


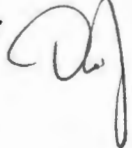


Interoffice Memorandum

April 23, 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: May 18, 2021 – Public Hearing  
Orange County Investments LLC Conservation Area Impact Permit  
Application No. CAI-20-07-055

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

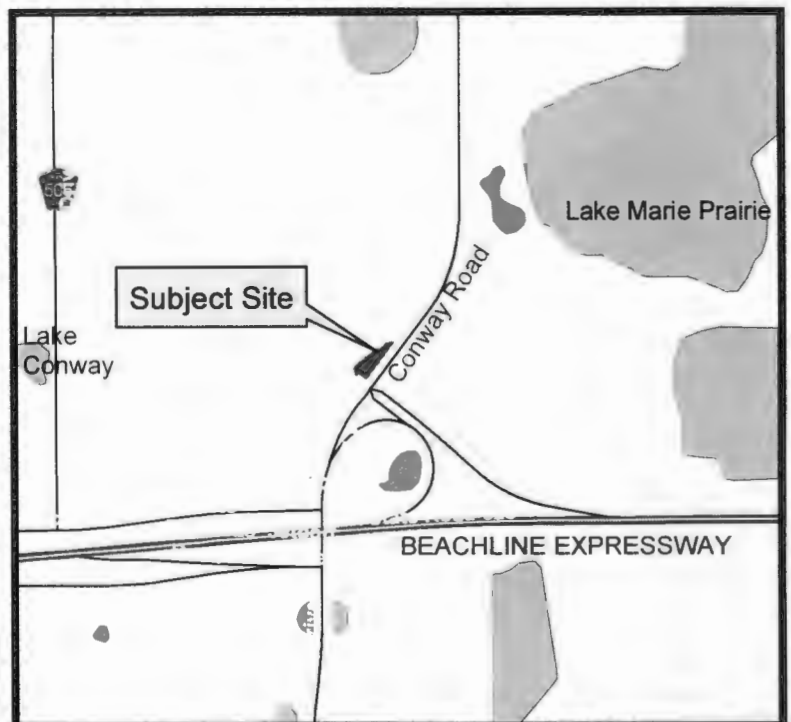
# Conservation Area Impact Permit Request



**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** 



THESE PLANS RELATE TO THE CONWAY ROAD/HOFFNER AVENUE CORRIDOR  
OVERLAY DISTRICT, WHICH IS CODIFIED AT SECTION 38-1059 THROUGH  
SECTION 38-1065 OF THE ORANGE COUNTY CODE AND SECTION 62.498 OF  
THE CITY OF ORLANDO CODE.

## CONSTRUCTION PLANS FOR

# BEST WESTERN PREMIER AT OIA

29-23-30-5619-00-010, 29-23-30-5619-00-020, 29-23-30-0000-00-031

4315 McCOY ROAD  
ORLANDO, FLORIDA 32812

SEE ORANGE COUNTY SPECIAL EXCEPTION CASE #SE-20-08-070  
(APPROVED BY BOARD OF ZONING ADJUSTMENT JULY 2, 2020 AND THE  
BOARD OF COUNTY COMMISSIONERS ON JULY 28, 2020).

PLEASE SEE CITY OF ORLANDO MASTER PLAN MPL2020-10071 AND  
CONDITIONAL USE CUP2020-10012.

### STATEMENT OF OWNERSHIP:

THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY CONWAY  
ORLANDO INVESTMENTS, LLC

### GENERAL STATEMENT:

THE CHARACTER AND INTENSED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF A 110 ROOM  
HOTEL ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES

### SITE DATA:

**PROJECT NAME:** BEST WESTERN PREMIER AT OIA  
**ADDRESS:** 4315 McCOY ROAD  
ORLANDO, FL 32812  
**OWNER ADDRESS:** 1823 NW 1ST AVENUE  
OCALA, FL 34475  
**TELEPHONE:** (407) 701-7763

### ZONING/LAND USE DATA:

**ZONING:** M1, RP, MH, PS  
**PROPOSED USE:** 110 ROOM HOTEL  
**NUMBER OF STORES:** FOUR  
**MAX. BUILDING HEIGHT:** 50'-0"  
**FAR:** 0.807 (S-477 WITH LOT 3 INCLUDED)  
**BUILDING COVERAGE:** 15.158  
**PHASING:** ONE PHASE  
**VEGETATION:** WETLANDS  
**WATER SERVICE:** ORLANDO UTILITIES COMMISSION (OUC)  
**WASTEWATER SERVICE:** CITY OF ORLANDO  
**SOILS:** 40-SARASOTA HIGHL.  
41-SARASOTA HIGHL.-WABINGHA ASSOCIATION, DOMINION, B.  
**STORMWATER MANAGEMENT:** CITY OF ORLANDO FINE STATION #8  
**FIRE:** PRIVATE  
**SOLID WASTE:** PRIVATE  
**SITE AREA:** 88,841 SF = 2.388 ACRES  
**IMPROVEMENTS:** 48,084 SF = 1.079 ACRES AT 47.508  
15,810 SF = 0.344 ACRES AT 15.158  
**BLDG.:** 71,884 SF = 0.734 ACRES AT 32.382  
**OPEN SPACE:** 51,847 SF = 1.180 ACRES AT 52.458

### SETBACKS/BUFFERS:

**FRONT (McCOY ROAD) (South):** 35 FEET/7.5 FEET  
**REAR (Hoffner):** 35 FEET/7.5 FEET  
**SIDE (CONWAY ROAD) (WEST):** 35 FEET/7.5 FEET  
**SIDE (EAST):** 35 FEET/7.5 FEET

### PARKING REQUIREMENTS:

**PARKING REQUIRED:**  
**HOTEL:** 0.5 VEHICLE SPACE PER 0.25 HOTEL ROOM; TOTAL PLUS 2,000 SQ' LEASAGE  
(0.5)(110) + (2)(10) + (0.5)(2,000/1,000) = 50 + 7 + 2 = 59  
**TOTAL:** 88 SPACES  
**RECYCLING SPACES PROVIDED:** 87  
**HANDICAPPED SPACES PROVIDED:** 3  
**TOTAL SPACES PROVIDED:** 90 SPACES  
**TWO-WHEELED VEHICLE SPACES PROVIDED:** 3 SPACES

### UTILITY COMPANIES:

**POWER:** DUKE ENERGY  
6300 W. HOFFNER ROAD  
ORLANDO, FL 32812  
(407) 800-1396  
**SEWER:** ORANGE COUNTY UTILITIES  
200 SOUTH PINE ROAD  
ORLANDO, FL 32835  
(407) 351-5800  
**WATER:** ORLANDO UTILITIES COMMISSION (OUC)  
200 SOUTH PINE ROAD  
ORLANDO, FL 32835  
(407) 351-5800  
**TELEPHONE:** AT&T BELL SOUTH  
500 SOUTH ORLANDO AVENUE  
ORLANDO, FL 32810  
(407) 701-7800  
**GAS:** WEDD PEOPLE'S GAS  
600 WEST HOFFNER STREET  
ORLANDO, FL 32812  
(407) 488-4478



### LOCATION MAP

SECTION 28, TOWNSHIP 31, RANGE 30

**OWNER:**  
CONWAY ORLANDO INVESTMENTS, LLC

MR. MEG REDDY  
1823 NW 1ST AVENUE  
OCALA, FL 34475  
(407) 701-7763

### ENGINEER:

MITCH COLLINS & P.C.  
15 EAST SPAIN STREET  
ORLANDO, FL 32801  
(407) 888-8557

### ARCHITECT:

ARCHITECTURE DESIGN AND ASSOCIATES, INC.  
611 S. TOWN STREET, SUITE 4  
ORLANDO, FL 32814  
(407) 576-3883

### SURVEYOR:

TRIGONOMETRY SURVEYING AND MAPPING, INC.  
1400 POWER STREET  
ORLANDO, FL 32814  
(407) 883-5403

### LANDSCAPE ARCHITECT:

PLANSCAPE DESIGN GROUP, LLC  
415 PALM BLVD  
ORLANDO, FL 32868  
(717) 736-6174

**received**  
12/21/20

**Mitch Collins & P.C.**  
15 EAST SPAIN STREET  
ORLANDO, FL 32801

(407) 850.8557  
(407) 448.8979  
mitchcollins@earthlink.net

### LEGAL DESCRIPTION:

#### PARCEL IN CITY JURISDICTION:

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

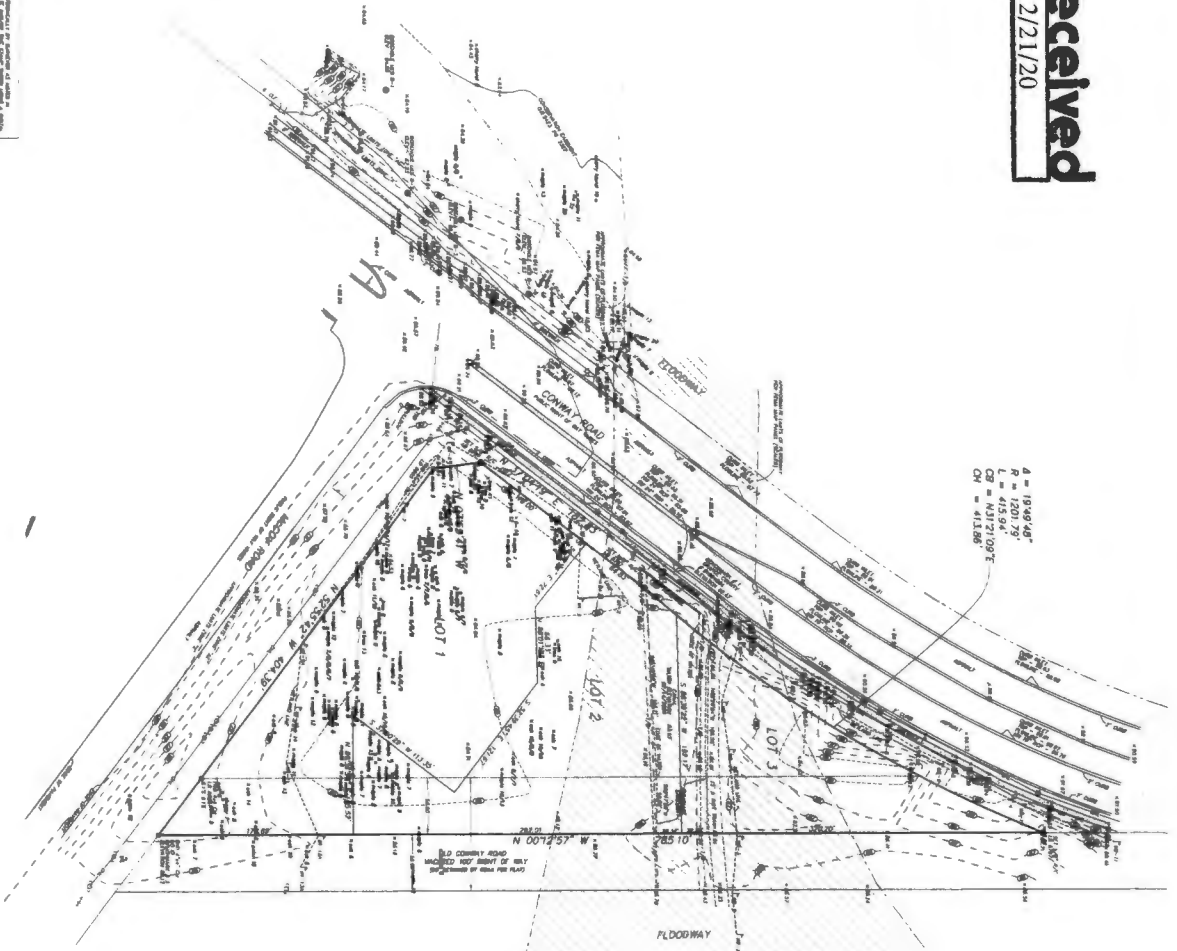
### INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
	COVER SHEET
1	BOUNDARY AND TOPOGRAPHIC SURVEY
2	SURVEY-OFF SITE (CONTINUED)
D-1	DEMOLITION PLAN
C-1	SITE LAYOUT PLAN
C-1A	WETLAND IMPACT PLAN
C-2	GRADING AND DRAINAGE PLAN
C-2A	FLOODZONE IMPACT PLAN
C-3	EROSION CONTROL PLAN
C-4	WATER UTILITY PLAN
C-4A	WATER MAIN PLAN/PROFILE
C-5	SANITARY UTILITY PLAN
C-5A	FORCE MAIN PLAN/PROFILE
C-5B	FORCE MAIN PLAN/PROFILE (CONTINUED)
C-6	DETAILS AND NOTES
C-7	DETAILS AND NOTES
C-8	DETAILS AND NOTES
C-9	DETAILS AND NOTES
C-10	LIFT STATION DETAIL
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN (CONTINUED)
L3	LANDSCAPE NOTES/PLANT SCHEDULE
L4	LANDSCAPE DETAILS
IR1	IRRIGATION PLAN
IR2	IRRIGATION PLAN (CONTINUED)
IR3	IRRIGATION PLAN (CONTINUED)
IR4	IRRIGATION NOTES AND DETAILS
IR5	IRRIGATION DETAILS





**Received**  
12/21/20



4 = 1026.44'  
6 = 1201.28'  
L = 415.94'  
CB = N31°21'09\"/>



LEGEND

Symbol	Description
---	Proposed Boundary
---	Existing Boundary
---	Proposed Easement
---	Existing Easement
---	Proposed Right-of-Way
---	Existing Right-of-Way
---	Proposed Utility
---	Existing Utility
---	Proposed Road
---	Existing Road
---	Proposed Floodway
---	Existing Floodway
---	Proposed Lot
---	Existing Lot
---	Proposed Subdivision
---	Existing Subdivision

LEGAL DESCRIPTION (PROPERTY OF OWNER)  
 LOT 1, 2 AND 3 OF THE COWLEY ROAD SUBDIVISION, AS RECORDED IN PLAT BOOK NO. 106 OF THE PUBLIC RECORDS  
 OF THE COUNTY OF COCONINO, ARIZONA.

**SURVEYOR'S REPORT/NOTES:**

- 1) Survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 2) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 3) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 4) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 5) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 6) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 7) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 8) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 9) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 10) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 11) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 12) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.
- 13) The survey was made from the corner marker and not from the center line and the corner marker was used as the basis for the survey.

STATE OF ARIZONA  
 DEPARTMENT OF LAND SURVEYING  
 DIVISION OF LAND SURVEYING  
 1000 W. WASHINGTON AVENUE, SUITE 100  
 PHOENIX, ARIZONA 85001  
 PHONE: (602) 964-2000  
 FAX: (602) 964-2001  
 WEBSITE: www.arizona.gov/land-surveying



GRAPHIC SCALE  
1" = 10'  
0 10 20 30 40 50 60 70 80 90 100

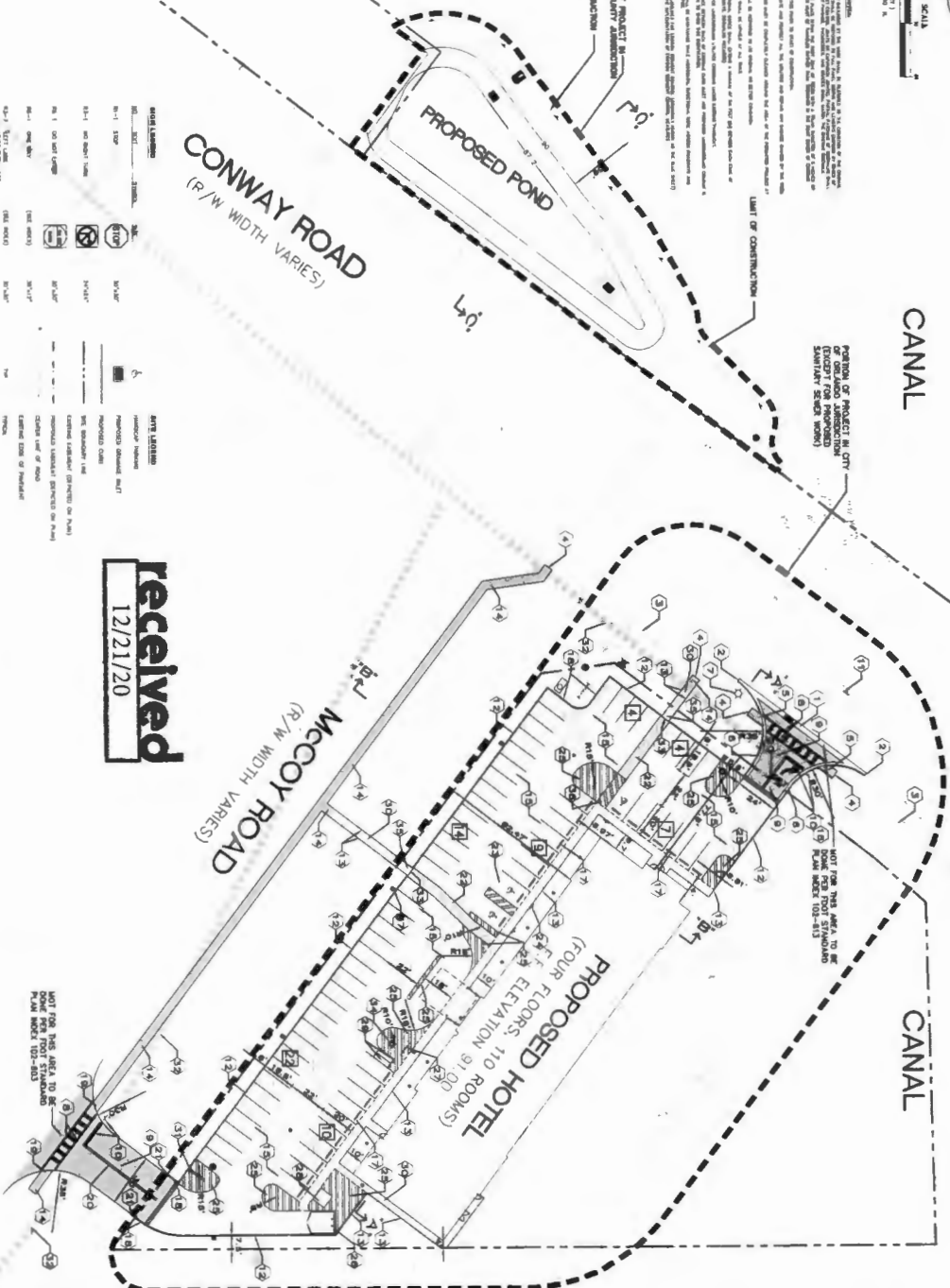
PORTION OF PROJECT IN CITY  
PORTION OF PROJECT IN COUNTY  
LIMIT OF CONSTRUCTION

CONWAY ROAD  
(R/W WIDTH VARIES)

CANAL

McCoy ROAD  
(R/W WIDTH VARIES)

CANAL



received  
12/21/20

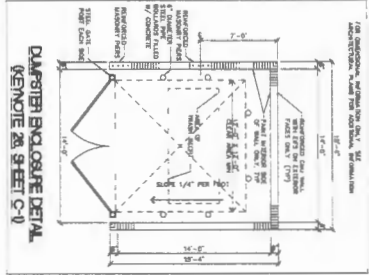
LEGEND

Symbol	Description
...	...

ALL PERMANENT WORKING MARKS SHALL BE REMOVED AT FINALITY  
SURFACE-MOUNTED DETACHABLE WORKING MARKS SHALL BE  
REMOVED AT FINALITY

NOT FOR THIS AREA TO BE  
ROOM PER FOOT STANDARD  
ROOM INDEX 100-813

NOT FOR THIS AREA TO BE  
ROOM PER FOOT STANDARD  
ROOM INDEX 100-813



- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-1)
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-2)
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-3)
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-4)
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-5)
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-6)
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-7)
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-8)
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-9)
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-10)
- 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-11)
- 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-12)
- 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-13)
- 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-14)
- 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-15)
- 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-16)
- 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-17)
- 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-18)
- 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-19)
- 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-20)
- 21. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-21)
- 22. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-22)
- 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-23)
- 24. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-24)
- 25. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-25)
- 26. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-26)
- 27. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE... (1-27)

**SITE LAYOUT PLAN**  
FOR  
**BEST WESTERN PREMIER AT OIA**  
4935 MCCOY ROAD  
ORLANDO, FLORIDA

DATE: 12/21/20  
SCALE: AS SHOWN  
DRAWN BY: [Signature]

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/21/20	ISSUED FOR PERMITS
2		
3		

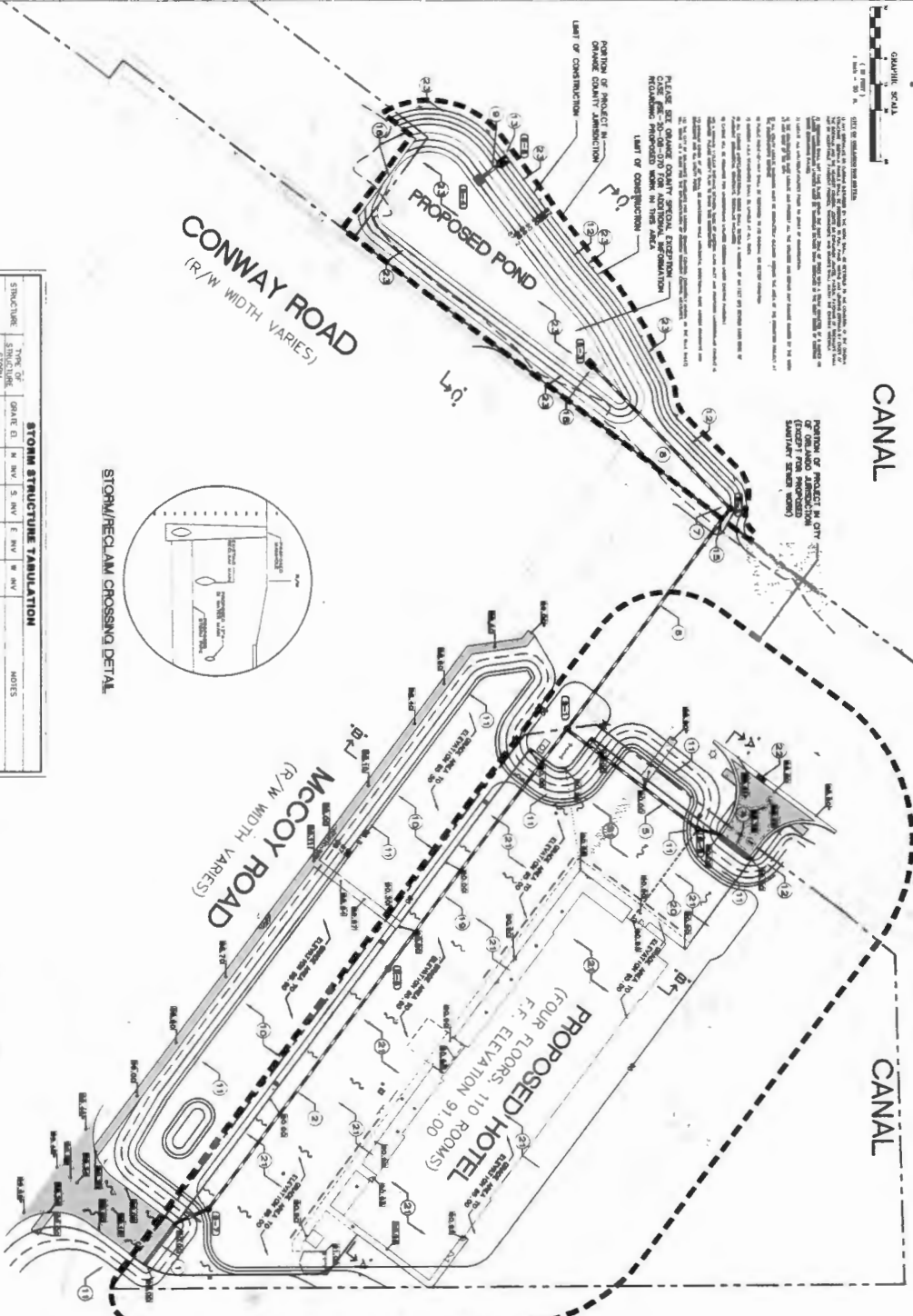




GRAPHIC SCALE  
1" = 100'  
1" = 200'

CONSTRUCTION OF THIS PLAN IS BASED UPON INFORMATION RECEIVED FROM THE CLIENT AND THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SAME. THE ENGINEER HAS NOT CONDUCTED ANY SURVEYING OR FIELD VERIFICATION OF THE SAME. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE MATERIALS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE SOILS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE WATER SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE AIR SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE CLIMATE SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE VEGETATION SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE ANIMALS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE PLANTS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE MINERALS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE METALS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE GASES SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE LIQUIDS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE SOLIDS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE COMPOUNDS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE MIXTURES SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE SOLUTIONS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE SUSPENSIONS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE EMULSIONS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE COLLOIDS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE GELS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE FOAMS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE EMULSIONS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE COLLOIDS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE GELS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE FOAMS SHOWN ON THIS PLAN.

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY ANY OTHER PARTY. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY ANY OTHER PARTY.



STRUCTURE	TYPE OF STRUCTURE	GRADE E.	N	INV.	S	INV.	E	INV.	W	INV.	NOTES
5-1	MANHOLE	90.00	01.40	01.40	01.40	01.40	01.40	01.40	01.40	01.40	(SEE DETAIL)
5-2	MANHOLE	90.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	(SEE DETAIL)
5-3	TYPE "C"	87.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	(SEE DETAIL)
5-4	TYPE "C"	86.50	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	(OVERFLOW/SEE DETAIL)
5-5	W/S	90.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	(SEE DETAIL)
5-6	MANHOLE	90.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	(SEE DETAIL)
5-7	MANHOLE	90.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	(SEE DETAIL)
5-8	MANHOLE	90.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	(SEE DETAIL)

**received**  
12/21/20

- LEGEND**
- 1. PROPOSED POND
  - 2. PROPOSED HOTEL (FOUR FLOORS, 110 ROOMS) (F.F. ELEVATION 91.00)
  - 3. CONWAY ROAD (R/W WIDTH VARIES)
  - 4. MCGOY ROAD (R/W WIDTH VARIES)
  - 5. CANAL
  - 6. STORM/RECLAIM CROSSING DETAIL
  - 7. PROPOSED POND
  - 8. PROPOSED HOTEL
  - 9. CONWAY ROAD
  - 10. MCGOY ROAD
  - 11. CANAL
  - 12. STORM/RECLAIM CROSSING DETAIL
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  - 146. PROPOSED HOTEL
  - 147. CONWAY ROAD
  - 148. MCGOY ROAD
  - 149. CANAL
  - 150. STORM/RECLAIM CROSSING DETAIL
  - 151. PROPOSED POND
  - 152. PROPOSED HOTEL
  - 153. CONWAY ROAD
  - 154. MCGOY ROAD
  - 155. CANAL
  - 156. STORM/RECLAIM CROSSING DETAIL
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  - 158. PROPOSED HOTEL
  - 159. CONWAY ROAD
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  - 298. MCGOY ROAD
  - 299. CANAL
  - 300. STORM/RECLAIM CROSSING DETAIL

CONSTRUCTION OF THIS PLAN IS BASED UPON INFORMATION RECEIVED FROM THE CLIENT AND THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SAME. THE ENGINEER HAS NOT CONDUCTED ANY SURVEYING OR FIELD VERIFICATION OF THE SAME. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE MATERIALS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE SOILS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE WATER SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE AIR SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE CLIMATE SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE VEGETATION SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE ANIMALS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE PLANTS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE MINERALS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE METALS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE GASES SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE LIQUIDS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE SOLIDS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE COMPOUNDS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE MIXTURES SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE SOLUTIONS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE SUSPENSIONS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE EMULSIONS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE COLLOIDS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE GELS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE FOAMS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE EMULSIONS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE COLLOIDS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE GELS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE FOAMS SHOWN ON THIS PLAN.

**GRADING AND DRAINAGE PLAN**  
FOR  
**BEST WESTERN PREMIER AT OIA**

4515 MCGOY ROAD  
ORLANDO, FLORIDA

DATE: 12/21/20  
SCALE: 1" = 100'

DESIGNED BY: M.C.  
CHECKED BY: M.C.  
DATE: 4/7/20  
SCALE: 1" = 50'

PROJECT NO: 28-005  
SHEET NO: C-2



CHANNEL LINE VOLUME=180,643 CF	88.0
CHANNEL LINE VOLUME=117,400 CF	87.5
CHANNEL LINE VOLUME=87,268 CF	87.0
CHANNEL LINE VOLUME=61,120 CF	86.5
CHANNEL LINE VOLUME=38,000 CF	86.0
CHANNEL LINE VOLUME=0 CF	85.5

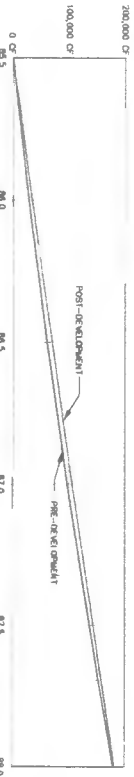
TOTAL VOLUME BETWEEN 85.50 AND 88.00=180,643 CF

PRE-DEVELOPMENT

CHANNEL LINE VOLUME=181,997 CF	88.0
CHANNEL LINE VOLUME=143,586 CF	87.5
CHANNEL LINE VOLUME=106,134 CF	87.0
CHANNEL LINE VOLUME=68,682 CF	86.5
CHANNEL LINE VOLUME=34,500 CF	86.0
CHANNEL LINE VOLUME=0 CF	85.5

TOTAL VOLUME BETWEEN 85.50 AND 88.00=181,997 CF

POST-DEVELOPMENT



VOLUME COMPARISON CHART

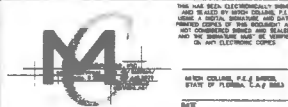
**Received**  
12/21/20

REPRODUCTION OF THIS PLAN IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

FLOODZONE IMPACT PLAN  
FOR  
BEST WESTERN PREMIER AT OIA

4375 MCCOY ROAD

ORLANDO, FLORIDA



DATE	12-21-20
BY	J.C.
CHECKED BY	J.C.
SCALE	AS SHOWN
PROJECT NO.	C-2A
CLIENT	OWB



GRAPHIC SCALE  
1" = 20' 0"

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS/CHARGES FOR PROJECT

CANAL

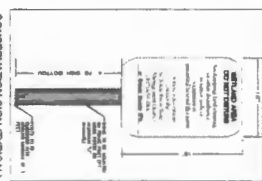
CONWAY ROAD  
(R/W WIDTH VARIES)

PROPOSED POND

PROPOSED DOUBLE 36" T FENCE BARRIER (TYP) (SEE DETAIL)

PROPOSED 36" T FENCE BARRIER (TYP) (SEE DETAIL)

CONSERVATION SIGN (TYPICAL) TO BE PLACED EVERY 50 FEET



**City of Orlando**  
**EROSION CONTROL**  
**FOR CONSTRUCTION SITES**

When to Make Sure Checks "The City Engineer"

**COMMUNITY LEADERS ASSOCIATION**  
**EROSION CONTROL**

MCCOY ROAD  
(R/W WIDTH VARIES)

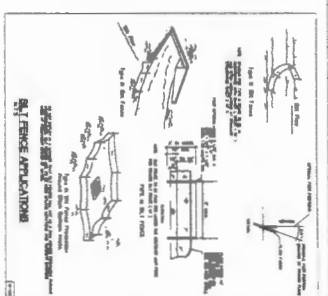
PROPOSED HOTEL  
(FOUR FLOORS, 110 ROOMS)  
F.F. ELEVATION 91.00

PROPOSED DOUBLE 36" T FENCE BARRIER (TYP) (SEE DETAIL)

CANAL

received  
12/21/20

DURING CONSTRUCTION, USE THIS SIGNAGE FOR EXTERIOR/AT EXTERIOR DURING CONSTRUCTION (SEE SIGNAGE ATTACHMENTS)



CONSTRUCTION SCHEDULE

ACTIVITY	START DATE	END DATE
Site Preparation	12/21/20	1/15/21
Foundation	1/15/21	2/15/21
Structure	2/15/21	4/15/21
Interior	4/15/21	6/15/21
Exterior	6/15/21	8/15/21
Final	8/15/21	10/15/21

**GENERAL NOTES:**

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS/CHARGES FOR PROJECT.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS/CHARGES FOR PROJECT.
7. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
8. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS/CHARGES FOR PROJECT.
10. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

CONTRACTOR'S CERTIFICATION

NAME	TITLE	COMPANY	DATE	SIGNATURE

REPRODUCTION OF THIS PLAN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY REPRODUCTION OF THIS PLAN SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO THE ENGINEER.

**EROSION CONTROL PLAN**  
FOR  
**BEST WESTERN PREMIER AT OIA**

425 MCCOY ROAD  
ORLANDO, FLORIDA

REVISIONS

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

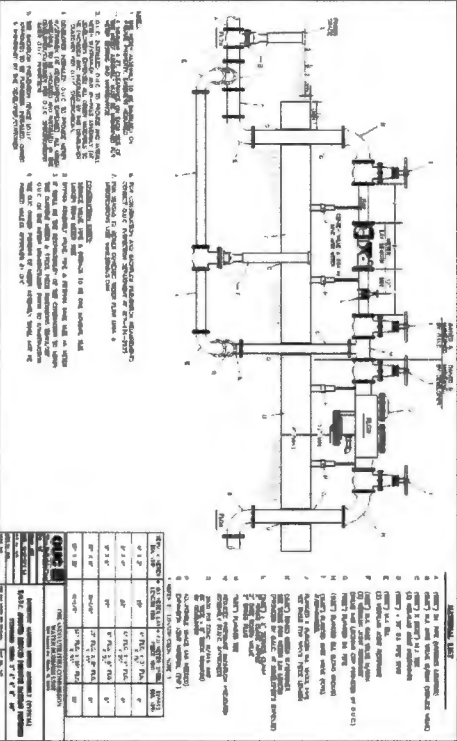
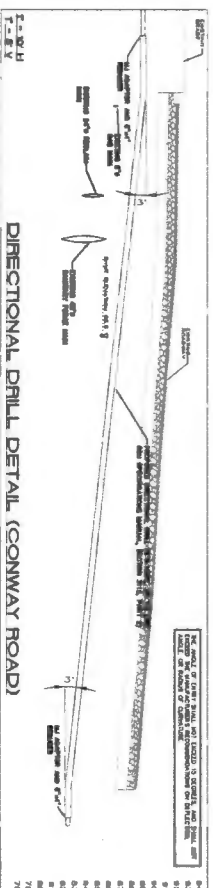
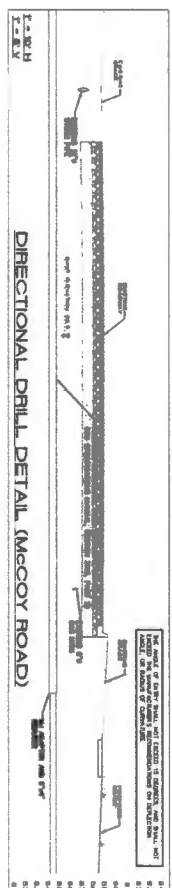
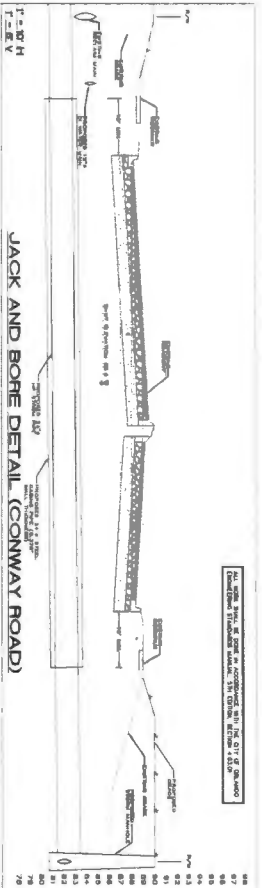
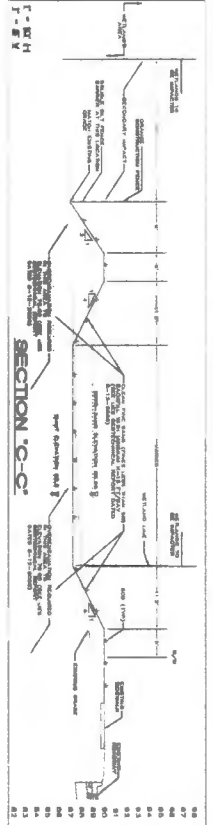
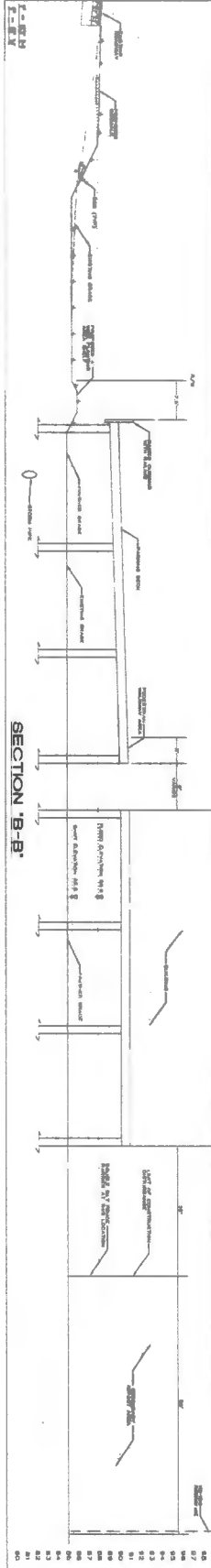
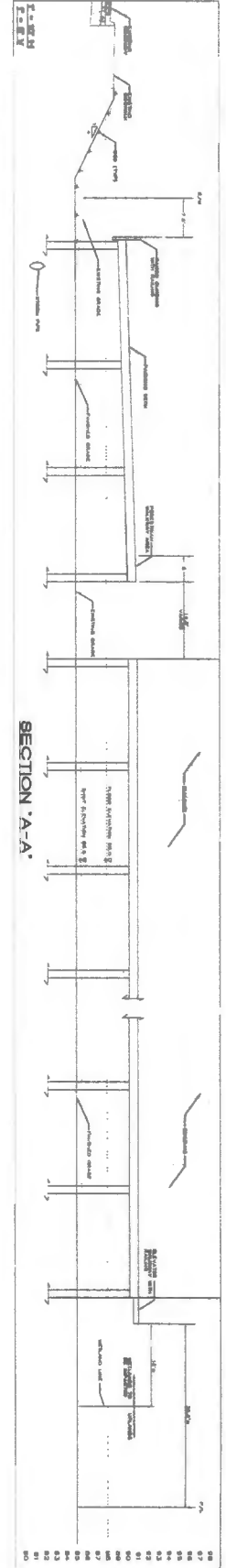


M&C ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA, P.E. # 12345  
DATE



PROJECT INFORMATION

OWNER	M&C
DESIGNER	M&C
DATE	12/21/20
SCALE	AS SHOWN
PROJECT NO.	20-005
DATE	12/21/20



received  
12/21/20

REPRODUCTION OF THIS PLAN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED.

DATE	BY	CHKD BY	APP'D BY
12-21-20	M.C.	M.C.	M.C.
12-21-20	M.C.	M.C.	M.C.
12-21-20	M.C.	M.C.	M.C.
12-21-20	M.C.	M.C.	M.C.



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

NO.	DATE	BY	CHKD BY
1	12-21-20	M.C.	M.C.
2	12-21-20	M.C.	M.C.
3	12-21-20	M.C.	M.C.
4	12-21-20	M.C.	M.C.
5	12-21-20	M.C.	M.C.

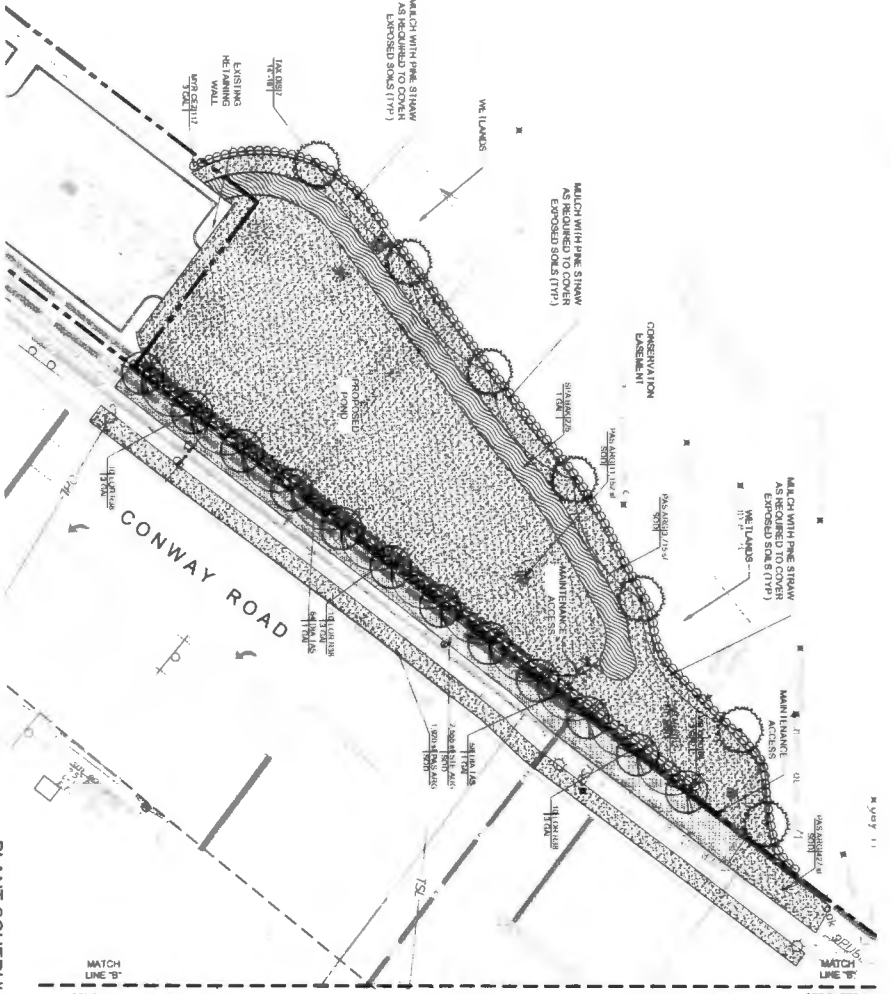
PROPOSED POND FOR HOTEL - ORANGE COUNTY

ORANGE COUNTY LANDSCAPE CODE REQUIREMENTS

**MINIMUM LANDSCAPE REQUIREMENTS SECTION 24.4**  
 SECTION 24.4 LANDSCAPE PLAN AND WATER EFFICIENT LANDSCAPING  
 (1) FLOOD CONTROL CENTER NOT APPLICABLE TO TECHNICAL PRINCIPLES USED IN SECTION 24.4.2 (2) AREA THAT IS LANDSCAPE NOT INCLUDING CHALLENGED REPLETION POND  
 MINIMUM TOTAL SQUARE FOOTAGE OF AREAS TO BE LANDSCAPED WITH TURF  
 80 PERCENT OF AREAS 4" OR SMALLER  
 50 PERCENT OF AREAS 5" TO 12" IN HEIGHT  
 30 PERCENT OF AREAS 13" TO 24" IN HEIGHT  
 10 PERCENT OF AREAS 25" TO 36" IN HEIGHT  
 NOTE: TURF CALCULATIONS ABOVE EXCLUDE REPLETION POND AND INSTALLED TURF IN FRONT OF WALK

ORANGE COUNTY LANDSCAPE COMPLIANCE NOTES

1. ALL PROPOSED PLANT MATERIALS ARE LISTED AS SPECIES UNDER THE FLORIDA FRIENDLY LANDSCAPE PRINCIPALS PLANT SPECIES LIST AS PERFORMED IN MAY 2020 BY THE CITY OF ORLANDO FOR PLANT MATERIALS AND WATER USAGE FOR EACH PLANT MATERIAL.
2. THE SPECIES LISTED ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS DOCUMENT SHALL REFER TO THE CITY OF ORLANDO WEBSITE FOR THE LATEST VERSION OF THE LIST.
3. THE SPECIES LISTED ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS DOCUMENT SHALL REFER TO THE CITY OF ORLANDO WEBSITE FOR THE LATEST VERSION OF THE LIST.
4. THE PROPOSED LANDSCAPE PLAN COMPLIES WITH ORANGE COUNTY CHAPTER 24 LANDSCAPING BUREAU AND OPEN SPACE REQUIREMENTS. THE USER OF THIS DOCUMENT SHALL REFER TO THE CITY OF ORLANDO WEBSITE FOR THE LATEST VERSION OF THE LIST.
5. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ORLANDO WEBSITE FOR THE LATEST VERSION OF THE LIST.
6. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ORLANDO WEBSITE FOR THE LATEST VERSION OF THE LIST.
7. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ORLANDO WEBSITE FOR THE LATEST VERSION OF THE LIST.
8. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ORLANDO WEBSITE FOR THE LATEST VERSION OF THE LIST.
9. THE RELOCATION SHALL BE PROVIDED AND INSTALLED TO CONFORM TO CHAPTER 27, SEC. 601.543 OF THE CODE.



NOTES

1. SEE SHEET L1 FOR IRRIGATION PLANS
2. CONSULT WITH THE ENGINEER FOR ALL TECHNICAL REQUIREMENTS
3. SEE CIVIL ENGINEERING STANDARDS
4. ALL TREES TO REMAIN MUST BE PROTECTED BY THE AMERICAN NATIONAL STANDARDS
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9. ALL TREES TO REMAIN MUST BE PROTECTED BY THE AMERICAN NATIONAL STANDARDS
10. SEE SHEET L1 FOR MAINTENANCE NOTES
11. LANDSCAPE PLAN IS COMPOSED OF TWO (2) PLANT SCHEDULES - ONE FOR THE POND AND ONE FOR THE POND AREA

PLANT SCHEDULE L3 FOR HOTEL PLANT SCHEDULE

TAXUS	QUANTITY	BOTANICAL NAME	COMMON NAME	HT. 7 FT. MIN	SPR. 5 FT. MIN	CAULIN 4 FT. MIN	E-FRIENDLY
SHRUBS	30	BOTANICAL NAME	COMMON NAME	3 GAL	1 FT	3 FT	FLORIDA-FRIENDLY
SP/BAK	25	BOTANICAL NAME	COMMON NAME	3 GAL	1 FT	3 FT	FLORIDA-FRIENDLY
DAI/TAS	122	BOTANICAL NAME	COMMON NAME	1 GAL	1 FT	3 FT	FLORIDA-FRIENDLY
SCISSURED PASTURES	17214 #	BOTANICAL NAME	COMMON NAME	1 GAL	1 FT	3 FT	FLORIDA-FRIENDLY
SITE A/RG	2,555 #	BOTANICAL NAME	COMMON NAME	3 GAL	1 FT	3 FT	FLORIDA-FRIENDLY

**PLANT SCHEDULE NOTE:**  
 ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ORLANDO WEBSITE FOR THE LATEST VERSION OF THE LIST.  
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 ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ORLANDO WEBSITE FOR THE LATEST VERSION OF THE LIST.

received  
 12/21/20

Prepared By:  
 PlaceMaker  
 Design Studio, LLC  
 11770 E. US Highway 1  
 Suite 100  
 Orlando, Florida 32837  
 Phone: (407) 922-8888

Project: 2020.12.21  
 Date: 11/11/21  
 Scale: 1/8" = 1'-0"

**Best Western Premier**  
 AT OIA  
 4315 MCCOY ROAD  
 ORLANDO, FLORIDA

Christopher J  
 Anuszkiewicz  
 2020.12.21  
 11:12:17  
 0005-



**PERMIT SUBMITTAL**  
 LANDSCAPE PLAN  
 DATE: MAY 29, 2020  
 JOB NO.: 7002  
 DRAWN BY: GJA  
 CHECKED BY: CIA

LANDSCAPE PLAN  
 L2