OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

September 9, 2025 **AGENDA** **6:15 PM**

REGULAR PLANNING AND ZONING COMMISSION MEETING

- **CALL TO ORDER**

  Invocation

  Pledge of Allegiance

  Roll Call and Determination of Quorum

- **CONSENT**

  1. Approval of Minutes for the Planning and Zoning Meeting Held on August 12, 2025

- **OLD BUSINESS**

- **NEW BUSINESS**

  1. Ocoee Pickleball Complex - Vasant Sports LLC Large-Scale Preliminary Site Plan; Project No. LS-2025-005 **(Development Services Deputy Director Whitfield)**

- **MISCELLANEOUS**

  1. Project Status Report

- **ADJOURNMENT**

Notice: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

MORE THAN ONE COMMISSIONER MAY PARTICIPATE OR HEAR DISCUSSIONS REGARDING A MATTER WHICH WILL COME BEFORE THE COMMISSION FOR ACTION.

OCOEE PLANNING AND ZONING COMMISSION
Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

August 12, 2025 **MINUTES** **6:15 PM**

REGULAR PLANNING AND ZONING COMMISSION MEETING

- **CALL TO ORDER**

Chair Lomneck called the regular session to order at 6:15 PM in the Commission Chambers of City Hall. The invocation was led by **Chair Lomneck**, followed by the Pledge of Allegiance to the Flag. **Recording Clerk Justice** called the roll and declared a quorum present.

Present: Chair Lomneck, Members Keller, Chacon, Galvan, and Alternate Member Butler

Absent: Vice-Chair Forges

Also present: Development Services Deputy Director Whitfield, Urban Designer Parish, Board Attorney Johnson, and Recording Clerk Justice

- **CONSENT AGENDA**

1. Minutes of the Planning and Zoning Commission Meeting held on July 8, 2025.

(6:16 pm)
Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Member Galvan; Motion carried 5-0 with Vice-Chair Forges absent.

- **OLD BUSINESS - None**

- **NEW BUSINESS - None**

- **MISCELLANEOUS**

1. LDC Workshop **(Development Services Deputy Director Whitfield)**

Development Services Deputy Director Whitfield provided an overview of the proposed Land Development Code (LDC) revision with respect to the following:

- Minimum living area within the Traditional Neighborhood (TN) District
- Zoning Districts Correlations Table
- Residential Zoning Classifications
- Non-Residential Zoning Classifications
- Proposed Changes to Threshold for Development

Development Services Deputy Director Whitfield recapped the previous discussion regarding minimum living area within the Traditional Neighborhood (TN) District. She stated that, following earlier workshops, Staff determined the most appropriate standards for that District would be to maintain a minimum living area and set it at 1,000 square feet for detached single-family residences and 650 square feet per unit for duplexes. Board Members had no objections or comments.

Development Services Deputy Director Whitfield presented the Zoning Districts Correlations Table, explaining how zoning classifications align with compatible Future Land Use Designations, and outlined the proposed permissible uses and special exceptions for each Residential Zoning District. She also reviewed the permissible uses for the Non-Residential Zoning Classifications.

Chair Lomneck asked whether constructing a new car wash would require I-1 zoning. **Development Services Deputy Director Whitfield** responded, and discussion followed regarding existing I-1 zoning.

Chair Lomneck asked whether churches require a special exception rather than receiving automatic approval. **Development Services Deputy Director Whitfield** responded, and discussion ensued. **Chair Lomneck** opined that churches should require special exceptions within all zoning districts that may allow them to avoid conflicts with minimum locational criteria for alcohol sales and consumption. **Member Keller** agreed. Additional discussion addressed churches and schools requiring special exceptions, as well as the distinction between public or private schools and daycares.

Development Services Deputy Director Whitfield then outlined the special exceptions and prohibited uses for the proposed Non-Residential Zoning Classifications.

Chair Lomneck inquired whether there were any updates regarding legal, non-conforming changes of occupancy based on the previous workshop. **Development Services Deputy Director Whitfield** and **Board Attorney Johnson** responded.

Development Services Deputy Director Whitfield explained the proposed changes to development thresholds, which would include the reduction from 25,000 SF to 10,000 SF and a proposed application's impact on capacity, regardless of square footage.

In response to **Chair Lomneck's** request for an example, she noted that a gas-inclusive convenience store may be under 5,000 square feet yet generate more than 200 trips per fueling position per day. Discussion followed regarding the typical number of fueling positions in new gas-inclusive convenience stores, plus additional examples and adopted levels of service within the adopted Comprehensive Plan in relation to development thresholds.

2. Project Status Report

Development Services Deputy Director Whitfield updated the Board with the following:

- Announced the date and time for the Pickleball Community Meeting
- Staff are working to update the Project Status document and make it interactive
- There have recently been pre-application meetings and technical staff review meetings; however, no projects are ready to present to Commission at this time
- The mass grading permit for Dynasty has come back and is ready for approval; the next step is sitework permitting
- Announced the tentative date for the Regional Law Enforcement Training Center groundbreaking

Member Galvan inquired about the road work on Rewis Street and Flewelling Avenue. **Development Services Deputy Director Whitfield** responded to his question.

- **ADJOURNMENT – 7:10 PM**

ATTEST: APPROVED:

_____ _____
Miranda Justice, Recording Clerk Brad Lomneck, Chair

CITY OF OCOEE
PLANNING & ZONING COMMISSION
(Local Planning Agency)

STAFF REPORT

Meeting Date: September 9, 2025
Item #: 1

Contact Name: Anoch Whitfield, Deputy Development Services Director **Department Director:** Ginger Corless

Subject: Ocoee Pickleball Complex - Vasant Sports LLC Large-Scale Preliminary Site Plan; Project No. LS-2025-005 **(Development Services Deputy Director Whitfield)**

BACKGROUND SUMMARY:
Owner/Applicant: The applicant/property owner is Vasant Sports LLC, represented by Sravan K. Tummala, Project Manager.

General Location: The property is located in Commission District 2 and generally on the west side of Jacob Nathan Boulevard at the terminus of Matthew Paris Boulevard. The subject properties are addressed at 1100, 1050, and 1000 Jacob Nathan Boulevard.

Property Size and Parcel ID No.: The subject property consists of three (3) parcels, totaling approximately 6.08 acres and assigned parcel ID numbers 21-22-28-3093-04-000, 21-22-28-3093-03-000, and 21-22-28-3093-06-000.

Existing Site Conditions: The table below summarizes the existing conditions of the subject property.

Current Future Land Use Map Designation	Current Zoning District	Existing Land Use	Overlays/Unique Features
Commercial	C-2	Vacant wooded lots	Property is within the CRA and is bordered by wetlands. Western border contains floodplain areas.

The property is surrounded by the following jurisdictions, Future Land Use Map designations, zoning districts and land uses.

Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Use
North	City	High Density Residential	R-3	City Stormwater Pond
South	City	Commercial	C-2	Commercial
East	City	Commercial	C-2	Commercial
West	City	Commercial /Conservation	C-2	Wetlands/ Conservation Areas

Proposed Development: The applicant is proposing an indoor pickleball complex that would consist of:

- Building 1 (Northern Building): 15 indoor pickleball courts and associated club amenities (i.e. lockers, sauna, showers, restrooms), gaming area, a small office, and small conference room), a restaurant with both indoor and outdoor dining areas and pickleball court viewing areas located on two (2) indoor levels, and retail shop,
- Building 2 (Center Building): 10 indoor pickleball courts with indoor viewing areas,
- Building 3 (Southern Building): Banquet hall, and

- Outdoor Space: one (1) championship court and a social/gathering space with outdoor seating areas and sun sails to provide shade.

Building elevations (black/white and color) are provided in the attachments.

Parking: Parking is proposed at ratios consistent with staff's recommendation for the pickleball use as well as with Section 6-4, Parking, of the Land Development Code, for retail, restaurant, and office/conference uses. A total of 172 parking spaces are proposed.

Stormwater: Stormwater will be provided off-site via an existing stormwater system, which has available capacity to accommodate up to 80% impervious surface area (ISA) within the subject property. The project proposes ISA at 70.2%. Final stormwater calculations, engineering, and St. Johns River Water Management District (SJRWMD) permitting for drainage requirements will be reviewed during the Final Site Plan review.

Access: Access will be provided via two (2) full access driveways off of Jacob Nathan Boulevard.

Utilities: The Utilities Department has approved the proposed Preliminary Site Plan and provided guidance to the applicant for the utility engineering for the Final Site Plan.

ISSUE:
Should the Planning and Zoning Commission make a recommendation of approval of the Preliminary Large-Scale Site Plan for the Ocoee Pickleball Complex development located on the properties addressed at 1100, 1050, and 1000 Jacob Nathan Boulevard and assigned parcel ID numbers 21-22-28-3093-04-000, 21-22-28-3093-03-000, and 21-22-28-3093-06-000?

RECOMMENDATIONS:

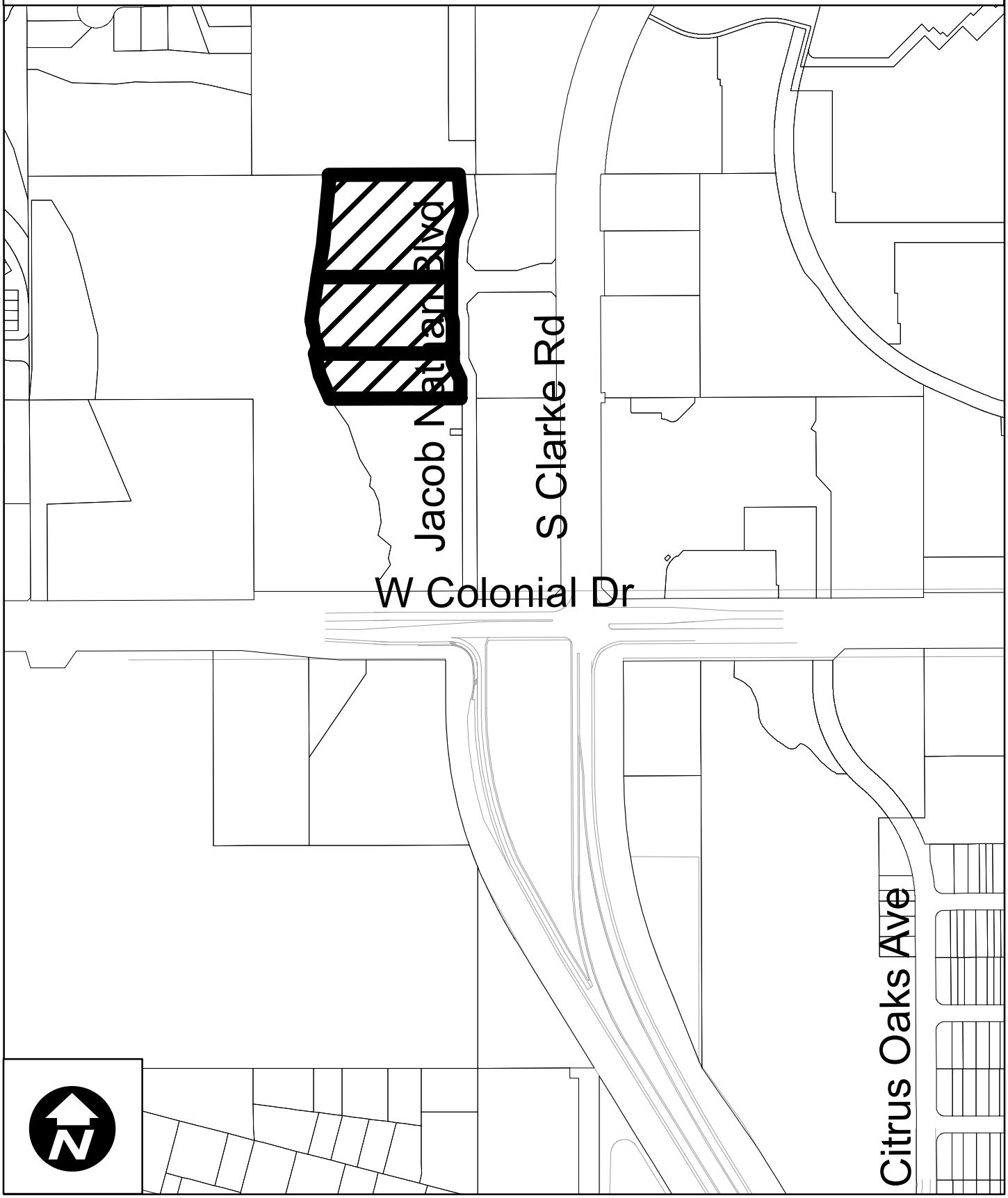
Development Review Committee (DRC) Recommendation:
The DRC considered this item on Tuesday, September 2, 2025. This project was submitted as a preliminary/final large-scale site plan. However, as there were several outstanding issues relative to final site plan review requirements, as discussed by the DRC members, the applicant team elected to split the application and proceed to public hearings for the project as a Preliminary Site Plan only, with the understanding that staff review would continue for the Final Site Plan relative to engineering/utilities requirements.

Following discussions regarding the additional information and documentation that would be needed for a Final Site Plan review and approval, the DRC made a unanimous recommendation of approval of the Preliminary Site Plan with no conditions.

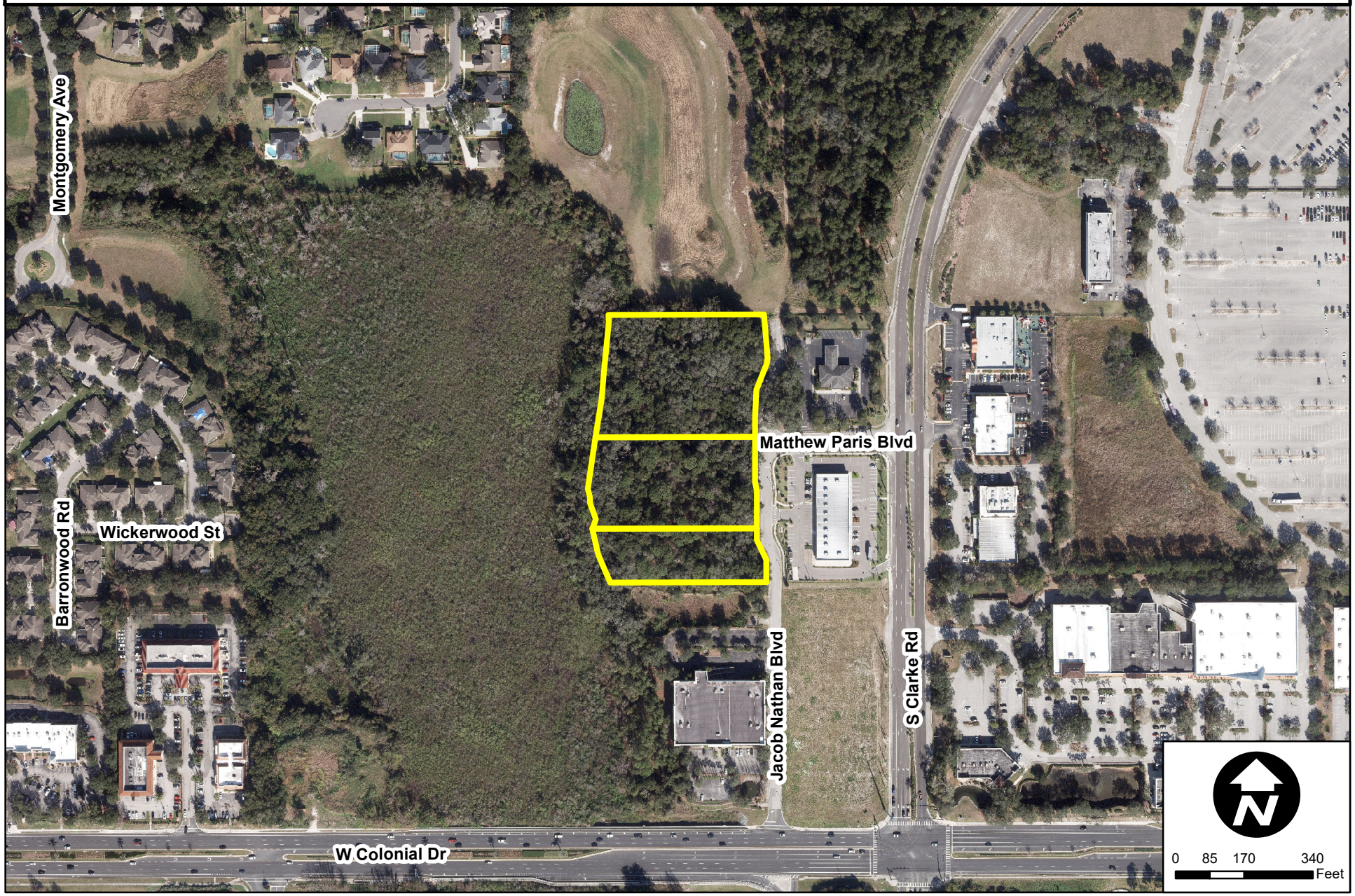
Staff Recommendation:
Staff recommends that the Planning and Zoning Commission make a recommendation of approval of the Preliminary Large-Scale Site Plan for the Ocoee Pickleball Complex development located on the properties addressed at 1100, 1050, and 1000 Jacob Nathan Boulevard and assigned parcel ID numbers 21-22-28-3093-04-000, 21-22-28-3093-03-000, and 21-22-28-3093-06-000.

ATTACHMENTS:
1. Ocoee Pickleball Location Map
2. Ocoee Pickleball Aerial Map
3. Ocoee Pickleball Zoning Map
4. Ocoee Pickleball FLUM Map
5. Ocoee Pickleball Construction Plans
6. Ocoee Pickleball Landscape
7. 129 Elev 08-19-25
8. Ocoee Pickleball Advertisement

Ocoee Pickleball Complex - Vasant Sports LLC
Location Map



Ocoee Pickleball Complex- Vasant Sports LLC Property
Aerial Photography

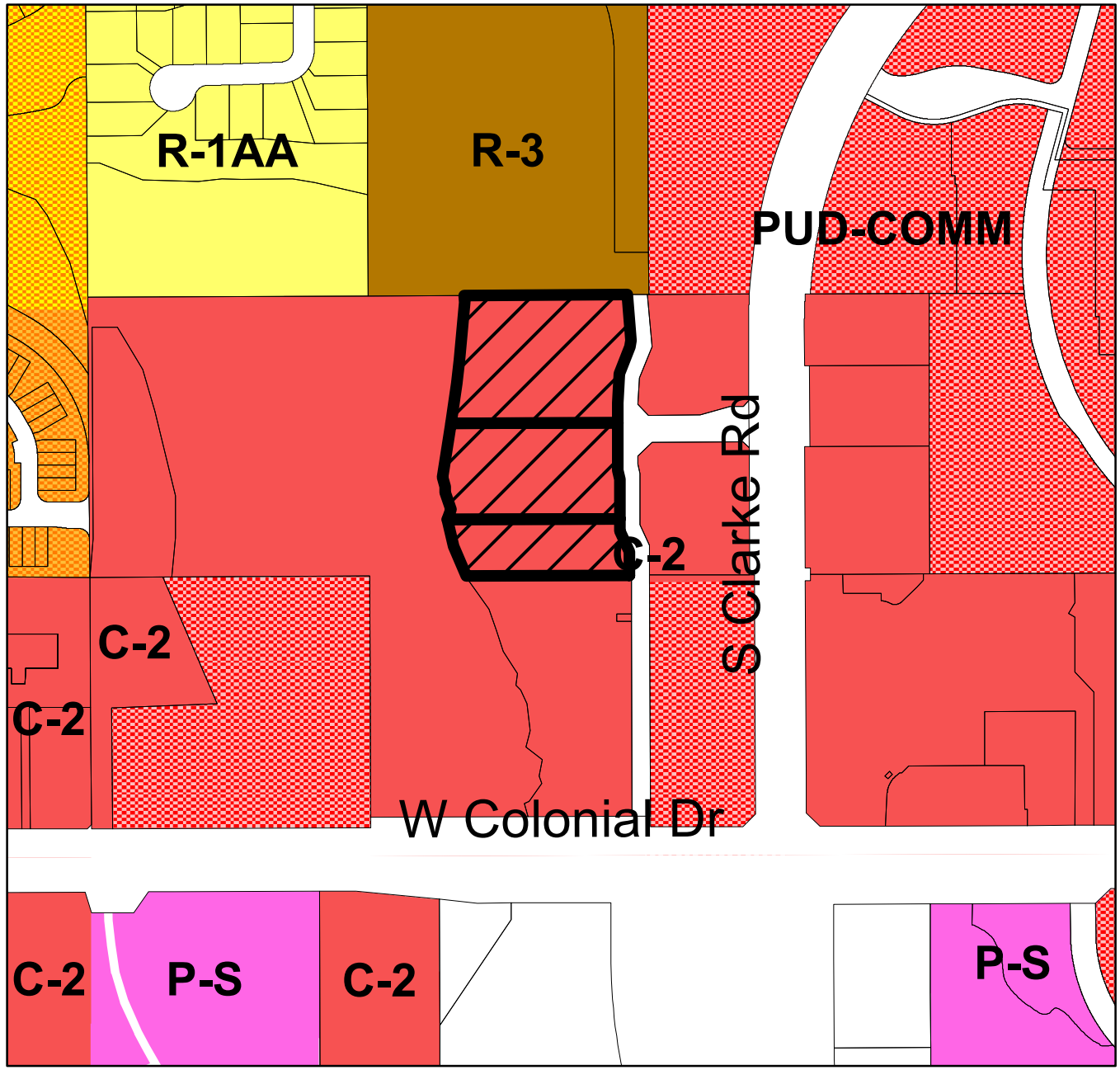


Ocoee Pickleball Complex - Vasant Sports LLC Property
Surrounding Zoning Map

Development Services Department

0 90 180 360 Feet

Created: month year



Subject Property

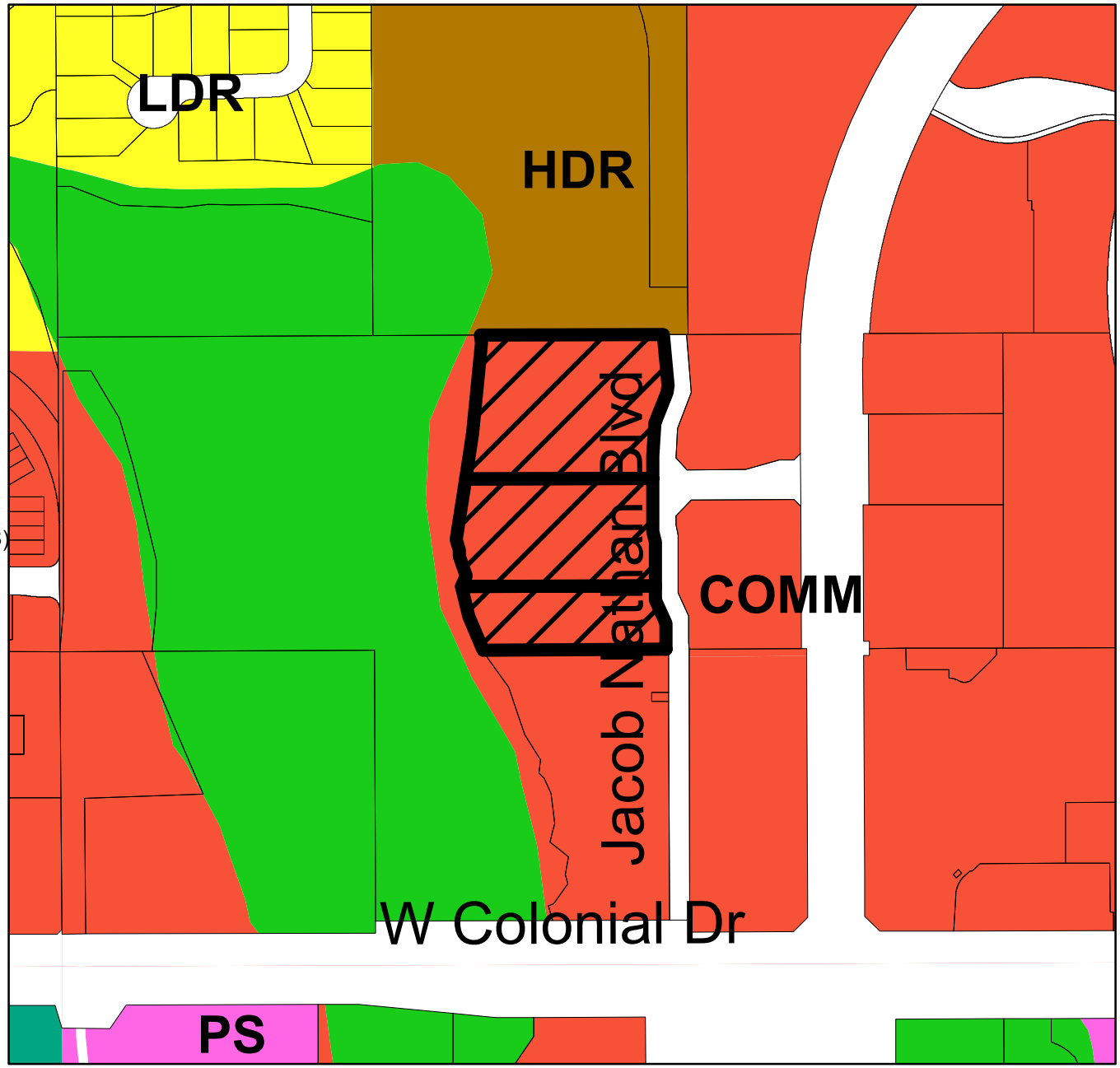
Zoning Classification:
- General Agricultural (A-1)
- Suburban (A-2)
- Single-Family Dwelling (R-1AAA)
- Single-Family Dwelling (R-1AA)
- Single-Family Dwelling (R-1A)
- Single-Family Dwelling (R-1)
- One- & Two-Family Dwelling (R-2)
- Multiple-Family Dwelling (R-3)
- Mobile Home Subdivision (RT-1)
- Professional Offices & Services (P-S)
- Neighborhood Shopping (C-1)
- Community Commercial (C-2)
- General Commercial (C-3)
- Restricted Manufacturing & Warehousing (I-1)
- General Industrial (I-2)
- Commercial (PUD)
- Low Density (PUD)
- Medium Density (PUD)
- High Density (PUD)
- Public Use (PUD)
- Unclassified

Ocoee Pickleball Complex - Vasant Sports LLC
Surrounding Future Land Use Map

Development Services Department

0 80 160 320 Feet

Created: month year



Subject Property

Future Land Use Classification:

- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Professional Offices and Services (PS)
- Commercial (COMM)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Conservation/Floodplains (CONS)
- Recreation and Open Space (REC)
- Public Facilities/Institutional (INST)

Drawing name: K:\orl_civil\249503000--ocoee pickleball complex\CADD\CONST\plansheets\C0.0--COVER.dwg C0.0 COVER SHEET Aug 21, 2025 1:26pm by: chris.leppert
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CONSTRUCTION PLANS

FOR

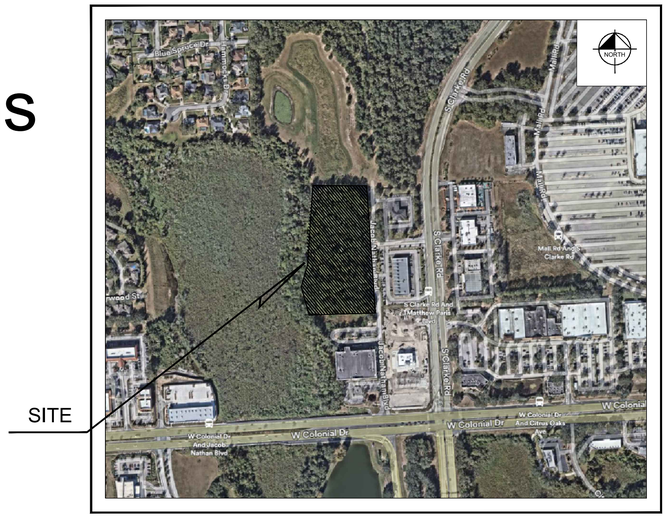
Ocoee Pickleball Construction Plans

APRIL 1, 2025

1000, 1050, & 1100 JACOB NATHAN BLVD, OCOEE, FL 34747
ORANGE COUNTY, FLORIDA

PARCEL ID'S: 21-22-28-3093-04-000,
21-22-28-3093-03-000, & 21-22-28-3093-06-000





AERIAL MAP
N.T.S.

LEGAL DESCRIPTION:

LOTS 3, 4 AND 6, GOODMAN CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 7 & 8, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PART OF THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'AE', AREA OF 100 YEAR FLOODING, WITH A BASE FLOOD ELEVATION OF 100.2, WITH THE BALANCE OF SAID PROPERTY BEING LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITIY PANEL NO. 12095C0220 H, ORANGE COUNTY, FLORIDA. MAP DATED SEPTEMBER 24, 2021.

INDEX OF SHEETS

C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	STORM WATER POLLUTION PREVENTION PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	EXISTING CONDITIONS - DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	PAVING, GRADING, AND DRAINAGE PLAN
C5.1	PAVING GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0 - C7.1	GENERAL CONSTRUCTION DETAILS
C8.0	FIRE TRUCK ROUTING PLAN

PROJECT TEAM

DEVELOPER
VASANT SPORTS LLC
CONTACT: SRAVAN TUMMALA
PHONE: (201) 303-4050
EMAIL: SRAVAN.TUMMALA@GMAIL.COM

PROPERTY OWNER
VASANT SPORTS LLC
CONTACT: SRAVAN TUMMALA
PHONE: (201) 303-4050
EMAIL: SRAVAN.TUMMALA@GMAIL.COM

ENGINEER
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200 S. ORANGE AVE, SUITE 600
ORLANDO, FL 32801
CONTACT: CHRIS LEPPERT, P.E.
PHONE: (407) 898-1511
EMAIL: CHRIS.LEPPERT@KIMLEY-HORN.COM

SURVEYOR
DEFOOR SURVEYING
P.O. BOX 1472
GENEVA, FL 32732
CONTACT: CHARLES ROB DEFOOR
PHONE: (407) 880-9811
EMAIL:

UTILITY PROVIDERS

POWER
DUKE ENERGY
2001 OLD SENIC WAY
LAKE WALES, FL 33853
CONTACT: SHANNON DEAR
PHONE: (407) 905-3321

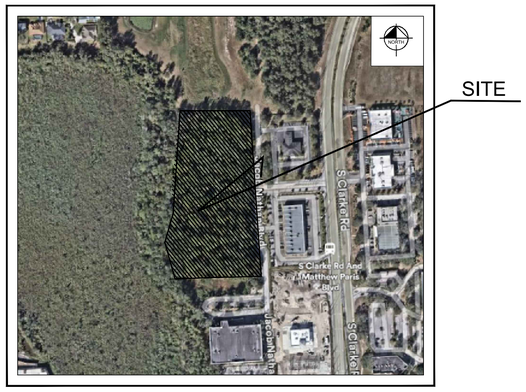
WATER & SEWER SERVICE
ORANGE COUNTY UTILITIES

GAS
TECO PEOPLES GAS
600 WEST ROBINSON STREET
ORLANDO, FL 32801
PHONE: (407) 420-2678

TELEPHONE/CABLE
CHARTER COMMUNICATIONS
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
CONTACT: MARVIN USRY, JR.
PHONE: (407) 532-8509



SECTION 11, TOWNSHIP 25S, RANGE 27E
LOCATION MAP
N.T.S.



MAP No. 12097C0030G, EFFECTIVE DATE: JUNE 18, 2013
FEMA F.I.R.M.
N.T.S.

CHRISTOPHER CLAY LEPPERT * LICENSE * No. 90200 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *

CHRISTOPHER LEPPERT, P.E.
FL P.E. # 90200

PREPARED BY
Kimley»Horn

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*VERTICAL DATUM USED: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

OCOEE PICKLEBALL
ENGINEER'S PROJECT No. 249503000

REVISIONS:

No.	DESCRIPTION	DATE

Printed By:Lepper, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:C1.0 GENERAL NOTES August 21, 2025 01:26:24pm K:\Orl_civil\249503000-ocoee pickleball complex\CADD\CONST\plotsheets\C1.1-NOTES.dwg
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GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY AND VERTICALLY) ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISTRIBUTION SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL OTHER UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. CONTRACTOR SHALL CALL "SUNSHINE ONE" AT 811 TO HAVE EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR SHALL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.
3. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.
4. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE 811" AT 811 OR 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, SUCH AS RIGHT OF WAY PERMIT(S), EXCAVATION/FILL PERMIT(S), FIRE PROTECTION PERMIT(S), OR UNDERGROUND UTILITY PERMIT(S), PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA OF APPLICABLE AGENCIES, SCHEDULING OF INSPECTIONS, AND OBTAINING REQUIRED INSPECTIONS FROM AGENCY.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
9. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.
15. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
16. ALL SIGNAGE MUST COMPLY WITH CITY OF OCOEE LAND DEVELOPMENT CODE.
17. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING ACTIVITIES NECESSARY TO PERFORM THE WORK WITHIN THESE PLANS.
18. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
19. THE CONTRACTOR SHALL COMPLY WITH THE LEGAL LOAD RESTRICTIONS IN HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
20. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA.
21. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
22. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2024-25 EDITION OF FDOT STANDARD PLANS, THE JULY 2022 SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE 2017 UTILITY ACCOMMODATION MANUAL.
23. THE MOST STRINGENT STANDARDS BETWEEN THE CITY STANDARDS AND THE STANDARDS SET FORTH IN THE GENERAL NOTES (AS DETERMINED BY THE ENGINEER OF RECORD OR THE CITY ENGINEER) SHALL BE FOLLOWED.

TREES AND VEGETATION

1. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. SEE DEMOLITION PLAN FOR TREES TO BE REMOVED. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY WOOD FENCING PER DETAIL ON SHEET C2.1.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
2. THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" IS REFERRED TO FOR THE STRUCTURAL DESIGN OF DRAINAGE STRUCTURES SPECIFIED IN THESE PLANS, AS REFERENCED BY STANDARD INDEX. ALL SPECIALTY DRAINAGE STRUCTURES REQUIRE SEPARATE STRUCTURAL DESIGN, WHICH IS NOT INCLUDED IN THESE PLANS. STATION OFFSETS ARE TO THE CENTERLINE OF THE STRUCTURE TOP (I.E. DITCH BOTTOM INLET OR CURB INLET TOP), AS OPPOSED TO THE STRUCTURE BASE.
3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
4. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS. LENGTHS OF PIPE SHOWN WHICH TERMINATE WITH MITERED END OR FLARED END SECTIONS ARE MEASURED TO THE DOWNSTREAM INVERT OF THE MITERED END OR FLARED END SECTION.
5. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.
6. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER, AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH THE CITY OF OCOEE LAND DEVELOPMENT CODE.
8. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

SAFETY

1. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
2. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL PROVIDE FOR THE SAFETY AND CONTROL OF LOCAL TRAFFIC DURING CONSTRUCTION. ADDITIONAL INFORMATION MAY BE REQUIRED IF LANE CLOSURE DURATIONS ARE LONGER THAN DAYTIME OPERATIONS.

EARTHWORK / GRADING / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION REPORT HAS BEEN PREPARED FOR PURPOSES OF STORM WATER DESIGN, OF WHICH COPIES ARE AVAILABLE THROUGH THE OWNER OR THEIR SOIL TESTING COMPANY. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE ON-SITE INSPECTIONS DURING EXCAVATION/FILL OPERATIONS AND TESTING OF THE COMPACTED FILL SO THAT PROPER DOCUMENTATION OF THE REQUIRED COMPACTING CRITERIA CAN BE PROVIDED.
2. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS IN A LEGAL MANNER.
3. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
4. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER OR THEIR SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
6. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
7. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO FINAL INSTALLATION OF IMPROVEMENTS.
8. ANY UNSUITABLE ORGANIC SOIL SHALL BE EXCAVATED TO A MINIMUM MARGIN OF 6 FEET BEYOND ITS PERIPHERY EXCAVATED TO EXPOSE THE UNDERLYING NON-ORGANIC FINE SAND.
9. IF DETERMINED NECESSARY, DEWATERING DURING EXCAVATING/BACKFILLING OPERATIONS MAY BE ACCOMPLISHED BY DITCHING AND THE USE OF SUMP PUMPS AND/OR OTHER METHODS (WELL POINTS), AS NECESSARY. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR DEWATERING ACTIVITIES THAT MAY BE REQUIRED.
10. UPON APPROVAL OF THE GEOTECHNICAL ENGINEER, THE EXCAVATED AREAS MAY BE BACKFILLED WITH CLEAN FINE SAND FREE OF UNSUITABLE OR DELETERIOUS MATERIAL. HOWEVER, THE FILL SHOULD NOT BE PLACED IN MORE THAN 6 INCHES OF STANDING WATER. ONCE THE FILL IS AT LEAST 2 FEET ABOVE THE DEWATERED LEVEL, BACKFILLING MAY PROCEED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
11. IN THE EVENT OF EXCESSIVE OFF-SITE TRACKING, THE CONTRACTOR WILL BE OBLIGATED TO INSTALL ADDITIONAL EROSION CONTROL MEASURES

PAVING, GRADING AND DRAINAGE

1. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
4. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
5. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
6. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)
7. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. DESIGN STANDARDS.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
9. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
10. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
11. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.
12. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
13. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.
14. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORT BY XXXX ON XX XX, 20XX.
15. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA UNLESS OTHERWISE NOTED.
16. ALL FINISHED FLOOR ELEVATIONS SHALL EXCEED THE 100-YEAR FLOOD PLAIN ELEVATION BY A MINIMUM OF TWO (2) FEET.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

PAVEMENT MARKING AND SIGNAGE

1. THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.

TEST, INSPECTION AND CLOSEOUT REQUIREMENTS

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. TV INSPECTION SHALL BE IN ACCORDANCE TO ORANGE COUNTY UTILITIES DEPARTMENT TECHNICAL PROVISIONS. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.
2. THE CONTRACTOR SHALL PERFORM LEAKAGE TESTS ON ALL GRAVITY SEWERS PER ORANGE COUNTY UTILITIES DEPARTMENT TECHNICAL PROVISIONS.
3. AN AS-BUILT SURVEY SHALL BE PREPARED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSAUNT TO CHAPTER 472, FLORIDA STATUTES (F.S.) SHALL BE REQUIRED.
4. THE CONTRACTOR SHALL PROVIDE UTILITY AS-BUILT AND GRADING/DRAINAGE AS-BUILT RECORD DRAWINGS BASED ON THE CIVIL DESIGN PLAN SHEETS. ALL AS-BUILTS SHALL BE OVERLAID ON THE CIVIL DESIGN PLANS WITH THE DESIGN SHADED BACK AND THE AS-BUILT BOLD. THE AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
5. THE UTILITY AS-BUILT SHALL INCLUDE ALL SANITARY SEWERS AND FORCE MAIN SYSTEMS, POTABLE AND RECLAIMED WATER MAIN SYSTEMS, METERS, VALVES, FORCE MAINS, GAS MAINS, AND IRRIGATION LINES (2-INCH AND LARGER). CONTRACTOR TO PROVIDE ALL UTILITY CROSSING INFORMATION ON THE AS-BUILT. THE UTILITY AS-BUILTS SHALL IDENTIFY ALL WATER MAIN CROSSINGS WITH STORM AND SANITARY LINES INDICATING TOP OF PIPE AND INVERTS OF THE ABOVE CROSSING PIPE ALONG WITH CLEARANCE DIMENSIONS. THIS SHALL ALSO BE DONE FOR SANITARY/STORM CROSSINGS. ALL TEMPORARY SAMPLE POINT NUMBER (TSP#) LOCATIONS SHALL ALSO BE NOTED ON THE AS-BUILT. CONTRACTOR TO ALSO PROVIDE AN AS-BUILT ASSET TABLE IDENTIFYING SIZE OF PIPE OR FITTING AS WELL AS DEPTH TO TOP OF PIPE AND NORTHING AND EASTING OF EACH FITTING/VALVE, ETC. AS-BUILT DRAWINGS SHALL PROVIDE GPS COORDINATES FOR SANITARY STRUCTURES.
6. THE GRADING/DRAINAGE AS-BUILT SHALL INCLUDE ALL CONSTRUCTED IMPROVEMENTS THAT HAVE LOCATION AND/OR ELEVATION INFORMATION CALLED-OUT ON THE PLANS. THE AS-BUILT SHALL CLEARLY PROVIDE THE SAME INFORMATION IDENTIFIED ON THE DESIGN DOCUMENTS AND ALSO THE CONSTRUCTED LOCATIONS AND ELEVATIONS AS-BUILT INFORMATION.
7. THE CONTRACTOR SHALL PROVIDE A SIGNED AND SEALED LETTER FROM THE INDEPENDENT TESTING AGENCY THAT STATES CONFORMANCE WITH THE CONTRACT DOCUMENT REQUIREMENTS FOR COMPACTION TESTING. THE CONTRACTOR IS TO PROMPTLY NOTIFY THE OWNER AND ENGINEER OF RECORD WHEN ANY TESTING OR INSPECTIONS ARE DEFICIENT OR IRREGULAR.
8. SIGNED AND SEALED AS-BUILTS ARE REQUIRED TO BE SUBMITTED TO THE CITY OF OCOEE IN ACCORDANCE WITH SECTION 3.01.05 OF THE ENGINEERING STANDARDS MANUAL IN THE FOLLOWING FORMATS
   - 8.1. ONE (1) PDF COPY
   - 8.2. CAD (.DWG) COPY DRAWN IN STATE PLANE COORDINATES

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LICENSED PROFESSIONAL ENGINEER — CHRISTOPHER M. LEPPER — No. 73878 — STATE OF FLORIDA — DATE: 08/21/2025

KHA PROJECT	249503000
DATE	4/1/2025
SCALE	AS SHOWN
DESIGNED BY	JDW
DRAWN BY	JDW
CHECKED BY	CCL

GENERAL NOTES

OCOEE PICKLEBALL — CITY OF OCOEE, FLORIDA

SHEET NUMBER
C1.0

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

OCOEE PICKLEBALL
CITY OF OCOEE, ORANGE COUNTY, FLORIDA

*SEE COVER SHEET FOR LOCATION MAP

OWNER/DEVELOPER NAME AND ADDRESS
VASANT SPORTS LLC
CONTACT:
PHONE:

PROJECT DESCRIPTION

CONSTRUCTION OF PICKLEBALL FACILITY AND ASSOCIATED INFRASTRUCTURE ON A VACANT LOT.

PROPERTY AREA: 6.07 ACRES
DEVELOPABLE AREA: 6.07 ACRES
CONTRIBUTING DRAINAGE AREA: 6.07 ACRES
ULTIMATE RECEIVING LAKE OLYMPIA

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

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

SOIL PARAMETERS

SOIL TYPES:

HYDROLOGIC SOIL GROUP SUMMARY		
SOIL TYPE	SOIL NAME	RATING
7	CANDLER SAND, 0 TO 5 PERCENT SLOPES	A
24	NARCOOSSEE FINE SAND, 0 TO 2 PERCENT SLOPES	A

DEWATERING

DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRES A RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO LAKE COUNTY PUBLIC WORKS. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY LAKE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

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

TIMING OF CONTROL MEASURES

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

EROSION AND SEDIMENT CONTROLS

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

STORM WATER MANAGEMENT

STORM WATER WILL BE CONVEYED TO AN EXISTING DRY DETENTION POND VIA A SYSTEM OF CATCH BASINS AND STORM WATER PIPES. THE STORM WATER POND PROVIDES WATER QUALITY AND ATTENUATION PRIOR TO DISCHARGING TO THE ADJACENT WETLAND AND LAKE OLYMPIA.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY. ALL RETENTION/DETENTION BASINS SHALL BE SODDED AT LEAST TO THE NORMAL WATER LINE. ALL EXPOSED AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED, OTHER AREAS WITH SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

STRUCTURAL PRACTICES:

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

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

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

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

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

OFF-SITE TRACKING

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

DUST & DEBRIS CONTROL
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER.
DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

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

GOOD HOUSEKEEPING

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

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

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE:_____

CHRISTOPHER LEPPERT, P.E.
FLORIDA REGISTRATION NUMBER: 90200
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

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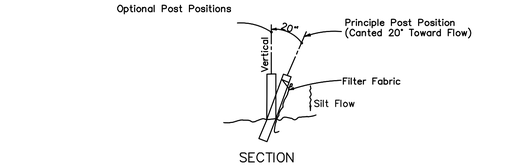
KHA PROJECT	249503000
DATE	4/1/2025
SCALE	AS SHOWN
DESIGNED BY	JDW
DRAWN BY	JDW
CHECKED BY	CCL

STORM WATER POLLUTION PREVENTION PLAN

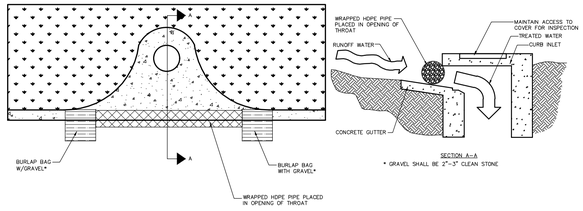
OCOEE PICKLEBALL
CITY OF OCOEE FLORIDA

SHEET NUMBER
C2.0

Plotted By: cleppert, Chris Sheet Set: Ocoee Pickleball Construction Plans Layout: C2.0 STORM WATER POLLUTION PREVENTION PLAN August 21, 2025 01:26:36pm K:\orl_civil\249503000-ocoee pickleball complex\CADD\CONST\plotsheets\C2.0-SWPPP.dwg
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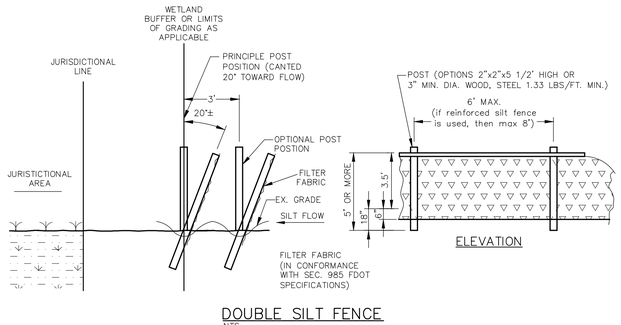


TYPE III SILT FENCE
NTS

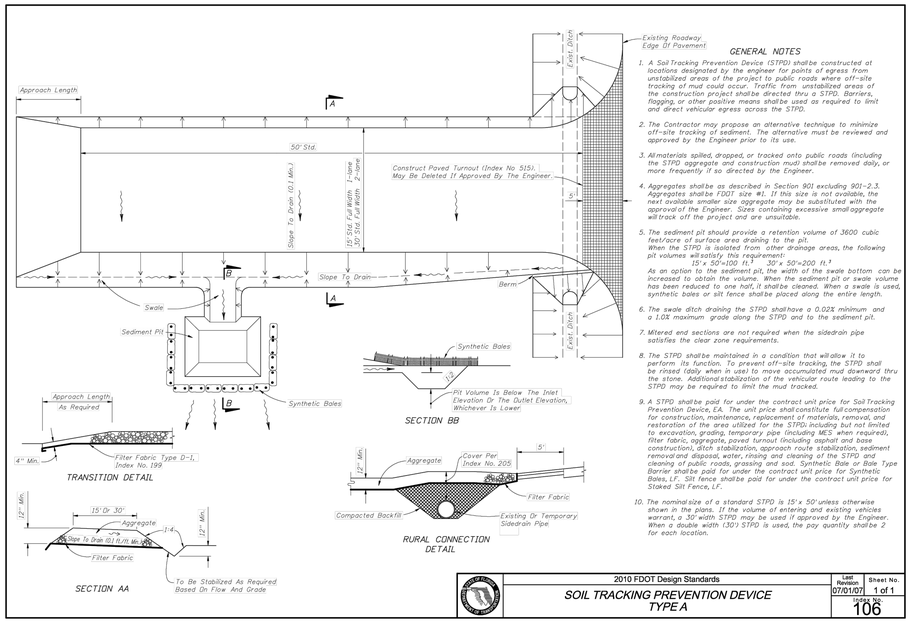


SOCK DRAIN INLET SEDIMENT FILTER
NTS

NOTE: THE PERFORATED PIPE MUST EXTEND AT LEAST 1' BEYOND THE CURB OPENING ON EACH SIDE AND BE ANCHORED WITH GRAVEL BAGS, OR SIMILAR, ON EACH END. A SPACER MUST BE PROVIDED FOR BETWEEN THE INLET OPENING AND THE PIPE TO ALLOW FOR OVERFLOW, PREVENT FLOODING AND TO PREVENT THE PIPE FROM FALLING INTO THE INLET.



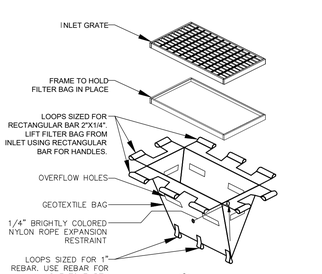
DOUBLE SILT FENCE
NTS



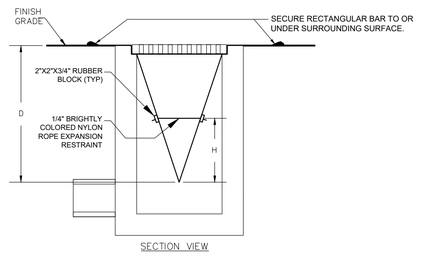
GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit.
   When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50'=100 ft.² 30' x 50'=200 ft.²
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

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



ISOMETRIC VIEW



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC $^{-1}$

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC $^{-1}$

INLET PROTECTION FILTER SACK
N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

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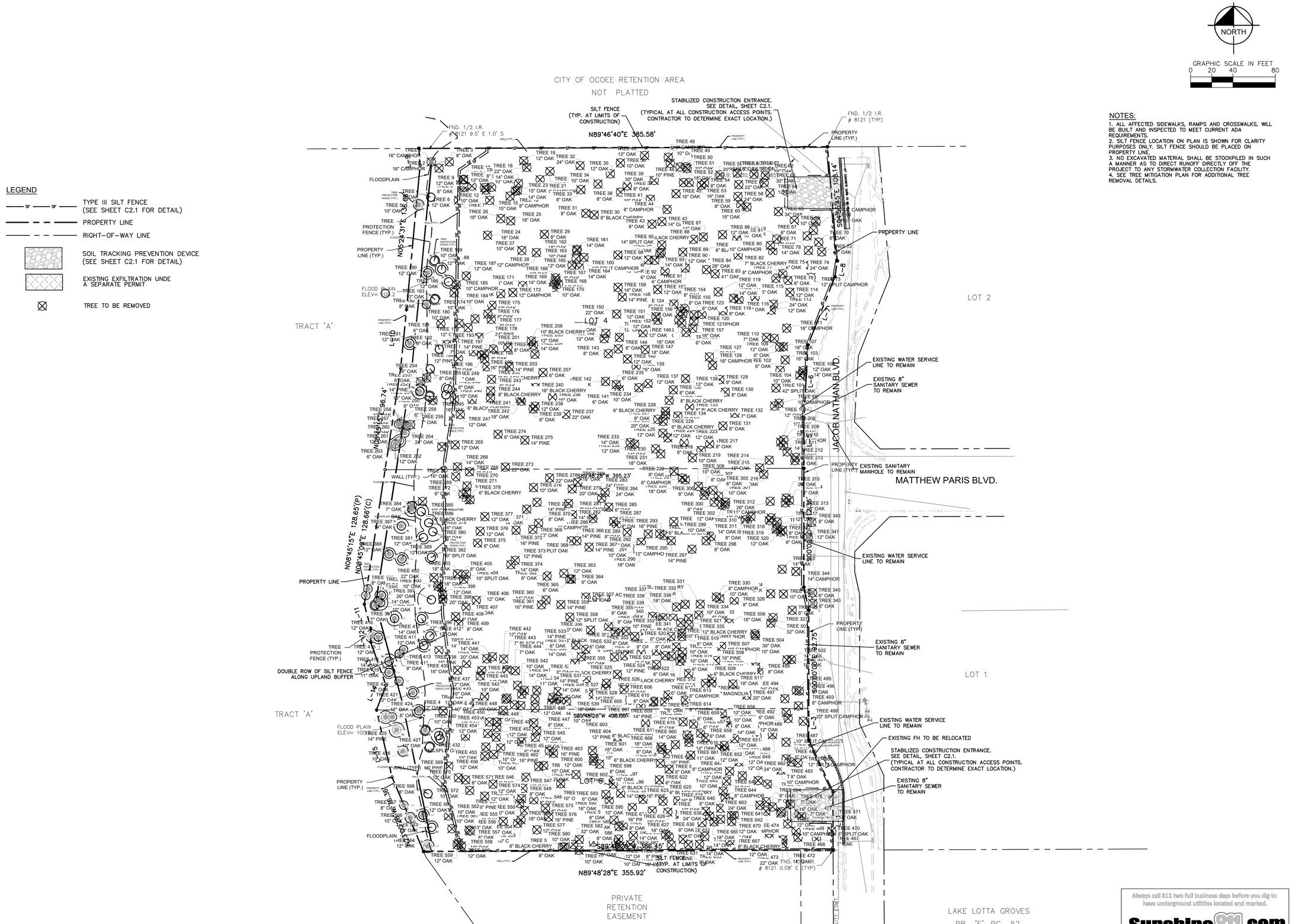
KHA PROJECT	249503000
DATE	4/1/2025
SCALE	AS SHOWN
DESIGNED BY	JDW
DRAWN BY	JDW
CHECKED BY	CCL

EROSION CONTROL DETAILS

OCOCEE PICKLEBALL
CITY OF OCOEE, FLORIDA

SHEET NUMBER
C2.1

Plotted By: Leppert, Chris Sheet Set: Ocoee Pickleball Construction Plans Layout: C2.1 EROSION CONTROL DETAILS August 21, 2025 01:26:48pm K:\orl_civil\249503000-ocoee pickleball complex\CAD\CONST\sheetsets\C2.1-EROS.dwg
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LEGEND

- TYPE III SILT FENCE (SEE SHEET C2.1 FOR DETAIL)
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOIL TRACKING PREVENTION DEVICE (SEE SHEET C2.1 FOR DETAIL)
- EXISTING EXFILTRATION UNDE A SEPARATE PERMIT
- TREE TO BE REMOVED

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

NOTES:
1. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
2. SILT FENCE LOCATION ON PLAN IS SHOWN FOR CLARITY PURPOSES ONLY. SILT FENCE SHOULD BE PLACED ON PROPERTY LINE.
3. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT TO ANY STORMWATER COLLECTION FACILITY.
4. SEE TREE MITIGATION PLAN FOR ADDITIONAL TREE REMOVAL DETAILS.

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KHA PROJECT	249503000
DATE	4/1/2025
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DRAWN BY	JDW
CHECKED BY	CCL

EXISTING CONDITIONS - DEMOLITION PLAN

OCOEE PICKLEBALL

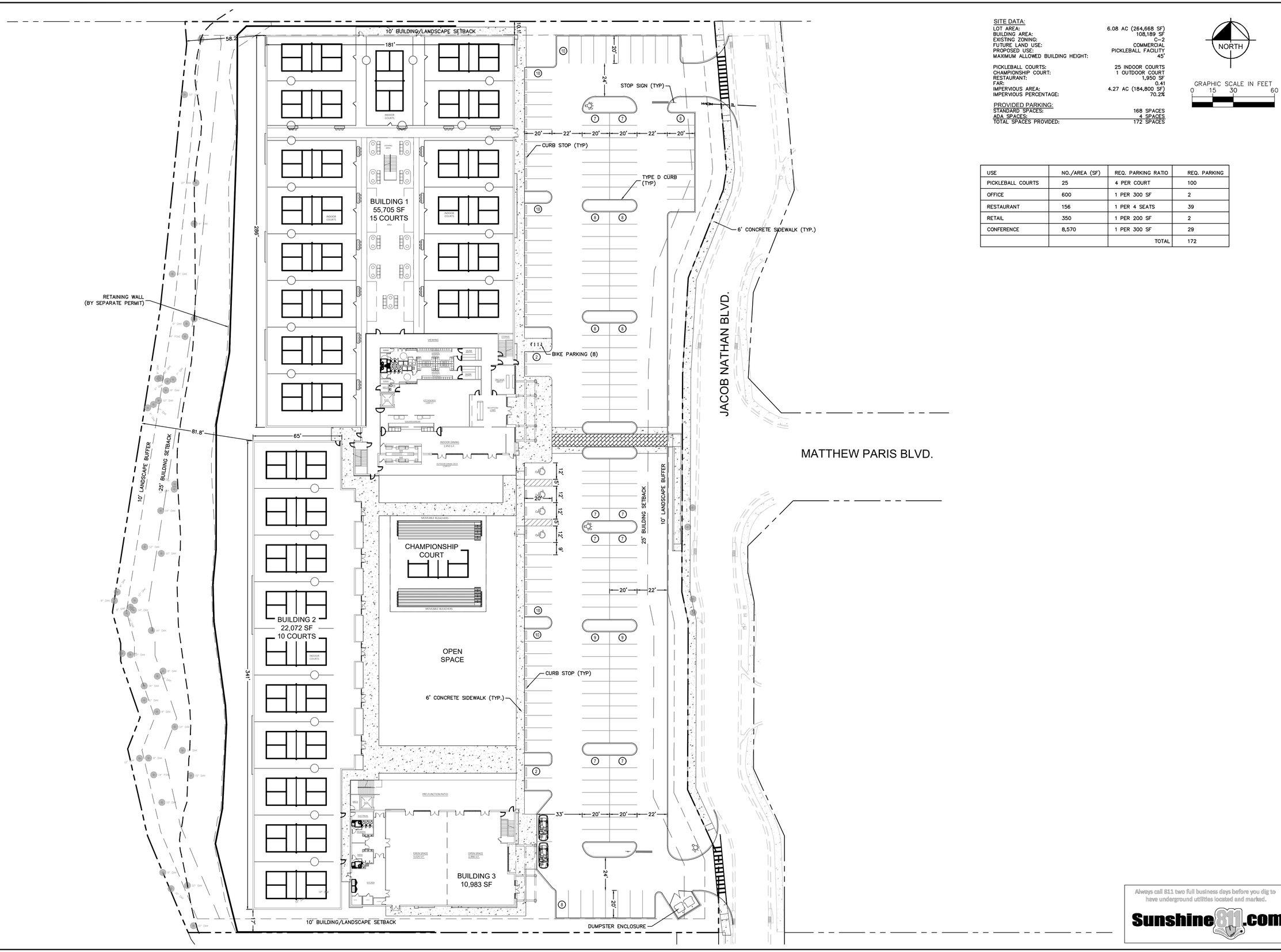
FLORIDA

CITY OF OCOEE

SHEET NUMBER
C3.0

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Printed By:eppert, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:C3.0 EXISTING CONDITIONS - DEMOLITION PLAN August 21, 2025 01:27:08pm K:\orl_civil\249503000 - ocoee pickleball complex\CADD\CONSTR\plansheets\C3.0-XCOND.dwg
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SITE DATA:

LOT AREA:	6.08 AC (264,668 SF)
BUILDING AREA:	108,189 SF
EXISTING ZONING:	C-2
FUTURE LAND USE:	COMMERCIAL
PROPOSED USE:	PICKLEBALL FACILITY
MAXIMUM ALLOWED BUILDING HEIGHT:	45'
PICKLEBALL COURTS:	25 INDOOR COURTS
CHAMPIONSHIP COURT:	1 OUTDOOR COURT
RESTAURANT:	1,950 SF
FAR:	0.41
IMPERVIOUS AREA:	4.27 AC (184,800 SF)
IMPERVIOUS PERCENTAGE:	70.2%

PROVIDED PARKING:

STANDARD SPACES:	168 SPACES
ADA SPACES:	4 SPACES
TOTAL SPACES PROVIDED:	172 SPACES

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

USE	NO./AREA (SF)	REQ. PARKING RATIO	REQ. PARKING
PICKLEBALL COURTS	25	4 PER COURT	100
OFFICE	600	1 PER 300 SF	2
RESTAURANT	156	1 PER 4 SEATS	39
RETAIL	350	1 PER 200 SF	2
CONFERENCE	8,570	1 PER 300 SF	29
		TOTAL	172

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DRAWN BY	JDW
CHECKED BY	CCL

SITE PLAN

OCOCEE PICKLEBALL

CITY OF OCOEE FLORIDA

SHEET NUMBER
C4.0

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POSITIVE DRAINAGE FLOW PATTERNS ARE TO BE MAINTAINED AT ALL PHASES OF THE PROJECT. NO ADVERSE IMPACTS OR PONDING CAN OCCUR TO ADJACENT PROPERTIES OR TO CITY OF OCOEE ROW

FND. 1/2 I.R. #8121 9.5' E 1.0' S

N89°46'40"E 385.58'

APPROXIMATE LOCATION OF END OF WALL

L-9

N05°24'31"E 136.66'

L-10

N08°45'15"E 96.74'

N08°45'15"E 128.65'(P)
N08°45'09"E 128.66'(C)

PROPOSED WALL WITH RAILING (SEPARATE PERMIT)

FLOOD PLAIN ELEV= 100.2

LOT 4

FFE = 120.00

INDOOR COURTS

VIEWING AREA

VIEWING

STORAGE

LOCKERS

SAUNA

MEN'S

WOMEN'S

PRO SHOP 349 S.F.

KITCHEN/BOH 2,000 S.F.

RECEPTION/ LOBBY

INDOOR DINING

BAR

OUTDOOR DINING DECK 1,500 S.F.

MOVEABLE BLEACHERS

S89°48'28"W 395.23'

DRAINAGE ACCESS EASEMENT (O.R.B. 4[illegible] PG. 4985)

89 LF OF 18" Reinforced Concrete @ 0.50%

94 LF OF 18" Reinforced Concrete @ 0.64%

91 LF OF 18" Reinforced Concrete @ 0.55%

TH-1

D-1

D-2

D-3

JACOB NATHAN BLVD.

S04°00'00"E 112.36'

MATTHEW PARIS BLVD.

SECTION A-A, SHEET C5.1

MATCH PLAN SHEET C5.1

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SURFACE ELEVATION
- PROPOSED TOP OF CURB/PAVEMENT ELEVATION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED ASPHALT PAVEMENT SEE SECTION, SHEET C6.0

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D-1	GI RIM: 118.25 INV OUT: 107.45
D-2	GI RIM: 118.00 INV OUT: 113.50
D-3	GI RIM: 118.00 INV OUT: 112.00
D-4	GI RIM: 118.50 INV OUT: 114.00
MH-1	MH RIM: 122.76 INV IN: 107.00

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No.	REVISIONS	DATE	BY

Kimley»Horn

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

CHRISTOPHER C. LEPPERT, P.E. LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA

KHA PROJECT	249503000
DATE	4/1/2025
SCALE	AS SHOWN
DESIGNED BY	JDW
DRAWN BY	JDW
CHECKED BY	CCL

PAVING GRADING AND DRAINAGE PLAN

OCOCEE PICKLEBALL

CITY OF OCOEE FLORIDA

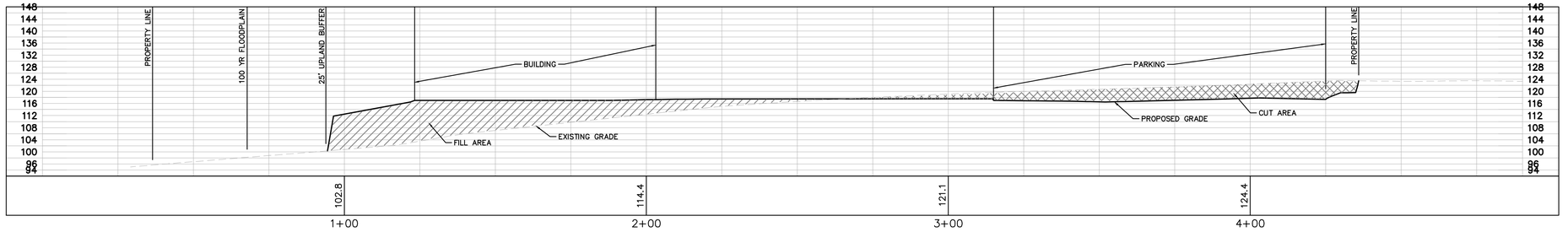
SHEET NUMBER
C5.0

Plotted By: Leppert, Chris Sheet Set: Ocoee Pickleball Construction Plans Layout: C5.0 PAVING GRADING AND DRAINAGE PLAN August 21, 2025 01:27:45pm K:\orl_civil\249503000-ocoee pickleball complex\CAD\CONST\sheets\C5.0-PGD.dwg
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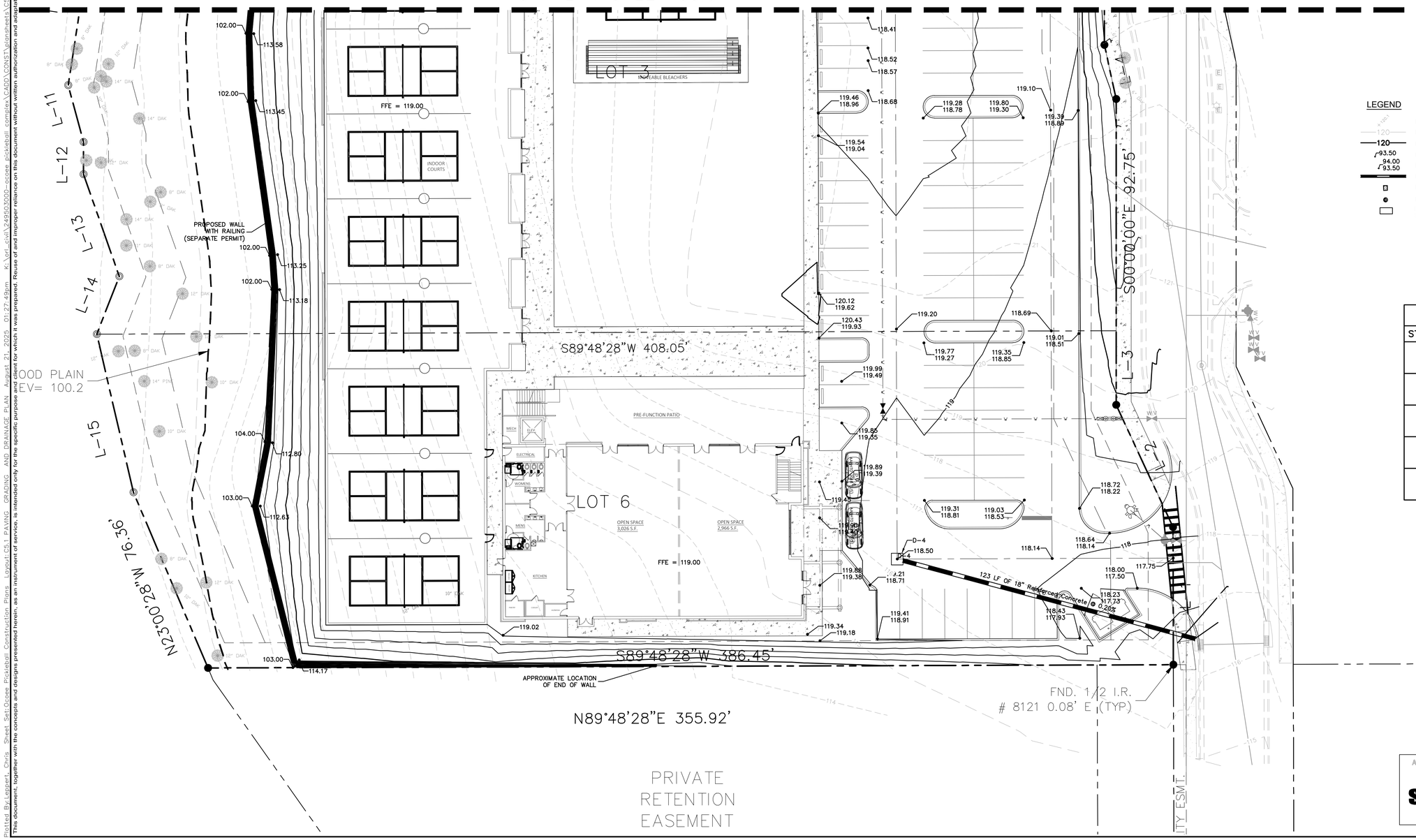
POSITIVE DRAINAGE FLOW PATTERNS ARE TO BE MAINTAINED AT ALL PHASES OF THE PROJECT. NO ADVERSE IMPACTS OR PONDING CAN OCCUR TO ADJACENT PROPERTIES OR TO OSCEOLA COUNTY'S ROW

ALL LOWEST FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM 24" ABOVE THE ADJACENT ROAD CROWN

SECTION A–A



MATCH PLAN SHEET C5.0



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SURFACE ELEVATION
- PROPOSED TOP OF CURB/PAVEMENT ELEVATION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED ASPHALT PAVEMENT SEE SECTION, SHEET C6.0

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D–1	GI RIM: 118.25 INV OUT: 107.45
D–2	GI RIM: 118.00 INV OUT: 113.50
D–3	GI RIM: 118.00 INV OUT: 112.00
D–4	GI RIM: 118.50 INV OUT: 114.00
MH–1	MH RIM: 122.76 INV IN: 107.00

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No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL ENGINEER CHRISTOPHER C. LEPPERT PE 71676 STATE OF FLORIDA

KHA PROJECT	249503000
DATE	4/1/2025
SCALE	AS SHOWN
DESIGNED BY	JDW
DRAWN BY	JDW
CHECKED BY	CCL

PAVING GRADING AND DRAINAGE PLAN

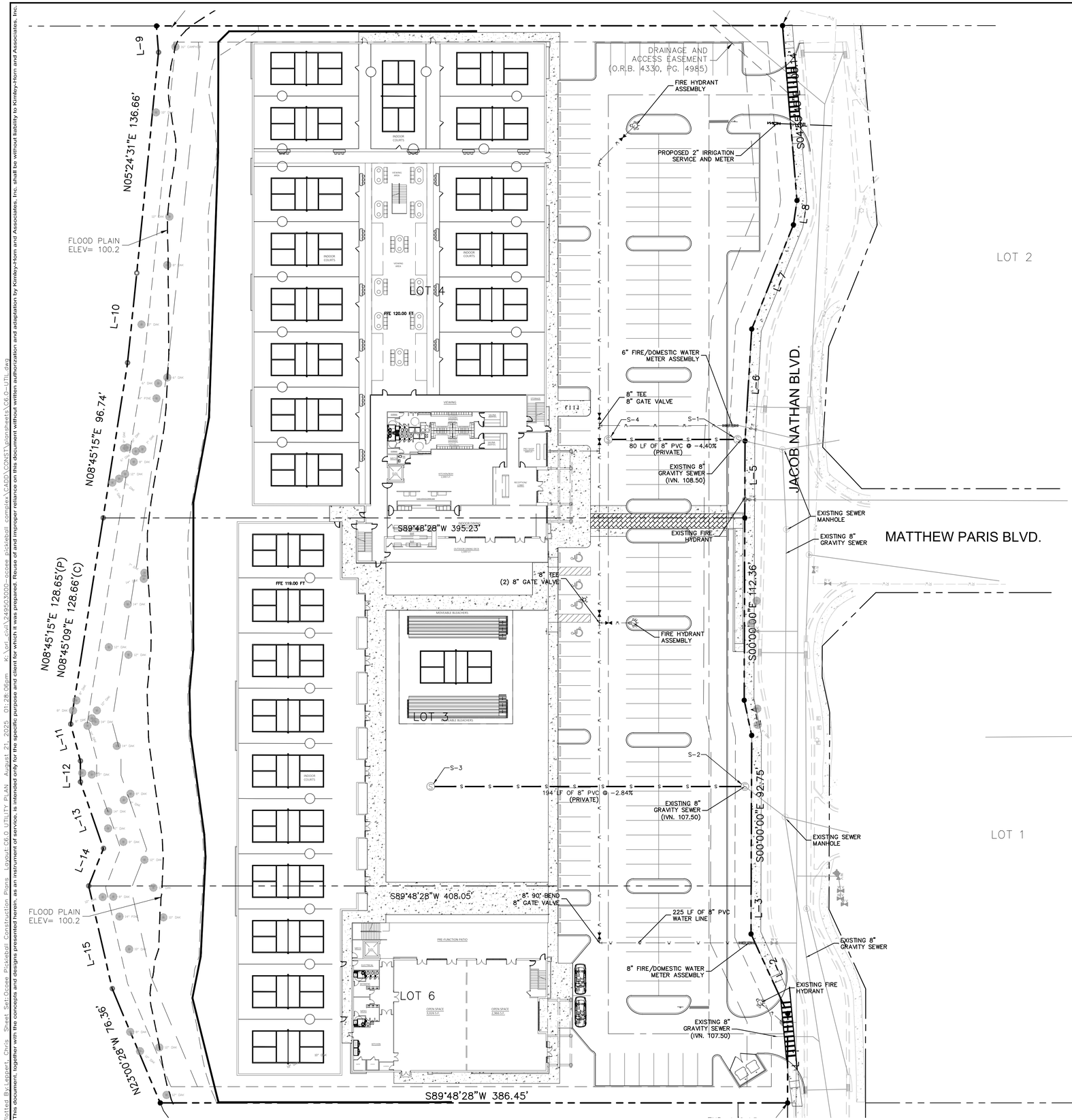
OCOCEE PICKLEBALL

CITY OF OCOEE FLORIDA

SHEET NUMBER
C5.1

Plotted By: Leppert, Chris Sheet Set: Ocoee Pickleball Construction Plans Layout: C5.1 PAVING GRADING AND DRAINAGE PLAN August 21, 2025 01:27:42pm K:\orl_civil\249503000-ocoee pickleball complex\CAD\CONST\plmsheets\C5.0-P50.dwg
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Plotted By:Leppert, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:C6.0 UTILITY PLAN August 21, 2025 01:28:06pm K:\orl-civil\249503000-ocoee pickleball complex\CADD\CONST\Plansheets\C6.0-UTIL.dwg
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NOTES:

1. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION PLAN REVIEW.
2. ALL PROPOSED POLES (SIGN, TRAFFIC, LIGHT) AND PERMANENT STRUCTURES SHALL MAINTAIN A MINIMUM 10 FT HORIZONTAL SEPARATION FROM TWA MAINTAINED UTILITIES.
3. WATER SERVICES 2" AND SMALLER SHOULD HAVE A DOUBLE STRAP TAPPING SADDLE, CORP STOP, AND BLUE POLYETHYLENE TUBING.
4. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL IF REQUIRED BY FLORIDA STATUE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE POINT OF SERVICE AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
5. ALL VALVES SHALL BE BROUGHT TO GRADE AND INCORPORATED INTO THE ROADWAY WHERE POSSIBLE, VALVES LOCATED ALONG THE EDGE OF PAVEMENT SHALL BE SURROUNDED BY A 3' SQUARE VALVE PAD WITH A MINIMUM 12" THICKNESS, REINFORCED WITH REBAR.
6. ANY EXISTING ARV'S SHALL BE RELOCATED AS FAR FROM LANE OF TRAVEL AS POSSIBLE.
7. ALL PROPOSED POLES (SIGN, TRAFFIC, LIGHT) AND PERMANENT STRUCTURES SHALL MAINTAIN A MINIMUM 10 FT HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.
8. ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5 FT HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO MAINTAINED UTILITIES.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM INLET
- EXISTING FIRE HYDRANT
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED F.D.C.
- S — PROPOSED SANITARY LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- EXISTING EXFILTRATION UNDER A SEPARATE PERMIT

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S-1 (PRIVATE)	PROPOSED SANITARY SEWER MANHOLE RIM: 123.25 INV OUT: 108.50
S-2 (PRIVATE)	PROPOSED SANITARY SEWER MANHOLE RIM: 120.94 INV OUT: 107.50
S-3 (PRIVATE)	PROPOSED SANITARY SEWER MANHOLE RIM: 119.29 INV IN: 113.00
S-4 (PRIVATE)	PROPOSED SANITARY SEWER MANHOLE RIM: 118.12 INV IN: 112.00

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No.	REVISIONS	DATE	BY

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER CHRISTOPHER C. LEPPERT STATE OF FLORIDA No. 93202 DATE: 8/21/2025

KHA PROJECT 249503000			
DATE	4/1/2025		
SCALE	AS SHOWN	DESIGNED BY	JDW
		DRAWN BY	JDW
		CHECKED BY	CCL

UTILITY PLAN

OCOCEE PICKLEBALL

CITY OF OCOEE FLORIDA

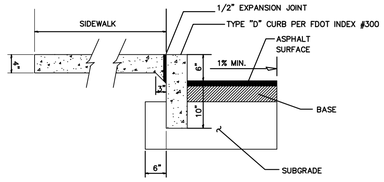
SHEET NUMBER
C6.0



NOTES:

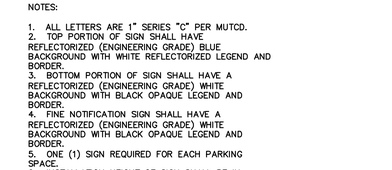
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HANDICAP SIGN DETAIL
NTS



SIDEWALK INTEGRAL CURB DETAIL
NTS

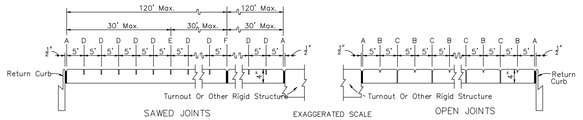
STANDARD ASPHALT PAVEMENT SECTION
NOTE: NTS
INSTALLED PAVEMENT SECTIONS AND ANY SUBSTITUTIONS SHALL MEET THE RECOMMENDATIONS WITHIN THE FINAL GEOTECHNICAL ENGINEERING REPORT PREPARED BY ECS FLORIDA, LLC. (DATED JULY 16, 2019).



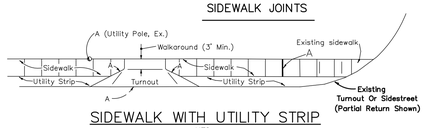
HEAVY DUTY ASPHALT PAVEMENT SECTION
NOTE: NTS
INSTALLED PAVEMENT SECTIONS AND ANY SUBSTITUTIONS SHALL MEET THE RECOMMENDATIONS WITHIN THE FINAL GEOTECHNICAL ENGINEERING REPORT PREPARED BY ECS FLORIDA, LLC. (DATED JULY 16, 2019)

CONCRETE SIDEWALK SECTION
NTS

PAVEMENT SECTION NOTES:
1. VERIFY WITH RECOMMENDATIONS IN GEOTECHNICAL EXPLORATION BY ECS FLORIDA, LLC., DATED JULY 16, 2019.
2. COMPACTION IS % OF MODIFIED PROCTOR MAXIMUM DRY DENSITY PER AASHTO T-180
3. ASPHALTIC STRUCTURAL COURSE IS PER FDOT SECTION 334



SIDEWALK JOINTS



SIDEWALK WITH UTILITY STRIP
NTS

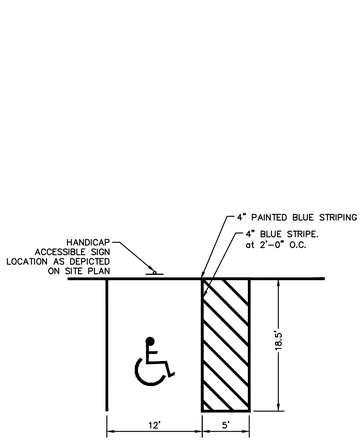
JOINT LEGEND
- A– ½" EXPANSION JOINTS (PREFORMED JOINT FILLER)
- B– ½" DUMMY JOINTS, TOOLED
- C– ½" FORMED OPEN JOINTS
- D– ½" SAW CUT JOINTS, ¼" DEEP (96 HOUR) MAX. 5' CENTERS
- E– ½" SAW CUT JOINTS, ¼" DEEP (12 HOUR) MAX. 30' CENTERS
- F– ½" EXPANSION JOINT WHEN RUN OF SIDEWALK EXCEEDS 120'
- G– COLD JOINT WITH BOND BREAKER, TOOLED

FOOTNOTES:
ALL 1/2" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.
* 1/8" OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.
◊ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) AS SHOWN ON SHT. P-1.

GENERAL NOTES
SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION NO. 522 EXCEPT FOR CURB CUT RAMP RUNS WHICH SHALL BE FINISHED IN ACCORDANCE WITH INDEX NO. 304.

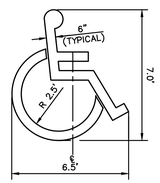
BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN 1/2".

CONCRETE SIDEWALK DETAIL
NTS

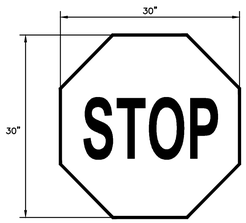


NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING
N.T.S.

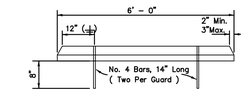


ACCESSIBLE PARKING SYMBOL
N.T.S.

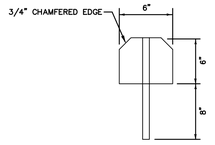


30" X 30" R1-1

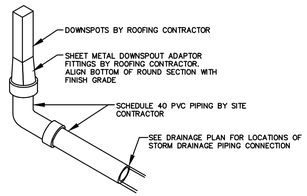
STOP SIGN
N.T.S.



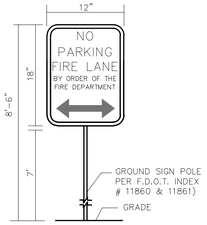
WHEEL STOP FRONT VIEW
NTS



WHEEL STOP PROFILE (TYP.)
NTS

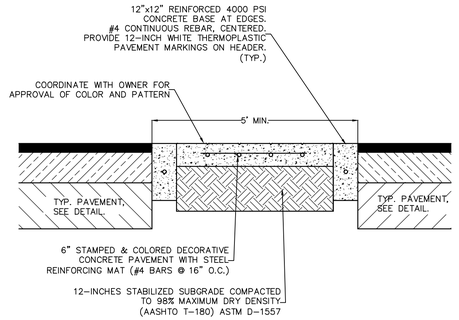


ROOF LEADER CONNECTION DETAIL
NTS

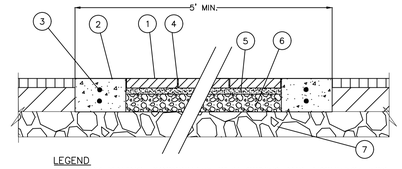


SIGN REQUIREMENTS:
1. MATERIAL: ANODIZED ALUMINUM.
2. GAUGE: 0.08 INCHES
3. SIGNS SHALL BE A WHITE BACKGROUND AND RED LETTERS.
4. SIGN SURFACE BACKGROUND: TO BE COVERED WITH WHITE REFLECTIVE TYPE MATERIAL SUCH AS "SCOTCH-LITE".

FIRE LANE SIGN DETAIL
NTS



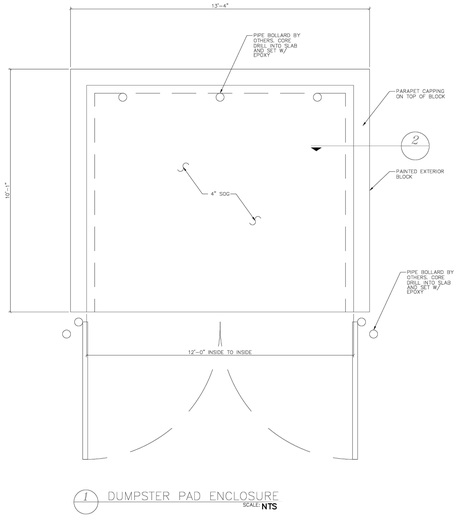
STAMPED CONCRETE DETAIL
(OPTION #1 FOR DECORATIVE CROSSWALK)



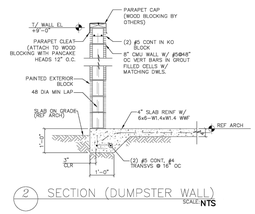
LEGEND
1. BRICK PAVING, COORDINATE WITH OWNER AND ARCHITECT FOR APPROVAL OF COLOR AND PATTERN
2. 12"x12" REINFORCED 4000 PSI CONCRETE BASE AT EDGES. CONTINUOUS REBAR AS SHOWN.
3. #4 REBAR CENTERED
4. TIGHT, SAND SWEPT JOINTS, TYP.
5. 1-1/4" SAND SETTING BED.
6. 8" LIMEROCK BASE (LBR 100) PER FDOT STANDARD SPEC. 200 & 911 COMPACTED TO A MIN. OF 98% OF MAX. DENSITY PER AASHTO T-180 MODIFIED PROCTOR.
7. 12" STABILIZED STABIILIZED SUB BASE TYPE "B" (LBR 40) PER FDOT STANDARD SPEC. 160 SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAX. DENSITY PER AASHTO T-180 MODIFIED PROCTOR.

BRICK PAVING DETAIL
(OPTION #2 FOR DECORATIVE CROSSWALK)

DECORATIVE PEDESTRIAN CROSSWALK DETAILS



1 DUMPSTER PAD ENCLOSURE
SCALE: NTS



2 SECTION (DUMPSTER WALL)
SCALE: NTS

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Plotted By: Leppert, Chris Sheet Set: Ocoee Pickleball Construction Plans Layout: C7.0 GENERAL CONSTRUCTION DETAILS August 21, 2025 01:28:16pm K:\orl_civil\249503000-ocoee pickleball complex\CADD\CONST\Plansheets\C7.0 - GEN. CONST DETAILS.dwg
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200 S. ORANGE AVENUE SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
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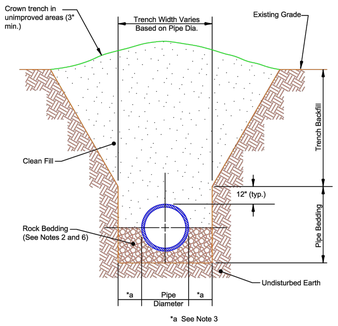
LICENSED PROFESSIONAL ENGINEER CHRISTOPHER M. LEPPERT PE 71747 STATE OF FLORIDA
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT CHRISTOPHER M. LEPPERT LA 6667015 STATE OF FLORIDA

KHA PROJECT	249503000
DATE	4/1/2025
SCALE	AS SHOWN
DESIGNED BY	JDW
DRAWN BY	JDW
CHECKED BY	CCL

GENERAL CONSTRUCTION DETAILS

OCOCEE PICKLEBALL
CITY OF OCOEE FLORIDA

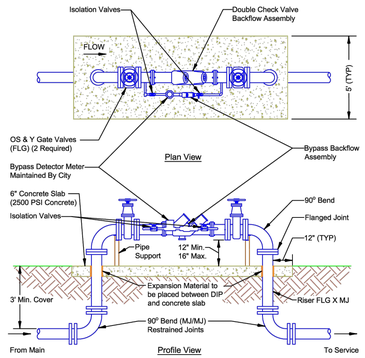
SHEET NUMBER
C7.0



NOTES:

1. Pipe bedding material and trench backfill shall be select common (clean) fill compacted to 95% (98% in roadway) of the maximum density as per AASHTO T-180.
2. Contractor shall install crushed rock (or equivalent bedding material) where pipe bedding does not provide solid support (yielding or plastic). Depth of material shall be a minimum of 6", or as needed, to provide non-yielding support for the pipe. All unsuitable material shall be removed from pipe bedding unless special provisions are approved by the City.
3. Excavated trench width at pipe haunch shall be sufficient in size for haunch compaction, but shall be no greater than 15" on each side of pipe for pipes less than 24" in diameter (24" for pipes 24" in diameter or greater.)
4. Water shall not be permitted in trench line during construction.
5. Pipe line shall be installed with bell fitting facing upgrade.
6. Gravity sewer shall have a 6" minimum rock bed.

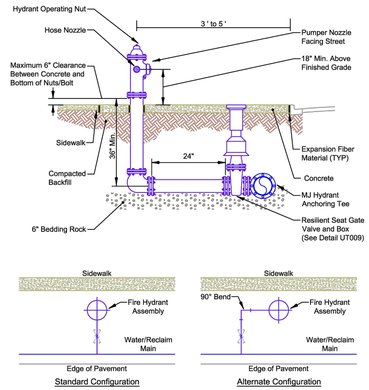
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT001	Pipe Bedding and Trench
DATE: September 2019	SCALE: N/A



NOTES:

1. Backflow assembly shall be owned and maintained by the property owner.
2. The City shall own and maintain the meter.
3. Utility easement size minimum shall be 10 feet by 15 feet.
4. The contractor shall contact the inspector for exact assembly length and height above the slab required for the double detector check valve assembly to be installed by contractor. All pipe, fittings, and appurtenances shall be installed by the contractor.
5. All above ground pipe shall be flanged ductile iron.
6. Double detector check valve assembly shall be in conformance with the City's Cross Connections Manual.
7. Bypass meter piping shall be brass

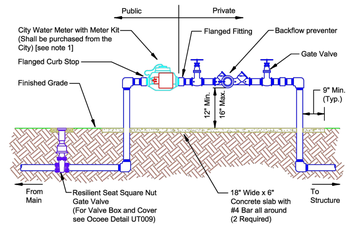
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT210	Double Detector Check Valve Assembly
DATE: July 2020	SCALE: N/A



Note:

1. Hydrants shall be painted with double coat enamel paint per the following:
   - Public Potable Water - Safety Yellow Pantone 13-0630TN
   - Reclaimed Water - Purple Pantone 522 C
   - Private Fire - Cherry Red HDC-MD-16
2. Concrete shear pad shall abut between sidewalk and curb. Where sidewalk is not present, concrete shear pad shall be approx. 7.5' x 3.5' min.
3. Concrete shall be 6" thick with fibermesh and shall be fc' of 3,000 psi minimum at 28 days.
4. Any deviation from this detail shall be made known to the City for approval.

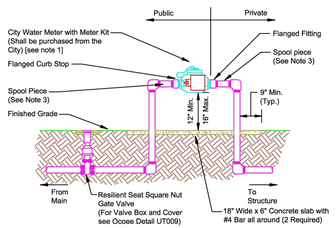
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT201	Fire Hydrant Assembly
DATE: June 2021	SCALE: n/a



NOTES:

1. Contractor shall be responsible for installing City water meter matching pipe size with meter kit and shall supply and install all materials and backflow prevention device.
2. Backflow device shall be per the City's Cross Connection Control Manual.
3. All pipes, fittings, and end valves as indicated as private shall be the responsibility of the owner. All pipes and fittings indicated as public with material not indicated shall be brass or schedule 80 PVC.

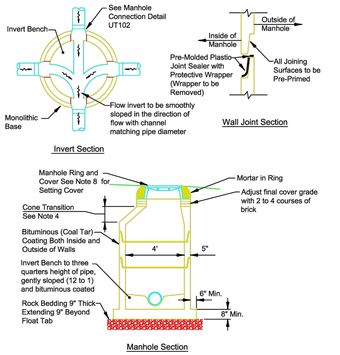
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT209b	1 1/2" and Larger Commercial/Multi-Family Meter Configuration
DATE: June 2021	SCALE: N/A



NOTES:

1. Contractor shall be responsible for installing City water meter matching pipe size with meter kit and shall supply and install all materials.
2. All pipes, fittings, and end valves as indicated as private shall be the responsibility of the owner. All pipes and fittings indicated as public with material not indicated shall be brass or schedule 80 PVC.
3. Spool piece length shall be a minimum of five times the diameter of the pipe.

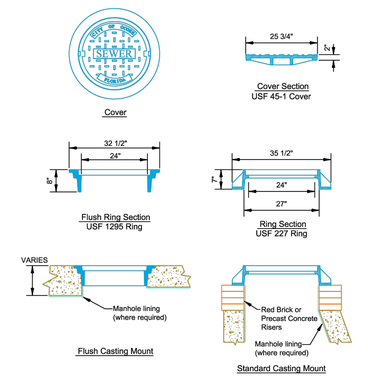
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT209c	1 1/2" and Larger Commercial/Multi-Family Meter Configuration (Reclaimed Water)
DATE: June 2021	SCALE: N/A



NOTES:

1. This detail is for pre-cast standard and receiving sanitary sewer manholes.
2. Sewer main sizes connecting to the manhole shall range from 6" to 24" in diameter and not less than 2" from floor of bottom casting. All other sizes shall require separate design and approval.
3. All manholes where any invert into the manhole exceeds 18" shall require a drop connection (See detail UT102).
4. Manhole cone/ring and cover shall be eccentric configured. Cone transition shall range from 18" to 36". Concentric configuration shall require written approval by the City.
5. Receiving, forcemain connected and drop manhole shall be continuously lined with an approved liner on the City of Ocoee's Approved Materials List at a minimum of 90 mil thickness.
6. Bottom casting shall be monolithic with first riser.
7. Riser between top cone and bottom casting shall be no shorter in height than 60".
8. Manhole cover to be set 1/4" above and matching slope pavement and should be set at plan grade unpaved areas.
9. All seams from structure joints, pipe connections and ring shall be WrapidSealed.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT101	Sanitary Sewer Manhole
DATE: July 2019	SCALE: N/A



NOTES:

1. Use Ring & Covers Detail as depicted on this sheet for standard manhole applications. Refer to UT104 Large & Receiving Ring and Double Cover Detail for large (6' or greater) and receiving manholes.
2. For structures with top elevation at surface, use "Flush Structure Casting", USF 1295 Ring.
3. Brick shall be solid red (clay) brick meeting AASHTO M114 -Grade MW.
4. Red Brick or Precast Concrete Risers should not exceed four levels.
5. Manhole lid shall be Lettered with "City of Ocoee" (top), Sewer (center) and Florida (bottom).
6. Manhole lids shall have two (2) non-pentrating pick holes.
7. Where manhole lining (coating) is required, coating shall extend to ring sealing and coating ring's mortar bed.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT103	Standard Manhole Ring and Cover
DATE: April 2019	SCALE: N/A

Pipes/Mains Separation Requirement Table (See Note 11 for Structural)									
	Potable		Reclaimed		Sanitary Sewer		Storm Sewer		Structural
	Horiz.	Vert.	Horiz.	Vert.	Horiz.	Vert.	Horiz.	Vert.	Horiz.
Potable			3'	12"	10'	18"	3'	18"	10'
Reclaimed	3'	12"			3'	12"	3'	12"	10'
Sanitary Sewer	10'	18"	3'	12"			3'	12"	10'
Storm Sewer	3'	18"	3'	12"	3'	12"			10'

Joint Spacing Requirement Table (See Note 2)					
	Potable		Reclaimed	Sanitary Sewer	Storm Sewer
Potable			3'	6'	3'

NOTES:

1. The table above represents the minimum separation requirements as described in the City's Engineering Standards Manual. The most stringent requirements between the City's Standards and the guidelines set forth in the Florida Administrative Code 62-555.314 (F.A.C). shall apply between newly proposed utility lines and existing or proposed utility lines.
2. Joint spacing shall be based on one full length water main pipe centered above or below other pipes. The joint shall be no less than the required distance from the center of the crossing of the two pipes. (The water pipe shall be above the other pipe unless otherwise approved by the City.)
3. Where the City's minimum vertical and horizontal separation from potable water cannot be achieved from the outside of the potable water pipe and the outside of the other pipe/main, preferred separation in accordance with F.D.E.P. rules of the Florida Administrative Code 62-555.314 (F.A.C.) and 62-604.400 (F.A.C.) may be allowed upon approval by the City's Utilities Department.
   a. If it is not technically feasible or economically sensible to comply with the requirements set forth in 62-555.314 (F.A.C.), technical or economic justification for each exception must be submitted to F.D.E.P. with alternative construction features. Proof of F.D.E.P.'s approval for exceptions shall be submitted to the City.
4. For the purpose of this table, reclaimed water shall mean unrestricted public access reuse water as defined by F.A.C. 62-610. Other types of reclaimed water, not treated to public contact levels, shall be considered raw sewage, and the separation list for sanitary sewer shall apply.
5. Alternative water, such as storm water used for irrigation, shall be considered reclaimed water for separation requirements.
6. Pipe separation distance provided above shall mean the horizontal and/or vertical distance measured for the outside dimension of each pipe/main.
7. All Sanitary and Storm Structures shall follow separation requirements above.
8. Potable water pipes shall be laid above all pipes conveying raw sewage whenever they cross.
9. All utilities shall be installed with 36" of cover over the top of pipe. Cover shall be measured with current or future grading to ensure the 36" coverage.
10. No potable water pipe may pass through a sanitary sewer structure. Penetration through storm sewer must be approved by the City and is subject to special conditions and materials.
11. Structural shall refer to foundations, walls, etc. Additional separation shall be required by the City for construction of, including, but not limited to: live loads, multi-story commercial buildings, superstructures, embankments, retaining walls, bridges, railroads, high voltage transmission mains, gas mains, etc.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT013	Pipe Separation Requirement Table
DATE: November 2022	SCALE: N/A

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER — CHRISTOPHER J. PEPPER — No. 73797 — STATE OF FLORIDA — PE — PROFESSIONAL ENGINEER — DATE: 4/1/2025

KHA PROJECT	249503000
DATE	4/1/2025
SCALE	AS SHOWN
DESIGNED BY	JDW
DRAWN BY	JDW
CHECKED BY	CCL

GENERAL CONSTRUCTION DETAILS

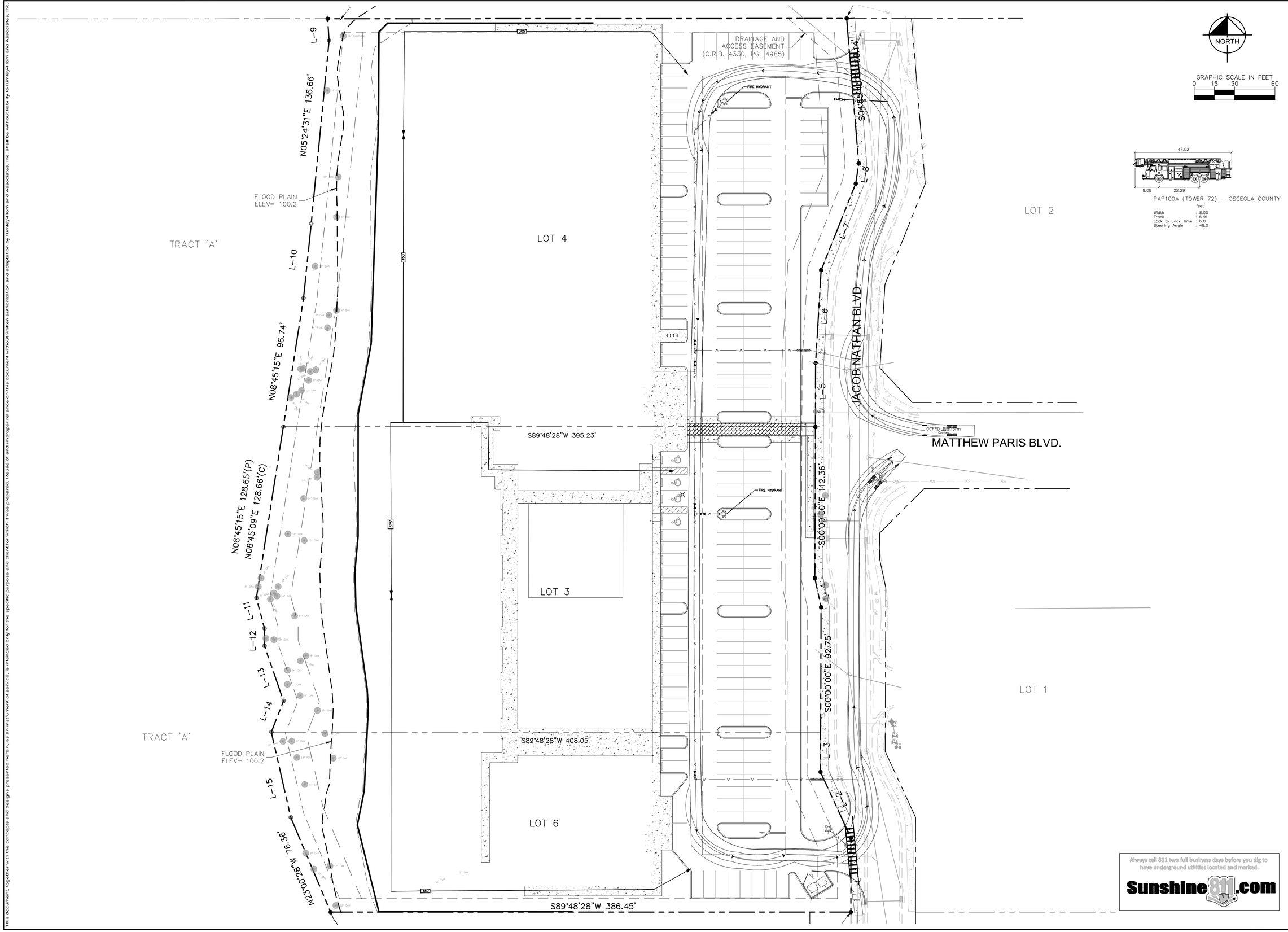
OCOEE PICKLEBALL

CITY OF OCOEE FLORIDA

SHEET NUMBER
C7.1

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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL ENGINEER CHRISTOPHER M. LEPPERT LICENSE NUMBER 87918 STATE OF FLORIDA
CHRISTOPHER M. LEPPERT, P.E. No. 87918
PROFESSIONAL ENGINEER
DATE: 4/17/2025

KHA PROJECT	249503000
DATE	4/17/2025
SCALE	AS SHOWN
DESIGNED BY	JDW
DRAWN BY	JDW
CHECKED BY	CCL

FIRE TRUCK ROUTING PLAN

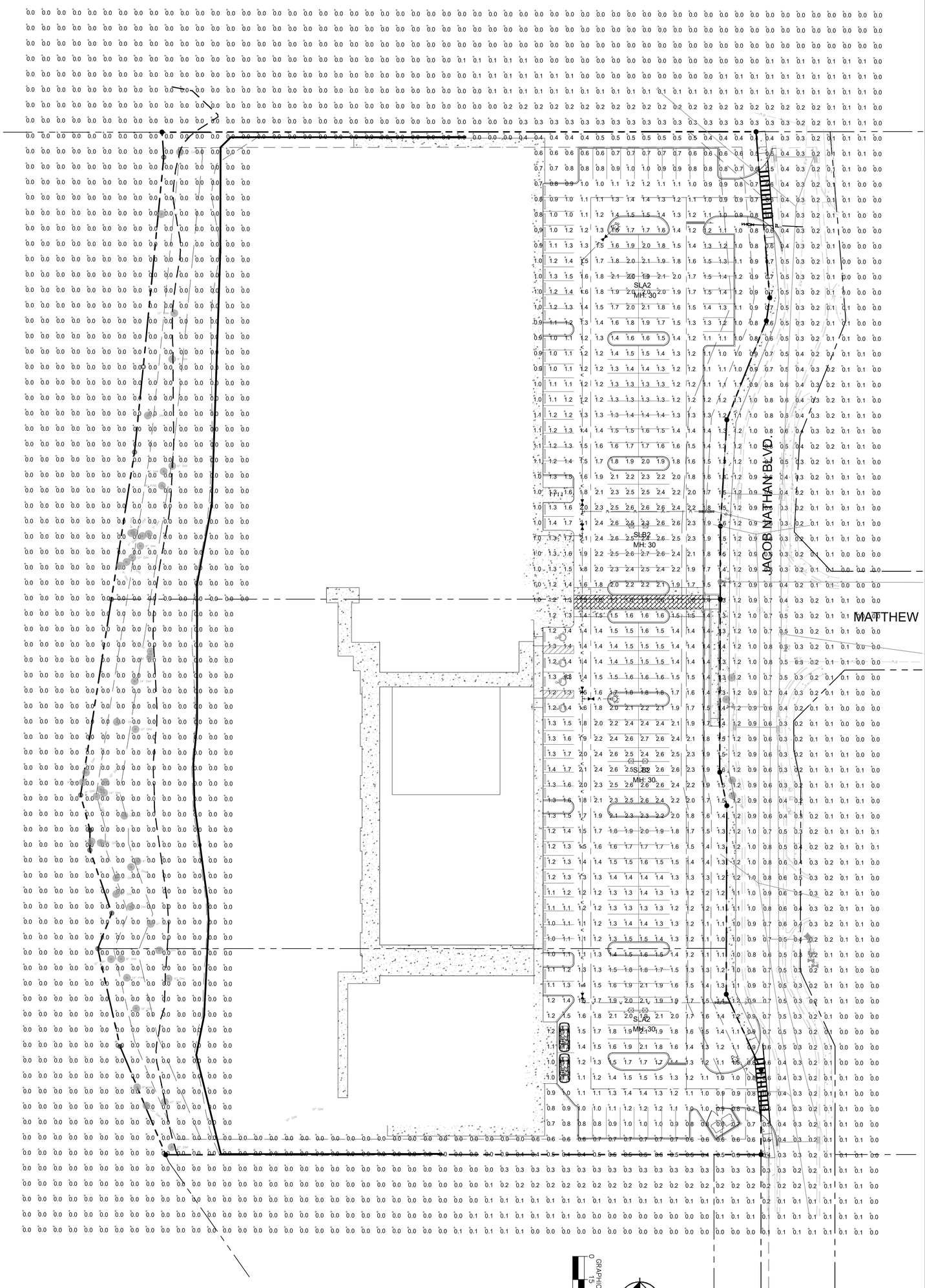
OCOCEE PICKLEBALL

CITY OF OCOEE FLORIDA

SHEET NUMBER
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Lantern Lighting Luminaire Schedule

Symbol	Manufacturer	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting (MAXIFLAT)	2	SLA2	Back-Back	DSX0 LED P7 40K 70CRI T5W MVOLT RPA NLTAIR2 PIRH FINISH TBD, MOUNTED @ 30' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	170.81	21557	B4-U0-G3
	Lithonia Lighting	2	SLB2	Back-Back	DSX0 LED P7 40K 70CRI T5W MVOLT RPA NLTAIR2 PIRH FINISH TBD, MOUNTED @ 30' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	170.81	21214	B4-U0-G3

Lantern Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Boundary	Illuminance	Fc	0.1	0.5	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.5	2.7	0.6	2.6	4.5

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SHEET NUMBER C9.0

OCOCEE PICKLEBALL

CITY OF GROVELAND FLORIDA

LIGHTING PLAN

KHA PROJECT 249503000

DATE 02/07/2025

SCALE AS SHOWN

DESIGNED BY ###

DRAWN BY ###

CHECKED BY ###

LICENSED PROFESSIONAL CHRISTOPHER CLAY LEPPERT LICENSE PROFESSIONAL ENGINEER

CHRISTOPHER LEPPERT, P.E.

STATE OF FLORIDA LICENSE NUMBER 90200

DATE: 02/07/2025

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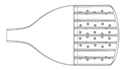
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No.	REVISIONS	DATE	BY



D-Series Size 0
LED Area Luminaire





Specifications

EPA:	0.44 ft²	(0.04 m²)
Length:	26.18"	(66.5 cm)
Width:	14.06"	(35.7 cm)
Height H1:	2.26"	(5.7 cm)
Height H2:	7.46"	(18.9 cm)
Weight:	23 lbs	(10.4 kg)

Design Select options indicated by this color background.

Catalog Number

Notes:

Type

Fill the fields as you navigate down the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[3]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics**[10] P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] T4FTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[2] BLC4 Type IV backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V-480V)[7,8] 120[9,24] 208[9,24] 240[9,24] 277[9,24] 347[9,24] 480[9,24]	**Shipped included** SPA Square pole mounting (4@ drilling, 3.5" min. SQ pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole)[2] RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)[2] SPABN Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket[11] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[12,13,18,19]	HS	Houseside shield (black finish standard)[20]	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[12,18,19]	L90	Left rotated optics[1]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately)[14]	R90	Right rotated optics[1]	DWHXD	White
PERS	Five-pin receptacle only (controls ordered separately)[14,15]	CCE	Coastal Construction[21]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separately)[14,16]	HA	50°C ambient operation[22]	DBLBXD	Textured black
FAO	Field adjustable output[17,23]	BAA	Buy America(n) Act and/or Build America Buy America Qualified	DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30%[14,15]	SF	Single fuse (120, 277, 347V)[24]	DWHGXD	Textured white
BL50	Bi-level switched dimming, 50%[14,15]	DF	Double fuse (208, 240, 480V)[24]		
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	**Shipped separately**			
		EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
		BSDB	Bird Spikes (field install required)		

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Ordering Information

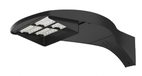
Accessories

Ordered and shipped separately.

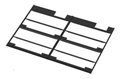
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[25]
DSHORT SBK	Shorting cap[26]
DSX0HS P4	Hooser-side shield (ontor package number P1-7, P10-13 in place of P)
DSX0FB (FINISH)	Round pole adapter (#5 drilling, specify finish)
DSX0FB4 (FINISH)	Round pole adapter (#5 drilling (specify finish)
DSX0FA5 (FINISH)	Square pole adapter (#5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with sensor/dimming, PIR or PIRH when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. XVOLT not available in packages P1, P2 or P10. XVOLT not available with fusing (SF or DF).
9. SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10. WBA cannot be combined with Type 5 distributions plus photocell (P5R).
11. WBA and MA are not available together. Only one may be ordered per Light Air 2.
12. NLTAIR2 PIRHN available only when ordered with any of the following configurations: P4, P5R, P5RS, P5RT, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using MVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using MVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
13. PIR not available with NLTAIR2, PER, PERS, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT. PIR not available with P1 using MVOLT.
14. PER/PERS/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See Accessories information.
15. Reference Control Options table on page 4. Cap included.
16. FAO not available with the following control options:NLTAIR2 PIRHN, PIR, PERS, PER7, BL30, BL50, or DMG.
17. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, FAO and DMG. BL30 or BL50 must specify 120 or 277V.
18. DMG not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER7, BL30, BL50 and FAO.
19. Reference Motion Sensor Default Settings table on page 4 to see functionality.
20. Reference Controls Options table on page 4.
21. Not available with options T1S, T2M, T3LG, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
22. CCE option not available with Option R5 and EGSR. Contact Technical Support for availability.
23. Option HA not available with performance packages P6, P7, P12 and P13.
24. Requires luminaire to be specified with PER, PERS or PER7 option. See Controls Table on page 4.
25. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



External Glare Shield (EGSR)

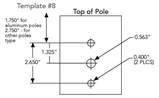


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Maximum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPABN	#8	3"	3"	3"	3"		3"

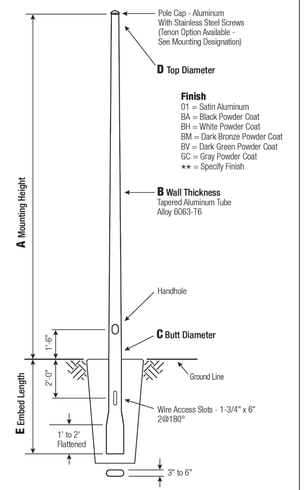
DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.76
DSX0 with SPA5, SPABN	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

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RTA
Round Tapered Aluminum Pole
No Arm — Direct Buried



Finish
01 = Satin Aluminum
BA = Black Powder Coat
BH = White Powder Coat
BM = Dark Bronze Powder Coat
BV = Dark Green Powder Coat
GC = Gray Powder Coat
★★ = Specify Finish

B Wall Thickness
Tapered Aluminum Tube
Alloy 6063-T6

WARNING:
Do not install light pole without luminaire.

Satin Aluminum or Powder Coated Finish per Customer Specification.

A Mtg. Hgt.	B Wall Thickness	C Butt Diameter	Total Lbs. Weight	Maximum EPA 90	100	110	120	130	Old Cat. Number	Catalog Number
30	0.188"	7	100	13.8	10.2	9.2	7.4	6.0	50-125	RTA30D7BE-**

C Butt Dia.	D Top Dia.	E Embed
7	4.5	5'

C and D Dimensions in Inches

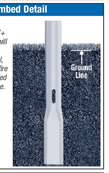
Customer Name:	
Project:	Location:
Notes:	Quantity:

RTA30D7BE - [ ]
CATALOG NUMBER — FINISH

Pole
The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated to produce a T6 temper.

Handhole
Reinforced, 4" x 6" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. Reinforced Frame will contain a tapped 3/8"-16NC Grounding Provision.

Embed Detail
Direct Buried Pole bottom section on 6°+ butt diameter poles will be partially flattened into an anti-rotational, oval cross section. Wire access will be provided 24" below ground line. Soil conditions vary by site. Foundation requirements should be determined by a qualified Structural Engineer with knowledge of jobsite soil conditions.



Vibration Damper
When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

Mounting Designation
***Side Drill Mount** - For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.*

***Tenon Mount - Welded or Spun** For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (5", 4", etc.). Tenon style is factory option. Welded Tenon can be specified.*



EPA Notes: *Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2009 AASHTO LTS-5 using a 25 year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.*

hapco pole products
26252 Hillman Highway
Abingdon, VA 24210
800.368.7171
www.hapco.com

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

No.	REVISIONS	DATE	BY

CHRISTOPHER LEPPERT, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 90200
02/07/2025

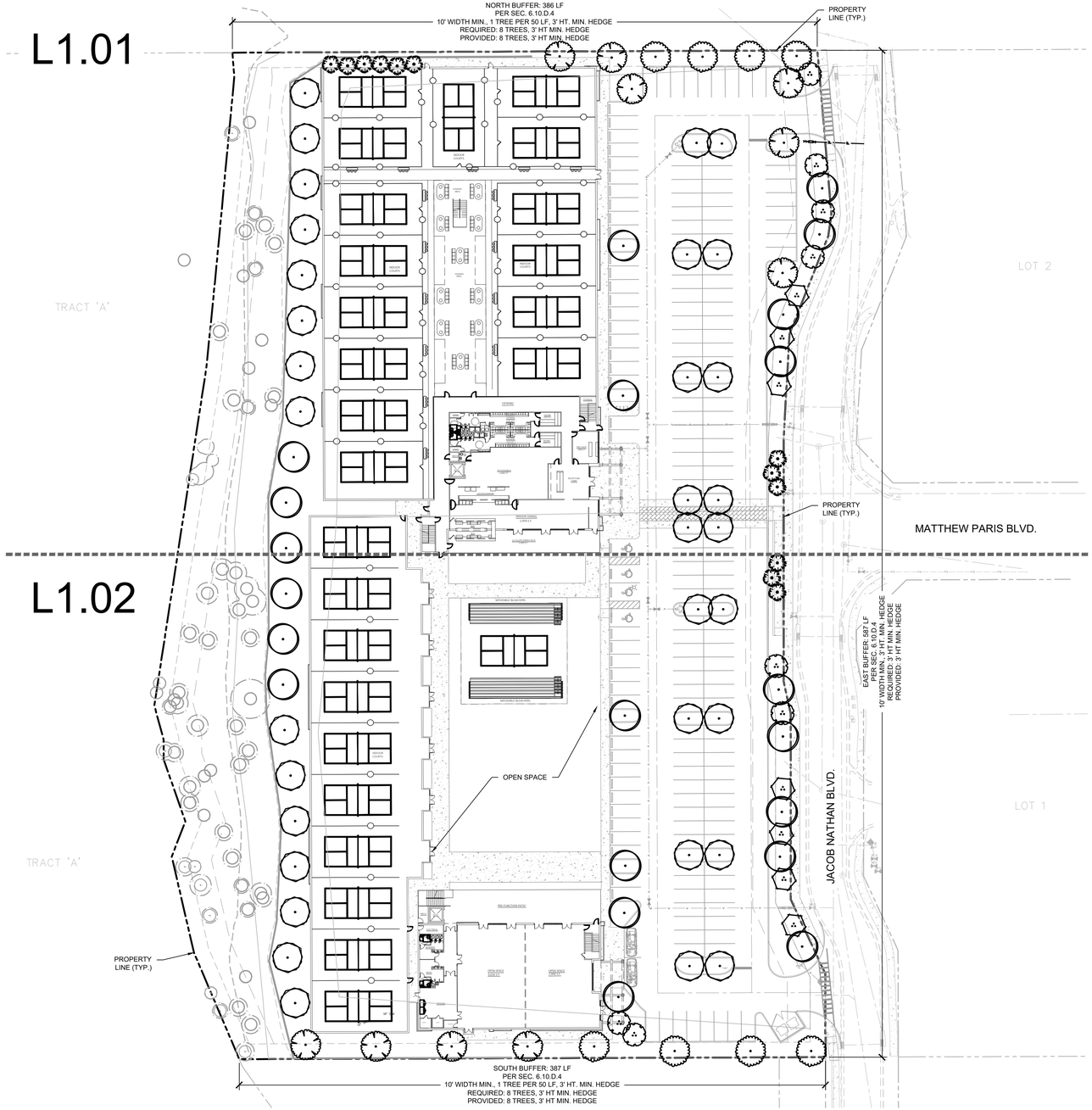
KHA PROJECT 249503000			
DATE	02/07/2025		
SCALE	AS SHOWN		
DESIGNED BY	###	###	###
DRAWN BY	###	###	###
CHECKED BY	###	###	###

LIGHTING DETAILS

OCOCEE PICKLEBALL — FLORIDA
CITY OF GROVELAND

SHEET NUMBER
C9.1

Plotted By:Leppert, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:C9.1 LIGHTING DETAILS August 21, 2025 01:28:57pm K:\orl-civil\249503000-ocoee pickleball complex\CADD\CONSTplansheets\C9.0-C9.1-LIGHTING.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
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	AA	31	AUTUMN FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FL #1	ACER RUBRUM 'AUTUMN FLAME'	FG	3" CAL MIN	12' HT., 4' SPR.
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UNDERSTORY TREES							
	IC	7	DAHOON HOLLY STRAIGHT, SINGLE LEADER, FL #1	ILEX CASSINE	FG	2.5" CAL MIN	8' HT., 4' SPR.
	MC	9	WAX MYRTLE MULTI-LEADER, 3-TRUNK MIN, FL #1	MYRICA CERIFERA	FG	2.5" CAL MIN	8' HT., 4' SPR.
	SS	12	CABBAGE PALMETTO STRAIGHT, SLICK HURRICANE CUT, FL #1	SABAL PALMETTO	FG	-	12' CT

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SHRUBS							
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MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REPAIR AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

LANDSCAPE CALCULATIONS

PER "CITY OF OCOEE" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
LANDSCAPE BUFFER ADJACENT TO PUBLIC R-O-W 10' MIN. WIDTH, MIN. 3' HEIGHT HEDGE ADJACENT TO OTHER PROPERTIES 10' MIN. WIDTH, MIN. 3' HEIGHT HEDGE, 1 TREE PER 50 LF *SECTION 06.10.D.3*	**EAST BUFFER: 587 LF** 10' MIN. WIDTH, MIN. 3' HEIGHT HEDGE **NORTH BUFFER: 387 LF** 10' MIN. WIDTH, 8 TREES, 3' MIN. HEDGE **SOUTH BUFFER: 387 LF** 10' MIN. WIDTH, 8 TREES, 3' MIN. HEDGE	**EAST BUFFER: 587 LF** 10' MIN. WIDTH, MIN. 3' HEIGHT HEDGE, **NORTH BUFFER: 387 LF** 10' MIN. WIDTH, 8 TREES, 3' MIN. HEDGE **SOUTH BUFFER: 387 LF** 10' MIN. WIDTH, 8 TREES, 3' MIN. HEDGE
NATIVE PLANT CALCULATIONS 40% OF TOTAL NUMBER OF INDIVIDUAL PLANTS FROM EACH CATEGORY TO BE SELECTED FROM LIST OF NATIVE SPECIES *SECTION 06.10.G.1*	TREES: 102 TOTAL 102 X 40% = 41 REQUIRED SHRUBS: 1,080 TOTAL 1,080 X 40% = 432 REQUIRED GROUNDCOVERS: 2,071 TOTAL 2,071 X 40% = 828 REQUIRED	TREES: 102 NATIVE TOTAL (100%) SHRUBS: 1,080 NATIVE TOTAL (44%) GROUNDCOVERS: 2,071 NATIVE TOTAL (51%)
VUA LANDSCAPE 1 SHADE TREE PER ISLAND 5 SHRUBS PER ISLAND *SECTION 06.10.D.1 06.10.D.6*	23 LANDSCAPE ISLANDS X 1 TREE = 23 TREES REQUIRED 5 SHRUBS X 23 ISLANDS = 115 SHRUBS REQUIRED	32 ISLAND TREES +115 SHRUBS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
DATE: 8/22/2025

KHA PROJECT	249503000
DATE	01/22/2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	ASIL

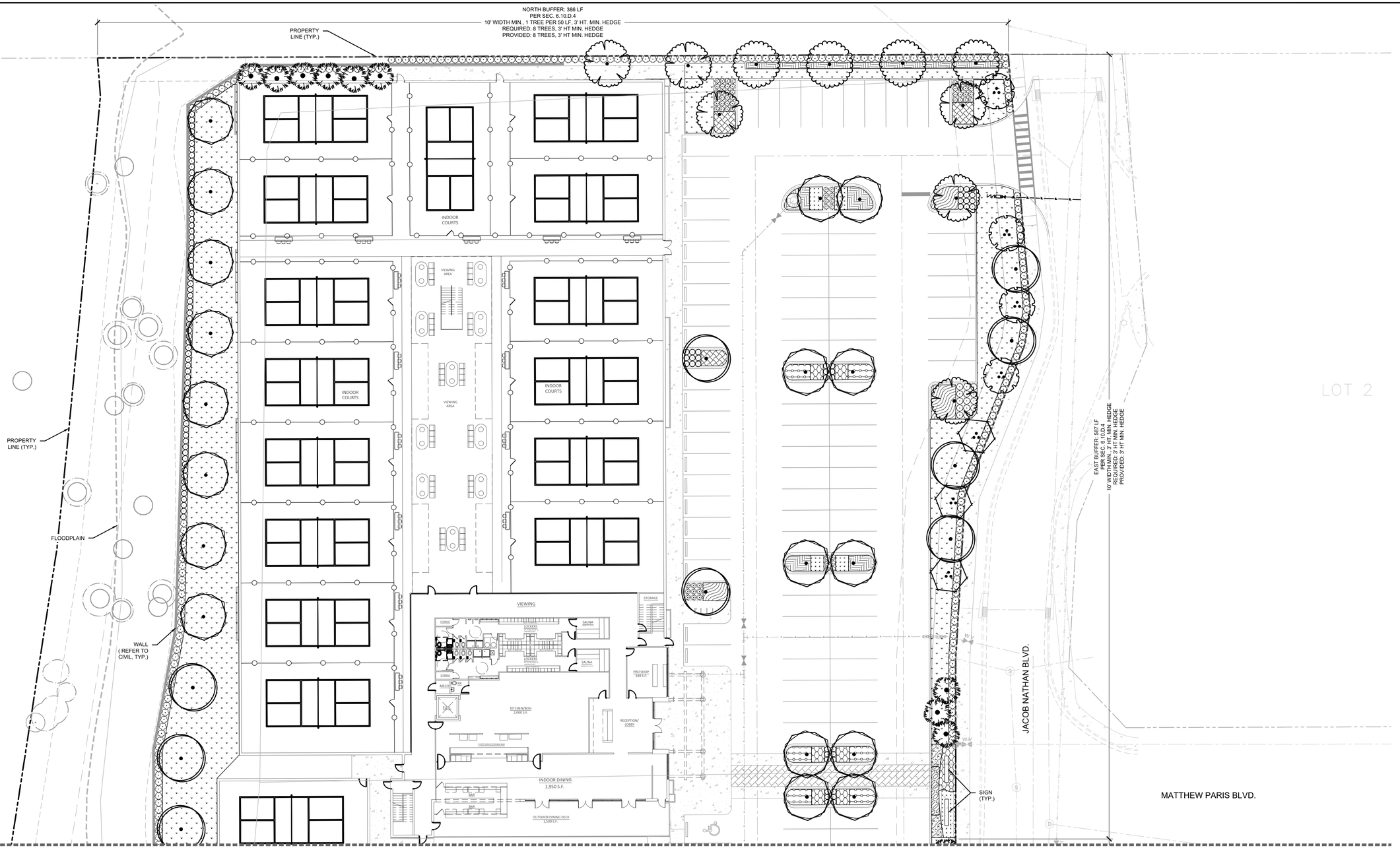
OVERALL LANDSCAPE PLAN

OCOEE PICKLE BALL MASS GRADING

CITY OF OCOEE FLORIDA

SHEET NUMBER
L1.00

Plotted By:Leppert, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:L1.00 August 22, 2025 11:04:16am K:\orl_civil\249503000-ocoee pickleball complex\CADD\CONST\plotsheets\L1.00_LANDSCAPE PLAN.dwg
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GROUND COVERS

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SPECIFICATIONS
3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

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DATE: 8/22/2025

KHA PROJECT 249503000
DATE 01/22/2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RYP
CHECKED BY ASIL

LANDSCAPE PLAN

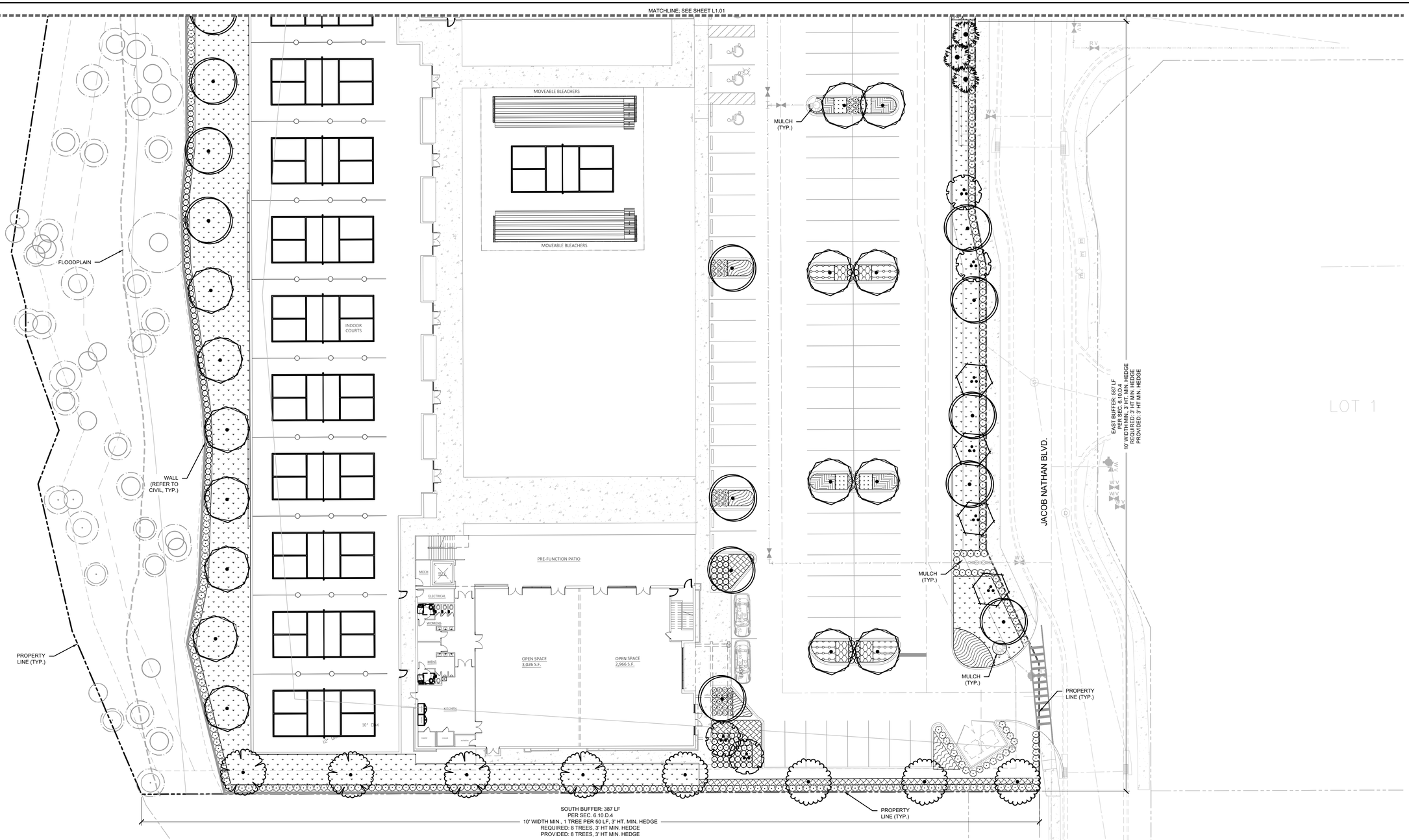
OCOEE PICKLE BALL MASS GRADING

CITY OF OCOEE FLORIDA

SHEET NUMBER
L1.01

Plotted By:Leppert, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:L1.01 August 22, 2025 11:04:23am K:\orl_civil\249503000-ocoee pickleball complex\CADD\CONST\plotsheets\L1.00_LANDSCAPE PLAN.dwg
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IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
DATE: 8/22/2025

KHA PROJECT	249503000
DATE	01/22/2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	ASIL

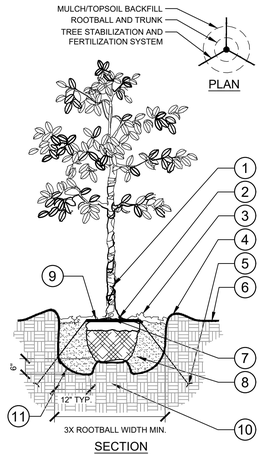
LANDSCAPE PLAN

OCOEE PICKLE BALL MASS GRADING

CITY OF OCOEE FLORIDA

SHEET NUMBER
L1.02

Plotted By:Leppert, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:L1.50 August 22, 2025 11:04:31am K:\orl_civil\249503000-ocoee pickleball complex\CADD\CONST\plotsheets\L1.00_LANDSCAPE PLAN.dwg
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1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

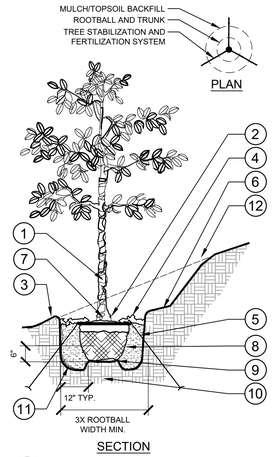
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L1.50 **TREE PLANTING**
SECTION / PLAN — NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

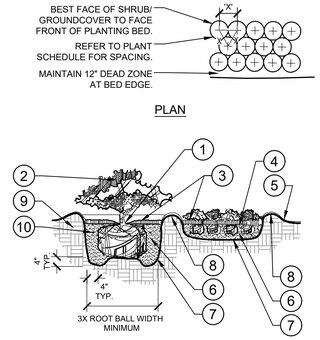
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 L1.50 **TREE PLANTING ON A SLOPE**
SECTION / PLAN — NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

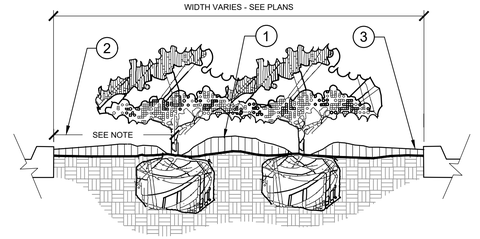
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 L1.50 **SHRUB/GROUNDCOVER PLANTING**
SECTION / PLAN — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 L1.50 **PLANTED PARKING LOT ISLANDS/MEDIANS**
SECTION — NTS

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 L1.50 **SHRUB/GROUNDCOVER PLANTING ON A SLOPE**
SECTION — NTS

NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

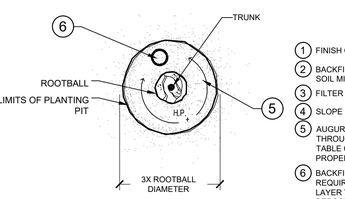
6 L1.50 **PLANTINGS ADJACENT TO BUILDINGS**
SECTION — NTS

1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 L1.50 **PARKING SPACE/CURB PLANTING**
SECTION — NTS

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 L1.50 **SHRUB PLANTING AT FIRE HYDRANT**
SECTION / PLAN — NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

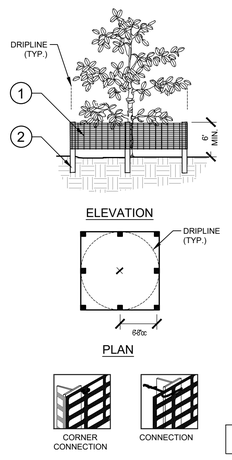
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 L1.50 **POOR DRAINAGE CONDITION**
SECTION / PLAN — NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS ON 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

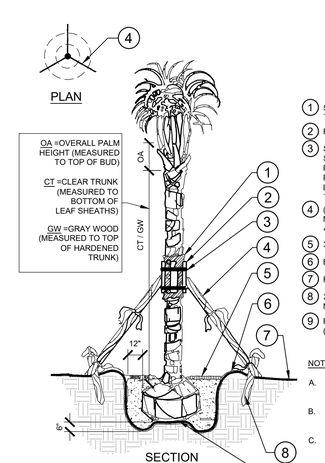
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

10 L1.50 **TREE PROTECTION FENCING**
ELEVATION / PLAN — NTS



1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

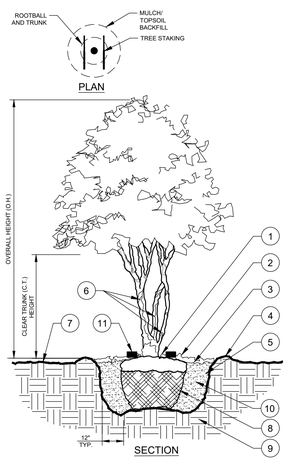
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

11 L1.50 **PALM PLANTING**
SECTION / PLAN — NTS



1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

12 L1.50 **MULTI-TRUNK TREE PLANTING**
SECTION/PLAN — NTS

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LANDSCAPE DETAILS

OCOEE PICKLE BALL MASS GRADING

CITY OF OCOEE FLORIDA

SHEET NUMBER
L1.50

Plotted By:Lambert, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:L1.51 August 22, 2025 11:04:31am K:\Ver_civil\24950300-ocoee pickleball complex\CADD\CONST\plotsheets\L1.00_LANDSCAPE PLAN.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

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

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

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

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

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

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

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

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

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

c. SOIL AMENDMENT (IF NEEDED PER SOIL TESTING) THE CONTRACTOR SHALL FURNISH AND INSTALL A 3" LAYER OF AMENDED PLANTING SOIL IN ALL PLANTING BEDS, EXCLUDING SOD AREAS. THE AMENDED PLANTING SOIL SHALL BE COMPOSED OF 35% FERTICOMP 20% FLORIDA PEAT 45% SANDY LOAM. THE AMENDED PLANTING SOIL SHALL BE MIXED INTO THE BEDS UPON PLANTING.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING (SUBMIT SOIL TESTING RESULTS AFTER INCORPORATING AMENDMENTS TO DEMNSTRATE COMPLIANCE WITH SOIL QUALITY REQUIREMENTS .

F. WATER

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

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

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.
2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6' MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

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

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

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

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

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

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

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

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

Q. CLEANUP

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

R. PLANT MATERIAL MAINTENANCE

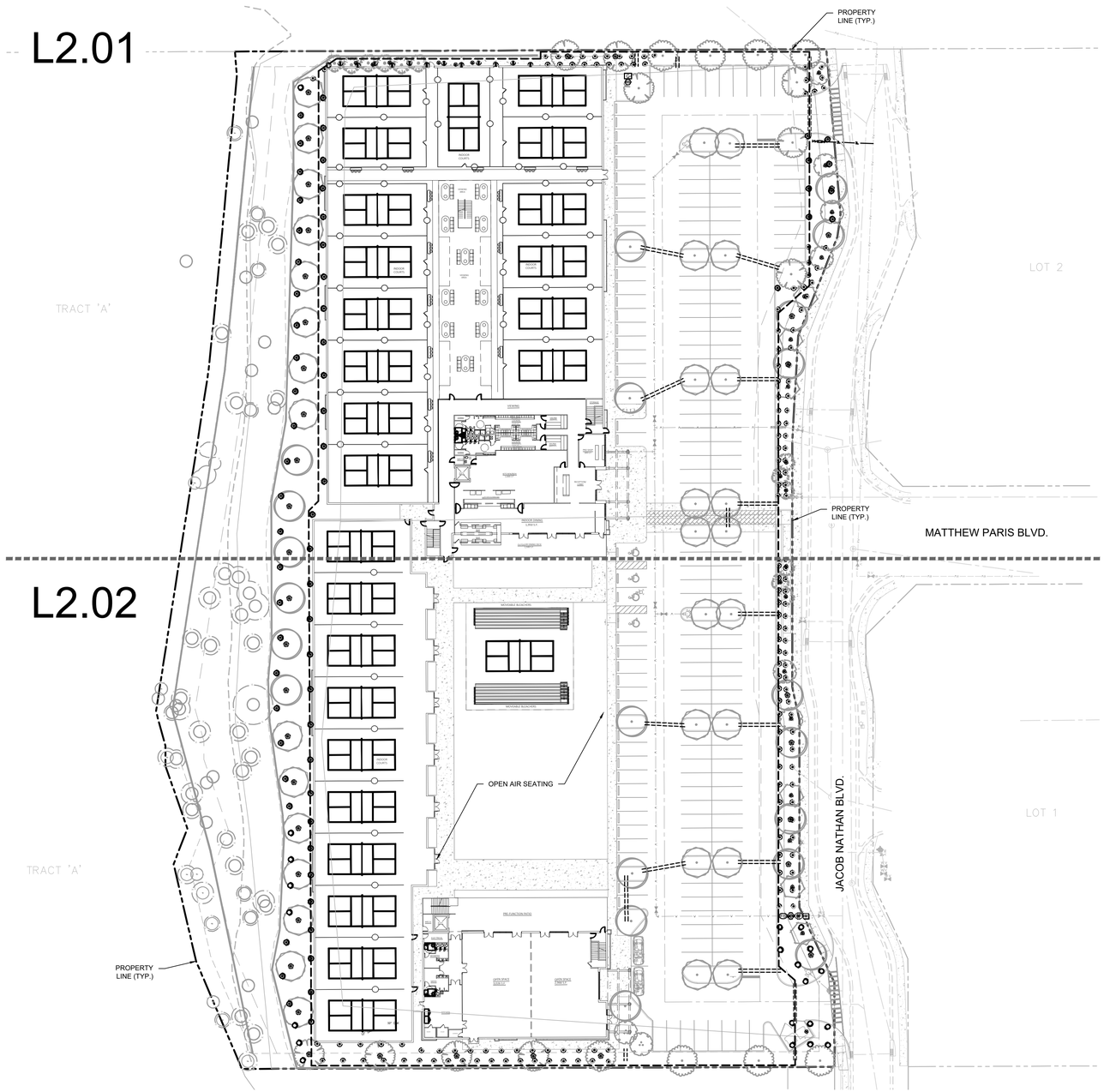
ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

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

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARR



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
LCS SST RCS	RAIN BIRD R-VAN-STRIP RD-06-S-P45-F-NP TURF ROTARY, 8FT.-14FT. - AND HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. FLOW SHIELD TECH. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	13	45
14 ADJ 14 F	RAIN BIRD R-VAN14 RD-06-S-P45-F-NP TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. FLOW SHIELD TECH. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	152	45
18 ADJ 18 F	RAIN BIRD R-VAN18 RD-06-S-P45-F-NP TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. FLOW SHIELD TECH. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	22	45
24 ADJ 24 F	RAIN BIRD R-VAN24 RD-06-S-P45-F-NP TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. FLOW SHIELD TECH. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	63	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XFDEP-09-12 DRIP RING	37
	RAIN BIRD XFDEP-09-12 DRIP RING - ORNAMENTAL	26
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDEP-09-12 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	13,418 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-100-P 1IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) [LXD [LXME2(P)] ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX	1
M	WATER METER 1"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,987 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERAL SLEEVE	501.9 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE SLEEVE	67.1 LF

FLOW TOTALS
Area for Dripline: 201.3
Drip Ring: 33.0
Turf Rotary: 218.5
Total: 452.9 GPM

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
16. MATCH PRECIPITATION RATES WITH ANY HEADS THAT ARE REPLACED.

NOTE: IF SOURCE TO BE RECLAIMED (NON-POTABLE) ALL EQUIPMENT TO BE INDICATED AS SUCH AND PURPLE IN COLOR. FOLLOW ALL LOCAL JURISDICTION STANDARDS FOR RECLAIMED IRRIGATION SYSTEMS.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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KHA PROJECT	249503000
DATE	01/22/2024
SCALE	AS SHOWN
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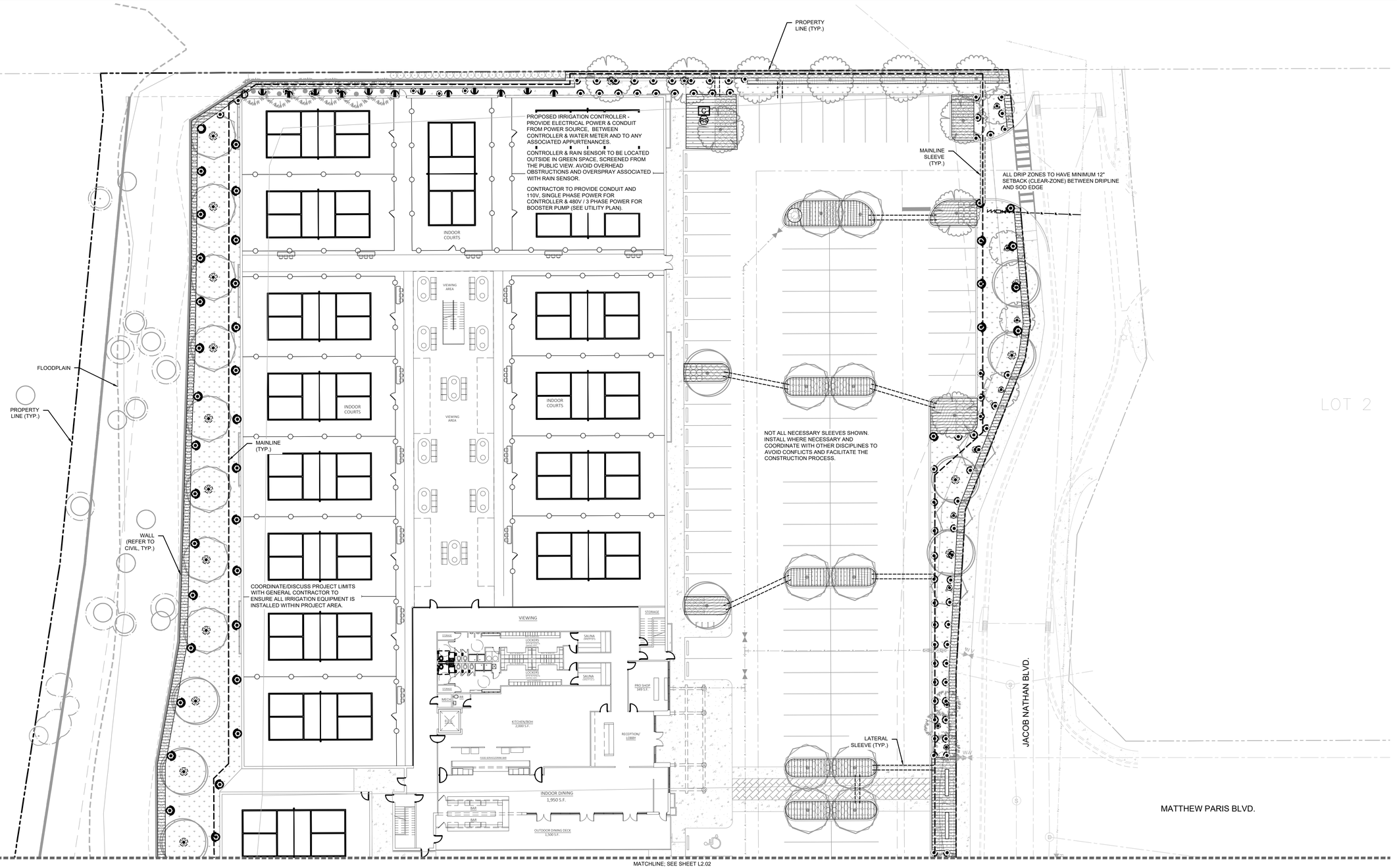
OVERALL IRRIGATION PLAN

OCOEE PICKLE BALL MASS GRADING

CITY OF OCOEE FLORIDA

SHEET NUMBER
L2.00

Plotted By:Legget, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:L2.00 August 22, 2025 11:06:19am K:\orl_civil\249503000-ocoee pickleball complex\CADD\CONST\plotsheets\L2.00_IRRIGATION PLAN.dwg
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MATCHLINE; SEE SHEET L2.02

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
LCS SST RCS	RAIN BIRD R-VAN-STRIP RD-06-S-P45-F-NP TURF ROTARY, 8FT.-14FT. - AND HAND ADJUSTABLE MULTI-STREAM ROTARY W/ RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, FLOW SHIELD TECH. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	13	45
14 ADJ 14 F	RAIN BIRD R-VAN14 RD-06-S-P45-F-NP TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, FLOW SHIELD TECH. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	152	45
18 ADJ 18 F	RAIN BIRD R-VAN18 RD-06-S-P45-F-NP TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, FLOW SHIELD TECH. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	22	45
24 ADJ 24 F	RAIN BIRD R-VAN24 RD-06-S-P45-F-NP TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, FLOW SHIELD TECH. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	63	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XFDEP-09-12 DRIP RING	37
	RAIN BIRD XFDEP-09-12 DRIP RING - ORNAMENTAL	26
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDEP-09-12 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	13,418 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE. AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION. INDOOR/OUTDOOR. PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1

FS	RAIN BIRD FS-100-P 1IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX	1
M	WATER METER 1"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,987 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERAL SLEEVE	501.9 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE SLEEVE	67.1 LF

FLOW TOTALS
Area for Dripline: 201.3
Drip Ring: 33.0
Turf Rotary: 218.5
Total: 452.9 GPM

NORTH

GRAPHIC SCALE IN FEET
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LICENSED PROFESSIONAL

DATE: 8/22/2025

KHA PROJECT 249503000
DATE 01/22/2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RYP
CHECKED BY ASIL

IRRIGATION PLAN

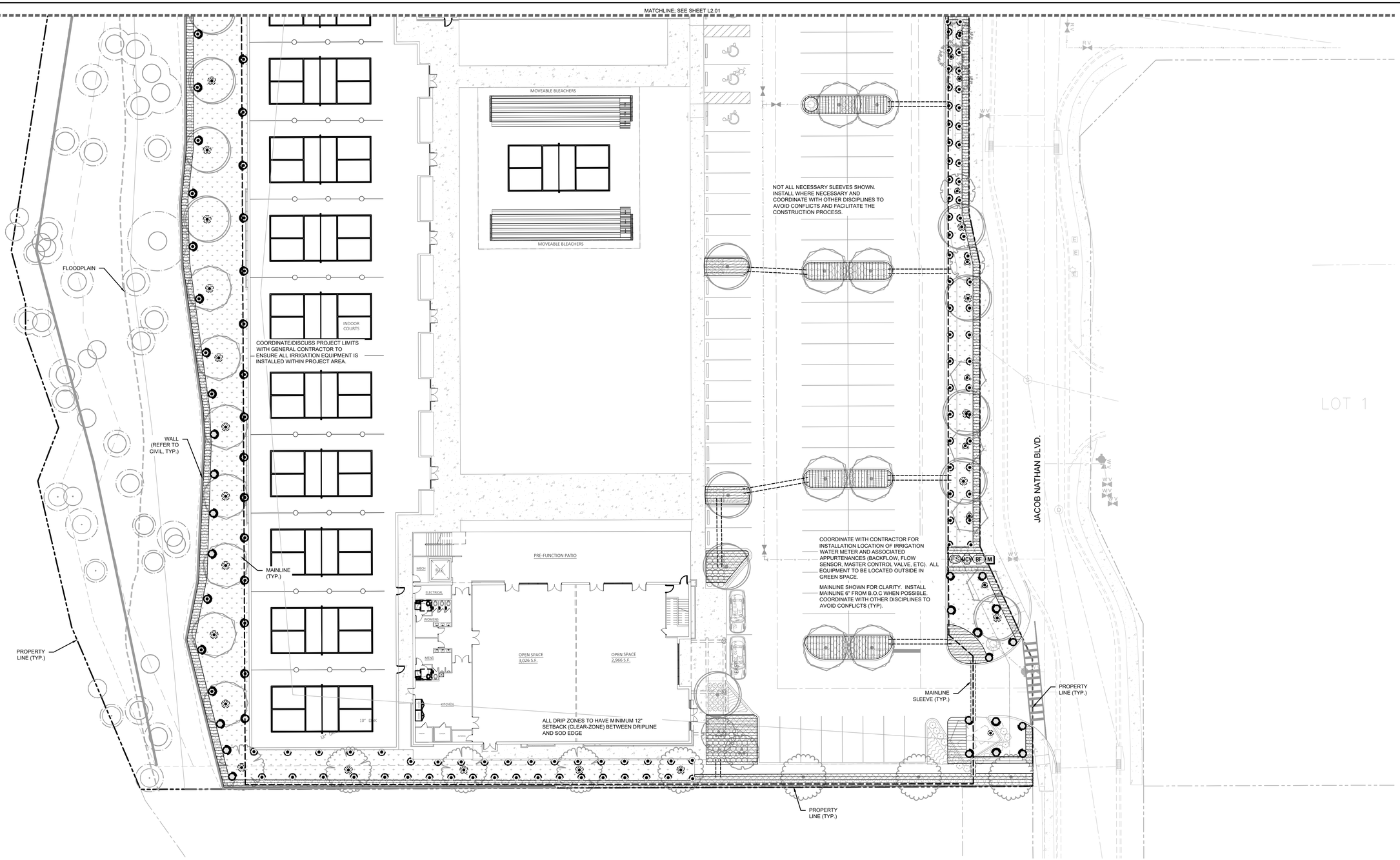
OCOEE PICKLE BALL MASS GRADING

FLORIDA
CITY OF OCOEE

SHEET NUMBER
L2.01

Plotted By:Lippert, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:L2.01 August 22, 2025 11:06:29am K:\orl_civil\249503000-ocoee pickleball complex\CADD\CONST\plotsheets\L2.00_IRRIGATION PLAN.dwg
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Plotted By:Leppert, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:L2.02 August 22, 2025 11:06:41am K:\orl_civil\249503000-ocoee pickleball complex\CADD\CONST\plansheets\L2.00_IRRIGATION PLAN.dwg
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IRRIGATION SCHEDULE

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24 ADJ 24 F	RAIN BIRD R-VAN24 RD-06-S-P45-F-NP TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. FLOW SHIELD TECH. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	63	45

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BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
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RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1

FS	RAIN BIRD FS-100-P 1IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P)	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX	1
M	WATER METER 1"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,987 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERAL SLEEVE	501.9 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE SLEEVE	67.1 LF

FLOW TOTALS
Area for Dripline: 201.3
Drip Ring: 33.0
Turf Rotary: 218.5
Total: 452.9 GPM

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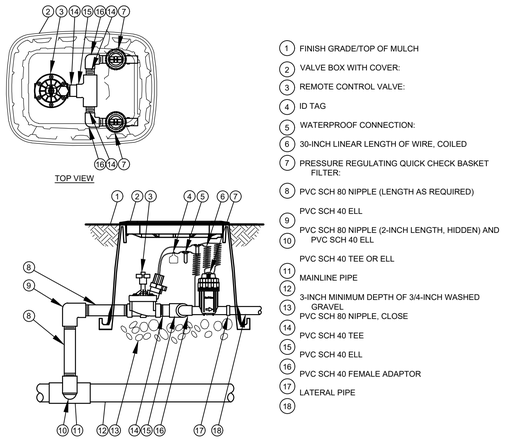
KHA PROJECT	249503000
DATE	01/22/2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	ASIL

IRRIGATION PLAN

OCOEE PICKLE BALL MASS GRADING

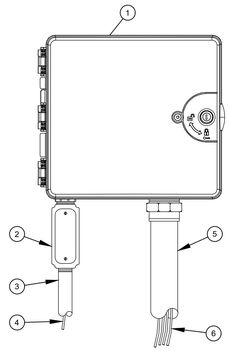
FLORIDA
CITY OF OCOEE

SHEET NUMBER
L2.02



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. REMOTE CONTROL VALVE:
4. ID TAG
5. WATERPROOF CONNECTION:
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER:
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 TEE
16. PVC SCH 40 ELL
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

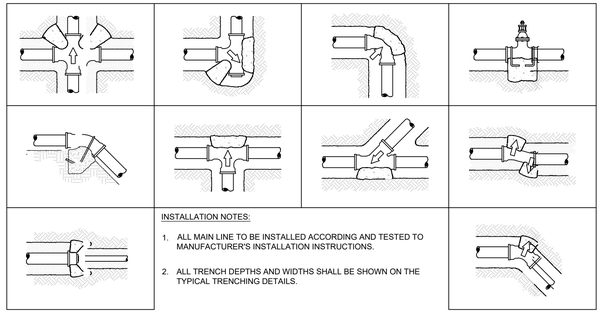
1 L2.50 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
SECTION / PLAN — NTS



1. IRRIGATION CONTROLLER: CONTROLLER (OWNER TO SPECIFY WALL MOUNT OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

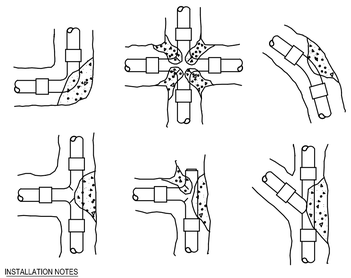
NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

2 L2.50 TYPICAL CONTROLLER
ELEVATION — NTS



INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

3 L2.50 TYPICAL THRUST BLOCK
SECTION — NTS



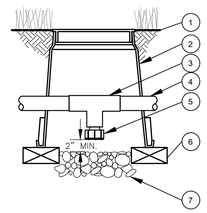
INSTALLATION NOTES
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
3. FOR 22-1/2° FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST

BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

4 L2.50 THRUST BLOCK REINFORCEMENT
SECTION — NTS

LINE BOTTOM OF VALVE PIT WITH LANDSCAPE FABRIC. MAINTAIN CLEAR SPACE BETWEEN BOTTOM OF VALVE PIT AND VALVE. DO NOT ALLOW BOX TO REST ON PIPE.

5 L2.50 TYPICAL CONTROL VALVE
SECTION — NTS



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE:
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

6 L2.50 DRAIN VALVE
SECTION — NTS

1. TURF GRASS
2. VALVE BOX LID
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR:
7. ½" BLANK DRIPLINE TUBING:
8. BARB X MALE THREAD CONNECTOR:
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11. BRICK (1 OF 2)

7 L2.50 AIR RELIEF VALVE IN XFS DRIP LINE
SECTION — NTS

8 L2.50 TYPICAL IRRIGATION HEAD
SECTION — NTS

CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.

NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).

9 L2.50 TYPICAL DRIP LINE
PLAN — NTS

10 L2.50 TYPICAL SLEEVING
SECTION — NTS

11 L2.50 TYPICAL TRENCHING
SECTION / PLAN — NTS

NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 L2.50 TYPICAL BUBBLER
SECTION — NTS

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LICENSED PROFESSIONAL
DATE: 8/22/2025

KHA PROJECT 249503000
DATE 01/22/2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RYP
CHECKED BY ASIL

IRRIGATION DETAILS

OCOEE PICKLE BALL
MASS GRADING
FLORIDA
CITY OF OCOEE

SHEET NUMBER
L2.50

Plotted By: Leppert, Chris Sheet Set: Ocoee Pickleball Construction Plans Layout: L2.50 August 22, 2025 11:06:44am K:\ver_civil\249503000-ocoee pickleball complex\CADD\CONST\plansheet\L2.00 IRRIGATION PLAN.dwg
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BI-LINGUAL LAWNBOSS™ RECLAIMED WATER WARNING SIGN AND STAKE (BY RECYCLE REMINDERS - PART# K-9493, COLOR PURPLE) TO BE UTILIZED WHERE INDICATED ON PLANS. CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS.

WWW.RECYCLEREMINDERS.COM

1 L2.51 RECLAIMED WATER WARNING SIGN 1" = 1"

IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 ½" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

2 L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

Plotted By:Legnet, Chris Sheet Set:Ocoee Pickleball Construction Plans Layout:L2.51 August 22, 2025 11:06:44am K:\orl_civil\249503000-ocoee pickleball complex\CADD\CONST\plotsheets\L2.00_IRRIGATION PLAN.dwg
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No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
DATE: 8/22/2025

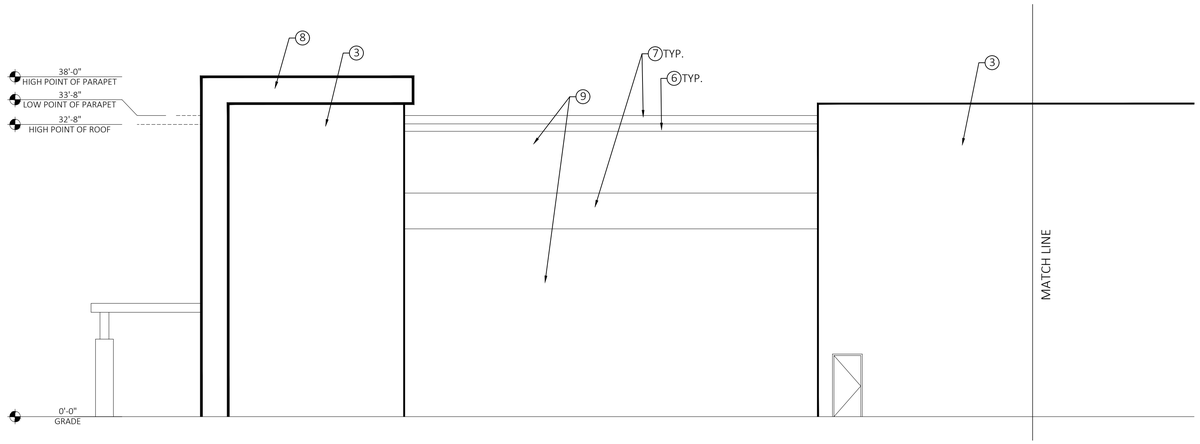
KHA PROJECT 249503000	DATE 01/22/2024	SCALE AS SHOWN	DESIGNED BY KHA
		DRAWN BY RYP	CHECKED BY ASIL

IRRIGATION SPECIFICATIONS

OCOEE PICKLE BALL MASS GRADING

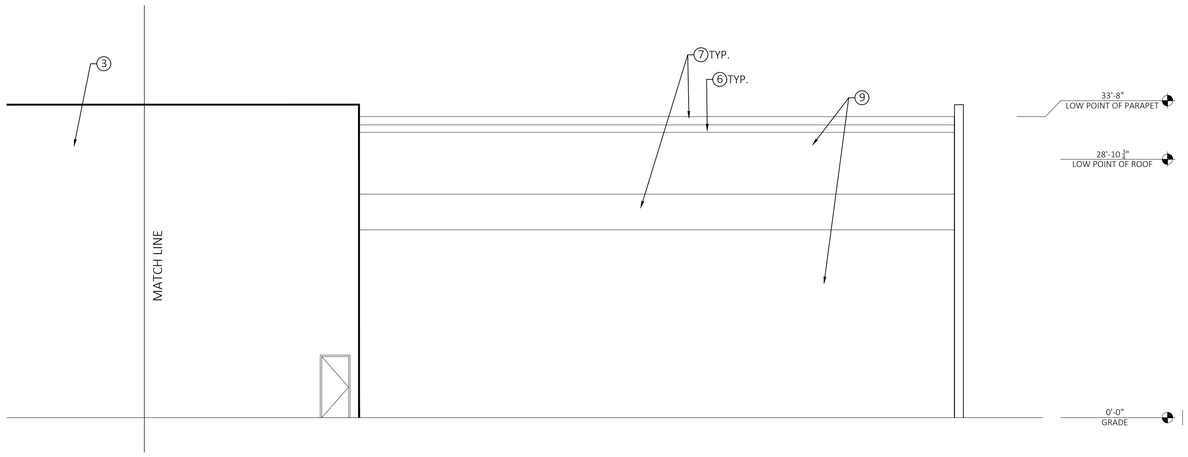
CITY OF OCOEE FLORIDA

SHEET NUMBER
L2.51



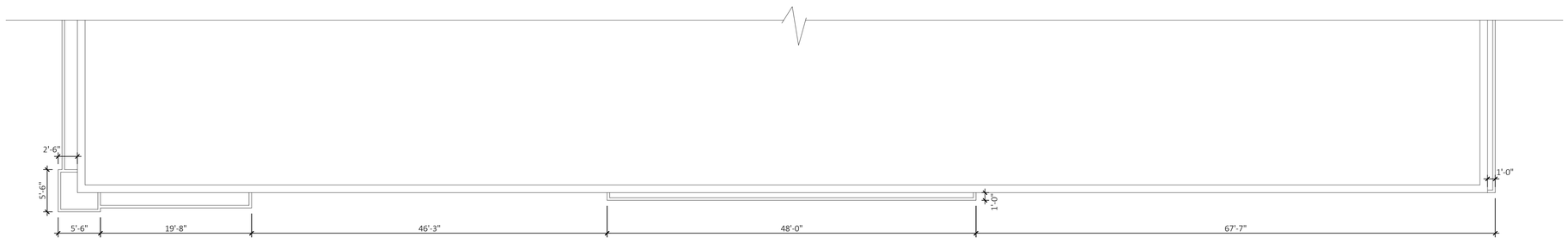
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Scale: 1/8"=1'-0"



2 MAIN BUILDING #1 NORTH ELEVATION (PARTIAL)

Scale: 1/8"=1'-0"



3 MAIN BUILDING #1 NORTH SIDE PLANE CHANGES

Scale: 1/8"=1'-0"

GENERAL NOTES

INDOOR PICKLEBALL CENTER

MAIN BUILDING
UNDER AIR (ALL INTERIOR)
53,175 S.F. MAIN LEVEL
13,583 S.F. 2ND LEVEL
TOTAL 66,758 S.F.

OUTDOOR SPACE
1,470 S.F. PATIO MAIN LEVEL
1,470 DECK 2ND LEVEL
TOTAL 2,950 S.F.

SECONDARY BUILDING
UNDER AIR (ALL INTERIOR)
21,264 S.F.
TOTAL 21,264 S.F.

OUTDOOR SPACE
NONE

BANQUET HALL
UNDER AIR (ALL INTERIOR)
7,714 S.F. MAIN LEVEL
1,600 S.F. 2ND LEVEL
TOTAL 9,314 S.F.

OUTDOOR SPACE
2,864 S.F. PATIO MAIN LEVEL
2,864 DECK 2ND LEVEL
TOTAL 5,728 S.F.

KEY NOTES

1. KINGSPAN GOOSEWING GRAY RAL 080 70 05 TEXTURED PANEL OR SIMILAR
2. KINGSPAN GOOSEWING GRAY RAL 080 70 05 MICRO RIB PANEL OR SIMILAR
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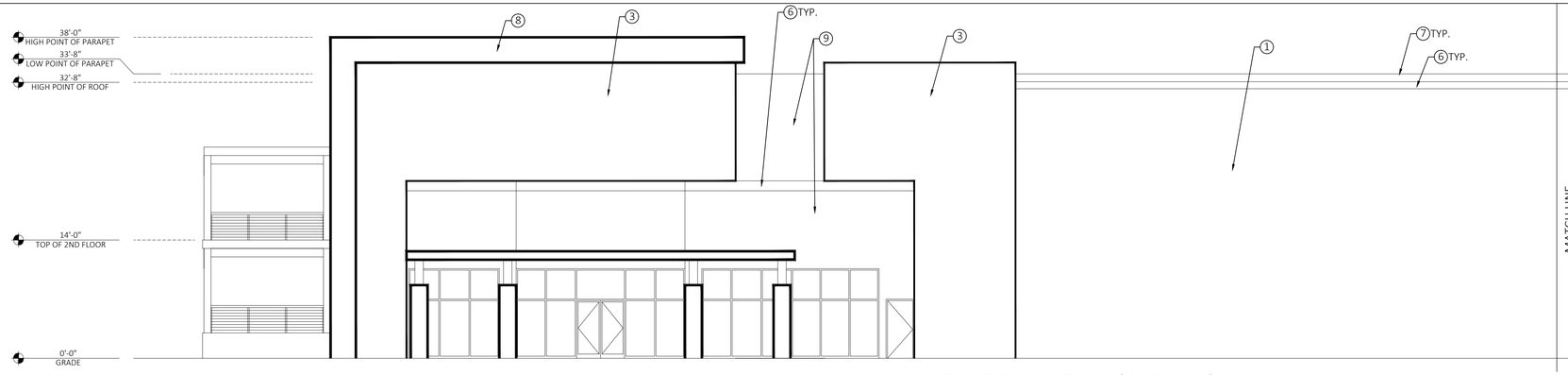
LUCAS DEVELOPMENT
1818 Lake Roberts Landing Dr.
Winter Garden, FL 34787
(407) 697-9616

No.	Revision/Issue	Date

Project Name and Address
Ocoee Pickleball Facility

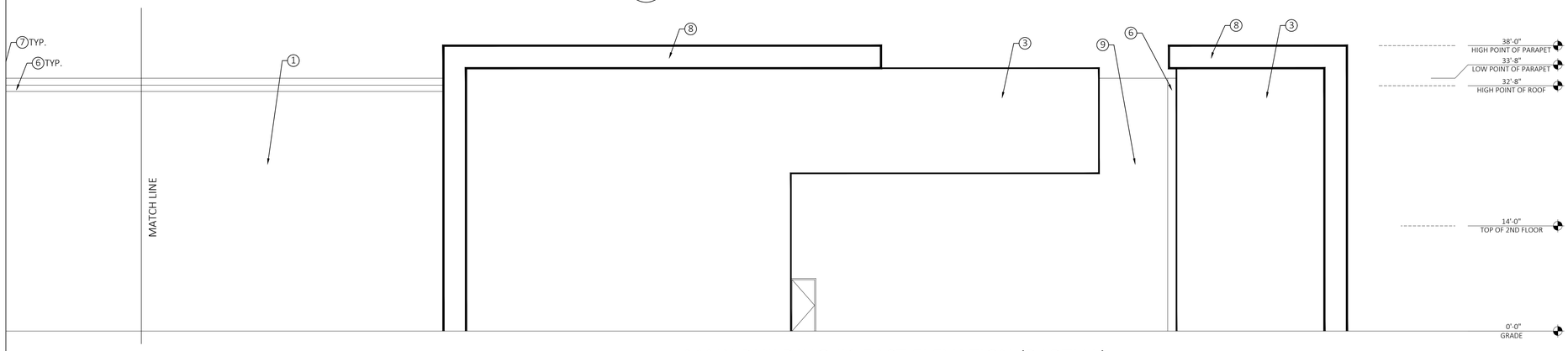
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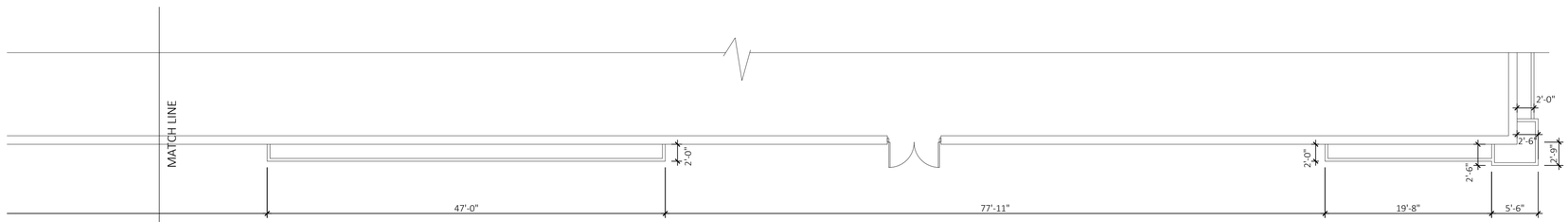
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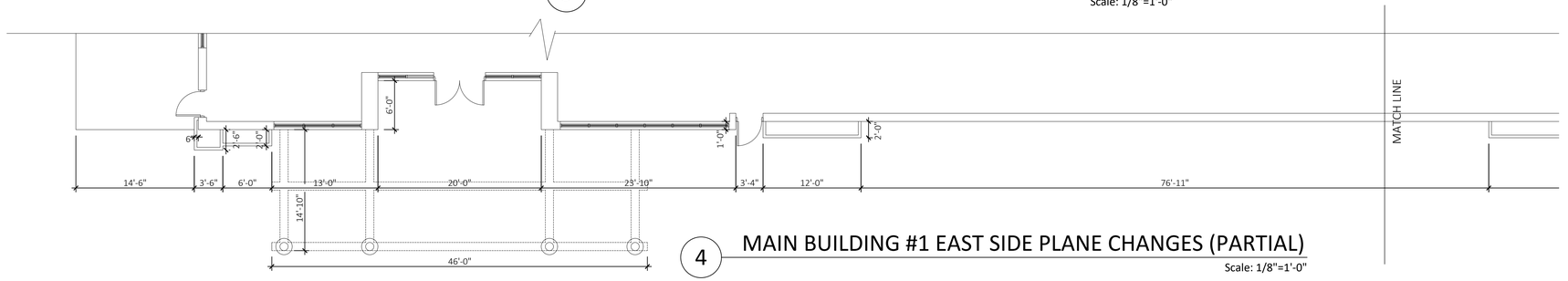
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Scale: 1/8"=1'-0"



3 MAIN BUILDING #1 EAST SIDE PLANE CHANGES (PARTIAL)

Scale: 1/8"=1'-0"



4 MAIN BUILDING #1 EAST SIDE PLANE CHANGES (PARTIAL)

Scale: 1/8"=1'-0"

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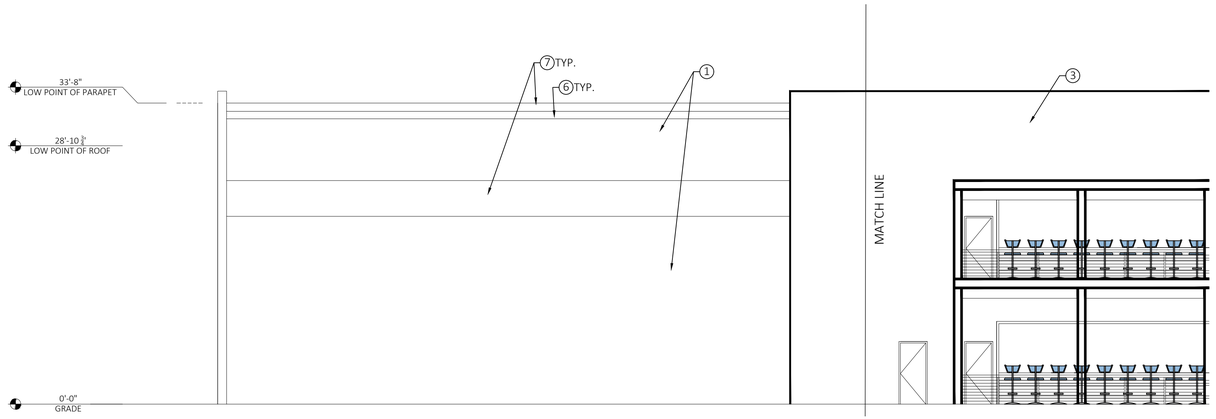
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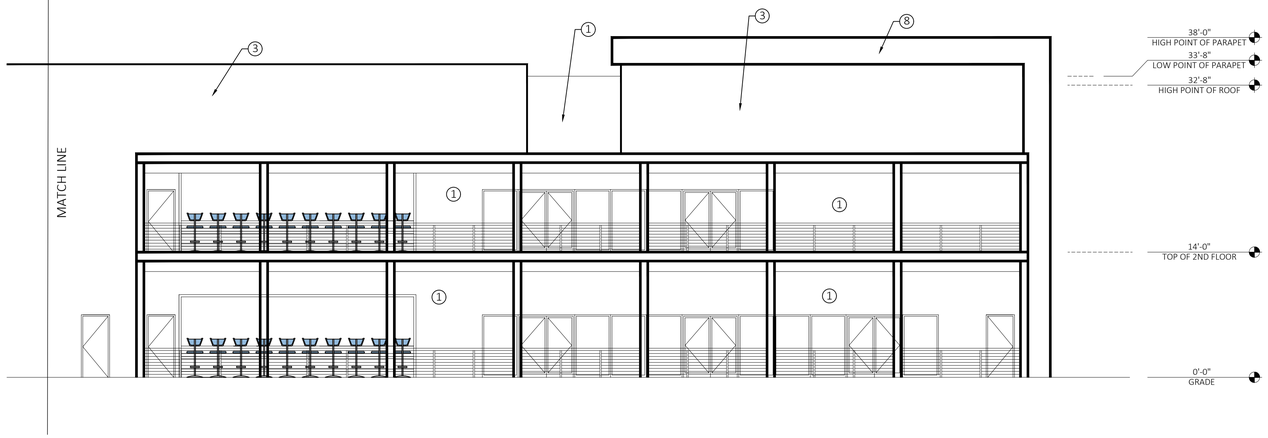
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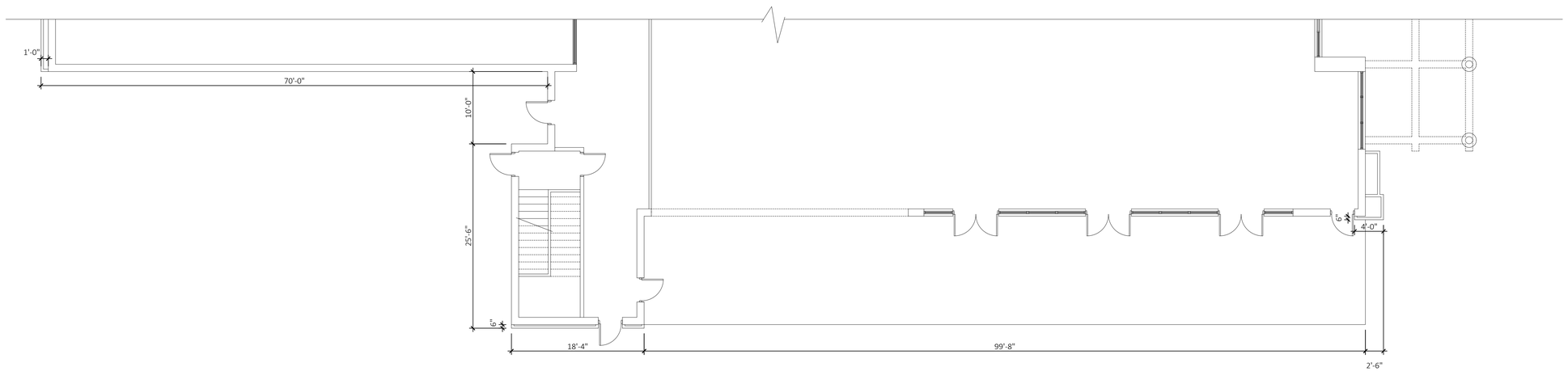
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Scale: 1/8"=1'-0"



2 MAIN BUILDING #1 SOUTH ELEVATION (PARTIAL)

Scale: 1/8"=1'-0"



3 MAIN BUILDING #1 SOUTH SIDE PLANE CHANGES

Scale: 1/8"=1'-0"

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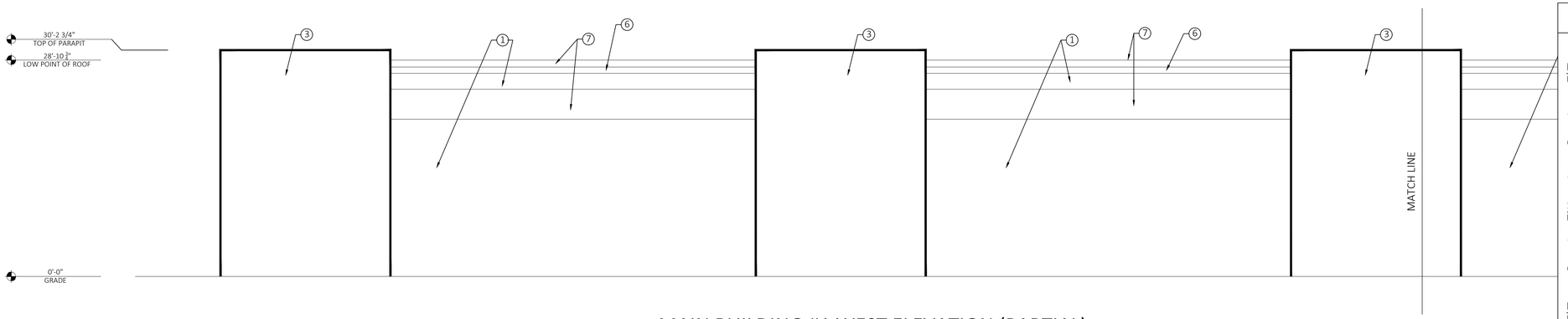
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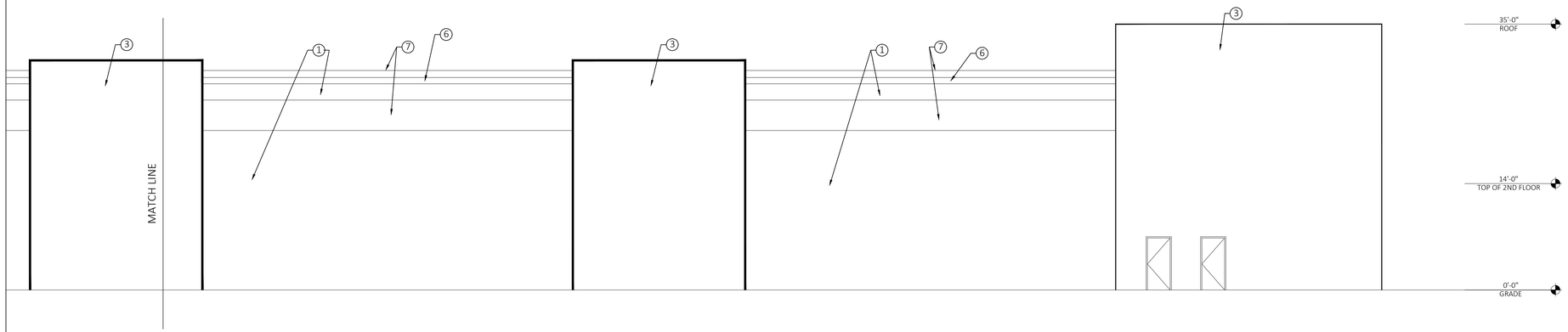
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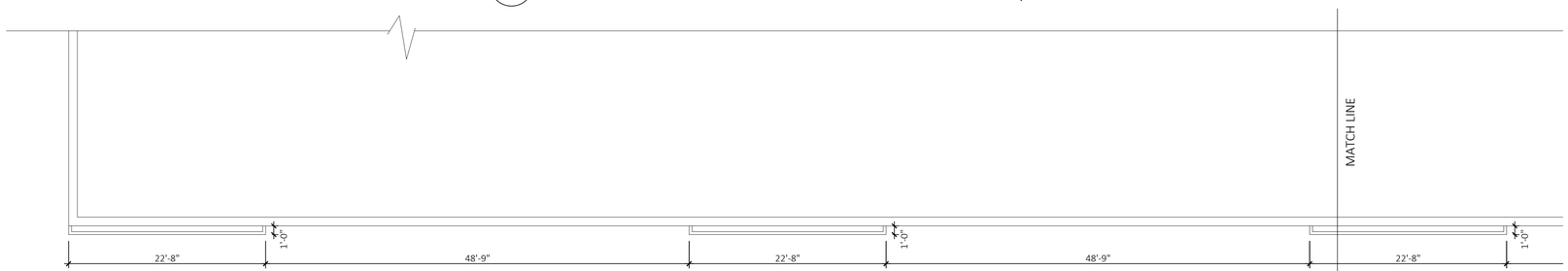
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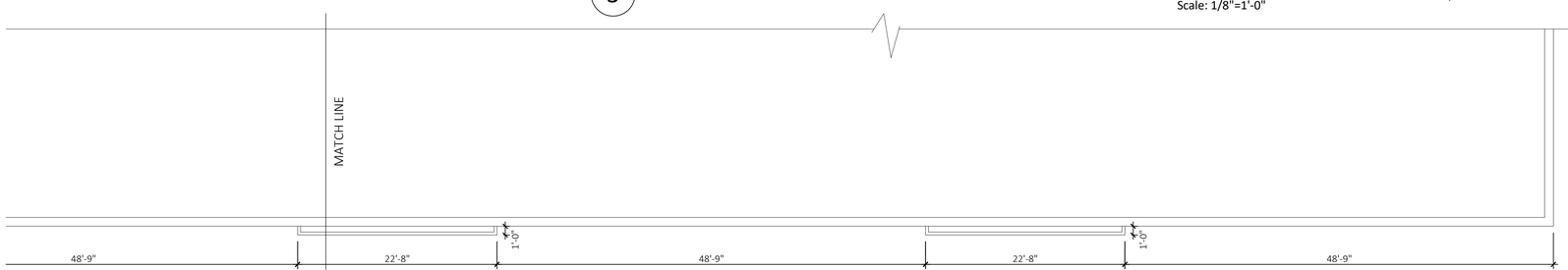
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Scale: 1/8"=1'-0"



3 MAIN BUILDING #1 WEST SIDE PLANE CHANGES (PARTIAL)

Scale: 1/8"=1'-0"



4 MAIN BUILDING #1 WEST SIDE PLANE CHANGES (PARTIAL)

Scale: 1/8"=1'-0"

GENERAL NOTES

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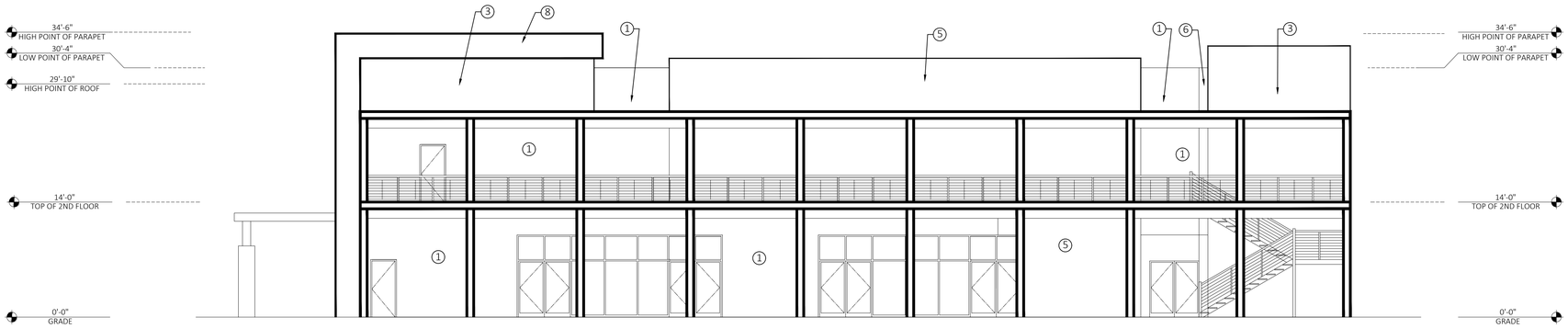
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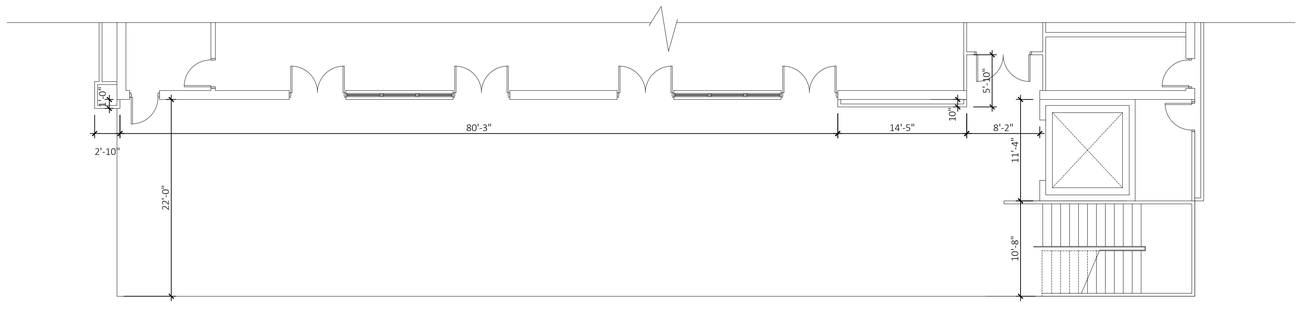
Project Name and Address
Ocoee Pickleball Facility

Project	25-129
Date	8/20/25
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Sheet	BUILDING #1 ELEV



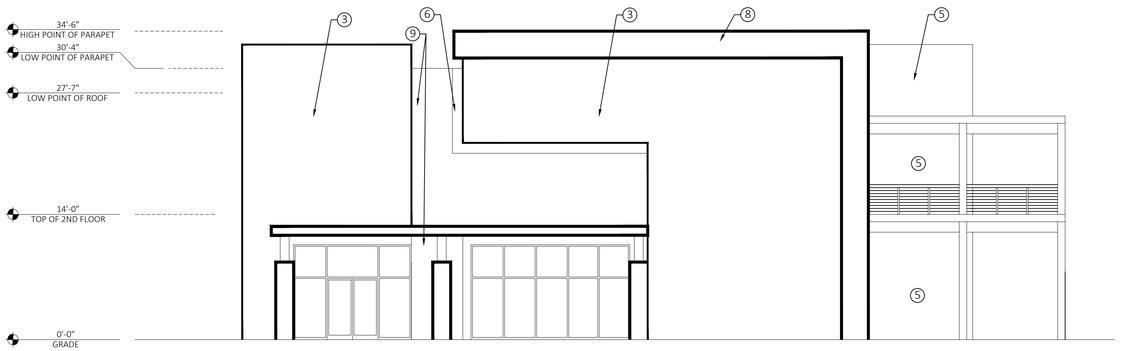
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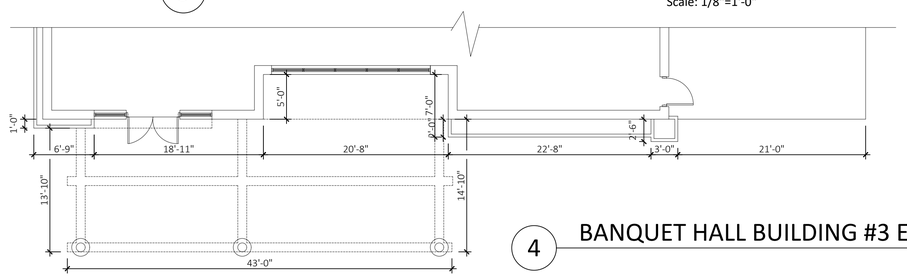
2 BANQUET HALL BUILDING #3 NORTH SIDE PLANE CHANGES

Scale: 1/8"=1'-0"



3 BANQUET HALL BUILDING #3 EAST ELEVATION

Scale: 1/8"=1'-0"



4 BANQUET HALL BUILDING #3 EAST SIDE PLANE CHANGES

Scale: 1/8"=1'-0"

GENERAL NOTES

INDOOR PICKLEBALL CENTER

MAIN BUILDING
UNDER AIR (ALL INTERIOR)
53,175 S.F. MAIN LEVEL
13,583 S.F. 2ND LEVEL
TOTAL 66,758 S.F.

OUTDOOR SPACE
1,470 S.F. PATIO MAIN LEVEL
1,470 DECK 2ND LEVEL
TOTAL 2,950 S.F.

SECONDARY BUILDING
UNDER AIR (ALL INTERIOR)
21,264 S.F.
TOTAL 21,264 S.F.

OUTDOOR SPACE
NONE

BANQUET HALL
UNDER AIR (ALL INTERIOR)
7,714 S.F. MAIN LEVEL
1,600 S.F. 2ND LEVEL
TOTAL 9,314 S.F.

OUTDOOR SPACE
2,864 S.F. PATIO MAIN LEVEL
2,864 DECK 2ND LEVEL
TOTAL 5,728 S.F.

KEY NOTES

1. KINGSPAN GOOSEWING GRAY RAL 080 70 05 TEXTURED PANEL OR SIMILAR
2. KINGSPAN GOOSEWING GRAY RAL 080 70 05 MICRO RIB PANEL OR SIMILAR
3. KINGSPAN LOLITE RAL 5011 MICRO RIB PANEL OR SIMILAR
4. KINGSPAN DENIM RAL 5014 FLUSH PANEL OR SIMILAR
5. KINGSPAN LOLITE RAL 5011 SMOOTH PANEL OR SIMILAR
6. SW 6843 HOT - PAINTED STRIPE
7. SW 6244 NAVAL BLUE - PAINTED STRIPE
8. KINGSPAN JET RAL 9005 SMOOTH FACE PANEL OR SIMILAR
9. KINGSPAN GOOSEWING GRAY RAL 080 70 05 SMOOTH PANEL OR SIMILAR

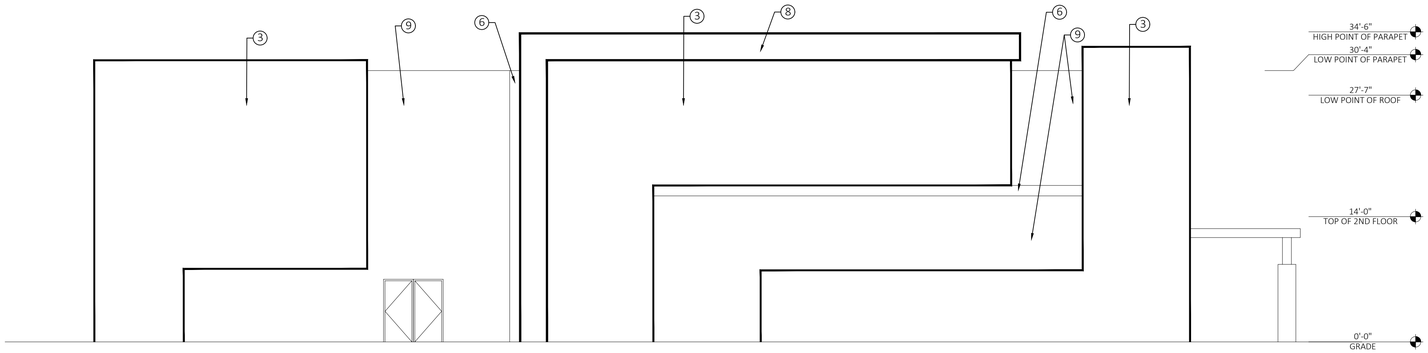
LUCAS DEVELOPMENT
1818 Lake Roberts Landing Dr.
Winter Garden, FL 34787
(407) 697-9616

No.	Revision/Issue	Date

Project Name and Address
Ocoee Pickleball Facility

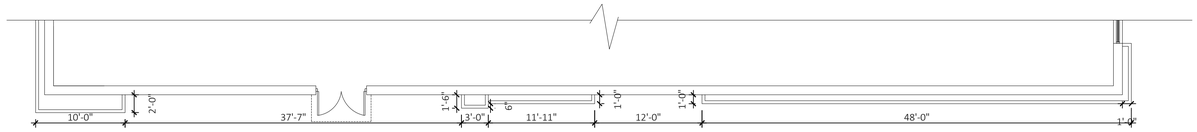
Project	25-129
Date	8/20/25
Scale	1/8"=1'-0"

Sheet
BUILDING 3 ELEV



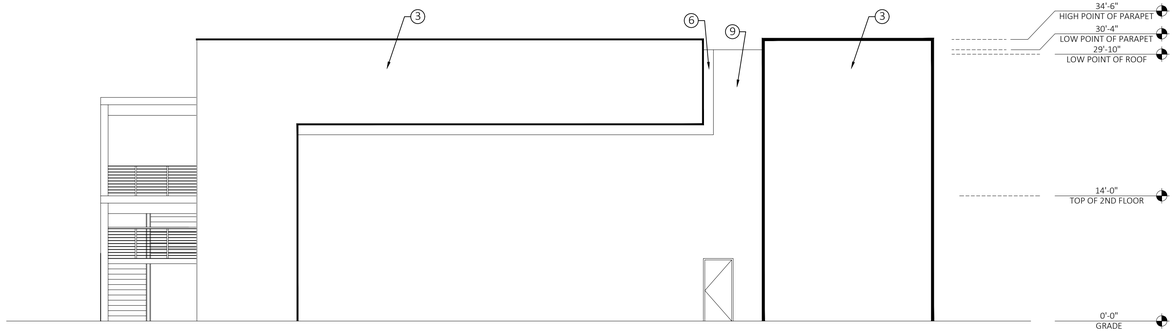
1 BANQUET HALL BUILDING #3 SOUTH ELEVATION

Scale: 1/8"=1'-0"



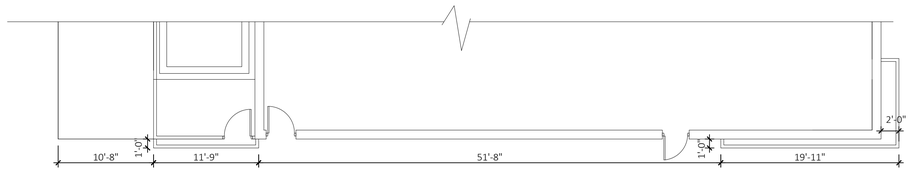
2 BANQUET HALL BUILDING #3 SOUTH SIDE PLANE CHANGES

Scale: 1/8"=1'-0"



3 BANQUET HALL BUILDING #3 WEST ELEVATION

Scale: 1/8"=1'-0"



4 BANQUET HALL BUILDING #3 WEST SIDE PLANE CHANGES

Scale: 1/8"=1'-0"

GENERAL NOTES

INDOOR PICKLEBALL CENTER

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UNDER AIR (ALL INTERIOR)
53,175 S.F. MAIN LEVEL
13,583 S.F. 2ND LEVEL
TOTAL 66,758 S.F.

OUTDOOR SPACE
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TOTAL 21,264 S.F.

OUTDOOR SPACE
NONE

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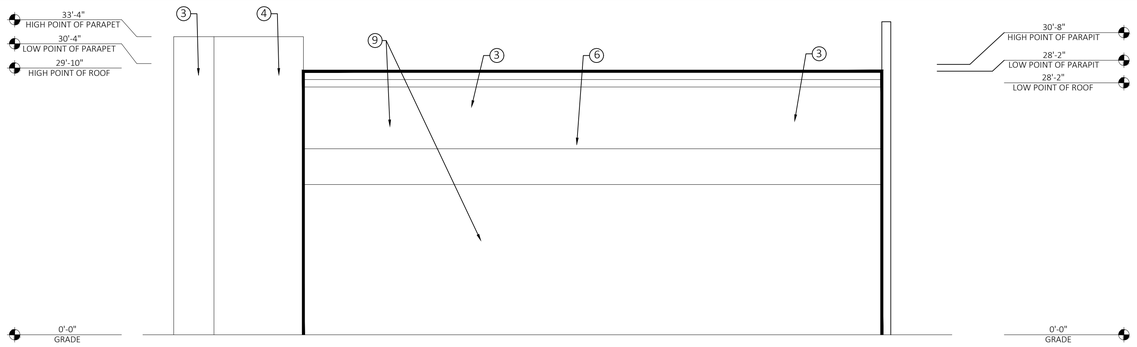
LUCAS DEVELOPMENT
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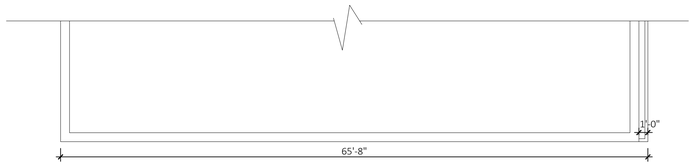
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Date	8/20/25
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Sheet
BUILDING 3 ELEV



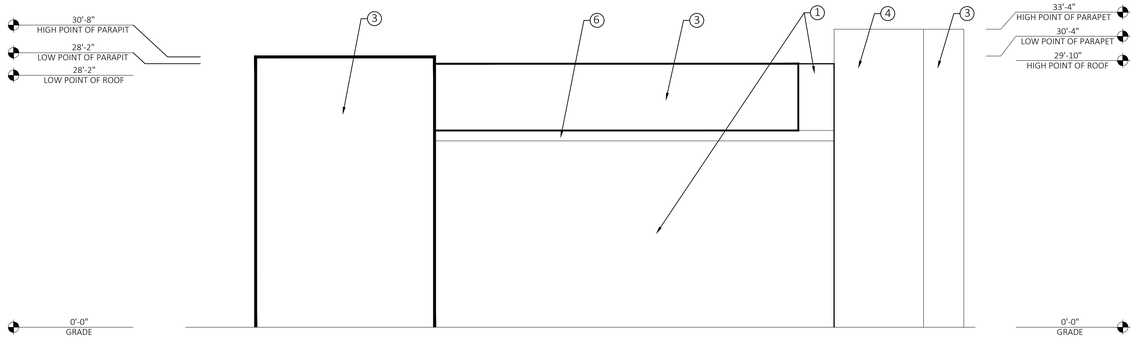
1 BUILDING #2 NORTH ELEVATION

Scale: 1/8"=1'-0"



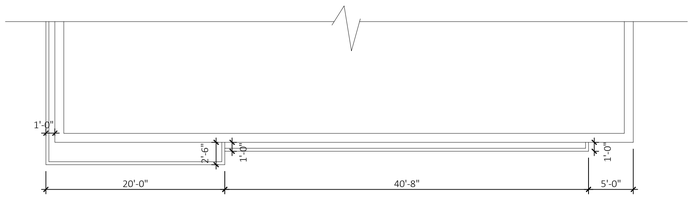
2 BUILDING #2 NORTH SIDE PLANE CHANGES

Scale: 1/8"=1'-0"



3 BUILDING #2 SOUTH ELEVATION

Scale: 1/8"=1'-0"



4 BUILDING #2 SOUTH SIDE PLANE CHANGES

Scale: 1/8"=1'-0"

GENERAL NOTES

INDOOR PICKLEBALL CENTER

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13,583 S.F. 2ND LEVEL
TOTAL 66,758 S.F.

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1,470 S.F. PATIO MAIN LEVEL
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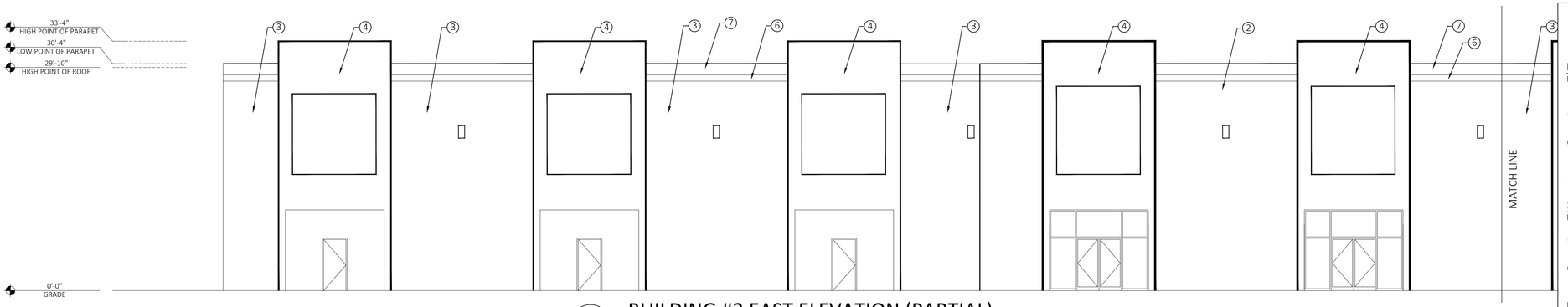
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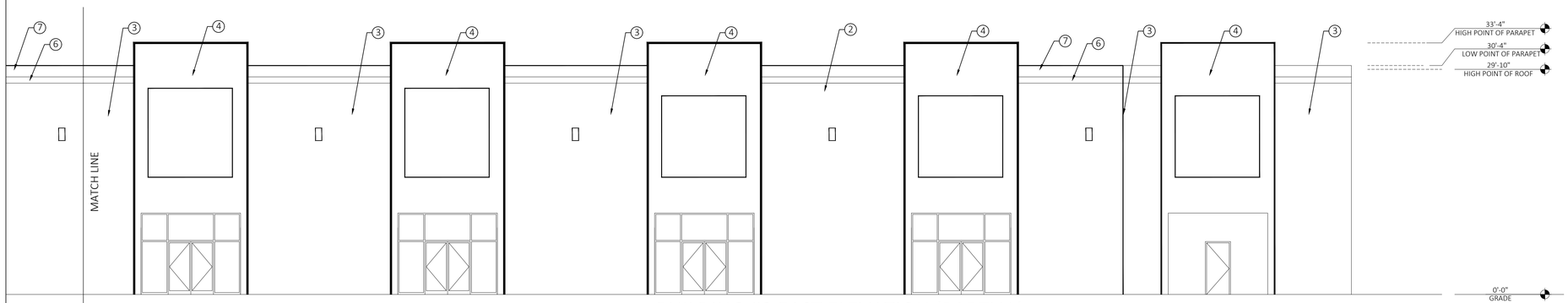
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Date	8/20/25
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Sheet
BUILDING #2 ELEV



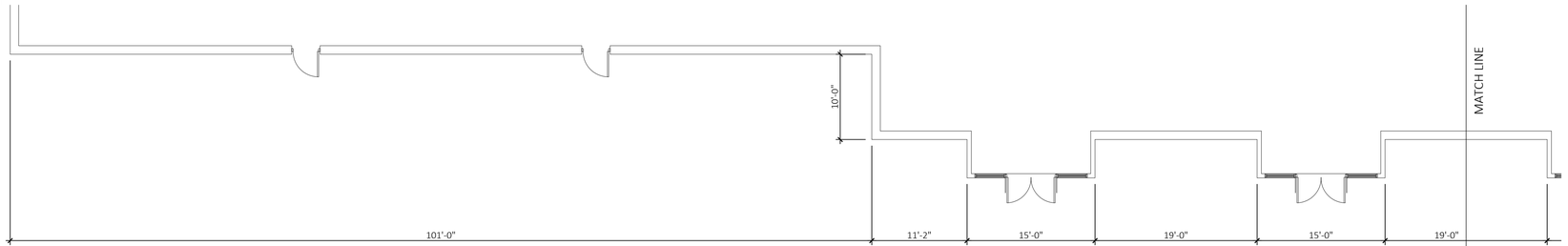
1 BUILDING #2 EAST ELEVATION (PARTIAL)

Scale: 1/8"=1'-0"



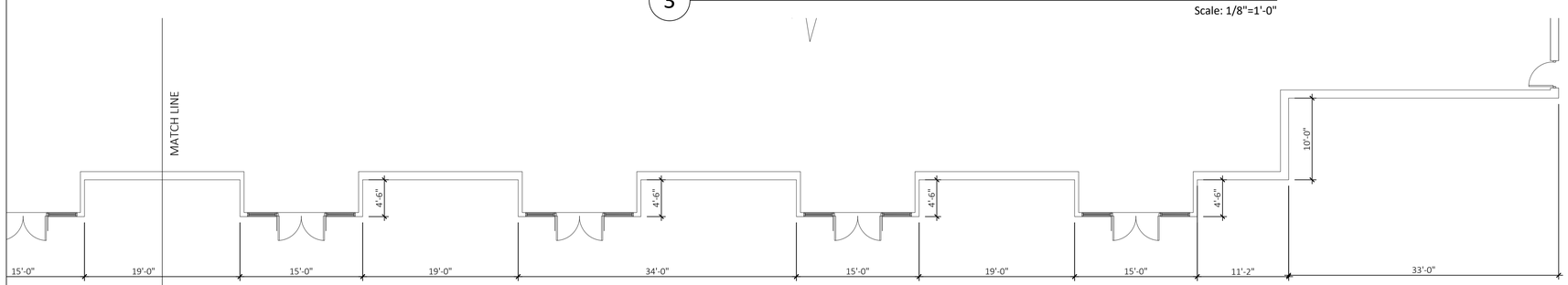
2 BUILDING #2 EAST ELEVATION (PARTIAL)

Scale: 1/8"=1'-0"



3 BUILDING #2 EAST SIDE PLANE CHANGES (PARTIAL)

Scale: 1/8"=1'-0"



4 BUILDING #2 EAST SIDE PLANE CHANGES (PARTIAL)

Scale: 1/8"=1'-0"

GENERAL NOTES

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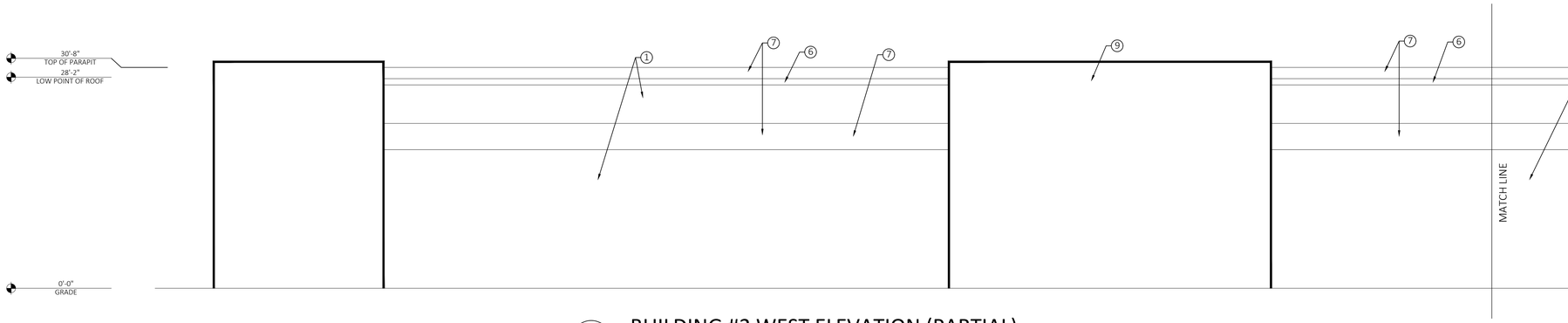
LUCAS DEVELOPMENT
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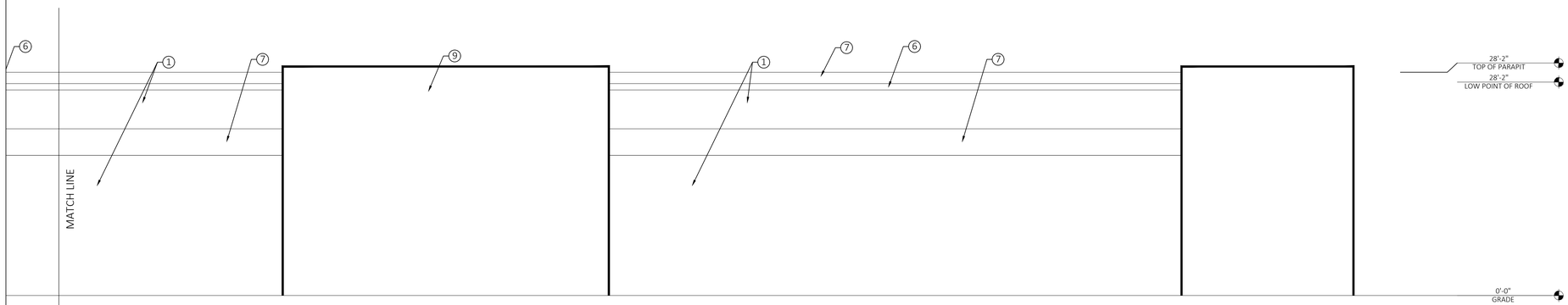
Project	25-129
Date	8/20/25
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Sheet
BUILDING #2 ELEV



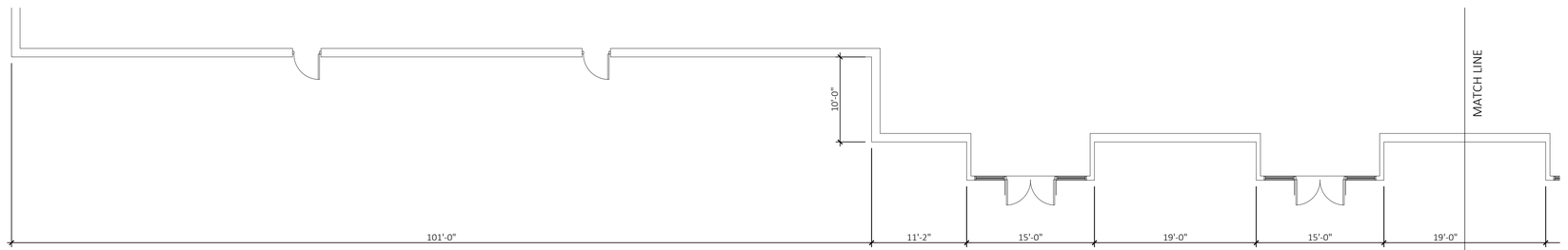
1 BUILDING #2 WEST ELEVATION (PARTIAL)

Scale: 1/8"=1'-0"



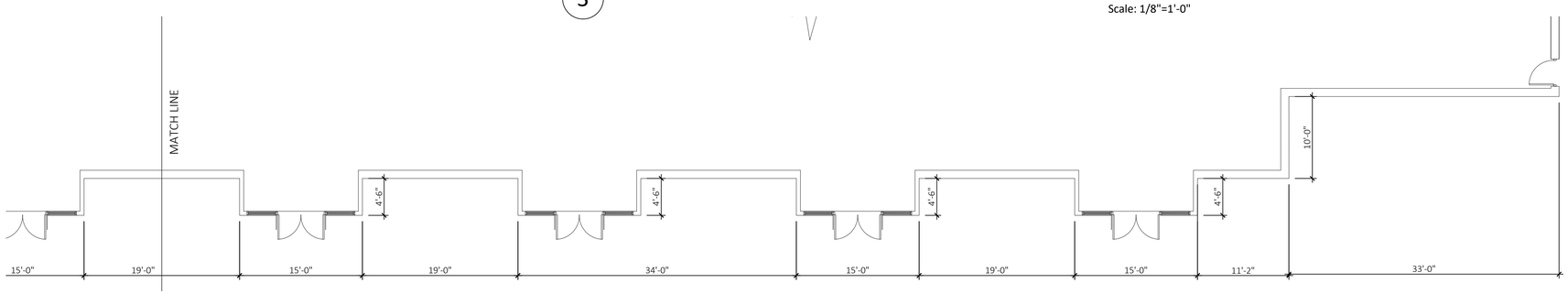
2 BUILDING #2 WEST ELEVATION (PARTIAL)

Scale: 1/8"=1'-0"



3 BUILDING #2 WEST SIDE PLANE CHANGES (PARTIAL)

Scale: 1/8"=1'-0"



4 BUILDING #2 WEST SIDE PLANE CHANGES (PARTIAL)

Scale: 1/8"=1'-0"

GENERAL NOTES

INDOOR PICKLEBALL CENTER

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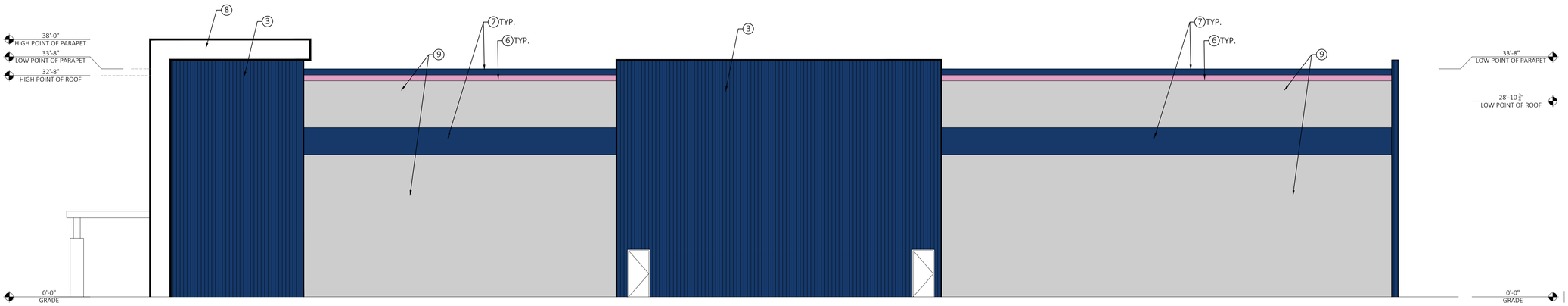
Project Name and Address
Ocoee Pickleball Facility

Project	25-129
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Scale	1/8"=1'-0"

Sheet
BUILDING #2 ELEV

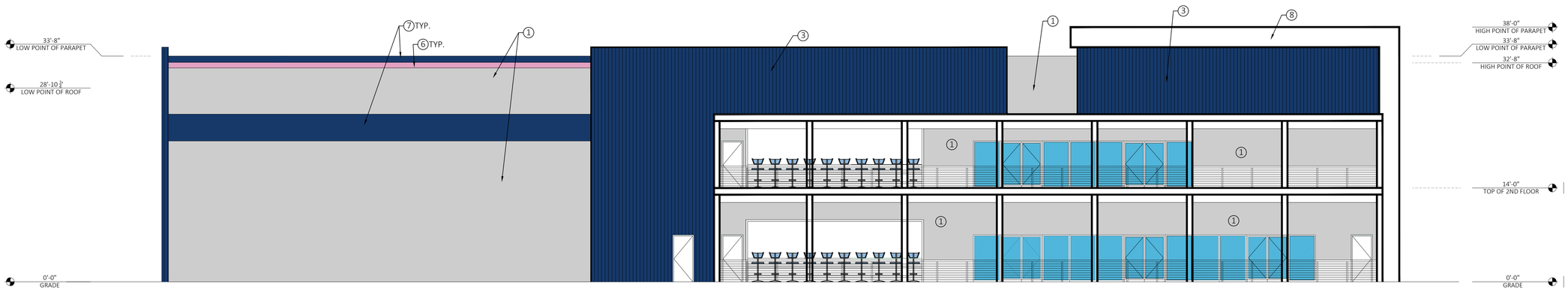
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1 MAIN BUILDING #1 NORTH ELEVATION

Scale: 1/8"=1'-0"



2 MAIN BUILDING #1 SOUTH ELEVATION

Scale: 1/8"=1'-0"

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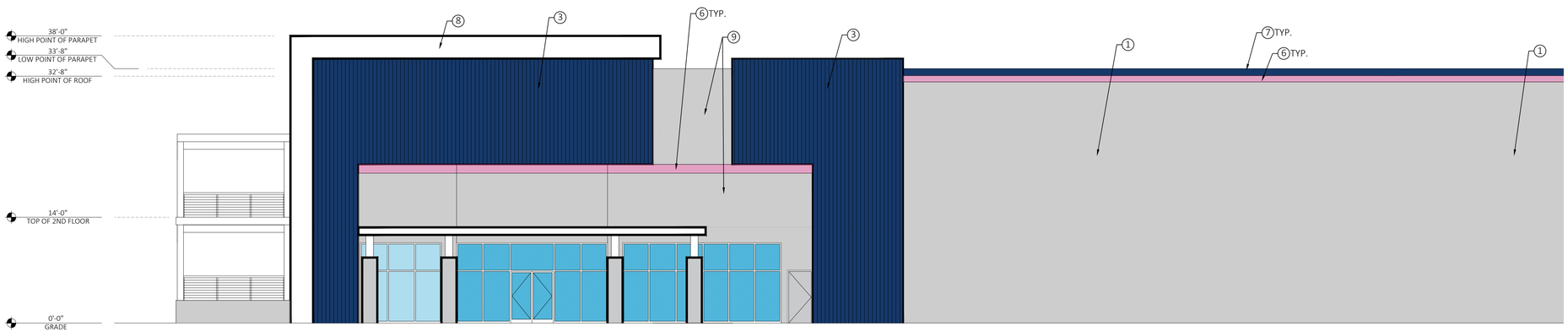
Project Name and Address
Ocoee Pickleball Facility

Project	25-129
Date	8/20/25
Scale	1/8"=1'-0"

Sheet
BUILDING ELEV COLOR

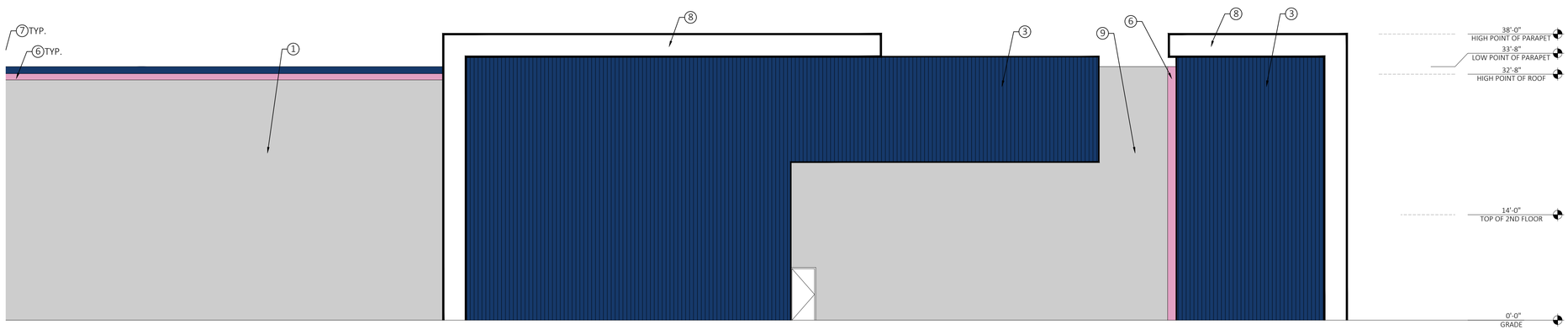
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1 MAIN BUILDING #1 EAST ELEVATION (PARTIAL)

Scale: 1/8"=1'-0"



2 MAIN BUILDING #1 EAST ELEVATION (PARTIAL)

Scale: 1/8"=1'-0"

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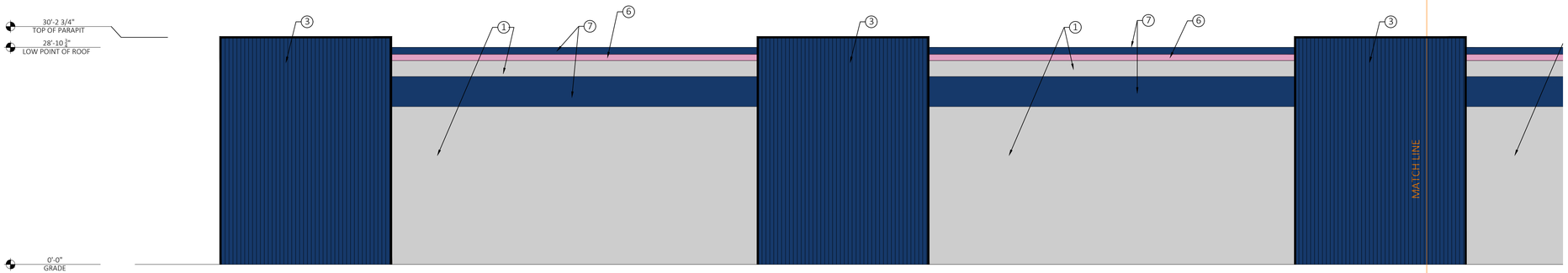
Project	25-129
Date	8/20/25
Scale	1/8"=1'-0"

Sheet

BUILDING ELEV COLOR

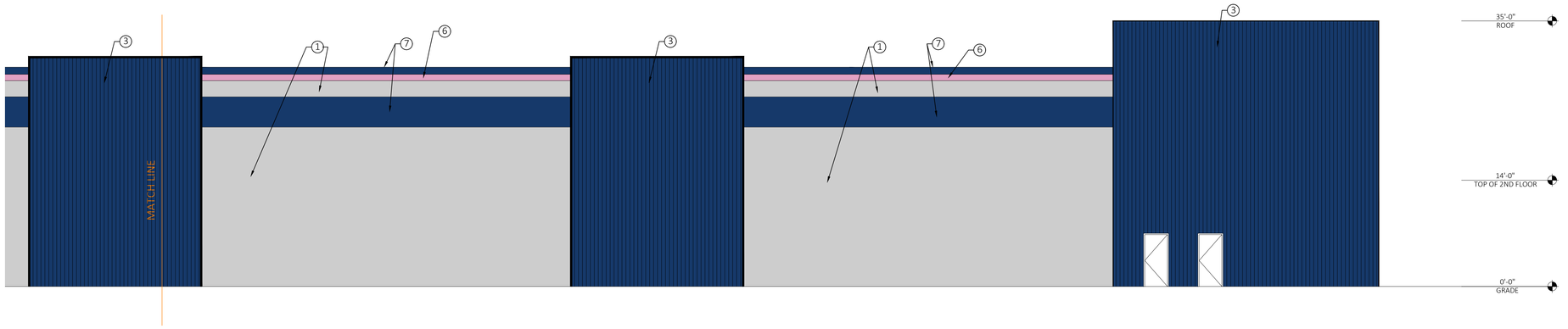
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1 MAIN BUILDING #1 WEST ELEVATION (PARTIAL)

Scale: 1/8"=1'-0"



2 MAIN BUILDING #1 WEST ELEVATION (PARTIAL)

Scale: 1/8"=1'-0"

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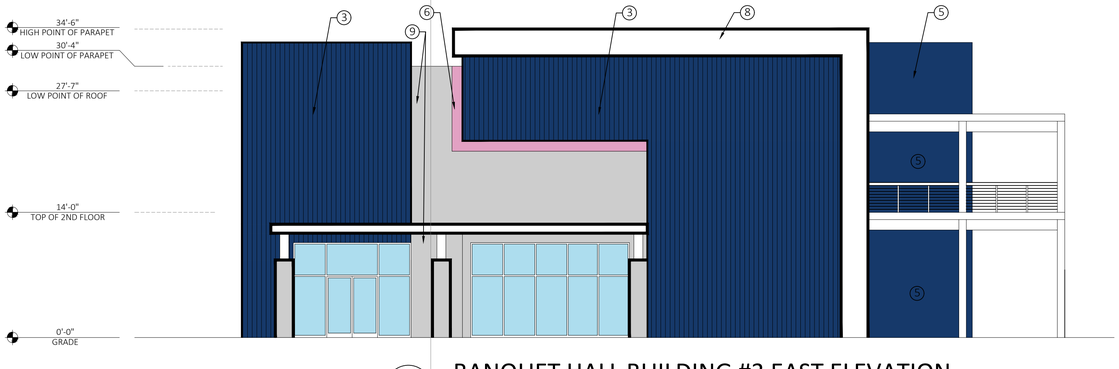
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BUILDING ELEV COLOR



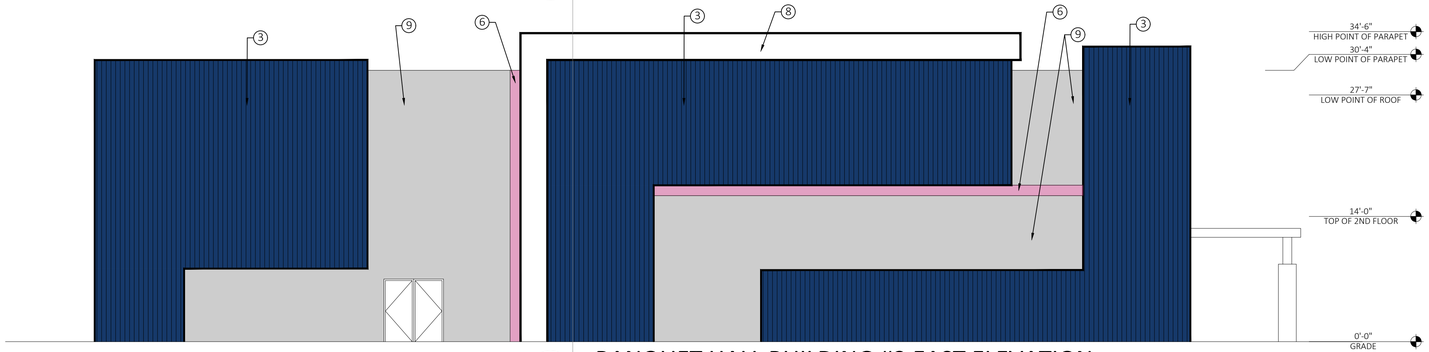
1 BANQUET HALL BUILDING #3 NORTH ELEVATION

Scale: 1/8"=1'-0"



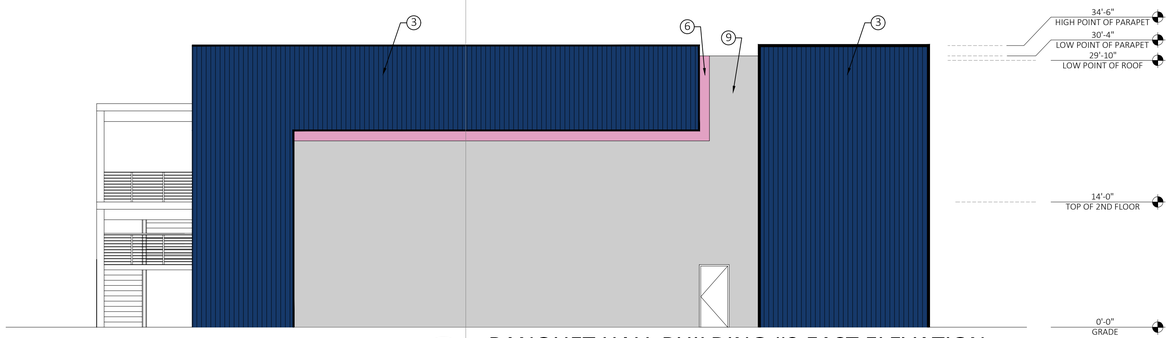
2 BANQUET HALL BUILDING #3 EAST ELEVATION

Scale: 1/8"=1'-0"



3 BANQUET HALL BUILDING #3 EAST ELEVATION

Scale: 1/8"=1'-0"



4 BANQUET HALL BUILDING #3 EAST ELEVATION

Scale: 1/8"=1'-0"

KEY NOTES

1. KINGSPAN GOOSEWING GRAY RAL 080 70 05 TEXTURED PANEL OR SIMILAR
2. KINGSPAN GOOSEWING GRAY RAL 080 70 05 MICRO RIB PANEL OR SIMILAR
3. KINGSPAN LOLITE RAL 5011 MICRO RIB PANEL OR SIMILAR
4. KINGSPAN DENIM RAL 5014 FLUSH PANEL OR SIMILAR
5. KINGSPAN LOLITE RAL 5011 SMOOTH PANEL OR SIMILAR
6. SW 6843 HOT - PAINTED STRIPE
7. SW 6244 NAVAL BLUE - PAINTED STRIPE
8. KINGSPAN JET RAL 9005 SMOOTH FACE PANEL OR SIMILAR
9. KINGSPAN GOOSEWING GRAY RAL 080 70 05 SMOOTH PANEL OR SIMILAR

LUCAS DEVELOPMENT
1818 Lake Roberts Landing Dr.
Winter Garden, FL 34787
(407) 697-9616

No.	Revision/Issue	Date

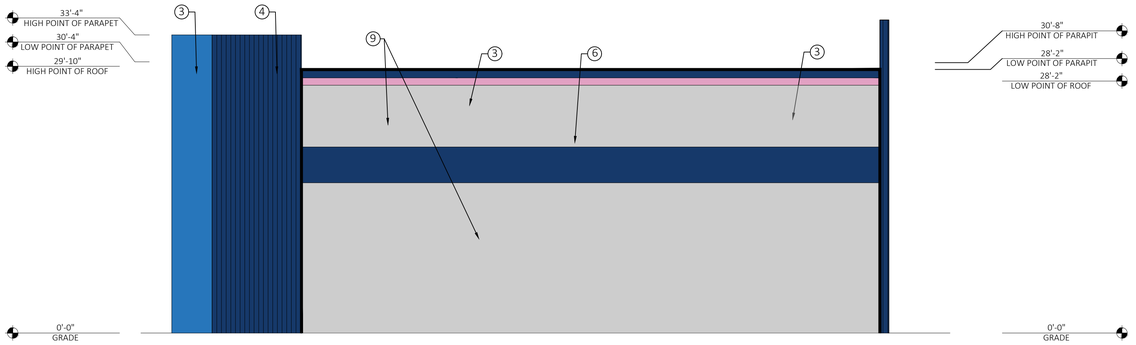
Project Name and Address
Ocoee Pickleball Facility

Project	25-129
Date	8/20/25
Scale	1/8"=1'-0"

Sheet
BUILDING ELEV COLOR

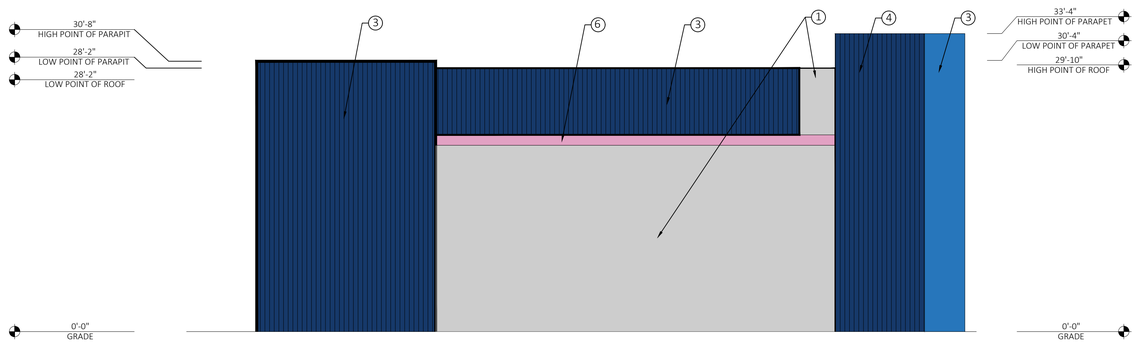
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9. KINGSPAN GOOSEWING GRAY RAL 080 70 05 SMOOTH PANEL OR SIMILAR



1 BUILDING #2 NORTH ELEVATION

Scale: 1/8"=1'-0"



2 BUILDING #2 SOUTH ELEVATION

Scale: 1/8"=1'-0"

LUCAS DEVELOPMENT
1818 Lake Roberts Landing Dr.
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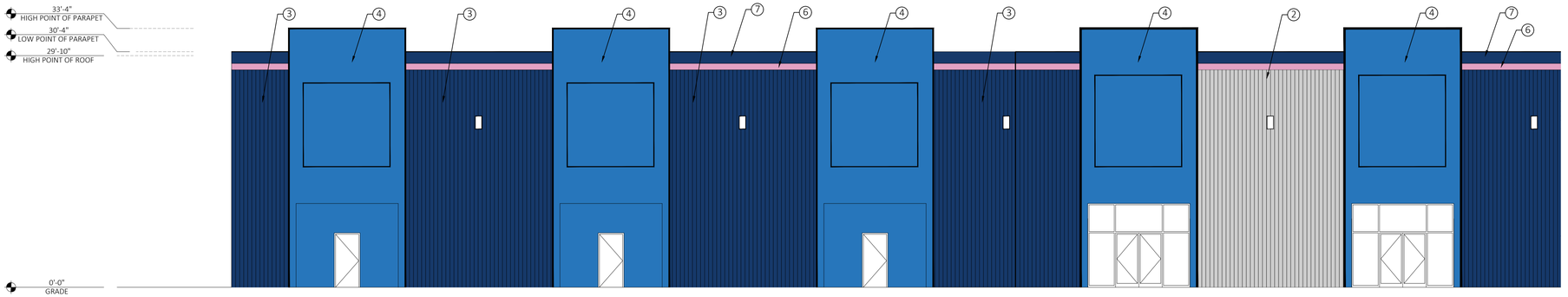
Project Name and Address
Ocoee Pickleball Facility

Project	25-129
Date	8/20/25
Scale	1/8"=1'-0"

Sheet
BUILDING COLOR ELEV

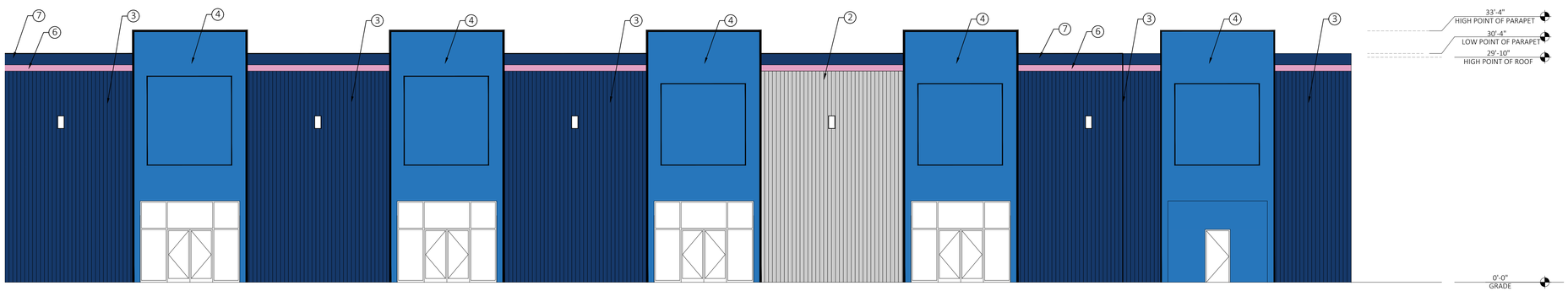
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1 BUILDING 2 EAST ELEVATION PARTIAL

Scale: 1/8"=1'-0"



2 BUILDING 2 EAST ELEVATION PARTIAL

Scale: 1/8"=1'-0"

LUCAS DEVELOPMENT
1818 Lake Roberts Landing Dr.
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No.	Revision/Issue	Date

Project Name and Address
Ocoee Pickleball Facility

Project	25-129
Date	8/20/25
Scale	1/8"=1'-0"

Sheet
BUILDING COLOR ELEV

GENERAL NOTES

INDOOR PICKLEBALL CENTER

MAIN BUILDING
UNDER AIR (ALL INTERIOR)
53,175 S.F. MAIN LEVEL
13,583 S.F. 2ND LEVEL
TOTAL 66,758 S.F.

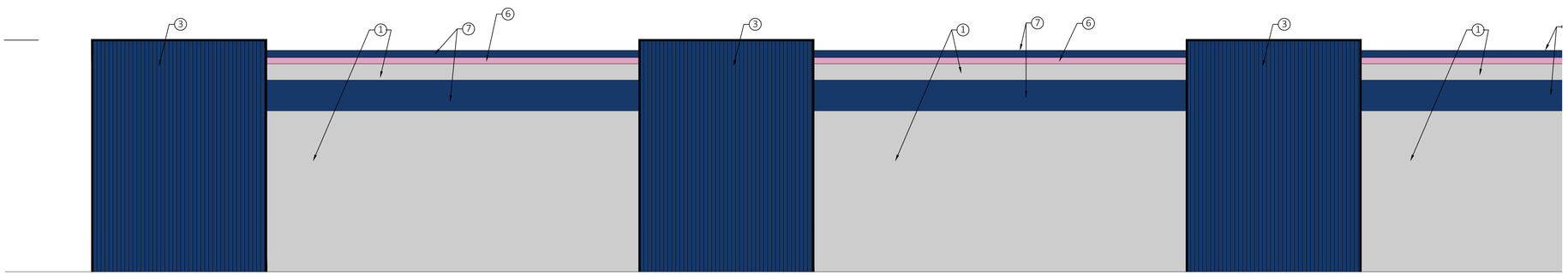
OUTDOOR SPACE
1,470 S.F. PATIO MAIN LEVEL
1,470 DECK 2ND LEVEL
TOTAL 2,950 S.F.

SECONDARY BUILDING
UNDER AIR (ALL INTERIOR)
21,264 S.F.
TOTAL 21,264 S.F.

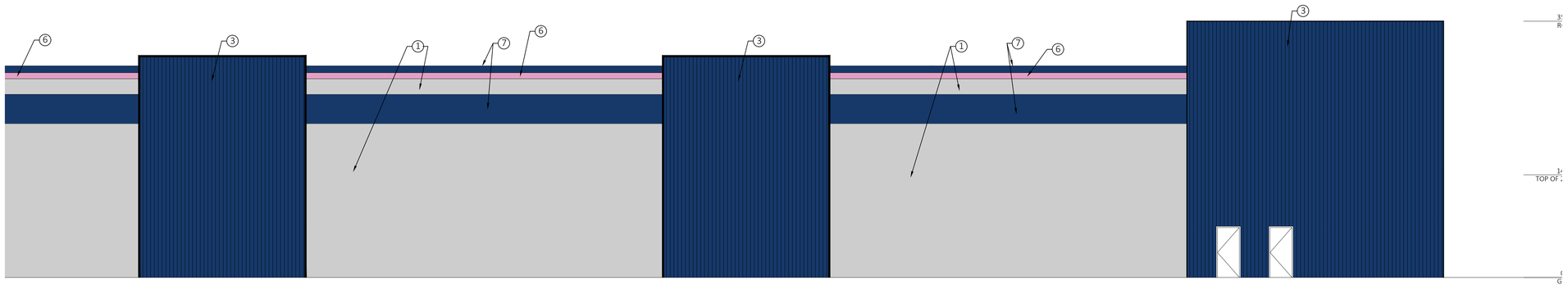
OUTDOOR SPACE
NONE

BANQUET HALL
UNDER AIR (ALL INTERIOR)
7,714 S.F. MAIN LEVEL
1,600 S.F. 2ND LEVEL
TOTAL 9,314 S.F.

OUTDOOR SPACE
2,864 S.F. PATIO MAIN LEVEL
2,864 DECK 2ND LEVEL
TOTAL 5,728 S.F.



1 BUILDING 2 WEST COURTS - EAST ELEVATION PARTIAL
Scale: 1/8"=1'-0"



2 BUILDING 2 WEST COURTS - EAST ELEVATION PARTIAL
Scale: 1/8"=1'-0"

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Project Name and Address
Ocoee Pickleball Facility

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BUILDING COLOR ELEV

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A LARGE-SCALE PRELIMINARY/FINAL SITE PLAN OCOEE PICKLEBALL COMPLEX – VASANT SPORTS LLC
CASE NUMBER: LS-2025-005 (SAGE # 2025-0015)

NOTICE IS HEREBY GIVEN, pursuant to Article IV, Section 4-3A(3)(b), of the City of Ocoee Land Development Code, that on **TUESDAY, SEPTEMBER 9, 2025, at 6:15 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to consider an application for a Large-Scale Preliminary/Final Site Plan for the Ocoee Pickleball Complex – Vasant Sports LLC to be located on three (3) lots assigned parcel ID #s 21-22-28-3093-04-000, 21-22-28-3093-03-000 and 21-22-28-3093-06-000. Combined, the subject property contains approximately 6.08 acres and is generally located on the west side of Jacob Nathan Boulevard at the terminus of Matthew Paris Boulevard. The subject properties are addressed at 1100, 1050, and 1000 Jacob Nathan Boulevard. The applicant is proposing a pickleball complex that would consist of indoor recreation, dining, event space, and retail uses.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The Planning and Zoning Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

August 28, 2025 25-02336W

September 2025 Development Services New Development Update

The following information is respectfully submitted to the Honorable Mayor and City Commission to provide general information about public and private development in the City of Ocoee. Please feel free to contact Zoning Manager Whitfield at 407-554-7079 for additional information or questions.

Under Construction

District 1 - Scott R. Kennedy

	Project Name & General Location	Project Description	Status
1	**COMMERCE 429 FKA BELTWAY 429 FKA PROGRESS COMMERCE PARK** Sage #2021-0051 *39.97 acres* *1290 Ocoee Apopka Road*	Large-Scale Final Site Plan for up to 480,500 SF of Light Industrial/Warehouse uses located within six (6) buildings.	• 100% complete • CO issued on 6/24/25
2	**OCOEE CROWN POINT MIXED-USE DEVELOPMENT** Sage #2022-0050 *2012 Ocoee Apopka Road* *16.19 acres*	Large-Scale Final Site Plan for mixed-use consisting of Multifamily and Retail	**Under Construction** • 60% complete for buildings and sitework
3	**MAGNOLIA RESERVE TOWNHOMES** Sage #2022-0057 *2199 West Road* *5.08 acres*	Large-Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF	**Under Construction** • 18 of 48 (37.5%) Townhomes have received CO
4	**OCOEE VILLAGE CENTER TOWNHOMES** *10711 N Lakewood Ave* *34.48 acres*	Large-Scale Preliminary/Final Subdivision Plan for 232 – 2-story Townhome units	**Under Construction** • 227 of 232 (97.8%) townhomes have received CO

District 2 - Rosemary Wilsen

1	**DARREN CENTER** *9961 W Colonial Drive* *7.06 acres*	Small-Scale Site Plan 18,302 SF Medical & Professional Office	• 100% complete for Sitework and Building.
2	**ROCKET CHIMP OFFICE** Sage #2023-0035 *300 N. Bluford Avenue* *0.91 acres*	Small-Scale Site Plan for a 3,137 SF Office Building	**Under Construction** • 80% complete for building and sitework
3	**SIRI OFFICE BUILDING** Sage #2023-0008 *3872 Old Winter Garden Road* *1.25 acres*	Small-Scale Site Plan for a 28,000 SF Office Building	• 100% complete for Sitework and Building. • CO issued 8/29/2025
District 3 - Richard Firstner			
1	**409 OCOEE APOPKA ROAD PUD** Sage #2021-0035 *409 Ocoee Apopka Road* *4.76 acres*	Large-Scale Preliminary/ Final Site Plan for two Industrial Warehouse Buildings totaling 61,797 SF	• 100% Complete • CO issued on 6/30/25
2	**429 BUSINESS CENTER PHASE II EAST** Sage #2022-0054 *448 Corporate Park Road* *11.21 acres*	Large-Scale Final Site Plan for three (3) one-story buildings totaling 126,402 SF	**Under Construction** • Buildings at 90% completion • Sitework at 85% completion
3	**429 BUSINESS CENTER PHASE II WEST** Sage #2022-0055 *510 Corporate Park Road* *5.90 acres*	Large-scale Final Site Plan for a one-story building consisting of 70,720 SF	**Under Construction** • Building at 90% completion • Sitework at 80% completion
4	**O2B KIDS** Sage #2022-0023 *880 Bluford Avenue* *2.48 acres combined*	Small-Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building	**Under Construction** • Building and sitework at 80% completion

5	**THE REGENCY** Sage #2023-0015 *1601 Maguire Road* *16.68 acres*	Large-Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail	**Under Construction** • Sitework and Buildings at 25% completion • Developer is using Private Providers
District 4 - George Oliver III			
1	**EVEREST REHABILITATION HOSPITAL AKA OCOEE LANDINGS COMMERCIAL** *1842 E. Silver Star Road* *5.12 acres*	Large-Scale Site Plan for a 39,817 SF, single-story, Rehabilitation Hospital	• 100% complete for Sitework and Building. • CO issued on 6/19/2025
2	**RESERVE AT LAKE MEADOWS** Sage #2021-0043 *2149 Lauren Beth Avenue* *18.58 acres*	A Large-Scale Final Subdivision plan for 46 single-family homes	**Under Construction** • Only model home under construction
3	**WYNWOOD PHASE 3 & 4 FKA CLRM** Sage #2023-0024 *56.63 acres* *Phase 1 & 2 Complete*	Large-Scale Preliminary/Final Subdivision Plan to construct 187 single-family residential lots	**Under Construction** • 37 of 186 (19.9%) single-family homes have received CO

Under Review			
District 1 - Scott R. Kennedy			
	Project Name & General Location	**Project Description**	**Status**
1	**OCOEE VILLAGE CENTER NEW GROCERY AND FUEL STATION** Sage #2024-0047 *N Lakewood Ave* *7.99 acres*	Large-Scale Final Site Plan for a 48,585 SF Grocery Store with a 10 Pump Fuel Station, including a 1,618 SF Convenience Store	• Under 4th Review

2	**SPRING HILL SHOPPING PLAZA** Sage #2025-0025 *1500 Wurst Rd* *Parcel # 09-22-28-8242-02-140* *0.63 acres*	Small-Scale Site Plan for the expansion of the existing building	• Pre-App meeting held on July 22, 2025. • Pending new submittal.
District 2 - Rosemary Wilsen			
1	**750 S. BLUFORD AVE.** Sage #2025-0017 *750 S. Bluford Ave.*	Small-Scale Site Plan for an existing building for Site Improvements to the parking lot	• 1st Review comments sent on August 4, 2025. • Pending Resubmittal
2	**OCOEE OAKS JOINT VENTURE** Sage #2023-0021 *201 S. Clarke Rd.* *12.59 acres*	Large-Scale Final Subdivision Plan	• Approved • Pending Pre-Construction Meeting
3	**OCOEE PICKLEBALL** Sage #2025-0015 *1100, 1050, 1000 Jacob Nathan Blvd.* *6.08 acres*	Indoor Pickleball Complex with 26 Courts	• Final Site Plan under 2nd Review • Preliminary on agenda for 09/09 PZC & 09/16 CC meeting
4	**O'REILLY'S OCOEE** Sage #2024-0039 *1891 E. Silver Star Road* *5.06 acres*	Small-Scale Site Plan for a 7,246 SF O'Reilly Auto Parts store	• Approved • Awaiting Site Work Permit & Building Permit
5	**VALIANT REALTY GROUP** Sage #2024-0051 *112 S. Bluford Ave.* *Parcel # 17-22-28-5504-02-040* *.24 acres*	Small-Scale Site Plan for a 7,843 SF Office Building	• Comments sent on July 10, 2025. • Pending new submittal.
District 3 - Richard Firstner			
1	**CAMBRIA SUITES AT OCOEE** Sage #2024-0021 *924 Maguire Road* *2.61 acres*	Large-Scale Final Site Plan for a six-story, 118-room Hotel	• Received final staff approval • On the consent agenda for the 09/16 CC meeting

2	**FLOORING AMERICA STORAGE BUILDING** Sage #2023-0034 *10897 West Colonial Dr.* *2.95 acres*	Small-Scale Site Plan for a 13,700 SF Warehouse Building	• 5th Review Comments sent on August 4, 2025. • Pending resubmittal
3	**LAKE LILLY POINT PROFESSIONAL CENTER** Sage #2025-0018 *Old Winter Garden Road* *4.17 acres*	Small-Scale Site Plan for 14,174 SF Professional/Medical Office Building	• 1st Review Comments sent on July 9, 2025. • Awaiting resubmittal
4	**OCOEE PLAZA** Sage #2025-0029 *41, 51, & 96 Maguire Rd* *3.64 acres*	Large-Scale site Plan to construct three (3) buildings consisting of office, warehouse, and retail.	• 1st review comments sent on August 21, 2025. • Awaiting resubmittal
5	**PALM DRIVE RETAIL FACILITY** Sage #2024-0052 *Palm Drive* *Parcel # 18-22-28-0000-00-109* *1.65 acres*	Small-Scale Site Plan for a 15,000 SF Retail/Office Building	• 2nd review comments sent on July 24, 2025. • Pending resubmittal.
6	**YARD TRASH RECYCLING FACILITY** Sage #2024-0049 *1601 Maguire Road* *Parcel # 07-22-28-0000-00-021* *9.91 acres*	Small-Scale Site Plan	• 4th review comments sent on July 25, 2025. • Pending resubmittal.
District 4 - George Oliver III			
1	**GARDENIA POINTE** Sage #2025-0009 *Clarke Road/ A. D. Mims Road* *37.37 acres*	Large-Scale Preliminary Subdivision Plan	• 1st Review comments sent on July 29, 2025. • Pending resubmittal
Older than Six Months			
	Project Name & General Location	**Project Description**	**Status**
District 1 - Scott R. Kennedy			

1	**OCOEE VILLAGE CENTER NW PARCEL 1** Sage #2024-0046 *N Lakewood Ave* *3.97 acres*	Large-Scale Final Site Plan for three (3) Retail Buildings, with a total of 26,570 SF	• 1st Review comments sent December 17, 2024 • Awaiting resubmit for 2nd review
2	**THE FALLS AT WINTER LAKE FKA MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD** Sage #2022-0006 *Fullers Cross Road* *17.96 acres*	Large-Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial	• 2nd Review comments sent June 14, 2024 • Awaiting resubmittal
District 2 - Rosemary Wilsen			
1	**OCOEE GATEWAY** Sage #2023-0033 *9714 White Road* *Parcel # 21-22-28-0000-00-021* *Parcel # 21-22-28-0000-00-029* *69.29 acres*	CPA and Rezoning from PUD-LDR, and PUD-COMM to PUD-LDR, PUD-MDR, PUD-HDR, and PUD-COMM	• 1st Review Comments sent November 13, 2023 • Awaiting Resubmittal
2	**CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A** *251 Maine Street* *1.26 acres*	Small-Scale Site Plan, two-story 20,000 SF office/retail building	• 2nd Review Comments sent on June 18, 2019 • Awaiting resubmittal for 3rd Review
3	**OCOEE GATEWAY** Sage #2024-0042 *1100, 1050, 1000 Jacob Nathan Blvd.* *Parcel # 21-22-28-0000-00-021* *Parcel # 21-22-28-0000-00-029* *69.29 acres*	Determination for Vested Rights	• City Commission Meeting: January 7, 2025 (was continued per applicant)
District 3 - Richard Firstner			

1	**OCOEE REGIONAL SPORTS COMPLEX** Sage #2025-0008 *Parcel # 07-22-28-0000-00-001* *Parcel # 07-22-28-0000-00-023* *Parcel # 07-22-28-0000-00-039* *Parcel # 07-22-28-0000-00-041* *Parcel # 07-22-28-0000-00-043* *Parcel # 07-22-28-0000-00-105* *Parcel # 07-22-28-0000-00-074* *Parcel # 07-22-28-0000-00-060* *Parcel # 07-22-28-0000-00-057* *150.9 acres combined*	Large-scale preliminary Site Plan on about 150 acres, for a multi-use regional sports and entertainment complex, containing multipurpose fields, retail, restaurants, hotel, offices, and other uses.	• 1st Review comments sent on April 18, 2025. • Pending Resubmittal
2	**OCOEE VILLAGE** Sage #2022-0020 *Franklin Street* *Parcel # 18-22-28-0000-00-025* *5.77 acres*	Large-Scale Final Site Plan, for two (2) two-story Buildings with 72,712 SF for Office/Retail.	• Revision review comments sent on 04/01/2024 • Site has had three (3) pre-application meetings since the last round of comments on different site-concept plans
3	**606 SPORTS TRAINING** Sage #2024-0005 *606 Ocoee Apopka Road* *5.19 acres*	Large-scale Final Site Plan for a one-story 52,800 SF sports training facility	**Not Active**
4	**INSPIRATION TOWN CENTER & LUXURY HOMES** *Excellence Circle* *9 acres*	Large-Scale Preliminary & Final Site/Subdivision Plan proposing 90 luxury townhomes, with four commercial buildings	**Not Active**
5	**INSPIRATION** Sage #2024-0030 *Excellence Circle* *9 acres*	Plat – Phase 2 Platting 30 Parcels to 47 Resulting Parcels	• 2nd Review Comments sent on January 29, 2025 • Pending resubmittal for 3rd review
District 4 - George Oliver III			

1	**COVINGTON OAKS** Sage #2024-0024 *8667 A. D. Mims Road* *Parcel # 10-22-28-0000-00-004* *9.94 acres*	Final Subdivision Plan for 17 Single-Family Residential Lots	• Approved for Construction on January 23, 2025 • Pending pre-construction meeting
2	**SHOPPES ON THE BLUFF** Sage #2024-0013, 2024-0045 *9251 Clarcona Ocoee Road* *Parcel # 33-21-28-0000-00-023* *Parcel # 04-22-28-0000-00-012* *4.29 acres*	Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet	• 2nd Review comment sent on March 17, 2025. • Pending resubmittal.
3	**HOWARD MEADOWS** Sage #2023-0032 *8708 A. D. Mims Road* *2.25 acres*	Final Subdivision Plan for Six (6) Single-Family Residential Lots	**Not Active**
Approved/ Construction Not Started Yet			
	Project Name & General Location	**Project Description**	**Status**
District 1 - Scott R. Kennedy			
District 2 - Rosemary Wilsen			
1	**WEST DELAWARE STREET PROPERTY AKA TOM'S PLACE** Sage #2024-0002 *W. Delaware St.* *Parcel # 17-22-28-6144-04-031* *1.0 acre*	Plat creating (3) three parcels from one (1) parcel	• Approved • Plat Recorded
2	**WEST ORANGE MEDICAL** Sage # 2023-0006 *3442 Old Winter Garden Road* *3462 Old Winter Garden Road* *Parcel # 29-22-28-0000-00-028* *Parcel # 29-22-28-0000-00-036* *1.21 acres combined*	Plat for an 11,800 SF Medical Office	• Approved
3	**WEST ORANGE SURGERY CENTER** Sage #2022-0005 *3422 Old Winter Garden Road* *Parcel # 29-22-28-0000-00-030* *1.26 acres combined*	Small-Scale Site Plan for an 11,500 SF Surgery Center	• Approved for Construction • Pending Pre-Construction Meeting

4	**AQUASONIC CAR WASH** Sage #2024-0034 *Clarke Road* *Parcel # 21-22-28-6328-00-070* *1.11 acres*	Small-Scale Site Plan, 4,400 SF Car Wash	• Approved for construction
5	**LAKE LOTTA GROVES** Sage #2024-0058 *1190 S. Clarke Rd.* *3.39 acres*	Replat	• Complete • Plat has been recorded
District 3 - Richard Firstner			
District 4 - George Oliver III			