

PLAZA COLLINA BOJANGLES CONSTRUCTION PLANS CLERMONT, FLORIDA

PARCEL I.D. No. 25-22-26-0001-000-03700

OWNER/ APPLICANT: BYBLOS DEVELOPMENT, INC.
3700 34TH ST, STE 300
ORLANDO, FL 32805
PHONE: (407) 226-8888

GEOTECHNICAL ENGINEER: UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD
ORLANDO, FL 32811
PHONE: (407) 423-0504
FAX: (407) 423-3106

SURVEYOR: EBI SURVEYING
8415 SUNSTATE STREET
TAMPA, FL 33634
PHONE: (813) 886-6080
FAX: (813) 886-6081

NOTES:

1. SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE 6TH EDITION (2017) ACCESSIBILITY.
2. SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING IF APPLICABLE.
 - a. CONSTRUCTION TRAILERS, SALES CENTERS, DUMPSTER ENCLOSURES, LIFT STATIONS, SWIMMING POOLS, PLAYGROUND EQUIPMENT, RETAINING WALLS, ENTRY WALL FEATURES, ACCESS GATES, SITE LIGHTING, GENERATORS, FENCES, GREASE TRAPS, FIRE ALARM AND FIRE SPRINKLER, ETC.

PERMITTING AGENCIES

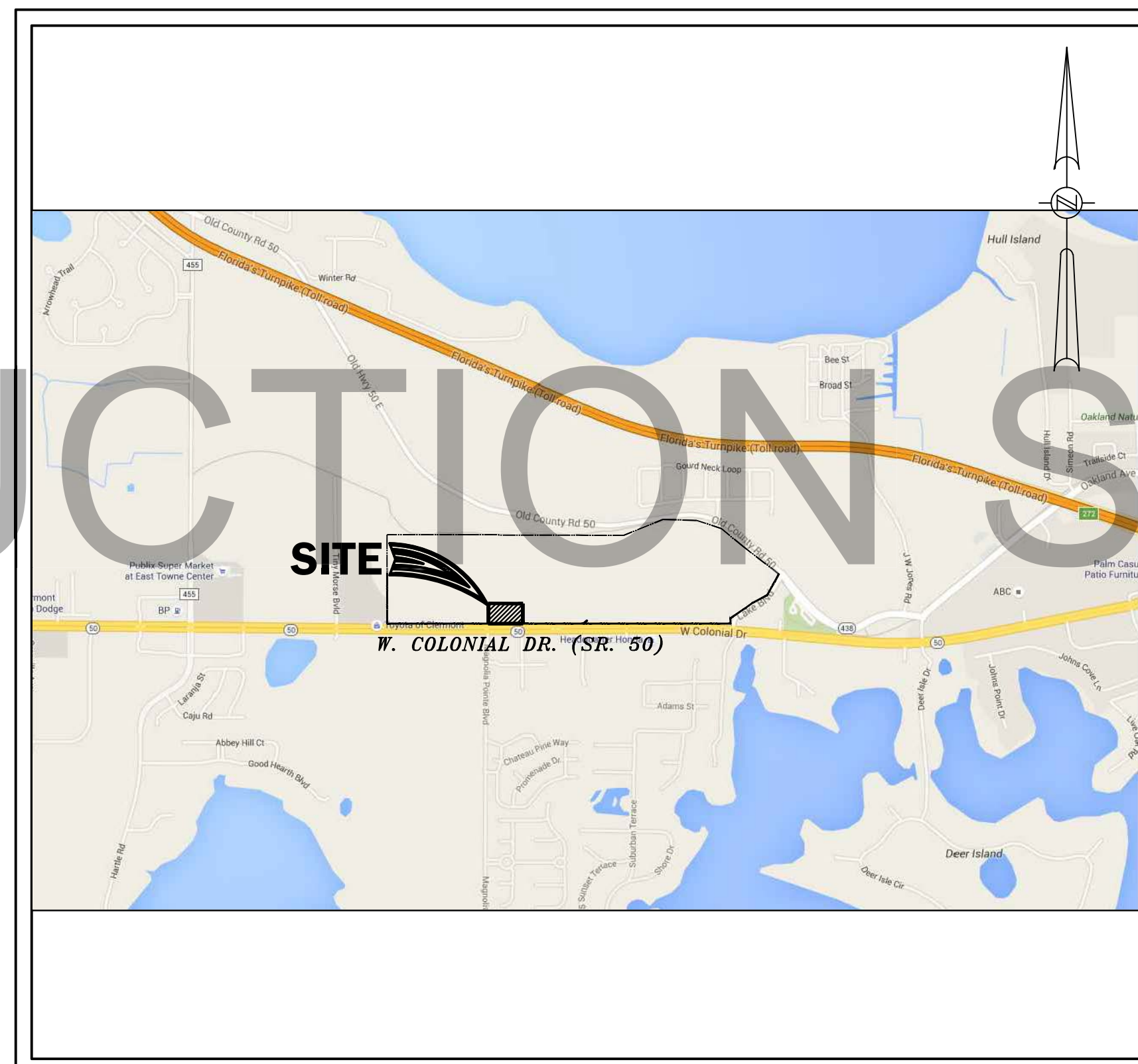
S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT
F.D.E.P.: WATER AND WASTEWATER SYSTEM PERMITS
CITY OF CLERMONT: SITE PLAN APPROVAL

UTILITY COMPANIES

WATER: (352) 241-0178
SEWER: (352) 241-0178
ELECTRIC: (352) 242-0704
TELEPHONE: (352) 326-1707
CABLE: (407) 295-9119

CITY OF CLERMONT
CITY OF CLERMONT
PROGRESS ENERGY
SPRINT UNITED
BRIGHT HOUSE

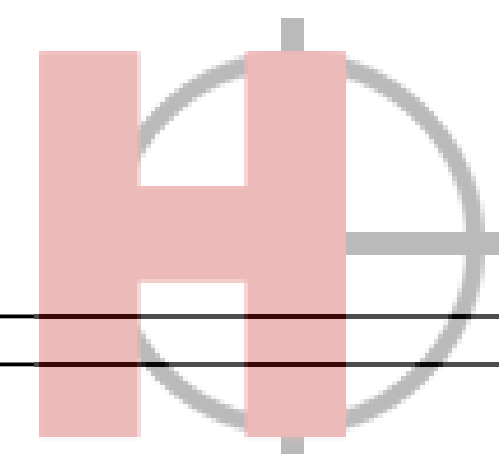
SITE VICINITY MAP



NOT TO SCALE

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GENERAL CONTRACTORS, INC.

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5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

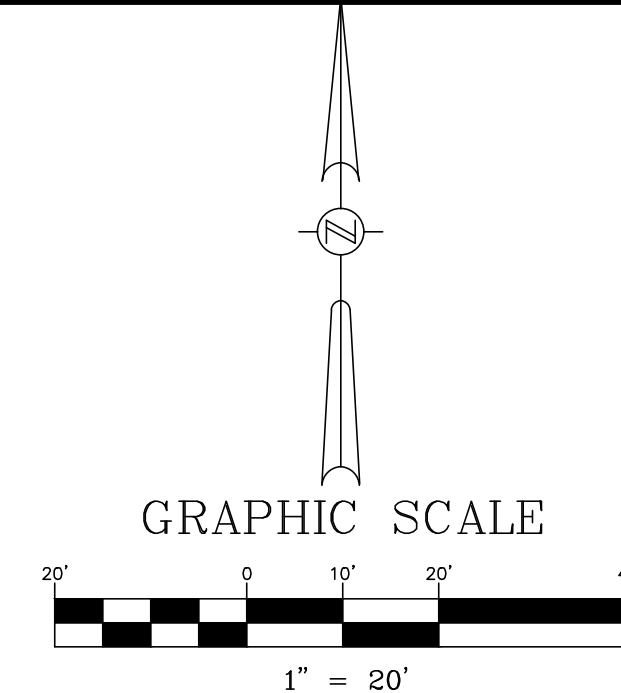
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FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595

JEAN M. ABI-AOUN, P.E.
LICENSE NO. 45128

LANDSCAPE NOTES

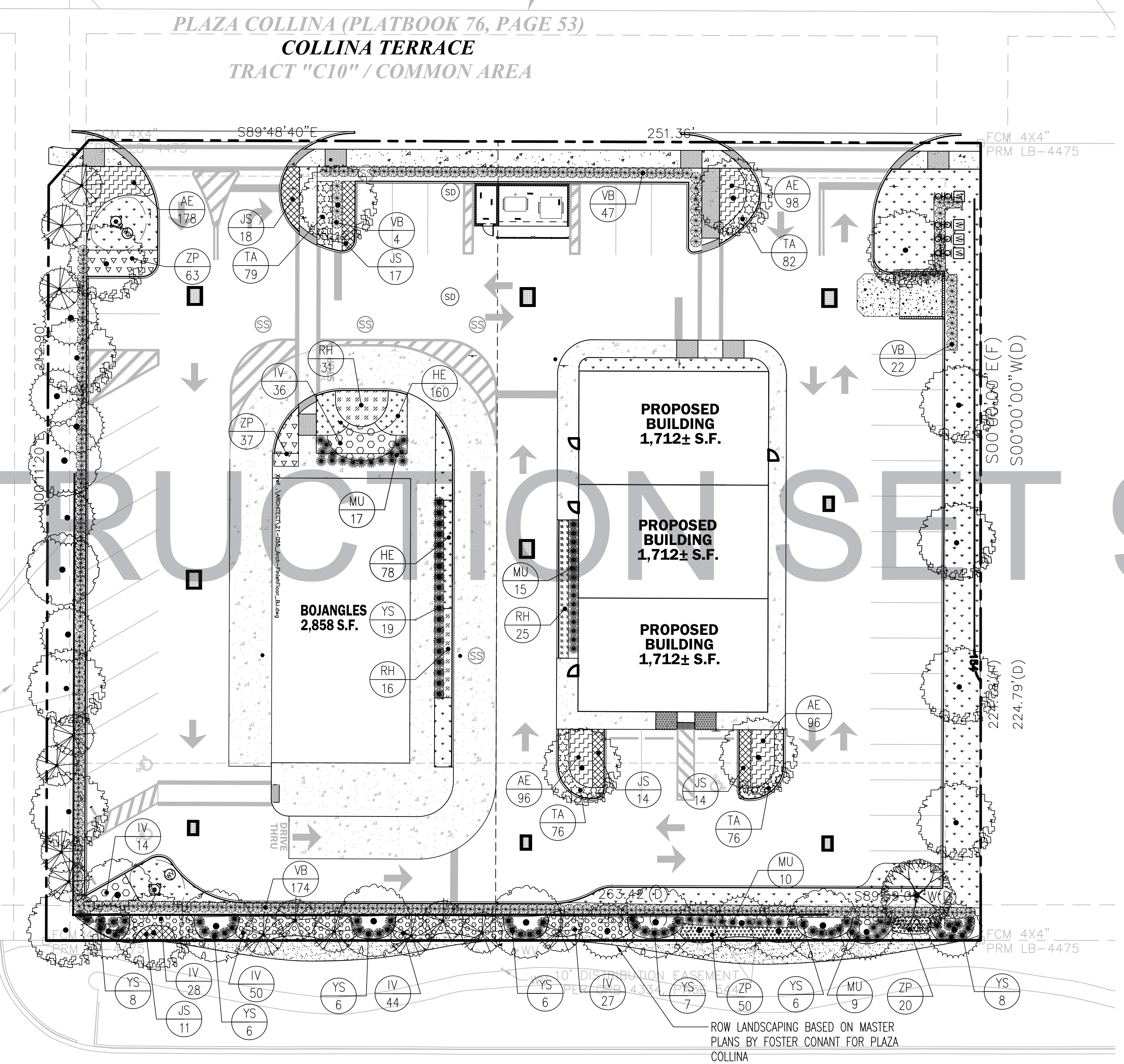
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FEG OF ANY DISCREPANCY PRIOR TO ISSUANCE OF BIDS.
- ALL NEW PLANTINGS MUST COMPLY WITH THE SIZES AND QUANTITIES SHOWN IN THE PLANT LIST. ALL PLANTS MUST COMPLY WITH THE APPLICABLE JURISDICTIONAL CODE. PER THE FLORIDA GUIDES AND STANDARDS MANUAL ALL NEW TREES SHALL HAVE THEIR CALIPER MEASURED AT 6" ABOVE GRADE FOR ALL TREES UP TO AND INCLUDING 4" CALIPER TREES AND 12" ABOVE GRADE FOR ALL LARGER TREES.
- ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 2" MINIMUM. AREAS WITH SLOPES GREATER THAN 4:1 SHALL HAVE MULCH RINGS OR TERRACED IN LONGER BEDS DESIGNED TO CAPTURE WATER AND REDUCE EROSION. TOPS OF MULCH RINGS OR TERRACES ARE TO BE LEVEL WITH RESPECT TO GRADE AND MULCH ON THE HIGH SIDE OF THE PLANTS.
- A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIALS STARTING FROM THE DATE OF FINAL CERTIFICATE OF OCCUPANCY OR ACCEPTANCE BY THE OWNER. WARRANTY CAN EXCLUDE PLANTS LOST DUE TO ACTS OF GOD OR VANDALISM. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN 30 DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. DISTURBED AREAS OUTSIDE OF PROJECT LIMITS SHALL BE SEEDING AND MULCHED UNLESS STEEPER THAN 5:1. PROVIDE SOD ON SLOPES STEEPER THAN 5:1. ALL DRY PONDS CAN BE SEEDING AND MULCHED ON THE BOTTOMS AND SIDE SLOPES. WET PONDS ARE TO BE SODDED DOWN TO THE BOTTOM OF DESIGNED 5:1 OR 4:1 SIDE SLOPES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
- GRADE, DRESS AND SOD OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
- ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES PER THE LOCAL JURISDICTION'S INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES. GENERAL CONTRACTOR TO CONFIRM WITH THE LANDSCAPE INSTALLER THAT NO INVASIVE OR EXOTIC PLANT MATERIALS EXIST ON SITE. INFORM LANDSCAPE ARCHITECT IF ANY OF THESE PLANTS EXIST.
- ANY PRUNING OF EXISTING TREES OR VEGETATION TO REMAIN AS A LANDSCAPE ELEMENT MUST BE CONDUCTED BY A CERTIFIED ARBORIST HOLDING A CURRENT CREDENTIAL WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL CONFORM TO THE ANSI A300 STANDARDS, PART 1; PRUNING THE SPECIFICATIONS FOR PRUNING SHALL BE DETERMINED BY THE CERTIFIED ARBORIST OR A PERSON QUALIFIED TO CREATE PRUNING SPECIFICATIONS ACCORDING TO THE ANSI STANDARD. THE GREATEST EMPHASIS IN PRUNING SHALL BE THE SAFETY, HEALTH AND WELFARE OF THE TRAVELING OR PEDESTRIAN TRAFFIC ESPECIALLY AS IT RELATES TO PEOPLE OR PROPERTY WITHIN THE FAILURE FOOTPRINT OF THE TREE OR VEGETATION TO BE PRUNED. WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL EMPLOY A CERTIFIED TREE SURGEON TO SELECTIVELY PRUNE AND TRIM ALL EXISTING PLANT MATERIALS TO PROVIDE A BALANCED APPEARANCE WHILE ALSO ELIMINATING ANY INTERFERENCE WITH THE NEW CONSTRUCTION OR SAFETY, VISIBILITY CORRIDORS.
- IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH THE JURISDICTIONAL LAND DEVELOPMENT CODE. SEE SHEET L-2, IRRIGATION PLAN FOR SPECIFICS.



LANDSCAPE SCHEDULE						
TREES						
SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS
	QV	QUERCUS VIRGINIANA 'HIGH RISE'	HIGH RISE LIVE OAK	12" HT. 3" CAL. 6" SPREAD	15	SINGLE STRAIGHT TRUNK
	AR	ACER RUBRUM	RED MAPLE	12" HT. 3" CAL. 6" SPREAD	8	SPECIMEN
	IC	ILEX CASSINE	DAHOON HOLLY	8' HT. 4' SPREAD	12	SINGLE STRAIGHT TRUNK
	MC	MYRICA CERIFERA	WAX MYRTLE	8' HT. 4' SPREAD	14	SPECIMEN
	VB	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	24" HT. 30" O.C.	174	FULL
	YS	YUCCA SMALLIANA	BEAR GRASS	3 GAL. 24" 30" O.C.	66	FULL
	MU	MUHLENBERGIA	RED MUHLY GRASS	3 GAL. 24" 30" O.C.	51	FULL
	TA	TRACHELOSPERMUM ASIATICUM	DWARF ASIATIC JASMINE	1 GAL. 12" O.C.	313	
	HE	HEMEROCALLIS SPP.	DAYLILY	1 GAL. 12" O.C.	238	
	JS	JUNIPERUS CHINENSIS	PARSONS JUNIPER	3 GAL. 24" O.C.	74	FULL
	ZP	ZAMIA PUMILA	COONTIE	3 GAL. 18" O.C.	176	FULL
	IV	ILEX VOMITORIA	SCHELLINGS DWARF	3 GAL. 12"X15" 24" O.C.	171	
	AE	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL. 12" O.C.	468	FULL
	RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	3 GAL. 24" O.C.	72	
	SOD		EMPIRE SOD			SF BY CONTRACTOR
	ZY	ZOYSIA SP.	ZOYSIA SOD		900 SF	WHERE SHOWN IN ROW

CONSTRUCTION SET 9-1-22

PLAZA COLLINA (PLAT BOOK 76, PAGE 53)
 PLAZA COLLINA BOULEVARD
 TRACT "C10" / COMMON AREA PER PLAT



7.5' DRAINAGE, UTILITY AND LANDSCAPE EASEMENT PER ORB 4681, PAGE 1760

20' UTILITY EASEMENT PER ORB 3838, PAGE 1360

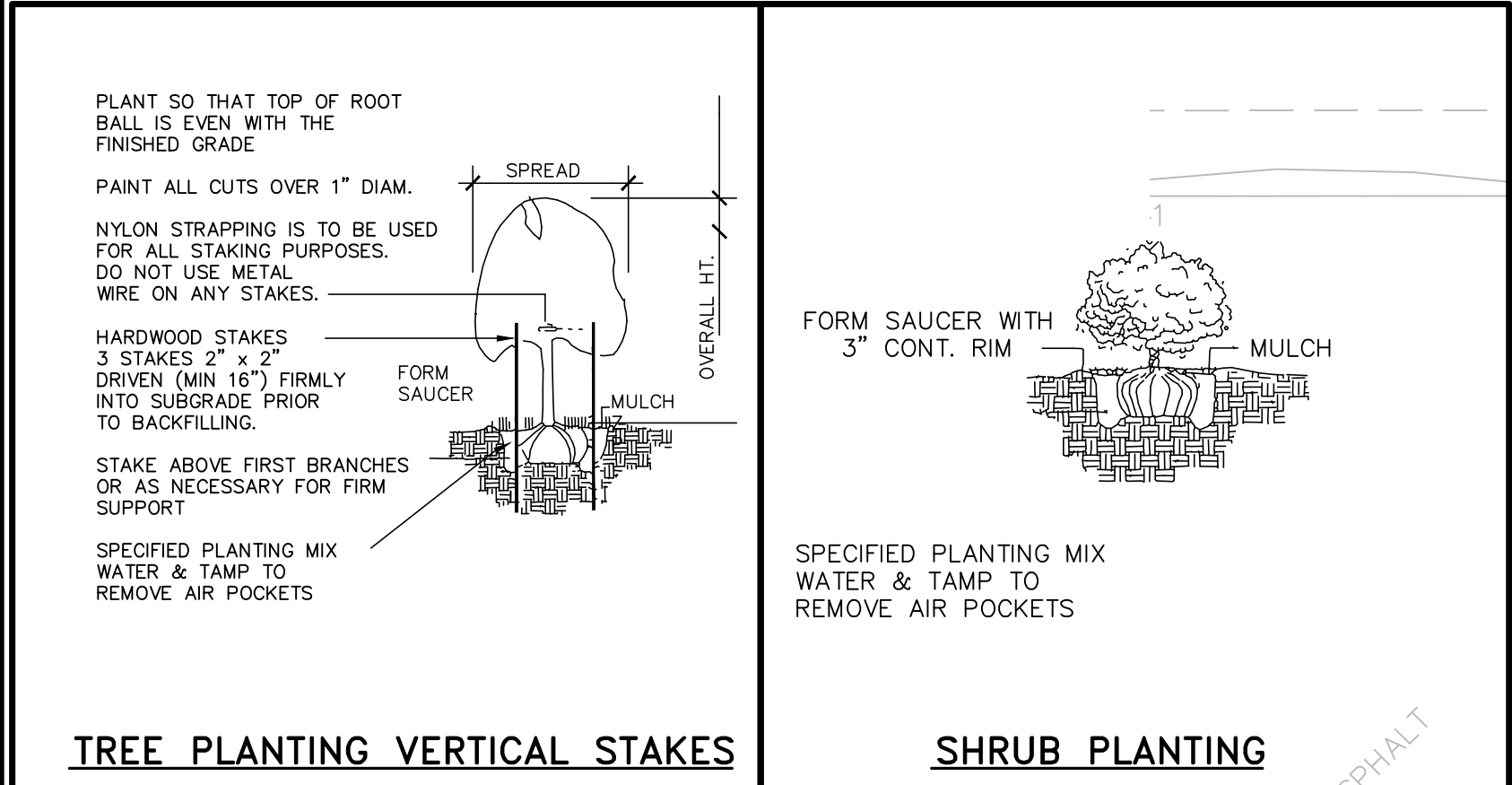
LANDSCAPE CALCULATIONS

ROW FRONTAGE SOUTH S.R. 50 (263.42 LF):
 REQUIRED: 3 CANOPY TREES + 5 U/S TREES/100' + PLUS HEDGE:
 PROVIDED: 8 CANOPY TREES + 14 U/S TREES; = 22 TREES THEREFORE; OKAY.

WEST BUFFER (225.68 LF):
 REQUIRED: 3 CANOPY TREES + 5 U/S TREES/100' + PLUS HEDGE:
 PROVIDED: 7 CANOPY TREES + 12 U/S TREES; = 19 TREES THEREFORE; OKAY.

BUILDING PERIMETER BOJANGLE'S (230 LF - 9' DOORS) = 221 LF:
 REQUIRED: 221 X 3' X 60% = 398 SF
 PROVIDED: 898 SF, THEREFORE OKAY.

BUILDING PERIMETER RETAIL SPACE (299 LF - 18' DOORS) = 281 LF:
 REQUIRED: 281 X 3' X 60% = 506 SF
 PROVIDED: 667 SF, THEREFORE OKAY



DATE	REVISIONS	BY	CHECKED

STATE ROAD 50 (F)(P)
WEST COLONIAL DRIVE (P)
 (VARIABLE R/W WIDTH PER FDOT MAP SECTION 11070, F.P. NO. 238429 4)

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 BOJANGLES
 CONSTRUCTION PLANS
 CLERMONT, FLORIDA

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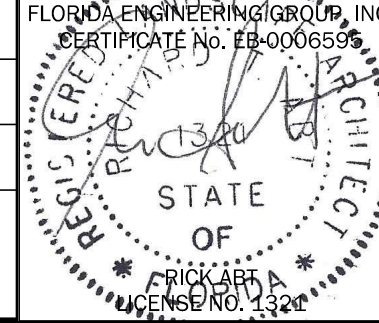
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 Orlando, FL 32809
 Phone: 407-895-0324
 Fax: 407-895-0325

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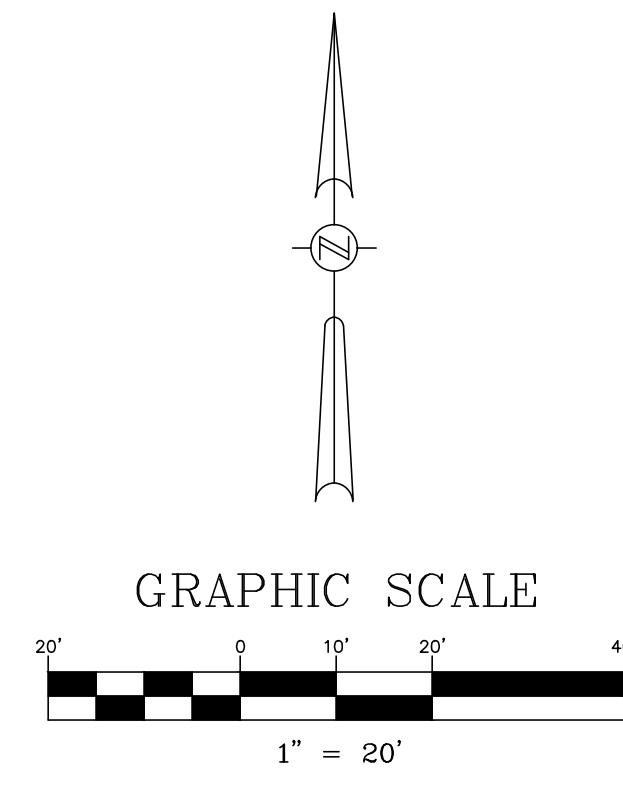
SITE LANDSCAPE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
RTA	RTA	RTA	RTA

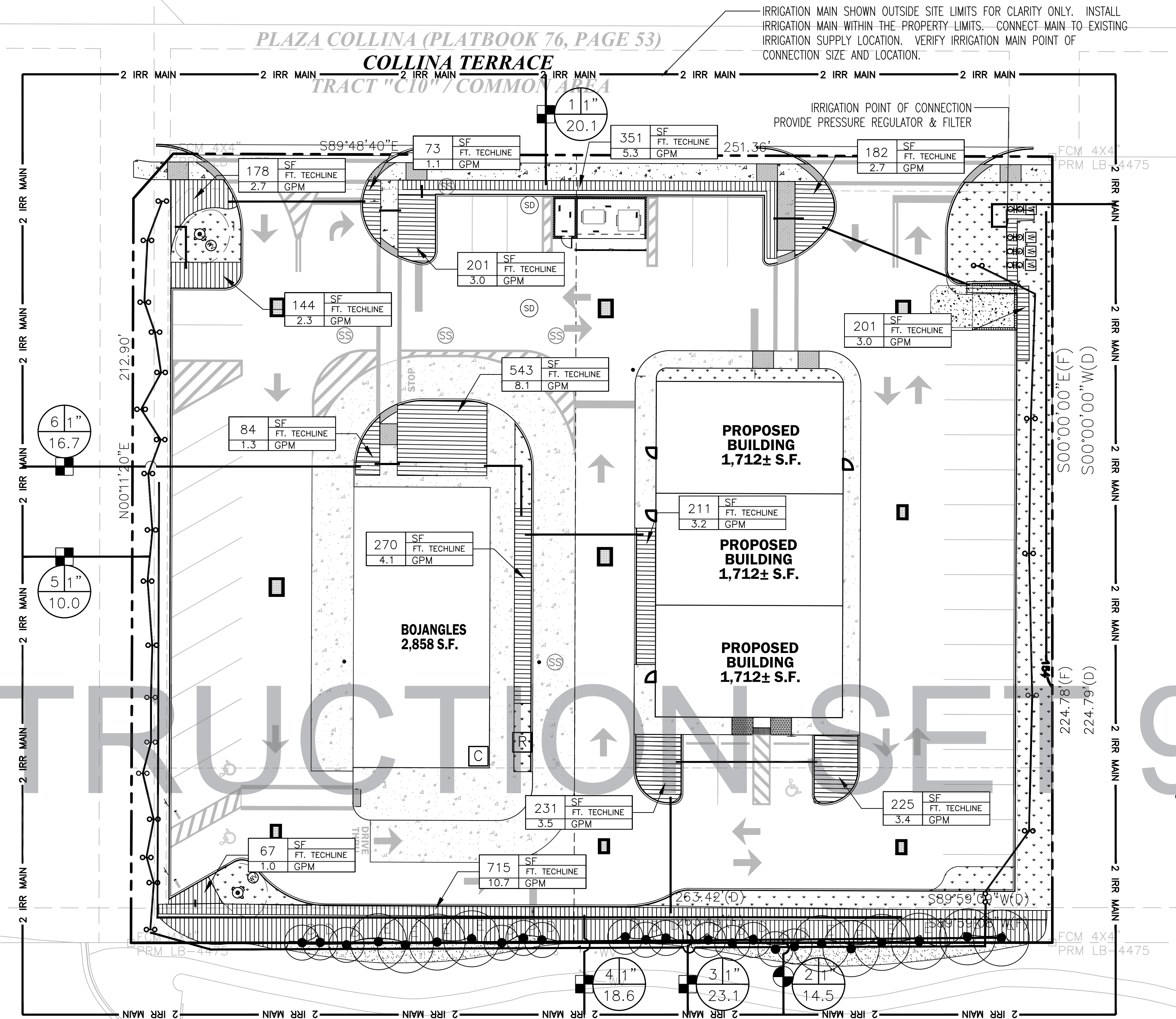
PROJECT NO. 21-055
 SCALE 1"=20'
 DATE SEPTEMBER 01, 2022
 SHEET NO. L-1 OF 21
 SHEET 20



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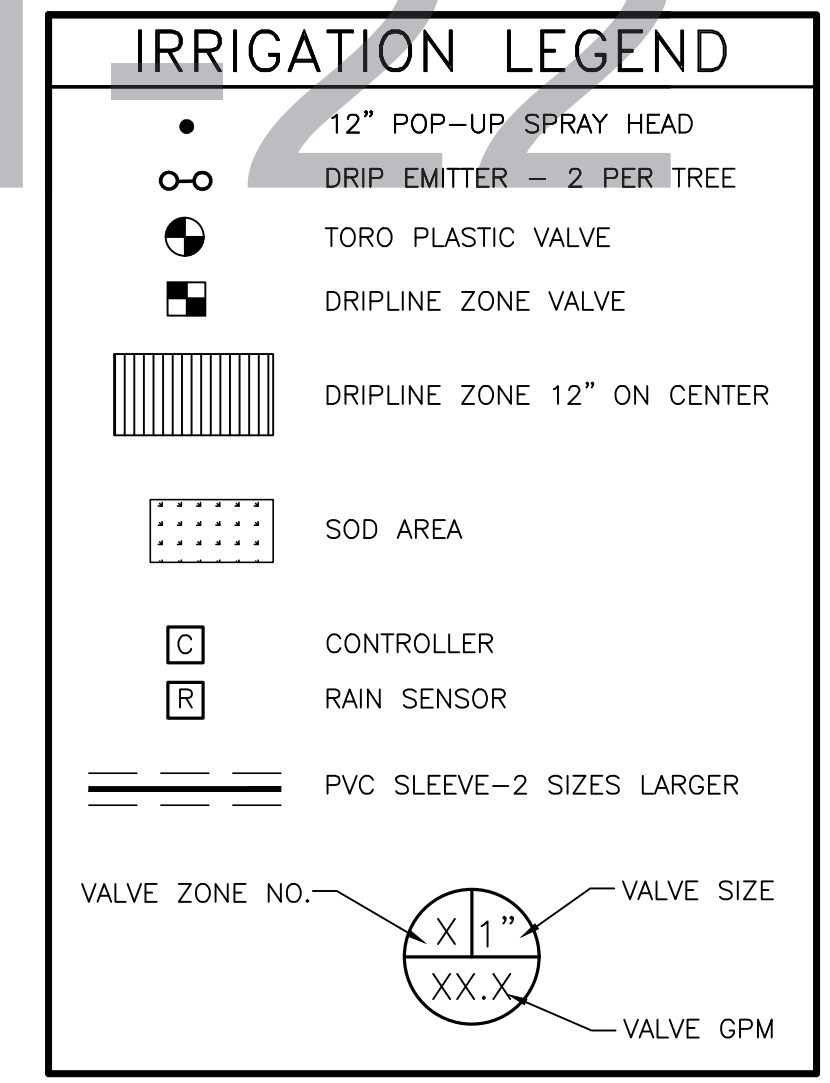


PLAZA COLLINA (PLAT BOOK 76, PAGE 53)
 PLAZA COLLINA BOULEVARD
 TRACT "C8" / COMMON AREA PER PLAT

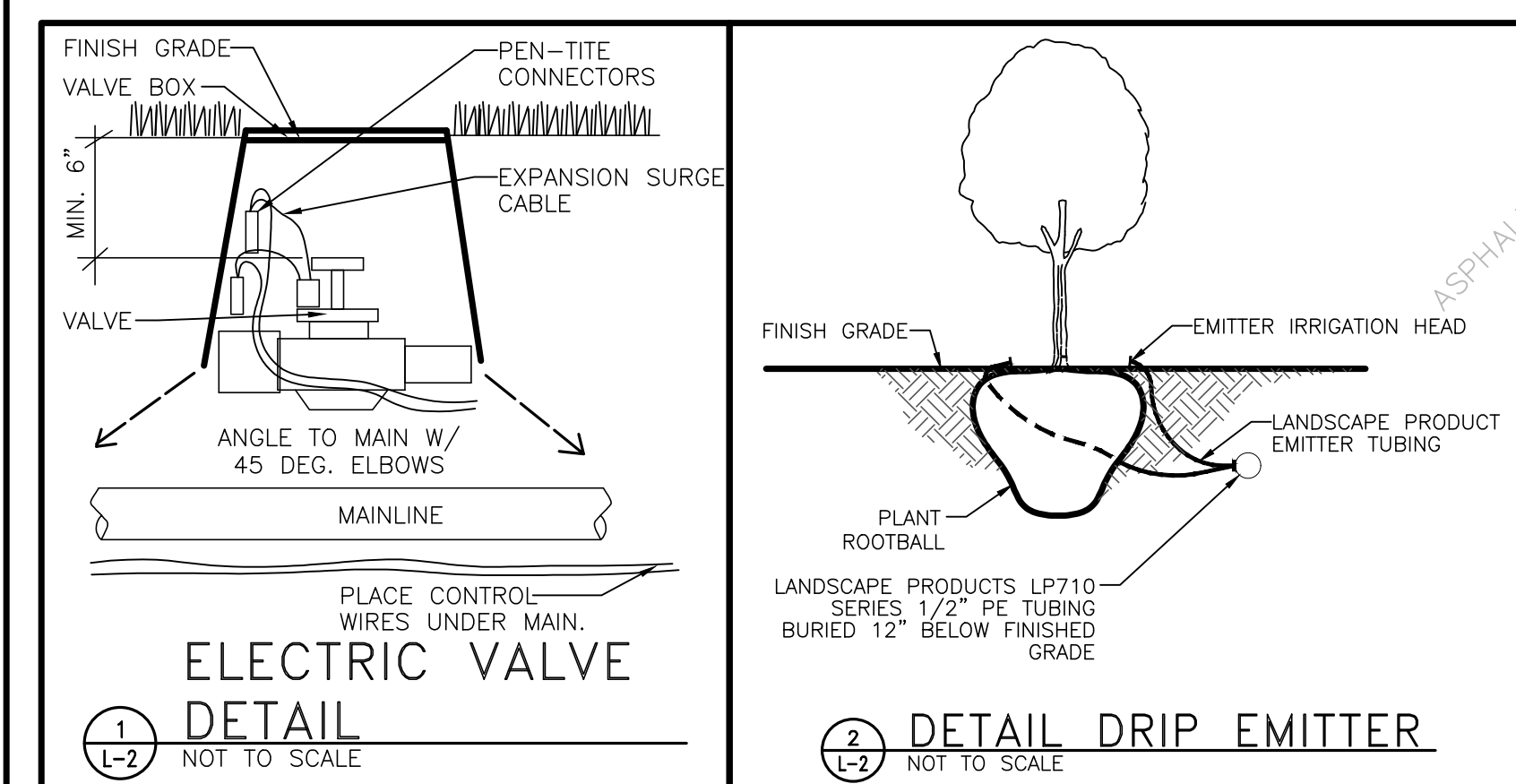


IRRIGATION NOTES:

- CONTRACTOR SHALL INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANTED AREAS PROVIDE ALL PIPING, VALVES, VALVE BOXES, & WIRING AS REQUIRED FOR A COMPLETE & OPERATIONAL IRRIGATION SYSTEM.
- ALL IRRIGATION PIPING WHICH IS LOCATED UNDER PAVEMENT SHALL BE ENCASED IN A SLEEVE TWO SIZES LARGER THAN THE IRRIGATION LINE.
- CONTRACTOR TO PROVIDE A DOUBLE DETECTOR CHECK VALVE AT THE POINT OF WATER SERVICE IN ADDITION TO AN IRRIGATION METER. COORDINATE LOCATION WITH OTHER UTILITIES & GENERAL CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY & ALL PERMITS REQUIRED FOR THE INSTALLATION OR CONSTRUCTION OF THE WORK INCLUDED IN THIS CONTRACT.
- COORDINATE LOCATION OF IRRIGATION CONTROLLER WITH OWNER & GENERAL CONTRACTOR.
- PROVIDE A RAIN SWITCH EQUIVALENT TO TORO RAIN SWITCH #850-74. MOUNT ON BUILDING IN AN INCONSPICUOUS LOCATION EXPOSED TO NORMAL RAINFALL & PER MFRS. SUGGESTIONS.
- OBTAIN INSPECTION & APPROVAL OF ALL BURIED PIPING PRIOR TO BACKFILLING.
- ADJUST DESIGN OF SYSTEM WHERE NECESSARY TO AVOID CONFLICTS IN THE FIELD WITH LANDSCAPING OR UTILITY LINES.
- IRRIGATION CONTROLLER IS HUNTER IRRIGATION CONTROLLER SIZED APPROPRIATELY TO SUPPORT THE SYSTEM DESIGN. GET APPROVAL FROM OWNER PRIOR TO INSTALLATION. COORDINATE WITH CONTRACTOR FOR POWER REQUIREMENTS AND CONFIRM LOCATION WITH OWNER.
- PROGRAM IRRIGATION CONTROLLER TO PROVIDE 0.5 INCH OF WATER PER WEEK. SCHEDULE HEADS TO OPERATE DURING MORNING HOURS.
- 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.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS & SEALANT.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATIONS. THE DRAWING SHALL LOCATE ALL VALVES & MAINLINES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES OR STRUCTURES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A IRRIGATION AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY & INSIDE THE IRRIGATION AREAS.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT & WORKMANSHIP.
- ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION BY OTHERS.
- ALL IRRIGATION SLEEVES ARE TO HAVE BEEN INSTALLED BY GENERAL CONTRACTOR AT TIME OF UTILITY CONSTRUCTION.



TOTAL IRRIGATED AREA = 3,775 SF
 REQUIRED IRRIGATION = 0.5"/WEEK
 TOTAL IRRIGATION DEMAND = 1,176 GAL/WEEK = 168 GPD
 IRRIGATION TO BE PROVIDED THRU 1" IRRIGATION METER



STATE ROAD 50 (F)(P)
 WEST COLONIAL DRIVE (P)
 (VARIABLE R/W WIDTH PER FDOT MAP SECTION 11070, F.P. NO. 238429 4)

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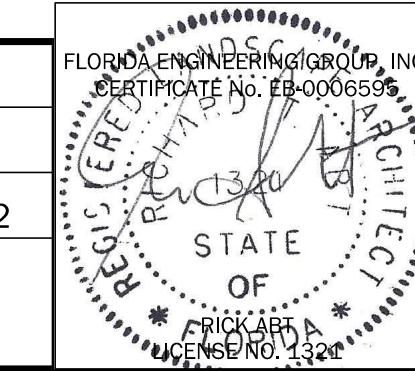
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SITE IRRIGATION PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
RTA	RTA	RTA	RTA

PROJECT NO. 21-055
 SCALE 1"=20'
 DATE SEPTEMBER 01, 2022
 SHEET NO. L-2
 SHEET 21 OF 21



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