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GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:
 CITY OF OVIEDO
 400 ALEXANDRIA BOULEVARD
 OVIEDO, FL 32765
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GAS SERVICE:
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 P.O. BOX 2562
 TAMPA, FLORIDA 33601-2562
 PHONE: (877) 832-6747

WATER:
 CITY OF OVIEDO
 400 ALEXANDRIA BOULEVARD
 OVIEDO, FL 32765
 PHONE: (407) 971-5692

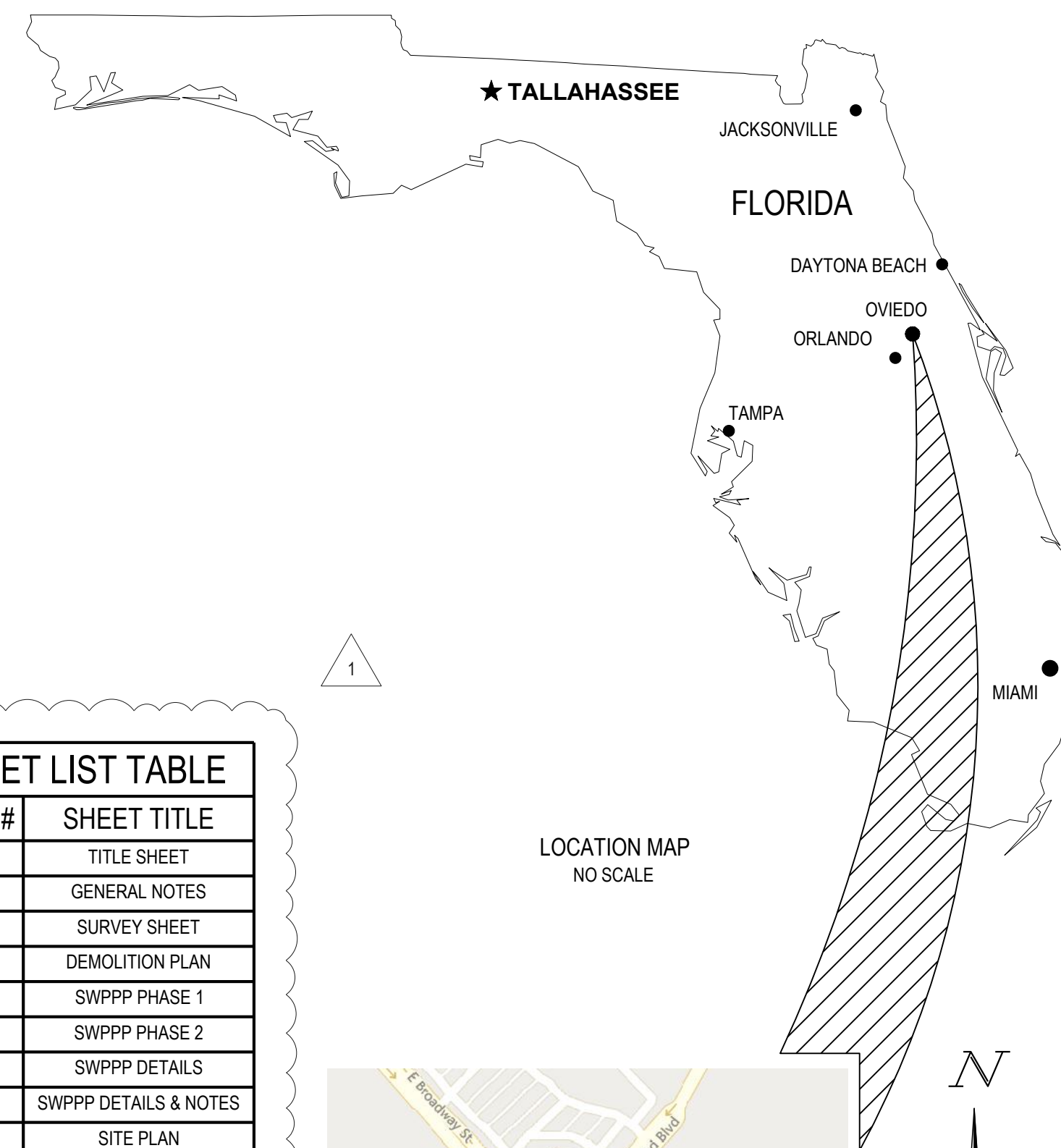
COMMUNICATIONS:
 AT&T
 PHONE: (800) 288-2020

STORMWATER:
 ST JOHNS RIVER WATER MANAGEMENT
 DISTRICT
 P.O. BOX 1429
 PALATKA, FL 32178-1429
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 PHONE: (888) 372-4663

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 CITY OF OVIEDO DEVELOPMENT
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 400 ALEXANDRIA BOULEVARD
 OVIEDO, FL 32765
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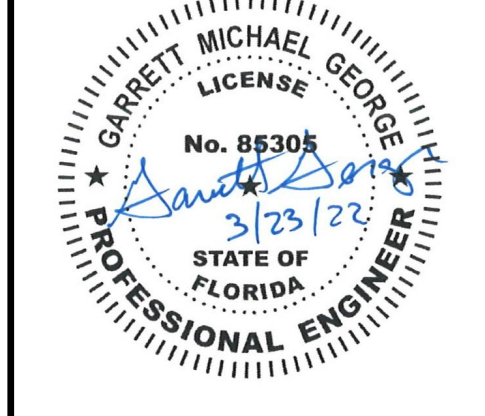
CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA
CONSTRUCTION PLANS
 FOR
CBRE - STARWASH EXPRESS
 925 LOCKWOOD BLVD.,
 OVIEDO, FLORIDA



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NO.	DATE	REVISION DESCRIPTION
0	07/21/21	PERMIT SET
1	2/24/22	RESPONSE TO CITY COMMENTS



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SURVEY PROVIDED BY:
 BLEW & ASSOCIATES, PA
 3825 N. SHILOH DRIVE
 FAYETTEVILLE, ARKANSAS 72703
 PHONE: 479-443-4506
 CONTACT: GUTHRIE CLINGENPEEL
 DATED: 10/29/2021

CESO PROVIDES NO GUARANTEE TO THE ACCURACY OF THE SURVEY PROVIDED BY BLEW & ASSOCIATES, PA. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

BENCHMARK				
	ELEVATION*	NORTHING**	EASTING**	DESCRIPTION
BM #1	48.2700	1,571,844.2500	598,704.9500	5/8" REBAR
BM#2	49.3600	1572113.3000	598.801.6900	5/8" REBAR

* VERTICAL DATUM: NAVD88
 ** HORIZONTAL DATUM: NAD83 - FLORIDA EAST, US FOOT

FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DRAWINGS:			
425-053	522-022		
430-030	520-001		
536-001	700-102		
711-001			

CITY APPROVAL STAMP:



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4170 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF FLORIDA UTILITIES PROTECTION SERVICE

STARWASH EXPRESS
 PROJECT #: 21-0344-SDOFE
 925 LOCKWOOD BLVD., OVIEDO, FL

TITLE SHEET

ISSUE:
 NOT FOR CONSTRUCTION
 DATE:
 12/10/21

JOB NO.: 759795
 DESIGN: C. GRAMMIER
 DRAWN: J. TEW
 CHECKED: G. GEORGE

SHEET NO.
C1.0

GENERAL NOTES

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL, IN A LOCATION APPROVED BY THE GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL AS SPECIFIED IN THE GEOTECHNICAL REPORT PERFORMED BY FES GROUP, LLC, DATED 10/28/21. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL GOVERN THE DISPOSAL OF DEBRIS INCLUDING ANY POTENTIALLY HAZARDOUS AND TOXIC MATERIALS. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
- PRIOR TO DEMOLITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FLORIDA SUNSHINE ONE CALL 811 AND NOTIFY ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED/RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
- CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO INHABITED BUILDINGS ON SITE AND ADJACENT PROPERTIES AT ALL TIMES. INTERRUPTIONS SHALL BE APPROVED BY THE OWNERS OF THE BUILDINGS/PROPERTIES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES TO REMAIN INSIDE AND OUTSIDE CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGES AND NOTIFY THE CITY/COUNTY PRIOR TO CONSTRUCTION START. ANY EXISTING SITE FEATURE TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC. SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO, OR BETTER THAN, THE EXISTING CONDITIONS. PRIOR TO BEING DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES WHENEVER POSSIBLE DURING DEMOLITION OF THE EXISTING FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- PRIOR TO DEMOLITION, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE GOVERNING AGENCIES GUIDELINES AND STANDARDS. DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SAWCUT LINE PROVIDED IS FOR REFERENCE ONLY AND PAVEMENT SAWCUT REMOVAL SHALL BE TO FULL DEPTH AT ALL PAVEMENT/SIDEWALK LIMITS. CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF THE SAWCUT THAT WILL BE REQUIRED AS WELL AS PAVEMENT REPAIRS TO INSTALL UTILITY TRENCHING. IF ANY DAMAGE OCCURS ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THAT WHICH IS NECESSARY TO COMPLETE THE INTENT OF THE PROPOSED IMPROVEMENTS. SAWCUT EXISTING PAVEMENT TO FULL DEPTH, USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
- THE CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DEVELOPMENT PLANS. NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A SITE VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK. PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
- ALL TRENCHES, HOLES AND PITS RESULTING FROM THE REMOVAL AND ABANDONMENT OF ANY STRUCTURE OR OBSTRUCTION SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY FES GROUP, LLC, DATED 10/28/21.
- TREE REMOVAL AND CLEARING AND GRUBBING SHALL BE PERFORMED PER STATE AND LOCAL REGULATIONS. STUMP SHALL BE REMOVED COMPLETELY, INCLUDING ALL ROOTS.
- DEAD SEWER CONNECTIONS OR MAINS BEING REMOVED SHALL BE REMOVED TO THE RIGHT OF WAY (UNLESS PLANS OR CITY ENGINEER SPECIFY OTHERWISE) AND SEALED AND MADE WATERTIGHT.
- ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
- ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH CITY OF OVIEDO, AND ALL UTILITY PROVIDERS LOCATED ON-SITE AND IN THE RIGHT OF WAY.
- CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- SAWCUT AND REMOVE TO FULL DEPTH AT ALL PAVEMENT/SIDEWALK LIMITS OR TO EXISTING JOINTS.
- ALL POTENTIALLY HAZARDOUS/TOXIC MATERIALS MUST BE REMOVED FROM THE SITE PRIOR TO DEMOLITION, AND PER DIRECTION OF THE ENVIRONMENTAL ENGINEER. CONTRACTOR TO REFERENCE PHASE I ENVIRONMENTAL REPORT PERFORMED BY FES GROUP, DATED 10/28/21.
- THE REMOVAL OF STRUCTURES AND OBSTRUCTIONS SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
- FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL CONTROL THE DISPOSAL OF DEBRIS RESULTING FROM THE REMOVAL OPERATION.
- THE CONTRACTOR SHALL SRIP AND REMOVE (OR STOCKPILE) ALL TOPSOIL PRIOR TO COMMENCING WITH ANY EXCAVATION OR DEMOLITION.

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITS AND INSPECTIONS AS NECESSARY PRIOR TO CONSTRUCTION.
- ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO COORDINATE ACCESS POINTS AND ELEVATIONS. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORS, ENTRY RAMP, AND CANOPY.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK. PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
- NEW CURB AND GUTTER ALONG EXISTING STREETS TO MATCH EXISTING CURB AND GUTTER IN KIND. IF UNDER DRAIN EXISTS, IT SHALL BE REPLACED.
- ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ACCESSIBILITY STANDARDS SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. ADA PARKING STALLS SHALL MEET ADA GRADE GUIDELINES. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AT ACCESS POINTS, ACCESSIBLE ROUTES, AND EXISTING PARKING TO REMAIN TO DETERMINE COMPLIANCE WITH STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF SOD IS ESTABLISHED.

- ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB, EDGE OF PAVEMENT, OR BUILDING FACE, AS APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
- BOLLARDS SHALL BE PLACED TO PROTECT GAS METER, ELECTRICAL AND TELEPHONE EQUIPMENT, AND DUMPSTER ENCLOSURE.
- PROVIDE SIGNAGE AND STRIPING AS SHOWN. PAVEMENT MARKINGS ON ASPHALT SHALL BE WHITE. PAVEMENT MARKINGS ON CONCRETE SHALL BE YELLOW. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH FOOT INDEX 711-001 AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
 - 12.1. LANE LINE: 6" WHITE
 - 12.2. PARKING STALLS: 4" WHITE
 - 12.3. STOP LINE: 12" WHITE
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
- REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
- REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
- REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION/RECOMMENDATIONS AND PAVEMENT SECTIONS.
- REFER TO ORIGINAL SURVEY PROVIDED BY BLEW & ASSOCIATES, PA.
- ALL LIGHT POLES TO BE LOCATED 3' FROM THE BACK OF CURB, AS MEASURED FROM THE FACE OF POLE FOUNDATION, UNLESS OTHERWISE DENOTED ON PLANS.

GRADING NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE TOPOGRAPHIC SURVEY WAS PERFORMED BY A REGISTERED LAND SURVEYOR. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
- ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ADA ACCESSIBLE PARKING SPACED AND LOADING AREAS SHALL BE GRADED WITH A 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS. ALL ADA ACCESSIBLE ROUTES SHALL BE GRADED WITH A 2.0% MAXIMUM CROSS SLOPE AND 5.0% MAXIMUM RUNNING SLOPE.
- MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
- COORDINATE GRADES AT BUILDING ENTRIES WITH ARCHITECTURAL PLANS.
- EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION PRIOR TO DAMAGE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
- ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
- ALL WET, OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, REMOVAL & DRYING & RECOMPACTION, OR SOIL TREATMENT (LIME/CEMENT) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER.
- ALL UNSURFACED AREAS, DISTURBED BY GRADING, OPERATION SHALL RECEIVE 6" OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER AND SEED WITH LOW MAINTENANCE GRASS SEED MIX. CONTRACTOR SHALL SEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. ALL EXPOSED SURFACE AREAS SHALL BE STABILIZED PER THE SWPPP AND LANDSCAPE REQUIREMENTS AS PART OF THIS PLAN SET.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS SOIL TIGHT.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

MATERIAL	TYPE	PIPE SPEC	JOINT SPEC	INSTALLATION	ACCEPTABLE AREAS OF USE
REINFORCED CONCRETE PIPE (RCP)	CLASS III, IV, V	ASTM C-76	ASTM C443	ASTM C1479	WITHIN R/W, COVER VARIES WITH PIPE CLASS

- ALL STORM SEWER STRUCTURE GRATES AND FRAMES WITHIN PAVEMENT SHALL BE HEAVY DUTY (FDOT TYPE 'F').
- ALL STORM DRAINAGE INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY OF OVIEDO STANDARDS.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- THE STORM SEWER GRADE WILL BE SUCH THAT A MINIMUM COVER IS MAINTAINED TO WITHSTAND AASHTO HS-25 LOADING ON THE PIPE. PROVIDE MINIMUM 3.0 FEET OF COVER FOR ALL STORM SEWERS UNLESS OTHERWISE NOTED.
- WHEN A SANITARY SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 18 INCHES BELOW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCASEMENT OR BE CONSTRUCTED OF STRUCTURAL SEWER PIPE FOR A MINIMUM OF 10 FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
- IF EXISTING FIELD TILES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/OR TIED INTO A STORM SEWER SYSTEM AS NEEDED TO MAINTAIN POSITIVE DRAINAGE.
- CONTRACTOR SHALL CONSTRUCT SIDEWALKS SUCH THAT 2% IS THE MAXIMUM CROSS SLOPE, AND 5% IS THE MAXIMUM TRANSVERSE SLOPE EXCEPT AT RAMPS. CURB RAMPS SHALL BE CONSTRUCTED PER FDOT INDEX 622-022 'CR-E' AND THE MAXIMUM SLOPES SHALL NOT BE EXCEEDED. FORMS SHALL BE PLACED FOR SIDEWALK AREA, AND THE SLOPES ARE TO BE VERIFIED PRIOR TO PLACING CONCRETE. IF SLOPES BECOME AN ISSUE, CONTRACTOR SHALL CONTACT THE ENGINEER.
- CURB AND GUTTER SHALL BE FDOT TYPE 'F' PER INDEX 520-001, AND SHALL PITCH OUT WHERE GRADING IS SLOPES AWAY FROM THE CURB AND SHALL PITCH IN WHEN GRADING IS SLOPED TOWARDS THE CURB. THE PITCH OF THE GUTTER SHALL MATCH PARKING LOT GRADES.
- REFER TO GEOTECHNICAL REPORT AND CITY OF OVIEDO ENGINEERING STANDARDS MANUAL, ARTICLE 8 FOR SUBGRADE PREPARATION.

UTILITY NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF O.S.H.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR O.S.H.A.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL FILL MATERIAL IS TO BE PLACED AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- WATER AND SANITARY UTILITIES SHALL HAVE TEN (10') FEET OF HORIZONTAL CLEARANCE WHEN PARALLEL OR 18" VERTICAL CLEARANCE WHEN CROSSING. ALL CLEARANCE DISTANCES SHALL BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER LINE JOINTS.
- IF A WATER LINE PASSES UNDER THE SANITARY SEWER LINE, THE SEWER LINE SHOULD BE CONSTRUCTED OF A WATERTIGHT MATERIAL APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION AND SHALL EXTEND TEN (10) FEET ON BOTH SIDES OF THE CROSSING, AS MEASURED PERPENDICULAR TO THE WATER LINES. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
- UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
- UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
- ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF OVIEDO ENGINEERING STANDARDS MANUAL ARTICLE 29 AND FDEP REGULATIONS.
- INSTALL ALL WATER LINES WITH A MINIMUM COVER OF 3'-0".
- ON-SITE WATER LINE MATERIAL SHALL BE PER CITY OF OVIEDO ENGINEERING STANDARDS MANUAL, ARTICLE 29 AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
PE 4710 POLY-ETHYLENE PLASTIC (PE)	SDR 11 P.C. = 200 PSI	AWWA C800 AWWA C901	BRASS AWWA C800 AWWA C901	ASTM D2774 AWWA C600/C603	ON SITE, 1" TO 2" DIA.

- ON-SITE SANITARY SEWER LINE MATERIAL SHALL BE PER CITY OF OVIEDO ENGINEERING STANDARDS MANUAL ARTICLE 26 AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
POLY VINYL CHLORIDE (PVC)	SDR 35	ASTM D3034	ASTM D3212 ASTM F477	ASTM D2321 WITH TYPE 1 BEDDING	ON SITE, 6" TO 8" DIA., LESS THAN 8.5' OF COVER

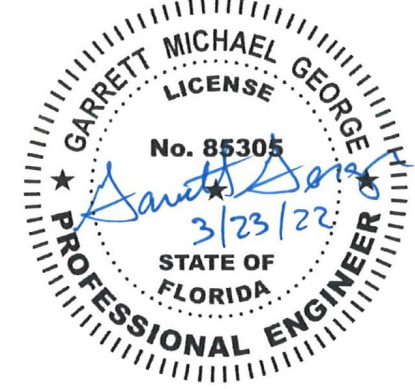
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.
- AS CONSTRUCTION ACTIVITIES APPROACH AN EXISTING UTILITY LINE, THE CONTRACTOR SHALL LOCATE THE LINE, DETERMINE ITS EXACT LOCATION, AND MAKE GRADE ADJUSTMENTS BY DEFLECTING THE PIPELINE FITTINGS. MAXIMUM FITTING DEFLECTION SHALL BE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- UNLESS OTHERWISE NOTED IN DEMOLITION PLAN, IT IS THE OWNER'S INTENTION TO PRESERVE ALL EXISTING SITE FEATURES AND UTILITY LINES. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO STARTING WORK. IF CONFLICT IS IDENTIFIED, CONTACT OWNER'S ENGINEER IMMEDIATELY. RELOCATION OF ANY CONFLICTING UTILITY HAS TO BE DONE WITH APPROVAL OF THE UTILITY OWNER.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.

EXISTING FEATURES LEGEND
APPLIES TO ALL CIVIL SHEETS

	R/W	RIGHT OF WAY LINE		CONCRETE
		PARCEL LINE		ASPHALT
		SUBJECT PROPERTY BOUNDARY LINE		AIR CONDITIONER
		EASEMENT LINE		ELECTRIC METER
		CURB		ELECTRIC BOX
		EDGE OF PAVEMENT		LIGHT POLE
		EDGE OF WALK		FIBER OPTIC BOX
	STM	PAVEMENT MARKINGS		STORM CATCH BASIN
	SAN	STORM SEWER		STORM CURB INLET
	W	SANITARY SEWER		STORM MANHOLE
	G	WATER LINE		SANITARY MANHOLE
	OHE	GAS LINE		SIGN
	UGE	OVHD ELECTRIC LINE		
	UGT	UGND ELECTRIC LINE		
	100	UGND TELECOMM LINE		
	102	MAJOR CONTOUR		
	FP	MINOR CONTOUR		
	FP	EDGE OF FLOODPLAIN		



NO.	DATE	REVISION DESCRIPTION
0	10/15/21	PERMIT SET
1	2/28/22	RESPONSE TO CITY COMMENTS



STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

925 LOCKWOOD BLVD., OVIEDO, FL

GENERAL NOTES

ISSUE:	NOT FOR CONSTRUCTION
DATE:	12/10/21
JOB NO.:	759795
DESIGN:	C. GRAMMIER
DRAWN:	J. TEW
CHECKED:	G. GEORGE
SHEET NO.	C1.1

ALTA/NSPS Land Title Survey

Title Information
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY/TITLE
 COMMITMENT #LAAME100
 EFFECTIVE DATE: SEPTEMBER 08, 2021

Schedule A Description

LOT 2, 419 COMMERCIAL CENTER, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 55, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2100809058 WITH AN EFFECTIVE DATE OF JULY 02, 2021 AT 08:00 AM.

Schedule B - Section II

5. ALL MATTERS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 62, PAGE 55, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA (AFFECTS, PLOTTED AS SHOWN)
6. A DECLARATION AND AGREEMENT OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 472, PAGE 969, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, PRIOR APPROVAL OF SALE, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS. (AFFECTS, PLOTTED AS SHOWN)
7. NOTICE OF ADOPTION OF DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 1769, PAGE 1245, AS AMENDED BY NOTICE OF ADOPTION OF DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 1971, PAGE 79, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENTS)
8. RECLAIMED WATER AND DISPOSAL AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 188, PAGE 559, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
9. RECIPROCAL NON-EXCLUSIVE INGRESS & EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 374, PAGE 58, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (DOES NOT AFFECT, EASEMENT LIES SOUTH OF LOT 1)
10. EASEMENT GRANTED TO THE CITY OF OVIEDO, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 516, PAGE 115, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
11. DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER CORPORATION D/B/A PROGRESS ENERGY FLORIDA, INC., AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 582, PAGE 126, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, UNABLE TO DETERMINE EXACT LOCATION; NO METES AND BOUNDS PROVIDED)

Significant Observations

None Apparent at the time of the survey.

Tree Table

Tag	Trunk Tree Type	Drip
T1	18" OAK	15'
T2	12" OAK	12'
T3	10" OAK	15'
T4	10" OAK	15'
T5	8" ELM	10'
T6	12" OAK	15'
T7	10" OAK	15'
T8	12" OAK	15'
T9	10" OAK	15'
T10	10" OAK	15'
T11	8" OAK	15'
T12	10" OAK	15'
T13	10" OAK	15'
T14	12" OAK	18'
T15	12" OAK	18'
T16	10" OAK	18'
T17	14" OAK	20'
T18	14" OAK	20'
T19	10" OAK	15'
T20	10" OAK	15'
T21	8" MYRTLE	10'
T22	8" MYRTLE	10'
varies	246 varies	344

Elevation Benchmarks	
Temp. Benchmark(TBM)1	Temp. Benchmark(TBM)2
Type 5/8" Rebar	Type 5/8" Rebar
Northing 1,571,844.25	Northing 1,572,113.30
Easting 598,704.95	Easting 598,801.69
Elevation 48.27'	Elevation 49.36'

Zoning Information

PROPERTY IS CURRENTLY ZONED:

ITEM	REQUIRED	Zoning Notes:
PERMITTED USE	N/A	Because there may be a need for interpretation of the applicable zoning codes, we refer you to Seminole County for zoning laws and applicable codes.
MIN. LOT AREA	N/A	
MIN. LOT WIDTH	N/A	
MAX. BLDG COVERAGE	N/A	
MIN. SETBACKS FRONT	30	
MIN. SETBACKS SIDE	10	
MIN. SETBACKS REAR	20	
MAX BUILDING HEIGHT	N/A	
PARKING REGULAR	N/A	
PARKING HANDICAP	N/A	
PARKING TOTAL	N/A	

Blew & Associates makes no warranty to the exact regulations or ordinances represented on the drawing hereon. The user of this survey should consult an attorney or title insurer to verify the zoning classification of the property as well as the applicable restrictions and requirements associated with such zoning classification.

Property was confirmed to exist within the city limits of Oviedo per phone conversation dated 10/27/2021 with Carra Bailey - Zoning Coordinator at 407-911-6768. For same conversation they verified the Property to exist within Zone PUD.

Specific zoning information as shown hereon is as interpreted by the surveyor per Site Development Order and should be confirmed by a licensed Florida attorney or zoning professional in the controlling jurisdiction. Because there may be a need for interpretation of the applicable zoning codes, we refer you to Oviedo for zoning laws and applicable codes.

Curve Table

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1 (M)	715.00'	23°04'04"	287.87'	N 19°49'59" E	285.93'
C1 (R)	715.00'	23°02'00"	287.435'	N 19°47'25" E	285.50'
C2 (M)	92.50'	28°55'26"	46.70'	N 25°46'50" E	46.20'
C2 (R)	92.50'	28°53'15"	46.65'	S 25°13'40" W	46.15'

DATE	REVISION	BY
11/18/2021	TITLE UPDATE	KLR

Miscellaneous Notes

1. Completed field work was October 26th, 2021.
2. The Basis of Bearing for this survey is Grid North per GPS coordinate observations Florida State Plane, Eastern Zone NAD83.
Latitude = N 28°39'29.11"
Longitude = W 81°10'43.63"
Convergence Angle = N 00°05'08.67"
3. Distances shown on this plat are ground.
Combined scale factor (ground to grid) = 0.99994261894759
4. Some features on this plat may be shown out of scale for clarity.
5. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
6. Any servitudes and restrictions shown on this survey are limited to those set forth in the description furnished to surveyor, and there is no representation that all applicable servitudes and restrictions are shown hereon.
7. Names and addresses of adjoining property owners were taken from Seminole County tax cards and deeds.
8. The nearest fire hydrant is as shown on survey.
9. No surveyor or any other person other than a licensed Florida attorney may provide legal advice concerning the status of Title to the property described in this survey ("the subject property"). The purpose of this survey, and the comments related to the Schedule B-II exceptions, is only to show the location of boundaries and physical obstructions in relation thereto. To the extent that the survey indicates that the legal instrument "affects" the subject property, such statement is only intended to indicate that property boundaries included in such instrument include some or all of the subject property. The surveyor does not purport to describe how such instrument affects the subject property or the enforceability or legal consequences of such instrument.
10. All bearings and distances shown hereon are measured dimensions unless otherwise noted hereon. Record dimensions, if different from measured dimensions, will be followed by "(R#)" where the # indicates from which reference document the dimension originated.
11. Contour Interval = 1 foot.
12. Elevations established per NGS Monument Designation D 716 (PID DM 4036). (NAVD 1988 datum).
13. Total number of striped parking spaces observed at the time of the survey is 27, which includes 2 designated ADA spaces(s).
14. Surveyor notes that the property abuts the right-of-way of Lockwood Blvd. and County Road 419. Access to the right-of-way may be subject to other agreements or proper governmental approvals.
15. There was no observable evidence of Earth moving work, building construction or building additions within recent months.
16. At the time of the survey, there was no observable evidence of site use as a cemetery, isolated grave site or burial grounds.
17. At the time of the survey, there were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs, per phone conversation dated 10/28/2021 from Frank - Oviedo Florida Public Works Department.
18. The nearest intersecting street is the intersection of Lockwood Blvd. and County Road 419, which is approximately 1997 from the NW corner of the subject property.
19. Surveyor did not receive current deeds for adjoining properties from the title insurer. Surveyor obtained the deed information reflected on this survey on their own. The user of this survey should consult an attorney or title insurer to verify the current deed descriptions for adjoining properties.
20. Reference documents noted hereon were obtained by the surveyor and any and all representations based thereon should be reviewed by a licensed attorney or title insurer for verification.
21. Surveyor did not receive any information from the title insurer regarding the current zoning classification of the property or any requirements related to this survey on their own. The user of this survey should consult an attorney or title insurer to verify the zoning classification of the property as well as the applicable restrictions and requirements associated with such zoning classification.
22. No Buildings observed at the time of the Survey

Utility Notes

The utilities shown on this drawing hereon have been located by field measurements, utility map drawings, and one-call utility locate request. Blew & Associates makes no warranty to the exact location of any underground utilities shown or not shown on this drawing. It is the responsibility of the contractor to verify any and all utilities prior to construction. Call Florida one-call for field locations (request for ground marking) of underground utility lines before digging. Dig ticket number: 288102948

- Companies to Contact per One-Call Ticket:
- AT&T P: 888-443-4338
 - AMERICAS P: 800-263-7442
 - CENTURYLINK P: 407-792-6521
 - CHARTER COMMUNICATIONS P: 888-406-7063
 - CITY OF OVIEDO P: 407-971-5504
 - DUKE ENERGY P: 877-372-8477
 - MCI P: 888-624-5622
 - SEMINOLE COUNTY P: 407-465-1000
 - SEMINOLE COUNTY TRAFFIC ENGINEERING P: 407-465-5077
 - TECO PEOPLE GAS ORLANDO P: 407-425-4662
 - ZAYO GROUP/FORMERLY LIGHTWAVE, LLC P: 866-364-6033



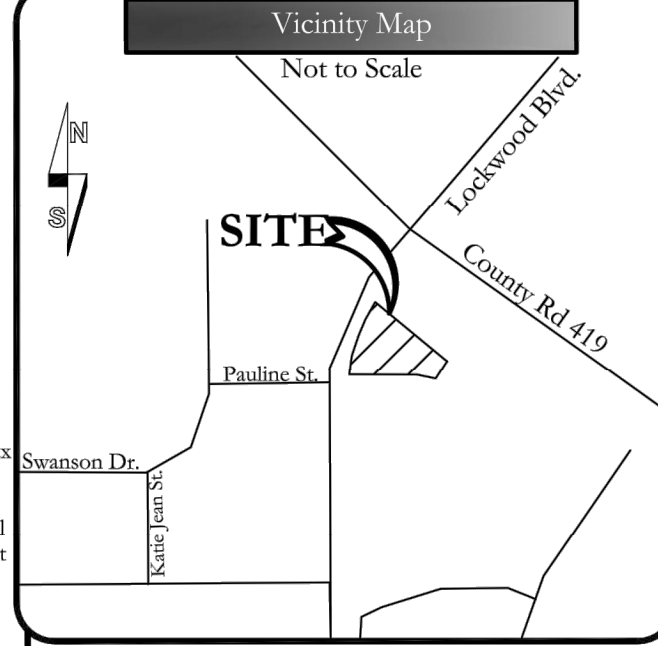
1. Per Dig Ticket response, the following service providers responded with no conflict/clear: CenturyLink, MCI, Seminole County, Zayo Group/Formerly Lightwave LLC.
2. Per Dig Ticket response, the following service providers responded as marked AT & T, Charter Communications, City of Oviedo, Duke Energy, Seminole County Traffic Engineering.
3. Per Dig Ticket Response, People's Gas Orlando is clear of the site and provided a response of pipeline facilities are adjacent to property, and a proposed 2" plastic main in middle of Lockwood Blvd.

Reference Documents

1. 419 Commercial Center Declaration - filed 04/08/2003 in Document #2800058589, Filed as Plat Book 62, Page 55.

Flood Note

By graphic plotting only, this property is in Zone "X Unshaded" of the Flood Insurance Rate Map, Community Panel No. 121170195F, which bears an effective date of 09/28/2007 and is not in a Special Flood Hazard Area.
 Zone Definitions According to the FEMA website:
 Zone "X Unshaded" - Area of minimal flood hazard, usually depicted on FIRMs as below the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.



Legend of Symbols & Abbreviations

- Found Monument (as noted)
- ⊕ Handicap
- ⊕ Electrical Meter
- ⊕ Light Pole
- ⊕ Tree #
- ⊕ Telephone Pedestal
- ⊕ Grated Inlet (GI)
- ⊕ Storm Drain Manhole
- ⊕ Sign
- ⊕ Bollard
- ⊕ Electric Boxes/Structures
- ⊕ Fiber Optic Box
- ⊕ Air Conditioner

- Boundary Line
- Tie Line
- Easement Line
- Setback Line
- Building
- Building Overhang
- Asphalt
- Sanitary Sewer Line
- Storm Drain Line
- Overhead Telephone Line
- Overhead Fiber Optic
- Underground Fiber Optic
- Water Line
- Gas Line
- Overhead Power Line
- Underground Power Line
- Underground Unknown

- Asphalt
- Concrete

FFF Finished floor elevation
 P.O.B. Point of Beginning
 (R) Record Dimension
 (M) Field/Calculated Measurement
 (APN) Assessor property#
 PS Parking Spaces
 (NG) Natural ground
 (FE) Flow line elevation
 (SD) Storm Drain
 (SS) Sanitary Sewer
 (NF) Now or Formerly
 BH Building height

Surveyor's Certification

TO: CEO, Stewart Title Guaranty Company;

This is to certify that this map of 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, 5, 6(a), 6(b), 7(a), 7(b), 8, 9, 11(a), 13, 16, 17 and 18 of table A thereof the field work was completed on 10/26/2021.

DATE OF PLAT OR MAP: 10/29/2021

Peter G. Johnson
 Professional Surveyor and Mapper LS5913
 State of Florida
 Florida C.O.A. LB8173

Scale: 1" = 20'

0 20 40 60

Land Owners (N/E)

Lot #	APN	Owner Name	Address	Doc #	Doc Date	Use
1	1321315020000020	419 Commercial Center	925 LOCKWOOD Blvd	Plat Book 62, Pg. 55	09/28/2007	Commercial
A1	1321315030000000	WINDERMERE OVIEDO SEVEN LLC	250 RIVERCHASE PKWY E HOOVER AL 35244	Plat Book 62, Pg. 55	09/28/2007	Commercial
A2	132131506000003A	MPH NUMBER 2 LLC	1845 W CR	Plat Book 62, Pg. 55	09/28/2007	Commercial
A3	1321315020000010	LOCKWOOD OVIEDO LLC	951 LOCKWOOD Blvd	Plat Book 62, Pg. 55	09/28/2007	Commercial

BLEW & ASSOCIATES, PA

CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
 FAYETTEVILLE, ARKANSAS 72703
 OFFICE: 479.443.4506
 FAX: 479.582.1883
 www.BLEWINC.com

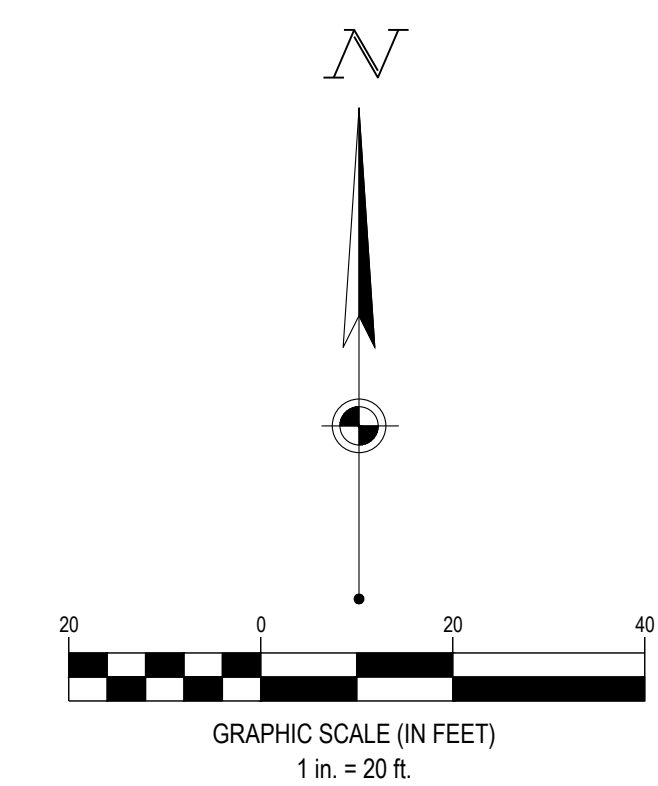
DRAWN BY & DATE	REVIEWED BY	SERVICES BY
KM 10/29/2021	GC/PRS	CW

COUNTY & TITLE: Seminole, Florida JOB NUMBER: 21-8566

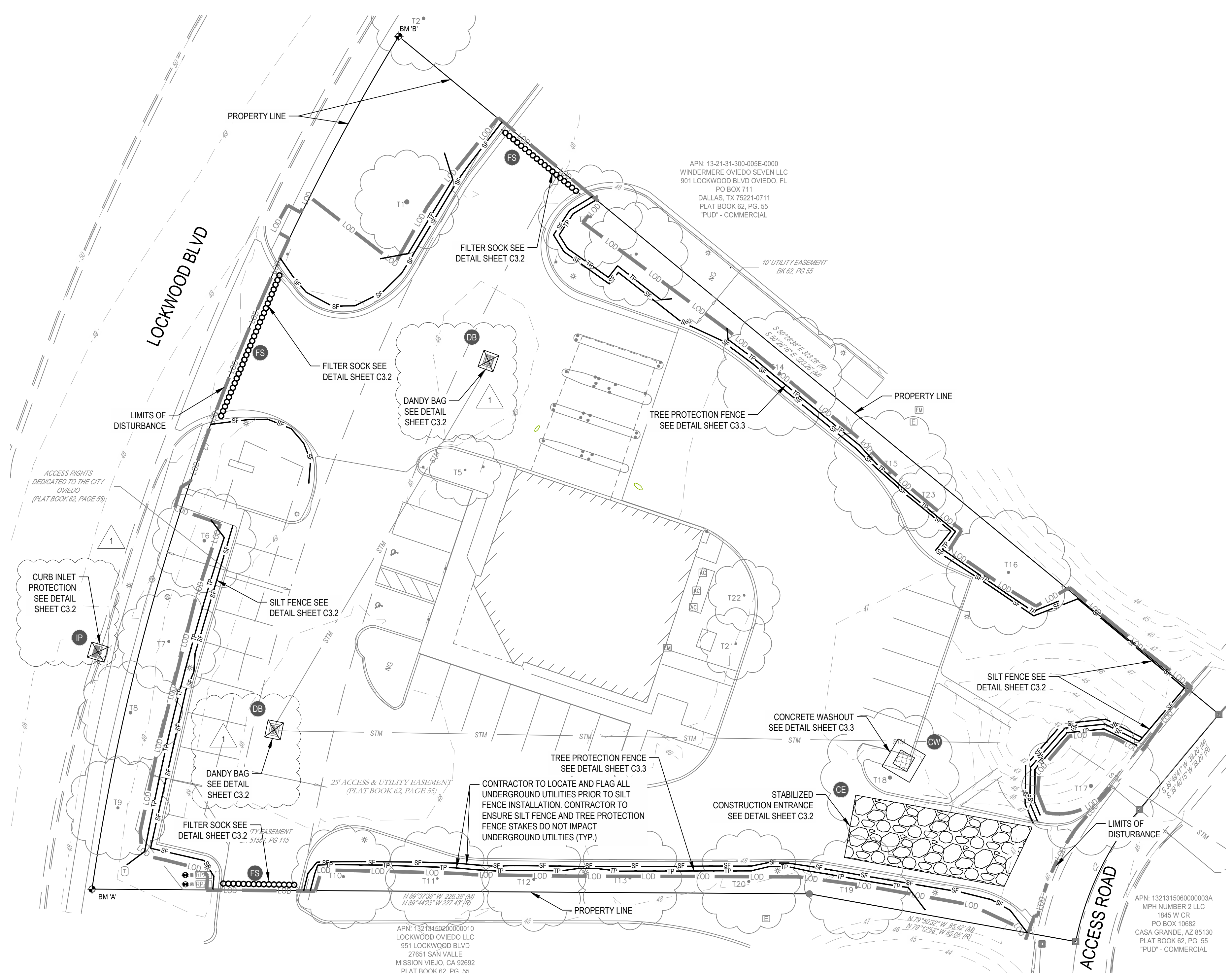
LOCATION: 925 Lockwood Blvd., Oviedo, Florida

\$1.0

Sheet 1 of 1



APN: 13-21-31-300-005E-0000
WINDERMERE OVIEDO SEVEN LLC
901 LOCKWOOD BLVD OVIEDO, FL
PO BOX 711
DALLAS, TX 75221-0711
PLAT BOOK 62, PG. 55
"PUD" - COMMERCIAL

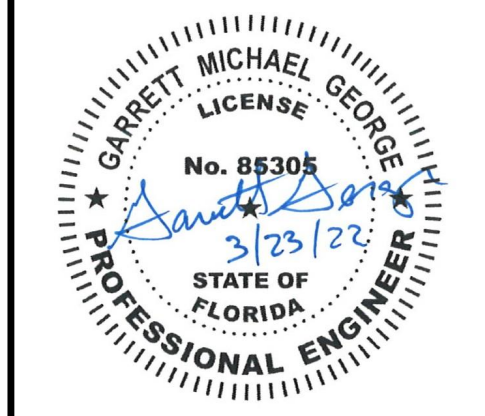


EXISTING
REFER TO C1.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- 960 — MAJOR CONTOUR
- 962 — MINOR CONTOUR
- PAVEMENT
- SAN — STORM SEWER
- SF — SF — SILT FENCE
- TP — TP — TREE PROTECTION FENCE
- LOD — LOD — GRADING/SEEDING LIMITS (LIMITS OF DISTURBANCE)
- FS — FILTER SOCK
- CE — STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL 35, SHEET C3.2)
- CW — CONCRETE WASHOUT
- DB — INLET AND PIPE PROTECTION (BASIN SEDIMENT FILTER)

NO.	DATE	REVISION DESCRIPTION
0	07/12/21	PERMIT SET
1	2/23/22	RESPONSE TO CITY COMMENTS



STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

SWPPP PHASE 1

BENCHMARK		DATUM:
		NAVD88
BM 'A':	5" REBAR, N: 1,571,844.25, E: 598,704.95 ELEV = 48.27	
BM 'B':	5" REBAR, N: 1,572,113.30, E: 598,801.69 ELEV = 49.36	

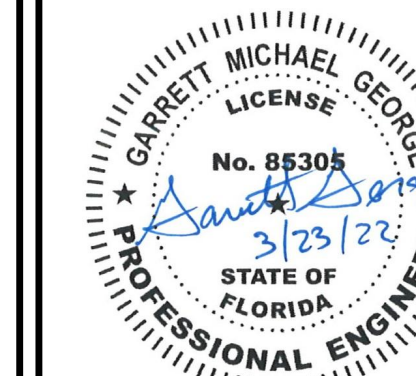
FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF FLORIDA UTILITIES PROTECTION SERVICE

ISSUE:	NOT FOR CONSTRUCTION
DATE:	12/10/21
JOB NO.:	759795
DESIGN:	C. GRAMMER
DRAWN:	J. TEW
CHECKED:	G. GEORGE
SHEET NO.	C3.0



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NO.	DATE	REVISION DESCRIPTION
0	07/1/21	PERMIT SET
1	2/23/22	RESPONSE TO CITY COMMENTS

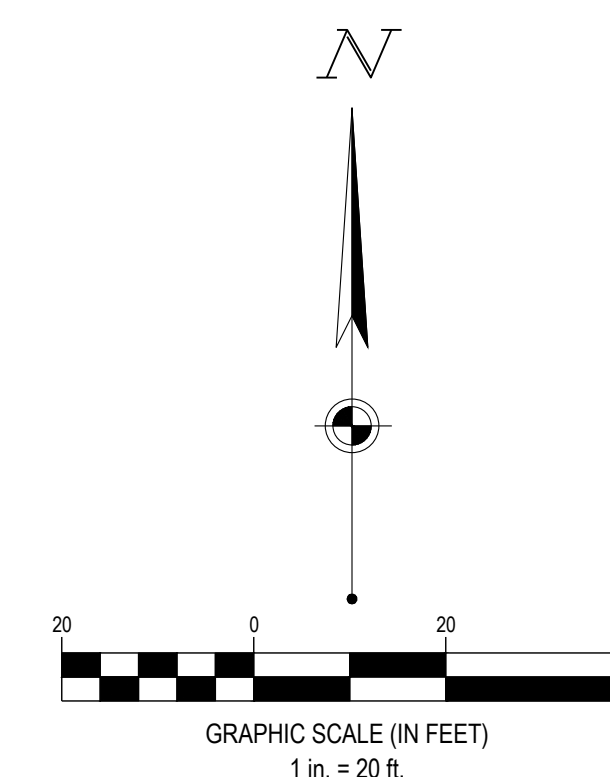


STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

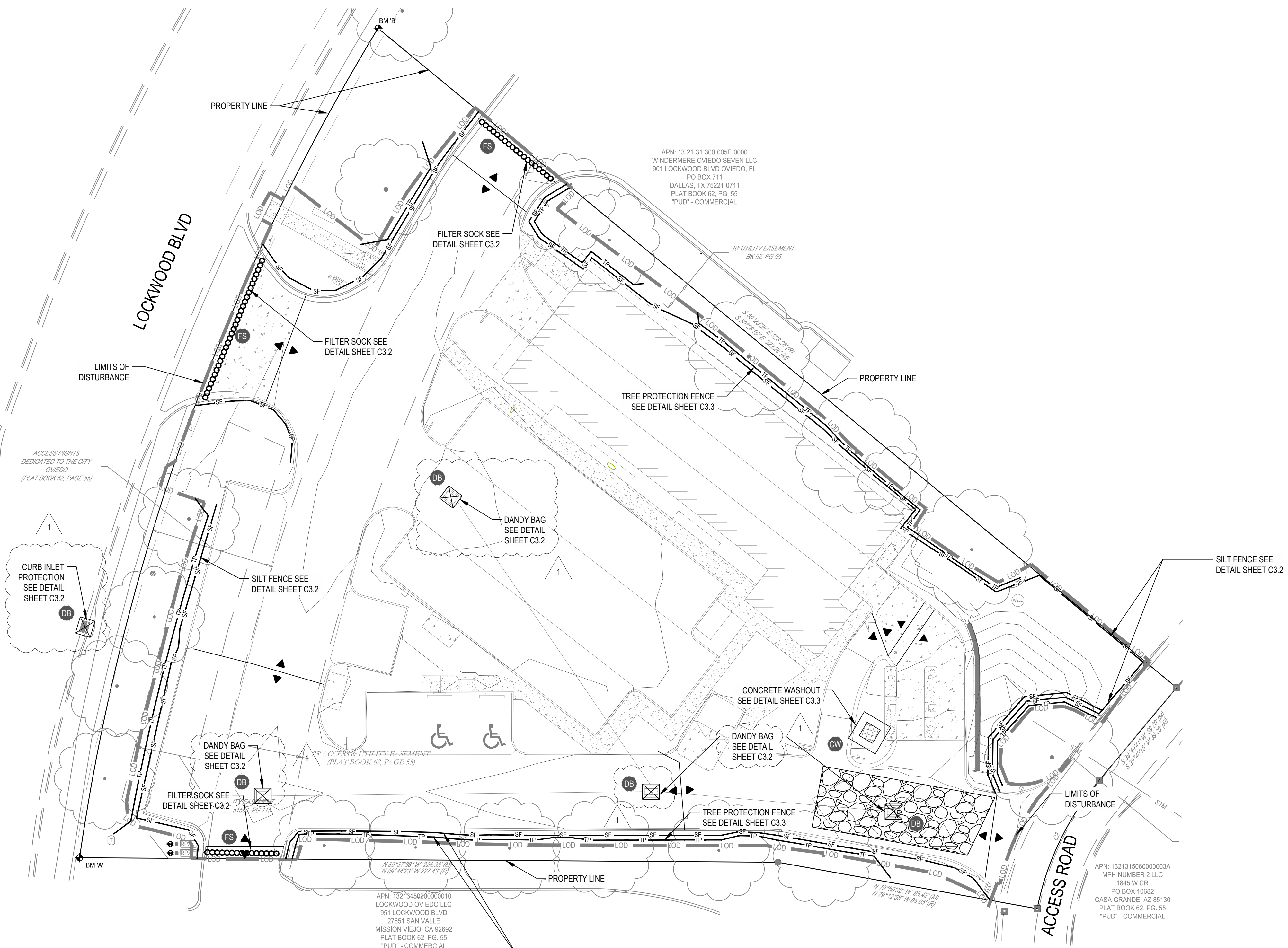
925 LOCKWOOD BLVD., OVIEDO, FL

SWPPP PHASE 2

ISSUE:	NOT FOR CONSTRUCTION
DATE:	12/10/21
JOB NO.:	759795
DESIGN:	C. GRAMMER
DRAWN:	J. TEW
CHECKED:	G. GEORGE
SHEET NO.:	C3.1

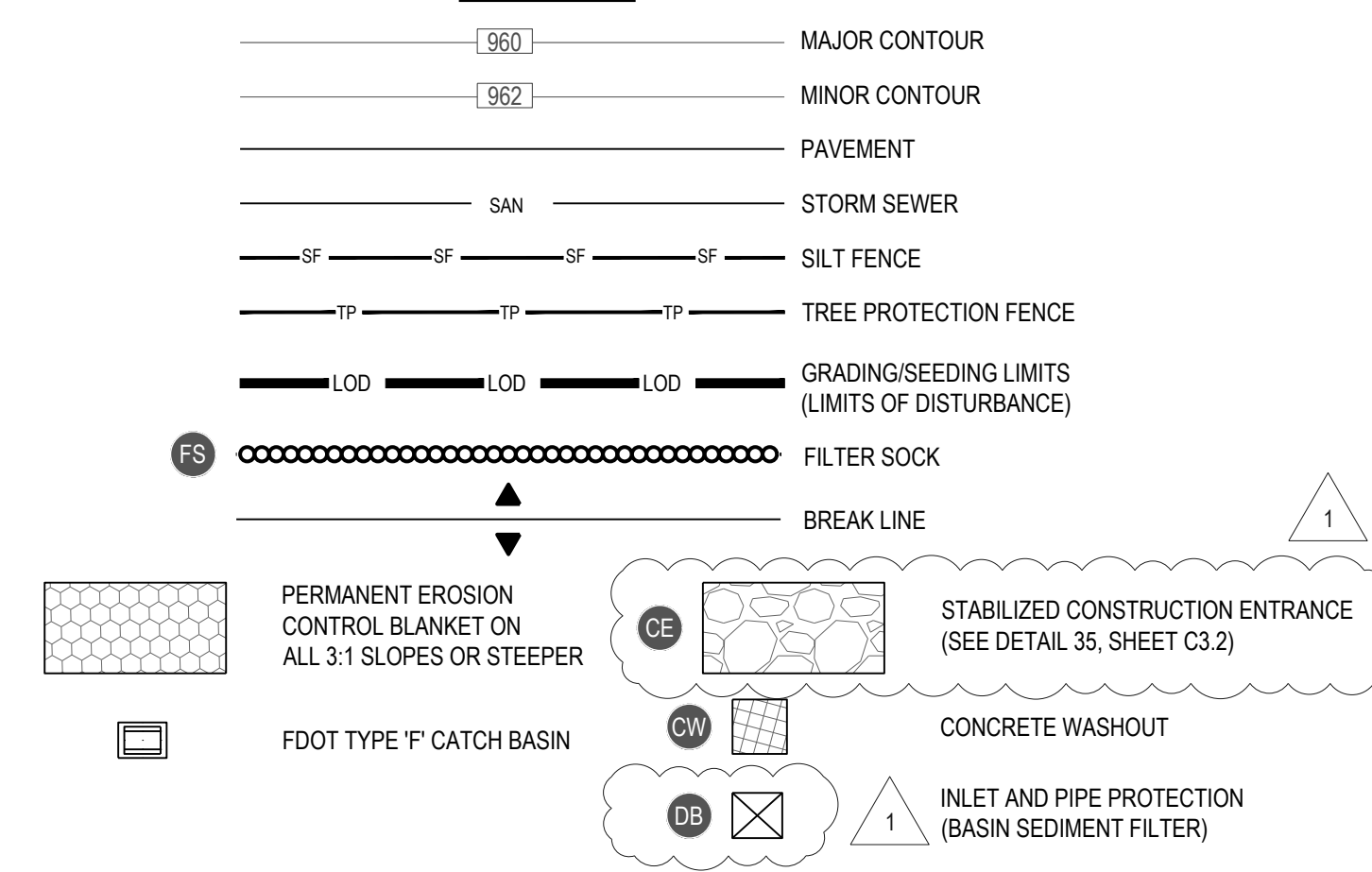


APN: 13-21-31-300-005E-0000
WINDERMERE OVIEDO SEVEN LLC
801 LOCKWOOD BLVD OVIEDO, FL
PO BOX 711
DALLAS, TX 75221-0711
PLAT BOOK 62, PG. 55
"PUD" - COMMERCIAL



EXISTING
REFER TO C1.1 FOR EXISTING
FEATURES LEGEND

PROPOSED



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APN: 13213155220000010
LOCKWOOD OVIEDO LLC
951 LOCKWOOD BLVD
27651 SAN VALLE
MISSION VIEJO, CA 92692
PLAT BOOK 62, PG. 55
"PUD" - COMMERCIAL

APN: 1321315560000003A
MPH NUMBER 2, LLC
1845 W CR
PO BOX 10662
CASA GRANDE, AZ 85130
PLAT BOOK 62, PG. 55
"PUD" - COMMERCIAL

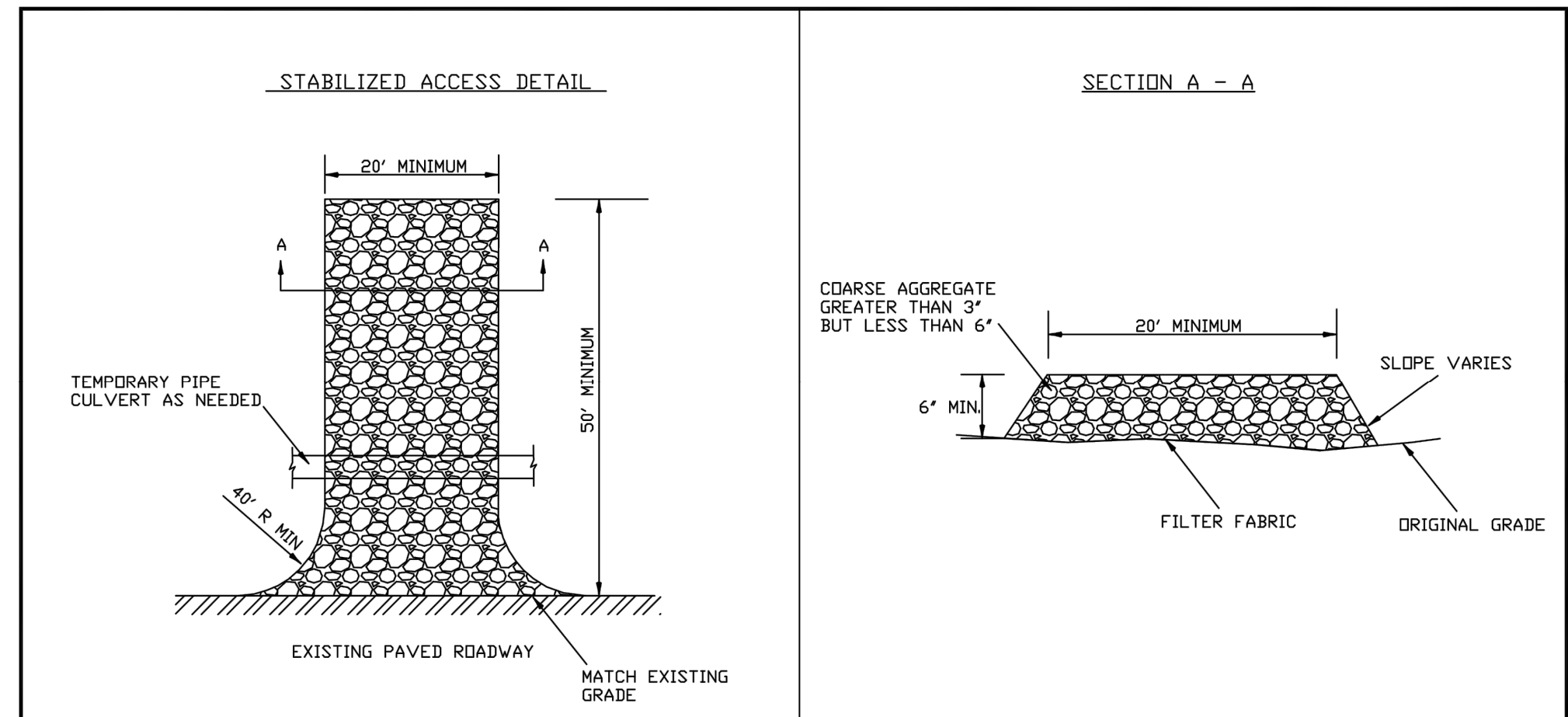
CONTRACTOR TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO SILT FENCE INSTALLATION. CONTRACTOR TO ENSURE SILT FENCE AND TREE PROTECTION FENCE STAKES DO NOT IMPACT UNDERGROUND UTILITIES (TYP.)



BENCHMARK	DATUM:
	NAVD88
BM "A": 5" REBAR, N: 1,571,844.25, E: 568,704.95 ELEV = 48.27	
BM "B": 5" REBAR, N: 1,572,113.30, E: 568,801.69 ELEV = 49.36	

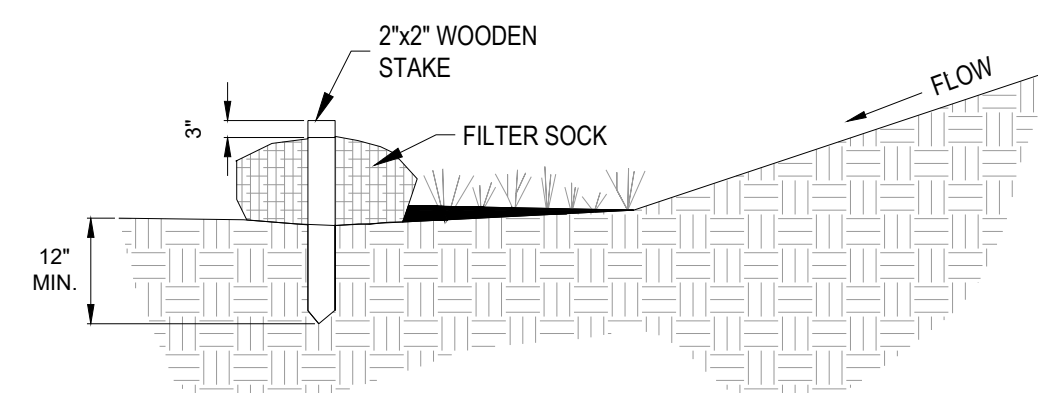
FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF FLORIDA UTILITIES PROTECTION SERVICE

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- GENERAL NOTES**
1. THE ANGLE OF APPROACH AND DEPARTURE FOR ANY MEANS OF FIRE DEPARTMENT ACCESS ROAD SHALL NOT EXCEED 1 FT DROP IN 20 FT OR THE DESIGN LIMITATIONS OF THE FIRE APPARATUS OF THE FIRE DEPARTMENT, AND SHALL BE SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION (A.H.J.).
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENTS. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROW MUST BE REMOVED IMMEDIATELY.
 3. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.
 4. CDARSE AGGREGATE IS TO BE CLEAN.
 5. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE USED BUT WILL REQUIRE MORE FREQUENT MAINTENANCE.

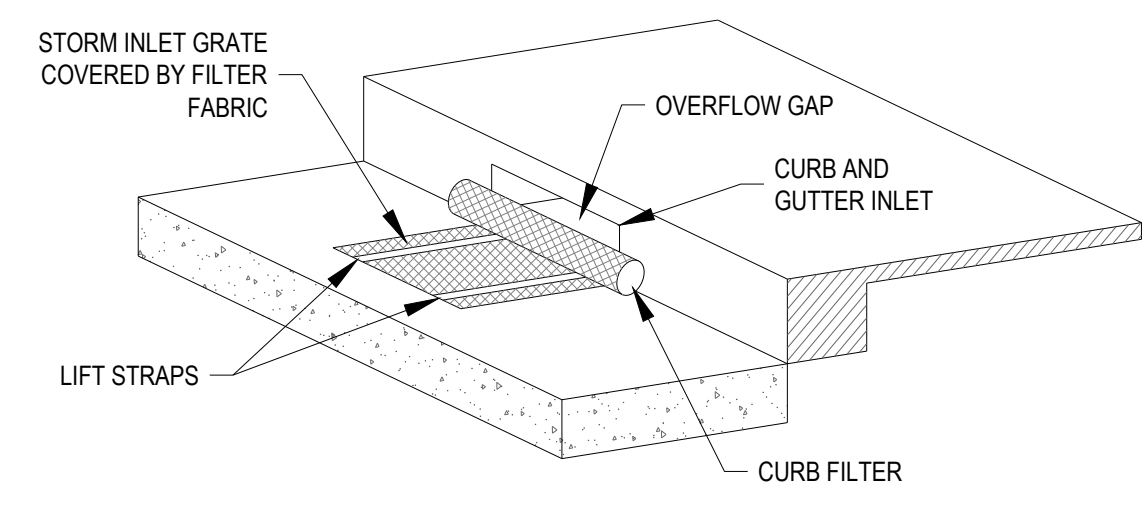
THESE DETAILS ARE PROVIDED ONLY TO ASSIST IN THE DESIGN PROCESS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE SPECIFIC ARTICLES AND SECTIONS OF THE CITY OF OVIEDO'S MOST CURRENT ENGINEERING STANDARDS MANUAL. IT IS THE ENGINEER'S RESPONSIBILITY TO OBTAIN AND USE UPDATED VERSIONS OF THESE DETAILS SHOULD THEY BECOME AVAILABLE FROM THE CITY.	CITY OF OVIEDO Engineering Department	TYPICAL CITY DETAIL	REV. 5/2013	SHEET 1 OF 1	35
		STABILIZED ACCESS DETAILS	FILE Access01	SCALE NTS	



SECTION

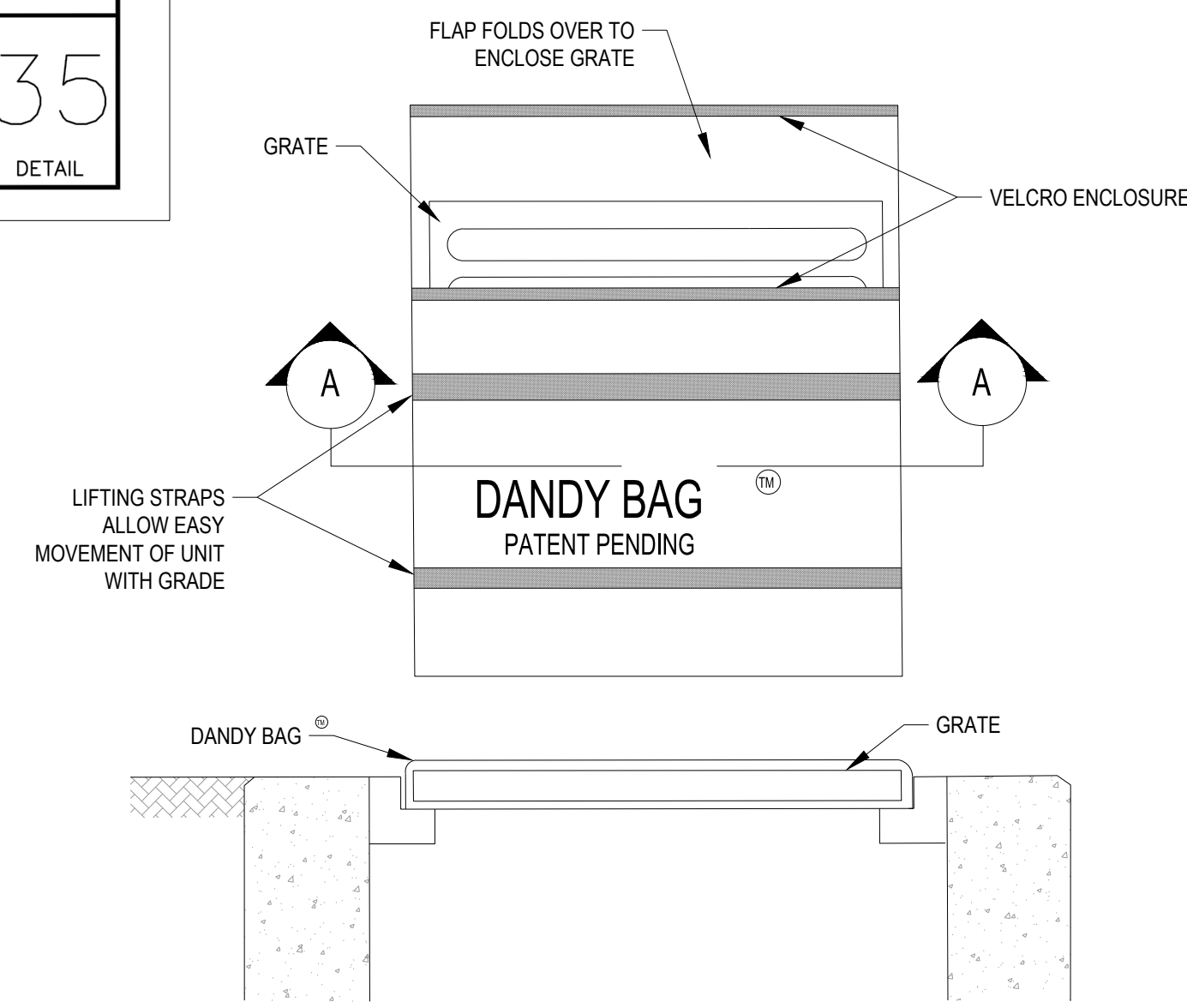
- NOTES:**
1. MATERIALS - COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER AND CONSIST OF A PARTICLES RANGING FROM 3/8" TO 2".
 2. FILTER SOCKS SHALL BE 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.
 3. FILTER SOCKS WILL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MIDSLOPE.
 4. FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, SHALL BE SEEDED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.
 5. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATED FLOW SITUATIONS OR IN RUNOFF CHANNELS.
 6. ROUTINELY INSPECT FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.
 7. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE PRACTICE.
 8. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
 9. REMOVAL - FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED IN SUCH AS WAY AS TO FACILITATE AND NOT OBSTRUCT SEEDINGS.

FILTER SOCK
NTS



NOTE:
INLET PROTECTION SHALL BE DANDY CURB BAG OR APPROVED OTHER.

CURB INLET PROTECTION
NTS

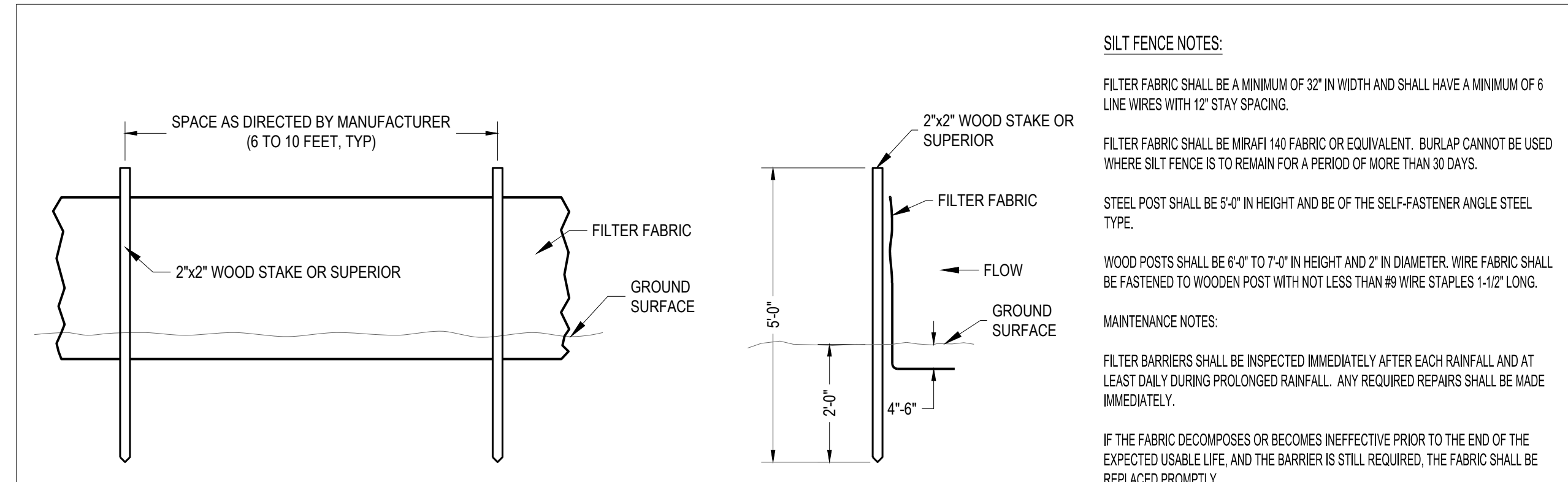


SECTION A-A

INSTALLATION: STAND GRATE ON END PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. PRESS VELCRO STRIPS TOGETHER. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT WORK PROPERLY. HOLDING HANDLES. CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME.

MAINTENANCE: WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

DANDY BAG
NTS

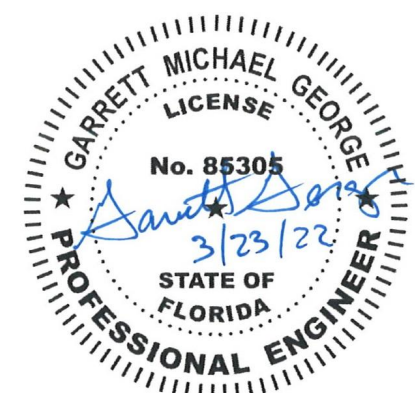


- SILT FENCE NOTES:**
- FILTER FABRIC SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
- FILTER FABRIC SHALL BE MIRAFI 140 FABRIC OR EQUIVALENT. BURLAP CANNOT BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
- STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
- WOOD POSTS SHALL BE 6'-0" TO 7'-0" IN HEIGHT AND 2" IN DIAMETER. WIRE FABRIC SHALL BE FASTENED TO WOODEN POST WITH NOT LESS THAN #8 WIRE STAPLES 1-1/2" LONG.
- MAINTENANCE NOTES:**
- FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

TEMPORARY SILT FENCE DETAILS
NOT TO SCALE



NO.	DATE	REVISION DESCRIPTION
0	07/21/21	PERMIT SET
1	2/23/22	RESPONSE TO CITY COMMENTS



STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

925 LOCKWOOD BLVD., OVIEDO, FL

SWPPP DETAILS

ISSUE:	NOT FOR CONSTRUCTION
DATE:	12/10/21
JOB NO.:	759795
DESIGN:	C. GRAMMIER
DRAWN:	J. TEW
CHECKED:	G. GEORGE
SHEET NO.	C3.2

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

PLAN ENGINEERS: CESO, INC. 1323 BROOKHAVEN DR ORLANDO, FL 32803 PHONE: (407) 970-3205 CONTACT: GARRETT GEORGE, P.E.

DEVELOPER: CBRE RETAIL PROJECT MANAGEMENT CLEVELAND, OH PHONE: (330) 888-2163 CONTACT: DOUG MILLER EMAIL: DOUG.MILLER@CBRE.COM

THE PROPOSED PROJECT IS THE CONSTRUCTION OF STARWASH EXPRESS CAR WASH. THE SUBJECT PARCEL IS 1.32 ACRES. THE TOTAL DISTURBED AREA IS 1.13 ACRES.

THE SITE DRAINS TO XXXX.
ON-SITE SOILS: XXXX XX% XX%
HYDROLOGIC SOIL GROUP = XX
THE PRE-EXISTING CONDITIONS ON-SITE IS XXXX.
NOI XXXX

SEQUENCE OF CONSTRUCTION

- NOTIFY NOBLE COUNTY ENGINEER BEFORE WORK IS TO BEGIN.
 - INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING SILT FENCE, CONSTRUCTION EXIT, FILTER SACKS, CONCRETE WASHOUT.
 - SITE DEMOLITION AND CLEARING.
 - ROUGH GRADING. PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
 - STORM SEWER AND UNDERGROUND UTILITY CONSTRUCTION.
 - BUILDING PAD.
 - CURB CONSTRUCTION.
 - FINE GRADING AND PAVEMENT SUBGRADE PREPARATION.
 - ASPHALT PAVING AND REMAINING CONCRETE FLATWORK.
 - FINAL SEEDING.
- * CONTRACTOR SHALL MODIFY THE SEQUENCE OF CONSTRUCTION BASED ON SITE CONDITIONS. CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO CHANGING SEQUENCE OF CONSTRUCTION.

SWPPP GENERAL NOTES

- ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO SWPPP AND DETAIL PLANS, ACCORDING TO THE LATEST EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.
- SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED.

- PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATING, SO2, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
 - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
- TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SO2, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE.
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN TWENTY ONE (21) DAYS, BUT LESS THAN ONE (1) YEAR.
 - PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER.
- TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:
 - SEEDING:** ANNUAL RYEGRASS AT 2.02 POUNDS PER 1,000 S.F.
 - MULCHING:** STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.
 - FERTILIZER:** APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER ODOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.

- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
- NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. ALL NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
- ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. AT A MINIMUM SILT FENCE TO BE PLACED AT PERIMETER OF STOCKPILE AREA TO PREVENT SOIL FROM LEAVING THE STOCKPILE AREA.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.

- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
- THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY. IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION, THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
- ALL DEWATERING ACTIVITIES SUCH AS PUMPING DOWN OF FLOODED FOUNDATION AND UTILITY TRENCHES MUST PASS THROUGH THE RETROFITTED DETENTION BASIN OR A SEDIMENT CONTROL PRACTICE PRIOR TO LEAVING THE SITE.
- SILT FENCE AND OTHER PERIMETER EROSION CONTROL MEASURES SHOWN OFF LIMITS OF DISTURBANCE FOR CLARITY PURPOSES ONLY. CONTRACTOR TO ENSURE PERIMETER EROSION CONTROL MEASURES ARE PLACED AT THE LIMITS OF DISTURBANCE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER PRIOR TO PLACEMENT OF ANY EROSION CONTROL MEASURES.

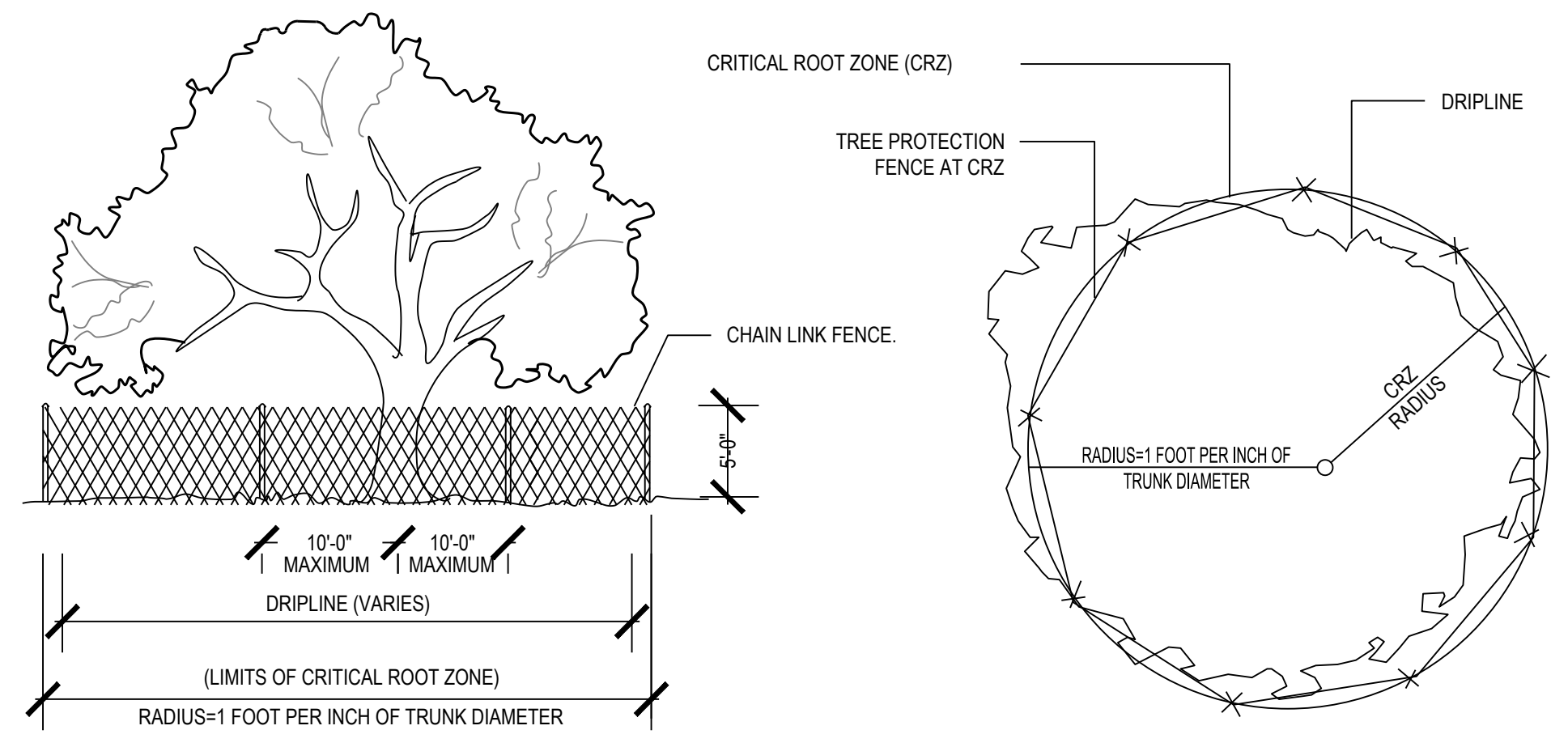
SWPPP MAINTENANCE NOTES

- ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
 - INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND/OR DETERIORATION. INLET PROTECTION DEVICES SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
 - MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 - CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
 - STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
 - ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
 - CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
 - BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
 - CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
 - ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&D) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA

- APPROVED C&D LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).
- AREA SHALL BE DESIGNATED BY CONTRACTOR AND SHOWN ON SWPPP MAP FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
- EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.
- A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 680 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
- ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
- ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES.
- THE CONTRACTOR SHALL CONTACT THE STATE EPA, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (25 GALLONS) OR THE PRESENCE OF SHEEN.
- OPEN BURNING IS NOT PERMITTED ON THE SITE.
- CONTRACTOR TO ENSURE STREETS SHALL BE CLEARED OF DEBRIS FROM SITE AND SWEEPED CLEAN ON AN AS NEEDED BASIS.

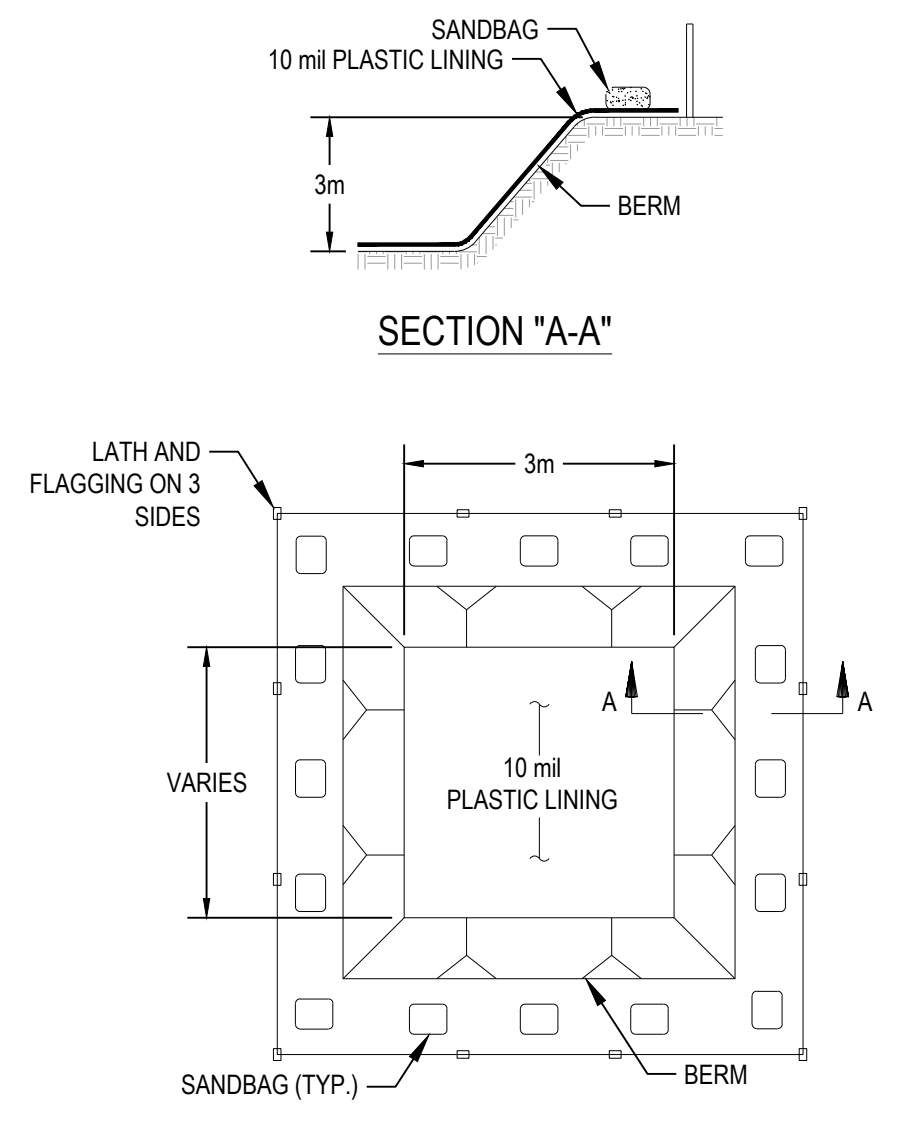


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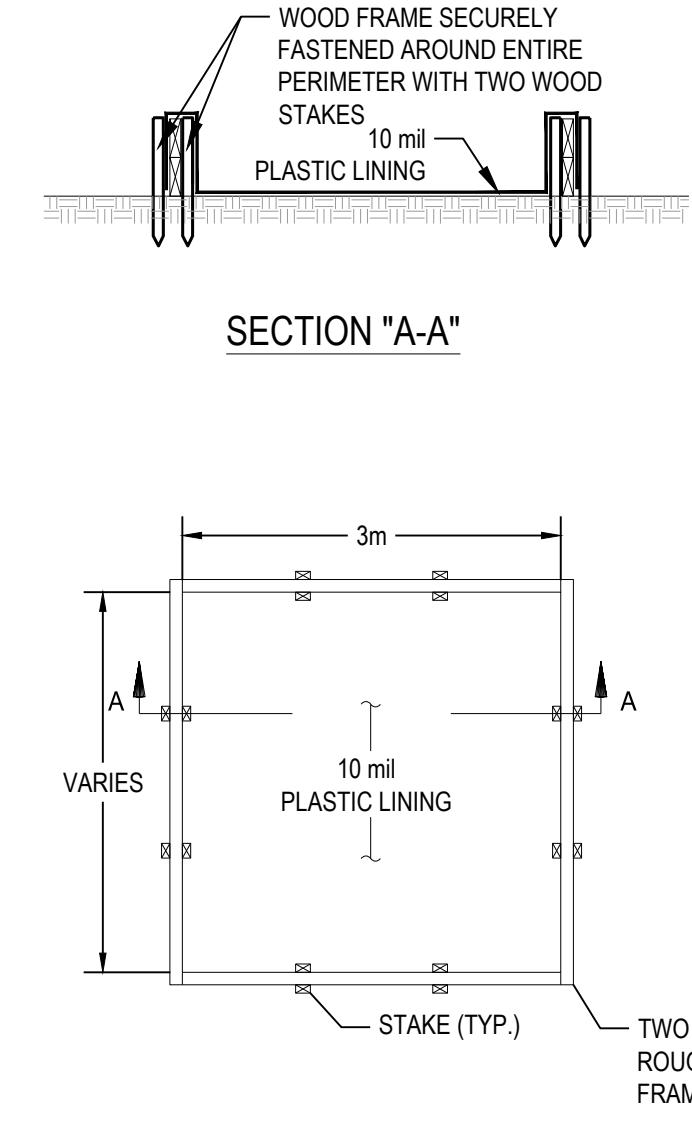
- NOTES:**
- NO TRUCKS OR HEAVY EQUIPMENT ALLOWED WITHIN BARRIERS, ONLY HAND LABOR ALLOWED.
 - NO CONSTRUCTION MATERIALS, SOILS DEPOSITS, OR SOLVENTS SHALL BE ALLOWED WITHIN BARRIERS.
 - BARRIERS ARE TO IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN TREE AREA.
 - BARRIERS ARE TO STAY IN PLACE UNTIL ALL PAVING, CONSTRUCTION, AND HEAVY EQUIPMENT IS REMOVED FROM THE AREA.
 - CRITICAL ROOT ZONE: 1 INCH OF TREE AT DIAMETER BREST HEIGHT (DBH) IS EQUAL TO 1 FOOT OF CRITICAL ROOT ZONE (CRZ). IE. 30 INCH DBH = 30 FOOT CRZ

TYP. TREE PROTECTION
NOT TO SCALE

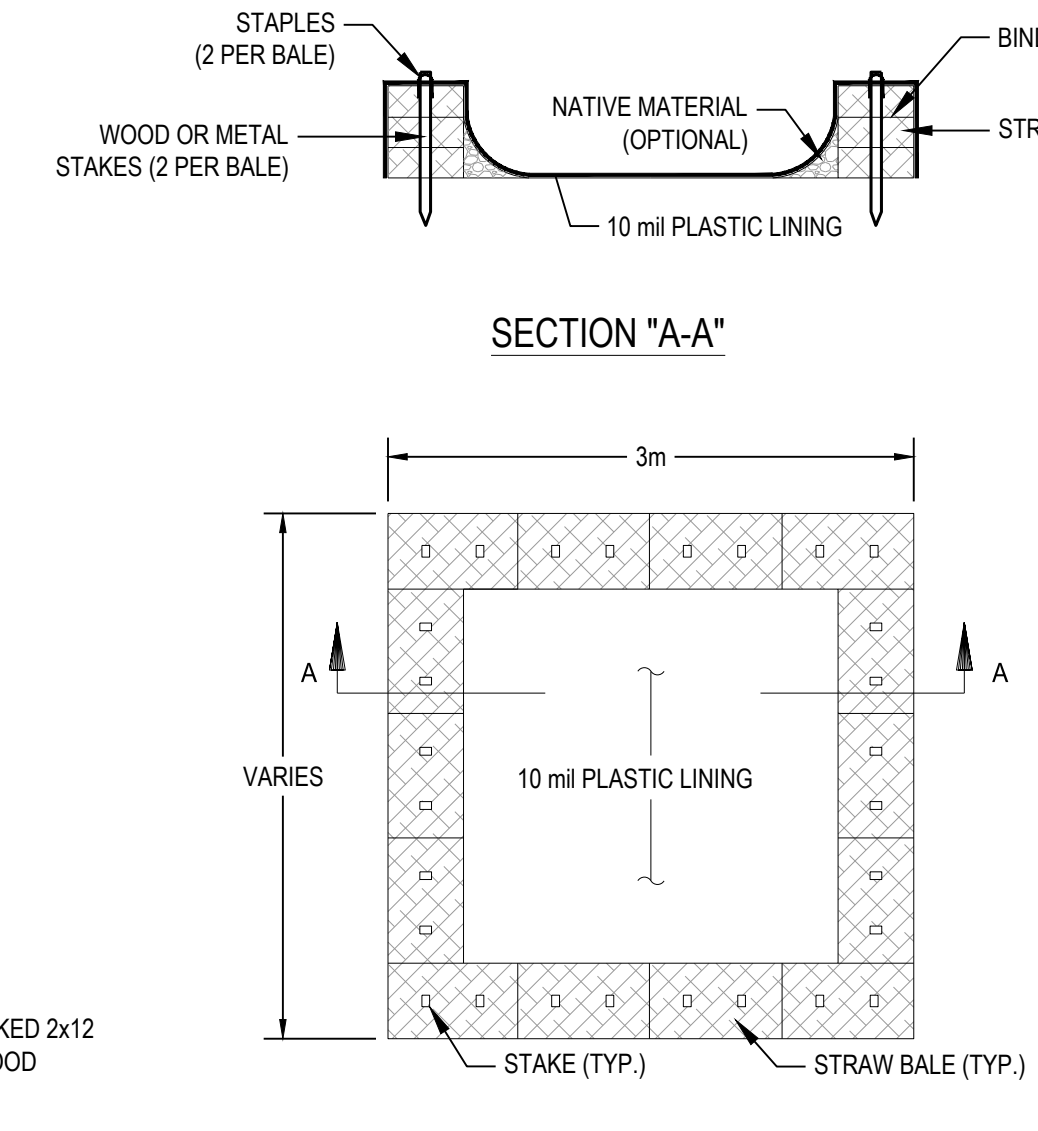


- NOTE:**
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

"BELOW GRADE"

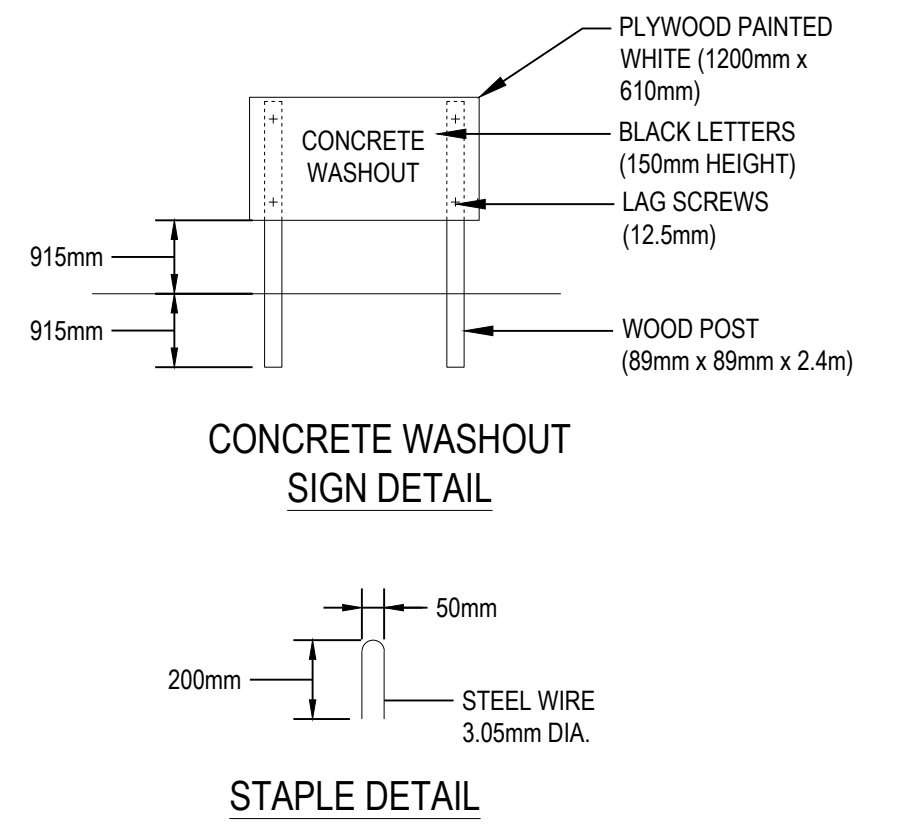


"ABOVE GRADE" w / WOOD PLANKS

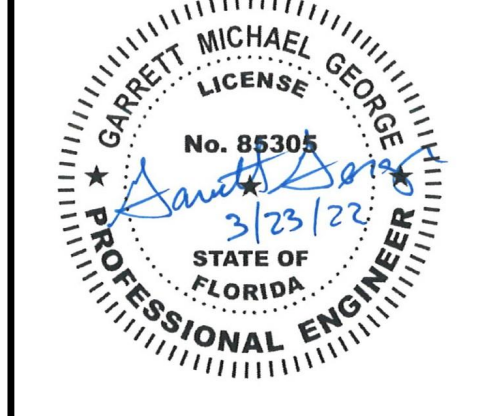


- NOTES:**
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

PLAN VIEW



NO.	DATE	REVISION DESCRIPTION
0	12/10/21	PERMIT SET
1	2/25/22	RESPONSE TO CITY COMMENTS

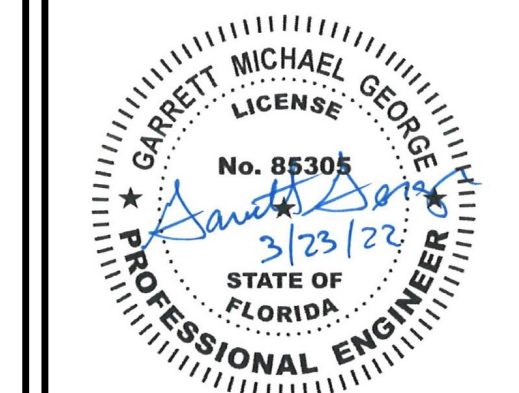


STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

**SWPPP
DETAILS
& NOTES**

ISSUE:	NOT FOR CONSTRUCTION
DATE:	12/10/21
JOB NO.:	759795
DESIGN:	C. GRAMMIER
DRAWN:	J. TEW
CHECKED:	G. GEORGE
SHEET NO.	C3.3

NO.	DATE	REVISION DESCRIPTION
0	02/20/21	PERMIT SET
1	2/24/21	RESPONSE TO CITY COMMENTS



STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

SITE PLAN

ISSUE:
NOT FOR CONSTRUCTION
DATE:
12/10/21
JOB NO.: 759795
DESIGN: C. GRAMMER
DRAWN: J. TEW
CHECKED: G. GEORGE
SHEET NO.
C4.0

PROPERTY DATA:

GENERAL LOCATION: THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF LOCKWOOD BLVD. AND COUNTY ROAD 419, WHICH IS APPROXIMATELY 199' FROM THE NW CORNER OF THE SUBJECT PROPERTY.

PARCEL OWNER: AMSOUTH BANK
PARCEL ID: 13213150200000020

ADDRESS: 925 LOCKWOOD BLVD
OVIEDO, FL 32765

LANDSCAPE BUFFER

FRONTAGE ALONG STREET:	20'	20.5'
SIDE (NORTH):	10'	27.8'
SIDE (SOUTH):	10'	10.0'
REAR:	10'	37.2'

MAXIMUM BUILDING HEIGHT: 35' 27.5' (1-STORY)
15' (CANOPY)

PROPERTY AREA: 57,499 SQ. FT. (1.32 AC. RECORDED AREA)

ZONING: PLANNED UNIT DEVELOPMENT (PUD)
EXISTING USE: COMMERCIAL - FINANCIAL INSTITUTE
PROPOSED USE: COMMERCIAL - CAR WASH/STARWASH EXPRESS

FLOOR AREA RATIO (FAR):	EXISTING	REQ./MAX.	PROPOSED
	0.059	0.35	0.102

IMPERVIOUS AREA:	EXISTING	REQ./MAX.	PROPOSED
	0.857 AC	N/A	0.831 AC
PERVIOUS AREA:	0.463 AC	N/A	0.489 AC
OPEN SPACE RATIO:	0.351 (35.1%)	0.30 (30%)	0.371 (37.1%)

BUILDING AREA: 5,795 SQ. FT.
BUILDING CONSTRUCTION TYPE: TYPE 5B
FIRE FLOW REQ'D: N/A

PARKING SPACES:

TOTAL:	27	7	33 (INCL. 2 EMPLOYEE)
ADA:	2	2	2

*PARKING: 5 SPACES/ 20 FEET WASHING CAPACITY. 130 LF WASH BAY/ 20 = 6.5
6.5 X 5 SPACES = 33 SPACES REQUIRED

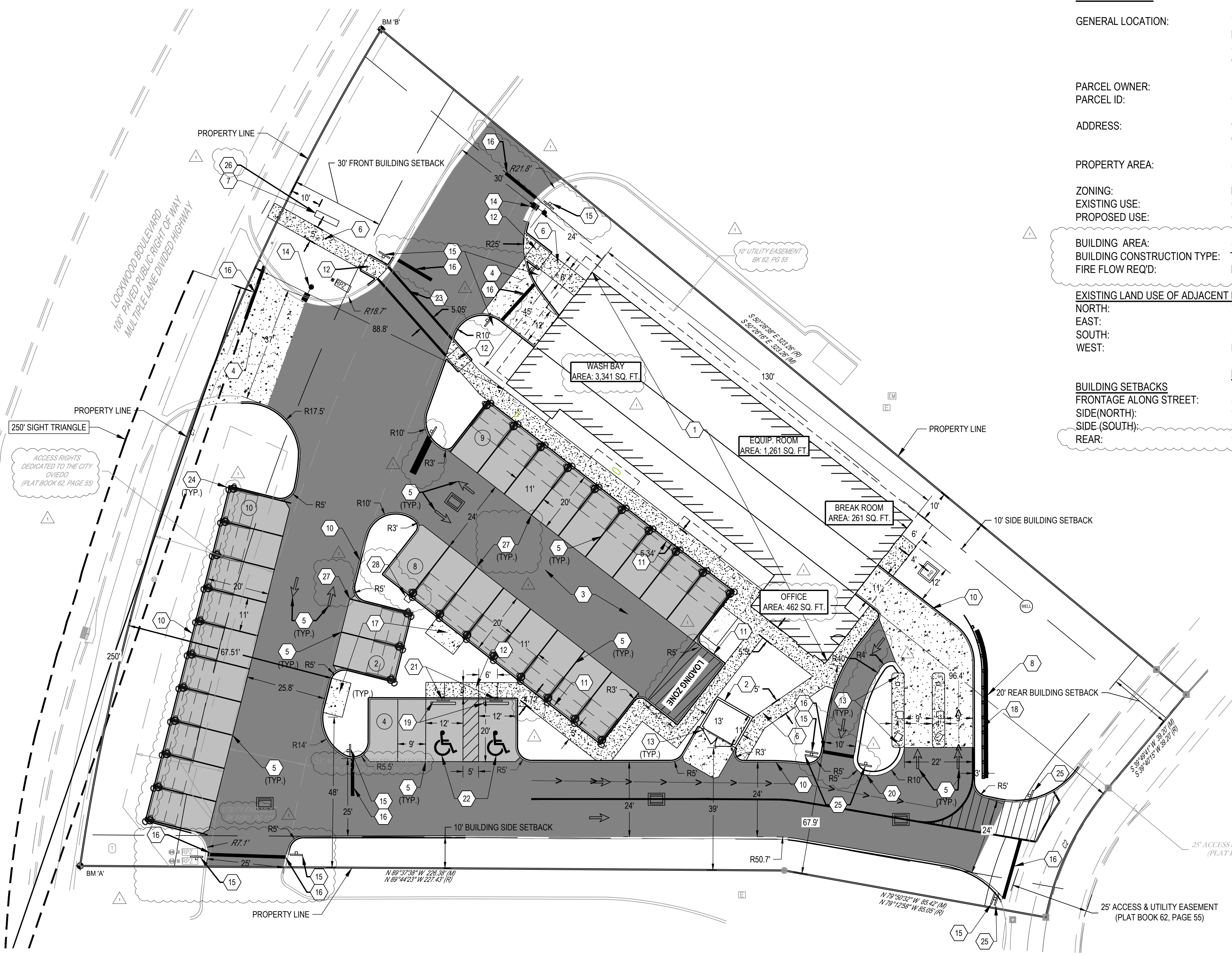
EXISTING LAND USE OF ADJACENT PROPERTIES:

NORTH: 7-ELEVEN CONVENIENCE STORE
EAST: AUTOZONE AUTO PARTS STORE
SOUTH: VERIZON AUTHORIZED RETAILER CELL PHONE STORE
WEST: LOCKWOOD BLVD

FLOODPLAIN DESIGNATION: ACCORDING TO F.I.R.M. NO. 12117C0195F, BEARING AN EFFECTIVE DATE OF 09/28/2007, THE SUBJECT PROPERTIES ARE LOCATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN).

	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONTAGE ALONG STREET:	30'	88.8'
SIDE(NORTH):	10'	10.0'
SIDE(SOUTH):	10'	67.9'
REAR:	10'	96.4'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1 (M)	715.00'	23°04'04"	287.87'	N 19°46'59" E	285.93'
C1 (R)	715.00'	23°02'00"	287.435'	N 19°47'25" E	285.50'
C2 (M)	92.50'	28°55'26"	46.70'	N 25°46'50" E	46.20'
C2 (R)	92.50'	28°53'15"	46.65'	S 25°13'40" W	46.15'



LEGEND

EXISTING
REFER TO C1.1 FOR EXISTING FEATURES

PROPOSED

	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	176' QUEUEING LENGTH
	RETAINING WALL
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE SHEET C7.2
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT, SEE SHEET C7.2
	PROPOSED CONCRETE PAVEMENT, SEE SHEET C7.2
	PROPOSED CONCRETE SIDEWALK
	PARKING SPACE COUNT
	SIGN
	FDOT TYPE 'F' CATCH BASIN
	SANITARY CLEANOUTS
	FIRE HYDRANT
	LIGHT POLE
	CONCRETE WHEEL STOP

CODED NOTES:

- PROPOSED 5,825 SF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED TRASH ENCLOSURE PER LOCAL REQUIREMENTS. SEE ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
- PROPOSED ASPHALT PAVEMENT. REFER TO CONSTRUCTION DETAILS, SHEET C7.2.
- PROPOSED CONCRETE PAVEMENT. REFER TO CONSTRUCTION DETAILS, SHEET C7.2.
- PROPOSED PARKING LOT PAVEMENT MARKINGS PER FDOT INDEX 711-001.
- PROPOSED CONCRETE SIDEWALK. SIDEWALK SHALL BE CONSTRUCTED PER CITY OF OVIEDO REQUIREMENTS.
- PROPOSED MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAIL.
- PROPOSED ALLAN BLOCK RETAINING WALL. WILL REQUIRE STRUCTURAL DESIGN BY OTHERS.
- NOT USED.
- PROPOSED 6" FDOT TYPE "D" CURB PER FDOT INDEX 520-001.
- PROPOSED INTEGRAL CONCRETE CURB AND SIDEWALK. REFER TO CONSTRUCTION DETAIL, SHEET C7.0.
- PROPOSED CURB RAMP PER FDOT INDEX 522-002 (CR-E).
- PROPOSED 6" CONCRETE BOLLARD. REFER TO CONSTRUCTION DETAILS, SHEET C7.0.
- RELOCATED LIGHT POLE.
- R1-1 36"x36" "STOP".
- 12" WHITE STOP BAR (PER FDOT INDEX 711-001).
- PROPOSED VACUUM ENCLOSURE. REFER TO CONSTRUCTION DETAILS, SHEET C7.2.
- PROPOSED GUARDRAIL PER FDOT INDEX 536-001.
- PROPOSED CONCRETE WHEEL STOP. REFER TO CONSTRUCTION DETAILS, SHEET C7.0.
- PROPOSED CURB TYPE "A" FDOT INDEX 520-001.
- PROPOSED ADA SIGNS. ADA PARKING SIGNAGE PER FDOT INDEX 700-102, SHEET 4, SEE SHEET C7.2.
- PROPOSED ACCESSIBLE PARKING SYMBOL. REFER TO FDOT INDEX 711-001.
- 8" WHITE CROSSWALK.
- LOW PROFILE VACUUMS TO BE INSTALLED ADJACENT TO LOCKWOOD BLVD. REFER TO CONSTRUCTION DETAILS, SHEET C7.4.
- R5-1 30" x 30" "DO NOT ENTER". REFER TO CONSTRUCTION DETAILS, SHEET C7.0.
- CONTRACTOR TO PROTECT EXISTING UTILITIES AND VERIFY NO CONFLICTS EXIST WITH PROPOSED MONUMENT SIGN.
- STANDARD VACUUMS TO BE INSTALLED IN ALL OTHER PARKING ON SITE AS SHOWN. REFER TO CONSTRUCTION DETAILS, SHEET C7.4.
- ELECTRIC VEHICLE CHARGING PEDESTAL (DUAL CHARGERS).

ITE Land Use Description	ITE Cat.	Size	Unit	Total Generated Trips											
				Weekday			Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Peak Hour		
				Tot	In	Out	Tot	In	Out	Tot	In	Out	Tot	In	Out
Automated Car Wash	948	1	Wash Tunnel	N/D	N/D	N/D	N/D	N/D	N/D	78	39	39	N/D	N/D	N/D
ITE Cat. 948 Entering (%) / Exiting (%)				---	---	---	---	---	---	100%	50%	50%			
Net Trip Generation Summary				N/D	N/D	N/D	N/D	N/D	N/D	78	39	39			
Total Net Trip Generation Summary (Post-Development - Pre-Development)				---	---	---	---	---	---	52	22	30			

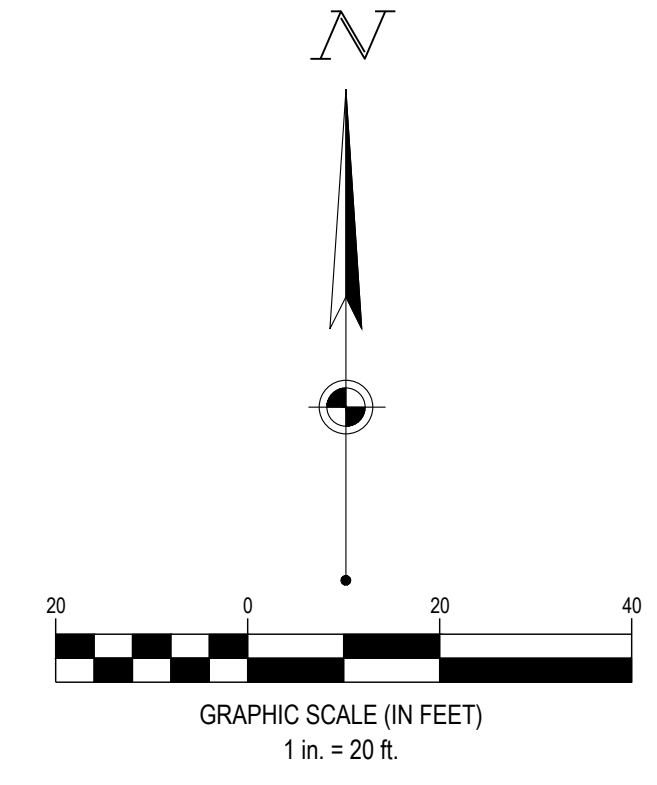
N/D - No ITE trip generation data available

BENCHMARK DATUM: NAVD88

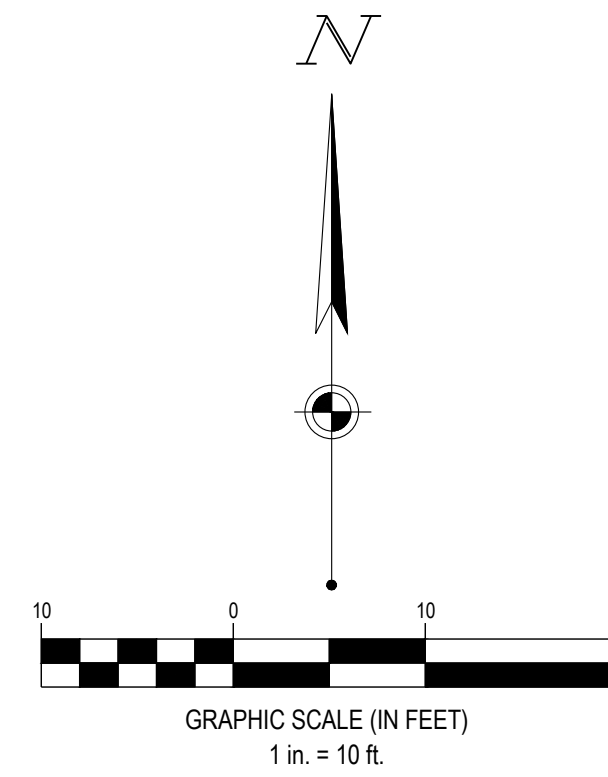
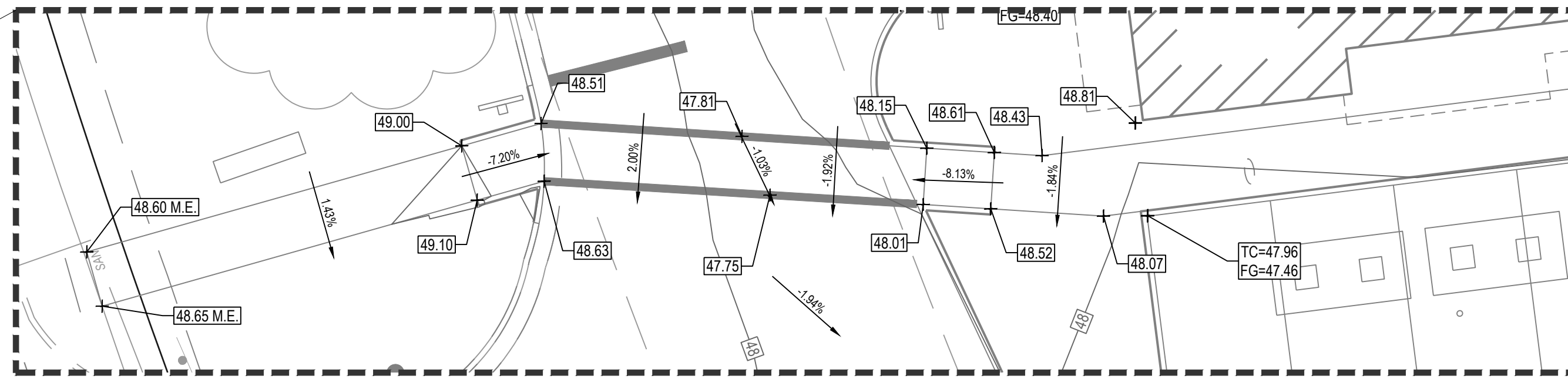
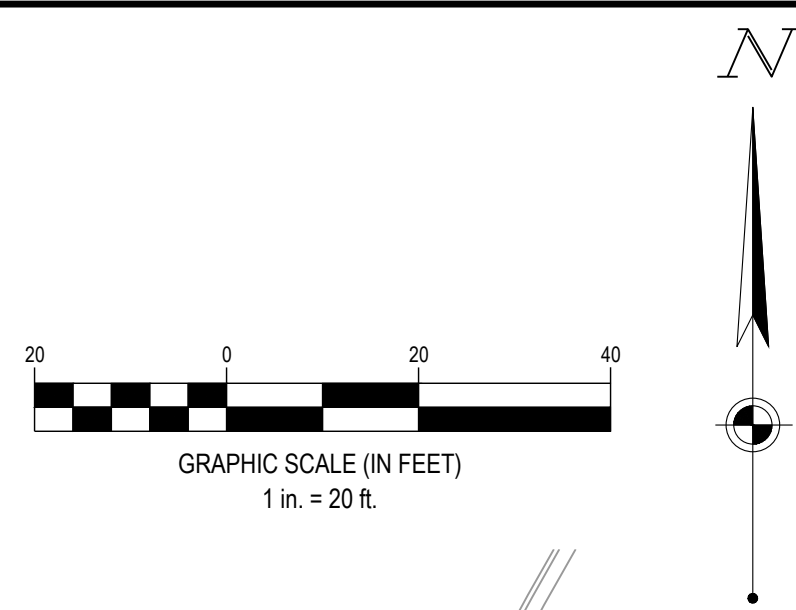
BM "A": 5/8" REBAR, N: 1.571,844.25, E: 598,704.95
ELEV = 48.27

BM "B": 5/8" REBAR, N: 1.572,113.30, E: 598,801.69
ELEV = 49.36

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4170 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF FLORIDA UTILITIES PROTECTION SERVICE



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LEGEND

EXISTING
REFER TO C1.1 FOR EXISTING FEATURES

LEGEND

PROPOSED

	BUILDING
	STORM SEWER LINE
	SANITARY SEWER LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	BREAK LINE
	FLOW PATH
	FLOW ARROW
	STRUCTURE NUMBER
	FDOT TYPE 'F' CATCH BASIN
	SPOT ELEVATION
	EXISTING SPOT ELEV.

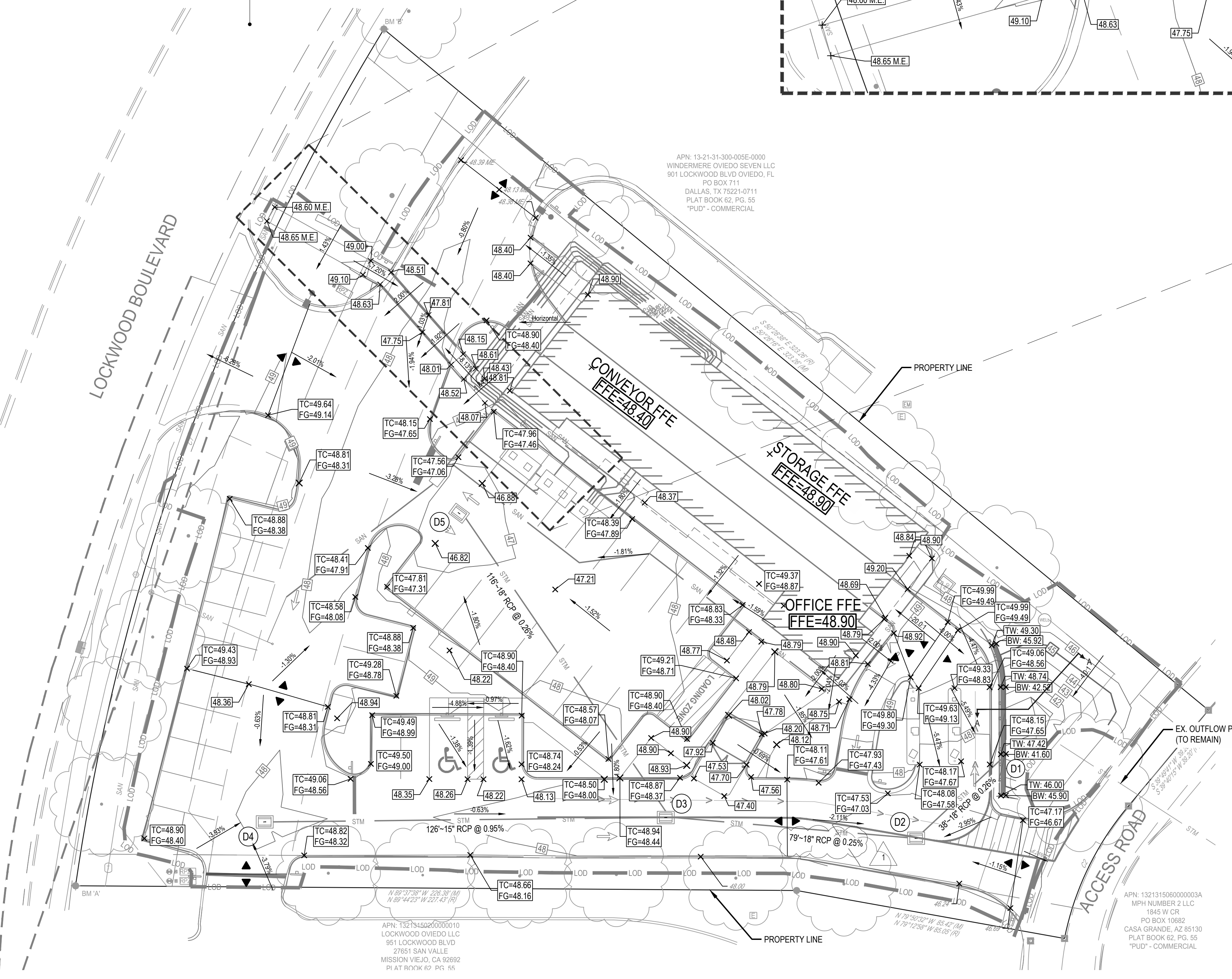
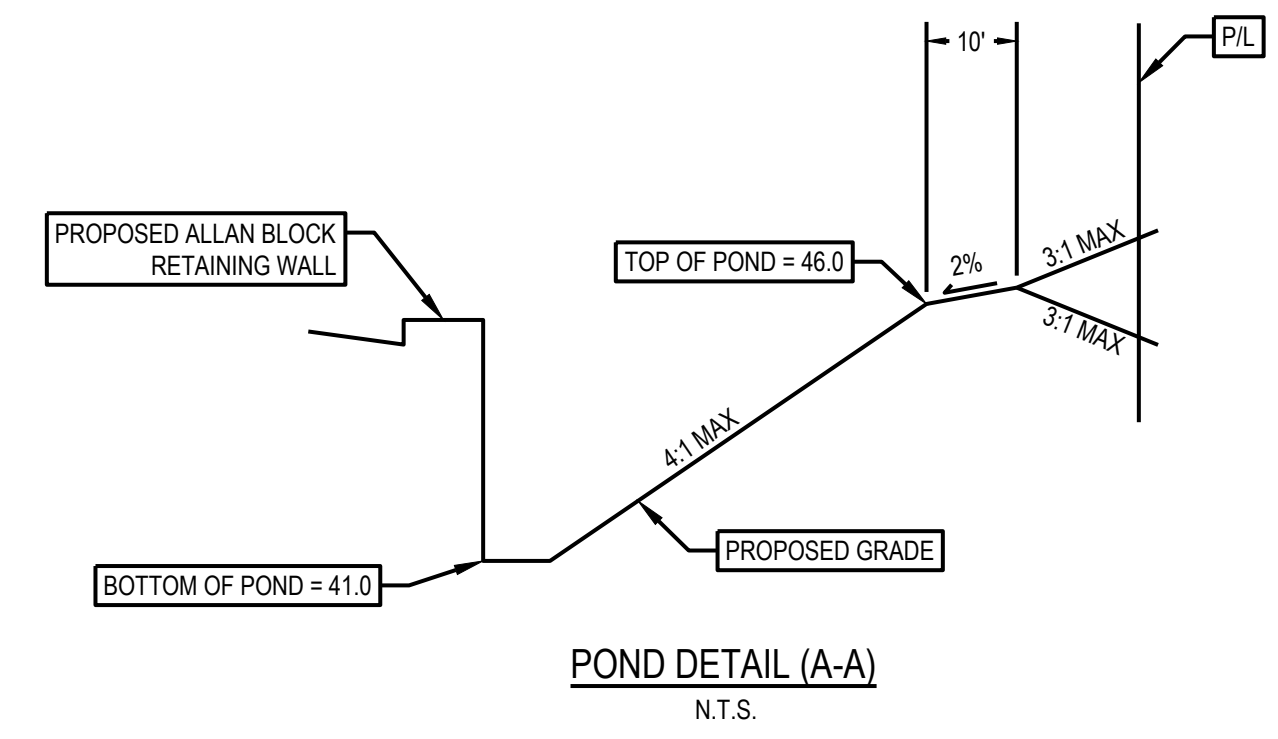
IMPERVIOUSNESS CALCULATIONS

TOTAL AREA: 1.32 AC.
 EXISTING IMPERVIOUS AREA: 0.857 AC
 EXISTING PERVIOUS AREA: 0.463 AC
 EXISTING IMPERVIOUS RATIO: 65%

PROPOSED IMPERVIOUS AREA: 0.831 AC
 PROPOSED PERVIOUS AREA: 0.489 AC
 PROPOSED IMPERVIOUS RATIO: 63%

PROPOSED CONDITION REDUCES IMPERVIOUS AREA BY 0.026 AC.

NOTE: REFER TO CONSTRUCTION DETAILS SHEET C7.0



STORM SEWER STRUCTURE SCHEDULE

NO.	STRUCTURE	GRATE	INVERT
D5	FDOT TYPE 'F' CB INDEX 425-053	46.70	42.60 (18") SE
D4	FDOT TYPE 'F' CB INDEX 425-053	47.74	43.50 (15") E
D3	FDOT TYPE 'F' CB INDEX 425-053	47.53	42.30 (18") NW 42.30 (15") W 42.30 (18") E
D2	FDOT TYPE 'F' CB INDEX 425-053	46.38	42.10 (18") W 42.10 (18") NE
D1	STRAIGHT CONCRETE ENDWALL FDOT 430-030	--	42.00 (18") SW

BENCHMARK

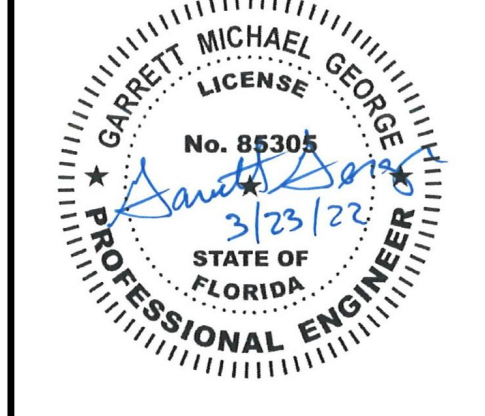
BM "A": 5/8" REBAR, N: 1.571,844.25, E: 598,704.95 ELEV = 48.27	DATUM: NAVD83
BM "B": 5/8" REBAR, N: 1.572,113.30, E: 598,801.69 ELEV = 48.36	

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT AND ARE NONMEMBERS OF FLORIDA UTILITIES PROTECTION SERVICE



REVISION DESCRIPTION

NO.	DATE	DESCRIPTION
0	07/12/21	PERMIT SET
1	2/23/22	RESPONSE TO CITY COMMENTS



STARWASH EXPRESS
 PROJECT #: 21-0344-SDOFE

GRADING PLAN

ISSUE:
NOT FOR CONSTRUCTION

DATE:
12/10/21

JOB NO.: 759795

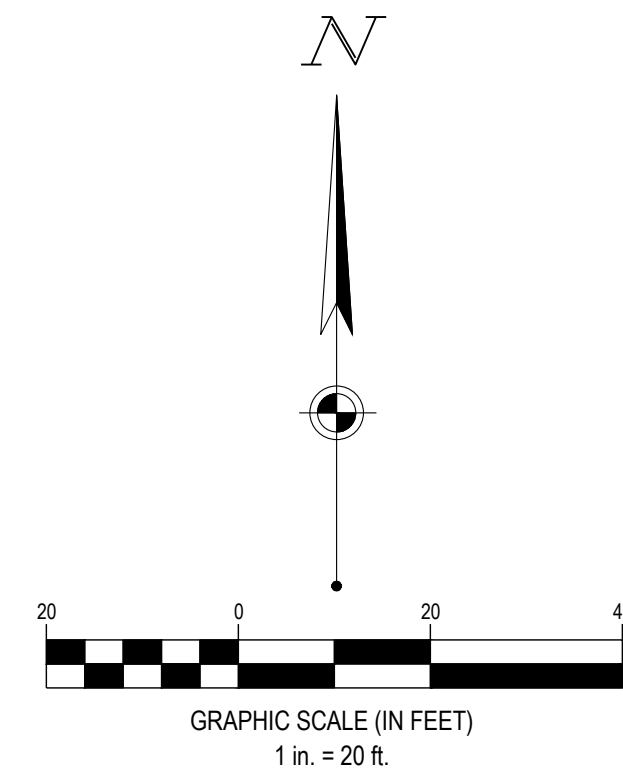
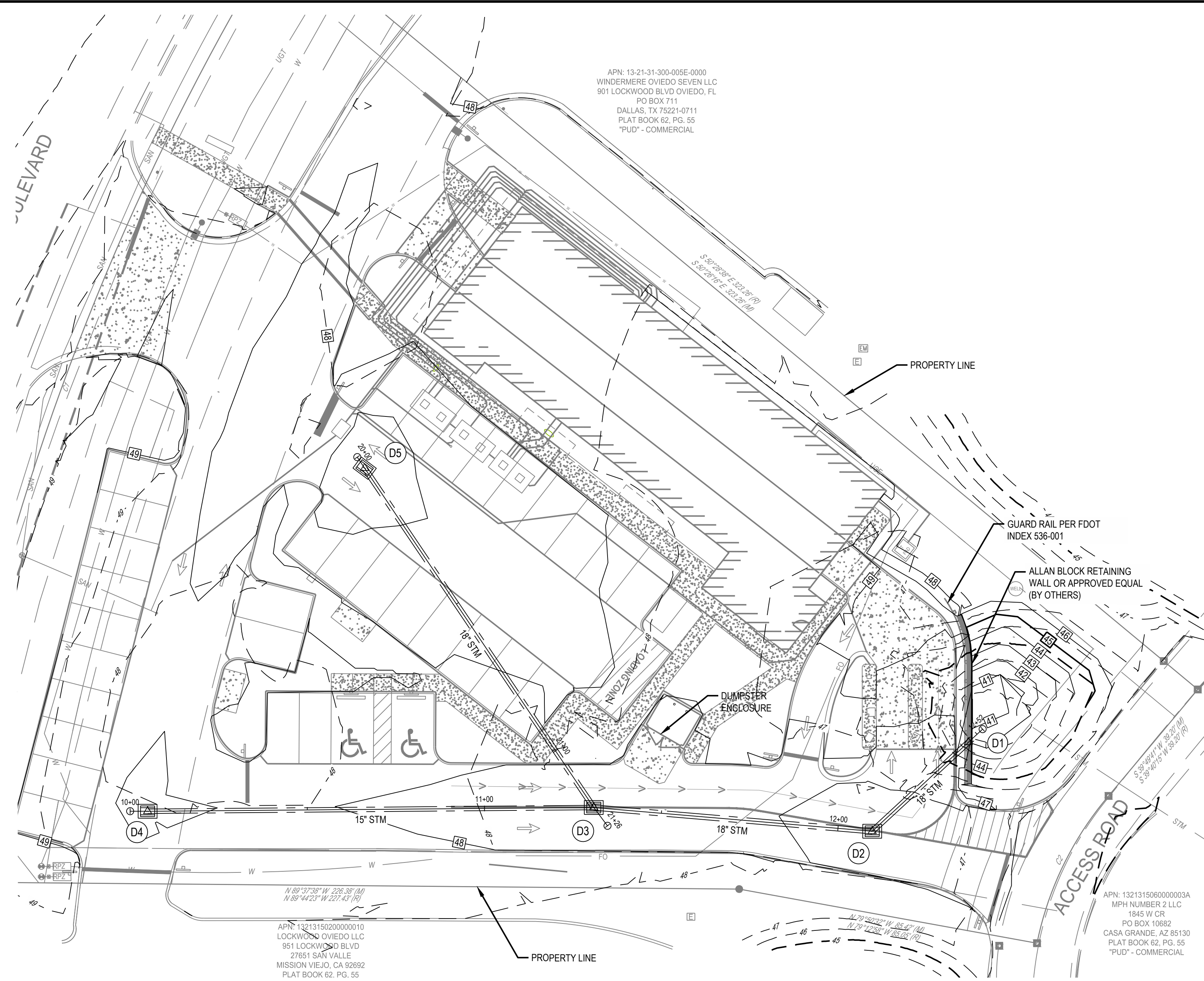
DESIGN: C. GRAMMIER

DRAWN: J. TEW

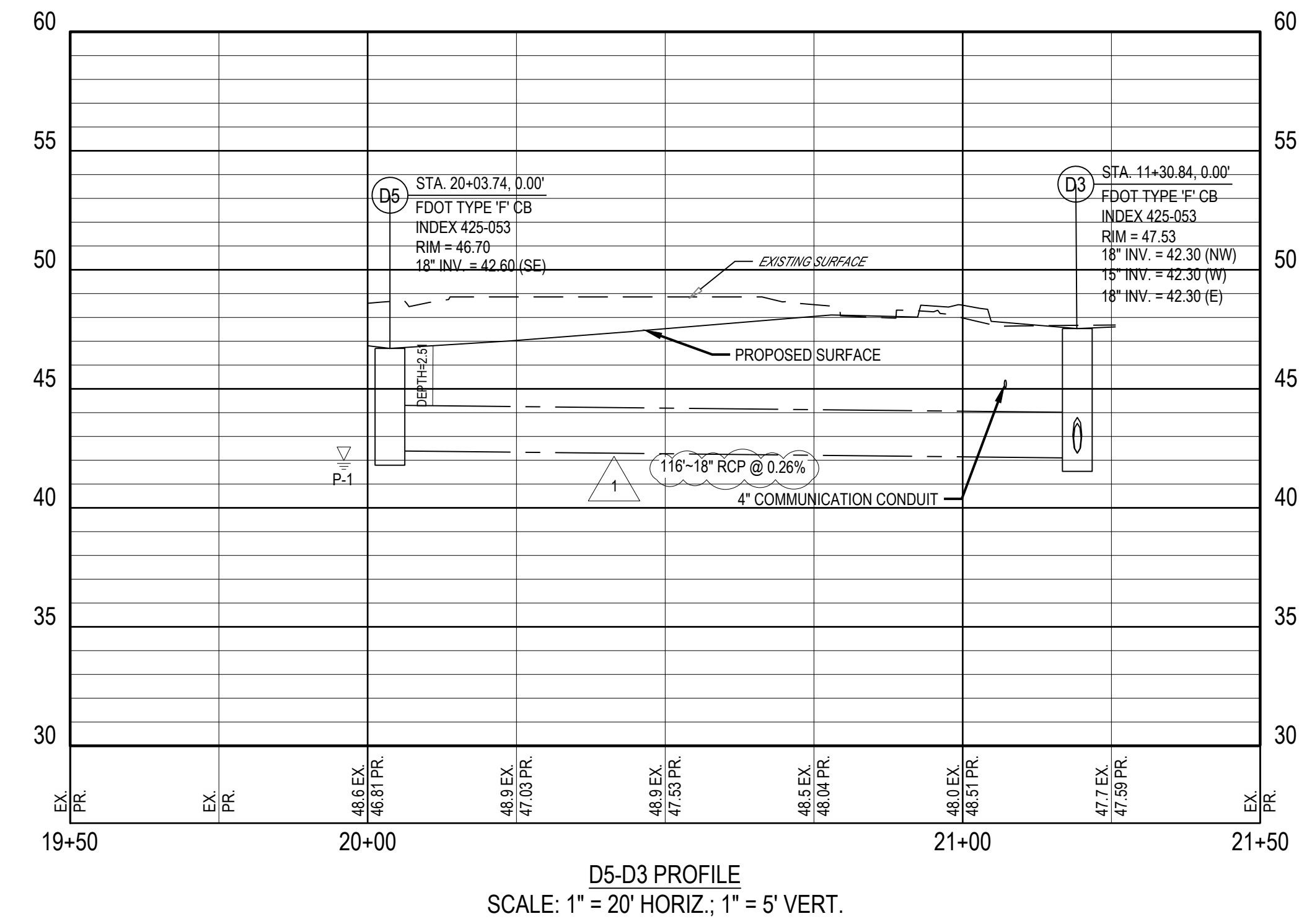
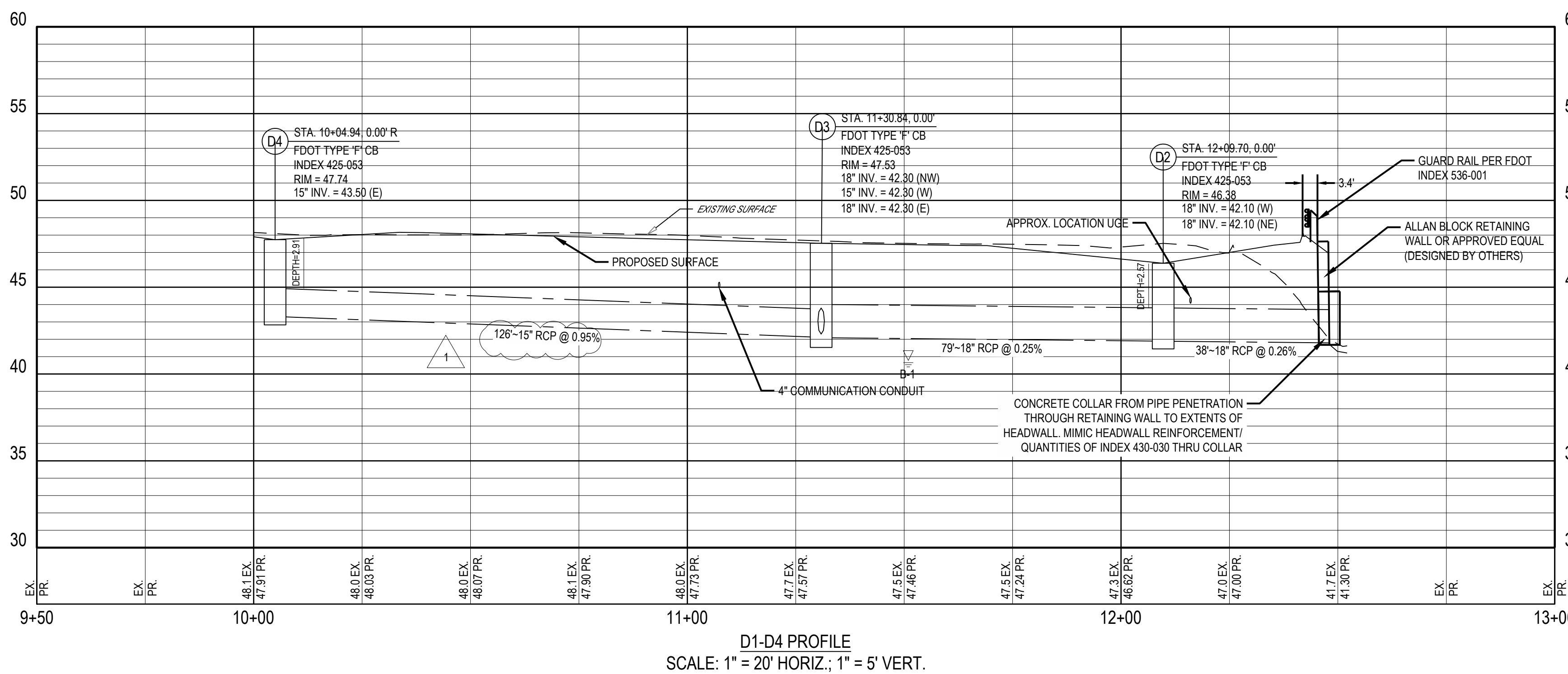
CHECKED: G. GEORGE

SHEET NO.
C5.0

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- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- RETAINING WALL
- STORM SEWER LINE
- SANITARY SEWER LINE
- UNDERGROUND ELEC. LINE
- UNDERGROUND TEL. LINE
- FDOT TYPE 'F' CATCH BASIN
- STORM MANHOLE
- SANITARY CLEANOUT

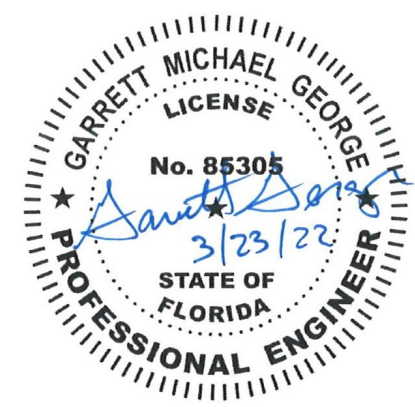


BENCHMARK		DATUM:
		NAVD88
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BM "B":	58" REBAR, N: 1,572,113.30, E: 598,801.69	ELEV = 48.36

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF FLORIDA UTILITIES PROTECTION SERVICE



NO.	DATE	REVISION DESCRIPTION
0	07/21/21	PERMIT SET
1	2/23/22	RESPONSE TO CITY COMMENTS



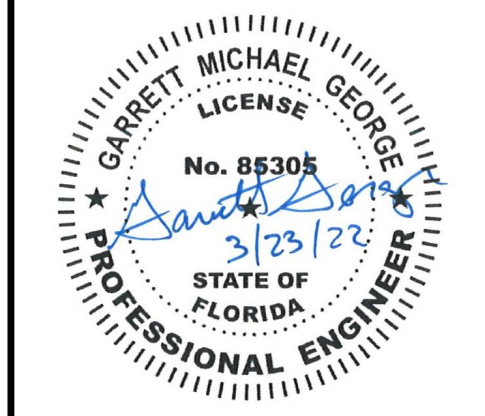
STARWASH EXPRESS
 PROJECT #: 21-0344-SDOFE

STORM PLAN AND PROFILE

ISSUE:	NOT FOR CONSTRUCTION
DATE:	12/10/21
JOB NO.:	759795
DESIGN:	C. GRAMMIER
DRAWN:	J. TEW
CHECKED:	G. GEORGE
SHEET NO.:	C5.1



NO.	DATE	REVISION DESCRIPTION
0	07/2021	PERMIT SET
1	2/2022	RESPONSE TO CITY COMMENTS



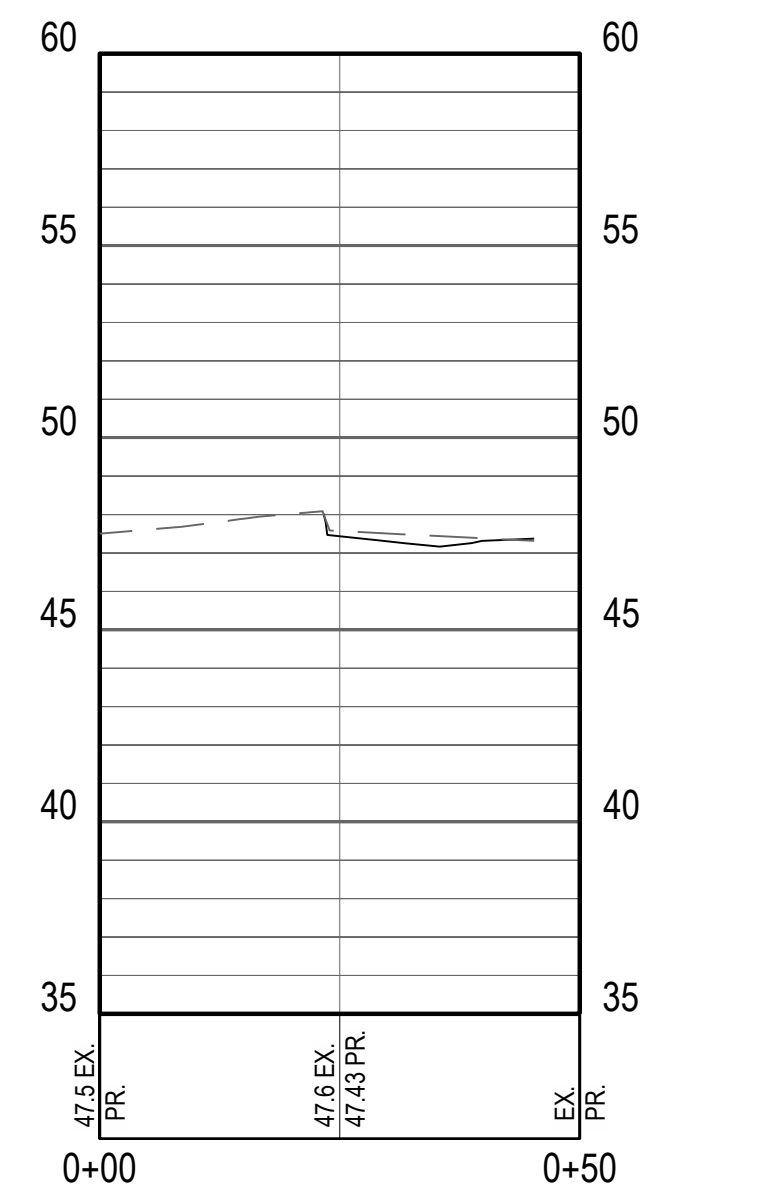
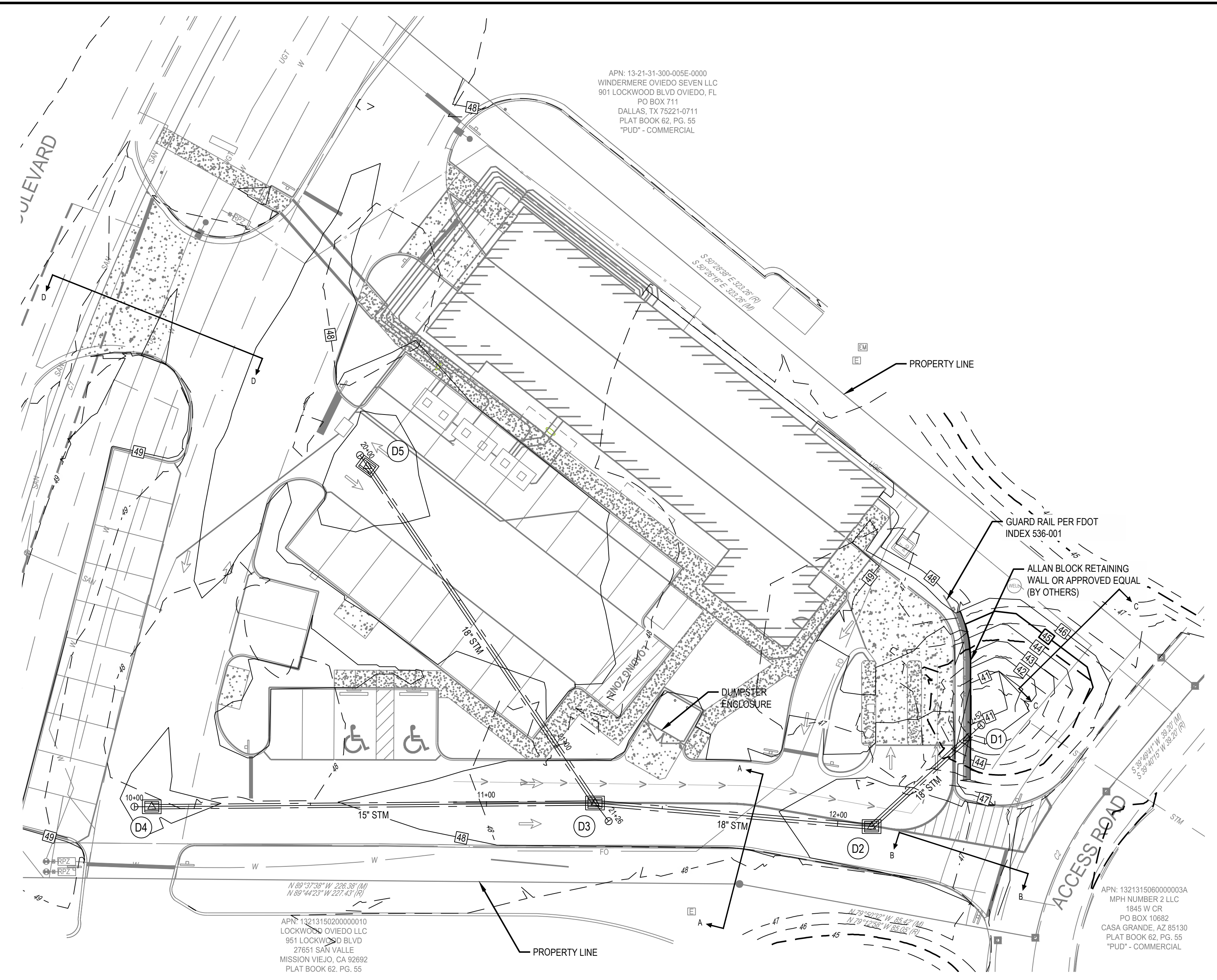
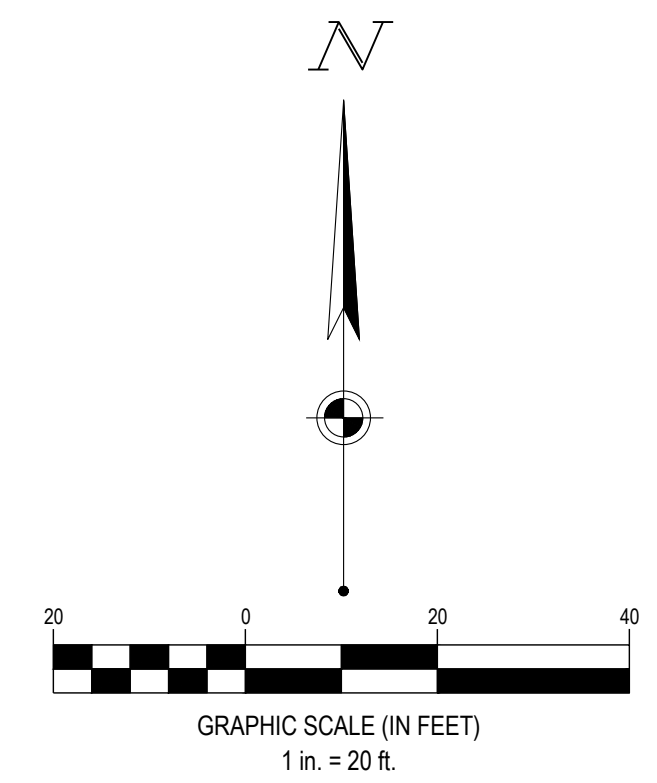
STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

925 LOCKWOOD BLVD., OVIEDO, FL

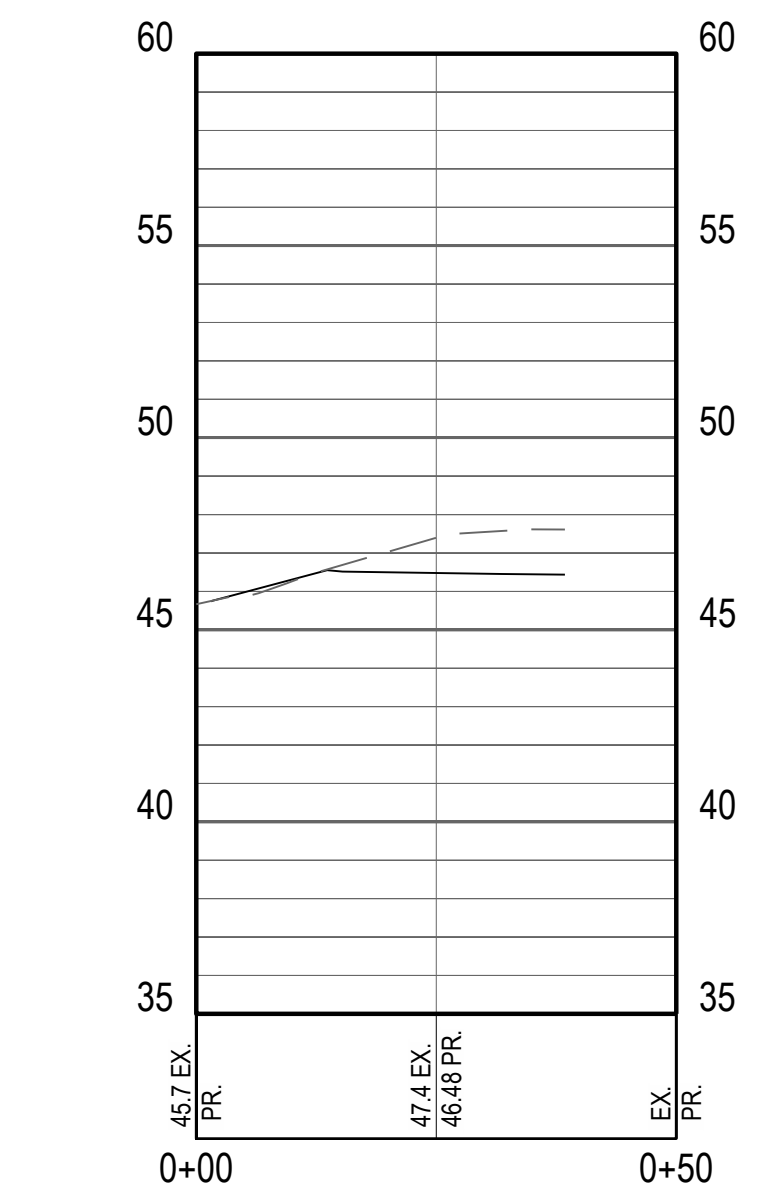
CROSS SECTIONS

ISSUE:	NOT FOR CONSTRUCTION
DATE:	12/10/21
JOB NO.:	759795
DESIGN:	C. GRAMMIER
DRAWN:	J. TEW
CHECKED:	G. GEORGE
SHEET NO.	C5.2

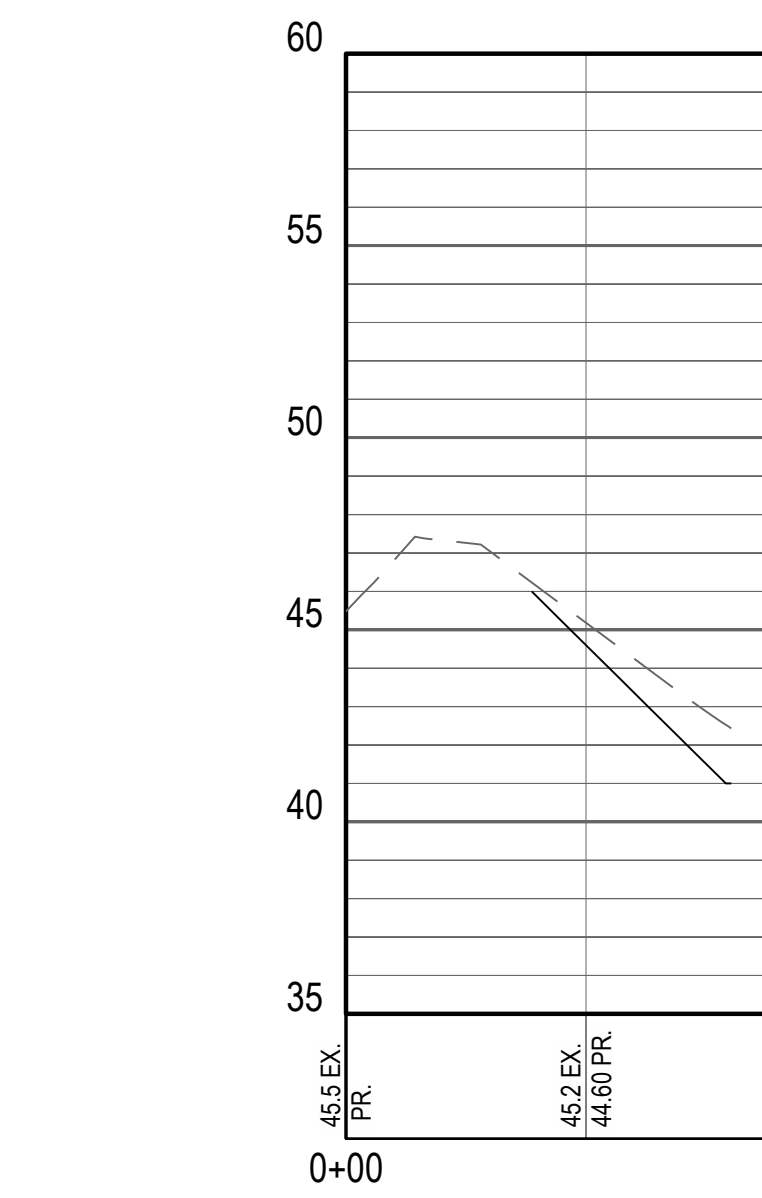
- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- RETAINING WALL
- STORM SEWER LINE
- SANITARY SEWER LINE
- UNDERGROUND ELEC. LINE
- UNDERGROUND TEL. LINE
- FDOT TYPE 'F' CATCH BASIN
- STORM MANHOLE
- SANITARY CLEANOUT



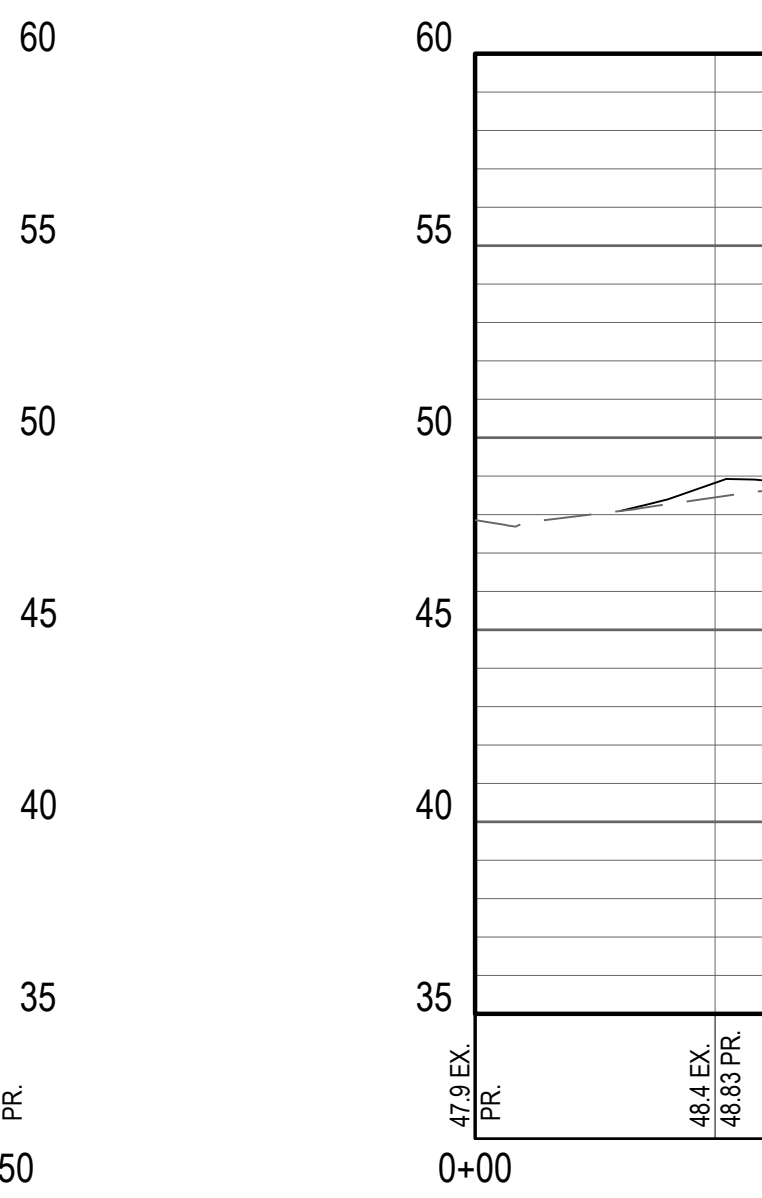
ALIGNMENT - SOUTH PROPERTY LINE (A-A) PROFILE
SCALE: 1" = 20' HORIZ.; 1" = 5' VERT.



ALIGNMENT - EAST PROPERTY LINE (B-B) PROFILE
SCALE: 1" = 20' HORIZ.; 1" = 5' VERT.



ALIGNMENT - NORTH PROPERTY LINE (C-C) PROFILE
SCALE: 1" = 20' HORIZ.; 1" = 5' VERT.

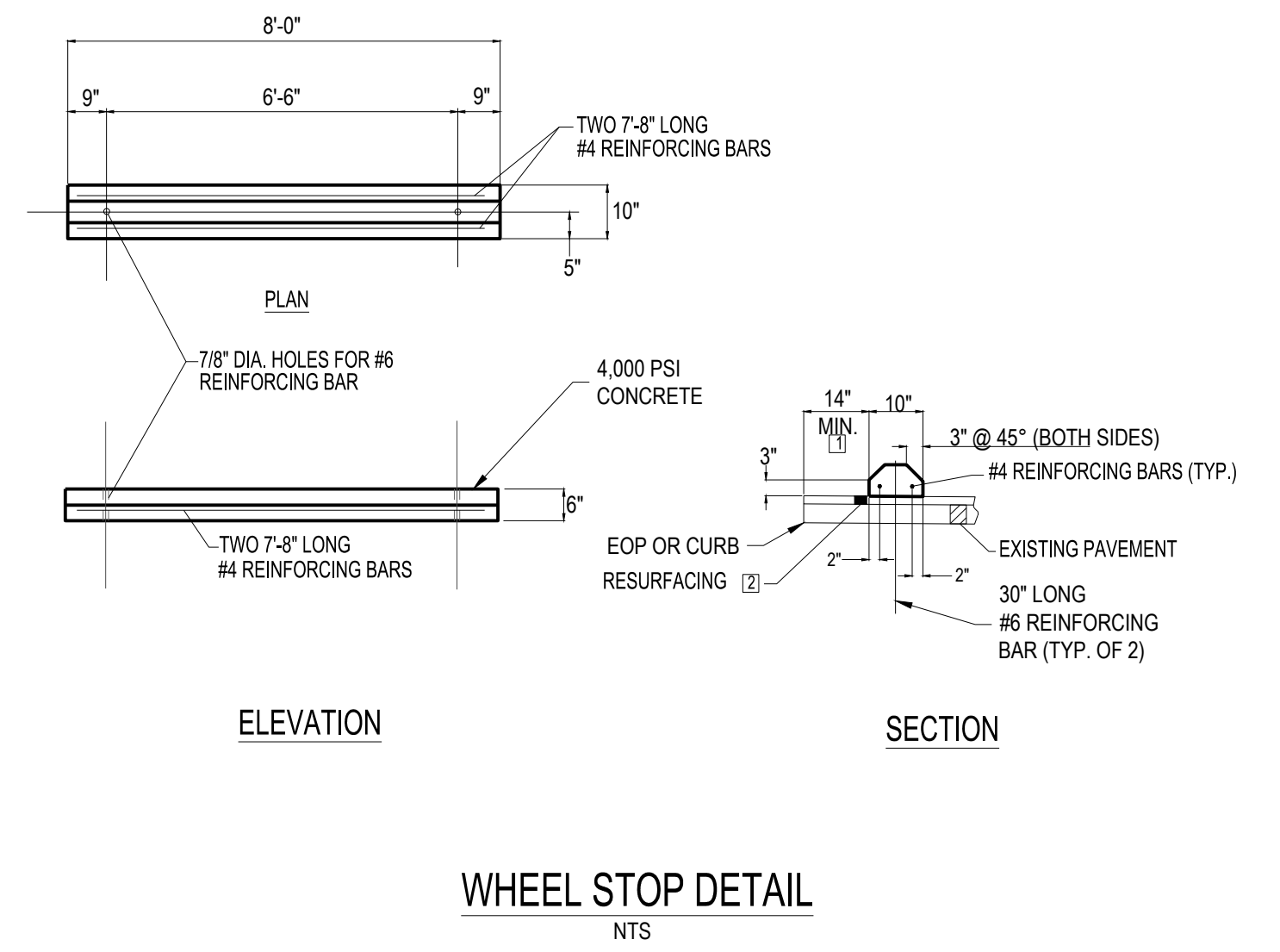
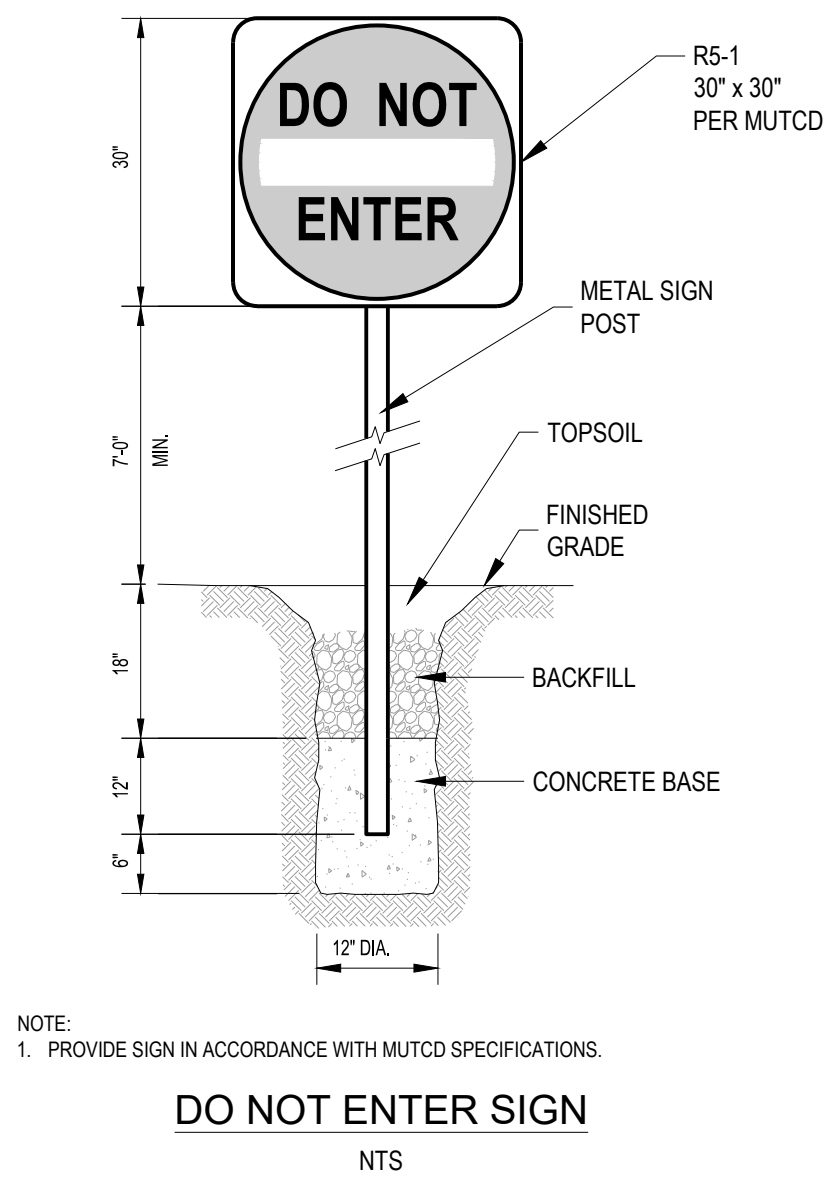
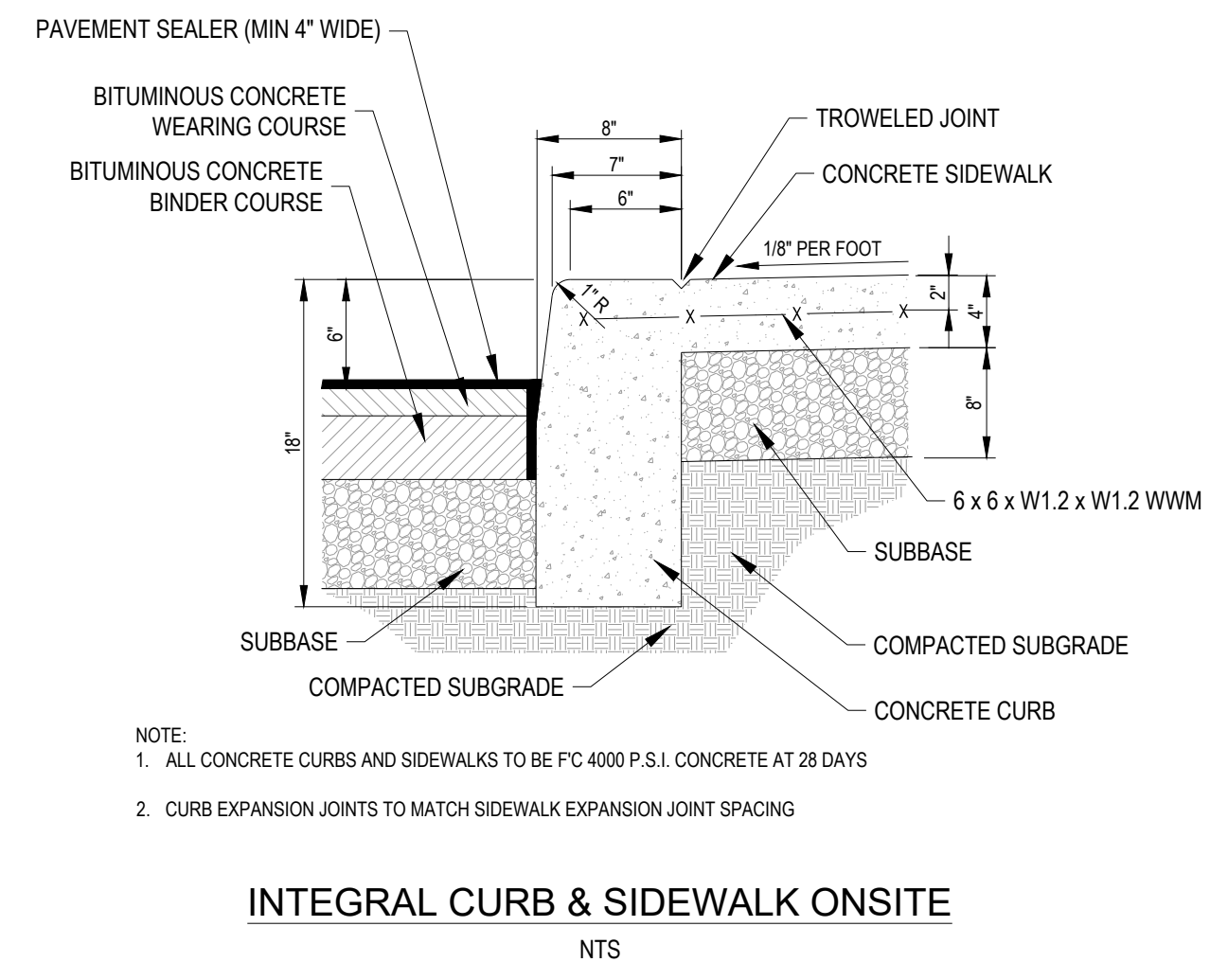
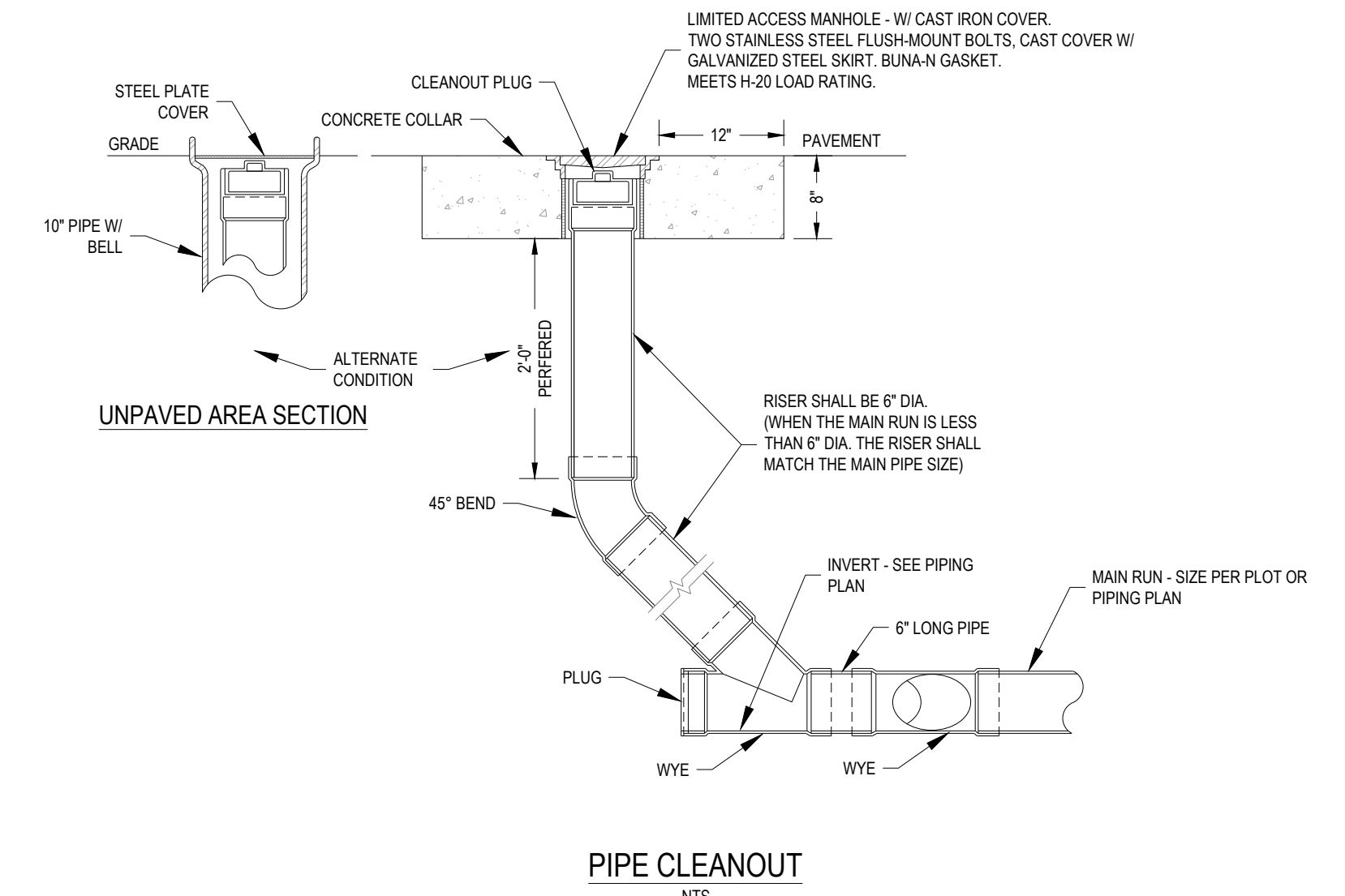
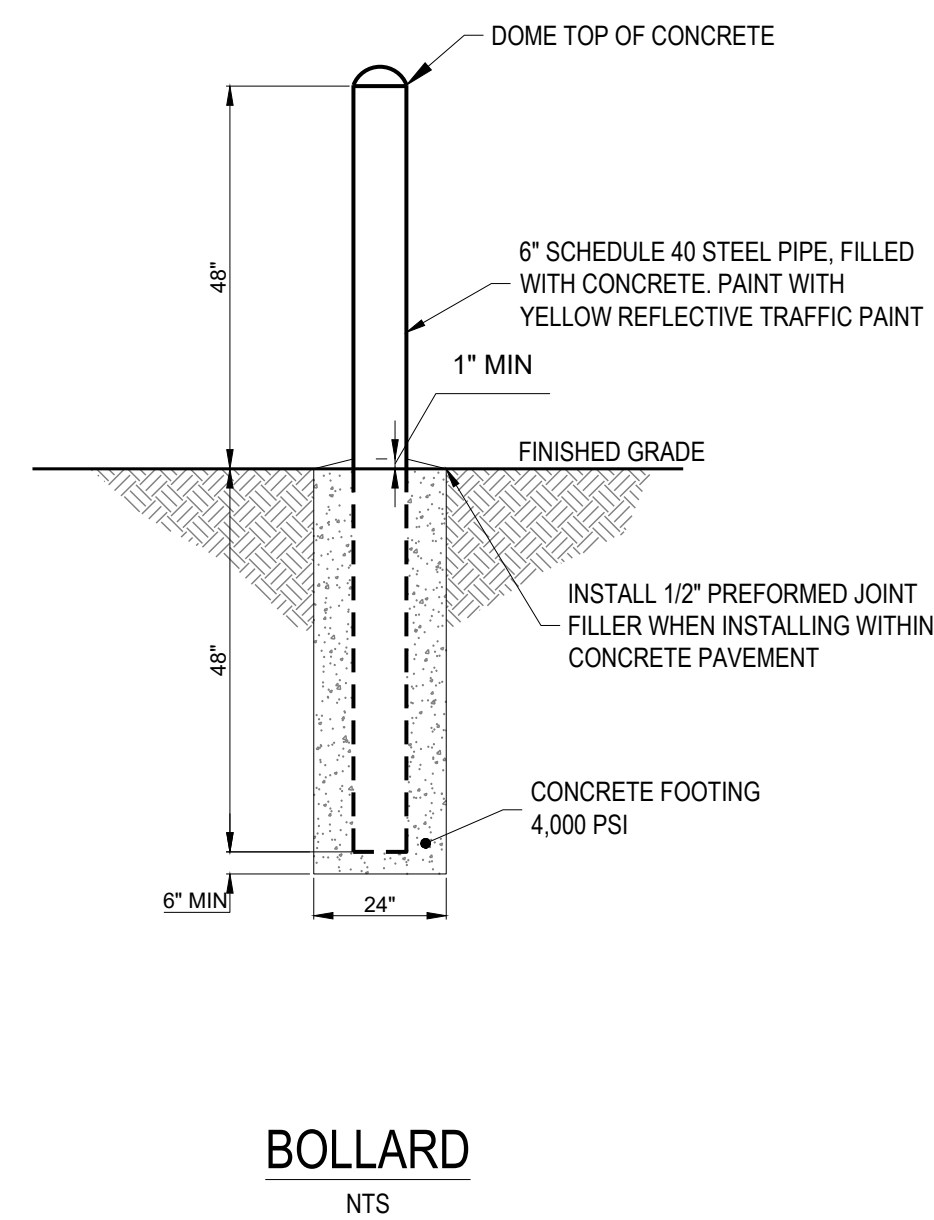
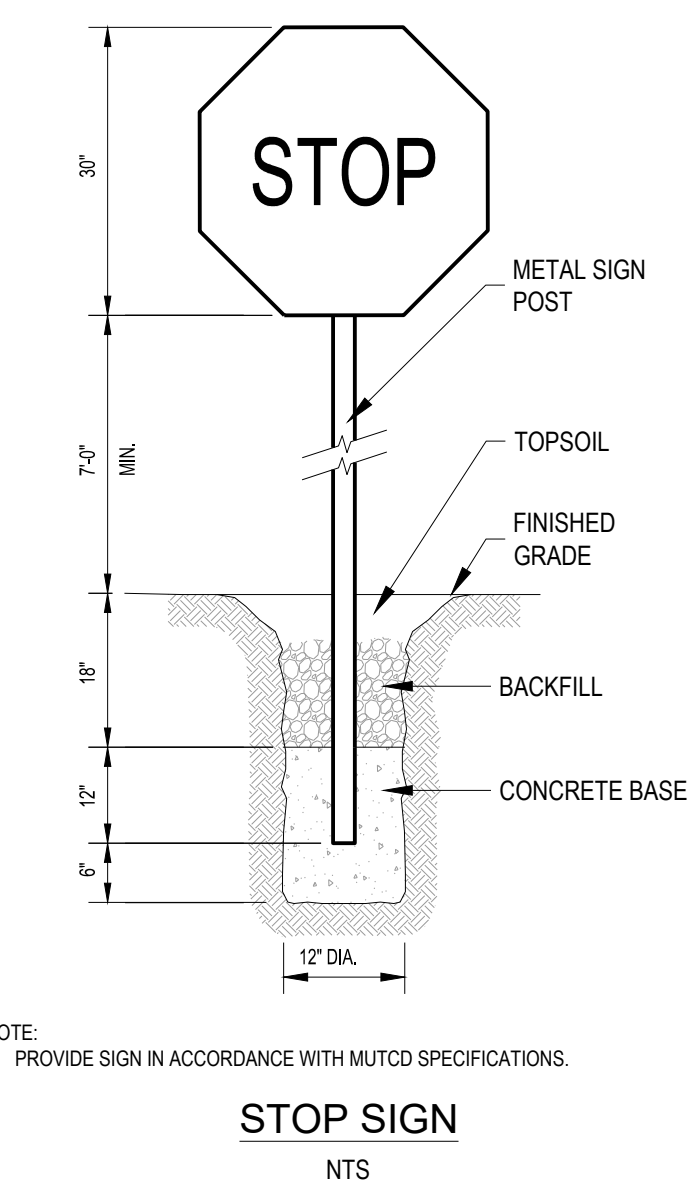
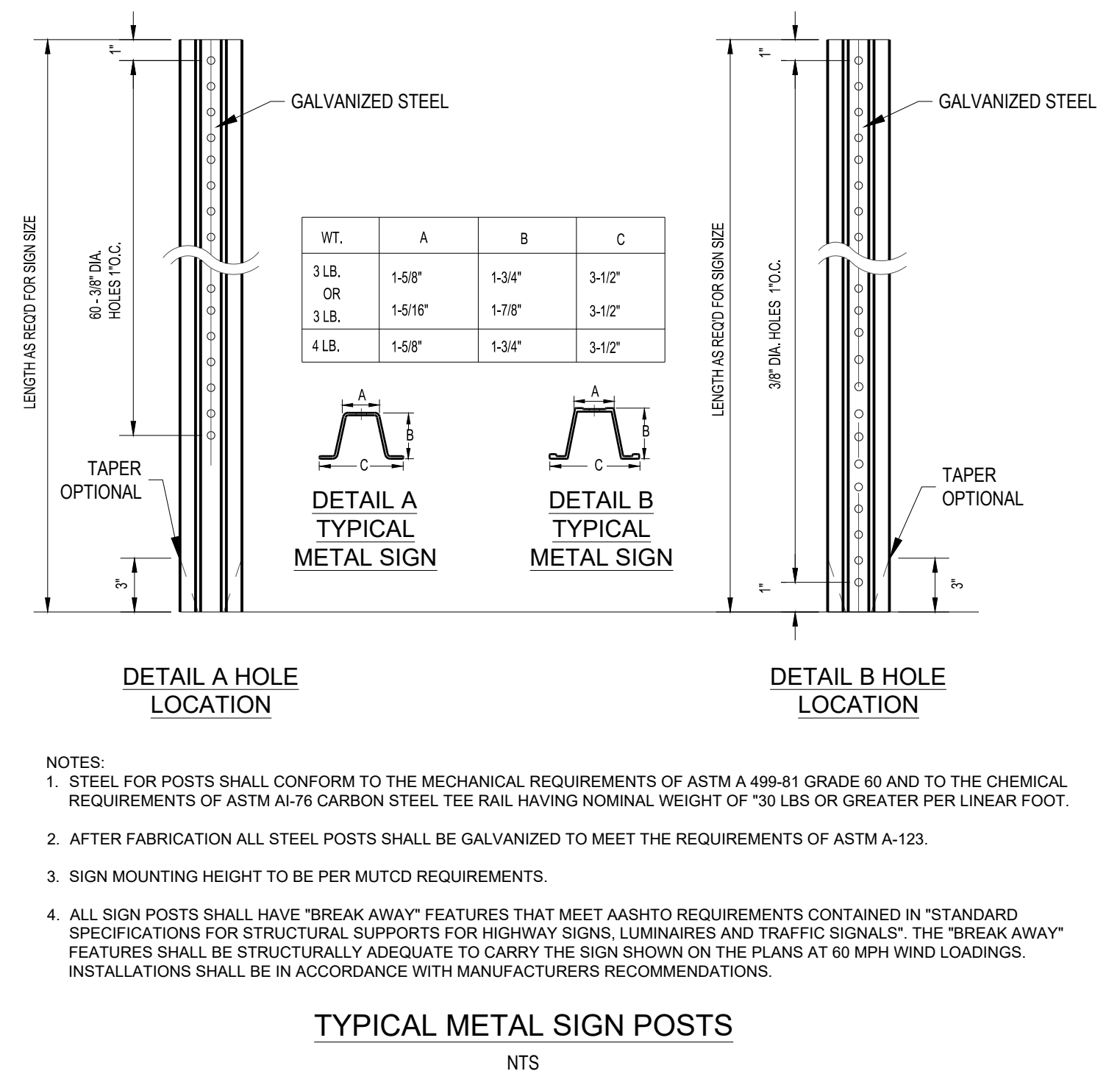
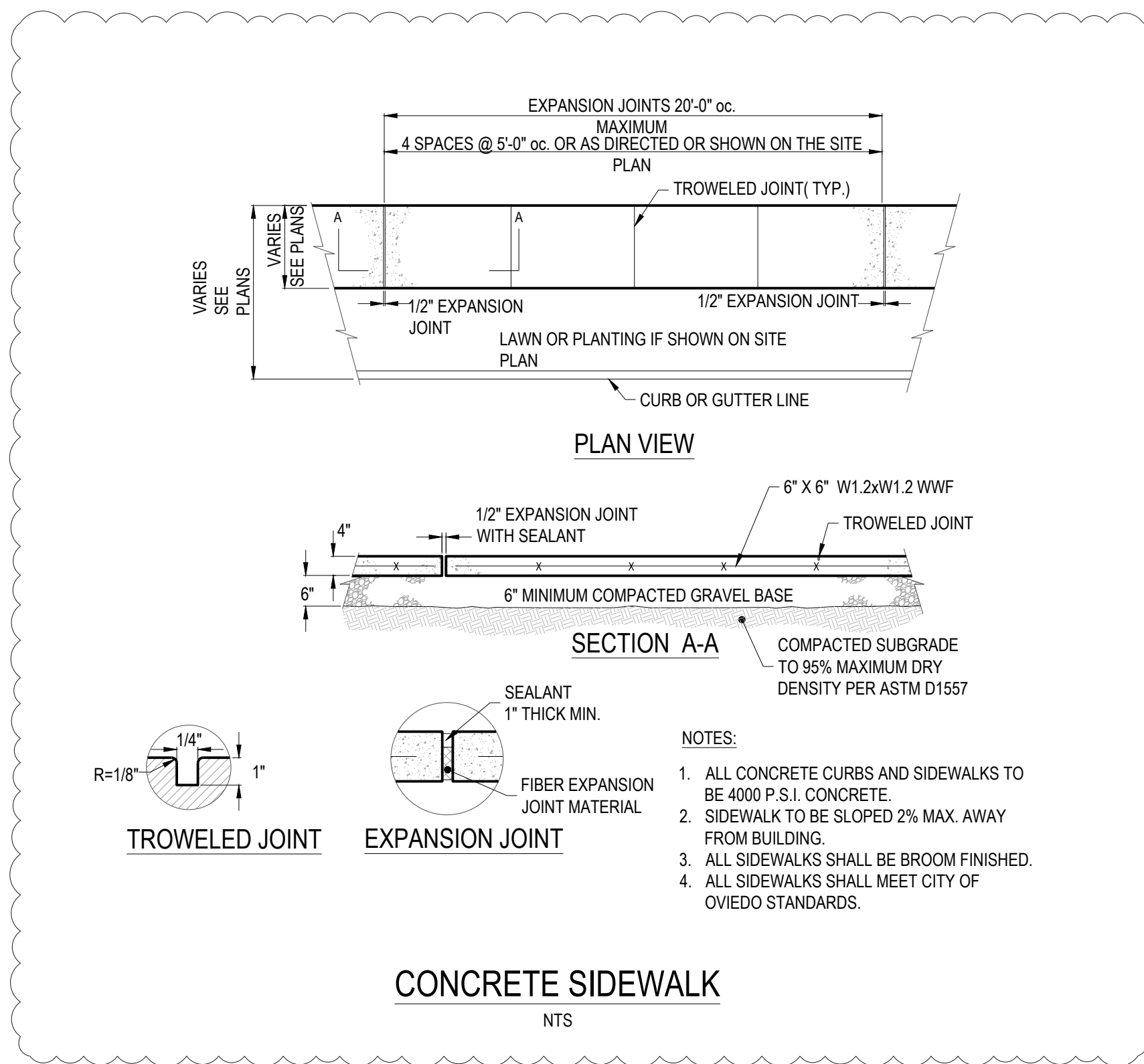


ALIGNMENT - WEST PROPERTY LINE (D-D) PROFILE
SCALE: 1" = 20' HORIZ.; 1" = 5' VERT.

BENCHMARK	DATUM: NAVD88
BM "A": 58' REBAR, N: 1,571,844.25, E: 598,704.95 ELEV = 48.27	
BM "B": 58' REBAR, N: 1,572,113.30, E: 598,801.69 ELEV = 48.36	

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF FLORIDA UTILITIES PROTECTION SERVICE

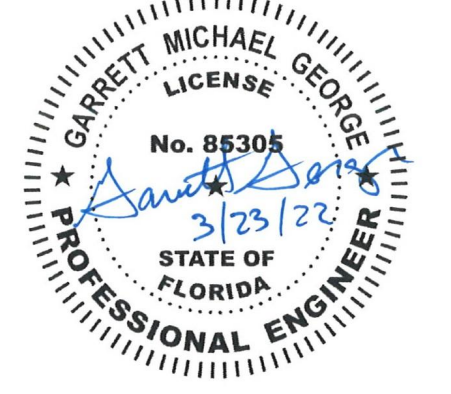
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NO.	DATE	REVISION DESCRIPTION
0	12/10/21	PERMIT SET
1	2/23/22	RESPONSE TO CITY COMMENTS



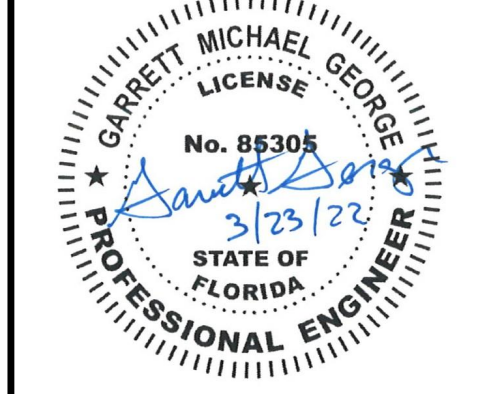
STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

925 LOCKWOOD BLVD., OVIEDO, FL

CONSTRUCTION DETAILS

ISSUE:	NOT FOR CONSTRUCTION
DATE:	12/10/21
JOB NO.:	759795
DESIGN:	C. GRAMMER
DRAWN:	J. TEW
CHECKED:	G. GEORGE
SHEET NO.	C7.0

NO.	DATE	REVISION DESCRIPTION
0	02/18/21	PERMIT SET
1	2/24/22	RESPONSE TO CITY COMMENTS

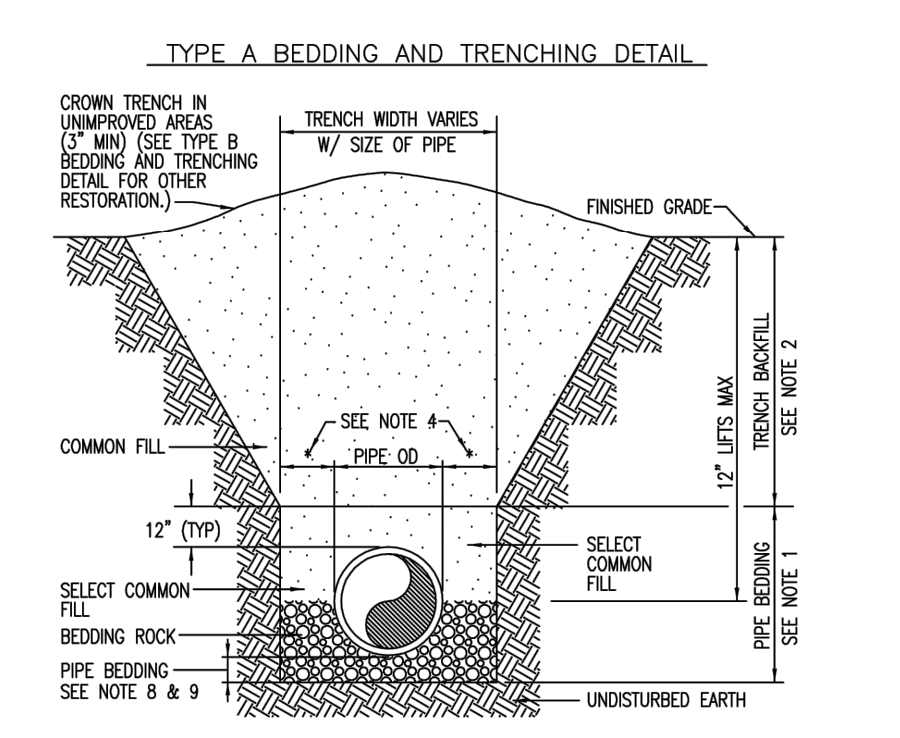


STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

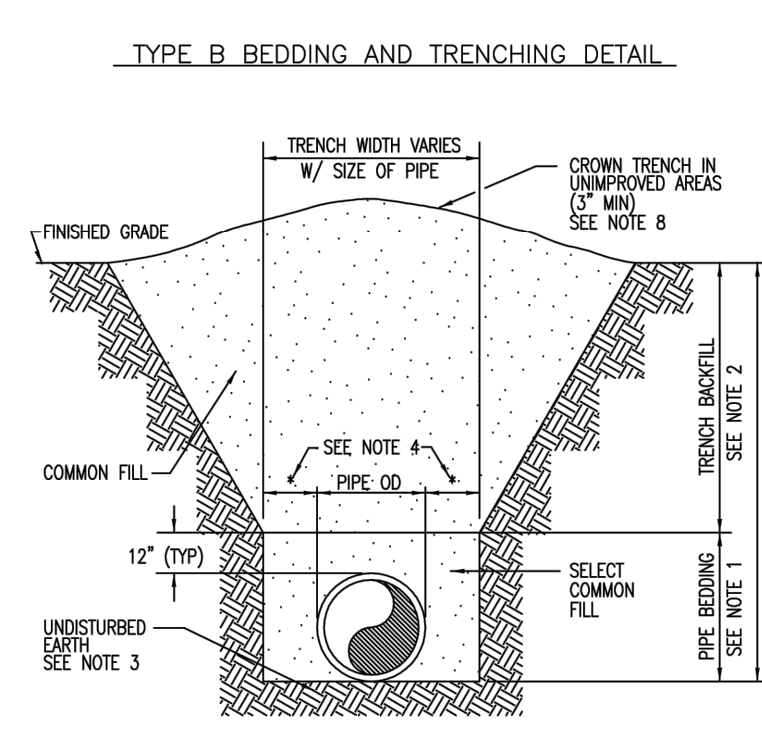
CONSTRUCTION DETAILS

ISSUE:
NOT FOR CONSTRUCTION
DATE:
3/22/2022
JOB NO.: 759795
DESIGN: C. GRAMMIER
DRAWN: J. TEW
CHECKED: G. GEORGE
SHEET NO.
C7.1

TYPE A BEDDING AND TRENCHING DETAIL



TYPE B BEDDING AND TRENCHING DETAIL



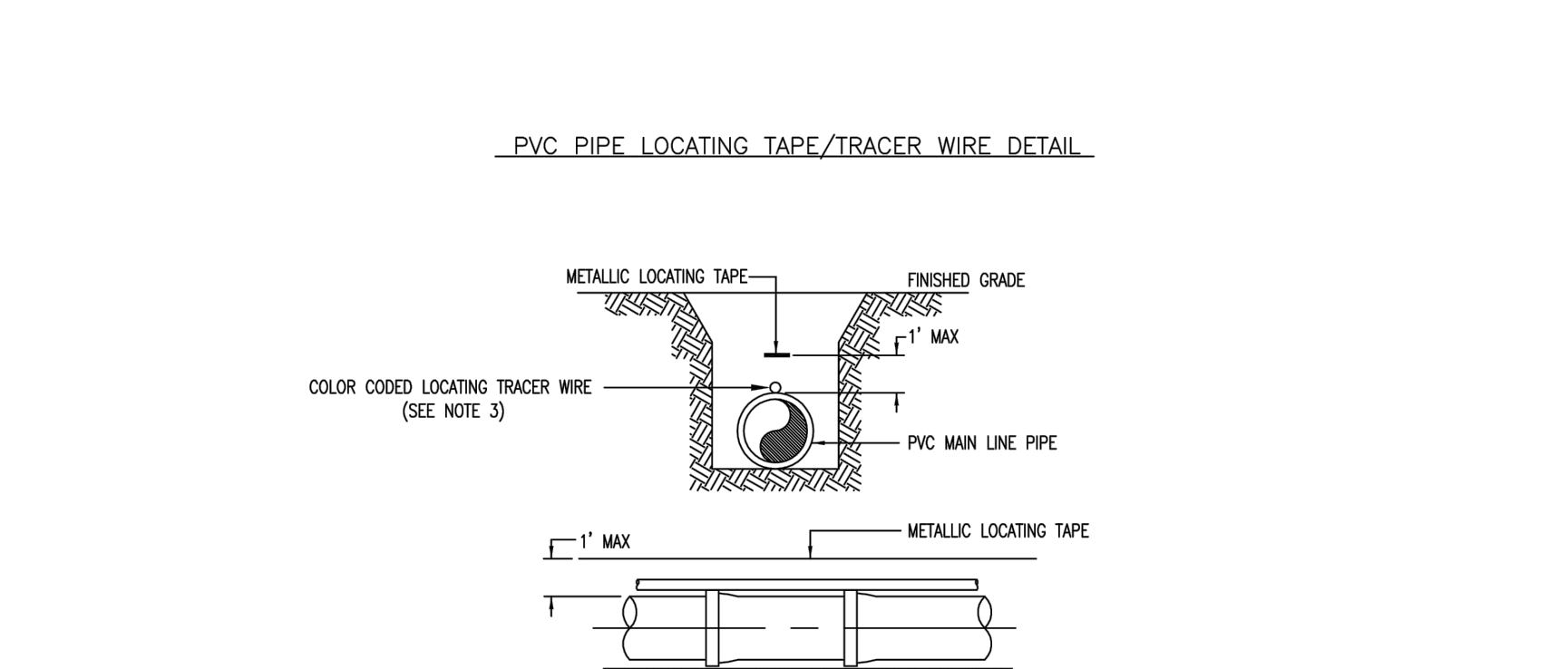
NOTES:

- PIPE BEDDING: SELECT COMMON FILL (NO SILT) COMPACTED TO 98% OF THE MAX DENSITY AS PER AASHTO T-180.
- TRENCH BACKFILL: COMMON FILL (NO SILT) COMPACTED TO 98% OF THE MAX DENSITY AS PER AASHTO T-180.
- PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
- (A) 15" MAX FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX FOR PIPE DIAMETER 24" AND LARGER. TRENCH WIDTH SHALL NOT BE LESS THAN 24".
- SIDES OF THE TRENCHES SHALL BE KEPT NEARLY AS VERTICAL AS POSSIBLE FROM THE TRENCH BOTTOM TO A LEVEL OF 1 FOOT ABOVE THE TOP OF THE PIPE.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.

THESE DETAILS ARE PROVIDED ONLY TO ASSIST IN THE DESIGN PROCESS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE SPECIFIC ARTICLES AND SECTIONS OF THE CITY OF OVIEDO'S MOST CURRENT ENGINEERING STANDARDS MANUAL. IT IS THE ENGINEER'S RESPONSIBILITY TO OBTAIN AND USE UPDATED VERSIONS OF THESE DETAILS SHOULD THEY BECOME AVAILABLE FROM THE CITY.

CITY OF OVIEDO Engineering Department	TYPICAL CITY DETAIL	REV. 1/1998	SHEET 1 OF 1	1
	BEDDING AND TRENCHING DETAILS	FILE Trench01	SCALE NTS	DETAIL

PVC PIPE LOCATING TAPE/TRACER WIRE DETAIL



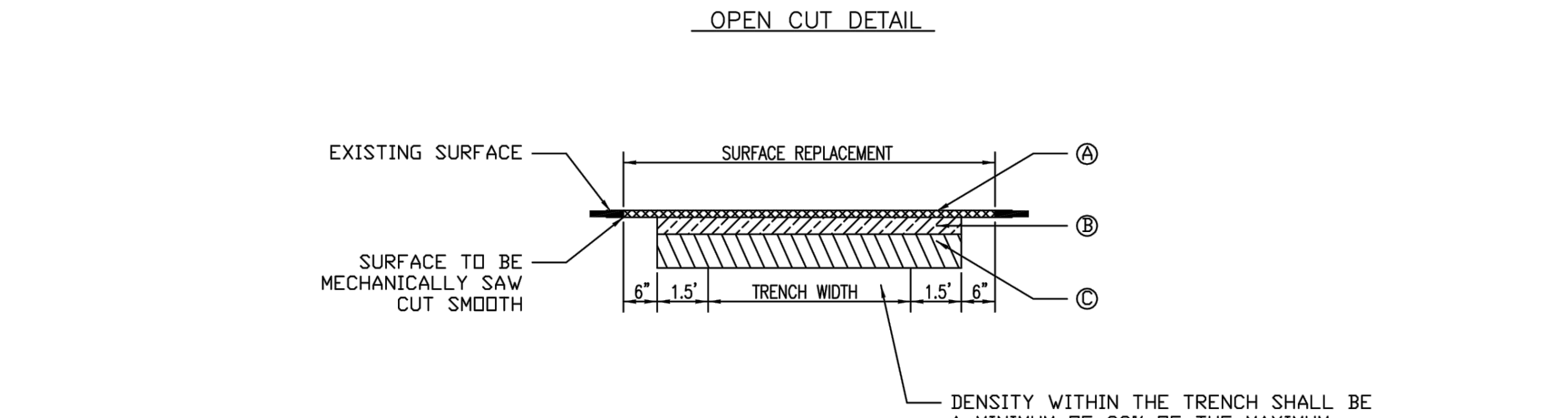
NOTES:

- PVC PIPE SHALL REQUIRE METALLIC LOCATING TAPE CAPABLE OF DETECTION BY LOCATING EQUIPMENT. TAPE SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
- LOCATING TAPE SHALL TERMINATE AT EACH VALVE BOX.
- NO. 10 SOLID TRACER WIRE SHALL BE PUT ON TOP OF ALL PVC PIPE AND STUBBED UP INTO VALVE BOXES. WIRE SHALL BE COLOR CODED PER USE OF PIPE.

THESE DETAILS ARE PROVIDED ONLY TO ASSIST IN THE DESIGN PROCESS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE SPECIFIC ARTICLES AND SECTIONS OF THE CITY OF OVIEDO'S MOST CURRENT ENGINEERING STANDARDS MANUAL. IT IS THE ENGINEER'S RESPONSIBILITY TO OBTAIN AND USE UPDATED VERSIONS OF THESE DETAILS SHOULD THEY BECOME AVAILABLE FROM THE CITY.

CITY OF OVIEDO Engineering Department	TYPICAL CITY DETAIL	REV. 10/2006	SHEET 1 OF 1	3
	LOCATING TAPE / WIRE DETAIL	FILE WWSYS02	SCALE NTS	DETAIL

OPEN CUT DETAIL



DENSITY WITHIN THE TRENCH SHALL BE A MINIMUM OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

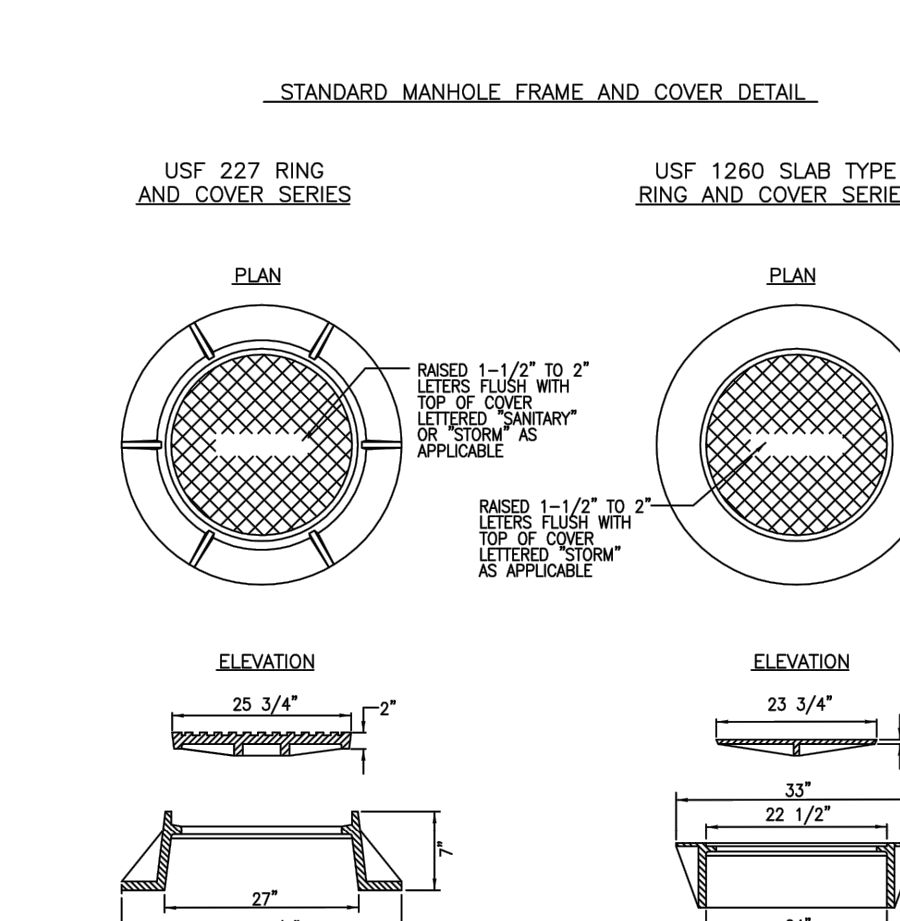
COURSES	ROAD TYPE	REQUIREMENT
(A)	ARTERIAL COLLECTOR COMMERCIAL	MIN 2 3/4" TYPE S-I
(B)	ARTERIAL COLLECTOR COMMERCIAL	MIN 1 3/4" TYPE S-III
(C)	ARTERIAL COLLECTOR COMMERCIAL	MIN 10" LIMEROCK*, FLOWABLE FILL, TYPE S-I OR ABC TYPE 3 ASPHALT
(D)	ARTERIAL COLLECTOR COMMERCIAL	MIN 8" LIMEROCK*, FLOWABLE FILL, TYPE S-III, OR ABC TYPE 3 ASPHALT
(E)	ARTERIAL COLLECTOR COMMERCIAL	MIN 12" SUBBASE*, FBV 75

* DENSITY SHALL BE TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

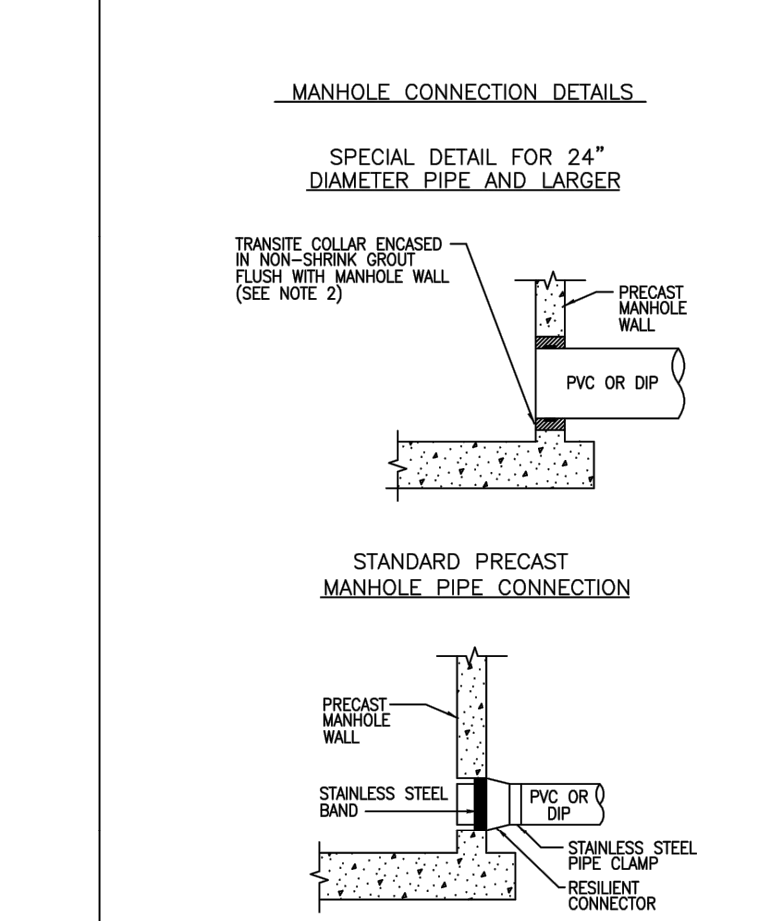
THESE DETAILS ARE PROVIDED ONLY TO ASSIST IN THE DESIGN PROCESS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE SPECIFIC ARTICLES AND SECTIONS OF THE CITY OF OVIEDO'S MOST CURRENT ENGINEERING STANDARDS MANUAL. IT IS THE ENGINEER'S RESPONSIBILITY TO OBTAIN AND USE UPDATED VERSIONS OF THESE DETAILS SHOULD THEY BECOME AVAILABLE FROM THE CITY.

CITY OF OVIEDO Engineering Department	TYPICAL CITY DETAIL	REV. 1/1998	SHEET 1 OF 1	5
	OPEN CUT DETAIL	FILE OPNCUT01	SCALE NTS	DETAIL

STANDARD MANHOLE FRAME AND COVER DETAIL



MANHOLE CONNECTION DETAILS



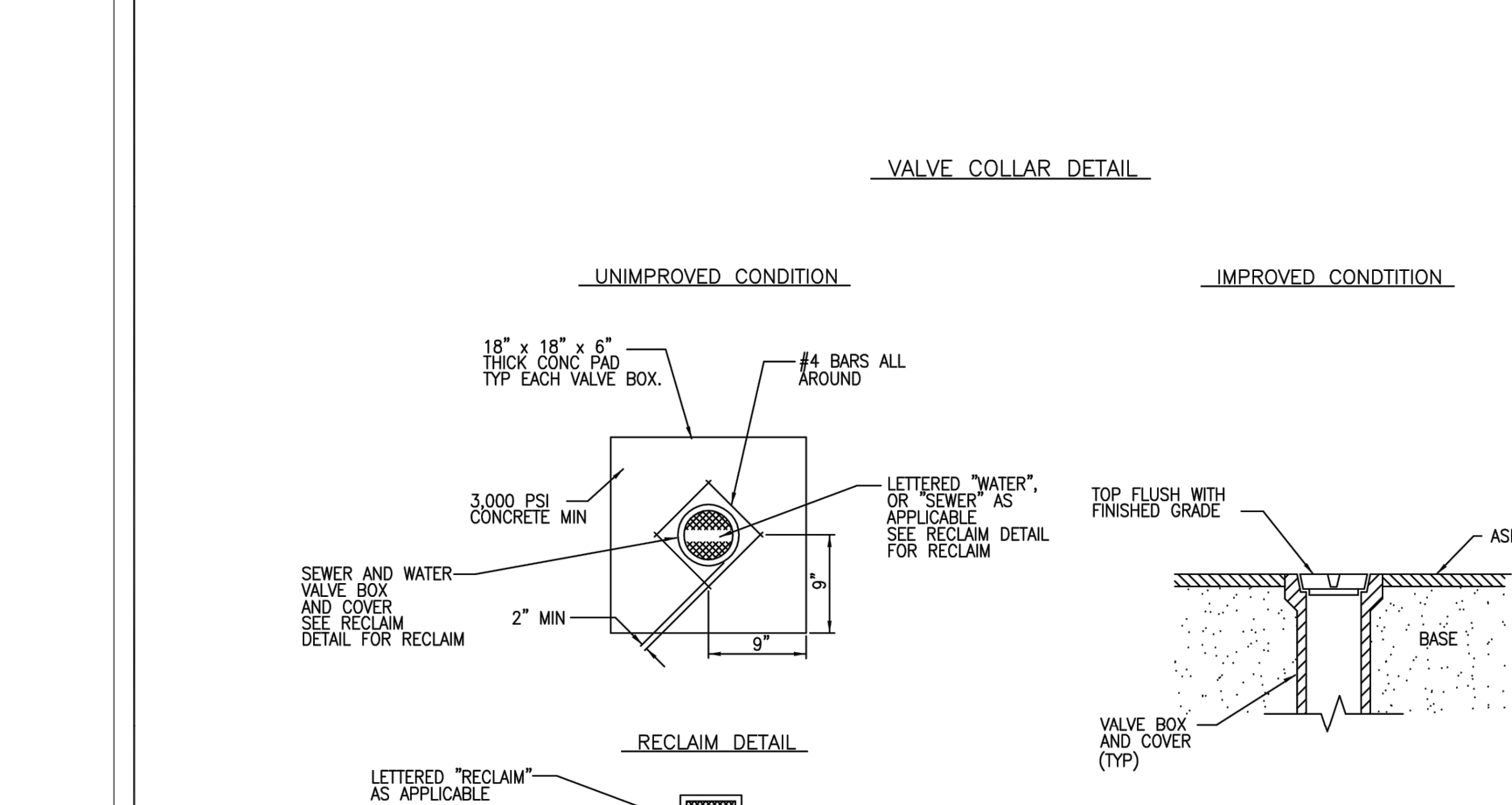
NOTES:

- DRIP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
- THE CITY MAY APPROVE ALTERNATE WATER TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.

THESE DETAILS ARE PROVIDED ONLY TO ASSIST IN THE DESIGN PROCESS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE SPECIFIC ARTICLES AND SECTIONS OF THE CITY OF OVIEDO'S MOST CURRENT ENGINEERING STANDARDS MANUAL. IT IS THE ENGINEER'S RESPONSIBILITY TO OBTAIN AND USE UPDATED VERSIONS OF THESE DETAILS SHOULD THEY BECOME AVAILABLE FROM THE CITY.

CITY OF OVIEDO Engineering Department	TYPICAL CITY DETAIL	REV. 1/1998	SHEET 1 OF 1	7
	MANHOLE DETAILS	FILE MHOLE02	SCALE NTS	DETAIL

VALVE COLLAR DETAIL



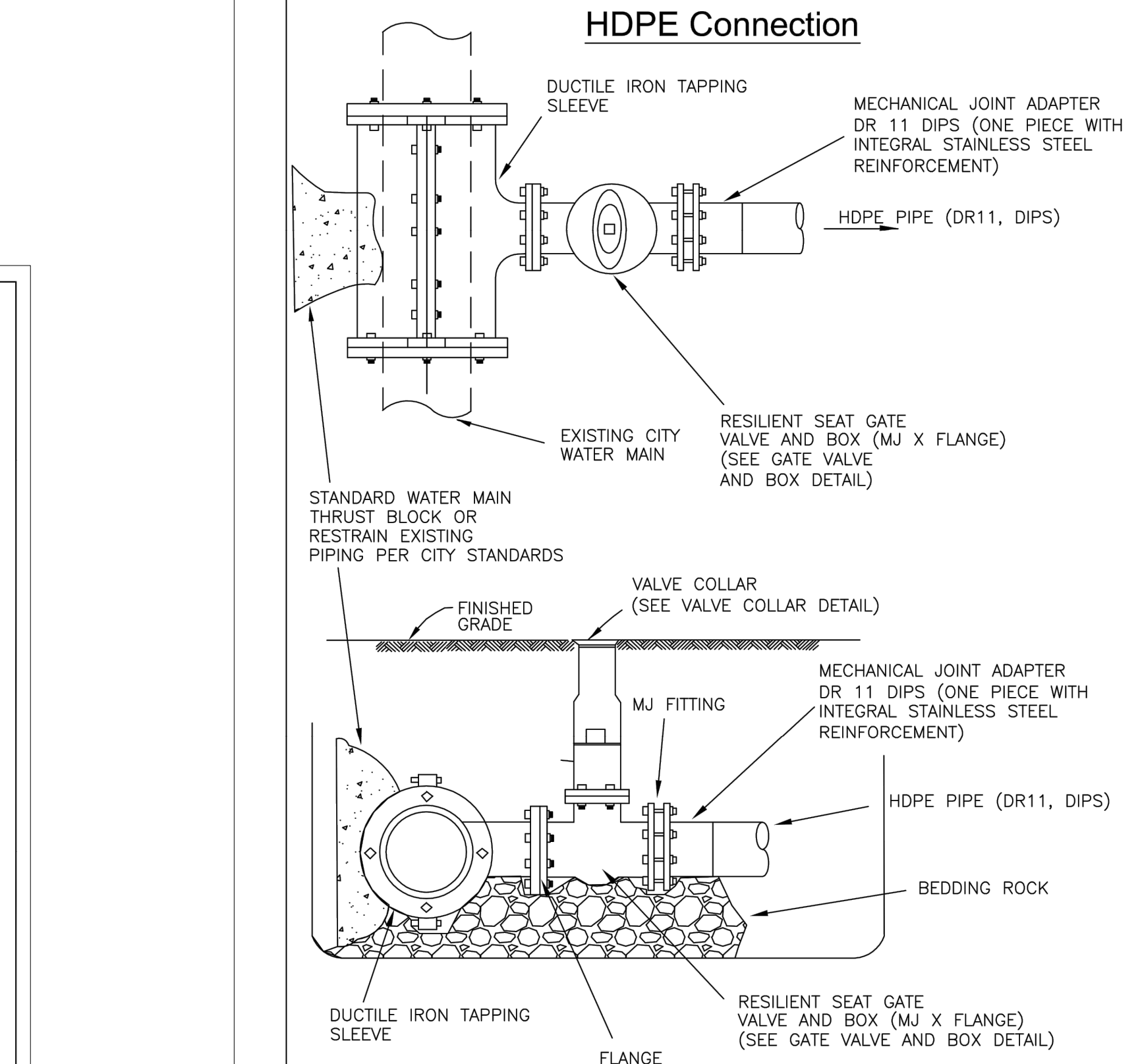
NOTES:

- INSTALL HDPE DIRECTIONAL DRILL PRIOR TO TAPPING THE EXISTING PIPE. CONNECTION TO TAP SHOULD HAVE NEGLECTIBLE STRESS OR TORQUE. TAP MAY BE ROTATED SLIGHTLY TO MATE HDPE PIPE OR BENDS INSTALLED AS NECESSARY.

THESE DETAILS ARE PROVIDED ONLY TO ASSIST IN THE DESIGN PROCESS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE SPECIFIC ARTICLES AND SECTIONS OF THE CITY OF OVIEDO'S MOST CURRENT ENGINEERING STANDARDS MANUAL. IT IS THE ENGINEER'S RESPONSIBILITY TO OBTAIN AND USE UPDATED VERSIONS OF THESE DETAILS SHOULD THEY BECOME AVAILABLE FROM THE CITY.

CITY OF OVIEDO Engineering Department	TYPICAL CITY DETAIL	REV. 1/1998	SHEET 1 OF 1	14
	VALVE COLLAR DETAIL	FILE VALVE02	SCALE NTS	DETAIL

HDPE Connection



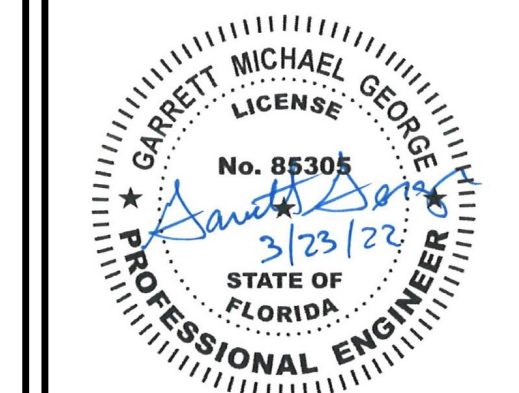
NOTES:

- INSTALL HDPE DIRECTIONAL DRILL PRIOR TO TAPPING THE EXISTING PIPE. CONNECTION TO TAP SHOULD HAVE NEGLECTIBLE STRESS OR TORQUE. TAP MAY BE ROTATED SLIGHTLY TO MATE HDPE PIPE OR BENDS INSTALLED AS NECESSARY.

THESE DETAILS ARE PROVIDED ONLY TO ASSIST IN THE DESIGN PROCESS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE SPECIFIC ARTICLES AND SECTIONS OF THE CITY OF OVIEDO'S MOST CURRENT ENGINEERING STANDARDS MANUAL. IT IS THE ENGINEER'S RESPONSIBILITY TO OBTAIN AND USE UPDATED VERSIONS OF THESE DETAILS SHOULD THEY BECOME AVAILABLE FROM THE CITY.

CITY OF OVIEDO Engineering Dept.	TYPICAL CITY DETAIL	REV. 1/2007	SHEET 1 OF 1	25
	HDPE Connection Detail	FILE HDPE	SCALE N.T.S.	DETAIL

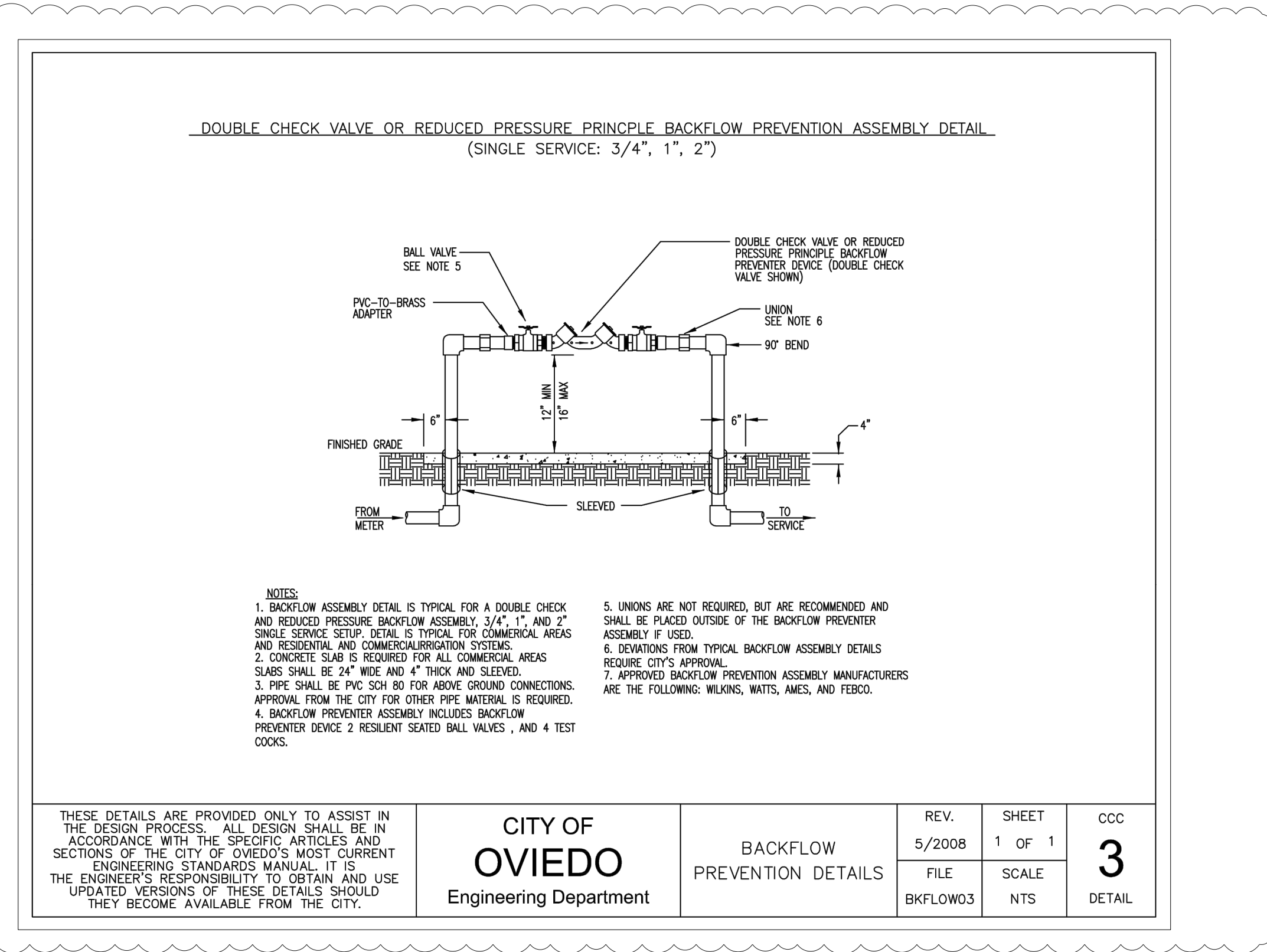
NO.	DATE	REVISION DESCRIPTION
0	07/17/21	PERMIT SET
1	2/24/22	RESPONSE TO CITY COMMENTS



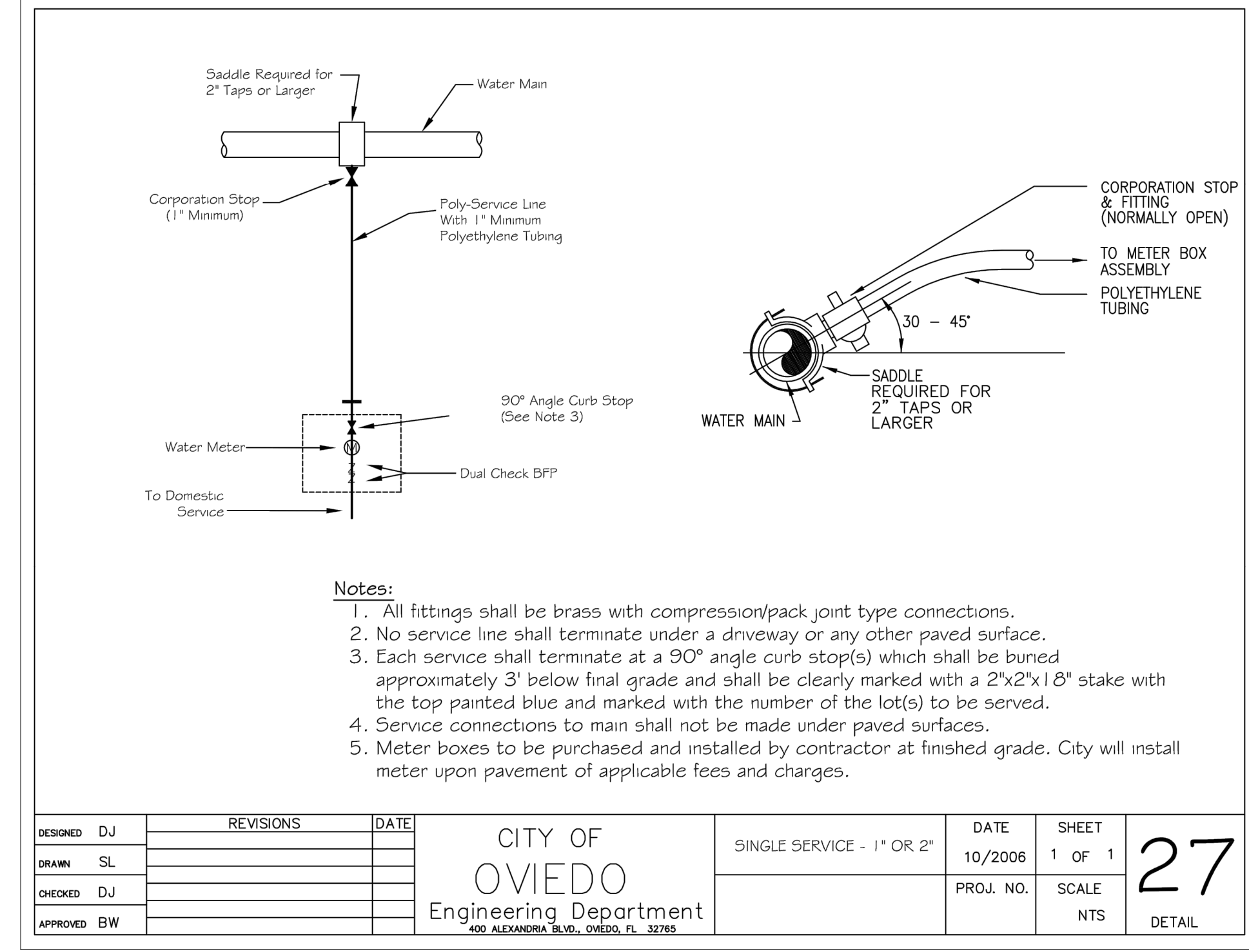
STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

CONSTRUCTION DETAILS

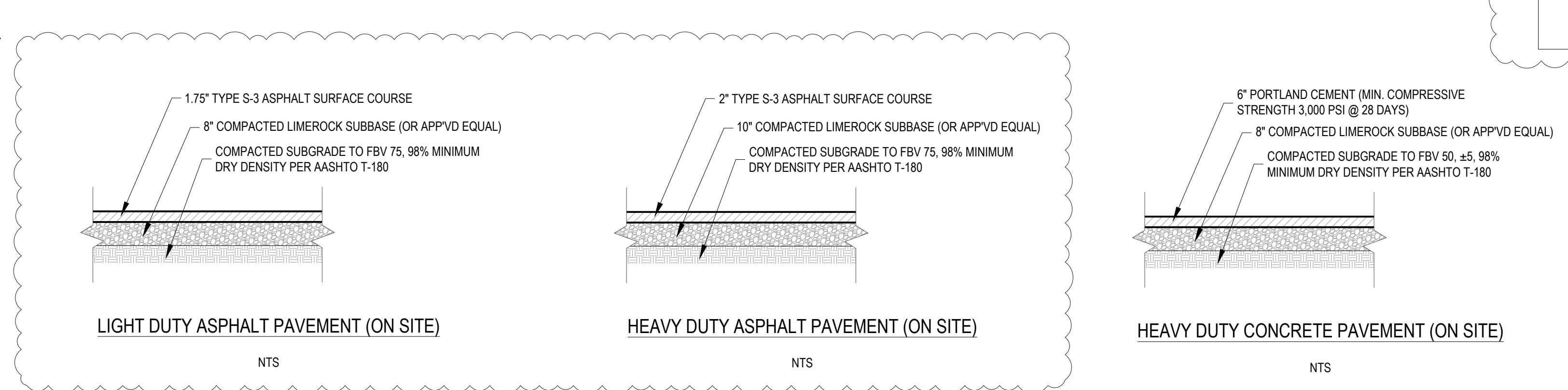
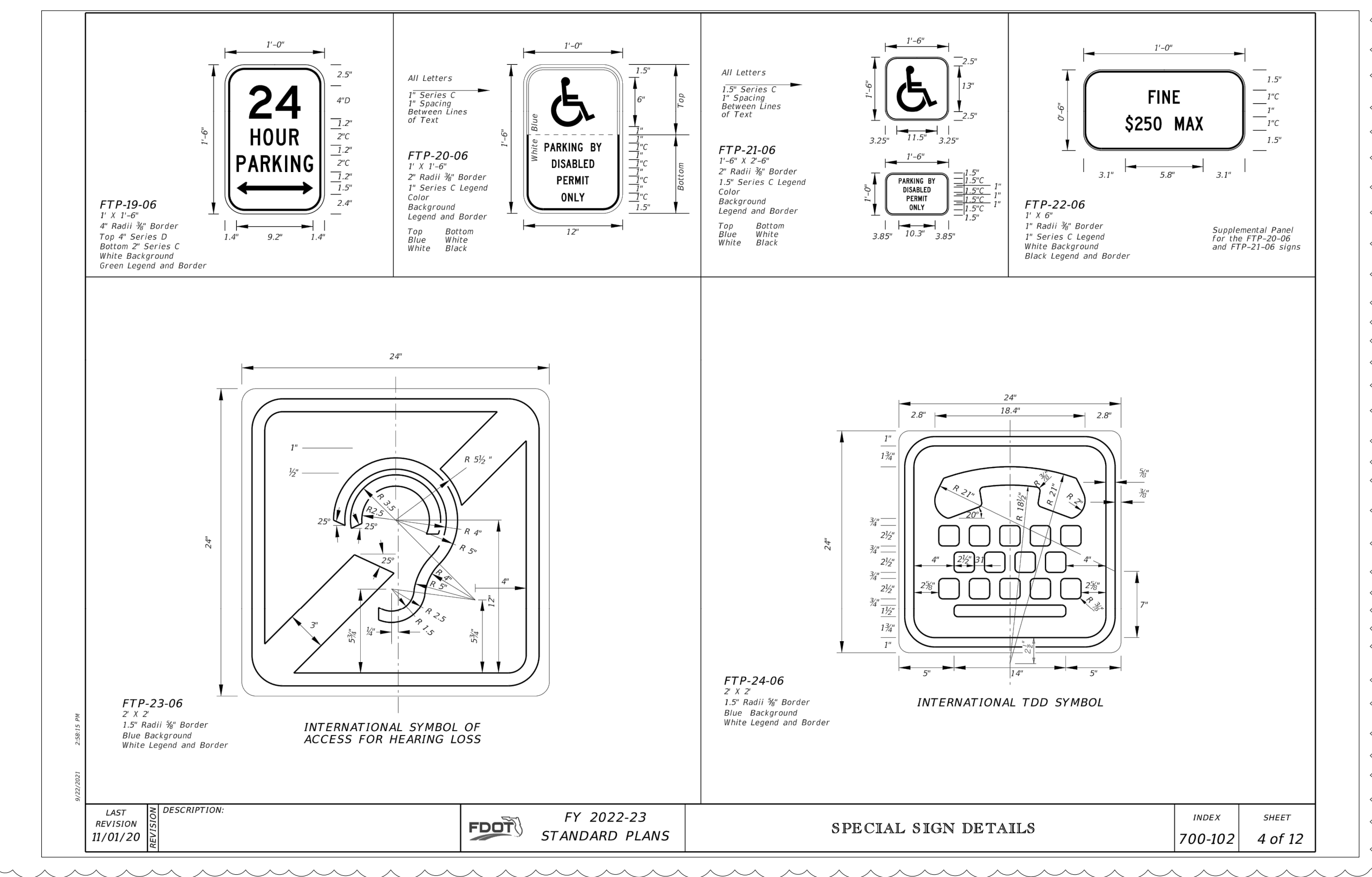
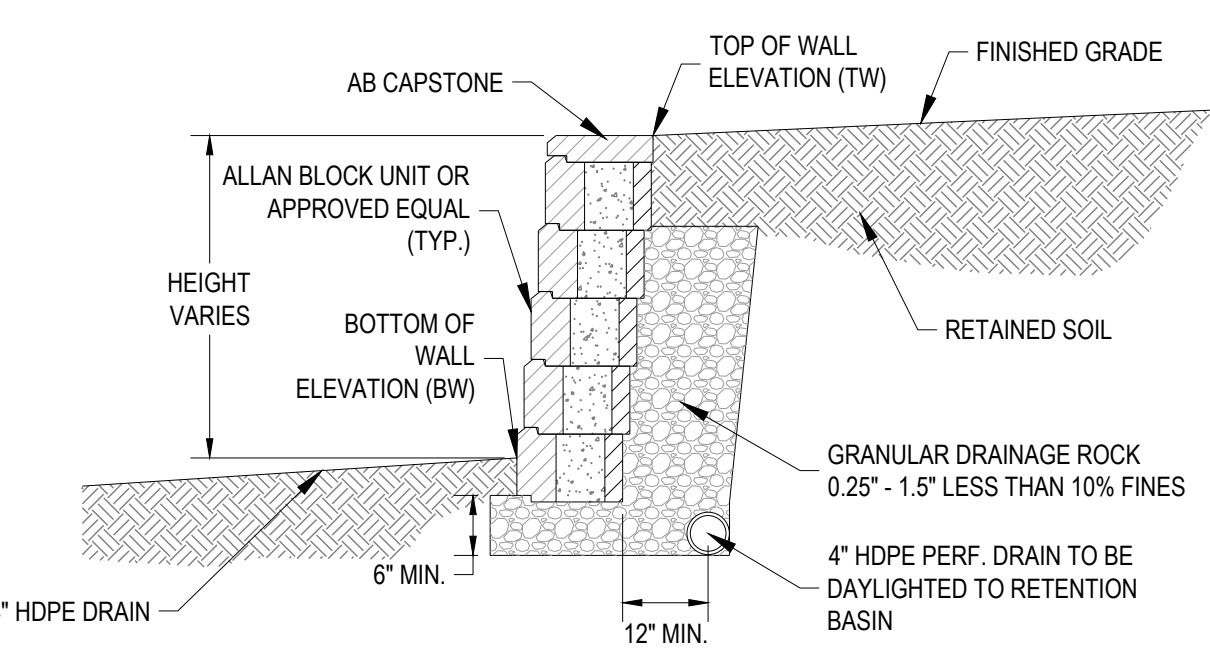
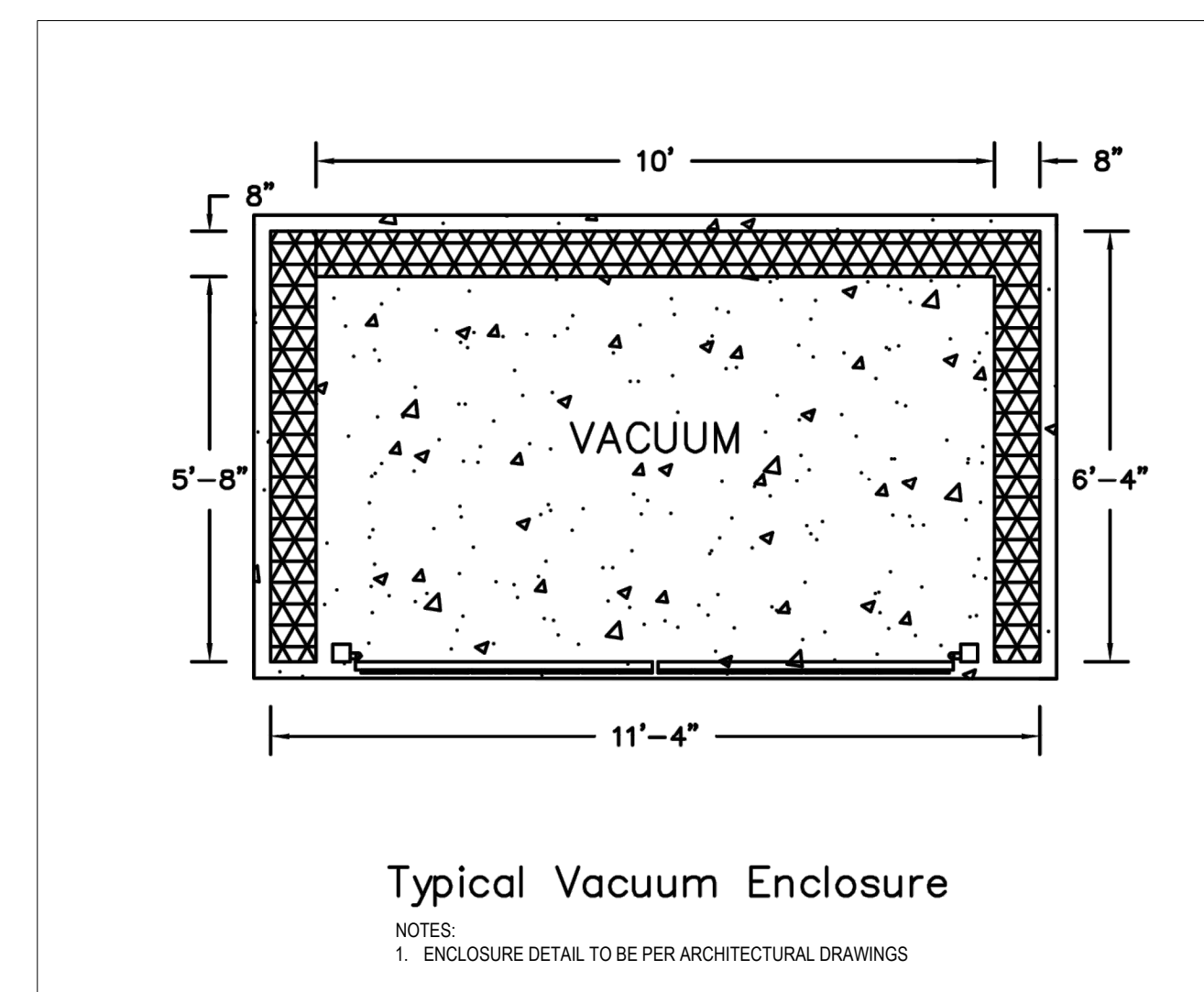
ISSUE:	NOT FOR CONSTRUCTION
DATE:	3/22/2022
JOB NO.:	759795
DESIGN:	C. GRAMMIER
DRAWN:	J. TEW
CHECKED:	G. GEORGE
SHEET NO.	C7.2



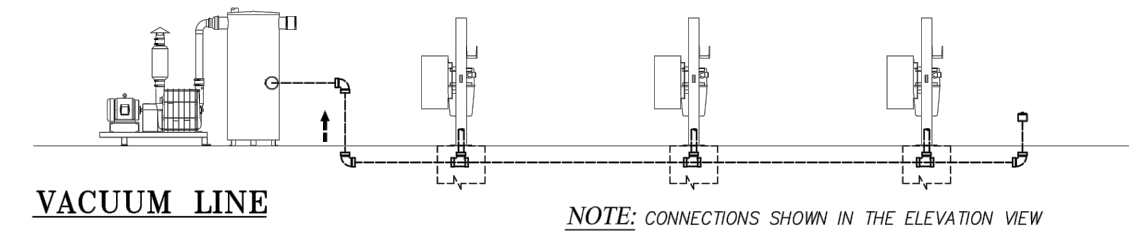
DESIGNED	DJ	REVISIONS	DATE	CITY OF OVIEDO Engineering Department 450 ALEXANDRIA BLVD., OVIEDO, FL 32765	SINGLE SERVICE - 1" OR 2"	DATE	10/2006	SHEET	1 OF 1	27
DRAWN	SL					PROJ. NO.		SCALE	NTS	DETAIL
CHECKED	DJ									
APPROVED	BW									



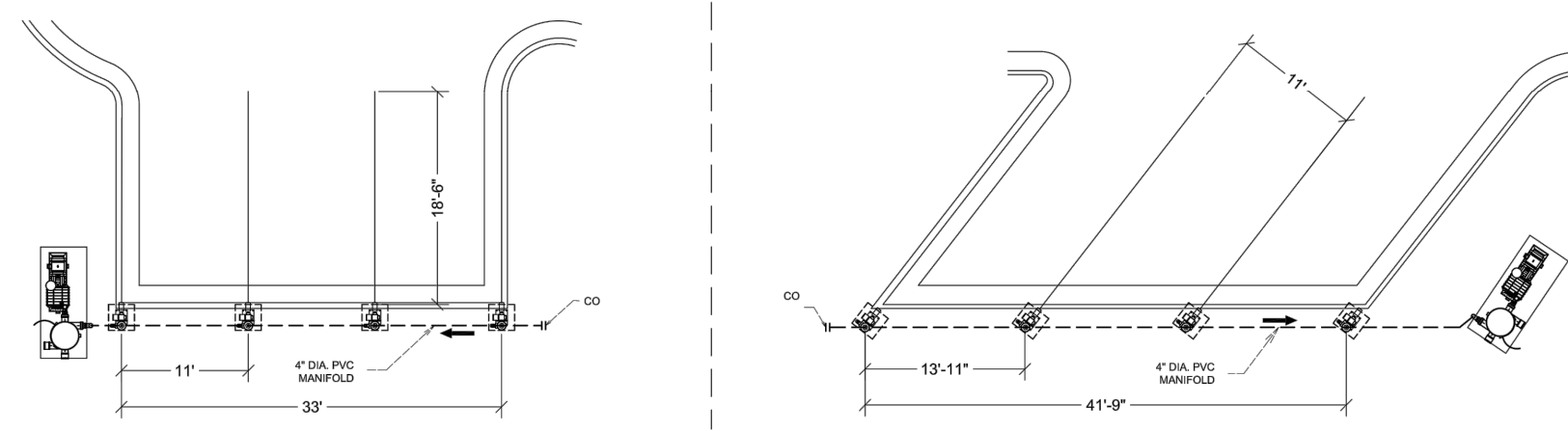
DESIGNED	DJ	REVISIONS	DATE	CITY OF OVIEDO Engineering Department 450 ALEXANDRIA BLVD., OVIEDO, FL 32765	SINGLE SERVICE - 1" OR 2"	DATE	10/2006	SHEET	1 OF 1	27
DRAWN	SL					PROJ. NO.		SCALE	NTS	DETAIL
CHECKED	DJ									
APPROVED	BW									



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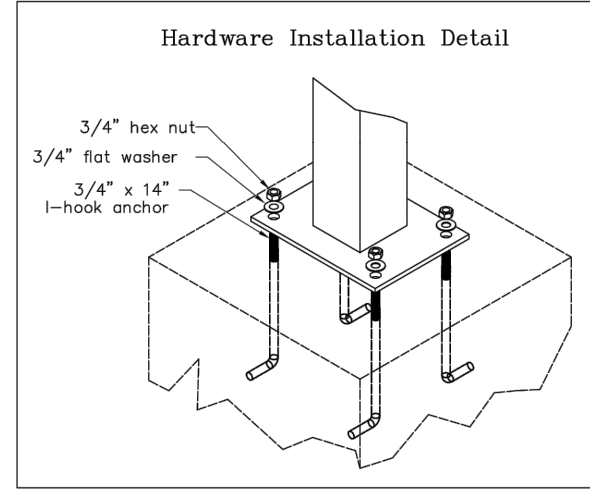
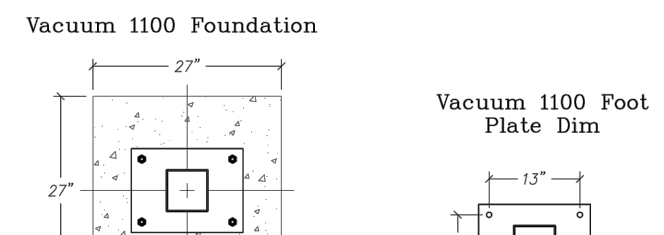


NOTE: CONNECTIONS SHOWN IN THE ELEVATION VIEW ARE SCHEMATIC ONLY. REFER TO PLAN VIEWS FOR PLACEMENT.



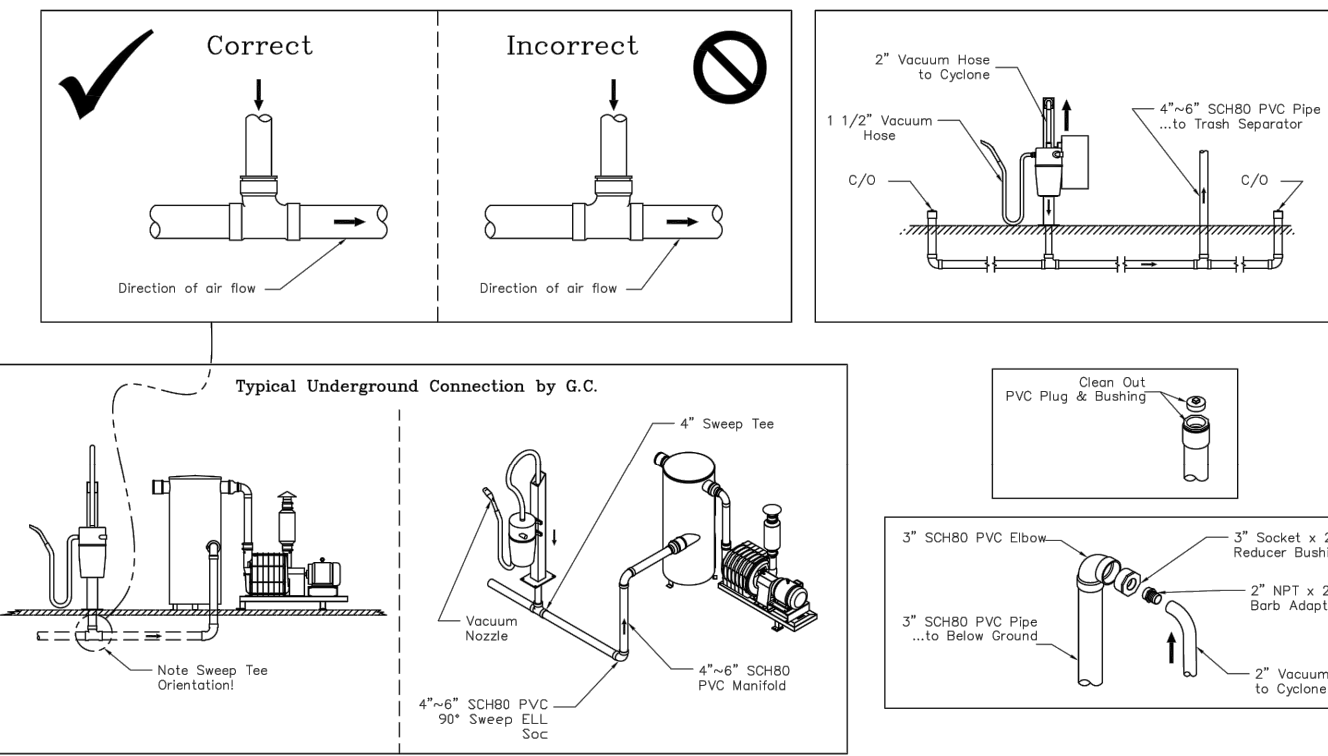
Vacuum Generic

Sheet 4.02



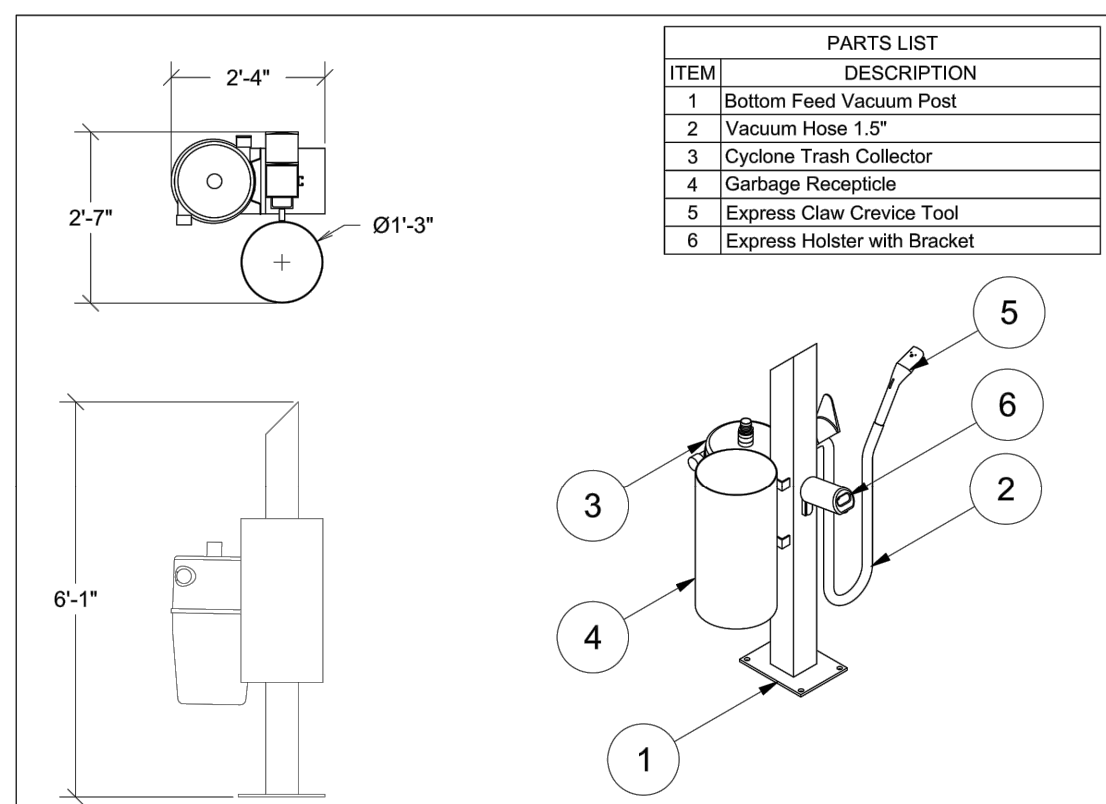
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Sheet 4.03



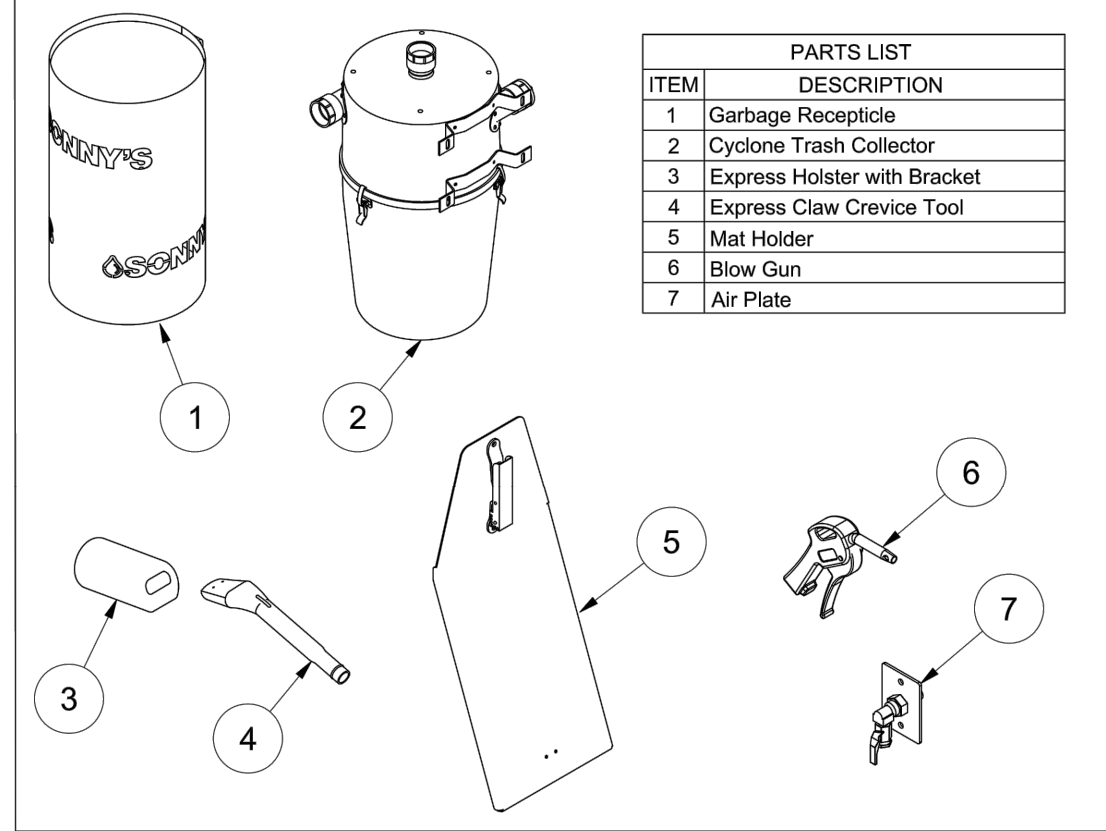
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Sheet 4.04



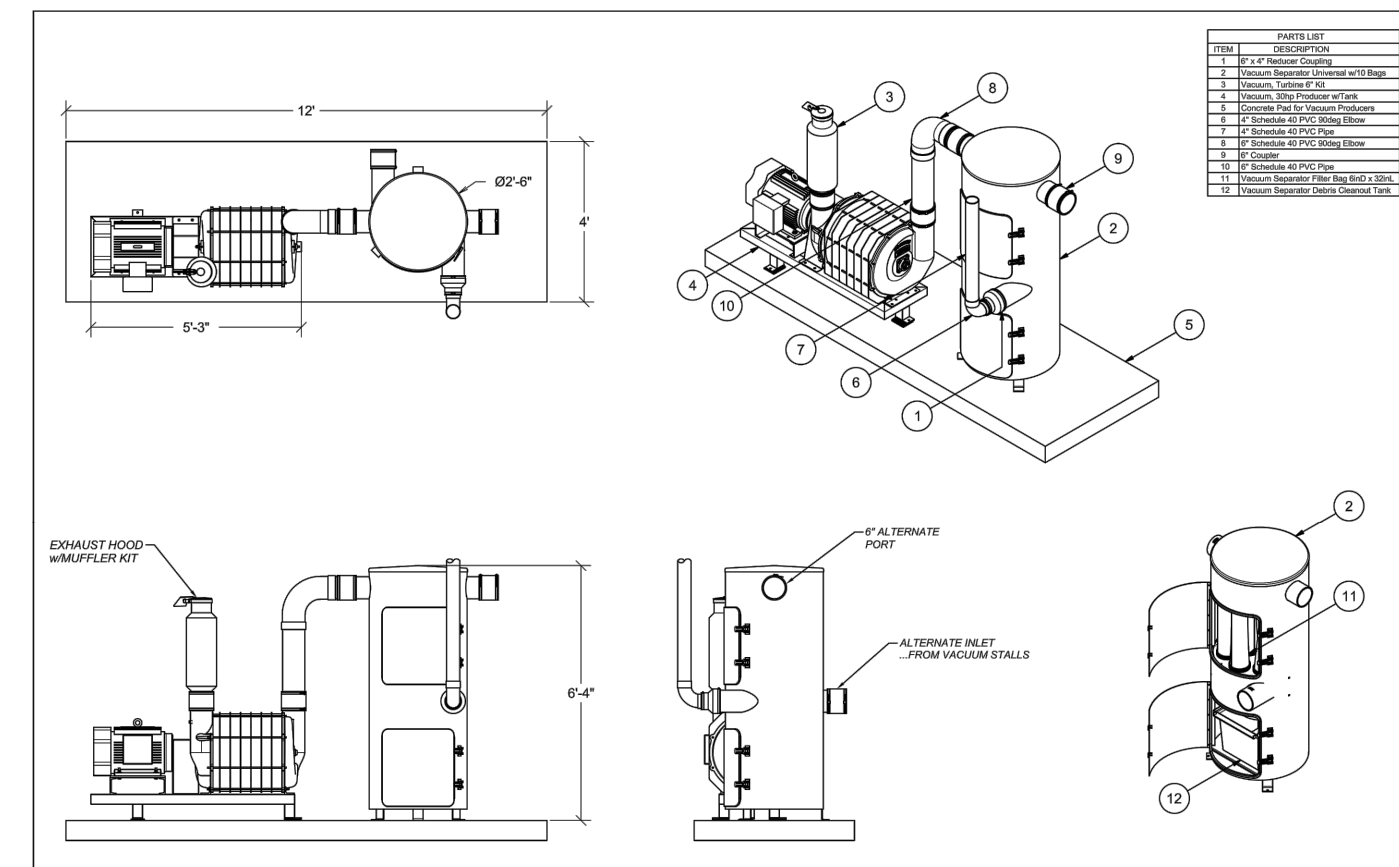
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Sheet 4.05



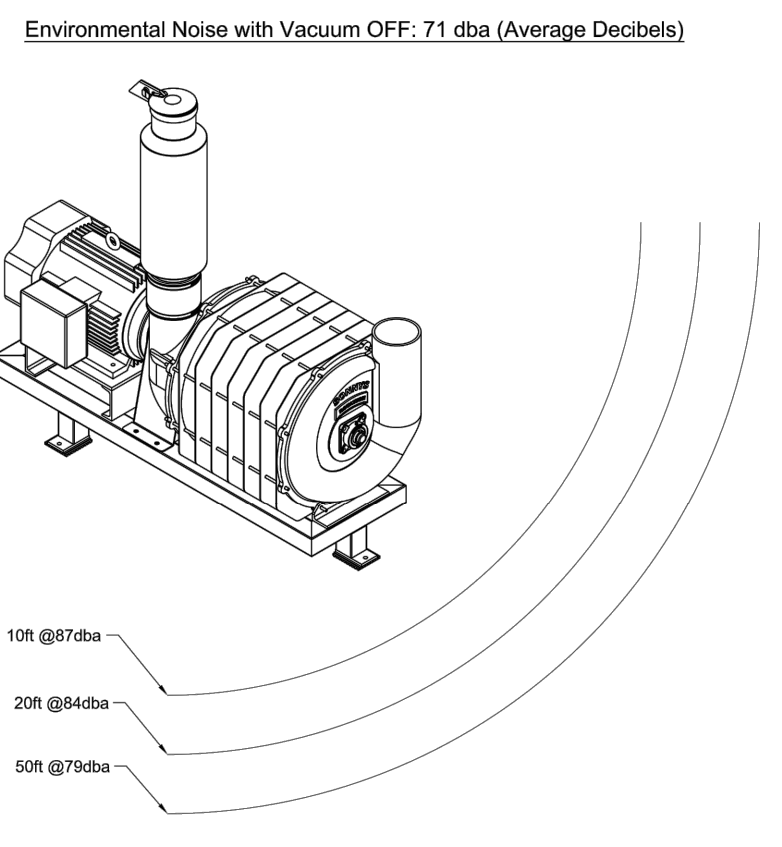
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Sheet 4.06



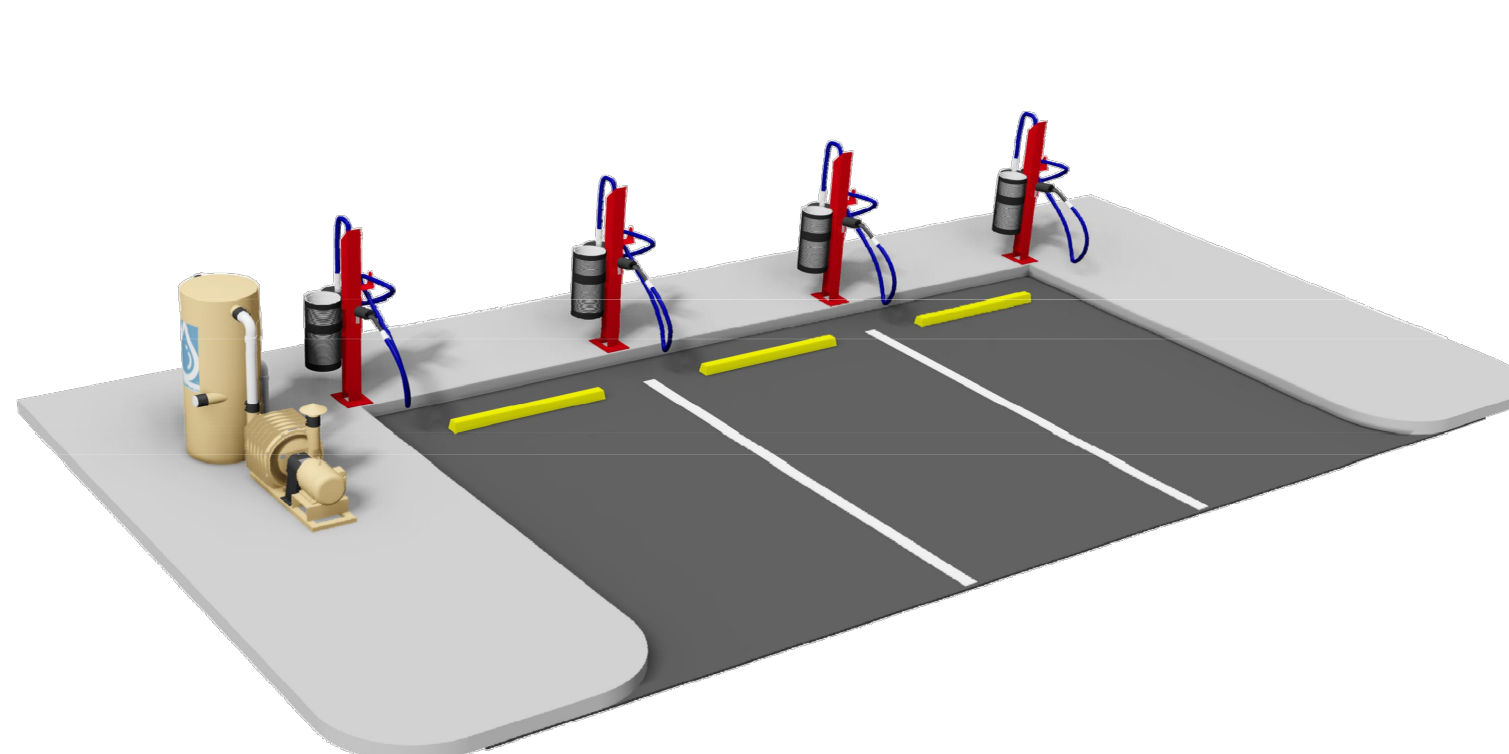
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Sheet 4.07



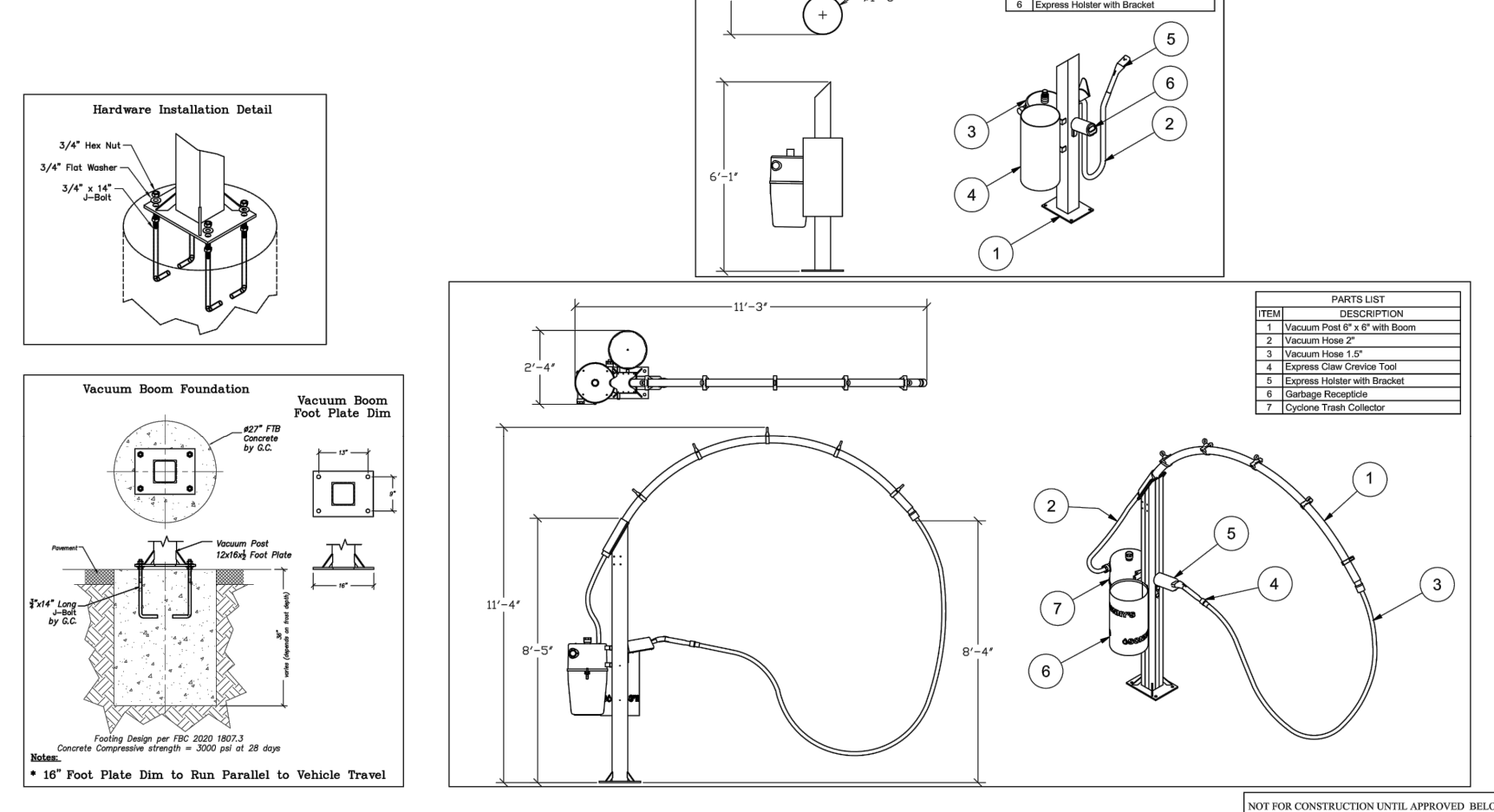
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Sheet 4.08



Vacuum Generic

Sheet 4.01

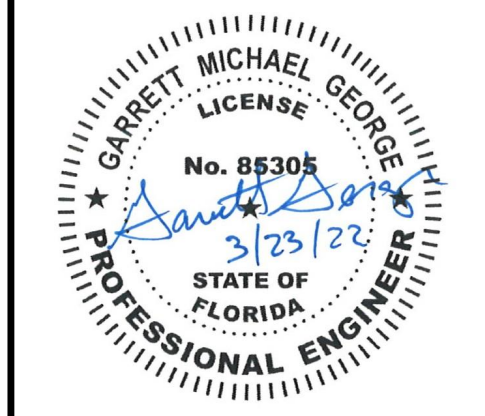


VACUUM FOUNDATION LAYOUT; GC

Sheet 10.7



NO.	DATE	REVISION DESCRIPTION
0	02/12/21	PERMIT SET
1	2/23/22	RESPONSE TO CITY COMMENTS



STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

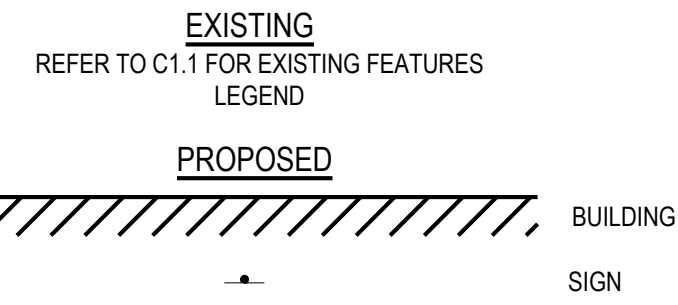
CONSTRUCTION DETAILS

ISSUE: NOT FOR CONSTRUCTION
DATE: 3/22/2022
JOB NO.: 759795
DESIGN: C. GRAMMER
DRAWN: J. TEW
CHECKED: G. GEORGE
SHEET NO. C7.4

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LEGEND



LANDSCAPE PLANT MATERIAL SCHEDULE

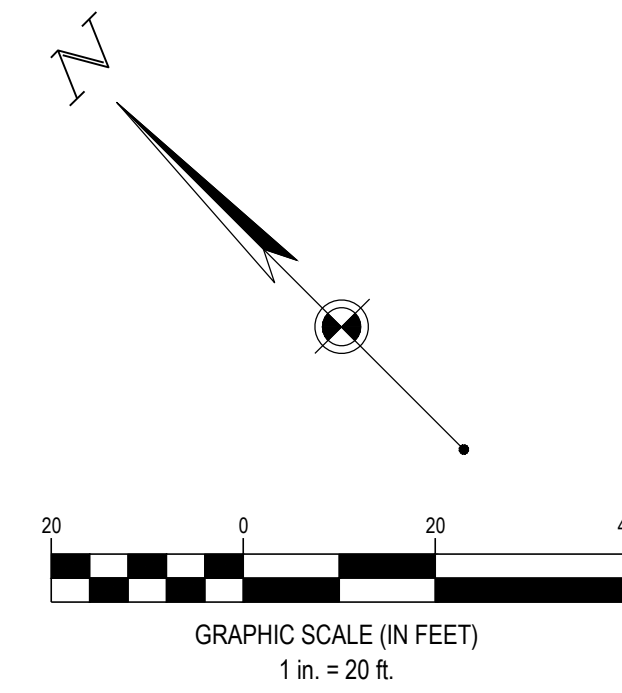
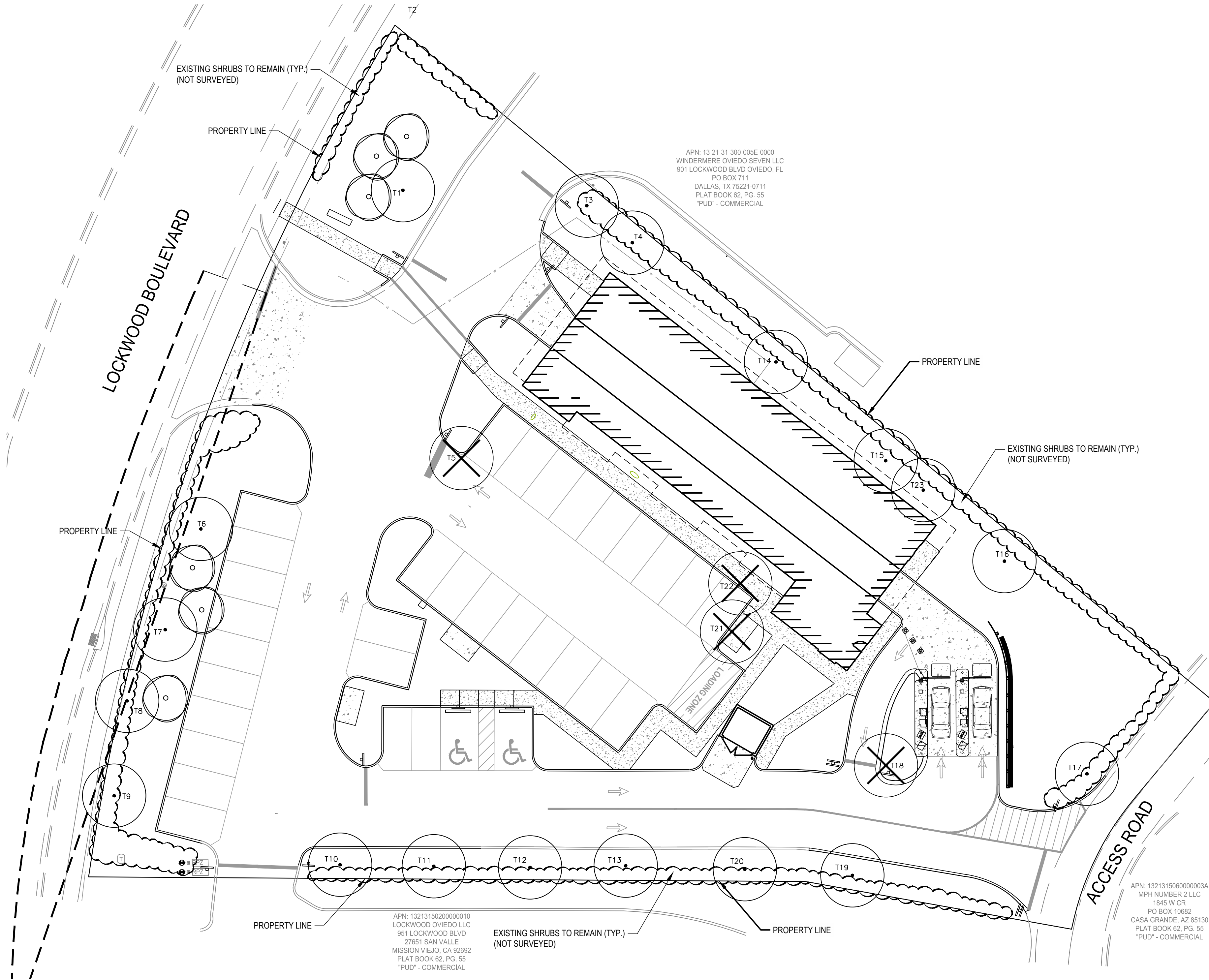
TREES ITEM	SIZE	SPACING	QTY
LARGE EXISTING TREE TO REMAIN (SEE SURVEY PLAN)	VARIABLES (SEE TABLE BELOW)	AS SHOWN	18
EXISTING CRAPE MYRTLE TO REMAIN (NOT SURVEYED)	UNKNOWN	AS SHOWN	6
LARGE EXISTING TREE TO BE REMOVED	VARIABLES (SEE TABLE BELOW)	AS SHOWN	18

TREE REPLACEMENT TABLE

DBH REMOVED TREE	REQUIRED REPLACEMENT TREE
T5 - 8" ELM	1
T18 - 14" OAK	2
T21 - 8" MYRTLE	1
T22 - 8" MYRTLE	1
TOTAL: 5	

BH PRESERVED TREE REPLACEMENT CREDIT

BH PRESERVED TREE	REPLACEMENT CREDIT
T1 - 18" OAK	3
T2 - 12" OAK	2
T3 - 10" OAK	1
T4 - 10" OAK	1
T6 - 12" OAK	2
T7 - 10" OAK	1
T8 - 12" OAK	2
T9 - 10" OAK	1
T10 - 10" OAK	1
T11 - 8" OAK	1
T12 - 10" OAK	1
T13 - 10" OAK	1
T14 - 12" OAK	2
T15 - 12" OAK	2
T16 - 10" OAK	1
T17 - 14" OAK	2
T19 - 10" OAK	1
T20 - 10" OAK	1
T23 - 8" MYRTLE	1
TOTAL: 27	



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-332-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF FLORIDA UTILITIES PROTECTION SERVICE



NO.	DATE	REVISION DESCRIPTION
0	12/1/21	PERMIT SET
1	2/24/22	RESPONSE TO CITY COMMENTS



STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE
925 LOCKWOOD BLVD., OVIEDO, FL

MITIGATION PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	12/10/21
JOB NO.:	759795
DESIGN:	M. SANTANA
DRAWN:	M. SANTANA
CHECKED:	C. CLARK
SHEET NO.	L2.0

LEGEND

EXISTING
REFER TO C1.1 FOR EXISTING FEATURES
LEGEND

PROPOSED
BUILDING

IRRIGATION SCHEDULE

SYM	DESCRIPTION	GPM	P.S.I.	RADIUS
○	RAINBIRD 1804-SAM-PRS-15 POP-UP SPRINKLER, F, TQ, H, Q	3,70, 2,78, 1,85, .92	30	15'
○	RAINBIRD 1804-SAM-PRS-12 POP-UP SPRINKLER, F, TQ, H, Q	2,60, 1,95, 1,3, .65	30	12'
○	RAINBIRD 1804-SAM-PRS-10 POP-UP SPRINKLER, F, H, Q	1,58, .79, .39	30	10'
○	RAINBIRD 1804-SAM-PRS-8 SPRAY POP-UP SPRINKLER, F, H, Q	1,05, .52, .26	30	8'
○	RAINBIRD 1804-SAM-PRS-15-SST POP-UP SPRINKLER	1,21	30	4' X 24'
○	RAINBIRD 1804-SAM-PRS-15-EST POP-UP SPRINKLER	61	30	4' X 12'

SYM	DESCRIPTION
⊠	CONTROLLER VALVES AND APPURTENANCES STATION NUMBER GALLONS PER MINUTE
⊙	PRESSURE REGULATING ELECTRIC REMOTE CONTROL VALVE GPM 0-20 MFG.: 1" RAINBIRD VALVE (MODEL: 100-PEB-PRS-D) GPM 20-50 MFG.: 1 1/2" RAINBIRD VALVE (MODEL: 150-PEB-PRS-D)
▽	KING BROS. IN LINE SWING CHECK VALVE (MODEL # KSC-LINE SIZE-S) LOCATE AS NECESSARY TO AVOID LOW HEAD DRAINAGE
▨	DRIP IRRIGATION SHRUB ZONES: 1/2" DIA RAINBIRD BLACK STRIPE TUBING NOT TO EXCEED 250 LF OR 4.0 GPM FOR ANY SINGLE RUN MFG: RAINBIRD - MODEL: XBS 500P
▲	END FLUSH CAP (MODEL:MDFCAP) INSTALL IN VALVE BOX. TYPICAL AT ALL ENDS OF XERI-TUBE RUNS
11	DRIP IRRIGATION STATION NUMBER GALLONS PER MINUTE
⊕	XERIGATION COMMERCIAL CONTROL ZONE KIT - GPM 0.2-15 MFG.: 1" RAINBIRD VALVE (MODEL: XCZ-100-PRB-COM) GPM 15-40 MFG.: 1 1/2" RAINBIRD VALVE (MODEL: XCZ-150-PRB-COM) USE PSI-M30X REGULATOR FOR FLOWS EXCEEDING 5 GPM
B	AUTOMATIC FILTER KIT WITH STAINLESS STEEL SCREEN MFG: RAINBIRD (MODEL: AF150-LSS AND SC 150 150 SS)

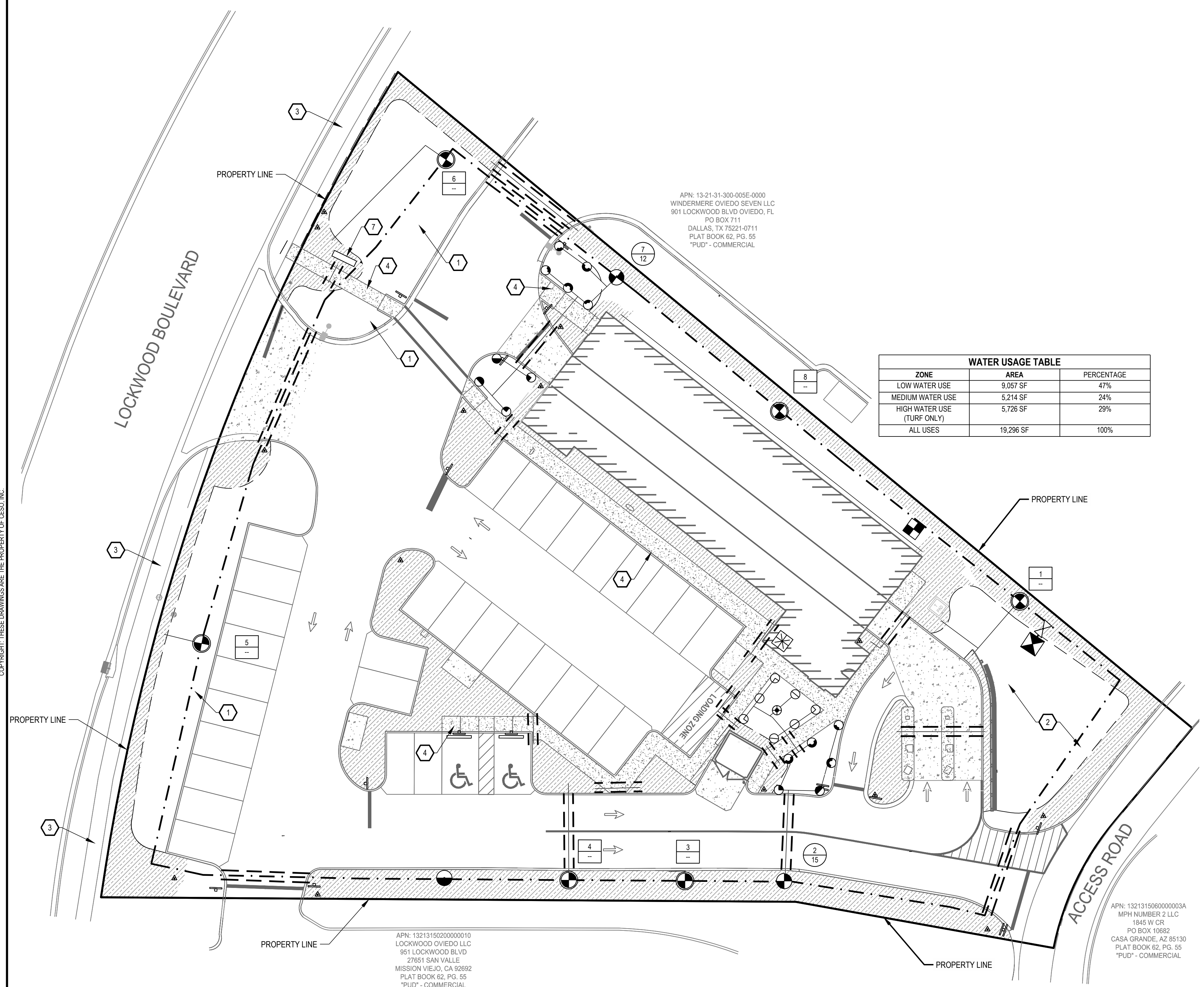
LATERAL FLOW CHART	
3/4"	= 0-10 GPM
1"	= 11-16 GPM
1 1/4"	= 17-26 GPM
1 1/2"	= 27-35 GPM
2"	= 35-55 GPM

PIPE, SLEEVING AND COMMUNICATION WIRE
2" IRRIGATION MAINLINE 'SOLVENT WELD PVC'
ASTM D2241 - CLASS 200 - SDR 21

LATERAL PIPE-CLASS 200
PVC SCH 40 - ALL ROADWAY CROSSINGS SHALL HAVE (1) 3" SLEEVE WITH (2) 2" SLEEVES. ALL OTHER SLEEVES TO BE 3" UNLESS OTHERWISE NOTED.
NOTE: CONTRACTOR TO PROVIDE ANY NECESSARY SLEEVING UNDER PAVEMENT NOT SHOWN IN PLANS

WATER USAGE TABLE

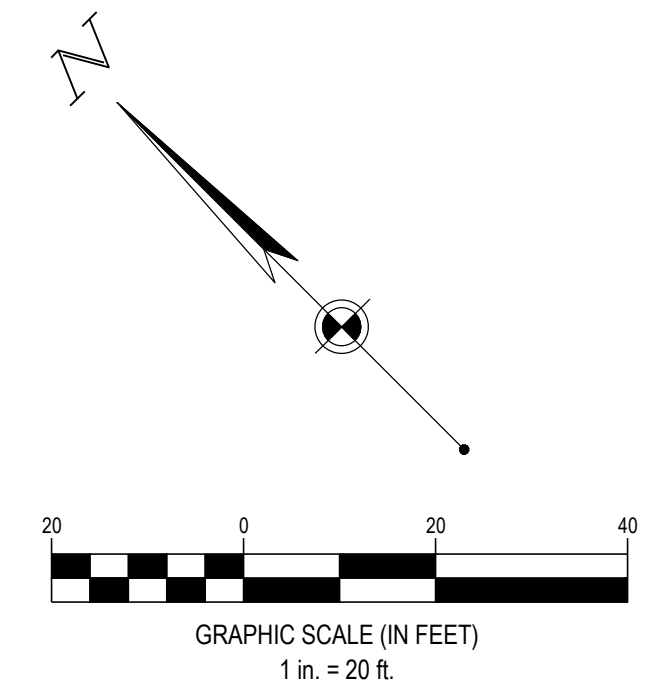
ZONE	AREA	PERCENTAGE
LOW WATER USE	9,057 SF	47%
MEDIUM WATER USE	5,214 SF	24%
HIGH WATER USE (TURF ONLY)	5,726 SF	29%
ALL USES	19,296 SF	100%



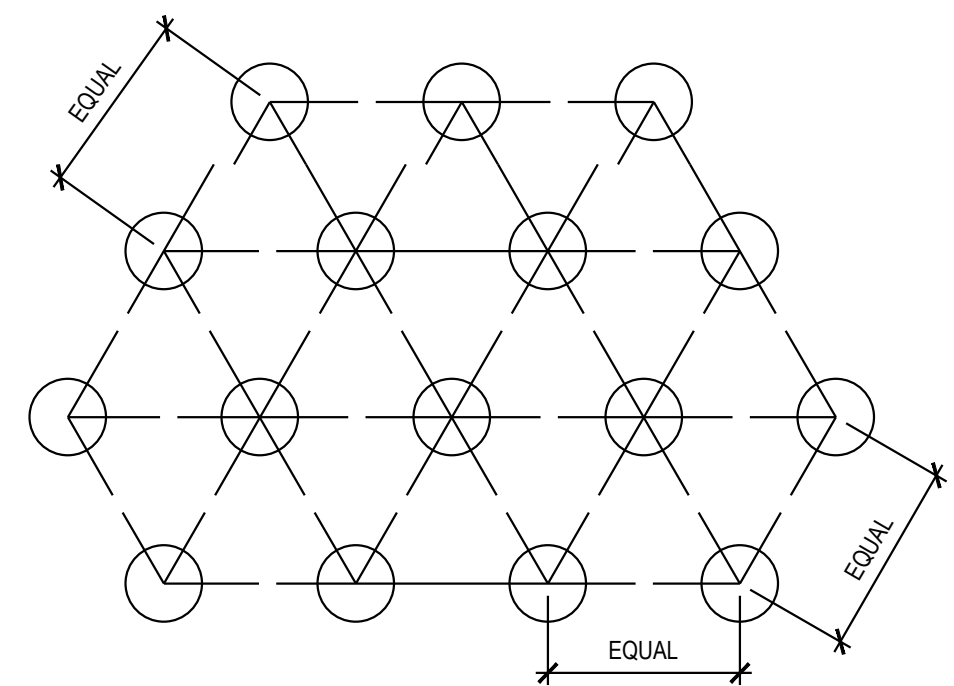
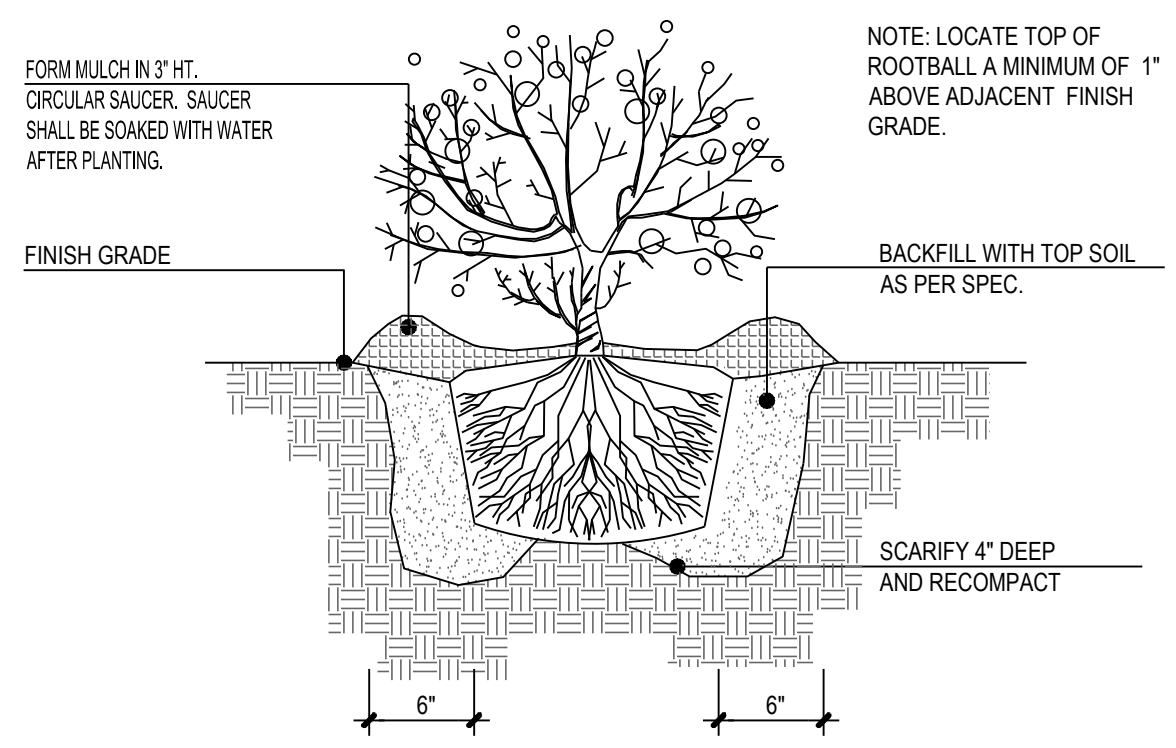
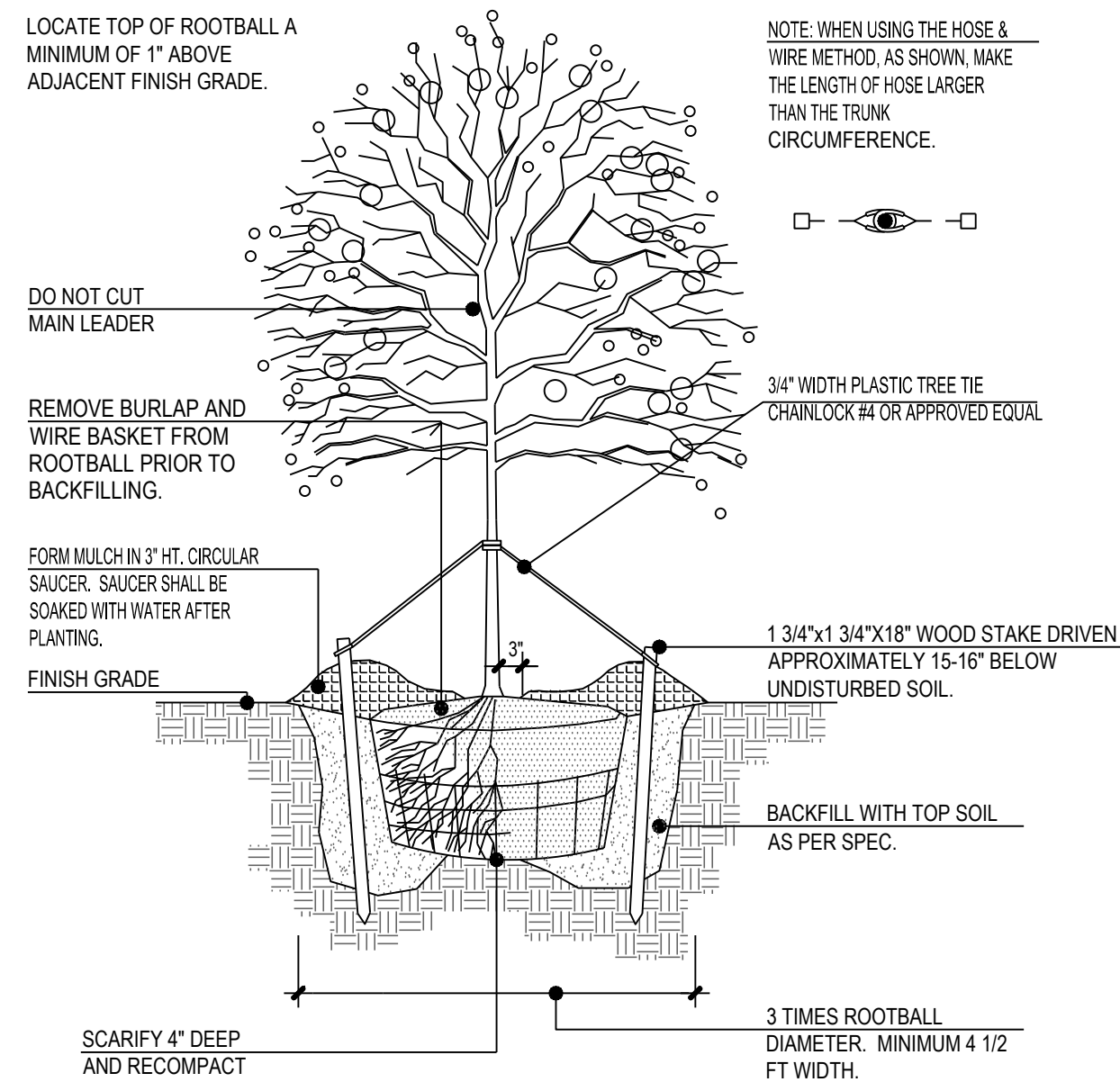
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CODED NOTES:

- CONTRACTOR TO ADJUST EXISTING IRRIGATION SPRAY HEADS TO ACCOUNT FOR NEW PLANTING BED. IRRIGATION IS EXISTING FOR THE FRONTAGE AND WILL REMAIN. CONTRACTOR TO EVALUATE FRONTAGE, REPLACE ANY DAMAGED OR NON-FUNCTIONING SPRAY HEADS OR ROTORS, AND ADJUST SPACING AS NEEDED TO ACCOMMODATE FULL COVERAGE. THE TURF FRONTAGE AREA WILL BE CONVERTED INTO ONE ZONE AND TIED INTO THE NEW SYSTEM
- UN-IRRIGATED SOD. CONTRACTOR TO HAND WATER SOD UNTIL ESTABLISHMENT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED SIGN



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: FLORIDA UTILITIES PROTECTION SERVICE AT 811 OR 800-432-4770 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF FLORIDA UTILITIES PROTECTION SERVICE



ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING PER ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN.

LOCATE GROUND COVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE NOTED.

GENERAL NOTES: LANDSCAPE PLAN

- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
- REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEIOUS MATERIAL OR DEBRIS.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- ALL PLANTS SHALL BE FLORIDA #1 OR BETTER. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS.
- ALL PLANTS, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN STOCK, AND SHALL COMPLY WITH ALL REQUIRED INSPECTIONS, GRADING STANDARDS, PLANT REGULATIONS AND REQUIREMENTS FOR MEASUREMENT, BRANCHING AND CULTURAL PRACTICES, AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE "GRADES AND STANDARDS FOR NURSERY PLANTS", (LATEST EDITION), INCLUDING REVISIONS AS DETERMINED BY THE STATE PLANT BOARD OF FLORIDA OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK," AMERICAN NATIONAL STANDARDS INSTITUTE.
- ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
- PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
- ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE, SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM FROM THE OWNER AND LANDSCAPE ARCHITECT. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. LANDSCAPE MAINTENANCE IS THE LANDSCAPING CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS
- REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS

1 DECIDUOUS TREE STAKING

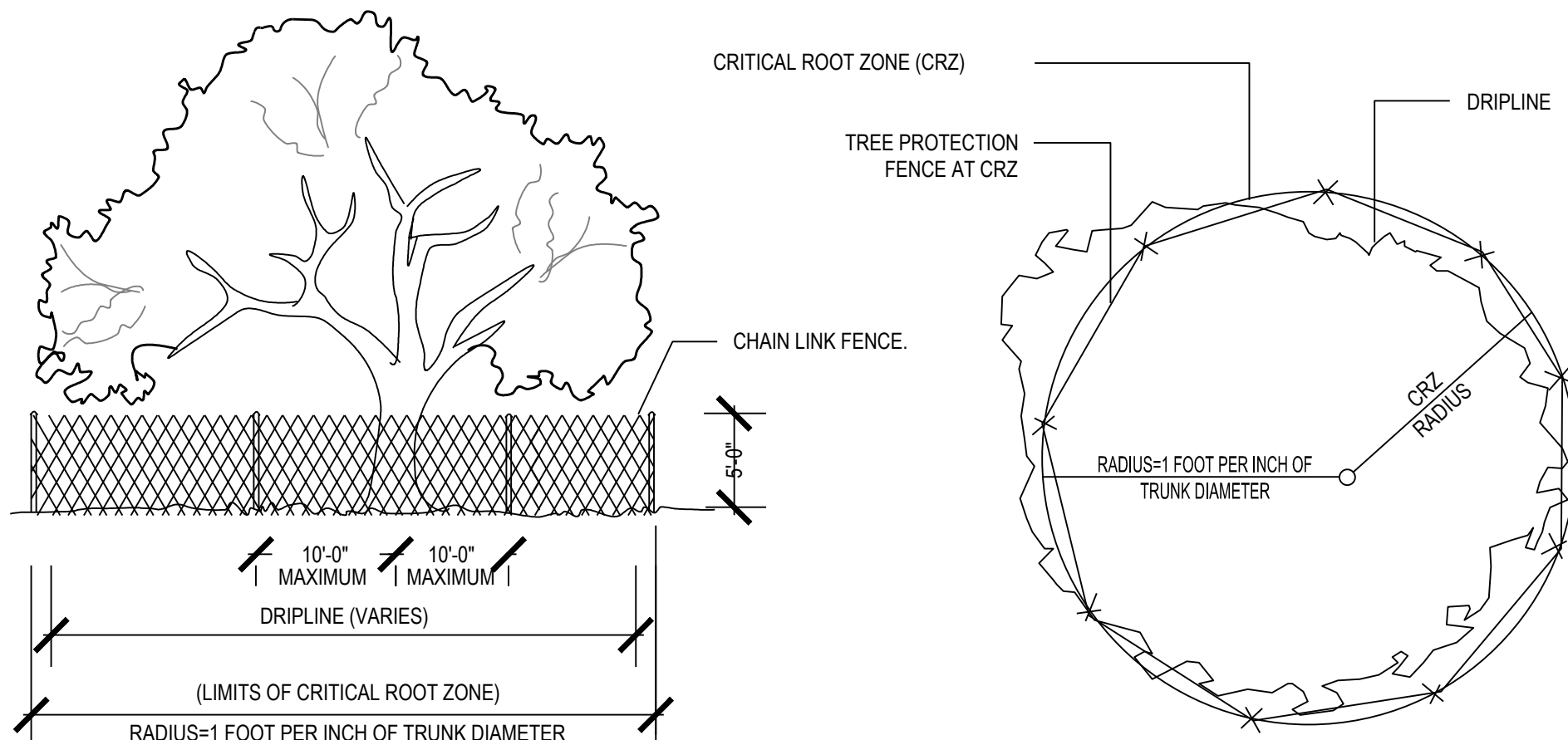
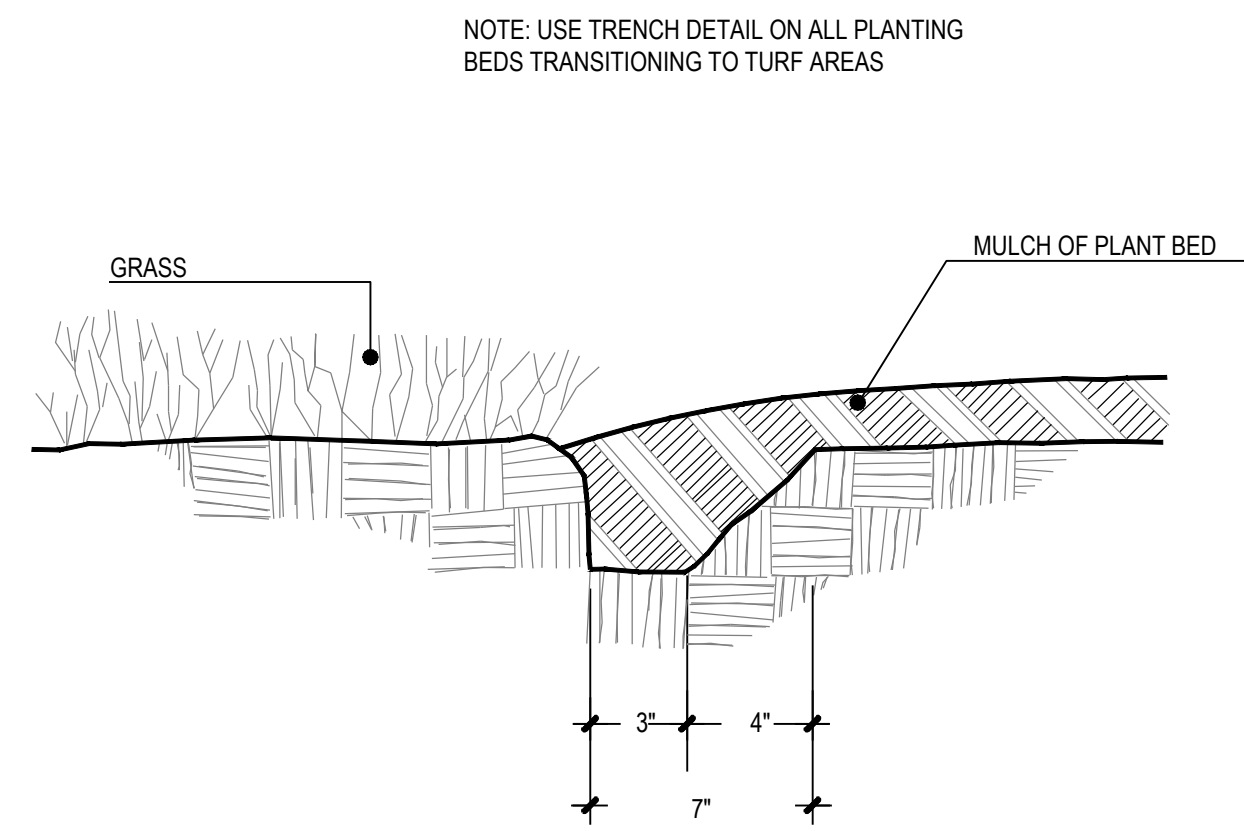
N.T.S.

2 EVERGREEN / DECIDUOUS SHRUB

N.T.S.

3 GROUND COVER SPACING

N.T.S.



- NOTES:**
- NO TRUCKS OR HEAVY EQUIPMENT ALLOWED WITHIN BARRIERS, ONLY HAND LABOR ALLOWED.
 - NO CONSTRUCTION MATERIALS, SOILS DEPOSITS, OR SOLVENTS SHALL BE ALLOWED WITHIN BARRIERS.
 - BARRIERS ARE TO IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES WITH-IN TREE AREA.
 - BARRIERS ARE TO STAY IN PLACE UNTIL ALL PAVING, CONSTRUCTION, AND HEAVY EQUIPMENT IS REMOVED FROM THE AREA.
 - CRITICAL ROOT ZONE: 1 INCH OF TREE AT DIAMETER BREST HEIGHT (DBH) IS EQUAL TO 1 FOOT OF CRITICAL ROOT ZONE (CRZ). IE. 30 INCH DBH = 30 FOOT CRZ

4 TRENCH EDGING

5 TYP. TREE PROTECTION

N.T.S.

SOIL PLANTING MIXTURE (MIX ONSITE)

- THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MIXTURE AS FOLLOWS:
 - ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
 - ONE PART NATIVE SOIL
- SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL & SOD WITH REGARD TO: pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED IN PROXIMITY TO PROPOSED PLANT MATERIAL AND BE RESPONSIBLE TO AMEND THE SOIL TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO LANDSCAPE ARCHITECT FOR REVIEW.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PLANTING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.

TREE PROTECTION NOTES

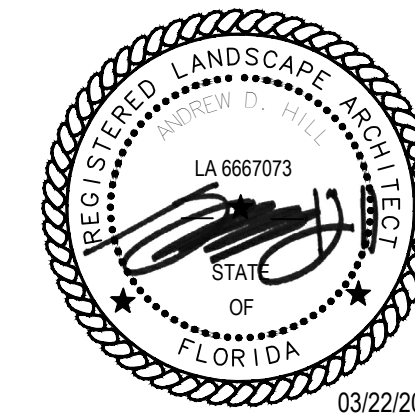
- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, DO NOT PLACE SOIL DEPOSITS, DEBRIS SOLVENTS, MACHINERY CONSTRUCTION MATERIAL OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN.
- BEFORE CONSTRUCTION STARTS ALL PROTECTED TREES SHALL BE PRUNED AS FOLLOWS UNLESS OTHERWISE DIRECTED BY THE OWNER OR HIS REPRESENTATIVE: REMOVE ANY DEAD OR DISEASED TRUNKS OR BRANCHES, AND REMOVE WEAK OR CROSSED BRANCHES. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, SO THAT CLOSURE CAN READILY START. ALL TRIMMING SHALL BE DONE BY A QUALIFIED TREE SURGEON. PRUNING SHALL BE IN ACCORDANCE WITH ANSI A-300 PRUNING STANDARDS.
- ALL ROOTS TO BE REMOVED DURING THE SITE CLEARING SHALL BE SEVERED CLEAN AT THE PERIMETER OF THE DESIGNATED PROTECTED RADIUS. A 3" LAYER OF MULCH SHALL BE IMMEDIATELY APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES. A SOIL AUGER WILL BE USED TO BORE UNDER ROOT SYSTEMS UTILITIES ARE TO BE INSTALLED WITHIN 10' OF A PROTECTED TREE.

ROOT PRUNING NOTE:

WHEN THE CRITICAL ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS. ROOTS CAN BE PRUNED BY UTILIZING TRENCHING EQUIPMENT DESIGNED FOR THIS PURPOSE OR BY HAND DIGGING A TRENCH AND PRUNING ROOTS WITH A PRUNING SAW, CHAIN SAW OR OTHER EQUIPMENT DESIGNED FOR TREE PRUNING. ROOTS LOCATED WITHIN A CRITICAL ROOT ZONE THAT WILL BE IMPACTED BY CONSTRUCTION MUST BE PRUNED TO A DEPTH OF 18 INCHES BELOW THE EXISTING GRADE OR TO THE DEPTH OF DISTURBANCE IF LESS THAN 18 INCHES FROM THE EXISTING GRADE. WHEN UNDERGROUND UTILITY LINES ARE TO BE INSTALLED WITHIN THE CRITICAL ROOT ZONE, THE ROOT PRUNING REQUIREMENTS MAY BE WAIVED IF THE LINES ARE INSTALLED VIA TUNNELING OR DIRECTIONAL BORING AS OPPOSED TO OPEN TRENCHING. A LICENSED CERTIFIED ARBORIST SHALL PROVIDE PRUNING.



NO.	DATE	REVISION DESCRIPTION
0	12/10/21	PERMIT SET
1	2/24/22	RESPONSE TO CITY COMMENTS



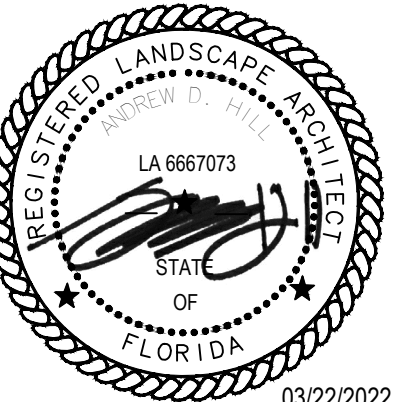
STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

DETAILS AND NOTES

ISSUE:	NOT FOR CONSTRUCTION
DATE:	12/10/21
JOB NO.:	759795
DESIGN:	M. SANTANA
DRAWN:	M. SANTANA
CHECKED:	C. CLARK
SHEET NO.	L4.0

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NO.	DATE	REVISION DESCRIPTION
0	12/10/21	PERMIT SET
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STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

DETAILS AND NOTES

ISSUE: NOT FOR CONSTRUCTION	
DATE: 12/10/21	
JOB NO.:	759795
DESIGN:	M. SANTANA
DRAWN:	M. SANTANA
CHECKED:	C. CLARK
SHEET NO. L4.2	

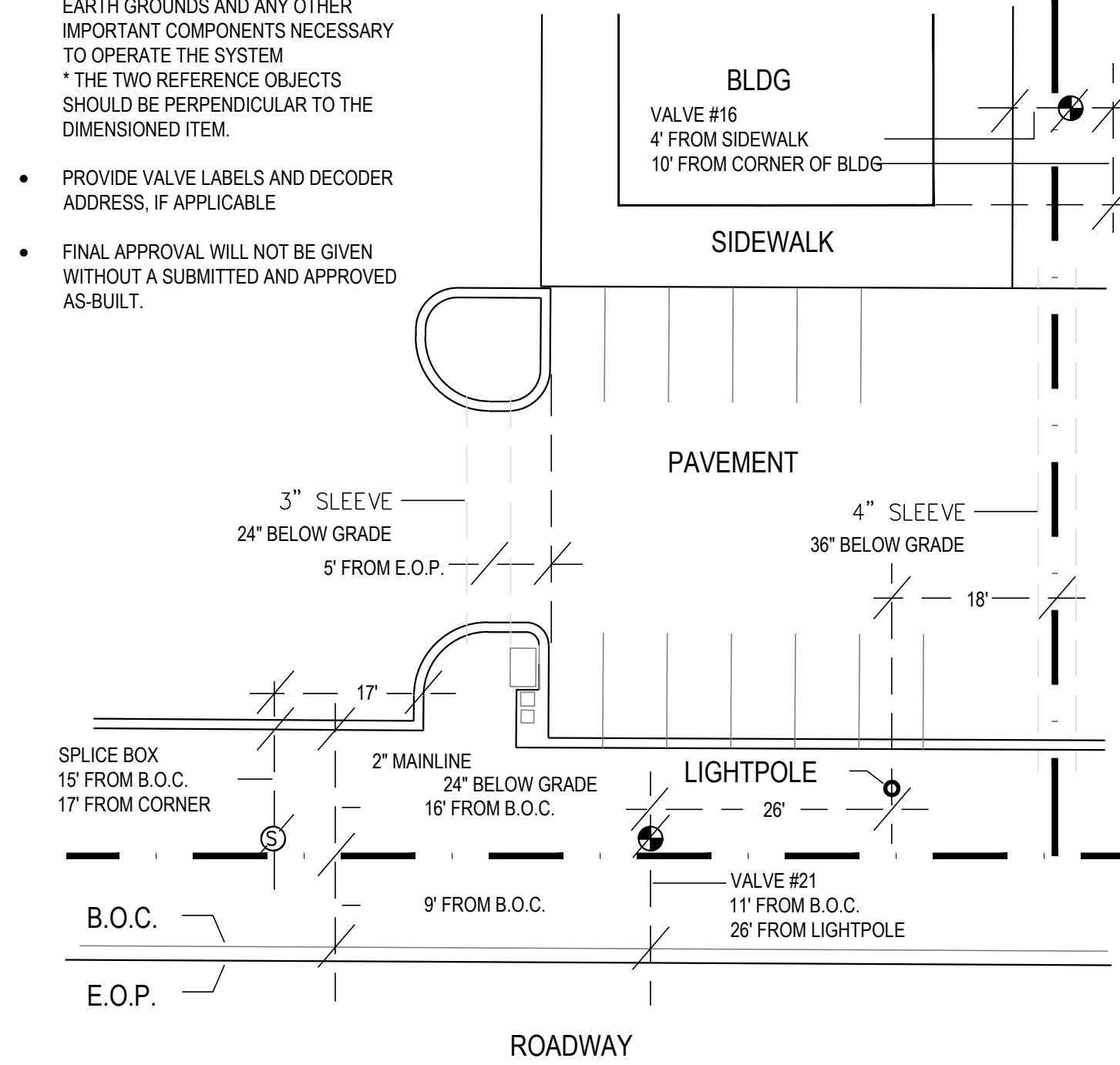
GENERAL NOTES: IRRIGATION PLAN

- THE IRRIGATION DISTRIBUTION MAINLINE SHALL BE INSTALLED PER LOCAL AND STATE WATER STANDARDS. ALL IRRIGATION SYSTEMS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE TO LOCAL, REGIONAL, AND/OR STATE STANDARDS, WHICHEVER PRECEDES. CONTACT OWNER'S REPRESENTATIVE WITH ANY DISCREPANCIES.
- IF REQUIRED, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE NECESSARY "RIGHT OF WAY" USE ENCROACHMENT PERMIT(S).
- IRRIGATION CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLAN OR NOT. THE IRRIGATION CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES & ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL PRODUCTS, WIRING AND BACKFLOW PREVENTER TO BE INSTALLED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES.
- IRRIGATION CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS OR INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- IRRIGATION CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH INSTALLATION OF LANDSCAPING, WALL CONSTRUCTION AND DRAINAGE SYSTEMS. IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION WITH OTHER SUBCONTRACTORS FOR INSTALLATION OF UNDERGROUND SLEEVING.
- ALL PRODUCTS OR ANY OTHER EQUIPMENT REQUIRED THAT IS NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
- PRIOR TO BACKFILLING TRENCHES CONTACT OWNER'S REPRESENTATIVE TO VERIFY WIRE PATH ROUTING, CONTROLLER WIRE AND SPLICING CONNECTIONS.
- LAYOUT OF THE SYSTEM AS SHOWN ON DRAWINGS IS DIAGRAMMATIC. IRRIGATION LINES SHOWN WITHIN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. IRRIGATION HEADS AND PIPES ARE TO BE PLACED WITHIN LANDSCAPED AREAS WITH THEIR LOCATIONS MODIFIED AS REQUIRED TO AVOID PLANT MATERIALS, UTILITIES AND OTHER OBSTRUCTIONS.
- IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
- CONTRACTOR TO PROVIDE OWNER WITH KEYS AND HOSE SWIVELS FOR EACH QUICK COUPLER VALVE.
- CONTRACTOR SHALL PROVIDE A REPRODUCIBLE DIGITAL AS-BUILT IRRIGATION PLAN. PLAN SHALL BE PREPARED PRIOR TO FINAL ACCEPTANCE OF IRRIGATION INSTALLATION. ON A REPRODUCIBLE SITE PLAN (PROVIDED TO CONTRACTOR BY LANDSCAPE ARCHITECT) AS-BUILT PLAN SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBSTANTIAL COMPLETION INSPECTION. AS-BUILTS SHALL INCLUDE A MASTER VALVE/ZONE SCHEDULE INCLUDING SPECIFICATIONS FOR INSTALLED VALVES, ZONE TYPE AND GALLONS PER MINUTE. SEE SPECS FOR FURTHER INFORMATION.
- IRRIGATION CONTRACTOR SHALL PROVIDE A COLOR CODED MAP OF THE AREA SERVED BY EACH CONTROLLER, SEALED IN PLASTIC OR LAMINATED, AND PLACE IT IN EACH CONTROLLER BOX UPON FINAL ACCEPTANCE.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PRODUCT SUBSTITUTIONS BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PRODUCTS, MANUFACTURERS, AND MODELS NOT IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT WITHOUT PRIOR WRITTEN APPROVAL. AT NO COST TO THE OWNER THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PRODUCTS THAT ARE IN COMPLIANCE WITH THE MANUFACTURERS AND MODELS ON THE IRRIGATION PLAN.
- CONTRACTOR TO INSTALL IRRIGATION CONTROL EQUIPMENT UNIT (CONTROL CABINET(S)) AT LOCATION SHOWN ON DRAWINGS. STAKE OUT EXACT LOCATION FOR OWNER'S REPRESENTATIVE'S REVIEW PRIOR TO EXCAVATING FOR THE FOOTING. INSTALL LEVEL AND PLUMB ON COMPACTED SUBSOIL AND BASE ROCK AS SHOWN ON DRAWINGS.
- IRRIGATION CONTRACTOR SHALL PROVIDE POWER AND WATER FOR ALL LANDSCAPE ELEMENTS TO PROVIDE A COMPLETE OPERATING IRRIGATION SYSTEM. THE GENERAL CONTRACTOR AND/OR OWNER SHALL PROVIDE 120 VOLT POWER TO THE CONTROLLER LOCATION(S), COORDINATE AS NEEDED. THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL ELECTRICAL CONDUITS AND WIRING TO PROVIDE POWER FROM ELECTRICAL BRANCH PANEL TO THE IRRIGATION CONTROL EQUIPMENT UNIT. IRRIGATION CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE WITH AN ELECTRICIAN AS NEEDED.
- AT EACH IRRIGATION CONTROLLER, INSTALL A "SECONDARY SURGE ARRESTER" TO THE INCOMING (120 VOLT) POWER SUPPLY (INTERMATIC #AG2401 OR EQUAL).
- PROVIDE AND INSTALL CONDUIT SWEEPS AND STRAIGHT SECTIONS FROM IRRIGATION TRENCHES TO THE CONTROLLER. ROUTE CONTROL WIRE THROUGH CONDUITS INTO CONTROLLER CABINET. NEATLY CONNECT WIRES TO TERMINAL STRIPS PROVIDED IN THE CONTROLLER CABINET.
- THE WIRELESS RAIN SHUTOFF DEVICE SHALL BE INSTALLED TO MEET LOCAL CODES AND/OR MINIMUM MANUFACTURER'S RECOMMENDATIONS. OBSTRUCTIONS, VANDALISM AND EASE OF SERVICE SHALL BE CONSIDERED IN LOCATING THE DEVICE. DO NOT LOCATE IN AN AREA SHELTERED FROM RAIN.
- ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
- PROTECT IRRIGATION CONTROL EQUIPMENT UNIT FROM DAMAGE AFTER INSTALLATION AND UNTIL FINAL ACCEPTANCE. THE UNIT SHALL BE IN BRAND NEW CONDITION WHEN FULL OPERATION OF THE SYSTEM IS TURNED OVER TO THE OWNER AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, REPLACE ALL OR PART OF THE UNIT THAT IS DAMAGED AND UNACCEPTABLE TO THE OWNER.
- WHEREVER PRACTICAL, INSTALL VALVES IN MULCHED BEDS AND/OR OUT OF HIGH TRAFFIC AREAS. IF INSTALLED IN LAWN, INSTALL 36" AWAY FROM BED EDGE. ONE VALVE PER VALVE BOX UNLESS OTHERWISE NOTED. ALL VALVES, FLUSH VALVES AND WIRE SPLICES SHALL BE INSTALLED IN RAIN BIRD WIDE FLANGED, STRUCTURAL FOAM "PLASTIC" VALVES BOXES WITH LIDS (OR APPROVED EQUAL) AS FOLLOWS:

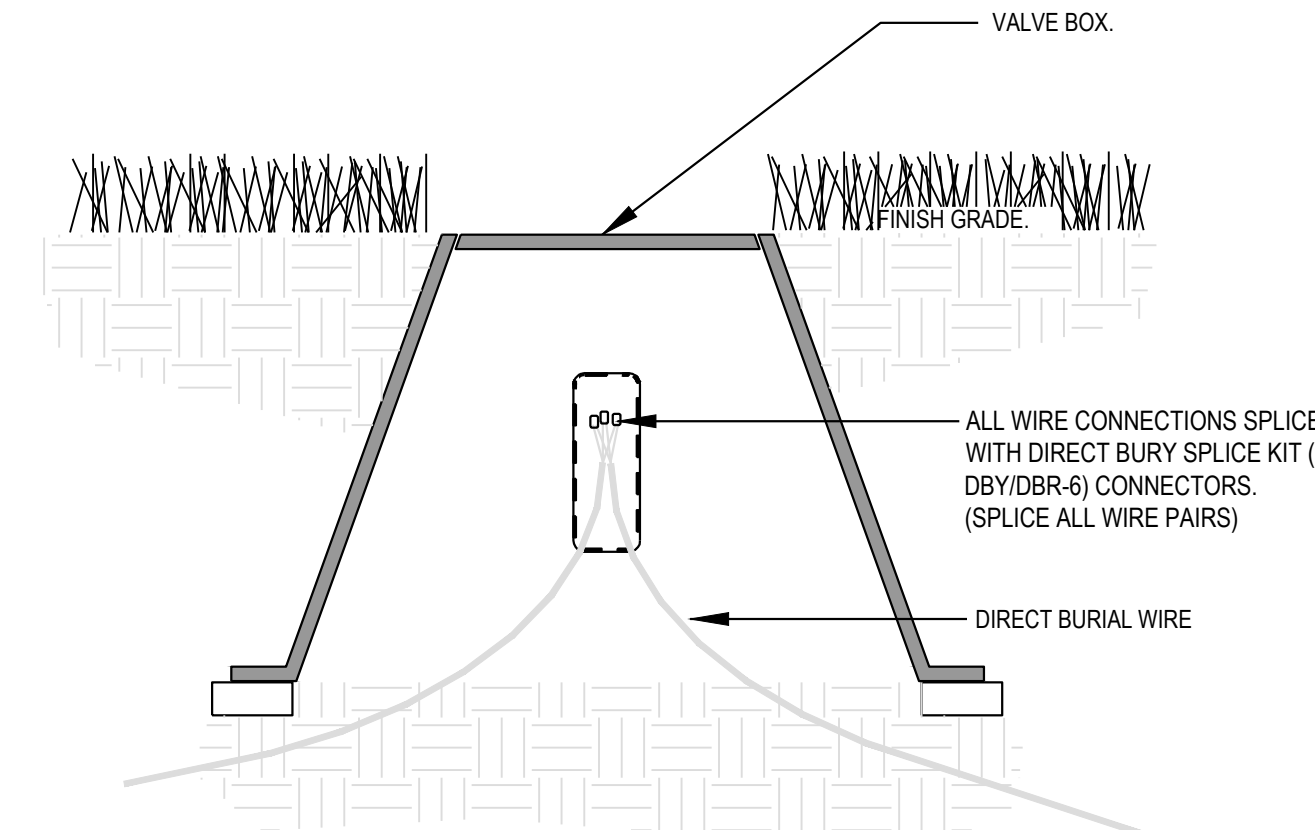
REMOTE CONTROL VALVES	#VB-STD, 12" STD. RECT. BOX
ISOLATION GATE VALVES	#VB-10RND, 10" ROUND BOX
WIRE SPLICES	#VB-10RND, 10" ROUND BOX
DRIP ZONE VALVE / FILTER ASSY	#VB-SPR, SUPER JUMBO RECT. BOX
- LOCATE VALVE MANIFOLDS IN CLOSE PROXIMITY FOR EASE OF MAINTENANCE, BUT NOT CLOSER THAN 4'-0" BETWEEN VALVE BOXES.
- INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 18" TO 24" ON CENTER. SPACING TO BE DETERMINED BY SOIL TYPE. ANCHOR TUBING EVERY 7' WITH 8" LONG WIRE TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS".
- SET AND UTILIZE CONTROLLER TO WATER NEW PLANTINGS FOR THE DURATION OF THE PROJECT UNTIL FINAL ACCEPTANCE.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE RUN TIMES SO THAT TURF AND PLANTS ARE NOT OVER-WATERED, AND SHALL BE RESPONSIBLE FOR KEEPING THE SITE FREE OF STANDING WATER.
- IRRIGATION CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- THE INSTALLING CONTRACTOR MUST HOLD A CURRENT, VALID FL IRRIGATION CONTRACTOR'S LICENSE.
- THE DESIGN IS BASED ON SITE INFORMATION AND IOR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET (AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...) CESO BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO CESO IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.

CONTRACTOR IS REQUIRED TO PROVIDE A COLOR CODED PLAN (SEPARATE THAN "AS BUILT") THAT CORRELATES EACH ZONE WITH ITS RESPECTIVE VALVES. COLOR CODED PLAN CAN USE "AS BUILT" AS BACKGROUND WITHOUT DIMENSIONS.

- NOTES:
- PROVIDE DIMENSIONS FROM PERMANENT FIXED OBJECTS AND "DEPTH OF COVER" ON ALL MAINLINE AND SLEEVES.
 - PROVIDE GPS COORDINATES AND DIMENSIONS FROM TWO PERMANENT FIXED OBJECTS* FOR ALL VALVES, SPLICE BOXES, STUB-OUTS, QUICK CONNECTS, EARTH GROUNDS AND ANY OTHER IMPORTANT COMPONENTS NECESSARY TO OPERATE THE SYSTEM. *THE TWO REFERENCE OBJECTS SHOULD BE PERPENDICULAR TO THE DIMENSIONED ITEM.
 - PROVIDE VALVE LABELS AND DECODER ADDRESS, IF APPLICABLE
 - FINAL APPROVAL WILL NOT BE GIVEN WITHOUT A SUBMITTED AND APPROVED AS-BUILT.



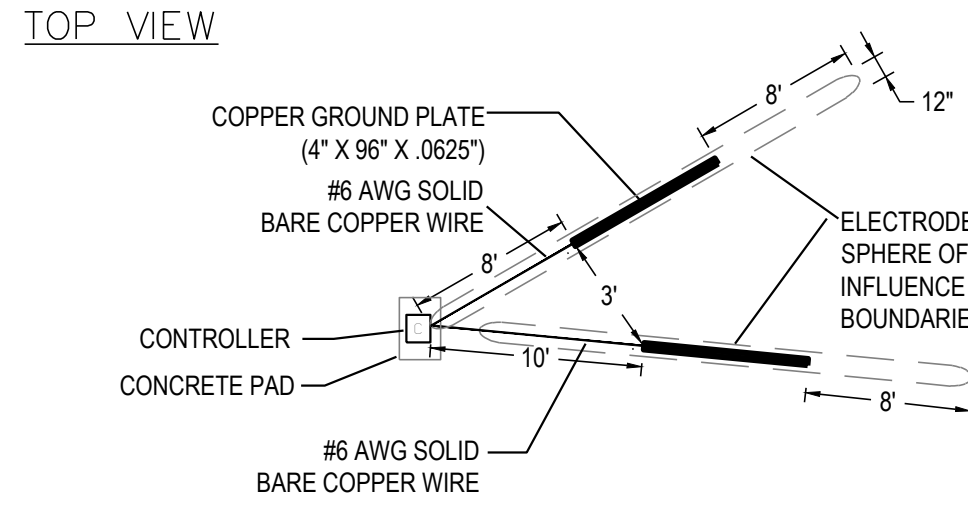
3 TYPICAL "AS BUILT" N.T.S.



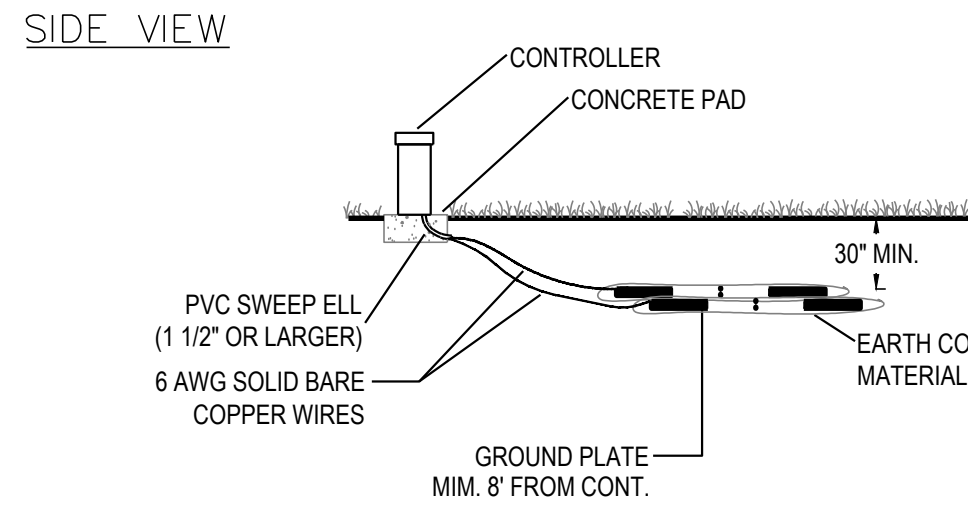
ALL WIRE CONNECTIONS SPLICED WITH DIRECT BURRY SPLICE KIT (3M DBY/DBR-6) CONNECTORS. (SPLICE ALL WIRE PAIRS)

2 WIRE SPLICE N.T.S.

for the latest rev. go to http://www.asic.org/design_guides.htm



* DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE

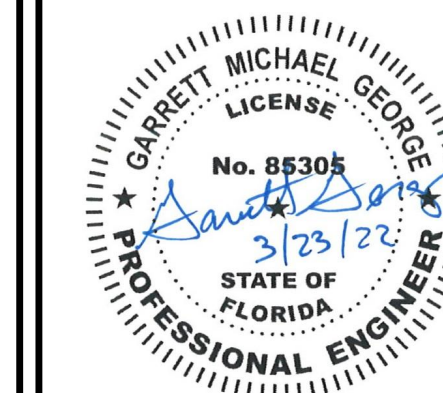


MINIMUM ACCEPTABLE RESISTANCE TO GROUND IS 25 OHMS. USE ADDITIONAL GROUND PLATES OR GROUND RODS AS NEEDED.

1 CONTROLLER GROUNDING N.T.S.

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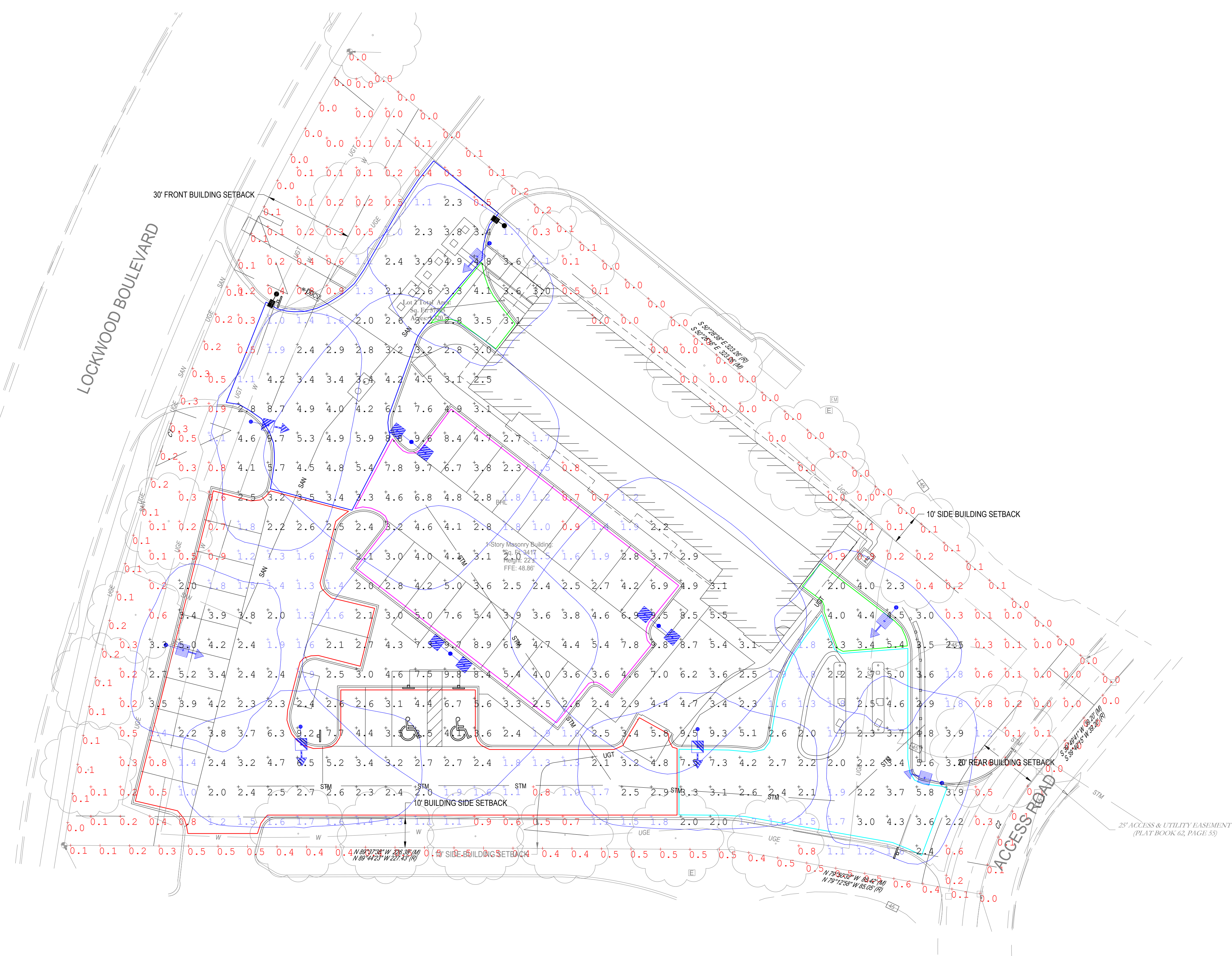
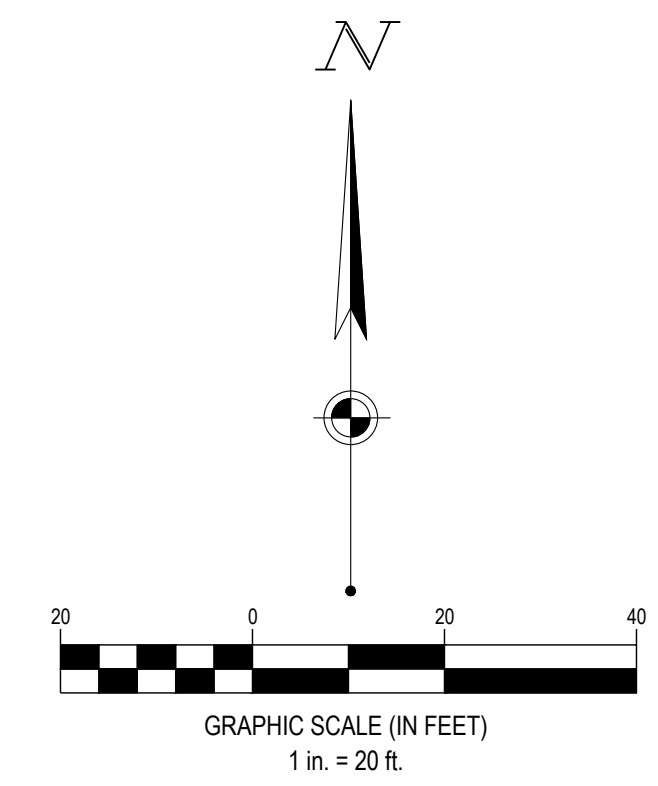
STARWASH EXPRESS
PROJECT #: 21-0344-SDOFE

925 LOCKWOOD BLVD., OVIEDO, FL

LIGHTING PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	12/10/21
JOB NO.:	759795
DESIGN:	C. GRAMMER
DRAWN:	J. TEW
CHECKED:	G. GEORGE
SHEET NO.:	SL1.0

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Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
CARWASH LANES	Fc	3.63	5.4	2.0	1.82	2.70	10	10
ENTRANCE DRIVE	Fc	3.49	8.8	0.5	6.98	17.60		
PARKING	Fc	2.68	6.7	0.5	5.36	13.40		
PAY LANE	Fc	3.09	7.5	1.3	2.38	5.77		
VACUUM AREA	Fc	4.21	9.7	0.9	4.68	10.78		
PROPERTY LINE	Fc	0.18	0.6	0.0	N.A.	N.A.	10	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts	
	3	A_1	11950	0.980	WLS-A-M-B-11L-40K7-5Q-SLW 16' MOUNTING HEIGHT	72	
	4	B	8574	0.980	WLS-A-M-B-11L-40K7-4M-BLSMF-SLW 16' MOUNTING HEIGHT	72	
	3	C	11175	0.980	WLS-A-M-B-11L-40K7-3M-SLW 16' MOUNTING HEIGHT	72	

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.