

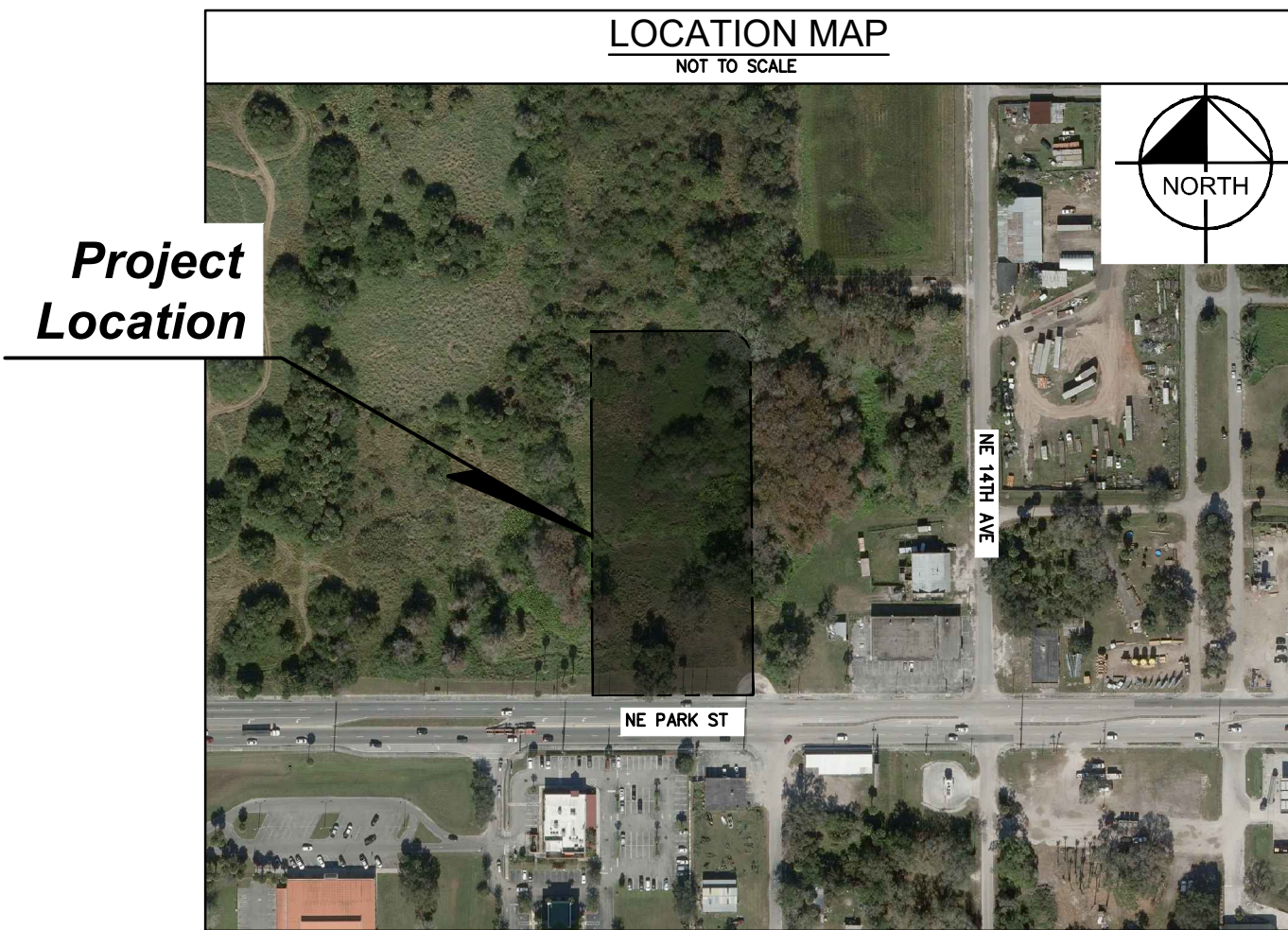
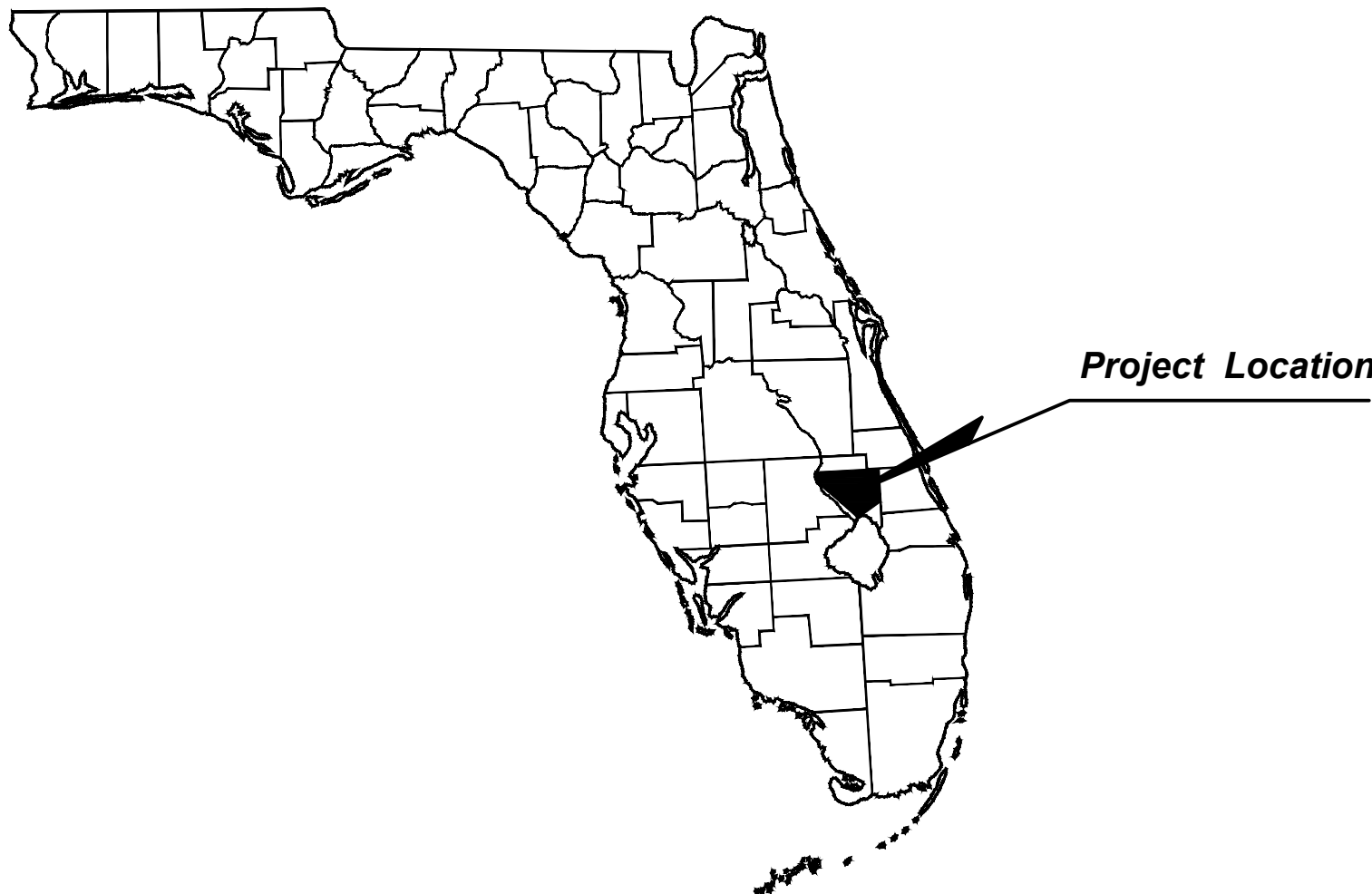
Plotted By: Miller, Tripp - Sheet Set: CULVER'S OKEECHOBEE - Layout: C-01 August 14, 2023 11:33:07am K:\JAX-Civil\045523036 - Culver's Okeechobee FL\Cadd\PlanSheets\C-01 COVER SHEET.dwg  
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# FINAL SITE PLAN/CONSTRUCTION PLANS CULVER'S OKEECHOBEE

975 NE PARK ST  
FOR  
S&L PROPERTIES OKEECHOBEE, LLC



LOCATED IN  
OKEECHOBEE, FLORIDA  
AUGUST 2023



Civil Sheet List Table	
SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	SIGNATURE SHEET
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C-04	UTILITY NOTES
C-05	EXISTING CONDITIONS AND DEMOLITION PLAN
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C-07	PAVING AND GEOMETRY PLAN
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C-10	SITE DETAILS
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C-14	STORM WATER POLLUTION PREVENTION PLAN

Landscape Sheet List Table	
SHEET NUMBER	SHEET TITLE
LP-100	PLANTING PLAN
LP-150	PLANTING NOTES
LP-151	PLANTING DETAILS

CIVIL ENGINEER:  
JOSHUA COCKRIEL, P.E.  
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KSM ENGINEERING AND TESTING  
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S&L PROPERTIES OKEECHOBEE, LLC  
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PROJECT DATUM: NAVD 88

THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

Always call 811 two full business days before you dig to have underground utilities located and marked.



CULVER'S OKEECHOBEE  
PREPARED FOR  
S&L PROPERTIES OKEECHOBEE,  
LLC  
FLORIDA  
OKEECHOBEE

SHEET NUMBER  
C-01

FOR  
ENGINEER OF RECORD  
SIGNATURE AND SEAL  
REFER TO  
C-02 - SIGNATURE SHEET

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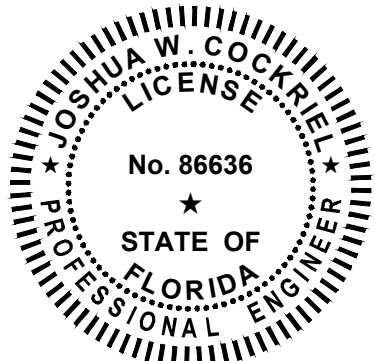
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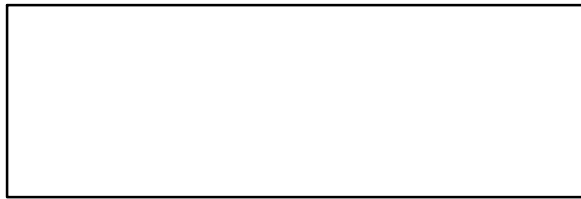


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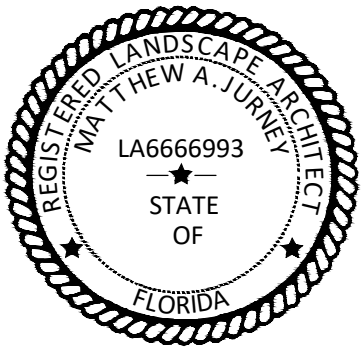
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Civil Sheet List Table

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C-01	COVER SHEET
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MATTHEW A. JURNEY No. LA6666993



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Landscape List Table

SHEET NUMBER	SHEET TITLE
L-100	PLANTING PLAN
L-150	PLANTING NOTES
L-151	PLANTING DETAILS

CULVER'S OKEECHOBEE  
PREPARED FOR  
S&L PROPERTIES OKEECHOBEE,  
LLC  
OKEECHOBEE

FLORIDA

SIGNATURE SHEET

KHA PROJECT  
045523036

DATE  
AUGUST 2023

SCALE AS SHOWN

DESIGNED BY JWC

DRAWN BY RCM

CHECKED BY JWC

Kimley»Horn

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DATE

BY







Plotted By: Miller, Tripp    Sheet: Set-CULVER'S OKEECHOBEE    Layout: C-04    August 14, 2023    11:33:44am    K:\VAX-Civil\045523036 - Culvers, Diveschobee FL\Cadd\PlanSheets\C-04 UTILITY NOTES.dwg    © 2023 KIMLEY-HORN AND ASSOCIATES, INC.    This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

UTILITY NOTES:

- ALL WATER, SEWER, AND REUSE WORK MUST BE PERFORMED IN ACCORDANCE WITH CITY OF OKEECHOBEE UTILITY DEPARTMENT WATER AND SEWER STANDARDS, DETAILS, AND SPECIFICATIONS AS WELL AS ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- ALL EQUIPMENT AND MATERIALS SHALL COMPLY WITH THE CITY OF OKEECHOBEE UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.
- WHERE IT IS NOT POSSIBLE FOR WATER AND SEWER (INCLUDING STORM) LINES TO CROSS WITH A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE, A FULL-UNCUT LENGTH OF WATER QUALITY PIPE (i.e. DR 18 AWWA C-900 FOR NEWLY INSTALLED SEWER & DR 25 AWWA C-900 WATER) WHICH IS USUALLY 20 FEET LONG WILL BE CENTERED ON THE POINT OF CROSSING. THE CONTRACTOR WILL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER (INCLUDING STORM) PIPES WHEN 18 INCHES IS NOT POSSIBLE WILL BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. IT IS PREFERABLE TO HAVE THE WATER MAIN ABOVE THE SEWER LINES AND AT LEAST 18 INCHES VERTICAL SEPARATION.
- A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
- IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE CITY OF OKEECHOBEE HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATE AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.
- IN REGARD TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE, THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED IN RED OR PINK ON THE RECORD OR AS BUILT DRAWINGS. THE SAMPLE NUMBERS WILL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE LAB SHEETS.
- THE RECORD OR "AS BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER AND SEWER (INCLUDING STORM) LINES AT ALL CROSSING AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.
- EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED PER THE BEST MEANS AVAILABLE WITHOUT EXCAVATION. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- VERTICAL LOCATIONS OF ALL UTILITIES (EXCLUDING EXISTING STORM SEWERS) SHOWN ON PLAN AND PROFILE SHEETS HAVE BEEN ASSUMED. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.
- SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OR CHAPTER 489, FLORIDA STATUTES.
- ALL UNDERGROUND UTILITIES TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE CITY OF OKEECHOBEE UTILITY DEPARTMENT SPECIFICATIONS AND THE APPROVED SITE PLANS.
- ALL WATERMAINS AND FORCEMAINS SHALL HAVE A MINIMUM OF 36" COVER FROM FINISHED GRADE. ALL UTILITY PIPELINES ARE DESIGNED TO FINISHED GRADE AND SHALL BE PROTECTED FROM DAMAGE UNTIL WORK IS COMPLETED.
- UNSUITABLE MATERIALS UNDER WATER AND SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
- ALL CURB STOPS ARE TO BE FORD BALL-TYPE WITH LOCKING CAPACITY. 1" MINIMUM.
- NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY CITY OF OKEECHOBEE UTILITY DEPARTMENT AND FDEP.
- CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
- MECHANICAL RESTRAINTS ARE REQUIRED WHERE WATER MAINS AND FORCE MAINS ARE TERMINATED AND AT ALL BENDS. ANY VERTICAL CONFLICT CROSSING USING FITTING SHALL BE RODDED THROUGHOUT THE CROSSING. WHERE FORCE MAINS OR WATER MAINS ARE LAID WITHOUT FITTINGS, THE MAXIMUM DEFLECTION SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF THE PIPE USED.
- FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH THE CITY OF OKEECHOBEE UTILITY DEPARTMENT DETAILS AND SPECIFICATIONS.

NOTICE OF PROCEDURE:

- ALL COMMERCIAL BUILDING PERMITS AND METERS TO BE PROCESSED THROUGH THE CITY OF OKEECHOBEE UTILITY DEPARTMENT WATER AND SEWER CUSTOMER SERVICE SHALL BE ACCOMPANIED BY A SET OF APPROVED CIVIL DESIGN PLANS.
- ALL WATER AND SEWER TAPS TO BE PERFORMED BY UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST 48 HOURS IN ADVANCE THROUGH YOUR CITY OF OKEECHOBEE UTILITY DEPARTMENT INSPECTOR. IN ADDITION, IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE D.E.P./CITY OF OKEECHOBEE UTILITY DEPARTMENT PERMITS IN ACCORDANCE WITH THE CITY OF OKEECHOBEE UTILITY DEPARTMENT PERMITTING PROCEDURES.
- METERS TO BE INSTALLED BY THE CITY OF OKEECHOBEE UTILITY DEPARTMENT FORCES UPON APPLICATION AND PAYMENT BY LICENSED MASTER PLUMBER.
- WATER AND SEWER CAPACITY FEES SHALL BE REQUIRED AT TIME OF BUILDING PERMIT APPLICATION. FEES WILL BE BASED ON TOTAL NUMBER OF PLUMBING FIXTURE UNITS SHOWN OR LISTED ON BUILDING PLANS.
- A PRE-CONSTRUCTION CONFERENCE IS REQUIRED AND SHALL BE SCHEDULED 48 HOURS IN ADVANCE WITH THE CITY OF OKEECHOBEE UTILITY DEPARTMENT.
- ALL ON-SITE PRIVATE WATER AND SEWER CONSTRUCTION REQUIRES A PLUMBING PERMIT WITH SCHEDULED INSPECTION PRIOR TO INSTALLATION - CONTACT CITY CHIEF PLUMBING INSPECTOR.

POTABLE WATER SYSTEM NOTES:

- NOTIFY THE CITY OF OKEECHOBEE UTILITY DEPARTMENT 48 HRS. IN ADVANCE OF MAKING THE CONNECTION TO THE EXISTING WATER MAIN STUB. A CITY OF OKEECHOBEE UTILITY DEPARTMENT INSPECTOR SHALL BE PRESENT AT TIME CONNECTION IS MADE.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES AND CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY.
- ALL WATER MAINS 4" THRU 12" DIAMETER SHALL BE PVC 1120-CLASS 150-DR-18 WITH PUSH-ON GASKETED JOINTS IN ACCORDANCE WITH THE CITY OF OKEECHOBEE UTILITY DEPARTMENT SPECIFICATIONS.
- ALL POTABLE PVC PIPE 3 INCHES IN DIAMETER OR LESS SHALL BE LISTED AS NSF-PW AND SHALL BE SO MARKED.
- ALL WATER LINES 2" DIAMETER ONLY SHALL BE PVC 1120-PR200-SDR21, PVC 1120-SCHEDULE 40 AND SCHEDULE 80 IN ACCORDANCE WITH LAKE CITY UTILITY DEPARTMENT SPECIFICATIONS. ALL 2" AND SMALLER WATER SERVICE LINES SHALL BE POLYETHYLENE PIPE.
- ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) AND THE CITY OF OKEECHOBEE UTILITY DEPARTMENT STANDARDS.
- ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS WILL COMPLY WITH THE LATEST FDEP AND AWWA STANDARDS FOR LEAD CONTENT.
- ALL PACKING AND JOINTING MATERIALS USED IN THE JOINTS OF NEW AND RELOCATED WATER MAIN PIPE SHALL BE IN CONFORMANCE WITH APPLICABLE AWWA AND THE CITY OF OKEECHOBEE UTILITY DEPARTMENT STANDARDS.
- ALL NEW AND RELOCATED WATER MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA AND THE CITY OF OKEECHOBEE UTILITY DEPARTMENT STANDARDS.
- ALL ROCK AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA AND THE CITY OF OKEECHOBEE UTILITY DEPARTMENT STANDARDS AND/OR PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED WATER MAIN PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE. CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED FOR NEW AND RELOCATED WATER MAIN PIPE. THE BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE NEW AND RELOCATED WATER MAIN PIPE AND TO A SUFFICIENT HEIGHT ABOVE SUCH PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
- ALL TEES, BENDS, PLUGS, AND HYDRANTS IN NEW AND RELOCATED WATER MAINS SHALL USE RESTRAINED JOINTS PER THE CITY OF OKEECHOBEE UTILITY DEPARTMENT DETAILS TO PREVENT MOVEMENT.
- ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C.
- ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE.
- ALL PIPE AND PIPE FITTINGS FOR NEW AND RELOCATED WATER SERVICES SHALL COMPLY WITH THE LATEST FDEP AND AWWA STANDARDS FOR LEAD CONTENT. ALL SOLDER AND FLUX FOR NEW AND RELOCATED WATER SERVICES SHALL COMPLY WITH THE LATEST FDEP AND AWWA STANDARDS FOR LEAD CONTENT.
- THE POTABLE WATER SYSTEM SHALL MAINTAIN THE MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM THE SANITARY SEWER SYSTEM. THE MINIMUM HORIZONTAL AND VERTICAL CLEARANCES ARE DESCRIBED IN DETAIL UNDER THE STANDARD WATER/SEWER SEPARATION STATEMENT.

SANITARY SEWER SYSTEM NOTES:

- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES AND CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY.
- SANITARY SEWER LINE SHALL BE SDR-26 PVC PIPE, CONFORMING TO ASTM D-3034. SANITARY SEWER LINE SHALL BE COLOR CODED AND CLEARLY MARKED.
- SANITARY SEWER FORCE MAIN SHALL BE C900 DR18 PVC PIPE CONFORMING TO ASTM D-1784, D-2241, D-3139, AND F-477. SANITARY FORCE MAIN SHALL BE COLOR CODED GREEN AND CLEARLY MARKED.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE CITY OF OKEECHOBEE UTILITY DEPARTMENT ALL VIDEO LOGS AND DEFLECTION TEST RESULTS FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD AND THE CITY OF OKEECHOBEE UTILITY DEPARTMENT ALL EXFILTRATION/INFILTRATION TEST RESULTS FOR REVIEW AND APPROVAL.
- THE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. ANY DEVIATION FROM THESE CONSTRUCTION DRAWINGS AND SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE ENTITY AUTHORIZING THE DEVIATIONS TO BRING THE SANITARY SEWER SYSTEM INTO COMPLIANCE WITH THESE CONSTRUCTION DOCUMENTS.
- THE SANITARY SEWER SYSTEM SHALL MAINTAIN THE MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM THE POTABLE WATER SYSTEM. THE MINIMUM HORIZONTAL AND VERTICAL CLEARANCES ARE DESCRIBED IN DETAIL UNDER THE STANDARD WATER/SEWER SEPARATION STATEMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM WITH THE OTHER UTILITIES BEING INSTALLED IN THE VICINITY.
- LEAKAGE TEST SHALL BE CONDUCTED SO THAT THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. EXFILTRATION OR INFILTRATION TESTS SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

STANDARD WATER/SEWER SEPARATION STATEMENT:

- SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 12 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES OF VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS AND SANITARY SEWER) AND THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

- ALL UNDERGROUND WATERMAINS IN THE PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL SEPARATION OF AT LEAST 3 FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND OUTSIDE OF ANY VACUUM SANITARY SEWER, STORM SEWER, STORMWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER UNDER PART III OF CHAPTER 62-610 F.A.C. WATERMAIN SHALL BE LAID AT A MINIMUM DISTANCE OF 6 FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF A GRAVITY SANITARY SEWER (3 FEET IF THE WATERMAIN BOTTOM IS LAID ATLEAST 6" ABOVE THE TOP OF THE SEWER) WATERMAIN SHALL BE LAID ATLEAST 6 FEET HORIZONTALLY (OUTSIDE TO OUTSIDE) FROM PRESSURE SANITARY SEWER, SANITARY FORCEMAINS, OR RECLAIMED WATER LINES NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

- ALL DUCTILE IRON, HDPE, AND PVC PIPE SHALL MEET THE CITY OF OKEECHOBEE UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.

HYDROSTATIC TESTING NOTES:

- AFTER ALL PRESSURE PIPES (WATER MAINS, SERVICES, AND FORCE MAINS) ARE INSTALLED, THE JOINTS COMPLETED, AND THE TRENCH BACKFILLED, THE NEWLY LAID PIPE AND APPURTENANCES SHALL BE SUBJECTED TO A HYDROSTATIC TEST OF 150 PSI FOR WATER, 150 PSI FOR SANITARY FORCEMAIN, AND 200 PSI FOR FIRE LINE FOR A PERIOD OF AT LEAST TWO HOURS. CONTRACTOR SHALL PERFORM A 24-HOUR (MINIMUM) PRE-TEST OF ALL PRESSURE PIPING PRIOR TO SCHEDULING PRESSURE TESTS WITH THE CITY OF OKEECHOBEE UTILITY DEPARTMENT AND THE ENGINEER. THE ENGINEER, AND THE CITY OF OKEECHOBEE UTILITY DEPARTMENT MUST BE NOTIFIED AT LEAST 48 HOURS BEFORE A TEST IS TO BE PERFORMED. TEST SHALL BE AS SET FORTH IN AWWA STANDARD C600. ANY LEAKS DETECTED SHALL BE CORRECTED AND THE SECTION OF PIPELINE RETESTED. THE TWO HOUR TEST PERIOD SHALL BEGIN WHEN ALL JOINTS HAVE BEEN DETERMINED TO BE WATER TIGHT. LEAKAGE SHALL BE LIMITED TO THAT ALLOWANCE SET FORTH IN SECTION 4 OF AWWA STANDARD C600 LATEST EDITION. HYDROSTATIC AND LEAKAGE TEST AND BLOW-DOWN (ZEROING OF GAGE) MUST OCCUR BEFORE SAMPLING FOR BACTERIOLOGICAL TEST. THE MAXIMUM ALLOWABLE PRESSURE LOSS IS 5 PSI REGARDLESS OF THE LENGTH OF PIPE.

AS-BUILT AND TESTING NOTES:

- SIGNED AND SEALED AS-BUILTS SHALL BE PREPARED BY THE CONTRACTOR ACCORDING TO AGENCY CLEARANCE AND OWNER REQUIREMENTS.
- TESTING SHALL BE PERFORMED BY THE CONTRACTOR ACCORDING TO ALL APPLICABLE REGULATIONS.
- IN ADDITION TO THE REQUIREMENTS ABOVE, THE CONTRACTOR SHALL PERFORM THE FOLLOWING TESTS AND PROVIDE RESULTS TO THE OWNER:
  - FOR GRAVITY SANITARY SEWER: AIR TESTED BETWEEN MANHOLES AT 3.5 PSI FOR 5 MINUTES PER ASTM F417 FOR PLASTIC PIPES.
  - FOR SANITARY FORCEMAINS: HYDROSTATIC PRESSURE TEST OF 150 PSI FOR 2 HOURS
  - FOR WATERMAINS AND SERVICE LATERALS: HYDROSTATIC PRESSURE TEST OF 150 PSI FOR 2 HOURS
  - FOR FIRE MAINS: PER FFPC AND NFPA
  - FOR LIFT STATIONS: START-UP OBSERVATION REPORT BY PUMP MANUFACTURER.
  - FOR CONCRETE PAVEMENT: TEST CYLINDERS (7 DAY AND 28 DAY BREAKS) AT RATE OF 1 PER 100 C.Y.
  - FOR ASPHALT PAVEMENT: CORES TAKEN 3 HEAVY DUTY AND 3 LIGHT DUTY PER DAY OF ASPHALT WORK, LOCATIONS AS SPECIFIED BY OWNER. THE CORES SHALL BE TESTED FOR DENSITY AND CONFORMANCE TO THICKNESS REQUIREMENTS. CORES SHALL BE HOT PATCHED BY CONTRACTOR.
  - FOR SUBGRADE: DENSITY SHALL BE TESTED BY NUCLEAR METHOD. ASTM D6938. ONE TEST IN EACH LIFT FOR EACH 10,000 SQ. FT.
  - FOR BASE: DENSITY SHALL BE TESTED BY NUCLEAR METHOD, ASTM D6938. ONE TEST IN EACH LIFT FOR EACH 20,000 SQ. FT. OF IN-PLACE BASE MATERIAL AREA. THICKNESS SHALL BE TESTED ONCE FOR EACH 20,000 SQ. FT. OF IN-PLACE MATERIAL AREA.
  - FOR UTILITY TRENCHES: DENSITY TEST EVERY 300', MINIMUM ON BETWEEN EACH STRUCTURE.
- IN CASE OF CONFLICT OR DUPLICATION, CONTRACTOR SHALL ISSUE BID QUESTION ACCORDING TO BID REQUIREMENTS. IF NO QUESTION IS ASKED, BASE BID SHALL INCLUDE THE CONFLICTING OR DUPLICATE TESTING.
- OTHER DOCUMENTS TO BE PROVIDED BY CONTRACTOR:

CONSTRUCTION COST AS MAY BE REQUIRED BY JURISDICTION  
TABULATED CAMS DATA AS MAY BE REQUIRED BY JURISDICTION  
TABULATED NORTHING/EASTING AND GPS DATA AS MAY BE REQUIRED BY JURISDICTION
- FDEP SANITARY SEWER TESTING REQUIREMENTS:

LEAKAGE TESTS:

- THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
- EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET
- AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. [rswf 33.93, 33.94, AND 33.95]

DEFLECTION TEST FOR ALL FLEXIBLE PIPE:

TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.

- NO PIPE SHALL EXCEED A DEFLECTION OF 5%
- A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX TO WHICH THE PIPE IS MANUFACTURED.
- PERFORM THE TEST WITHOUT PULLING DEVICES. [RSWF 33.85]

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FOR ENGINEER OF RECORD SIGNATURE AND SEAL REFER TO C-02 - SIGNATURE SHEET

KHA PROJECT 045523036

DATE AUGUST 2023

SCALE AS SHOWN

DESIGNED BY JWC

DRAWN BY RCM

CHECKED BY JWC

CULVER'S OKEECHOBEE PREPARED FOR S&L PROPERTIES OKEECHOBEE, LLC

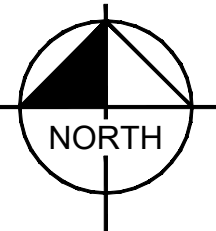
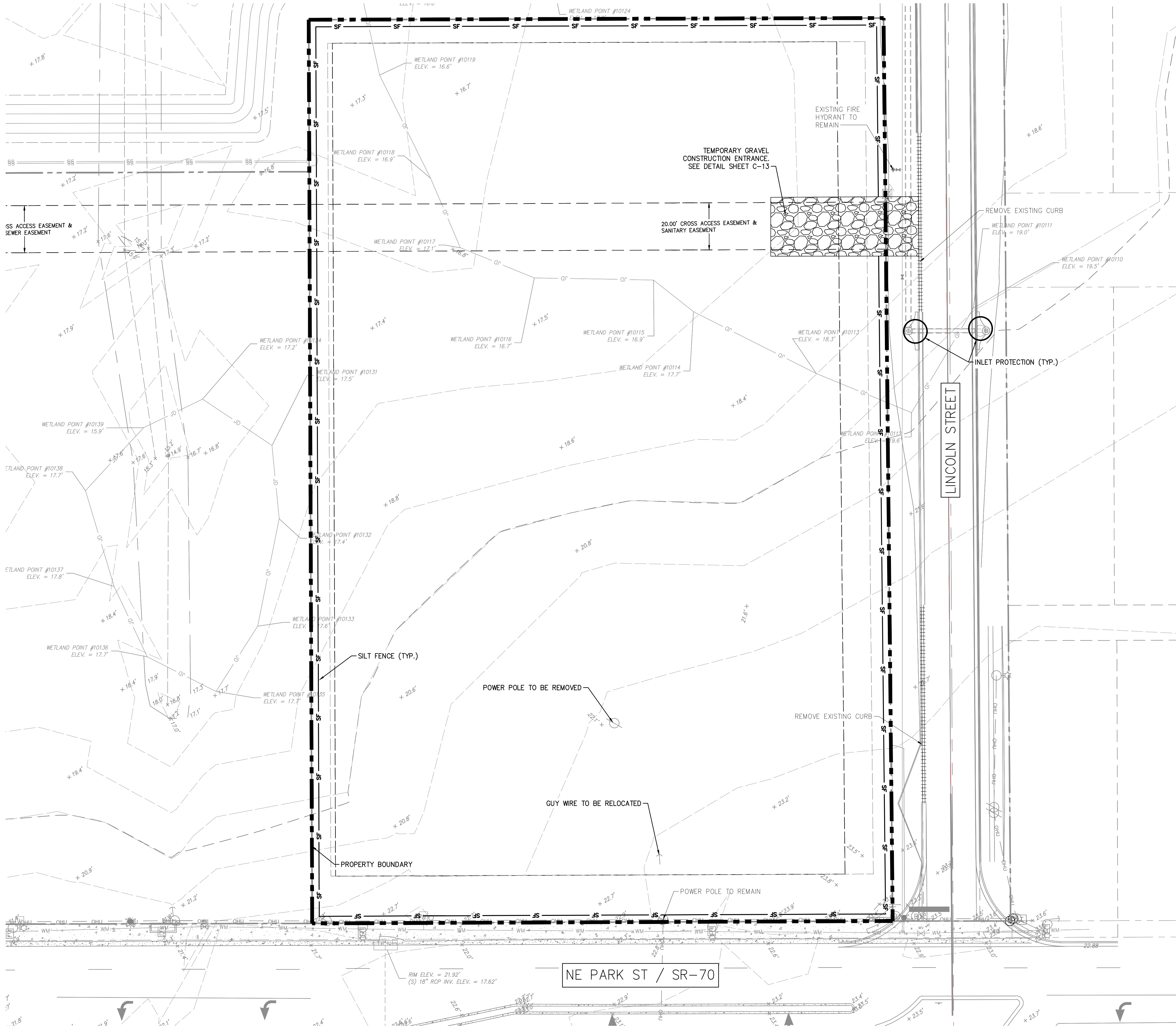
FLORIDA

OKEECHOBEE

SHEET NUMBER C-04



Plotted By Miller, Tripp Sheet Set: CULVER'S OKEECHOBEE Layout: C-05 August 14, 2023 11:34:03am K:\UAX-CWA\045523036 - Culvers Okeechobee FL\Cadd\PlanSheets\C-05 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg  
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**DEMOLITION NOTES:**

1. ALL DEMOLITION MATERIALS TO BE REMOVED FROM SITE AND PROPERLY DISPOSED OF AT AN APPROVED LANDFILL.
2. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCOMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
3. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER, ARCHITECT, AND PROJECT ENGINEER IMMEDIATELY.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
6. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
7. DEWATERING SHOULD BE ANTICIPATED AND ALL COSTS, PERMITS AND EQUIPMENT FOR DEWATERING SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.
8. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
9. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
10. SEE LANDSCAPE PLAN FOR TREE REMOVAL/ RELOCATION AND TREE PROTECTION.
11. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
12. DEMOLITION CONTRACTOR SHALL CONSTRUCT EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN AS NECESSARY DURING DEMOLITION OPERATIONS OR AS DIRECTED BY THE ENGINEER, CITY OR COUNTY INSPECTOR TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SOIL EROSION AND SEDIMENTATION.
13. VARIATIONS TO CONDITIONS OR DISCREPANCIES IN ACTUAL FIELD CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK MUST BE BROUGHT TO THE OWNER'S REPRESENTATIVE AND ENGINEER'S ATTENTION PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION.
14. CONTRACTOR SHALL LOCATE, IDENTIFY, PROPERLY TERMINATE, AND MARK ALL EXISTING UTILITIES WITHIN THE DEMOLITION AREA THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.
15. THE DEMOLITION CONTRACTOR MUST PROTECT ALL LANDSCAPING AND OTHER FEATURES DESIGNATED TO REMAIN AND REPLACE SUCH ITEMS IF DISTURBED DURING DEMOLITION.
16. CONTRACTOR SHALL CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC AND/OR PRIVATE ACCESSES AND FACILITIES. ALL AREAS OUTSIDE OF THE PAVEMENT REMOVAL LINE MUST BE MAINTAINED FOR PUBLIC ACCESS.
17. THE DEMOLITION CONTRACTOR MUST PROTECT BENCH MARKS PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER MUST BE REMOVED, IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND REPLACED.
18. THE DEMOLITION CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES AS REQUIRED IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
19. DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION WORK ARE TO BE FILLED TO SUBGRADE AND PROPERLY COMPACTED TO THE EXISTING ELEVATION TO AVOID WATER PONDING.
20. THE DEMOLITION CONTRACTOR SHALL ACQUIRE ALL PERMITS AND PAY ALL ASSOCIATED FEES PERTAINING TO THE DEMOLITION AND DISPOSAL REQUIREMENTS. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ADHERENCE TO ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING THIS WORK. IF THERE ARE NO LOCAL, STATE OR FEDERAL REQUIREMENTS THE DEMOLITION CONTRACTOR SHALL ACQUIRE AN ENGINEER'S CERTIFICATION THAT THE WORK HAS BEEN DONE IN ACCORDANCE WITH THE PLANS.
21. THE DEMOLITION CONTRACTOR SHALL COORDINATE THE DEMOLITION TO LEAVE ACCESS AND UTILITY SERVICE TO THE NEIGHBORING BUILDINGS AT ALL TIMES.
22. THE DEMOLITION CONTRACTOR SHALL FIELD LOCATE, MARK, AND PROTECT ALL EXISTING UTILITIES.
23. WATER SERVICE, SEWER SERVICE, POWER SERVICE AND ALL DRY UTILITIES SHALL BE MAINTAINED "IN-SERVICE" DURING THE HOURS OF BUSINESS FOR ALL EXISTING TENANTS.

**LEGEND:**

- PROPERTY BOUNDARY
- ++++ CURB REMOVAL
- X TREE REMOVAL
- SF SILT FENCE
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- ASPHALT PAVEMENT / CONCRETE / CURB REMOVAL
- O INLET PROTECTION

ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.

Always call 811 two full business days before you dig to have underground utilities located and marked.



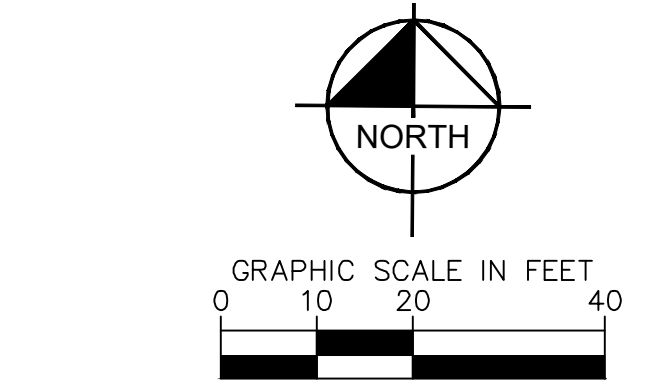
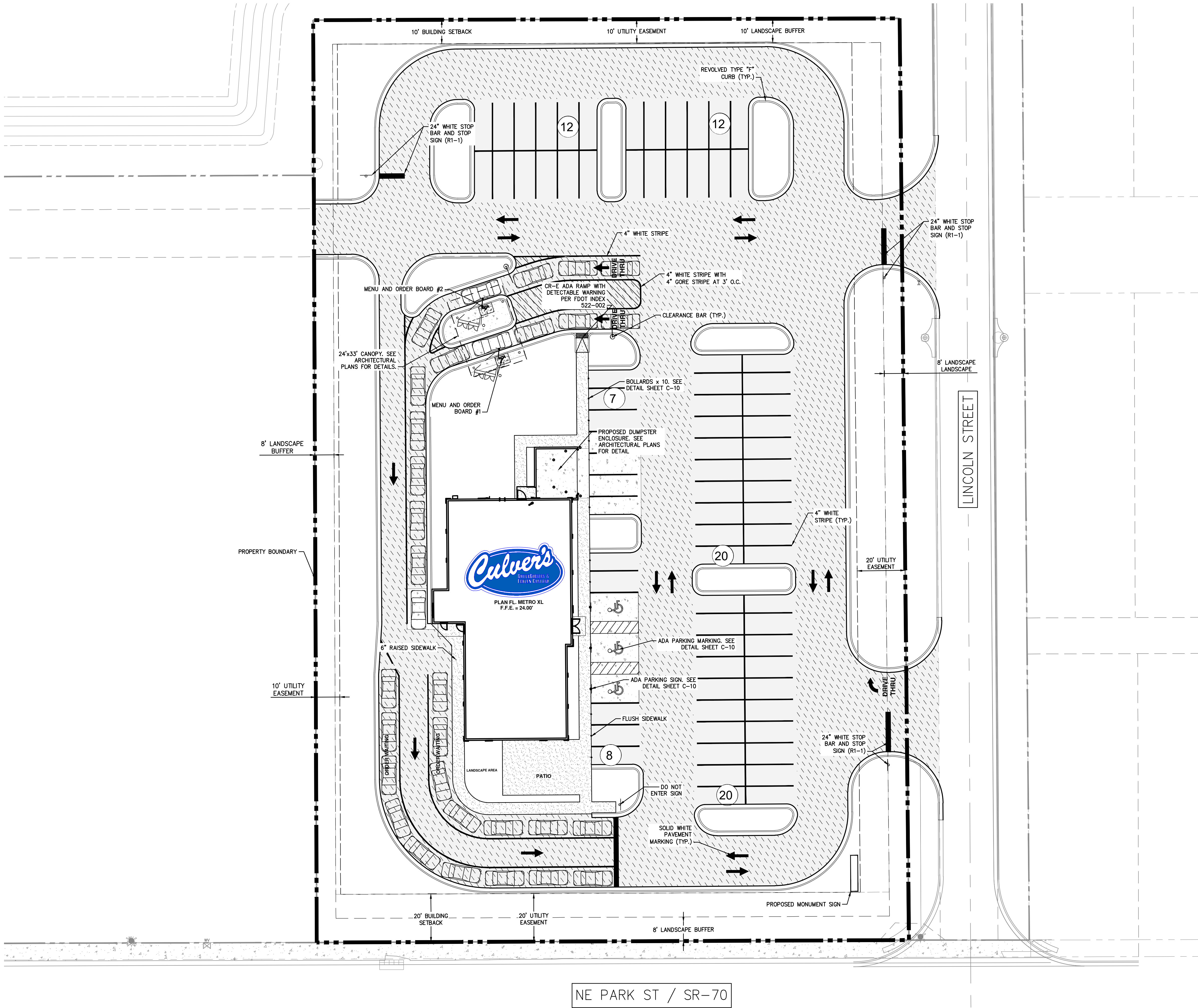
**PROJECT DATUM: NAVD 88**

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE ALL COSTS AND METHODS FOR ALL PROJECT RELATED DEWATERING FOR THE DURATION OF CONSTRUCTION.

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		<b>EXISTING CONDITIONS AND DEMOLITION PLAN</b>						
		CULVER'S OKEECHOBEE PREPARED FOR S&L PROPERTIES OKEECHOBEE, LLC FLORIDA OKEECHOBEE						
<b>NOT FOR CONSTRUCTION</b>		REVISIONS		DATE		BY		
				SHEET NUMBER <b>C-05</b>				



Plotted By: Miller, Tripp Sheet Set: CULVER'S OKEECHOBEE Layout: C-06 August 14, 2023 11:34:23am K:\JAX-CWA\045523036 - Culvers Okeechobee FL\Cadd\PlanSheets\C-06 OVERALL SITE PLAN.dwg  
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- LEGEND:
- PROPERTY BOUNDARY
  - BUILDING SETBACK LINE
  - STANDARD DUTY ASPHALT PAVEMENT
  - HEAVY DUTY ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - CONCRETE SIDEWALK
  - BOLLARD
  - PATIO TABLE

SITE DATA SUMMARY

SITE DATA INFO FOR REF# 2-15-37-35-0A00-00009-0000 & 2-15-37-0A00-00009-A000

ZONING: COMMERCIAL

LOT SIZE (SF)	93,995
LOT SIZE (AC)	2.16
BUILDING (SF)	4,827
BUILDING GFA (SF)	4,827
FAR	5.14%
LANDSCAPE AREA (SF)	30,273
PAVING (SF)	63,722
ISR-	67.8%

BUILDING SET BACKS:

FRONT-	20 FEET
SIDE-	0 FEET
REAR-	10 FEET

LANDSCAPE BUFFERS:

FRONT-	10 FEET
SIDE-	8 FEET
REAR-	10 FEET

REQUIRED PARKING CODE:  
SECTION 3.90-512 PER CITY OF OKEECHOBEE LAND DEVELOPMENT REGULATIONS  
REQUIRED PARKING FOR RESTAURANT/FAST FOOD:  
• 1 SPACE PER 75 SF OF CUSTOMER AREA

PARKING CALCULATIONS - REQUIRED

RESTAURANT/FAST FOOD:	1 SPACE PER 75 SF OF CUSTOMER AREA
BUILDING FOOTPRINT:	4,827 SF
	4,827 / 75 = 65 PARKING SPACES REQ.

STANDARD PARKING STALLS	= 76 SPACES
HANDICAP PARKING PROVIDED	= 3 SPACES
TOTAL	= 79 SPACES

- GENERAL NOTES:
- ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
  - ALL ASPHALT REMOVAL SHALL HAVE SAW-CUT EDGES.
  - ALL TRAFFIC CONTROL SIGNAGE, CONES AND PROTECTIVE BARRIERS SHALL BE PROVIDED BY AND INSTALLED BY THE CONTRACTOR.
  - NO EXISTING WELLS LOCATED ON-SITE

PROJECT DATUM: NAVD 88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

Always call 811 two full business days before you dig to have underground utilities located and marked.



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FOR ENGINEER OF RECORD SIGNATURE AND SEAL REFER TO C-02 - SIGNATURE SHEET

KHA PROJECT 045523036

DATE AUGUST 2023

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY KHA

CHECKED BY KHA

OVERALL SITE PLAN

CULVER'S OKEECHOBEE

PREPARED FOR S&L PROPERTIES OKEECHOBEE, LLC

FLORIDA

OKEECHOBEE

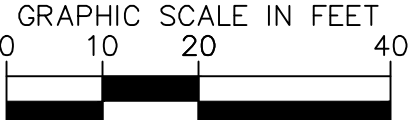
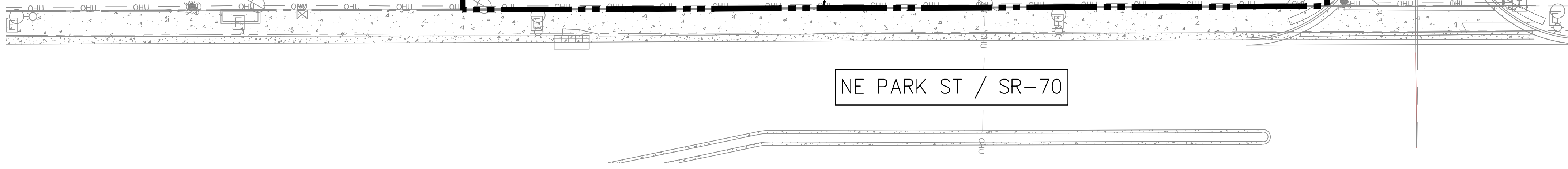
SHEET NUMBER C-06




REVISIONS

BY

DATE





 PROPERTY BOUNDARY  
 MATCH LINE  
 CONCRETE PAVEMENT  
 CONCRETE SIDEWALK

- NOTES:**
1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
  2. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
  3. FOR PROJECT BENCHMARKS, REFER TO SHEET C-06.
  4. ALL DIMENSION ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
  5. ALL ASPHALT REMOVAL SHALL HAVE SAW-CUT EDGES.
  6. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC TO THE ADJACENT PARKING SPACES AND DRIVE ALLEYS.
  7. ALL TRAFFIC CONTROL SIGNAGE, CONES AND PROTECTIVE BARRIERS SHALL BE PROVIDED BY AND INSTALLED BY THE CONTRACTOR.
  8. ALL RADI ARE 3' UNLESS OTHERWISE NOTED.

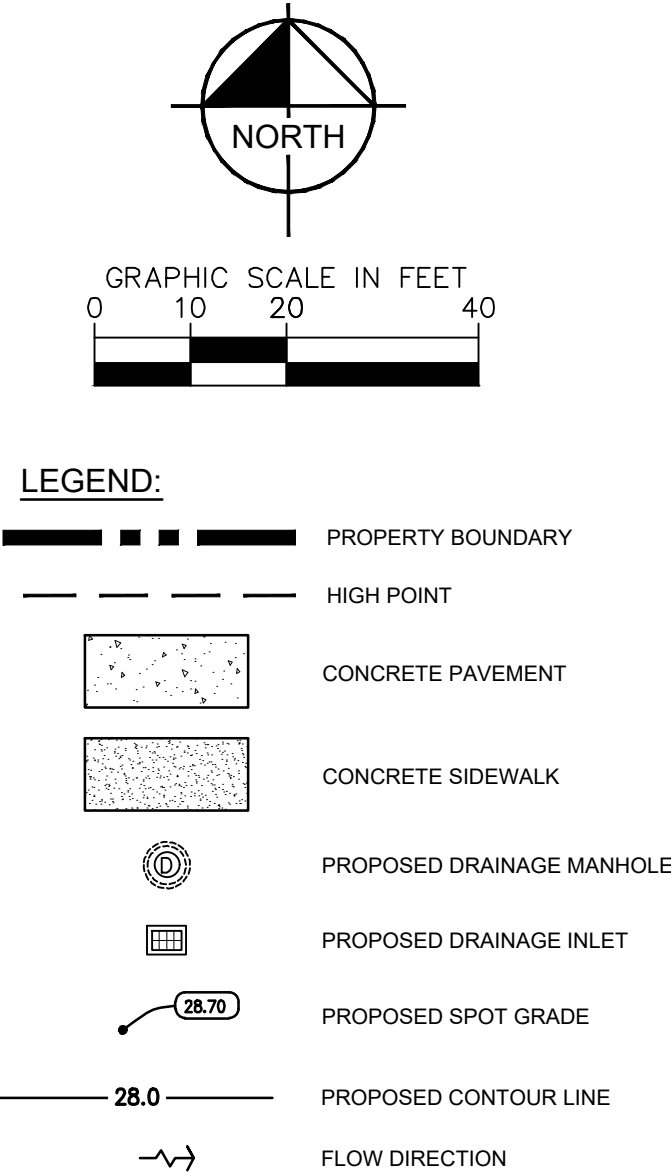
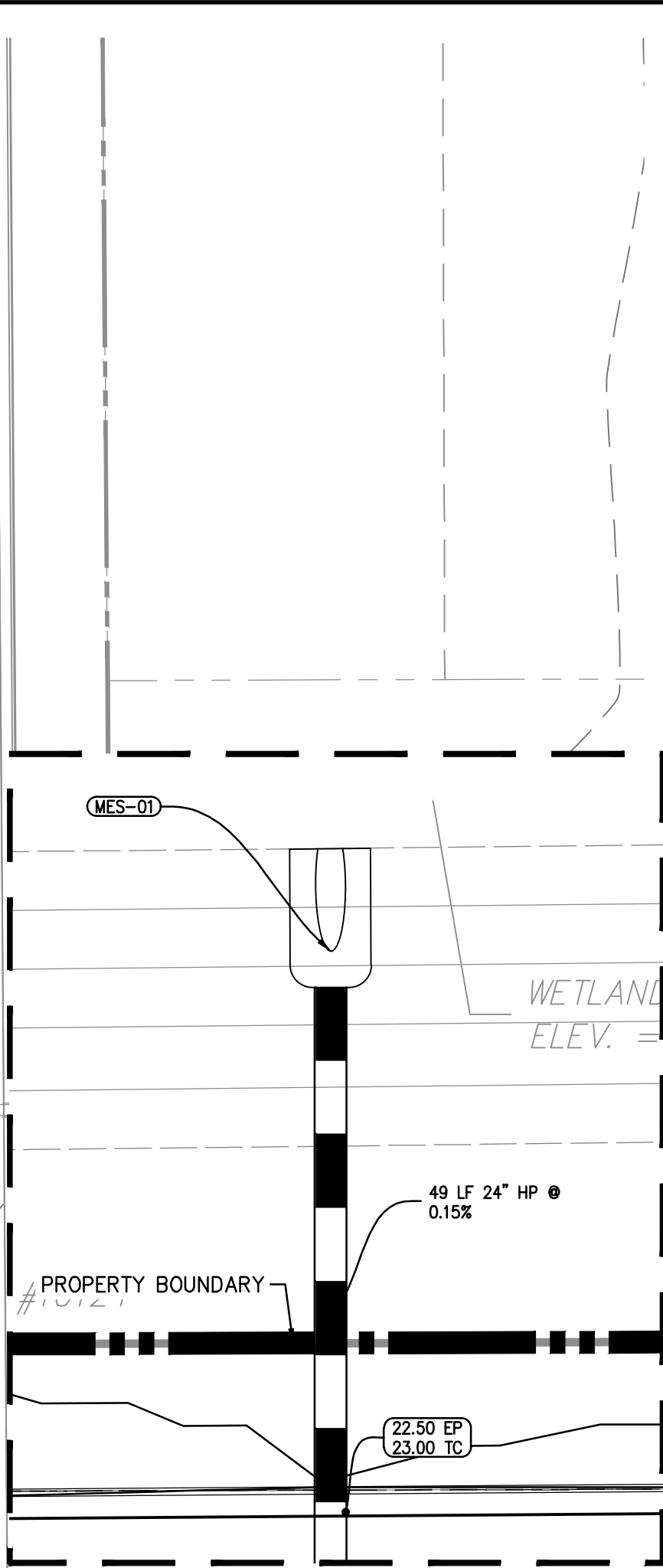
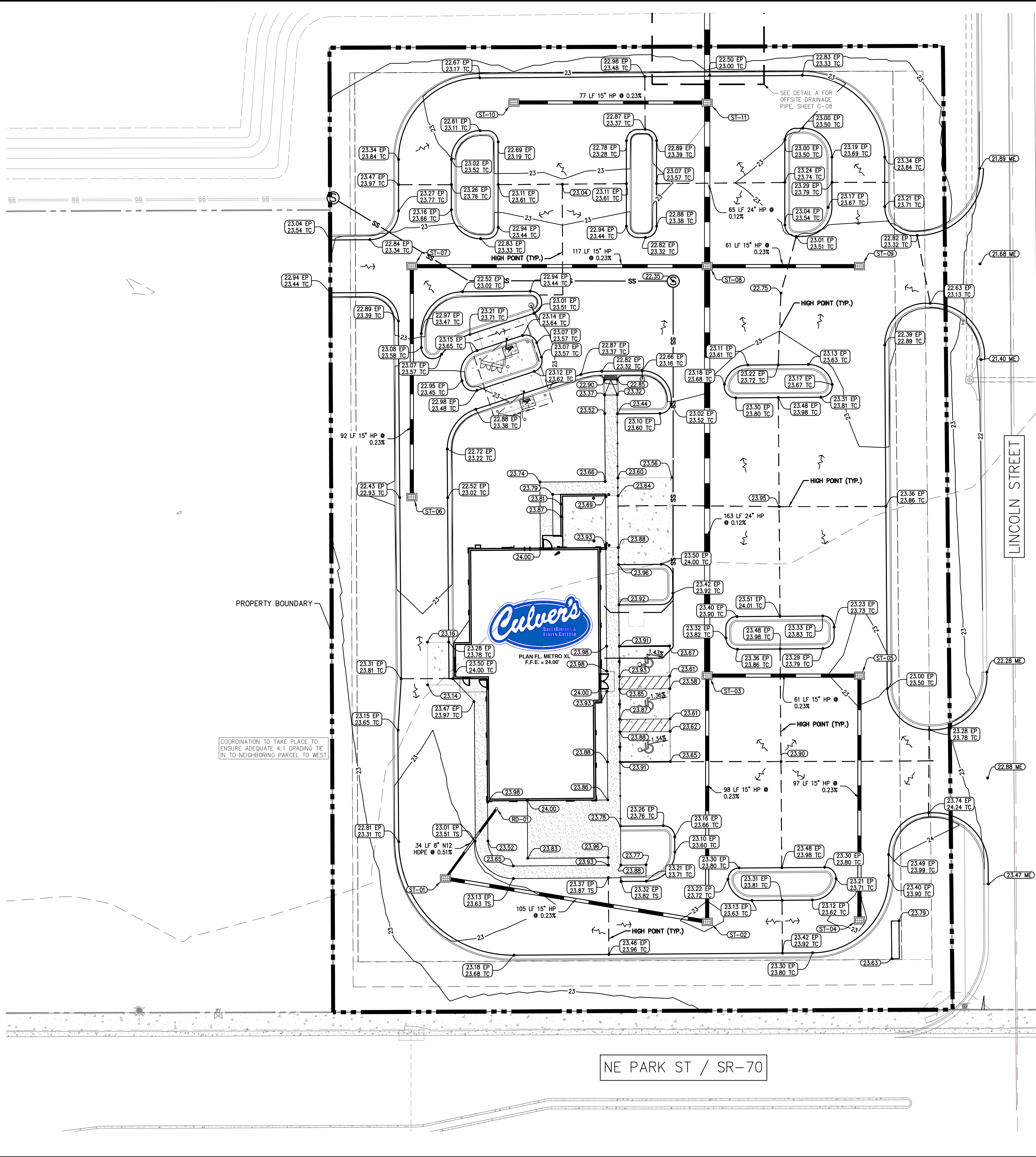
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CONSTRUCTION**



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- NOTES**
- ALL ASPHALT REMOVAL SHALL HAVE SAW-CUT EDGES. CONTRACTOR TO PROVIDE MAINTENANCE OF TRAFFIC TO THE ADJACENT PARKING SPACES AND DRIVE AISLES. ALL TRAFFIC CONTROL SIGNAGE, CONES AND PROTECTIVE BARRIERS SHALL BE PROVIDED BY THE CONTRACTOR.
  - CONTRACTOR MAY SUBSTITUTE "HP STORM" PIPE FOR RCP.
  - ALL EXISTING STORM PIPING TO BE FLUSHED PRIOR TO CONNECTING THE PROPOSED STORM PIPING TO THE SYSTEM.
  - TE-IN GRADING BASED UPON MASTER DEVELOPER FINAL PROPOSED GRADES

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
MES-01	24" RCP CROSS DRAIN M.E.S. (4:1) RIM: 19.15 INV IN: 17.11	FROM ST-11, 24" HP INV IN: 17.11 @ 0.15%	
RD-01	ROOF DRAIN RIM: 23.40 INV OUT: 20.48		TO ST-01, 8" M12 HDPE INV OUT: 20.48 @ 0.51%
ST-01	TYPE "C" INLET RIM: 22.55 INV IN: 20.30 INV OUT: 19.72	FROM RD-01, 8" M12 HDPE INV IN: 20.30 @ 0.51%	TO ST-02, 15" HP INV OUT: 19.72 @ 0.23%
ST-02	TYPE "C" INLET RIM: 22.92 INV IN: 19.48 INV OUT: 19.38	FROM ST-01, 15" HP INV IN: 19.48 @ 0.23%	TO ST-03, 15" HP INV OUT: 19.38 @ 0.23%
ST-03	TYPE "C" INLET RIM: 23.16 INV IN: 19.15 INV IN: 18.41 INV OUT: 17.66	FROM ST-02, 15" HP INV IN: 19.15 @ 0.23% FROM ST-05, 15" HP INV IN: 18.41 @ 0.23%	TO ST-06, 24" HP INV OUT: 17.66 @ 0.12%
ST-04	TYPE "C" INLET RIM: 22.97 INV OUT: 18.87		TO ST-05, 15" HP INV OUT: 18.87 @ 0.23%
ST-05	TYPE "C" INLET RIM: 22.73 INV IN: 18.65 INV OUT: 18.55	FROM ST-04, 15" HP INV IN: 18.65 @ 0.23%	TO ST-03, 15" HP INV OUT: 18.55 @ 0.23%
ST-06	TYPE "C" INLET RIM: 22.38 INV IN: 18.17 INV OUT: 18.38		TO ST-07, 15" HP INV OUT: 18.38 @ 0.23%
ST-07	TYPE "C" INLET RIM: 22.29 INV IN: 18.17 INV OUT: 18.07	FROM ST-06, 15" HP INV IN: 18.17 @ 0.23%	TO ST-08, 15" HP INV OUT: 18.07 @ 0.23%
ST-08	TYPE "C" INLET RIM: 22.17 INV IN: 17.80 INV IN: 17.99 INV IN: 17.46 INV OUT: 17.36	FROM ST-07, 15" HP INV IN: 17.80 @ 0.23% FROM ST-08, 15" HP INV IN: 17.99 @ 0.23% FROM ST-03, 24" HP INV IN: 17.46 @ 0.12%	TO ST-11, 24" HP INV OUT: 17.36 @ 0.12%
ST-09	TYPE "C" INLET RIM: 22.13 INV OUT: 18.13		TO ST-08, 15" HP INV OUT: 18.13 @ 0.23%
ST-10	FOOT TYPE "C" INLET RIM: 22.30 INV OUT: 18.30		TO ST-11, 15" HP INV OUT: 18.30 @ 0.23%
ST-11	FOOT TYPE "C" INLET RIM: 22.31 INV IN: 17.28 INV IN: 18.12 INV OUT: 17.18	FROM ST-08, 24" HP INV IN: 17.28 @ 0.12% FROM ST-10, 15" HP INV IN: 18.12 @ 0.23%	TO MES-01, 24" HP INV OUT: 17.18 @ 0.15%

**PROJECT DATUM: NAVD 88**

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT". THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.

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WWW.KIMLEY-HORN.COM

FOR ENGINEER OF RECORD SIGNATURE AND SEAL

C-02 - SIGNATURE SHEET

KHA PROJECT 045523036

DATE AUGUST 2023

SCALE AS SHOWN

DESIGNED BY JWC

DRAWN BY RCM

CHECKED BY JWC

GRADING AND DRAINAGE PLAN

CULVER'S OKEECHOBEE  
PREPARED FOR  
S&L PROPERTIES OKEECHOBEE, LLC

FLORIDA

OKEECHOBEE

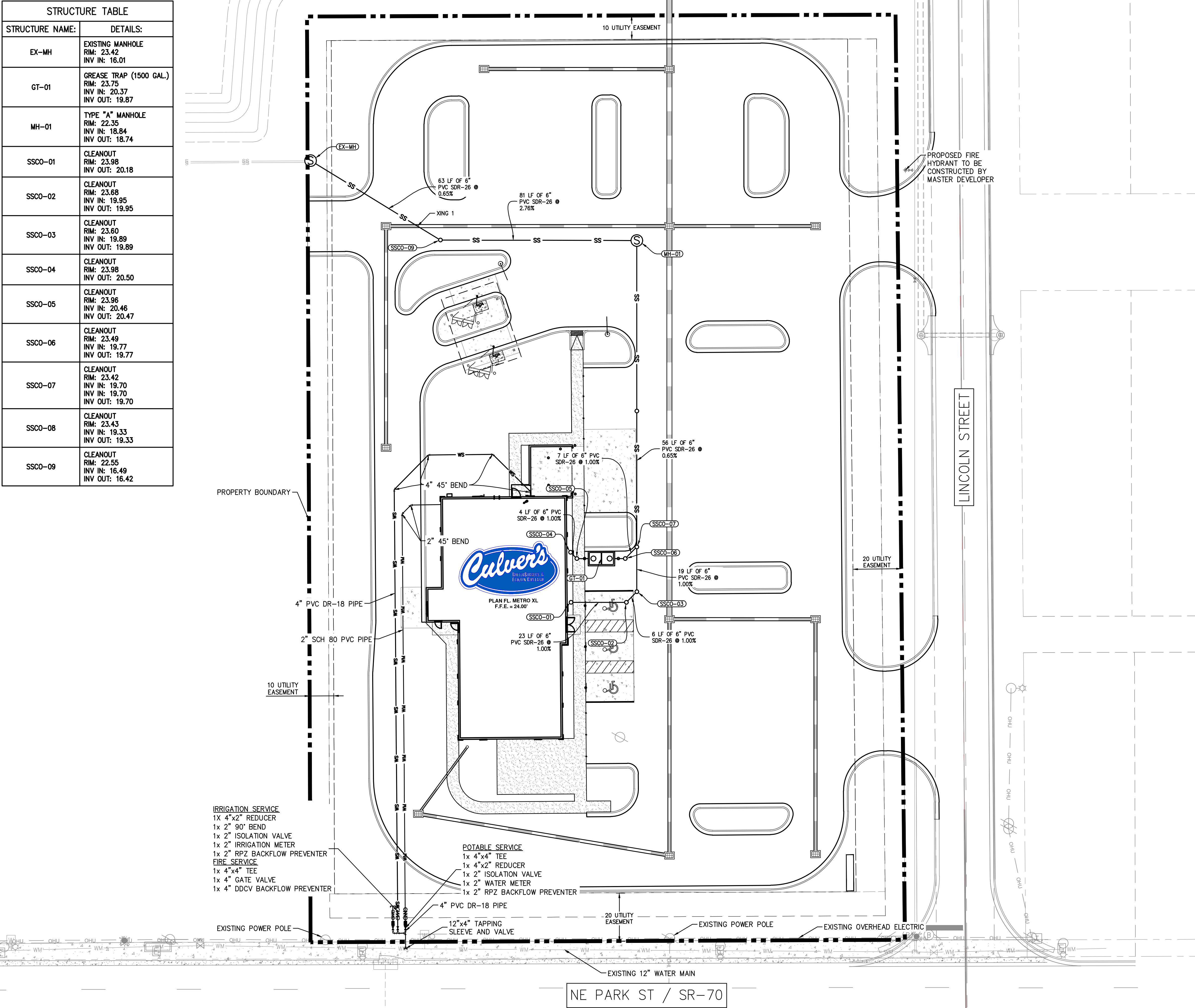
SHEET NUMBER C-08



Plotted By: Miller, Tripp Sheet Set: CULVER'S OKEECHOBEE Layout: C-09 August 14, 2023 11:35:00am K:\UAX-GWA\045523036 - Culvers Okeechobee FL\Cadd\PlanSheets\C-13 UTILITY PLAN.dwg

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STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
EX-MH	EXISTING MANHOLE RIM: 23.42 INV IN: 16.01
GT-01	GREASE TRAP (1500 GAL.) RIM: 23.75 INV IN: 20.37 INV OUT: 19.87
MH-01	TYPE "A" MANHOLE RIM: 22.35 INV IN: 18.84 INV OUT: 18.74
SSCO-01	CLEANOUT RIM: 23.98 INV OUT: 20.18
SSCO-02	CLEANOUT RIM: 23.68 INV IN: 19.95 INV OUT: 19.95
SSCO-03	CLEANOUT RIM: 23.60 INV IN: 19.89 INV OUT: 19.89
SSCO-04	CLEANOUT RIM: 23.98 INV OUT: 20.50
SSCO-05	CLEANOUT RIM: 23.96 INV IN: 20.46 INV OUT: 20.47
SSCO-06	CLEANOUT RIM: 23.49 INV IN: 19.77 INV OUT: 19.77
SSCO-07	CLEANOUT RIM: 23.42 INV IN: 19.70 INV IN: 19.70 INV OUT: 19.70
SSCO-08	CLEANOUT RIM: 23.43 INV IN: 19.33 INV OUT: 19.33
SSCO-09	CLEANOUT RIM: 22.55 INV IN: 16.49 INV OUT: 16.42



LEGEND:

- PROPERTY BOUNDARY
- BUILDING FOOTPRINT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED SANITARY SERVICE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC

NOTES:

- CONTRACTOR RESPONSIBLE FOR ADJUSTING THE TOP OF ALL UTILITY STRUCTURES TO MEET FINAL GRADE, AND COORDINATE WITH THE CITY OF OKEECHOBEE PRIOR TO CONSTRUCTION.
- ALL STORM, WATER, AND SEWER UTILITIES ARE TO BE TESTED BY THE CONTRACTOR PRIOR TO FINAL INSPECTION. REFER TO SHEET C-04 FOR TESTING NOTES.
- CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION OF EXISTING UTILITIES. TAPS TO BE PERFORMED BY UTILITY CONTRACTOR MUST BE SCHEDULED IN ADVANCE WITH THE CITY OF OKEECHOBEE.
- ALL SERVICES TO BE CONSTRUCTED PER THE CITY OF OKEECHOBEE'S STANDARDS AND DETAILS.
- CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, AND INVERTS OF EXISTING UTILITIES BEFORE CONSTRUCTION.
- CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITY SERVICE DURING CONSTRUCTION.
- UPON PROJECT COMMENCEMENT CONTRACTOR TO CONFIRM INVERT AND SIZE OF EXISTING SANITARY STUBOUT CONNECTION LOCATED ON WEST SIDE OF PROPERTY. ANY DISCREPANCIES FOUND WITH THE CONNECTION SHOWN TO BE COMMUNICATED TO OWNER AND ENGINEER WITHIN 48 HOURS OF COMMENCEMENT.
- ESTIMATED FLOW DEMAND BASED UPON FLORIDA ADMINISTRATIVE CODE CHAPTER 64E-6.

TABLE 1: RESTAURANT USING SINGLE SERVICE ARTICLES ONLY AND OPERATING 16 HOURS OR LESS PER DAY PER SEAT - 20 GPD/SEAT

20 GPD/SEAT X 99 INDOOR SEATS = 1,980 GPD  
20 GPD/SEAT X 20 OUTDOOR SEATS = + 400 GPD  
TOTAL FLOW DEMAND = 2380 GPD = 1.65 GPM

UTILITY CROSSINGS:

CROSSING #1:  
BOT PROPOSED 15" STORM = 17.86  
TOP PROPOSED 6" SS = 16.82  
12" MIN. SEPARATION MET

PROJECT DATUM: NAVD 88

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT  
CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

CULVER'S OKEECHOBEE  
PREPARED FOR  
S&L PROPERTIES OKEECHOBEE, LLC

SHEET NUMBER  
C-09

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WWW.KIMLEY-HORN.COM

FOR  
ENGINEER OF RECORD  
SIGNATURE AND SEAL  
REFER TO  
C-02 - SIGNATURE SHEET

KHA PROJECT 045523036	DATE AUGUST 2023	SCALE AS SHOWN	DESIGNED BY JWC	DRAWN BY RCM	CHECKED BY JWC
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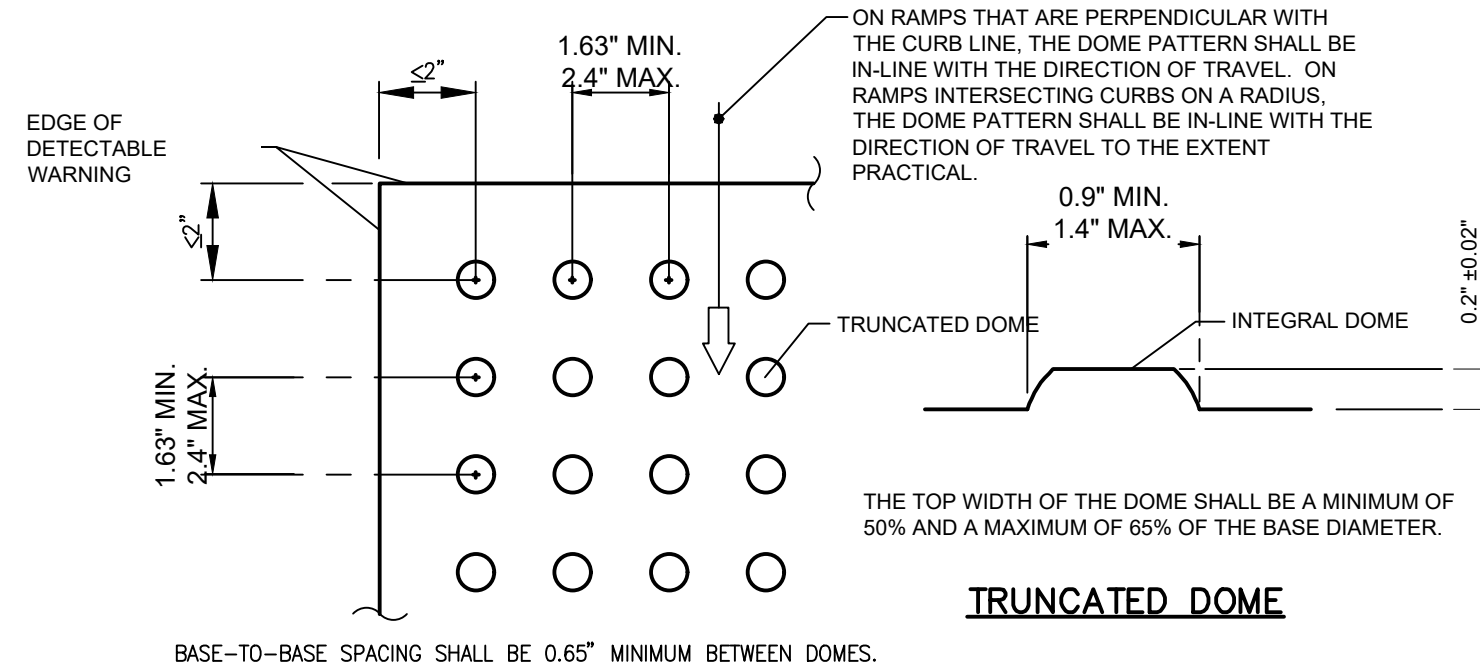
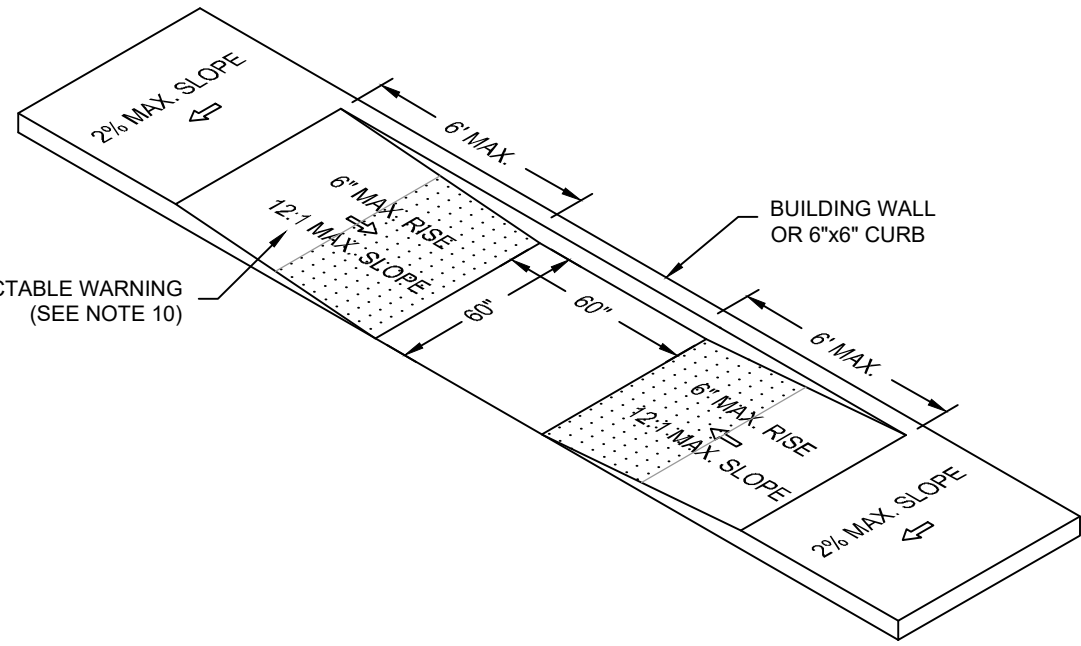
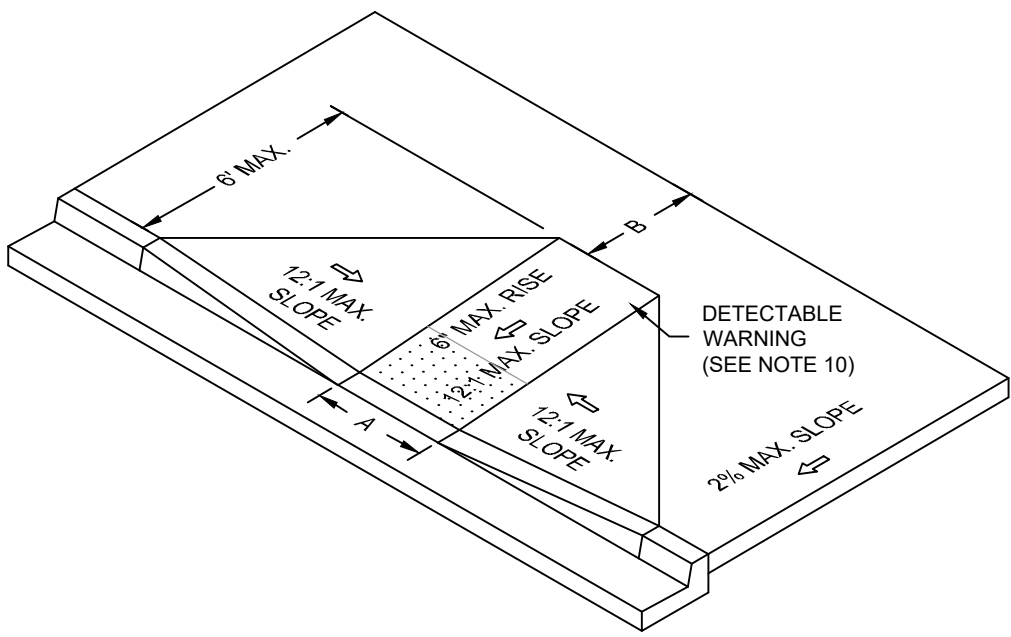
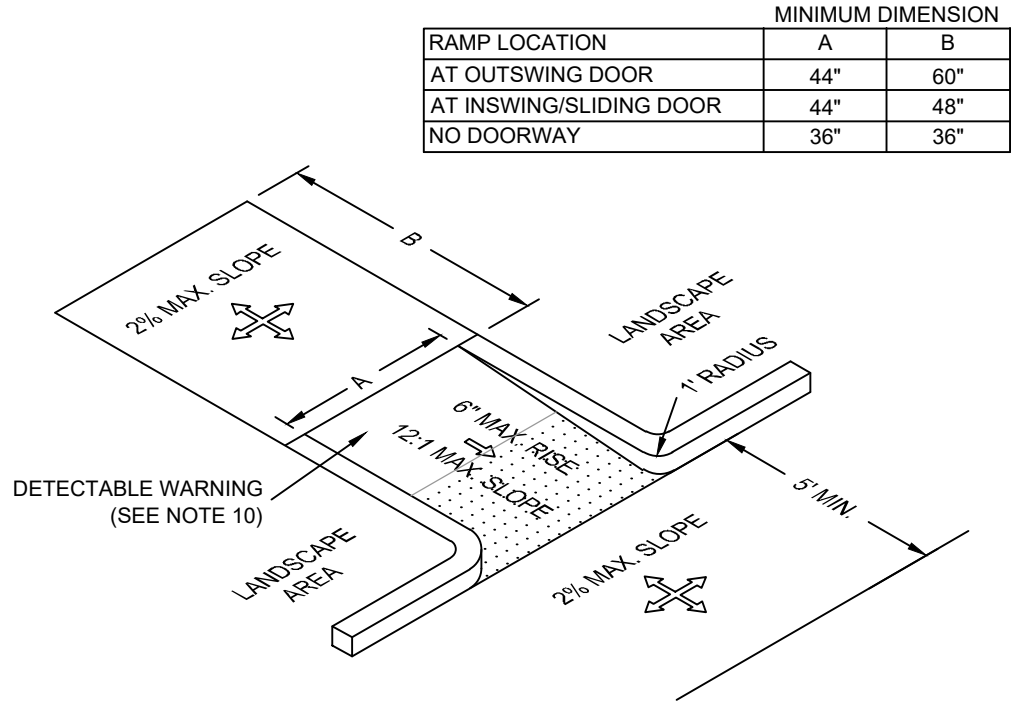
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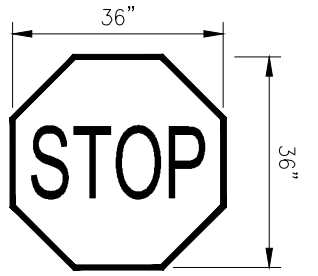
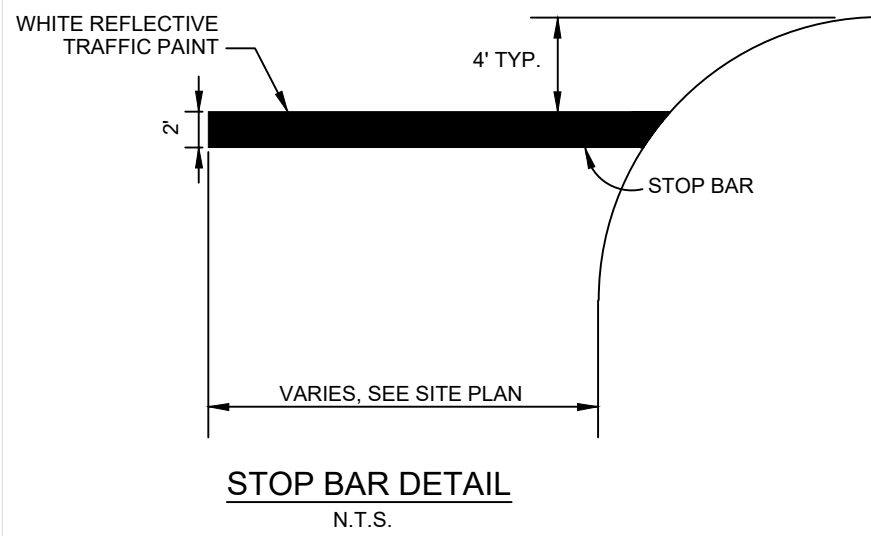
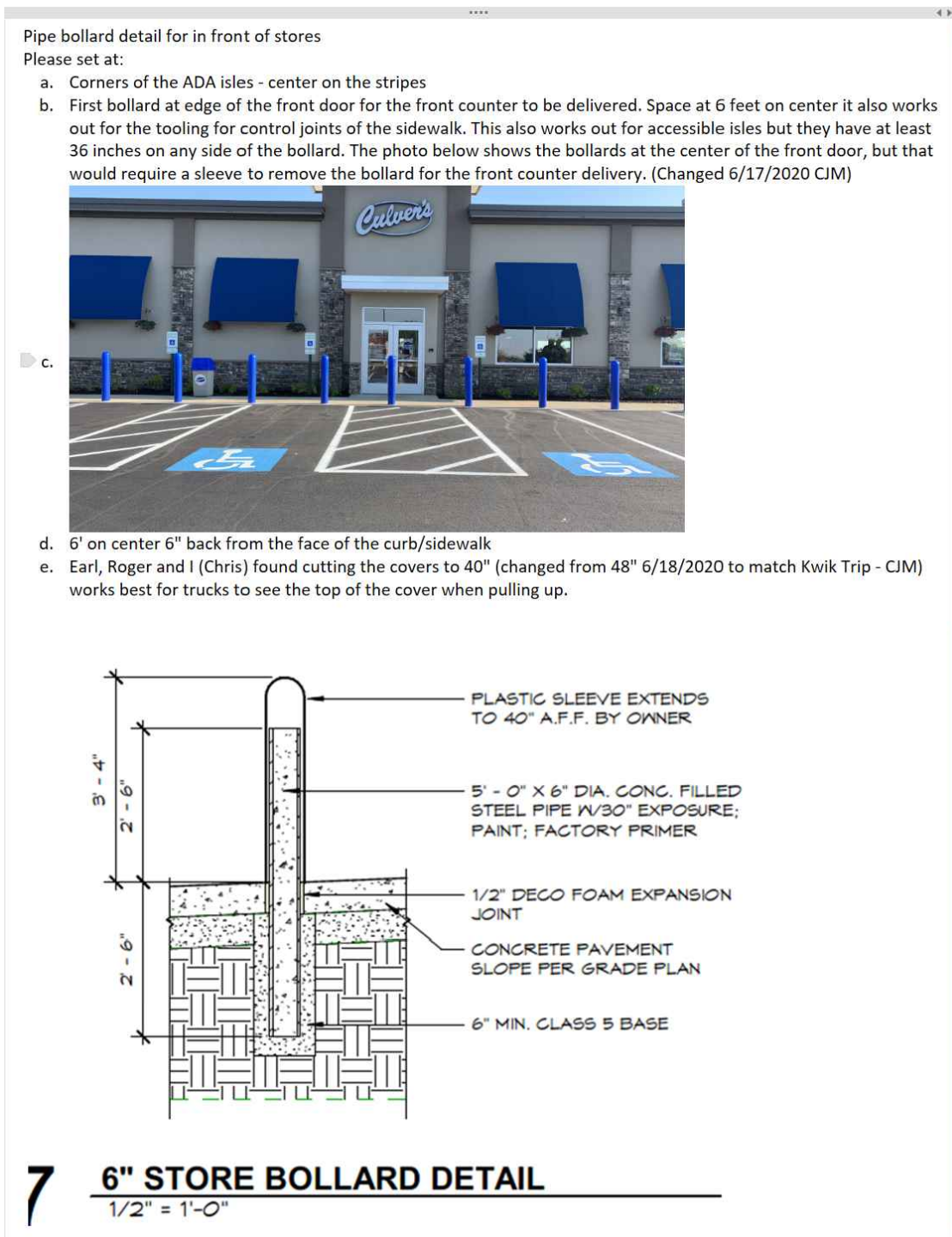
Plotted By: Miller, Tripp    Sheet: Set: CULVER'S OKEECHOBEE    Layout: C-10    August 14, 2023    11:35:12am    K:\VAX-Civil\045523036 - Culvers Okeechobee FL\Cadd\PlanSheets\C-14 SITE DETAILS.dwg    This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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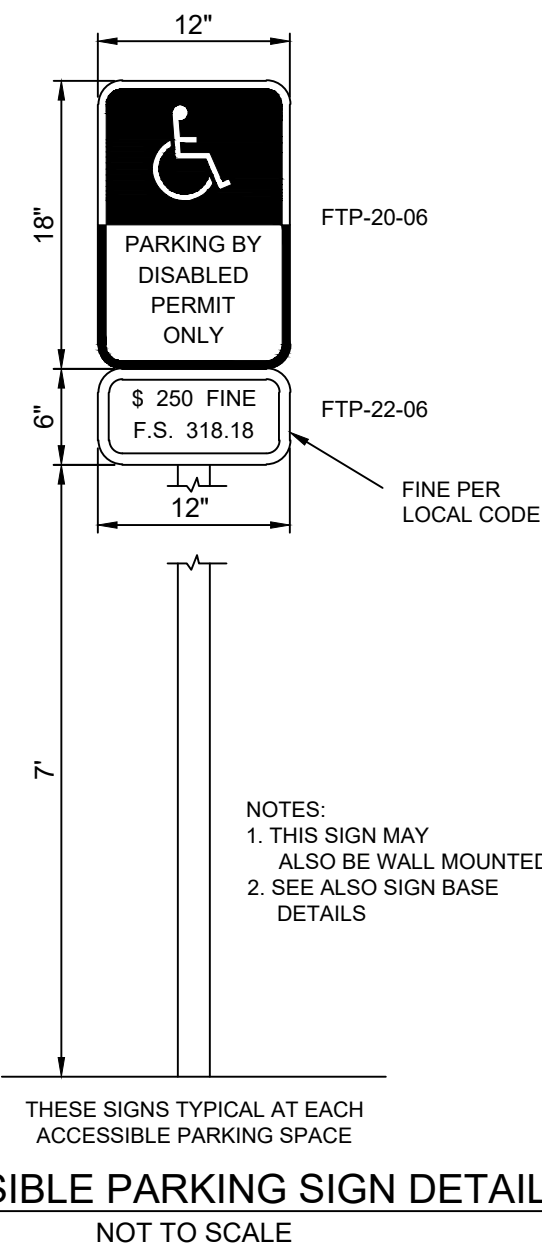
- ALL CURB CUT ACCESSIBLE RAMPS AND DETECTABLE WARNING SURFACES SHALL BE INSTALLED BY THE SITE CONTRACTOR.
- THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW. ANY TYPE OF ADHESIVE OR GLUE DOWN MATS, STAMPED CONCRETE OR ANY VARIATION OTHER THAN WHAT IS SPECIFIED ABOVE WILL NOT BE ACCEPTED. COJ WILL CONSIDER ALTERNATIVES THAT ARE EQUAL TO THE PRODUCTS SPECIFIED ABOVE. THE CHIEF ENGINEER FOR DEVELOPMENT SERVICES WILL HAVE THE SOLE RESPONSIBILITY FOR DETERMINING THE PRODUCT ACCEPTABILITY.
- ALL DETECTABLE WARNING SURFACES FOR SIDEWALKS AT CURB CUT HANDICAP RAMP SHALL BE AN APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW", ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FDOT STANDARD PLANS INDEX 522-002.

ACCESSIBLE RAMPS  
N.T.S.

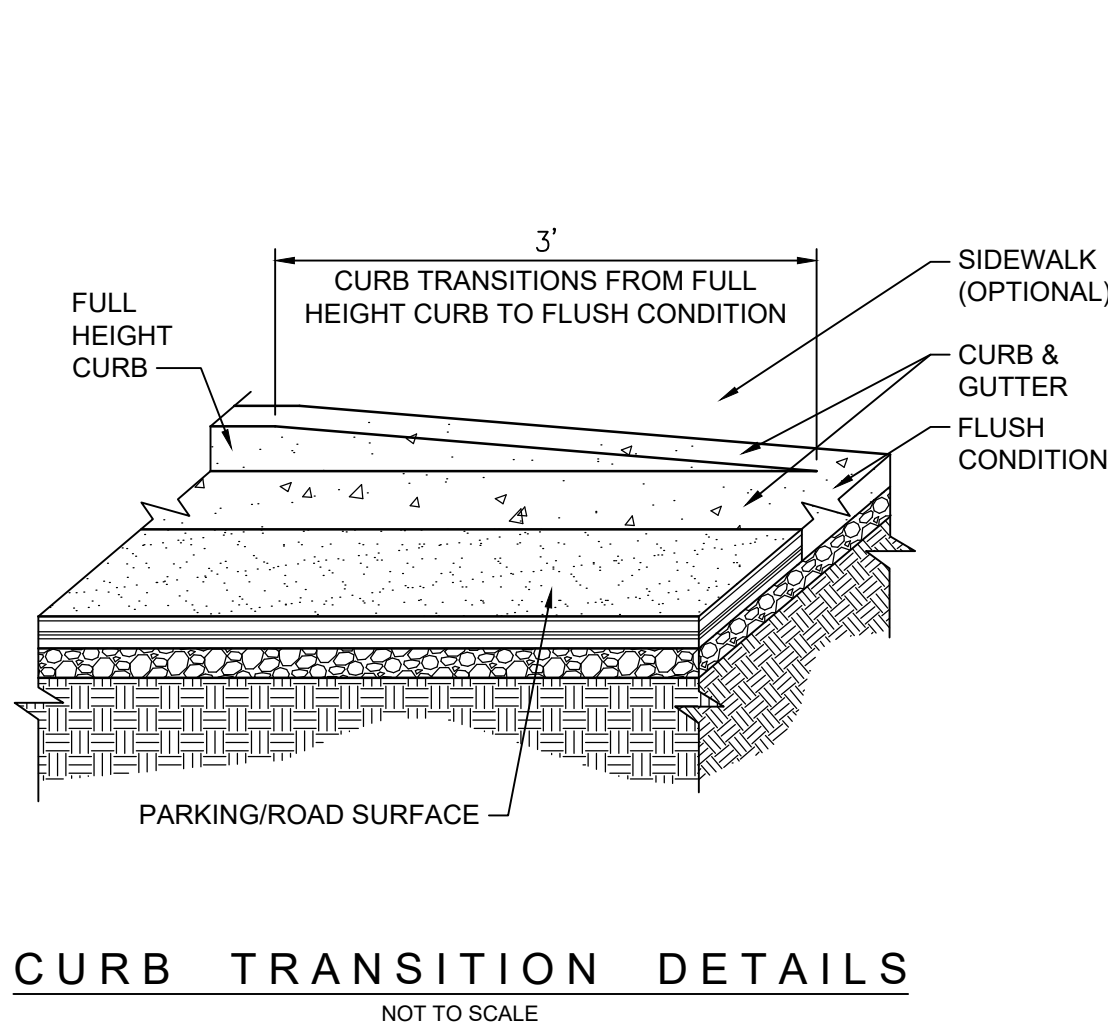
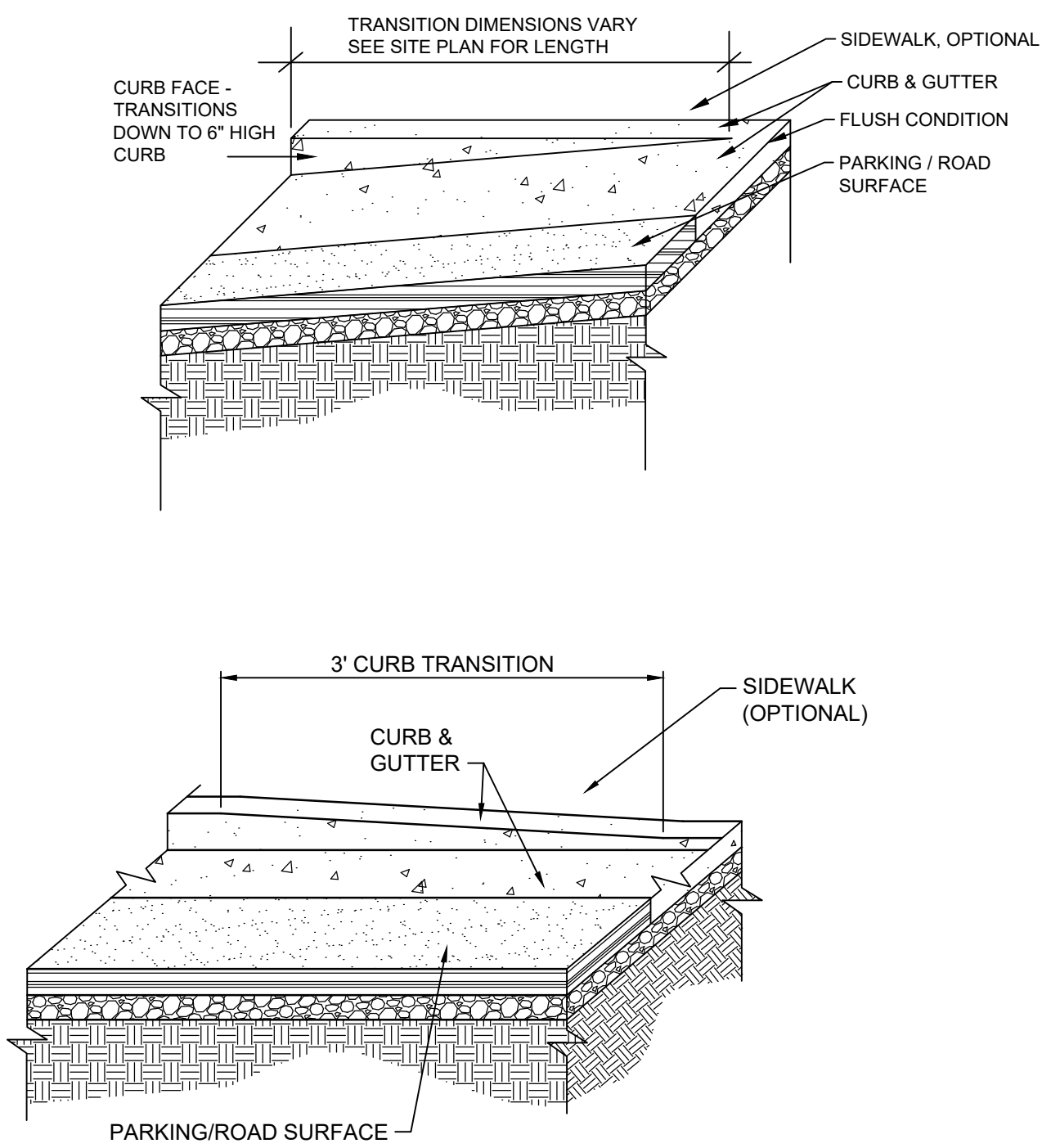


WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STOP SIGN  
N.T.S.



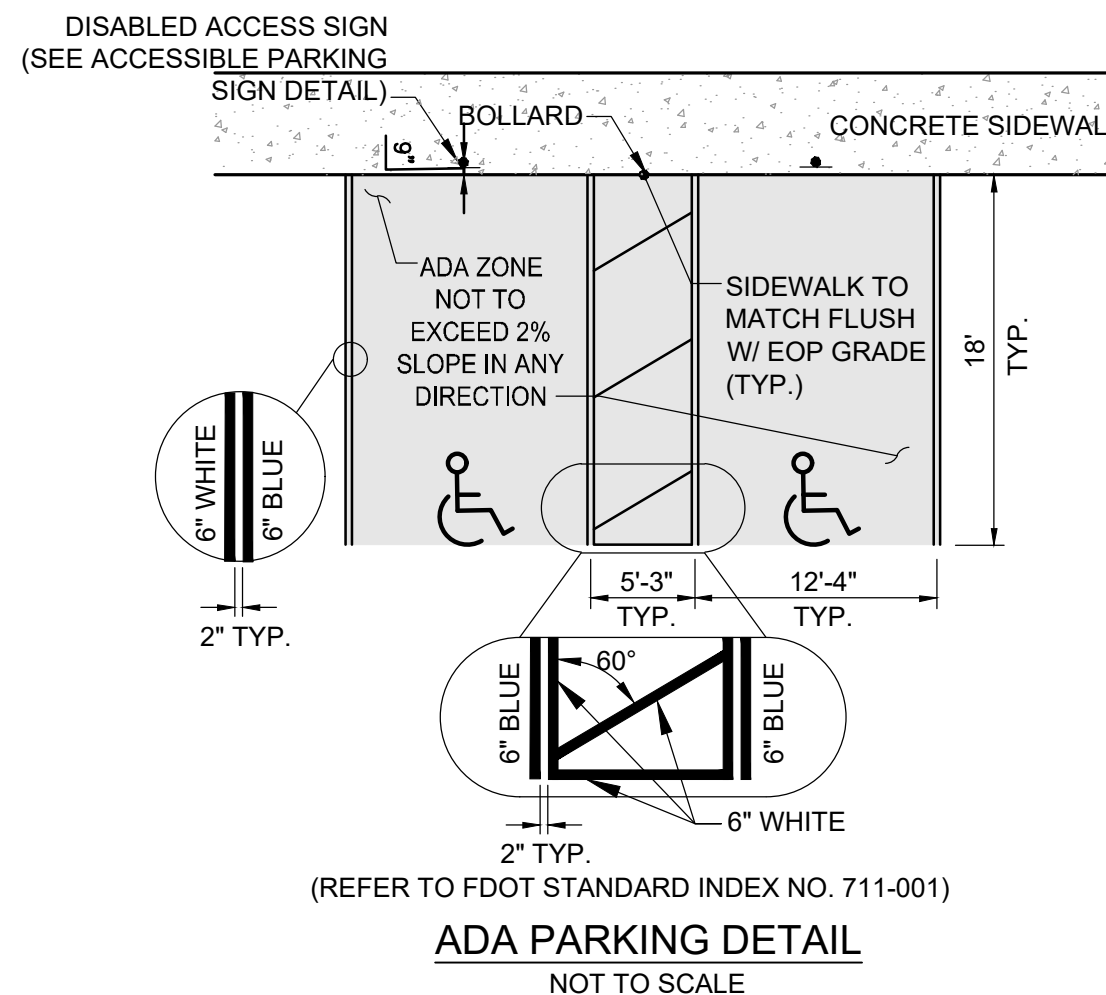
ACCESSIBLE PARKING SIGN DETAIL  
NOT TO SCALE



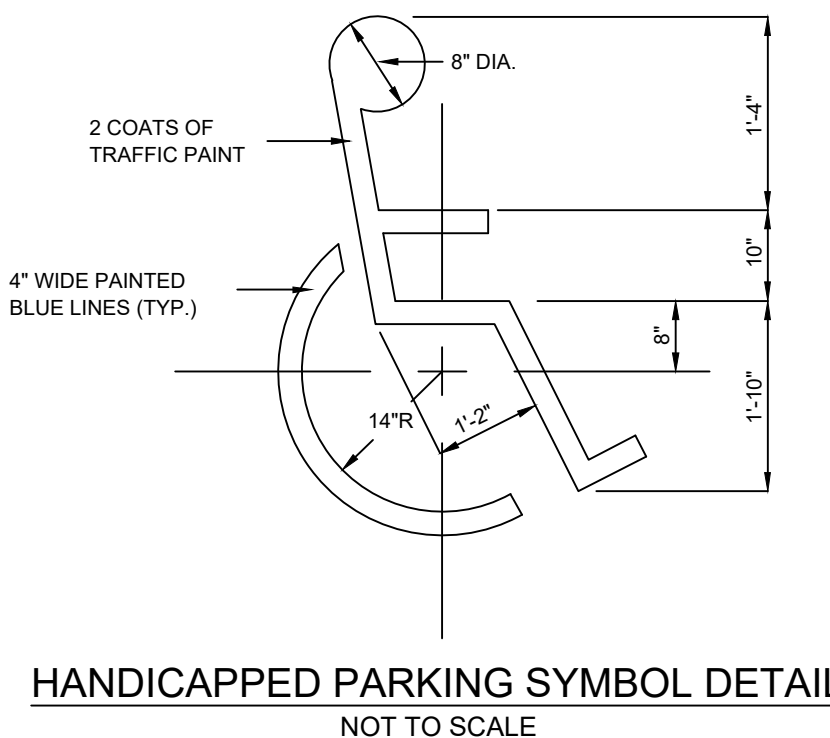
CURB TRANSITION DETAILS  
NOT TO SCALE

ACCESSIBILITY NOTES:

- ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
- ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 4.9% RUNNING SLOPE AND 1.9% CROSS SLOPE.
- CHANGE IN ELEVATION WITHIN THE ACCESSIBLE ROUTE IS NOT TO EXCEED 1/2" WITHOUT A CURB RAMP.
- UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60"x60" PASSING SPACE EVERY 200 FEET.
- ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 48" LEVEL LANDING IN BETWEEN.
- THE ACCESSIBLE ROUTE IN FRONT OF PULL-IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
- ANY WALK THAT CROSSES OR ADJOINS A VEHICULAR WAY NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS SHALL BE DEFINED BY A CONTINUOUS 36" WIDE DETECTABLE WARNING.
- SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS, AND USE OF HANDRAILS, PER F.B.C 11-4.8.
- PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF-WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF F.D.O.T INDEX 304.
- PLACE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP OR LANDING, TO A MINIMUM DEPTH OF 2 FEET MEASURED PERPENDICULAR TO THE CURB LINE AND NO GREATER THAN 5 FEET FROM THE BACK OF THE CURB OF EDGE OF PAVEMENT.
- ALL DETECTABLE WARNING SURFACES FOR SIDEWALK AT CURB CUT HANDICAP RAMPS UNDER THE JURISDICTION OF COJ SHALL BE AN APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW", ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLAN INDEX 522-002, AND 28 CODE OF FEDERAL REGULATIONS (CFR) PART 36, APPENDIX A LATEST REVISIONS, AS WELL AS APPLICABLE COJ REQUIREMENTS.



ADA PARKING DETAIL  
NOT TO SCALE



HANDICAPPED PARKING SYMBOL DETAIL  
NOT TO SCALE

NOT FOR CONSTRUCTION	REVISIONS	DATE	BY

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FOR  
ENGINEER OF RECORD  
SIGNATURE AND SEAL  
REFER TO  
C-02 - SIGNATURE SHEET

KHA PROJECT 045523036	DATE AUGUST 2023	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY KHA	CHECKED BY KHA
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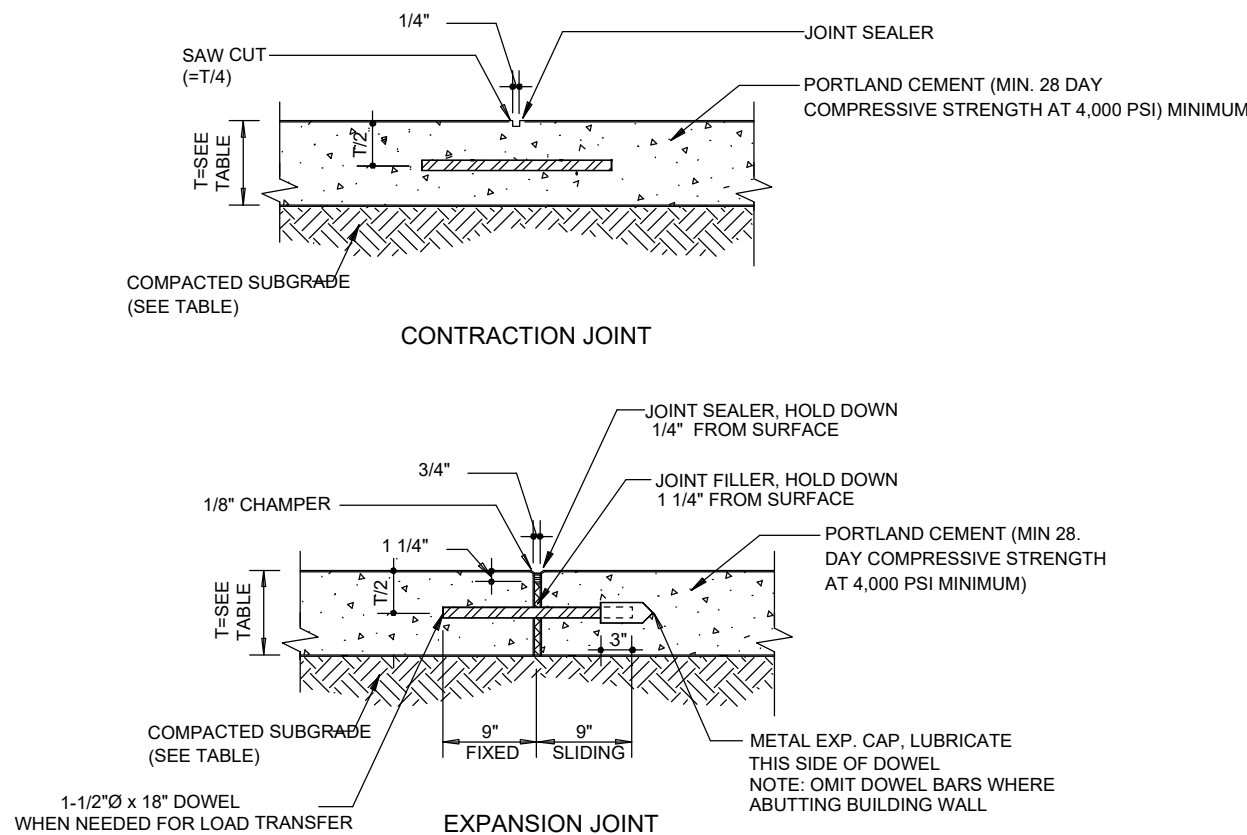
SITE DETAILS

CULVER'S OKEECHOBEE  
PREPARED FOR  
S&L PROPERTIES OKEECHOBEE,  
LLC

FLORIDA  
OKEECHOBEE

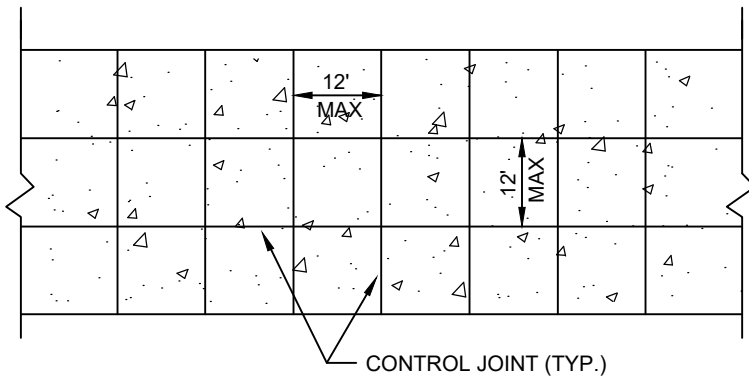


Plotted By: Miller, Tripp    Sheet Set: CULVER'S OKEECHOBEE    Layout: C-11    August 14, 2023 11:35:14am    K:\JAX-Civil\045523036 - Culvers Okeechobee FL\Cadd\PlanSheets\C-11 SITE DETAILS.dwg    This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



FOR CONCRETE PAVING LOCATED IN DUMPSTER ENCLOSURE, HANDICAP PARKING AND DRIVE-THROUGH:

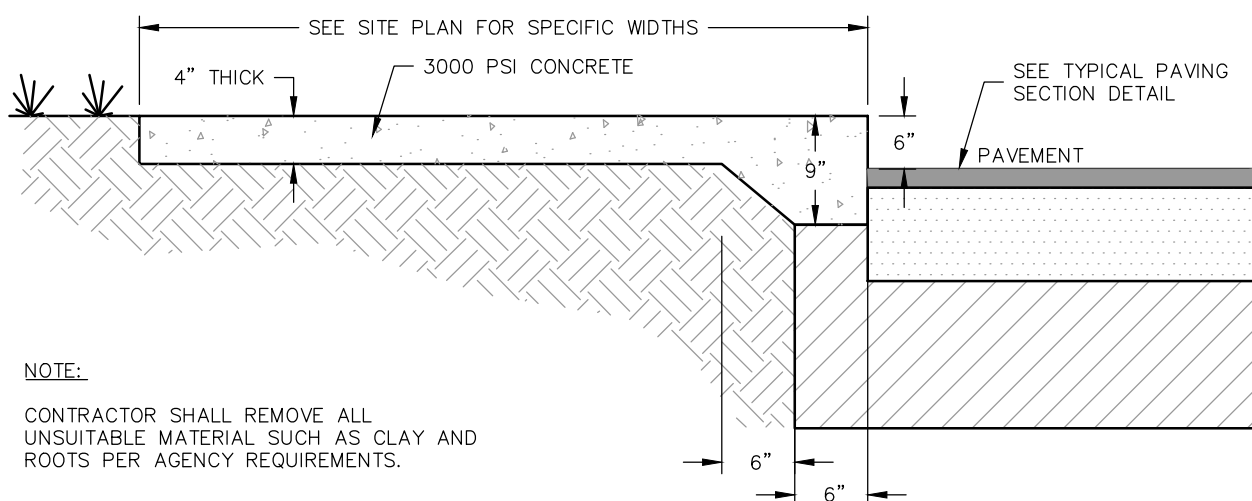
CONCRETE PAVING SHALL BE TINTED AND SEALED. SOLOMONS COLOR, SGS INTEGRAL COLOR #929 BLACK ONYX 1 SHALL BE USED AT A RATE OF 25 LB BAG PER A YARD OF CONCRETE. THE CONCRETE SEALER SHALL BE WR MEADOWS SEALER CS-309-30. 1 POUND OF CONCRETE DYE SHALL BE MIXED WITH EVERY 5 GALLONS OF SEALER.



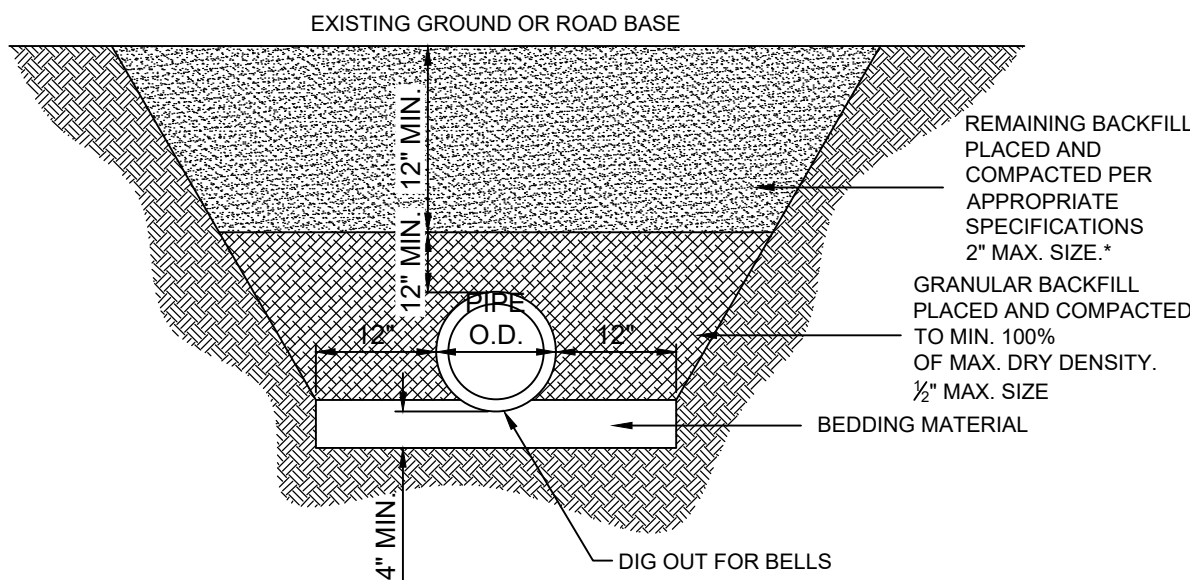
PLAN

- NOTES:
1. LONGITUDINAL AND TRANSVERSE JOINTS SHALL BE SAWS AS INDICATED.
  2. THE JOINT SEAL MANUFACTURER'S SPECIFICATIONS SHALL BE COMPATIBLE WITH THE JOINT CONFIGURATION. PROVIDE TYPICAL DETAILS FOR CONSTRUCTION & EXP. JTS.
  3. FOR ALL JOINTS THE BACKER ROD MATERIAL SHALL BE COMPATIBLE WITH THE COLD POURED SEALANT AND SLIGHTLY OVERSIZED TO PREVENT MOVEMENT DURING THE JOINT SEALANT OPERATION.
  4. THE WIDTH OF ALL JOINTS SHALL BE CORRECTED FOR 68 DEGREE F.
  5. EXPANSION JOINTS SHALL BE USED AT ALL LOCATIONS WHERE PAVEMENT ABUTS A PERMANENT STRUCTURE.
  6. DOWELS AND TIE BARS FOR CONSTRUCTION JOINTS SHALL BE CAST IN PLACE.

CONCRETE PAVING DETAIL  
NOT TO SCALE

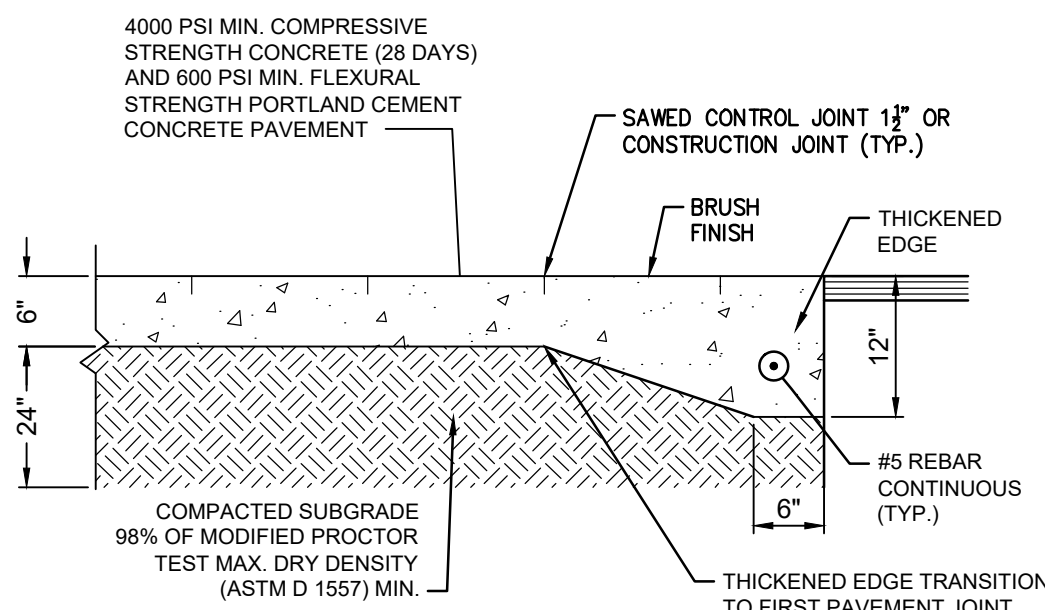


RAISED SIDEWALK AND PAVEMENT SECTION  
N.T.S.



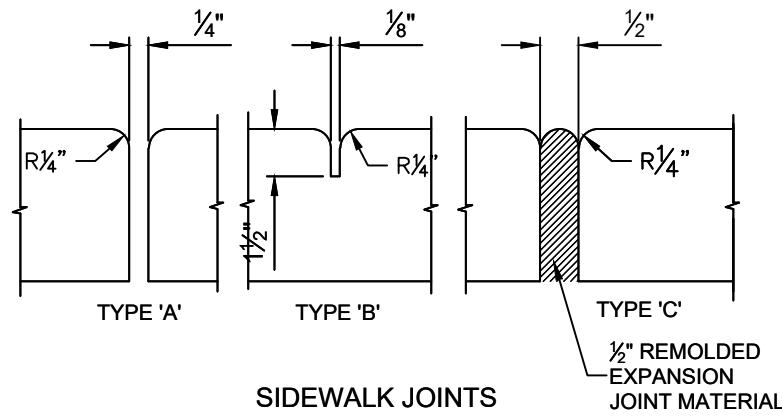
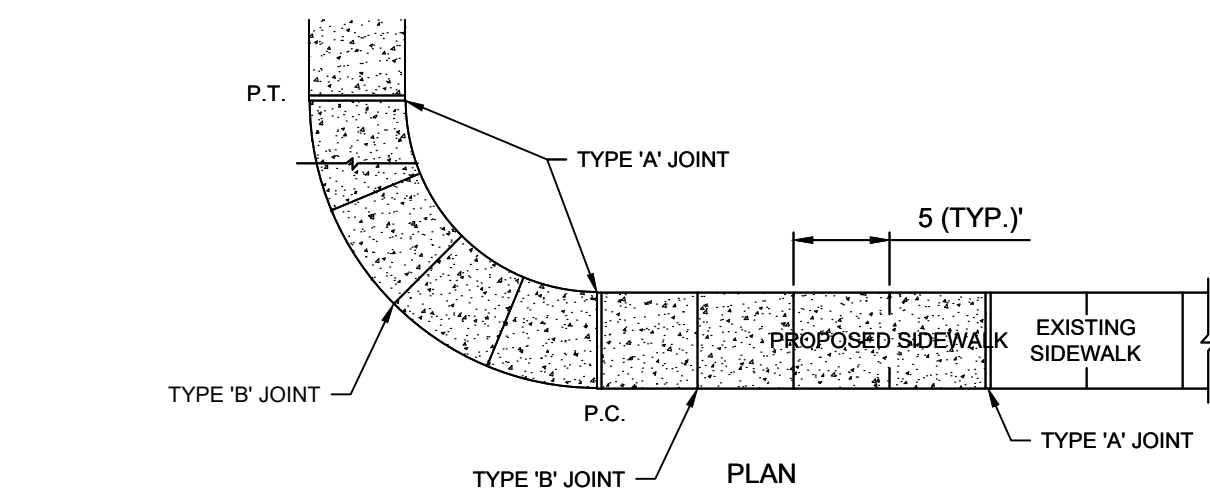
- NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL (2" MAX SIZE). UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
  2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
  3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
  4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
  5. ALL WORK SHALL CONFORM TO STATE OF FLORIDA TRENCH SAFETY ACT.
- \* COMPACT TO 98% OF AASHTO T-180 MAXIMUM DRY DENSITY UNDER EXISTING AND PROPOSED PAVEMENT AREAS. COMPACT TO 95% ON ALL OTHER AREAS UNLESS OTHERWISE NOTED..

TRENCH WITHOUT EXFILTRATION  
NOT TO SCALE

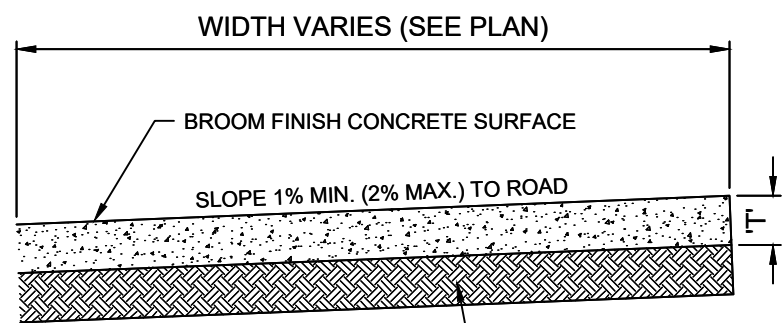


SECTION

SUBGRADE SOILS MUST BE MOISTENED PRIOR TO PLACEMENT OF CONCRETE.



SIDEWALK JOINTS

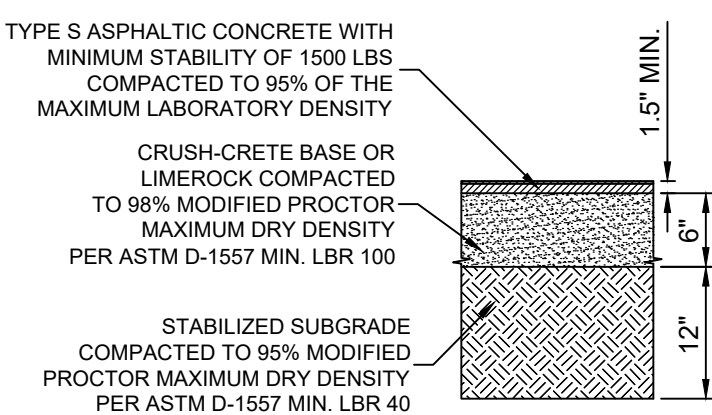


STANDARD CROSS SECTION  
CONCRETE SIDEWALK  
NOT TO SCALE

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

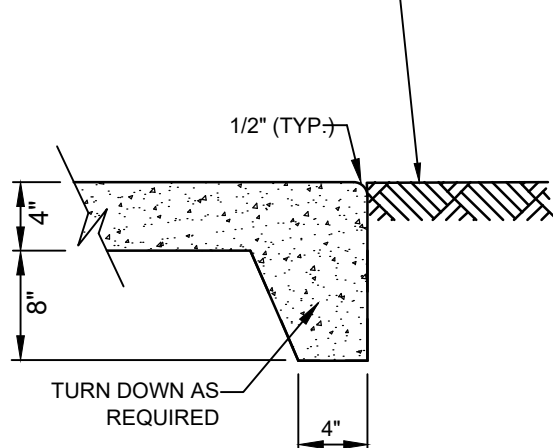
TABLE OF SIDEWALK THICKNESS	
LOCATION	T"
PEDESTRIAN ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

NOTE:  
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

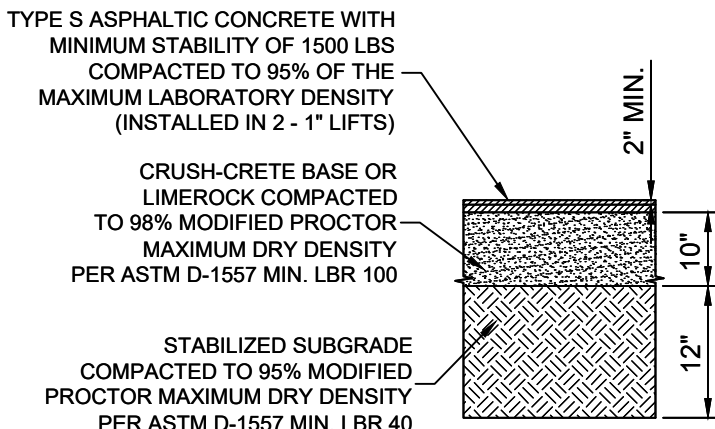


STANDARD DUTY ASPHALT  
N.T.S.

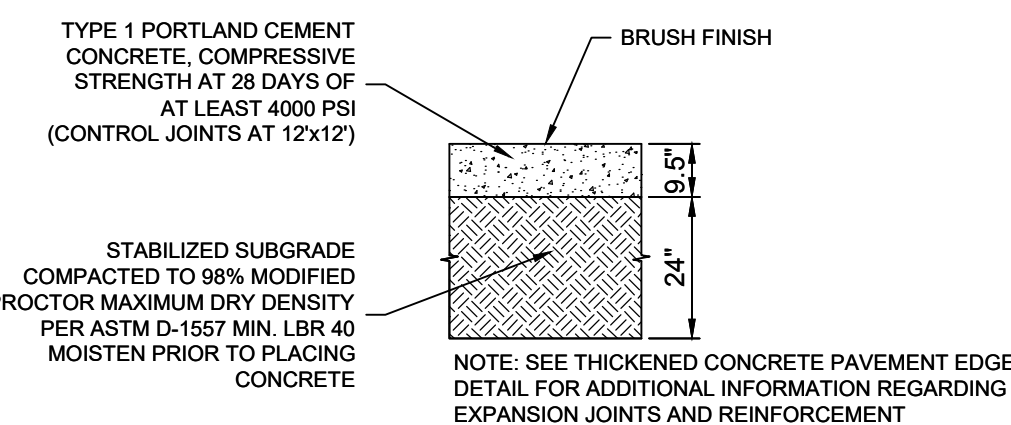
FINISH GRADE ELEV. SHALL BE AT LEAST 2" BELOW 2" BELOW THE PROPOSED PLAN ELEV. TO ACCOMMODATE SODDING AND MAINTAIN POSITIVE DRAINAGE



SIDEWALK AT GRADE DETAIL  
NOT TO SCALE



HEAVY DUTY ASPHALT  
N.T.S.



CONCRETE PAVEMENT  
N.T.S.

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KHA PROJECT 045523036	DATE AUGUST 2023	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY KHA	CHECKED BY KHA
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SITE DETAILS

CULVER'S OKEECHOBEE  
PREPARED FOR  
S&L PROPERTIES OKEECHOBEE,  
LLC

FLORIDA

OKEECHOBEE

SHEET NUMBER  
C-11

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REVISIONS

BY

DATE

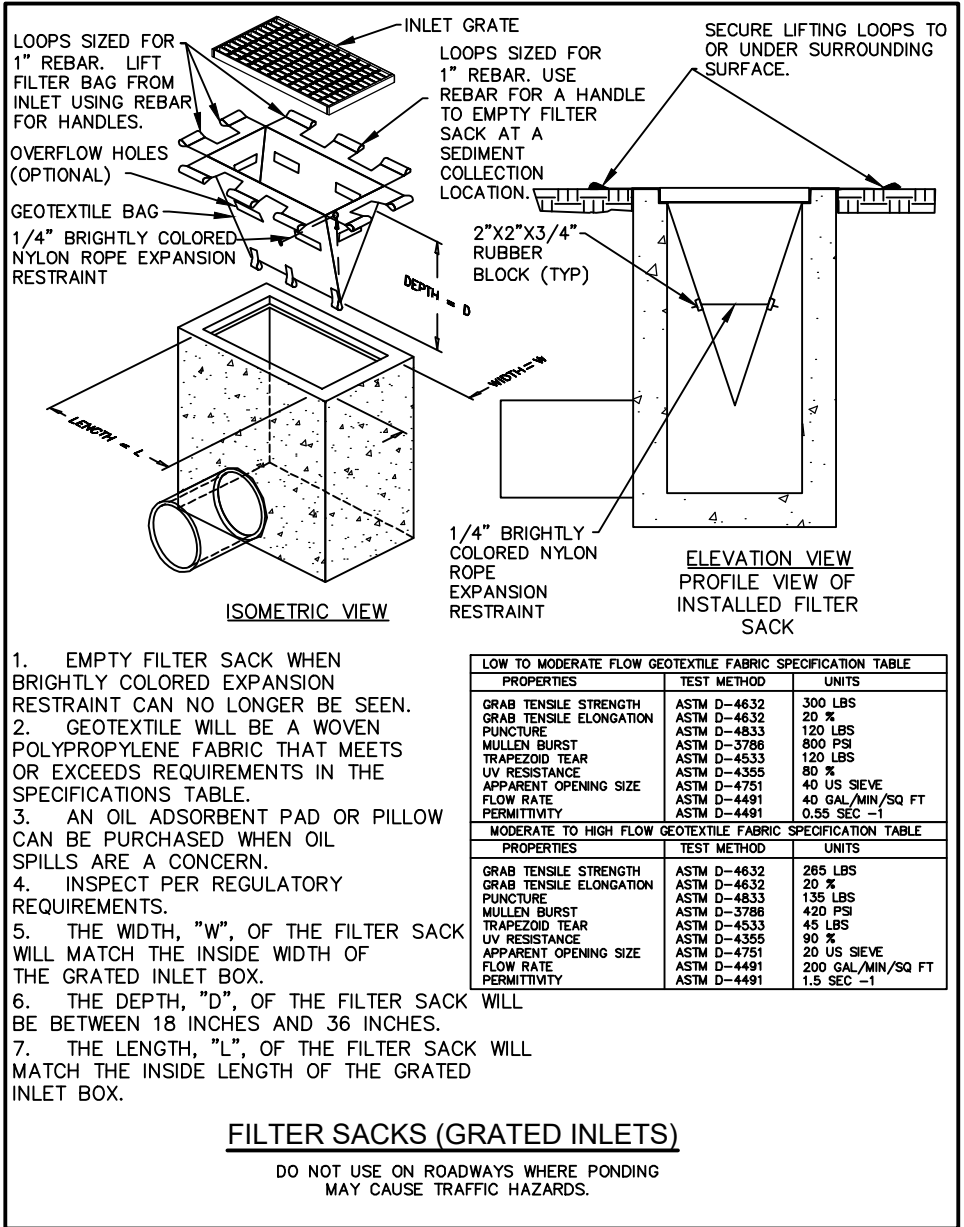
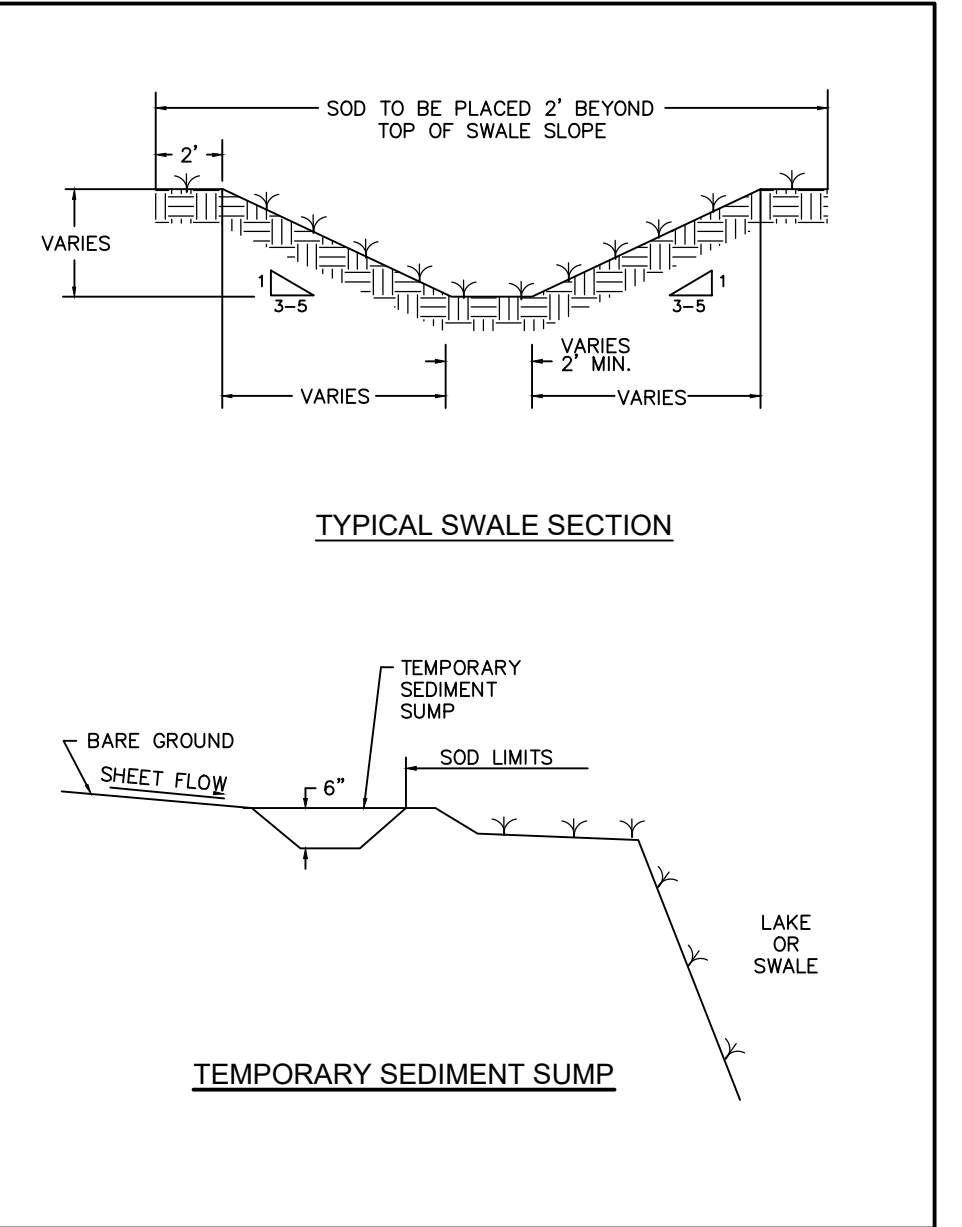
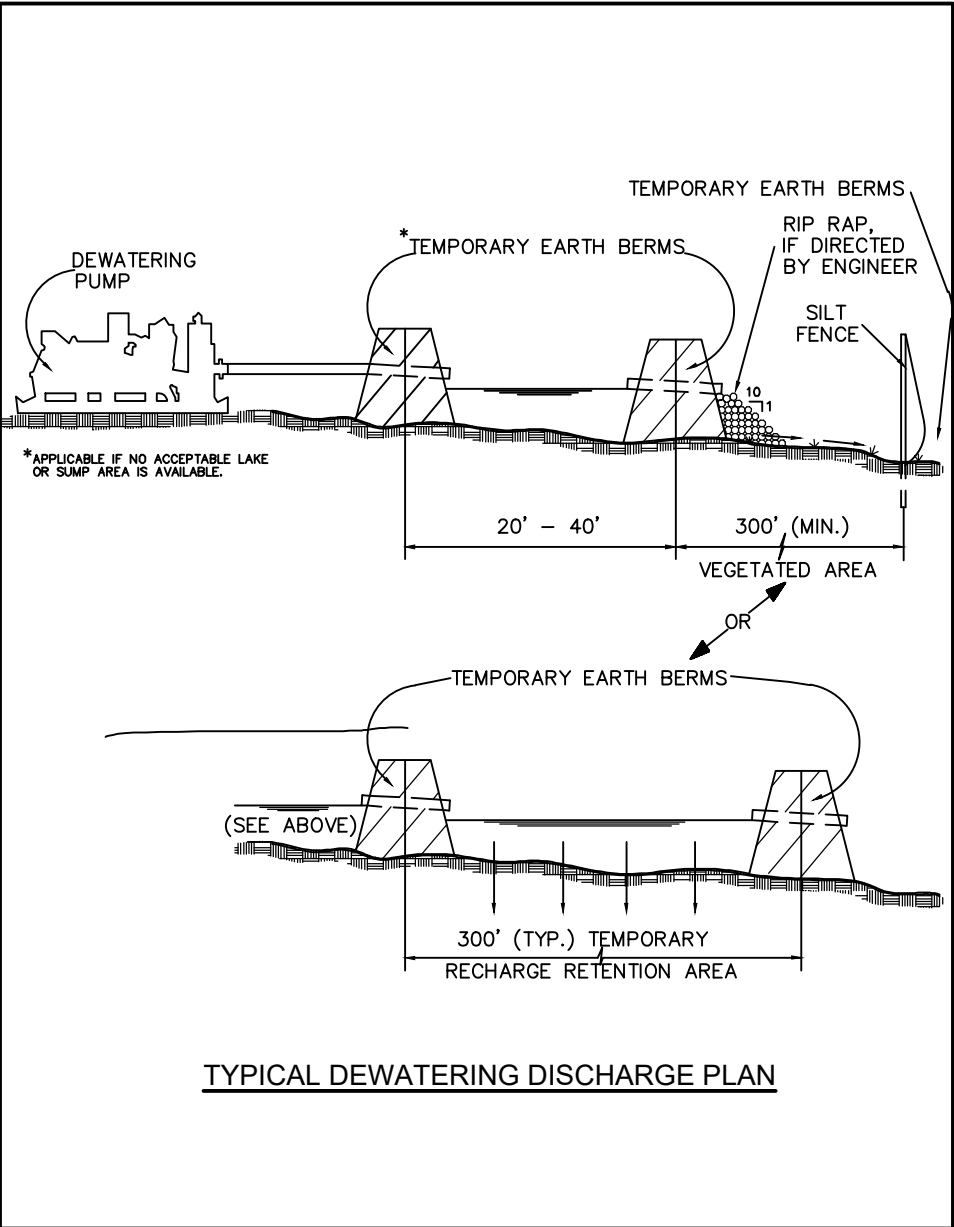
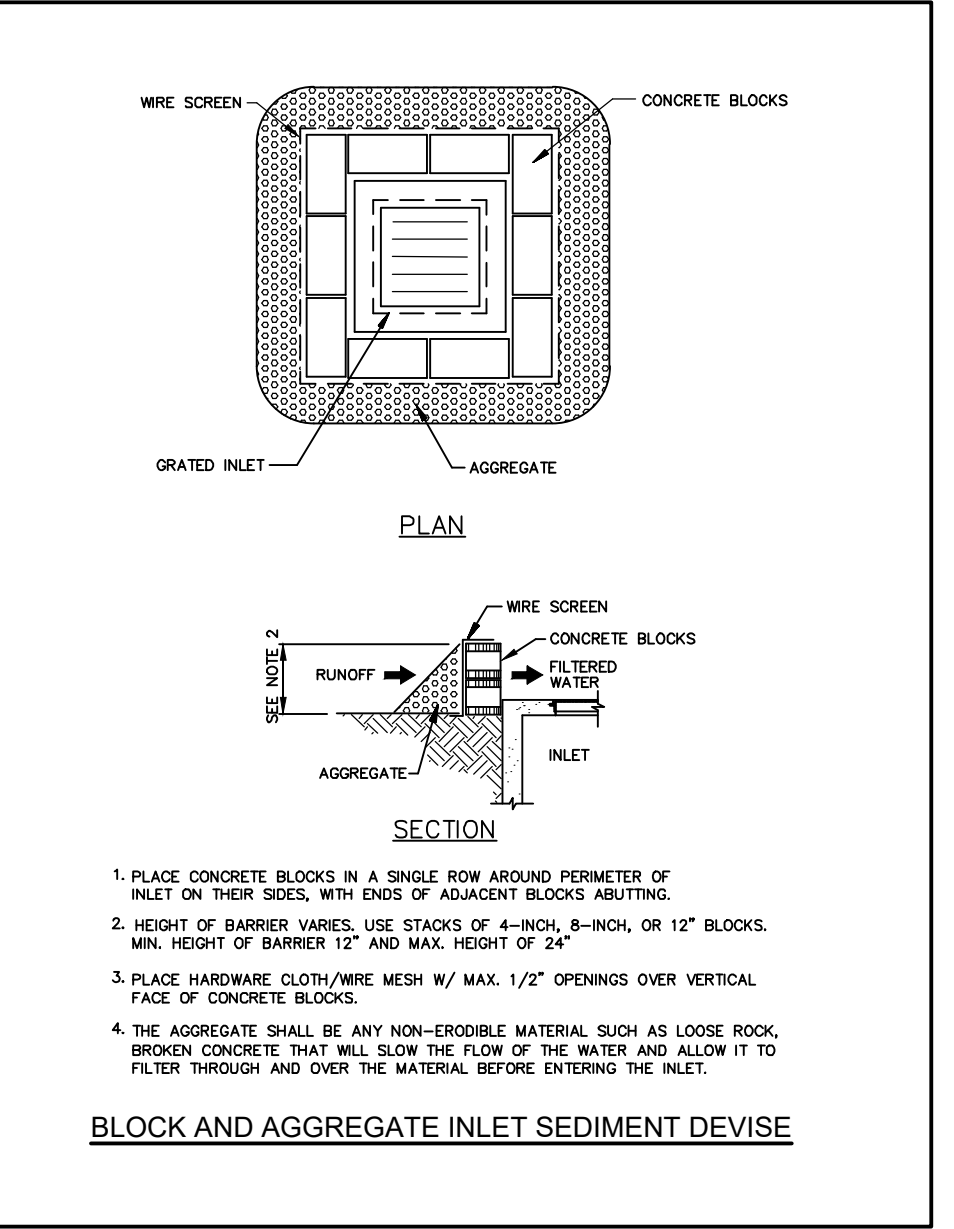
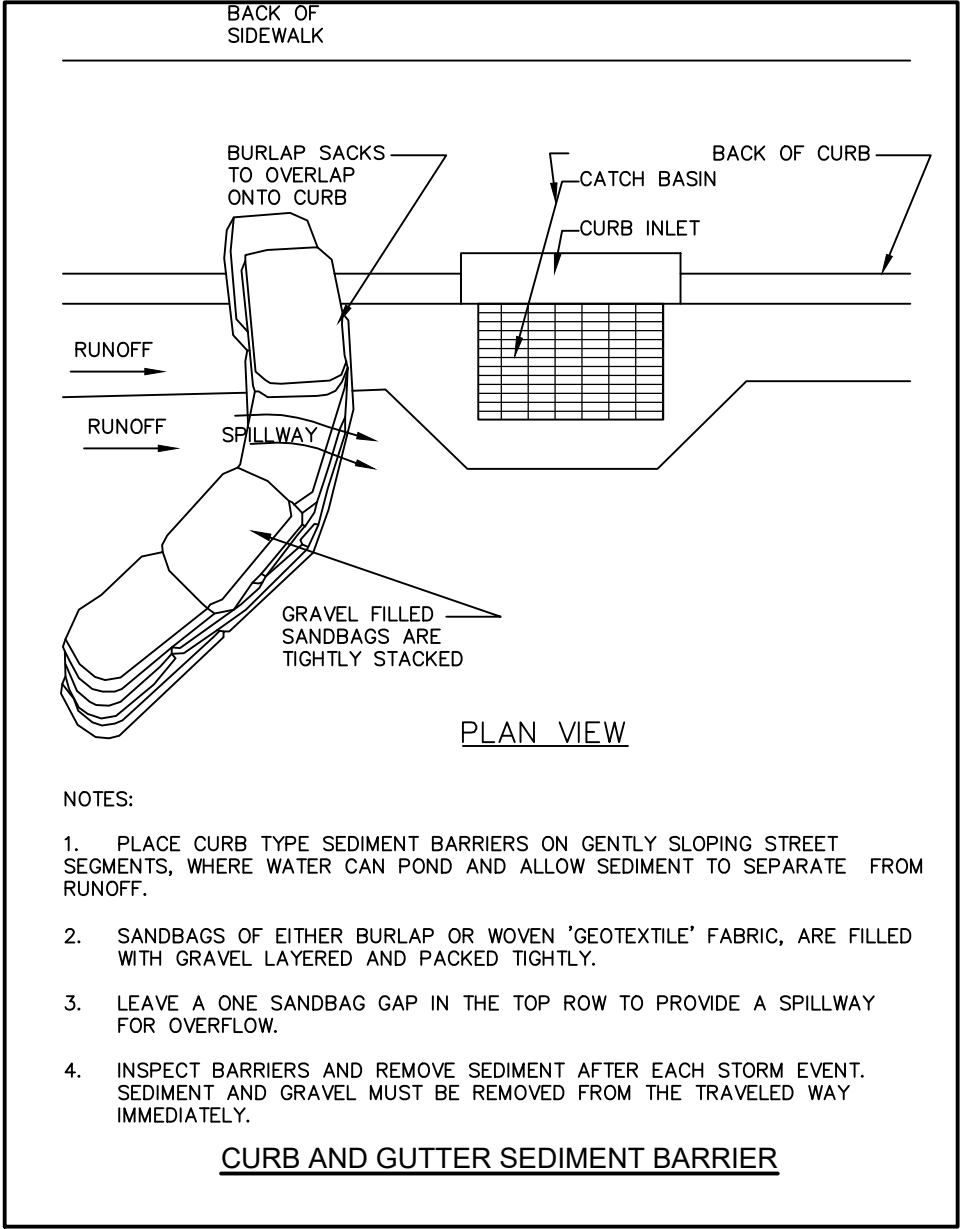
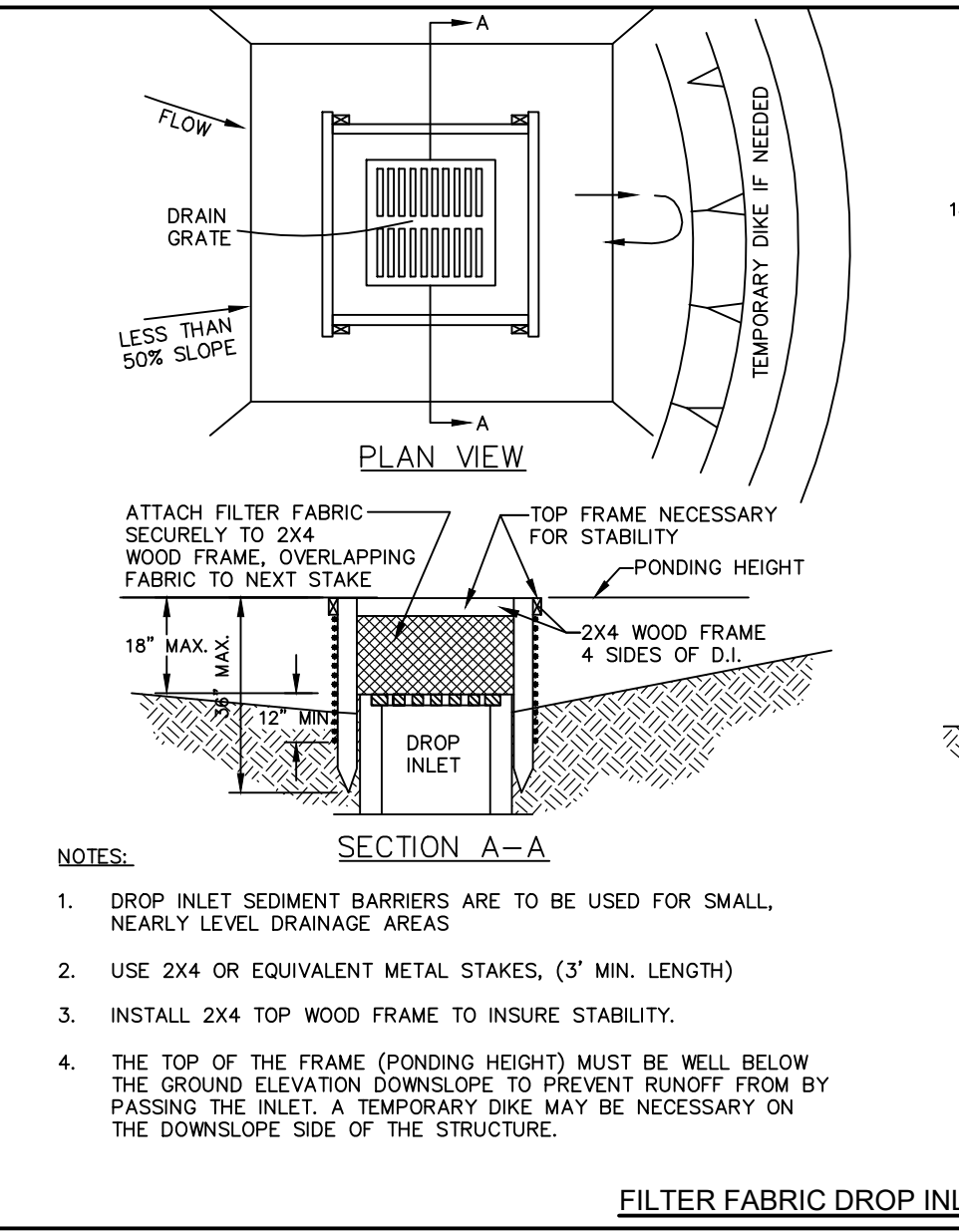
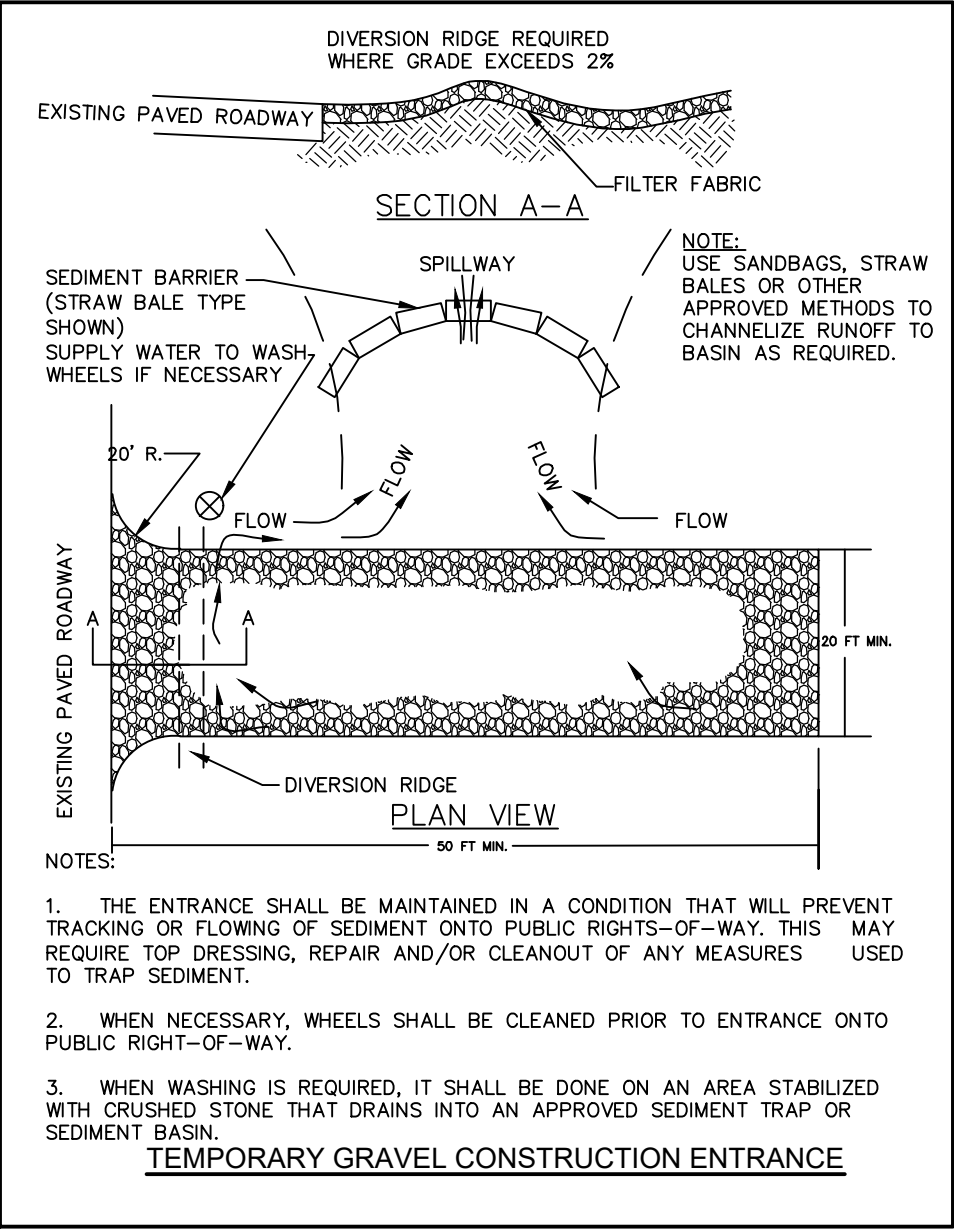
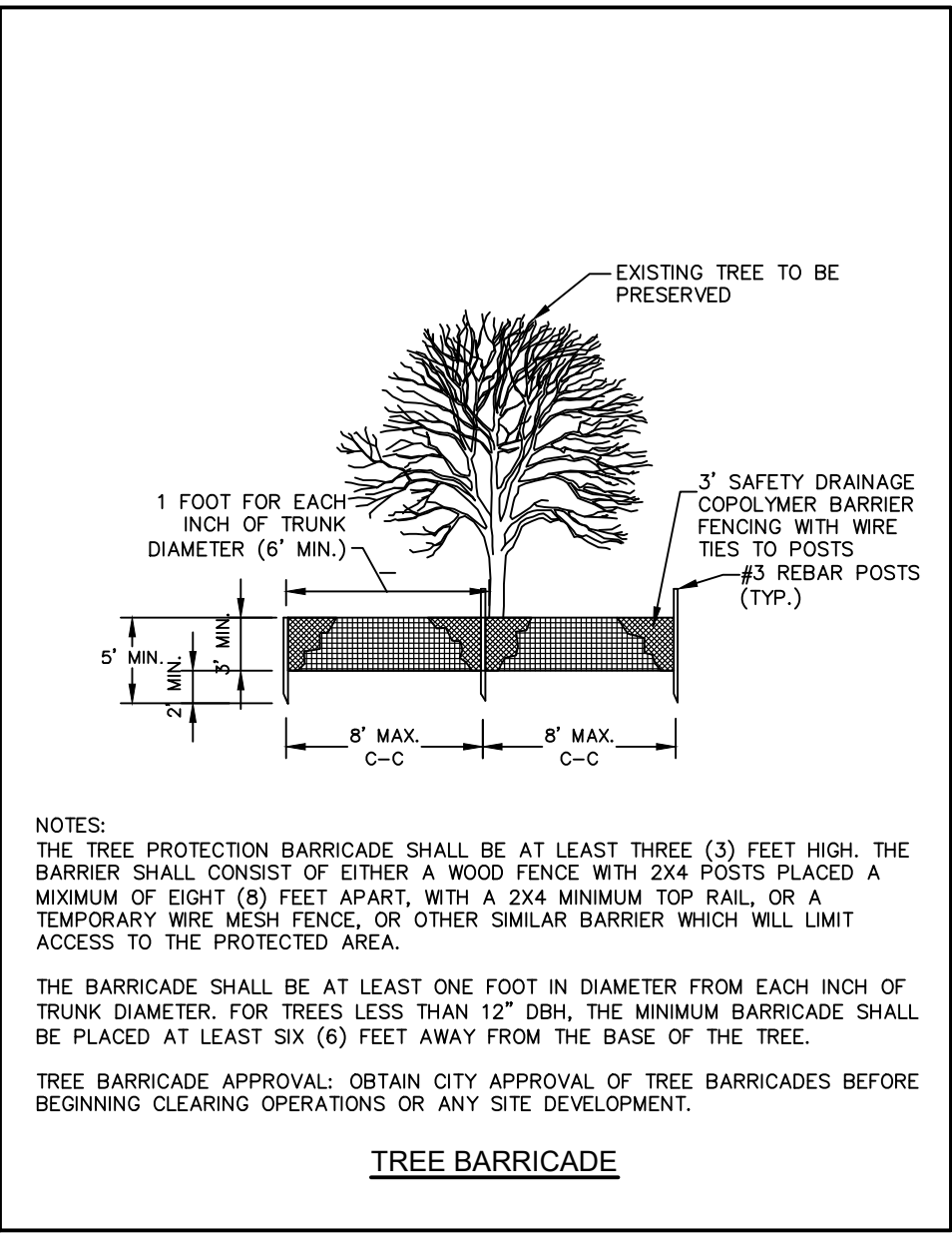
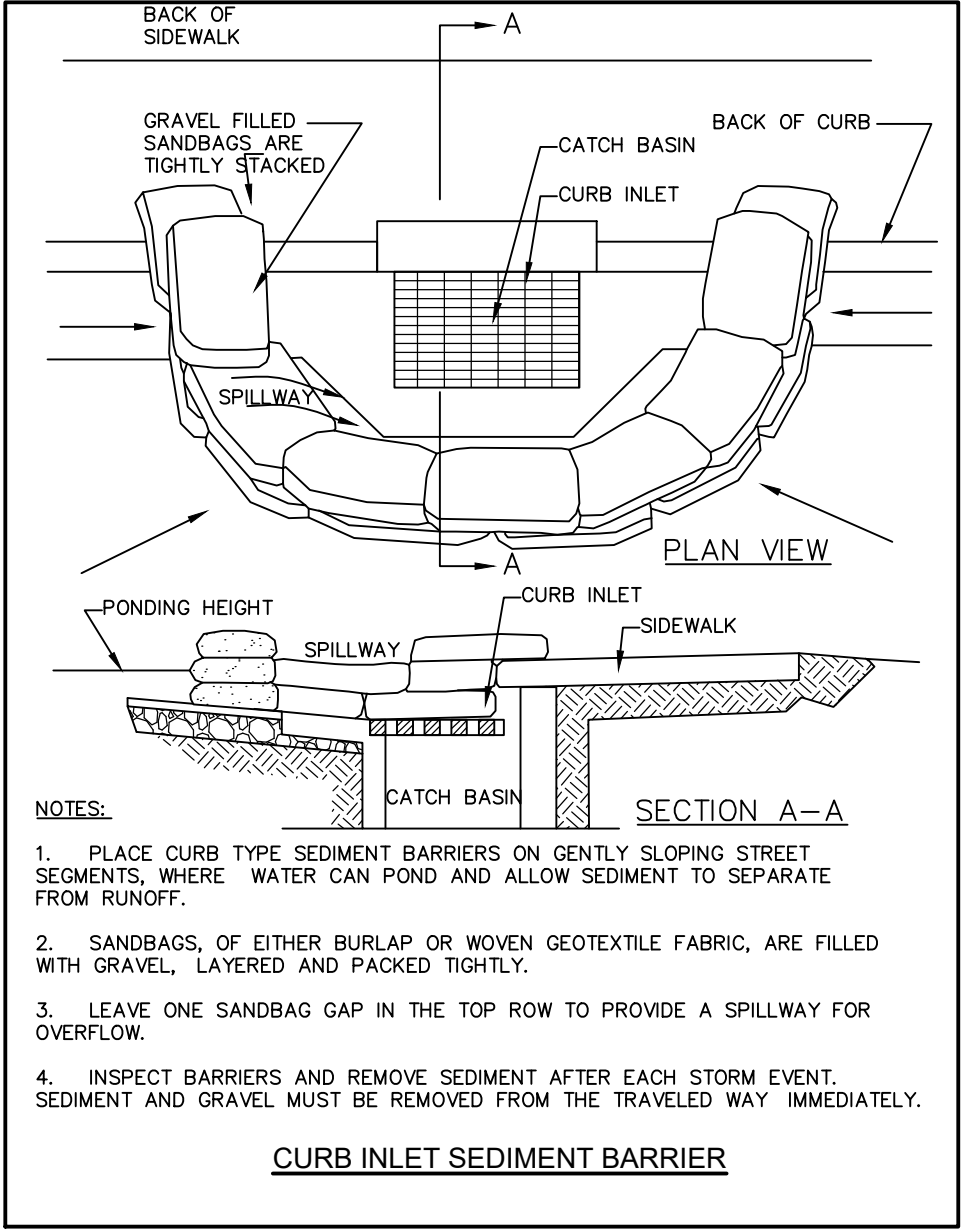
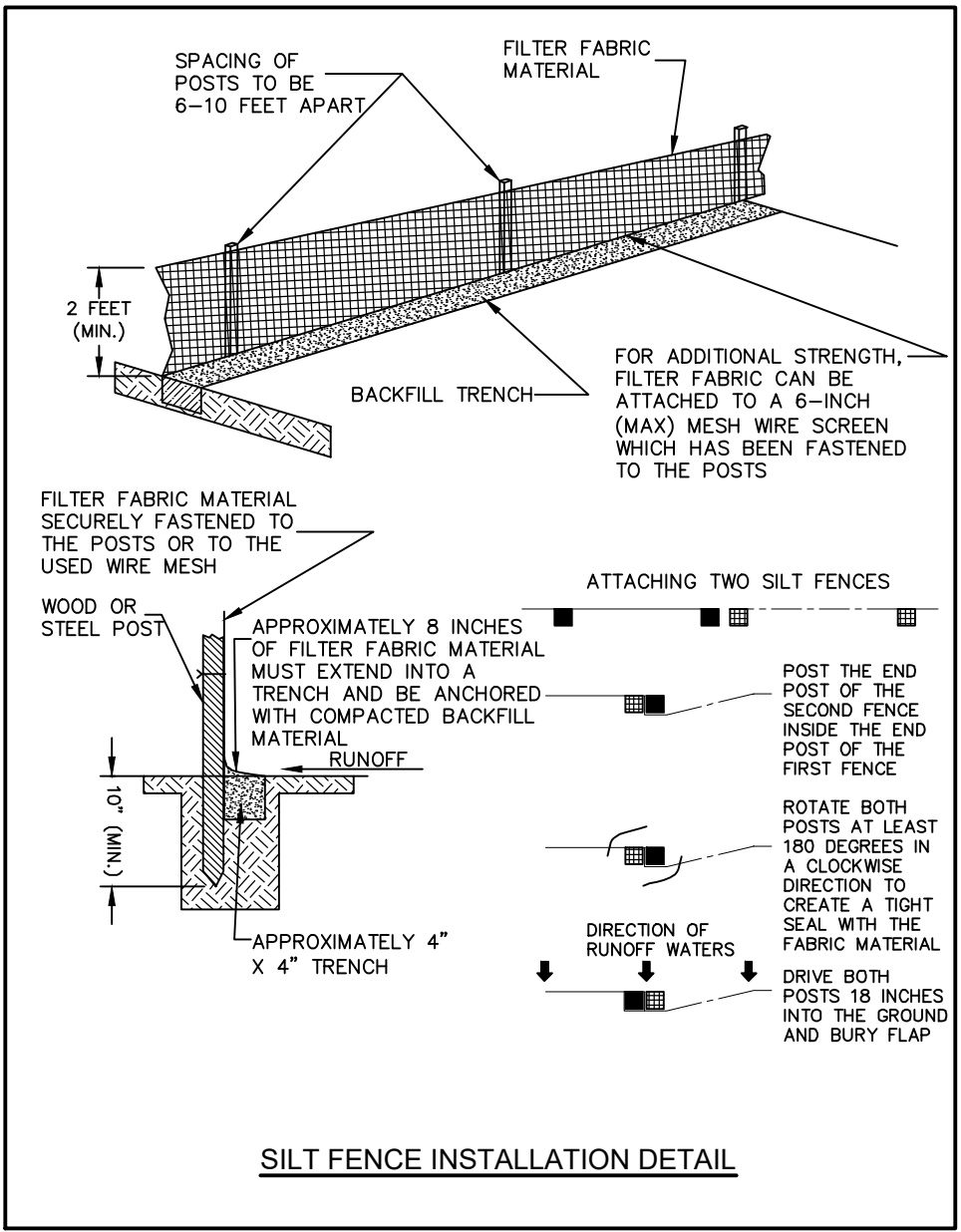
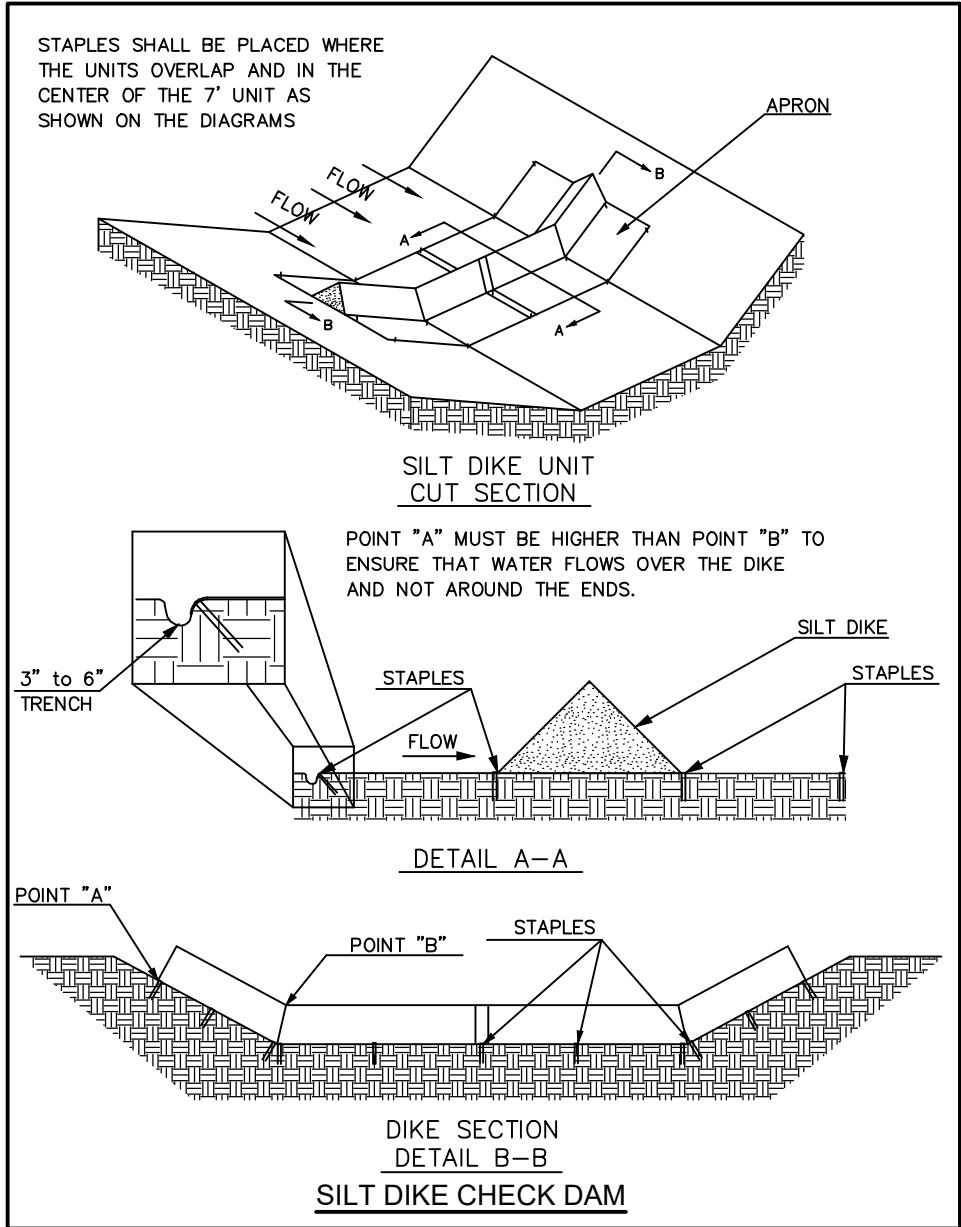
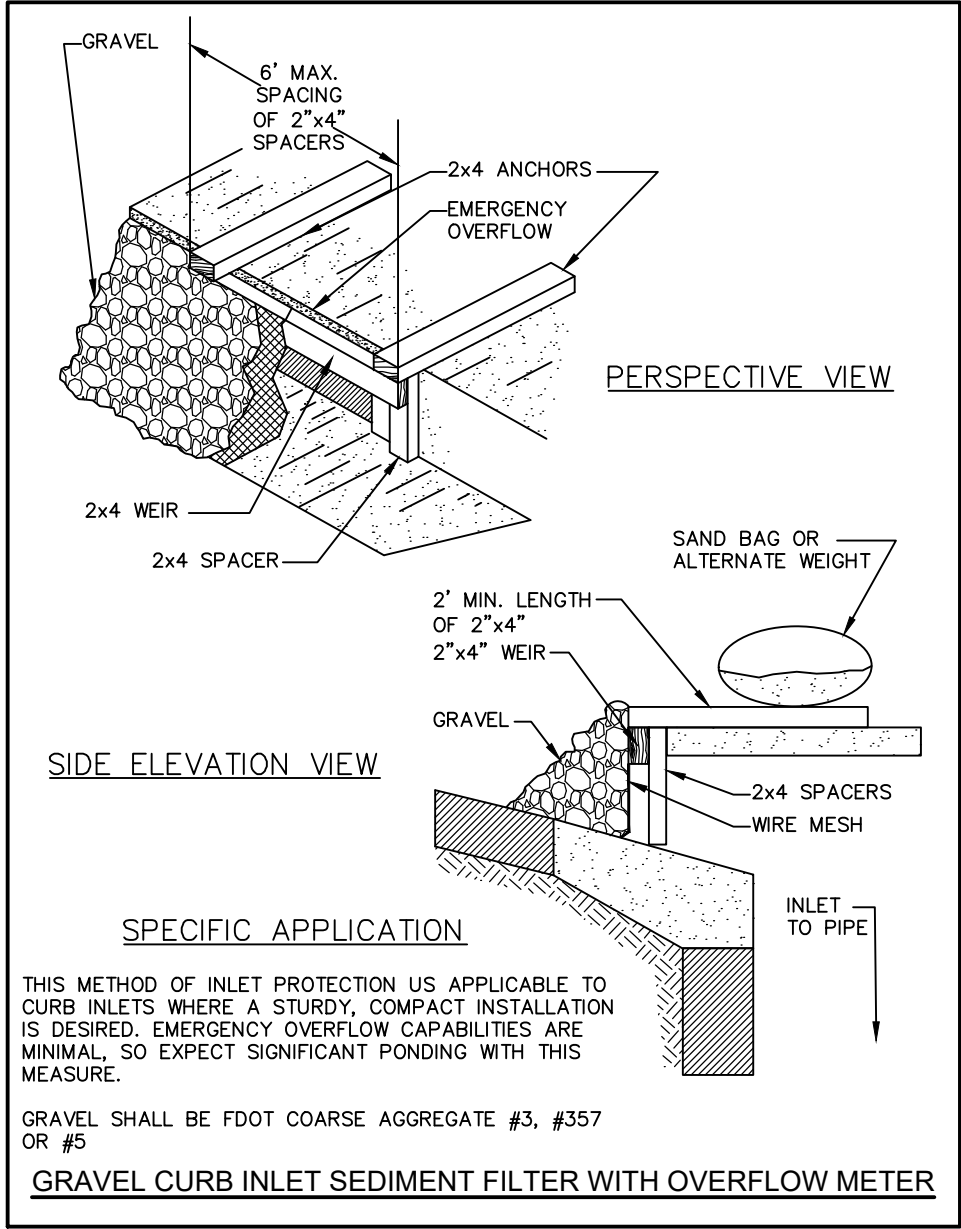
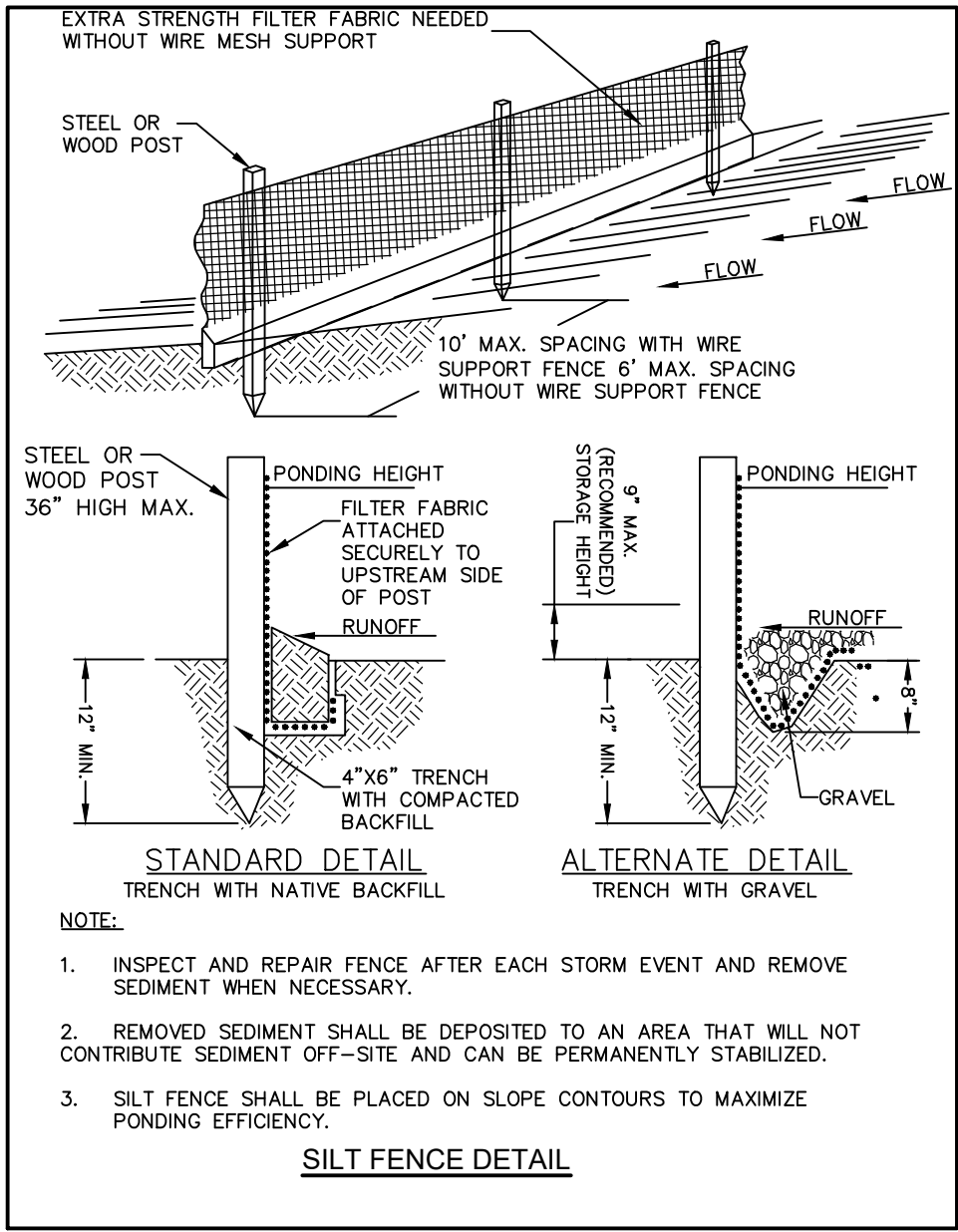
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Plotted By: Miller, Tripp    Sheet: Set-CULVER'S OKEECHOBEE    August 14, 2023    11:35:39am    K:\VAX-Civil\045523036 - Culvers Okeechobee FL\Cadd\PlanSheets\C-17 BEST MANAGEMENT PRACTICES.dwg    This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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FOR ENGINEER OF RECORD SIGNATURE AND SEAL REFER TO C-02 - SIGNATURE SHEET

KHA PROJECT 045523036

KHA DATE AUGUST 2023

KHA SCALE AS SHOWN

KHA DESIGNED BY KHA

KHA DRAWN BY KHA

KHA CHECKED BY KHA

CULVER'S OKEECHOBEE  
PREPARED FOR  
S&L PROPERTIES OKEECHOBEE, LLC

FLORIDA  
OKEECHOBEE

SHEET NUMBER  
C-13



Plotted By Miller, Tripp Sheet Set: CULVER'S OKEECHOBEE Layout: C-14 August 14, 2023 11:35:51am K:\VAX-Civil\045023036 - Culvers Okeechobee FL\GoodPlanSheets\C-18 STORM WATER POLLUTION PREVENTION PLAN.dwg  
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# STORM WATER POLLUTION PREVENTION PLAN

## SITE DESCRIPTION:

### PROJECT NAME AND LOCATION:

CULVER'S OKEECHOBEE  
975 NE PARK STREET  
OKEECHOBEE, FLORIDA 34972

\*SEE COVER SHEET FOR LOCATION MAP

### DEVELOPER NAME AND ADDRESS:

S&L PROPERTIES OKEECHOBEE, LLC  
2651 KIRKING COURT  
PORTAGE, WISCONSIN 53901

### PROJECT DESCRIPTION:

THE PROJECT WILL CONSIST OF PARTIAL SITE DEMOLITION, BUILDING CONSTRUCTION AND ASSOCIATED PAVING, GRADING, DRAINAGE AND UTILITY CONNECTIONS.

CONTRIBUTING DRAINAGE AREA:	2.16 ACRES
ULTIMATE RECEIVING WATERS:	MANMADE DITCH NORTH OF MASTER DEVELOPMENT

### ACTIVITIES THAT REQUIRE EROSION CONTROL:

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER INFRASTRUCTURE; CURB AND GUTTER, ROADWAYS, AND SIDEWALKS; LANDSCAPING.

\*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

### SUGGESTED SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL MEASURES
3. CLEAR AND GRUB FOR SEDIMENT BASIN/STORMWATER POND/ EARTH DIKE
4. CONSTRUCT STORMWATER PONDS, EARTH DIKE, AND SEDIMENT BASINS
5. FINISH CLEARING AND GRUBBING OF SITE
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. PROVIDE REQUIRED LANDSCAPING
13. CONSTRUCT PAVING
14. REMOVE ACCUMULATED SEDIMENT
15. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING, IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

- FURTHERMORE; ENGINEER HAS NO CONTROL OVER OR RESPONSIBILITY FOR THE CONSTRUCTION MEANS AND METHODS OF THIS PROJECT. ANY TURBIDITY OR SEDIMENT RELEASES FROM THE PROJECT ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THIS DOCUMENT AN ITS CONTENTS ARE PROVIDED FOR GENERAL SWPPP GUIDANCE AND FOR CONTRACTOR CONVINCE.
- CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE SWPPP AT TIMES.
- CONTRACTOR SHALL BE PREPARED TO USE ANY NECESSARY METHODS FOR TURBIDITY CONTROL FROM THE SITE, INCLUDING POTENTIAL USE OF CHEMICAL DOSING/ADDITIVES (I.E. POLYACRYLAMIDE) TO ACHIEVE THE ACCEPTABLE EFFLUENT CRITERIA LEAVING THE SITE.

### STABILIZATION PRACTICES:

TEMPORARY STABILIZATION – TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASE FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10–20–20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB–BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

### STRUCTURAL PRACTICES:

EARTH DIKE – IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN–ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN – A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. THIS STORAGE POND SHALL HAVE A VOLUME OF 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

### WASTE DISPOSAL:

WASTE MATERIALS – ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE – HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE – SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

### OFFSITE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPULIN.

### TIMING OF CONTROL MEASURES:

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

### ITEMS REQUIRING POLLUTION PREVENTION:

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE: ASPHALT, CONCRETE, CLEANING SUPPLIES, DETERGENTS, FERTILIZERS, MASONARY BLOCKS/BRICKS, METAL PIECES, PAINT, PETROLEUM BASED PRODUCTS, ROOFING SUPPLIES, TAR, WOOD.

THE FOLLOWING ARE NON–STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:  
–UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION  
–WATER FROM WATER LINE FLUSHING  
–PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

### SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

### GOOD HOUSEKEEPING:

–SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.  
–STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.  
–ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.  
–ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.  
–PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.  
–ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

### HAZARDOUS PRODUCTS:

–MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.  
–PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

### PRODUCT SPECIFIC PRACTICES:

–PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.  
–THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.  
–PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.  
–CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

### SPILL CONTROL PRACTICES:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:  
–SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.  
–THE FOLLOWING CLEAN–UP EQUIPMENT MUST BE KEPT ON–SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.  
–ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.  
–WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.  
–TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.  
–AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.  
–THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

### EROSION AND SEDIMENT CONTROLS:

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN–OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE SUB–CONTRACTOR(S) IS/ARE RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW. OFFSITE SHALL BE COVERED WITH A TARPULIN.

### STORM WATER MANAGEMENT:

STORM WATER COLLECTION SHALL BE PROVIDED BY CURB AND GUTTER AND DRAINAGE INLETS FOR THE DEVELOPED AREAS. THE AREAS THAT ARE REGRADED BUT NOT DEVELOPED SHALL BE STABILIZED IMMEDIATELY AFTER REGRADED. THE ENTIRE SITE SHALL DRAIN TO A SWMF. THE SWMF SHALL BE IN THE AREA OF THE TEMPORARY SEDIMENT BASINS. WHEN SLOPES HAVE BEEN STABILIZED, THE SEDIMENT THAT HAS ACCUMULATED SHALL BE REMOVED FROM THE BASIN AND THE APPROPRIATE VEGETATION SHALL BE PLANTED.

### MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

–ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.  
–ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.  
–THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE–THIRD THE HEIGHT OF THE FENCE.  
–THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.  
–THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.  
–THE DIVERSION DIKE SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.  
–ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABILIZED AREAS SHALL BE RE–SODDED.  
–A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON–SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.  
–THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

### CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE/DATE	COMPANY NAME/ADDRESS	RESPONSIBILITY

NOT FOR CONSTRUCTION

Kimley»Horn

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12740 GRAN BAY PARKWAY WEST, SUITE 2350  
JACKSONVILLE, FLORIDA 32258  
PHONE: 904–828–3900  
WWW.KIMLEY–HORN.COM

FOR ENGINEER OF RECORD SIGNATURE AND SEAL REFER TO C-02 - SIGNATURE SHEET

KHA PROJECT  
045023036

DATE  
AUGUST 2023

SCALE AS SHOWN

DESIGNED BY  
KHA

DRAWN BY  
KHA

CHECKED BY  
KHA

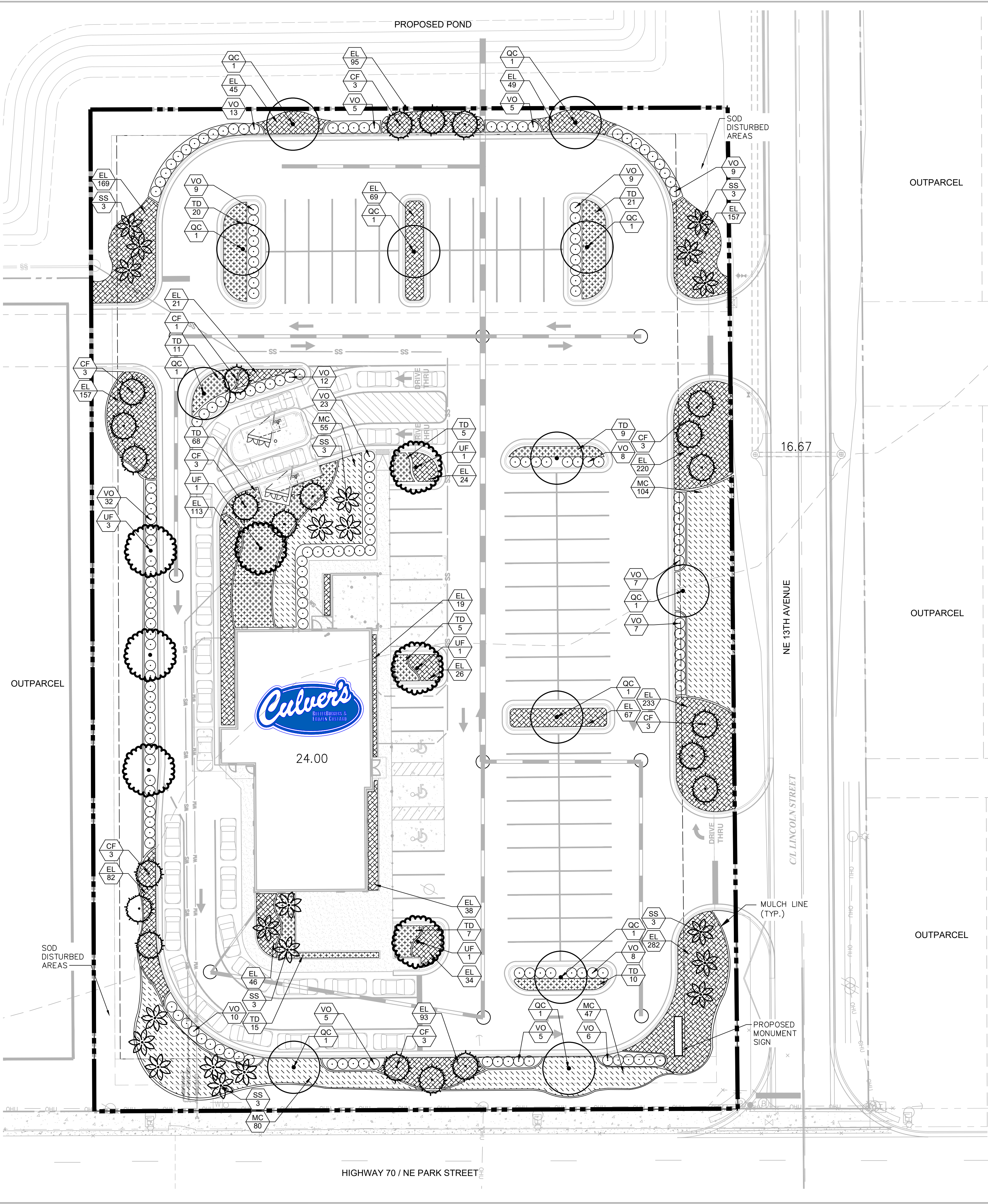
CULVER'S OKEECHOBEE  
PREPARED FOR  
S&L PROPERTIES OKEECHOBEE,  
LLC

FLORIDA

OKEECHOBEE

SHEET NUMBER  
C-14



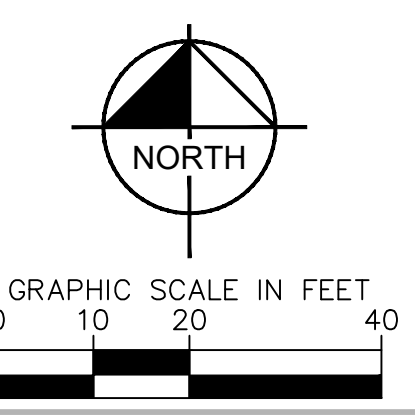


PLANT SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL.	HT.	
	CF	22	Crataegus flava	Summer Haw	CONT	2" MIN	10' HT MIN	
	QC	12	Quercus virginiana 'SDLN'	Cathedral™ Live Oak	CONT	3" CAL	10'-12' HT.	
	SS	21	Sabal palmetto	Cabbage Palmetto	B & B		10' HT MIN	
	UF	7	Ulmus americana floridana	Florida Elm	CONT	3" CAL MIN	10'-12' HT.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	
	VO	173	Viburnum obovatum	Walter's Viburnum	CONT.	2'	4' O.C.	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES	SPACING
	MC	286	Muhlenbergia capillaris	Pink Muhly Grass	CONT.	24"x24"	48" O.C	48" o.c.
	TD	171	Tripsacum floridanum	Florida Gamagrass	CONT.	24"x24"	48" O.C	48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NOTES	SPACING
	EL	2,049	Ernodea littoralis	Golden Creeper	CONT.	12"x12"	24" O.C.	24" o.c.

Landscape Requirements			Required	Provided
<b>Sec. 90-532.</b>				
1 tree/3,000 SF of Lot Area				
136,811 SF of Lot Area / 3,000 SF = 46 Trees			46	46+
3 shrubs/3,000 SF of Lot Area				
136,811 SF of Lot Area / 3,000 SF = (46 x 3) = 138 Shrubs			138	138+
<b>Sec. 90-533. (1) - VUA</b>				
18 SF of landscape area/parking space				
79 parking spaces x 18 SF of landscape area = 1,422 SF			1,422 SF	1,422 SF+
<b>Sec. 90-533. (2) - VUA</b>				
1 tree/72 SF of required landscape area				
1,332 SF required landscape area / 72 SF = 18 Trees			18	18+
<b>Sec. 90-534. (2) - Highway 70 Buffer</b>				
1 tree/300 SF of required landscape buffer				
(245' x 10' = 2,450) SF of required landscape buffer / 300 SF = 7 Trees			8	8
3 shrubs/300 SF of required landscape buffer				
2,450 SF of required landscape buffer / 300 SF = (8 x 3) 24 Shrubs			24	24+
<b>Sec. 90-534. - NE 13th Avenue Landscape Buffer</b>				
1 tree/300 SF of required landscape buffer				
(375' x 10' = 3,750) SF of required landscape buffer / 300 SF = 13 Trees			13	13
3 shrubs/300 SF of required landscape buffer				
3,750 SF of required landscape buffer / 300 SF = (13 x 3) 39 Shrubs			39	39+
<b>Sec. 90-534. - North Landscape Buffer</b>				
1 tree/300 SF of required landscape buffer				
(245' x 2' = 490) SF of required landscape buffer / 300 SF = 2 Trees			2	2+
3 shrubs/300 SF of required landscape buffer				
490 SF of required landscape buffer / 300 SF = (2 x 3) 6 Shrubs			6	6+
<b>Sec. 90-534. - West Landscape Buffer</b>				
1 tree/300 SF of required landscape buffer				
(375' x 2' = 750) SF of required landscape buffer / 300 SF = 3 Trees			3	3+
3 shrubs/300 SF of required landscape buffer				
750 SF of required landscape buffer / 300 SF = (3 x 3) 9 Shrubs			9	9+

LEGEND	
	PROPERTY BOUNDARY
	EASEMENT
	LANDSCAPE SETBACK
	BUILDING SETBACK
	BOT BOTTOM OF POND BANK
	TOB TOP OF POND BANK
	X WALL/FENCE LINE
	WM WATER MAIN
	WS WATER SERVICE
	SS SANITARY SEWER
	PROPOSED FIRE HYDRANT

NATIVE PLANT CALCULATIONS (PER SEC. 90.540)	
*Native tree percentages have been calculated by quantity.	
NATIVE TREES	QTY
Florida Elm	7
Summer Haw	22
Cathedral Live Oak	12
Cabbage Palm	21
TOTAL NUMBER OF NATIVE TREES	62
NON-NATIVE TREES	
N/A	0
TOTAL NUMBER OF NON-NATIVE TREES	0
PERCENTAGE OF TOTAL NATIVE TREES	100%
PERCENTAGE OF TOTAL NON-NATIVE TREES	0%
NATIVE SHRUBS & GROUNDCOVER CALCULATIONS (PER SEC. 90.540)	
*Native shrub and groundcover percentages have been calculated by total area.	
NATIVE SHRUBS	SF
Walter's Viburnum	3,670
Pink Muhly Grass	4,360
Florida Gamagrass	2,540
TOTAL SF OF NATIVE SHRUBS	10,570
NON-NATIVE SHRUBS	
N/A	0
TOTAL SF OF NON-NATIVE SHRUBS	0
PERCENTAGE OF TOTAL NATIVE SHRUBS	100%
PERCENTAGE OF TOTAL NON-NATIVE SHRUBS	0%
NATIVE GROUNDCOVER	
Golden Creeper	7,800
TOTAL SF OF NATIVE GROUNDCOVER	7,800
NON-NATIVE GROUNDCOVER	
N/A	0
TOTAL SF OF NON-NATIVE GROUNDCOVER	0
PERCENTAGE OF TOTAL NATIVE GROUNDCOVER	100%
PERCENTAGE OF TOTAL NON-NATIVE GROUNDCOVER	0%
Note: All plants chosen from the South Florida WMD Xeriscape Plant Guide	



CALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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811

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



TYPICAL PLANTING NOTES

- A. SCOPE OF WORK

1. THE WORK CONSISTS OF: OBTAINING ALL APPLICABLE PERMITS, FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF THE DEPARTMENT OF TRANSPORTATION (DOT) DESIGN STANDARDS. IF A DIRECT APPLICATION OF THE STANDARD IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF DOT STANDARD IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY DOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

5. NOTIFY THE OWNER IMMEDIATE IF ANY DAMAGES OCCUR TO EXISTING TREES.

6. CALL ONE CALL (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY GARAGE, EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE.

2. SEE TREE MITIGATION PLAN AND NOTES.
- D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY* (OR TAGGED IN NURSERY) *IN SOME INSTANCES AN IMAGE TAKEN OF THE PLANT WITH A MEASURING STICK WILL SUFFICE

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE GRADE NO. 1 OR BETTER AS DETERMINED BY THE APPROPRIATE STATE DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY, SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH; IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.

c. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.

d. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL, MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.

e. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.

F. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

G. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE. AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

\* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
- \* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). SEE PLAN FOR MULCH SPECIFICATIONS.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA WITH PINNED WEED BARRIER FABRIC IN EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6" MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTRUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROUTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPO="ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION.

2. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

3. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

4. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

5. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

6. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SOIL MIXTURE SECTION OF THESE SPECIFICATIONS. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

7. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

8. FOLLOW PLANTING SPECIFICATIONS IN PLANTING DETAILS

9. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

10. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

11. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" PLANTING SOIL MIXTURE AS SPECIFIED IN SOIL MIXTURE SECTION OF THESE SPECIFICATIONS. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK.

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET APPROPRIATE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRAIDING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING TREE GUY SUPPORTS NECESSARY) TO ENSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR OR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
- CULVER'S OKEECHOBEE

PREPARED FOR

S&L PROPERTIES OKEECHOBEE, LLC

FLORIDA

OKEECHOBEE

SHEET NUMBER

LP-150
- PLANTING NOTES
- Kimley»Horn

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REVISIONS

DATE \_\_\_\_\_

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