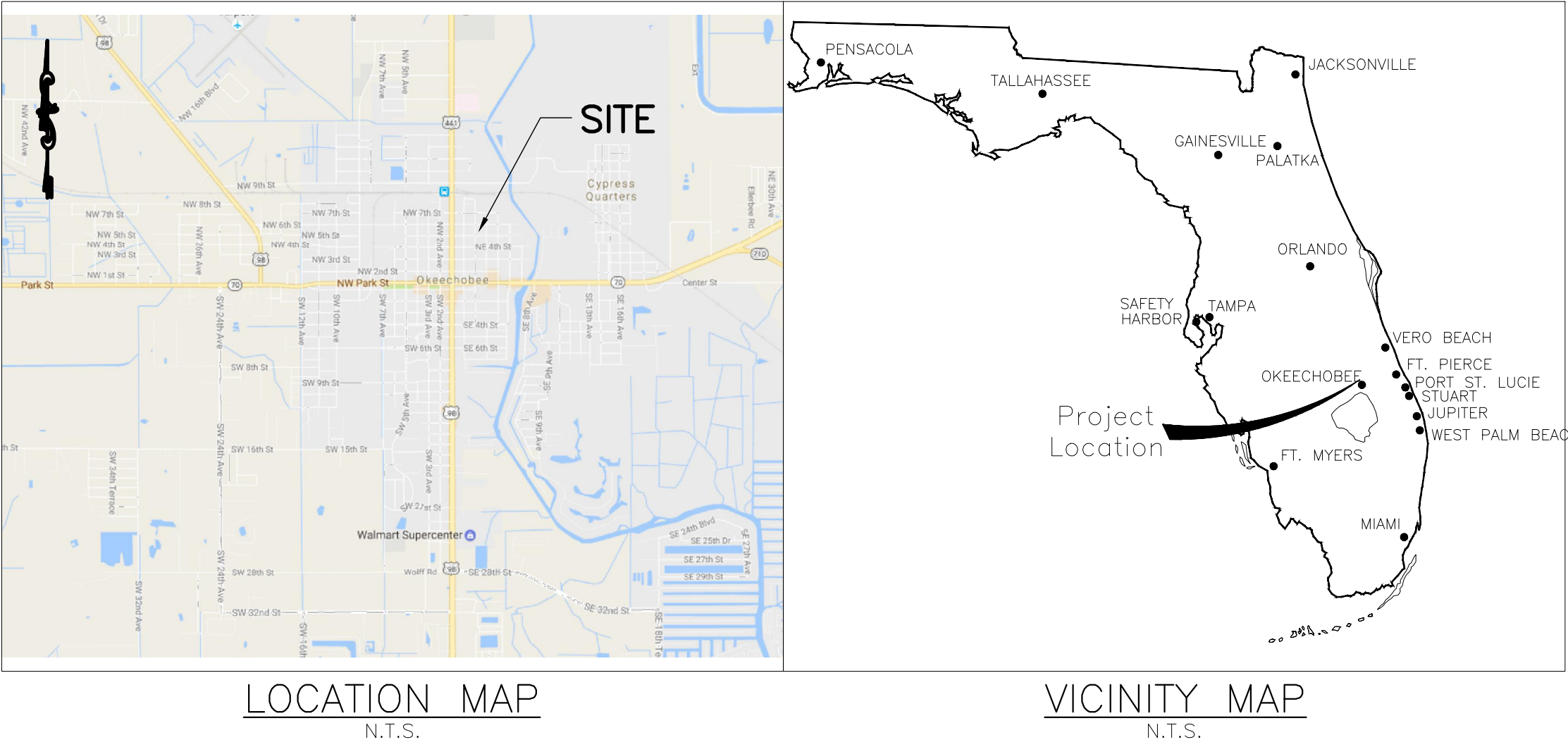
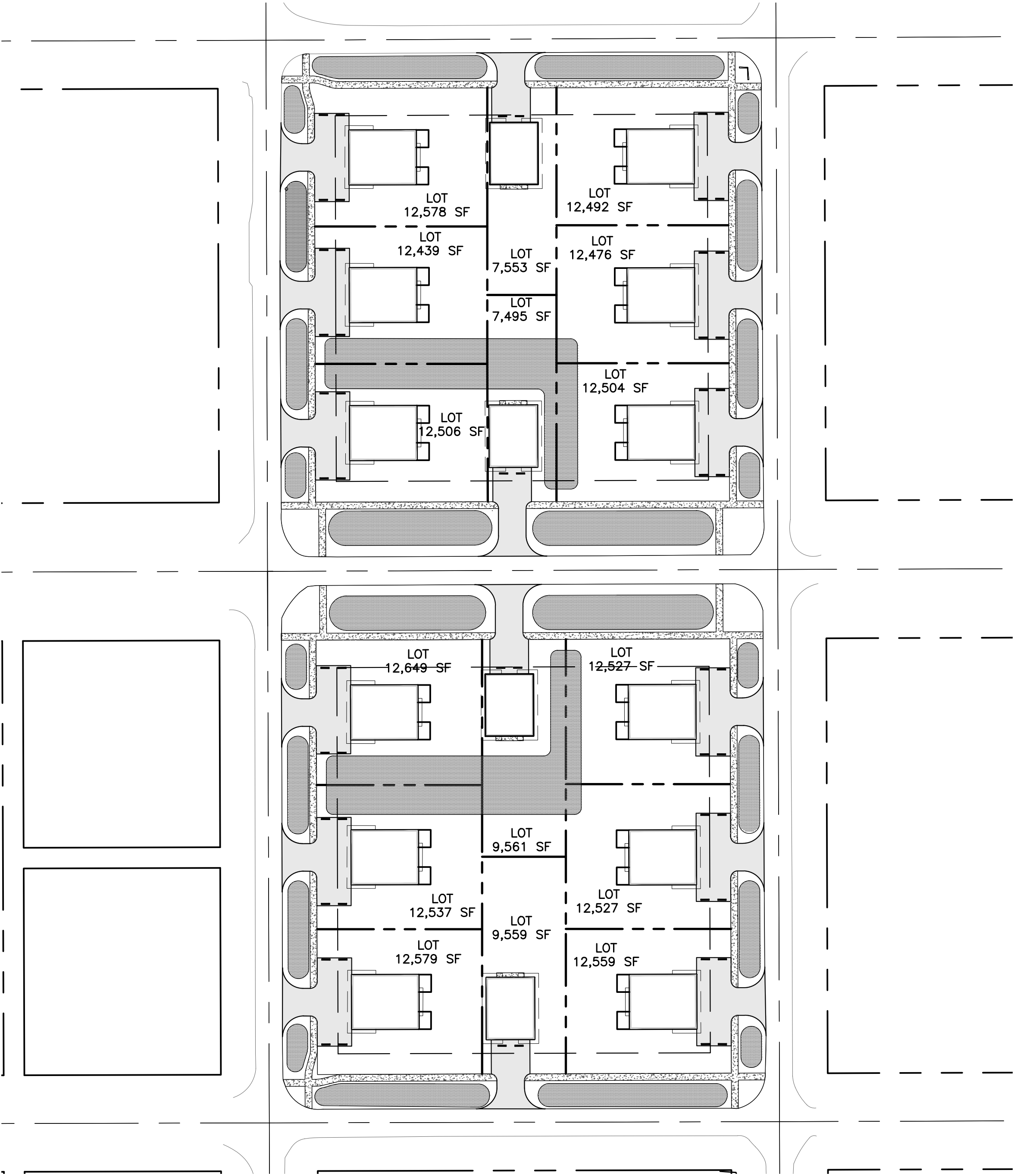


\\V\2022 Florida\2022-Mitch Stephens\GND\DWG\04-SHEETS\0401-FL22024 Base Apartments.dwg 2023-01-25

MINOR SUBDIVISION
GLENWOOD PARK
LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST
OKEECHOBEE CITY, FLORIDA



LEGAL DESCRIPTION

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 110, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

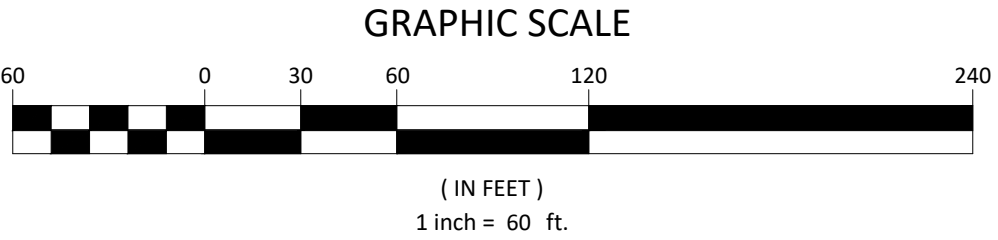
LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

GENERAL NOTES

1. THE SURVEY DATE IS MARCH 18, 2021.
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE CENTERLINE OF NORTHEAST 4TH STREET BETWEEN BLOCKS 110 AND 121, SAID LINE BEARS N 89°47'50" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
7. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1593, AND OFFICIAL RECORDS BOOK 816, PAGE 970 AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

SHEET INDEX:

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SHEET C0002:	BLOCK 121 EXISTING CONDITION, DEMOLITION,AND SEDIMENT CONTROL PLAN
SHEET C201:	BLOCK 110 HORIZONTAL CONTROL, STRIPPING AND SIGNAGE PLAN
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SHEET C301:	BLOCK 110 PAVING, GRADING & DRAINAGE PLAN
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SHEET C401:	BLOCK 110 OVERALL SEWERLINE PLAN
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SHEET C600:	DETAILS - 1
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01-19-2023	REVISED PLANS PER TRC MEETING	TL	2023
DATE	DESCRIPTION	ENGINEER	CAD
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 ADOPTION BY STEVEN L. DOBBS, P.E., SHALL BE WITHOUT LIABILITY TO NEWLINES ENGINEERING & SURVEY AND STEVEN L. DOBBS ENGINEERING, LLC.			

MINOR SUBDIVISION PLAN
TITLE SHEET
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

PROJECT NO. FL22024
DRAWN BY JM
SCALE 1" = 60'
DATE 2023-01-25
SHEET C000 OF 19

STEVEN L. DOBBS, P.E.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

11/13/2022 10:04:00 AM Stephen C:\DWG\04-SHEETS\0401-FL22024 Base Apartments.dwg 2023-01-25

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS BEFORE COMMENCING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
- NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF CITY OF OKEECHOBEE, FLORIDA.
- CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE. TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
- SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE.
- ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS.
- EROSION AND SEDIMENTATION CONTROL TECHNIQUES SHALL BE INCORPORATED DURING CONSTRUCTION AS FOLLOWS:
(1) SILT SCREENS SHALL BE MAINTAINED AT THE PROJECT PERIMETER.
(2) NO OFF-SITE DISCHARGES SHALL OCCUR DURING CONSTRUCTION. IN THE EVENT DISCHARGE IS REQUIRED, HAY BALES AND/OR TURBIDITY CURTAINS SHALL BE INCORPORATED AT THE DISCHARGE POINT AS NECESSARY TO CONTROL TURBIDITY.

EROSION AND SEDIMENTATION CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOODPLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OF FLOODPLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE ETHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

MINIMUM STANDARDS:

- SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTRIBUTING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPE LAND DISTURBANCE TAKES PLACE.
- ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
- DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
- A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
- STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
- SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
- AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
- CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
- WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
- SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
- BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
- WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
- WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
- THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
- PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT INSIDE OF THE RIGHT EDGE

EROSION AND SEDIMENTATION CONTROL NOTES – (CONTINUED)

- WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTRIBUTING ACTIVITIES.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
- PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
- PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.
- EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102 AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
- THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.

EARTHWORK AND DRAINAGE SPECIFICATION

1.CLEARING AND GRUBBING:

CLEARING AND GRUBBING SHALL BE PERFORMED WITHIN THE LIMITS OF THE PROJECT WORK IN ACCORDANCE WITH SECTION 110, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS. THIS ITEM SHALL INCLUDE, BUT IS NOT LIMITED TO, THE COMPLETE REMOVAL AND LEGAL DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND OTHER UNDESIRABLE MATERIAL TO A DEPTH OF 18 INCHES BELOW NATURAL GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS LOWER. THE AREAS TO BE CLEARED GENERALLY CONSIST OF THE ENTIRE SITE WITH THE EXCEPTION OF AREAS SPECIFICALLY NOTED ON THE LANDSCAPE PLANS AS PRESERVE AREAS OR AS AREAS TO REMAIN UN-CLEARED. CARE SHALL BE TAKEN TO INSURE THAT NO PRESERVE AREAS OR WETLAND AREAS ARE IMPACTED BY THE CLEARING OPERATION. PRIOR TO INITIATING THE CLEARING OPERATION, ALL ADJACENT WETLAND AND PRESERVE AREAS SHALL BE MARKED AND FLAGGED IN ACCORDANCE WITH THE CITY OF OKEECHOBEE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS. ALL SUCH AREAS IMMEDIATELY ADJACENT TO THE CLEARING OPERATION SHALL ALSO BE PROTECTED BY THE INSTALLATION OF TEMPORARY SILT BARRIERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF OKEECHOBEE AND THE SFWMD. FURTHER EROSION CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING ALL DISTURBED AREAS AS SOON AS THEY ARE AT FINAL GRADE, PER THE SPECIFICATIONS FOR SEEDING AND MULCHING FOUND ELSEWHERE ON THIS SHEET.

ALL MATERIAL SHALL BE REMOVED FROM THE SITE AND SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

2.EARTHWORK AND GRADING:

ALL EARTHWORK AND GRADING SHALL BE PERFORMED AS REQUIRED TO ACHIEVE THE FINAL GRADES, TYPICAL SECTIONS AND ELEVATIONS SHOWN ON THE PLANS. IN ALL OTHER RESPECTS, MATERIALS AND CONSTRUCTION METHODS FOR EARTHWORK, EMBANKMENT, EXCAVATION AND GRADING SHALL CONFORM TO THE REQUIREMENTS OF FDOT SPECIFICATIONS, SECTION 120. ANY PLASTIC OR OTHERWISE UNDESIRABLE MATERIAL WITHIN 36 INCHES OF FINISHED ROAD GRADE SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE CONTRACTOR SHALL ALSO REFER TO THE SOILS REPORT, IF AVAILABLE. THE SPECIFICATIONS AND RECOMMENDATIONS INCLUDED IN THAT REPORT SHALL BE CONSIDERED AS A PART OF THESE PLANS AND SPECIFICATIONS. SHOULD THERE BE ANY CONFLICT BETWEEN THAT DOCUMENT AND ANY REQUIREMENTS OF THESE DRAWINGS OR SPECIFICATIONS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.

3.PAVING IMPROVEMENTS:

ALL AREAS PROPOSED FOR PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN GRADES AND TYPICAL SECTIONS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE TO THE REQUIREMENTS OF THE CITY OF OKEECHOBEE AND FLORIDA DEPARTMENT OF TRANSPORTATION.

- ASPHALT: PRIME COAT AND TACK COAT FOR BASE COURSE AND BETWEEN LIFTS OF ASPHALT SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 300-1 THROUGH 300-7 OF THE FDOT SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.28 GALLONS PER SQUARE YARD AND TACK COAT AT A RATE OF 0.10 GALLONS PER SQUARE YARD, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
ASPHALT SURFACE COURSE THICKNESS AND MATERIAL SHALL BE AS SHOWN ON THE TYPICAL SECTIONS AND SHALL IN ALL WAYS CONFORM TO THE REQUIREMENTS OF FDOT.
- BASE: LIMEROCK BASE MATERIAL SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180. ALL LIMEROCK SHALL MEET THE MINIMUM REQUIREMENTS OF FDOT SECTION 911. AS AN ALTERNATE, CEMENTED COQUINA CONFORMING TO FDOT SECTION 915 MAY BE SUBSTITUTED AND SHALL BE SUBJECT TO THE COMPACTION SPECIFICATIONS DETAILED ABOVE AND INCLUDED IN THE SOILS ENGINEER'S REPORT.
- SUB-GRADE: SUB-GRADE SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180, AND STABILIZED TO A MINIMUM FBV OF 50PSI. SUB-GRADE SHALL BE THOROUGHLY ROLLED WITH A PNEUMATIC TIRED ROLLER PRIOR TO SCHEDULING ANY SUB-GRADE INSPECTION.
- VALLEY GUTTER/ F-CURB/D-CURB/FLUSH CURB: SHALL BE CONSTRUCTED PER THE TYPICAL SECTION BY EXTRUDING MACHINE OR FORMS AS SHOWN ON THE PLANS. MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,000PSI AFTER 28 DAYS. SUB-GRADE SHALL BE MOISTENED AT THE TIME CONCRETE IS PLACED TO INSURE A UNIFORMLY DAMP SURFACE. READY-MIX CONCRETE SHALL HAVE A SLUMP OF BETWEEN 2 AND 4 INCHES. NO WATER SHALL BE ADDED TO INCREASE WORKABILITY. TEST CYLINDERS SHALL BE MADE FOR THE STRENGTH TESTING OF EACH BATCH OF CONCRETE FOR AT LEAST 7 AND 28 DAY TESTING.
- SOD: A MINIMUM OF A TWO-FOOT WIDE STRIP OF SOD, OR AS OTHERWISE SHOWN ON THE PLANS, SHALL BE PLACED ALONG THE BACK OF CURB OF ALL CONSTRUCTED PAVEMENT TO AID IN PREVENTION OF EROSION AND SOIL STABILITY. SOD SHALL BE PLACED IN CONFORMANCE TO FDOT SECTION 570, 575 AND 981. GENERALLY, THE SODDING REQUIREMENTS SHALL BE AS SPECIFIED ON THE LANDSCAPE PLANS, PREPARED BY OTHERS.
- SEED, FERTILIZE AND MULCH: ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, FERTILIZER AND MULCH UPON COMPLETION AND ACCEPTANCE BY ENGINEER OF FINAL GRADING. SEED, FERTILIZER AND MULCH SHALL BE IN CONFORMANCE TO FDOT SECTIONS 570, 575 AND 981. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A STAND OF GRASS SUFFICIENT TO PREVENT EROSION PRIOR TO REMOVAL OF THE TEMPORARY SILT FENCES. THIS APPLIES ONLY TO THOSE AREAS NOT COVERED BY THE SODDING SPECIFIED IN THE LANDSCAPE PLANS, PREPARED BY OTHERS.
- TESTING: THE CONTRACTOR SHALL SECURE THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTING ON SUB-GRADE, BASE, ASPHALT AND CONCRETE. LOCATIONS REQUIRED FOR THESE TESTS SHALL BE AS REQUIRED BY THE CITY OF OKEECHOBEE, AND/OR IN THE CASE OF THE TURN-LANE IMPROVEMENTS AS REQUIRED BY THE CITY OF OKEECHOBEE. AT A MINIMUM, TESTING SHALL BE AS RECOMMENDED BY FDOT. SHOULD ANY TESTS FAIL, CONTRACTOR SHALL AT HIS OWN EXPENSE, REPAIR THE DEFICIENCIES AND RETEST THE WORK UNTIL COMPLIANCE WITH THE SPECIFICATIONS IS DEMONSTRATED.
- TRAFFIC CONTROL: THE INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE TO THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE CITY OF OKEECHOBEE. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE AS REQUIRED BY FDOT.

4.DRAINAGE IMPROVEMENTS:

ALL LABOR, MATERIALS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE TO THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS OF THE CITY OF OKEECHOBEE AND FDOT SPECIFICATIONS. TRENCH EXCAVATION AND BACK-FILLING OPERATIONS SHALL MEET OR EXCEED THE REQUIREMENTS OF FDOT SPECIFICATIONS, SECTION 125. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BACK-FILL COMPACTED TO DEMONSTRATE COMPLIANCE WITH THIS SECTION. THE PIPE TRENCH SHALL BE DRY WHEN PIPE IS LAID AND THE PIPE SHALL BE BEDDED PER THE DETAILS AND PER FDOT SPECIFICATIONS.

CONTINUED:



THE CONTRACTOR SHALL COMPLY WITH CHAPTER 90-96, LAWS OF FLORIDA, WHICH REQUIRES THE CONTRACTOR PERFORMING TRENCH EXCAVATIONS OVER FIVE FEET IN DEPTH COMPLY WITH ALL APPLICABLE TRENCH SAFETY STANDARDS AND SHORING REQUIREMENTS AS SET FORTH IN THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) EXCAVATION AND SAFETY STANDARDS, 29 C.F.R. 1926.650, SUB-PART P AND INCORPORATED AS THE STATE OF FLORIDA STANDARD, AS REVISED AND/OR UPDATED. THE COST OF COMPLIANCE WITH THIS REQUIREMENT SHALL BE INCLUDED AS A SEPARATE LINE ITEM ON THE CONTRACTOR'S BID. OTHERWISE, CONTRACTOR CERTIFIES THAT THE COST OF COMPLIANCE IS INCLUDED IN THE UNIT COST OF ALL ITEMS OF WORK TO WHICH THIS REQUIREMENT APPLIES.

- REINFORCED CONCRETE PIPE (RCP): RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATIONS C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION. ALL JOINTS SHALL BE SOIL-TIGHT. PIPE GASKET SHALL CONFORM TO FDOT SPECIFICATIONS, SECTION 942.
- CORRUGATED METAL PIPE (CMP): ALL CMP SHALL BE STEEL, ROUND, HELICAL-WOUND CORRUGATED PIPE CONFORMING TO AASHTO-M 36 AND FDOT SECTION 943. PIPE ENDS AT JOINTS SHALL BE REFORMED TO A MINIMUM OF 2 ANNUAL CORRUGATIONS FOR THE COMPLETE BAND WIDTH. ALL JOINTS SHALL BE SOIL-TIGHT. ALL CONNECTING BANDS SHALL BE CORRUGATED ANNUAL COUPLING BANDS. A NEOPRENE GASKET OF AT LEAST 7 INCHES WIDE BY 3/8 INCH THICK SHALL BE USED FOR ALL PIPES OF 36-INCH DIAMETER AND SMALLER. LARGER PIPE SIZES REQUIRE GASKETS OF AT LEAST 10-1/2 INCHES IN WIDTH. ALL CMP SHALL BE INSTALLED AT MAXIMUM LENGTHS TO REDUCE THE NUMBER OF JOINTS.
- CORRUGATED ALUMINUM PIPE (CAP): ALL CAP SHALL BE ALUMINUM ALLOY, ROUND, HELICAL-WOUND CORRUGATED PIPE CONFORMING TO AASHTO-M 196 AND FDOT SECTION 945. PIPE ENDS AT JOINTS SHALL BE REFORMED TO A MINIMUM OF 2 ANNUAL CORRUGATIONS FOR THE COMPLETE BAND WIDTH. ALL JOINTS SHALL BE SOIL-TIGHT. ALL CONNECTING BANDS SHALL BE CORRUGATED ANNUAL COUPLING BANDS. A NEOPRENE GASKET OF AT LEAST 7 INCHES WIDE BY 3/8 INCH THICK SHALL BE USED FOR ALL PIPES OF 36-INCH DIAMETER AND SMALLER. LARGER PIPE SIZES REQUIRE GASKETS OF AT LEAST 10-1/2 INCHES IN WIDTH. ALL CAP SHALL BE INSTALLED AT MAXIMUM LENGTHS TO REDUCE THE NUMBER OF JOINTS.
- CORRUGATED HIGH DENSITY POLYETHYLENE PIPE (HDPE): ALL HDPE PIPE SHALL BE RESIN CONFORMING TO ASTM D3350 MINIMUM CELL CLASSIFICATION 435400C, ROUND, ONLY ANNUAL CORRUGATIONS AND CONFORMING TO FDOT SECTION 948-2.3. ALL JOINTS SHALL BE SOIL-TIGHT. ALL CONNECTING BANDS SHALL BE CORRUGATED ANNUAL COUPLING BANDS. A NEOPRENE GASKET OF AT LEAST 7 INCHES WIDE BY 3/8 INCH THICK SHALL BE USED FOR ALL PIPES OF 36-INCH DIAMETER AND SMALLER. LARGER PIPE SIZES REQUIRE GASKETS OF AT LEAST 10-1/2 INCHES IN WIDTH. ALL HDPE SHALL BE INSTALLED AT MAXIMUM LENGTHS TO REDUCE THE NUMBER OF JOINTS.
- CONTECH A-2000 PVC DRAINAGE PIPE (A-2000): ALL A-2000 CORRUGATED PIPE WITH A SMOOTH INTERIOR SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION F949 & F794 DUAL WALL CORRUGATED PROFILE (DWCP) PIPE. PIPE AND FITTINGS SHALL BE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER INJURIOUS DEFECTS. PIPE SHALL BE MANUFACTURED TO 48 PSI STIFFNESS WHEN TESTED IN ACCORDANCE WITH ASTM TEST METHOD D2412. THERE SHALL BE NO EVIDENCE OF SPLITTING, CRACKING OR BREAKING WHEN THE PIPE IS TESTED PER ASTM TEST METHOD D2412 AND F949 SECTION 7.5. THE PIPE SHALL BE MADE OF PVC COMPOUND HAVING A MINIMUM CELL CLASSIFICATION OF 12454B AS DEFINED IN ASTM SPECIFICATION D1784.
- PVC DRAINAGE PIPE: PVC DRAINAGE PIPE SHALL BE C-900 WITH PUSH-ON JOINTS (NO GLUED JOINTS) AND SHALL BE AS SPECIFIED FOR SANITARY SEWER CONSTRUCTION, EXCEPT THAT IT SHALL BE WHITE IN COLOR. ANY PORTION OF THE PVC STORM PIPE THAT MAY BE EXPOSED TO SUNLIGHT, SUCH AS ITS OUTLET TO THE DETENTION POND, SHALL BE PAINTED TO PROTECT IT FROM UV LIGHT.
- INLETS, MANHOLES, AND JUNCTION BOXES: ALL DRAINAGE INLETS, MANHOLES, AND JUNCTION BOXES SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND 641. ALL CONCRETE SHALL HAVE NOT LESS THAN 4000-PSI COMPRESSIVE STRENGTH AT 28 DAYS. STRUCTURE SECTIONS SHALL BE JOINED WITH A MASTIC SEALING COMPOUND. THE REMAINING SPACE SHALL BE FILLED WITH THE CEMENT MORTAR AND FINISHED SO AS TO PRODUCE A SMOOTH CONTINUOUS SURFACE INSIDE AND OUTSIDE THE WALL SECTIONS. ALL OPENINGS IN PRECAST STRUCTURES SHALL BE CAST AT THE TIME OF MANUFACTURE. HOLES FOR PIPING SHALL BE SIX INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE PROPOSED PIPE. ALL SPACES BETWEEN THE MANHOLE AND THE PIPE SHALL BE COMPLETELY FILLED WITH MORTAR AND FINISHED SMOOTH. MORTAR USED FOR CONCRETE STRUCTURES SHALL CONFORM TO M C-270. MORTAR MATERIAL SHALL BE MIXED ONE PART TYPE 2 PORTLAND CEMENT TO TWO PARTS AGGREGATE BY VOLUME. PORTLAND CEMENT SHALL CONFORM TO ASTM C-144 AND AGGREGATE SHALL CONFORM TO ASTM C-144. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF ALL PRECAST STRUCTURES FOR HIS APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL SHOW ALL DIMENSION, REINFORCING STEEL AND SPECIFICATIONS. STORM MANHOLES SHALL BE CONSTRUCTED WITH A TRAFFIC BEARING CAST-IRON SLOTTED GRATE.
- TRENCH BACKFILL SHALL BE AS SHOWN IN THE DRAINAGE DETAILS. IN ADDITION, TESTING UNDER PAVED AREAS SHALL BE AS FOLLOWS: ONE TEST LOCATION MIDWAY BETWEEN STRUCTURES AND ONE TEST LOCATION ADJACENT TO EACH STRUCTURE. ENGINEER MAY REQUEST ADDITIONAL LOCATIONS. TESTING IN EACH LOCATION SHALL BEGIN IN THE FIRST FOOT ABOVE THE CULVERT WITH TESTS EVERY TWO FEET TO WITHIN TWO FEET OF THE SUB-GRADE. DENSITY SHALL BE TO 100 PERCENT OF MAXIMUM AS DETERMINED BY AASHTO T-99.
- CONTROL STRUCTURES: SHALL BE CONSTRUCTED PER THE ABOVE SPECIFICATIONS FOR INLETS, MANHOLES, AND JUNCTION BOXES EXCEPT THAT THE STRUCTURES SHALL INCLUDE THE BLEEDERS AND WEIRS AS SHOWN ON THE DETAIL.
- RIP-RAP ENERGY DISSIPATORS: SHALL BE CONSTRUCTED PER THE DETAILS AND AS SHOWN ON THE DRAWINGS AT THE CONTROL STRUCTURES AND THE DOWNSTREAM BUBBLE-UP STRUCTURES. THE RUBBLE SHALL BE OF MATERIAL AND PLACED IN ACCORDANCE TO FDOT SECTION 530-2.3 (MATERIAL) AND FDOT SECTION 530-3.3 (CONSTRUCTION METHODS). SHOULD BROKEN CONCRETE BE USED AS THE RUBBLE, IT SHALL BE FREE FROM REINFORCING BARS OR WIRE MESH. THE CONTRACTOR SHALL USE CARE IN THE PLACEMENT OF THE STONE SO THAT IT IS NOT DROPPED ON THEW FABRIC IN SUCH A FASHION THAT TEARS THE FABRIC. THE FABRIC SHALL BE AS SPECIFIED IN FDOT SECTION 985 AND SHALL BE OF THE WOVEN DESIGN AND AS SPECIFIED FOR USE WITH RIPRAP PER TABLE 1 OF THIS SECTION. THE BEDDING STONE SHALL BE OF THE TYPE TYPICALLY USED FOR DRAINFIELD ROCK AND SHALL MEET THE REQUIREMENTS OF FDOT FOR DRAINFIELD ROCK.

ENGINEER OF RECORD INSPECTION REQUIREMENTS								
	F.B.V.		DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING	MAX. SPACING	MAX. SPACING	MAX. SPACING	MAX. SPACING	MAX. SPACING	MAX. SPACING	MAX. SPACING
	LINEAR	SQUARE	LINEAR	SQUARE	LINEAR	SQUARE	LINEAR	SQUARE
	FEET	FEET	FEET	FEET	FEET	FEET	FEET	FEET
COMPACTED OR STABILIZED GRADE	200	5,000	200	5,000	200	5,000	300	10,000
ROCK BASE	----	----	300	10,000	300	10,000	300	10,000
SHELL ROCK	----	----	300	10,000	----	----	300	10,000
ASPHALT	----	----	----	----	----	----	PER INSP.	PER INSP.
TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE L EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT INSIDE OF THE RIGHT EDGE								

ENGINEER OF RECORD INSPECTION REQUIREMENTS
CONTRACTOR TO CALL CONTRACT ENGINEER OF RECORD
48 HOURS ADVANCE FOR FOLLOWING INSPECTIONS:
1. PRECONSTRUCTION MEETING
2. DRAINAGE PIPE (UNCOVERED)
3. PAVEMENT SUBGRADE
4. PAVEMENT BASE
5. FINAL

MINOR SUBDIVISION PLAN
GENERAL NOTES AND SPECIFICATIONS
GLENWOOD PARK
LYING IN SEC. 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA



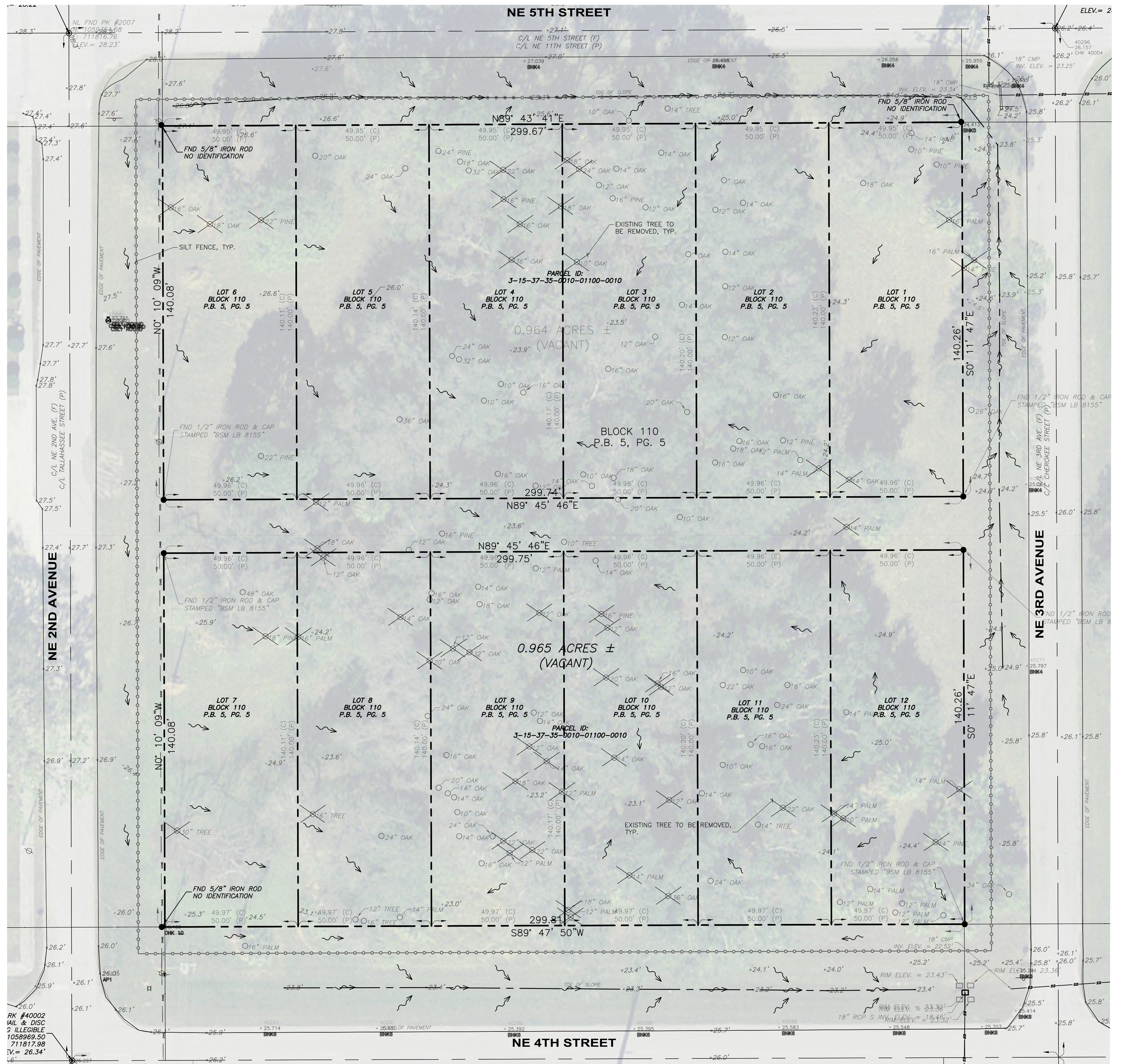
PROJECT NO. FL22024
DRAWN BY JM
SCALE AS SHOWN
DATE 2023-01-25
SHEET C001 OF 19

STEVEN L. DOBBS, P.E.

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

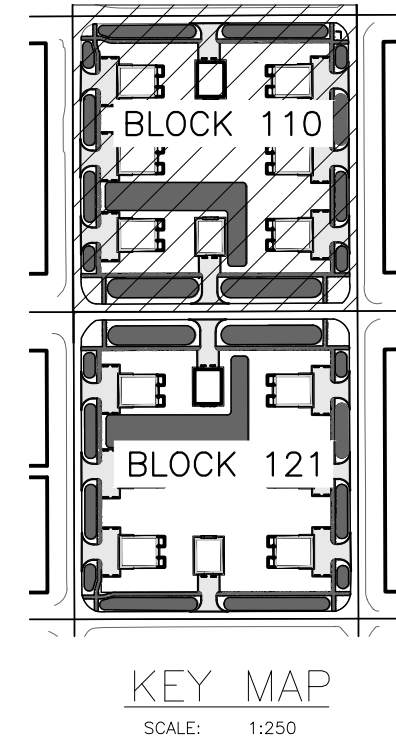
01-19-2023	REVISED PLANS PER TRC MEETING	TL	2023
DATE	DESCRIPTION	ENGINEER	CAD
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MATCHLINE SHEET CD01
MATCHLINE SEE SHEET CD02



LEGEND

- PROPOSED SILT FENCE
- EXISTING TREE TO BE REMOVED



MINOR SUBDIVISION PLAN
BLOCK 110 EXISTING CONDITION, DEMOLITION, AND
SEDIMENT CONTROL PLAN
GLENWOOD PARK

LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA



STEVEN L. DOBBS, P.E.

PROJECT NO.
FL22024

DRAWN BY
JM

SCALE
1" = 20'

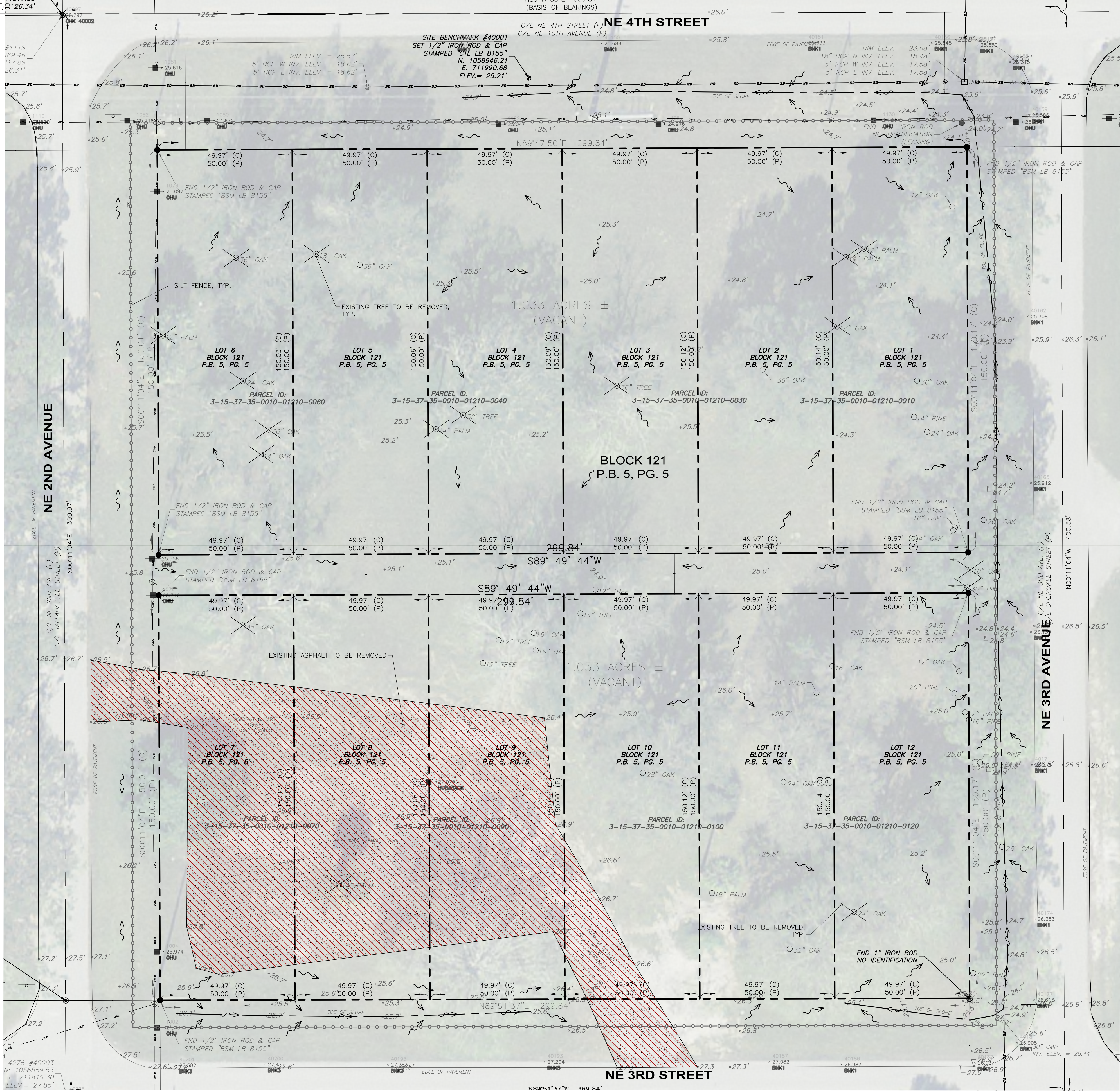
DATE
2023-01-25

SHEET
CD001 OF 19

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1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

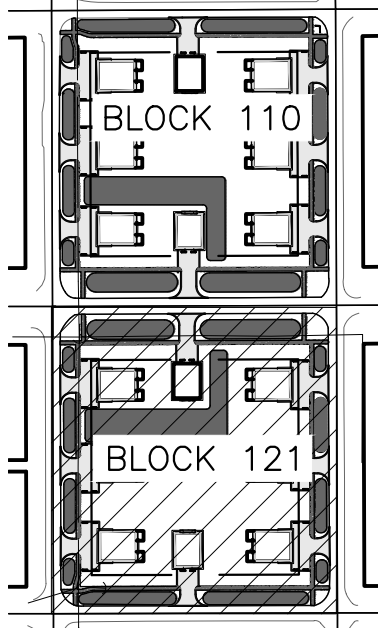
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MATCHLINE SEE SHEET CD01
MATCHLINE SHEET CD02



LEGEND

- PROPOSED SILT FENCE
- EXISTING TREE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED



KEY MAP

SCALE: 1:250

GRAPHIC SCALE



01-19-2023	REVISED PLANS PER TRC MEETING	TL	2023
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MINOR SUBDIVISION PLAN
BLOCK 121 EXISTING CONDITION, DEMOLITION, AND
SEDIMENT CONTROL PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA



STEVEN L. DOBBS, P.E.

PROJECT NO. FL22024

DRAWN BY JM

SCALE 1" = 20'

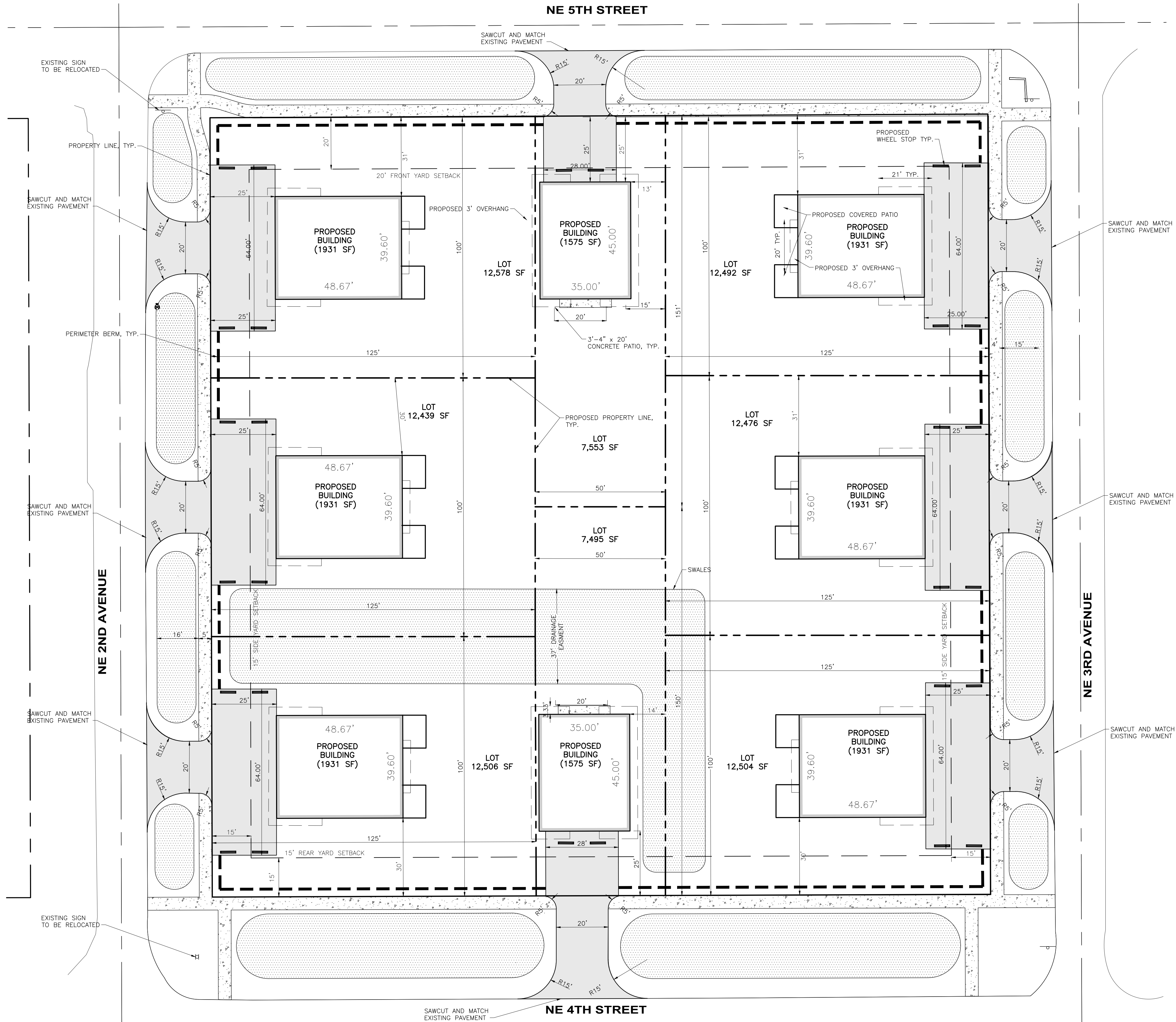
DATE 2023-01-25

SHEET CD002OF 19

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

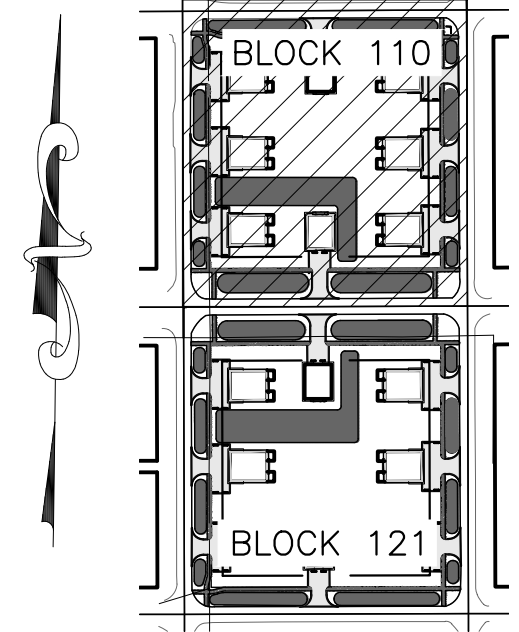
\\fs1\2022 Florida\2022-Mitch Stephens\GND\DWG\04-SHEETS\0401-FL22024 Base Apartments.dwg 2023-01-25

MATCHLINE SHEET C201
MATCHLINE SEE SHEET C202



LEGEND

- ASPHALT PAVEMENT
- CONCRETE WALKWAY
- LANDSCAPING AREA
- PERIMETER BERM



KEY MAP
SCALE: 1:250

Project Name: Glenwood Park, LLC
Owner Name: Mitch Stephens
Owner Address: 17705 Middlebrook Way, Boca Raton, FL 33496
Owner Phone: 919-201-9913
Engineer Name: Steven L. Dobbs Engineering, LLC
Engineer Address: 1062 Jakes Way, Okeechobee, FL 34974
Engineer Phone: 863-824-7644
Architect Name: N/A
Architect Address: N/A
Architect Phone: N/A
Planner Name: N/A
Planner Address: N/A
Planner Phone: N/A

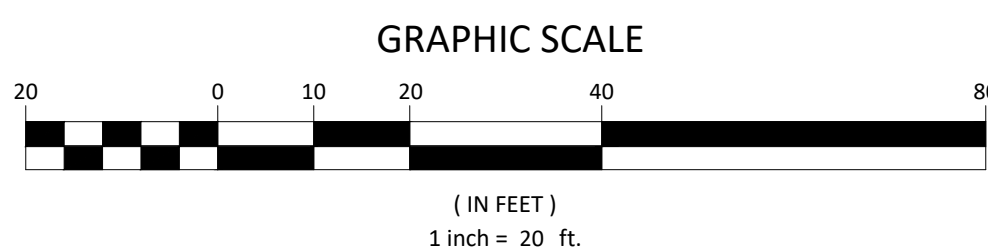
Block 110
Future Land Use: Multifamily
Zoning: Multifamily
Min Lot Width: 100.0 ft
Proposed lot Width: 300.0 ft
Min Lot Size: 6,250.0 sf
Proposed lot size: 90,169 sf
Project Size: 2.07 AC
Total Duplex Units: 6 duplexes - 2 single family houses

Setbacks:	N Front	Req	20
		Provided	25
	W Side	Req	15
		Provided	25
	E Side	Req	15
		Provided	25
	S Rear	Req	15
		Provided	25

Coverage	Residential Allowed	40%
	Proposed:	19%
	Proposed Bldg: 0.40 ac	

Impervious Area	Allowable Impervious Area:	60%
	Proposed ISR:	33%
	Roofline/Bldg:	0.40 ac
	Pavement/Sidewalk	0.28 ac
	Total Impervious:	0.68 ac

NOTE:
THE PROPERTY CAN BE DIVIDED IN THE FUTURE,
IF THE OWNER DESIRES.



01-19-2023	REVISED PLANS PER TRC MEETING	TL	2023
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MINOR SUBDIVISION PLAN
BLOCK 110 HORIZONTAL CONTROL STRIPPING AND
SIGNAGE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA



STEVEN L. DOBBS, P.E.		PROJECT NO.	FL22024
		DRAWN BY	JM
		SCALE	1" = 20'
		DATE	2023-01-25
		SHEET	C201 OF 19
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208 DATE			
STEVEN L. DOBBS ENGINEERING, LLC			
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644			

MATCHLINE SEE SHEET C201
MATCHLINE SHEET C202

V. = 26.34'

(BASIS OF BEARINGS)

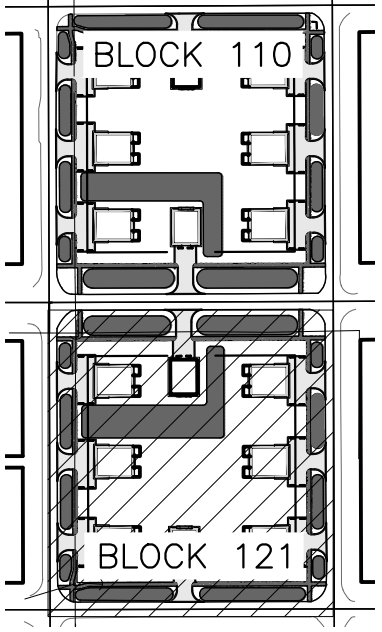
NE 4TH STREET

SAWCUT AND MATCH
EXISTING PAVEMENT

PROPOSED SIDEWALK, TYP.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE WALKWAY
- LANDSCAPING AREA
- PERIMETER BERM



KEY MAP
SCALE: 1:250

Project Name: Glenwood Park, LLC
Owner Name: Mitch Stephens
Owner Address: 17705 Middlebrook Way, Boca Raton, FL 33496
Owner Phone: 919-201-9913
Engineer Name: Steven L. Dobbs Engineering, LLC
Engineer Address: 1062 Jakes Way, Okeechobee, FL 34974
Engineer Phone: 863-824-7644
Architect Name: N/A
Architect Address:
Architect Phone:
Planner Name: N/A
Planner Address:
Planner Phone:

Block 121
Future Land Use: Multifamily
Zoning: Multifamily

Min Lot Width: 100.0 ft
Proposed lot Width: 300.0 ft
Min Lot Size: 6,250.0 sf
Proposed lot size: 958,320,000.00 sf

Project Size: 2.20 ac

Total Duplex Units: 6 duplexes - 2 single family houses

Setbacks:	N Front	Req	20
		Provided	25
W Side	Req	15	
		Provided	25
E Side	Req	15	
		Provided	25
Rear	Req	15	
		Provided	25

Coverage	Residential Allowed	40%
	Proposed:	18%
Impervious Area	Proposed Bldg: 0.40 ac	
	Pool & Deck: 0.00 ac	
	Total Proposed: 0.40 ac	

Impervious Area		
Allowable Impervious Area:		
Proposed ISR:		
Roofline/Bldg:	0.40	ac
Pavement/Sidewalk:	0.28	ac
Total Impervious:	0.68	ac

NOTE:
THE PROPERTY CAN BE DIVIDED IN THE FUTURE,
IF THE OWNER DESIRES.

MINOR SUBDIVISION PLAN
BLOCK 121 HORIZONTAL CONTROL STRIPPING AND
SIGNAGE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA



STEVEN L. DOBBS, P.E.

PROJECT NO.
FL22024

DRAWN BY
JM

SCALE
1" = 20'

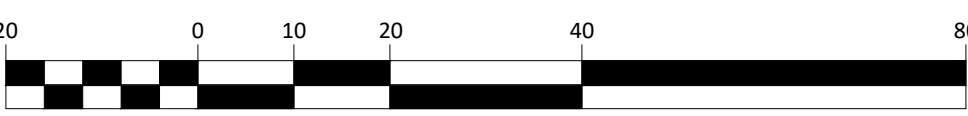
DATE
2023-01-25

SHEET
C202 OF 19

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

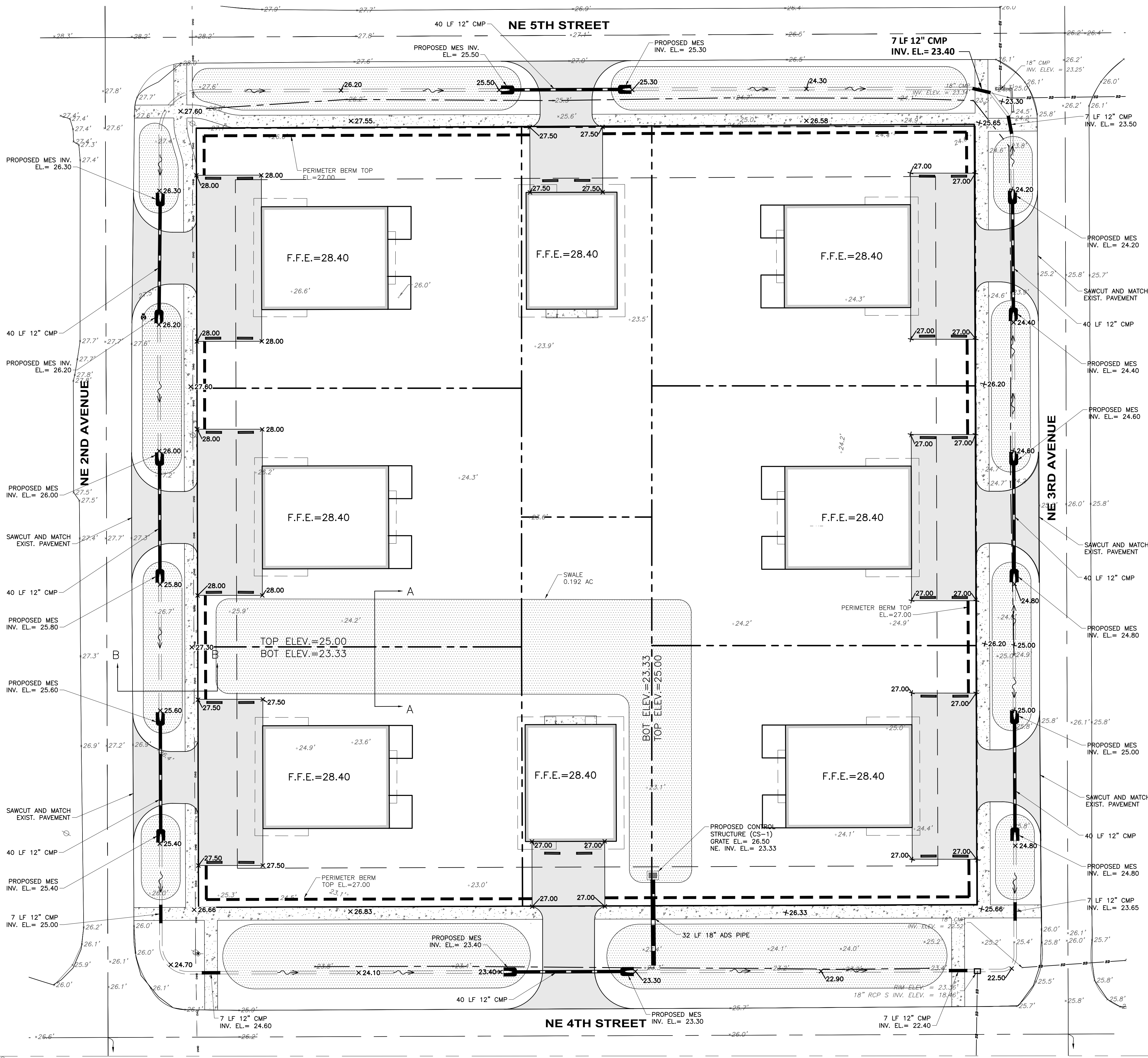
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GRAPHIC SCALE



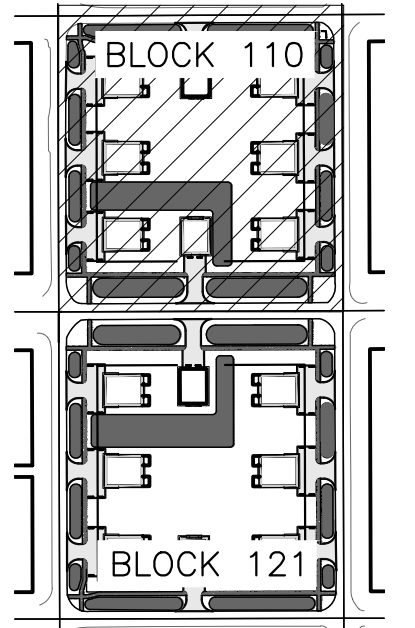
(IN FEET)
1 inch = 20 ft.

\\s\2022 Florida\2022-Mitch Stephens\GND\DWG\04-SHEETS\0401-FL2024 Base Apartments.dwg 2023-01-25

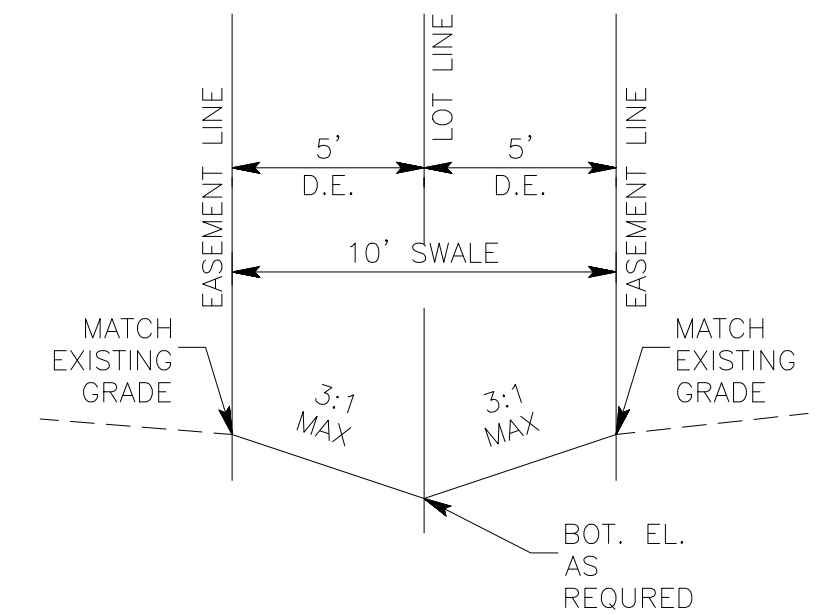


LEGEND

- × 31.20 PROPOSED ELEVATION
- × 32.64' EXISTING ELEVATION
- FLOW OF DIRECTION
- PROPOSED DRAIN INLET
- PROPOSED MSE
- PROPOSED DRAIN PIPE
- - - PERIMETER BERM

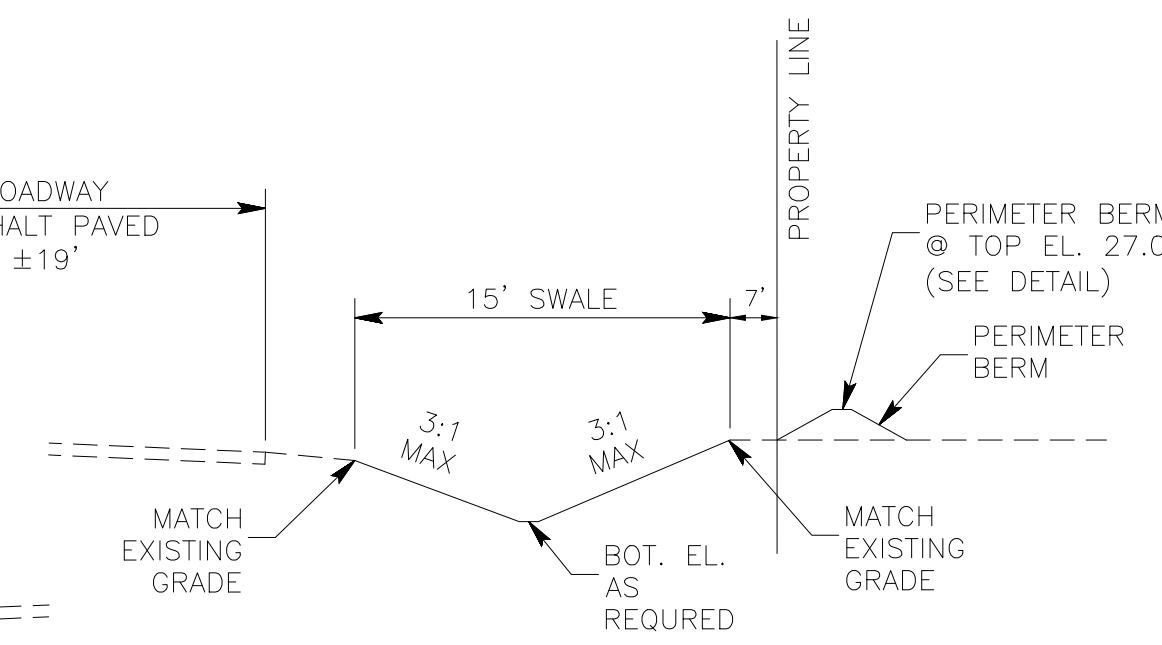


KEY MAP
SCALE: 1:250



TYPICAL SECTION A-A

09/22 -#-
N.T.S. NEWLINES



TYPICAL SECTION B-B

09/22 -#-
N.T.S. NEWLINES

MATCHLINE SHEET C301
MATCHLINE SEE SHEET C302

MINOR SUBDIVISION PLAN
BLOCK 110 PAVING, GRADING AND DRAINAGE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

STEVEN L. DOBBS, P.E.

PROJECT NO. FL22024
DRAWN BY JM
SCALE 1" = 20'
DATE 2023-01-25
SHEET C301 OF 19

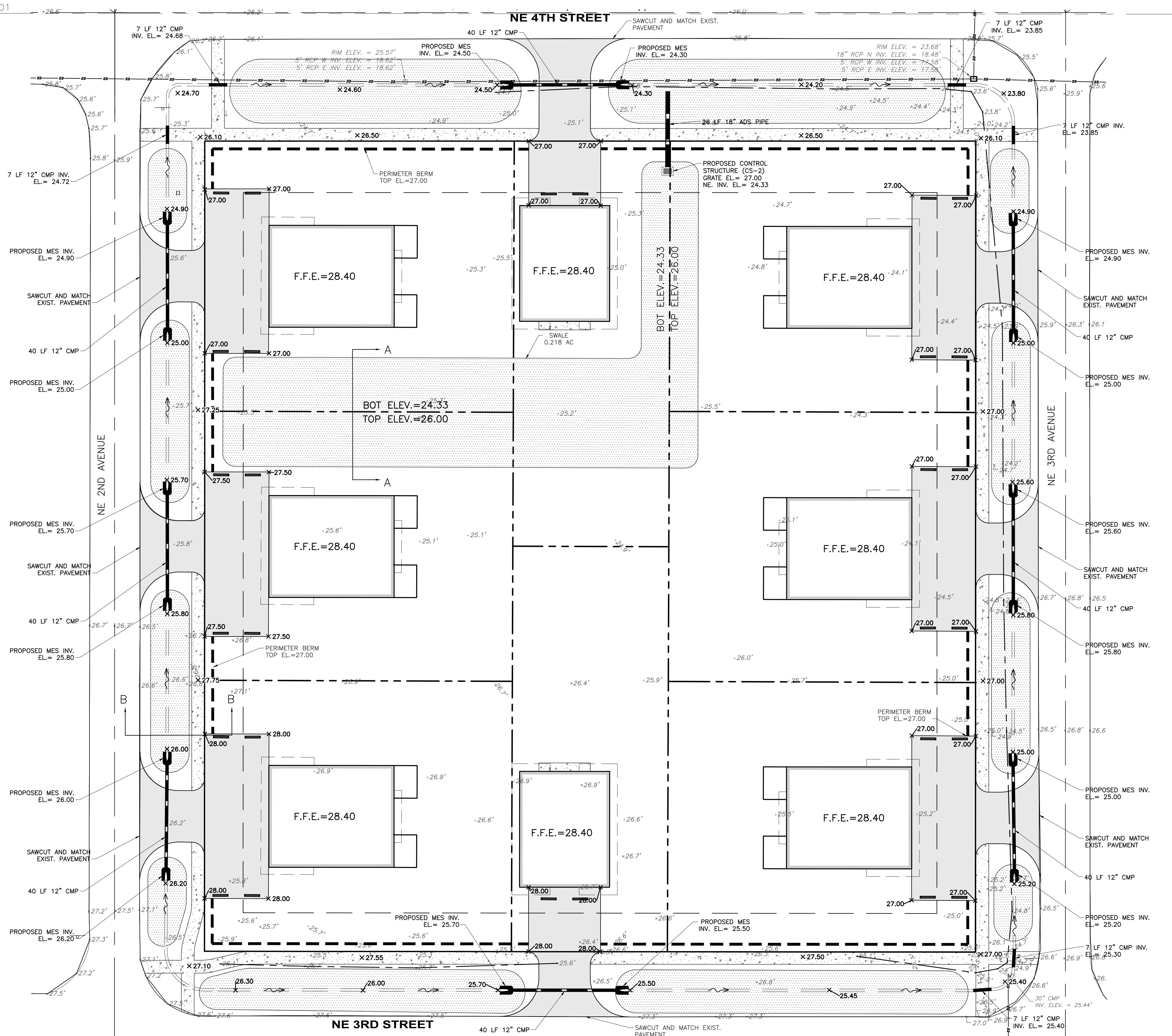
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DATE DESCRIPTION ENGINEER CAD

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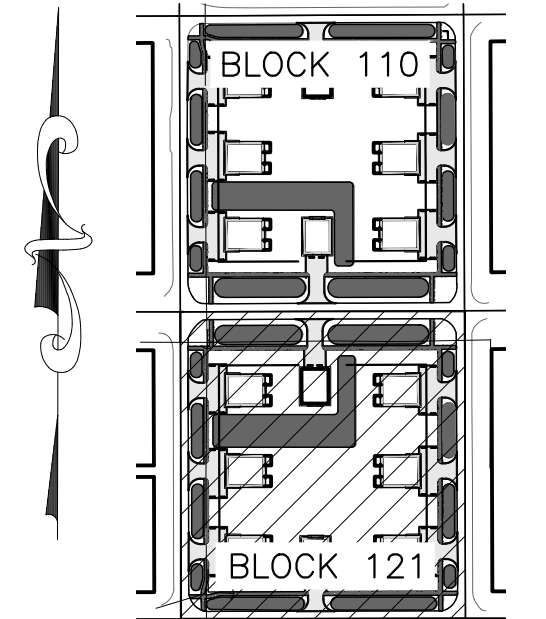
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MATCHLINE SEE SHEET C301
MATCHLINE SEE SHEET C302

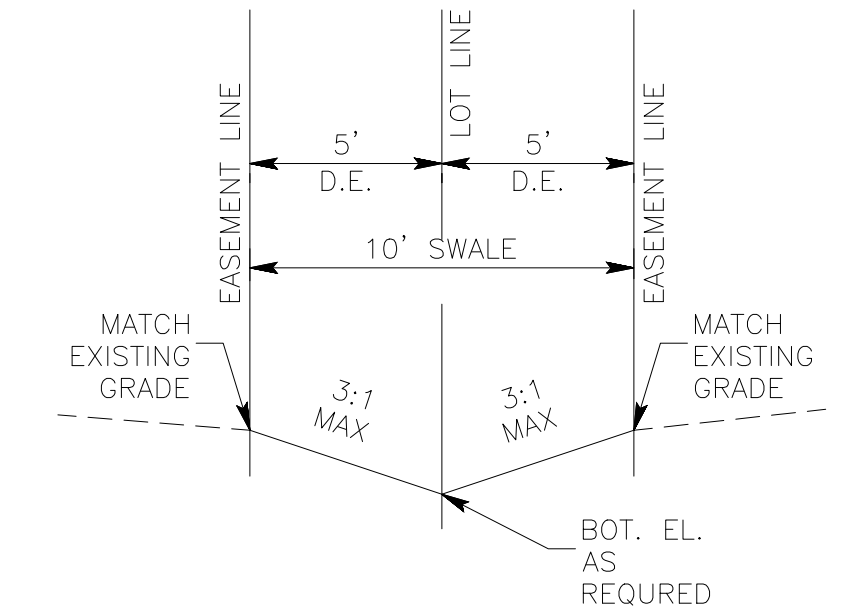


LEGEND

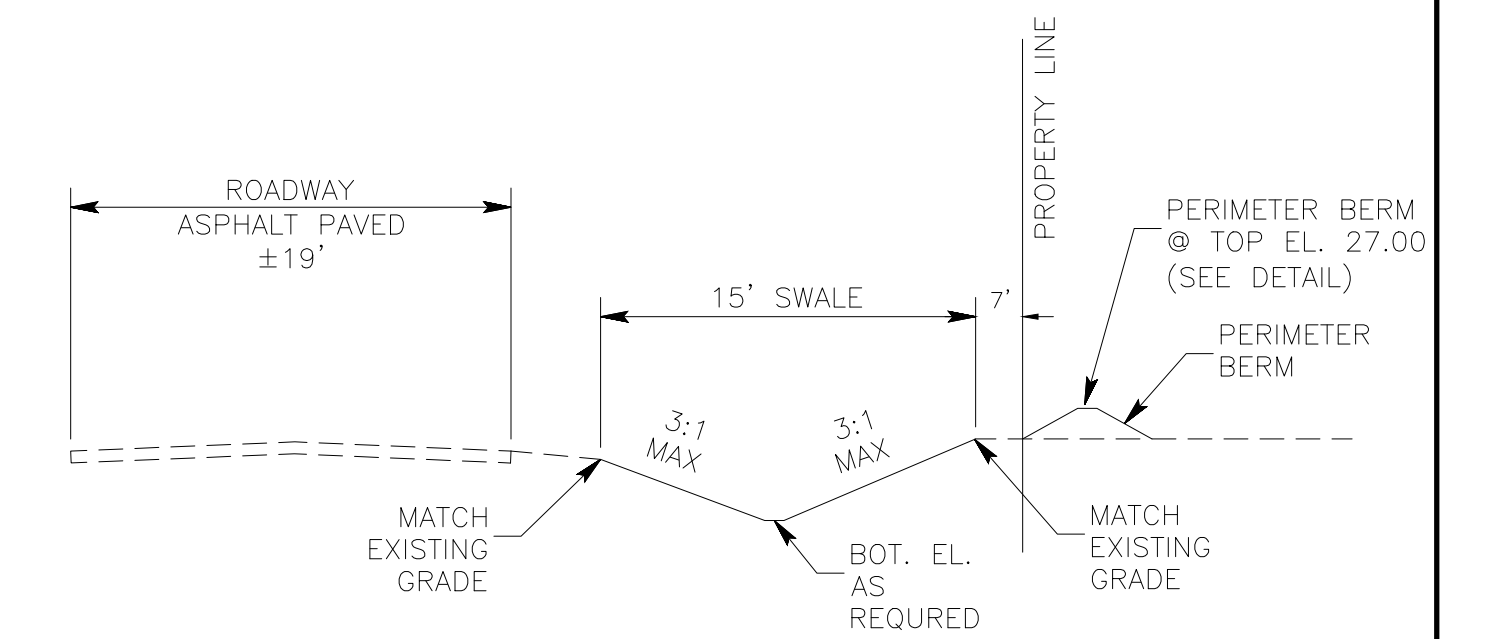
- × 31.20 PROPOSED ELEVATION
- × 32.64' EXISTING ELEVATION
- FLOW OF DIRECTION
- PROPOSED DRAIN INLET
- PROPOSED MSE
- PROPOSED DRAIN PIPE
- - - PERIMETER BERM



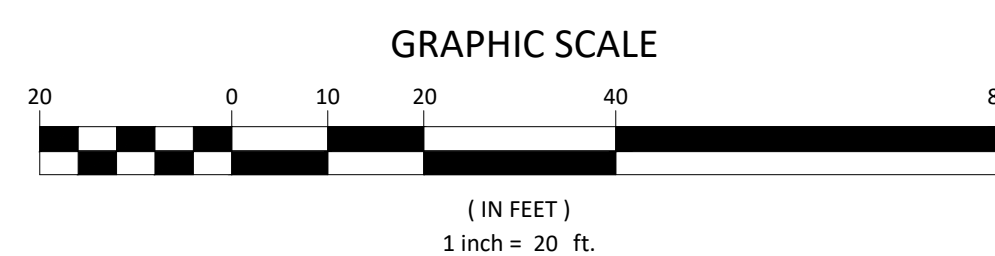
KEY MAP
SCALE: 1:250



09/22 —#—
N.T.S. NEWLINES



09/22 —#—
N.T.S. NEWLINES



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MINOR SUBDIVISION PLAN
BLOCK 121 PAVING, GRADING AND DRAINAGE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

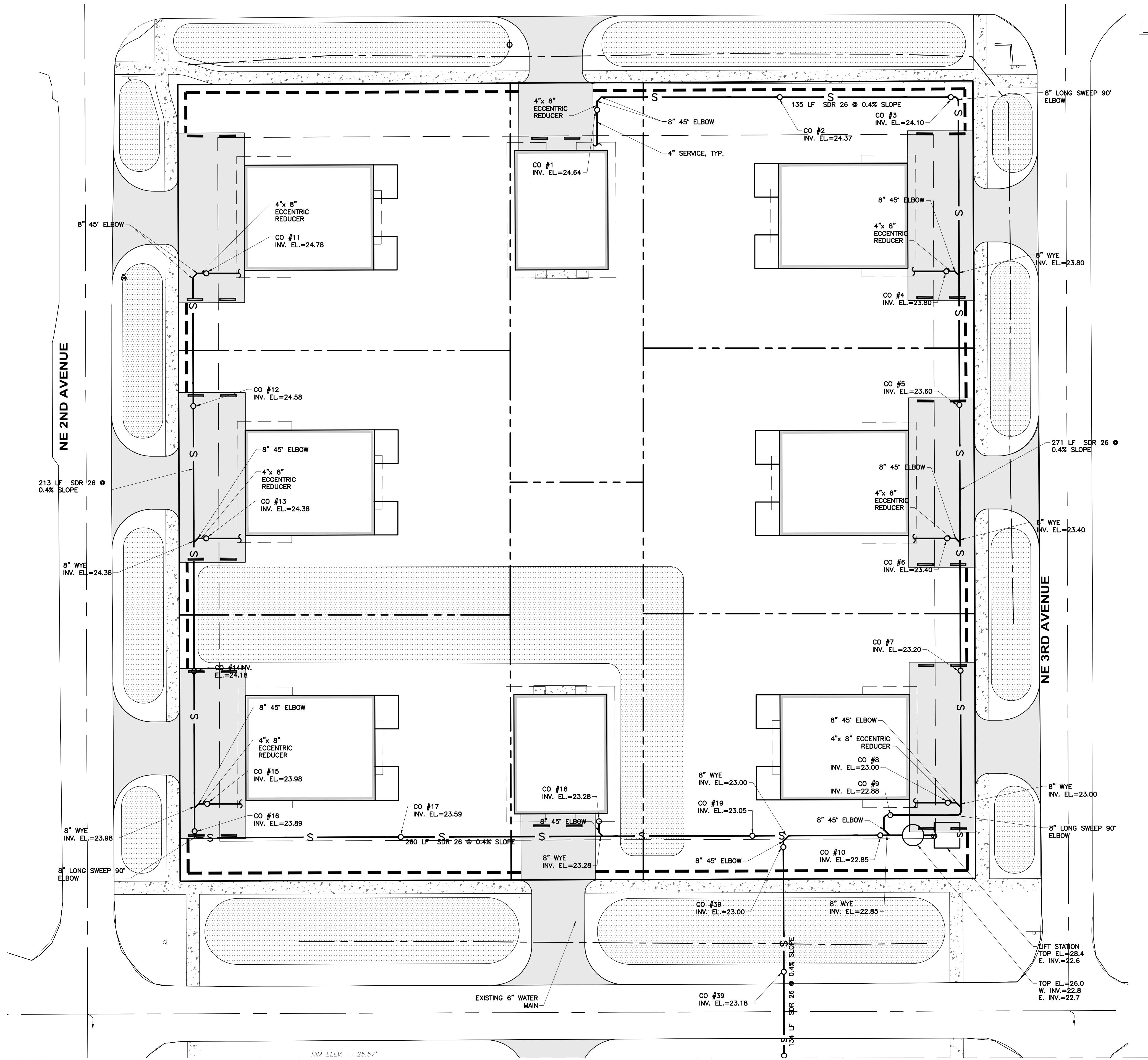
STEVEN L. DOBBS, P.E.

PROJECT NO. FL22024
DRAWN BY JM
SCALE 1" = 20'
DATE 2023-01-25
SHEET C302 OF 19

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

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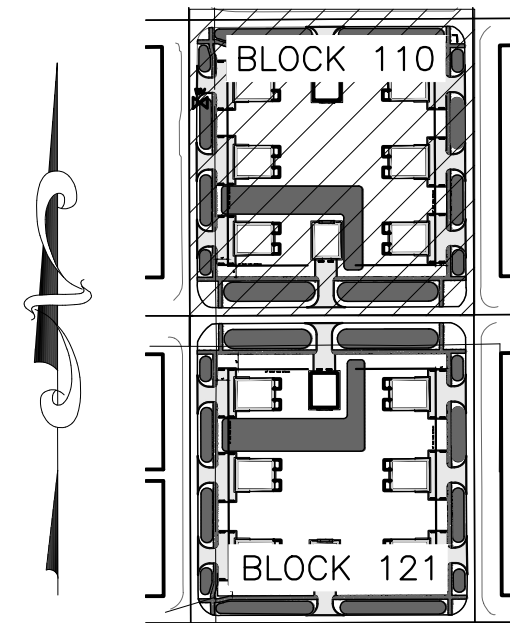
NE 5TH STREET



LEGEND

- PROPOSED SEWERLINE
- PROPOSED SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED DRAIN PIPE
- PROPOSED WATERLINE
- PROPOSED DRAIN INLET
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER

NOTE:
UNLESS OTHERWISE NOTED THE CONTRACTOR IS
RESPONSIBLE FOR TEMPORARY DE-WATERING OF
STRUCTURES, SEWER LINE, DRAINAGE PIPE AND
WATER LINES.



KEY MAP
SCALE: 1:250

MATCHLINE SEE SHEET C402

RIM ELEV. = 25.57'

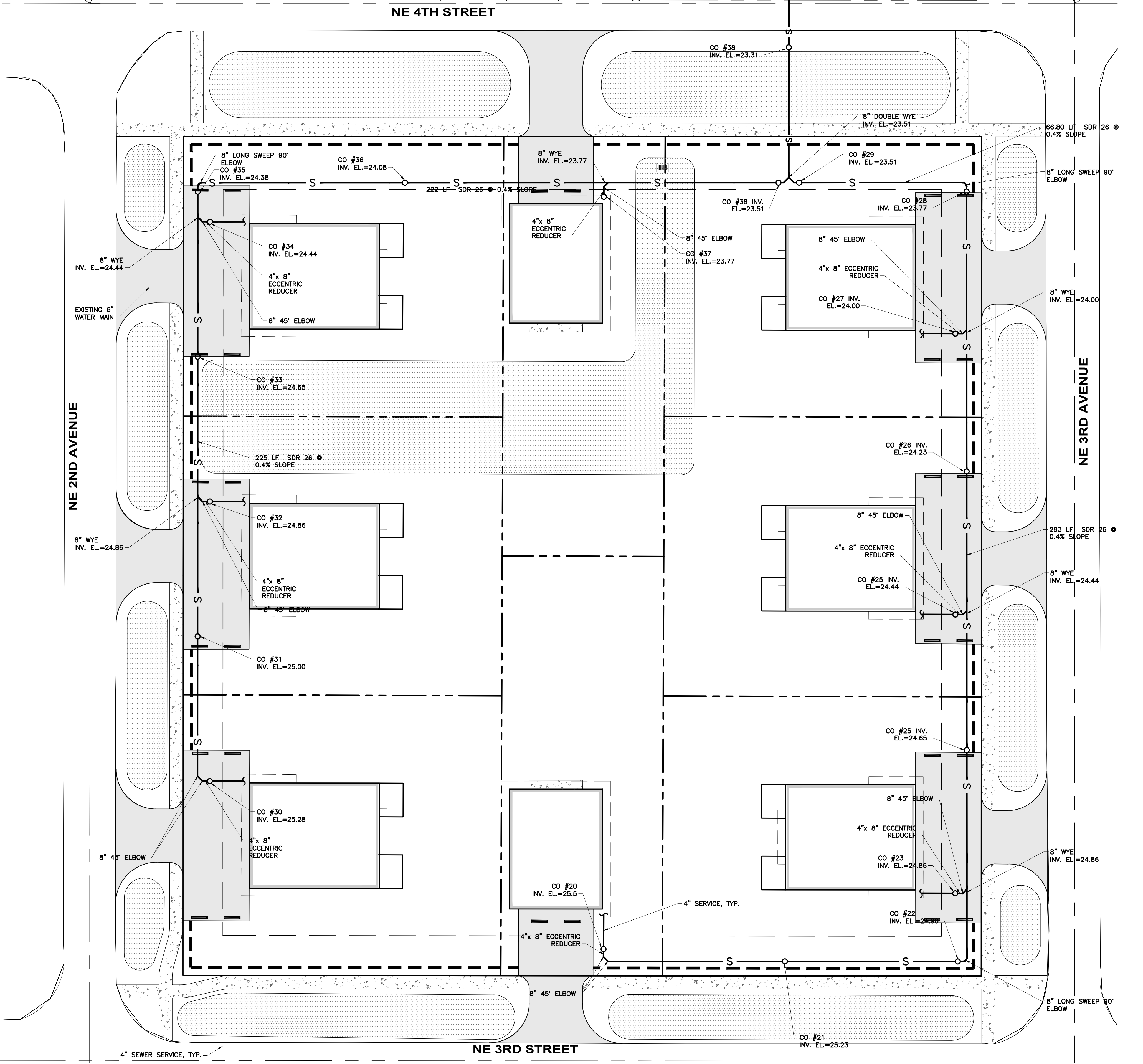
01-19-2023	REVISED PLANS PER TRC MEETING	TL	2023
DATE	DESCRIPTION	ENGINEER	CAD
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MINOR SUBDIVISION PLAN
BLOCK 110 OVERALL SEWERLINE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

STEVEN L. DOBBS, P.E.

PROJECT NO. FL22024
DRAWN BY JM
SCALE 1" = 20'
DATE 2023-01-25
SHEET C401 OF 19

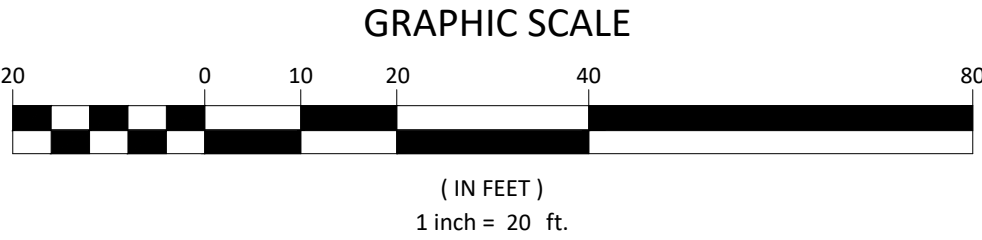
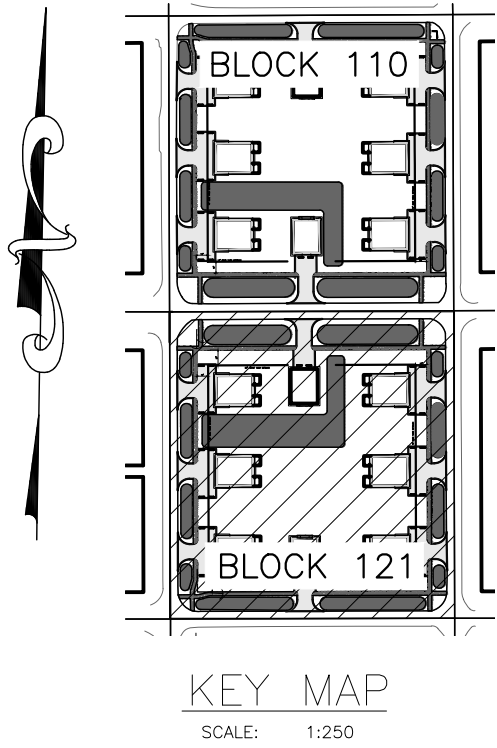
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644



LEGEND

- PROPOSED SEWERLINE
- PROPOSED SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED DRAIN PIPE
- PROPOSED WATERLINE
- PROPOSED DRAIN INLET
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER

NOTE:
UNLESS OTHERWISE NOTED THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY DE-WATERING OF STRUCTURES, SEWER LINE, DRAINAGE PIPE AND WATER LINES.



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MINOR SUBDIVISION PLAN
BLOCK 121 OVERALL SEWERLINE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

PROJECT NO. FL22024
DRAWN BY JM
SCALE 1" = 20'
DATE 2023-01-25
SHEET C402 OF 19

STEVEN L. DOBBS, P.E.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

NE 5TH STREET

INSTALL 16"x 8" TAPPING SLEEVE AND VALVE INV. EL= 24.00 (APPROX.)

EXISTING 16" WM

NE 2ND AVENUE

PROPOSED 8" WATERMAIN

EXISTING 6" WM

NE 4TH STREET

EXISTING 6" WM

NE 3RD AVENUE

INSTALL FIRE HYDRANT ASSEMBLY
8" TEE
8" GATE VALVE

ADD 2" WL TO SERVE HOUSES AS SHOWN

8"x 1" SADDLE w/ 1" CORP STOP

8"x 1" SADDLE w/ 1" CORP STOP

8"x 1" SADDLE w/ 1" CORP STOP

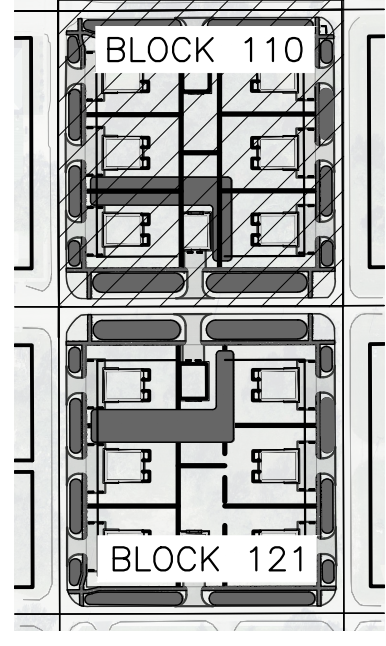
INSTALL FIRE HYDRANT ASSEMBLY
8" TEE
8" GATE VALVE

LEGEND

- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWERLINE
- PROPOSED DRAIN PIPE
- PROPOSED DRAIN INLET
- PROPOSED SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT

NOTE:
SEE INSET "A" ON SHEET C401

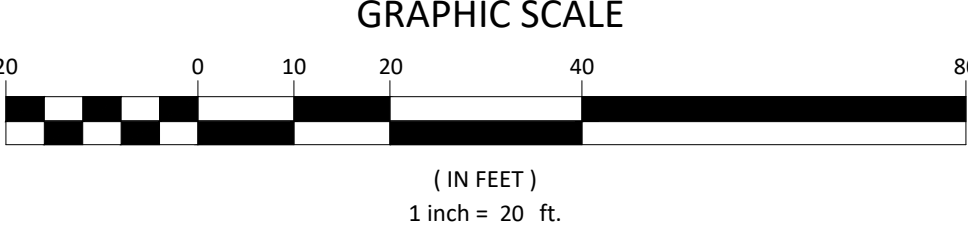
NOTE:
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KEY MAP
SCALE: 1:250

MATCHLINE SEE SHEET C402

RIM ELEV. = 25.57'



01-19-2023	REVISED PLANS PER TRC MEETING	TL	2023
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MINOR SUBDIVISION PLAN
BLOCK 110 OVERALL WATERLINE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

PROJECT NO. FL22024
DRAWN BY JM
SCALE 1" = 20'
DATE 2023-01-25
SHEET C501 OF 19

STEVEN L. DOBBS, P.E.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029206
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

NE 4TH STREET

NE 2ND AVENUE

NE 3RD AVENUE

NE 3RD STREET

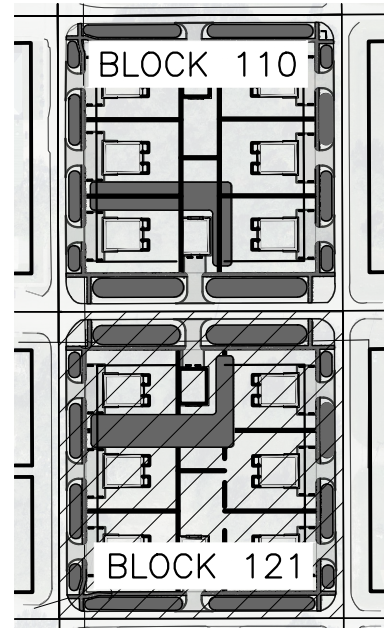
LEGEND

- w — EXISTING WATERLINE
- PROPOSED WATERLINE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER METER
- PROPOSED SEWERLINE
- PROPOSED DRAIN PIPE
- PROPOSED DRAIN INLET
- ⊙ PROPOSED SEWER MANHOLE
- ⊕ PROPOSED SANITARY SEWER CLEANOUT

NOTE:

* SEE INSET "A" ON SHEET C402

NOTE:
UNLESS OTHERWISE NOTED THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY DE-WATERING OF STRUCTURES, SEWER LINE, DRAINAGE PIPE AND WATER LINES.



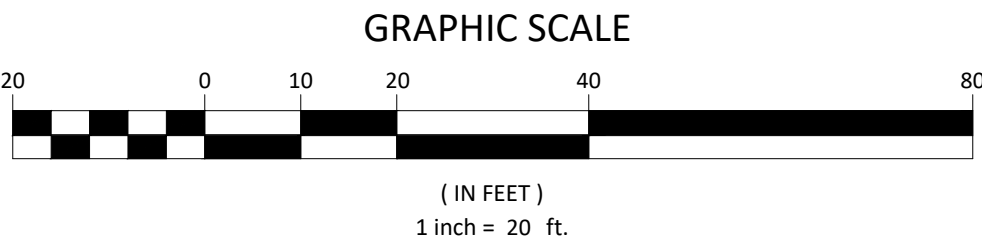
KEY MAP
SCALE: 1:250

INSTALL 16" X 8" TAPPING SLEEVE AND VALVE
INV. EL. = 24.00 (APPROX.)

PROPOSED 8" WATER MAIN

2" - 8" GATE VALVE
INV. EL. = 22.00 (APPROX.)

PROPOSED 8" WATER MAIN

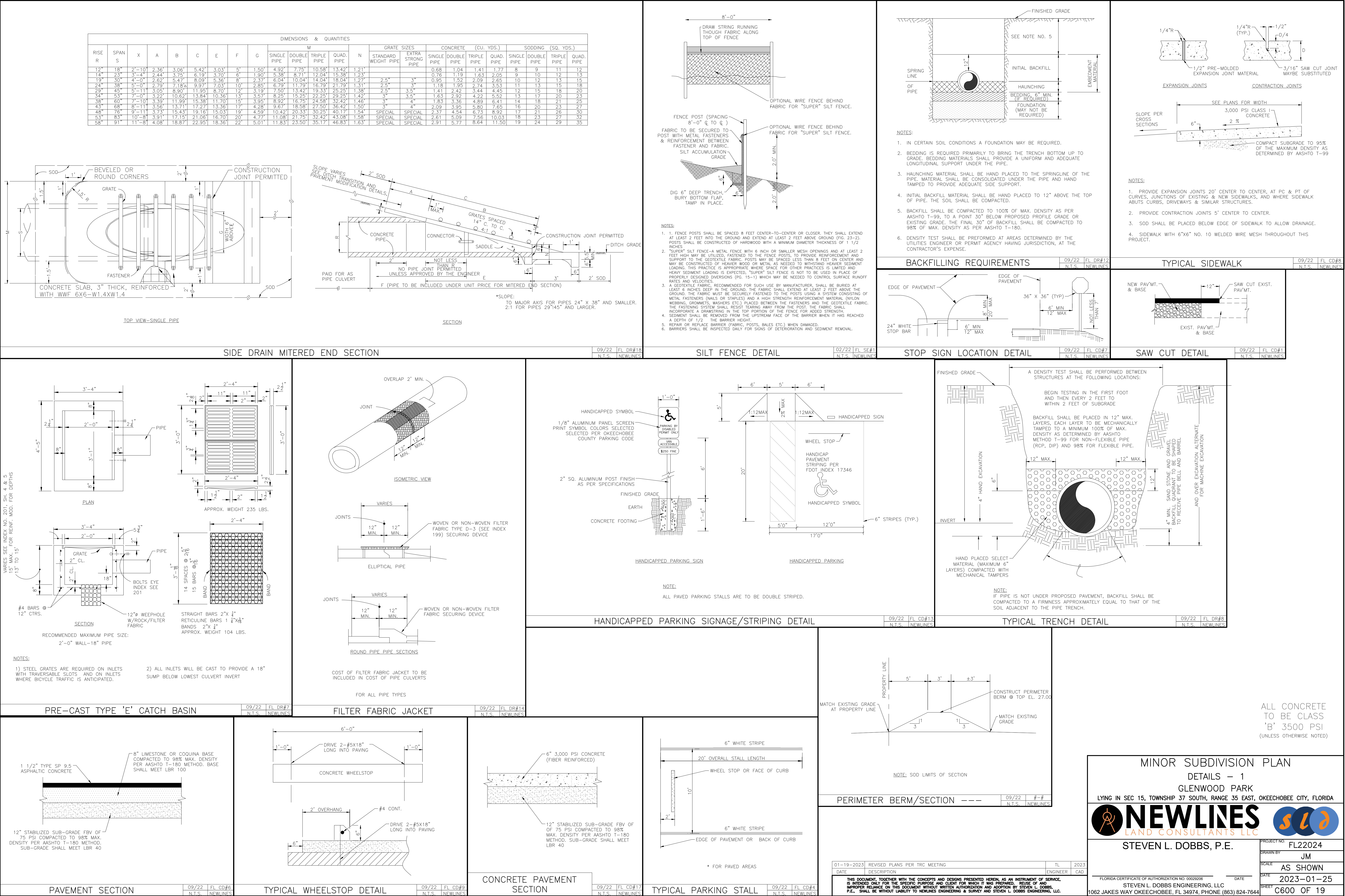


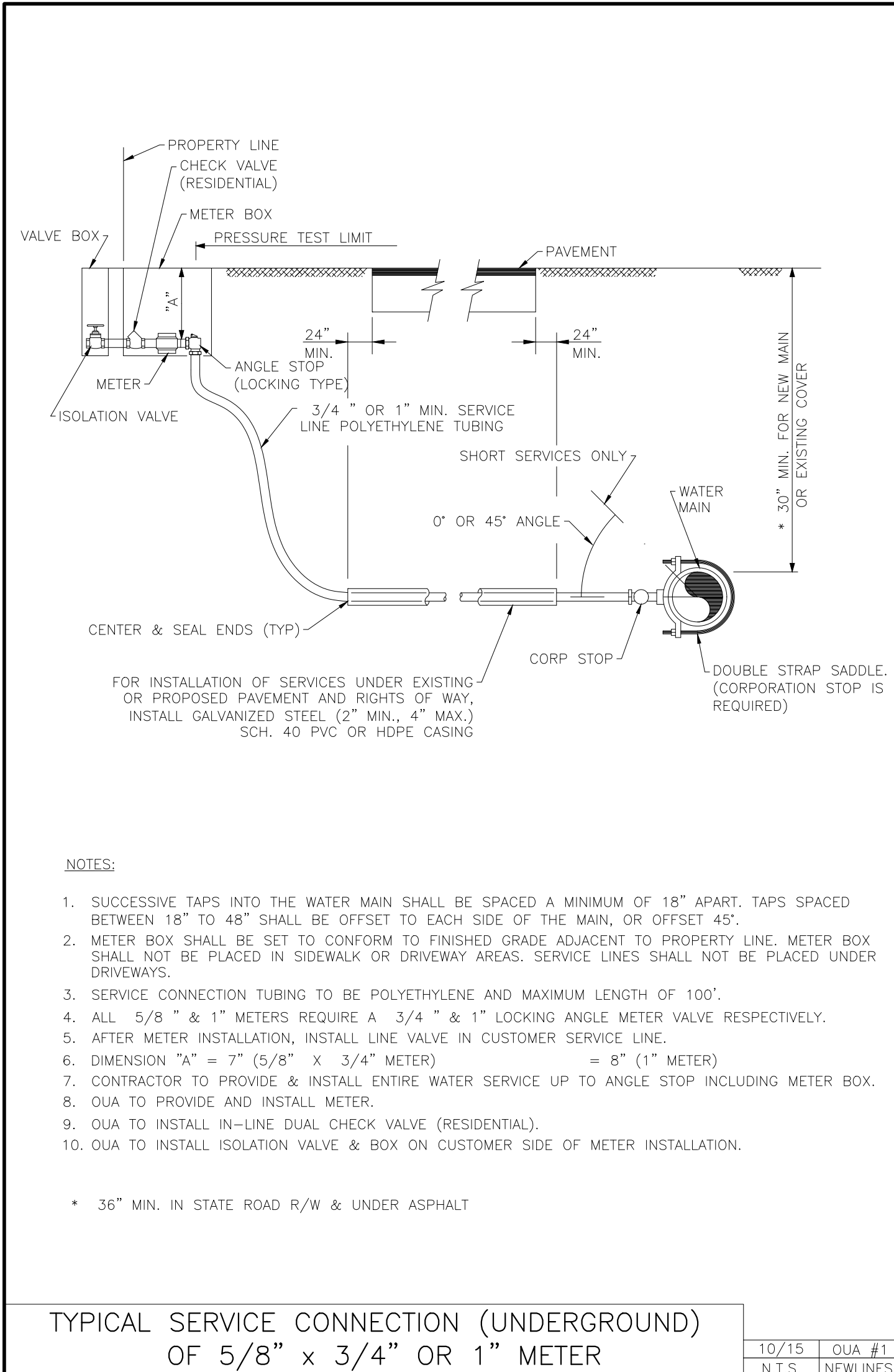
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MINOR SUBDIVISION PLAN
BLOCK 121 OVERALL WATERLINE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

PROJECT NO. FL22024
DRAWN BY JM
SCALE 1" = 20'
DATE 2023-01-25
SHEET C502 OF 19

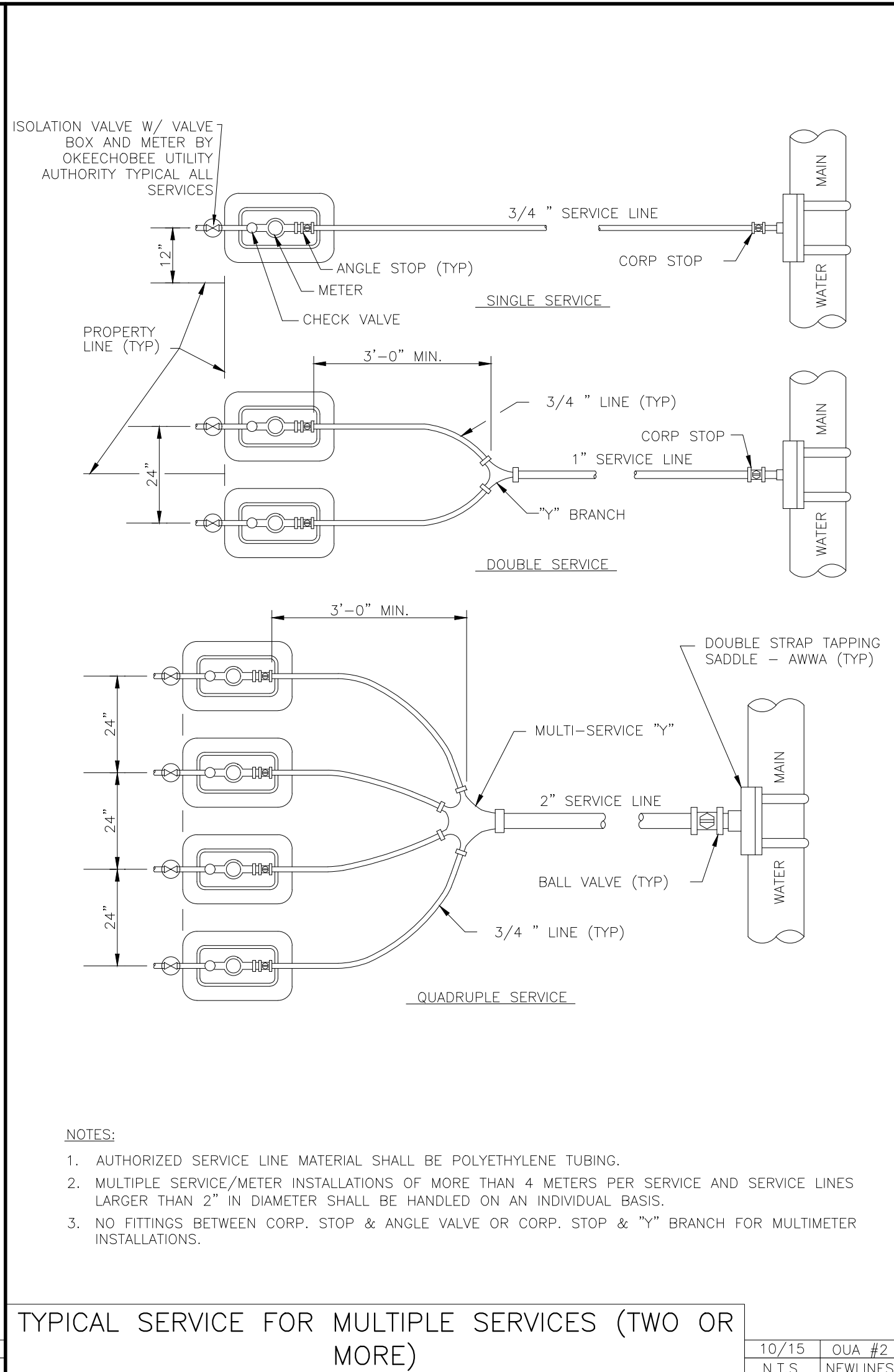
STEVEN L. DOBBS, P.E.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644





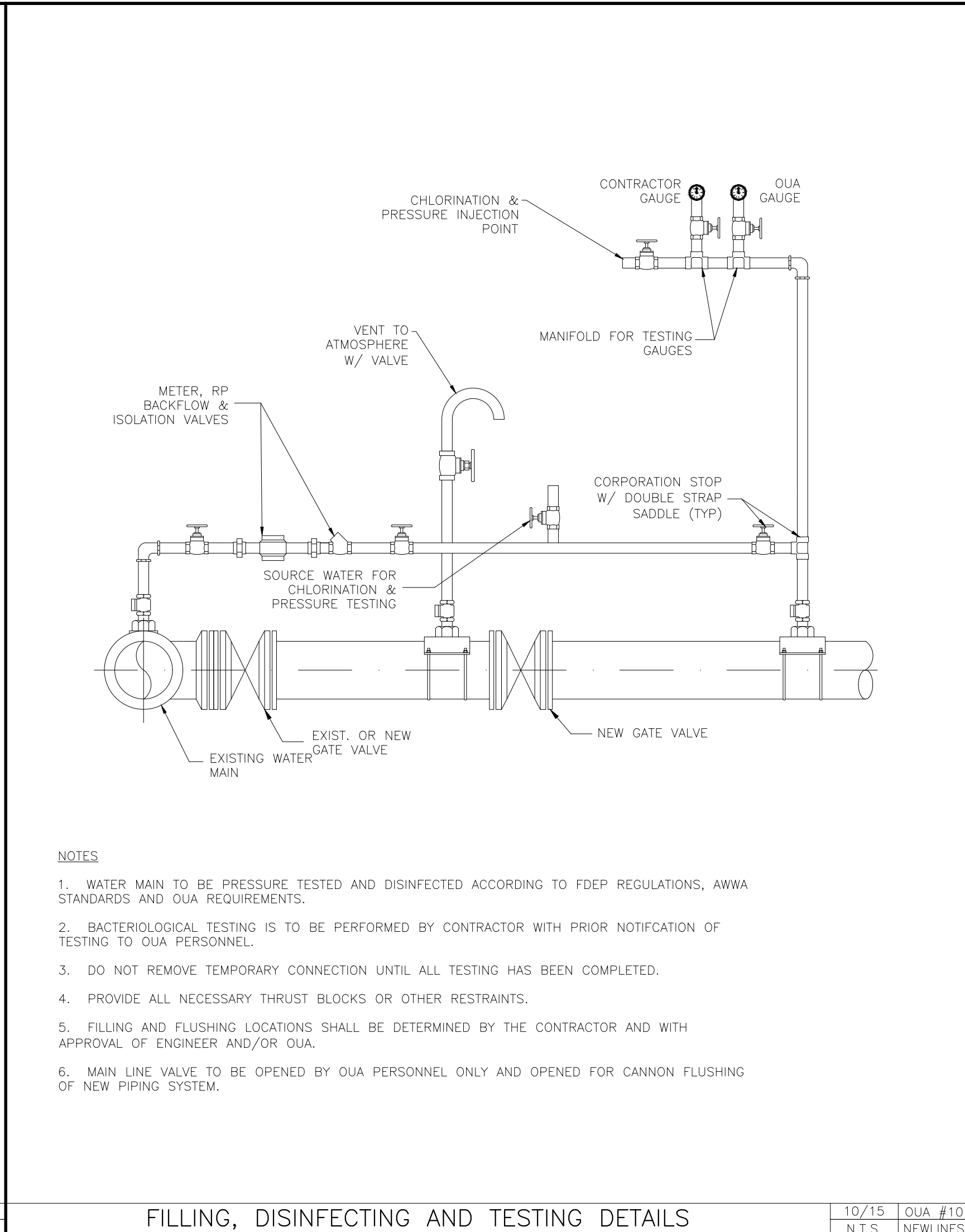
TYPICAL SERVICE CONNECTION (UNDERGROUND)
OF 5/8" x 3/4" OR 1" METER

10/15 OUA #1
N.T.S. NEWLINES



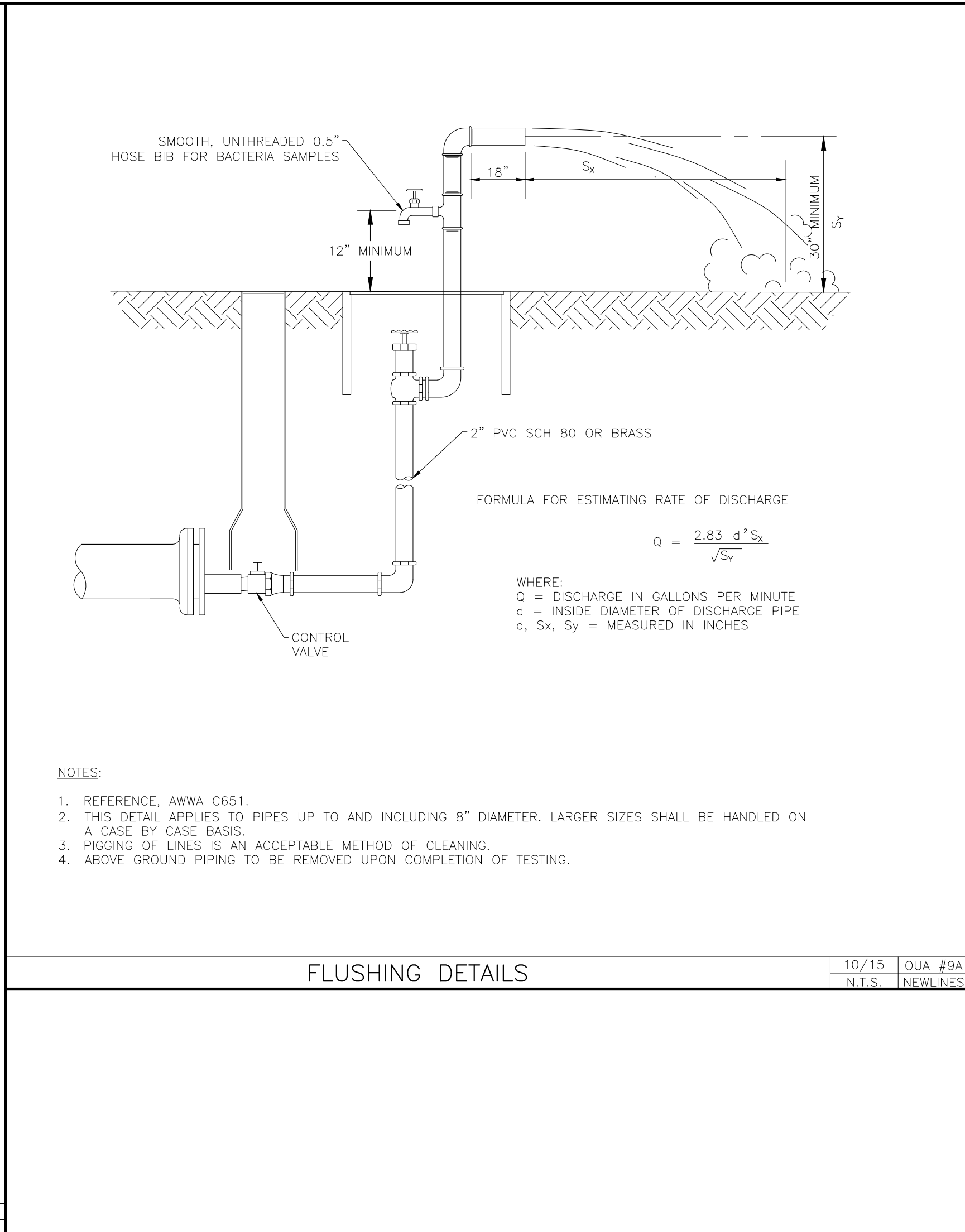
TYPICAL SERVICE FOR MULTIPLE SERVICES (TWO OR MORE)

10/15 OUA #2
N.T.S. NEWLINES



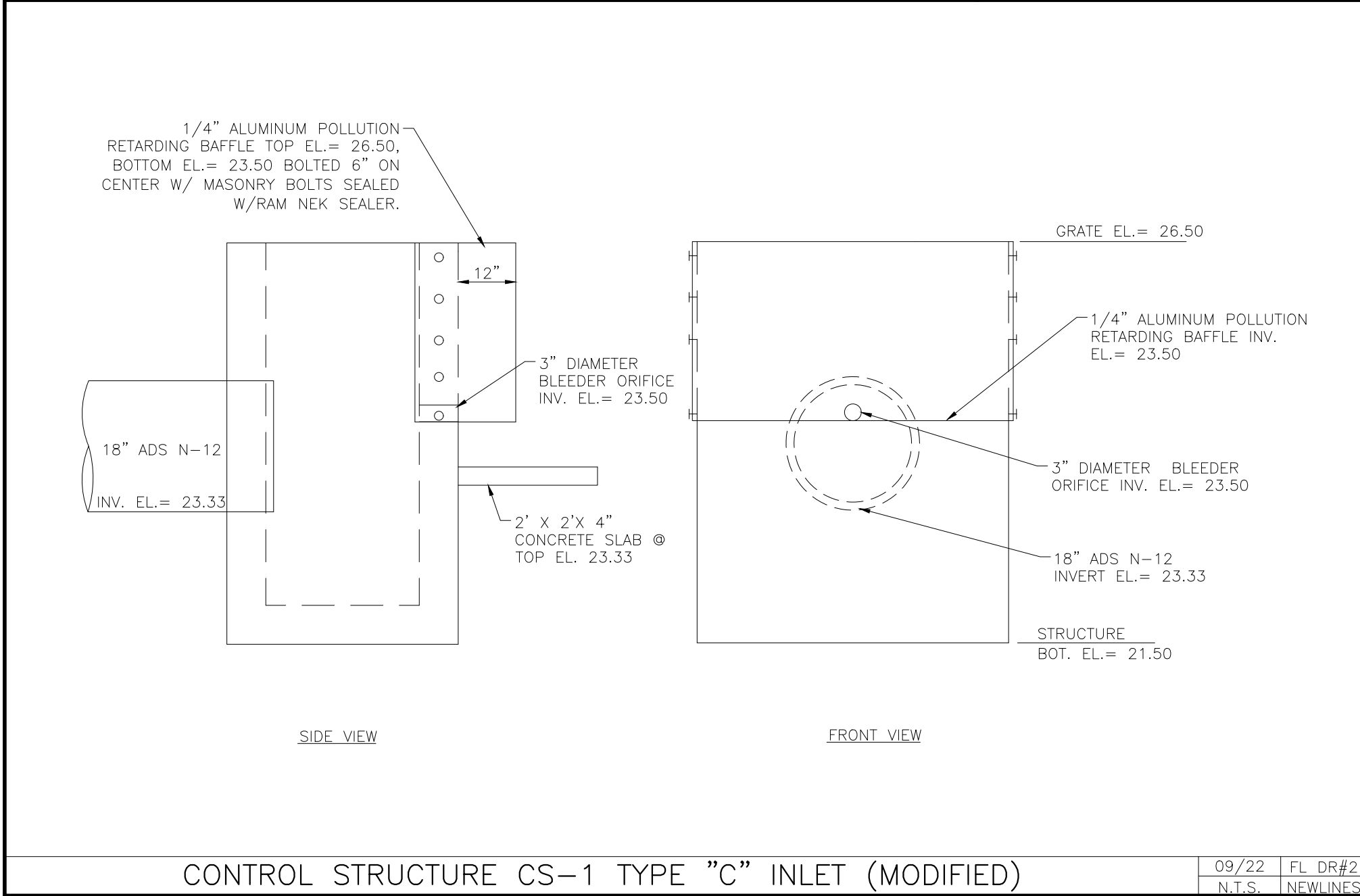
FILLING, DISINFECTING AND TESTING DETAILS

10/15 OUA #10
N.T.S. NEWLINES



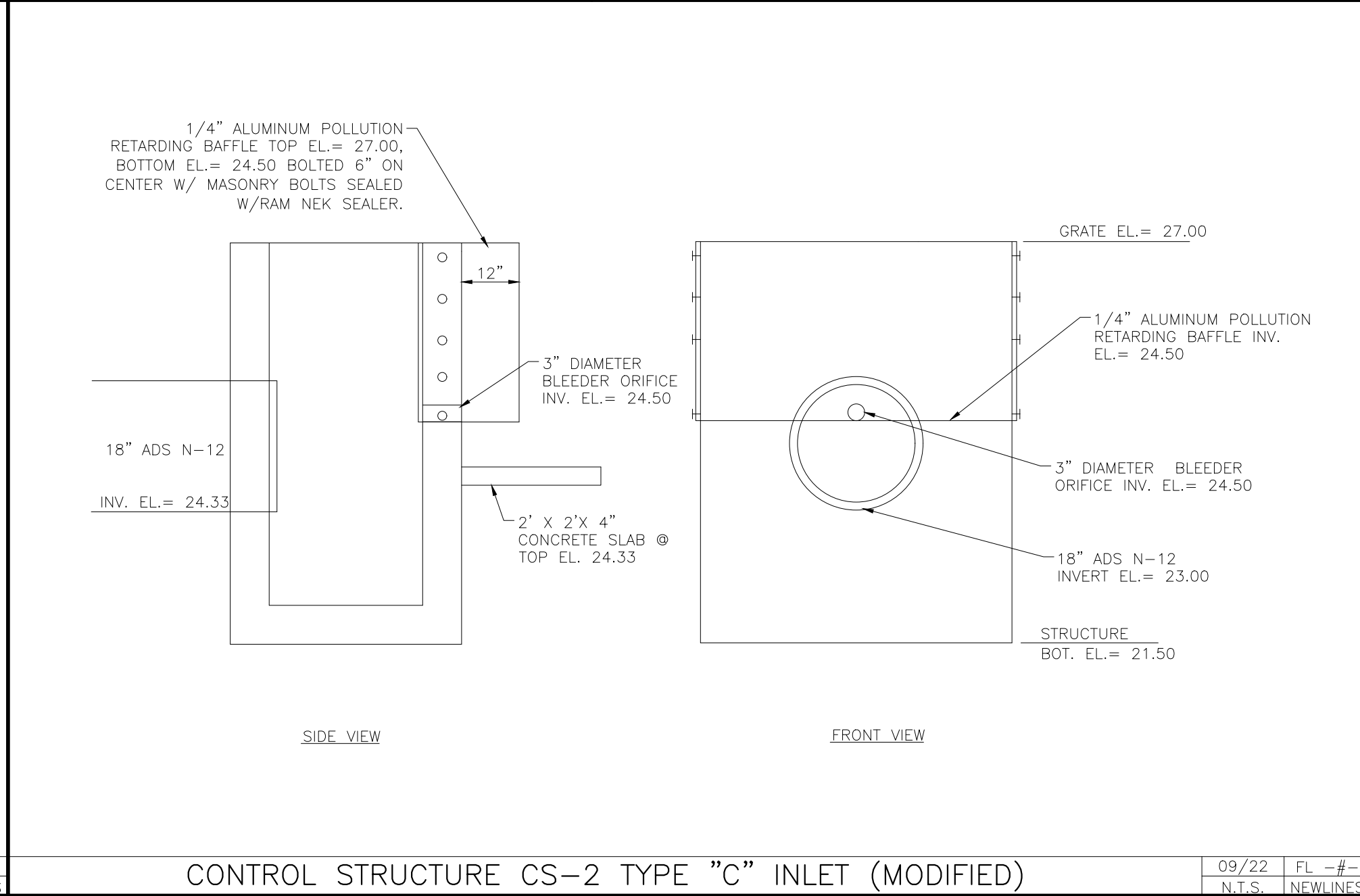
FLUSHING DETAILS

10/15 OUA #9A
N.T.S. NEWLINES



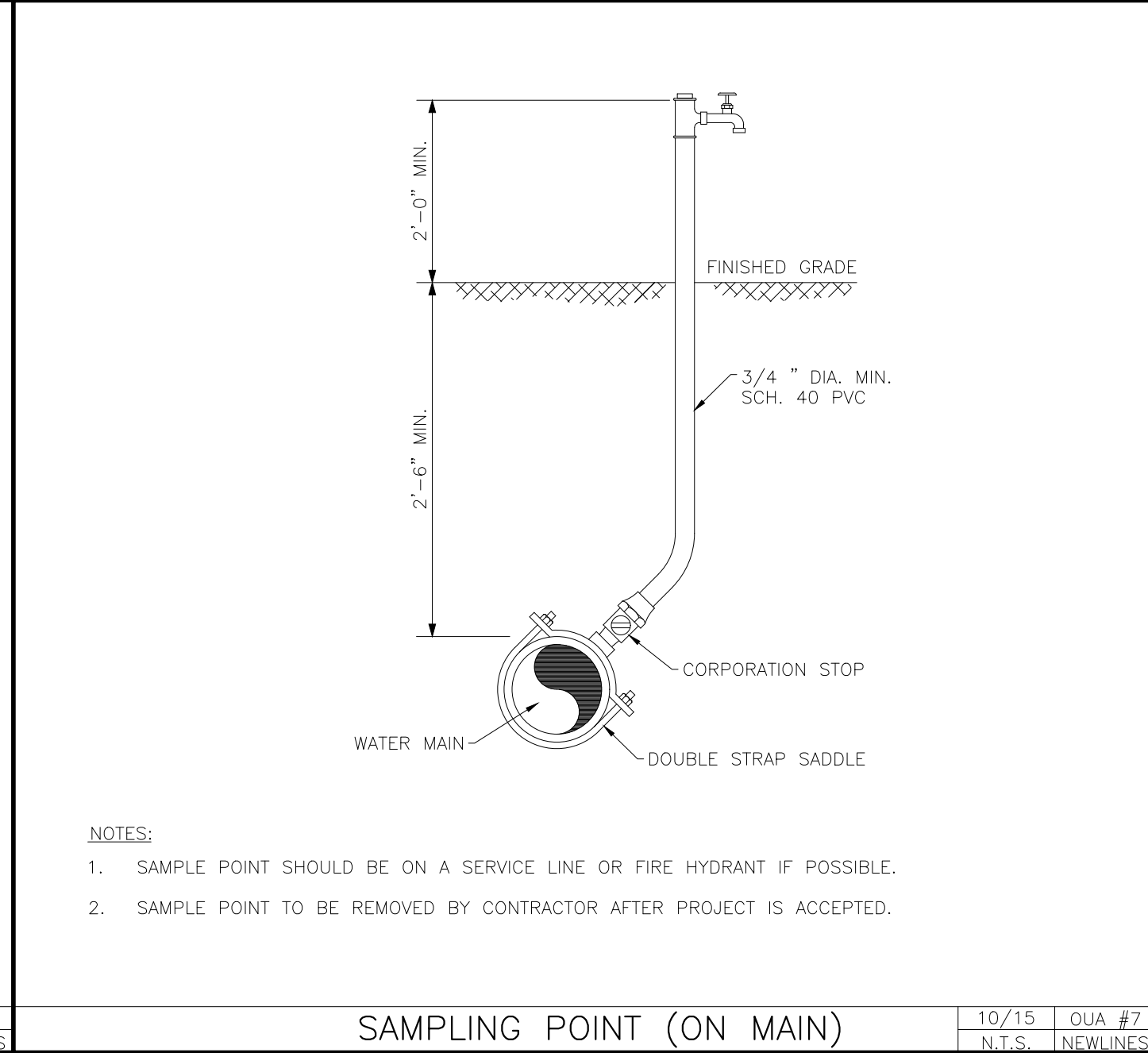
CONTROL STRUCTURE CS-1 TYPE "C" INLET (MODIFIED)

09/22 FL DR#2
N.T.S. NEWLINES



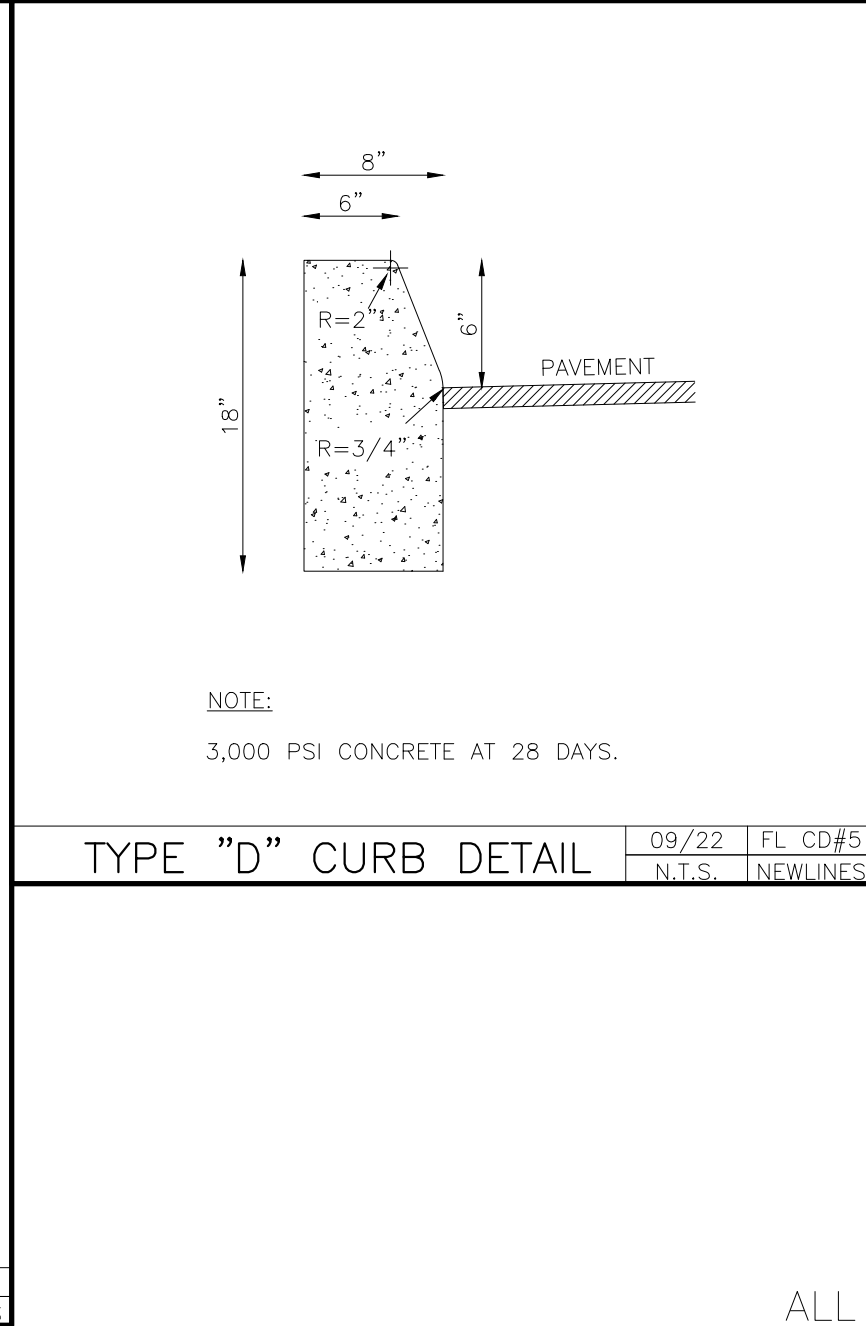
CONTROL STRUCTURE CS-2 TYPE "C" INLET (MODIFIED)

09/22 FL -#-
N.T.S. NEWLINES



SAMPLING POINT (ON MAIN)

10/15 OUA #7
N.T.S. NEWLINES



TYPE "D" CURB DETAIL

09/22 FL CD#5
N.T.S. NEWLINES

ALL CONCRETE
TO BE CLASS
'B' 3500 PSI
(UNLESS OTHERWISE NOTED)

MINOR SUBDIVISION PLAN
DETAILS - 2
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

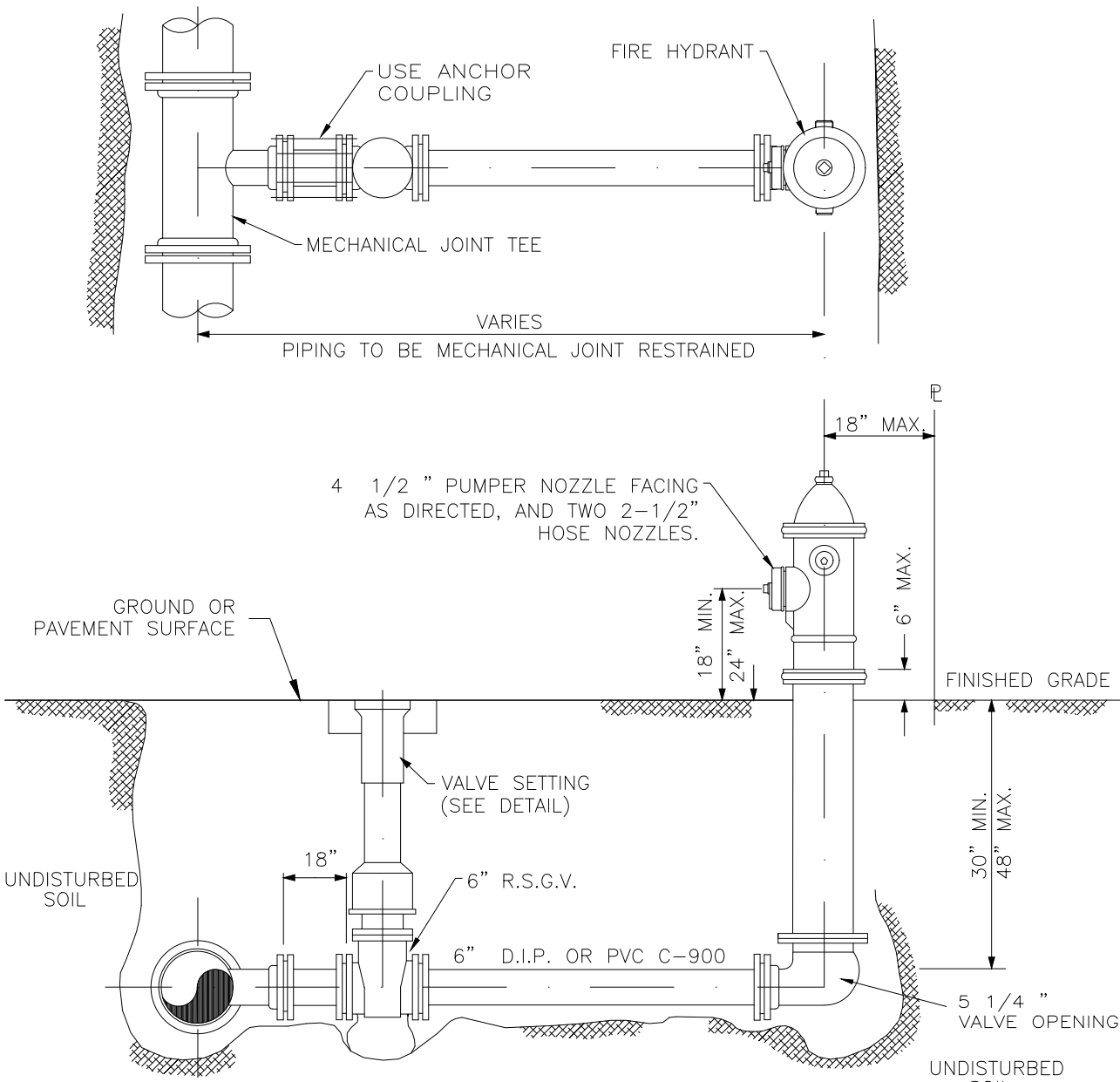
NEWLINES
LAND CONSULTANTS LLC

STEVEN L. DOBBS, P.E.

PROJECT NO. FL22024
DRAWN BY JM
SCALE AS SHOWN
DATE 2023-01-25
SHEET C601 OF 19

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029206
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

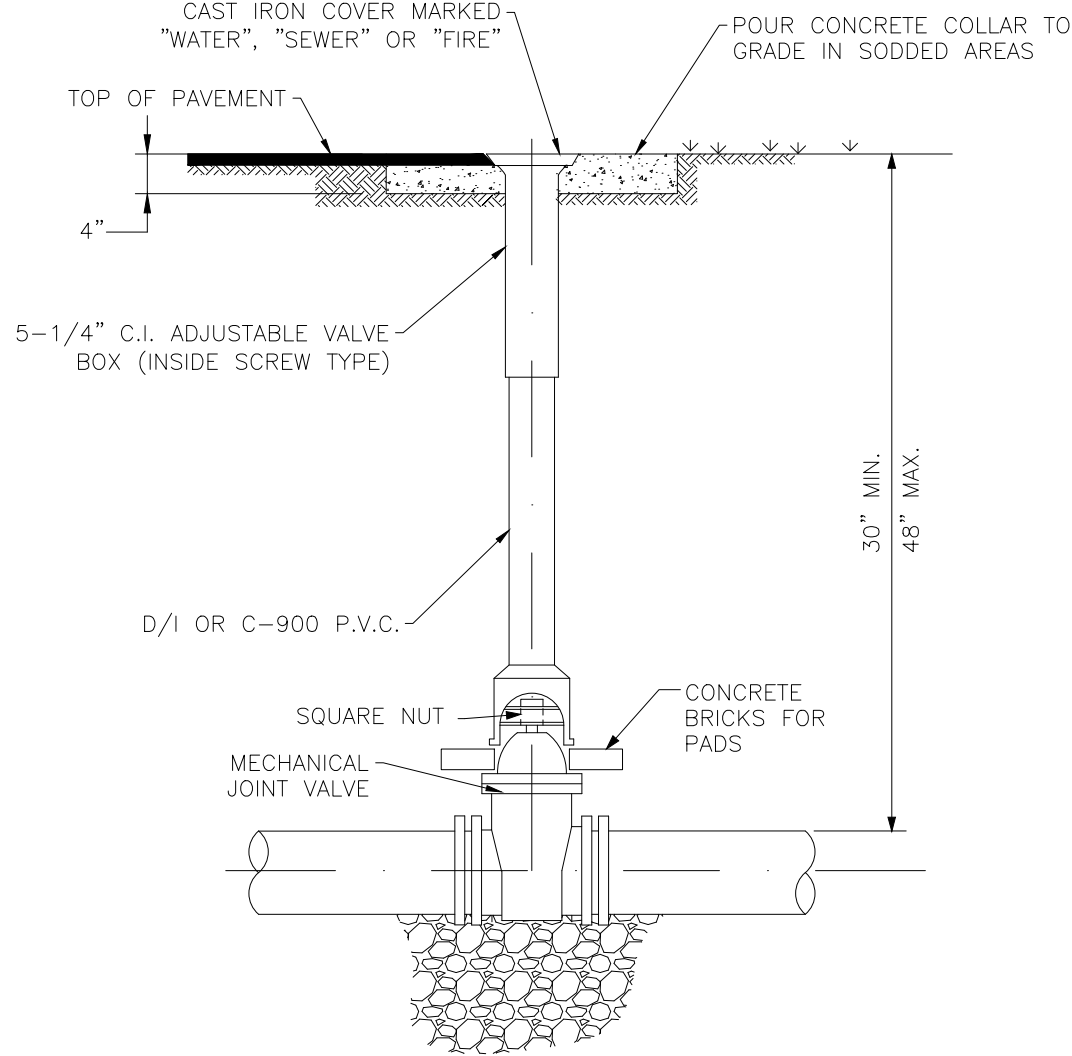
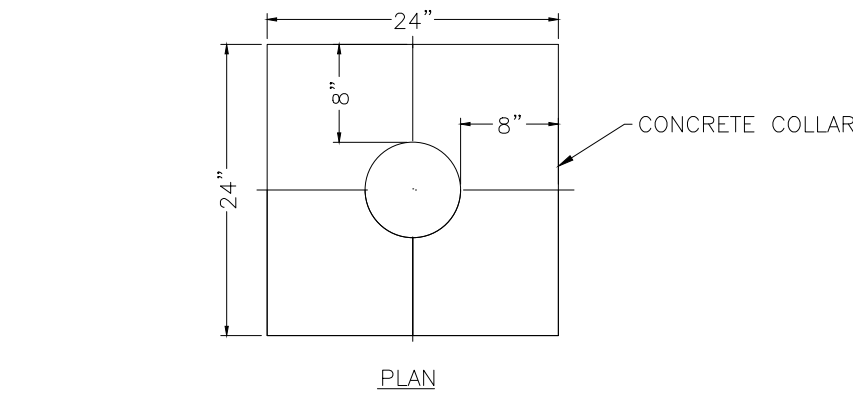
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- NOTES:
- HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
 - THE MODEL COLOR TO BE SAFETY YELLOW, HYDRANT SHALL BE PER OUA REQUIREMENTS.
 - VALVE SHALL BE PLACED ADJACENT TO MAIN, TIED TO TEE.
 - ANCHOR TEES ARE PERMITTED.
 - ALL HYDRANTS SHALL BE TEE'D OFF MAINS.
 - HYDRANTS SHALL NOT BE PLACED IN SIDEWALKS, ROADWAYS OR BIKEPATHS.
 - MEGALUGS ON ALL FITTINGS.
 - HYDRANTS SHALL BE BAGGED UNTIL SYSTEM IS PLACED IN SERVICE.

TYPICAL FIRE HYDRANT ASSEMBLY

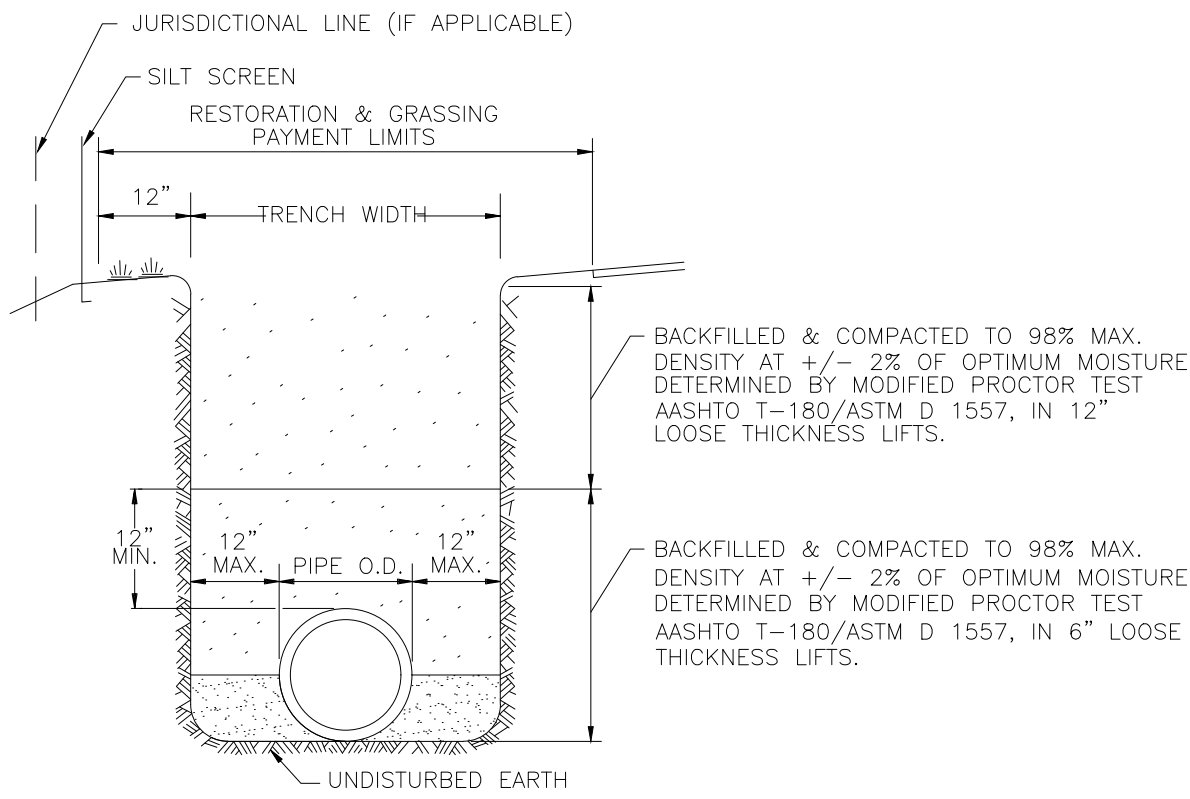
10/15 OUA #11
N.T.S. NEWLINES



NOTE:
VALVE NUT EXTENSION IS REQUIRED ON ALL VALVES WITH MORE THAN 36" OF COVER. EXTEND NUT TO WITHIN 18" OF VALVE BOX RIM. PROVIDE SOLID BRICK PAD FOR VALVE BOX TO SIT ON.

TYPICAL VALVE SETTING

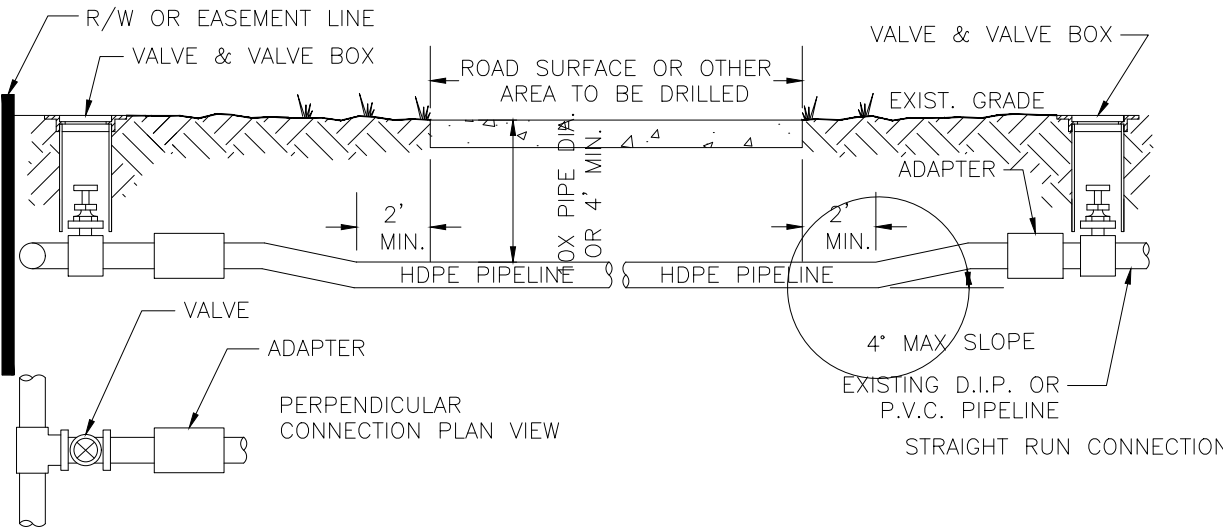
10/15 OUA #12
N.T.S. NEWLINES



- NOTES:
- BACKFILL MATERIALS SHALL CONSIST OF CLEAN EARTH FILL COMPRISED OF SAND, SAND AND CLAY, GRAVEL, CRUSHED ROCK OR OTHER MATERIALS FROM GROUPS A-1, A-2 OR A-3, AASHTO CLASSIFICATION, FREE FROM ORGANIC MATTER AND VEGETATION, DEBRIS, LARGE CLOUDS OF EARTH OR STONES. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS, LARGE ROCKS AND ROOTS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
 - THE PIPE SHALL BE FULLY SUPPORTED ALONG ENTIRE LENGTH.
 - THE PIPE TRENCH SHALL REMAIN DRY DURING PIPE LAYING OPERATIONS.
 - ALL TRENCH WORK SHALL CONFORM TO LATEST STANDARDS AS SET FORTH BY THE FLORIDA TRENCH SAFETY ACT AND OR OSHA.
 - FOUR INCH WIDE DETECTABLE TAPE SHALL BE PLACED APPROXIMATELY 12"-18" BELOW FINISHED GRADE AND DIRECTLY ABOVE ALL PRESSURE PIPING. TAPE, WORDING AND COLOR SHALL CONFORM TO CITY STANDARDS.
 - TRAFFIC LANE CLOSURES, MOT PLANS AND ROADWAY REPAIRS MATERIALS SHALL BE PER DIRECTION OF ROAD OWNER. CONTRACTOR TO INQUIRE WITH OWNER ABOUT REQUIREMENTS PRIOR TO BID.
 - 3M LOCATOR BALLS SHALL BE INSTALLED AT EACH FITTING IN THE PIPE LINE CHANGING DIRECTION AND AT EACH CONNECTION.
 - 3M LOCATORS TO BE PROVIDED BY DEVELOPER AS SPECIFIED BY O.U.A.

TYPICAL TRENCH DETAIL

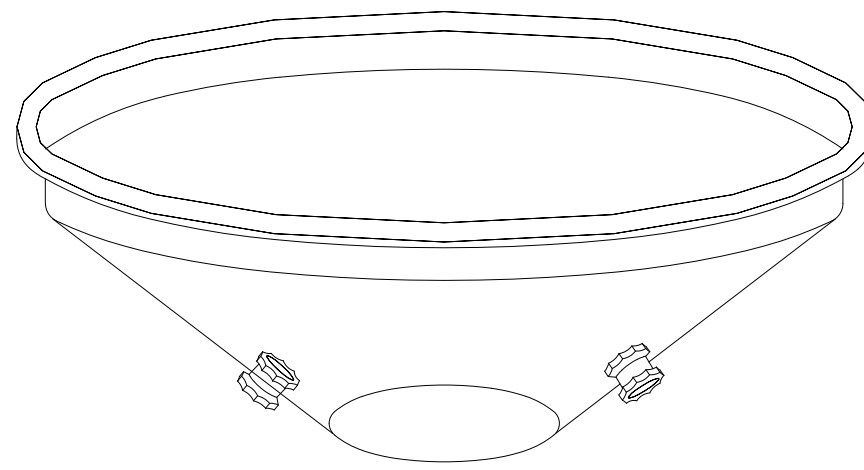
10/15 OUA #13
N.T.S. NEWLINES



- NOTES:
- DIRECTIONAL DRILLS SHALL BE COMPLETED USING DR11 HDPE PIPE, DIP SIZE: FOR WATER AND SANITARY FORCE MAIN, IPS SIZE: FOR VACUUM SEWER.
 - ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 10X PIPE DIAMETER BELOW THE ROADWAY SURFACE OR 4" WHICHEVER IS GREATER.
 - ALL HDPE MUST BE COLOR CODED (SAFETY BLUE-WATER, SAFETY GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIMED WATER); BUTT FUSION WELDED; AND CONNECTED WITH HDPE-MJ ADAPTER.
 - 10 GAUGE SOLID COPPER LOCATING WIRES SHALL BE TAPED TO PIPE FROM VALVE TO VALVE AT A SPACING NO GREATER THAN 5 FEET AND PULLED WITH THE PIPE. SEE D17 FOR ADDITIONAL DETAILS.
 - GRAVITY SEWER BORES AS PREAPPROVED BY OUA.

DIRECTIONAL DRILLING DETAIL

10/15 OUA #19
N.T.S. NEWLINES



- NOTES:
- SEWER RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES.
 - SEWER RAIN GUARDS SHALL BE AS MANUFACTURED BY FOSROC-PRECO INDUSTRIES, INC., OR SOUTH WEST PACKING AND SEALS, INC., OR APPROVED EQUAL.

MANHOLE RAIN GUARD

10/15 OUA #28
N.T.S. NEWLINES

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

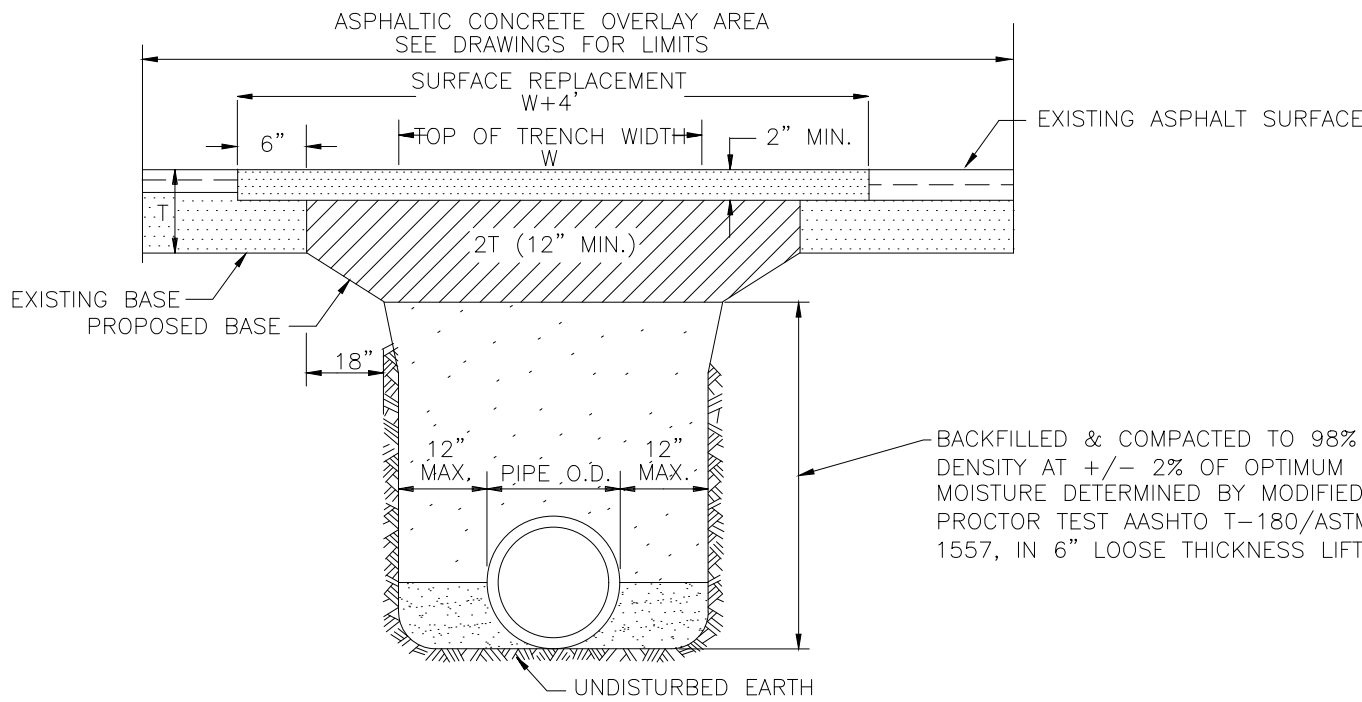
OTHER PIPES	HORIZONTAL SEPERATION	CROSSING (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIM WATER (2)			
VACUUM SANITARY SEWER			
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER, FORCEMAIN RECLAIM WATER (4)			
ON-SITE SEWAGE TREATMENT & DISPOSAL	10 FT. MINIMUM	---	---

- FAC RULE 62-555.314 NOTES:
- WATERMAIN TO CROSS OVER CONFLICT PIPES WHEREVER POSSIBLE, MAINTAINING 30 INCHES COVER AND 6 INCHES SEPARATION AS MINIMUMS. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MIN. SEPARATION IS 12 INCHES.
 - RECLAIMED WATER REGULATED UNDER PART III OF CHAPER 62-610, F.A.C.
 - 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
 - RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

- NOTES:
- THESE METHODS ARE TO BE USED WHEN INSUFFICIENT COVER EXISTS TO ALLOW PRESSURE PIPE TO CROSS ABOVE CONFLICT PIPE WITH 6 INCHES VERTICAL SEPARATION AND MAINTAIN 30 INCHES COVER TO FINISHED GRADE.
 - FITTINGS SHALL BE RESTRAINED WITH MECHANICAL RESTRAINTS (MEGALUG). IN ACCORDANCE WITH OUA STANDARD DETAILS.
 - THE DEFLECTION TYPE CROSSING IS PREFERRED.
 - DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
 - MECHANICALLY RESTRAIN ALL FITTINGS, AS PER MANUFACTURERS RECOMMENDATION AND OUA STANDARD DETAILS.

WATER MAIN — SANITARY SEWER CONFLICT

10/15 OUA #16
N.T.S. NEWLINES



- NOTES:
- BACKFILL MATERIALS SHALL CONSIST OF CLEAN EARTH FILL COMPRISED OF SAND, SAND AND CLAY, GRAVEL, CRUSHED ROCK OR OTHER MATERIALS FROM GROUPS A-1, A-2 OR A-3, AASHTO CLASSIFICATION, FREE FROM ORGANIC MATTER AND VEGETATION, DEBRIS, LARGE CLOUDS OF EARTH OR STONES. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS, LARGE ROCK AND ROOTS SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR.
 - THE PIPE SHALL BE FULLY SUPPORTED ALONG ENTIRE LENGTH.
 - THE PIPE TRENCH SHALL REMAIN DRY DURING PIPE LAYING OPERATIONS.
 - ALL TRENCH WORK SHALL CONFORM TO LATEST STANDARDS AS SET FORTH BY THE FLORIDA TRENCH SAFETY ACT AND OR OSHA.
 - FOUR INCH WIDE DETECTABLE TAPE SHALL BE PLACED APPROXIMATELY 12"-18" BELOW FINISHED GRADE AND DIRECTLY ABOVE ALL PRESSURE PIPING. TAPE, WORDING AND COLOR SHALL CONFORM TO CITY STANDARDS.
 - BACKFILL SHALL BE COMPACTED IN 6" LAYERS WITH MECHANICAL TAMPERS FOR THE FULL WIDTH OF THE TRENCH AND UP TO THE BOTTOM OF THE ROADWAY BASE. PARTICULAR ATTENTION MUST BE GIVEN TO THE ADEQUATE COMPACTION OF THE HAUNCHES OF THE PIPE. THE BACKFILL SHALL BE COMPACTED TO 98% AASHTO T-180/ASTM D 1557 TAKEN AT THE SPRING LINE, AT ONE FOOT ABOVE THE CROWN OF THE PIPE, AND EVERY FOOT VERTICALLY THEREAFTER.
 - BASE MATERIAL SHALL BE THE SAME TYPE AS THE MATERIALS REMOVED.
 - SURFACE REPLACEMENT SHALL BE F.D.O.T. MIX TO MATCH EXISTING PAVEMENT, WITH A THICKNESS EQUAL TO THE EXISTING OR 2" WHICHEVER IS GREATER.
 - PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED BUTT JOINTS, HEATED, RAKED AND SPRAYED WITH A REJUVENATING AGENT. THE PATCH AREA SHALL BE A SMOOTH PLANE SUCH THAT A STRAIGHT EDGE PLACED ACROSS THE PATCH, PARALLEL TO THE TRAFFIC FLOW AND EXTENDING TO UNDISTURBED PAVEMENT SHALL SHOW NO MORE THAN 1/4" IRREGULARITY IN ANY 15 FT. SECTION. ANY IRREGULARITY SHALL BE CORRECTED IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
 - "COLD PATCH" SHALL BE USED FOR TEMPORARY REPAIRS ONLY, AND FOR A PERIOD NOT TO EXCEED 30 DAYS.
 - TRAFFIC LANE CLOSURES, MOT PLANS AND ROADWAY REPAIRS MATERIALS SHALL BE PER DIRECTION OF ROAD OWNER. CONTRACTOR TO INQUIRE WITH OWNER ABOUT REQUIREMENTS PRIOR TO BID.
 - 3M LOCATOR BALLS SHALL BE INSTALLED AT EACH FITTING IN THE PIPE LINE CHANGING DIRECTION AND AT EACH CONNECTION.
 - 3M LOCATORS TO BE PROVIDED BY DEVELOPER AS SPECIFIED BY O.U.A.

TRENCH REPAIR DETAILS PAVED AREAS

10/15 OUA #13C
N.T.S. NEWLINES

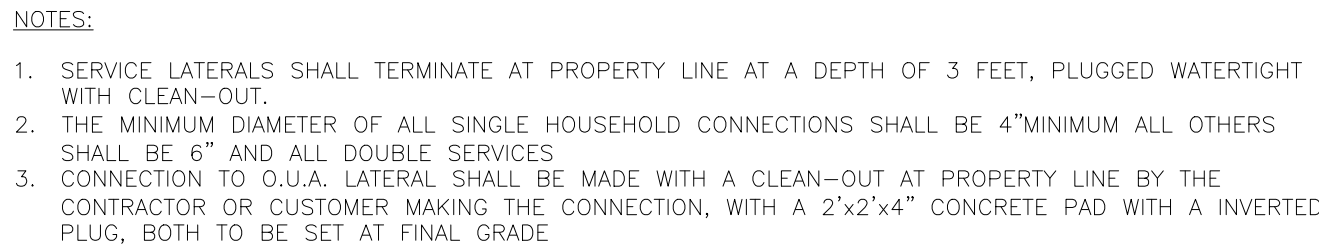
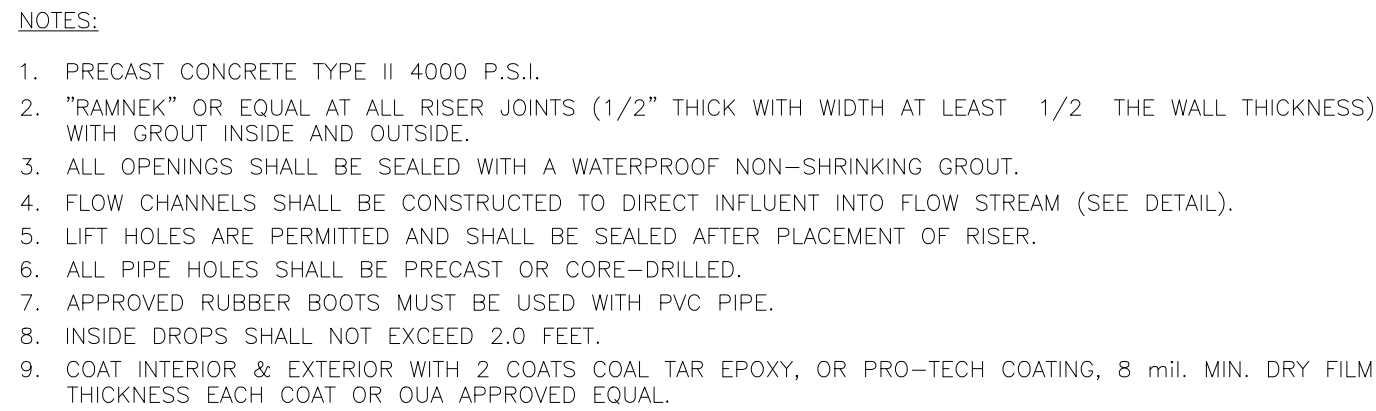
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MINOR SUBDIVISION PLAN
DETAILS -3
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

STEVEN L. DOBBS, P.E.

PROJECT NO. FL22024
DRAWN BY JM
SCALE AS SHOWN
DATE 2023-01-25
SHEET C602 OF 19

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644



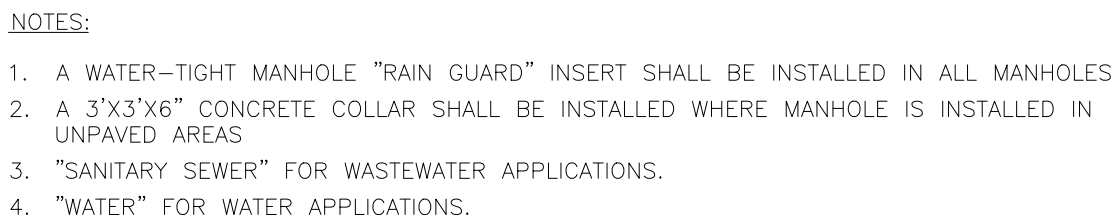
THRU/PIPE RESTRAINT CHART BASED UPON THE FOLLOWING:

<u>PVC</u>	PIPE MATERIAL, AS NOTED
<u>3P</u>	SOIL TYPE (designer to confirm)
<u>1.5</u>	SAFETY FACTOR (minimum)
<u>3</u>	TRENCH TYPE (designer to confirm)
<u>2.5</u>	DEPTH OF BURY, ft. (designer to confirm)
<u>150</u>	TEST PRESSURE, psi (minimum)

THE MINIMUM LENGTH OF PIPE OUT OF ANY VALVE OR FITTING SHOULD BE 20 LF. FITTINGS NOT SHOWN TO BE CALCULATED UTILIZING THE CRITERIA LISTED ABOVE AND SUBMITTED IN A SHOP DRAWING VALUES SHOWN IN CHART INDICATE LENGTH (LF) OF PIPE TO BE RESTRAINED ON EITHER SIDE OF ITEM LISTED

NOTE 1: ANY CONDITION OTHER THAN THOSE LISTED ABOVE (including poly-wrapped DIP) SHALL REQUIRE REVISION OF THE TABLE IN ACCORDANCE WITH EBAA IRON, INC., RESTRAINT LENGTH CALCULATOR (V. 5.4), (<http://www.ebaa.com/engineering.htm>) (<http://rcp.ebaa.com>)

NOTE 2: THE REVISED CHARTS SHALL BE SUBMITTED TO OUA AS A SHOP DRAWING SUBMITTAL.



10/15	OUA #25
NTS	NEWLINES

10/15	OUA #31
N.T.S.	NEWLINES

The image contains two technical diagrams of sewer cleanout assemblies.

Top Diagram: TYPICAL MAIN LINE TERMINAL CLEANOUT
 This diagram shows a vertical cleanout pipe passing through a ground surface labeled "GRADE". The pipe is composed of an "8\" P.V.C. 90° ELBOW (SEWER SWEEP)" at the bottom, followed by an "8\" P.V.C." section, and a "2' SQUARE, 4\" THICK 3000 P.S.I. CONC. PAD" at the top. An "INVERTED PLUG FLUSH W/ CONCRETE PAD (NON-TRAFFIC AREAS)" is shown at the very top, above the grade line.

Bottom Diagram: TYPICAL SERVICE LATERAL ONE WAY CLEANOUT
 This diagram shows a cleanout assembly for a service lateral. It features a "6\" P.V.C. WYE" at the bottom, which connects to a "6\" CLEANOUT ASSEMBLY W/ SCREWED CAP - INVERTED PLUG FLUSH W/ CONCRETE PAD (NON-TRAFFIC AREAS)". The assembly passes through a "GRADE" line. The base of the assembly is supported by a "2' SQUARE, 4\" THICK 3000 P.S.I. CONC. PAD". The lateral pipe is labeled "O STREET SERVICE" on the left and "TO BUILDING" on the right.



NOTES:

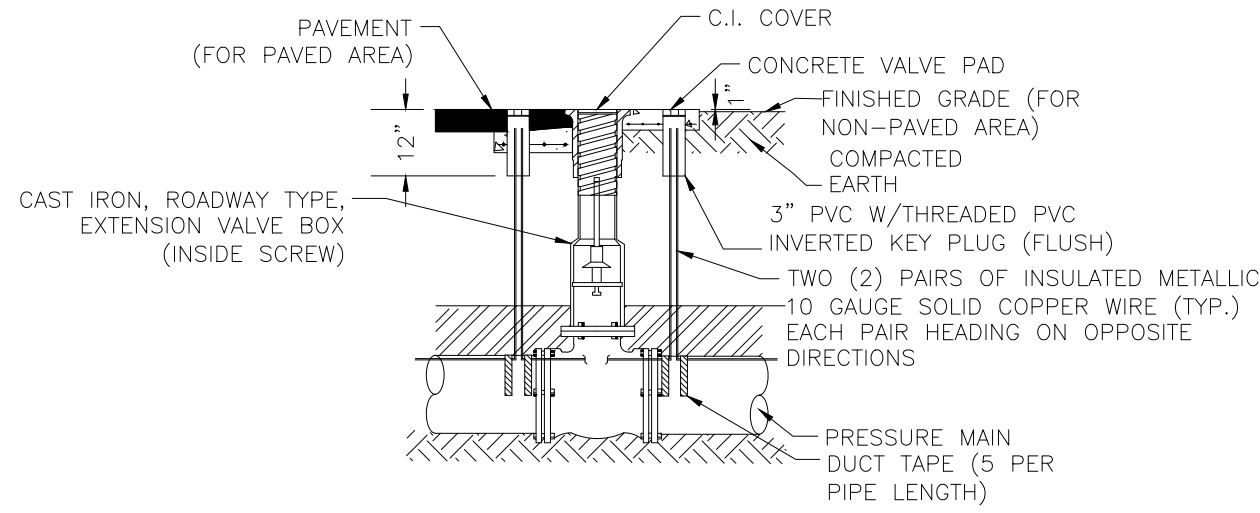
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONSTRUCTION (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

10/15	OUA #30
NTS	NEWLINES

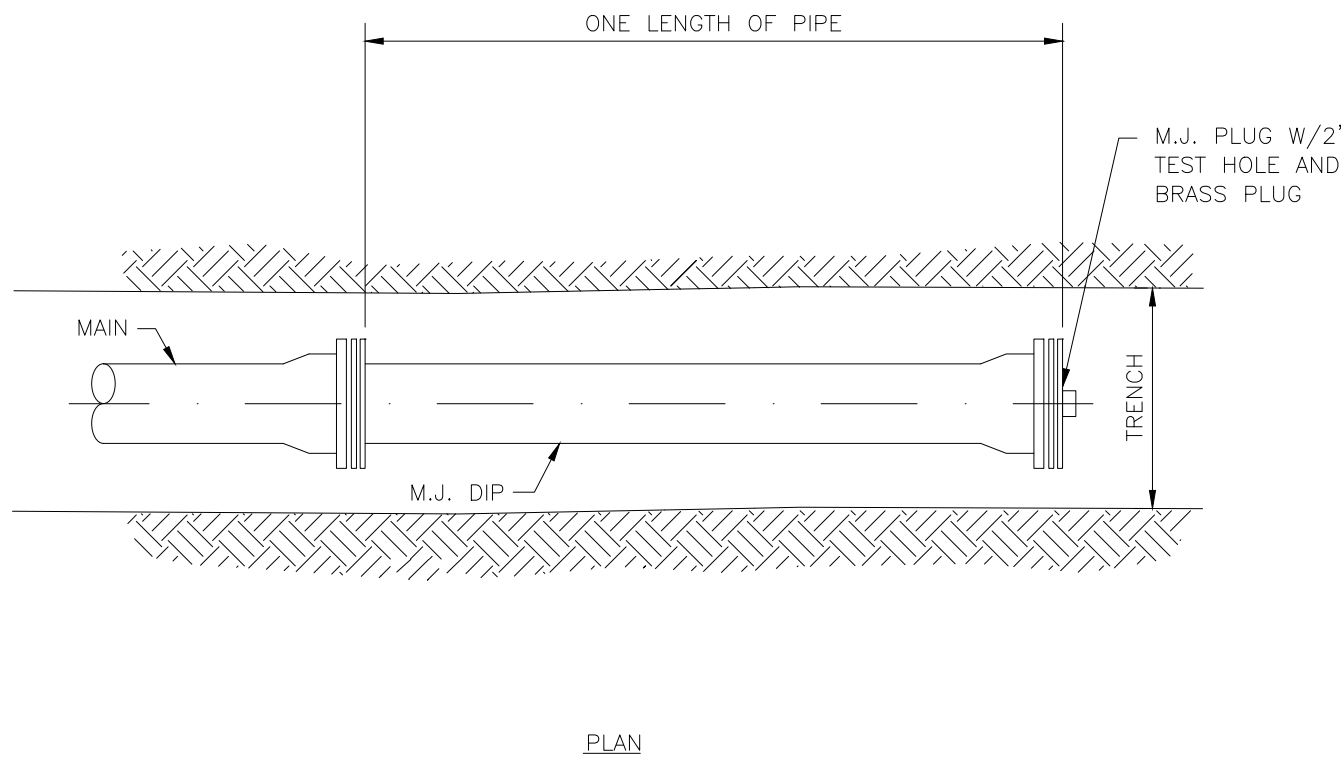
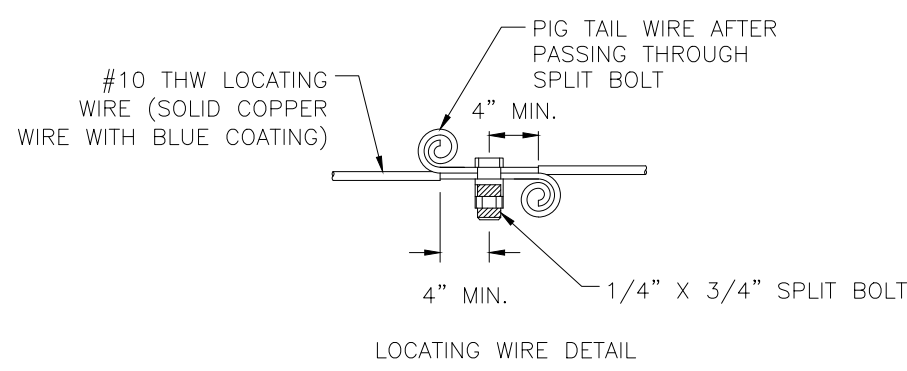
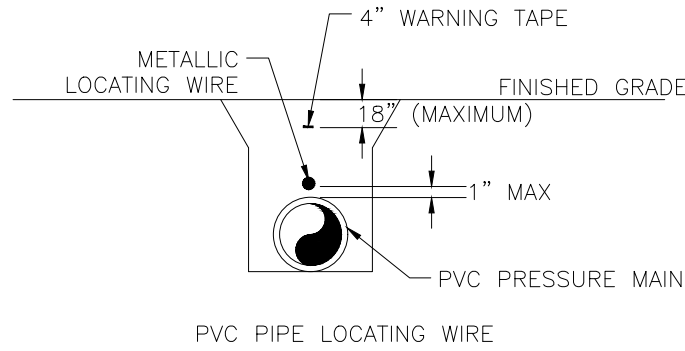
WATER THRUST RESTRAINT

10/15	OUA #51
N.T.S.	NEWLINES

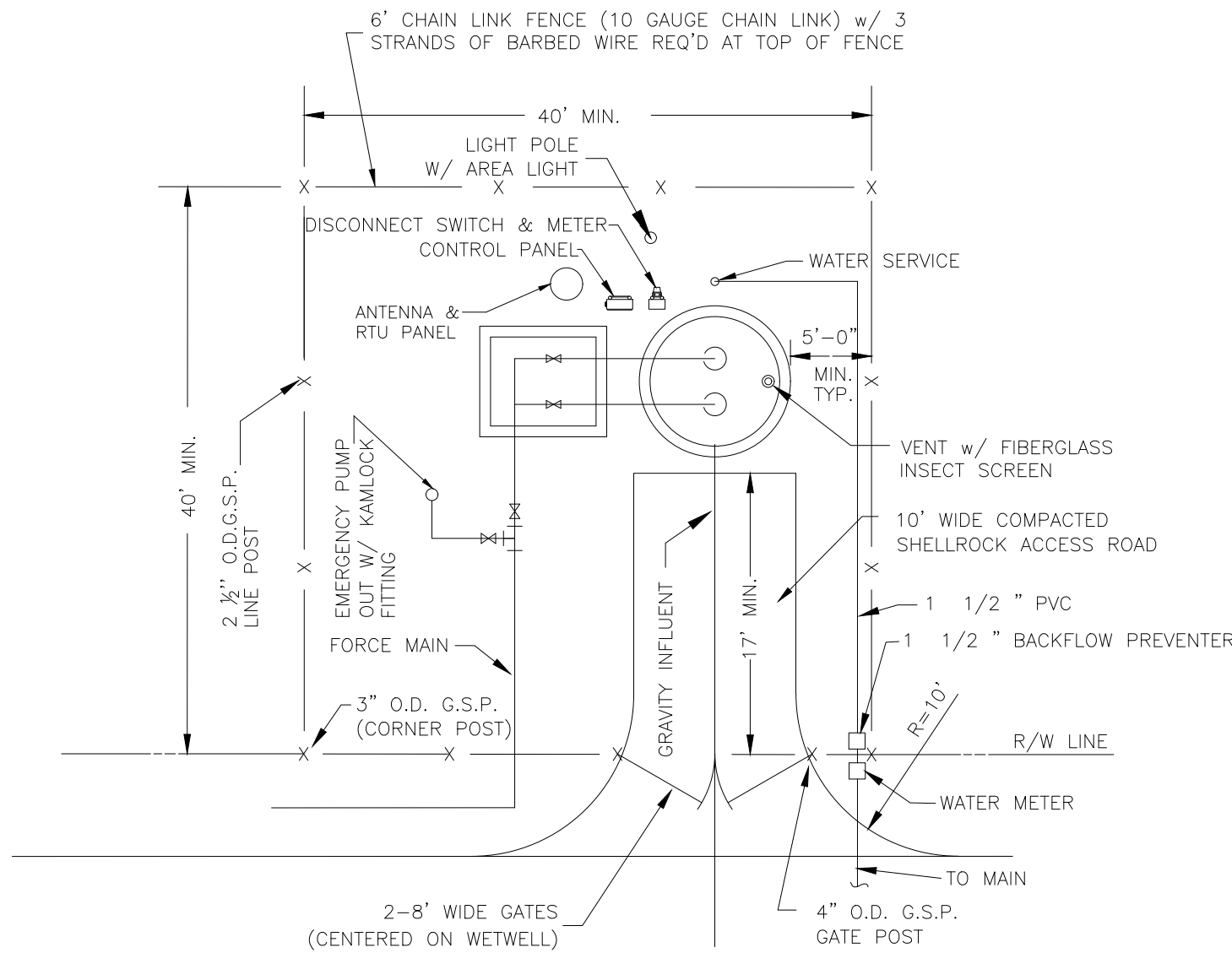
<h1 style="margin: 0;">MINOR SUBDIVISION PLAN</h1> <h2 style="margin: 0;">DETAILS – 4</h2> <h3 style="margin: 0;">GLENWOOD PARK</h3> <p style="margin: 0;">LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA</p>											
 <h1 style="margin: 0;">NEW LINES</h1> <p style="margin: 0; color: #D9534F;">LAND CONSULTANTS LLC</p>											
<h2 style="margin: 0;">STEVEN L. DOBBS, P.E.</h2>											
<div style="display: flex; justify-content: space-between;"> <div> <p>FLORIDA CERTIFICATE OF AUTHORIZATION NO. 000292006</p> <p>STEVEN L. DOBBS CONSULTING, LLC</p> <p>1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644</p> </div> <div> <p>DATE _____</p> </div> </div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">PROJECT NO.</td> <td style="text-align: center; padding: 5px;">FL22024</td> </tr> <tr> <td style="padding: 5px;">DRAWN BY</td> <td style="text-align: center; padding: 5px;">JM</td> </tr> <tr> <td style="padding: 5px;">SCALE</td> <td style="text-align: center; padding: 5px;">AS SHOWN</td> </tr> <tr> <td style="padding: 5px;">DATE</td> <td style="text-align: center; padding: 5px;">2023-01-25</td> </tr> <tr> <td style="padding: 5px;">SHEET</td> <td style="text-align: center; padding: 5px;">C603 OF 19</td> </tr> </table>	PROJECT NO.	FL22024	DRAWN BY	JM	SCALE	AS SHOWN	DATE	2023-01-25	SHEET	C603 OF 19
PROJECT NO.	FL22024										
DRAWN BY	JM										
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SHEET	C603 OF 19										



1. ALL PVC PIPE SHALL REQUIRE TWO PAIRS OF INSULATED METALLIC LOCATING WIRES (10 GAUGE SOLID COPPER) TAPED WITH 2" WIDE DUCT TAPE TO TOP CENTERLINE OF THE PIPE AT EVERY JOINT AND AT 4 ADDITIONAL EQUALLY SPACED POINTS PER LENGTH OF PIPE.
2. LOCATING WIRES TO TERMINATE ON EACH END AT A VALVE BOX, 4" ABOVE GROUND AND FOLDED BACK INSIDE VALVE BOX.
3. LOCATING WIRES SHALL BE CAPABLE OF DETECTION BY A CABLE LOCATOR AND PASS A FIELD CONDUCTIVITY TEST, OBSERVED BY THE O.U.A., FROM END TO END OF WIRES.
4. SPLICES SHALL BE CAPABLE OF COMPLETE SUBMERSION, SUCH AS BUTT SPLICE WITH RAYCHEM HEAT SHRINK TUBING.
5. NO MORE THAN ONE SPLICE IN LOCATING WIRES BETWEEN VALVES IS ALLOWED.
6. PROVIDE POTTING COMPOUND AT TRACER WIRE JUNCTIONS AND SPLICES.
7. THE ENDS OF ALL LOCATING WIRES, WHETHER THEY ARE SPLICED, CONNECTED, OR TERMINATED, SHALL HAVE THE LAST THREE INCHES PIG TAILED AS DETAILED HEREON.



- NOTES:
1. TERMINAL END SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH OUA STANDARD DETAILS. THE NUMBER OF PIPE LENGTHS TO BE RESTRAINED SHALL BE IN ACCORDANCE WITH THE RESTRAINED JOINT TABLES.
 2. SEE D9 FOR BLOW-OFF DETAILS.



- NOTES:
1. FENCED AREA SHALL BE LAID WITH A MINIMUM OF 6" OF 3/4 " WASHED ROCK.
 2. INFLUENT MAIN SHALL BE CLEAR OF PANEL AND VAULT.
 3. PLAN MAY VARY BASED UPON SPECIFIC SITE REQUIREMENTS UPON APPROVAL FROM OUA
 4. EMERGENCY PUMP OUT TO BE OUTSIDE VALVE PIT STUBBED UP 3' ABOVE GROUND (SEE DETAIL D-46)

GENERAL NOTES FOR DUPLEX/TRIPLEX LIFT STATIONS

DETAILS INCLUDED IN THIS MINIMUM STANDARDS BOOK ARE FOR DUPLEX LIFT STATIONS.

TRIPLEX LIFT STATIONS AND LARGER DESIGNS WILL REQUIRE PRIOR APPROVAL BY O.U.A.

LIFT STATIONS DESIGNED FOR A MOBILE GENERATOR SET-UP WILL INCLUDE EMERGENCY CONTROL BREAKER, GENERATOR RECEPTACLE

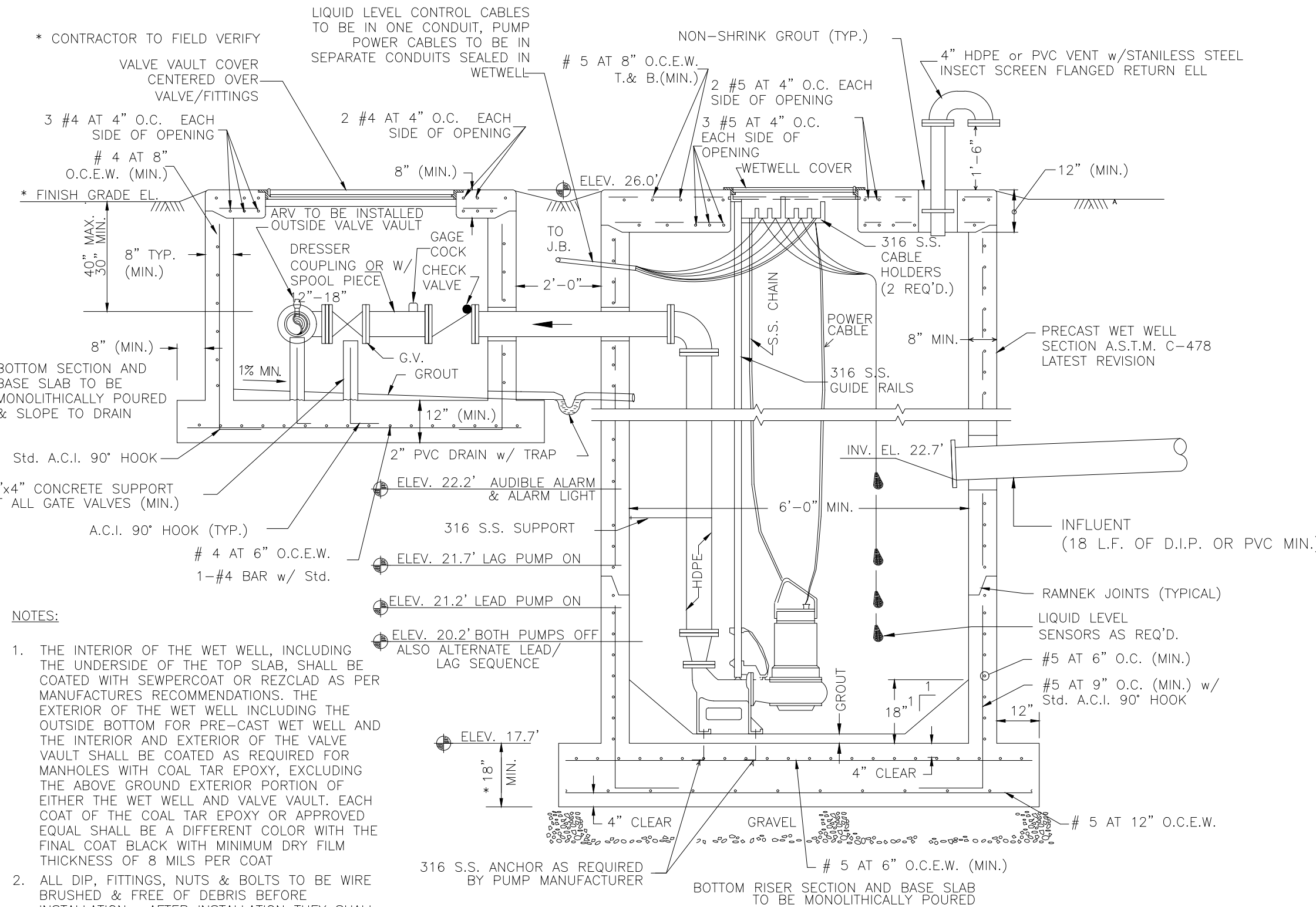
LIFT STATIONS DESIGNED FOR A STATIONARY GENERATOR WILL NOT HAVE AN EMERGENCY CONTROL BREAKER, GENERATOR RECEPTACLE AND WILL ALSO INCLUDE A AUTOMATIC TRANSFER SWITCH

ENGINEER/CONTRACTOR TO CONFIRM PUMP CABLE SIZE, CONDUIT SIZE AND NUMBER OF CONDUITS TO ACCOMMODATE ALL WIRING FOR PUMPS, PANEL, JUNCTION BOX, AND TO INCLUDE A SPARE

10/15 OUA #34
N.T.S. NEWLINES

LOCATION WIRE DETAILS FOR ALL ROAD CROSSINGS AND BORES

10/15 OUA #17
N.T.S. NEWLINES

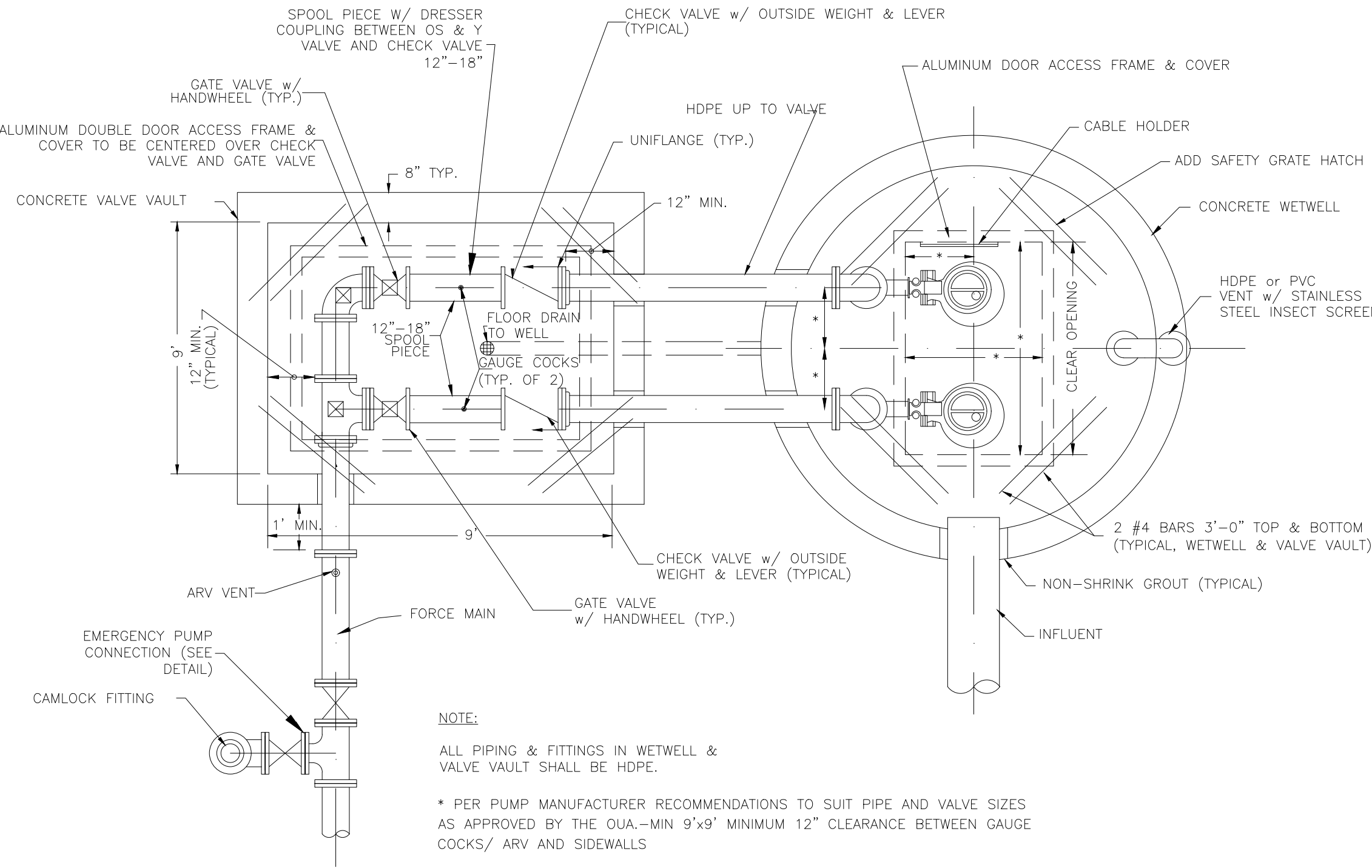


NOTES:

1. THE INTERIOR OF THE WET WELL, INCLUDING THE UNDERSIDE OF THE TOP SLAB, SHALL BE COATED WITH SEWPERCOAT OR REZOLAD AS PER MANUFACTURES RECOMMENDATIONS. THE EXTERIOR OF THE WET WELL INCLUDING THE OUTSIDE BOTTOM FOR PRE-CAST WET WELL AND THE INTERIOR AND EXTERIOR OF THE VALVE VAULT SHALL BE COATED AS REQUIRED FOR MANHOLES WITH COAL TAR EPOXY, EXCLUDING THE ABOVE GROUND EXTERIOR PORTION OF EITHER THE WET WELL AND VALVE VAULT. EACH COAT OF THE COAL TAR EPOXY OR APPROVED EQUAL SHALL BE A DIFFERENT COLOR WITH THE FINAL COAT BLACK WITH MINIMUM DRY FILM THICKNESS OF 8 MILS PER COAT
2. ALL DIP, FITTINGS, NUTS & BOLTS TO BE WIRE BRUSHED & FREE OF DEBRIS BEFORE INSTALLATION. AFTER INSTALLATION THEY SHALL BE COATED AS PER NOTE 1 ABOVE.
3. TYPE II CEMENT WITH A MIN. COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS SHALL BE USED FOR WETWELL CONSTRUCTION.
4. ALL BRACKETS, HOLDERS AND RAILS TO BE STAINLESS STEEL (TYPE 316)
5. VALVE VAULT & WETWELL SHALL HAVE ALUMINUM HEAVY DUTY FRAME & COVER WITH SLAM LOCKS EACH LD. INCLUDE HASP AND STAPLE FOR PADLOCK.
6. PUMPS SHALL BE FLYGT, EMU OR ABS & OPERATE PER THE OUA REQUIREMENTS AND SHALL BE SELECTED SO THE MOTORS SHALL NOT BE OVERLOADED ALONG THE ENTIRE EXTENT OF THE PUMP CURVE.
7. SAFETY GRATE HATCH SHALL BE PROVIDED FOR ALL WETWELL COVERS.
- * 8. ENGINEER SHALL CARRY OUT BUOYANCY CALCULATIONS TO DETERMINE REQUIRED BASE THICKNESS. CALCULATIONS SHALL BE PROVIDED TO O.U.A. WITH SHOP DRAWINGS SUBMITTAL.

TYPICAL LIFT STATION (SECTION)

01/23 OUA #37
N.T.S. NEWLINES



- NOTE:
- ALL PIPING & FITTINGS IN WETWELL & VALVE VAULT SHALL BE HDPE.
- * PER PUMP MANUFACTURER RECOMMENDATIONS TO SUIT PIPE AND VALVE SIZES AS APPROVED BY THE OUA.-MIN 9'x9' MINIMUM 12" CLEARANCE BETWEEN GAUGE COCKS/ ARV AND SIDEWALLS

TYPICAL LIFT STATION (PLAN)

10/15 OUA #36
N.T.S. NEWLINES

ALL CONCRETE
TO BE CLASS
'B' 3500 PSI
(UNLESS OTHERWISE NOTED)

MINOR SUBDIVISION PLAN

DETAILS – 5

GLENWOOD PARK

LYING IN SEC 15, TOWNSHIP 37' SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

NEWLINES

LAND CONSULTANTS LLC

PROJECT NO.

FL22024

DRAWN BY

JM

SCALE

AS SHOWN

DATE

2023-01-25

SHEET

C604 OF 19

STEVEN L. DOBBS, P.E.

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029206

STEVEN L. DOBBS ENGINEERING, LLC

1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

DATE

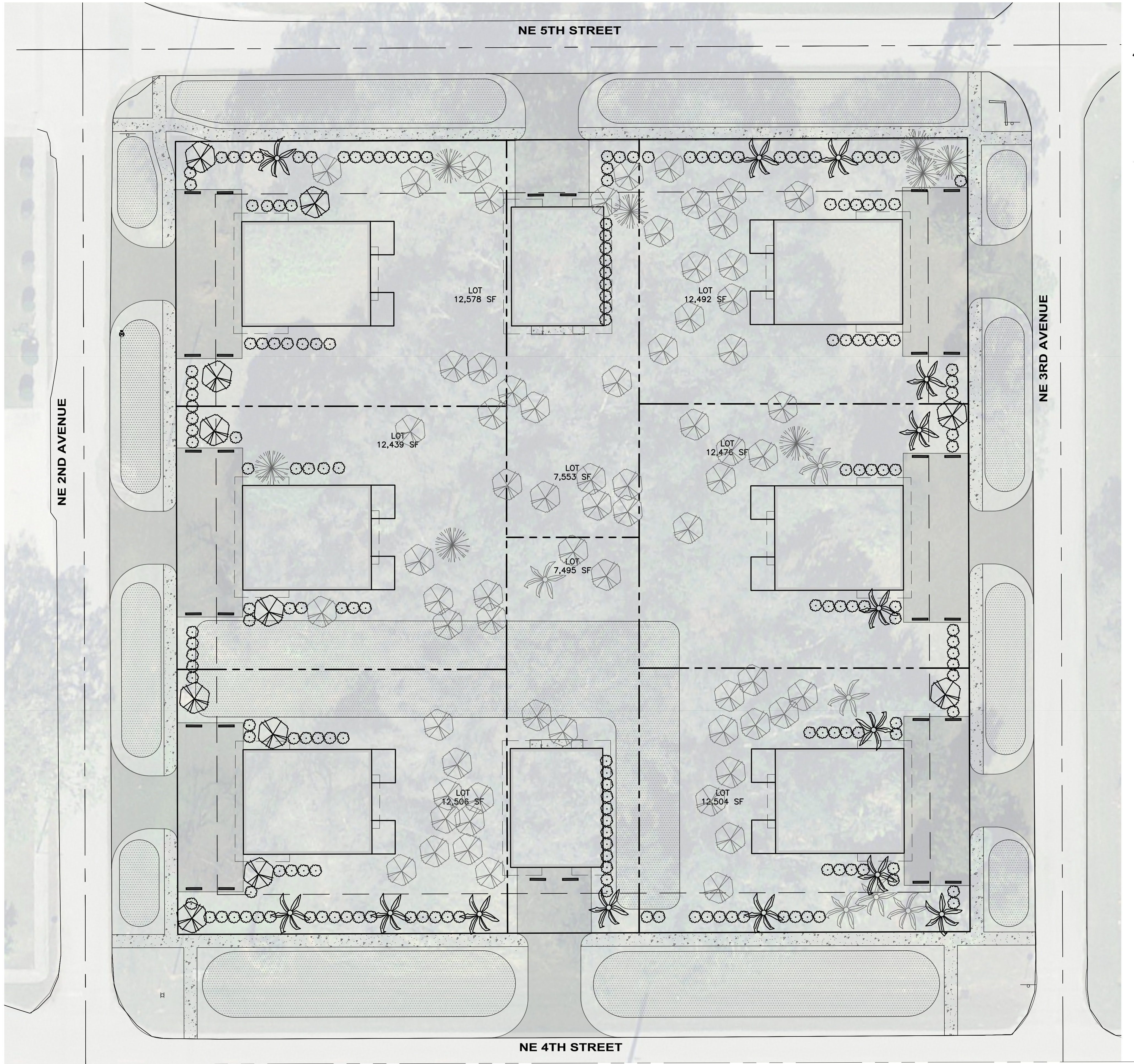
2023

DESCRIPTION

REVISED PLANS PER TRC MEETING

ENGINEER

CAD



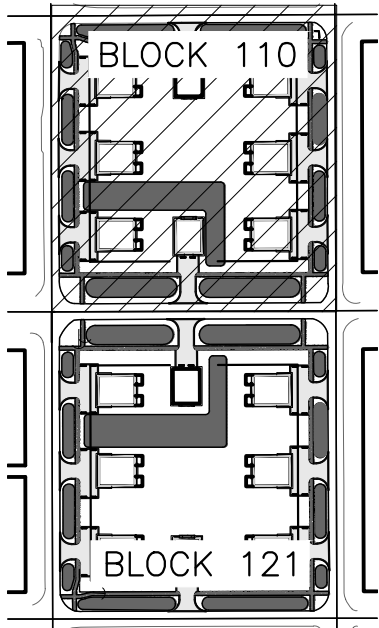
LEGEND

- PROPOSED PALM TREE (14 PROVIDED)
- PROPOSED TREE (11 PROVIDED)
- PROPOSED SHRUB (184 PROVIDED)
- EXISTING PALM TREE TO REMAIN (7 TOTAL)
- EXISTING TREE TO REMAIN (67 TOTAL)
- EXISTING PINE TREE TO REMAIN (8 TOTAL)

NOTE

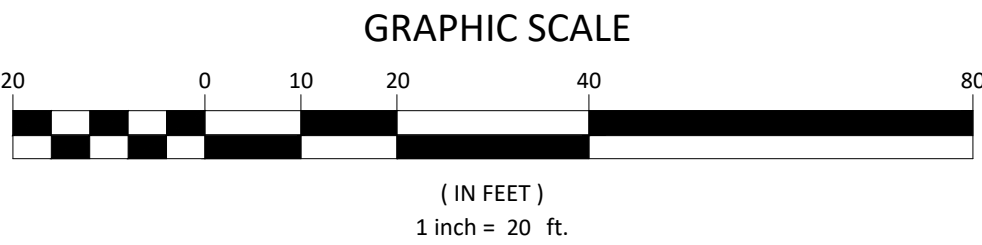
- THERE ARE EXISTING TREES ONSITE THAT WILL MEET SOME OF THE LANDSCAPING REQUIREMENT. SINCE THERE IS NOT A TREE SURVEY, THIS WILL BE FIELD ADJUSTED.
- THIS PLAN FOR SITE APPROVAL AND ONLY INDICATES THE LOCATION AND TYPE OF PROPOSED LANDSCAPING. THE SELECTED PLANT TO BE INSTALLED WILL HAVE TO MEET THE CITY OF OKEECHOBEE'S DIVISION 4 LANDSCAPE CODE FOR TYPE AND SIZE OF PLANTS INSTALLED.
- THE NORTH PARCEL HAS ALREADY BEEN THROUGH SITE PLAN AND WAS PREVIOUSLY APPROVED AND CERTIFIED PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE LATEST CITY OF OKEECHOBEE TRC APPROVAL.
- CONSIDERATION WILL BE MADE TO PROTECT THE OVERHEAD UTILITY LINES FROM MATURE TREE GROWTH.
- PLANTINGS WILL BE ELECTED FROM SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S XERISCAPE PLAN GUIDE, WITH AT LEAST 75% OF THE TOTAL REQUIRED PLANTS BEING NATIVE VERY DROUGHT TOLERANT SPECIES AS LISTED IN THAT PLANT GUIDE.
- TREES SHALL BE AT LEAST 10' HIGH AND 2" DIAMETER MEASURED 4' ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
- LANDSCAPE AREAS WILL BE MULCH AROUND TREES AND SHRUBS.
- FOR A DIVERSITY OF PLANTINGS, CABBAGE PALM (CAULIS PALMA) AND PINDO PALM (PINDO PALMA) WILL BE USE IN PLACES OTHER THAN DESCRIBE BELOW:
 - FOR TREES UNDER POWER LINES, DAHOON HOLLY (DAHOON ILEX), SILVER BUTTWOOD (ARGENTUM BUTTWOOD), AND CRAPE MYRTLE (CRAPE MYRTUS) WILL BE USED.
 - FOR SHADE IN THE PARKING AREAS, LIVE OAK (VIVAMUS QUERCUS), BLACK OLIVE (OLIVAE NIGRAE) OR GREEN BUTTWOOD (GREEN BUTTWOOD) WILL BE USED.
- FOR LANDSCAPING COVERAGE USE STENOTAPHRUM SECUNDATUM "FLORATAM" GRASS.

LANDSCAPING REQUIREMENTS	TREES	SHRUBS
1 TREE AND 3 SHRUBS FOR EVERY 3,000 SF OF LOT AREA - 87,120 SF	30	90
AT LEAST 1 TREE AND 3 SHRUBS FOR EACH 300 SF OF REQUIRED LANDSCAPED BUFFER		
270 LF OF NON-DRIVEWAY FRONTAGE ON NE 5TH ST FOR 10' BUFFER REQUIRES 2,700 SF OF LANDSCAPED AREA	9	27
220 LF OF NON-DRIVEWAY FRONTAGE ON NE 3RD AVE FOR 10' BUFFER REQUIRES 2,200 SF OF LANDSCAPED AREA	7	22
270 LF OF NON-DRIVEWAY FRONTAGE ON NE 4TH FOR 10' BUFFER REQUIRES 2,700 SF OF LANDSCAPED AREA	9	27
300 LF OF FRONTAGE ON NE 2ND AVE FOR 10' BUFFER REQUIRES 3,000 SF OF LANDSCAPE AREA	10	30
18 SF OF LANDSCAPING FOR EVERY PARKING SPACE - 1 TREE AND 3 SHRUBS FOR EVERY 72 SF OF LANDSCAPING - 50 PROPOSED PARKING SPACES	15	45
LANDSCAPE ISLANDS MIN 5' X 150 EVERY 10 SPACES MA. UNINTERRUPTED SPACES 12		
MULTIFAMILY TWO TO FOUR BEDROOMS (3 TREES PER UNIT) - 22 UNITS	70	210
MULTIFAMILY ONE BEDROOM (2 TREES PER UNIT)	0	0
TOTAL:	70	210
NOTES: LANDSCAPING REQUIREMENT WILL REQUIRE MINIMUM LANDSCAPING BASED ON MULTIFAMILY UNITS OF MORE THAN 2 BEDROOMS OF 70 TREES AND 210 SHRUBS.		



KEY MAP
SCALE: 1:250

MATCHLINE SHEET C301
MATCHLINE SEE SHEET C302



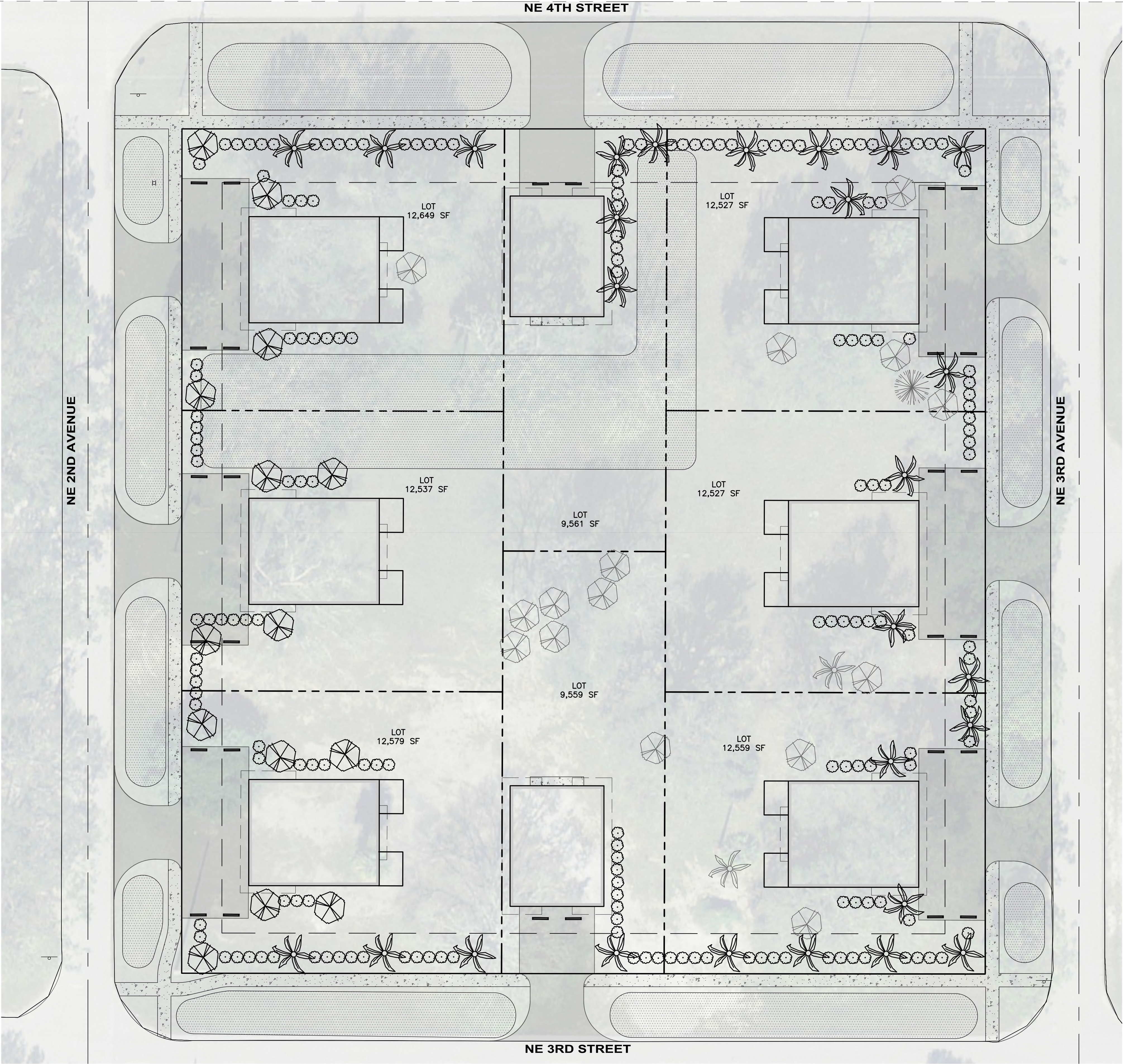
01-19-2023	REVISED PLANS PER TRC MEETING	TL	2023
DATE	DESCRIPTION	ENGINEER	CAD
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MINOR SUBDIVISION PLAN
BLOCK 110 LANDSCAPING PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

PROJECT NO. FL22024
DRAWN BY JM
SCALE 1" = 20'
DATE 2023-01-25
SHEET C701 OF 19

STEVEN L. DOBBS, P.E.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029208
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

MATCHLINE SEE SHEET C301
MATCHLINE SHEET C302



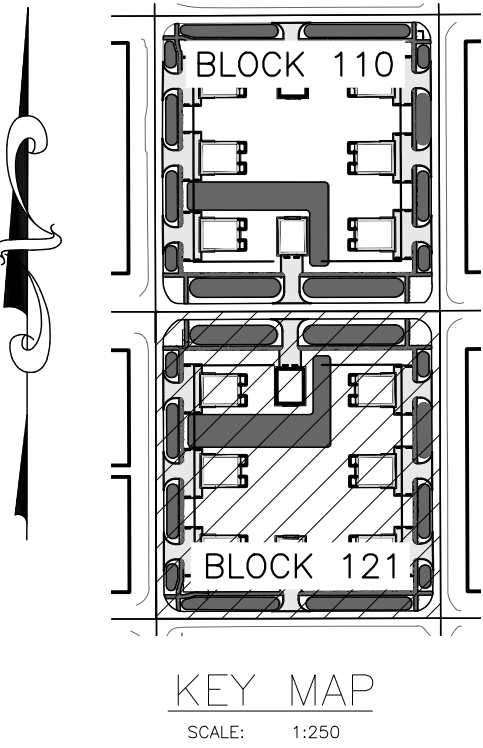
LEGEND

- PROPOSED PALM TREE (27 PROVIDED)
- PROPOSED TREE (14 PROVIDED)
- PROPOSED SHRUB (176 PROVIDED)
- EXISTING PALM TREE TO REMAIN (2 TOTAL)
- EXISTING TREE TO REMAIN (15 TOTAL)
- EXISTING PINE TREE TO REMAIN (1 TOTAL)

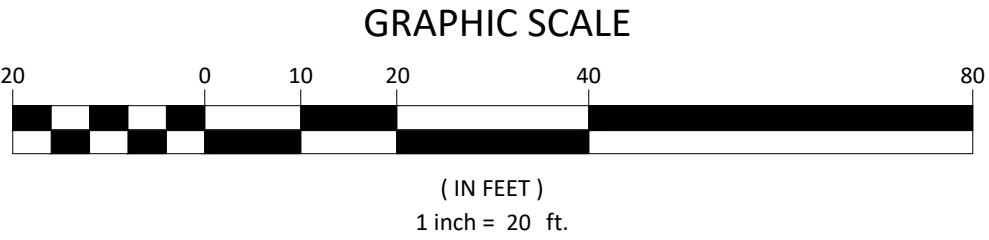
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NE 4TH STREET



01-19-2023	REVISED PLANS PER TRC MEETING	TL	2023
DATE	DESCRIPTION	ENGINEER	CAD
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MINOR SUBDIVISION PLAN
BLOCK 121 LANDSCAPING PLAN DRAINAGE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

PROJECT NO. FL22024
DRAWN BY JM
SCALE 1" = 20'
DATE 2023-01-25
SHEET C702 OF 19

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1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644