

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Request for Approval of Final Master Plan and Developer's Commitment Agreement for Oakmonte Sr.Villages. (Howard Lefkowitz, applicant.)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Donald Fisher **CONTACT:** Jeff Hopper **EXT** 7431

Agenda Date	<u>10/28/03</u>	Regular	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Work Session	<input type="checkbox"/>	Briefing	<input type="checkbox"/>
		Public Hearing – 1:30	<input type="checkbox"/>	Public Hearing – 7:00	<input type="checkbox"/>				

MOTION/RECOMMENDATION:

1. APPROVE the Final Master Plan and Developer's Commitment Agreement for Oakmonte Senior Villages and authorize the Chairman to execute same; located west of I-4, on the east side of the Seminole Wekiva Trail, approximately 3000' south of Lake Mary Boulevard, based on staff findings (Howard B, Lefkowitz, applicant); or
2. DENY the Final Master Plan and Developer's Commitment Agreement for Oakmonte Senior Villages; located west of I-4, on the east side of the Seminole Wekiva Trail, approximately 3000' south of Lake Mary Boulevard. (Howard B, Lefkowitz, applicant); or
3. CONTINUE the public hearing until a time and date certain.

(District 5 – Comm. McLain)

(Jeff Hopper, Senior Planner)

BACKGROUND:

The applicant requests approval of the Final Master Plan and Developer's Commitment Agreement for Oakmonte Senior Villages, part of the Oakmonte PUD, in order to develop a 250-bed assisted living facility and 30 independent living units. The Board approved the Preliminary Master Plan for the project on July 23, 2002.

STAFF RECOMMENDATION:

Staff finds that the proposed Master Plan and Developer's Commitment Agreement are consistent with the Preliminary Master Plan, the approved Development Order, and the Vision 2020 Plan. Therefore, staff is recommending approval of the Final Master Plan and Developer's Commitment Agreement.

Reviewed by:	<u>SP</u>
Co Atty:	<u>SP</u>
DFS:	<u>MW</u>
OTHER:	<u>SP</u>
DCM:	<u>SP</u>
CM:	<u>SP</u>
File No.	<u>rpdp03</u>

**OAKMONTE SENIOR VILLAGES
(aka SHIRALAGO)
DEVELOPER'S COMMITMENT AGREEMENT**

On October 28, 2003, the Board of County Commissioners of Seminole County issued this Agreement relating to, concerning and binding the following described real property situated in Seminole County, Florida:

I. LEGAL DESCRIPTION

Legal description is attached as Exhibit "A".

II. PROPERTY OWNER

JEWISH SENIOR HOUSING COUNCIL OF GREATER ORLANDO, INC. a Florida not-for-profit corporation. ("Owner")

III. STATEMENT OF BASIC FACTS

- A. Gross Site Area: 20 acres
- B. Zoning: Planned United Development
- C. Building Area:

Commons Building	46,613*
Villas	66,218
Apartments	205,556
Assisted Living	<u>32,460</u>
Total:	350,847*

* Includes 5,000 sq. ft. of courtyards

IV. LAND USE BREAKDOWN

<u>Use</u>	<u>Gross Area</u>	<u>% of Site</u>
Residential buildings and ancillary structures	4.77 acres	23.87%
Roadways	4.88 acres	24.42%
Open Space	9.39 acres	46.91%
Sidewalks and Pool	0.96 acres	4.80%
TOTALS	20 acres	100.00%

V. OPEN SPACE CALCULATIONS

Open Space shall be provided at an overall rate of 46.45%, or 9.29 acres.

- Total Land Area: 20 acres
- Open Space Required: $25\% = 20 \times 0.25 = 4$ acres
- Open Space Provided: $9.29 \text{ ac.} = 46.45\%$

VI. BUILDING HEIGHT AND SETBACKS

- A. Maximum height of the multi-story buildings on the east tract, measured from finished grade to the top of the building parapet, shall be 35 feet, plus an additional allowance of 10% for architectural enhancements. Maximum building height of the “villas” on the west tract shall be 20 feet.
- B. There shall be a 50-foot building setback along the west and south property lines.

VII. PERMITTED USES

- A. Assisted living facility, 250 bed maximum
- B. Villa units for independent living, maximum 30

VIII. LANDSCAPE & BUFFER CRITERIA

- A. The project shall maintain a 25-foot landscape buffer along the west and south property lines.
- B. The Owner shall provide a split-face block wall with a height of 6 feet along the west and south property lines. Within the landscape buffer adjacent to the wall, the Owner shall provide a row of canopy trees and a row of understory trees which shall be staggered to provide maximum visual screening. Trees shall have a minimum caliper of 3 inches and the owner shall provide 2 canopy trees and 4 understory trees per 100 linear feet of property boundary. Pines shall not be used to meet the canopy tree requirement.
- C. Proposed retention areas within the 25-foot buffers may encroach a maximum of 12.5 feet into said buffers, provided that all required plantings have adequate space in which to grow to maturity and maintain a healthy condition. This shall be evaluated at Final Engineering.
- D. The Owner shall provide a minimum 10’ buffer along the east property line, meeting the requirements of Section 30.268 of the Land Development Code. Plantings shall be arranged so as not to interfere with existing utility lines; this shall be evaluated at Final Engineering.
- E. Landscape material style and size shall conform to Seminole County Land Development Code specifications.

IX. DEVELOPMENT COMMITMENTS

The following conditions shall apply to the development of the Property:

- 1. The Owner shall provide a pedestrian gate to allow access by residents from the Property to the Seminole-Wekiva Trail. A pedestrian walkway shall be provided, outside any required buffer area, connecting this gate with residential structures, roads and other walkways within the site.
- 2. Final Engineering plans shall show an internal pedestrian circulation system connecting buildings and providing access to open space areas.
- 3. Buildings within the west tract shall not have flat roofs.
- 4. Minimum parking requirements for the west tract shall be 1 space per dwelling unit, plus 1 guest space for every 4 units or fraction thereof. Parking for the east tract shall be 1 space per employee on the largest shift plus 1 space per 4 beds.
- 5. Outdoor recreation amenities provided in the eastern tract shall be for the exclusive benefit of all residents in the PUD and shall be counted towards the 25% open space required for the overall PUD. Final Engineering plans shall provide detailed information on indoor and outdoor amenities demonstrating compliance with this requirement.

6. Access shall be provided via an extension of the Oakmonte PUD internal road system. No further access shall be provided through this site to properties to the south.
7. No off-site signage shall be permitted.
8. Lighting for the outdoor parking lots shall have a maximum height of 16 feet, including fixtures, which shall be cut-off/shoebox type fixtures or equivalent.
9. The project shall meet all portions of the Land Development Code which apply to multi-family development.
10. On the western tract, parking and circulation areas shall be separated from the property line by the residential buildings.
11. The Owner acknowledges that approval by the County of the Project is based upon the understanding that the property will be used as an Independent Living Facility, and/or Assisted Living Facility and/or Skilled Nursing Facility for senior citizens and upon an analysis of the demand for governmental services that such a facility would create. Accordingly, the Owner agrees as follows:
 - a) At no time shall any of the dwelling units in the Project be occupied by any person or family unit unless at least one of the intended permanent occupants shall be over the age of 62 years.
 - b) Occupancy of dwelling units in the Project by adults under the age of 62 shall be permitted, but under no circumstances shall occupancy by minor children be permitted on other than a temporary visitor's basis.
 - c) Occupancy by minor children shall not be permitted in the Project, except on a temporary visitor's basis. Under no circumstances shall any visiting minor child be considered a resident for purposes of applying for admission to grades K-12 of any public school located in Seminole County.

X. PUBLIC FACILITIES

WATER:

Water service shall be provided by Seminole County. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection Standards.

SANITARY SEWER:

Central sanitary sewer shall be provided by Seminole County. Design of lines and pump stations shall conform to all Seminole County and Department of Environmental Protection Standards.

STORM DRAINAGE:

Storm water drainage treatment and storage for pre-post conditions are to be provided on-site or to the master retention pond according to Seminole County and the St. Johns River Water Management District's ERP regulations.

FIRE PROTECTION:

Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 1,250 gpm with 20 p.s.i. Fire hydrant shall be located according to Seminole county regulations.

XI. STANDARD COMMITMENTS

1. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including the impact fee ordinance, in effect in Seminole County at the time of permit issuance.

2. All obligations, liabilities, and responsibilities incurred by or implied by the Owners by this Agreement shall be assumed by any successors-in-interest of any portion of the Property.
3. This Developer's Commitment Agreement touches and concerns the Property, and the conditions, commitments and provisions of the Developer's Commitment Agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The Owners of the property have expressly covenanted and agreed to this provision and all other terms and provisions of the Developer's Commitment Agreement.
4. The terms and provisions of the Developer's Commitment Agreement are not severable, and in the event any portion of this Developer's Commitment Agreement shall be found to be invalid or illegal, then the entire Developer's Commitment Agreement shall be null and void.

XII. INTERPRETATION; RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPER'S COMMITMENT AGREEMENT

In the event of an inconsistency between this Developer's Commitment Agreement and the Final Master Plan attached hereto, the terms and conditions of this Developer's Commitment Agreement shall control. Furthermore, in the event of a conflict between the terms of this Agreement, the Final Master Plan and Development Order Number 01-23000006, dated July 23, 2002, and recorded in Official Records Book ____, Page ____, Public Records of Seminole County, Florida, the terms of the Development Order shall control.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.

**DONE AND ORDERED ON
THE DATE FIRST WRITTEN ABOVE**

By: _____
Daryl G. McLain
Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the Owner, Jewish Senior Housing Council of Greater Orlando, Inc., on behalf of itself and its heirs, successors, assigns and transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developers Commitment Agreement.

Witness

Print Name

By: _____
HOWARD B. LEFKOWITZ
President

Witness

Print Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared HOWARD B. LEFKOWITZ, the President of Jewish Senior Housing Council of Greater Orlando Inc., who is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2003.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF LAND IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK "C", OAKMONTE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 75 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD No. 400; THENCE RUN S 16°11'40" W, ALONG SAID WEST RIGHT OF WAY LINE, 850.93 FEET; THENCE RUN N 89°45'37" W, 1087.66 FEET; THENCE RUN N 37°49'36" W, 240.65 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SEMINOLE WEKIVA TRAIL (A 50' RIGHT OF WAY); THENCE RUN N 52°10'24" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, 182.38 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 20°06'21", A RADIUS OF 1935.08 FEET, AN ARC LENGTH OF 679.05 FEET, A CHORD BEARING OF N 42°07'13" E AND A CHORD DISTANCE OF 675.57 FEET TO THE SOUTH LINE OF AFORESAID BLOCK "C"; THENCE RUN S 89°45'37" E, ALONG SAID SOUTH LINE, 288.56 FEET; THENCE RUN N 88°56'45" E, CONTINUING ALONG SAID SOUTH LINE, 586.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.0 ACRES MORE OR LESS.

EXHIBIT B

FINAL MASTER PLAN

ABBREVIATIONS

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
ABUTMENT	ADJUST																								

EXISTING SYMBOLS

LINES		SANITARY		STORM DRAIN		HIGHWAY & UTILITIES	
	CENTER LINE		SANITARY SEWER LINE		STORM SEWER		BENCHMARK

PROPOSED SYMBOLS

LINES		STORM DRAIN		HIGHWAY & UTILITIES	
	BOUNDARY		100 LF STS 24 HDPE @ 0.20%		BOARD CORNER

MADDEN
Engineering, Inc.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 208
Maitland, Florida 32751
(407) 929-8130

SYMBOLS AND ABBREVIATIONS
FOR
SHIRALAGO
SEMIWOLFE COUNTY
FLORIDA

DESIGN REVIEWED BY: **OSCAR ANDRADA, INC.**
4 FLORIDA REGISTERED PROFESSIONAL ENGINEERS
OSCAR ANDRADA, INC.
1407 42nd AVE
SUITE 200
CORONA, FL 32009
TEL: (407) 421-4330
FAX: (407) 421-4333

DESIGNED BY: **CHARLES M. MADDEN, P.E.** (407) 929-8130
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA LICENSE NO. 00007272

DATE: **REVISIONS**

NO.	DATE	DESCRIPTION
1	09/10/03	ISSUED FOR PERMITS
2	09/10/03	ISSUED FOR PERMITS
3	09/10/03	ISSUED FOR PERMITS
4	09/10/03	ISSUED FOR PERMITS
5	09/10/03	ISSUED FOR PERMITS
6	09/10/03	ISSUED FOR PERMITS
7	09/10/03	ISSUED FOR PERMITS
8	09/10/03	ISSUED FOR PERMITS
9	09/10/03	ISSUED FOR PERMITS
10	09/10/03	ISSUED FOR PERMITS

SY-1



MADDEN
Engineering, Inc.
CIVIL ENGINEERS
431 E. Hurlbut Avenue
Suite 200
Maitland, Florida 32751
(407) 929-8330

GENERAL NOTES
FOR
SHIRALAGO
SEMIWALK COUNTY

CLIENT
SEMIWALK HOUSING COUNCIL
1000 W. HURKETT AVENUE
SUITE 200
MAITLAND, FLORIDA 32751
407-929-8330
C/O W. MADDEN ENGINEERING, INC.
431 E. HURKETT AVENUE
SUITE 200
MAITLAND, FLORIDA 32751
(407) 929-8330

ENGINEER IN CHARGE
CHARLES F. MADDEN, P.E. #38772
1000 W. HURKETT AVENUE
SUITE 200
MAITLAND, FLORIDA 32751
(407) 929-8330

DATE FEBRUARY 2010
NO. 10-00000-000
REV. 1
DATE 02/10/10
BY JLM
REVISION N/A
DESIGNED BY JLM
DRAWN BY JLM
CHECKED BY JLM
APPROVED BY JLM

The client is asked to verify compliance in the building code and other applicable codes. It shall be the responsibility of the contractor to verify compliance with the building code and other applicable codes. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for obtaining all necessary permits and licenses.

Seal
Madden Engineering, Inc. (Professional Engineer)

NT-1

EMERGENCY WASTEWATER SPILL AND WATER MAIN BREAK PROCEDURES

1. EXCAVATING CAUTIONARY
THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE PRESENCE OF WASTEWATER FORCE MAINS AND GRAVITY SEWERS. FORCE MAINS AND SEWER LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION. CERTAIN LOCATIONS:
2. RECEIVING NOTIFICATION
THE SEMI-WALK COUNTY DISPATCH OPERATOR SHALL BE NOTIFIED IMMEDIATELY IN THE EVENT OF A FORCE MAIN, GRAVITY SEWER OR WATER MAIN BREAK OR CHANGE AT (407) 865-2117.
3. REPAIR IMMEDIATELY
ALL DAMAGE TO SEMI-WALK COUNTY MAINS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. IF THE REPAIR IS NOT BASED ON A SHEET MANUAL, AS DETERMINED BY THE SEMI-WALK COUNTY UTILITIES INSPECTOR, SEMI-WALK COUNTY WILL PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR REPAIRS.
4. SEMI-WALK COUNTY UTILITIES DEPARTMENT GENERAL TELEPHONE NUMBERS
SEMI-WALK COUNTY UTILITIES CONSTRUCTION INSPECTOR SECTION - (407) 865-2106
SEMI-WALK COUNTY UTILITIES WASTEWATER DIVISION - (407) 865-2117
SEMI-WALK COUNTY UTILITIES WATER DIVISION - (407) 865-2117
SEMI-WALK COUNTY UTILITIES ENGINEERING DIVISION - (407) 865-7331
5. ADVANCE NOTIFICATION OF CONSTRUCTION
THE SEMI-WALK COUNTY UTILITIES CONSTRUCTION SECTION (407) 865-2117 SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ADVANCE NOTIFICATION OF PENDING CONNECTION
THE SEMI-WALK COUNTY WATER DIVISION (407) 865-2117 AND SEMI-WALK COUNTY WASTEWATER DIVISION (407) 865-2117 SHALL BE NOTIFIED AT LEAST (7) DAYS IN ADVANCE TO SCHEDULE WORK. ALL VALVES BEING INSTALLED ARE TO BE REPAIRED AFTER CLOSING CONSTRUCTION.
7. OPERATION OF SEMI-WALK COUNTY PUMP STATION
THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN CONTROL WITH AN SEMI-WALK COUNTY UTILITIES OPERATOR (407) 865-2117.

PAVING AND DRAINAGE (Con't)

1. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO SEMI-WALK COUNTY AS SOON AS THEY ARE GENERATED. REQUIREMENTS OF SEMI-WALK COUNTY SHALL BE RECEIVED PRIOR TO PAVING.
2. CONTRACTOR SHALL COMPLY WITH ALL SEMI-WALK COUNTY REQUIREMENTS FOR INSPECTION AND TESTING.
3. ALL CONCRETE PIPE JOINTS SHALL BE SEAMED IN FIBER FILLS.
4. ALL TRAFFIC CONTROL, SIGNS, WARNING AND STREET MARKS SHALL BE TO CONFORM WITH F.O.D.T. AND ROADWAY AND HIGHWAY MAINTENANCE MANUALS. MARKS OF UNIFORM TRAFFIC CONTROL DEVICES, SEMI-WALK COUNTY I.D.C. AND SEMI-WALK COUNTY CURBS.
5. NEGLIGENT SIGNS AND WARNING SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
6. PAVEMENT RETURN MANS SHALL BE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. PAVED SLOPES AND BURNS SHALL BE SLOPED TO 1:1 BOLD MIN.
8. UNDERLAYS BASE COURSE SHALL NOT BE CONSTRUCTED UNTIL AFTER SURFACE CONSTRUCTION HAS BEEN COMPLETED AND REQUIRED STANDARDS TEST RESULTS HAVE BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER.
9. THE FINISHED BASE COURSE SHALL BE FINISHED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. ALL ROAD AREAS SHALL BE CUT OUT AND REPLACED PRIOR TO APPLYING WEARING SURFACE.
10. ASSIGNING ACCEPTABLE CHANGES. THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN (7) DAYS AND NO LATER THAN THIRTY (30) DAYS AFTER COMPLETION.
11. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL ANGLE IRON GRATES WITH ALL STRUCTURES IN PAVED AREAS SHALL HAVE STEEL REINFORCING FRAMES WITH IN-20 LAGGING.

STORMWATER POLLUTION PREVENTION NOTES:

1. THE CONTRACTOR SHALL EXERCISE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF CONSTRUCTION TO THE VULNERABLE AND AVOIDANCE THAT ARE LISTED BELOW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOTAL ANTICIPATED CONSTRUCTION POND PROVISION MUST BE MADE TO PREVENT THE CONSTRUCTION FROM POLLUTING NEARBY TEMPORARY DRAINAGE, ETC. AS REQUIRED TO FULLY COMPLY WITH THE REQUIREMENTS OF THIS SECTION.
2. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY ON THE PROJECT SITE OR INTO ADJACENT WATER BODY OR STREAM OR OTHER RECEIVING FACILITY.
3. THE SURFACE AREA OF OPEN RAW EARTH SHALL BE EXPOSED BY CLEANING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
4. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LOADS. SEDIMENT TRAP MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
5. AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO FAILURE TO PREVENT WATER TO THE ENGINEER. AREAS OPENED WITH IN THIRTY DAYS SHALL BE SEEDED WITH A DUNE GRASSING GRASS SPECIES WHICH WILL PROVIDE EARLY COVER. DURING THE SEASON WHEN IT IS PLANTED, TEMPORARY WEEDING SHALL BE CONTROLLED SO AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
6. THE SEEDS OF SEEDS AND MIXED AREAS SHALL BE ROLLED AND WATERED AS REQUIRED BY SEEDING OPERATIONS. SEEDING OPERATIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
7. IF AFTER 14 DAYS, THE TEMPORARY GRASSES ARE NOT ATTAINED A NUMBER OF 700 SEEDS PER SQUARE FOOT, THE AREA WILL BE RESEEDED AND ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER.
8. ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO PREVENT EROSION WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
9. ALL EROSION AREAS OUTSIDE THE EXCAVATION AND FILL LIMITS WILL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR ORIGINAL CONDITION PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL NEWLY PLANTED GRASSES IN VEGETATION AND VEGETATION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE COUNTY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND SHALL PROVIDE ANY FURTHER WORK IN THE OPINION OF THE ENGINEER. HAS BECOME DISAPPLIED DUE TO EROSION OR DUE TO COLLAPSES OR REQUISITES ON THE PART OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CONTROL EROSION AND SEDIMENT FURTHER FROM THE SITE DURING CONSTRUCTION. SUCH MEASURES SHALL BE IN ACCORDANCE WITH THE CURRENT FEDERAL DEPARTMENT OF TRANSPORTATION STANDARDS.
13. RESIDENTIAL NO WORK WILL BE ALLOWED WITHIN ANY CONSERVATION AREA, BUFFER AREA, WETLAND AREA OR REDUCED WETLAND AREA UNLESS SO SPECIFICALLY DESCRIBED BY THE PLANS AND GRANTED BY PERMIT OF PERMIT OF THE GOVERNMENTAL ENTITY HAVING JURISDICTION OVER SUCH AREA.
14. PRIOR TO EXCAVATING AND GRUBBING, THE LIMITS OF WETLANDS, BUFFERS, WETLANDS, BUFFERS AND WETLAND AREAS SHALL BE CLEARLY MARKED ALONG THE PERIMETER OF THE WORK TO BE DONE TO PROTECT THESE AREAS FROM ENCROACHMENT FROM CONSTRUCTION ACTIVITIES.
15. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN SECTION 104. F.O.D.T. STORMWATER SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION. SITE SLOPE MAY BE USED AND MAINTAINED PROVIDED THAT THE WEEDING MATERIAL IS USED MAINTAINED AND THE SLOPE SLOPES ARE MAINTAINED GREATER THAN 3:1 FOR PART OF A DRAINAGE COURSE.
16. NEVER TO POND DETAIL SHEETS FOR EROSION CONTROL. MEASURES AT ROAD OUTFALLS.
17. EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH SECTION NO. 102.

UTILITY COMPANIES:

- TELEPHONE:** BELLSOUTH
132 PINEHURST
132 COMMERCE WAY
SARASOTA, FL 34237
PHONE: (407) 237-2063
- ELECTRIC:** PROGRESS ENERGY
3037 PINECRE
275 PINEHURST ROAD
ANOKA, FL 32716
PHONE: (407) 648-8532
- WATER:** SEMI-WALK COUNTY
1000 W. HURKETT AVENUE
SUITE 200
MAITLAND, FL 32751
PHONE: (407) 865-2143
- SEWER:** SEMI-WALK COUNTY
1000 W. HURKETT AVENUE
SUITE 200
MAITLAND, FL 32751
PHONE: (407) 865-2143
- CABLE:** UNION TELEPHONE SYSTEMS
2201 LINDEN WAY, SUITE 320
MAITLAND, FL 32751
PHONE: (407) 212-5588
- Gas:** ALL FLORIDA UTILITIES
430 W. BIRD STREET
SARASOTA, FL 34237
PHONE: (407) 362-5743

PROJECT DIRECTORY

- OWNER / DEVELOPER**
SEMI-WALK HOUSING COUNCIL OF GREATER ORLANDO, INC.
C/O W. MADDEN ENGINEERING, INC.
431 E. HURKETT AVENUE
SUITE 200
MAITLAND, FLORIDA 32751
PHONE: (407) 929-8330
- CIVIL ENGINEER**
MADDEN ENGINEERING, INC.
PROJECT MANAGER: CHARLES MADDEN
431 E. HURKETT AVENUE, SUITE 200
MAITLAND, FLORIDA 32751
PHONE: (407) 929-8330
- SURVEYOR**
TRIPLETHRU SURVEY SERVICES, INC.
2000 W. HURKETT AVENUE
SUITE 200
MAITLAND, FLORIDA 32751
PHONE: (407) 922-6687
- GEOTECHNICAL ENGINEER**
UNIVERSAL ENGINEERING GROUPS
PROJECT MANAGER: SAM RAO
3000 W. HURKETT AVENUE
SUITE 200
MAITLAND, FLORIDA 32751
PHONE: (407) 423-0504

WATER

1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHIEF VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH THE SEMI-WALK COUNTY STANDARD SPECIFICATIONS AND LAND DEVELOPMENT CODES.
2. THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.
3. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT ALL CONNECTIONS AND CROSSINGS.
4. WORK PITCHABLE WATER AND SANITARY SEWER MAINS SHALL BE LESS THAN SIXTEEN (16) INCHES OF VERTICAL CLEARANCE OVER WHERE THE SEWER MAIN IS ABOVE THE WATER MAIN. THE CENTER MAIN SHALL BE PROTECTED BY 30" OF PRESSURE RATED PIPE MEETING THE F.O.D.T. 30" OR 36" SPECIFICATIONS AND A MINIMUM LENGTH OF THIRTY (30) FEET. COVERED FROM THE FRONT OF GRADE. A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET EXIST TO EXIST BETWEEN POTABLE WATER MAINS AND SEWER MAINS SHALL BE MAINTAINED WHEN AT ALL POSSIBLE. WHEN THE 10-FEET HORIZONTAL SEPARATION CANNOT BE MAINTAINED, THE WATER MAINS SHALL BE PROTECTED BY A CONCRETE TRENCH OR AN UNDESTRUCTIBLE EARTH SHEET AT LEAST 18" ABOVE THE SEWER MAIN. OTHERWISE, THE WATER MAINS SHALL BE PROTECTED BY 30" OF PRESSURE RATED PIPE MEETING THE AWWA C-300 OR C-305 SPECIFICATIONS AND PRESSURE TESTED.
5. WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE PER AWWA C-300 SPECIFICATION.
6. ALL 4" - 12" WATER LINES SHALL BE PVC PIPE AWWA C-300, OR 18" MECHANICAL JOINTS AND RUBBER CONNECTION RHO JOINTS CONFORMING TO ASTM D3791. FROM PIPE JOBS FORWARD AS SPECIFIED BY F.O.D.T. ALL PIPE SHALL BE 50°C/H AND TESTED AT 200 PSI FOR TWO HOURS.
7. GATE VALVES SHALL CONFORM TO AWWA C-500-07 WITH WRENCH NOT EXTENDING STEALS AND OTHER APPROVED ACCESSORIES AS REQUIRED. THEY SHALL BE IRON BODY, BALL BEARING MOUNTED, DOUBLE SEAL, PARALLEL SEAT, NON-RISING STEM VALVES WITH RUBBER SEALS AND END CONNECTIONS AS CALLED FOR ON THE PLANS. ALL TEES, CAPS, FLANGES, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH DRIP NIPPLES.
8. THE CONTRACTOR SHALL TAPE 14 GAUGE LOCATOR WIRE TO ALL WATER LINES AT 1' INTERVALS.
9. SERVICE MAINS FOR FIRE HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 1993 EDITION.
10. NEW FIRE HYDRANTS SHALL BE INSTALLED SO THAT 5'-0" (14" BURN PIPES IS FOUND THE HYDRANT TO BEACH OF A 4" ACCESSIBLE. HYDRANTS SHALL BE POSITIONED NOT MORE THAN 3 FEET AWAY FROM THE CURB OR NEAR OF THE ADJACENT.
11. THE WATER ENGINEER, THE PROJECT MANAGER SHALL REVIEW A MINIMUM OF FORTY EIGHT HOURS (48 HOURS WORKING DAYS) PRIOR TO TESTING OF THE WATER LINES. PHONE: (407) 929-8330
12. HYDRAULIC TESTS UNLESS OTHERWISE PROVIDED TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEW-INSTALLED WATER DISTRIBUTION SYSTEMS. PRESSURE RATES AND APPROPRIATE, THE TESTS SHALL BE IN ACCORDANCE WITH PROVISIONS OF AWWA C-600 OR AWWA C-605 SPECIFICATION.
13. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C-600-CONTINUING WATER MAIN, INCLUDING ANY REQUIRED TESTING BY SEMI-WALK COUNTY.
14. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION OF ALL WATER LINES AND SERVICES. THE INFORMATION SHALL BE SUBMITTED ON LEGALLY MARKED-UP PLANS TO THE ENGINEER WITHIN ONE (1) WEEK OF THE COMPLETION OF THE WATER LINE CONSTRUCTION.
15. CONTRACTOR SHALL MAINTAIN ALL TESTING TO ALLOW THE ENGINEER'S ATTENDANCE FAILURE TO PREVENT WATER TO THE ENGINEER. AREAS OPENED WITH IN THIRTY DAYS SHALL BE SEEDED WITH A DUNE GRASSING GRASS SPECIES WHICH WILL PROVIDE EARLY COVER. DURING THE SEASON WHEN IT IS PLANTED, TEMPORARY WEEDING SHALL BE CONTROLLED SO AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
16. WATER SERVICE PROVIDED BY SEMI-WALK COUNTY.
17. NEW HYDRANTS SHALL BE TESTED BY A PROPER WORKING ORDER WITH DOCUMENTATION SUBMITTED TO THE MUNICIPAL PRIOR TO ANY COMMISSIBLE CONSTRUCTION. (I.E. FLOW LINE TEST SHALL BE PERFORMED)

PAVING AND DRAINAGE

1. THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTION 102, SEMI-WALK COUNTY. SPECIFICATIONS AND ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER.
2. RECAVATION, PAVING AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH F.O.D.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SEMI-WALK COUNTY SPECIFICATIONS.
3. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE OF THE SITE TO THE DRAINAGE PLANS.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LOTS AND ROADS.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL RECORDS PREPARED FOR THE SITE.
6. SOIL BORINGS AND SOIL ENGINEERING SERVICES HAVE BEEN PROVIDED BY GEOTECHNICAL ENGINEER (WHICH SERVICES) WILL BE NOTED TO THE CONTRACTOR FROM WITHIN 14 DAYS IN ADVANCE. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. EXCAVATION OF UNSUITABLE FILL AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SOIL REPORTS.
7. THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED FOR LEAVE OR PRESERVED. BEFORE CONSTRUCTION THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER AT THIS TIME. ANY TREES TO BE REMOVED OR TO BE PROTECTED MUST BE IDENTIFIED. THESE TREES SHALL BE PROTECTED FROM REMOVAL AND/OR DAMAGE.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY LEAD RESPECTIVE UTILITY OWNER FORTY-EIGHT HOURS (48 WORKING DAYS) PRIOR TO COMMENCEMENT OF CONSTRUCTION IF A PRELIMINARY OR FOUNDATION STAKE IS DISTURBED.
9. THE CONTRACTOR SHALL INSTALL DUMP CRUMPS AND HANDCAP WATERS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT.
10. ALL PIPE NOTED ON THE PLANS AS REAR SHALL BE REINFORCED CONCRETE PIPE.
11. ALL MANHOLES AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.
12. THE CONTRACTOR SHALL USE CONCRETE WITH A MIN. 28 DAY STRENGTH OF 3000 PSI.
13. ALL SANITARY SERVICE LOCATIONS SHALL BE MARKED BY CUTTING AN "S" INTO THE CURB.
14. BURN BURNING SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND FIREWORKS. THE FIREMAN SHALL BE OPERATED BY PVC 18" AND PRESSURE TESTED TO 200 PSI.
15. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS ALONG THE FORCE MAIN.

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST SEMI-WALK COUNTY DETAILS & THE F.O.D.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. APPROVED BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE TOWNSHIP SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAIN, SEWER, GAS LINES, ETC., SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY. HOWEVER, THE CONTRACTOR AND OWNER DO NOT ASSUME ANY LIABILITY FOR THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET AND SUBMIT A CONSTRUCTION SUBMITTAL TO THE ARCHITECT/ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NECESSARY PERMITS AND LICENSES REQUIRED FOR CONSTRUCTION PURPOSES.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
5. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR IS PROHIBITED TO NOTIFY MADDEN ENGINEERING, INC., PHONE (407) 929-8330 FOR PURPOSES REGARDING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEPARATION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL BORINGS AND ANY INSTANTANEOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN. FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OF DAMAGE TO EXISTING STRUCTURES AND UTILITIES, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE SUBMITTANT COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT ANY TREES AND OTHER VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
10. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT AND PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
11. ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS ADOPTED BY F.O.D.T. AND SEMI-WALK COUNTY STANDARD SPECIFICATIONS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND F.O.D.T., AND SEMI-WALK COUNTY APPROVED PROCEDURES.
13. THE CONTRACTOR SHALL REMOVE OFF SITE CONSTRUCTION AREA TO EQUIV. OR BETTER CONDITION THAN EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER WITHIN PROJECT COMPLETION.
15. CONTRACTOR SHALL COMPLY WITH ALL SEMI-WALK COUNTY REQUIREMENTS FOR INSPECTION AND TESTING.
16. SUBJECT PROPERTY IS UNDER CONTROL BY ORDER BY APPLICANT.
17. TOPOGRAPHY PROVIDED BY TRIPLETHRU SURVEY SERVICES, INC.
18. SANITARY SEWER SERVICE PROVIDED BY SEMI-WALK COUNTY.
19. ALL NEW UTILITIES AND SPRINKLER UTILITIES PROVIDED TO GO ON THE SITE MUST BE INSTALLED UNDERGROUND.
20. OWNER LISTED ON THE FLORIDA STANDARD SPECIFICATIONS REQUIRES THAT AN EXCAVATION LOCATOR, ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO POWER LOOP SIGNALS, SIGNAL BOXES, SIGNAL TRAFFIC SIGNALS, AND CABLES ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.

SANITARY SEWER

1. HOOP DRUMS, FOUNDATION DRUMS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, 3035, 3036.
3. ALL MANHOLES SHALL BE 4' FIBRE DIAMETER UNLESS OTHERWISE NOTED.
4. ALL SANITARY SERVICE LATERALS SHALL BE 8" INCH DIAMETER UNLESS OTHERWISE NOTED.
5. WHEN MANHOLES CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE OPERATED TO DUCTILE IRON PIPE OF 18" DIA. AND PRESSURE TESTED TO 500 PSI.
6. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS, LATERALS AND WATER MAINS/CONDUITS, SEE WATER NOTES 3.A. 4.
7. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE, PRESENT AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2521. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
8. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM VERIFICATION OR QUALIFICATION TEST, WHEREVER IS APPLICABLE. VERIFICATION SHALL NOT EXCEED 50 GALLONS PER DAY PER INCH OF DIAMETER PER INCH OF LENGTH OF THE EQUIPPED EQUIPMENT FOR SHORTER LENGTHS OF TIME. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, LOSS AND DRAINAGES OF THE INSTALLED EQUIPMENT INCLUDING ADVANCE INSTRUCTION PRIOR TO CONSTRUCTION AND TESTING.
9. THE MADDEN ENGINEERING INC. PROJECT NUMBER SHALL BE NOTED A MINIMUM OF 48 HOURS (48 WORKING DAYS) PRIOR TO CONSTRUCTION AND TESTING OF THE SANITARY SEWER. PHONE (407) 929-8330
10. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO INTERETS, TIME ELEVATIONS, LOCATION OF MANHOLES AND LOCATIONS OF PIPE LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST DRAINAGE MANHOLE. THE INFORMATION SHALL BE SUBMITTED ON LEGALLY MARKED-UP PLANS TO THE ENGINEER WITHIN ONE (1) WEEK OF COMPLETION OF SEWER CONSTRUCTION.
11. CONTRACTOR SHALL RECEIVE SEWER CERTIFICATION PRIOR TO PLACEMENT OF SOIL CONDUIT.
12. MINIMUM SLOPE ON ALL 8" SANITARY SEWER MAINS SHALL BE 0.3%.
13. ALL SANITARY SERVICE LOCATIONS SHALL BE MARKED BY CUTTING AN "S" INTO THE CURB.
14. BURN BURNING SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND FIREWORKS. THE FIREMAN SHALL BE OPERATED BY PVC 18" AND PRESSURE TESTED TO 200 PSI.
15. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS ALONG THE FORCE MAIN.

RETURN TO SANDY McCANN

FILE #Z2001-045 02S.FLU05

DEVELOPMENT ORDER # 1-23000006

SEMINOLE COUNTY DEVELOPMENT ORDER

On July 23, 2002, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: CATHOLIC DIOCESE OF ORLANDO, PO BOX 1800, ORLANDO, FL 32802 (Herein referred to as "Owner")

Project Name: OAKMONTE SENIOR VILLAGES

Requested Development Approval: Rezoning from A-1 (Agriculture) zoning classification to PUD (Planned Unit Development) zoning classification

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: CINDY MATHENY
1101 East First Street
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 04507 PG 1779
FILE NUM 2002933204
RECORDED 09/04/2002 09:04:37 AM
RECORDING FEES 33.00
RECORDED BY J Eckenroth

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Eva Roach
DEPUTY CLERK

FILE #Z2001-045 02S.FLU05

DEVELOPMENT ORDER # 1-23000006

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. Maximum building height on the eastern tract shall be 35 feet, with an additional 10% in height for architectural enhancement. Maximum building height on the western parcel shall be 20 feet.
- b. The Owner shall provide a pedestrian gate for resident access to the Seminole-Wekiva Trail.
- c. The Owner shall provide a split-face block wall with a height of 6 feet along the west and south property lines. Within the landscape buffer adjacent to the wall, the Owner shall provide a row of canopy trees and a row of understory trees which shall be staggered to provide maximum visual screening. Trees shall have a minimum caliper of 3 inches and the owner shall provide 2 canopy trees and 4 understory trees per 100 lineal feet of property boundary. Pines shall not be used to meet the canopy tree requirement.
- d. Buildings within the western tract shall not have flat roofs.
- e. Parking requirements for the western tract shall be one space per dwelling unit, plus one guest space for every 4 units or fraction thereof. Parking for the eastern tract shall be one space for each employee on the largest shift plus one space per four beds.
- f. Outdoor recreation amenities provided in the eastern tract are for the benefit of all residents in the PUD and shall be counted towards the 25% open space required for the overall PUD.
- g. The project shall maintain a 25 foot wide landscape buffer and 50 foot building setback along the west and south property lines.
- h. Access shall be provided via an extension of the Oakmonte PUD internal road system. No further access shall be provided through this site to properties to the south.
- i. No off-site signage shall be permitted.
- j. Lighting for the outdoor parking lots shall have a maximum height of 16 feet, including fixtures, which shall be cut-off/shoebox type fixtures or equivalent.
- k. The project shall meet all portions of the Land Development Code which apply to multi-family development.
- l. On the western tract, parking and circulation areas shall be separated from the property line by the residential buildings.

FILE #Z2001-045 02S.FLU05

DEVELOPMENT ORDER # 1-23000006

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

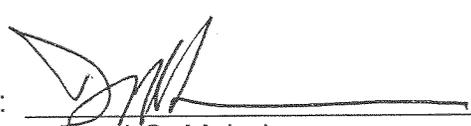
Done and Ordered on the date first written above.

ATTEST:




MARYANNE MORSE
Clerk of the Board of
County Commissioners of
Seminole County, Florida.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: 
Daryl G. McLain
Chairman

FILE #Z2001-045 02S.FLU05

DEVELOPMENT ORDER # 1-23000006

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Norbert M. Dorsey, as Bishop of the Diocese of Orlando, a corporation sole, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Steven E. Hain
Witness

Norbert M. Dorsey
Norbert M. Dorsey, as Bishop of the
Diocese of Orlando, a
corporation sole

Dee Ann Desmond
Witness

STATE OF FLORIDA

COUNTY OF ORANGE

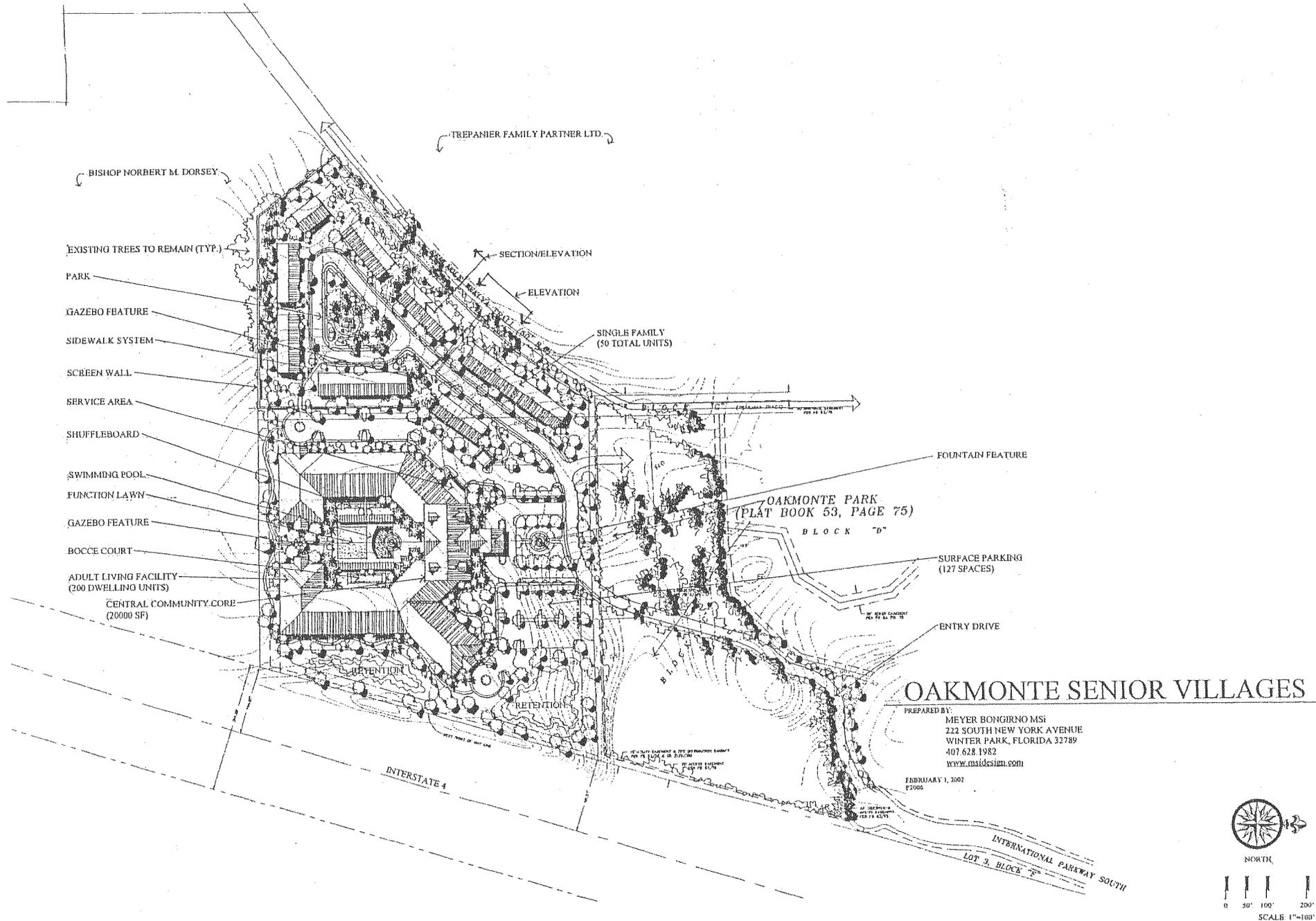
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Norbert M. Dorsey, as Bishop of the Diocese of Orlando, a corporation sole, who is personally known to me, or who produced _____ as identification, and acknowledged and executed the foregoing instrument.

12th WITNESS my hand and official seal in the County and State last aforesaid this day of August, 2002.

Theresa Lynn Simon
Notary Public



LEGIBILITY UNSATISFACTORY
FOR SCANNING



FILE NUM 2002933204
DR BLDG 04507 PAGE 1783

FILE #Z2001-045 02S.FLU05

DEVELOPMENT ORDER # 1-23000006

EXHIBIT A
LEGAL DESCRIPTION

REVISED EXHIBIT 2

DESCRIPTION (LANDS IN SOUTH 1/2 OF SECTION 13-20-29)

A PORTION OF LAND IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK "C", OAKMONTE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 75 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD No. 400; THENCE RUN S 16°11'40" W, ALONG SAID WEST RIGHT OF WAY LINE, 850.93 FEET; THENCE RUN N 89°45'37" W, 1087.66 FEET; THENCE RUN N 37°49'36" W, 240.65 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SEMINOLE WEKIVA TRAIL (A 50' RIGHT OF WAY); THENCE RUN N 52°10'24" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, 182.38 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 20°06'21", A RADIUS OF 1935.08 FEET, AN ARC LENGTH OF 679.05 FEET, A CHORD BEARING OF N 42°07'13" E AND A CHORD DISTANCE OF 675.57 FEET TO THE SOUTH LINE OF AFORESAID BLOCK "C"; THENCE RUN S 89°45'37" E, ALONG SAID SOUTH LINE, 288.56 FEET; THENCE RUN N 88°56'45" E, CONTINUING ALONG SAID SOUTH LINE, 586.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.0 ACRES MORE OR LESS.