

HAMLIN RETAIL

PARCEL ID: 29-23-27-2716-02-002 (OC PB 88, PG 78-95)
AND 29-23-27-2716-02-001 (A PORTION OF)

SUNQUAT DRIVE, ORLANDO, FLORIDA

ORANGE COUNTY, FLORIDA
DP-22-02-072

HAMLIN PD-UNP/HAMLIN RESERVE PSP/HAMLIN RETAIL DP

LEGAL DESCRIPTION:

A PORTION OF PARCEL B, HAMLIN RESERVE AS RECORDED IN PLAT BOOK 88, PAGES 78 THROUGH 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA LYING IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 27 EAST.

BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL B, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HAMLIN GROVES TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 10416, PAGE 5782 OF THE AFORESAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3182.00 FEET, WITH A CHORD BEARING OF SOUTH 28°50'08" EAST AND A CHORD DISTANCE OF 118.24 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°07'45" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 118.25 FEET TO A POINT OF TANGENCY; THENCE CONTINUE SOUTH 29°54'01" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 86.48 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN SOUTH 60°23'11" WEST FOR A DISTANCE OF 171.81 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SUNQUAT DRIVE AS RECORDED IN THE AFORESAID PLAT OF HAMLIN RESERVE, ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 524.00 FEET, WITH A CHORD BEARING OF NORTH 51°50'07" WEST AND A CHORD DISTANCE OF 230.17 FEET; THENCE RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 25°22'28" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 232.06 FEET TO THE NORTHWESTERLY CORNER OF AFORESAID PARCEL B, BEING A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE RUN NORTH 62°13'44" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL B FOR A DISTANCE OF 260.17 FEET TO THE POINT OF BEGINNING.

FOR A TOTAL LAND AREA OF 1.04 ACRES M.O.L.

INDEX OF DRAWINGS

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	- BOUNDARY & TOPOGRAPHIC SURVEY

WAIVER REQUEST:

- THIS DEVELOPMENT PLAN REQUIRES A WAIVER FROM CONDITION 163 OF SEC. 38-79. ORANGE COUNTY CODE TO ALLOW A FITNESS FACILITY TO BE BUILT AT LESS THAN THIRTY THOUSAND (30,000) SQUARE FEET.

JUSTIFICATION:

SEC. 38-77.1. ORANGE COUNTY CODE (HORIZON WEST TOWN CENTER PD CODE LAND USE TABLE) INDICATE PHYSICAL FITNESS FACILITIES ARE A "PERMITTED" USE SUBJECT TO CONDITIONS 163 AND 165. SEC. 38-79. ORA COUNTY CODE SEC. 38-79. (CONDITIONS FOR PERMITTED USES, SPECIAL EXCEPTIONS, ETC.) INDICATES THAT CONDITION 163 LIMITS THIS USE IN A CORPORATE NEIGHBORHOOD CENTER TO A MINIMUM OF THIRTY THOUSAND (30,000) SQUARE FEET. THIS REQUIREMENT APPEARS TO HAVE BEEN WRITTEN IN ERROR AND SHOULD HAVE STATE SUCH FACILITIES SHOULD BE ALLOWED ONLY AT A MAXIMUM OF THIRTY THOUSAND (30,000) SQUARE FEET. A FITNESS FACILITY AT LESS THAN THIRTY THOUSAND (30,000) SQUARE FEET IS CONSISTENT WITH ALL OTHER COND AND INTENTS OF THE CORPORATE NEIGHBORHOOD CENTER REGULATIONS.

- THIS DEVELOPMENT PLAN REQUIRES A WAIVER FROM SECTION 38-1390.51 TABLE 4-1 TO ALLOW 100% OF THE BUILDING TO BE LOCATED AT THE 20 FT FRONT BUILD-TO-LINE IN LIEU OF 10FT BUILD-TO-LINE AND UP TO 30% ALLOWED AT THE 20 FT LINE.

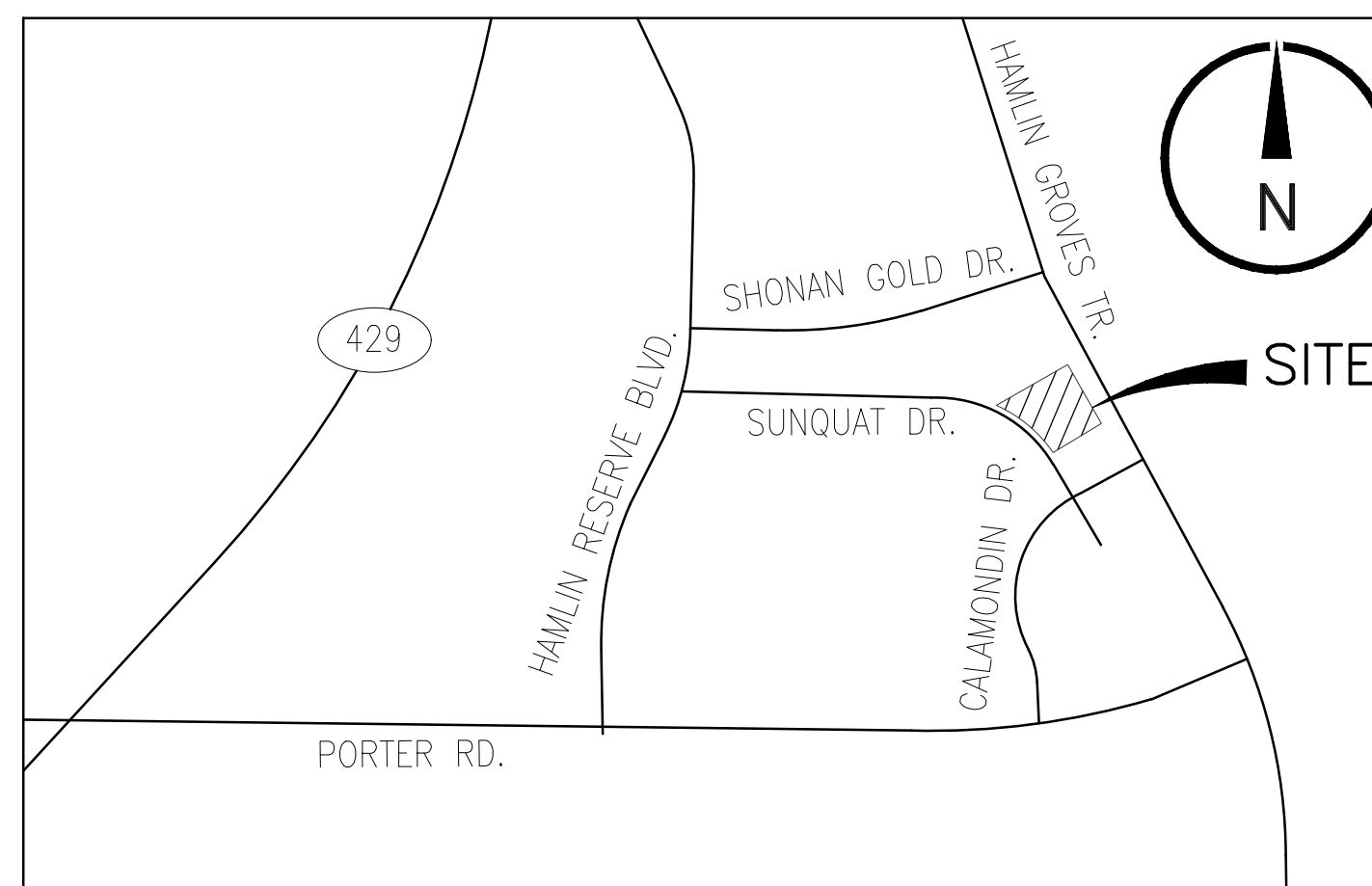
JUSTIFICATION:

THERE ARE EXISTING UTILITY AND DRAINAGE EASEMENTS (20 FT) IN THE AREA BETWEEN BUILDING FACADE AND HAMLIN GROVE TRAIL R/W, PROHOBITING PLACEMENT OF BUILDING AT 10 FEET BUILD-TO-LINE.

- * THIS DEVELOPMENT PLAN ALSO REQUESTS A WAIVER FROM SECTION 38-1390.53(a)(2) TO ALLOW DECORATIVE SCREEN FENCING AS AN ALTERNATIVE TO THE MASONRY KNEE WALL ALONG FRAMEWORK STREETS IN LIEU OF PROVIDING A DECORATIVE MASONRY KNEE WALL IN ACCORDANCE WITH THE STANDARDS DESCRIBED IN SECTION 38-1390.52(b)(3)

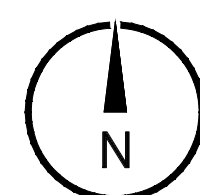
JUSTIFICATION

SPLIT RAIL FENCE HAS BEEN USED AS LANDMARK ICON THROUGHOUT THE HAMLIN RESERVE PD. FOR CONTINUATION AND CONSISTENCY OF AESTHETIC THEME, SAME FENCE FEATURE IS THERFORE NECESSARY.



VICINITY MAP

SCALE: NTS



LOCATION MAP

SCALE: NTS

NOTE:

IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

DEVELOPMENT INFORMATION:

OWNER

HAMLIN RETAIL, LLC
9418 PRINCE HARRY DRIVE
ORLANDO, FL 32836
PH: 407-284-7979

A&M, LLC
14422 SHORESIDE WAY, SUITE 110
WINTER GARDEN, FL 34787
PH: 804-815-1095

DEVELOPER:

HAMLIN RETAIL, LLC
9418 PRINCE HARRY DRIVE
ORLANDO, FL 32836
PH: 407-284-7979

SURVEYORS

ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
PH: 407-654-5355

PLANNERS/ENGINEERS

SK CONSORTIUM, INC.
1053 N. ORLANDO AVE., SUITE 3
MAITLAND, FL 32751
PH: 407-629-4288

ARCHITECTS

CUHACI & PETERSON ARCHITECTS
2600 MAITLAND CENTER PKWY, SUITE 200
MAITLAND, FL 32751
PH: 407-661-9100

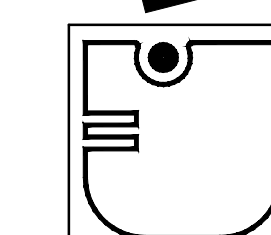
LANDSCAPE ARCHITECTS

THOMAS C PETERSON
3361 PELHAM RD.
ORLANDO, FL 32803
PH: 407-897-4492

UTILITY PROVIDERS

ELECTRIC - DUKE ENERGY
WATER - OC UTILITIES DEPARTMENT
SEWER - OC UTILITIES DEPARTMENT

OC-DRC, DP SUBMITTAL 02/25/22
OC-DRC, DP RESUBMITTAL 04/25/22
OC-DRC, DP RESUBMITTAL 06/08/22



URBAN DESIGN PLANNING ENGINEERING

SK Consortium, Inc.

1053 N. ORLANDO AVE. ■ SUITE 3 ● MAITLAND ▲ FLORIDA 32751
TELEPHONE 407-629-4288 ■ FACSIMILE 407-629-1656 ● EB# 7080

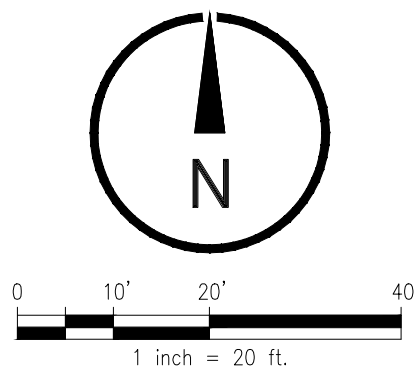
PARCEL ID NO. 29-23-27-2716-02-002

Summary of Trip Generation

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period				PM Peak Period				Total				
				% In	% Trips	% Out	Rate	Total	% In	% Trips	% Out	Rate	Trips			
Health/ Fitness Club	492	6.50 KSF	**	51%	5	49%	1.38	9	57%	2.00	13	43%	1.38	9	3.38	22
Strip Retail Center (<40k)	822	3.33 KSF	370	60%	5	40%	2.40	8	50%	3.30	11	50%	3.30	11	6.61	44
Total			370		10		17		24		20		20		44	22
Internal Capture	6%	1% 18%	22	0	0	0	0	0	4	4	4	4	4	4	8	8
Net External Trips			348	10	7	17	17	20	20	16	16	16	16	16	36	36

Source: ITE Trip Generation, 11th Edition

No daily trip rate/equation is available for Health/Fitness Club



ENGINEERING
PLANNING
DESIGN
URBAN

SK Consortium, Inc.

1053 N. ORLANDO AVE., SUITE 303 • MAITLAND, FLORIDA 32751
TELEPHONE: 407-629-4288 • FACSIMILE: 407-629-1656 • EBF# 7080

SITE DATA:

PARCEL ID NO.: 29-23-27-2716-02-002 & A PORTION OF 29-23-27-2716-02-001
 TOTAL PROJECT AREA: 1.04 AC.
 EXISTING LAND USE: VACANT, COMMERCIAL
 PLANNED DEVELOPMENT (HAMLIN PD/UNIFIED NEIGHBORHOOD PLAN PD)
 FUTURE LANDUSE: PD
 SURROUNDING LAND USE: PD
 NORTH: STORMWATER POND
 EAST: HAMLIN GROVE TRAIL
 WEST: SUNQUAT DRIVE, RESIDENTIAL
 SOUTH: CALAMONDIN DR., COMMERCIAL

SETBACK REQUIREMENTS:

FRONT (HAMLIN GROVE TR.): 10' BUILD-TO-LINE (20' BUILD-TO-LINE* LINE DUE TO EXISTING UTILITY EASEMENT)
 SIDE (NORTH AND SOUTH): 0' MIN.
 REAR (WEST): 10' MIN.
 * A WAIVER IS REQUESTED AS PART OF THIS DP TO ALLOW 20' BUILD-TO-LINE IN LIEU OF 10' BUILD-TO-LINE DUE TO EXISTING EASEMENTS

PROPOSED DEVELOPMENT:

CNC-1 LAND USE DISTRICT: 10 AC.
 PROPOSED USE: COMMERCIAL
 TOTAL PROJECT AREA: = 1.04 AC.
 BUILDING AREA: = 9,830 SF
 VEHICULAR PAVED AREA: = 19,242 SF = 0.44 AC.
 SIDEWALK & HARDSCAPE AREA: = 2,615 SF
 TOTAL IMPERVIOUS AREA: = 31,687 SF = 0.73 = 70.2%
 TOTAL PERVIOUS AREA: = 0.31 AC. = 29.8%

BUILDING DATA:

F.A.R. BASED ON CNC-1 DISTRICT AREA) PER SEC. 38-1390.46(a), NET F.A.R. IS BASED ON THE TOTAL NET ACRES OF LAND WITHIN A LAND USE DISTRICT 0.02
 MAX BUILDING AREA ALLOWED WITHIN CNC-1 DISTRICT = 40,000 SF (9,830 SF PROPOSED)
 MAX BUILDING HEIGHT: = 45' (28' PROPOSED)

LOT COVERAGE + OPEN SPACE:

PER SEC. 38-1389(d)(3)(C): MAX. LOT COVERAGE ALLOWED = 80%, MIN. OPEN SPACE = 20%
 PROPOSED LOT COVERAGE = 70%, PROPOSED OPEN SPACE = 30%
 SEC 24-29(c) OPEN SPACE REQUIREMENT FOR PD/COMMERCIAL DEVELOPMENT = 20% MINIMUM.
 REQUIRED OPENSACE = 8,560 SF.
 OPEN SPACE IS 100% CATEGORY "A", BUFFER ZONE AND LANDSCAPE AREA PERIMETER BUFFER / LANDSCAPE = 9,364 S.F.
 INTERIOR LANDSCAPE = 4,376 S.F.
 TOTAL OPEN SPACE: = 13,740 S.F. = 30% OF TOTAL SITE

DEVELOPMENT PLAN

SCALE: 1" = 20'

PARKING REQUIREMENTS:

BUILDING: 9,830 SF GENERAL RETAIL ESTABLISHMENT
 1 SPACE/300 SF
 TOTAL REQUIRED PARKING: 34 SPACES
 PARKING PROVIDED: 43 SPACES
 (38 STANDARD SPACES, 2 ADA SPACES, 3 ON-STREET PARKING SPACES)

BICYCLE PARKING REQUIREMENTS:
 2 BICYCLE SPACES PLUS 1 ADDITIONAL BICYCLE PARKING SPACE FOR EACH 10 VEHICULAR PARKING SPACES ABOVE 10
 BICYCLE PARKING REQUIRED: = 2 + (40-10)/10 = 5 SPACES
 BICYCLE PARKING PROVIDED: = 8 SPACES

GENERAL NOTES:

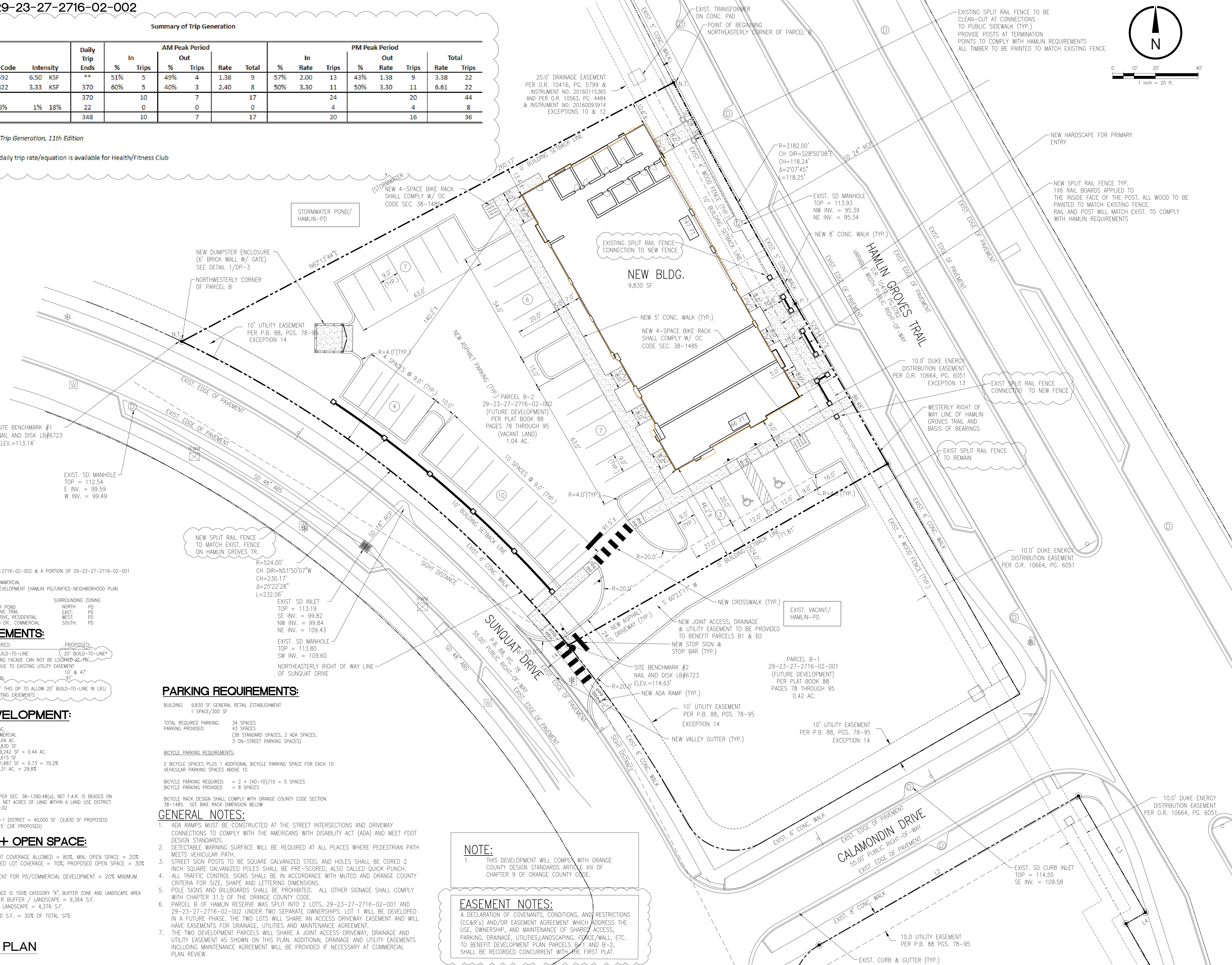
- ADA RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTIONS AND DRIVEWAY CONNECTIONS TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND MEET FDOT DESIGN STANDARDS.
- DETECTABLE WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.
- STREET SIGN POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED, ALSO CALLED QUICK PUNCH.
- ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH MUTCD AND ORANGE COUNTY CRITERIA FOR SIZE, SHAPE AND LETTERING DIMENSIONS.
- POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNAGE SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.
- PARCEL B OF HAMLIN RESERVE WAS SPLIT INTO 2 LOTS, 29-23-27-2716-02-001 AND 29-23-27-2716-02-002 UNDER TWO SEPARATE OWNERSHIPS. LOT 1 WILL BE DEVELOPED IN A FUTURE PHASE. THE TWO LOTS WILL SHARE AN ACCESS DRIVEWAY EASEMENT AND WILL HAVE EASEMENTS FOR DRAINAGE, UTILITIES AND MAINTENANCE AGREEMENT.
- THE TWO DEVELOPMENT PARCELS WILL SHARE A JOINT ACCESS DRIVEWAY, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THIS PLAN. ADDITIONAL DRAINAGE AND UTILITY EASEMENTS INCLUDING MAINTENANCE AGREEMENT WILL BE PROVIDED IF NECESSARY AT COMMERCIAL PLAN REVIEW.

NOTE:

1. THIS DEVELOPMENT WILL COMPLY WITH ORANGE COUNTY DESIGN STANDARDS ARTICLE XII OF CHAPTER 9 OF ORANGE COUNTY CODE.

EASEMENT NOTES:

A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R's) AND/OR EASEMENT AGREEMENT WHICH ADDRESS THE USE, OWNERSHIP, AND MAINTENANCE OF SHARED ACCESS, PARKING, DRAINAGE, UTILITIES, LANDSCAPING, FENCE/WALL, ETC. TO BENEFIT DEVELOPMENT PLAN PARCELS B-1 AND B-2, SHALL BE RECORDED CONCURRENT WITH THE FIRST PLAT.



Seal: Majid Kaloghchi P.E. 41046

DEVELOPMENT PLAN

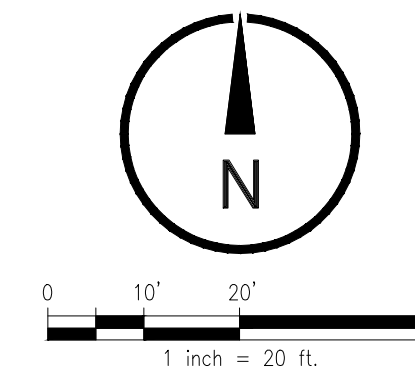
HAMLIN RETAIL DP
 CLAY HARRIS
 LOCATION
 ORANGE COUNTY, FL

OC DP SUBMITTAL 02-25-22
 PER DRC COMMENTS 04-25-22
 PER DRC COMMENTS 06-08-22

Issue Date and Purpose
 Project Number: 2140

Drawn by: D.FORSYTH
 Checked: M. KALOGHCHI
 File No: 2139P9809ER
 DP-1

PARCEL ID NO. 29-23-27-2716-02-001 + 002



SOIL TYPE:

THERE ARE 2 POTENTIAL NATIVE SOIL TYPES WITHIN GENERAL AREA OF THE SITE ACCORDING TO THE USDA NRCS SOIL SURVEY OF ORANGE COUNTY, FLORIDA
34 - POMELLOA FINE SAND, 0 TO 5 PERCENT SLOPES

FLOOD ZONE:

THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 12095C0375F AND COMMUNITY NO. 120179 0375 F, DATED SEPTEMBER 25, 2009.

NOTE:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING APPROVAL OF FINAL CONSTRUCTION PLANS.

CONSERVATION AREA:

1. THERE IS NO JURISDICTIONAL WETLAND ON THIS SITE. THE SITE WILL BE CLEARED.

ENVIRONMENTAL + VEGETATION

EXISTING SITE HAS MINIMAL GROUND COVER AND WAS UTILIZED AS AN ORANGE GROVE IN THE PAST.

STORMWATER MANAGEMENT:

THIS PROJECT IS PART OF AN EXISTING MASTER DRAINAGE SYSTEM KNOWN AS HAMLIN RESERVE PERMITTED BY ORANGE COUNTY AND SPWMD (PERMIT NO. 48-02398-P, APPLICATION NUMBER 140915.11), WHICH ALLOWS UP TO 80% IMPERVIOUS AREA WITHIN EACH TRACT.

THE SITE AREA DISCHARGES TO MASTER POND 400 WHICH PROVIDES WATER QUALITY AND WATER QUANTITY (ATTENUATION OF 25 YEAR 24 HOUR EVENT) AS REQUIRED BY SPWMD AND ORANGE COUNTY PER APPROVED MASTER DRAINAGE SYSTEM.

ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACES AND READ "NO DUMPING, ONLY RAIN IN THE DRAIN". MARKERS MUST BE COMMERCIAL GRADE STAINLESS STEEL, ALUMINUM, BRASS OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST. METAL MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATURE OR SYMBOL SHOWN ON MARKER SHALL BE CONSISTENT THROUGHOUT THE PROJECT. MARKERS MUST BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS, OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4-0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER BETWEEN 3.75-4.25 INCHES.

UTILITIES:

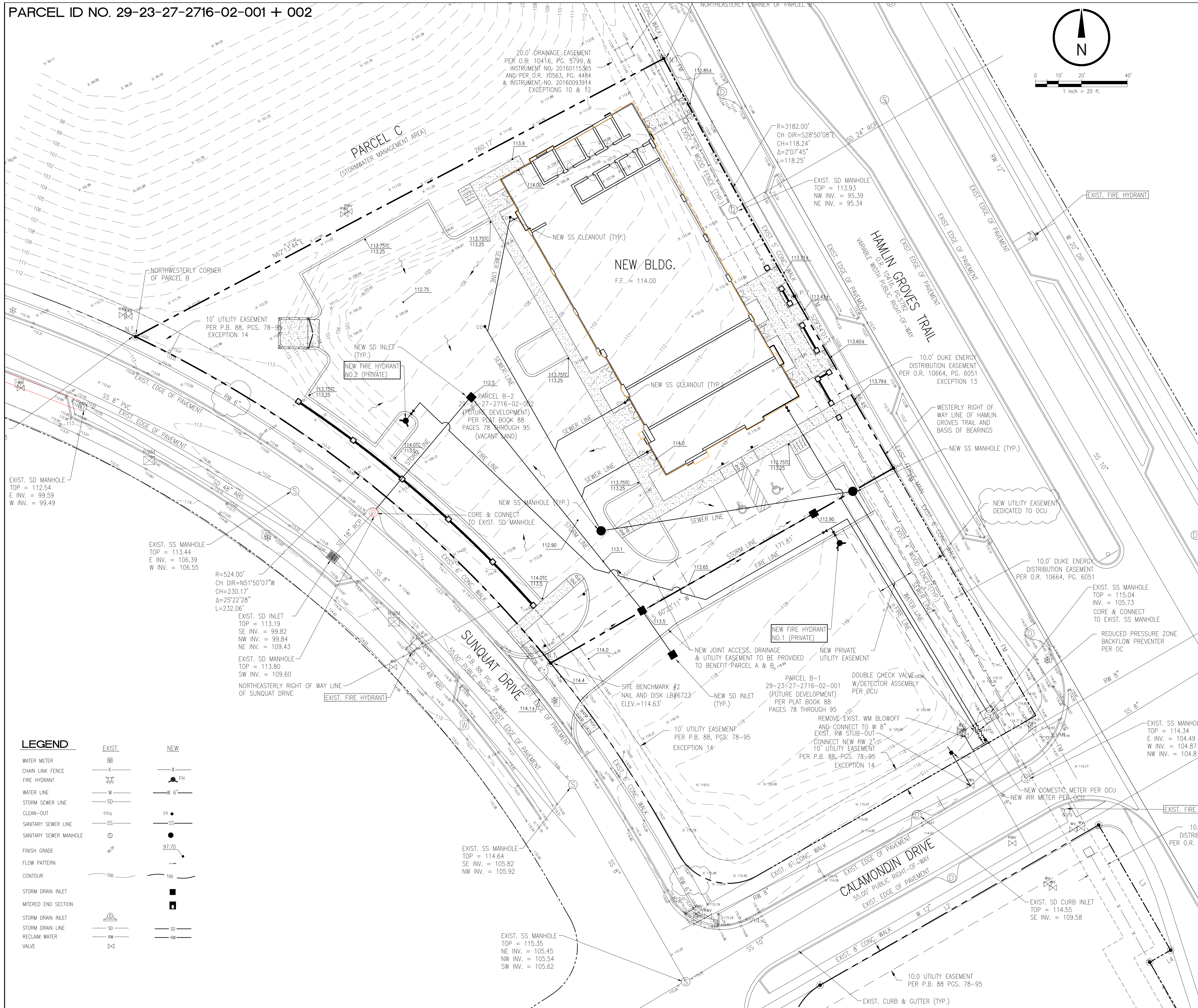
- WATER: TO BE PROVIDED BY OC UTILITIES. WATER SERVICE CONNECTION WILL BE AT EXISTING 8" WM STUB ON SOUTH SIDE OF THE PARCEL.
- FIRE SERVICE CONNECTION WILL BE AT EXISTING STUB-OUTS ALONG SOUTH PROPERTY LINE. SERVICE LINES WILL BE SIZED TO HANDLE PROJECTED DEVELOPMENT FOR DOMESTIC AND FIRE WATER DEMAND.
- SANITARY SEWER: TO BE PROVIDED BY OC UTILITIES. SANITARY SEWER SERVICES WILL BE CONNECTED TO EXISTING SS MANHOLE AT THE SE CORNER OF THE SITE.
- RECLAIM WATER: TO BE PROVIDED BY OC UTILITIES. WATER SERVICE CONNECTION WILL BE AT EXISTING 6" RWM STUB-OUT AT THE SE CORNER OF THE SITE.
- POWER SERVICE TO BE PROVIDED BY DUKE ENERGY.
- PHONE SERVICES TO BE PROVIDED BY SPECTRUM.
- THE UNDERGROUND MAIN STARTING AT THE PUBLIC WATER UTILITY POINT OF CONNECTION SHALL BE DESIGNED PER NFPA 24. INSTALLATION AND TESTING MUST BE IN ACCORDANCE WITH NFPA 24 AND STANDARDS BY THE STATE OF FLORIDA, ORANGE CO. FIRE CODE, CHAPTER 24, SECTION 24.13(b). NFPA 24, LATEST EDITION.

EASEMENT NOTES:

1. JOINT ACCESS, PARKING, DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED TO BENEFIT PARCELS B1 AND B2.

NEEDED FIRE FLOW:

NEEDED FIRE FLOW (NFF) EQUATES TO 2250 GPM AS CALCULATED ON SHEET DP-3, SHOWN HEREIN AS REQUESTED BY OC



LEGEND

EXIST.	NEW
WATER METER	WATER METER
CHAIN LINK FENCE	CHAIN LINK FENCE
FIRE HYDRANT	FIRE HYDRANT
WATER LINE	WATER LINE
STORM SEWER LINE	STORM SEWER LINE
CLEAN-OUT	CLEAN-OUT
SANITARY SEWER LINE	SANITARY SEWER LINE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
FINISH GRADE	FINISH GRADE
FLOW PATTERN	FLOW PATTERN
CONTOUR	CONTOUR
STORM DRAIN INLET	STORM DRAIN INLET
MITERED END SECTION	MITERED END SECTION
STORM DRAIN INLET	STORM DRAIN INLET
STORM DRAIN LINE	STORM DRAIN LINE
RECLAIM WATER	RECLAIM WATER
VALVE	VALVE

PRELIMINARY DRAINAGE + UTILITY PLAN

SCALE: 1" = 20'

Seal: Majid Kaloghchi P.E. 41046

PRELIMINARY DRAINAGE + UTILITY PLAN

HAMLIN RETAIL DP
CLAY HARRIS
LOCATION
ORANGE COUNTY, FL

OC DP SUBMITTAL 02-25-22
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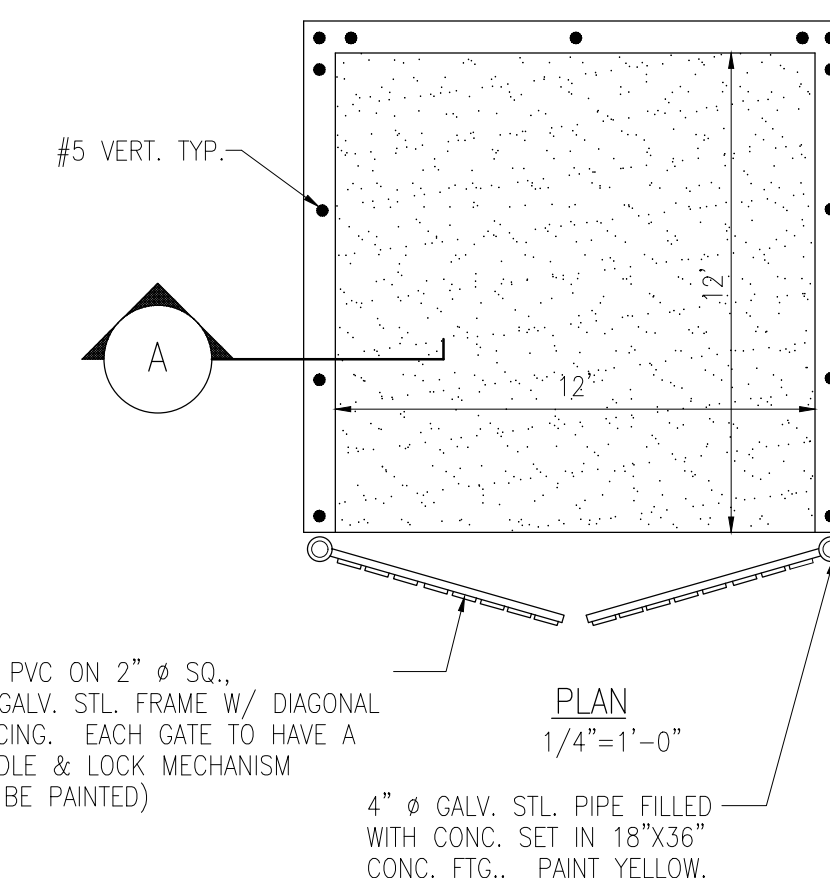
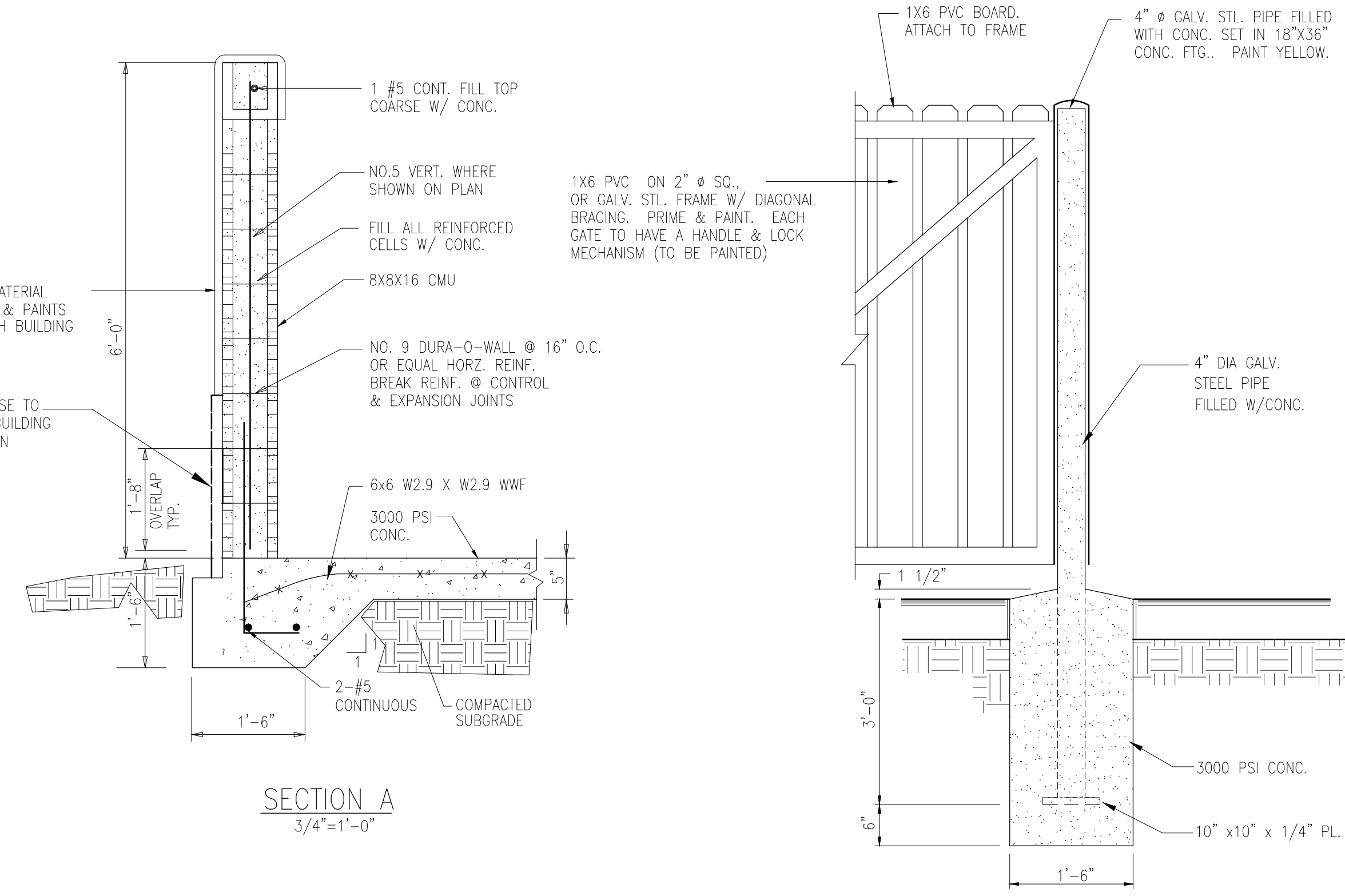
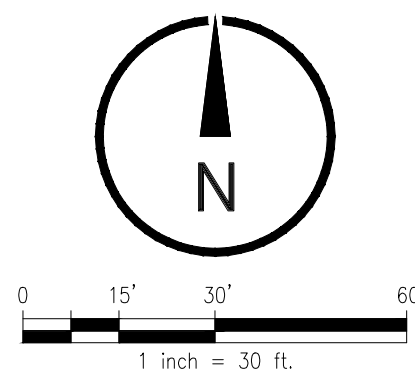
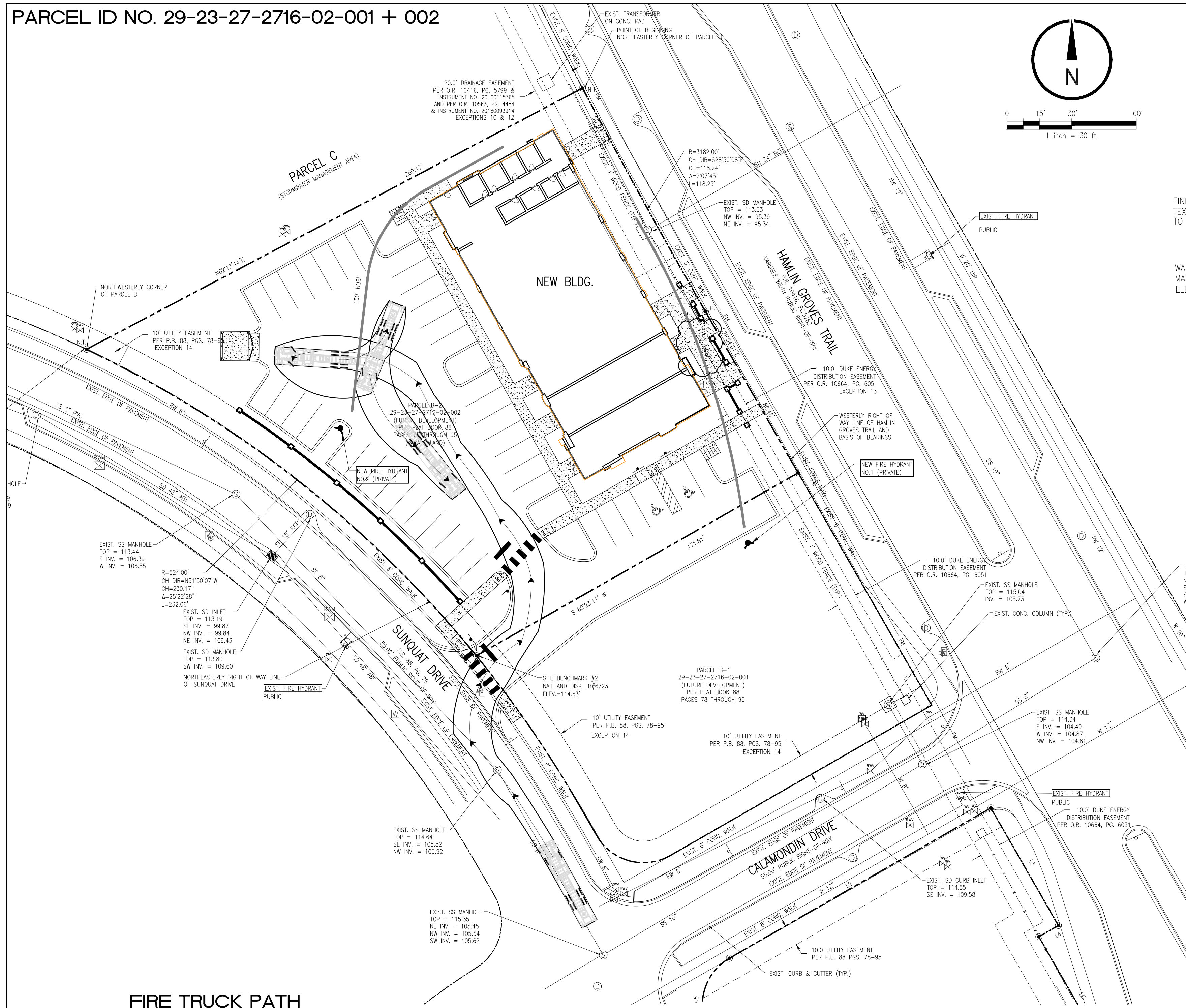
Issue Date and Purpose
Project Number: 2140
Drawn by: D.FORSYTH
Checked by: M. KALOGHCHI
File No: 21131998ORDER

DP-2

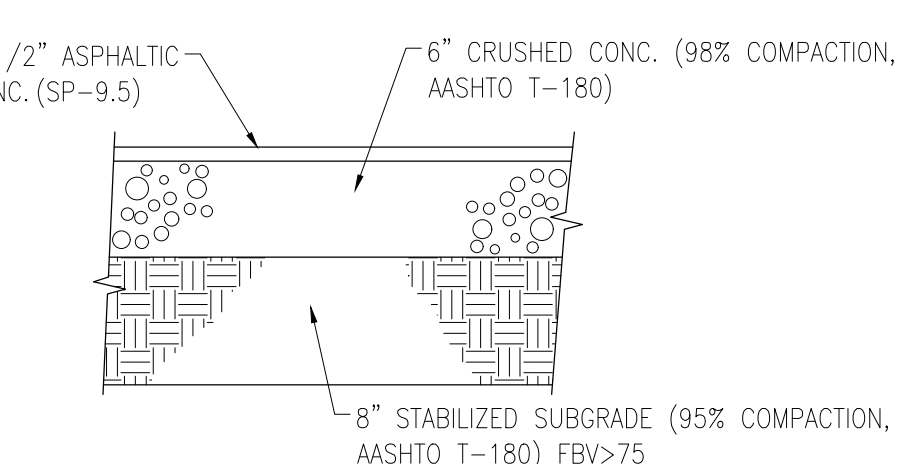
ENGINEERING
PLANNING
DESIGN
URBAN

SK Consortium, Inc.

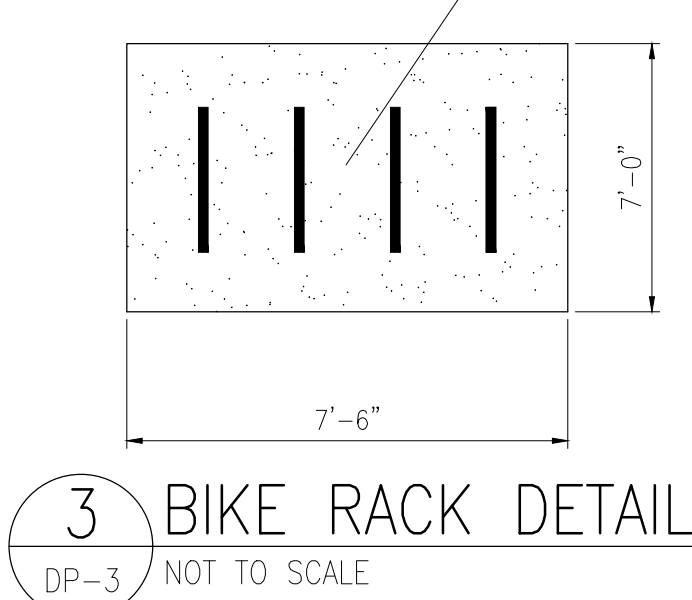
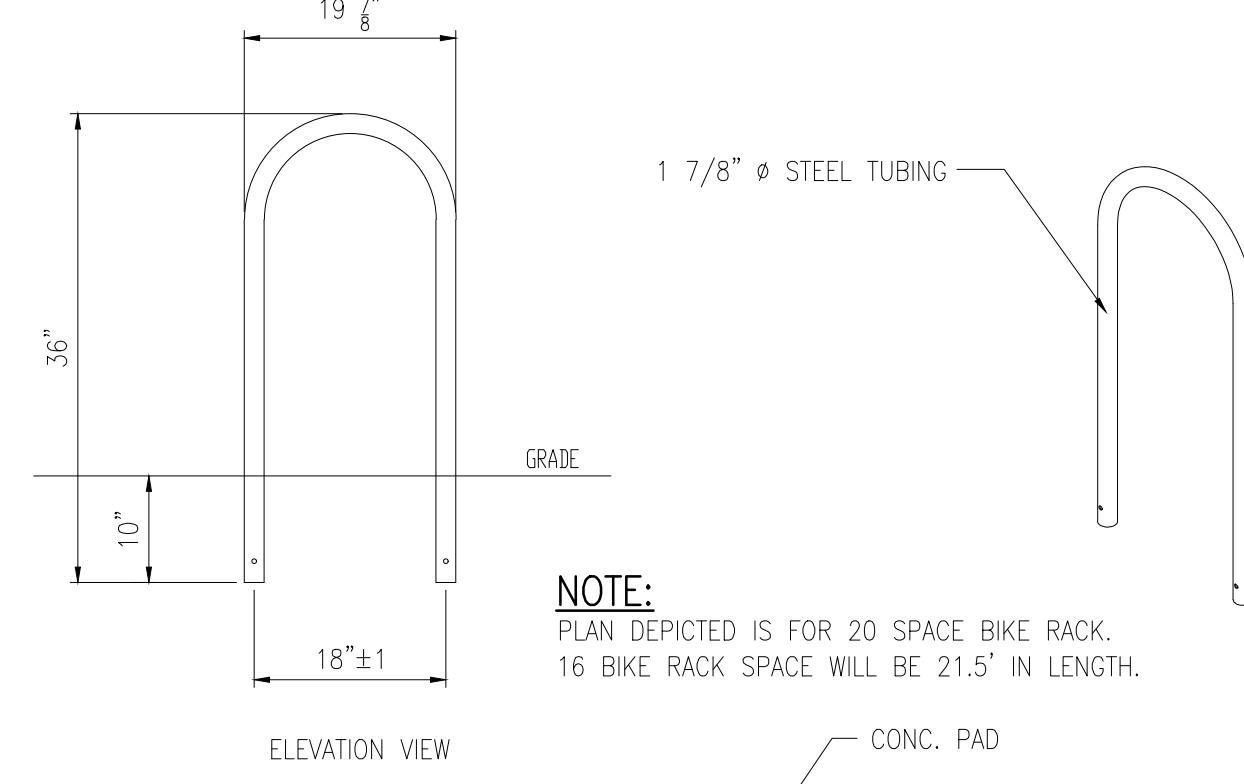
1053 N. ORLANDO AVE., SUITE 300 • MAITLAND, FLORIDA 32751
TELEPHONE: 407-629-4288 • FACSIMILE: 407-629-1656 • EBF# 7080



1 DUMPSTER ENCLOSURE
DP-3 3/4"=1'-0"

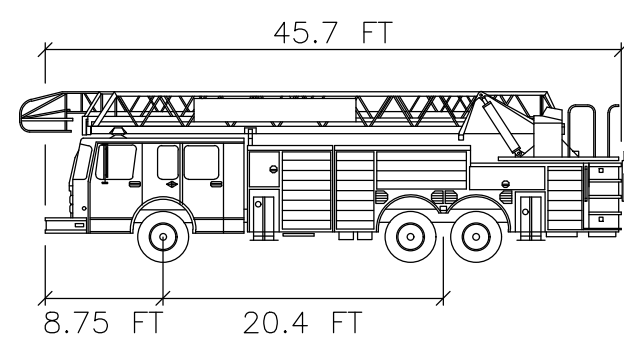


2 ASPHALT PAVEMENT
DP-3 1"=1'-0"



3 BIKE RACK DETAIL
DP-3 NOT TO SCALE

FIRE TRUCK PATH
SCALE: 1" = 30'



O.C. PLATFORM	inches
OVERALL LENGTH	45.7
WIDTH	8.33
FIRE TRACK WIDTH	8.33
LOCK TO LOCK TIME	6.0
STEERING ANGLE LOCK	44.2
MIN. CENTERLINE RAD.	29.0

OCFRD PLATFORM TRUCK

NOTE:

WORK ASSOCIATED WITH FIRE PROTECTION SUPPLY SYSTEM WILL BE IN ACCORDANCE WITH FLORIDA FIRE PROTECTION CODE (NFPA 1 AND NFPA 101, 2020, 7TH EDITION).

NEEDED FIRE FLOW

LARGEST BLDG.	= 9,830 SF
CONSTRUCTION CLASS	FBC II-B, NFPA II(000)
OCCUPANCY CLASSIFICATION-ASSEMBLY	RETAIL, COMMERCIAL
OCCUPANCY FACTOR	1.0 (COMBUSTIBLE)
NFF (MAX. REQUIRED) TABLE 18.4.5.1.2, NFPA 1	2250 GPM
NET FIRE FLOW DEMAND	2250 GPM
FIRE HYDRANT CREDIT (PER TABLE I-3-ANNEX I)	FLOW CREDIT
MIN. FIRE HYDRANT REQUIRED WITHIN 150 FEET	2
EXIST HYDRANTS	3
NEW FIRE HYDRANTS PROVIDED	2
AVERAGE SPACING	REQUIRED: 500 FEET ACTUAL: < 500'
MAX. DISTANCE FROM ANY POINT OF BLDG.	REQUIRED: 150 FEET ACTUAL: < 150'

Seal: Majid Kalaghchi P.E. 41046

OC DP SUBMITTAL 02-25-22
PER DRC COMMENTS 04-25-22
PER DRC COMMENTS 06-08-22

Issue Date and Purpose
Project Number: **2140**

Drawn by: D.FORSYTH
Checked: M. KALAGHCHI
File No: 2113199809ER
DP-3

PARCEL ID NO. XXX

EAST PROP. LINE - (204.73' TOTAL - ADJACENT TO R.O.W.)
 - LESS 37' FOR FIVE WALKWAYS = 167.73' ADJUSTED TOTAL.)

ONE CANOPY TREE PER 40 LINEAL FEET - PER OR. CO.
 5 CANOPY TREES REQUIRED - 8 EXISTING TREES PROVIDED (3 OAK, 5 PINE), ONE UNDERSTORY TREE PER 20 LINEAL FEET PER OR. CO. 8 TREES REQUIRED - 8 TREES PROVIDED (4 EXISTING CRAPE MYRTLE & 2 PROPOSED CRAPE MYRTLE), 30" HT. HEDGE AND GROUNDCOVER REQUIRED AND PROVIDED ALONG VEHICULAR USE AREAS. SEE PLANT LEGEND FOR TREE/SHRUB GROUNDCOVER SPECIES. NOTE: AREA BETWEEN EXISTING FENCE AND R.O.W. SIDEWALK CONTAINS EXISTING MATURE NATIVE PLANTINGS MEETING OR. CO. CHAPTER 24 REQUIREMENTS. PALETTE INCLUDES DWF. YAUPON HOLLY, COONTIE, DWF. FIREBUSH, SAND CORDGRASS, ETC.)

SOD PERCENTAGE NOTES:
 OVERALL LANDSCAPE AND TURF AREA = 12,686 SQ. FT. (APPROXIMATE).
 LANDSCAPED AREAS = 11,175 SQ. FT. = 88.09% (NOT INCL. MULCH AREAS)
 ON-SITE TURF AREAS = 1511 SQ. FT. = 11.91%

INTERIOR LANDSCAPE REQUIREMENTS (ZONING IS PD)
 10,129 SQ. FT. TOTAL VEHICULAR USE AREA X .10 = 1013 SQ. FT. LANDSCAPE AREA REQ'D (1934) S.F. PROVIDED. 1013 / 300 = 3 TREES REQUIRED. 9 TREES PROVIDED. SEE PLANT LEGEND FOR TREE/SHRUB SPECIES. NOTE: REQUEST THAT ANY OVERAGES ON THE INTERIOR TREE REQUIREMENTS BE APPLIED TOWARDS ANY SHORTAGES ON BUILDING TREE / LANDSCAPE REQUIREMENTS - TYPICAL.

NORTH PROP. LINE - (260.17' ADJACENT TO RETENTION POND)
 ONE CANOPY TREE PER 40 LINEAL FEET - PER OR. CO.
 7 CANOPY TREES REQUIRED - 7 CANOPY TREES PROVIDED.
 ONE UNDERSTORY TREE PER 20 LINEAL FEET PER OR. CO.
 13 UNDERSTORY TREES REQUIRED. 13 UNDERSTORY TREES PROVIDED.
 30" HT. HEDGE AND GROUNDCOVER REQUIRED/PROVIDED AT VEHICULAR USE AREAS. SEE PLANT LEGEND FOR TREE/SHRUB/GROUNDCOVER SPECIES.

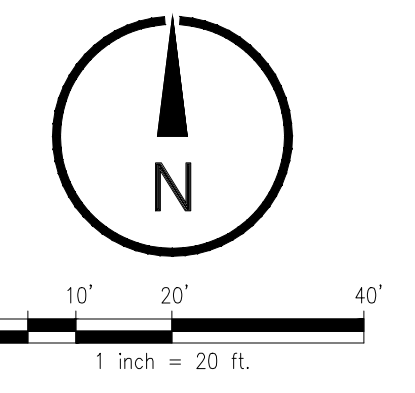
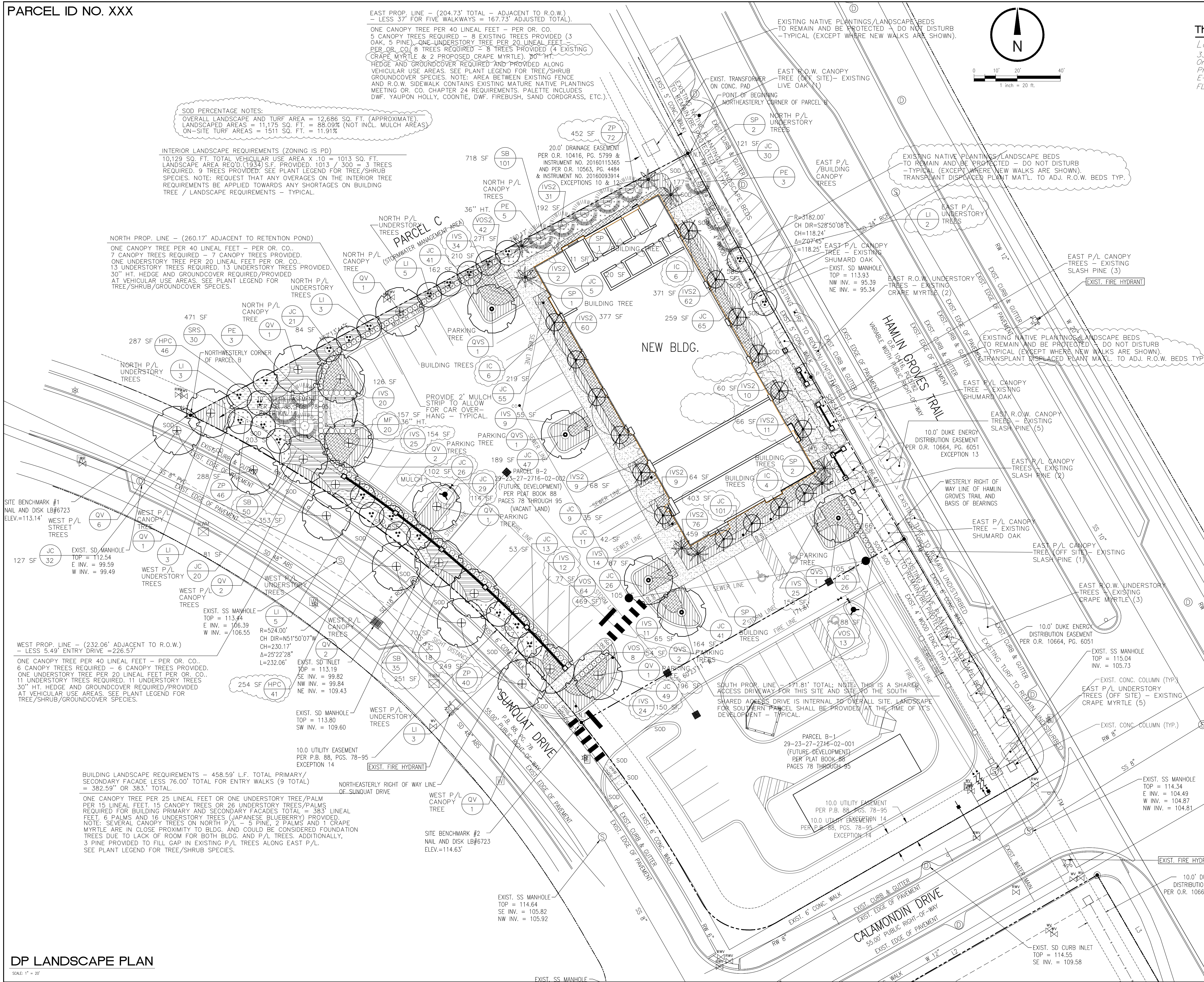
SITE BENCHMARK #1
 NAIL AND DISK LB#6723
 ELEV.=113.14'

WEST PROP. LINE - (232.06' ADJACENT TO R.O.W.)
 - LESS 5.49' ENTRY DRIVE = 226.57'

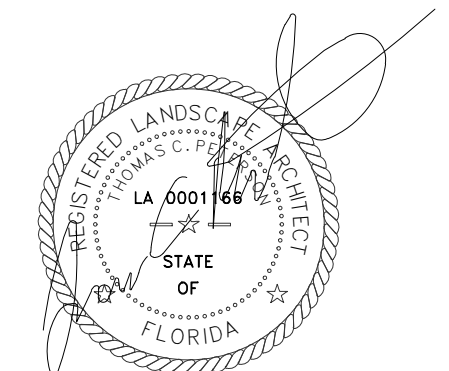
ONE CANOPY TREE PER 40 LINEAL FEET - PER OR. CO.
 6 CANOPY TREES REQUIRED - 6 CANOPY TREES PROVIDED.
 ONE UNDERSTORY TREE PER 20 LINEAL FEET PER OR. CO.
 11 UNDERSTORY TREES REQUIRED. 11 UNDERSTORY TREES PROVIDED AT VEHICULAR USE AREAS. SEE PLANT LEGEND FOR TREE/SHRUB/GROUNDCOVER SPECIES.

BUILDING LANDSCAPE REQUIREMENTS - 458.59' L.F. TOTAL PRIMARY/SECONDARY FACADE LESS 76.00' TOTAL FOR ENTRY WALKS (9 TOTAL) = 382.59' OR 383' TOTAL.

ONE CANOPY TREE PER 25 LINEAL FEET OR ONE UNDERSTORY TREE/PALM PER 15 LINEAL FEET. 15 CANOPY TREES OR 26 UNDERSTORY TREES/PALMS REQUIRED FOR BUILDING PRIMARY AND SECONDARY FACADES TOTAL = 383' LINEAL FEET. 6 PALMS AND 16 UNDERSTORY TREES (JAPANESE BLUEBERRY) PROVIDED. NOTE: SEVERAL CANOPY TREES ON NORTH P/L - 5 PINE, 2 PALMS AND 1 CRAPE MYRTLE ARE IN CLOSE PROXIMITY TO BLDG. AND COULD BE CONSIDERED FOUNDATION TREES DUE TO LACK OF ROOM FOR BOTH BLDG. AND P/L TREES. ADDITIONALLY, 3 PINE PROVIDED TO FILL GAP IN EXISTING P/L TREES ALONG EAST P/L. SEE PLANT LEGEND FOR TREE/SHRUB SPECIES.



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Seal: Majid Kalaghechi P.E. 41046

ENGINEERING
 PLANNING
 URBAN DESIGN

SK Consortium, Inc.

1053 N. ORLANDO AVE., SUITE 3 • MAITLAND, FLORIDA 32751
 TELEPHONE 407-629-4288 • FACSIMILE 407-629-7080

DP LANDSCAPE PLAN

HAMLIN RETAIL DP

CLAY HARRIS

LOCATION

ORANGE COUNTY, FL

QC DP SUBMITTAL 02-25-22
 PER DRC COMMENTS 04-25-22
 PER DRC COMMENTS 06-08-22

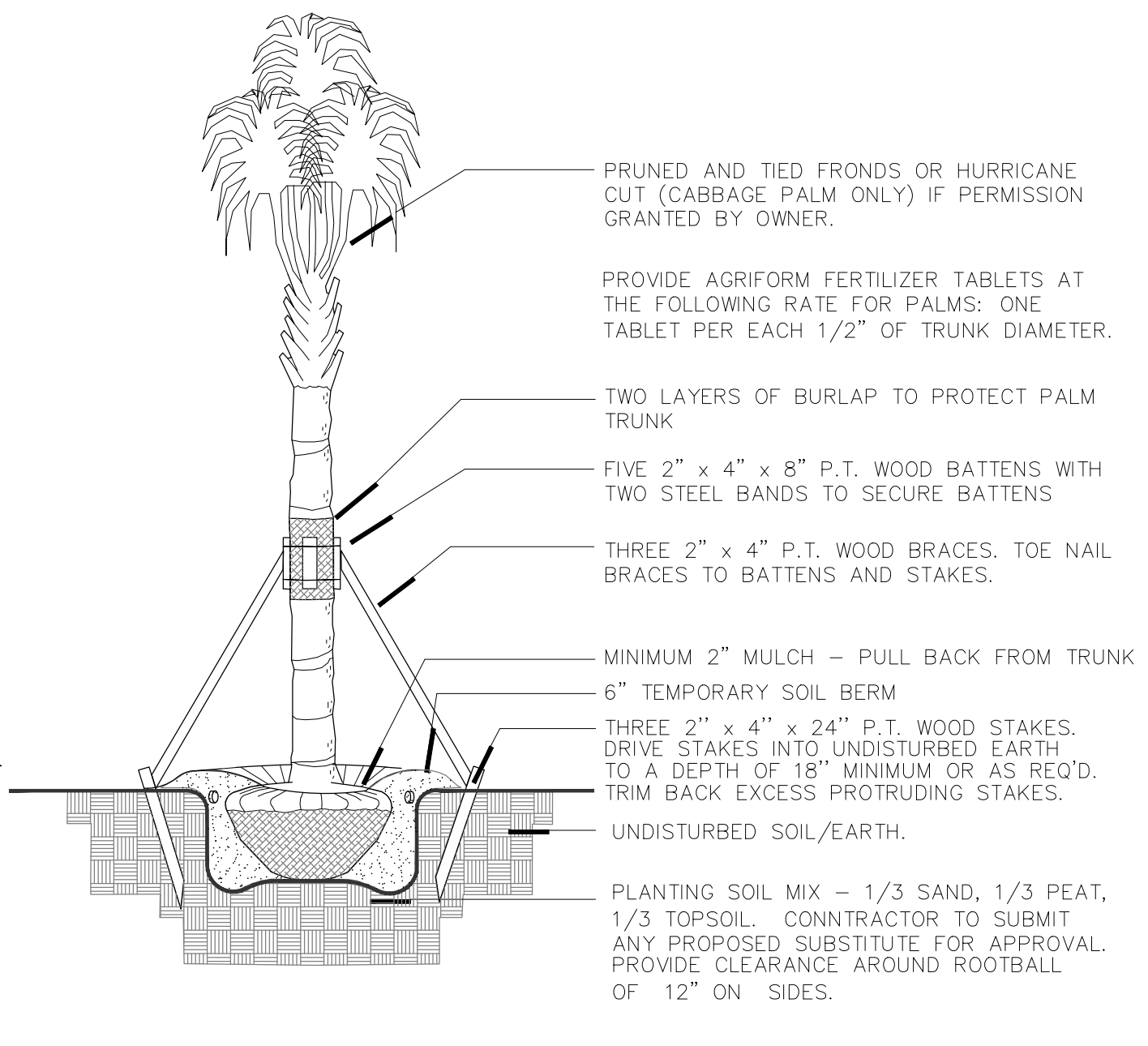
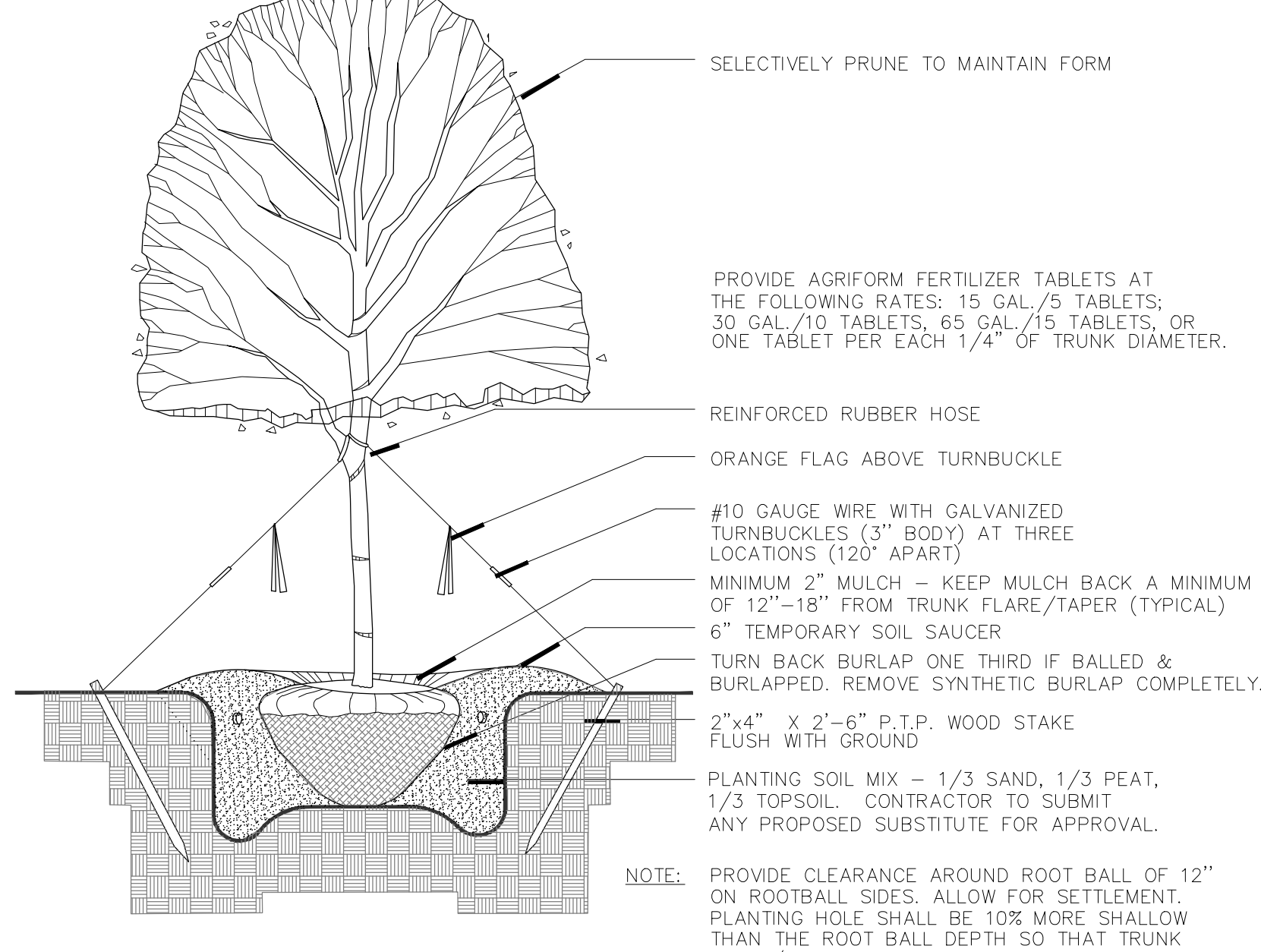
Issue Date and Purpose
 Project Number: **2140**

Drawn by: D.FORSYTH
 Checked: M. KALAGHCHI
 File No: 2140P&R

DP-L1

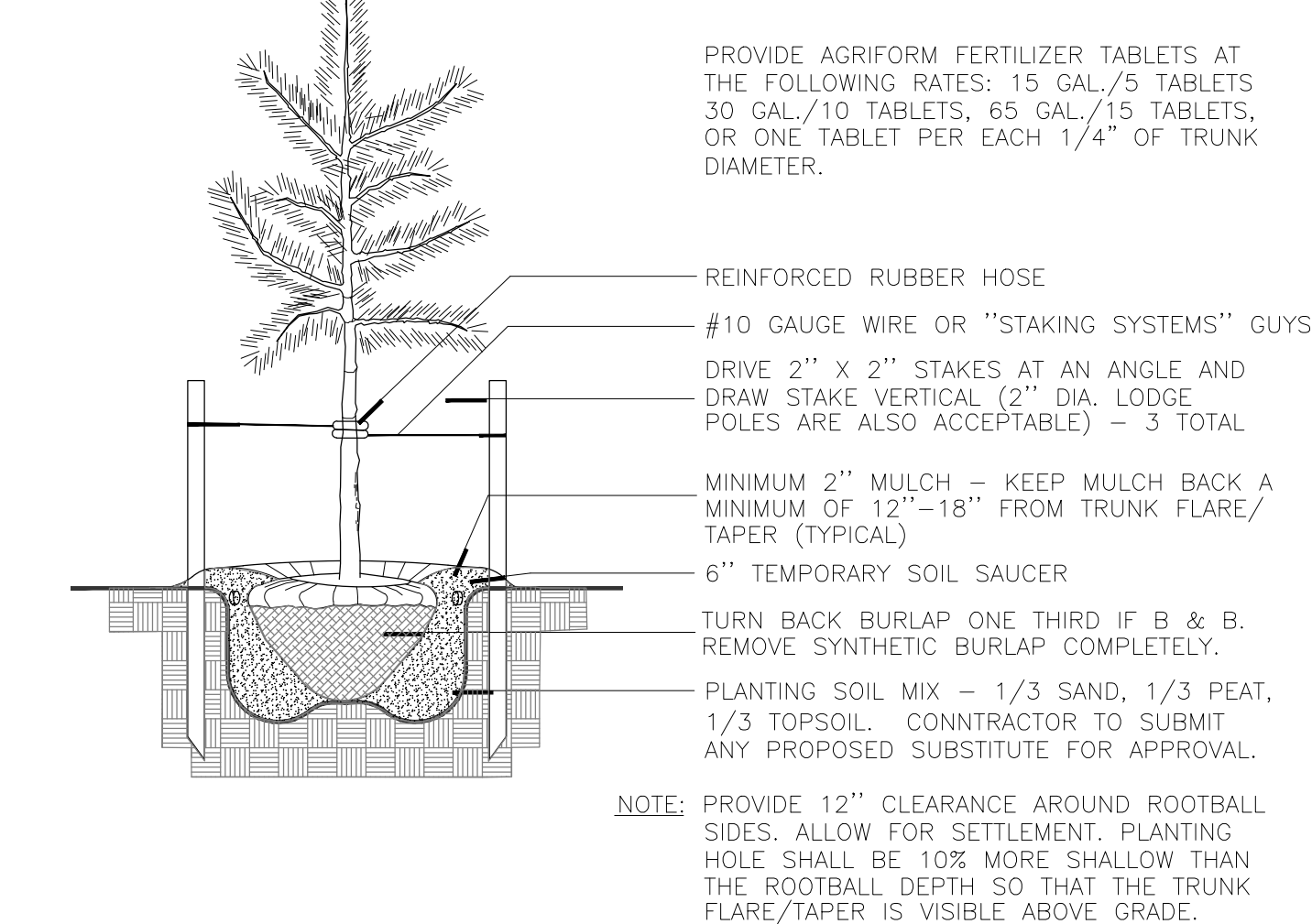
DP LANDSCAPE PLAN
 SCALE: 1" = 20'

PARCEL ID NO. XXX



TREE PLANTING DETAIL

NOT TO SCALE

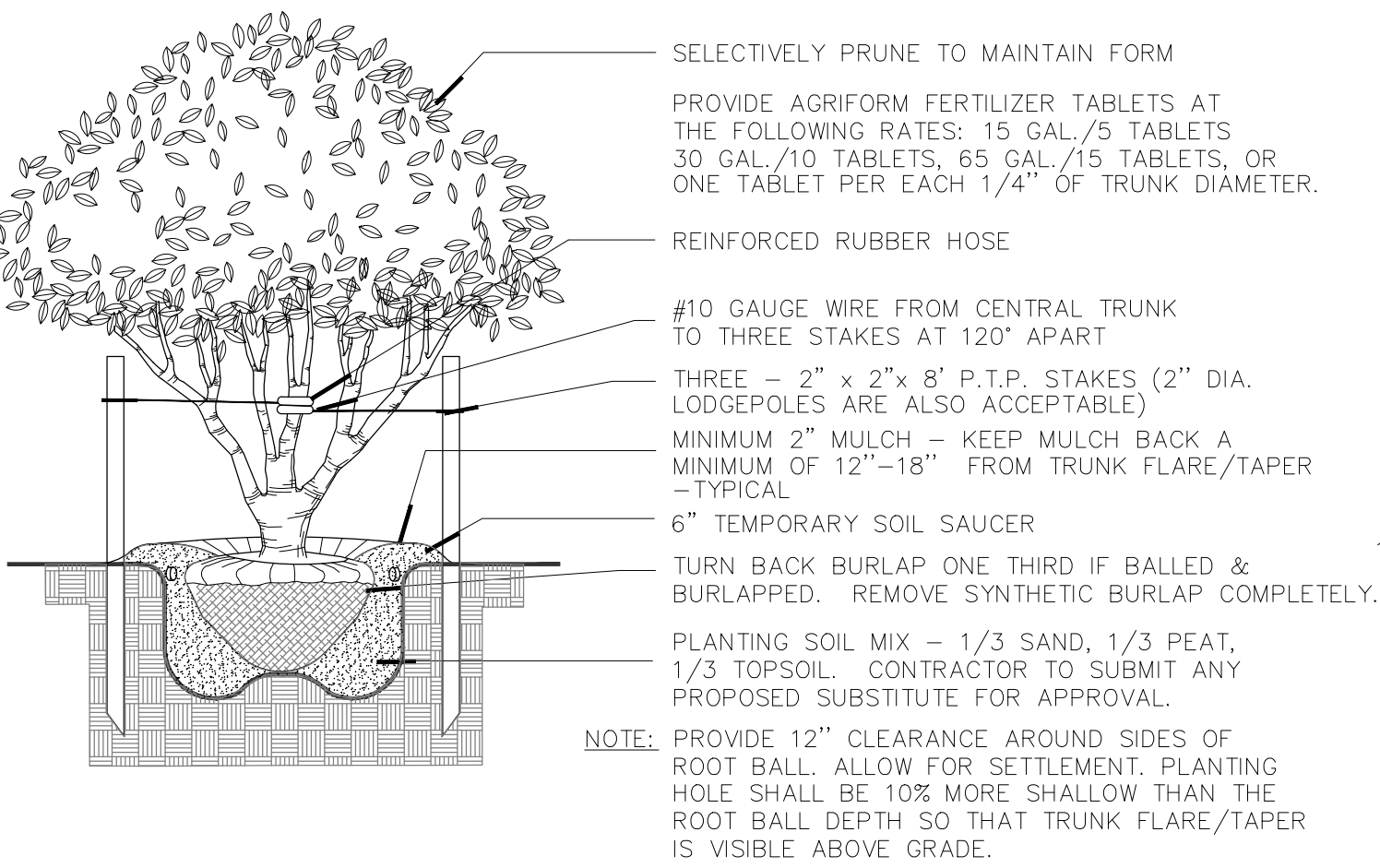


PINE PLANTING DETAIL

NOT TO SCALE

PALM PLANTING DETAIL

NOT TO SCALE

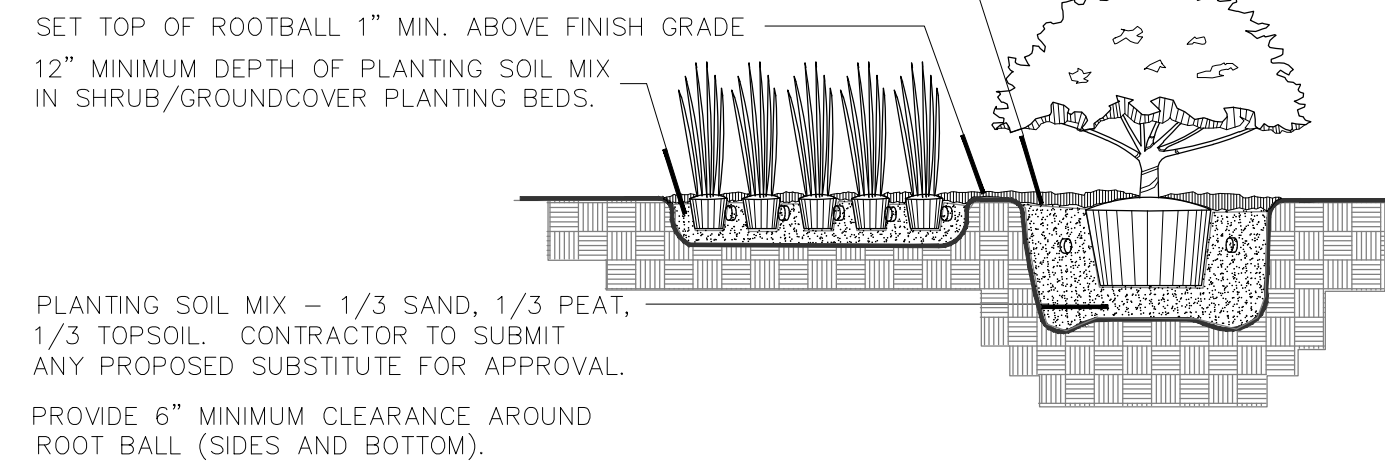


MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES: 3 GAL./ 2 TABLETS: 1 GAL./1 TABLET.

2" MULCH MINIMUM - PULL BACK MULCH FROM MAIN STEM OF SHRUB/GROUND COVER



SHRUB AND GROUND COVER PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES:

- 1) ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
- 2) ALL PLANTS SHALL BE FLORIDA NO. 1 OR BETTER, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS (CURRENT EDITION).
- 3) ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER, BEFORE, DURING, AND AFTER INSTALLATION.
- 4) REFER TO WRITTEN SPECIFICATIONS FOR DETAILED PLANTING INSTRUCTIONS.
- 5) ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
- 6) ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
- 7) ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH. PULL MULCH BACK FROM MAIN STEM AS NOTED IN DETAILS.
- 8) ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
- 9) ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
- 10) ANY SYNTHETIC BURLAP MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF ROOTBALL. IF WIRE BASKETS ARE USED, WIRE SHALL BE REMOVED FROM TOP 1/2 OF ROOTBALL AND WIRES PERIODICALLY CUT ELSEWHERE.

LANDSCAPE CONTRACTOR NOTES:

- 1) THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOVIING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
- 2) THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- 3) THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS RULE. NOTIFY LANDSCAPE ARCHITECT AT ONCE WITH ANY PLANT QUANTITY DISCREPANCIES.
- 5) THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 6) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK. LANDSCAPE CONTRACTOR SHALL CALL SUNSHINE AT 1-800-432-4770 OR 811 A MINIMUM OF 48 HOURS (2 DAYS) PRIOR TO ANY DIGGING OR EXCAVATION WORK - TYPICAL.
- 7) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- 8) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.
- 9) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT PLANTING PITS HAVE ADEQUATE PERCOLATION. IF POOR SOIL CONDITIONS ARE ENCOUNTERED NOTIFY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR METHOD OF CORRECTIVE ACTION.

CONTRACTOR NOTE FOR LANDSCAPE INSPECTIONS:

TO SCHEDULE A LANDSCAPE INSPECTION FOR ALL COMPLETED PERMITS, USE THE "FAST TRACK" APPLICATION AT [HTTPS://FASTTRACK.OCFL.NET/PUBLICPORTAL/OC/INDEX.JSP](https://fasttrack.ocfl.net/publicportal/oc/index.jsp) REQUEST A CODE "270" LANDSCAPE/ZONING INSPECTION. IF HAVING TROUBLE SCHEDULING PLEASE CALL THE BUILDING SAFETY DIVISION AT (407) 836-5550. ALL PERMITS ASSOCIATED WITH THE PROJECT THAT ARE COMPLETE AND HAVE A LANDSCAPE OR ZONING HOLD SHOULD BE ENTERED IN ORDER FOR ALL LANDSCAPE/ZONING HOLDS TO BE RELEASED UPON SATISFACTORY INSPECTION. INSPECTIONS ARE CONDUCTED ON TUESDAYS AND FRIDAYS ONLY AND SHALL BE SCHEDULED NO LATER THAN MIDNIGHT ON THE NIGHT BEFORE THOSE DAYS IN ORDER TO ENSURE THAT THE INSPECTION WILL TAKE PLACE. ANY TREES PROPOSED TO BE PRESERVED ON THIS PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION, AND AS SUCH SHALL BE REPLACED IN INCHES ON SITE AT A 2:1 RATIO FOR NON-SPECIMEN TREES AND AT A RATIO OF 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND OR BY SOME COMBINATION OF PAYMENT AND ON SITE PLANTING. THE CURRENT FEE, AS MAY BE AMENDED BY THE ORANGE COUNTY BCC, IS \$106.00 PER INCH. IN ALL CIRCUMSTANCES, MITIGATION MUST BE SATISFIED PRIOR TO THE RELEASE OF LANDSCAPE/ZONING HOLD(S).

NOTE:

NO EXISTING TREES ARE REMOVED PER THIS PLAN AND THAT IS WHY TREE PROTECTION ZONES ARE NOT SHOWN - TYPICAL.

ORANGE COUNTY CODE COMPLIANCE CERTIFICATION

THESE LANDSCAPE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 24 OF THE ORANGE COUNTY CODE. ADDITIONALLY THE OWNER SHALL BE RESPONSIBLE FOR MAKING SURE THAT THE IRRIGATION SYSTEM SHALL BE DESIGNED AND SHALL BE INSTALLED IN CONFORMANCE WITH CHAPTER 24, SECTIONS 24-6 AND 24-7 AND CHAPTER 37, SECTIONS 601-613 OF THIS (ORANGE COUNTY'S) CODE. THE IRRIGATION SYSTEM IS INTENDED TO BE A PERMANENT SYSTEM FOR THE ESTABLISHMENT AND CONTINUED WATERING NEEDS OF PLANT MATERIAL.

CONTRACTOR/OWNER NOTE FOR MULCH REQUIREMENTS:

MULCH REQUIREMENTS: MULCH, PER SEC. 24-6 (B)(4), SHALL BE ORGANIC AND SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 12" TO 18" FROM THE TRUNK OF ANY SIZED TREE. MATERIALS SUCH AS ROCK AND SHELLS THAT DO NOT BIO-DEGRADE, ARE NOT DEEMED ACCEPTABLE. FAILURE TO INSTALL MULCH (AND TYPE OF MULCH) AS PROVIDED IN THE SPECIFICATION ABOVE MAY RESULT IN A FAILED INSPECTION. SEE [HTTP://HORT.IFAS.UFL.EDU/WOODY/OVER-MULCHING.SHTML](http://hort.ifas.ufl.edu/woody/over-mulching.shtml) FOR MORE INFORMATION.

REVIEWER/CONTRACTOR NOTE:

IRRIGATION - A FULLY AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE TO PLANT MATERIAL AND EQUIPPED WITH A MOISTURE SENSOR / RAIN GAUGE AND BACKFLOW PREVENTER SHALL BE PROVIDED BY CONTRACTOR. AREAS SODDED WITH BAHIA SOD MAY NOT RECEIVE 100% COVERAGE - REFER TO IRRIGATION PLANS. SEE CODE COMPLIANCE NOTES ABOVE. OWNER INTENDS TO UTILIZE A CONTRACTOR INSTALLED IRRIGATION SYSTEM FOR IRRIGATING THE SITE - TYPICAL. CONTRACTOR SHALL NEATLY BACKFILL, COMPACT AND FINE GRADE OVER ALL IRRIGATION TRENCHES AND SHALL PROVIDE SOD OVER BACKFILLED TRENCHES IN ALL OPEN AREAS - TYPICAL. SOD SHALL BE NEATLY CUT IN WITH TIGHTLY BUTTED JOINTS SO THAT ALL TRENCHES THAT ARE SODDED OVER HAVE A NEAT APPEARANCE - TYPICAL.

CONTRACTOR NOTE:

ALL PLANT MATERIAL SIZES ARE MINIMUM REQUIREMENTS PER ORANGE COUNTY. USE LARGER CONTAINER SIZES AS NEEDED TO ACHIEVE MINIMUM HEIGHT, SPREAD AND CALIPER NOTED - TYPICAL. PLANT MATERIAL HEIGHT, SPREAD AND CALIPER SIZES SHALL GOVERN NOT THE CONTAINER SIZE. CONTAINER SIZES ARE MINIMUM ONLY AND SHALL BE INCREASED AS NECESSARY TO MEET ALL NOTED SPECIFICATIONS - TYPICAL.

CONTRACTOR NOTE - INVASIVE PLANT REMOVAL:

ALL EXISTING INVASIVE AND/OR EXOTIC PLANT MATERIAL, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIES LIST SHALL BE REMOVED. (ANY DISTURBANCE OF WETLAND AREAS REQUIRES COMPLIANCE WITH CHAPTER 15 OF ORANGE COUNTY CODE AND REVIEW BY THE COUNTY'S ENVIRONMENTAL PROTECTION DIVISION).

NOTE:

STAKING SYSTEMS/ARBORGUY TREE STAKING/GUYING SYSTEM IS AN ACCEPTABLE SUBSTITUTE FOR STAKING AND GUYING OF TREES (TYPICAL). TWO INCH DIAMETER P.T. LODGEPOLES ARE ACCEPTABLE FOR STAKING OF SMALLER TREES (SMALLER MAPLE AND CYPRESS) AS LONG AS THREE (3) P.T. LODGEPOLES ARE UTILIZED AT 120 DEGREES APART AND ALL STAKES SHALL BE WITHIN THE MULCH RING (TYPICAL). USE OF TWO LODGEPOLES FOR STAKING IS UNACCEPTABLE. IF STAKING SYSTEMS GUYS ARE USED THEN PROVIDE MATCHING COLOR OF WEBBING GUYS THROUGHOUT ENTIRE PROJECT (TYPICAL).

NOTE:

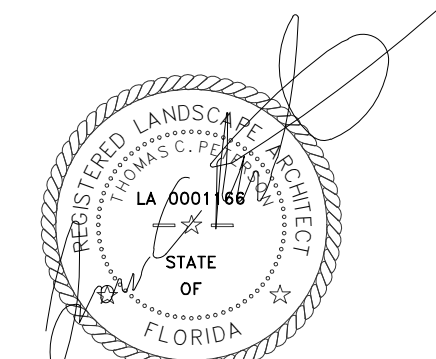
PRESENCE OF AGRIFORM TABLETS SHALL BE VERIFIED IN THE FIELD AT THE TIME OF SUBSTANTIAL COMPLETION (TYPICAL). PROVIDE AS PER DETAILS AND PLAN/WRITTEN SPECIFICATIONS - TYPICAL.

DP LANDSCAPE DETAILS

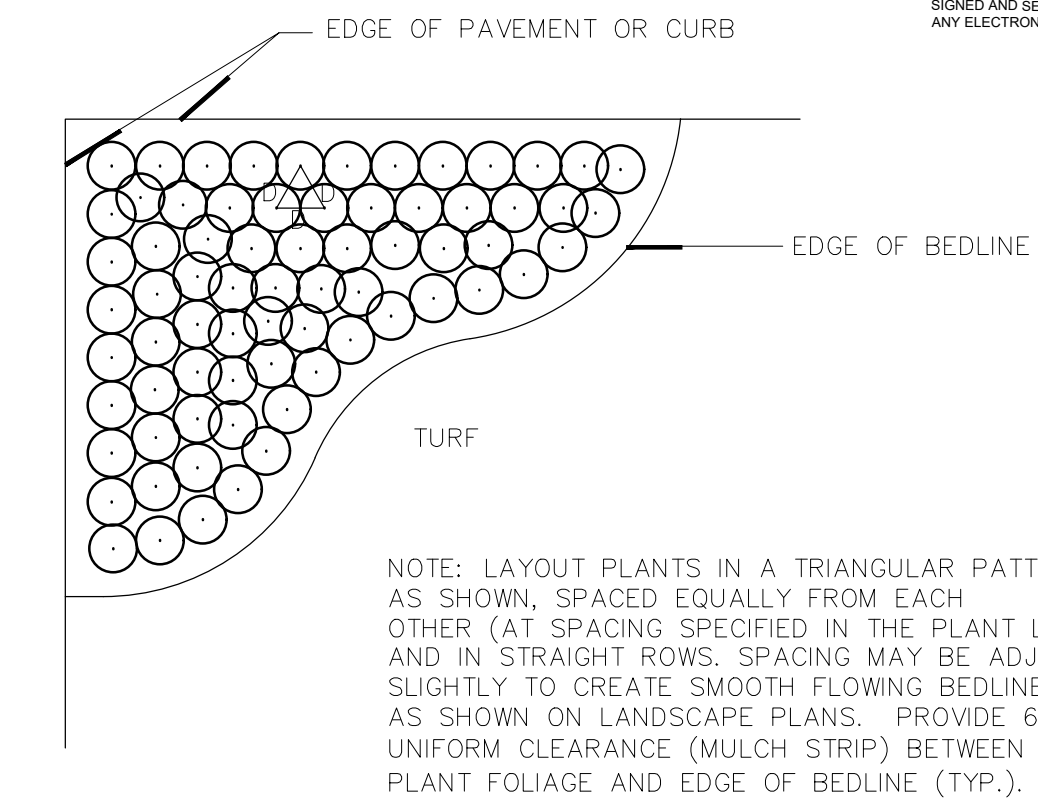
NOT TO SCALE

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SHRUB/GROUND COVER SPACING DETAIL

NOT TO SCALE

Scale: Majid Kaloghchi P.E. 41046

'FLORIDA FRIENDLY' PLANT LIST - HAMLIN RETAIL (ANYTIME FITNESS) AT HAMLIN RESERVE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS	WATER USE ZONE	FLORIDA FRIENDLY?
TREES							
IC	16	ILEX CASSINE	DAHON HOLLY (PROVIDE BOTH MALE & FEMALE FOR FRUIT SET)	7' HT. MIN. x 3.5'-4' SPRD. / 2" CAL. MIN. / 30 GAL. MIN. FULL CROWNS / STANDARDS / 4'-4" C.T. / WELL MATCHED	SPACE AS SHOWN GUY	MEDIUM	YES - ON FLORIDA FRIENDLY LIST
LI	24	LYGODES BOREALIS INDICA (MUSKOGEE)	MUSKOGEE CRAPE MYRTLE	7' HT. MIN. x 3.5'-4' SPRD. / 15G OR 30G MIN. / MULTI TRUNK (3-5) / FULL SYMMETRICAL CROWNS / WELL MATCHED	SPACE AS SHOWN / NOT STUMP CUT	LOW	YES - ON FLORIDA FRIENDLY LIST
PE	11	PINUS ELLIOTTII	SLASH PINE	10' HT. MIN. x 5'-6' SPRD. / 3" CAL. MIN. / 45 GAL. MIN. / FULL CROWNS / STRONG CENTRAL LEADER / 6' C.T.	SPACE AS SHOWN GUY	LOW	YES - ON FLORIDA FRIENDLY LIST
QV	18	QUERCUS VIRGINIANA	LIVE OAK	10' HT. MIN. x 5'-6' SPRD. / 3" CAL. MIN. / 45 GAL. MIN. FULL CROWNS / STRONG CENTRAL LEADER / 6' C.T.	SPACE AS SHOWN GUY	LOW	YES - ON FLORIDA FRIENDLY LIST
QVS	5	QUERCUS VIRGINIANA 'SKY CLIMBER'	SKY CLIMBER LIVE OAK	10' HT. MIN. x 5'-6' SPRD. / 3" CAL. MIN. / 45 GAL. MIN. FULL CROWNS / STRONG CENTRAL LEADER / 6' C.T.	SPACE AS SHOWN GUY	LOW	YES - ON FLORIDA FRIENDLY LIST
SP	8	SABAL PALMETTO	CABBAGE PALM	CLEAR TRUNK HEIGHT PER PLAN / NO FIRE DAMAGE CLEAN, STRAIGHT TRUNKS / 8" MIN. CALIPER	SPACE AS SHOWN BRACE	LOW	YES - ON FLORIDA FRIENDLY LIST
SHRUBS							
HPC	87	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	24" MIN. HT. x 12"-18" MIN. SPRD. / FULL / 3 G MIN.	30" O.C.	MEDIUM	YES - ON FLORIDA FRIENDLY LIST
IVS	174	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF YAUPON HOLLY	8"-12" MIN. HT. x 12"-18" SPRD. / FULL / 3 G MIN.	30" O.C.	LOW	YES - ON FLORIDA FRIENDLY LIST
IVS2	261	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF YAUPON HOLLY	24" MIN. HT. x 24" SPRD. / FULL / 7 G MIN.	30" O.C.	LOW	YES - ON FLORIDA FRIENDLY LIST
MF	20	MYRCIANTHES SERENOA REPENS	SIMPSON'S STOPPER	36" MIN. HT. x 18"-24" MIN. SPRD. / FULL / 5-7 G MIN.	30" O.C.	LOW	YES - ON FLORIDA FRIENDLY LIST
SRS	30	SERENOA REPENS 'SILVER FORM'	SILVER SAW PALMETTO	18"-24" O.A. MIN. / FULL / 7 G MIN.	48" O.C.	LOW	YES - ON FLORIDA FRIENDLY LIST
VOS	85	VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLER'S DELIGHT DWARF WALTER'S VIBURNUM	30" MIN. HT. x 18"-24" SPRD. / FULL / 5-7 G MIN.	30" O.C.	LOW	YES - ON FLORIDA FRIENDLY LIST
VOS2	42	VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLER'S DELIGHT DWARF WALTER'S VIBURNUM	36" MIN. HT. x 18"-24" SPRD. / FULL / 5-7 G MIN.	30" O.C.	LOW	YES - ON FLORIDA FRIENDLY LIST
GROUND COVER							
JC	665	JUNIPERUS CONFERTA 'COMPACTA'	DWARF SHORE JUNIPER	6"-10" HT. x 10"-18" SPRD. / FULL / 1 G MIN. / 5 RUNNERS MINIMUM	24" O.C.	LOW	YES - ON FLORIDA FRIENDLY LIST
SB	186	SPARTINA BAKERI	SAND CORDGRASS	18"-24" SPRD. / FULL / 1 G MIN. / 5 PIPS/BIBS/PLANT MINIMUM	36" O.C.	LOW	YES - ON FLORIDA FRIENDLY LIST
ZP	158	ZAMIA PUMILA	COONTIE	12"-18" HT. x 15"-24" SPRD. / FULL / 3 G MIN. /	30" O.C.	LOW	YES - ON FLORIDA FRIENDLY LIST
SOD/SEED							
SOD	S.F./T.B.D.	PASPALLUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA SOD - ALL AREAS & DISTURBED AREAS	SOLID, FREE OF WEEDS, PESTS AND DISEASES TIGHTLY JOINED / STAGGER JOINTS / ROLLED	QTY. AS REQ'D. FIELD VERIFY QTY.	LOW	NO - NOT APPLICABLE
MULCH							
MULCH	C.Y./T.B.D.	SHREDDED HARDWOOD MULCH	SHREDDED HARDWOOD MULCH	2" SETTLED DEPTH MINIMUM (COLOR PER OWNER)	QTY. AS REQ'D. FIELD VERIFY QTY.	NOT APPLICABLE	NO - NOT APPLICABLE

DP LANDSCAPE DETAILS

HAMLIN RETAIL DP

CLAY HARRIS

LOCATION

ORANGE COUNTY, FL

Issue Date and Purpose
Project Number: **2140**

OC DP SUBMITAL 02-25-22
PER DRC COMMENTS 04-25-22
PER DRC COMMENTS 06-08-22

Drawn by: D.FORSYTH
Checked: M. KALAGHCHI
File No: 2140DP0408

DP-L2



1 North Elevation (facing Parcel C)
Scale: 1/8" = 1'-0"

2 West Elevation (facing Sunquat Drive)
Scale: 1/8" = 1'-0"



3 South Elevation (facing Calamondin Drive)
Scale: 1/8" = 1'-0"

4 East Elevation (facing Hamlin Groves Trail)
Scale: 1/8" = 1'-0"

NOTE: ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIAL AND COLOR SPECIFICATIONS USED ELSEWHERE IN THE HAMLIN DEVELOPMENT.



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

ALTANSPS LAND TITLE BOUNDARY
AND TOPOGRAPHIC SURVEY
OF
A PORTION OF PARCEL B OF HAMLIN RESERVE
SECTION 29, TOWNSHIP 23 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A portion of Parcel B, Hamlin Reserve as recorded in Plat Book 88, Pages 78 through 95 of the Public Records of Orange County, Florida lying in Section 29, Township 23 South, Range 27 East,

being more particularly described as:

BEGINNING at the Northeastly corner of said Parcel B, being a point on the Westerly right of way line of Hamlin Groves Trail as recorded in Official Records Book 10416, Page 5782 of the aforesaid Public Records and a point on a non tangent curve, concave Northeastly having a radius of 3182.00 feet, with a chord bearing of South 28°50'08" East and a chord distance of 118.24 feet; thence run Southeastly along said Westerly right of way line, through a central angle of 02°07'45" along the arc of said curve for a distance of 118.25 feet to a point of tangency; thence continue South 29°54'01" East along said Westerly right of way line for a distance of 86.48 feet; thence departing said Westerly right of way line run South 60°23'11" West for a distance of 171.81 feet to a point on the Northeastly right of way line of Sunquat Drive as recorded in the aforesaid Plat of Hamlin Reserve, also being a point on a non tangent curve, concave Southwestly having a radius of 524.00 feet, with a chord bearing of North 51°50'07" West and a chord distance of 230.17 feet; thence run Northwestly along said Northeastly right of way line through a central angle of 25°22'28" along the arc of said curve for a distance of 232.06 feet to the Northwestly corner of aforesaid Parcel B, being a point on a non tangent line; thence departing said Northeastly right of way line run North 62°13'44" East along the Northwestly line of said Parcel B for a distance of 260.17 feet to the POINT OF BEGINNING.

SCHEDULE B - SECTION II OF THE HERON REFERENCED TITLE COMMITMENT:

- 9. Terms and Conditions of Town Center East Horizon West Road Network Agreement Town Center East Boulevard Porter Road recorded December 13, 2011 in Book 10306, Page 1364; First Amendment recorded July 17, 2012 in Book 10411, Page 542; and Second Amendment recorded March 18, 2016 in Instrument No. 20160137843. (affects subject property, is blanket in nature, there are no plottable easements)
- 10. Non-Exclusive Drainage Easement (Joint Use Easements #1 and #2) in favor of Orange County recorded July 27, 2012 in Book 10416, Page 5799; and Modification recorded March 7, 2016 in Instrument No. 20160115365. (affects subject property as shown hereon)
- 11. Hamlin Master Declaration of Easements, Covenants and Restrictions which contains provisions for a private charge or assessments, recorded May 2, 2013 in Book 10563, Page 4417; Supplemental Declaration of Hamlin Master Declaration recorded October 10, 2014 in Book 10818, Page 2103, First Amendment to Master Declaration of Easements, Covenants and Restrictions recorded November 25, 2015 in Book 11018, Page 6156 and Second Amendment to Master Declaration of Easements, Covenants and Restrictions recorded March 11, 2016 in Instrument No. 20160126383, Supplemental Declaration of Hamlin Master Declaration of Easements, Covenants and Restrictions recorded May 20, 2016 in Instrument No. 20160260432, Third Amendment to Master Declaration of Easements, Covenants and Restrictions recorded April 7, 2017 in Instrument No. 20170192332, Supplemental Declaration of Hamlin Master Declaration of Easements, Covenants and Restrictions recorded September 14, 2018 in Instrument No. 20180548129, Supplemental Declaration of Hamlin Master Declaration of Easements, Covenants and Restrictions recorded November 6, 2018 in Instrument No. 20180649426, Fourth Amendment to Master Declaration of Easements, Covenants and Restrictions recorded March 12, 2019 in Instrument No. 20190148711, and Amended Supplemental Declaration of Hamlin Master Declaration of Easements, Covenants and Restrictions recorded March 31, 2020 in Instrument No. 20200202979, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (affects subject property, is blanket in nature, there are no plottable easements)
- 12. Non-Exclusive Drainage Easement (Joint Use Easements #1 and #2 - South Easement Area) in favor of Taylor Morrison of Florida, Inc. recorded May 2, 2013 in Book 10563, Page 4484; and Modification recorded February 24, 2016 in Instrument No. 20160093914. (affects subject property as shown hereon)
- 13. Distribution Easement in favor of Duke Energy Florida, Inc., d/b/a Duke Energy, a Florida corporation recorded November 15, 2013 in Book 10664, Page 6051. (affects subject property as shown hereon)
- 14. Matters reflected upon the plat of Hamlin Reserve, according to the plat thereof as recorded March 31, 2016 in Plat Book 88, Pages 78 through 95, inclusive. (affects subject property as shown hereon)
- 15. Development and Restrictive Covenant Agreement (CNC-1) by and between SLF IV/Boyd Horizon West JV, LLC, a Delaware limited liability company and Hamlin Retail Partners East, LLC, a Florida limited liability company recorded September 20, 2016 in Instrument No. 20160495004. (affects subject property, is blanket in nature, there are no plottable easements)
- 16. Resolution of the Board of County Commissioners Establishing a Municipal Service Benefit Unit for Streetlighting for Hamlin Reserve and Hamlin Reserve 1st Amendment 11/2017 recorded May 5, 2017 in Instrument No. 20170250611. (affects subject property, is blanket in nature, there are no plottable easements)
- 17. Adequate Public Facilities Agreement for Hamlin PD by and between Hamlin Retail Partners North, LLC, a Florida limited liability company; SLF IV/Boyd Horizon West JV LLC, a Delaware limited liability company; Hamlin Retail Partners East, LLC, a Florida limited liability company; Provision Proton Center at Hamlin, LLC, a Florida limited liability company; Lakewalk at Hamlin Phase 2, LLC, a Florida limited liability company; Hamlin Retail Partners, LLC, a Florida limited liability company; and Lakewalk at Hamlin, LLC, a Florida limited liability company recorded April 18, 2018 in Instrument No. 20180233447. (affects subject property, is blanket in nature, there are no plottable easements)

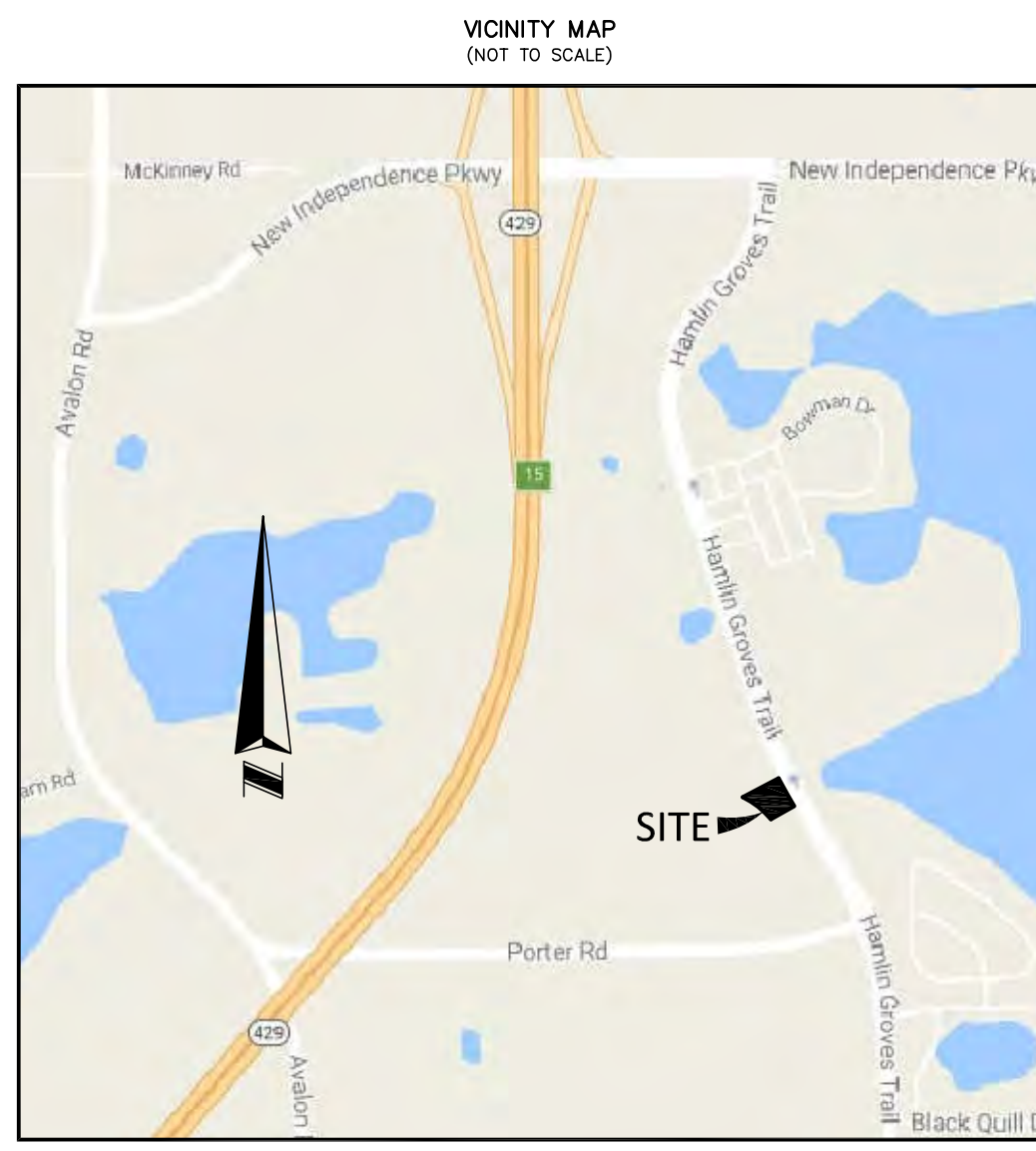
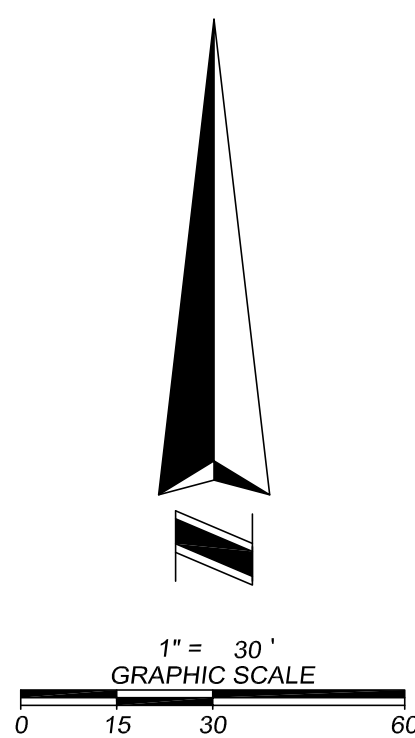
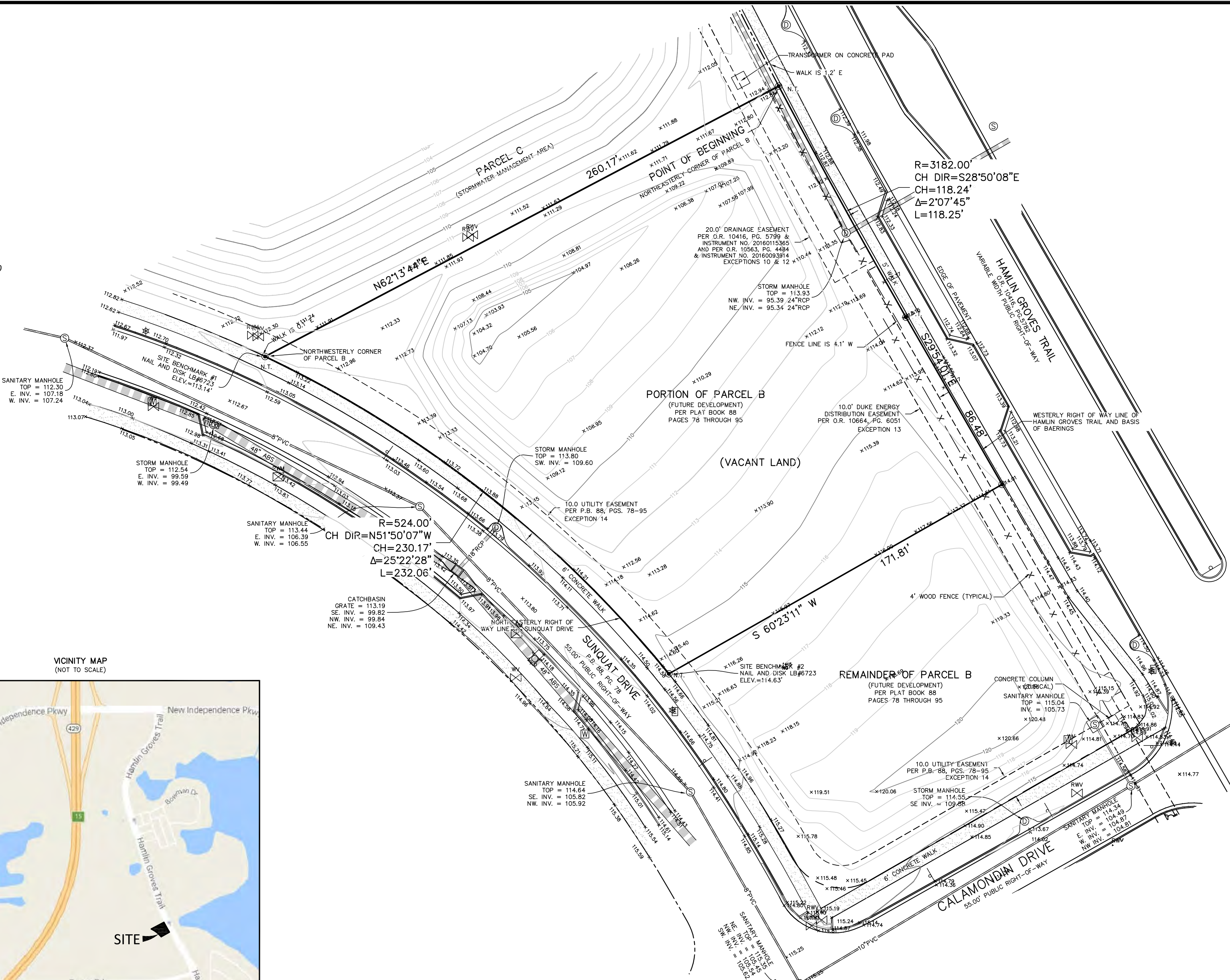
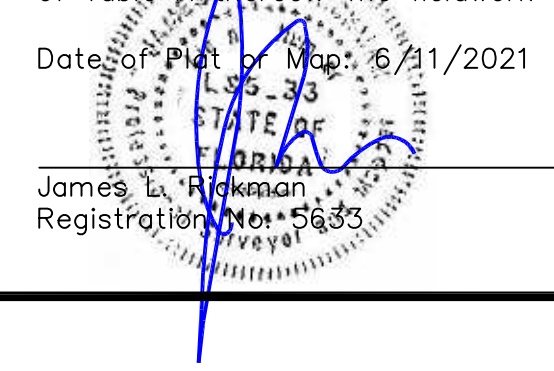
Certify To:

Shutts & Bowen, LLP
Hamlin Retail LLC
First American Title Insurance Company
Hamlin Retail Partners East Porter Road, LLC
Hancock Whitney Bank, its successors and/or assigns as their interests may appear

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 11, 13, 16 & 17 of Table A hereon. The fieldwork was completed on 6/11/2021.

Date of Plat Map: 6/11/2021

James L. Hesterman
Registration No. 5835



SURVEYORS NOTES:

- 1. Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- 2. Lands shown hereon were abstracted for rights of way, easements, ownership, or other instruments of record by First American Title Insurance Company, File Number: 2037-5271390 with an effective date of March 23, 2021 @ 8:00 A.M.
- 3. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whatsoever.
- 4. Revisions do not constitute a recertification of the existing field conditions of this survey.
- 5. Bearings shown hereon are based on the Westerly right of way line of Hamlin Groves Trail as being S29°54'01"E (per Plat Book 88 Pages 78-95).
- 6. The description shown hereon was supplied by the above referenced Title Commitment.
- 7. All adjoining provided by the client have been shown hereon.
- 8. Underground improvements and installations have not been located.
- 9. Precision of closure 1:10,000 - Commercial Class Survey.
- 10. The lands shown hereon lie entirely within Zone X (areas determined to be outside the 0.2% annual chance flood plain) according to "FIRM" map no. 12095C0375F and Community No. 120179 0375 F, dated September 25, 2009.
- 11. There is no observable evidence of earthmoving work, building construction or building additions within recent months.
- 12. There is no observable evidence of recent street or sidewalk construction or repairs.
- 13. There is no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.
- 14. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the surveyed property.
- 15. There are no discrepancies between the boundary lines shown on this survey and the legal description contained in the title commitment.
- 16. The boundary lines of the surveyed property are contiguous with the boundary lines of all adjoining streets, highways, rights-of-ways and easements, public or private, as described in their most recent respective legal descriptions of record.
- 17. There are no observable party walls and no observable above ground encroachments either (i) by improvements on the surveyed property upon adjoining properties, streets, alleys, easement or right of way, or (ii) by the improvements on any adjoining properties, streets, or alleys upon the surveyed property, except as otherwise shown hereon.
- 18. There is no observable evidence of easement or rights of way, on or across the surveyed property, except as otherwise shown hereon.
- 19. The subject property does not appear to serve any adjoining property for drainage, utilities, structural support, ingress, or egress.
- 21. The property as described hereon contains 42,819 square feet or 0.98 acres, more or less.
- 22. Elevations shown hereon are based on Orange County Datum, Benchmark number S-1618-037, elevation being 113.414, North American Vertical Datum 1988.

LEGEND:

- R - DENOTES RADIUS
- L - DENOTES LENGTH
- Δ - DENOTES DELTA ANGLE
- DIR - DENOTES CHORD BEARING
- CH - DENOTES CHORD
- O.R. - DENOTES OFFICIAL RECORDS BOOK
- PG. - DENOTES PAGE
- PGS. - DENOTES PAGES
- P.B. - DENOTES PLAT BOOK
- - DENOTES SET NAIL AND DISK OR 1/2" IRON ROD AND CAP "LB#6723"
- ⊠ - DENOTES RECOVERED 4"x4" CONCRETE MONUMENT "LB#6723"
- ⊙ - DENOTES DRAINAGE MANHOLE
- ⊙ - DENOTES SANITARY MANHOLE
- ⊙ - DENOTES FIRE HYDRANT
- ⊙ - DENOTES ELECTRIC BOX
- ⊙ - DENOTES METAL LIGHT POLE
- ⊙ - DENOTES RECLAIM WATER VALVE
- ⊙ - DENOTES SIGN
- ⊙ - DENOTES WATER VALVE

DATE	REVISIONS
11/15/21	add topo
6/21/21	add certification
9/27/21	rev. per attorney comment

JOB #	20210089
DATE:	6/11/2021
SCALE:	1" = 60'
CALC BY:	JPC
FIELD BY:	KL
DRAWN BY:	JPC/DY
CHECKED BY:	JLR

SHEET 1 OF 1

Drawing name: L:\Users\jpc\Documents\2021\20210089.dwg; 20210089.dwg; SHEET 1 OF 1