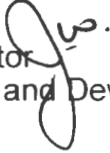





Interoffice Memorandum

June 9, 2021

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development
Services Department 

CONTACT PERSON: **David D. Jones, P.E., CEP, Manager**
Environmental Protection Division
(407) 836-1406 

SUBJECT: July 27, 2021 – Public Hearing
Orange County Investments LLC Conservation Area Impact Permit
Application No. CAI-20-07-055

The project was originally continued from the May 18, 2021 Board of County Commissioners (Board) meeting to the June 8, 2021 Board meeting at the request of the applicant. On June 3, 2021, the applicant requested that the public hearing be continued from the June 8, 2021 Board meeting to the July 27, 2021 Board meeting. The Board approved the continuance request at the June 8, 2021 meeting.

The applicant, Orange County Investments LLC, is requesting a Conservation Area Impact (CAI) Permit for authorization to impact 0.30 acre of Class I wetlands with an additional 0.21 acre of secondary impacts in order to construct a stormwater retention pond. The proposed pond will be constructed within a portion of a 16.04-acre parcel that is located on the western side of Conway Road near the intersection with McCoy Road. The pond will serve a hotel that is proposed on the eastern side of Conway Road, across from the pond site and within the jurisdiction of the City of Orlando. The parcel identification number is 29-23-30-0000-00-031 and the project site is in District 3.

The applicant has obtained zoning approval on the subject parcel. On July 2, 2020, the Board of Zoning Adjustment (BZA) approved Special Exception #SE-20-08-070 to allow an offsite retention pond in conjunction with non-residential development in an R-3 zoning district. On July 28, 2020, the BZA recommendation was approved by the Board.

In the current condition, the 16.04-acre parcel contains surface waters (two existing ponds and a canal), uplands and wetlands. The two existing ponds consist of a stormwater treatment pond and a flood attenuation pond, both of which are associated with the hotel development to the south known as the Conway Center. The Conway Center development included wetland impacts and was authorized under CAI Permit No. CAI-18-02-009, which was approved by the Board on July 10, 2018. The canal traverses the site in an east and west direction and connects Lake Conway to Lake Mare Prairie. The site contains a 5.94-acre Class I wetland

and a 5.11-acre Class II wetland. The majority of the onsite Class I wetland (5.42 acres) is under a Conservation Easement (CE) dedicated to the St. Johns River Water Management District (SJRWMD) as a requirement of Environmental Resource Permit No. 40-095-7540A-ERP (28052-1) issued in 1998. The CE was part of a mitigation plan approved by SJRWMD for commercial development to the south. The portion of the wetland proposed for impact under this application to construct the pond will not result in impacts to the existing CE.

The proposed stormwater pond will be located along the eastern edge of the parcel, adjacent to Conway Road, resulting in the alteration of 0.05-acre of uplands and 0.30-acre of highly disturbed Class I wetlands. The vegetative community is mainly comprised of nuisance species with some limited native vegetation, including Brazilian pepper (*Schinus terebinthifolius*), elderberry (*Sambucus canadensis*), Carolina willow (*Salix caroliniana*) and Peruvian primrosewillow (*Ludwigia peruviana*), and is covered in a thick blanket of muscadine grape vine (*Vitis rotundifolia*). This highly disturbed edge extends from Conway Road approximately 30 to 40 feet into the wetland and encompasses all of the proposed impact area. No impacts are expected to occur to the higher quality interior portion of the wetland, currently under the CE, where the canopy opens up into a healthier forested community dominated by red maple (*Acer rubrum*), sweetbay (*Magnolia virginiana*), sweet gum (*Liquidambar styraciflua*) and laurel oak (*Quercus laurifolia*) with ground cover consisting of Virginia chain fern (*Woodwardia virginica*), cinnamon fern (*Osmunda regalis*), blackberry (*Rubus* spp.), wax myrtle (*Myrica cerifera*) and a few scattered pockets of Peruvian primrosewillow and earpod tree (*Enterolobium cyclocarpum*) with less extensive coverage of vines.

The applicant considered construction of the pond within the hotel site parcel, but was prevented from implementing this design due to City of Orlando requirements that all flood zone impacts east of Conway Road be offset with compensating storage east of Conway Road. Since the hotel site is almost exclusively within the flood zone with only a small area of uplands located at the eastern portion of the property, there is insufficient space to provide all of the required compensating storage. To address this limiting factor, the applicant has designed the hotel to be built on concrete piers and has utilized the available uplands to construct the few small features that could not be constructed on piers such as the driveways, elevators and lift station. Additionally, as construction of the pond on the hotel site would require additional compensating storage for the pond itself, it was not deemed practicable to locate the pond on the hotel property.

Prior to selecting the site west of Conway Road for the stormwater pond, the applicant researched other alternative sites located east of Conway Road. The applicant was in negotiations with the Greater Orlando Airport Authority and with another private landowner to acquire available land or obtain permission to utilize their property for compensating storage, but those efforts were ultimately unsuccessful. The applicant also pursued annexation of the subject property into the City of Orlando, but due to anticipated delays associated with the annexation approval, that effort has been discontinued. Once the site west of Conway Road was determined to be the only practicable location for the pond, the applicant pursued and obtained an agreement with the City of Orlando to construct a pipe under Conway Road from the hotel site to the proposed pond.

EPD staff has evaluated the proposed impacts and site plan in accordance with the applicable review criteria. Pursuant to Orange County Code, Chapter 15, Article X, Section 15-396(3)(a), the removal, alteration or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. Additionally,

pursuant to Section 15-362(5), where wetlands serve a significant and productive environmental function, the public health, safety and welfare require that any alteration or development affecting such lands should be so designed and regulated so as to minimize or eliminate any impact upon the beneficial environmental productivity of such lands, consistent with the development rights of property owners. When encroachment, alteration or removal of Class I conservation areas is permitted, habitat compensation or mitigation as a condition of development approval shall be required.

The applicant has designed the site to avoid and minimize impacts to the Class I wetlands as much as possible while working within the constraints of the available space for compensating storage. Impacts to Class I wetlands have been limited to the highly disturbed edge where the wetland would be anticipated to provide little habitat value to wildlife that may otherwise utilize the wetland and associated uplands. Impacts upon the beneficial overall environmental productivity of the Class I wetland is expected to be minimal and anticipated adverse impacts will be offset with appropriate mitigation.

To offset the 0.30-acre direct wetland impact and the 0.21-acre secondary wetland impact, the applicant has proposed to purchase 0.15 Uniform Mitigation Assessment Method mitigation bank credits from the TM-Econ Mitigation Bank, Phases 1-3. The mitigation is appropriate and sufficient to offset adverse impacts to wetlands that will occur as a result of the proposed project.

Notification of the public hearing was sent via electronic correspondence to the applicant and applicant's agent. Notification of the adjacent property owners is not required.

There has been no enforcement action taken by EPD on the subject property.

Staff Findings and Recommendation

EPD staff has made a finding that the request is consistent with Orange County Code, Chapter 15, Article X, Sections 15-362(5) and 15-396(3)(a) and recommends approval of CAI Permit No. CAI-20-07-055, subject to the conditions listed below.

Specific Conditions:

1. This permit shall become final and effective upon expiration of the 30-calendar day period following the date of rendition of the Board's decision approving the permit, unless a petition for writ of certiorari or other legal challenge has been filed within this timeframe. Any timely filed petition or other challenge shall stay the effective date of this permit until the petition or other challenge is resolved in favor of the Board's decision.
2. The operational phase of this permit is effective upon the completion of the construction and continues in perpetuity.
3. The wetland impacts and pond construction must be completed in accordance with the 'Construction Plans', prepared by Mitch Collins, P.E., and received by the Environmental Protection Division (EPD) on December 21, 2020. Construction shall be completed within five years from issuance of this permit unless extended in writing. Requests for permit extension must be submitted to EPD prior to the expiration date.
4. Prior to clearing wetlands, the permittee shall provide documentation indicating the purchase of 0.15 Uniform Mitigation Assessment Method mitigation credits from the TM-Econ Mitigation Bank, Phases 1-3 has been completed.

5. Conservation area signs shall be installed in accordance with 'Sheet C-3', and native plantings along the pond backslope shall be installed in accordance with 'Sheet L2' of the approved construction plans. The signs and plantings shall be installed prior to the Certificate of Completion.
6. If dewatering will be required to complete the work, a final dewatering plan must be submitted and approved by EPD prior to the initiation of construction.
7. Prior to beginning construction, the permittee must demarcate the limits of construction with six-foot tall PVC poles with orange flagging tied to the tops or orange safety fencing. Initial clearing shall include a path along the limits of construction to facilitate installation of the pole markers or safety fencing to create a visual limit of clearing. After the initial clearing along the limits of construction is complete, a silt fence must be installed and maintained throughout construction. The permittee shall advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
8. Prior to any filling within the 100-year flood zone, a Flood Plain Permit may be required from the Orange County Stormwater Management Division authorizing the fill.
9. The permittee shall notify EPD, in writing, within 30 days of any sale, conveyance, or other transfer of ownership or control of the real property subject to this permit. The permittee shall remain liable for all permit conditions and corrective actions that may be required as a result of any permit violations which occur prior to the transfer of the permit by Orange County to a subsequent owner. If applicable, no permit shall be transferred unless and until adequate financial assurance has been provided and approved by Orange County.
10. For projects which disturb one acre or more of land, or which are less than one acre but are part of a larger common plan of development of sale that is greater than one acre, coverage under a National Pollutant Discharge Elimination System (NPDES) Construction Generic Permit (CGP) is required. Prior to the start of land disturbing activities, which includes demolition, earthwork and/or construction, the operator shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and submit to the Florida Department of Environmental Protection (FDEP) a Notice of Intent (NOI) to obtain coverage under the NPDES CGP, pursuant to the requirements of 62-621.300(4)(a) Florida Administrative Code (F.A.C.). As the Operator of the Municipal Separate Storm Sewer System (MS4), a copy of the NOI shall also be submitted to the Orange County NPDES Environmental Program Supervisor prior to the start of activities. Copies of the SWPPP, NOI, and FDEP Acknowledgement Letter are to be kept on the project site and made available upon request. Upon completion of all land disturbing activities and after final stabilization of the site is complete, the developer/contractor shall submit to FDEP a Notice of Termination (NOT) to end their coverage under the CGP and provide a copy of the NOT to the Operator(s) of the MS4. A copy of the CGP, NOI and additional information can be found at the following website: <http://dep.state.fl.us/water/stormwater/npdes/construction3.html>.
11. Turbidity and sediment shall be controlled to prevent off-site, unpermitted impacts and violations of water quality standards pursuant to Rules 62-302.500, 62-302.530, and 62-4.242 F.A.C. Best Management Practices (BMPs), as specified in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (2013, or most current version), shall be installed and maintained at all locations where there is the possibility of transferring sediment, turbidity, or other pollutants into wetlands and/or surface waters due to the permitted activities. BMPs are performance based; if selected BMPs are ineffective or if site-specific conditions require additional measures, then the permittee shall implement additional or alternative measures as necessary to prevent adverse

impacts to wetlands and/or surface waters. Turbidity discharging from a site must not exceed 29 Nephelometric Turbidity Units (NTU) over background for Class III waters and their tributaries or 0 NTU over background for those surface waters and tributaries designated as Outstanding Florida Waters (OFW). A copy of the Designer and Reviewer Manual can be found at the following website: <https://www.flrules.org/Gateway/referee.asp?No=Ref-04227>.

12. Discharge of groundwater from dewatering operations requires approval from FDEP and the applicable Water Management District. The operator/contractor shall obtain an FDEP Generic Permit for the Discharge of Ground Water from Dewatering Operations pursuant to the requirements of Chapters 62-621.300(2)(a) and 62-620, F.A.C., and Chapter 403, Florida Statutes (F.S.). Discharges directed to the County's MS4 require an Orange County Right-of-Way Utilization Permit for Dewatering prior to the start of any discharges.

General Conditions:

13. Subject to the terms and conditions herein, the permittee is hereby authorized to perform or cause to be performed, the impacts shown on the application and approved drawings, plans, and other documents attached hereto or on file with EPD. The permittee binds itself and its successors to comply with the provisions and conditions of this permit. If EPD determines at any time that activities, including without limitation the performance of the required mitigation, are not in accordance with the conditions of the permit, work shall cease and the permit may be revoked immediately by the Environmental Protection Officer. Notice of the revocation shall be provided to the permit holder promptly thereafter.
14. Construction plans shall be submitted to EPD prior to initiating any construction activities for review and approval. The construction plans shall include, but are not limited to, a site plan clearly depicting the location and acreage of the impact and preservation areas.
15. The permittee shall require the contractor to maintain a copy of this permit, complete with all approved drawings, plans, conditions, attachments, exhibits, and modifications in good condition at the construction site. The permittee shall require the contractor to review the permit prior to commencement of the activity authorized by this permit. The complete permit shall be available upon request by Orange County staff.
16. Issuance of this permit does not warrant in any way that the permittee has riparian or property rights to construct any structure permitted herein and any such construction is done at the sole risk of the permittee. In the event that any part of the structure(s) permitted herein is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent property owner's riparian or other property rights, the permittee agrees to either obtain written consent or to remove the offending structure or encroachment within 60 days from the date of the adjudication. Failure to comply shall constitute a material breach of this permit and shall be grounds for its immediate revocation.
17. This permit does not release the permittee from complying with all other federal, state, and local laws, ordinances, rules and regulations. Specifically, this permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities upon property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 15, Article X of the Orange County Code. If these permit

conditions conflict with those of any other regulatory agency, the permittee shall comply with the most stringent conditions. The permittee shall immediately notify EPD of any conflict between the conditions of this permit and any other permit or approval.

18. Should any other regulatory agency require changes to the property, permitted activities, or approved mitigation, the permittee shall provide written notification to EPD of the change prior to implementation so that a determination can be made whether a permit modification is required.
19. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.
20. The permittee shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.
21. EPD staff, with proper identification, shall have permission to enter the site at any reasonable time to ensure conformity with the plans and specifications approved by the permit.
22. The permittee shall hold and save the County harmless from any and all damages, claims or liabilities, which may arise by reason of the activities authorized by the permit.
23. All costs, including attorney's fees, incurred by the County in enforcing the terms and conditions of this permit shall be required to be paid by the permittee.
24. The permittee agrees that any dispute arising from matters relating to this permit shall be governed by the laws of Florida, and initiated only in Orange County.
25. Pursuant to Section 125.022, F.S., issuance of this permit by the County does not in any way create any rights on the part of the permittee to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the permittee fails to obtain the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
26. Pursuant to Section 125.022, F.S., the applicant shall obtain all other applicable state or federal permits before commencement of development.

ACTION REQUESTED: Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Conservation Area Impact Permit CAI-20-07-055 for Orange County Investments LLC, subject to the conditions listed in the staff report. District 3

JW/DDJ: erj

Attachments

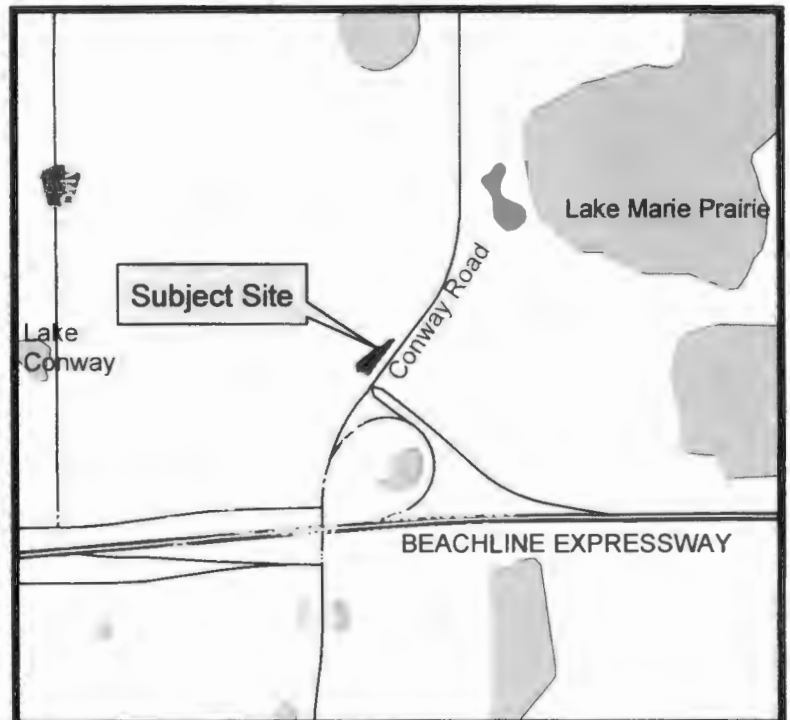
Conservation Area Impact Permit Request



Conservation Area Impact Permit Request CAI-20-07-055 District #3

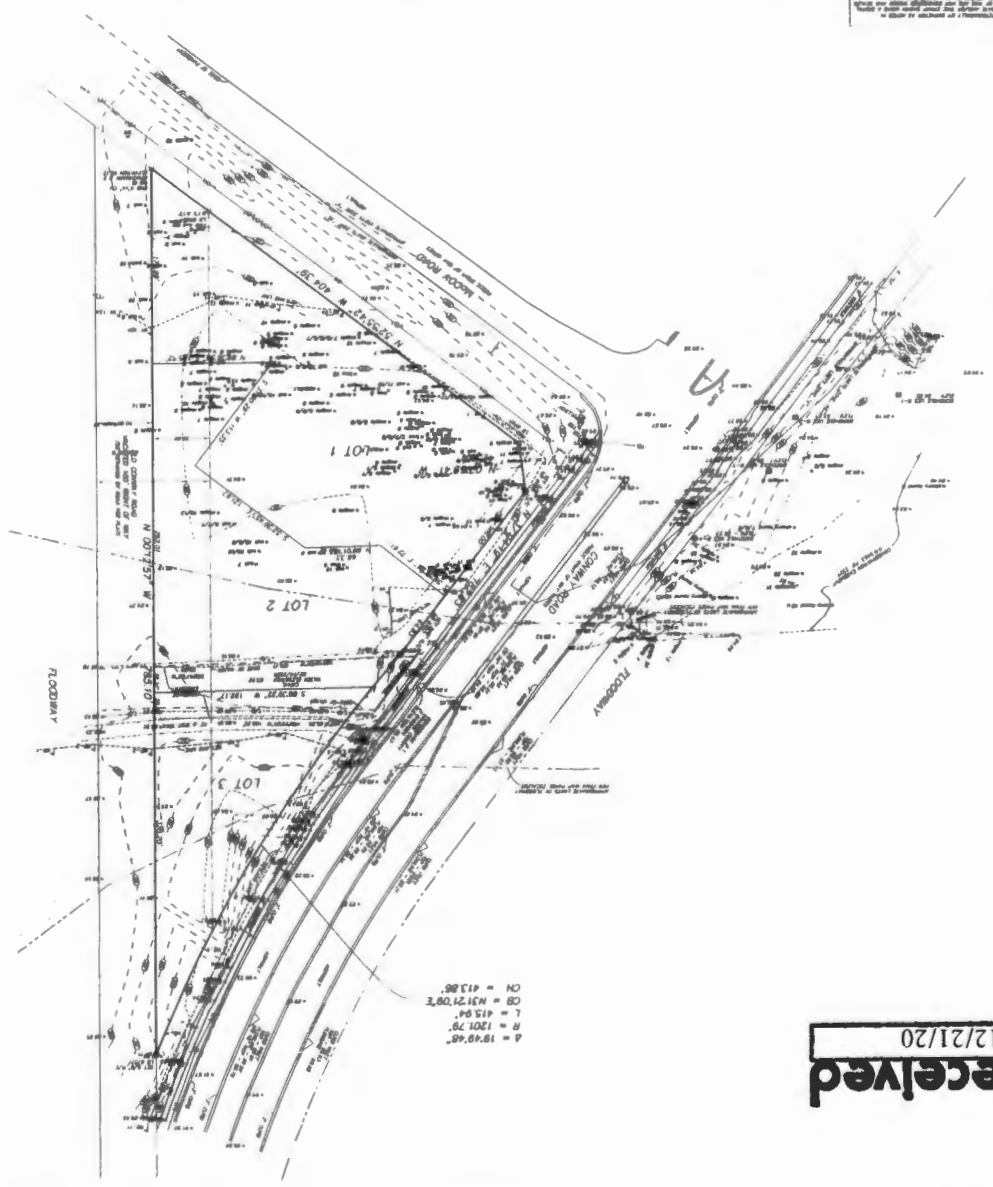
Applicants: Orange County Investments LLC
Address: Conway Road
Parcel ID: Portion of Parcel 29-23-30-0000-00-031

Project Site 
Property Location 



12/21/20

RECEIVED



1) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

2) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

3) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

4) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

5) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

6) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

7) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

8) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

9) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

10) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

11) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

12) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE

13) SHOW THE PLAN AND SECTION OF THE CORNER BEING AND NOT WITHIN BE SHOWN AND THE CORNER BEING BEING A PLAIN SURFACE



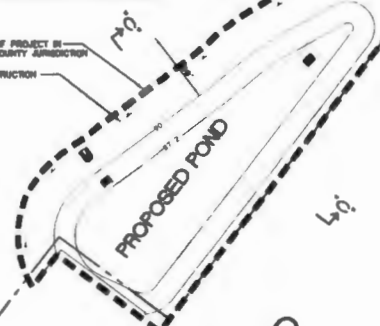
CANAL

CANAL

- NOTES:**
1. ALL UTILITIES TO BE LOCATED BY THE OWNER AND SHOWN ON THE GENERAL NOTES SHEET.
 2. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 3. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 4. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 5. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 6. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 7. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 8. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 9. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 10. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 11. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 12. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 13. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 14. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 15. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 16. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 17. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 18. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 19. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 20. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 21. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 22. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 23. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 24. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 25. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 26. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 27. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 28. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 29. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 30. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 31. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 32. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 33. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 34. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 35. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 36. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 37. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 38. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 39. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 40. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 41. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 42. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 43. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 44. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 45. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 46. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 47. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 48. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 49. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 50. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 51. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 52. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 53. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 54. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 55. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 56. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 57. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 58. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 59. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 60. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 61. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 62. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 63. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 64. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 65. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 66. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 67. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 68. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 69. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 70. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 71. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 72. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 73. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 74. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 75. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 76. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 77. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 78. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 79. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 80. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 81. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 82. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 83. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 84. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 85. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 86. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 87. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 88. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 89. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 90. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 91. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 92. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 93. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 94. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 95. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 96. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 97. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 98. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 99. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.
 100. ALL UTILITIES TO BE DEEPENED TO THE PROPOSED FINISH GRADE.

PORTION OF PROJECT IN CITY OF ORLANDO JURISDICTION (EXCEPT FOR PROPOSED SANITARY SEWER WORK)

PORTION OF PROJECT IN ORANGE COUNTY JURISDICTION



CONWAY ROAD
(R/W WIDTH VARIES)

MCCOY ROAD
(R/W WIDTH VARIES)

received
12/21/20

ROAD LEGEND

10	EXIST	PAVEMENT	24" x 24"
11-1	STOP		24" x 24"
12-1	NO SIGN TUBE		24" x 24"
13-1	DO NOT CROSS		24" x 24"
14-1	ONE WAY	(SEE NOTES)	24" x 24"
15-1	LEFT TURN	(SEE NOTES)	24" x 24"
16-1	LEFT TURN	(SEE NOTES)	24" x 24"

ALL SIGNS SHALL COMPLY WITH 800.1 MINIMUM SIGNAGE REQUIREMENTS.

SITE LEGEND

1	MANHOLE	
2	PROPOSED CURB	
3	PROPOSED CURB	
4	PROPOSED CURB	
5	PROPOSED CURB	
6	PROPOSED CURB	
7	PROPOSED CURB	
8	PROPOSED CURB	
9	PROPOSED CURB	
10	PROPOSED CURB	
11	PROPOSED CURB	
12	PROPOSED CURB	
13	PROPOSED CURB	
14	PROPOSED CURB	
15	PROPOSED CURB	
16	PROPOSED CURB	
17	PROPOSED CURB	
18	PROPOSED CURB	
19	PROPOSED CURB	
20	PROPOSED CURB	
21	PROPOSED CURB	
22	PROPOSED CURB	
23	PROPOSED CURB	
24	PROPOSED CURB	
25	PROPOSED CURB	
26	PROPOSED CURB	
27	PROPOSED CURB	
28	PROPOSED CURB	
29	PROPOSED CURB	
30	PROPOSED CURB	
31	PROPOSED CURB	
32	PROPOSED CURB	
33	PROPOSED CURB	
34	PROPOSED CURB	
35	PROPOSED CURB	
36	PROPOSED CURB	
37	PROPOSED CURB	
38	PROPOSED CURB	
39	PROPOSED CURB	
40	PROPOSED CURB	
41	PROPOSED CURB	
42	PROPOSED CURB	
43	PROPOSED CURB	
44	PROPOSED CURB	
45	PROPOSED CURB	
46	PROPOSED CURB	
47	PROPOSED CURB	
48	PROPOSED CURB	
49	PROPOSED CURB	
50	PROPOSED CURB	
51	PROPOSED CURB	
52	PROPOSED CURB	
53	PROPOSED CURB	
54	PROPOSED CURB	
55	PROPOSED CURB	
56	PROPOSED CURB	
57	PROPOSED CURB	
58	PROPOSED CURB	
59	PROPOSED CURB	
60	PROPOSED CURB	
61	PROPOSED CURB	
62	PROPOSED CURB	
63	PROPOSED CURB	
64	PROPOSED CURB	
65	PROPOSED CURB	
66	PROPOSED CURB	
67	PROPOSED CURB	
68	PROPOSED CURB	
69	PROPOSED CURB	
70	PROPOSED CURB	
71	PROPOSED CURB	
72	PROPOSED CURB	
73	PROPOSED CURB	
74	PROPOSED CURB	
75	PROPOSED CURB	
76	PROPOSED CURB	
77	PROPOSED CURB	
78	PROPOSED CURB	
79	PROPOSED CURB	
80	PROPOSED CURB	
81	PROPOSED CURB	
82	PROPOSED CURB	
83	PROPOSED CURB	
84	PROPOSED CURB	
85	PROPOSED CURB	
86	PROPOSED CURB	
87	PROPOSED CURB	
88	PROPOSED CURB	
89	PROPOSED CURB	
90	PROPOSED CURB	
91	PROPOSED CURB	
92	PROPOSED CURB	
93	PROPOSED CURB	
94	PROPOSED CURB	
95	PROPOSED CURB	
96	PROPOSED CURB	
97	PROPOSED CURB	
98	PROPOSED CURB	
99	PROPOSED CURB	
100	PROPOSED CURB	

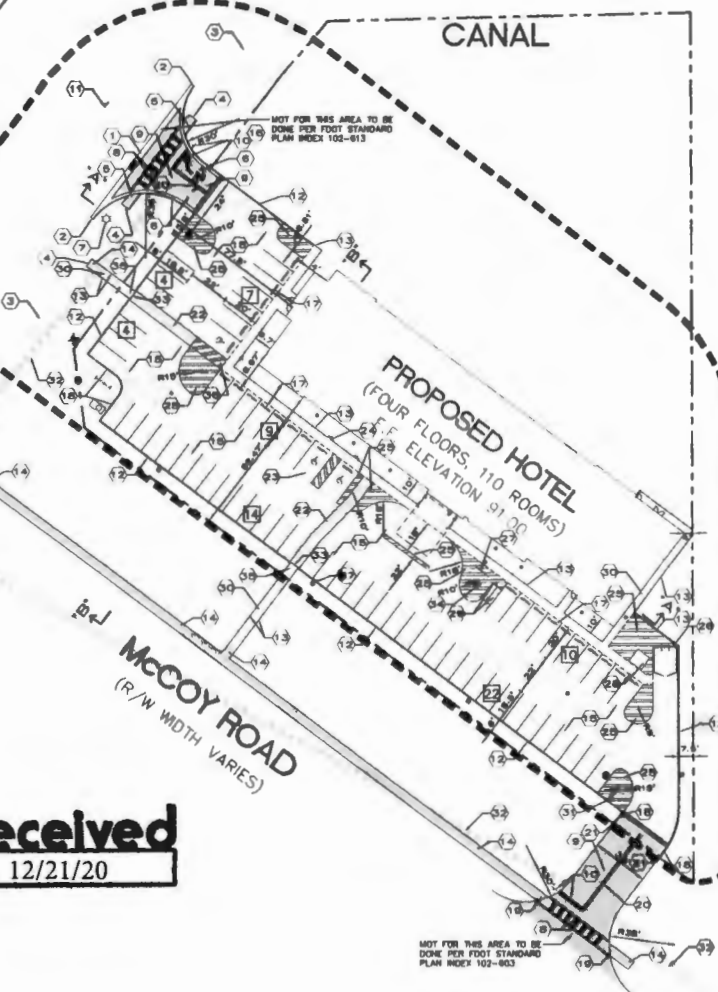
ALL DETECTABLE WARNING MATS SHALL BE ARMOR TIF (OR APPROVED ALTERNATE) CAST IN PLACE ONLY SURFACE-MOUNTED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED

INSTALL EXPANSION AND CONTROL JOINTS FOR ALL PROPOSED SIDEWALKS PER SIDEWALK DETAIL ON PLAN SHEET C-6

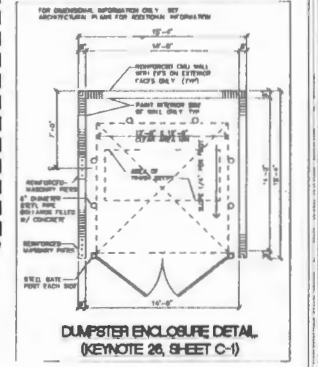
TYPICAL PARKING SPACE SHALL BE 18'0" x 24'0" WITH 5'0" SIDEWALK

ALL PARKING SPACES OTHER THAN MANHOLE SPACES AND CORNER SPACES SHALL BE 5'0" WIDE

ALL SIGN SHALL BE 2'0" HIGH



- KEY NOTES:**
1. REMOVE EXISTING CURB AND SLOPE AND INSTALL NEW VALLEY GUTTER PER DETAIL SHEET C-10 PER PLAN SHEET C-11
 2. CONNECT TO EXISTING CURB AND GUTTER (CONCRETE AT NEAREST EXISTING JOINT)
 3. FINISHING 6" HOLE CONCRETE SURFACE
 4. CONNECT TO EXISTING SIDEWALK (CONCRETE AT NEAREST EXISTING JOINT)
 5. PROPOSED CURB CUT SHIP PER FOOT STANDARD PLAN INDEX 102-813 (C-1) PER DETAIL SHEET C-10 (INCLUDE HOLE CURB AS PLATE OF FINISHED) FINISHING MATS
 6. PROPOSED PARKING "TYP" CURB AND SLOPE (TYP) PER DETAIL SHEET C-10
 7. UNRETRACTED SIDEWALK PER PLAN SHEET C-11
 8. PROPOSED "SPECIAL EXPANDED" SIDEWALK PER FOOT STANDARD PLAN INDEX 102-813 (C-1) PER DETAIL SHEET C-10 (INCLUDE HOLE CURB AS PLATE OF FINISHED) FINISHING MATS
 9. PROPOSED CONCRETE FINISHING PER PLAN SHEET C-10
 10. PROPOSED 1" DEEP GUTTER, SHEET C-11 AND 2" HOLE MANHOLE PER DETAIL SHEET C-10 (INCLUDE HOLE CURB AS PLATE OF FINISHED) FINISHING MATS
 11. PROPOSED 1/2" HOLE GUTTER
 12. PROPOSED SIDEWALK CURB AND SLOPE ALREADY IN FINISHING SHALL NOT BE RECONSTRUCTED AND FINISHING PER DETAIL SHEET C-10 (INCLUDE HOLE CURB AS PLATE OF FINISHED) FINISHING MATS
 13. PROPOSED SIDEWALK ALREADY IN PLACE/ASBESTOS ONLY PER ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION
 14. PROPOSED 2" HOLE CONCRETE SIDEWALK (SEE DETAIL SHEET C-10)
 15. PROPOSED FINISHING GUTTER (INCLUDE FINISHING/ASBESTOS PROTECTION AND PER ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION)
 16. REMOVE PARKING-60 SHIP WITH HOLE CURB PER FINISHING PER DETAIL SHEET C-10
 17. PROPOSED SIDEWALK PER DETAIL SHEET C-11
 18. PROPOSED PARKING "TYP" CURB AND SLOPE PER DETAIL SHEET C-10
 19. PROPOSED 2" HOLE CONCRETE SIDEWALK PER DETAIL SHEET C-10
 20. PROPOSED 2" HOLE CONCRETE SIDEWALK PER DETAIL SHEET C-10
 21. PROPOSED CURB SHALL BE 5'0" AT THIS LOCATION
 22. PROPOSED 2" HOLE CONCRETE SIDEWALK PER DETAIL SHEET C-10
 23. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 24. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 25. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 26. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 27. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 28. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 29. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 30. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 31. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 32. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 33. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 34. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 35. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 36. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 37. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 38. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 39. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 40. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 41. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 42. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 43. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 44. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 45. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 46. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 47. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 48. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 49. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 50. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 51. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 52. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 53. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 54. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 55. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 56. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 57. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 58. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 59. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 60. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 61. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 62. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 63. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 64. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 65. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 66. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 67. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 68. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 69. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 70. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 71. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 72. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 73. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 74. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 75. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 76. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 77. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 78. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 79. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 80. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 81. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 82. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 83. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 84. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 85. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 86. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 87. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 88. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 89. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 90. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 91. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 92. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 93. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 94. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 95. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 96. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 97. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 98. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 99. PROPOSED SIDEWALK PER DETAIL SHEET C-10
 100. PROPOSED SIDEWALK PER DETAIL SHEET C-10



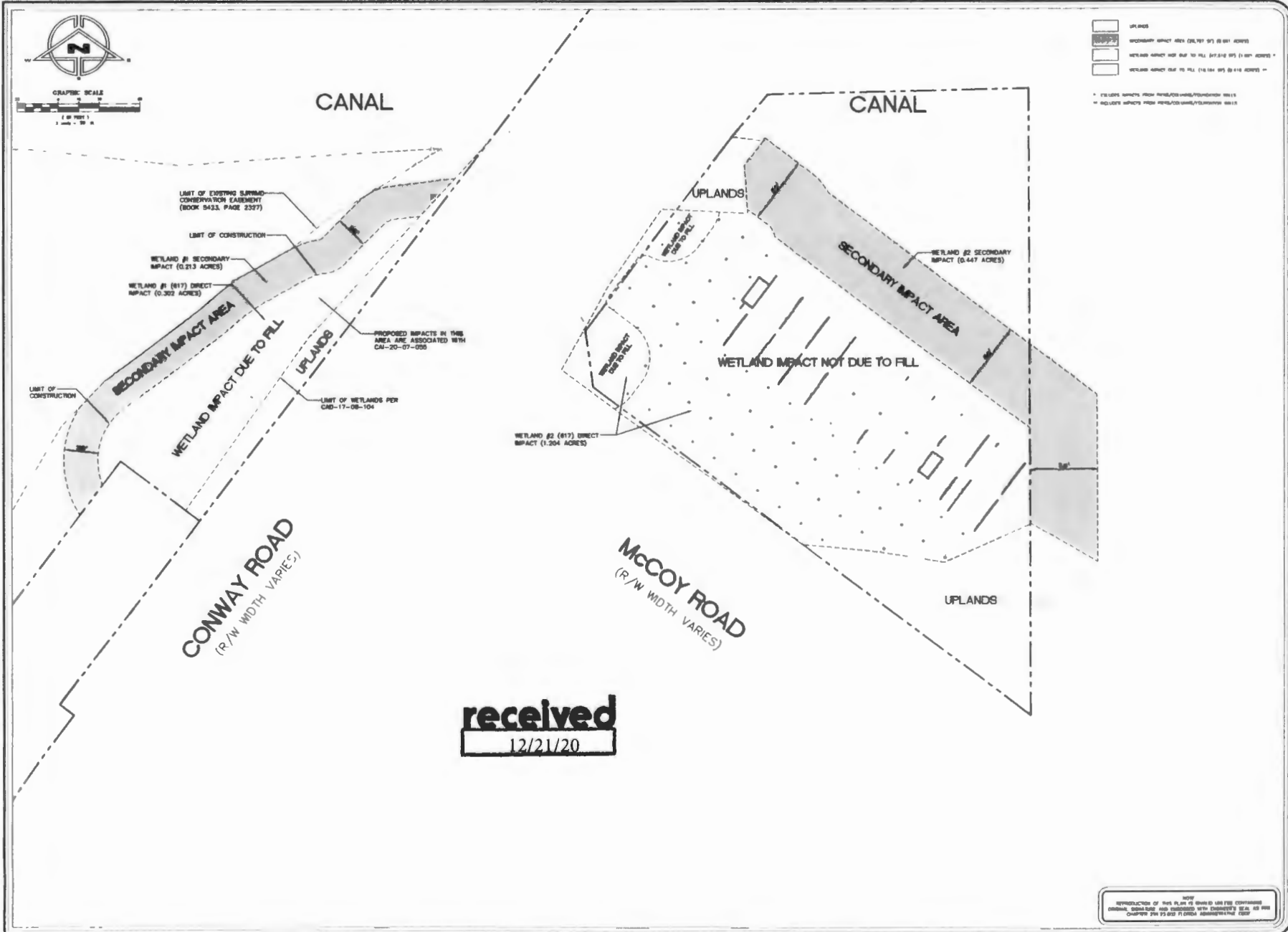
REV/DATE	BY
1-24-20	M.C.
0-2-20	M.C.
0-2-20	M.C.
1-1-20	M.C.
1-1-20	M.C.
1-1-20	M.C.
1-1-20	M.C.
1-1-20	M.C.
1-1-20	M.C.
1-1-20	M.C.

SITE LAYOUT PLAN FOR BEST WESTERN PREMIER AT OIA

485 MCCOY ROAD
ORLANDO, FLORIDA



DESIGNED BY	M.C.
CHECKED BY	M.C.
DATE	4-17-20
TITLE	F-207
JOB NO.	20-005
SHEET NO.	C-1 OF C-8



received
12/21/20

REV/DATE	BY
4-20-20	M.C.
07-20-20	M.C.
07-20-20	M.C.

WETLAND IMPACT EXHIBIT
FOR
BEST WESTERN PREMIER AT OIA
488 MCCOY ROAD
ORLANDO, FLORIDA



DESIGNED BY	MC
DRAWN BY	MC
DATE	4-17-20
SCALE	1" = 50'
PROJECT NO.	210-035
DATE PLOTTED	C-1A
BY	

NOTICE: REPRODUCTION OF THIS PLAN BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE ORIGINAL DESIGNER IS PROHIBITED. THE ORIGINAL DESIGNER'S SEAL IS NOT VALID FOR ANY OTHER PROJECT OR DATE.



ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ELEVATED NO LOWER THAN ONE FOOT ABOVE THE B&P FLOOD ELEVATION OF FLOODPROOFED AREAS.

ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ELEVATED NO LOWER THAN ONE FOOT ABOVE THE B&P FLOOD ELEVATION OF FLOODPROOFED AREAS.

ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ELEVATED NO LOWER THAN ONE FOOT ABOVE THE B&P FLOOD ELEVATION OF FLOODPROOFED AREAS.

ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ELEVATED NO LOWER THAN ONE FOOT ABOVE THE B&P FLOOD ELEVATION OF FLOODPROOFED AREAS.

CANAL

CANAL

SYMBOLS

	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	FINISHED FLOOR
	SURFACE FINISH
	PROPOSED FINISHED FLOOR
	PROPOSED SURFACE FINISH
	EXISTING AND PROPOSED ELEVATIONS
	PROPOSED FINISHED FLOOR
	PROPOSED SURFACE FINISH
	PROPOSED FINISHED FLOOR AND SURFACE FINISH
	PROPOSED FINISHED FLOOR AND SURFACE FINISH WITH SPOT ELEVATIONS
	PROPOSED FINISHED FLOOR AND SURFACE FINISH WITH SPOT ELEVATIONS AND SPOT ELEVATIONS
	PROPOSED FINISHED FLOOR AND SURFACE FINISH WITH SPOT ELEVATIONS AND SPOT ELEVATIONS

- 1. PROPOSED 30 L.F. OF CONCRETE BRANCH DRAIN AT (OFFSET 0.800-14) SHALL BE ELEVATED TO 91.00 (SEE DETAIL FOR SPOT ELEVATION) TO BE SLOPED IN DIRECTION OF FLOWING TO EXISTING DRAIN AT 0.5% SLOPE (SEE DETAIL FOR SPOT ELEVATION).
- 2. PROPOSED 171 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 3. PROPOSED 10 L.F. OF CONCRETE BRANCH DRAIN AT (OFFSET 0.800-14) SHALL BE ELEVATED TO 91.00 (SEE DETAIL FOR SPOT ELEVATION) TO BE SLOPED IN DIRECTION OF FLOWING TO EXISTING DRAIN AT 0.5% SLOPE (SEE DETAIL FOR SPOT ELEVATION).
- 4. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 5. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 6. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 7. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 8. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 9. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 10. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 11. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 12. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 13. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 14. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 15. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 16. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 17. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 18. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 19. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 20. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 21. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 22. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).
- 23. PROPOSED 10 L.F. OF 18" RCY STORM PIPE AT 0.5% SLOPE SHALL BE CONSTRUCTED TO BE LOCATED AT THE FOOT OF EACH (SEE DETAIL FOR SPOT ELEVATION).

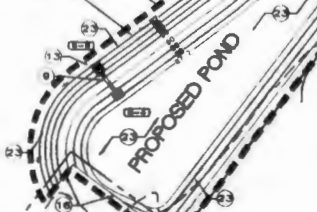
PLEASE SEE ORANGE COUNTY SPECIAL EXCEPTION CASE #20-20-08-070 FOR ADDITIONAL INFORMATION REGARDING PROPOSED WORK IN THIS AREA.

PORTION OF PROJECT BY CITY OF ORANGE JURISDICTION (EXCEPT FISH PROVISIONS SANITARY SEWER WORK)

PORTION OF PROJECT IN ORANGE COUNTY JURISDICTION

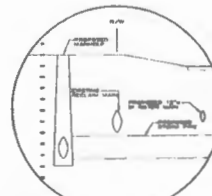
LIMIT OF CONSTRUCTION

LIMIT OF CONSTRUCTION



CONWAY ROAD
(R/W WIDTH VARIES)

MCCOY ROAD
(R/W WIDTH VARIES)



STORM/RECLAIM CROSSING DETAIL

STORM STRUCTURE TABULATION

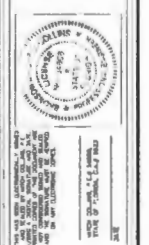
STRUCTURE	TYPE OF STRUCTURE	GRAVE EL.	N RIV.	S RIV.	E RIV.	W RIV.	NOTES
S - 1	STORM MANHOLE	90.00	81.40	81.40		81.40	(SEE DETAIL)(FLOOD-PROOF)
S - 2	STORM MANHOLE	90.00		80.60	80.60		(SEE DETAIL)
S - 3	TYPED "T"	87.00	80.00				(SEE DETAIL)
S - 4	TYPED "T"	86.75	86.50				(INVERTION)(SEE DETAIL)
S - 5	W/S			86.00			(SEE DETAIL)
S - 6	STORM MANHOLE	90.00			87.70	87.70	(SEE DETAIL)(FLOOD-PROOF)
S - 7	STORM MANHOLE	90.00			83.00	83.00	(SEE DETAIL)(FLOOD-PROOF)
S - 8	STORM MANHOLE	90.00	83.00		87.10	83.00	(SEE DETAIL)(FLOOD-PROOF)

received
12/21/20

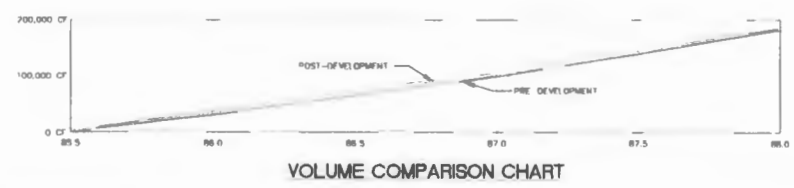
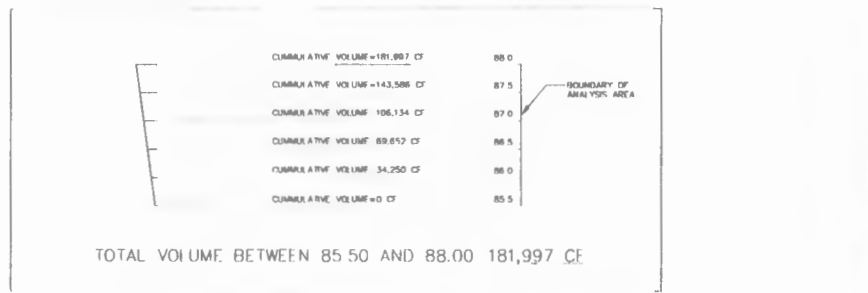
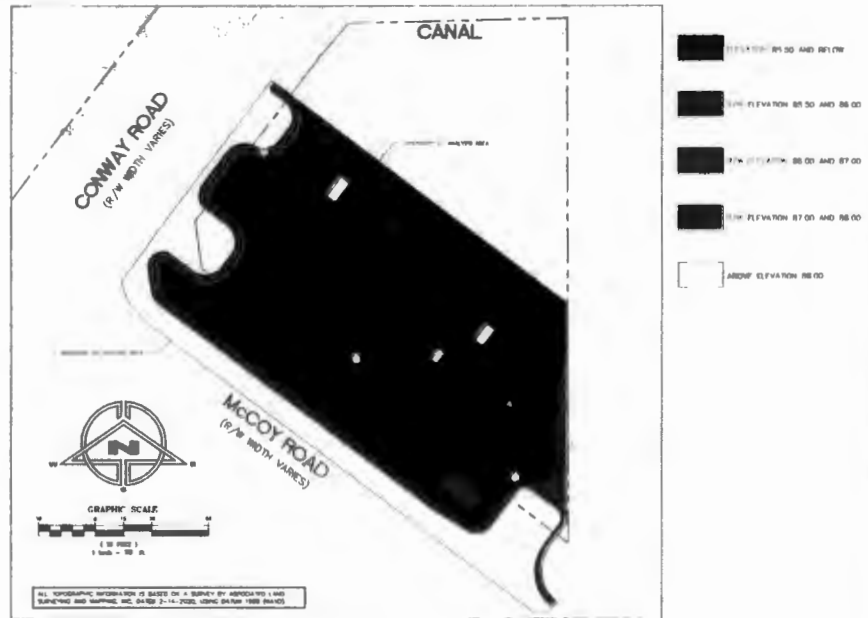
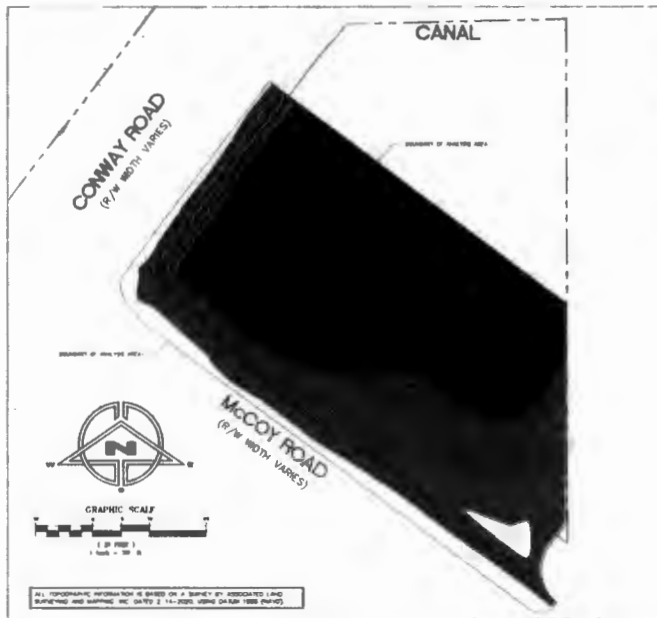
REV/DATE	BY
0-000	MJC
0-000	MJC
1-1-1	MJC

GRADING AND DRAINAGE PLAN
FOR
BEST WESTERN PREMIER AT OIA
ORLANDO, FLORIDA

SEE MCCOY ROAD



PREPARED BY	MJC
DESIGNED BY	MJC
CHECKED BY	4-17-20
DRAWN BY	1-30
DATE	20-035
SCALE	C-2
OF	2



received
12/21/20

NOTE: REPRODUCTION OF THIS PLAN IS PROHIBITED WITHOUT THE ORIGINAL SIGNATURE AND SEALS OF THE ENGINEER'S SEAL AS PER CHAPTER 200.22 OF THE FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
2-0-09	M.C.
5-9-09	M.C.
11-1-09	M.C.
11-1-09	M.C.

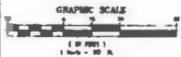
FLOODZONE IMPACT PLAN
FOR
BEST WESTERN PREMIER AT OIA
4888 MCCOY ROAD
ORLANDO, FLORIDA



THIS PLAN IS BASED ON THE DATA AND SURVEY INFORMATION PROVIDED TO THE ENGINEER BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE DATA AND SURVEY INFORMATION PROVIDED TO THE ENGINEER BY THE CLIENT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT SITE. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CALCULATIONS PROVIDED IN THIS PLAN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA AND SURVEY INFORMATION PROVIDED TO THE ENGINEER BY THE CLIENT.



DESIGNED BY	M.C.
DRAWN BY	M.C.
CHECKED BY	4-17-20
DATE	7-27
PROJECT NO.	20-035
SCALE	C-2A
DATE	07-08



CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NPDES PERMIT COVERAGE FOR PROJECT

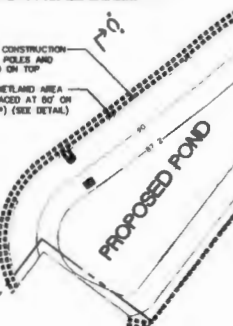
CANAL

CANAL

- CITY OF ORLANDO NOTES**
1. ALL UTILITIES TO BE LOCATED BY THE FIELD SURVEYOR OR OTHERWISE BY THE OWNER OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.

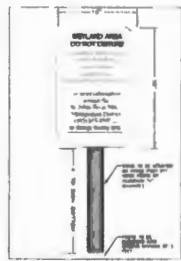
PROPOSED ORANGE CONSTRUCTION FENCE WITH 6" PVC POLES AND ORANGE FLAGS TIED ON TOP

PROPOSED NETLAND AREA SIGNAGE SPACED AT 80' ON CENTER (TYP) (SEE DETAIL)



PROPOSED POND

CONWAY ROAD (R/W WIDTH VARIES)



CONSERVATION SIGN (TYPICAL) TO BE PLACED EVERY 100 FEET

CITY OF ORLANDO EROSION & SEDIMENTATION CONTROL FOR CONSTRUCTION SITES

Building Permit Ord. 20-10

Why to help keep Orlando "The City Beautiful"

Under the Florida State Constitution, the State of Florida has the responsibility of protecting and preserving the natural resources of the State. The State of Florida has the responsibility of protecting and preserving the natural resources of the State. The State of Florida has the responsibility of protecting and preserving the natural resources of the State.

COMMONLY USED EROSION CONTROL MEASURES

VEGETATION

SOIL STABILIZATION

SWALE

SEDIMENTATION BASIN

SEDIMENT TRAP

SEDIMENT FILTER

SEDIMENTATION TRENCH

SEDIMENTATION POND

SEDIMENTATION BASIN

SEDIMENT TRAP

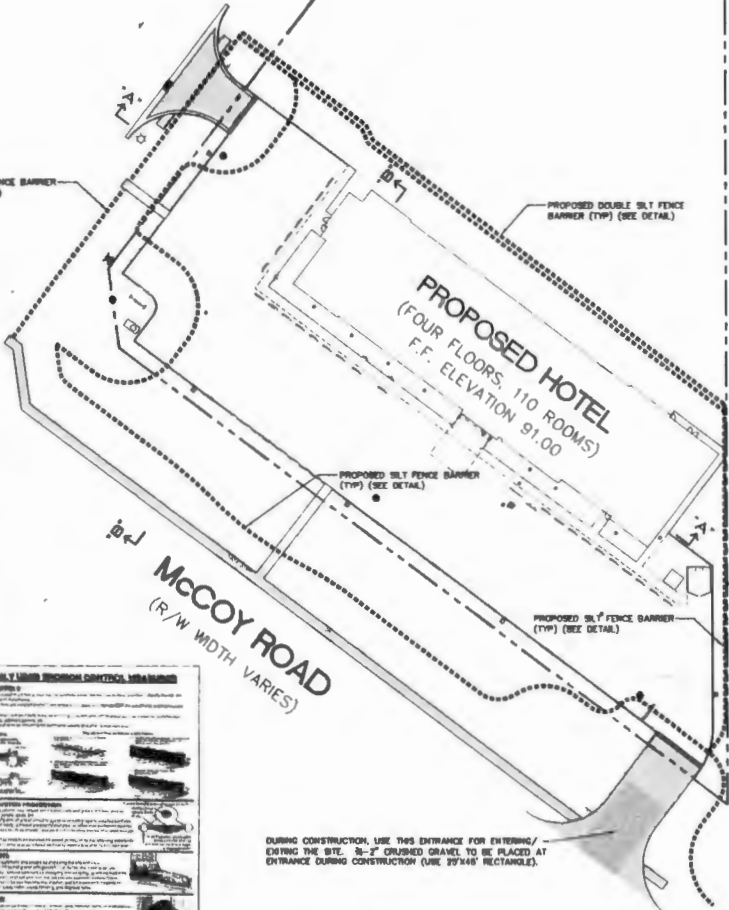
SEDIMENT FILTER

SEDIMENTATION TRENCH

SEDIMENTATION POND

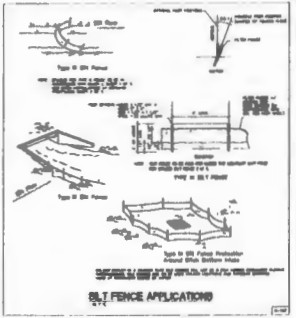
PROPOSED DOUBLE SILT FENCE BARRIER (TYP) (SEE DETAIL)

PROPOSED SILT FENCE BARRIER (TYP) (SEE DETAIL)



DURING CONSTRUCTION, USE THIS ENTRANCE FOR ENTERING/EXITING THE SITE. 8"-2" CRUSHED GRANITE TO BE PLACED AT ENTRANCE DURING CONSTRUCTION (USE 99744'S RECTANGLE).

received 12/21/20



LIST OF MATERIALS

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. 6" PVC POLES	100	FEET	1.00	100.00
2. ORANGE FLAGS	100	PIECES	0.50	50.00
3. 8" x 2" CRUSHED GRANITE	100	YARDS	10.00	1000.00
4. 10' x 10' CONCRETE SLABS	10	SLABS	100.00	1000.00
5. 10' x 10' CONCRETE SLABS	10	SLABS	100.00	1000.00
6. 10' x 10' CONCRETE SLABS	10	SLABS	100.00	1000.00
7. 10' x 10' CONCRETE SLABS	10	SLABS	100.00	1000.00
8. 10' x 10' CONCRETE SLABS	10	SLABS	100.00	1000.00
9. 10' x 10' CONCRETE SLABS	10	SLABS	100.00	1000.00
10. 10' x 10' CONCRETE SLABS	10	SLABS	100.00	1000.00

NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL AFFECTED AGENCIES AND UTILITIES.

REVISIONS

NO.	DATE	DESCRIPTION
1	12/21/20	ISSUED FOR PERMITTING

REPRODUCTION OF THIS PLAN IS UNLAWFUL UNLESS CONTAINING ORIGINAL SIGNATURE AND APPROVED WITH ENGINEER'S SEAL AS PER CHAPTER 216.01, F.S. OR AS OTHERWISE SPECIFIED.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12/21/20	M.C.	ISSUED FOR PERMITTING

EROSION CONTROL PLAN FOR BEST WESTERN PREMIER AT OIA 4855 MCCOY ROAD ORLANDO, FLORIDA

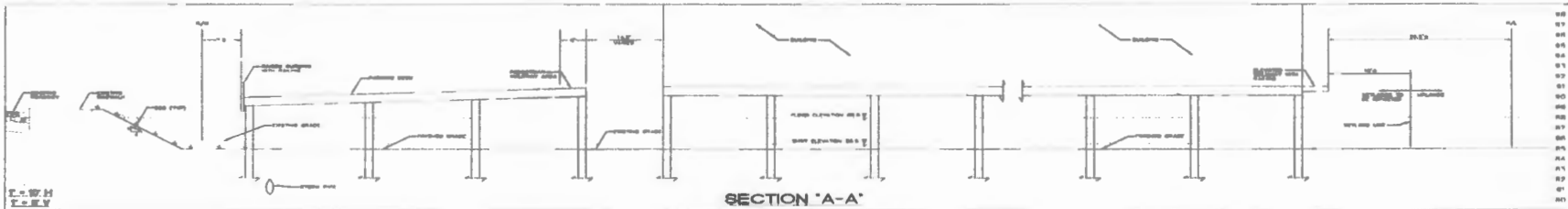


M.C. 12/21/20 12/21/20

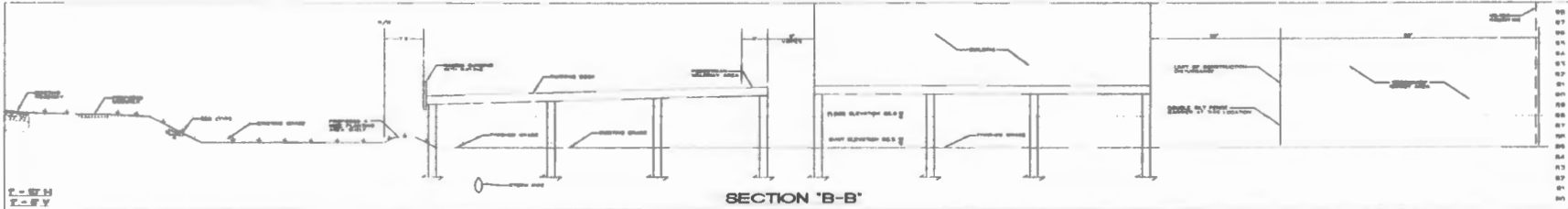


REVISIONS

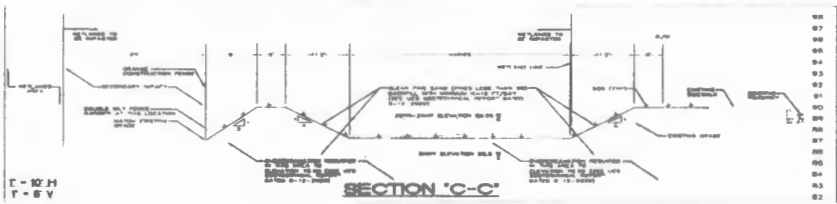
NO.	DATE	DESCRIPTION
1	12/21/20	ISSUED FOR PERMITTING



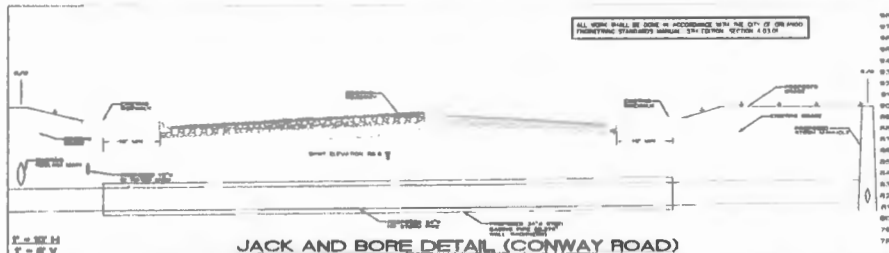
SECTION 'A-A'



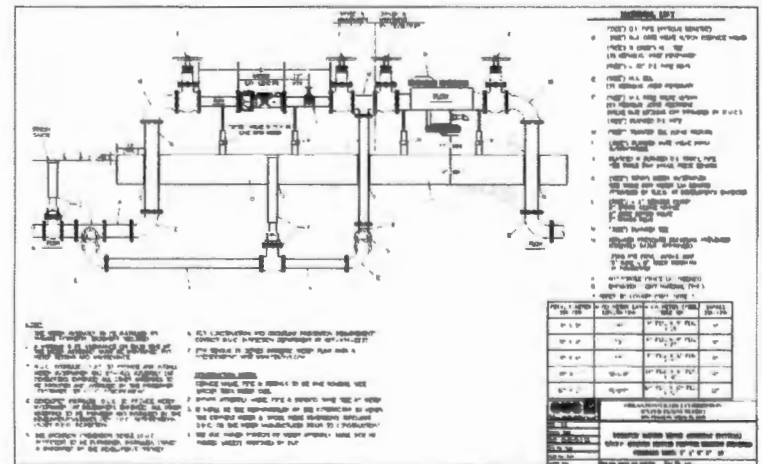
SECTION 'B-B'



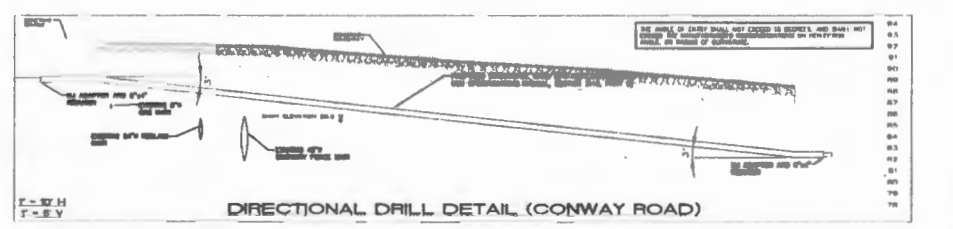
SECTION 'C-C'



JACK AND BORE DETAIL (CONWAY ROAD)



DIRECTIONAL DRILL DETAIL (McCOY ROAD)



DIRECTIONAL DRILL DETAIL (CONWAY ROAD)

received
12/21/20

NOTE: REPRODUCER OF THIS PLAN IS UNLAWFUL UNLESS OTHERWISE PERMITTED. GOOD WILL AND ENDORSEMENT WITH PURCHASER'S SEAL AS PER CHAPTER 293.01 F.S. FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
2-28-01	MCO
5-5-01	MCO

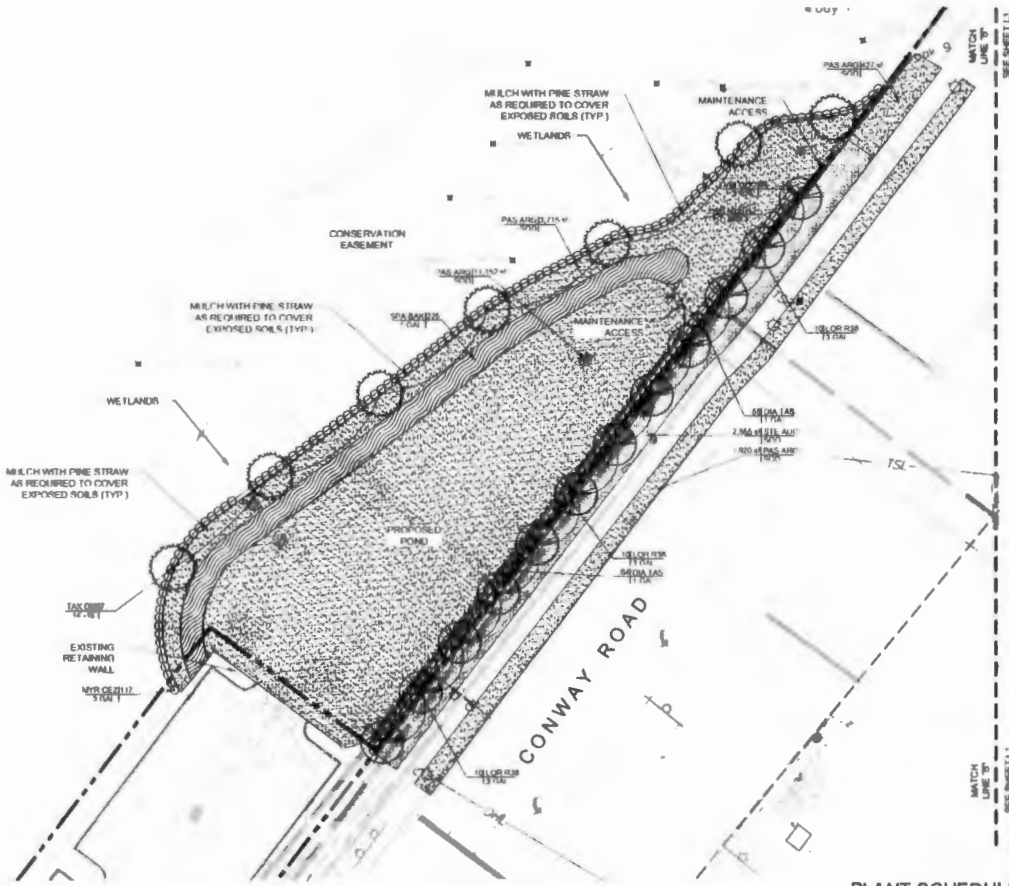
DETAILS AND NOTES
FOR
BEST WESTERN PREMIER AT OIA
4225 MCCOY ROAD
ORLANDO, FLORIDA



DATE: 12/21/20
BY: [Signature]



DESIGNED BY	MC
CHECKED BY	MC
DATE	4-7-20
SCALE	NTS
PROJECT NO.	29-095
DRAWN BY	C-7 OF 8



PROPOSED POND FOR HOTEL - ORANGE COUNTY

ORANGE COUNTY LANDSCAPE CODE REQUIREMENTS

MINIMUM LANDSCAPE REQUIREMENTS SECTION 24-4

SECTION 24-4(4) LANDSCAPE PLAN AND WATER-EFFICIENT LANDSCAPING

(1) REG 4048020 PLAN OPTION NOT APPLICABLE AS FLORIDA FRIENDLY LANDSCAPE PRINCIPLES LINED PER REG. 24-4(1)(2)

(2) FLORIDA FRIENDLY LANDSCAPING OPTION UTILIZED FOR LANDSCAPE PLAN. IN NO CASE SHALL TURF EXCEED 80 PERCENT OF THE TOTAL SF AREA THAT IS LANDSCAPED NOT INCLUDING QUALIFIED RETENTION PONDS.

MAXIMUM TOTAL SQUARE FOOTAGE OF AREAS TO BE LANDSCAPED WITH TURF 80 PERCENT OF 7999 SF = 6399 SF OF MAXIMUM TURF 3888 SF (48.9%) OF SHRUBS AND GROUNDCOVER BEGS PROVIDED TO MEET REQUIREMENT

NOTE: TURF CALCULATIONS ABOVE EXCLUDE RETENTION POND AND DISTURBED TURF IN RIGHT OF WAY

ORANGE COUNTY LANDSCAPE COMPLIANCE NOTES

1. ALL PROPOSED PLANT MATERIALS ARE LISTED AS SPECIES UNDER THE "FLORIDA FRIENDLY" LANDSCAPE PRINCIPLES PLANT SPECIES LIST AS DESCRIBED IN FS (2008) 373-388 (3)(d)
2. REFER TO PLANT LIST FOR THE LISTING OF DROUGHT TOLERANT PLANTS AND WATER USAGE FOR EACH PLANT
3. THE IRRIGATED TURF AREA DOES NOT EXCEED 80% OF THE TOTAL SQUARE FOOTAGE WITHIN THE LIMITS OF THE PROJECT. REFER TO TURF AREA CALCULATIONS.
4. THE PROPOSED LANDSCAPE PLAN COMPLIES WITH ORANGE COUNTY CHAPTER 24 LANDSCAPING BUFFER AND OPEN SPACE
5. MULCH REQUIREMENTS: MULCH PER SEC. 24-4(4)(4), SHALL BE ORGANIC AND SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 12" FROM THE TRUNK OF ANY SOFT TREE. MATERIALS SUCH AS ROCK AND GRAVEL THAT DO NOT BIODEGRADE ARE NOT DEEMED ACCEPTABLE. FAILURE TO INSTALL MULCH (AND TYPE OF MULCH) AS PROVIDED IN THE SPECIFICATION ABOVE MAY RESULT IN A FAILED INSPECTION. SEE HTTP://DOT.FAS.UFL.EDU/WWW/EVERGLADES/CSHNG/RTMUL FOR MORE INFORMATION.
6. ALL EXISTING AND INVASIVE SPECIES AS LISTED ON THE FLORIDA EXOTIC PLANT COUNCIL'S INVASIVE PLANT SPECIES LIST SHALL BE REMOVED ON ANY LOTS AND AREAS WITHIN THE LIMITS OF CONSTRUCTION OF THE SITE DURING WORK OPERATIONS.
7. TO REMOVE ALL LANDSCAPE INSPECTION FOR ALL COMPLETED PERMITS. USE THE "FAST TRACK" APPLICATION AT HTTP://ASTRACK.CORP.NET/PUBLIC/PORTAL/FLORIDA/ASP AND REQUEST A COME 2707 LANDSCAPING INSPECTION. IF HAVING TROUBLE SCHEDULED PLEASE CALL THE BUILDING SAFETY DIVISION AT (407) 836-3800. ALL PERMITS ASSOCIATED WITH THE PROJECT THAT ARE COMPLETE AND HAVE A LANDSCAPE OR ZONING HOLD SHOULD BE ENTERED IN ORDER FOR ALL LANDSCAPING HOLDERS TO BE RELEASED UPON SATISFACTORY INSPECTION. INSPECTIONS ARE CONDUCTED ON TUESDAYS AND FRIDAYS ONLY AND SHALL BE SCHEDULED NO LATER THAN MIDDAY ON THE NIGHT BEFORE THOSE DAYS IN ORDER TO PREPARE FOR THE INSPECTION. ALL TURF IN ACF PROPOSED PLANTING AREAS SHALL HAVE PERMANENT IRRIGATION SYSTEM COVERAGE. SOO AREAS ON THE SITE LABELED BAHIA SHALL NOT BE IRRIGATED.
8. THE IRRIGATION SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CHAPTER 37, SEC. 804.413 OF THIS CODE.

NOTES

1. SEE SHEET L3 FOR IRRIGATION PLANS
2. ALL EXISTING INVASIVE EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PLANT COUNCIL'S INVASIVE PLANT SPECIES LIST, SHALL BE REMOVED (ANY DISTURBANCE OF A WETLAND AREA REQUIRES COMPLIANCE WITH CHAPTER 15 OF THE ORANGE COUNTY CODE)
3. SEE CIVIL DESIGN PLAN SHEET L3
4. ALL TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 (PRUNING) STANDARDS
5. ALL TREES TO REMAIN MUST BE PROTECTED BY THE TREE PROTECTION BARRICADES. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES AREA COMPLETED.
6. DO NOT TRENCH WITHIN THE DRIFELINE OF EXISTING TREES TO REMAIN
7. ANY ROOTS DAMAGED SHALL BE PROPERLY ROOT PRUNED BY A CERTIFIED ARBORIST. ONLY WITH A SHARP CUTTING TOOL, AS TO NOT TEAR THE ROOT. NO LARGE SUPPORTING ROOTS ON TREES TO REMAIN SHALL BE CUT
8. ALL PROPOSED TREES SHALL BE SET BACK A MINIMUM OF 4' FROM ANY HARD SURFACE
9. THE LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE TO THE ORANGE COUNTY CODE CHAPTER 24
10. SEE SHEET L3 FOR ADDITIONAL LANDSCAPE NOTES
11. LANDSCAPE PLAN SET CONSISTS OF TWO (2) PLANT SCHEDULES - ONE FOR THE POND AND ONE FOR THE HOTEL SITE.

PLANT SCHEDULE POND (SEE SHEET L3 FOR HOTEL PLANT SCHEDULE)

TREES	QTY	BOTANICAL NAME	COMMON NAME	HT.	SPR.	CALIFER	FL-FRIENDLY
LAV MUR	12	<i>Lagerströmia speciosa</i>	Redbark Cypress Myrtle	7'-11' MIN	5'-6' MIN	2" COMB	YES
TAX DR	7	<i>Taxodium distichum</i>	Bald Cypress	14'-16'		4" MIN	YES
SHRUBS	30	<i>Compositum chinensis</i> Var. <i>Rubrum</i> Ruby	Redbell Chinese Fringe Bush	3 GAL 14"	16"		FLORIDA-FRIENDLY YES
MYR CE2	117	<i>Myrica caribaea</i>	Wax Myrtle	3 GAL 24"	24"		YES
MYR QDO	84	<i>Viburnum odoratissimum</i>	Sweet Viburnum	3 GAL 24"	18"		YES
SHRUB AREAS	225	<i>Rapanea balcanica</i>	Rand Coast Grass	1 GAL 18"	18"		FLORIDA-FRIENDLY YES
GROUND COVERS	122	<i>Oenothera biennis</i> 'Vergilgalt'	Flax Lily	1 GAL 12" MIN	12" MIN		FLORIDA-FRIENDLY YES
SOO SEED PAS ARG	17,214 sf	<i>Paspalum notatum</i> 'Argentina'	Bahia Grass	CONT. 11'	SPR		FLORIDA-FRIENDLY YES
RTE AIG	2,554 sf	<i>Stenotaphrum secundatum</i> Floribam	Floribam St. Augustine Sod	SCD			YES

MULCH - PINE STRAW MULCH TO BE APPLIED TO ALL PLANTING BEDS. 3 INCH THICK DEPTH. CYPRESS MULCH SHALL NOT BE USED. PINE STRAW MULCH AS NOTED TO COVER EXPOSED SOILS NEAR CONSERVATION EASEMENT

PLANT SCHEDULE NOTES:

1. SOO QUANTITIES ARE SQUARE FOOT ESTIMATE. ANY DISTURBED AREAS ON SITE OR WITHIN THE R.O.W. THAT ARE NOT COVERED WITH LANDSCAPE MATERIAL OR SOO SHALL BE SOO'D. SOO QUANTITIES SHOWN IN SCHEDULE ARE ESTIMATES AND FOR REFERENCE ONLY. ADDITIONAL SOO WILL BE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING AND VERIFYING REQUIRED SOO QUANTITIES PRIOR TO BID.
2. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL COME FROM THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AANS) BULLETIN 2, 601-1-1990 AND AS REVISED. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
3. THE CALIPER OF INSTALLED TREES LISTED AS BEING UP TO 4 INCHES SHALL BE MEASURED 6 INCHES ABOVE THE GROUND, AND THE CALIPER OF INSTALLED TREES LISTED AS MORE THAN 4 INCHES SHALL BE MEASURED 12 INCHES ABOVE THE GROUND.

received
12/21/20

Prepared By:
PlaceMaker Design Studio, LLC
1111 Plaza Drive • Orlando, Florida 32818
Phone: 407.279.8184
L2300110
Email: info@placemakerdesignstudio.com
Web Site: www.placemakerdesignstudio.com

Prepared For:
Black Collins, P.E., Inc.
84 East South Street
Orlando, Florida 32811
Contract: Black Collins
Project: 1907100000

Best Western Premier
AT OIA
4315 MCCOY ROAD
ORLANDO, FLORIDA

Christopher J
Anuskiewicz
2020.12.21
11:12:17
'00'05-



PERMIT SUBMITTAL LANDSCAPE PLAN

DATE: MAY 20, 2020
JOB NO.: 7002
DRAWN BY: OIA
CHECKED BY: CJA

LANDSCAPE PLAN
L2