Agenda
City of Dunnellon
Planning Commission
20750 River Drive
Dunnellon, FL 34431
May 2, 2016 at 5:30 p.m.

PLEASE NOTE: Individuals wishing to address Planning Commission please sign in. A three-minute time limit will be administered. PLEASE TURN CELL PHONES OFF.

Call to Order

Pledge of Allegiance

Roll Call

Proof of Publication (Posted on City's website and City Hall bulletin board on Thursday, April 28, 2016)

QUASI-JUDICIAL HEARING AS CONTINUED BY THE PLANNING COMMISSION AT THE APRIL 19, 2016 MEETING

1. Quasi-Judicial Hearing: Site Plan SPL2016-01, PZ1516-045, Ziegenfuss For Dunnellon Real Estate LLC
   Chair to close regular meeting and open Quasi - judicial Hearing
   Swearing in of all persons who will give
   testimony Commission members to
   disclose Ex - parte Communication
   Commission members to disclose
   Conflict of Interest
   Staff Presentation
   Applicant Presentation
   Chair to close Quasi - judicial Hearing and reopen regular meeting

   Documents: Staff Report Wendys Site Plan SPL2016-001 For 20160502.Pdf

2. Resolution 2016-11 Request For Site Plan Approval #SPL2016-01, Ziegenfuss For Dunnellon Real Estate LLC
   Site Plan for Wendy's Restaurant with Drive - thru

   Resolution #RES2016-11 Request And Recommendation For Site Plan Approval

   Proposed Motion: I move Resolution #RES2016-11 be read by title only
   Proposed Motion: I move Resolution #RES2016-11 be approved as read

3. Public Input

4. Adjournment

ANY PERSON REQUIRING A SPECIAL ACCOMMODATION AT THIS MEETING OR HEARING BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT THE CITY CLERK AT (352) 465-8500 AT LEAST 48 HOURS PRIOR TO THE PROCEEDING. IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THE ABOVE MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY IS NOT

RESPONSIBLE FOR ANY MECHANICAL FAILURE OF RECORDING EQUIPMENT.

CITY OF DUNNELLON
STAFF REPORT

APPLICATION INFORMATION

DATE OF HEARING: May 2, 2016

REQUEST FOR APPROVAL OF: Site Plan as submitted

PUBLIC HEARING: Quasi-Judicial

PROJECT NAME: Wendy's Restaurant w/drive-thru

PROJECT NUMBER: SPL 2016-01, PZ1516-045

PROJECT REPRESENTATIVE(S):
Applicant: Robert Ziegenfuss
Property Owner: Dunnellon Real Estate LLC

PROPERTY LOCATION:

Project Address(es):	Parcel ID Number(s):
11191 N. Williams Street	33639-006-01
Dunnellon, FL 34432	33639-006-02

PARCEL SIZE: .78 Acres

EXISTING FUTURE LAND USE MAP: Commercial

EXISTING ZONING: B-4

EXISTING USE: Restaurant/Car Wash - Inactive

STAFF EVALUATION AND FINDINGS

1. REQUEST:

- The Applicant is seeking approval of a site plan pursuant to Land Development Regulations, Appendix "A", Zoning, Section 9.2(15) and (16) and Sections 9.3-1 for a Restaurant on the subject property.

2. REVIEW REQUIREMENT:

Appendix A – Zoning, Section 9.2

15. *Site development plan approval.*

B. *Contents.* The site development plan required to be submitted under subsection A above and the requirements of these zoning regulations shall include the following elements, where applicable:

(1) Statement of ownership and control of the proposed development.

(2) Statement describing in detail the character and intended use of the development.

(3) A dimensioned site plan based on exact survey of the property drawn to scale of sufficient size to show (a) exact location of all buildings and structures, (b) all means of ingress and egress, (c) all screens and buffers, (d) off-street parking and loading areas, (3) refuse collection areas, (f) access to utilities hook-up, and (g) natural features such as streams, lakes, or other topographic features.

(4) Storm drainage and sanitary sewage plans.

(5) Architectural definitions for buildings in the development; exact number of dwelling units, sizes and types, together with typical floor plans of each type.

(6) Plans for recreation facilities, if any, including buildings for such use.

(7) A determination of radon emissions level.

(8) Such additional data, maps, plans or statements as may be required for the particular use or activity involved.

(9) Such additional data as the applicant may believe is pertinent to the site development plan. Items (3), (4), and (5) above shall be prepared by a registered surveyor, engineer, or architect or practicing land planner as may be appropriate to the particular item.

16. *Duties of planning commission in site development plan approval.* Certain uses permitted in zoning districts, as shown on the schedule of district regulations, require approval by the planning commission of a site development plan prior to the issuance of building permits by the building official. In reaching decision as to whether or not the site development plan as submitted should be approved with a directive to the building official to issue building permits, the planning commission shall follow the procedure set out in subsection 14 [15] of this section and shall be guided in its decision by the following standards and shall show in its record that each was considered where applicable:

A. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety, traffic flow and control, provision of services and servicing for utilities, and access in case of fire or catastrophe.

B. Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent properties and the consequences of such drainage on overall city capacities.

C. Conditions on ownership, control and use generally, and conditions on ownership, control, use, and maintenance of open space or common lands to insure preservation of such lands for their intended purposes.

D. Utilities, with reference to hook-in locations and availability and capacity for the use projects.

E. Off-street parking and loading areas, with attention to automotive and pedestrian safety, traffic flow and control, access in case of fire and catastrophe, and screening and landscaping.

F. Recreation and open spaces, with attention to the location, size, and development of the areas as to adequacy, effect on privacy of adjacent and nearby community-wide open spaces and recreation facilities.

G. Density and/or purpose of the development, with attention to its relationship to adjacent and nearby properties.

H. General site arrangement, amenities, and convenience, with particular reference to insuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause a substantial depreciation of such property values.

I. Loss of pervious surfaces with attention to the lowering of recharge capabilities and increasing runoff.

J. Such other standards as may be imposed by these zoning regulations for the particular use of activity involved.

K. Consistency with neighborhood and historical character.

3. BACKGROUND:

In 1993 the subject property was originally used for a Checkers restaurant. In 2002 a car wash was built on the adjacent property 33639-006-01. The two parcels have been purchased and a new Wendy's restaurant is being proposed for the combined site. The applicant submitted a conceptual site plan for an initial feasibility determination. A pre-application meeting was conducted and it was determined that a landscape buffer depth variance would be required. Planning council and City council both approved a workable landscape buffer dimension.

The applicant has now submitted a site plan for review and approval for a 2,247 S.F. Restaurant on the subject property.

4. COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

Policy 1.4:
The **Commercial** land use category includes retail, entertainment, eating establishments, offices, medical facilities, personal services, trade services, wholesale and discount establishments, storage facilities, lodging establishments, recreational vehicle parks, fueling facilities, rental establishments, religious facilities, and facilities for repair and maintenance of vehicles and equipment. The maximum impervious surface is 65 percent and the maximum building height is forty (40) feet.

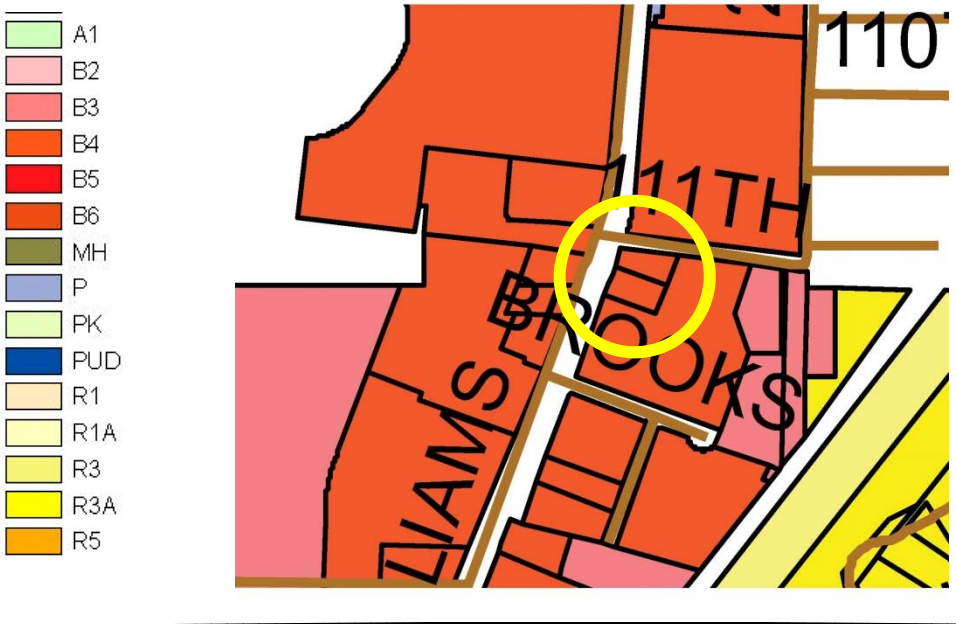
The subject property is located in the land use designation of Commercial.

Site Area is 34,274 S.F. Impervious area is 20,871 S.F. = **ISR 62.8%**
Proposed Building height - **24 feet**

The Zoning classification is B-4 and is one of the permitted classifications in this land use category. The nature and type of building development is not considered inconsistent with the comp plan.

Future Land Use Map (below)

Zoning Map (below)



5. REVIEW OF APPLICATION:

Relevant Sections of the Code

Article V Section 5.3(18) - **Amount of off-street parking.**

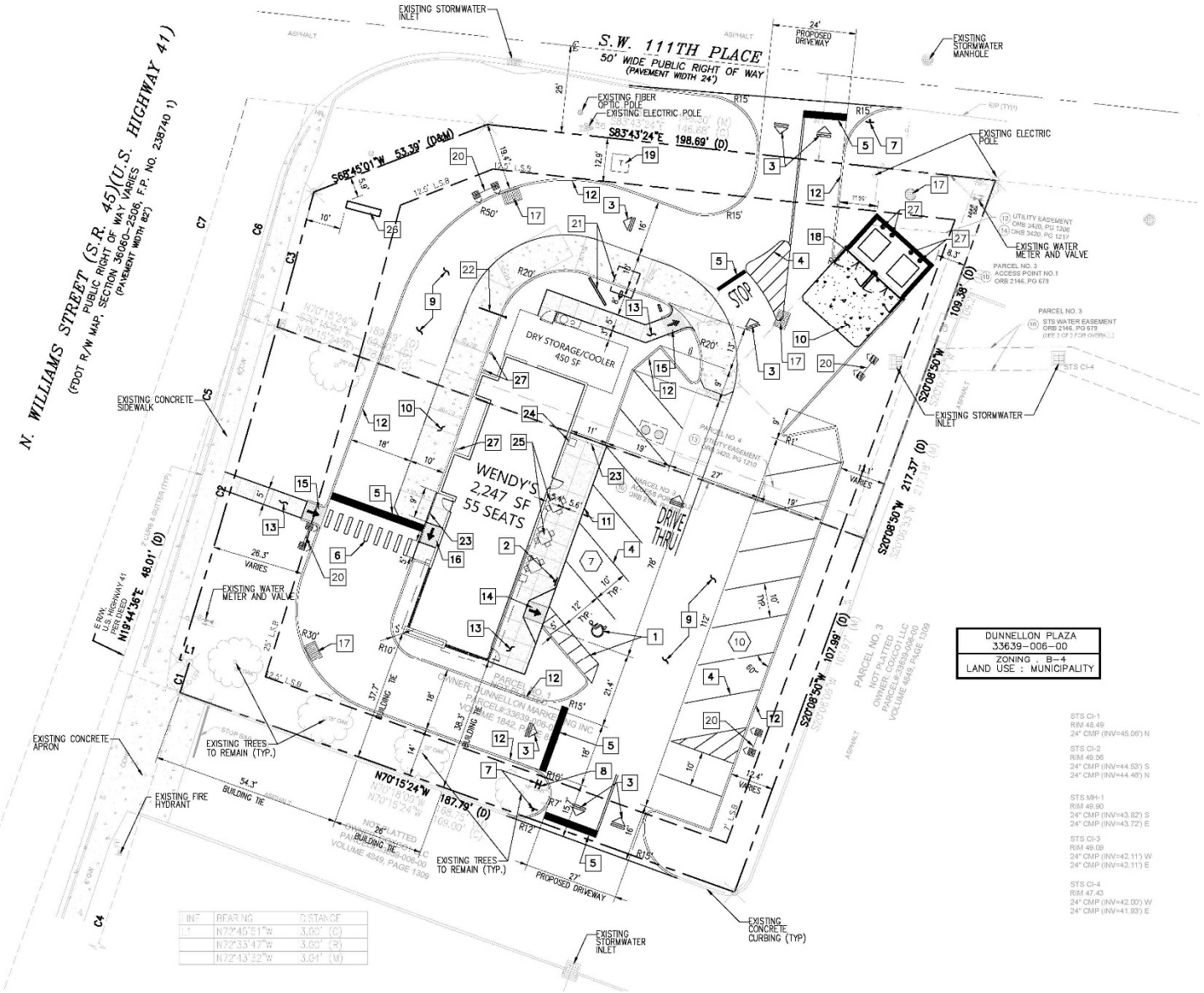
The off-street parking required by this article shall be provided and maintained on the basis of the following minimum requirements:

18. Restaurants, bars, beer gardens, clubs, nightclubs: One parking space for each **four seats** in the rooms for customer service.

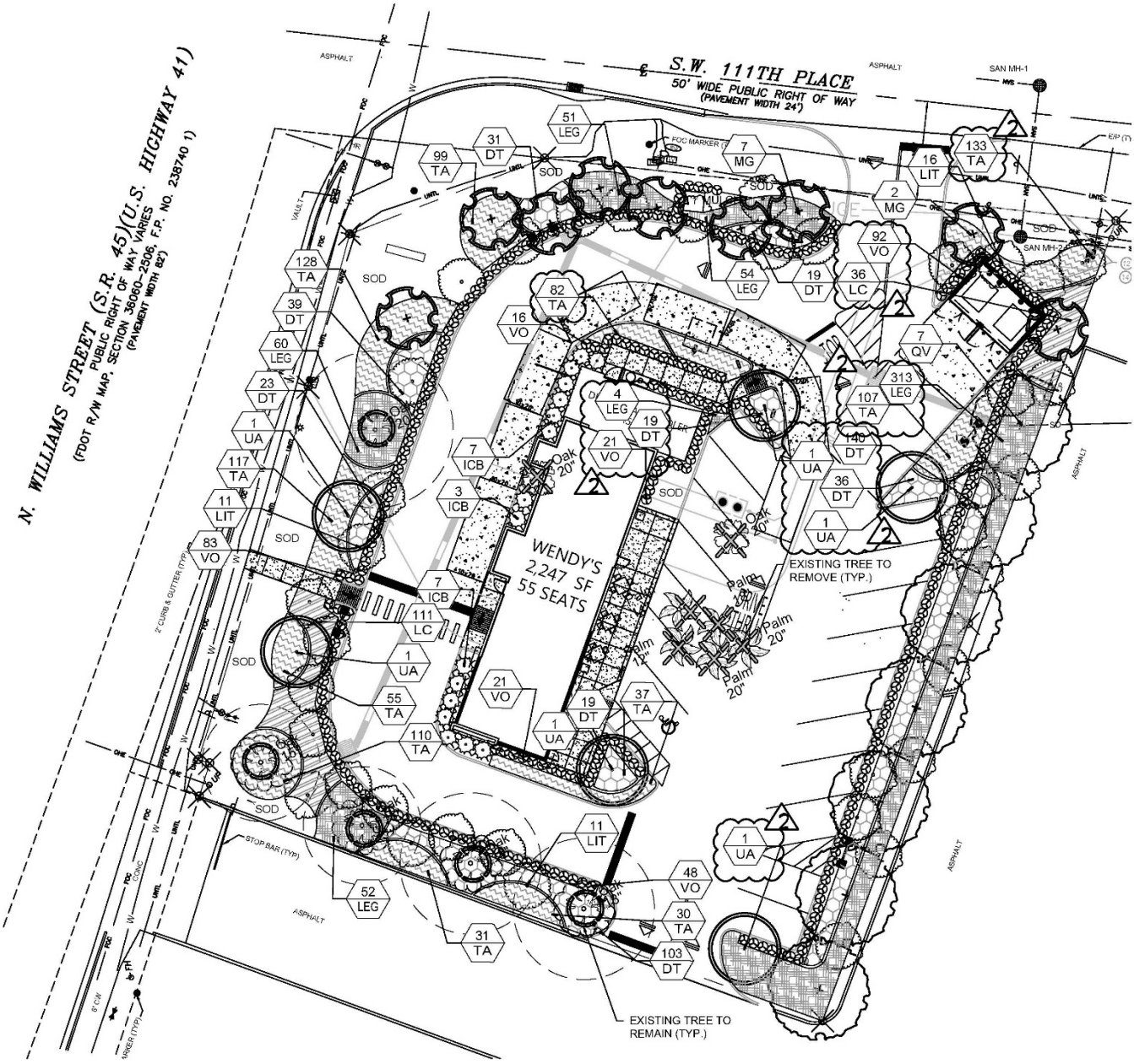
Building seating capacity 55 (indoors) + 12 (outdoors) = 67 seats divided by 4 = 16.75 required
17 spaces have been provided

The Applicant meets the off-street parking requirements as set forth above.

Wendy's Site Plan



Landscape Plan



	Front	Sides	Rear
Landscape Buffer Variance	25ft	12.5ft	7ft
Landscape Buffer Provided	**26.3ft**	**12.9/14.5ft**	**7.8ft**

The Applicant meets the landscape buffer variance requirements as set forth above.

Duties of planning commission in site development plan approval

A. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety, traffic flow and control, provision of services and servicing for utilities, and access in case of fire or catastrophe.

Response: Addressed on sheet C-1 of the site plan

B. Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent properties and the consequences of such drainage on overall city capacities.

Response: Addressed on sheet C-3 of the site plan

C. Conditions on ownership, control and use generally, and conditions on ownership, control, use, and maintenance of open space or common lands to insure preservation of such lands for their intended purposes.

N/A

D. Utilities, with reference to hook-in locations and availability and capacity for the use projects.

Response: Addressed on sheet C-2 of the site plan

E. Off-street parking and loading areas, with attention to automotive and pedestrian safety, traffic flow and control, access in case of fire and catastrophe, and screening and landscaping.

Response: Addressed on sheet C-1and L-1 of the site plan

F. Recreation and open spaces, with attention to the location, size, and development of the areas as to adequacy, effect on privacy of adjacent and nearby community-wide open spaces and recreation facilities.

N/A

G. Density and/or purpose of the development, with attention to its relationship to adjacent and nearby properties.

Response: Addressed on sheet C-V of the site plan

G. General site arrangement, amenities, and convenience, with particular reference to insuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause a substantial depreciation of such property values.

Response: Addressed in the body of this report

H. Loss of pervious surfaces with attention to the lowering of recharge capabilities and increasing runoff.

Response: Addressed on sheet C-0 and C-3 of the site plan

I. Such other standards as may be imposed by these zoning regulations for the particular use of activity involved.

N/A

J. Consistency with neighborhood and historical character.

Response: Addressed in the body of this report

6. STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council to approve the site plan as presented.

11191 NORTH WILLIAMS STREET (US HWY 41)

STORE NO. 11678

JURISDICTION: CITY OF DUNNELLON

PARCEL ID: 33639-006-01 & 33639-006-02

DEVELOPER & CONSULTANTS

OWNER/DEVELOPER
WENDY'S
1185 SANCTUARY PARKWAY, SUITE 300
ALPHARETTA, GEORGIA 30009
PHONE: 770-283-3770
EMAIL: ANDYBLACKBURN@WENDYS.COM
CONTACT: ANDY BLACKBURN

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Z DEVELOPMENT SERVICES
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1711 NORTH HIMES AVENUE
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EMAIL: JOHN.C.PHILLIPS@GHD.COM
CONTACT: JOHN C. PHILLIPS, P.E.

PROJECT REVISIONS

REV. NO	DATE	DESCRIPTION	SHEETS	BY
1	04/19/16	SWFWMD COMMENTS	C3, C3.1	CK
2	04/25/16	CLIENT COMMENTS	C0, C1 & L-1	CK

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
CV	COVER SHEET
C0	CIVIL DATA AND NOTES
C1	SITE DIMENSION PLAN
C1.1	SITE DEMOLITION PLAN
C2	SITE UTILITY PLAN
C3	SITE GRADING AND DRAINAGE PLAN
C3.1	STORMWATER POLLUTION PREVENTION PLAN
C4	CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
L-3	IRRIGATION PLAN
L-4	IRRIGATION DETAILS
SU	SITE LIGHTING PLAN
	SURVEY 1 OF 2
	SURVEY 2 OF 2

VICINITY MAP NTS

USGS MAP NTS

LEGAL DESCRIPTION

PARCEL NO. 1:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28 FOR A POINT OF REFERENCE, THENCE RUN NORTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 58.68 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AN OLD A.C.L. RAILROAD SPUR LINE, THENCE RUN NORTH 83°43'24" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 458.55 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 20°08'50" WEST, A DISTANCE OF 109.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 20°08'50" WEST, A DISTANCE OF 107.99 FEET; THENCE RUN NORTH 70°15'24" WEST, A DISTANCE OF 107.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 45); THENCE RUN NORTH 19°44'36" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 48.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE IN A WESTERLY DIRECTION AND HAVING A RADIUS OF 1959.08 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE AND THROUGH A CENTRAL ANGLE OF 01°45'16" A DISTANCE OF 58.99 FEET; THENCE RUN SOUTH 70°15'24" EAST, A DISTANCE OF 189.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS DESCRIBED AS PARCEL 118 IN THE ORDER OF TAKING UNDER CASE NO. 02-829-CA-G RECORDED IN OFFICIAL RECORDS BOOK 3213, PAGE 298, AND FINAL JUDGMENT OF ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3084, PAGE 1906, ALL OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL NO. 2:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28 FOR A POINT OF REFERENCE, THENCE RUN NORTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 58.68 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AN OLD A.C.L. RAILROAD SPUR LINE; THENCE RUN NORTH 83°43'24" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 458.55 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 20°08'50" WEST, A DISTANCE OF 109.38 FEET; THENCE RUN NORTH 70°15'24" WEST, A DISTANCE OF 189.49 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 45); SAID POINT BEING ON A CURVE CONCAVE IN A WESTERLY DIRECTION AND HAVING A RADIUS OF 1959.08 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE AND THROUGH A CENTRAL ANGLE OF 01°56'45" A DISTANCE OF 63.11 FEET TO A POINT AT THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE; THENCE RUN SOUTH 83°43'24" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 198.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3124, PAGE 56, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL NO. 3 - EASEMENT:

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR THE BENEFIT OF PARCEL NO. 1 AND PARCEL NO. 2, ABOVE AS CREATED BY AND SET FORTH IN EASEMENT AGREEMENT BY AND BETWEEN DUNNELLON MARKETING, INC., A FLORIDA CORPORATION AND DUNNELLON PLAZA LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP DATED MAY 31, 1995 AND RECORDED JUNE 12, 1995 IN OFFICIAL RECORDS BOOK 2146, PAGE 679, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL NO. 4 - EASEMENT:

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR THE BENEFIT OF PARCEL 1, ABOVE AS CREATED BY AND SET FORTH IN UTILITY EASEMENT DEED BY AND BETWEEN CORDON W. BEAVER AND EDWARD LOMME, AND DUNNELLON MARKETING, INC., A FLORIDA CORPORATION DATED OCTOBER 2, 2001 AND RECORDED IN OFFICIAL RECORDS BOOK 3420, PAGE 1210, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

PARCEL "A":

ADDITIONAL RIGHT OF WAY FOR U.S. HIGHWAY NO. 41,

A STRIP OF LAND BEING THE RIGHT 17.00 FEET OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE.

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 58.68 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY LINE OF AN OLD A.C.L. RAILROAD SPUR RIGHT OF WAY LINE; THENCE GO N.84°18'W. ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 184.86 FEET, TO A CONCRETE MONUMENT; THENCE S.20°08'50"W. 181.56 FEET; THENCE S.21°49'01"E. 147.43 FEET; THENCE S.18°44'36"W. 291.03 FEET; THENCE N.70°07'13"W. 550.17 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (MAINTAINED RIGHT OF WAY WIDTH 66 FEET) AND THE POINT OF BEGINNING, THENCE N.19°44'36"E. ALONG SAID EASTERLY RIGHT OF WAY LINE 351.01 FEET, TO A POINT INTERSECTING THE ARC OF A CIRCULAR CURVE CONCAVE IN A NORTHWESTERLY DIRECTION AND HAVING A RADIUS OF 1942.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 119.08 FEET, SUBTENDING A CENTRAL ANGLE OF 03°30'47" A CHORD BEARING OF N.17°59'12"E. AND A CHORD DISTANCE OF 119.06 FEET TO A POINT INTERSECTING THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF AN OLD A.C.L. RAILROAD SPUR AND THE POINT OF TERMINATION.

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100 ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

PROJECT DEVELOPER: P.E. LEED AP FL. REG. # 63752

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET
(US HWY 41)
DUNNELLON, FLORIDA

DATE: 03/14/16
DRAWN: BA
CHECKED: CK

CV

PROJECT NO.: 2015 216

DEMOLITION NOTES

1. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL COORDINATE ACTIVITIES WITH ALL UTILITY SERVICE PROVIDERS IN THE AREA. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION ACTIVITIES.

2. THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND OTHER IMPROVEMENTS AS NOTED ON THE PLANS. THIS INCLUDES FOUNDATIONS, TIMBER, BRUSH, STUMPS, ROOTS, PAVEMENT AND BASE MATERIAL AND OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.

3. EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FEET BELOW SUBGRADE IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.

4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

5. THE LOCATION OF ALL EXISTING UTILITIES AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED BASED UPON THE BEST AVAILABLE INFORMATION. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR ACCURACY. ALL UTILITIES, SURFACE IMPROVEMENTS AND TREE LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR.

6. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.

7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR).

8. ALL EROSION CONTROL MEASURES NOTED BELOW AND IN THE PLANS SHOULD BE IN PLACE PRIOR TO THE START OF DEMOLITION.

EROSION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONAL CHANGES.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.

3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.

6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE THE LIMITS OF CONSTRUCTION.

8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO THE SITE.

9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.

10. FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.O.T. INDEX NO. 102.

11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF SYNTHETIC BARRIERS.

12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.

13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE GOVERNING JURISDICTION OR BY OTHER REGULATORY AGENCIES.

14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC BALES/WATTLES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

15. THE BOTTOM AND SIDE SLOPES OF RETENTION PONDS SHALL BE UNDER EXCAVATED BY ROUGHLY 12 INCHES AT THE BEGINNING OF CONSTRUCTION. ONCE THE ENTIRE SITE IS STABILIZED, THE RETENTION POND SHALL BE EXCAVATED TO THE DESIGN DEPTH AND STABILIZED WITH SEED OR SOD AS SPECIFIED IN THE LANDSCAPING PLANS. NO MUCK GROWN SOD SHALL BE USED.

GENERAL NOTES

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND THESE PLANS PRIOR TO THE START OF CONSTRUCTION. ANY CONFLICTS BETWEEN CONDITIONS IN THE FIELD AND THESE PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD AT ONCE.

A. GENERAL

1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

2. SITE LOCATION: 11191 NORTH WILLIAMS STREET, DUNNELLON, MARION COUNTY, FLORIDA.

3. THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12083C0082D, CITY OF DUNNELLON, FLORIDA AND HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008.

4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY ALTAMAX SURVEYING, 810 BELLE AVENUE, SUITE 1140, CASSELBERRY, FLORIDA.

5. BENCHMARK – REFER TO TOPOGRAPHIC SURVEY BY ALTAMAX SURVEYING.

6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. THE ENGINEER ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.

7. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY GHD SERVICES. THE CIVIL ENGINEER 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.

8. 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.

9. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF-SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

11. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER.

12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH MARION COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.

13. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

14. ALL DISTURBED AREAS SHALL BE SODDED.

15. 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, INCLUDING, WITHOUT LIMITATION:
   a. SURVEYED "AS-BUILTS" MEETING THE REQUIREMENTS OF THE LOCAL JURISDICTION.
   b. COMPACTION AND DENSITY TEST REPORTS, AND
   c. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.

THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FROM Z DEVELOPMENT SERVICES COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO THE ENGINEER BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

16. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.

17. VEHICLE PARKING SPACES SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.

18. HANDICAP PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.

19. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.

20. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.

21. ALL BUILDING DIMENSIONS AND TIES ARE TO FACE OF BUILDING. SEE ARCHITECTURAL PLANS.

22. ALL PARKING LOT CURB RETURN RADII ARE 3' UNLESS OTHERWISE NOTED.

23. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE UNLESS OTHERWISE NOTED.

UTILITY NOTES

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

A. GENERAL

1. THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION OR DEMOLITION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.

2. 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 DURING THE CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF ORANGE COUNTY UTILITIES, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

4. CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.

5. 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.

6. 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.

7. MAINTAIN 36" COVER OVER MAINS, AND 30" OVER SERVICES/LATERALS UNLESS OTHERWISE NOTED.

8. 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.

9. INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.

10. 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.

11. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES AND SITE LIGHTING UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.

12. ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOATATION OF UTILITY/STORM PIPES DURING INSTALLATION.

13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS SO TIMELY CERTIFICATIONS MAY BE INITIATED. SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

14. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

15. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

B. MATERIALS (WATER)

1. SERVICE PIPE SHALL BE POLYETHYLENE (PE) TUBING, DR9 MINIMUM.

2. WATER MAINS SHALL BE PVC ASTM C900, DR 18 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.

3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.

4. CORPORATION STOPS SHALL BE BRASS, SIZED TO MATCH THE TAP DIAMETER, 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.

5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901. WITH COMPATIBLE PIPE CONNECTIONS.

6. TAPPING 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.

7. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE BLUE IN COLOR VIA INTEGRAL PIPE COLOR, STRIPING, OR OTHER METHODS.

C. MATERIALS (SEWER)

1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, 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.

D. MATERIALS (STORM)

1. REINFORCED CONCRETE PIPE (RCP): O-RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.

2. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.

3. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-252 (3"-10"), M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE – SMOOTH INSIDE, 4"-60"), AND MP7 (60" TYPE S).

   A. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F-477.

4. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D3034, SDR26, WITH PUSH-ON RUBBER GASKET JOINTS.

UTILITY DISINFECTING & TESTING NOTES

WATER MAINS THAT ARE INCLUDED IN THIS PROJECT THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605. ALL OTHER WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

LEAKAGE TESTS ARE REQUIRED AS FOLLOWS: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE PIPE; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C 828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 DISINFECTING WATER MAINS, SATISFACTORY BACTERIOLOGICAL TEST RESULTS SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT THE ACTIVE EXISTING MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAIN, AS SPECIFIED IN AWWA C651-92.

CONTRACTOR SHALL UTILIZE A JUMPER CONNECTION DURING WATER MAIN TESTING. ALTERNATE TYPES OF BACKFLOW PREVENTION MAY BE UTILIZED AS APPROVED BY INSPECTION STAFF AND ENGINEER.

UTILITY SEPARATION NOTES

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY – OR VACUUM – TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER , WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

3. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY – OR PRESSURE – TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

UTILITY CONTACTS

STORM DRAINAGE	MARION COUNTY OFFICE OF THE COUNTY ENGINEER 412 SE 25TH AVENUE OCALA, FLORIDA 34471 PHONE: 352-671-8686 CONTACT: PAUL WILDMAN
SEWER/ WATER	MARION COUNTY UTILITIES 11800 SE U.S. HIGHWAY 441 BELLEVIEW, FLORIDA 34420 PHONE: 352-307-6168 CONTACT: SUSAN HEYEN
ELECTRIC	DUKE ENERGY 515 INDEPENDENCE HIGHWAY INVERNESS, FLORIDA PHONE: 352-345-3704 CONTACT: ANJELICA KEATING
GAS	TECO 702 NORTH FRANKLIN STREET P.O. BOX 2562 TAMPA, FLORIDA 33601 PHONE: 352-427-0743 CONTACT: CHUCK HUMPHREY
PHONE	CENTURY LINK PHONE: 855-859-8127 CONTACT: CUSTOMER SERVICE

SITE DATA

SITE AREA	34,274 S.F.	(0.7868 AC)* *DOES NOT INCLUDE DRAINAGE AREA
PERVIOUS AREA	12,761 SF	(37.2%)
IMPERVIOUS AREA	21,513 SF	(62.8%) (100%)
BUILDING AREA	2,247 SF	(6.6%)
PAVEMENT	19,266 SF	(56.2%)
LANDUSE	MUNI – MUNICIPALITY	
ZONING	B-4 (GENERAL BUSINESS)	
BUILDING HEIGHT	PROPOSED 24 FEET (TOWER ELEMENT) PROPOSED 17.5 FEET (PARAPET)	

BUILDING SETBACKS	REQUIRED	PROVIDED
WEST (N. WILLIAMS STREET)	25 FT	57.4 FT
SOUTH	12 FT	37.7 FT
EAST	12 FT	88.9 FT
NORTH (S.W. 111TH PLACE)	10 FT	51.7 FT

LANDSCAPE BUFFER		
WEST (N. WILLIAMS STREET)	25 FT*	26.3 FT
SOUTH	12.5 FT*	14 FT
EAST	7 FT*	7.8 FT
NORTH (S.W. 111TH PLACE)	12.5 FT*	12.8 FT

* PER APPROVED VARIANCE

PARKING REQUIRED

ONE (1) SPACE PER FOUR (4) SEATS
= 55 INDOOR + 12 OUTDOOR = 67 TOTAL
= 67 / 4 = 16.75
= 17 PARKING SPACES

PARKING PROVIDED	
REGULAR	16 SPACES
HANDICAP	1 SPACES
TOTAL	17 SPACES

LEGEND

	PROPOSED
PROPOSED CONTOUR	73.50
MEET EXISTING GRADE	MEG
EDGE OF PAVEMENT	EOP
SIDEWALK	SW
GRADE BREAK	GB
SPOT ELEVATION	12.55
DIRECTION OF FLOW AND PERCENT SLOPE	1.00%
STORM SEWER & INLET	
DOWN SPOUT DRAINS	DSD
SANITARY SEWER & MANHOLE	SS / S.M.H.
CLEANOUT	C.O.
WATER SERVICE	W
FIRE HYDRANT	
WATER METER	
BACKFLOW PREVENTION DEVICE	
GATE VALVE	
REDUCER	
UNDERGROUND TELEPHONE	T
UNDERGROUND ELECTRIC	UGE
SITE LIGHTING	
TRANSFORMER	T
AIR CONDITIONING UNIT	AC
PARKING SPACE TOTALS	8
6" CURBING WITH DIMENSION (TO FACE OF CURB U.N.O.)	12'
DETAIL NUMBER / SHEET NUMBER	3 / C4

GC NOTES:

A COPY OF THIS SHEET C0 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100 ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604
CA 29354

REVISION	DATE
1 CLIENT COMMENTS	01/25/16

ROBERT DESANGUIS, P.E. LEED AP
FL. REG. # 69292

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET (US HWY 41)
DUNNELLON, FLORIDA

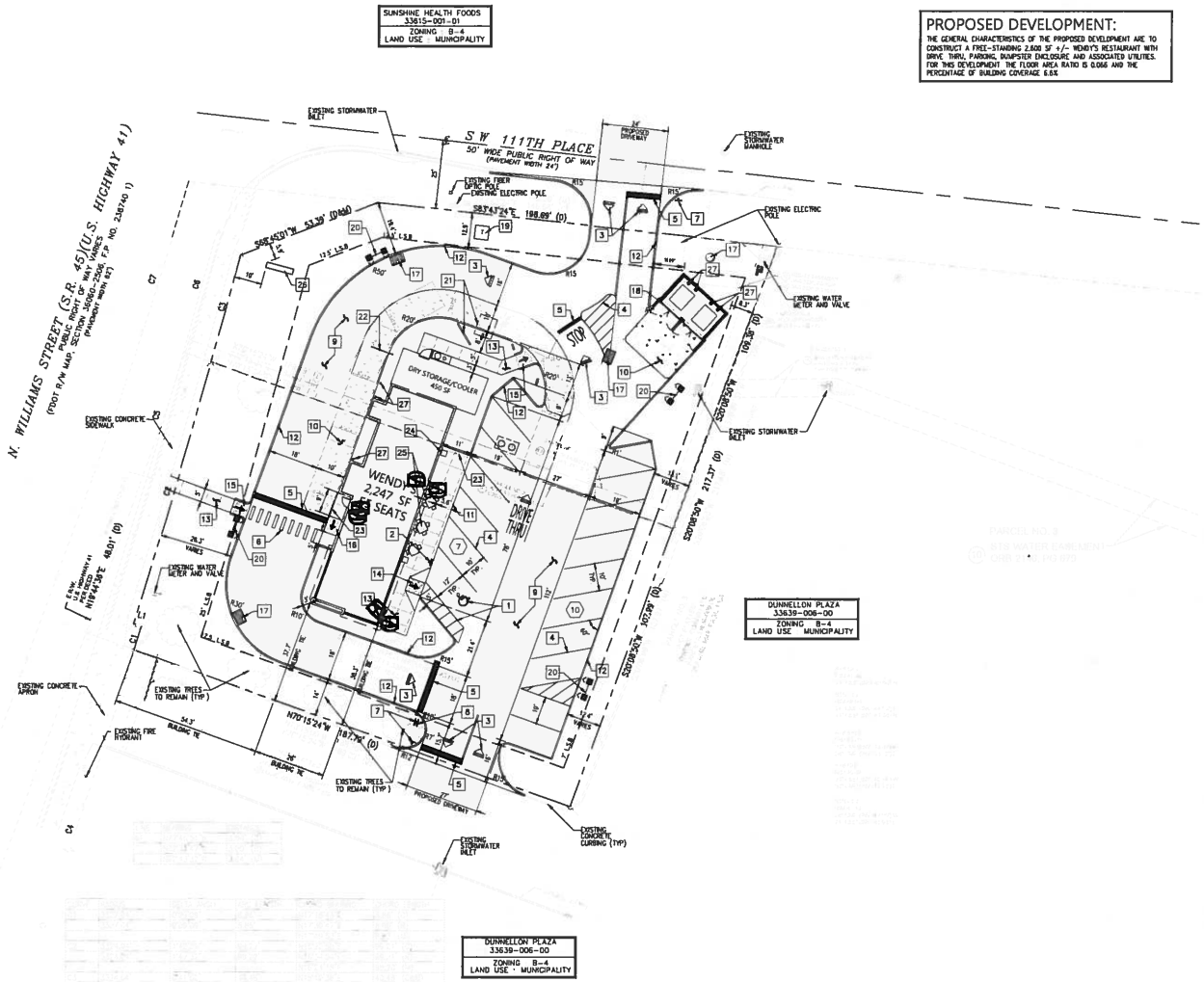
DATE: 03/14/16
DRAWN: BA
CHECKED: CK

C0

PROJECT NO.: 2015 216

APPLICABLE SITE PERMITS:

- FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE (EXEMPTION REQUEST)
- FLORIDA DEPARTMENT OF TRANSPORTATION LANDSCAPE (SIDEWALK)
- SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- CITY OF DUNNELLON



SITE DIMENSION PLAN

LEGEND

CONCRETE PAVEMENT

PROPOSED DEVELOPMENT:

THE GENERAL CHARACTERISTICS OF THE PROPOSED DEVELOPMENT ARE TO CONSTRUCT A FREE-STANDING 2,600 SF +/- WENDY'S RESTAURANT WITH DRIVE THRU, PARKING, DUMPSTER ENCLOSURE AND ASSOCIATED UTILITIES. FOR THIS DEVELOPMENT THE FLOOR AREA RATIO IS 0.066 AND THE PERCENTAGE OF BUILDING COVERAGE 6.6%

NORTH

20' 0 20' 40'

GRAPHIC SCALE

PLAN NOTES

1. HANDICAP PARKING, STRIPING & HANDICAP ACCESS AISLE (1/C4)
2. HANDICAP PARKING SIGN (1 PLACE) (2/C4)
3. PAVEMENT MARKING (3/C4)
4. 4" WHITE PAINT (TYP.)
5. 24" WHITE-PAINT-STOP BAR
6. 6" WHITE PAINT-CROSSWALK STRIPING (3/C4)
7. 30" STOP SIGN (R1-1)
8. "DO NOT ENTER" SIGN
9. ASPHALT PAVEMENT (4/C4)
10. CONCRETE PAVEMENT AND APRON (5/C4) (6/C4)
11. MONOLITHIC CURB AND SIDEWALK (7/C4)
12. VERTICAL CURB (8/C4)
13. CONCRETE WALK WITH EXPANSION JOINTS AND SCORE MARKS (9/C4)
14. FLARED HANDICAP RAMP (10/C4) (17/C4)
15. HANDICAP END RAMP (11/C4) (17/C4)
16. SIDEWALK HANDICAP RAMP (12/C4) (17/C4)
17. DRAINAGE STRUCTURE (SEE SHEET C3)
18. PROPOSED SOLID WASTE ENCLOSURE (SEE ARCHITECTURAL PLAN)
19. PAD MOUNTED TRANSFORMER (SEE ELECTRICAL PLAN)
20. SITE LIGHTING (SEE ELECTRICAL SHEET)
21. DRIVE-THRU CANOPY, MENU BOARD AND SPEAKER BOX (SEE ARCHITECTURAL PLAN)
22. CLEARANCE BAR (SEE ARCHITECTURAL PLAN)
23. SAFETY RAILING (SEE ARCHITECTURAL PLAN)
24. TRASH AND RECYCLE ENCLOSURE (SEE ARCHITECTURAL PLAN)
25. OUTDOOR SEATING (SEE ARCHITECTURAL PLAN)
26. MONUMENT SIGN (SEE ARCHITECTURAL PLAN)
27. BOLLARDS (13/C4)

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

Z DEVELOPMENT services
CA 29354
708 E. COLONIAL DR., STE 100 ORLANDO, FL 32803
PH: (407) 271-8910 FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE
1 CLIENT COMMENTS	04/25/16		

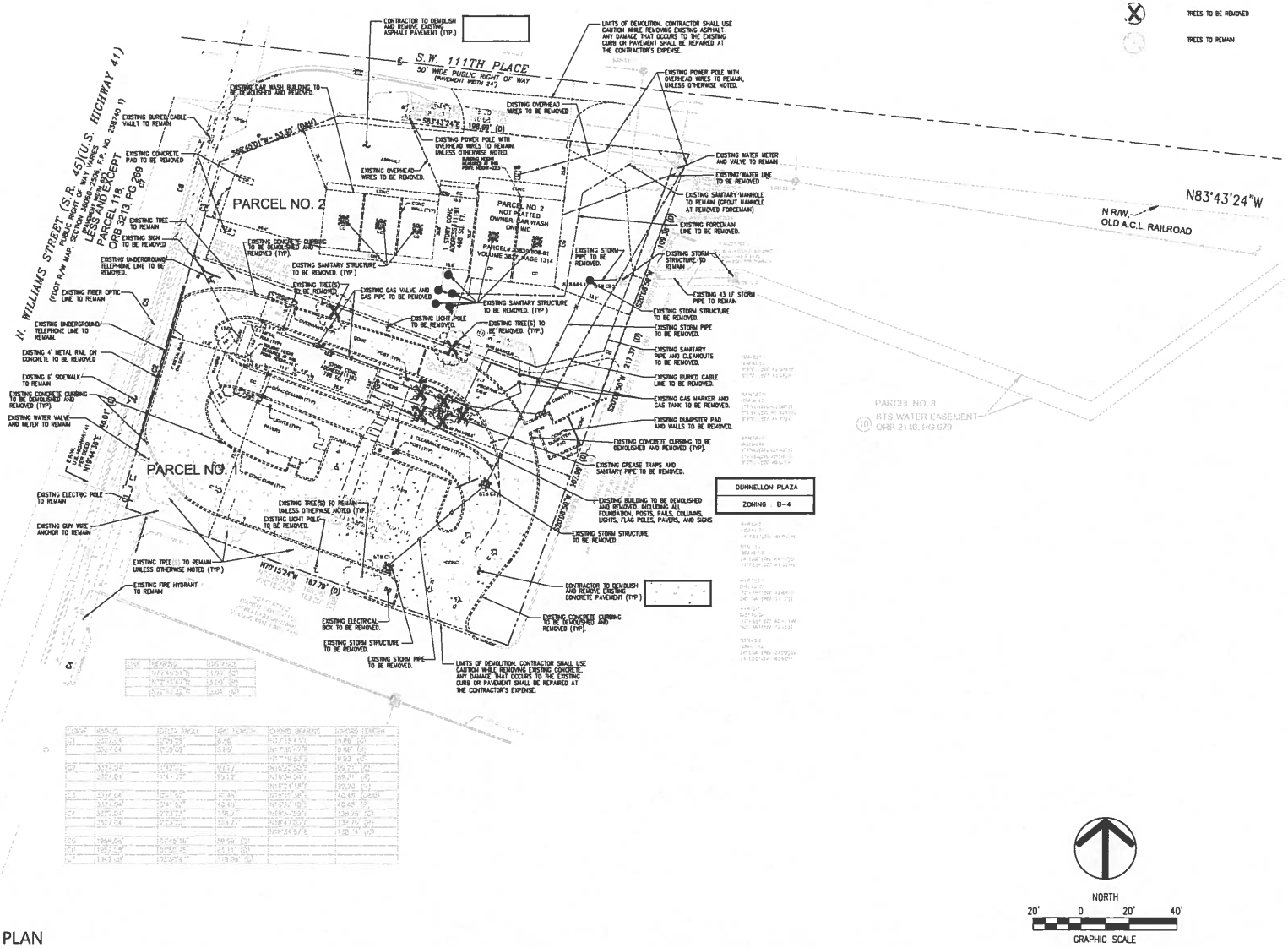
ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG # 56752

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET
(US HWY 41)
DUNNELLON, FLORIDA

DATE: 03/14/16
DRAWN: BA
CHECKED: CK

C1

PROJECT NO.: 2015 216



SITE DEMOLITION PLAN

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100 ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

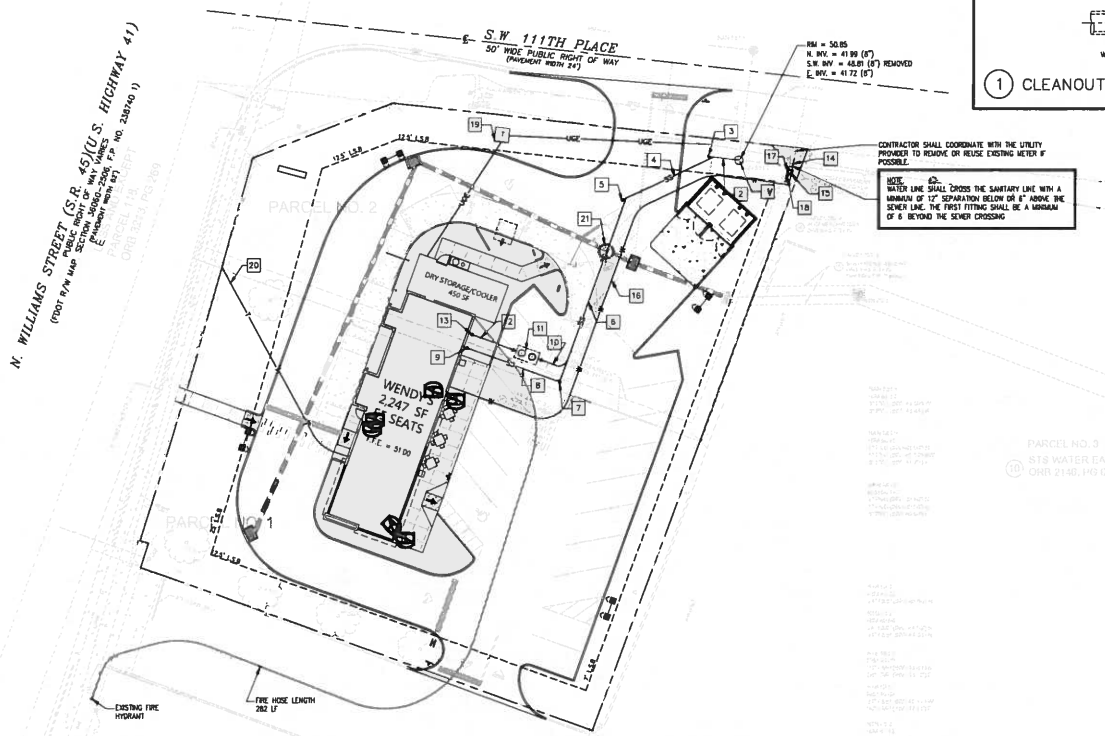
ROBERT DESKOVICS, P.E., LEED AP
FL REG. # 67573

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET
(US HWY 41)
DUNNELLON, FLORIDA

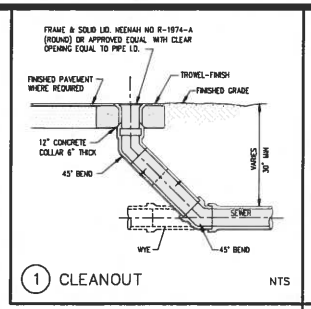
DATE: 03/14/16
DRAWN: BA
CHECKED: CK

C1.1

PROJECT NO.: 2015 216



SITE UTILITY PLAN



1 CLEANOUT NTS

UTILITY NOTES

SANITARY SEWER NOTES:

1. CONTRACTOR TO CORE DRILL AND CONNECT PROPOSED 6" SANITARY SEWER LATERAL @ INV. ELEV. = 43.56 (W) CONTRACTOR TO GROUT AND SEAL EXISTING MANHOLE WHERE EXISTING SERVICE WAS REMOVED.
2. 9 LF – 6" PVC @ 4.4% SLOPE (14/C4 TYP, 1/C2 TYP)
3. CLEANOUT @ INV. ELEV. =43.97
4. 34 LF – 6" PVC @ 4.4% SLOPE
5. CLEANOUT @ INV. ELEV. = 45.47
6. 68 LF – 6" PVC @ 1.0% SLOPE
7. CLEANOUT @ INV. ELEV. = 46.15
8. 35 LF – 6" PVC @ 1.0% SLOPE
9. CONTRACTOR TO CONNECT TO STUB-OUT FROM BUILDING @ INV. ELEV. = 46.50 (REFER TO PLUMBING PLAN FOR BUILDING OUTLET)
10. 10 LF – 6" PVC @ 1.0% SLOPE
11. 1,250 GALLON GREASE TRAP RIM. ELEV. = 50.00 (E) 6" INV. (OUT) = 46.20 (W) 6" INV. (IN) = 46.45
12. 17 LF – 6" PVC @ 1.0% SLOPE
13. CONTRACTOR TO CONNECT TO STUB-OUT FROM BUILDING @ INV. ELEV. = 46.62 (REFER TO PLUMBING PLANS FOR STUB-OUT LOCATIONS)

WATER

14. EXISTING METER AND VALVE TO REMAIN (15/C4)
15. 1.5" METER AND 1.5" RPZ BACKFLOW PREVENTER (DOMESTIC)
16. 176 LF – 1-1/2" PVC SERVICE LINE TO BUILDING (14/C4 TYP)
17. 1" METER & 1" RPZ BACKFLOW PREVENTER (15/C4)
18. 1.5" IRRIGATION STUBOUT (SEE IRRIGATION PLAN)

ELECTRIC

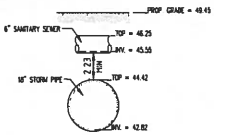
19. PROPOSED TRANSFORMER PAD. CONTRACTOR SHALL COORDINATE WITH SECO FOR NEW POWER SERVICE PRIOR TO CONSTRUCTION. MUST HAVE LOCATOR WIRE INSTALLED OUTSIDE OF CONDUIT

TELEPHONE

20. CONTRACTOR SHALL COORDINATE NEW UNDERGROUND TELEPHONE SERVICE CONNECTION WITH CENTURY LINK COMPANY PRIOR TO CONSTRUCTION.

UTILITY CROSSING:

21. SANITARY PIPE – STORMWATER PIPE CROSSING (N.T.S.)



20' 0 20' 40'
GRAPHIC SCALE

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

Z DEVELOPMENT services
CA 29354
708 E. COLONIAL DR., STE 100 ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

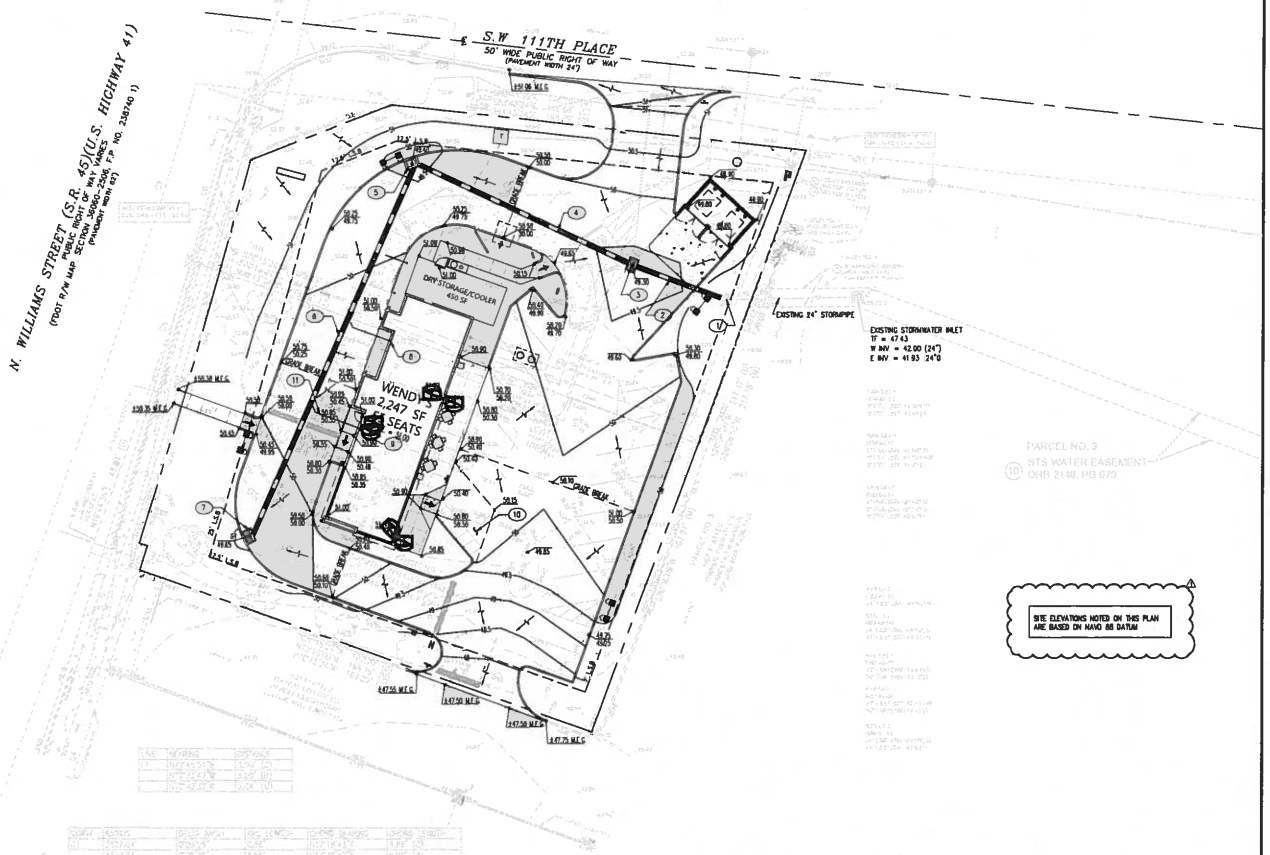
ROBERT ZSEGEDINSKI, P.E., LEED AP
FL REG. # 56752

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET (US HWY 41)
DUNNELLON, FLORIDA

DATE: 03/14/16
DRAWN: BA
CHECKED: CK

C2

PROJECT NO.: 2015 216



DRAINAGE NOTES

1. CONTRACTOR TO CONVERT EXISTING STORM INLET GRATE TO SOLID COVER
   RIM = 49.09
   (E) 24" INV. (OUT) = ±42.11 (EXISTING)
   (W) 18" INV. (IN) = 42.21
2. 35 LF – 18" HDPE @ 1.1% SLOPE (14/C4 TYP.)
3. TYPE "S" INLET #1
   TF = 49.30
   (E) 18" INV. (OUT) = 42.61
   (W) 18" INV. (IN) = 42.71 (16/C4 TYP.)
4. 85 LF – 18" HDPE @ 1.1% SLOPE
5. TYPE "S" INLET #2
   TF = 49.40
   (E) 18" INV. (OUT) = 43.64
   (W) 15" INV. (IN) = 43.74
6. 142 LF – 15" HDPE @ 1.1% SLOPE
7. TYPE "S" INLET #3
   TF = 49.65
   (N) 15" INV. (OUT) = 45.30
8. 18 LF = 8" HDPE (DOWNSPOUT DRAIN)
   (CONTRACTOR TO CONNECT DOWNSPOUT DRAIN TO 15" HDPE STORMPIPE)
9. 18 LF = 8" HDPE (DOWNSPOUT DRAIN)
   (CONTRACTOR TO CONNECT DOWNSPOUT DRAIN TO 15" HDPE STORMPIPE)
10. HANDICAP PARKING – NOT TO EXCEED 2.0% SLOPE IN ANY DIRECTION
11. HANDICAP ACCESSIBLE ROUTE – NOT TO EXCEED 2.0% CROSS SLOPE OR 5.0% RUNNING SLOPE

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

SITE GRADING AND DRAINAGE PLAN

DEVELOPMENT services
CA 29354
708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
ORLANDO, FL 32803 FAX: (407) 442-0604

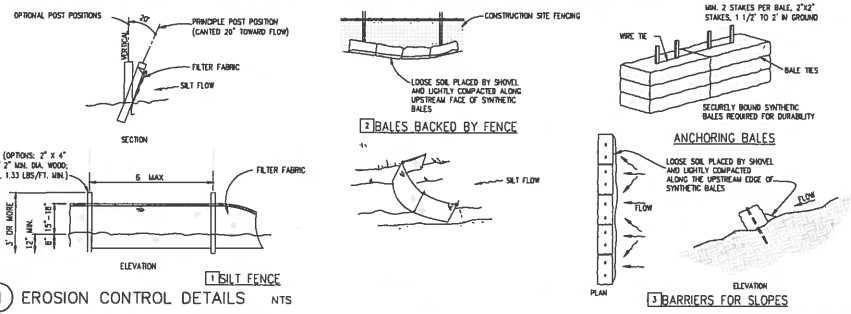
REVISION	DATE
SWFWMD COMMENTS	04/19/16
REVISION	DATE

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET
(US HWY 41)
DUNNELLON, FLORIDA

DATE: 03/14/16
DRAWN: BA
CHECKED: CK

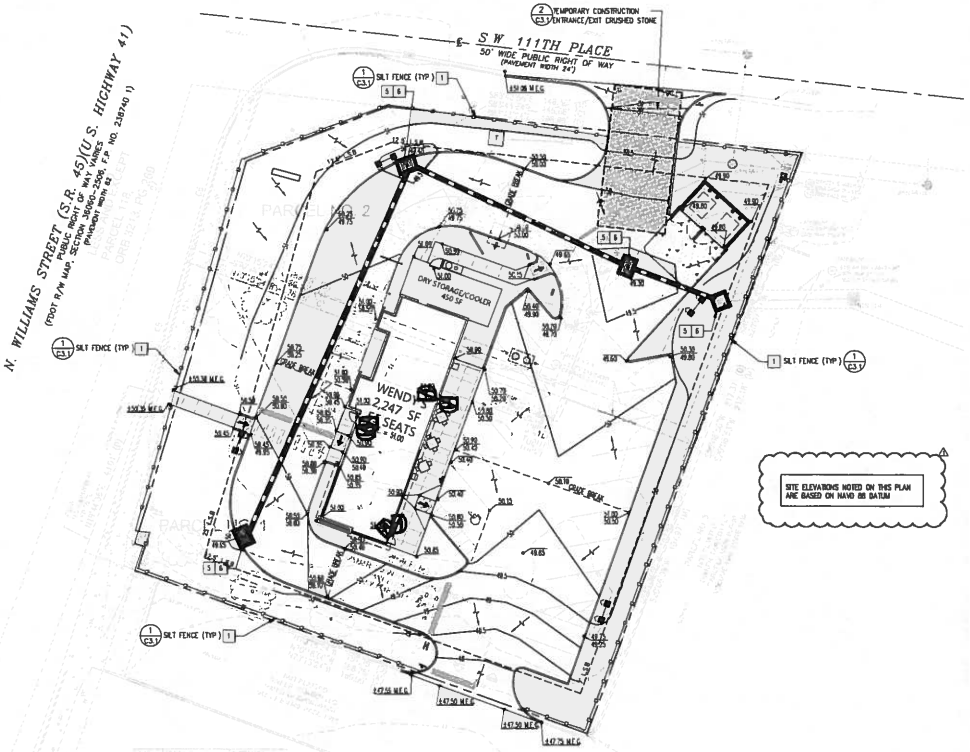
C3

PROJECT NO.: 2015 216

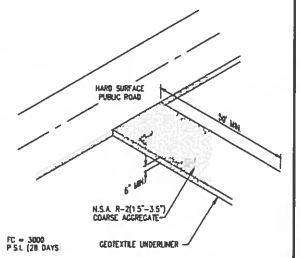


1 EROSION CONTROL DETAILS NTS

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



STORMWATER POLLUTION PREVENTION PLAN



2 CRUSHED STONE CONSTRUCTION EXIT NTS

TOTAL AREA (SF) (AC)	*DISTURBED AREA (SF) AREA (AC)	UNDISTURBED AREA (SF) AREA (AC)	IMPERVIOUS* AREA (SF) AREA (AC)	PERVIOUS* AREA (SF) AREA (AC)
34,274 SF 0.787 AC	34,274 SF 0.786 AC	0 0	20,871 SF 0.479 AC	13,403 SF 0.308 AC

*IMPERVIOUS + PERVIOUS = DISTURBED

Stormwater Pollution Prevention Plan Inspection Report Form

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater

Project Name:

NPDES Stormwater Identification Number:

LOCATION	RAIN DATA	TYPE OF CONTROL	DATE INSTALLED	CURRENT CONDITION / CORRECTIVE ACTION

Condition Code:
G = Good M = Marginal, needs maintenance or replacement soon
P = Poor, needs immediate maintenance or replacement C = Needs to be cleaned
O = Other

Control Type Codes:

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced sod retaining system
2. Earth dikes	11. Vegetative buffer strip	
3. Structural diversion	12. Vegetative preservation area	20. Gabion
4. Swale	13. Retention Pond	21. Sediment Basin
5. Sediment Trap	14. Construction entrance stabilization	22. Temporary seed / sod
6. Check dam		23. Permanent seed / sod
7. Subsurface drain	15. Perimeter ditch	24. Mulch
8. Pipe slope drain	16. Curb and gutter	25. Hay Bales
9. Level spreaders	17. Paved road surface	26. Geolestte
	18. Rock outlet protection	27. Rip-rap

28. Tree protection	31. Waste disposal/housekeeping	33. Sand Bag
29. Detention pond	32. Dam	34. Other
30. Retention pond		

Inspector Information:

Name Date

Qualification

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities. If there are not any incidents of non-compliance identified above.

* * * * * *

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Responsible Authority) Date

NOTE: THIS EXAMPLE INSPECTION LOG IS GIVEN FOR REFERENCE PURPOSES. THIS OR A SIMILAR FORM IS REQUIRED PER NOTE 18.

POLLUTION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONS OF SITE PERMITS.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.
6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.
7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.
8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.
9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
10. FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.O.T. SPECIFICATIONS.
11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF HAY BARRIERS.
12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.
14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC HAY BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.
15. THE CONTRACTOR IS REQUIRED TO HAVE THIS PLAN ALONG WITH A COPY OF THE NPDES NOTICE OF INTENT POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.
16. "CONTRACTOR IS REQUIRED BY NPDES TO KEEP A LOG ON SITE FOR THE SOIL EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE PLAN. THE LOG SHALL CONTAIN DATES FOR: INSTALLATION OF CONTROL MEASURES, MAJOR SITE CONSTRUCTION ACTIVITIES, INSPECTION ON AT LEAST A WEEKLY BASIS AND INSPECTION AFTER ANY RAINFALL EVENT THAT IS 1/2" OR GREATER"
17. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.
18. CONTRACTOR SHALL RETAIN ALL RECORDS FOR A PERIOD OF THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.
19. NON STORMWATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, ETC SHALL BE DISCHARGED TO EXISTING UNDERGROUND STORMWATER FACILITY OR ON SITE RETENTION POND.
20. ANY POTENTIALLY HAZARDOUS CHEMICALS BROUGHT ONTO THE JOB SITE WILL BE LIMITED AND KEPT IN ORIGINAL CONTAINER WITH MSDS LABEL.
21. NO SILT SHALL BE TRACKED ONTO PUBLIC ROADWAYS. ANY SILT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED BY THE END OF THE WORK DAY

CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT IMPLEMENT ANY PART OF THE EROSION/POLLUTION CONTROL MEASURES REQUIRED BY THE NPDES PERMIT SHALL SIGN BELOW.

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Mississippi Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Name	Title	Company Name, Address & phone number	Date

ENGINEER'S CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

ROBERT ZIEGENFUSS, P.E. #56752 Date

OWNER/AGENT CERTIFICATIONS

I HAVE REVIEWED THIS PLAN AND AGREE TO COMPLY WITH THE REQUIREMENTS SHOWN HEREON.

OWNER/AUTHORIZED REPRESENTATIVE Date

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100 ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

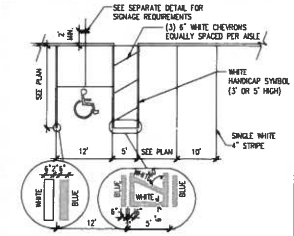
REVISION	DATE
SWPPPD COMMENTS	04/19/16
REVISION	DATE

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET
(US HWY 41)
DUNNELLON, FLORIDA

DATE: 03/14/16
DRAWN: BA
CHECKED: CK

C3.1

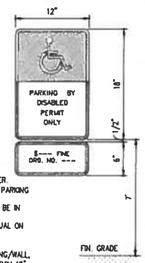
PROJECT NO.: 2015 216



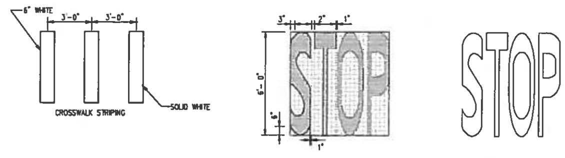
NOTE:
FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION. SEE PLAN FOR STYLE OF HANDICAP RAMP. HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 (LATEST EDITION)

(1) HANDICAP STRIPING NTS

NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT & ORDINANCE NUMBER.
5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 2A-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.



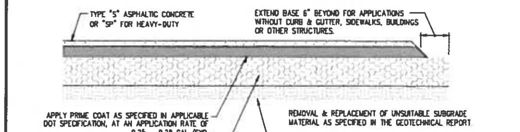
(2) HANDICAP SIGN NTS



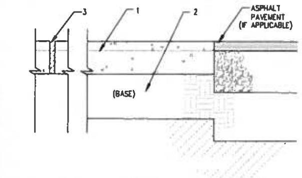
(3) PAVEMENT MARKINGS NTS

PAVEMENT THICKNESS

SERVICE LEVEL	LAYER COMPONENT		
	SURFACE COURSE (INCHES)	BASE COURSE (INCHES)	STABILIZED SUBGRADE (INCHES)
STANDARD PAVEMENT SECTION	1 1/2	6	12
HEAVY-DUTY PAVEMENT SECTION	2	8	12



(4) TYPICAL PAVEMENT SECTION NTS



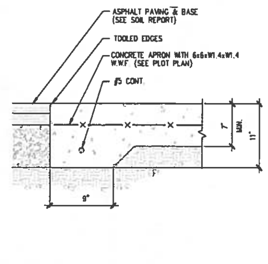
1. 7" - 4000 PSI CONCRETE W/ FIBERMESH REINFORCEMENT.
2. 12" - WELL DRAINING GRANULAR SUBGRADE, COMPACTED TO 98% OF THE MATERIALS AASHTO-T-180 MAXIMUM DRY DENSITY. MINIMUM LBR40
3. 1/4" PREMOLDED ASPHALT EXPANSION JOINT STRIP. SET 1/2" BELOW PAVEMENT TOP @ 20'-0" O.C. MAXIMUM.

NOTE
PLEASE REFER TO GEOTECHNICAL REPORT

PORTLAND CEMENT CONC. PAVEMENT

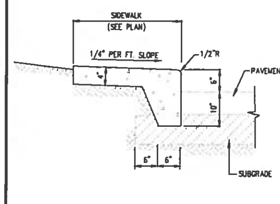
1. GENERAL
RIGID PAVEMENT CONSISTS OF CONSTRUCTING A SPECIFIED PORTLAND CEMENT CONCRETE PAVING ON A PREPARED SUBGRADE. THE UTILITIES AND OTHER ITEMS IN AND BENEATH THE STREET MUST BE PROPERLY COORDINATED WITH THE CONSTRUCTION OF RIGID PAVEMENT TO AVOID CONFLICTS. THE WORK TO BE DONE SHALL INCLUDE THE FURNISHING OF ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT AND INCIDENTAL NECESSARY FOR THE PROPOSED RIGID PAVEMENT CONSTRUCTION IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATION.
2. CONCRETE STRENGTH REQUIRED:
ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 (PCI) PSI AT 28 DAYS. CONFORMANCE TO STRENGTH REQUIREMENTS SHALL BE DETERMINED BY ACI STANDARD 318, LATEST EDITION, SECTIONS 4.8.2.3 AND 4.8.3.

(5) CONCRETE PAVEMENT NTS



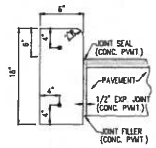
(6) CONCRETE APRON NTS

3,500 PSI (MIN.) CONCRETE



(7) MONOLITHIC CURB & SIDEWALK NTS

(3,500 PSI (MIN))

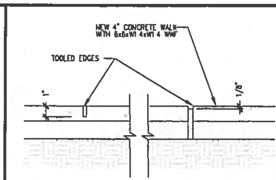


NOTES:
1. COST OF 2-#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDED 2-#6 SMOOTH BARS WITH EXPANSION CAPS AT EACH EXPANSION JOINT, 20'0" O.C. MAX.
3. CONTRACTION JOINTS - CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTER WITHIN 24 HOURS OF PLACEMENT.
4. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET

PLAN SYMBOL

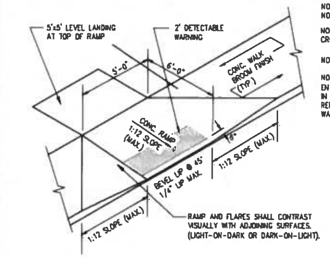
(8) 6" VERTICAL CURB NTS

(3,500 PSI (MIN))



NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.
EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK. SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

(9) CONCRETE WALK NTS



NOTE 1: REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.

NOTE 2: CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

NOTE 3: RAMP GREATER THAN A 6" RISE REQUIRES HANDRAILS.

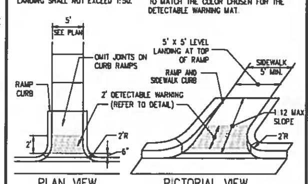
NOTE 4:
ENTIRE RAMP SURFACE (OUTSIDE OF DETECTABLE WARNING) SHALL CONTRAST IN COLOR BY 70% FROM THAT OF THE SIDEWALK. RECOMMENDED COLORS ARE RED OR YELLOW TO MATCH THE COLOR CHOSEN FOR THE DETECTABLE WARNING MAT.

(10) FLARED HANDICAP RAMP NTS

3000 PSI (MIN.) CONCRETE

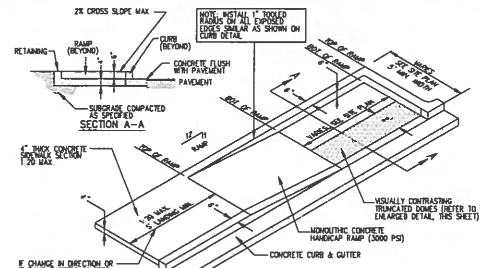
NOTE 1:
REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.
NOTE 2:
CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

NOTE 3:
RAMP GREATER THAN A 6" RISE REQUIRES HANDRAILS.
NOTE 4:
ENTIRE RAMP SURFACE (OUTSIDE OF DETECTABLE WARNING) SHALL CONTRAST IN COLOR BY 70% FROM THAT OF THE SIDEWALK. RECOMMENDED COLORS ARE RED OR YELLOW TO MATCH THE COLOR CHOSEN FOR THE DETECTABLE WARNING MAT.

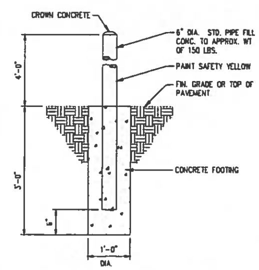


(11) HANDICAP END RAMP NTS

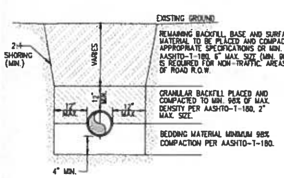
3000 PSI (MIN.) CONCRETE



(12) SIDEWALK HANDICAP RAMP NTS



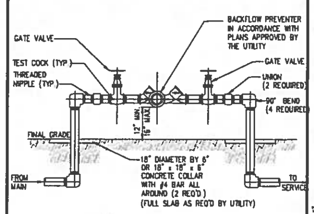
(13) BOLLARD NTS



NOTES:

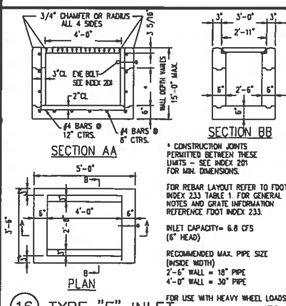
1. BEDDING MATERIAL SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OF WASHED AND GRADED LIME ROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED IN ACCORDANCE WITH ASTM D-2321.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
5. DENSITY TESTS ARE REQUIRED IN ONE (1) FOOT LIFTS ABOVE PIPE AT INTERVALS OF 400 FT. MAXIMUM.
6. THE DEVELOPER / CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL APPLICABLE TRENCH-SAFETY LAWS AND REGULATIONS.
7. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT / CONTRACT DOCUMENTS.

(14) TRENCH DETAIL NTS



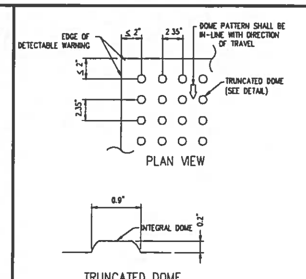
NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL OR BRASS.

(15) REDUCED PRESSURE BACKFLOW PREVENTER NTS



(16) TYPE "F" INLET NTS

(REF: FDOT INDEX 233) (PRECAST DIMENSIONS)



NOTE:

1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.
2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK. (SAFETY YELLOW OR BRICK RED)
5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE) OLYMPIC TOWERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE. (800) 682-2525

(17) DETECTABLE WARNING NTS

Z DEVELOPMENT services
CA 29354
708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
ORLANDO, FL 32803 FAX: (407) 442-0604

DATE	REVISION	DATE	REVISION

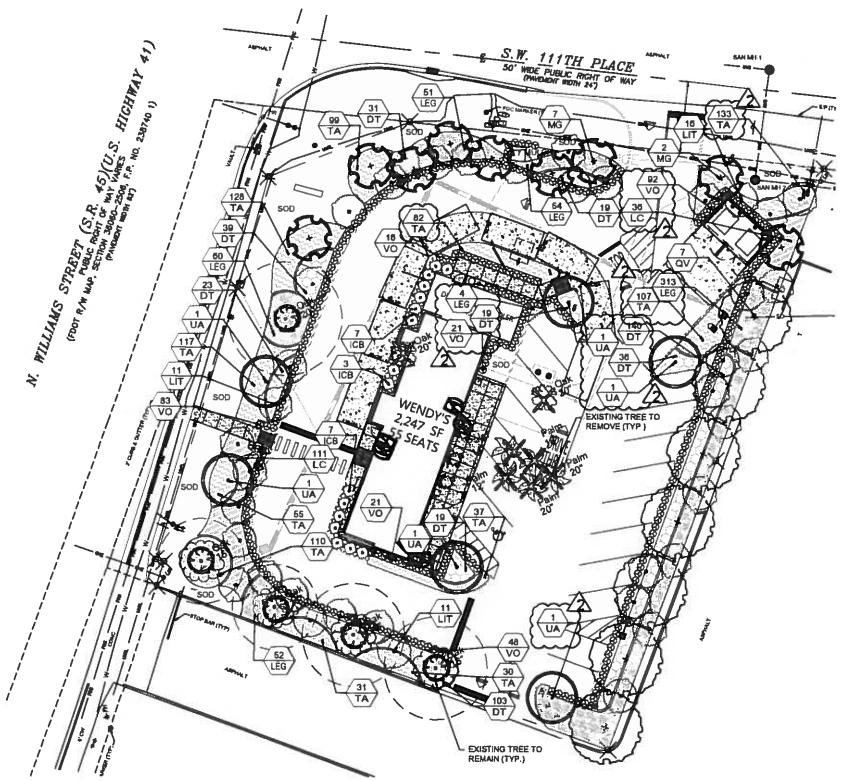
ROBERT ZIEGENFUSS, P.E., LEED AP
FL. REG # 56752

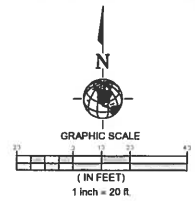
WENDY'S RESTAURANT
11191 N. WILLIAMS STREET
(US HWY 41)
DUNNELLON, FLORIDA

DATE: 03/14/16
DRAWN: BA
CHECKED: CK

C4

PROJECT NO.: 2015 216





PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
LIT	38	LAGERSTROEMIA INDICA 'TONTO RED'	RED CRAPE MYRTLE	8' HT 3' SPR 1 1/2" CAL MULTI-TRUNK	SPACE AS SHOWN GUY
MG	9	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA		SPACE AS SHOWN GUY
QV	7	QUERCUS VIRGINIANA	LIVE OAK		SPACE AS SHOWN GUY
UA	6	ULMUS AMERICAN 'ALLEE'	ALLEE ELM		SPACE AS SHOWN GUY
SHRUBS					
ICB	17	ILEX CORNUTA 'BUFORDII'	BUFORD HOLLY	24" O.A. / FULL / 3G	30" O C
LC	147	LOROPETALUM CHINENSIS 'RUBY'	FRINGE FLOWER	24" HT x 24" SPRD / FULL / 3G	30" O C
VO	281	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	18" HT x 18" SPRD / FULL / 3G (MODERATE WATER USE)	30" O C
GROUNDCOVER					
DT	429	DIANELLA TASMANICA	FLAX LILY	18" HT x 24" SPRD / FULL / 3G (LOW WATER USE)	24" O C
LEG	534	LIRIOPE MUSCARI 'EMERALD GOODESS' PP15 471	EMERALD GODDESS LIRIOPE	MIN. 6 BIBS / 18"O.A. / 1G (MODERATE WATER USE)	24" O C
TA	571	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	MIN. 12 RUNNERS / FULL / 1 GAL.	18" O C
SOD					
	SEE PLANS	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	SOLID FREE OF PESTS AND DISEASES (LOW WATER USE)	FIELD VERIFY QTY
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY

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John Ewseychik, RLA
Landscape Designer:
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TOTAL SHEETS
L-1, L-2, L-3, and L-4

Z DEVELOPMENT services
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708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
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FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE
ADD TREES	04/13/16		
CLIENT REVISIONS	04/25/16		

DATE: 04/25/16

REGISTERED LANDSCAPE ARCHITECT
JOHN WILLIAM EWSEYCHIK, JR.
LA807
STATE OF FLORIDA

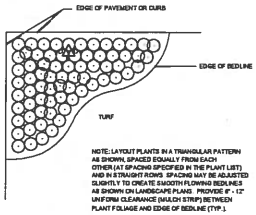
Registered Landscape Architect
FL. Registration -LA 807

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET
(US HWY 41)
DUNNELLON, FLORIDA

DATE: 03-10-16
DRAWN: JB
CHECKED: JE

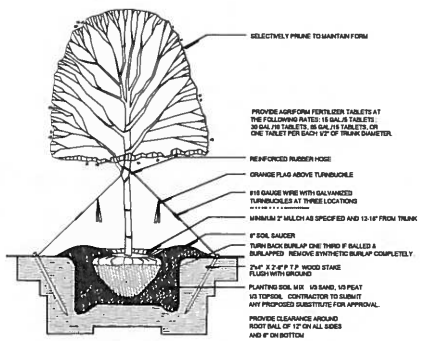
L-1
LANDSCAPE PLAN

PROJECT NO: 2015.216



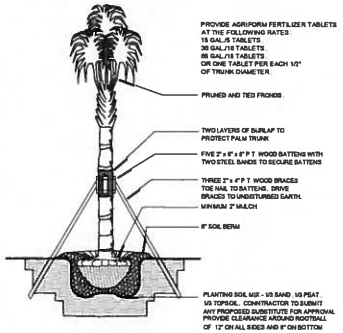
SHRUB/GROUNDCOVER SPACING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE



PALM PLANTING DETAIL

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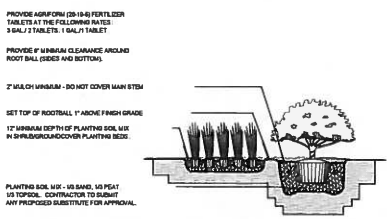
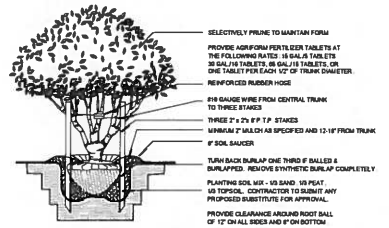


SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.

TREE PROTECTION UNDISTURBED AREA SHALL BE PROVIDED BASED UPON TREE DBH. BARRIER SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION IN GENERAL AREA OF TREES TO BE PROTECTED.

PROHIBITED WITHIN THIS AREA:
1. PARKING OR USE OF VEHICLES, EQUIPMENT, OR MACHINERY
2. STORAGE OR DUMPING OF ANY MATERIALS OR LIQUID.
3. CONSTRUCTION, EXCAVATION, OR TRENCHING

EXISTING VEGETATION REMAINING AFTER GRUBBING FOR BUILDING PADS, STRUCTURES, RIGHT OF WAY, PARKING AREAS OR SIGNIFICANT GRADE CHANGES SHALL BE PROTECTED DURING THE CONSTRUCTION PROCESS.

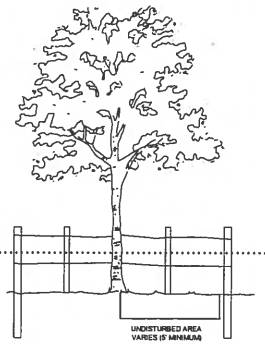
FOR EACH TREE TO BE PRESERVED, ESTABLISH AN UNDISTURBED AREA MEASURED FROM THE CENTER OF EACH TREE. THE MINIMUM UNDISTURBED AREA IS A RADIUS OF 0.75' FOR EACH INCH DBH.

SHALL HAVE A MINIMUM UNDISTURBED RADIUS OF 6 FEET. ALSO SEE LANDSCAPE NOTES.

BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING AND CONSTRUCTION IS COMPLETED.

UPRIGHTS - THE EQUIVALENT OF 4 X 4 LUMBER AT 3' MINIMUM HEIGHT ON 8' MAX. CENTERS.

HORIZONTALS - THE EQUIVALENT OF TWO COURSES OF 1/2" DIA. ROPE WITH YELLOW TAPE FLAGGING.



TYPICAL TREE PROTECTION DETAIL

NOT TO SCALE

CITY OF DUNNELLON CODE NOTES:

North Property line adjacent to ROW 252' less 28' (access drive) = 226 linear feet
- 226' / 100 = 2.26 x 3 = 6.78 canopy trees required — Provided = 7 MG
- 226' / 100 = 2.26 x 5 = 11.3 understory trees required — Provided = 11 LIT

West Property line adjacent to ROW 152 linear feet
- 152' / 100 = 1.52 x 3 = 4.56 canopy trees required — Provided = 2 Existing, 1 MG, and 2 UA
- 152' / 100 = 1.52 x 5 = 7.6 understory trees required — Provided = 8 LIT

South Property line 188' less 38' (access drive) = 150 linear feet
- 150' / 100 = 1.50 x 3 = 4.5 canopy trees required — Provided = 3 Existing and 1 QV
- 150' / 100 = 1.50 x 5 = 7.5 understory trees required — Provided = 8 LIT

East Property line 217' linear feet
- 217 / 100 = 2.17 x 3 = 6.51 canopy trees required — Provided = 6 QV and 1 MG
- 217 / 100 = 2.17 x 5 = 10.85 understory trees required — Provided = 11 LIT

40% Sod maximum requirement
- Provided: Plan provides less then 40% of the landscape area as sodded area

Canopy tree requirement
- Provided: 20 canopy trees diversity of species = (3) oaks, magnolias, and elms.

TOTAL SHEETS L-1, L-2, L-3, and L-4

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Landscape Designer:
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Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100 ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
ADD TREES	04/13/16
CLIENT REVISIONS	04/25/16

DATE: 04/28/16

JOHN WILLIAM EWSEVICHIK REGISTERED LANDSCAPE ARCHITECT LA807 STATE OF FLORIDA

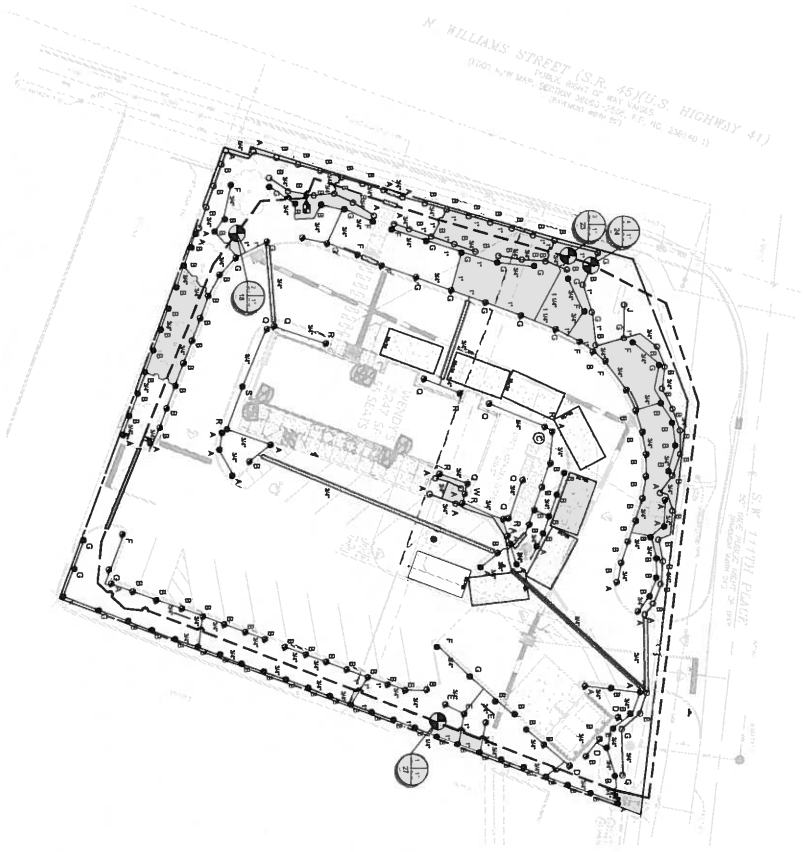
John William Ewsevichik, RLA
Registered Landscape Architect
FL. Registration -LA 807

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET (US HWY 41)
DUNNELLON, FLORIDA

DATE: 03-10-16
DRAWN: JB
CHECKED: JE

L-2

LANDSCAPE DETAILS
PROJECT NO.: 2015.216



TOTAL SHEETS
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FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

811

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LC# 26000550
caddscapes@gmail.com

Landscape Architect:
John Ewseychik, RLA
Landscape Designer:
Jason Bridgewater,
Florida Water Star AP

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

N

DATE: 03-10-16
DRAWN: JB
CHECKED: JE

L-3
IRRIGATION PLAN
PROJECT NO: 2015.216

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET
(US HWY 41)
DUNNELLON, FLORIDA

REGISTERED LANDSCAPE ARCHITECT
JOHN WILLIAM EWSEYCHIK, JR.
LA807
STATE OF FLORIDA

Registered Landscape Architect
FL Registration: LA 807

DATE: 04/25/16

REVISION	DATE	REVISION	DATE
ADD TREES	04/13/16		
CLIENT REVISIONS 2	04/25/16		

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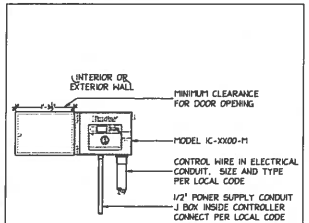
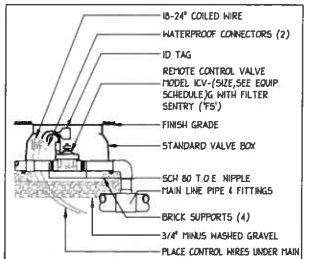
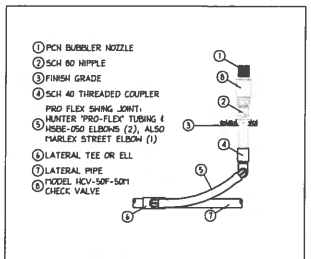
IRRIGATION DETAILS



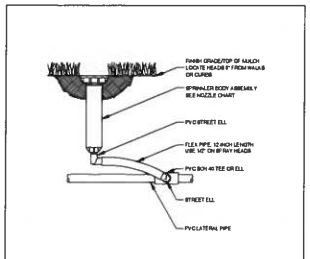
(A) I-CORE WALL MOUNT CONTROLLER



(B) ICV-151 OR 201 GLOBE VALVE



(C) PCN BUBBLER



(D) HEAD DETAIL

IRRIGATION NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.

5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING

6) ALL RISERS SHALL BE PAINTED BLACK.

7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS

8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.

9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.

10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.

11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.

12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.

13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD

14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.

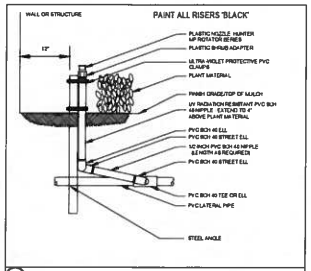
15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP

16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE

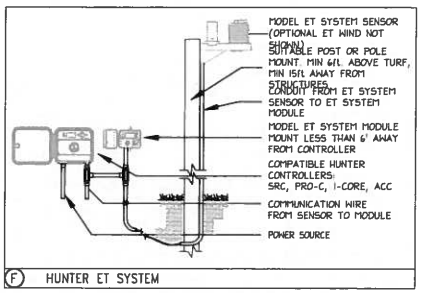
17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.

18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP

19) IRRIGATION CONTRACTOR TO ADD DRAINS AT LOWEST POINT OF EACH ZONE AND MAINLINE FOR WINTERIZATION



(E) SHRUB RISER DETAIL



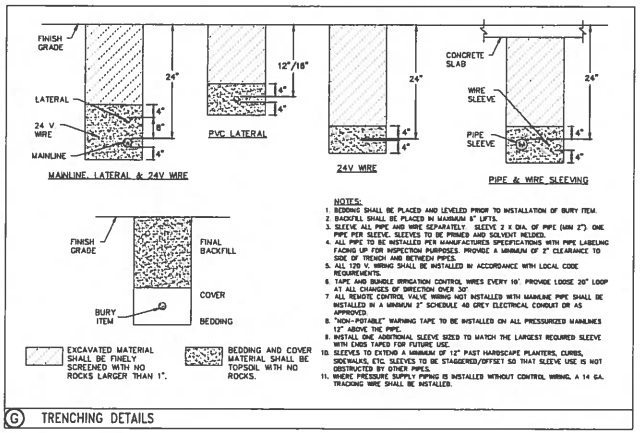
(F) HUNTER ET SYSTEM

SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP 1000 6'-11' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP 2000 12'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.60
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.16
	J	RED	360° ARC	1.47
MP 3000 23'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.52
	M	YELLOW	210° ADJUSTABLE ARC	2.14
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURBOJET	45°-180° ADJUSTABLE ARC	.45
	Q	IVORY	8'x16' LEFT STRIP	.22
	R	COPPER	8'x16' RIGHT STRIP	.22
	S	BRAWN	8'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN18	1.80 GPM FLOOD BUBBLER	1.00
	U	PCN14	.14 GPM FLOOD BUBBLER	.140
	V	SR-20	90° 2' RADIUS	.11
	W	SR-81	180° 3' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.16

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
■	6" POP-UP SPRAY - HUNTER INDUSTRIES BUBBLERS	0
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	63
●	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	87
◔	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	55
▲	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- PART RADIUS	0
◮	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- FULL RADIUS	0
◕	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	4
◕	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 3/4"	8
Ⓒ	HUNTER ACC 8 STATION CONTROLLER, 120VOLT INSTALL WITH A RAIN SENSOR AND BY-PASS BOX. GROUND WITH AN 8' COPPER CLAD ROD.	1
▦	1" POTABLE IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
⋈	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
—	LATERAL LINE SIZE PER PLAN	SEE PLAN
----	1 1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
▭	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN



NOTES:
1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
3. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
4. ALL PIPE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 3" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
5. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
6. TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30°.
7. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 3" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
8. "NON-POTABLE" WARNING TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES 12" ABOVE THE PIPE.
9. INSTALL ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE WITH ENDS TAPED FOR FUTURE USE.
10. SLEEVES TO EXTEND A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS, SIDEWALKS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
11. WHERE PRESSURE SUPPLY PIPING IS INSTALLED WITHOUT CONTROL WIRING, A 14 GA. TRACING WIRE SHALL BE INSTALLED.

(G) TRENCHING DETAILS

CADDSCAPES, INC.
Florida Landscape Architecture Firm
3162 Parma Drive
Deltona, FL 32738
Office: 407 310-6567
caddscapes@gmail.com
LC# 26000550

Landscape Architect:
John Ewseychik, RLA

Landscape Designer:
Jason Bridgewater,
Florida Water Star AP

TOTAL SHEETS
L-1, L-2, L-3, and L-4

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

Z DEVELOPMENT Services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604
CA 29354

DATE	REVISION
04/13/16	ADD TREES
04/25/16	CLIENT REVISIONS

DATE: 04/25/16

REGISTERED LANDSCAPE ARCHITECT JOHN WILLIAM EWSEYCHIK LA807 STATE OF FLORIDA

John William Ewseychik
Registered Landscape Architect
FL. Registration -LA 807

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET
(US HWY 41)
DUNNELLON, FLORIDA

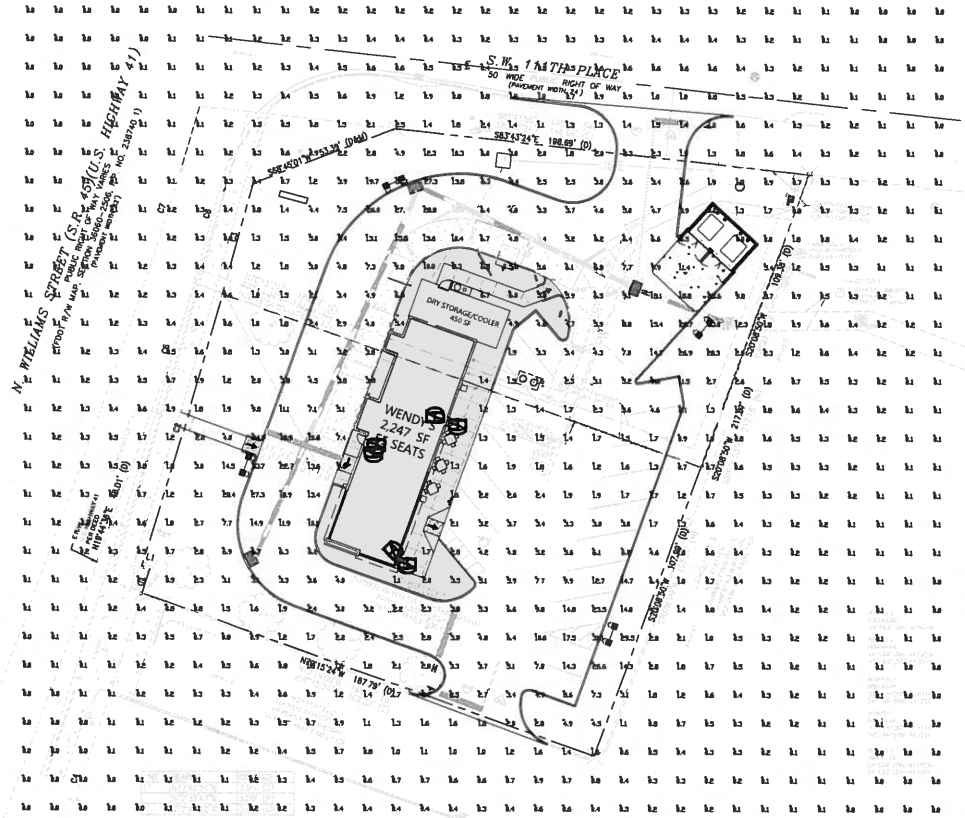
DATE: 03-10-16
DRAWN: JB
CHECKED: JE

L-4

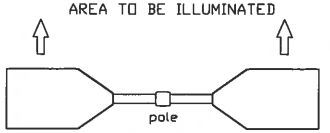
IRRIGATION DETAILS
PROJECT NO.: 2015.216

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	2.32	33.7	0.0	N.A.	N.A.
PARKING/DRIVE SUMMARY	Illuminance	Fc	6.52	31.1	1.1	5.93	28.27

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
⊕	4	A	D180° 2RTD	XLCM-(1)-FT-L ; (1)-FT-R-LED-HO-CW D180 ON 24' POLE + 2' BASE	1.000	N.A.	61874	551.2

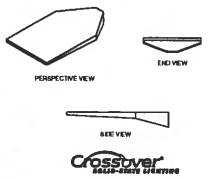


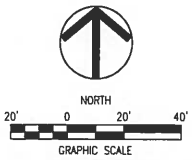
AREA TO BE ILLUMINATED



Fixture Type A

XLCM
LED Crossover Area Light





SITE LIGHTING PLAN

Z DEVELOPMENT services
708 E. COLONIAL DR., STE 100 ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

WENDY'S RESTAURANT
11191 N. WILLIAMS STREET
(US HWY 41)
DUNNELLON, FLORIDA

DATE: 03/14/16
DRAWN: BA
CHECKED: CK

SL1

PROJECT NO.: 2015 216

ALTA/ACSM LAND TITLE SURVEY

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED SOUTH RIGHT OF WAY LINE OF SW 111TH PLACE; BEING: S83°43'24"E PER OFFICIAL RECORD BOOK 2864, PAGE 403, OF THE PUBLIC RECORDS FOR MARION COUNTY, FLORIDA

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12083C0682D, CITY OF DUNNELLON, FLORIDA AND HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 5248204, EFFECTIVE: APRIL 02, 2015, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

7. THERE ARE 5 STRIPED PARKING SPACES INCLUDING 1 HANDICAP SPACES.

8. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.

9. THE PROPERTY HAS DIRECT ACCESS TO SW 111TH PLACE (CARWASH SITE) AND INDIRECT ACCESS TO N. WILLIAMS STREET (S.R. 45 & U.S. HIGHWAY 41) (CHECKERS SITE) BY WAY OF AN INGRESS/EGRESS, BOTH BEING A DEDICATED PUBLIC ROAD WITHIN THE CITY OF DUNNELLON, FLORIDA.

10. THE PROPERTY DOES NOT LIE WITHIN ANY AREA SUBJECT TO REGULATION BY FEDERAL OR MUNICIPAL AUTHORITY AS INLAND COASTAL WETLANDS, BEACH, ESTUARY OR THE LIKE.

11. VISIBLE ABOVE GROUND EVIDENCE OF MUNICIPAL WATER, STORM SEWER FACILITIES AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES EXISTS IN THE LOCATIONS INDICATED HEREON.

12. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

14. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO CITY OF DUNNELLON, FLORIDA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

15. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

16. LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS LEGAL DESCRIPTION SHOWN IN THE TITLE COMMITMENT REFERENCED HEREON.

17. THIS BOUNDARY SURVEY IS MADE IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" SET FORTH BY THE STATE OF FLORIDA.

18. ELEVATIONS BASED ON FLORIDA PERMANENT REFERENCE NETWORK, REFERENCE STATION: "DUNNELLON", ELEVATION BEING: 69.85 FEET NORTH AMERICAN VERTICAL DATUM 1988.

SCHEDULE B-2 EXCEPTIONS NOTES:

7. Terms, conditions and provisions set forth in Lease from Dunnellon Marketing, Inc. "Landlord" and Food Lion, Inc., a North Carolina corporation dated April 15, 1992, as memorialized by Memorandum of Lease recorded in Official Records Book 1837, Page 668. (As affects Easement Parcels)
(AFFECTS PARCEL NO. 3 AND NO. 4, BLANKET IN NATURE)

8. Terms, conditions and provisions set forth in Ingress, Egress, Wastewater and Drainage Area Agreement recorded in Official Records Book 1842, Page 860, as modified in Modification Agreement recorded in Official Records Book 1935, Page 983, as further modified by Notice of Relocation of Drainage Retention Area #2 recorded in Official Records Book 2868, Page 1074.
(AFFECTS AND BENEFITS SUBJECT PROPERTY AND PARCEL NO. 3 AND NO. 4, AS SHOWN HEREON)

9. Terms, conditions and provision set forth in certain Ground Lease dated May 20, 1993 between Dunnellon Marketing, Inc., a Florida corporation "Lessor" and Checkers Drive-In Restaurants, Inc., a Delaware corporation "Lessee" as set forth in and together with terms, conditions and provisions of Short Form Lease recorded July 19, 1993 in Official Records Book 1942, Page 1781, said amended by Addendum to Short Form Lease recorded in Official Records Book 2684, Page 399, as affected by Notice of Sublease Termination Affidavit recorded in Official Records Book 5835, Page 677.
(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

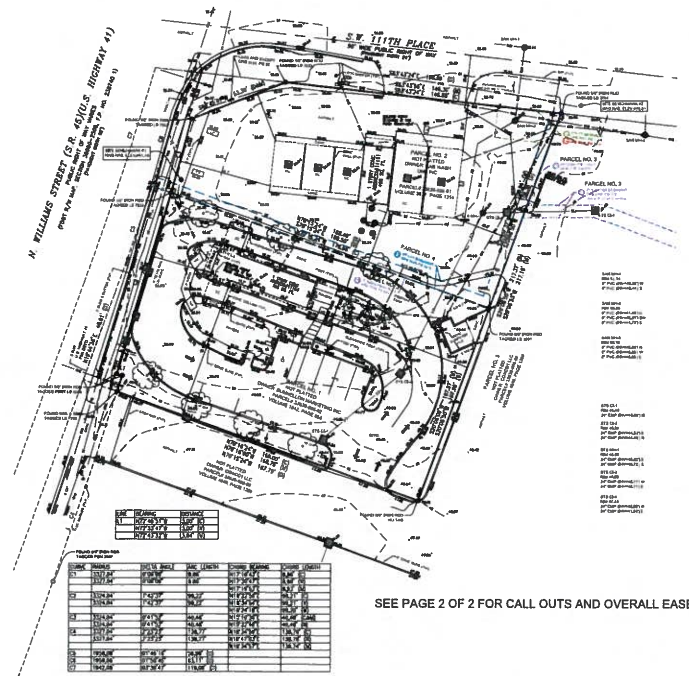
10. Terms, conditions, provisions and burdened easement set forth in Easement Agreement in Official Records Book 2146, Page 679. (As affects Easement Parcels)
(AFFECTS AND BENEFITS, SUBJECT PROPERTY AND PARCEL NO 3 AND NO 4, AS SHOWN HEREON)
(SANITARY AND WATER EASEMENTS ARE UNPLOTTABLE)

11. Easement and License to Construct, Operate and Maintain Public Improvements in favor of the City of Dunnellon recorded in Official Records Book 2175, Page 1051 and as subordinated in Official Records Book 2938, Page 274.
(AFFECTS PARCEL NO. 3, BLANKET IN NATURE & AS SHOWN HEREON)

12. Utility Easement in favor of City of Dunnellon, a municipal corporation by Utility Easement Deed recorded in Official Records Book 3420, Page 1208. (As to Parcel No. 2, and Easement Parcel No. 4)
(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

13. Terms, conditions and provisions set forth in Utility Easement Deed by and between Gordon W. Beaver and Edward Lammel dated October 2, 2001 and recorded in Official Records Book 3420, Page 1210. (As to Parcel No. 1; Parcel No. 2 and Easement Parcel No. 4)
(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

14. Developer's Agreement 01-38 Sanitary Sewer and Water Connection Fees Mike and Ed's Car Wash-O-Rama recorded in Official Records Book 3420, Page 1217; and Bill of Sale, Absolute recorded in Official Records Book 3420, Page 1223. (As to Parcel No. 2)
(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)



SEE PAGE 2 OF 2 FOR CALL OUTS AND OVERALL EASEMENTS

ZONING INFORMATION:

NOT PROVIDED AT TIME OF SURVEY

LAND AREA:

34,274 SQ. FT.
OR 0.7868 ACRES

GRAPHIC SCALE: 1" = 30'

LIST OF POSSIBLE ENCROACHMENTS:

NOT AT TIME OF SURVEY

VICINITY MAP (Not to Scale)

DESCRIPTION:

PARCEL NO. 1:

A parcel of land lying in Section 26, Township 16 South, Range 18 East, Marion County, Florida being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the Northeast 1/4 of said Section 26 for a point of reference; thence run North along the East line of said Northeast 1/4 a distance of 58.08 feet to a point on the North right of way line of an old A.C.L. Railroad Spur Line; thence run North 83°43'24" West along said North right of way line, a distance of 458.55 feet; thence departing said right of way line run South 20°08'50" West, a distance of 108.38 feet to the Point of Beginning; thence continue South 20°08'50" West, a distance of 107.99 feet; thence run North 78°15'24" West, a distance of 187.79 feet to a point on the Easterly right of way of U.S. Highway No. 41 (State Road No. 45); thence run North 18°44'38" East along said Easterly right of way line a distance of 48.01 feet to the point of curvature of a curve concave in a Westerly direction and having a radius of 1958.08 feet; thence run Northerly along the arc of said curve and along said Easterly right of way line and through a central angle of 01°45'16" a distance of 58.99 feet; thence run South 78°15'24" East, a distance of 188.50 feet to the Point of Beginning.

LESS AND EXCEPT the lands described as Parcel 118 in the Order of Taking under Case No. 02-820-CA-G recorded in Official Records Book 3213, Page 298, and Final Judgment of Order of Taking recorded in Official Records Book 3304, Page 1958, all of the Public Records of Marion County, Florida.

PARCEL NO. 2:

A parcel of land lying in Section 26, Township 16 South, Range 18 East, Marion County, Florida being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the Northeast 1/4 of said Section 26 for a point of reference; thence run North along the East line of said Northeast 1/4 a distance of 58.08 feet to a point on the North right of way line of an old A.C.L. Railroad Spur Line; thence run North 83°43'24" West along said North right of way line, a distance of 458.55 feet to the Point of Beginning; thence departing said right of way line run South 20°08'50" West, a distance of 108.38 feet; thence run North 78°15'24" West, a distance of 188.40 feet to a point on the Easterly right of way of U.S. Highway No. 41 (State Road No. 45); said point being on a curve concave in a Westerly direction and having a radius of 1958.08 feet; thence run Northerly along the arc of said curve and along said Easterly right of way line and through a central angle of 01°50'45" a distance of 63.11 feet to a point at the intersection of said Easterly right of way line with the aforementioned Northerly right of way line; thence run South 83°43'24" East along said Northerly right of way line, a distance of 188.69 feet to the Point of Beginning.

LESS AND EXCEPT the lands conveyed to the State of Florida Department of Transportation in Warranty Deed recorded in Official Records Book 3124, Page 56, of the Public Records of Marion County, Florida.

PARCEL NO. 3 - Easement:

Together with non-exclusive easement rights for the benefit of Parcel No. 1 and Parcel No. 2, above as created by and set forth in Easement Agreement by and between Dunnellon Marketing, Inc., a Florida corporation and Dunnellon Plaza Limited Partnership, a Florida limited partnership dated May 31, 1995 and recorded June 12, 1995 in Official Records Book 2146, Page 679, of the Public Records of Marion County, Florida.

PARCEL NO. 4 - Easement:

Together with non-exclusive easement rights for the benefit of Parcel 1, above as created by and set forth in Utility Easement Deed by and between Gordon W. Beaver and Edward Lammel and Dunnellon Marketing, Inc., a Florida corporation dated October 2, 2001 and recorded in Official Records Book 3420, Page 1210, of the Public Records of Marion County, Florida.

LESS AND EXCEPT FROM ALL OF THE ABOVE:

PARCEL "A":

Additional Right of Way for U.S. Highway No. 41,

A strip of Land being the right 17.00 feet of as measured at right angles to and parallel with the following described Line:

Commence at the Southeast corner of the Northeast 1/4 of Section 26, Township 16 South, Range 18 East, Marion County, Florida; Thence North along the East line of said Section 26 a distance of 58.08 feet to a concrete monument on the North Right of Way line of an old A.C.L. Railroad Spur Right of Way Line; Thence go N.84°18'W. along said North Right of Way Line a distance of 194.86 feet, to a concrete monument; Thence S.20°08'50"W. 181.58 feet; Thence S.21°44'01"E. 147.43 feet; Thence S.18°44'38"W. 291.03 feet; Thence N.70°07'13"W. 836.17 feet to the Easterly Right of Way Line of U.S. Highway 41 (Maintained Right of Way Width 66 feet) and The Point of Beginning; Thence N.18°44'38"E. along said Easterly Right of Way Line 351.01 feet, to a Point intersecting the arc of a circular curve concave in a Northwesterly direction and having a radius of 1842.08 feet; Thence Northeasterly along the arc of said curve 118.08 feet, subtending a central angle of 03°30'47" a chord bearing of N.17°58'12"E. and a chord distance of 118.06 feet to a Point intersecting the aforementioned North Right of Way Line of an Old A.C.L. Railroad Spur and The Point of Termination.

ALTA/ACSM Land Title Survey Certification

To:
Dunnellon Real Estate, LLC, a Florida limited liability company;
Z Development Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on 11-01-15.

Date: 11-01-15

ROBERT C. JOHNSON PSM 5551

This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by Robert C. Johnson on the Date of the electronic signature.

LEGEND

- AIR RELEASE VALVE
- AUTO SPRINKLER
- BB - BOTTOM OF BANK
- BC - BACK OF CURB
- BACKFLOW PREVENTER
- BLK - BLOCK
- BFP - BACK FLOW PREVENTER
- BM - BENCHMARK
- BOLLARD
- BPC - BURIED POWER CABLE
- (C) - CALCULATED
- C&M - CALCULATED & MEASURED
- Δ - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CF - CONCRETE FLUME
- CHW - CONCRETE HEAD WALL
- CLF - CHAIN LINK FENCE
- CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CW - CONCRETE WALKWAY
- D&M - DEED/DESC & MEASURED
- DE - DRAINAGE EASEMENT
- (D) - DESCRIPTION
- DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- ELECTRIC METER
- EB - ELECTRICAL BOX
- ESMT - EASEMENT
- E/P - EDGE OF PAVEMENT
- FFE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FSP - FIRE SPRINKLER BOX
- FLOOD LIGHT
- FND - FOUND
- FOC - FIBER OPTIC CABLE
- FLAG POLE
- GAS LINE
- GAS METER
- GUY WIRE ANCHOR
- HANDICAP PARKING
- HR - HANDICAP RAMP
- HWF - HOG WIRE FENCE
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- L - ARC LENGTH
- LIGHT POLE
- LSA - LANDSCAPED AREA
- (M) - MEASURED
- MF - METAL FENCE
- ML - METAL LID
- MS - METAL SHED
- MITERED END SECTION
- MONITORING WELL
- N&D - NAIL & DISK
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- OHE - OVERHEAD ELECTRIC
- OL - ON LINE
- ORB - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- OWK - OVERHEAD WALKWAY
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PEP - PER ENGINEERING PLANS
- PG - PAGE
- (P) - PLAT
- P&M - PLAT & MEASURED
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PP - POWER POLE
- PS - PARKING SPACES
- PT - POINT OF TANGENCY
- PVC - PLASTIC PIPE
- R - CURVE RADIUS
- (R) - RECORD
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SANITARY MANHOLE
- SAN - SANITARY LINE
- SN - SIGN
- SWF - STOCK WIRE FENCE
- 00.00 - SPOT ELEVATION
- -SD- - STORM/DRAIN LINE
- STORM MANHOLE
- -T- - UNDERGROUND TELEPHONE
- STORM INLET
- TB - TOP OF BANK
- TP - TRAFFIC POLE
- TRAFFIC SIGN
- TRANSFORMER/JUNCTION BOX
- TR - TELEPHONE RISER
- TSB - TRAFFIC SIGNAL BOX
- TSW - TRAFFIC SIGNAL WIRE
- TV - CABLE TV RISER
- TYP - TYPICAL
- UE - UTILITY EASEMENT
- UP - UTILITY POLE
- -W- - WATER LINE
- WF - WOOD FENCE
- WLF - WETLAND FLAG
- YD - YARD DRAIN
- WATER VALVE
- WATER METER
- # - NUMBER
- EASEMENT NUMBER

ADDRESS:

11191 N WILLIAMS STREET
DUNNELLON, FL 34432

Job Information

JOB NO. 901339
CF NO. MC26-16-18-WENDY'S
FIELD DATE: 11-01-2015
SCALE: 1" = 30'
DRAWN BY: PJT

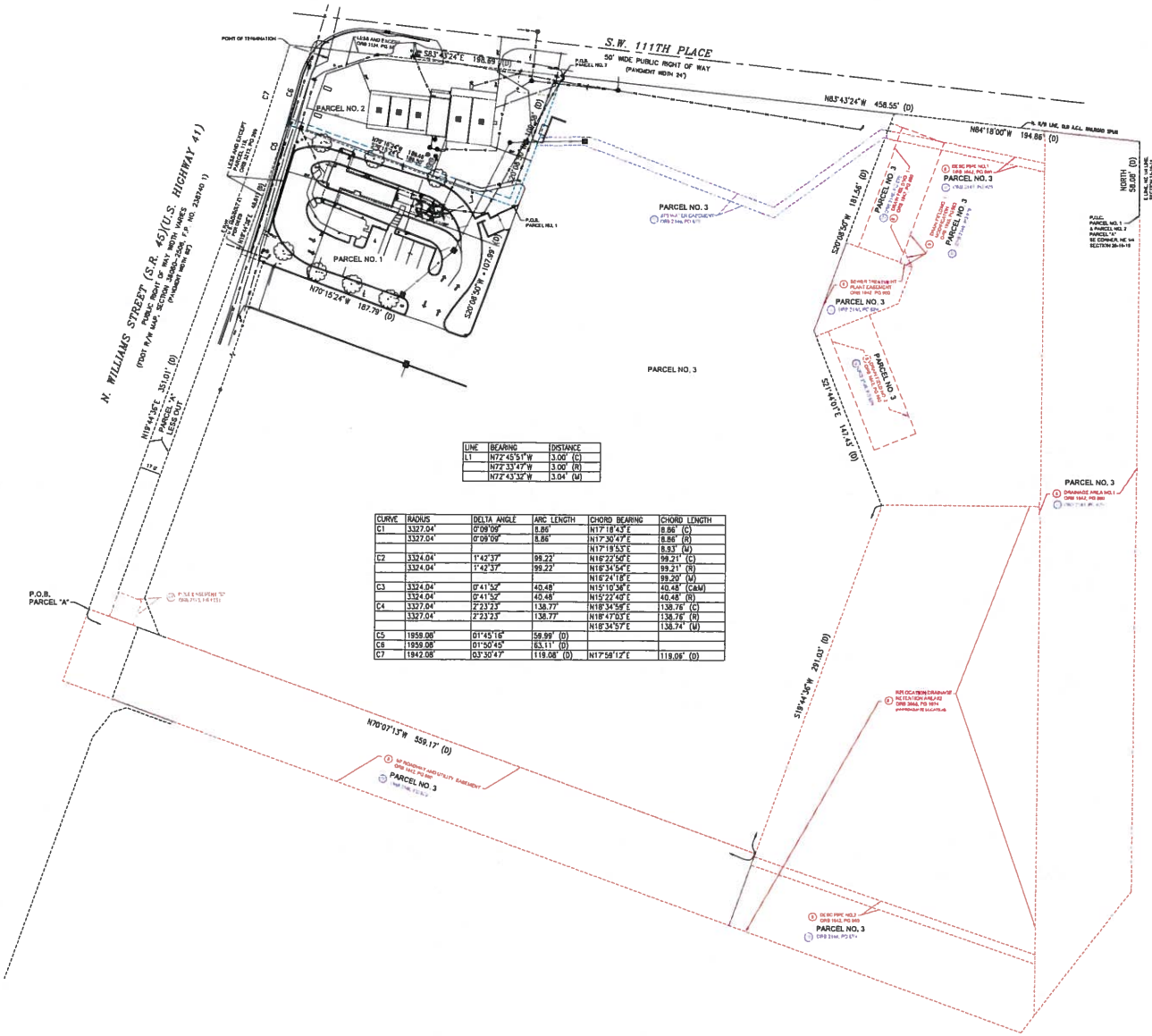
Revisions

Date:	Description	By:

Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
R.Johnson@altamaxsurveying.com

SHEET 1 OF 2

ALTA/ACSM LAND TITLE SURVEY



LINE	BEARING	DISTANCE
L1	N72°45'51"W	3.00' (C)
	N72°33'47"W	3.00' (R)
	N72°43'32"W	3.04' (M)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3327.04'	0°09'09"	8.86'	N17°18'43"E	8.86' (C)
	3327.04'	0°09'09"	8.86'	N17°30'47"E	8.86' (R)
				N17°18'53"E	8.83' (M)
C2	3324.04'	1°42'37"	99.22'	N16°22'50"E	99.21' (C)
	3324.04'	1°42'37"	99.22'	N16°34'54"E	99.21' (R)
				N16°24'18"E	99.20' (M)
C3	3324.04'	0°41'52"	40.48'	N15°10'38"E	40.48' (C&M)
	3324.04'	0°41'52"	40.48'	N15°22'40"E	40.48' (R)
C4	3327.04'	2°23'23"	138.77'	N16°34'59"E	138.76' (C)
	3327.04'	2°23'23"	138.77'	N16°47'03"E	138.76' (R)
				N16°34'57"E	138.74' (M)
C5	1959.08'	01°45'16"	59.99' (D)		
C6	1959.08'	01°50'45"	63.11' (D)		
C7	1942.08'	03°30'47"	119.08' (D)	N17°58'12"E	119.06' (D)

GRAPHIC SCALE: 1" = 40'

LEGEND

○	AIR RELEASE VALVE
⊲	AUTO SPRINKLER
BB	BOTTOM OF BANK
BC	BACK OF CURB
BF	BACKFLOW PREVENTER
BLK	BLOCK
BFP	BACK FLOW PREVENTER
BM	BENCHMARK
BW	BOTTOM WALL
BPC	BURIED POWER CABLE
(C)	CALCULATED
(C&M)	CALCULATED & MEASURED
Δ	CENTRAL ANGLE
CBW	CONCRETE BLOCK WALL
CC	CONCRETE CONCRETE
CH	CHORD LENGTH
CHW	CONCRETE HEAD WALL
CLF	CHAIN LINK FENCE
℄	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CONC	CONCRETE
CP	CONCRETE PAD
CR	CONCRETE RAILROAD
D&M	SET/FIND & MEASURES
DE	DRAINAGE EASEMENT
DESC	DESCRIPTION
DB	DOT BOLT
DP	DUMPSTER PAD
DW	DRIVEWAY
EM	ELECTRIC METER
EB	ELECTRICAL BOX
EOP	EDGE OF PAVEMENT
F/P	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FSP	FIRE SPRINKLER BOX
FL	FLOOD LIGHT
FND	FOUND
FOC	FIBER OPTIC CABLE
FP	FLAG POLE
GB	GAS BOX
GM	GAS METER
GA	GUY WIRE ANCHOR
HC	HANDICAP PARKING
HM	HANDICAP RAMP
HW	HOT WIRE FENCE
INV	INVERT ELEVATION
IP	IRON PIPE
IR	IRON ROD
L	ARC LENGTH
LP	LIGHT POLE
LSA	LANDSCAPED AREA
(M)	MEASURED
MF	METAL FENCE
ML	METAL LID
MS	METAL SHED
MES	MITERED END SECTION
MB	MONITORING WELL
NAVD	NAVD 88 DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
OL	ON LINE
ORB	OFFICIAL RECORDS BOOK
PW	PAVEMENT WIRE
RRW	RAILROAD RAILWAY
PL	PLAT LINE
PC	POINT OF CURVATURE
PCP	PER ENGINEERING PLANS
PI	PANEL
PT	PLAT
P&M	PLAT & MEASURED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PS	PARKING SPACES
PT	POINT OF TANGENCY
PVC	PLASTIC PIPE
R	CURVE RADIUS
(R)	RECORD
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SM	SANITARY MANHOLE
SAN	SANITARY LINE
SW	SIDEWALK
SWF	SWITCH WIRE FENCE
SWLOD	SWITCH ELEVATION
SD	STORM/DRAIN LINE
	STORM MANHOLE
UT	UNDERGROUND TELEPHONE
	STORM INLET
TB	TOP OF BANK
TP	TRAFFIC POLE
	TRAFFIC SIGN
T	TRANSFORMER/JUNCTION BOX
TR	TELEPHONE RISER
TSB	TRAFFIC SIGNAL BOX
TSR	TRAFFIC SIGNAL RISER
TV	CABLE TV RISER
TYP	TYPICAL
UE	UTILITY EASEMENT
UP	UTILITY POLE
WP	WOOD POLE
WF	WOOD FENCE
WLF	WETLAND FLAG
YD	YARD DRAIN
WM	WATER MAIN
WV	WATER METER
	MEASURED
(#)	EASEMENT NUMBER

ADDRESS:
11191 N WILLIAMS STREET
DUNNELLON, FL 34432

Job Information

JOB NO.
CF NO. MC26-16-18-ALTAMAX
FIELD DATE: 11-01-2015
SCALE: 1" = 20'
DRAWN BY: PJT

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SHEET 2 OF 2