

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.

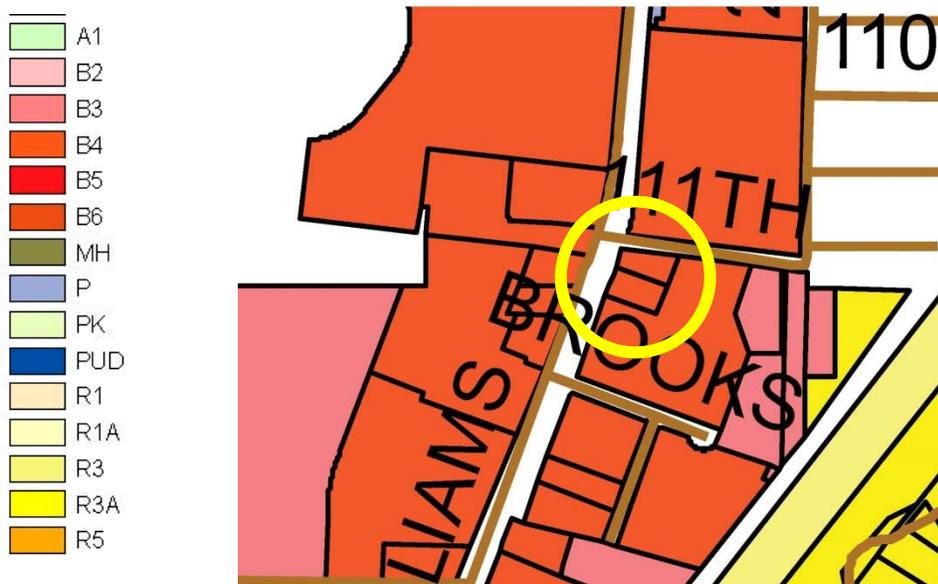
Site Area is 34,274 S.F. Impervious area is 20,871 S.F. = **ISR 62.8%**
 Proposed Building height - **24 feet**

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.

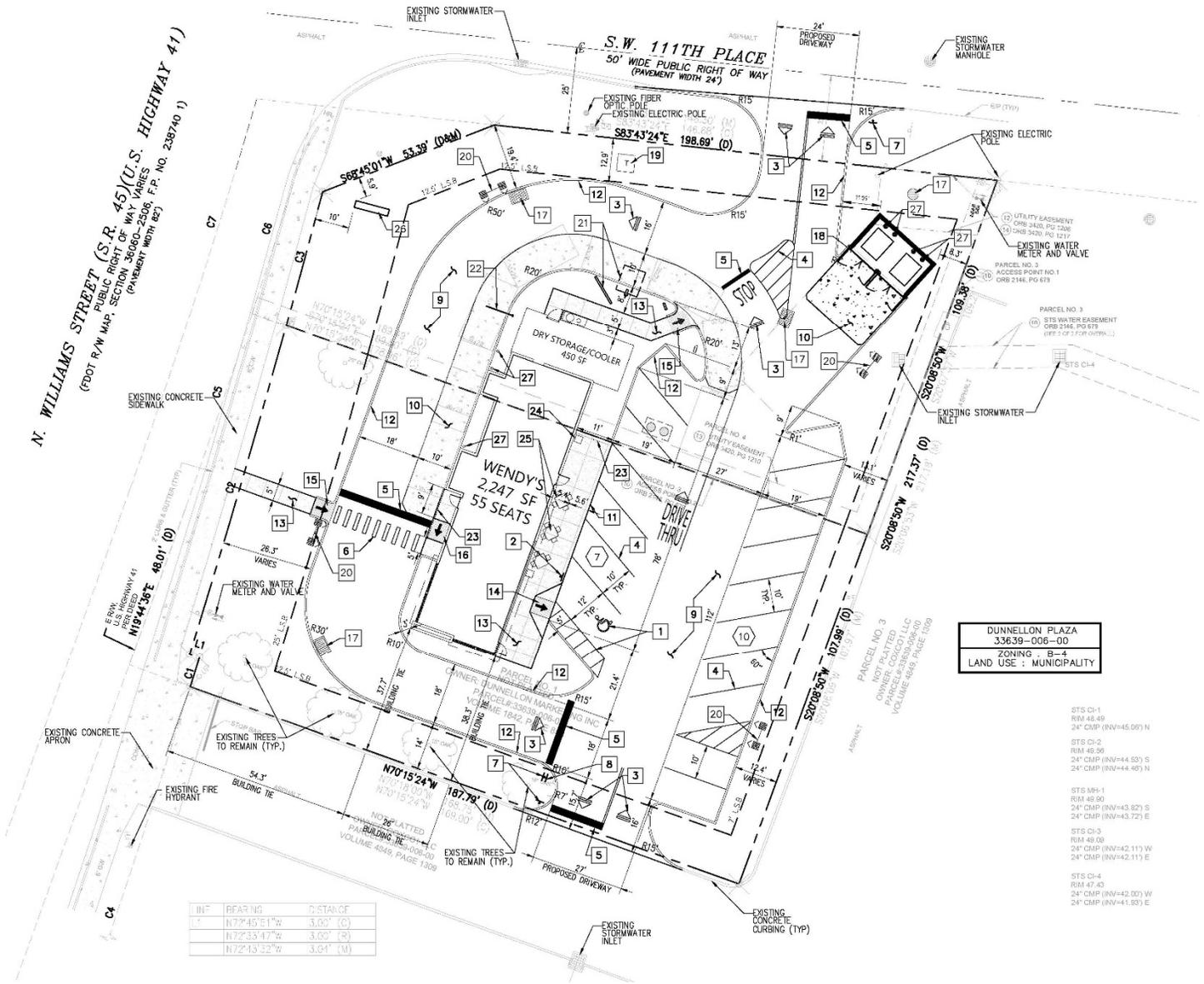
The off-street parking required by this article shall be provided and maintained on the basis of the following minimum requirements:

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

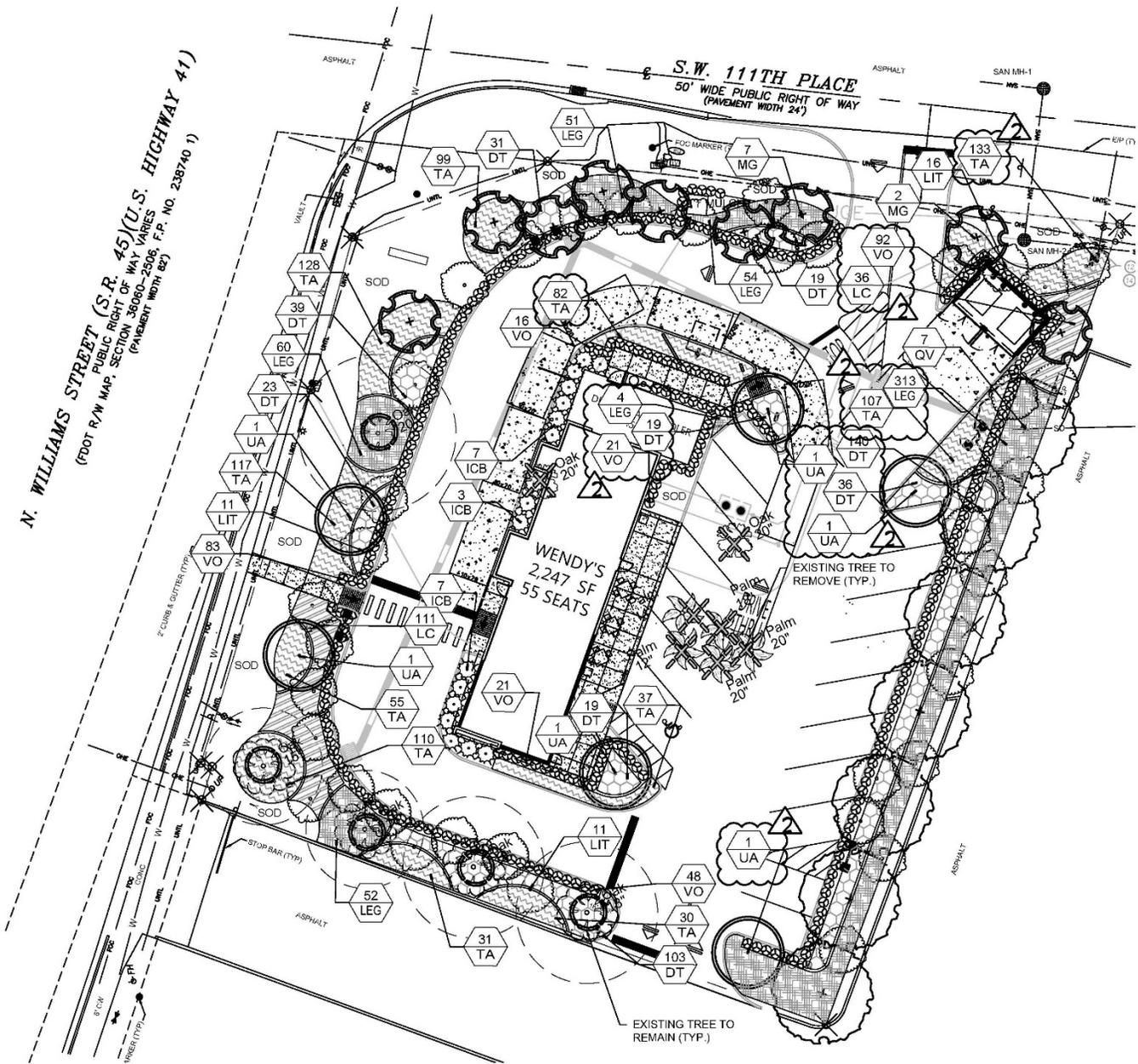


DUNNELLON PLAZA
 33639-00-00
 ZONING : B-4
 LAND USE : MUNICIPALITY

- STS C1-1
RM 45.49
24" CMP (INV=45.08) N
- STS C1-2
RM 45.35
24" CMP (INV=44.53) S
24" CMP (INV=44.45) N
- STS MH-1
RM 45.90
24" CMP (INV=43.82) S
24" CMP (INV=43.72) E
- STS C1-3
RM 45.06
24" CMP (INV=42.11) W
24" CMP (INV=42.11) E
- STS C1-4
RM 47.45
24" CMP (INV=42.00) W
24" CMP (INV=41.93) E

IN"	BEARING	DISTANCE
1	N72°45'51"W	3.00' (C)
	N72°35'47"W	3.00' (R)
	N72°43'32"W	3.04' (W)

Landscape Plan



	<u>Front</u>	<u>Sides</u>	<u>Rear</u>
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-1 and 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

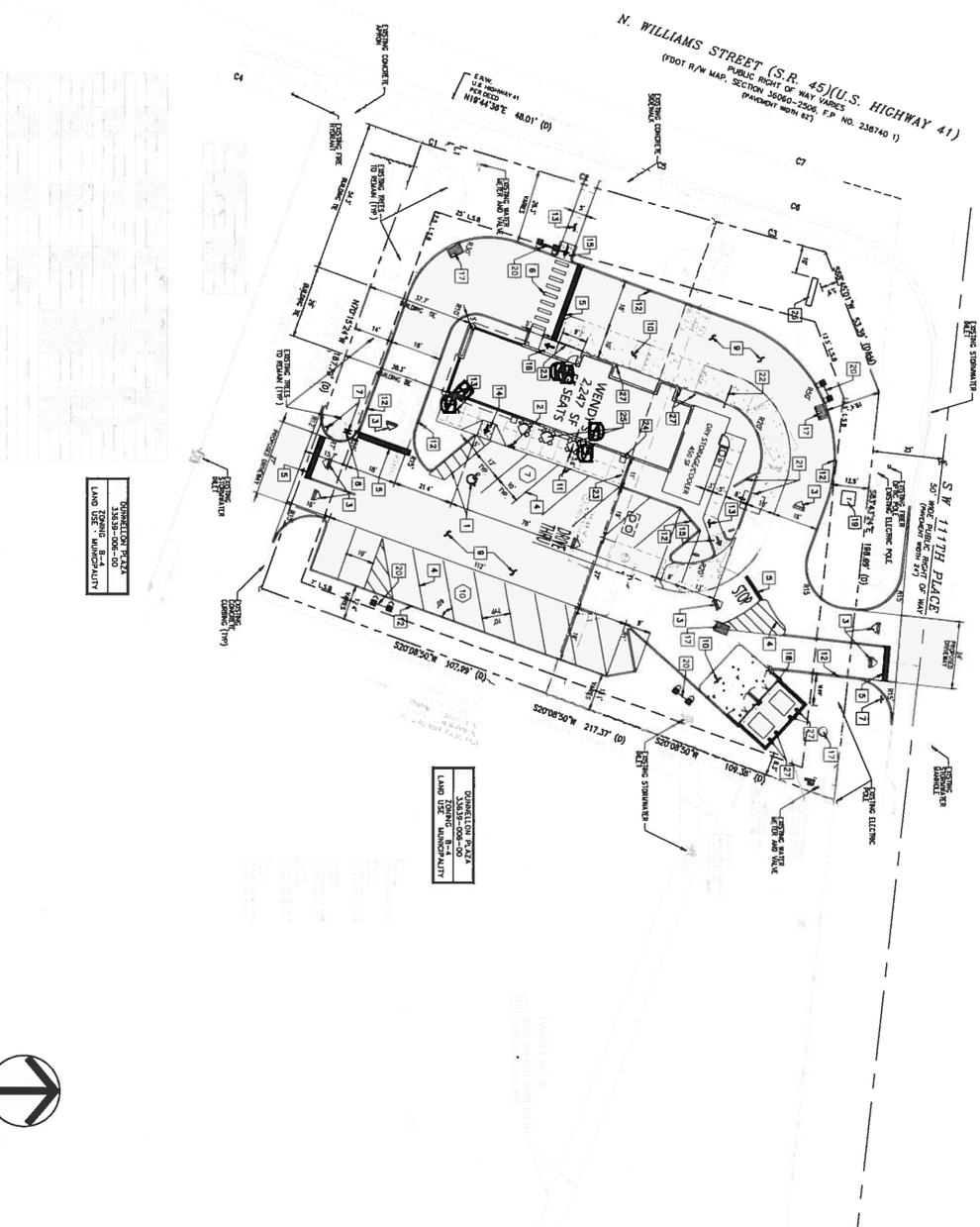
6. STAFF RECOMMENDATION:

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

APPLICABLE SITE PERMITS:

- FLORIDA DEPARTMENT OF TRANSPORTATION (FLORIDA HIGHWAY DEPARTMENT)
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION)
- FLORIDA DEPARTMENT OF REVENUE (FLORIDA DEPARTMENT OF REVENUE)
- CITY OF DUNNELLON

SITE DIMENSION PLAN



EXISTING EXCISE TRENCHES
 CONCRETE - B-1
 LAND USE - MUNICIPALITY

EXISTING EXCISE TRENCHES
 CONCRETE - B-1
 LAND USE - MUNICIPALITY

EXISTING EXCISE TRENCHES
 CONCRETE - B-1
 LAND USE - MUNICIPALITY

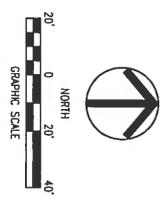
LEGEND

CONCRETE FINISH

PROPOSED DEVELOPMENT:
 THE GENERAL CHARACTERISTICS OF THE PROPOSED DEVELOPMENT ARE TO CONSTRUCT A 1,100-SQ-FT RESTAURANT AND 100-SQ-FT DRIVE THRU SERVICE BAY. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED ON A 1.2-ACRE PARCEL OF LAND. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED ON A 1.2-ACRE PARCEL OF LAND. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED ON A 1.2-ACRE PARCEL OF LAND.

PLAN NOTES

1. 1" CONC. FINISH, 10% SAND, 10% GRAVEL ACCESS DRIVE
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32. 1" CONC. FINISH, 10% SAND, 10% GRAVEL DRIVE
33. 1" CONC. FINISH, 10% SAND, 10% GRAVEL DRIVE



SEE TO SHEET FOR GENERAL NOTES, SPECIFICATIONS AND LEGEND. REFER TO SITE SPECIFIC NOTES AND REVISIONS.

DATE: 03/17/16
 DRAWN BY: J.A.
 CHECKED BY: C.K.
CTI
 PROJECT NO.: 2015 216

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

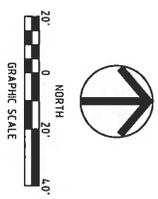
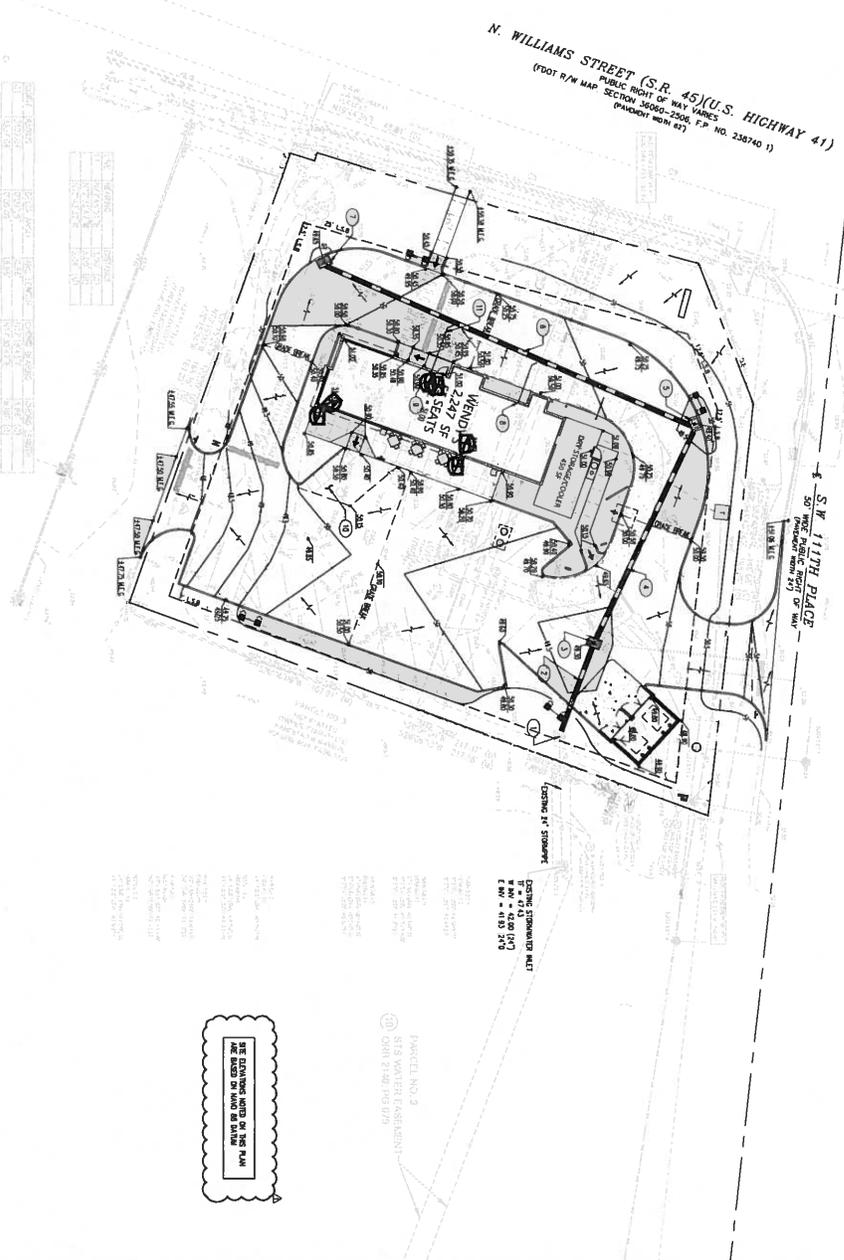
REVISION	DATE	REVISION	DATE
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Z DEVELOPMENT
 SERVICES
 CA 29354
 708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
 ORLANDO, FL 32803 FAX: (407) 442-0604

PROJECT: ZESCHWISS, P.E., LEED AP
 FL REG # 56752

SITE GRADING AND DRAINAGE PLAN

NO.	DESCRIPTION	AMOUNT	UNIT
1	EXISTING GRADE	1.00	sq. ft.
2	PROPOSED GRADE	1.00	sq. ft.
3	PAVING	1.00	sq. ft.
4	CONCRETE	1.00	sq. ft.
5	ASPHALT	1.00	sq. ft.
6	GRAVEL	1.00	sq. ft.
7	ROCK	1.00	sq. ft.
8	BRICK	1.00	sq. ft.
9	WOOD	1.00	sq. ft.
10	STEEL	1.00	sq. ft.
11	GLASS	1.00	sq. ft.
12	PLASTER	1.00	sq. ft.
13	CEMENT	1.00	sq. ft.
14	SAND	1.00	sq. ft.
15	GRAVEL	1.00	sq. ft.
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95	SAND	1.00	sq. ft.
96	GRAVEL	1.00	sq. ft.
97	ROCK	1.00	sq. ft.
98	BRICK	1.00	sq. ft.
99	WOOD	1.00	sq. ft.
100	STEEL	1.00	sq. ft.



THE ELEVATION SHOWN IN THIS PLAN IS THE SAME AS THE ELEVATION SHOWN IN THE SITE PLAN.

- DRAINAGE NOTES**
- 1. CONSTRUCTION TO CONVERT EXISTING STORM INLET DRAIN TO SLOD COVER (1) 12" x 60" (0.01) = 4.42 ft (ELEVATION) (2) 12" x 60" (0.01) = 4.23
 - 2. 24" U - 12" SLOPE @ 1/16" SLOPE (1) 12" x 60" (0.01) = 4.24 ft (ELEVATION) (2) 12" x 60" (0.01) = 4.23
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 - 17. 24" U - 12" SLOPE @ 1/16" SLOPE (1) 12" x 60" (0.01) = 4.24 ft (ELEVATION) (2) 12" x 60" (0.01) = 4.23
 - 18. 24" U - 12" SLOPE @ 1/16" SLOPE (1) 12" x 60" (0.01) = 4.24 ft (ELEVATION) (2) 12" x 60" (0.01) = 4.23
 - 19. 24" U - 12" SLOPE @ 1/16" SLOPE (1) 12" x 60" (0.01) = 4.24 ft (ELEVATION) (2) 12" x 60" (0.01) = 4.23
 - 20. 24" U - 12" SLOPE @ 1/16" SLOPE (1) 12" x 60" (0.01) = 4.24 ft (ELEVATION) (2) 12" x 60" (0.01) = 4.23

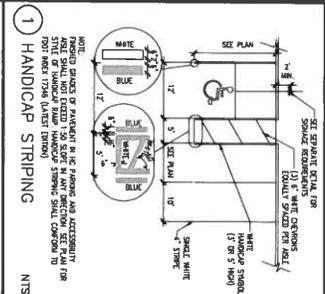
REFER TO SHEET FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

<p>WENDY'S RESTAURANT 11191 N. WILLIAMS STREET (US HWY 41) DUNNELLON, FLORIDA</p>	<p>REVISION DATE REVISION DATE</p> <p>1. 04/19/16 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.</p>	<p>Z DEVELOPMENT services</p> <p>CA 29354</p> <p>708 E. COLONIAL DR., STE 100 PH: (407) 271-8910 ORLANDO, FL 32803 FAX: (407) 442-0604</p>
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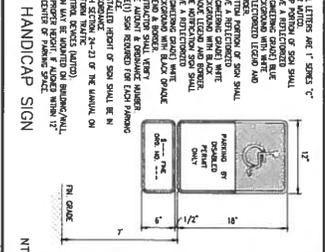
PROJECT NO: 2015 218

C3

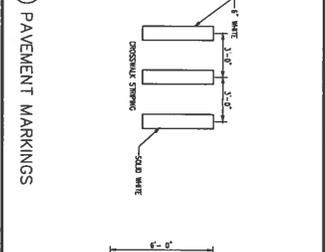
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CHECKED: CK



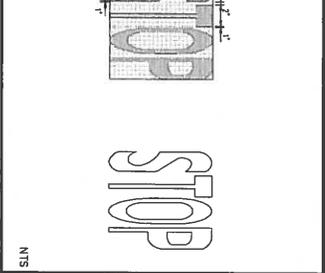
1 HANDICAP STRIPING



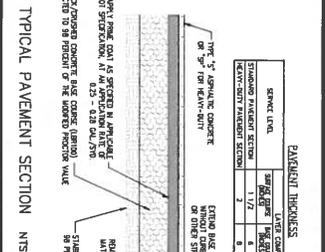
2 HANDICAP SIGN



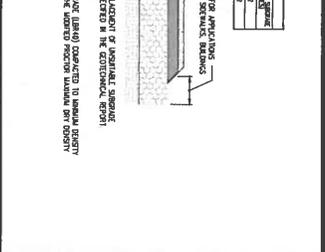
3 PAVEMENT MARKINGS



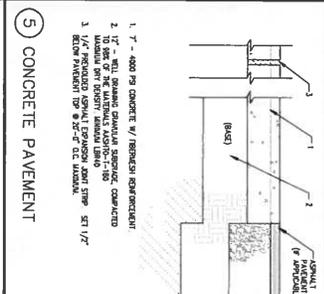
4 TYPICAL PAVEMENT SECTION



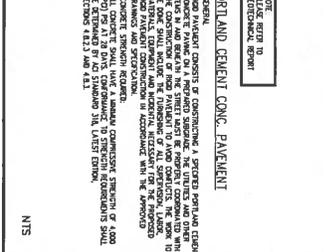
6 CONCRETE APRON



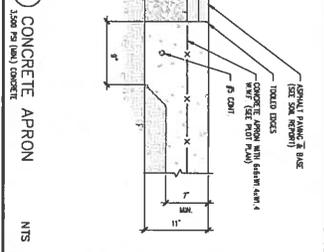
5 CONCRETE PAVEMENT



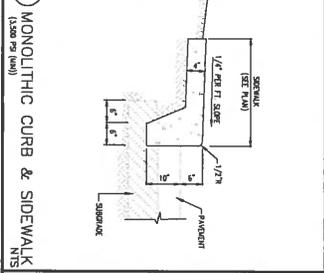
10 FLARED HANDICAP RAMP



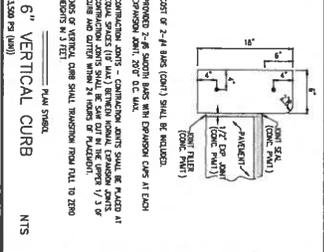
11 HANDICAP END RAMP



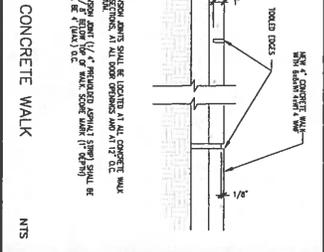
12 SIDEWALK HANDICAP RAMP



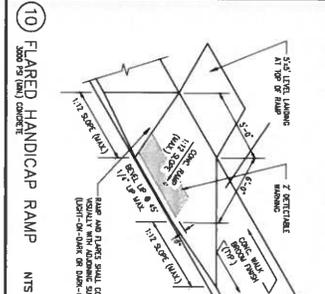
7 MONOLITHIC CURB & SIDEWALK



8 6" VERTICAL CURB



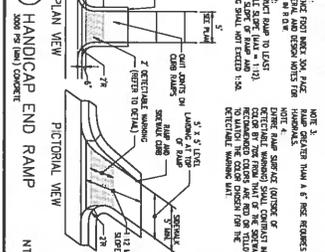
9 CONCRETE WALK



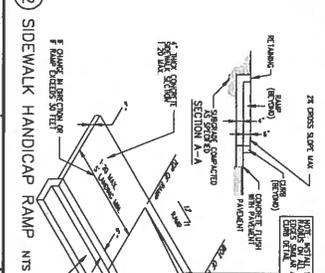
14 TRENCH DETAIL



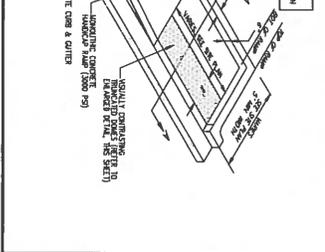
15 REDUCED PRESSURE BACKFLOW PREVENTER



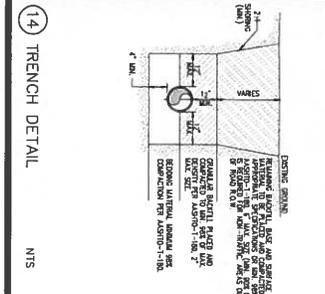
16 TYPE 1 INLET



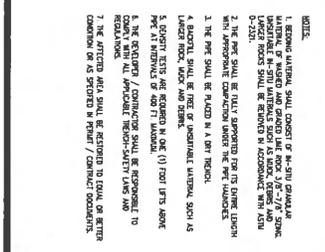
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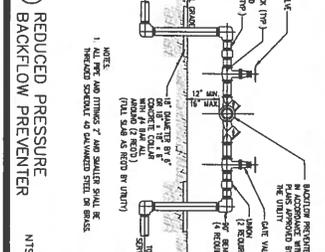
13 BOLLARD



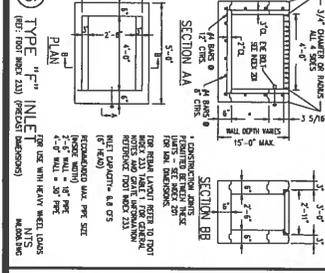
18 PLAN VIEW



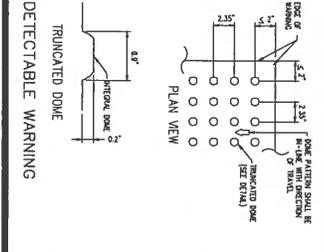
SECTION AA



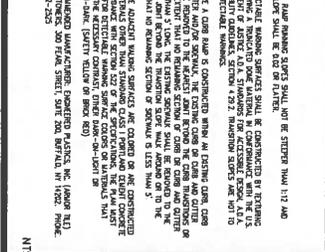
SECTION BB



19 PLAN VIEW



SECTION AA



SECTION BB

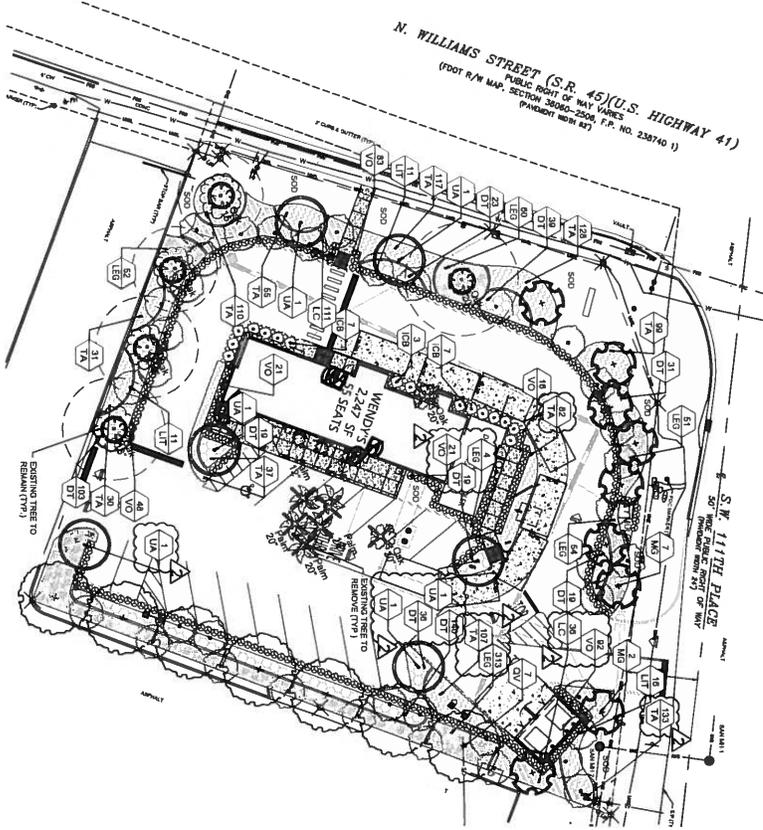
Z DEVELOPMENT
CORPORATION
CA 29354
708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
ORLANDO, FL 32803 FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

ROBERT ZECHMUS, P.E. LEED AP
FL REG # 56152

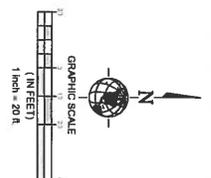
WENDY'S RESTAURANT
11191 N. WILLIAMS STREET
(US HWY 41)
DUNNELLON, FLORIDA

DATE: 01/17/16
DRAWN BY: CHRICEDRICK
PROJECT NO: 2015 115



PLANT LIST

SYMBOL	QUANTITY	ESTIMATED NAME	COMMON NAME	DESCRIPTION	REMARKS
LT	34	LEUCOSPORA	RED OAK WHITE	8" HT 2 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.	SHADE AS SHOWN
LD	0	LEUCOSPORA	SOUTHERN REDWOOD	1 1/2" HT 2 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.	SHADE AS SHOWN
LV	7	LEUCOSPORA	LEAFY OAK	1 1/2" HT 2 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.	SHADE AS SHOWN
LU	0	LEUCOSPORA	ALICE ELIZ	1 1/2" HT 2 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.	SHADE AS SHOWN
SP	17	LEUCOSPORA	BURROCK HOLLY	2 1/2" HT 2 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.	3 1/2" DIA.
LC	17	LEUCOSPORA	PRINCE EDWARD	2 1/2" HT 2 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.	3 1/2" DIA.
VO	281	LEUCOSPORA	SWISS VIBURNUM	1 1/2" HT 2 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.	3 1/2" DIA.
DT	1	DANIELA TROPICANA	FLA. KALIV	1 1/2" HT 2 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.	3 1/2" DIA.
LD	34	LEUCOSPORA	EMERALD OGDON'S LINCONE	1 1/2" HT 2 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.	3 1/2" DIA.
VA	51	LEUCOSPORA	ADAM JASANE	1 1/2" HT 2 1/2" DIA. 1 1/2" DIA. 1 1/2" DIA.	3 1/2" DIA.
SO				50.0 FEET OF FERTILIZER AND DRAINAGE (FOR WATER USE)	FIELD VERIFY CITY
MA				50.0 FEET OF FERTILIZER AND DRAINAGE (FOR WATER USE)	FIELD VERIFY CITY



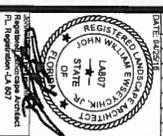
CADDSCAPES, INC.
 Florida Landscape Architecture Firm
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 Deltona, FL 32738
 Office: 407.310.6647
 LCA# 28000550
 caddscapes@gmail.com

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

DATE: 03-10-18
 DRAWN: JB
 CHECKED: JE

L-1
 LANDSCAPE PLAN
 PROJECT NO. 205.216

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



REVISION	DATE	REVISION	DATE
ADD TREES	04/13/18		
CLIENT REVISIONS	04/25/18		

Z DEVELOPMENT
 services

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

