MASTER SITE PLANS OF:

PARK STREET COMMERCE CENTER

LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST PARCEL ID: 2-15-37-35-0A00-00009-A000; 2-15-37-35-0A00-00009-0000; 2-15-37-35-0A00-00011-0000; 2-15-37-35-0A00-00010-0010

LEGAL DESCRIPTION

PARCEL 1 (PER O.R.B. 527, PG. 869):

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH OF STATE ROAD NO. 70 (FORT PIERCE ROAD), IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, RUN NORTH 594 FEET, EAST 186.3 FEET, SOUTH 594 FEET; WEST 186.3 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE NORTH 50 FEET WHICH IS RESERVED FOR ROAD PURPOSES.

ALSO LESS: A STRIP OF LAND 7 FEET WIDE SITUATE ADJACENT TO AND NORTHERLY OF THE EXISTING 66 FOOT RIGHT OF WAY OF STATE ROAD 70, LYING, WITHIN THE WEST ½ OF THE EAST ½ OF SW 1/4 OF SE 1/4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE WEST 186.3 FEET THEREOF; CONTAINING 0.02 OF AN ACRE, MORE OR LESS.

PARCEL 2 (PER O.R.B. 528, PG. 1342):

ALL OF LOTS I THROUGH 12, INCLUSIVE, LYING NORTH OF NORTH PARK STREET (A/K/A S.R. 70 F/K/A FORT PIERCE ROAD) AS NOW CONSTRUCTED, IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PARCEL 3 (PER O.R.B. 528, PG. 1342):

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THENCE RUN SOUTH 00°18'26" EAST ALONG THE EASTERLY LINE THEREOF, 668.71 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 00°18'26" EAST, 276.28 FEET TO THE NORTHEAST CORNER OF PRICE ADDITION TO OKEECHOBEE CITY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17; THENCE RUN SOUTH 89° 50'34" WEST, ALONG THE NORTHERLY LINE THEREOF, 336.76 FEET TO THE NORTHWEST CORNER OF SAID PRICE ADDITION: THENCE RUN NORTH 00°17'46" WEST, ALONG THE WEST LINE OF THE EAST ONE HALF OF THE EAST ONE—HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 15, A DISTANCE OF 273.38 FEET; THENCE RUN NORTH 89°20'47" EAST AND PARALLEL WITH THE NORTHERLY LINE OF PREVIOUSLY MENTIONED SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 336.71 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (PER O.R.B. 528, PG. 1342):

THE ALLEY IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LYING BETWEEN LOTS 1-6 AND 7-12.

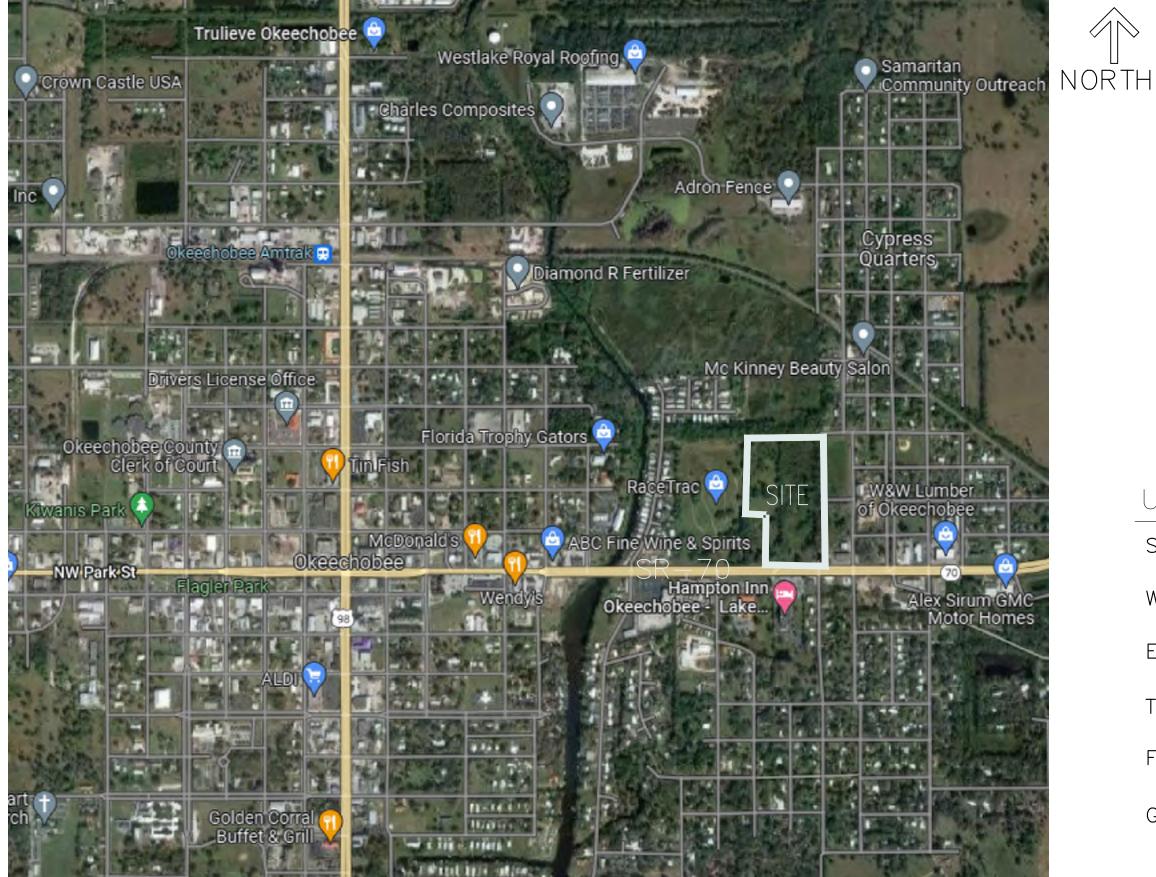
PARCEL 5 (PER O.R.B 528, PG 1342):

THE STREET KNOWN AS NORTHEAST 2ND STREET (F/K/A CENTER STREET) AS IT RUNS EAST FROM NORTHEAST 12TH AVENUE TO NORTHEAST 13TH AVENUE, PARTICULARLY LOCATED NORTH OF BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PARCEL 6 (PER O.R.B 554, PG. 338):

ALL THAT PART OF THE NORTH 668.71 FEET OF THE EAST ½ OF THE EAST ½ OF SW 1/4 OF SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS AND EXCEPT THE NORTH 50 FEET THEREOF.

SUBJECT TO THOSE EASEMENTS IN FAVOR OF FLORIDA POWER AND LIGHT RECORDED IN O.R. BOOK 109, PAGE 983 AND O.R. BOOK 23, PAGE 524 AND MATTERS CONTAINED ON THE PLAT OF PRICE ADDITION TO OKEECHOBEE CITY RECORDED IN PLAT BOOK 2, PAGE 17, ALL BEING IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.



VICINITY MAP

N.T.S.

UTILITY COMPANIES

SANITARY SEWER: OKEECHOBEE UTILITY AUTHORITY (863) 763-9460

WATER DISTRIBUTION: OKEECHOBEE UTILITY AUTHORITY (863) 763-9460

(863) 763-6441

(866) 909-4458

ELECTRICAL POWER: F

TELEPHONE: CENTURY LINK (855) 263-9576

FIRE: OKEECHOBEE FIRE DEPARTMENT

(863) 763-4423
GARBAGE: WASTE MANAGEMENT

10

PROJECT DIRECTORY

OWNER: WILLIAM R. GRIGSBY, JR 10282 PAYNE ROAD SEBRING, FLORIDA 33875

DEVELOPER: PARK STREET OKEECHOBEE, LL 603 EAST FORT KING STREET

ENGINEER: AMERICAN CIVIL ENGINEERING CO

WINTER SPRINGS, FLORIDA 32708

JOHNNY HERBERT IV, P.E., JOHNNY@AMERICANCIVILENGINEERING.COM

CELL 407-376-1777 . OFFICE 407-327-7700.

EYOR: BSM & ASSOCIATES, INC.

OKEECHOBEE, FLORIDA 34974

RICHARD BARNES III, RICKY.BARNES@BSMSURVEY.COM

GREENSOURCE INC. 15315 INDIAN HEAD DRIVE

TAMPA, FLORIDA 33618

JOHN EMERY JEMERY@GREENSOURCEEP.COM

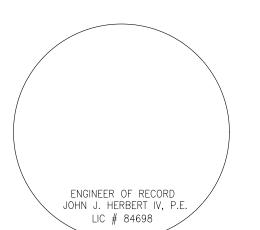
(813) 246—6856 OFFICE

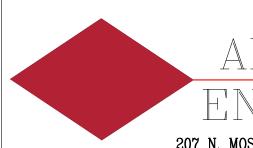
PLANS ISSUED FOR: DATE

OKEECHOBEE. SITE PLAN REVIEW 4/14/2023

INDEX OF SHEETS

SHEET DESCRIPTION **COVER SHEET GENERAL NOTES** MASTER SWPP PLAN C4.0 MASTER SITE PLAN MASTER GRADING PLAN CROSS SECTIONS **CROSS SECTIONS 2 CROSS SECTIONS 3** NE 13TH AVENUE PLAN & PROFILE 1 C6.0 C6.1 NE 13TH AVENUE PLAN & PROFILE 2 C6.2 NE 13TH AVENUE PLAN & PROFILE 3 MASTER UTILITY PLAN PHOTOMETRIC & TRUCK TURN PLAN LANDSCAPE PLAN LANDSCAPE DETAILS LIFT STATION PLAN C11.0 OFF-SITE FORCEMAIN C12.0 - C12.2 UTILITY DETAILS DRIVEWAY CONNECTION PLAN C13.0 C14.0 DRY STORM POND PLAN S1.0 SURVEY





AMERICAN CIVIL ENGINEERING CO.

207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708 (407) 327-7700

PLAN DATE: 4/14/2023

CERT. OF AUTHORIZATION NO. 8729

C1.0

- 1. THE FOLLOWING GENERAL NOTES APPLY TO ALL CONSTRUCTION AS DEPICTED ON THE SITE CONSTRUCTION PLANS.
- 2. ALL PROPOSED SITE CONSTRUCTION SHALL BE PURSUANT TO INFORMATION SHOWN ON THESE PLANS AS APPROVED BY THE GOVERNING AUTHORITIES.
- 3. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STATE, FEDERAL AND LOCAL CODES ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER. IT WILL BE THE RESPONSIBILITY OF OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THERE IN.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE PRIOR TO BIDDING AND ACCEPTING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROEJCT ENGINEER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
- 5. ANY PROPOSED FIELD CHANGES WHICH SUBSTANTIALLY DEVIATE FROM THIS PLAN SHALL BE APPROVED BY THE GOVERNING AUTHORITIES AND THE ENGINEER PRIOR TO THE CHANGE TO
- 6. ALL WORK AND MATERIALS FURNISHED SHALL BE IN REASONABLE CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.
- 7. ANY DISCREPANCY BETWEEN THE CONSTRUCTION INFORMATION SHOWN ON THE PLANS AND THE ACTUAL FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION. FAILURE TO DO SO AND TO CONTINUE CONSTRUCTION WITHOUT WRITTEN NOTIFICATION SHALL MAKE THE CONTRACTOR COMPLETELY LIABLE FOR WHATEVER ACTIONS AND/OR ERRORS THAT MAY SUBSEQUENTLY ARISE
- 8. ALL IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH INFORMATION SHOWN ON THESE PLANS. ANY CONFLICTS WHICH RESULT IN CHANGES TO THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING PRIOR FOR REVIEW AND APPROVAL PRIOR TO FIELD CHANGES. MINOR ADJUSTMENTS CAUSED BY VARYING FIELD CONDITIONS, INCLUDING CHANGES AND DEPTHS OF BERMS AND SWALES MAY BE MADE WITH THE APPROVAL OF THE ENGINEER IF THE BASIC DESIGN INTENT IS MET.
- 9. THE INTENT AND/OR INTERPRETATION OF THESE CONSTRUCTION PLANS IF REQUIRED, SHALL BE MADE BY THE ENGINEER OF RECORD. ANY NEED BY THE CONTRACTOR FOR FOR INTERPRETATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER UPON DISCOVERY. NO A.D.A. TRAVEL ROUTES SHALL EXCEED A 5% SLOPE. NO A.D.A. PARKING SPACE SHALL EXCEED A 2% SLOPE IN ANY DIRECTION. DRIVEWAYS CONNECTING TO EXISTING ROADS/STREETS TO PROPOSED SITE PAVING AREAS SHALL NOT EXCEED AN 8% SLOPE. VERTICAL CURVES SHALL HAVE A LENGTH OF 20 FT. MIN. AT CREST AND SAG LOCATIONS.
- 10. ALL HORIZONTAL LAYOUT FOR SITE CONSTRUCTION SHALL BE BASED ON THE APPROVED PLAN AND/OR PLAT, AND PERFORMED BY QUALIFIED PERSONNEL.
- 11. ALL ELEVATIONS REFER TO THE DATUM AS INDICATED ON THE SURVEY (BY OTHERS).
- 12. THE CONTRACTOR SHALL TAKE CARE DURING THE CONSTRUCTION TO AVOID DISTURBING ANY EXISTING SURVEY MONUMENTS. ANY MONUMENT DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S EXPENSE BY THE PROJECT SURVEYOR.
- 13. THE CONTRACTOR SHALL HIRE A PROFESSIONAL TESTING LABORATORY AS NECESSARY TO PERFORM ALL TESTS REQUIRED BY THIS CONSTRUCTION.
- 14. THE CONTRACTOR SHALL NOTIFY AMERICAN CIVIL ENGINEERING COMPANY 24 HOURS IN ADVANCE PRIOR TO ANY TESTING AND SUPPLY THE ENGINEER WITH REQUIRED TEST RESULTS.
- 15. THE DESIGN AND ENGINEERING OF THIS PROJECT IS BASED ON INFORMATION SUPPLIED BY OTHERS. EASEMENTS OR OTHER ENCUMBRANCES, WHICH MAY EXIST AND NOT SHOW ON THE SURVEY ARE NOT
- THE RESPONSIBILITY OF THE ENGINEER. 16. EXITING SOILS CONDITIONS WHICH DIFFER FROM THE SOILS REPORT SHALL BE BROUGHT TO THE
- ATTENTION OF THE ENGINEER AT TIME OF DISCOVERY. 17. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS
- CONTROLLING POLLUTION OF THE ENVIRONMENT AND EROSION/SEDIMENT CONTROL. 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFER AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION
- 19. ANY FUEL STORAGE AREAS SHALL HAVE PRIOR OWNERS APPROVAL AND APPROPRIATE MEASURES SHALL BE TAKEN TO INSURE PROTECTION OF GROUNDWATER AND SOIL RESOURCES.
- 20. SITE WORK PERFORMED ON THIS PROEJCT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHEN AND WHERE NECESSARY WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
- 21. THE INFORMATION ON THESE CONSTRUCTION PLANS ARE SUBJECT TO APPROVAL BY THE CITY, COUNTY, STATE AND FEDERAL AGENCIES. ALL WORK SHALL BE PURSUANT TO APPROVED PLANS AND ISSUED PERMITS.
- 22. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- 23. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED AND AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO INSTALLATION OF UNDERGROUND PIPES, FOOTERS OR EXCAVATION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF LOCATION OF EXISTING UTILITIES SHOWN OR NOT SHOWN SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE ALL NECESSARY
- ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COST WHICH MAY OCCUR DUE TO TO ANY DAMAGES CAUSED BY THE CONTRACTOR TO EXISTING UTILITY STRUCTURES OR PROPERTY THE CONTRACTOR SHALL COVER THE ENTIRE COSTS OF ALL REPAIRS AND/OR REPLACEMENT.
- 25. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS AFFECTED UTILITY COMPANIES IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770 OR 811. THE CONTRACTOR IS IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- 26. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND CORRECT WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE THE RESPECTIVE GAS COMPANY PERSONNEL THEREFORE, EXCAVATORS ARE INSTRUCTED TO CONTACT THE RESPECTIVE GAS COMPANY TWO WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
- 27. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF THE PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC POWER, TELEPHONE, GAS AND CABLE TV COMPANIES. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND CONDUITS (INCLUDING IRRIGATION) PRIOR TO SUB-BASE CONSTRUCTION.
- 28. UPON NOTICE FROM THE CONTRACTOR THAT CONSTRUCTION IS COMPLETE AND READY FOR ACCEPTANCE, THE ENGINEER SHALL MAKE FINAL INSPECTION AND NOTIFY THE CONTRACTOR AND OWNER OF ANY INCOMPLETE AND/OR DEFECTIVE WORK. THE CONTRACTOR SHALL CORRECT ALL SUCH ITEMS TO THE SATISFACTION OF THE ENGINEER AND OWNER. ALL REGULATORY AND GOVERNMENTAL AGENCIES WHICH RFOUIRF. FINAL INSPECTIONS SHALL HAVE BEEN CONTACTED BY THE CONTRACTOR AND HAVE INSPECTED AND APPROVED THE PROJECT PRIOR TO ACCEPTANCE BY THE OWNER.
- 29. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE. THE PLANS SHALL BE KEPT IN GOOD ORDER
- 30. THE CONTRACTOR SHALL PROVIDE COMPLETE "AS-BUILT" INFORMATION TO THE ENGINEER RELATIVE TO THE LOCATION OF ALL WATER LINES, WATER SERVICES, VALVES, SEWER LINES, SEWER SERVICES, STORM LINES, INVERTS OF STRUCTURES, FINAL RETENTION AREAS, FINISH PAVEMENT GRADES AND CONSTRUCTION BENCH MARKS FOR VERIFICATION. THE "AS-BUILT" RECORDS SHALL BE KEPT AT THE JOB SITE AND UPDATED AS THE PROJECT PROGRESSES. ONE (1) SET OF AS-BUILT PLANS ARE TO BE PROVIDED TO THE ENGINEER.
- 31. ENGINEER TO PROVIDE RECORD DRAWINGS AND CERTIFICATIONS TO THE ISSUED PERMITS.

HOURS BEFORE DIGGING CALL TOLL FREE SUNSHINE STATE ONE CALL

OF FLORIDA, INC.

SEC. B EARTHWORK:

- 1. EXISTING TOPOGRAPHY AND CONTOURS ARE BASED ON THE SURVEY (BY OTHERS). 2. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT. CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE CONSTRUCTION PLANS SHALL BE REPORTED TO THE ENGINEER UPON DISCOVERY. THE
- CONTRACTOR SHALL REVIEW THE SOILS REPORT PRIOR TO BIDDING. 3. THE CONTRACTOR SHALL READ AND ADHERE TO ALL RECOMMENDATIONS CONTAINED N THE SOILS REPORT.
- 4. EXISTING TREES, PLANTS AND SHRUBS WHICH ARE MARKED OR DESIGNATED AS PART OF THE LANDSCAPING SHALL BE CAREFULLY PROTECTED DURING CONSTRUCTION. WHERE TREES, PLANTS OR SHRUBS ARE ADJACENT TO THE CONSTRUCTION CARE SHALL BE TAKEN TO PROTECT AND RESTORE THE ORIGINAL CONDITIONS OF THE VEGETATION.
- 5. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES, AS NECESSARY.
- 6. ALL SITE CLEARING AND GRUBBING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 110 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- 7. ALL EXCAVATION AND EMBANKMENT SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 120 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. LATEST EDITION.
- 8. ALL FILL AREAS GREATER THAN 12 INCHES IN HEIGHT SHALL BE COMPACTED IN 12 INCH LIFTS (MEASURE PRIOR TO COMPACTION) TO 98% MAXIMUM DENSITY PER A.A.S.H.T.O. T-180.
- 9. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE NOTED ON THESE PLANS. ALL GRASSING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 570 OF FLORIDA DEPARTMENT OF TRANSPIRATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- 10. ALL DESIGNATED AREAS TO BE SODDED PER THE PLANS, SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 575 OF THE F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- 11. THE CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS OR MEDIANS.
- 12. FINISH FLOOR ELEVATIONS ARE TYPICALLY 6 INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN ON THE GRADING PLAN.
- 13. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL DUST, MUD AND EROSION DURING CONSTRUCTION AND SHALL PROTECT ALL ADJACENT PROPERTIES AND RIGHTS-OF-WAY FROM DAMAGE BY EROSION, SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED DUST
- 14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE AND SOIL CONDITIONS AND DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
- 15. ALL EXCESS FILL FROM THE SITE SHALL BE STOCKPILED BY THE CONTRACTOR, IN A LOCATION DETERMINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE
- 16. ALL AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS ROOTS, GRASS, WEEDS, RUBBISH, AND ALL OTHER DEBRIS AND OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE GROUND.
- 17. PRIOR TO BID PREPARATION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC SILT PEA AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DISPOSED OF OFF-SITE, ALL OF WHICH WILL AFFECT PRICING. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.

- 1. ALL DRAINAGE RELATED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT ISSUED FOR THIS PROJECT.
- 2. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- 3. THE ABOVE F.D.O.T. CONSTRUCTION DETAILS ARE HEREBY INCORPORATED THESE PLANS BY REFERENCE.
- 4. PIPE LENGTHS SHOWN REPRESENT SCALED DIMENSIONS BETWEEN CENTER-LINES OF DRAINAGE STRUCTURES AND FROM END OF HEADWALLS AND MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
- 5. ALL STORMWATER DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (ASTM C-76, CLASS III) UNLESS NOTED OTHERWISE.

SEC. D PAVING:

- 1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH F.D.O.T. CURRENT CONSTRUCTION SPECIFICATIONS.
- 2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE ADJUSTED IN THE FIELD TO INSURE A SMOOTH AND UNIFORM CONNECTION. IN THESE AREAS. IT MAY ALSO BECOME ADVISABLE TO MAKE MINOR FIELD ADJUSTMENTS IN PAVEMENT GRADES TO ACCOMPLISH GRADE TRANSITIONS.
- 3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH THE ENGINEER PRIOR TO ANY ELEVATION CHANGES.
- 4. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT. THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE ENGINEER FOR APPROVAL.
- 5. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
- 6. ALL ON-SITE PAVEMENT MARKINGS SHALL BE MADE WITH NON-THERMOPLASTIC PAINT TO FDOT STANDARD SPECIFICATIONS. PARKING STALL STRIPING TO BE 4" WIDE. 7. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN 12 INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER
- 8. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS I" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 PSI. CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
- 9. PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 14 DAY PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 17352.
- 10. A MINIMUM OF 2—WAY TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA.
 ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

SEC. E EROSION CONTROL:

FLEXIBLE PAVEMENT DETAIL.

- 1. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING OR OTHER LAND DISTURBING ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES OR UNDERGROUND UTILITIES INSTALLATIONS.
- 2. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING DRAINAGE SYSTEM AND ADJACENT WATER BODIES AND WETLANDS. TH CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT CONDITIONS RELATED TO SUCH MEASURES. METHODS MAY INCLUDE BUT ARE NOT LIMITED TO. FLOATING SILT BARRIERS. SEDIMENTATION BASINS. SEDIMENT CHECK DAMS, SILT FENCES, SYNTHETIC BAILS. THE MEASURES SHOWN ON THESE PLANS SHALL BE CONSIDERED MINIMUM AND SHALL NOT DEVIATE THE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION, EROSION, SEDIMENTATION

- 3. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE F.D.O.T. MANUAL FOR EROSION CONTROL (LATEST ED.)
- 4. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND NEEDED REPAIRS OR MAINTENANCE SHALL BE COMPLETED BEFORE WORK STOPS FOR THE DAY.
- 5. TEMPORARY SEDIMENT TRAPS ARE ACCEPTABLE IF THE INLET IS PROPERLY SCREENED WITH SYNTHETIC BALES AND LOW ENOUGH IN ELEVATION FOR FOR RUNOFF TO
- 6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THIS PROJECT UNTIL ACCEPTED BY THE OWNER.
- 7. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES COULD RESULT IN CONSTRUCTION BEING SUSPENDED BY THE ENGINEER. 8. SEDIMENT BARRIERS SHALL MEET D.O.T STANDARDS.
- 9. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED
- NECESSARY BY ON SITE INSPECTION BY THE ENGINEER OF RECORD. 10. ALL SEEDING FOR TEMPORARY STABILIZATION SHALL BE DONE AS EACH AREA IS MADE READY. CONSTRUCTION SEQUENCE TO MINIMIZE EROSION AND

SEDIMENTATION AT STORM-WATER DISCHARGE POINTS:

- A. CONTRACTOR TO INSTALL FDOT TYPE III SILT FENCES AT SITE DISCHARGE POINTS. B. CONTRACTOR TO CONSTRUCT POND AND CONNECTING DRAINAGE AND OUTFALL PIPES
- AT INITIAL STAGES OF CONSTRUCTION. C. ALL GRADING OPERATIONS SHALL BE PERFORMED WITHOUT DELAY, PAUSE OR SUSPENDED (CONTINUOUS OPERATION) UNTIL PROPOSED GRADES ARE MET. ALL EXPOSED EARTH SHALL BE SEEDED AND MULCHED OR SODDED SOON AFTER AFTER GRADING IS COMPLETED.
- 11. EROSION CONTROL PLAN ANY MODIFICATIONS TO THIS PLAN MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REPRESENTING THE CONTRACTOR. THE MODIFICATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD AND IF SIGNIFICANT, THE PERMITTING AGENCY. NO CONTRACT DELAYS WILL BE ALLOWED FOR SUCH MODIFICATIONS OR APPROVALS.
- 12. OUTFALL PROTECTION PROJECT PIPE OR DITCH DISCHARGES INTO OFF-SITE OUTFALLS SHALL BE INSPECTED DAILY FOR POSSIBLE SEDIMENT BUILDUP OR EROSION. OUTFALLS SHALL BE PROTECTED THROUGH USE OF ENVIRONMENTAL CONTROL FEATURES AS NECESSARY TO CONTAIN ANY SEDIMENT ENTERING THE IMMEDIATE AREA OF THE PROJECT. ANY SEDIMENT BUILDUP OR TRANSPORT OFF SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMEDY. THE CONTRACTOR SHALL USE APPROPRIATE MEASURES AS DIRECTED BY THE PROJECT ENGINEER FOR OUTFALL PROTECTION.
- 13. SLOPE PROTECTION ANY DISTURBED OR REWORKED SLOPES 3:1 OR GREATER IN SLOPE SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF TEMPORARY SODDING UNTIL PERMANENTLY STABILIZED. SUCH SLOPES SHALL NOT BE LEFT UNPROTECTED MORE THAN 24 HOURS OR PRIOR TO ANTICIPATED RAINFALL
- 14. SYNTHETIC HAY BALES SHALL BE PLACED AT THE BASE OF ANY SLOPE WHERE A RAINFALL EVENT COULD ERODE A SLOPE AND TRANSPORT SEDIMENTS OFF SITE. BALES SHALL BE DOUBLE STAKED IN ACCORDANCE WITH FDOT STANDARDS. FROSION DEPOSITS REACH THE NEAR THE TOP OF EXISTING BALES THEN SEDIMENTS SHOULD BE REMOVED, ANY DAMAGED OR INEFFECTIVE BALES ARE TO BE REPLACED. THE EXACT LOCATION OF BALE INSTALLATIONS SHALL BE AS DIRECTED BY THE
- 15. A. BACK OF SIDEWALK OR MEDIAN INLETS THESE SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. SOCK PIPE SHALL BE INSTALLED AROUND INLET TOP. A SECOND ROW OF SOCK PIPE SHALL BE PLACED AROUND INLET APPROXIMATELY 4 "OUTSIDE FIRST ROW. BETWEEN ROWS THERE SHALL BE A DEPRESSIONS TO ACT AS A SEDIMENT BASIN. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH A SINGLE LINE OF SOCK PIPE TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS. B. CURB INTAKES - THESE INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. A SILT FENCE (TYPE III) SHALL BE PLACED AROUND THE OF THE BACK INLET IMMEDIATELY ADJACENT TO THE EDGE OF THE THE INLET. ALL EXPOSED SLOPED MATERIAL ADJACENT TO THE INLET SHALL E BE COVERED WITH EROSION CONTROL SOD TO MINIMIZE SEDIMENT ENTERING THE
- 16. STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS TO NEXT TO A KNOWN WETLAND.
- 17. DAILY INSPECTION OF ALL EROSION CONTROL MEASURES AND CONDITIONS OF ADJACENT PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR. ANY AREAS OF CONCERN SHALL BE NOTED AND CORRECTED. ANY SIGNIFICANT EROSION AREAS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.

SEC. F DRY POND & SWALE RETENTION AREAS:

- 1. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL SYSTEMS FOR CONFORMANCE WITH THE SITE CONSTRUCTIONS PLANS AND FIELD CHANGES. BANKS AND SLOPES OF RETENTION PONDS SHALL ALSO BE CHECKED AFTER RAINFALL EVENTS FOR EROSION PROBLEMS
- 2. THE CONTRACTOR SHALL REPAIR ALL EROSION AND SEDIMENT CONTROL SYSTEMS AS REQUIRED FOR CONTINUED FUNCTION. RE-GRADE IF REQUIRED, TO MAINTAIN DESIGN CONFIGURATION. ADD SOD AND SILT FENCES AS REQUIRED TO PREVENT SOIL AND SILT FROM EXITING THE SITE.
- 3. MOW RETENTION AREAS REGULARLY TO MAINTAIN WEED OVERGROWTH AND PROMOTE
- 4. INSPECT RETENTION AREAS PERIODICALLY FOR ACCUMULATION OF DEBRIS AND TRASH. PROPERLY DISPOSE OF ALL DEBRIS AND TRASH IN RETENTION AREAS AND CONVEYANCE SWALES.

5. INSPECT RETENTION AREA BOTTOMS FOR DEPOSITS OF SAND AND/OR SILT AND REMOVE.

- 6. PERCOLATION PERFORMANCE SHALL BE EVALUATED YEARLY FOR EACH DRY RETENTION AREA. THE RETENTION AREAS SHALL PERCOLATE THE DESIGN WATER QUALITY VOLUME WITHIN 72 HOURS OF THE END OF RAINFALL EVENT. BOTTOM MAINTENANCE SHALL
- A. REMOVE 4 TO 6 INCHES OF RETENTION AREA BOTTOM MATERIAL AND SCARIFY.

BE PERFORMED AS REQUIRED BY EXERCISING THE FOLLOWING PROCEDURE:

B. REPLACE EXCAVATED MATERIAL WITH CLEAN SAND MATERIAL TO DESIGN GRADE AND SEED AND MULCH OR COVER WITH NON-MUCK GROWN SOD.

SEC. G WORKS IN PUBLIC RIGHT-OF-WAY:

- 1. ALL LOCAL, STATE AND FEDERAL ORDINANCES, POLICIES AND/OR OTHER REGULATIONS REGARDING TRAFFIC AND PEDESTRIAN TEMPORARY BARRICADES, LIGHTS, SIGNALS, SIGNAGE ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SAFE AND CONVENIENT MEANS OF ACCESS AND EGRESS TO ALL PARTS OF THE PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR.
- 2. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL BARRICADES, WARNING SIGNS, AND MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC IN REASONABLE CONFORMITY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS OR AS DIRECTED BY F.D.OT. AND LOCAL TRAFFIC ENGINEER SUCH AS TO EFFECTIVELY PREVENT ACCIDENTS IN ALL PLACES WHERE THE WORK CAUSES OBSTRUCTIONS TO THE NORMAL TRAFFIC OR CONSTITUTES IN ANY WAY A HAZARD TO THE PUBLIC.
- 3. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS AND THOSE OF HIS SUBCONTRACTORS AND ALL SUPPLIERS TO ASSURE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED MOVEMENT OF VEHICULAR TRAFFIC AND SHALL LIMIT HIS OPERATIONS FOR THE SAFETY AND CONVENIENCE OF THE TRAVELING PUBLIC. UNDER ALL CIRCUMSTANCES, SAFETY SHALL BE THE MOST IMPORTANT CONSIDERATION.
- 4. THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
- SPECIFICATIONS AND SUPPLEMENTS. 6. REFLECTIVE PAVEMENT MARKERS SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS.

5. ALL STRIPING SHALL BE THERMOPLASTIC AND SHALL MEET THE REQUIREMENTS OF FDOT

7. ALL SIGNS WITHIN FDOT RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS. 8. REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH CURRENT FDOT STANDARDS.

- 9. STRIPING WITHIN FDOT RIGHT-OF-WAY SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17346.
- 10. SIGNS WITHIN FDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 11860 AND SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17302.
- 11. SIGNING AND STRIPING WITHIN FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

 12. ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO:
- A.) FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION. B.) FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS FOR STREETS AND HIGHWAYS ON STATE MAINTAINED SYSTEMS. (AKA: STANDARD INDEX) COMPLIANCE WITH ALL APPLICABLE FDOT INDEXES IS REQUIRED.
- 13. THE MAINTENANCE OF TRAFFIC IS TO BE PER APPLICABLE FDOT INDEX DESIGN.

- 1. DURING THE CONSTRUCTION AND/ OR MAINTENANCE OF THIS PROJECT. ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY CURRENT OSHA STANDARDS.
- 2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS.
- 3. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

SEC. L DEMOLITION:

- 1, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES FOR PERFORMING THE DEMOLITION WORK AND SHALL FURNISH A COPY OF SAME TO THE ENGINEER PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE PERMITS.
- 2. THE CONTRACTOR SHALL MODIFY ALL UTILITY COMPANIES OR LOCAL AUTHORITIES FURNISHING GAS, WATER, ELECTRICAL, TELEPHONE, OR UTILITY/SEWER SERVICE. SO THEY CAN REMOVE, RELOCATE, DISCONNECT, CAP OR PLUG THEIR EQUIPMENT IN ORDER TO
- 3. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENT NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO
- 4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL TREES, STRUCTURES, AND UTILITIES NOT MARKED FOR REMOVAL OR DEMOLITION AND SHALL PROMPTLY REPAIR ANY DAMAGE AS DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER.
- 5. THE CONTRACTOR TO REMOVE ALL BUILDING STRUCTURES MARKED FOR DEMOLITION WHICH INCLUDES ALL FOOTERS ASSOCIATED WITH THE STRUCTURE, SEPTIC SYSTEMS AND WATER LINES TO THE METER LOCATION, LATERALS TO THE RIGHT-OF-WAY LINE (CAP PRIOR TO BACKFILLING THE TRENCH), AND ALL UNDERGROUND ELECTRICAL WIRING NOT ASSOCIATED WITH THE APPROPRIATE POWER COMPANY.
- 6. THE CONTRACTOR SHALL REMOVE ALL PAVING MARKED FOR DEMOLITION WHICH INCLUDES ALL ASPHALT, CONCRETE, BASE, GRAVEL, BRICK AND SIDEWALK.
- 7. THE CONTRACTOR SHALL REMOVE ALL TREES MARKED FOR REMOVAL WHICH INCLUDES THE ROOTS ASSOCIATED WITH THE TREE. THE TREES NOT MARKED FOR REMOVAL SHALL BE PROTECTED IN ACCORDANCE WITH THE TREE PROTECTION DETAILS.
- 8. THE CONTRACTOR IS TO REMOVE ALL UNSALVAGEABLE MATERIALS AND YARD WASTE FROM THE SITE IMMEDIATELY AND DISPOSE OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- 9. THE CONTRACTOR SHALL SAW-CUT A SMOOTH STRAIGHT EDGE ON ANY PAVEMENT PROPOSED FOR DEMOLITION PRIOR TO ITS REMOVAL TO ENSURE THAT THE EDGE OF THE INTERFACE BETWEEN OLD AND NEW PAVEMENT IS STRAIGHT, UNIFORM AND EVEN IN ELEVATION.

SEC. L UNDERGROUND UTILITIES:

- 1. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND/OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND
- 2. THE CONTRACTOR SHALL COORDINATE ALL BACKFILL OPERATIONS WITH THE PROJECT SOILS ENGINEER AND SUBMIT TEST REPORTS TO ENGINEER PRIOR TO BEGINNING WORK ON THE NEXT ITEM OF WORK, I.E. SUBGRADE PRIOR TO CURB.
- 3. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL. CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT. 4. FLORIDA LAW (5.33.851) REQUIRES THAT PERSONS MAKING EXCAVATIONS IN PUBLIC OR PRIVATE STREETS, ALLEYS, RIGHT-OF-WAY OR UTILITY EASEMENTS

WITH HAND TOOLS OR POWER EQUIPMENT MUST FIRST OBTAIN INFORMATION

ON THE THE LOCATION OF UNDERGROUND GAS PIPE LINES. THE CONTRACTOR

- SHALL NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOUR AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATION.
- 5. ALL WORK SHALL SHALL BE OPEN TO AND SUBJECT TO INSPECTION. 6. THE CONTRACTOR SHALL COORDINATE THE INSTALLATIONS OF UTILITY CONDUITS
- (SLEEVES) UNDER PAVED AREAS WITH EACH UTILITY COMPANY PRIOR TO BASE 7. ALL DEWATERING COSTS ASSOCIATED WITH THE INSTALLATION AND CONSTRUCTION OF THE UNDERGROUND UTILITIES; STORMWATER PIPES AND MANHOLES; SANITARY SEWER MAINS, FORCE MAINS, MANHOLES, AND LIFT STATIONS; AND STORMWATER MANAGEMENT SYSTEMS SHALL BE INCLUDED AS PART OF THE CONSTRUCTION BID

SEC. J SANITARY SEWER SYSTEM:

- 1. ALL SEWER COLLECTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL STANDARDS, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND HEALTH DEPT. REQUIREMENTS.
- 2. IF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY SEWER LINES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHO WILL DIRECT THE CONTRACTOR TO REMOVE THE UNSUITABLE MATERIAL AND PREPARE THE TRENCH AND INSTALL THE SEWER LINES IN ACCORDANCE WITH ASTM D-2321.
- 3. ALL SANITARY SEWER MAINS AND LATERALS WITH IN THE R.O.W. SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- 4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- 5. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING. 6. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE ONE (1) COPY
- OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER. 7. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWER IN ACCORDANCE WITH THE REGULATION AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE TESTING COMPANY. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S
- 8. ALL FORCEMAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

SEC. K WATER DISTRIBUTION:

- 1. ALL WATER DISTRIBUTION SYSTEM RELATED ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL UTILITIES PROVIDER REQUIREMENTS, FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION, AND HEALTH DEPT.
- 2. ALL MATERIALS FURNISHED BY THE CONTRACTOR UNDER THIS SECTION

SHALL BE NEW, HIGH GRADE AND FREE FROM DEFECTS.

- 3. PRESSURE AND LEAKAGE TESTS FOR NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES SHALL BE PERFORMED IN CONFORMANCE WITH F.D.E.P AND LOCAL UTILITIES PROVIDER.
- 4. ALL WATER LINES SHALL BE INSTALLED IN A DRY TRENCH.
- 5. PRESSURE AND LEAKAGE TESTS FOR NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES SHALL BE PERFORMED IN CONFORMANCE WITH CITY, COUNTY AND FDOT STANDARDS. POTABLE WATER TEST PRESSURES SHALL BE 150 PSI; DURATION OF TESTS IS TO BE 2 HOURS. TESTS TO BE CONDUCTED PURSUANT TO AWWA C605.
- 6. DISINFECT POTABLE WATER MAINS IN ACCORDANCE WITH AWWA C651
- STANDARD PROCEDURES FOR DISINFECTING WATER MAINS. 7. ALL PVC PIPE MUST BEAR THE NSF LOGO FOR POTABLE WATER USE.
- 8. PRIOR TO THE CONNECTION TO ANY EXISTING MAIN, THE PROPOSED WATER MAIN SHALL BE DISINFECTED, HAVE ENGINEER APPROVED PRESSURE TESTING AND HAVE FDEP CLEARANCE. REFER TO FDEP PERMIT FOR ANY ADDITIONAL REQUIREMENTS

GATE VALVE

PLUG VALVE

CHECK VALVE

FIRE HYDRAN

DOUBLE DETECTOR CHECK VALVE

P) POST INDICATOR VALVE

──(F)→ FLUSH VALVE ASSEMBLY

← STORM RUNOFF DIRECTION

00.00 PROPOSED FINISHED GRADE

PROPOSED FDOT TYPE C INLET

PROPOSED FDOT TYPE D INLET

CURB INLET TYPE P-1

CURB INLET TYPE P-2

CURB INLET TYPE P-3

CURB INLET TYPE P-4

STORM JUNCTION BOX

CONCRETE MITERED END

CONTROL STRUCTURE

WINGED CONCRETE ENDWALL

CONCRETE FLUME W/ RUBBLE RIP RAP

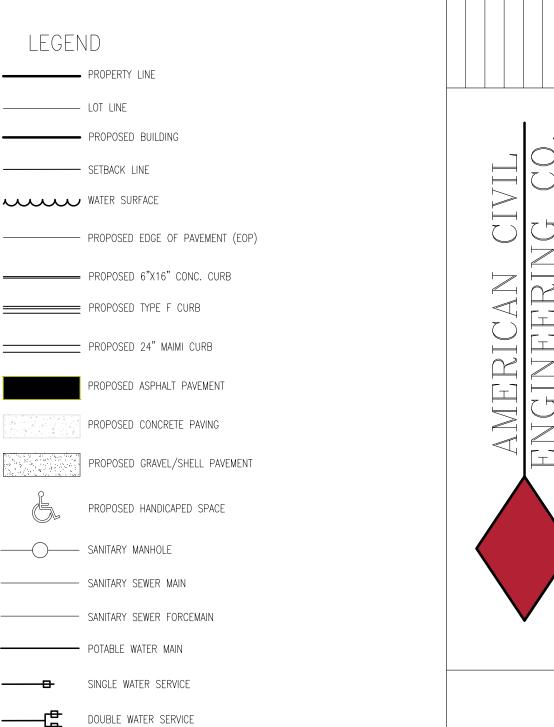
P-5 INLET

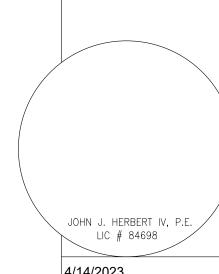
STORM DRAINAGE PIPE

------ TEMPERARY SILT FENCE

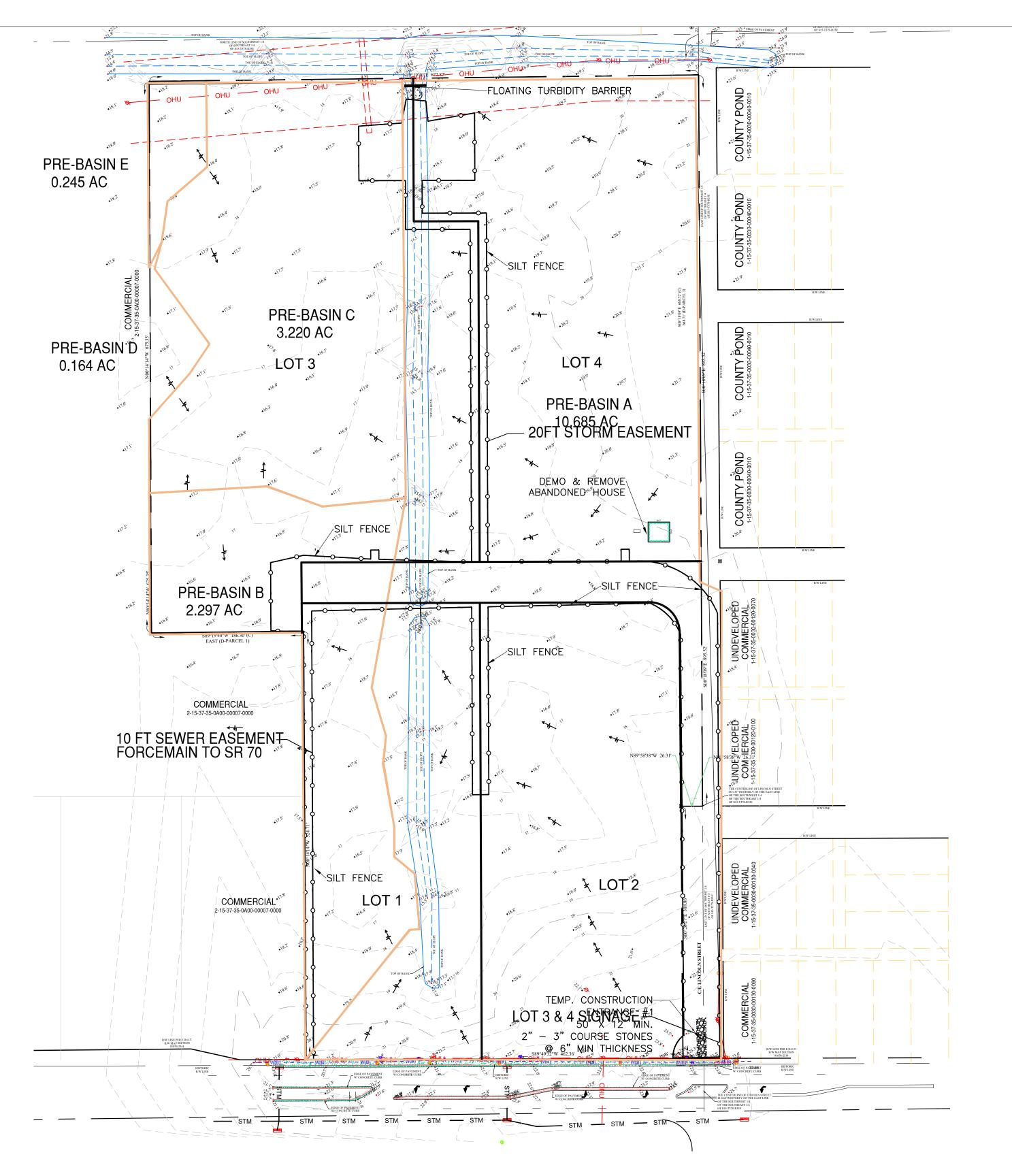
REDUCED PRESSURE DOUBLE CHECK VALVE

9. THE WATERMAINS SHALL BE INSTALLED AS NOTED ON THE PLANS. WHERE APPLICABLE, A SEPARATION BETWEEN WATERMAINS, SEWER, RE-USE OR STORM PIPES SHALL MEET OR EXCEED THE REQUIREMENTS OF F.D.E.P.





4/14/2023 GENERAL NOTES



"SWPPP INFORMATION" -SWPPP INFORMATION MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL. SIGN TO BE CONSTRUCTED OF A ----RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, GROUNDWATER FROM ANY AUTHORIZATION SUN, MOISTURE, ETC.). NON-CONTAMINATED SITE ACTIVITY. DETAILED DESCRIPTION OF THE LOCATION OF THE SWPPP DOCUMENTATION ON THE SITE. GROUND SURFACE

- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFET
- 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES
- THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.

4' (MINIMUM)

- 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY. 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE
- GOVERNING AGENCY. 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN

IT IS ANTICIPATED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

5. NON-STORMWATER DISCHARGES:

- 1. WATER FROM LINE FLUSHINGS 2. PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS
- HAVE OCCURRED) 3. SITE WATERING, TO ALLEVIATE FUGATIVE DUST
- 4. ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS 5. IRRIGATION DRAINAGE
- IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN

6. CONTRACTOR/SUBCONTRACTOR CERTIFICATION:

ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED ABOVE MUST SIGN THE FOLLOWING

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION

- 1. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN
- 2. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 14 DAYS OF FINAL GRADING. 3. SHOULD CONSTRUCTION STOP FOR LONGER THAN 7 DAYS, THE SITE SHALL BE SEEDED AS
- MAINTENANCE OF EROSION CONTROL MEASURES SHALL OCCUR AFTER EACH RAIN AND AT LEAST
- 5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL
- 6. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED
- NECESSARY BY ONSITE INSPECTION. 8. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN
- 9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE END SHALL BE COVERED WITH FILTER FABRIC.

SHALL BE PROTECTED . THIS MAY REQUIRE PERIODIC STREET SWEEPING.

- 11. NO PERSON SHALL CAUSE, LET, SUFFER, ALLOW, OR PERMIT THE EMISSIONS OF UNCONFINED PARTICULATE MATTER FROM ANY ACTIVITY, INCLUDING VEHICULAR MOVEMENT; TRANSPORTATION OF MATERIALS; CONSTRUCTION, ALTERATION, DEMOLITION OR WRECKING; OR INDUSTRIALLY RELATED ACTIVITIES, SUCH AS LOADING, UNLOADING, STORING, OR HANDLING; WITHOUT TAKING REASONABLE PRECAUTIONS TO PREVENT SUCH EMISSIONS INCLUDING
- CONTROLS (HOODS, FILTERS, ETC) AND OTHER MEASURES 12. USE CAUTION TO PREVENT EROSION DURING CONSTRUCTION ALONG THE BOUNDARY OF THE PROPERTY AND INTO ALL DRAINAGE FACILITIES AND DITCHES. CONSTRUCTION WILL REQUIRE BEST MANAGEMENT PRACTICES (BMPS) FOR EROSION CONTROL. MINIMIZE THE EXTENT OF AREA EXPOSED AT ONE TIME, APPLY PERIMETER CONTROLS WHERE NECESSARY, AND PERFORM MAINTENANCE CHECKS EVERY SEVEN (7) DAYS AND AFTER EVERY 1/2 INCH RAIN. THE CONSTRUCTION ENTRY AREA SHALL BE DESIGNED TO PREVENT TRUCKS FROM TRACKING SOIL ONTO LOCAL ROADS AND THE AFFECTED STORM DRAINAGE SYSTEM
- 13. SOLID WASTE DISPOSAL ANY MISCELLANEOUS GARBAGE, HAZARDOUS WASTE, YARD WASTE (INCLUDING EXCESS FERTILIZERS, HERBICIDES AND PESTICIDES), AND CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF -SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. RECYCLING OF MATERIALS IS ENCOURAGED IF APPLICABLE. CALL THE ORANGE COUNTY SOLID WASTE HOTLINE AT 407-836-6601 FOR INFORMATION

EROSION CONTROL NOTES:

- ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR
- NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
- RECEIVED BY GOVERNING AUTHORITIES.
- 10. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- BUT NOT LIMITED TO APPLICATION OF WATER, DUST SUPPRESSANTS, PLANTING OF VEGETATION, POINT OF ACTIVITY

SWPPP NOTES:

- 1. SITE DESCRIPTION: PROPOSED 4 LOT MASTER STORM POND AND 1500 LF ROAD WITH UTILITES
- 1.A. NATURE OF CONSTRUCTION ACTIVITY: CONSTRUCTION OF WET AND DRY POND ALL WITH 1500 LF ROAD CONSISTING OF DEMO NATURAL FEATURES GRADING, UNDERGROUND UTILITIES, AND LANDSCAPING PER APPROVED SITE PLANS.
- 1. PREPARE SITE AND INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- 2. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS INCLUDING SILT FENCE AS SHOWN ON THE
- 3. DEMO NATURAL FEATURES AND REMOVE ENCOUNTERED MUCK 4. INSTALL ROAD, STORM SEWER AND UTILITIES.
- 5. STABILIZE SITE WITH SEED OR SOD WHERE APPLICABLE. 1.C. AREA ESTIMATE:

1.B. SEQUENCE OF SOIL DISTURBANCE:

- TOTAL SITE AREA: 16.65 ACRES DISTURBED SITE AREA: 6.28 ACRES
- 1.D. SOILS:
- THE SOILS AS REPORTED IN THE USDA NRCS SOIL SURVEY REPORT FOR OKEECHOBEE COUNTY IS: #6 MANATEE LOAMY FINE SAND — HYDRAULIC GROUP B/D #11 IMMOKALEE FINE SAND — HYDRAULIC GROUP B/D

- 1.E. DRAINAGE AREA FOR EXISTING DISCHARGE POINT: 16.241 ACRES DRAINAGE AREA FOR PROPOSED DISCHARGE POINT: 16.650 ACRES 1.F. LATITUDE AND LONGITUDE OF EXISTING DISCHARGE POINT:
- DISCHARGE POINT LAT: 27° 14' 49" N DISCHARGE POINT LONG: 80° 49' 02" W 1.G. LATITUDE AND LONGITUDE OF PROPOSED DISCHARGE POINT:

DISCHARGES TO MANMADE DITCH

DRIVE TO PREVENT TRAFFIC FLOW.

- DISCHARGE POINT LAT: 27° 14′ 50″ N DISCHARGE POINT LONG: 80° 48' 59" W
- CONTROLS 2.A. EROSION AND SEDIMENT CONTROLS: 2.A.1 STABILIZATION PRACTICES:
- 1. TEMPORARY SEEDING SHALL BE RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR MORE THAN 7 DAYS. 2) MULCHING PRACTICES AND SOD SHALL BE APPLIED TO PARKING LOT ISLANDS.

3) FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE/EXIT.

2.A.2 STRUCTURAL PRACTICES:

1. PRIOR TO CLEARING, A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE. 2. DURING THE CLEARING, GRUBBING, AND SITE GRADING STAGES, AREAS TO BE DISTURBED MORE THAN 21 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED PER THE MANUFACTURE'S SPECIFICATIONS. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4.000 POUNDS OF STRAW PER ACRE. A ROCK CONSTRUCTION ACCESS ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF THE SITE. ONLY ONE CONSTRUCTION ENTRANCE IS PROPOSED. TEMPORARY BARRICADES SHALL BE INSTALLED AT THE EXISTING CURB CUT ALONG EAST GATE

- 3. AFTER ALL INITIAL SITE GRADING WORK, ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF THE INLET PROTECTION DESIGNATED ON THE SITE MAP. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SEED OR SOD AS INDICATED ON THE SITE MAP NO LATER THAN 14 DAYS AFTER THE LAST
- CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING. 4. ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE SITE MAPS AND EROSION

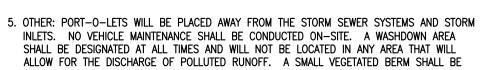
CONTROL DETAIL SHEET. 2.B. PERMANENT STORMWATER MANAGEMENT CONTROLS:

1. EXISTING PERMANENT STORMWATER DETENTION POND HAS BEEN DESIGNED TO TREAT AND ATTENUATE THE REQUIRED VOLUME GENERATED BY THE SITE LAYOUT. 2. CATCH BASINS AND STORM SEWER SYSTEM TO BE INSTALLED ON-SITE TO PROVIDE POSITIVE DRAINAGE OF THE ENTIRE SITE TO THE STORMWATER POND.

2,C. CONTROLS FOR OTHER POLLUTANTS

- 1. WASTE DISPOSAL: ALL WASTE WILL BE DISPOSED OF IN AN APPROPRIATE LEGAL MANOR, AND COMPLY WITH THE CITY OF ORLANDO ORDINANCES FOR WASTE DISPOSAL AND COMMERCIAL SITE DEVELOPMENT.
- 2. VEHICLE TRACKING: OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL 4. INSPECTIONS: BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, DAILY SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.
- 3. FERTILIZERS, HERBICIDES, AND PESTICIDES: FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES SHALL BE STORED IN A COVERED SHED.
- 4. TOXIC SUBSTANCES: ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.

PRIOR TO DISCHARGE. CERTIFICATION: PREVENTION PLAN PREPARED THEREUNDER." PLACED AROUND THE WASHDOWN AREA. SPECIFIED.



MANUFACTURES' INSTRUCTIONS.

ARE TO BE NOTED, ON PLANS, AS THEY OCCUR.

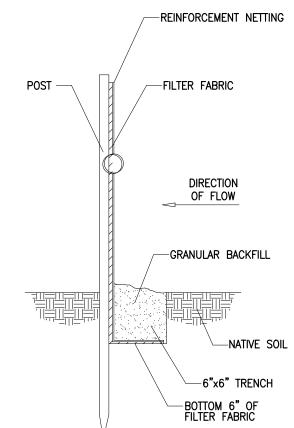


IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. 2. MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.

3. INLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REPAIRS SHALL BE PERFORMED IMMEDIATELY. 4. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER

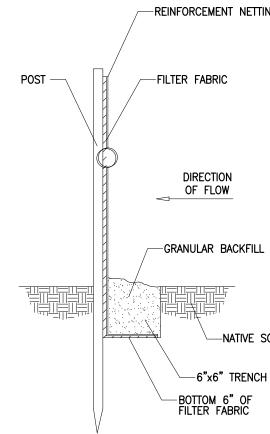
5. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY. ALL MEASURES ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. CONTROLS ARE TO BE REPLACED OR REPAIRED IF IN A SUBSTANDARD CONDITION. ALL MAINTENANCE MODIFICATIONS

A QUALIFIED INSPECTOR SHALL INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AND MS4; DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION: STRUCTURAL CONTROLS: AND. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AT LEAST ONCE EVERY CALENDAR DAY AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION SHALL BE MADE AND RETAINED IN THE CONSTRUCTION TRAILER AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN.



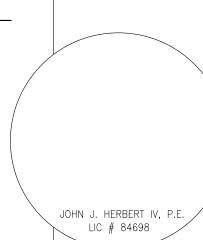
North

Scale: 1 inch = 80 feet



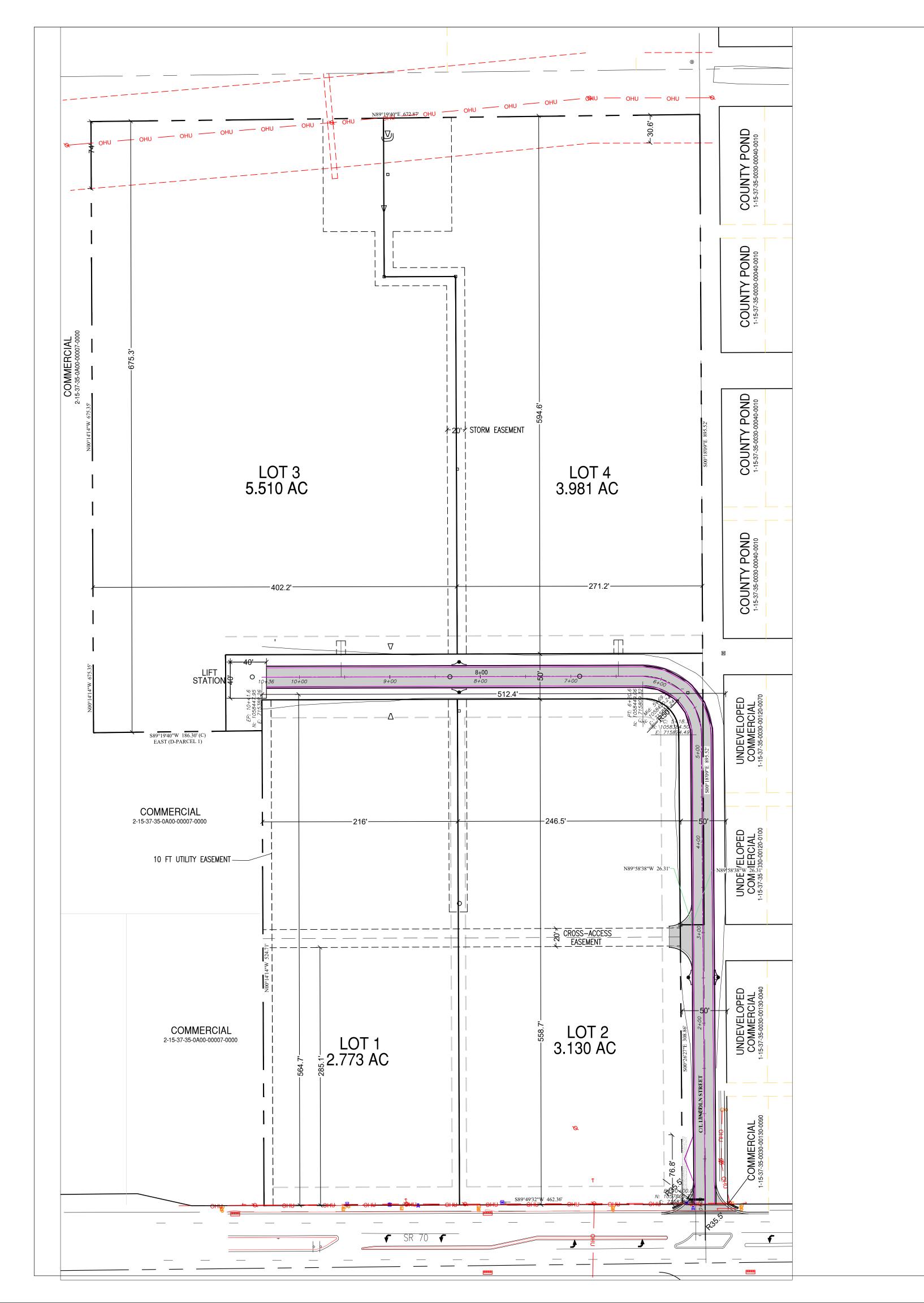
SILT BARRIER DETAIL

NOT TO SCALE



4/14/2023

SWPP PLAN PROJECT NO. 22640



DEVELOPMENT INFORMATION

1. PROJECT NAME: PARK STREET COMMERCE CENTER

2. TAX ID NUMBER:

2-15-37-35-0A00-00009-A000 0.485 AC 2-15-37-35-0A00-00009-0000 6.626 AC 2-15-37-35-0A00-00010-0000 2.129 AC 2-15-37-35-0A00-00011-0000 4.950 AC 2-15-37-35-0A00-00010-0010 2.028 AC

16.151 AC

3. TOTAL DEVELOPMENT AREA:

VACANT

5. EXISTING USE: 6. PROPOSED USE: MIXED USE COMMERCIAL

7. EXISTING LAND USE:

COMMERCIAL

8. EXISTING ZONING: COMMERCIAL HEAVY DISTRICT (CHV)

9. MAX. BUILDING HEIGHT:

10. 8" WATER UTILITY AND LIFT STATION CONNECTING TO GRAVITY SEWER SERVICE SERVED BY OKCHOBEE UTILITY AUTHORITY

11. THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE. INDIVIDUAL LOTS TO BE PERMITTED INDIVIDUALLY AT SEPARATE DATE

12. ON-SITE SOILS CONSISTS OF #6 MANATEE LOAMY FINE SAND & #11 IMMOKALEE FINE SAND - HYDRAULIC GROUP B/D

13. DRAINAGE DESIGN TO MEET CITY OF OKCHOBEE AND SFWMD REQUIREMENTS.

14. FREESTANDING MONUMENT SIGN ALLOWED PER 90-571 OF COUNTY CODE, 64 SF FACE, 8 FT HEIGHT

REQUIRED BUILDING SETBACKS

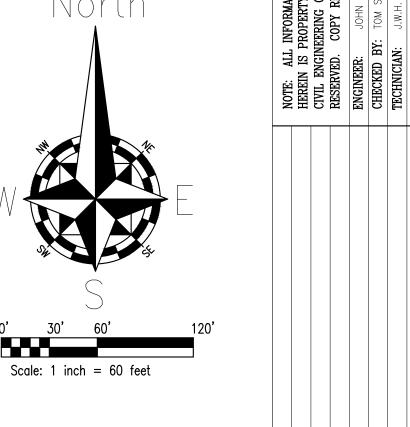
FRONT SETBACK BLDG 20 FT FRONT SETBACK OTHER 10 FT SIDE SETBACK 8 FT REAR SETBACK

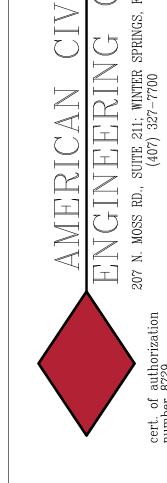
ADJACENT ZONING / LAND USE

10 FT.

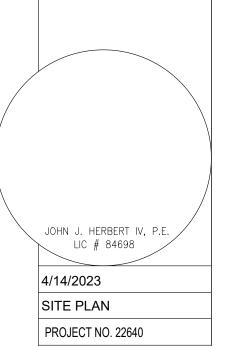
SINGLE FAMILY UNDEVELOPED HOLDING / COM COMMERCIAL COUNTY COMMERCIAL COM COMMERCIAL COMMERCIAL HEAVY CHV / COM COMMERCIAL











VICINITY MAP

C4.0

LOT 3 & 4 SIGNAGE

ELEVATIONS BASED ON NAVD 88, BASE ELEVATIONS PROVIDED BY BSM & ASSOCIATES

PAVING SPECIFICATIONS — ASPHALT SURFACE/CONC. FINES BASE:

SPECIFICATIONS FOR THE PARKING AREA AND DRIVES ARE AS FOLLOWS:

SURFACE COURSE:

A). 1.50" FDOT ASPHALT CONCRETE TYPE 9.5, COMPACTED TO A MIN. OF 95% OF THE MARSHALL DESIGN DENSITY. AFTER PLACEMENT AND FIELD COMPACTION, THE WEARING SURFACE SHOULD BE CORED TO EVALUATE MATERIAL THICKNESS AND TO PERFORM LABORATORY DENSITIES. CORES SHOULD BE TAKEN AT A FREQUENCY OF ONE (1) CORE PER 10,000 SF OF PLACED PAVEMENT.

BASE REQUIREMENTS:

A). 8" PLACED RECYCLED CRUSHED CONCRETE FINES COMPACTED TO A MINIMUN DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY

SUB-BASE REQUIREMENTS: FOR CRUSHED CONCRETE FINES BASE

A). 12" STABILIZED SUBGRADE TO HAVE A MIN. FBV=75 AND BE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) VALUE. LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) VALUE.

SUMP = 15.25

RIM = 18.91

SUMP = 16.16

RIM = 18.75SUMP = 16.00

Pipe - (6) INV IN = 16.00 Pipe - (7) INV OUT = 16.00

RIM = 18.18Pipe - (7) INV IN = 15.85

RIM = 16.79

Pipe - (10) INV IN = 15.00

RIM = 15.64

Pipe - (11) INV IN = 14.14

RIM = 15.50Pipe - (11) INV IN = 14.00

Pipe - (8) INV IN = 16.16 Pipe - (6) INV OUT = 16.16

Pipe - (10) INV OUT = 15.25

FDOT Type-D inlet

FDOT Type-D inlet

ST-8

FDOT Type-D inlet

M.E.S.

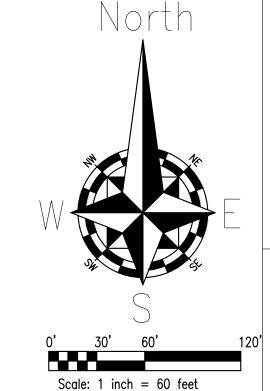
ST-12 M.E.S.

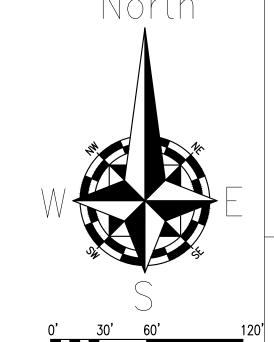
ST-13

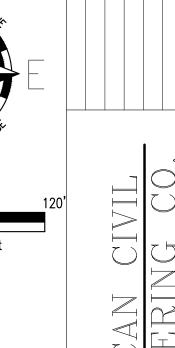
M.E.S.

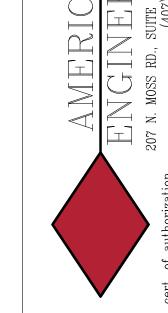
GRADING	NOTES

- 1. ALL MATERIALS AND CONSTRUCTION METHODS TO MEET CURRENT FDOT STANDARDS AND SPECIFICATIONS.
- 2. STABILIZE ALL DISTURBED AREAS

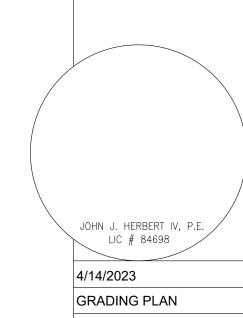








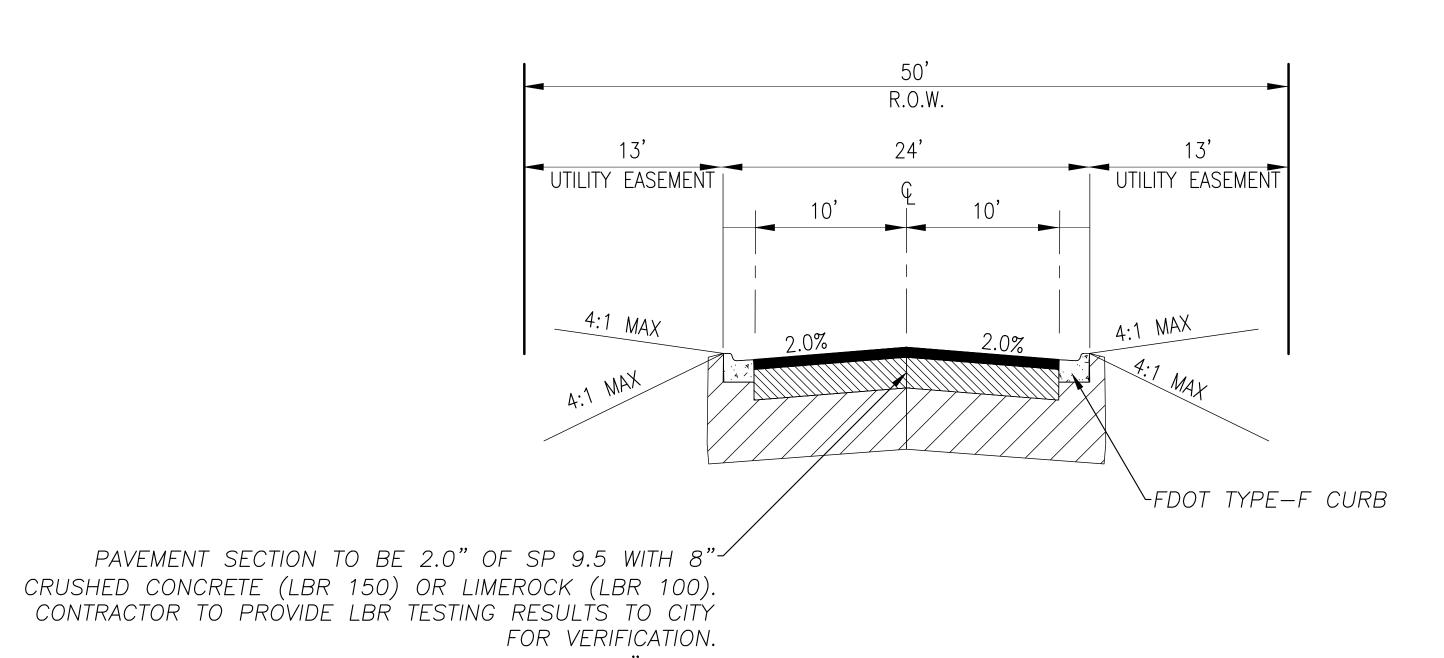




PROJECT NO. 22640

C5.0

Pipe Table Structure Table Structure Name Structure Details Length Pipe Name Slope Size RIM = 21.17Pipe - (1) 30.41 0.20% SUMP = 17.17 FDOT P-2 Pipe - (1) INV OUT = 18.17 Pipe - (2) 24" 314.63 0.15% RIM = 22.43Pipe - (3) 24" 252.75 0.20% SUMP = 17.62 ST-3 4' dia manhole Pipe - (2) INV IN = 17.63 33.54 0.21% Pipe - (4) 24" Pipe - (3) INV OUT = 17.62 213.06 0.20% Pipe - (5) RIM = 21.17SUMP = 18.10 Pipe - (6) 24" 0.20% 79.00 FDOT P-2 Pipe - (1) INV IN = 18.11 curb inlet Pipe - (2) INV OUT = 18.10 72.34 Pipe - (7) 24" 0.21% RIM = 21.00Pipe - (8) 212.89 0.20% ST-10 SUMP = 18.25 FDOT Type-D Pipe - (9) INV OUT = 18.25 Pipe - (9) 20.59 24" 5.10% RIM = 20.56Pipe - (10) 18" 41.94 0.60% SUMP = 17.10 ST-4 Pipe - (3) INV IN = 17.11 FDOT P-2 0.20% Pipe - (11) 71 Pipe - (9) INV IN = 17.20 curb inlet Pipe - (4) INV OUT = 17.10 Pipe material FDOT concrete or ADS HP Storm RIM = 20.56SUMP = 17.02FDOT P-2 Pipe - (4) INV IN = 17.03 Pipe - (5) INV OUT = 17.02 RIM = 19.34SUMP = 16.59 ST-6 FDOT Type-D inlet Pipe - (5) INV IN = 16.59 Pipe - (8) INV OUT = 16.59 RIM = 19.25



TYPICAL SECTION

CONTRACTOR TO LAY ASHPAHLT IN TWO 1.0" LIFTS.

CERT. Of authorization number 8729

AMERICAN CIVIL

ENGINEER ERING CO

(407) 327-7700

CROSS SECTIONS 1
PARK STREET
OMMERCE CENTER

TATE ROAD 70 E, OKEECHOBEE, FLORIDA 34972

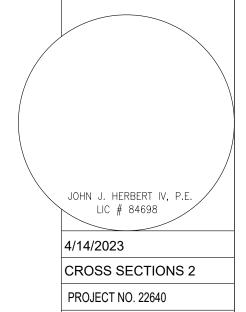
JOHN J. HERBERT IV, P.E.
LIC # 84698

4/14/2023

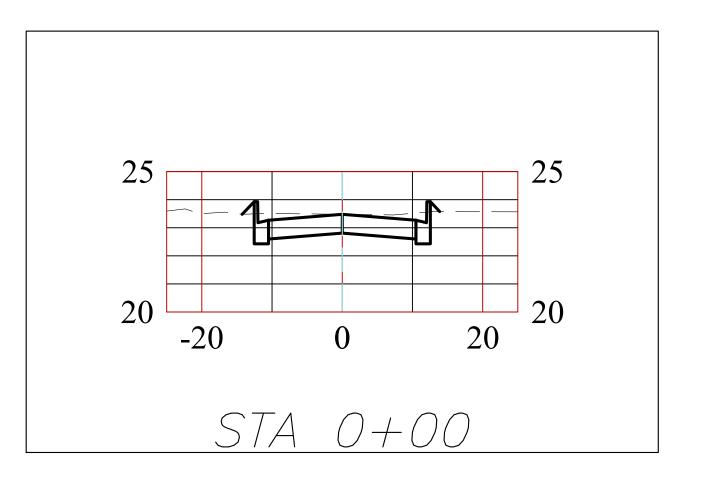
CROSS SECTIONS 1

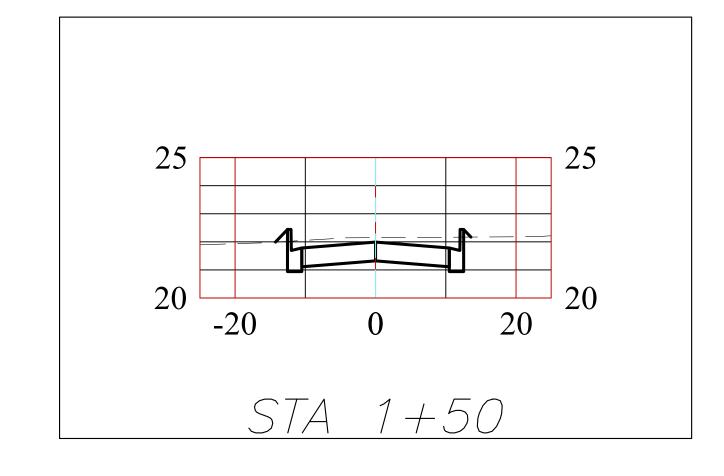
PROJECT NO. 22640

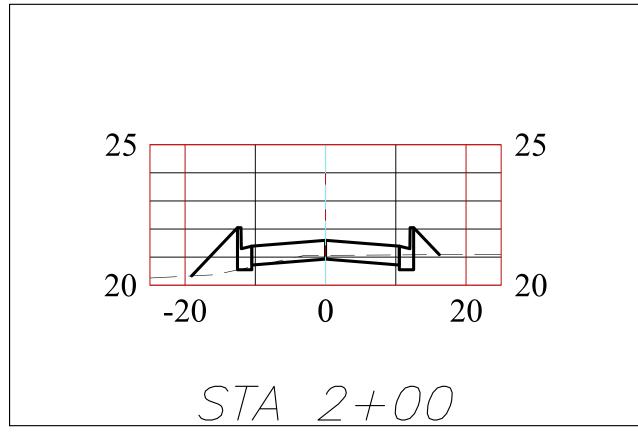
C5.1

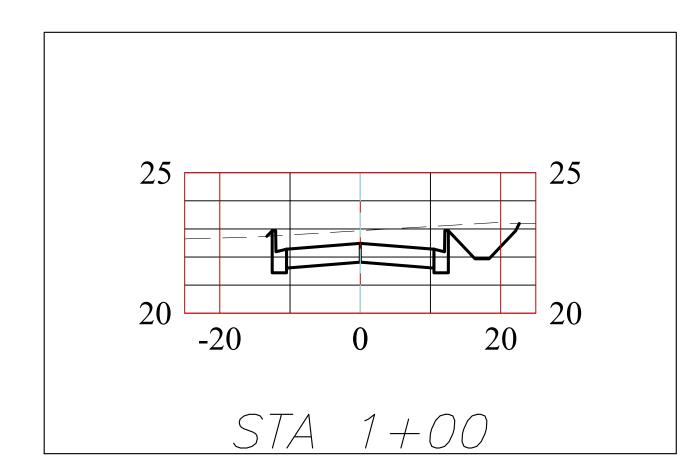


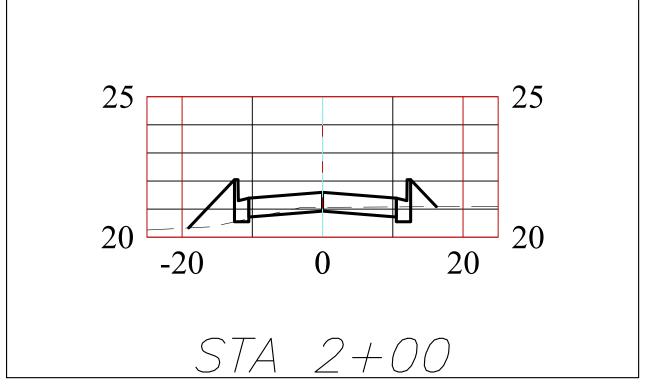
C5.2







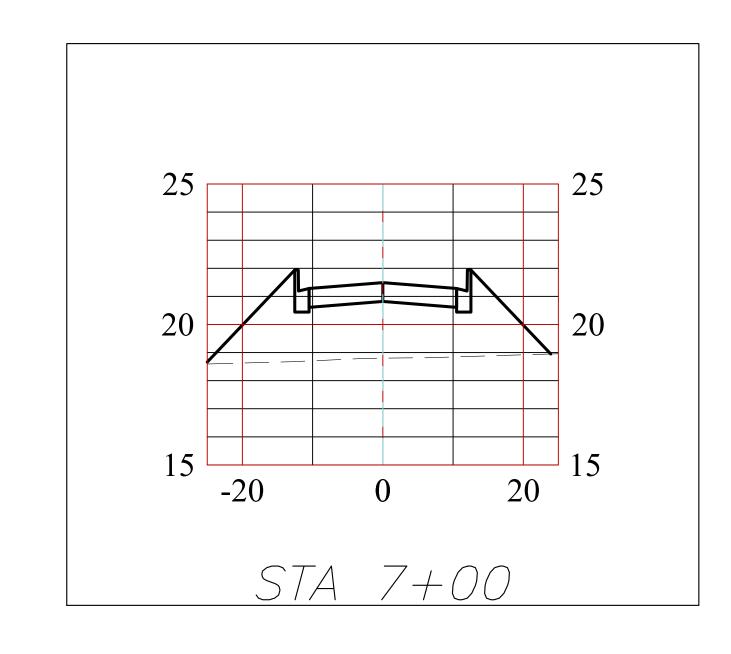


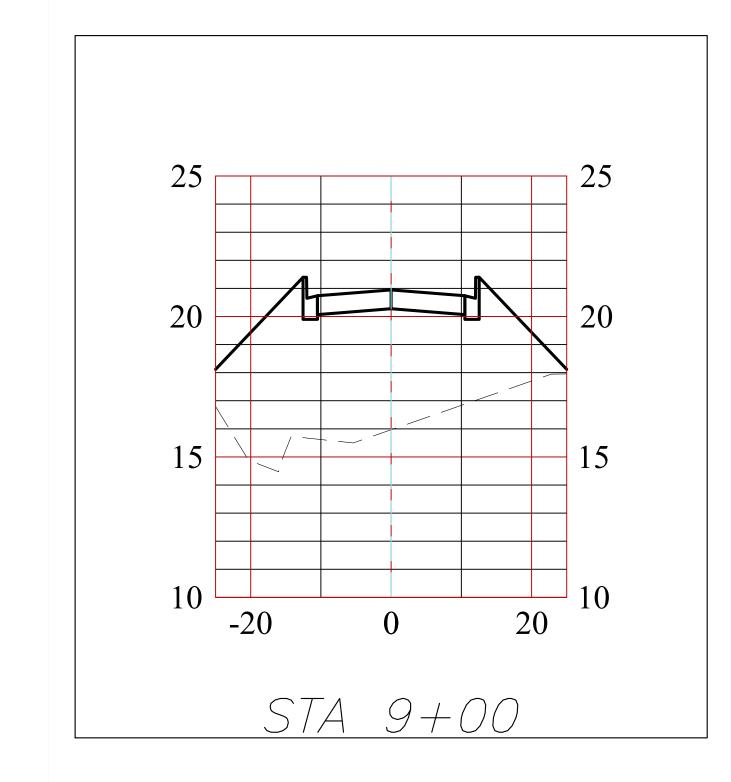


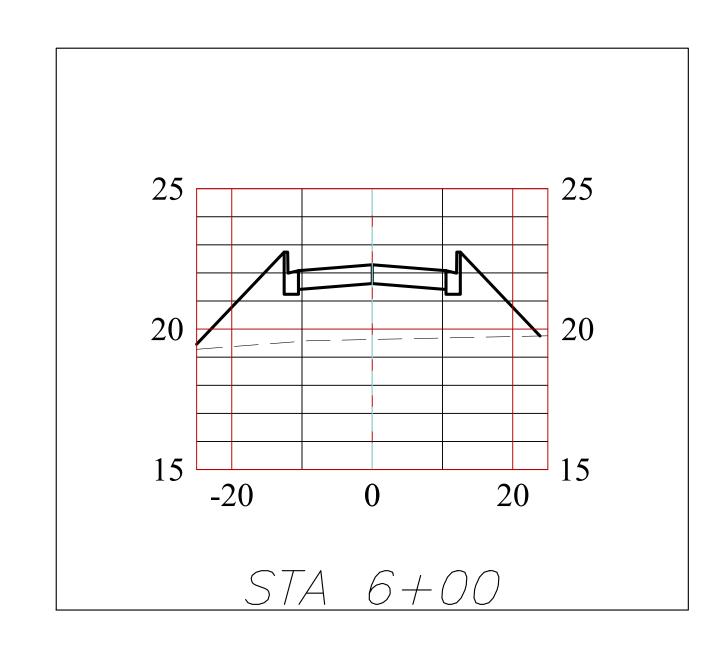


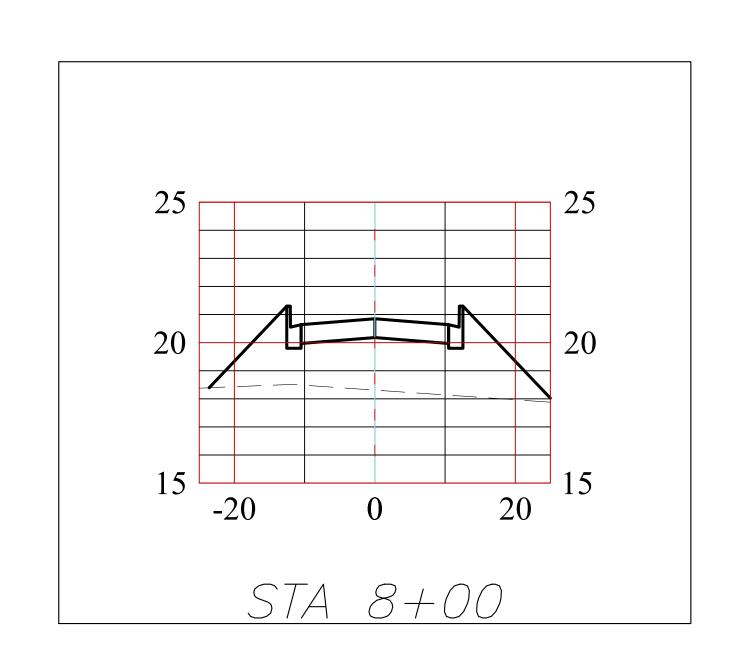
STA 4+00

STA 3+00

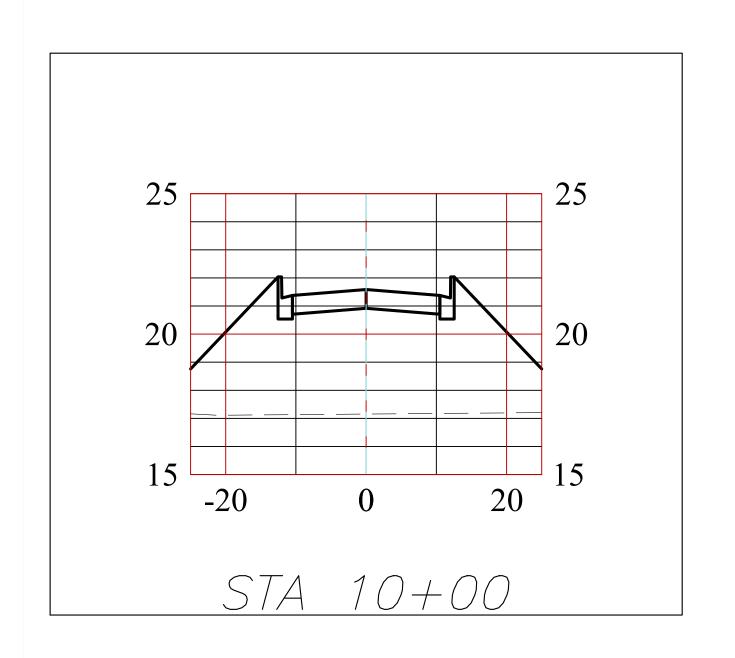








___ EXISTING GRADE

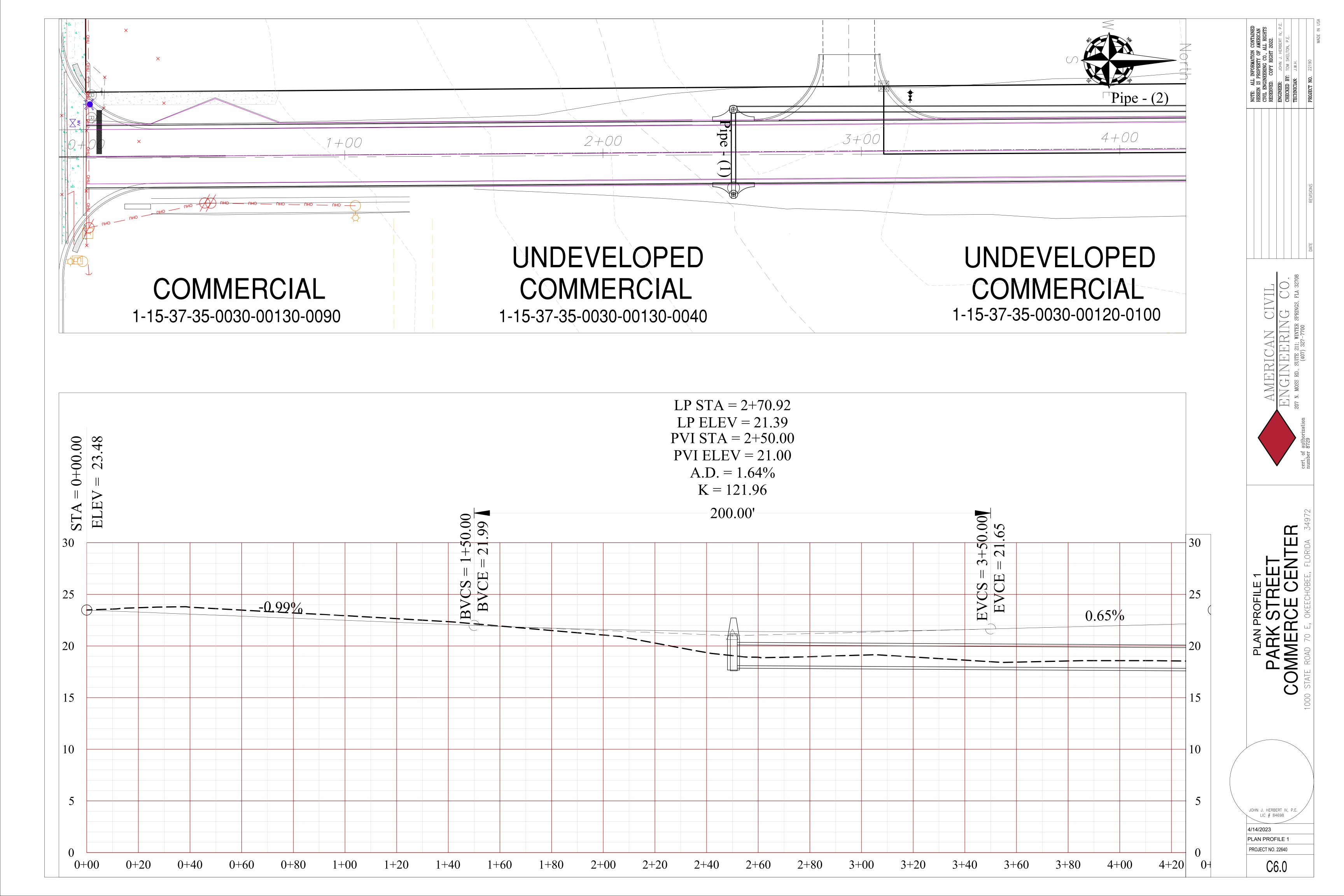


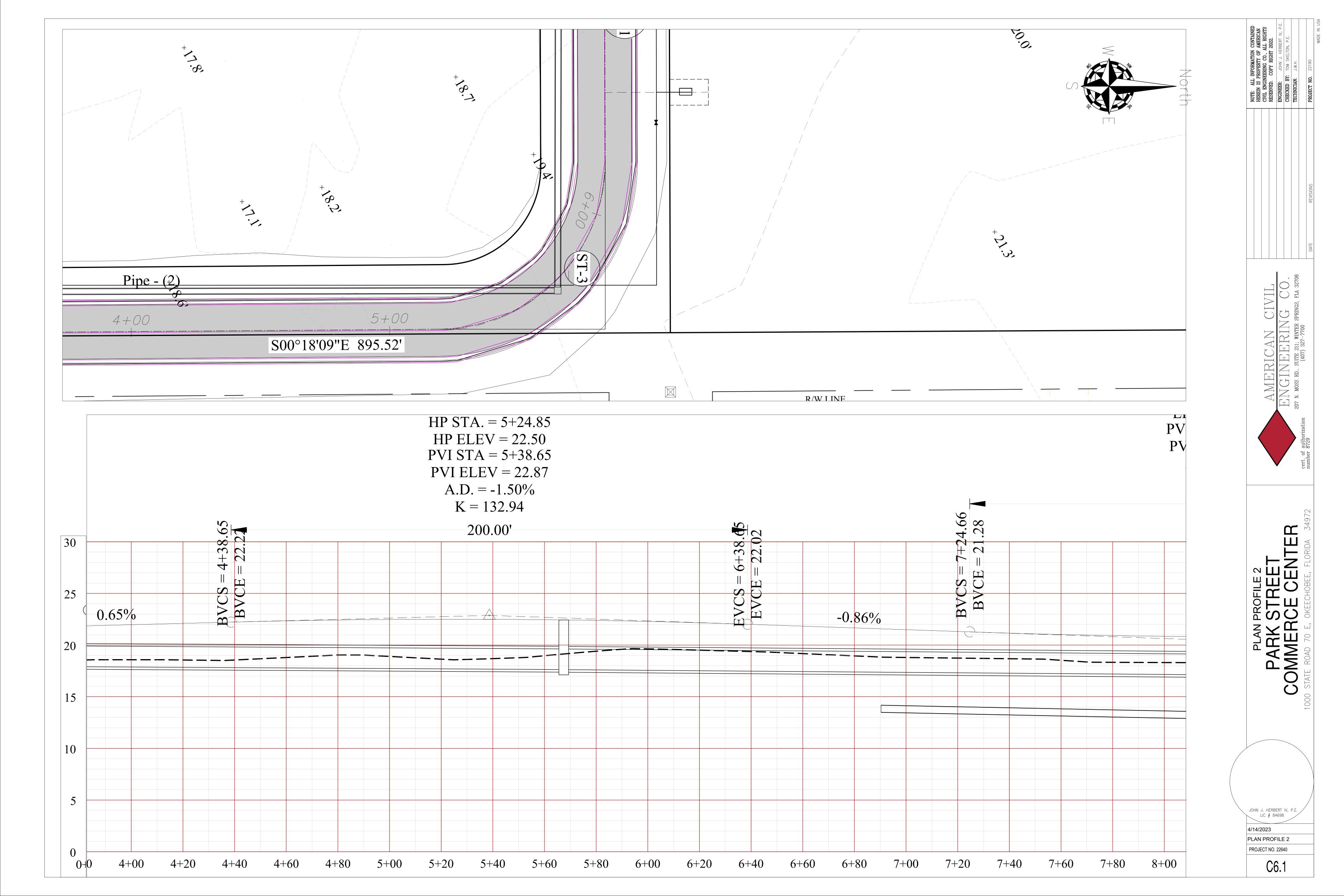
ALL TYPE-F CURBS PER FDOT

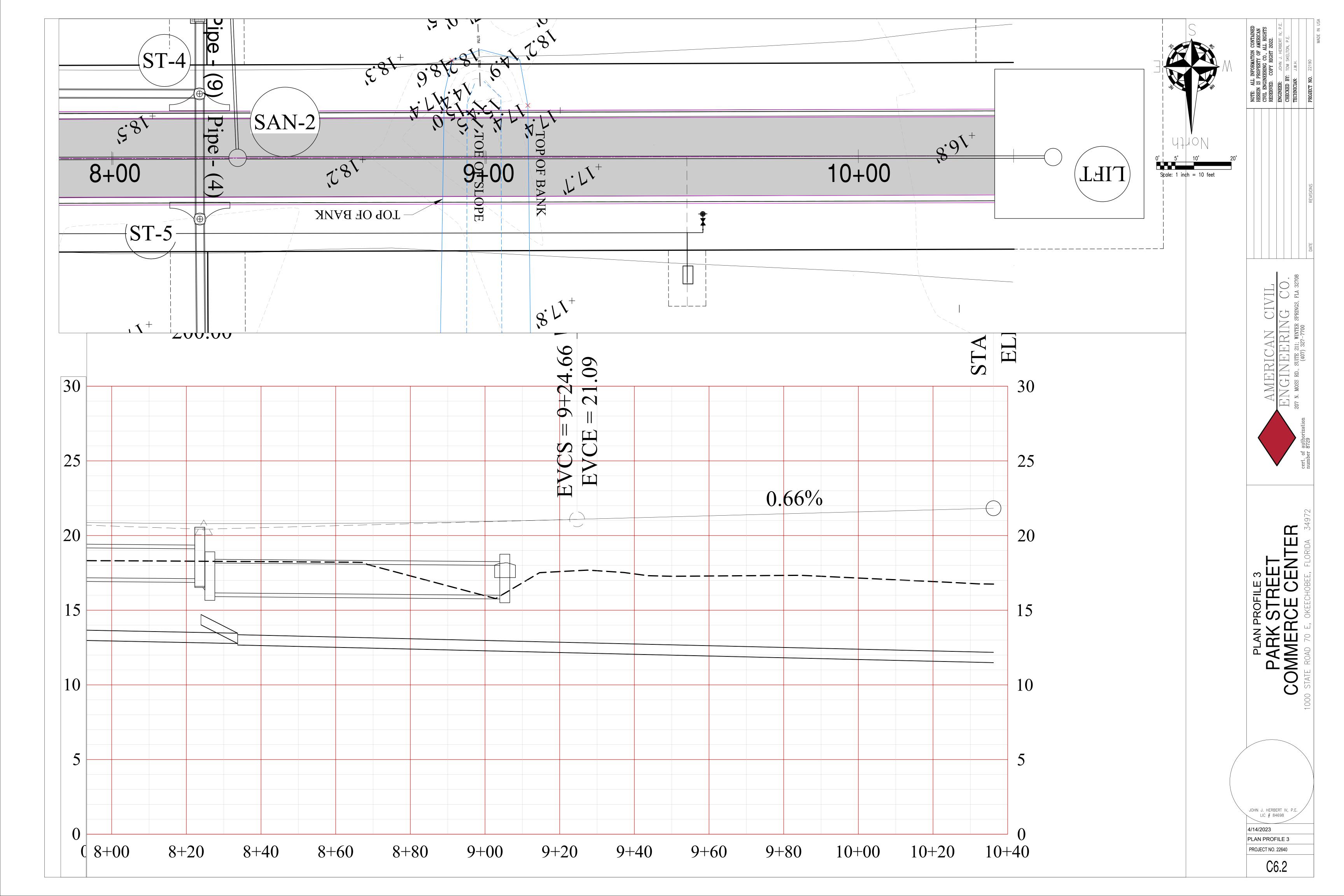
JOHN J. HERBERT IV, P.E. LIC # 84698

CROSS SECTIONS 3

C5.3

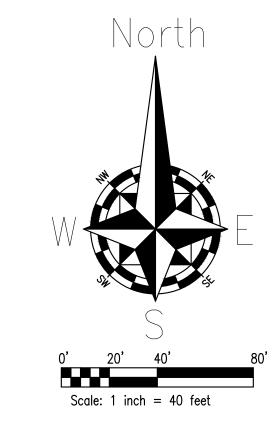






UTILITY KEY

- A) 8" TAP ON EXISTING 12" W.M.
- B) PROPOSED FIRE HYDRANT ASSEMBLY
- C) PROPOSED 2" WATER METER
- D) EXISTING $\frac{3}{4}$ " WATER METER
- E) EXISTING FIRE HYDRANT TO BE RELOCATED
- F) PROPOSED 8" GATE VALVE
- G) SAMPLE POINT WATER



Structure Table						
Structure Details						
RIM = 21.50 SUMP = 11.41 Pipe - (9) INV IN = 11.41						
RIM = 18.84 SUMP = 13.50 Pipe - (8) INV OUT = 13.50						
RIM = 18.26 SUMP = 12.68 Pipe - (8) INV IN = 12.78 Pipe - (10) INV IN = 12.78 Pipe - (9) INV OUT = 12.68						
RIM = 18.03 SUMP = 14.03 Pipe - (10) INV OUT = 14.03						

Pipe Table						
Pipe Name	Size	Length	Slope			
Pipe - (A)	8"	143.43	0.50%			
Pipe - (B)	8"	218.45	0.58%			
Pipe - (C)	8"	250.72	0.50%			

Pipe material PVC SDR-26

FIRE DEPARTMENT NOTES

FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1,16.4).

A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1.1).

WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 16.4.3.1.3)

FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING

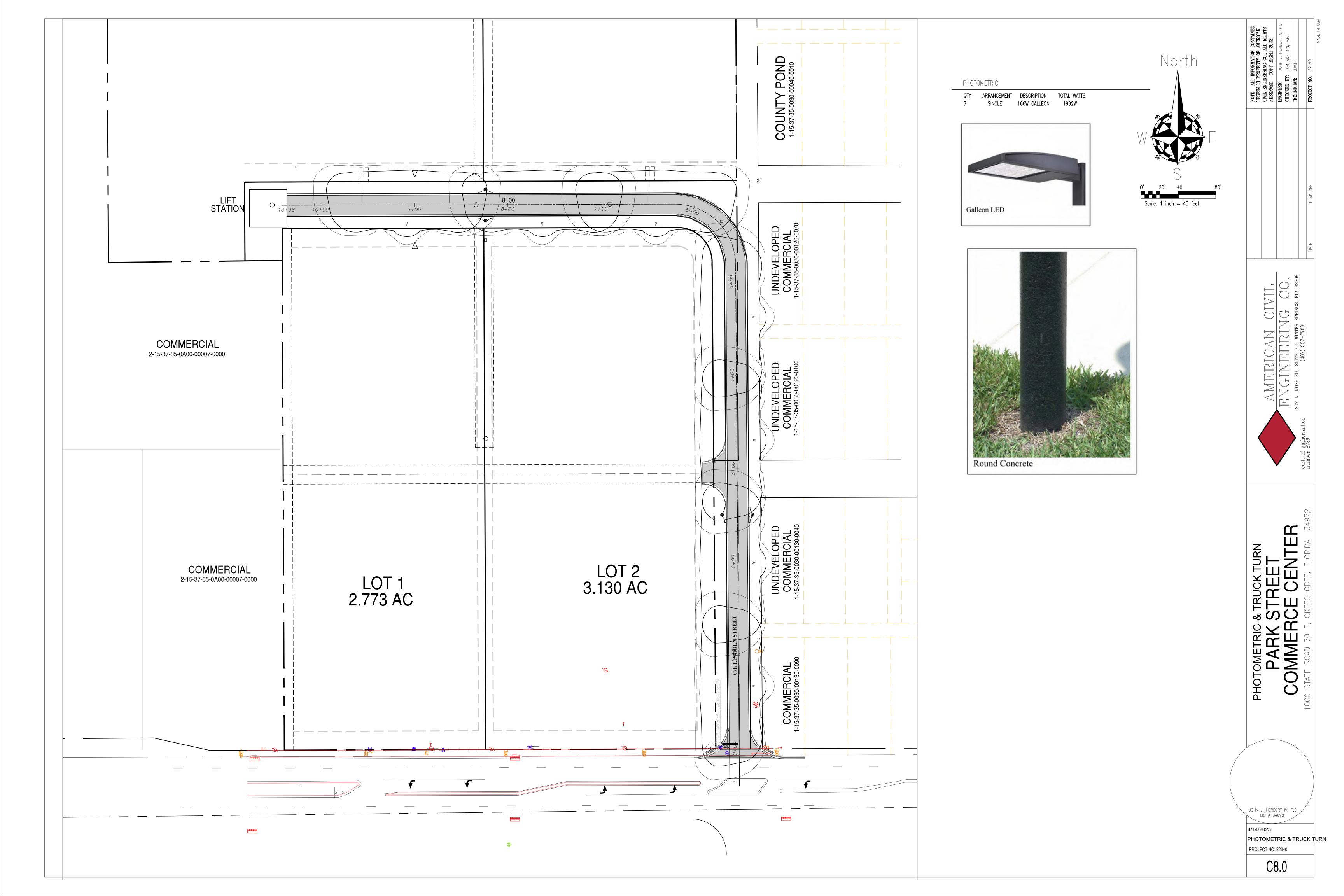
A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60" (1524mm) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5" NFPA 1, 18.5.7.

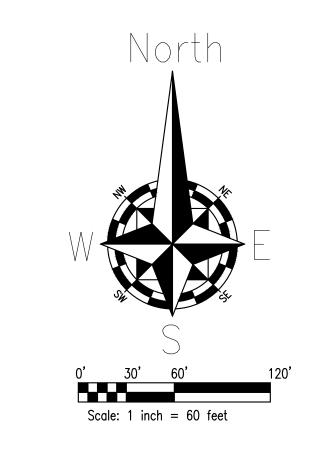
HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACES 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2018).

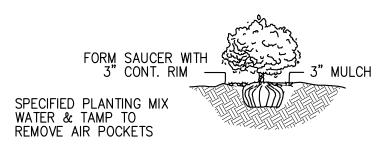
DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED, NFPA 1 (7TH 2018 EDITION).

JOHN J. HERBERT IV, P.E. LIC # 84698 4/14/2023

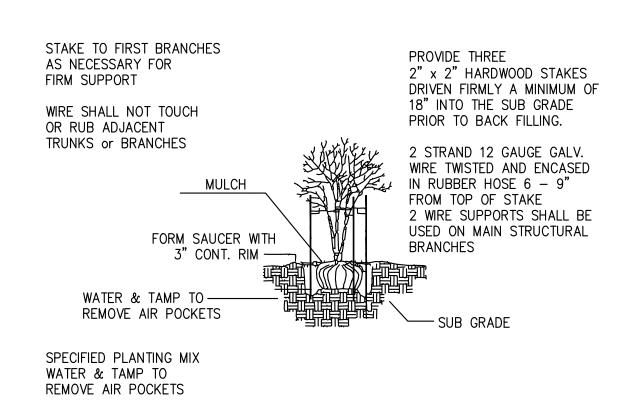
UTILITY PLAN



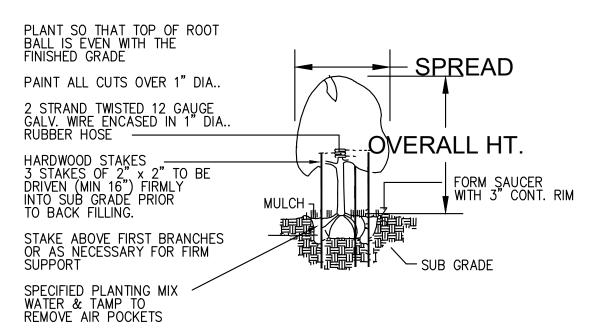




SHRUB PLANTING DETAIL



MULTI-TRUNK TREE STAKING



SINGLE TREE TRUNK STAKING

LANDSCAPE CHART:

SYMBOL KEY	QUANTITY	COMMON NAME:	TREE TYPE	BOTANICAL NAME:	SIZE:	WATER ZONE:
	2	BALD CYPRESS	CANOPY	TAXODIUM DISTICUM	4" DBH, 14' MIN. HEIGHT GRADE #1	LOW
\odot	1	ROYAL POINCIANA	CANOPY	DELONIX REGIA	MIN. 2" DBH, 12' MIN. HEIGHT GRADE #1	LOW
\$	28	WHITE MUHLY GRASS	N/A	MUHLENBERGIA CAPILLARIS "WHITE CLOUD"	3–4 GAL, 36" HIGH, 36" O/C.	LOW
\$	28	PINK MUHLY GRASS	N/A	MUHLENBERGIA CAPILLARIS "ROSE MUHLY"	3–4 GAL, 36" HIGH, 36" O/C.	LOW
	-	FIREBUSH	N/A	HAMELIA PATENS	7 GAL. 36" HIGH, 36" O/C.	LOW
	5	PINK TRUMPET TREE	MEDIUM	TABEBUIA HETEROPHYLA	4" DBH, 12' MIN. HEIGHT GRADE #1	LOW
*	-	BISMARK PALM	PALM	BISMARKIA NOBILIS "SILVER SELECT"	HEAVY 12'+ GRADE #1	LOW



JOHN J. HERBERT IV, P.E.
LIC # 84698

4/14/2023

LANDSCAPE PLAN

PROJECT NO. 22640

C9.0

- A. THE WORK IN THIS SECTION CONSISTS OF FURNISHING, PLANTING, WATERING, FERTILIZING MAINTAINING AND MULCHING ALL PLANTS AND LAWN AREA OF SPECIES, SIZE AND QUANTITY AS INDICATED ON THE LANDSCAPE PLANS OR AS DIRECTED BY SEMINOL COUNTY.
- DELIVERY, STORAGE AND HANDLING
- A. PLANT TRANSPORTATION, STORAGE AND HANDLING SHALL COMPLY WITH ALL FEDERAL AND AND STATE REGULATIONS. STORAGE OF ANY MATERIAL ON SITE SHALL BE COORDINATED WITH THE OWNER.

GUARANTEE

- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTING WORK FOR A PERIOD OF 12 MONTHS AND ALL SOD FOR 6 MONTHS AFTER THE DATE OF PROVISIONAL ACCEPTANCE. DURING THIS PERIOD THE LANDSCAPE CONTRACTOR SHALL CONTINUE THE OBSERVATION OF PLANTS AND GUARANTEED WORK. THE CONTRACTOR SHALL SUBMIT MONTHLY OBSERVATION REPORTS TO THE OWNER WITH A COPY TO THE LANDSCAPE ARCHITECT DURING THE GUARANTEE PERIOD. THE PURPOSE OF THESE REPORTS IS TO STATE AN $^\circ$ MAINTENANCE DEFICIENCIES OBSERVED. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO REPORT THESE TO PROTECT HIS GUARANTEE. FAILURE TO SUBMIT REPORTS ELIMINATES ANY CLAIMS THAT THE GUARANTEE IS NOT VALID DUE TO IMPROPER MAINTENANCE BY
- B. REPLACEMENT OF DEFLECTED PLANTS: ANY DEAD PLANTS, PLANTS SHOWING INDICATIONS OF LACK OF HEALTH AND VIGOR, OR PLANTS WHICH DO NOT EXHIBIT THE CHARACTERISTICS TO MEET SPECIFICATIONS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITHIN TWO WEEKS OF WRITTEN NOTICE FROM THE OWNER OR LANDSCAPE ARCHITECT. THE REPLACEMENT PLANTS SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE GUARANTEED FOR SIX (6) MONTHS FROM THE DATE OF INSTALLATION. ALL REPLACEMENTS SHALL MEET ORIGINAL SPECIFICATIONS.
- C. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IN WRITING, TEN DAYS PRIOR TO THE END OF THE GUARANTEE PERIOD. THE GUARANTEE SHALL BE EXTENDED UNTIL SUCH WRITTEN NOTIFICATION IS RECEIVED.

JOB CONDITIONS

- A. PROTECTION: THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSES. LANDSCAPE CONTRACTOR SHALL PROVIDE AND MAINTAIN ANY NECESSARY SAFEGUARDS FOR THE PROTECTION OF THE PUBLIC. HE SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.
- B. EXISTING CONDITIONS: THE LANDSCAPE CONTRACTOR SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK INCLUDING OVERHEAD OR UNDERGROUND PIPES, CABLES AND UTILITY LINES OF ANY KIND. SHOULD THE OVERHEAD OR UNDERGROUND OBSTRUCTIONS INTERFERE WITH PLANTING. THE LANDSCAPE ARCHITECT SHALL BE CONSULTED AND WILL ADJUST THE LOCATION OF PLANTS TO CLEAR SUCH OBSTRUCTIONS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK
 - 2. SHOULD ANY OBJECTIONABLE MATERIALS SUCH AS OLD CONCRETE, BRICKS OR OTHER DEBRIS BE ENCOUNTERED DURING PLANTING OPERATIONS, THEY SHALL BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.

QUALITY CONTROL

- A. THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATIONS TO REJECT ANY AND ALL WORK AND MATERIALS WHICH IN HIS/HER OPINION DO NOT MEET WITH THE REQUIREMENTS OF THESE SPECIFICATIONS.
- B. ALL PLANTING SHALL BE PERFORMED BY THE PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. ANYTHING PLANTED TOO HIGH OR TOO LOW OR WITHOUT FERTILIZER OR WATER RINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- C. ALL WORK SHALL COMPLY WITH APPLICABLE CODE AND REGULATIONS.
- D. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE COORDINATION WITH THE OTHER TRADES TO PREVENT CONFLICTS.
- QUANTITIES

A. IN THE EVENT OF A DIFFERENT BETWEEN QUANTITIES LISTED IN THE PLANT LIST AND THOSE SHOWN ON THE PLANS, THE PLANS SHALL CONTROL THE QUANTITIES. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ISSUANCE OF CONTRACT

PART 2 - PRODUCTS

MATERIALS

- NOMENCLATURE: ALL TREES, SHRUBS AND PLANTS SHALL BE TRUE TO NAME AS ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE PUBLICATION: "STANDARD PLANT NAMES." THE DESIGNATED AUTHORITY FOR THE IDENTIFICATION OF ALL MATERIAL SHALL BE THE TWO PUBLICATIONS OF L.H. HORTUS III AND MANUAL OF CULTIVATED PLANTS AND ALL SPECIMENS SHALL BE TRUE TO TYPE, NAME ETC.
- 2. GRADE STANDARDS AND QUALITY: ALL PLANTS SHALL BE NURSERY GROWN AND SHAL COMPLY WITH ALL REQUIRED INSPECTION, GRADING, STANDARDS AND PLANT REGULATIONS AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE, "GRADES AND STANDARDS FOR NURSERY PLANTS", PART 1 AND 2 (INCLUDING REVISIONS). A. THE MINIMUM GRADE FOR ALL TREES AND SHRUBS SHALL BE FLORIDA NO. UNLESS OTHERWISE INDICATED AND ALL PLANTS SHALL BE HEALTHY. VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF). THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE OF DISEASE. INSECT PESTS, EGGS, OR LARVAE AND THEIR EFFECTS
- 3. MEASUREMENTS: AFTER PRUNING AND SHAPING, THE MINIMUM ACCEPTABLE SIZE OF ALL PLANTS MEASURED WITH BRANCHES IN NORMAL POSITIONS SHALL CONFORM O THE SPECIFIED SIZES AS SHOWN ON THE PLANS. SIZES SPECIFIED ARE MINIMUM STANDARDS. PLANTS SHALL EQUAL TO OR LARGER THAN ALL CATEGORIES (HEIGHT. SPREAD, CALIPER) OF SIZE SPECIFICATIONS. SUBSTANTIAL DEVIATIONS FROM THESE MEASUREMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. CALIPER OF TREE TRUNKS SHALL BE MEASURED 4 FOOT ABOVE THE ROOT BALL.
- 4. PLANT PROTECTION: PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED, KEPT MOIST AND PROPERLY MAINTAINED UNTIL PLANTED.
- B. PLANT MATERIALS: PLANTS FOR LANDSCAPING SHALL BE CLASSIFIED UNDER THE FOLLOWING DESIGNATIONS, WITH REFERENCE TO METHOD OF CULTIVATION, ROOT SYSTEM STATUS, ETC. 1. BALLED AND BURLAPPED: PLANTS SO CLASSIFIED SHALL BE DUG WITH FIRM NATURA ROOT BALLS OF EARTH, OF SUFFICIENT DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. THE ROOT BALL OF THESE PLANTS SHALL BE PROPERLY WRAPPED WITH BURLAP SACK MATERIAL AND REMAIN PROTECTED AND WET UNTIL THEY ARE PLANTED. THE PLANT SHALL BE HANDLED ONLY BY THE EARTHBALL AND NOT BY THE PLANT ITSELF. AL BALLED AND BURLAPPED PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE SET ON THE GROUND AND SHALL BE WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL. THE PLANT SHALL BE SET WITH THE BURLAP COVER INTACT WITH THE BURLAP SHOWING, UNTIL INSPECTION. AT FINAL INSPECTION THE BURLAP WILL BE CUT AWAY TO GROUND LEVEL AND THEN COMPLETELY COVERED WITH SOIL. FAILURE TO CUT AWAY OR LAY BACK BURLAP AFTER PLANTING MAY CONSTITUTE REJECTION OF PLANT MATERIAL.
 - 2. CONTAINER GROWN PLANTS: A. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN A CONTAINER LARGE ENOUGH AND FOR SUFFICIENT TIME TO ENABLE THE ROOT SYSTEM TO HAVE DEVELOPED ENOUGH TO HOLD THE SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER. PLANTS WHICH HAVE BECOME POT BOUND OR FOR WHICH THE TOP SYSTEM IS TOO LARGE FOR THE SIZE OF THE CONTAINER WILL NOT BE ACCEPTABLE.
 - B. ALL CONTAINERS SHALL BE CUT AND OPENED FULLY, IN A MANNER THAT WILL NOT DAMAGE THE ROOT SYSTEM. CONTAINER GROWN PLANTS SHALL NOT BE REMOVED FROM THE CONTAINER UNTIL IMMEDIATELY BEFORE PLANTING.
 - 3. BARE ROOT PLANTS: NO BARE ROOT PLANTS SHALL BE USED.

C. PLANTING MATERIALS:

- 1. TOP SOIL/BACK FILL: TOPSOIL SHALL BE FRIABLE LOAM TYPICAL OF LOCAL CULTIVATED TOPSOIL, CONTAINING AT LEAST 10% DECAYED ORGANIC MATTER (HUMUS). IT SHALL BE TAKEN FROM A WELL DRAINED SITE. IT SHALL BE REASONABLY FREE OF WEEDS, SUB SOILS, STONES, CLODS, STICKS, ROOTS AND OTHER OBJECTIONABLE EXTRANEOUS MATTER OR DEBRIS. IT SHALL NOT CONTAIN TOXIC MATERIALS AND SHALL HAVE AN ACIDITY RANGE OF pH 5.0-7.0. TOP SOIL FROM NUT GRASS INFESTED AREAS WILL NOT BE ACCEPTABLE.
 - B. ANY NECESSARY SOIL TESTING SHALL BE THE LANDSCAPE CONTRACTORS
 - C. SOIL PREPARATION: PRIOR TO PLACING MIX AND BACK FILL OR COMMENCING WITH PLANTING, ANY OR ALL AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED FOR OTHER CONSTRUCTION PURPOSES ARE TO BE ROTOTILLED AND TREATED WITH PRE-EMERGENT HERBICIDE

FERTILIZER: FERTILIZER SHALL BE A COMPLETE FERTILIZER OF WHICH 50% OF THE THE ELEMENTS SHALL BE DERIVED FROM ORGANIC SOURCES. OSMOCOTE SLOW RELEASE 9 MONTH FORMULA OR EQUAL SHALL BE PLACED ACCORDING TO DIRECTIONS BELOW EACH PLANT. IT SHALL CONTAIN THE FOLLOWING MINIMUM PERCENTAGES BY WEIGHT:

NITROGEN PHOSPHORUS P-6% POTASSIUM

- OTHER ANALYSIS AS MAY BE APPROVED BY THE LANDSCAPE ARCHITECT. IN ADDITION THE RECOMMENDED MICRO NUTRIENTS MUST BE PRESENTING THE GUARANTEED ANALYSIS
- 3. PLANTING MIXTURE: PLANTING MIXTURE SHALL CONSIST OF APPROXIMATELY FOUR PARTS OF ACCEPTABLE NATURAL TOPSOIL AND ONE PART PULVERIZED PEAT OR STERILIZED MANURE. ACCORDING TO DIRECTIONS COMMERCIAL FERTILIZER HAVING AN ANALYSIS OF 18 6 12, SHALL BE ADDED TO THE BOTTOM OF EACH PLANTING HOLE. A. AZALEA MIXTURE MUST BE USED FOR PLANTS WHICH PREFER LOW ph. THE NUTRIENT PERCENTAGES-MIRACID 30 10 10. PLANTS WHICH PREFER LOW pH ARE AZALEAS, BLUEBERRIES, CAMELLIAS, DOGWOOD, FERNS, FIR, GARDENIAS HAWTHORN, HOLLY, HYDRANGEA, JUNIPER, LAUREL, MAGNOLIA, OAKS, ORCHID, PINE, RHODODENDRON AND PHOTINEAS.
 - B. ACCEPTABLE ARTIFICIALLY PREPARED PLANTING COMPOST MATERIAL APPROVED BY THE LANDSCAPE ARCHITECT WILL BE PERMITTED, IN LIEU OF THE PULVERIZED PEAT OR STERILIZED MANURE, IN THE PREPARED NATURAL TOPSOIL MIXTURE FOR USE AS BACK FILL MATERIAL.
- 4. MULCH: WOOD MULCH SHALL BE SHREDDED CYPRESS, PINE BARK, PINE NEEDLES, OR OAK LEAVES CLEAN, AND FREE OF WEEDS, MOSS, STICKS OR OTHER DEBRIS.
- 5. WATER: SUITABLE WATER AND WATERING EQUIPMENT FOR THE IRRIGATION OF THE NEW PLANTINGS DURING THE PROGRESS OF INSTALLATION AND THE GUARANTEE PERIOD SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. ARRANGEMENTS MAY BE MADE WITH THE OWNER, IF THE PERMANENT IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS

PART 3 - EXECUTION

3.01 PREPARATION

- A. UNDERGROUND OBSTRUCTIONS: 1. UPON REQUEST FROM THE LANDSCAPE CONTRACTOR, THE OWNER SHALL PROVIDE PANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES AND/OR WILL ASSIST THE LANDSCAPE CONTRACTOR IN SECURING UNDERGROUND LOCATIONS FROM THE OTHER PUBLIC UTILITY COMPANIES, SUCH AS TELEPHONE, CABLE AND ELECTRICITY ETC.
- 2. IN THE EVENT THAT ROCK, UNDERGROUND CONSTRUCTION WORK, UTILITY LINES OR OBSTRUCTIONS OUT OF THE ORDINARY ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION, ALTERNATIVE LOCATIONS SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT. WHERE LOCATIONS CANNOT BE CHANGED AND THE OBSTRUCTION MAY BE REMOVED THE OBSTRUCTION SHALL BE REMOVED TO A DEPTH OF 3' BELOW GRADE AND NO LESS THAN 6" BELOW BOTTOM OF THE ROOT BALL WHEN PLANT IS PROPERLY INSTALLED AT THE REQUIRED GRADE.
- B. EXCAVATION OF PLANTING BEDS AND/OR PLANT HOLES: WHERE EXCAVATION ENCOUNTERS MATERIALS WHICH ARE UNSUITABLE FOR PLANT GROWTH, ALL OF THE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH PLANTING
 - WHERE EXCAVATION ENCOUNTERS MATERIALS WHICH ARE SUITABLE FOR PLANT GROWTH, THE PLANT HOLE EXCAVATION SHALL BE CYLINDRICAL IN SHAPE, WITH THE SIDES VERTICAL. PLANTS SHALL BE CENTERED IN THE HOLES WITH THE TRUNK VERTICAL, (NOT NECESSARILY PERPENDICULAR TO GRADE), LOCATION AS SHOWN IN DETAIL BOTTOMS OF THE HOLES SHALL BE LOOSENED AND BACK FILLED AT LEAST 6" DEEPER THAT THE REQUIRED DEPTH OF EXCAVATION. FERTILIZER IS TO BE PLACED AT THE BOTTOM OF EACH HOLE TO ENSURE DEEP ROOTING.
- C. PROTECTION OF EXISTING TREES: THE CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE. WHERE DAMAGE DOES OCCUR, THE CONTRACTOR SHALL REMOVE DAMAGED TREE AND REPLACE IT WITH THE APPROPRIATE KIND AND SIZE RECOMMENDED BY THE LANDSCAPE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
- D. GRADES: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS ELIMINATING ALL SURFACE IRREGULARITIES, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. AFTER THE GRADE HAS BEEN ESTABLISHED AND COMPACTED TO THE REQUIRED DEPTH, NO SOD SHALL BE LAID UNTIL THE GRADE HAS BEEN APPROVED.

PLANTING

- A. SETTING OF PLANTS: WHEN LOWERED INTO THE HOLE THE PLANT SHALL REST ON A PREPARED HOLE BOTTOM SUCH THAT THE ROOTS ARE LEVEL WITH OR SLIGHTLY ABOVE THE LEVEL OF THEIR PREVIOUS GROWTH AND SO ORIENTED SUCH AS TO PRESENT THE BEST APPEARANCE. THE CONTRACTOR, WHEN SETTING PLANTS IN HOLES, SHALL MAKE ALLOWANCES FOR
- 2. THE BACK FILL SHALL BE MADE WITH PREPARED TOPSOIL AS SPECIFIED IN SECTION 3.1 AND SHALL BE FIRMLY PACKED AND WATERED IN, SO THAT NO AIR POCKETS REMAIN. THE QUANTITY OF WATER APPLIED IMMEDIATELY UPON PLANTING SHALL BE SUFFICIENT TO THOROUGHLY MOISTEN ALL OF THE BACK FILLED EARTH. PLANTS SHALL BE KEPT IN A MOISTENED CONDITION FOR THE INITIAL TWO WEEKS AFTER PLANTING.
- B. STAKING AND GUYING: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL PLANTS IN A PLUMB, UPRIGHT POSITION UNTIL THE END OF THE GUARANTEE PERIOD. STAKING SHALL BE THE OPTION OF THE CONTRACTOR, ALTHOUGH ALL DAMAGED PLANTS RESULTING FROM THE LACK OF PROPER STAKING AND GUYING SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO EXPENSE TO THE OWNER. ALL TREE GUY WIRES SHALL BE FLAGGED WITH YELLOW SAFETY RIBBON.
- 1. ALL BROKEN OR DAMAGED ROOTS SHALL BE CUT OFF SMOOTHLY AND THE TOPS OF ALL TREES SHALL BE PRUNED IN A MANNER COMPLYING WITH STANDARD HORTICULTURAL PRACTICE. AT THE TIME PRUNING IS COMPLETED, ALL REMAINING WOOD SHALL BE ALIVE. ALL CUT SURFACES OF ONE (1) INCH OR MORE IN DIAMETER, ABOVE THE GROUND, SHALL BE TREATED WITH AN APPROVED COMMERCIAL TREE PAINT. FINE PRUNING FOR TREE SHAPE AND APPEARANCE SHALL BE DONE PRIOR TO FINAL ACCEPTANCE.
- 2. AT THE END OF THE GUARANTEE PERIOD AT LEAST 95% OF THE WOOD REMAINING SHALL
- D. MULCHING: WITH IN ONE WEEK AFTER PLANTING MULCH MATERIAL SHALL BE UNIFORMLY APPLIED TO A MINIMUM LOOSE THICKNESS OF 3 INCHES OVER THE ENTIRE AREA OF TH BACK FILLED HOLE OR BED. DO NOT LET MULCH CONTACT DIRECTLY THE CROWN OF THE STEMS OR TRUNK. THE MULCH SHALL BE MAINTAINED CONTINUOUSLY IN PLACE UNTIL THE TIME OF FINAL INSPECTION. MULCHING OF ANNUAL BEDS TO BE EXCHANGED MORE THAN TWO TIMES PER YEAR SHALL NOT BE MULCHED BUT AMENDED WITH PEAT AND TREATED WITH A PRE-EMERGENT HERBICIDE. ALL FREE STANDING TREES SHALL HAVE A 3' DIAMETER RING OF MULCH.
- WATERING: THE LANDSCAPE CONTRACTOR SHALL CONTINUE WATERING FOR AS LONG AS IS NECESSARY TO PROPERLY ESTABLISH THE NEW PLANTINGS. CARE SHALL BE TAKEN TO PREVENT STAINING OF NEW CONSTRUCTION AREAS, WHERE TEMPORARY WELL WATER IS USED.
- PEST CONTROL: PRIOR TO FINAL ACCEPTANCE IN 6 MONTHS. ANY OCCURRENCE OF SCALES. BORERS, FOLIAR FEEDERS, APHIDS, MITES, LEAF SPOT, DIEBACK, NEMATODES AND FUNGI, SHALL BE TREATED IMMEDIATELY WITH APPROPRIATE PESTICIDE, OR FUNGICIDE, BY THE LANDSCAPE CONTRACTOR.
- G. FERTILIZER: ALL LAWNS SHALL RECEIVE FERTILIZER EVERY THREE MONTHS DURING THE PLANTING AND GUARANTEE PERIOD WITH 50% ORGANIC 16 4 8. ALL PLANTS TO BE FERTILIZED WITH OSMOCOTE 9 MONTH 18 6 12.

3.03 BERMING

- A. FILL DIRT: FILL DIRT SHALL BE LOCALLY OBTAINED MATERIAL FROM NATURALLY DRAINED SOURCES, FREE FROM STONES LARGER THAN 1 INCH DIAMETER AND OTHER MATERIALS HARMFUL TO SUCCESSFUL DRAINAGE AND PLANT GROWTH. SOIL SHALL BE WELL MIXED. A MAXIMUM OF 25% MUCK OR CLAY COMPOSITION WILL BE ACCEPTABLE, PROVIDED THE LANDSCAPE CONTRACTOR CONDUCT A PERCOLATION TEST WHICH PROVES THAT STANDING WATER WILL DRAIN WITHIN A 10 HOUR PERIOD.
- B. GRADING: GRADE AREAS INDICATED WITH UNIFORM LEVELS OR SLOPES WITH NO MORE THAN 3:1 MAXIMUM SLOPE. BERMS SHALL BE GENTLY ROLLING AND PARABOLIC.
- GRADES WHICH ARE UNDER THE LANDSCAPE ARCHITECTS SCOPE, WHICH HAVE SETTLED, ERODED, RUTTED OR ARE OTHERWISE DAMAGED WILL BE REPAIRED AND REESTABLISHED BY THE LANDSCAPE CONTRACTOR.

- A. THE SOD SHALL BE OF FIRM TOUGH TEXTURE HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT. IT SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION. THE SOIL EMBEDDED IN THE SOD SHALL BE GOOD CLEAN EARTH FREE FROM STONES AND DEBRIS. THE SOD SHALL BE FREE FROM FUNGUS, INSECTS, GRUBS AND OTHER DISEASES. SOD AREAS ARE TO BE RAKED SMOOTH AND WATERED PRIOR TO SOD INSTALLATION. ADJACENT TO SIDEWALKS AND CURBS REDUCE GRADE 1" TO ALLOW FOR GRASS
- B. SOLID SOD SHALL BE LAID WITH TIGHTLY ABUTTING JOINTS AND TAMPERED OR ROLLED EVEN. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CREATE A NEAT CLEAN EDGE OF SOD ADJACENT TO ALL PAVING AND SHRUB AREAS.
- C. AFTER THE SOD IS LAID, A TOP DRESSING OF CLEAN SAND WILL BE EVENLY APPLIED TO THE JOINTS WHICH NEED FILLING.
- D. IN ORDER TO PREVENT SLIPPAGE, AND TO PREVENT WASH OUT OF STRAIGHT SEAMS, SOD WILL BE PEGGED ON SLOPES AND PLACED IN A STAGGERED FASHION.
- E. ALL SOD AREAS WILL BE TREATED WITH A FERTILIZER CONTAINING THE RATIO 16 4 8 WHICH IS 50% ORGANIC WITH MICRO NUTRIENTS, AT A RATE OF 10 LB/1000 S.F. THIS SHALL BE DONE ONCE AT THE BEGINNING AND AGAIN AT THE END OF THE 3 MONTH SOD GUARANTEE PERIOD. 3.05 FIELD QUALITY CONTROL
- A. MAINTENANCE PRIOR TO FINAL ACCEPTANCE: 1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED AND OTHERWISE MAINTAINED AND PROTECTED FOR THE PERIOD OF TIME STATED ABOVE. SOD SHALL BE MOWED ON A REGULAR BASIS, ONCE PER WEEK IN THE SUMMER (MAY-OCT AND ONCE A MONTH IN THE WINTER. A SEPARATE CONTRACT FOR THIS CAN BE LET BY THE OWNER, BUT IT IS THE CONTRACTORS RESPONSIBILITY TO MAKE SURE THE MATERIALS ARE PROPERLY MAINTAINED.
 - 2. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE POSITION. PLANTING SAUCERS MUST BE CONTINUOUSLY MAINTAINED
 - 3. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT. UPON COMPLETION OF PLANTING THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE EXCESS SOIL AND DEBRIS. AND REPAIR ANY DAMAGE TO STRUCTURES, ETC. RESULTING FROM PLANTING OPERATIONS. IN A MOISTENED CONDITION FOR THE INITIAL TWO WEEKS AFTER PLANTING.
 - 4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AGAINST MECHANICAL DAMAGE INCLUDING PROTECTION FROM VEHICLES, BY POSTING OF APPROVED WARNING SIGNS AND/OR BARRICADES, AS MIGHT BE NECESSARY. HE SHALL REPAIR, RESTORE OR REPLACE ANY PLANTS OR PLANTING AREAS WHICH MAY BECOME DAMAGED AS hoRESULT OF ANY NEGLIGENCE BY HIM IN COMPLYING WITH THESE REQUIREMENTS. AS A SPECIFIC REQUIREMENT OF THESE CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL PLANTS AT THE TIME OF FINAL INSPECTION EXHIBIT THE CHARACTERISTICS AND QUALIFICATION REQUIRED FOR THE GRADE OF PLANT
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL WATERING REQUIRED IF IRRIGATION PROVES TO BE INADEQUATE FOR FRESHLY PLANTED MATERIAL.
- 6. EXCEPT AS OTHERWISE SPECIFIED THE LANDSCAPE CONTRACTOR WORK SHALL CONFORM TO ACCEPTED HORTICULTURAL PRACTICES.
- B. PROVISIONAL ACCEPTANCE UPON COMPLETION OF ALL WORK INCLUDING MAINTENANCE, THE LANDSCAPE CONTRACTOR SHALL ARRANGE FOR A PROVISIONAL INSPECTION. THE LANDSCAPE WORK MAY BE REVIEWED FOR ACCEPTANCE IN PARTS, PROVIDED THE WORK OF ONE UNIT OR AREA PART IS OF SUBSTANTIAL SIZE.
 - 2. THE DATE OF PROVISIONAL ACCEPTANCE SHALL MARK THE BEGINNING OF THE GUARANTEE PERIOD. THIS DATE MUST BE SPECIFIED BY WRITTEN NOTIFICATION TO THE LANDSCAPE ARCHITECT AND THE OWNER.
- C. FINAL ACCEPTANCE INSPECTION: 1. AT THE END OF THE GUARANTEE PERIOD, INSPECTION OF PLANTS WILL BE MADE BY THE LANDSCAPE ARCHITECT/OR OWNER. WRITTEN NOTICE IS TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT/OR OWNER BY THE CONTRACTOR AT LEAST TEN DAYS BEFORE
 - 2. ALL DEFECTS DISCOVERED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, WITH IN TWO WEEKS OF THIS INSPECTION OR THE CONTINGENT FINAL ACCEPTANCE OF THE GUARANTEE INSPECTION SHALL BE VOID AND A NEW FINAL GUARANTEE INSPECTION SCHEDULED.

ADJUSTMENT AND CLEANING

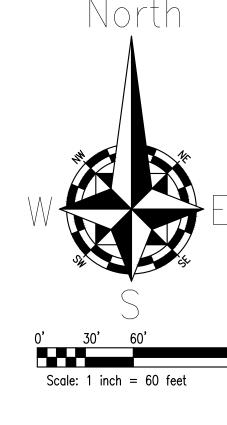
- A. CLEANING UP THE SITE: UPON COMPLETION OF ANY PORTION OF THE LANDSCAPE PROJECT FHE LANDSCAPE CONTRACTOR MUST THOROUGHLY CLEAN UP THE PROJECT SITE. IN ADD TO REMOVING ALL EQUIPMENT, UNUSED MATERIALS, DELETERIOUS MATERIAL AND SURPLUS MATERIAL. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS AND THE AREAS ADJACENT TO THE NEW PLANTINGS TO PROVIDE A NEAT AND UNIFORM SITE, SPECIFICALLY, THE SOD AREAS ADJACENT MUST BE AS REQUIRED. ALL DAMAGED OR ALTERED EXISTING STRUCTURES, AS A RESULT OF THE LANDSCAPE WORK SHALL BE CORRECTED BEFORE PROVISIONAL ACCEPTANCE IS GRANTED AND GUARANTEE PERIOD BEGINS
- B. ADDITIONAL PLANT MATERIAL: ADDITIONAL PLANT MATERIAL REQUIRED DUE TO A DISCREPANCY IN THE PLANT LIST, THE PLANS OR CHANGES IN THE SITE SHALL BE PROVIDED AT THE SAME RATE AS ORIGINALLY SPECIFIED IN THE BID. ANY DEVIATIONS FROM THE PLANS PROVIDED SHALL REQUIRE A CHANGE ORDER SIGNED BY THE LANDSCAPE ARCHITECT, PRIOR TO THE WORK.

TRANSPLANTING OPERATIONS

THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MINIMIZE SHOCK OF ROOT PRUNING AND TRANSPLANTING IN ACCORDANCE WITH NURSERY TRADE PROCEDURES INCLUDING THE FOLLOWING

A. PHASE ONE - INITIAL REMOVAL

- ROOT PRUNE ONE THIRD OF BALL AT A TIME A MINIMUM OF 6 WEEKS BEFORE REMOVAL. . THIN OUT INTERIOR CROWN OF DICOTS IN A MANOR, TO COMPENSATE FOR ROOT LOSS, LEAVING THE SHAPE OF THE CANOPY INTACT.
- LEAVE MONOCOT LEAVES ALONE ALLOWING PLANT TO BALANCE ITSELF PROTECT GROWING POINT AS NECESSARY. 4. AFTER ROOT PRUNING BACK FILL WITH GOOD ORGANIC ROOTING MEDIUM FERTILIZE WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH. FULLY PROTECT PLANTS FROM DAMAGE Y SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TEMPORARY
- 5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THESE STORED PLANTS UNTIL THEIR REUSE. HE SHALL NOTIFY THE OWNER IN WRITING OF ANY CONDITIONS BEYOND HIS CONTROL, WHICH ARE ADVERSELY AFFECTING THE STORED PLANTS.
- B. PHASE TWO STORAGE UNTIL REPLANTING SEE AREA DESIGNATED ON PLANS OR PROVIDE OFF SITE TEMPORARY STORAGE.
- 1. PROVIDE TEMPORARY IRRIGATION FOR THIS HOLDING AREA. MULCH TO REDUCE WEEDS, DISCOURAGE FOOT TRAFFIC AND ITS COMPACTING EFFECT, CONSERVE MOISTURE AND MINIMIZE TEMPERATURE FLUCTUATIONS.
- BRACE TRUNK AND LEAVE IN PLACE UNTIL TREES ARE WIND FIRM. WRAP TRUNKS AND STRUCTURAL BRANCHES OF THIN BARKED TREES TO PROTECT AGAINST SUN SCALD AND DEHYDRATION. RETAIN THIS PROTECTION THROUGH THE COLD SEASON. FEED WITH DILUTED SOLUTION OF NPK IN SOLUBLE FORM WITH A SOIL NEEDLE PROVIDING
- WATER, AIR, NUTRIENTS AND A BREAKING UP OF CLODS. WHERE FOLIAGE IS RETARDED SPRAY IT WITH ONE OF THE SOLUBLE AREA TYPES OF
- FOLIAR FEEDERS. 6. AT TIME OF REPLANTING TO FILL AIR POCKETS AND TO KEEP ROOTS, ESPECIALLY FEEDER ROOTS ,MOIST, LIVE AND HEALTHY, USE SOIL NEEDLE FOR WATERING NEW TRANSPLANTS. DIRECT FINE SPRAY AT FOLIAGE TO HELP HARDEN OFF NEW LEAVES.



SPECIFICATIONS FOR WOOD BARRIER MINIMUM RADIUS TO BE PROTECTED IS

ENTIRE DRIPLINE

- MINIMUM 3' IN HEIGHT
- LUMBER ON 6' MINIMUM CENTERS HORIZONTAL— THE EQUIVALENT OF TWO COURSES OF 1/2" ROPING WITH YELLOW

PLASTIC TAPE FLAGGING

UPRIGHTS- THE EQUIVALENT OF 2"x4"

- BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED
- BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA

BARRIER MUST BE ERECTED PRIOR TO CONSTRUCTION

TREE PROTECTION DETAIL

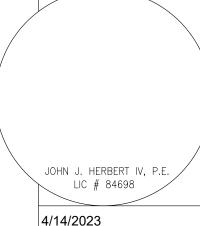
+-UPRIGHT

DRIP LINE

MIN.

HORIZONTAL

ROPES (2)



m m

LANDSCAPE AND IRRIGATION INSTALLATION

PLANTS INSTALLED SHALL CONFORM TO OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS', PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. AS NOTED, ACCEPTED STANDARD MAY BE USED IF IT EQUALS OR EXCEEDS THE QUALITY OF FLORIDA NUMBER ONE. 4/14/2023

LANDSCAPE DETAIL

NOTE: COMPLETE SYSTEM TO BE SUPPLIED BY:

RILEY & COMPANY, INC. SANFORD, FL 32773 (407)265-9963

NO SUBSTITUTIONS - NO ALTERNATES LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes a 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the

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

PUMPS: (3 YR. WARRANTY)

Submersible grinder pumps shall be HOMA Model RC30045. The pumps shall be installed in the H-20 GP FRP wetwell utilizing a slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the HDPE discharge piping.

Stator winding shall be open type with Class H insulation and shall be heatshrink fitted into the stator housing. The use of pins, bolts, or other fastening

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

Two heat sensor thermostats shall be used on three phase motors. The pump motor grinder shaft shall be AISI 430F SS threaded to take

the pump impeller and the grinder impeller. Upper & lower mechanical seals shall be Silicon Carbide vs Silicon

DUPLEX CONTROL PANEL: (3 YR. WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minuimum of 10 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with 4 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting. The following components shall be mounted through the enclosure:

1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter 1- ea. Alarm Horn (minimum 95 DCB)

1- ea. Generator Receptacle w/ weatherproof cover(SCM460 -UL 1686)

1- ea. Alarm Silence Pushbutton

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

The following components shall be mounted to back panel:

2- ea. Motor Contactors

1- ea. Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts 1- ea. Control Transformer (480 Volt Only) (Min. 500VA)

1- ea. Lightning Arrestor

1- ea. Silence Relay Module

1- ea. Duplex Alternator w/ Pump Selector Switch

1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger For The High Level Alarm System

20- ea. Terminals For Field Connections

6- ea. Terminals For Motor Connections (Single Phase Only)

7- ea. Grounding Lugs 1- ea. Seal Failure Relay

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

The following components shall be mounted through the inner door:

1- ea. Main Circuit Breaker

1- ea. Emergency Circuit Breaker

1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed) 2- ea. Short Circuit Protectors w/ Auxiliary Contacts

1- ea. Control Circuit Breaker

2- ea. Seal Failure Indicator Lights

1- ea. Hand-Off-Auto Selector Switches

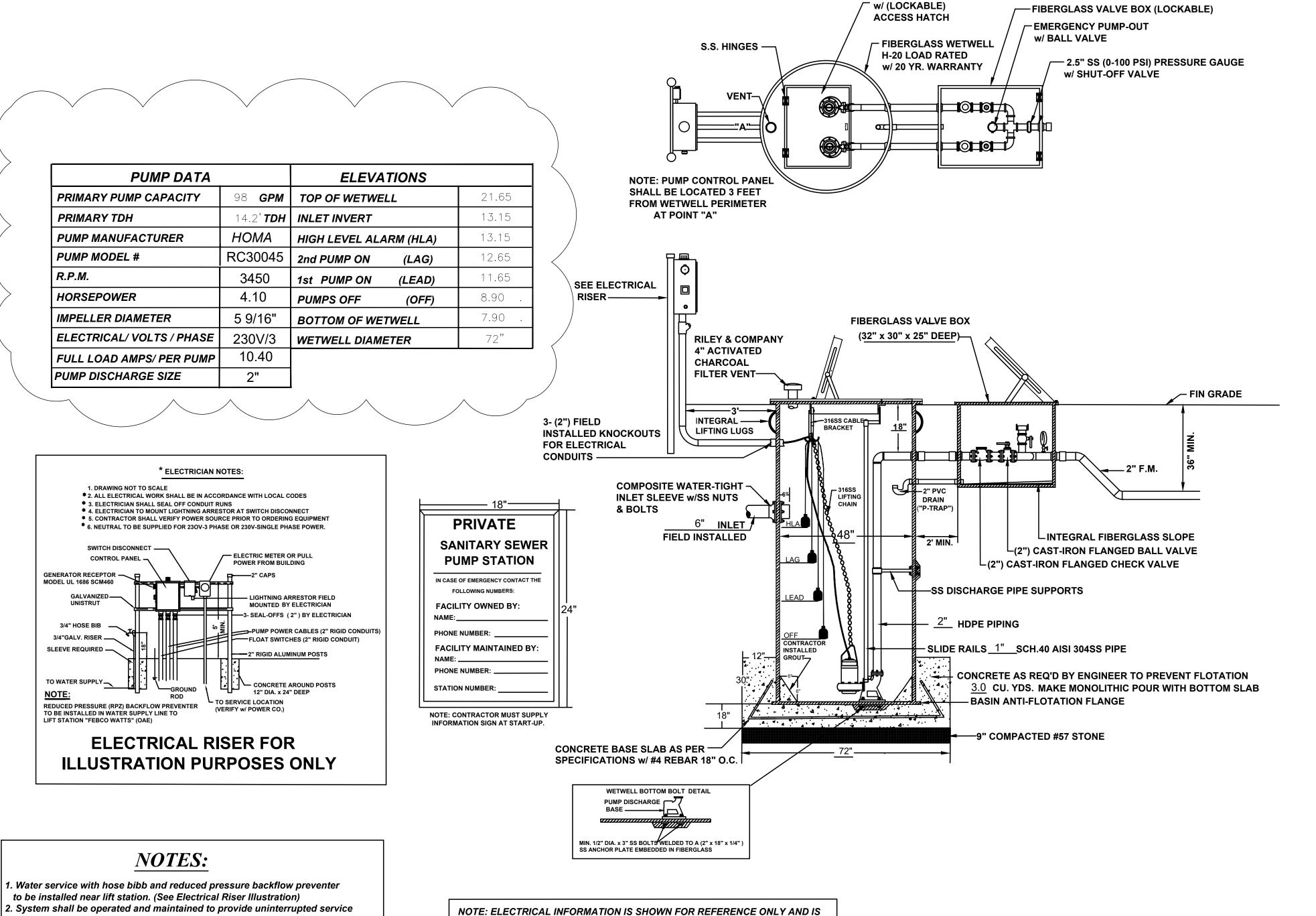
2- ea. Pump Run Pilot Lights 1- ea. Power On Pilot Light

2- ea. Elapse Time Meters (Non-Resetable)

1- ea. GFI Duplex Convenience Outlet

RILEY & Company, Inc. (H-20 GP)

w/BATTERY BACK-UP FOR AUDIO - VISUAL ALARMS (C)



NOT INCLUDED AS PART OF THE ENGINEERING DESIGN OR CERTIFICATION BY

THE PROFESSIONAL ENGINEER. ANY ELECTRICAL DESIGN NEEDED FOR THE

LIFT STATION SHALL BE CONFIRMED AND CERTIFIED BY A PROFESSIONAL

ELECTRICAL ENGINEER.

ALUMINUM COVER

10-24-2022

3. Approved Operation & Maintenance Manual(O&M) shall be kept available

station and made visible to the public (Lettering shall be min. 2" in height.

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

4. A weather resistant emergency contact sign shall be installed at the lift

as required by DEP Chapter 62-604.500.

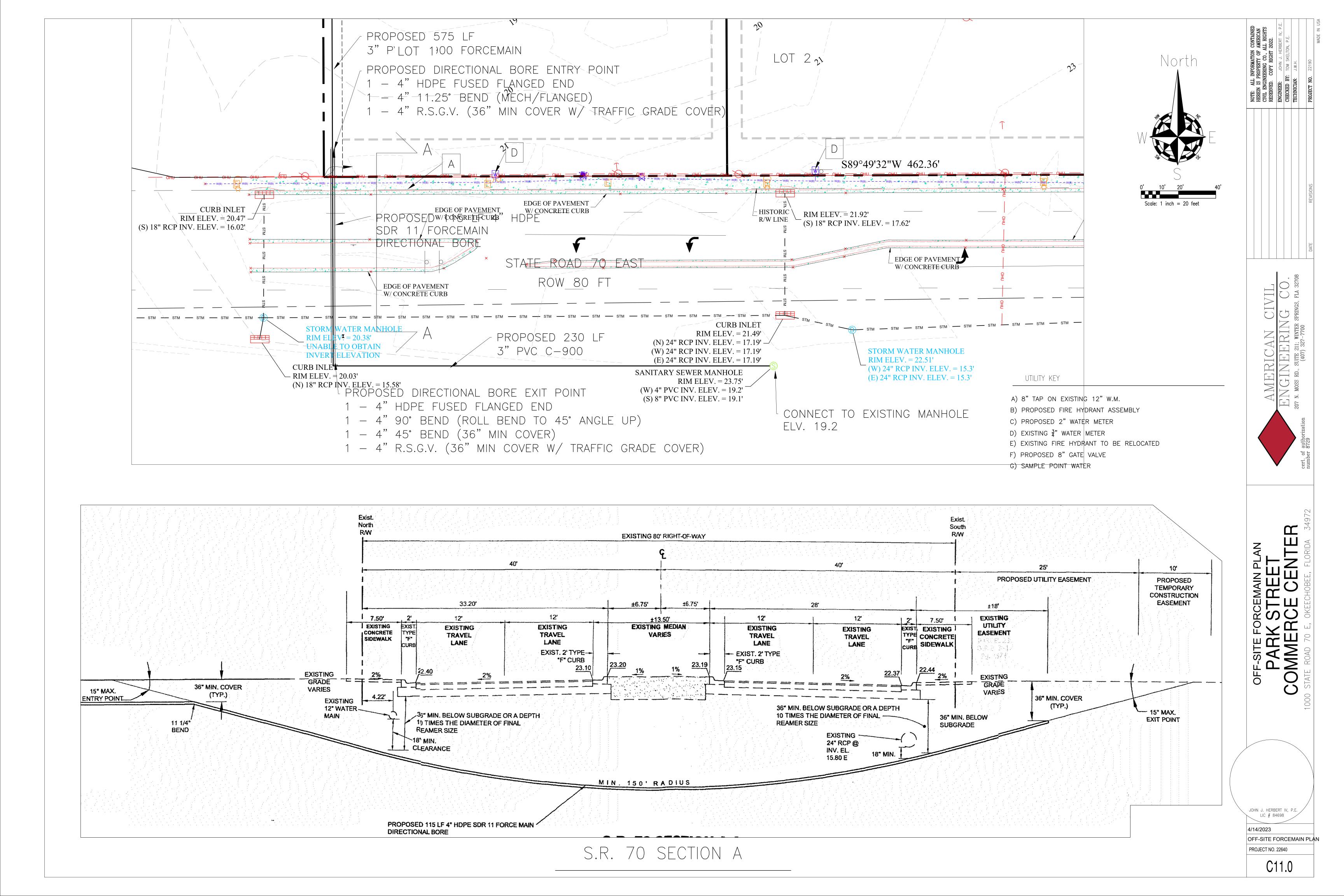
maintenance for the complete system.

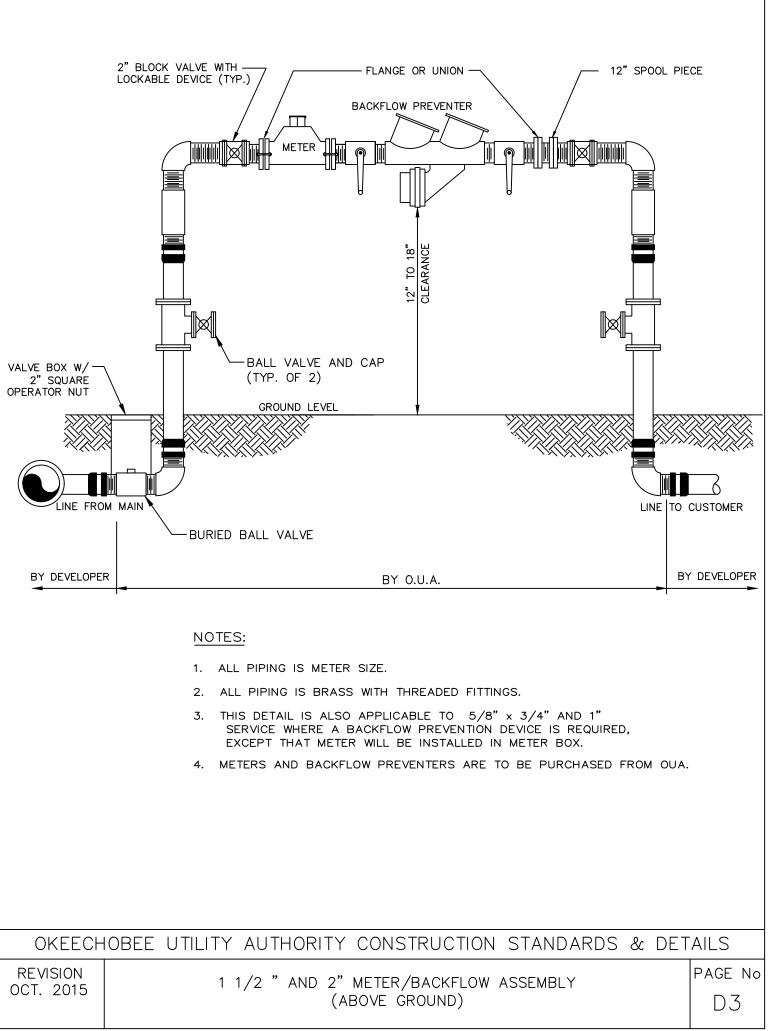
for operation and maintenance personnel

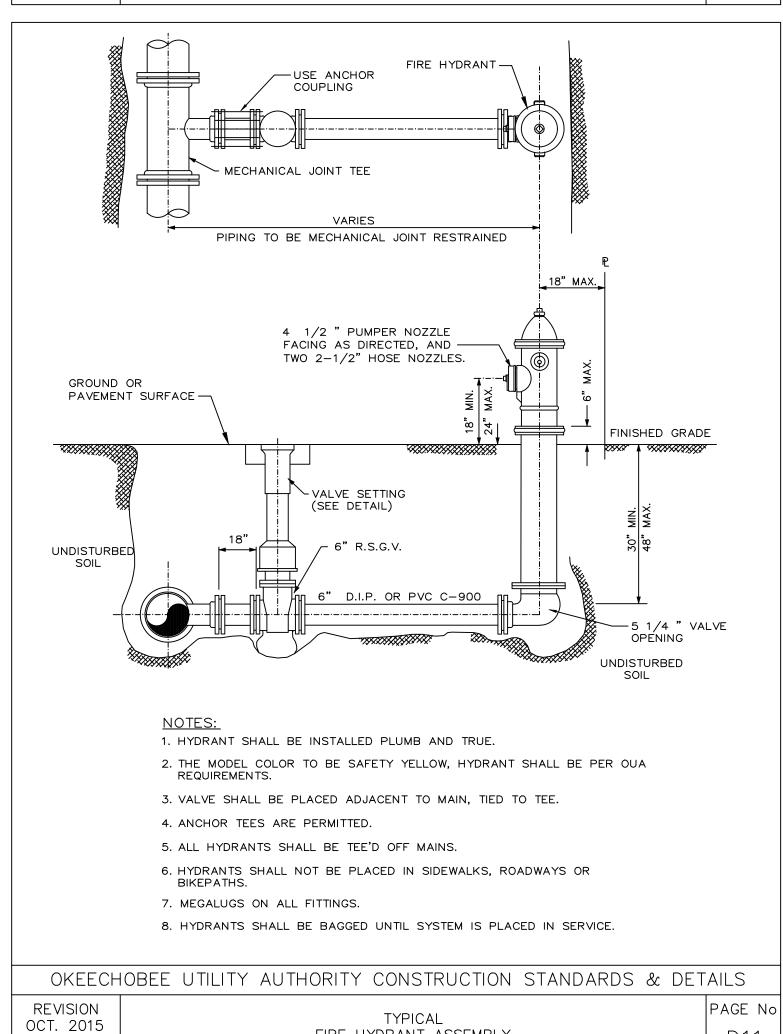
THIS IS A COPYRIGHTED DRAWING. ANY CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM RILEY & COMPANY, INC. IS STRICTLY PROHIBITED.

JOHN J. HERBERT IV, P.E. LIC # 84698

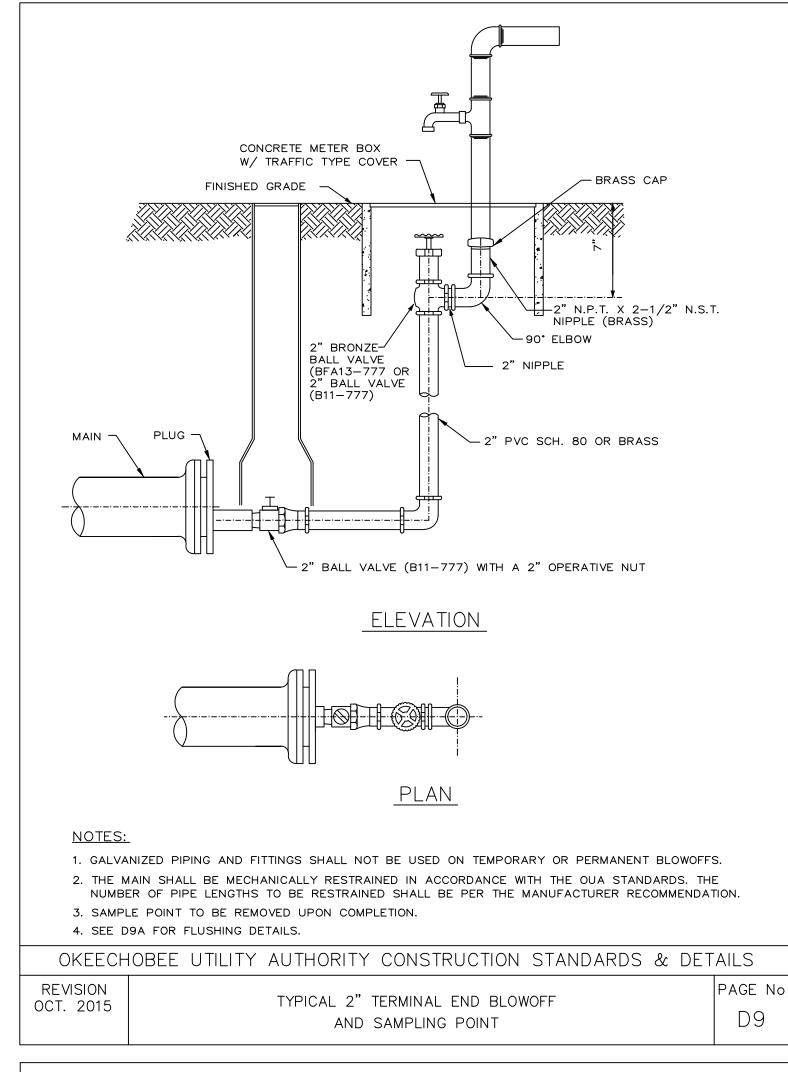
4/14/2023 LIFT STATION







FIRE HYDRANT ASSEMBLY



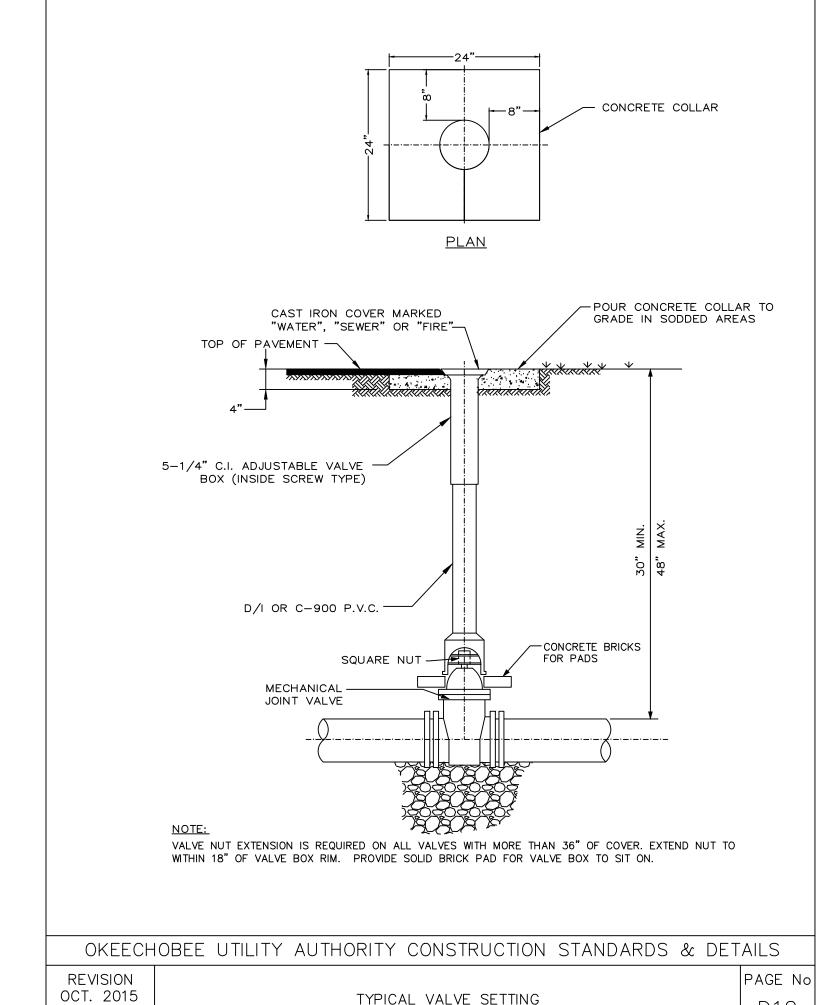
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

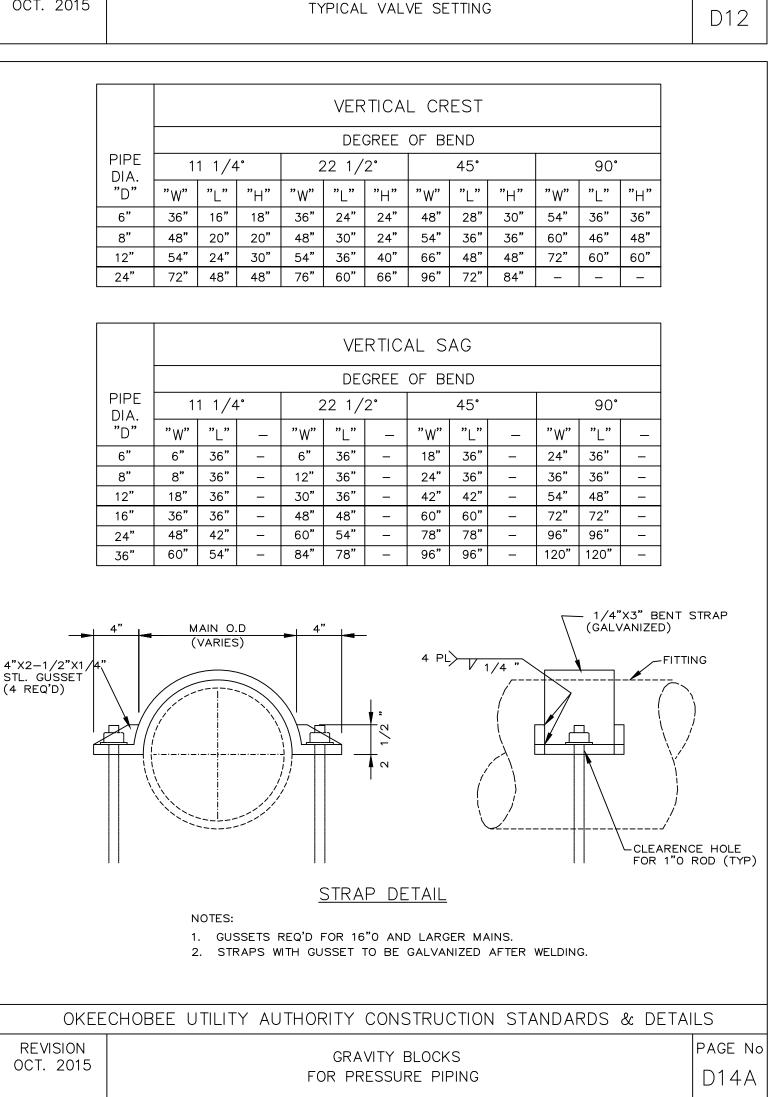
OTHER PIPES	HORIZONTAL SEPERATION	CROSSING (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIM WATER (2)	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCEMAIN RECLAIM WATER (4)	WATER MAIN 10 FT. PREFERRED 6 FT. MINIMUM (3)	WATER MAIN 12 INCHES IS THE MINIMUM EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL	10 FT. MINIMUM		

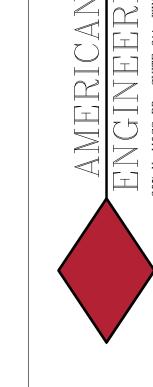
FAC RULE 62-555.314 NOTES:

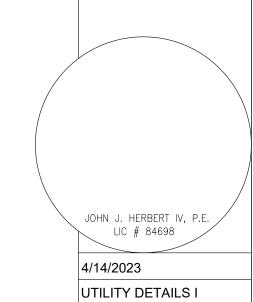
- WATERMAIN TO CROSS OVER CONFLICT PIPES WHEREVER POSSIBLE, MAINTAINING 30 INCHES COVER AND 6 INCHES SEPARATION AS MINIMUMS. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MIN. SEPARATION IS 12 INCHES.
 RECLAIMED WATER REGULATED UNDER PART III OF CHAPER 62-610, F.A.C.
 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
- 4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- A. 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.
- B. FITTINGS SHALL BE RESTRAINED WITH MECHANICAL RESTRAINTS (MEGALUG). IN ACCORDANCE WITH OUA STANDARD DETAILS.
- C. THE DEFLECTION TYPE CROSSING IS PREFERRED.
- D. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
- E. MECHANICALLY RESTRAIN ALL FITTINGS, AS PER MANUFACTURERS RECOMMENDATION AND OUA STANDARD DETAILS.

OKEECH	IOBEE	UTILITY	AUTHORITY	CONSTRUC	CTION	STANDARDS	&	DETAILS	
REVISION			WATER MA	IN – SANITA	RY SEV	VFR		PAGE N	С
OCT. 2015			***************************************	CONFLICT	02.			D16	

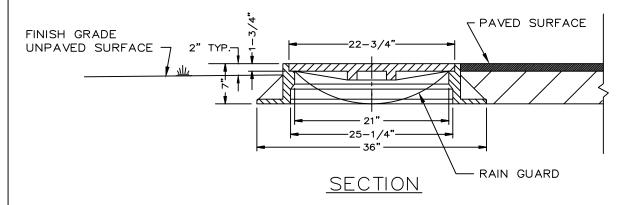








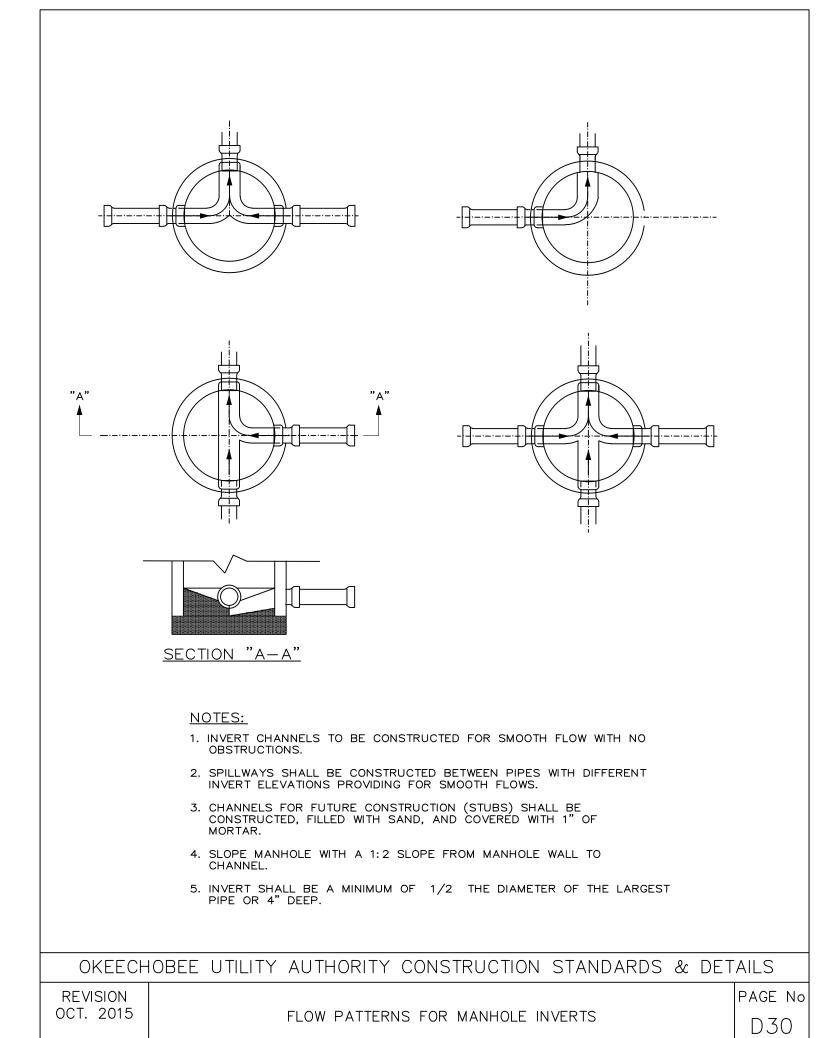


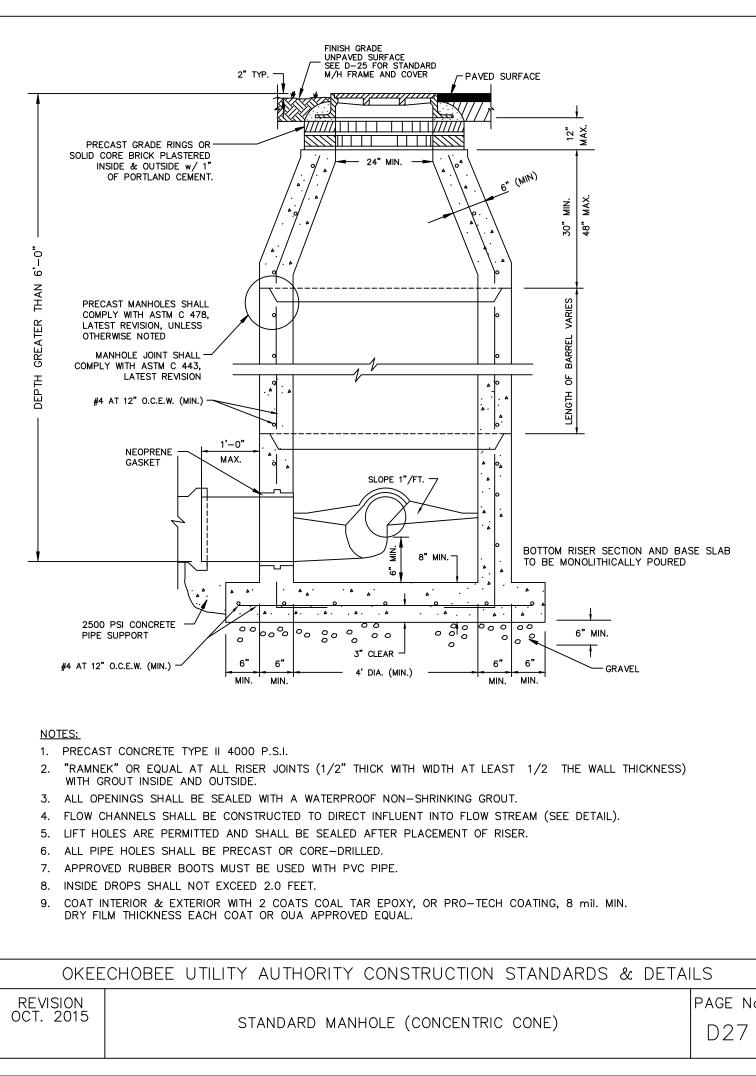


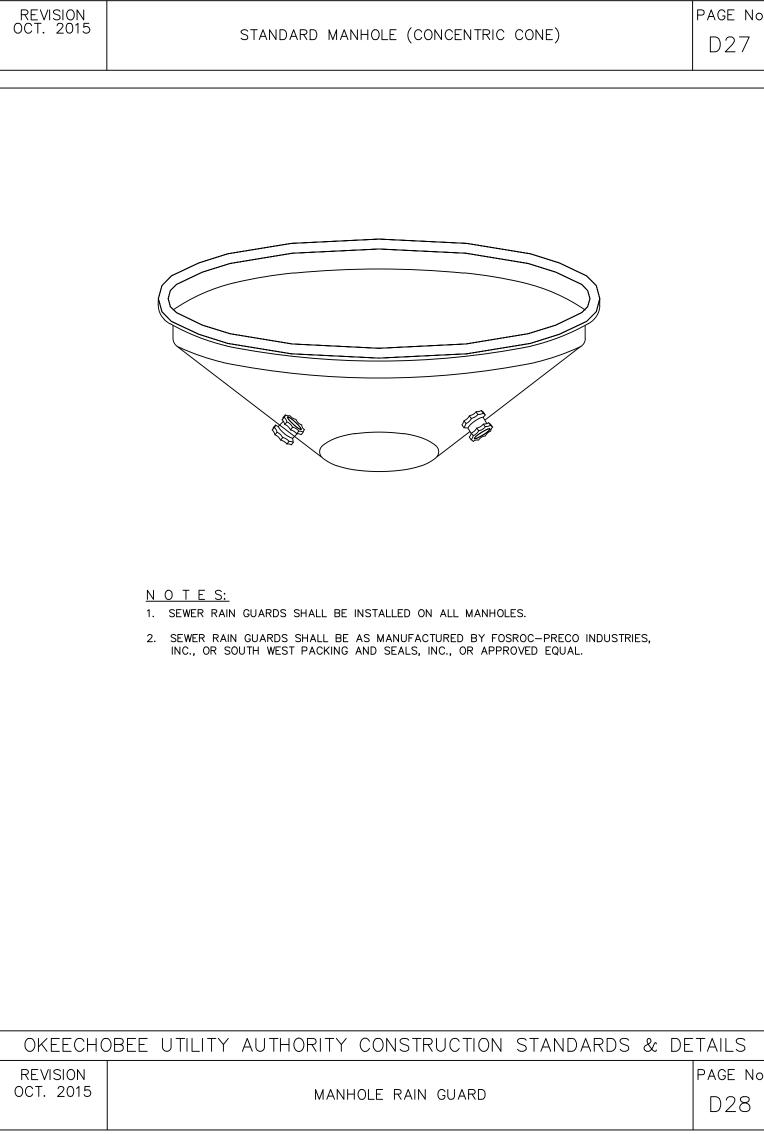
- 1. A WATER-TIGHT MANHOLE "RAIN GUARD" INSERT SHALL BE INSTALLED IN ALL MANHOLES.
- 2. A 3'X3'X6" CONCRETE COLLAR SHALL BE INSTALLED WHERE MANHOLE IS INSTALLED IN UNPAVED AREAS
- 3. "SANITARY SEWER" FOR WASTEWATER APPLICATIONS.
- 4. "WATER" FOR WATER APPLICATIONS.

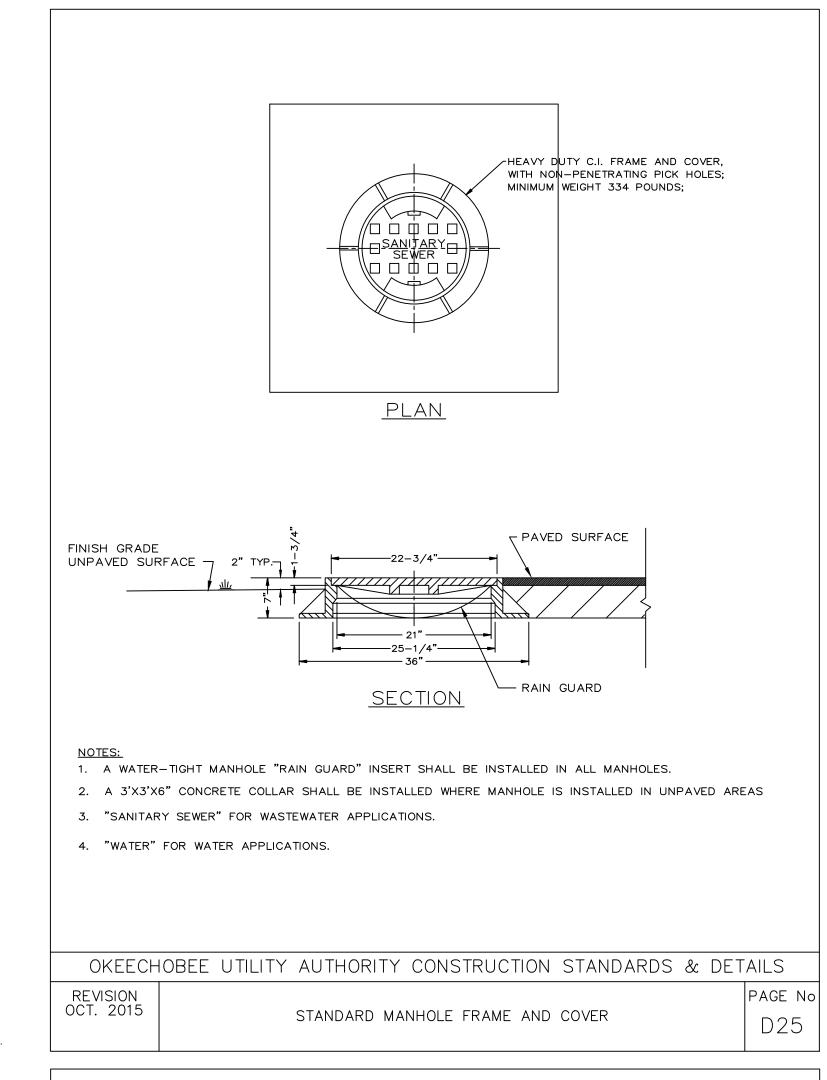
OKEECH	OBEE	UTILITY	AUTHORITY	CONSTRUCTION	STANDARDS	&	DETAI	LS	
REVISION							P.A	AGE N	V

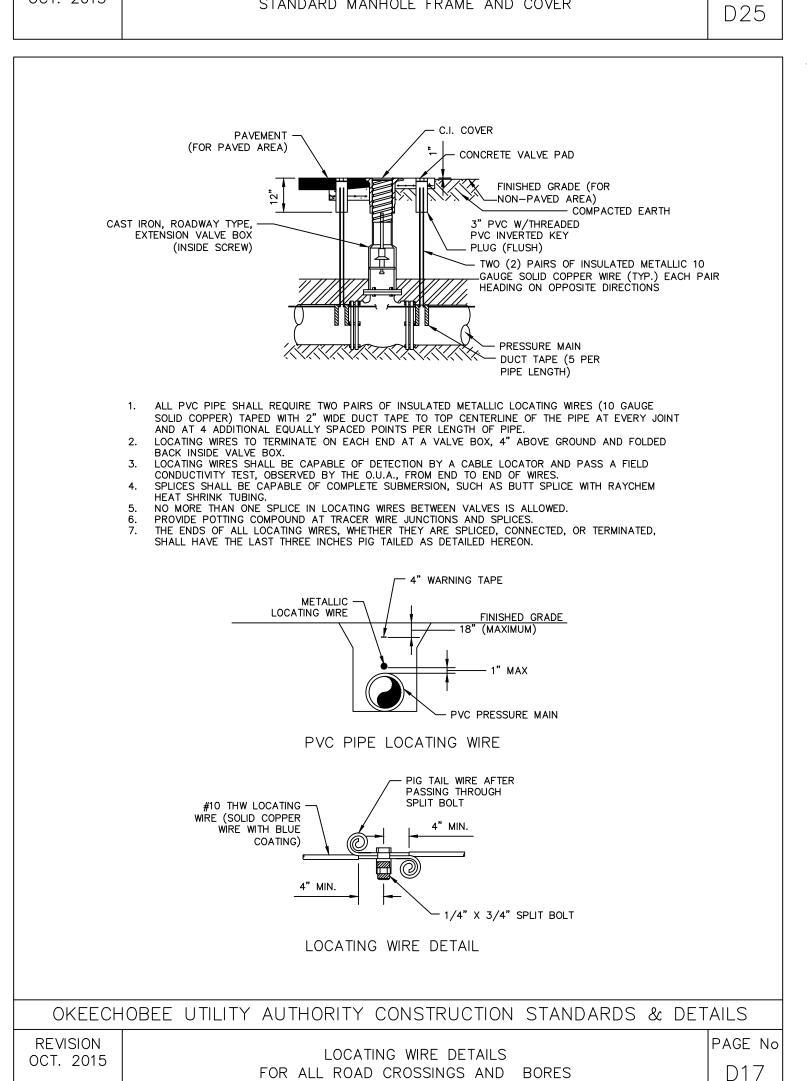


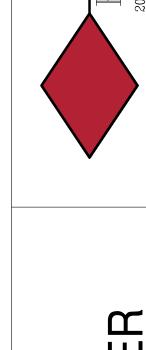


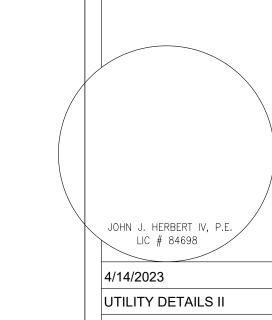


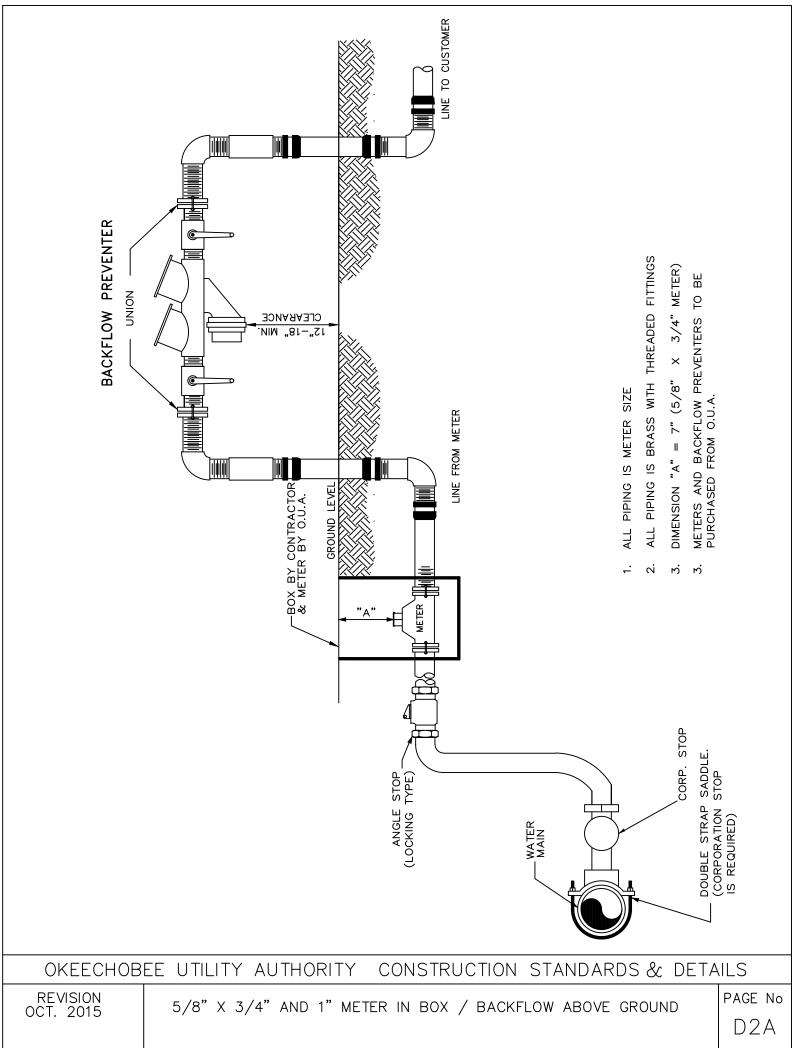


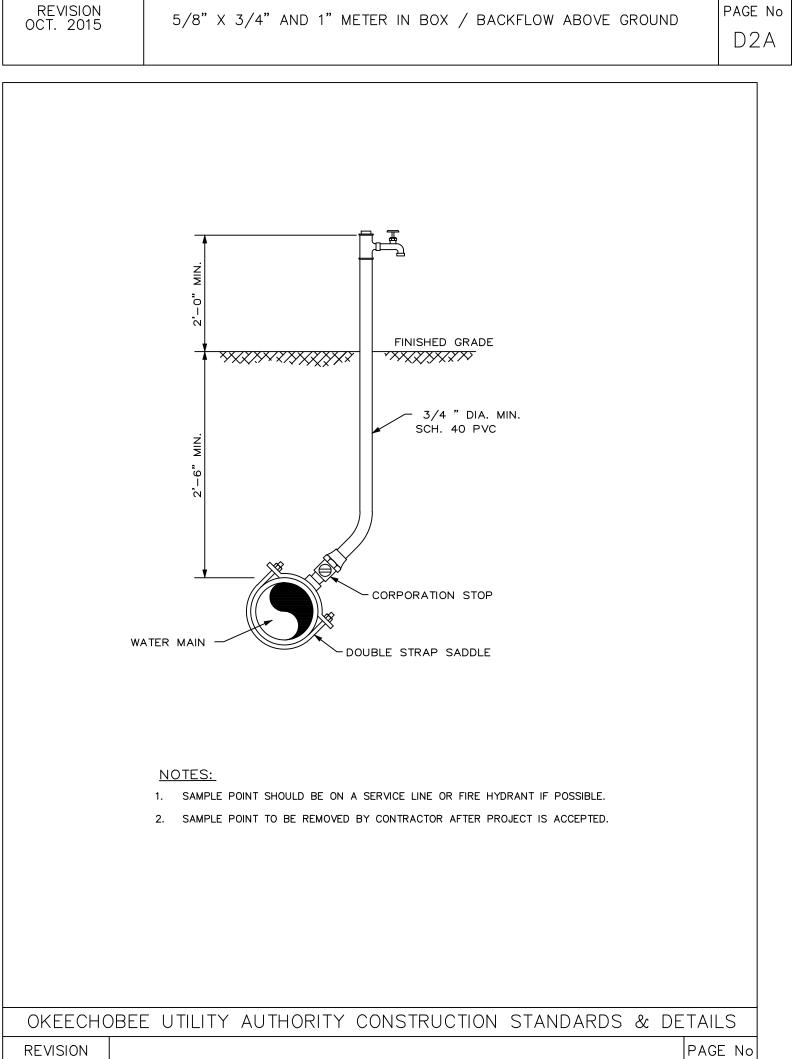






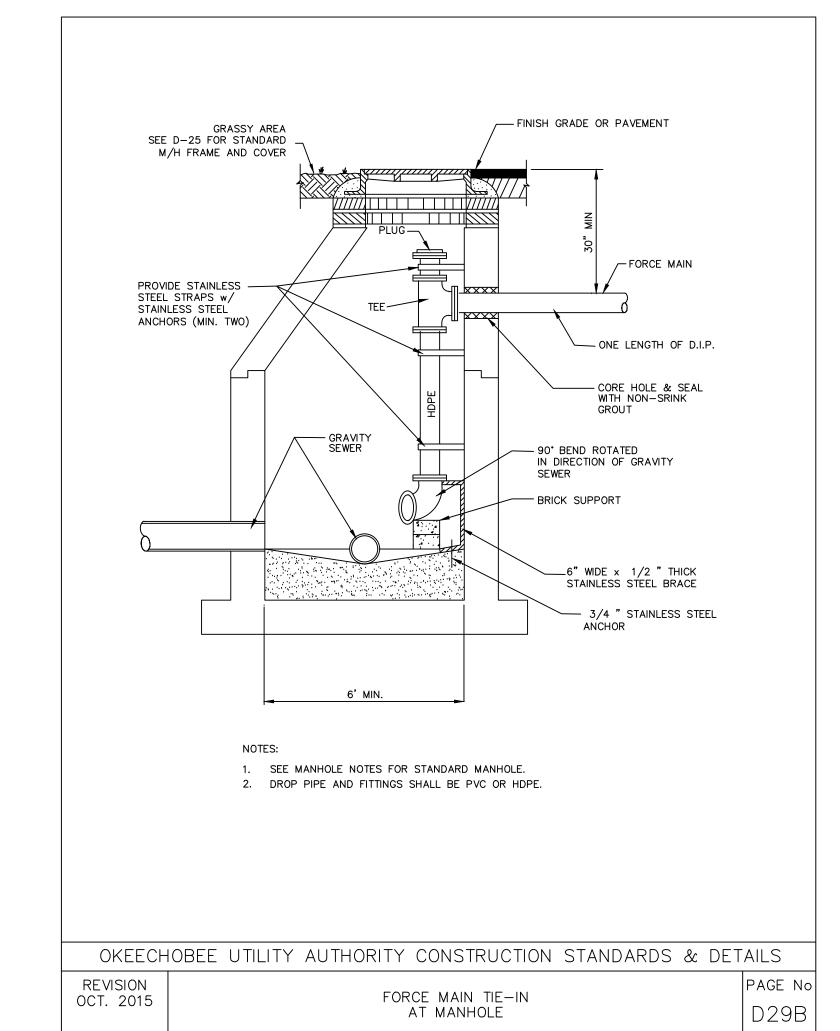


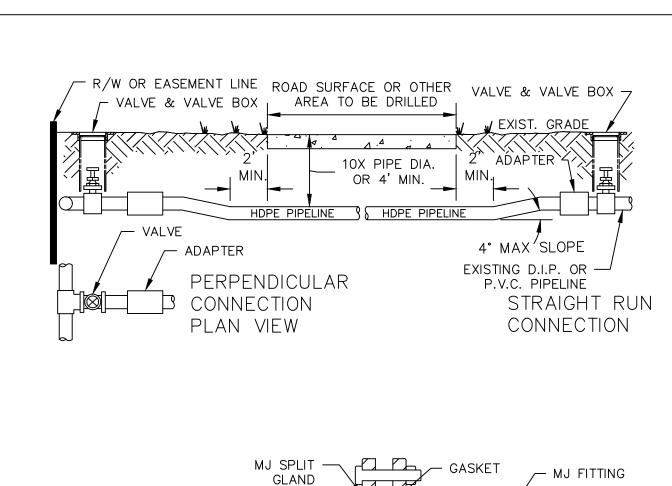


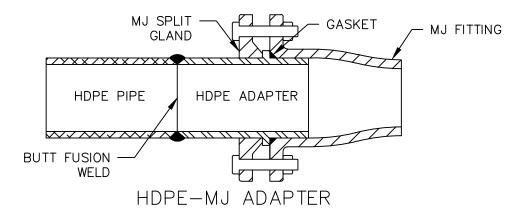


SAMPLING POINT (ON MAIN)

OCT. 2015



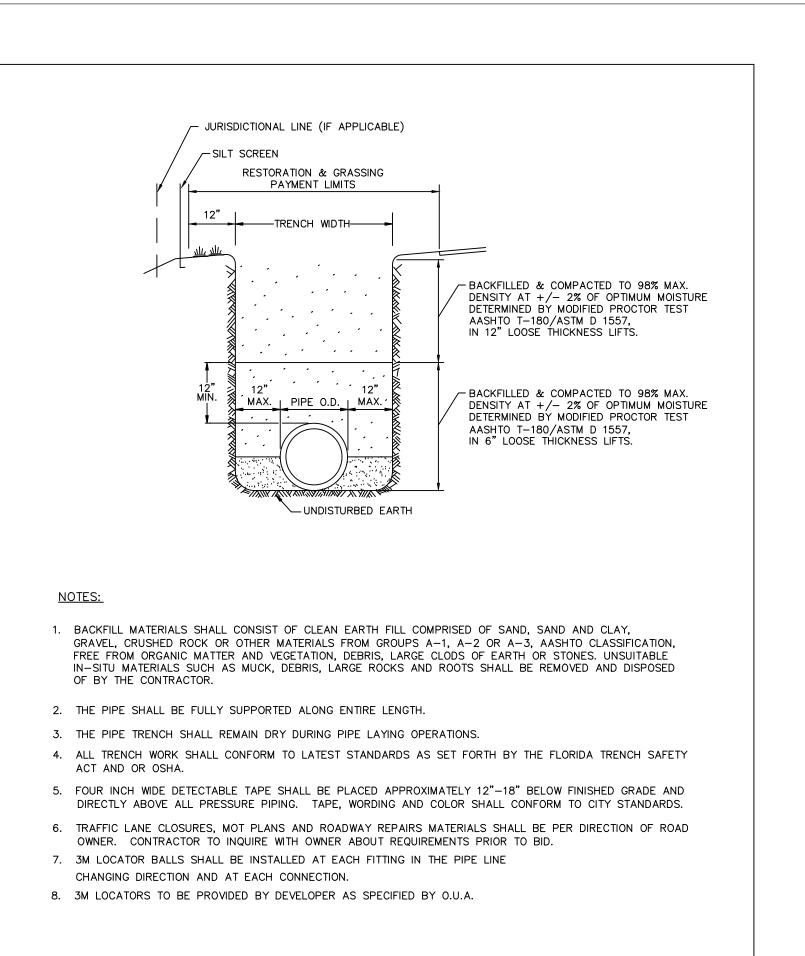


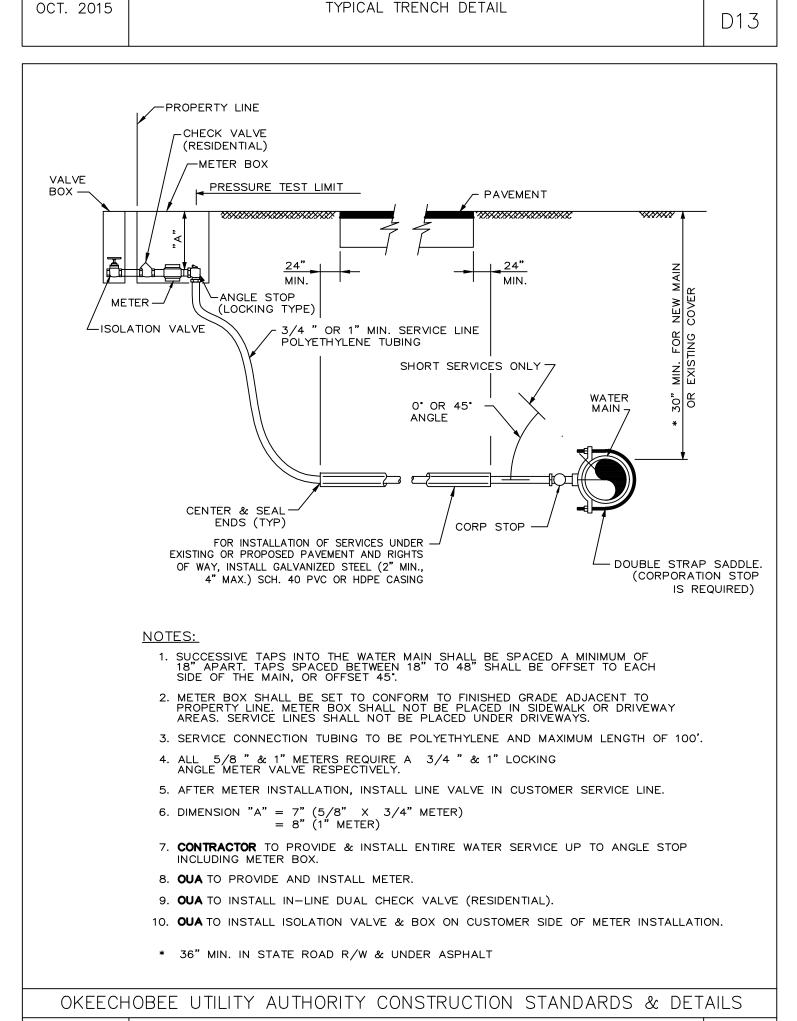


- 1. DIRECTIONAL DRILLS SHALL BE COMPLETED USING DR11 HDPE PIPE,
- IPS SIZE: FOR VACUUM SEWER. 2. ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 10X PIPE DIAMETER BELOW THE
- ROADWAY SURFACE OR 4' WHICHEVER IS GREATER.
- 3. ALL HDPE MUST BE COLOR CODED (SAFETY BLUE-WATER, SAFETY GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIMED WATER); BUTT FUSION WELDED; AND CONNECTED WITH HDPE-MJ ADAPTER.
- 4. 10 GUAGE 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. 5. GRAVITY SEWER BORES AS PREAPPROVED BY OUA.

DIP SIZE: FOR WATER AND SANITARY FORCE MAIN

	OKEECH	OBEE UTIL	_ITY ,	AUTHORITY	CONSTRUCTION	STANDARDS	& DE	ΓAILS
	REVISION							PAGE No
	OCT. 2015			DIRECTIO	NAL DRILLING DETA	IL		D19
- 1								1

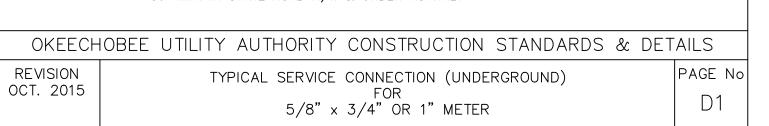


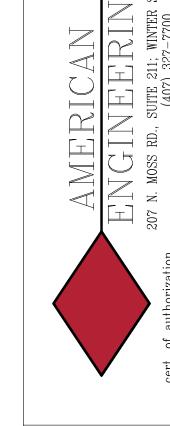


OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

PAGE No

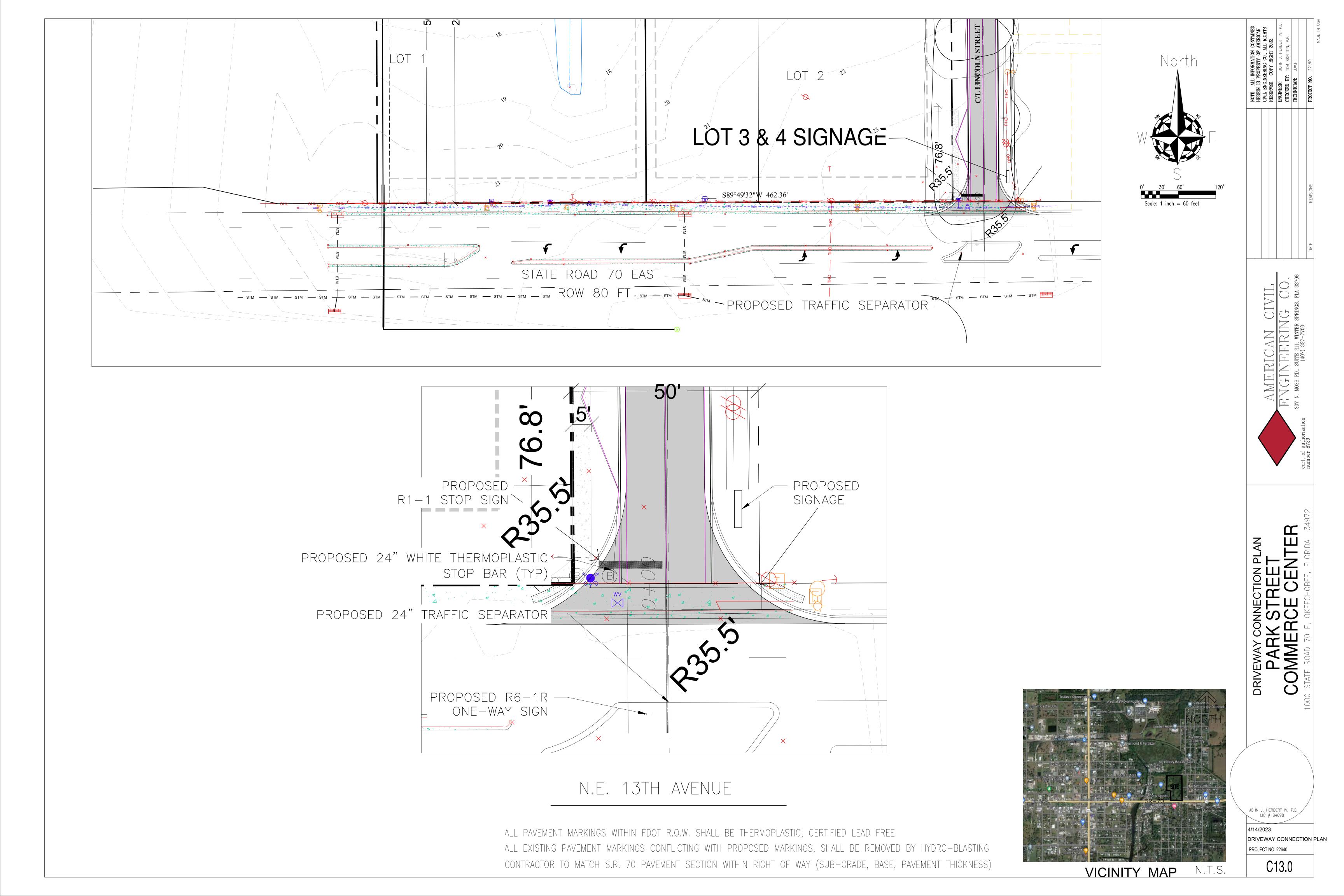
REVISION

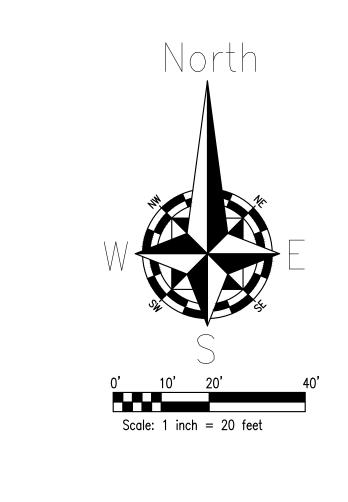


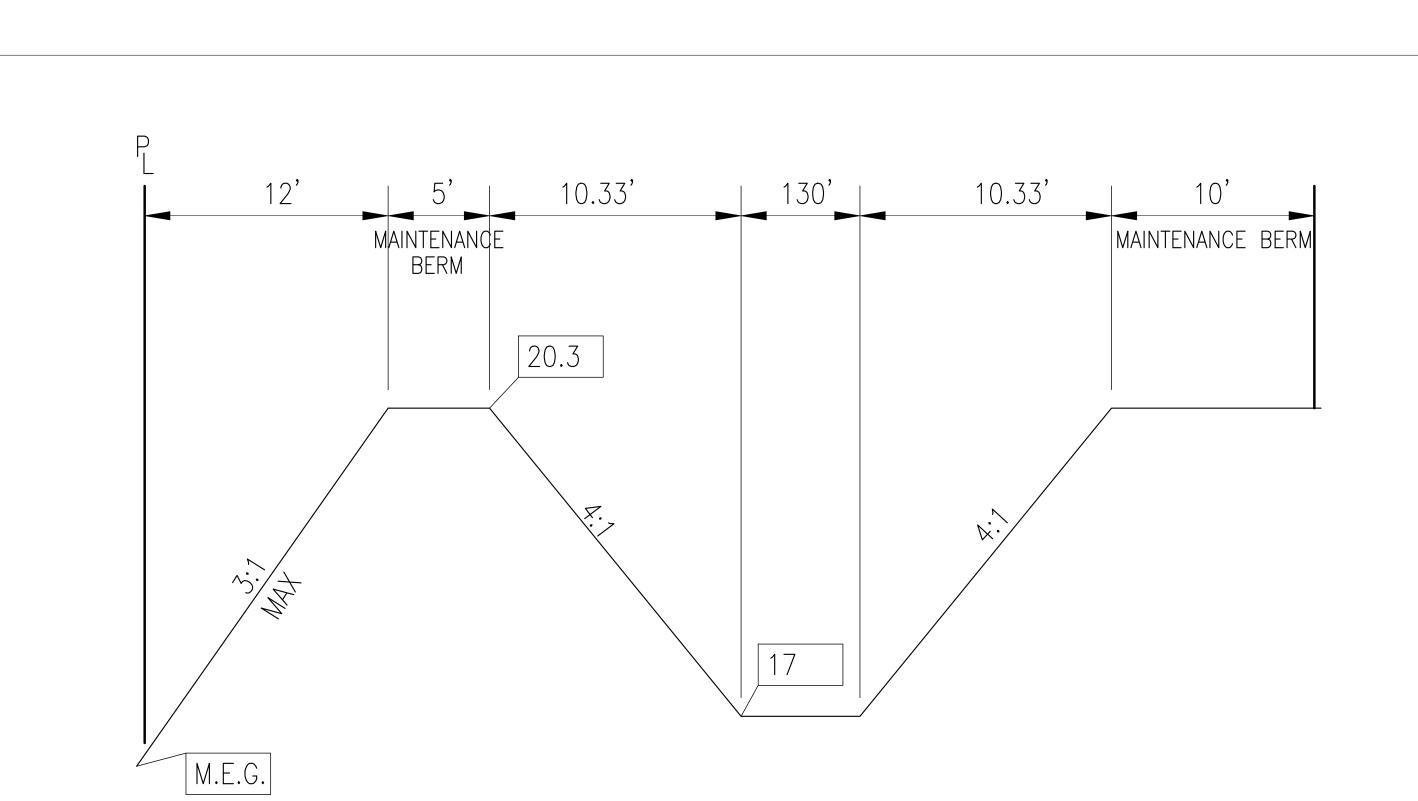


JOHN J. HERBERT IV, P.E. LIC # 84698 4/14/2023

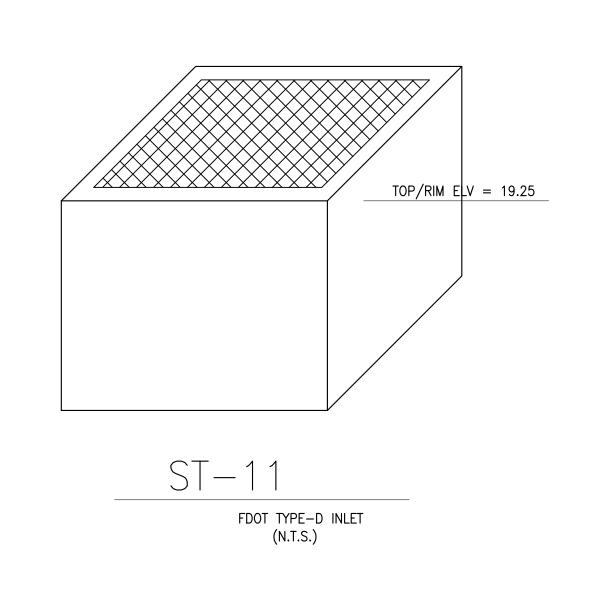
UTILITY DETAILS III







SECTION A

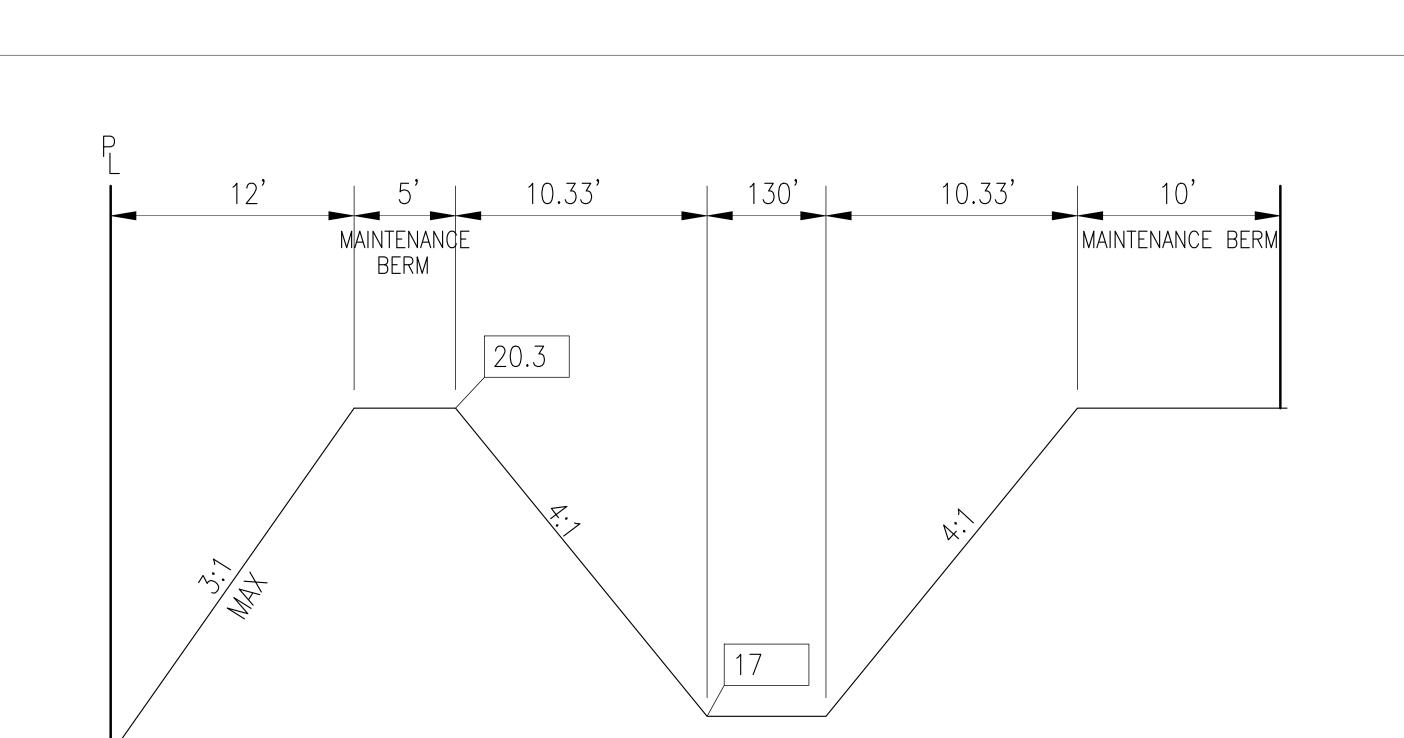


HOLDING PRESIDENTIAL

003-0000

1,17.5

Pipe - (6)



JOHN J. HERBERT IV, P.E. LIC # 84698 4/14/2023 DRY STORM POND PLAN PROJECT NO. 22640

C14.0

TITLE INFORMATION:

PROTITLE USA INSURANCE COMPANY

FILE NUMBERS: 956478, 956492, 956480, 956493, 956490 (ADDITIONAL INFORMATION LISTED BELOW IS FROM ABOVE MENTIONED TITLE SEARCHES)

TITLE SEARCH 956492 (PARCEL 1: ID# 3-15-37-35-0210-00010-0010):

1) ORDINANCE NUMBER 671, RECORDED ON 09/21/1994 IN BOOK 359 AND PAGE 830 (AS DEPICTED HEREON)

TITLE SEARCH 956478 (PARCEL 2: ID# 2-15-37-35-0A00-00009-0000):

1) EASEMENT, RECORDED ON 09/24/1968 IN BOOK 109 AND PAGE 983 (AS DEPICTED HEREON) 2) AFFIDAVIT OF CONTINUOUS MARRIAGE, RECORDED ON 03/31/2004 IN BOOK 00527 AND PAGE 0867 (BLANKET IN NATURE) 3) AFFIDAVIT, RECORDED ON 03/31/2004 IN BOOK 00527 PAGE 0871 (NOT A SURVEY MATTER) 4) PRO 01/08/2007 620/897 (NOT A SURVEY MATTER)

TITLE SEARCH 956493 (PARCEL 3: ID# 2-15-37-35-0A00-00009-A000):

- 1) EASEMENT, RECORDED ON 09/24/1968 IN BOOK 109 AND PAGE 983 (AS DEPICTED HEREON) 2) AFFIDAVIT OF CONTINUOUS MARRIAGE, RECORDED ON 03/31/2004 IN BOOK 00527 AND PAGE 0867 (BLANKET IN NATURE- AFFECTS PARCEL 2)
- 3) AFFIDAVIT, RECORDED ON 03/31/2004 IN BOOK 00527 PAGE 0871 (NOT A SURVEY MATTER)

TITLE SEARCH 956490 (PARCEL 4: ID# 2-15-37-35-0A00-00010-0000):

1) EASEMENT, RECORDED ON 09/24/1968 IN BOOK 109 AND PAGE 983 (AS DEPICTED HEREON)

TITLE SEARCH 956480 (PARCEL 5: ID# 2-15-37-35-0A00-00011-0000):

NO ADDITIONAL INFORMATION AVAILABLE

GRAPHIC SCALE



1 INCH = 300 FT.

LOCATION MAP:

CITY OF OKEECHOBEE COMMERCE CENTER SOUTHERN RAILROAD **ADDITION RUN RESORT** RIVERSIDE PARK STATE ROAD 70 STATE ROAD 70

BOUNDARY & TOPOGRAPHIC SURVEY TO ALTA/NSPS

LAND TITLE STANDARDS

LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST PARCEL ID: 2-15-37-35-0A00-00009-A000;

2-15-37-35-0A00-00009-0000; 2-15-37-35-0A00-00011-0000; 2-15-37-35-0A00-00010-0000; 3-15-37-35-0210-00010-0010

LEGAL DESCRIPTION:

FLORIDA.

PARCEL 1: ID# 3-15-37-35-0210-00010-0010 (PER O.R.B. 702, PG. 1302):

ALL OF LOTS 1 THROUGH 12, INCLUSIVE, LYING NORTH OF NORTH PARK STREET (A/K/A S.R. 70 F/K/A FORT PIERCE ROAD) AS NOW CONSTRUCTED, IN BLOCK 4 ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY

THE ALLEY IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RE OKEECHOBEE COUNTY, FLORIDA, LYING BETWEEN LOTS 1 THROUGH 6 AND 7 THROUGH 12, AS VACATED BY ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 359, PAGE 830, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

THE STREET KNOWN AS NORTHEAST 2ND STREET (F/K/A CENTER STREET) AS IT RUNS EAST FROM NORTHEAST 12TH AVENUE TO NORTHEAST 13TH AVENUE, PARTICULARLY LOCATED NORTH OF BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AS VACATED BY ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 359, PAGE 830, PUBLIC RECORDS OF OKEECHOBEE COUNTY.

PARCEL 2: ID# 2-15-37-35-0A00-00009-0000 (PER O.R.B. 527, PG.869):

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH OF STATE ROAD NO. 70 (FORT PIERCE ROAD), IN SECTION 15 TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE FOLLOWING

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, RUN NORTH 594 FEET, EAST 186.3 FEET, SOUTH 594 FEET; WEST 186.3 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE NORTH 50 FEET WHICH IS RESERVED FOR ROAD PURPOSES.

ALSO LESS: A STRIP OF LAND 7 FEET WIDE SITUATE ADJACENT TO AND NORTHERLY OF THE EXISTING 66 FOOT RIGHT OF WAY OF STATE ROAD 70, LYING, WITHIN THE WEST 1/2 OF THE EAST 1/2 OF SW 1/4 OF SE 1/4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE WEST 186.3 FEET THEREOF; CONTAINING 0.02 OF AN ACRE, MORE OR LESS.

PARCEL 3: ID# 2-15-37-35-0A00-00009-A000 (PER O.R.B. 603, PG. 1347):

A STRIP OF LAND 7 FEET WIDE SITUATE ADJACENT TO AND NORTHERLY OF THE EXISTING 66 FOOT RIGHT-OF-WAY OF STATE ROAD 70, LYING WITHIN WITH WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE WEST 186.3 FEET THEREOF, ALLIN OKEECHOBEE

PARCEL 4: ID# 2-15-37-35-0A00-00010-0000 (PER O.R.B. 528, PG. 1342):

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THENCE RUN SOUTH 00°18'26" EAST ALONG THE EASTERLY LINE THEREOF, 668.71 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 00°18'26" EAST, 276.28 FEET TO THE NORTHEAST CORNER OF PRICE ADDITION TO OKEECHOBEE CITY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17; THENCE RUN SOUTH 89° WEST LINE OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 15, A DISTANCE OF 273.38 FEET; THENCE RUN NORTH 89°20'47" EAST AND PARALLEL WITH THE NORTHERLY LINE OF PREVIOUSLY MENTIONED SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 336.71 FEET TO THE **POINT OF BEGINNING**.

PARCEL 5: ID# 2-15-37-35-0A00-00011-0000 (PER O.R.B 554, PG 338):

ALL THAT PART OF THE NORTH 668.71 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF SW 1/4 OF SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS AND EXCEPT

SUBJECT TO THOSE EASEMENTS IN FAVOR OF FLORIDA POWER AND LIGHT RECORDED IN O.R. BOOK 109, PAGE 983 AND O.R. BOOK 23, PAGE 524 AND MATTERS CONTAINED ON THE PLAT OF PRICE ADDITION TO OKEECHOBEE CITY RECORDED IN PLAT BOOK 2, PAGE 17, ALL BEING IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

LEGAL DESCRIPTION TO BE USED FOR PLATTING:

A PARCEL OF LAND INCLUDING ALL OF THE PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND A PORTION OF THE UNPLATTED LANDS OF EAST HALF OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 15, THENCE NORTH 89°19'21" EAST ALONG THE SOUTH LINE OF AID SECTION 15, A DISTANCE OF 860.10 FEET;

THENCE NORTH 00°14'14" WEST, A DISTANCE OF 69.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 70 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 91070-2514 AND THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°14'14" WEST, A DISTANCE OF 524.71 FEET;

THENCE SOUTH 89°19'40" WEST, A DISTANCE OF 186.30 FEET TO A POINT ON THE WEST LINE OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE QUARTER (1/4) OF SAID SECTION 15;

THENCE NORTH 00°14'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 675.35 FEET TO A POINT ON A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 15;

THENCE NORTH 89°19'40" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 672.87 FEET TO A POINT ON THE EAST LINE OF SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 15;

THENCE SOUTH 00°18'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 895.52 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 2ND STREET;

THENCE NORTH 89°58'38" WEST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 26.31 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTHEAST 13TH AVENUE FORMERLY LINCOLN STREET PER PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

THENCE SOUTH 00°26'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 308.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 70; THENCE SOUTH 89°49'32" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 462.36 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND CONTAINING 16.151 ACRES MORE OR LESS.

16.151 ACRES ±

PARCEL ACREAGE TABLE:

PARCEL 1	2.032 ACRES ±
PARCEL 2	7.036 ACRES ±
PARCEL 3 (ACREAGE A PART OF F.D.O.T. R/W)	0.024 ACRES ±
PARCEL 4	2.125 ACRES ±
PARCEL 5	4.780 ACRES =
FORMER MOBLEY STREET	0.178 ACRES ±

LEGEND:

SECTION OR SOUTH

TOWNSHIP	R/ W	RIGHT-OF-WAY
RANGE	ID	IDENTIFICATION
LOT IDENTIFICAITON LABEL	O.R.B.	OFFICIAL RECORD BOOK
EXISTING ELEVATION	O.R.F.	OFFICIAL RECORD FILE
NORTHING	PG.	PAGE
EASTING	OHU	OVERHEAD UTILITY LINE
ELEVATION	FND	FOUND
FLORIDA DEPARTMENT	C.C.R.	CERTIFIED CORNER RECOR
OF TRANSPORTATION		PROPERTY LINE
FIELD	Ø	UTILITY POLE
PLAT		SINGLE SUPPORT SIGN
DEED	þ	DELINEATOR POST
	B/L	BASELINE
	W/	WITH
	S.R.	STATE ROAD
	○	LIGHT POLE
	\downarrow	GUY ANCHOR
	T	TELEPHONE PEDESTAL
4, PRICE	E	ELECTRIC JUNCTION BOX
NTY, FLORIDA.	B	BOLLARD
	W	WATER METER
ECORDS OF BOOK 359, PAGE	(D)	STORM WATER MANHOLE

ELETRICAL SERVICE BOX

SURVEYOR'S NOTES:

- 1. THE SURVEY DATE IS JANUARY 12, 2023
- 2. THIS IS A **BOUNDARY & TOPOGRAPHIC SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
- 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.

FIRE HYDRANT WATER VALVE

WATER LINE

CURB INLET

SANITARY MANHOLE

CENTERLINE

RIGHT-OF-WAY

- 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.
- 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS NORTH 89°19'21" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL POINT "BM 2 AND "BM 204" HAVING A PUBLISHED ELEVATION OF 23.49' AND 23.05' (NAVD88) RESPECTIVELY. ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1.
- THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S.
- THIS SURVEY HAS THE BENEFIT OF A TITLE SEARCHED COMPLETED BY PROTITLE USA INSURANCE COMPANY WITH FILE NUMBERS: 956478, 956492, 956480, 956493, 956490.
- 9. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE ABOVE TITLE SEARCHES.
- 10. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 11. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND SHOWN
- 12. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION AERIALS DATED 2022 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 13. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0480C, WITH AN EFFECTIVE DATE OF
- 14. WETLAND POINTS WERE COLLECTED ON FEBRUARY 15, 2023 AND WERE DESIGNATED BY ECOLOGICAL CONSULTING OF FLORIDA.

CERTIFICATION:

1) PARK STREET OKEECHOBEE, LLC

2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY 3) FEE & FEE, P.L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, & 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON

DATE OF MAP:

RICHARD E. BARNES III PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA LICENSE NO. 7074

S

BOUNDARY & TOPOGRAPHIC SURVEY TO ALTA/NSPS GRAPHIC SCALE LAND TITLE STANDARDS 1 INCH = 40 FT.LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST (INTENDED DISPLAY SCALE) MATCH LINE "A" FROM SHEET 3 PARCEL 5 N89°19'40"E 336.79' (C) W/ ALUMINUM DISC 'AMPED "PRM BSM LB 8155" -N: 1058388.88 5.00 NORTHEASTERLY OF INTERIOR CORNER W/ ALUMINUM DISC E: 715388.51 FND 5/8" IRON ROD & CAP STAMPED "PRM BSM LB 8155 S89°19'40"W 186.30' (C) EAST (D-PARCEL 1)

FND 5/8" IRON ROD & CAP STAMPING ILLEGIBLE

OWNER'S NAME: RACETRAC PETROLEUM, INC.

2-15-37-35-0A00-00007-0000 O.R.F. 2022010472

- LESS & EXCEPT 2

P.O.B. (PLAT LEGAL)

W/ ALUMINUM DISC

STAMPED "PRM BSM LB 8155"

WEST (D-PARCEL 1)

SOUTH LINE OF S15-T37S-R35E M — STM

N89°19'21"E 860.10'

SW CORNER OF THE EAST HALF

OF THE SOUTHWEST QUARTER

OF THE SOUTHEAST QUARTER

OF S15-T37S-R35E

R/W MAP SECTION 91070-2514

P.O.C. (PLAT LEGAL)

STAMPING ILLEGIBLE

S QUARTER CORNER S15-T37S-R35E

FND NAIL & DISC

SET 1/2" IRON ROD

N: 1057864.17

E: 715390.68

EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER -

MOBLEY STREET: 25 00' R/W TO BE INCLUDED IN PLATTING

UNIMPROVED AND ABANDONED RIGHT-OF-WAY -HAVING BEEN RECLAIMED UNDER THE CURRENT PROPERTY OWNER PER THE REVERSIONARY CLAUSE

UNIMPROVED AND ABANDONED RIGHT-OF-WAY -HAVING BEEN RECLAIMED UNDER THE CURRENT PROPERTY OWNER PER THE REVERSIONARY CLAUSE

FND 5/8" IRON ROD & CAP

STAMPED "NORTHSTAR LB 7217"

SOUTHERLY 7.00'

SUBJECT TO

(NOT INCLUDED IN PLATTING

OR BOUNDARY ACREAGE)

WILLIAM R. GRIGSBY, JR

F.D.O.T. R/W MAP SECTION

STORM WATER MANHOLE

RIM ELEV. = 20.38'

- RIM ELEV. = 20.03'

UNABLE TO OBTAIN

INVERT ELEVATION

(N) 18" RCP INV. ELEV. = 15.58'

(HATCHED AREA)

16.151 ACRES ± (VACANT)

FND 5/8" IRON ROD & CAP

FND 5/8" IRON ROD

46.63' (P)

B/L STATE ROAD 70 (F)

NORTH PARK STREET (P)

SOUTH LINE OF S15-T37S-R35E

N89°19'21"E

(N) 24" RCP INV. ELEV. = 17.19' —

(W) 24" RCP INV. ELEV. = 17.19'

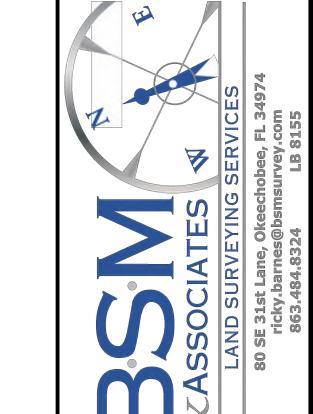
(E) 24" RCP INV. ELEV. = 17.19'

SANITARY SEWER MANHOLE RIM ELEV. = 23.75'

(W) 4" PVC INV. ELEV. = 19.2'

CURB INLET

RIM ELEV. = 21.49'



C/L EIGHTH STREET

(UNIMPROVED ROAD)

15.00' ALLEY BLOCK 12 PER P.B. 1, PG. 23 P.B. 1, PG. 23

SET 1/2" IRON ROD

W/ ALUMINUM DISC

STAMPED "PRM BSM LB 8155"

THE CENTERLINE OF LINCOLN STREET IS 1.31' WESTERLY OF THE EAST LINE

15.00' ALLEY PER P.B. 1, PG. 23 BLOCK 13 P.B. 1, PG. 23

R/W LINE PER F.D.O.T. R/W MAP SECTION

SOUTH LINE OF S15-T37S-R35E

FND IRON ROD & CAP

- STAMPED "DEREN LB 7996"

OF THE SOUTHWEST 1/4

THE CENTERLINE OF LINCOLN STREET IS 0.46' WESTERLY OF THE EAST LINE

RIM ELEV. = 22.93'

0.78' NORTH; 0.40' WEST

C/L NE 2ND STREET (F)

C/L CENTER STREET (P)

(UNIMPROVED ROAD)

P.O.B. PARCEL 3 FND 3/4" IRON ROD — NO IDENTIFICATION

NE CORNER OF PRICE ADDITION

N89°58'38"W 26.31'-

FND 5/8" IRON ROD & CAP

FND 5/8" IRON ROD & CAP STAMPED "DEREN LB 7996"

STAMPED "PRM BSM LB 8155

SET 1/2" IRON ROD

E: 715850.67

VACATED R/W

VACATED R/W

47.70' (C)(P) 47.70' (C)(P)

SET 1/2" IRON ROD

N: 1057865.58 E: 715853.04

W/ ALUMINUM DISC

STM — STM — STM —

FND CONCRETE MONUMENT W/ DISC

STAMPED "FDOT BM 204"

SITE BM# 30001

E: 715741.73

ELEV.= 23.05'

IPED "PRM BSM LB 8155"

W/ ALUMINUM DISC

STAMPED "NORTHSTAR LB 7217"

0.13' NORTH; 0.83' EAST OF PROPERTY CORNER

S89°58'38"E 336.94' (C)

S89°50'34"W 336.76' (D-PARCEL 3)

C/L CENTER STREET (P)

47.70' (C)(P) 47.70' (C)(P) 47.70' (C)(P) 47.70' (C)(P)

47.70' (C)(P) 47.70' (C)(P) 47.70' (C)(P) 47.70' (C)(P) 47.70' (C)(P)

15.00' VACATED ALLEY

P.B. 2, PG. 17

FND CONCRETE MONUMENT W/ DISC

47.70' (C)(P) 47.70' (C)(P) 47.70' (C)(P)

STORIC RIM ELEV. = 21.92'

STAMPED "FDOT BM2 2012"

STORM WATER MANHOLE

RIM ELEV. = 22.51'
(W) 24" RCP INV. ELEV. = 15.3'

(E) 24" RCP INV. ELEV. = 15.3'

N: 1057869.69

E: 715764.13 ELEV.= 23.49'

(UNIMPROVED ROAD)

FND 5/8" IRON ROD & CAP STAMPED "HOOVER 4276"

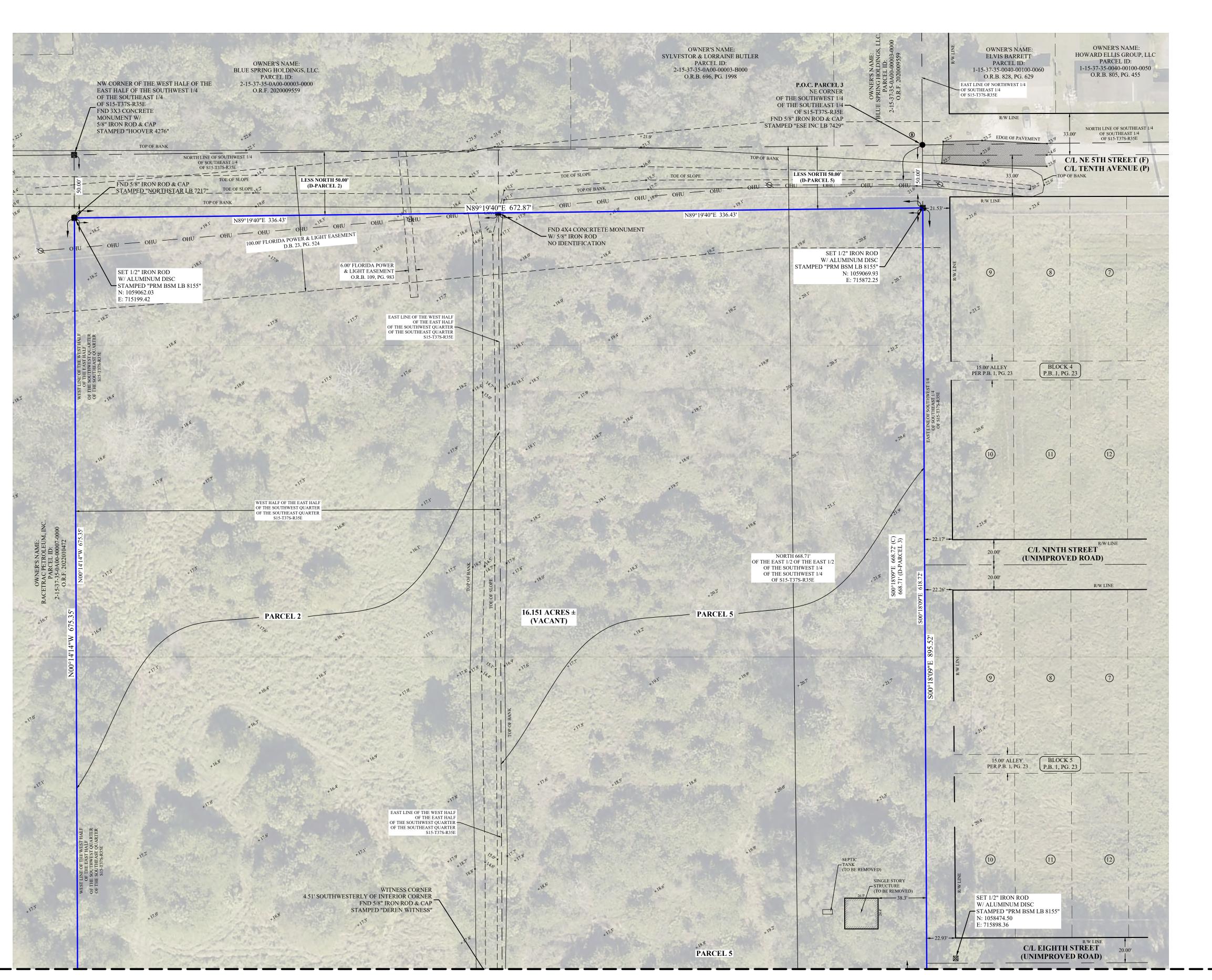
TOPOGRAPHIC

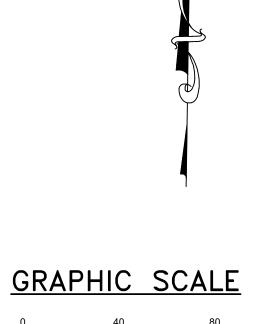
SE CORNER S15-T37S-R35E FND NAIL & DISC STAMPED "LB 1221"

BOUNDARY & TOPOGRAPHIC SURVEY TO ALTA/NSPS

LAND TITLE STANDARDS

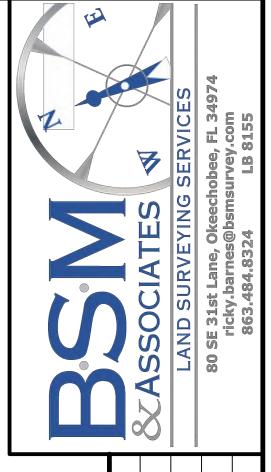
LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST





1 INCH = 40 FT.
(INTENDED DISPLAY SCALE)

MATCH LINE "A" FROM SHEET 2



		REVISED BOUNDARY TO REFLECT CITY COMMENTS	REVISIONS:
		3-23-23	DATE:
G:My Drive BSM & ASSOCIATES, INC/2022/22-445 ALTA TOPO & PLAT - KINGS CONDOR PARTNERS PLAT & BOUNDARY VERSION 2/MGOI		DATE 11/11/22	DWG 22-445 BND SURVEY PER DEED
INC\2022\22-45 ALTA TOPO & PLAT - KINGS COND	FB./PG. BSM #8/20		SHEET 3 OF 3
REF G:\My Drive\BSM & ASSOCIATES, IN	FLD DF	OFF BHM	CKD REB
JRVEY		7.2	7