

*Valencia Water
Control District*

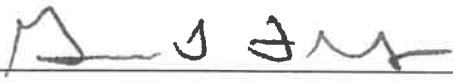
Agenda

April 10, 2018

AGENDA

**VALENCIA WATER CONTROL DISTRICT
NOTICE OF MEETING
OF
BOARD OF SUPERVISORS**

Please be advised that the Meeting of the Board of Supervisors of Valencia Water Control District will be held on Tuesday, April 10, 2018 at 1:00 P.M. in the **Lake Ridge Village Clubhouse, 10630 Larissa Street (Directions listed below)**. Attached is an Agenda for the meeting.



George S. Flint, GMS-CF, LLC

DIRECTIONS TO MEETING:

From Orlando go West on I-4 to the Beach Line Expressway (528); go east past International Drive to Orangewood Blvd.; Go South on Orangewood Blvd., through 4-way stop at Gateway, turn left on Larissa Street. Proceed to Lake Ridge Village Clubhouse on right.

DISTRIBUTION

James A. Gerard; William Ingle; Ed Neal; Gregory Bales; Debra Donton; David E. Mahler; Stephen F. Broome; Green Briar Village Clubhouse; Lake Ridge Village Clubhouse; Lime Tree Village Clubhouse; Montpelier Village Clubhouse; Parkview Pointe Village Clubhouse; Somerset Village Clubhouse; Deer Creek Village Clubhouse; Wingate Club; Lyle Spector, WHOA; and Tom Johnson, Orangewood HOA; Roy Miller, Waterview HOA; and Ken LaFrance, Windsor Walk.

“Persons are advised that if they decide to appeal any decisions made at these meetings/hearings, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per section 298.0105, Florida Statutes.”

“In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation should contact Valencia Water Control District at (407) 841-5524 x 101, not later than forty-eight hours prior to the meeting.”

AGENDA

April 10, 2018

VALENCIA WATER CONTROL DISTRICT
BOARD OF SUPERVISORS MEETING
1 P.M.
LAKE RIDGE VILLAGE CLUBHOUSE
10630 LARISSA STREET
WILLIAMSBURG, ORLANDO, FLORIDA 32821

Item

1. Call Meeting to Order
2. Presentation of Letter of Appreciation for William Tew
3. Approval of February 13, 2018 Minutes
4. General Fund Financial Reports
5. Discussion of Transition of District Director
6. Engineer's Report
 - A. Approval of Permit #0502 – Aloft and Element Hotel Project
7. Attorney's Report
8. Director's Report
9. Other Business
 - A. Acknowledge Nominations
 - B. Appoint Proxy Agent(s)
 - C. Establish Annual Landowners' Meeting Date – Tuesday, June 12, 2018 at 1:00 PM
10. Adjournment

SECTION III

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF SUPERVISORS
OF VALENCIA WATER CONTROL DISTRICT**

February 13, 2018

The monthly meeting of the Board of Supervisors of **VALENCIA WATER CONTROL DISTRICT** was held at 1:00 P.M. on Tuesday, February 13, 2018, in the Lake Ridge Village Clubhouse, Williamsburg Subdivision in Orlando, Florida. Present were Supervisors James Gerard, William Ingle and Ed Neal. Also in attendance were the following: Stephen F. Broome, District Attorney; William Tew, District Director; David Mahler, District Engineer; Dan Brown, Sthern Environmental and Teresa Viscarra, District Accounts Payable.

ITEM #1 **Call Meeting to Order**

Mr. Tew called the meeting to order at 1:00 PM.

ITEM #2 **Approval of January 9, 2018 Minutes**

Mr. Tew stated the next item was the minutes from the January 9, 2018 monthly meeting. He asked if there were any corrections, deletions or additions. There being none,

On MOTION by William Ingle seconded and carried, with all in favor the minutes of the January 9, 2018 Monthly Meeting of the Board of Supervisors were approved.

ITEM #3 **General Fund Financial Reports**

Mr. Tew stated that everything was in good shape and the budget would be discussed in full at the budget workshop.

The District's financial reports for the period ending 1/31/18 were accepted as distributed.

ITEM #4 **Engineer's Report**

Mr. Mahler stated that he had several meetings with the Expressway Authority regarding the washout due to the construction along the Beachline. He stated that the area was fixed but

they would continue to monitor it since construction was ongoing. He stated that he met with Orange County and FDOT regarding the repair of the washout on 441 and that Orange County wasn't very receptive. He stated that they were also working on the annual inspections.

ITEM #5

Attorney's Report

There being none, next item followed.

ITEM #6

Director's Report

A. Authorization of Establishment of State Board of Administration (SBA) Account

Mr. Tew stated that many special districts have accounts with the State Board to invest reserve funds. He stated that it was a fluid account that could be drawn from easily with a slightly higher interest rate than SunTrust. He stated that the District wouldn't be moving money from it often, it was just to keep some of the reserve funds there and build interest.

Mr. Gerard asked how much had to be deposited into the account as a start-up.

Mr. Tew stated that there was no minimum amount needed to open the account.

On MOTION by Mr. Gerard, seconded and carried with all in favor, District staff was authorized to open an account with the State Board of Administration and move funds from the Operating and Reserve accounts.

Washout on 441

Mr. Tew stated that after Mr. Mahler met with Orange County and FDOT regarding the repair of the washout on 441, FDOT agreed to repair it as long as the District agreed to a Writ of Entry or Construction Easement. He requested authorization from the Board for either document to be reviewed and approved by Counsel and executed by the Director to get the work underway.

On MOTION by Mr. Gerard, seconded and carried, with all in favor, for a Writ of Entry or Construction Easement between the District and FDOT to be reviewed and approved by District Counsel and the District Director was authorized to execute the final document.

ITEM #7

Other Business

February 13, 2018

Valencia Water Control District

There being none,

ITEM #8

Adjournment

The meeting adjourned at 1:09 P.M.

Stephen F. Broome, Secretary

James A. Gerard

William Von Ingle

Ed Neal

Greg Bales

Debra Donton

SECTION IV

Valencia Water Control District
Balance Sheet
 As of March 31, 2018

	Mar 31, 18
ASSETS	
Current Assets	
Checking/Savings	
101200 · SunTrust Bank - Checking	323,394.47
101210 · Suntrust-Money Market Account	100,397.57
101400 · Cash- Reserves	150,242.45
101500 · Cash - Operating	50,080.81
102000 · Cash on hand	100.00
Total Checking/Savings	624,215.30
Total Current Assets	624,215.30
Fixed Assets	
164000 · Land	700,120.00
164190 · Structures	656,605.00
164290 · Canals	2,888,690.00
164590 · Ponds	1,245,537.00
166190 · Equipment & Office furniture	12,767.28
199000 · Accumulated Depreciation	-4,741,594.98
Total Fixed Assets	762,124.30
TOTAL ASSETS	1,386,339.60
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202001 · Accounts payable	-1,051.68
Total Accounts Payable	-1,051.68
Other Current Liabilities	
217300 · FUTA/SUTA payable	38.70
Total Other Current Liabilities	38.70
Total Current Liabilities	-1,012.98
Total Liabilities	-1,012.98
Equity	
271000 · Fund balance-unreserved	260,981.08
271020 · Fund balance-unreserved-002	4,900.00
271100 · Fund Balance -Reserved	
271130 · Canals & Pond Maintenance	18,356.42
Total 271100 · Fund Balance -Reserved	18,356.42
280100 · Net Assets Capitalized	866,157.39
Net Income	236,957.69
Total Equity	1,387,352.58
TOTAL LIABILITIES & EQUITY	1,386,339.60

**Valencia Water Control District
 Profit & Loss Budget vs. Actual
 October 2017 through March 2018**

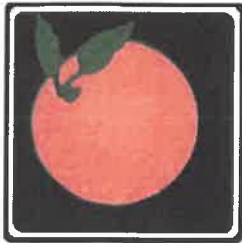
	Oct '17 - Mar 18	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
319100 · Drainage tax assessment	448,647.20	329,091.30	119,555.90
361001 · Interest earnings - GF	391.34	0.00	391.34
Total Income	<u>449,038.54</u>	<u>329,091.30</u>	<u>119,947.24</u>
Gross Profit	449,038.54	329,091.30	119,947.24
Expense			
511200 · Supervisor Compensation	800.00	1,250.00	-450.00
512000 · Employee Salaries	27,000.00	27,000.00	0.00
521000 · FICA taxes	2,085.50	2,074.98	-9.48
524000 · Workers' compensation	500.00	600.00	-100.00
525000 · Futa/Suta Unemployment Tx	25.20	159.52	-134.32
531100 · Management Fees	18,000.02	18,000.02	0.00
531200 · Engineering services	12,600.00	12,600.00	0.00
531300 · Legal services	6,000.00	6,000.00	0.00
531600 · Website Creation/Maintenance	300.00	300.00	0.00
531700 · Report Preparation - NPDES	19,065.30	7,250.02	11,815.28
532200 · Auditing	0.00	5,000.00	-5,000.00
534100 · Aquatic weed control	10,825.00	15,000.00	-4,375.00
534200 · Canal & retention pond	82,274.54	80,000.02	-17,725.48
534300 · Mowing	18,992.18	40,000.00	-23,007.82
534400 · Water quality monitoring	8,227.50	10,000.02	-1,772.52
534500 · Janitorial	855.00	1,000.02	-345.02
540000 · Travel & per diem	108.07	100.02	8.05
541100 · Freight	0.00	100.02	-100.02
541200 · Postage	129.86	250.02	-120.16
541500 · Internet	723.69	750.00	-26.31
543000 · Utility services	131.65	500.02	-368.37
544000 · Office Lease	6,310.08	6,330.00	-19.92
544300 · Meeting Room Rental	200.00	250.00	-50.00
545000 · Insurance	11,500.00	12,650.00	-1,150.00
546300 · R&M - office	475.00	500.02	-25.02
546400 · R&M - security gates & signs	337.50	500.02	-162.52
547000 · Printing & binding	144.60	250.02	-105.42
549300 · Other chgs-miscellaneous	28.00	200.02	-172.02
549400 · Other chgs-NPDES	1,875.00	2,000.02	-125.02
549500 · Other chgs-legal advertising	318.00	600.00	-282.00
549600 · Other chgs-Banking Fees	0.00	150.00	-150.00
549800 · Contingency	0.00	400.02	-400.02
549900 · Other Chrgs-OC Prop. Appr. Fee	5,388.00	5,408.00	-22.00
551000 · Office Supplies	108.16	500.02	-391.86
552100 · Operating supplies	0.00	500.02	-500.02
554000 · Pubs, subscrips & members	1,175.00	2,150.00	-975.00
Total Expense	<u>212,080.85</u>	<u>258,322.84</u>	<u>-46,241.99</u>
Net Ordinary Income	<u>236,957.69</u>	<u>70,768.46</u>	<u>166,189.23</u>
Net Income	<u>236,957.69</u>	<u>70,768.46</u>	<u>166,189.23</u>

**Valencia Water Control District
Profit & Loss
October 2017 through March 2018**

	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	TOTAL
Ordinary Income/Expense							
Income							
319100 · Drainage tax assessment	0.00	32,838.77	281,705.85	61,906.88	44,242.19	27,953.51	448,647.20
361001 · Interest earnings - GF	10.63	9.71	11.97	14.38	32.02	312.63	391.34
Total Income	10.63	32,848.48	281,717.82	61,921.26	44,274.21	28,266.14	449,038.54
Gross Profit	10.63	32,848.48	281,717.82	61,921.26	44,274.21	28,266.14	449,038.54
Expense							
511200 · Supervisor Compensation	150.00	0.00	250.00	250.00	150.00	0.00	800.00
512000 · Employee Salaries	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	27,000.00
521000 · FICA taxes	344.25	344.25	344.25	344.25	344.25	344.25	2,065.50
524000 · Workers' compensation	0.00	0.00	500.00	0.00	0.00	0.00	500.00
525000 · Futa/Suta Unemployment Tx	4.50	4.50	4.50	9.00	2.60	0.10	25.20
531100 · Management Fees	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	2,666.67	16,000.02
531200 · Engineering services	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	12,600.00
531300 · Legal services	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	6,000.00
531600 · Website Creation/Maintenance	50.00	50.00	50.00	50.00	50.00	50.00	300.00
531700 · Report Preparation - NPDES	5,106.25	6,927.50	7,081.55	0.00	0.00	0.00	19,065.30
534100 · Aquatic weed control	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	0.00	10,625.00
534200 · Canal & retention pond	22,773.49	1,500.00	7,264.00	14,336.30	2,343.40	14,057.35	82,274.54
534300 · Mowing	13,196.04	3,798.14	0.00	0.00	0.00	0.00	16,994.18
534400 · Water quality monitoring	0.00	3,291.00	1,645.50	1,645.50	1,645.50	0.00	8,227.50
534500 · Janitorial	131.00	131.00	131.00	131.00	131.00	0.00	655.00
540000 · Travel & per diem	0.00	0.00	0.00	108.07	0.00	0.00	108.07
541200 · Postage	14.83	27.14	11.01	21.52	23.23	32.13	129.86
541500 · Internet	120.40	120.40	120.40	120.63	120.93	120.93	723.69
543000 · Utility services	43.32	41.18	47.15	0.00	0.00	0.00	131.65
544000 · Office Lease	1,051.68	1,051.68	1,051.68	1,051.68	1,051.68	1,051.68	6,310.08
544300 · Meeting Room Rental	50.00	0.00	50.00	50.00	50.00	0.00	200.00
545000 · Insurance	11,500.00	0.00	0.00	0.00	0.00	0.00	11,500.00
546300 · R&M - office	385.00	45.00	0.00	0.00	45.00	0.00	475.00
546400 · R&M - security gates & signs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
547000 · Printing & binding	10.80	54.90	4.20	23.85	28.65	22.20	144.60
549300 · Other chgs-miscellaneous	0.00	7.00	0.00	14.00	7.00	0.00	28.00
549400 · Other chgs-NPDES	0.00	0.00	1,875.00	0.00	0.00	0.00	1,875.00
549500 · Other chgs-legal advertising	0.00	0.00	148.00	0.00	170.00	0.00	318.00
549900 · Other Chrgs-OC Prop. Appr. Fee	5,386.00	0.00	0.00	0.00	0.00	0.00	5,386.00
551000 · Office Supplies	21.23	21.92	0.69	21.47	21.65	21.20	108.16
554000 · Pubs, subscriptions & members	1,175.00	0.00	0.00	0.00	0.00	0.00	1,175.00
Total Expense	73,905.46	29,805.28	33,258.10	30,568.94	18,576.56	25,966.51	212,080.85
Net Ordinary Income	-73,894.83	3,043.20	248,459.72	31,352.32	25,697.65	2,299.63	236,957.69
Net Income	-73,894.83	3,043.20	248,459.72	31,352.32	25,697.65	2,299.63	236,957.69

SECTION VI

A



VALENCIA WATER CONTROL DISTRICT
135 W. CENTRAL BLVD., SUITE 320, ORLANDO, FL 32801
PHONE: 407-841-5524 x 101 - FAX: 407-839-1526

April 10, 2018

AD1 Urban SW, LLC
Attn: Alex Fridzon, Treasurer & CFO
1955 Harrison Street
Suite 200
Hollywood, FL 33020

Subject: Permit #0502

Dear Mr. Fridzon:

AD1 Urban SW, LLC, is hereby granted a construction permit to construct a commercial tourist multi-brand hotel structure in the Orangewood PUD. Approval is granted in accordance with approved plans and hydraulic calculations and the following **GENERAL AND SPECIFIC CONDITIONS**:

GENERAL CONDITIONS:

1. That the District or their agents may at any time make such inspections as they may deem necessary to ensure that the construction or work is performed in accordance with the conditions of this permit.
2. That the permittee will maintain the work authorized herein during construction and thereafter in good condition in accordance with the approved plans.
3. That the permittee shall comply promptly with any lawful regulations, conditions, or instructions affecting the structure or work authorized herein if and when issued by the U.S. Environmental Protection Agency, the South Florida Water Management District and the Florida Department of Environmental Protection and/or any county or city environmental protection agency having jurisdiction to abate or prevent water pollution, including thermal or radiation pollution. Such regulations, conditions, or instructions in effect or hereafter prescribed by the federal, state, county and city agencies have hereby made a condition of this permit.
4. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the District's right, title and interest in the land to be entered upon and used by the permittee, and the permittee will at all times, assume all risk and indemnify, defend and save harmless Valencia Water Control District from and against any and all

loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by the permittee of the aforesaid rights and privileges.

5. The permittee and/or their agents will use every measure to prevent the run-off of turbid water into the District's facilities including, but not limited to, the use of temporary ponds, silt barriers, chemical additives and temporary grassing during construction.
6. If discharge of water by permittee should at any time raise the level of pollutants in the District's water management facility to the point where the District is in violation of a statute or regulation, permittee will either: (a) immediately cease such discharge, (b) remove pollutants from the water before discharging into District facilities, and pay all costs which the District must incur in order to reduce pollution in the District's facilities to acceptable levels.
7. That all the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.
8. That any modification, suspension or revocation of this permit shall not be the basis for a claim for damages against Valencia Water Control District.
9. The Valencia Water Control District agrees that the issuance of this permit allows the passage of water through their canals but in so doing does not assume any responsibility for damage to any persons or property.
10. That the engineer of record certify that the facilities as constructed comply with the submitted hydraulic calculations and approved drawings.
11. That the permittee agrees not to modify or alter the constructed facilities at any future time without the express consent of the District.
12. This permit is valid for 3 years from date of approval or runs concurrently with the SFWMD permit, if required, whichever expires first.
13. That this permit must be executed within 30 days of Board approval or must be brought back to the Board for reconsideration.

END OF GENERAL CONDITIONS

SPECIFIC CONDITIONS

1. That drawings C0.0, C1.0, C1.1, C1.2, C2.0, C2.1, C3.0, C4.0, C5.0, C6.0, C6.1, C7.0, C7.1, C8.0, LSP-01, E001 and E002 titled Aloft & Element Hotel, Orange County, Florida (Orlando) as recommended for approval by the District Engineer on 3/27/18, become part of this permit.

Attest:

Signature: _____

AD1 Urban SW, LLC

Title: _____

Attest:

Granted by:

Valencia Water Control District

By: _____
James Gerard, President

On this ____ day of April, 2018



1117 East Robinson Street
Orlando, Florida 32801
Phone: 407.425.0452

March 27, 2018

Board of Directors
Valencia Water Control District
10365 Orangewood Boulevard
Orlando, Florida 32821

RE: Aloft and Element Hotel Project
VWCD Permit No.0502
CPH Project No. 6816.06

Dear Honorable Board Members:

We have completed our review of the above referenced project submitted by KPMFranklin on March 13, 2018. T Based on our review, we have no objection to the Board approving this permit.

Sincerely,

CPH, INC.

A handwritten signature in black ink, appearing to read 'D. Mahter', is written over the printed name and title.

David E. Mahter, P.E.
District Engineer

Cc: Robert M. Moon, P.E., KPMFranklin
GMS
file

Permit No. _____
(Assigned by V.W.C.D.)

PERMIT APPLICATION
Valencia Water Control District
c/o CPH, Inc.
1117 E. Robinson Street
Orlando, FL 32801
VWCD Office: (407) 841-5524 X 101 CPH, Inc. (407) 425-0452

- (1) PROPOSED USE: Commerical Tourist - Multibrand Hotel Structure
- (2) LOCATION OF WORK: Block: 0 Lot: 33 Subdivision: 6277
or Section: 18 Township: 24 Range: 29
- (3) DISTRICT WORKS INVOLVED: Permit issuance to approve that the proposed site improvements are in accordance with the master stormwater permit for the Orangewood PD Drainage Basin.
- (4) OWNER OF PROPOSED WORK OR STRUCTURE: Phone #: 954-434-5001
Name: Alex Fridzon of AD1 Urban SW. LLC Title: Treasurer & CFO
Address: 1955 Harrison St., Ste. 200 Hollywood Florida 33020
(Street) (City) (State) (Zip)
- (5) APPLICATION OTHER THAN OWNER: (if any) Phone #: 407-994-4441
Name: Robert Moon Serving as: Civil Engineer Consultant - Authorized Ag
Address: 6300 Hazeltine National Dr., Ste 118 Orlando Florida 32822
(Street) (City) (State) (Zip)
- (6) AREA PROPOSED TO BE SERVED: Give legal description and size in acres. Attach legal description if necessary. If land is platted, indicate Block, Lot and Subdivision. _____
Orange County Tax Parcel ID No: 18-24-29-6277-00-033. 5.18 Acres.
<http://www.ocpafl.org/searches/ParcelSearch.aspx?PID=292418627700033>
- (7) CONSTRUCTION SCHEDULE: The proposed work, if permitted, will begin within 30 Calendar days of permit approval and be completed within 120 calendar days thereafter.
- (8) This application, including sketches, drawings or plans and specifications attached contains a full and complete description of work proposed or use desired of the above described facilities of the District and for which permit is herewith applied. It shall be a part of any permit that may be issued. It is agreed that all work or the use of the District's facilities will be in accordance with the permit to be granted.

Submitted this 8th day of March, 2018.

Signature of Property Owner (Authorized Agent ~~Officer of Corporation~~): 

Print Name of Property Owner (Authorized Agent ~~Officer~~): Robert Moon, P.E.

Owner/Applicant Signature Authorization

Project Name: Aloft & Element Hotel Project

Application and/or Permit # (if available): Modification to Permit No. 48-00052-S-13 (App. No. TBD)

I hereby designate and authorize the agent listed below to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish on request supplemental information in support of this application. In addition, I authorize the below-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization.

I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C Section 1001.

Printed Name of Authorized Agent: Robert Moon, P.E.

Signature of Authorized Agent: 

Date: 01/29/2018

Typed/Printed Name of Owner/Applicant: Alex Fridzon

Corporate Title if Applicable: Treasurer & CFO - AD1 Urban SW, LLC.

Signature of Owner/Applicant: 

Date: 01/29/2018

SITE CONSTRUCTION PLANS FOR ALOFT & ELEMENT HOTEL ORANGE COUNTY, FLORIDA (ORLANDO) PID: 18-24-29-6277-00-033



SITE & PROJECT SUMMARY

1. PROJECT DESCRIPTION:
THE PROPOSED HOTEL WILL BE LOCATED ON THE WESTERN SIDE OF THE PROPOSED HOTEL. THE HOTEL STRUCTURE, ENCOMPASSING TWO (2) SEPARATE HOTEL BRANDS, THE SOUTH WING WILL INCLUDE AN INDOOR SWIMMING POOL AND A NORTH WING WILL BE SUBMITTED AS "ELEGANT HOTEL". THESE PLANS INCLUDE THE ARCHITECT'S REVISIONS TO THE CONSTRUCTION OF THE STRUCTURE.

2. EXISTING CONDITIONS:
THE SUBJECT PROPERTY IS CURRENTLY VACANT. THE EXISTING SITE INCLUDES AN EXISTING DRIVEWAY PAVED DRIVE ALLOWS ACCESSORS VIA CENTRAL FLORIDA PARKWAY AND INTERNATIONAL CENTER MASTER DRAINAGE BASIN. THE POLLUTION ABATEMENT VOLUME AND DISCHARGE RATE ARE PROVIDED TO BE COMPARED TO THE REQUIREMENTS OF THE CONSTRUCTION THROUGHOUT THESE PLANS.

THE EXISTING STORMWATER SYSTEM CONSISTS OF DIRECT SHEET FLOW ACROSS THE PARCEL AND AN EXISTING STORMWATER COLLECTION SYSTEM. THE EXISTING SECONDARY COLLECTION SYSTEM WILL BE REMOVED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.

THE SUBJECT PROPERTY IS PART OF A SINGLE DRAINAGE BASIN WHICH IS PART OF THE ORANGEWOOD CENTER MASTER DRAINAGE BASIN. THE POLLUTION ABATEMENT VOLUME AND DISCHARGE RATE ARE PROVIDED TO BE COMPARED TO THE REQUIREMENTS OF THE CONSTRUCTION THROUGHOUT THESE PLANS.

THE EXISTING SOILS ARE MOSTLY SANDY FINE SAND WITH A SMALL STRIP OF BASSINER FINE SAND. DEPRESSIONS ARE LOCATED ALONG THE WEST ACCESS ROAD.

AN EXISTING PRIVATE SANITARY SEWER IS LOCATED ALONG THE WEST ACCESS ROAD.

AN EXISTING WATER SERVICE MAIN IS LOCATED ALONG THE WEST ACCESS ROAD.

AN EXISTING PUBLIC FORCE MAIN AND RECLAIMED WATER MAIN ARE LOCATED ALONG THE EAST PROPERTY BOUNDARY.

ACCESS:
ONE (1) TOWNWAY ACCESS ROAD FROM CENTRAL FLORIDA PARKWAY AT THE NORTH SIDE OF THE PROPERTY.

ADDITIONAL ACCESS:
ONE (1) TOWNWAY ACCESS ROAD FROM INTERNATIONAL DRIVE LOCATED AT THE WEST SIDE OF THE PROPERTY.

PARKING:
NONE EXISTING.

LANDSCAPE:
MINIMAL EXISTING LANDSCAPE IS PRESENT. UNPAVED AREAS ARE POORLY SOODED AND UNACCURATED.

UTILITIES:
ORANGE COUNTY UTILITIES AVAILABLE ON WATER SEWER AND RECLAIMED WATER.

LATITUDE: 28° 34' 30" N
LONGITUDE: 81° 27' 15" W

3. PROPOSED IMPROVEMENTS:
THE PROPOSED HOTEL WILL ENCOMPASS 200 UNITS AND WILL BE LOCATED ALONG THE WESTERN SIDE OF THE PROPERTY. THE PROJECT SHALL CONFORM TO COMMERCIAL DESIGN STANDARDS SET FORTH IN THE CITY OF ORLANDO ZONING ORDINANCE. THE GENERAL FORM OF THE PROPOSED HOTEL, THE PARKING WILL BE PROVIDED TO ACCOMMODATE THE GENERAL FORM OF THE PROPOSED HOTEL. THE PROJECT PARKING WILL BE PROVIDED IN THE EVENING HOURS. IN ADDITION, THE PROJECT WILL PROVIDE TRANSPORTATION AND SHUTTLE SERVICES.

THE DRAINAGE FROM THE BASIN WILL BE DIRECTED TO THE WEST AND UNDISBURSED CONVEYANCE TO THE PROPERTY. THE PROJECT SHALL CONFORM TO COMMERCIAL DESIGN STANDARDS SET FORTH IN THE CITY OF ORLANDO ZONING ORDINANCE. THE PROJECT SHALL CONFORM TO COMMERCIAL DESIGN STANDARDS SET FORTH IN THE CITY OF ORLANDO ZONING ORDINANCE. THE PROJECT SHALL CONFORM TO COMMERCIAL DESIGN STANDARDS SET FORTH IN THE CITY OF ORLANDO ZONING ORDINANCE.

THE SANITARY SEWER COLLECTION SYSTEM WILL CONNECT TO THE EXISTING ON-SITE PRIVATE SANITARY SEWER SYSTEM LOCATED AT THE NORTHWEST AND SOUTHWEST PROPERTY CORNERS, WHICH ULTIMATELY DISCHARGES TO THE ORANGE COUNTY UTILITY SYSTEM LOCATED WITHIN INTERNATIONAL DRIVE.

THE PROPOSED LANDSCAPE AND SOILS OF ORANGE COUNTY UTILITIES LOCATED WITHIN INTERNATIONAL DRIVE MAIN WITHIN LOCATED AT THE SOUTHWEST PROPERTY CORNER. THE SITE ENGINEER WILL COMPLY WITH THE DESIGN AND CALCULATIONS REQUIRED FOR HYDRAULIC DESIGN STANDARDS AND WPPA 1, 2012 ED.

THE IRRIGATION SUPPLY WILL BE PROVIDED BY CONNECTION TO THE EXISTING 18" RECLAIMED WATER MAIN LOCATED ALONG THE EASTERN BOUNDARY OF THE SUBJECT PROPERTY.

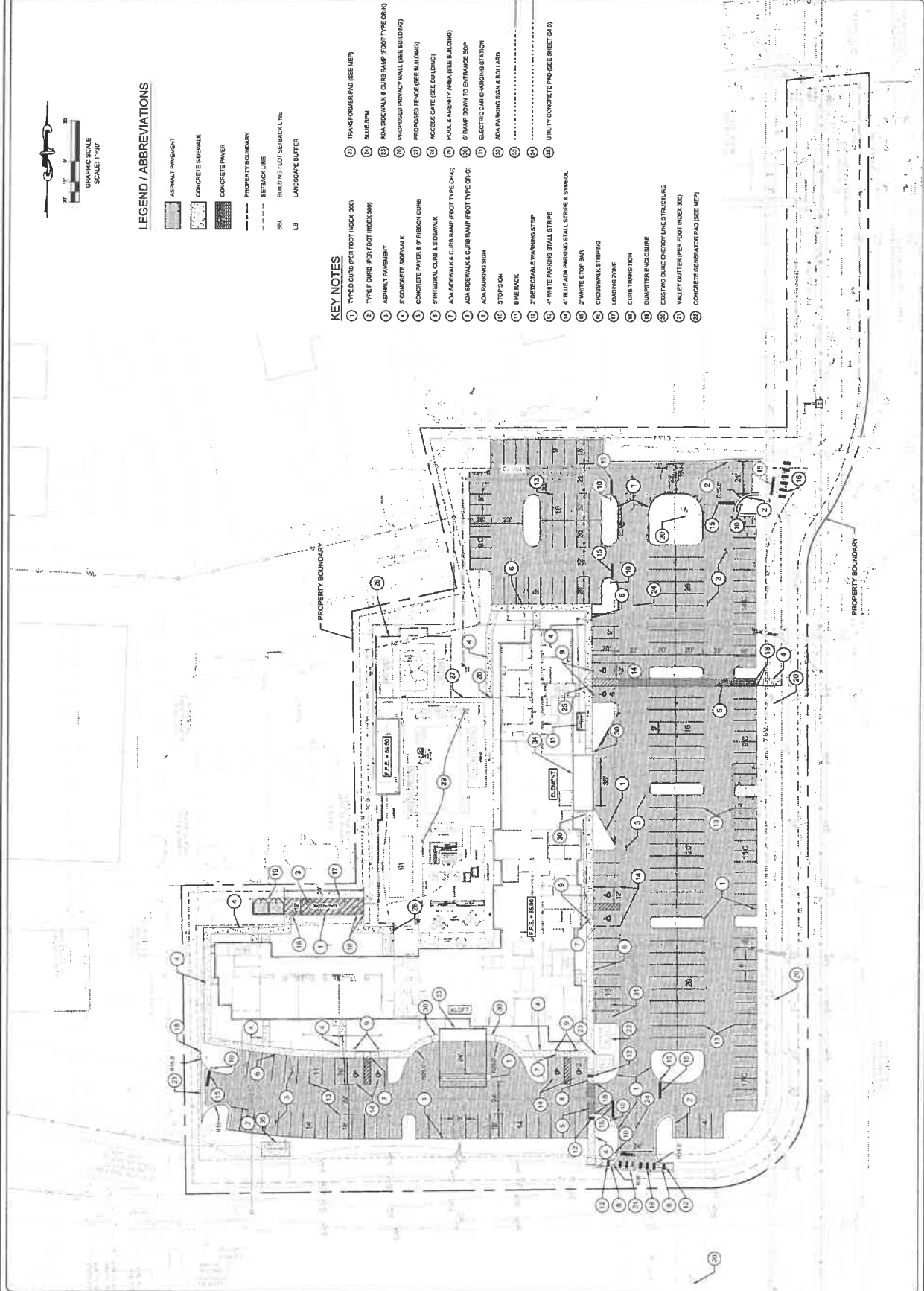
SEE SHEET 02 FOR ADDITIONAL SITE DATA.

PROJECT TEAM

OWNER / DEVELOPER	SURVEYOR
ADJ URBAN SW, LLC 1850 HARRISON STREET, STE. 200 ORLANDO, FL 32803 (954) 434-5000	ACCREDITED SURVEYOR OF ORLANDO, INC. 2012 E. ROBINSON STREET ORLANDO, FL 32803 (407) 884-6314
CIVIL ENGINEER	ARCHITECT
KPM FRANKLIN 1000 HAZEL THE NATIONAL DRIVE ORLANDO, FL 32822 (407) 410-8824	CUMMIS & BERTSON 1250 PROSPECT AVENUE ORLANDO, FL 32814 (407) 981-7100
GEOTECHNICAL	
TERMOAD CONSULTANTS, INC. 1000 HAZEL THE NATIONAL DRIVE WINTER PARK, FL (407) 466-6172	

SHEET INDEX

SHEET	DESCRIPTION
C00	COVER SHEET
C10	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
C11	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
C12	DEMOLITION & EROSION CONTROL PLAN
C20	OVERALL SITE PLAN
C21	SITE PLAN
C30	GRADING & DRAINAGE PLAN
C40	STREETS LAYOUT PLAN
C50	FIRE TRUCK MANEUVERABILITY PLAN
C60	GENERAL DETAILS
C61	GENERAL DETAILS
C70	OCU DETAILS
C71	OCU DETAILS
C80	GENERAL NOTES
L80-01	LANDSCAPE PLAN
E001	LOADING DOCK VEHICLE SPECIFICATIONS
E002	SITE PHOTOGRAPHIC PLAN



LEGEND / ABBREVIATIONS

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- SETBACK LINE
- BUILDING LOT RETRACTION LINE
- LANDSCAPE BUFFER

KEY NOTES

- 1 TYPE D CURB PER FOOT INDEX 300
- 2 TYPE E CURB PER FOOT INDEX 300
- 3 ASPHALT PAVEMENT
- 4 CONCRETE SIDEWALK
- 5 CONCRETE PAVEMENT
- 6 INTEGRAL CURB & SIDEWALK
- 7 ADA SIDEWALK & CURB RAMP (FOOT TYPE CR-3)
- 8 ADA SIDEWALK & CURB RAMP (FOOT TYPE CR-4)
- 9 ADA PARKING SIGN
- 10 STOP SIGN
- 11 BUSH RACK
- 12 DETECTABLE WARNING STRIP
- 13 4" WHITE PARKING STALL STRIPE
- 14 4" BLUE ADA PARKING STALL STRIPE & SYMBOL
- 15 2" WHITE STOP BAR
- 16 CROSSWALK STRIPING
- 17 LOADING ZONE
- 18 CURB TRANSITION
- 19 DUMPSTER ENCLOSURE
- 20 EXISTING DUNE ENERGY LINE STRUCTURE
- 21 VALLEY OUTER PER FOOT INDEX 300
- 22 CONCRETE DEGENERATOR PAD (SEE MEP)
- 23 TRANSFORMER PAD (SEE MEP)
- 24 BLUE SIGN
- 25 ADA SIDEWALK & CURB RAMP (FOOT TYPE CR-4)
- 26 PROPOSED PRIVACY WALL (SEE BUILDING)
- 27 PROPOSED FENCE (SEE BUILDING)
- 28 ACCESS GATE (SEE BUILDING)
- 29 POOL & LAUNDRY AREA (SEE BUILDING)
- 30 6" RAMP DOWN TO ENTRANCE EOP
- 31 ELECTRIC CAR CHARGING STATION
- 32 ADA PARKING SIGN & BOLLARD
- 33 UTILITY CONCRETE PAD (SEE SHEET C2.3)

DATE: 06/20/18
 SCALE: 1/8" = 1'-0"
 JOB NO: 17-022-001
 DESIGN: D. BRUNDMAN
 CHECKED: A. MOON

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

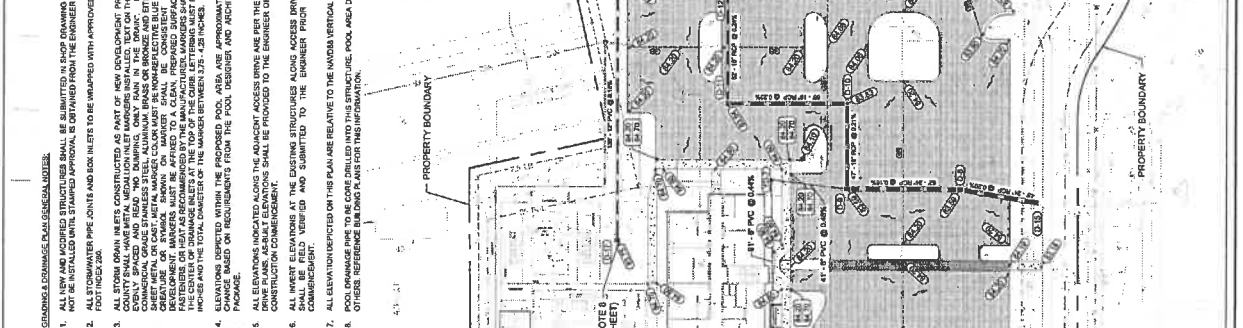
PROPERTY BOUNDARY

GENERAL NOTES:
 1. ALL NEW AND MODIFIED STRUCTURES SHALL BE SUBMITTED IN SHOP DRAWING FORMAT AND SHALL NOT BE INSTALLED UNTIL STAMPED APPROVAL IS OBTAINED FROM THE ENGINEER OF RECORD.
 2. ALL EXISTING MANHOLE, WELLS, AND SIDE INLETS TO BE REPAIRED WITH APPROVED FULLEN FABRIC PER AUST 1000.200.
 3. ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN CHANGE COUNTY SHALL HAVE METAL MESH INLET MANAGERS INSTALLED. THAT ON THE MARKER SHALL BE COMMERCIAL GRADE STAINLESS STEEL ALUMINUM BRASS OR BRONZE AND OTHER MATERIALS FROM DEVELOPMENT MANAGERS MUST BE AFFIXED TO A CLEAN, PROPOSED SURFACE WITH ADHESIVE. THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE GIRE LETTERING MUST BE BETWEEN 0.45 INCHES AND THE TOTAL DIAMETER OF THE MARKER BETWEEN 1.75 - 2.25 INCHES.
 4. MANHOLE COVERS SHALL BE INSTALLED WITHIN THE 100' BUFFER AND PROTECTIVE FENCING, INCLUDING FENCING, SHALL BE INSTALLED WITHIN THE 100' BUFFER AND PROTECTIVE FENCING, INCLUDING FENCING, SHALL BE INSTALLED WITHIN THE 100' BUFFER AND PROTECTIVE FENCING, INCLUDING FENCING.
 5. ALL ELEVATIONS INDICATED ALONG THE ADJACENT ACCESS DRIVE ARE PER THE PERMITTED ACCESS SHALL BE FIELD VERIFIED AND SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION COMMENCEMENT.
 6. ALL INLET ELEVATIONS AT THE EXISTING STRUCTURES ALONG ACCESS DRIVE (D-13, D-14, D-15) SHALL BE FIELD VERIFIED AND SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION COMMENCEMENT.
 7. ALL ELEVATIONS INDICATED ON THIS PLAN ARE RELATIVE TO THE NAD83 VERTICAL CONTROL DATUM.
 8. POOL DRAINAGE PIPES TO BE COMPLETED INTO THIS STRUCTURE POOL AREA DRAINAGE DESIGN BY OTHERS. REFER TO THE POOL PLAN FOR THE POOL DESIGN.

STRUCTURE NAME	STRUCTURE DETAILS
D-1	TYPE 'C' INLET 18" x 18" x 18" 15' E INV = 81.15
D-2	MANHOLE - TYPE 'J' BOTTOM 18" x 18" x 18" 15' E INV = 80.95 15' E INV = 80.95 15' E INV = 80.95
D-3	TYPE 'C' INLET 18" x 18" x 18" 15' E INV = 81.15 15' E INV = 81.15
D-4	MANHOLE - TYPE 'J' BOTTOM 18" x 18" x 18" 15' E INV = 80.20 15' E INV = 79.70 15' E INV = 79.70
D-5	TYPE 'C' INLET 18" x 18" x 18" 15' E INV = 80.90 15' E INV = 80.90
D-6	TYPE 'C' INLET 18" x 18" x 18" 15' E INV = 81.50 15' E INV = 81.50
D-7	TYPE 'C' INLET 18" x 18" x 18" 15' E INV = 79.95 15' E INV = 79.95
D-8	TYPE 'C' INLET 18" x 18" x 18" 15' E INV = 81.50 15' E INV = 81.50
D-9	TYPE 'C' INLET 18" x 18" x 18" 15' E INV = 81.40 15' E INV = 81.40
D-10	MANHOLE - TYPE 'J' BOTTOM 18" x 18" x 18" 15' E INV = 80.45 15' E INV = 80.45
D-11	TYPE 'C' INLET 18" x 18" x 18" 15' E INV = 80.80 15' E INV = 80.80
D-12	TYPE 'C' INLET 18" x 18" x 18" 15' E INV = 81.00 15' E INV = 81.00
D-13	EXISTING CURB INLET 18" x 18" x 18" 15' E INV = 79.23 15' E INV = 79.23
D-14	EXISTING CURB INLET 18" x 18" x 18" 15' E INV = 80.95 15' E INV = 80.95
D-15	EXISTING CURB INLET 18" x 18" x 18" 15' E INV = 79.95 15' E INV = 79.95
D-16	MANHOLE - TYPE 'J' BOTTOM 18" x 18" x 18" 15' E INV = 81.20 15' E INV = 81.20
D-17	TYPE 'C' INLET 18" x 18" x 18" 15' E INV = 81.75 15' E INV = 81.75

YARD DRAIN TABLE	YARD DRAIN TABLE
YARD DRAIN NAME	YARD DRAIN NAME
YD-1	YD-1
YD-2	YD-2
YD-3	YD-3
YD-4	YD-4
YD-5	YD-5
YD-6	YD-6
YD-7	YD-7

CLEANOUT TABLE	CLEANOUT TABLE
TAG	TAG
CO-1	CO-1
CO-2	CO-2



LEGEND / ABBREVIATIONS

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- SETBACK LINE
- BUILDING LOT SETBACK LINE
- LANDSCAPE BUFFER
- GRADE BREAK
- PROPOSED SPOT GRADE ELEVATION (TO CIVIL EOP)
- PROPOSED SPOT GRADE ELEVATION (TO CIVIL EOP)
- PROPOSED SPOT GRADE ELEVATION (TO CIVIL EOP)
- EXISTING SPOT GRADE ELEVATION
- EXISTING CONTOUR LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- DIRECTIONAL FLOW ARROW

STRUCTURE TABLE

STRUCTURE NAME | STRUCTURE DETAILS

YARD DRAIN TABLE

YARD DRAIN NAME | DRAIN DETAILS

CLEANOUT TABLE

TAG | CLEANOUT DETAILS

NOTE: ALL CLEANOUTS SHALL BE OF THE SAME MANUFACTURER, AND THE BUILDING PACKAGE, CLEANOUTS SHALL BE SUBMITTED AND APPROVED BY SUBMITTED PRIOR TO INSTALLATION.

NOTE: ALL YARD DRAIN CATCH BASINS AND RAIN ADOPTS SHALL BE APPROVED BY SUBMITTED PRIOR TO INSTALLATION.



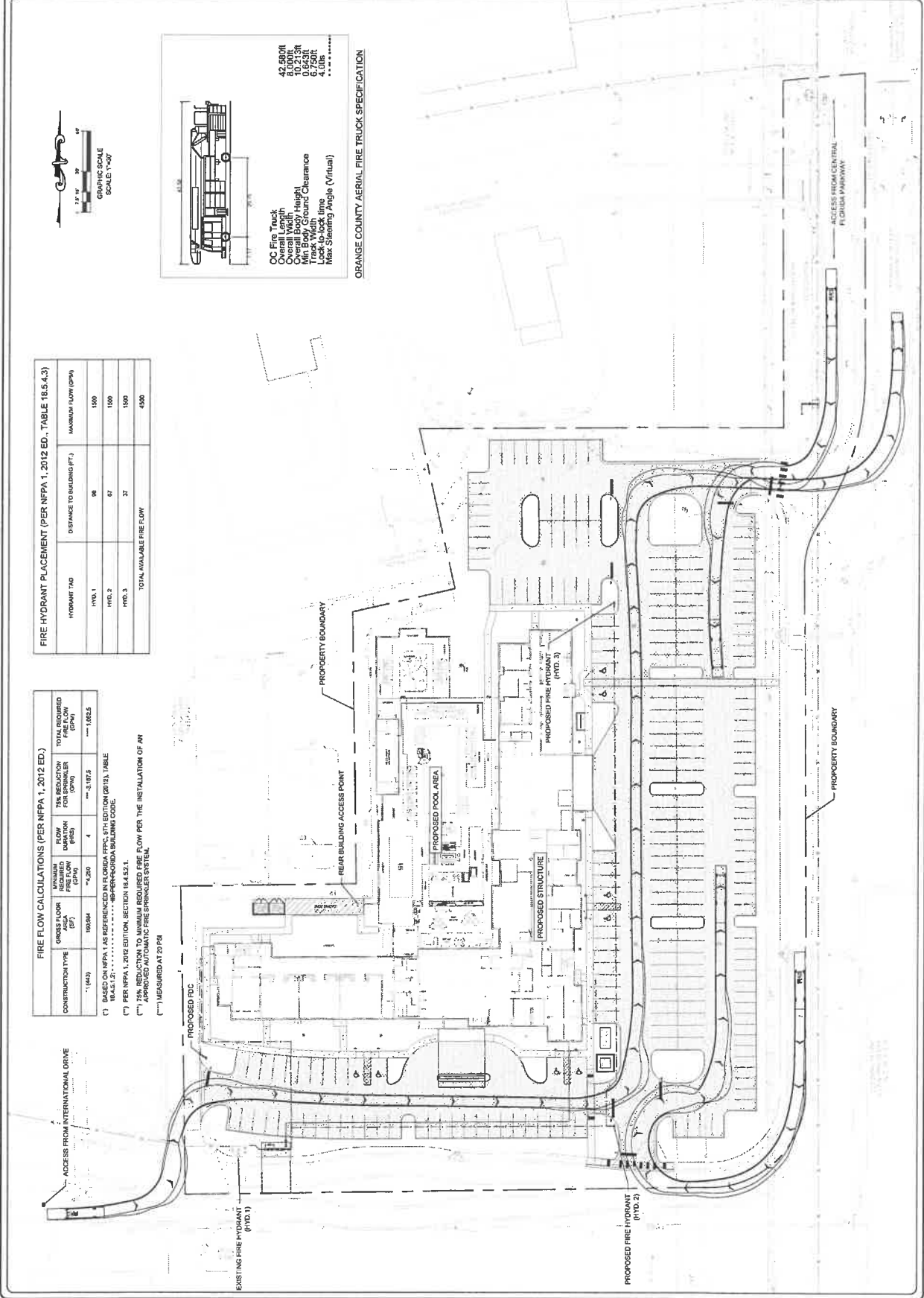
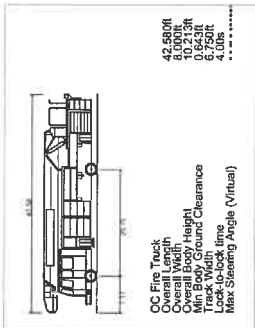
FIRE HYDRANT PLACEMENT (PER NFPA 1, 2012 ED., TABLE 18.5.4.3)

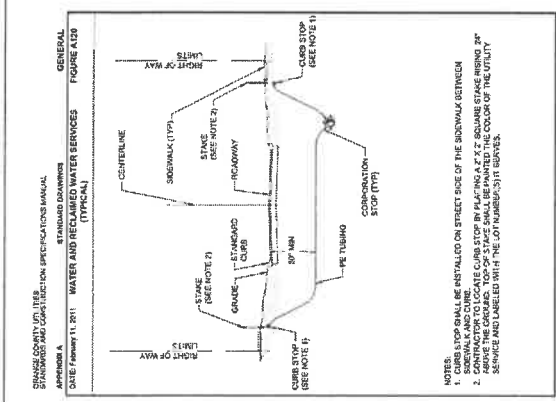
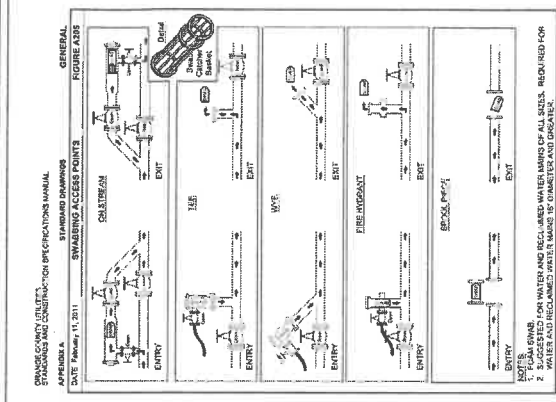
HYDRANT TAG	DISTANCE TO BUILDING (FT.)	MINIMUM FLOW (GPM)
HYD.1	98	1500
HYD.2	97	1500
HYD.3	37	1500
TOTAL AVAILABLE FIRE FLOW		4500

FIRE FLOW CALCULATIONS (PER NFPA 1, 2012 ED.)

CONSTRUCTION TYPE	MINIMUM FLOW REQUIRED (GPM)	FLOW DURATION (MIN)	75% REDUCTION FOR SPRINKLER (GPM)	TOTAL REQUIRED FIRE FLOW (GPM)
1. (4.3)	1500	4	3,187.5	1,082.5

(*) BASED ON NFPA 1, AS REFERENCED IN FLORIDA FPBC 5TH EDITION (2013), TABLE 18.4.3.1.2.
 (**) PER NFPA 1, 2012 EDITION, SECTION 18.4.3.2.1.
 (***) 75% REDUCTION TO MINIMUM REQUIRED FIRE FLOW PER THE INSTALLATION OF AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
 (****) MEASURED AT 20 PSI





ORANGE COUNTY UTILITIES
 STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL
 APPENDIX A
 DATE: February 11, 2011

STANDARD DRAWING
 WATER, WASTEWATER, AND RECLAIMED WATER MAINS
 FIGURE A118

PROPOSED UTILITY	HORIZONTAL SPACING		VERTICAL SPACING		MINIMUM CLEARANCE	MINIMUM COVER	MINIMUM DEPTH	MINIMUM WIDTH	MINIMUM WALL THICKNESS	MINIMUM SLOPE	MINIMUM COVER	MINIMUM DEPTH	MINIMUM WIDTH	MINIMUM WALL THICKNESS	MINIMUM SLOPE
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM											
POTABLE WATER	3'	5'	12"	6"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
WASTEWATER	3'	5'	12"	6"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
RECLAIMED WATER	3'	5'	12"	6"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"

GENERAL
 1. THIS SEPARATION REQUIREMENT IS FOR PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THESE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH A DIAMETER OF 12" OR GREATER. FOR PIPES WITH A DIAMETER OF 12" OR GREATER, THE SEPARATION SHALL BE GREATER THAN 5 FEET. OTHERWISE, THE REQUIRED SEPARATION IS 5 FEET. 2. THE SEPARATION SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE PIPE. 3. REQUIREMENTS OUTLINED IN THESE SPECIFICATIONS SHALL BE APPROVED BY THE LOCAL AGENCY. 4. DISTANCES SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE. 5. THIS SEPARATION SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE PIPE. 6. SANITARY OR STORM WATER MAINS SHALL BE INSTALLED WITH A MINIMUM PART OF 18" HORIZONTAL SEPARATION FROM OTHER UTILITIES.

