

CONSTRUCTION PLANS

FOR

Howey Self Storage

S.R. 19

HOWEY IN THE HILLS, FLORIDA

LAND DESCRIPTION (EAGLES LANDING AT OCOEE, INC. PARCEL)(VILLAGE 4 OF THE RESERVE AT HOWEY IN THE HILLS)

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY FLORIDA; THENCE RUN N89°21'35"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, 1487.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19; THENCE RUN N52°07'27"E ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 673.75 FEET TO THE POINT OF BEGINNING; THENCE RUN N37°53'02"W, 1008.88 FEET; THENCE RUN N00°35'47"E, 116.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE RUN S89°24'13"E ALONG SAID NORTH LINE, 270.08 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN N00°35'58"E ALONG SAID WEST LINE, 256.12 FEET TO A POINT ON THE SOUTH LINE OF THE RESIDENCE OF DON WHITE; THENCE RUN S89°24'13"E ALONG SAID SOUTH LINE, 418.17 FEET; THENCE RUN S00°35'47"W, 709.10 FEET; THENCE RUN S37°52'33"E, 317.47 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19; THENCE RUN S52°07'27"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 329.54 FEET TO THE POINT OF BEGINNING.

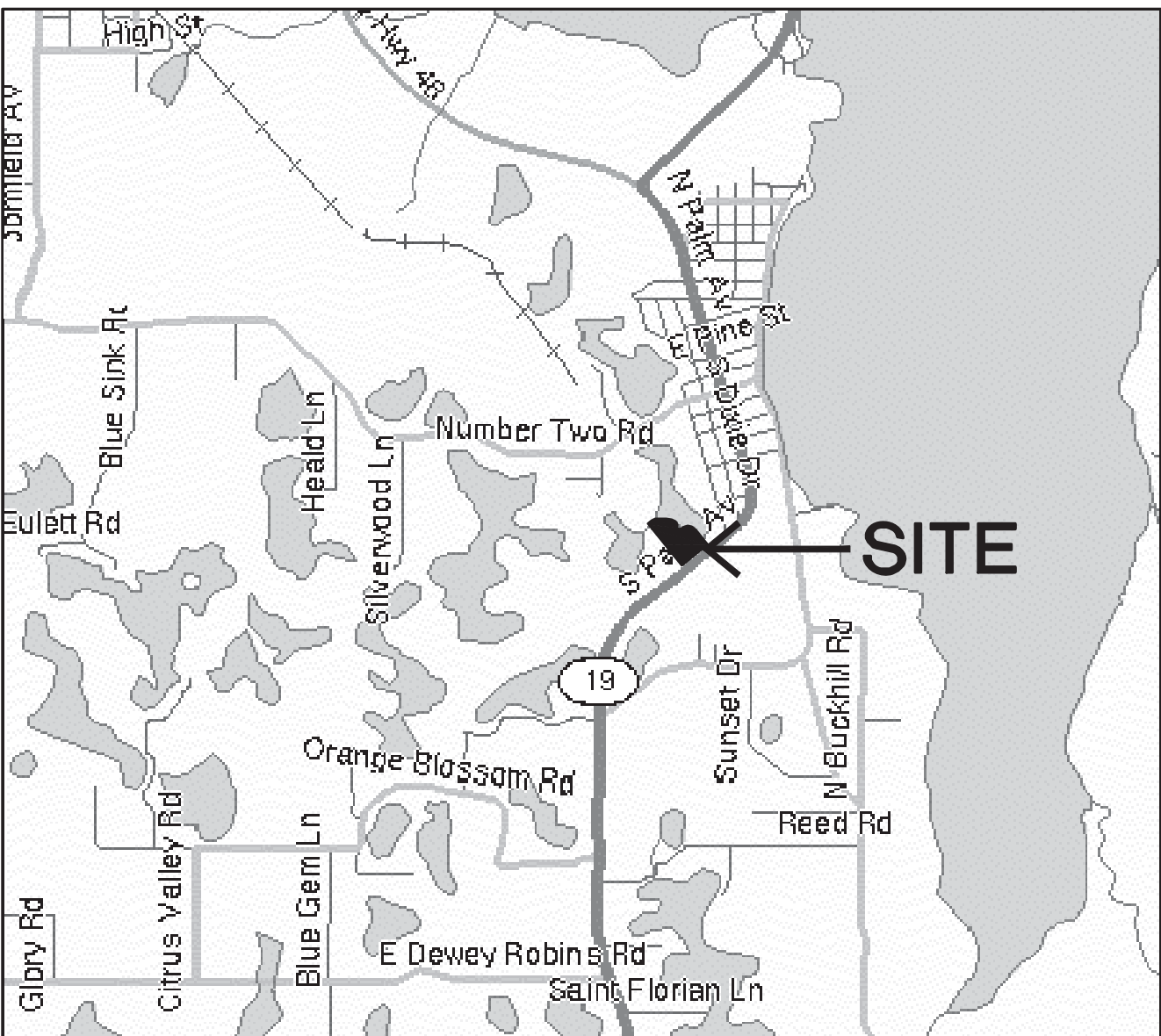
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11.978 ACRES MORE OR LESS.

LAND DESCRIPTION (HOWEY IN THE HILLS, LTD. PARCEL)

HOWEY FROM E 1/4 COR OF SEC 35-20-25 RUN N 89-21-35 W 1487.79 FT TO NWLY R/W LINE OF SR 19, N 52-07-27 E ALONG SAID NWLY R/W LINE 1003.29 FT FOR POB, RUN N 37-52-33 W 317.47 FT, N 0-35-47 E 709.10 FT, S 89-24-13 E TO NW COR OF LOT 1 BLK D-14 OF PALM GARDENS SUB, SE'LY ALONG SAID W'LY LINE OF BLK D-14 OF PALM GARDENS SUB TO NWLY LINE OF SR 19, SWLY ALONG SAID R/W LINE TO POB ORB 3003 PG 1362 ORB 3446 PG 103

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11.00 ACRES MORE OR LESS.

DEVELOPER:	HOWEY SELF STORAGE C/O P.O. BOX 770609 WINTER GARDEN, FL. 34777-0609	(407) 905-8180
ENGINEER:	JUNE ENGINEERING CONSULTANTS P.O. BOX 770609 WINTER GARDEN, FL. 34777-0609	(407) 905-8180
SURVEYOR:	BISHMAN SURVEYING & MAPPING 13610 GRANVILLE AVENUE CLERMONT, FL. 34711	(407) 905-8877
GEOTECHNICAL ENGINEER:	YOVAISH ENGINEERING SCIENCES, INC. 953 SUNSHINE LANE ALTAMONTE SPRINGS, FL. 32714	(407) 774-9383
ENVIRONMENTAL CONSULTANT:	BIO-TECH CONSULTING, INC. 2002 EAST ROBINSON STREET ORLANDO, FL. 32803	(407) 894-5969
UTILITIES	Water Town of Howey in the Hills Sewer Town of Howey in the Hills Telephone Centurylink Electric Duke Energy	



Location Map

INDEX OF SHEETS	
SHEET TITLE	No.
Cover Sheet	1
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GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOWEY-IN-THE HILLS STANDARDS AND SPECIFICATIONS AND TO THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MOST RECENT EDITIONS.
- ALL DISTURBED AREAS SHALL BE GRASSED UPON COMPLETION OF CONSTRUCTION.
- ALL LANDSCAPING SHALL CONFORM TO THE TOWN OF HOWEY-IN-THE HILLS LANDSCAPE CODE, MOST RECENT ADDITION.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES.
- THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE SPILLWAYS AS INDICATED BY GRADES AND FLOW ARROWS.
- UTILITIES SHOWN WERE LOCATED FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION ALL UTILITY COMPANIES AND FOR THE LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST.
- EXISTING ZONING OF THE SUBJECT SITE IS PCD.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE EROSION AND SEDIMENT CONTROL THROUGHOUT THE CONSTRUCTION PHASE WHICH SHALL INCLUDE, BUT NOT LIMITED TO THE PLACEMENT OF SILT FENCES, STACKED HAY BALES OR OTHER SIMILAR STRUCTURES ALONG THE PERIMETER OF THE SITE. THIS WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AS OUTLINED IN F.D.O.T. STANDARD INDEX #102 & CITY CODE. THE CONTRACTOR SHALL PROVIDE AN EROSION PROTECTION PLAN, PRIOR TO PRE-CONSTRUCTION MEETING.
- REMOVE ALL STRIPPINGS AND UNCLASSIFIED MATERIALS OFFSITE AND DISPOSE OF IN LEGAL MANNER.
- FILL TO BE PLACED AND COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY (PER AASHTO T-180)
- JUNE ENGINEERING CONSULTANTS, INC. SHALL BE NOTIFIED IMMEDIATELY OF ANY PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
- ALL PAVEMENT SHALL BE GRADED TO OBTAIN A MINIMUM GRADE OF 0.50% AND SHALL DRAIN POSITIVELY TO ALL INLETS OR SPILLWAYS.
- CONTRACTOR SHALL PROVIDE AND COORDINATE PLACEMENT OF ANY REQUIRED UNDERGROUND CONDUITS NECESSARY FOR PLACEMENT OF UTILITIES (TELEPHONE, ELECTRIC, CABLE, ETC.) AND THE SPRINKLER SYSTEM.
- CONTRACTOR SHALL PROVIDE JUNE ENGINEERING CONSULTANTS WITH AS-BUILT INFORMATION ON THE FOLLOWING: LOCATIONS AND INVERTS OF ALL UTILITIES AND STORM STRUCTURES; PAVEMENT LOCATIONS AND GRADES; AND POND GRADES SHOWN ON PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION & PROTECTION OF ALL UTILITIES THAT MAY EXIST. WITHIN THE PROJECT LIMITS.

February 4, 2008
Revised February 16, 2022

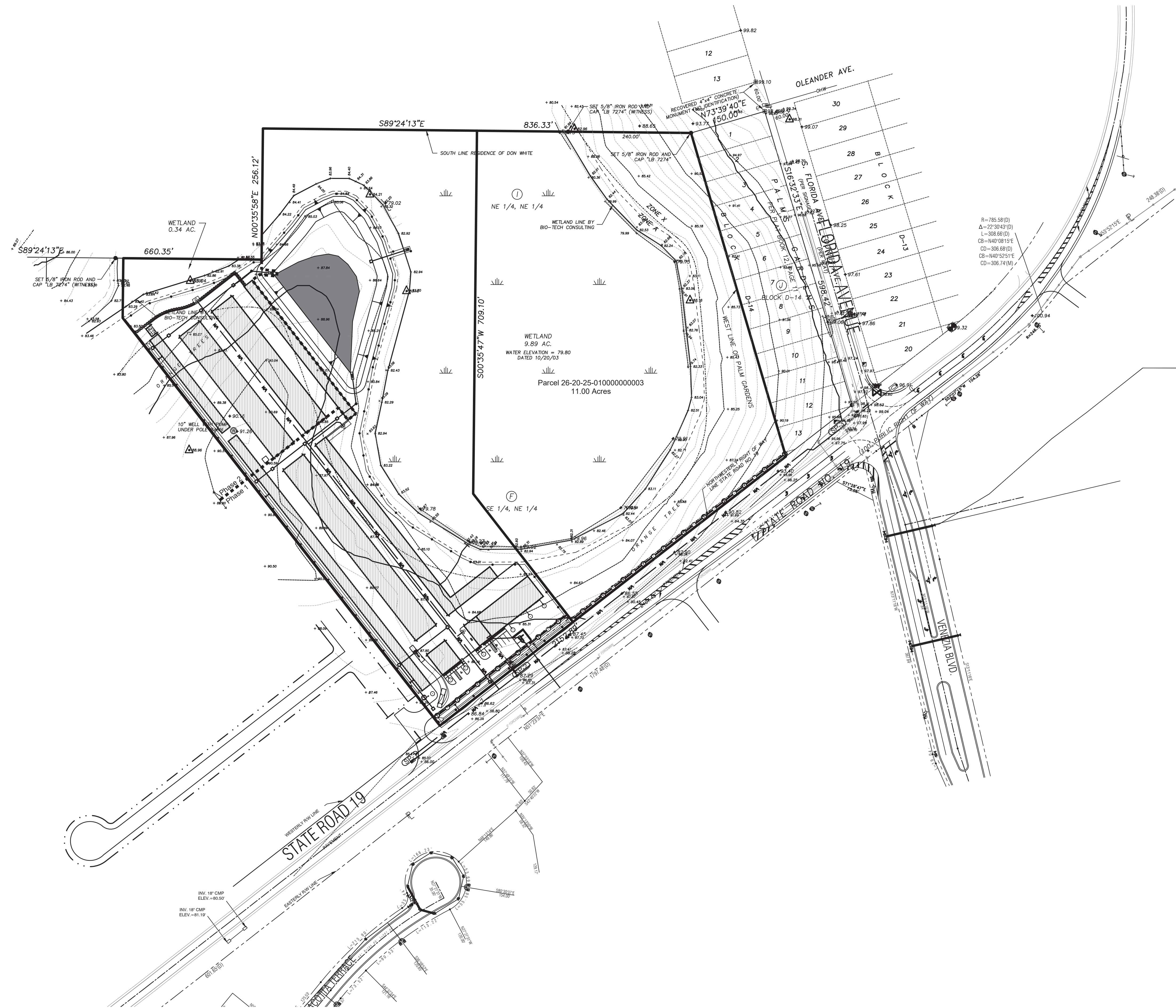


june engineering
consultants, inc.

23 W. Joiner Street
Winter Garden, FL 34787
Ph. 407-905-8180
Fax 407-905-6232

Certificate of Authorization #00031567

JEFFREY A. SEDLOFF
PE# 51506



LEGEND	
Existing Contours	
Lot Number	(12)
Direction of Flow	
Existing Grade	+79.3
Proposed Grade	
Water Main	8" WM
Sanitary Sewer	S
Stormpipe	
Fire Hydrant	
Storm Inlet	
Concrete	
Gate Valve	
Water Blowoff	

DATE	REVISION
11/17/09	FDOT / Town Comments
6/21/21	Town Comments
8/23/21	Town Comments
2/16/22	Town Comments

Site Plan – Overall
Howey Self Storage

june engineering
consultants, inc.

23 W. Joiner Street
Winter Garden, FL 34787
Ph. 407-905-8180
Fax 407-905-6232

Certificate of Authorization #00008507

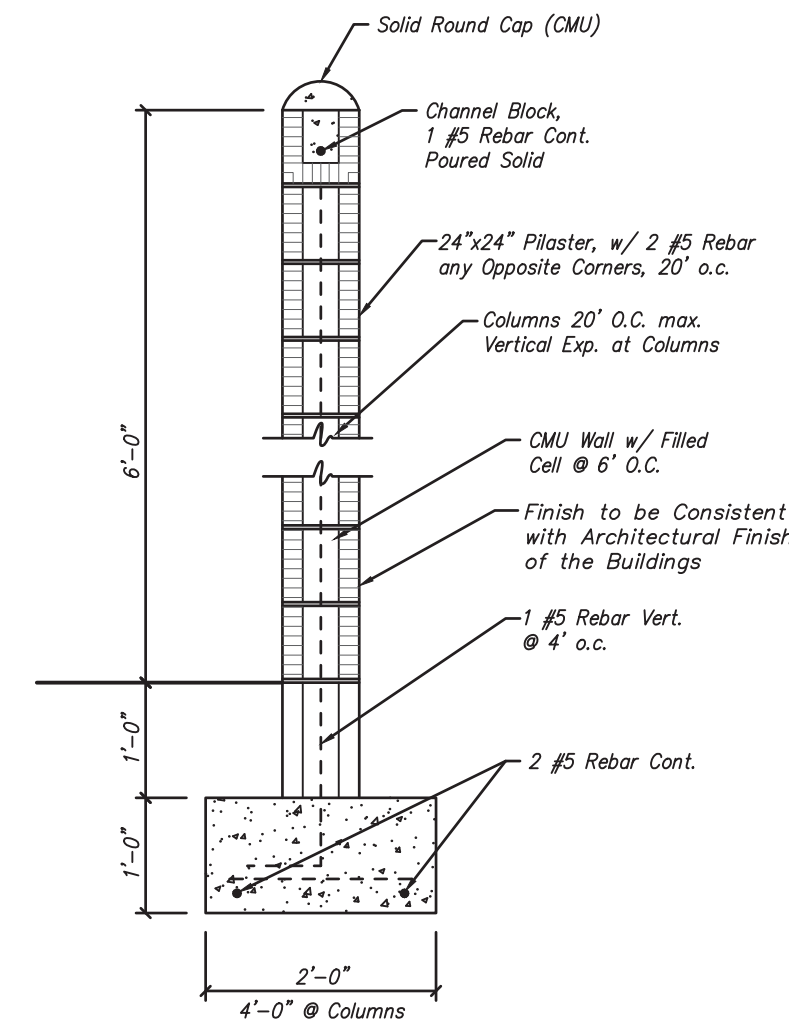
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DATE: 2/4/08

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DATE: 2/4/08

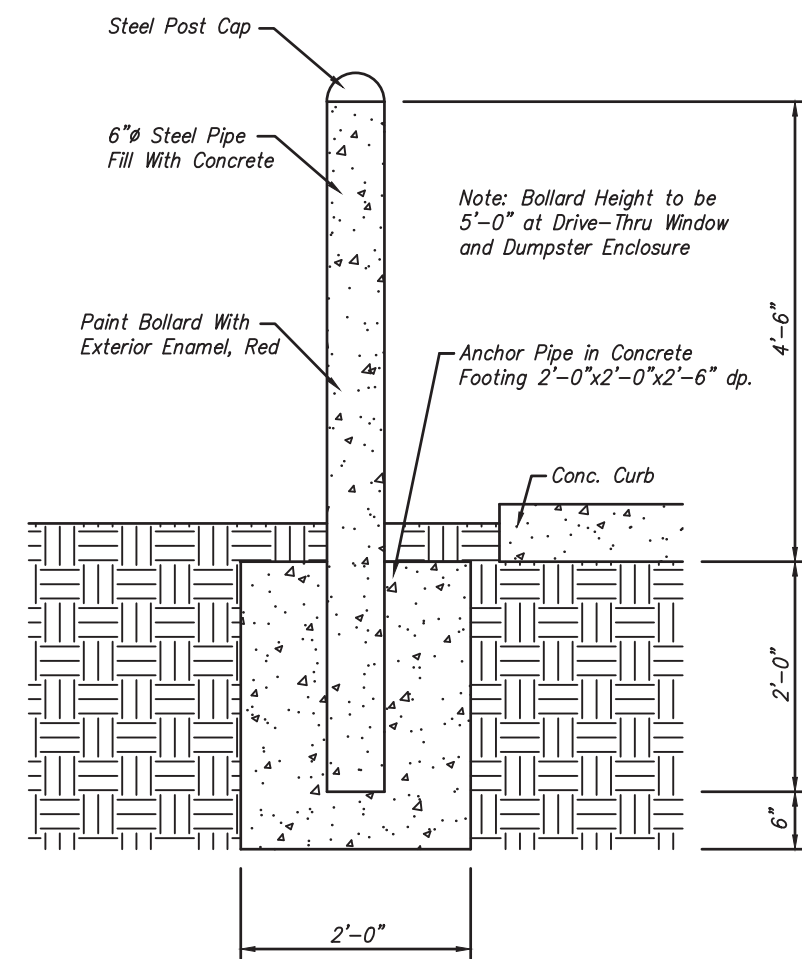
SCALE
1" = 100'

JEFFREY A. SEDLOFF
PE# 51506

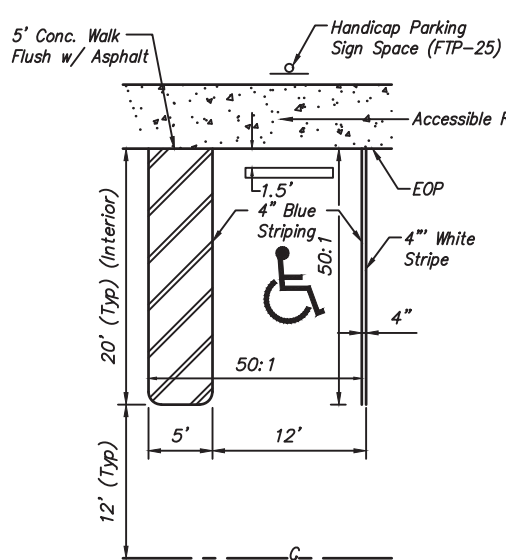
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07-0398
SHEET
2
OF 10



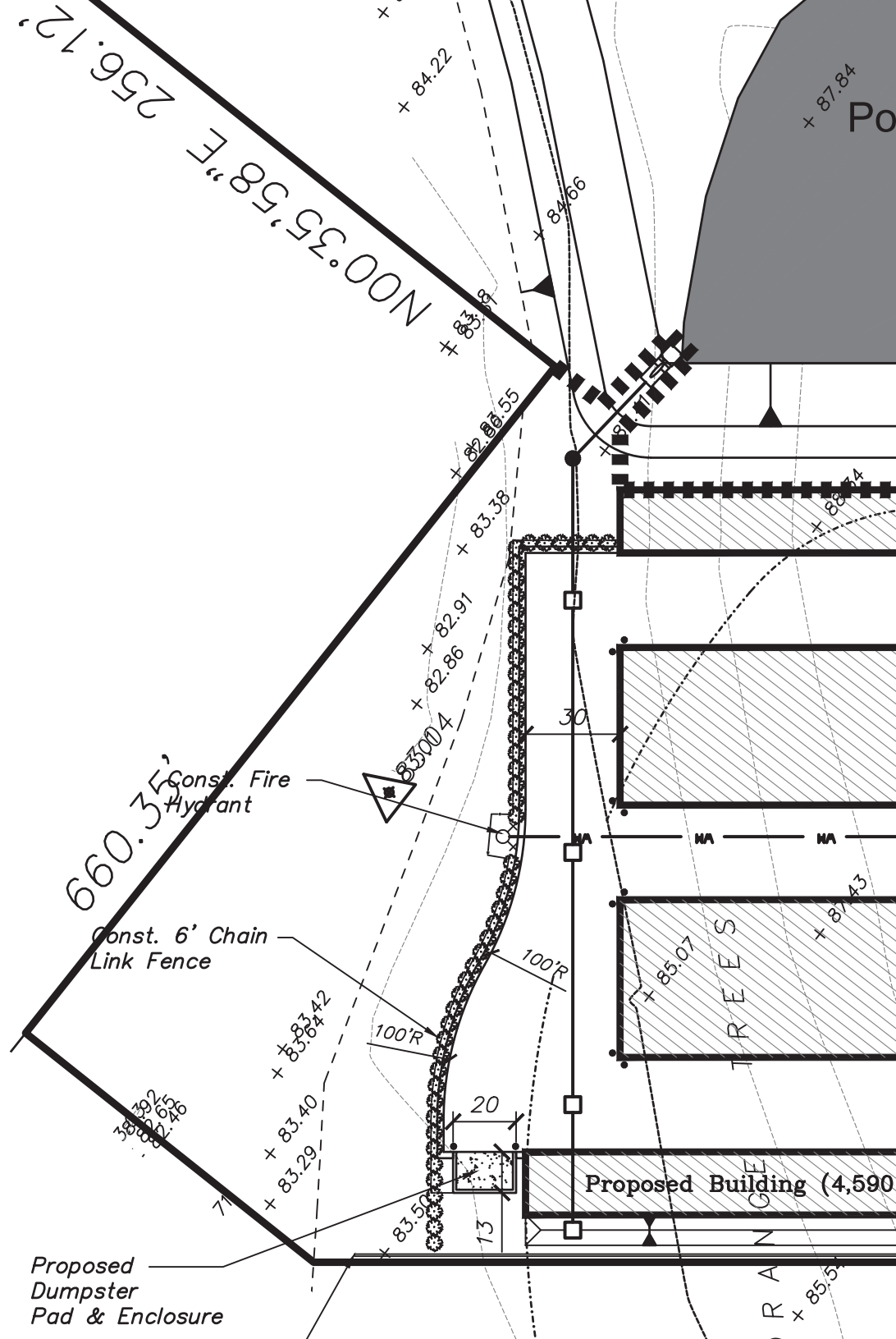
TYPICAL WALL SECTION
N.T.S.



STEEL PIPE BOLLARD DETAIL
N.T.S.



HANDICAP SYMBOL & SIGN
N.T.S.

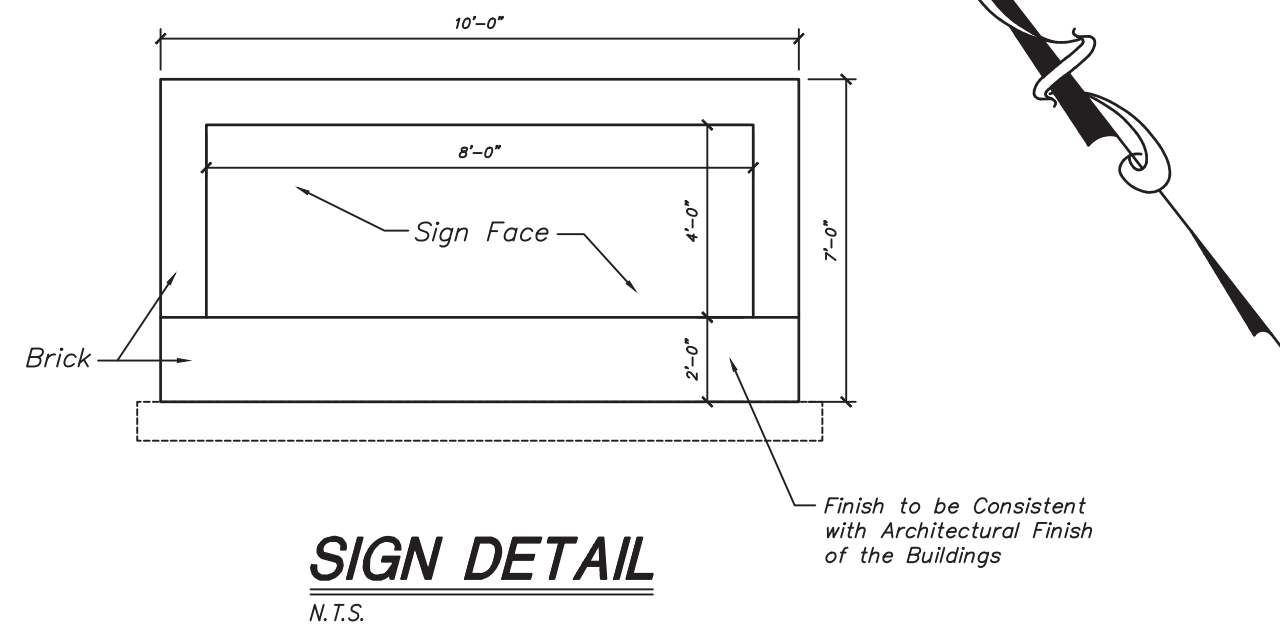


DUMPSTER PAD
N.T.S.

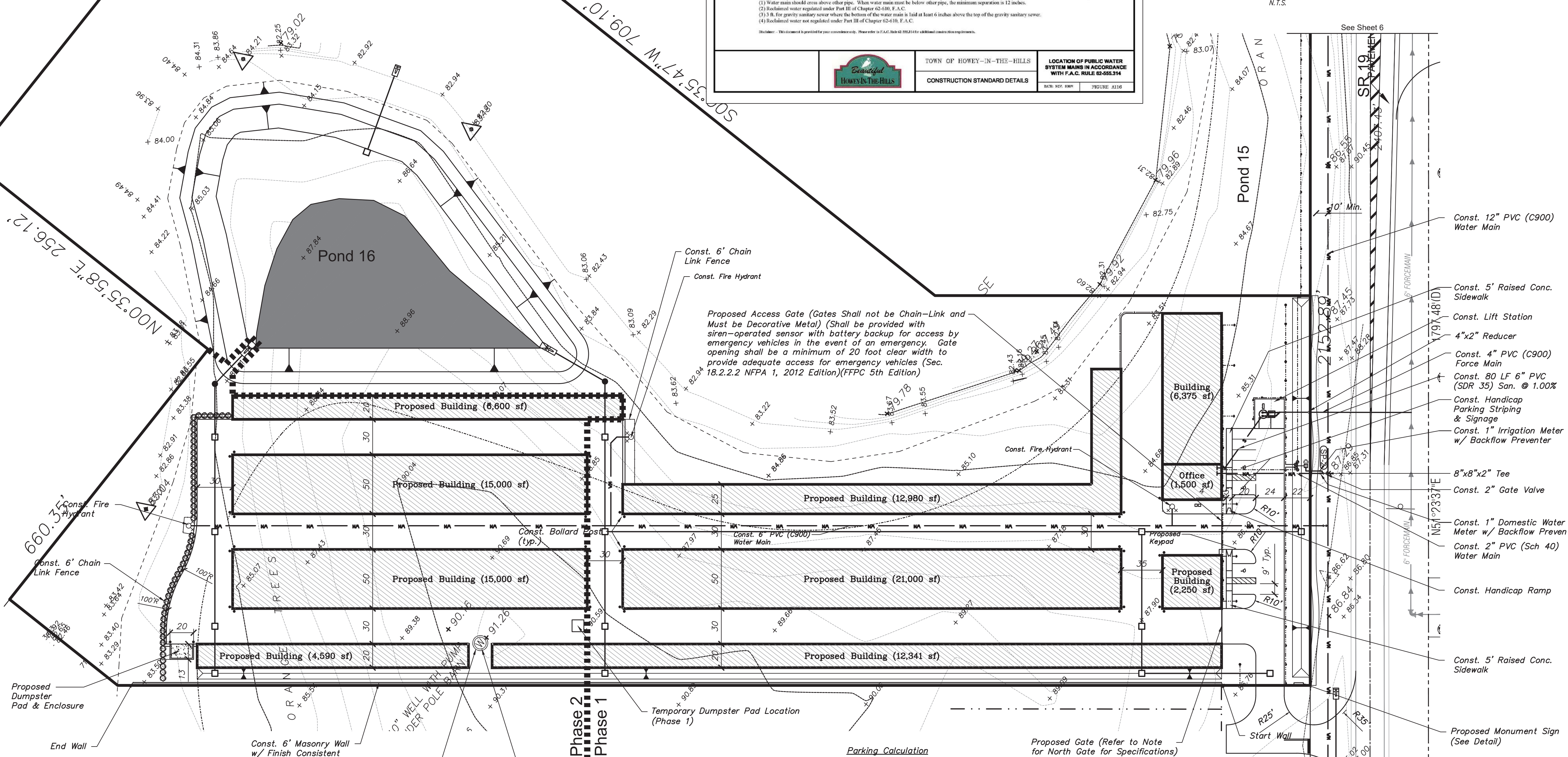
Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing & Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches to the minimum, except for storm sewer, then 6 inches to the minimum and 12 inches is preferred	Alternate 3 ft. minimum
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches to the minimum, except for gravity sewer, then 6 inches to the minimum and 12 inches is preferred	Alternate 6 ft. minimum
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water mains should cross above other pipes. When water mains must be below other pipes, the minimum separation is 12 inches.
(2) Backsight water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Backsight water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer: This document is prepared for your convenience only. It is not to be used for construction without the engineer's seal and signature.



SIGN DETAIL
N.T.S.



Proposed Gate (Refer to Note for North Gate for Specifications)

Proposed Monument Sign (See Detail)

Proposed Dumpster Pad & Enclosure

Proposed Building (6,800 sf)

Proposed Building (15,000 sf)

Proposed Building (12,980 sf)

Proposed Building (21,000 sf)

Proposed Building (12,341 sf)

Proposed Building (4,590 sf)

Proposed Office (1,500 sf)

Proposed Keypad

Proposed Building (2,250 sf)

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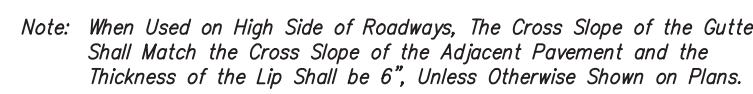
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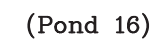
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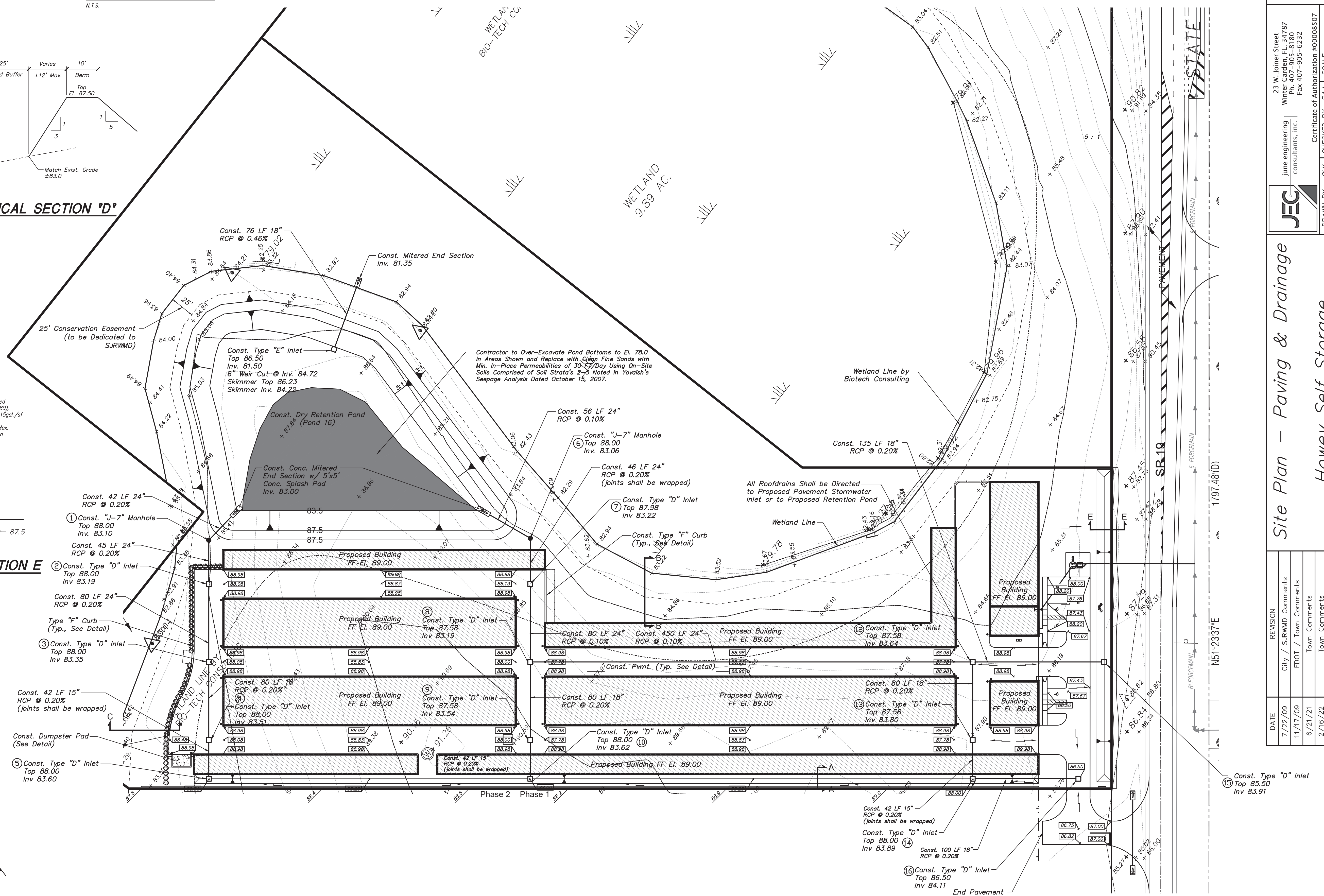
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N.T.S.

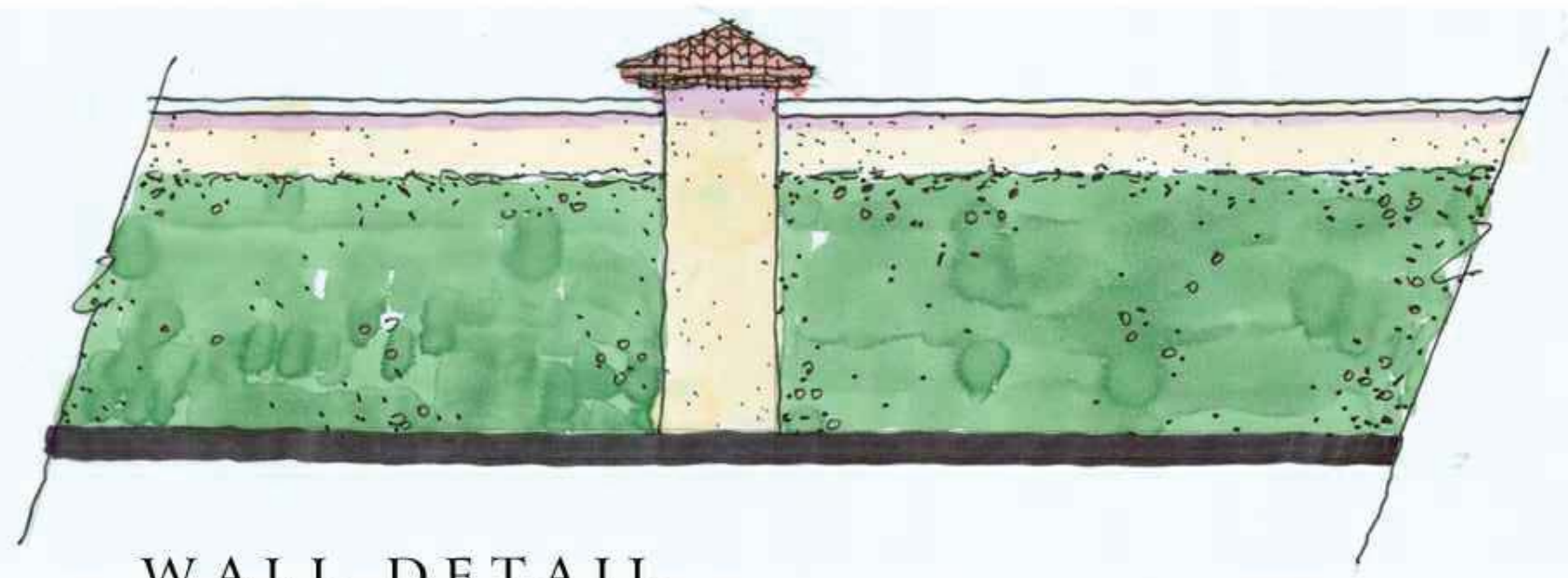


N.T.S.



THE RESERVE
AT HOWEY IN THE HILLS
SELF STORAGE FACILITY

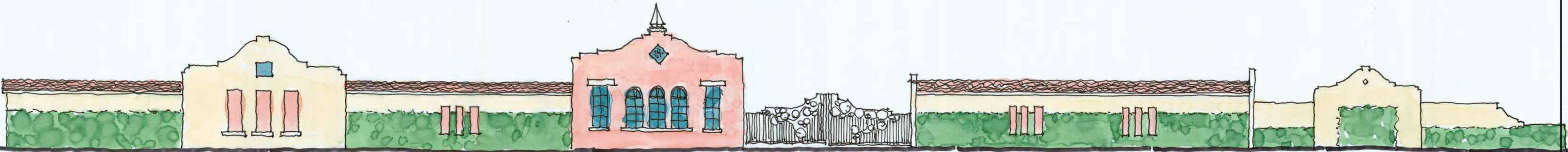
The street frontage buildings of the facility will be modeled in the same fashion as the Village Center. The interior buildings will be low profile single story structures surrounded by the architecture on the street and a wall along the residential areas.



WALL DETAIL



AREA PLAN




BUILDING ELEVATIONS

MORRISSEY DESIGN STUDIO

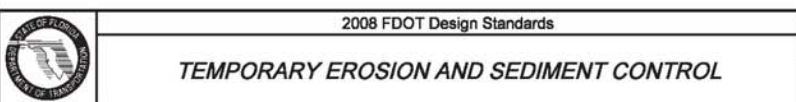
DATE	REVISION
6/21/21	Town Comments

Design Requirements
Howey Self Storage

 june engineering consultants, inc.		23 W. Joiner Street Winter Garden, FL 34787 Ph. 407-905-8180 Fax 407-905-6232
Certificate of Authorization #00008507		
DRAWN BY: CLK DATE: 2/4/08	CHECKED BY: RAJ DATE: 2/4/08	SCALE 1" = 50'

JEFFREY A. SEDLOFF
PE# 51506

JOB NO.
07-0398
SHEET
4a
OF 10



CONTROLS (BMPs)

Erosion and Sediment Controls

Stabilization Practices
Temporary Stabilization - For stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 70 days will be stabilized with temporary seed and mulch.

Permanent Stabilization - Disturbed portions of the site where construction activities permanently cease will be stabilized with permanent seed and mulch and/or sod no later than 30 days after the last construction activity.

Structural Practices
Silt Fencing - Will be constructed around the perimeter of the site as indicated on the overall plans of the construction plans.

Retention Pond/
Sediment Basin - Will be constructed with the site grading. Once construction activities are nearly complete, the accumulated sediment will be removed from the basin.

Other Controls

Waste Disposal
Waste Materials - All waste materials will be collected and stored in a dumpster or as required by the City of Chicago.

Hazardous Waste - All trash and debris from the site will be stored in the dumpster.

Hazardous Waste - All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer.

Sanitary Waste - All sanitary waste will be collected from the portable units as per the requirement of the City of Chicago.

Offsite Vehicle Tracking
A stabilized construction entrance has been provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept as necessary to remove any excess mud, dirt or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with tarp.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

The storm water pollution prevention plan reflects the Town of Howey in the Hills, Lake County, St. Johns River Water Management District, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency requirements for storm water management and erosion and sediment control.

MAINTENANCE/INSPECTION PROCEDURES

These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls.

- All erosion measures will be inspected at least once each week and following any storm event of 0.5 inches or greater. A rain gauge will be on site to measure rainfall amounts.
- All measures will be maintained in good working order; if repair is necessary, it will be initiated within 48 hours of the event.
- Built up sediment will be removed from silt fence when it has reached one-third the height of the fence.
- Silt fence will be inspected for depth of sediment posts, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- The erosion control sediment basins will be inspected, and sediment will be removed at the end of the job.
- The job area and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.

It is expected that the following non-stormwater discharges will occur from the site during construction:

- Water from flushing of the water lines.
- Water from the washing of the pavement (where no spills or leaks of toxic or hazardous materials have occurred).
- Uncontaminated groundwater (from dewatering excavation)

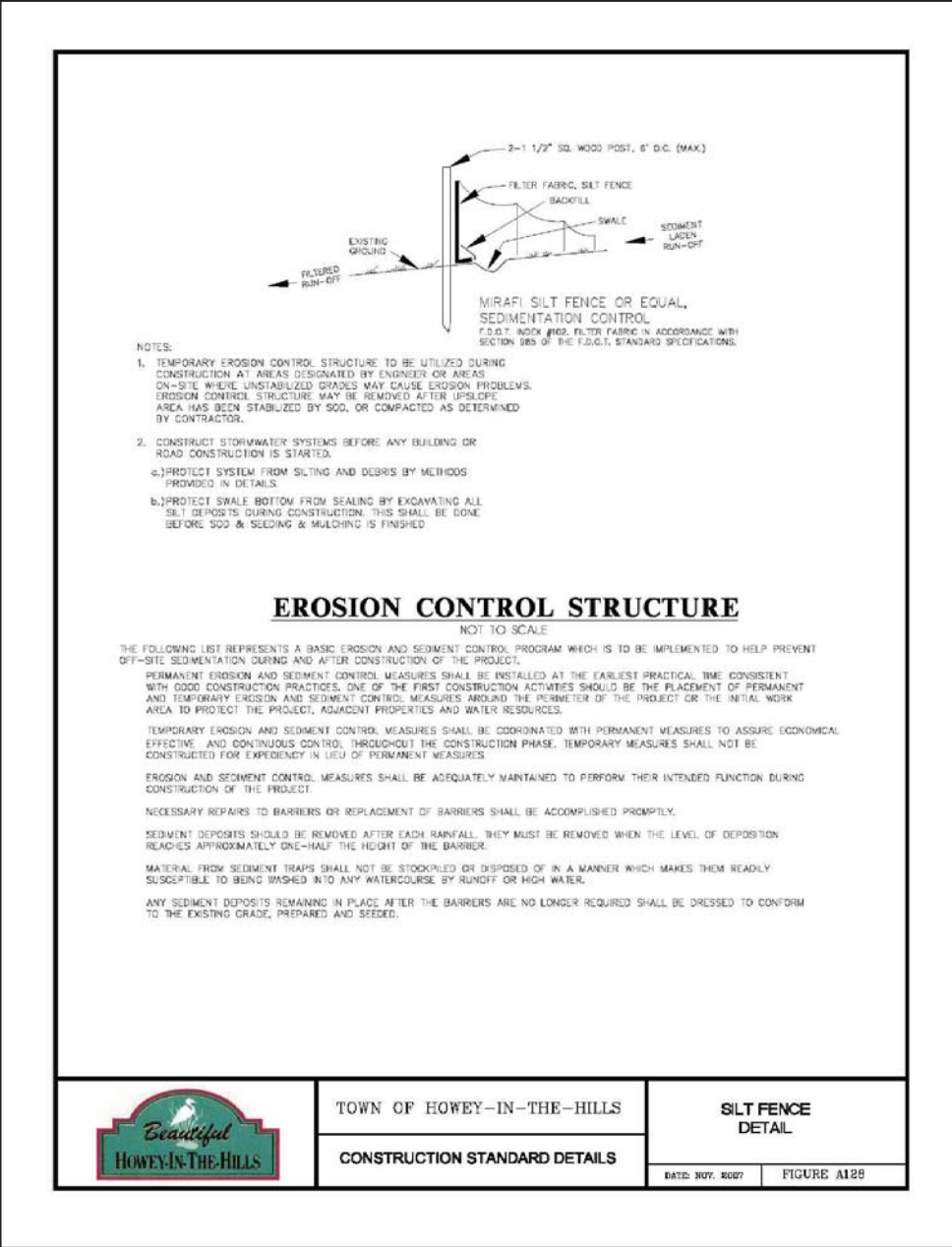
All non-storm water discharges will be directed to the sediment basin prior to discharge.

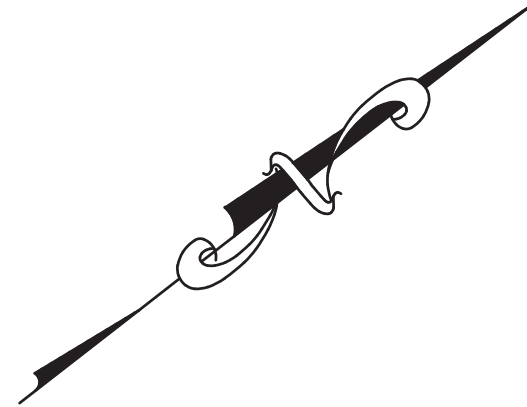
INVENTORY FOR POLLUTION PREVENTION PLAN

The materials or substances listed below are expected to be present onsite during construction:

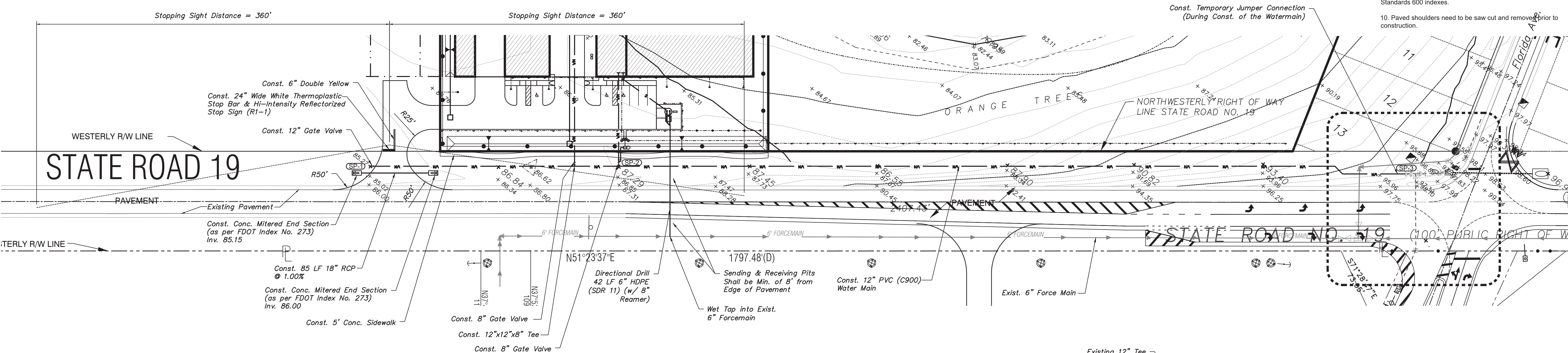
- Concrete
- Asphalt
- Wood
- Masonry Block
- Roofing Shingles
- Petroleum Based Products
- Fertilizers
- Cleaning Solvents
- Paints (Enamel and Latex)
- Motor Oils
- Detergents

YES OR NO IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET STATE AND LOCAL STANDARDS.

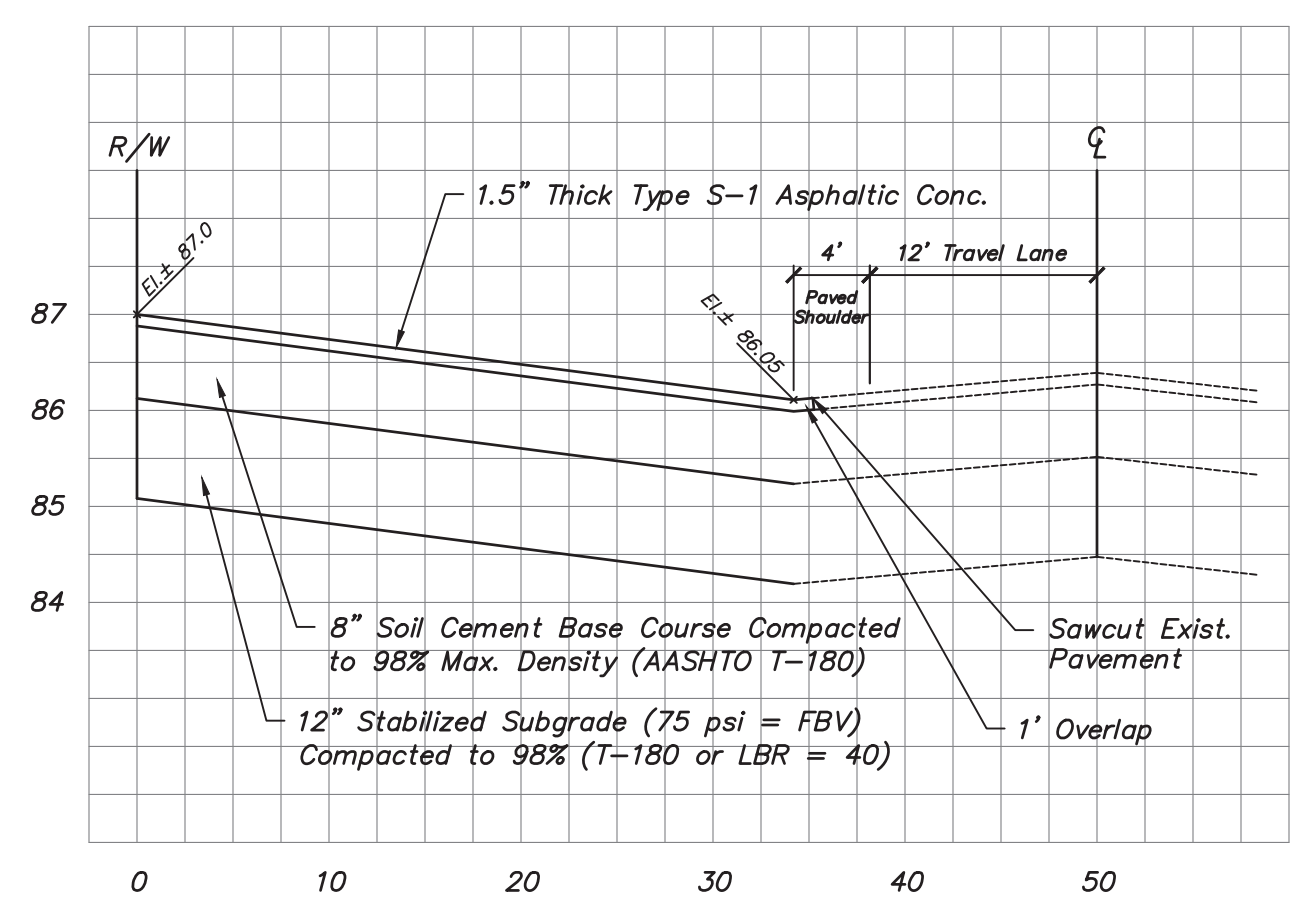
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- FDOT General Notes:
1. All striping shall conform to FDOT Index No. 17346 and shall be thermoplastic with reflective pavement markers.
 2. Turn lanes were designed based on a design speed of 45mph.
 3. Use FDOT Index 526, Sheet 2 of 8 for roadway transitions, design speed = 45mph, center widening.
 4. Use FDOT Index 301 for turn lanes, design speed = 45mph.
 5. The contractor shall locate the exact location of the existing utilities within FDOT RW, prior to construction.
 6. All construction materials and methods, shall meet the most current editions of the Design Standards, the Standard Specifications for Road and Bridge Construction, and the Utility Accommodation Manual.
 7. All disturbed area within the Department's Right of Way shall be graded and sodded with Argentine Bahia sod.
 8. All striping within the Department's Right of Way shall be lead-free thermoplastic.
 9. All maintenance of traffic shall adhere to the requirements of the Design Standards 600 indexes.
 10. Paved shoulders need to be saw cut and removed prior to construction.



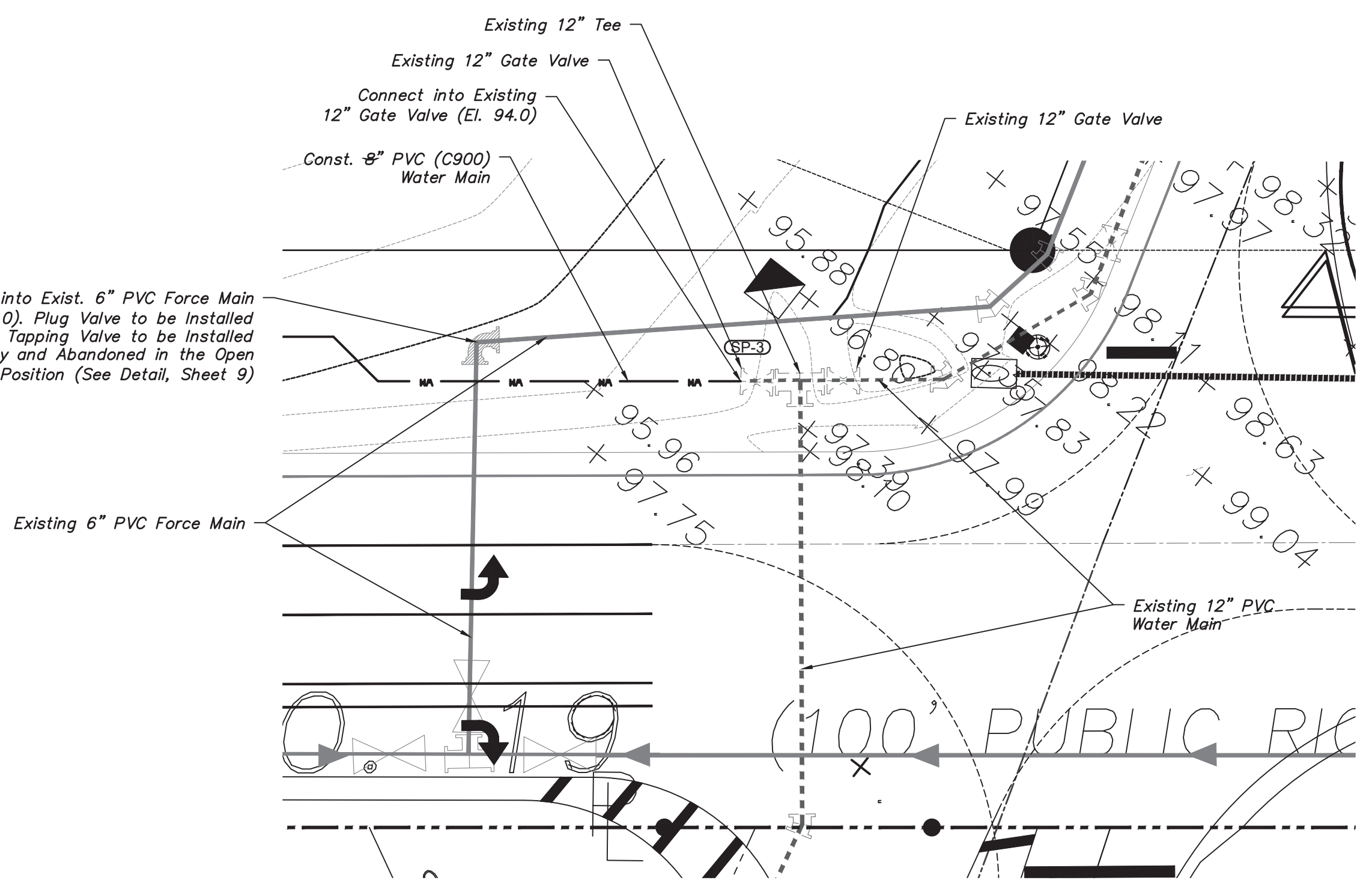
Const. 85 LF 24" RCP @ 0.20%



TYPICAL DRIVEWAY SECTION

H: 1" = 10'
V: 1" = 2'

Wet Tap into Exist. 6" PVC Force Main (El. ±92.0). Plug Valve to be Installed Vertically and Tapping Valve to be Installed Horizontally and Abandoned in the Open Position (See Detail, Sheet 9)




UTILITY CONNECTION DETAIL

Scale: 1" = 20'

LEGEND	
Existing Contours	
Lot Number	
Direction of Flow	
Existing Grade	
Proposed Grade	
Water Main	
Sanitary Sewer	
Stormpipe	
Fire Hydrant	
Storm Inlet	
Concrete	
Gate Valve	
Water Blowoff	

DATE	REVISION
7/22/09	City / SJRWMD Comments
11/17/09	FDOT / Town Comments
6/21/21	Town Comments
2/16/22	Town Comments

Offsite Improvements
Howey Self Storage



june engineering
consultants, inc.

23 W. Joiner Street
Winter Garden, FL 34787
Ph. 407-905-8180
Fax 407-905-6232

Certificate of Authorization #00008507

DRAWN BY: CLK
DATE: 2/4/08

CHECKED BY: RAJ
DATE: 2/4/08

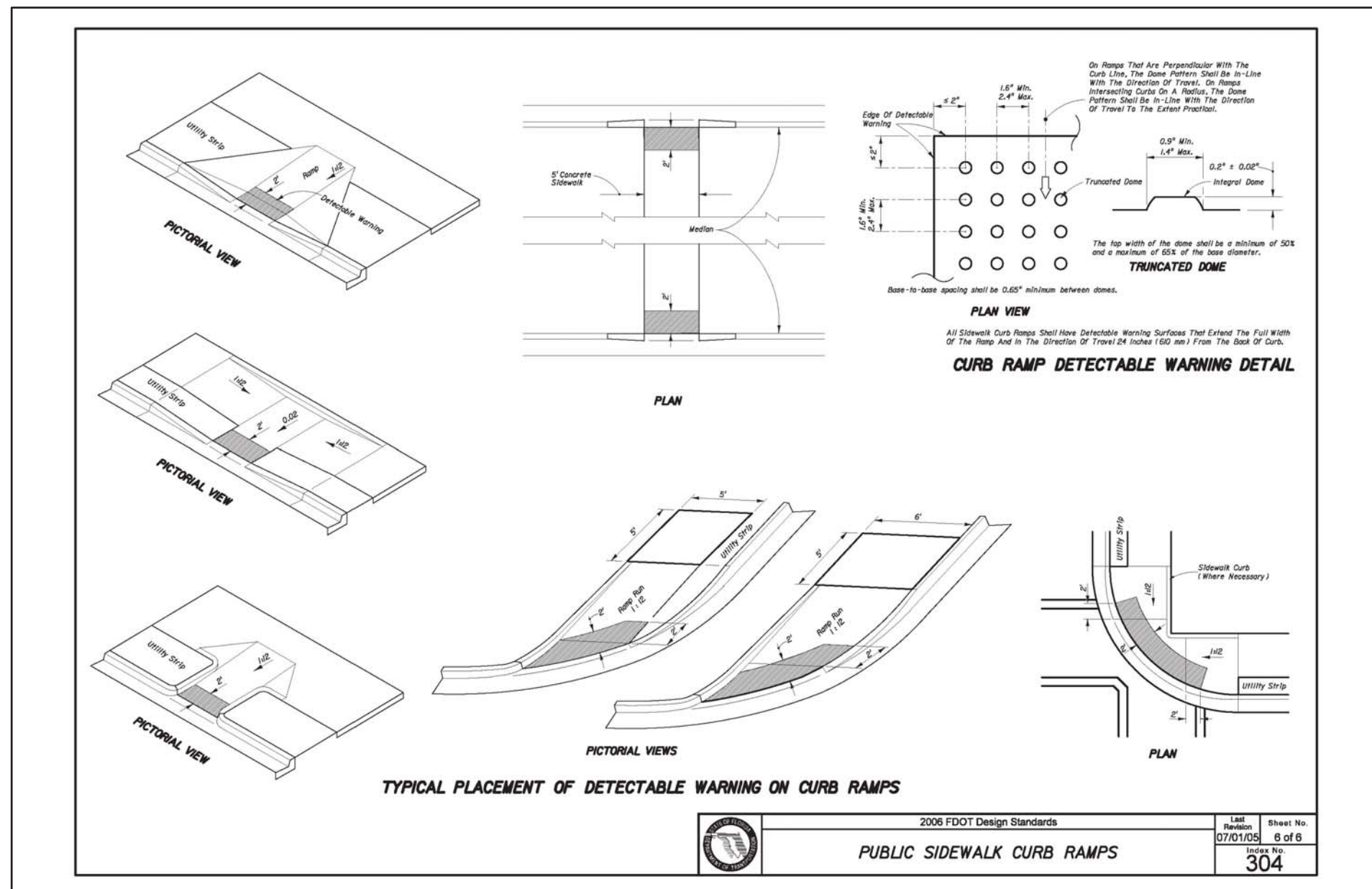
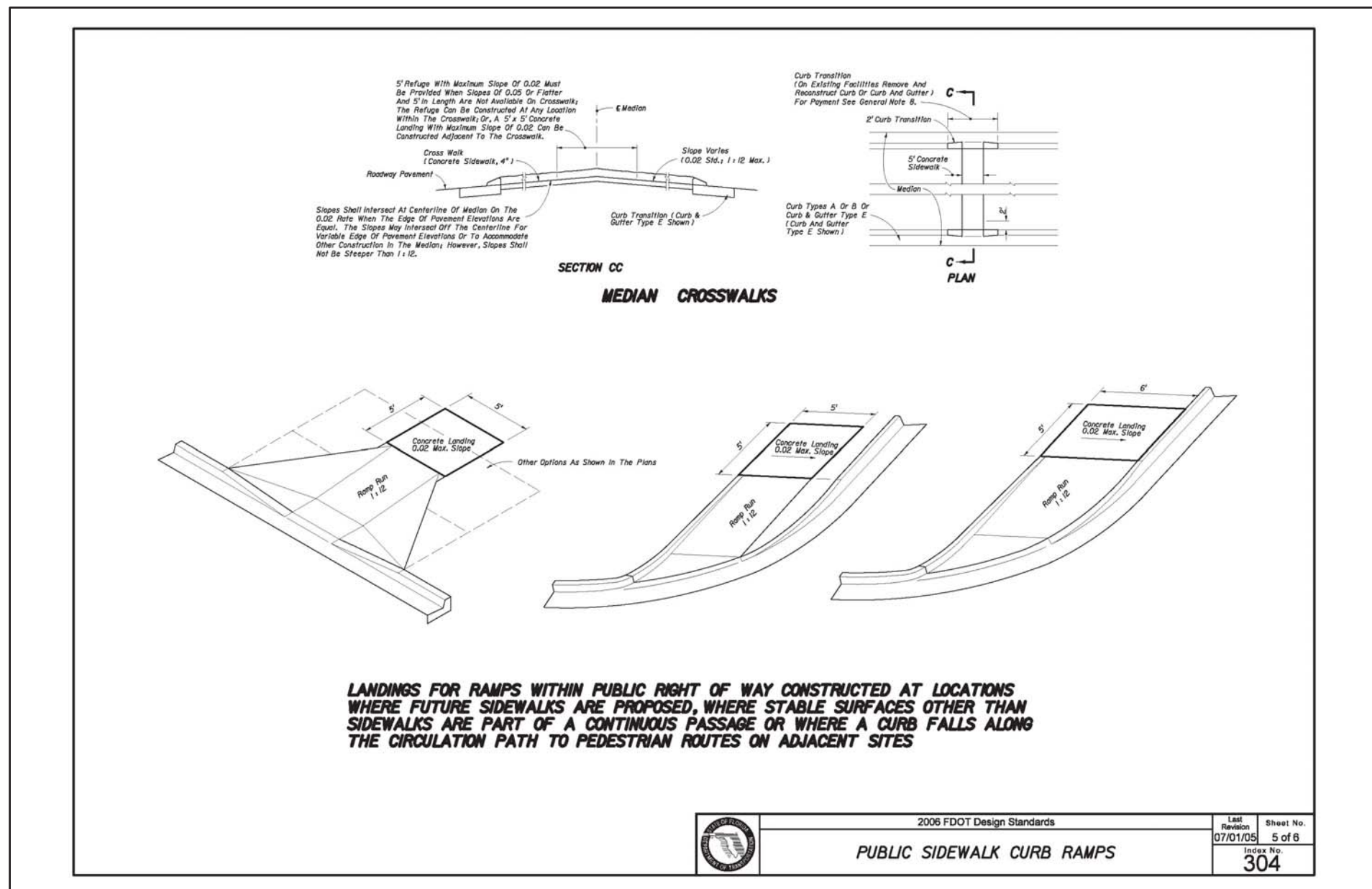
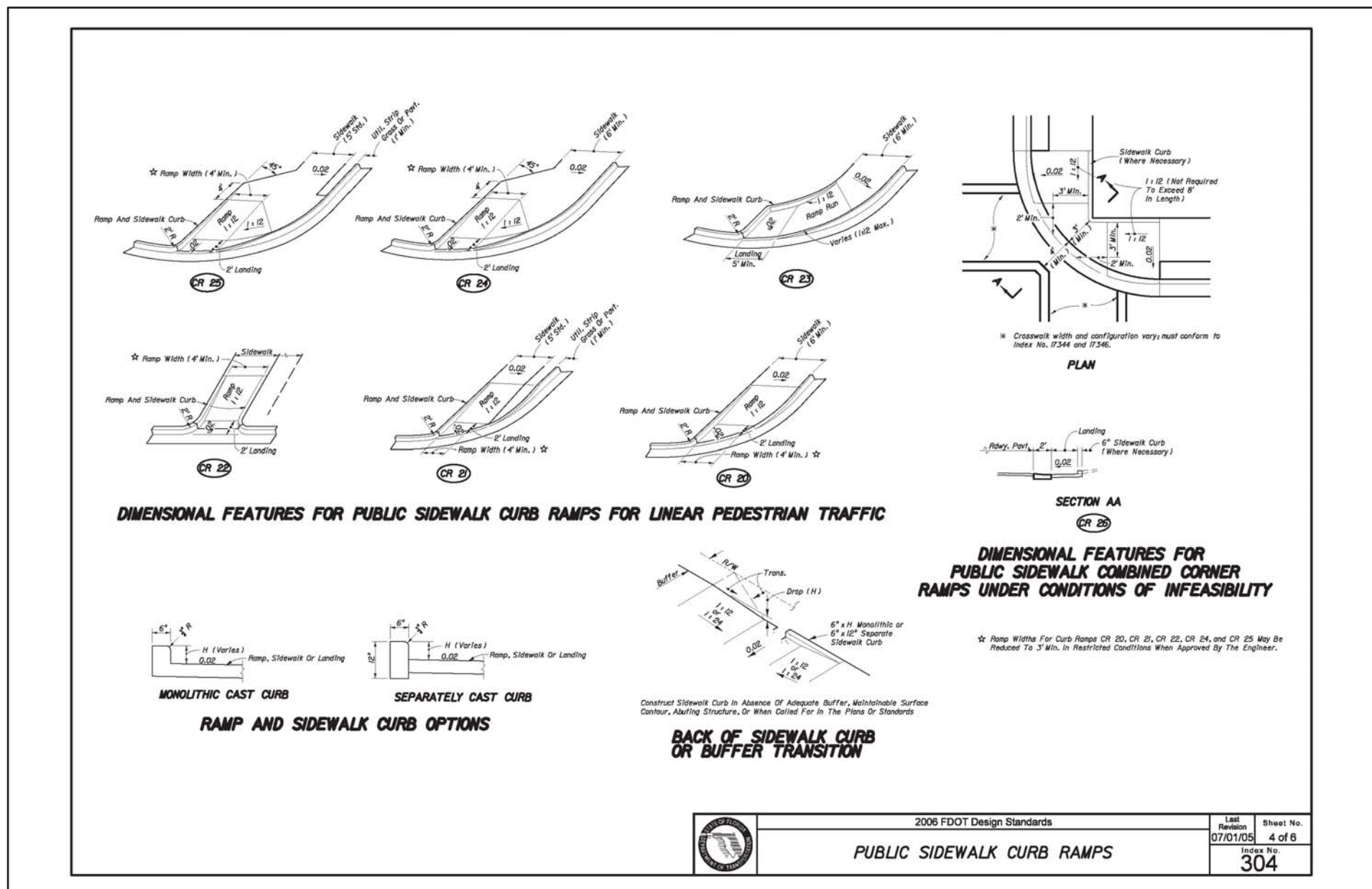
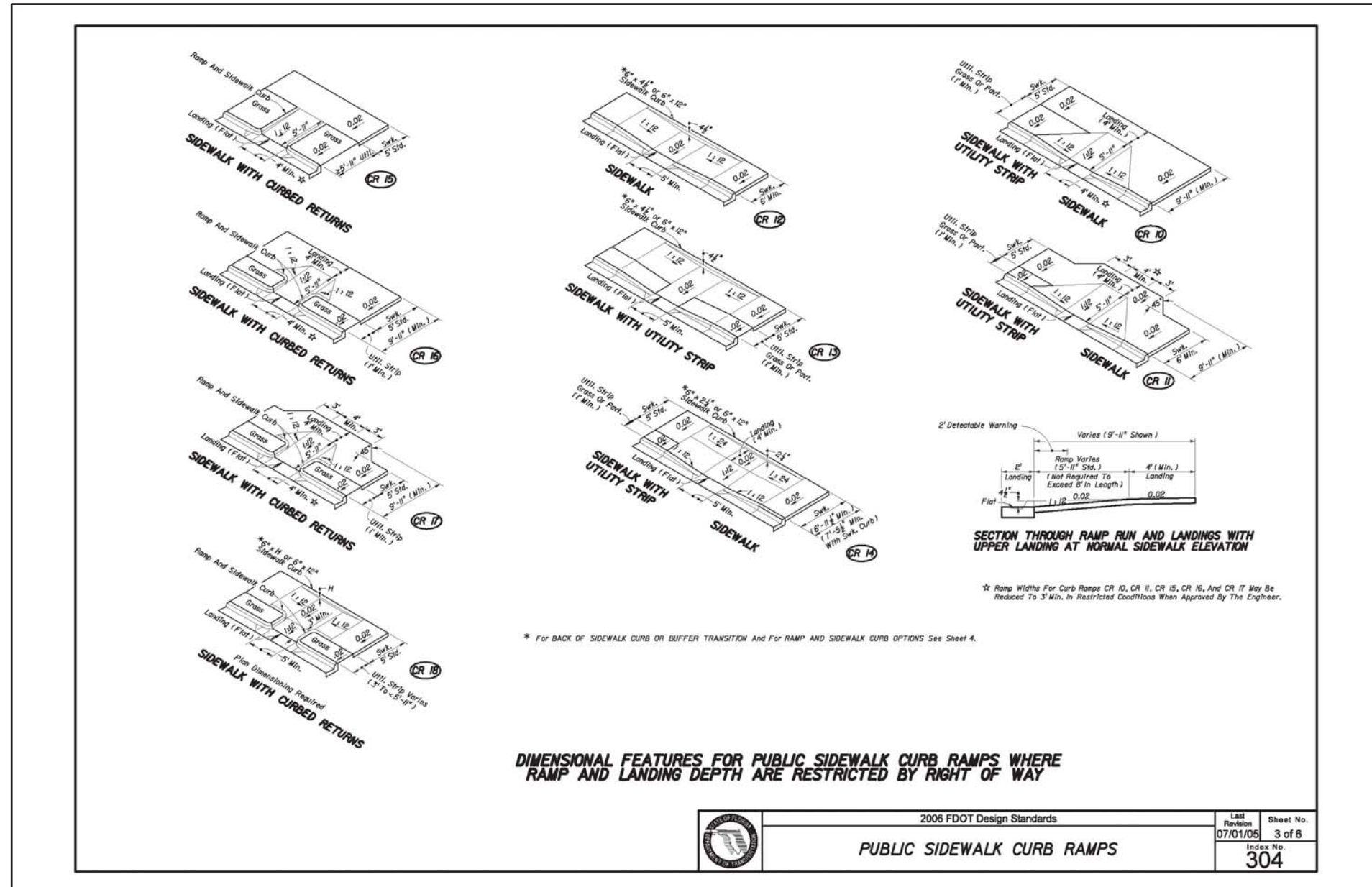
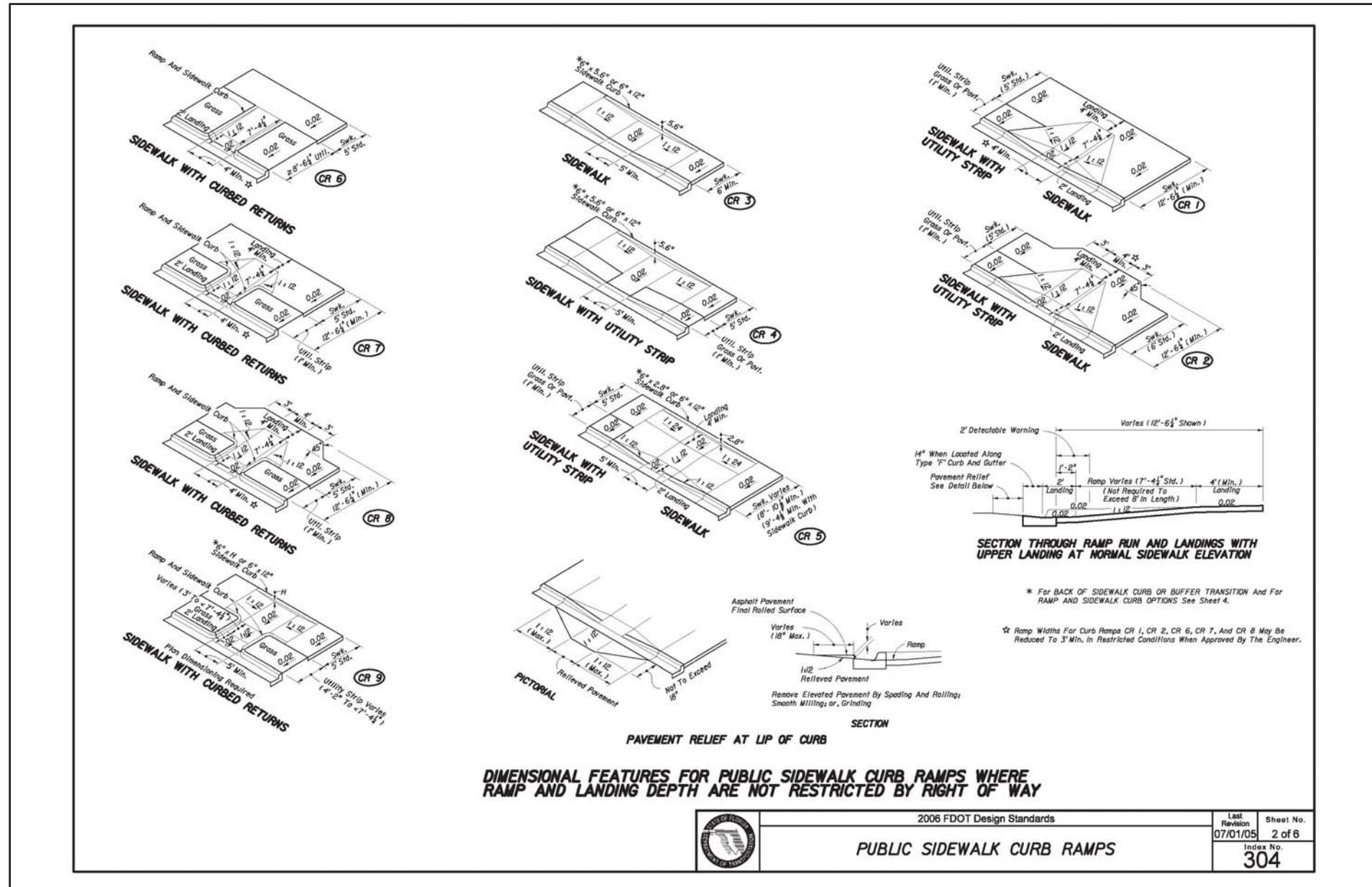
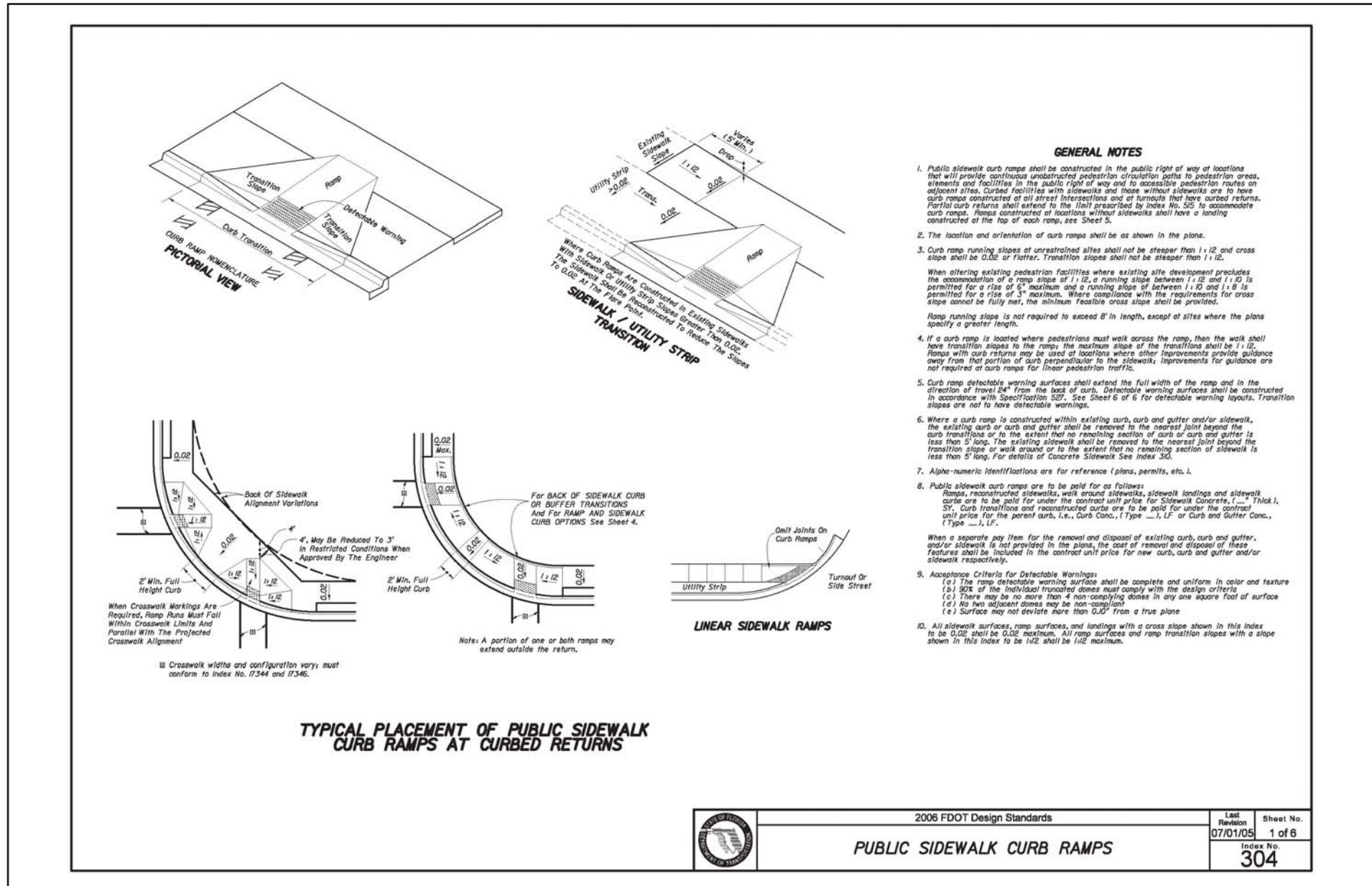
SCALE
1" = 50'

JEFFREY A. SEDLOFF
PE# 51506

JOB NO.
07-0398

SHEET
6

OF 10



DATE	REVISION
7/22/09	City / SJRWMD Comments
11/17/09	FDOT / Town Comments
6/21/21	Town Comments

FDOT Details
 Howey Self Storage



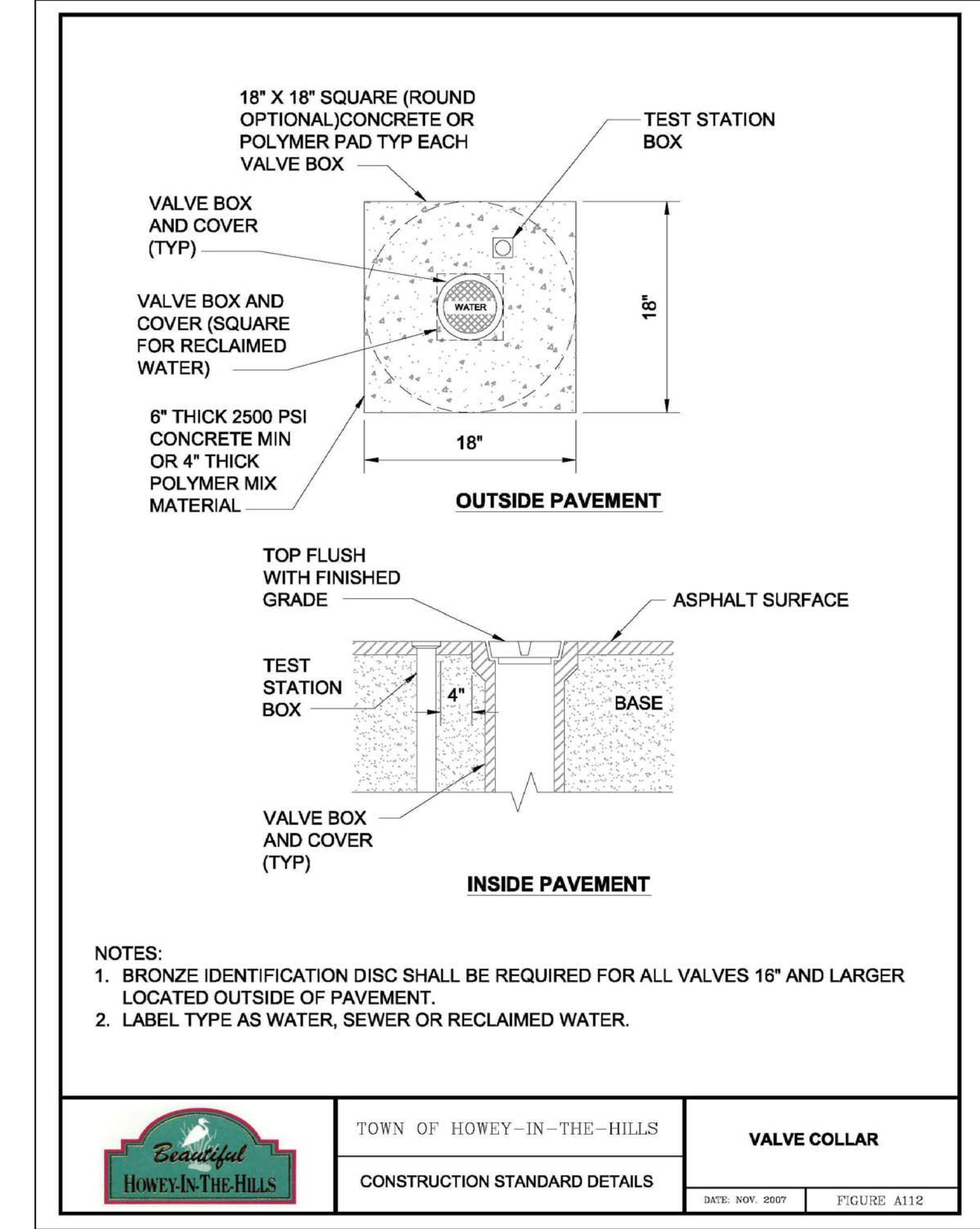
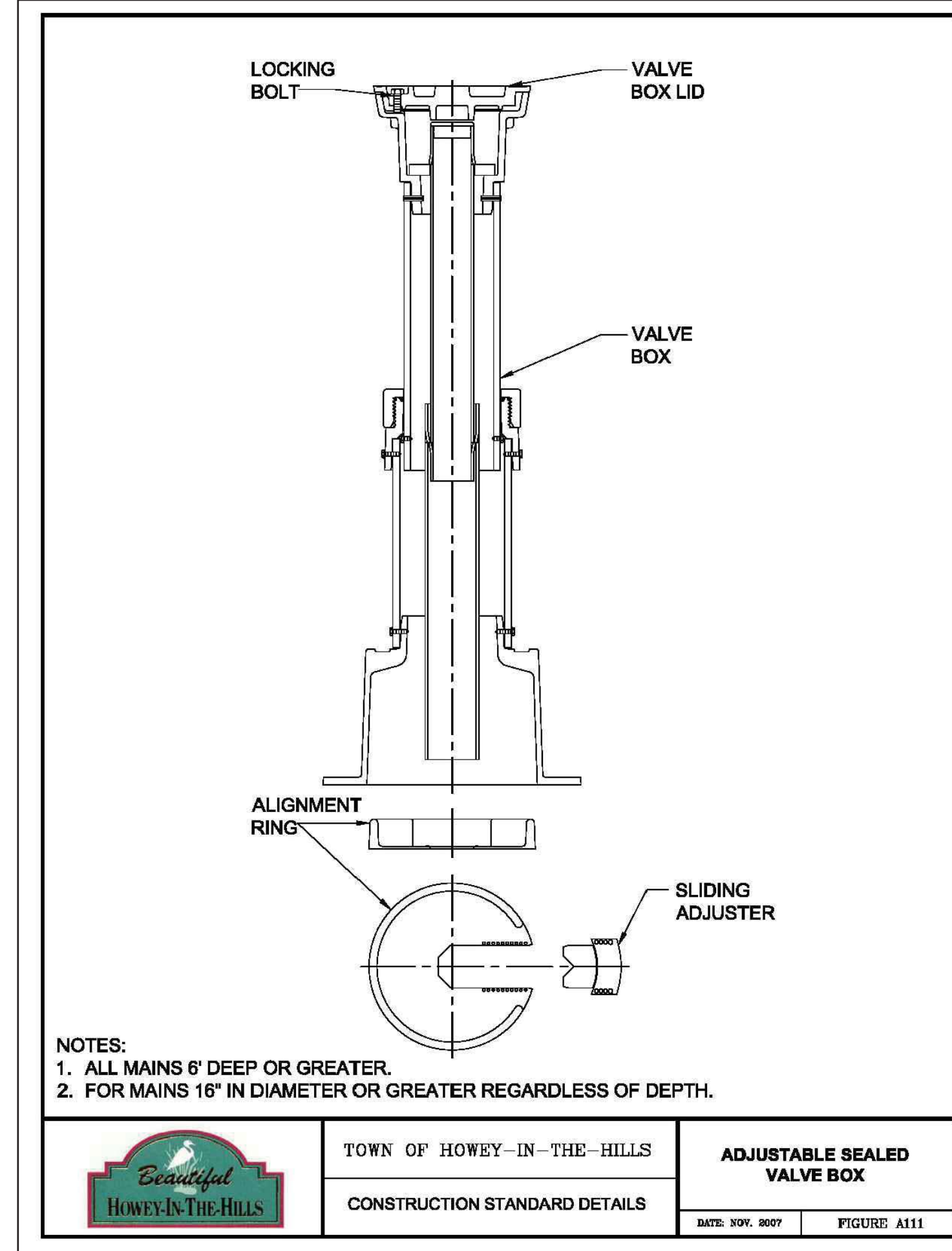
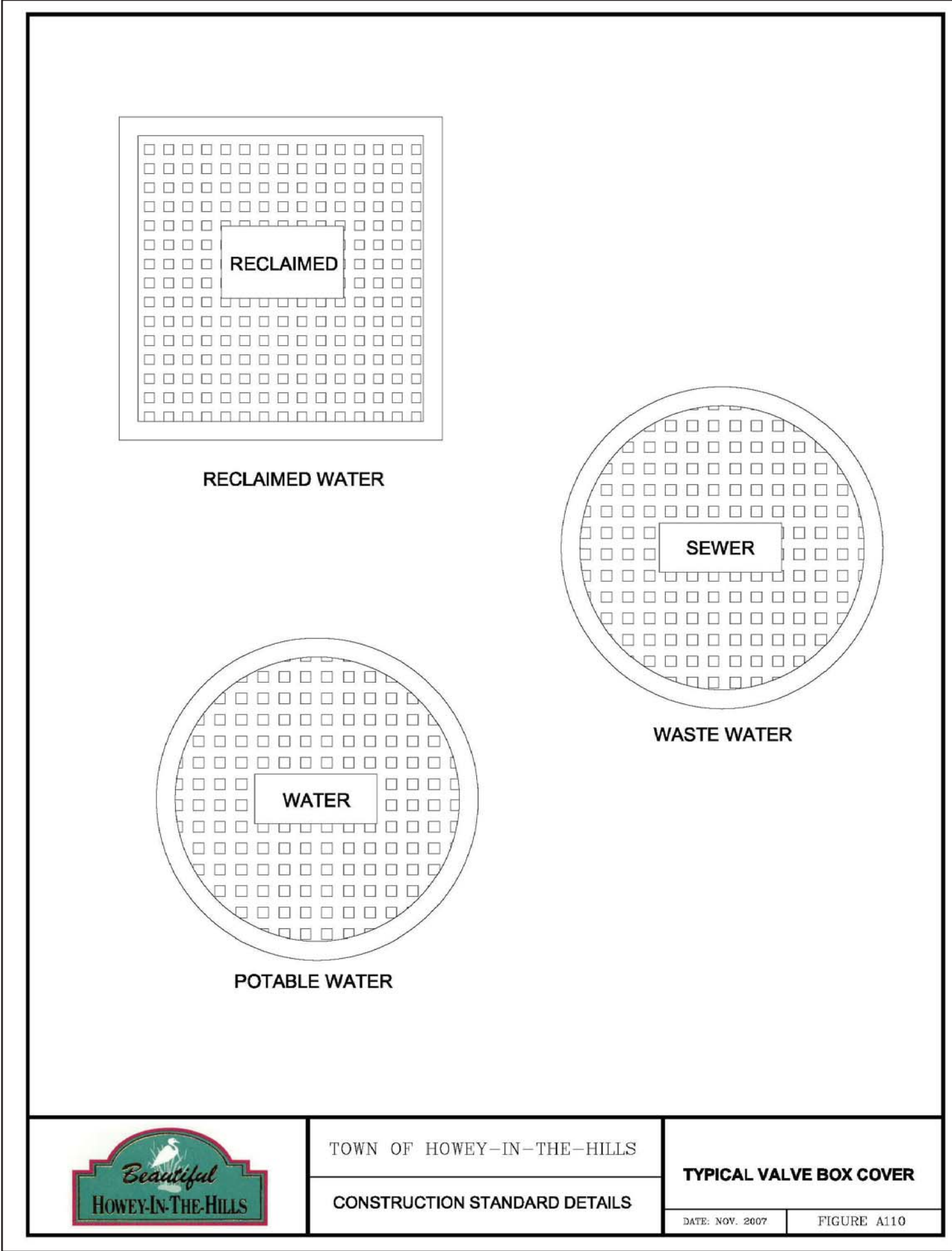
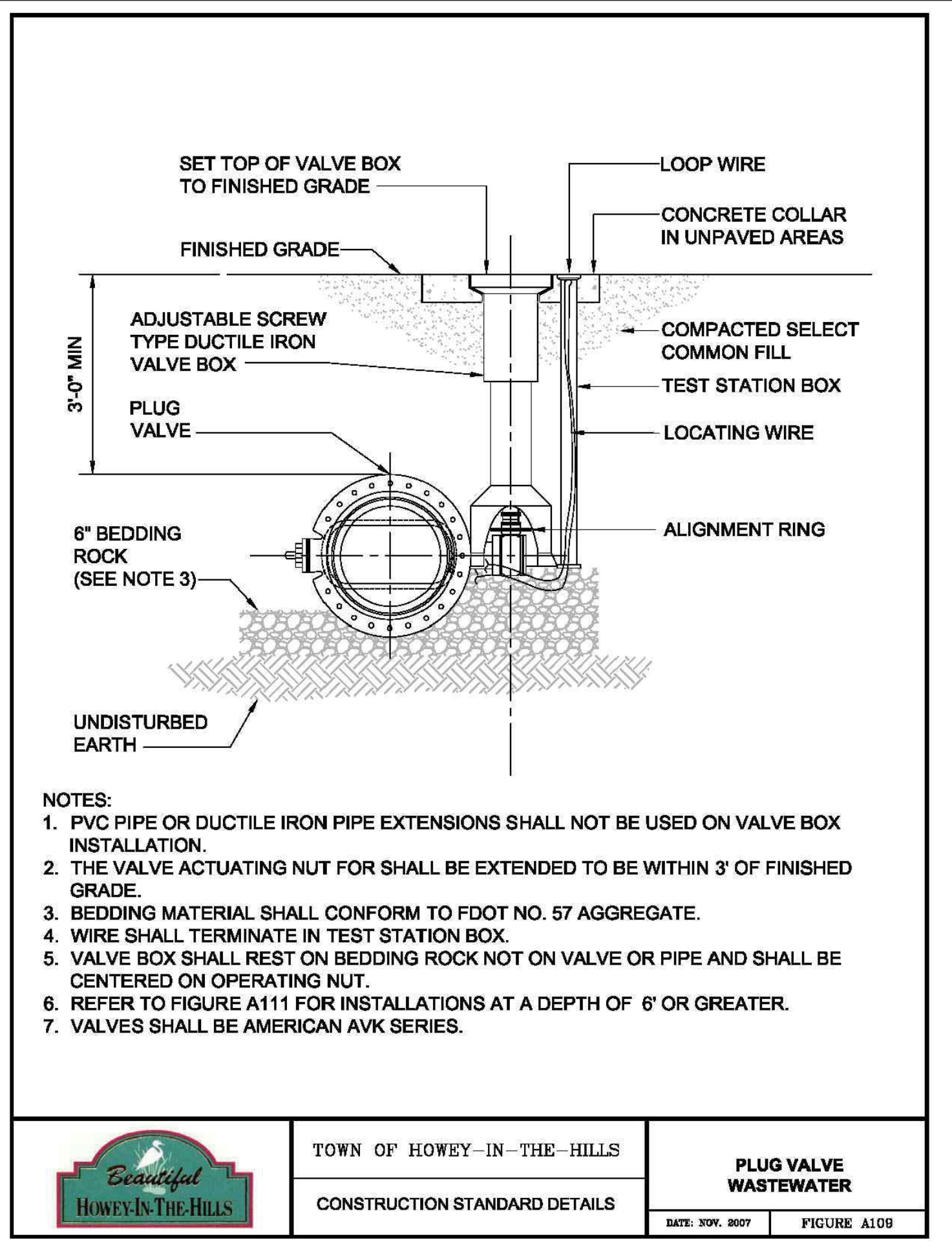
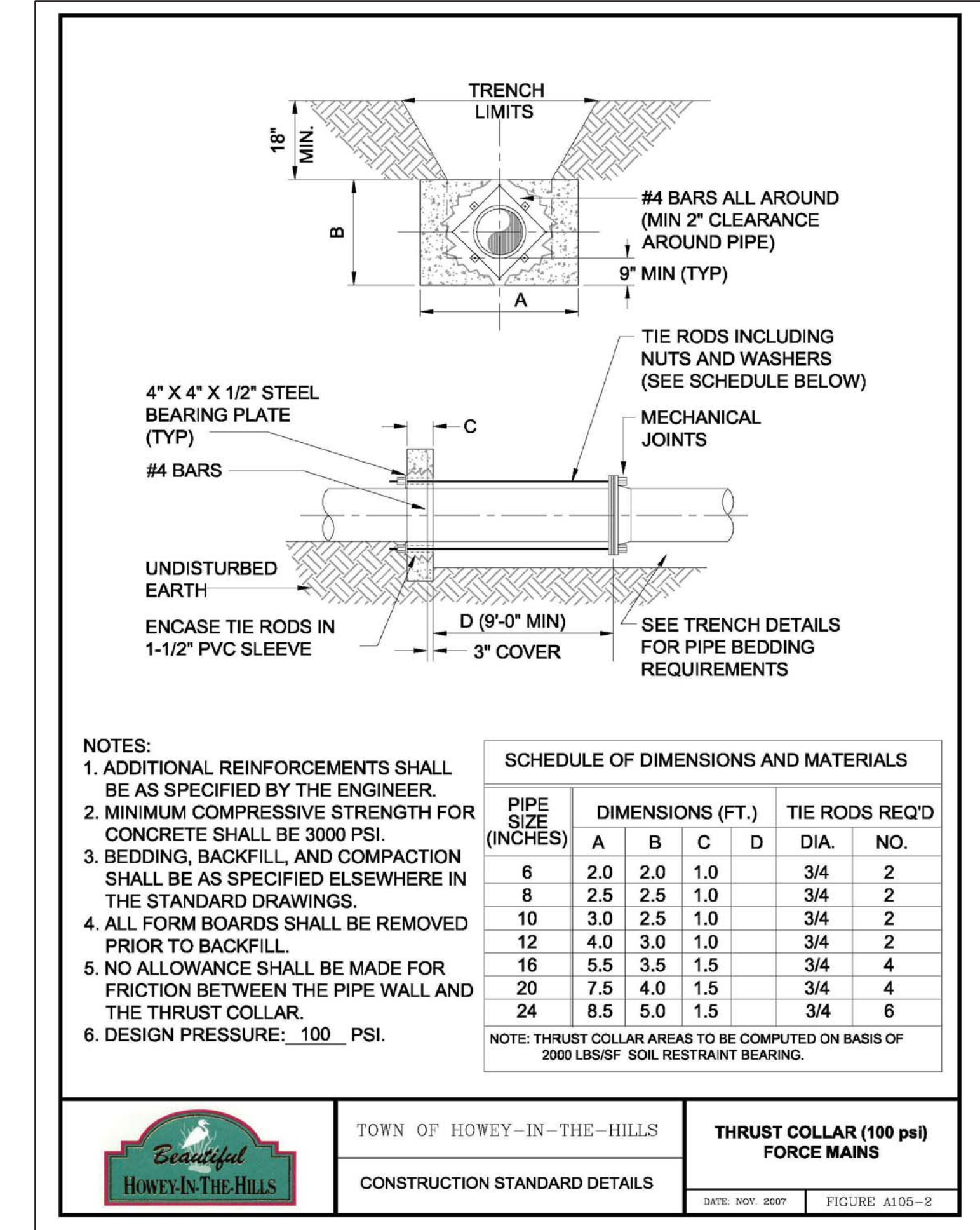
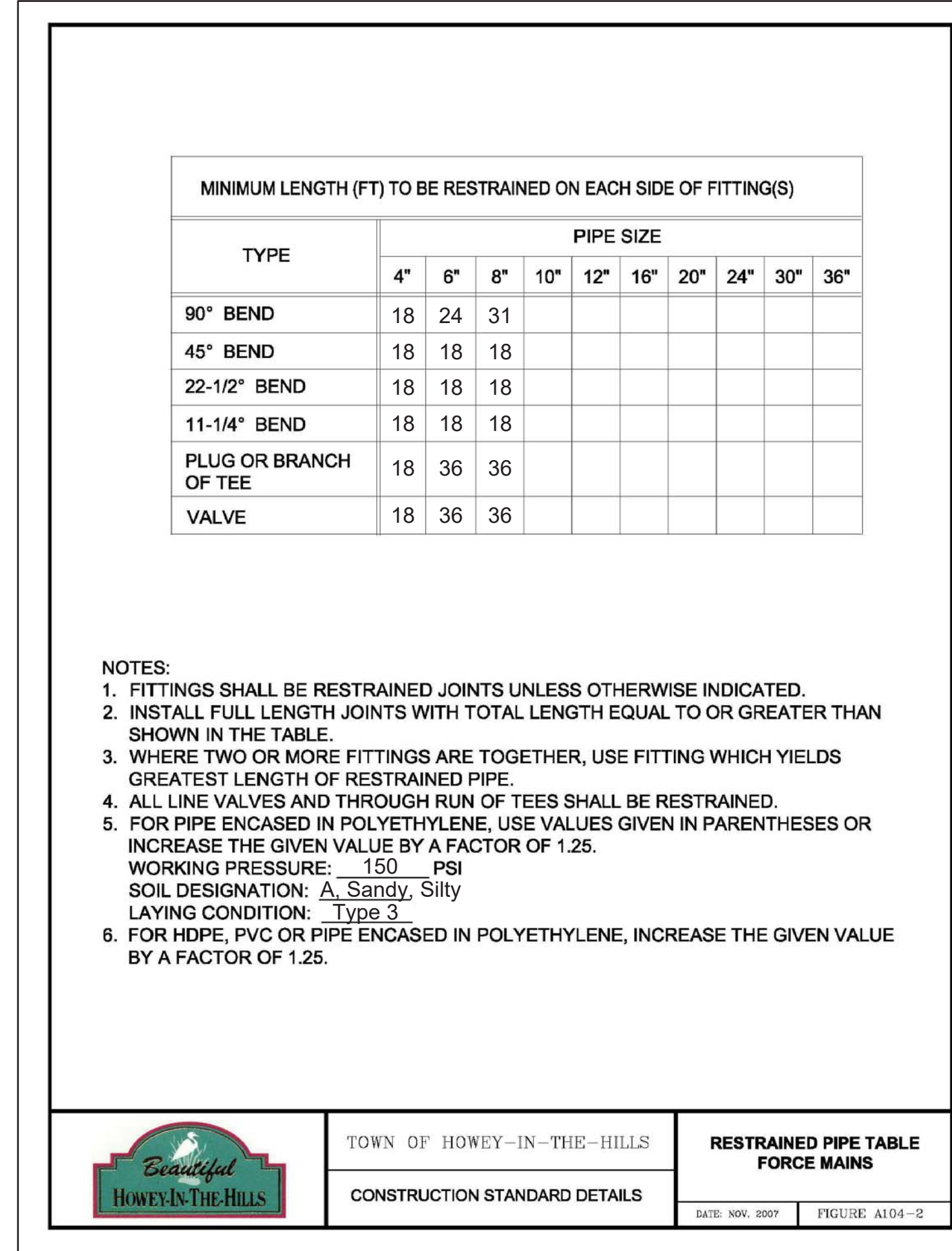
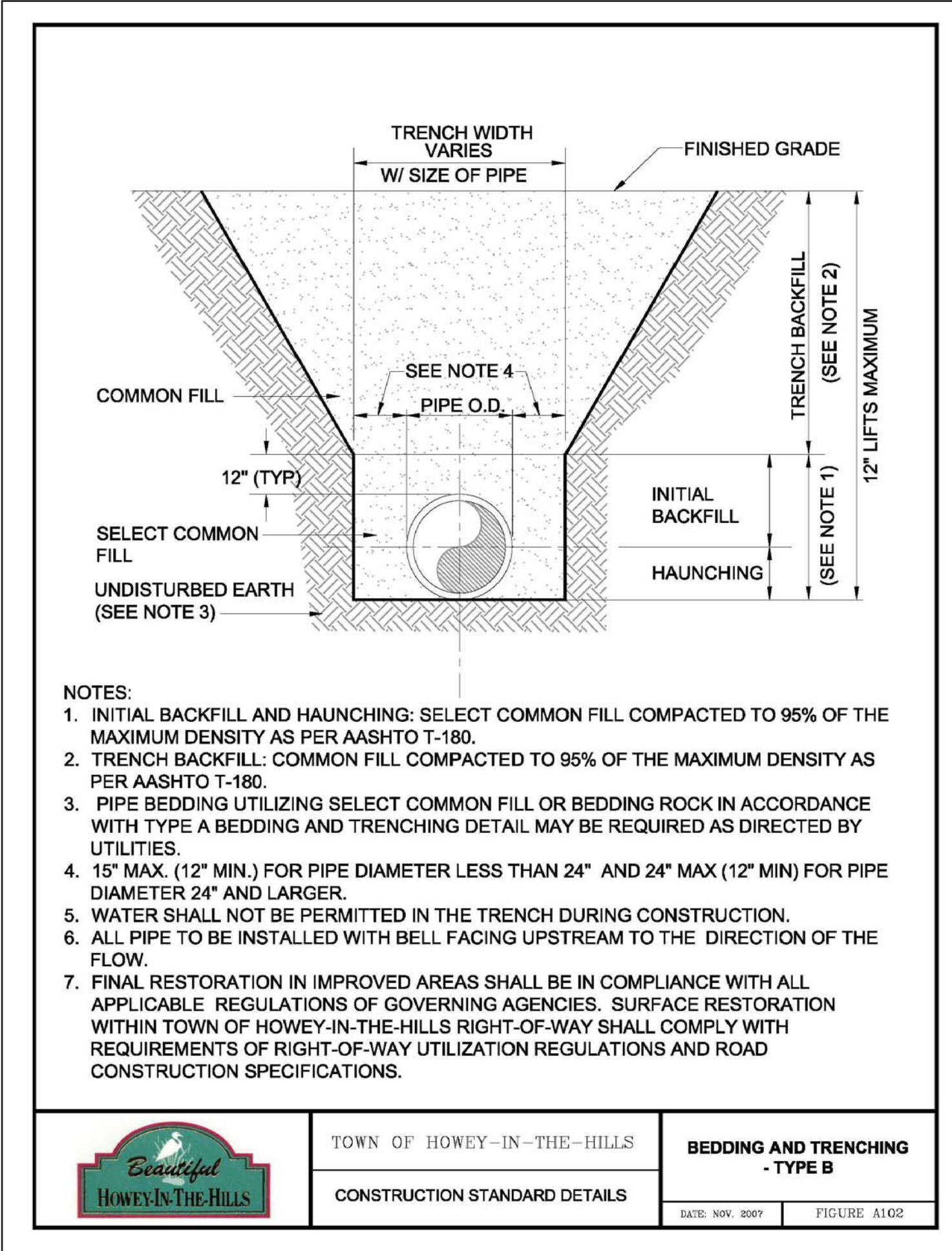
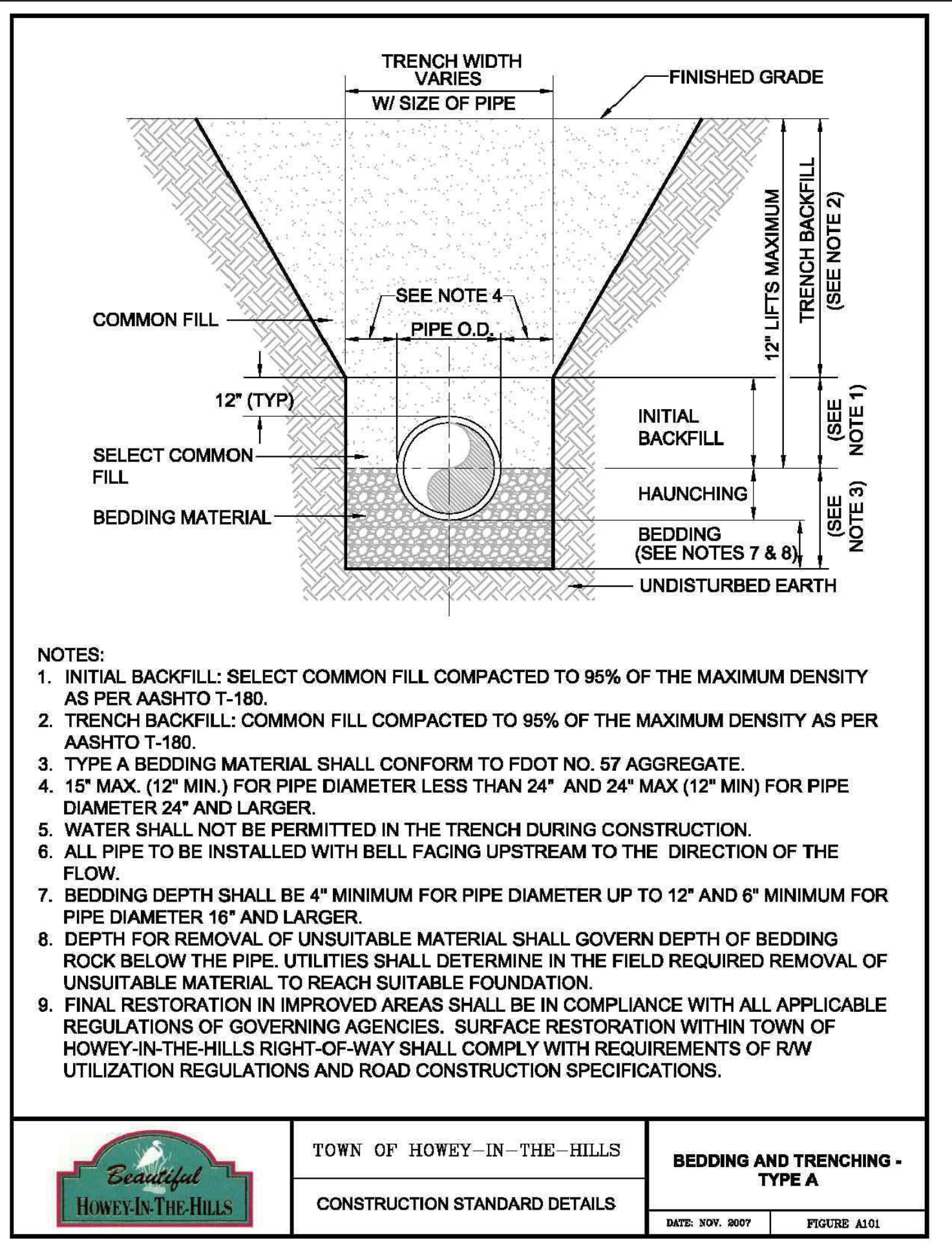
june engineering
 consultants, inc.
 23 W. Joiner Street
 Winter Garden, FL 34787
 Ph. 407-905-8180
 Fax 407-905-6232

Certificate of Authorization #00008507

DRAWN BY: CLK CHECKED BY: RAW SCALE: 1" = 50'
 DATE: 2/4/08 DATE: 2/4/08

JEFFREY A. SEDLOFF
 PE# 51506

JOB NO.
 07-0398
 SHEET
 7
 OF 10



DATE	REVISION
7/22/09	City / SJRWMD Comments
11/17/09	FDOT / Town Comments
6/21/21	Town Comments

Standard Details
Howey Self Storage

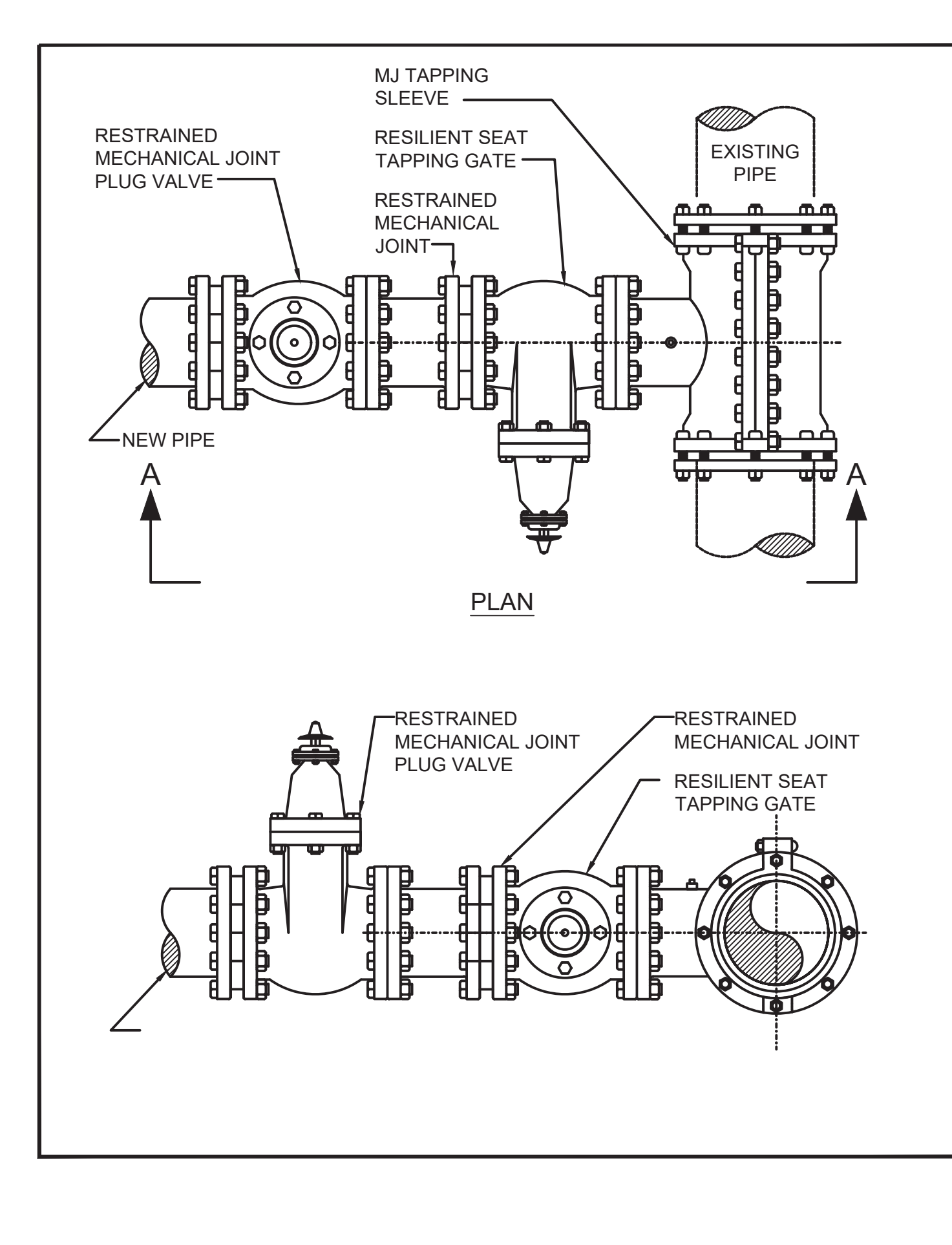
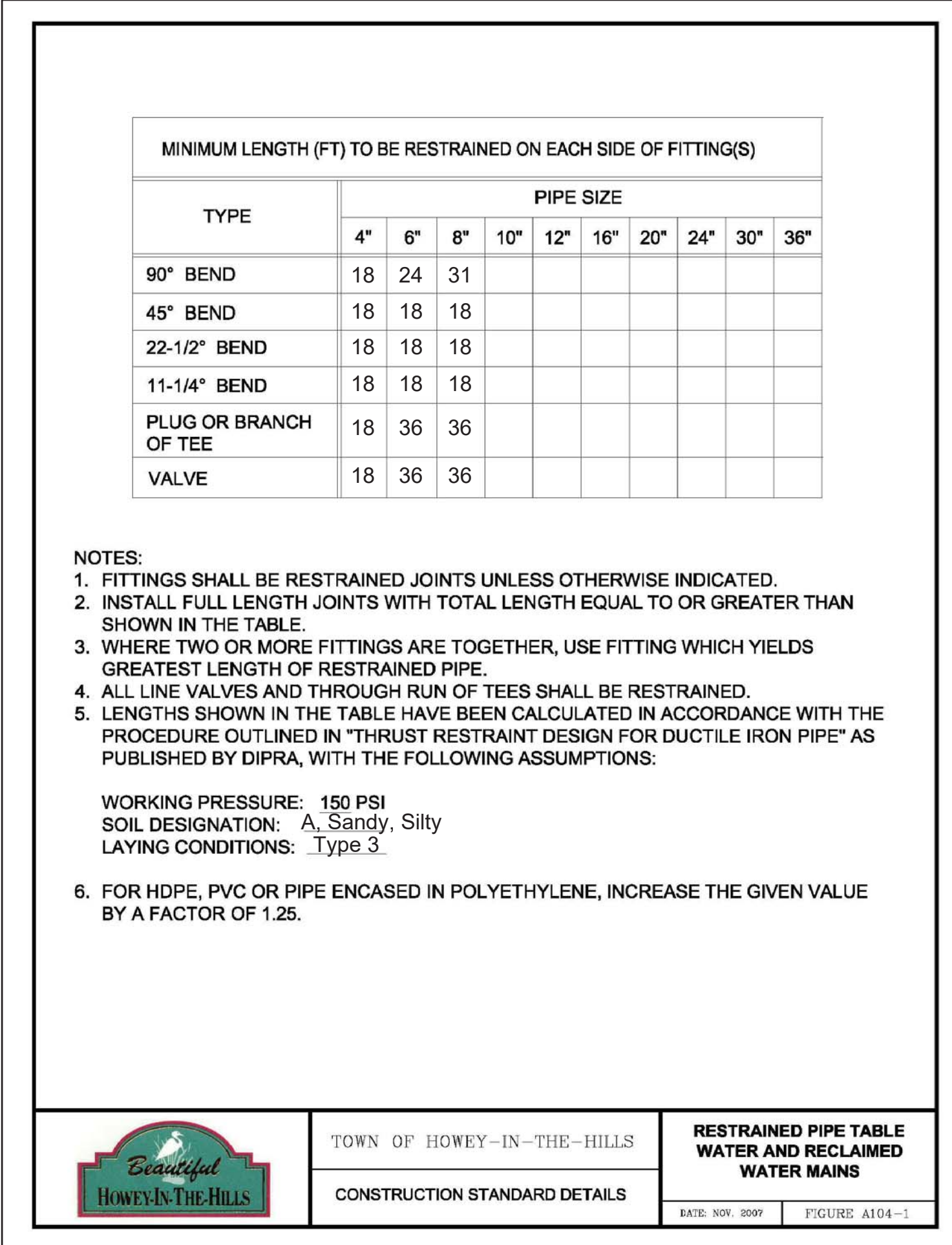
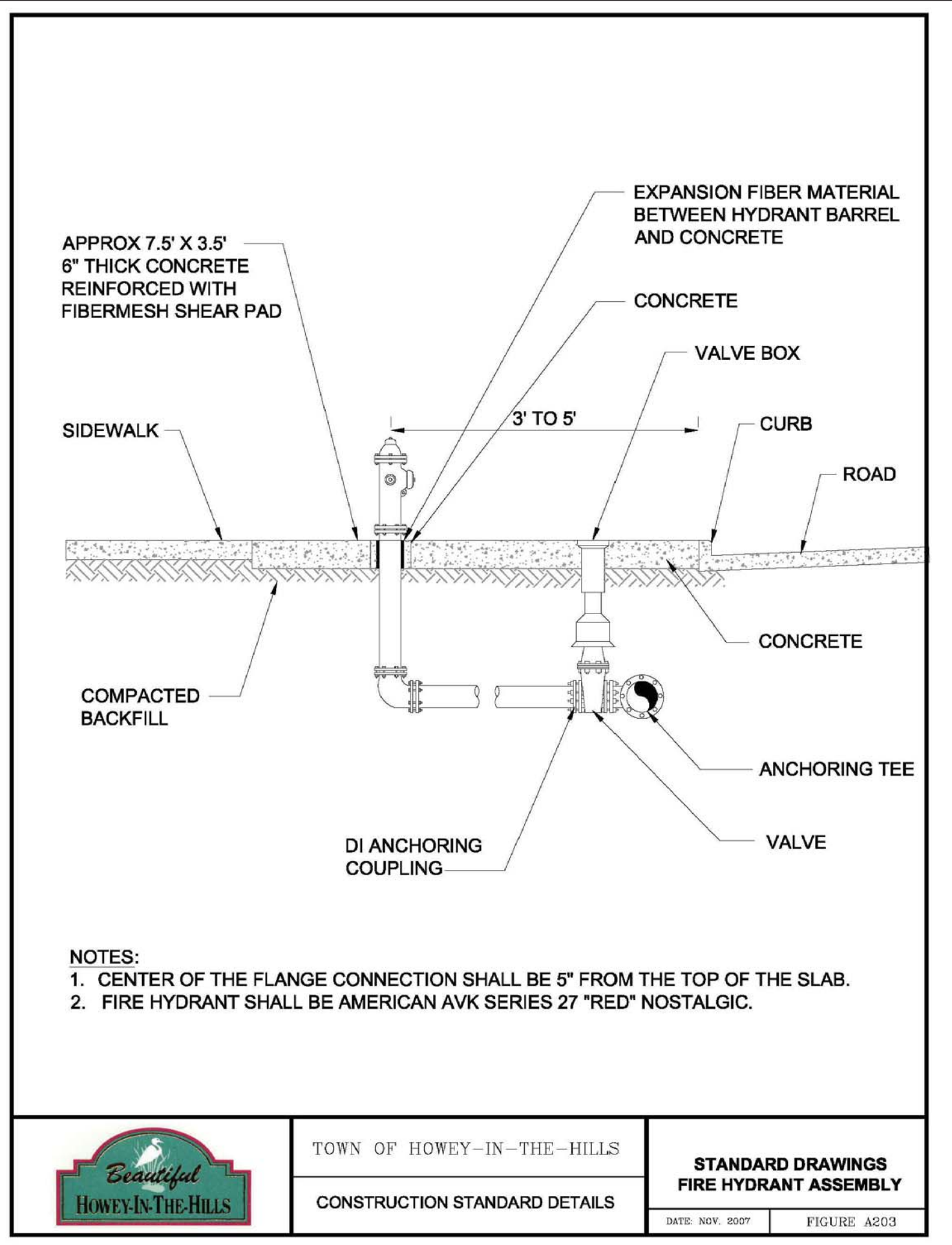
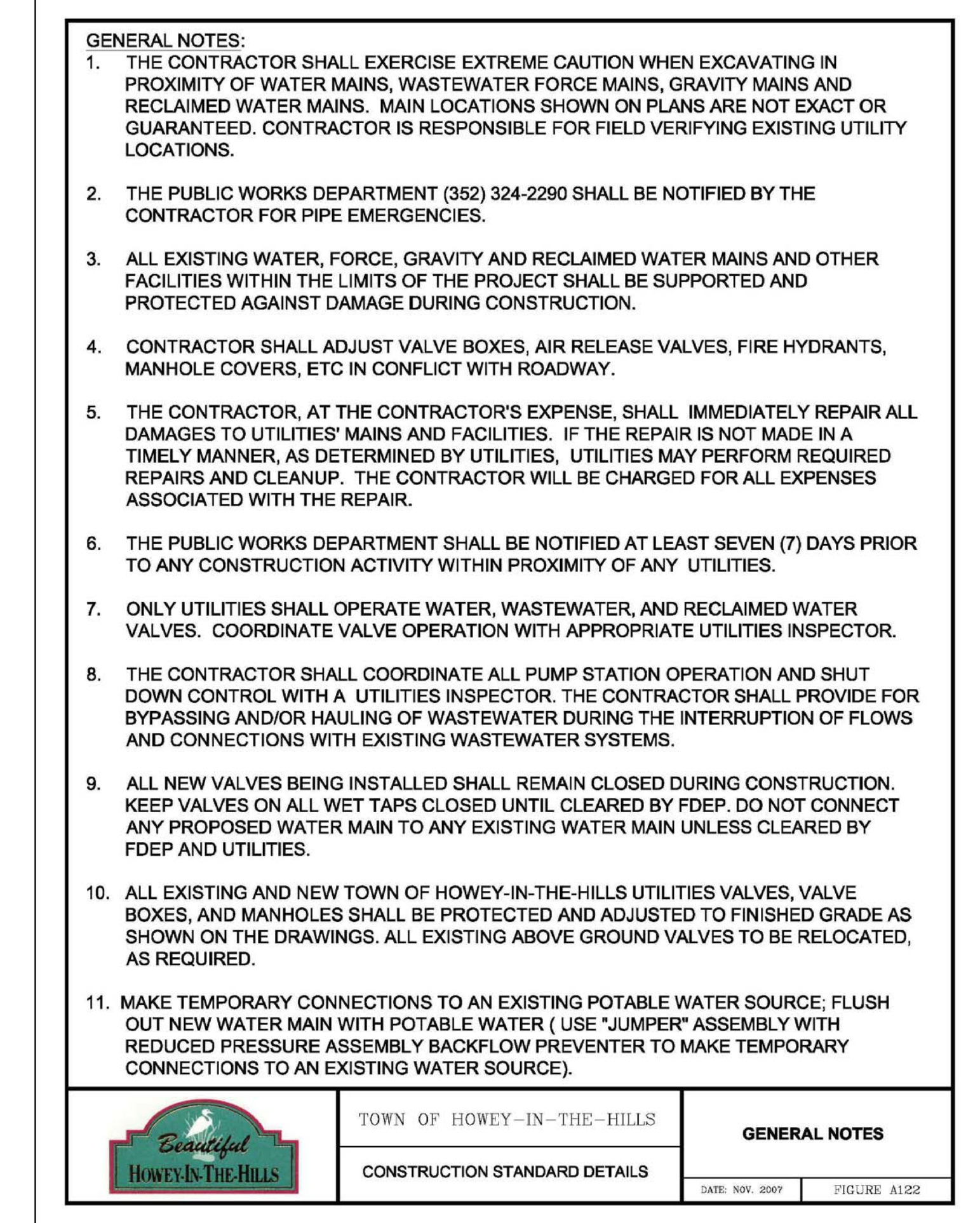
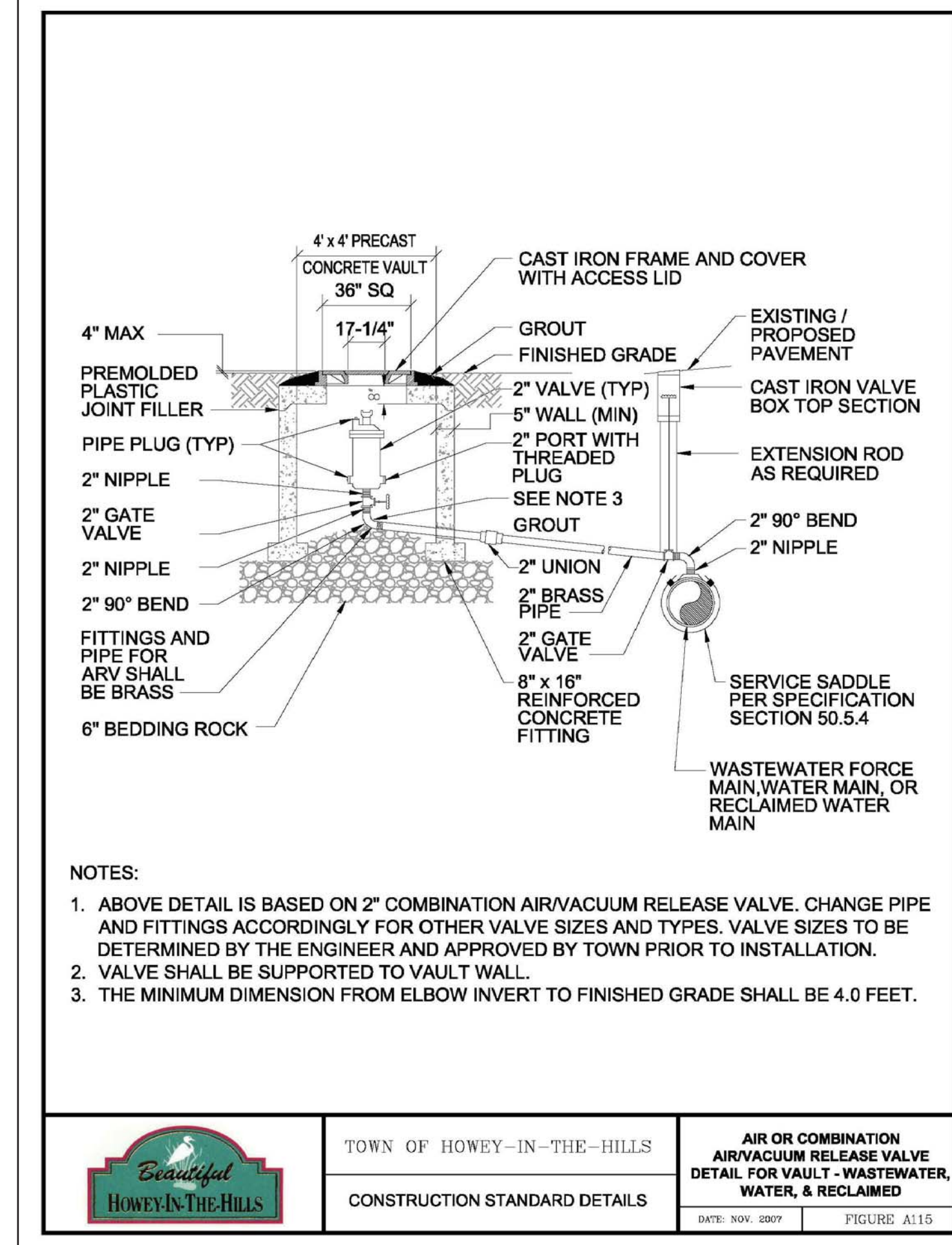
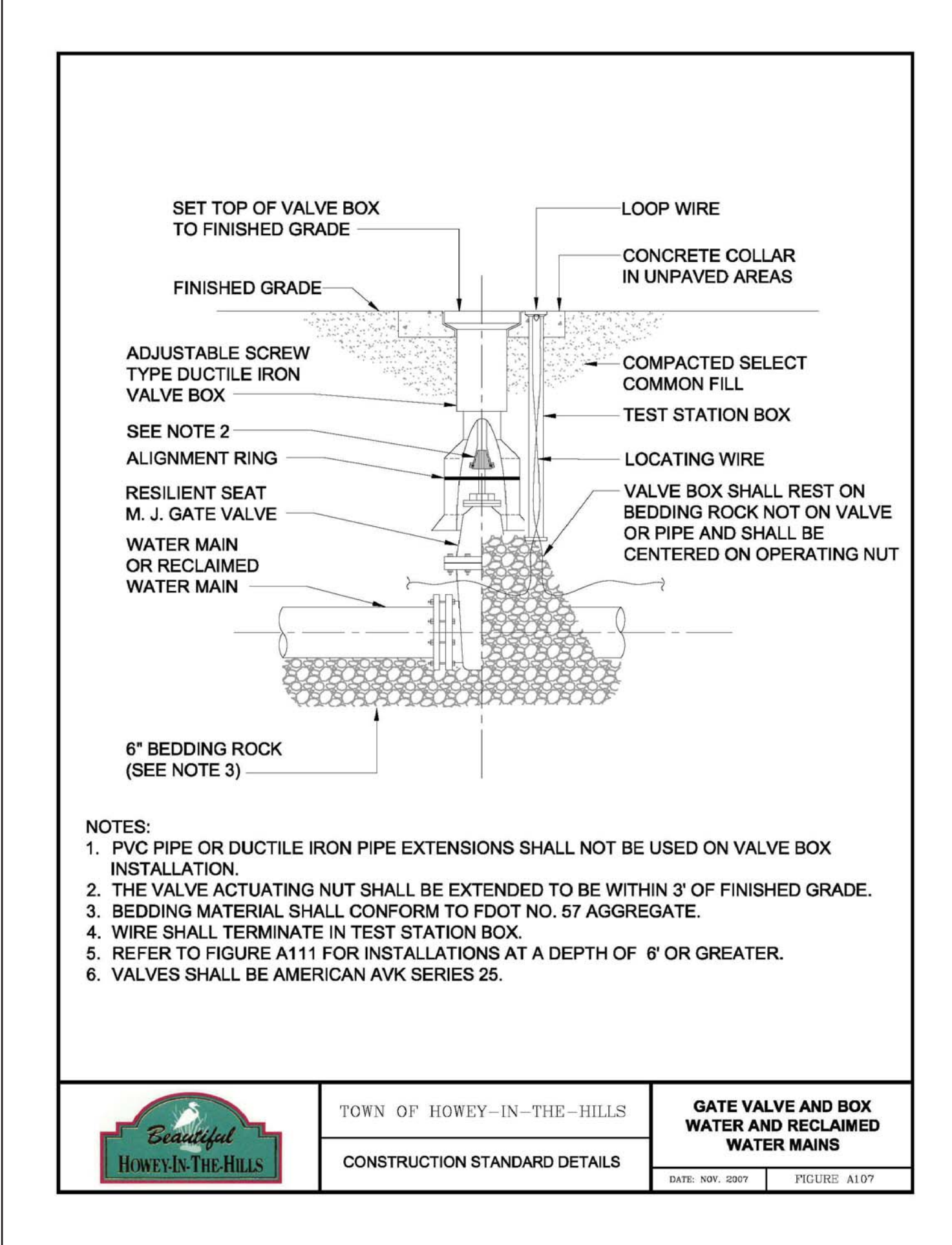
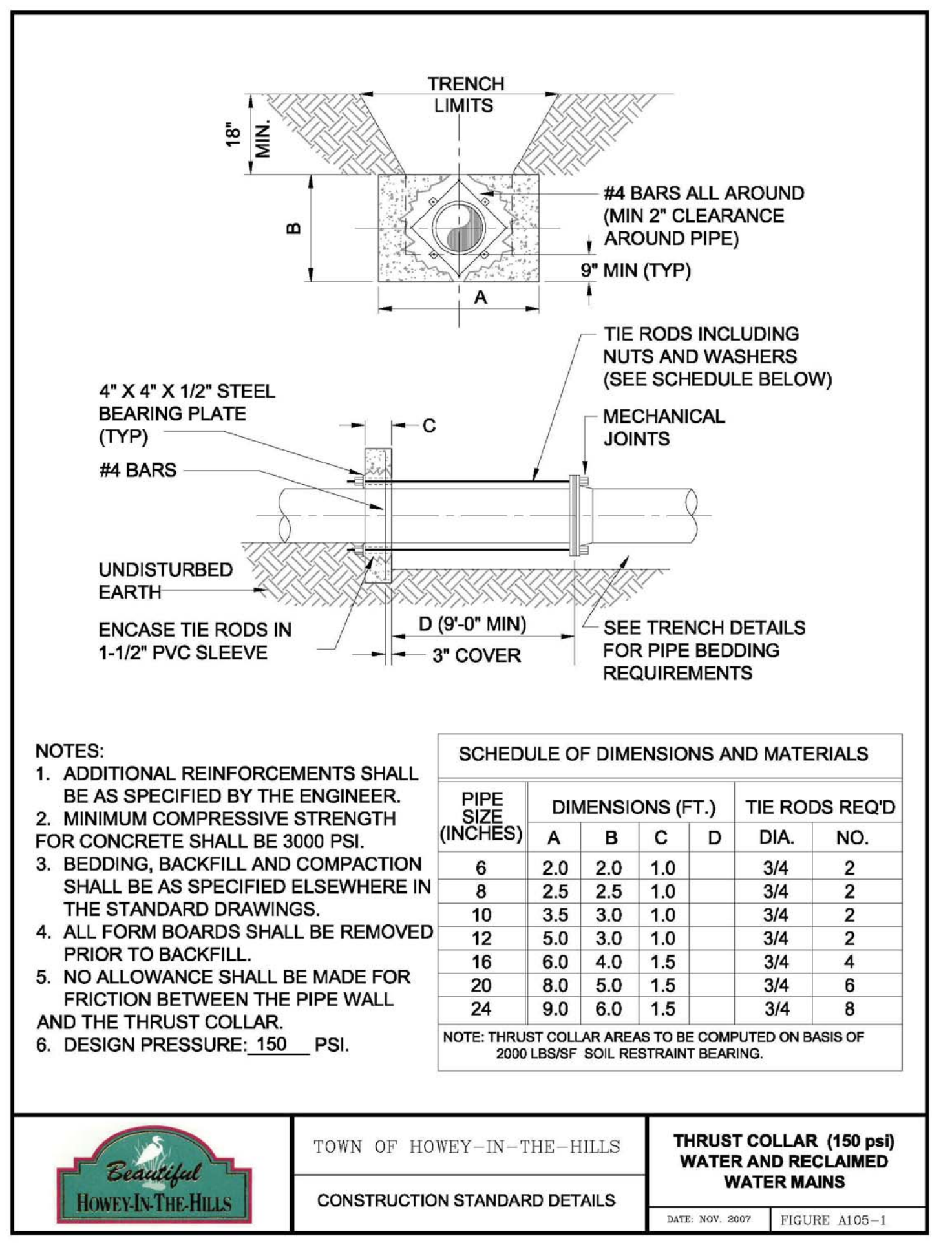


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DRAWN BY: CLK CHECKED BY: RAJ SCALE: 1" = 50'
DATE: 2/4/08 DATE: 2/4/08

JEFFREY A. SEDLOFF
PE# 51506

JOB NO.
07-0398
SHEET
8
OF 10



DATE	REVISION
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Standard Details
Howey Self Storage

june engineering consultants, inc.

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JEFFREY A. SEDLOFF / PE# 51506

JOB NO. 07-0398

SHEET 9 OF 10

RILEY & Company, Inc. (H-20 GP)
w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

SCOPE: Supply one complete H-20 GP Pre-Fab Lift Station, per design.
Pumps shall be capable of grinding and pumping domestic & commercial sewage.

Complete system shall be supplied by:

RILEY & Company, Inc.
Sanford, FL 32773 (Ph. 407-265-9963)

NO SUBSTITUTIONS - NO ALTERNATES

The H-20 Load Rated Fiberglass Wetwell Must Be Warranted For 20 Years
And Manufactured By L.F. Manufacturing, Giddings, Texas.

After the H-20 load rated wetwell has been installed, the ASTM Certification
Number and Serial Tracking Number must be visible.

PUMPS: Submersible grinder pumps shall be HOMA Model GRP. The pumps shall be
installed in the H-20 GP FRP wetwell utilizing a dual slide rail system.
The grinder unit shall be capable of macerating materials normally found in
domestic and commercial sewage into a fine slurry which will pass through the
pump and the Sch.80 PVC discharge piping.

Stator winding shall be open type with Class F insulation and shall be heat-
shrink fitted into the stator housing. The use of pins, bolts, or other fastening
devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor
winding and shall be connected in series with the magnetic contactor coil in
the control panel to stop motor if winding temperature exceeds 140 C., but
shall automatically reset when the winding temperature returns to normal.
Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take
the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon
Carbide.

DUPLEX CONTROL PANEL:

Control panel shall be assembled and built by a TUV (UL508A CERTIFIED)
manufacturing facility.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep
fiberglass with padlockable draw latches.

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light)
- 1- ea. Alarm Horn
- 1- ea. Generator Receptacle w/ weatherproof cover
- 1- ea. Alarm Silence Pushbutton

The backpanel shall be fabricated from .125, 5052-H32 marine alloy
aluminum. All components shall be mounted by machined stainless steel
screws.

The following components shall be mounted to backpanel:

- 2- ea. Motor Contactors
- 1- ea. Volt Monitor (Single Phase) Phase Monitor (Three Phase)
- 1- ea. Control Transformer (480 Volt Only)
- 1- ea. Silence Relay
- 1- ea. Duplex Alternator
- 1- ea. Model BOAC5AH Battery Back-Up w/ Smart Charger
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 3- ea. Grounding Lugs

The innerdoor shall be fabricated from .080, 5052-H32 marine alloy
aluminum. The innerdoor shall have a continuous aluminum piano
hinge.

The following components shall be mounted through the innerdoor:

- 1- ea. Main Circuit Breaker
- 1- ea. Emergency Circuit Breaker
- 1- ea. Mechanical Interlock For Emergency And Main Breakers
- 2- ea. Short Circuit Protectors
- 1- ea. Control Circuit Breaker
- 2- ea. Seal Failure Indicator Lights
- 1- ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights
- 1- ea. Power On Pilot Light
- 2- ea. Elapse Time Meters (Non-Resetable)
- 1- ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic.
The mechanical interlock shall prevent the normal and
emergency main breakers being energized at the same
time.

An emergency generator receptacle shall be supplied in
accordance with DEP standards. The generator receptacle
shall be adequately sized to meet the equipment operating
conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V 3PHASE OR
230V SINGLE PHASE POWER

All motor short circuit protection devices must provide for
undervoltage release and class 10 overload protection on all
three phases. Visible trip indication, test, and reset capability
must be provided without opening inner door.

Open frame, across the line, contactors shall be rated per IEC
standards and properly sized per the motor requirements.
Contactors shall provide for safe touch power and control
terminals.

Lightning Arrestor shall meet or exceed the requirements of
ANSI/IEEE Std. C62.21-1984 section 8.6.1. and 8.7.3 shall be
supplied by electrician and mounted on the bottom side of the
switch disconnect ahead of the pump control panel.

A voltage monitor shall be supplied for single phase service.

A phase monitor shall be supplied for (3) phase service.

A green pilot light shall be supplied for each motor. The pilot

light shall illuminate each time the motor is called to run.

Each pump shall have an Elapse Time Meter to record the
accumulated run time. The ETM shall be 2" diameter,
non-resettable, six digit, totally encapsulated unit.

A Red pilot light shall be supplied for control power. The pilot
light shall illuminate when the control power is available inside
the control panel.

Relays shall be ice-cube plug in type. Relay contacts shall be
rated 10 amp minimum, DPDT.

Twenty (20) terminals shall be supplied for field connections.

The terminals shall be rated 25 amps minimum.

Each motors over-temperature contact shall be connected to
the terminal strip and shall open a contact to de-energize the
appropriate motor upon a high temperature within the motor.

A 15 Amp GFI duplex receptacle shall be supplied and
mounted on the innerdoor.

Ground lugs shall be supplied and appropriately sized for each
motor and for service entrance.

Nameplates for the innerdoor and back panel shall be of a graphic
design, specifically depicting the intent for each device.

MISCELLANEOUS: All wiring on the backpanel shall be contained
within the wiring duct. All wiring between the innerdoor and the
backpanel shall be contained with in a plastic spiral wrap.

Each wire shall have a wire number at each end to correspond to the as
built drawing for field troubleshooting.

The control panel shall be assembled by a TUV (UL508A Certified)
manufacturing facility.

MISCELLANEOUS: All wiring on the backpanel shall be contained
within the wiring duct. All wiring between the innerdoor and the
backpanel shall be contained with in a plastic spiral wrap.

Table with 4 columns: PUMP DATA, PRIMARY PUMP CAPACITY, PRIMARY TDH, PUMP MANUFACTURER, PUMP MODEL #, R.P.M., HORSEPOWER, ELECTRICAL/ VOLTS / PHASE, PUMP DISCHARGE SIZE, IMPELLER DIAMETER, ELEVATIONS, TOP OF WETWELL, INLET INVERT, HIGH LEVEL ALARM, 2nd PUMP ON, 1st PUMP ON, PUMPS OFF, BOTTOM OF WETWELL, WETWELL DIAMETER.

* ELECTRICIAN NOTES:

- 1. DRAWING NOT TO SCALE
- * 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
- * 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
- * 4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
- * 5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
- * 6. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

RILEY & CO. / H-20 GP 06-19-08

FASTNERS & APPURTANCES: All fasternes, lifting cables, float
cable bracket, hinges, and appurtances shall be made of AISI
304SS.

A 304SS slide/latch assembly shall be provided tor holding the
doors open on the wetwell and valve box.

Slide rails shall be made of SCH.40 AISI 304SS pipe.

Pump lifting cables shall be made of AISI 304 SS.

Pump lifting bales shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:

The fiberglass wetwell must be H-20 load rated with integral lifting
lugs, fiberglass slope in bottom of wetwell and valve box.

Certification of the H-20 load rating must be supplied at the time of
submittals to Engineer.

The wetwell shall be manufactured of fiberglass reinforced polyester
(FRP) of depth and diameter as shown on the lift station elevation
detail. The wall thickness shall be adequate for the depth of the
wetwell to maintain the H-20 LOAD RATING.

EXECUTION:

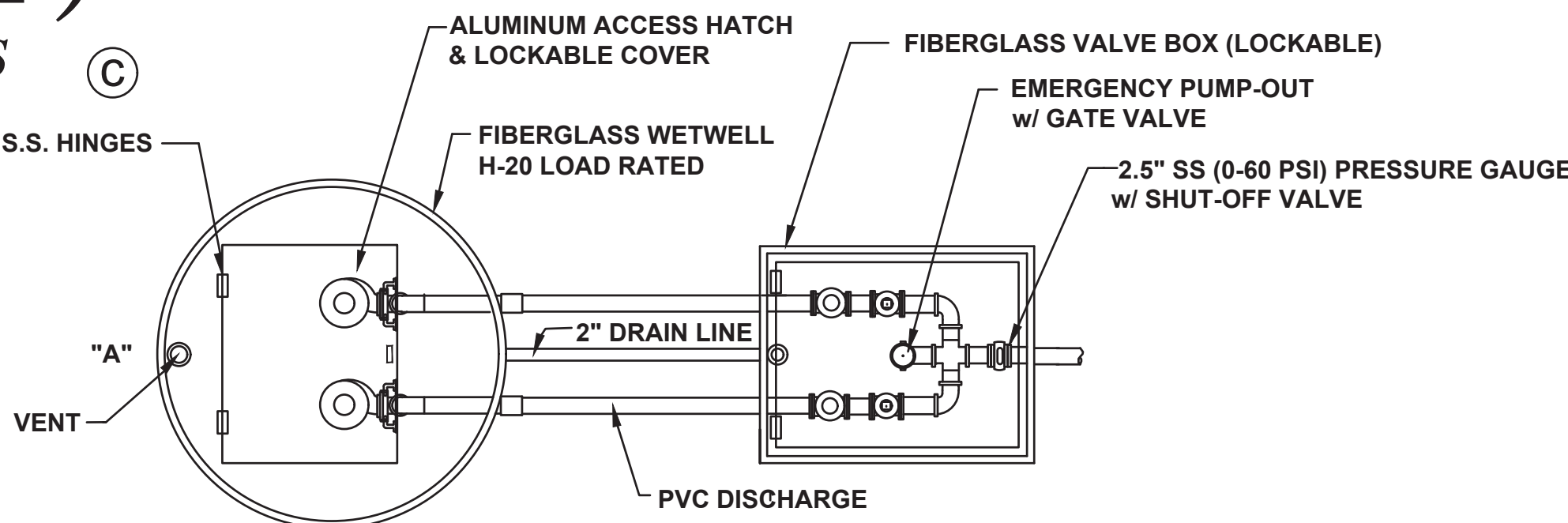
Installation shall be in strict accordance with the
manufacturer's recommendations in the locations
shown on the drawing.

INSPECTION & TESTING: A factory representative
shall be provide for a one (1) time start-up and shall
have complete knowledge of the proper operation
and maintenance of complete system.

Megger the motors. The pump motors shall be
megged out prior to the start-up to ensure that the
insulation of the pump motor/cable is intact.

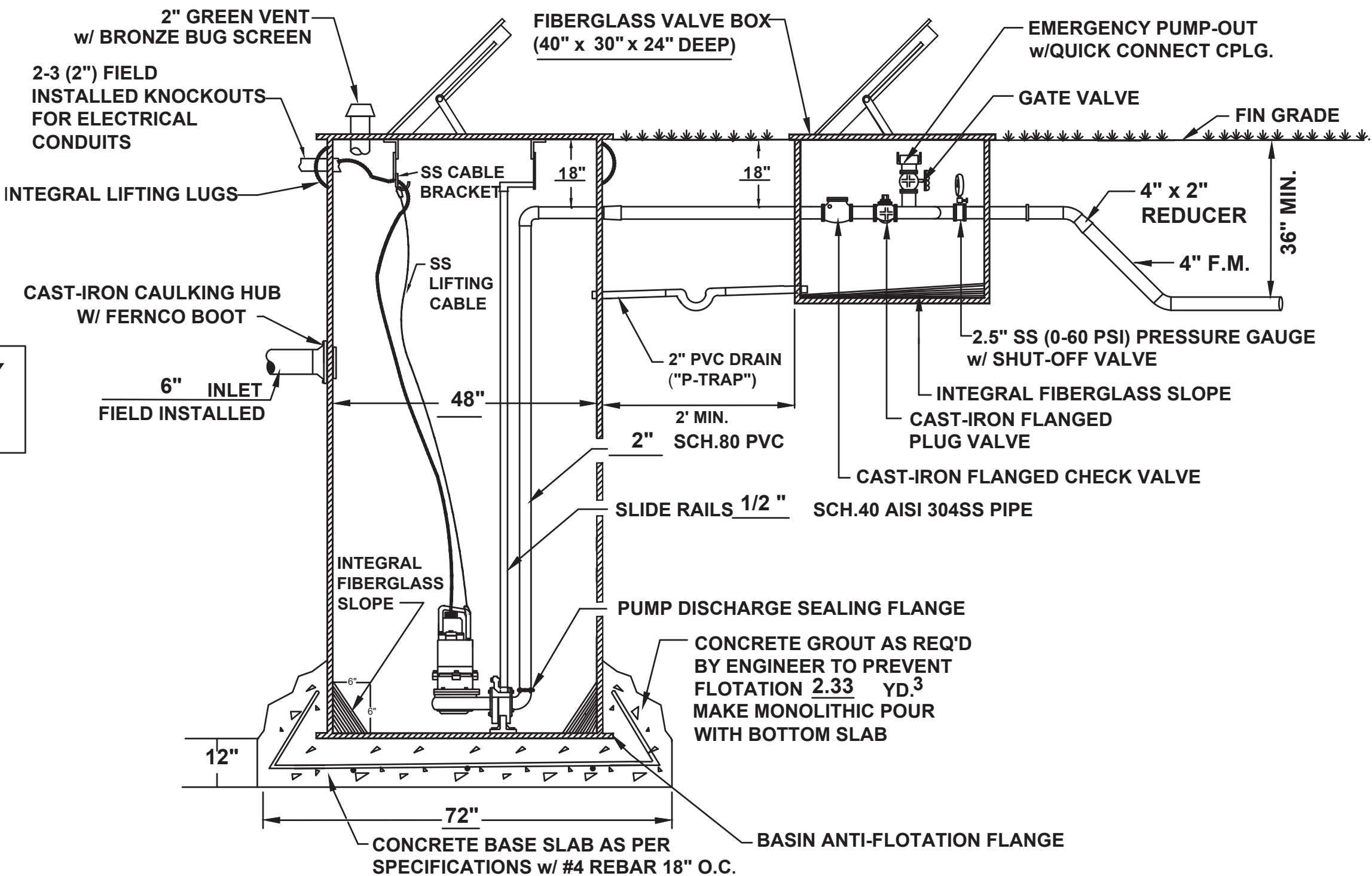
The pump controls and pumps shall be checked for
mechanical reliability and proper operation.

LIFT STATION SHALL BE PRIVATELY
OWNED AND MAINTAINED.

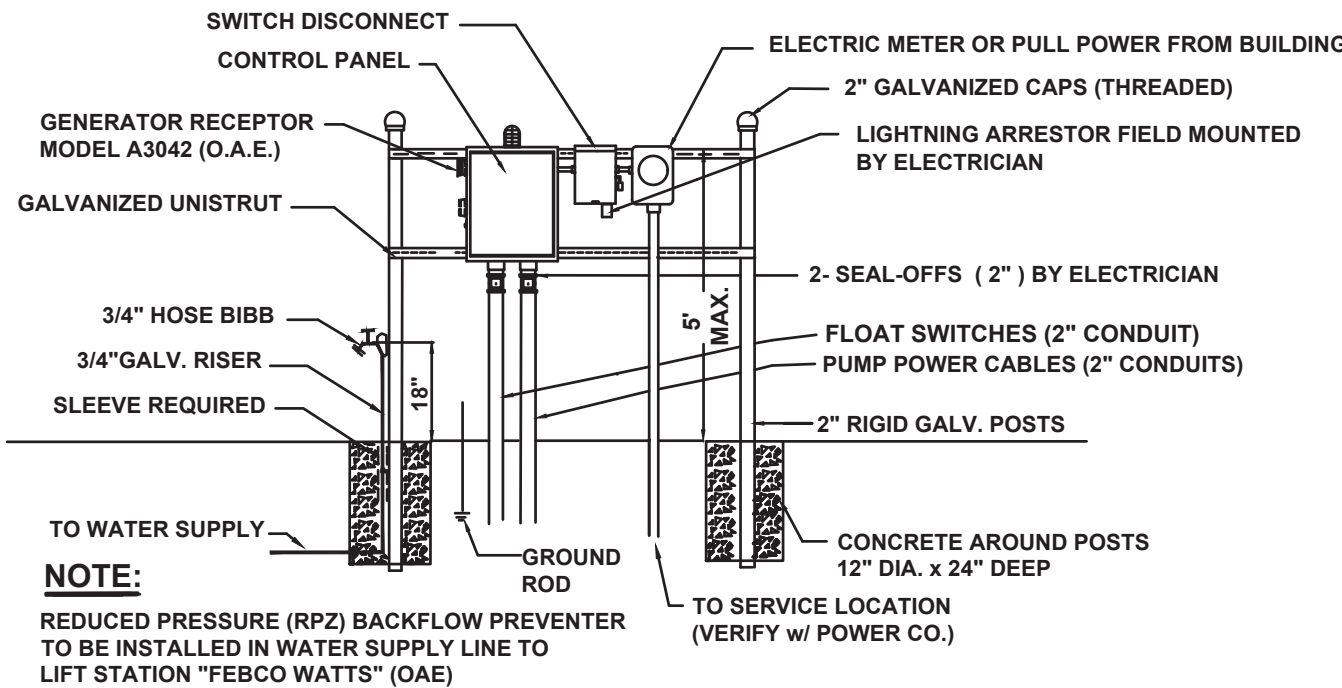


NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER
AT POINT "A"

LIFT STATION PLAN



LIFT STATION SECTION

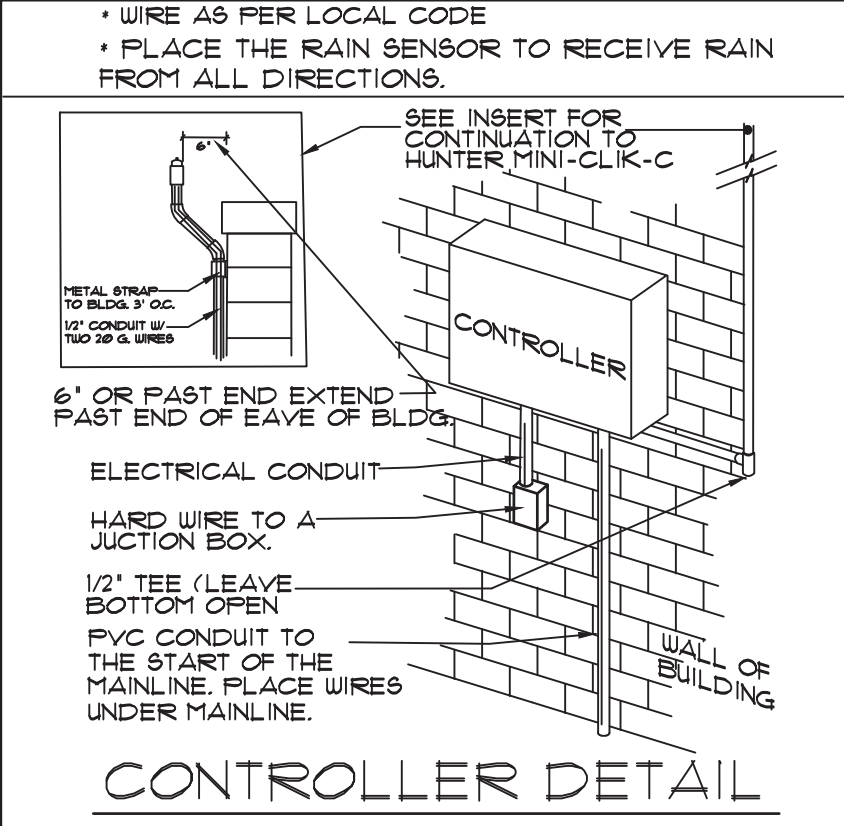
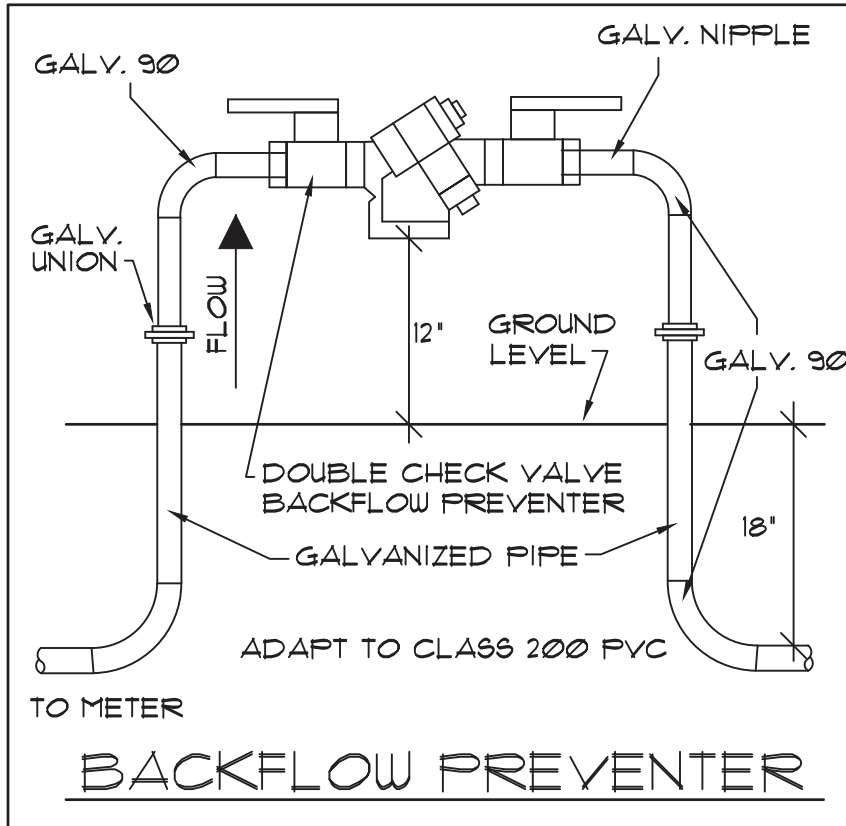
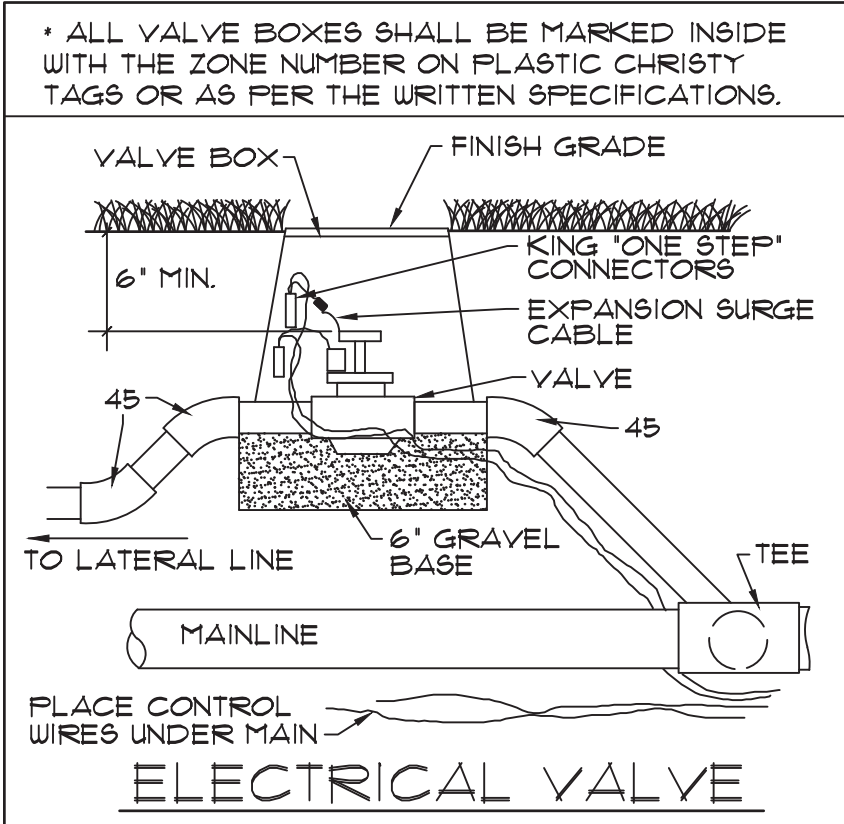
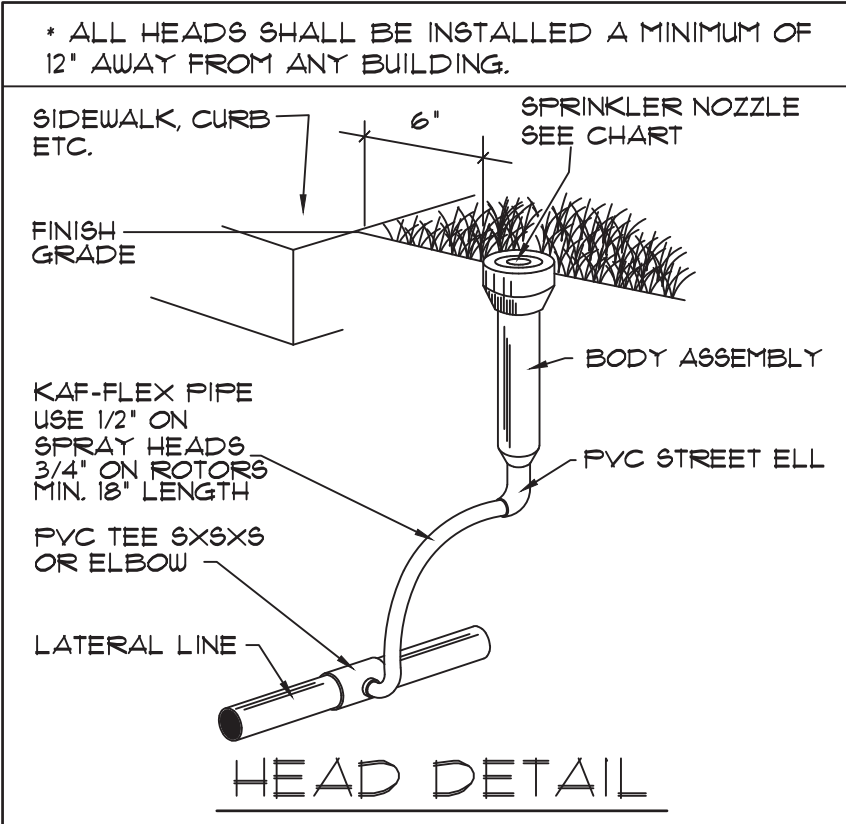


ELECTRICAL RISER

Table with 2 columns: REVISIONS, BY. Multiple empty rows for revisions.

RILEY & Company, Inc.
5491 Benchmark Lane
Sanford, FL 32773
PH. 407-265-9963

Table with 2 columns: DRAWN, CHECKED, DATE, SCALE, JOB NO. Empty rows for project details.



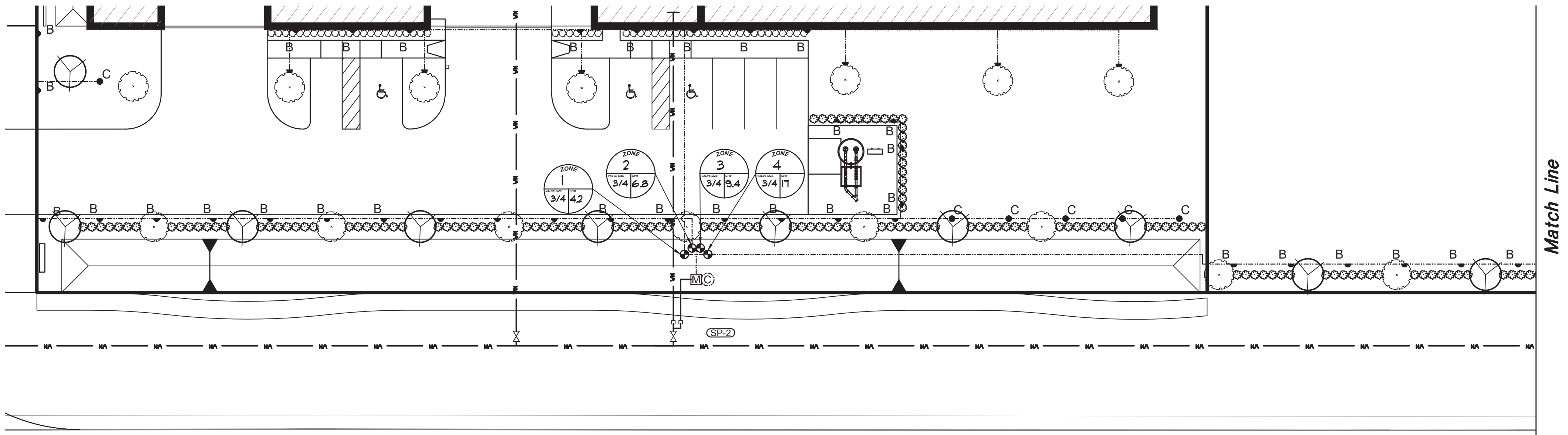
NOZZLE CHART				
Symbol	Description	Pressure	Flow	Radius
A	Rain Bird SQ-HLF (Low Volume)	30 psi	0.20 gpm	4 Ft
B	Rain Bird U-8H	30 psi	0.52 gpm	8 Ft
C	Rain Bird U-8F	30 psi	1.05 gpm	8 Ft
D	Rain Bird SQ-F (Low Volume)	30 psi	0.40 gpm	4 Ft

Irrigation Notes:

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- 5) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING REUSE WATER.
- 6) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 7) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)
- 8) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE.
- 9) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
- 10) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)
- 11) IRRIGATION RISERS ARE NOT PERMITTED.
- 12) ALL GRASS AREAS SHALL BE TRUCK IRRIGATED FOR THE FIRST 30 DAYS OR UNTIL GRASS HAS BEEN ESTABLISHED.
- 13) ALL PLANT BEDS AND TURF AREAS NEED TO BE ON SEPARATE ZONES.
- 14) LOW VOLUME IRRIGATION NEEDS TO BE USED FOR PLANT BEDS, SHRUBS AND TREE IRRIGATION.
- 15) CONTRACTOR TO ROUTE IRRIGATION LINES AROUND EXISTING TREES SO AS NOT TO DISTURB THE ROOT SYSTEM.

Irrigation Legend	
-----	PVC Lateral Line - Size as Shown
-----	2" PVC Main Line
●	Nozzle Location - See Chart for Specifications
IM	1" Irrigation Meter
RC	RainBird ESP Controller (Rain Sensor at Ea. Controller)
BP	Backflow Preventer
⊕	Rain Bird PGA Series Valve (Size Shown on Zone Label) Installed in Ametek 10" Round Valve Box
⊕	Rain Bird DV Series Valve (Size Shown on Zone Label) Installed in Ametek 10" Round Valve Box (Pressure Regulating Valve)

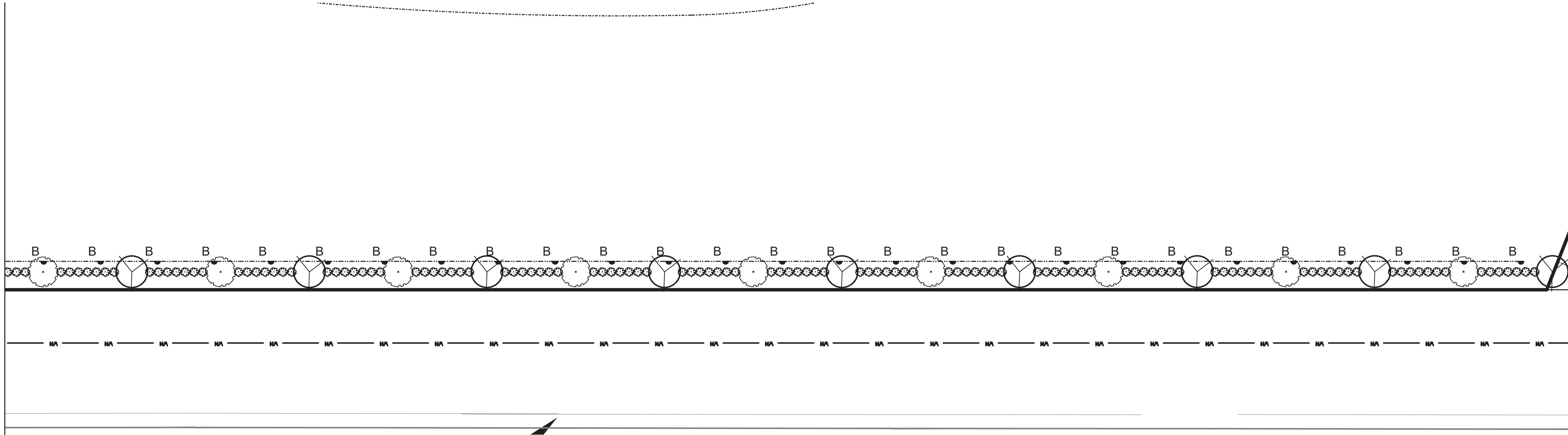
Final Irrigation plan approval does not provide exemption from the Town's irrigation standards. Any deviation from the Town's standards must be requested and approved in writing prior to installation.



ENTRANCE IRRIGATION PLAN

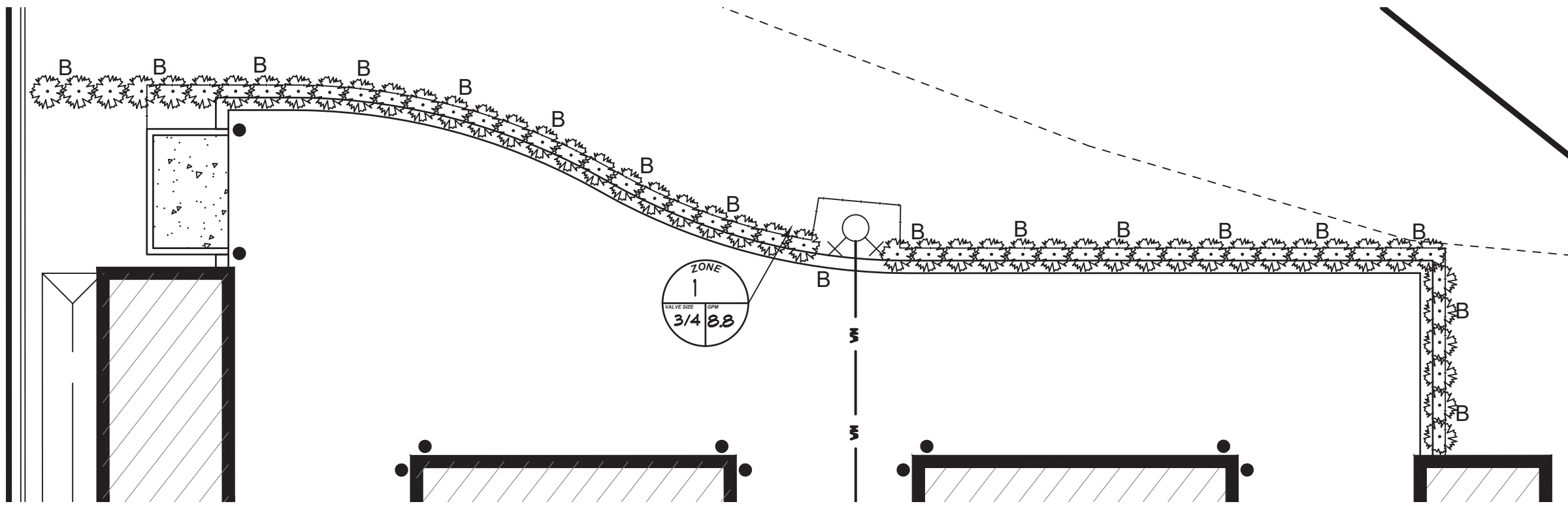
Scale: 1" = 20'

Match Line



ENTRANCE IRRIGATION PLAN

Scale: 1" = 20'



IRRIGATION PLAN at REAR OF PROPERTY

Scale: 1" = 20'

DATE	REVISION
6/21/21	Town Comments

Irrigation Plan
Howey Self Storage



june engineering
consultants, inc.

23 W. Joiner Street
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Ph. 407-905-8180
Fax 407-905-6232

Certificate of Authorization #00008507

DRAWN BY: CLK
DATE: 2/4/08

CHECKED BY: RAW
DATE: 2/4/08

SCALE
1" = 50'

JEFFREY A. SEDLOFF
PE# 51506

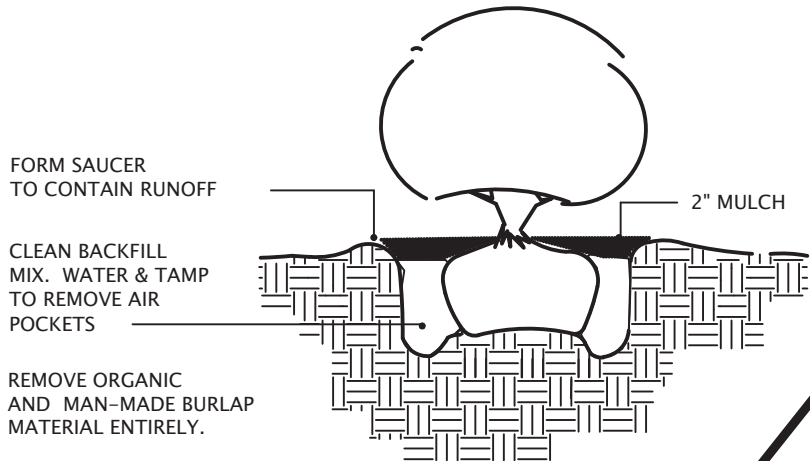
JOB NO.
07-0398
SHEET
1-1
OF
10

LEGEND	
Existing Contours	
Lot Number	(12)
Direction of Flow	
Existing Grade	+79.3
Proposed Grade	
Water Main	8" WM
Sanitary Sewer	S
Stormpipe	
Fire Hydrant	
Storm Inlet	
Concrete	
Gate Valve	
Water Blowoff	

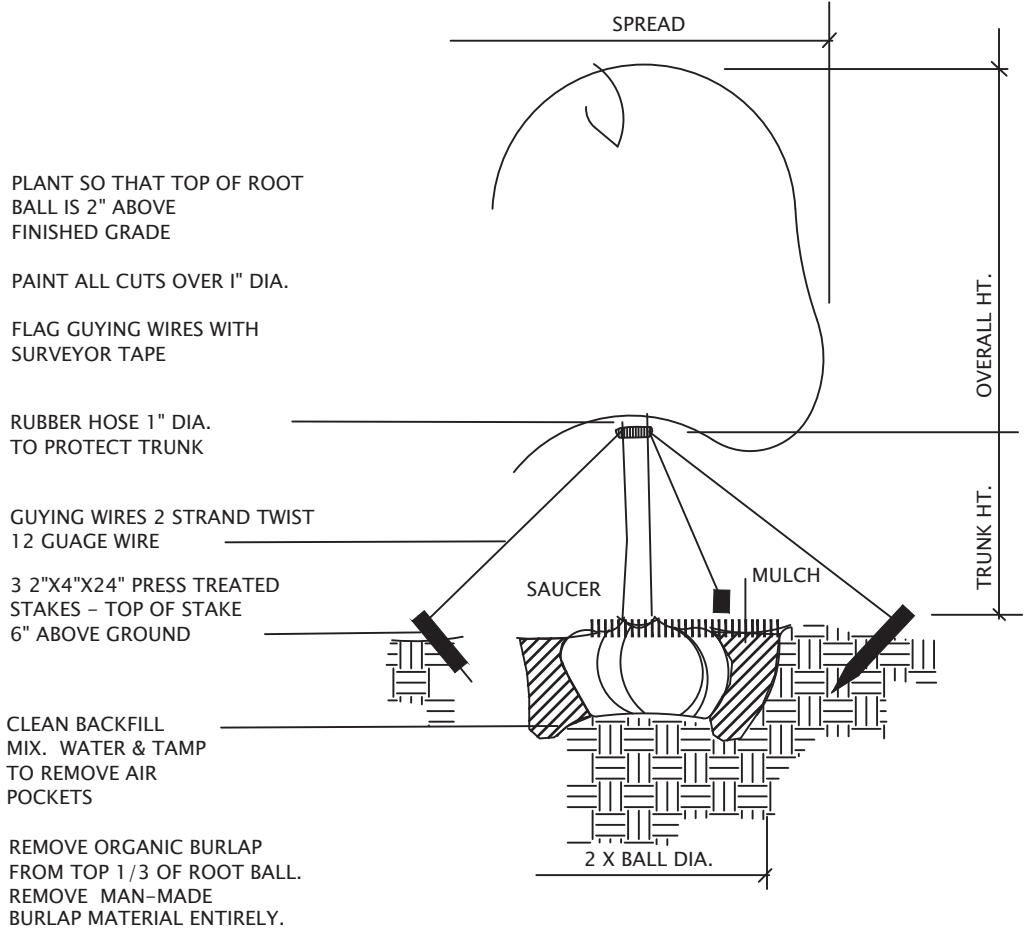
- PLANT NOTES**
- ALL LANDSCAPED AND SODDED AREAS DELINEATED ON THESE PLANS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% HEAD-TO-HEAD COVERAGE.
 - ALL LANDSCAPED BEDS SHALL BE TOP DRESSED WITH 3" OF PINE BARK NUGGET MULCH.
 - ALL TREE SAUCERS SHALL BE TOP DRESSED WITH 3" OF PINE BARK NUGGET MULCH.
 - IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BECOME FULLY FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND TO STUDY ALL SUBSURFACE UTILITY PLANS AND ARCHITECTURAL PLANS SO AS TO PREVENT DAMAGE DURING THE INSTALLATION OF THE LANDSCAPE MATERIAL.
 - STAKING OF TREES IS AT THE OPTION OF THE LANDSCAPE CONTRACTOR. HOWEVER, IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL TREES AND SHRUBS IN AN UPRIGHT PLUM CONDITION.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ARCHITECTURAL OR PAVED SURFACES.
 - ALL PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 ACCORDING TO THE GRADES AND STANDARDS OF THE FLORIDA NURSERYMAN'S ASSOCIATION.
 - ALL TREE CALIPER DIMENSIONS SHALL BE MEASURED 54" ABOVE THE TOP OF THE ROOT BALL.
 - THE LANDSCAPE CONTRACTOR SHALL INSURE THAT PROPOSED LANDSCAPE BEDS DO NOT INTERFERE WITH PROPOSED DRAINAGE PATTERNS.
 - THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL SHRUBS FOR A PERIOD NO SHORTER THAN 90 DAYS FROM THE DATE OF THE "FINAL ACCEPTANCE" BY THE CLIENT AND LANDSCAPE ARCHITECT. ALL TREES SHALL CARRY A MINIMUM ONE YEAR WARRANTY. ALL WARRANTY RESTRICTIONS SHALL BE SPECIFICALLY DESCRIBED IN WRITING AND SHALL BE PART OF THE BIDDING DOCUMENTS PROVIDED TO THE CLIENT BY THE LANDSCAPE CONTRACTOR.
 - BEFORE PLANTING OR SODDING THE LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE GRADING AND DRAINAGE AND SHALL INFORM THE CLIENT OF ANY DRAINAGE PROBLEMS OR INADEQUACIES.
 - GRADING AND DRAINAGE DESIGN FOR THIS SITE IS BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR PLANT AND SOD QUANTITY TAKE-OFF BEFORE PRICING. PLANT LIST QUANTITIES PROVIDED FOR CONVENIENCE ONLY.

PLANT LIST		
QTY	SYM	COMMON NAME (BOTANICAL NAME) SPECIFICATIONS
UNDERSTORY TREES:		
19	LI	CRAPE MYRTLE (LAGERSTROEMIA INDICA) 30 GAL., 10' HT., MULTITRUNK, 3"-4" SPREAD
SHRUBS:		
309	VO	SWEET VIBURNUM (VIBURNUM ODORATISSIMUM) 30"-36" HT., 21"-24" SPD. PLANTED 30" O.C.
56	RI	INDIAN HAWTHORNE (RHAPHIOLEPIS INDICA) 3 GAL., 24" O.C., 14" HT. x 14" SPREAD

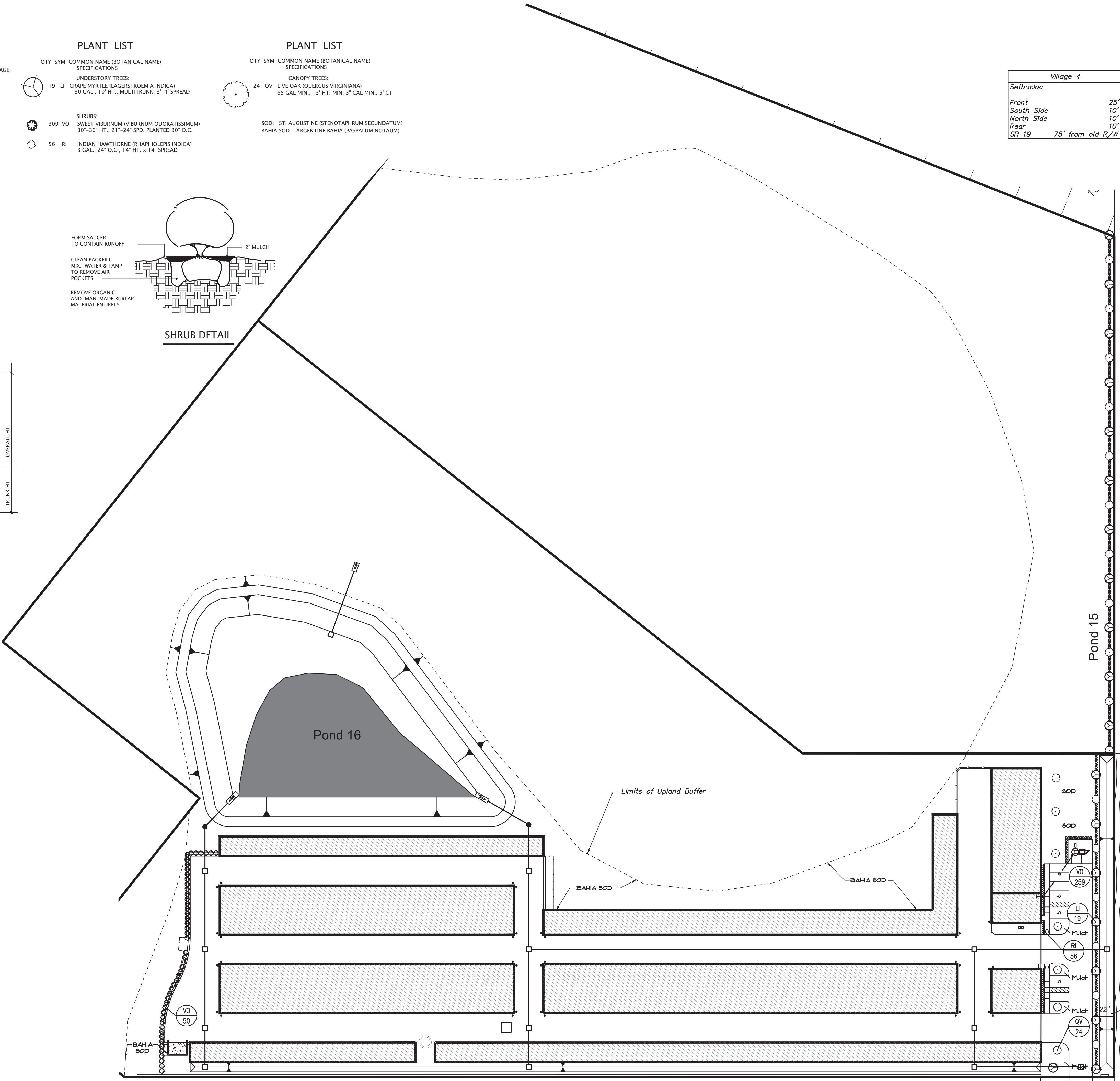
PLANT LIST		
QTY	SYM	COMMON NAME (BOTANICAL NAME) SPECIFICATIONS
CANOPY TREES:		
24	QV	LIVE OAK (QUERCUS VIRGINIANA) 65 GAL MIN., 13' HT. MIN, 3" CAL MIN., 5' CT
SOD:		
ST. AUGUSTINE (STENOTAPHRUM SECUNDATUM)		
BAHIA SOD: ARGENTINE BAHIA (PASPALUM NOTAUM)		



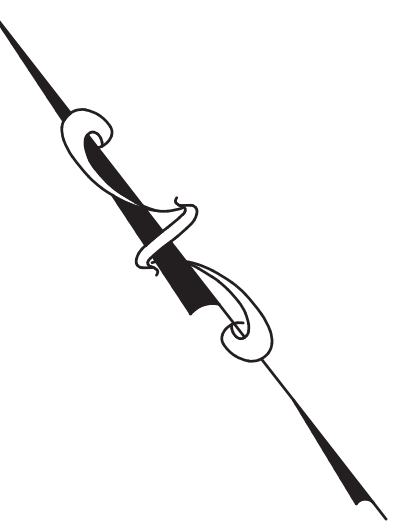
SHRUB DETAIL



TYPICAL TREE PLANTING DETAIL



Village 4	
Setbacks:	
Front	25'
South Side	10'
North Side	10'
Rear	10'
SR 19	75' from old R/W

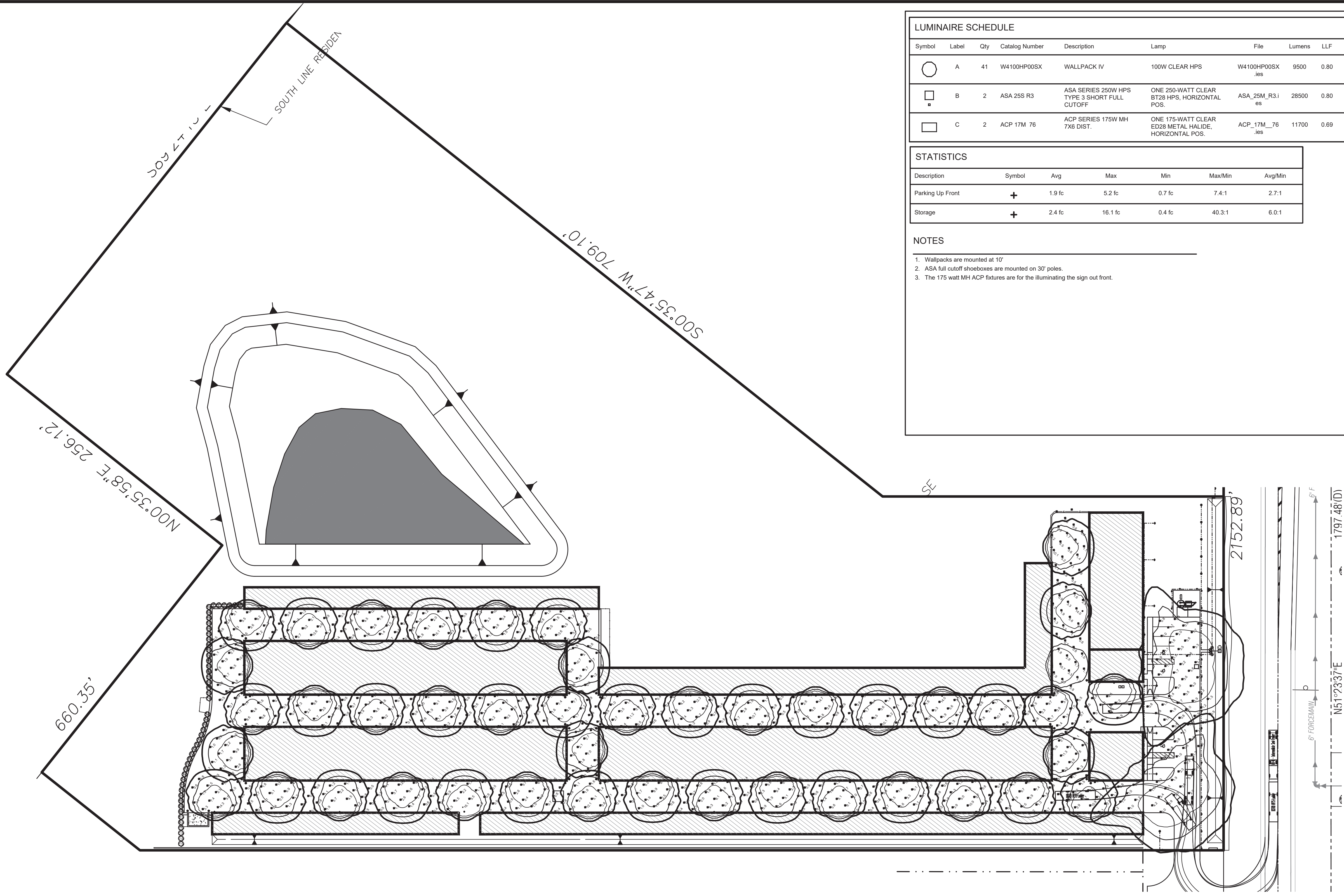


DATE	REVISION
7/22/09	City / SRWMD Comments
11/17/09	FDOT / Town Comments
6/21/21	Town Comments

Landscape Plan
Howey Self Storage

JEC	
june engineering consultants, inc.	23 W. Joliet Street Winter Garden, FL 34787 Ph. 407-905-8180 Fax 407-905-6232
DRAWN BY: CLK	CHECKED BY: RAJ
DATE: 2/4/08	DATE: 2/4/08
Certificate of Authorization #00008507	
SCALE 1" = 50'	

JOB NO. 07-0398	SHEET 1
JEFFREY A. SEDLOFF PE# 51506	

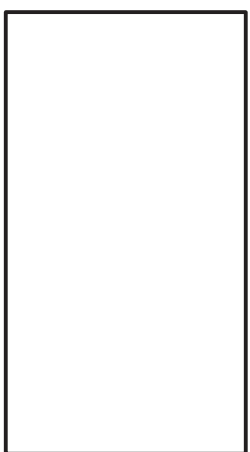


LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	41	W4100HP00SX	WALLPACK IV	100W CLEAR HPS	W4100HP00SX ies	9500	0.80	128
	B	2	ASA 25S R3	ASA SERIES 250W HPS TYPE 3 SHORT FULL CUTOFF	ONE 250-WATT CLEAR BT28 HPS, HORIZONTAL POS.	ASA_25M_R3.ies	28500	0.80	294
	C	2	ACP 17M 76	ACP SERIES 175W MH 7X6 DIST.	ONE 175-WATT CLEAR ED28 METAL HALIDE, HORIZONTAL POS.	ACP_17M_76 ies	11700	0.69	213

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Up Front	+	1.9 fc	5.2 fc	0.7 fc	7.4:1	2.7:1
Storage	+	2.4 fc	16.1 fc	0.4 fc	40.3:1	6.0:1

NOTES

1. Wallpacks are mounted at 10'.
2. ASA full cutoff shoeboxes are mounted on 30' poles.
3. The 175 watt MH ACP fixtures are for the illuminating the sign out front.




Howey Self Storage
Holophane Wallpacks
AEL ASA Shoeboxes

Designer
Steve Prior
Date
Aug 7 2009
Scale
Drawing No.
1 of 1

DATE	REVISION
6/21/21	Town Comments

Photometric Plan
Howey Self Storage



june engineering
consultants, inc.

132 W. Plant Street, Suite 200
Winter Garden, FL 34787
Ph. 407-905-8180
Fax 407-905-6232

Certificate of Authorization #00008507

DRAWN BY: CLK
DATE: 2/4/08

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SCALE
1" = 50'

JEFFREY A. SEDLOFF
PE# 51506

JOB NO.
07-0398
SHEET
P-1
OF 10