



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

June 5, 2024 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

ANNEXATION

1. Floridian North - Annexation (ANNEX), 2nd Submittal
Owner(s): Floridian Apopka Phase 1 Owner LLC and Florence Hotel Company LLC
Applicant(s): GAI Consultants - Andrew McCowan
Location: South of Janet Street, West of the 429, North of Dew Berry Avenue and Southfork Drive and East of Hermit Smith Road
Proposed Use: Mixed Uses
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager

FUTURE LAND USE AMENDMENT

1. Page Properties - Small Scale Future Land Use (SSFLU), 2nd Submittal
2. Floridian North - Small Scale Future Land Use (SSFLU), 2nd Submittal

REZONING

1. Page Properties - Rezone (Rz), 2nd Submittal
2. Floridian North - Rezoning (Rz), 2nd Submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

CONSTRUCTION SITE PLAN

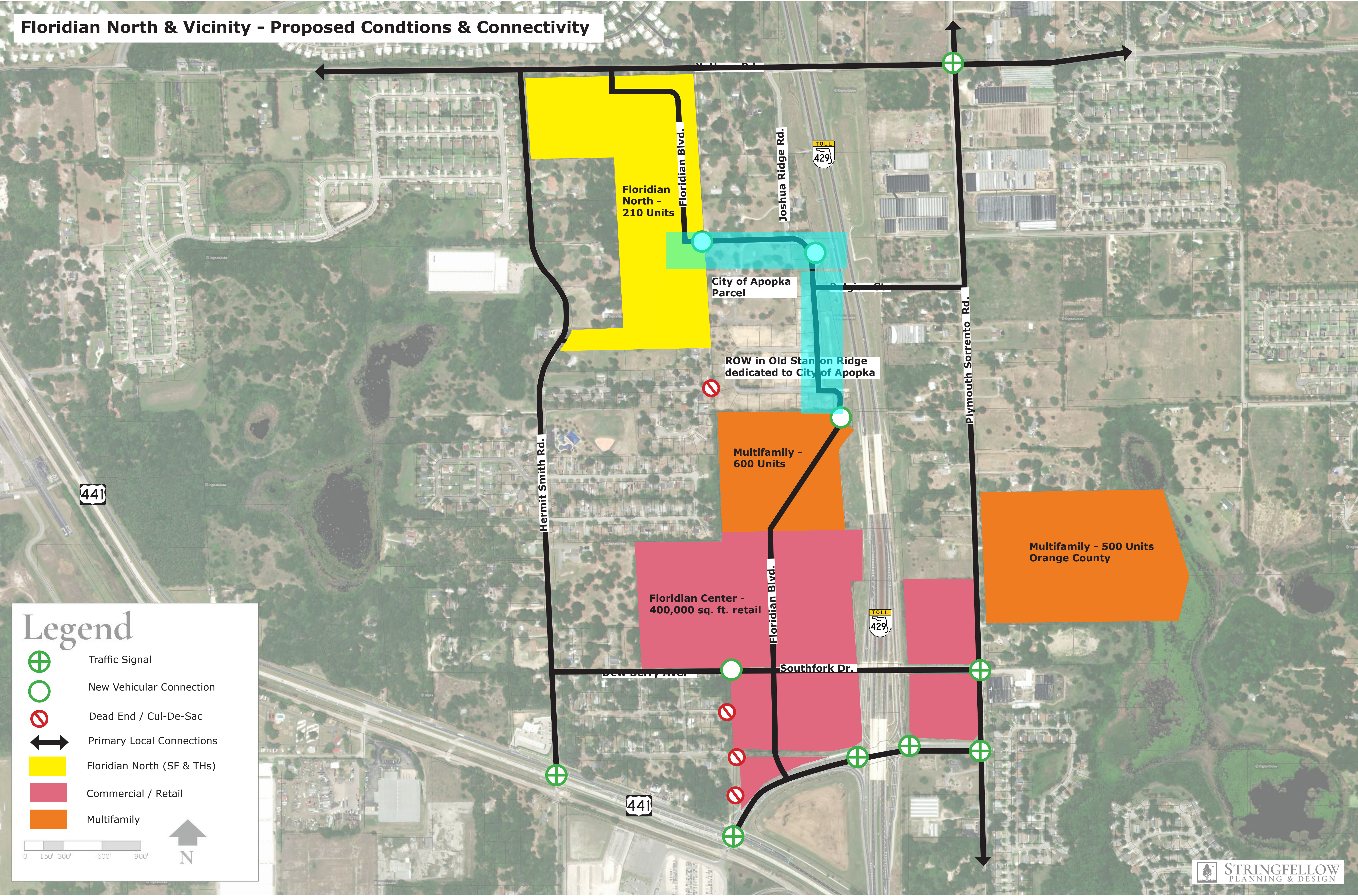
1. SP-24-43, Clarcona Industrial Park - Revision to Construction Site Plan (CSP), 1st Submittal
2. SP-24-40, Southwick Commons - Construction Site Plan (CSP) Revision, 2nd Submittal

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Floridian North & Vicinity - Proposed Condtions & Connectivity

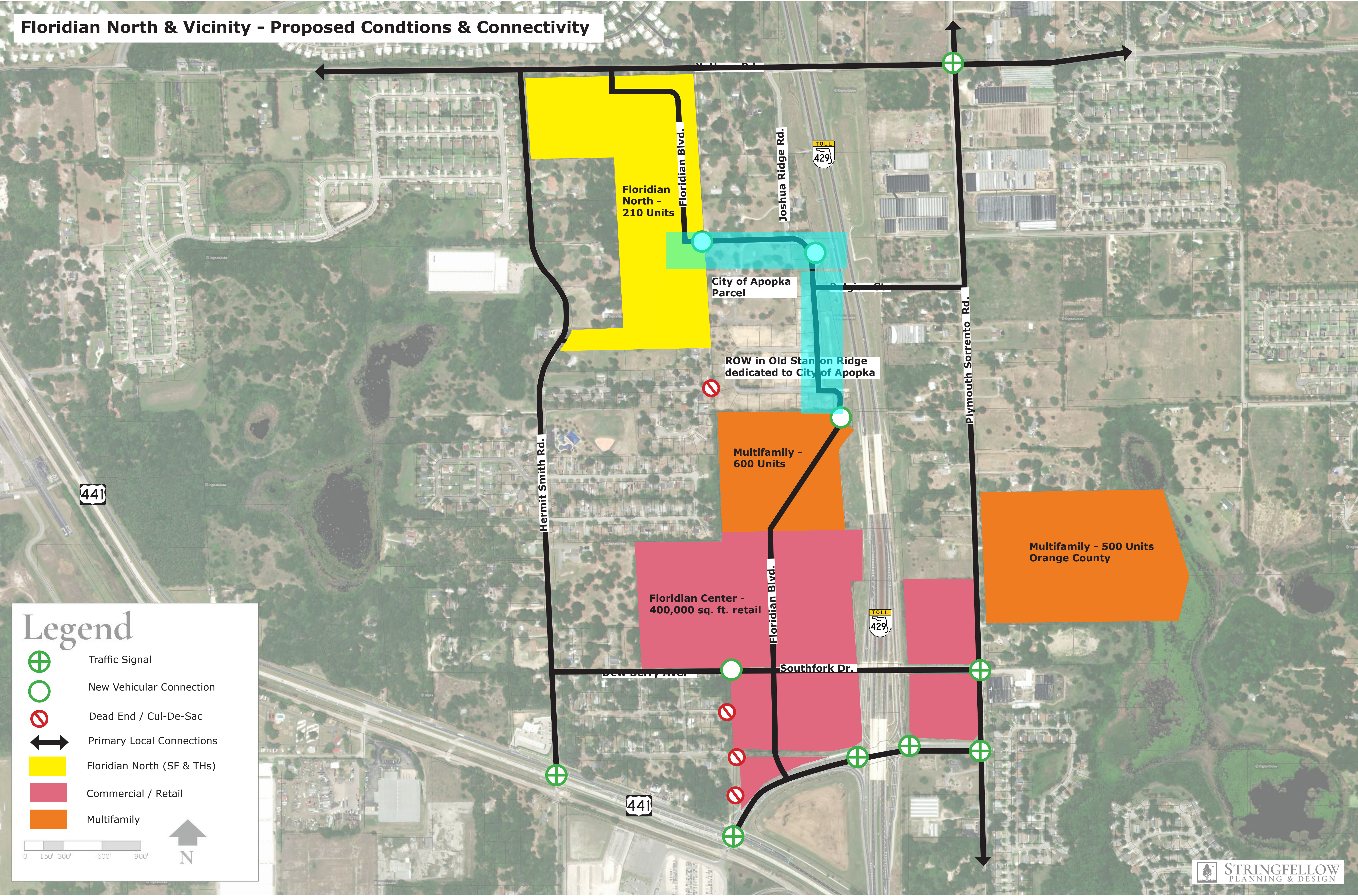


Legend

- Traffic Signal
- New Vehicular Connection
- Dead End / Cul-De-Sac
- Primary Local Connections
- Floridian North (SF & THs)
- Commercial / Retail
- Multifamily



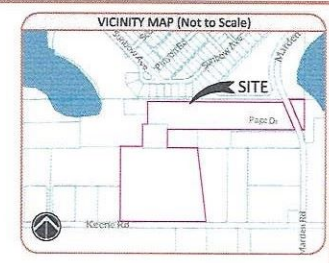
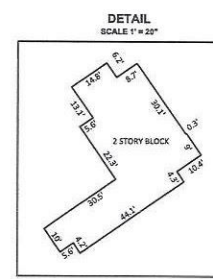
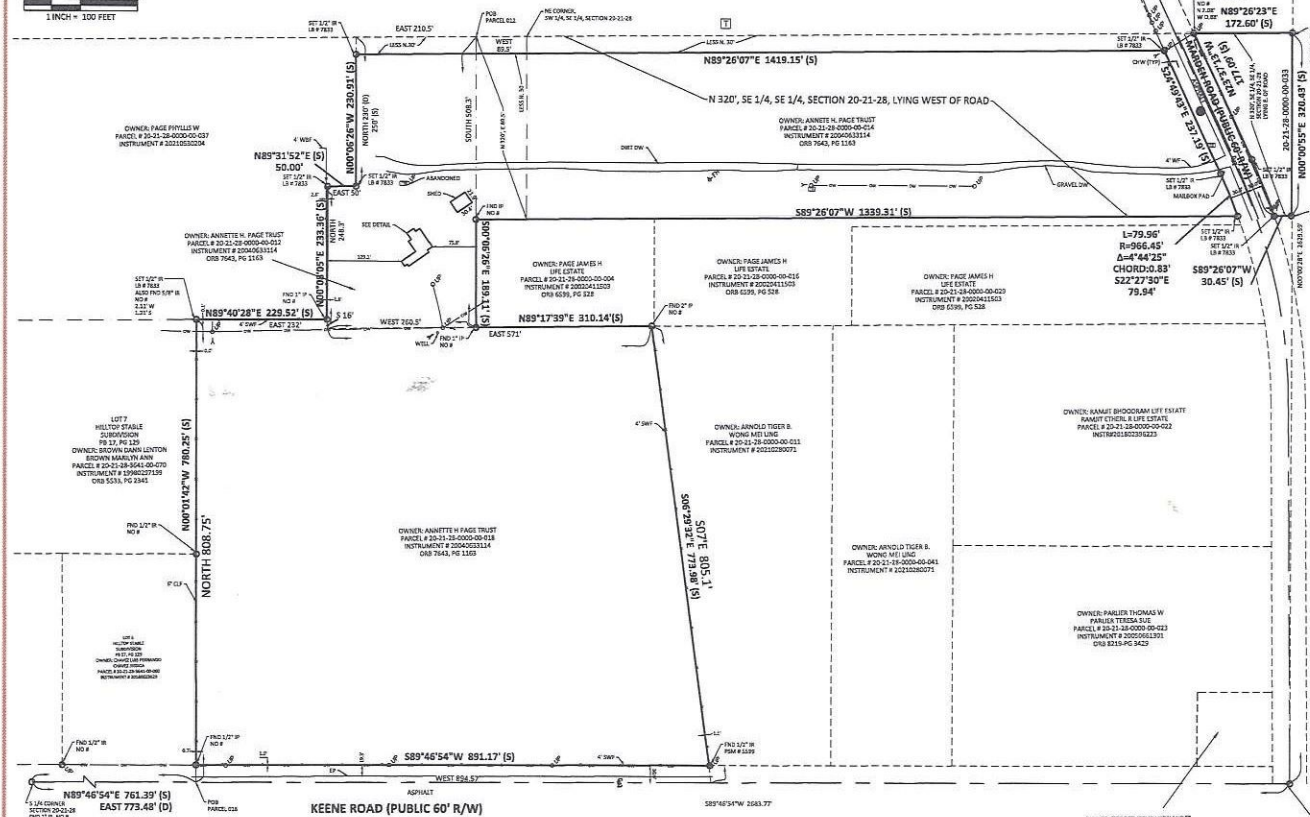
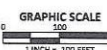
Floridian North & Vicinity - Proposed Condtions & Connectivity



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[illegible]

PARCEL ID: 20-21-28-0000-00-012
BEGIN 83.5 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, RUN SOUTH 508.3 FEET, THENCE WEST 262.5 FEET, THENCE NORTH 248.3, THENCE FEET EAST 50 FEET, THENCE NORTH 230 FEET, THENCE EAST 210.5 FEET TO POINT OF BEGINNINGS (LESS NORTH 30 FEET) IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

THE NORTH 320 FEET OF THE EAST 89.5 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, AND THE NORTH 320 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF ROAD (LESS NORTH 30 FEET THEREOF) IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

BEGIN 773.48 FEET EAST OF THE SOUTH 1/4 CORNER RUN THENCE NORTH 808.75 FEET, THENCE EAST 232 FEET, THENCE SOUTH 16 FEET, THENCE EAST 571 FEET, THENCE SOUTH 7" EAST 805.1 FEET, THENCE WEST 834.57 FEET TO THE POINT OF BEGINNING (LESS SOUTH 30 FEET THEREOF FOR ROAD) IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

THAT PART OF THE NORTH 320 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, LYING EAST OF MARDEN ROAD, ORANGE COUNTY, FLORIDA.

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED RIGHT OF WAY LINE OF KEENE ROAD, BEING: N89°46'54"E ASSUMED.

3. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
4. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OF THE SITE OR ADJACENT. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CONSEQUENCES OF ANY DAMAGE TO ANY UTILITIES OR CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES. THE SURVEYOR IS NOT GUARANTEED AND BEFORE COMMENCEMENT OF CONSTRUCTION, IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS OF THE CLIENT AND THE SURVEYOR'S FINDINGS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
5. THIS SITE LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 120502C1205, COMMUNITY NO. 120219, ORANGE COUNTY, FLORIDA, EFFECTIVE 06/27/2009.
6. ACCORDING TO FLORIDA STATUTES, CHAPTER 467.02(2), A LAND SURVEYOR SHALL NOT AFFIX HIS OR HER NAME TO ANY PLAN OR DRAWING UNLESS HE OR SHE HAS PERSONALLY OBSERVED AND TO PERFORM OR HAS IT BEYOND HIS PROFESSION OR SPECIALTY THEREIN, THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
7. THIS SURVEY WAS MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE OR SEARCH OF PUBLIC RECORDS FOR EASEMENTS AND/OR ENCUMBRANCES THAT MAY AFFECT THIS SUBJECT PROPERTY.
7. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO ASSUMED HORIZONTAL DATUM.

Certified to:
James Page



ADDRESS:
2350 MARDEN ROAD
APOPKA, FL, 32703

Job Information

JOB NO. 904552
CF NO. ORG-20-21-28
FIELD DATE: 09/16/2021
SCALE: 1" = 100'
DRAWN BY: DSK

Revisions

[illegible]

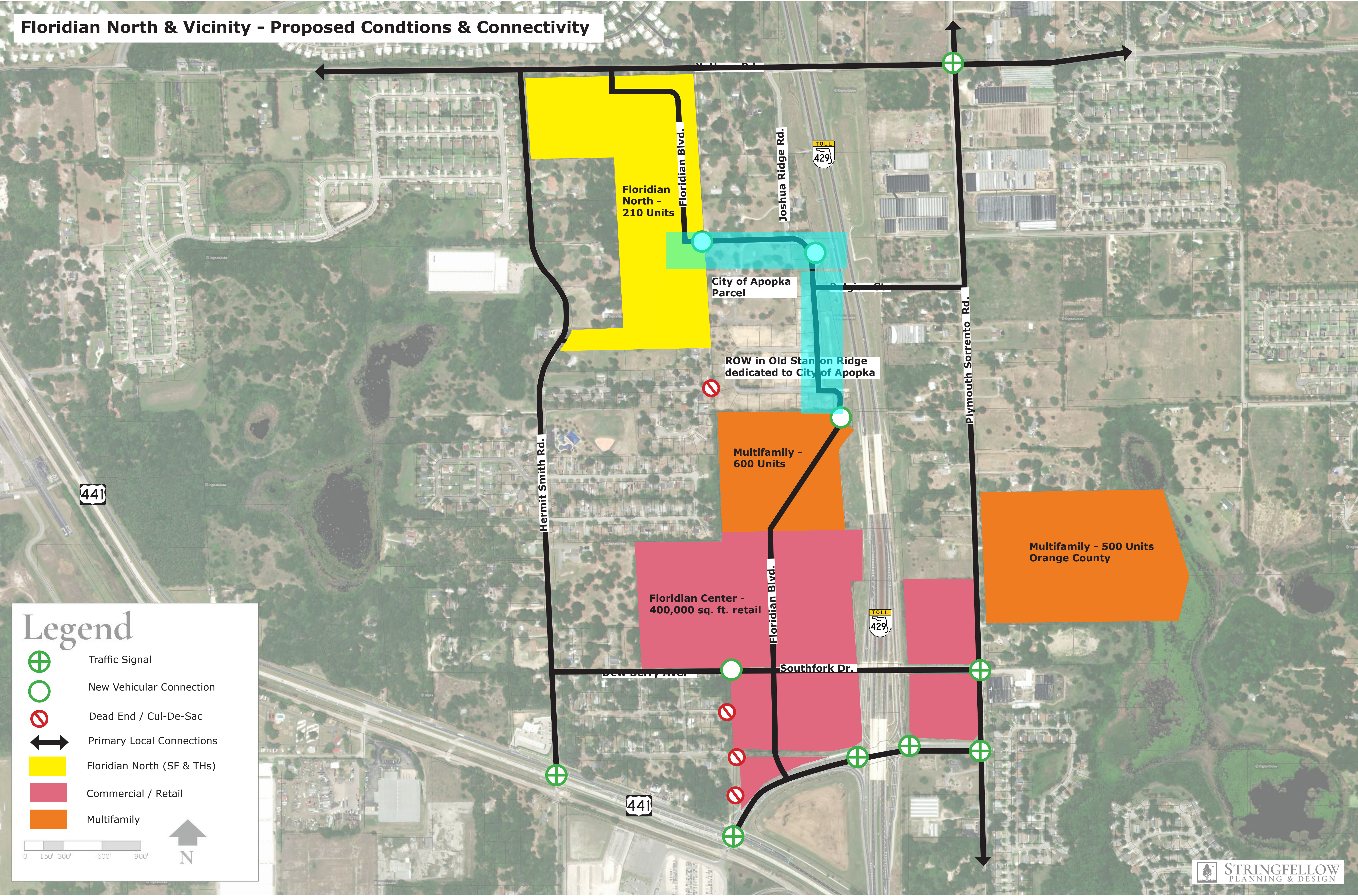
Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com
Digitally signed by James D

James D. Bray PSM 6507

SHEET 1 OF 1



Floridian North & Vicinity - Proposed Condtions & Connectivity



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0' 150' 300' 600' 900'



The map shows the study area with the John Land Apopka Expy running diagonally. W Keene Rd and E Keene Rd are horizontal roads. The site is marked with a red circle and labeled 'SITE' near the intersection of E Keene Rd and the John Land Apopka Expy. Other streets shown include Stew Ln, Sheela Hills Dr, Cobblefield, Stone Rd, and various local streets like Sunco Ave, Rocky Ln, Gem Pass, Brum Ave, and Brian Patch. A scale bar at the bottom right indicates 1" = 1000'.

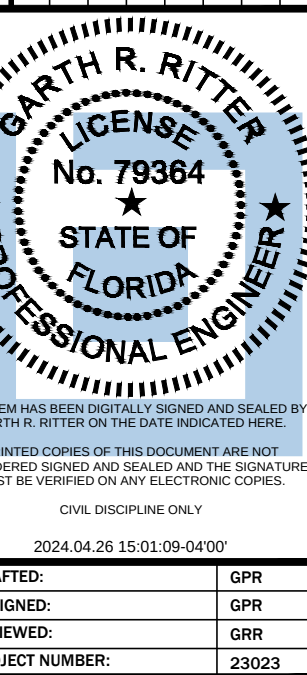
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CITY OF APOPKA, FL
SITE CONSTRUCTION PLANS
PARCEL ID # 27-21-28-6024-00-005

460 PINEY CROFT LANE MAITLAND, FL 32751
407-436-7276 ■ WWW.RITTERCIVIL.COM

20 MILL LLC

COVER SHEET
CLARCONA INDUSTRIAL PARK

[illegible]

SHEET:
C1.0

DEVELOPER / APPLICANT / OWNER

20 MILL, LLC
2315 LYNX LANE SUITE 6
ORLANDO, FL, 32804
EMAIL: CAM0875@EARTHLINK.NET

CIVIL ENGINEER

ITTER CIVIL, LLC
460 PINEY CROFT LANE
MAITLAND, FL 32751
PHONE: (407) 436 - 7276
EMAIL: GARTH@ITTERCIVIL.COM

MCMAHON SURVEYING & MAPPING, LLC
1690 TALL OAKS ROAD
DELAND, FL 32720
PHONE: (407) 399 - 2044
EMAIL: THOMASMCMAHONSURVEYOR@OUTLOOK.COM

GEOTECHNICAL ENGINEER

DEVO ENGINEERING
5500 ALHAMBRA DRIVE
ORLANDO, FL 32808
PHONE: (407) 290-2371
EMAIL: DEVO@DEVOENG.COM

COVER SHEET	C1.0
GENERAL NOTES	C2.0 - C2.1
EXISTING CONDITIONS PLAN	C3.0
SEDIMENTATION & EROSION CONTROL PLAN	C4.0 - C4.1
DEMOLITION PLAN	C5.0 - C5.1
LAYOUT PLAN	C6.0 - C6.1
PAVING, GRADING & DRAINAGE PLAN	C7.0 - C7.1
SITE DETAILS	C8.0 - C8.3

ITTER CIVIL, LLC RESERVES THE RIGHT TO MAKE CHANGES TO THE DRAWINGS WHICH MAY NOT BE IMPLEMENTED IN AN OTHER MANNER. NO ONE CAN BE DEPENDENT ON ANY PARTY WITHOUT ITTER CIVIL, LLC'S WRITTEN CONSENT.

GENERAL:

1. THE FOLLOWING NOTES CONTAINED IN THE GENERAL NOTES SHEETS APPLY TO ALL WORK DETAILED IN THIS SET OF CONSTRUCTION DRAWINGS. THIS SET OF CONSTRUCTION DRAWINGS, INCLUDING ANY BELOW REFERENCED BOUNDARY AND TOPOGRAPHIC SURVEY, GEOTECHNICAL ENGINEERING REPORTS, AND ALL REQUIRED PERMITS ARE HEREBY INCORPORATED AS THE COMPLETE SET OF CIVIL SITE CONSTRUCTION DOCUMENTS, WHICH MAY ALSO BE REFERRED HEREIN AS "CONSTRUCTION DOCUMENTS."

A. EXISTING TOPOGRAPHIC INFORMATION BASED ON THE FOLLOWING:

SURVEYOR: MCMAHON SURVEYING AND MAPPING, LLC
DRAWING NUMBER: CLARC001
DRAWING DATE: 09/27/23
LATEST REVISION: 09/27/23

B. PROJECT BOUNDARY BASED ON THE FOLLOWING:

SURVEYOR: MCMAHON SURVEYING AND MAPPING, LLC
DRAWING NUMBER: CLARC001
DRAWING DATE: 09/27/23
LATEST REVISION: 09/27/23

C. GEOTECHNICAL ENGINEERING DETAILS TAKEN FROM:

GEOTECHNICAL ENGINEER: NATIVE GEOSCIENCE AND DEVO ENGINEERING
REPORT NUMBER: R0501.0 AND 12/07/23
REPORT DATE: 03/19/20 AND 12/07/23
LATEST REVISION: N/A AND N/A

2. GEOTECHNICAL SERVICES: GEOTECHNICAL DETAILS AND SPECIFICATIONS IF SHOWN IN THESE PLANS ARE PROVIDED FOR REFERENCE ONLY. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF RITTER CIVIL, LLC. RITTER CIVIL, LLC HAS RELIED ON THE GEOTECHNICAL REPORT REFERENCED ABOVE IN PREPARATION OF THESE PLANS. ANY CONFLICT BETWEEN THE GEOTECHNICAL REPORT AND THE GEOTECHNICAL REPORT AND THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERY. RITTER CIVIL, LLC IS NOT RESPONSIBLE FOR THE COMPLETENESS, CORRECTNESS, OR ACCURACY OF THE GEOTECHNICAL INFORMATION.

3. VERTICAL DATUM: ELEVATIONS SHOWN WITHIN THESE PLANS ARE RELATIVE TO NAVD83 DATUM BASED ON BENCHMARKS SHOWN ON THE TOPOGRAPHIC SURVEY REFERENCED ABOVE. REFER TO TOPOGRAPHIC SURVEY FOR REFERENCED BENCHMARK DETAILS.

4. UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT PUBLICATION OF THE FOLLOWING CODES, STANDARDS, AND SPECIFICATIONS IN ADDITION TO THE LATEST EDITION OF ALL APPLICABLE STANDARDS AND SPECIFICATIONS: LOCAL CITY OR COUNTY, WATER MANAGEMENT DISTRICT, FLORIDA BUILDING CODE, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, AMERICANS WITH DISABILITIES ACT (ADA) BY U.S. DEPARTMENT OF JUSTICE, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION (FHWA), RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, AND FAIR HOUSING ACT BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

5. ALL CONSTRUCTION ACTIVITY SHALL BE GOVERNED BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, BUILDING AND SAFETY CODES, AND REQUIRED PERMIT CONDITIONS.

6. ALL STANDARDS AND SPECIFICATIONS SHALL BE OF THE LATEST REVISION. IN THE EVENT THAT ANY STANDARDS OR SPECIFICATIONS AS DESCRIBED HEREIN ARE IN CONFLICT WITH EACH OTHER, OR SHOWN IN CONFLICT ON THE PLANS, THE MORE STRINGENT CRITERIA SHALL USUALLY APPLY. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF SUCH CONFLICT IN WRITING IMMEDIATELY. SHOULD THE MORE STRINGENT CRITERIA BE UNCLEAR, THE CONTRACTOR SHALL REQUEST IN WRITING THE ENGINEER'S INTERPRETATION OF THE MORE STRINGENT CRITERIA TO BE USED.

7. CONTRACTOR SHALL REVIEW ALL PLANS WITHIN THE CIVIL SITE WORK SCOPE IN THEIR ENTIRETY. ANY ERRORS, OMISSIONS, OR DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS, THE CONSTRUCTION PLANS, OR APPLICABLE SPECIFICATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO DEVIATIONS OR FIELD CHANGES FROM THE CONSTRUCTION DRAWINGS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND ENGINEER.

8. IF ANY ITEMS APPEARING TO BE HISTORICAL OR ARCHEOLOGICAL ARTIFACTS ARE DISCOVERED DURING CONSTRUCTION ACTIVITY WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE ENGINEER, AND THE BUREAU OF HISTORICAL PRESERVATION, FLORIDA OF HISTORICAL RESOURCES R.A. GRAY BUILDING, 500 S. BRONOUGH ST. TALLAHASSEE, FLORIDA, 32399-0250.

9. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING THOSE WHERE NO SPECIFIC IMPROVEMENTS ARE SHOWN, SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION, WITH BAHIA SOD AT A MINIMUM, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR RESPONSIBILITIES:

1. EXISTING CONDITIONS:

- A. THE CONTRACTOR SHALL CONDUCT A SITE INVESTIGATION TO THOROUGHLY ANALYZE THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK DETAILED IN THE CONSTRUCTION DOCUMENTS, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE DESIGN OR SUCCESSFUL COMPLETION OF THE PROJECT PRIOR TO COMMENCEMENT OF WORK.

- B. THE LOCATION OF EXISTING UTILITIES, FACILITIES, STRUCTURES, AND OTHER FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED BY THE BEST INFORMATION AVAILABLE AND ARE PROVIDED FOR THE CONVENIENCE OF THE ENGINEER. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE LOCATION INFORMATION PROVIDED. ANY INACCURACY OR OMISSION IN SUCH INFORMATION SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROTECT EXISTING FEATURES FROM DAMAGE OR UNSCHEDULED INTERRUPTION OF SERVICE. IF DISCREPANCIES ARISE BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS THAT WOULD RESULT IN A NECESSARY CHANGE TO THE CONSTRUCTION DESIGN, THE CONTRACTOR SHALL STOP ALL CONSTRUCTION IN THE AFFECTED AREA AND NOTIFY THE OWNER & ENGINEER IMMEDIATELY. FAILURE TO NOTIFY THE OWNER & ENGINEER, AND CONTINUING CONSTRUCTION SHALL MAKE THE CONTRACTOR LIABLE FOR ALL SUBSEQUENT ERRORS AND NECESSARY CORRECTIONS.

- C. THE CONTRACTOR SHALL PROTECT ALL PROPERTIES SURROUNDING THE JOB SITE FROM DAMAGE DUE TO CONSTRUCTION RELATED ACTIVITY OR SEDIMENTATION.

- D. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION AND TAKE ALL REASONABLE PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ITEMS INCLUDING, BUT NOT LIMITED TO: PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCHMARKS, PROPERTY CORNERS, POINTS OR MARKERS. ANY DAMAGE OR DISTURBANCE TO EXISTING SURVEY MONUMENTATION DURING CONSTRUCTION SHALL BE RESTORED BY A FLORIDA LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

2. PERMITS:

- A. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED, WITH HARD COPIES AVAILABLE AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL REQUIRED PERMIT CONDITIONS. PERMITS INCLUDED (BUT NOT LIMITED TO) ARE:

- WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (E.R.P.) OR M.S.S.W.
- WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (C.U.P.)
- A.C.O.E. NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
- FLORIDA FISH AND WILDLIFE CONSERVATION COMMORTISE INCIDENTAL TAKE OR RELOCATION
- F.D.E.P. WATER DISTRIBUTION
- F.D.E.P. SANITARY SEWER COLLECTION AND TRANSMISSION
- LOCAL/STATE RIGHT OF WAY USE
- LOCAL/STATE UNDERGROUND UTILITIES
- F.D.E.P. N.P.D.E.S. STORMWATER

- B. THE CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY REQUIRED CHANGES PRIOR TO COMMENCING CONSTRUCTION.

3. PRE-CONSTRUCTION:

- A. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES, TAKE-OFF MEASUREMENTS, NEEDED MATERIALS AND NECESSARY REMOVAL & REPAIR OF IMPROVEMENTS AT POINTS OF CONNECTION TO EXISTING INFRASTRUCTURE DURING THE BID PROCESS. ALL NECESSARY WORK TO COMPLETE THE PROJECT SHALL BE INCLUDED ON THE CONTRACTORS' BID. ANY EXCLUSIONS FROM THE BID SHALL BE CLEARLY ITEMIZED AND DESCRIBED ON THE BID.

- B. UPON NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE AND ATTEND A REQUIRED PRE-CONSTRUCTION MEETING WITH THE AUTHORITY HAVING JURISDICTION'S STAFF, OWNER, ENGINEER OF RECORD, AND ANY OTHER APPLICABLE PARTIES.

- C. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER A CONSTRUCTION SCHEDULE FOR ALL INCLUDED SITE WORK ELEMENTS TO FACILITATE COORDINATION OF PERIODIC SITE VISITS TO ENSURE TIMELY ISSUANCE OF CERTIFICATION OF COMPLETION OR CERTIFICATION OF OCCUPANCY.

4. LABOR & MATERIALS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR TO CONSTRUCT THE PROJECT AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AGENCIES, SPECIFICATIONS, AND REQUIREMENTS.

- B. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE APPROPRIATE GOVERNING AGENCIES AND ENGINEER FOR REVIEW PRIOR TO MATERIAL PROCUREMENT AND DELIVERY TO JOB SITE. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF MATERIALS, PIPE SLOPES AND INVERTS AND ADVISE ENGINEER OF ANY DISCREPANCIES.

- C. NO EXISTING MATERIALS SHALL BE USED IN NEW CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEER. EXISTING ITEMS CALLED OUT TO BE RELOCATED IN THE PLANS SHALL BE EVALUATED IN THE FIELD BY THE CONTRACTOR TO DETERMINE IF RELOCATION IS FEASIBLE OR IF A SUITABLE REPLACEMENT IS REQUIRED.

- D. ALL WORK SHALL BE COMPLETED IN REASONABLE CONFORMANCE WITH THE LINES, GRADES, CROSS SECTIONS, AND DIMENSIONS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. ALL PROVIDED MATERIALS AND THEIR INSTALLATION SHALL MEET THE MOST STRINGENT SPECIFICATIONS AND TESTING REQUIREMENTS OF THE APPROPRIATE GOVERNING AGENCY, FDOT, FDEP, UTILITY PROVIDER, GEOTECHNICAL REPORT, AND/OR OWNER REQUIREMENTS.

- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTIONS OR INACTIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS, AGENTS OR ANY OTHER PERSONS OR ENTITY PERFORMING WORK ON BEHALF OF THE CONTRACTOR.

- F. ANY HAULING OR MOVEMENT OF MATERIALS OR EQUIPMENT TO AND FROM THE JOB SITE SHALL COMPLY WITH ALL LEGAL LOAD RESTRICTIONS ON PUBLIC ROADS. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE THAT MAY OCCUR FROM HAULING OR MOVING MATERIALS & EQUIPMENT.

- G. THE CONTRACTOR SHALL ARRANGE FOR DAILY REMOVAL OF TRASH AND DEBRIS FROM THE SITE OR AT MORE FREQUENT INTERVALS AS NEEDED TO REDUCE ACCUMULATION OF POTENTIAL FIRE & SAFETY HAZARDS OR ENVIRONMENTAL CONCERNS. TRASH AND DEBRIS SHALL BE PLACED IN SEALED CONTAINERS, COVERED OR TIED DOWN AS NECESSARY TO PREVENT LEAVING THE CONSTRUCTION SITE BY WIND, STORMWATER DISCHARGE, OR OTHER MEANS. ALL TRASH AND DEBRIS SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

5. CONSTRUCTION LAYOUT:

- A. THE CONTRACTOR SHALL HAVE THE DESIGN/PLATTING SURVEYOR SET AND/OR VERIFY PROPERTY CORNER AND BENCHMARK LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

- B. ANY SUPPLEMENTAL DIGITAL FILES, INCLUDING BUT NOT LIMITED TO COMPUTER AIDED DRAFTING (CAD) FILES, DESIGN FILES, OR SIMILAR FILES ARE PROVIDED AT THE DISCRETION OF RITTER CIVIL, LLC FOR INFORMATIONAL PURPOSES ONLY. RITTER CIVIL, LLC BEARS NO RESPONSIBILITY FOR THE COMPATIBILITY OF SUPPLEMENTAL DIGITAL FILES WITH THE RECIPIENT'S SOFTWARE OR SYSTEM. THE CONTRACTOR SHALL LAYOUT PROPOSED IMPROVEMENTS BASED ON THE SITE BOUNDARY PROVIDED BY SURVEYOR AND THE DIMENSIONS, NOTES AND OTHER APPLICABLE INFORMATION CONTAINED IN THE SIGNED AND SEALED CONSTRUCTION PLANS.

- C. THE CONTRACTOR SHALL COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS SHOWN ON THE CONSTRUCTION PLANS TO ENSURE ADEQUATE HORIZONTAL AND VERTICAL POSITIONING PRIOR TO INSTALLING ANY IMPROVEMENT.

- D. ANY BUILDING FOOTPRINT SHOWN IS PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY BUILDING GEOMETRY WITH ARCHITECT AND/OR BUILDING CONTRACTOR PRIOR TO STAKING ANY BUILDING CORNERS. PERMITS FOR THE CONTRACTOR SHALL VERIFY BUILDING LAYOUT MEETS ALL MINIMUM REQUIRED BUILDING SETBACKS.

6. NOTIFICATIONS & UTILITY COORDINATION:

- A. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNMENTAL AGENCIES, UTILITY SERVICE PROVIDERS, AND CORPORATIONS OWNING OR CONTROLLING ANY ROADWAY, UTILITY, OR STORMWATER INFRASTRUCTURE AND FACILITIES IN CLOSE PROXIMITY TO THE WORK AREAS OR OTHERWISE AFFECTED BY CONSTRUCTION ACTIVITIES AT A MINIMUM OF 3 WORKING DAYS UNLESS OTHERWISE REQUIRED BY SUCH ENTITY. CONTRACTOR TO COORDINATE WITH APPROPRIATE ENTITIES TO PROPERLY LOCATE, SUPPORT, AND PROTECT SUCH FACILITIES FROM ANY UNAUTHORIZED DISTURBANCE, INTERRUPTION OF SERVICE, OR DAMAGE. CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA, INC. (800-432-4770) PRIOR TO PLANNED EXCAVATION OR DEMOLITION ACTIVITIES.

7. JOB SITE SAFETY & SECURITY:

- A. ALL CONSTRUCTION ACTIVITY SHALL ADHERE TO ALL REASONABLE & COMMONLY ACCEPTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES AND GUIDELINES GOVERNING JOB SITE SAFETY, HEALTH, SAFE USE OF EQUIPMENT AND MATERIAL HANDLING AS PUBLISHED BY THE RESPECTIVE MANUFACTURERS. SUCH REGULATIONS SHALL INCLUDE BUT ARE NOT LIMITED TO: OSHA SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, STANDARDS 29 C.F.R., 1926, SUBPART P, EXCAVATION, AND ALL SUBSEQUENT REVISIONS OR UPDATES AS ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY, AND WITH SECTION 555.62, FLORIDA STATUTES.

- B. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY BARRICADES, LIGHTS, WARNING SIGNS, AND PAVEMENT MARKINGS FOR HAZARDS AND TRAFFIC CONTROL THROUGH WORK ZONES IN ACCORDANCE WITH FDOT, LOCAL CITY OR COUNTY OR OTHER AGENCIES HAVING JURISDICTION IN ORDER TO PREVENT ACCIDENT OR INJURY AT ALL LOCATIONS WHERE CONSTRUCTION ACTIVITY CREATES ANY FORM OF HAZARD TO THE PUBLIC OR INTERRUPTS NORMAL TRAFFIC FLOW. WHEN REQUIRED, A MAINTENANCE OR TRAFFIC PLAN SHALL BE PREPARED BY AN FDOT CERTIFIED DESIGNER RETAINED BY THE CONTRACTOR AND SUBMITTED BY THE CONTRACTOR TO THE OWNER/ENGINEER AND AUTHORITY HAVING JURISDICTION FOR APPROVAL.

- C. WHEN COMBUSTIBLE MATERIALS ARE BROUGHT ON SITE, ACCESS ROADS AND A TEMPORARY OR PERMANENT SUPPLY OF WATER SHALL BE PROVIDED AND MAINTAINED AS REQUIRED BY THE GOVERNING FIRE DEPARTMENT.

- D. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SECURITY AND SHALL TAKE EVERY PRECAUTION NECESSARY TO ENSURE THE COMPLETED WORK, EQUIPMENT, AND MATERIALS ARE SECURED & STORED ON-SITE IN SUCH A MANNER TO PREVENT UNAUTHORIZED ACCESS, USE, OR THEFT. SIGNAGE, FENCING AND ANY OTHER APPLICABLE SECURITY MEASURES WILL BE PROVIDED AT CONTRACTOR'S EXPENSE.

- E. ANY WORK IN PLACE SUBJECT TO DAMAGE DUE TO ONGOING CONSTRUCTION ACTIVITY SHALL BE COVERED, BOARDED UP OR OTHERWISE SUFFICIENTLY PROTECTED BY THE CONTRACTOR AT THEIR EXPENSE.

8. INSPECTIONS & TESTING:

- A. THE OWNER, OWNER'S REPRESENTATIVES, ENGINEER, & INSPECTORS OF APPLICABLE PERMITTING AGENCIES SHALL HAVE ACCESS TO THE JOB SITE AT ALL TIMES TO MONITOR WORK COMPLETED OR WORK IN PROGRESS.

- B. THE CONTRACTOR SHALL RETAIN A QUALIFIED GEOTECHNICAL ENGINEER FOR INSPECTIONS, TESTING, REPORTS, AND CERTIFICATIONS.

- C. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ALL TESTING AS REQUIRED BY CITY / AND OR COUNTY, FDOT, UTILITY PROVIDER, FDEP, GEOTECHNICAL ENGINEER, AND AS REQUIRED BY THE OWNER / ENGINEER. TEST RESULTS BY THE CONTRACTOR SHALL BE PROVIDED TO THE CONTRACTOR IN A TIMELY MANNER TO THE OWNER / ENGINEER FOR REVIEW, ACCEPTANCE AND CERTIFICATIONS.

- D. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A MINIMUM NOTICE OF TWO BUSINESS DAYS FOR THE FOLLOWING CONSTRUCTION AND OBSERVATION ACTIVITIES:

- SANITARY SEWER VIDEO INSPECTION
- CONNECTION TO EXISTING STORMWATER OR UTILITY SYSTEMS
- STORM AND SANITARY LAMPING
- INLET TOP POURS
- WATER, RECLAIM, AND FORCE MAIN PRESSURE TESTS
- BACTERIOLOGICAL SAMPLING
- BASE INSPECTION
- PLACEMENT OF ASPHALT LIFTS
- PRE-FINAL SITE INSPECTIONS
- FINAL SITE INSPECTIONS

- E. IF ANY INSPECTIONS OR TEST RESULTS REVEAL DEFECTIVE WORK, THE CONTRACTOR SHALL NOT BE ELIGIBLE FOR ANY PAYMENT ASSOCIATED WITH THE WORK UNTIL IT MEETS THE REQUIRED SPECIFICATIONS AND STANDARDS INDICATED IN THE PLANS. THE CONTRACTOR SHALL COVER ALL REINSTALLATION, ADDITIONAL TESTING AND ASSOCIATED COSTS AS A RESULT OF REMEDYING THE DEFECTIVE WORK.

- F. ALL WORK RESULTING FROM REQUIREMENTS OR RECOMMENDATIONS FROM INSPECTION PERSONNEL MUST BE REPORTED TO THE OWNER / ENGINEER FOR REVIEW AND AUTHORIZATION PRIOR TO COMMENCEMENT. NO WORK SHALL BE GRANTED TO THE CONTRACTOR FOR ADDITIONAL WORK THAT WAS NOT APPROVED BY THE OWNER / ENGINEER.

SEDIMENTATION AND EROSION CONTROL:

1. REFER TO SEDIMENTATION AND EROSION CONTROL PLAN SHEET FOR SEDIMENTATION AND EROSION CONTROL NOTES AND DETAILS.

DEMOLITION AND CLEARING:

1. THE CONTRACTOR SHALL CLEARLY DELINEATE THE LIMITS OF CONSTRUCTION ON SITE PRIOR TO CONSTRUCTION. ALL WORK SHALL REMAIN WITHIN THE LIMITS OF CONSTRUCTION.

2. ALL EXISTING STRUCTURES, SLABS, FENCING, ASPHALT, SIGNS, OR OTHER EXISTING IMPROVEMENTS OR DEBRIS PLACES WITHIN THE PROJECT LIMITS ARE TO BE REMOVED BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS. SOME ITEMS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE EXISTING CONDITIONS OF THE SITE AND PROPOSED IMPROVEMENTS TO DETERMINE THE EXTENT OF ITEMS TO BE REMOVED. THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO THE REMOVAL OF ITEMS TO BE REMOVED. ITEMS THAT ARE NOT OWNERS SHOULD BE REMOVED. CONTRACTOR SHALL REMOVE ALL NON-REUSABLE WASTE MATERIAL. AT THE OWNER'S DIRECTION, FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.

3. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION, AND COMPLY WITH THE REQUIREMENTS OF SUCH PERMITS IN THEIR ENTIRETY.

4. ANY SIDEWALKS OR CURBING DISTURBED BY THE WORK SHALL BE RESTORED TO THE CONDITION OF THE ORIGINAL STRUCTURE. SIDEWALK PANELS SHALL BE RESTORED TO FULL PANEL WIDTHS AND LENGTHS (DEFINED BY EDGES OF SIDEWALK AND THE NEAREST CONTROL JOINTS OR EXPANSION JOINTS). PARTIAL PATCHING OF SIDEWALKS SHALL NOT BE ACCEPTABLE. PAVEMENT FINISHES, THICKNESSES AND GRADES SHALL MATCH THE EXISTING SIDEWALK.

5. THE CONTRACTOR SHALL COMPLY WITH ALL TREE PROTECTION REQUIREMENTS BY THE AGENCY HAVING JURISDICTION. THE CONTRACTOR SHALL USE EXTRA CARE WHEN WORKING NEAR EXISTING TREES DESIGNATED TO BE SAVED ON THE PLANS OR OTHERWISE NOTED IN THE FIELD. ALL PRACTICAL AND REASONABLE MEASURES SHALL BE TAKEN TO AVOID UNNECESSARY TREE REMOVAL.

6. TREE PROTECTION FENCING SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCAL PERMITTING AGENCY REQUIREMENTS.

7. ANY EXISTING TREE DESIGNATED TO REMAIN THAT IS DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE. REPLACEMENT TREE TO MEET LOCAL PERMITTING AGENCY REQUIREMENTS.

8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD STAKE AND ROPE OFF ALL CONSERVATION AREA BOUNDARIES.

9. THE CONTRACTOR SHALL STRIP OR OTHERWISE REMOVE ALL EXISTING VEGETATION, RUBBISH OR DELETERIOUS MATERIAL IN AREAS REQUIRING FILL MATERIAL.

PAVING, GRADING AND DRAINAGE NOTES:

1. GENERAL

- A. ALL EARTHWORK SHALL MEET THE MOST STRINGENT REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LOCAL PERMITTING AGENCIES, OR GEOTECHNICAL RECOMMENDATIONS. IN THE EVENT OF A CONFLICT BETWEEN REQUIREMENTS, CONTRACTOR TO REQUEST CLARIFICATION FROM THE ENGINEER IN WRITING.

- A. ALL EXISTING TOPOGRAPHY, VERTICAL CONTROL AND BOUNDARY INFORMATION IS SHOWN AS PROVIDED BY SURVEYOR. CONTRACTOR TO VERIFY ALL EXISTING GRADES PRIOR TO BEGINNING WORK & NOTIFY ENGINEER IMMEDIATELY SHOULD ANY DISCREPANCIES OCCUR BETWEEN THE TOPOGRAPHIC SURVEY AND FIELD CONDITIONS.

- C. INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT AND GEOTECHNICAL ENGINEER'S RECOMMENDATIONS WERE RELIED UPON DURING PREPARATION OF THESE CONSTRUCTION DRAWINGS. RITTER CIVIL, LLC ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE GEOTECHNICAL REPORT OR OTHER INFORMATION PROVIDED BY THE GEOTECHNICAL ENGINEER.

- D. FOR THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL RESTORE AND REGRADE ANY WASHOUTS THAT MAY OCCUR UNTIL ADEQUATE STABILIZATION IS ACHIEVED.

2. GEOTECHNICAL TESTING & INSPECTIONS:

- A. THE CONTRACTOR/OWNER SHALL RETAIN A QUALIFIED FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND TESTING COMPANY FOR INSPECTION, TESTING, LAB REPORTS, AND CERTIFICATIONS.

- B. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL TESTING REQUIRED BY THE LOCAL CITY OR COUNTY, FDOT, GEOTECHNICAL ENGINEER OR OWNER.

- A. ALL EARTHWORK ACTIVITIES SHALL BE INSPECTED AND TESTED BY THE GEOTECHNICAL ENGINEER OR AGENT UNDER THE GEOTECHNICAL ENGINEER'S RESPONSIBLE CHARGE. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND TEST THE EXCAVATION, PLACEMENT, AND COMPACTION OF FILL AREAS, AND THE BACKFILL AND COMPACTION OF ANY STORM UTILITY TRENCHES.

- D. ALL TESTING AND LAB REPORTS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OWNER / ENGINEER AS THEY ARE GENERATED.

- E. THE CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL MONITOR ONGOING CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS TO THE OWNER / ENGINEER FOR ROADWAY UNDERDRAINS AND ADDITIONAL ROADWAY UNDERDRAINS AS NECESSARY.

- F. THE CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL PROVIDE THE FOLLOWING CERTIFICATIONS TO OWNER / ENGINEER:

- OBSERVATIONS AND TESTS WERE CONDUCTED BY THE GEOTECHNICAL ENGINEER OR AGENT UNDER THEIR SUPERVISION, AND IN THE GEOTECHNICAL ENGINEER'S OPINION, ALL EXCAVATIONS AND EMBANKMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT AND THAT ALL EXCAVATIONS AND EMBANKMENTS ARE SUITABLE FOR THEIR INTENDED USE.

- POND BERMS HAVE BEEN CONSTRUCTED BASED ON THE RECOMMENDATIONS OF THE DESIGN GEOTECHNICAL ENGINEER AND CIVIL ENGINEERING PLANS AND SPECIFICATIONS.

- G. ANY ROADWAY IMPROVEMENTS THAT HAVE NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO THE PROJECT'S SPECIFICATIONS IS SUBJECT TO WITHHOLDING AUTHORIZATION OF PAYMENT UNTIL SATISFACTORY TEST RESULTS ARE PROVIDED.

3. EARTHWORK

- A. IF PROVIDED, EARTHWORK QUANTITIES DETERMINED BY RITTER CIVIL, LLC ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONFIRM REQUIRED EARTHWORK QUANTITIES WITH INDEPENDENT SURVEYOR AND CALCULATIONS AS NECESSARY DURING THE BID PROCESS. ALL REQUIRED EARTHWORK, INCLUDING ANY IMPORTED OR EXPORTED FILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTOR'S BID. UNLESS OTHERWISE SPECIFIED BY THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL IMPORT OR EXPORTED FILL MATERIAL REQUIRED BUT NOT INCLUDED ON THE INITIAL BID.

- B. ALL AREAS REQUIRING FILL SHALL BE PREPARED IN ACCORDANCE WITH GEOTECHNICAL REPORT'S SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE ANY MUCK, VEGETATIVE OR DELETERIOUS MATERIAL FROM THE SURFACE OF THE AREA REQUIRING PLACEMENT OF FILL. LOOSE FILL AND ALLUVIAL SOILS SHALL BE REMOVED TO SUITABLE FIRM NATURAL GROUND.

- C. ALL FILL MATERIALS SHALL BE FREE OF UNSUITABLE MATERIALS INCLUDING BUT NOT LIMITED TO MUCK, STUMPS, ROOTS, BRUSH OR VEGETATIVE MATTER.

- D. ALL EXCESS FILL MATERIAL SHALL BE HAULED OFF-SITE UNLESS OTHERWISE SHOWN IN THE PLANS TO BE STOCKPILED ON-SITE.

4. GRADING

- A. THE CONTRACTOR SHALL GRADE THE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS, AND AVOID DAMAGE TO ADJOINING PROPERTIES OR WORK RELATED TO CONSTRUCTION ACTIVITY BY THE CONTROL OF SURFACE WATER. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN THE SPOT GRADES, CONTOURS, AND FLOW LINES DEPICTED ON THE CONSTRUCTION PLANS.

- B. ALL CUT OR FILL SLOPES SHALL BE MAXIMUM 4:1 (HORIZONTAL:VERTICAL) UNLESS OTHERWISE SHOWN ON THE PLANS.

- C. ALL ELEVATIONS PROVIDED IN GRASSED AREAS ARE SET AT TOP OF SOD OR SEEDED SURFACE.

- D. ALL ELEVATIONS PROVIDED IN PAVED AREAS ARE SET AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON THE PLANS.

- E. GRADING OF ROADWAY CORRIDORS SHALL INCLUDE ANY ADJACENT UTILITY, DRAINAGE, OR ACCESS EASEMENTS WITHIN FUTURE LOTS. SAID EASEMENTS SHALL BE GRADED TO WITHIN 6 INCHES OF FINAL DESIGN GRADE.

5. DEWATERING

- A. THE CONTRACTOR SHALL INCLUDE DEWATERING AS REQUIRED BY THE MORE STRINGENT OF THE GEOTECHNICAL RECOMMENDATIONS OR LOCAL AUTHORITY HAVING JURISDICTION.

- B. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR DEWATERING, ADHERE TO SAID PERMIT CONDITIONS AND ALL LOCAL CITY, COUNTY, FDEP, FDOT, WATER MANAGEMENT DISTRICT, OR OTHER ENVIRONMENTAL REGULATIONS.

- C. THE CONTRACTOR SHALL COORDINATE DEWATERING WITH OTHER SITE ACTIVITIES.

- D. ALL DEWATERING EFFLUENT SHALL BE RETAINED ON SITE, WITHIN TEMPORARY HOLDING CELLS CONSTRUCTED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCE SHALL DEWATERING EFFLUENT BE DISCHARGED TO PROPOSED DRY RETENTION AREAS PLANNED FOR PERMANENT OPERATION WITHOUT THE ENGINEER'S WRITTEN APPROVAL.

- E. IF THE CONTRACTOR PROPOSES TO DISCHARGE DEWATERING EFFLUENT OFF-SITE, HE SHALL DO SO IN ACCORDANCE WITH "FDEP'S" GENERIC PERMIT FOR DISCHARGE OF PRODUCE GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY". PERMIT REQUIREMENTS CAN BE OBTAINED FROM FDEP AT 1-800-994-7555. THIS PERMIT IS INDEPENDENT OF AND IN ADDITION TO THE WATER MANAGEMENT DISTRICT'S PERMITS FOR CONSTRUCTION DEWATERING.

6. WALLS

- A. THE CONTRACTOR / OWNER SHALL RETAIN A QUALIFIED STRUCTURAL ENGINEER FOR STRUCTURAL DESIGN OF ANY RETAINING WALLS OR SCREEN WALLS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW & ACCEPTANCE. ALL NECESSARY PERMITS FOR WALL CONSTRUCTION SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR.

7. STORMWATER MANAGEMENT SYSTEM

- A. ALL DRAINAGE STRUCTURES, WITH THE EXCEPTION OF CONTROL STRUCTURES, ARE IDENTIFIED BY THE TYPE OF STRUCTURE TOP ONLY. CONTRACTOR SHALL PROVIDE FDOT STANDARD DITCH BOTTOM INLETS, J, OR P STRUCTURE BOTTOMS AS NECESSARY TO MEET PIPE SIZE AND ORIENTATION DEPICTED ON THE CONSTRUCTION DRAWINGS. ALL STRUCTURE BOTTOMS UTILIZED SHALL BE CLEARLY DETAILED ON THE SHOP DRAWINGS.

- B. THE CONTRACTOR SHALL ENSURE THAT ALL INLETS IN PAVEMENT AREAS ARE ALIGNED WITH PAVEMENT FLOW LINES AS APPLICABLE. ANY PONDING AROUND INLETS WILL NOT BE ACCEPTED.

- C. STORMWATER PIPE LENGTHS CALLED OUT ON THE PLANS ARE MEASURED FROM THE CENTERLINES OF CONNECTED DRAINAGE STRUCTURES AND TO THE INVERTS OF END SECTIONS OR ENDWALLS. CONTRACTOR SHALL ADJUST PIPE LENGTHS ACCORDINGLY DURING THE BID PROCESS.

- D. ALL STORMWATER PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT SPECIFICATIONS.

- E. ONLY RIGID PIPE MATERIAL SHALL BE USED BENEATH PUBLICLY MAINTAINED ROADWAYS UNLESS OTHERWISE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

- F. ANY NEW STORMWATER PIPE CONNECTIONS TO EXISTING PIPES SHALL BE AT AN EXISTING FACTORY-MADE JOINT. PARTIAL PIPES TO BE REMOVED AS NECESSARY.

- G. ALL ENDWALLS, MITERED END SECTIONS, FLARED END SECTIONS OR SIMILAR DRAINAGE STRUCTURES SHALL BE STABILIZED AND PROTECTED FROM EROSION UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY HAVE BEEN ADEQUATELY STABILIZED AND ACCEPTED FOR MAINTENANCE.

- H. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES AND FILTER SOCKS FOR CURB INLETS FOR THE DURATION OF THE PROJECT. ALL DRAINAGE STRUCTURES AND FILTER SOCKS SHALL BE MAINTAINED AND CLEANED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF SEDIMENT AND DEBRIS AS FREQUENTLY AS REQUIRED BY THE LOCAL PERMITTING AGENCY OR AT THE END OF CONSTRUCTION.

- I. MAINTAIN 3' SEPARATION BETWEEN STORM STRUCTURES AND PRESSURE PIPES.

- J. INLET STATION AND OFFSET REFERENCES ARE TO THE CENTERLINE PER FDOT STANDARD PLANS.

- K. ALL STORM SEWER PIPES SHALL BE TESTED AND INSPECTED BY THE LOCAL CITY / COUNTY OR FDOT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO VIDEO TAPING, CLEANING, AND MANDREL TESTING.

8. STORMWATER POND CONSTRUCTION

- A. THE FOLLOWING CONSTRUCTION PROCEDURES SHALL BE IMPLEMENTED TO AVOID DEGRADATION OF THE STORMWATER PONDS INFILTRATION CAPACITY:

- INITIALLY UNDER-EXCAVATE THE STORMWATER POND BOTTOM AND SIDES TO APPROXIMATELY 12 INCHES ABOVE FINAL GRADE.

- AFTER THE SITE OR DRAINAGE AREAS CONTRIBUTING TO THE STORMWATER POND HAVE ACHIEVED FULL STABILIZATION, EXCAVATE THE STORMWATER POND BOTTOM AND SIDES TO FINAL GRADE. ANY EXCESS SOIL AND UNSUITABLE MATERIALS SHALL BE CAREFULLY REMOVED FROM THE STORMWATER POND TO ELIMINATE ALL ACCUMULATED SILTS, CLAYS, ORGANICS, AND OTHER FINE SEDIMENTS. DISPOSE OF THE EXCAVATED MATERIAL BEYOND THE LIMITS OF THE DRAINAGE AREA OF THE STORMWATER POND.

- AFTER THE STORMWATER POND HAS BEEN EXCAVATED TO FINAL GRADE, THE POND BOTTOM SHALL BE DEEP-RAKED AND LOOSEND.

9. PAVEMENT

- A. ALL PAVEMENT AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, WITH SMOOTH TRANSITIONS BETWEEN SPOT ELEVATIONS, LOW POINTS, FLOW LINES OR CONTOURS PROVIDED ON THE PLANS. INTERSECTIONS SHALL BE TRANSITIONED APPROPRIATELY TO ACHIEVE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE PER THE GRADING INTENT DEPICTED ON THE PLANS. ANY AREAS OF POOR DRAINAGE OBSERVED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR REVIEW & RECOMMENDATION OF FIELD ADJUSTMENTS PRIOR TO PLACEMENT OF CURB OR PAVEMENT.

- B. ALL PROPOSED PAVEMENT AREAS SHALL BE CONSTRUCTED PER THE APPLICABLE TYPICAL SECTIONS PROVIDED ON THE PLANS, AND PER THE RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL ENGINEERING REPORT.

- C. ALL SIDEWALKS, CROSSWALKS, AND DESIGNATED ACCESSIBLE ROUTES SHALL NOT HAVE ANY RUNNING SLOPES EXCEEDING 5%, AND CROSS SLOPES EXCEEDING 2%; AND UNDESIRABLE MATERIALS SHALL BE REMOVED FROM THE SURFACE OF THE AREA REQUIRING PLACEMENT OF FILL. LOOSE FILL AND ALLUVIAL SOILS SHALL BE REMOVED TO SUITABLE FIRM NATURAL GROUND.

- D. WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT A MINIMUM OF 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT. MATCH EXISTING PAVEMENT ELEVATION UNLESS OTHERWISE NOTED ON THE PLANS.

20 MILL LLC RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THE DRAWINGS WHICH MAY NOT BE REPRODUCED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT 20 MILL CIVIL LLC'S WRITTEN CONSENT.

- DISINFECTION & BACTERIOLOGICAL SAMPLE TESTS: THE CONTRACTOR SHALL FLUSH AND DISINFECT ALL WATER MAINS IN ACCORDANCE WITH AWWA C651, LOCAL JURISDICTION OR UTILITY PROVIDER REQUIREMENTS. ALL WATER SAMPLE LOCATIONS FOR BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH FDEP PERMIT REQUIREMENTS.
- E. RECLAIM WATER SYSTEM TESTING, AT A MINIMUM, SHALL INCLUDE:
- PRESSURE AND LEAKAGE TEST: THE CONTRACTOR SHALL PERFORM A HYDROSTATIC PRESSURE AND LEAKAGE TEST OF THE WATER SYSTEM IN ACCORDANCE WITH AWWA STANDARDS C600, C605, OR M23 AS APPLICABLE TO PIPE MATERIAL, LOCAL AND/OR UTILITY PROVIDER REGULATIONS. RECLAIM WATER MAINS SHALL BE TESTED AT 200 PSI FOR A MINIMUM OF 2 HOURS, AND MEET AWWA STANDARDS FOR THEIR RESPECTIVE MATERIAL.
- F. SANITARY GRAVITY SEWER SYSTEM TESTING AND INSPECTION, AT A MINIMUM, SHALL INCLUDE:
- LAMPING & VIDEO INSPECTION: THE CONTRACTOR SHALL LAMP AND VIDEO INSPECT EACH MAIN IN ACCORDANCE WITH THE UTILITY PROVIDER REQUIREMENTS, FOR ALIGNMENT, GRADE VARIATIONS, JOINT SEPARATION, LEAKS, DEFLECTION, DAMAGE OR OTHER DEFECTS IN THE PIPE MATERIALS OR THEIR INSTALLATION.
 - DEFLECTION TESTS: AFTER FINAL BACKFILL IS IN PLACE FOR AT LEAST 30 DAYS, THE CONTRACTOR SHALL CONDUCT A DEFLECTION TEST UTILIZING A RIGID BALL OR MANDREL IN NOT LESS THAN 95% OF THE MAIN'S BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER AS SPECIFIED IN THE ASTM SPECIFICATIONS AND APPENDICES. NO MECHANICAL PULLING DEVICES SHALL BE USED FOR TESTING. ALL PIPES SHALL NOT EXCEED A 5% DEFLECTION.
 - VACUUM TESTING: ALL WASTEWATER MANHOLES SHALL BE VACUUM TESTED PER ASTM C1244 FOR CONCRETE MANHOLES.
 - LEAKAGE TESTS: THE CONTRACTOR SHALL PERFORM LOW-PRESSURE AIR TESTS ON ALL GRAVITY MAINS AND LATERALS IN ACCORDANCE WITH ASTM F4147 FOR PLASTIC PIPE. MAINS SHALL BE TESTED BETWEEN MANHOLES WITH TESTING SECTIONS NOT TO EXCEED 400 FEET IN LENGTH.
- G. SANITARY FORCE MAIN TESTING, AT A MINIMUM, SHALL INCLUDE:
- PRESSURE AND LEAKAGE TEST: THE CONTRACTOR SHALL PERFORM A HYDROSTATIC PRESSURE AND LEAKAGE TEST OF THE FORCE MAIN SYSTEM IN ACCORDANCE WITH AWWA STANDARDS C600, C605, OR M23 AS APPLICABLE TO PIPE MATERIAL, FDEP, LOCAL AND/OR UTILITY PROVIDER REGULATIONS. FORCE MAINS SHALL BE TESTED AT 150 PSI FOR A MINIMUM OF 2 HOURS, AND MEET AWWA STANDARDS FOR THEIR RESPECTIVE MATERIAL.

SIGNAGE AND PAVEMENT MARKINGS:

1. ALL SIGNAGE AND PAVEMENT MARKING MATERIALS AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, THE FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND LOCAL CODE.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED AND APPROVED ON THE PLANS. ALL THERMOPLASTIC AND PAINT MATERIALS SHALL BE CERTIFIED FREE OF LEAD.
3. ALL HANDICAP PARKING SPACES SHALL BE DESIGNATED WITH PAVEMENT MARKINGS AND SIGNAGE IN ACCORDANCE WITH ADA REQUIREMENTS.
4. ALL REGULATORY TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO FINAL INSPECTION OF ROADWAY IMPROVEMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY EXISTING PAVEMENT MARKINGS IN CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS DEPICTED ON THE CONSTRUCTION PLANS.
6. FIRE HYDRANTS SHALL BE LOCATED WITH BLUE REFLECTIVE PAVEMENT MARKERS, PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVEL LANE.

AS-BUILTS & CERTIFICATION:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REQUEST THE MINIMUM AS-BUILT REQUIREMENTS OF THE APPLICABLE PERMITTING AGENCIES AND/OR UTILITY PROVIDER AND BECOME FAMILIAR WITH THESE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILTS OF INSTALLED IMPROVEMENTS SATISFYING THE MINIMUM SUBMITTAL REQUIREMENTS OF THE APPLICABLE PERMITTING AGENCIES AND/OR UTILITY PROVIDER.
2. AS-BUILT DRAWINGS SHALL BE PREPARED AND CERTIFIED AS CORRECT BY A FLORIDA LICENSED LAND SURVEYOR AND PROVIDED TO THE ENGINEER FOR REVIEW.
3. IN ADDITION TO THE MINIMUM AS-BUILT REQUIREMENTS OF THE APPLICABLE PERMITTING AGENCIES AND/OR UTILITY PROVIDER, AS-BUILT DRAWINGS SHALL CONTAIN THE FOLLOWING INFORMATION:
 - A. SANITARY SEWER SYSTEM
 - HORIZONTAL LOCATION TOP ELEVATIONS OF EACH MANHOLE/STRUCTURE FRAME AND COVER
 - PIPE SIZE AND MATERIAL (IF ALTERNATE MATERIAL WAS APPROVED)
 - INVERTS OF ALL PIPES ENTERING AND/OR LEAVING EACH MANHOLE/STRUCTURE
 - LENGTHS OF EACH RUN OF MAIN BETWEEN MANHOLES/STRUCTURES, MEASURED CENTER TO CENTER
 - INVERTS OF PIPE CONNECTIONS TO EXISTING MANHOLES/STRUCTURES
 - AS-BUILT SLOPE OF PIPE BETWEEN MANHOLES/STRUCTURES
 - LENGTH OF ALL SERVICE WYES, LOCATION AND DEPTH AT LOT LINE OR INVERT AT CLEAN-OUT LOCATION.
 - LOCATION & ELEVATION OF ALL FITTINGS AND ACCESSORIES NOT VISIBLE TO THE SURFACE.
 - B. STORM SEWER SYSTEM
 - HORIZONTAL LOCATION & TOP ELEVATIONS OF EACH MANHOLE/STRUCTURE FRAME, COVER OR GRATE
 - OUTFALL AND CONTROL STRUCTURE COMPONENTS INCLUDING BUT NOT LIMITED TO WEIR ELEVATIONS, DIMENSIONS, ORIFICE PIPE SIZE AND INVERTS, AND SKIMMER DIMENSIONS
 - PIPE SIZE AND MATERIAL (IF ALTERNATE MATERIAL FROM THE PLANS WAS APPROVED)
 - INVERTS OF ALL PIPES ENTERING AND/OR LEAVING EACH MANHOLE/STRUCTURE, INCLUDING UNDERDRAINS
 - INVERTS OF MITERED END SECTIONS, ENDWALLS, OR INVERT OF PIPE CONNECTIONS TO EXISTING SYSTEMS
 - AS-BUILT GRADE OF PIPE BETWEEN MANHOLES/STRUCTURES
 - LOCATION AND INVERT ELEVATION OF ALL STORM STUB-OUTS
 - UNDERDRAIN LOCATIONS
 - C. PRESSURE SYSTEMS (WATER/ RECLAIM /FORCE MAIN)
 - LOCATION AND TOP ELEVATION OF ALL MAINS, SERVICE LINES AND FIRE APPARATUS
 - LOCATION AND TOP ELEVATION OF ALL VALVES AND FITTINGS
 - PIPE SIZE AND MATERIAL (IF ALTERNATE MATERIAL FROM THE PLANS WAS APPROVED)
 - ALL UTILITY CROSSINGS WITH CLEARANCES MEASURED FROM OUTSIDE OF PIPE. AS-BUILTS SHALL CLEARLY DEMONSTRATE COMPLIANCE WITH MINIMUM SEPARATION DISTANCES.
 - D. GRADING & STORMWATER FACILITIES
 - POND ELEVATIONS INCLUDING TOP OF BANK, GRADE BREAKS, AND POND BOTTOM
 - SWALE / DITCH TOP AND BOTTOM ELEVATIONS
 - ELEVATIONS FOR ALL SPOT GRADES SHOWN IN PROPOSED PAVEMENT AREAS
 - ELEVATIONS ON RESIDENTIAL LOT CORNERS, GRADE BREAKS ON LOT LINES, AND CENTER OF BUILDING PAD
 - TOP AND BOTTOM OF RETAINING WALL ELEVATIONS
 - ALONG ALL PROPOSED ROADWAYS, SPOT GRADES AT EVERY MAJOR STATION AND PVI SHALL BE PROVIDED AT CROWN, EDGE OF PAVEMENT, TOP OF CURB, AND BACK OF SIDEWALK OR RIGHT OF WAY LINE.
4. AS-BUILTS FOR ALL UNDERGROUND STORMWATER DRAINAGE AND UTILITY IMPROVEMENTS MUST BE SUBMITTED TO THE ENGINEER AND ACCEPTED PRIOR TO CONSTRUCTION OF PAVING IMPROVEMENTS.
5. NO ENGINEER'S CERTIFICATION OF COMPLETION WILL BE ISSUED UNTIL COMPLETE AS-BUILT DRAWINGS HAVE BEEN PROVIDED AND ACCEPTED. PARTIAL AS-BUILTS MAY BE PROVIDED FOR SPECIFIC PURPOSES SUCH AS FDEP CLEARANCES.
6. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST OR PERFORM ANY NECESSARY ACTION TO CONFIRM THAT ALL IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

REVISIONS:

CLOUDED REVISIONS ARE INTENDED TO AID THE CONTRACTOR, BUT DO NOT RELIEVE THE CONTRACTOR FROM IDENTIFYING ANY ADDITIONAL CHANGES AS A RESULT OF THE CLOUDED REVISIONS. THE CONTRACTOR SHALL REVIEW THE REVISION CHANGES IN RELATION TO THE CONSTRUCTION PLANS IN THEIR ENTIRETY BEFORE PROCEEDING.

MATERIAL SPECIFICATIONS:

1. GENERAL:
 - A. THE CONTRACTOR SHALL REVIEW THESE MATERIAL SPECIFICATIONS AGAINST THOSE OF THE AUTHORITY HAVING JURISDICTION (AHJ). WHEREVER THE BELOW STANDARDS DIFFER FROM THE REQUIREMENTS OF THE AHJ, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION. TYPICALLY THE AHJ REQUIREMENT SHALL APPLY.
 - B. MATERIAL FURNISHED UNDER THESE REQUIREMENTS SHALL BE IN NEW CONDITION, FREE OF DEFECTS, AND HIGH GRADE.
2. PAVING AND DRAINAGE:
 - A. ALL STORM PIPE SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III. LIFTING HOLES SHALL NOT BE USED. WHERE LOCAL MUNICIPALITIES ALLOW, HIGH DENSITY POLYPROPYLENE (HP) PIPE MAY BE SUBSTITUTED AS AN ALTERNATE TO RCP. HP STORM PIPE, 12 INCH THROUGH 60 INCH, SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS AND SHALL MEET ASTM F2881 OR AASHTO M330. PIPES SHALL BE JOINED USING A BELL AND SPIGOT JOINT. JOINTS SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE PLASTIC WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT AVAILABLE FROM THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY. EXTERIOR BELL WRAPS SHALL BE INSTALLED BY THE MANUFACTURER. ALL STORM PIPES SHALL BE INSTALLED, LASER PROFILED AND VIDEOED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS.
 - B. STORM CLEANOUTS LOCATED IN PAVED AREAS SHALL BE TRAFFIC BEARING. STORM STRUCTURES AND MANHOLES SHALL HAVE TRAFFIC BEARING GRATES OR LIDS. ALL GRATES AND LIDS SHALL BE SET FLUSH WITHOUT MOVEMENT WHEN SUBJECTED TO VEHICLE TRAFFIC.
 - C. ALL YARD DRAINS SHALL BE NOS IN-LINE DRAINS AND DRAIN BASINS WITH WATER TIGHT ADAPTER CONNECTIONS, OR ENGINEER APPROVED EQUAL. CATCH BASIN RISER (NDS#1216) SHALL BE USED IN SHRUB AREAS. 12" SQUARE FLAT GRATES (NDS#1211) SHALL BE USED IN TURF AREAS. REFER TO LANDSCAPE PLANS FOR GRATE TYPE SUITABLE FOR THE LOCATION.
 - D. YARD DRAIN PIPING UNDER PAVEMENT AREAS SHALL BE ASTM D3034 SDR 35 PVC OR ENGINEER APPROVED EQUAL. YARD DRAIN PIPING OUTSIDE OF PAVEMENT AREAS SHALL BE ASTM D3034 SDR 35 PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE (HDPE). SELECTED MATERIALS SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
 - E. ALL TYPE "B" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE NOTED AND SHALL HAVE A 4 FOOT DIAMETER.
 - F. AGGREGATE USED FOR ANY EXFILTRATION TRENCH SHALL BE NON-LIMESTONE BASED NATURALLY OCCURRING MATERIAL CRUSHED OR RECYCLED CONCRETE IS NOT PERMITTED FOR USE IN THE EXFILTRATION TRENCH.
 - G. STORM CLEANOUTS LOCATED IN PAVED AREAS SHALL BE TRAFFIC BEARING. STORM STRUCTURES AND MANHOLES SHALL HAVE TRAFFIC BEARING GRATES OR LIDS. ALL GRATES AND LIDS SHALL BE SET FLUSH WITHOUT MOVEMENT WHEN SUBJECTED TO VEHICLE TRAFFIC.
 - H. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE MINIMUM CLASS III UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS.
3. POTABLE WATER:
 - A. WATER MAINS, FITTINGS, VALVES, AND APPURTENANCES SHALL MEET ALL APPLICABLE UTILITY PROVIDER CRITERIA. IF UTILITY PROVIDER CRITERIA DOES NOT APPLY, MINIMUM MATERIAL SPECIFICATIONS SHALL BE AS FOLLOWS:
 - B. WATER MAINS 1-1/2" TO 3" AND FITTINGS LESS THAN 4" SHALL BE PVC MEETING ASTM D2241 AND ASTM D1784 CLASS 200, SDR 21, AND INCLUDE INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM D3139 AND GASKETS PER ASTM F477.
 - C. WATER MAINS 4" TO 12" SHALL BE PVC (UNLESS OTHERWISE CALLED FOR) MEETING THE REQUIREMENTS OF AWWA C900 CLASS 150 DR18 AND ASTM D1784 AND INCLUDE INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM D3139 AND GASKETS PER ASTM F477.
 - D. WATER MAINS SHALL BE DUCTILE IRON WHEN CALLED FOR, WITH MIN PRESSURE CLASS 350 PER AWWA C150, WITH INTERIOR LINING OF CEMENT MORTAR AND ASPHALTIC MATERIAL COAT IN ACCORDANCE WITH ANSI/AWWA C104/A21.4, AND EXTERIOR COATING PER ANSI/AWWA C151/A21.51 OF 1.0 MIL MIN THICKNESS.
 - E. FITTINGS 4" AND OVER SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C110/A21.10, 250 PSI, WITH CEMENT MORTAR LINING CONFORMING TO ANSI/AWWA C104/A21.4, STANDARD THICKNESS, WITH COMPRESSION TYPE JOINTS/MECHANICAL JOINTS AS RESPECTIVELY SPECIFIED IN ASTM D3139 AND ANSI/AWWA C110/A21.11
 - F. VALVES 2" AND SMALLER SHALL BE BRONZE, WEDGE DISC, NON-RISING STEM TYPE, 150 PSI MIN WORKING PRESSURE. WITH WROUGHT STEEL OR CAST IRON HANDWHEELS AND WITH SUITABLE ENDS FOR JOINTING TO THE SELECTED PIPE.
 - G. VALVES 3" TO 12" SHALL BE RESILIENT SEAT GATE VALVES AT 250 PSI RATING, CONFORMING TO ANSI/AWWA C509 OR C515 OPENING COUNTERCLOCKWISE, WITH O-RING STEM SEAL AND OPENING EQUAL TO OR GREATER THAN THE NOMINAL DIAMETER OF THE VALVE.
 - H. VALVE BOXES SHALL BE ADJUSTABLE, CAST IRON, WITH MINIMUM INTERIOR DIAMETER OF 5 INCHES WITH COVERS LEGIBLY CAST WITH THE INSCRIPTION "WATER" ON THE TOP, AND WITH A HEAVY COATING OF BITUMINOUS PAINT. BOXES SHALL BE SUITABLE FOR THE APPLICABLE SURFACE LOADING AND VALVE SIZE. ALL VALVES SHALL HAVE BOXES.
 - I. FIRE HYDRANTS SHALL CONFORM TO AWWA C502, PAINTED IN ACCORDANCE WITH AHJ REQUIREMENTS.
 - J. BACKFLOW PREVENTION DEVICES: SHALL BE REDUCED PRESSURE ZONE TYPE UNLESS OTHERWISE SPECIFIED.
 - K. DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) AND DOUBLE CHECK VALVE ASSEMBLY (DCVA) SHALL CONFORM TO ASSE STANDARD 1015 AND AWWA C510 WATTS 709 SERIES OR ENGINEER APPROVED EQUAL. DEVICES TO INCLUDE OS&Y GATE VALVES AT BOTH ENDS AND EPOXY COATED STRAINER. ALL CAST/DUCTILE IRON PARTS TO BE EPOXY COATED. DDCVA TO INCLUDE METER BYPASS WITH DOUBLE CHECK VALVE (ALSO CONFORMING TO THIS SPECIFICATION).
 - L. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES SHALL CONFORM TO ASSE STANDARD 1015 AND AWWA C511 HERSEY MODEL 6 CM OR ENGINEER APPROVED EQUAL. DEVICES TO INCLUDE OS&Y GATE VALVES AT BOTH ENDS AND EPOXY COATED STRAINER. ALL CAST/DUCTILE IRON PARTS TO BE EPOXY COATED.
 - M. ALL WATER SYSTEM COMPONENTS INSTALLED THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C. OR OTHER APPLICABLE STANDARDS, REGULATIONS OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(B), F.A.C.
 - N. ALL PIPE, FITTINGS, SOLDER OR FLUX USED IN CONSTRUCTION SHALL CONTAIN NO LEAD.
 - O. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN

ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR, (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90 DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

4. RECLAIMED WATER:

- A. RECLAIMED WATER MAINS, FITTINGS, VALVES, AND APPURTENANCES SHALL MEET ALL APPLICABLE UTILITY PROVIDER CRITERIA. IF UTILITY PROVIDER CRITERIA DOES NOT APPLY, MINIMUM MATERIAL SPECIFICATIONS SHALL BE AS FOLLOWS:
 - B. RECLAIMED WATER MAINS 1-1/2" TO 3" AND FITTINGS LESS THAN 4" SHALL BE PVC MEETING ASTM D2241 AND ASTM D1784 CLASS 200, SDR 21, AND INCLUDE INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM D3139 AND GASKETS PER ASTM F477.
 - C. RECLAIMED WATER MAINS 4" TO 12" SHALL BE PVC (UNLESS OTHERWISE CALLED FOR) MEETING THE REQUIREMENTS OF AWWA C900 CLASS 150 DR18 AND ASTM D1784 AND INCLUDE INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM D3139 AND GASKETS PER ASTM F477.
 - D. RECLAIMED WATER MAINS SHALL BE DUCTILE IRON WHEN CALLED FOR, WITH MIN PRESSURE CLASS 50 PER AWWA C150, WITH INTERIOR LINING OF CEMENT MORTAR AND ASPHALTIC MATERIAL SEAL COAT IN ACCORDANCE WITH ANSI/AWWA C104/A21.4, AND EXTERIOR COATING PER ANSI/AWWA C151/A21.51 OF 1.0 MIL MIN THICKNESS.
 - E. FITTINGS 4" AND OVER SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C110/A21.10, 250 PSI, WITH CEMENT MORTAR LINING CONFORMING TO ANSI/AWWA C104/A21.4, STANDARD THICKNESS, WITH COMPRESSION TYPE JOINTS/MECHANICAL JOINTS AS RESPECTIVELY SPECIFIED IN ASTM D3139 AND ANSI/AWWA C110/A21.11
 - F. VALVES 2" AND SMALLER SHALL BE BRONZE, WEDGE DISC, NON-RISING STEM TYPE, 150 PSI MIN WORKING PRESSURE. WITH WROUGHT STEEL OR CAST IRON HANDWHEELS AND WITH SUITABLE ENDS FOR JOINTING TO THE SELECTED PIPE.
 - G. VALVES 3" TO 12" SHALL BE RESILIENT SEAT GATE VALVES AT 250 PSI RATING, CONFORMING TO ANSI/AWWA C509 OR C515 OPENING COUNTERCLOCKWISE, WITH O-RING STEM SEAL AND OPENING EQUAL TO OR GREATER THAN THE NOMINAL DIAMETER OF THE VALVE.
 - H. VALVE BOXES SHALL BE ADJUSTABLE, CAST IRON, WITH MINIMUM INTERIOR DIAMETER OF 5 INCHES WITH COVERS LEGIBLY CAST WITH THE INSCRIPTION "RECLAIMED WATER" ON THE TOP, AND WITH A HEAVY COATING OF BITUMINOUS PAINT. BOXES SHALL BE SUITABLE FOR THE APPLICABLE SURFACE LOADING AND VALVE SIZE. ALL VALVES SHALL HAVE BOXES.
 - I. ALL PIPING VALVES AND OUTLETS SHALL BE COLOR CODED PANTONE 522C PURPLE AND MARKED PER LOCAL AND STATE CODES TO DIFFERENTIATE RECLAIMED WATER FROM POTABLE WATER OR OTHER WATER SOURCES.

5. WASTEWATER COLLECTION & TRANSMISSION:

- A. GRAVITY SEWER LINES AND FITTINGS TO BE PVC SDR 35 PER ASTM D3034 WITH ELASTOMERIC JOINTS PER ASTM D3212.
 - B. MANHOLES TO MEET ASTM C478 WITH A 5" MINIMUM CONCRETE WALL WITH 4,000 PSI COMPRESSIVE STRENGTH.
 - C. FORCE MAINS 4" TO 12" SHALL BE PVC DR 18 CLASS 100 PER AWWA C900 WITH ELASTOMERIC PUSH-ON JOINTS PER ASTM D3139.
 - D. FORCE MAIN FITTINGS AND PIPE 1-1/2" TO 3" AND FITTINGS LESS THAN 4" SHALL BE PVC MEETING ASTM D2241 AND ASTM D1784 CLASS 200, SDR 21, AND INCLUDE INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM D3139 AND GASKETS PER ASTM F477.
 - E. FORCE MAIN FITTINGS 4" AND OVER SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C110/A21.10, 250 PSI, WITH CEMENT MORTAR LINING CONFORMING TO ANSI/AWWA C104/A21.4, STANDARD THICKNESS, WITH COMPRESSION TYPE JOINTS/MECHANICAL JOINTS AS RESPECTIVELY SPECIFIED IN ASTM D3139 AND ANSI/AWWA C110/A21.11
- A. ALL PIPE, FITTINGS, SOLDER OR FLUX USED IN CONSTRUCTION SHALL CONTAIN NO LEAD.
 - O. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN

PREPARED BY:

PREPARED FOR:



20 MILL LLC

GENERAL NOTES
CLARCONA INDUSTRIAL PARK

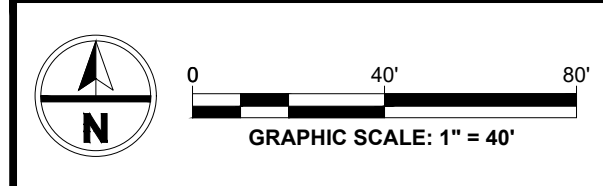
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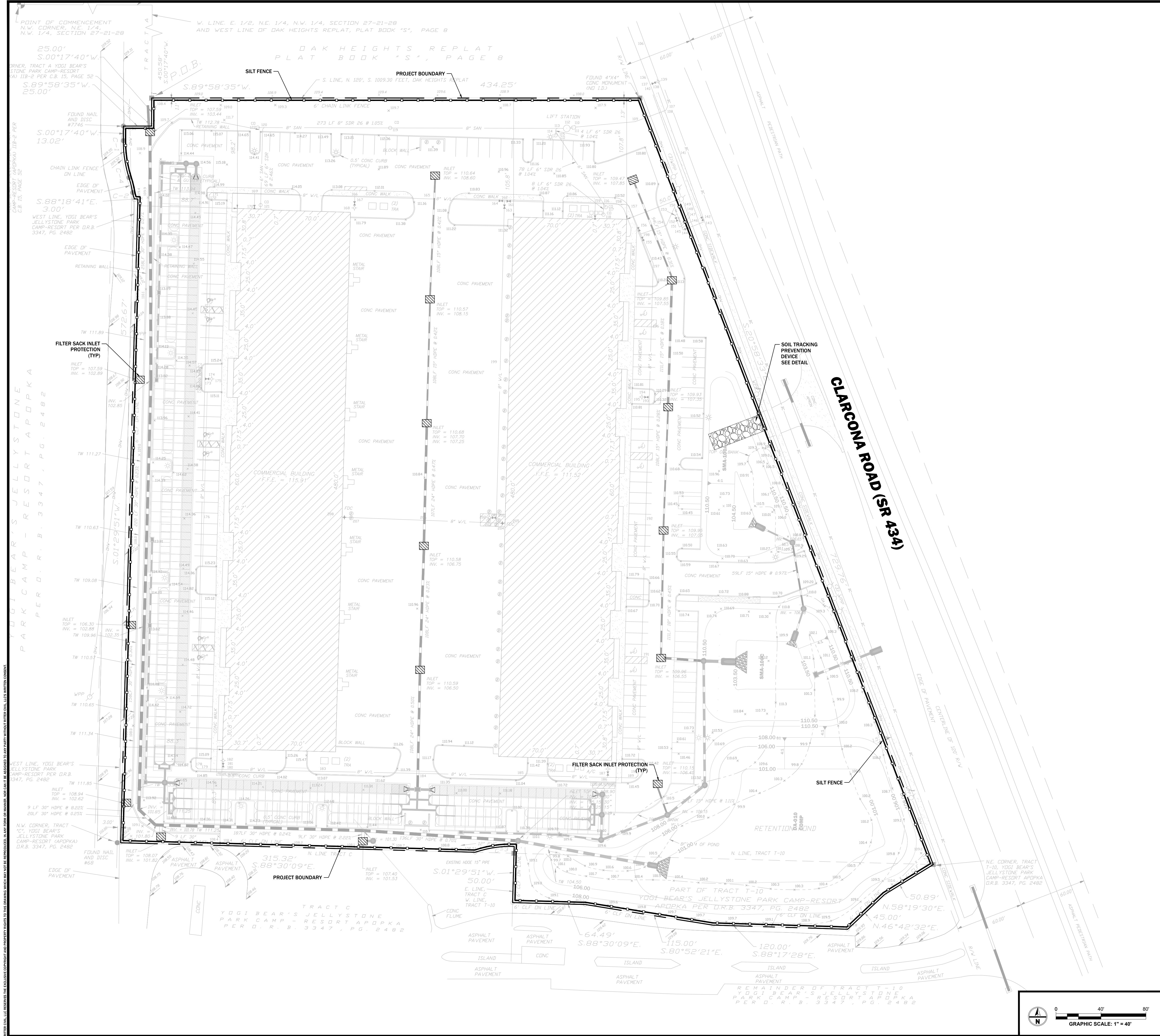
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CLARCONA INDUSTRIAL PARK



SEDIMENTATION AND EROSION CONTROL NOTES:

1. THIS SEDIMENTATION AND EROSION CONTROL PLAN AND ASSOCIATED DETAILS ARE PROVIDED AS A GUIDE TO THE CONTRACTOR. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHICH DEMONSTRATES THE MEANS AND METHODS THAT WILL BE UTILIZED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREAS AND WETLANDS DURING CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS. THE PLAN SHALL INCLUDE AT A MINIMUM, THE LOCATION OF SOIL TRACKING PREVENTION DEVICES, SILT SCREENS AND FENCING, TURBIDITY BARRIERS, TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND ALL OTHER NECESSARY MEANS AND METHODS TO PREVENT POLLUTION.

2. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL LAWS, AND ALL REGULATIONS PERTAINING TO POLLUTION OF THE ENVIRONMENT.

3. FOR CONSTRUCTION ACTIVITIES THAT DISTURB 1 ACRE OR MORE OF LAND, OR DISTURB LESS THAN ONE ACRE OF LAND BUT ARE PART OF A COMMON PLAN OF DEVELOPMENT OR SALE, THE CONTRACTOR SHALL SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) A "NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (NOI) A MINIMUM OF 2 CALENDAR DAYS BEFORE COMMENCEMENT OF CONSTRUCTION BY CLEARING, GRADING, EXCAVATING, DEMOLITION, OR OTHER CONSTRUCTION ACTIVITIES DISTURBING SOIL.

4. PRIOR TO SUBMITTING THE NOI, THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH EPA/FDEP NPDES AS WELL AS THE LOCAL AUTHORITY HAVING JURISDICTION'S MINIMUM EROSION CONTROL REQUIREMENTS.

5. ALL CONTRACTORS AND SUBCONTRACTORS INCLUDED ON THE STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE NPDES PERMIT AND ABIDE BY THE REQUIREMENTS THEREIN.

6. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP TO LIMIT SEDIMENTATION OUTSIDE OF THE PROJECT LIMITS. SITE CONDITIONS MAY NECESSITATE THE IMPLEMENTATION OF ADDITIONAL BMP'S WHICH SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

7. ALL BMP'S SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, LOCAL REQUIREMENTS, MANUAL OF PRACTICE, AND/OR AS DIRECTED BY THE AGENCY HAVING JURISDICTION.

8. ALL BMP'S SHALL BE IN PLACE PRIOR TO CONSTRUCTION ACTIVITY AND MONITORED FOR ADEQUATE FUNCTION AND ANY NEEDED MAINTENANCE UNTIL THE PROJECT OR PHASE OF THE PROJECT IS FULLY COMPLETED AND ACCEPTED.

9. THE SITE SHALL BE INSPECTED BY A QUALIFIED INSPECTOR PROVIDED BY THE CONTRACTOR / OWNER AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN TWENTY-FOUR HOURS OF THE END OF A RAINFALL EVENT 6 INCHES OR GREATER.

10. INSPECTIONS OF THE BMP'S SHALL COVER THE FOLLOWING:

- ALL STORMWATER DISCHARGES FROM THE SITE TO ENSURE BMP'S ARE NOT CAUSING OR CONTRIBUTING TO VIOLATIONS OF WATER QUALITY STANDARDS OR RESULTING IN OFFSITE SEDIMENTATION
- THE BMP'S IDENTIFIED IN THE SWPPP ARE INSTALLED, MAINTAINED, AND OPERATING CORRECTLY AND EFFECTIVELY
- BMP'S ARE BEING USED AND MAINTAINED PROPERLY FOR ALL AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO RAINFALL AND RUNOFF
- ANY EVIDENCE OF OFFSITE SEDIMENT TRACKING AT ALL LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE. NOTE ANY ACTIONS NEEDED TO REMOVE SEDIMENTS FROM THE ROADWAY AND TO PREVENT IT IN THE FUTURE.
- ANY VISIBLE SIGNS OF EROSION AND SEDIMENTATION IN ALL DISTURBED AREAS AND DISCHARGE POINTS.

11. ANY CORRECTIVE ACTION TO THE BMP'S SHALL BE FULLY DOCUMENTED. A COPY OF THE APPROVED NOI, ACKNOWLEDGEMENT LETTER, SWPPP, INSPECTION REPORTS, RECORDS AND ALL NOTIFICATIONS FROM FDEP SHALL BE KEPT ON SITE AT ALL TIMES FOR REVIEW BY THE NPDES INSPECTOR, OWNER OR OTHER AUTHORIZED PARTIES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DIRT AND DUST ABATEMENT, AND SHALL WATER THE SITE OR USE OTHER APPROPRIATE MEASURES FOR CONTROL. NO USE OF PETROLEUM BASED OR OTHER TOXIC SUBSTANCES SHALL BE PERMITTED FOR DUST ABATEMENT.

13. THE CONTRACTOR SHALL PROVIDE SOIL TRACKING PREVENTION DEVICES AT DESIGNATED CONSTRUCTION ENTRANCES IN ACCORDANCE WITH THE FDOT EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL.

14. IF PROVIDED CONSTRUCTION ENTRANCES ARE NOT SUFFICIENT TO REMOVE DIRT AND MUD FROM THE TIRES OF VEHICLES AND EQUIPMENT LEAVING THE CONSTRUCTION SITE, THE TIRES MUST BE WASHED PRIOR TO THE VEHICLES LEAVING THE SITE AND ENTERING A PUBLIC ROAD.

15. ALL WATER USED FOR CLEANING CONCRETE TRUCKS, VEHICLES, EQUIPMENT OR OTHER CLEANING ACTIVITY SHALL BE PROPERLY DETAINED AND TREATED OR DISPOSED OF IN A LEGAL MANNER.

16. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ON TO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

17. SILT FENCING SHOWN ON THE PLANS IS SCHEMATIC AND MAY NEED TO BE ADJUSTED DUE TO SITE CONDITIONS. CONTRACTOR SHALL PLACE SILT FENCING ALONG THE LIMITS OF CONSTRUCTION BASED ON THE CONSTRUCTION PLANS IN THEIR ENTIRETY.

18. EXISTING CURB AND DITCH INLETS SHALL BE PROTECTED FROM SEDIMENTATION DUE TO SURFACE RUNOFF UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. FILTER FABRIC SHALL BE PLACED UNDER THE GRATE OF DITCH INLETS, AND FILTER SOCKS SHALL BE PLACED IN FRONT OF THE THROAT OF CURB INLETS.

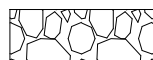
19. TURBIDITY BARRIERS SHALL BE INSTALLED IN ALL EXISTING WATER BODIES WHERE CONSTRUCTION ACTIVITIES COULD CAUSE THE TRANSFER OF SEDIMENTS AND SUSPENDED SOLIDS. TURBIDITY BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND THE GROUND IS STABILIZED WITH A DENSE STAND OF VEGETATION.

20. THE CONTRACTOR SHALL REMOVE SEDIMENT IN STORMWATER PONDS AND ANY SEDIMENT THAT MAY HAVE ACCUMULATED IN THE STORMWATER DRAINAGE SYSTEM.

21. ALL RIGHT OF WAY, POND SLOPES, OR SLOPES 5:1 OR GREATER SHALL BE SODDED. ALL SODDED AREAS SHALL BE WATERED, FERTILIZED OR OTHERWISE MAINTAINED BY THE CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE OF THE PROJECT.

22. IF CONSTRUCTION ACTIVITY HAS CEASED FOR ANY REASON, ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED OR OTHERWISE STABILIZED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY.

LEGEND:

SOIL TRACKING PREVENTION DEVICE. SEE DETAIL

SCHEMATIC LOCATION OF SILT FENCE. CONTRACTOR TO ADJUST LOCATION TO CONSTRUCTION LIMITS OR PER EXISTING CONDITIONS AS NECESSARY

FILTER SACK INLET PROTECTION. ADD FLEXFORM CATCH-INLET FILTER OR APPROVED EQUAL

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DRAFTED: GPR

DESIGNED: GPR

REVIEWED: GRR

PROJECT NUMBER: 23023

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PREPARED FOR:

20 MILL LLC

SEDIMENTATION & EROSION
CONTROL PLAN

CLARCONA INDUSTRIAL PARK

ISSUE DATE: 04/24/2024 - FOR REVIEW

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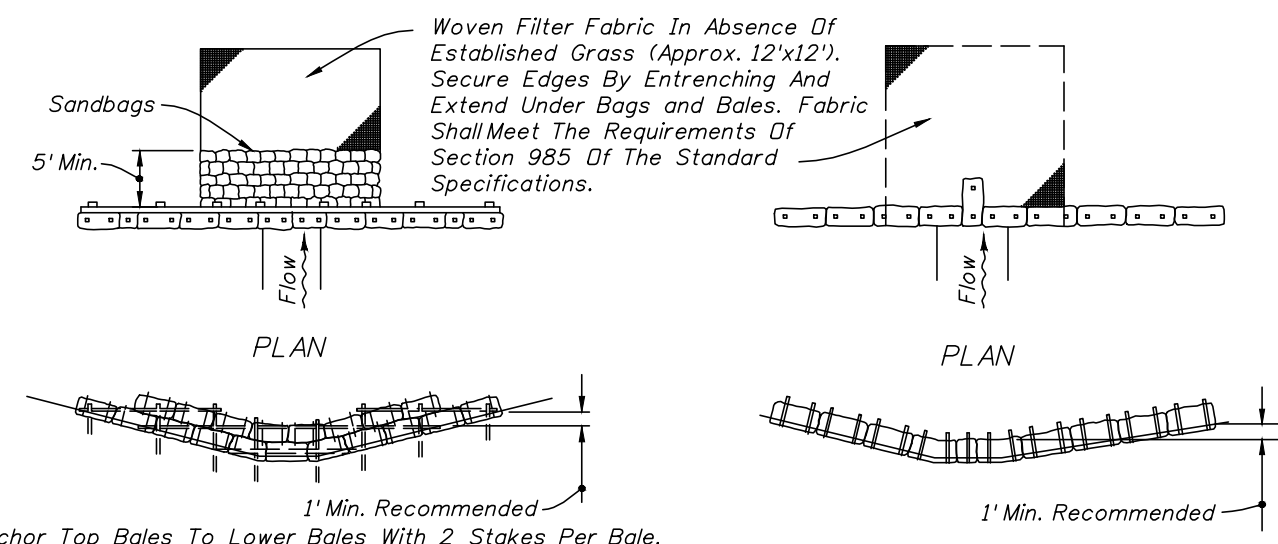
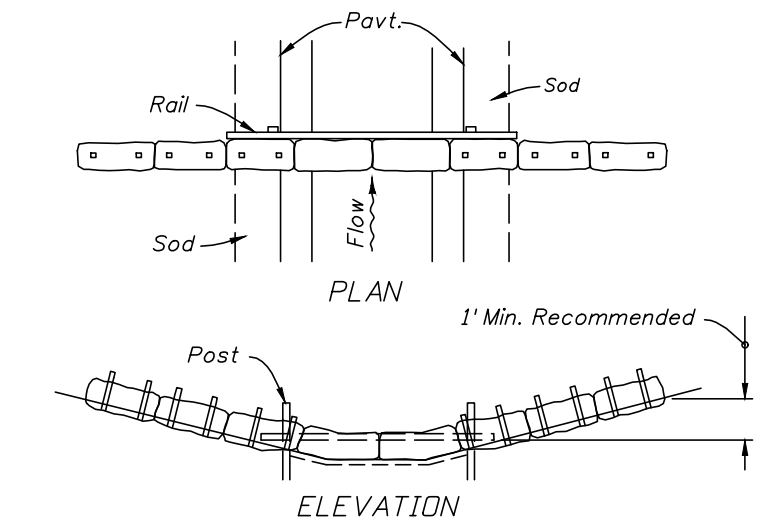
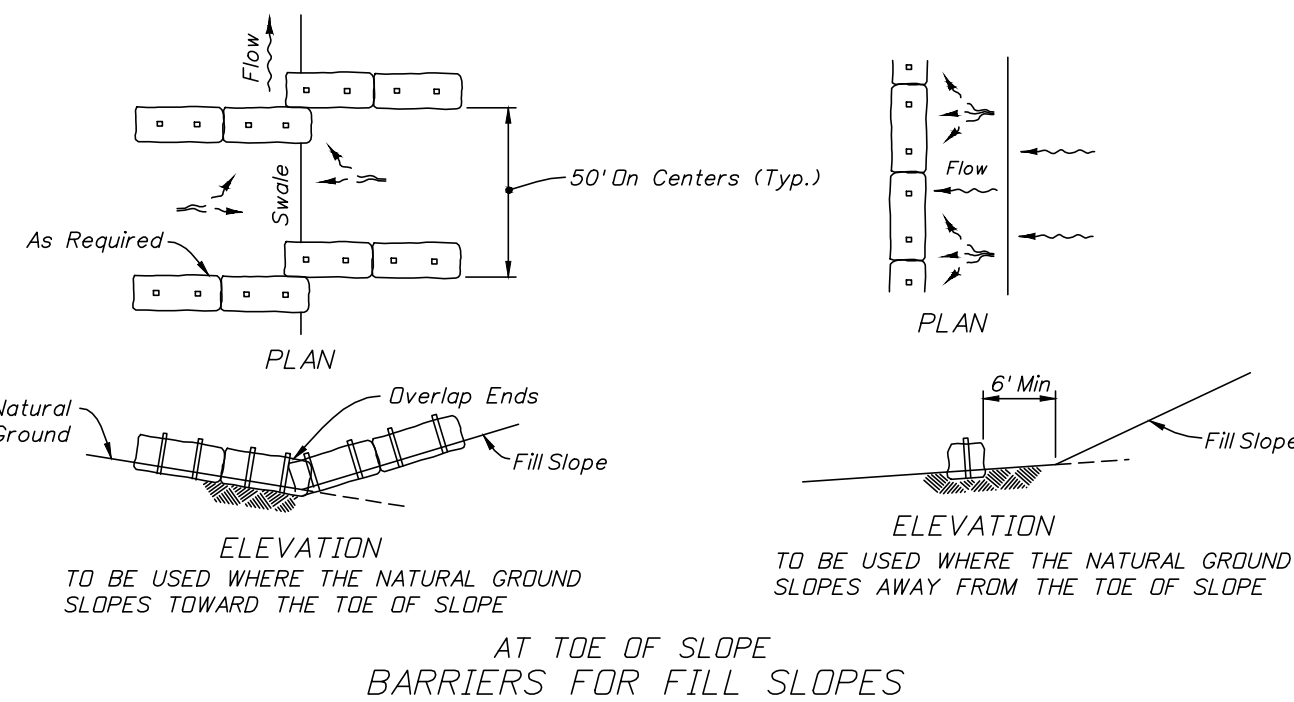
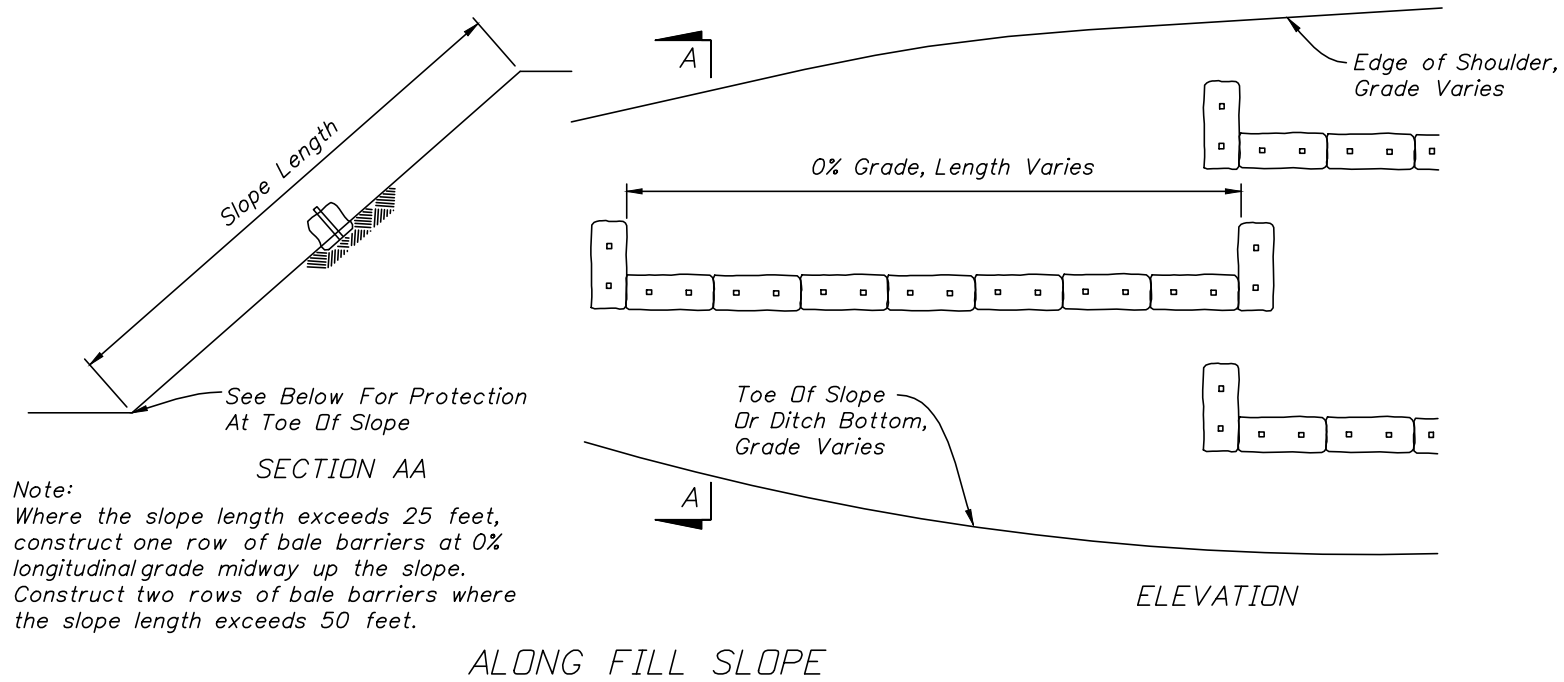
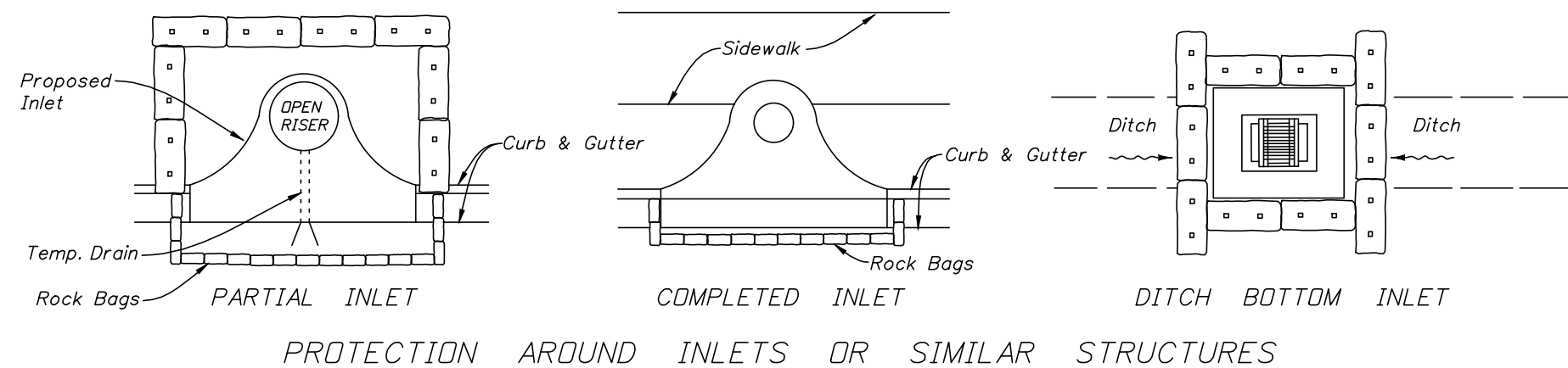
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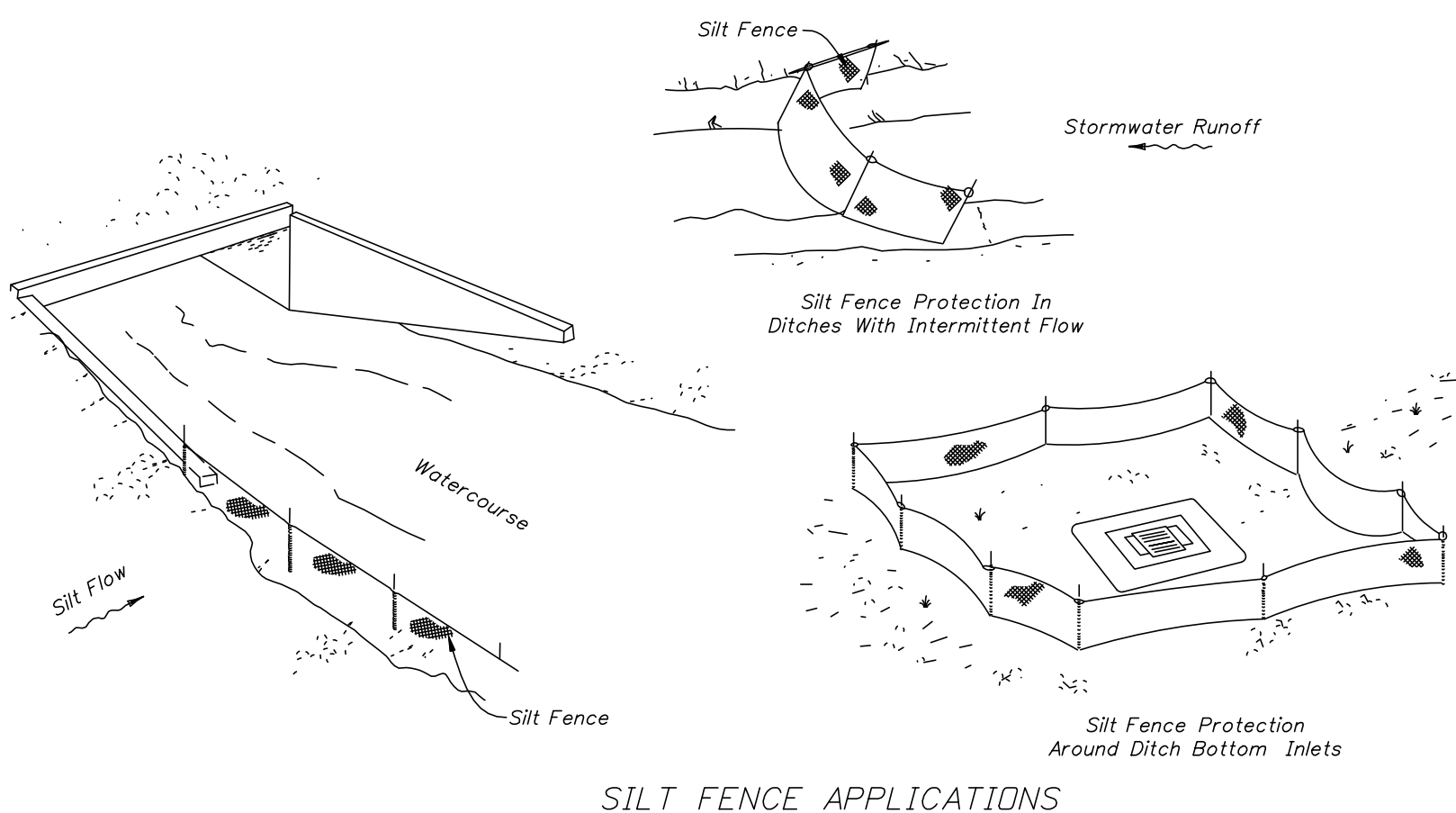
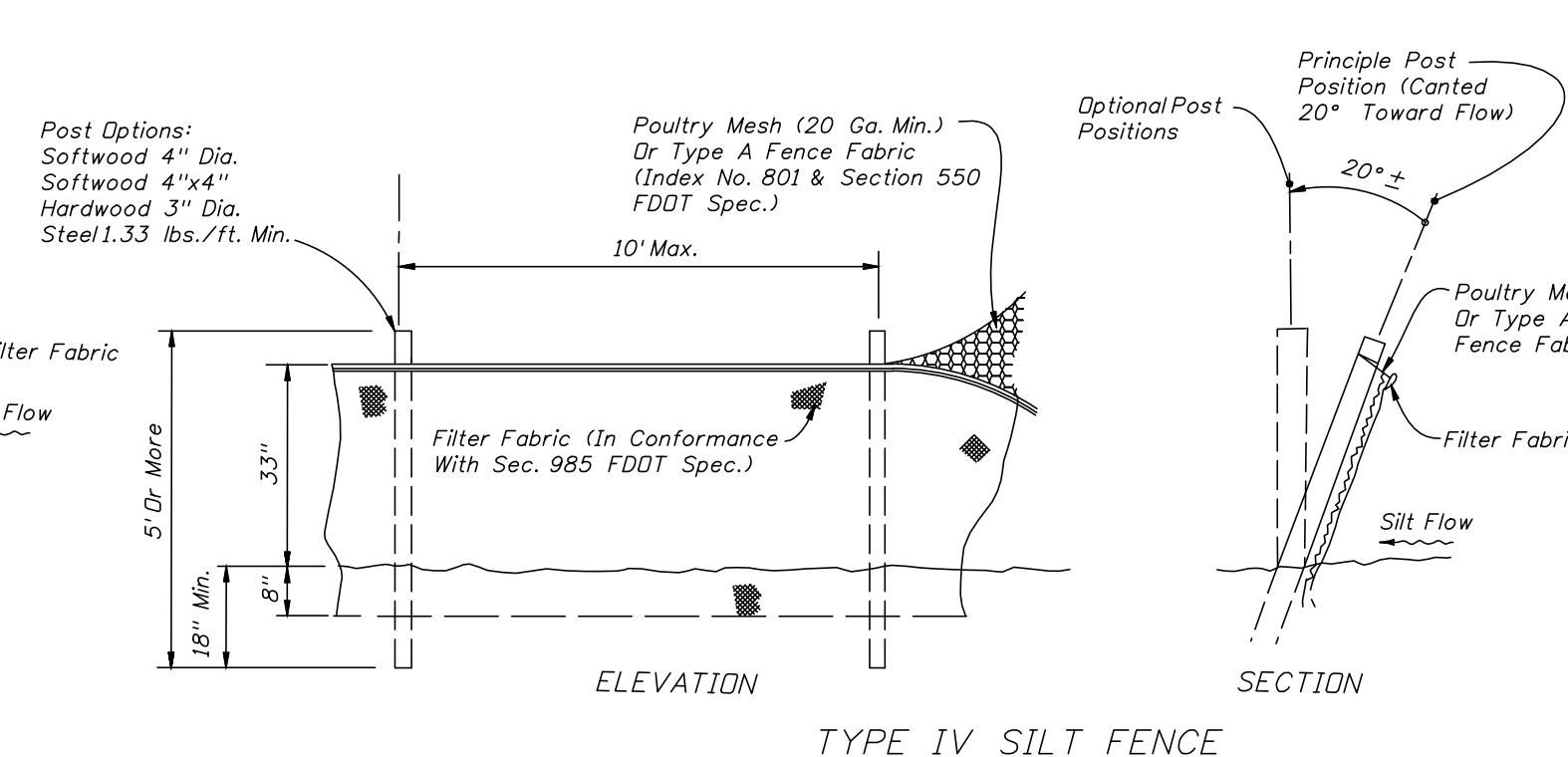
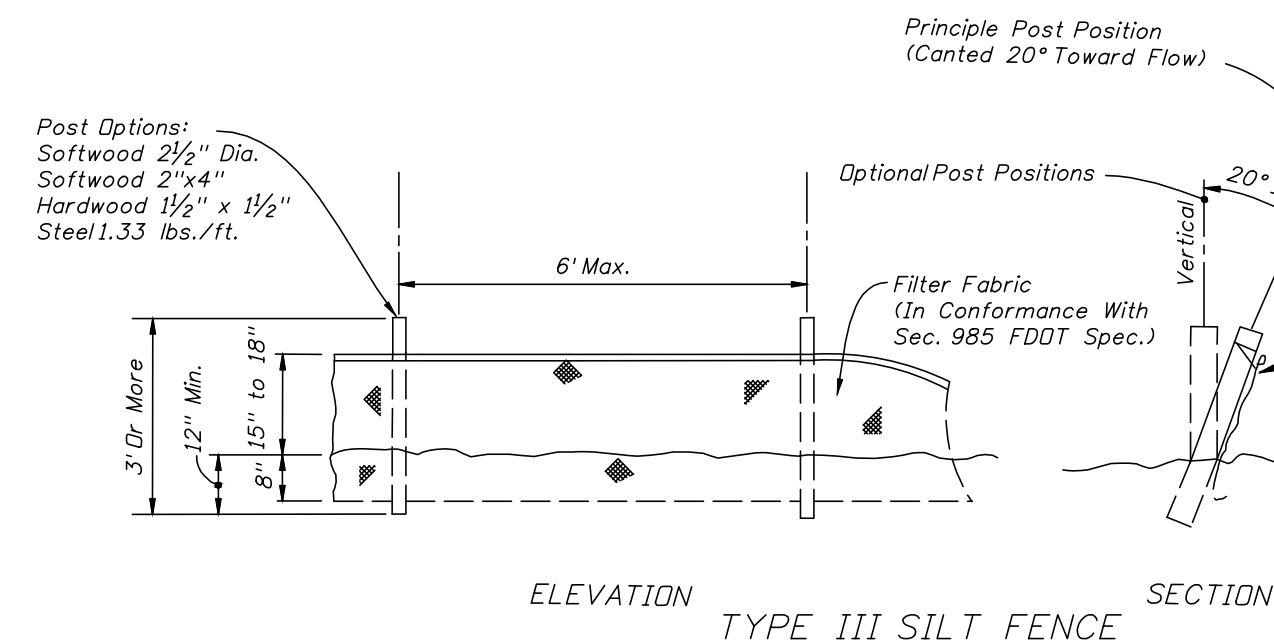
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2010 FDOT Design Standards



- NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS
- Type I and II Synthetic Barrier should be spaced in accordance with Chart 1, Sheet 1.
 - Bales shall be anchored with 2-1" x 2" (or 1" dia.) x 4' wood stakes. Stakes of other material or shape providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.
 - Rails and posts shall be 2" x 4" wood. Other materials providing equivalent strength may be used if approved by the Engineer.
 - Adjacent bales shall be butted firmly together.
 - Where used in conjunction with silt fence, bales shall be placed on the upstream side of the fence.
 - Bales to be paid for under the contract unit price for Synthetic Bales, LF. The unit price shall include the cost of filter fabric for Type I and II Barriers. Sandbags shall be paid for under the unit price for Sandbagging, CY. Rock bags to be paid for under the contract unit price for Rock Bags, EA.

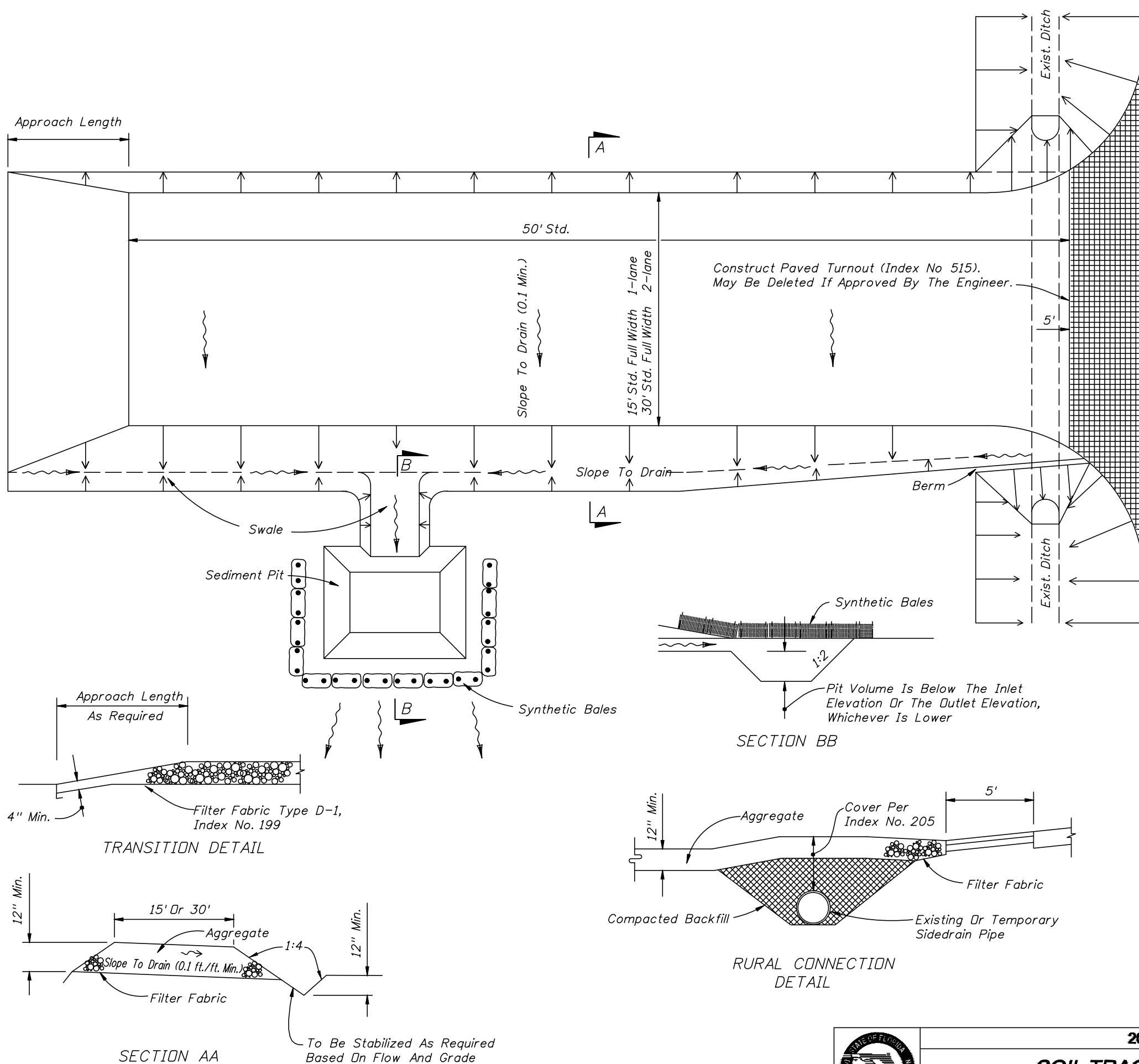
2010 FDOT Design Standards	Last Revision 07/01/09	Sheet No. 2 of 3
TEMPORARY EROSION AND SEDIMENT CONTROL	Index No. 102	



NOTES FOR SILT FENCES

- Type III Silt Fence to be used at most locations. Where used in ditches, the spacing for Type III Silt fence shall be in accordance with Chart 1, Sheet 1.
- Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested use is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travel lanes or off the right of way.
- Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
- Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.
- Silt Fence to be paid for under the contract unit price for Staked Silt Fence, (LF).

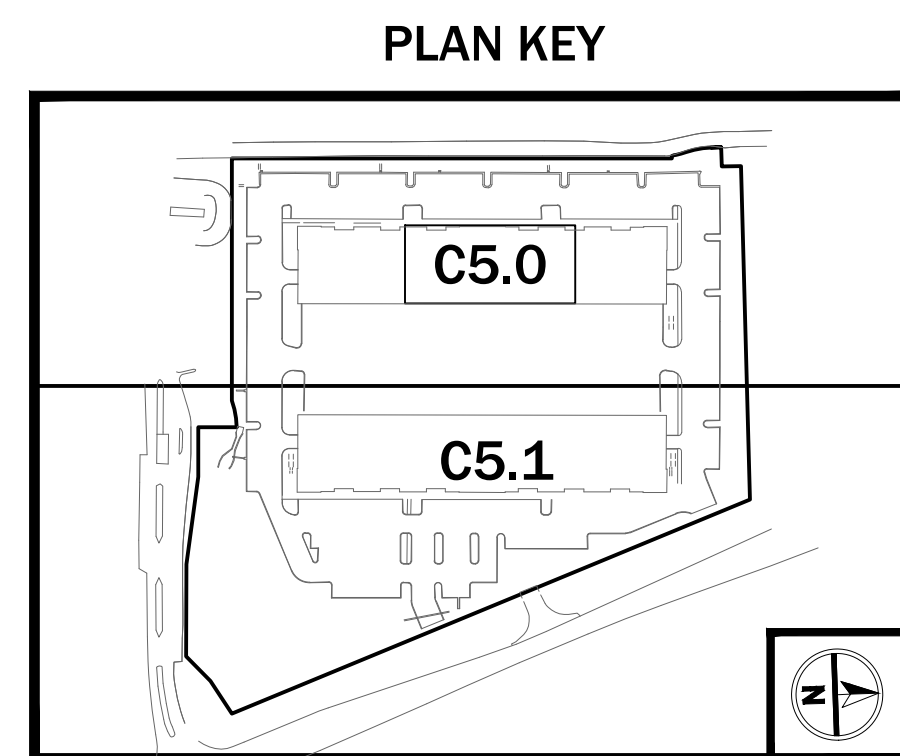
2010 FDOT Design Standards	Last Revision 07/01/09	Sheet No. 3 of 3
TEMPORARY EROSION AND SEDIMENT CONTROL	Index No. 102	



2010 FDOT Design Standards	Last Revision 07/01/07	Sheet No. 1 of 1
SOIL TRACKING PREVENTION DEVICE TYPE A	Index No. 106	

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PREPARED FOR:

20 MILL LLC

DEMOLITION PLAN

CLARCONA INDUSTRIAL PARK

[illegible]

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SHEET:
C5.0

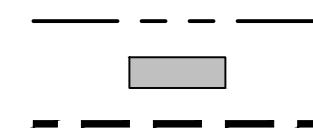
NOTES:

1. ALL STORM YARD DRAINS AND PIPING PROTRUDING FROM EXISTING WALL TO BE REMOVED. REPAIR WALL AFTER REMOVAL PER CLIENT'S STRUCTURAL ENGINEER RECOMMENDATIONS.
2. CONTRACTOR TO USE EXTREME CAUTION DURING DEMOLITION AND EXCAVATION ACTIVITIES WITHIN THE VICINITY OF THE EXISTING WALL SO AS NOT COMPROMISE ITS STRUCTURAL INTEGRITY. REFER TO OWNER'S STRUCTURAL ENGINEER'S RECOMMENDATIONS FOR WORK WITHIN RETAINING WALL VICINITY.

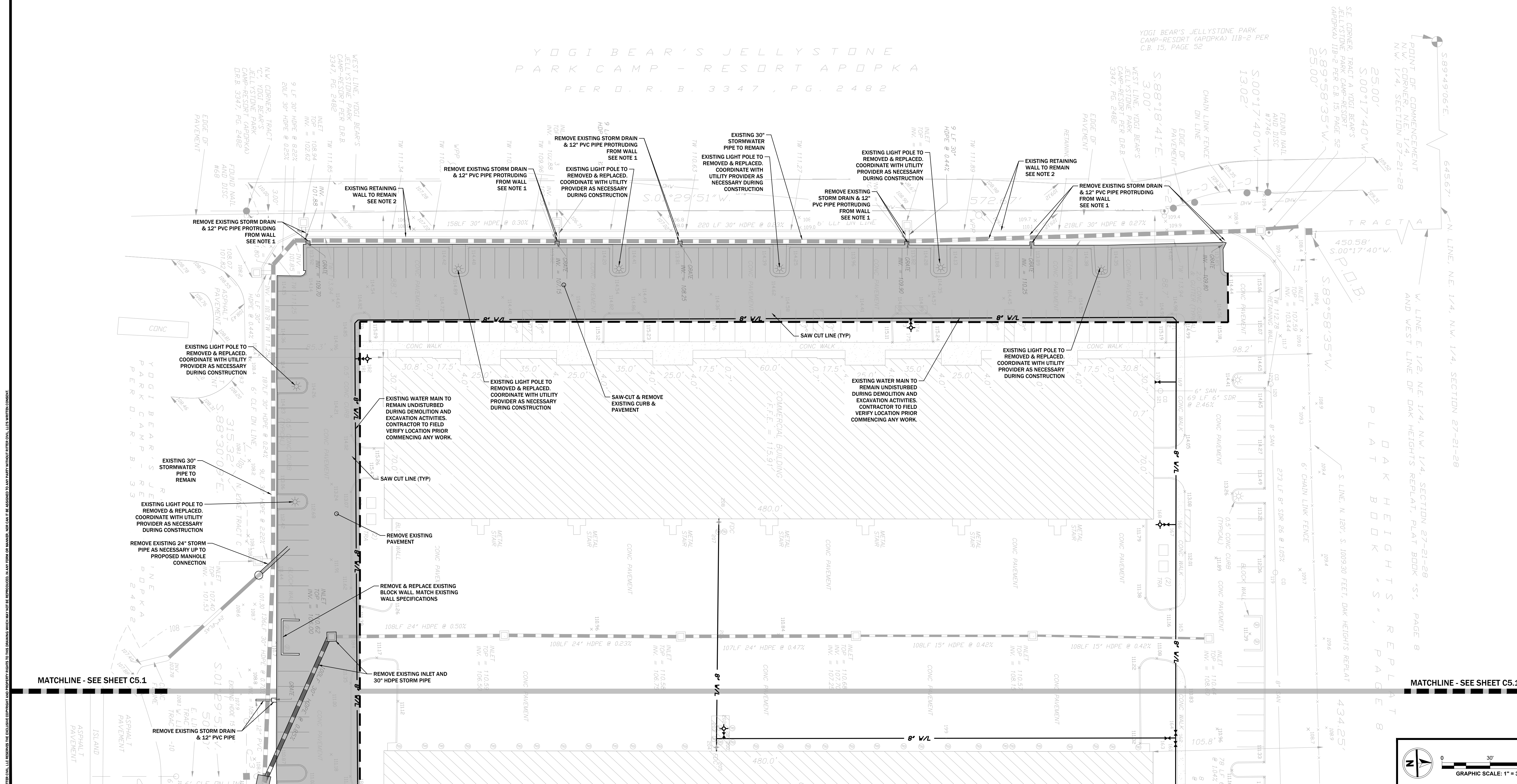
PARKING CALCULATIONS:

EXISTING PARKING PROVIDED (PER MDP DATED 11/04/21:	276 SPACES
PARKING REMOVED THIS PLAN:	137 SPACES
PARKING PROVIDED THIS PLAN: (SEE SHEETS C6.0-C6.1)	116 SPACES
TOTAL PARKING REMAINING THIS PLAN:	255 SPACES
TOTAL PARKING REQUIRED (PER MDP DATED 11/04/21:	226 SPACES

PLAN LEGEND:

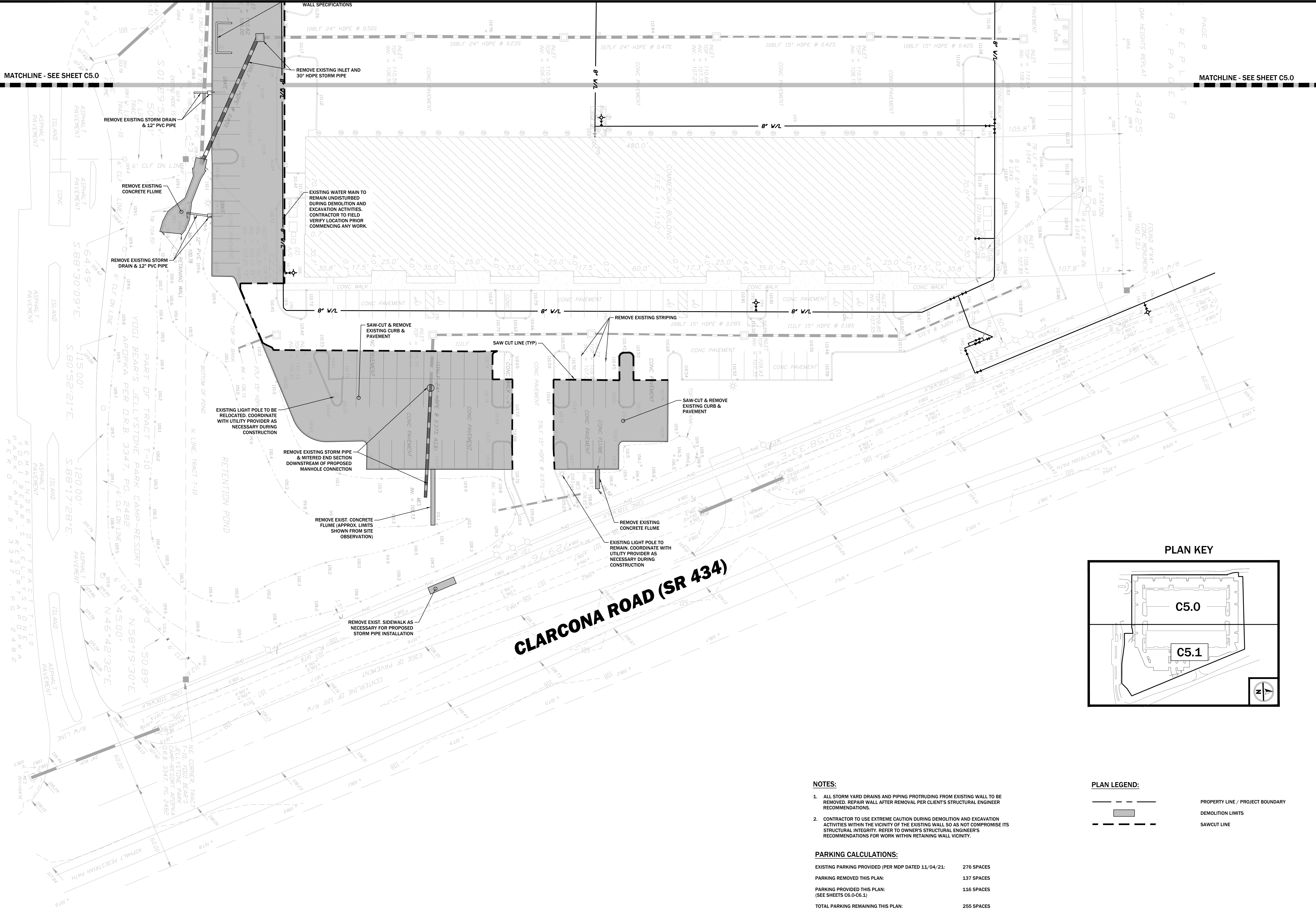


PROPERTY LINE / PROJECT BOUNDARY
DEMOLITION LIMITS
SAWCUT LINE



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- CONTRACTOR TO USE EXTREME CAUTION DURING DEMOLITION AND EXCAVATION ACTIVITIES WITHIN THE VICINITY OF THE EXISTING WALL SO AS NOT COMPROMISE ITS STRUCTURAL INTEGRITY. REFER TO OWNER'S STRUCTURAL ENGINEER'S RECOMMENDATIONS FOR WORK WITHIN RETAINING WALL VICINITY.

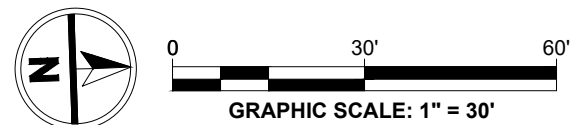
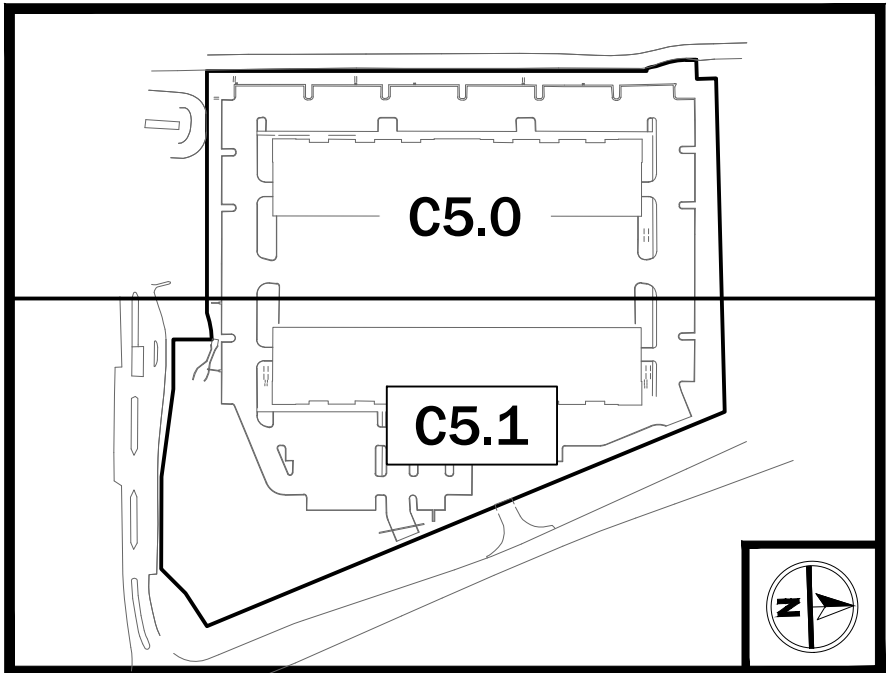
PARKING CALCULATIONS:

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PARKING REMOVED THIS PLAN:	137 SPACES
PARKING PROVIDED THIS PLAN: (SEE SHEETS C6.0-C6.1)	116 SPACES
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PLAN LEGEND:

	PROPERTY LINE / PROJECT BOUNDARY
	DEMOLITION LIMITS
	SAWCUT LINE

PLAN KEY



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SHEET:
C5.1

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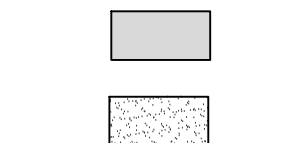
DEMOLITION PLAN
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MATCHLINE - SEE SHEET C6.1

MATCHLINE - SEE SHEET C6.1

PLAN LEGEND:

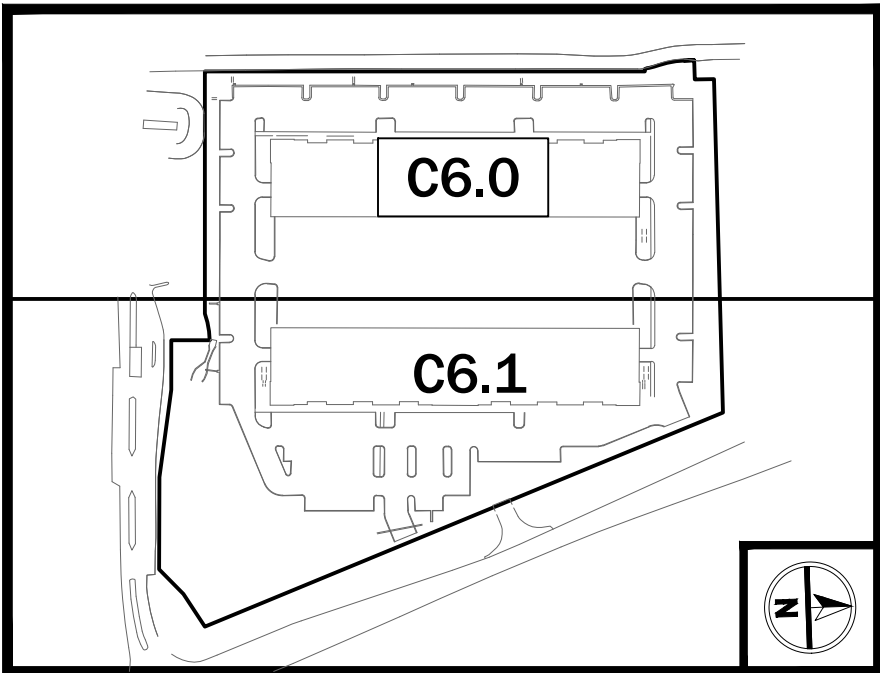


PROPERTY LINE / PROJECT BOUNDARY
STANDARD DUTY CONCRETE*
STANDARD DUTY SIDEWALK*

*REFER TO SITE DETAILS SHEET C8.0 FOR PAVEMENT SPECIFICATIONS.

NOTE: ALL PROPOSED STRIPING TO BE THERMOPLASTIC.

PLAN KEY



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SHEET:
C6.0

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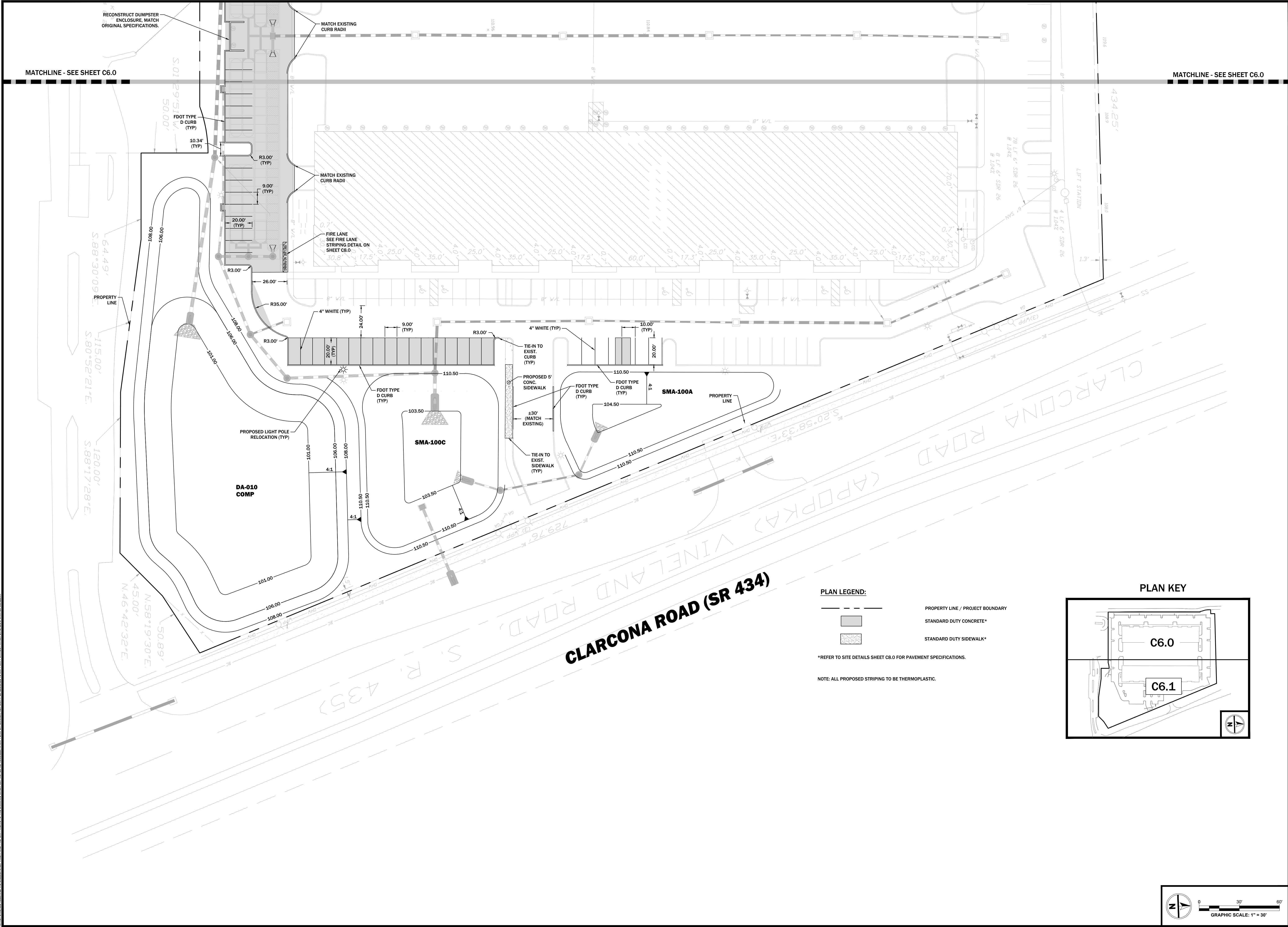
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LAYOUT PLAN
CLARCONA INDUSTRIAL PARK

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LAYOUT PLAN
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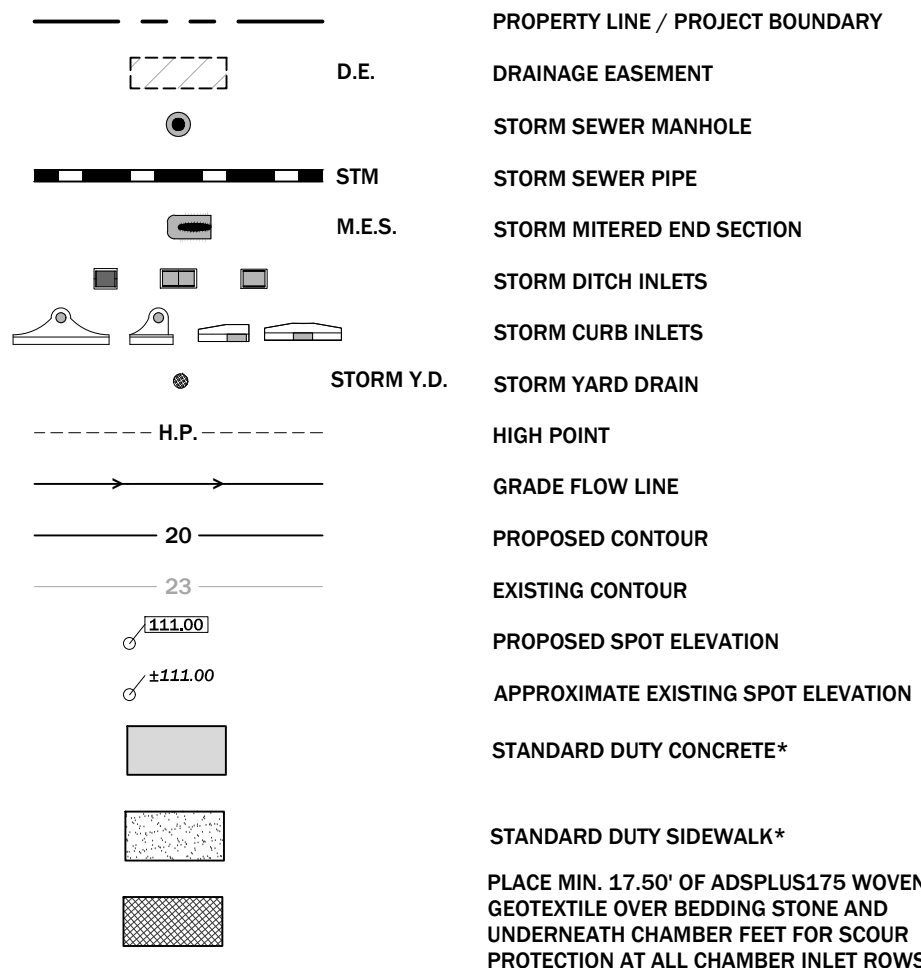
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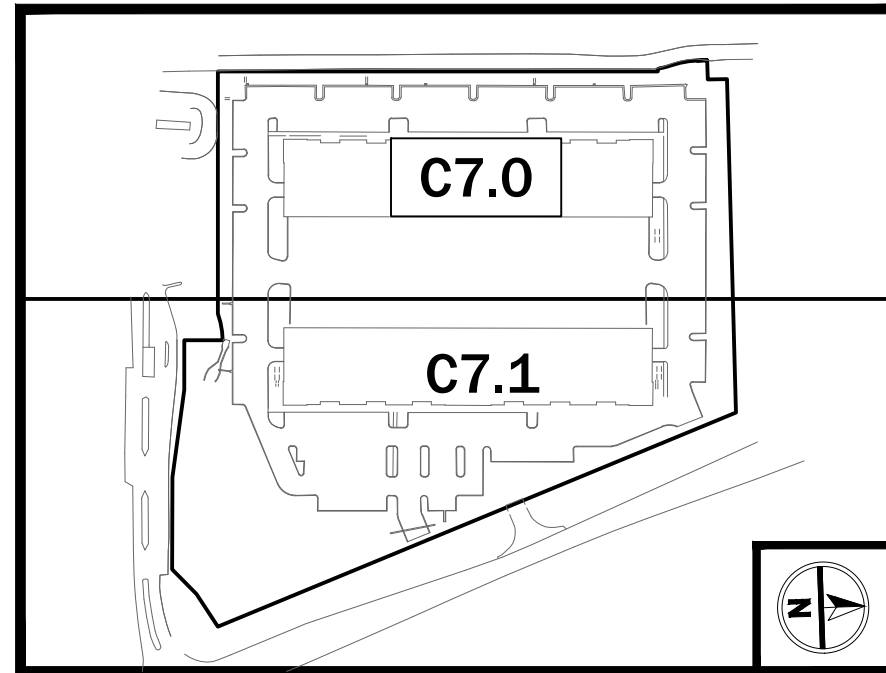
NOTE:
ALL EXISTING LANDSCAPING, IRRIGATION, AND FENCING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AND RESTORED TO ORIGINAL CONDITION FOLLOWING CONSTRUCTION ACTIVITIES.

PLAN LEGEND:



*REFER TO SITE DETAILS SHEET C8.0 FOR PAVEMENT SPECIFICATIONS.

PLAN KEY



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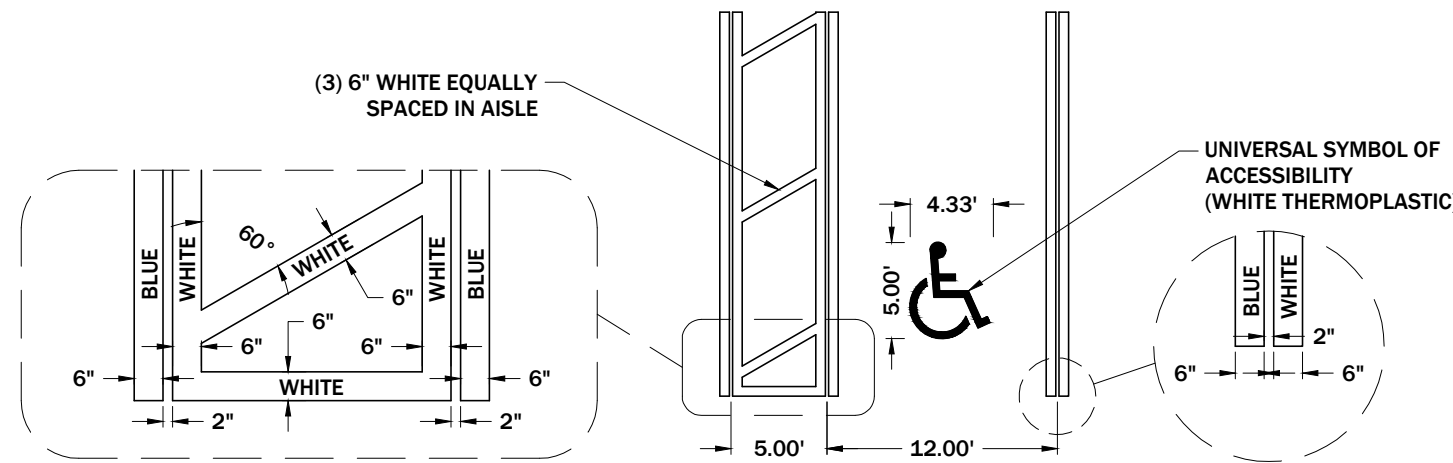
PAVING, GRADING &
DRAINAGE PLAN
CLARCONA INDUSTRIAL PARK

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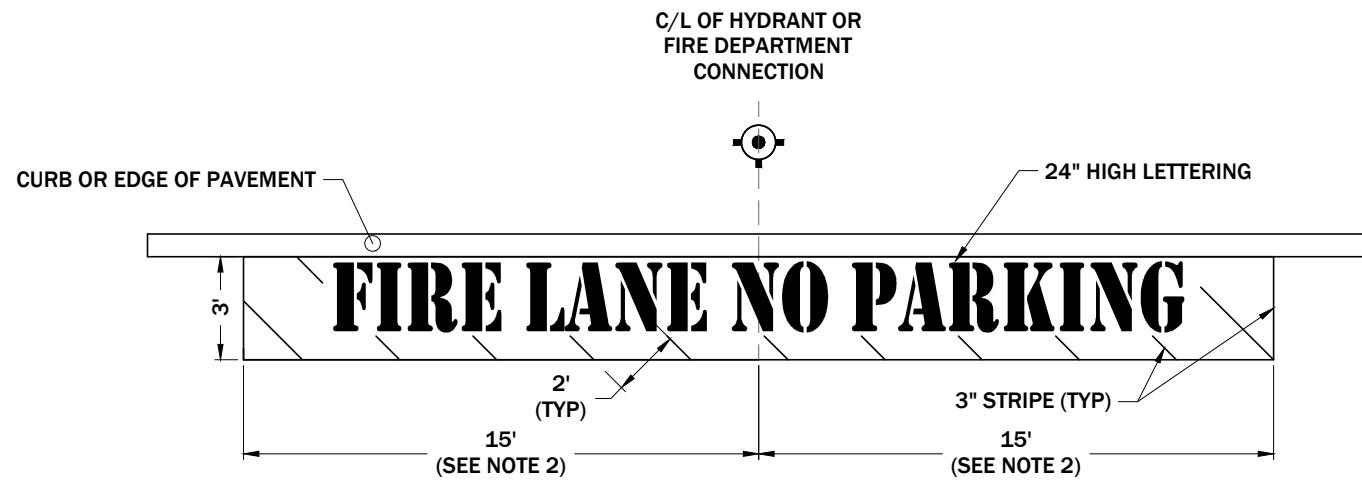
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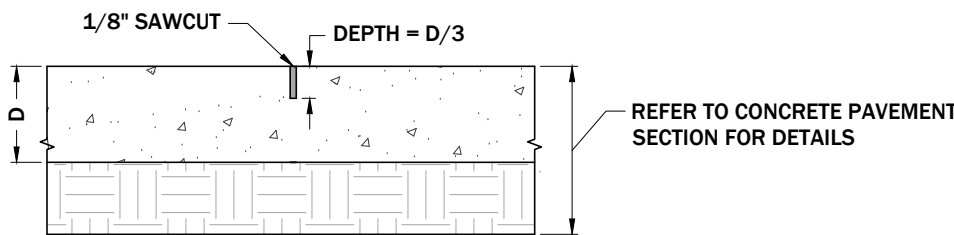
NOTE:
DETAIL PROVIDED FOR LAYOUT REFERENCE ONLY. STRIPING, SIGNAGE, AND DIMENSIONS TO COMPLY WITH THE MOST STRINGENT OF FLORIDA ACCESSIBILITY CODE, FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND ADA REQUIREMENTS.

1 ACCESSIBLE PARKING DETAIL



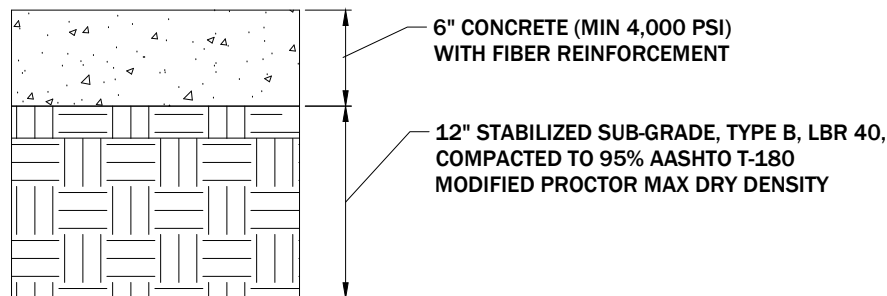
- NOTES:
- COLOR - DOT SAFETY YELLOW, WHITE OR RED
 - TERMINATE FIRE LANE AT INTERSECTIONS, SIDEWALK RAMP CROSSINGS, OR WHEN FRONTING DESIGNATED PARKING SPACES

FIRE LANE PAVEMENT MARKING

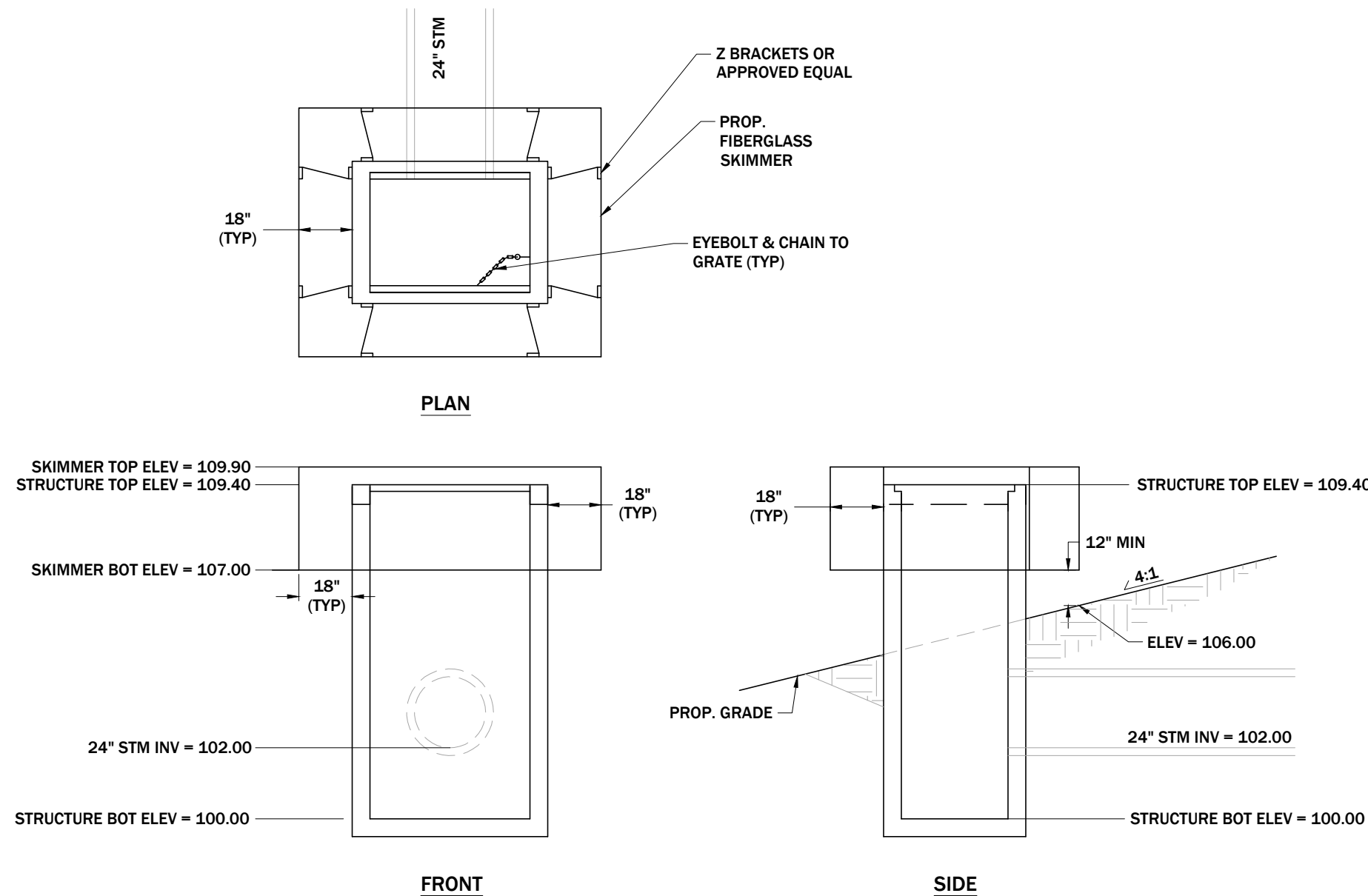


NOTE:
TRANSVERSE JOINT SPACING AT MAX 15' INTERVALS UNLESS OTHERWISE SHOWN ON PLANS

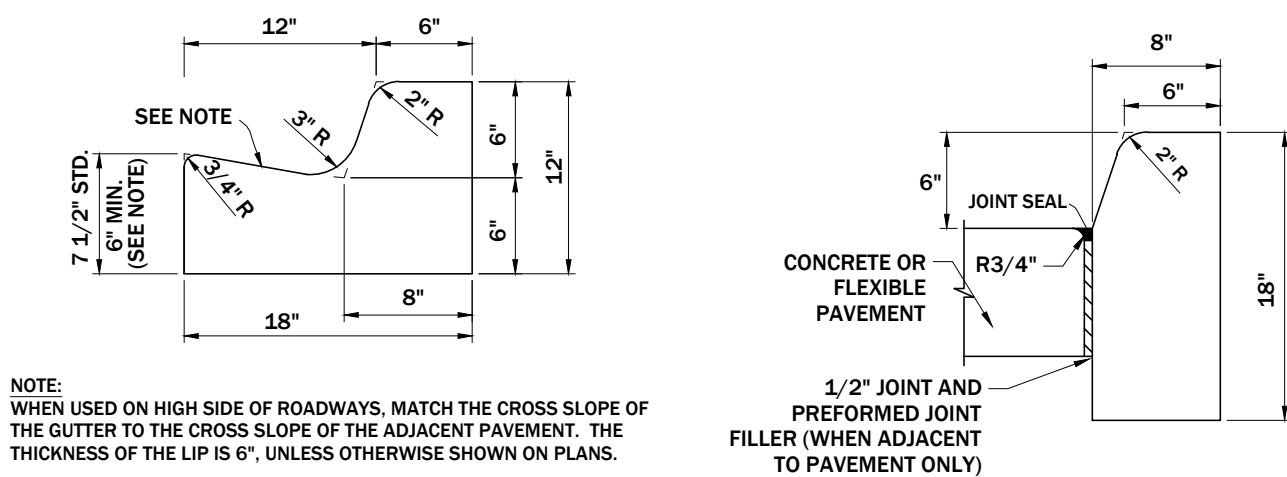
CONCRETE PAVEMENT CONTRACTION JOINT



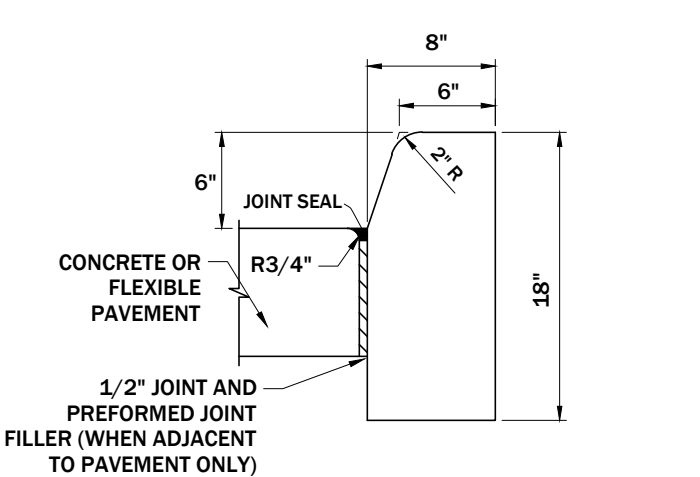
STANDARD DUTY CONCRETE



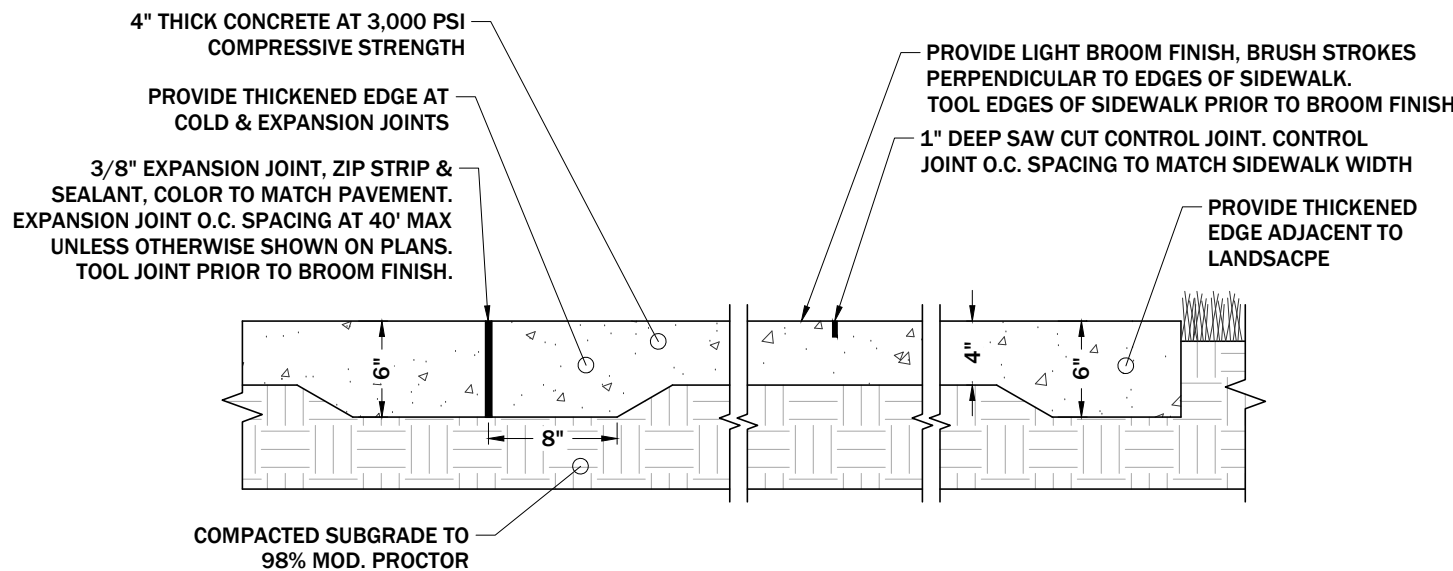
1 STRUCTURE DS-100



MODIFIED FDOT TYPE F CURB



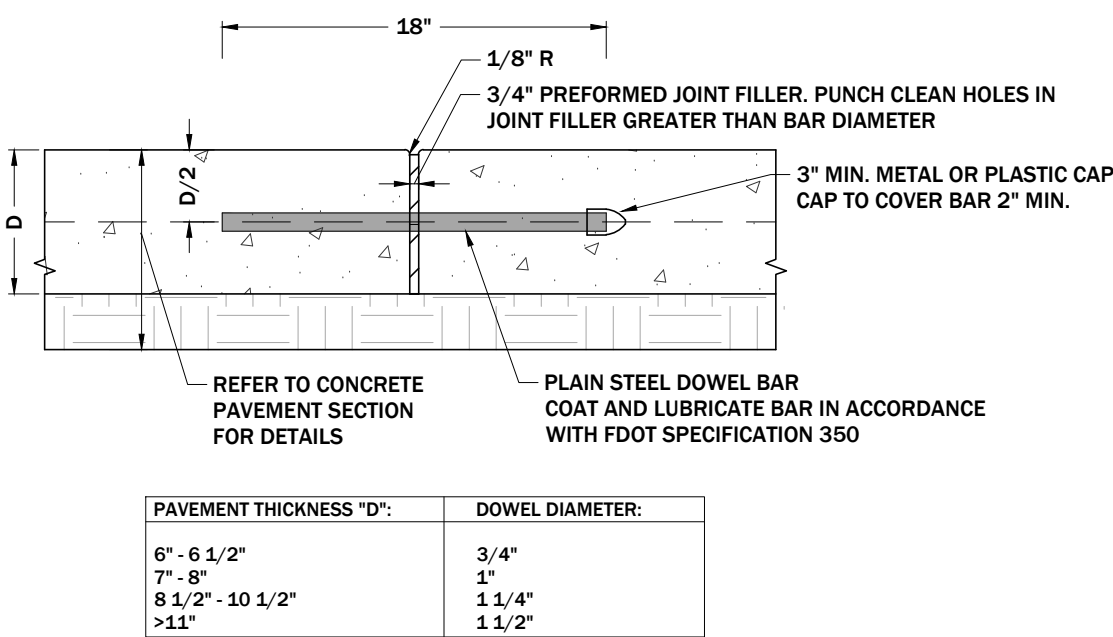
FDOT TYPE D CURB



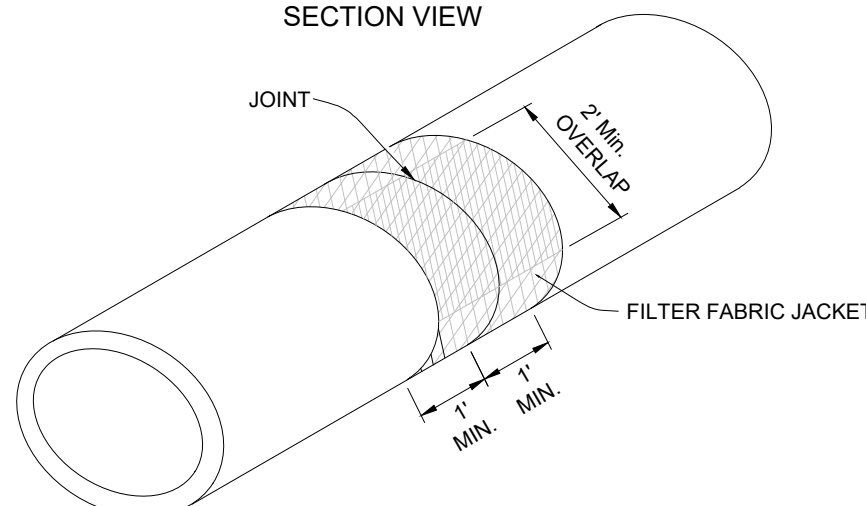
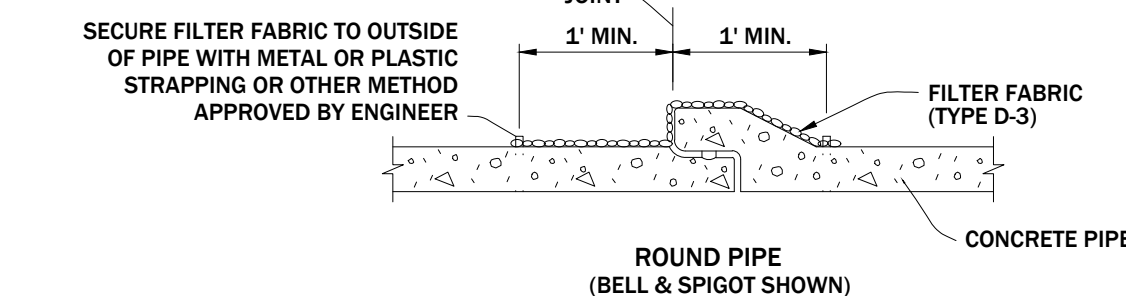
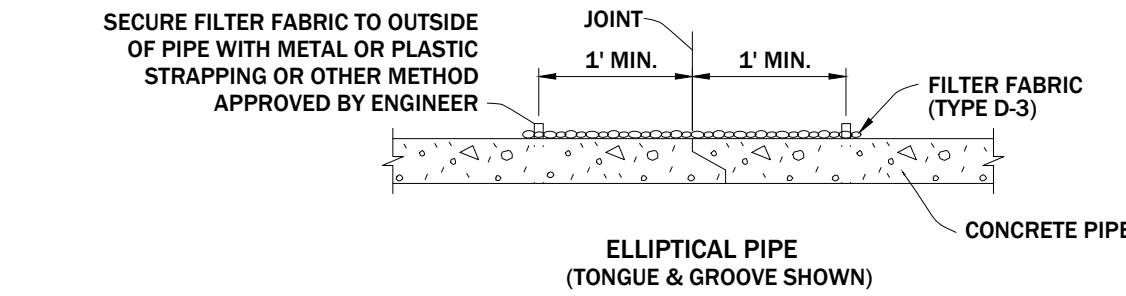
SIDEWALK NOTES:
USE ONE COLOR / SUPPLIER/BATCH FOR ALL CONCRETE SIDEWALKS.
FULL PANEL (JOINT-TO-JOINT) REPLACEMENT REQUIRED FOR REPAIRING CRACKED OR OTHERWISE DAMAGED CONCRETE SIDEWALKS.

DETAIL PROVIDED FOR STANDARD PEDESTRIAN GRADE SIDEWALKS. REFER TO HARDSCAPE PLANS FOR NON-STANDARD OR VEHICULAR GRADE CONCRETE PAVING CONDITIONS AND DETAILS.

STANDARD CONCRETE SIDEWALK



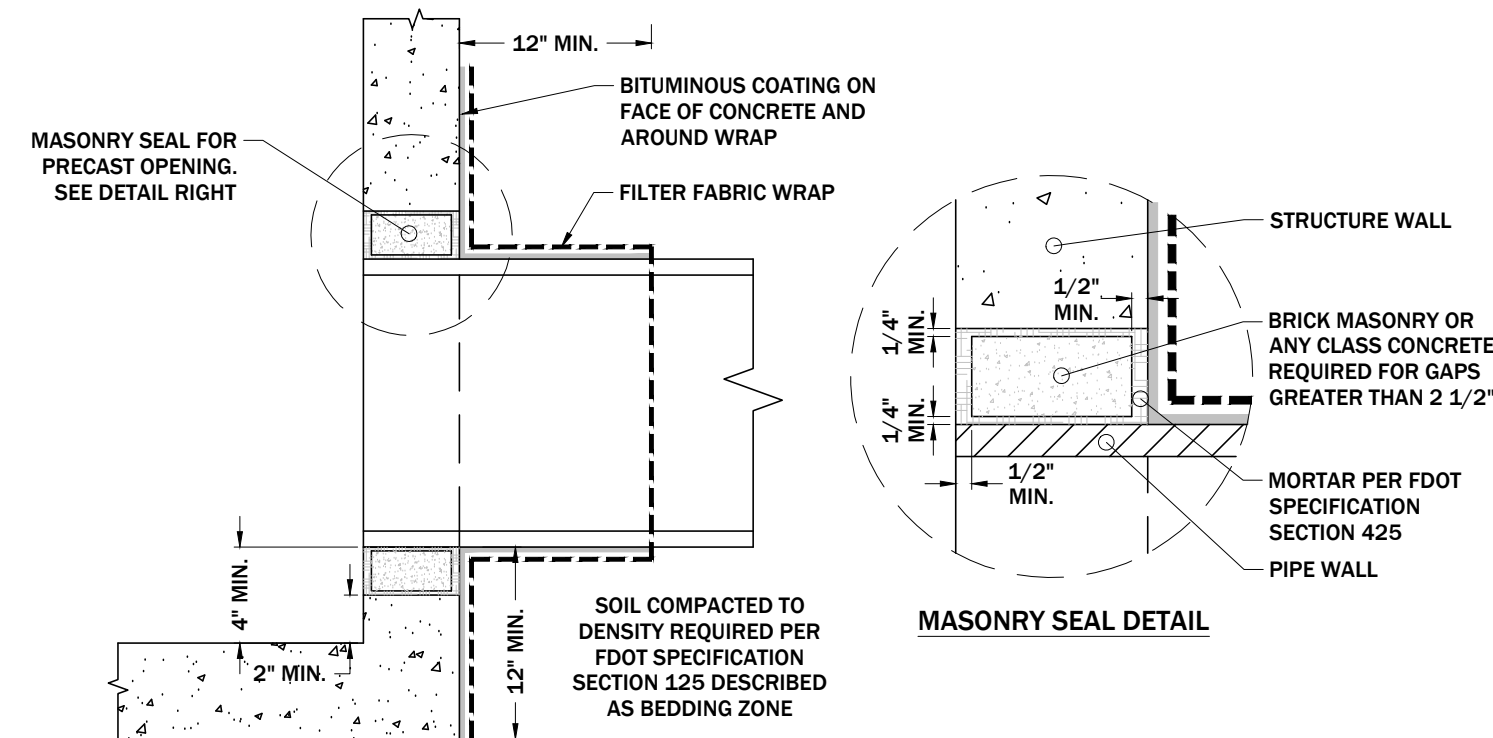
CONCRETE PAVEMENT EXPANSION JOINT



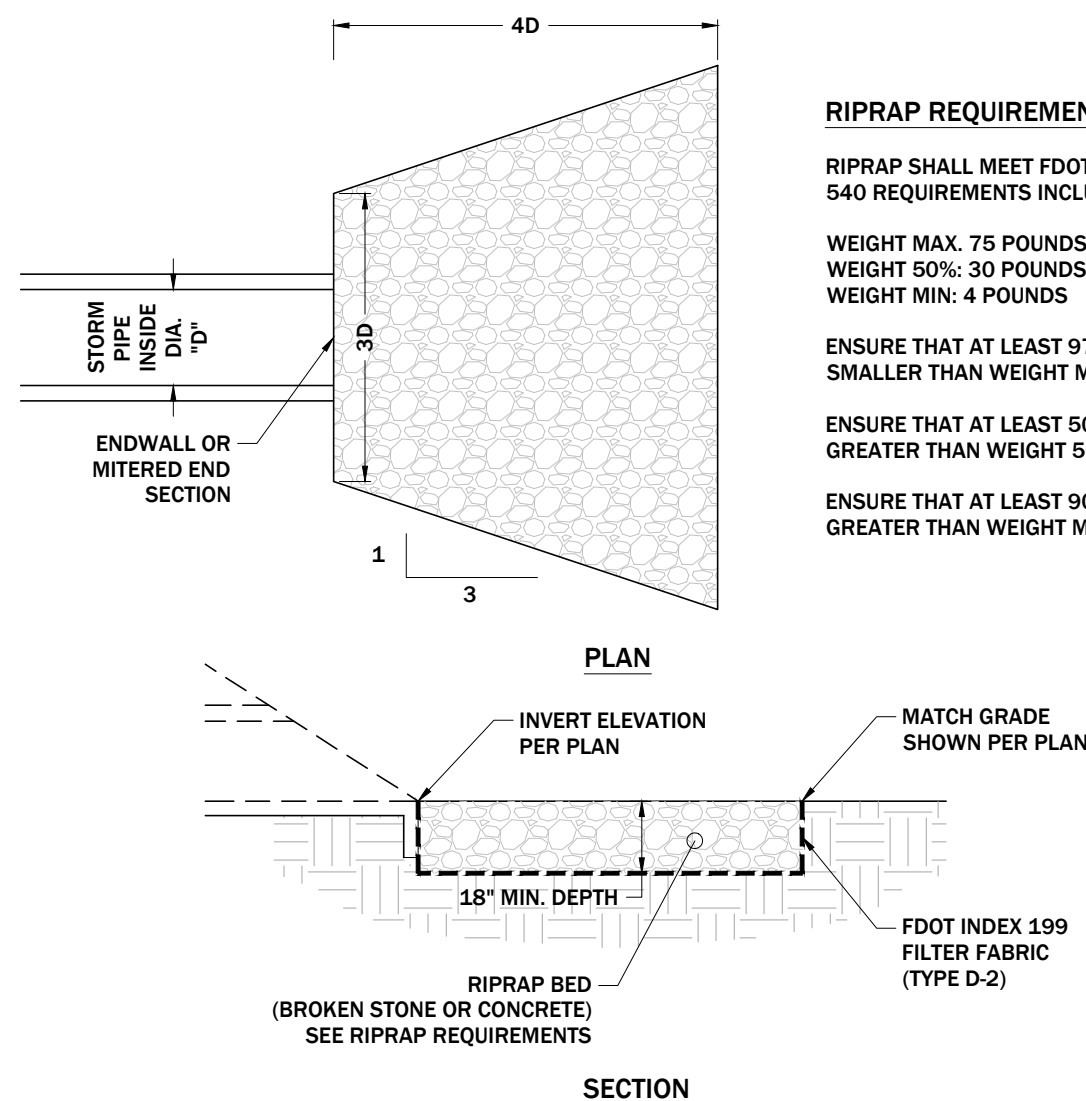
ISOMETRIC VIEW

- NOTES:
- COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS
 - ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.

FILTER FABRIC JACKET



FILTER FABRIC WRAP AT GROUTED PIPE TO STRUCTURE CONNECTION



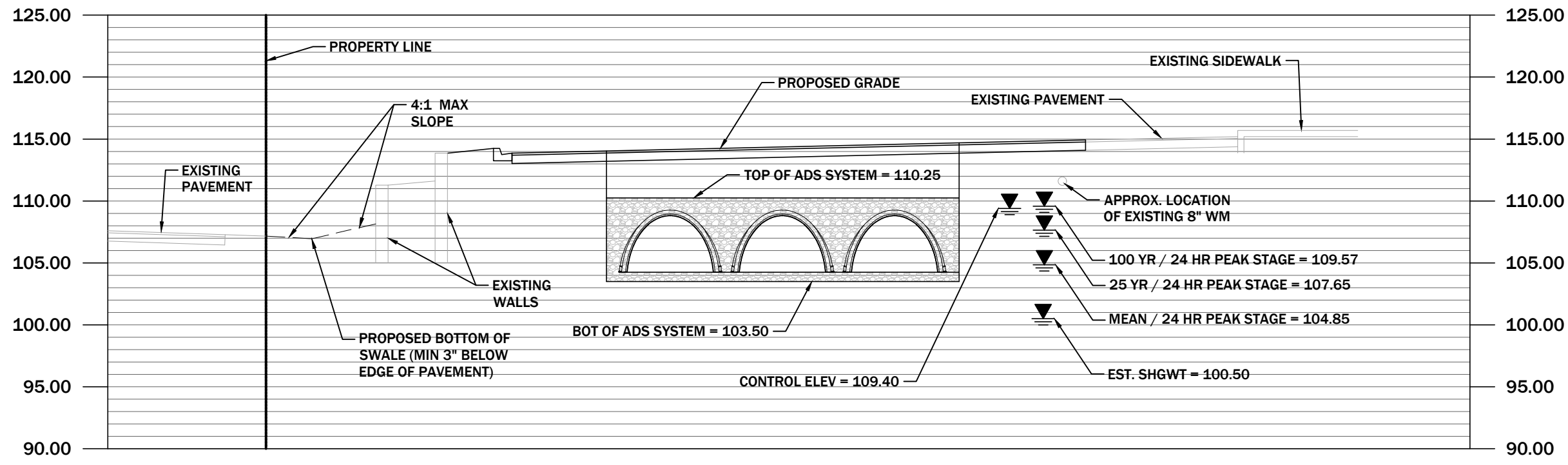
RIPRAP APRON

- RIPRAP REQUIREMENTS:
- RIPRAP SHALL MEET FDOT STANDARD SPECIFICATIONS SECTION 540 REQUIREMENTS INCLUDING THE FOLLOWING GRADATION:
- WEIGHT MAX. 75 POUNDS
WEIGHT 50%: 30 POUNDS
WEIGHT MIN: 4 POUNDS
- ENSURE THAT AT LEAST 97% OF THE MATERIAL BY WEIGHT IS SMALLER THAN WEIGHT MAXIMUM POUNDS.
- ENSURE THAT AT LEAST 50% OF THE MATERIAL BY WEIGHT IS GREATER THAN WEIGHT 50% POUNDS.
- ENSURE THAT AT LEAST 90% OF THE MATERIAL BY WEIGHT IS GREATER THAN WEIGHT MINIMUM POUNDS.

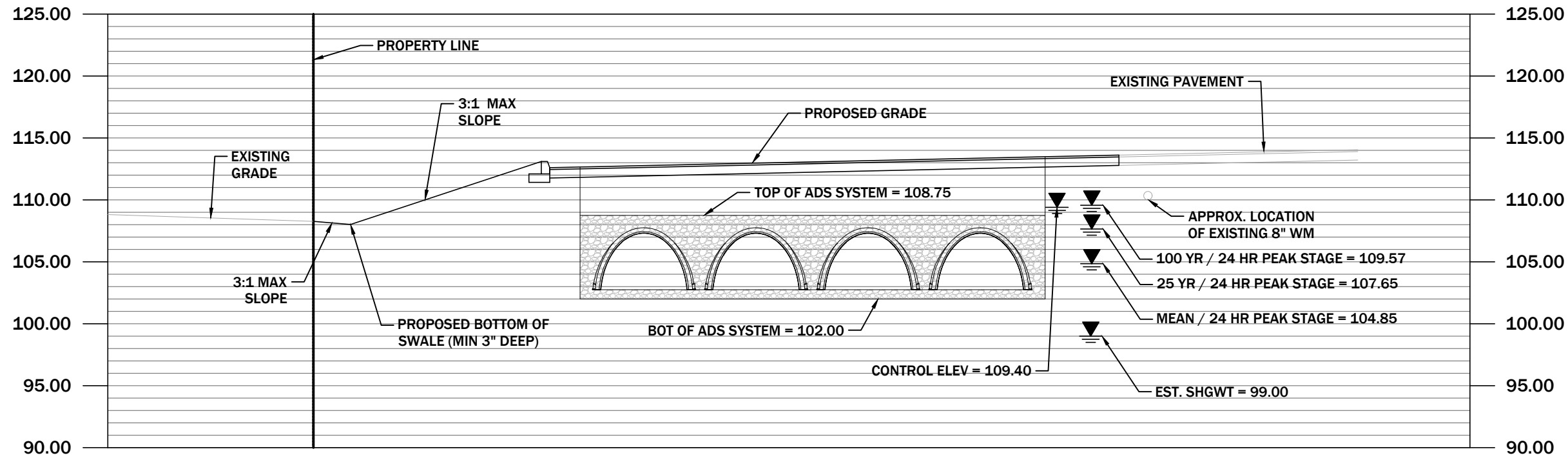
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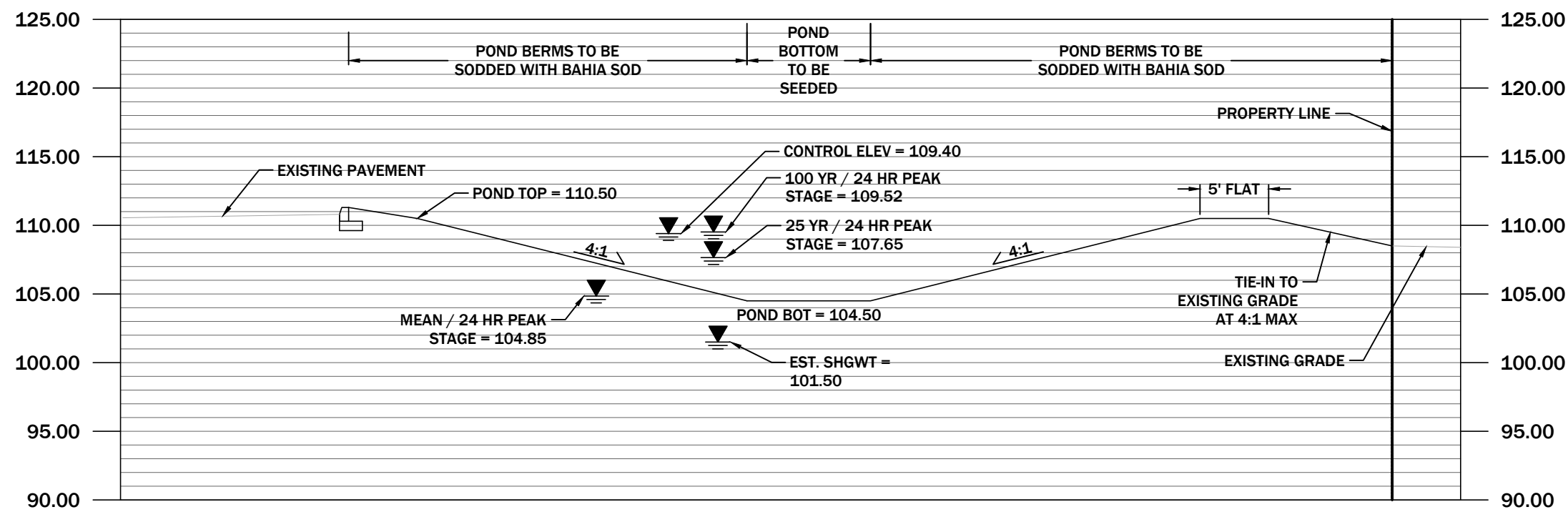
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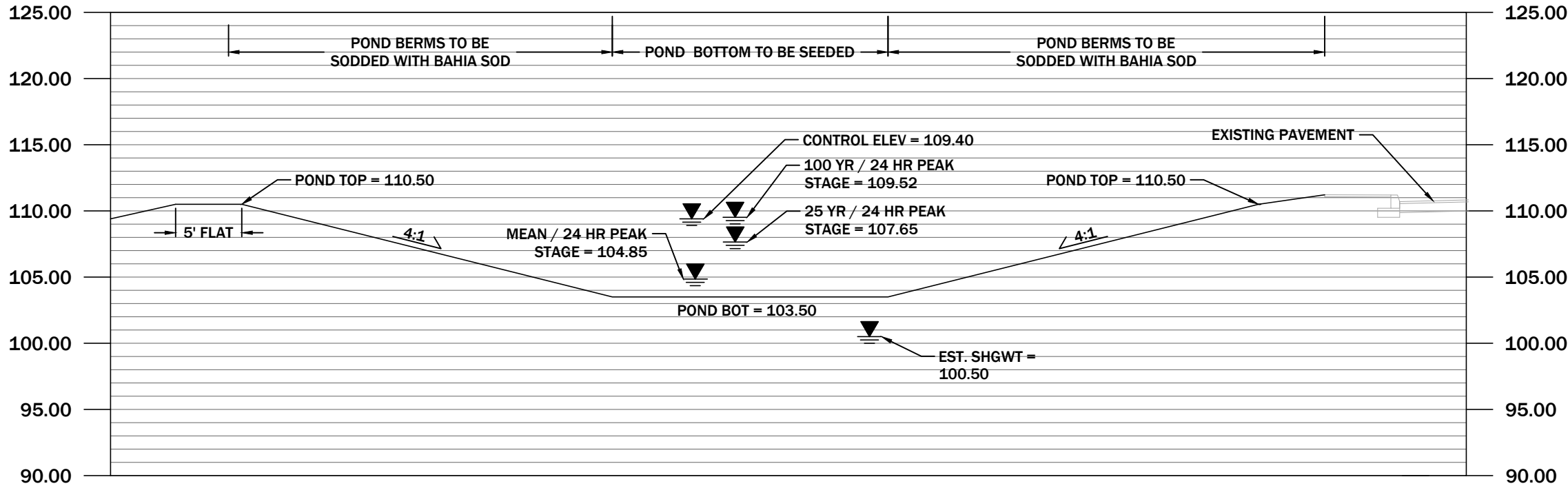
A TRENCH 100A - ADS SYSTEM
 SEE SHEET C7.0 SCALE: 1" = 10'



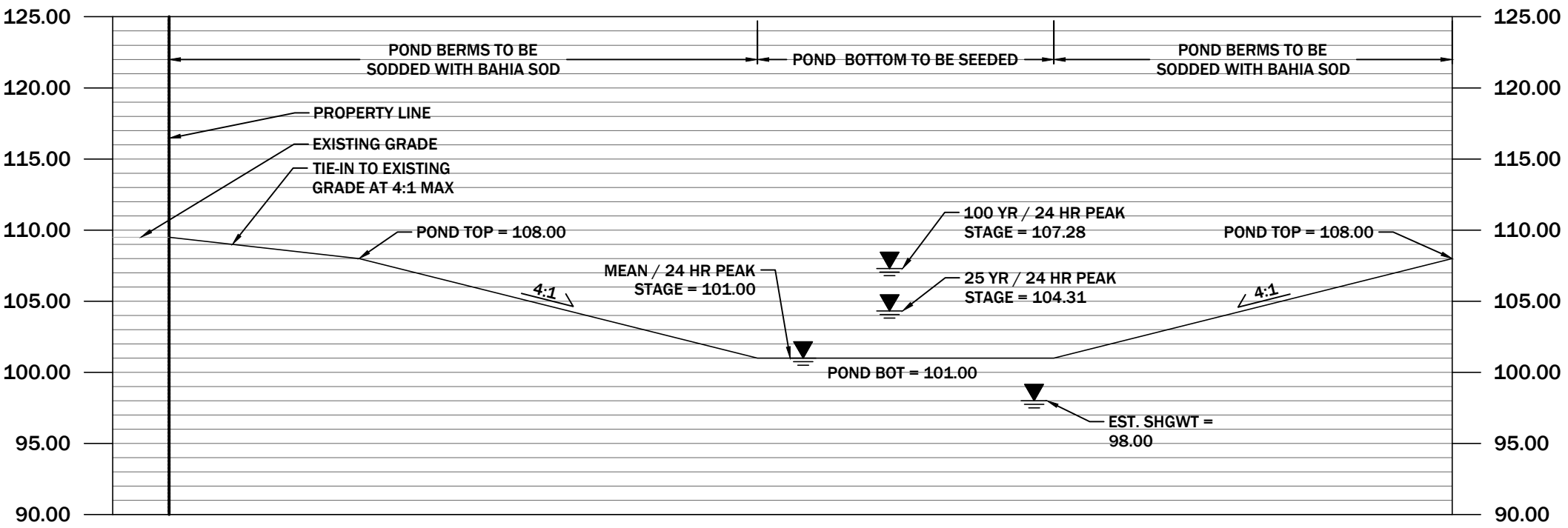
B TRENCH 100B - ADS SYSTEM
 SEE SHEET C7.0 SCALE: 1" = 10'



C POND SMA-100A
 TYPICAL CROSS SECTION - SEE SHEET C7.1 SCALE: 1" = 10'



D POND SMA-100C
 TYPICAL CROSS SECTION - SEE SHEET C7.1 SCALE: 1" = 10'

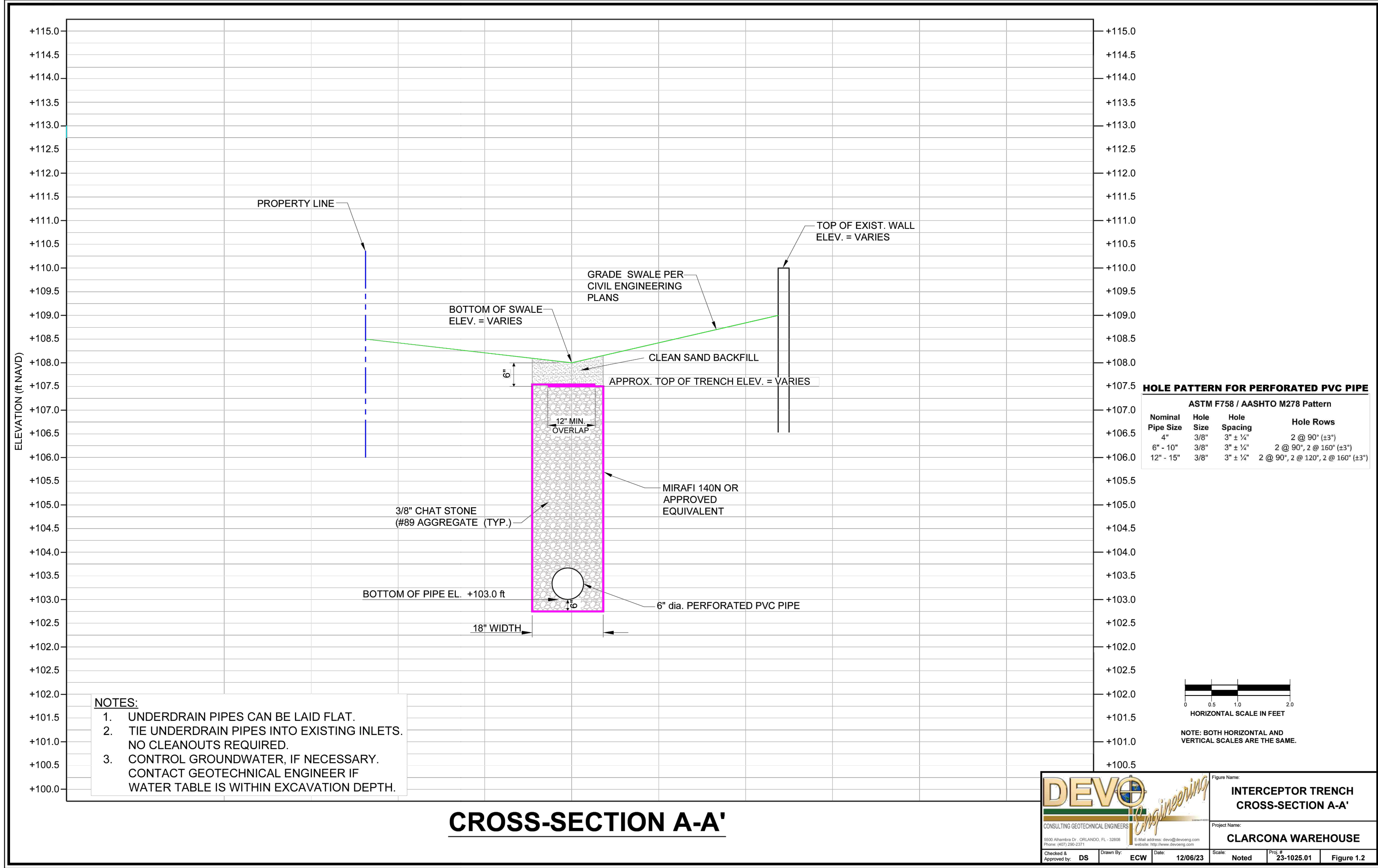
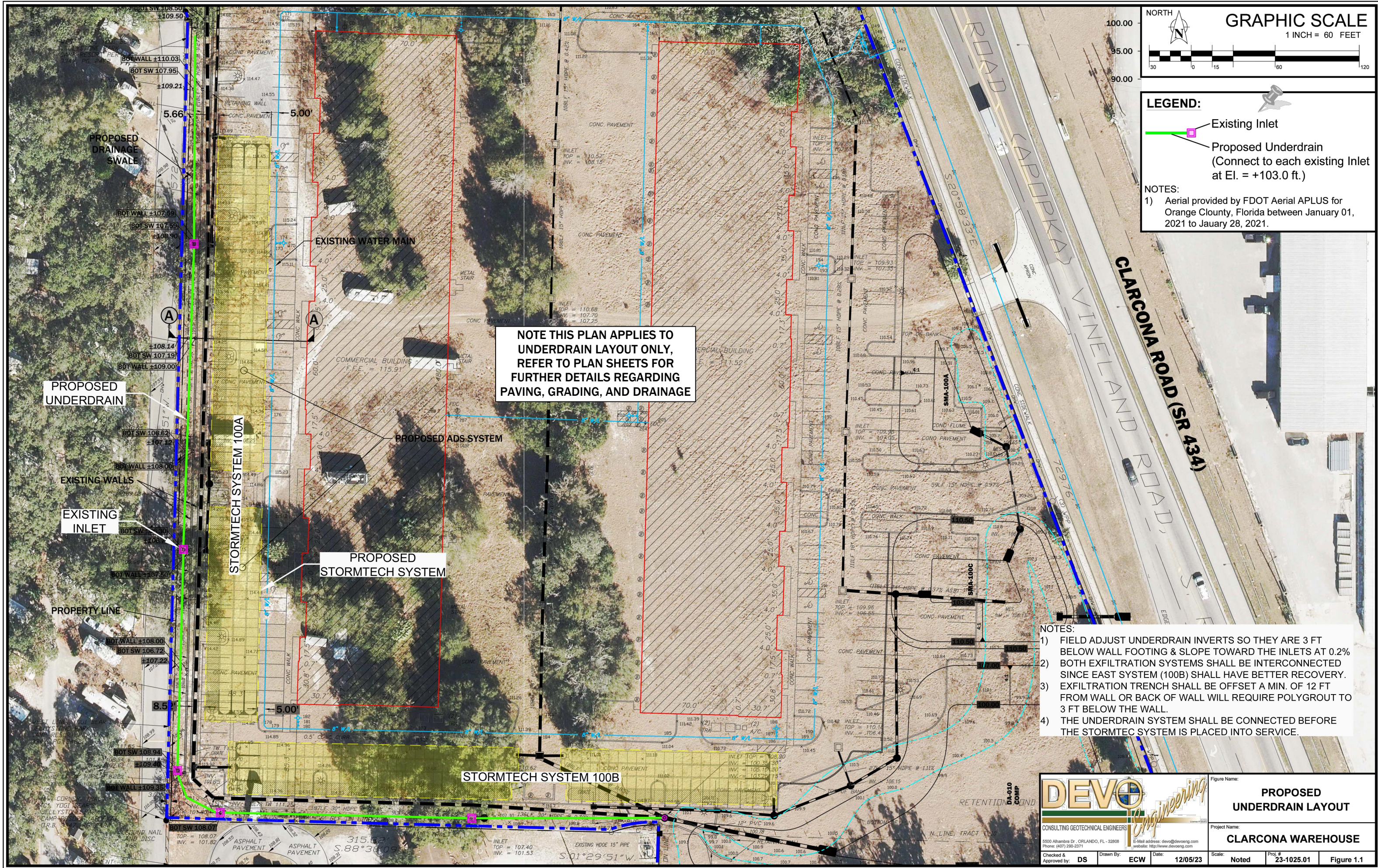


E POND DA-010 COMP
 TYPICAL CROSS SECTION - SEE SHEET C7.1 SCALE: 1" = 10'

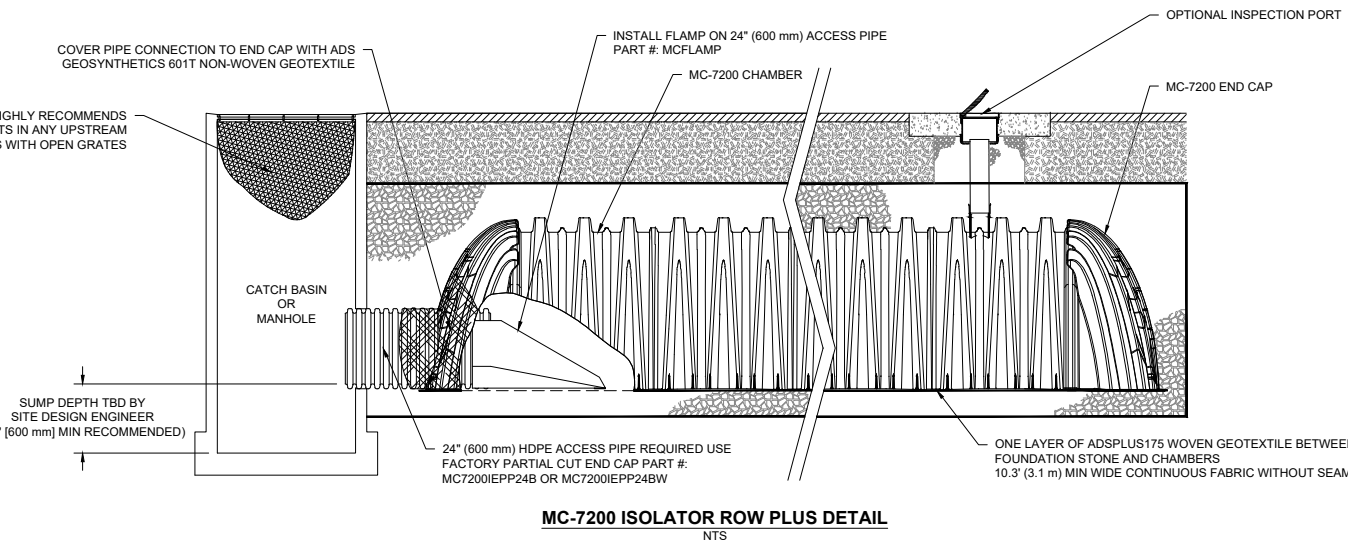
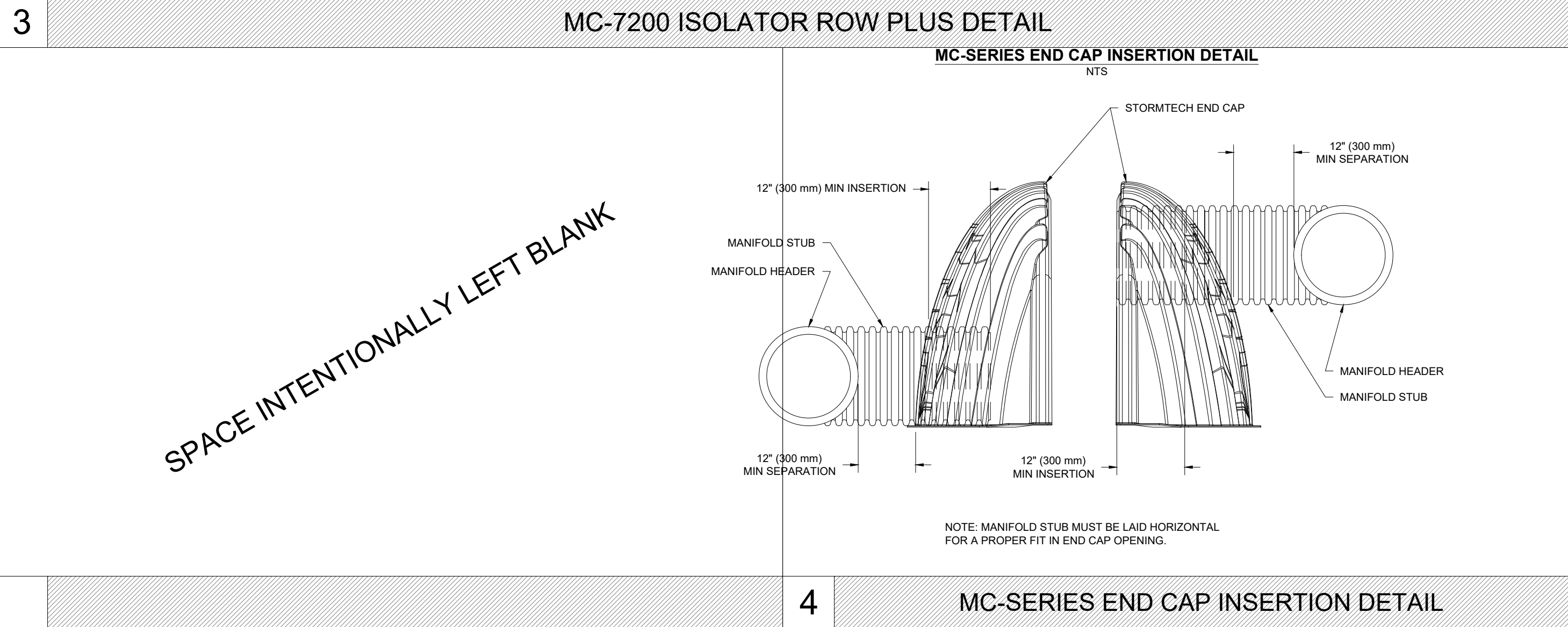
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INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 1" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

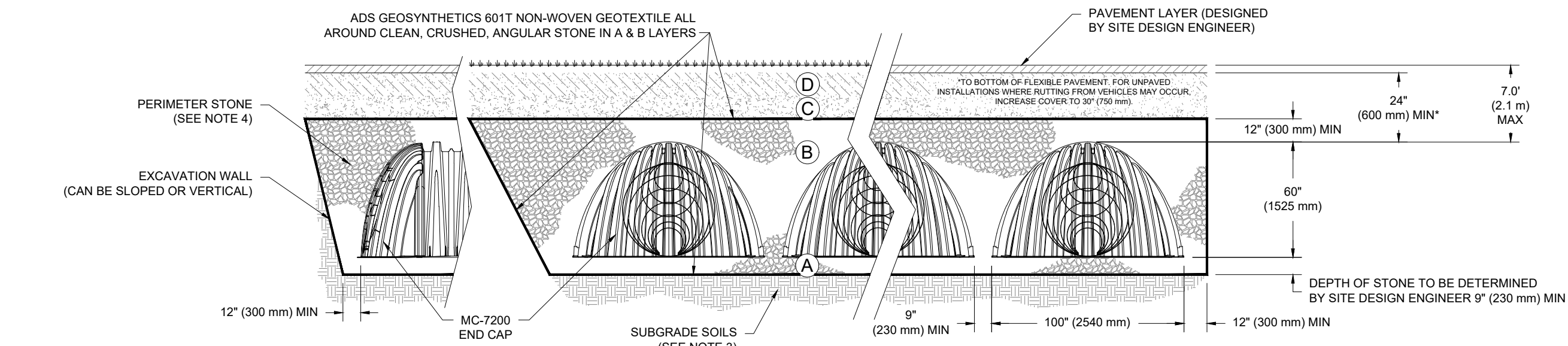
NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTES:

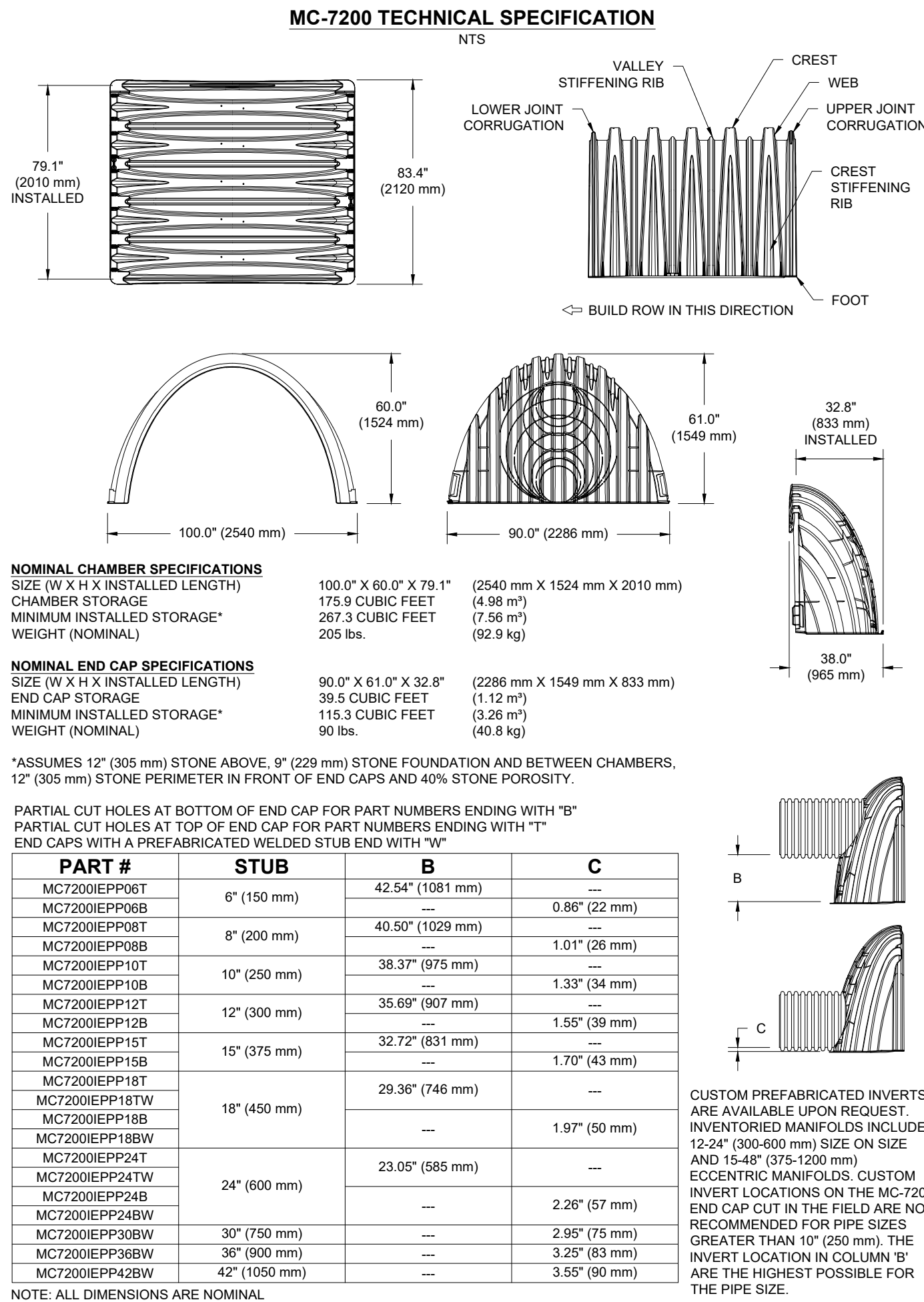
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
- MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



ISSUE DATE:	04/24/2024 - FOR REVIEW
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	

DRAFTED:	GPR
DESIGNED:	GPR
REVIEWED:	GRR
PROJECT NUMBER:	23023

SOUTHWICK COMMONS

CONSTRUCTION SITE PLAN

LEGAL DESCRIPTION

A PORTION OF SECTIONS 15, TOWNSHIP 21 SOUTH,
RANGE 28 EAST, LYING IN ORANGE COUNTY, FLORIDA.
TWO PARCELS WITHIN CITY CENTER OF APOPKA.

12.84 ACRES

SCOPE

CONSTRUCTION OF 3 MULTI-FAMILY BUILDINGS WITH
ASSOCIATED ROADWAYS, UTILITIES AND STORMWATER
CONVEYANCE SYSTEMS.

PROJECT TEAM:

OWNER

SOUTHWICK COMMONS LTD
RYAN VON WELLER
1105 KENSINGTON PARK DRIVE, SUITE 200
ALTMONT SPRINGS, FL 32714
(407) 333-3233
RVONWELLER@WENDOVERGROUP.COM

ARCHITECT

SLOCUM PLATTS ARCHITECTS
WILLIAM PLATTS
670 NORTH ORLANDO AVENUE, SUITE 1001
MAITLAND, FL 32751
(407) 645-3019
WPLATTS@SLOCUMPLATTS.COM

CIVIL ENGINEER

RICK V. BALDOCCHI
AVCON, INC.
5555 EAST MICHIGAN STREET, SUITE 200
ORLANDO, FL 32822
(407) 599-1122
RBALDOCCHI@AVCONINC.COM

SURVEYOR

SOUTHEASTERN SURVEYING
JAMES E. MAZURAK
AND MAPPING CORPORATION
6500 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
(407) 292-8580

AVCON PROJECT NO. 2021.0099.19
DATE 5/15/2024

REVISIONS

NO.	DATE	DESCRIPTION
1	6.30.23	CITY COMMENTS
2	7.26.23	CITY COMMENTS
3	8.22.23	FDEP COMMENTS
4	12.15.23	VE REVISIONS
5	5.15.24	VE REVISIONS 2

PARCEL ID# 15-21-28-0000-00-001,
15-21-28-6756-00-191
APOPKA, FL

May 14, 2024



LOCATION MAP



AVCON, INC.
ENGINEERS & PLANNERS

5555 EAST MICHIGAN ST., SUITE 200 - ORLANDO, FL 32822
OFFICE: (407) 599-1122 - FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NO. 5057
WWW.AVCONINC.COM

ENGINEER OF RECORD:



ALDO E. MEJIAS, PE
FL PE #76019



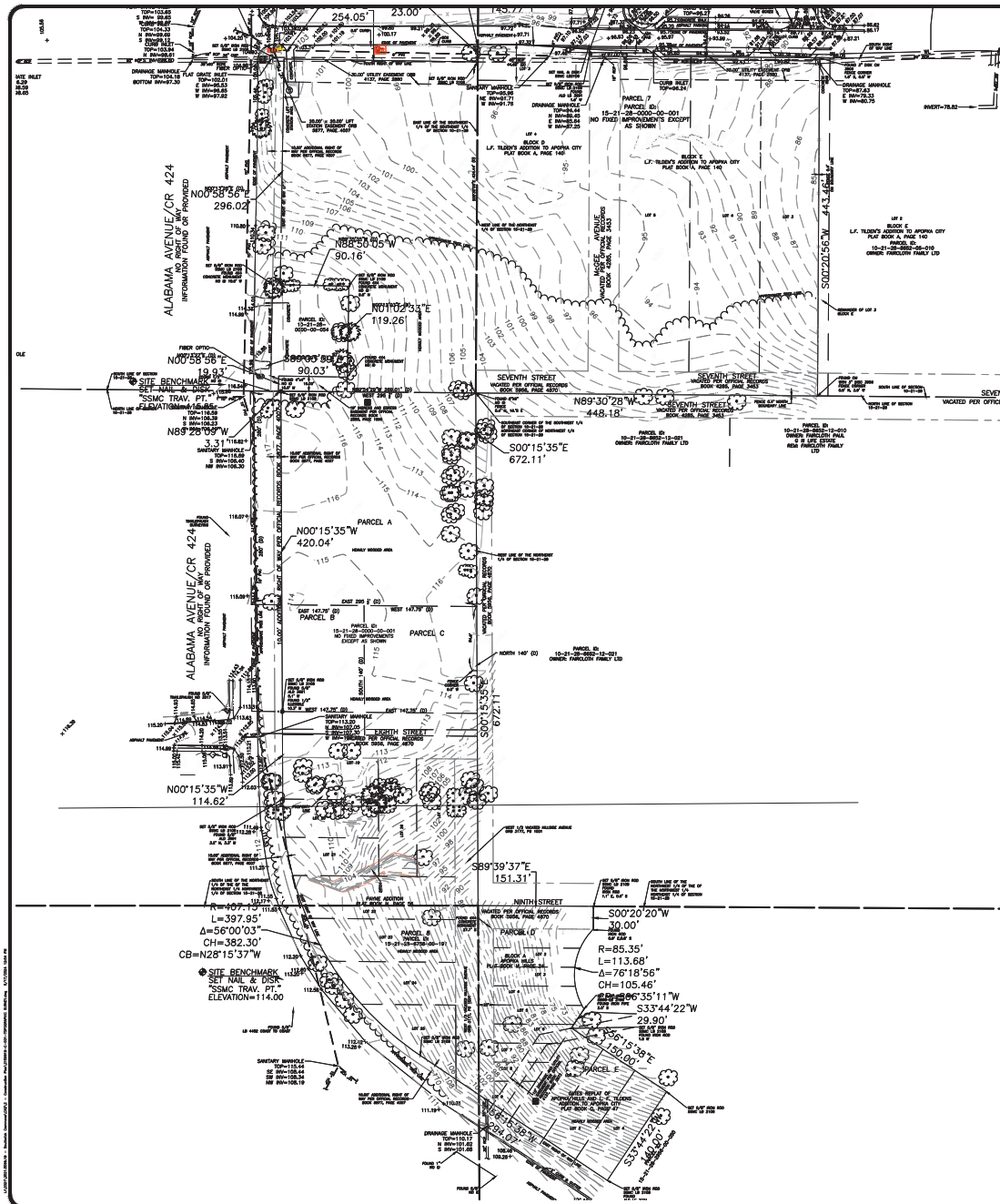
Digitally signed by Aldo E.
Mejias
DN: cn=US, o=AVCON INC,
dnQualifier=
A01410C0000187B4996A6
0000A39, cn=Aldo E. Mejias
Date: 2024.05.20
12:30:47
-0400

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED IN ACCORDANCE
WITH THE ORANGE COUNTY LAND DEVELOPMENT CODE, CITY OF
APOPKA UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS.
ALL CONSTRUCTION AND MATERIALS WITHIN ORANGE COUNTY
RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD
SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2016 EDITION,
LATEST EDITION & UPDATES.

CONTRACTOR TO NOTIFY AVCON, INC. OF CONSTRUCTION COMMENCEMENT

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Sheet Number	Sheet Title
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C-100	General Notes
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C-201	Demolition and Erosion Control Plan 2
C-202	Demolition and Erosion Control Details
C-300	Overall Site Plan
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C-303	Civil Details
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HS-1-4	HARDSCAPE LAYOUT PLAN
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TM-1	TREE MITIGATION PLAN
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LD-1	LANDSCAPE DETAILS & PLANT LIST
IR-1-4	IRRIGATION PLAN
IRD-1	IRRIGATION DETAILS AND LEGEND
IRD-2	IRRIGATION SPECIFICATIONS
E0.1	SYMBOLS, LEGENDS & ABBREV. - ELECTRICAL
E1.1	SITE PLAN - ELECTRICAL
E1.2	SITE PLAN - PHOTOMETRICS
E1.3	SITE PLAN - CUTSHEETS

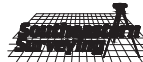


LEGEND & ABBREVIATIONS:

- ◊ = COMBINATION UTILITY POLE
- = IRON PIPE
- = WATER METER
- ⊕ = WATER VALVE
- = METERED END SECTION
- = BURIED CABLE TV PEDESTAL
- ◊ = COMBINATION UTILITY POLE
- = CONCRETE MONUMENT
- ⊕ = DRAINAGE MANHOLE
- = FLAT GRATE INLET
- ⊕ = FIRE HYDRANT
- ⊕ = DOWN GUY
- ⊕ = GAS VALVE
- = HAND HOLE
- ⊕ = IRON ROD
- ⊕ = MAILBOX
- ⊕ = NAIL W/DISC
- ◊ = UTILITY POLE
- ⊕ = SANITARY MANHOLE
- ⊕ = TRAFFIC SIGN
- ⊕ = UTILITY MARKER
- ⊕ = VAULT
- X— = CHAINLINK FENCE
- OH— = OVERHEAD UTILITY LINE
- T— = TREE/HEDGE LINE
- TL— = TOP OF BANK
- ABS— = ACRYLONITRILE BUTADIENE STYRENE PIPE
- CMP— = CORRUGATED METAL PIPE
- CPME— = CORRUGATED METAL PIPE ELLIPTICAL
- RCP— = REINFORCED CONCRETE PIPE
- RCPE— = REINFORCED CONCRETE PIPE ELLIPTICAL
- VCP— = VITRIFIED CLAY PIPE
- PVC— = POLYVINYL CHLORIDE PIPE
- INV— = INVERT
- LB— = LICENSED BUSINESS
- LS— = LICENSED SURVEYOR
- ID— = IDENTIFICATION
- ADA— = AMERICANS WITH DISABILITIES ACT
- NAD— = NORTH AMERICAN DATUM
- NAVD— = NORTH AMERICAN VERTICAL DATUM
- TRAV.PT— = TRAVERSE POINT
- SSMC— = SOUTHEASTERN SURVEYING & MAPPING CORPORATION

SIZE SHOWN IS TRUNK DIAMETER
IN INCHES MEASURED AT CHEST
HEIGHT

● = TREE
CA = CAMPHOR
O = OAK



**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 266-8500
e-mail: info@seasurveysurveying.com
Certification Number 185100

SURVEYOR'S REPORT:

- UTILITY LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATIONS OF MARKINGS BY SOUTHEASTERN SURVEYING & MAPPING CORP. FIELD MARKINGS ARE BASED ON SIGNALS RECEIVED FROM GROUND PENETRATING RADAR (GPR) AND ELECTRONIC EQUIPMENT. LOCATIONS ARE APPROXIMATE AND TEST HOLES SHOULD BE PERFORMED FOR VERIFICATION.
- EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
- MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THE REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
- UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.023.
- FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON EAST RIGHT OF WAY LINE ALABAMA AVENUE, BEING NORTH 07°15'30" WEST BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- VERTICAL INFORMATION SHOWN HEREON REFERS TO A NATIONAL GEODETIC SURVEY (NGS) POINT WITH DESIGNATION TIPS 297, PD NUMBER 185318, HAVING A PUBLISHED ELEVATION OF 139.60 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- HORIZONTAL FEATURES SHOWN ON THE MAP REFER TO A NATIONAL GEODETIC SURVEY POINT WITH DESIGNATION TIPS 0131 ARDEN MOORE, PD NUMBER 187129 AND IS RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAVD83), 2011 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DISTANCES SHOWN ARE GRID DISTANCES.
- I HAVE REVIEWED THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE COMMITMENT THE NUMBER #007130, DATED NOVEMBER 14, 2020 AT 5:00 P.M. AND ALL RECORDED SURVEY RELATED ENCUMBRANCES, EXCEPT LENS, IDENTIFIED IN SCHEDULE B-1 OF THE TITLE INSURANCE COMMITMENT HAVE BEEN SHOWN OR NOTED ON THE SURVEY. TITLE COMMITMENT SCHEDULE B-1 EXCEPTIONS THAT ARE NOT A SURVEY MATTER MAY REQUIRE A LEGAL OPINION AS TO THOSE AFFECTING THE SURVEY. AFFECTING THE SUBJECT PARCEL, THEREFORE THE SURVEYOR IS NOT QUALIFIED BY LAW TO RENDER A CONCLUSIVE LEGAL OPINION AS TO THOSE NON-SURVEY MATTER EXCEPTIONS.
- IMPROVEMENTS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE LIMITED TO AREAS PER SPECIFIC INSTRUCTIONS OF THE CLIENT.
- RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, AND INFORMATION OBTAINED ON THE ORANGE COUNTY PROPERTY APPRAISERS WEB SITE. NO RIGHT OF WAY DOCUMENTATION WAS PROVIDED BY CLIENT.
- FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT; OWNERSHIP OF FENCES, IF ANY, ARE UNKNOWN.
- ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
- THE ABOVE DESCRIBED PARCEL CONTAINS 12.91 ACRES, MORE OR LESS.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 120850C120F, MAP DATED SEPTEMBER 25, 2009 THE ABOVE DESCRIBED PROPERTY IS WITHIN ZONE "X".
- AS OF 9/16/2021 THERE IS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- NO ZONING REPORT HAS BEEN PROVIDED.
- WETLAND AREAS, IF EXISTING WERE NOT ADDRESSED AS A PART OF THIS SURVEY.

SURVEYOR'S CERTIFICATION:

TO: SOUTHWICK COMMONS, LTD., A FLORIDA LIMITED PARTNERSHIP AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON 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, 6(A), 6(B), 7(A), 8, 9, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 2, 2021.

WENDOVER
HOUSING PARTNERS

AVCON

AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHELANI TR., SUITE 200 • ORLANDO, FL 32822-2770
OFFICE: (407) 599-1122 • FAX: (407) 599-1123
CORPORATE CITY CENTER STATE OF AUTOREGISTRATION NUMBER: 5027
WWW.AVCONINC.COM



**SOUTHWICK
COMMONS**

CONSTRUCTION SITE PLAN

TOPOGRAPHIC
SURVEY

ATTENTION:
THIS DOCUMENT CONTAINS PRIVILEGED AND PROPRIETARY INFORMATION. ALL OF WHICH IS EXPRESSLY PROVIDED BY AVCON, INC. FOR USE BY THE INTENDED RECIPIENT, AND FOR A SPECIFIC PROJECT. WITHOUT THE EXPRESS WRITTEN CONSENT OF AVCON, INC. ANY DISTRIBUTION, REPRODUCTION OR OTHER USE OF THE DOCUMENT, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED.

SCALE NOTE:
THE SCALES SHOWN ON THIS DRAWING ARE BASED ON A SPECIFIC PAPER SIZE AND PLOT CONFIGURATION. PLEASE USE CARE IN SCALED DISTANCES ON COPIES, OR NON-ORIGINAL PLOTS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION.

REVISIONS:			
NO.	DATE	BY	DESCRIPTION
1	06/30/2023	HS	CITY REVISIONS
2	07/26/2023	HS	CITY REVISIONS
3	08/23/2023	HS	FDEP REVISIONS
4	12/15/2023	HS	VE REVISIONS
5	05/01/2024	HS	VE REVISIONS 2

DESIGNED BY: RVB
DRAWN BY: HS
CHECKED BY: AEM
APPROVED BY: AEM
DATE: 05.01.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-001

GENERAL NOTES

- PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM), THE SITE IS CLASSIFIED AS FLOOD ZONES X ON MAP PANEL NUMBER 12005001200, DATED SEPTEMBER 25, 2009.
- THE HORIZONTAL AND VERTICAL ALIGNMENT OF THIS PROJECT IS DESIGNED BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY SOUTHEASTERN SURVEYING AND MAPPING CORPORATION.
- THE VERTICAL DATUM FOR WHICH ALL ELEVATIONS ARE IN REFERENCE TO, UNLESS OTHERWISE NOTED, IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83) 2011 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DISTANCES SHOWN ARE GRID DISTANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE FOLLOWING CODES, STANDARDS, AND SPECIFICATIONS, UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THIS CONTRACT DOCUMENTS:
 - A. CITY OF APOLKA ORDINANCES
 - B. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - C. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
 - D. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
 - E. MANUAL ON UNIFORM PRACTICE OF SURVEYING (MUTS)
 - F. AMERICANS WITH DISABILITIES ACT (ADA)
 - G. ORLANDO UTILITIES COMMISSION (OUC)
- IF ANY OF THE STANDARDS, SPECIFICATIONS, OR CODES ARE IN CONFLICT WITH EACH OTHER OR IN CONFLICT WITH THE DESIGN AS DEPICTED WITHIN THIS PLAN SET, THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY. THE MORE STRINGENT CRITERIA SHALL BE FOLLOWED AT THE DISCRETION OF THE ENGINEER OF RECORD.
- THE SURVEY, ALL STANDARDS AND SPECIFICATIONS LISTED HEREIN, AND ALL PLAN SHEETS PREPARED BY AVCON, INC., ARE HEREBY INCORPORATED AS THE "COMPLETE CIVIL ENGINEERING CONSTRUCTION DOCUMENTS", HEREINAFTER REFERRED TO AS "CONSTRUCTION DOCUMENTS".
- IF ANY ITEMS ARE DISCOVERED WITHIN THE CONSTRUCTION LIMITS THAT APPEAR TO BE HISTORICAL OR ARCHEOLOGICAL ARTIFACTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, ENGINEER OF RECORD, AND THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, BUREAU OF HISTORIC PRESERVATION.
- MANHOLE FRAMES AND COVERS SHALL BE ADJUSTED TO MATCH FINISHED GRADE.

GRADING AND DRAINAGE NOTES

- PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, CONTRACTOR SHALL TAKE ALL NECESSARY AND PRACTICAL MEASURES TO ENSURE THAT UNAUTHORIZED ACCESS TO THE EXCAVATION IS PREVENTED.
- ALL GRADING AND SITE PREPARATION SHALL CONFORM TO SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA, LOCATION OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF APOLKA REQUIREMENTS.
- ALL OPEN DRAINAGE SHALES SHALL BE SLOODED PER PROJECT SPECIFICATIONS.
- ALL GRADES SHOWN, WITH THE EXCEPTION OF THOSE INDICATED ON THE SURVEY BASE DRAWING, ARE EXTERIOR FINISHED GRADES UNLESS INDICATED OTHERWISE.
- INLET AND MANHOLE ELEVATIONS ARE TOP OF RIM.
- ALL SIDEWALK CROSS SLOPE SHALL HAVE MAXIMUM 2% CROSS SLOPE. SIDEWALK ALONG BUILDING SHALL SLOPE AWAY FROM BUILDING AND SIDEWALK ALONG STREET SHALL SLOPE TOWARD THE STREET.
- ALL PROPOSED PAVING SURFACES IN INTERSECTIONS AND ADJACENT EXISTING SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE PROPOSED GRADINGS AND FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRAINAGE SURFACE FOR VEHICLES WITH NO SHARP BROWNS IN GRAD. AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS MAY REQUIRE MINOR LOCAL FIELD ADJUSTMENTS IF THE ACTUAL FIELD CONDITIONS VARY FROM THE SURVEYED INFORMATION THAT THE DESIGN WAS BASED UPON IN ORDER TO ACCOMPLISH THE INTENT OF THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCOMPLISH THIS AND CONSULT THE ENGINEER AS NEEDED TO MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INFORMATION SHOULD THE INTENT OF THE PLANS BE UNCLEAR.
- THE CONTRACTOR IS RESPONSIBLE FOR PAVING ALL ROADWAYS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRAINAGE SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. IF AN AREA OF POOR DRAINAGE IS OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PAVING SO THAT A SOLUTION OR RECOMMENDATION FOR CORRECTION MAY BE MADE.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXCESS CUT OR SUPPLYING FILL AS NEEDED TO GRADE THE SITE AS DEPICTED IN THE CONSTRUCTION DOCUMENTS.
- CHAPTER 556, FLORIDA STATUTES, REQUIRES EXCAVATORS TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA (888)8007 BEFORE BEGINNING ANY EXCAVATION. IN THE STATE OF FLORIDA, THERE IS A REQUIREMENT TO CALL 811 BEFORE EXCAVATING. EXCAVATORS MAY CALL 1-800-442-8770 DURING BUSINESS HOURS OR USE THE INTERNET TO PROVIDE NOTIFICATION INFORMATION.
- CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS 29 C.F.R. § 1926.650, SUBPART P, AND ALL SUBSEQUENT REVISIONS OR UPDATES ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AND WITH SECTION 553.62, FLORIDA STATUTES.
- CONTRACTOR RESPONSIBLE TO OBTAIN ALL NECESSARY APPROVALS FOR DETERMINING ACTIVITIES.
- THE CONTRACTOR MUST MEET ALL DETERMINING CRITERIA AS REQUIRED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJWRMD).
- IF DETERMINING IS REQUIRED, THE CONTRACTOR IS TO SUBMIT A DETERMINING APPLICATION PACKAGE TO SJWRMD AT LEAST 21 DAYS PRIOR TO COMMENCING WORK WITH DETERMINING ACTIVITIES.

PIPE TRENCH / BEDDING NOTES (AVCON, INC.)

- PIPE BEDDING-SELECT COMMON FILL COMPACTED TO NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DENSITY AS PER ASTM D 1587.
- TRENCH BACKFILL-SELECT COMMON FILL COMPACTED TO NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DENSITY AS PER ASTM D 1587.
- THE TOP TWENTY-FOUR (24) INCHES OF ALL UTILITY TRENCHES WITH VEHICULAR TRAVEL PATHS SHALL BE PLACED IN MAXIMUM OF TWELVE (12) INCH LIFTS AND SHALL BE COMPACTED TO NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DENSITY. ALL OTHER UTILITY TRENCHES SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF THE MAXIMUM DENSITY.
- PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK, IN ACCORDANCE WITH BEDDING AND TRENCHING DETAIL, MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
- COMMON FILL SHALL CONSIST OF MINERAL SOIL, SUBSTANTIALLY FREE OF CLAY, ORGANIC MATERIAL, MUCK, LOAM, WOOD, TRASH AND OTHER OBJECTIONABLE MATERIAL WHICH MAY BE COMPRESSIBLE OR WHICH CANNOT BE COMPACTED PROPERLY. COMMON FILL SHALL NOT CONTAIN STONES LARGER THREE (3) INCHES OR ONE-HALF (1 1/2) INCHES IN ANY DIMENSION. IN THE TOP TWELVE (12) INCHES OR SIX (6) INCHES IN ANY DIMENSION IN THE BALANCE OF FILL AREA, AND SAND COMMON FILL SHALL NOT CONTAIN ASPHALT, BROKEN CONCRETE, MASONRY, RUBBLE, OR OTHER SIMILAR MATERIALS. SAND SHALL BE PHYSICALLY SEPARATED FROM COMMON FILL BY A SPECIFIC LOCATION BY THE ENGINEER. ADDITIONAL COMMON FILL SHALL BE NO MORE THAN 10 PERCENT BY WEIGHT FINER THAN THE NO. 200 MESH SIEVE UNLESS FILLER MATERIAL IS APPLIED FOR USE IN A SPECIFIC LOCATION BY THE ENGINEER.
- MATERIAL FILLING WITHIN THE WORK SPECIFICATIONS, ENCOUNTERED DURING THE EXCAVATION MAY BE STORED IN SEGREGATED STOCKPILES FOR REUSE. ALL MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS NOT SUITABLE FOR REUSE, SHALL BE SPREAD AS SURFACE FILL OR DISPOSAL OF UNSUITABLE MATERIAL. SELECT COMMON FILL SHALL BE AS SPECIFIED ABOVE FROM COMMON FILL, EXCEPT THAT THE MATERIAL SHALL CONTAIN NO STONES LARGER THAN 1/2 INCHES IN LARGEST DIMENSION, AND SHALL BE NO MORE THAN 5 PERCENT BY WEIGHT FINER THAN THE NO. 200 MESH SIEVE.

CONTRACTOR NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). CONTRACTOR FURTHER AGREES TO COMPLY WITH ALL STATE LAWS AND REGULATIONS PERTAINING TO JOB SITE SAFETY.
- CONTRACTOR SHALL BE AWARE OF, AND FOLLOW, ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, BUILDING CODES, AND SWEET CODES.
- CONTRACTOR SHALL OBTAIN, FROM THE OWNER, COPIES OF ALL PERMITS ISSUED BY THE GOVERNING AUTHORITIES FOR THIS PROJECT. CONTRACTOR SHALL BE AWARE OF ALL TERMS, CONDITIONS, REQUIREMENTS, AND LIMITATIONS CONTAINED WITHIN SAID PERMITS. A COPY OF ALL PERMITS SHALL BE KEPT ON-SITE AND AVAILABLE FOR REVIEW AT ANY TIME.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER REQUIRED PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- THE LOCATION OF EXISTING UTILITY SERVICES AND SITE IMPROVEMENTS IS BASED ON THE BEST AVAILABLE DATA DURING THE DESIGN PHASE OF THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING TOPOGRAPHIC DATA, LOCATION OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS ADVISED THAT UNCHARTED UTILITIES MAY BE FOUND TO EXIST WITHIN THE CONSTRUCTION AREA AND THAT CONSTRUCTION OPERATIONS SHOULD BE CONDUCTED WITH CAUTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL AREAS WITHIN THE PROJECT LIMITS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER.
- ALL WORK PERFORMED BY THE CONTRACTOR, OR THEIR DESIGNEES, SHALL BE IN REASONABLE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN AND HAVING IT APPROVED BY ORANGE COUNTY FOR ANY LOCATIONS WHERE CONSTRUCTION CAUSES AN OBSTRUCTION TO THE NORMAL FLOW OF TRAFFIC OR POSES A THREAT, IN ANY WAY, TO THE WELL-BEING OF THE PUBLIC.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND MAINTAINING EVERYTHING REQUIRED TO EXECUTE THE M.O.T. PLAN.
- IF THE CONTRACTOR BELIEVES THAT THERE ARE ERRORS AND/OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS, THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. IF EXISTING SURVEY MONUMENTATION IS DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES, IT SHALL BE RESTORED BY A LICENSED SURVEYOR, AS DIRECTED BY THE SURVEYOR, AND APPROVED BY THE OWNER, AT THE CONTRACTOR'S EXPENSE.
- THE OWNER, OWNER'S REPRESENTATIVES AND GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE PROJECT, SHALL BE GRANTED ACCESS TO THE SITE, BY THE CONTRACTOR, AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL PROVIDE THE NECESSARY FACILITIES FOR SUCH ACCESS.
- CONTRACTOR SHALL ENSURE THAT THE SITE IS SECURE FROM UNAUTHORIZED ACCESS. MEASURES TAKEN MAY INCLUDE, BUT ARE NOT LIMITED TO, PERIMETER FENCING, SIGNAGE, AND/OR SECURITY GUARDS.
- UNTIL FINAL ACCEPTANCE BY THE OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK THAT MAY BE SUBJECT TO DAMAGE BY SUBSEQUENT CONSTRUCTION ACTIVITIES, INCLUDING WEATHERING OR OTHER CAUSE, ANY WORK THAT IS DAMAGED SHALL BE REPAIRED OR REPLACED PRIOR TO THE OWNER'S FINAL ACCEPTANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- CONTRACTOR SHALL NOT PERFORM ANY WORK LOCATED BEYOND THE LIMITS OF CONSTRUCTION AS REPRESENTED IN THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL VERIFY ALL QUANTITIES AND/OR LENGTHS OF MATERIALS DEPICTED THROUGHOUT THE CONSTRUCTION DOCUMENTS. ALL QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. ALL QUANTITIES SHALL NOT BE USED AS CONTRACTORS BASIS OF BIDDING THE PROJECT.
- IT IS THE ENGINEER'S INTENT TO HAVE CONSTRUCTED WHAT IS REPRESENTED ON THE ENGINEER'S PLANS. IF THE CONTRACTOR DISCOVERS A DISCREPANCY BETWEEN WHAT IS SHOWN ON THE PLANS VERSUS WHAT IS SHOWN ON THE PLANS, IT SHOULD BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BEGINNING THE PROJECT. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL ERRORS AND NECESSARY CORRECTIONS THAT MAY ARISE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO PROCUREMENT OF MATERIALS, INCLUDING, BUT NOT LIMITED TO, CONCRETE, MUCK, LIMESTONE AND ASPHALT CONCRETE PAVING.
- CONTRACTOR SHALL SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO THE ENGINEER CERTIFICATION LETTERS AND ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO PERFORM CONSTRUCTION ACTIVITIES WITHIN ROW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT ANY EXISTING PIPE AND/OR STRUCTURE TO REMAIN ON-SITE TO ENSURE PROPER OPERATION OF THE SYSTEM.

EROSION CONTROL NOTES (AVCON, INC.)

- ALL EROSION CONTROL MEASURES, INCLUDING SILT SOCKS AND TURBIDITY BARRIERS, MUST REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL CONSTRUCTION IS COMPLETE, SOILS ARE STABILIZED, AND VEGETATION HAS BEEN ESTABLISHED.
- TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET DROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPES WILL BE AT THE CONTRACTOR'S OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE EROSION CONTROL MEASURES SHOWN HEREIN ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.
- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE LOCAL, WATER MANAGEMENT DISTRICT AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERMITTER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
- SEDIMENT MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY PERMITTER AREAS OR IN WATERWAYS, INCLUDING BOTH NATURE AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
- AN INSPECTOR, CERTIFIED BY THE STATE OF FLORIDA OR EXPERIENCED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROLS, IS REQUIRED TO INSPECT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN. INSPECTION REPORTS ARE TO BE COMPLETED ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT OF 0.50 INCHES OR GREATER. THESE REPORTS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER IMMEDIATELY AFTER ANY RAINFALL EVENT. A COPY OF ALL INSPECTIONS SHALL BE SUBMITTED TO CITY OF APOLKA PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR OCCUPANCY.
- A TEMPORARY GRVEL CONSTRUCTION ENTRANCE, CONFORMING TO THE STANDARDS WITHIN THESE CONSTRUCTION DOCUMENTS, SHALL BE UTILIZED TO PREVENT EROSION AND SEDIMENT MATERIALS FROM BEING TRACKED OFF-SITE.
- ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED AND NOT ALLOWED TO REMAIN ON THE ROADWAY OVERNIGHT BY THE CONTRACTOR.
- ALL PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, AND ANY DISTURBED LAND AREAS, SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS AFTER THE FINAL GRADING. A TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - 12.1. PREPARING AND SUBMITTING THE FDOT NOTICE OF INTENT (NOI) APPLICATION. THE NOI APPLICATION SHALL BE FILED AT LEAST TWO (2) DAYS BEFORE THE COMMENCEMENT OF CONSTRUCTION.
 - 12.2. PROVIDING FDOT PREPARED FDOT APPLICATION.
 - 12.3. PREPARING THE FDOT STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
 - 12.4. PREPARING AND SUBMITTING OF THE FDOT NOTICE OF INTENT (NOI) APPLICATION.
- PRIOR TO EARTH WORK OR CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A COPY OF THE COMPLETED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICES OF INTENT (NOI) FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES TO CITY OF APOLKA.
- THE CONTRACTOR SHALL OBTAIN WATER MANAGEMENT DISTRICT PERMITS, IF APPLICABLE, PRIOR TO COMMENCING WORK FOR THIS PROJECT.
- IF CONTRACTOR DEEMS DETERMINING AS A NECESSARY MEANS OF CONSTRUCTION, THEY SHALL BE RESPONSIBLE FOR OBTAINING ALL DETERMINING PERMITS.

UTILITY NOTES

- THE CONSTRUCTION OF ALL ONSITE, PRIVATELY OWNED UTILITIES (WATER AND WASTEWATER), SHALL BE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS FOR THE PROJECT AND ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL. THE CONSTRUCTION OF ALL OFFSITE UTILITIES, OWNED BY THE PURVEYOR, SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY CITY OF APOLKA GUIDELINES.
- A. ALL ON SITE UTILITY CONSTRUCTION TO POINT OF SERVICE CONNECTIONS SHALL BE PERFORMED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED BY THE STATE OF FLORIDA.
- B. ALL ON SITE UTILITY SERVICES FROM THE POINT OF SERVICE CONNECTION & INCLUDING ALL BUILDING PLUMBING, SHALL BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF FLORIDA.
- THE LICENSED UNDERGROUND UTILITY CONTRACTOR AND PLUMBING CONTRACTOR SHALL COORDINATE FULLY WITH CITY OF APOLKA FOR THE REQUIREMENT OF THEIR WORK INCLUDING NECESSARY PERMITS, INSPECTIONS AND APPROVALS.
- ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, FIRE HYDRANTS, AND RELATED PRODUCTS THAT WILL COME INTO CONTACT WITH DRINKING WATER SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NSF INTERNATIONAL STANDARD 61.
- ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS SHALL CONTAIN NO MORE THAN 0.25 PERCENT LEAD, AND ALL PACKING AND JOINTING MATERIALS IN THE JOINTS OF NEW OR RELOCATED WATER MAIN PIPE SHALL BE IN CONFORMANCE WITH APPLICABLE AWWA STANDARDS.
- ROCK AND UNSUITABLE SOIL STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS AND/OR THE PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED WATER MAIN PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST 6 INCHES BELOW THE BOTTOM OF THE PIPE, AND CONTIGUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN TRENCHES FOR NEW AND RELOCATED WATER MAIN PIPE. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND NEW AND RELOCATED WATER MAIN PIPE TO A SUFFICIENT HEIGHT ABOVE IT TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
- ALL TEES, BENDS, PLUGS, AND HYDRANTS IN NEW AND RELOCATED WATER MAINS SHALL BE PROVIDED WITH MECHANICALLY RESTRAINED JOINTS TO PREVENT MOVEMENT OR SEPARATION OF THE PIPE AND ITS APPURTENANCES.
- ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
- ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C.
- BACKFLOW-PREVENTION ASSEMBLIES/DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH RULE 62-555.340, F.A.C., AND THE AWWA MANUAL 16A, RECOMMENDED PRACTICE FOR BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL AND ORLANDO UTILITIES COMMISSION (OUC).
- ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE, AND ALL PIPE AND PIPE FITTINGS FOR NEW AND RELOCATED WATER SERVICES SHALL CONTAIN NO MORE THAN 0.25 PERCENT LEAD, AND ALL SOLDERS AND FLUX FOR NEW AND RELOCATED WATER SERVICES SHALL CONTAIN NO MORE THAN 0.2 PERCENT LEAD.
- THE CONTRACTOR SHALL NOTIFY CITY OF APOLKA 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
- ALL WATER DISTRIBUTION PIPING OWNED BY CITY OF APOLKA SHALL BE DUCTILE IRON PIPE. THE EXTENTS OF PIPING TO BE DUCTILE IRON SHALL BE FROM THE MET TE TO THE UNDERGROUND 90° BEND ON THE DOWNSTREAM SIDE OF THE BACKFLOW PREVENTER.
- ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OUR INFRASTRUCTURE.
- ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.
- ALL WATER DISTRIBUTION SYSTEM PRESSURE PIPE SHALL HAVE A MINIMUM OF THIRTY-SIX (36) INCHES OF COVER.
- ALL PVC WATER DISTRIBUTION SYSTEM PRESSURE PIPE TO BEAR NSF LOGO FOR POTABLE WATER USE. ALL PVC PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900 (LATEST EDITION). THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150 PSI AND SHALL HAVE A DRAINAGE RATIO (DR) OF 18 FOR PIPE OF NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWELVE (12) INCHES. ALL PVC PIPE SMALLER THAN 4" SHALL BEAR THE NSF LOGO AND SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 200 PSI.
- THE CONTRACTOR SHALL TAKE ADEQUATE MEASURES TO ENSURE THE PROTECTION OF EXISTING ABOVE GROUND WATER BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, TESTING AND MAINTAINING A PRESSURE IN THE PIPING LINE. A LETTER OF CLEARANCE IS OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- HYDROSTATIC TESTS WILL BE PERFORMED ON THE NEWLY INSTALLED POTABLE WATER DISTRIBUTION SYSTEM PRESSURE PIPE AND APPURTENANCES IN ACCORDANCE WITH AWWA/ANSI C900-21 SECTION 4.
- WATER DISTRIBUTION LINES AND SERVICES ARE SHOWN SCHEMATICALLY. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE SYSTEM WITH THE NECESSARY FITTINGS, JOINTS, AND BENDS TO ALIGN THE SYSTEM IN COMPLIANCE WITH FDOT PERMIT REQUIREMENTS, AND CITY OF APOLKA REQUIREMENTS.
- IN THE EVENT THAT THE POTABLE WATER SYSTEM IS CONTAMINATED (I.E. WATER DOES NOT MEET FEDERAL AND STATE REQUIREMENTS) DUE TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE, UNDER THE DIRECTION OF THE OWNER, OR STATE AND LOCAL REGULATORY AGENCY, FOR CORRECTING ANY SUCH CONTAMINATION PROBLEM INCLUDING DISINFECTION, TESTING, AND OTHER CORRECTIVE ACTION AT CONTRACTOR'S EXPENSE.
- STABILIZED ROADWAYS AND A SUITABLE WATER SUPPLY SHALL BE PROVIDED ON THE PROJECT WHEN AND IF COMBUSTIBLE MATERIALS ARE BROUGHT ONTO THE CONSTRUCTION SITE IN QUANTITIES DEEMED TO BE HAZARDOUS PER 602.611 SPFC (94' ED.)

FIRE

- HYDRANT COLOR COATING SHALL BE PAINTED IN ACCORDANCE WITH N.F.P.A. 291.
- FIRE PROTECTION SYSTEM SHALL BE CONSTRUCTED BY A LICENSED FIRE SYSTEM CONTRACTOR, IN COMPLIANCE WITH N.F.P.A. 24 REGULATING THE CONSTRUCTION AND TESTING OF SUCH LINES.
- PER FS 633, THE FIRE PROTECTION MAIN SHALL BE INSTALLED BY A CLASS I, II, OR V CONTRACTOR FROM THE POINT OF SERVICE TO 1 FOOT ABOVE FINISHED FLOOR GRADE.
- THE BODY OF PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW IN COLOR. THE BODY OF PRIVATE FIRE HYDRANTS SHALL BE PAINTED SAFETY ORANGE IN COLOR. COLOR COATING OF THE HYDRANT BODIES AND CAPS TO ILLUSTRATE AVAILABLE FIRE FLOW AMOUNTS SHALL BE ACCOMPLISHED FOR THE GUIDELINES OF N.F.P.A. 291, RECOMMENDED PRACTICES FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS OF 200 PSI.
- FIRE PROTECTION SYSTEM MANS ON PRIVATE PROPERTY SHALL MEET THE REQUIREMENTS AND SHALL BE INSTALLED PER N.F.P.A. 24, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES AND/OR N.F.P.A. 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE.
- FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE LARGEST 4.5" (STANDARD) PIPE IS FACING THE ROADWAY IF IT IS ACCESSED BY.
- CLEARANCES AROUND THE PROPOSED FIRE DEPARTMENT CONNECTION MUST BE AT LEAST 7.5' IN FRONT OF IT AND TO EITHER SIDE OF THE APPLANCE PER ORANGE COUNTY FIRE RESCUE DEPARTMENT'S NEW CONSTRUCTION CHECKLIST AS ADOPTED IN THE FPFC.
- ALL PVC PIPING FOR FIRE PROTECTION SHALL HAVE A MINIMUM PRESSURE RATING OF 200 PSI.
- THE CENTER OF A HOSE OUTLET SHALL BE NOT LESS THAN 18" ABOVE FINAL GRADE OR, WHERE LOCATED IN A HOSE HOUSE, 12" ABOVE THE FLOOR PER 7.3.3, N.F.P.A. 24.

FOOT GENERAL NOTES

- MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON.
- ALL WORK PERFORMED WITHIN THE FOOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOOT DESIGN STANDARDS. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
- IF THE DEPARTMENT DETERMINES THAT AS-BUILT CONDITIONS VARY SIGNIFICANTLY FROM THE APPROVED PLANS, THE PERMITTEE SHALL PROVIDE AS-BUILT PLANS, ALONG WITH RECORD DRAWINGS REPORTED BY THE PERMITTEE'S PROFESSIONAL ENGINEER, FORM 800-040-19, WITHIN 30 DAYS OF COMPLETING CONSTRUCTION.
- IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FOOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
- TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FOOT UPON REQUEST.
- ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT AT THE NEAREST JOINT IN GOOD CONDITION, SO AS TO PRODUCE A CONNECTION WITH NEARLY VERTICAL, UNIFORM, AND COMPACT SURFACES. NOTABLE VOIDS, SURFACE IRREGULARITIES, AND OTHER DEFECTS.
- CONCRETE GUTTER SHALL BE SAWCUT BETWEEN ASPHALT AND GUTTER BEFORE REMOVAL.
- ALL CONCRETE SHALL BE AN APPROVED FOOT MIX DESIGN OF 3000 PSI.
- ALL MATERIALS INSTALLED WITHIN FOOT RIGHT-OF-WAY SHALL BE LIMITED TO THOSE ON THE FOOT'S QUALIFIED PRODUCTS LIST OR APPROVED PRODUCT LIST OF TRAFFIC CONTROL SIGNS AND DEVICES.
- ALL DRAINAGE ON STATE RIGHT-OF-WAY SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF PROPOSED DEVELOPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS AND PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD WITH THE PROPOSED CHANGES EVEN IF THE FOOT PROVIDES NO DIRECTION.

WENDOVER
HOUSING PARTNERS

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SOUTHWICK
COMMONS

CONSTRUCTION SITE PLAN

GENERAL NOTES

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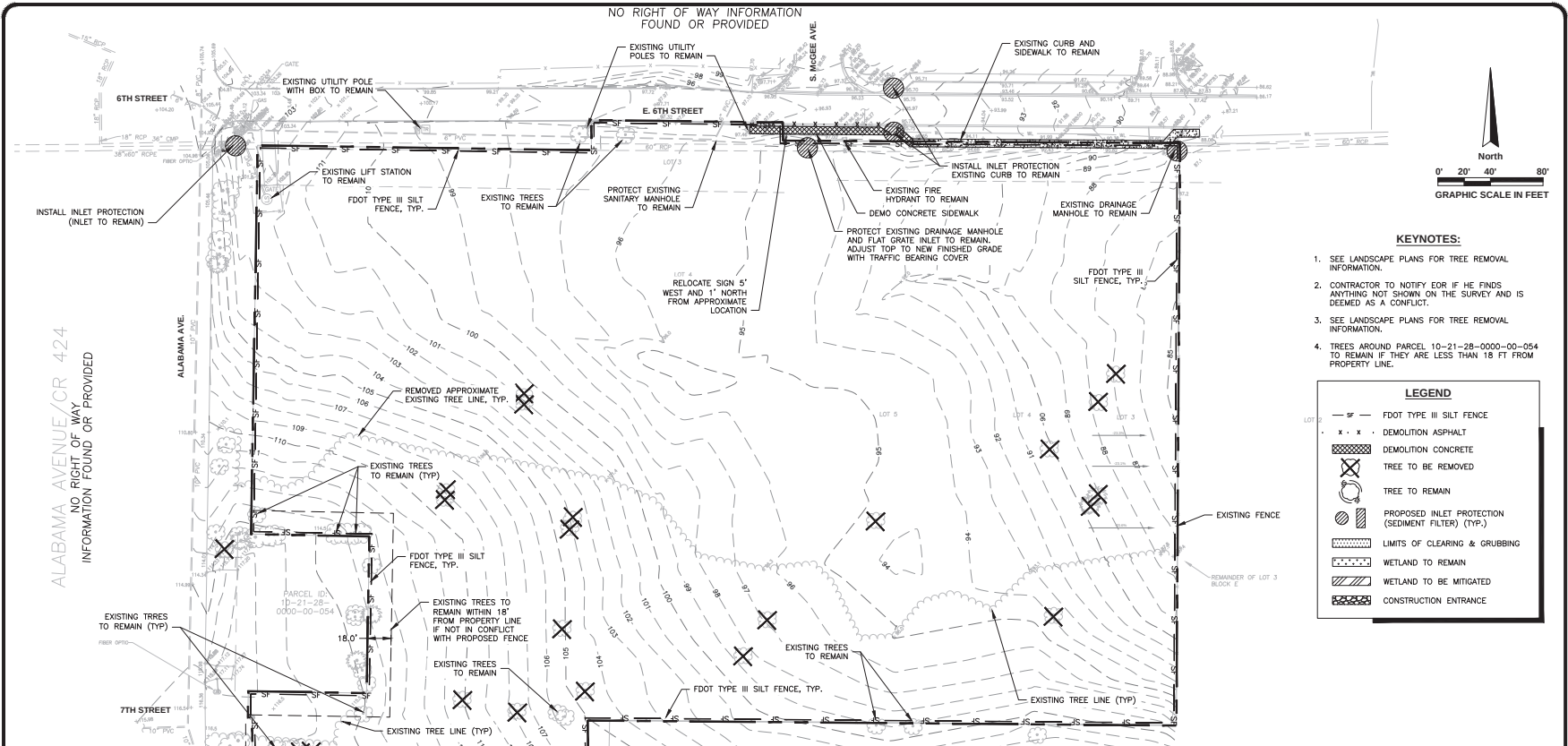
SCALE NOTE:
THE SCALES SHOWN ON THIS DRAWING ARE BASED ON A SPECIFIC PAPER SIZE AND PLOT CONFIGURATION. PLEASE USE CARE IN SCALES DISTANCES ON COPIES, OR NON-ORIGINAL PLOTS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION.

REVISIONS:			
NO.	DATE	BY	DESCRIPTION
1	06/20/2023	HS	CITY REVISIONS
2	07/26/2023	HS	CITY REVISIONS
3	08/23/2023	HS	FDEP REVISIONS
4	12/15/2023	HS	HS REVISIONS
5	05/01/2024	HS	HS REVISIONS 2
DESIGNED BY: RVS			
DRAWN BY: HVB			
CHECKED BY: AEM			
APPROVED BY: AEM			
DATE:		05.01.2024	

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER

C-100



DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
4. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ASPHALT RESURFACING TO ALL EXISTING ROADS WHICH ARE SAW-CUT OR DAMAGED DURING CONSTRUCTION. ALL REPAIRS TO BE MADE IN ACCORDANCE WITH CITY OF APOPKA REQUIREMENTS.
6. ANY ENCOUNTERED CONTAMINATED MATERIALS SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
7. THE CONTRACTOR IS ADVISED THAT UNCHARTED UTILITIES MAY BE FOUND TO EXIST WITHIN THE CONSTRUCTION AREA AND THAT CONSTRUCTION OPERATIONS SHOULD BE CONDUCTED WITH CAUTION.
8. ANY MISCELLANEOUS GARBAGE, YARD WASTE AND CONSTRUCTION DEBRIS PRESENTLY ON-SITE DUE TO ILLEGAL DUMPING SHALL BE DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF ANY HAZARDOUS WASTE IS PRESENT.
9. EXISTING IRRIGATION SYSTEMS ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE PROTECTED. ANY IRRIGATION

SYSTEM COMPONENTS REMOVED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RESTORED AS QUICKLY AS POSSIBLE.

10. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
11. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY OWNER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
13. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
14. ALL ASPHALT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
15. EXISTING SITE FEATURES LOCATED WITHIN THE AREA OF DEMOLITION IDENTIFIED TO REMAIN SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION; FEATURES AFFECTED BY GRADING SHALL BE ADJUSTED TO MEET DESIGN GRADES.
16. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
17. AT THE END OF EACH WORK PERIOD. ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF ABUTTING ROADS SHALL BE BACK FILLED IN ACCORDANCE WITH FOOT STANDARDS OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTOR EXPENSE.
18. THE CONTRACTOR SHALL ENSURE THAT THE MAINTENANCE OF TRAFFIC FOR THE PROJECT CONFORMS WITH FOOT STANDARDS FOR WORK BEING PERFORMED. ACCESS TO ADJACENT PROPERTIES TO BE MAINTAINED DURING CONSTRUCTION.
19. CONTRACTOR SHALL COORDINATE DEMOLITION WITH CONSTRUCTION OF IMPROVEMENTS WITHIN THE ROAD RIGHT-OF-WAY TO MINIMIZE TRAFFIC DISRUPTION.

20. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES. ALL EXISTING UTILITY CONNECTIONS TO BE DISCONNECTED AND REMOVED TO SERVICE POINT OR METER UNLESS NOTED TO REMAIN. CONTRACTOR IS RESPONSIBLE IN MAINTAINING AND PROTECTING UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS/HERS EXPENSE.
21. EXISTING SURVEY MONUMENTATION SHALL NOT BE DISTURBED; ANY DISTURBED OR REMOVED MONUMENTATION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
22. CLEAR AND GRUB ALL DISTURBED AREAS PRIOR TO CONSTRUCTION.
23. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SERVICE/LATERAL LOCATIONS. ANY EXISTING SERVICE/LATERAL NOT USED OR LOCATED MORE THAN 5' FROM OUTSIDE OF LOT LINE SHALL BE REMOVED AND, IF NEEDED, REPLACED WITH NEW SERVICE/LATERAL.
24. FOR UTILITY SERVICES TO BE REMOVED, CONTRACTOR SHALL CUT SERVICE AND CAP AT UTILITY MAIN FOR WATER AND RECLAIMED WATER SERVICES. SERVICE LINE SHALL BE CUT DIRECTLY BEHIND THE CURB ON BOTH SIDES OF THE STREET AND FILLED WITH GROUT. FOR WASTEWATER LATERALS, CONTRACTOR SHALL REMOVE ENTIRE LATERAL UP TO THE MAIN AND PROVIDE A CAP AT THE WYE.
25. PRIOR TO DEMOLITION/CONSTRUCTION ACTIVITIES PROVIDE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (EPD) WITH NOTICE OF ASBESTOS RENOVATION OR DEMOLITION FORM. FOR MORE INFORMATION CONTACT JOHN PARKER AT EPD (407) 836-1400.
26. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, DUGOUT CANOES, METAL IMPLEMENTS, HISTORIC BUILDING MATERIALS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN, EARLY EUROPEAN, OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE VICINITY OF THE DISCOVERY. THE APPLICANT SHALL CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, COMPLIANCE REVIEW SECTION AT (850)-245-6333. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

WENDOVER
HOUSING PARTNERS

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**SOUTHWICK
COMMONS**

CONSTRUCTION SITE PLAN

**DEMOLITION AND
EROSION CONTROL
PLAN 1**

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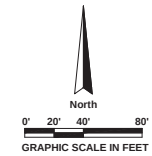
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DRAWN BY: HS
CHECKED BY: AEM
APPROVED BY: AEM
DATE: 05.01.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-200



<u>LEGEND</u>	
— SF —	FDOT TYPE III SILT FENCE
• x • x •	DEMOLITION ASPHALT
	DEMOLITION SIDEWALK
	TREE TO BE REMOVED
	PROPOSED INLET PROTECTION (SEDIMENT FILTER) (TYP.)



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CONSTRUCTION SITE PLAN

**DEMOLITION AND
EROSION CONTROL
PLAN 2**

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SHEET NUMBER
C-201

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

AN EROSION CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR AND APPROVED BY OCPS PRIOR TO SCHEDULING OF PRE-CONSTRUCTION CONFERENCE. THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT AS ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK WEIRS, SEDIMENTS BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE SYNTHETIC HAY BALES, TEMPORARY GRASSING ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.

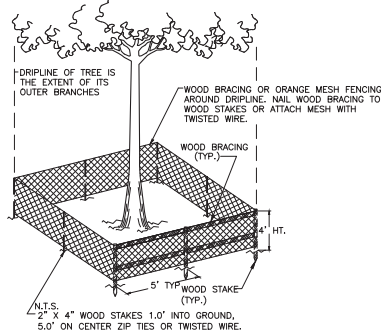
- STOCKPILING MATERIAL:
NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DRAIN DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- EXPOSED MATERIAL:
THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING, OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 40 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
- INLET PROTECTION:
THE CONSTRUCTION OF SWALES AND THE STORMWATER COLLECTION SYSTEM SHALL BE PERFORMED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
- TEMPORARY SEEDING:
AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN SEVEN DAYS, SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
- TEMPORARY GRASSING:
SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDDED AREA TO A DEPTH OF FOUR INCHES.
- TEMPORARY GRASSING:
THE SEEDDED OR SEEDDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR COVER.
- TEMPORARY RE-GRASSING:
IF AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% COVERAGE, AREAS WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
- MAINTENANCE:
ALL FEATURES OF THE PROJECT WILL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
- DUST ABATEMENT:
DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.

EROSION CONTROL NOTES:

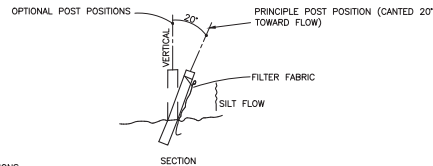
- THE CONSTRUCTION OF SWALES AND THE STORM SEWER SYSTEM SHALL BE PERFORMED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
- INLET OPENINGS SHALL BE COVERED WITH FILTER FABRIC OR SURROUNDED BY SYNTHETIC HAY BALES.
- THE CONTRACTOR SHALL MINIMIZE THE AERIAL EXTENT OF EXPOSED EARTH AT ONE TIME DURING CONSTRUCTION AND UTILIZE WATERING TRUCKS TO WET THE EARTH DURING DRY MONTHS TO MINIMIZE EROSION DUE TO WIND.
- SILT FENCE MUST REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL CONSTRUCTION IS COMPLETE, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
- THE EROSION CONTROL MEASURES SHOWN HEREON ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.
- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE LOCAL WATER MANAGEMENT DISTRICT AND FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION STANDARDS.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
- SEDIMENT MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
- ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED AND NOT ALLOWED TO REMAIN ON THE ROADWAY OVERNIGHT BY THE CONTRACTOR.
- ALL PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS AFTER FINAL GRADING. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - PREPARING FDPF NOTICE OF INTENT APPLICATIONS. (NOI & NOT)
 - FDPF NOTICE OF INTENT APPLICATION FEES.
 - PREPARING THE FDPF STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
 - SUBMITTAL OF THE FDPF NOTICE OF INTENTS APPLICATIONS (NOI & NOT)
- THE SUBMITTAL OF THE FDPF NOI MUST BE DONE PRIOR TO COMMENCING WORK FOR THIS PROJECT.
- PRIOR TO EARTH WORK OR CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A COPY OF THE COMPLETED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES TO THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL OBTAIN WATER MANAGEMENT DISTRICT PERMITS PRIOR TO COMMENCING WORK FOR THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DOWATERING PERMITS.
- UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS, AS A MINIMUM, SHALL BE SEEDDED AND MULCHED AND COMPACTED EQUIVALENT TO THAT OF NATIVE SURROUNDING EARTH.

SEDIMENT CONTROL NOTES:

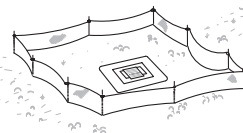
- ALL SEDIMENT CONTROL MEASURES SHOWN ON THESE PLANS SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OR EXISTING SURFACE MATERIAL ON THE BALANCE OF THE SITE.
- PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED.
- ALL TEMPORARY EARTH BERMS AND DIVERSIONS SHALL BE MACHINE COMPACTED, SEEDDED, AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 7 DAYS AFTER GRADING.
- CONSTRUCTED BERMS, DIKES, ETC., SHALL BE COMPACTED BY SEVERAL PASSES WITH CONSTRUCTION EQUIPMENT (BULLDOZER, BACKHOE, OR OTHER HEAVY EQUIPMENT, OR BY USE OF A SUITABLE ROLLER).
- AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY, ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
- THE IN PLACE SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL THE SITE IS PERMANENTLY STABILIZED AND ALL PERMIT REQUIREMENTS ARE MET.



TREE PROTECTION BARRICADE DETAIL
N.T.S.

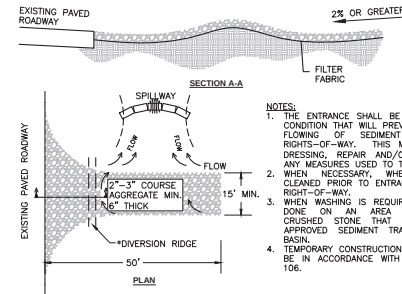


TYPE III SILT FENCE
N.T.S.

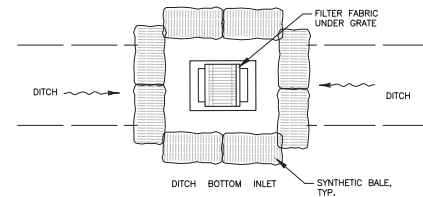


NOTE: DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UNFLOOD LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

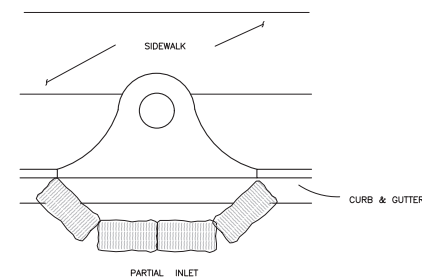
SILT FENCE APPLICATIONS
N.T.S.



***DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2%
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE**



COMPLETED INLET



PARTIAL INLET

NOTE: ANCHOR SYNTHETIC BALES WITH 2 - 2' x 2' x 4' STAKES PER BALE.

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

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**SOUTHWICK
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CONSTRUCTION SITE PLAN

**DEMOLITION AND
EROSION CONTROL
DETAILS**

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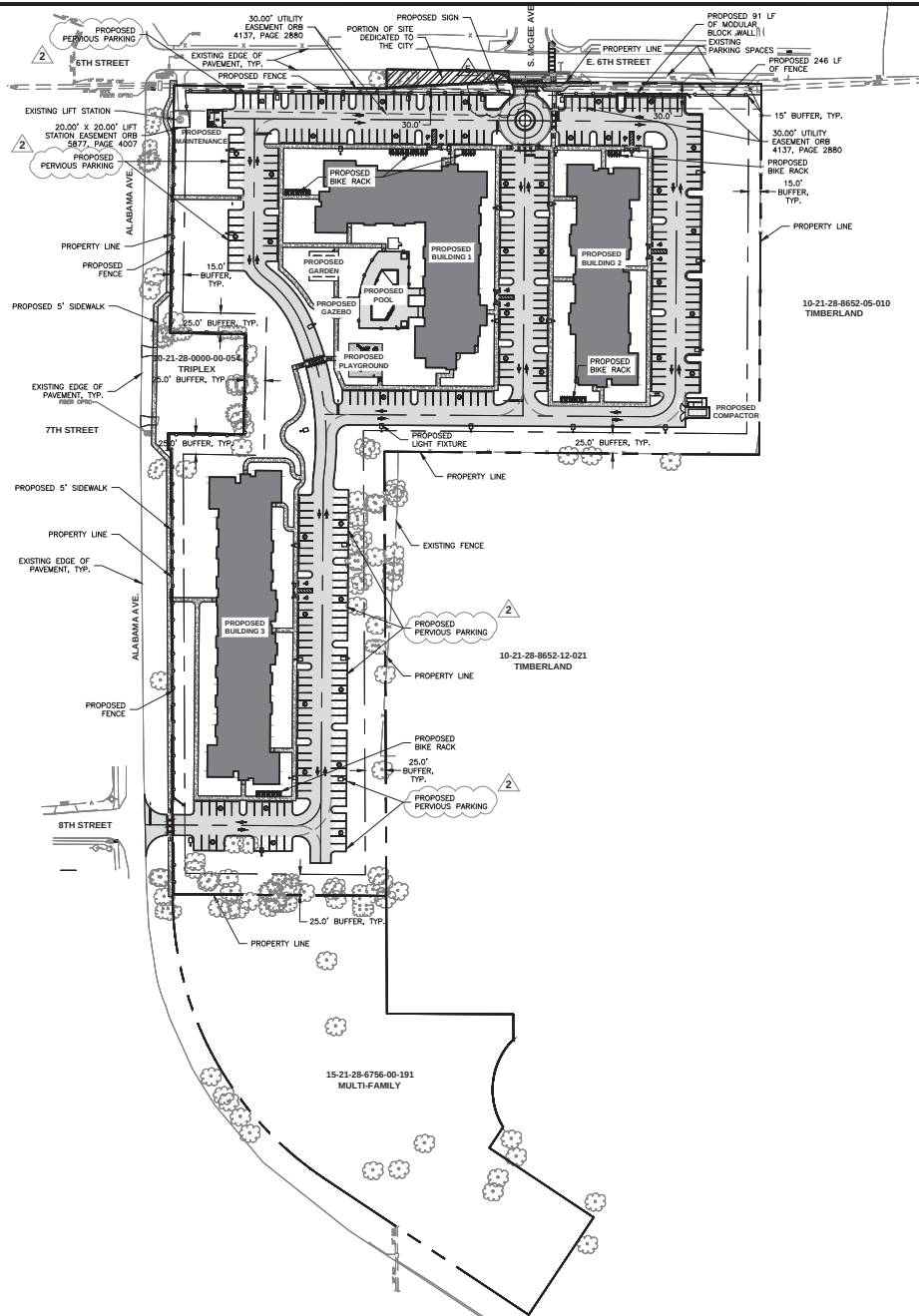
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5	05/01/2024	HS	VE REVISIONS 2

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DRAWN BY: HS
CHECKED BY: AEM
APPROVED BY: AEM
DATE: 05.01.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-202



SITE DATA

1. PROJECT AREA: 559,337 S.F. (12.84 AC.)
2. PROJECT ADDRESS: 461 E. 7TH STREET, APOPKA, FL 32703
3. PARCEL I.D.: 15-21-28-5000-00-01, 15-21-28-6756-00-191

AREAS FOR TOTAL SITE:

PROPOSED CONCRETE/BRICK:	27,226 S.F.	(0.63 AC.)	4.90%
PROPOSED PAVEMENT:	111,787 S.F.	(2.57 AC.)	20.01%
BUILDINGS:	68,661 S.F.	(1.59 AC.)	12.31%
OPEN AREA:	339,768 S.F.	(7.80 AC.)	60.73%
TOTAL SITE AREA:	559,337 S.F.	(12.84 AC.)	100.0%

PERVIOUS/IMPERVIOUS CALCULATIONS:

IMPERVIOUS AREA:	207,674 S.F.	(5.04 AC.)	39.27%
PERVIOUS AREA:	339,768 S.F.	(7.80 AC.)	60.73%
TOTAL AREA:	559,337 S.F.	(12.84 AC.)	100.0%

PARKING REQUIRED

1.0 SPACES PER 1 BEDROOM UNIT	56 UNITS * 1.00	=	56 SPACES
1.35 SPACES PER 2 OR 3 BEDROOM UNIT	136 UNITS * 1.35	=	184 SPACES
VISITOR 10%		=	25 SPACES
		TOTAL	= 265 SPACES

PARKING PROVIDED

TOTAL PARKING PROVIDED	347 SPACES
STANDARD SPACES (9'X18')	337 SPACES
HANDICAP SPACES (12'X18')	10 SPACES

BIKE PARKING PROVIDED

TOTAL PARKING PROVIDED	55 BIKE SPACES
------------------------	----------------

DENSITY

MULTI-FAMILY - 192 UNITS / 12.84 ACRES = 14.95 DU/AC

OPEN SPACE REQUIRED

25% OF BUILDABLE LAND
12.84 AC PROJECT SITE
12.84 AC X 25% = 3.21 AC

OPEN SPACE PROVIDED:

CATEGORY A: 7.74 AC
PERVIOUS AREAS (PARK, AREA OF ENTRANCEWAY, LANDSCAPE ISLANDS/BUFFERS)

TOTAL PROVIDED: 7.74 AC

BUILDING DATA:

BUILDING 1	- 24,844 S.F.
BUILDING 2	- 18,251 S.F.
BUILDING 3	- 25,566 S.F.
(SEE ARCHITECT PLANS FOR MORE INFORMATION)	

MAX BUILDING HEIGHT: 43'-0"
A VARIANCE HAS BEEN APPROVED TO ALLOW FOR A MAXIMUM BUILDING HEIGHT OF 43.0 FT

BUILDING TYPE DATA:

BUILDING 1:
1 BEDROOM - 23 UNITS
2 BEDROOM - 34 UNITS
3 BEDROOM - 15 UNITS

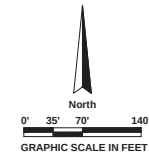
BUILDING 2:
1 BEDROOM - 24 UNITS
2 BEDROOM - 24 UNITS
3 BEDROOM - 12 UNITS

BUILDING 3:
1 BEDROOM - 9 UNITS
2 BEDROOM - 39 UNITS
3 BEDROOM - 12 UNITS

TOTAL - 192 UNITS

LIST OF AMENITIES:

- 1) THE FOLLOWING ITEMS ARE TO BE PROVIDED:
 - a. ABILITY TO ACCESS WIRELESS INTERNET
 - b. BALCONIES
 - c. WALK-IN SHOWER
 - d. ENERGY EFFICIENT APPLIANCES
 - e. FULL SIZE WASHER DRYER IN UNIT
 - f. WALK-IN CLOSETS
 - g. BICYCLE PARKING PER CODE
 - h. POOL
 - i. CLUBHOUSE WITH FIREPLACE
 - j. COMPUTER ROOM
 - k. EXERCISE ROOM
 - l. ACTIVITY ROOM WITH KITCHEN
 - m. GAZEBO WITH GRILL
 - n. COMMUNITY GARDEN AREA



LEGEND

[Pattern]	PAVEMENT - STANDARD DUTY
[Pattern]	PAVEMENT - HEAVY DUTY
[Pattern]	CONCRETE
[Pattern]	BUILDING FOOTPRINT
[Pattern]	BRICK
[Pattern]	PERVIOUS PAVERS

LOT SETBACKS

FRONT YARD	N/A
SIDE YARD	5'-0"
REAR YARD	20'-0"

KEYNOTES:

1. SEE ARCHITECT PLANS FOR ADDITIONAL BUILDING INFORMATION.
2. SIGNAGE WILL BE UNDER A SEPARATE PERMIT.

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ALDO E. MEJIAS, P.E.
FL P.E. #76019

SOUTHWICK COMMONS

CONSTRUCTION SITE PLAN

OVERALL SITE PLAN

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DESIGNED BY:

RVB

DRAWN BY:

HS

CHECKED BY:

AEM

APPROVED BY:

AEM

DATE:

05.01.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER

C-300

NOTES:

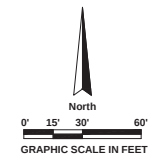
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING APPROVAL OF FINAL CONSTRUCTION PLANS.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO START CONSTRUCTION ACTIVITIES AND NOTIFY FOR ANY DISCREPANCY OR CONFLICT WITH PROPOSED IMPROVEMENTS.
3. NO CONCRETE INSTALLATIONS FOR TRAFFIC SIGNS.
4. STREET SIGN POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2-INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED, OR QUICK PUNCH.
5. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND ORANGE COUNTY CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
6. ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.
7. COLOR AND TEXTURE OF MODULAR BLOCK WALL TO BE COORDINATED AND APPROVED BY THE LANDSCAPE ARCHITECT.

KEYNOTES:

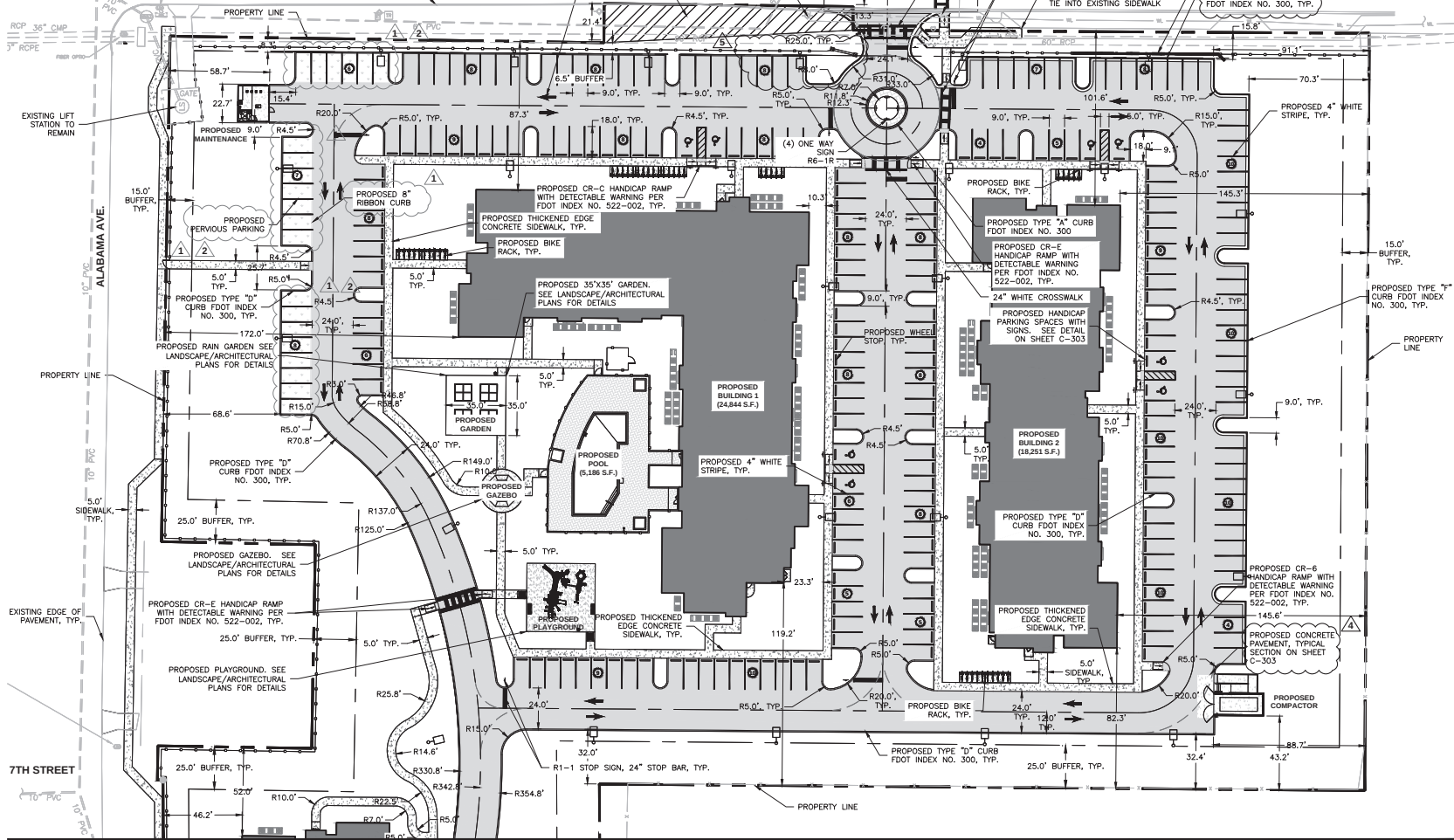
1. SEE ARCHITECT PLANS FOR ADDITIONAL BUILDING INFORMATION.

LEGEND

- PAVEMENT - STANDARD DUTY
- PAVEMENT - HEAVY DUTY
- CONCRETE
- BUILDING FOOTPRINT
- BRICK
- PERVIOUS PAVERS



6TH STREET



MATCH LINE SEE SHEET C-302

WENDOVER
HOUSING PARTNERS

AVCON

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ENGINEERS & PLANNERS
3555 E. MICHIGAN TR., SUITE 200 • LOS ANGELES, CA 90023-2779
OFFICE: (407) 594-1122 • FAX: (407) 594-1123
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 0007
WWW.AVCONINC.COM



ALDO E. MEJIAS, P.E.
FL P.E. #76019

**SOUTHWICK
COMMONS**

CONSTRUCTION SITE PLAN

GEOMETRY AND
STRIPING PLAN 1

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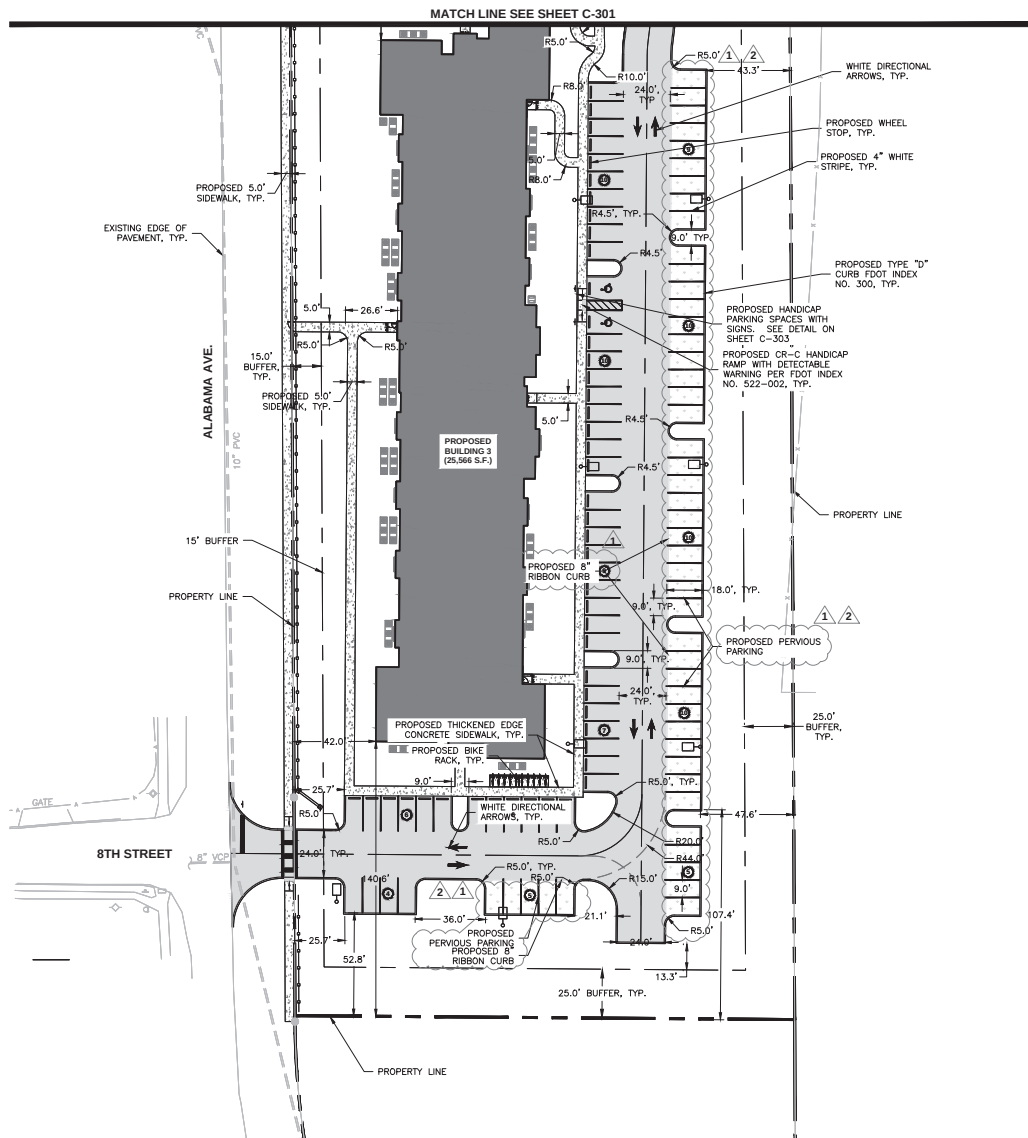
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4	12/15/2023	HS	VE REVISIONS
5	05/01/2024	HS	VE REVISIONS 2

DESIGNED BY: RVB
DRAWN BY: HS
CHECKED BY: AEM
APPROVED BY: AEM
DATE: 05.01.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-301



NOTES:

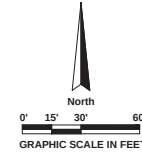
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2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO START CONSTRUCTION ACTIVITIES AND NOTIFY EOR IF ANY DISCREPANCY OR CONFLICT WITH PROPOSED IMPROVEMENTS.
3. NO CONCRETE INSTALLATIONS FOR TRAFFIC SIGNS.
4. STREET SIGN POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2-INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED, OR QUICK PUNCH.
5. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND ORANGE COUNTY CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
6. ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.

LEGEND

- PAVEMENT - STANDARD DUTY
- PAVEMENT - HEAVY DUTY
- CONCRETE
- BUILDING FOOTPRINT
- BRICK
- PERVIOUS PAVERS

KEYNOTES:

1. SEE ARCHITECT PLANS FOR ADDITIONAL BUILDING INFORMATION.



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CONTRACTOR CERTIFICATE OF AUTHORIZATION NUMBER: 1007
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**SOUTHWICK
COMMONS**

CONSTRUCTION SITE PLAN

**GEOMETRY AND
STRIPING PLAN 2**

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5	05/01/2024	HS	VE REVISIONS 2

DESIGNED BY: RVB
DRAWN BY: HS
CHECKED BY: AEM
APPROVED BY: AEM
DATE: 05.01.24

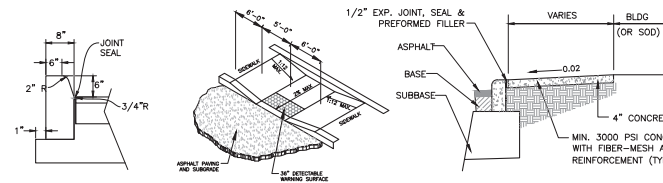
AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-302

REVISIONS:			
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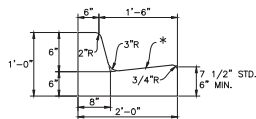


TYPE D CONCRETE CURB
N.T.S.

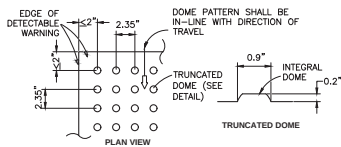
ADA RAMP CURB DETAIL
N.T.S.

SIDEWALK CURB INTERFACE DETAIL
N.T.S.

REGULAR DUTY ASPHALT PAVEMENT SECTION
N.T.S.

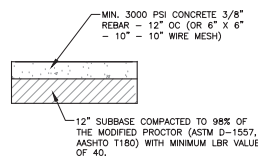


TYPE F CURB
N.T.S.

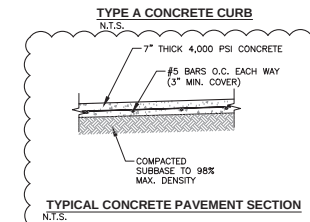


ALL ON-SITE SIDEWALK CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

CURB RAMP DETECTABLE WARNING SURFACE
N.T.S.

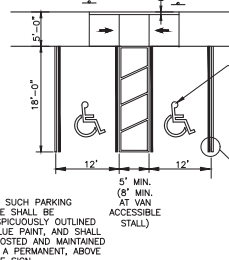


DUMPSTER PAD SECTION
N.T.S.



TYPE A CONCRETE CURB
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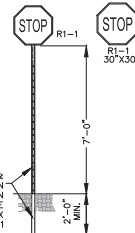
TYPICAL CONCRETE PAVEMENT SECTION
N.T.S.



TYPICAL ACCESSIBLE STRIPING AND RAMP DETAIL
N.T.S.

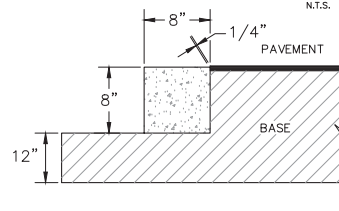
ALL WHEEL STOPS SHALL BE LOCATED 30" FROM THE CENTER OF THE WHEEL STOP TO THE FACE OF CURB, EDGE OF SIDEWALK, OR EDGE OF PAVEMENT.

TYPICAL PRECAST WHEEL STOP DETAIL
N.T.S.

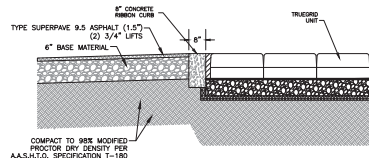


- NOTES:
- SEE PLANS FOR SIGNAGE TYPES AND LOCATIONS. SIGN PLACEMENT SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND DESIGN STANDARD INDEX.
 - SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

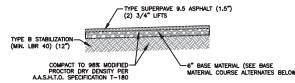
SIGN DETAIL
N.T.S.



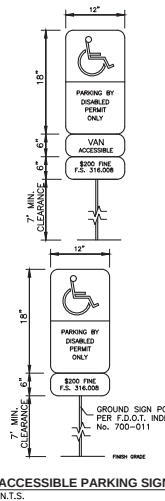
STANDARD CONCRETE RIBBON CURB
N.T.S.



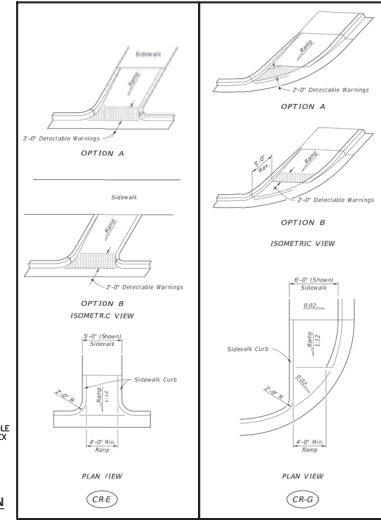
TRUEGRID RIBBON CURB INTERFACE
N.T.S.



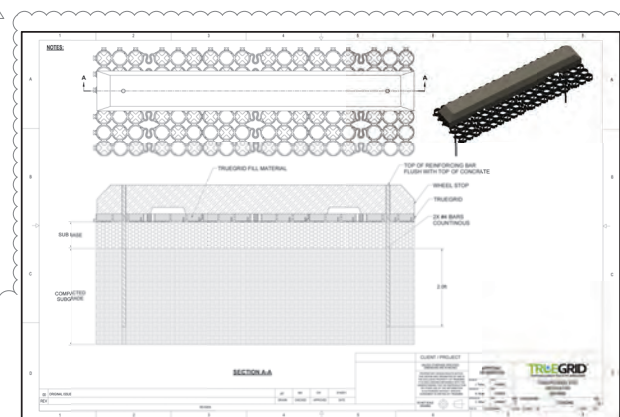
- BASE COURSE ALTERNATE:
- CRUSHED CONCRETE MEETING THE GRADATION REQUIREMENTS OF GRADED AGGREGATE AS SPECIFIED IN FDOT SPEC SECTION 204 LBR 100.
 - LIMECK MEETING THE REQUIREMENTS AS SPECIFIED IN FDOT SPEC SECTION 200 LBR 100.
 - ANY PAVEMENT LOCATED WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL HAVE SOIL CEMENT AS ITS BASE COURSE.
 - CONCRETE FINES ARE NOT ACCEPTABLE.
 - ALL MATERIALS MUST BE APPROVED BY THE ENGINEER PRIOR TO ORDERING.



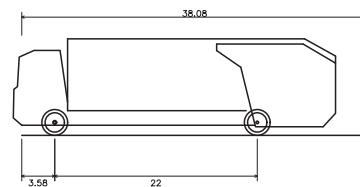
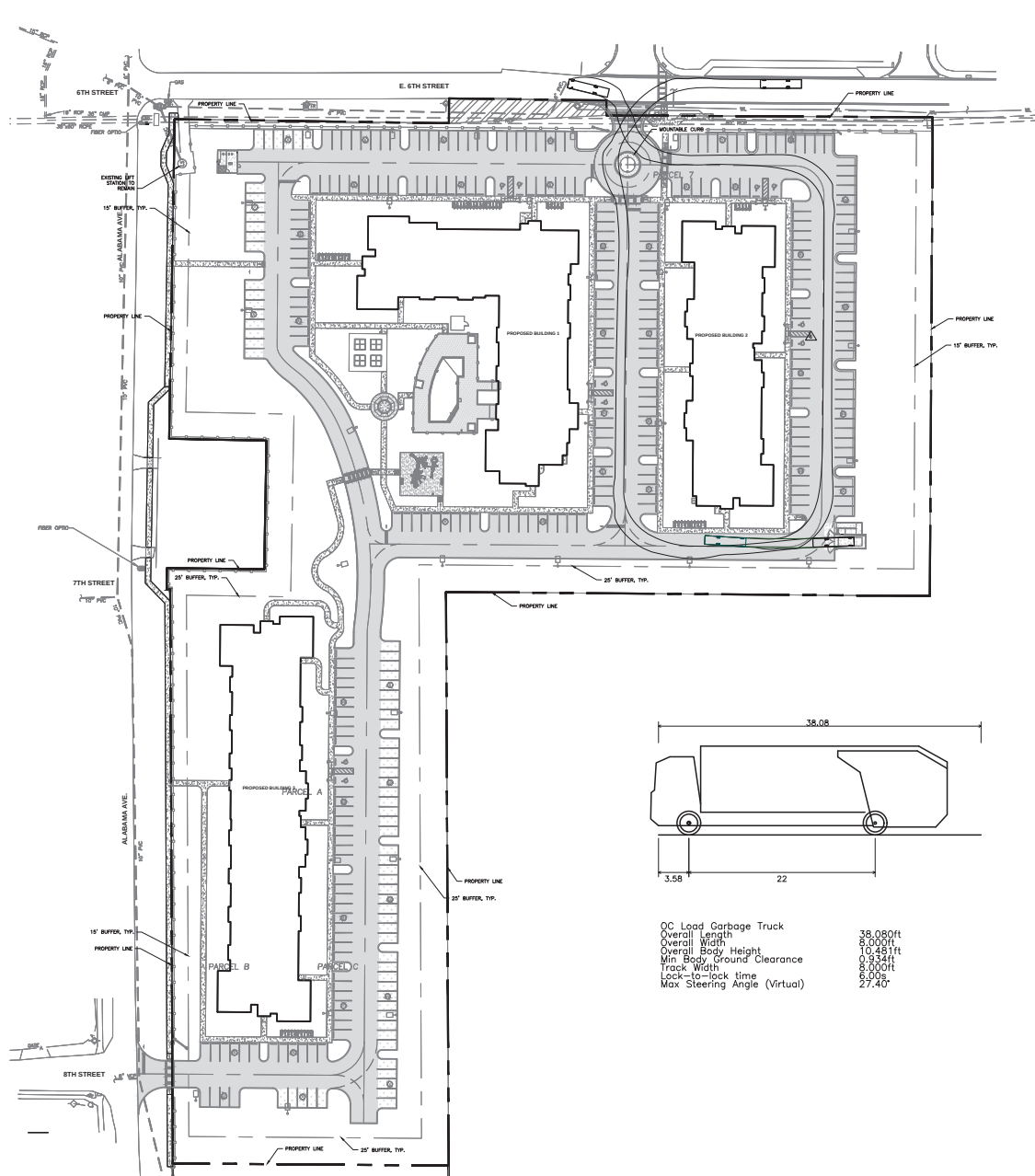
ACCESSIBLE PARKING SIGN
N.T.S.



DETECTABLE WARNING & SIDEWALK CURB RAMPS (CR-E & CR-G)
(INDEX 522-002) N.T.S.



WHEEL STOP IN PERVIOUS PARKING AREA
N.T.S.



QC Load Garbage Truck
 Overall Length 38.08ft
 Overall Width 8.00ft
 Overall Body Height 10.45ft
 Min Body Ground Clearance 0.934ft
 Track Width 6.00ft
 Lock-to-lock time 27.40s
 Max Steering Angle (Virtual) 27.40°

WENDOVER
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**SOUTHWICK
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CONSTRUCTION SITE PLAN

**VEHICLE
TRACKING PLAN 1**

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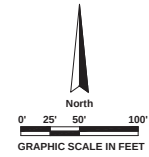
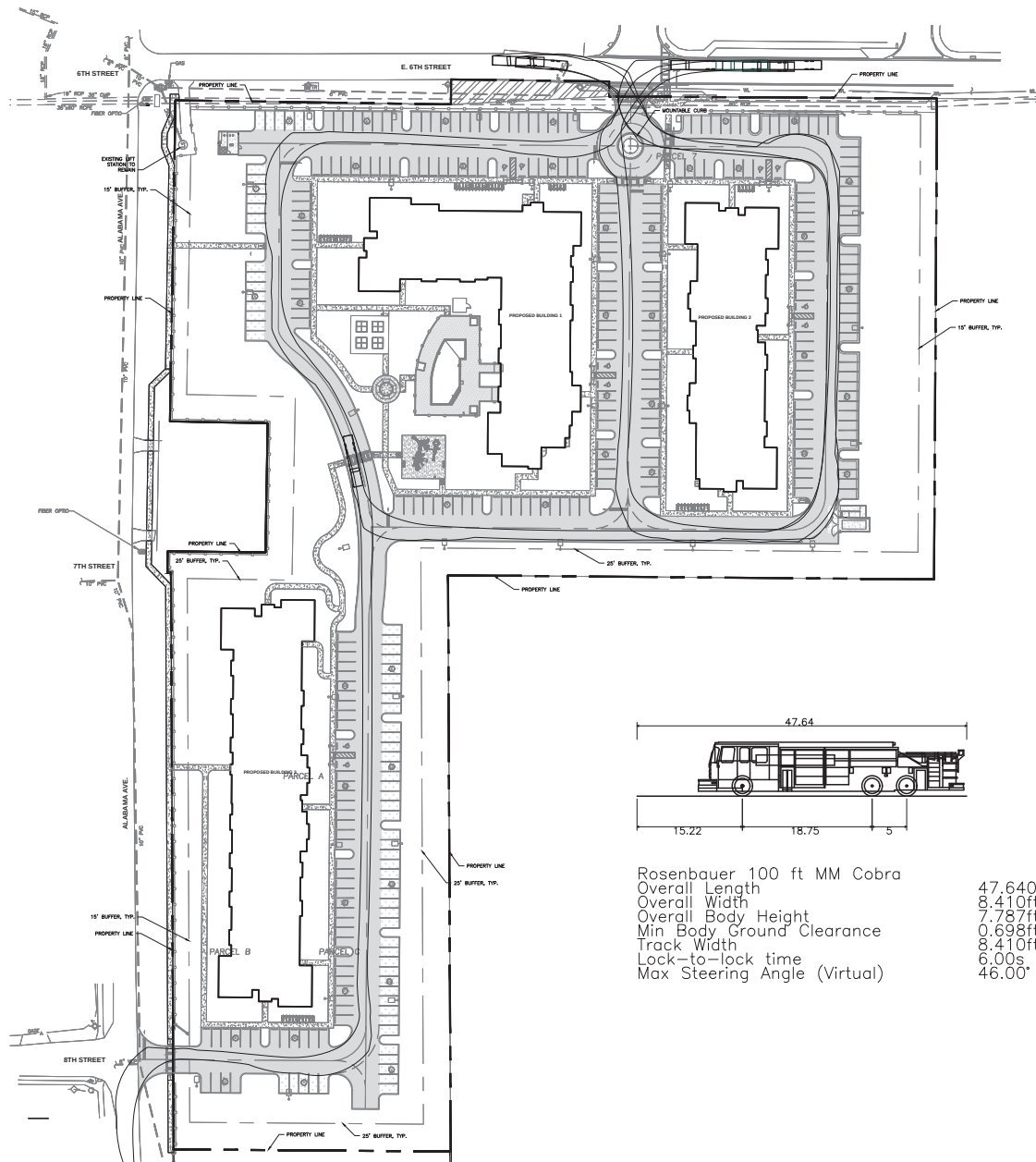
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5	05/01/2024	HS	VE REVISIONS 2

DESIGNED BY: RVB
 DRAWN BY: HS
 CHECKED BY: AEM
 APPROVED BY: AEM
 DATE: 05.01.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-304



Rosenbauer 100 ft MM Cobra
 Overall Length 47.640ft
 Overall Width 8.410ft
 Overall Body Height 7.787ft
 Min Body Ground Clearance 0.698ft
 Track Width 8.410ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 46.00°



SOUTHWICK COMMONS
 CONSTRUCTION SITE PLAN
VEHICLE TRACKING PLAN 2

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5	05/01/2024	HS	VE REVISIONS 2

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 DRAWN BY: HS
 CHECKED BY: AEM
 APPROVED BY: AEM
 DATE: 05.01.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-305

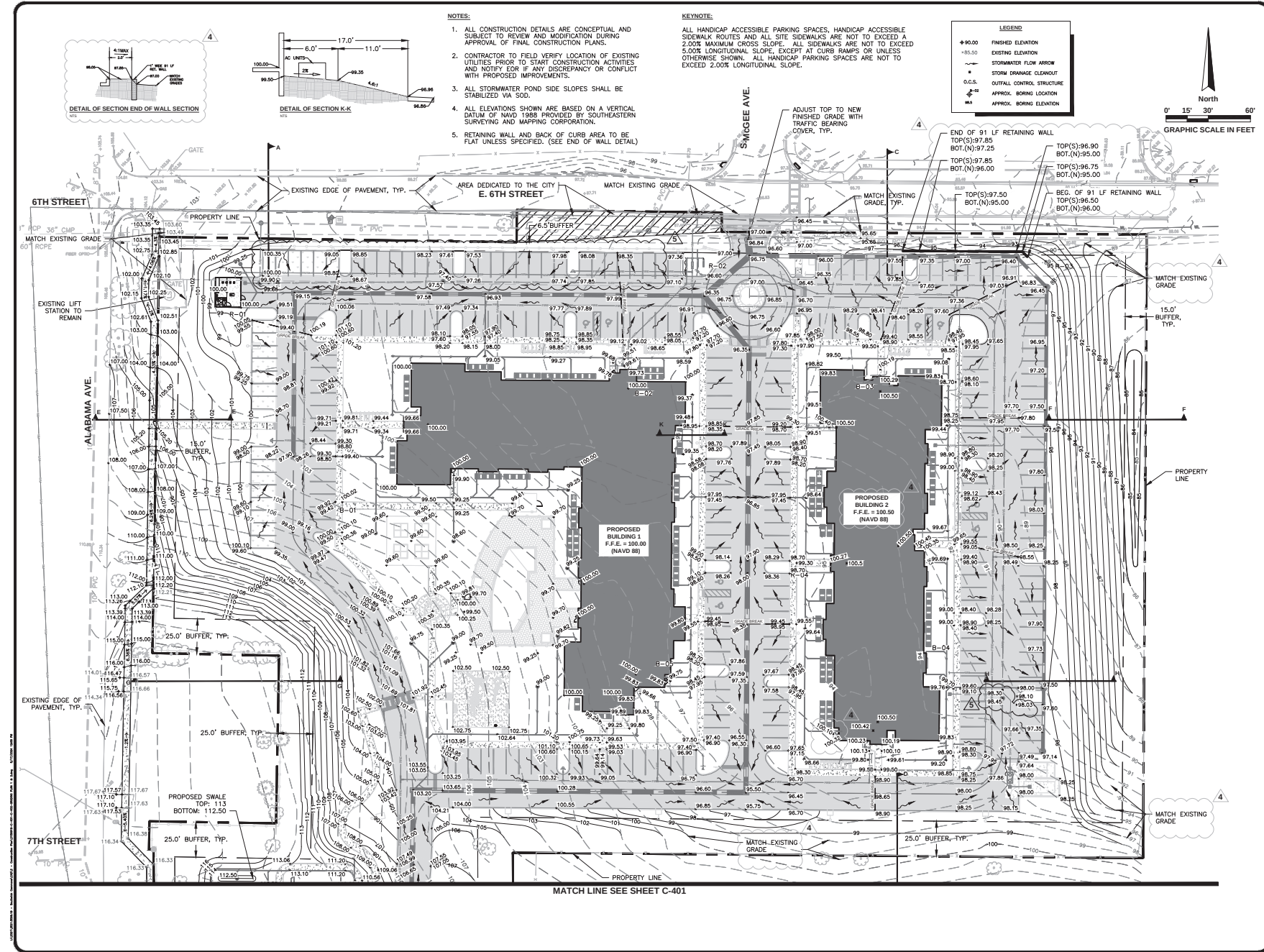
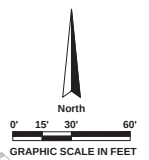
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2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO START CONSTRUCTION ACTIVITIES AND NOTIFY EOR IF ANY DISCREPANCY OR CONFLICT WITH PROPOSED IMPROVEMENTS.
3. ALL STORMWATER POND SIDE SLOPES SHALL BE STABILIZED VIA SOD.
4. ALL ELEVATIONS SHOWN ARE BASED ON A VERTICAL DATUM OF NAVD 1988 PROVIDED BY SOUTHEASTERN SURVEYING AND MAPPING CORPORATION.
5. RETAINING WALL AND BACK OF CURB AREA TO BE FLAT UNLESS SPECIFIED. (SEE END OF WALL DETAIL).

KEYNOTE:

- ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. ALL SIDEWALKS ARE NOT TO EXCEED 5.00% LONGITUDINAL SLOPE, EXCEPT AT CURB RAMPS OR UNLESS OTHERWISE SHOWN. ALL HANDICAP PARKING SPACES ARE NOT TO EXCEED 2.00% LONGITUDINAL SLOPE.

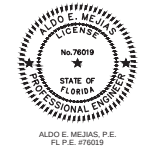
LEGEND	
◆ 90.00	FINISHED ELEVATION
• 90.00	EXISTING ELEVATION
→	STORMWATER FLOW ARROW
—	STORM DRAINAGE CLEANOUT
—	O.C.S. OUTFALL CONTROL STRUCTURE
—	APPROX. BORING LOCATION
—	APPROX. BORING ELEVATION



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SOUTHWICK COMMONS

CONSTRUCTION SITE PLAN

GRADING PLAN 1

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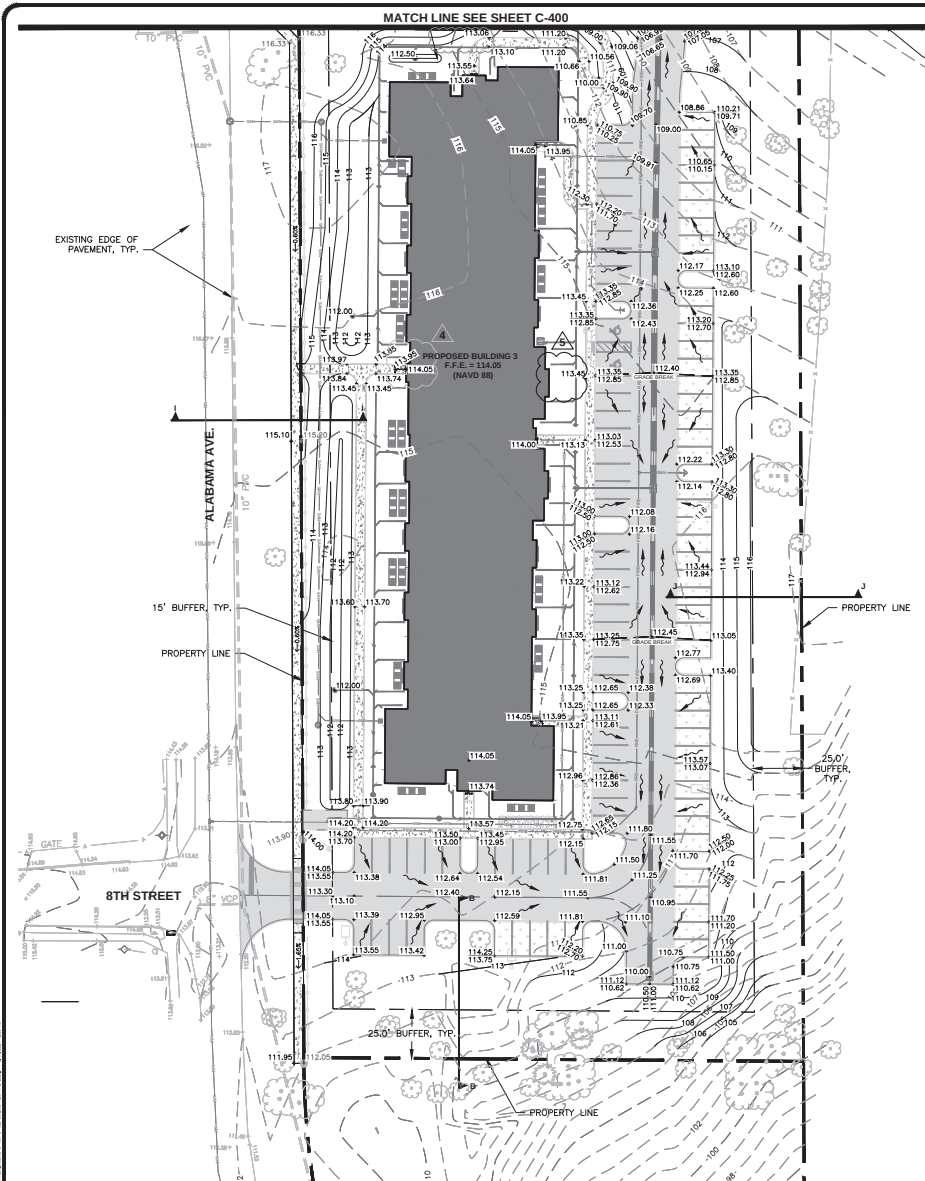
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DESIGNED BY: RVB
DRAWN BY: HS
CHECKED BY: AEM
APPROVED BY: AEM
DATE: 05.01.24

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SHEET NUMBER
C-400



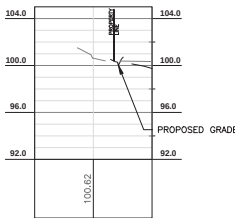
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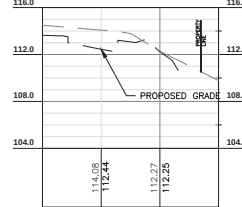
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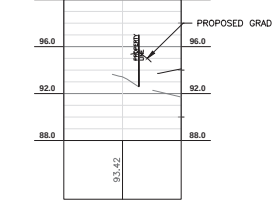
PROFILE - A-A



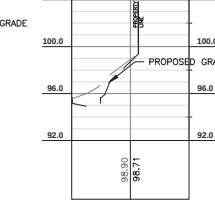
PROFILE - B-B



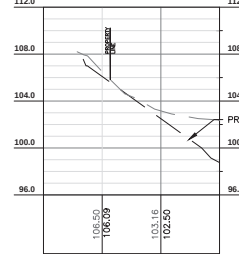
PROFILE - C-C



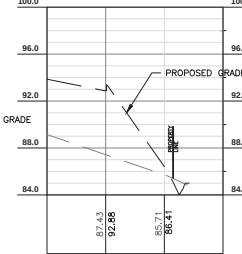
PROFILE - D-D



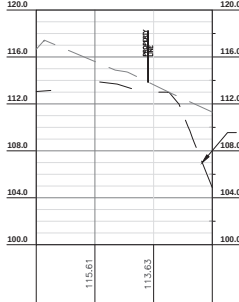
PROFILE - E-E



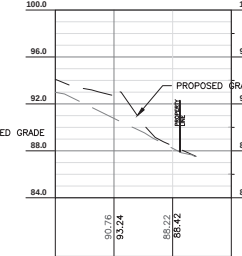
PROFILE - F-F



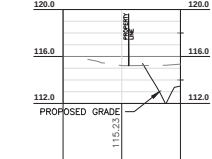
PROFILE - G-G



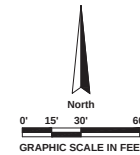
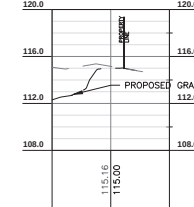
PROFILE - H-H



PROFILE - I-I



PROFILE - J-J



LEGEND	
◆ 90.00	FINISHED ELEVATION
— 85.00	EXISTING ELEVATION
—	STORMWATER FLOW ARROW
■	STORM DRAINAGE CLEANOUT
□	OUTFALL CONTROL STRUCTURE
—	APPROX. BORING LOCATION
—	APPROX. BORING ELEVATION

PROFILE NOTE:

ALL PROFILES ARE SCALED 1:50

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HOUSING PARTNERS

AVCON

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3555 E. MICHAEL ST., SUITE 200, DULLES, VA 20152-2779
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COORDINATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057
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ALDO E. MEJIAS, P.E.
FL P.E. #76019

SOUTHWICK COMMONS

CONSTRUCTION SITE PLAN

GRADING PLAN 2

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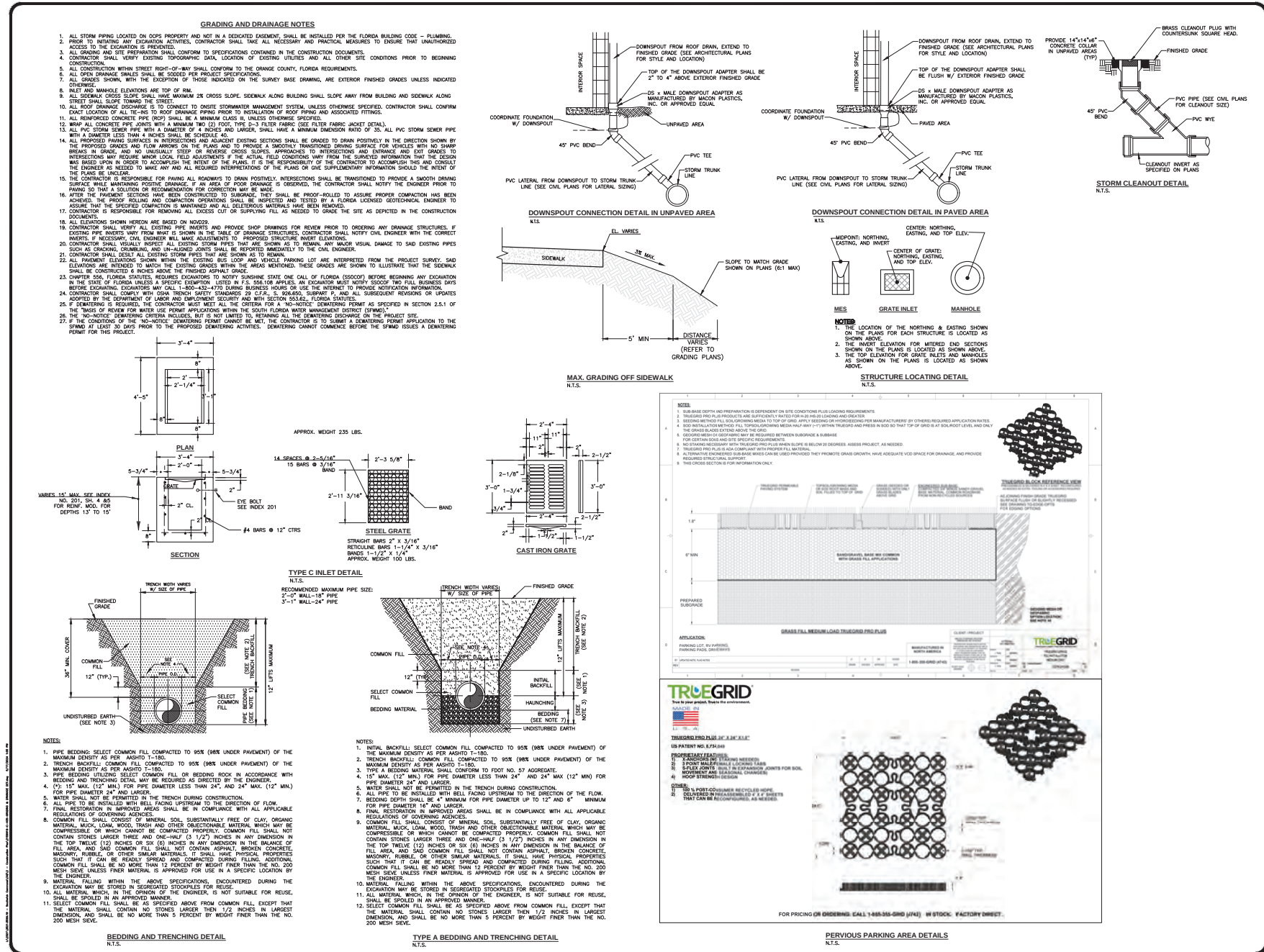
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5	05/01/2024	HS	VE REVISIONS 2

DESIGNED BY: RVB
DRAWN BY: HS
CHECKED BY: AEM
APPROVED BY: AEM
DATE: 05.01.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-401



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HOUSING PARTNERS

AVCON

AVCON, INC.
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CONSTRUCTION: (904) 594-1123 (904) 594-1124
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SOUTHWICK COMMONS

CONSTRUCTION SITE PLAN

GRADING AND DRAINAGE DETAILS

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AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-404

UTILITY CROSSINGS:

CROSSING 2 -
BOTTOM 6" SAN = 94.50
TOP 24" STORM = 92.80

CROSSING 3 -
BOTTOM 6" SAN = 94.50
TOP 24" STORM = 93.25

CROSSING 4 -
BOTTOM 6" SAN = 94.96
TOP 6" STORM = 93.95

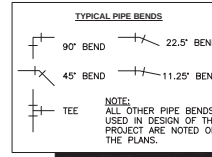
UTILITY CROSSINGS:

CROSSING 5 -
BOTTOM 6" SAN = 94.96
TOP 6" STORM = 93.06

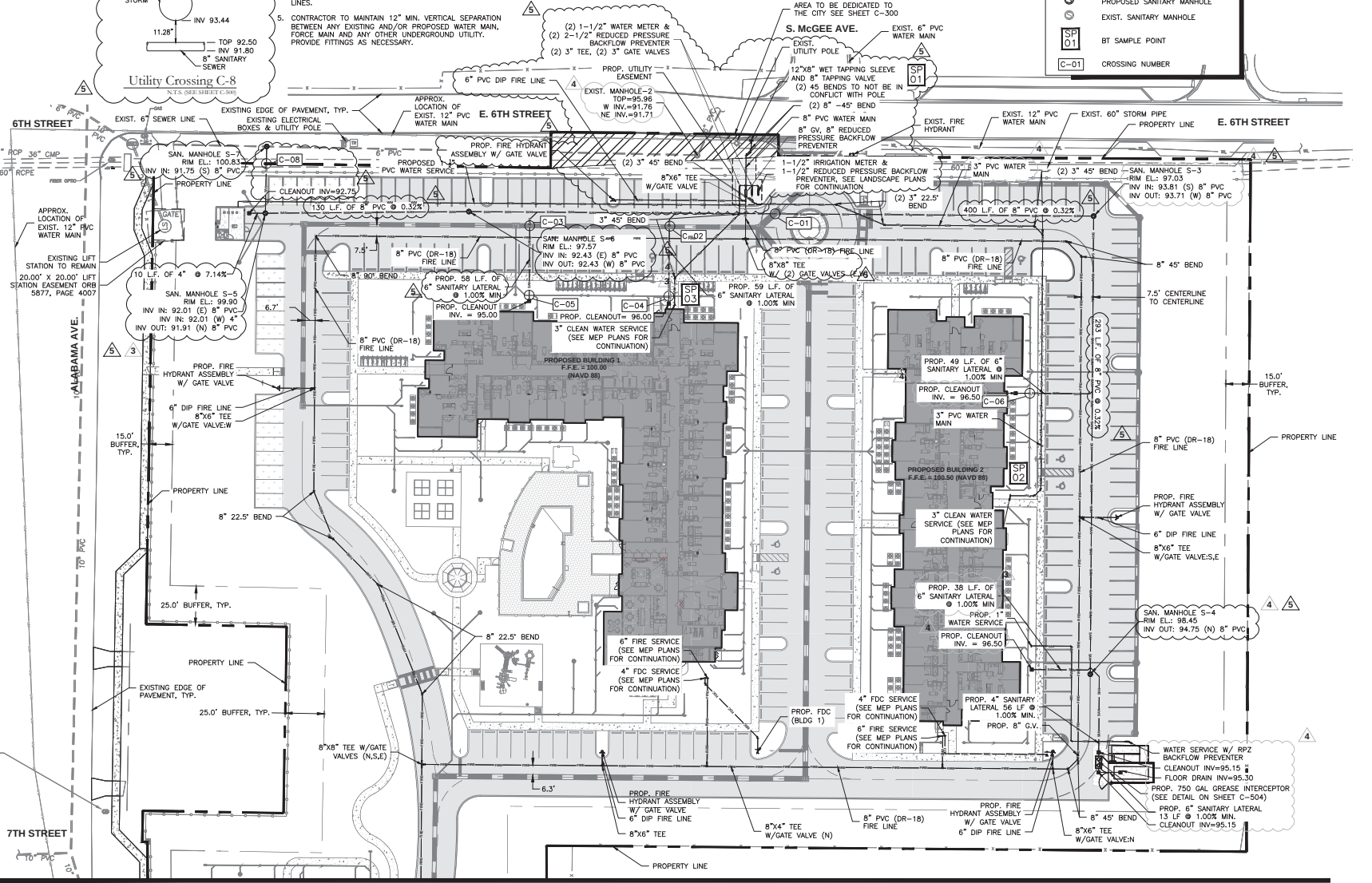
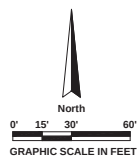
CROSSING 6 -
BOT 6" SAN = 96.25
TOP 6" STORM = 94.00

UTILITY NOTES:

- CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER ANY REMOVAL OR RELOCATION OF EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO START CONSTRUCTION ACTIVITIES AND NOTIFY ENGINEER OF RECORD IF ANY DISCREPANCY OR CONFLICT WITH PROPOSED IMPROVEMENTS.
- ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS OTHERWISE NOTED.
- MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTE WATER, AND RECLAIMED WATER LINES.
- CONTRACTOR TO MAINTAIN 12" MIN. VERTICAL SEPARATION BETWEEN ANY EXISTING AND/OR PROPOSED WATER MAIN, FORCE MAIN AND ANY OTHER UNDERGROUND UTILITY. PROVIDE FITTINGS AS NECESSARY.
- ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH OCU MAINS.
- PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL, AS REQUIRED BY FLORIDA STATUTE 363.79. DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE "POINT OF SERVICE" AS DEFINED UNDER FLORIDA STATUTE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.



LEGEND	
— W —	WATER LINE
— S —	SANITARY LINE
— F —	FIRE LINE
— FDC —	FDC LINE
⊕	FIRE HYDRANT ASSEMBLY
⊕	FIRE DEPARTMENT CONNECTION (6")
⊕	GATE VALVE
⊕	PROPOSED SANITARY MANHOLE
⊕	EXIST. SANITARY MANHOLE
SP 01	BT SAMPLE POINT
C-01	CROSSING NUMBER



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SOUTHWICK COMMONS

CONSTRUCTION SITE PLAN

UTILITY PLAN 1

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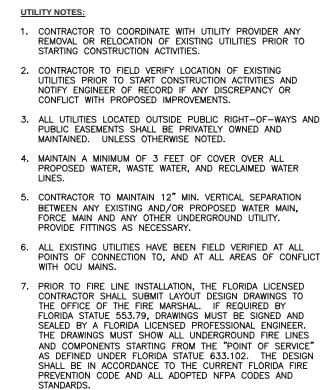
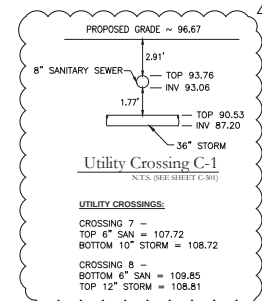
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DRAWN BY: HS
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DATE: 05.01.24

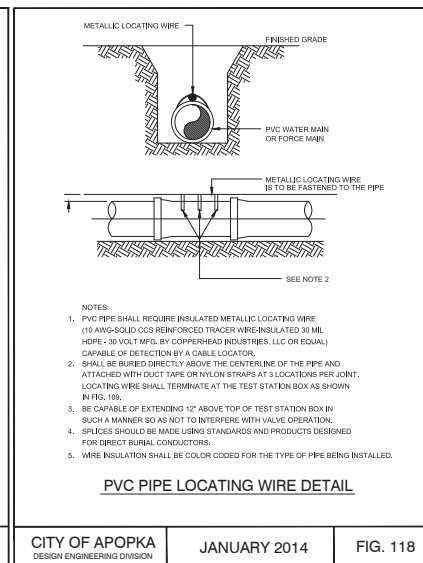
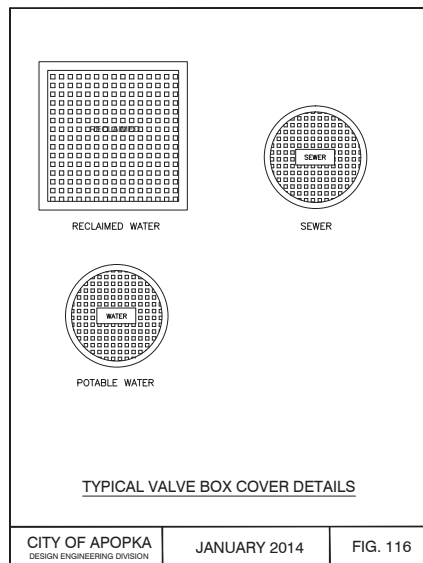
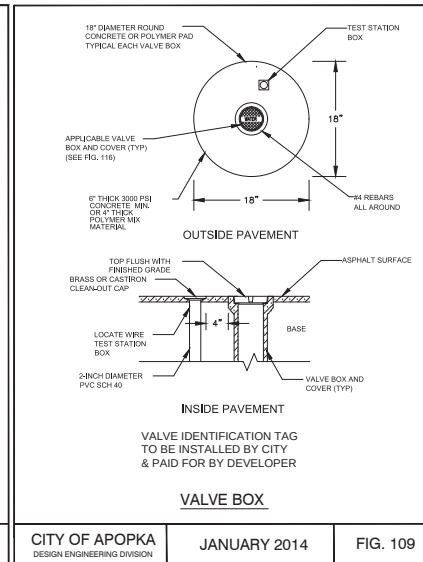
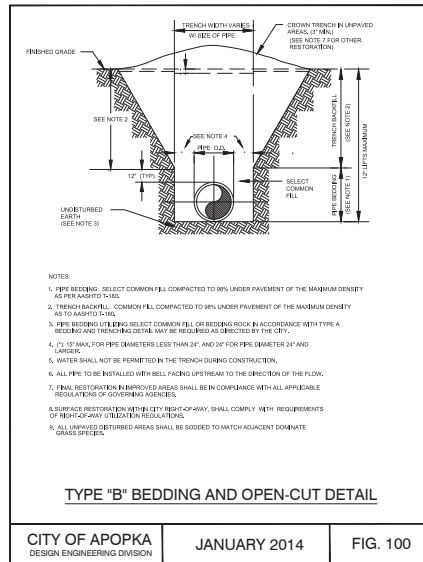
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DESIGNED BY:	RV
DRAWN BY:	H
CHECKED BY:	AED
APPROVED BY:	AED
DATE:	05.01.2

C-501



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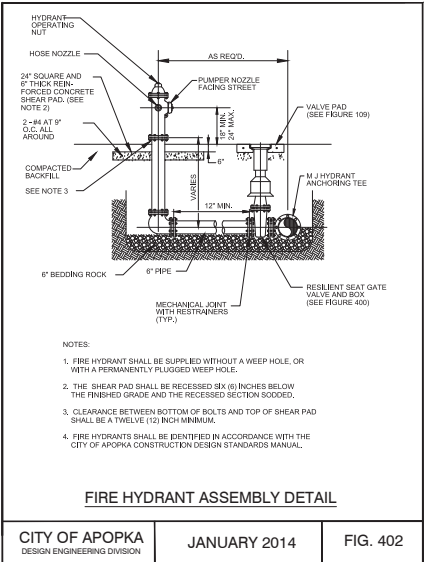
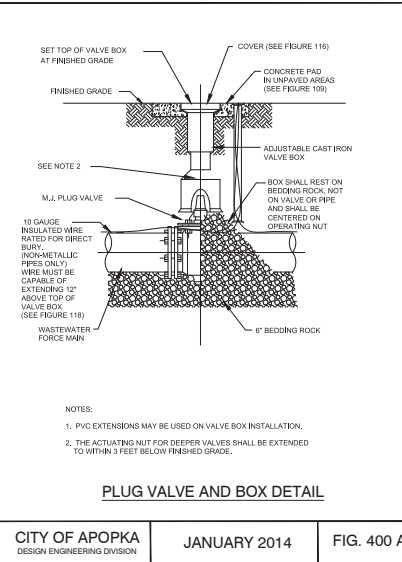
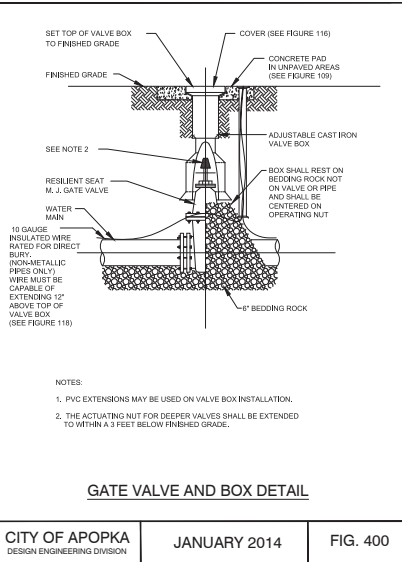
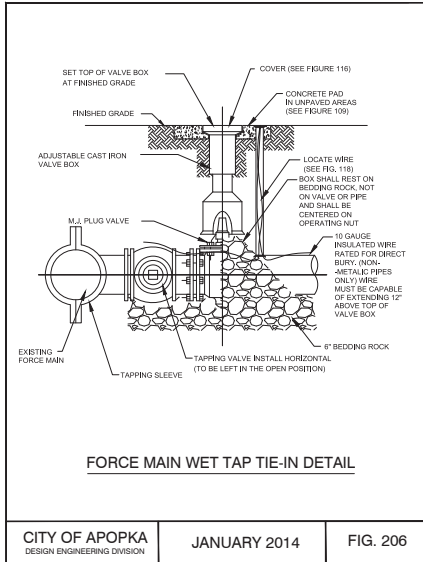
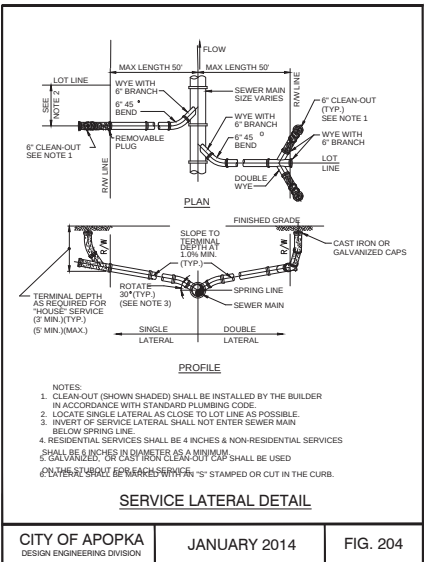
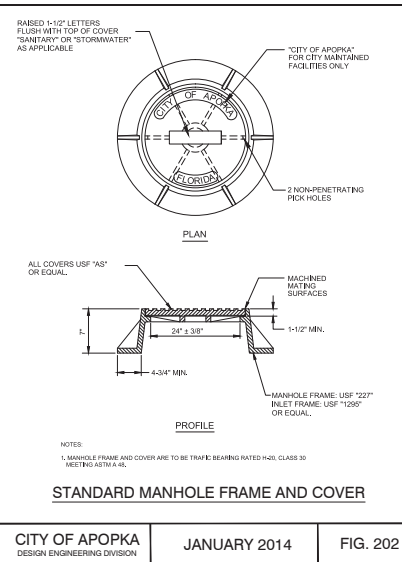
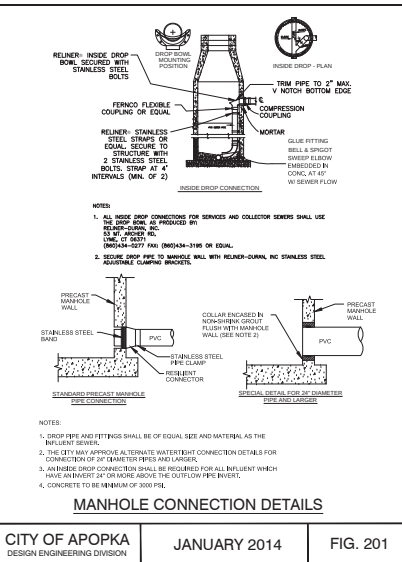
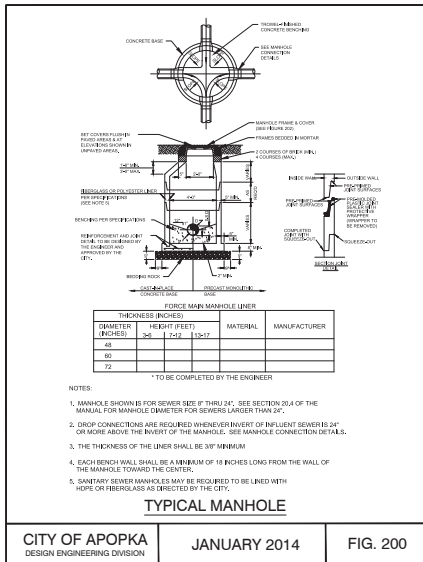
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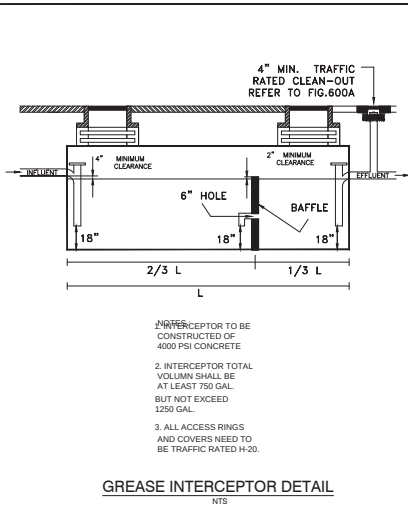
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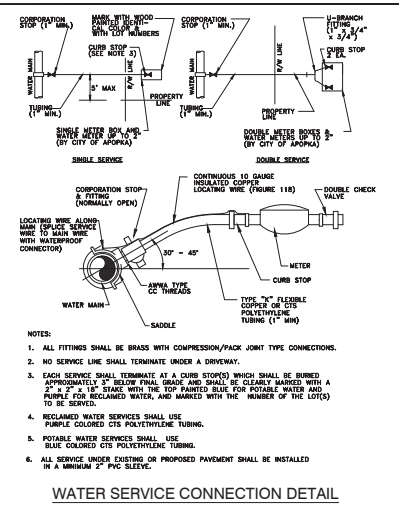




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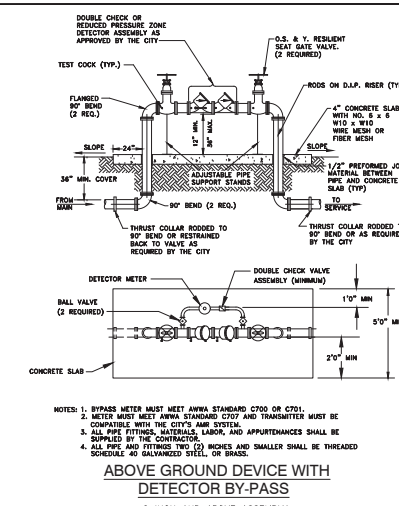
FIG. 600



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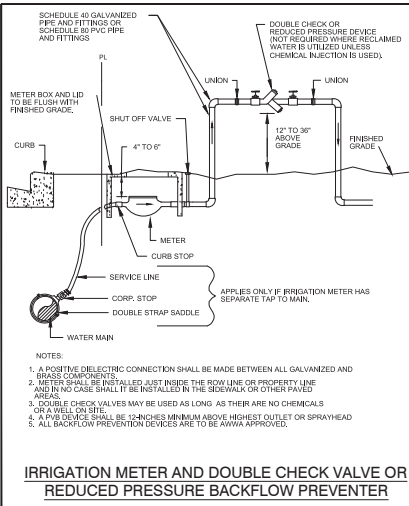
FIG. 405



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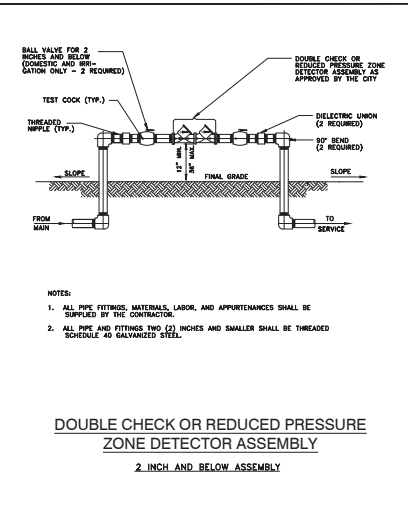
FIG. 500 B



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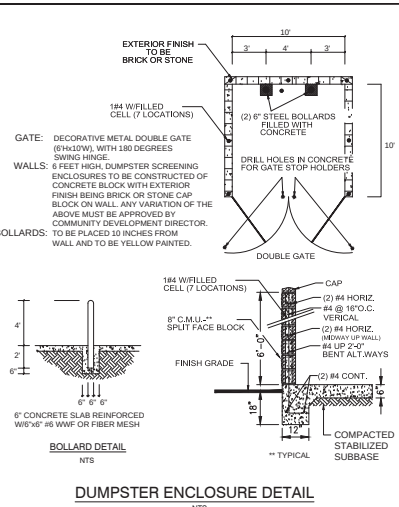
FIG. 502



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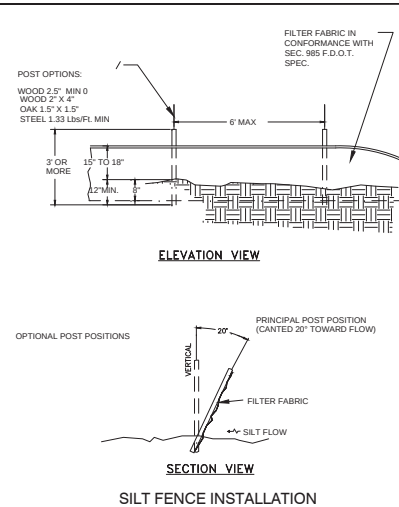
FIG. 500 A



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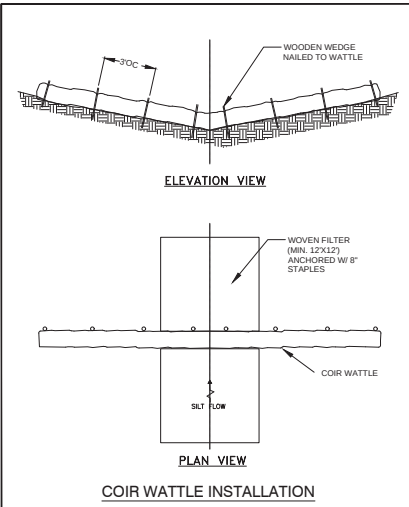
FIG. 601



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FIG. 602



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FIG. 603

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