506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
FAX: 352 360-6652

TRC COFP Members:	**TRC Members:**
City Manager Karen Manila, Chairman Police Chief, Vice Chair City Attorney Building Official Community Development Director Code Enforcement Officer Engineer – Halff Fire Chief Fire Inspector Land Planner LPG Public Works Director	City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
September 1, 2026
10:00AM

I. MEETING START TIME:

II. MEMBERS PRESENT:

III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from August 4, 2026 included for review/comment.

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

A. <u>The Enclave @ Lake Geneva Sign Variance, Alternate Keys 1284821, 1699223, 1284511, 3883988, 1771625, 1284503, 1284805, 1771617</u>
The applicant, Daly Design Group, has submitted a sign variance for the Enclave at Lake Geneva Parcels A-F proposed subdivision. The project is generally located south of Lake Ella Road and west of US Highway 27/441. The applicant is proposing one sign to be located at the main entrance of the subdivision for of Spring Lake Road and two (2) secondary monument signs to be located off of and along Lake Ella Road. Chapter 168, Section 168.010(f) outlines the review criteria necessary to approve a variance and Chapter 163, Section 163.070((b) allow for only one monument sign per street frontage. Clarification on whether the signs would be illuminated should

be made.

B. <u>Fruitland Park Commons Major Site Plan, Alternate Keys 1288151 and 1699665</u>
The applicants, Robb & Taylor Engineering Solutions, Inc., has submitted an application for approval of a major site plan to construct a commercial shopping center with 4 buildings on-site parking and stormwater management system. The proposed project has a maximum building height of 35'and is generally located north of CR 466A and east of Micro Racetrack Road. The shopping center will consist of an approximate 20,000 sf fitness center, 1,990 sf of retail space for a coffee drive through and 16,307 sf retail space with associated buffers, stormwater ponds with associated parking.

<u>PUBLIC COMMENTS</u>:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

<u>ADJOURNMENT</u>:

506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
FAX: 352 360-6652

TRC COFP Members:	**TRC Members:**
City Manager Karen Manila, Chairman Police Chief, Vice Chair City Attorney Building Official Community Development Director Code Enforcement Officer Engineer – Halff Fire Chief Fire Inspector Land Planner LPG Public Works Director	City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
August 4, 2026
10:00AM

I. **MEETING START TIME: 10:01 a.m.**

II. **MEMBERS PRESENT:** Michael Rankin, Interim Community Development Director, Brett Tobias- Consulting City Engineer, Anita Geraci Carver-City Attorney, Danny Bass-Building Official, Kelli Fielder-Certified Permit Tech, Emily Church-City Staff and Robb Dicus-Public Works Director; Applicants representing the development; Jeff Hewitt- J&H Properties, Sean Schweilker, Goldie Riefel, and Frank Wilson of R3 Associates.

III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from July 7, 2026 included for review/comment, were approved without comment or corrections.

IV. **OLD BUSINESS:** NONE

V. **NEW BUSINESS:**

A. **<u>Gold Key Roofing Major Site Plan & Variance, Alternate Key 1248442</u>**
The applicant has submitted a minor site plan application to construct a 2-story 4,200 sf office/warehouse. The site, currently utilized by Gold Key Roofing, has an existing 1,530 sf structure (residence/office) which will be demolished. Although the applicant is requesting approval of a minor site plan, Chapter 160, Section 160.040(D) of the city's LDRs states that new impervious surface areas more than 10% of the site/area of development would be classified as a

major site plan. Also, the applicant has submitted a variance request to reduce the rear setback from 15’ to 5’ for the new building and allow the existing 1250 SF storage at 1’ setback (Chapter 154, Section 154.030(b)(10)(G)(iii)(c)).

Mr. Rankin introduced the project and invited the applicants to speak. Jeff Hewitt of J&H Properties clarified that Gold Key Roofing and J&H Properties are separate entities under common ownership.

The applicant explained that a five-foot rear setback variance was requested because the required 15-foot setback would significantly limit the usable area of the site. The proposed variance would provide additional room for parking circulation and allow for approximately three feet of landscaping and a sidewalk along East Fountain Street. The applicant also confirmed that drainage would be addressed through gutters, underground drainage, and connection to the retention area.

Mr. Rankin clarified that the request involved only a rear setback variance and indicated that staff could recommend the variance to the City Commission, which has authority to approve variances.

Mr. Tobias noted that the application had initially been submitted as a minor site plan but would need to be processed as a major site plan. He noted that the submitted plans did not meet the requirements of Section 160.08 and lacked items including a grading plan, utility connections, and details for the required retaining wall. Updated plans would therefore be required.

Regarding the variance, Mr. Tobias stated that the justification appeared primarily based on maximizing site use, which would not ordinarily constitute a hardship. He explained that a physical limitation affecting the site's ability to meet the required setback would provide a stronger basis for the request. He noted that parking circulation and turning-radius limitations could potentially provide a more appropriate justification than a desire for additional parking, but the City Commission would ultimately determine whether the variance should be granted.

Mr. Tobias noted that the applicant could strengthen the variance justification by emphasizing the site's limited size and resulting design constraints on vehicle access and turning movements, rather than the desire for additional parking and clarified that approval of the variance would be determined by the City Commission and could not be guaranteed.

Mr. Tobias explained that the application qualified as a major site plan because the proposed development would increase impervious surface area by more than 10 percent, pursuant to Section 160.04(D) of the City Code. He clarified that a minor site plan would not eliminate engineering requirements but could allow certain requirements, such as a traffic study, to be waived when appropriate. A major site plan would require compliance with the applicable code provisions.

Mrs. Geraci-Carver requested that the resubmittal include the title report, elevations, and topographic information needed to prepare the grading plan and verify compliance with architectural requirements. The applicant was also advised to address all applicable variance criteria and justifications to establish a sufficient record for consideration by the City Commission.

Mr. Dicus discussed drainage and noted that a private lift station was anticipated. The applicant confirmed that the lift station would be private and that utility requirements would be addressed with the revised plans. A monument sign was also discussed and would require a separate permit.

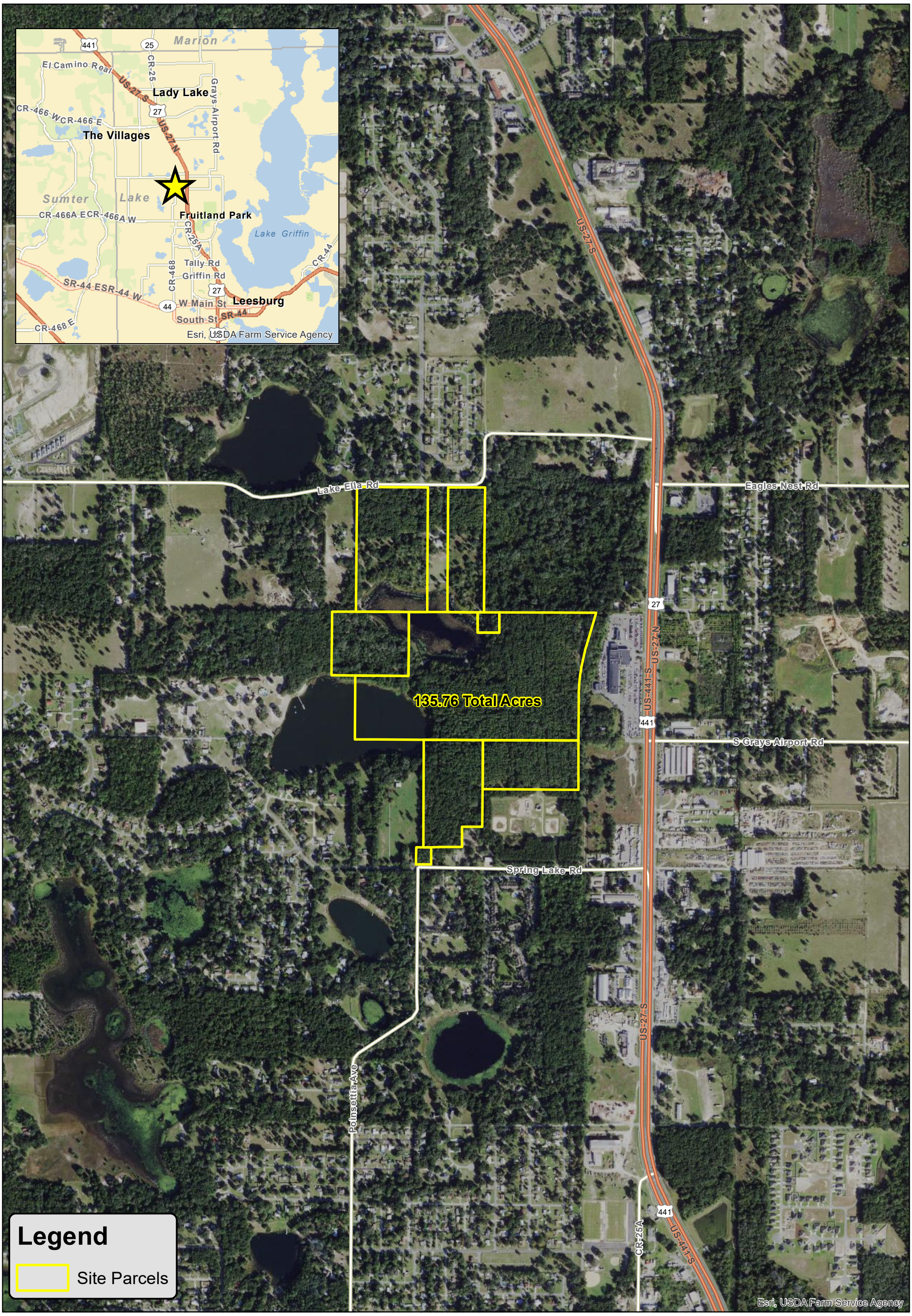
Mr. Dicus further advised the applicant to verify fire hydrant accessibility and complete the

required fire-flow calculations. The nearest hydrant may exceed the applicable distance requirement, potentially requiring additional infrastructure. The applicant indicated that the hydrant location and distance would be verified before proceeding.

PUBLIC COMMENTS: No additional comments were raised, and no members of the public were present.

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT: 10:24 AM



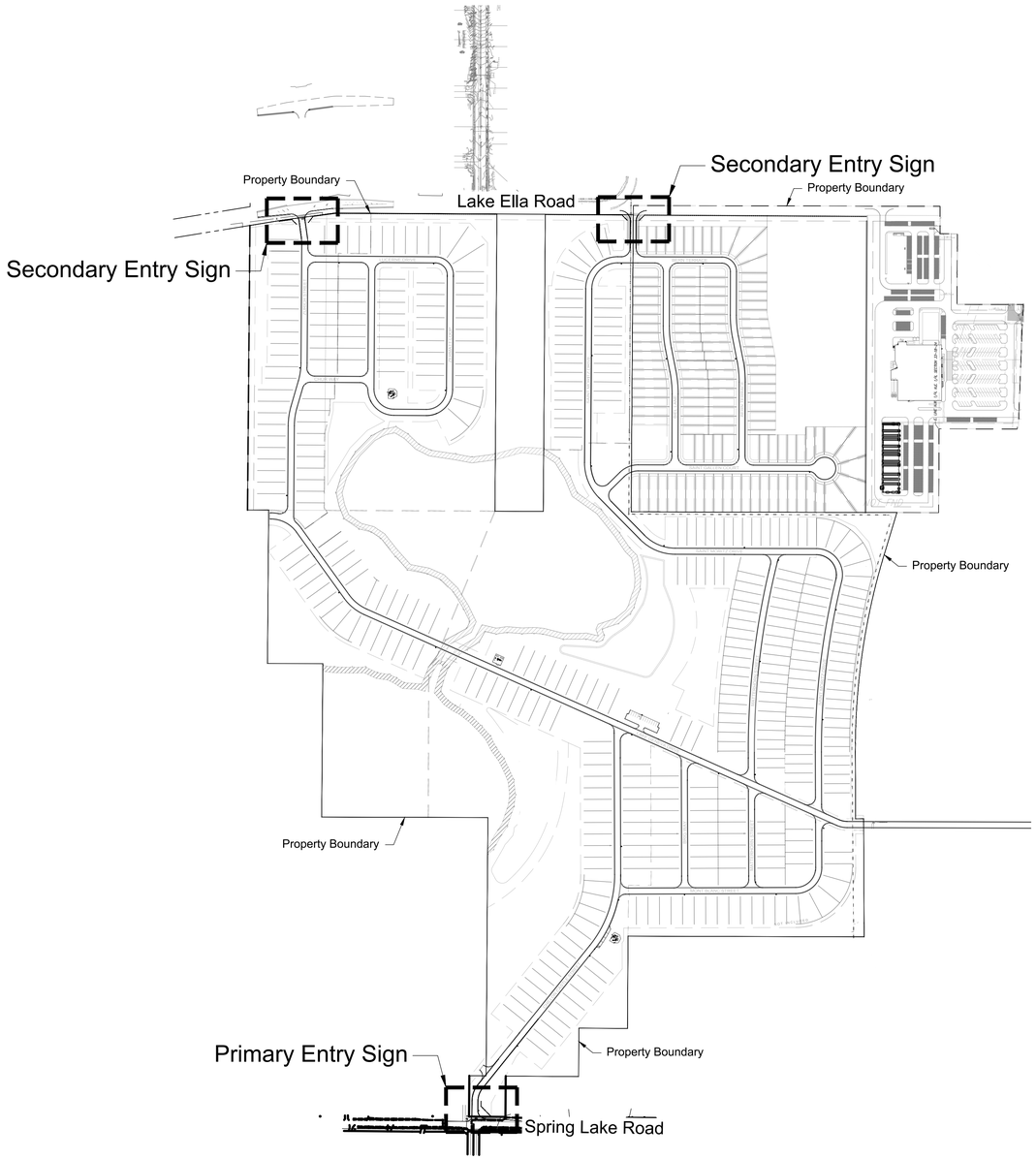
WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES

The Villages at Lake Geneva

Aerial Map

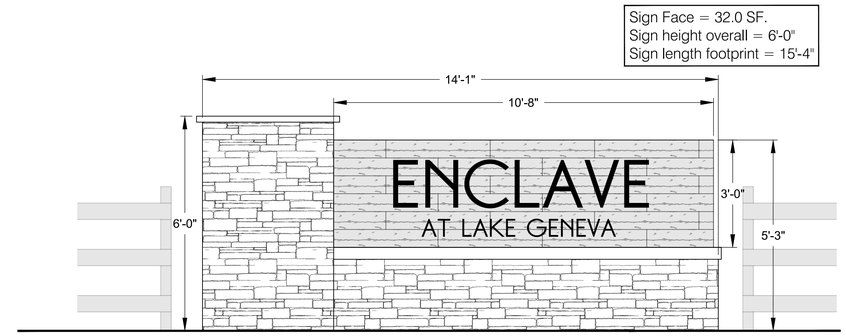
0 250 500 1,000
Feet

N



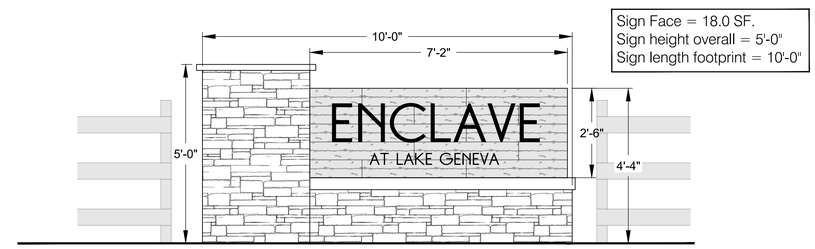
A H-101 Master Sign Plan
Plan

Scale: 1" = 300'



B H-101 Primary Entry Sign
Elevation

NTS



C H-101 Secondary Entry Sign
Elevation

NTS

daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

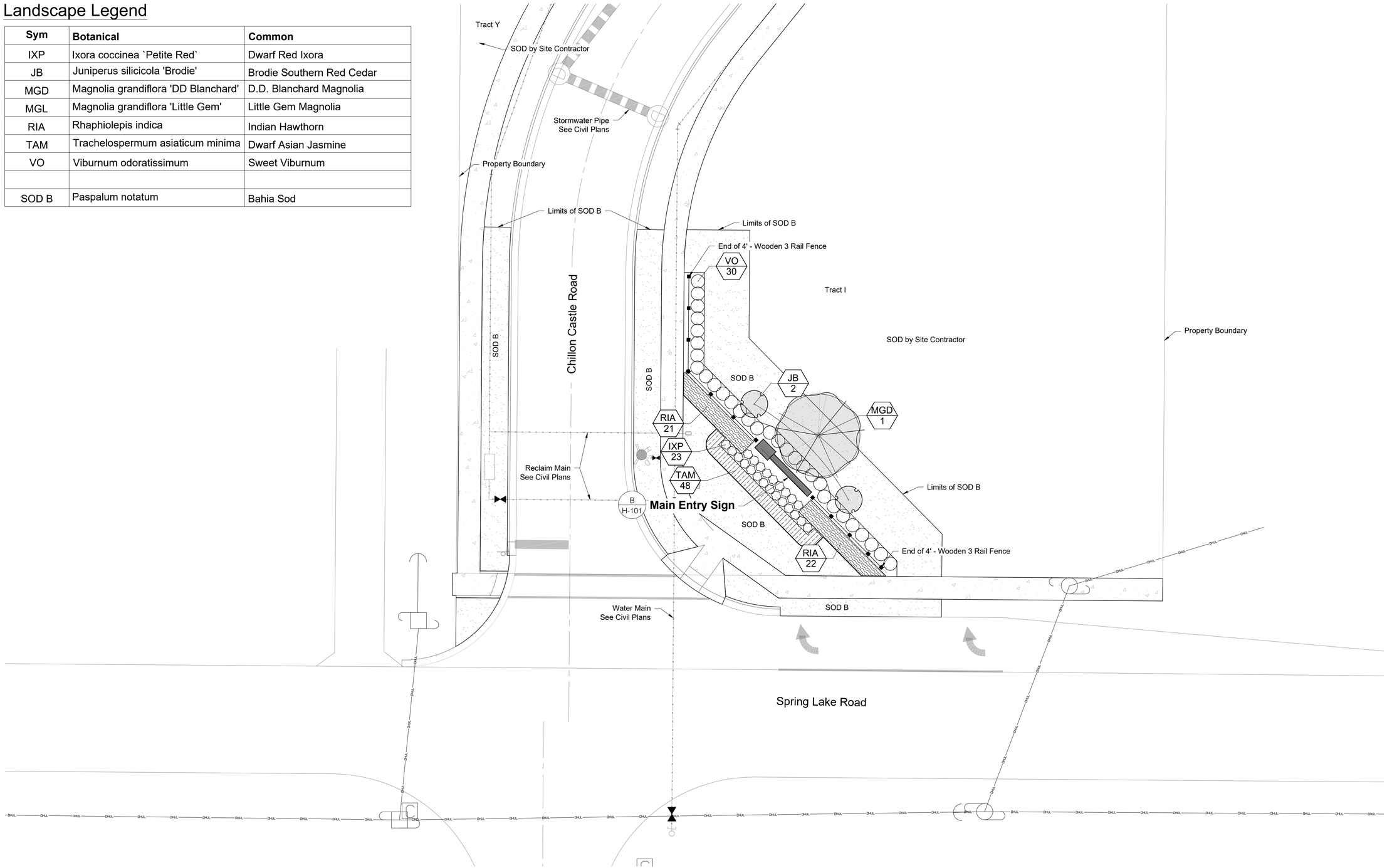
REV.	DATE	DESCRIPTION	BY

Master Sign Plan
Master Sign Plan
Enclave at Lake Geneva
Fruitland Park, Florida

PROJECT NO. 25245
SCALE 1" = 300'
DATE August, 2026
SHEET H-101

Landscape Legend

Sym	Botanical	Common
IXP	Ixora coccinea `Petite Red`	Dwarf Red Ixora
JB	Juniperus silicicola 'Brodie'	Brodie Southern Red Cedar
MGD	Magnolia grandiflora 'DD Blanchard'	D.D. Blanchard Magnolia
MGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
RIA	Rhaphiolepis indica	Indian Hawthorn
TAM	Trachelospermum asiaticum minima	Dwarf Asian Jasmine
VO	Viburnum odoratissimum	Sweet Viburnum
SOD B	Paspalum notatum	Bahia Sod



Primary Entrance Sign

daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

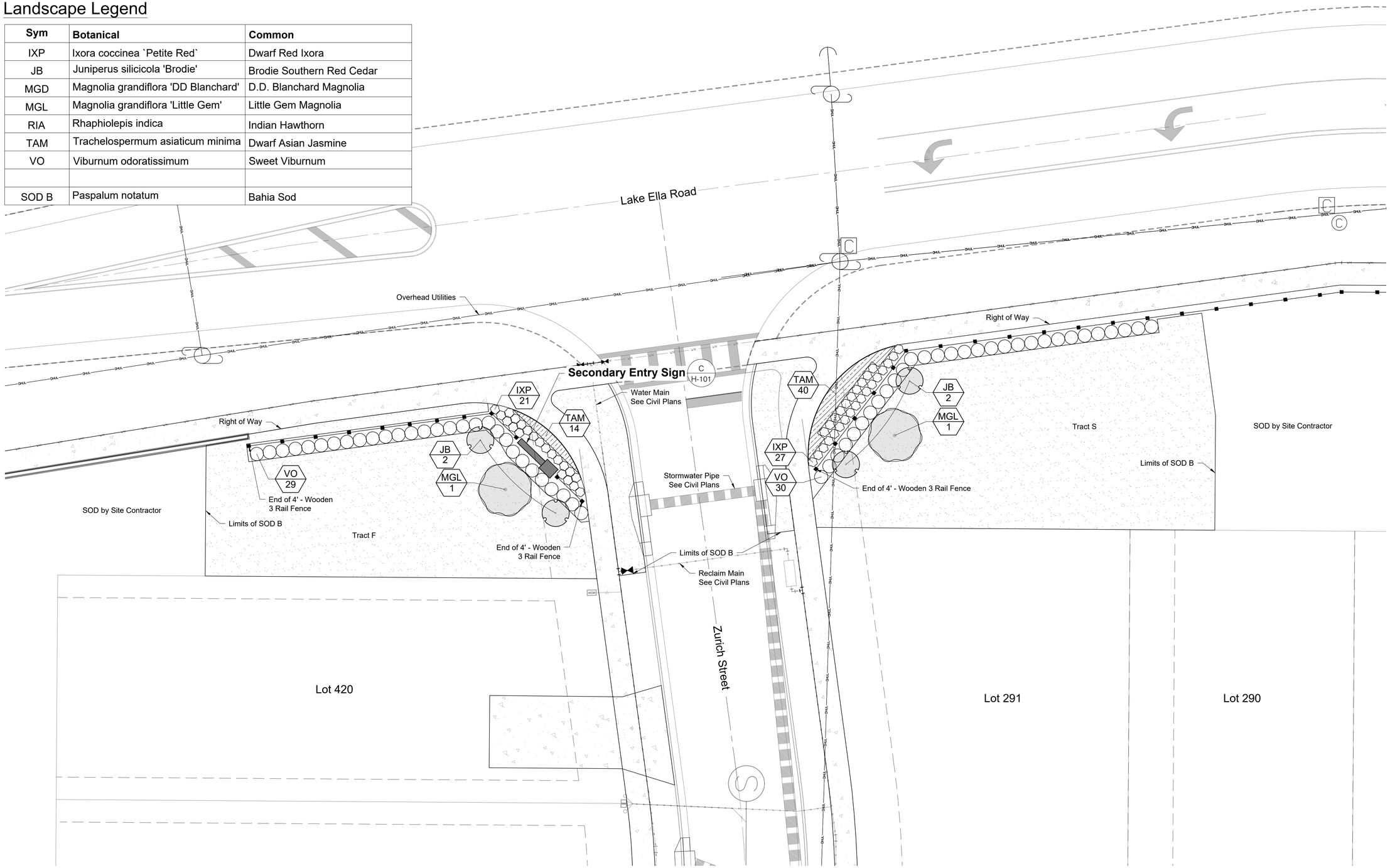
REV.	DATE	DESCRIPTION	BY

Main Entry Sign - Landscape Plan
Landscape Construction Plans
Enclave at Lake Geneva
Fruitland Park, Florida

PROJECT NO. 25245
SCALE 1" = 10'
DATE June, 2026
SHEET L-201

Landscape Legend

Sym	Botanical	Common
IXP	Ixora coccinea `Petite Red`	Dwarf Red Ixora
JB	Juniperus silicicola 'Brodie'	Brodie Southern Red Cedar
MGD	Magnolia grandiflora 'DD Blanchard'	D.D. Blanchard Magnolia
MGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
RIA	Rhaphiolepis indica	Indian Hawthorn
TAM	Trachelospermum asiaticum minima	Dwarf Asian Jasmine
VO	Viburnum odoratissimum	Sweet Viburnum
SOD B	Paspalum notatum	Bahia Sod



Secondary Entrance Sign - East Entrance

10' 0' 10' 20'

daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

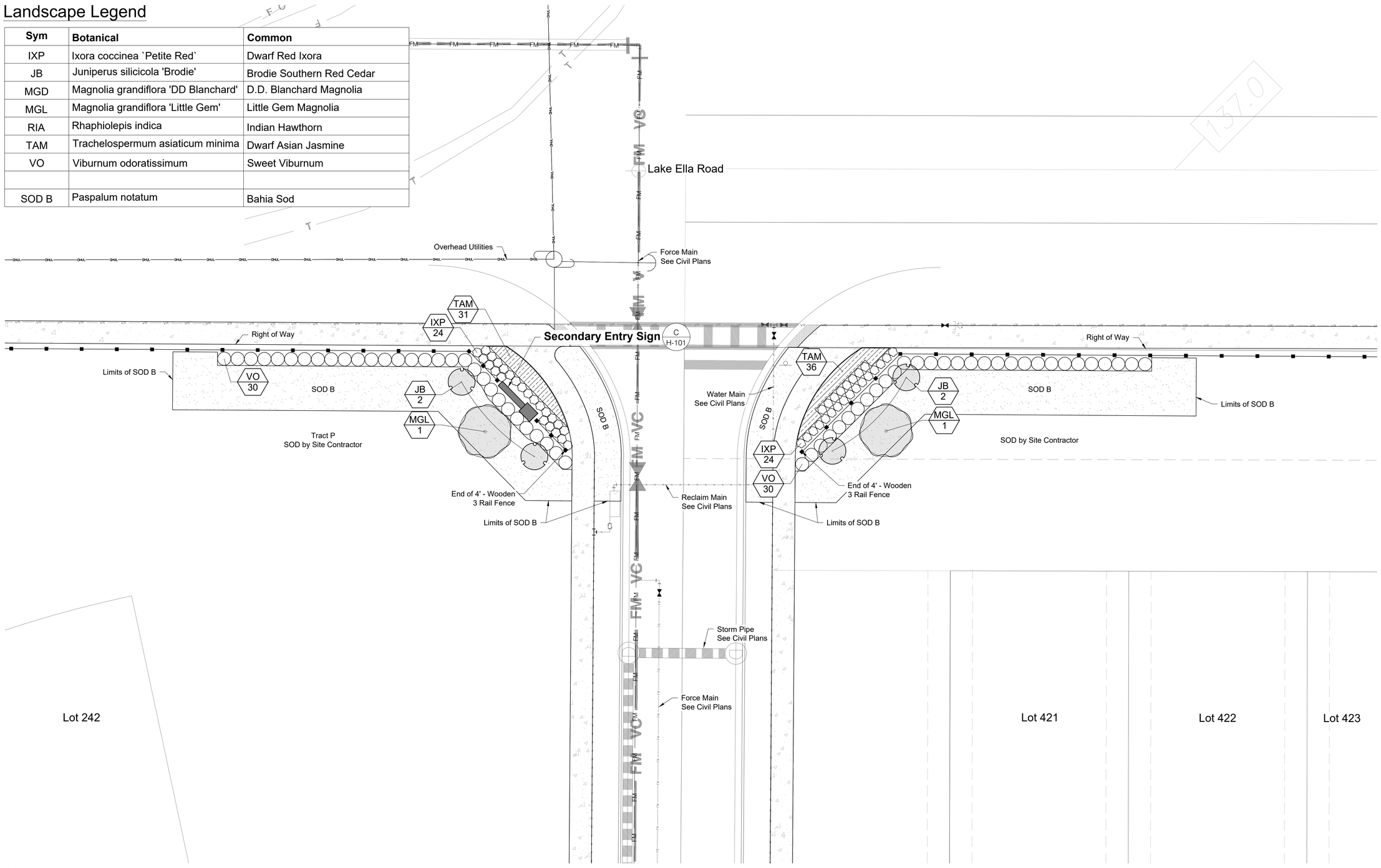
REV.	DATE	DESCRIPTION	BY

Secondary Entry Sign A - Landscape Plan
Landscape Construction Plans
Enclave at Lake Geneva
Fruitland Park, Florida

PROJECT NO. 25245
SCALE 1" = 10'
DATE June, 2026
SHEET L-202

Landscape Legend

Sym	Botanical	Common
IXP	Ixora coccinea `Petite Red`	Dwarf Red Ixora
JB	Juniperus silicicola 'Brodie'	Brodie Southern Red Cedar
MGD	Magnolia grandiflora 'DD Blanchard'	D.D. Blanchard Magnolia
MGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
RIA	Rhaphiolepis indica	Indian Hawthorn
TAM	Trachelospermum asiaticum minima	Dwarf Asian Jasmine
VO	Viburnum odoratissimum	Sweet Viburnum
SOD B	Paspalum notatum	Bahia Sod



Secondary Entrance Sign - West Entrance

10' 0' 10' 20'

daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV.	DATE	DESCRIPTION	BY

Secondary Entry Sign B - Landscape Plan
Landscape Construction Plans
Enclave at Lake Geneva
Fruitland Park, Florida

PROJECT NO. 25245
SCALE 1" = 10'
DATE June, 2026
SHEET L-203

A variance to modify Section 157.080(a)(4)(C) iii of the code for the City of Fruitland Park to permit corrugated polyethylene pipe (HP) under roads.
Section 157.080(a)(4)(C) iii reads:

iii) ***Storm Sewers***

The following is a list of minimum standards for storm sewers:

a Material: reinforced concrete, asphalt coated corrugated metal, corrugated aluminum pipe, or smooth bore corrugated polyethylene pipe. Only reinforced concrete pipe shall be allowed under roads.

b Minimum Size: Eighteen (18) inches or equal.

c. Minimum Cover: Per FDOT standards.

d Junctions: Inlet or manhole required at each change of alignment, grade, size or material. Maximum length between manholes shall be 300 feet for pipe sizes of 18 inches or less, 400 feet for pipes up to 42 inches, and 500 feet for 42 inches and above or as approved by the Public Works Director or designee.

e End Treatment: Inlet, manhole, headwall, mitered end sections or flared end sections.

The justification for the variance is that under the code the use of corrugated polyethylene pipe (HP) is permitted everywhere except under roads. While the roads will be dedicated to the city the maintenance of the roads and drainage will be done by the Homeowners Association/Community Development District. The use of polyethylene pipe (HP) is permitted by the Florida Department of Transportation (FDOT), Lake County and many other municipalities in Central Florida. A copy of the letter from Lake County approving the use of Class II Polypropylene Pipe (HP Storm) is attached. The conditions outlined in the letter will be met. While not a justification for the use of HP pipes, the cost differential between RCP and HP has increased greatly in the past 3 years, making the use of HP Pipe very attractive. The quality of material and longevity increased greatly with HP pipe. This becomes apparent with the acceptance of HP pipes in Right-of-Ways in the majorities of jurisdictions thru-out central Florida, notably FDOT and Lake County.

iii) ***Storm Sewers***

The following is a list of minimum standards for storm sewers:

[a] Material: reinforced concrete, asphalt coated corrugated metal, corrugated aluminum pipe, or smooth bore corrugated polyethylene pipe. Only reinforced concrete pipe shall be allowed under roads.

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[e] End Treatment: Inlet, manhole, headwall, ~~metered~~ mitered end sections or flared end sections.

CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

SIGN VARIANCE – ENCLAVE AT LAKE GENEVA

Owner:	**Fruitland Park Development IV, LLC, Andon Calhoun, Manager**
Applicant:	**Daly Design Group, Inc.**
General Location:	**South of Lake Ella Road and West of US Hwy. 441**
Number of Acres:	**145.7 ± acres**
Existing Zoning:	**MUPUD**
Existing Land Use:	**Multi-Family High Density (MFHD) and Mixed Community (MC)**
Date:	**August 7, 2026**

Description of Project

The applicant is requesting a variance to the sign code to allow a free-standing monument sign greater than 32 square feet (Chapter 163, Section 163.070(b)(1)(ii)) at the main entrance located off of Spring Lake Road. The proposed sign is 35.6 square feet. It is further proposed that two (2) secondary monument signs (18 square feet each) be allowed for each entrance located off of Lake Ella Road. The third amendment to the Master Development Agreement, Section 20 requires the submittal of a Master Signage Plan at final site plan (i.e. construction plan) application. Such plan shall be in compliance with all applicable regulations contained within the city's land development regulations (LDRs) unless City grants a waiver or variance pursuant to the LDRs.

Assessment

The proposed development has approximately 158' of frontage on Spring Lake Road (alternate key #1284821), and approximately 1,653' of frontage on Lake Ella Road (alt key #'s 1699223, 1284511, and 3883988). The sign regulations allow for one monument sign for each street frontage (Chapter 163, Section 163.070(b)(1)(i)); therefore, the proposed three (3) monument signs meet this criterion. Further, the Master Plan identifies two (2) entrances off of Lake Ella Road at the proposed intersection of Zurich Street and Saint Moritz Drive; and one (1) entrance off of Spring Lake Road at the proposed intersection of Chillon Castle Street. It is unclear if the signs will be illuminated.

The applicant is requesting a variance to the sign code to allow a free-standing monument sign greater than 32 square feet (Chapter 163, Section 163.070(b)(1)(ii)) at the main entrance located off of Spring Lake Road. The proposed sign is 35.6 square feet.

A master sign plan has been submitted identifying the location, size, and type of signs (see attached).

Chapter 168, Section 168.010(f) outlines the Review Criteria for variances. The applicant has submitted Justification of Variance; however, it does not address the review criteria as required. The applicant will need to provide justification to include the review criteria.

f) Review Criteria

When reviewing an application for a variance, the Planning and Zoning Board and the City Commission shall consider the following requirements and criteria:

1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

2) The special conditions and circumstances are not the results of actions of the applicant and/or registered property owner;

3) Literal interpretation and enforcement of the Land Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code, and would work unnecessary undue hardship on the applicant;

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

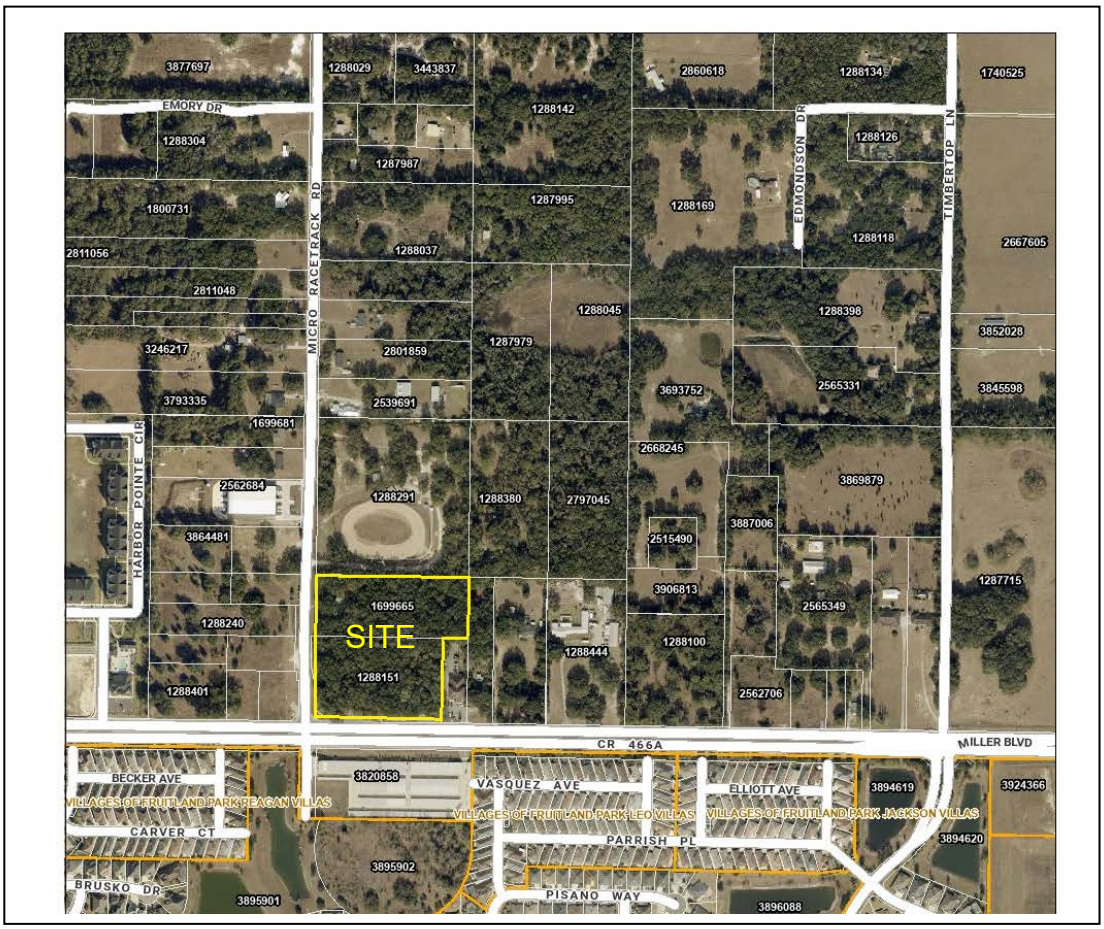
4) Granting of the variance request will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district; and

5) The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

The above criteria shall be used to determine the justification for granting of relief from requirements of the Land Development Code. Each applicant for a variance request shall demonstrate how each criteria applies to the specific case.

Recommendations

Please clarify if the signs will be illuminated and submit the justification to address the review criteria.



FRUITLAND PARK COMMONS

OWNER/DEVELOPER:
FRUITLAND PARK COMMONS, LLC
4053 MAPLE ROAD
AMHERST, N.Y. 14226–1072
CONTACT:
MR. OWEN MIETUS
TELEPHONE: (716) 833–4986
FACSIMILE: (716) 833–2954
e–mail: omietus@benchmarkgrp.com

ENGINEER:
ROBB & TAYLOR ENGINEERING SOLUTIONS, INC.
4685 HIDDEN LAKES PLACE
MELBOURNE, FL. 32934
CONTACT
MR. ROBERT F. ROBB, P.E.
TELEPHONE: (321) 302–2313
e–mail: r–tengineering@cfl.rr.com

SURVEYOR:
CFB SURVEYING
4450 NE 83RD ROAD
WILDWOOD, FL 34785
(352) 748–3126

FRUITLAND PARK COMMONS

FRUITLAND, FLORIDA

PREPARED FOR:

FRUITLAND PARK COMMONS, LLC

Call 48 hours before you dig in Florida

It's the law
811
Sunshine State One Call of Florida, Inc.

LEGAL DESCRIPTION:

PARCEL 1
THE NORTH 260 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS COUNTY ROAD RIGHT OF WAY.

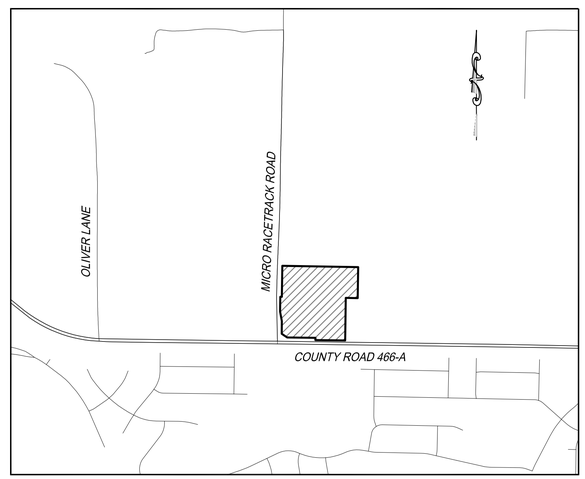
PARCEL 2
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA, LESS THE EAST 100 FEET THEREOF AND LESS THE NORTH 260 FEET THEREOF, AND LESS THE RIGHT OF WAY FOR COUNTY ROAD ON THE WEST THEREOF, AND LESS STATE ROAD NO. 466A ON THE SOUTH THEREOF.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA FOR ROAD RIGHT OF WAY AS SET FORTH IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4515, PAGE 1619, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 466–A AND THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 14 MINUTES 41 SECONDS EAST 319.35 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES 45 MINUTES 19 SECONDS EAST 19.00 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 41 SECONDS WEST 236.21 FEET; THENCE NORTH 56 DEGREES 43 MINUTES 41 SECONDS WEST 55.81 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 54 SECONDS EAST 105.97 FEET; THENCE NORTH 10 DEGREES 49 MINUTES 17 SECONDS WEST 82.78 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 34 SECONDS EAST 122.70 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 34 SECONDS WEST 19.64 FEET TO SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE SOUTH 00 DEGREES 50 MINUTES 54 SECONDS WEST 358.83 FEET ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 6 TO THE POINT OF BEGINNING.

DRAWING LIST

SHEET No.	DESCRIPTION	REVISION
1	COVER SHEET	
2	EXISTING CONDITIONS SURVEY	
3	EXISTING CONDITIONS SURVEY	
4	EXISTING CONDITIONS SURVEY	
5	EXISTING CONDITIONS SURVEY	
6	EXISTING CONDITIONS SURVEY	
7	DEMOLITION PLAN	
8	SITE PLAN	
9	HORIZONTAL CONTROL PLAN	
10	GRADING PLAN	
11	DRAINAGE PLAN	
12	UTILITY PLAN	
13	SEWER PROFILE	
14	EROSION CONTROL PLAN	
15	EROSION CONTROL PLAN	
16	MISCELLANIOUS DETAILS	
17	MISCELLANIOUS DETAILS	
18	MISCELLANIOUS DETAILS	
19	MISCELLANIOUS DETAILS	
20	MISCELLANIOUS DETAILS	
21	MISCELLANIOUS DETAILS	
22	WATER DETAILS	
23	WATER DETAILS	
24	SEWER DETAILS	
25	SEWER DETAILS	
26	PUMP STATION DETAILS	
LS1 – LS7	LANDSCAPE PLANS	
ES1.0 – ES2.0	PHOTOMETRIC PLANS	



VICINITY MAP
Scale: 1"=600'

This item has been digitally signed and sealed by Robert Robb, PE on the date shown

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ROBERT ROBB LICENSE No. 55645 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert F Robb
Date: 2026.06.11 12:49:24 -04'00'

MAY 15, 2026

PREPARED BY:

R&T engineering SOLUTIONS
ROBB & TAYLOR

ROBB & TAYLOR
Engineering Solutions, Inc.
4685 HIDDEN LAKES PLACE, MELBOURNE, FL 32934
ROBERT F. ROBB, P.E.
#55645
Office: (321) 302–2313
CERT of AUTH.# 28304

ENGINEER'S PROJECT No.: 25–008

GENERAL STATEMENT:
THE PROJECT IS A NEW COMMERCIAL SHOPPING CENTER LOCATED ON THE NE CORNER OF CR466A AND MICRO RACETRACK ROAD. THE PARCEL IS APPROXIMATELY 8.3AC. THE SITE CONSISTS OF NEW FITNESS CENTER AND THREE OUT BUILDINGS WITH RETAIL AND OFFICE USES. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF LADY LAKE. DRAINAGE WILL BE CONVEYED TO THE NEW STORMWATER RETENTION SYSTEM NORTH OF THE BUILDINGS.

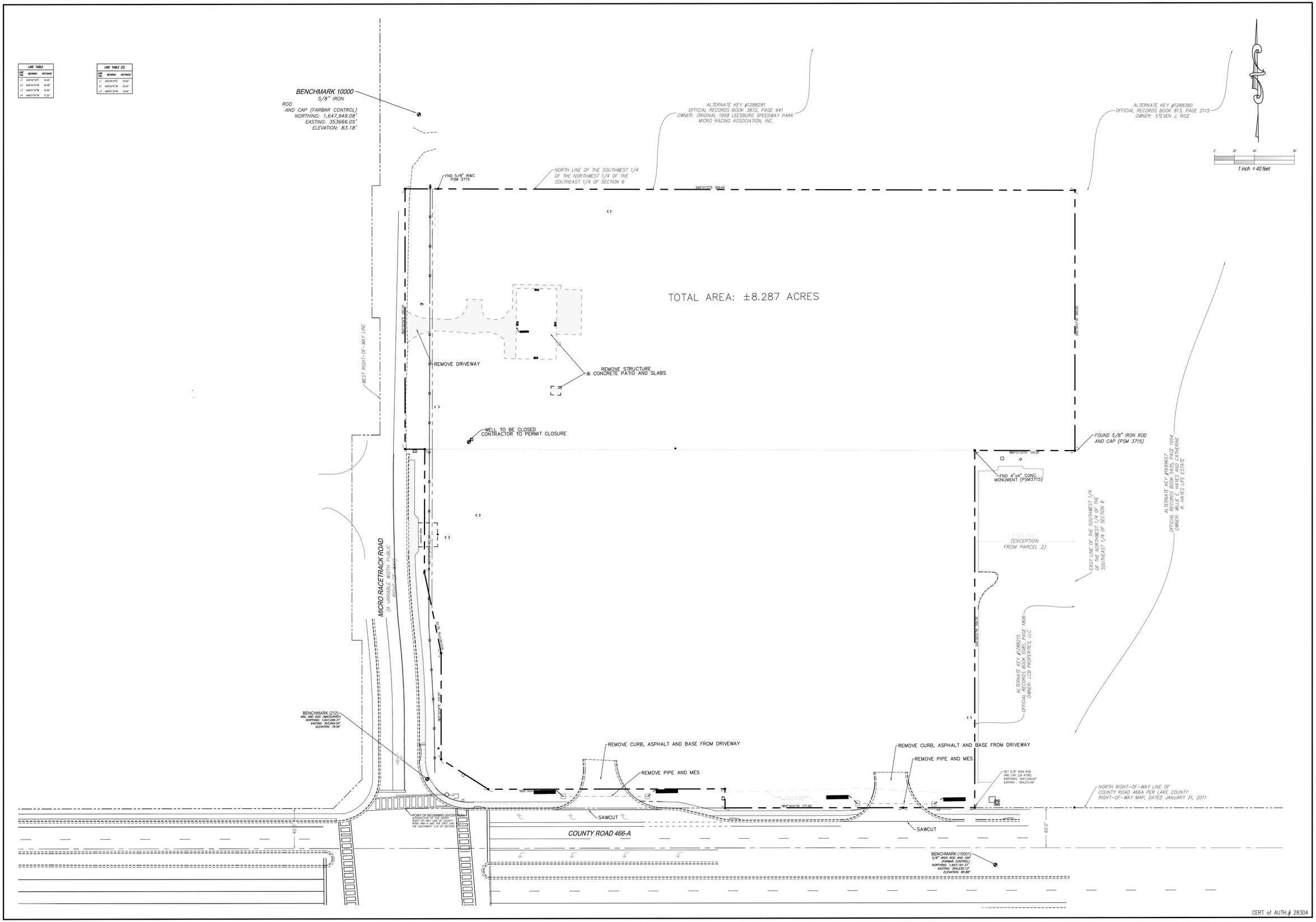
REQUIRED OUTSIDE AGENCY PERMITS:
–ST. JOHNS RIVER WATER MANAGEMENT DISTRICT –– ENVIRONMENTAL RESOURCE PERMIT
–FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION –– WATER & SEWER
–FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION –– NOI/NPDES CONSTRUCTION ACTIVITY
–LAKE COUNTY DRIVEWAY CONNECTION

FDOT REQUIREMENTS:

ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT–OF–WAY SHALL CONFORM TO THE LATEST EDITION OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMODATION MANUAL.

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N00°40'19"E	19.00'
L2	N00°40'19"E	55.80'
L3	N89°51'33"W	19.64'
L4	N89°51'44"W	75.50'

LINE TABLE (b)		
LINE TAG	BEARING	DISTANCE
L1	N00°40'19"E	19.00'
L2	N00°40'19"W	55.80'
L3	N89°51'33"W	19.64'



CERT of AUTH.# 28304

DEMOLITION PLAN

Scale 1" = 40'

Sheet 7 of 26

Project:
FRUITLAND PARK COMMONS
FRUITLAND PARK FLORIDA

Date:

Revision:

Engineer of Record
Robert F. Robb
P.E. # 55645
Date: 5/15/26

ROBB & TAYLOR
Engineering Solutions, Inc.
4685 HIDDEN LAKES PLACE
MELBOURNE, FLORIDA 32934
Office: (321) 302-2313
R&T Engineering SOLUTIONS
ROBB & TAYLOR

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N00°46'13"E	16.60'
L2	N58°41'31"W	55.80'
L3	N89°51'31"W	18.64'
L4	N89°51'41"W	71.50'

LINE TABLE (0)		
LINE TAG	BEARING	DISTANCE
L1	N00°46'13"E	19.00'
L2	N58°41'31"W	55.80'
L3	N89°51'31"W	18.64'

PROJECT SUMMARY

PROJECT NAME:	FRUITLAND PARK COMMONS
OWNER	FRUITLAND PARK COMMONS, LLC 4053 Maple Road Amherst, NY 14226–1072
APPLICANT:	FRUITLAND PARK COMMONS, LLC 4053 Maple Road Amherst, NY 14226–1072
ENGINEER:	Robb & Taylor Engineering Solutions, Inc. C/O Robert F. Robb, P.E. 4685 Hidden Lakes Place Melbourne, FL 32934 (321) 302–2313
SURVEYOR:	CFB LAND SURVEYORS 4450 NE 83rd ROAD WILDWOOD, FL 34785 352–748–3126

LEGAL DESCRIPTION:

SEE COVER PAGE FOR COMPLETE LEGAL DESCRIPTION.

SEC–TOWNSHIP–RANGE: Section 6 Township 19S, Range 24E

ALYKEY NO(s).: 1288151, 1699665

SITE ADDRESS: FRUITLAND PARK, FL 32159

GENERAL STATEMENT:

THE PROJECT IS A NEW COMMERCIAL SHOPPING CENTER LOCATED ON THE NE CORNER OF CR466A AND MICRO RACETRACK ROAD. THE PARCEL IS APPROXIMATELY 8.3AC. THE SITE CONSISTS OF NEW FITNESS CENTER AND THREE OUT BUILDINGS WITH DRIVE–THRU COFFEE, OFFICE AND RETAIL USES. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF LADY LAKE. STORMWATER RUNOFF WILL BE CONVEYED TO THE NEW STORMWATER RETENTION SYSTEM LOCATED ON THE NORTH PORTION OF THE SITE.

100 YEAR FLOOD PLAIN: Zone X
Per Map No. 12069C0305 E, LAKE COUNTY, FL
Dated: DECEMBER 18, 2012

ZONING:	C–2
COMMERCIAL:	HIGH INTENSITY
PARCEL AREA:	360,962sf = 8.287AC.
LAND USE:	SHOPPING CENTER

PROPOSED BLDG. AREA:

FITNESS:	20,000 SF
COFFEE DRIVE–THRU	1,990 SF
RETAIL/OFFICE:	16,307 SF

MAX. BUILDING HEIGHT: 34'–6" (MAX 35 FT)
F.A.R: 0.112 (MAX. 0.50)

NUMBER OF STORIES: 1

REQUIRED SETBACKS:

C–2 Zoning		Provided Building Setbacks:	
Front	= 50 Feet	Rear (South):	113.81 Feet
Rear	= 15 Feet	Front (North):	86 Feet
Side Int.	= 10 Feet	East:	105 Feet
		West:	84 Feet

PARKING CALCULATIONS

HEALTH CLUB = 1 PARKING SPACE PER 150SF = 134 SPACES
RETAIL = 1 PARKING SPACE PER 250SF 18,297 / 250 = 74 SPACES

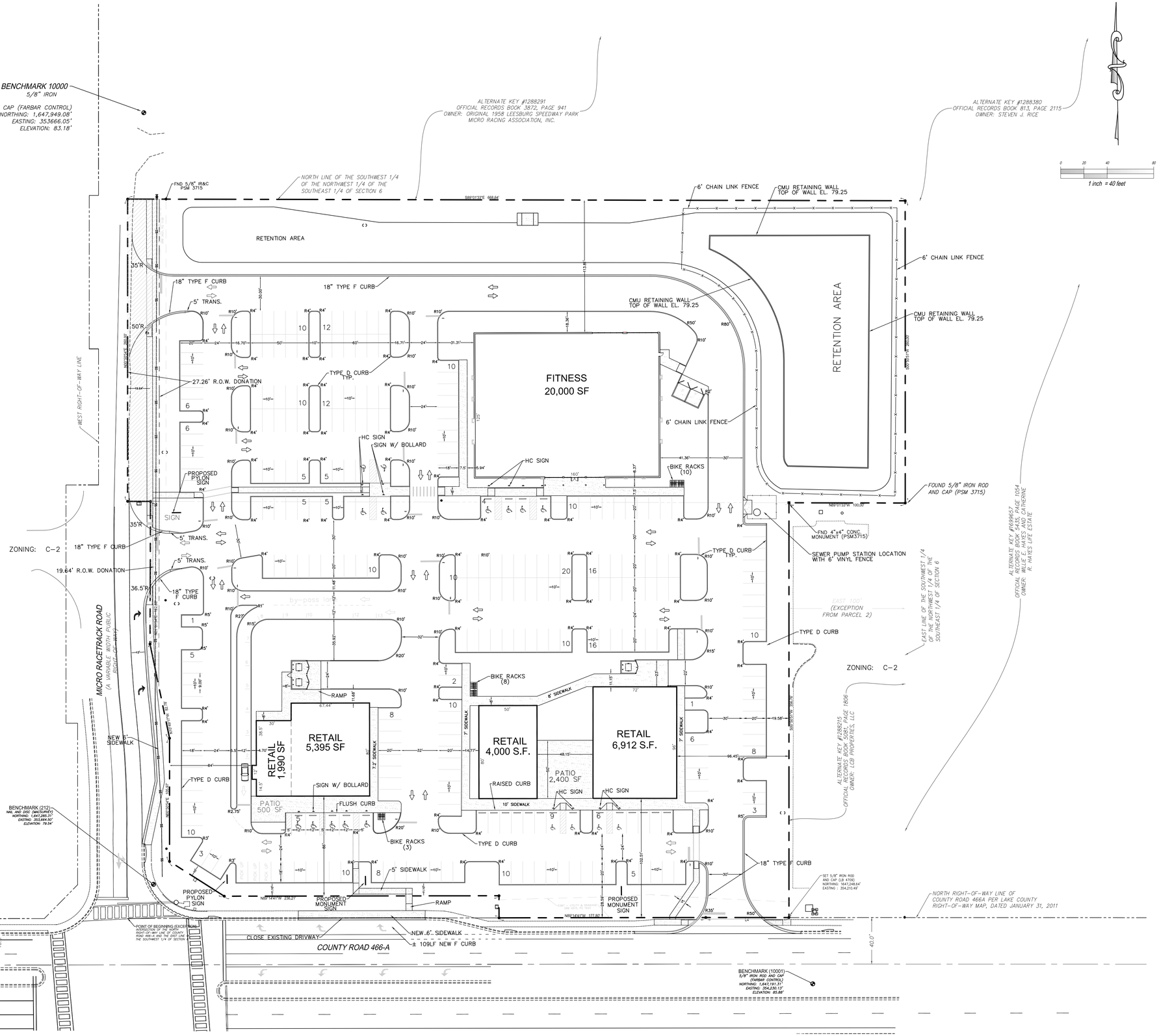
TOTAL PARKING REQUIRED = 208 SPACES
TOTAL HANDICAP SPACES REQUIRED = 1 PER 25 SPACES = 7 SPACES

PARKING REQUIRED = 208 SPACES
PARKING PROVIDED = 280 SPACES
BICYCLE = .10 PER REQUIRED PARKING = 21 SPACES

TOTAL HANDICAP SPACES REQUIRED = 7 SPACES
TOTAL HANDICAP SPACES PROVIDED = 15 SPACES

IMPERIOUS AREAS

PARCEL AREA:	360,962 SF = 8.29 AC.
MINIMUM OPEN SPACE: 25%	
ALLOWABLE IMPERVIOUS AREA:	360,962 SF x 75% = 270,721 SF
PROPOSED BLDG AREA:	38,297 SF
PROPOSED PAVEMENT AND WALKS:	184,098 SF
TOTAL IMPERVIOUS AREA:	222,395 SF (62%)
TOTAL PERVIOUS AREA:	136,602 SF (38%)



CERT of AUTH.# 28304

SITE PLAN
Scale 1" = 40'
Sheet 8 of 26

Project:
FRUITLAND PARK COMMONS
FRUITLAND PARK FLORIDA

Date:
Revision:

Engineer of Record
Robert F. Robb
P.E. # 55645
Date: 5/15/26

ROBB & TAYLOR
Engineering Solutions, Inc.
4685 HIDDEN LAKES PLACE
MELBOURNE, FLORIDA 32934
Office: (321) 302–2313
ROBB & TAYLOR

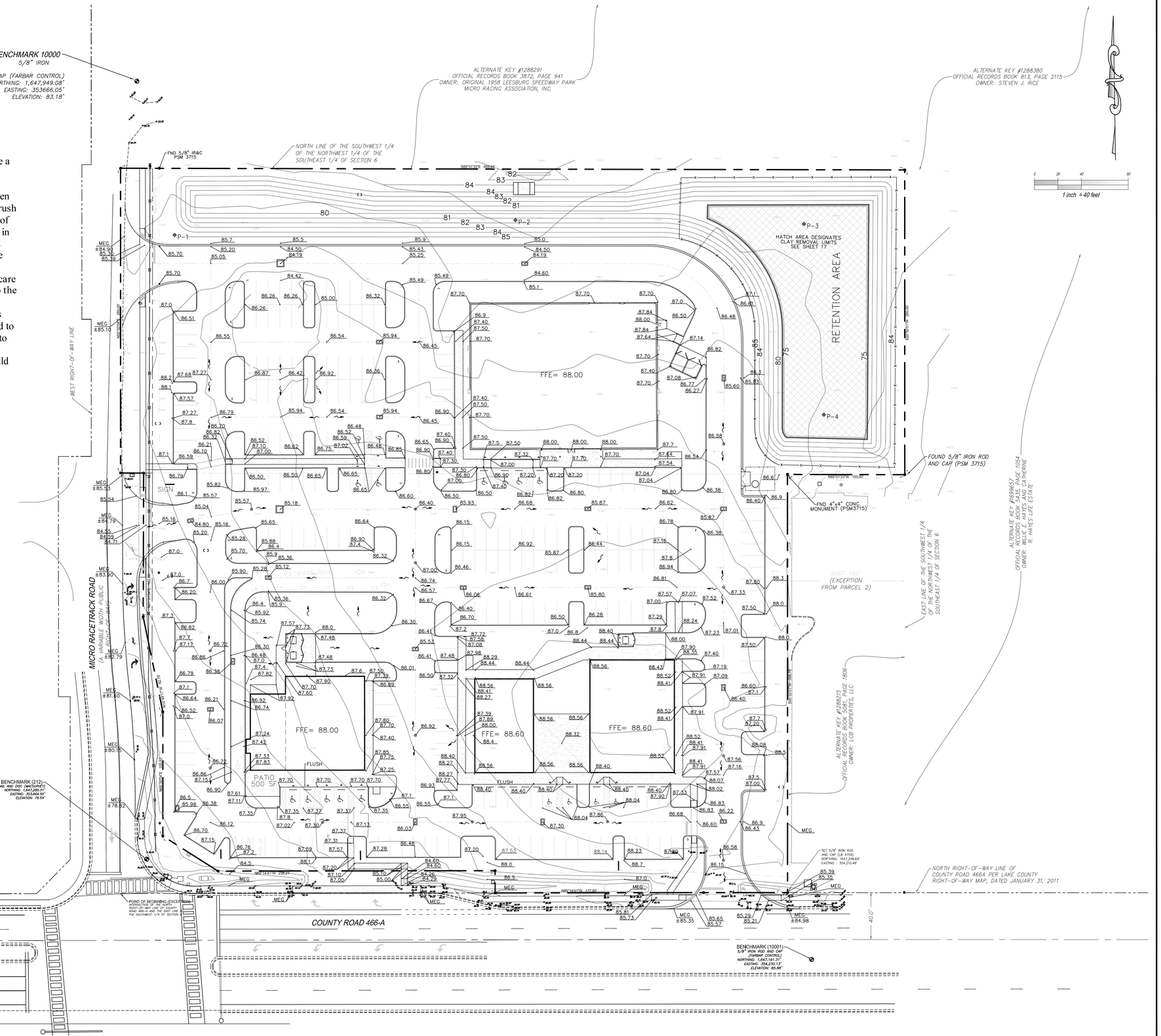
LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N00°40'13"E	19.00'
L2	N00°40'13"W	55.80'
L3	N89°31'32"W	19.64'
L4	N89°31'44"W	75.50'

LINE TABLE (b)		
LINE TAG	BEARING	DISTANCE
L1	N00°40'13"E	19.00'
L2	N00°40'13"W	55.80'
L3	N89°31'32"W	19.64'

MAINTENANCE OF DRY DETENTION PONDS Vegetation—The pond areas have a ground cover of grass, which if properly maintained will prevent erosion of the embankment and provide an easy surface for inspection. Re-Seeding—Periodic re-seeding may be required to establish grass on areas where grass did not take or has been destroyed. Dead grass should be removed and resodded. Mowing—Grass mowing, brush cutting and removal of weed vegetation will be necessary for the proper maintenance of the areas. All area slopes and vegetation should be mowed when the grass exceeds 8" in height. Acceptable methods include the use of weed whips or power brush cutters and mowers. Erosion—Erosion occurs when the water concentrates causing failure of the vegetation or when vegetation dies and sets up the environment for rill erosion and eventually gullies from the stormwater runoff. The areas should be inspected. Proper care of vegetative areas that develop erosion is required to prevent more serious damage to the site. Rills and gullies should be filled with suitable soil compacted and then seeded. Methods described earlier on vegetation should be used to properly establish the grass surface. Where eroded areas are detected, the cause of the erosion should be addressed to prevent a continued maintenance problem. Trash and Debris—Trash acts as a barrier to stormwater infiltration. The dry pond area should be kept clear of debris and trash. Inspection of Piping—Piping should be inspected thoroughly once a year. Pipes should be inspected for proper alignment (sagging), cracks, leaks, surface wear, loss of protective coating, corrosion and blocking.

NOTES:

1. ALL BASE MATERIAL SHALL BE REMOVED FROM LANDSCAPED ISLANDS
2. LANDSCAPED ISLANDS SHALL BE FILLED WITH CLEAN SANDY BACKFILL TO WITHIN 4" OF TOP OF CURB. FINAL 4" TO BE BACKFILLED WITH TOP SOIL. (SOD OR MULCH ISLANDS – SEE LANDSCAPE PLAN).
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF HEIGHT OF UTILITY BOXES ALONG CR–25 UPON REGRADING.
4. SIDEWALKS SHALL HAVE A MAX LONGTITUDINAL SLOPE OF 5% AND A MAX CROSS SLOPE OF 2%
5. SEE GEOTECHNICAL REPORT DATED 4–13–2026 FOR SITE WORK BACKFILL AND COMPACTION REQUIREMENTS. THE GEOTECH DESIGN AND CONSTRUCTION RECOMMENDATIONS ARE HEREIN INCORPORATED INTO THE CONSTRUCTION PLANS AND SPECIFICATIONS.
6. ELEVATIONS DEPICTED ARE BASED ON NAVD 1988.
7. GEOTECHNICAL ENGINEER SHALL BE ON–SITE OBSERVING THE POND OVER EXCAVATION LIMITS. ONCE THE EXCAVATION DEPTH HAS BEEN ACHIEVED, THE GEOTECHNICAL ENGINEER SHALL EVALUATE THE SOIL BELOW THE LIMIT OF EXCAVATION. THE GEOTECHNICAL ENGINEER SHALL PERFORM A PERCOLATION TEST ON THE SOIL AT APPROXIMATELY ELEV. 68.0 FT NAVD. THE SOIL AT ELEV. 68 MUST MEET 9FT/DAY.



CERT of AUTH.# 28304

GRADING PLAN

Scale 1" = 40'

Sheet 10 of 26

Project: FRUITLAND PARK COMMONS

FRUITLAND PARK FLORIDA

Revision:

Date:

Engineer of Record
Robert F. Robb
P.E. # 56645
Date: 5/15/26

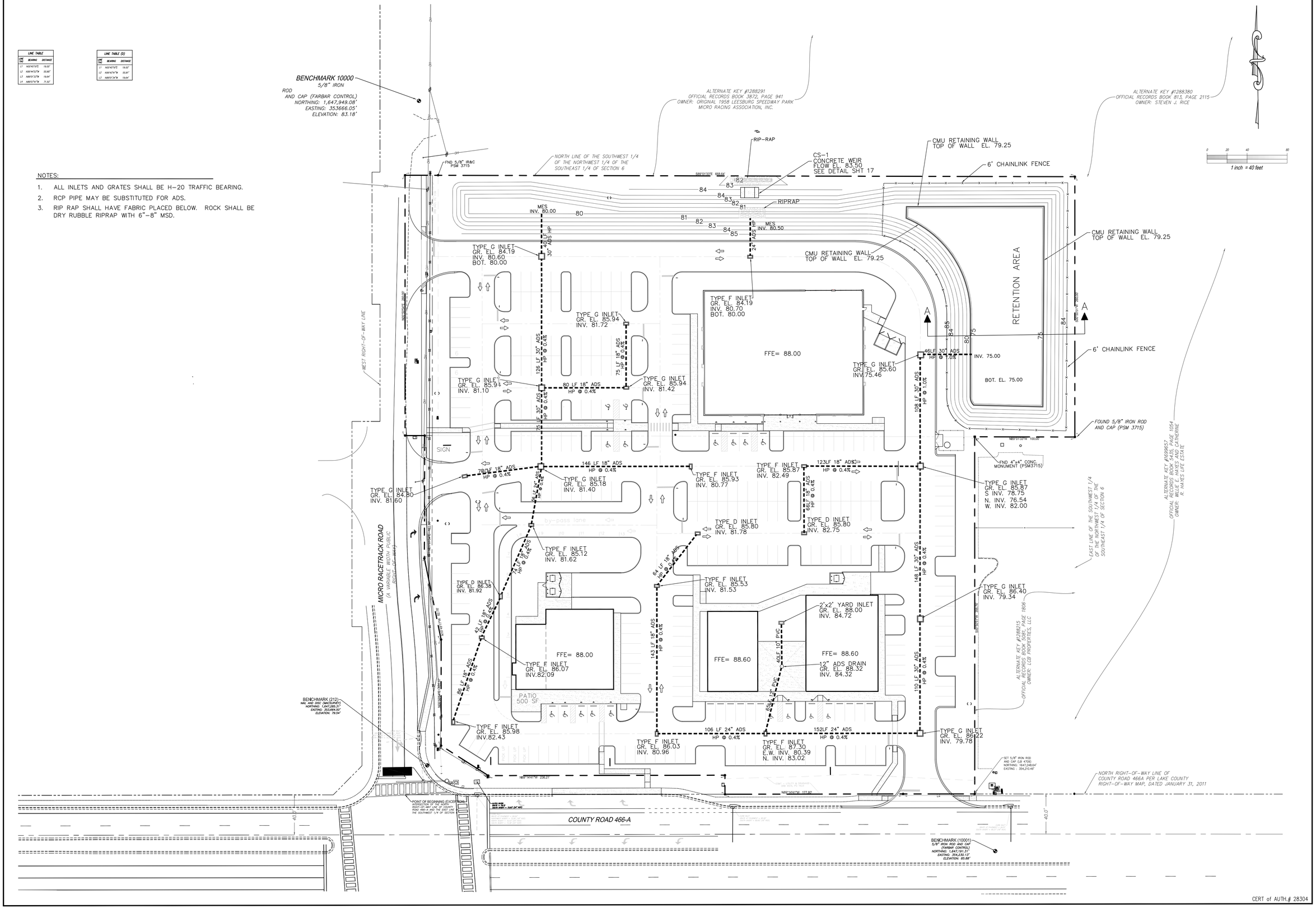
ROBB & TAYLOR Engineering Solutions, Inc.
4685 HIDDEN LAKES PLACE
MELBOURNE, FLORIDA 32934
Office: (321) 302–2313

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°46'15"E	19.00'
L2	N58°44'31"W	55.65'
L3	N89°51'33"W	19.64'
L4	N89°51'34"W	71.50'

LINE TABLE (S)		
LINE NO.	BEARING	DISTANCE
L1	N00°46'15"E	19.00'
L2	N58°44'31"W	55.65'
L3	N89°51'33"W	19.64'

NOTES:

1. ALL INLETS AND GRATES SHALL BE H-20 TRAFFIC BEARING.
2. RCP PIPE MAY BE SUBSTITUTED FOR ADS.
3. RIP RAP SHALL HAVE FABRIC PLACED BELOW. ROCK SHALL BE DRY RUBBLE RIPRAP WITH 6"-8" MSD.



CERT of AUTH.# 28304

DRAINAGE PLAN

Scale 1" = 40'

Sheet 11 of 26

Project: FRUITLAND PARK COMMONS

FRUITLAND PARK FLORIDA

Date:

Revision:

Engineer of Record
Robert F. Robb
P.E. # 55645
Date: 5/15/26

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Office: (321) 302-2313

NOTES:

1. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE LATEST TOWN OF LADY LAKE CONSTRUCTION STANDARDS
2. MANHOLES SHALL BE 48" DIAMETER MANHOLES
3. ALL CLEANOUTS AND GATE VALVES SHALL BE TRAFFIC RATED.
4. WATER MAINS SHALL BE PVC C-900 DR-18
5. FIRELINES SHALL BE PVC C-900 DR-14
6. CONTRACTOR SHALL INSTALL 3/4' CONDUIT FROM DDC'S TO BLDG. MECH ROOM FOR INSTALLATION OF TAMPER SWITCH. CONTRACTOR TO PROVIDE CHAIN AND LOCK FOR DDC'S
7. FIRE LINE SHALL BE INSTALLED BY A LICENSED FIRE LINE CONTRACTOR AND REQUIRES A SEPARATE PERMIT.
8. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH ARCHITECTS PLAN. SHALL BE CLEARLY VISIBLE.
9. NO LANDSCAPING SHALL BE PLACED WITHIN 36" OF FIRE HYDRANTS. HYDRANTS
10. DDCV SHALL BE PAINTED RED PER LADY LAKE STANDARDS.
11. CONTRACTOR SHALL INSTALL BLUE RPM'S IN CENTER OF PAVED LANE NEAREST THE HYDRANT AT ALL HYDRANT LOCATION.
12. THERE WILL BE 3 WATER SERVICES PLUMBED TO THE BUILDING. HOWEVER, THERE WILL ONLY BE 2 SERVICES SUPPLIED WITH METER AND BACKFLOW. ONCE SERVICE IS FOR FUTURE USE.

FIRE FLOW CALCULATIONS:

PROJECT NAME: FRUITLAND PARK COMMONS – BLDG #1
PROJECT ADDRESS: CR466A
PROJECT DESCRIPTION: 20,000 SF FITNESS CENTER

OCCUPANCY: COMMERCIAL, SPRINKLED CMU BUILDING TYPE II (000)

FIRE FLOW IS BASED ON 2021 FLORIDA FIRE PREVENTION CODE 8TH EDITION

BASE GPM REQUIRED PER TABLE 18.4.5.1.2: CH. 18, NFPA = 3,000 GMP for 3 HRS

Fire Sprinkler System (If provided, deduct 75% from base GPM, under no condition shall it drop below 1,000 GPM)
GPM REDUCTION: 3,000 GPM x 75% = 2,250 GPM
MINIMUM GPM REQUIRED : = 5,250 GPM – 2,250 GPM = 750 GPM
(MINIMUM REQ. SHALL NEVER BE LESS THAN 1,000 GPM)

NUMBER OF REQUIRED FIRE HYDRANTS: 1 — BASE PER FIRE HYDRANT=1000 GPM REQUIRED FLOW=1000 GPM
NUMBER OF EXISTING HYDRANTS: 0
NUMBER OF PROPOSED HYDRANTS: 3

FIRE FLOW CALCULATIONS:

PROJECT NAME: FRUITLAND PARK COMMONS – BLDG #2
PROJECT ADDRESS: CR466A
PROJECT DESCRIPTION: 7,385 SF SHOPPING CENTER

OCCUPANCY: RETAIL, NON-SPRINKLED CMU BUILDING TYPE II (000)

FIRE FLOW IS BASED ON 2021 FLORIDA FIRE PREVENTION CODE 8TH EDITION

BASE GPM REQUIRED PER TABLE 18.4.5.1.2: CH. 18, NFPA = 1,750 GMP for 2 HRS

Fire Sprinkler System (If provided, deduct 75% from base GPM, under no condition shall it drop below 1,000 GPM)
GPM REDUCTION: 0.0 GPM x 75% = 0.00 GPM
MINIMUM GPM REQUIRED : = 1,7500 GPM – 0 GPM = 1,750 GPM
(MINIMUM REQ. SHALL NEVER BE LESS THAN 1,000 GPM)

NUMBER OF REQUIRED FIRE HYDRANTS: 2 — BASE PER FIRE HYDRANT=1000 GPM REQUIRED FLOW=1000 GPM
NUMBER OF EXISTING HYDRANTS: 0
NUMBER OF PROPOSED HYDRANTS: 2

FIRE FLOW CALCULATIONS:

PROJECT NAME: FRUITLAND PARK COMMONS – BLDG #3
PROJECT ADDRESS: CR466A
PROJECT DESCRIPTION: 4,000 SF DENTAL OFFICE

OCCUPANCY: OFFICE, NON-SPRINKLED CMU BUILDING TYPE II (000)

FIRE FLOW IS BASED ON 2021 FLORIDA FIRE PREVENTION CODE 8TH EDITION

BASE GPM REQUIRED PER TABLE 18.4.5.1.2: CH. 18, NFPA = 1,750 GMP for 2 HRS

Fire Sprinkler System (If provided, deduct 75% from base GPM, under no condition shall it drop below 1,000 GPM)
GPM REDUCTION: 0 GPM x 75% = 0 GPM
MINIMUM GPM REQUIRED : = 1,750 GPM – 0.0 GPM = 1,750 GPM
(MINIMUM REQ. SHALL NEVER BE LESS THAN 1,000 GPM)

NUMBER OF REQUIRED FIRE HYDRANTS: 2 — BASE PER FIRE HYDRANT=1000 GPM REQUIRED FLOW=1000 GPM
NUMBER OF EXISTING HYDRANTS: 0
NUMBER OF PROPOSED HYDRANTS: 2

FIRE FLOW CALCULATIONS:

PROJECT NAME: FRUITLAND PARK COMMONS – BLDG #4
PROJECT ADDRESS: CR466A
PROJECT DESCRIPTION: 6,912 SF RETAIL SHOPPING CENTER

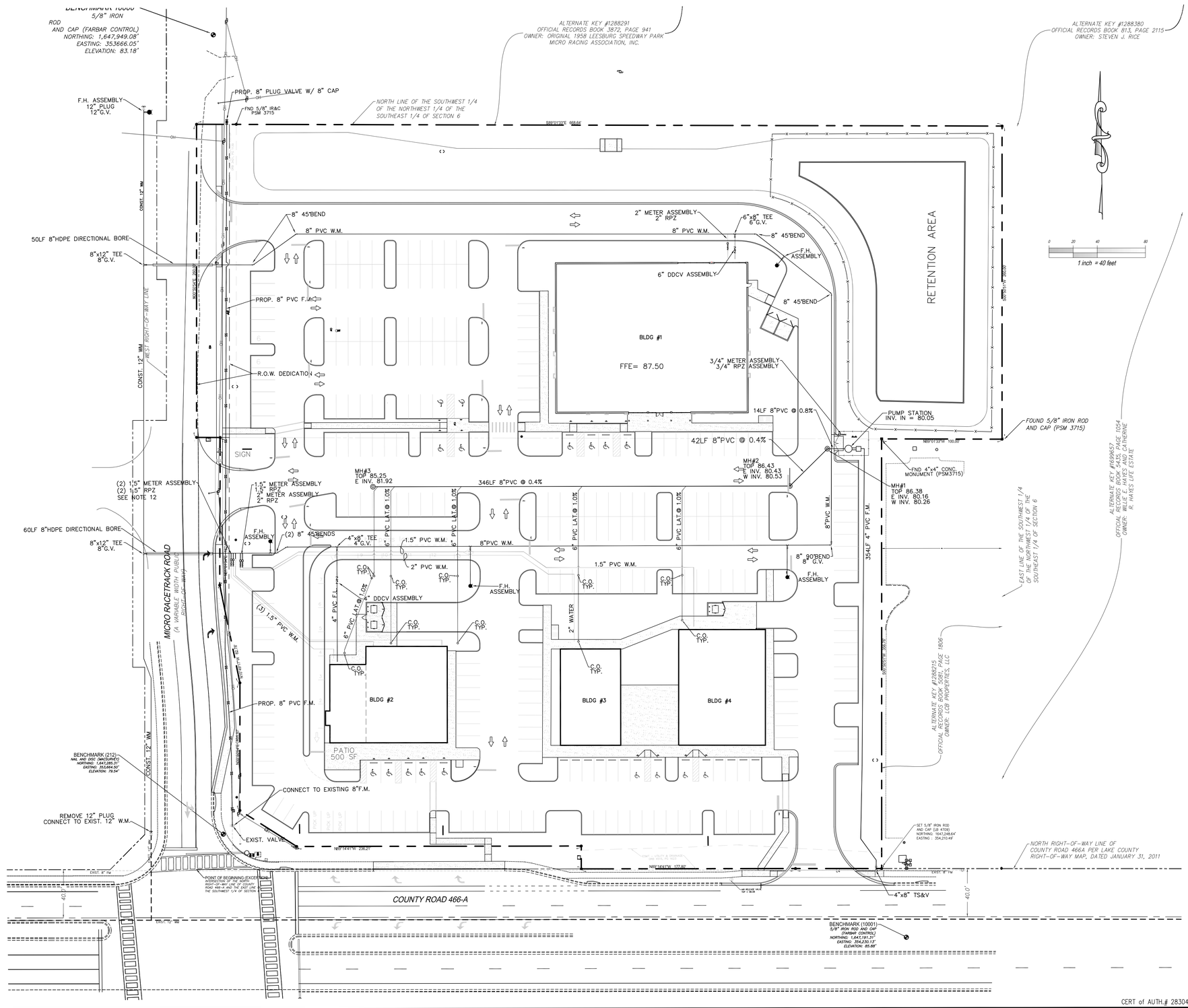
OCCUPANCY: RETAIL, NON-SPRINKLED CMU BUILDING TYPE II (000)

FIRE FLOW IS BASED ON 2021 FLORIDA FIRE PREVENTION CODE 8TH EDITION

BASE GPM REQUIRED PER TABLE 18.4.5.1.2: CH. 18, NFPA = 2,250 GMP for 2 HRS

Fire Sprinkler System (If provided, deduct 75% from base GPM, under no condition shall it drop below 1,000 GPM)
GPM REDUCTION: 0 GPM x 75% = 0 GPM
MINIMUM GPM REQUIRED : = 2,250 GPM – 0.0 GPM = 2,250 GPM
(MINIMUM REQ. SHALL NEVER BE LESS THAN 1,000 GPM)

NUMBER OF REQUIRED FIRE HYDRANTS: 3 — BASE PER FIRE HYDRANT=1000 GPM REQUIRED FLOW=1000 GPM
NUMBER OF EXISTING HYDRANTS: 0
NUMBER OF PROPOSED HYDRANTS: 3



CERT of AUTH.# 28304

UTILITY PLAN
Scale 1" = 40'
Sheet 12 of 26

Project:
FRUITLAND PARK COMMONS
FRUITLAND PARK FLORIDA

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P.E. # 55645
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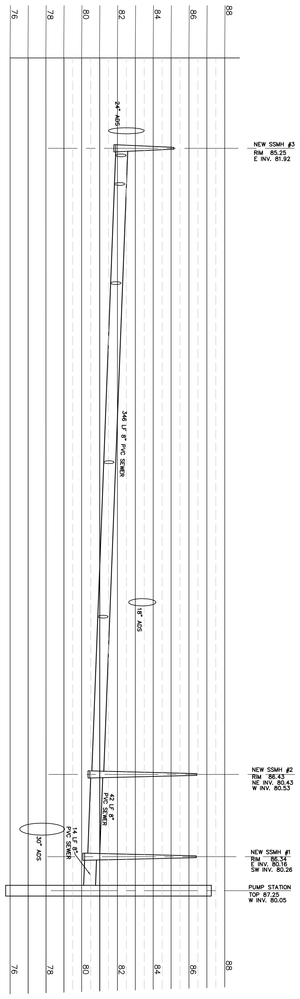

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Revision: Date:

Project:
FRUITLAND PARK COMMONS
FRUITLAND PARK FLORIDA

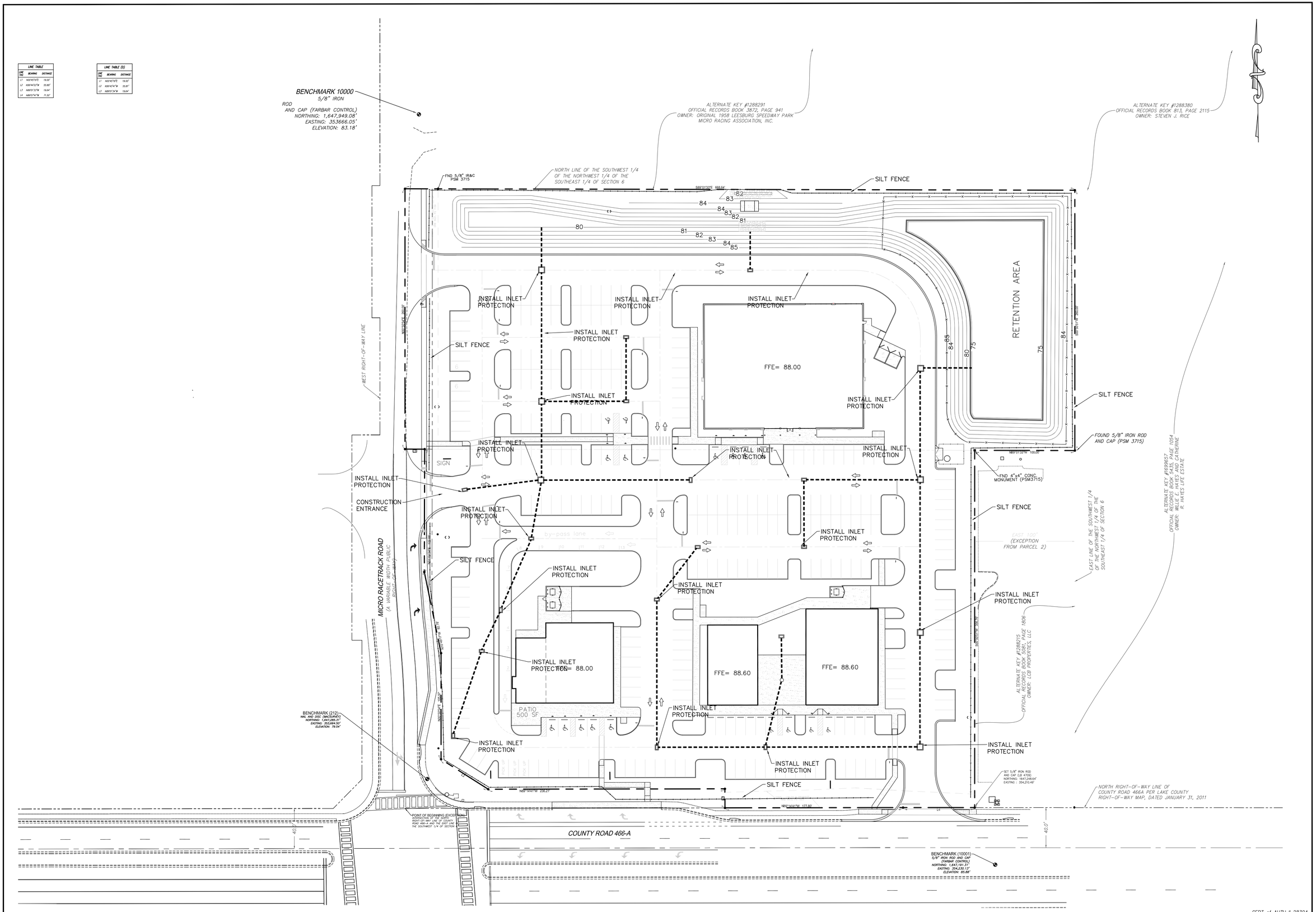
SEWER PROFILES

Scale 1" = 40'

Sheet 13 of 26

LINE TABLE		
LINE ID#	BEARING	DISTANCE
L1	N00°46'17"E	19.00'
L2	N00°46'12"W	55.80'
L3	N89°51'33"W	19.64'
L4	N89°51'34"W	71.50'

LINE TABLE (S)		
LINE ID#	BEARING	DISTANCE
L1	N00°46'17"E	19.00'
L2	N00°46'12"W	55.80'
L3	N89°51'34"W	19.64'



CERT of AUTH.# 28304

SWPPP PLAN

Scale 1" = 40'

Sheet 14 of 26

Project: FRUITLAND PARK COMMONS

FRUITLAND PARK FLORIDA

Date:

Revision:

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P.E. # 56645
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Office: (321) 302-2313

Erosion and Sedimentation Control Notes:

1. The Contractor is responsible for the control of erosion, sedimentation and turbidity during construction. The Contractor shall employ Best Management Practices (BMP's) to provide such control. The BMP's shown on the plans shall be considered the minimum requirement. The Contractor shall employ additional BMP's as required to meet State of Florida regulations.

2. Prior to the placement of impervious surfaces or pavement base material, the stormwater pond shall be excavated to rough grade. Areas being worked shall be graded to drain to the pond for sediment control.

3. All BMP's for control of erosion, sedimentation and turbidity shall be visually inspected by the Contractor at a minimum of once per week and after each rainfall. All control devices which have failed or appear to be failing shall be repaired or replaced immediately.

4. If dewatering is necessary for construction of underground utilities, the Contractor shall keep all dewatering pump discharge on-site. In the event that the dewatering pump discharge cannot be kept on-site, the Contractor shall contact SJRWMD for obtaining a permit for dewatering. The Contractor shall implement additional turbidity control measures (i.e. sedimentation basins, etc.) to insure that the water discharged does not violate State Water Quality Standards.

5. All disturbed areas shall be sodded or seeded and mulched within 14 days of final grading.

6. All disturbed areas to be sodded shall be graded such that final grades will be achieved when sod is placed.

7. The Contractor is responsible to check field conditions prior to beginning the construction of storm drainage improvements. Any discrepancies noted in the field or on the plans shall be immediately brought to the attention of the Engineer.

8. Prior to dewatering activities, all perimeter erosion control measures as shown on the plans as well as any additional measure the Contractor feels is necessary to comply with state regulations, shall be in place.

Contractor is required to sample off-site discharges to assure compliance. All off-site discharge is required to meet State Water Quality Standards as Listed in Chapter 62-302, Florida Administrative Code. The contractor shall modify the dewatering plan, as required, to conform to State Water Quality Standards for off-site water discharges during construction.

9. The land desturbing activity shall conform to existing topo and soil types so as to create the lowest practical erosion potential.

10. The land disturbing activities shall be done in such a way as to minimize erosion.

11. Erosion control must be strictly maintained during cut and fill operations.

12. Disturbed soil must be stabilized as quickly as practical.

13. Whenever feasible, natural vegetation shall be retained, protected and supplemented.

14. Temporary vegetation or mulching shall be employed to protect exposedcritical areas during the development

15. Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping surface of fills.

16. To the extent necessary, sediment in runoff water must be trapped by the use debris basins,sediment basins, silt traps, or similar measures until the disturbed area is stabilized.

17. Cut and fills must be constructed in such a way that erosion and runnoff from the site does not endanger adjoining properties.

18. Fills may not encroach upon natural water courses or constructed channels in a manner so as to adversely affect other propertyowners without adequate provisionsfor an equivalent alternate system with a positive outfall.

19. All R.O.W's, waterways, streets, and sidewalks shall be buffered by a twenty (20) foot wide strip of grass other suitable means.

20. Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible and provided in any case, that such crossings are kept to a minimum and sedimention controls are in place.

A. STORM WATER POLLUTION PREVENTION PROGRAM LOCATION REQUIREMENTS: The SWPPP is meant to be a working document that shall be maintained at the site of the Construction Activities at all times throughout the project, shall be readily available upon request by the Operator's personnel or Florida Department of Environmental Protection or any other agency with regulatory authority over storm water issues, and shall be kept on-site until the site complies with the Final Stabilization section of this document. A sign or other notice must be posted near the main entrance of the construction site which contains a completed NOI, the location of the SWPPP and the name and phone number of a contact person responsible for scheduling SWPPP viewing times, and any other state specific requirements

B. INSPECTIONS AND RECORD-KEEPING: Inspections are required at least every seven (7) calendar days and within 24 hours following a rainfall event of one-half (1/2) of an inch of rainfall or greater and shall continue until the site complies with the Final Stabilization section of this document. Inspections must be conducted by a "Qualified" Inspector. "Qualified" is defined as a person that a). has successfully completed and met all requirements necessary to be fully certified through the FDEP Stormwater, Erosion and Sedimentation Control Inspector Training Program; b). has successfully completed an equivalent formal training program; or c). that is qualified by other training or practical experience in the field of stormwater pollution prevention and erosion and sedimentation control. Each inspection must be followed up by a report documenting the inspector's findings and request the required maintenance and/or repair for the erosion and sedimentation control measures. It is imperative that the Contractor documents the Inspection and Maintenance of all erosion and sediment control measures as soon as possible after the inspection and/or maintenance is completed. These records are used to prove that the required inspection and maintenance were performed and shall be placed in the SWPPP file. In addition to inspection and maintenance reports, records should be kept of the Construction Activities that occur on the site. The Contractor shall retain copies of the SWPPP, all reports and data for a minimum of five (5) years after the project is complete in paper and CD format.

SEQUENCE OF CONSTRUCTION:

A. Clearing and Grubbing

B. Excavation / Earthwork

C. Drainage System and Utility Installation

D. Pavement / Building Construction

D. Final Grading & Stabilization

C. SWPPP MODIFICATIONS: The inspection report should also identify if any revisions to the SWPPP are warranted due to unexpected conditions. The SWPPP is meant to be a dynamic working guide that is to be kept current and amended whenever:

" You are notified by the Florida Department of Environmental Protection that the Plan does not comply with the minimum permit requirements

" There is a change in design, construction, operation, or maintenance at the construction site that has or could have a significant effect on the discharge of pollutants to the waters of the United States that has not been previously addressed in the SWPPP. In addition to modifying the SWPPP, the site map may also require an amendment.

" Inspections or investigations by site staff, or by local, state or federal officials, determine that the discharges the SWPPP is ineffective in eliminating or significantly minimizing pollutants in storm water discharges from the construction site.

" Based on the results of an inspection, it must be modified as necessary to include additional or modified BMPs designed to correct problems identified. Revisions to the SWPPP must be completed within seven (7) calendar days following the inspection.

" There is a release containing a hazardous substance or oil in an amount equal or in excess of a reportable quantity established under either 40 CFR Part 110, 40 CFR Part 117 or 40 CFR Part 302 occurs during a 24 hour period. Revisions to the SWPPP must be completed within seven (7) calendar days of knowledge of the release.

" There is an off-site borrow or fill area that is used solely for the this construction project. The modification will include, at a minimum, a revision to the SWPPP and site maps and may impact the Contractor's duty to implement and conduct inspections.

Any such changes to the SWPPP must be made in writing on the "Requested Changes to the SWPPP" (Form D-1) within 7 days of the date such modification or amendment is made. The Contractor's failure to modify the SWPPP to include off-site borrow or fill areas used solely for the project or to monitor or report deficiencies to the Operator will result in the Contractor being liable for fines and construction delays resulting from any federal, state, or local agency enforcement action.

D. CONTRACTOR'S MONTHLY TRAINING: The Contractor shall provide monthly training sessions for all entities and subcontractors involved with installing, applying, performing, maintaining and inspection of the SWPPP. Logs of each monthly training shall be kept by the Contractor.

E. FINAL STABILIZATION AND TERMINATION OF PERMIT COVERAGE: A site can be considered finally stabilized when all soil disturbing activities have been completed and a uniform perennial vegetative cover with a density of 85% for the unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures have been established and the facility no longer discharges storm water associated with construction activities and a Notice of Termination (NOT) form filed by the Operator(s) with the Florida Department of Environmental Protection. The Operator's Project Manager must complete the NOT within 14 (fourteen) days of final stabilization of the site. The NOT must be signed by the signatory (or equivalent position) on the NOI and subsequently submitted to the appropriate agency. The Operator's Project Manager must provide a completed copy of the NOT to the Contractor for inclusion in the SWPPP, which will then be optically scanned into the final SWPPP document as required. This filing terminates coverage under the General Permit and terminates the Contractor's responsibility to implement the SWPPP, but the requirements of the SWPPP, including periodic inspections, must be continued until the NOT is filed. Upon achieving this milestone, the Contractor shall also submit "Final Stabilization Certification/Termination Checklist" (Form F-1). Final payment and/or the release of retainage will be withheld until all provisions of the SWPPP have been submitted, completed and accepted by the Operator.

EXHIBIT "A" - SITE CONTRACTOR'S CERTIFICATION STATEMENT

Company Name: _____

Company Address: _____

Company Contact Person.: _____

Company Phone No.: _____ Company Fax No.: _____

Site Address / Description.: _____

"I hereby certify under penalty of law that I understand the terms and conditions of the generic stormwater permit issued pursuit to Section 403.0885, F.S. that authorizes the stormwater discharge associated with the construction activity from the project site identified as part of this certification. I have read and accept the SWPPP shown on the page of the construction documents. I also certify that I am an authorized representative for the site contracting company responsible for completing the site work. I acknowledge receipt of the Stormwater Pollution Prevention Plan for the project, and that I am resposible for maintenance of the site during the duration of construction, in accordance with the plans and the generic stormwater permit.

Name and Offical Title (Type/Print) - Must Be An Officer of the Corporation

Signature: Date:

Subcontractor Acknowledgements:

Company Name: Signature:

Site Controls and Best Management Practices (BMP'S)

1. Erosion and Sedimentation Controls:

a. Stabilization practices are required to be routinely implimented by the Contractor. Areas shall be stabilized if construction activity has temorarily or perminantly ceased for more than 14 days. Contractor shall maintain records of when major grading activitiesoccur.

b. The contractor is responsible for any structural devices needed to divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants. Such practices may include silt fence, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, spreader swales , inlet protection devices, rock outlet protection, or other meathod of controling erosion. All BMP's must be within an upland area.

c. For areas draining 10 disturbed areas or more, a sedimentation basin with capacity to hold 3,600 cf per acre shall be required. For sites smaller than 10 acres sediment basins area not required but are recommended.

2. Stormwater Management: The contractor is responsible for the installation and maintenance of all BMP's during construction and until final stabilization is accepted.

a. BMP's include stormwater ponds (wet or dry), swales, and onsite infiltration. The project has been designed to attenuate post-development discharges.

b. Velocity dissipation devices shall be placed at discharge locations and along the length on any outfall channel. No turbid water shall leave the site.

c. Temporary stormwater discharge measures shall include turbidity barriers at all wet outfall points.

3. Controls of Other Potential Pollutants:

a. Waste Disposal: No solid materials, including building materials shall be allowed to discharge to surface waters.

b. Off-Site Vehicle Tracking of sediments and the generation of dust shall be minimized. Contractor is responsible for taking measures to eliminate soil tracking and reduce dust generation.

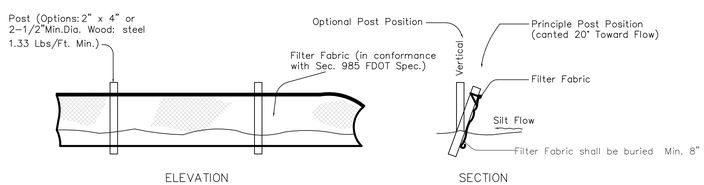
c. Contractor shall ensure compliance with applicable State and or Local waste disposal, sanitary sewer, or septic system regulations.

d. The application, generation, or mitigation of toxic substancesis limited to the minimum required for equipment operation sand/or materials installation. All toxic materials must be properly stored and disposed.

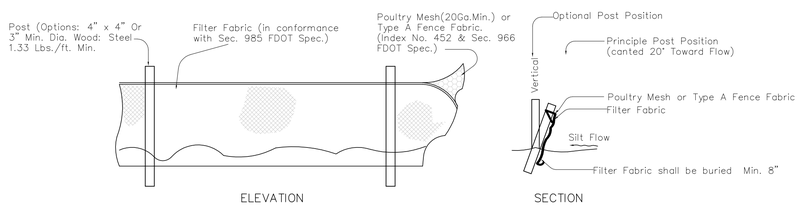
SITE DESCRIPTION / GENERAL STATEMENT

This project involves construction and development of the site improvements shown on thes plans. Construction activities will generally include clearing, excavating, filling, earthwork, utilities, paving, stormwater management system and final stabilization. Potential pollution sources include soil erosion and siltation, temorary deatering, and discharges from consruction equipment ie. oil, hydraulic fluid, etc. Contractor is required to incorporate the site controls and BMP's described herein to minimuze or eliminate the potential for off-site discharge of pollutants. Contractor is also required to sign a certification statement verifying compliance with the requirements of the FDEP Generic Permit for Stormwater Discharge from Construction Activities, prior to commencement of work.

Any FDEP SWPPP violations within the construction impact area shall be the full responsibility of the General Contractor. General Contractor shall be required to sign all regulatory consent orders as the responsible person in charge of creating any violation.



TYPE III SILT FENCE

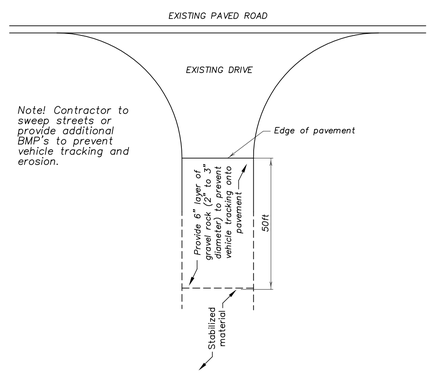


TYPE IV SILT FENCE

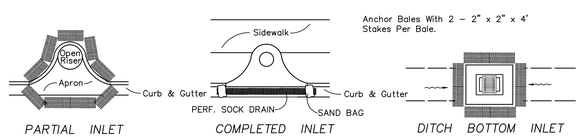
SILT FENCE APPLICATIONS

Do Not Deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and tribidity barriers used at permanent bodies of water. Note Spacing for Type III and Type IV Fences to be in accordance with chart I, Sheet 1 of 3 and ditch installations at drainage structures sheet 2 of 3.

EROSION CONTROL DETAILS



CONSTRUCTION ENTRANCE DETAIL
NTS



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

CERT of AUTH.# 28304

EROSION CONTROL PLAN & DETAILS

Scale nts

Sheet 15 of 26

Project: FRUITLAND PARK COMMONS

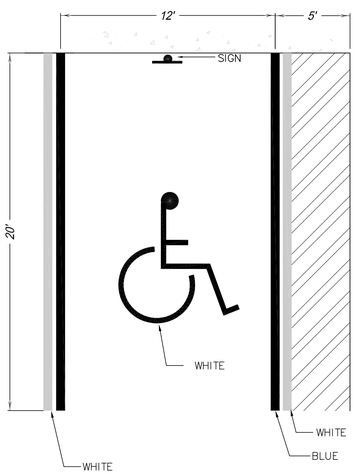
FRUITLAND PARK FLORIDA

Revision:

Date:

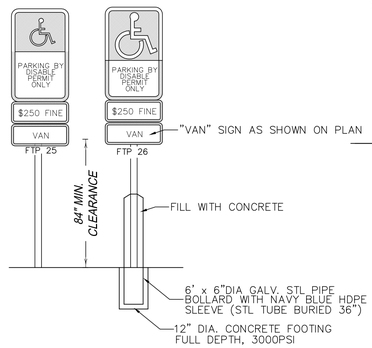
Engineer of Record
Robert F. Robb
P.E. # 55645
Date: 5/15/26

ROBB & TAYLOR
Engineering Solutions, Inc.
4665 HIDDEN LAKES PLACE
MELBOURNE, FLORIDA 32934
Office: (321) 302-2313
ROBB & TAYLOR



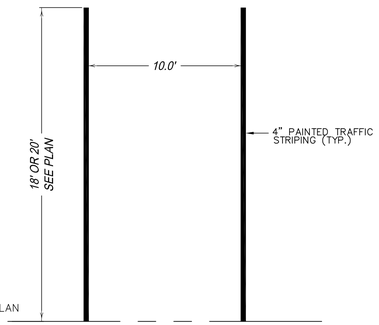
NOTES:

1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
3. FTP 25 &26 MAY BE FABERICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



BOLLARD SHALL BE USED WHEN SIGN IS IN ASPHALT PARKING AREA.

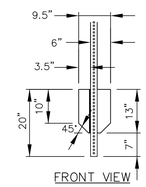
TYPICAL HANDICAP PARKING SPACE



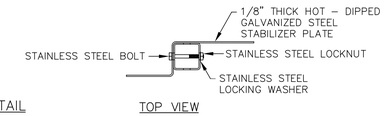
TYPICAL PARKING SPACE

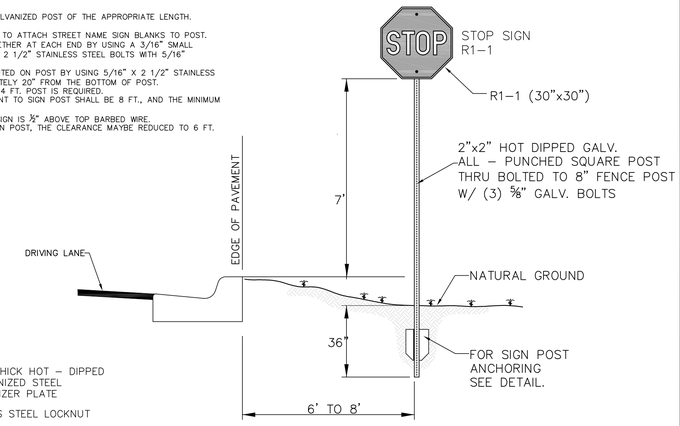
TRAFFIC SIGN SPECIFICATION SHEET

1. SIGN REFLECTIVE SPECIFICATION: 3M HIGH INTENSITY OR EQUIVALENT
2. MOUNTING SPECIFICATIONS: SHALL BE MOUNTED ON 2 INCH SQUARE ALL–PUNCHED GALVANIZED POST OF THE APPROPRIATE LENGTH. (MINIMUM 12 FT.)
3. MOUNTING HARDWARE: CHERRY–MATE ALUMINUM RIVETS #BALM8BP34 SHALL BE USED TO ATTACH STREET NAME SIGN BLANKS TO POST. TWO SETS OF RIVETS PER SIGN BLANK. STREET SIGN BLANKS SHALL BE RIVETED TOGETHER AT EACH END BY USING A 3/16" SMALL FLANGE AVEX RIVET. ALL OTHER SIGNS SHALL BE ATTACHED TO POST USING 5/16" X 2 1/2" STAINLESS STEEL BOLTS WTH 5/16" STAINLESS STEEL LOCKNUTS.
4. GALVANIZED ANCHOR PLATE: A FORMED ANCHOR PLATE (SEE DETAIL) SHALL BE MOUNTED ON POST BY USING 5/16" X 2 1/2" STAINLESS BOLT, WASHER AND 5/16" LOCK NUT. TOP OF PLATE SHALL BE MOUNTED APPROXIMATELY 20" FROM THE BOTTOM OF POST.
5. NOTE: WHEN ERECTING STOP SIGN AND STREET NAMES SIGNS ON THE SAME POST A 14 FT. POST IS REQUIRED.
6. MAXIMUM LATERAL DISTANCE MEASURED FROM THE NEAR EDGE OF THE ROAD PAVEMENT TO SIGN POST SHALL BE 8 FT., AND THE MINIMUM LATERAL DISTANCE SHALL BE 6 FT.
7. HEIGHT REQUIREMENTS: SIGN ERECTIONS SHALL BE SUCH THAT THE BOTTOM OF THE SIGN IS ½" ABOVE TOP BARBED WIRE.
8. EXCEPTION: (COMBINED MOUNTING) WHERE TWO OR MORE SIGNS ARE MOUNTED ON SIGN POST, THE CLEARANCE MAYBE REDUCED TO 6 FT. EXAMPLE: STOP SIGN AND STREET NAME COMBINATION.



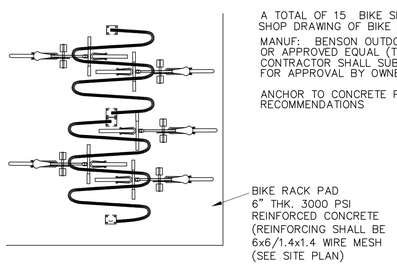
SIGN POST ANCHORING DETAIL





STOP SIGN DETAIL
NOT TO SCALE

STOP SIGN DETAIL

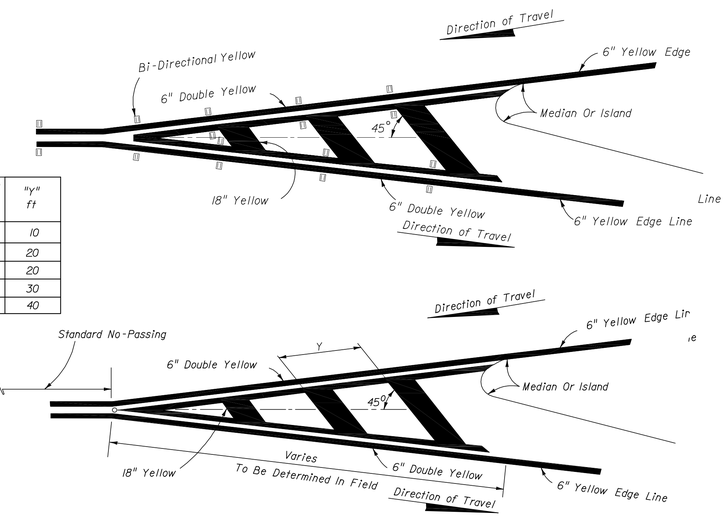


A TOTAL OF 15 BIKE SPACES ARE REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWING OF BIKE RACLS MEETING 15 SPACES MIN.

MANUF: BENSON OUTDOORS MODEL # BRBC–6 OR APPROVED EQUAL (THIS MODEL HOLDS 6 BIKES – THREE REQUIRED) CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR APPROVAL BY OWNER AND ENGINEER

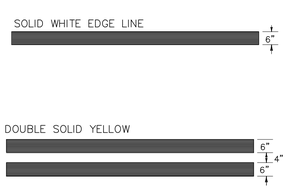
ANCHOR TO CONCRETE PER MANUF. RECOMMENDATIONS

BIKE RACK DETAIL

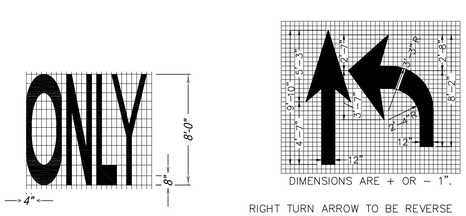


POSTED (DAY) SPEED LIMIT M.P.H.	"Y" ft
30 OR LESS	10
35	20
40	20
45	30
50 OR MORE	40

PAVEMENT MARKINGS FOR TRAFFIC SEPARATION



TYPES OF PERMANENT LONGITUDINAL LINES
NOT TO SCALE



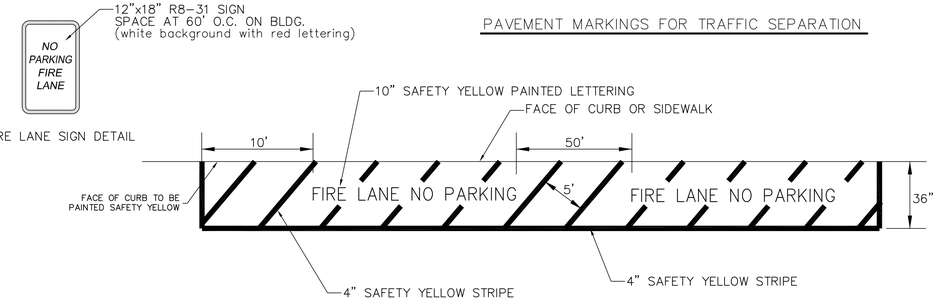
RIGHT TURN ARROW TO BE REVERSE

PAVEMENT MESSAGE DETAILS
NOT TO SCALE

NOTE:
ALL STRIPING AND PAVEMENT MARKINGS IN COUNTY AND CITY R/W SHALL BE THERMOPLASTIC AND SHALL NOT BE APPLIED UNTIL A MINIMUM OF 30 DAYS HAS ELAPSED FROM THE COMPLETION OF THE ASPHALT SURFACE. IN THE INTERIM, STRIPING AND PAVEMENT MARKINGS SHALL BE PAINTED.

SPECIAL MARKING AREAS

NOT TO SCALE
REFER TO F.D.O.T. INDEX #17346, SHEET 1 AND 7 OF 13 FOR FURTHER DETAILS.



FIRE LANE SIGN DETAIL

FIRE LANE STRIPING DETAIL

CERT of AUTH.# 28304

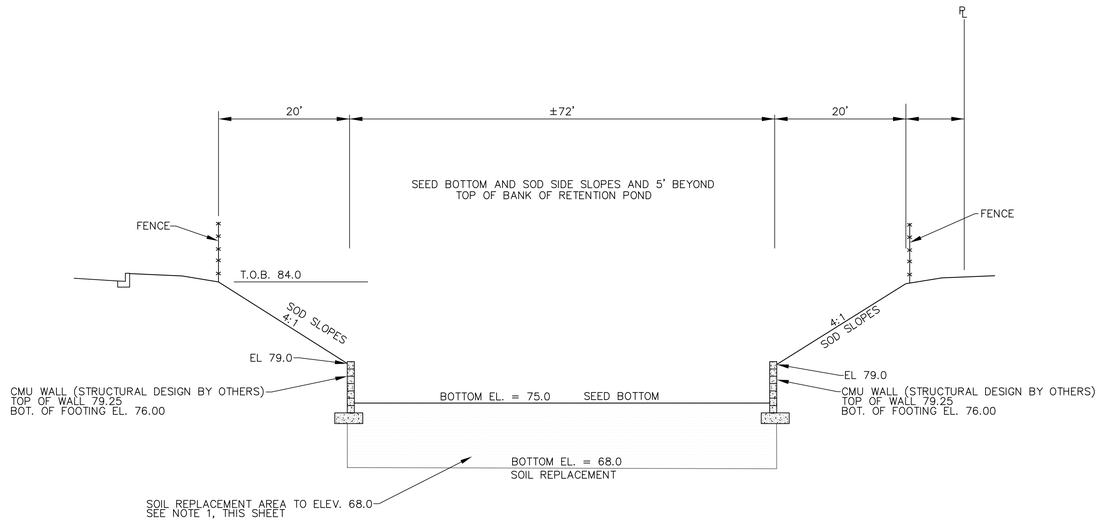
MISCELLANEOUS PLAN
Sheet 16 of 26
Scale NTS

Project: FRUITLAND PARK COMMONS
FRUITLAND PARK FLORIDA

Revision: 1 City Changes
Date: 9/10/25

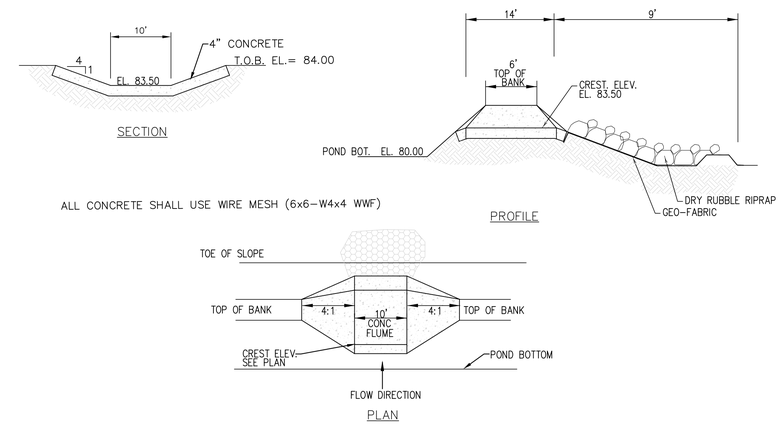
Engineer of Record
Robert F. Robb
P.E. # 55645
Date: 5/15/26

ROBB & TAYLOR
Engineering Solutions, Inc.
4685 HIDDEN LAKES PLACE
MELBOURNE, FLORIDA 32934
Office: (321) 302–2313
ROBB & TAYLOR



SECTION A-A
DRY RETENTION POND
EAST/WEST CROSS SECTION

NTS



CONCRETE WEIR

STORMWATER MANAGEMENT SYSTEM SUMMARY

MAX. STAGE 25YR/24HR STORM : 82.95 FT NAVD
MAX. STAGE MEAN ANNUAL/24HR STORM : 79.61 FT NAVD
MAX. STAGE 100YR/24HR STORM : 83.58 FT NAVD
SEASONAL HIGH W.T. = 68.0 FT NAVD

CONTRACTOR NOTES:

1. CONTRACTOR SHALL REMOVE THE SILTY AND CLAYEY SANDS WITH LOW PERMEABILITY AS SHOWN ON THE DETAIL ABOVE AND REPLACE WITH CLEAN SANDY SOIL WITH 20% OR LESS PASSING THE #200 SIEVE AND A PERCOLATION OF 18 FEET PER DAY MINIMUM. CONTRACTOR TO SUBMIT PERMEABILITY TEST RESULTS TO ENGINEER FOR APPROVAL.

PLEASE NOTE, THE AREAS AND DEPTHS OF SOIL REPLACEMENT ARE ESTIMATED, TO BE DETERMINED DURING CONSTRUCTION.
CONTRACTOR SHALL REMOVE UNSUITABLE SOILS WITHIN THE POND BOTTOM TO ELEV. 68.0
COORDINATE WITH THE GEOTECHNICAL ENGINEER TO DETERMINE SOIL REMOVAL DURING EXCAVATION.
GEOTECHNICAL ENGINEER TO CERTIFY SOIL REMOVAL HAS BEEN COMPLETED.

CERT of AUTH.# 28304

DETAILS
Scale 1" = 40'
Sheet 17 of 26

Project:
FRUITLAND PARK COMMONS
FRUITLAND PARK FLORIDA

Date:
Revision:

Engineer of Record
Robert F. Robb
P.E. # 55645
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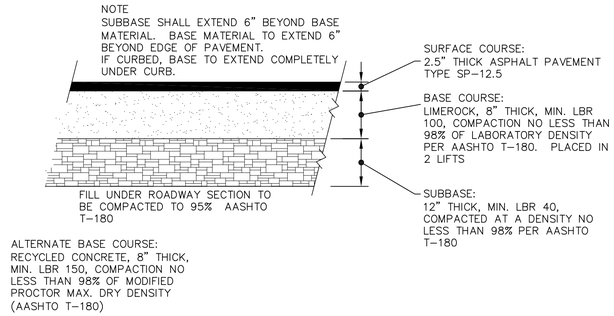
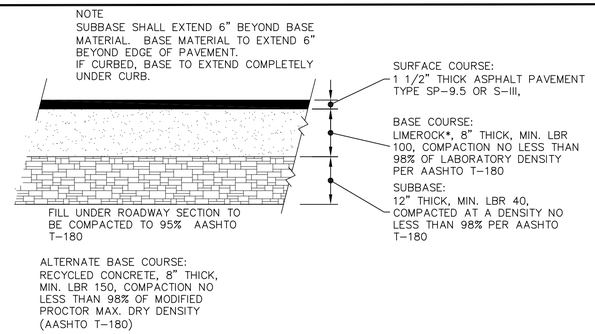


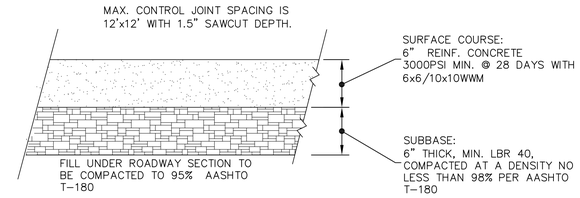
TYPICAL HEAVY DUTY PAVEMENT SECTION (ON-SITE)

NOT TO SCALE

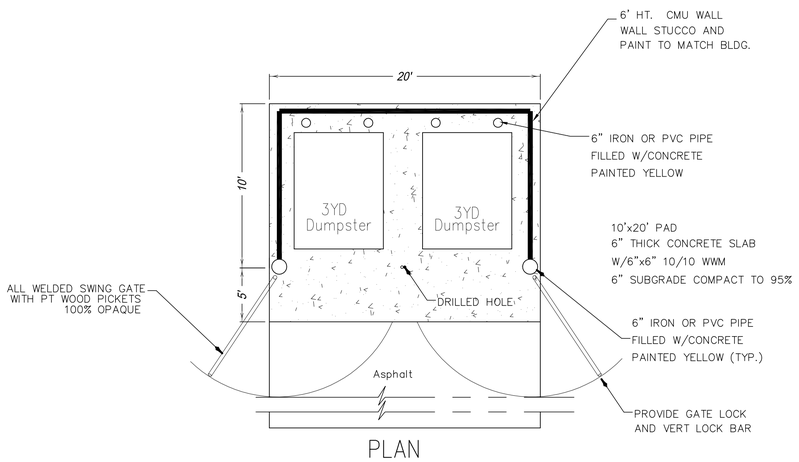


TYPICAL LIGHT DUTY PAVEMENT SECTION (ON-SITE)

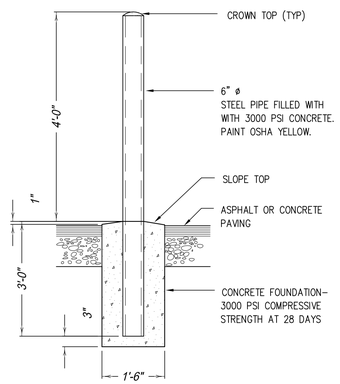
NOT TO SCALE



TYPICAL CONCRETE PAVEMENT SECTION

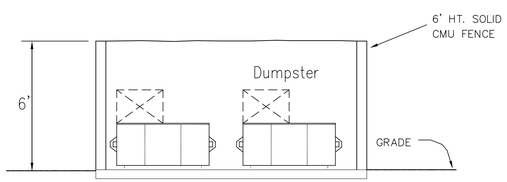


PLAN

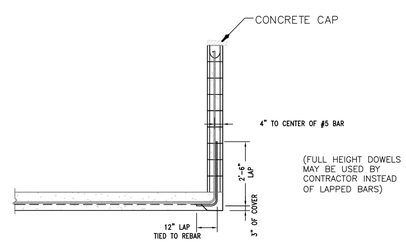


STANDARD BOLLARD DETAIL

SEE ARCHITECTURAL PLAN FOR SPECIFIC DETAILS



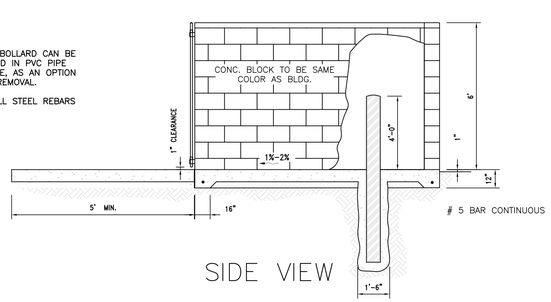
Elevation



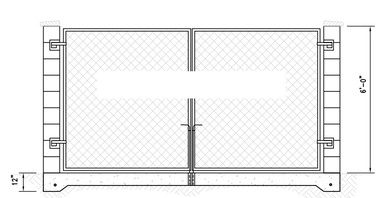
Enclosure Section

NOTES:

1. PIPE BOLLARD CAN BE PLACED IN PVC PIPE SLEEVE, AS AN OPTION FOR REMOVAL.
2. TIE ALL STEEL REBARS



SIDE VIEW



FRONT VIEW

DUMPSTER DETAILS

CERT of AUTH.# 28304

MISCELLANEOUS DETAILS

Scale NTS

Sheet 18 of 26

Project: FRUITLAND PARK COMMONS

FRUITLAND PARK FLORIDA

Revision: 1 City Changes

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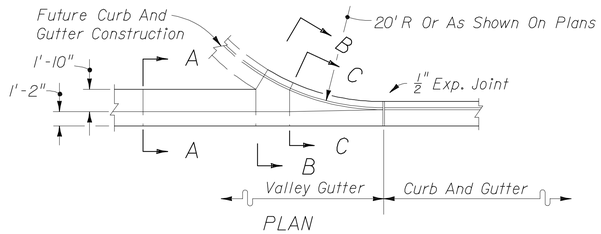
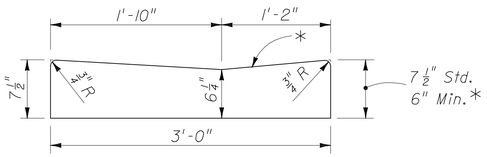
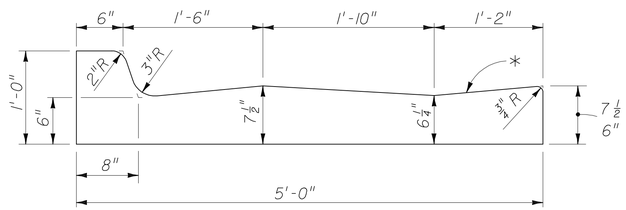
R&T engineering SOLUTIONS
ROBB & TAYLOR



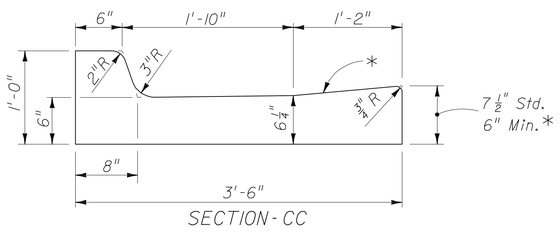
PLAN



SECTION AA



SECTION BB

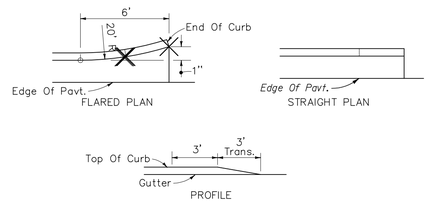


SECTION-CC

VALLEY GUTTER DETAIL

NOT TO SCALE

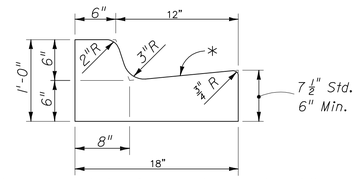
REFER FURTHER DETAILS, REFER TO F.D.O.T. STANDARD INDEX No. 300



TYPE "F" AND "D" CURB FLARE

NOT TO SCALE

REFER FURTHER DETAILS, REFER TO F.D.O.T. STANDARD INDEX No. 300



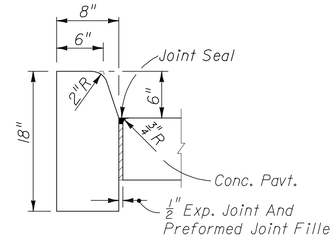
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise show on plans.

MODIFIED TYPE "F" CURB DETAIL

NOT TO SCALE

REFER FURTHER DETAILS, REFER TO F.D.O.T. STANDARD INDEX No. 300

DESIGNATED F ON PLANS

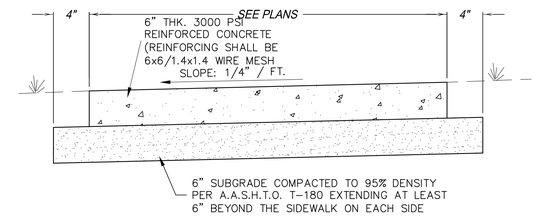


TYPE "D" CURB DETAIL

NOT TO SCALE

REFER FURTHER DETAILS, REFER TO F.D.O.T. STANDARD INDEX No. 300

DESIGNATED D ON PLANS

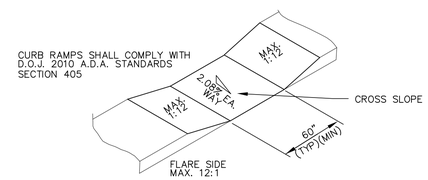


SIDEWALK SECTION IN GRASS AREA

NOT TO SCALE

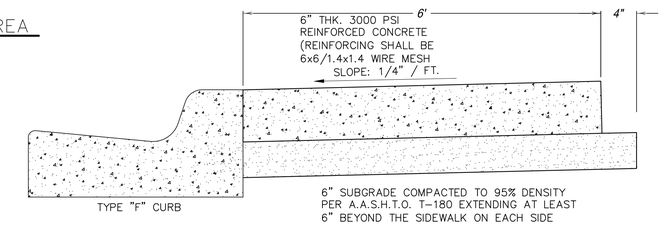
NOTES:

1. AASHTO T-180 COMPACTION AT 95%.
2. CLASS 1 CONCRETE WITH REQUIRED COMPRESSIVE STRENGTH MINIMUM 3,000 PSI.
3. REINFORCING SHALL BE MINIMUM 6"x6"x#10 WELDED WIRE MESH THROUGHOUT ENTIRE LENGTH.
4. CONTROL JOINTS SHALL BE PLACED @ 5 FEET ON CENTERS.
5. EXPANSION JOINTS SHALL BE PLACED @ 25 FEET ON CENTERS.
6. SIDEWALK SHALL HAVE A LIGHT BROOM FINISH AND TO BE CURED WITH A WHITE CURING COMPOUND AS PER F.D.O.T. SECTION 925-2.



CURB RAMP DETAIL

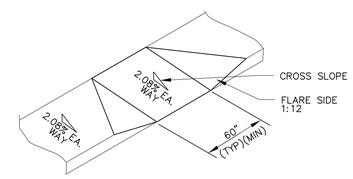
RAMPS SHALL COMPLY WITH F.D.O.T. INDEX 304



CONCRETE SIDEWALK ADJACENT TO CURBED ROADWAYS

NOT TO SCALE

REFER FURTHER DETAILS, REFER TO F.D.O.T. STANDARD INDEX No. 310, SHEET 1 OF 2

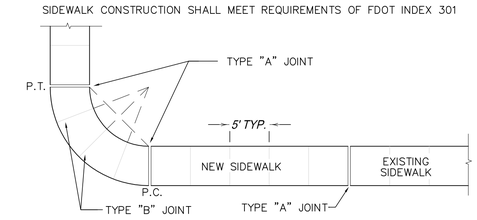


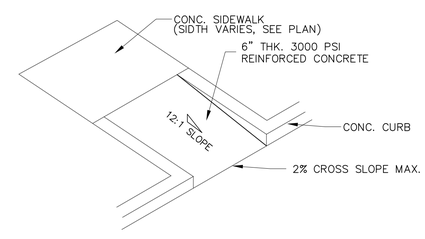
CURB RAMP DETAIL

RAMPS SHALL COMPLY WITH F.D.O.T. INDEX 304

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES
"B"	5'0" CENTER TO CENTER ON SIDEWALK
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES

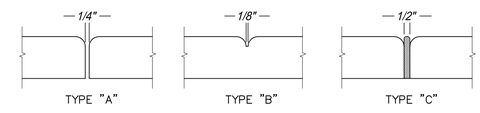
SIDEWALK CONSTRUCTION SHALL MEET REQUIREMENTS OF FDOT INDEX 301

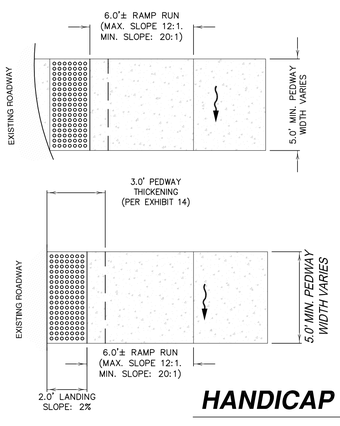




CURB RAMP DETAIL

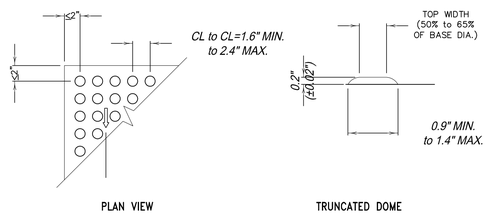
RAMPS SHALL COMPLY WITH F.D.O.T. INDEX 304





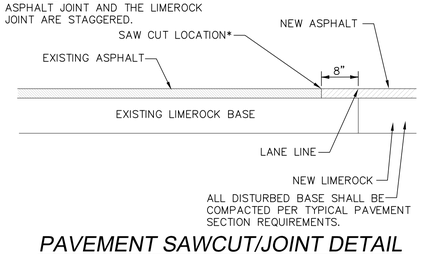
NOTES:

1. PRE-MANUFACTURED DETECTABLE WARNING SURFACE PLATES SHALL BE EMBEDDED A MINIMUM OF 1" IN THE CONCRETE SURFACE.
2. BRICK-RED COLORED DETECTABLE WARNING SURFACE TRUNCATED DOMES SHALL BE IN ACCORDANCE WITH INDEX 304 OF THE LATEST EDITION OF THE FDOT DESIGN STANDARDS AND PER ADA ACCESSIBILITY GUIDELINES, SECTION 4.29.2.
3. THE ALIGNMENT OF THE TRUNCATED DOMES MUST BE IN THE DIRECTION OF TRAVEL.



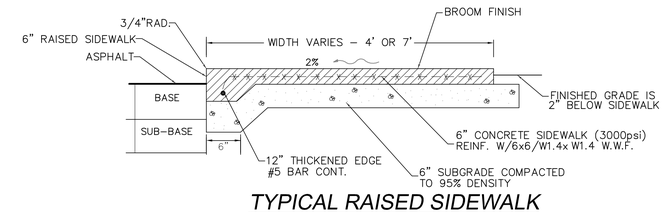
HANDICAP RAMP DETECTABLE WARNING DETAIL

* SAWCUT FOR CONNECTION TO NEW PVM'T SHALL BE LOCATED 8" FROM THE LANE LINE SO THAT THE ASPHALT JOINT AND THE LIMEROCK JOINT ARE STAGGERED.



PAVEMENT SAWCUT/JOINT DETAIL

NTS



TYPICAL RAISED SIDEWALK DETAIL

CERT of AUTH.# 28304

MISCELLANEOUS DETAILS

Sheet 19 of 26

Scale NTS

Project: FRUITLAND PARK COMMONS

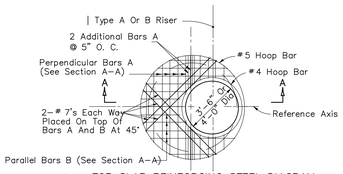
FRUITLAND PARK FLORIDA

Date:

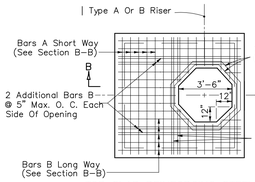
Revision:

Engineer of Record
Robert F. Robb
P.E. # 55645
Date: 5/15/26

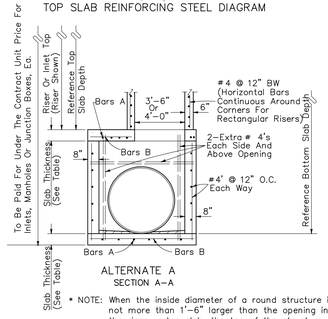
ROBB & TAYLOR
Engineering Solutions, Inc.
4685 HIDDEN LAKES PLACE
MELBOURNE, FLORIDA 32934
Office: (321) 302-2313
R&T engineering SOLUTIONS
ROBB & TAYLOR



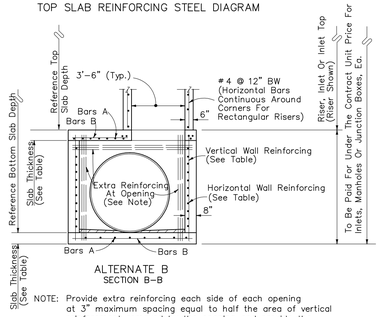
TOP SLAB REINFORCING STEEL DIAGRAM



TOP SLAB REINFORCING STEEL DIAGRAM



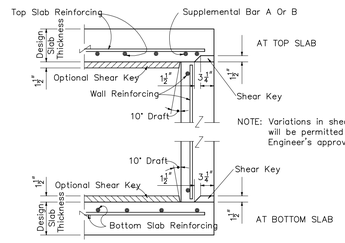
ALTERNATE A
SECTION A–A



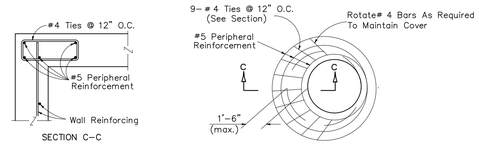
ALTERNATE B
SECTION B–B

* NOTE: When the inside diameter of a round structure is not more than 1'–6" larger than the opening in the riser or top slab, the top of the structure or riser shall be constructed according to the "Special Top Slab" details on this sheet.

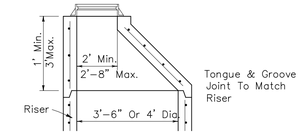
NOTE: Provide extra reinforcing each side of each opening at 3" maximum spacing equal to half the area of vertical reinforcement removed by the opening and provide the same area of reinforcement above each opening at 3" maximum spacing as removed by the opening.



SLAB TO WALL DETAILS FOR PRECAST ALTERNATE



SPECIAL TOP SLAB*

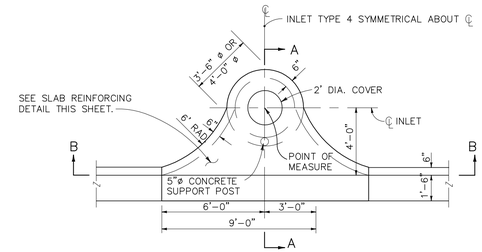


PRECAST ECCENTRIC CONE

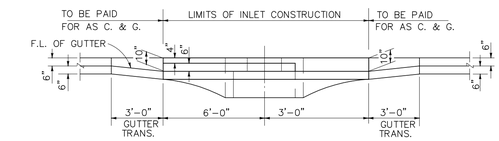
STRUCTURE TOP TYPE J MANHOLE

NOT TO SCALE

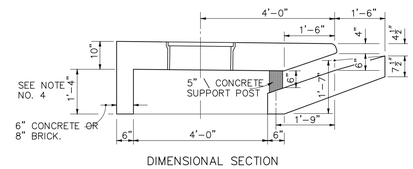
FOR FURTHER DETAILS, REFER TO F.D.O.T. INDEX 201, SHEET 2 OF 6
FOR FURTHER DETAILS



PLAN

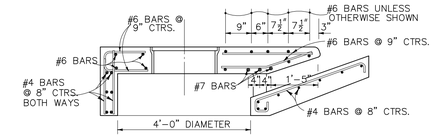


SECTION BB



DIMENSIONAL SECTION

INLETS TYPE 4



REINFORCING SECTION
4'–0" DIA. STRUCTURE BOTTOM (SECTION AA)

TRANSVERSE SECTION FOR INLETS TYPE 4

CURB INLET TOP TYPE 4

FOR FURTHER DETAILS, REFER TO F.D.O.T. INDEX 210

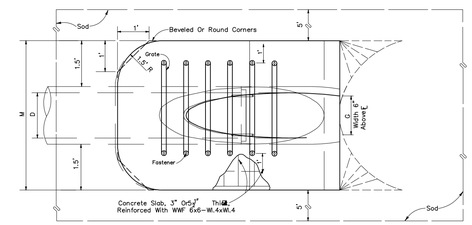
GENERAL NOTES

1. Standard structure bottoms 4'–0" diameter and smaller (Alt. A) and 3'–6" square (Alt. B) are designated Type P. Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
2. Walls of circular structures (Alternate A) constructed in place may be of non–reinforced concrete or brick or reinforced concrete. Precast and rectangular structures (Alternate B) shall be constructed of reinforced concrete only.
3. Wall thickness and reinforcement are for either reinforced cast–in–place or precast concrete units except that precast circular units may be furnished with walls in accordance with either A.S.T.M. C–478 (up to 96" diameter) or A.S.T.M. C–76, Class ~~~, B Wall, modified where the elliptical steel cage area is placed in the center one–third of the wall.
4. Top and floor slab thickness and reinforcement are for precast and cast in place construction. Top and floor slabs shall be of Class ~~ concrete. Concrete as specified in A.S.T.M. C–478 (4000 psi) may be used in lieu of Class ~ and Class ~~ concrete in precast items manufactured in plants which are under the 'Standard Operating Procedures' for the inspection of precast drainage products.
5. All reinforcement shall be A.S.T.M. A615, Grade 60 or 65 KSI welded wire fabric, either smooth or deformed.
6. Structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box unless otherwise shown in the plans or other standard drawings. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet unless otherwise shown in the plans or other standard drawings.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and storm sewer pipes.
8. Except when ACI hooks are specifically required, embedment hooks in the top and bottom slabs may be replaced with straight embedments or peripheral reinforcement in accordance with the reinforcement detail shown under 'Rebar Straight End Embedment Or Peripheral Reinforcement in Lieu of ACI Standard Hooks For Top And Bottom Slabs', Index No. 201, Sheet 3 of 6.
9. All steel bars shall have $1\frac{1}{2}$" minimum cover unless otherwise shown. Horizontal steel in rectangular structures shall be lapped a minimum of 24 bar diameters at corners.
10. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and used on skew with rectangular risers, inlet and inlet throats. Fillets will be required in lieu of the bottom slab of the Alt. B riser when used with the Alt. A box. Each fillet shall be reinforced with #2– 5 bars.
11. Inlet throats, riser or manhole tops shall be secured to structures as shown on Index No. 201.
12. Structures with depths over 14' are to be checked for floatation by designer of project drainage.
13. Units larger than specified standard may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Such larger units shall be furnished at no additional cost to the Department. Larger Alternate A units cannot replace Alternate B units without approval of the Engineer. This note applies to this Index only.
14. For manhole and junction box tops, for frames and covers, and, for supplementary details see Index No. 201.

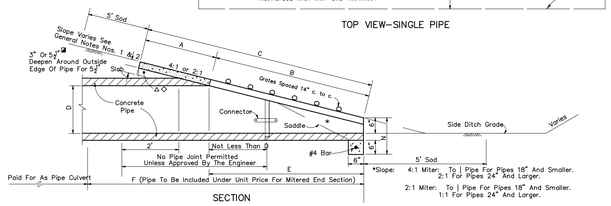
STRUCTURE BOTTOM TYPE J

NOT TO SCALE

FOR FURTHER DETAILS, REFER TO F.D.O.T. INDEX 200, SHEET 1 OF 2
FOR FURTHER DETAILS



TOP VIEW–SINGLE PIPE

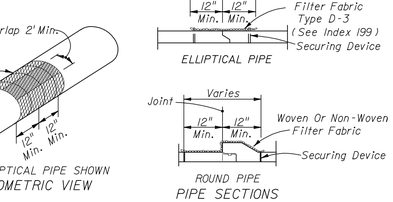


SECTION

DIMENSIONS AND QUANTITIES

	D	X	A	B	C	E	F	G	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	5½" CONCRETE SLAB (CY) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	SODDING (SQ. YDS.) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe
4:1 Slope	30"	4'–3"	2.70'	9.20'	11.95'	9.03'	1.3'	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	1.10	1.74	2.39	3.05	31	36	41	46
	36"	5'–1"	2.87'	11.30'	14.18'	11.03'	1.5'	2.25'	6.67'	11.75'	16.83'	21.92'	1.33'	1.32	2.21	3.08	3.96	34	40	46	52
	42"	6'–0"	3.05'	13.37'	16.42'	13.03'	1.7'	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	1.58	2.76	3.91	5.09	38	44	51	58

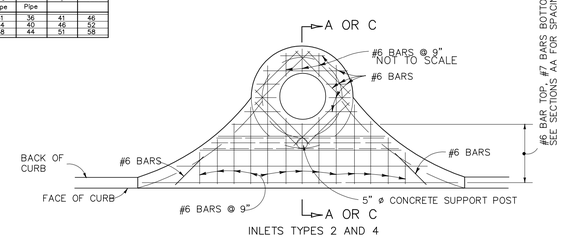
MITERED END SECTION



Cost of filter fabric jacket to be included in cost of pipe culverts.

FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

FILTER FABRIC DETAIL



INLETS TYPES 2 AND 4

SLAB REINFORCING

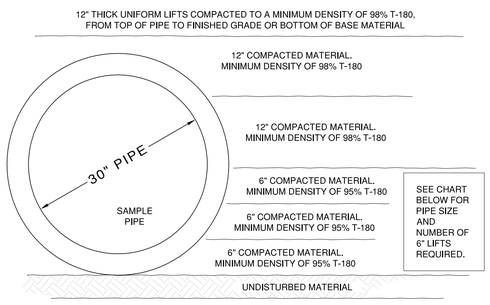
NOT TO SCALE

FOR FURTHER DETAILS, REFER TO F.D.O.T. INDEX 210

INLET TYPE 4 GENERAL NOTES

1. THE FINISHED GRADE AND SLOPE OF THE INLET TOPS ARE TO CONFORM WITH THE FINISHED CROSS SLOPE AND GRADE OF THE PROPOSED SIDEWALK AND/OR BORDER.
2. WHEN INLETS ARE TO BE CONSTRUCTED ON A CURVE, REFER TO THE PLANS TO DETERMINE THE RADIUS AND, WHERE NECESSARY, MODIFY THE INLET DETAILS ACCORDINGLY. BEND STEEL WHEN NECESSARY.
3. ALL STEEL IN INLET TOP SHALL HAVE $1\frac{1}{2}$" MINIMUM COVER UNLESS OTHERWISE SHOWN. INLET TOPS SHALL BE EITHER CAST–IN–PLACE OR PRECAST CONCRETE.
4. THE REAR WALL PORTION OF INLET TOPS TYPE 4 MAY BE CONSTRUCTED WITH BRICK. DOWELS TO TOP SLAB REQUIRED.
5. FOR SUPPLEMENTAL DETAILS SEE INDEX NO. 201.
6. ONLY ROUND CONCRETE SUPPORT POST WILL BE ACCEPTABLE.
7. THESE INLETS ARE TO BE USED WITH CURB AND GUTTER TYPE F. LOCATE OUTSIDE OF PEDESTRAIN CROSSWALK WHERE PRACTICAL.

CERT of AUTH.# 28304



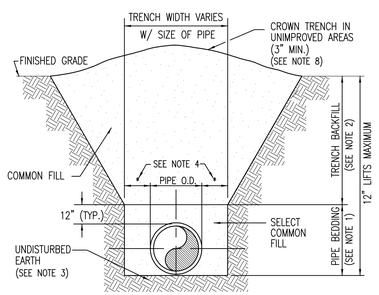
NOTES:

1. NUMBER OF LIFTS REQUIRED FOR PIPE SIZES IN EXCESS OF THOSE SHOWN IN CHART SHALL BE APPROVED BY THE ENGINEER OF RECORD AND BREVARD COUNTY ENGINEERING, IN WRITING, PRIOR TO INSTALLATION.
2. THESE REQUIREMENTS APPLY TO ALL STORMWATER PIPE INSTALLATIONS IN SUBDIVISIONS, PUBLIC OR PRIVATE, DRAINAGE EASEMENTS, PUBLIC OR PRIVATE, ALL COUNTY RIGHTS-OF-WAY, AND FOR ANY OTHER STORMWATER PIPE INSTALLATIONS THAT WILL BECOME COUNTY MAINTAINED INFRASTRUCTURE.
3. BACKFILL AROUND STORMWATER STRUCTURES SHALL BE COMPACTED IN 12" LIFTS TO A MINIMUM DENSITY OF 98% T-180.

PIPE SIZE	NUMBER OF 6" LIFTS
15"	2
18"	2
24"	2
30"	3
36"	4
42"	5
48"	5
54"	6
60"	6
66"	7
72"	7

PIPE SIZE	NUMBER OF 6" LIFTS
11" x 17"	2
14" x 23"	2
19" x 30"	2
24" x 38"	2
29" x 45"	4
34" x 53"	4
38" x 60"	4
43" x 68"	5
48" x 76"	5
58" x 91"	6

STORMWATER PIPE INSTALLATION BACKFILL REQUIREMENTS



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T–180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T–180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW FOR SEWERS.
7. REFER TO SPECIFICATIONS FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH SPECIFICATIONS. ROAD SURFACE RESTORATION SHALL COMPLY WITH SPECIFICATIONS.

STORMWATER PIPE BEDDING DETAIL

NOT TO SCALE

MISCELLANEOUS PLAN
Sheet 20 of 26
Scale NTS

Project: FRUITLAND PARK COMMONS
FRUITLAND PARK FLORIDA

Date:
Revision:

Engineer of Record
Robert F. Robb
P.E. # 55645
Date: 5/15/26

ROBB & TAYLOR
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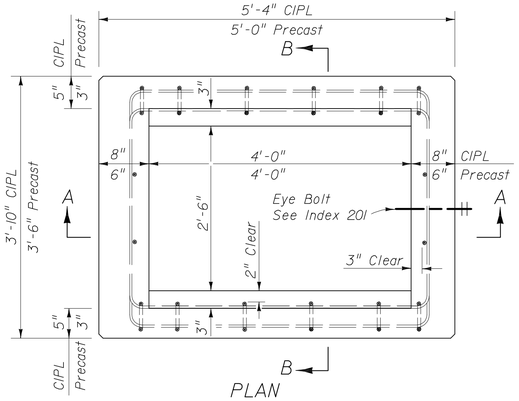
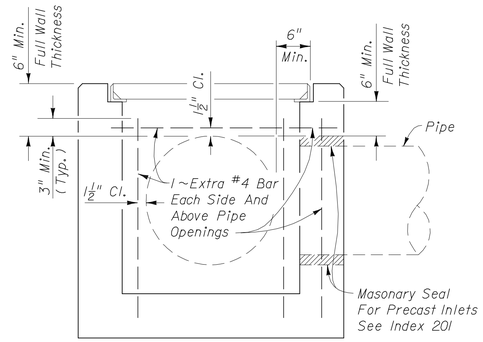
Office: (321) 302–2313
R&T engineering SOLUTIONS ROBB & TAYLOR

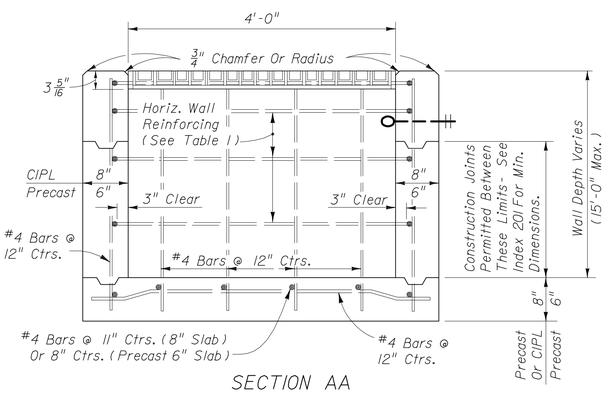


PLAN

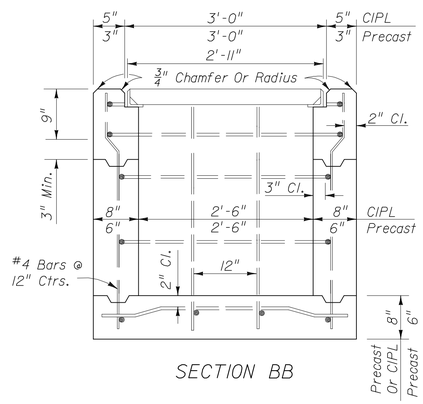


(TYPE F SHOWN, TYPE G SIMILAR)

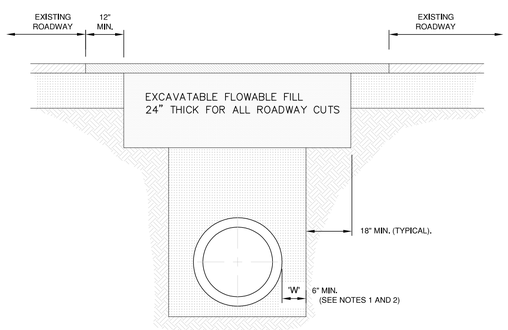
PIPE OPENING SCHEMATIC



SECTION AA



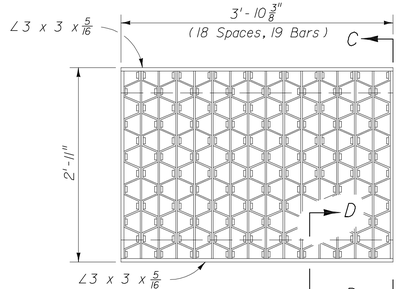
SECTION BB



NOTES:

1. "W" SHALL BE A MINIMUM OF 6" WIDE AND OF SUFFICIENT WIDTH TO ACCOMMODATE NECESSARY COMPACTION EFFORTS. IN THE EVENT THE REQUIRED MINIMUM DENSITY IS NOT ACHIEVED, LOOSE MATERIAL SHALL BE REMOVED, REPLACED AND COMPACTED TO THE REQUIRED DENSITY, OR REPLACED WITH FULL DEPTH FLOWABLE FILL. DENSITY TESTS BELOW THE SPRING LINE OF THE PIPE ARE REQUIRED IN ADDITION TO OTHER TESTING REQUIREMENTS. (IN THE EVENT FULL DEPTH FLOWABLE FILL IS USED AS BACKFILL, DENSITY REQUIREMENTS ARE WAIVED.)
2. CONTRACTOR SHALL EXCAVATE BOTTOM OF TRENCH TO ALLOW FOR BELL SECTION OF PIPE.
3. MINIMUM ALLOWABLE BACKFILL DENSITY SHALL BE 98% OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE PER AASHTO T-180. REFER TO EXHIBIT-27 FOR STORMWATER PIPE BACKFILL REQUIREMENTS.
4. FLOWABLE FILL SHALL COMPLY WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 121, LATEST EDITION.
5. ALL OPEN CUTS SHALL HAVE FLOWABLE FILL AND TEMPORARY ASPHALT INSTALLED WITHIN 2 DAYS OF EXCAVATION. PERMANENT ASPHALT INCLUDING MILLING, IF NEEDED, SHALL BE COMPLETED WITHIN 30 DAYS OF EXCAVATION.
6. THESE ARE MINIMUM REQUIREMENTS. ADDITIONAL RESTRICTIONS MAY BE NECESSARY ON A CASE BY CASE BASIS.

ASPHALT ROADWAY OPEN CUT - PAVEMENT REMOVAL AND REPLACEMENT



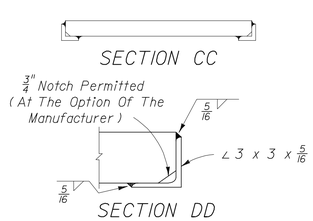
STEEL GRATE

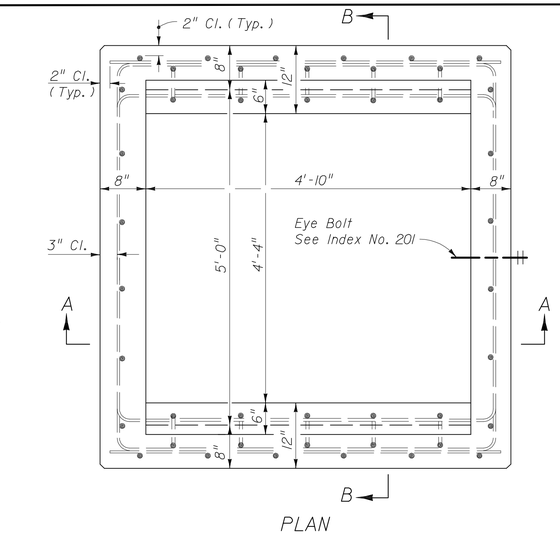
Steel Grating, Straight Bars 3" x 1/4"
Reticuline Bars 2" x 3/16"

FDOT TYPE F INLET

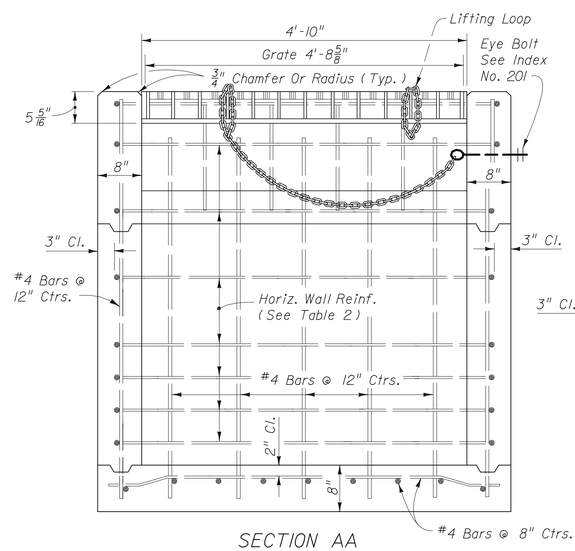
INDEX 233

FOR FURTHER DETAILS, REFER TO F.D.O.T. INDEX 233

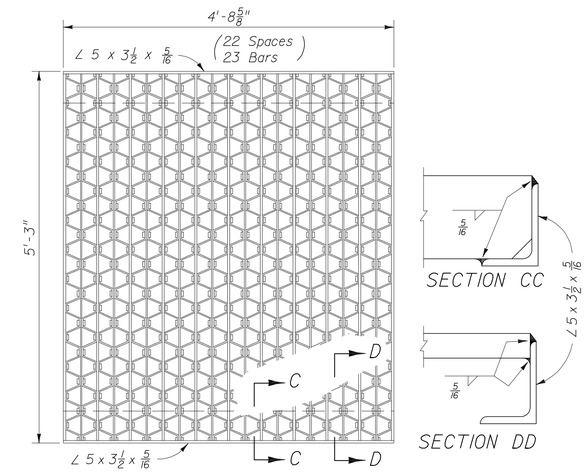




PLAN

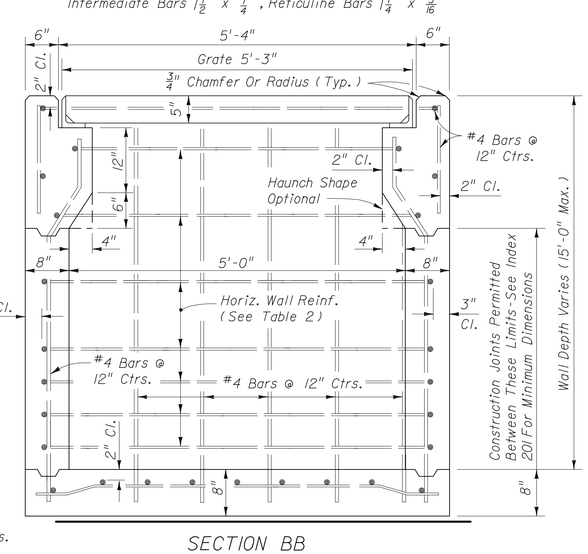


SECTION AA



STEEL GRATE

5" Steel Decking, Weight 630 Lbs. Main Bars 5" x 1/4"
Intermediate Bars 1 1/2" x 1/4", Reticuline Bars 1 1/4" x 3/16"



SECTION BB

FDOT TYPE G INLET

INDEX 233

FOR FURTHER DETAILS, REFER TO F.D.O.T. INDEX 233

HORIZONTAL WALL REINF. SCHEDULES

TYPE F INLET (TABLE 1)

WALL DEPTH	SCHEDULE	AREA (in^2/ft)	MAX. SPACING	
			BARS	WWF
0' - 4'	A12	0.20	12"	8"
4' - 7'	A6	0.20	6"	5"
7' - 12'	B5.5	0.24	5 1/2"	5"
12' - 15'	Special 1	0.267	5"	4"

TYPE G INLET (TABLE 2)

WALL DEPTH	SCHEDULE	AREA (in^2/ft)	MAX. SPACING	
			BARS	WWF
0' - 3'	A12	0.20	12"	8"
3' - 7'	A6	0.20	6"	5"
7' - 10'	B5.5	0.24	5 1/2"	5"
10' - 15'	C6.5	0.37	6 1/2"	6"

CERT of AUTH.# 28304

MISCELLANEOUS DETAILS

Scale NTS

Sheet 21 of 26

Project: FRUITLAND PARK COMMONS

FRUITLAND PARK FLORIDA

Date:

Revision:

Engineer of Record
Robert F. Robb
P.E. # 56645
Date: 5/15/26

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R&T Engineering SOLUTIONS
ROBB & TAYLOR

BARNEY'S PUMPS, INC.

PO BOX 3529, LAKELAND, FL 33802
PHONE: (863) 665-8500 FAX: (863) 666-3858

DUPLEX FIBERGLASS SOLIDS-HANDLING LIFT STATION

PUMP DATA TABLE

PUMP MODEL	S3HRC/S3HVX
IMPELLER DIAMETER	3.88"
PUMP DESIGN CAPACITY	78 GPM
PUMP DESIGN TDH	25.7 FT
HORSEPOWER	3 HP
VOLTAGE	230/460 V
PHASE	3 PH
DISCHARGE SIZE	3"

NOTES: CONTRACTOR TO VERIFY VOLTAGE AND PHASE

GENERAL NOTES

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE (MANUFACTURED BY HYDROMATIC OR HOMA). EACH PUMP SHALL BE MOUNTED ON A Ø2" RAIL SYSTEM. THE RAIL SYSTEM SHALL BE SELF ENGAGING RESULTING IN A LEAKPROOF COUPLING. THE RAIL SYSTEM SHALL INCLUDE THE BASE ELBOW, DISCHARGE FLANGE ASSEMBLY, 316SS GUIDE RAILS, 316SS UPPER GUIDE BRACKET, 316SS LIFTING BAIL AND CABLE, AND A SIX-HOOK 316SS CABLE HOLDER. THE RAIL SYSTEM SHALL BE MOUNTED AND PRE-PIPED BY THE PUMP SUPPLIER.

PUMP CONSTRUCTION
THE PUMP VOLUTE, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON. ALL EXTERNAL FASTENERS SHALL BE SERIES 300 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 416 STAINLESS STEEL.

IMPELLER
THE IMPELLER SHALL BE OF MULTI-VANE, SEMI-OPEN CONSTRUCTION. THE IMPELLER SHALL BE STATICALLY AND HYDRAULICALLY BALANCED.

CUTTERS
A CUTTER ASSEMBLY SHALL BE MOUNTED ON THE SUCTION SIDE OF THE PUMP WITH DIRECT DISCHARGE INTO THE PUMP IMPELLER. THE GRINDER SHALL BE CAPABLE OF GRINDING MATERIALS FOUND IN NORMAL, DOMESTIC SEWAGE. BOTH THE STATIONARY AND ROTATING CUTTERS SHALL BE CONSTRUCTED OF HARDENED STEEL.

MOTOR
THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE STATOR SHALL BE SECURELY HELD IN PLACE WITH A REMOVABLE END RING AND THREADED FASTENERS FOR EASE OF REMOVAL WITHOUT THE USE OF HEAT OR A PRESS. THE MOTOR WILL HAVE TWO HEAVY-DUTY BALL BEARINGS; ONE UPPER (RADIAL) AND ONE LOWER (THRUST), TO SUPPORT THE SHAFT. THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMOSTAT THAT IS WIRED TO SHUT THE MOTOR OFF IN CASE OF MOTOR OVERHEATING.

SEAL CHAMBER
THE PUMP SHALL HAVE TWO MECHANICAL SEALS, MOUNTED IN TANDEM WITH AN OIL CHAMBER BETWEEN THE SEALS. THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

WET WELL
THE PUMP SUPPLIER SHALL PROVIDE THE WET WELL. THIS GLASS FIBER-REINFORCED POLYESTER BASIN SHALL BE CONSTRUCTED OF A COMMERCIAL GRADE OF GLASS FIBER AND SHALL BE PROVIDED WITH FILLET AND AN ANTI-FLOTATION RING WITH A MINIMUM DIAMETER OF THREE INCHES LARGER THAN THE BASIN DIAMETER. THE RAIL SYSTEM, INTERNAL PIPING AND DISCHARGE CONNECTIONS SHALL BE PRE-INSTALLED BY THE PUMP SUPPLIER. WET WELL SHALL MEET ASTM STANDARD NO. D3753.

HATCH COVER
THE HATCH COVER SHALL BE 2/3 HINGED TO ALLOW FOR MAXIMUM ACCESS TO THE WET WELL. THE HATCH COVER SHALL BE ALUMINUM WITH STAINLESS STEEL HARDWARE, RATED FOR 300 PSF OR GREATER. THE HATCH COVER SHALL INCLUDE A SINGLE OR DUAL DOOR OF DIMENSIONS SPECIFIED BY THE PUMP MANUFACTURER FOR PROPER PUMP CLEARANCE. THE COVER SHALL BE MANUFACTURED BY USF FABRICATION, OR EQUAL.

VALVE BOX
THE VALVE BOX IS FIBERGLASS WITH ALUMINUM LOCKABLE COVER. STANDARD SIZE VALVE BOX IS 32"x30"x25".

VALVES
VALVES SHALL BE SEWAGE SWING CHECK WITH CLEAN-OUT PORTS AND BRASS GATE VALVES.

FLOATS
FLOATS SHALL BE ANCHOR SCIENTIFIC ROTO-FLOATS OR EQUAL.

CONTROLS
THE CONTROL PANEL SHALL BE UL508 LISTED. ENCLOSURE SHALL BE PROVIDED IN 4X POLYCARBONATE. THE PANEL SHALL INCLUDE AN ALTERNATING CONTROL SCHEME (DUPLEX AND ABOVE), MAIN CIRCUIT BREAKER, GENERATOR RECEPTACLE, HIGH LEVEL ALARM LIGHT AND HORN, ELAPSED TIME METERS, VOLTAGE OR PHASE MONITOR, SEAL FAILURE AND OVERLOAD SENSORS. THE LIGHTNING ARRESTOR SHALL BE PROVIDED BY BARNEY'S PUMPS AND INSTALLED BY CONTRACTOR.

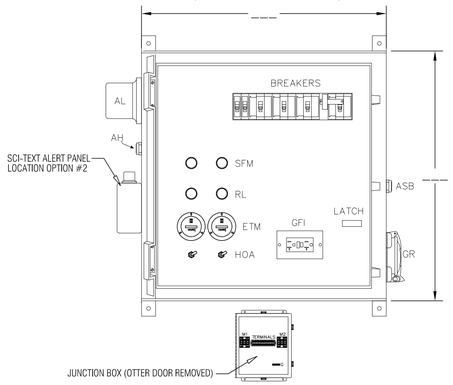
ELECTRICAL
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

SUPPLIER
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, FIBERGLASS BASIN AND VALVE BOX, CONTROL PANEL, FLOAT SWITCHES, ALUMINUM HATCHES AND ACCESSORIES TO INSURE PROPER OPERATIONS AND WARRANTY. THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, RAIL ASSEMBLIES, AND DISCHARGE PIPING ASSEMBLED BY BARNEY'S PUMPS INC. READY FOR FIELD INSTALLATION.

PUMP PACKAGE SHALL BE SUPPLIED BY BARNEY'S PUMPS INC. IN LAKELAND (863-665-8500), CORAL SPRINGS (954-346-0669), OR JACKSONVILLE (904-260-0669), FL.

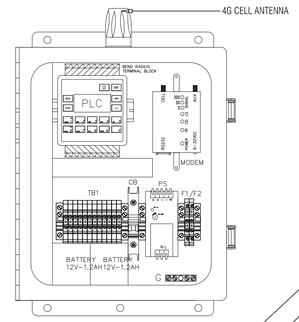
ENCLOSURE AND DEADFRONT LAYOUT (TYPICAL)

(OUTER DOOR REMOVED)

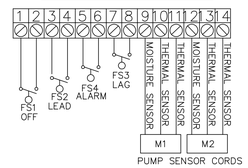


SCI-TEXT ALERT PANEL

(OUTER DOOR REMOVED)



FIELD TERMINALS



LEGEND

ABBR.	DESCRIPTION
ENC	ENCLOSURE, POLYCARBONATE, NEMA 4X
MCB	MAIN CIRCUIT BREAKER
ECB	EMERGENCY CIRCUIT BREAKER
PCB1,2	PUMP CIRCUIT BREAKER
CCB	CONTROL CIRCUIT BREAKER
GFICB	GFI CIRCUIT BREAKER
GR	GENERATOR RECEPTACLE
GFI	GFI RECEPTACLE
AL	ALARM LIGHT
AH	ALARM HORN
ASB	ALARM SILENCE BUTTON
SFM	SEAL FAIL MODULE
HOA	HAND OFF AUTO SWITCH
RL	RUN LIGHT, GREEN
ETM	ELAPSED TIME METER

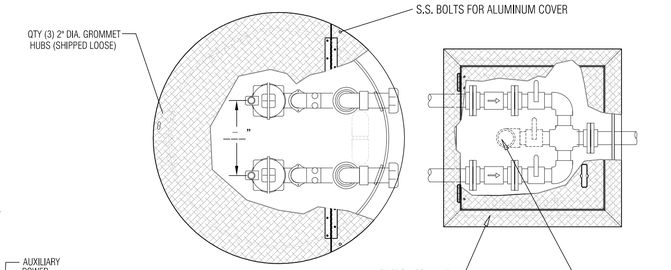
PANEL NOTES

ALL PANELS SHALL BE UL LISTED AND CONFORM TO FLORIDA DEP 62-604

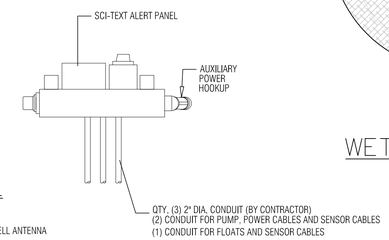
1) GENERATOR RECEPTACLE WITH INTERLOCK FOR EMERGENCY POWER CONNECTION.
2) SURGE AND LIGHTNING PROTECTION SHALL BE PROVIDED BY CONTRACTOR AND MOUNTED EXTERNAL TO THE CONTROL PANEL.
3) PHASE OR VOLTAGE MONITOR SHALL BE PROVIDED IN CONTROL PANEL.
4) ALL PANELS, WET WELL, VALVE BOX, AND ACCESS DOORS SHALL HAVE LOCKABLE MECHANISMS. CONTRACTOR TO PROVIDE KEYED LOCKS.
5) POST UNOBSTRUCTED SIGN MADE OF DURABLE WEATHER RESISTANT MATERIAL WITH THE FOLLOWING:
PUBLIC NOTICE: IN CASE OF EMERGENCY CONTACT:
6) THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.
7) FLOAT SWITCHES SHALL BE UL LISTED.
8) SHAFT SEAL FAIL DETECTION

ELEVATIONS

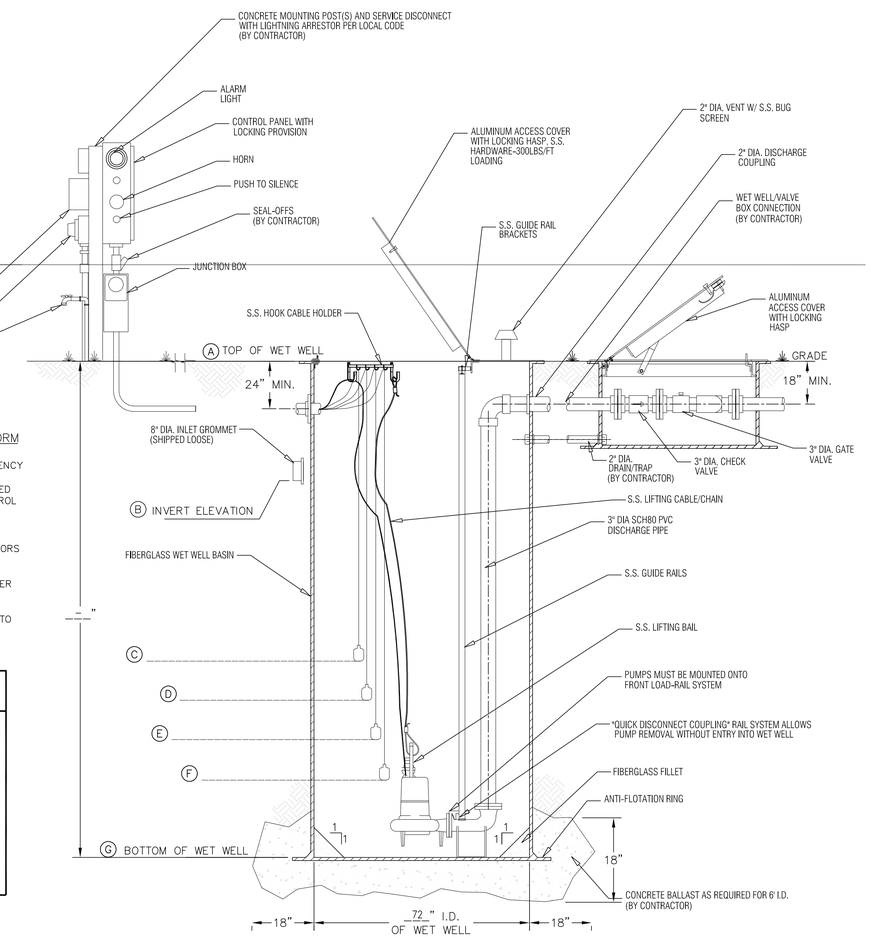
A	TOP OF WET WELL	87.25
B	INLET INVERT	80.05
C	HIGH WATER ALARM	79.50
D	LAG PUMP ON	79.00
E	LEAD PUMP ON	78.50
F	PUMP OFF	77.80
G	BOTTOM OF WET WELL	75.75



PLAN VIEW

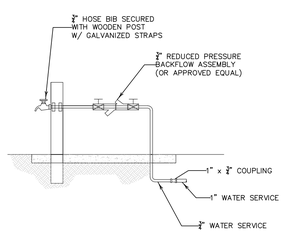


WET WELL/VALVE BOX LAYOUT



SECTION VIEW

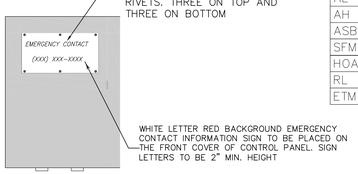
DEPTH = CONCRETE = 4000 LBS/YD
6FT = 1.5 YDS (6000 LBS)
8FT = 2 YDS (8000 LBS)
10FT = 2.5 YDS (10000 LBS)
12FT = 3 YDS (12000 LBS)
14FT = 3.5 YDS (14000 LBS)



HOSE BIB DETAIL (LOCAL CODES PREVAIL)
N.T.S. (SUPPLIED BY CONTRACTOR)

EMERGENCY NOTICE SIGN
CONTRACTOR IS TO PROVIDE AND POST AN UNOBSTRUCTED SIGN (12"X12" WITH 2" LETTERING) MADE OF DURABLE WEATHER RESISTANT MATERIAL AT A LOCATION VISIBLE TO THE PUBLIC WITH A TELEPHONE NUMBER FOR A POINT OF CONTACT IN CASE OF EMERGENCY AS SHOWN ABOVE

FDEP REQUIRMENTS
PROVIDE 3/4" WATER LINE WITH A 3/4" RPZ.
ALL ELECTRICAL PANELS SHALL BE ABOVE THE 100 YEAR FLOOD ELEVATION.



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PUMP STATIONS DETAILS
Scale 1" = 40'
Sheet 26 of 26

Project: FRUITLAND PARK COMMONS
FRUITLAND PARK FLORIDA

Date:
Revision:

Engineer of Record
Robert F. Robb
P.E. # 55645
Date: 5/15/26

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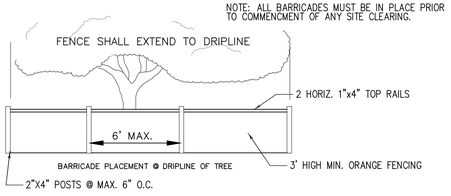
Office: (321) 302-2313
R&T engineering SOLUTIONS
ROBB & TAYLOR

PROJECT SUMMARY

PROJECT NAME:	FRUITLAND PARK COMMONS
OWNER	FRUITLAND PARK COMMONS, LLC 4053 Maple Road Amherst, NY 14226-1072
APPLICANT:	FRUITLAND PARK COMMONS, LLC 4053 Maple Road Amherst, NY 14226-1072
ENGINEER:	Robb & Taylor Engineering Solutions, Inc. C/O Robert F. Robb, P.E. 4685 Hidden Lakes Place Melbourne, FL 32934 (321) 302-2313
SURVEYOR:	CFB LAND SURVEYORS 4450 NE 83rd ROAD WILDWOOD, FL 34785 352-748-3126

TREE LEGEND

- LIVE OAK
- LAURAL OAK
- CAMPHOR
- CHERRY
- MIMOSA
- PALM
- TREE PROTECTION BARRIER
- TREE TO BE REMOVED



TREE PROTECTION DETAIL

TREE DATA: REMOVED

LIVE OAK		LAUREL OAK	
6"	14 TREES = 84"	6"	12 TREES = 72"
7"	9 TREES = 63"	7"	17 TREES = 119"
8"	9 TREES = 72"	9"	25 TREES = 225"
9"	8 TREES = 72"	10"	12 TREES = 120"
10"	17 TREES = 170"	11"	12 TREES = 132"
11"	9 TREES = 99"	12"	14 TREES = 168"
12"	10 TREES = 120"	13"	11 TREES = 143"
13"	11 TREES = 143"	14"	14 TREES = 196"
14"	9 TREES = 126"	15"	11 TREES = 165"
15"	9 TREES = 135"	16"	4 TREES = 64"
17"	5 TREES = 85"	17"	4 TREES = 68"
18"	6 TREES = 108"	18"	1 TREE = 18"
19"	2 TREES = 38"	20"	4 TREES = 80"
20"	2 TREES = 40"	21"	2 TREES = 42"
21"	4 TREES = 84'	22"	1 TREE = 22"
23"	3 TREES = 69"	23"	1 TREE = 23"
24"	11 TREES = 264"	24"	2 TREES = 48"
25"	3 TREES = 75"	25"	2 TREES = 50"
26"	5 TREES = 78"	27"	1 TREE = 27"
27"	7 TREES = 108"	30"	1 TREE = 30"
28"	10 TREES = 280"	31"	1 TREE = 31"
29"	3 TREES = 87"	33"	2 TREES = 66"
30"	10 TREES = 300"	36"	1 TREE = 36"
31"	1 TREE = 31"	38"	1 TREE = 38"
32"	4 TREES = 128"	TOTAL	1,963"
34"	3 TREES = 102"		
35"	1 TREE = 35"		
36"	4 TREES =144'		
37"	1 TREE = 37"		
38"	4 TREES = 152"		
39"	2 TREES = 78"		
40"	3 TREES = 120"		
41"	1 TREE = 41"		
45"	1 TREE = 45"		
46"	1 TREE = 46"		
48"	2 TREES = 96"		
50"	2 TREES = 100"		
52"	1 TREE = 52"		
53"	1 TREE = 53"		
54"	1 TREE = 54"		
55"	1 TREE = 55"		
60"	1 TREE = 60"		
62"	1 TREE = 62"		
72"	1 TREE = 72"		
TOTAL	4,263"		

CAMPHOR	
6"	3 TREES = 18"
7"	2 TREES = 14"
8"	2 TREES = 16"
9"	2 TREES = 18"
10"	2 TREES = 20"
11"	1 TREE = 11"
12"	3 TREES = 36"
13"	1 TREE = 13"
18"	1 TREE = 18"
22"	1 TREE = 22"
TOTAL	186"

CHERRY TREE	
7"	1 TREE = 7"
8"	6 TREES = 48"
9"	2 TREES = 18"
10"	1 TREE = 10"
11"	3 TREES = 33"
12"	2 TREES = 24"
15"	1 TREES = 15"
TOTAL	156"

MIMOSA TREE	
6"	1 TREE = 6"
7"	1 TREE = 7"
8"	2 TREES = 16"
9"	1 TREE = 9'
TOTAL'	38"

TREE DATA: SAVED

LIVE OAK		LAUREL OAK	
7"	3 TREES = 21"	6"	4 TREES = 24"
8"	2 TREES = 16"	7"	2 TREES = 14"
9"	2 TREES = 18"	8"	5 TREES = 25"
10"	4 TREES = 40"	9"	3 TREES = 27"
11"	2 TREES = 22"	10"	3 TREES = 30"
12"	1 TREE = 12"	11"	3 TREES = 33"
13"	2 TREES = 26"	12"	1 TREE = 12"
14"	2 TREES = 28"	13"	5 TREES = 65"
15"	5 TREES = 75"	14"	1 TREE = 14"
16"	3 TREES = 48"	15"	2 TREES = 30"
17"	1 TREE = 17"	16"	1 TREE = 16"
18"	2 TREES = 36"	17"	2 TREES = 34"
19"	2 TREES = 38"	18"	1 TREE = 18"
20"	2 TREES = 40"	19"	2 TREES = 38"
22"	2 TREES = 44'	20"	1 TREE = 20"
23"	1 TREE = 23"	22"	1 TREE = 22"
24"	2 TREES = 48"	24"	2 TREES = 48"
25"	1 TREE = 25"	36"	1 TREE = 36"
26"	2 TREES = 52"	TOTAL	506"
27"	1 TREE = 27"		
29"	3 TREES = 87"		
30"	3 TREES = 90"		
32"	3 TREES = 96"		
34"	1 TREE = 34"		
36"	2 TREES =72"		
39"	1 TREE = 39"		
40"	2 TREES = 80"		
48"	1 TREE = 48"		
TOTAL	1,202"		

James D Brown

Digitally signed by James D Brown
DN: cn=James D Brown, o=CFB LAND SURVEYORS INC, ou=Professional Land Surveyor and Mapper, email=jdb@cfbsurveyors.com, c=US
Date: 2022.03.18 15:17:12-04'00'

CERT of AUTH.# 28304

TREE REMOVAL PLAN/
TREE PROTECTION PLAN

Scale 1" = 40'

Sheet TR1

Project:
FRUITLAND PARK COMMONS
FRUITLAND PARK FLORIDA

Date:

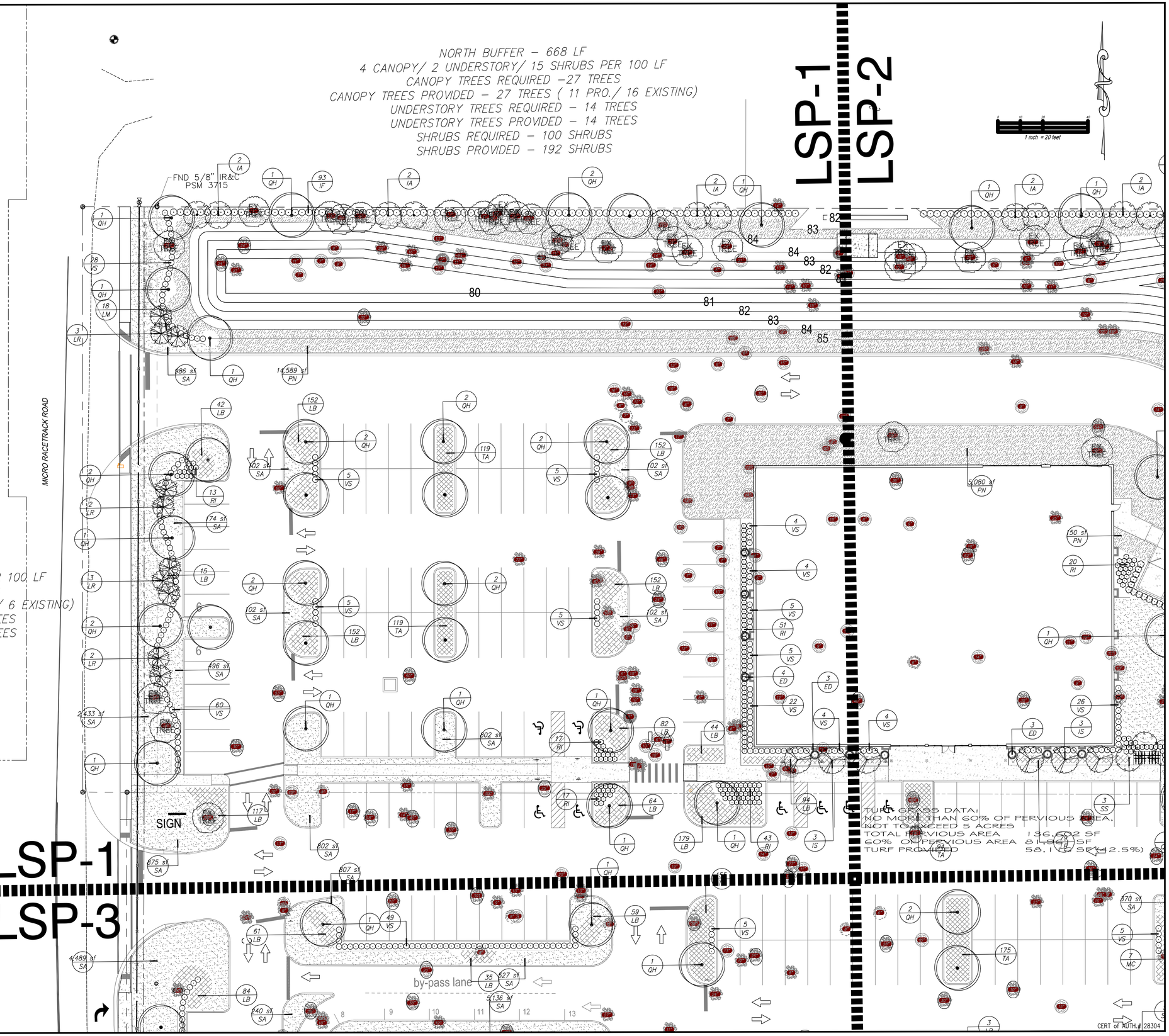
Revision:

Engineer of Record
Robert F. Robb
P.E. # 55645
Date: 3/22/26

ROBB & TAYLOR
Engineering Solutions, Inc.
4685 HIDDEN LAKES PLACE
MELBOURNE, FLORIDA 32934
Office: (321) 302-2313

NORTH BUFFER – 668 LF
4 CANOPY/ 2 UNDERSTORY/ 15 SHRUBS PER 100 LF
CANOPY TREES REQUIRED –27 TREES
CANOPY TREES PROVIDED – 27 TREES (11 PRO./ 16 EXISTING)
UNDERSTORY TREES REQUIRED – 14 TREES
UNDERSTORY TREES PROVIDED – 14 TREES
SHRUBS REQUIRED – 100 SHRUBS
SHRUBS PROVIDED – 192 SHRUBS

WEST BUFFER – 591 LF
4 CANOPY/ 2 UNDERSTORY/ 15 SHRUBS PER 100 LF
CANOPY TREES REQUIRED –24 TREES
CANOPY TREES PROVIDED – 15 TREES (14 PRO./ 6 EXISTING)
UNDERSTORY TREES REQUIRED – 11 TREES
UNDERSTORY TREES PROVIDED – 12 TREES
SHRUBS REQUIRED – 89 SHRUBS
SHRUBS PROVIDED – 178 SHRUBS



LANDSCAPE PLAN
Sheet LSP1
Scale 1" = 20'

Project:
FRUITLAND PARK COMMONS
FRUITLAND PARK FLORIDA

Date:
Revision:

Landscape Architect
James D. Brown
RLA #1508
Date: 1/7/26

ROBB & TAYLOR
Engineering Solutions, Inc.
4685 HIDDEN LAKES PLACE
MELBOURNE, FLORIDA 32934
Office: (321) 302-2313
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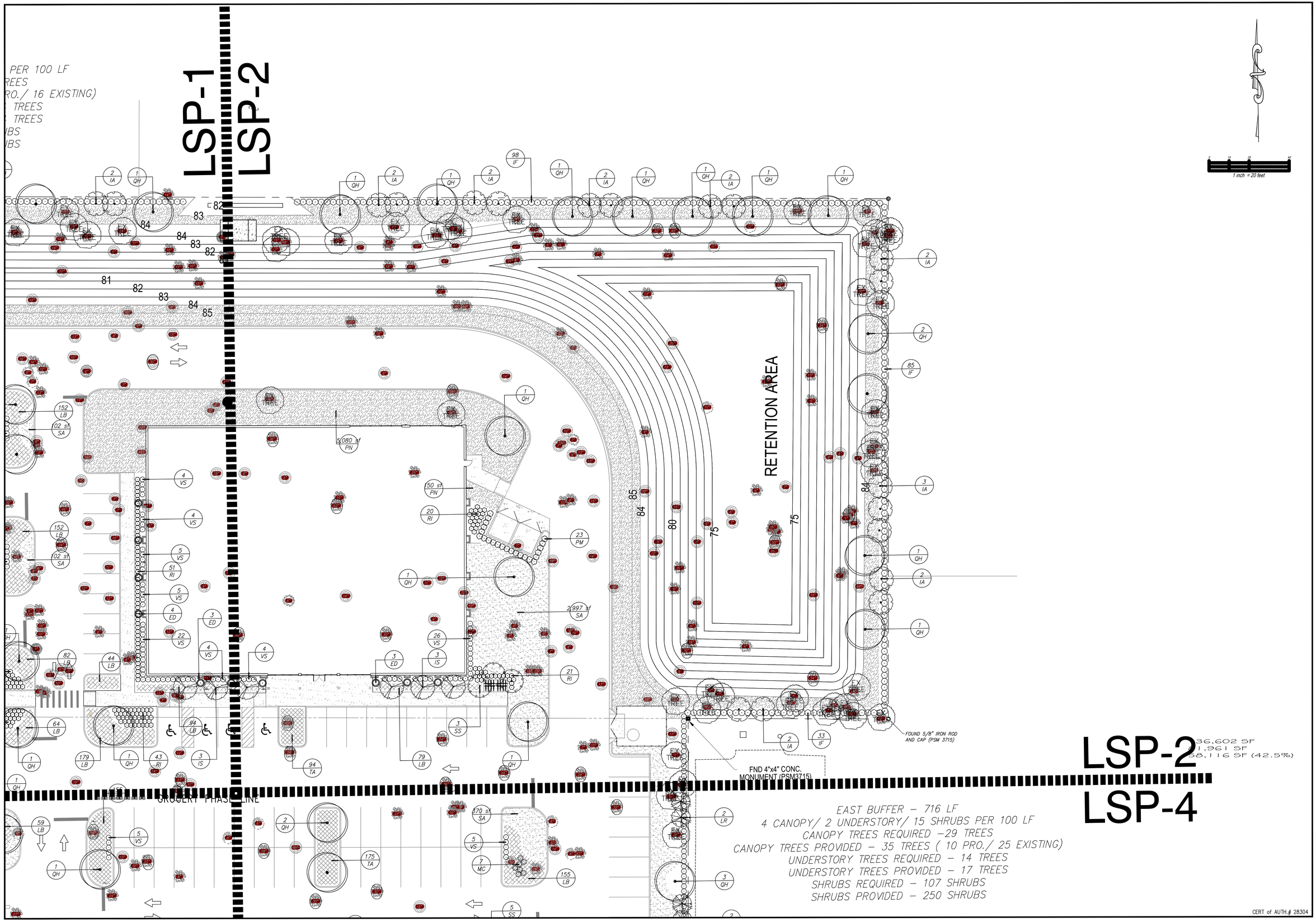

LANDSCAPE PLAN

Scale 1" = 20'

Sheet LSP2

Project:

FRUITLAND PARK COMMONS

FRUITLAND PARK FLORIDA

Date:

Revision:

Landscape Architect
James D. Brown
RLA #1508
Date: 1/7/26

ROBB & TAYLOR
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4695 HIDDEN LAKES PLACE
MELBOURNE, FLORIDA 32934
Office: (321) 302-2313

ROBB + TAYLOR

CERT of AUTH.# 28304

LSP-1

LSP-3

SIGN

by-pass lane

MICRO RACETRACK ROAD

BENCHMARK (212)

NAIL AND DISC (MACSURVEY)
NORTHING: 1,841,285.31'
EASTING: 353,484.50'
ELEVATION: 79.54'

PATIO
500 SF

PICK UP

PICK UP

PICK UP

1 inch = 20 feet

SOUTH BUFFER – 560 LF
4 CANOPY/ 2 UNDERSTORY/ 15 SHRUBS PER 100 LF
CANOPY TREES REQUIRED –23 TREES
CANOPY TREES PROVIDED – 15 TREES (10 PRO./ 2 EXISTING)
UNDERSTORY TREES REQUIRED – 11 TREES
UNDERSTORY TREES PROVIDED – 12 TREES
SHRUBS REQUIRED – 84 SHRUBS
SHRUBS PROVIDED – 169 SHRUBS

COUNTY ROAD 466-A

GROCERY PHASE LINE

ESMT UTILITY & DRAINAGE
ORB 2613, PG 1623

LSP-3

LSP-4

CERT of AUTH.# 28304

LANDSCAPE PLAN

Scale 1" = 20'

Sheet LSP3

Project:

FRUITLAND PARK COMMONS

FRUITLAND PARK FLORIDA

Date:

Revision:

Landscape Architect
James D. Brown
RLA #1508

Date: 1/7/26

ROBB & TAYLOR
Engineering Solutions, Inc.
4685 HIDDEN LAKES PLACE
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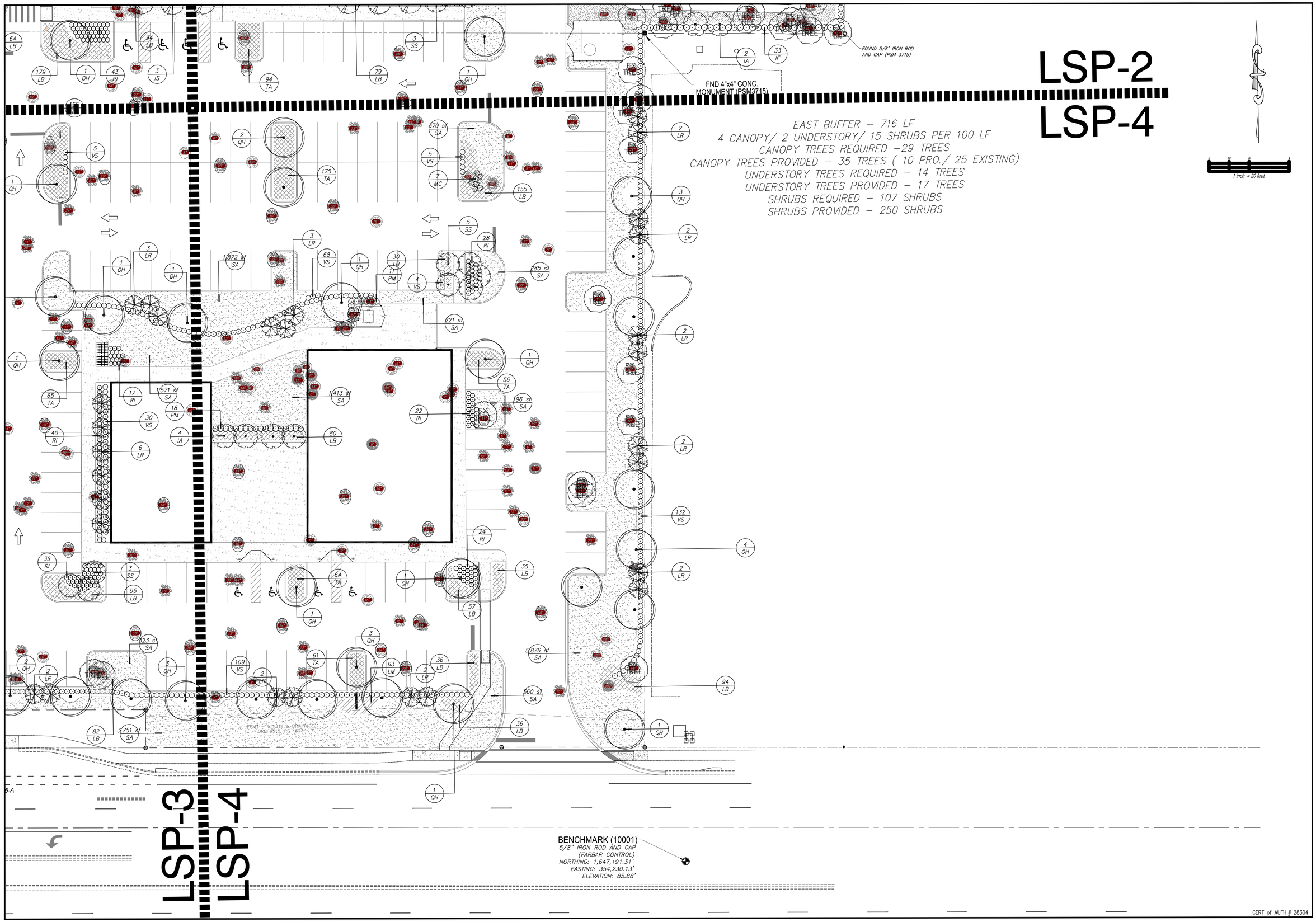
R&T engineering SOLUTIONS
ROBB + TAYLOR



LANDSCAPE PLAN

Scale 1" = 20'

Sheet LSP4

Project:

FRUITLAND PARK COMMONS

FRUITLAND PARK FLORIDA

Date:

Revision:

Landscape Architect
James D. Brown
RLA #1508
Date: 1/7/26

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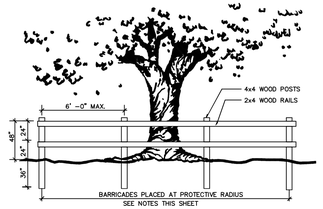
ROBB + TAYLOR

CERT of AUTH.# 28304



TREE PROTECTION BARRICADE DETAIL (BY OTHERS)
SCALE: N.T.S.

TREE PROTECTION REQUIREMENTS (BY OTHERS)

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
   - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
   - SKINNING AND BRUISING OF BARK
   - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIPLINE
   - EXCESS FOOT OR VEHICULAR TRAFFIC
   - PARKING VEHICLES WITHIN DRIPLINE
2. ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON THIS SHEET (PLAN & DETAIL) BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE TO BE 4' HIGH MINIMUM WITH 4 X 4 POSTS AND 2x2x4 RAILS AT 2' AND 4' ABOVE GRADE AND SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHOULD BE A MINIMUM CLEAR DISTANCE OF 6' FROM THE FACE OF ANY TREES 12" DBH AND UNDER AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS. ON TREES LARGER THAN 12" DBH, BARRICADES SHALL BE NO CLOSER THAN 10' FROM FACE OF TREE. WHEN PAVING, EXCAVATION, OR HARDSCAPE MUST BE DONE WITHIN BARRICADES, BARRICADES SHELL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THIS TIME BY THE CONTRACTOR TO ENSURE THAT NO DAMAGE TO THE TREE OCCURS.
3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONTRUCTION WORK.
4. WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT. COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.
5. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE.
6. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE, BY A QUALIFIED TREE SURGEON.
7. REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE OWNER, EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGES TO TREES AND SHRUBS, PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BEYOND REPAIR WITH SIMILAR SPECIES, QUANTITY AND SIZE OF TREES AS DETERMINED BY JURISDICTION REQUIREMENTS FOR TREE REPLACEMENT.
   IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLEGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.

ROOT PROTECTION NOTES:

PROTECT AND CARE FOR EXISTING TREE ROOTS TO REMAIN BY MINIMIZING DAMAGE FROM COMPACTION, EXCAVATION AND DISEASE. WHEN WORK IS REQUIRED THAT MAY DAMAGE TREE ROOTS, HAND CLEAR AND EXCAVATE USING NARROW TINE SPADING FORKS, AND COMB SOIL TO EXPOSE ROOTS. DAMAGED ROOTS SHALL BE PRUNED WITH A SHARP CLEAN TOOL. IMMEDIATELY FOLLOWING ROOT PRUNING,TREES SHALL BE THOROUGHLY WATERED AND HAVE A FOUR (4) INCH COVER OF CLEAN TOPSOIL.

CANOPY PROTECTION NOTES:

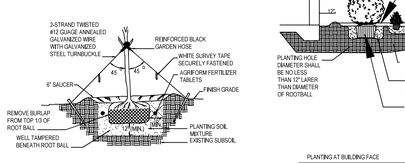
LIFT TREE CANOPY OF EXISTING TREES TO REMAIN ONLY AS REQUIRED ALONG PROPOSED PARKING, DRIVE AISLES AND SIDEWALKS.

TREE PROTECTION BARRIER:

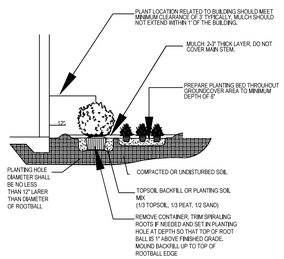
THE PROTECTIVE BARRIER SHALL ENCLOSE AT LEAST THAT AREA WITHIN A RADIUS OF ONE FOOT FOR EVERY INCH OF CALIPER DBH AROUND THE TREE.
THE PROTECTIVE BARRIER MAY ENCOMPASS MORE THAN ONE TREE.

GENERAL LANDSCAPE NOTES

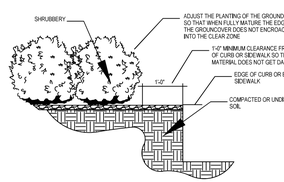
1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS". OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE THAT IS CONDUCIVE TO THE PROPER GROWTH OF THE PLANT MATERIAL. SOIL IN PLANTING AREAS SHALL BE LOOSE, PERMEABLE, FRIABLE AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH TWO AND ONE-HALF INCHES (2 1/2") OF EUCALYPTUS MULCH, PINE STRAW, OR PINE BARK MULCH. THE USE OF CYPRESS MULCH IS DISCOURAGED. ALL MULCH IS TO BE KEPT A MINIMUM OF 3 INCHES AWAY FROM THE TREE TRUNKS.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL, STAKING OF PALMS, IF DESIRED, SHALL BE DONE UTILIZING A METHOD AGREED UPON BY THE LANDSCAPE ARCHITECT. PALM TRUNKS TO BE STRAIGHT, AND THE CALIPER OF PALMS MUST BE THE SAME THE ENTIRE LENGTH OF TRUNK INCLUDING THE TOP OF THE TRUNK WHERE THE FRONDS BEGIN. PALM TRUNKS SHALL BE A 12" MINIMUM CALIPER FOR SABAL PALMS. PALMS SHALL BE PLANTED WITH THE BUD PERPENDICULAR TO THE GROUND PLANE.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE BIL, AUGUSTINE FLORATAM SOD. ALL EXISTING SOD AREAS TO BE RETURNED TO PRE-CONSTRUCTION STATE.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, DIRECT SPRAY HEADS AWAY FROM NATURAL AREAS AND PAVED SURFACES.
    ALL VALVES SHALL BE PLACED IN VALVE BOXES SIZED FOR EASE OF MAINTENANCE.
    ALL PIPING AND WIRES UNDER ROADWAYS TO BE IN PVC SCHEDULE 40 SLEEVING. ALL IMPACT TYPE SPRINKLER HEADS, WHEN ON RISERS, SHALL BE SUPPORTED BY A METAL STAKE WITH STAINLESS STEEL CLAMPS (STAKE AND PIPE TO BE PAINTED BLACK). BACKFLOW PREVENTORS SHALL BE SPECIFIED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ALL MAINLINE PIPING AND LATERAL PIPES TO CONFORM TO THE ASTM STANDARDS FOR PVC PIPING AND FITTINGS AND TO BE INSTALLED IN ACCORDANCE WITH SOUND INDUSTRY STANDARDS.
12. THE PLANS WILL REQUIRE THE LANDSCAPE CONTRACTOR TO PREPARE AND SUBMIT IRRIGATION SHOP DRAWINGS, THE LANDSCAPE ARCHITECT WILL REVIEW THE SHOP DRAWINGS ON BEHALF OF THE OWNER.
13. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE PERFORMANCE OF THE WORK.
14. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS. IN ALL CASES THE SPECIFIED SIZE OF THE PLANT MATERIAL SHALL HAVE PRECEDENCE OVER THE CONTAINER SIZE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES IN LOCATING THE PLANT MATERIAL AS SPECIFIED.
15. ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS SET FORTH BY THE CITY OF FRUITLAND PARK, FLORIDA AND ANY OVERLAY DISTRICTS THAT MAY APPLY.
16. ALL EXISTING PROHIBITED VEGETATION SHALL BE REMOVED FROM SITE.
17. CANOPY TREE BRANCHES OR PALM TREE FRONDS WITHIN 10 FEET OF EXISTING OVERHEAD TRANSMISSION OR DISTRIBUTION LINES, MEASURED RADIALLY FROM THE LINE, SHALL BE SUBJECT TO TRIMMING OR REMOVAL BY THE POWER COMPANY AS NECESSARY TO MAINTAIN PUBLIC OVERHEAD UTILITIES IN ACCORDANCE WITH THE NATIONAL ELECTRIC SAFETY CODE (NESC).
18. ALL INVASIVE & EXOTIC PLANT MATERIAL SHALL BE REMOVED AND ERADICATED FROM THE SITE.
19. ALL ABOVE GROUND MECHANICAL EQUIPMENT SUCH AS BUT NOT LIMITED TO, EXTERIOR UTILITY BOXES, METERS & TRANSFORMERS NOT CURRENTLY KNOWN OR DEPICTED SHALL BE VISUALLY SCREENED A MINIMUM OF 6" ABOVE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED TO MATCH THE PRINCIPAL STRUCTURE.



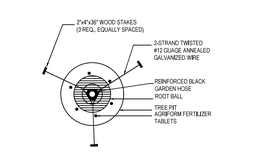
TREE PLANTING DETAIL



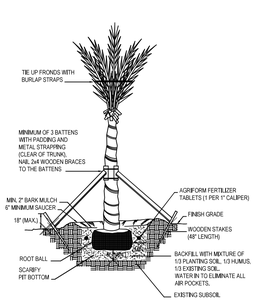
PLANTING AT BUILDING FACE



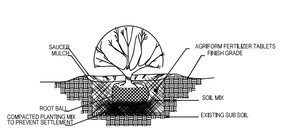
SHRUBBERY PLANTING ADJACENT TO CURB/ SIDEWALK



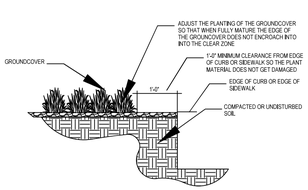
TREE STAKING DETAIL



PALM PLANTING DETAIL



SHRUB PLANTING DETAIL



GROUNDCOVER PLANTING ADJACENT TO CURB/ SIDEWALK

PLANTING SPECIFICATIONS

GENERAL
WORK INCLUDED
LANDSCAPING
1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, PLANT MATERIALS,, SOIL ADDITIVES, ALL GRADING (FINE & AESTHETIC) MULCHING, FERTILIZATION AND EQUIPMENT. CONTRACTOR SHALL ALSO PROVIDE ALL SERVICES AND MAINTAIN ALL PLANT MATERIAL/ SOD AND IRRIGATION UNTIL FINAL ACCEPTANCE BY OWNER.

QUALITY ASSURANCE
TESTING AND INSPECTIONS
1. ALL PLANTS SHALL BE SUBJECT TO APPROVAL BY OWNER OR OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT PICTURES THAT REPRESENT THE PLANT MATERIAL AT TIME OF BID. THE OWNER OR OWNERS REPRESENTATIVE HAS THE RIGHT TO REJECT ANY PLANT MATERIAL UPON REACHING THE SITE OR AFTER PLANTING SHOULD THAT PLANT MATERIAL NOT BE REPRESENTATIVE OF THE PICTURE. ALL PLANT MATERIAL SHALL MEET OR EXCEED FLORIDA #1 GRADES AND STANDARDS.
2. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE SOIL CONDITIONS AT TIME OF PLANTING. THE CONTRACTOR SHALL PERFORM RANDOM SOIL SAMPLES, ANY UNSUITABLE SOILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLANTING IN THAT AREA.

PERFORMANCE
1. ALL PLANTING SHALL COMPLY WITH LOCAL CODES AND REGULATIONS.
2. ALL PLANTINGS SHALL BE COORDINATED WITH OTHER TRADES THAT MAY BE WORKING IN THAT AREA TO PREVENT ANY DAMAGE TO SAID PLANT MATERIAL.

SUBMITTALS
1. THE CONTRACTOR SHALL SUBMIT TO THE OWNER & OWNERS REPRESENTATIVE WITHIN FOURTEEN (14) DAY AFTER AWARD OF CONTRACT THE AVAILABILITY AND SOURCE OF PLANT MATERIAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS ON THE PLANT LIST UNLESS OTHERWISE NOTED OF A SUBSTITUTION. THE OWNER HAS THE RIGHT TO HAVE THE OWNERS REPRESENTATIVE COORDINATE WITH THE CONTRACTOR A FIELD TAGGING TRIP TO SAID NURSERIES FOR ALL TREES, ACCENT MATERIAL OR SPECIMEN MATERIAL SUCH AS TREES AND PALMS.
3. IF ANY OF THE PLANT MATERIAL IS UNAVAILABLE , THE CONTRACTOR SHALL SUBMIT DOCUMENTATION FROM A MINIMUM OF THREE (3) REGISTERED NURSERIES STATING THE UNAVAILABILITY AT WHICH POINT A REQUEST FOR SUBSTITUTION IS SUBMITTED.

PROJECT CONDITIONS
1. DO NOT COMMENCE ON ANY PLANTING UNTIL SITE HAS BEEN GRADED AND ANY SOIL IMPORTING OR EXPORTING HAS BEEN DONE.
2. INSPECT IRRIGATION SYSTEM AND FINISH GRADING PRIOR TO COMMENCING PLANTING.

WARRANTY
1. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF TWELVE (12) MONTHS AND ALL SOD FOR A PERIOD OF SIX (6) MONTHS AFTER THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL SUBMIT MONTHLY REPORTS TO THE OWNER AS TO THE CONDITION OF SAID LANDSCAPING AND REPORT ANY MAINTENANCE DEFICIENCIES. IT IS THE CONTRACTORS RESPONSIBILITY TO CREATE THESE REPORTS TO PROTECT THE WARRANTY. FAILURE TO MAKE THESE REPORTS SHALL ELIMINATE ANY CLAIMS THAT MAY ARISE DURING THE WARRANTY PERIOD.
2. ALL PLANT MATERIAL DEEMED EITHER DEAD OR DYING SHALL BE REPLACED WITHIN TWO WEEKS OF SAID NOTICE BY THE OWNER. ALL REPLACED MATERIAL SHALL HAVE THE SAME WARRANTY AS DESCRIBED ABOVE FROM THE DATE OF REPLACEMENT.

PRODUCT HANDLING
1. ALL PLANT MATERIAL TRANSPORTATION SHALL COMPLY WITH ALL STATE AND FEDERAL GUIDELINES.
2. ALL FERTILIZER SHALL BE SHIPPED TO THE SITE IN UN-OPENED CONTAINERS WITH THE PROPER LABELING VISIBLE.
3. ALL PLANT MATERIAL SHALL BE PROPERLY HANDLED DURING TRANSPORTATION TO PREVENT ANY DAMAGE.

VERIFICATION OF DIMENSIONS AND QUANTITIES
1. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY AND CHECK ALL SAID DIMENSIONS AND QUANTITIES AND SHALL INFORM THE OWNER OF ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL CONDITIONS.

OWNER TAGGED MATERIAL
1. ALL PLANT MATERIAL THAT WAS TAGGED BY THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE SAID TAGS VISIBLE AND SHALL NOT BE REMOVED PRIOR TO INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.

JOB CONDITIONS
1. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL AND WORK AGAINST ANY INJURY AND SHALL MAINTAIN ALL SAFEGUARDS FOR PROTECTION OF THE PUBLIC. THE CONTRACTOR IS RESPONSIBLE FOR ANY NEGLIGENCE THAT CAUSE AN INJURY OR PROPERTY DAMAGE.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO DIGGING AND SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO PLANTING.

PRODUCTS
MATERIALS
1. ALL PLANT MATERIAL SHALL BE TRUE TO NAME AS ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE PUBLICATION "STANDARD PLANT NAMES".
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL COMPLY WITH ALL INSPECTIONS AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS". THE MINIMUM GRADE FOR ALL TREES AND PLANT MATERIAL SHALL BE FLORIDA #1 UNLESS OTHERWISE INDICATED.
3. THE MINIMUM ACCEPTABLE SIZE FOR ALL TREES AND PLANTS MEASURED AFTER PRUNING SHALL CONFORM TO THOSE STANDARDS AS INDICATED ON THE PLANS.
4. THE CLEAR TRUNK OF ALL PALMS SHALL BE MEASURED FORM THE FINISH GRADE TO THE BEGINNING OF THE FRONDS. THE BOOTED PORTION OF THE PALM SHALL BE IN PROPORTION TO THE OVERALL HEIGHT OF THE PALM.
5. THE CONTAINER GROWN PLANT MATERIAL SHALL HAVE BEEN IN THAT CONTAINER SIZE LONG ENOUGH TO ESTABLISH A SUBSTANTIAL ROOT GROWTH. ANY ROOT BOUND PLANT MATERIAL WILL BE REJECTED.
6. ALL BALLED AND BURLAPPED TREES SHALL BE DUG WITH A FIRM ROOT BALL LARGE ENOUGH TO SUPPORT SAID TREE. THESE TREES SHALL BE HANDLED BY THE ROOT BALL ONLY TO PREVENT ANY DAMAGE TO THE TREE.
7. ANY TOPSOIL SHALL BE A FRIABLE LOAM FROM A LOCAL SOURCE AND SHALL CONTAIN AT LEAST 5% OF DECAYED MATERIAL (HUMUS) AND WELL DRAINED. SAID TOPSOIL SHALL BE TESTED ACCORDINGLY BY A REGISTERED LABORATORY AND THE RESULTS PROVIDED TO THE OWNER.
8. ALL PLANTER BEDS SHALL BE TREATED WITH THE PRE-EMERGENT TREFLAN AS MANUFACTURED BY ELANCO PRODUCTS COMPANY OR EQUAL.
9. ALL MULCH SHALL BE PINE BARK NUGGETT MULCH AND SHALL BE FREE OF ANY WEEDS, STICKS OR OTHER DEBRIS.

EXECUTION
INSPECTION
1. INSURE THAT THE FINAL GRADE IS TO WITHIN THREE (3) INCHES HAS BEEN ESTABLISHED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING OF PLANTING AND SOD AREAS AS DIRECTED BY THE CIVIL ENGINEERS GRADING PLAN.

TREE DATA:

TREES TO BE REMOVED: CALIPER INCHES

LIVE OAK	4,263"
LAUREL OAK	1,963"
CAMPHOR TREE	180"
CHERRY TREE	156"
MIMOSA	38"
TOTAL	6,606"

TREES TO BE SAVED: CALIPER INCHES

LIVE OAK	1,202"
LAUREL OAK	506"
TOTAL	1,708"

PREPARATION
1. ALL AREAS TO BE PLANTED SHALL HAVE THE THE TOP TWELVE (12) INCHES OF SOIL LOOSENED EXCEPT ON SLOPES 2:1 OR GREATER.
2. ALL SOILS TO BE USED SHALL BE FREE OF ALL ROCKS ONE (1) INCH OR GREATER, FOREIGN DEBRIS, REFUSE, LOOSE ROOTS, CONCRETE, BASE ROCK, PETROLEUM PRODUCT AND THE LIKE.
3. ALL GRADING DONE BY THE LANDSCAPE CONTRACTOR SHALL HAVE THE APPROVAL OF THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLANTING. ALL GRADING SHALL BE DONE SO THAT THERE IS POSITIVE DRAINAGE AWAY FROM THE BUILDINGS AT A MINIMUM OF ONE-QUARTER (1/4) INCH PER FOOT.
4. ALL EXISTING WEEDS SHALL BE REMOVED PRIOR TO PLANTING.
5. ALL TYPES OF GRASSES OTHER THAN THAT PROPOSED SHALL BE REMOVED FROM THE SITE, SUCH AS NUTGRASS, BERMUDA, ST. AUGUSTINE AND THE LIKE.

MATERIALS CONDITION
1. ALL PLANT MATERIALS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE UPON ARRIVAL TO THE SITE. SAID PLANT MATERIAL SHALL BE STORED IN AN SECURE AREA UNTIL TIME TO PLANT.
2. ALL PLANT MATERIAL SHALL BE FREE OF ANY WEEDS, INSECTS OR DISEASES.
3. THE HEIGHT AND SPREAD OF ALL PLANT MATERIAL SHALL BE DONE SO WITH THE BRANCHING IN THE NORMAL POSITION.
4. ALL CONTAINER PLANTS SHALL BE REMOVED FROM CONTAINER IN SUCH A MANNER AS TO NOT DISTURB THE ROOT BALL OR PLAN MATERIAL DAMAGED.

LAYOUT
1. ALL LARGE PLANTING AREAS SHALL BE LAID OUT ACCORDING TO SAID PLANS PRIOR TO PLANTING TO ASSURE THE DESIRED LOOK.
2. IF UNDERGROUND UTILITIES ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVE FOR AN ALTERNATIVE LAYOUT.

PLANTING
1. ANY EXCESS SOIL GENERATED FROM THE PLANTING HOLES AND NOT USED IN THE BACKFILLING OF SAID PLANTS SHALL BE REMOVED FROM THAT AREA.
2. PROTECT THOSE AREAS TO BE PLANTED FROM EXCESSIVE COMPACTION BY THE TRUCKING OF PLANT MATERIAL TO SAID PLANTING AREAS. COMPACTED AREAS SHALL HAVE THE SOIL LOOSENED TO MEET ACCEPTABLE PLANTING CONDITIONS.
3. ALL PLANTS SHALL BE PLANTED IN SUCH A MANNER AS TO HAVE THE BEST SIDE FACING THE PUBLIC VIEW.
4. SET PLANT MATERIAL PLUMB IN THE HOLE UNTIL THE SOIL HAS BEEN TAMPED FIRMLY AROUND THE ROOT BALL.
5. ALL TREES TO BE PLANTED WHERE THE TRUNK AND CROWN OF THE TREE ARE PERPENDICULAR TO THE FINISH GRADE.
6. ALL TREE WATERING WELLS SHALL BE AT A MINIMUM THE SAME SIZE AS THE HOLE DUG FOR PLANTING AND WATERED IMMEDIATELY FOLLOWING PLANTING.
7. ONCE THE PLANT MATERIAL HAS BEEN WATERED IN AND A PLANT IS DEEMED TO HAVE SETTLED TO DEEP, THE PLANT SHALL BE RAISED ACCORDINGLY TO ALLOW FOR PROPER GROWTH.
8. ALL PLANTED AREAS SHALL BE MONITORED FOR THE PROPER AMOUNT OF WATERING DURING THE PLANT ESTABLISHMENT PERIOD OF THIRTY (30) DAYS AND ADJUSTED ACCORDINGLY BY THE IRRIGATION SYSTEM.
9. DURING INSTALLATION, GRO-POWER 7 GRAM OR AGRIFORM 21 GRAM TABLETS, OR APPROVED EQUAL SHALL BE PROVIDED IN EACH PLANTING HOLE AS PER MANUFACTURERS SPECIFICATIONS. PLANT TABLETS SHALL BE PLACED 1/3 THE DEPTH OF THE ROOT BALL.
10. PRUNING SHALL BE DONE TO REMOVE ANY DAMAGED STEMS ONCE PLANTED, IF THE PLANT IS DAMAGED MORE THAN 25%, THEN THE PLANT IS TO BE RE-PLACED.

SOD PLANTING
1. ALL AREAS TO RECEIVE SOD SHALL BE FINE GRADED AND ALL DEBRIS IS TO BE REMOVED. IF SOIL IS COMPACTED THEN THE SOIL SHALL BE LOOSENED TO A DEPTH OF SIX (6) INCHED TO ALLOW FOR PROPER ESTABLISHMENT OF ROOTS.
2. ALL SOD SHALL BE LAID WITH TIGHT FITTING JOINTS, SOD STRIPS SHALL BE LAID IN SUCH A MANNER THAT THE PIECES HAVE STAGGERED JOINTS. DO NOT OVERLAP THE EDGES.
3. UPON LAYING A LARGE AREA, WATER IMMEDIATELY TO AVOID THE SOD FROM DRYING OUT.
4. WHEN WATERING, THE MOISTURE DEPTH SHOULD BE A MINIMUM OF EIGHT (8) INCHES.
5. ALL DEAD SOD SHALL BE REPLACED IMMEDIATELY WITH EQUAL SIZE PIECES.

CLEAN UP
1. ON A DAILY BASIS, AFTER ALL PLANTING OPERATIONS ARE DONE, ALL EMPTY CONTAINERS, DEBRIS CAUSED BY THE DAYS PLANTINGS SHALL BE REMOVED AND DISPOSED OF.
2. ALL SCARS, RUTS, OR OTHER MARKS LEFT ON THE GROUND SHALL BE REPAIRED.

OBSERVATION/ INSPECTION SCHEDULE
1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE OWNER OR OWNERS REPRESENTATIVE IN ADVANCE FOR THE SCHEDULED SITE VISITS AS PRE-DETERMINED BY THE OWNER.
2. ALL INSPECTIONS SHALL BE MADE BY EITHER THE OWNER OR OWNERS REPRESENTATIVE. A REPORT OF EACH INSPECTION SHALL BE MADE BY THE LANDSCAPE CONTRACTOR AS TO THE FINDINGS AND TASKS COMPLETED PRIOR TO NEXT SCHEDULED INSPECTION.

PROTECTION OF COMPLETED WORK
1. IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROTECT AND SECURE ANY WORK PREVIOUSLY COMPLETED. IF DAMAGE HAS OCCURRED, THEN IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FIX SAID DAMAGES.

FINAL ACCEPTANCE OF INSTALLATION
1. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO MAINTAIN ALL PLANTED AREAS TO BE FREE OF INSECTS, PESTS AND WEEDS. ANY MOWING, WEEDING, CHEMICAL APPLICATIONS AND WATERING SHALL BE DONE AS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER OR OWNERS REPRESENTATIVE.
2. ANY PRIOR DEFICIENCIES IN THE LANDSCAPE SHALL BE PERFORMED PRIOR TO ACCEPTANCE.
3. ONCE THE LANDSCAPE IS ACCEPTED, THE LANDSCAPE CONTRACTOR SHALL BEGIN THE TWELVE (12) MONTH PERIOD FOR TREES, SHRUBBERY AND GROUNDCOVER AND SIX (6) MONTHS FOR SOD AND SHALL REPLACE ANY MATERIAL THAT DIES WITHIN THAT TIME FRAME.

LANDSCAPE ARCHITECT:
JAMES D. BROW

Anita Geraci-Carver
ESQUIRE
LAW OFFICE OF ANITA GERACI-CARVER, PA

TO: City of Fruitland Park
Community Development Department

FROM: Anita Geraci-Carver, City Attorney

DATE: July 21, 2026

RE: Fruitland Park Commons – Major Site Plan

Below please find my comments for the above-referenced Major Site Plan.

1. Owner affidavit appointing/authorizing applicant to seek major site plan approval/concurrency determination was not provided.
2. Prior to construction follow FWC requirements relating to gopher tortoises on site.
3. Prior to construction provide exemption from USFWS for a formal cover board survey, or follow requirements of USFWS relating to sand skink study and mitigation.
4. Provide updated title opinion with a copy of all documents referenced in the title opinion.
5. Provide a boundary survey that depicts all plottable items from the updated title opinion.
6. Historical or specimen trees shall not be removed without the finding of the city commission that the tree is a hazard or that it is not feasible to develop the site without removing the tree. Sec. 164.090(f).
7. Applicant must comply with comments from the City's traffic engineer David Muntean with Halff & Associates, Inc., and Lake County relating to TIA/improvements on CR 466-A & Micro Racetrack Road.
8. Plans:
    a. Cover Sheet: revise General Statement re: water and sewer will be provided by the City of Fruitland Park

b. Demolition Plan: Is there a CUP associated with the well proposed for closure?

c. Site Plan:

   i. List number of parking spaces required

   ii. List number of parking spaces provided. Breakdown by size and type.

   iii. List percentage of compact parking spaces provided. Max of 25% of the total number of parking spaces can be compact.

   iv. Depict loading zones; include length and width

   v. Provide information relating to lights in parking area. City requires: Maximum 0.5 footcandle at property line and dark sky compliant.

   vi. List percentage of open space on the site

   vii. List percentage of open space required.

   viii. List number of stories and height of each building.

   ix. List projected number of employees.

   x. List square feet of paved parking and driveway area.

d. Landscape Plan:

   i. Revise to include requirements set forth in Sec. 164.110 a) and b), Fruitland Park LDC

9. Demonstrate compliance with Sec. 154.050, Sec. 154-060, and Sec. 154.070, Fruitland Park LDC.

VIA EMAIL echurch@fruitlandpark.org

July 20, 2026

Emily Church
Administrative Assistant
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

RE: FRUITLAND PARK COMMONS MAJOR SITE PLAN (AVO 064763.005)

Dear Ms. Church:

Per your email request dated July 17, 2026, I have reviewed the documents which were included in the drop box for the above referenced project. Based on my review, my comments are below:

1. There is a previously submitted master plan for Fruitland Park Commons west of this project adjacent to Olive Street. Is this project associated with that project?
2. Application stated that SJRWMD permit was included, however was not included with the submittal. Provide city with copy of SJRWMD permit once received.
3. Both Micro Racetrack and CR-466A are county owned and maintained roadways. What conversations have occurred with Lake County staff regarding driveway orientation and turn lane requirements?
4. Proposed traffic study is for methodology approval. Turn lane warrants will be needed, and if required, designed prior to site plan approval.
5. Traffic study methodology shows development on both the east and west sides of Micro Racetrack Road. Submitted plans appear to be for only east side. Confirm this is accurate.
6. The existing force main pressure data is from January of 2025. Coordination with City Public Works Director is warranted. Have there been any new flows on this main?
7. Bottom of wet well in plans does not match Lift station calculations.
8. The weight of the concrete base in the lift station buoyancy calculations does not seem to match how the lift station is drawn. The thickness is listed as 1.5-feet, however, is counted for the entire 9-foot diameter, while the drawing only shows the outside 3-feet as 1.5-feet in thickness.
9. The weight of soil used in the buoyancy calculations seems very high. This weight would be for wet clay. It is unclear that is what will be used, and generally the weight of the water is subtracted out of this weight. Typical weight of dry sand is around 75lbs/CF.
10. Utility notes reference town of Lady Lake. Revise. Other references to Lady Lake owning the utilities are found throughout plans. Revise as needed.
11. All onsite utilities, including the lift station, will be privately owned and maintained. Add note to this effect to the plans.
12. Cover sheet index lists several pages of existing conditions survey. These were not included in the plan set and no other survey was submitted. Submit boundary and topographic survey less than 1-year old.
13. The proposed use of these facilities varies from the traffic study to the lift station calculations, fire flow calculations, to the parking calculations. The allowable use of these buildings needs to be determined such that these factors can be determined and plans adequately reviewed.

14. Show required and provided landscape buffers.
15. Standard parking space is 10x20 feet. Several spaces with length of 18-feet are shown. While the code does allow for shortening of spaces, it is only to provide extra space in the landscape buffers. It is not clear that this extra space has been added.
16. Length of all parking spaces is not labeled. As the length varies from 18-feet to 20-feet it is not clear what length of space is proposed for which location.
17. Typical sections are provided for light duty and heavy-duty pavement. It is not clear which sections are to be used in which areas.
18. Is ISR/FAR before or after ROW dedication?
19. Provide spot grades at all corners of all handicapped spaces so that ADA can be verified.
20. Provide spot grades at crosswalks so cross slope can be verified.
21. The sidewalk south of the 4000 and 6912 square foot building is called out as flush, but ramps are still shown.
22. Verify stormwater piping inverts. For instance, the type G inlet at the northwest corner of the site shows a grate of 84.19 and an invert of 80.60 with a 30-inch pipe, leaving roughly a foot or less of cover. What is the cover specification for ADS pipe?
23. There is concern that the flow through the storm pipe at the northwest corner of the site will lead to erosion issues with the opposite bank. The storm pipe specified is 30-inches pointing directly at the bank.
24. How will the pipe opposite the overflow weir not short-circuit the pond?
25. Clarify what utility work is proposed with this project. The lift station proposes a 4-inch force main connecting on the south side of the property, but there is also an 8-inch force main shown on the west side of the property. Similar questions regarding the proposed 12-inch water main.
26. Verify utility notes for relevance and accuracy. For instance, note 12 states that 3 water services will be plumbed for the building, but only two services supplied with meter and backflow. It is not clear which building.
27. Clarify what will and will not be sprinkled. For instance, building 2 shows a fire line, but does not receive a credit for fire flow in the calculation on the same sheet.
28. Verify that the number of hydrants specified for each building is provided within hose lay. For instance, building 4 shows that 3 hydrants are needed, but only 1 hydrant is immediately adjacent.
29. Show construction entrance.
30. There is an open cut detail in the plans. Where is this proposed?
31. Add COFP details for relevant installations.
32. Bick rack detail does not match number of spaces required.
33. Show proposed force main on landscape plan. Proximity of trees to main may need to be discussed.
34. Impervious area from calculations does not match plans.
35. Check the stage/storage volume calculation. The total cumulative volume does not appear to be calculated correctly. For instance, the incremental volume between elevation 76 and elevation 77 is shown to be approximately 0.25-acre feet, but only 0.05 acre feet was added to the cumulative volume.
36. Label existing contours.
37. Ground elevation of P-1 is shown as 84.8 in the calculations, but this does not match the elevation as shown on the grading plan, which is above elevation 85.
38. The stormwater report shows that the soil below the pond bottom shall be 13 ft/day and 9ft/day. The plans state 18ft/day.
39. Total volume recovery in 14 days was not provided.
40. Pond recovery calculations use the base of aquifer and seasonal high based on the over

excavation of the P-3 and P-4 areas. However, no excavation of the P-1 and P-2 areas is proposed. The length to width ratio in the modeling appears to include these areas. SJRWMD generally requires borings to be averaged. The pond is only over-excavated in a certain area, which will lead to a “bathtub” effect for horizontal infiltration.

41. With the implementation of the new state-wide stormwater rule in January of 2026, the presumptive criteria for water quality is not the only calculation required. Nutrient criteria must also now be met for all basins. Provide nutrient calculations and show recovery of more strident treatment volume.
42. The project appears to be within a closed basin. As such, show the pre/post volume discharge for the 25yr-96hr storm event. Volume discharged in post must be less than pre.
43. Pond cross section shows CMU wall with top of 79.25, but elevation is called out as 79.0. Bottom of footing is called out as 76.0, but this is a foot higher than pond bottom of 75.0.
44. Pond stages on the cross-section detail do not match calculations.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

Brett J. Tobias, P.E.
Vice President, Operations Manager
btobias@halff.com

BJT:ab

From: David Muntean, Jr.
To: Emily Church
Cc: Grace Longo; Sharon Williams; Brett Tobias
Subject: RE: Fruitland Park Commons Major Site Plan Submittal 7_17_2026
Date: Monday, July 27, 2026 3:20:24 PM

Emily,

Proposed Project: Fruitland Park Commons, located east of Micro Racetrack Road and north of CR 466A.

Halff received a request on 7/17/26 to review the submitted application documents.

Traffic Impact Study Methodology Memorandum (Truine Infrastructure Group, dated 4/2/26, 65 pages total)

1. Page 6 of 65, Proposed Land Uses – The proposed square footages for the Eastern Subarea do not match the submitted Plan Set.

2. Page 8-9 of 65, Table 3: Trip Generation – For this and all future studies, please add a column (or footnote) to indicate the fitted curve equation or average rate that is being utilized in the Trip Generation calculations, per Lake-Sumter MPO Traffic Impact Study Methodology and Guidelines.

3. Page 9 of 65, Table 3.2: Eastern Subarea Gross Trip Generation – The proposed square footages for the Eastern Subarea do not match the submitted Plan Set.

4. Page 29 of 65, Site Access Review – While it may be helpful to view the 95th percentile queue, the primary FDOT methodology for calculating estimated turn lane storage for intersections shall be in accordance with the FDOT Green Book (page 3-107).

5. Page 34 of 65, Appendix A. Conceptual Site Plan – The latest site plan (for the Eastern Subarea) has not been used in the TIS Methodology. A more recent site plan was submitted within the Plan Set for Fruitland Park Commons (dated 6/11/26, see Site Plan), which includes different square footages for the retail areas.

Please incorporate the above items into the TIS Methodology Memorandum, as appropriate, and resubmit for final review and subsequent approval.

Plan Set (Robb & Taylor Engineering Solutions, Inc., dated 6/11/26, 16 pages total)

1. Based on the largest anticipated design vehicle (WB-??, semi-truck?, fire truck, etc.), please provide an AutoTURN type analysis for truck navigation throughout the project site – starting from the external roadway, through the project site, and exiting/returning to the external roadway.

2. External turn lane lengths shall be determined based upon the Traffic Impact Study; therefore, we cannot fully address/approve the plan set until this aspect has been completed.

If there are any questions or further discussion desired, please let us know.

Thank you,
Dave

David Muntean, Jr., PE
Associate Vice President
Senior Project Manager

Halff
O: 850.848.9434 | C: 850.212.1115
E: dmuntean@halff.com

We improve lives and communities
by turning ideas into reality.

From: Lynch, Seth
To: Emily Church
Cc: Sharon Williams; Michael Rankin; Brett Tobias
Subject: RE: Fruitland Park Commons Major Site Plan Submittal 7_17_2026
Date: Friday, July 31, 2026 9:48:22 AM

Lake County Public Works has the following comments.

1. Please provide a spreader swale for the west pond outfall.
2. Please provide the node diagram for the stormwater design.
3. Please provide a cross section across the western pond area and the pond outfall.
4. The SHGWT appears to be very close to the bottom of the pond areas. These ponds will be wet unless the over excavation provides for percolation and changes the SHGWT.
    a. The east pond construction and exaction and fill material evaluation, testing, and approval must be performed by ECS or equally qualified geotechnical engineer.
    b. The west pond is identified to remain the same for the SHGWT. This is a concern that it will function as a wet pond and the outfall flow will be greater than indicated in the stormwater report.
    c. Additional stormwater measures may be required to reduce negative stormwater outfall impacts on neighboring properties.
5. Additional grading of swales along Micro Racetrack Road are required with the driveway access connections and the sidewalk to collect the stormwater runoff from the site and the additional pavement.
6. Additional road improvements that consisting of widening the travel lanes of Micro Racetrack Road along the development frontage as well as left turn lane will be required.
7. The driveway off Micro Racetrack Road located at the center of the property is very close to the CR 466A intersection and there are concerns for left turn movement in and out of this driveway. This driveway will be restricted to right-in and right-out turning movement. Additional median will need to be added and further review and discussion is required.
8. The provide traffic impact study is under review and comments will be provided separately.
9. **Two Commercial Driveway Connection Permit application** will be required to permit the access off Micro Racetrack Road. The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.
10. A Commercial Driveway Connection Permit application will be required to permit

the access off CR 466A. The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.

11. A Right-of-Way Utilization Permit application will be required to permit the utility and offsite road and right-of-way work along CR 466A and Micro Racetrack Road. To apply for the permit, you will need to go to this website - https://www.lakecountyfl.gov/public-works and "*APPLY for Right-of-Way (ROW) Utilization Permit*" under "*Forms*." Please upload the plan, location map, MOT plan sheets or FDOT Indexes and any other supporting documents.
12. The right-of-way is currently under review by Lake County. The additional right-of-way dedication for the county road will require the following information to be provided to Lake County Public Works Department-Engineering Division.
    a. The legal description and sketch of the area being dedicated as additional right-of-way.
    b. Right-of-way Survey for the area of the offsite road improvements, as applicable.
    c. Boundary Survey of the property.
    d. Most recent title for the development property. This can be the Owners Policy from the most recent purchase or the Title Commitment.
    e. The By-Laws or Operating Agreement that clearly state who will sign the Deed and in what capacity. If neither of these are available, I can accept a letter from the attorney who represents the company, on their letterhead, stating who will sign and in what capacity.
    f. A contact person info will need to be provided that is on the development team that can assist with coordination and questions.

Thanks,
Seth

SETH LYNCH
Engineering and Operations Director

PUBLIC WORKS DEPARTMENT
Engineering and Road Operations – North Lake

A P.O. BOX 7800, 350 N. Sinclair Ave, Tavares, FL, 32778
P 352-253-9052
E seth.lynch@lakecountyfl.gov | **W** www.lakecountyfl.gov

NOTE: *Florida has a very broad public records law.*
Your email communications may be subject to public disclosure.

From: No Objection Requests
To: Emily Church
Subject: RE: Fruitland Park Commons Major Site Plan Submittal 7_17_2026
Date: Monday, August 10, 2026 9:25:40 AM

Good morning,

This project area is in SECO Energy's service territory. After reviewing the documents, here are engineering's comments:

- We have no objections to the proposed submittal..
- The developer needs to coordinate with SECO for installation and easements needs.

SECO's response is based solely on the documents, plans, and information submitted for this review, as well as our existing and currently planned facilities as understood at the time of this review. Any future project revisions, additional development on this or adjacent properties, or changes to SECO's facilities will require separate review and evaluation. A "No Objection" applies only to this specific submittal and does not constitute approval of or review for any future, revised, or unsubmitted projects.

If you have any questions, please feel free to contact our office by emailing NoObjectionRequests@secoenergy.com. Please send all No Objection Requests in the future to NoObjectionRequests@secoenergy.com.

Cynthia "Cindy" Clark | Land Rights Specialist | E: Cynthia.Clark@secoenergy.com | O: 352-569-9545 | C: 352-603-0881

CITY OF FRUITLAND PARK
STAFF REVIEW REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

SITE PLAN

Owner: **Fruitland Park Commons, LLC, Steve Longo**

Applicant: **Robb & Taylor Engineering Solutions, Inc., Robert Robb, P.E.**

General Location: **North of CR 466A and east of Micro Racetrack Road**

Number of Acres: **8.28+**

Existing Zoning: **Commercial (C-2)**

Existing Future Land Use: **Commercial High Intensity**

Date: **July 28, 2026**

Description of Project

The applicant is seeking site plan approval for a shopping center complex consisting of a 20,000 SF fitness center, 1,990 SF retail for a proposed coffee drive through, and 16,307 SF retail with associated parking, buffers and stormwater ponds. The maximum ISR is 0.75 and the proposed ISR is 0.62. The maximum building height is 35'.

	Surrounding Zoning	Surrounding Land Use
North	Ag	Rural
South	C-2	Commercial
East	C-2 and Ag	Commercial and Rural
West	C-2	Commercial

Assessment

Application – Please submit sunbiz data for Fruitland Park Commons LLC and submit signed owners' authorization.

Site Plan

The setbacks in the C-2 zoning category pursuant to Section 154.030(10)(G)(iii) are as follows:

Front – 50'

Side – 10'. A zero-lot line is allowed on one side setback only with a minimum of ten feet on the opposite side.
Rear – 15'

The site plan meets the setback criteria.

Per Chapter 154, Section 154.060(a) – A 25' landscape buffer is required from the right of way. The subject site has right of way adjacent to the western and southern boundaries. The 25' Type "C" buffer requires 5 canopy trees, 4 understory trees, and 30 shrubs per 100 linear feet. A 5' sidewalk is required within the established buffer unless a sidewalk already exists. The site plan does not indicate any proposed buffers. The landscape plans appear to indicate that the proposed buffer adjacent to the right of ways is a Type "B" buffer; however, it is unclear what the proposed buffer width is as no measurements were provided. Please revise the site plan (Chapter 160, Section 160.080) and landscape plans (Chapter 164, Section 164.110) accordingly.

Per Chapter 154, Section 154.060(a) no buffer is required adjacent to the eastern property boundary, adjacent to the C-2 zoning.

Per Chapter 154, Section 154.070 the proposed buildings will need to meet the building design and architectural standards. The applicant should be aware that this section requires that metal buildings are to be faced with other materials to break up the purely metal façade. The applicant did not submit the color renderings of the proposed elevations or material list to assure compliance with these standards.

Chapter 160, Section 160.080 identifies the information required on site plans. The site plan lacks the following: Please revise general statement on cover sheet to indicate that the City of Fruitland Park will provide water and sewer; provide the number of required spaces, proposed parking spaces – number and size; provide open space both required and provided; list number of stories and height of each building; list projected number of employees; and provide lighting plan. In addition, provide loading spaces per Chapter 162.050. Each loading space is 12' x 25' per Section 162.060(4)(B).

The parking calculation for the health club is in error. Chapter 162, Section 162.040(b)(4) requires 1 space/100 square feet of public floor area (swimming pool shall be counted as floor area) and requires bicycle parking at 0.20 per required parking space. The site plan indicates that all bicycle parking was calculated at 0.10 per required parking space. Please revise site plan accordingly.

Chapter 162, Section 162.070 requires stacking area for drive through lanes. The stacking area shall be designed on a 10' x 22' space per vehicle. Restaurants require a minimum of 6 spaces per service lane with a minimum of 3 spaces behind the order station or menu. Please revise site plan to show compliance with the minimum stacking area.

Chapter 164, Section 164.030(b) requires the following buffers:

Northern boundary adjacent to the Ag zoning and a portion of the eastern boundary adjacent to Ag zoning – 15' Type "B" buffer requires 4 canopy trees, 2 understory trees, and 15 shrubs per 100 linear feet. The site plan does not indicate any proposed buffers. The landscape plan submitted shows planting of a Type "B" buffer along the northern and eastern property boundary; however, it is unclear

what the proposed buffer width is as no measurements were provided. Please revise the site plan (Chapter 160, Section 160.080) and landscape plans (Chapter 164, Section 164.110) accordingly.

Chapter 164, Section 164.090 regarding tree removal and replacement require at least 40% of the total number of trees removed shall be replaced. The tree survey submitted does not indicate the total number of trees removed nor a tree mitigation plan. The total provided for each tree type is based on total inches. Please be advised that Camphor and Mimosa trees are considered invasive and do not require a tree removal permit or mitigation. Please revise landscape plans accordingly.

Pursuant to Chapter 164, removal of historic or specimen trees require approval by the City Commission. A historic tree has a 36" or greater DBH and a specimen tree has a 24" to 36" DBH.

The environmental assessment conducted indicated that no protected species were observed onsite; however, it was recommended that a 100% survey be conducted for gopher tortoises prior to any site development.

A traffic impact analysis methodology was submitted. The applicant must comply with Section 162.020 and Chapter 153.

CR 466A and Micro Racetrack Road are under the jurisdiction of Lake County. Access management must comply with Lake County Land Development Regulations and driveway connection permits will need to be secured through Lake County. The site plan identifies one access point on CR 466A and two access points on Micro Racetrack Road. Planning staff defers to the city engineer.

Conclusions

Please submit Owners Affidavit and Sunbiz data. Please revise the site plan and landscaping plans as noted above.