OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

April 14, 2026 **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 of the Planning and Zoning Meeting Held on March 10, 2026

- **OLD BUSINESS**

- **NEW BUSINESS**

  1. Maguire Plaza Large-Scale Preliminary Final Site Plan; Project No. LS-2025-006 **(Development Services Director Lepp)**

- **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

March 10, 2026 **MINUTES** **6:15 PM**

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

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

Present: Vice-Chair Forges, Members Keller, Galvan, and Alternate Member Butler

Absent: Chair Lomneck and Member Chacon

Also present: Planner Belizaire, Concurrency & Commitment Coordinator McFarlane, Development Services Director Lepp, Assistant City Manager Rumer, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on January 13, 2026.

(6:17 pm)
Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Member Galvan; Motion carried 4-0 with Chair Lomneck and Member Chacon absent.

Assistant City Manager Rumer introduced new Development Services Director Nick Lepp and gave a brief overview of his 20-year history of collaborating with the City of Ocoee in various roles.

• OLD BUSINESS - None

• NEW BUSINESS

1. 1248 Verde Pines Court – Thomas Property Variance; Project No. VR-26-05 **(Planner Belizaire)**

Planner Belizaire presented a brief overview of the subject property and the requested variance, explaining that the applicants do not meet the four criteria required to approve a variance. She advised that Staff recommends denial the variance.

Member Keller inquired about fence requirements on pie-shaped lots, and whether the

proposed structure, if it were behind a fence, would be eligible to be placed where it is being requested. **Planner Belizaire** responded to his questions.

Vice-Chair Forges asked if the Arden Park South subdivision has recreational amenities. **Assistant City Manager Rumer** addressed his question.

Vice-Chair Forges invited the applicant to speak.

Landon Fleming, *Contractor for the Applicant,* explained that there are plans for a 6' privacy fence, and that there is an existing screened-in pool in the rear yard which precludes the pickleball court from being installed there.

Vice-Chair Forges inquired if the applicant had taken the noise level for a pickleball court into consideration. **Mr. Fleming** responded in the affirmative and advised that the applicant has spoken to his surrounding neighbors.

Vice-Chair Forges opened the public hearing.

Karen Corbin, *1242 Verde Pines Court*, spoke in opposition to the project, citing drainage and erosion concerns.

Assistant City Manager Rumer explained the limits of the zoning-specific review for this stage of proposed project.

Vice-Chair Forges closed the public hearing.

Alternate Member Butler referenced noise complaints associated with other local pickleball courts and asked with how many surrounding neighbors the applicant had discussed the proposed project. **Mr. Fleming** responded to his question.

Vice-Chair Forges commented that he did not see a benefit to neighboring residents in the installation of a private pickleball court when other amenities are available to all homeowners.

Member Galvan inquired about the slope and elevation where the pickleball court would be installed. **Mr. Fleming** responded to his question.

(6:36 pm)
Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Denial of the 1248 Verde Pines Court – Thomas Property Variance; Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 4-0 with Chair Lomneck and Member Chacon absent.

2. 1460 N. Lakewood PUD - Annexation & Rezoning to PUD **(Concurrency & Commitment Coordinator McFarlane)**

Concurrency & Commitment Coordinator McFarlane presented a brief overview of the

subject property and the proposed PUD Land Use Plan. The property is considered logical and eligible for annexation, and the proposed rezoning aligns with Florida Statutes, the Joint Planning Area, Comprehensive Plan, and Future Land Use Map. The Development Review Committee (DRC) and Staff have made recommendations of approval.

Vice-Chair Forges inquired about the ten-foot right-of-way and the proposed curb cuts, specifically how traffic would enter and exit the subdivision. **Concurrency & Commitment Coordinator McFarlane** and **Assistant City Manager Rumer** addressed his question.

Vice-Chair Forges invited the applicant to speak.

Dave Schmitt, *Dave Schmitt Engineering,* expressed that City staff have been great to work with and advised that he and the applicants are available for any questions.

Vice-Chair Forges opened the public hearing.

Bruce Gerry, *1607 N. Lakewood Avenue*, spoke in opposition to the project, citing traffic concerns.

Concurrency & Commitment Coordinator McFarlane explained the traffic methodology used as part of the project submittal. He further noted that the Comprehensive Plan identifies N. Lakewood Avenue as a future three-lane roadway. **Mr. Gerry** referenced recent development that has increased traffic in the area and asked whether traffic impacts would be addressed prior to completion of the project. **Assistant City Manager Rumer** responded to his inquiry.

Steven Morden, *1631 N. Lakewood Avenue*, spoke in opposition to the project, citing traffic concerns.

Vice-Chair Forges closed the public hearing.

(6:55 pm)
Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 1460 N. Lakewood PUD – Annexation, Project Number AX-12-25-09; Moved by Member Alternate Member Butler, Seconded by Member Keller; Motion carried 4-0 with Chair Lomneck and Member Chacon absent.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 1460 N. Lakewood PUD – Rezoning to PUD, Project Number RZ-25-12-09; Moved by Member Galvan, Seconded by Alternate Member Butler; Motion carried 3-1 with Member Keller opposing and Chair Lomneck and Member Chacon absent.

3. Holiday Inn Express Special Exception; Project No. 15-25-SE-034 **(Concurrency & Commitment Coordinator McFarlane)**

Concurrency & Commitment Coordinator McFarlane presented a brief overview of the subject property, the proposed project, and its history. The current iteration encompasses a hotel on a 3.71-acre parcel that is part of the Ladybird Academy PUD, to include C-2 zoning uses. In accordance with Permitted Use Regulations Table 5-1, Section 5-8A of Article V, a Special Exception is required to place a hotel on property zoned C-2. He advised that the Development Review Committee (DRC) recommended approval of the Special Exception with the condition that if the brand name or user of the hotel changes in the future, a new Special Exception would be required to be approved by the City Commission.

The Board had no comments or questions.

Vice-Chair Forges invited the applicant to speak.

Russell Maynard, *Central Florida Engineering Consultants,* explained that the project was denied in the past due to the allowed length of stay. He advised that the proposed Holiday Inn Express is a standard hotel.

Vice-Chair Forges opened the public hearing. As no speaker forms were received, the public hearing was closed.

Vice-Chair Forges stated that he remembered when this project was presented previously, some of the reasons for denial were the use and concern surrounding the uncertainty whether the brand would change. He inquired if that was considered with the conditional approval of this submittal. **Concurrency & Commitment Coordinator McFarlane** responded in the affirmative and explained the conditions. Discussion ensued regarding the difference between changes in user and changes in brand.

Alternate Member Butler requested confirmation that the project was proposed as an extended-stay the first time it was presented. **Concurrency & Commitment Coordinator McFarlane** confirmed that this project was originally proposed as a HomeTowne Studios extended-stay hotel.

(7:07 pm)
Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Holiday Inn Express Special Exception, Project Number 15-25-SE-034, conditional upon if the brand name or user of the hotel changes, a new Special Exception would be required to be approved by the City Commission; Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 4-0 with Chair Lomneck and Member Chacon absent.

4. Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements & Update the Capital Improvement Element (CIE); Project No. CPA-2026-001 **(Concurrency & Commitment Coordinator McFarlane)**

Concurrency & Commitment Coordinator McFarlane presented a brief overview of the Comprehensive Plan and the associated Capital Improvements Element (CIE). He further explained that the CIE is required to be a part of the Comprehensive Plan by Florida Statutes, and that the proposed five-year capital improvements program was approved by the City Commission as part of the Fiscal Year 2025-2026 budget.

Member Keller commented on the police firing range. **Assistant City Manager Rumer** addressed his comment.

Vice-Chair Forges opened the public hearing. As no speaker forms were received, the public hearing was closed.

(7:13 pm)
Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Ordinance to amend the Capital Improvements Element and update the Five-Year Schedule of Capital Improvements within the City's Comprehensive Plan in accordance with Section 163.3177(3), Florida Statutes, Project Number CPA-2026; Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 4-0 with Chair Lomneck and Member Chacon absent.

- **MISCELLANEOUS**

1. Project Status Report

Assistant City Manager Rumer updated the Board with the following:

- The Elan at Crown Point project is being finalized, one building and a retail pad are forthcoming on the south side
- Oakland Avenue streetscape improvements are complete
- Bluford Avenue Streetscape project plans are at 90%
- Inquiries have been coming in regarding properties along the west side of Ocoee-Apopka Road, with the potential for good commerce, jobs, and migration of jobs to the area
- City Center West Orange properties have been divided up and are now under multiple ownerships; the pads and roads have been installed, and any proposed changes to the development must fit within the parcels and existing infrastructure
- Roundabouts will be constructed at Geneva Street and Maine Street in conjunction with the Bluford Avenue Streetscape project

- **ADJOURNMENT – 7:17 PM**

ATTEST: APPROVED:

_____ _____

Miranda Justice, Recording Clerk Lou Forges, Vice-Chair

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

STAFF REPORT

Meeting Date: April 14, 2026
Item #: 1

Contact Name: Nick Lepp, Development Services Director **Department Director:** Nick Lepp

Subject: Maguire Plaza Large-Scale Preliminary Final Site Plan; Project No. LS-2025-006 **(Development Services Director Lepp)**

BACKGROUND SUMMARY:
Owner/Applicant: The applicant/property owner is 51 Maguire Rd LLC, represented by Luis Ortiz.

Site Location: The property is situated at 51 Maguire Road within Commission District 3, west of Maguire Road and south of the intersection of State Road 438/Franklin Street and Maguire Road.

Property Size and Parcel Identification Number: The subject property previously consisted of three (3) parcels totaling approximately 3.64 acres. These parcels have since been consolidated into a single lot, assigned parcel ID number 18-22-28-0000-00-096.

Existing Site Conditions: The table below summarizes the property's existing site conditions.

Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Overlay/Unique Features
LI (Light Industrial)	I-1 (Restricted Manufacturing and Warehousing)	Commercial Office/Warehousing	Downtown Mixed-Use District, Plant Street Character Area, Gateway District

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

Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Uses
North	City	Commercial	C-2	Commercial Use
South	City	Light Industrial	I-1	Industrial Use
East	City	Commercial	C-2	Commercial Use
West	City	Light Industrial	I-1	Vacant Industrial

Proposed Development: Maguire Plaza is proposed to consist of three (3) one-story buildings designed for flex-space commercial offices, totaling 42,750 square feet, with associated parking, stormwater management, and supporting infrastructure.

Transportation and Access: The site will have access to Maguire Road, with a planned future connection to Franklin Street.

Utilities: Sanitary sewer, potable water, and non-potable water services will be provided by the City of Ocoee.

Stormwater: Stormwater management will be addressed through an on-site system.

Architectural Design: The provided architectural elevations (see attachment) indicate that the buildings will incorporate tilt-up concrete panels, brick accents, and cornice molding, with access at both the front and rear, as well as overhead doors at the back.

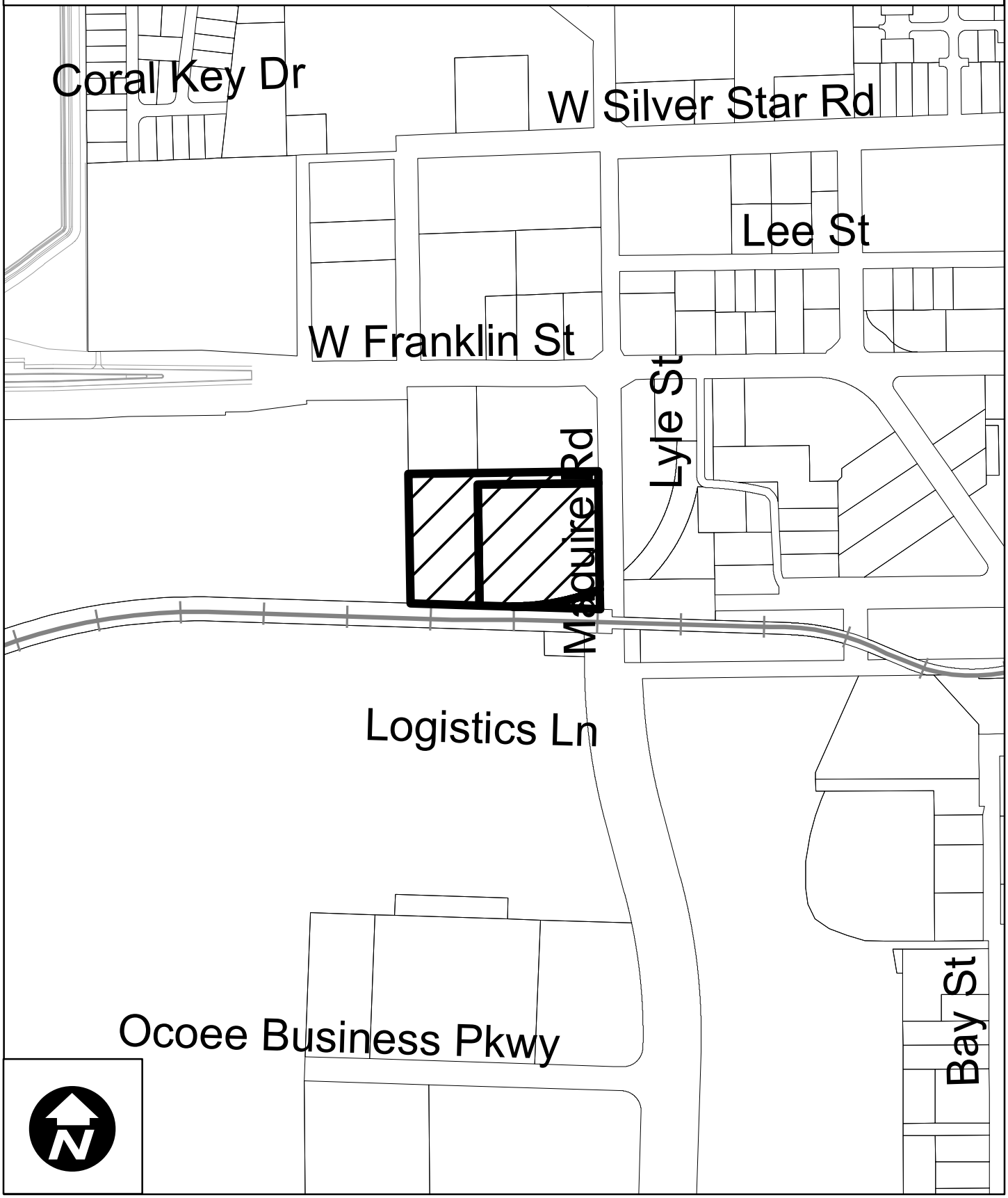
ISSUE:
Should the Planning and Zoning Commission recommend approval of the Large-Scale Preliminary Final Site Plan for Maguire Plaza, located at the property addressed at 51 Maguire Road, with assigned parcel ID number 18-22-28-0000-00-096?

RECOMMENDATIONS:
Development Review Committee Recommendation:
The Development Review Committee (DRC) met on Tuesday, April 7, 2026, to consider the Preliminary Final Site Plan. The DRC recommended approval of the Large-Scale Preliminary Final Site Plan for Maguire Plaza, located at 51 Maguire Road, with assigned parcel ID 18-22-28-0000-00-096.

Staff Recommendation:
Staff recommends that the Planning and Zoning Commission (PZC) make a recommendation for approval of the Large-Scale Preliminary Final Site Plan for Maguire Plaza, located at 51 Maguire Road, with assigned parcel ID number 18-22-28-0000-00-096.

ATTACHMENTS:
1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. Maguire Plaza Site Plan
6. WOT Ad

Maguire Plaza
Location Map



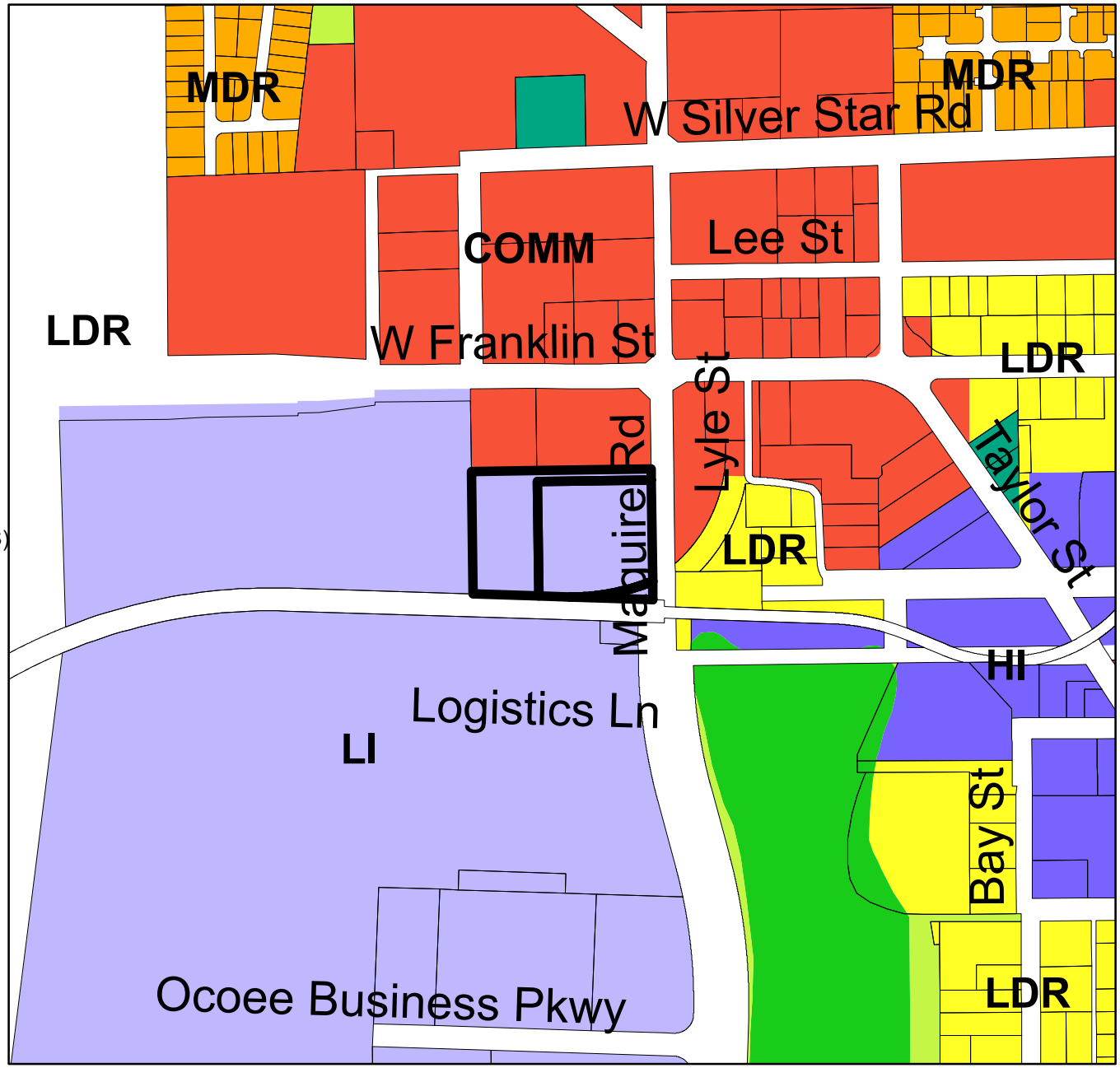
Maguire Plaza
Aerial Photography

Maguire Plaza
Surrounding Future Land Use Map

Development Services Department

0 100 200 400 Feet

Created: April 2026



Subject Property

Future Land Use Classification:

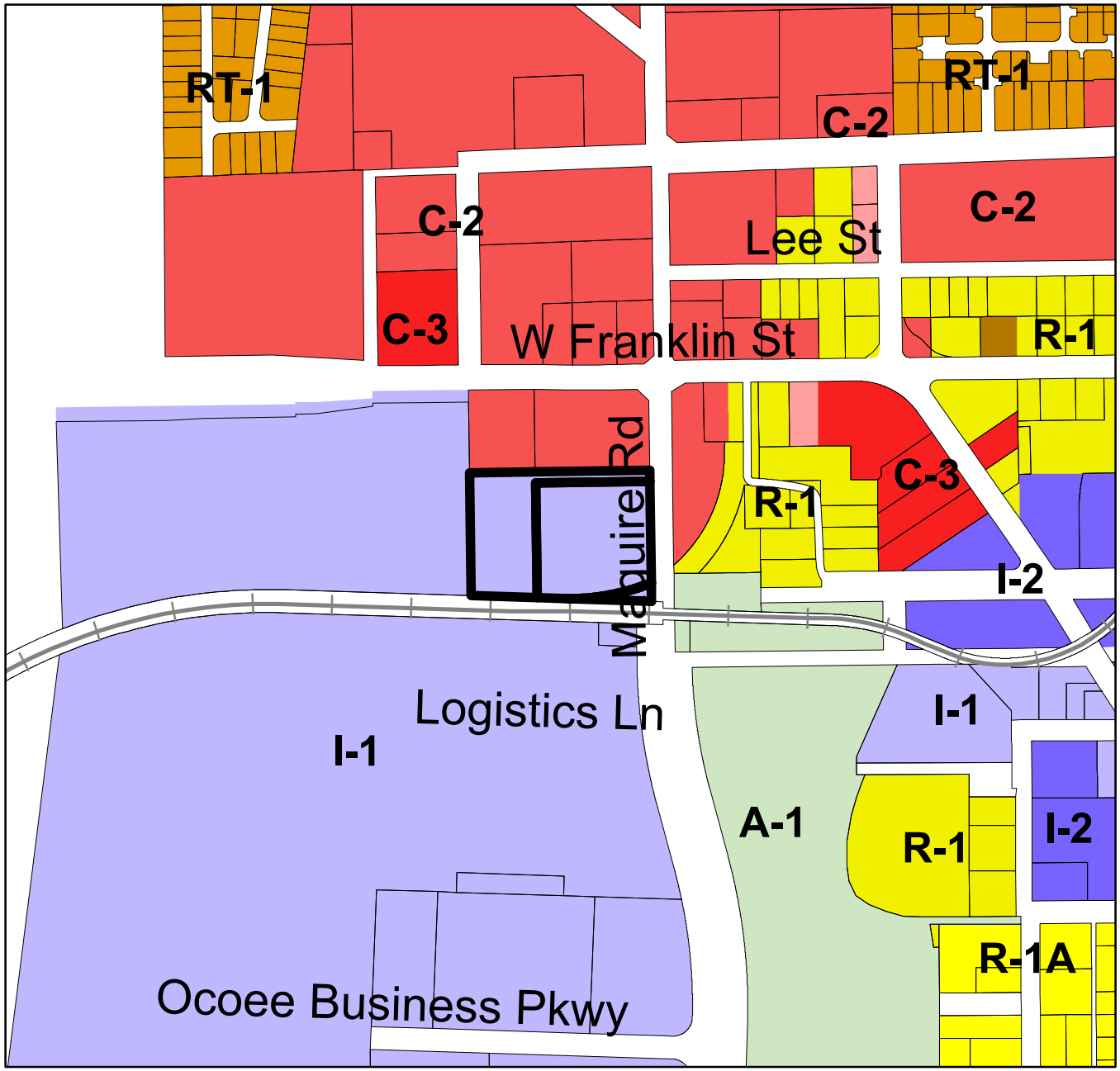
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Professional Offices and Services (PS)
- Commercial (COMM)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Conservation/Floodplains (CONS)
- Recreation and Open Space (REC)
- Public Facilities/Institutional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

Maguire Plaza
Surrounding Zoning Map

Development Services Department

0 100 200 400 Feet

Created: April 2026



- 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

PRELIMINARY/FINAL SITE PLAN
FOR
MAGUIRE PLAZA

CITY OF OCOEE, FLORIDA

PARCEL ID NO.:
18-22-28-0000-00-096

51 MAGUIRE RD
OCOEE, FL 34761

FOR

51 MAGUIRE RD, LLC
P.O. BOX 1166
WINDERMERE, FL 34786
PH (407) 601-7675

INDEX OF SHEETS	
SHEET NO.	SHEET TITLE
1	COVER
2	SYMBOLS AND ABBREVIATIONS
3	GENERAL NOTES
4	EROSION CONTROL
5	SITE PLAN
6	UTILITY PLAN
7	PLAN AND PROFILE
8	DRAINAGE PLAN
9	GRADING PLAN
10	VEHICULAR PLAN
11	ROADWAY DETAILS
12	ROADWAY DETAILS
13	ROADWAY DETAILS
14	ROADWAY DETAILS
15	ROADWAY DETAILS
16	ROADWAY DETAILS
17	ROADWAY DETAILS
18	UTILITY DETAILS
19	UTILITY DETAILS
19A	UTILITY DETAILS
20	UTILITY DETAILS
21	UTILITY DETAILS
22	SURVEY
23	LANDSCAPE PLAN
24	LANDSCAPE DETAILS
25	IRRIGATION PLAN
26	IRRIGATION DETAILS
27	ARCHITECTURAL ELEVATIONS
28	ARCHITECTURAL ELEVATIONS
29	ARCHITECTURAL ELEVATIONS
30	ARCHITECTURAL ELEVATIONS
31	ARCHITECTURAL ELEVATIONS
32	ARCHITECTURAL ELEVATIONS
33	LIGHT PLAN
34	CUT SHEETS

Know what's **below.** **Call** before you dig.

ALL AGENCY PERMITS MUST BE SUBMITTED TO THE CITY PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING.

PROVIDE SCREENING DURING SITE CONSTRUCTION, TYPICALLY CONSIST OF A 6' CHAIN LINK FENCE WITH FABRIC. CONSTRUCTION SHALL ADHERE TO CITY'S CONSTRUCTION SITE MANAGEMENT GUIDELINES ORDINANCE 60-19.

SPRUCE CREEK
Civil Engineering, Inc
1982 STATE ROAD 44, SUITE 360
NEW SMYRNA BEACH, FLORIDA 32168
PHONE (407) 325-5579

VARIANCE:

REQUEST VARIANCE FOR SIGNAGE LOCATION PER SECTION 8-5A(3), LDC.

PROJECT TEAM MEMBERS:

PROPERTY OWNER
51 MAGUIRE RD LLC
P.O BOX 1166
WINDERMERE FL 34786
PHONE: (407) 601-7675

ENGINEER
SPRUCE CREEK CIVIL ENGINEERING, INC.
1982 STATE ROAD 44, SUITE 360
NEW SMYRNA BEACH, FL 32168
PHONE: (407) 325-5579

BIOLOGIST
PROFESSIONAL SERVICE INDUSTRIES, INC.
1748 33RD STREET.
ORLANDO, FL 32839

SURVEYOR
IRELAND & ASSOCIATES SURVEYING, INC.
800 CURRENCY CIRCLE, SUITE 1020
LAKE MARY, FL 32746
PHONE: (407) 678-3366

GEOTECHNICAL ENGINEER
ARDAMAN & ASSOCIATES, INC.
8008 S ORANGE AVENUE.
ORLANDO, FL 32809
PHONE: (407) 855-3860

LANDSCAPE ARCHITECT
STEPHEN G. PATEGAS
HORTUS OASIS, INC.
1425 BERKSHIRE AVENUE
WINTER PARK, FL 32789
PHONE: (407) 622-4886

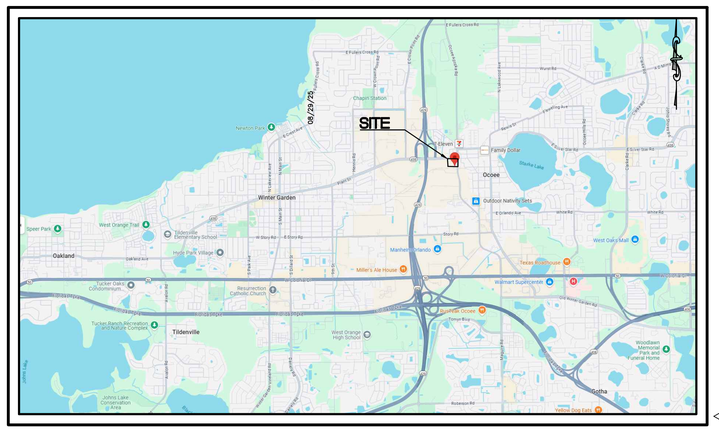
LEGAL DESCRIPTION (PROVIDED BY SURVEYOR):

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 28 EAST, AS RECORDED IN CERTIFIED CORNER RECORD #266271, ORANGE COUNTY, FLORIDA, THENCE WITH THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, SOUTH 00°24'43" EAST, 598.31 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE DEPARTING THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN STREET, SOUTH 89°01'29" WEST, 25.26 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF MACQUIRE ROAD; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID MACQUIRE ROAD, SOUTH 0°46'31" EAST, 220.00 FEET, TO A SET 1/2" REBAR & CAP "LB 7623" AT THE SOUTHEAST CORNER OF THE LANDS DESCRIBED AS "STORE NO. 3805" AS DESCRIBED IN OFFICIAL RECORDS BOOK 5673, PAGES 1363 THROUGH 1374, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING THE POINT OF BEGINNING.

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MACQUIRE ROAD, AND WITH THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AS "STORE NO. 3805", AND THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6279, PAGE 5858, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SOUTH 89°01'29" WEST, 473.70 FEET, TO A SET 1/2" REBAR & CAP "LB 7623" AT THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6279, PAGE 5858, BEING ON THE EASTERLY LINE OF THAT PORTION OF "PARCEL 3" AS DESCRIBED IN OFFICIAL RECORDS BOOK 7778, PAGES 588 THROUGH 593, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6279, PAGE 5858, AND WITH THE EASTERLY LINE OF SAID PORTION OF "PARCEL 3" AS DESCRIBED IN OFFICIAL RECORDS BOOK 7778, PAGES 588 THROUGH 593, SOUTH 00°55'38" EAST, 323.45 FEET, TO A SET 1/2" REBAR & CAP "LB 7623" AT THE NORTHERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD; THENCE DEPARTING THE EASTERLY LINE OF SAID PORTION OF "PARCEL 3" AS DESCRIBED IN OFFICIAL RECORDS BOOK 7778, PAGES 588 THROUGH 593, AND WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CSX TRANSPORTATION RAILROAD, SOUTH 88°29'31" EAST, 473.33 FEET, TO A SET 1/2" REBAR & CAP "LB 7623" AT THE WESTERLY RIGHT-OF-WAY LINE OF SAID MACQUIRE ROAD; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CSX TRANSPORTATION RAILROAD, AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID MACQUIRE ROAD, NORTH 00°46'31" WEST, 346.71 FEET, TO THE POINT OF BEGINNING.

CONTAINING 158,578.36 SQUARE FEET OR 3.64 ACRES, MORE OR LESS.

VICINITY MAP



DAVID F. GLUNT, P.E. #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

08/29/25 REVISIONS PER CITY OF OCOEE COMMENTS 08/21/25
11/14/25 REVISIONS PER CITY OF OCOEE COMMENTS 11/12/25

OCOEE PLAZA 2024-010

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ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HOA	HOME OWNERS ASSOCIATION
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
NAWTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- BUILDING LINE
- CONTOURS (81 / 80)
- RAILROAD TRACKS
- GAS MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND CABLE TELEVISION
- EASEMENT

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

WATER + REUSE WATER

- WATER MAIN PVC PIPE
- REUSE WATER MAIN
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- MANHOLE
- MITERED END
- STORM INLET
- FDOT TYPE 6 INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET

HIGHWAY + UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- COUNTY ROADS
- INTERSTATE ROADS
- STATE ROADS
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- SECTION CORNER
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATELLITE DISH
- GUY WIRE
- HANDICAP PARKING
- SPOT ELEVATION
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- PROPERTY LINE
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FORCE MAIN PVC PIPE
- MANHOLE

WATER + REUSE WATER

- WATER MAIN PVC OR DIP PIIPE
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- VALVE (TYPE SPECIFIED ON PLANS)
- FIRE HYDRANT
- METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SAMPLE POINT
- UNDERDRAIN CEANOUT
- RECLAIM WATER MAIN
- DOUBLE REUSE WATER SERVICE
- AIR RELEASE VALVE

STORM DRAIN

- 100 LF STS 24 HDPE @ 0.20% — 100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYETHELENE PIPE @ 0.20%
- UNDERDRAIN 6" HDPE PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- SPOT ELEVATION
- STORM INLET

HIGHWAY + UTILITIES

- BOUND CORNER
- CONCRETE
- COUNTY ROADS
- DETAIL REFERENCE
- DUMPSTER PAD
- FFE=98.76 TYPE A — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- INTERSTATE ROADS
- LIGHT POLE
- SIGNS
- SECTION CORNER
- STATE ROADS
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- CROSS SECTION DETAIL

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

SYMBOLS AND ABBREVIATIONS FOR MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7675

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #59459
CERTIFICATE OF AUTHORIZATION NO. 33151

DATE	REVISIONS
08/29/25	1 REVISIONS PER CITY OF OCOEE COMMENTS 08/21/25

JOB # 2024-010
DATE: 11/08/24
SCALE: 1:1
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-101
2 OF 35

C:\Users\david\OneDrive - sccivil.com\Projects\2024-010 Ocoee Industrial\Drawings\SHEETS\Notes.dwg Layout:2 SYMBOLS AND ABBREVIATIONS Plotted: 4/6/2026 10:43 AM By:David Glunt

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF OCOEE DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET AND SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT/ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
5. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR IS DIRECTED TO NOTIFY SPRUCE CREEK CIVIL ENGINEERING INC., PHONE (407) 325-5579, FOR PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL STRIPPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN, FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL TREES AND OTHER VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
10. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
11. ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED FLORIDA DEPT. OF TRANSPORTATION AND CITY OF OCOEE STANDARDS AND SPECIFICATIONS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF OCOEE APPROVED PROCEDURES.
13. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF OCOEE REQUIREMENTS FOR INSPECTION AND TESTING.
16. SUBJECT PROPERTY IS UNDER CONTROL OR OWNED BY APPLICANT.
17. TOPOGRAPHY PROVIDED BY IRELAND & ASSOCIATES SURVEYING, INC.
18. CITY OF OCOEE IS THE WATER SERVICE PROVIDER.
20. ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.
21. CHAPTER 17-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.
22. THE PROPERTY OWNER WILL PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES AND WILL BE RESPONSIBLE FOR THE STORM WATER SYSTEM INCLUDING THE TRANSFER PIPING INSTALLED UNDER ROADS. ALL OTHER STORM WATER COMPONENTS IN A PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY CITY OF OCOEE.

WATER

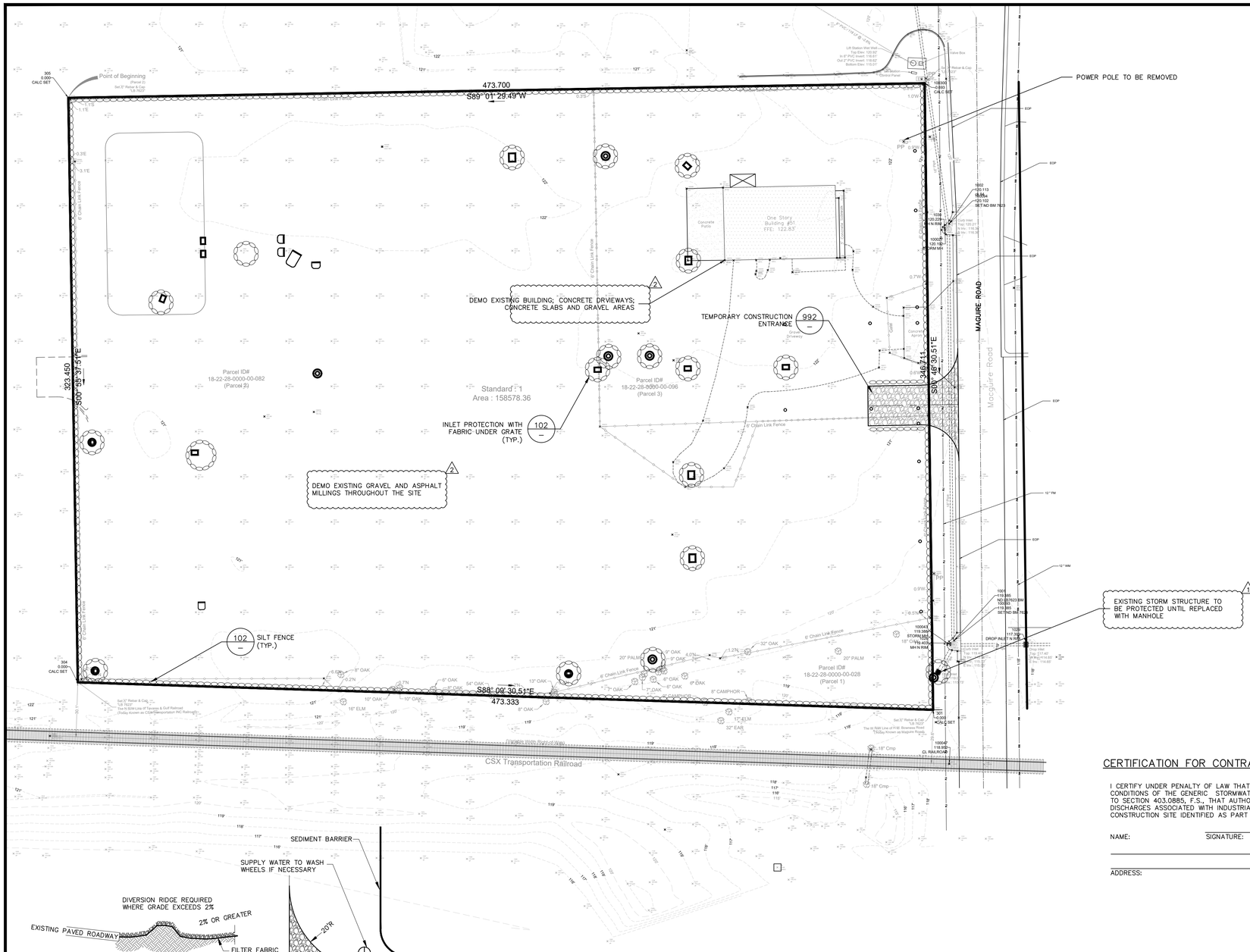
1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACK FLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH CITY OF OCOEE'S STANDARD DETAILS AND LAND DEVELOPMENT CODES (L.D.C.). POTABLE WATER SYSTEM UP TO THE METER IS TO BE OWNED/MAINTAINED BY CITY OF OCOEE. ALL MATERIAL AND CONSTRUCTION METHODS FOR THE WATER DISTRIBUTION SYSTEM SHALL MEET CITY OF OCOEE'S REQUIREMENTS AS OUTLINED ON THE CITY UTILITY DETAILS SHEET IN THESE PLANS.
2. THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.
3. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS WHERE POSSIBLE.
4. (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
   (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, EA.C.
   (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, EA.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   (D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), ES., AND RULE 64E-6.002, F.A.C.
   (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
   (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, EA.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, EA.C.
5. WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE NSF LOGO SUITABLE FOR POTABLE WATER (200 PSI). IF INSTALLING PVC PIPE LESS THAN 4" IN DIAMETER THEN MUST CONFORM TO ASTM 1785(SCHEDULE 40, 80, 120) OR ASTM 2241(SDR21, MINIMUM PC 200).
6. ALL PUBLIC 4"-12" WATER LINES SHALL BE DUCTILE IRON PIPE, EXCEPT FOR APPROVED DIRECTIONAL DRILL SECTION, MECHANICAL JOINTS AND RUBBER COMPRESSION RING JOINTS CONFORMING TO ASTM D3139. FROM 12" FORWARD AS DESIGNATED BY F.S. 633, PIPE SHALL BE DR-14 AND TESTED AT 150 PSI FOR TWO HOURS. ALL 14"-18" WATERLINES SHALL BE DIP CL52 AWWA C-151 OR HDPE DR-11. MECHANICAL JOINTS AND RUBBER COMPRESSION RING JOINTS CONFORMING TO ASTM D3139 UNLESS OTHERWISE SPECIFIED.
7. GATE VALVES SHALL CONFORM TO AWWA C-509-87, WITH WRENCH NUT EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. THEY SHALL BE IRON BODY, FULL BRONZE MOUNTED, DOUBLE DISK, RESILIENT SEAT, NON-RISING STEM VALVES WITH O-RING SEALS AND END CONNECTIONS AS CALLED FOR ON THE PLANS. ALL TEES, CAPS, PLUGS, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH GRIP RING RESTRAINTS.
8. THE CONTRACTOR SHALL ZIP TIE 10-GAUGE SOLID LOCATOR WIRE TO ALL WATER LINES AT 10' +/- INTERVALS. WIRE CONNECTIONS TO BE SILICONE FILLED SELF SEALING TYPE CONNECTOR APPROVED BY CITY OF OCOEE.
9. SERVICE MAINS FOR FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA CURRENT EDITION AT THE TIME OF CONSTRUCTION.
10. NEW FIRE HYDRANTS SHALL BE INSTALLED SO THAT 4-1/2" INCH PORT IS FACING THE ROADWAY BY WHICH IT IS ACCESSED. HYDRANTS SHALL BE POSITIONED NOT MORE THAN 10 FEET AWAY FROM THE CURB OR BERM OF THE ROADWAY.
11. SPRUCE CREEK CIVIL ENGINEERING, INC. AND THE CITY OF OCOEE PUBLIC SERVICE WATER AND WASTEWATER DIVISION SHALL BE NOTIFIED A MINIMUM OF FORTY EIGHT HOURS (2 FULL WORKING DAYS) PRIOR TO TESTING AND DISINFECTION OF THE WATER LINES.
12. PASSING PRELIMINARY PRESSURE TESTING IS REQUIRED PRIOR TO SCHEDULING THE OFFICIAL PRESSURE TEST WITH THE CITY INSPECTOR. HYDROSTATIC TESTS CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. THE TESTS SHALL BE IN ACCORDANCE WITH PROVISIONS OF AWWA C600 OR M23 AS APPLICABLE. A CITY OF OCOEE INSPECTOR MUST BE PRESENT.
13. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651-DISINFECTING WATER MAIN. SAMPLING AND TESTING SHALL BE PERFORMED BY THE CONTRACTOR. INSTALL BLOWOFFS/SAMPLING POINTS EVERY 1000 FEET. SAMPLE QUANTITIES AND SAMPLING FREQUENCY SHALL BE AS THE CITY DESIGN AND CONSTRUCTION MANUAL. EOR SHALL SUBMIT A SAMPLE PLAN. SAMPLES AND TESTING SHALL BE PERFORMED BY A CERTIFIED LAB PERSONNEL.
14. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION OF ALL WATER LINES AND SERVICES. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF THE COMPLETION OF THE WATER LINE CONSTRUCTION. CITY OF OCOEE WILL NOT ACCEPT ANY LINE PRIOR TO RECEIVING A COPY OF THE AS-BUILT DRAWINGS.
15. CONTRACTOR SHALL SCHEDULE ALL TESTING TO ALLOW THE ENGINEER'S ATTENDANCE. FAILURE TO PROPERLY NOTIFY THE ENGINEER MAY RESULT IN RETESTING AT THE ENGINEERS OPTION AND AT THE CONTRACTOR'S EXPENSE.
16. BLUE REFLECTORS SHALL BE INSTALLED IN THE MIDDLE OF THE TRAFFIC LANE NEAREST THE HYDRANT PER SFPC 602.5.3.
17. NEW HYDRANTS SHALL BE TESTED AND IN PROPER WORKING ORDER WITH DOCUMENTATION SUPPLIED TO THE FIRE MARSHAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
18. TO MAKE WET TAPS USE FABRICATED STEEL TAPPING SLEEVE. THIS TAPPING SLEEVE SHALL BE PROPERLY RECESSED FOR TAPPING VALVE. TAPPING VALVE SHALL BE RESILIENT SEATED GATE VALVE CON-FORMING TO ANSI/AWWA C509 WITH 2" SQUARE OPERATOR NUT. MATERIAL SPECIFICATIONS ARE PER THE CITY OF OCOEE LDC WATER DISTRIBUTION SYSTEMS.
19. ALL WATER SERVICE LATERALS OR STUBOUTS SHALL BE CLEARLY MARKED BY ETCHING OR CUTTING IN THE CONCRETE CURB AND "S" FOR SANITARY AND A "W" FOR WATER. WHERE CURB DOES NOT EXIST OR IS NOT PLANNED, SERVICE LINE LOCATIONS SHALL BE ADEQUATELY MARKED BY A METHOD APPROVED BY CITY OF OCOEE.
20. A CONSTRUCTION METER IS REQUIRED BY CITY OF OCOEE.
21. CURB STOP LOCKS ARE REQUIRED ON THE SERVICES PER CITY OF OCOEE.
22. SERVICES SHALL BE BURIED AFTER FINAL WALK THRU ACCEPTANCE.
24. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRE TO BOTH METALLIC AND NON-METALLIC PIPE AS PER CITY OF OCOEE DESIGN STANDARDS AND DETAILS.
25. FOR "HOT-TAP" CONNECTIONS TO EXISTING PIPING, THE CONTRACTOR AND SHALL RETAIN AND USE A CITY PRE-APPROVED SPECIALTY CONTRACTOR.

PAVING AND DRAINAGE

1. THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND CITY OF OCOEE SPECIFICATIONS. THE FINISHED PAVEMENT GRADES SHALL CONFORM TO THOSE SPECIFIED ON THE GRADING PLAN.
2. EXCAVATION, PAVING AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH F.D.O.T. "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" AND THE CITY OF OCOEE SPECIFICATIONS.
3. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL DURING THE CONSTRUCTION PHASE PER SJRWMD, FDEP, CITY OF OCOEE AND FDOT REQUIREMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. ALL SITE GRADING IS TO CONFORM TO THE GEOTECHNICAL REPORT, SPECIFICATIONS, AND DETAILS.
6. SOIL BORINGS AND SOIL ENGINEERING SERVICES HAVE BEEN PROVIDED BY ARDAMAN & ASSOCIATES, INC. AND ADDITIONAL SERVICES WILL BE PROVIDED TO THE CONTRACTOR UPON REQUEST TO THE OWNER. THIS ENGINEERING FIRM ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. EXCAVATION OF UNSUITABLE FILL AND COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE SOILS REPORTS PREPARED BY ARDAMAN & ASSOCIATES, INC.
7. THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER. AT THIS TIME, ANY TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE. AN ARBOR PERMIT MAY BE REQUIRED FROM THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT HOURS (TWO WORKING DAYS) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. THE CONTRACTOR IS DIRECTED TO NOTIFY SPRUCE CREEK CIVIL ENGINEERING, INC. IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED, AND/OR OF PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF OCOEE AND A.D.A. SPECIFICATIONS.
11. ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.
12. THE CONTRACTOR SHALL USE CONCRETE WITH A MIN. 28 DAY STRENGTH OF 3,000 P.S.I.
13. ALL SIDEWALK WIDTHS SHALL BE 5' OR AS NOTED AND SHALL HAVE 1" DEEP CONTRACTION JOINTS EVERY 5' AND AN EXPANSION JOINT EVERY 20' MIN. SIDEWALK SLOPES SHALL BE 2% MAX. CROSS SLOPE. MINIMUM LENGTH OF SIDEWALK SECTION SHALL BE 20'.
14. PROVIDE F.D.O.T. TYPE III SILT FENCE ALONG THE PROPERTY LINES DURING CONSTRUCTION AS REQUIRED TO PREVENT SEDIMENTATION.
15. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO CITY OF OCOEE AS SOON AS THEY ARE GENERATED. CLEARANCE FROM CITY OF OCOEE SHALL BE RECEIVED PRIOR TO PAVING.
16. CONTRACTOR SHALL COMPLY WITH ALL OF CITY OF OCOEE REQUIREMENTS FOR INSPECTION AND TESTING.
17. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
18. ALL PAVEMENT MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL EQUIPMENT AND INSTALLATION SHALL MEET CITY OF OCOEE TRANSPORTATION ENGINEERING AND FEDERAL BUREAU MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) STANDARDS AND REGULATIONS AND REQUIREMENTS AND REQUIREMENTS AS WELL AS THE CITY OF OCOEE LAND DEVELOPMENT CODE (L.D.C.).
19. REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
20. PAVEMENT RETURN RADII SHALL BE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
21. CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH INFRASTRUCTURE.
22. ALL DISTURBED AREAS WITHIN CITY OF OCOEE OR FDOT RIGHT-OF-WAY SHALL BE SODDED.
23. PONDS AND SWALES WILL BE SODDED AND CONSTRUCTED ALONG WITH THE INFRASTRUCTURE.
24. POND SLOPES AND BERMS SHALL BE SODDED TO BOTTOM.
25. CONTRACTOR IS TO ADJUST FINAL GRADES AT ENTRANCE AS REQUIRED TO MAINTAIN ADEQUATE SITE DISTANCE AS SHOWN BY SITE DISTANCE TRIANGLES ON PLANS. THIS WILL ALLOW FOR MAXIMUM PRESERVATION OF EXISTING TREES.
26. ROADWAYS AND PARKING AREAS ARE DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FDOT, LATEST EDITION AND CITY OF OCOEE SPECIFICATIONS.
27. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
28. THE CONTRACTOR SHALL CONSTRUCT ALL STORM SEWER APPURTENANCES IN ACCORDANCE WITH THE SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS AND CITY OF OCOEE SPECIFICATIONS.
29. EXCAVATION, PAVING AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH F.D.O.T. "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION", AND CITY OF OCOEE SPECIFICATIONS AS WELL AS REQUIREMENTS FOR SITE WORK AS SHOWN IN GEOTECHNICAL REPORTS AS PREPARED BY ARDAMAN & ASSOCIATES, INC.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS, RETENTION AND DETENTION FACILITIES, EASEMENTS, ETC. UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISRUPTED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
31. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL PAVEMENT HEADWALL/ENDWALL FOOTINGS, RETAINING WALLS, 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 PERFORMED PRIOR TO CONSTRUCTION.
32. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OCOEE AND FDOT SPECIFICATIONS FOR STRIPPING, CLEARING, GRUBBING, GRADING, BACKFILLING, AND EMBANKMENT PREPARATION WITHIN ALL DESIGNED ROADWAY RIGHT-OF-WAY SECTIONS.
33. AFTER THE ROADWAY HAS BEEN CONSTRUCTED TO SUBGRADE, IT SHALL BE PROOF-ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF-ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A FLORIDA LICENSED SOILS ENGINEER TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.
34. COMPACT ALL UTILITY TRENCHES WITHIN THE TOP 2' OF THE ROADWAY TO 98% OF THE MODIFIED PROCTOR DENSITY: WITHIN OTHER AREAS TO 95%
35. IN OTHER AREAS WHICH REQUIRE FILL MATERIAL THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETABLE MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED. IMMEDIATELY PRIOR TO THE PLACING OF FILL MATERIALS, THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL THE THE AXIS OF FILL. THE SOIL ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.
36. 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 TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM SITE.
37. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL ANGLE IRON FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL RECTILINEAR GRATES WITH H-20 LOADING.
38. CONTRACTOR TO ENSURE POSITIVE FLOW WITHIN STORM SEWER SYSTEM, ANY AREAS OF STANDING WATER IN THE PIPING SHALL BE CAUSE FOR REJECTION.
39. CONTRACTOR TO FLUSH THE STORM SEWER SYSTEM AND ENSURE POND BOTTOMS ARE FREE OF SEDIMENT PRIOR TO ACCEPTANCE BY CITY OF OCOEE AND THE OWNER.
40. HDPE SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATION 948. RCP CAN BE USED AS AN ALTERNATIVE.

STORMWATER POLLUTION PREVENTION NOTES:

1. THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE HAY BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.
2. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
3. THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE CONTROLLED, SO THAT THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
4. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
5. AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITH IN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER, DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED SO AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
6. THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
7. IF AFTER 14 DAYS, THE TEMPORARY GRASSES AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER.
8. ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
9. ALL DISTURBED AREAS OUTSIDE THE EXCAVATION AND FILL LIMITS WILL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR CONDITION PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL NEWLY PLANTED GRASSES OR VEGETATION AND RETENTION/DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE CITY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND SHALL REPLACE ANY PORTION, WHICH IN THE OPINION OF THE ENGINEER, HAS BECOME DISPLACED DUE TO EROSION OR DUE TO CARELESSNESS OR NEGLIGENCE ON THE PART OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CONTROL EROSION AND SEDIMENT RUNOFF FROM THE SITE DURING CONSTRUCTION. SUCH METHODS SHALL BE IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
13. ABSOLUTELY NO WORK WILL BE ALLOWED WITHIN ANY CONSERVATION AREA, BUFFER AREA, MITIGATION AREA OR DESIGNATED WETLAND AREA UNLESS SO SPECIFICALLY DESCRIBED BY THE PLANS AND GRANTED BY REASON OF PERMIT FROM THE GOVERNMENTAL ENTITY HAVING JURISDICTION OVER SAID AREA.



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14. PRIOR TO CLEARING AND GRUBBING, THE LIMITS OF WETLANDS, BUFFERS WETLANDS, BUFFERS AND MITIGATION AREAS SHALL BE CLEARLY MARKED ALONG THE PROPOSED RIGHT OF WAY LINE TO PROTECT THESE AREAS FROM ENCROACHMENT FROM CONSTRUCTION ACTIVITIES.
15. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN SECTION 104, F.D.O.T. STANDARD SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION. SIDE SLOPE MAY BE SEED AND MULCHED, PROVIDED THAT THE MULCH MATERIAL IS DISC HARROWED AND THE SIDE SLOPES ARE NEITHER GREATER THAN 3:1 NOR PART OF A DRAINAGE CONVEYANCE.
16. REFER TO POND DETAIL SHEETS FOR EROSION CONTROL MEASURES AT POND OUTFALLS.
17. EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH INDEX NO. 102.
18. INSPECTIONS ON EROSION CONTROL MEASURES WILL BE PERFORMED BY THE CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS AFTER 1/4 INCH OF RAINFALL. THE INSPECTIONS MUST BE LOGGED BY THE CONTRACTOR AND KEPT WITH THE APPROVED PLANS AND SWPPP.
19. GRAVEL CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO MINIMIZE EXPORT OF ONSITE DIRT. THE CONSTRUCTION ENTRANCES SHALL BE SWEPT DAILY AND LOGGED BY THE CONTRACTOR.
20. SEE EROSION CONTROL NOTES ON THE NOTES SHEET C-102.

CERTIFICATION FOR CONTRACTORS AND SUB-CONTRACTORS

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

NAME: _____ SIGNATURE: _____ DATE: _____

ADDRESS: _____ TELEPHONE: _____

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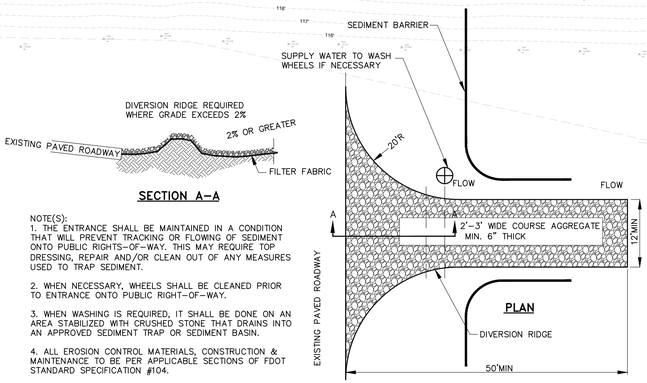
NAME: _____ SIGNATURE: _____ DATE: _____

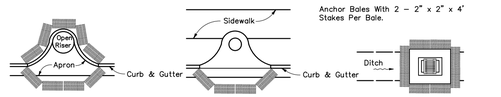
ADDRESS: _____ TELEPHONE: _____



SECTION A-A

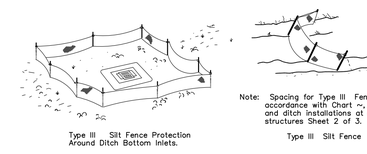
NOTE(S):
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ALL EROSION CONTROL MATERIALS, CONSTRUCTION & MAINTENANCE TO BE PER APPLICABLE SECTIONS OF FDOT STANDARD SPECIFICATION #104.
5. USE SANDBAGS OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN REQUIRED.
6. COURSE AGGREGATE & FILTER FABRIC TO BE PER SECTIONS OF FDOT STANDARD SPECIFICATION #901 & #985 RESPECTIVELY.

992 — TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.



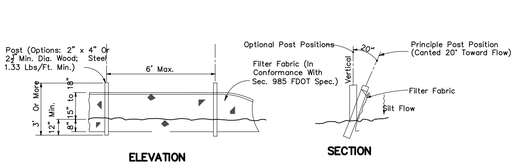
PARTIAL INLET | COMPLETED INLET | DITCH BOTTOM INLET

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS



ELEVATION | **SECTION**

Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE

102 — BALED HAY OR STRAW BARRIERS AND SILT FENCES
N.T.S.

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

EROSION CONTROL
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7875

ENGINEER IN CHARGE:
RAND F. GLUNT, PE #67459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS
1	08/29/25	REVISIONS PER CITY OF OCOEE COMMENTS 08/22/25
2	02/03/26	REVISIONS PER S.WRMD EMAIL 1/29/26
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 2024-010
DATE: 11/08/24
SCALE: 1" = 30'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-103

4 OF 35

C:\Users\david\OneDrive - sccivil.com\Projects\2024-010 Ocoee Industrial\Drawings\SHEETS\Erosion Control.dwg Layout: 4 EROSION CONTROL Plotted: 4/6/2026 10:43 AM By:David Glunt

ZONING: C-2; COMMUNITY COMMERCIAL

FUTURE LAND USE: COMMERCIAL (COMM)

ZONING: I-1; RESTRICTED MANUFACTURING AND WAREHOUSE

FUTURE LAND USE: LIGHT INDUSTRIAL (L-1)

ZONING: C-2; COMMUNITY COMMERCIAL

FUTURE LAND USE: COMMERCIAL (COMM)

ZONING: A-1; GENERAL AGRICULTURAL

FUTURE LAND USE: LOW DENSITY RESIDENTIAL (LDR)

ZONING: I-1; RESTRICTED MANUFACTURING AND WAREHOUSE

FUTURE LAND USE: LIGHT INDUSTRIAL (L-1)

Point of Beginning (Parcel 2) Set ½" Rebar & Cap "LB 7623"

BEGINNING OF WALL

473.700 S89° 01' 29.49"W

S88° 09' 30.51"E 473.333

S00° 45' 37.51"E 323.450

S00° 45' 30.61"E 346.711

Set ½" Rebar & Cap "LB 7623" The N R/W Line of Tavares & Gulf Railroad (Today Known as CSX Transportation INC Railroad)

The W R/W Line of H.M. Bowness Road (Today Known as Maguire Road)

CSX Transportation Railroad (Variable Width Right-of-Way)

MAGUIRE ROAD

BUILDING 1 22,500 SF

BUILDING 2 11,250 SF

BUILDING 3 9,000 SF

OUTDOOR PLAZA 1,000 SF

LIFT STATION 15 X 22 GRAVEL AREA

Lift Station Wet Well Top Elev: 123.00' In 6" PVC Invert: 116.67' Out 2" PVC Invert: 116.62' Bottom Elev: 115.67'

Lift Station Control Panel

Valve Box

Set ½" Rebar & Cap "LB 7623"

PROPOSED 27.5'X25' UTILITY AND CROSS ACCESS EASEMENT

20' PROPOSE PRIVATE UTILITY EASEMENT

30' PROPOSED PRIVATE UTILITY EASEMENT

18' PROPOSED PRIVATE UTILITY EASEMENT

PROPOSED 6' MASONRY WALL

END OF WALL

DUMPSTER PAD

RETAINING WALL BY OTHERS (TYP.)

RETAINING WALL WITH HANDRAIL BY OTHERS (TYP.)

6" STEPS WITH HANDRAIL BY OTHERS (TYP.)

6' SIDEWALK (TYP.)

5.5' SIDEWALK (TYP.)

5' SIDEWALK (TYP.)

5' CONCRETE APRON

4' CONCRETE APRON

MIAMI CURB

TYPE D CURB (TYP.)

TYPE F CURB (TYP.)

CONCRETE RIBBON CURB (TYP.)

6" RIBBON CURB TO BORDER PAVERS (TYP.)

6" RIBBON CURB (TYP.)

VALLEY GUTTER (TYP.)

END OF ROAD MARKERS

PERVIOUS PAVER DOUBLE SIDED SIGN

PERVIOUS PAVER SIGNAGE (TYP)

PERVIOUS PAVER

24" STOP SIGN AND BAR (TYP.)

NO PARKING OR STANDING FIRE LANE MARKINGS AND CURB PAINTED RED

NO PARKING OR STANDING FIRE LANE MARKINGS AND CURB PAINTED RED

BICYCLE RACK (TYP.)

HANDICAPPED PARKING

CONCRETE WHEEL STOP

SIDEWALK, CURB, AND PAVEMENT

PAVER CROSSWALK

GUTTER INLET TYPE V

CONCRETE RIBBON CURB

RAMPS FOR PEDESTRIAN TRAFFIC FDOT CR-F

MONUMENT (TYP.)

TYPE F CURB

VALLEY GUTTER

30" HIGH INTESITY STOP SIGN, BAR, AND CROSSWALK

SIGN SETBACK

PROPOSED 6' MASONRY WALL

PROPOSED 14'X15' UTILITY EASEMENT (2) 8'X2' CONCRETE PADS FOR BACKFLOW PREVENTER. NO STRUCTURES OR FOUNDATIONS ARE ALLOWED WITHIN THE EASEMENT

10' BERM

81.18'

80.91'

31.74'

42.01'

33.97'

24.97'

15.00'

22'

20'

9'

5'

12'

100'

125'

90'

225'

R5'

R20'

R3'

R35'

PARKING:

REQUIRED PARKING:

OFFICE:	1 SPACE PER 250 SF 18,000 SF / 250	= 72 SPACES
WAREHOUSE:	1 SPACE PER 1,000 SF 24,750 SF / 1,000	= 24.75 SPACES
TOTAL:		= 96.75 SPACES

PROVIDED PARKING:

REGULAR PARKING	93 SPACES
HANDICAP PARKING	4 SPACES
TOTAL PARKING SPACES PROVIDED	97 SPACES

LAND USE DATA:

TOTAL AREA	3.640	ACRES (100%)
PROPOSED BUILDING AREA (DCIA)	0.981	ACERS (27.0%)
PROPOSED PAVEMENT AREA (DCIA)	1.169	ACERS (32.2%)
PROPOSED GRAVEL AREA	0.008	ACERS (0.2%)
PROPOSED PERVIOUS AREA	0.593	ACRES (16.3%)
PROPOSED PERVIOUS PAVER AREA	0.278	ACRES (7.7%)
WET POND AREA	0.416	ACRES (11.4%)
DRY POND AREA	0.190	ACRES (5.2%)
TOTAL IMPERVIOUS AREA (BLDG+PVMT+GRVL+PVRPVM)	2.437	ACRES (67.0%)

GRAPHIC SCALE 1" = 20'

0 20' 40'

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

SITE PLAN FOR MAGUIRE PLAZA

CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7675

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

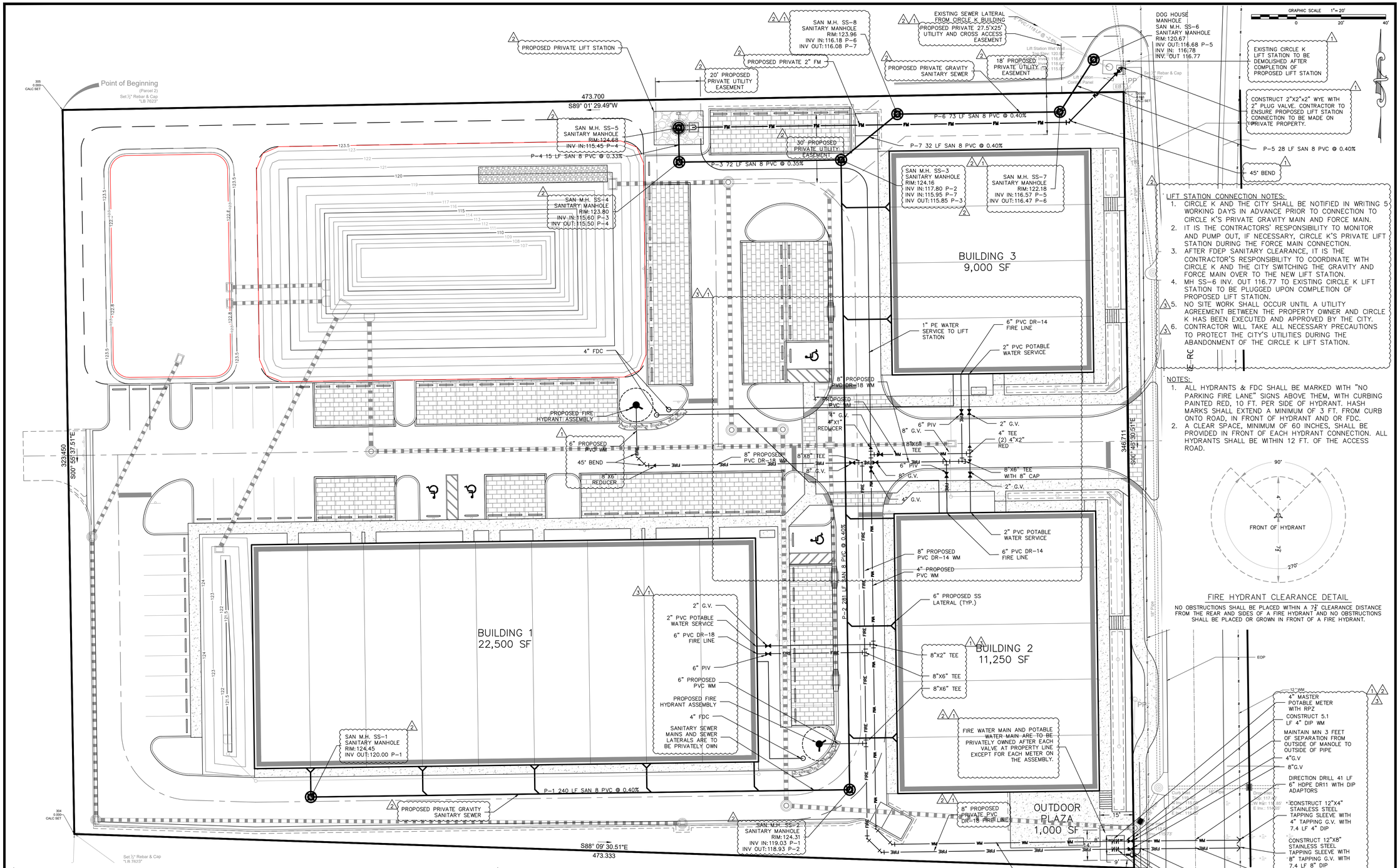
	DATE	REVISIONS
1	08/29/25	REVISIONS PER CITY OF OCOEE COMMENTS 08/21/25
2	11/14/25	REVISIONS PER CITY OF OCOEE COMMENTS 11/13/25
3	12/22/25	REVISIONS PER SJRWMD COMMENTS 11/25/25
4	02/21/26	REVISIONS PER OCOEE COMMENTS 02/21/26
5		
6		
7		
8		
9		
10		
11		

JOB # 2024-010
DATE: 11/08/24
SCALE: 1" = 20'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-104

5 OF 35

C:\Users\david\OneDrive - scciv\Projects\2024-010 Ocoee Industrial\Drawings\SHEETS\SITE PLAN.dwg Layout:S SITE PLAN Plotted:4/6/2026 10:43 AM By:David Glunt



FDEP SEPARATION REQUIREMENTS UNDER 62-555.314 EFFECTIVE 8-28-2003				
HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
		WATER ABOVE	WATER BELOW	
STORM SEWER	3FT MIN	12IN PREF, 6IN MIN	12IN MIN *	3FT MIN
STORM FORCE MAIN	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF REGULATED UNDER 62-610	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF NOT REGULATED UNDER 62-610	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN, 3FT MIN IF WATER MAIN IS 6IN ABOVE GRAVITY SANITARY SEWER.	12IN PREF, 6IN MIN	12IN MIN *	6FT MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10FT MIN	NONE	NONE	NONE

UTILITY NOTES:

1. CONTRACTOR TO MEET SECTION 3.16.9 OF THE FDOT UTILITY ACCOMMODATION MANUAL. ALL BORES SHALL EXTEND A MINIMUM OF 8 FEET FROM THE EDGE OF PAVEMENT.
2. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO BEGINNING WORK.
3. TREE ROOT GUARD/BARRIER (MIN 48") TO BE INSTALLED FOR TREES LOCATED WITHIN 10' OF PUBLIC SIDEWALKS AND UTILITIES.

a. ALL IMPROVEMENTS TO BE DEDICATED AND/OR MAINTAINED BY THE CITY SHALL BE IN CONFORMANCE WITH THE CURRENT CITY OF OCOEE ENGINEERING STANDARDS MANUAL, MATERIALS LIST, AND DETAILS. FINAL PLAN APPROVAL DOES NOT PROVIDE EXEMPTION FROM THESE REQUIREMENTS.

b. ANY DEVIATION FROM THE CITY OF OCOEE ENGINEERING STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING PRIOR TO CONSTRUCTION.

c. THE MOST STRINGENT STANDARDS BETWEEN THE CITY OF OCOEE AND FDEP STANDARDS SHALL BE FOLLOWED FOR ALL PUBLIC UTILITIES.

d. CONTRACTOR SHALL REFER TO THE CITY OF OCOEE ENGINEERING STANDARDS MANUAL, LAND DEVELOPMENT CODE, APPROVED MATERIALS LIST, AND CITY DETAILS. THE MOST STRINGENT STANDARDS BETWEEN THE CITY OF OCOEE STANDARDS AND STANDARDS SET FORTH IN THESE NOTES SHALL BE FOLLOWED.

e. AS-BUILTS NEED TO BE SUBMITTED TO THE CITY SIGNED AND SEALED IN ACCORDANCE WITH SECTION 3.01.05 OF THE ENGINEERING STANDARDS MANUAL IN THE FOLLOWING FORMATS:
   i. ONE PDF COPY
   ii. ONE CAD COPY DRAWN IN STATE PLANE COORDINATEs

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

UTILITY PLAN
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 801-7875

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #67459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS
1	08/29/25	REVISIONS PER CITY OF OCOEE COMMENTS 08/22/25
2	11/14/25	REVISIONS PER CITY OF OCOEE COMMENTS 11/12/25
3	02/11/26	REVISIONS PER CITY OF OCOEE COMMENTS 02/11/26
4		
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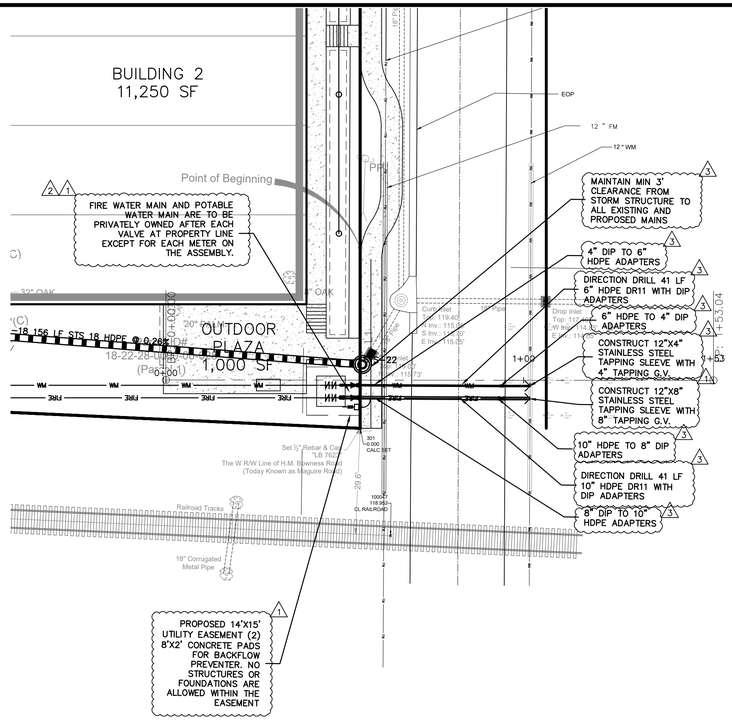
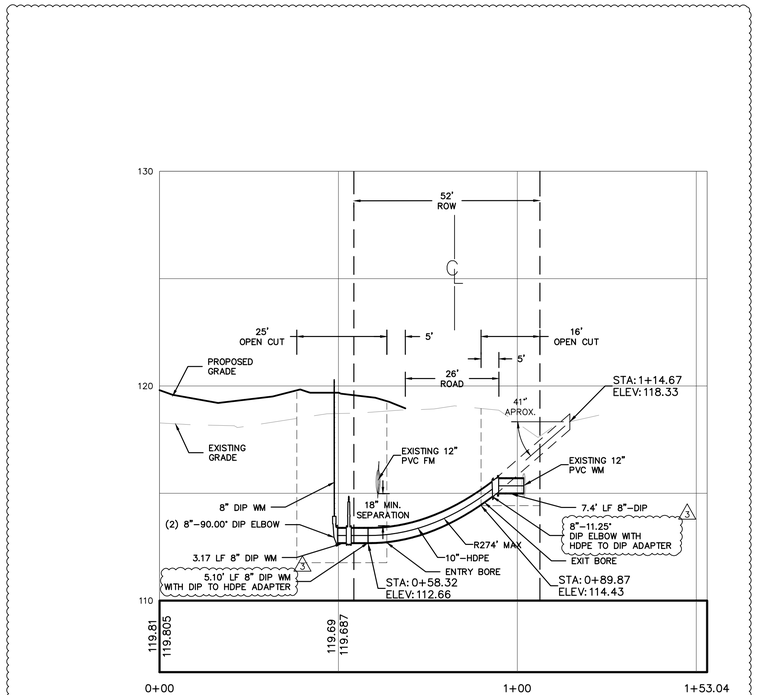
JOB #: 2024-010
DATE: 11/08/24
SCALE: 1" = 20'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-105
6 OF 35

C:\Users\david.QheDrive - sccivil.com\Projects\2024-010 Ocoee Industrial\Drawings\SHEETS\Utility Plan.dwg Layout:E UTILITY PLAN Plotted: 4/6/2026 10:43 AM By:David Glunt





GRAPHIC SCALE 1"= 20'
0 20' 40'

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

PLAN AND PROFILE
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7675

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

1	08/29/25	REVISIONS PER CITY OF OCOEE COMMENTS 08/27/25
2	11/14/25	REVISIONS PER CITY OF OCOEE COMMENTS 11/12/25
3	2/1/26	REVISIONS PER CITY OF OCOEE COMMENTS 02/1/26
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11		DATE REVISIONS

JOB # 2024-010
DATE: 11/08/24
SCALE: 1" = 20'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

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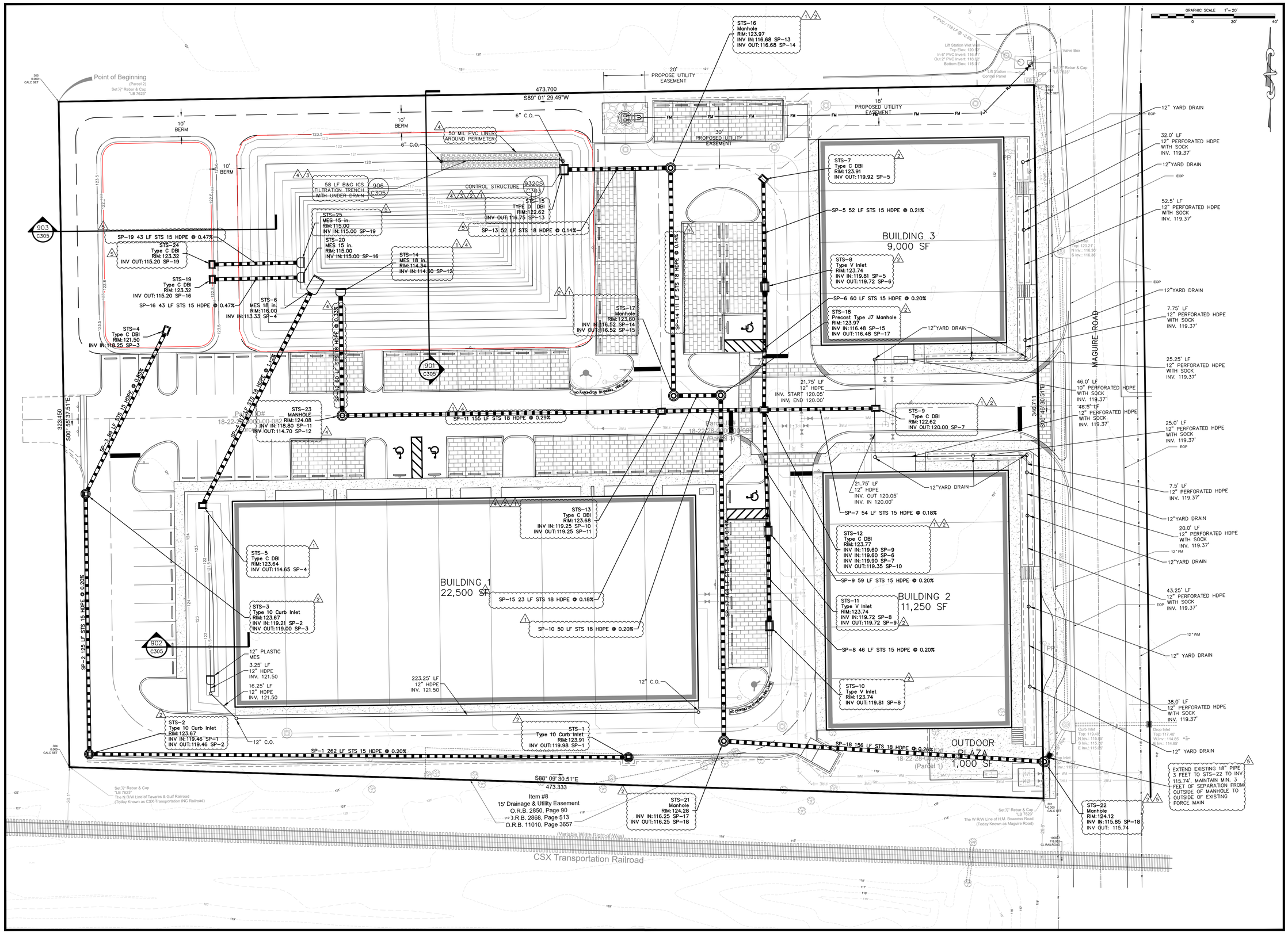
7 OF 35

C:\Users\david\OneDrive - sccivil.com\Projects\2024-010 Ocoee Industrial\Drawings\SHEETS\Plan-Profile.dwg Layout: 7 PLAN AND PROFILE Plotted: 4/6/2026 10:43 AM By: David Glunt



SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

DRAINAGE PLAN
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7875

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS
1	08/22/25	REVISIONS PER CITY OF OCOEE COMMENTS 08/21/25
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3	12/22/25	REVISIONS PER SJRWMD COMMENTS 11/25/25
4	02/02/26	REVISIONS PER SJRWMD EMAIL 1/29/26
5	02/17/26	REVISIONS PER OCOEE COMMENTS 02/17/26
6		
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JOB # 2024-010
DATE: 11/08/24
SCALE: 1" = 20'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

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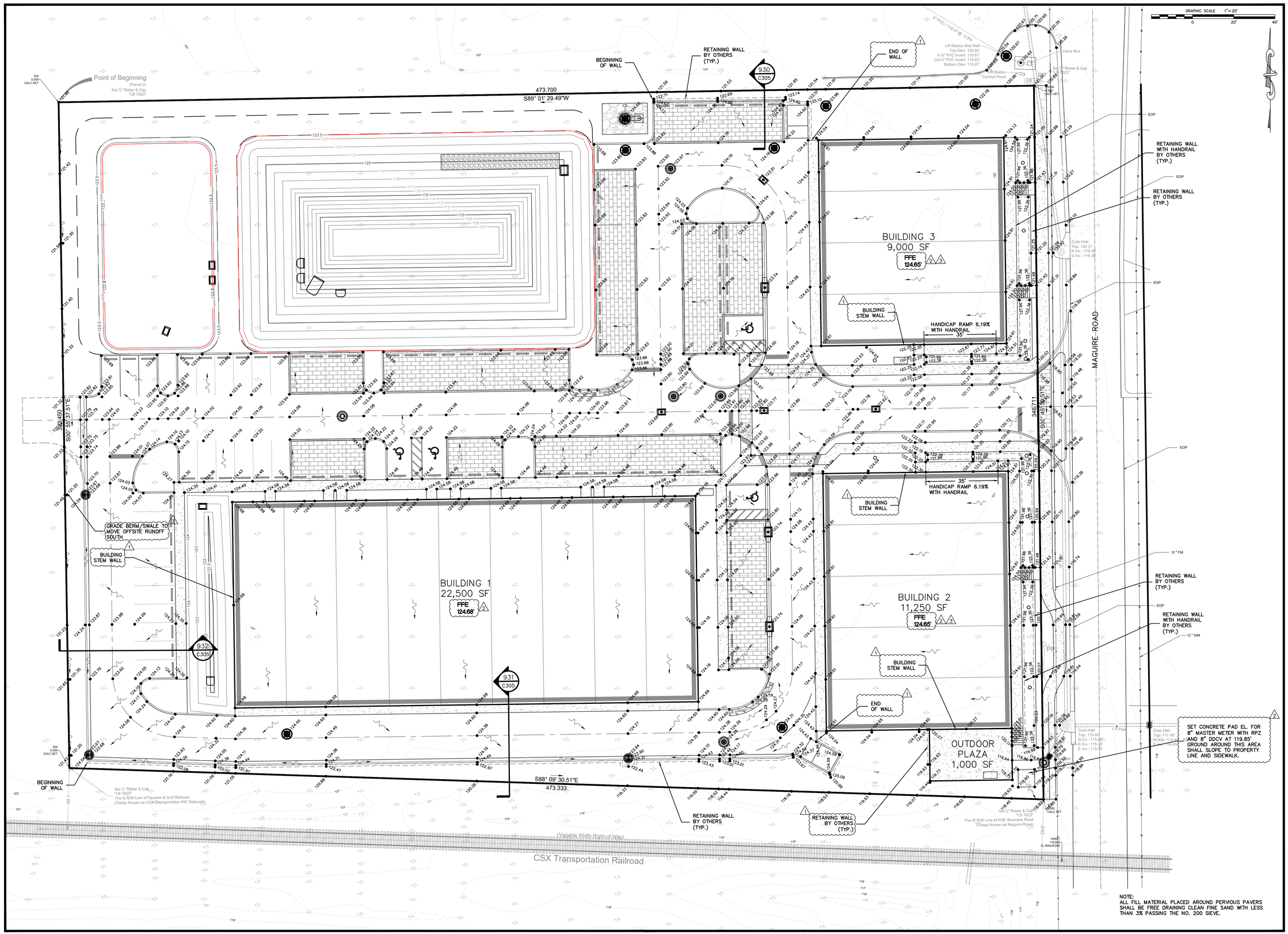
C:\Users\david\OneDrive - sccivil.com\Projects\2024-010 Ocoee Industrial\Drawings\SHEETS\Drainage Plan.dwg Layout:8 DRAINAGE PLAN Plotted: 4/6/2026 10:43 AM By:David Glunt



SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

GRADING PLAN
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7875

ENGINEER IN CHARGE:
DAVID F. GUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

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JOB # 2024-010
DATE: 11/08/24
SCALE: 1" = 20'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

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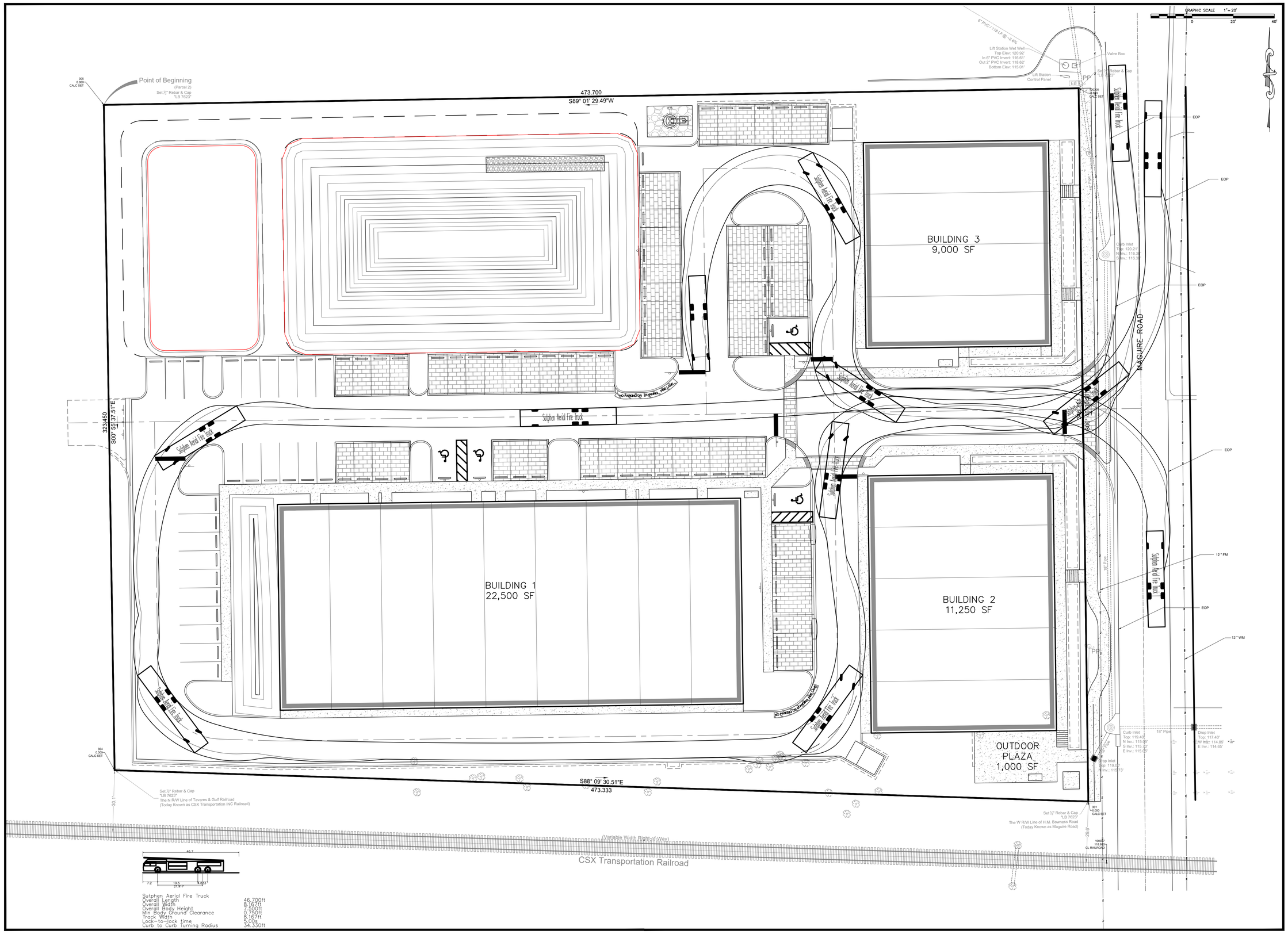
9 OF 35

C:\Users\dgunt\OneDrive - sccivil.com\Projects\2024-010 Ocoee Industrial\Drawings\SHEETS\Grading Plan.dwg Layout:9 GRADING PLAN Plotted:4/6/2026 10:43 AM By:David Gunt



Sutphen Aerial Fire Truck

Overall Length	46.700ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	34.330ft

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

VEHICULAR PLAN
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7975

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO	DATE	REVISIONS
1		
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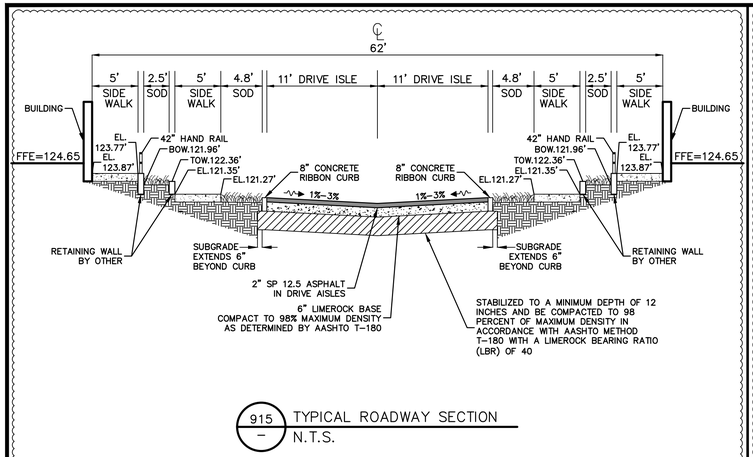
JOB # 2024-010
DATE: 11/08/24
SCALE: 1" = 20'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

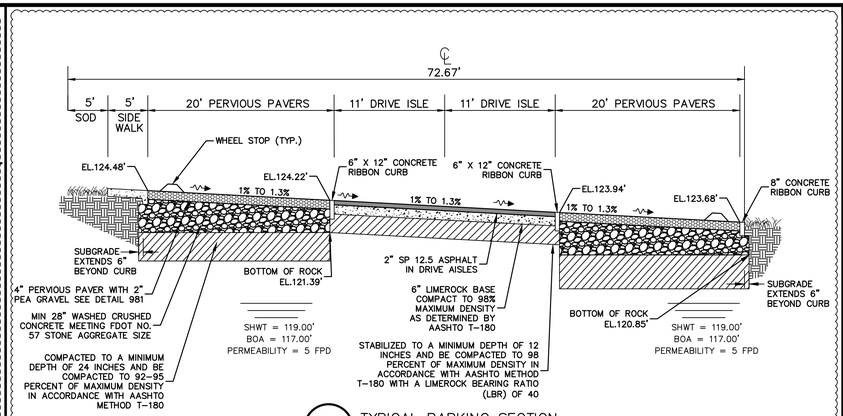
C-109
10 OF 35

C:\Users\david\OneDrive - sccivil.com\Projects\2024-010 Ocoee Industrial\Drawings\SHEETS\V Plan.dwg Layout:10 VEHICULAR PLAN Plotted:4/6/2026 10:43 AM By:David Glunt



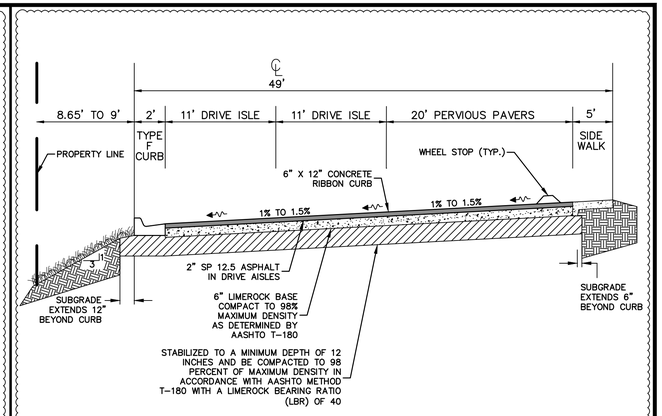
915 – TYPICAL ROADWAY SECTION
N.T.S.

1 2 3



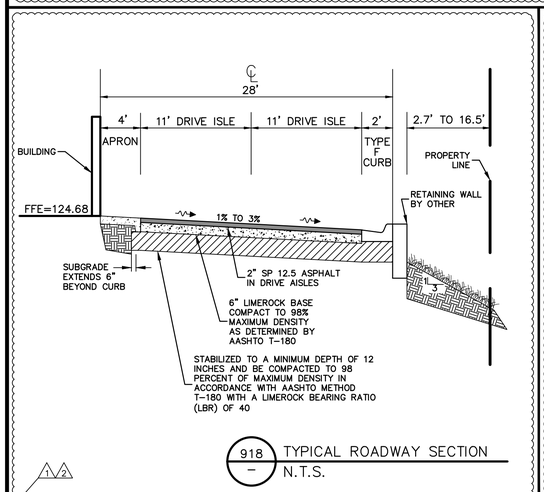
916 – TYPICAL PARKING SECTION
N.T.S.

1 3



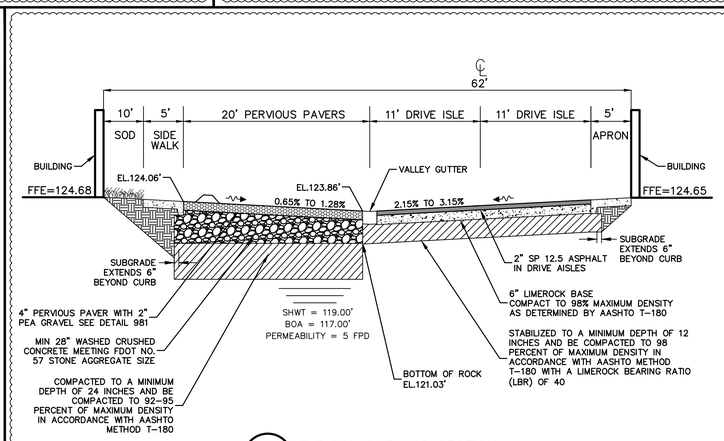
917 – TYPICAL PARKING SECTION
N.T.S.

1 2



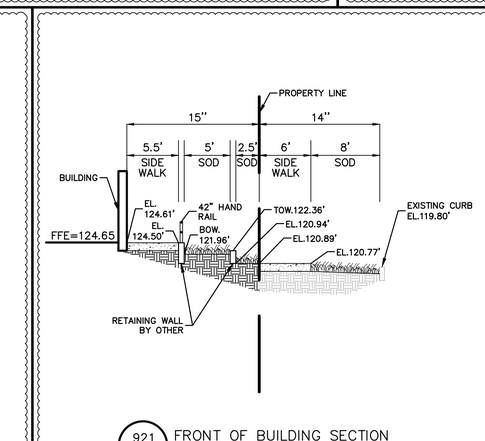
918 – TYPICAL ROADWAY SECTION
N.T.S.

1 2



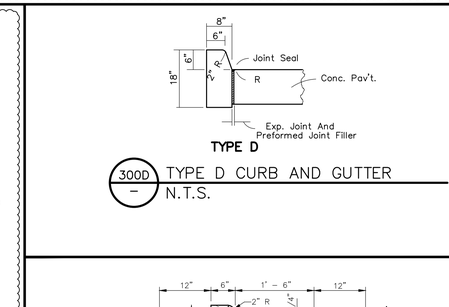
919 – TYPICAL PARKING SECTION
N.T.S.

1 2 3

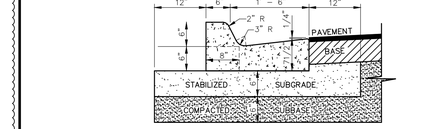


921 – FRONT OF BUILDING SECTION
N.T.S.

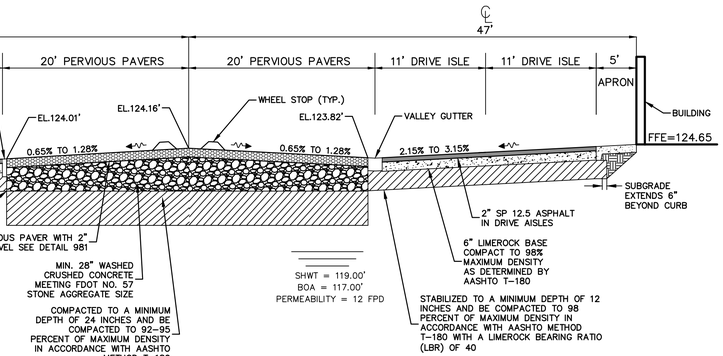
1 2 3



300D – TYPE D CURB AND GUTTER
N.T.S.

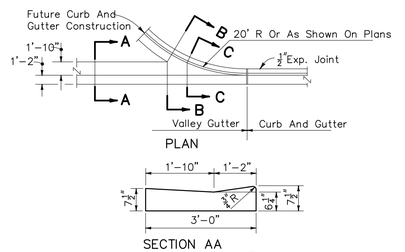


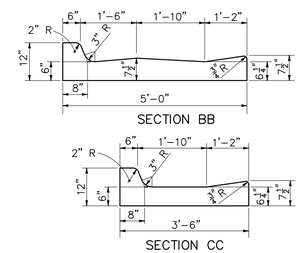
300F – TYPE F CURB AND GUTTER
N.T.S.



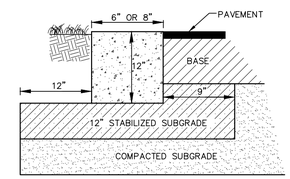
920 – TYPICAL PARKING SECTION
N.T.S.

1 2 3

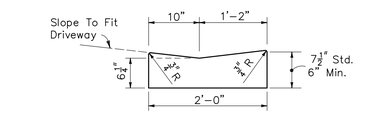




300V – VALLEY GUTTER DETAIL
N.T.S.



300R – CONCRETE RIBBON CURB
N.T.S.



For curb, gutter, curb and gutter and traffic separators provide 1/4" x 1/4" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.

300M – MIAMI CURB
N.T.S.

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

DETAILS FOR MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD., LLC
PO BOX 1168
WINDERMERE, FL 34786
(407) 601-7875

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

1.	08/29/25	REVISIONS PER CITY OF OCOEE COMMENTS 08/21/25
2.	11/14/25	REVISIONS PER CITY OF OCOEE COMMENTS 11/12/25
3.	12/23/25	REVISIONS PER SJRWMD COMMENTS 11/25/25
4.		
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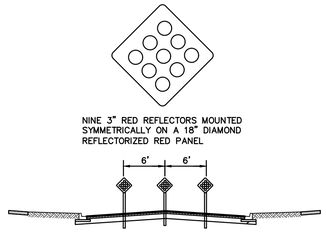
	DATE	REVISIONS

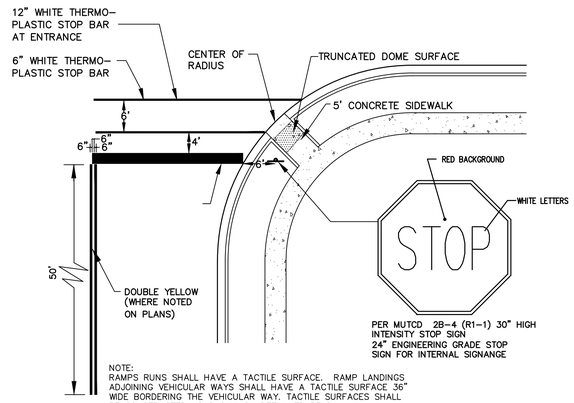
JOB #: 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-301
11 OF 35

C:\Users\david\OneDrive - scciv.com\Projects\2024-010 Ocoee Industrial\Drawings\SHEETS\Details-Roadway.dwg Layout:11 DETAILS Plotted: 4/6/2026 10:43 AM By: David Glunt



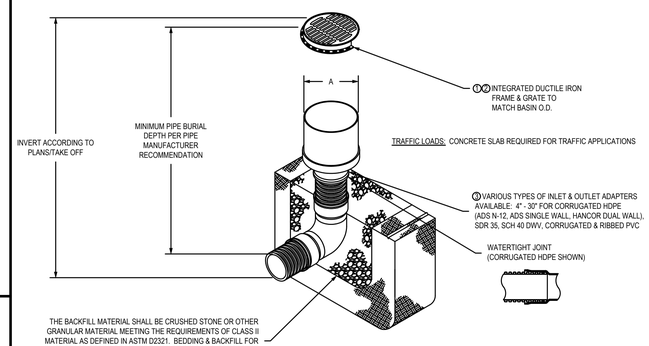
328 – END OF ROADWAY MARKERS N.T.S.



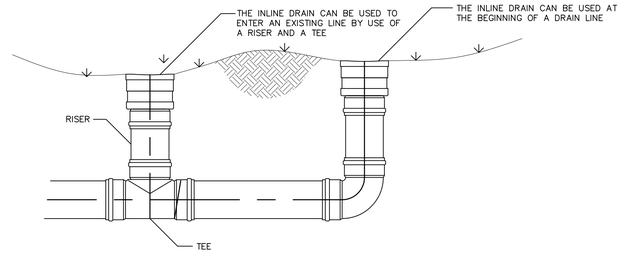
NOTE:
RAMPS RUNS SHALL HAVE A TACTILE SURFACE. RAMP LANDINGS ADJOINING VEHICULAR WAYS SHALL HAVE A TACTILE SURFACE 36" WIDE BORDERING THE VEHICULAR WAY. TACTILE SURFACES SHALL BE CONSTRUCTED AS SHOWN ON DETAIL TD BELOW.

SIDEWALK RAMP SHALL MATCH FDOT INDEX 304.

212 – STOP SIGN, BAR AND CROSSWALK N.T.S.

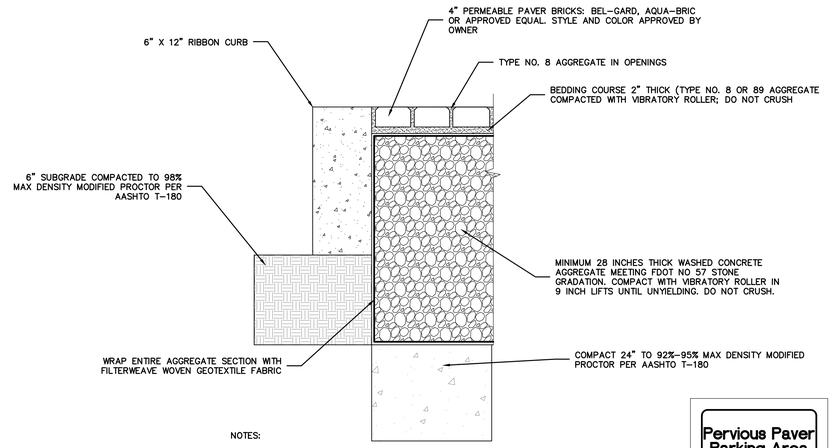


① - 8" - 30" GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE 8" - 15" BRONZE GRATES
② - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
③ - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
4 - GRATES SHALL MEET H-10 LOAD RATING FOR 12" - 24" PED
5 - GRATES SHALL MEET H-20 LOAD RATING FOR 30" PED & 12" - 30" STD & SOLID
6 - ALL BRONZE GRATES, DROP IN GRATES, & 8" & 10" PED/STD GRATES & SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY
7 - DOME GRATES HAVE NO LOAD RATING



INLINE DRAINS

915 – YARD DRAIN DETAIL N.T.S.



NOTES:
1. THE USE OF LIMESTONE AS AGGREGATE FOR PERVIOUS PAVERS IS UNACCEPTABLE DUE TO ITS COMPACTION AND DEGRADATION OVER TIME
2. CONTRACTOR TO INSTALL 6" PVC INFILTROMETER FOR EACH PERVIOUS PAVER SECTION

981 – PERVIOUS PAVER PARKING SECTION AND PAVEMENT UNDERDRAIN N.T.S.

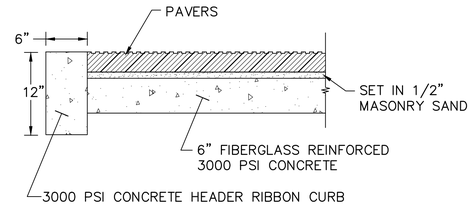
Pervious Paver Parking Area

Passenger vehicles ONLY
No Heavy Wheel Loads
No Muddy Tires

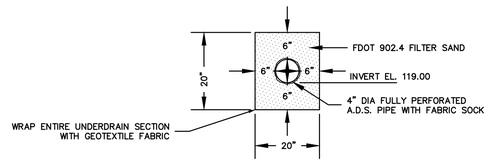
For more information contact the St. Johns River Water Management district
1-800-451-7106

SIGNS TO BE PLACED AS NOTED ON THE PLANS

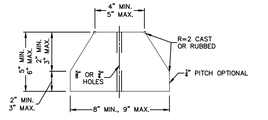
12"x18" PERVIOUS PARKING AREA SIGN

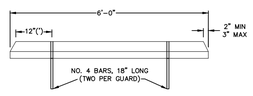


320 – PAVED CROSSWALK N.T.S.

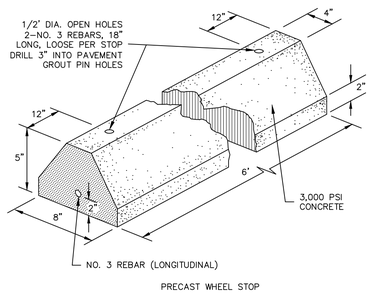


991 – UNDERDRAIN DETAIL N.T.S.



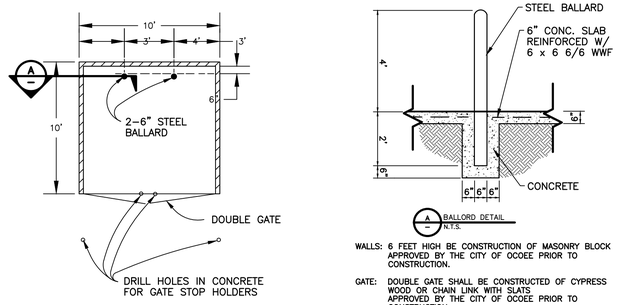


CONCRETE BUMPER GUARD



PRECAST WHEEL STOP

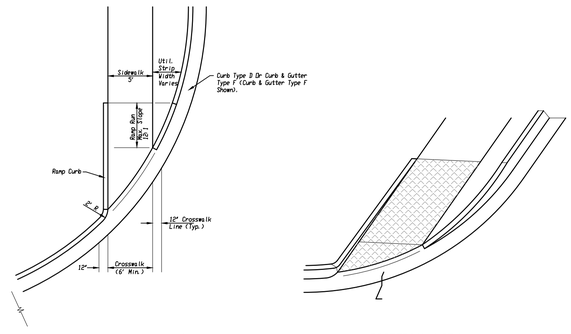
901S – CONCRETE WHEEL STOP N.T.S.



WALLS: 6 FEET HIGH BE CONSTRUCTION OF MASONRY BLOCK APPROVED BY THE CITY OF OCOEE PRIOR TO CONSTRUCTION.

GATE: DOUBLE GATE SHALL BE CONSTRUCTED OF CYPRESS WOOD OR CHAIN LINK WITH SLATS APPROVED BY THE CITY OF OCOEE PRIOR TO CONSTRUCTION.

917B – DUMPSTER PAD / ENCLOSURE N.T.S.



NOTE:
RAMPS RUNS SHALL HAVE A TACTILE SURFACE. RAMP LANDINGS ADJOINING VEHICULAR WAYS SHALL HAVE A TACTILE SURFACE 36" WIDE BORDERING THE VEHICULAR WAY. TACTILE SURFACES SHALL BE CONSTRUCTED BY TEXTURING TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINTING SURFACE OF EITHER 1" MESH 0.250 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRIMP), #6 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING. TRANSITION SLOPES ARE NOT TO HAVE TACTILE SURFACES.

304 – RAMPS FOR PEDESTRIAN TRAFFIC FDOT CR-F N.T.S.

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

DETAILS
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7875

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #67459
CERTIFICATE OF AUTHORIZATION NO. 33151

	DATE	REVISIONS
1	08/29/25	REVISIONS PER CITY OF OCOEE COMMENTS 08/22/25
2	12/22/25	REVISIONS PER SJRWMD COMMENTS 11/25/25
3		
4		
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11		

JOB # 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-302

12 OF 35

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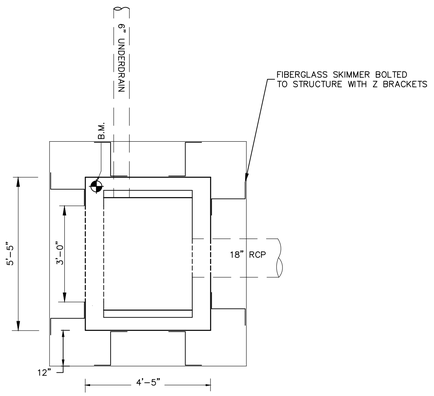
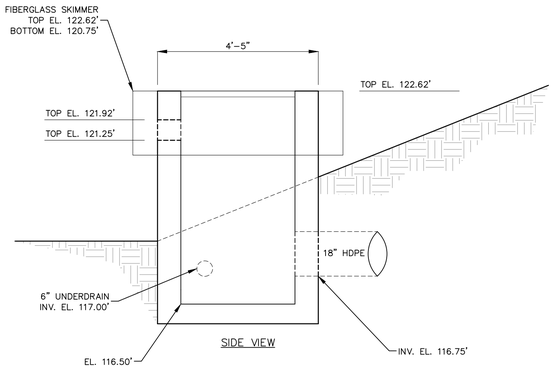
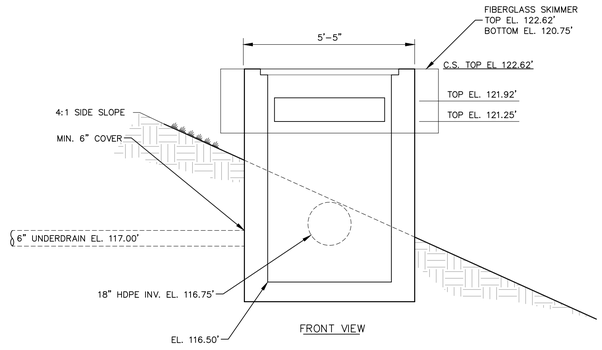


PLAN VIEW



SIDE VIEW



FRONT VIEW

POND BOTTOM EL. 107.00'

1 2 3 4 5

932CS — CONTROL STRUCTURE DETAIL–MOD. TYPE D DBI
N.T.S.

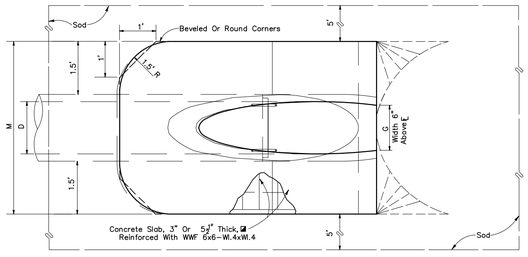
DIMENSIONS AND QUANTITIES

	D	X	A	B	C	E	F	G	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	5½" CONCRETE SLAB (CY) ◪ Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	SODDING (SQ. YDS.) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe
2:1 Slope	15"	2'-7"	1.92'	2.18'	4.10'	2.08'	5'	1.22'	4.63'	7.21'	9.79'	12.37'	1.19'	0.38	0.58	0.77	0.96	21	24	27	30
	18"	2'-10"	1.97'	2.72'	4.71'	2.66'	6'	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'	0.44	0.65	0.87	1.09	22	25	28	31
	24"	3'-1"	2.06'	3.85'	5.91'	3.56'	7'	1.73'	5.50'	8.92'	12.33'	15.75'	1.25'	0.54	0.83	1.12	1.42	24	28	32	35
	30"	4'-1"	2.15'	4.95'	7.10'	4.56'	8"	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	0.66	1.09	1.50	1.91	26	31	35	40
	36"	5'-1"	2.25'	6.08'	8.33'	5.56'	9"	2.24'	6.67'	11.75'	16.83'	21.92'	1.33'	0.81	1.38	1.95	2.51	28	34	39	45
	42"	6'-0"	2.34'	7.21'	9.55'	6.56'	10"	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	0.97	1.70	2.45	3.19	30	37	43	50
	48"	7'-0"	2.43'	8.33'	10.76'	7.56'	11"	2.65'	7.83'	14.58'	21.33'	28.08'	1.42'	1.13	2.04	2.93	3.84	32	39	47	54
	54"	7'-8"	2.52'	9.44'	11.96'	8.56'	12"	2.83'	8.42'	16.08'	23.75'	31.42'	1.46'	1.31	2.44	3.58	4.72	34	42	51	59
	60"	8'-8"	2.62'	10.56'	13.18'	9.56'	14"	3.00'	9.00'	17.50'	26.00'	34.50'	1.50'	1.51	2.89	4.28	5.68	36	45	55	64
	66"	9'-7"	2.71'	11.68'	14.39'	10.56'	15"	3.18'	9.58'	18.75'	27.92'	37.08'	1.54'	1.68	3.25	4.84	6.43	38	48	58	68
	72"	10'-0"	2.80'	12.80'	15.60'	11.56'	16"	3.30'	10.16'	20.16'	30.16'	40.16'	1.58'	1.89	3.74	5.59	7.45	40	51	62	73
4:1 Slope	15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8"	1.22'	4.63'	7.21'	9.79'	12.37'	1.19'	0.57	0.87	1.15	1.44	23	26	29	32
	18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9"	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'	0.66	0.99	1.31	1.65	25	28	31	35
	24"	3'-1"	2.53'	7.18△	9.71'	7.03△	11"	1.73'	5.50'	8.92'	12.33'	15.75'	1.25'	0.85	1.30	1.75	2.20	28	32	36	40
	30"	4'-1"	2.70'	9.23'	11.99'	9.03'	13"	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	1.10	1.74	2.39	3.05	31	36	41	46
	36"	5'-1"	2.87'	11.30◇	14.18'	11.03◇	15"	2.24'	6.67'	11.75'	16.83'	21.92'	1.33'	1.32	2.21	3.08	3.96	34	40	46	52
	42"	6'-0"	3.05'	13.27'	16.42'	13.03'	17"	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	1.58	2.76	3.91	5.09	38	44	51	58
	48"	6'-9"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'	1.42'	1.85	3.30	4.73	6.17	41	48	56	63
	54"	7'-8"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'	1.46'	2.14	3.95	5.77	7.58	44	52	61	69
	60"	8'-8"	3.56'	19.75'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'	1.50'	2.45	4.66	6.87	9.07	47	56	66	75
	66"	9'-7"	3.73'	21.62'	25.35'	21.03'	25'	3.18'	9.58'	18.75'	27.92'	37.08'	1.54'	2.88	5.54	8.18	10.84	49	59	69	80
	72"	10'-0"	3.91'	22.68'	26.59'	23.03'	27'	3.30'	10.16'	20.16'	30.16'	40.16'	1.58'	3.18	6.27	9.36	12.45	52	63	74	85

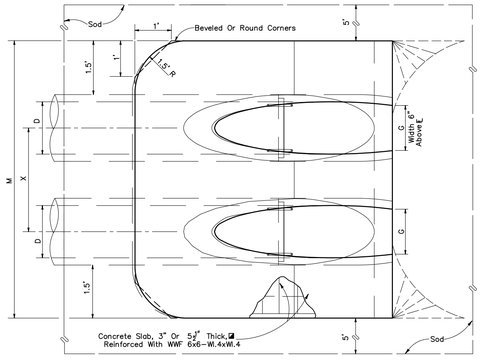
◪ See General Note No. 3.
See Sheet 5 Of 6 For 3" Slab Quantities

B E
△ 6.42' △ 6.25' Dimensions permitted to allow use of 8' standard pipe lengths.
◇ 10.40' ◇ 10.10' Dimensions permitted to allow use of 12' standard pipe lengths.

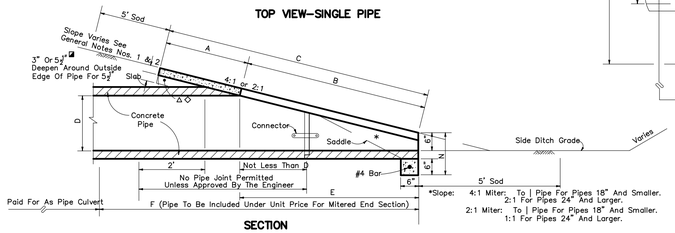
△◇ Concrete slab shall be deepened to form bridge across crown of pipe. See section below.



TOP VIEW–SINGLE PIPE



TOP VIEW–MULTIPLE PIPE

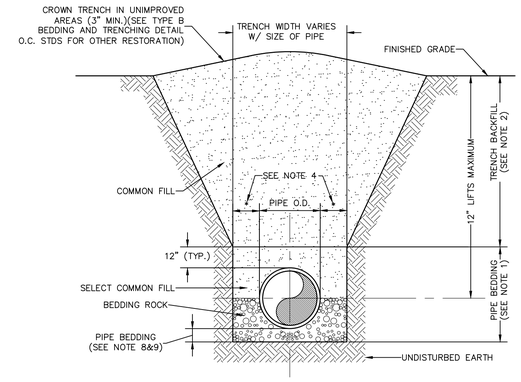


SECTION

*Slope: 4:1 Miter; To | Pipe For Pipes 18" And Smaller.
2:1 For Pipes 24" And Larger.
2:1 Miter; To | Pipe For Pipes 18" And Smaller.
1:1 For Pipes 24" And Larger.

NOTE: See sheet 6 for details and notes.

272 — MITERED END SECTION
N.T.S.



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T–180.
2. TRENCH BACKFILL – COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY PER AASHTO T–180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE COUNTY.
4. (*): 15" MAXIMUM FOR PIPE DIAMETER LESS THAN 24", AND 24" MAXIMUM FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
7. REFER TO SECTION 32.5 OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
8. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE COUNTY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. COUNTY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

287 — TYPE A BEDDING AND TRENCHING DETAIL FOR STORM PIPE INSTALLATION
N.T.S.

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325–5579

DETAILS FOR MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601–7675

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #67459
CERTIFICATE OF AUTHORIZATION NO. 33151

	DATE	REVISIONS
1	08/29/25	REVISIONS PER CITY OF OCOEE COMMENTS 08/27/25
2	11/14/25	REVISIONS PER CITY OF OCOEE COMMENTS 11/12/25
3	12/22/25	REVISIONS PER S.RIMMO COMMENTS 11/25/25
4	02/03/26	REVISIONS PER S.RIMMO EMAIL 1/29/26
5	02/17/26	REVISIONS PER OCOEE COMMENTS 02/17/26
6		
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8		
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JOB # 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-303
13 OF 35

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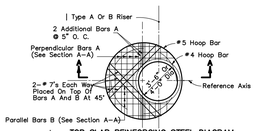
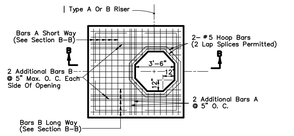
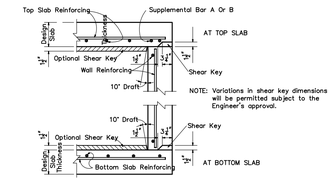


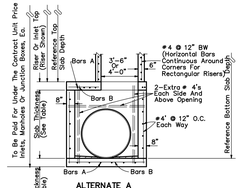
TOP SLAB REINFORCING STEEL DIAGRAM



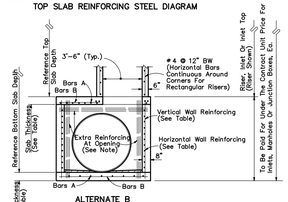
TOP SLAB REINFORCING STEEL DIAGRAM



SLAB TO WALL DETAILS FOR PRECAST ALTERNATE



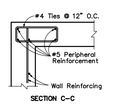
ALTERNATE A
SECTION A-A



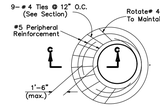
ALTERNATE B
SECTION B-B

* NOTE: When the inside diameter of a round structure is not more than 1'-6" larger than the opening in the riser or top slab, the top of the structure or riser shall be constructed according to the "Special Top Slab" details on this sheet.

NOTE: Provide extra reinforcing each side of each opening at 3" maximum spacing equal to half the area of vertical reinforcement removed by the opening and provide the same area of reinforcement above each opening at 3" maximum spacing as removed by the opening.



SECTION C-C



SPECIAL TOP SLAB*

SLAB DESIGNS – SQUARE AND RECTANGULAR STRUCTURES
(ALL SLABS 8" THICK – REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SHORT–WAY SLAB DEPTH	SHORT–WAY SCHEDULE	LONG–WAY SLAB DEPTH	LONG–WAY SCHEDULE
SIZE: 3'–6" X UNLIMITED			
≥0.5'< 29'	B	≥0.5'–40'	B
29'–40'	C		
SIZE: 4'–0" X UNLIMITED			
≥0.5'< 19'	B	≥0.5'< 34'	B
19'< 29'	C	34'–40'	C
29'–40'	D		
SIZE: 5'x5'			
≥0.5'< 3'	C	≥0.5'< 3'	C
3'< 19'	B	3'< 19'	B
19'< 28'	C	19'< 28'	C
28'< 38'	D	28'< 38'	D
38'–40'	F	38'–40'	F
SIZE: 5'x6'			
≥0.5'< 3'	C	≥0.5'< 3'	C
3'< 16'	B	3'< 20'	B
16'< 24'	C	20'< 29'	C
24'< 34'	D	29'–40'	D
34'–40'	F		
SIZE: 5'x7'			
≥0.5'< 3'	C	≥0.5'< 3'	C
3'< 14'	B	3'< 22'	B
14'< 21'	C	22'< 33'	C
21'< 39'	D	33'–40'	D
39'–40'	F		
SIZE: 5'x8'			
≥0.5'< 3'	C	≥0.5'< 39'	B
3'< 8'	B	39'–40'	C
8'< 17'	C		
17'< 23'	D		
23'–40'	F		
SIZE: 5'x9'			
≥0.5'< 3'	C	≥0.5'< 32'	B
3'< 8'	B	32'–40'	C
8'< 17'	C		
17'< 23'	D		
23'–40'	F		

SHORT–WAY SLAB DEPTH	SHORT–WAY SCHEDULE	LONG–WAY SLAB DEPTH	LONG–WAY SCHEDULE
SIZE: 6'x6'			
≥0.5'< 3'	D	≥0.5'< 3'	D
3'< 4'	C	3'< 4'	C
4'< 14'	B	4'< 14'	B
14'< 21'	C	14'< 21'	C
21'< 28'	D	21'< 28'	D
28'–40'	F	28'–40'	F
SIZE: 6'x7'			
≥0.5'< 3'	D	≥0.5'< 3'	D
3'< 4'	C	3'< 4'	C
4'< 12'	B	4'< 15'	B
12'< 19'	C	15'< 21'	C
19'< 26'	D	21'< 30'	D
26'–40'	F	30'–40'	F
SIZE: 6'x8'			
≥0.5'< 3'	D	≥0.5'< 3'	D
3'< 4'	C	3'< 4'	C
4'< 7'	B	4'< 16'	B
7'< 16'	C	16'< 23'	C
16'< 23'	D	23'< 32'	D
23'–40'	F	32'–40'	F
SIZE: 6'x9'			
≥0.5'< 3'	D	≥0.5'< 3'	D
3'< 15'	C	3'< 4'	C
15'< 21'	D	4'< 18'	B
21'< 27'	E	18'< 27'	C
27'–40'	G	27'< 37'	D
		37'–40'	E
SIZE: 7'x7'			
≥0.5'< 3'	E	≥0.5'< 3'	E
3'< 4'	D	3'< 4'	D
4'< 16'	C	4'< 16'	C
16'< 22'	E	16'< 22'	D
22'< 28'	E	22'< 28'	E
28'–40'	G	28'–40'	G
SIZE: 7'x8'			
≥0.5'< 3'	E	≥0.5'< 3'	E
3'< 4'	D	3'< 4'	D
4'< 15'	C	4'< 17'	C
15'< 21'	D	17'< 23'	D
21'< 27'	E	23'< 29'	E
27'–40'	G	29'–40'	G
SIZE: 7'x9'			
≥0.5'< 3'	E	≥0.5'< 3'	E
3'< 4'	D	3'< 4'	D
4'< 12'	C	4'< 18'	C
12'< 18'	D	18'< 24'	D
18'< 24'	E	24'< 32'	E
24'–40'	G	32'–40'	G

SHORT–WAY SLAB DEPTH	SHORT–WAY SCHEDULE	LONG–WAY SLAB DEPTH	LONG–WAY SCHEDULE
SIZE: 8'x6'			
≥0.5'< 3'	D	≥0.5'< 3'	D
3'< 4'	C	3'< 4'	C
4'< 9'	B	4'< 9'	B
9'< 17'	C	9'< 17'	C
17'< 31'	D	17'< 31'	D
31'–40'	G	31'–40'	G
SIZE: 8'x8'			
≥0.5'< 3'	D	≥0.5'< 3'	D
3'< 4'	C	3'< 4'	C
4'< 16'	B	4'< 18'	B
16'< 22'	C	18'< 25'	D
22'< 29'	D	25'< 32'	F
29'–40'	F	32'–40'	G
SIZE: 8'x9'			
≥0.5'< 3'	F	≥0.5'< 3'	F
3'< 14'	C	3'< 14'	C
14'< 20'	D	14'< 20'	D
20'< 26'	E	20'< 26'	E
26'–40'	G	26'–40'	G

WALL DESIGNS – RECTANGULAR STRUCTURES

VERTICAL REINFORCING WALL DEPTH	VERTICAL REINFORCING SCHEDULE	HORIZONTAL REINFORCING WALL DEPTH	HORIZONTAL REINFORCING SCHEDULE
SIZE: 3'–6"			
≥1.17'–40'	A	≥1.17'–40'	B
SIZE: 4'–0"			
≥1.17'–40'	A	≥1.17'–40'	B
SIZE: 5'–0"			
≥1.17'–40'	A	≥1.17'< 33'	B
		33'–40'	C
SIZE: 6'–0"			
≥1.17'–40'	A	≥1.17'< 22'	B
		22'–40'	C
SIZE: 7'–0"			
≥1.17'–40'	A	≥1.17'< 15'	B
		15'< 25'	C
		25'–40'	D
SIZE: 8'–0"			
≥1.17'–40'	A	≥1.17'< 11'	B
		11'< 19'	C
		19'< 29'	D
		29'–40'	F
SIZE: 9'–0"			
≥1.17'–40'	A	≥1.17'< 15'	C
		15'< 22'	D
		22'–40'	F

SLAB DESIGNS – ROUND STRUCTURES

SLAB DEPTH	SLAB THICKNESS	REINFORCING (2 WAYS) SCHEDULE
SIZE: 3'–6"		
≥0.5'–40'	8"	C
SIZE: 4'–0"		
≥0.5'–40'	8"	C
SIZE: 5'–0"		
≥0.5'< 30'	8"	C
30'–40'	8"	D
SIZE: 6'–0"		
≥0.5'< 8'	8"	B
8'< 18'	8"	C
18'< 30'	8"	D
30'< 37'	8"	E
37'–40'	8"	G
SIZE: 8'–0"		
≥0.5'< 9'	10"	C
9'< 15'	10"	D
15'< 23'	10"	E
23'< 33'	12"	F
33'–40'	12"	G
SIZE: 10'–0"		
≥0.5'< 6'	10"	C
6'< 11'	10"	D
11'< 17'	10"	E
17'< 23'	12"	E
23'–40'	12"	G
SIZE: 12'–0"		
≥0.5'< 6'	12"	C
6'< 11'	12"	D
11'< 16'	12"	E
16'< 20'	14"	E
20'–40'	14"	G

GENERAL NOTES

1. Slab reinforcement is appropriate for top, intermediate, and bottom slabs.
2. Slab depth is measured from finished grade to top of slab.
3. Wall design depth is measured to the top of the bottom slab for boxes and to the top of the intermediate slab for risers.
4. Wall height is the distance between top of lower slab to bottom of upper slab.

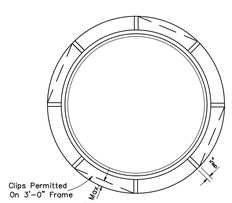
REINFORCING SCHEDULE

SCHEDULE	GRADE 60 STEEL OR 65 KSI (WIRE FABRIC) In 1/ft.
A	0.20
B	0.24
C	0.37
D	0.53
E	0.73
F	1.06
G	1.45

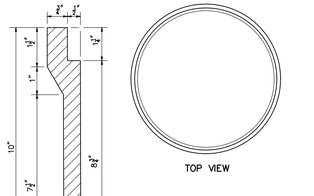
GENERAL NOTES

1. Standard structure bottoms 4'–0" diameter and smaller (Alt. A) and 3'–6" square (Alt. B) are designated Type P. Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
2. Walls of circular structures (Alternate A) constructed in place may be of non–reinforced concrete or brick or reinforced concrete. Precast and rectangular structures (Alternate B) shall be constructed of reinforced concrete only.
3. Wall thickness and reinforcement are for either reinforced cast–in–place or precast concrete units except that precast circular units may be furnished with walls in accordance with either A.S.T.M. C–478 (up to 96" diameter) or A.S.T.M. C–76, Class III, B Wall, modified where the elliptical steel cage area is placed in the center one–third of the wall.
4. Top and floor slab thickness and reinforcement are for precast and cast in place construction. Top and floor slabs shall be of Class II concrete. Concrete as specified in A.S.T.M. C–478 (4000 psi) may be used in lieu of Class I and Class II concrete in precast items manufactured in plants which are under the "Standard Operating Procedures" for the inspection of precast drainage products.
5. All reinforcement shall be A.S.T.M. A615, Grade 60 or 65 KSI welded wire fabric, either smooth or deformed.
6. Structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box unless otherwise shown in the plans or other standard drawings. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet unless otherwise shown in the plans or other standard drawings.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and storm sewer pipes.
8. Except when ACI hooks are specifically required, embedment hooks in the top and bottom slabs may be replaced with straight embedments or peripheral reinforcement in accordance with the reinforcement detail shown under "Rebar Straight End Embedment Or Peripheral Reinforcement In Lieu of ACI Standard Hooks For Top And Bottom Slabs", Index No. 201, Sheet 3 of 6.
9. All steel bars shall have $1\frac{1}{2}$" minimum cover unless otherwise shown. Horizontal steel in rectangular structures shall be lapped a minimum of 24 bar diameters at corners.
10. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and used on skew with rectangular risers, inlet and inlet throats. Fillets will be required in lieu of the bottom slab of the Alt. B riser when used with the Alt. A box. Each fillet shall be reinforced with#2– 5 bars.
11. Inlet throats, riser or manhole tops shall be secured to structures as shown on Index No. 201.
12. Structures with depths over 14' are to be checked for floatation by designer of project drainage.
13. Units larger than specified standard may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Such larger units shall be furnished at no additional cost to the Department. Larger Alternate A units cannot replace Alternate B units without approval of the Engineer. This note applies to this Index only.
14. For manhole and junction box tops, for frames and covers, and, for supplementary details see Index No. 201.

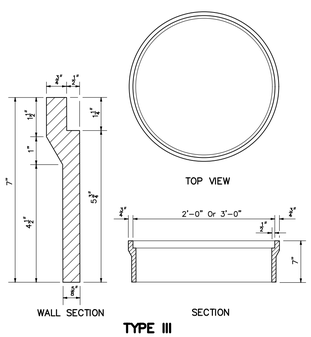
200 – STRUCTURE BOTTOMS TYPE J AND P
N.T.S.



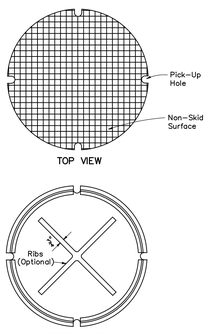
TYPE I
For Manholes



TYPE II
For Curb Inlets Types 1, 2, 3, & 4



TYPE III
For Curb Inlets Types 7 & 8



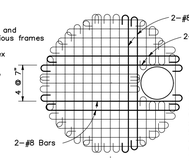
CAST IRON FRAMES

NOTES (FRAMES, AND COVER)

1. The 212 lb. cover is to be used for all frames Types I, II, III and the 2–Piece Cover, and is the replacement cover for all previous frames with $\frac{1}{2}$" deep seats (traffic type). The 185 lb. cover (non–traffic type), 1984 Roadway and Traffic Design Standards Index No. 201, is the replacement cover for existing frames with $\frac{3}{4}$" deep seats. Installation of frames with deep seats is not permitted. The 185 lb. covers are to be placed in existing $\frac{3}{4}$" deep seated frames only when specifically called for in the plans or as specifically directed by the Engineer.

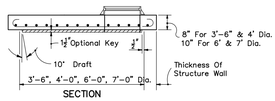
NOTES (TOPS)

1. Manhole top Type 7 slabs shall be of Class II concrete. Concrete as specified in ASTM C–478 may be used for precast units; see General Note No. 3.
2. Manhole top Type 7 slabs may be of cast–in–place or precast construction. The optional key is for precast tops and in lieu of dowels. Frame and slab openings are to be omitted when top is used over a junction box. Frames can be adjusted with from one to six courses of brick.
3. Manhole top Type 8 may be of cast–in–place or precast concrete construction or brick construction. For concrete construction, the concrete and steel reinforcement shall be the same as the supporting wall unit. An eccentric cone may be used.
4. Manhole tops shall be secured to structures by optional construction joints as shown on Sheet 3 of 6.

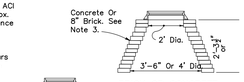


REINFORCEMENT PLAN

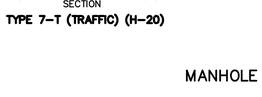
All Reinforcement No. 6 Bars Except 6–#8 Bars Shown. Bars Spaced @ 6" Centers Both Ways Except Middle Bars Shown @ 7" Centers. All Bars with ACI Standard Hooks Canted Approx. 45°, Or Embedded In Accordance With The Slab Reinforcement Detail Shown Under Optional Construction Joints, Sheet No. 3 of 6, Except All #8 Bars And #6 Bars Around Manhole Opening Shall Be Hooked.



PRECAST CONCENTRIC CONE



BRICK OR CONCRETE



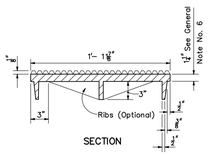
PRECAST ECCENTRIC CONE

SECTION

TYPE 7–T (TRAFFIC) (H–20)

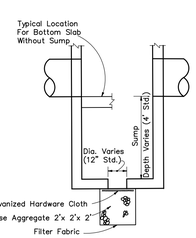
TYPE 8 MANHOLES

MANHOLE TOPS



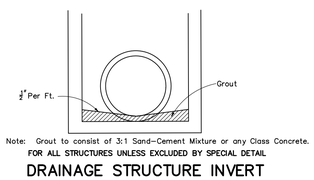
COVER FOR ALL FRAMES

WEIGHT OF CASTINGS							
Frame Type	2' OPENING		3' OPENING				
	Frame	Cover (Std.)	Frame	2–Piece Cover		
				Cover	Ring	Total
I	126 Lbs.	212 Lbs.	220 Lbs.	212 Lbs.	250 Lbs.	462 Lbs.
II	134 Lbs.	212 Lbs.	260 Lbs.	212 Lbs.	250 Lbs.	462 Lbs.
III	98 Lbs.	212 Lbs.	220 Lbs.	212 Lbs.	250 Lbs.	462 Lbs.



NOTE: Sump bottom appropriate for all manhole and inlet types. Cost for sump bottom to be included in the contract unit price for inlet or manhole.

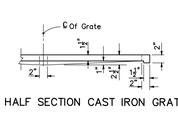
SUMP BOTTOM



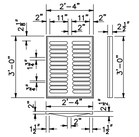
Note: Grout to consist of 3:1 Sand–Cement Mixture or any Class Concrete.
FOR ALL STRUCTURES UNLESS EXCLUDED BY SPECIAL DETAIL

DRAINAGE STRUCTURE INVERT

201 – SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS
N.T.S.

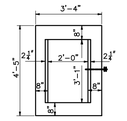


HALF SECTION CAST IRON GRATES

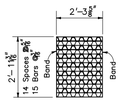


TYPE C
Approx. Weight 235 Lbs.

CAST IRON GRATE

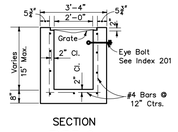


PLAN



TYPE C
Straight Bars 2"ø
Reticuline Bars 1½" x ⅛"
Bands 1½" x ¼"
Approx. Weight 100 Lbs.

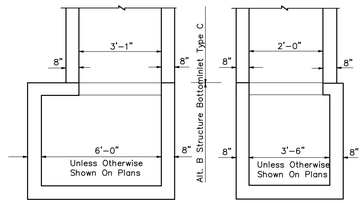
STEEL GRATE



SECTION
TYPE C
Recommended Maximum Pipe Size:
2'–0" Wall–18" Pipe
3'–1" Wall–24" Pipe

GENERAL NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non–traversable slots. Subject to the selection described above, when Alternate C grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered $\frac{3}{4}$".
6. Pavement to be used on inlets without slots and inlets with non–traversable slots only when called for in the plans; but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see Index 425–001.
10. When used in traffic areas use four sided bearing grate. U.S. Foundry#6450 or equal.



NOTE: Alt. B Structure Bottom Only. See Detail No. 200

STRUCTURE BOTTOM FOR INLETS TYPE C

425 – F.D.O.T. TYPE C INLET
N.T.S.

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325–5579

DETAILS FOR MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S): 51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601–7675

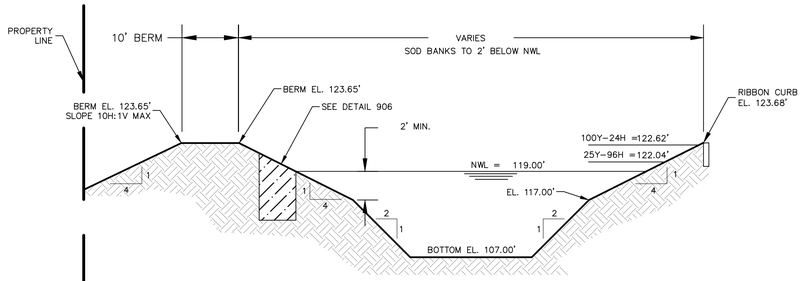
ENGINEER IN CHARGE: DAVID F. GLUNT, PE #67459
CERTIFICATE OF AUTHORIZATION NO. 33151

DATE	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

JOB # 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

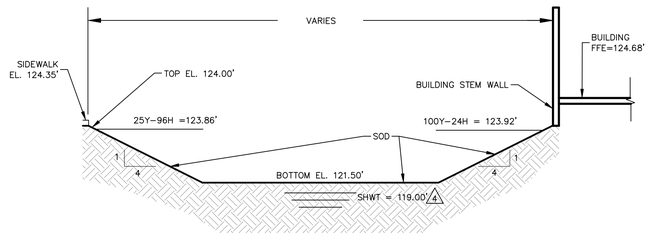
C-304
14 OF 35

C:\Users\david\Onedrive - sccivil.com\Projects\2024-010 Ocoee Industrial\Drawings\SHEETS\Details-Roadway.dwg Layout:14 DETAILS Plotted:4/6/2026 10:43 AM By:David Glunt



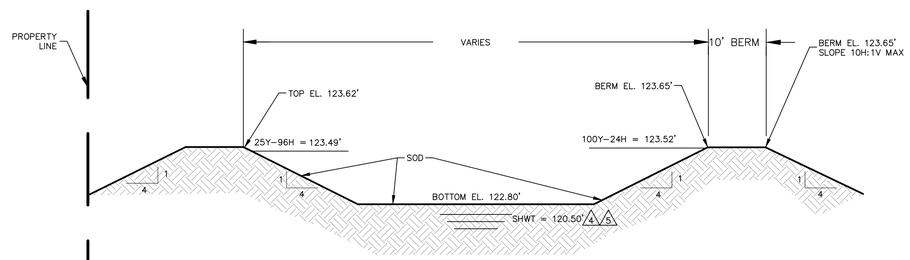
901 – WET DETENTION POND 201 CROSS SECTION
N.T.S.

1 2 3 4 5



902 – DRY DETENTION POND 202 CROSS SECTION
N.T.S.

1 2 3 4 5

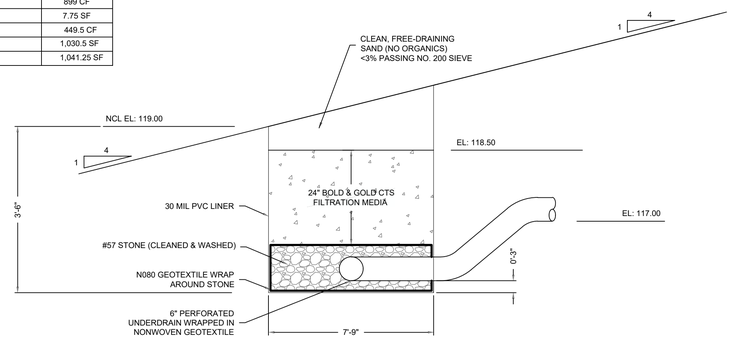


EXISTING PERMEABILITY RATE IS 3 FEET/DAY

903 – DRY DETENTION POND 203 CROSS SECTION
N.T.S.

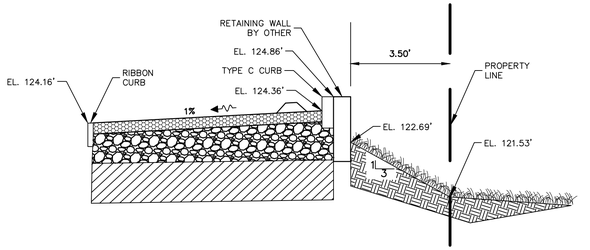
1 2 3 4 5

MATERIAL QUANTITIES	
FILTER LENGTH	58 LF
PERFORATED UNDERDRAIN LENGTH	57 LF
SAND SECTION AREA	11.63 SF
SAND BANK VOLUME	674.25 CF
BOLD & GOLD SECTION AREA	15.5 SF
BOLD & GOLD BANK VOLUME	899 CF
#57 STONE SECTION AREA	7.75 SF
#57 STONE BANK VOLUME	449.5 CF
N080 SEPARATION GEOTEXTILE	1,030.5 SF
30 MIL PVC LINER	1,041.25 SF



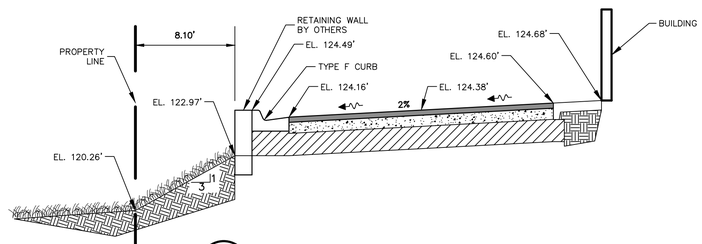
906 – BOLD & GOLD (BAM) FILTER SECTION
N.T.S.

1 2



930 – GRADING CROSS SECTION
N.T.S.

1 2 4



931 – GRADING CROSS SECTION
N.T.S.

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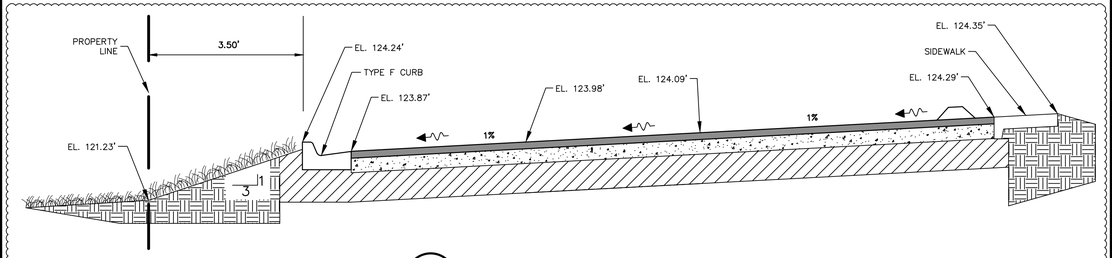

932 – GRADING CROSS SECTION
N.T.S.

1 2

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

DETAILS
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7875

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

	DATE	REVISIONS
1.	08/22/25	REVISIONS PER CITY OF OCOEE COMMENTS 08/21/25
2.	11/14/25	REVISIONS PER CITY OF OCOEE COMMENTS 11/12/25
3.	12/23/25	REVISIONS PER SJRWMD COMMENTS 11/25/25
4.	02/02/26	REVISIONS PER SJRWMD EMAIL 1/29/26
5.	03/17/26	REVISIONS PER OCOEE COMMENTS 03/11/26
6.		
7.		
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9.		
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11.		

JOB # 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-305

15 OF 35

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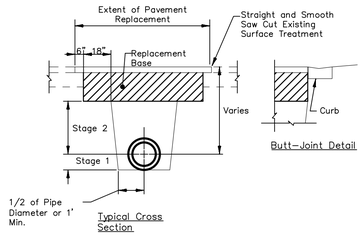


Stage Compactions:

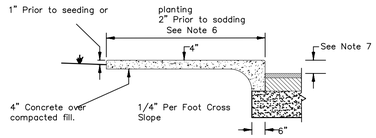
1. Backfilling of trench shall be in six inch (6") maximum lifts.
2. Stage 1: Backfilling trench in Stage 1 shall use proper mechanical equipment to insure proper compaction throughout, including pipe haunches.
3. Stage 2: Backfilling trench in Stage 2 shall be to bottom of sub-grade.

NOTES:

1. All work and material for the Flexible Pavement Reconstruction shall be in accordance with the most current City of Ocoee - Engineering Standards Manual (available at OCOEE.ORG).
2. Any conflict between ESM specification and this sheet's specifications shall be resolved by the more stringent requirement.
3. Replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with requirements as set forth by the ESM.
4. Replacement asphalt shall be installed the to the full width of the travel lane.
5. Backfill and base material shall be clean and homogenous compacted to 98% of the maximum density per AASHTO T-180. Tack shall be added to the new base material prior to installing the replacement asphalt.
6. Base course shall be prepared in 6" lifts maximum, and thoroughly compacted.
7. Where trench line abuts existing curb(s), construct clean butt joint with curb. In the event curb is undermined and/or compromised, curb shall be replaced.

Open Cut- Flexible Pavement Replacement Detail
July 2022 N.T.S. Ocoee PW002

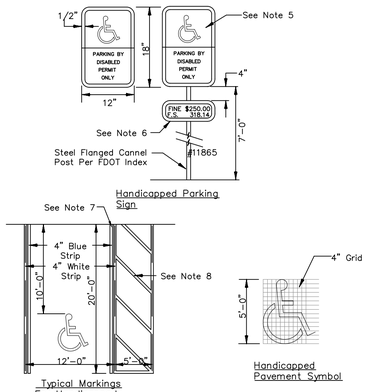
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
PW002	Open Cut Flexible Pavement Replacement
DATE: July 2022	SCALE: N/A



NOTES:

1. Tooled Control Joints at 5' O.C. max.
2. Expansion Joints at 25' O.C. max.
3. Joints shall be constructed within 24 hours of pouring concrete
4. Sidewalks shall be Class I, 3000psi
5. Sub-grade or base shall be compacted to a minimum density of 98% of the maximum density as determined by AASHTO T-180 for sidewalks/bike paths and curbs.
6. Refer to plans for sidewalk width. Sidewalk shall be a minimum of 5' if a width is not specified on the plans.
7. Refer to the plans for the curb height. If no curb height is specified, use 6"

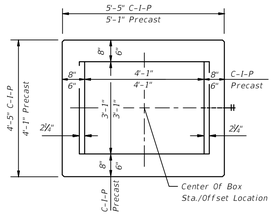
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
PW005	Sidewalk, Curb, and Pavement Detail
DATE: JUNE 2020	SCALE: N/A



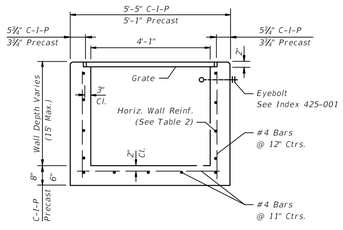
NOTES:

1. Top portion of sign to have a reflective blue background with white reflective symbol and border.
2. Bottom portion shall have a reflective white background with black opaque legend and border.
3. Sign may be fabricated on one panel or two.
4. Signs are to be mounted at standard height. (7' from pavement to bottom of sign.)
5. FTP-25 or FTP-26 sign in accordance with FDOT Standard Index #15355.
6. Supplemental plate must be 12" wide by 6" high with 1-1/2" corner radii. Provide a 1" Series C blue legend and a 1/2" blue border on a white background.
7. Blue strip is to be tinted to match shade 15180 of Federal Standards 595
8. 5 ft wide access aisles are diagonally striped at 45 degrees with 4" wide solid white striping at 4 ft. on centers and outlined on three sides with 4" wide solid white striping.
9. Use of pavement symbol in handicapped parking spaces is required. When used, the symbol shall be 5 ft. high and white in color. To be installed in accordance with FDOT Standard Index #17346

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
PW006	Handicapped Parking Markings and Sign Detail
DATE: June 2020	SCALE: N/A



PLAN



SECTION

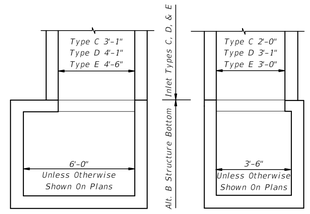
HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 2)

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWF
0'-6"	A12	0.20	12"	8"
6'-10"	A6	0.20	6"	5"
10'-13"	A4	0.20	4"	3"
10'-15"	B5.5	0.24	5½"	5"

TYPE D

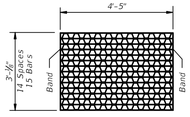
Recommended Maximum Pipe Size:

3'-1" Wall - 24" Pipe
4'-1" Wall - 36" Pipe



See Index 425-010 for structure bottom details and hole reinforcement.

ALT. B STRUCTURE BOTTOM FOR INLETS TYPE C, D & E



TYPE D

Straight Bars 2" x ¼"
Reticuline Bars 1½" x 1/16"
Bands 2" x ¼"
Approx. Weight 190 Lbs.

STEEL GRATES

GENERAL NOTES

1. *These inlets are suitable for bicycle traffic and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads. These inlets may be placed in areas subject to occasional pedestrian traffic such as landscaped areas and pavement areas where pedestrians can walk around the inlet.*
2. *Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and areas subject to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans. Traversable slots shall not be used in areas subject to occasional bicycle traffic.*
3. *Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dip galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.*
4. *Recommended maximum pipe sizes shown are for concrete pipe. Size for other types of pipe must be checked for fit.*
5. *All exposed edges and corners shall be ¼" chamfer or tooled to ½" radius.*
6. *Concrete inlet pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans; but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.*
7. *Traversable slots constructed in existing inlets shall be paid for as inlets partial. For conversion work and method of payment see 'TRAVERSABLE SLOT INLETS (PARTIAL) FOR EXISTING INLETS'.*
8. *Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Performance Turf, SY.*
9. *For supplementary details see Index 425-001.*
10. *All reinforcing is Grade 60 bars with 2" min. cover unless otherwise noted. Bars to be cut or bent for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.*
11. *When used in traffic areas use four sided bearing grate. U.S. Foundry#6450 or equal.*

426 – F.D.O.T. TYPE D INLET
N.T.S.

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

DETAILS
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7875

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #67459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS
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JOB # 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-306
16 OF 35

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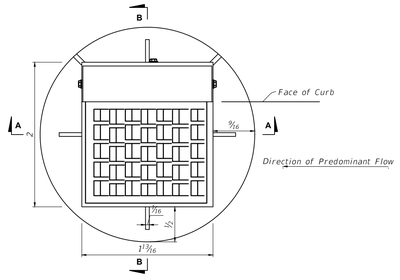

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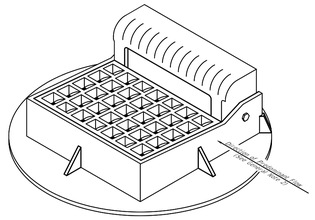
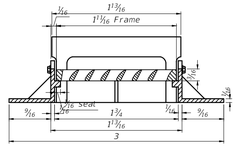
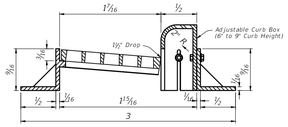


CURB INLET TOP TYPE 10

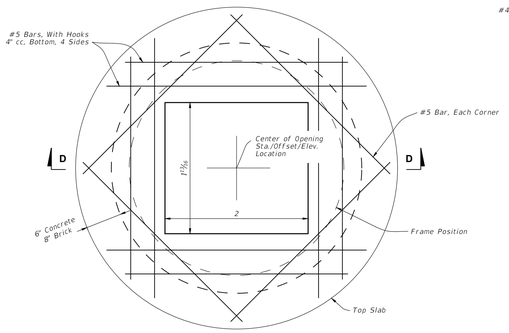


SECTION A-A



SECTION B-B

FRAME AND GRATE DETAILS



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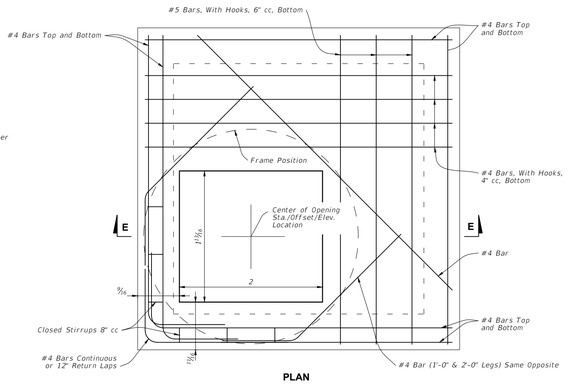
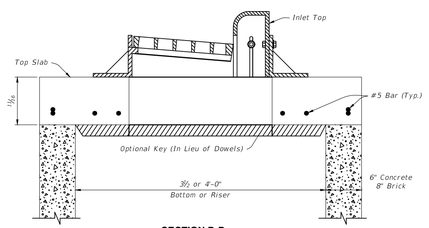
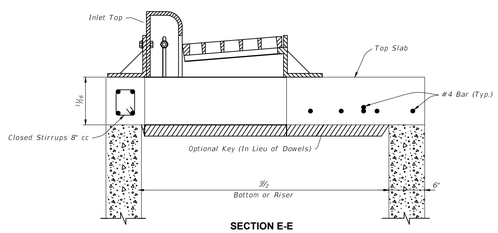


PLAN



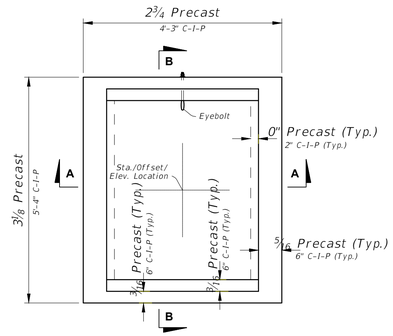
SECTION D-D



SECTION E-E

TOP SLAB DETAILS

987 – CURB INLET TYPE 10
FDOT INDEX 425-025
N.T.S.



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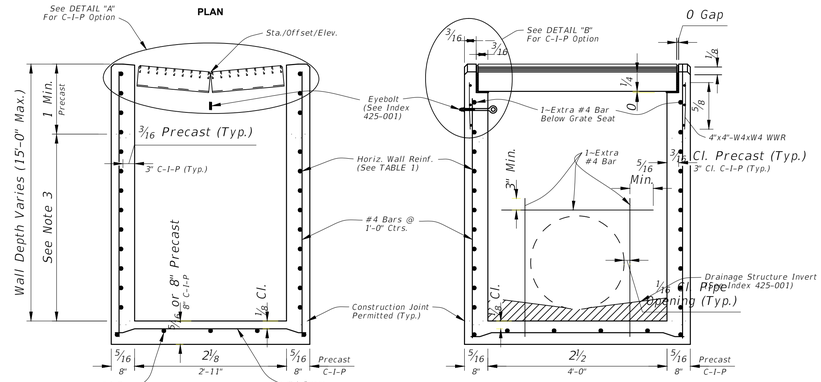
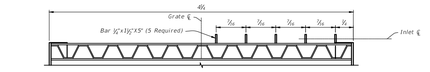


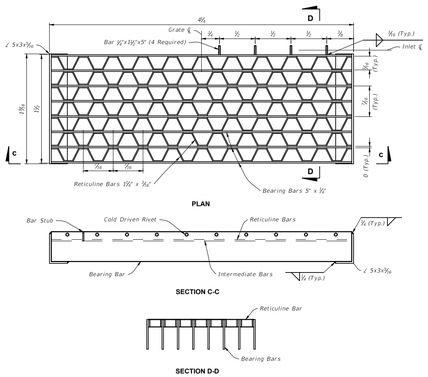
SECTION A-A
(Pipe Opening Not Shown)

SECTION B-B
(Pipe Opening Shown)

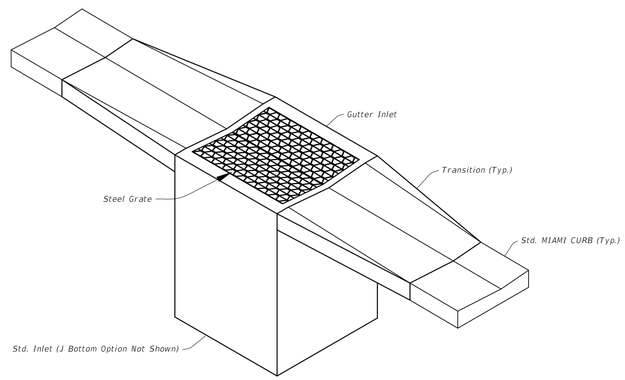
DIMENSIONAL AND REINFORCING DETAILS



OPTIONAL BAR SPACING



RETICULINE GRATE DETAIL
(Two Grates Required per Inlet)



GUTTER INLET TYPE V
(Pipe Opening Not Shown)

989 – GUTTER INLET TYPE V
FDOT INDEX 425-041
N.T.S.

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

DETAILS
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CERTIFICATE OF AUTHORIZATION NO. 33151

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	DATE	REVISIONS

JOB # 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-307
17 OF 35

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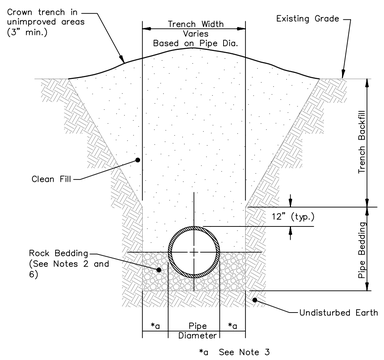


*a See Note 3

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

PVC/HDPE Restraint Table							
Minimum Length (FT) to be Restrained on each side of Fitting(s)							
Fittings	Pipe Size						
	4"	6"	8"	10"	12"	16"	20"
90° Bend	18	24	32	38	44	55	74
45° Bend	10	10	13	16	18	23	31
22 1/2° Bend	10	10	10	10	10	11	15
11 1/4° Bend	10	10	10	10	10	10	10
Plug or Branch of Tee	30	47	64	81	98	133	167

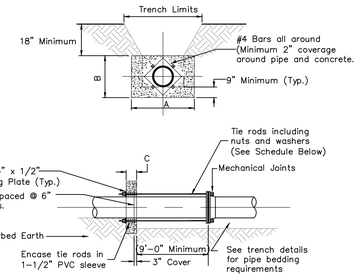
NOTES:

1. The restraint values as indicated by the "Restraint Table" are minimum values. Design engineer shall be responsible for confirming field conditions, and make adjustments accordingly.
2. All fittings shall have restrained joints unless otherwise indicated.
3. No restraints required if continuous pipe length to fitting is greater than value provided in "Restraint Table" above.
4. Where two or more fittings are laid in-line, use greatest restraint length for coverage.
5. For in-line valves and through run of tees: outside limits of restrained joints from other fittings need not be restrained unless otherwise indicated.
6. Lengths shown in the table have been calculated in accordance with the procedures outlined in "Thrust Restraint Design for Ductile Iron Pipe" as published by DIPRA, with the following assumptions:

   Working Pressure: 150 PSI
   Soil Designation: SM (Silty Sand, Sand-Silt Mix.)
   Laying Conditions: 5

7. For pipe sizes not included in the Restraint Table or pipe material not adhering to given conditions, design engineer shall determine and specify pipe lengths which shall be approved by the City.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT004	PVC/HDPE Pipe Restraint Table
DATE: April 2019	SCALE: N/A



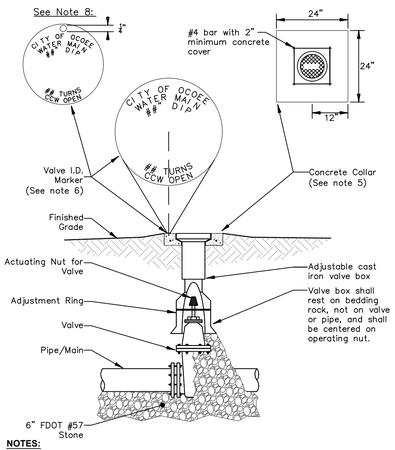
Schedule of Dimensions and Materials					
Pipe Size	Dimensions			Tie Rods Req'd	
	A	B	C	Dia.	No.
6"	2.0'	2.0'	1.0'	3/4"	2
8"	2.5'	2.5'	1.0'	3/4"	2
10"	3.5'	3.0'	1.0'	3/4"	4
12"	5.0'	3.0'	1.0'	3/4"	4
16"	6.0'	4.0'	1.5'	3/4"	4
20"	8.0'	5.0'	1.5'	3/4"	6
24"	9.0'	6.0'	1.5'	3/4"	8

Note: Thrust block areas to computed on 2,000 LBS. per square foot allowable soils pressure with a working pressure of 150 P.S.I. and pipe capped at the end. See Note 5 below conditions deviations.

NOTES:

1. Use of a thrust collar shall only be allowed due to special conditions and must be approved by the City.
2. Additional reinforcements shall be as specified by the engineer.
3. Minimum compressive strength for concrete shall be 3,000 PSI @28 days.
4. Bedding, backfill, and compaction shall be as specified elsewhere in the standard drawings.
5. All form boards shall be removed prior backfill.
6. Condition where allowable soil bearing capacity is less than above specified and/or operating pressure are greater than specified, engineer/contractor shall submit for approval special design for the condition(s) deviating from standards.
7. No allowance shall be made for friction between the pipe wall and the thrust collar.

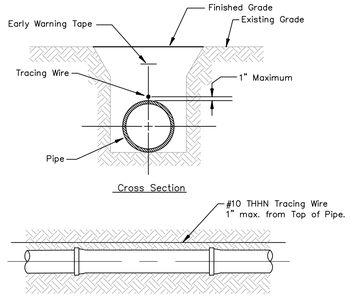
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT006	Utility Main Thrust Collar
DATE: April 2019	SCALE: N/A



NOTES:

1. PVC extensions shall not be used on valve box.
2. The actuating nut for valves shall be no deeper than 24" from ultimate finished grade.
3. Valve assembly shall include center spacing guide from the City's Approved Materials List.
4. Where valve nut is more than 36" below grade, valve assembly shall include an extension from the City's Approved Materials List.
5. Valve collar shall be 24" x 24" x 6" square pad and concrete for collar shall be fc' of 3,000 psi minimum @ 28 days for non-pavement areas.
6. Valve Marker shall be from the City's Approved Materials List and shall include "City of Ocoee", main type, size, material, turns to open or close valve, and direction of rotation.
7. Valve Box shall not be located in pavement, sidewalk, or driveway unless approved by the City. If approved, Contractor/Developer shall reach out to the Utilities Department on the location of the Valve Tags.
8. For Valve Box approved in pavement, a disk valve marker shall hang in the valve box anchored to the locating wire.

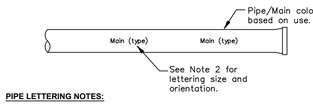
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT009	Valve Box and Cover
DATE: June 2021	SCALE: N/A



NOTES:

1. All pipe shall include the installation of #10 THHN copper tracing wire capable of detection by cable locating equipment.
2. Tracing wire shall be buried directly above the transverse centerline of the pipe.
3. End(s) of the locating wire shall be such that wire can be accessed by locating equipment assessing the wire in a valve vault or blow-off box. Wire is required to extend 12" minimum above finished grade.
4. Unless approved by the City, early warning tape indicating the type of pipe shall be required.
5. All directional drill pipe shall have locating wire attached to the top of pipe and shall remain on the top of the pipe during installation.
6. All service lines shall have locating wire placed on the pipe as described in City of Ocoee detail UT206 "Utility Service Connection"
7. All wire splices shall be completed with twist-on type wire nuts with gel or grease filled moisture seal.
8. All tracing wire installation shall be tested and verified for continuity by the contractor prior to final acceptance

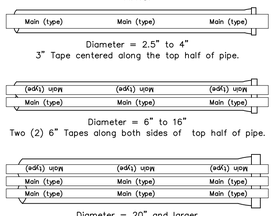
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT010	Pipe Locating Wire
DATE: April 2019	SCALE: N/A



PIPE LETTERING NOTES:

1. Lettering shall be per the American Water Works Association.
2. Lettering shall be a minimum of 3/4" in height and shall be facing up when the pipe is installed.
3. Lettering must be permanently imbedded into the pipe/main, not painted or stenciled.
4. Lettering shall be of contrasting color to pipe/main color.

Pipe Marking (Lettering)
N.T.S.



Warning Tape
N.T.S.

WARNING TAPE NOTES:

1. Tape color shall be in accordance with (same) as main/pipe color.
2. Tape lettering shall be at least 1" in height with no greater than 12" in spacing.
3. Warning tape shall extend total length of pipe.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT011	Pipe Identification & Warning Tape
DATE: April 2019	SCALE: N/A

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

UTILITY DETAILS
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7875

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #67459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS
1		
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JOB # 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-501

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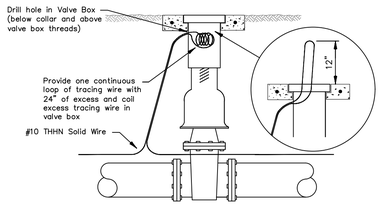
C:\Users\david\OneDrive - sccivil.com\Projects\2024-010 Ocoee Industrial\Drawings\SHEETS\Details-Utility.dwg Layout:18 UTILITY DETAILS Plotted: 4/6/2026 10:43 AM By:David Glunt



NOTES:

1. All pipe shall be installed with # 10 THHN solid copper tracing wire. Tracing wire must be installed directly above the pipe in a continuous circuit.
2. Tracing wire shall cover all main, pipe, branches (including fire hydrants) and service connections.
3. Tracing wire shall extend a minimum of 12" above grade at required intervals and/or valve lids.
4. Tracing wire shall be coiled and placed in a valve box and shall be easily accessible.
5. At dead ends of mains, pipe, and/or service, the tracing wire shall be placed in a properly identified cast iron valve box (Valve Box and Cover Detail UT009).

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT012	Tracing Wire Location
DATE: April 2019	SCALE: N/A

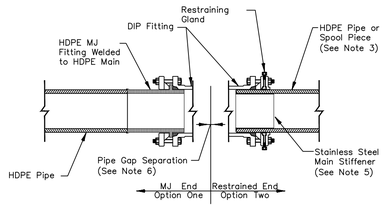
Pipes/Mains Separation Requirement Table (See Note 11 for Structural)									
	Potable		Reclaimed		Sanitary Sewer		Storm Sewer		Structural
	Horiz.	Vert.	Horiz.	Vert.	Horiz.	Vert.	Horiz.	Vert.	Horiz.
Potable			3'	12"	10'	18"	3'	18"	10'
Reclaimed	3'	12"			3'	12"	3'	12"	10'
Sanitary Sewer	10'	18"	3'	12"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

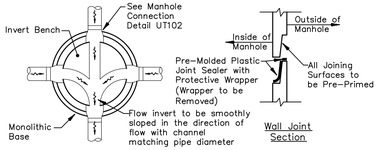


Section View

NOTES:

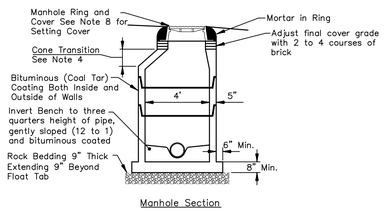
1. The detail shall be used when connecting directional drilled sections of mains together using valves, sleeves, fittings or appurtenances.
2. This detail is limited to the use of 4" to 12" mains.
3. In cases where directional drill main must be offset by direct bury of a portion of the main, contractor may elect to use a Restrained End for both connections.
4. A stainless steel stiffener is required on Restrained End of connection when HDPE is used.
5. Spool piece for fittings or around main offsets may use alternative approved main material. Payment (if applicable) for the alternative material main shall be paid under the replaced main pay item.
6. Gap between mains when connecting with a sleeve shall be no greater than 2.5".
7. The information and requirements in this detail are for directional drill connections only. For other connections refer to other City details.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT014	Direction Drill HDPE Connection
DATE: April 2019	SCALE: N/A



Invert Section

Wall Joint Section



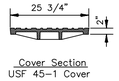
Manhole Section

NOTES:

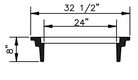
1. This detail is for pre-cast standard and receiving sanitary sewer manholes.
2. Sewer main sizes connecting to the manhole shall range from 6" to 24" in diameter and not less than 2" from floor of bottom casting. All other sizes shall require separate design and approval.
3. All manholes where any 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 6".
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

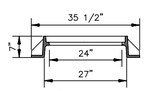
Cover



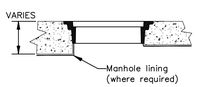
Cover Section
USF 45-1 Cover



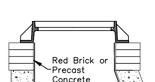
Flush Ring Section
USF 1295 Ring



Ring Section
USF 227 Ring



Flush Casting Mount

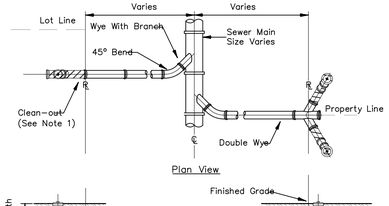


Standard Casting Mount

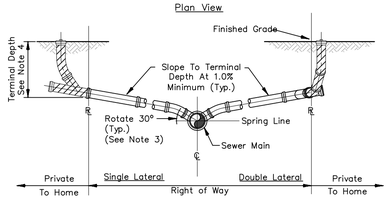
NOTES:

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



Plan View



Section View

NOTES:

1. Clean-out (shown hatched) shall be installed by the builder in accordance with standard plumbing code.
2. Locate clean-outs as close to the property line as possible.
3. Invert of service lateral shall not enter sewer main below spring line.
4. The minimum terminal depth as required for house service is 3'.
5. Service Laterals shall be a minimum of 6" for non-residential scenarios. In residential areas, service laterals shall be a minimum of 4" to the right-of-way and then 6" to the sewer main.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT105	Service Lateral
DATE: April 2019	SCALE: N/A

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Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

UTILITY DETAILS
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7875

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #67459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS
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JOB # 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

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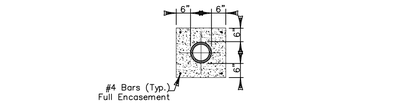
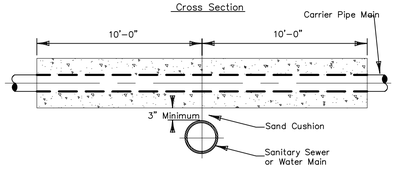


Cross Section



Transverse Section

NOTES:

1. Use encasement where vertical clearance between water main and sewer is less than 12". Ductile iron pipe may be used in lieu of concrete encasement at sewer line crossing with a length of pipe centered at the point of crossings, so as to locate joints at a maximum distance from the sewer line
2. Encasement placement to be used where minimum separation as indicated in Detail UT013 cannot be met and must be reviewed and approved by City prior to placement

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT003	Utility Crossing Concrete Encasement
DATE: April 2019	SCALE: N/A

D.I.P. Restraint Table						
Minimum Length (FT) to be Restrained on Each Side of Fitting(s)						
Fittings	Pipe Size					
	4"	6"	8"	10"	12"	16"
90° Bend	15	21	27	32	37	47
45° Bend	7	5	11	13	16	20
22 1/2° Bend	5	5	6	7	8	10
11 1/4° Bend	5	5	5	5	5	6
Plug or Branch of Tee	30	47	64	81	98	133

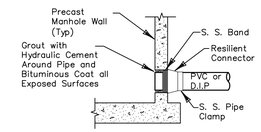
NOTES:

1. The restraint values as indicated by the "Restraint Table" are minimum values.Design engineer shall be responsible for confirming field conditions, and make adjustments accordingly.
2. All fittings shall have restrained joints unless otherwise indicated.
3. No restraints required if continuous pipe length is greater than value provided in "Restraint Table" above.
4. Where two or more fittings are laid in-line, use greatest restraint length for coverage.
5. For in-line valves and through run of tees: outside limits of restrained joints from other fittings need not be restrained unless otherwise indicated.
6. Lengths shown in the table have been calculated in accordance with the procedures outlined in "Thrust Restraint Design for Ductile Iron Pipe" as published by DIPRA, with the following assumptions:

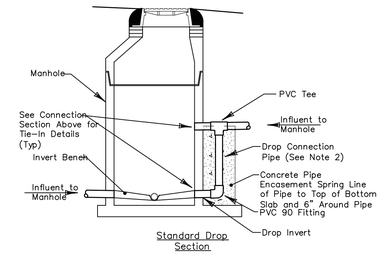
   Working Pressure: 150 PSI
   Soil Designation: SM (Silty Sand, Sand-Silt Mix.)
   Laying Conditions: 5

7. For pipe encased in polyethylene, use values given in parentheses or increase the given value by 150%.
8. For pipe sizes not included in the Restraint Table or pipe material not adhering to given conditions, design engineer shall determine and specify pipe lengths which shall be approved by the City.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT005	Ductile Iron Pipe Restraint Table
DATE: April 2019	SCALE: N/A



Pipe Connection for Pipes Less Than 24" Section

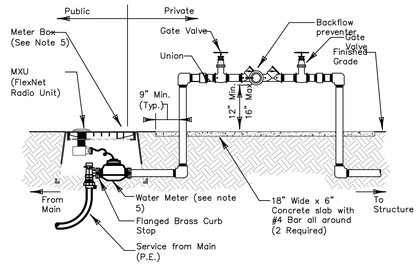


Standard Drop Section

NOTES:

1. For manhole covers, see UT103 Standard Manhole Ring and Cover Detail and UT104 Large & Receiving Manhole Ring and Double Cover Detail.
2. Drop pipe and fittings shall be of equal size and material to the influent sewer line.
3. The drop connection provided above is limited to pipe size less than 24". Alternative design must be approved by City for pipe sizes equal or greater than 24" in diameter.
4. An outside drop connection is required for all influent lines 18" or more above the manhole inverts.
5. Bottom elevation of drop shall be 0.1' above effluent invert.

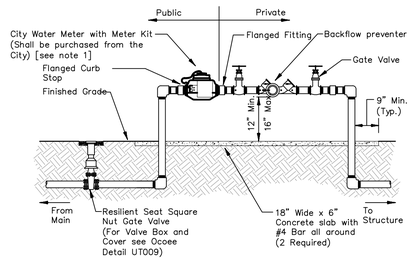
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT102	Sanitary Sewer Connection
DATE: July 2019	SCALE: N/A



NOTES:

1. Contractor shall be responsible for supplying and installing all materials and backflow prevention device except City's water meter and box.
2. Backflow device shall only be required for potable water services and 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 fittings indicated as public with material not indicated shall be brass.
4. Contractor shall tape service (P.E.) on a stake as shown in UT208a Single Family Residential Service with an approved 90 degree curb stop and meter nut connection
5. The City shall install the water meter and box and make required connections.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT209a	3/4" and 1" 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 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.

1 1/2" and Larger Commercial/Multi-Family Meter Configuration
N.T.S.

June 2021 Ocoee UT209b

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

1 ADD ENTIRE SHEET

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
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(407) 325-5579

UTILITY DETAILS A

FOR

MAGUIRE PLAZA

FLORIDA

CITY OF OCOEE

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7875

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS
1	08/29/25	REVISIONS PER CITY OF OCOEE COMMENTS 08/21/25
2	02/11/26	REVISIONS PER CITY OF OCOEE COMMENTS 02/11/26
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JOB # 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

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19A OF 35

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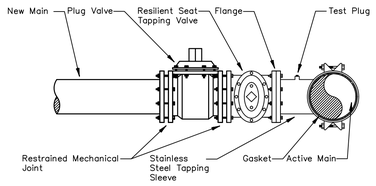
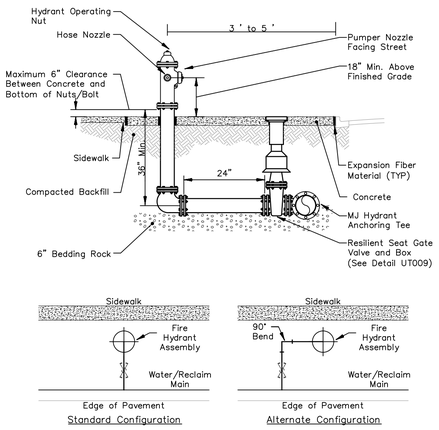


NOTES:

1. All Sleeves and Valves shall be water tested before tap.
2. No Wet Tap on Asbestos Cement water mains.
3. For Valve Box and Cover, see Ocoee UT009 Valve Box and Cover Detail.

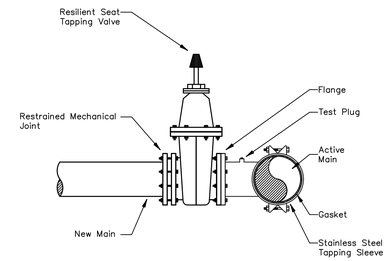
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT107	Stainless Steel Tapping Saddle and Gate Valve Assembly Wastewater
DATE: March 2020	SCALE: N/A



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.

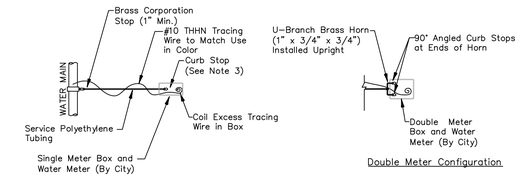
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT201	Fire Hydrant Assembly
DATE: June 2021	SCALE: n/a



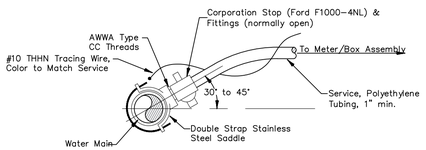
NOTES:

1. All Sleeves and Valves shall be water tested before tap.
2. No Wet Tap on Asbestos Cement water mains.
3. For Valve Box and Cover, see Ocoee UT009 Valve Box and Cover Detail.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT205	Stainless Steel Tapping Saddle and Gate Valve Assembly Water and Reclaim
DATE: Feb. 2020	SCALE: N/A



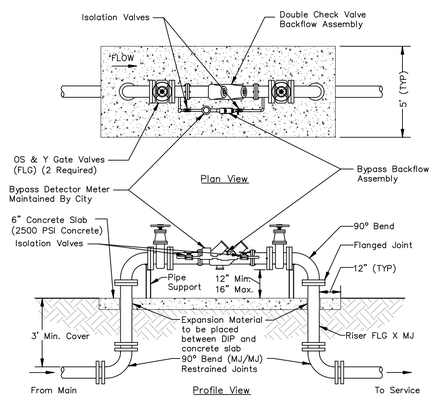
Service View with Single Meter



NOTES:

1. All fittings shall be brass with compression-pack joint type connections.
2. No service line shall extend or terminate under a driveway.
3. Meter end of service shall terminate with curb stop (90°) for single service and dual horn and curb stops (90°)for dual services.
4. Meter end of service shall terminate 3' past meter location where service shall, unless directed otherwise, extend 3' above finished grade tied to a 2" x 4" x 4' stake. If directed, service connection shall be buried and located with an 2" x 4" x 4' painted marker. Stake or marker shall indicate lot(s) to be served.
5. Concrete curb shall be marked (stamped or saw-cut) with "W" locating service.
6. Service connection to the main shall use approved saddle, and tapping of main shall be by a method where a solid coupon is removed.
7. Services installed under finished or existing pavement shall be directionally drilled.
8. Upon approval, direct tap (no saddle) may be used on Ductile Iron Pipe.
9. Service color shall be blue for potable water and purple (magenta) for reclaimed water.

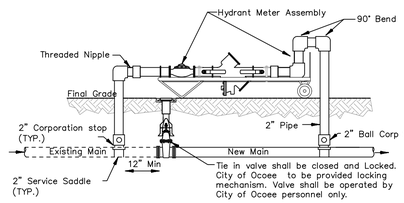
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT206	Water and Reclaim Service Connection
DATE: Sep. 2019	SCALE: N/A



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



NOTES:

1. Provide temporary pipe supports as required.
2. Do not use galvanized pipe or accessories. Polyethylene pipe can be used with approval by the City
3. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
4. The detail shown is to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8" diameter (2.5 fps min velocity) and for pulling bacteriological samples from any new water main of any size.
5. The jumper connection shall be maintained until after filling, flushing, testing, and disinfection of the new main has been successfully completed; and clearance for use from Florida Department of Environmental Protection (FDEP) and other pertinent agencies has been received.
6. Pipe and fittings used for connection of the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2014 edition.
7. Swab or spray the exterior of the main to be tapped and the tapping saddle with 1% Hypochlorite solution.
8. The contractor shall reach out to the City to rent a City Hydrant Meter Assembly.
9. All installation and maintenance of the temporary jumper connection and associated hydrant meter assembly, fittings and valves, etc., shall be the responsibility of the contractor.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT211	Temporary Jumper Connection
DATE: March 2020	SCALE: N/A

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

UTILITY DETAILS
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7675

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS
1		
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JOB # 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-503
20 OF 35

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RILEY & Company, Inc. (Duplex LS)

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS & RILEY & COMPANY GUARD PRO IV MONITORING SYSTEM

(No Substitutions - No Alternates)

RILEY & COMPANY, INC. / GUARD PRO IV MONITORING SYSTEM:
GUARD PRO IV offers a remote control and maintenance solution which allows you to create a decentralized system to monitor and control devices. Up to eight (8) different lift station inputs can be monitored and up to eight (8) outputs can be controlled remotely. The GUARD PRO IV can also notify up to eight (8) different recipients via sms text and/or email.

PUMPS: SPECIFICATION

Submersible grinder pumps shall be installed in the H-20 FRP wet well utilizing a dual slide rail system.

The pumps shall be capable of pumping materials normally found in domestic and commercial wastewater.

Stator winding shall be open type with Class H insulation and shall be heat -shrink fitted into the stator housing. The use of pins, bolts and other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with a magnectic contactor coil in the control panel. If the winding temperature exceeeds 140° C, the motor shall shut off but shall automtically reset when the temperature drops below the threshhold. Two heat sensors shall be used on 3 phase motors. Upper & lower mechanical seals shall have Silicon Carbide vs Silicon Carbide.

CONTROL PANEL: SPECIFICATION

The Enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with a 3 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range, NEMA 4X
1- ea. Alarm Horn (minimum 95 DCB), ROHS 3 Compliant, NEMA 4X
1- ea. Generator Receptacle w/ weatherproof cover 60A Minimum. Shall meet UL 1682, UL 1686 and UL486E Compliance.

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
1- ea. Guard Pro IV Monitoring Unit
2- ea. IEC Style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator w/ Pump Lead Switch
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS) - 24 Hr Min.
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1-ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall have a continuous aluminum piano hinge.
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker - UL489
1- ea. Emergency Circuit Breaker - UL 489
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker & GFCI Circuit Breaker - UL 489
1- ea. GFI Duplex Convenience Outlet - NEMA 5-15R
2- ea. Elapsed Time Meter, Non-Resettable

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by the lift station supplier and be a TUV (UL508A Certified) facility.

WET WELL: SPECIFICATION

Wet Well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on third party specifications and the assumptions below.

**Hydrostatic Pressure: 62.4 lbs. Per SQ Ft.*
**Saturated Soil Weight: 120 lbs. Per Cubic Ft.*
**Soil Modulus: 700 lbs Per SQ Ft.*
**Pipe Stiffness as Specified in ASTM D 3753*

The wet well FRP laminate must be constructed to withstand or exceed two times the assumed loading for the complete depth of the structure.

The cover shall be constructed of ¼ inch thick finished aluminum, diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of locking the door open in the vertical position via a hold open arm and shall be made of a non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacturer shall guarantee the prefabricated lift station per approved drawings for a period of one year from the date of delivery.

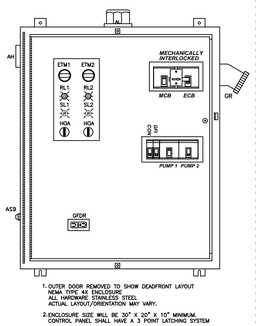
INSPECTION & TESTING:

A factory representative shall be provided for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of the complete system. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor and cable is intact. The pumps and the controls shall be checked for mechanical reliability and proper operation.

EXECUTION:

Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the engineered drawings.

02/13/26 SR



1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT
NEMA TYPE 4X ENCLOSURE
ALL HARDWARE STAINLESS STEEL
ACTUAL LAYOUT/ORIENTATION MAY VARY.

2.ENCLOSURE SIZE WILL BE 30" X 20" X 10" MINIMUM.
CONTROL PANEL SHALL HAVE A 3 POINT LATCHING SYSTEM

STATION DESIGN CONDITIONS		
PRIMARY PUMP CAPACITY	39	GPM
PRIMARY TDH	50	'TDH
RUN-OUT PUMP CAPACITY	67	GPM
RUN-OUT TDH	30	'TDH
PUMP MODEL #	HOMA RC10068	
R.P.M.	3450	
HORSEPOWER	1.9	
ELECTRICAL VOLTS / PHASE	230V/3Φ	
PUMP DISCHARGE SIZE	2"	

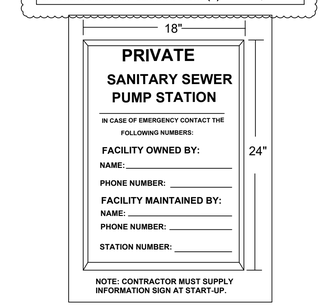
STATION ELEVATIONS AND DIMENSIONS		
500 YEAR FLOOD ELEVATION		123.55'
WET WELL DIAMETER	(A)	48"
INVERT DIAMETER	(B)	8"
TOP OF WET WELL	(C)	124.68
INLET / INVERT	(D)	115.45'
HIGH LEVEL ALARM (HLA)	(E)	114.95'
2nd PUMP ON (LAG)	(F)	114.45'
1st PUMP ON (LEAD)	(G)	113.95'
PUMPS OFF (OFF)	(H)	113.35'
BOTTOM OF WET WELL	(I)	111.20'
GUIDE RAIL DIAMETER	(J)	1½"
DISCHARGE PIPE DIAMETER	(K)	2"
F.M. PIPE DIAMETER	(L)	2"
REDUCER (If Required)	(M)	n/a

STATION MANUFACTURING MATERIALS	
DISCHARGE/RISER PIPE	HDPE
INLET PIPE	PVC
GUIDE RAIL	304 SS
WET WELL	FRP ASTM D-3753
WET WELL HATCH COVER	300 LBS PSF ALUM
CABLE BRACKET	304 SS
LIFTING CHAIN	304 SS
PLUG VALVE	CAST IRON
SWING CHECK VALVE	CAST IRON
VALVE BOX	FRP
VALVE BOX HATCH COVER	300 LBS PSF ALUM

STATION VALVE BOX SIZES	
(36" x 36" x 36" DEEP)	FOR 2" DISCHARGE
(48" x 48" x 36" DEEP)	FOR 3" DISCHARGE
(48" x 48" x 36" DEEP)	FOR 4" DISCHARGE

STATION HATCH OPENINGS			
WET WELL DIA.	36"	48"	60"
	27" x 20"	36" x 24"	36" x 30"

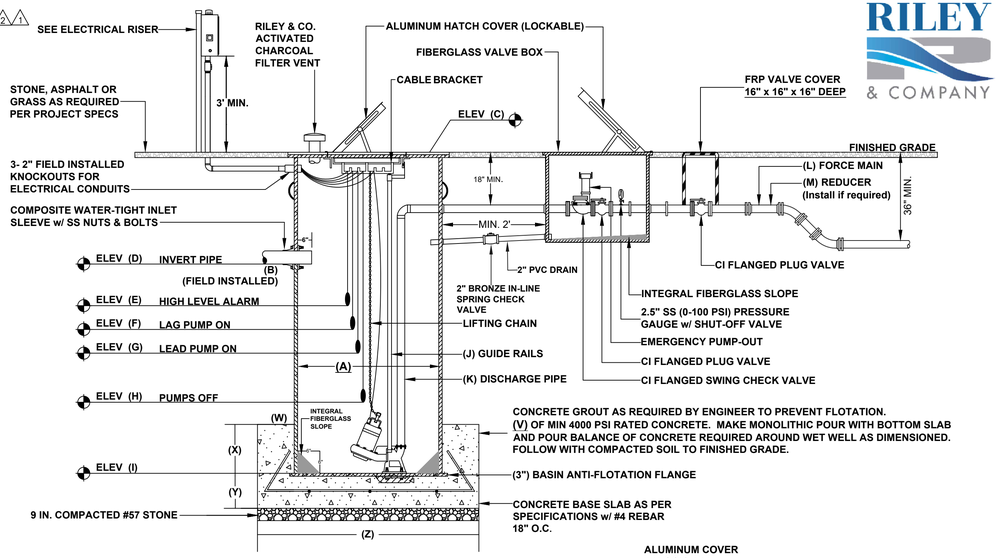
CONCRETE BALLAST REQUIREMENTS		
CUBIC YARDS OF CONCRETE REQUIRED	(V)	2.21 yds³
CIRCUMFERENCE DIMENSION - WIDTH	(W)	12.0"
CIRCUMFERENCE DIMENSION - HEIGHT	(X)	18.0"
BASE SLAB DIMENSION - HEIGHT	(Y)	12.0"
BASE SLAB DIMENSION - LENGTH & WIDTH	(Z)	72.0"

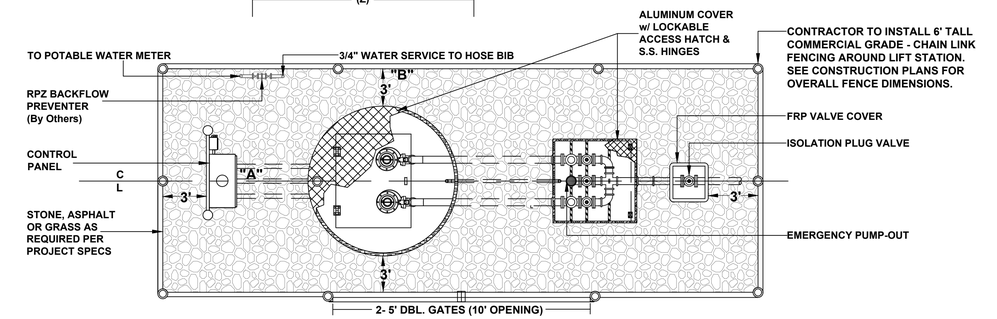


NOTE: CONTRACTOR MUST SUPPLY INFORMATION SIGN AT START-UP.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED

PRIOR TO START-UP, OWNER MUST HAVE A MINIMUM 1 YR. PREVENTIVE MAINTENANCE CONTRACT WITH A REPUTABLE LIFT STATION MAINTENANCE COMPANY.

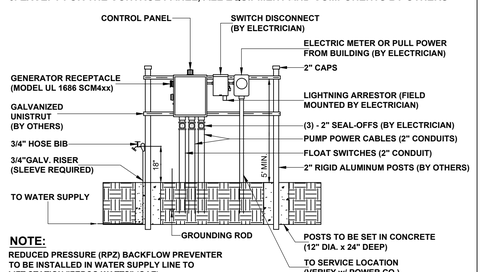




NOTE: PUMP CONTROL PANEL SHALL BE LOCATED A MIN. OF 3 FEET FROM WET WELL PERIMETER AT POINT "A" OR "B"

ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN TO INSTALL SWITCH DISCONNECT & LIGHTNING ARRESTOR
4. CONTRACTOR SHALL VERIFY POWER SUPPLY PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 3Φ/208-230V OR 1Φ/208-230V
6. EXCEPT FOR THE CONTROL PANEL, ALL EQUIPMENT AND COMPONENTS BY OTHERS



NOTE:
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO WATTS" (OAE)

ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

For Lift Station Proposal:
Please Contact Chase Rachal
(407) 265-9963
c.rachal@rileyandco.com

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RILEY & COMPANY, INC.
5491 BENCHMARK LANE
SANFORD, FL. 32773
PH. 407-265-9963

OCOEE INDUSTRIAL PROJECT

REVISIONS	BY	DATE

DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.
DRAWING NO.
SHEET NO.

SPRUCE CREEK
Civil Engineering, Inc
1982 State Road 44
Suite 360
New Smyrna Beach, Florida 32168
(407) 325-5579

UTILITY DETAILS
FOR
MAGUIRE PLAZA
CITY OF OCOEE FLORIDA

OWNER(S):
51 MAGUIRE RD, LLC
C/O
PO BOX 1166
WINDERMERE, FL 34786
(407) 601-7875

ENGINEER IN CHARGE:
DAVID F. GLUNT, PE #57459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS
1	08/29/25	REVISIONS PER CITY OF OCOEE COMMENTS 08/21/25
2	11/14/25	REVISIONS PER CITY OF OCOEE COMMENTS 11/12/25
3	02/17/26	REVISED LIFT STATION PER OCOEE COMMENTS 2/11/26
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JOB # 2024-010
DATE: 11/08/24
SCALE: NTS
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

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21 OF 35

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ALTA/NSPS Land Title Survey

Boundary Survey

Legal Description: Parent Tract

Parcel 1:

Begin at the NE corner of the SW 1/4 of Section 18, Township 22 south, Range 28 East, Orange County, Florida; thence run South along quarter section line 585 feet (598.06 feet measured) to the South Right-of-Way line of Franklin Street (formerly Orlando-Oakland Brick Road); thence S 89°48'00" W along said Right-of-Way 30 feet to the West Right-of-Way line of H.M. Bowness Road; thence South along said Right-of-Way 516.2 feet to Point of Beginning; thence S 79°36'00" W, 224 feet to the North Right-ofWay of the main line of T&G Railroad; thence S 87°23'00" E along the North line of said railroad 220.92 feet to the West Right-of-Way line of H.M. Bowness Road; thence North along said Right-of-Way to P.O.B.

AND

Parcel 2:

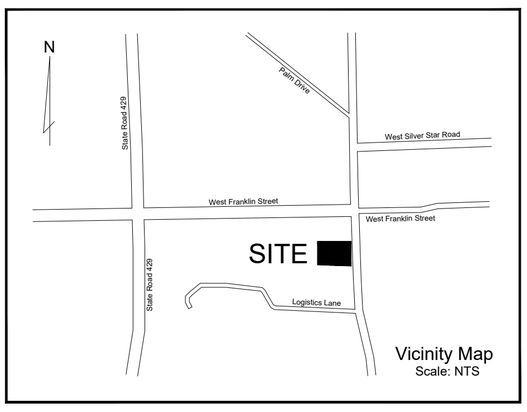
Begin at the Northeast corner of the SW 1/4 of Section 18, Township 22 South, Range 28 East, Orange County, Florida; run South on the quarter section line a distance of 585 feet to the Southerly Right-of-Way of Franklin Street (formerly the Orlando-Oakland Brick Road), run thence S 89°48'00" W along the Southerly Right-of-Way of Franklin Street (formerly the Orlando-Oakland Brick Road), a distance of 504.00 feet to a point; thence run S 00°09'07" E a distance of 219.80 feet for a Point of Beginning; thence continue to run S 00°09'07" E a distance of 323.46 feet to a point, being a point on the Northerly Rightof-Way line of the Tavares and Gulf Railroad; thence run S 87°23'00" E along the Northerly Right-ofWay line of the Tavares and Gulf Railroad a distance of 173.00 feet to a point; thence run N 00°07'44" W a distance of 301.96 feet to a point; thence run N 89°48'00" E a distance of 300.52 feet to a point, being a point on the Westerly Right-of-Way line of H. M. Bowness Road; thence run North along the Westerly Right-of-Way line of O. M. Bowness Road, a distance of 30.00 feet to a point, thence Run S 89°48'00" W a distance of 473.70 feet to the Point of Beginning.

AND

Parcel 3:

From the Northeast corner of the Southwest quarter of Section 18, Township 22 South, Range 28 East, Orange County, Florida; run South on quarter Section line 585 feet (598.06 feet measured) to the South line of Right-of-Way of Orlando and Oakland Brick Road, run thence S 89°48'00" W along said Right-ofWay 30.00 feet; thence South 250.00 feet for the Point of Beginning, run thence S 89°48'00" W, 300.52 feet along a line parallel to and 250 feet South of the South Right-of-Way of Orlando and Oakland Brick Road; run thence S 00°07'44" E, 301.96 feet to the Right-of-Way of T & G Railroad; thence S 87°23'00" E, along said Right-of-Way 79.60 feet; thence N 79°36'00" E, 224.00 feet to a point South of the Point of Beginning; thence North 226.20 feet to the Point of Beginning. All said lands lying and being in Orange County, Florida. LESS the Southerly 15 feet thereof, which is reserved for drainage & public utilities and railroad spur.

FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF OCOEE, COMMUNITY NUMBER 120185, DATED 09-24-2021.



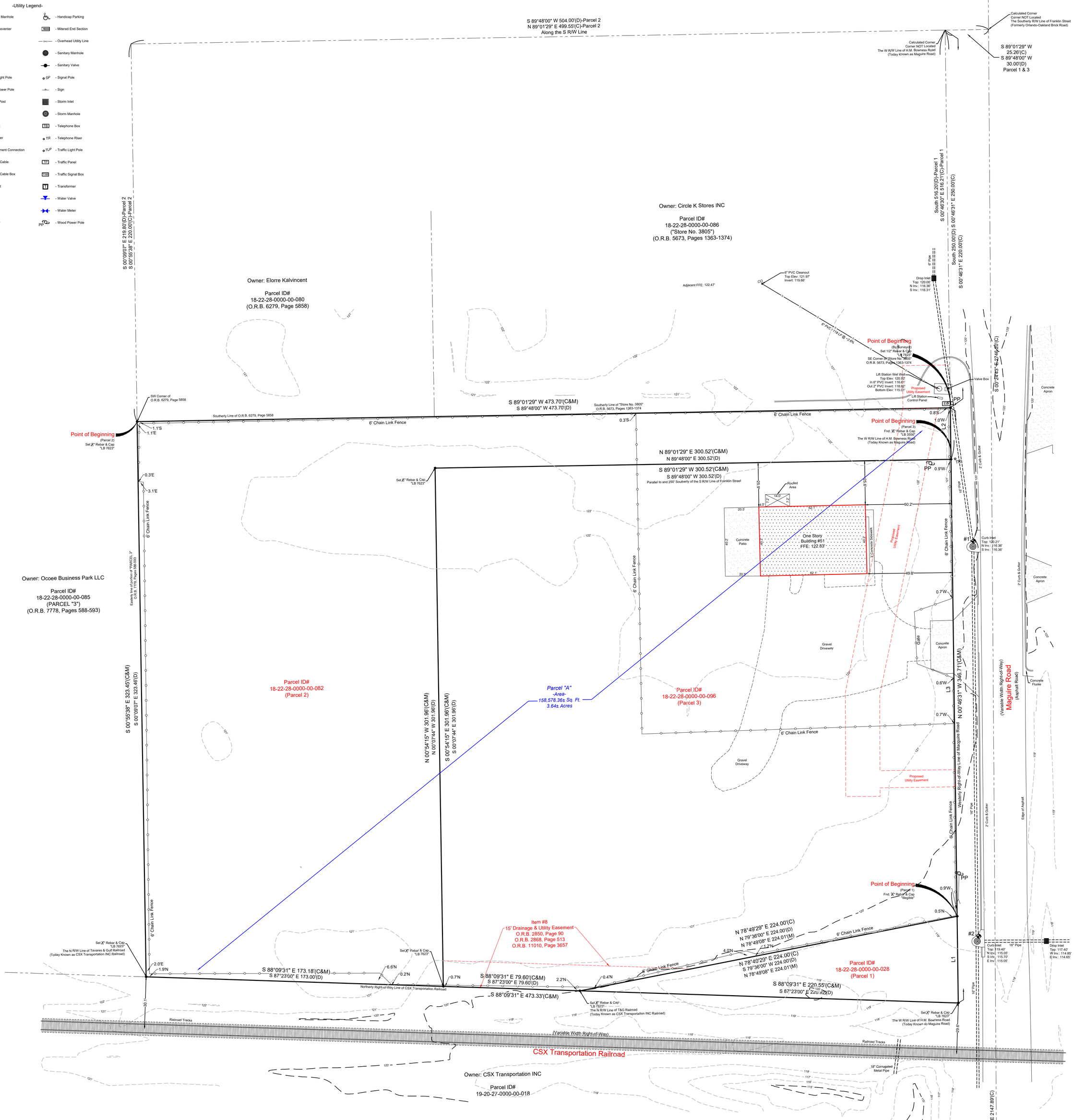
Schedule B-II (Exceptions)

Issued by: First American Title Insurance Company
File No.: 17-13068
Issuing Agent: GRS Title Services, LLC
Effective Date: April 24, 2017 @ 8:00 AM

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met. ***No adverse claims or other matters provided at time of survey.***
2.
   a. General or special taxes and assessments required to be paid in the year 2024 and subsequent years. ***Not survey related.***
   a. Rights or claims of parties in possession not recorded in the Public Records. ***None provided at time of survey.***
   c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. ***Shown on survey, if applicable.***
   d. Easements or claims of easements not recorded in the Public Records. ***None provided at time of survey.***
   e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. ***Not survey related.***
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. ***Not on a state owned body of water.***
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. ***Not survey related.***
5. Rights of the lessees under unrecorded leases. ***Not survey related.***
6. Intentionally Deleted.(A4)
7. Terms, conditions and restrictions set forth under Development Agreement recorded in Clerk's File Number 2019 - 116770, and First Amendment thereto recorded in Clerk's File Number 2022 - 71834, Public Records of Orange County, Florida. ***Affects Parcels; Blanket, unable to plot.***
8. ADDED (A5): NOTE SHOWN FOR INFORMATIONAL PURPOSES ONLY: That portion of the legal description which references LESS the Southerly 15 feet, which is reserved for drainage & public utilities and railroad spur under Deeds recorded in O.R.Book 2850, Page 90, O.R. Book 2868, Page 513, and O.R.Book 11010, Page 3657, Public Records of Orange County, Florida, is excluded from coverage.(Parcel 3) ***Affects Parcel; shown on survey.***

-Utility Legend-

- Air Release Manhole
- Backflow Preventer
- Bollard
- CR - Cable Riser
- CO - Cleanout
- Concrete Light Pole
- PP - Concrete Power Pole
- CWP - Crosswalk Post
- Curb Inlet
- EB - Electric Box
- EM - Electric Meter
- FDC - Fire Department Connection
- FOC - Fiber Optic Cable
- FOC - Fiber Optic Cable Box
- Fire Hydrant
- GM - Gas Meter
- Gas Valve
- Guy Anchor
- Handicap Parking
- Mitered End Section
- OHU - Overhead Utility Line
- Sanitary Manhole
- Sanitary Valve
- SP - Signal Pole
- Sign
- Storm Inlet
- Storm Manhole
- TB - Telephone Box
- TR - Telephone Riser
- TLP - Traffic Light Pole
- TP - Traffic Panel
- TSB - Traffic Signal Box
- Transformer
- Water Valve
- Water Meter
- PP - Wood Power Pole



Legal Description: Parcel "A"

Commencing at the Northeast corner of the Southwest 1/4 of Section 18, Township 22 South, Range 28 East, as recorded in Certified Corner Record #066271, Orange County, Florida, thence with the Easterly line of the Southwest 1/4 of said Section 18, South 00°24'43" East, 598.31 feet, to the Southerly Right-of-Way line of Franklin Street; thence departing the Easterly line of the Southwest 1/4 of said Section 18, and with the Southerly Right-of-Way line of said Franklin Street, South 89°01'29" West, 25.26 feet, to the Westerly Right-of-Way Line of Macguire Road; thence with the Westerly Right-of-Way Line of said Macguire Road, South 0°46'31" East, 220.00 feet, to a Set 1/2" Rebar & Cap "LB 7623" at the Southeast corner of the lands described as "Store No. 3805" as described in Official Records Book 5673, Pages 1363 through 1374, of the Public Records of Orange County, Florida, being the Point of Beginning.

Thence departing the Westerly Right-of-Way Line of said Macguire Road, and with the Southerly line of said lands described as "Store No. 3805", and the Southerly line of the lands described in Official Records Book 6279, Page 5858, of the Public Records of Orange County, Florida, South 89°01'29" West, 473.70 feet, to a Set 1/2" Rebar & Cap "LB 7623" at the Southwest corner of said lands described in Official Records Book 6279, Page 5858, being on the Easterly line of that portion of "PARCEL 3" as described in Official Records Book 7778, Pages 588 through 593, of the Public Records of Orange County, Florida; thence departing the Southerly line of said lands described in Official Records Book 6279, Page 5858, and with the Easterly line of said portion of "PARCEL 3" as described in Official Records Book 7778, Pages 588 through 593, South 00°55'38" East, 323.45 feet, to a Set 1/2" Rebar & Cap "LB 7623" at the Northerly Right-of-Way line of the CSX Transportation Railroad; thence departing the Easterly line of said portion of "PARCEL 3" as described in Official Records Book 7778, Pages 588 through 593, and with the Northerly Right-of-Way line of said CSX Transportation Railroad, South 88°09'31" East, 473.33 feet, to a Set 1/2" Rebar & Cap "LB 7623" at the Westerly Right-of-Way Line of said Macguire Road; thence departing the Northerly Right-of-Way line of said CSX Transportation Railroad, and with the Westerly Right-of-Way Line of said Macguire Road, North 00°46'31" West, 346.71 feet, to the Point of Beginning.

Containing 158,578.36 Square Feet or 3.64 Acres, more or less.

-Site Benchmark Information-

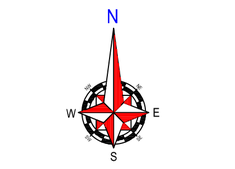
#1
Set Nail & Disk "LB #7623" in Curb Inlet
Elevation: 120.10'

#2
Set Nail & Disk "LB #7623" in Curb Inlet
Elevation: 119.39'

-Benchmark Information-

Orange County Benchmark
Designation: C1051014
Elevation: 119.3377.
(Elevations are based upon NAVD 88 Datum)

Bearings are based on State Plane
Coordinates Florida East Zone 0901 - NAD '83



Graphic Scale
0' 15' 30' 60'
Scale: 1"=30'

L1
N 00°46'31" W 50.51'(C)
N 00°46'31" W 50.53'(M)
North to P.O.B.(D)

L2
N 00°46'31" W 30.00'(C&M)
North 30.00'(D)

L3
N 00°46'31" W 266.20'(C)
N 00°46'31" W 266.18'(M)
North 266.20'(D)

ALTA/NSPS CERTIFICATION

Certified to: LUIS ORTIZ, MALAK LLC, 51 MAGUIRE RD LLC; ANDREW I. REIFF PA; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SOUTHSTATE BANK, N.A.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 16, and 18 of Table A thereof.

The fieldwork was completed on 06/05/2024.

Date of Plat or Map: 06/10/2024.

Patrick K. Ireland, PSM 6637

Gross Land Area: 158,578.36 Square Feet or 3.640 Acres more or less

Setback Requirements: Front: 35'
Side: 10'/20'
Rear: 10'

Zoning: I-1

Square footage of Buildings: 2,494 Square Feet more or less

Parking Space Size: (Standard) 00 Parking Stripes found at time of Survey
(Handicap) 00 Parking Stripes found at time of Survey

In the process of conducting the fieldwork, no of earth moving work, building construction or building additions within recent months were observed.
In the process of conducting the fieldwork, no evidence of recent street or sidewalk construction or repairs were observed.
In the process of conducting the fieldwork, no evidence of site use as a solid waste dump, sump or sanitary landfill were observed.
In the process of conducting the fieldwork, no evidence of cemeteries and/or burial grounds were observed.
In the process of conducting the fieldwork, no evidence of any water features were observed.
In the process of conducting the fieldwork, no evidence of wetland delineation markers were observed.
Vehicular Access to Subject Property is provided by: Maguire Road

Revisions
Updated Survey - 02/24/25 - AWW
Parent Tract - 12/12/24 - BMJ
Utilities - 12/02/24 - BMJ
Topography & Trees - 08/09/24 - JW
Labels - 06/11/24 - BMJ

Field Date: 06/05/24 | Date Completed: 06/10/24
Drawn By: DJC | File Number: IS-131252

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat		- Delta (Central Angle)
P.B.	- Plat Book		- Chain Link Fence
— —	- Wood Fence		

-Notes-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366
Fax-407.320.8165

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

PROPERTY LINE
473'-8"
PROPERTY LINE
323'-8"
PROPERTY LINE
473'-8"
N 89°01'29" E 300.52' (C&M)
S 89°01'29" W 300.52' (C&M)
BUILDING 1
22,500 SF
BUILDING 2
11,250 SF
BUILDING 3
9,000 SF
2'-0" MULCH STRIP (TYP.)
OUT DOOR PLAZA
1,000 SF
MONUMENT SIGNS (TYP.)
MAGUIRE ROAD
Parcel ID#: 04-24-28-0001-000-00600
(Property Owner as CSX Transportation Railroad)
CSX Transportation Railroad
(Variable Width Right-of-Way)
Southern Rebar & Cap "LB 6923"
Southern Rebar & Cap as Tavares & Gulf Railroad
Easterly Right-of-Way as CSX Transportation Railroad

1 TDI	1 UA
1 IV	1 QV
80 MYFR	6 SBA
1 LJT	10 MCA
4 MYFR	5 SBA
6 MCA	16 MCA
8 SBA	24 MCA
19 MCA	28 MCA
12 MCA	3 SBA
4 SBA	7 SBA
21 SBA	32 MCA
37 MCA	20 MCA
150 MYFR	20 MYFR
6 MCA	7 SBA
PNO	

8" OAK	10" OAK
6" OAK	54" OAK
13" OAK	6" OAK
9" OAK	20" PALM
32" OAK	18" OAK
16" ELM	9" CAMPHOR
32" EAR	18" CMP

PLANT SYMBOLS

TREES
- IV
- LJT
- QV
- TD
- UA
- TREE TO BE REMOVED

SHRUBS
- MYFR

GROUNDCOVERS
- MCA
- SBA
- PNO

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 20ft.

REVISIONS:
#1 6/24/25 CITY COMMENTS
#2 9/08/25 CITY COMMENTS
#3 12/02/25 CITY COMMENTS

STEPHEN G. PATEGAS, RLA, ASLA
Landscape Architect - LC26000315
KRISTIN G. PATEGAS, APLD, FCLD
Landscape Designer
407.622-4886 fax 407.622-4887
1425 BERKSHIRE AVENUE
WINTER PARK, FL 32789
gardens@hortusoasis.com
www.hortusoasis.com

HORTUS Oasis

Landscape Plan
MAGUIRE PLAZA
51 Maguire Road, Ocoee, FL
Ocoee, Florida

DESIGN	DRAFT	CHECK
SP	JR	SP

PROJECT #: 224-058
DATE: 02/14/2025
SCALE: 1"=20'
SHEET: L-1
TOTAL: L-1 of L-4

03

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LANDSCAPE LEGEND - HO#224-058 Maguire Plaza 2025-01-21, 2025-06-20, 2025-09-08, 2025-12-02

QTY	CODE	BOTANICAL/COMMON NAME	SPECIFICATIONS
15	IV	Ilex vomitoria Yaupon holly	6-8 x 3-4', min. 3/4" c ea. tr, 2.25"c cumulative, 3 tr min, female
15	LJT	Ligustrum japonicum tree Ligustrum tree	8-10' x 8-10', min. 1"c ea. tr, 3"c cumulative, 3 tr min, hvy cnpy, spec
338	MCA	Muhlenbergia capillaris Muhly grass	full, 1g, 36"oc
254	MYFR	Myrcianthes fragrans Simpson's stopper	full, 30" ht, 36"oc
17	QV	Quercus virginiana Live oak	minimum 2" dbh
90	SBA	Spartina bakeri Sand cord grass	full, 1g, 5'oc
13	TD	Taxodium distichum Bald cypress	minimum 2" dbh
14	UA	Ulmus alata Winged elm	minimum 2" dbh
TBD	PNO	Paspalum notatum 'Argentine' Argentine Bahia grass Pine bark mulch	whole, solid pieces, as required in disturbed areas and to elevation 117 in the stormwater pond ½"-1 ½" size at 3" depth and as noted

- Per City of Ocoee code, shade tree calipers are to be measured at dbh (diameter at breast height, 54" ht above the soil line)
- 100% of plantings with the exception of LJT and PNO sod are native
- All plantings are low water use
- PNO sod is unirrigated

GARDEN ELEMENTS/ORNAMENTATION LEGEND

QTY	ITEM	SPECIFICATIONS
1	Trash receptacle	Barco SuperSaver 32-gallon, black, dome lid, with inground mount kit, on outdoor plaza
4	Recycled plastic bench	Barco Silhouette,4' length, cedar color, mounted to outdoor plaza
1	Bicycle rack	Uline H-2540BL, 48" long x 36" wide, black, on outdoor plaza

LANDSCAPE NOTES

1. Landscape contractor (LC) shall be responsible for all materials and work called for on the landscape plans and in the landscape notes and legend. Plant specifications are minimum acceptable sizes. Under sizing/substitution of plants and /or shortages in quantity are contract breaches. Plans shall rule if there are any quantity discrepancies between the legend and plans. Final quantity takeoffs are the responsibility of the LC. Notify the Landscape Architect of any discrepancies.
2. Refer to construction details for planting, staking, and/or guying instructions.
3. LC shall have a full size, to scale printed plan and the appropriate scale on site at all times.
4. All trees and palms shall be placed in planting beds where possible to eliminate narrow strips of sod.
5. LC shall comply with all local codes and ordinances and obtain all permits and bonds necessary to construct the project.
6. LC shall coordinate their work with other contractors to assure efficient and timely completion of the work.
7. LC shall be responsible for supplying all materials, labor, and equipment for the performance of their portion of the work.
8. LC shall verify all existing grades, dimensions, suitable drainage, and soil for plantings specified, proposed and existing underground utilities, and field conditions and notify owner of discrepancies or problems before proceeding with work. Per FL Statutes, call Sunshine State One (811) 72 hours prior to digging to have all utilities located.
9. The LC shall be familiar with and accept the existing site conditions prior to initiation of the work.
10. The LC shall protect existing utilities, structures, surfaces, and vegetation noted to be saved and be responsible for repair/replacement at no cost to the Owner.
11. Round-Up or equal shall be applied twice with the second application after a ten-day interval onto all existing vegetation not noted to be saved in areas that are to be replanted. Overspray shall not drift onto existing plant material to be saved. Mfr's recommendations shall be followed. Remaining plants and their roots shall be removed by hand prior to installation of plants. Resprouting weeds and plants are the responsibility of the LC through the appropriate warranty periods.
12. Invasive plants onsite shall be removed. Reference the latest Florida Invasive Species Council (FISC) (formerly FLEPPC) list at https://newfleppc.bugwoodcloud.org/plantlist2019.cfm.

All plant materials shall be graded Florida No. 1 or better as outlined under current Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted. All plants not listed shall conform to a Florida No. 1 or better as to: (1) health and vigor, (2) condition of foliage, (3) root system, (4) 85% free of pests or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species. LC to obtain written certification from nurseries that plant materials are Florida No. 1 or better. All plants are subject to verification of species. Per City of Ocoee code tree calipers are to be measured at dbh (diameter at breast height, 54" ht above the soil line). All specifications shall be met or exceeded unless otherwise noted. Trees shall not be larger in size or caliper compared to the root ball per Grades and Standards for Nursery Plants. All root balls and containers shall be free of living weeds and their roots. All Grades and Standards for Nursery Plants shall be followed.

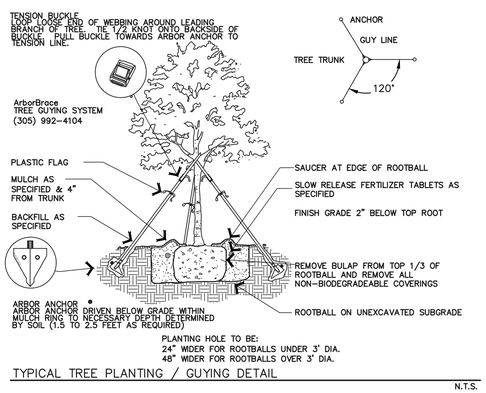
2. Planting soil of Fla. peat mixed one-half with clean topsoil for the backfilling of plant pits and beds shall be required only if existing soil is unsuitable for planting and/or contains construction debris which shall be removed.
3. Trees and palms shall be installed so their top main root at the trunk is visible and 2" above finished grade. If root is buried, remove soil from the top of the rootball prior to installation. Rootballs shall be free of circling roots. Do not apply the 1 ½" of mulch to the top of the rootball until after inspection of each tree or palm.
4. Landscape Architect is not responsible for adverse soil or drainage conditions, determining sub-surface soil conditions, underground objects/utilities, or the accuracy of property lines or information portrayed on surveys or on documents or plans provided by others. Owner or their agent is solely responsible for future maintenance of all plantings to maintain safe visibility within all visibility sight triangles and vehicular use and pedestrian areas within and immediately adjacent to the site.
5. Any FDOT visibility sight lines are provided by the civil engineer.
6. Some plants in the legend or existing on site may have irritating or toxic parts that may be hazardous to the health of humans or animals.
7. Existing trees/palms onsite or in the area may be in a hazardous condition and should be inspected for hazardous conditions by a consulting certified arborist at least once a year and after every weather event.
8. Finished grade prior to mulching or sodding to be 3" below top of adjacent surfaces such as walks, curbs and driveways extending perpendicularly from the surface edge for a minimum distance of 18" (see detail). Soil excavated during planting to be removed from the site. Do NOT raise soil levels!
9. All trees, shrubs, and groundcovers shall be fertilized with Agriform 20-10-5 or SierraTabs 16-8-12 planting tablets. One tablet/ 1 gal, 2 tablets/ 3 gal, 3 tablets/ 5 or 7 gal, 4 tablets/ 10 gal and one tablet/ each 1/2" of tree trunk diameter. Palms/cycads to receive palm fertilizer. Application shall be as per local ordinance, the details, and mfr's recommendation. Four-inch containers and smaller to receive one teaspoon Osmocote 16-6-12 Custombland for Florida in each hole.
10. All planting beds (except for annuals) and trees to receive pine bark mulch. Due to environmental concerns, cypress mulch shall NOT be used. All tree rootballs (which require 4-foot-wide mulch rings in turf areas) shall be mulched to a maximum 1 ½" depth (to aid water penetration) following inspection. All other planting beds to receive a 3" depth. Mulch shall not touch trunks or stems or be applied within the crowns of groundcovers/shrubs or over their branches or foliage. Mulch is to be applied by hand and shall not be "blown in."
11. LC to maintain all plant material in a plumb, upright, and stable condition. Stake/guy all trees/palms per planting details.
12. LC shall remove all bags (unless biodegradable), tags, ties, wires, ropes, stakes, and nursery attachments from all plant material. Wire baskets shall be removed from the top third of the root ball.
13. LC shall be responsible to keep plant material in a healthy, watered, insect/pest free condition until owner's final acceptance.
14. LC shall provide a one-year warranty for trees/palms, ninety days for shrubs, groundcovers, and vines and thirty days for sod. Warranty period shall start with final acceptance by owner. All plant material shall be alive and in satisfactory growth at the end of the warranty period. Replacement plant material shall be warranted for ninety days (sod for thirty days) from replacement date.
15. Warranty shall apply only to material that dies due to poor quality, improper handling, or installation practices. Generally, material transplanted on-site shall not be warranted. Adverse weather conditions shall not apply. Proper watering and maintenance are the owner's responsibility during the warranty period.
16. DO NOT SUBSTITUTE! Contact Landscape Architect/Designer if there is difficulty obtaining specified plant materials.
17. To confirm completion of the installation, images of the site may be required just prior to any site inspection.
18. Hedges shall be maintained at a 4' height.
19. Provide 100% coverage of all landscape areas using automatic irrigation system with rain sensor and separate zones for turf. Provide low volume emitters on a separate zone and program to all containers.
20. Provide irrigation sleeves to all planter areas and containers within/on paver, stone, or concrete areas. Above ground piping/risers/backflow to be painted flat black.
21. IF THIS SITE HAS POORLY DRAINING SOILS, prior to delivery of plant material to the site perform percolation tests and check for proper drainage in all planting areas. Correct drainage problems prior to any plant material installation. This may include augering, French draining or under-draining. If soils are not well draining, plant so top main root at trunk of trees is 6" above finished grade. Install shrubs and groundcovers with tops of root balls 2" above grade. Fill against sides of exposed rootballs. Crown landscape areas so water drains to edges but follow detail for grades at pavement edges, so mulch does not wash away. Since curbing prevents drainage of water from planting areas, the curbs may be perforated with six-inch deep saw cuts a minimum of every six feet apart to facilitate drainage.

CITY OF OCOEE LANDSCAPE NOTES

1. Due to required grade changes all existing trees are to be removed. 44 shade trees are proposed.
2. Street trees: no trees are provided due to existing overhead electric lines and existing underground utilities

CITY OF OCOEE REQUIRED NOTES

1. No trees or shrubs shall be placed on top of or in close proximity to public utilities that will impact utilities at maturity. Tree root guard/barrier (min 48") to be installed for trees located within 10' of public sidewalk

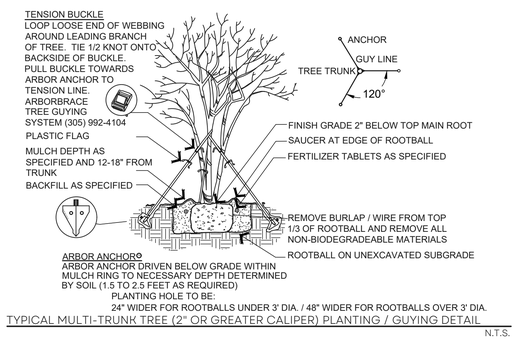


TYPICAL TREE PLANTING / GUYING DETAIL

N.T.S.

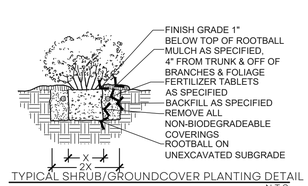
ABBREVIATION LEGEND

b&b	balled & burlapped
bt	boots
bpp	bibbs per pot
c	caliper
cnp	canopy
coll	collected
cont	container
ct	clear trunk
cy	cubic yards
dia	diameter
exstg	existing
fg	field grown
ftg	full to ground
g	gallon
ht	height
hvy	heavy
lf	linear feet
lvs	leaves
mt	multi-trunk
oa	overall
oc	on center
sf	square feet
spd	spread
spec	specimen
sst	single straight trunk
st	single trunk
stk	staked in pot
stm	stems
trl	trellis
tr	trunks
trans	transplant
typ	typical



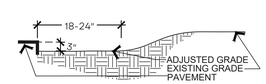
TYPICAL MULTI-TRUNK TREE (2" OR GREATER CALIPER) PLANTING / GUYING DETAIL

N.T.S.



TYPICAL SHRUB/GROUNDCOVER PLANTING DETAIL

N.T.S.



GRADES ADJACENT TO PAVEMENT DETAIL

N.T.S.

UB 36-2/UB 48-2 Specifications
36" and 48" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications at minimum 8' (2.43cm) diameter.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The root barrier shall be either product #UB 36-2 or UB 48-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

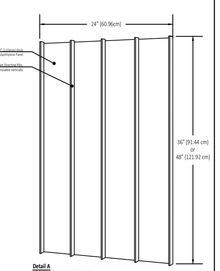
2. Root barrier shall be recyclable, black, extruded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and either 36" (910 mm) or 48" (1220 mm) deep.

3. Root barrier shall be manufactured with 100% reprocessed homopolymer polyethylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (609 mm) modules. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.080" (2.03 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Detail A)

5. Root barrier shall have an integrated joining System for assembly by sliding one panel into another.

Material and Thickness	Homopolymer Polyethylene 0.080 inch Extruded	
Properties	Typical Value	ASTM Test Method
Tensile stress @ yield	3800 PSI	D638
Elongation @ break %	10%	D638
Tensile Modulus	155,000 PSI	D638
Notched Izod Impact	0.4 - 4.0	D256A
Flexual Modulus Tl 2 PSI	145,000	D790
Hardness Shore	R66	D2240



Detail A
TREE ROOT BARRIER PANEL

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48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

REVISIONS:

#1	6/24/25	CITY COMMENTS
#2	9/08/25	CITY COMMENTS
#3	12/02/25	CITY COMMENTS

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Landscape Architect - LC2600315
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WINTER PARK, FL 32789
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www.hortusoasis.com

HORTUS Oasis

Legend Notes and Details
MAGUIRE PLAZA
51 Maguire Road, Ocoee, FL
Ocoee, Florida

DESIGN	DRAFT	CHECK
SP	JR	SP

PROJECT #: 224-058
DATE: 02/14/2025
SCALE: SEE DETAIL
SHEET: L-2
TOTAL: L-2 of L-4

03

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811

REVISIONS:

#1 12/02/2025 CITY COMMENTS

PROPERTY LINE
473'-8"

PROPERTY LINE
323'-8"

PROPERTY LINE
346'-8"

PROPERTY LINE
473'-1"

MAGUIRE ROAD

BUILDING 3
9,000 SF

BUILDING 1
22,500 SF

BUILDING 2
11,250 SF

OUT DOOR
PLAZA
1,000 SF

MONUMENT
SIGNS (TYP.)

CONTROLLER C

P 1 240 LF SAN 8 PVC @ 0.40%

P-2 73 LF SAN 8 PVC @ 0.40%

P-3 72 LF SAN 8 PVC @ 0.35%

P-4 315 LF SAN 8 PVC @ 0.40%

P-5 73 LF SAN 8 PVC @ 0.40%

P-6 18 LF SAN 8 PVC @ 0.40%

2" SLEEVE

3" & 2" SLEEVES

1" POTABLE IRRIGATION METER AND BACKFLOW PREVENTER

THE METER AND BACKFLOW ASSEMBLY SHALL BE INSTALLED NEXT TO EACH OTHER AND WITHIN THE UTILITY EASEMENT. REFER TO THE UTILITY PLAN AND CITY DETAIL UT209A.

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1 inch = 20ft.

HORTUS OASIS
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KRISTIN G. PATEGAS, APLD, FCLD
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Irrigation Plan
MAGUIRE PLAZA
51 Maguire Road, Ocoee, FL
Ocoee, Florida

DESIGN	DRAFT	CHECK
LWS	LWS	SP

PROJECT #: 224-058
DATE: 09/15/2025
SCALE: 1:20
SHEET: L-3
TOTAL: L-3 of L-4

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IRRIGATION SPADE DESIGN

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OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

811

GENERAL NOTES

1) INSTALL ALL DRIP TUBING AT GROUND LEVEL AFTER PLANT INSTALLATION. INSTALL NETAFIM TLS6 U SHAPED WIRE STABILIZERS A MIN. OF 4' O.C. TO HOLD THE LINES IN PLACE.

2) KEEP ALL DRIP LINE CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. ALL TUBE ENDS SHALL BE INTERCONNECTED TO ALL OTHER DRIP TUBES. DO NOT DEAD END TUBING. SINGLE ROWS SHALL HAVE A END CAP AND NOT BENT OVER OR TAPED.

3) AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 12" RADIUS. THERE SHALL NOT BE ANY KINKS IN THE TUBING.

4) ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH. THE PLAN DOES NOT ALWAYS REFLECT THE EXACT SPACING OR LAYOUT OF THE TUBING. LAYOUT THE TUBING DOWN THE LONGEST WIDTH WHEN POSSIBLE. ADAPT THE TUBING TO CURVED BEDS OR PLANTERS AS REQUIRED. ADJUST AND ADAPT THE TUBING FOR ALL TREES. REFER TO THE TREE DRIP RING DETAIL.

5) INSTALL DRIP TUBING TO ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL.
SEE THE LANDSCAPE PLAN FOR THE EXACT LOCATIONS. THERE SHALL BE A MINIMUM OF TWO ROWS OF TUBING ON A SINGLE ROW OF PLANTS.

6) SPACE TUBING AS NOTED ON THE PLAN. DO NOT SNAKE TUBING BACK AND FORTH EXCEPT WHERE SHOWN ON THE PLAN. ALWAYS INSTALL A HEADER PIPE UNLESS THE TOTAL GALLONAGE OF AN AREA IS 3 GPM OR LESS.

7) REFER TO THE MANUFACTURERS DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. ALL FITTINGS SHALL BE THE SAME TYPE AND MANUFACTURER AS THE DRIP TUBING.

8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.

9) INSTALL A A "SYSTEM ON" INDICATOR FLAG ON EVERY ZONE WHERE IT IS SEEN FROM THE CONTROL VALVE.

10) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

11) ALL CONTROL WIRES SPLICES SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y CONNECTORS AND SEALANT AND ALL WIRE SHALL BE 14 GAUGE, EXCEPT AS DETAILED FOR TWO-WIRE SYSTEMS.

12) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.

13) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.

14) INSTALL FLUSH VALVES WHERE SHOWN AT THE ENDS OF EACH RUN OF DRIP TUBING AND ONE FOR EVERY 15 GPM OF TUBING.

15) CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. VALVE, FLUSH VALVE, ETC.)

16) THE DRIP ZONE VALVE ASSEMBLY SHALL BE PLACED INSIDE AN ARMOR JUMBO VALVE BOX. THE VALVE SHALL BE INSTALLED AS PER THE DETAIL ON THE PLANS.

17) THE DRIP TUBING SHALL HAVE EMITTERS EVERY 12" AND SHALL BE SPACED 12" APART IN GROUND COVER BEDS AND A MINIMUM OF TWO RUNS FOR EACH ROW OF SHRUBS WHEN THE SHRUBS ARE SPACED FARTHER THAN 2' ON CENTER.

18) REFER TO THE ZONE CONTROL KIT DETAIL FOR FILTER SIZES.

19) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK WITH THE LANDSCAPE CONTRACTOR.

20) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.

21) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON WHITE BOND PAPER ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.

22) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)

24) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

LEGEND

▲	TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE
◎	HUNTER DRIP BUBBLER TREE RING- REFER TO DRIP BUBBLER DETAIL
◘	HUNTER DRIP ZONE ECO-INDICATOR- REFER TO THE DETAIL
△	HUNTER FLUSH VALVE
≡	HUNTER TECHLINE CV 17MM DRIP TUBING- 1 GPH EMITTERS EVERY 12". PLACE ROWS 12" APART IN ALL GROUND COVER BEDS. INSTALL A DOUBLE ROW ON ALL HEDGE ROWS. REFER TO ALL NOTES AND DETAILS ON THIS SHEET.
— — —	CLASS 200 PURPLE PVC MAINLINE-1 1/2"
———	CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4"
▬	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
◕	HUNTER ICV ELECTRIC VALVE, SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" VALVE BOX AND COVER 0-25 GPM=1"
⊕	HUNTER ZONE CONTROL KIT- REFER TO THE DETAIL.
C	CONTROLLER- HUNTER ICC2. WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER MINI-CLIK RAIN SENSOR. GROUND AS PER THE DETAILS. SLEEVE TO AS REQUIRED.
P	POINT OF CONNECTION TO A 1" POTABLE WATER METER AND BACKFLOW PREVENTER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS.

CITY OF OCOEE NOTES

THE DEVELOPER/ CONTRACTOR SHALL COORDINATE WITH UTILITIES DEPARTMENT FOR WATER CONSERVATION INSPECTION OF PLUMBING AND IRRIGATION SYSTEM BY CALLING 407-905-3159.

FINAL IRRIGATION PLAN APPROVAL DOES NOT PROVIDE EXEMPTION FROM CITY OF OCOEE CODE OF ORDINANCES CHAPTER 175 LANDSCAPE IRRIGATION REQUIREMENTS. ANY DEVIATIONS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.

HIGH VOLUME IRRIGATION (SPRAY HEADS) IS USED ON LESS THAN 60% OF THE LANDSCAPE AREA. DRIP TUBING (MICRO-IRRIGATION) AND NON-IRRIGATED AREAS IS USED TO MEET THIS REQUIREMENT.

THIS PROJECT, INCLUDING BOTH HORIZONTAL AND VERTICAL CONSTRUCTION, SHALL INCORPORATE WATERSENSE PLUMBING FIXTURES AND ENGERY STAR APPLIANCES AS REQUIRED BY CHAPTER 175 OF THE CITY OF OCOEE'S CODE OF ORDINANCES.

1

TO AVOID OVERSPRAY, NO AREAS LESS THAN 4' WIDE SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS.

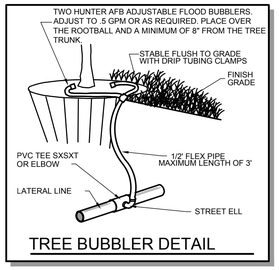
THE METER AND BACKFLOW ASSEMBLY SHALL BE INSTALLED NEXT TO EACH OTHER AND WITHIN THE UTILITY EASEMENT. REFER TO THE UTILITY PLAN AND CITY DETAIL UT209A.

ZONE CHART

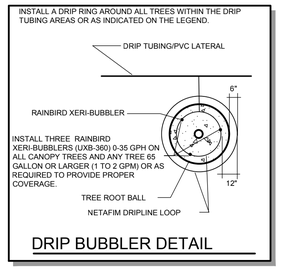
1

ZONE	PLANT (TYPE)	IRRIGATION (TYPE)	WATER (DEMAND)	PRECIP. (RATE)	APPLIC. (IN. PER WEEK REQ.)	GPM (GPM)	MINUTES (PER CYCLE)	TOTAL (GALLONS)
1	PLANT	DRIP	MEDIUM	1.5	1.0	18	20	360
2	PLANT	DRIP	MEDIUM	1.5	1.0	20	20	400
3	TREE	BUBBLER	MEDIUM	1.5	1.0	12	20	240
4	PLANT	DRIP	MEDIUM	1.5	1.0	16	20	320
5	PLANT	DRIP	MEDIUM	1.5	1.0	22	20	440
6	PLANT	DRIP	MEDIUM	1.5	1.0	13	20	260
7	TREE	BUBBLER	MEDIUM	1.5	1.0	7	20	140
8	TREE	BUBBLER	MEDIUM	1.5	1.0	2	20	40
9	PLANT	DRIP	MEDIUM	1.5	1.0	23	20	460
					TOTAL GPM PER RUN CYCLE	133	180	2,660
					TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)			5,320

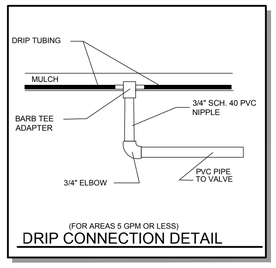
THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVINGS TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOIL TYPE, DRAINAGE, SLOPES, SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.



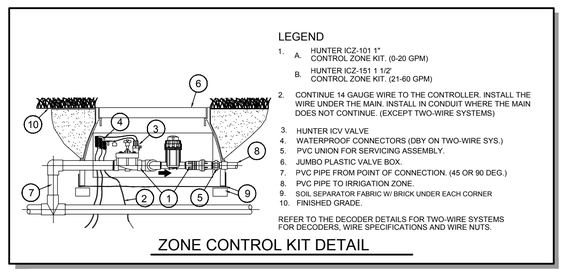
TREE BUBBLER DETAIL



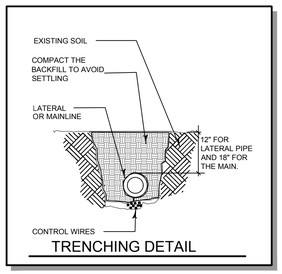
DRIP BUBBLER DETAIL



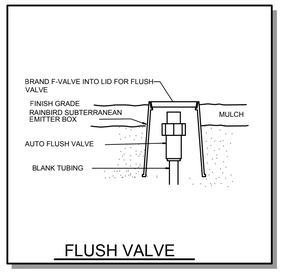
DRIP CONNECTION DETAIL



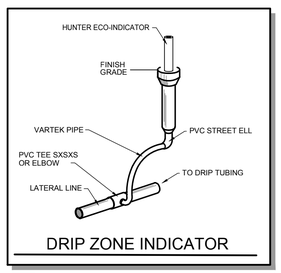
ZONE CONTROL KIT DETAIL



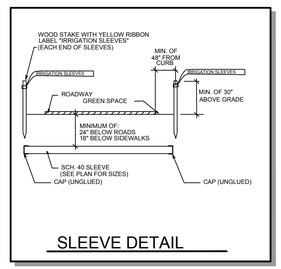
TRENCHING DETAIL



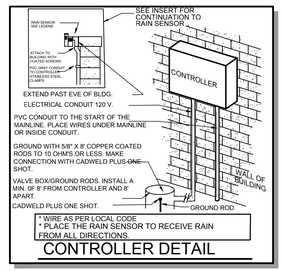
FLUSH VALVE



DRIP ZONE INDICATOR

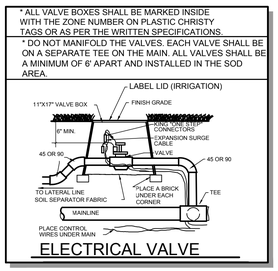


SLEEVE DETAIL



CONTROLLER DETAIL

* ALL VALVE BOXES SHALL BE MARKED INSIDE WITH THE ZONE NUMBER ON PLASTIC CHRISTY TAGS OR AS PER THE WRITTEN SPECIFICATIONS.
* DO NOT MANIFOLD THE VALVES. EACH VALVE SHALL BE ON A SEPARATE TEE ON THE MAIN. ALL VALVES SHALL BE A MINIMUM OF 6' APART AND INSTALLED IN THE SOD AREA.



ELECTRICAL VALVE

REVISIONS:
#1 12/02/2025 CITY COMMENTS

HORTUS OASIS
STEPHEN G. PATEGAS, RLA, ASLA
Landscape Architect C2060035
KRISTIN G. PATEGAS, APLD, FCLD
Landscape Designer
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Irrigation Details
MAGUIRE PLAZA
51 Maguire Road, Ocoee, FL
Ocoee, Florida

DESIGN	DRAFT	CHECK
LWS	LWS	SP

PROJECT #: 224-058
DATE: 09/15/2025
SCALE: 1:20
SHEET: L-4
TOTAL: L-4 of L-4

IRRIGATION SPADE DESIGN

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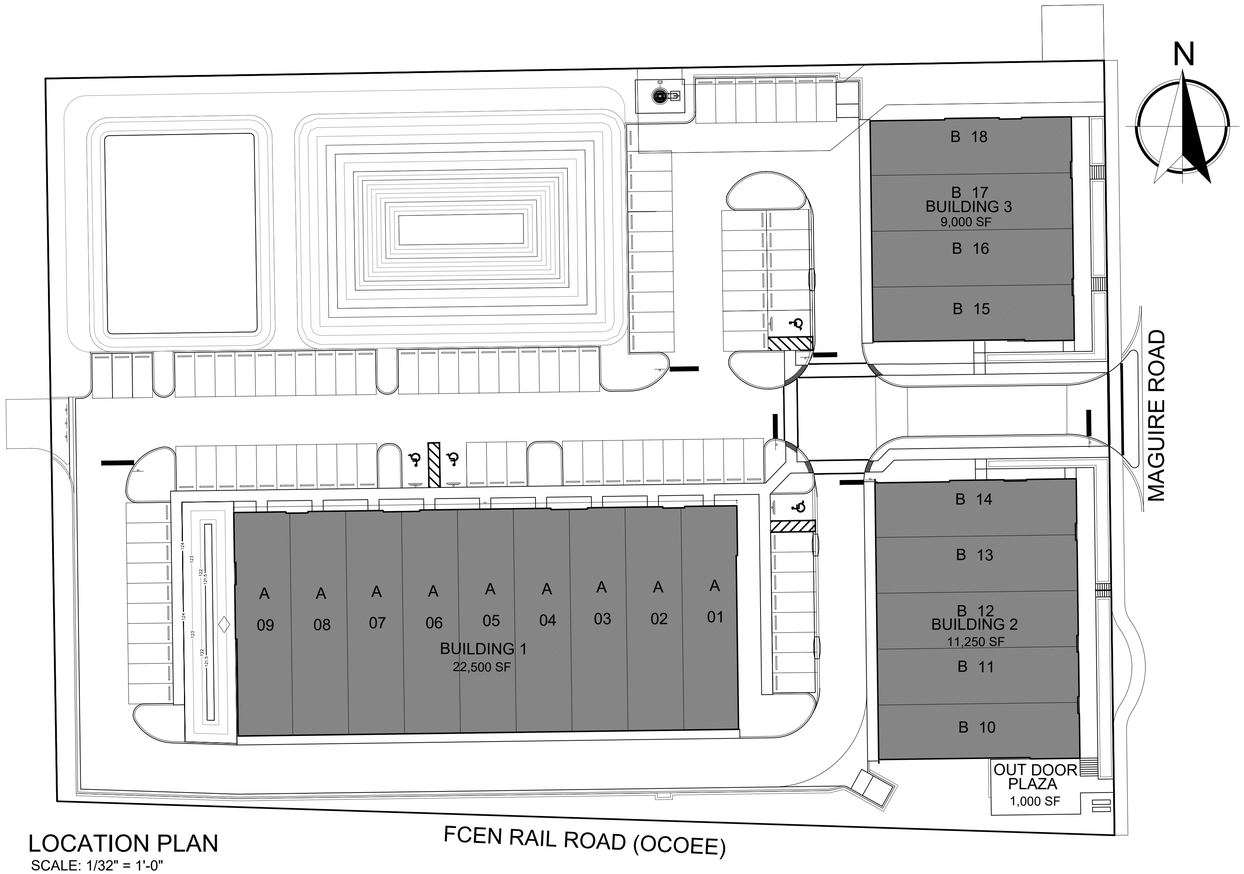

LOCATION PLAN
SCALE: 1/32" = 1'-0"

3D VIEW: GENERAL EAST ELEVATION

3D VIEW: PERSPECTIVE VIEW

MAGUIRE PLAZA

Maguire Rd
Ocoee, Fl 34761

DESIGN PARAMETERS:
Ultimate Design Wind Speed
Vult.....120 VMPH
3 second gust Vasd.....93 VMPH
Risk Category..... I
Wind Exposure.....C

GENERAL PROJECT NOTES

1.The contractor shall be responsable for means, methods , techniques and sequences of constructions, and shall follow all local ,state, and federal safety program regulation
2. All trades to coordinate with each other and fully be informed and aware of the work of each others.
3. The contractor shall be responsible for coordination of all work concerning provisions for and installation of any equipment noted in.
4. Detail are intended to show the intent of the design minor modification
may be required to suit the field dimensions or conditions and such modifications shall be included as part of the work of contract.
5. All subcontractor shall be licensed and insurance as required by law.
6. Construction plans must be designed in accordance with the 2023 Florida Building Code 8th Edition Residential and include the applicable wind criteria ,
7. The information on the drawing os as exact as could be secure, absolute accuracy is not guaranteed , and the gc shall obtain exact locations measurements, levels, etc and shall satisfactorily adapt his work to the actual field conditions.
8. All noted as " by owner " are to be coordinated with owner, and purchased and installed by contractor.
9. The contractor shall be responsable for obtaining permits for their respective scopes of work, prior to construction.
10. Provide termite protection to all new and disturbed existing soil per 2023 florida building code 8th edition sect R318 and other regulation

SHEET INDEX

A0.00 COVER SHEET
A0.01 GENERAL NOTES
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A1.02 FLOOR PLAN BUILDING 2
A1.03 FLOOR PLAN BUILDING 3
A2.01 ELEVATIONS BUILDING 1
A2.02 ELEVATIONS BUILDING 1
A2.03 ELEVATIONS BUILDING 2
A2.04 ELEVATIONS BUILDING 2
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A2.06 ELEVATIONS BUILDING 3
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A4.03 ROOF PLAN AND ROOF TRUSSES PLAN BUILDING 3
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D1.01 NOTES
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P1.02 PLUMBING PLAN (DRAIN AND WATER) BUILDING 2
P2.01 PLUMBING PLAN (WATER) BUILDING 1
S1.01 FOUNDATION PLAN BUILDING 1
S1.02 FOUNDATION PLAN BUILDING 2
S1.02 FOUNDATION PLAN BUILDING 3
S2.01 DETAILS

FLEX WAREHOUSE/OFFICE		
	AREA	UNITS
A BACK UNITS	2 500 SF	09
B FRONT UNITS	2 250 SF	09
OVERALL		18

BACK UNITS (UNITS 1 TO 9)

BUILDING 1 (UNITS 1 TO 9)

DESCRIPTION	AREA PER UNIT
OFFICE	580 SF
WAREHOUSE	1 920 SF
TOTAL 1 UNIT	2 500 SF
TOTAL AREA 9 UNITS	22 500 SF

FRONT UNITS (UNITS 10 TO 18)

BUILDING 2 (UNITS 10 TO 14)

DESCRIPTION	AREA PER UNIT
OFFICE	580 SF
WAREHOUSE	1 670 SF
TOTAL 1 UNIT	2 250 SF
TOTAL 5 UNITS	11 250 SF

BUILDING 3 (UNITS 15 TO 18)

DESCRIPTION	AREA PER UNIT
OFFICE	580 SF
WAREHOUSE	1 670 SF
TOTAL 1 UNIT	2 250 SF
TOTAL 4 UNITS	9 000 SF

TOTAL AREA 18 UNITS	42 750 SF

AREA DESCRIPTION (UNITS 1 TO 18)

DESCRIPTION	AREA PER UNIT
OFFICE	10 440 SF
WAREHOUSE	32 310 SF
TOTAL 18 UNITS	42 750 SF

Construction Area Building 1.....22 500 SF

Construction Area Building 2.....11 250 SF

Construction Area Building 3..... 9 000 SF

Total Construction Area .....42 750 SF

THIS PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF ALL APPLICABLE FOLLOWING CODES:

2023 FLORIDA BUILDING CODE, 8TH EDITION
2020 NATIONAL ELECTRICAL CODE
2023 FLORIDA MECHANICAL CODE
2023 FLORIDA PLUMBING CODE
2023 FLORIDA ENERGY CODE
2023 FLORIDA ACCESSIBILITY CODE
2023 FLORIDA FIRE PREVENTION CODE

AND ALL APPLICABLE LATEST CODES

RAUL VARGAS
CIVIL ENGINEER, MS, PE, CGC
ravamir@hotmail.com
TEL (407) 722-0690

CLIENT

MALAK

PROJECT:
MAGUIRE PLAZA
PROJECT N°.
2024-0013

ADDRESS:
Maguire Rd
Ocoee, Fl 34761

COVER
NOTES

DATE:
07/09/2025

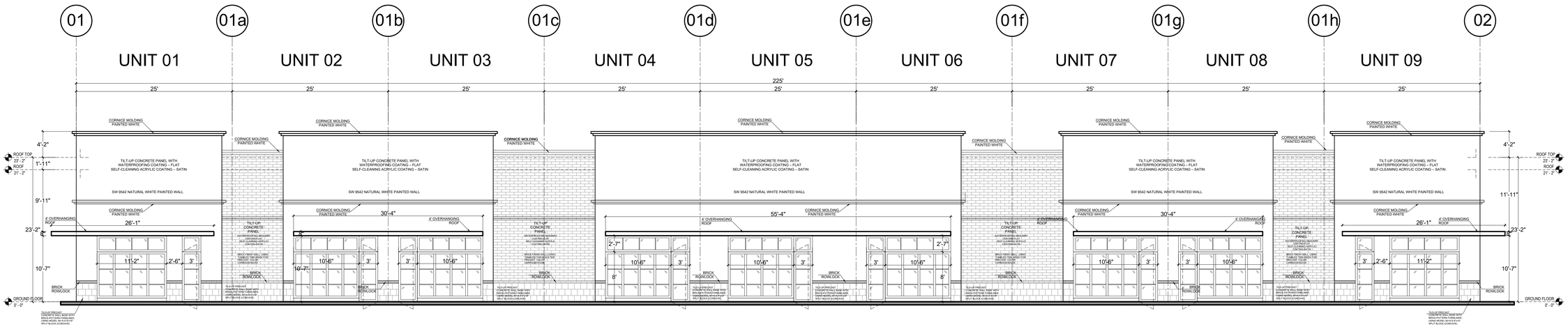
DRAW:
F.A.C. D.O.V.

REVISIONS:

No.	Date	Description
9.		
8.		
7.		
6.		
5.		
4.	07/10/2025	
3.	06/19/2025	
2.	03/03/2025	
1.	02/15/2025	

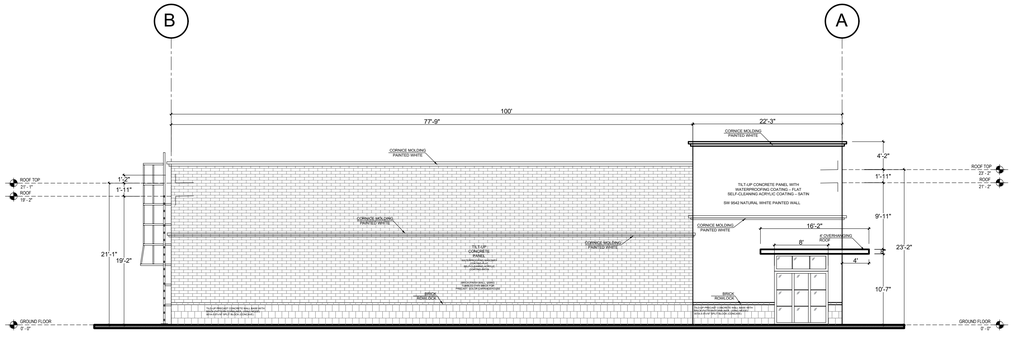
A0.00

MALAK DESIGN CORP. SERVICES INC. ARCHITECTURE. 51 MAGUIRE RD OCOEE, FL luisortiz@malakcorp.com



NORTH ELEVATION
BUILDING 1
SCALE: 1/8" =1'-0"

3D VIEW: NORTH ELEVATION
BUILDING 1



EAST ELEVATION
BUILDING 1
SCALE: 3/32" =1'-0"

3D VIEW: EAST ELEVATION
BUILDING 1

NOTE:

CEILING HEIGH = 19' 2" - 21' 2"

RAUL VARGAS
CIVIL ENGINEER, MS, PE, CGC
ravamir@hotmail.com
TEL (407) 722-0690

CLIENT

MALAK

PROJECT:
MAGUIRE PLAZA

PROJECT N°.
2024-0013

ADDRESS:
Maguire Rd
Ocoee, Fl 34761

BUILDING 1
ELEVATIONS

DATE:
07/09/2025

DRAW:
F.A.C. D.O.V.

REVISIONS:

No.	Date	Description
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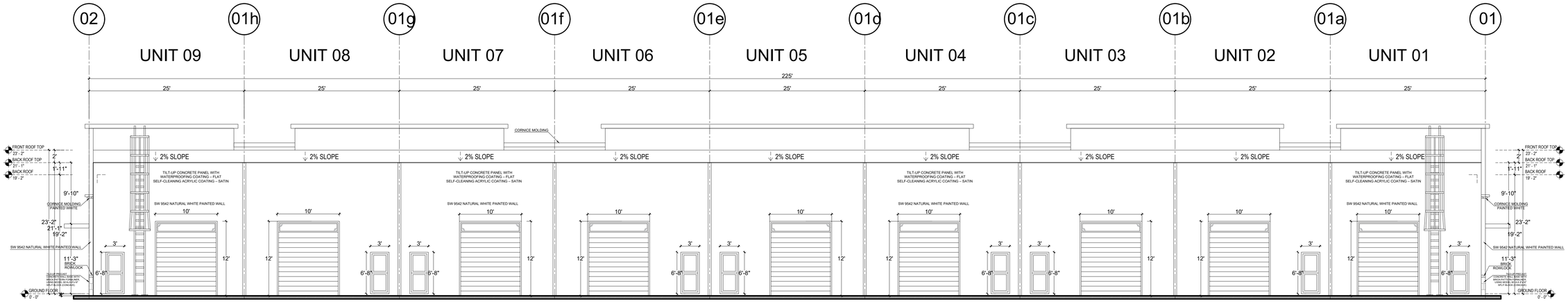
4.	07/10/2025	
3.	06/19/2025	
2.	03/03/2025	
1.	02/15/2025	

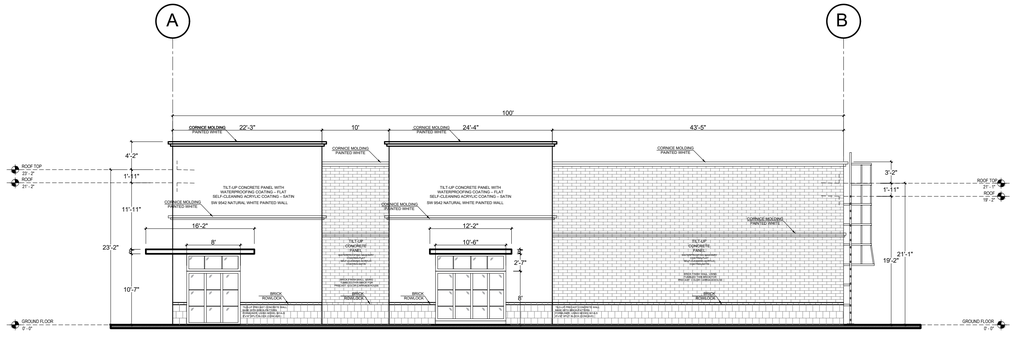
A2.01

MALAK DESIGN CORP. SERVICES INC. ARCHITECTURE. 51 MAGUIRE RD OCOEE, FL luisortiz@malakcorp.com



SOUTH ELEVATION
BUILDING 1
SCALE: 1/8" =1'-0"

3D VIEW: SOUTH ELEVATION
BUILDING 1



WEST ELEVATION
BUILDING 1
SCALE: 3/32" =1'-0"

3D VIEW: WEST ELEVATION
BUILDING 1

NOTE:

CEILING HEIGH = 19' 2" - 21' 2"

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BUILDING 1
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DATE:
07/09/2025

DRAW:
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REVISIONS:

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A2.02

MALAK DESIGN CORP. SERVICES INC. ARCHITECTURE. 51 MAGUIRE RD OCOEE, FL luisortiz@malakcorp.com

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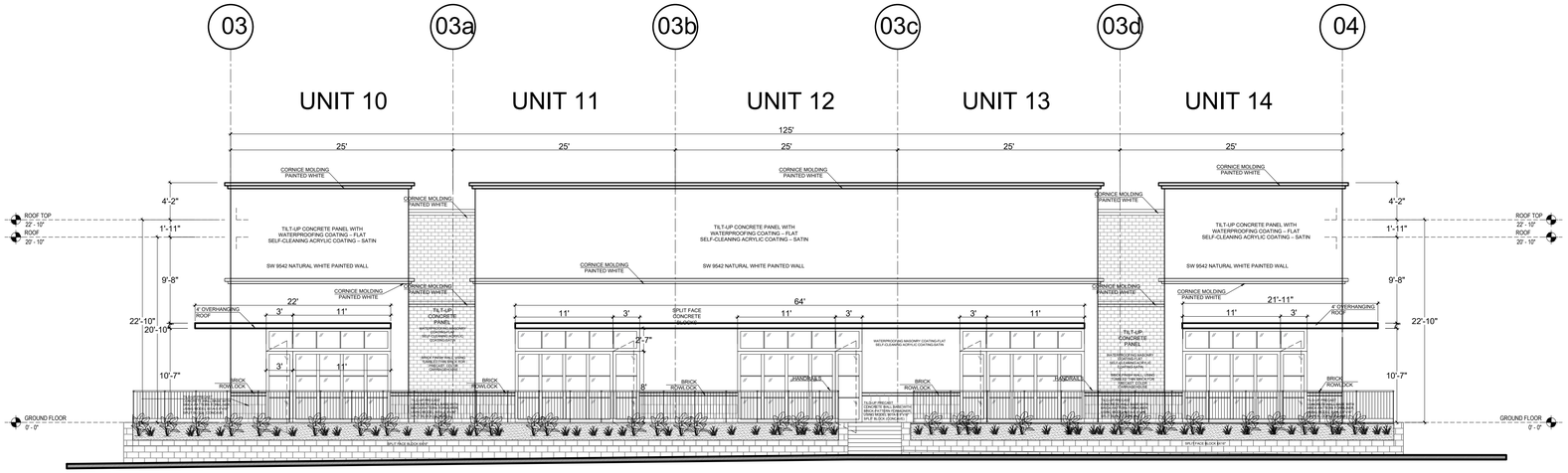
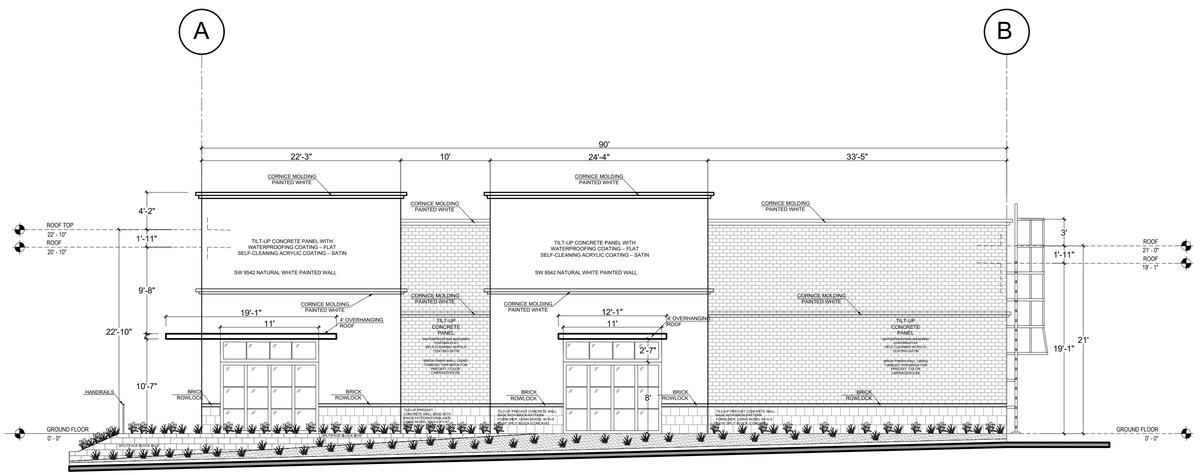


EAST ELEVATION
BUILDING 2
SCALE: 1/8" =1'-0"

3D VIEW: EAST ELEVATION
BUILDING 2



NORTH ELEVATION
BUILDING 2
SCALE: 1/8" =1'-0"

3D VIEW: NORTH ELEVATION
BUILDING 2

NOTE:
CEILING HEIGH = 19' 1" - 20' 10"

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MALAK

PROJECT:
MAGUIRE PLAZA

PROJECT N°.
2024-0013

ADDRESS:
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Ocoee, Fl 34761

BUILDING 2
ELEVATIONS

DATE:
07/09/2025

DRAW:
F.A.C. D.O.V.

REVISIONS:

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2.	03/03/2025	
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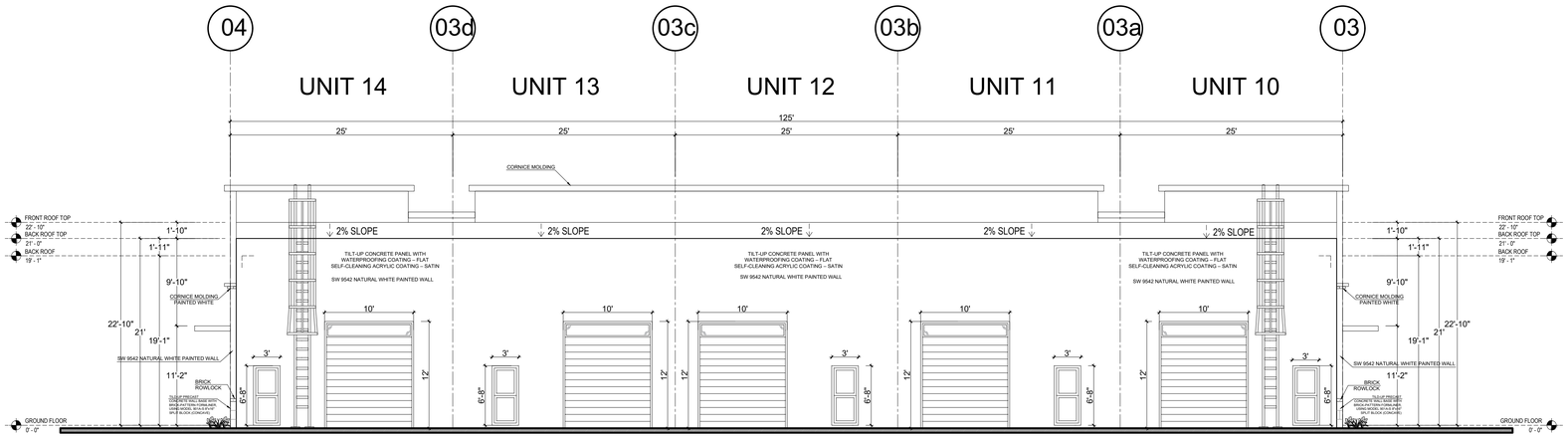
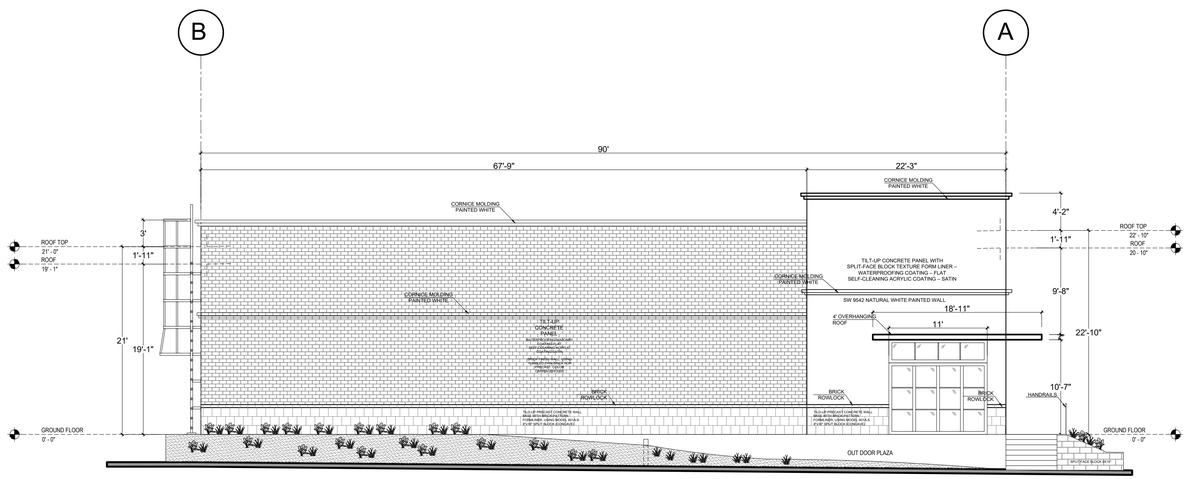
A2.03

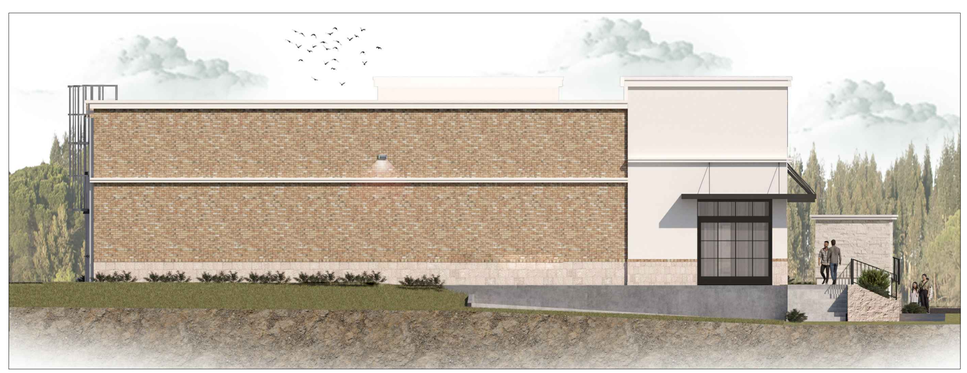


WEST ELEVATION
BUILDING 2
SCALE: 1/8" =1'-0"

3D VIEW: WEST ELEVATION
BUILDING 2



SOUTH ELEVATION
BUILDING 2
SCALE: 1/8" =1'-0"



3D VIEW: SOUTH ELEVATION
BUILDING 2

NOTE:

CEILING HEIGH = 19' 1" - 20' 10"

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CLIENT

MALAK

PROJECT:
MAGUIRE PLAZA

PROJECT N°.
2024-0013

ADDRESS:
Maguire Rd
Ocoee, Fl 34761

BUILDING 2
ELEVATIONS

DATE:
07/09/2025

DRAW:
F.A.C. D.O.V.

REVISIONS:

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2.	03/03/2025	
1.	02/15/2025	

A2.04

MALAK DESIGN CORP. SERVICES INC. ARCHITECTURE. 51 MAGUIRE RD OCOEE, FL luisortiz@malakcorp.com

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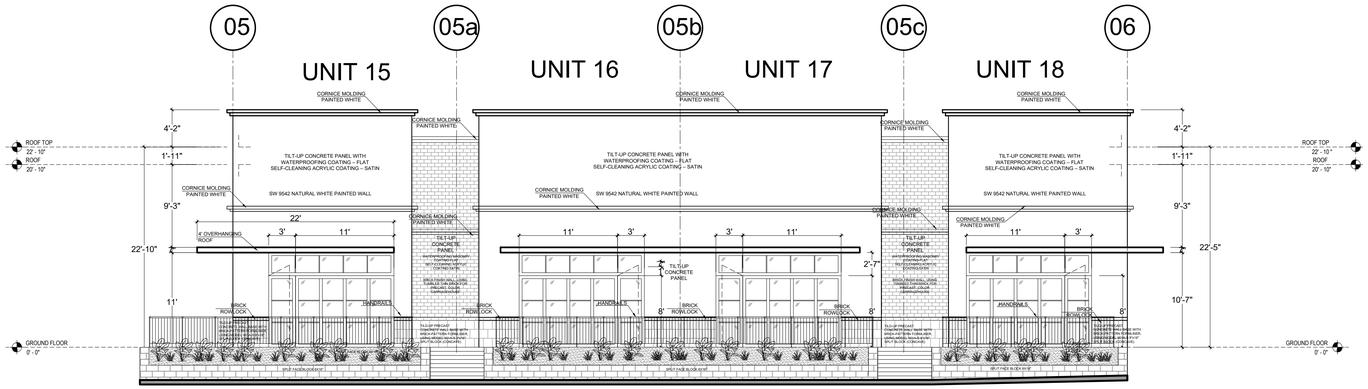
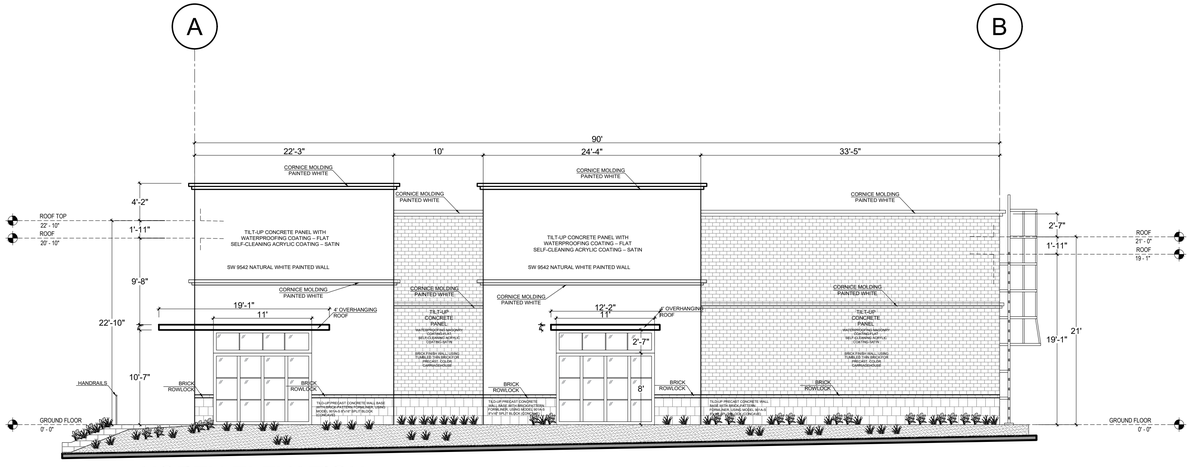


EAST ELEVATION
BUILDING 3
SCALE: 1/8" =1'-0"

3D VIEW: EAST ELEVATION
BUILDING 3



NORTH ELEVATION
BUILDING 3
SCALE: 1/8" =1'-0"

NOTE:
CEILING HEIGHT = 19' 1" - 20' 10"

3D VIEW: NORTH ELEVATION
BUILDING 3

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CLIENT

MALAK

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MAGUIRE PLAZA

PROJECT N°.
2024-0013

ADDRESS:
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Ocoee, Fl 34761

BUILDING 3
ELEVATIONS

DATE:
07/09/2025

DRAW:
F.A.C. D.O.V.

REVISIONS:

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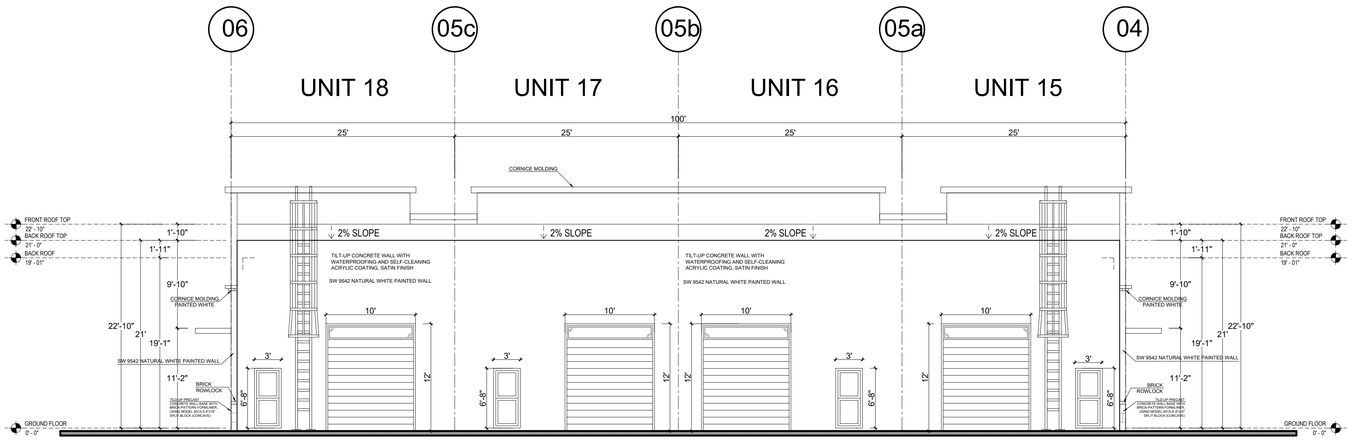
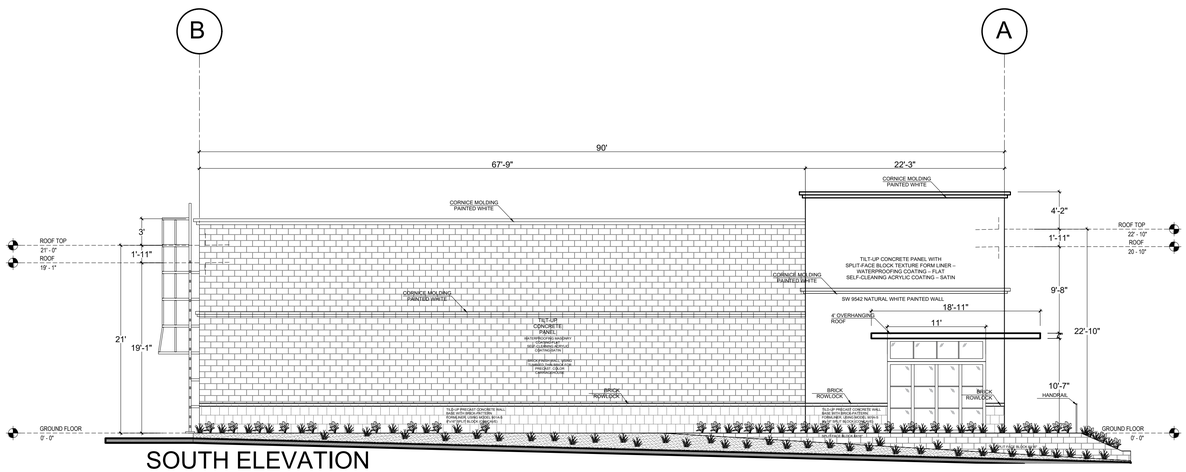


WEST ELEVATION
BUILDING 3
SCALE: 1/8" =1'-0"

3D VIEW: WEST ELEVATION
BUILDING 3



SOUTH ELEVATION
BUILDING 3
SCALE: 1/8" =1'-0"

NOTE:

CEILING HEIGHT = 19' 1" - 20' 10"

3D VIEW: SOUTH ELEVATION
BUILDING 3

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BUILDING 3
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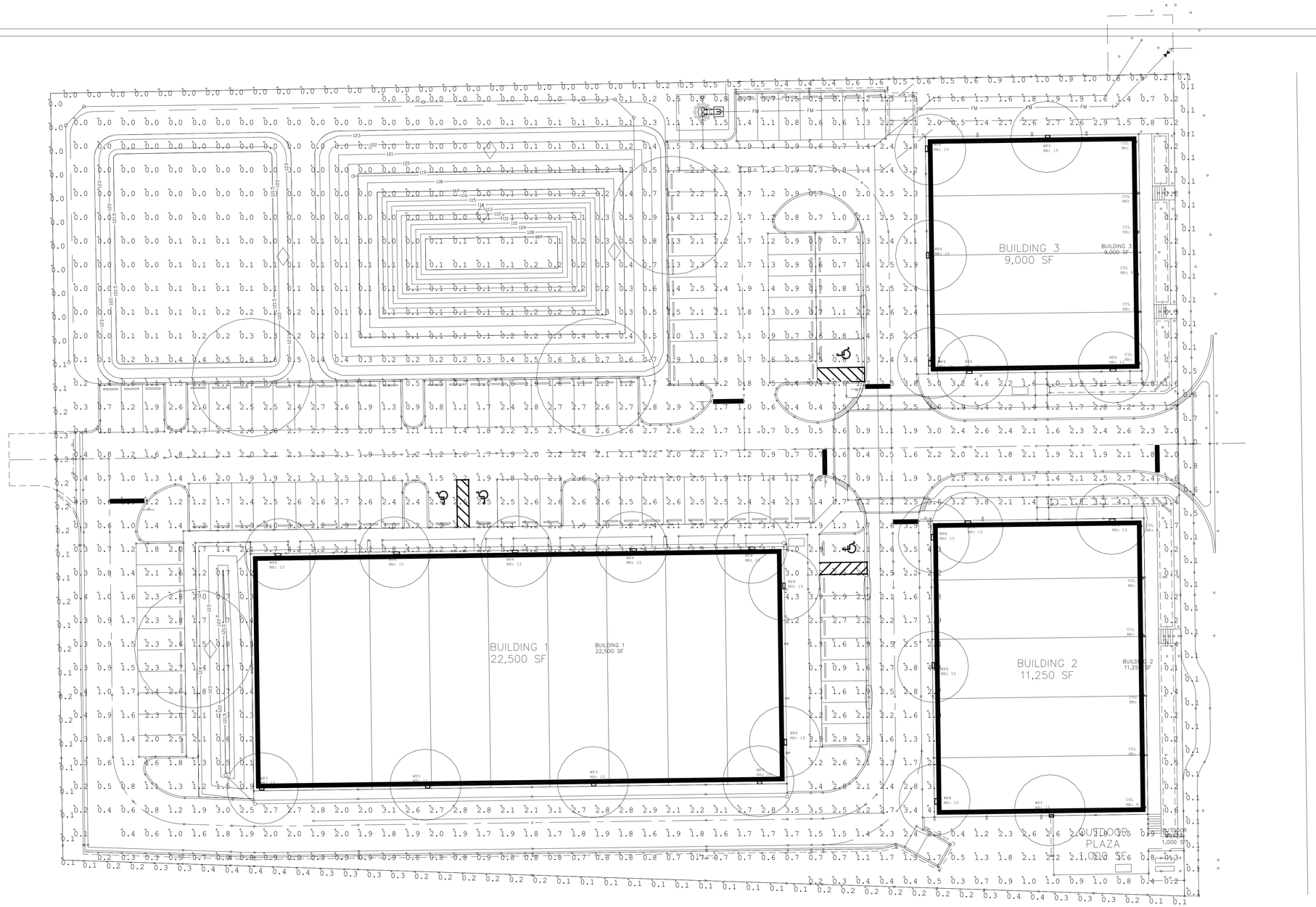
A2.06

MALAK DESIGN CORP. SERVICES INC. ARCHITECTURE. 51 MAGUIRE RD OCOEE, FL luisortiz@malakcorp.com

Florida Lighting Associates Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	Mounting Height
	12	CYL	Single	SCH4-WL-LED-WM-WH-1200L-DIM10-MVOLT-FL-40K-90-	0.950	1315	13.5163	162.196	ELITE	9
	3	SL3	Single	VP-1-160L-100-4K7-3-UNV-A3-BLT / VALMONT 240840605TE-D1-DBL-HH / WA18AC DBL 6 Direct Bury	0.950	14109	97.2	291.6	BEACON PRODUCTS	25
	1	SL4	Single	VP-1-160L-100-4K7-4W-UNV-A3-BLT / VALMONT 240840605TE-D1-DBL-HH / WA18AC DBL 6 Direct Bury	0.950	13847	97.2	97.2	BEACON PRODUCTS	25
	6	WP3	Single	VPW2-48L-45-4K7-3-UNV-BLT	0.950	5208	45.9	275.4	BEACON	15
	17	WP4	Single	VPW2-48L-45-4K7-4F-UNV-BLT	0.950	5474	46.2	785.4	BEACON	15

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.21	1.0	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.32	5.2	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.87	3.9	0.4	4.68	9.75



AMPHION ENGINEERING
P.O. BOX 996
TITUSVILLE, FL 32781
rjotadiaz@gmail.com

Maguire Rd Plaza
Address: 51 Maguire Rd, Ocoee, FL

RAFAEL JOSE DIAZ
LICENSE
NO. 68056
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
SEAL
RAFAEL J DIAZ PE 60056

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED&SEALED BY AMPHION ENG/ RAFAEL J DIAZ USING A DIGITAL SIGNATURE.PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110.8.4.4 FBCAR AND CHAPTER 633, FLORIDA STATUES.

#	DATE	REVISIONS
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JOB # -
DATE: -
SCALE: -
DESIGNED BY: -
DRAWN BY: -
APPROVED BY: RDIAZ

SHEET
PH-1 OF 1

West Orange Times c/o Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

CITY OF OCOEE
NOTICE OF PUBLIC HEARING
MAGUIRE PLAZA
PRELIMINARY/FINAL LARGE-SCALE SITE PLAN
CASE NUMBER: LS-2025-006

NOTICE IS HEREBY GIVEN, pursuant to Article IV Section 4-3A.(3)(b) of the City of Ocoee Land Development Code, that on **TUESDAY, APRIL 14, 2026, 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 the Preliminary/ Final Large-Scale Site Plan for Maguire Plaza. The property is identified as parcel number 18-22-28-0000-00-096. The subject property is approximately 3.64 acres in size and is located on the west side of Maguire Road, approximately 249 feet south of the intersection of Franklin Street and Maguire Road. The proposed use is for three (3) one-story flex-space commercial office buildings, approximately 42,750 SF combined.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file, including a complete legal description by metes and bounds, may be inspected at the Ocoee Planning 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 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 of the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearing. No further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made at 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. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

April 2, 2026 26-01069W

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

April 2026
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 Assistant City Manager Michael Rumer at 407-905-3112 for additional information or questions.

NEW DEVELOPMENT

District	Project Name & General Location	Project Description	Status
District 1 - Scott R. Kennedy			
District 2 – Rosemary Wilsen			
District 3 – Richard Firstner			
3	**BEAT THE STREETS** Sage #2026-0011 *606 Ocoee Apopka Road & 789 Pine Street* *7.76 acres*	a one-story building with a 31,640-square-foot footprint on 7.7 acres. The facility is proposed to serve as a bus operations center known as Beat the Streets	• Under 1st Review
3	**OCOEE MULTI-USE APARTMENTS** Sage #2026-0012 *15, 121, 201, & 209 s. Kissimmee Ave. & 214 Mckey Street* *3.39 acres*	Preliminary Site Plan for a proposed three-story, 35,760-square-foot mixed-use building on 3.39 acres. The building is planned to include 14 commercial units and 53 residential units.	• Under 1st Review
District 4 – George Oliver			

UNDER CONSTRUCTION

District	Project Name & General Location	Project Description	Status
District 1 - Scott R. Kennedy			
1	**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** • 24 of 48 (50%) Townhomes have received CO

1	**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** • 80% complete for buildings and sitework • Phase 1 received CO on 12/23/2025
District 2 – Rosemary Wilsen			
2	**AQUASONIC CAR WASH** Sage #2025-0052 & 2024-0034 *Clarke Road* *Parcel # 21-22-28-6328-00-070* *1.11 acres*	Small-Scale Site Plan, 4,400 SF Car Wash	**Under Construction** • Building and sitework at 30% completion
District 3 – Richard Firstner			
3	**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	**Under Construction** • Building and sitework at 10% completion
3	**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 85% completion
3	**OCOEE MULTI-USE APARTMENTS** Sage #2026-0012 *15, 121, 201, & 209 s. Kissimmee Ave. & 214 Mckey Street* *3.39 acres*	Preliminary Site Plan for a proposed three-story, 35,760-square-foot mixed-use building on 3.39 acres. The building is planned to include 14 commercial units and 53 residential units.	**NEW PROJECT SUBMITTAL** • Under 1st Review
3	**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 50% completion • Developer is using Private Providers
District 4 – George Oliver			
4	**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** • 4 of 46 (8.7%) single-family homes have received CO
4	**WYNWOOD PHASE 3 & 4 FKA CLRM** Sage #2023-0024 *56.63 acres* *Phase 1 & 2 Completed*	Large-Scale Preliminary/Final Subdivision Plan to construct 187 single-family residential lots	**Under Construction** • 121 of 186 (65%) single-family homes have received CO

CURRENT DEVELOPMENT REVIEW

District	Project Name & General Location	Project Description	Status
District 1 - Scott R. Kennedy			
1	**HOLIDAY INN EXPRESS** Sage #2025-0051 *West Road* *3.71 acres*	Special Exception to the existing Commercial PUD to allow Hotel use	• Under 2nd Review • Planning and Zoning Commission Meeting: March 10, 2026 • City Commission Meeting: April 7, 2026 – **CONTINUED** • Community Meeting (TBD)
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	• Under 2nd review
1	**OCOEE VILLAGE CENTER NEW GROCERY AND FUEL STATION** Sage #2025-0044 *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	• Approved for Construction on March 2, 2026. • Pre-Construction Meeting scheduled for April 14, 2026.
District 2 – Rosemary Wilsen			
2	**OCOEE PICKLEBALL** Sage #2026-0004 *1100, 1050, 1000 Jacob Nathan Blvd.* *6.08 acres*	Indoor Pickleball Complex with 26 Courts	• Under 2nd Review
2	**ORANDO HEALTH REHAB PARKING LOT EXPANSION** *Sage #2025-0046* *1300 Hempel Avenue*	Small-Scale Site Plan to construct 25 new paved parking spaces, a paved driveway, and associated stormwater collection and conveyance	• 1st review comments sent on January 27, 2026. • Pending Resubmittal.
2	**WALMART #942 DRONE PROJECT** *Sage #2025-0048* *10500 W Colonial Dr* *21.73 acres*	Small-Scale Site Plan to install a drone nest to house and support drone operations, and an auto loader system for automated merchandise loading and delivery	• Approved for construction on February 25, 2026. • Pre-Construction Meeting held on April 1, 2026.
2	**WEST ORANGE MEDICAL** Sage # 2025-0016 *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 for recording • Pending document for the applicant to be processed with the recording of the Plat

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*	Small Scale Site Plan for an 11,800 SF Medical Office	• Approved for Construction on August 8, 2023. • Pre-Construction Meeting held on April 16, 2024. • Revision Review approved on January 21, 2025.
District 3 – Richard Firstner			
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	• Received CO for sitework and buildings on 12/17/25
3	**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	• Received CO for sitework and buildings on 12/17/25
3	**720 N LAKEWOOD AVE – FLORES PROPERTY** *Sage #2025-0026* *720 N Lakewood Avenue* *7.51 acres*	Lot split to separate 1 lot into 3	• Under 3rd Review
3	**BEAT THE STREETS** Sage #2026-0011 *606 Ocoee Apopka Road & 789 Pine Street* *Parcel # 18-22-28-0000-00-003 & 18-22-28-0000-00-001* *7.76 acres*	a one-story building with a 31,640-square-foot footprint on 7.7 acres. The facility is proposed to serve as a bus operations center known as Beat the Streets	**NEW PROJECT SUBMITTAL** • Under 1st Review
3	**DAKA PLAZA** *Sage #2023-0042* *1550 Maguire Rd.* *1.00 acres*	Small-Scale Site Plan proposing a 9,774 SF retail plaza with a drive-through	• Under 4th review
3	**ELLIANOS COFFEE SHOP** *Sage #2025-0041* *250 Moore Road* *0.46 acres*	Small-Scale Site Plan for an 864 SF Coffee Shop	• Under 4th review
3	**INSPIRATION TOWN CENTER & LUXURY HOMES** *Sage #2024-0033* *Excellence Circle* *9 acres*	Large-Scale Preliminary & Final Site/Subdivision Plan proposing 90 luxury townhomes, with four commercial buildings	• Approved for Construction on March 4, 2019. • Pre-Construction Meeting held on March 28, 2019. • Under revision review • Revision Review Approved on January 28, 2026. • Pending approved revised sheets for Stamping • PUD Modification

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	• 2nd review Comments sent on December 29, 2025. • Pending Resubmittal
3	**MAGUIRE 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.	• Approved for Construction on March 11, 2026 • Planning & Zoning Meeting April 14, 2026 • City Commission Meeting May 5, 2026
3	**OCOEE CORNERS RETAIL** *Sage #2025-0039* *1535 Maguire Rd.* *4.50 acres*	Small-Scale Site Plan for the construction of infrastructure, parking, sanitary, and water stub-outs for future buildings.	• Under 3rd Review
3	**PALM DRIVE RE-ALIGNMENT** *Sage #2025-0040* *Ocoee Apopka Rd* *0.77 acres*	Re-alignment of Palm Drive	• 2nd review comments sent on January 29, 2026. • Pending Resubmittal.
3	**YARD TRASH RECYCLING FACILITY** Sage #2024-0049 *1601 Maguire Road* *Parcel # 07-22-28-0000-00-021* *9.91 acres*	Small-Scale Site Plan	• Approved for Construction on October 30, 2025. • Pending Pre-Construction Meeting
District 4 – George Oliver			
4	**MARKET STORE AT PRAIRIE LAKE** *Sage #2024-0050* *Ocoee Vista Pkwy* *2.00 acres*	Small-Scale Site Plan to construct a convenience store with a gas station and car wash with a total project area of 87,206 SF	• 1st review comments sent on February 9, 2026. • Pending resubmittal.
4	**SHOPPES ON THE BLUFF** 2024-0045 *9251 Clarcona Ocoee Road* *Parcel # 33-21-28-0000-00-023* *Parcel # 04-22-28-0000-00-00-012* *4.29 acres*	Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet	• Under 5th Review

OLDER THAN SIX (6) MONTHS

District	Project Name & General Location	Project Description	Status
District 1 - Scott R. Kennedy			
1	**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	• Approval of the Preliminary Site Plan review at the July 19, 2022, City Commission Meeting. • Pending Submittal for Final Site Plan review

1	**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-Application meeting held on July 22, 2025. • Pending Resubmittal
District 2 – Rosemary Wilsen			
2	**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	**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
2	**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 for Construction on May 13, 2025. • Pre-Construction Meeting was held on July 1, 2025.
2	**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)
2	**OCOEE OAKS JOINT VENTURE** Sage #2023-0021 *201 S. Clarke Rd.* *12.59 acres*	Large-Scale Final Subdivision Plan	• Approved for Construction on June 18, 2024. • Pending Pre-Construction Meeting
2	**VALIANT REALTY GROUP** Sage #2024-0051 *112 S. Bluford Ave.* *.24 acres*	Small-Scale Site Plan for a 7,843 SF Office Building	• 1st review comments sent on July 10, 2025. • Pending Resubmittal.
2	**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 on January 31, 2023. • Pending Pre-Construction Meeting
District 3 – Richard Firstner			
3	**911 MARSHALL FARMS – SURUJLALL PROPERTY** *Sage #2025-0022* *911 Marshall Farms Rd* *2.22 acres*	Small-Scale Site plan for an Auto repair shop with office space.	• 1st Review comments sent on October 21, 2025 • Pending resubmittal

3	**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	• Approved for Construction on September 19, 2025 • Pending Pre-Construction Meeting
3	**INSPIRATION** Sage #2024-0030 *Excellence Circle* *9 acres*	Plat – Phase 2 Plating 30 Parcels to 47 Resulting Parcels	• 2nd Review Comments sent on January 29, 2025. • Pending Resubmittal
3	**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
3	**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	**PALM DRIVE RETAIL FACILITY** Sage #2024-0052 *Palm Drive* *Parcel # 18-22-28-0000-00-00-109* *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.
District 4 – George Oliver			
4	**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
4	**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
4	**HOWARD MEADOWS AKA WATSON MEADOWS** Sage #2023-0032 *8708 A. D. Mims Road* *2.25 acres*	Final Subdivision Plan for Six (6) Single-Family Residential Lots	**Not Active (Change of Owner)**