

*Valencia Water
Control District*

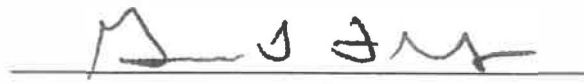
Agenda

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

1. The first part of the section is a list of the names of the members of the committee.

**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

2:28 PM

04/03/18

Accrual Basis

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	856,605.00
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	236,857.69
Total Equity	1,387,352.58
TOTAL LIABILITIES & EQUITY	1,386,339.60

2:29 PM

04/03/18

Accrual Basis

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	449,038.54	329,091.30	119,947.24
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 · Funa/Suta Unemployment Tx	25.20	159.52	-134.32
531100 · Management Fees	16,000.02	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	62,274.54	80,000.02	-17,725.48
534300 · Mowing	16,992.18	40,000.00	-23,007.82
534400 · Water quality monitoring	8,227.50	10,000.02	-1,772.52
534500 · Janitorial	655.00	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	212,080.85	258,322.84	-46,241.99
Net Ordinary Income	236,957.69	70,768.46	166,189.23
Net Income	236,957.69	70,768.46	166,189.23

2:30 PM
04/03/18
Accrual Basis

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	<u>10.63</u>	<u>32,848.48</u>	<u>281,717.82</u>	<u>61,921.26</u>	<u>44,274.21</u>	<u>28,266.14</u>	<u>449,038.54</u>
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	2,085.50
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	7,031.55	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	62,274.54
534300 - Mowing	13,196.04	3,798.14	0.00	0.00	0.00	0.00	16,992.18
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	106.07	0.00	0.00	106.07
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	337.50	0.00	0.00	0.00	337.50
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, subscrips & members	1,175.00	0.00	0.00	0.00	0.00	0.00	1,175.00
Total Expense	<u>73,905.46</u>	<u>29,805.28</u>	<u>33,258.10</u>	<u>30,568.94</u>	<u>18,576.56</u>	<u>25,966.51</u>	<u>212,080.85</u>
Net Ordinary Income	<u>-73,894.83</u>	<u>3,043.20</u>	<u>248,459.72</u>	<u>31,352.32</u>	<u>25,697.65</u>	<u>2,299.63</u>	<u>236,957.69</u>
Net Income	<u>-73,894.83</u>	<u>3,043.20</u>	<u>248,459.72</u>	<u>31,352.32</u>	<u>25,697.65</u>	<u>2,299.63</u>	<u>236,957.69</u>

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. Mahler', is written over the company name.

David E. Mahler, 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): 

Print Name of Property Owner (Authorized Agent): 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 ALONG THE WESTERN SIDE OF THE PROJECT SITE. THE HOTEL WILL BE A SINGLE BUILDING, APPROXIMATELY 200,000 SQUARE FEET, WITH A TOTAL OF 200 ROOMS. THE HOTEL WILL BE A SINGLE BUILDING, APPROXIMATELY 200,000 SQUARE FEET, WITH A TOTAL OF 200 ROOMS. THE HOTEL WILL BE A SINGLE BUILDING, APPROXIMATELY 200,000 SQUARE FEET, WITH A TOTAL OF 200 ROOMS.
2. EXISTING CONDITIONS:
THE EXISTING CONDITIONS OF THE PROJECT SITE ARE AS FOLLOWS: THE PROJECT SITE IS A SINGLE BUILDING, APPROXIMATELY 200,000 SQUARE FEET, WITH A TOTAL OF 200 ROOMS. THE PROJECT SITE IS A SINGLE BUILDING, APPROXIMATELY 200,000 SQUARE FEET, WITH A TOTAL OF 200 ROOMS. THE PROJECT SITE IS A SINGLE BUILDING, APPROXIMATELY 200,000 SQUARE FEET, WITH A TOTAL OF 200 ROOMS.
3. PROPOSED IMPROVEMENTS:
THE PROPOSED IMPROVEMENTS TO THE PROJECT SITE ARE AS FOLLOWS: THE PROJECT SITE IS A SINGLE BUILDING, APPROXIMATELY 200,000 SQUARE FEET, WITH A TOTAL OF 200 ROOMS. THE PROJECT SITE IS A SINGLE BUILDING, APPROXIMATELY 200,000 SQUARE FEET, WITH A TOTAL OF 200 ROOMS. THE PROJECT SITE IS A SINGLE BUILDING, APPROXIMATELY 200,000 SQUARE FEET, WITH A TOTAL OF 200 ROOMS.

PROJECT TEAM	
OWNER / DEVELOPER	SURVEYOR
ADJ LUMINUM LLC 1500 HARRISON STREET, STE 200 ORLANDO, FL 32801 (407) 434-0001	ACQUINCE SURVEYS OF ORLANDO INC. 2015 E. BOWEN STREET ORLANDO, FL 32801 (407) 884-0314
CIVIL ENGINEER	ARCHITECT
KPM FRANKLIN 6300 MACLETHE NATIONAL DRIVE ORLANDO, FL 32822 (407) 410-8800	CUNHA & PETERSON 1825 PROSPECT AVENUE ORLANDO, FL 32804 (407) 981-1000
GEOTECHNICAL	
TERMINAL CONCRETE, INC. 1000 W. BOWEN STREET ORLANDO, FL 32801 (407) 764-0111	

SHEET INDEX	
SHEET	DESCRIPTION
C00	COVER SHEET
C10	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
C11	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
C12	DEVELOPMENT & EROSION CONTROL PLAN
C20	OVERALL SITE PLAN
C30	GRADING & DRAINAGE PLAN
C40	STREET LAYOUT PLAN
C50	FIRE TRUCK MANEUVERABILITY PLAN
C60	GENERAL DETAILS
C61	GENERAL DETAILS
C70	CCU DETAILS
C71	CCU DETAILS
C80	GENERAL NOTES
L00-01	LANDSCAPE PLAN
E001	LOADING / UNLOADING SPECIFICATIONS
E002	SITE PHOTOGRAPHIC PLAN

COVER SHEET

ADI ALOFT & ELEMENT HOTEL



C0.0

PLAN SHEET



PLAT OF SURVEY

SCHEDULE B-2 - EXCEPTIONS

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MCHMUNTEIN CASE LINE OF

- [illegible]

SCHEDULE B-2 - EXCEPTIONS

- [illegible]

SCHEDULE B-2 - EXCEPTIONS

- [illegible]

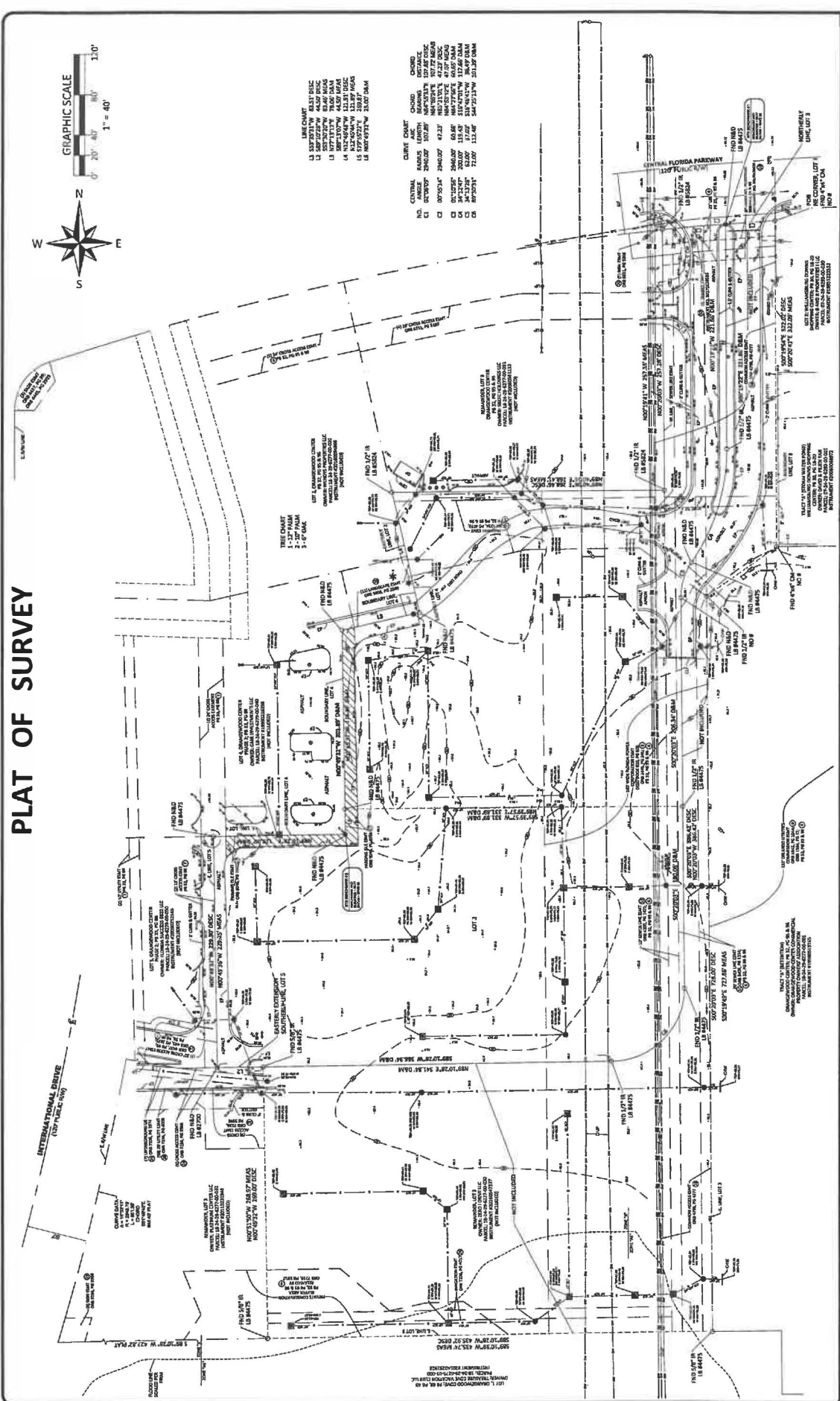
SCHEDULE B-2 - EXCEPTIONS

- [illegible]

ACCURIGHT

CONSTRUCTION DOCUMENTS • PLANNING • A/E • A/P
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www.Accuright.com/ncr.html
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407.426.4444 • FAX 407.426.4441

[illegible][illegible]

[illegible]

PLAT OF SURVEY

GRAPHIC SCALE
1" = 40'

TABLE 1: LOT DATA

LOT	AREA	BEARING	DISTANCE
13	533.53	N 83.51° E	13.53
14	533.53	N 83.51° E	13.53
15	533.53	N 83.51° E	13.53
16	533.53	N 83.51° E	13.53
17	533.53	N 83.51° E	13.53
18	533.53	N 83.51° E	13.53

TABLE 2: LOT DATA

LOT	AREA	BEARING	DISTANCE
13	533.53	N 83.51° E	13.53
14	533.53	N 83.51° E	13.53
15	533.53	N 83.51° E	13.53
16	533.53	N 83.51° E	13.53
17	533.53	N 83.51° E	13.53
18	533.53	N 83.51° E	13.53

PLAT OF SURVEY

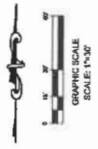
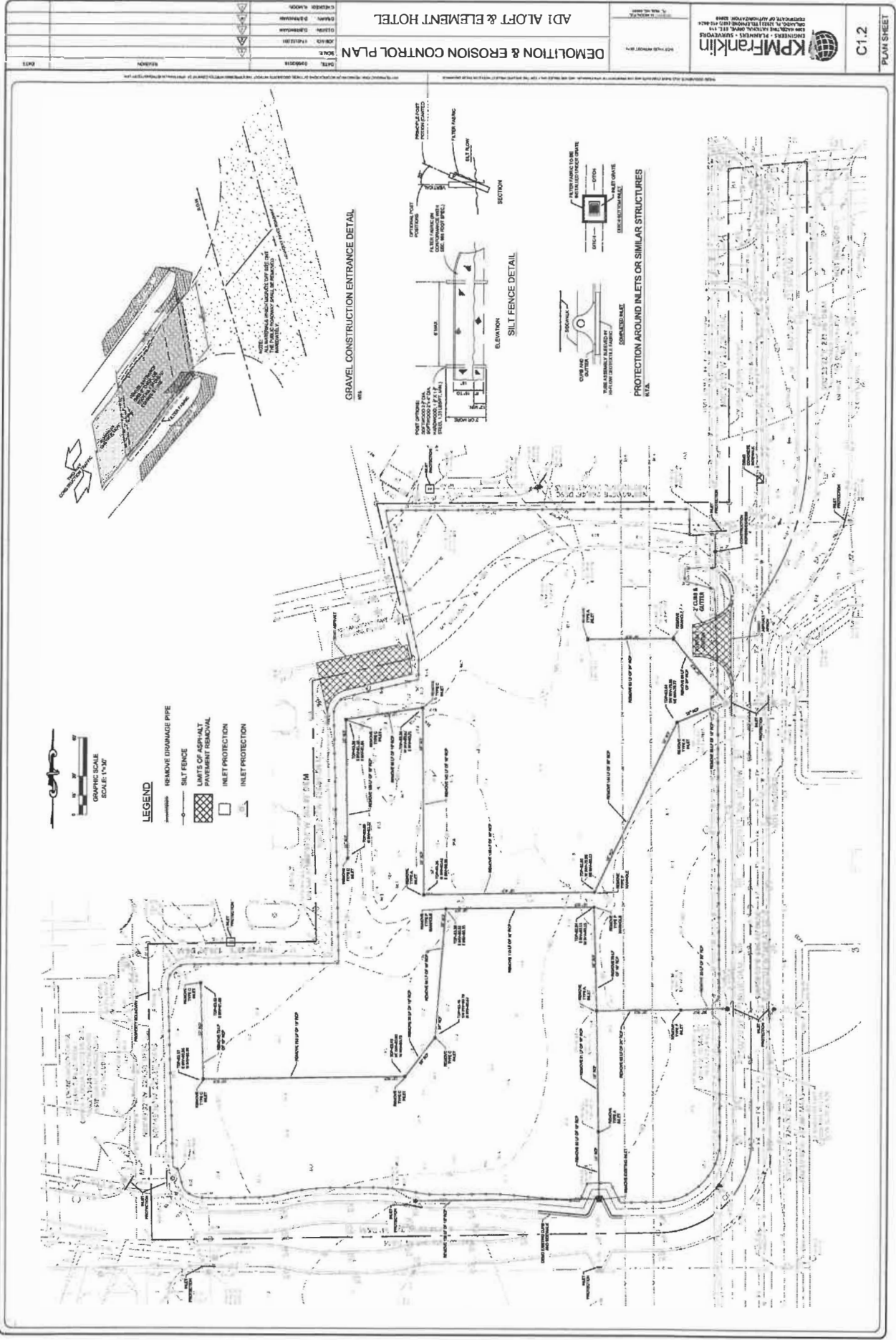
GRAPHIC SCALE
1" = 40'

TABLE 1: LOT DATA

LOT	AREA	BEARING	DISTANCE
13	533.53	N 83.51° E	13.53
14	533.53	N 83.51° E	13.53
15	533.53	N 83.51° E	13.53
16	533.53	N 83.51° E	13.53
17	533.53	N 83.51° E	13.53
18	533.53	N 83.51° E	13.53

TABLE 2: LOT DATA

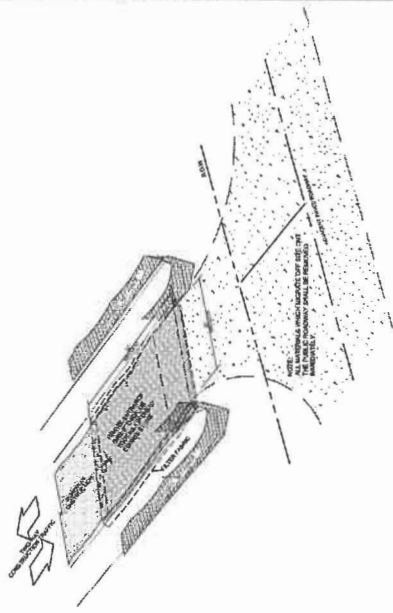
LOT	AREA	BEARING	DISTANCE
13	533.53	N 83.51° E	13.53
14	533.53	N 83.51° E	13.53
15	533.53	N 83.51° E	13.53
16	533.53	N 83.51° E	13.53
17	533.53	N 83.51° E	13.53
18	533.53	N 83.51° E	13.53



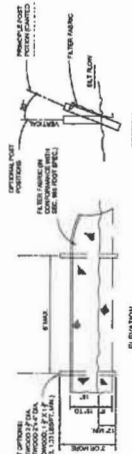
LEGEND

- REMOVE DRAINAGE PIPE
- SILT FENCE
- LIMITS OF ASPHALT PAVEMENT REMOVAL
- INLET PROTECTION
- INLET PROTECTION

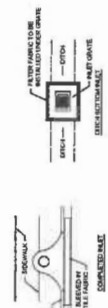
GRAVEL CONSTRUCTION ENTRANCE DETAIL



SILT FENCE DETAIL



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



AD1 ALOFT & ELEMENT HOTEL

















DEMOLITION & EROSION CONTROL PLAN

KPMFranklin
CORPORATE ARCHITECTURE
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NEW YORK, NY 10017-4803
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C1.2

PLAN SHEET

LEGEND / ABBREVIATIONS

	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVER
	PROPERTY BOUNDARY
	SETBACK LINE
	BUILDING LOT SETBACK LINE
	LANDSCAPING BUFFER
	GRASS WALK
	PROPOSED SPOT GRADE ELEVATION
	PROPOSED SPOT GRADE ELEVATION
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN OUTFALL
	DIRECTIONAL FLOW ARROW

YARD DRAIN TABLE	DRAIN NAME	DRAIN DETAILS
YD-1	YARD DRAIN 8" x 4' x 10' = 32.00	
YD-2	YARD DRAIN 8" x 10' x 10' = 80.00	
YD-3	YARD DRAIN 8" x 10' x 10' = 80.00	
YD-4	YARD DRAIN 8" x 10' x 10' = 80.00	
YD-5	YARD DRAIN 8" x 10' x 10' = 80.00	
YD-6	YARD DRAIN 8" x 10' x 10' = 80.00	
YD-7	YARD DRAIN 8" x 10' x 10' = 80.00	

YD-6	YD-7
<p>NOTE: ALL CLEANOUTS SHALL BE OF THE SAME MATERIAL, SIZE AND MODEL AS THOSE SPECIFIED WITHIN THE BUILDING CODE. CLEANOUTS SHALL BE SUBMITTED AND APPROVED BY ENGINEER PRIOR TO INSTALLATION.</p>	<p>NOTE: ALL "VARD" DRAIN TO BE 12" CATCH BASIN, NDS BASIN MODEL 3000. "VARD" DRAIN SHALL BE SUBMITTED AND APPROVED BY ENGINEER PRIOR TO INSTALLATION.</p>
<p>6" x 1/2" x 6'-0"</p> <p>1/2" x 1/2" x 6'-0"</p>	<p>6" x 1/2" x 6'-0"</p> <p>1/2" x 1/2" x 6'-0"</p>

ASPHALT PAVEMENT

CONCRETE SIDEWALK

CONCRETE PAVER

1 WET TAP DRAINING 18" O.P. RIGULAM MAN (18" x 2" SERVICE SADDLE)

2 1" RIGULAM JETTER

3 2" RIGULAM PRESSURE BACKFLOW PREVENTER

4 2" PVC SCHEDULE 40 RIGULAM BRANCH

5 SHUNTAL PAVEMENT REPAIR

6 DRAINING 36" O.P. SHUNTAL FORCE MAN

7

8

DETAIL 5

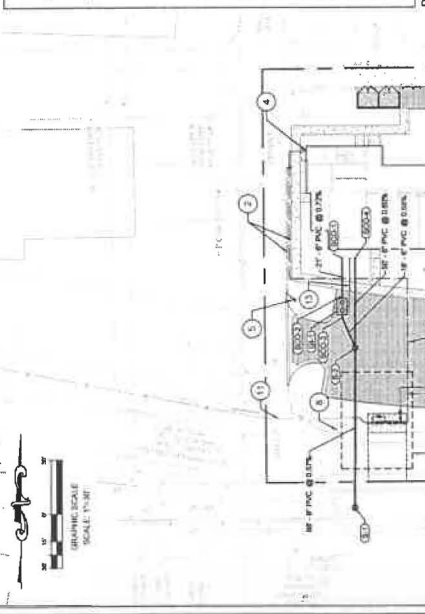
SCALE 1/4" = 1'-0"

5-4	EXISTING MANHOLE (TO REMAIN) 8" SW x 10.5" RIM = 53.10 8" SW x 10.5"
-----	---

KEY NOTES

1. 4" PVC 400 DOMESTIC WATER SERVICE
2. 8" PVC 400 FIRE SERVICE
3. 8" PVC 400 FIRE SERVICE
4. 8" FIRE SERVICE ENTRANCE (SEE MEP FOR CONF.)
5. PROPOSED 10C
6. 4" WATER SERVICE ENTRANCE (SEE MEP FOR CONF.)
7. PROPOSED FIRE W/POINT
8. EXISTING FIRE HYDRANT
9. PROPOSED GAS MAIN BY UTILITY BLANK SIZE AND LOCATION TO BE FIELD COORDINATED
10. PROPOSED GAS METER BY OTHERS (SHACT LOCATION TO BE COORDINATED WITH UTILITY PROVIDER)
11. EXISTING 10" PVC WATER MAIN
12. EXISTING 10" DIAPHRAGM WATER MAIN
13. GREASE TRAP VENT LINE (SEE MEP FOR CONF.)
14. POLY GAS PIPING TO POOL-HIGHETS AND USUELL. & FINE RT (SIZED BY MEP - SEE BUILDING)
15. 1.5" PVC SCHEDULE 40 DOMESTIC WATER SUPPLY TO POOL EQUIPMENT AND RECREATIONAL BUILDING
16. SCHEDULE 40 DOMESTIC WATER SUPPLY TO POOL BACKWASH. SEE PLUMBING PLAN FOR SHACT LOCATION

1. 4" PVC CONDUIT DOMESTIC WATER SERVICE.
2. 4" PVC CONDUIT HOT WATER SERVICE.
3. 8" PVC CONDUIT FIRE SERVICE.
4. 4" PVC CONDUIT FIRE SERVICE.
5. IF FIRE SERVICE ENTRANCE, (SEE MAP) OR CONF. A
6. PROPOSED ENTR.
7. 4" WATER SERVICE ENTRANCE (SEE MAP OR CONF. A)
8. PROPOSED FIRE HYDRANT
9. EXISTING FIRE HYDRANT
10. PROPOSED GAS MAIN, UTILITY, WATER, SEWER AND LOCATION OF THESE CONNECTIONS
11. PROPOSED GAS METER, IF OTHERS, EXIST, LOCATION AND LOCATION OF THEIR CONNECTIONS
12. EXISTING 8" PVC WATER MAIN
13. EXISTING 12" OF REGULAR WATER MAIN
14. 8" OBSERVE PAINT LINE (SEE MAP OR CONF. A)
15. GAS GAS PIPES TO POOL, WATER, GAS, DRILLS, & GAS PIPES (SEE MAP OR CONF. A)
16. 1.5" PVC SCHEDULE 40 DOMESTIC WATER SUPPLY TO POOL EQUIPMENT AND TUBS/SHOWER
17. SEWER CONNECTION PROTECTED FOR POOL, BACKFLOW



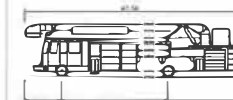
(*) BASED ON NFPA 1 AS REFERENCED IN FLORIDA FPFC, 5TH EDITION (2012), TABLE 16A.5.1.2.----- ~~FOR FLORIDA BUILDING CODE~~

(**) PER NFPA 1, 2012 EDITION, SECTION 61.4.2.1.

(***) 75% REDUCTION TO MINIMUM REQUIRED FIRE FLOW PER THE INSTALLATION OF AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.

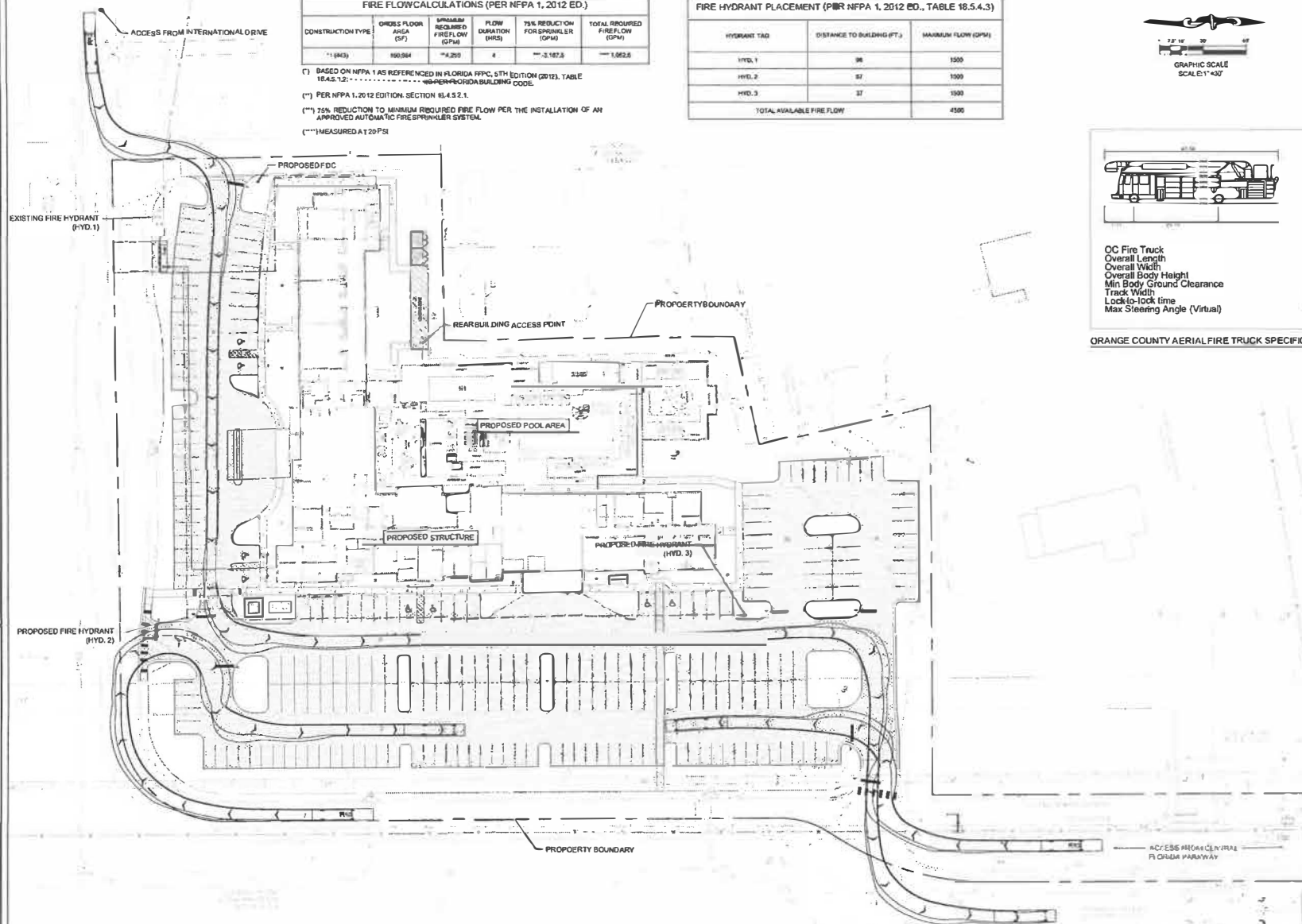
(****) MEASURED AT 20 PSI

GRAPHIC SCALE
SCALE: 1"=30'



OC Fire Truck	
Overall Length	42.580ft
Overall Width	8.000ft
Overall Body Height	10.213ft
Min Body Ground Clearance	0.643ft
Track Width	6.750ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	***

ORANGE COUNTY AERIAL FIRE TRUCK SPECIFICATION



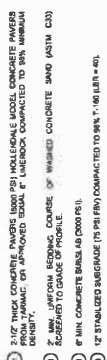

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C5.0
 PLAN SHEET

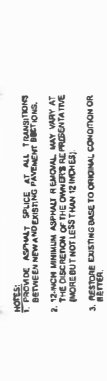
FIRE TRUCK MANEUVERABILITY PLAN
 ADI ALOFT & ELEMENT HOTEL

DATE	REVISION	SCALE	DATE	REVISION	SCALE
10/1/01	1	1/4" = 1'-0"	10/1/01	1	1/4" = 1'-0"
10/1/01	2	1/4" = 1'-0"	10/1/01	2	1/4" = 1'-0"
10/1/01	3	1/4" = 1'-0"	10/1/01	3	1/4" = 1'-0"
10/1/01	4	1/4" = 1'-0"	10/1/01	4	1/4" = 1'-0"

GENERAL DETAILS



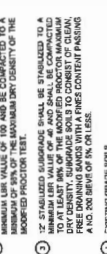
ASPHALT PAVEMENT SPURCE DETAIL



CONCRETE PAVEMENT DETAIL



ASPHALT PAVEMENT DETAIL.



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C8.0

EROSION CONTROL NOTES

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