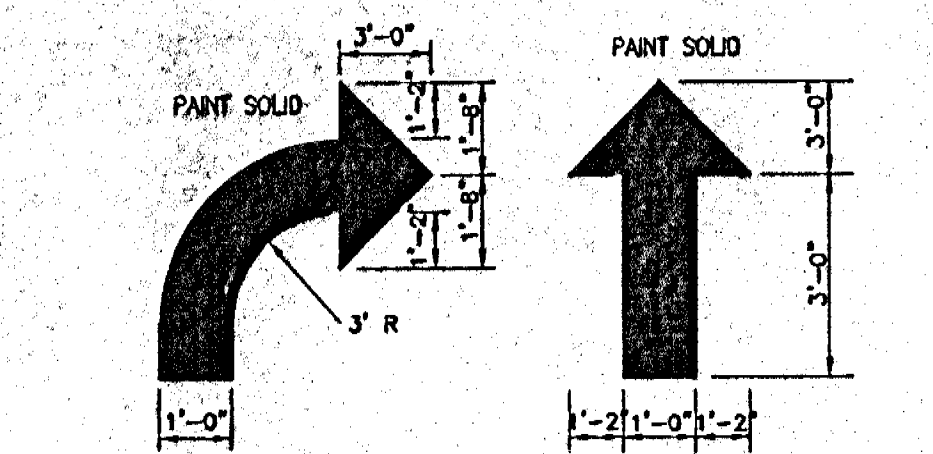
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C3

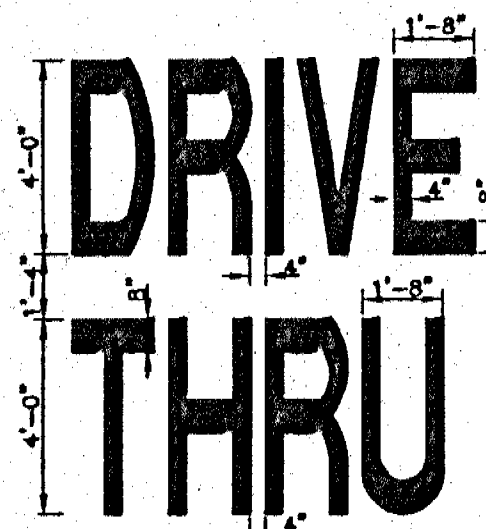
SHEET 4 of 11



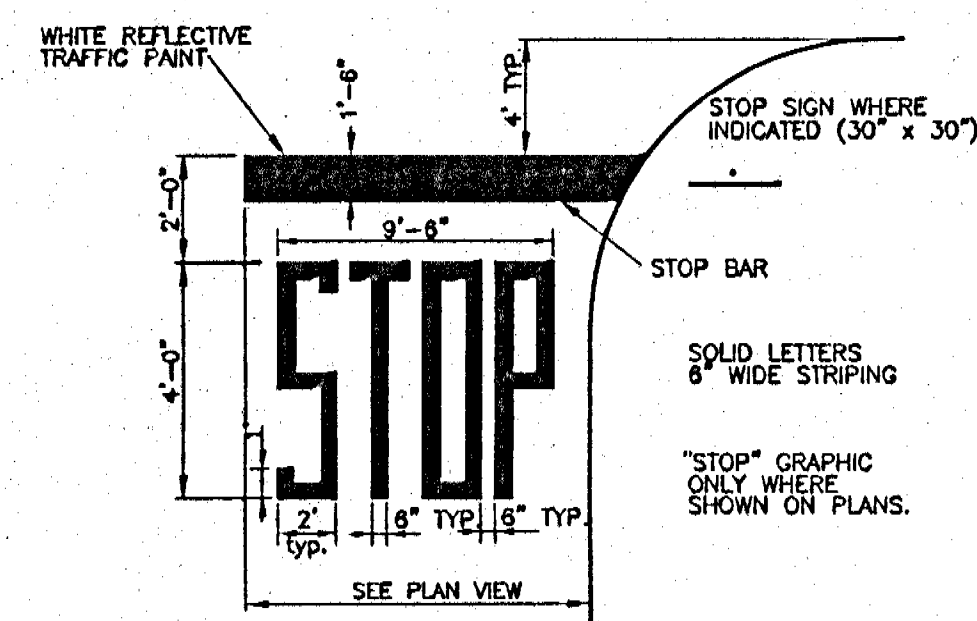
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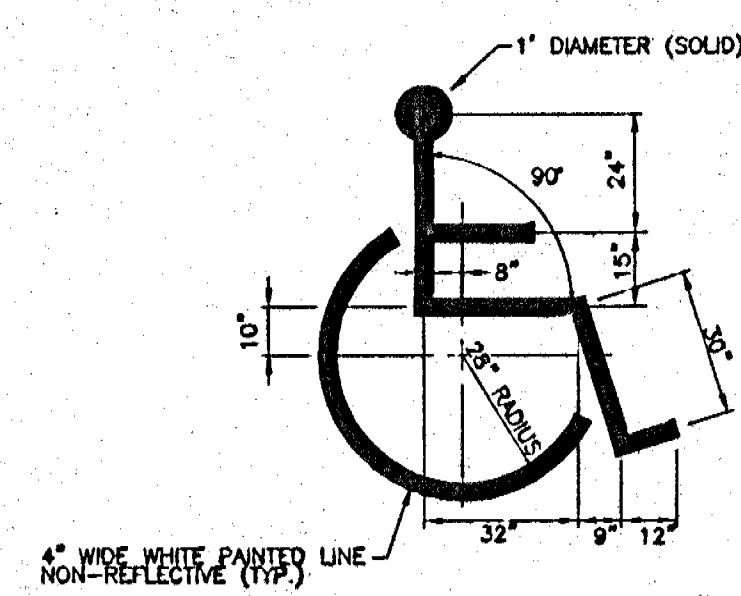
1 DIRECTIONAL ARROW DETAILS
C-4 NOT TO SCALE



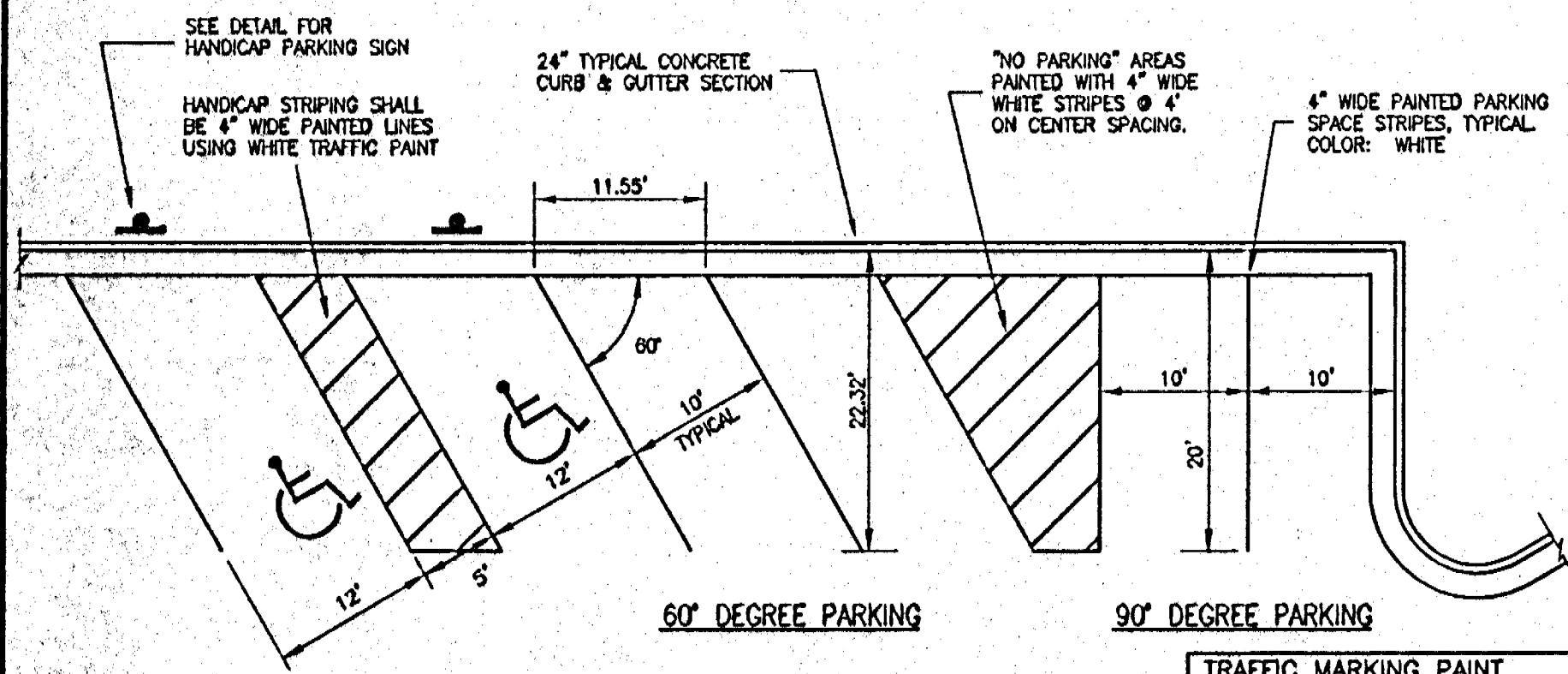
2 DRIVE-THRU GRAPHICS DETAIL
C-4 NOT TO SCALE



3 STOP LINE GRAPHIC DETAIL
C-4 NOT TO SCALE

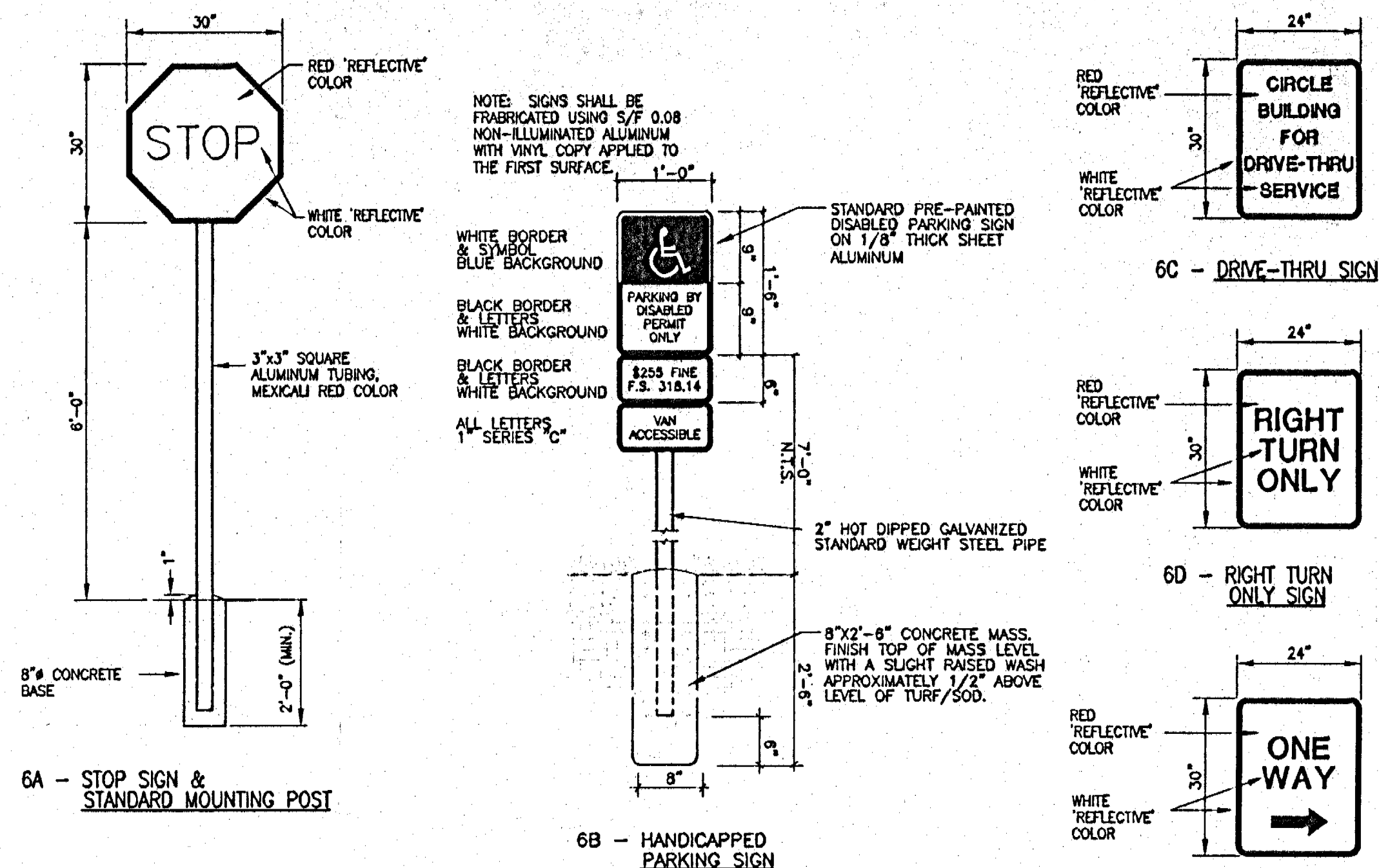


4 HANDICAP SYMBOL DETAIL
C-4 NOT TO SCALE



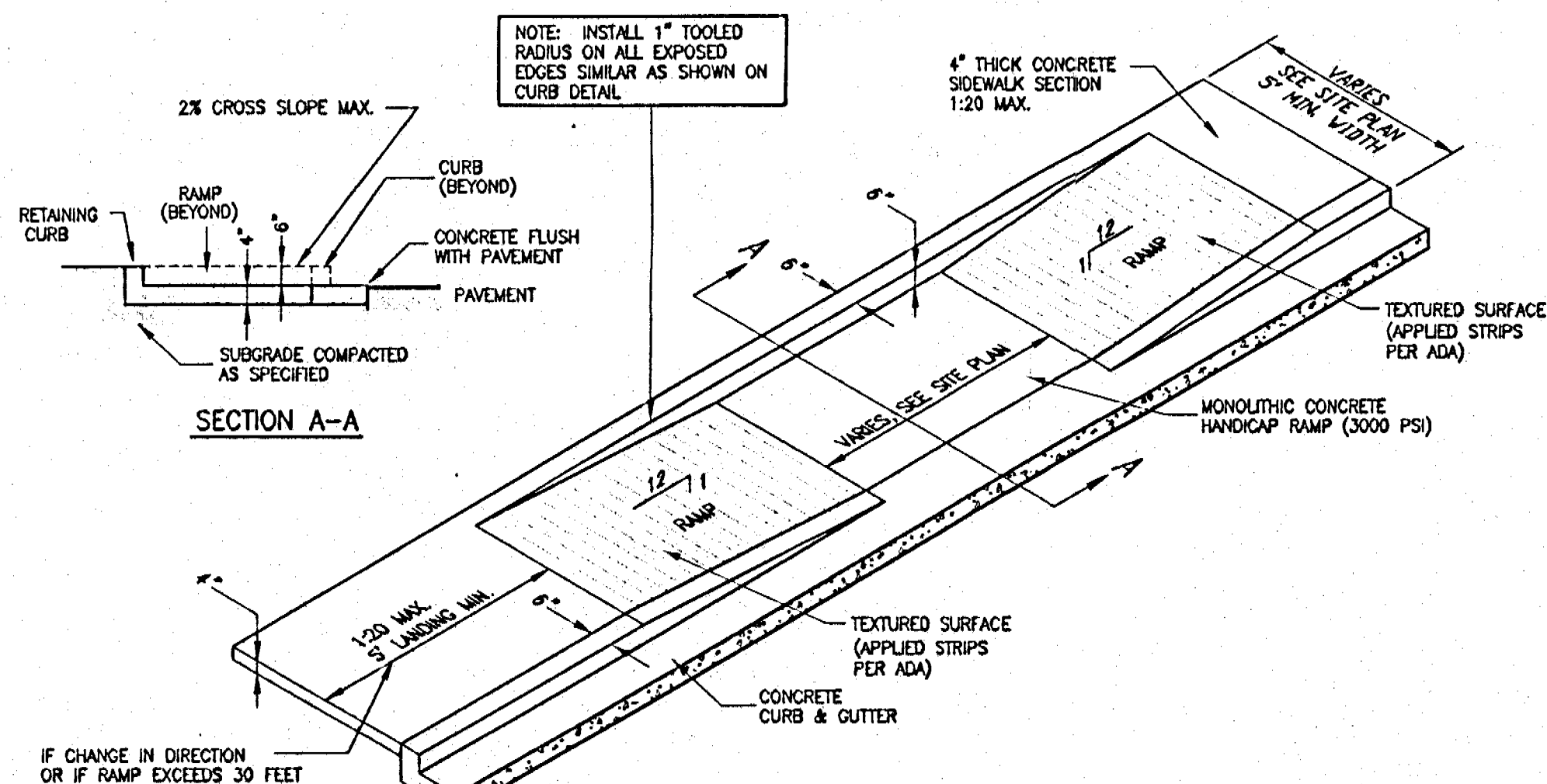
5 STANDARD PARKING STALL DETAILS
C-4 NOT TO SCALE

TRAFFIC MARKING PAINT
1. SURFACE PREPARATION: SURFACE MUST BE CLEAN, DRY, AND IN SOUND CONDITION. REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION.
2. RECOMMENDED SPREADING RATE PER GALLON APPROXIMATELY 320 LINEAL FEET OF STANDARD 4" STRIPE PER GALLON.
WET MILS: 15.0
DRY MILS: 9.0
COVERAGE: 100 SQ. FT./GAL APPROXIMATE



NOTE: "SIGNS PROVIDED AND INSTALLED BY CFA CONTRACTOR"

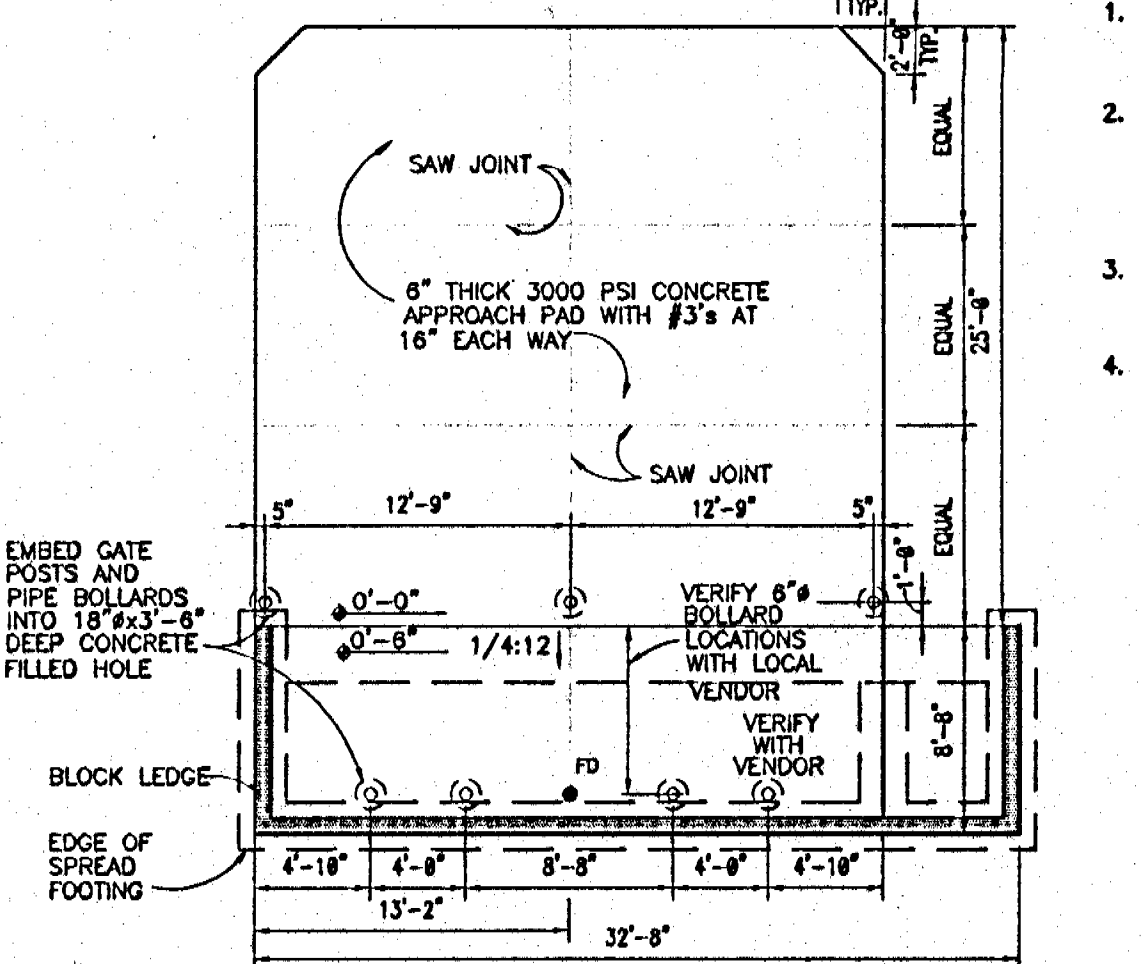
6 SIGNAGE DETAIL
C-4 NOT TO SCALE



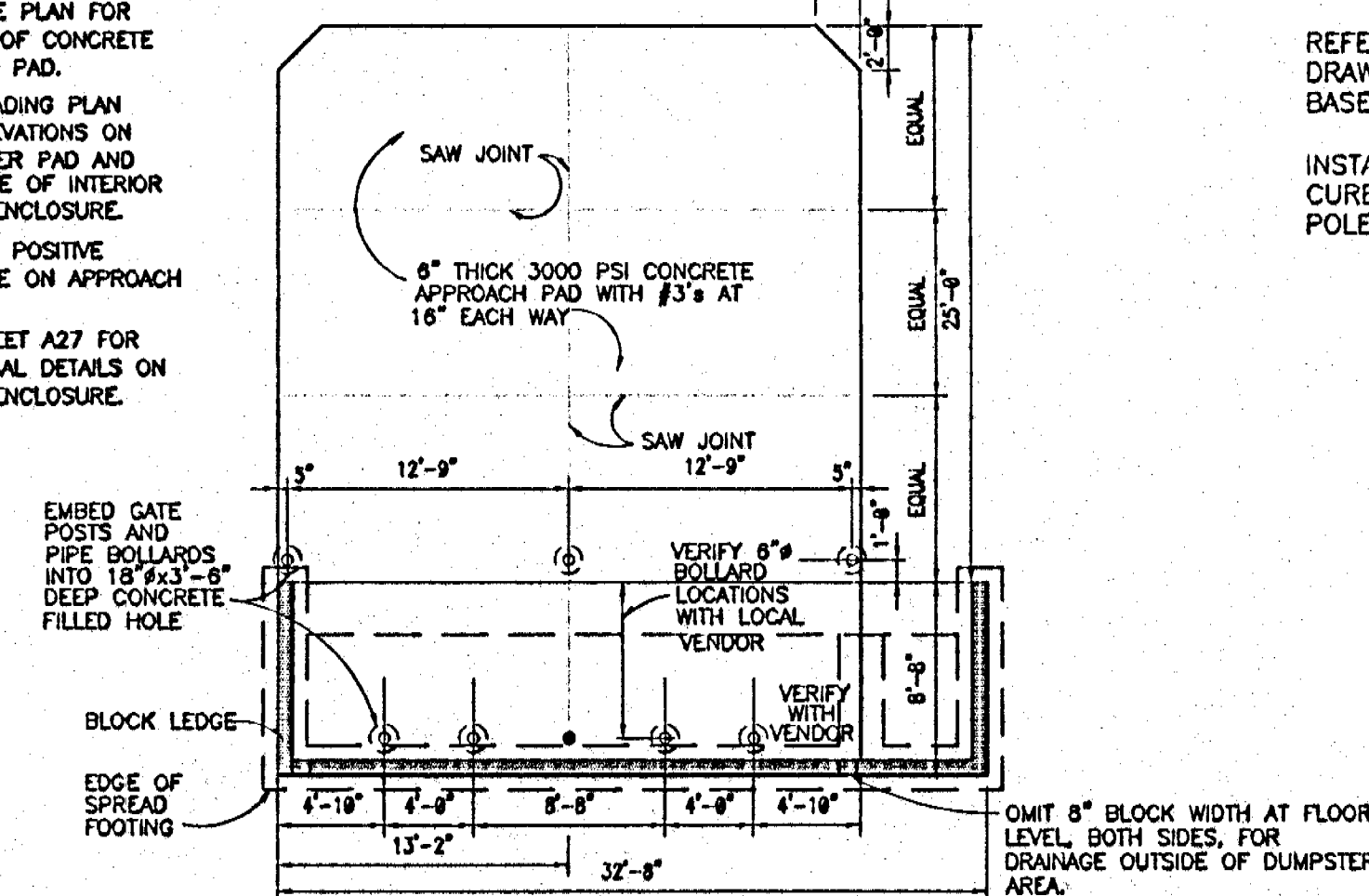
7 SIDEWALK HANDICAP RAMP DETAIL
C-4 NOT TO SCALE

TRASH ENCLOSURE PLAN GENERAL NOTES

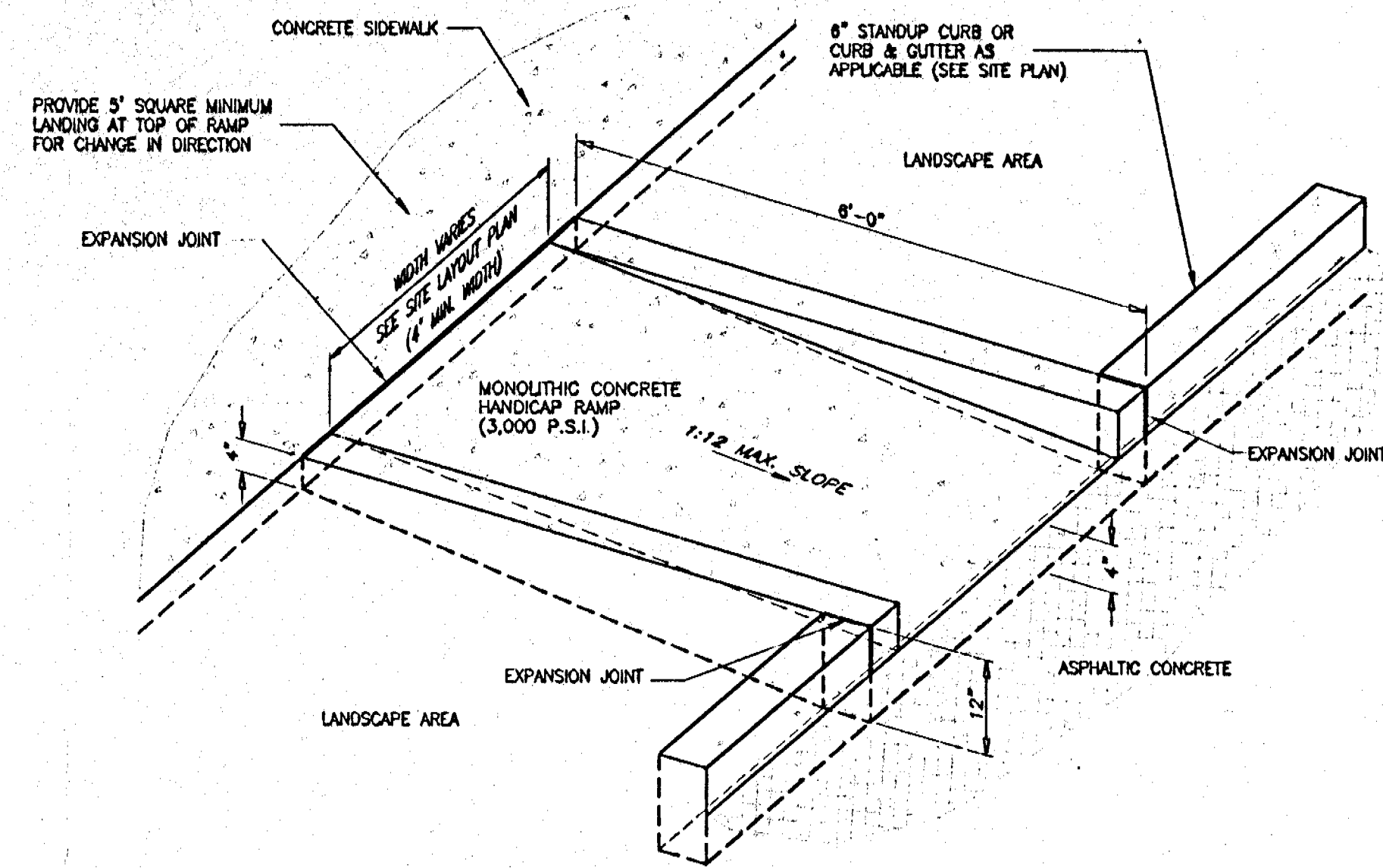
1. SEE SITE PLAN FOR LAYOUT OF CONCRETE LOADING PAD.
2. SEE GRADING PLAN FOR ELEVATIONS ON DUMPSTER PAD AND DRAINAGE OF INTERIOR TRASH ENCLOSURE.
3. PROVIDE POSITIVE DRAINAGE ON APPROACH PAD.
4. SEE SHEET A27 FOR ADDITIONAL DETAILS ON TRASH ENCLOSURE.



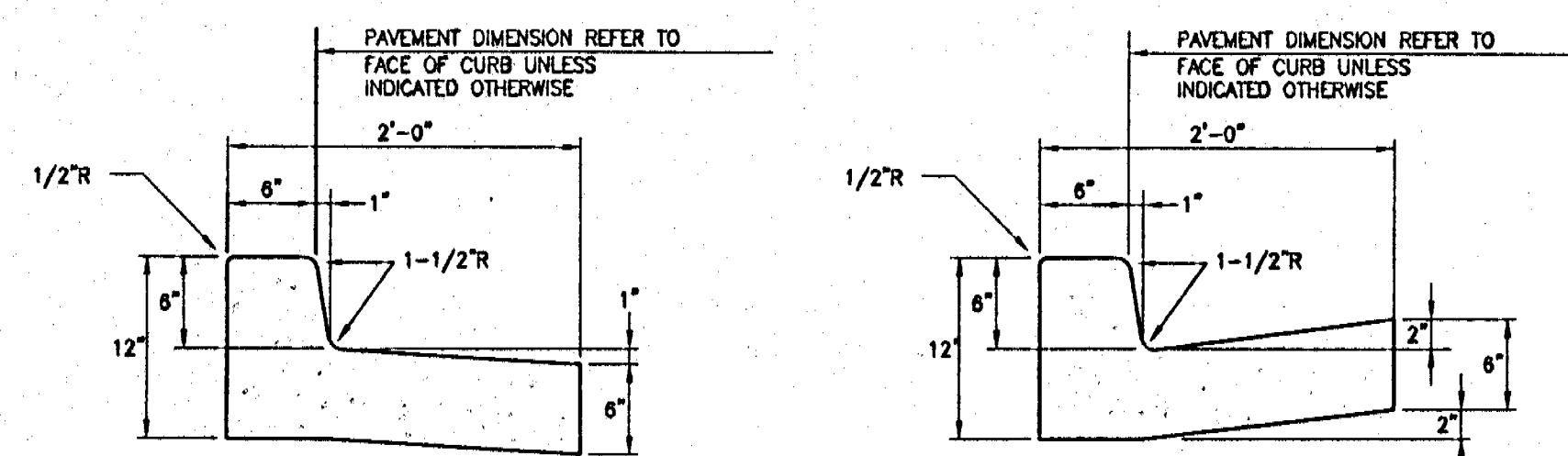
12 TRASH ENCLOSURE FOUNDATION PLAN
C-4 NOT TO SCALE



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



8 CURBED HANDICAP RAMP DETAIL
C-4 NOT TO SCALE



A SPILLING CURB AND GUTTER

B CATCHING CURB AND GUTTER

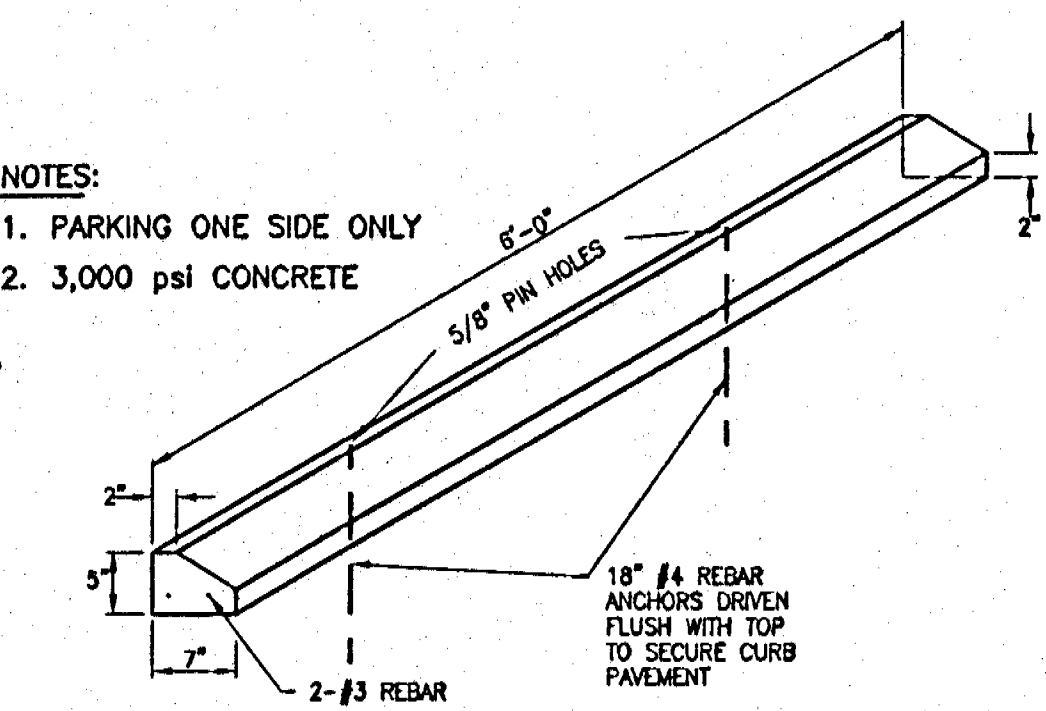
CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.

CONSTRUCTION STAKING FOR CURBING INSTALLATION SHALL BE REFERENCED (CUT OR FILL) 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 PAVING OF BASE COURSE.

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

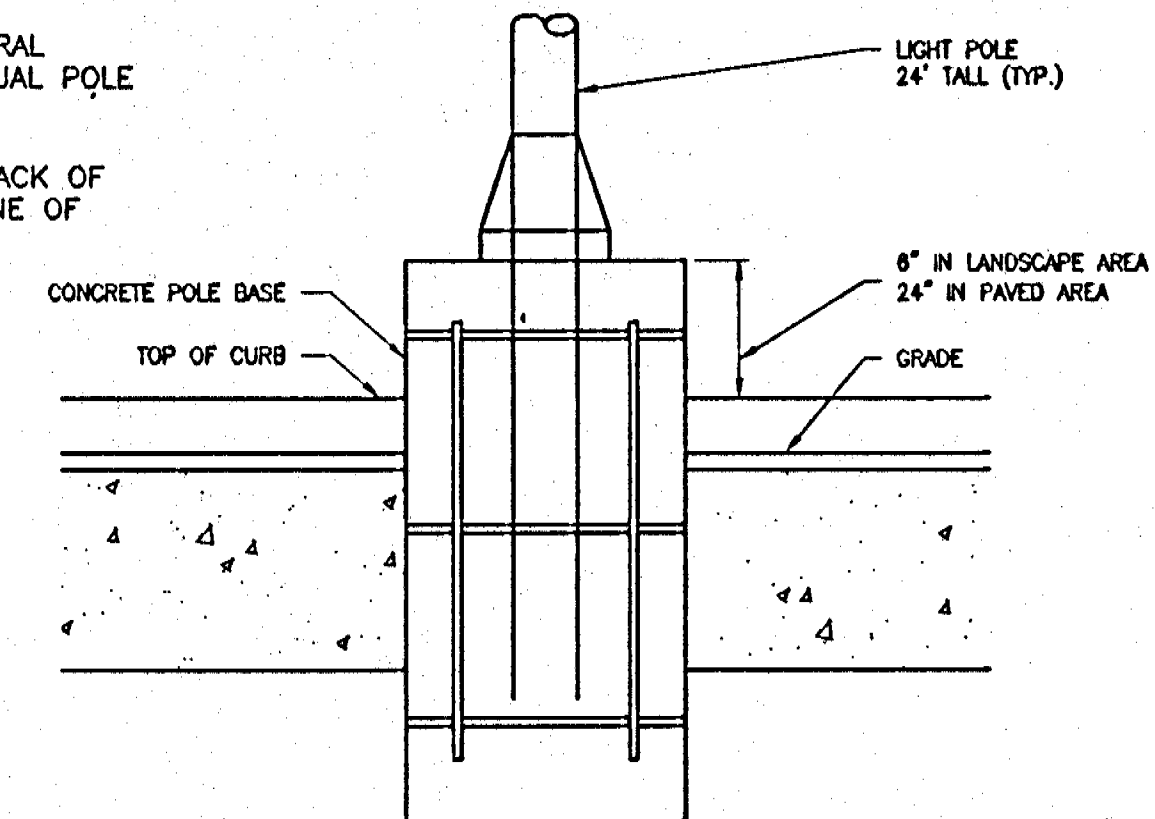
- NOTES:
1. PARKING ONE SIDE ONLY
 2. 3,000 PSI CONCRETE



10 CONCRETE WHEEL STOP DETAIL
C-4 NOT TO SCALE

REFER TO STRUCTURAL DRAWINGS FOR ACTUAL POLE BASE DIMENSIONS

INSTALL 2' FROM BACK OF CURB TO CENTERLINE OF POLE BASE



11 TYPICAL POLE BASE DETAIL
C-4 NOT TO SCALE

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Seal
ROBERT ZIEGENFUSS, P.E.
FL. REG. #56752

AA 004320
CA 8640
933 LEE ROAD, FIRST FLOOR
GAINESVILLE, FLORIDA 32609
PH 407.445.5928
FX 407.659.9124

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STORE
SERIES 04-152

S.R. 50 & HANCOCK RD.
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SHEET TITLE
CFA STANDARD
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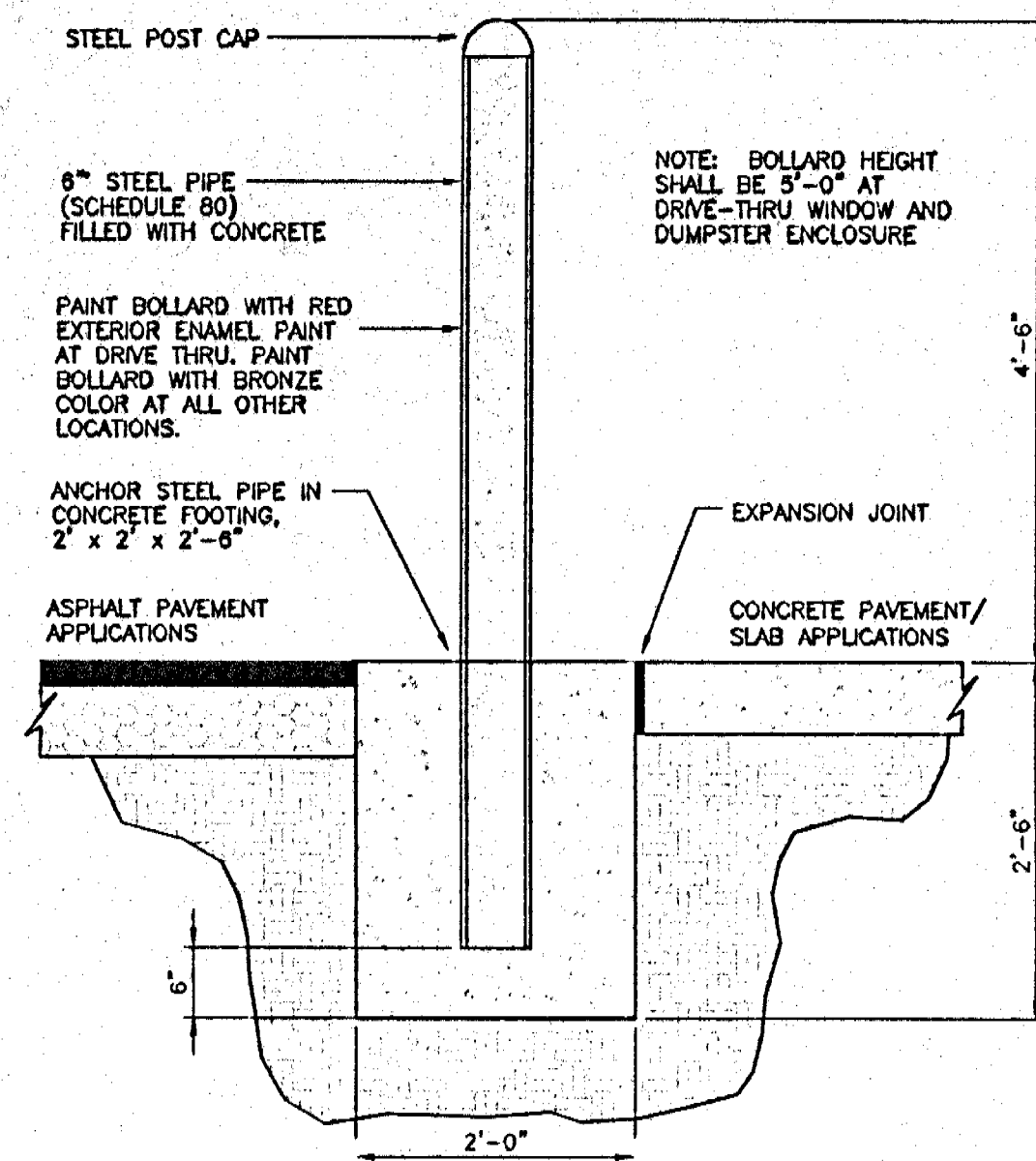
Date : 08/19/03

Drawn By : MJ

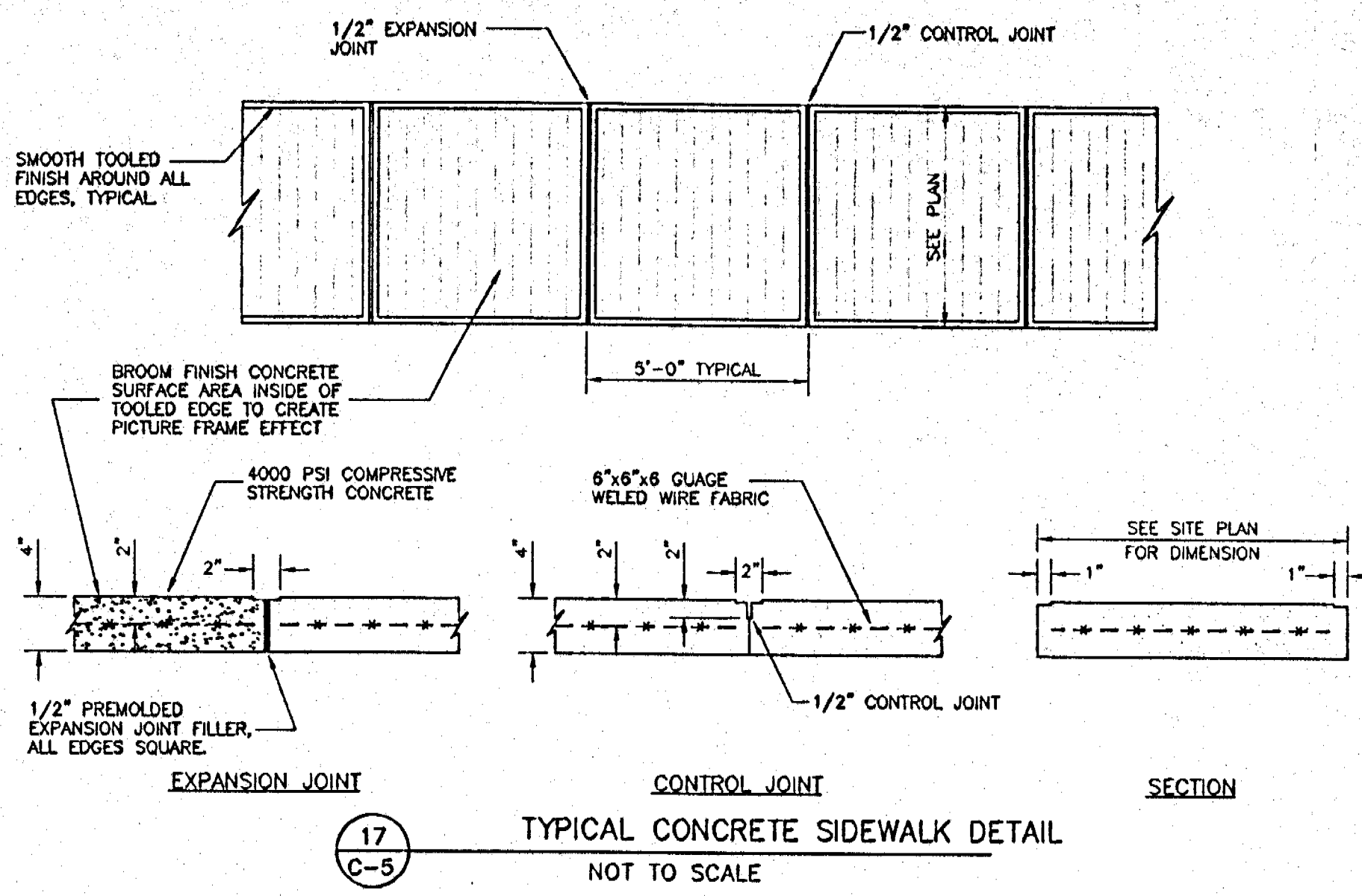
Checked By : RA

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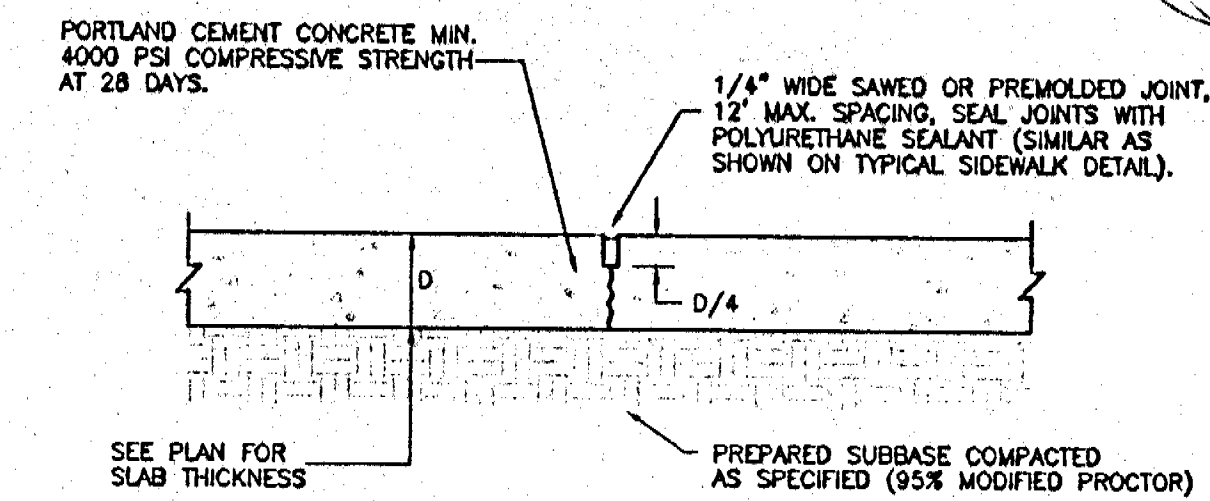
C4
SHEET 5 of 10



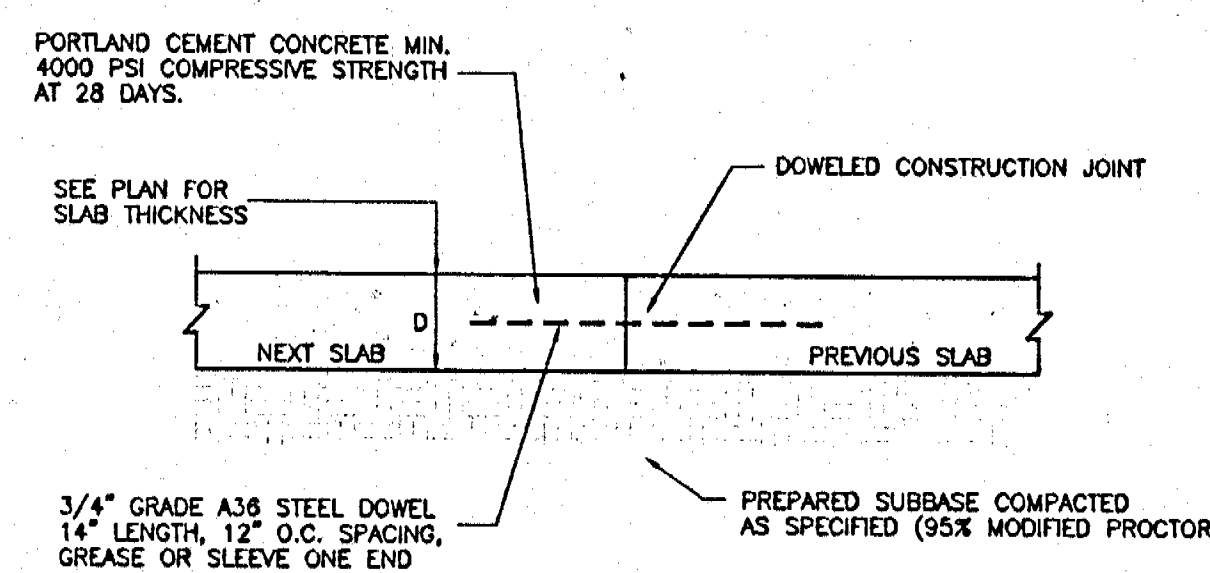
14 PIPE BUMPER POST DETAIL
NOT TO SCALE



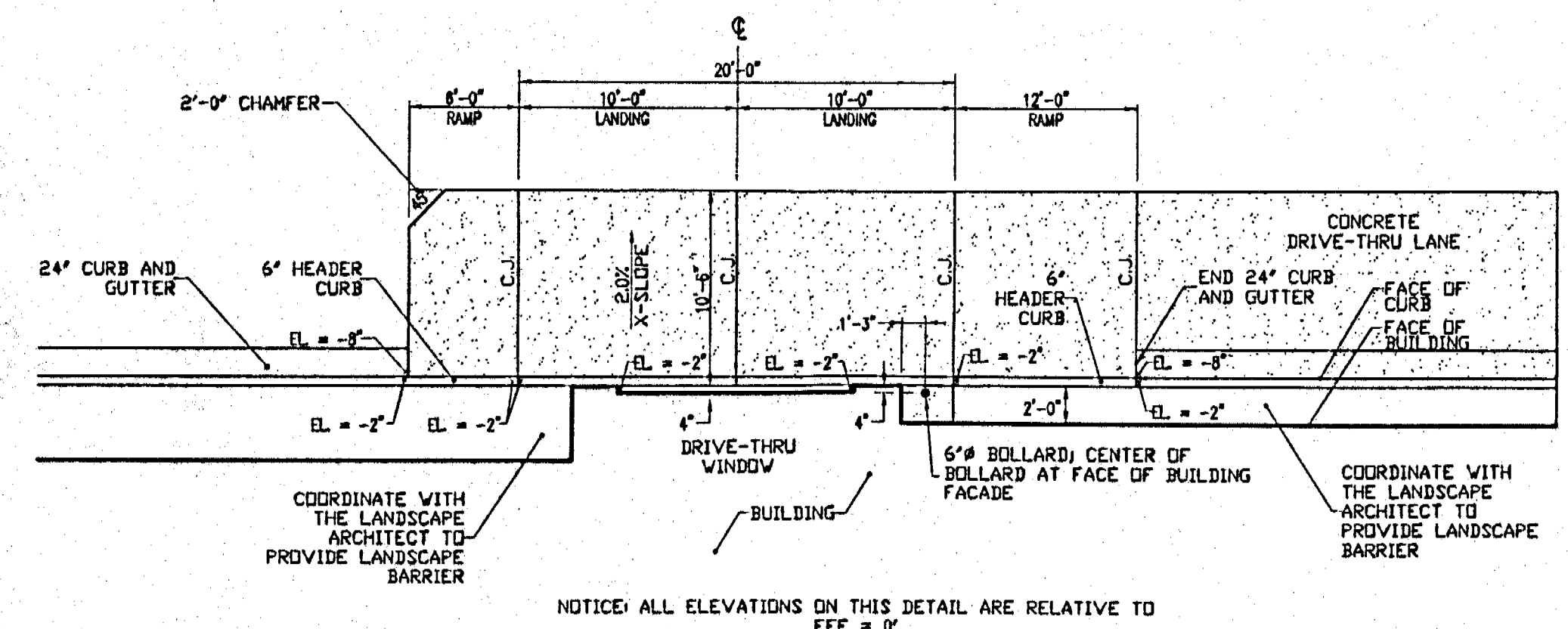
17 TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE



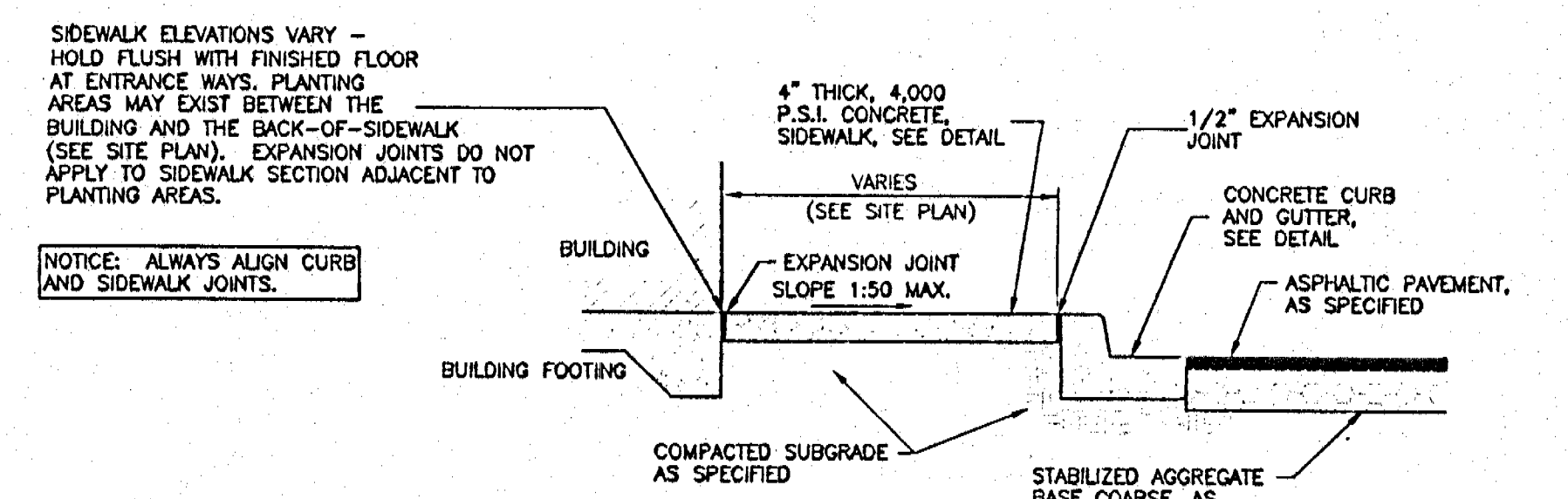
22 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
NOT TO SCALE



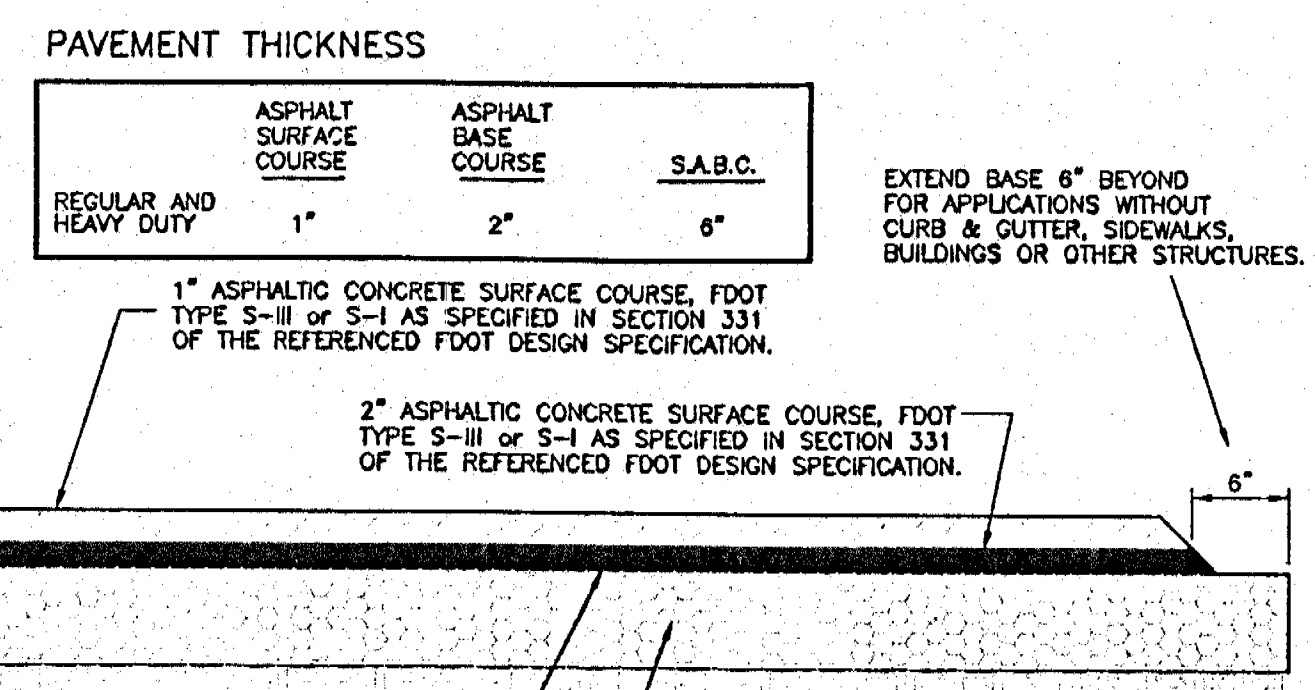
23 TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
NOT TO SCALE



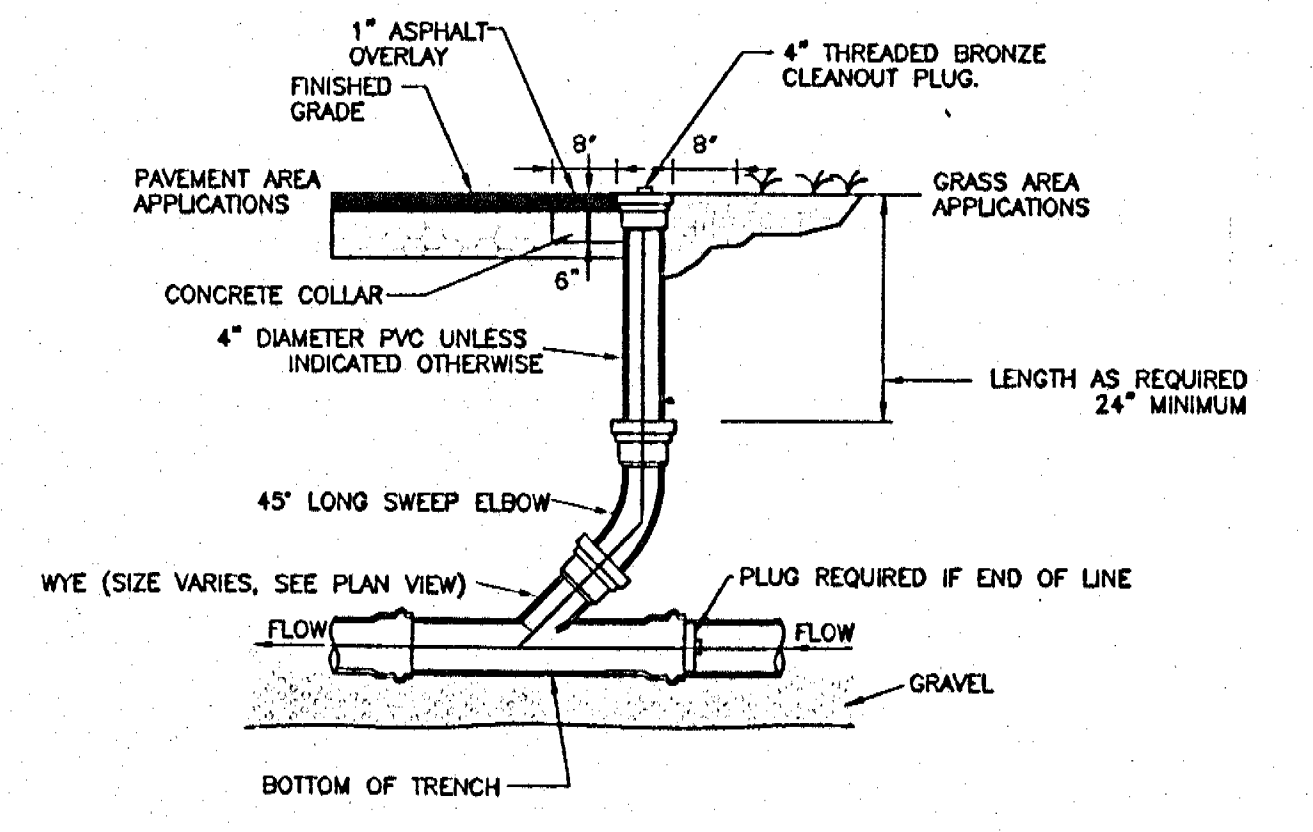
15 DRIVE-THRU PLAN VIEW
NOT TO SCALE



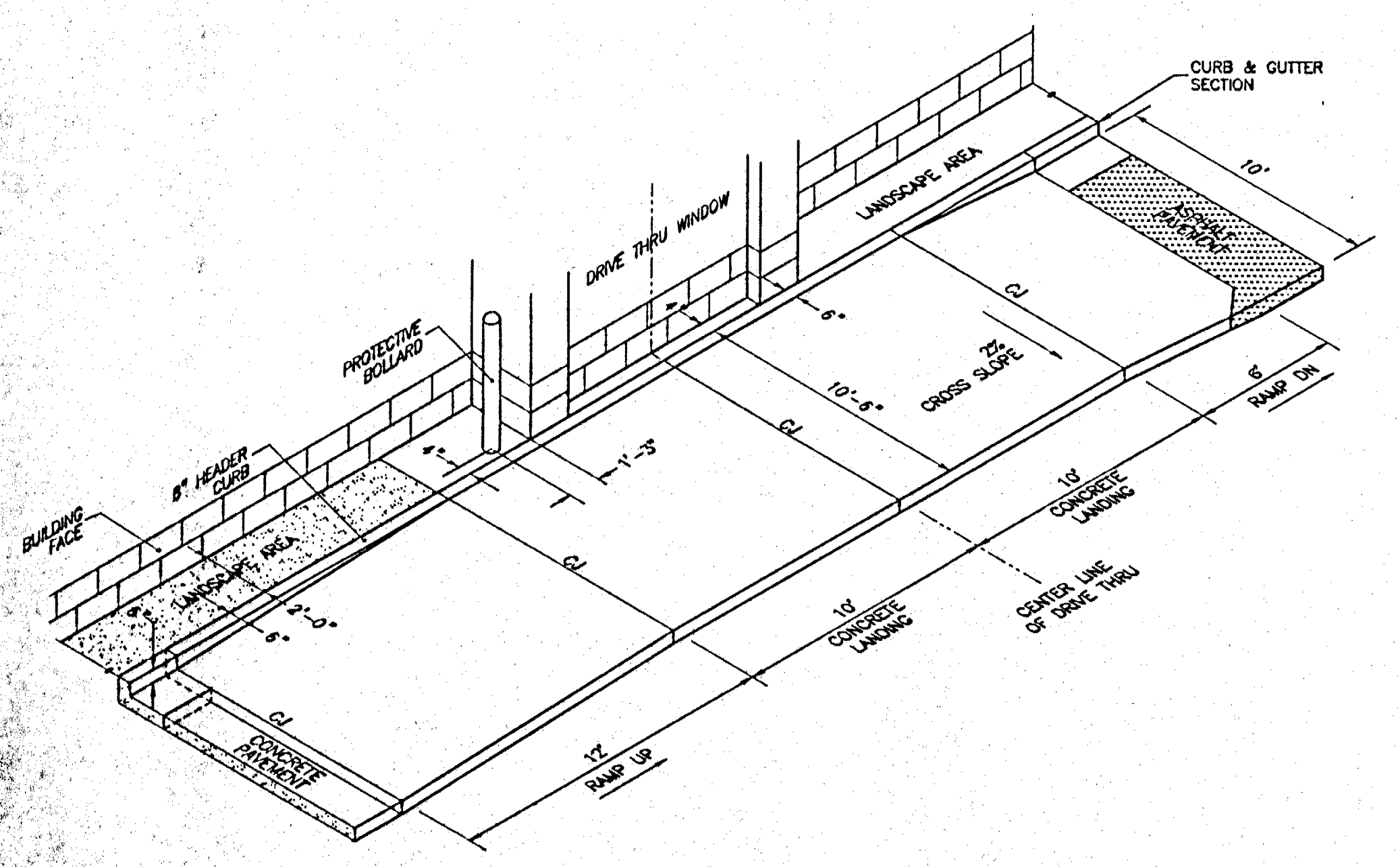
18 SIDEWALK WITH CURB & GUTTER SECTION
NOT TO SCALE



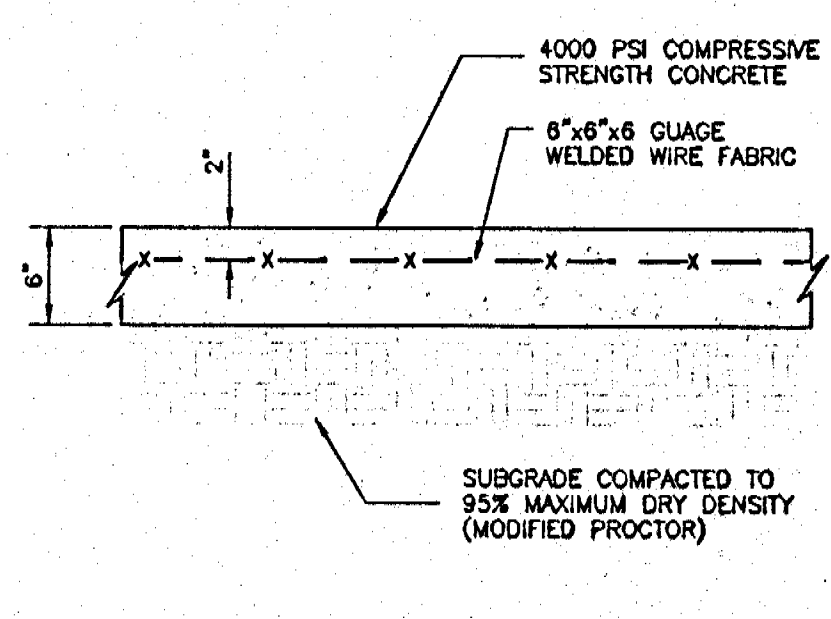
19 TYPICAL PAVEMENT SECTION
NOT TO SCALE



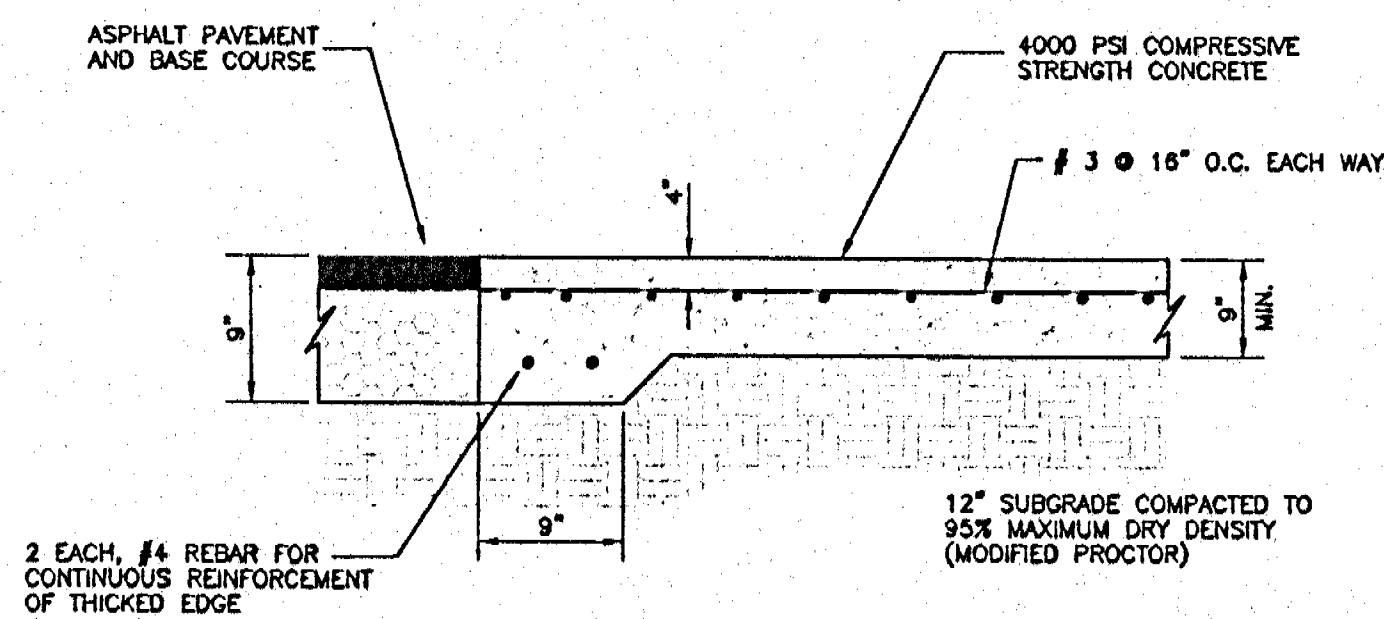
24 SERVICE LINE CLEANOUT
NOT TO SCALE



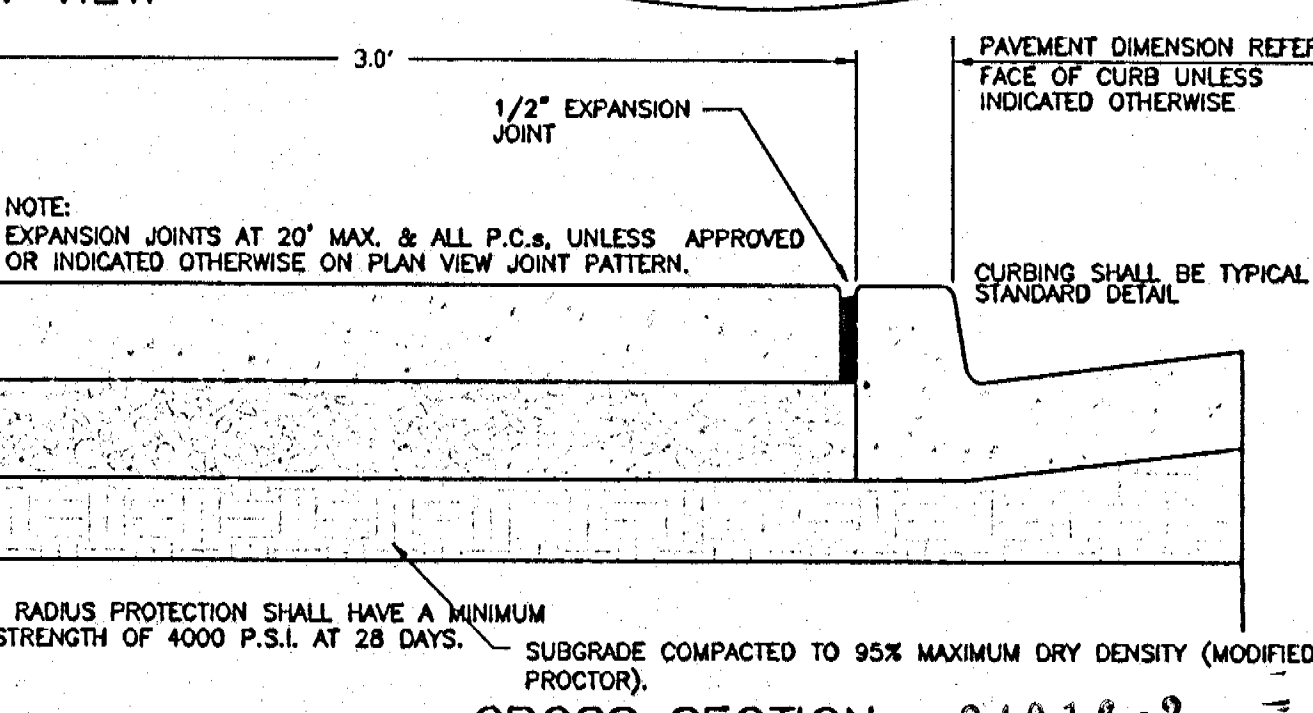
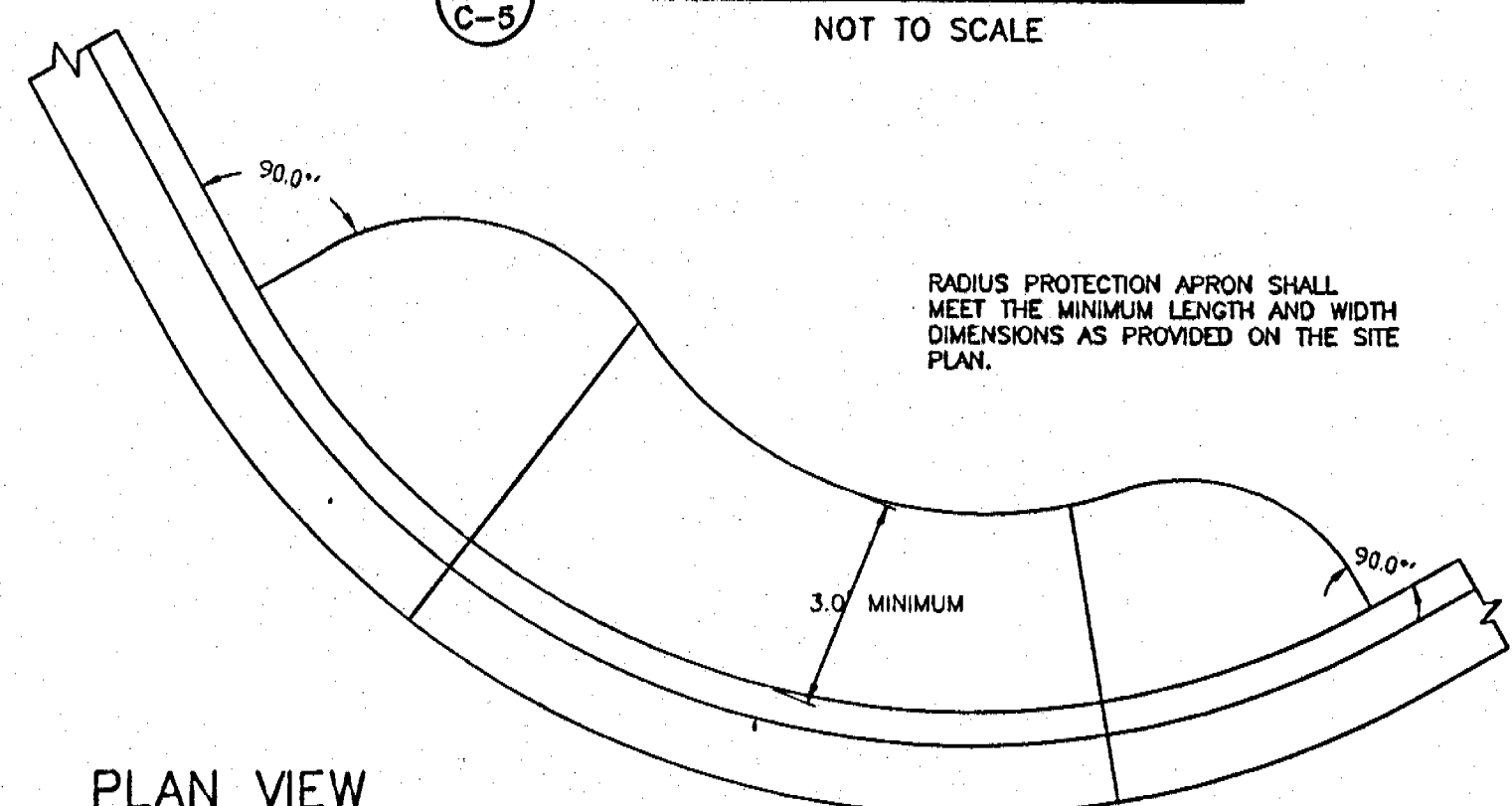
18 DRIVE-THRU ISOMETRIC VIEW
NOT TO SCALE



20 CONCRETE PAVING DETAIL DRIVE THRU LANE
NOT TO SCALE



21 CONCRETE APRON @ DUMPSTER
NOT TO SCALE



25 LANDSCAPE & IRRIGATION PROTECTOR
NOT TO SCALE

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30349-2998

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ROBERT ZIEGENFUSS, P.E.
FL. REG. #58752

AA 004020
CA 8660
933 LEE ROAD, FIRST FLOOR
ORLANDO, FLORIDA 32810
PH 407.645.5008
FX 407.629.9124

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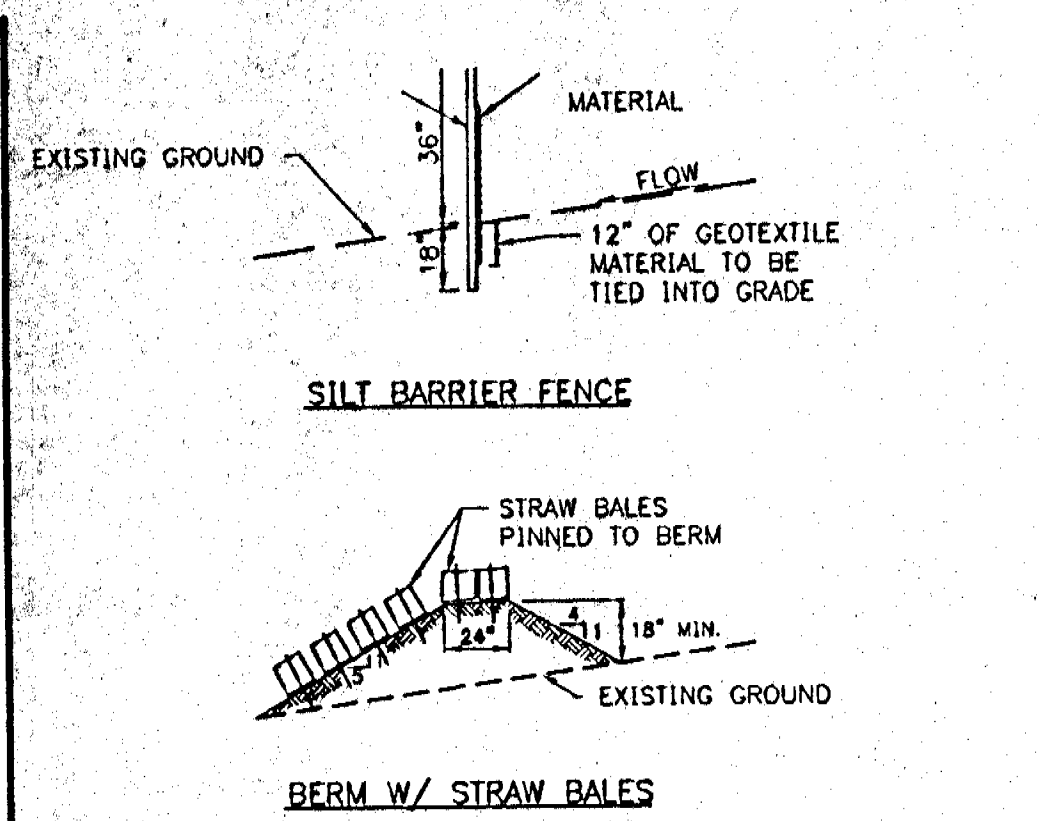
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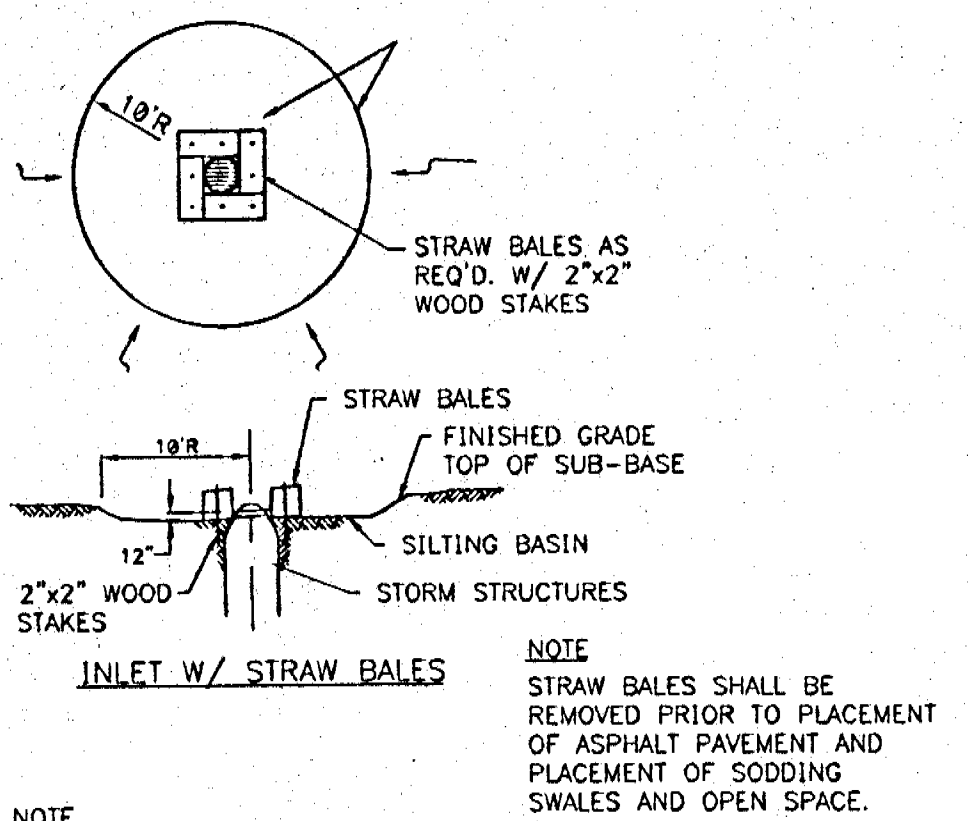
Job No. : 2002.0639
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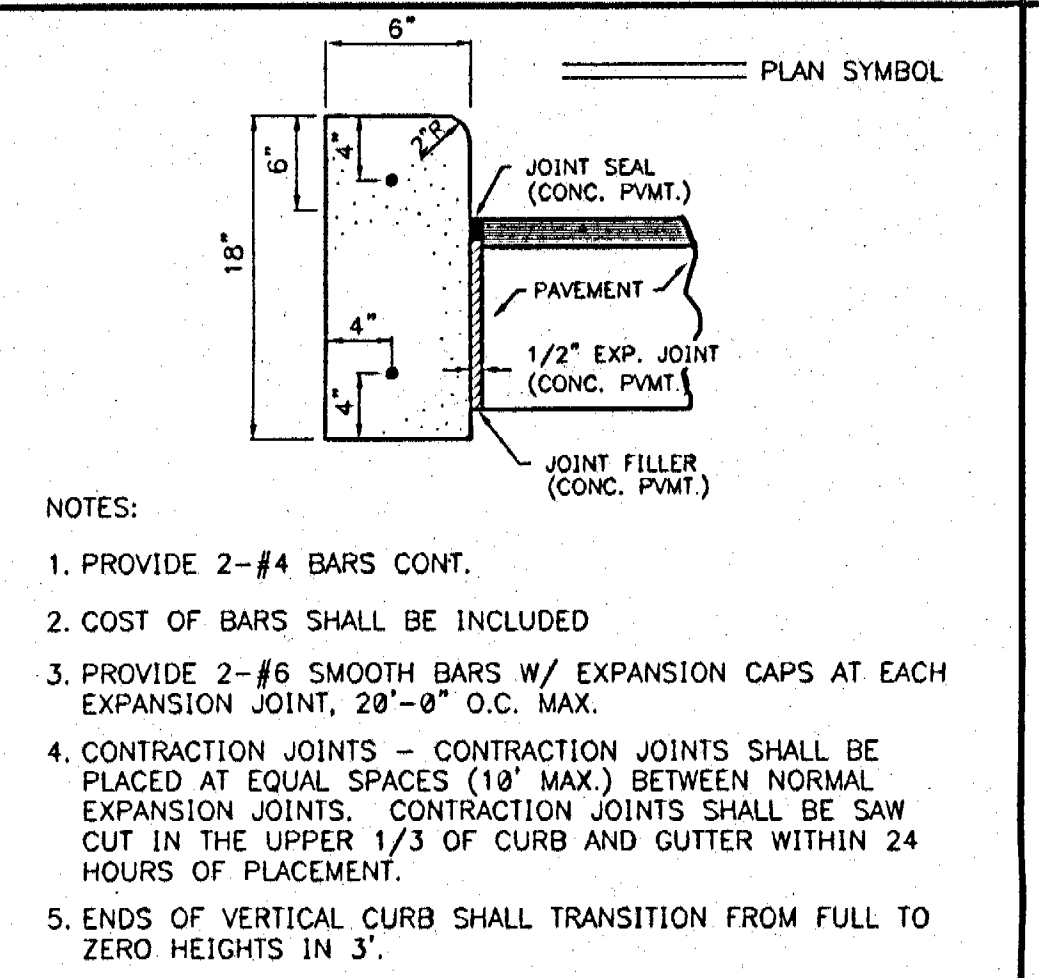
C5
SHEET 6 of 11



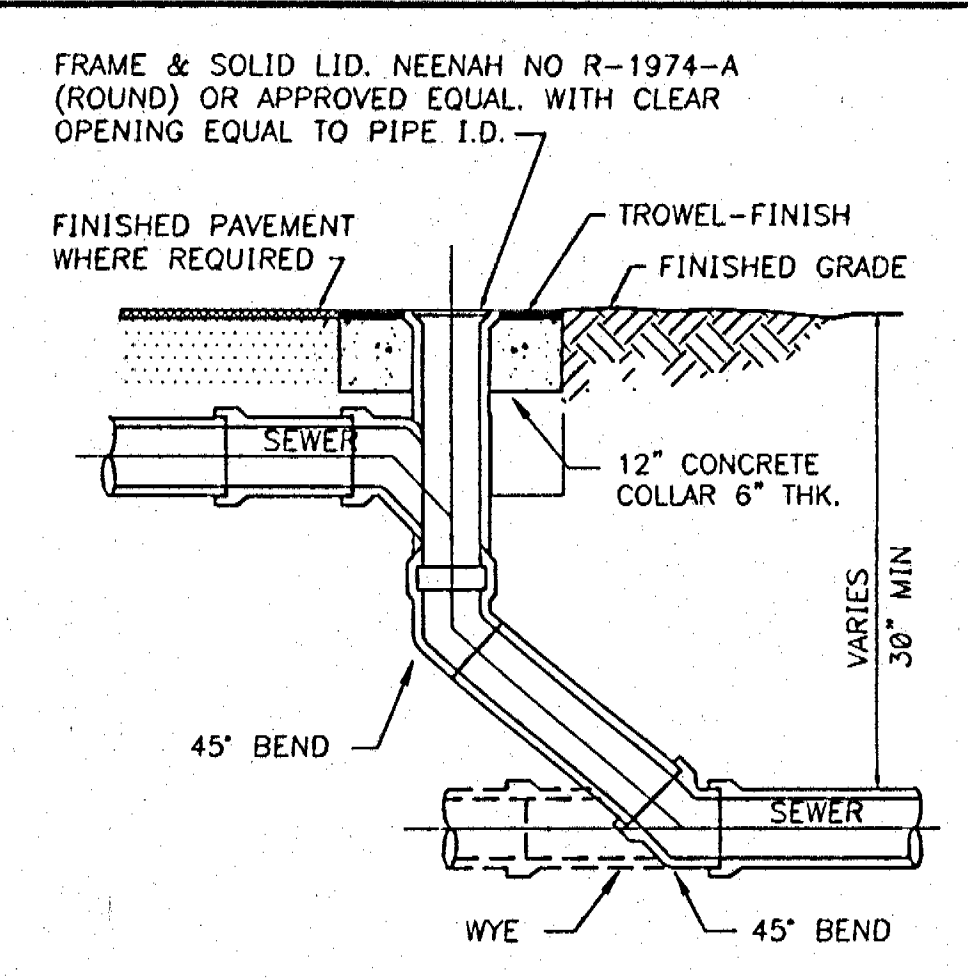
1 EROSION CONTROL NTS



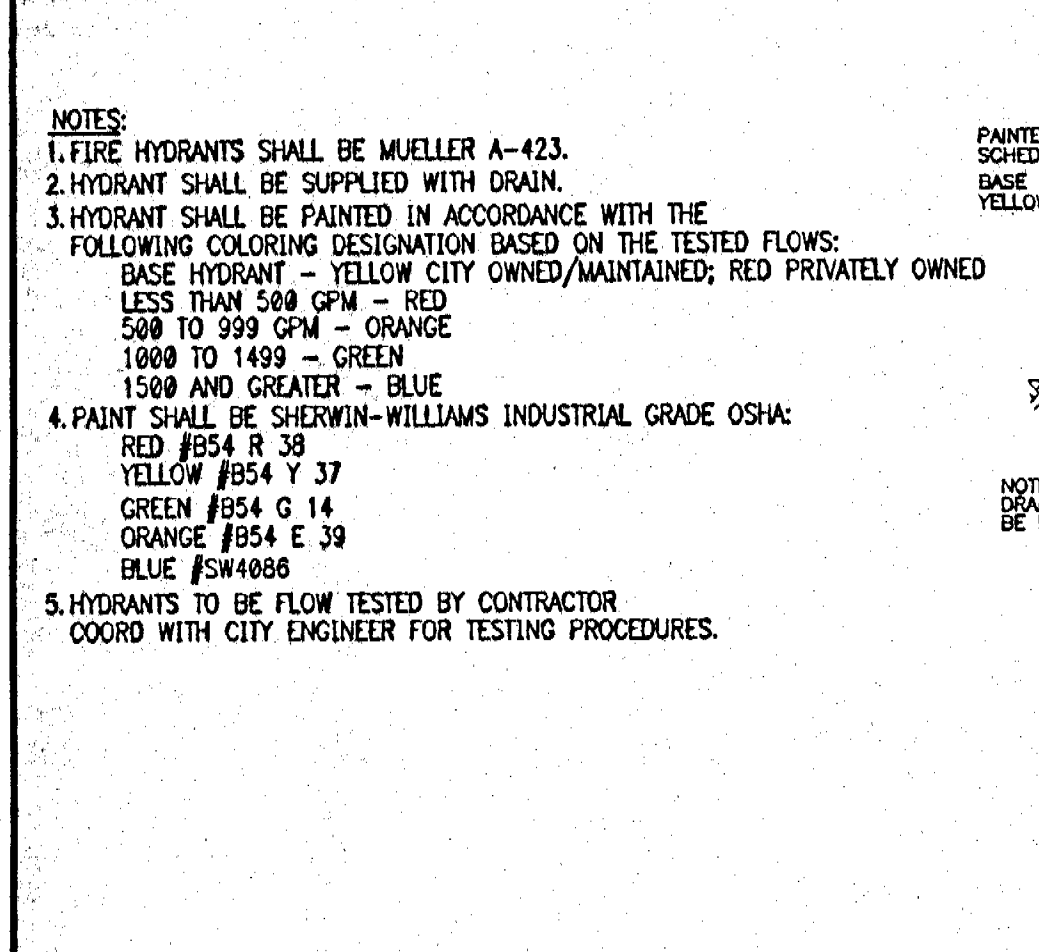
2 BACKFLOW PREVENTER DETAIL NTS



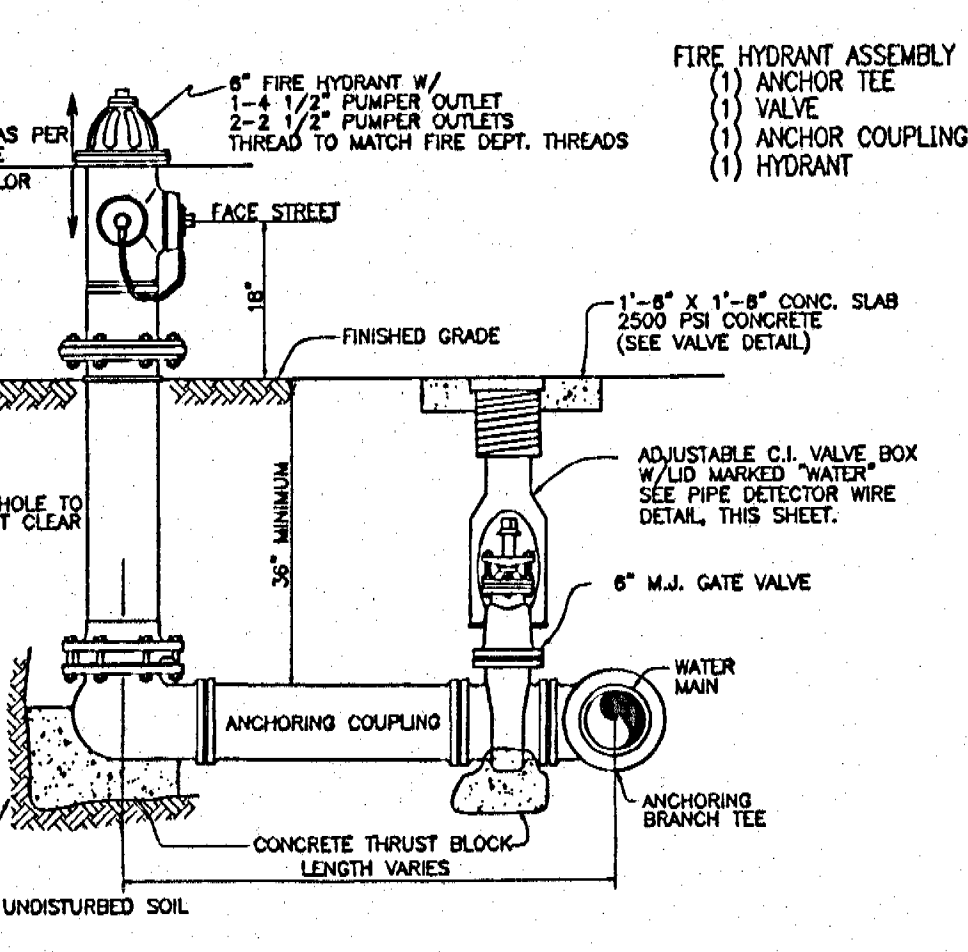
3 TRENCH DETAIL NTS



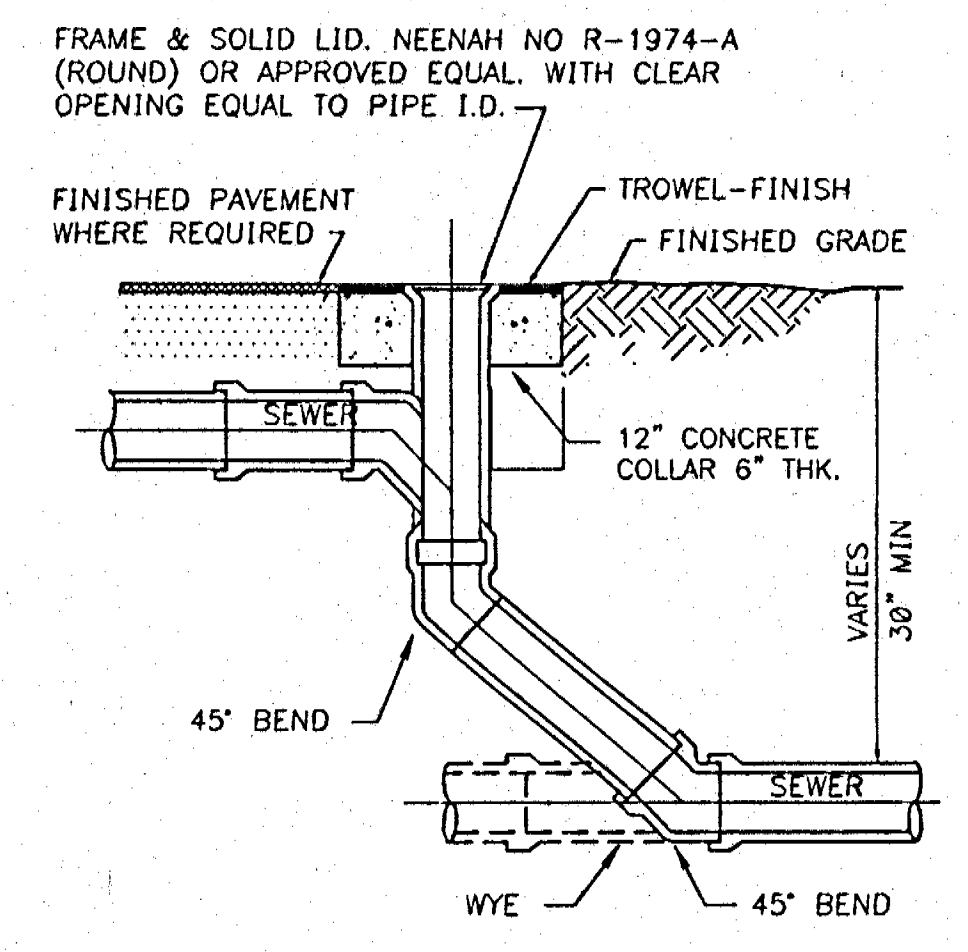
4 OPEN CUT DETAIL NTS



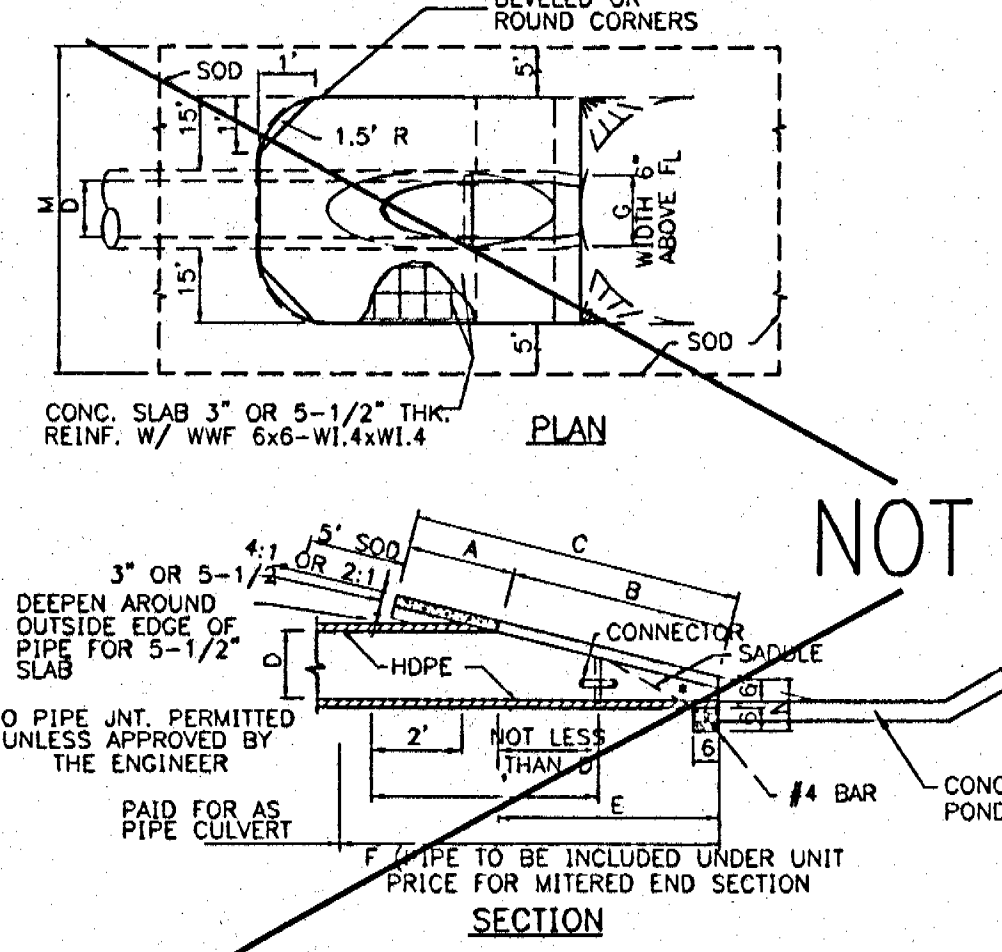
5 FIRE HYDRANT ASSEMBLY DETAIL NTS



6 6" VERTICAL CURB NTS

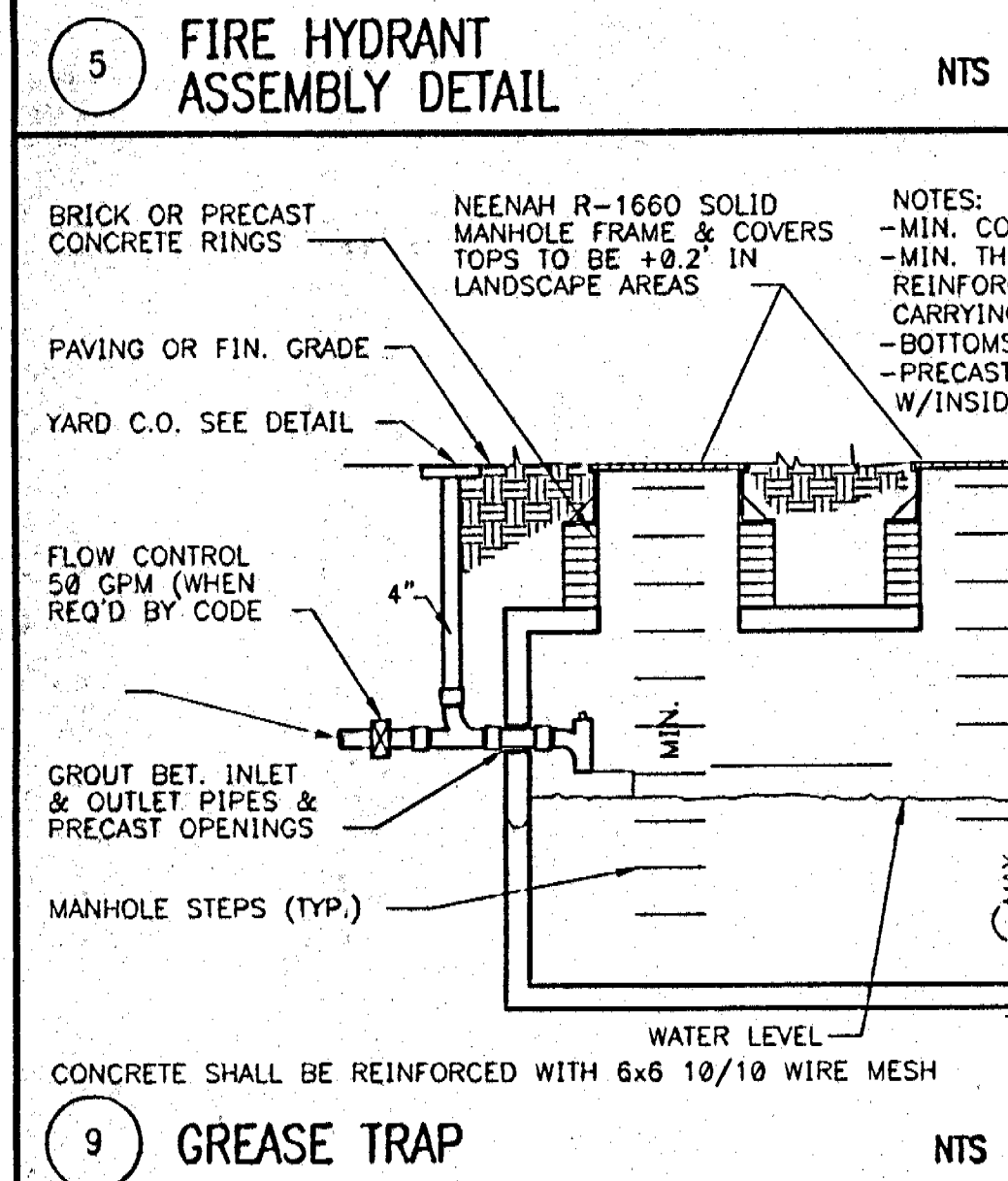


7 DROP CLEANOUT NTS

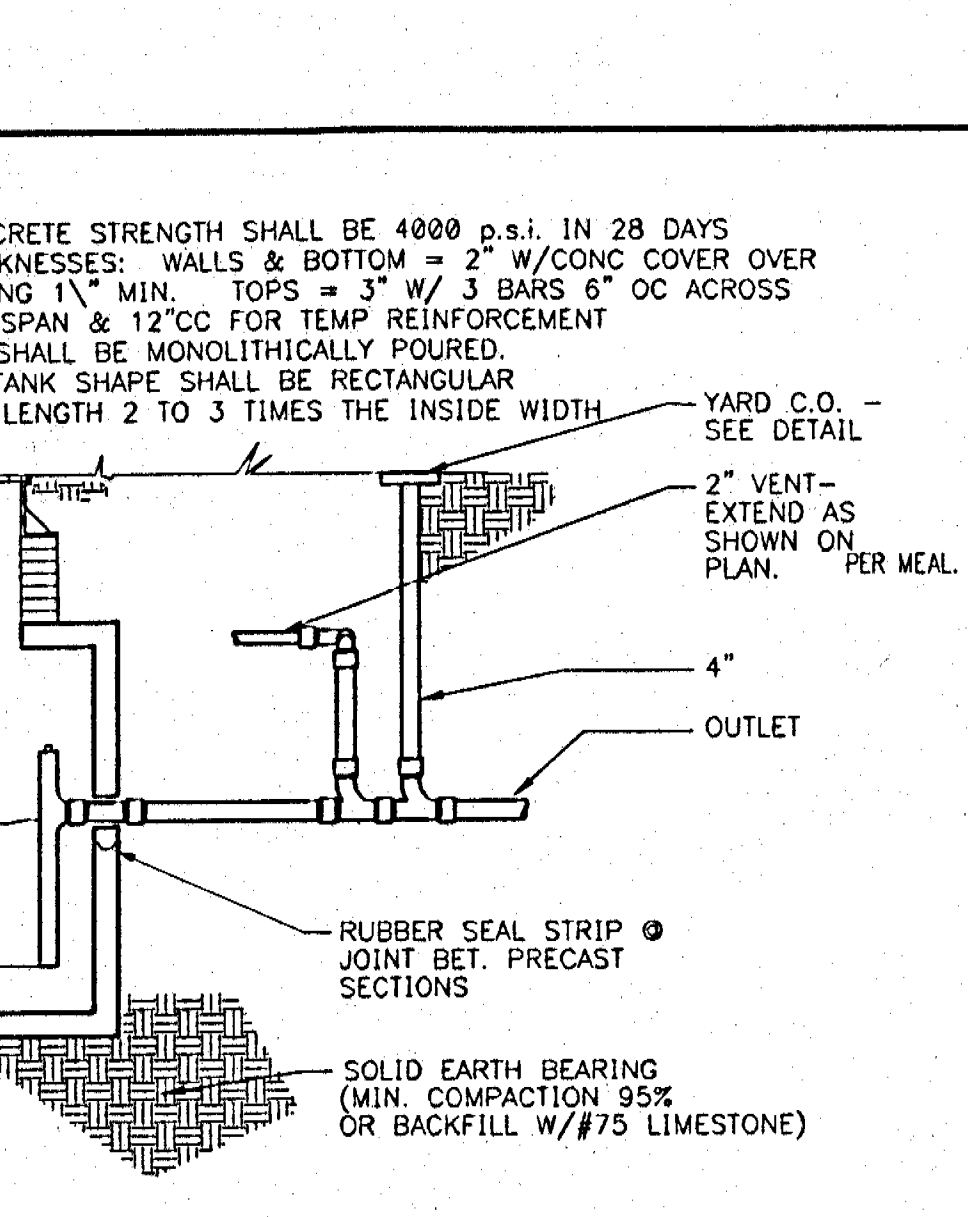


8 MITERED END SECTION NTS

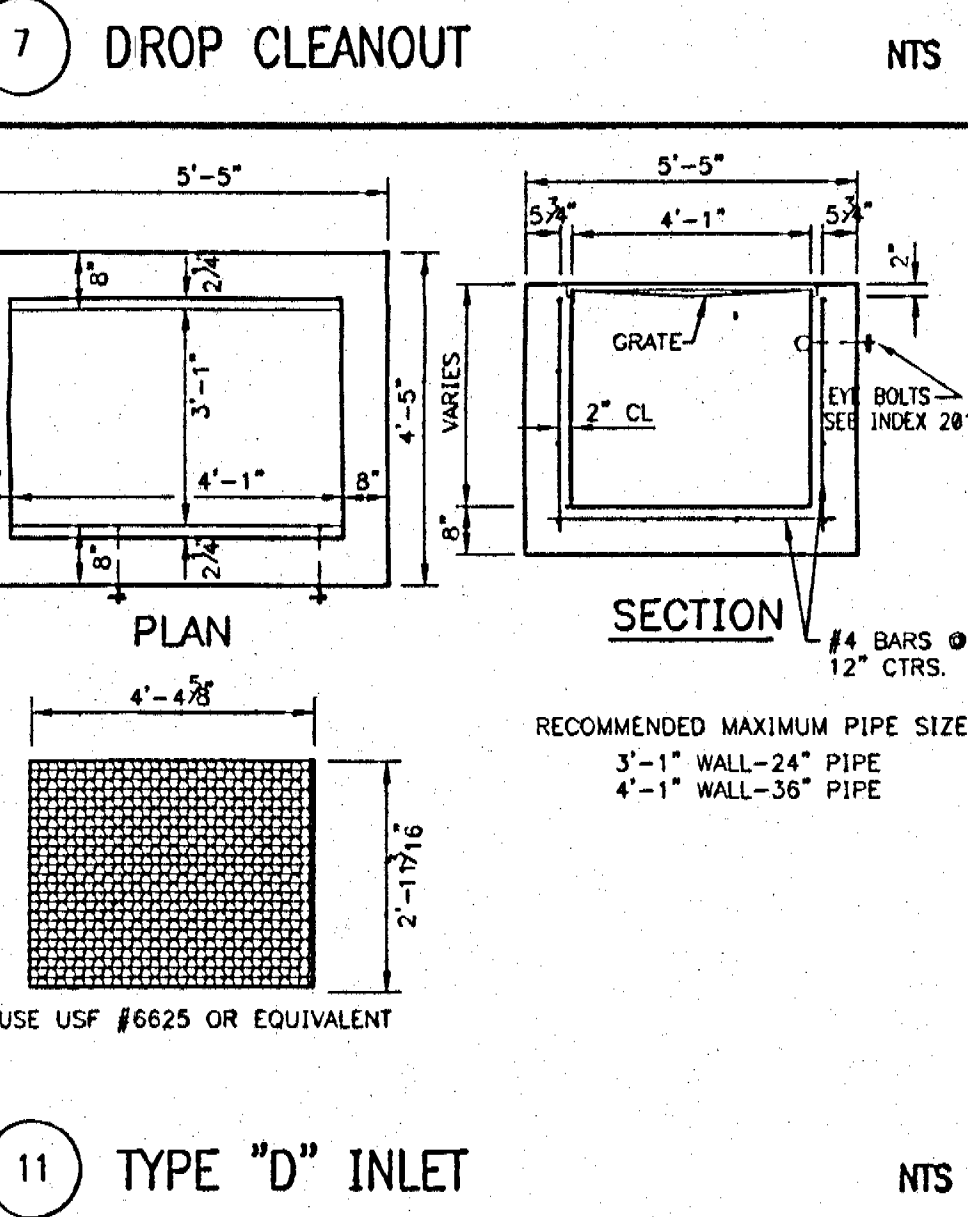
Table with dimensions and quantities for various materials. Columns include dimensions (A, B, C, E, F, G) and quantities (SQ. YDS., CU. YDS., LBS.).



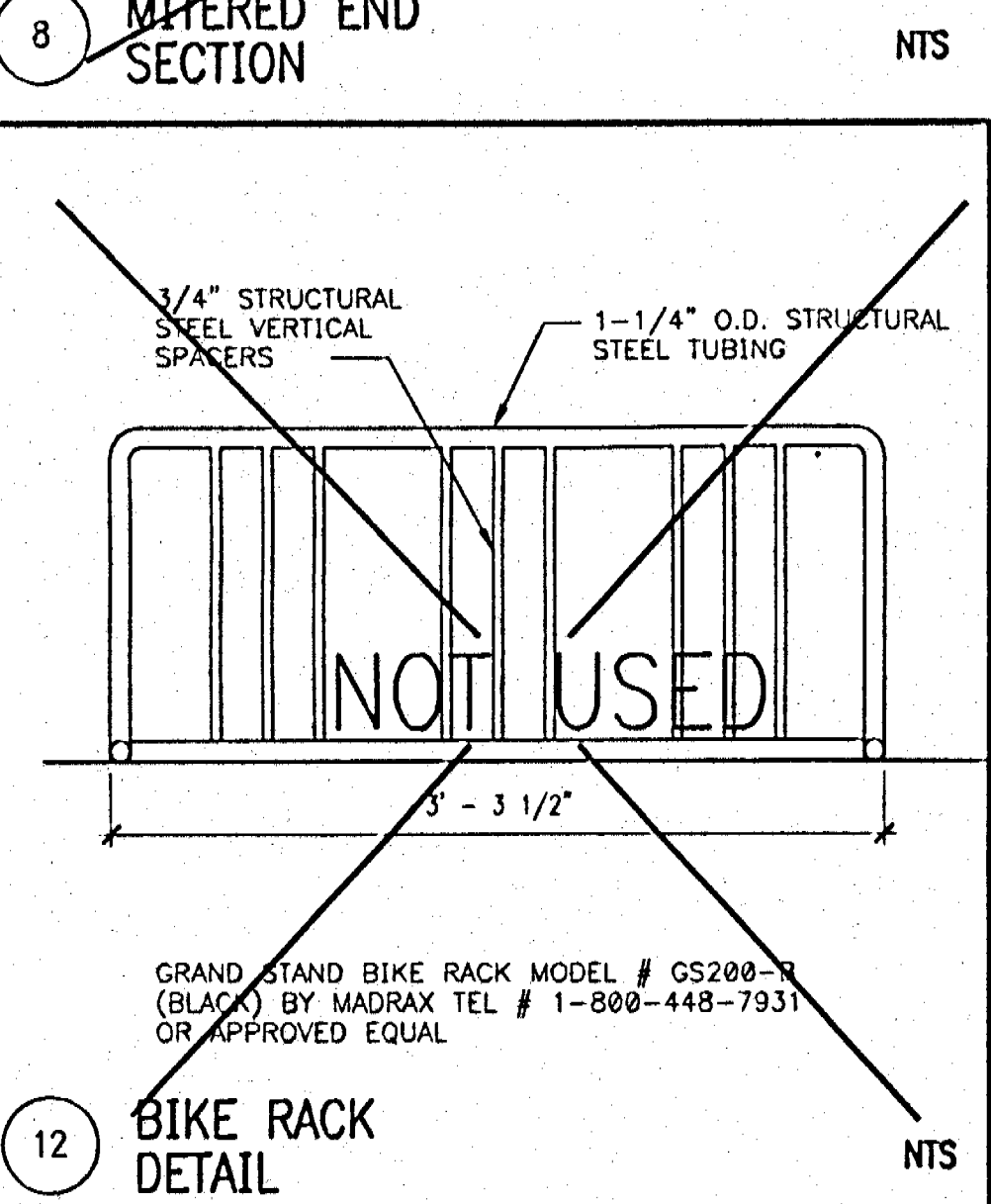
9 GREASE TRAP NTS



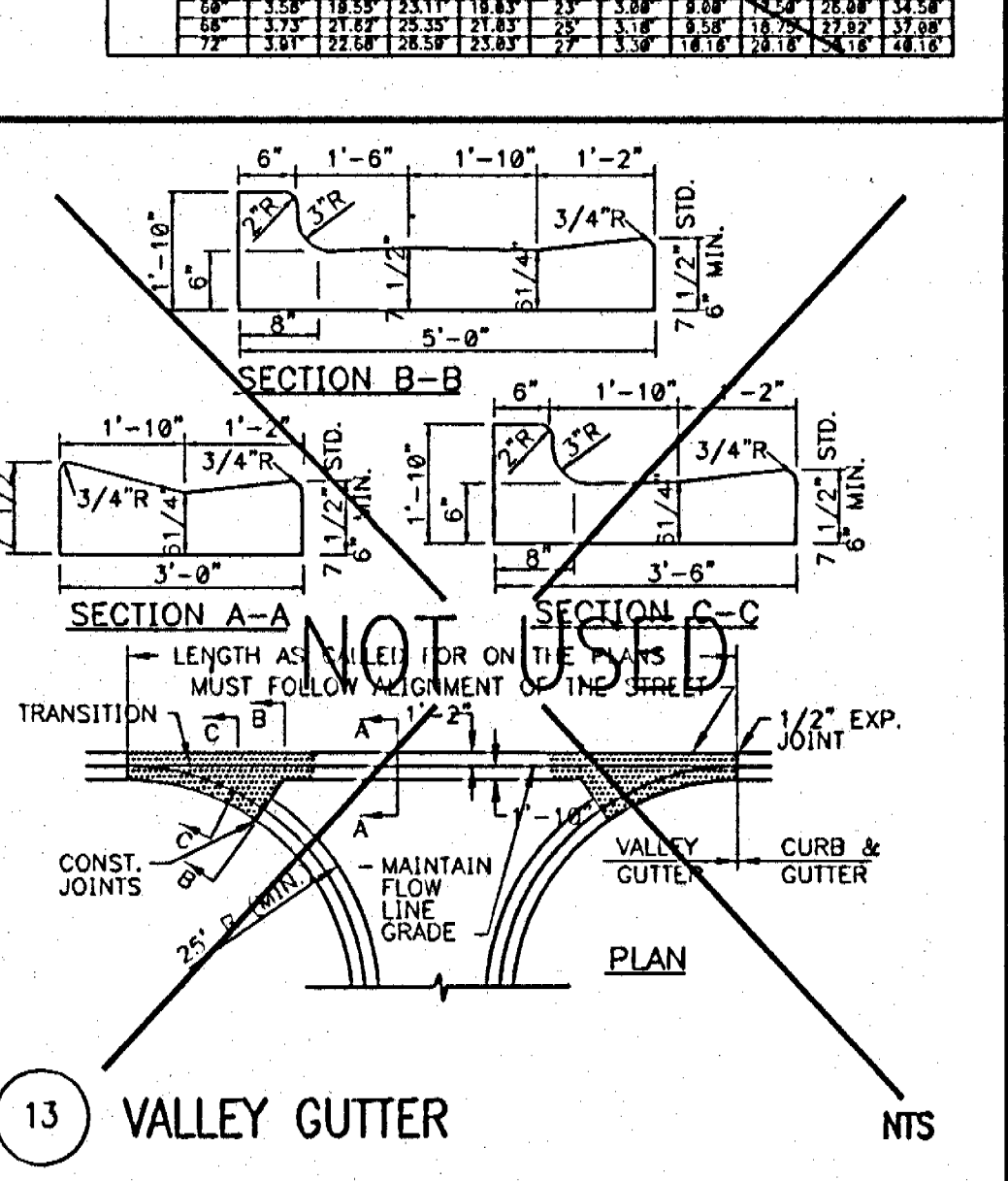
10 TYPE "C" INLET NTS



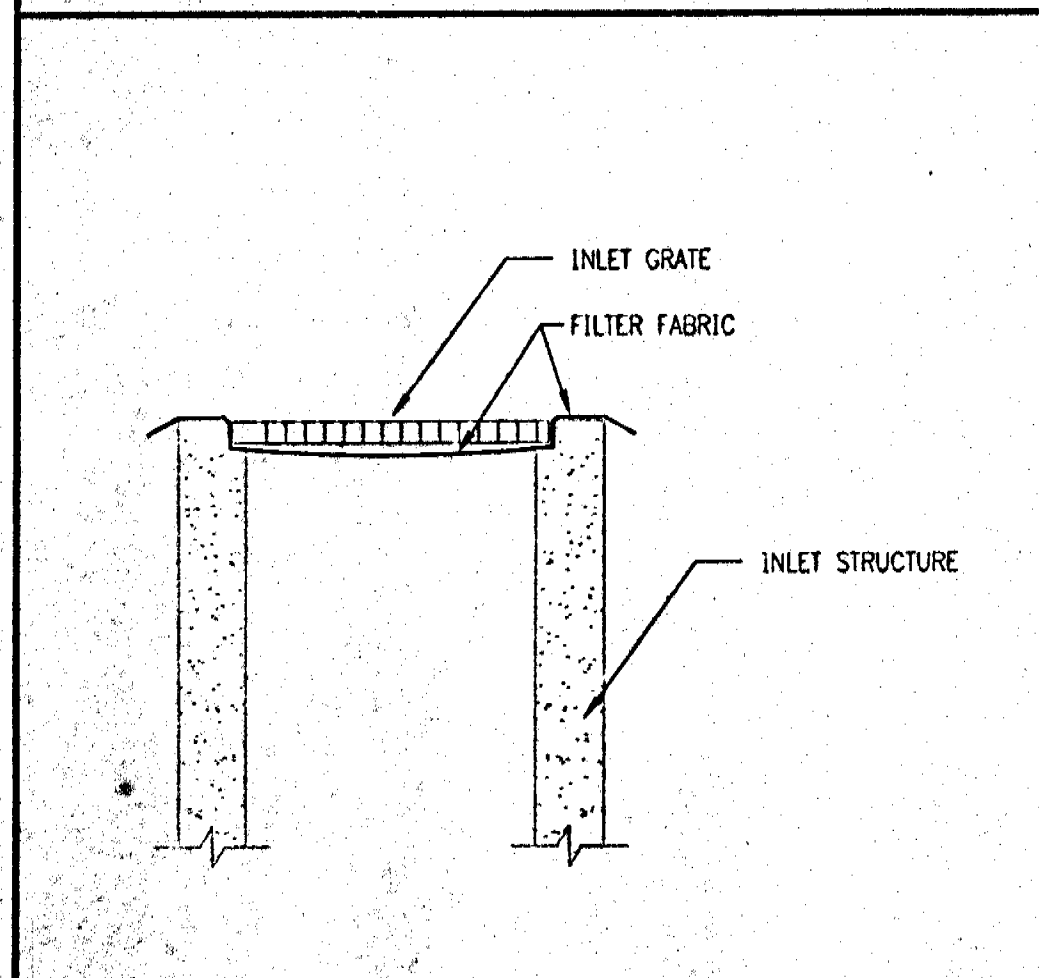
11 TYPE "D" INLET NTS



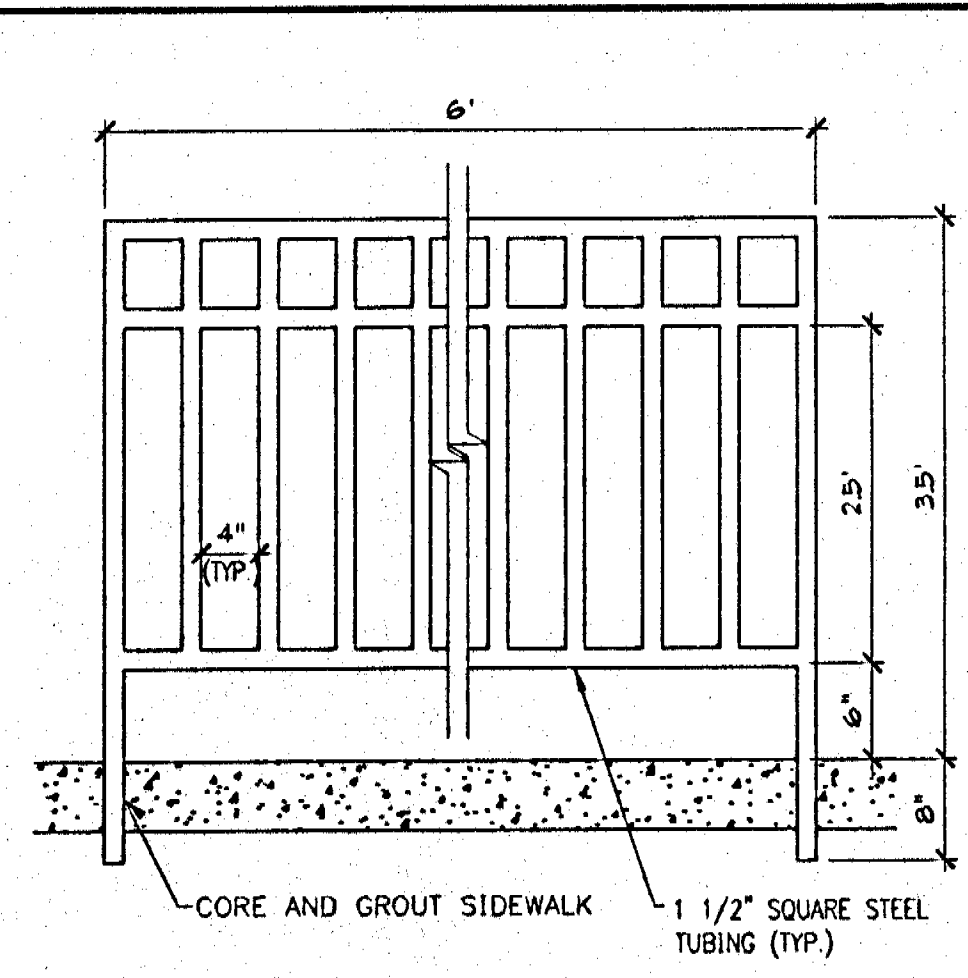
12 BIKE RACK DETAIL NTS



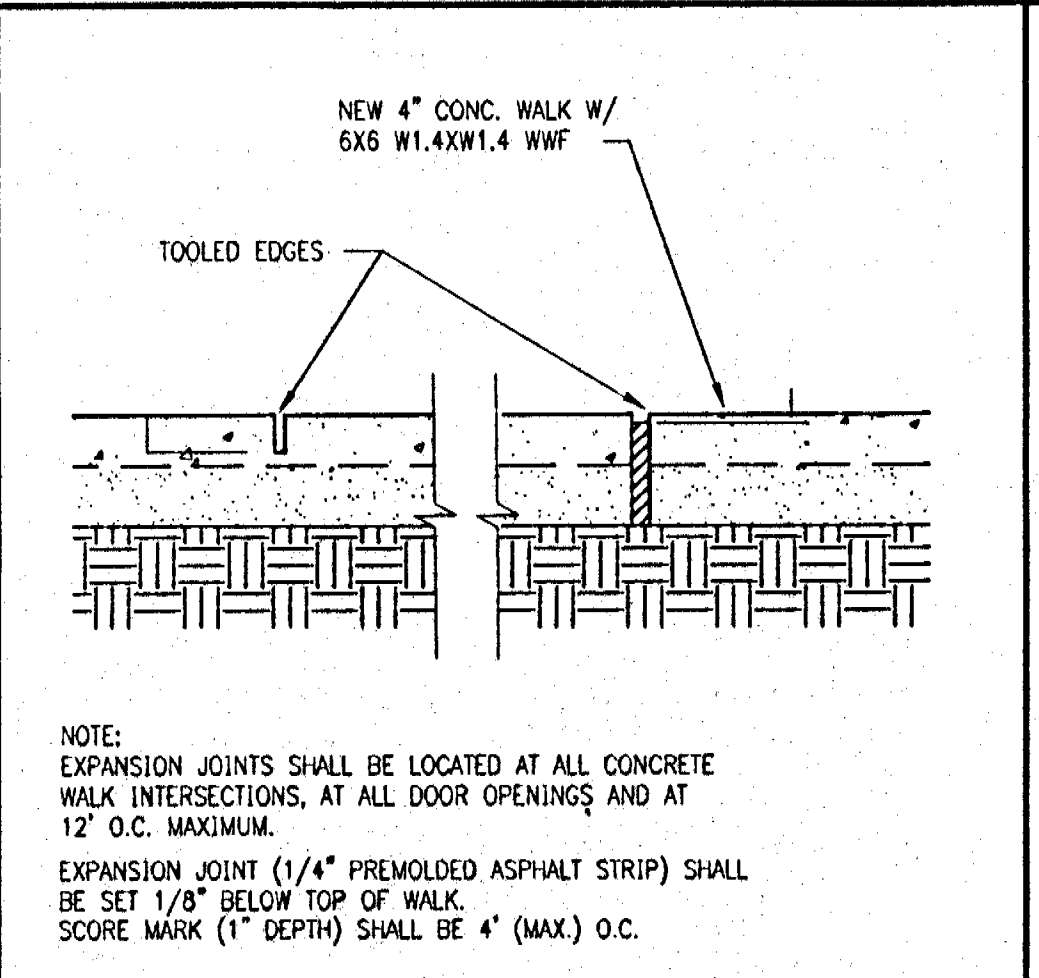
13 VALLEY GUTTER NTS



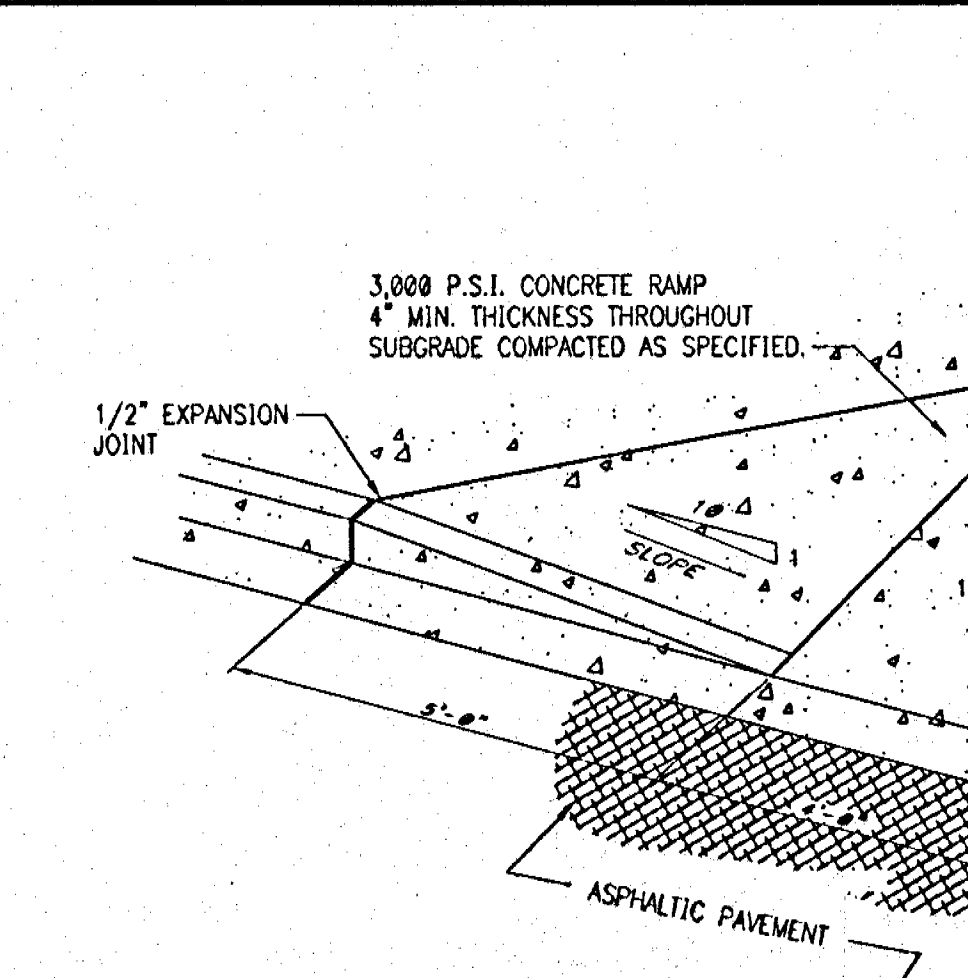
14 EROSION CONTROL SOCK NTS



15 HANDRAIL DETAIL NTS



16 CONCRETE WALK NTS



17 RECESSED FLARED HANDICAP RAMP NTS

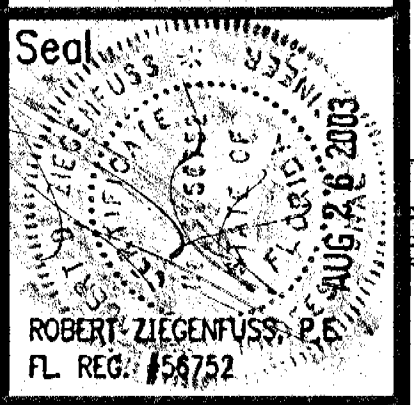


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