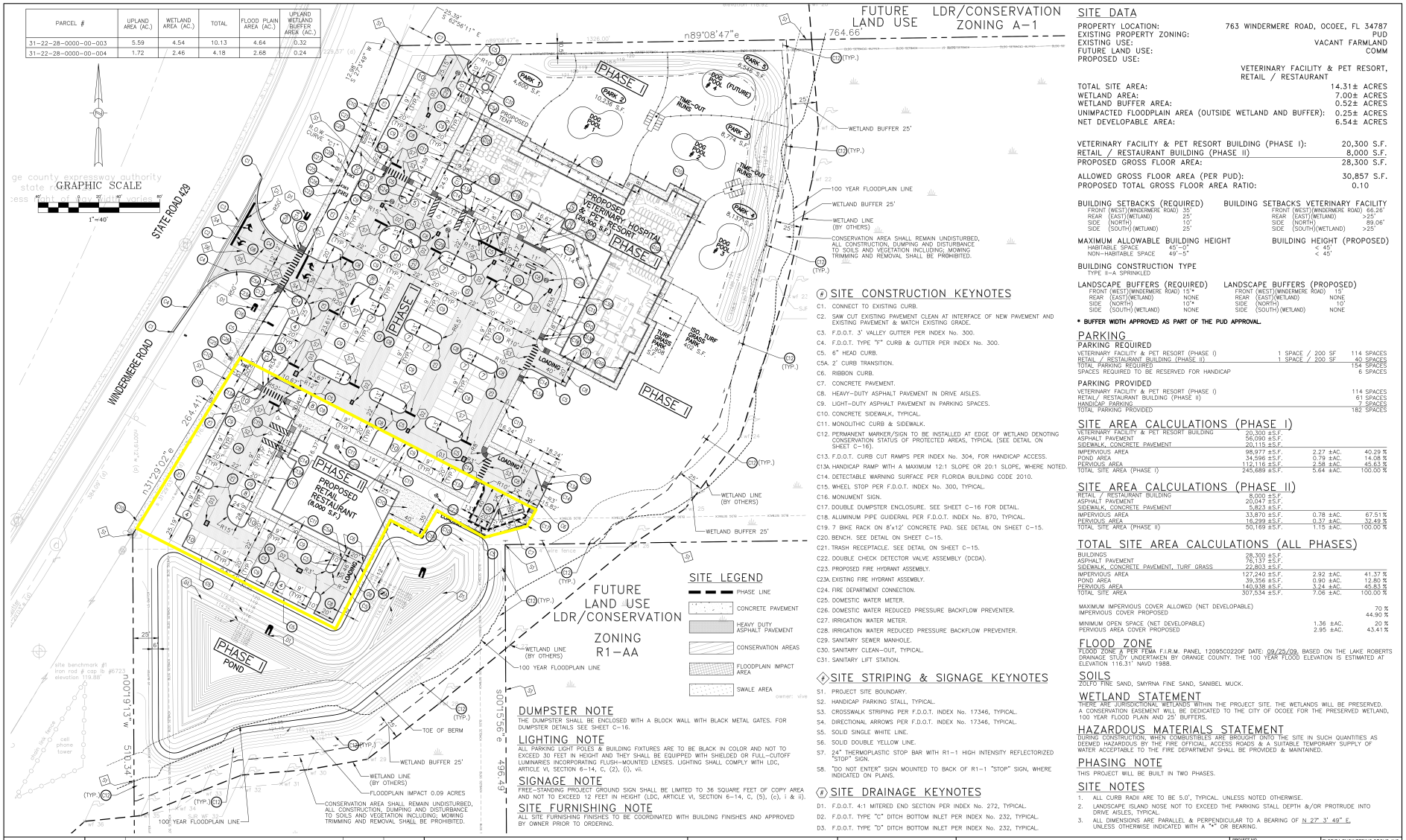

SITE CONSTRUCTION KEYNOTES

C1. CONNECT TO EXISTING CURB.
C2. SAW CUT EXISTING PAVEMENT CLEAN AT INTERFACE OF NEW PAVEMENT AND EXISTING PAVEMENT & MATCH EXISTING GRADE.
C3. F.D.O.T. 3' VALLEY GUTTER PER INDEX No. 300.
C4. F.D.O.T. TYPE "F" CURB & GUTTER PER INDEX No. 300.
C5. 6" HEAD CURB.
C5A. 2' CURB TRANSITION.
C6. RIBBON CURB.
C7. CONCRETE PAVEMENT.
C8. HEAVY-DUTY ASPHALT PAVEMENT IN DRIVE AISLES.
C9. LIGHT-DUTY ASPHALT PAVEMENT IN PARKING SPACES.
C10. CONCRETE SIDEWALK, TYPICAL.
C11. MONOLITHIC CURB & SIDEWALK.
C12. PERMANENT MARKER/SIGN TO BE INSTALLED AT EDGE OF WETLAND DENOTING CONSERVATION STATUS OF PROTECTED AREAS, TYPICAL (SEE DETAIL ON SHEET C-16).
C13. F.D.O.T. CURB CUT RAMPS PER INDEX No. 304, FOR HANDICAP ACCESS.
C13A. HANDICAP RAMP WITH A MAXIMUM 12:1 SLOPE OR 20:1 SLOPE, WHERE NOTED.
C14. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2010.
C15. WHEEL STOP PER F.D.O.T. INDEX No. 300, TYPICAL.
C16. MONUMENT SIGN.
C17. DOUBLE DUMPSTER ENCLOSURE. SEE SHEET C-16 FOR DETAIL.
C18. ALUMINUM PIPE GUIDERAIL PER F.D.O.T. INDEX No. 870, TYPICAL.
C19. 7 BIKE RACK ON 8'x12' CONCRETE PAD. SEE DETAIL ON SHEET C-15.
C20. BENCH. SEE DETAIL ON SHEET C-15.
C21. TRASH RECEPTACLE. SEE DETAIL ON SHEET C-15.
C22. DOUBLE CHECK DETECTOR VALVE ASSEMBLY (DCDA).
C23. PROPOSED FIRE HYDRANT ASSEMBLY.
C23A. EXISTING FIRE HYDRANT ASSEMBLY.
C24. FIRE DEPARTMENT CONNECTION.
C25. DOMESTIC WATER METER.
C26. DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER.
C27. IRRIGATION WATER METER.
C28. IRRIGATION WATER REDUCED PRESSURE BACKFLOW PREVENTER.
C29. SANITARY SEWER MANHOLE.
C30. SANITARY CLEAN-OUT, TYPICAL.
C31. SANITARY LIFT STATION.

SITE STRIPING & SIGNAGE KEYNOTES

S1. PROJECT SITE BOUNDARY.
S2. HANDICAP PARKING STALL, TYPICAL.
S3. CROSSWALK STRIPING PER F.D.O.T. INDEX No. 17346, TYPICAL.
S4. DIRECTIONAL ARROWS PER F.D.O.T. INDEX No. 17346, TYPICAL.
S5. SOLID SINGLE WHITE LINE.
S6. SOLID DOUBLE YELLOW LINE.
S7. 24" THERMOPLASTIC STOP BAR WITH R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
S8. "DO NOT ENTER" SIGN MOUNTED TO BACK OF R1-1 "STOP" SIGN, WHERE INDICATED ON PLANS.

SITE DRAINAGE KEYNOTES

D1. F.D.O.T. 4:1 MITERED END SECTION PER INDEX No. 272, TYPICAL.
D2. F.D.O.T. TYPE "C" DITCH BOTTOM INLET PER INDEX No. 232, TYPICAL.
D3. F.D.O.T. TYPE "D" DITCH BOTTOM INLET PER INDEX No. 232, TYPICAL.

DUMPSTER NOTE

THE DUMPSTER SHALL BE ENCLOSED WITH A BLOCK WALL WITH BLACK METAL GATES. FOR DUMPSTER DETAILS SEE SHEET C-16.

LIGHTING NOTE

ALL PARKING LIGHT POLES & BUILDING FIXTURES ARE TO BE BLACK IN COLOR AND NOT TO EXCEED 30 FEET IN HEIGHT AND THEY SHALL BE EQUIPPED WITH SHIELDED OR FULL-CUTOFF LUMINARIES INCORPORATING FLUSH-MOUNTED LENSES. LIGHTING SHALL COMPLY WITH LDC, ARTICLE VI, SECTION 6-14, C, (2), (i), vii.

SIGNAGE NOTE

FREE-STANDING PROJECT GROUND SIGN SHALL BE LIMITED TO 36 SQUARE FEET OF COPY AREA AND NOT TO EXCEED 12 FEET IN HEIGHT (LDC, ARTICLE VI, SECTION 6-14, C, (5), (c), i & ii).

SITE FURNISHING NOTE

ALL SITE FURNISHING FINISHES TO BE COORDINATED WITH BUILDING FINISHES AND APPROVED BY OWNER PRIOR TO ORDERING.

SITE DATA

PROPERTY LOCATION:	763 WINDERMERE ROAD, OCOEE, FL 34787
EXISTING PROPERTY ZONING:	PUD
EXISTING USE:	VACANT FARMLAND
FUTURE LAND USE:	COMM
PROPOSED USE:	VETERINARY FACILITY & PET RESORT, RETAIL / RESTAURANT
TOTAL SITE AREA:	14.31± ACRES
WETLAND AREA:	7.00± ACRES
WETLAND BUFFER AREA:	0.52± ACRES
UNIMPACTED FLOODPLAIN AREA (OUTSIDE WETLAND AND BUFFER):	0.25± ACRES
NET DEVELOPABLE AREA:	6.54± ACRES
VETERINARY FACILITY & PET RESORT BUILDING (PHASE I):	20,300 S.F.
RETAIL / RESTAURANT BUILDING (PHASE II)	8,000 S.F.
PROPOSED GROSS FLOOR AREA:	28,300 S.F.
ALLOWED GROSS FLOOR AREA (PER PUD):	30,857 S.F.
PROPOSED TOTAL GROSS FLOOR AREA RATIO:	0.10

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS VETERINARY FACILITY	
FRONT (WEST)(WINDERMERE ROAD)	35'	FRONT (WEST)(WINDERMERE ROAD)	66.26'
REAR (EAST)(WETLAND)	25'	REAR (EAST)(WETLAND)	>25'
SIDE (NORTH)	10'	SIDE (NORTH)	89.06'
SIDE (SOUTH) (WETLAND)	25'	SIDE (SOUTH)(WETLAND)	>25'

MAXIMUM ALLOWABLE BUILDING HEIGHT		BUILDING HEIGHT (PROPOSED)
HABITABLE SPACE	45'-0"	< 45'
NON-HABITABLE SPACE	49'-5"	< 45'

BUILDING CONSTRUCTION TYPE
TYPE II-A SPRINKLED

LANDSCAPE BUFFERS (REQUIRED)		LANDSCAPE BUFFERS (PROPOSED)	
FRONT (WEST)(WINDERMERE ROAD)	15' *	FRONT (WEST)(WINDERMERE ROAD)	15'
REAR (EAST)(WETLAND)	NONE	REAR (EAST)(WETLAND)	NONE
SIDE (NORTH)	10' *	SIDE (NORTH)	10'
SIDE (SOUTH) (WETLAND)	NONE	SIDE (SOUTH) (WETLAND)	NONE

*** BUFFER WIDTH APPROVED AS PART OF THE PUD APPROVAL.**

PARKING

PARKING REQUIRED

VETERINARY FACILITY & PET RESORT (PHASE I)	1 SPACE / 200 SF	114 SPACES
RETAIL / RESTAURANT BUILDING (PHASE II)	1 SPACE / 200 SF	40 SPACES
TOTAL PARKING REQUIRED		154 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		6 SPACES

PARKING PROVIDED

VETERINARY FACILITY & PET RESORT (PHASE I)	114 SPACES
RETAIL/ RESTAURANT BUILDING (PHASE II)	61 SPACES
HANDICAP PARKING	7 SPACES
TOTAL PARKING PROVIDED	182 SPACES

SITE AREA CALCULATIONS (PHASE I)

VETERINARY FACILITY & PET RESORT BUILDING	20,300 ±S.F.		
ASPHALT PAVEMENT	56,090 ±S.F.		
SIDEWALK, CONCRETE PAVEMENT	20,115 ±S.F.		
IMPERVIOUS AREA	98,977 ±S.F.	2.27 ±AC.	40.29 %
POND AREA	34,596 ±S.F.	0.79 ±AC.	14.08 %
PERVIOUS AREA	112,116 ±S.F.	2.58 ±AC.	45.63 %
TOTAL SITE AREA (PHASE I)	245,689 ±S.F.	5.64 ±AC.	100.00 %

SITE AREA CALCULATIONS (PHASE II)

RETAIL / RESTAURANT BUILDING	8,000 ±S.F.		
ASPHALT PAVEMENT	20,047 ±S.F.		
SIDEWALK, CONCRETE PAVEMENT	5,823 ±S.F.		
IMPERVIOUS AREA	33,870 ±S.F.	0.78 ±AC.	67.51 %
PERVIOUS AREA	16,299 ±S.F.	0.37 ±AC.	32.49 %
TOTAL SITE AREA (PHASE II)	50,169 ±S.F.	1.15 ±AC.	100.00 %

TOTAL SITE AREA CALCULATIONS (ALL PHASES)

BUILDINGS	28,300 ±S.F.		
ASPHALT PAVEMENT	76,137 ±S.F.		
SIDEWALK, CONCRETE PAVEMENT, TURF GRASS	22,803 ±S.F.		
IMPERVIOUS AREA	127,240 ±S.F.	2.92 ±AC.	41.37 %
POND AREA	39,356 ±S.F.	0.90 ±AC.	12.80 %
PERVIOUS AREA	140,938 ±S.F.	3.24 ±AC.	45.83 %
TOTAL SITE AREA	307,534 ±S.F.	7.06 ±AC.	100.00 %
MAXIMUM IMPERVIOUS COVER ALLOWED (NET DEVELOPABLE)			70 %
IMPERVIOUS COVER PROPOSED			44.90 %
MINIMUM OPEN SPACE (NET DEVELOPABLE)		1.36 ±AC.	20 %
PERVIOUS AREA COVER PROPOSED		2.95 ±AC.	43.41 %

FLOOD ZONE

FLOOD ZONE A PER FEMA F.I.R.M. PANEL 12095C0220F DATE: 09/25/09. BASED ON THE LAKE ROBERTS DRAINAGE STUDY UNDERTAKEN BY ORANGE COUNTY. THE 100 YEAR FLOOD ELEVATION IS ESTIMATED AT ELEVATION 116.31' NAVD 1988.

SOILS

ZOLFO FINE SAND, SMYRNA FINE SAND, SANIBEL MUCK.

WETLAND STATEMENT

THERE ARE JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE. THE WETLANDS WILL BE PRESERVED. A CONSERVATION EASEMENT WILL BE DEDICATED TO THE CITY OF OCOEE FOR THE PRESERVED WETLAND, 100 YEAR FLOOD PLAIN AND 25' BUFFERS.

HAZARDOUS MATERIALS STATEMENT

DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

PHASING NOTE

THIS PROJECT WILL BE BUILT IN TWO PHASES.

SITE NOTES

1. ALL CURB RADII ARE TO BE 5.0', TYPICAL, UNLESS NOTED OTHERWISE.
2. LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRVE AISLES, TYPICAL.
3. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF N 27° 3' 49" E, UNLESS OTHERWISE INDICATED WITH A "+" OR BEARING.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

DATE	REVISIONS	BY	CHECKED

BARKERITAVILLE, PUD
FINAL PLANS
OCOEE, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future
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Orlando, FL 32809
Phone: 407-895-0324
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www.feg-inc.us

SITE GEOMETRY - MASTER PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	HA	JAA	JAA

PROJECT NO. 13-034
SCALE 1"=40'
DATE FEBRUARY 24, 2015
SHEET NO. C-6
SHEET 6 OF 19

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
JEAN M. AIB-AOUN, P.E.
LICENSE NO. 45128

13-034_Plans.dwg