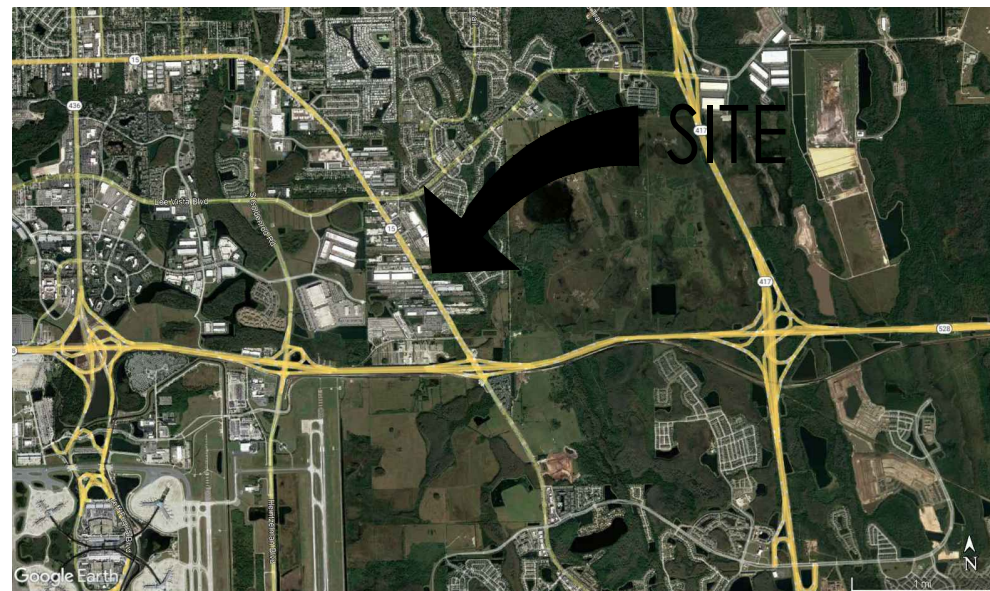


### REAL:

THIS DOCUMENT IS NOT  
FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION.

SHOPPES AT VISTA COVE  
NARCOOSSEE RD.  
ORLANDO, FL 32822

## VICINITY MAP



## LEGAL DESCRIPTION

TRACTS A1, A2 & A3, ENCORE NARCOOSSEE,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
PLAT BOOK 110, PAGES 7 THROUGH 10, PUBLIC  
RECORDS OF ORANGE COUNTY, FLORIDA.

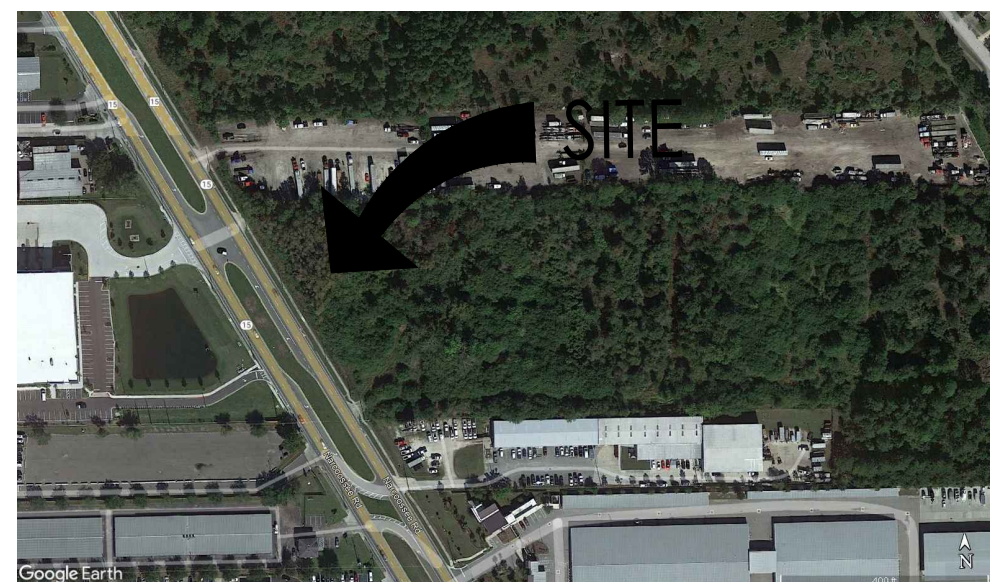
## REVISION ISSUE LOG

[illegible]

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C0	GENERAL NOTES
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## LOCATION MAP



## OWNER &amp; CONSULTANTS

OWNER

7567 LLC.  
933 BEVILLE RD. BLDG. 103F  
SOUTH DAYTONA, FL 32119-1758  
CIVIL ENGINEER

INTERPLAN LLC  
220 E. CENTRAL PKWY, STE 4000  
ALTAMONTE SPRINGS, FL 32701  
CONTACT: CHRIS BLURTON  
EMAIL: CBLURTON@INTERPLANLLC.COM  
PHONE NUMBER: 407-629-9124  
ENGINEER OF RECORD: STUART ANDERSON

SURVEYOR

ACCURIGHT SURVEYS OF ORLANDO INC.  
2012 E. ROBINSON ST.  
ORLANDO, FL 32803  
PHONE NUMBER: 407-894-6314

LANDSCAPE ARCHITECT

CADD SCAPES, INC.  
432 NOWELL LOOP  
DELAND, FL 32724  
PHONE NUMBER: 407-310-5567

NO	DATE	REMARKS
REVISIONS		

## SHOPPES AT VISTA COVE

VARCOOSSEE RD.  
ORLANDO, FL

PROJECT NO: 2022.0995  
DATE: 4-21-23

CS  
COVER SHEET

CHECKED: CB    DRAWN: KC



EROSION CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONAL CHANGES.
  - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
  - ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
  - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
  - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.
  - THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.
  - CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.
  - CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.
  - ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
  - FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.O.T. INDEX NO. 104.
  - UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF HAY BARRIERS.
  - ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
  - FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.
  - THE CONTRACTOR IS REQUIRED TO HAVE THE EROSION CONTROL PLAN POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.
  - NON STORMWATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, ETC SHALL BE DISCHARGED TO EXISTING UNDERGROUND STORMWATER FACILITY.
  - ANY POTENTIALLY HAZARDOUS CHEMICALS BROUGHT ONTO THE JOB SITE WILL BE LIMITED AND KEPT IN ORIGINAL CONTAINER WITH MSDS LABEL.
  - NO SILT SHALL BE TRACKED ONTO PUBLIC ROADWAYS. ANY SILT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED BY THE END OF THE WORK DAY.

DEMOLITION NOTES

- PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS THAT IS SO INDICATED INCLUDING FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED; STUMPS AND ROOTS; EXISTING PAVEMENT; OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.
- EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FOOT BELOW SUBGRADE IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.
- WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTANCE & LOCATION OF ALL STRUCTURES, UTILITIES & TREES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.
- THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.
- THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR).

UTILITY SEPARATION NOTES

- HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER 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, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III of CHAPTER 62-610, F.A.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- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III of CHAPTER 62-610, F.A.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 381.006(5)(2), F.S., AND RULE 64E-6.002, F.A.C.
- VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER 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 STORM WATER 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, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III of CHAPTER 62-610, F.A.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, F.A.C.  
(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.  
(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.  
(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.
- SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III of CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III of CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(5)(2), F.S., AND RULE 64E-6.002, F.A.C.

UTILITY NOTES

- PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.
- A. GENERAL**
- THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.
  - DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN - UNLESS OTHERWISE LOCATED BY DIMENSIONS - REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS IN ACTUAL CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.
  - ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF ORANGE COUNTY, FL AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
  - CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.
  - LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION), TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPING FACING UPSTREAM.
  - CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER WORK STOPS.
  - MAINTAIN **36"** COVER OVER MAINS, AND **36"** OVER SERVICES/LATERALS.
  - WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL MODIFY THE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.
  - INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.
  - WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.S.H.T.O.-T-99.
  - CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.
  - ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOTATION OF UTILITY/STORM PIPES DURING INSTALLATION.
  - THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS SO TIMELY CERTIFICATIONS MAY BE INITIATED. **SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS-BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.**
  - SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.
  - DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THEN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
- B. MATERIALS (WATER)**
- SERVICE PIPE SHALL BE POLYETHYLENE (PE), DR9.
  - WATER MAINS SHALL BE PVC ASTM C900, DR 18 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.
  - DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.
  - CORPORATION STOPS SHALL BE 1 1/2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.
  - FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.
  - SERVICE SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER.
  - ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED USING BLUE AS A PREDOMINANT COLOR.
- C. MATERIALS (SEWER)**
- ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
  - ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.
  - BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.
- D. MATERIALS (STORM)**
- REINFORCED CONCRETE PIPE (RCP): O-RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND ASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.
  - ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND ASHTO M 207 STANDARD SPECIFICATIONS.
  - HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASHTO M-25 (3"-10"), M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE - SMOOTH INSIDE, 4'-60"), AND MP7 (60" TYPE S).  

A. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER ASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F-477.
  - PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

GENERAL NOTES

- A. GENERAL**
- ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
  - SITE LOCATION: **NARCOOSSEE RD, ORLANDO, FL, 32822**
  - THIS SITE LIES IN FLOOD ZONE X, F.I.R.M. PANEL **12095C04356**, DATED **06/20/2018**.
  - BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY **ACCURIGHT SURVEYS OF ORLANDO INC., 2012 E. ROBINSON ST., ORLANDO, FL**
  - BENCHMARK - REFER TO TOPOGRAPHIC SURVEY BY **ACCURIGHT SURVEYS OF ORLANDO INC.**
  - LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. INTERPLAN LLC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.
  - SITE GEOTECHNICAL INVESTIGATION PERFORMED BY **UNIVERSAL ENGINEERING SERVICES**. INTERPLAN LLC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. THE CONTRACTOR **MAY OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN.** IF ADDITIONAL SERVICES ARE REQUIRED, THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER.
  - CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.
  - THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF-SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
  - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY INTERPLAN LLC. OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER.
  - THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH ORANGE COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.
  - SCS SOILS: **BASINGER FINE SAND AND SMYRNA-SMYRNA WET FINE SAND**
  - STORMWATER MANAGEMENT IS PROVIDED BY **MASTER STORM WATER SYSTEM**.
  - THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - ALL DISTURBED AREAS SHALL BE SODDED.
  - AT LEAST **30 DAYS** PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING, WITHOUT LIMITATION:  
a. SURVEYED "AS-BUILT" PER AS-BUILT SURVEY SCOPE IN SPEC MANUAL.  
b. COMPACTION AND DENSITY TEST REPORTS, AND  
c. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.

THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FROM INTERPLAN COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO INTERPLAN BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

- ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.
- PARKING STALLS SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.
- HANDICAP PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.
- LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.
- ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.
- ALL BUILDING DIMENSIONS AND TIES ARE TO OUTSIDE FACE. SEE ARCHITECTURAL PLANS.
- ALL CURB RETURN RADII ARE 5' UNLESS NOTED.
- BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO EAST PROPERTY LINE.

GC NOTE:

A COPY OF THIS SHEET C0 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

SITE DATA

SITE AREA	103,457 SF	2.38 AC
EXISTING		
IMPERVIOUS { PAVEMENT/SIDEWALKS } BUILDING	17,284 SF 0 SF	17% 0% } 17%
TOTAL IMPERVIOUS	0 SF	
OPEN SPACE (GREEN)	86,173 SF	83%
PROPOSED		
STARBUCKS		
IMPERVIOUS { PAVEMENT/SIDEWALKS } BUILDING	22,827 SF 2,659 SF	22% 3% } 25%
TOTAL IMPERVIOUS	25,486 SF	25%
OPEN SPACE (GREEN)	33,016 SF	32%
DENTAL OFFICE		
IMPERVIOUS { PAVEMENT/SIDEWALKS } BUILDING	17,201 SF 4,000 SF	16% 4% } 20%
TOTAL IMPERVIOUS	21,201 SF	20%
OPEN SPACE (GREEN)	23,754 SF	23%
TOTAL OVERALL IMPERVIOUS	46,687 SF	45%
TOTAL OVERALL OPEN SPACE (GREEN)	56,770 SF	55%
ZONING	PLANNED DEVELOPMENT/AIRCRAFT NOISE DISTRICT (PD/AN)	
FLOOR AREA RATIO	F.A.R. = 0.06	
BUILDING HEIGHT	MAX. ALLOWED 50 FT	PROPOSED 22.75 FT (1 STORY) 10 FT (CANOPY)
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	25 FT	71 FT
SIDE (NORTH)	15 FT	40 FT
SIDE (SOUTH)	15 FT	55 FT
SIDE (WEST)	20 FT	97 FT
LANDSCAPE BUFFER		
FRONT (EAST)	7.5 FT	22 FT
SIDE (NORTH)	7.5 FT	7.5 FT
SIDE (SOUTH)	7.5 FT	7.5 FT
SIDE (WEST)	7.5 FT	32 FT
PARKING REQUIRED	MINIMUM	MAXIMUM
STARBUCKS		
MIN. - 5 PARKING SPACES PER 1,000 SF	14 SPACES	53 SPACES
MAX. - 20 PARKING SPACES PER 1,000 SF		
2,659 * 5 SPACES = 14 SPACES		
2,659 * 20 SPACES = 54 SPACES		
PAC DENTAL	MINIMUM	MAXIMUM
MIN. - 2.8 PARKING SPACES PER 1,000 SF	12 SPACES	22 SPACES
MAX. - 5.3 PARKING SPACES PER 1,000 SF		
4.0 * 2.8 SPACES = 12 SPACES		
4.0 * 5.3 SPACES = 22 SPACES		
PARKING PROVIDED		
STARBUCKS		
REGULAR		28
HANDICAP		2
TOTAL		30
PAC DENTAL		
REGULAR		27
HANDICAP		1
TOTAL		28

NOTE: 4 SPACES FROM SOUTH PARCEL (DENTAL OFFICE) TO BE DEDICATED TO STARBUCKS

LEGENDS

PROPOSED CONTOUR MEET EXISTING GRADE	73.50 MEG
EDGE OF PAVEMENT	EOP
SIDEWALK	SW
GRADE BREAK	GB
HIGH POINT	HP
SPOT ELEVATION	12.55
DIRECTION OF FLOW AND PERCENT SLOPE	1.0%
STORM SEWER & INLET	
YARD DRAIN INLET	
DOWN SPOUT DRAINS	DSO
SANITARY SEWER & MANHOLE	SS
GREASE TRAP CLEANOUT	G.T.C.
FORCE MAIN	FM
WATER SERVICE	W
WATER MAIN	WM
FIRE HYDRANT	
DOVA	
FDC	
WATER METER	
BACKFLOW PREVENTION DEVICE (BFP)	
GATE VALVE	
REDUCER	
UNDERGROUND TELEPHONE	UGT
UNDERGROUND ELECTRIC	UGE
SITE LIGHTING	
TRANSFORMER	T
AIR CONDITIONING UNIT	AC
PARKING SPACE TOTALS	8
DETAIL NUMBER	2
SHEET NUMBER	C4
ZONING	B-3
CURRENT LAND USE	VACANT



INTERPLAN LLC

AR99238  
CA 8660

ARCHITECTURE  
ENGINEERING  
PERMITTING

220 E. CENTRAL PKWY, STE 4000  
ALTAMONTE SPRINGS, FL 32701  
407.645.5008

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REVISIONS

SHOPPES AT  
VISTA COVE

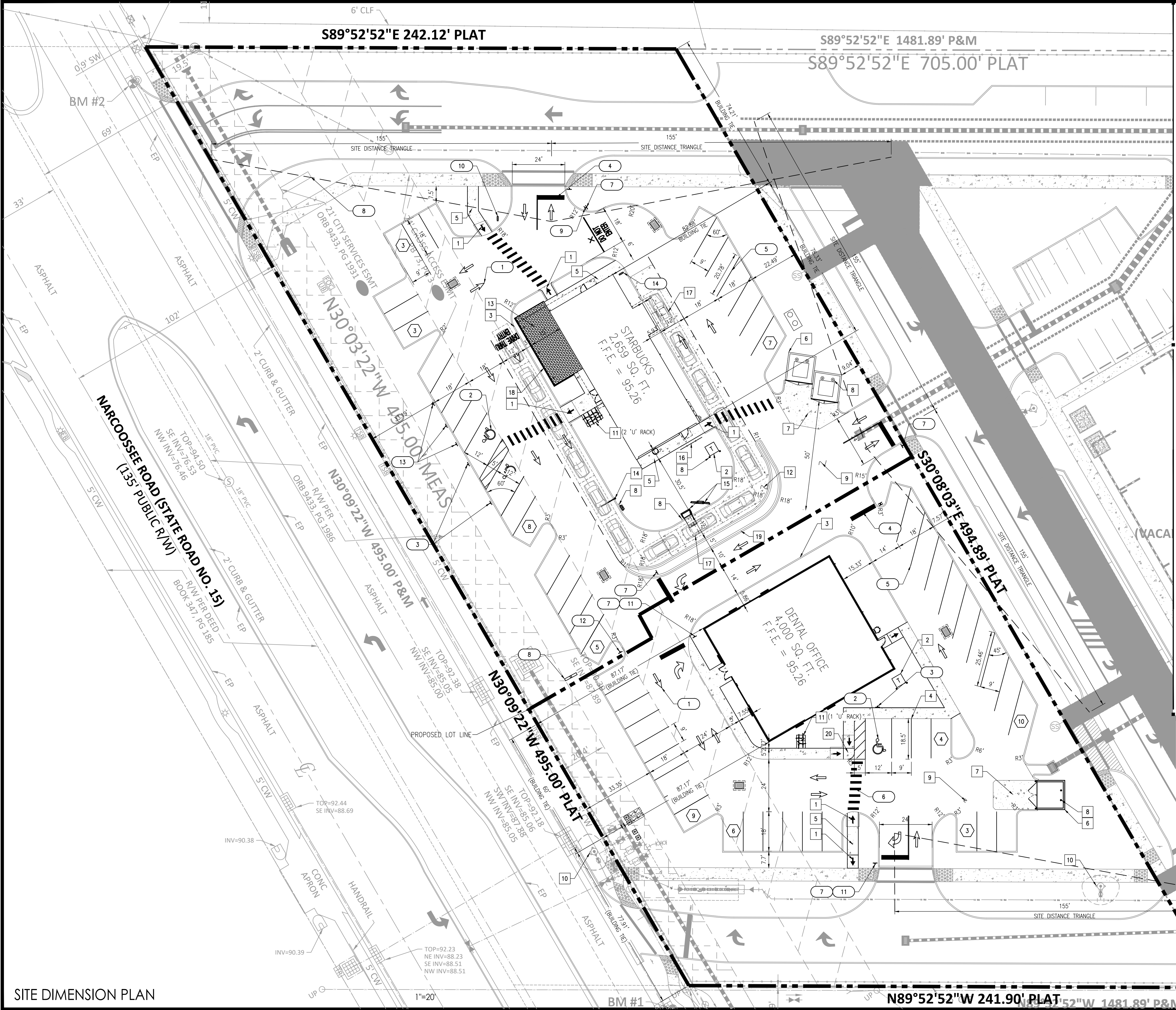
NARCOOSSEE RD.  
ORLANDO, FL

PROJECT NO: 2022-0995  
DATE: 4-21-23

C0  
GENERAL NOTES

CHECKED: CB DRAWN: KC





### TRAFFIC CONTROL & SIGNAGE

1	DIRECTIONAL ARROW	11	(TYP.)
2	HANDICAP PAVEMENT SYMBOLS	12	(TYP.)
3	HANDICAP SIGN	13	(TYP.)
4	24" WIDE WHITE STOP BAR (TYP.)	14	(TYP.)
5	4" DOUBLE YELLOW LINE (TYP.)	15	(TYP.)
6	24" WIDE WHITE CROSSWALK STRIPING (TYP.)	16	(TYP.)
7	30" STOP SIGN (R1-1)(TYP.)	17	(TYP.)
8	MONUMENT SIGNAGE	18	(TYP.)
9	'DO NOT ENTER' SIGN (TYP.)	19	(TYP.)
10	DIRECTIONAL SIGN	20	(TYP.)
11	'RIGHT TURN ONLY' SIGN		
12	'ONE WAY' SIGN		
13	'MOP' SIGN		
14	'EXIT/THANK YOU' SIGN		

### SITE NOTES

1	HANDICAP END RAMP	9	(TYP.)
2	ELECTRICAL TRANSFORMER	10	(TYP.)
3	6" CURB	11	(TYP.)
4	MONOLITHIC CURB AND SIDEWALK	12	(TYP.)
5	CONCRETE SIDEWALK	13	(TYP.)
6	DUMPSTER ENCLOSURE (SEE ARCH. PLANS)	14	(TYP.)
7	CONCRETE APRON (INTEGRAL BLACK COLOR)	15	(TYP.)
8	BOLLARD	16	(TYP.)
9	ASPHALT PAVEMENT	17	(TYP.)
10	EXISTING FIRE HYDRANT	18	(TYP.)
11	BIKE RACK	19	(TYP.)
12	CONCRETE PAVEMENT (INTEGRAL BLACK COLOR)	20	(TYP.)
13	PROPOSED OUTDOOR SEATING AREA W/ PAVERS		
14	CLEARANCE BAR		
15	MENU BOARD/SPEAKER POST		
16	UTILITY SCREEN		
17	VEHICLE LOOP DETECTOR		
18	PATIO RAILING (SEE ARCH. PLANS)		
19	TYPE 'A' CURB AND GUTTER PER FDOT STD. 520-001		
20	SIDE WALK HANDICAP RAMP		

### GENERAL NOTES:

DRIVEWAY APPROACH WILL BE CONSTRUCTED PER ESM DRIVEWAY DETAIL SHEET.

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

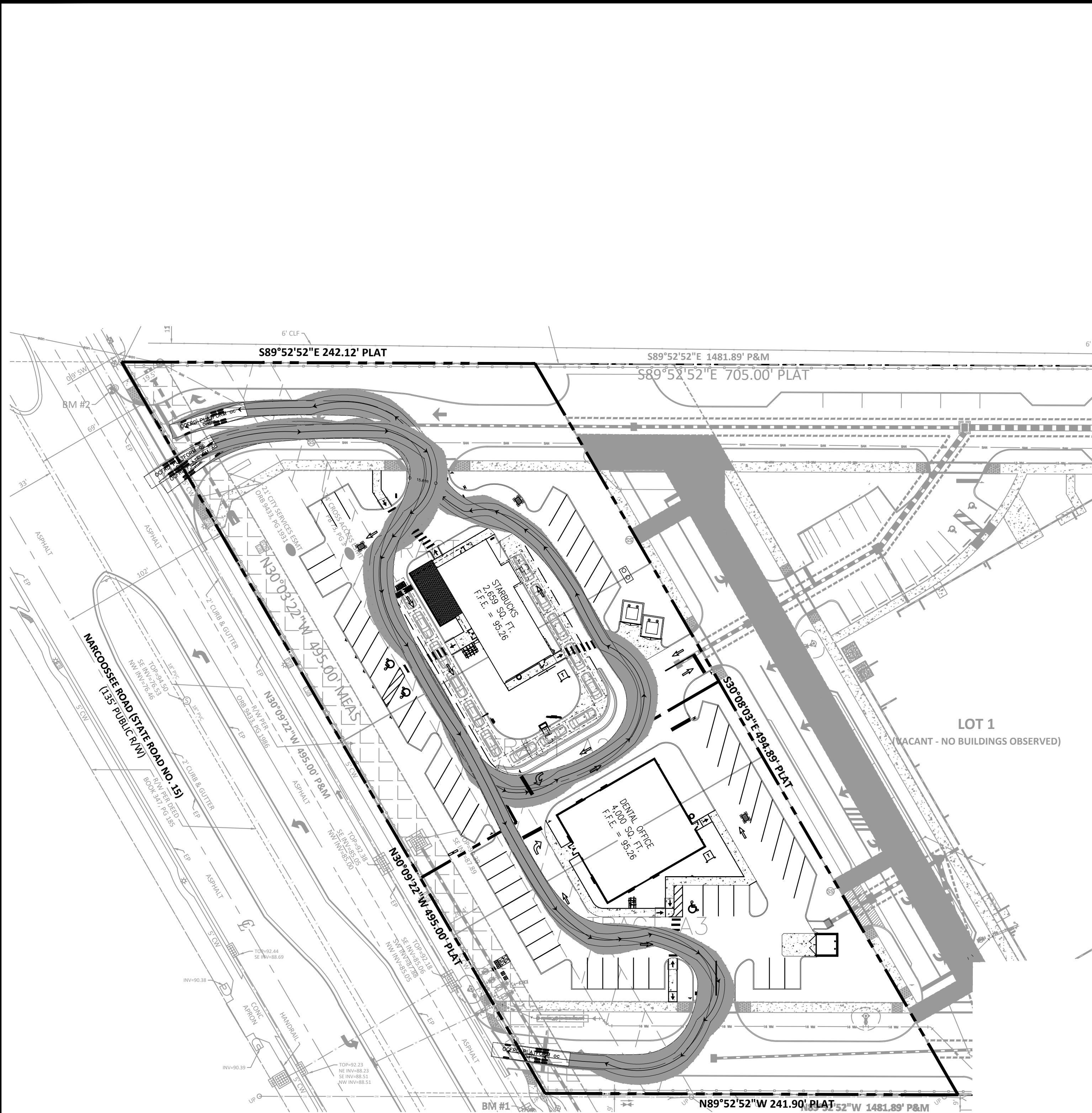
**GRAPHIC SCALE**

0 20' 40'

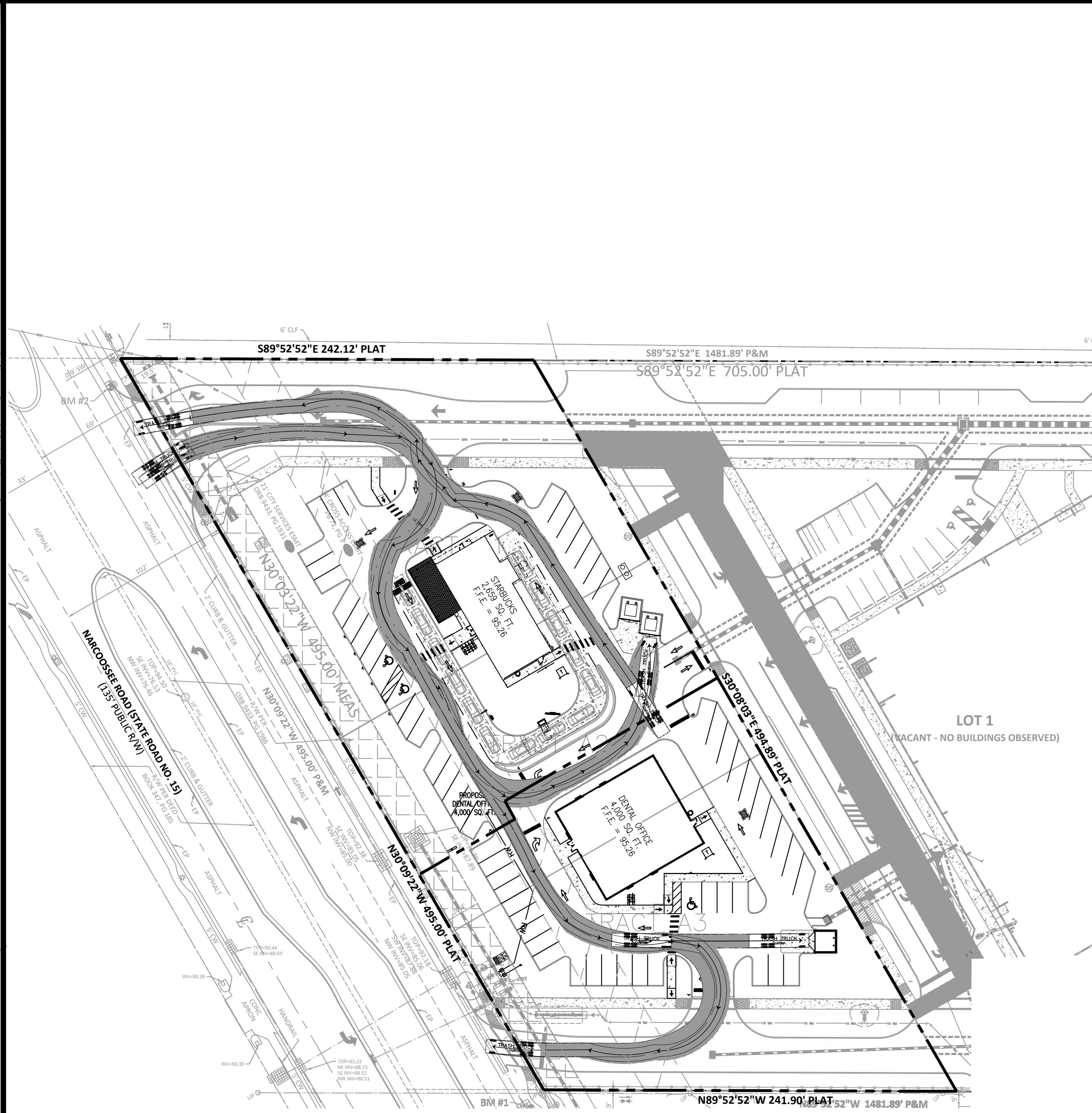
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**SHOPPES AT VISTA COVE**  
NARCOOSSEE RD.  
ORLANDO, FL  
PROJECT NO: 2022.0995  
DATE: 4-21-23  
C1  
SITE DIMENSION PLAN  
CHECKED: CB DRAWN: KC





FIRETRUCK TURN ANALYSIS



SOLID WASTE TRUCK TURN ANALYSIS

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SHOPPES AT  
VISTA COVE

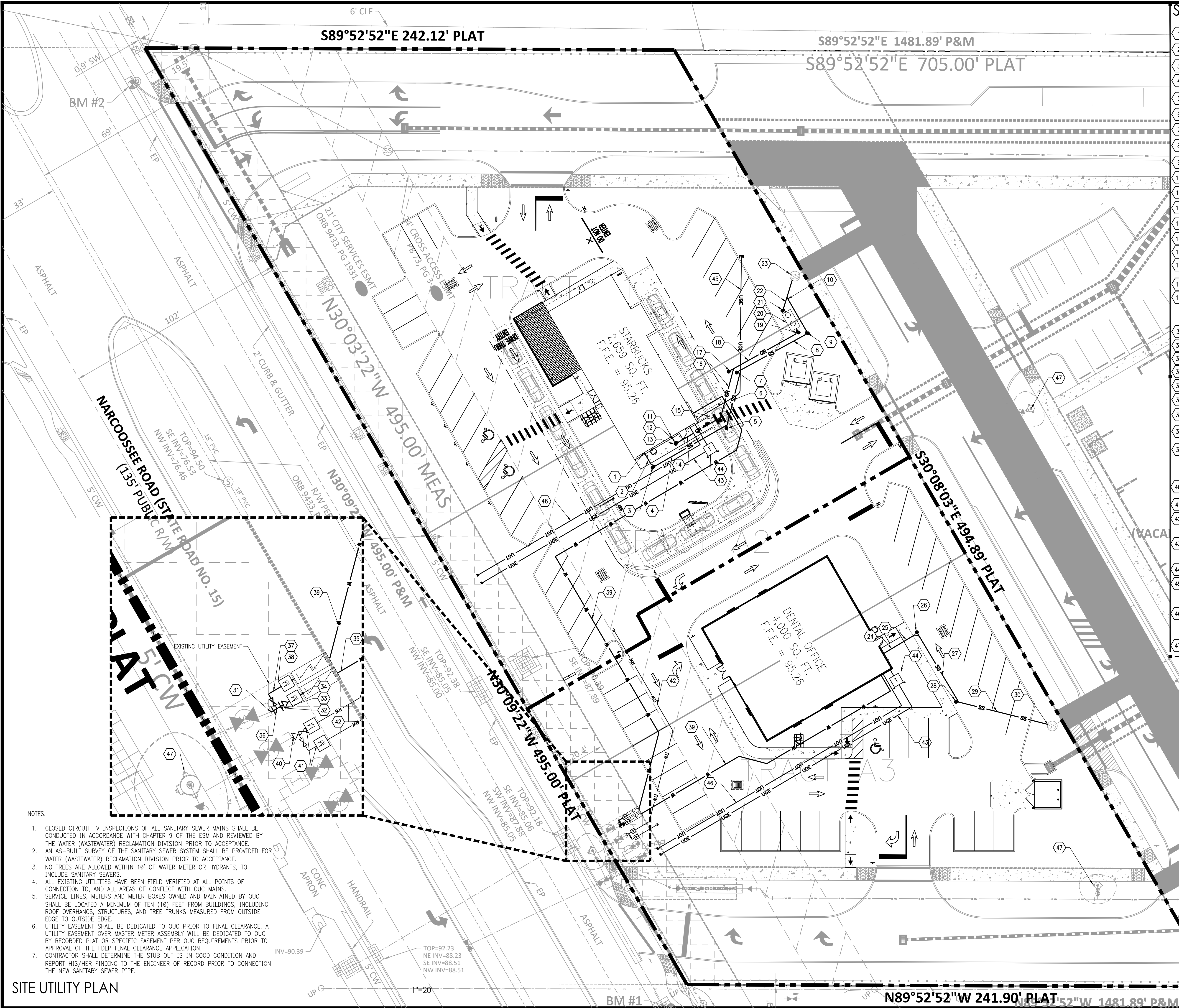
NARCOOSSEE RD.  
ORLANDO, FL

PROJECT NO: 2022.0995  
DATE: 4-21-23

C1.1  
TRUCK TURNING ANALYSIS

CHECKED: CB DRAWN: KC





### SITE UTILITY NOTES

**SANITARY SEWER**

1. CONNECT SANITARY TO BUILDING @ INV. = 92.26  
7 LF - 6" PRIVATE SDR26 PVC @ 1.0% SLOPE  
C.O. INV. ELEV. = 92.19

2. 39 LF - 6" PRIVATE SDR26 PVC @ 1.0% SLOPE  
C.O. INV. ELEV. = 91.80

3. 27 LF - 6" PRIVATE SDR26 PVC @ 1.0% SLOPE  
C.O. INV. ELEV. = 91.53

4. 37 LF - 6" PRIVATE SDR26 PVC @ 1.0% SLOPE  
C.O. INV. ELEV. = 91.16 (2) (TYP.)

5. 25 LF - 6" PRIVATE SDR26 PVC @ 1.0% SLOPE  
C.O. INV. ELEV. = 91.26

6. CONNECT TO BUILDING @ INV. = 92.26  
4 LF - 4" PRIVATE SDR26 PVC @ 2.0% SLOPE  
C.O. INV. ELEV. = 92.16

7. 23 LF - 4" PRIVATE SDR26 PVC @ 2.0% SLOPE  
C.O. INV. ELEV. = 91.70

8. 24 LF - 4" PRIVATE SDR26 PVC @ 2.0% SLOPE  
C.O. INV. ELEV. = 91.22

9. 35 LF - 4" PRIVATE SDR26 PVC @ 2.0% SLOPE  
C.O. INV. ELEV. = 91.16

10. EXISTING SANITARY SEWER MANHOLE #1  
RIM = 94.46  
INV. IN = 90.54 (CORE DRILL)  
INV. OUT = 85.60 (EXIST.)  
CONSTRUCT OUTSIDE DROP CONNECTION @ MANHOLE

11. CONNECT GREASE TO BUILDING @ INV. = 91.3  
16 LF - 6" PRIVATE SDR26 PVC @ 1.0% SLOPE  
C.O. INV. ELEV. = 91.14

12. 37 LF - 6" PRIVATE SDR26 PVC @ 1.0% SLOPE  
C.O. INV. ELEV. = 90.77

13. 43 LF - 6" PRIVATE SDR26 PVC @ 1.0% SLOPE  
C.O. INV. ELEV. = 90.34 (CORE DRILL)  
INV. IN = 90.27 (EXIST.)

14. EXISTING SANITARY SEWER MANHOLE #2  
RIM = 94.46  
INV. IN = 90.34 (CORE DRILL)  
INV. OUT = 90.27 (EXIST.)

**DOMESTIC WATER**

15. CONNECT TO EXISTING 12" STUB OUT WITH 12"x4" REDUCER  
4" D.I.P.

16. 4" X 2" REDUCER

17. 2" WATER METER AND RPZ BACKFLOW PREVENTER

18. 2" PE WATER SERVICE

19. 4" X 2" TEE WITH 2" GATE VALVE

20. 8 LF - 2" PVC

21. 2" WATER METER AND RPZ BACKFLOW PREVENTER

22. 2" PE WATER SERVICE

**IRRIGATION**

23. CONNECT TO EXISTING 4" STUB OUT WITH 4"x2" REDUCER

24. 1.5" IRRIGATION METER

25. 2" IRRIGATION SERVICE (SEE IRRIGATION SITE PLAN)

**ELECTRIC**

26. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE WITH DUKE ENERGY FOR CONDUIT SIZE, CONNECTION POINT AND APPROVED TRANSFORMER LOCATION.

27. TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH DUKE ENERGY FOR FINAL LOCATION OF TRANSFORMER TO BE SET.

28. PROVIDE (2) 4" CONDUITS TO FUTURE EV CHARGING STATION

**PHONE**

29. CONTRACTOR SHALL COORDINATE UNDERGROUND TELEPHONE SERVICE WITH CHARTER COMMUNICATION TELEPHONE FOR CONDUIT SIZE, CONNECTION POINT.

**FIRE**

30. EXISTING FIRE HYDRANT

### BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATEONE. @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

### Sunshine811

Call 811 or [www.sunshine811.com](http://www.sunshine811.com) two full business days before digging to have utilities located and marked.

*Check positive response codes before you dig!*

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NARCOOSSEE RD.  
ORLANDO, FL  
  
PROJECT NO: 2022.0995  
DATE: 4-21-23  
  
C2  
SITE UTILITY PLAN  
  
CHECKED: CB DRAWN: KC

**NOTES:**

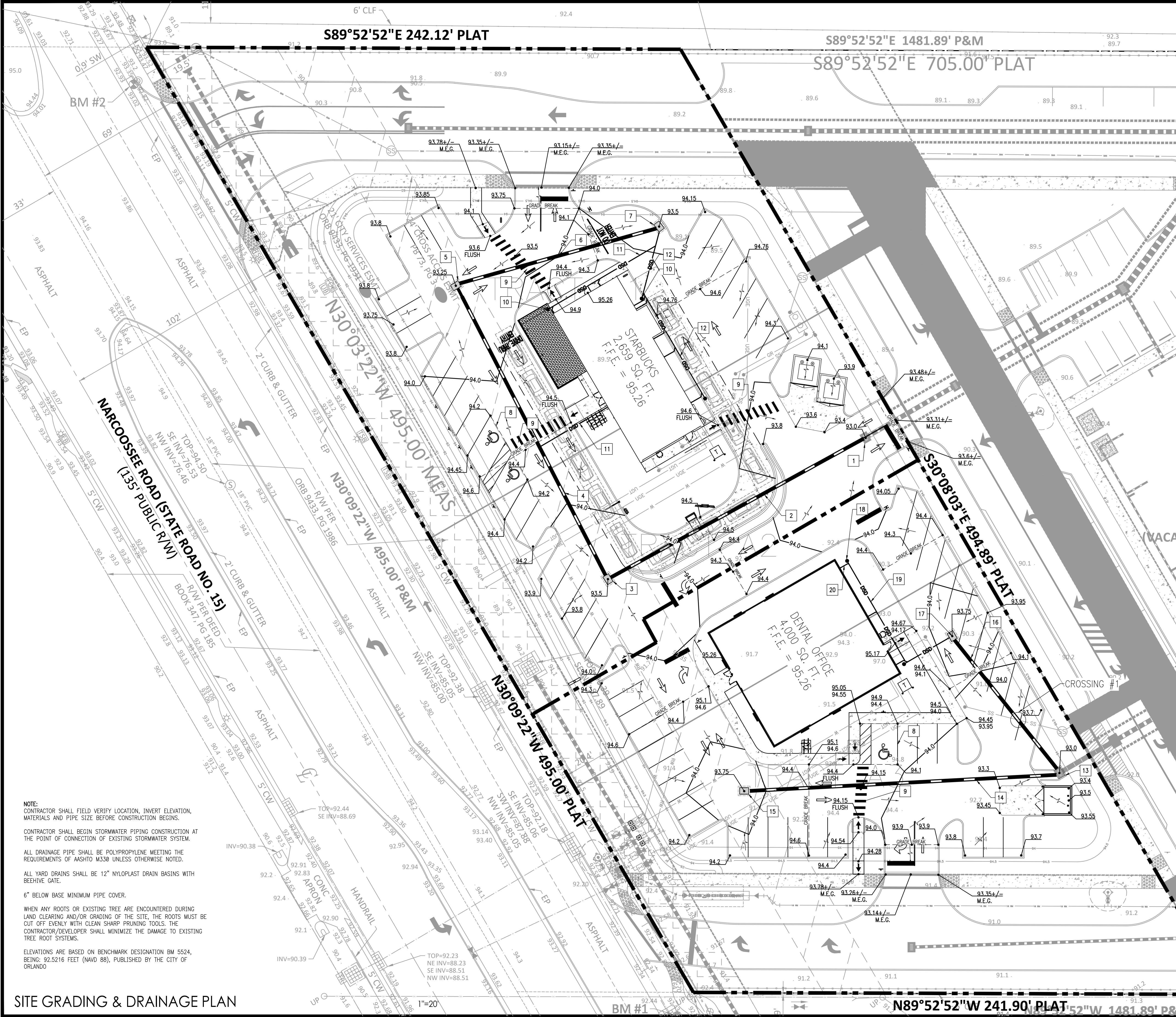
- CLOSED CIRCUIT TV INSPECTIONS OF ALL SANITARY SEWER MAINS SHALL BE CONDUCTED IN ACCORDANCE WITH CHAPTER 9 OF THE ESM AND REVIEWED BY THE WATER (WASTEWATER) RECLAMATION DIVISION PRIOR TO ACCEPTANCE.
- AN AS-BUILT SURVEY OF THE SANITARY SEWER SYSTEM SHALL BE PROVIDED FOR WATER (WASTEWATER) RECLAMATION DIVISION PRIOR TO ACCEPTANCE.
- NO TREES ARE ALLOWED WITHIN 10' OF WATER METER OR HYDRANTS, TO INCLUDE SANITARY SEWERS.
- ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND ALL AREAS OF CONFLICT WITH OUC MAINS.
- SERVICE LINES, METERS AND METER BOXES OWNED AND MAINTAINED BY OUC SHALL BE LOCATED A MINIMUM OF TEN (10) FEET FROM BUILDINGS, INCLUDING ROOF OVERHANGS, STRUCTURES, AND TREE TRUNKS MEASURED FROM OUTSIDE EDGE TO OUTSIDE EDGE.
- UTILITY EASEMENT SHALL BE DEDICATED TO OUC PRIOR TO FINAL CLEARANCE. A UTILITY EASEMENT OVER MASTER METER ASSEMBLY WILL BE DEDICATED TO OUC BY RECORDED PLAT OR SPECIFIC EASEMENT PER OUC REQUIREMENTS PRIOR TO APPROVAL OF THE FDEP FINAL CLEARANCE APPLICATION.
- CONTRACTOR SHALL DETERMINE THE STUB OUT IS IN GOOD CONDITION AND REPORT HIS/HER FINDING TO THE ENGINEER OF RECORD PRIOR TO CONNECTION THE NEW SANITARY SEWER PIPE.

**GRAPHIC SCALE**

20' 0 20' 40'

NORTH





### DRAINAGE STRUCTURE TABLE

1	EXISTING INLET GRATE ELEV. = 93.0 INV. ELEV. (W) = 88.60 (CORE DRILL EXISTING INLET) INV. ELEV. (E) = 88.50 (EXISTING)
2	131 LF 18" HDPE @ 0.25%
3	INLET #1 "TYPE F" STORMWATER INLET GRATE ELEV. = 93.5 INV. ELEV. (E) = 88.93 INV. ELEV. (N) = 89.03
4	142 LF 15" HDPE @ 0.25%
5	INLET #2 "TYPE F" STORMWATER INLET GRATE ELEV. = 93.25 INV. ELEV. (E) = 89.49 INV. ELEV. (S) = 89.39
6	90 LF 15" HDPE @ 0.25%
7	INLET #3 "TYPE F" STORMWATER INLET GRATE ELEV. = 93.5 INV. ELEV. (W) = 89.72 INV. ELEV. (S) = 89.82
8	HANDICAP ZONE - MAX. 2.0% SLOPE IN ANY DIRECTION.
9	ACCESSIBLE ROUTE MAX. 2% CROSS SLOPE, 5% IN DIRECTION OF TRAVEL
10	CLEANOUT (TYP.)
11	6" PVC DOWNSPOUT DRAIN @ 1.0% SLOPE MIN.
12	8" PVC DOWNSPOUT DRAIN @ 1.0% SLOPE MIN.
13	EXISTING INLET GRATE ELEV. = 93.0 INV. ELEV. (W) = 88.10 (CORE DRILL EXISTING INLET) INV. ELEV. (NW) = 88.10 (CORE DRILL EXISTING INLET) INV. ELEV. (NE) = 88.00 (EXISTING)
14	90 LF 15" HDPE @ 0.25%
15	INLET #4 "TYPE F" STORMWATER INLET GRATE ELEV. = 93.75 INV. ELEV. (E) = 88.33
16	76 LF 15" HDPE @ 0.25%
17	INLET #5 "TYPE F" STORMWATER INLET GRATE ELEV. = 93.75 INV. ELEV. (W) = 89.00 INV. ELEV. (S) = 88.29
18	CLEANOUT (TYP.)
19	8" PVC DOWNSPOUT DRAIN @ 1.0% SLOPE MIN.
20	6" PVC DOWNSPOUT DRAIN @ 1.0% SLOPE MIN.

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

**CROSSING #1**

PVMT = 93.75

COVER = 2.71

6" PVC SANITARY SEWER 91.04

90.54

CLEARANCE = 1.12

15" HDPE STORM 89.42

88.17

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

**GRAPHIC SCALE**

0 20' 40'

**NORTH**

**INTERPLAN**

INTERPLAN LLC

AR99238  
CA 8660

ARCHITECTURE  
ENGINEERING  
PERMITTING

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SHOPPES AT  
VISTA COVE

NARCOOSSEE RD.  
ORLANDO, FL

PROJECT NO: 2022.0995  
DATE: 4-21-23

**C3**

SITE GRADING & DRAINAGE  
PLAN

CHECKED: CB DRAWN: KC

SITE GRADING & DRAINAGE PLAN

**NOTE:**  
CONTRACTOR SHALL FIELD VERIFY LOCATION, INVERT ELEVATION, MATERIALS AND PIPE SIZE BEFORE CONSTRUCTION BEGINS.

CONTRACTOR SHALL BEGIN STORMWATER PIPING CONSTRUCTION AT THE POINT OF CONNECTION OF EXISTING STORMWATER SYSTEM.

ALL DRAINAGE PIPE SHALL BE POLYPROPYLENE MEETING THE REQUIREMENTS OF AASHTO M330 UNLESS OTHERWISE NOTED.

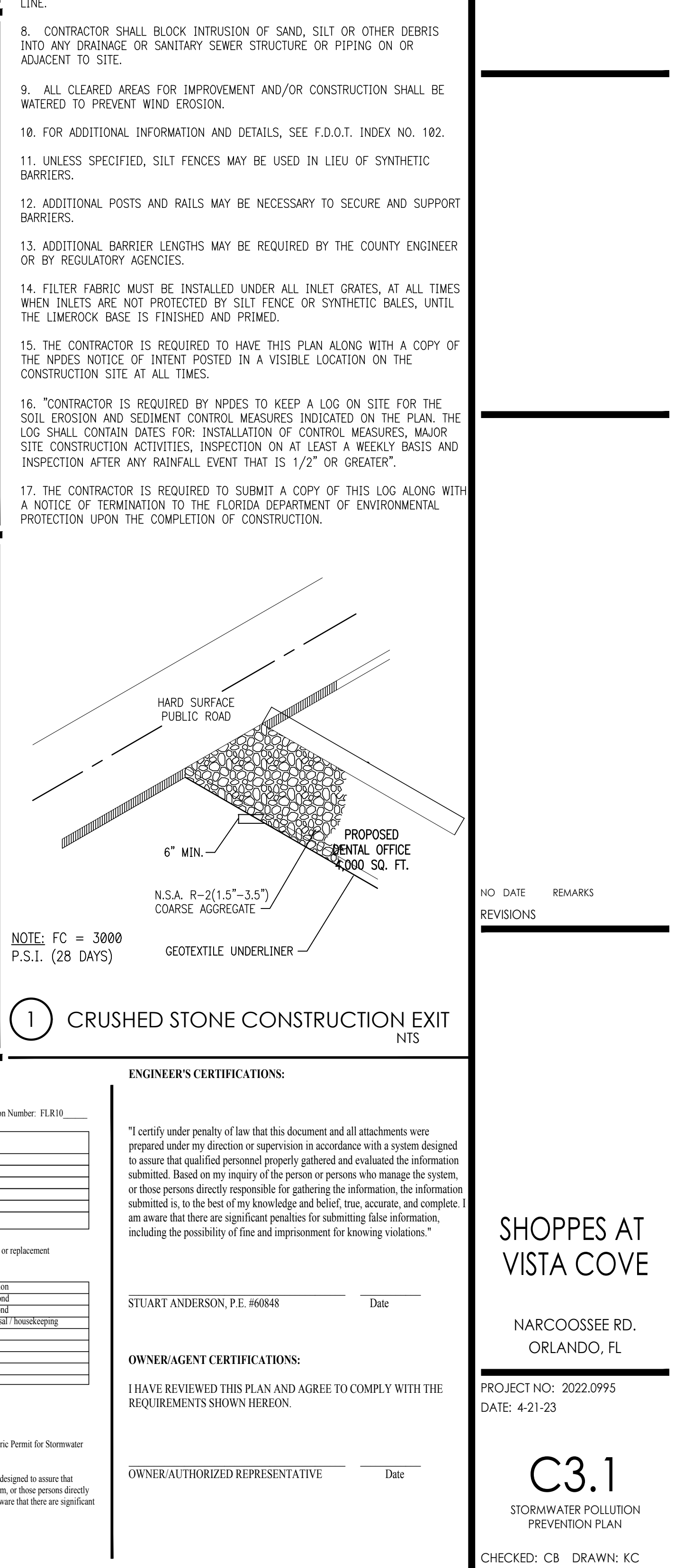
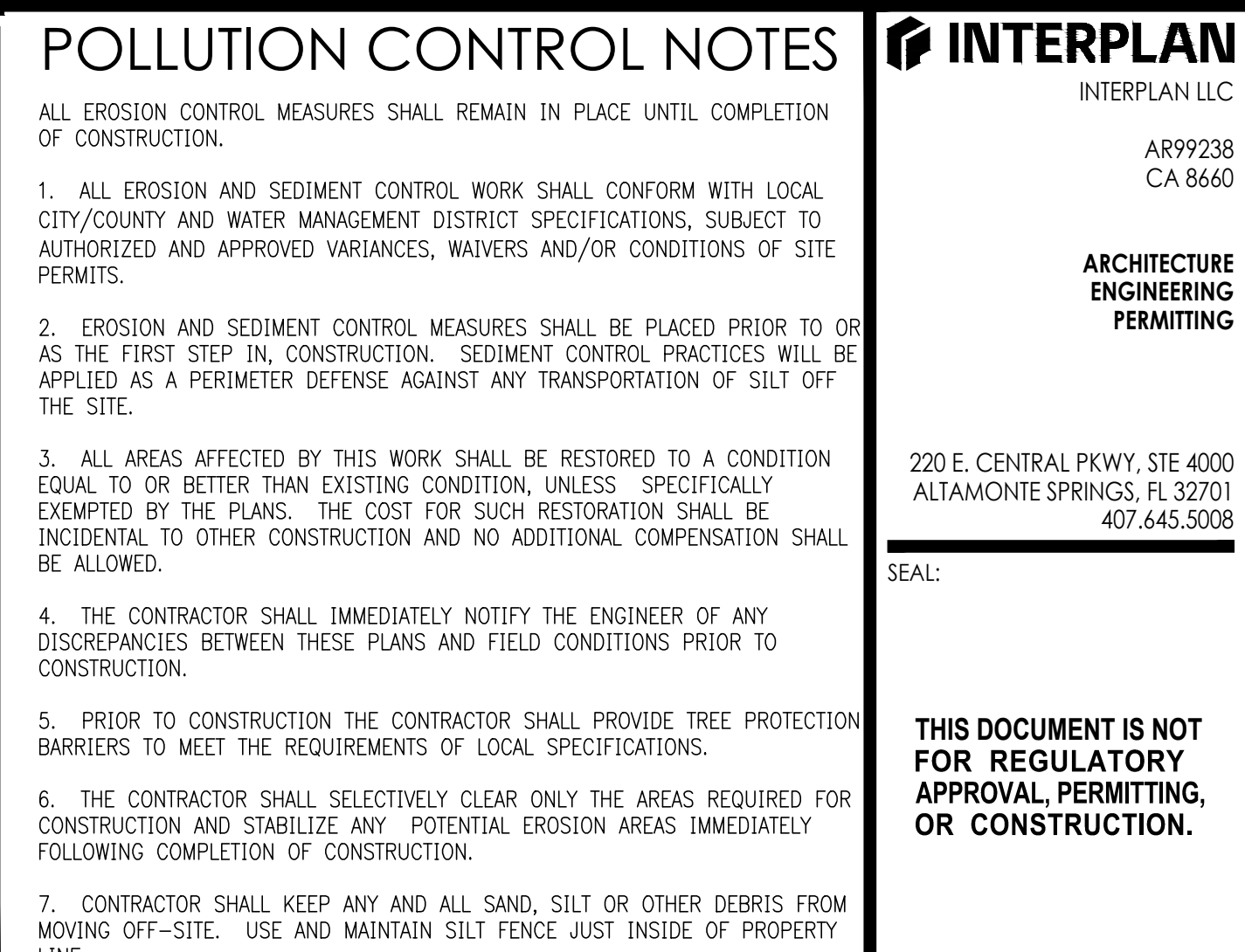
ALL YARD DRAINS SHALL BE 12" NYLOPLAST DRAIN BASINS WITH BEEHIVE GATE.

6" BELOW BASE MINIMUM PIPE COVER.

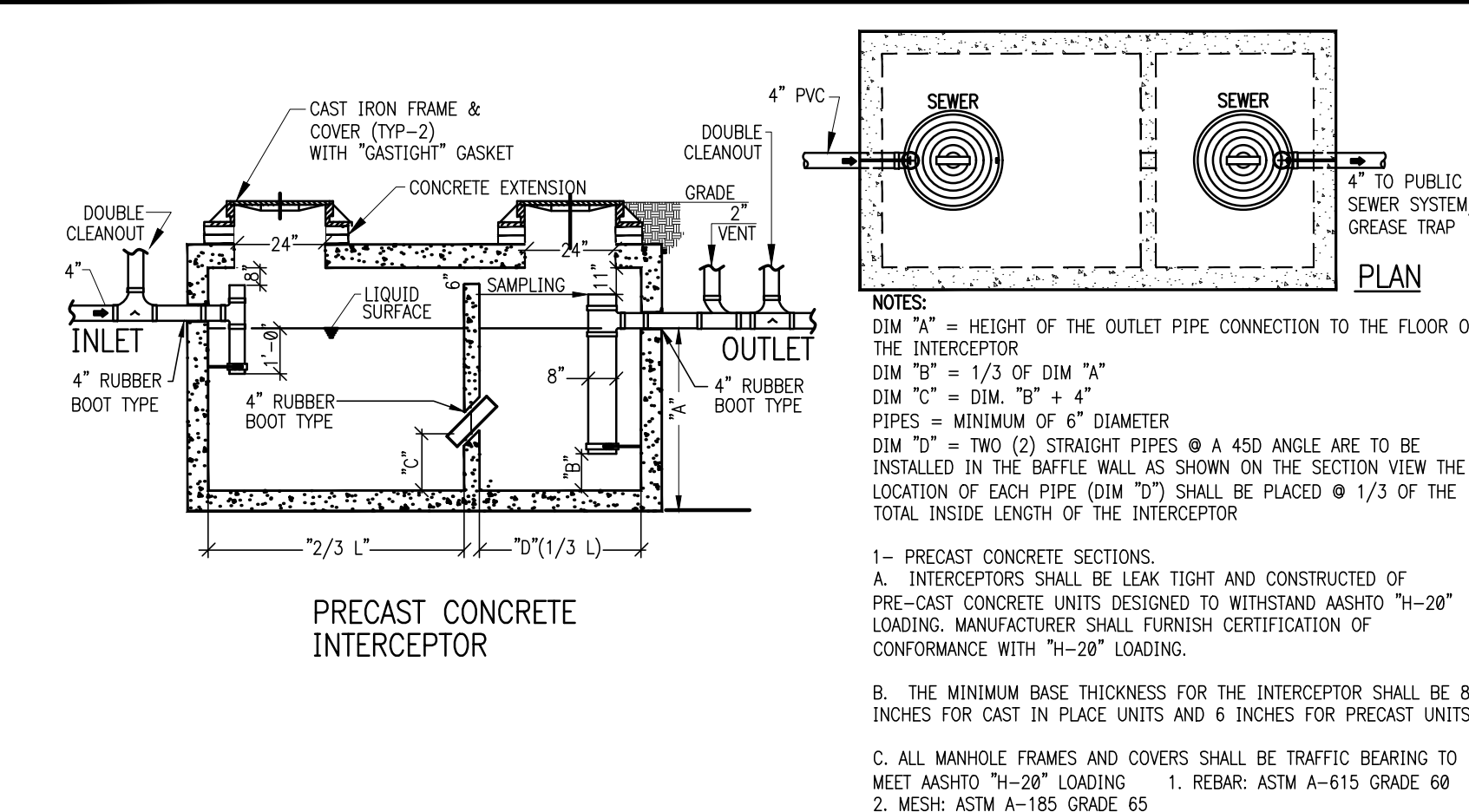
WHEN ANY ROOTS OR EXISTING TREE ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE, THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION BM 5524, BEING: 92.5216 FEET (NAVD 88), PUBLISHED BY THE CITY OF ORLANDO









D. MANHOLE COVERS SHALL BE LABELED "GREASE" AND THE DIAMETER MUST BE 24." THE RIM FOR THE MANHOLE COVER SHALL BE 12" HIGH.

E. REPAIR DETECTIVE CONCRETE, FILL ALL DEPRESSIONS 1/4" OR DEEPER WITH NON-SHRINK GROUT PRIOR TO COATING.

F. SECTIONS SHALL BE CURED BY AN APPROVED METHOD FOR AT LEAST 28 DAYS PRIOR TO PAINTING AND SHALL NOT BE SHIPPED UNTIL AT LEAST 2 DAYS AFTER HAVING BEEN PAINTED. THE COATING MANUFACTURER MUST APPROVE ANY DEVIATIONS TO THESE CURE TIME IN WRITING. CONCRETE FOR MANHOLES SHALL BE TYPE II, 4,000 PSI AT 28 DAYS MINIMUM.

G. THE DATE OF THE MANUFACTURER AND THE NAME OR TRADEMARK OF THE MANUFACTURER, SHALL BE CLEARLY MARKED ON EACH PRE-CAST SECTION.

H. INTERIOR SURFACES OF THE INTERCEPTORS SHALL HAVE A PROTECTIVE BITUMINOUS EPOXY COATING (OR AN EQUIVALENT PRODUCT APPROVED BY THE CITY) WITH A MINIMUM DRY MIL THICKNESS OF 9 MILES.

I. BARREL, TOP, AND BASE SECTION SHALL HAVE TONGUE AND GROOVE JOINTS.

J. LIFT RINGS OR NON-PENETRATING LIFT HOLES SHALL BE PROVIDED FOR HANDLING PRECAST INTERCEPTOR SECTIONS.

K. ALL JOINT MATERIAL SHALL BE A COLD ADHESIVE PREFORMED PLASTIC GASKET, CONFORMING TO FDOT ARTICLE 942-2.

L. NON-PENETRATING LIFT HOLES SHALL BE FILLED WITH NON-SHRINK GROUT AFTER THE INSTALLATION OF THE MANHOLE SECTIONS.

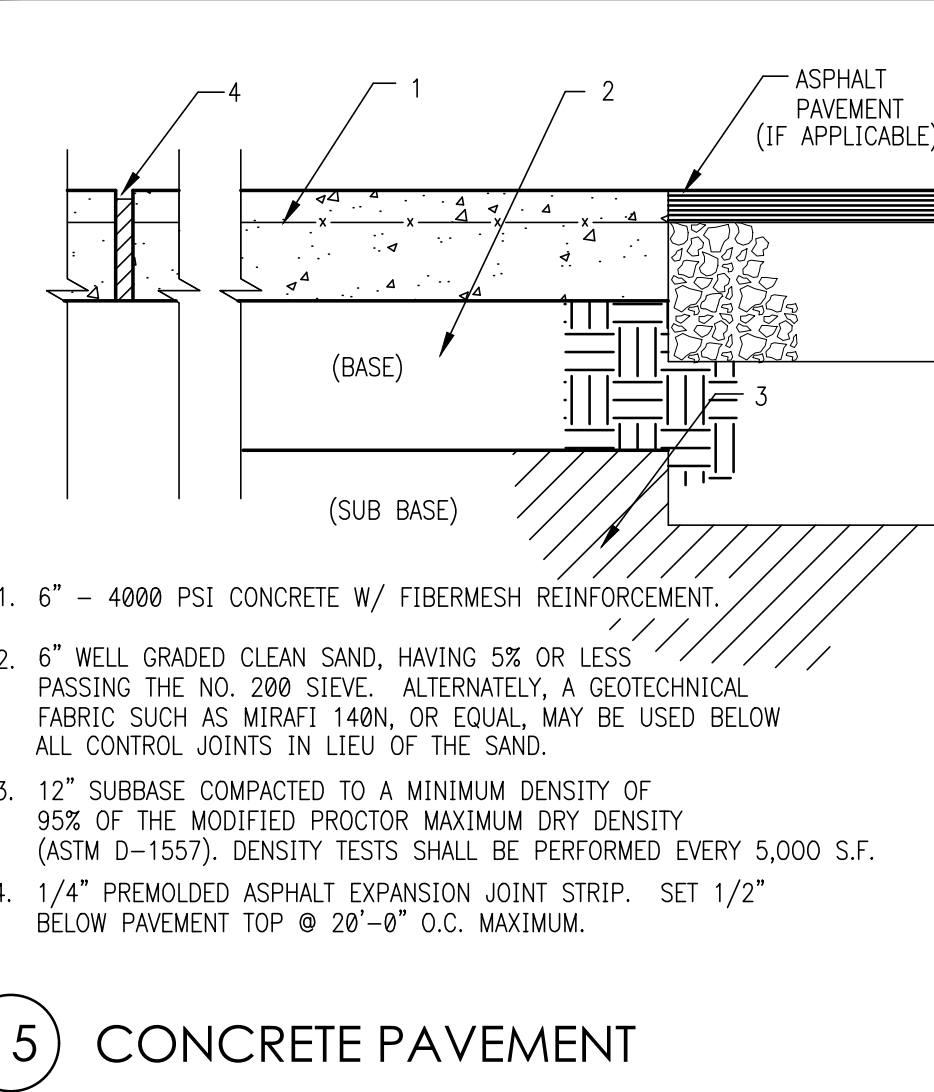
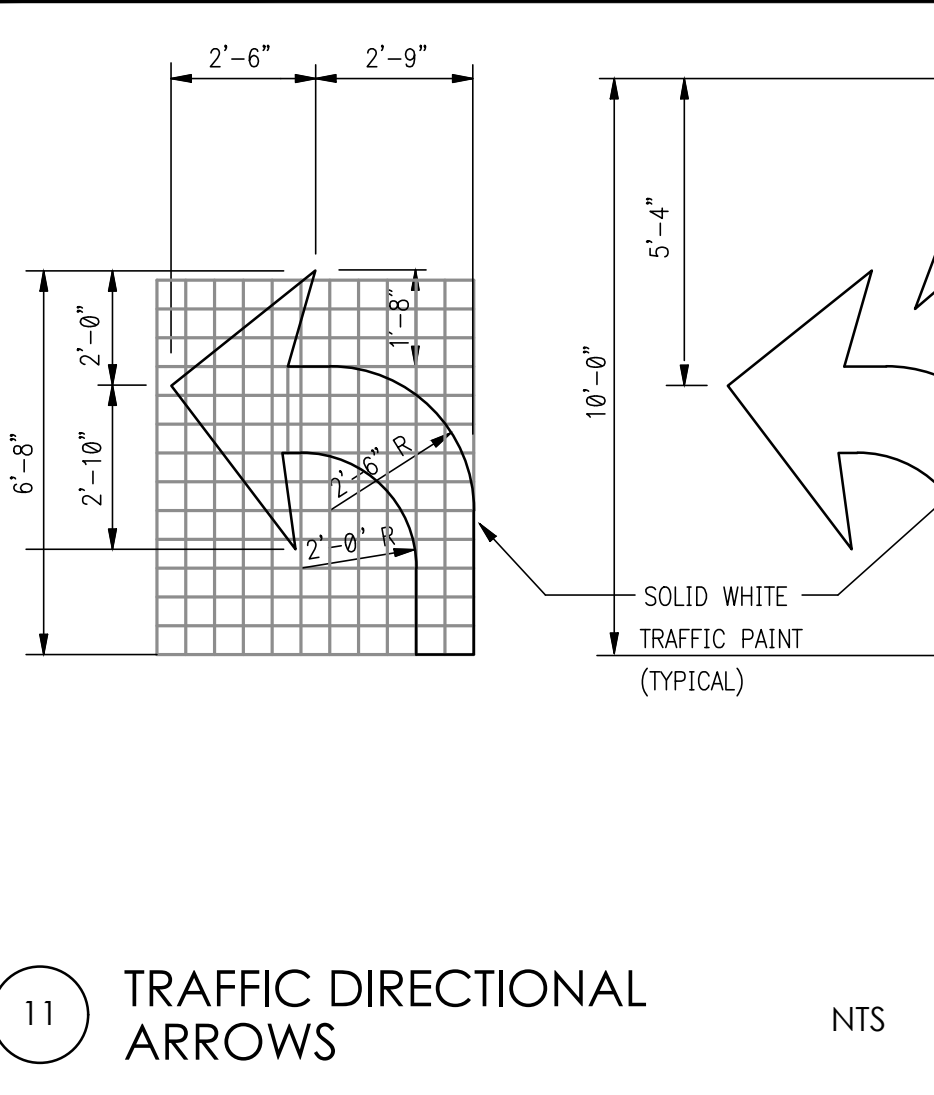
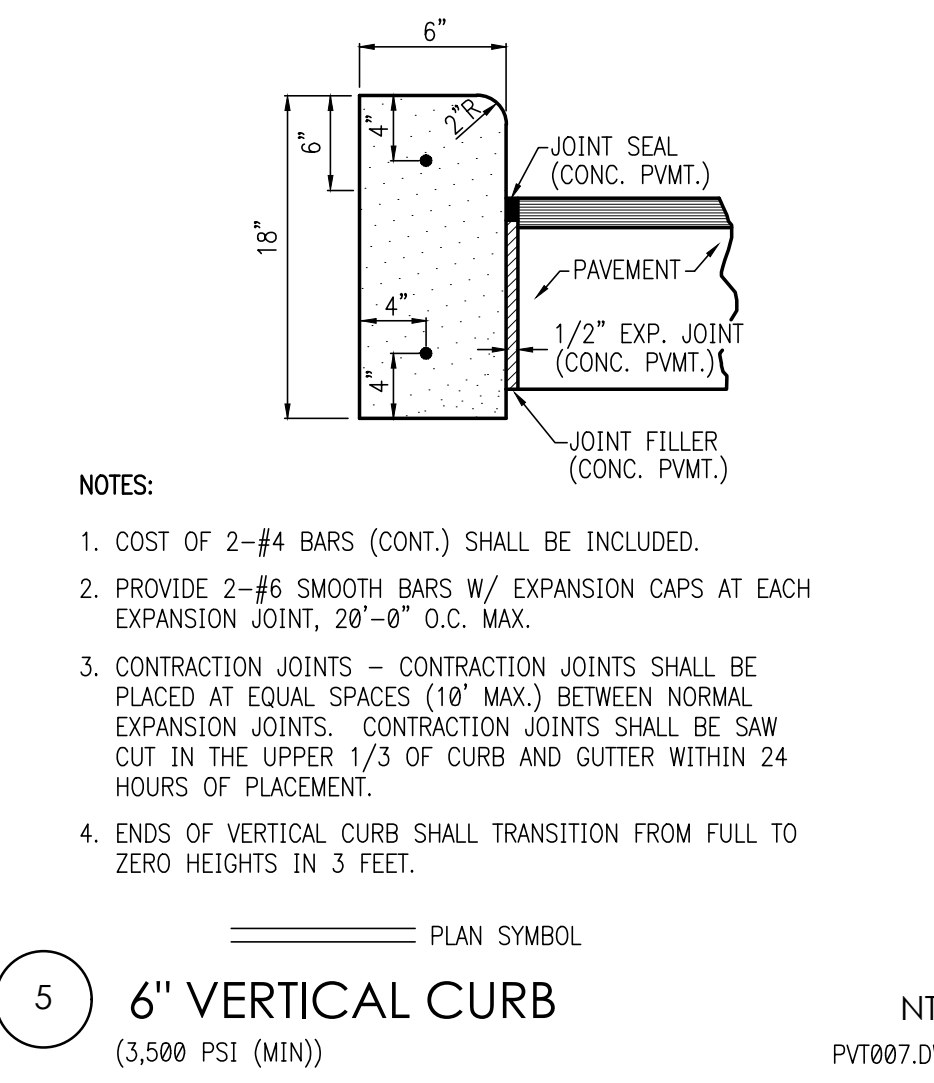
M. BAFFLE SHALL BE SEALED TO THE WALL OF THE INTERCEPTOR.

N. THE INTERCEPTOR SHALL BE FILLED WITH CLEAN WATER PRIOR TO START UP OF THE SYSTEM.

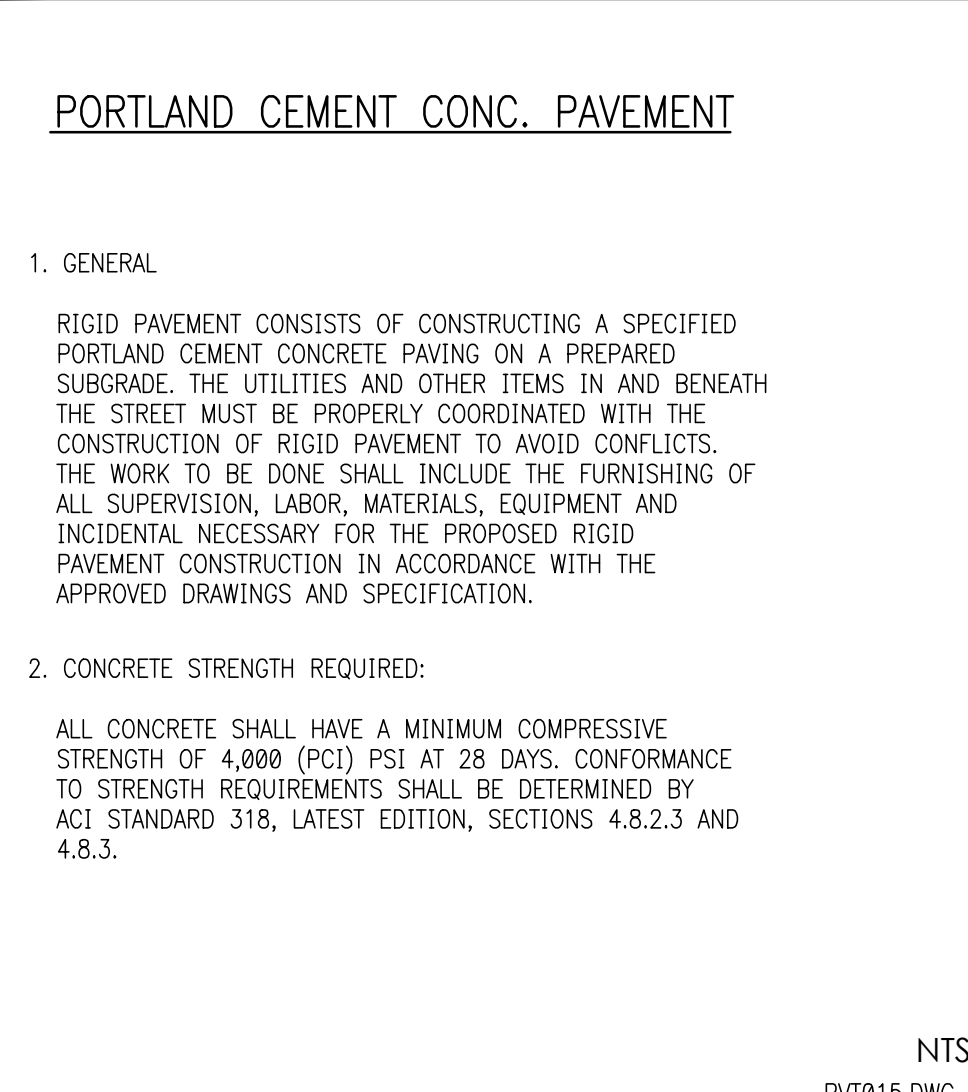
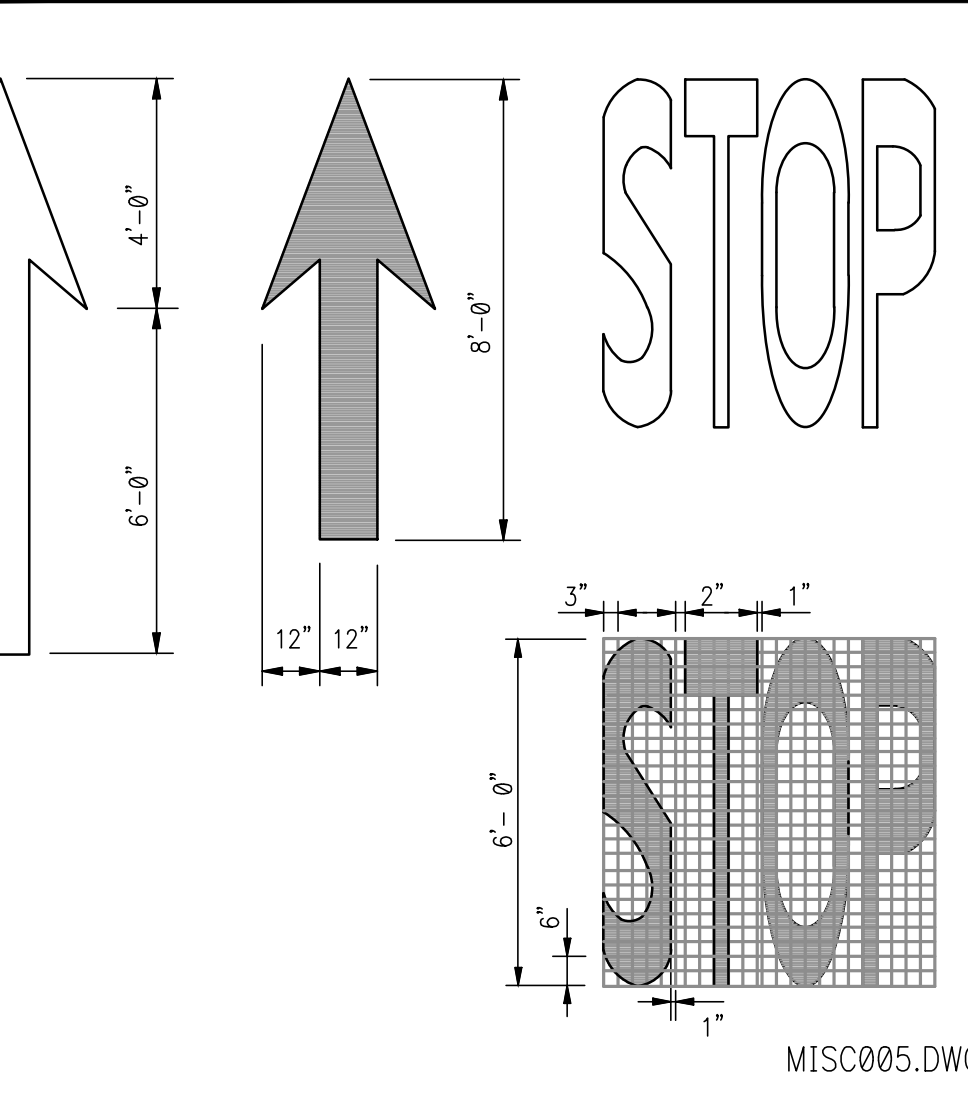
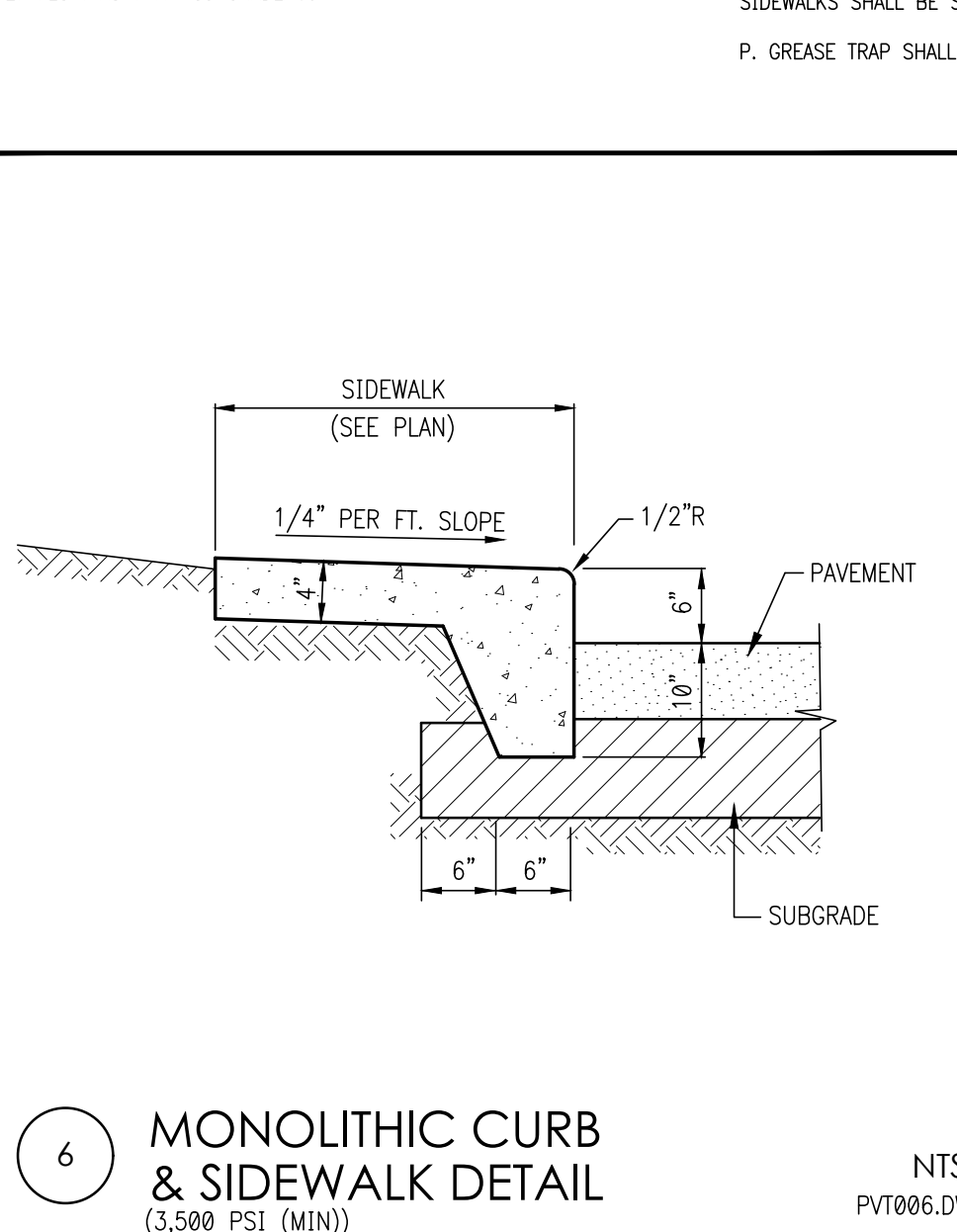
O. TOP OF THE MANHOLE CASTING LOCATED IN THE PAVEMENT, SHOULDER AREAS, AND SIDEWALKS SHALL BE SET FLUSH TO GRADE.

P. GREASE TRAP SHALL BE COMPLY WITH THE FLORIDA PLUMBING CODE

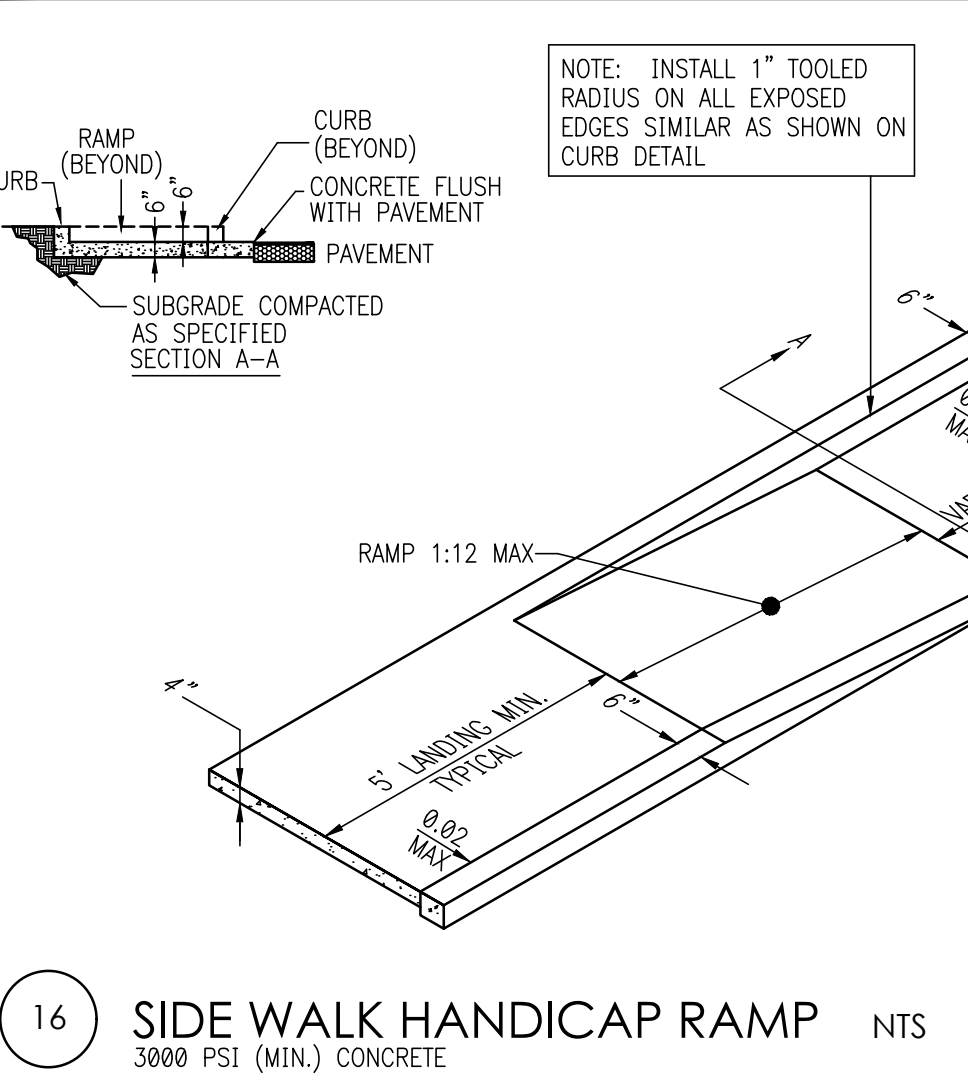
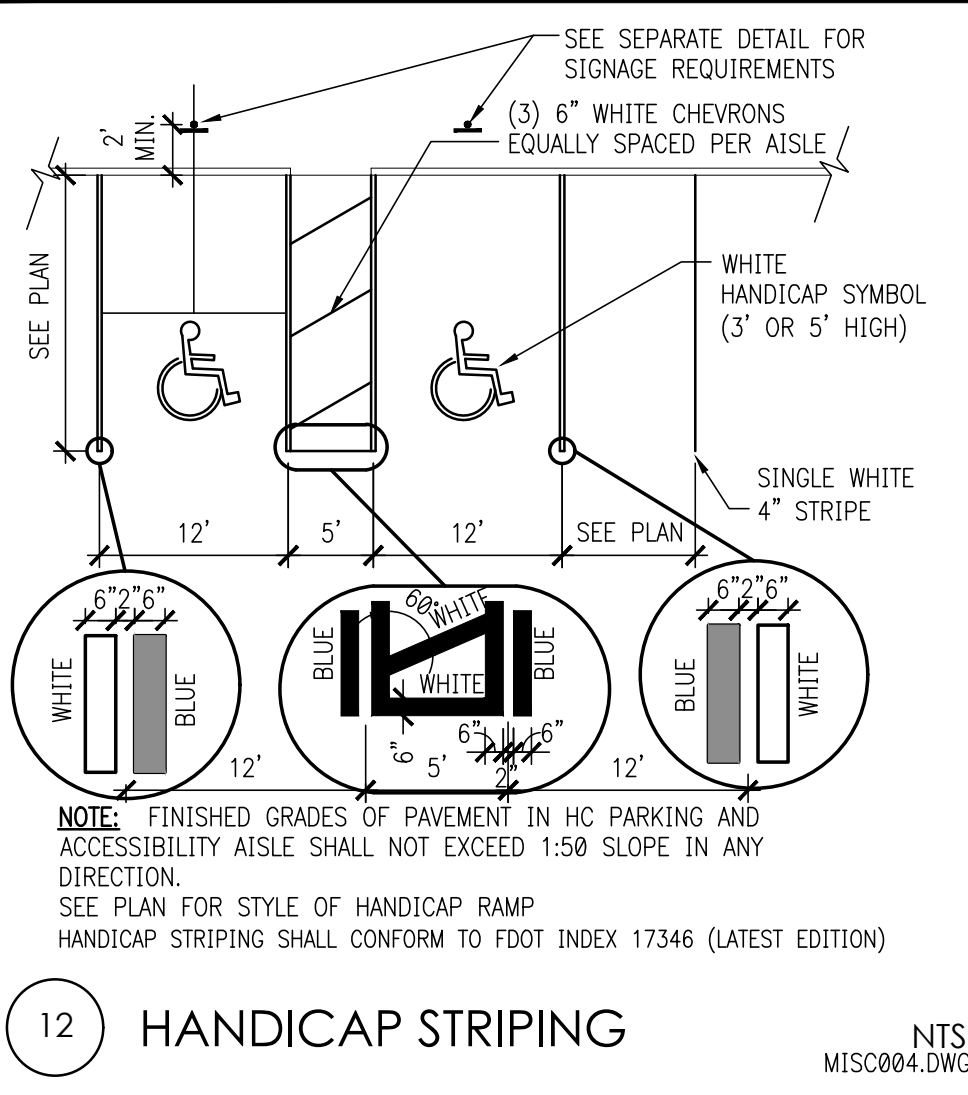
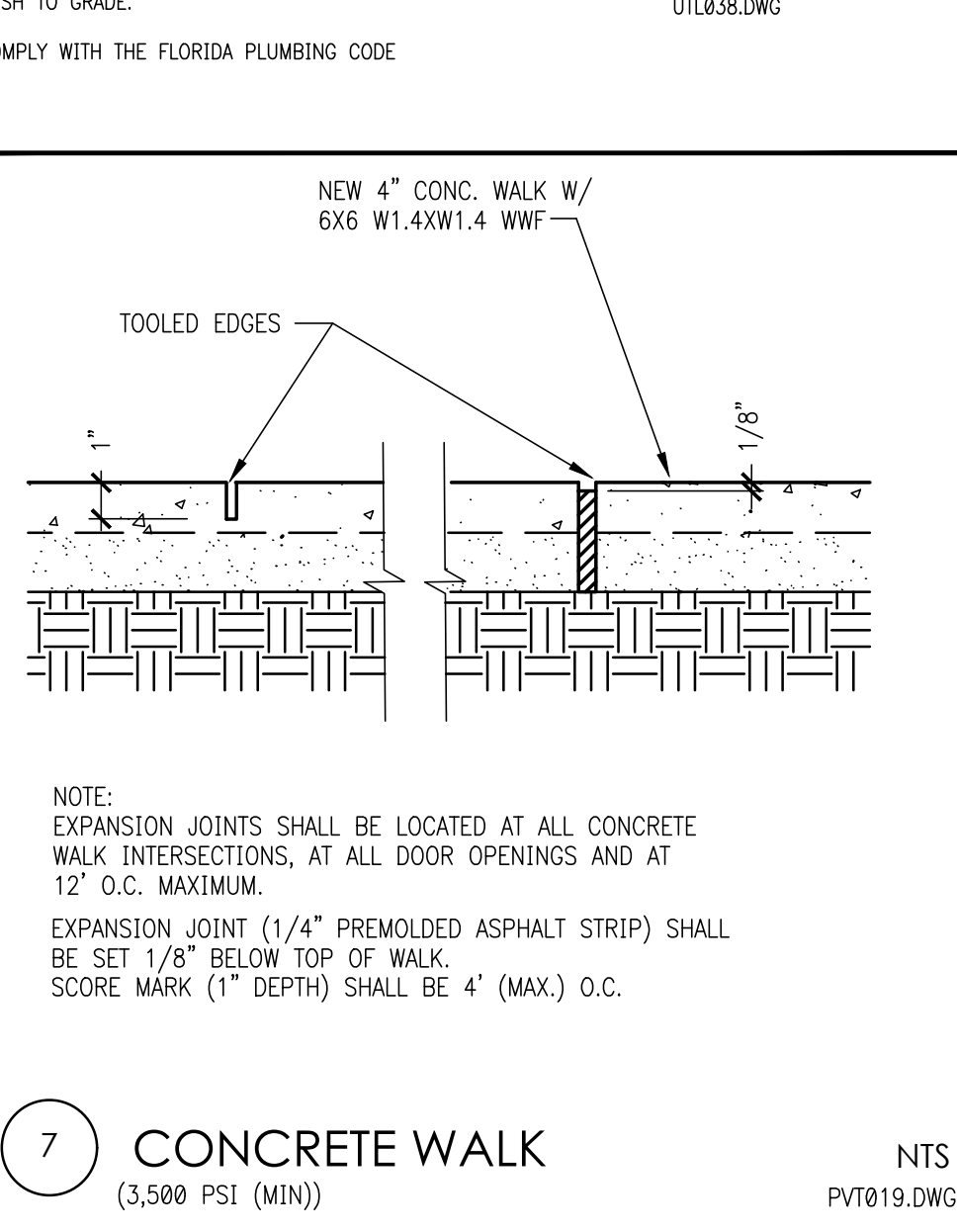
1 GREASE TRAP  
(1250 GAL CAPACITY)



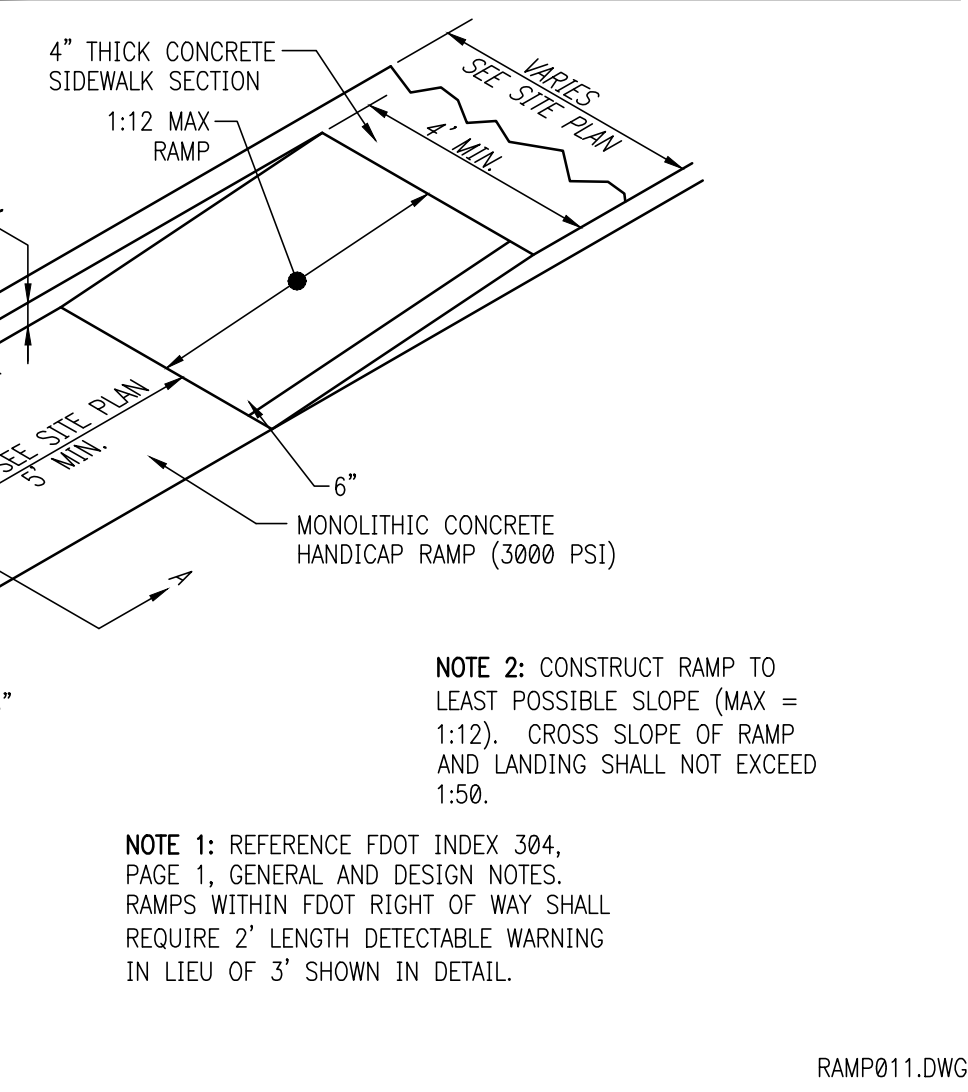
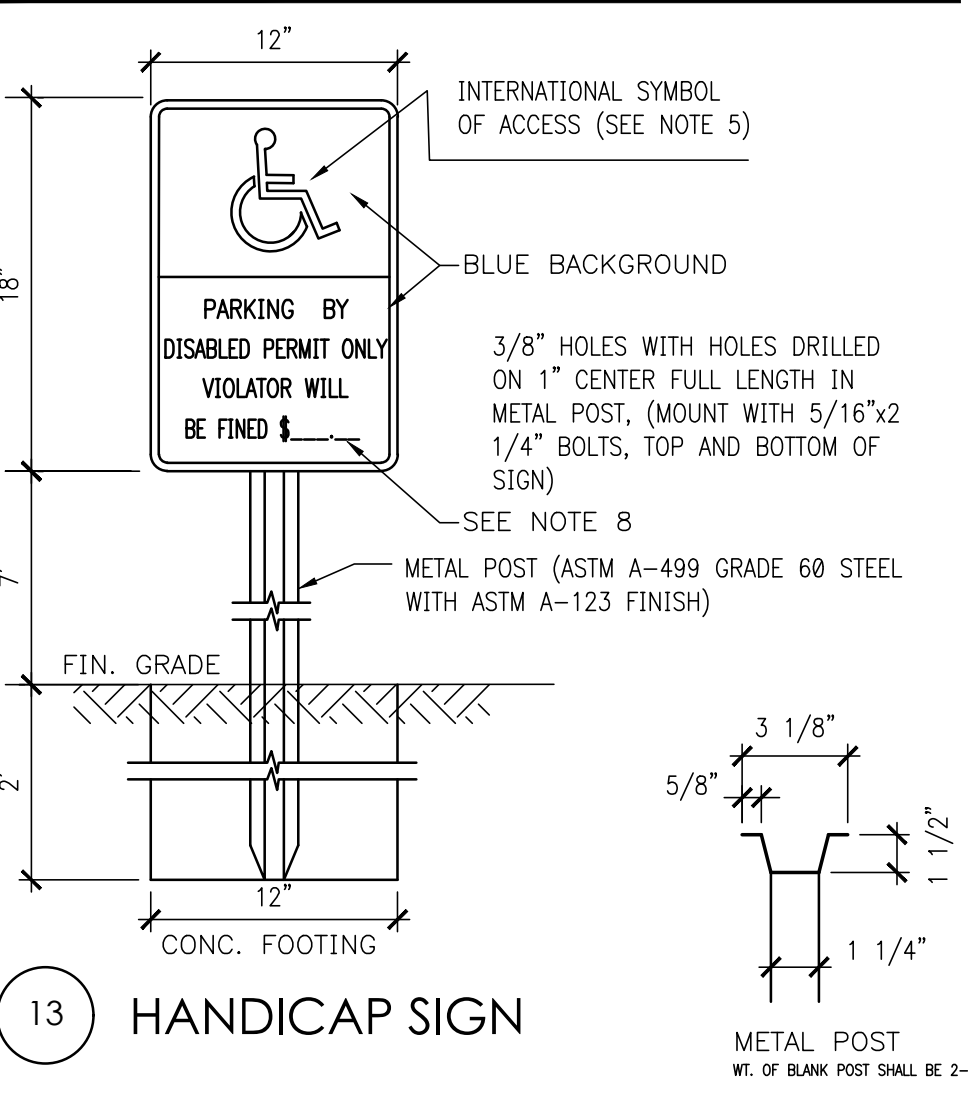
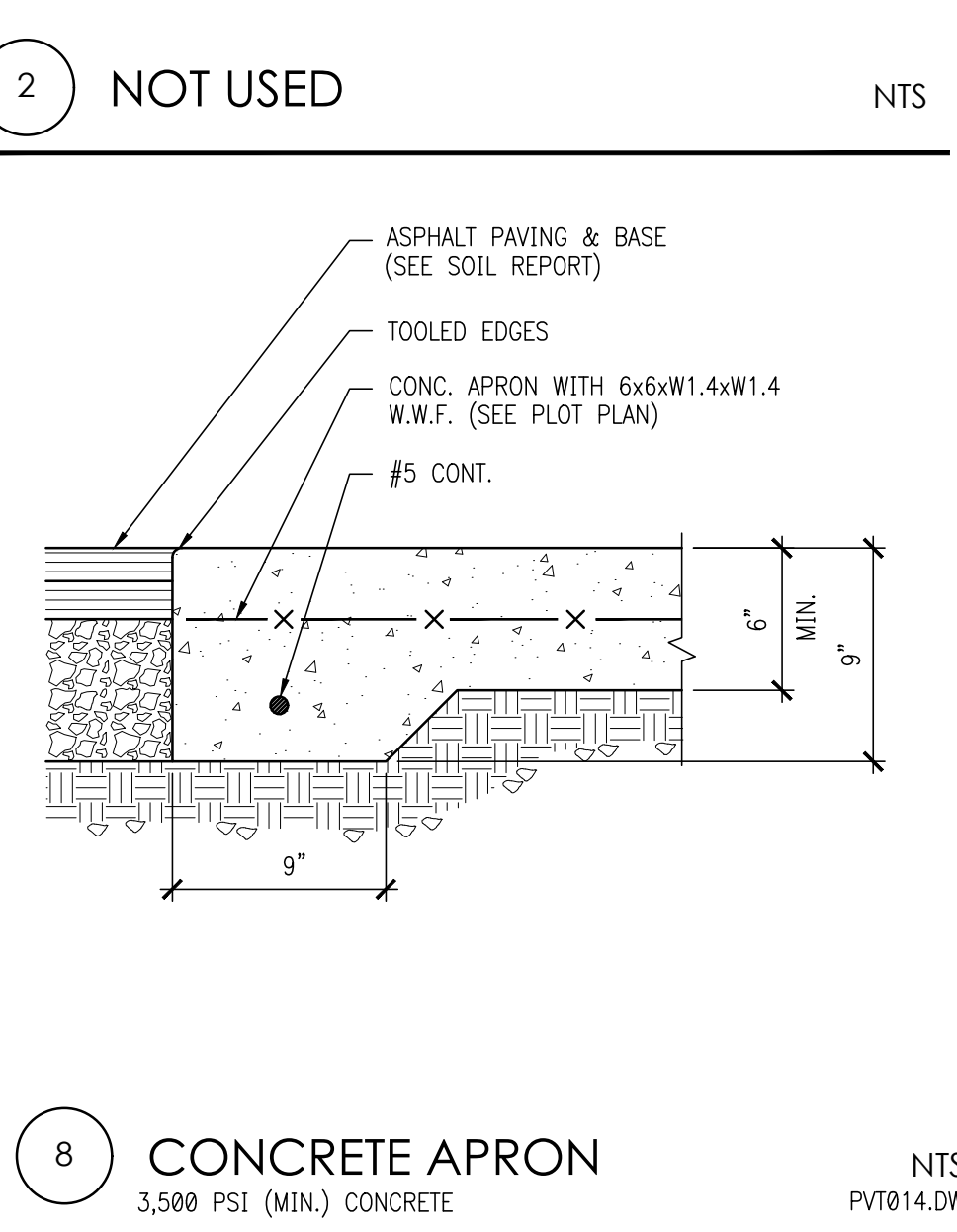
15 CONCRETE PAVEMENT



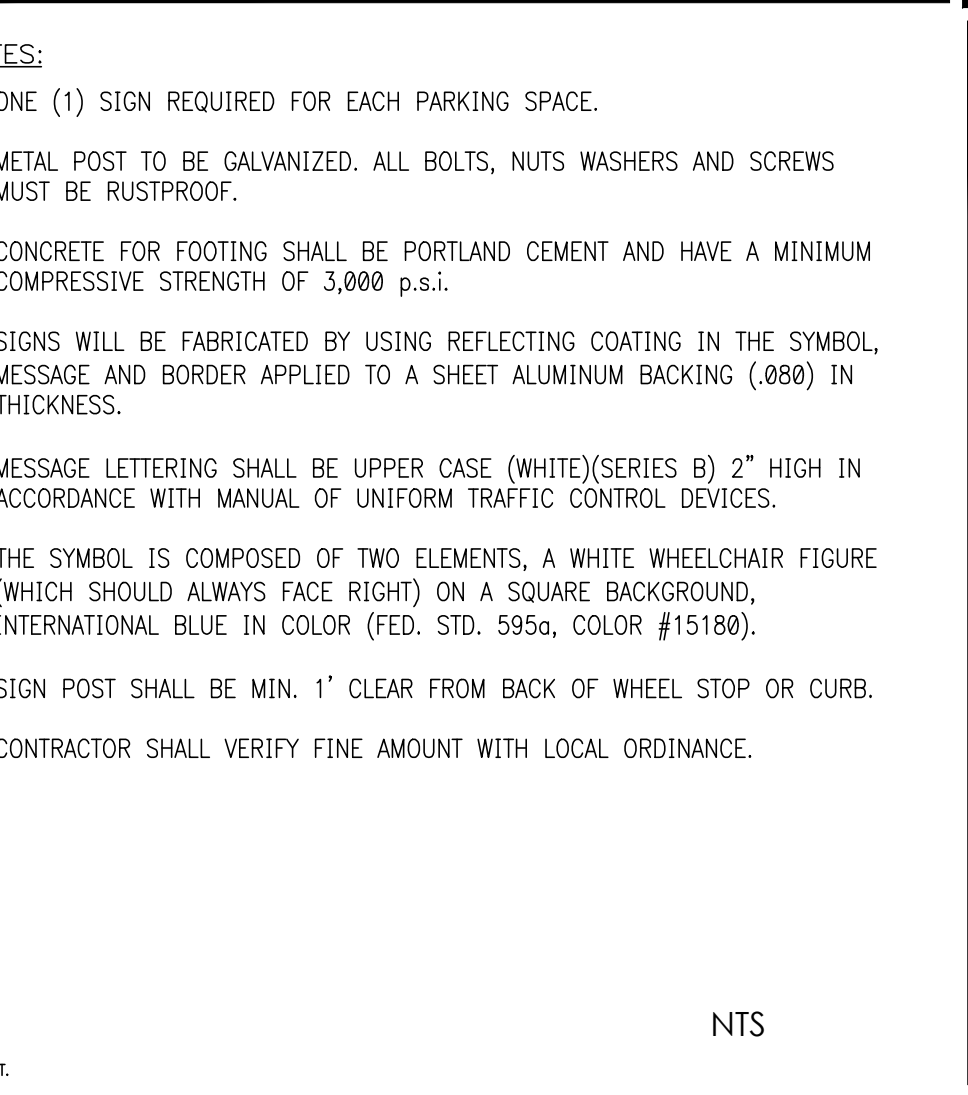
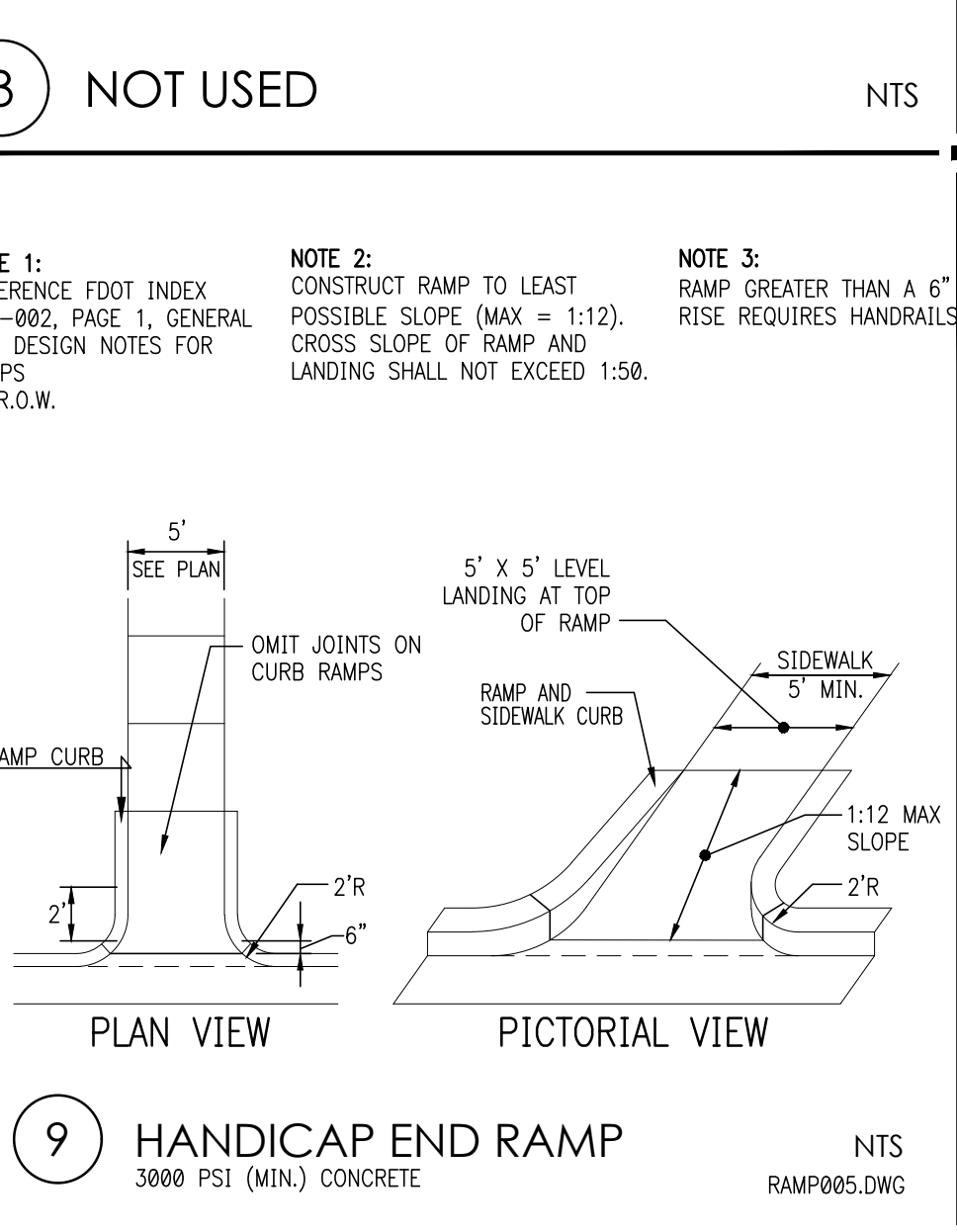
8 CONCRETE APRON



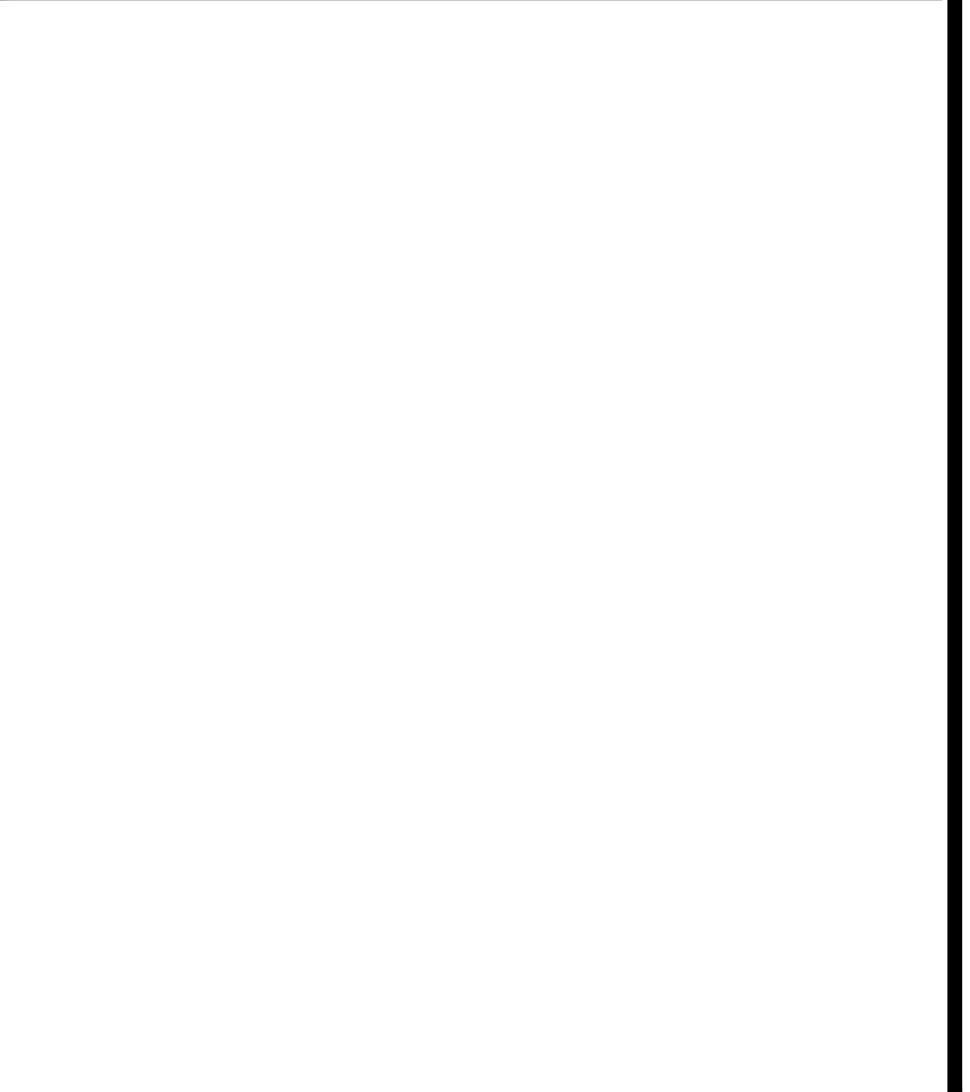
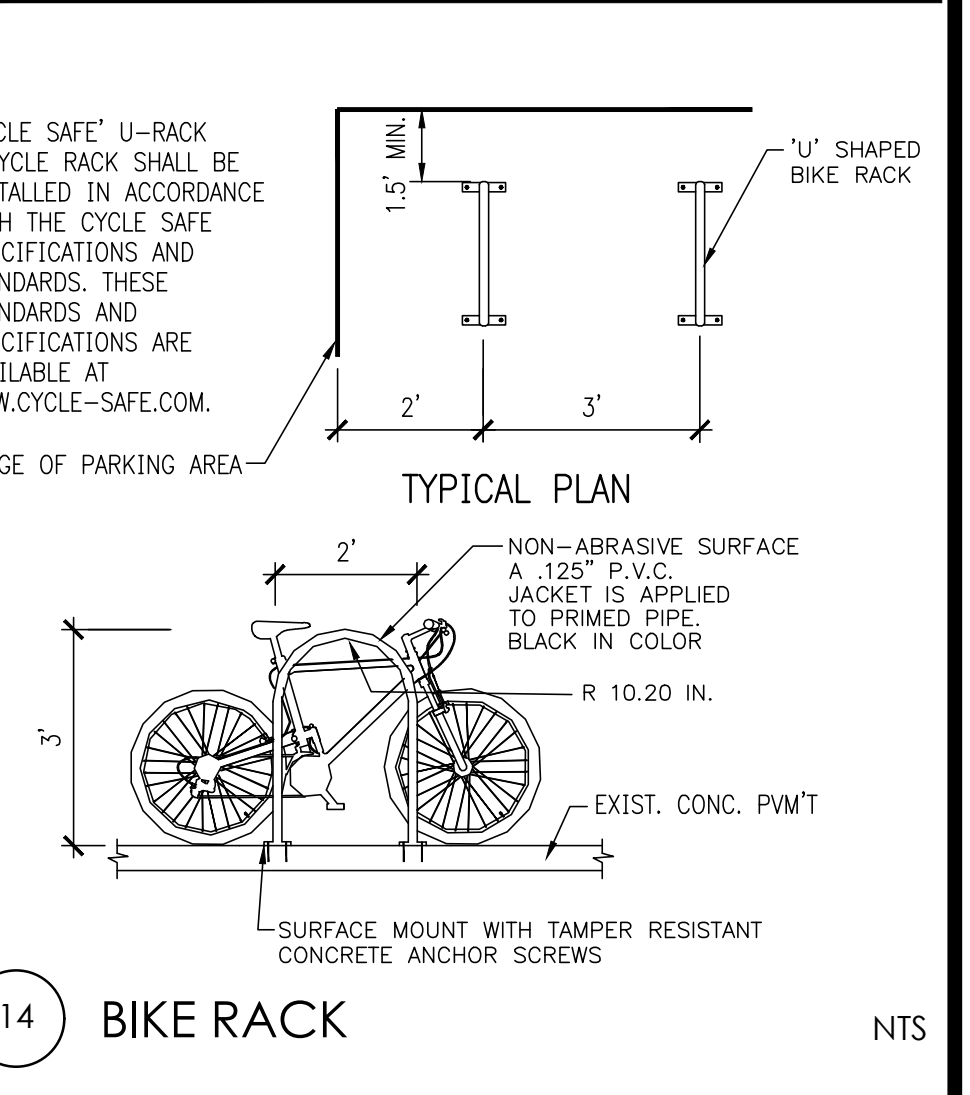
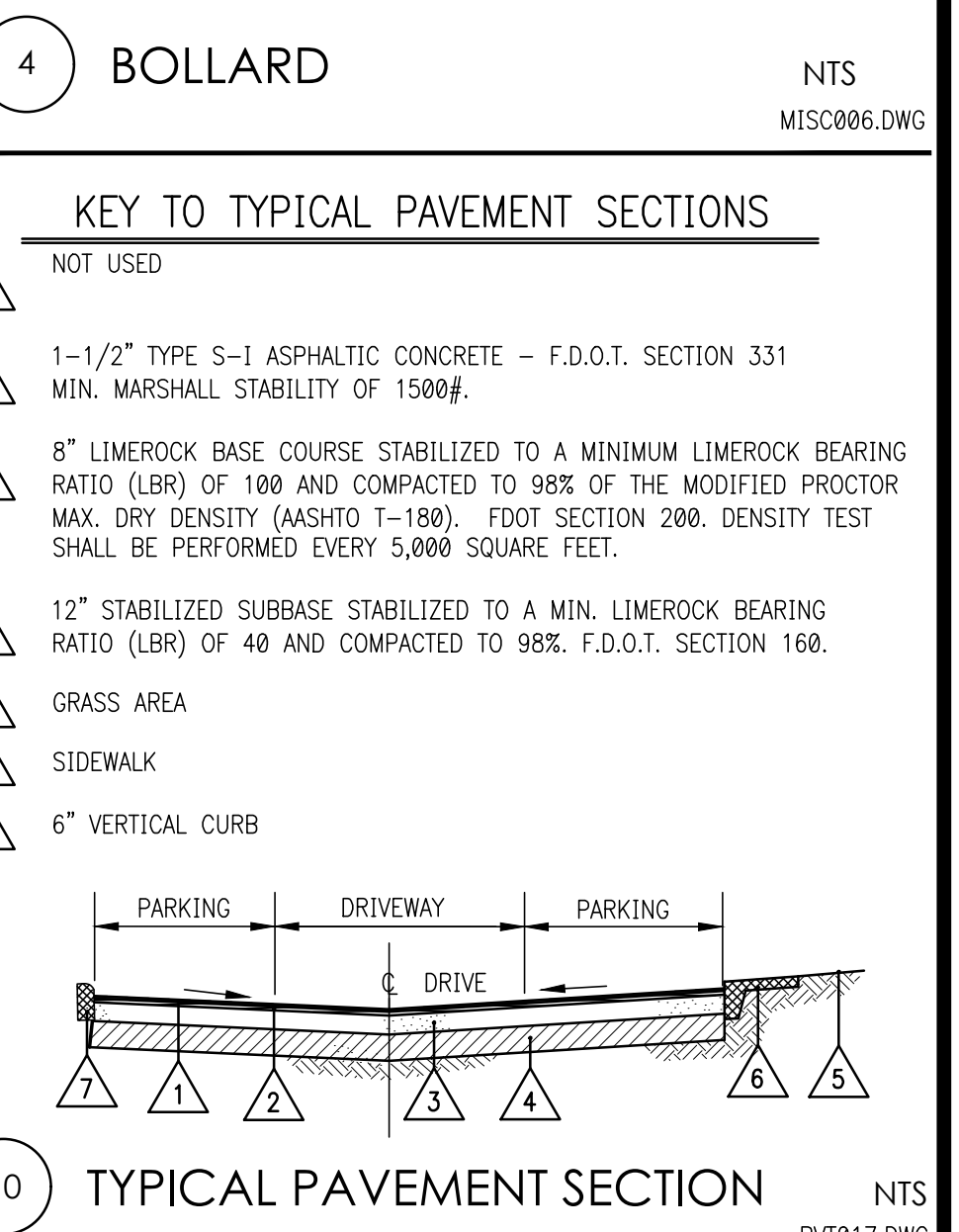
14 BIKE RACK



16 SIDE WALK HANDICAP RAMP

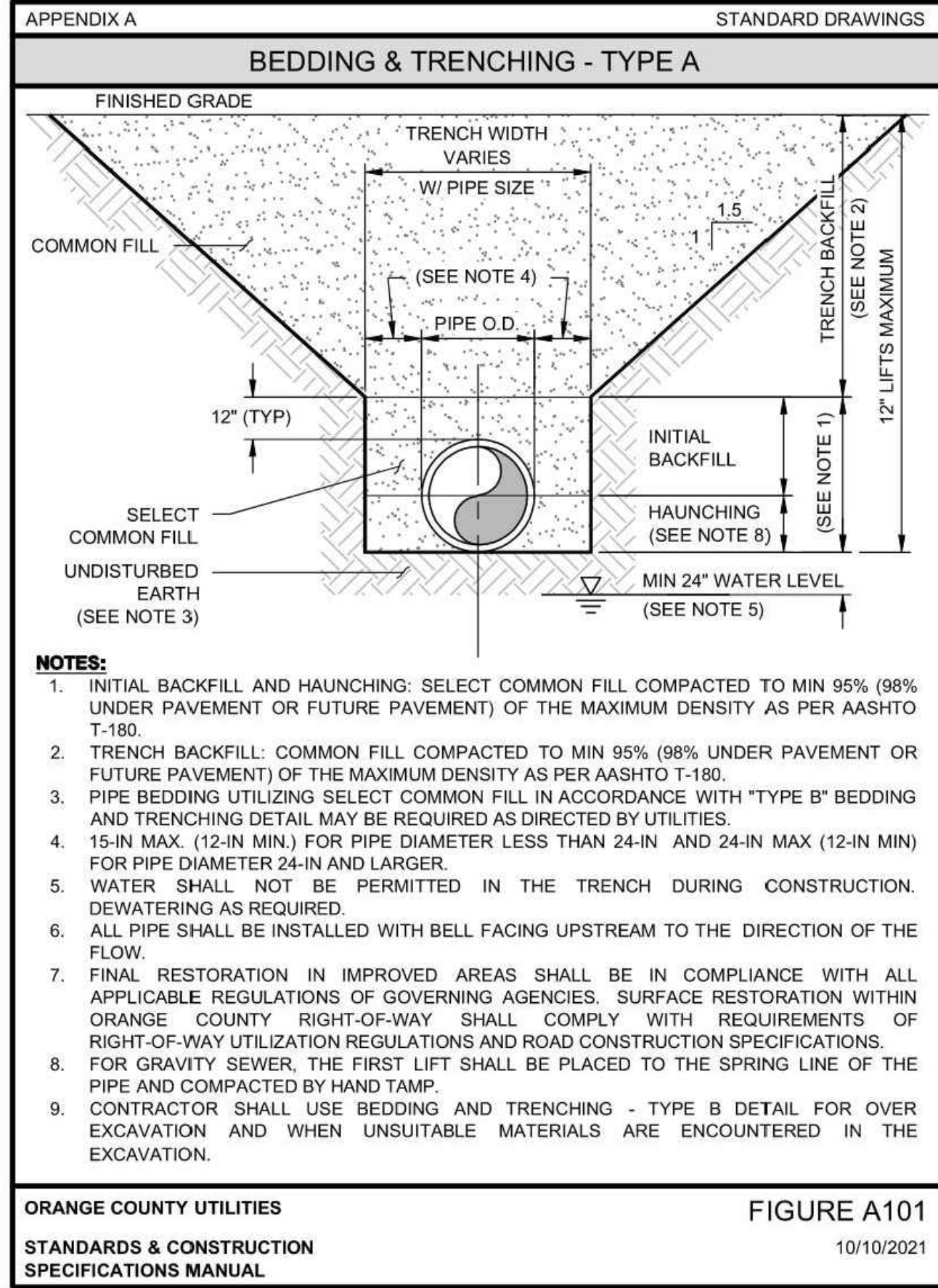
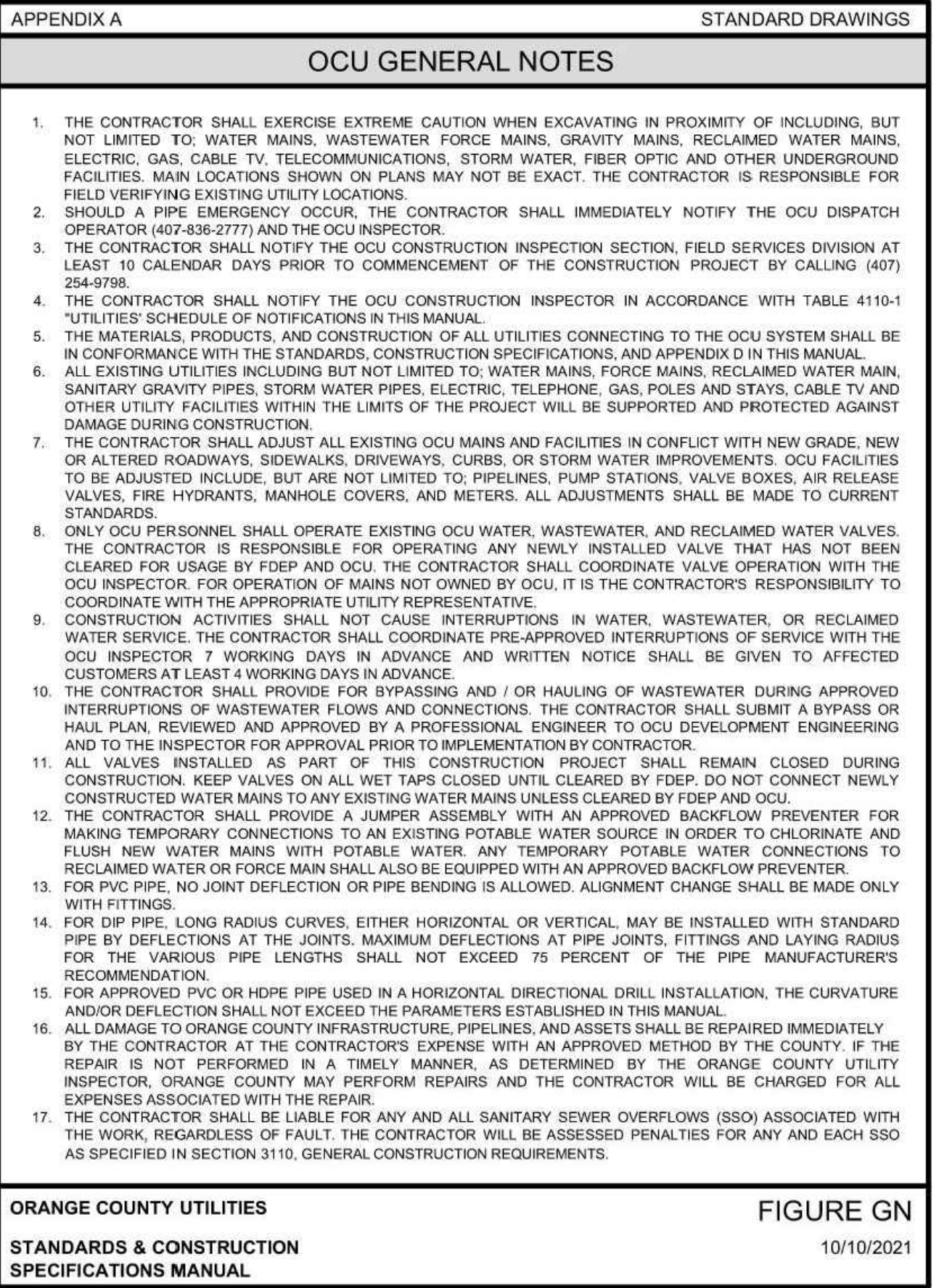
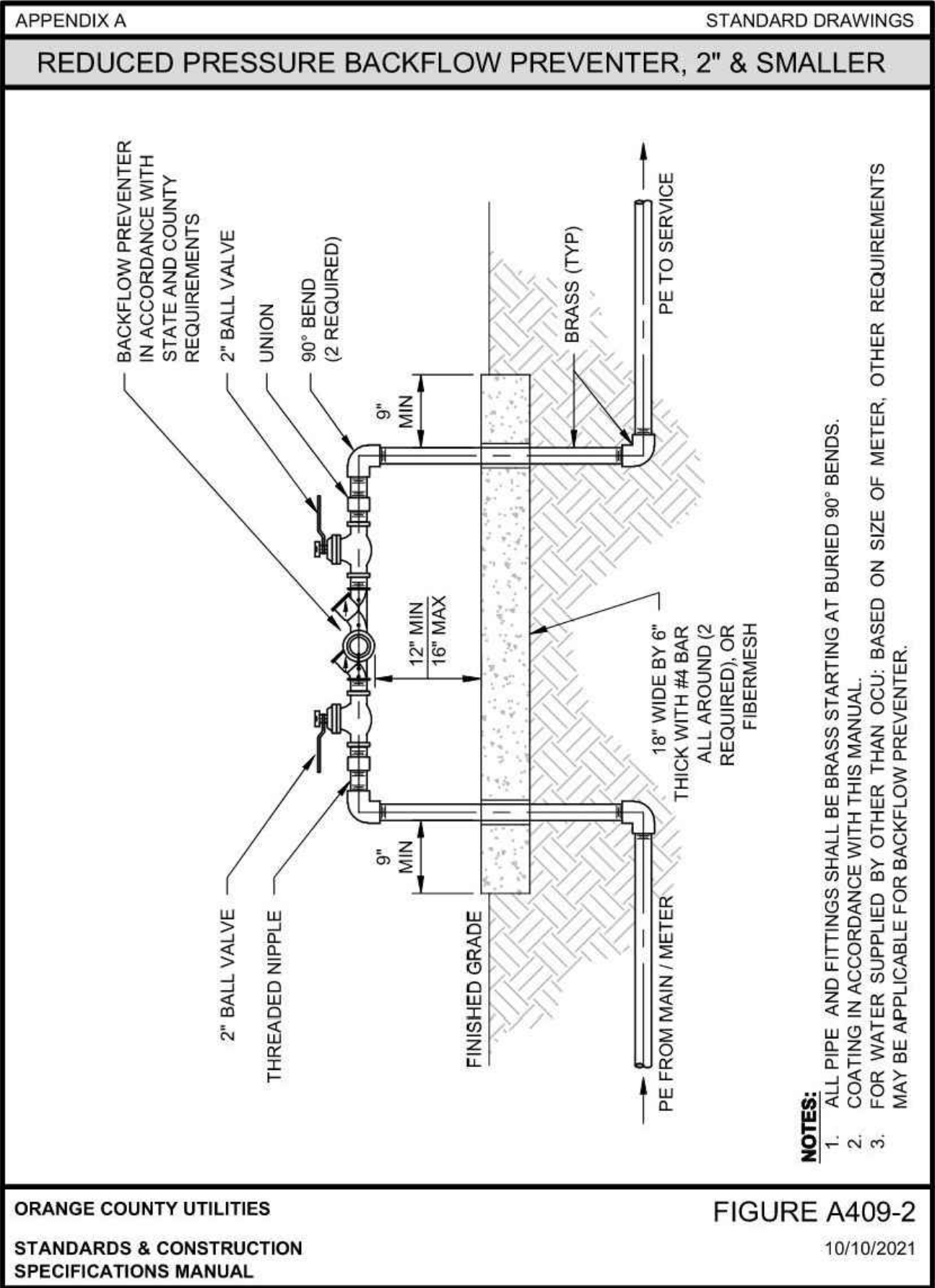
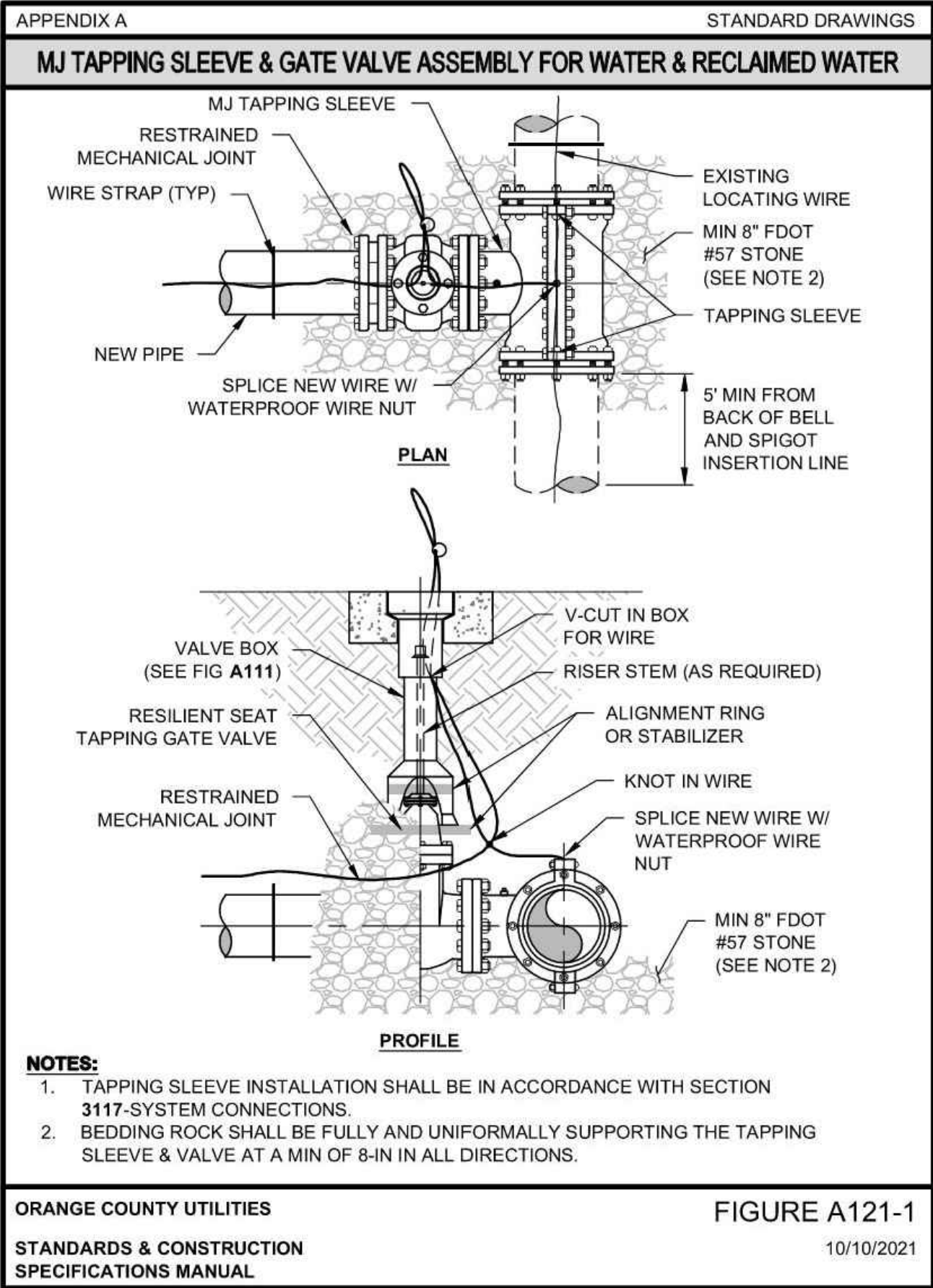
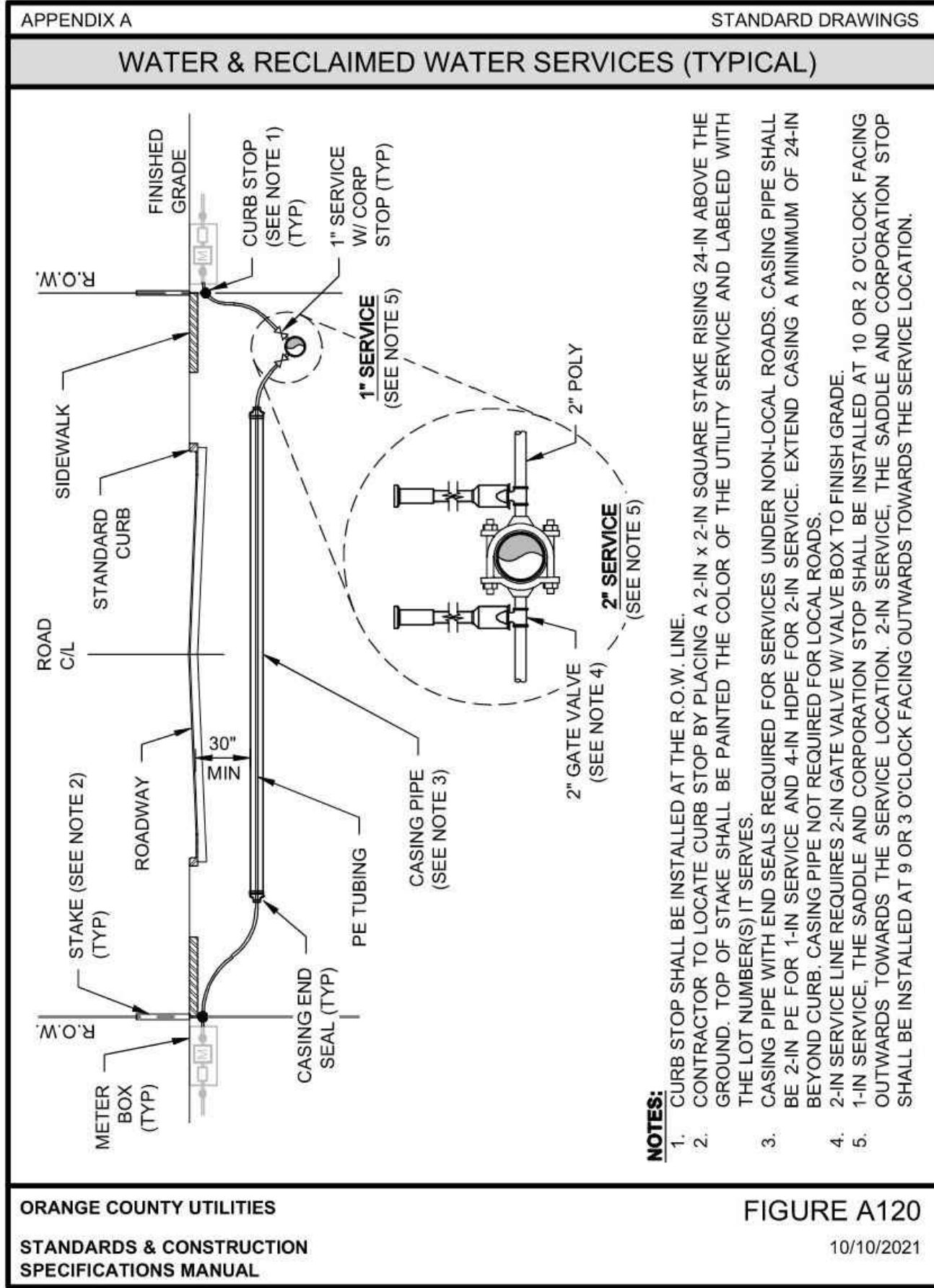


16 SIDE WALK HANDICAP RAMP

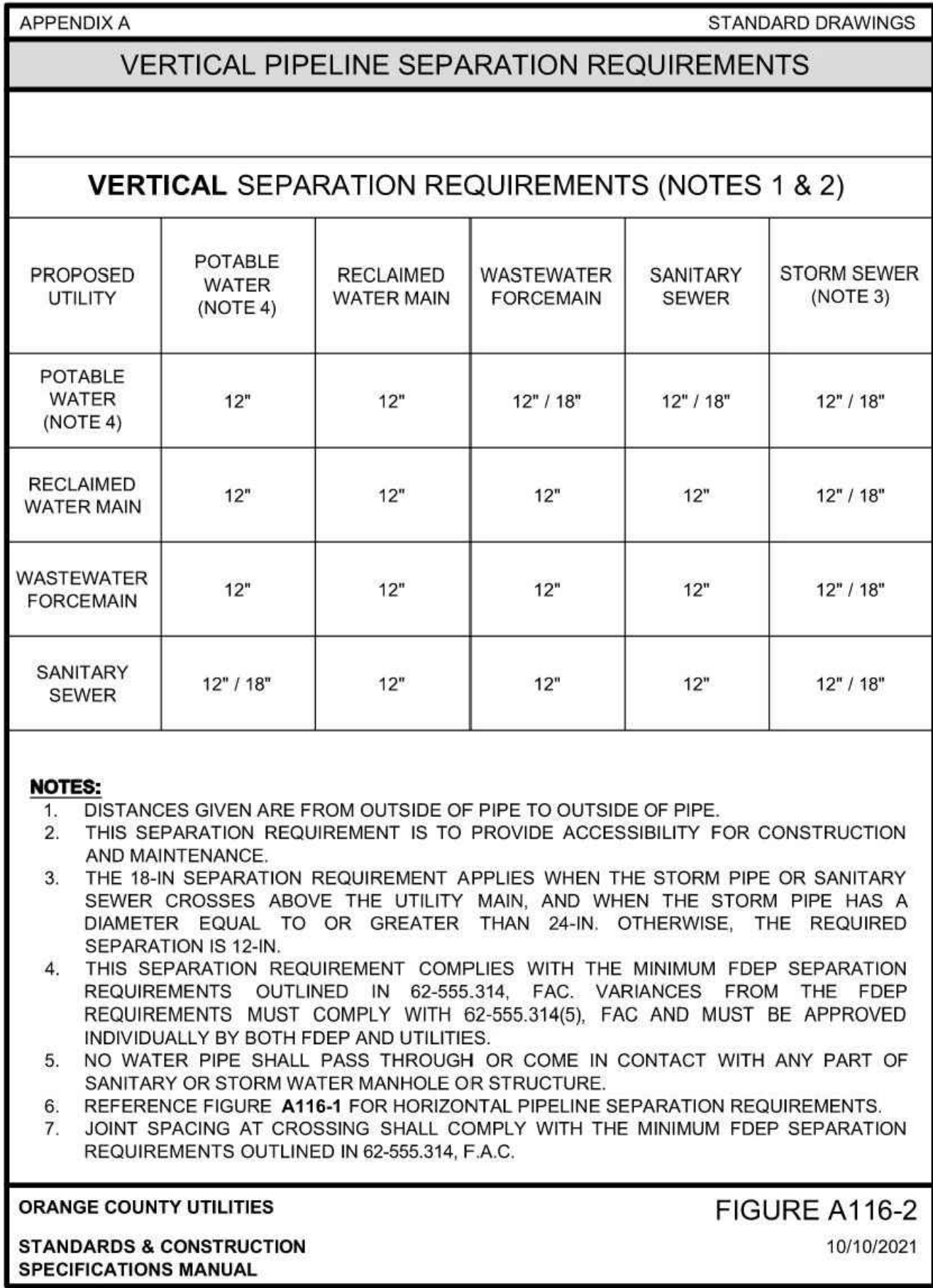
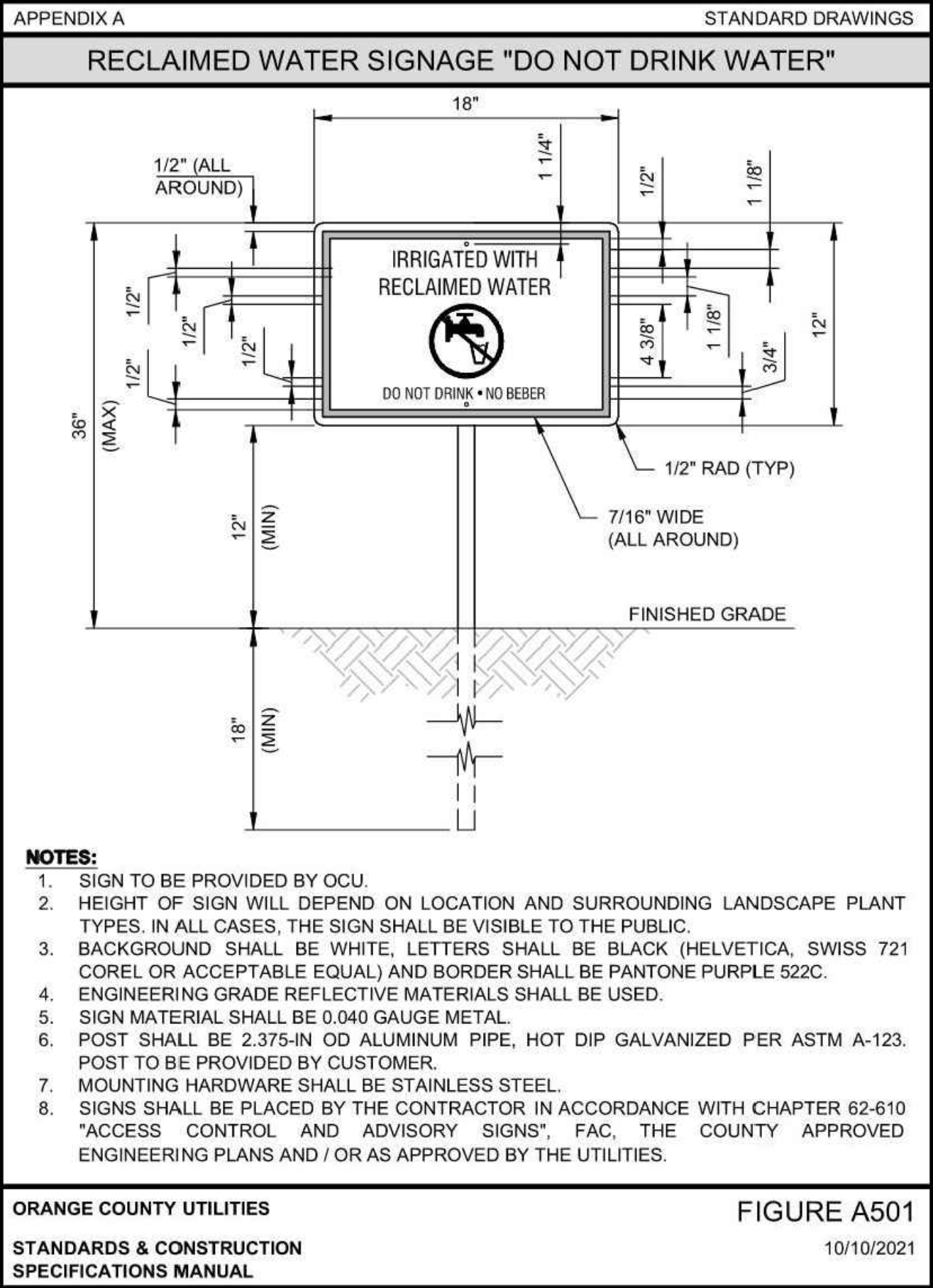
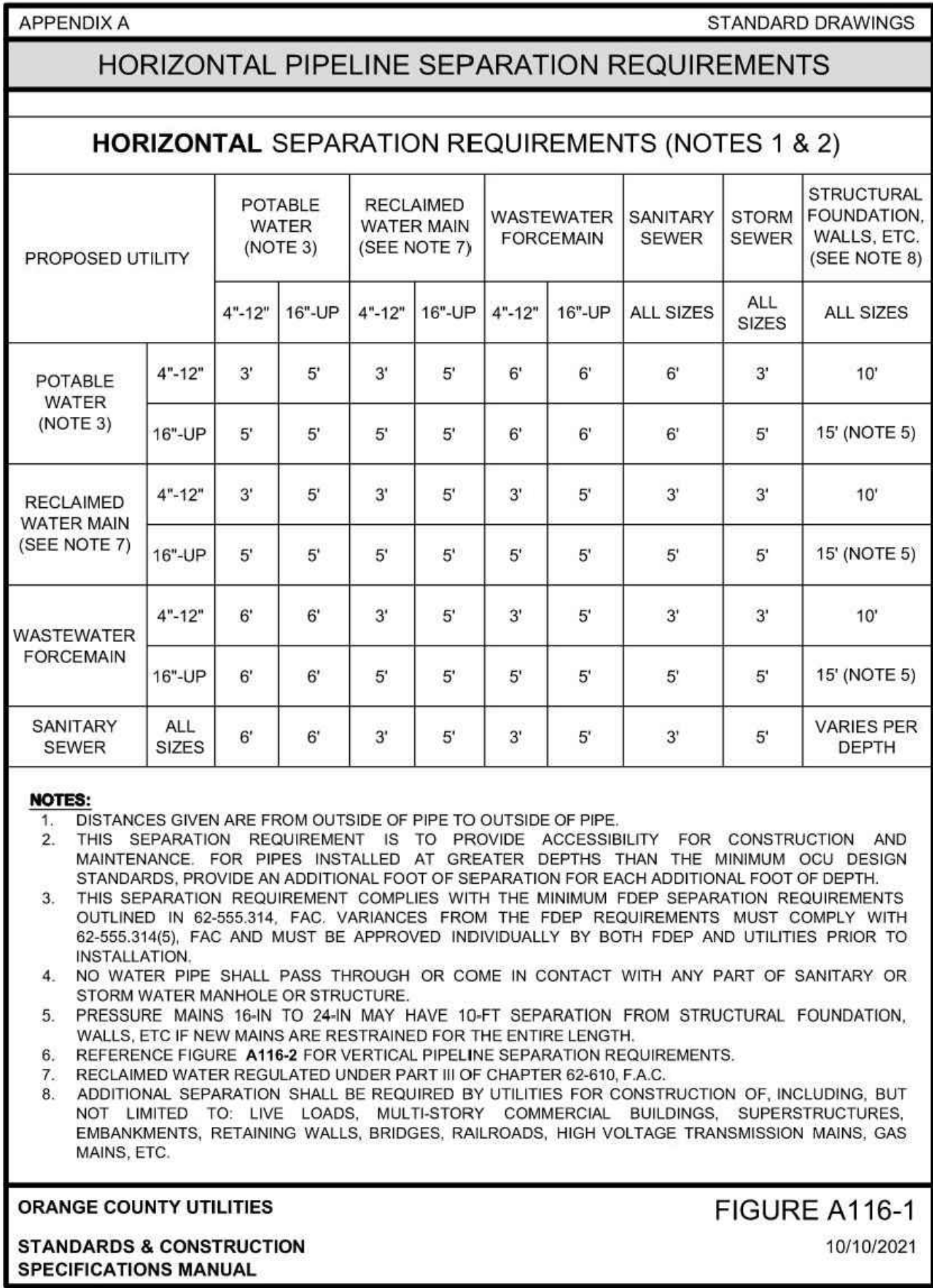
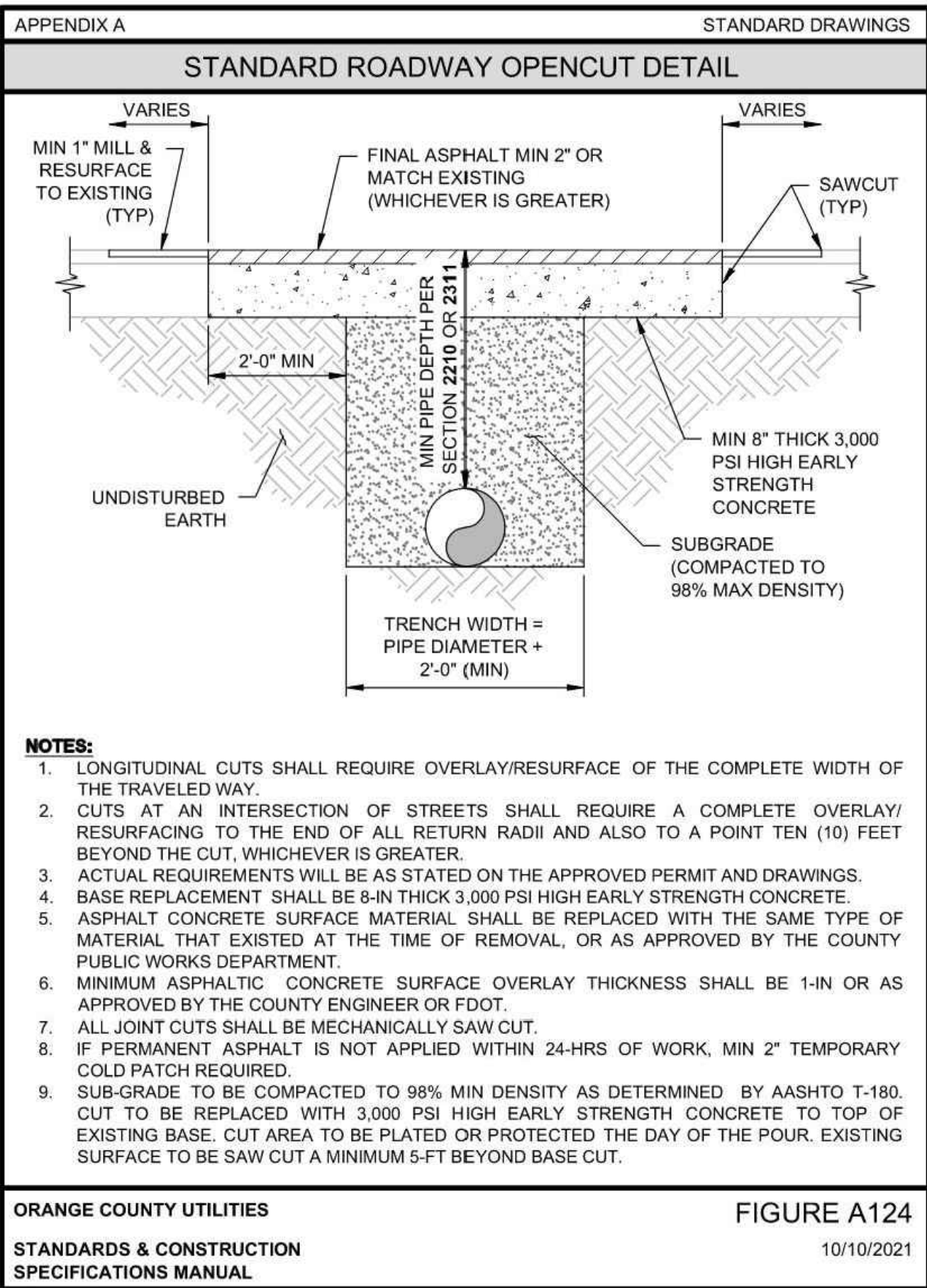
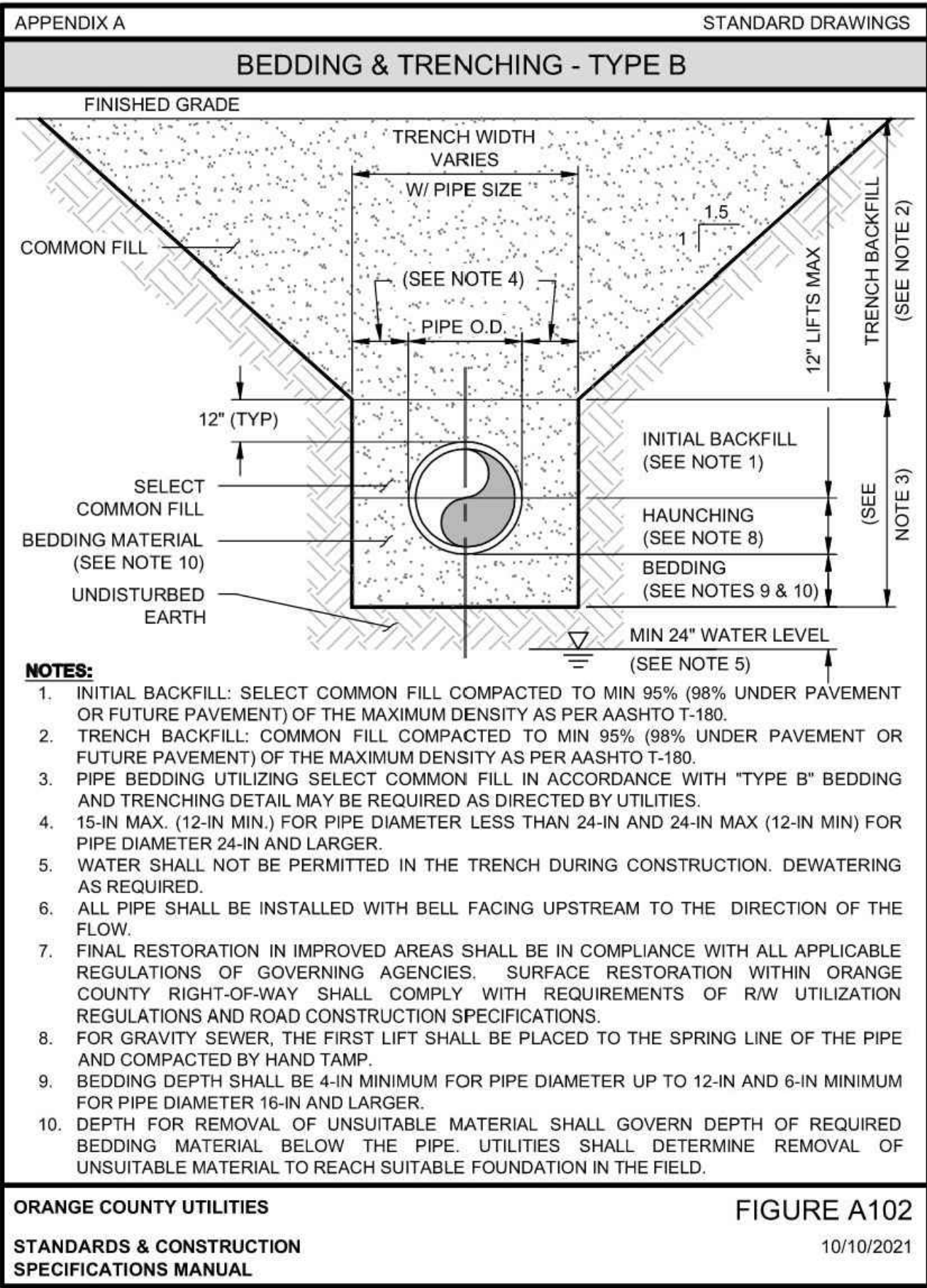


16 SIDE WALK HANDICAP RAMP

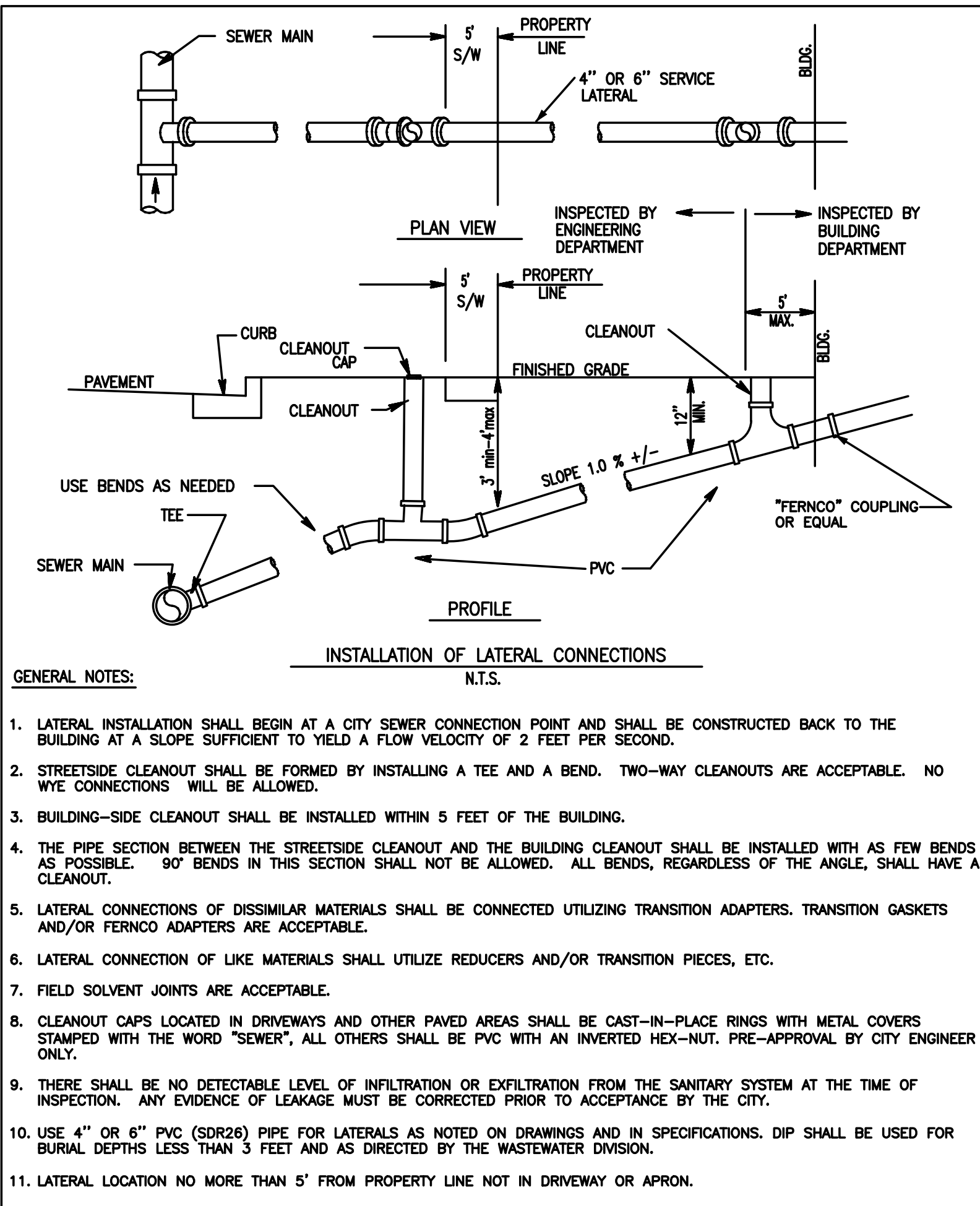






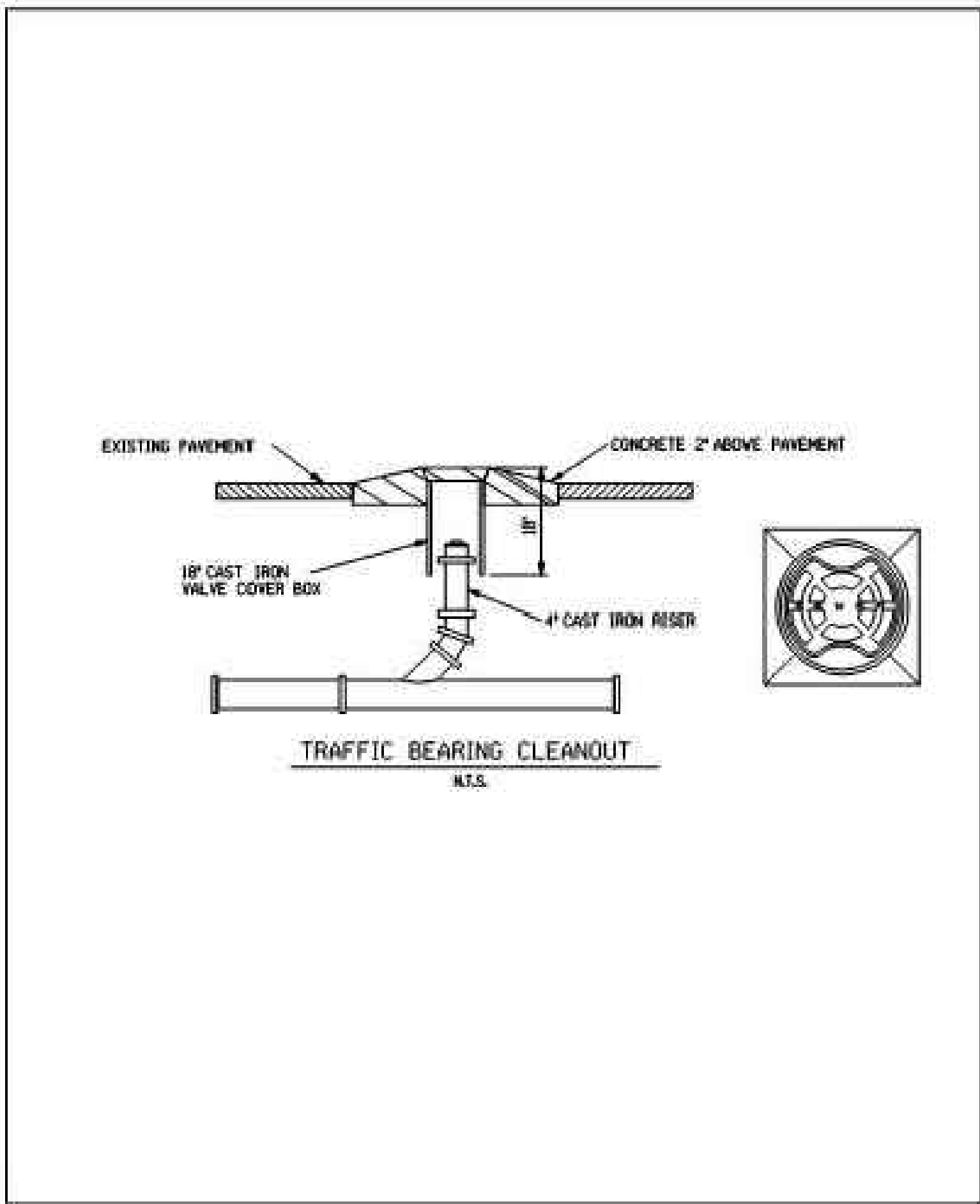






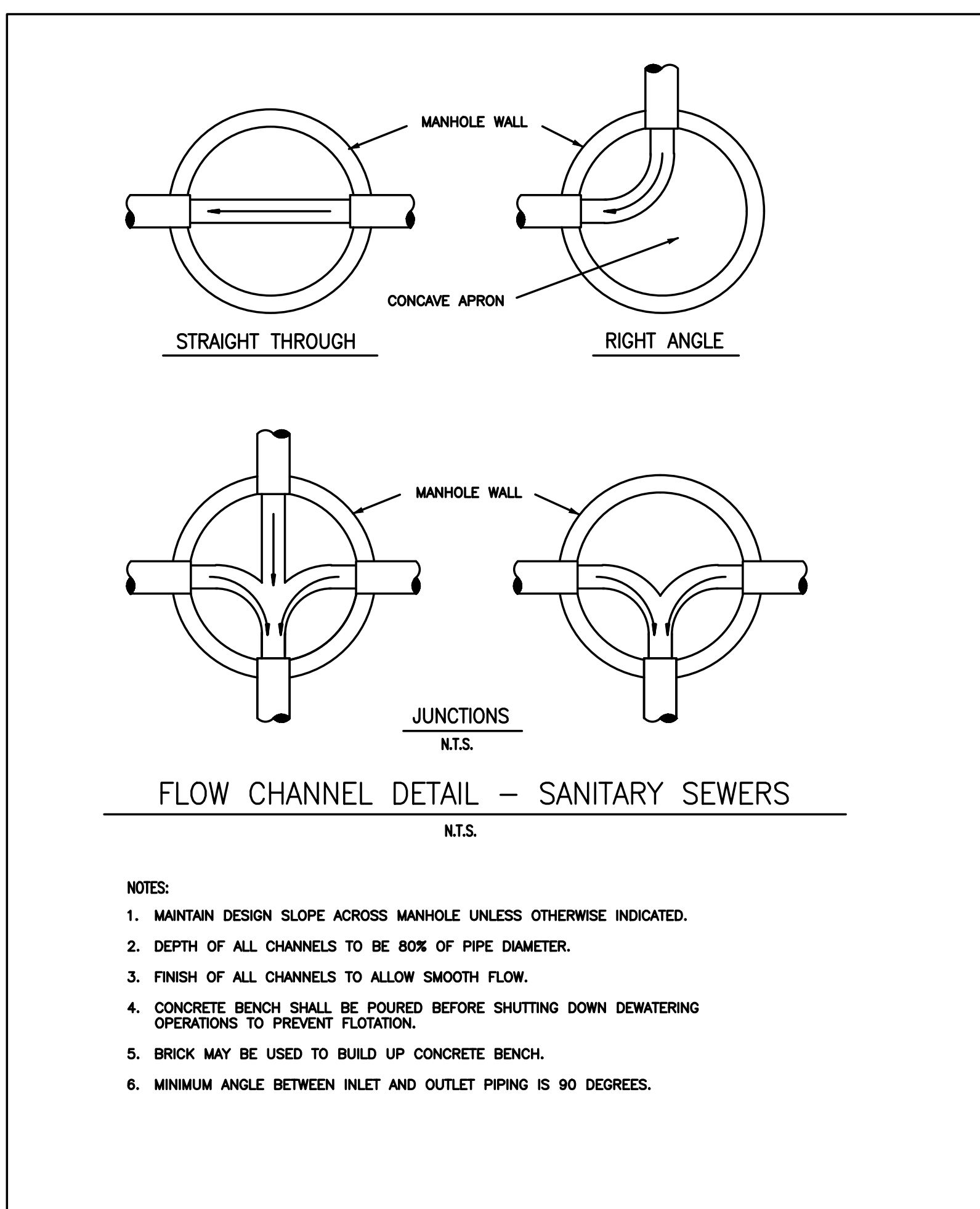
1 INSTALLATION OF LATERAL CONNECTIONS

NTS



2 TRAFFIC BEARING CLEANOUT

NTS



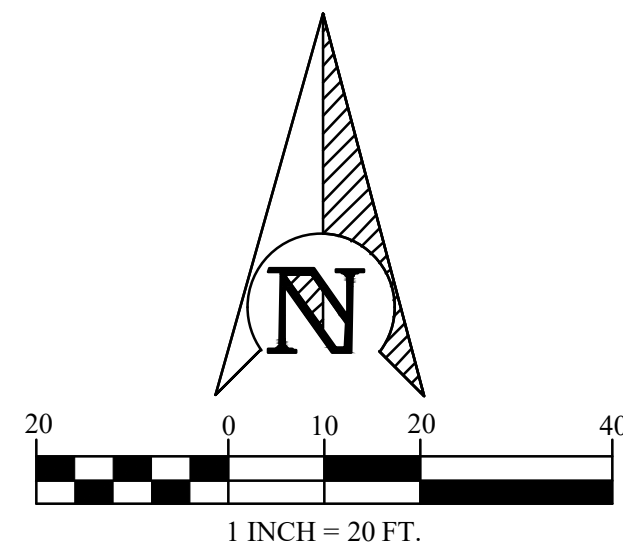
3 FLOW CHANNEL DETAIL

NTS

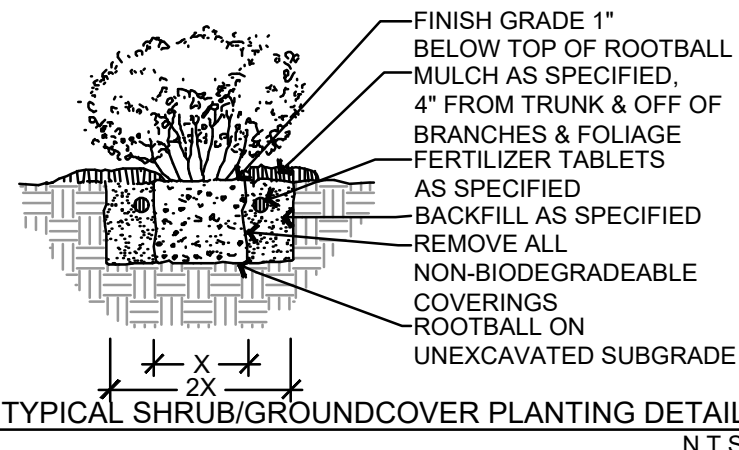
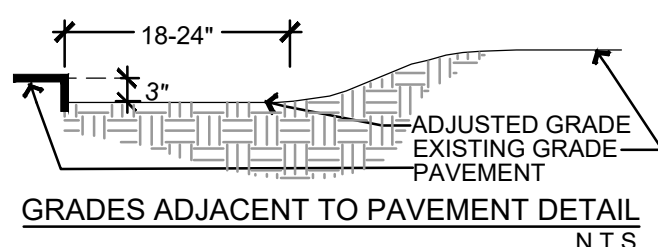


CITY OF ORLANDO  
MINIMUM REQUIRED LANDSCAPE SCORE:  
29,820  
PROJECT LANDSCAPE SCORE:  
30,480

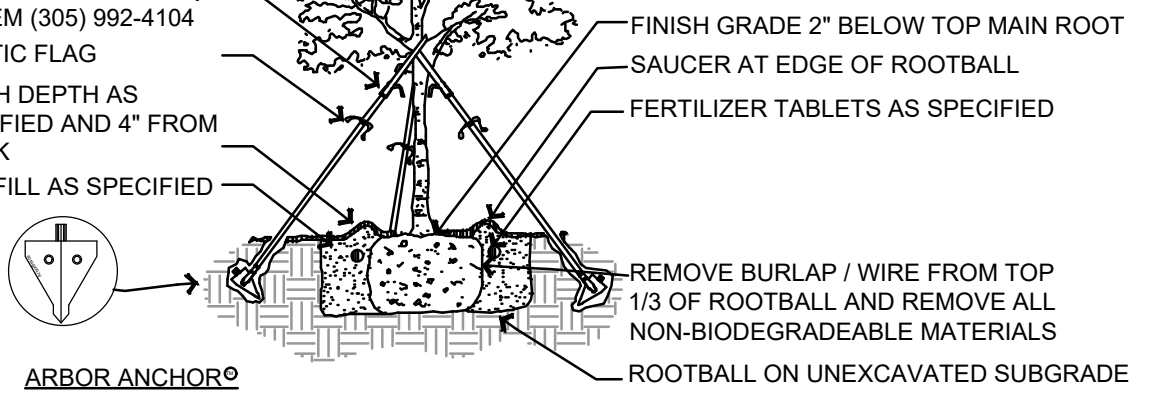
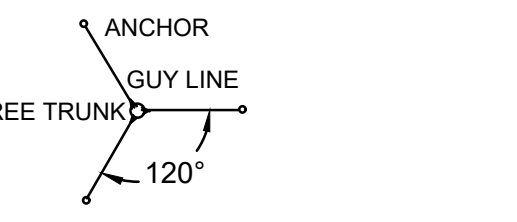
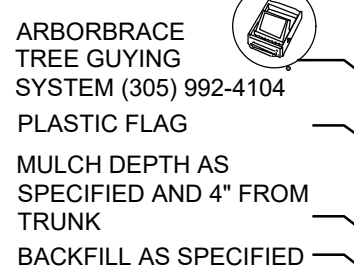
PRIOR TO THE REMOVAL OF ANY TREE WHOSE  
CALIPER IS (6) SIX INCHES OR GREATER, PLEASE  
CONTACT CONDREDGE MALLORY, PARKS  
DIVISION, AT  
CONDREDGE.MALLORY@CITYOFORLANDO.NET  
TO SCHEDULE A SITE REVIEW AND/OR OBTAIN  
A TREE REMOVAL PERMIT. DESIGN  
MODIFICATIONS OR SPECIAL CONSTRUCTION  
TECHNIQUES MAY BE REQUIRED BY THE  
ARBORIST TO PROTECT TREES.



ZERO STREET TREES ON  
WEST PROPERTY LINE  
DUE TO SIDEWALK AND  
NARCOOSSEE. LACK OF  
PLANTING AREA WITH  
UNDERGROUND UTILITIES



TENSION BUCKLE  
LOOP LOOSE END OF WEBBING AROUND  
LEADING BRANCH OF TREE. TIE 1/2  
KNOT ONTO BACKSIDE OF BUCKLE.  
PULL BUCKLE TOWARDS ARBOR.  
ANCHOR TO TENSION LINE.



ABBREVIATION LEGEND  
b&b balled & burlapped  
bt boots  
btp bibbs per pot  
c caliper  
cnp canopy  
coll collected  
cont container  
ct clear trunk  
cy cubic yards  
dia diameter  
exstg existing  
fg field grown  
fg 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  
tr trellis  
tr trunks  
trans transplant  
typ typical

### PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
MG	9	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10' HT, 2" CALIPER	SPACE AS SHOWN GUY
QV	14	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	10' HT, 2" CALIPER	SPACE AS SHOWN GUY
UA	14	ULMUS ALATA	WINGED ELM	10' HT, 2" CALIPER	SPACE AS SHOWN GUY
SP	6	SABAL PALMETTO	CABBAGE PALM	8' CT HURRICANE CUT	SPACE AS SHOWN GUY
SHRUBS					
IVS	182	ILEX VOMITORIA "SCHILLINGS"	SCHILLINGS DWARF YAUPON HOLLY	7 GAL CAN FULL	30" O.C.
PM	84	PODOCARPUS MACROPHYLLA	JAPANESE YEW	7 GAL CAN FULL	30" O.C.
VO	529	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL CAN FULL	30" O.C.
GROUND COVER					
DT	323	DIANELLA TASMANICA	FLAX LILY	1 GAL CAN FULL	24" O.C.
EG	276	EVOLVUS GLOMERATUS	BLUE DAZE	1 GAL CAN FULL	18" O.C.
HP	25	HAMELIA PATIENS	FIREBUSH	3 GAL CAN FULL	48" O.C.
LEG	176	LIRIOPE MUSCARI 'EMERALD GODDESS' PP15,471	EMERALD GODDESS LIRIOPE	MIN. 6 BIBS / 18" O.A. / 1G	24" O.C.
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.
SOD					
	SEE PLANS	PASPALUM NOTATUM	ARGENTINE BAHIA	FREE OF WEEDS	FIELD VERIFY QTY.

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



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Florida Landscape Architecture Firm  
432 Novell Loop  
Deland, FL 32724  
Office: 407 310-5567  
jasonbridgewater@gmail.com

SHOPPES AT  
VISTA COVE

NARCOOSSEE RD.  
ORLANDO, FL

PROJECT NO: 2022.0995  
DATE: 2023-07-25

L-1  
MASTER  
LANDSCAPE  
PLAN

CHECKED: JB DRAWN: JB



Orlando Non-Residential and Multifamily Landscape Worksheet

Project Name: Starbucks Narcoossee Permit Application #:  
Project Address: Along Narcoossee Road., Orlando, Florida

A. Directions

(1) Fill in shaded boxes only.

Required Development Factor:	0.40
Minimum Required Landscape Score (MRLS):	29,820
Project Landscape Score:	30,480

(2) Development Type will determine the Development Factor below:

Development Type	Floor Area Ratio	Dwelling Unit per Acre	Development Factor
-Office, Commercial, or Mixed-Use*	Less than 0.75	N/A	0.4
-Office, Commercial, or Mixed-Use*	0.75 or more	N/A	0.3
-Multifamily	N/A	Less than 24 du/acre	0.4
-Multifamily	N/A	24 du/acre or more	0.3
-Industrial	All	N/A	0.3
-Planned Development (PD)			Add 0.05 to applicable score noted above

(3) Minimum Required Landscape Score = Total Site Area x Development Factor

(4) Input the following Site Information

Total Site Area**	74,550	Gross Floor Area*	6,659	Sq. Ft.
Impervious Area On Site	48,301	Dwelling Units*	0	Dwelling Units
Calculated ISR		Development Type	Commercial	
		Planned Development Zoning	No	Y/N

\* Only Multifamily developments are based on Dwelling Units per Acre. For all other development types, including Mixed-use with residential, input the Gross Floor Area of the building(s)  
\*\* Do not include public rights-of-way in the Total Site Area calculations; however, new landscaping in the adjacent ROW may be counted towards the score.

B. General Requirements

(1) No Category I Invasive Species (as listed by FLEPPC) shall be installed. Met  
(2) All landscape plants shall be Florida #1 or better. Met  
(3) Cypress mulch and rubberized mulch-substitute are prohibited. Met  
(4) Landscape plans shall show all underground and overhead utilities and transformers. Trees over 25 ft. ht. at maturity shall not be planted under utility lines. Met  
(5) A Florida-registered Landscape Architect shall sign and seal landscape plans greater than 1/2-acre. Met

C. Landscape Point Categories

(1) Irrigation

Requirement: All requirements of City Code Chapter 60, Part 2-1 shall be met. Met  
Irrigation system includes:  
a. Evapotranspiration (ET) Irrigation System Controller; or Low-Volume Irrigation System used for 75% of the irrigated area. Met add: 4% 1193  
b. At least one Soil-Moisture Sensor is provided micro-climate type. Met add: 3% 895  
c. Rainwater Harvesting System from retention ponds, cisterns, or rain-barrels. Met  
Irrigation Requirements Gallons add  
Available Captured Rainwater up to: 10%  
d. No Permanent In-Ground Irrigation System w/ landscaping; requires Zoning Official approval and provision for establishment irrigation. N/A add: 10% 0

(2) Existing Tree Canopy - (include trees in right-of-way)

Met/Unmet	DBH	Sq Ft	Factor	Total
Met				
Met				

Requirement: Show tree protection plan in the landscape plan.  
Requirement: Certify that preserved trees for which points are requested are not Category I or II Invasive Species as listed by Florida Exotic Pest Plant Council.  
Preservation of trees - calculated at 40 sq ft per inch  
a. Enter the total number of diameter at breast height (dbh) inches for all preserved trees greater than 6" dbh. Relocated trees may be included. - 1.5 0

(3) New Tree Canopy - (include trees in right-of-way)

Met/Unmet	# of Trees	Sq Ft	Factor	Total
Met				
Met				

Requirement: All street trees shall have moderate or better wind-resistance. (see Fig. 12, Approved Plant List).  
Requirement: Newly installed trees of 2" caliper or greater shall be anchored to maintain tree in a vertical upright position for at least one year.  
a. Understory Trees (min. 8' ht.) or Palm Trees (min. 8' clear trunk) - calculated at 200 sq ft per tree. 6 1,200 0.4 480  
Canopy Trees - calculated at 800 sq ft per tree  
b. 2" - 3.5" caliper (2" dbh is the minimum size to qualify for points) 37 29,600 0.5 14800  
c. Greater than 3.5" caliper 0 0.9 0  
Trees calculated above may also utilize categories d - e below  
d. Flowering, fruit trees, and nut trees - calculated at 200 sq. ft. per tree. 23 4,600 0.1 460  
e. All new canopy trees installed have moderate or better wind-resistance. Met add: 1% 298

(4) Tree Diversity

# of Species			
4	add:	0.5%	596

(5) Turfgrass and Ground Covers

Met/Unmet	Sq Ft		
Met			
Requirement: Turfgrass shall not exceed 60% of the landscaped areas, excluding stormwater management areas, ball fields, and park space.			
a. Argentine Bahiagrass	19803	0.1	1980
b. Other turfgrass	0	0.05	0
c. Ground Cover Plants (see Fig. 12, Approved Plant List)	6446	0.4	2578.4

(6) Shrubs (see Fig. 12, Approved Plant List)

# of Plants	Sq Ft	Factor	Total
182	910	0.4	364
613	9,808	0.4	3923.2

Ground covers and shrubs calculated above may also utilize categories d - f below  
c. Drought-Tolerant or Native Plants - calculated at 10 sq ft per plant. Enter # of Drought-Tolerant or Native Plants (do not count trees). 530 5,300 0.3 1590  
d. Enter # of Flowering Plants and Butterfly/Hummingbird Plants -calculated at 10 sq ft per plant. 800 8,000 0.1 800  
e. Plant Diversity Enter # species of groundcover, small shrubs, medium shrubs, large shrubs, grasses, vines, and aquatic plants. 7 add: 0.25% 522

(7) Green Roofs - potted plants will not be considered a green roof

-requires growth medium greater than 4". Qualifying plantings may also qualify for points in (3) - (6) above

Sq Ft	Factor	Total
	0.8	0

(8) Vegetative Screens and Walls - measured in vertical area

Sq Ft	Factor	Total
	0.5	0

(9) Landscaping of Water Bodies and Storm Water Management Ponds

Met/Unmet	Sq Ft	Factor	Total

a. Provide an upland buffer area of non-turf grass landscaping that is a minimum 25 ft. in width along 75% of the length of a natural water body. add: 2% 0  
b. Provide landscaping of dry detention ponds. Area of Pond  
Area of non-turfgrass planted along bases or banks (not to exceed 3:1 slope) of stormwater ponds: 0.3 0  
Wet Detention Ponds  
c. Requirement: For new wet detention ponds, meet Florida Code 40C-42  
d. For existing ponds, landscape at least 75% of the linear wet detention edge with native aquatic plants and trees (min. 6' width band). 2% 0  
Underground Stormwater Management  
e. Provide at least 75% of stormwater management underground. add: 5% 0  
f. Provide 75% stormwater detention/retention storage in offsite shared retention area. add: 2% 0  
Rain gardens  
g. Provide depressions to collect and store stormwater, and landscaped with appropriate plantings (do not calculate stormwater ponds). Area of Bioretention zone: 0.5 0

(10) Hardscape

a. Provide permeable pavement that allows percolation to the soil below. Total Pervious Paved Surface 0.6 0

(11) Food Cultivation - (calculate plantings in Sections (3)-(6) above)

Sq Ft	Factor	Total
	0.1	0

-Provide dedicated areas for food production

Project Score 30479.750



AR99238  
CA 8660

ARCHITECTURE  
ENGINEERING  
PERMITTING

220 E. CENTRAL PKWY., STE 4000  
ALTAMONTE SPRINGS, FL 32701  
407.645.5008

SEAL:  
DATE: 2023-08-04

Jason P. Bridgewater  
Registered Landscape Architect  
FL Registration -LA 6667308

NO DATE REMARKS  
REVISIONS

SHOPPES AT  
VISTA COVE

NARCOOSSEE RD.  
ORLANDO, FL

PROJECT NO: 2022.0995  
DATE: 2023-07-25

L-1  
MASTER  
LANDSCAPE  
PLAN

CHECKED: JB DRAWN: JB

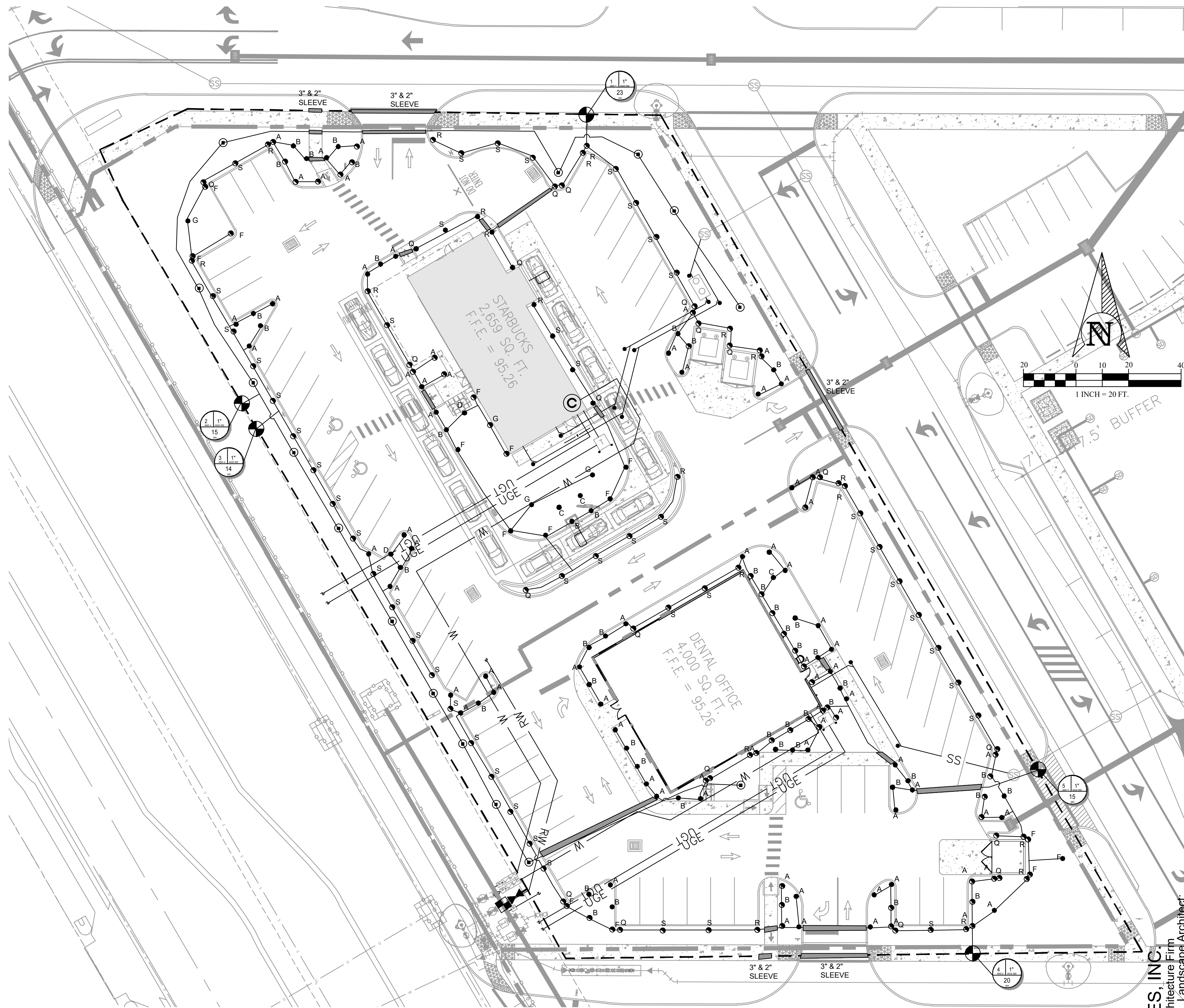


CADDSCAPES, INC.  
Florida Landscape Architecture Firm  
432 Nowell Loop Landscape Architect:  
Deland, FL 32724 Jason Bridgewater, RLA  
Office: 407 310-5567 Florida Water Star AP  
jasonbridgewater@gmail.com

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**SHOPPES AT  
 VISTA COVE**

NARCOOSSEE RD.  
 ORLANDO, FL

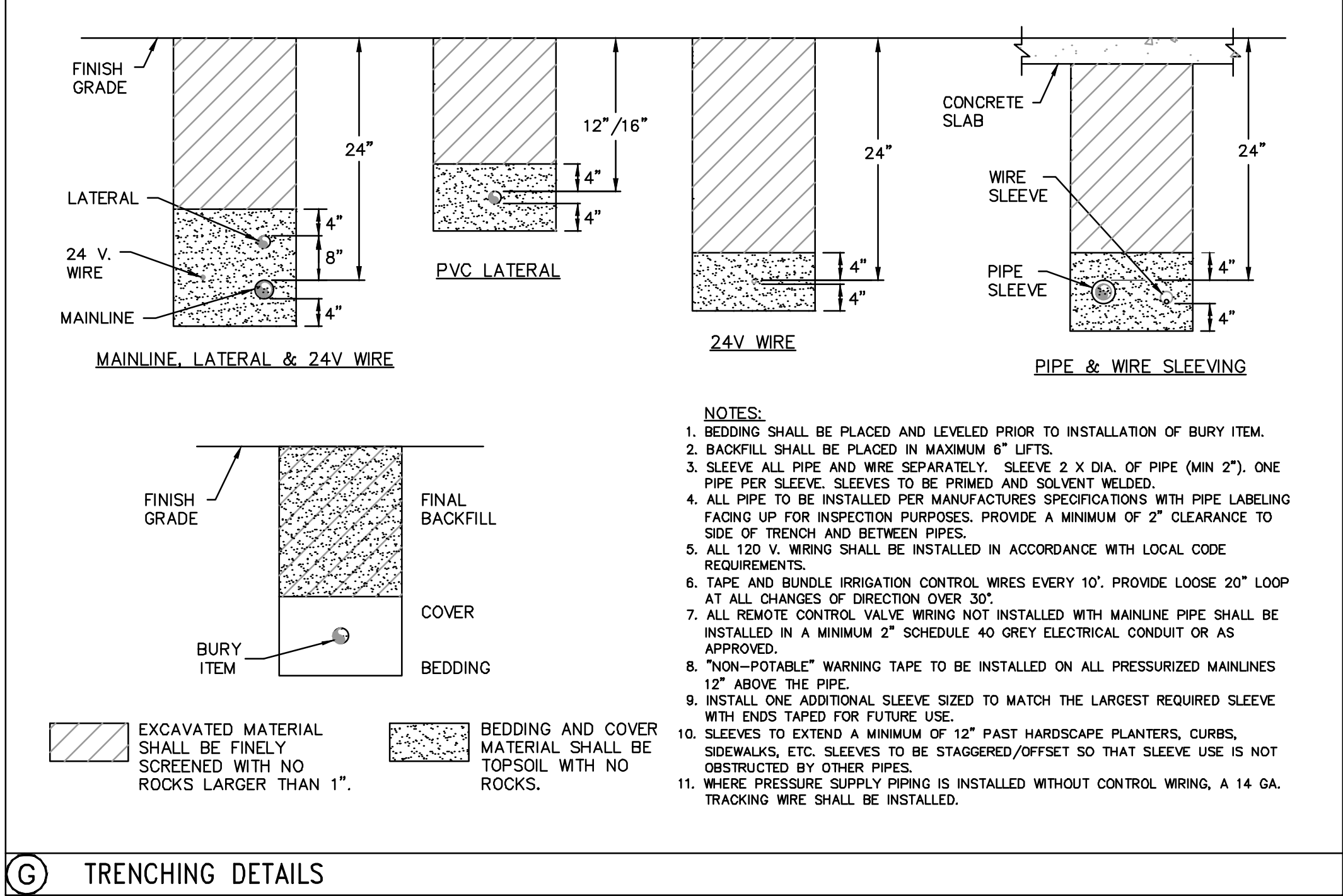
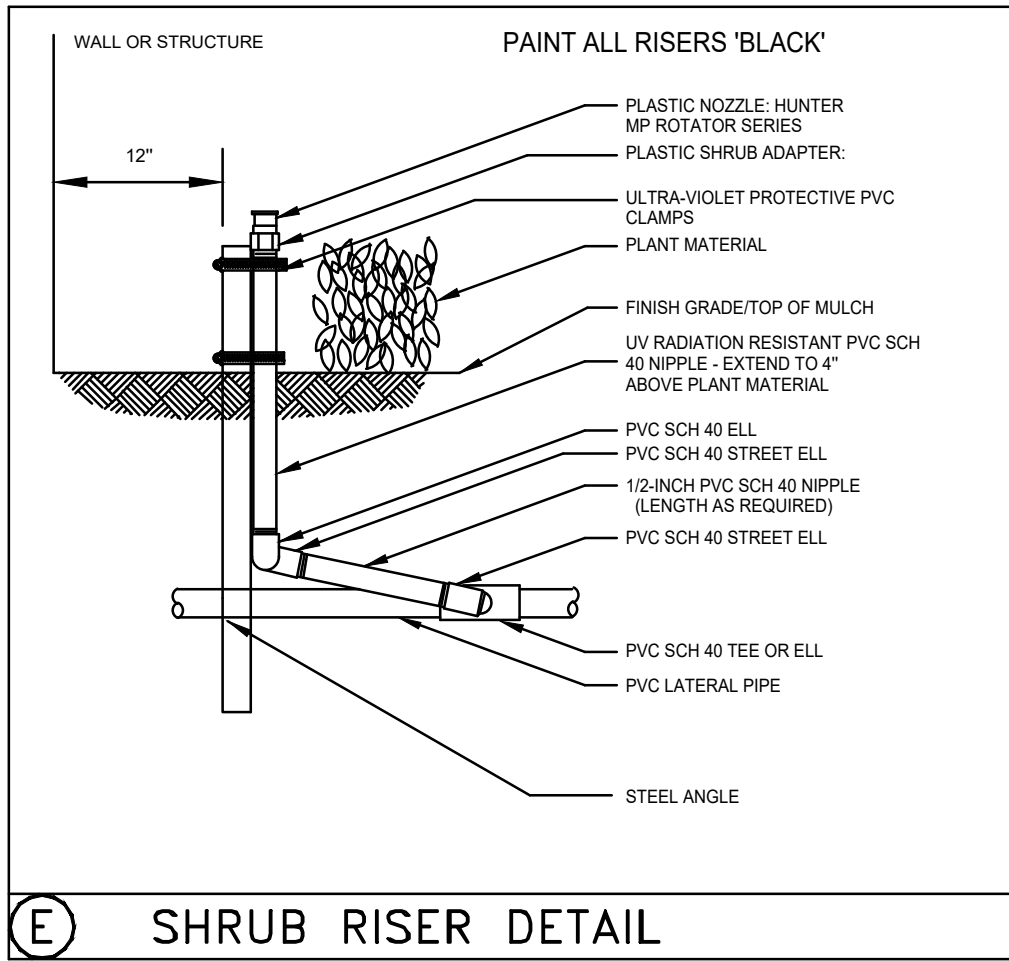
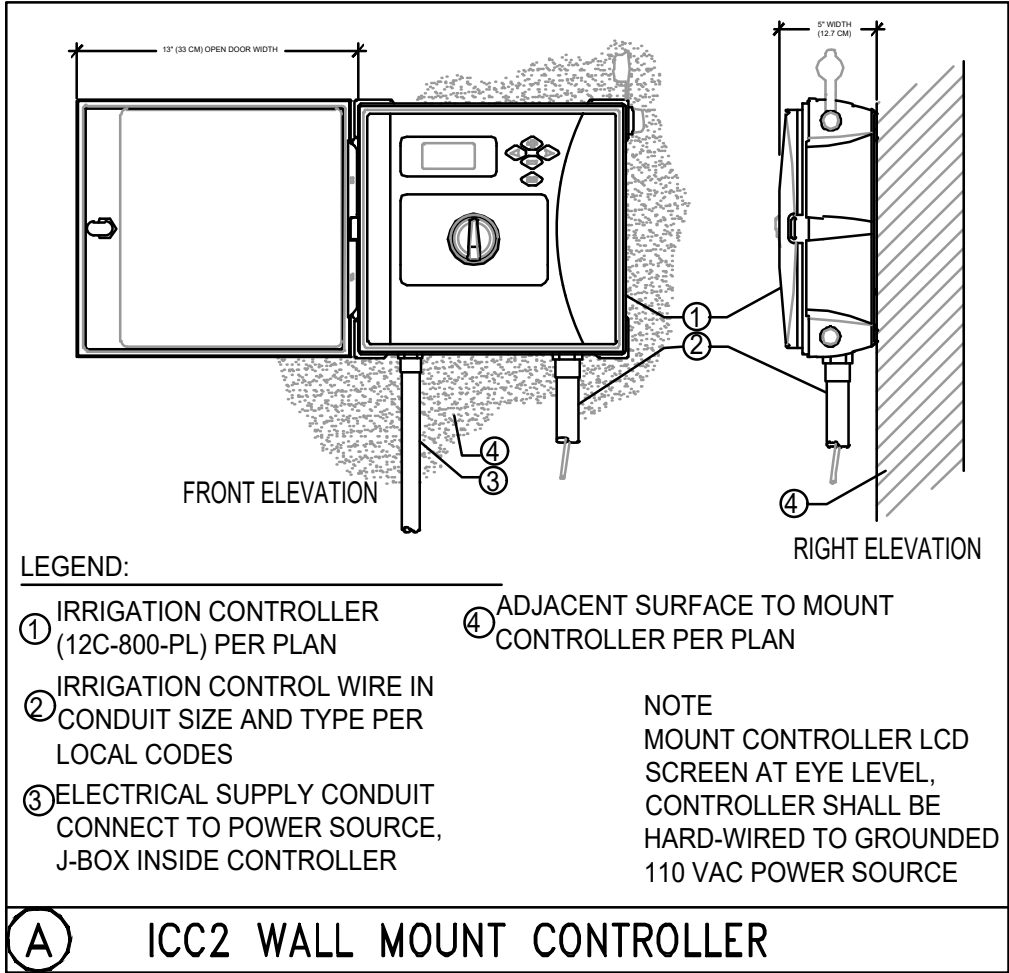
PROJECT NO: 2022.0995  
 DATE: 2023-07-25

**L-3  
 IRRIGATION  
 PLAN**

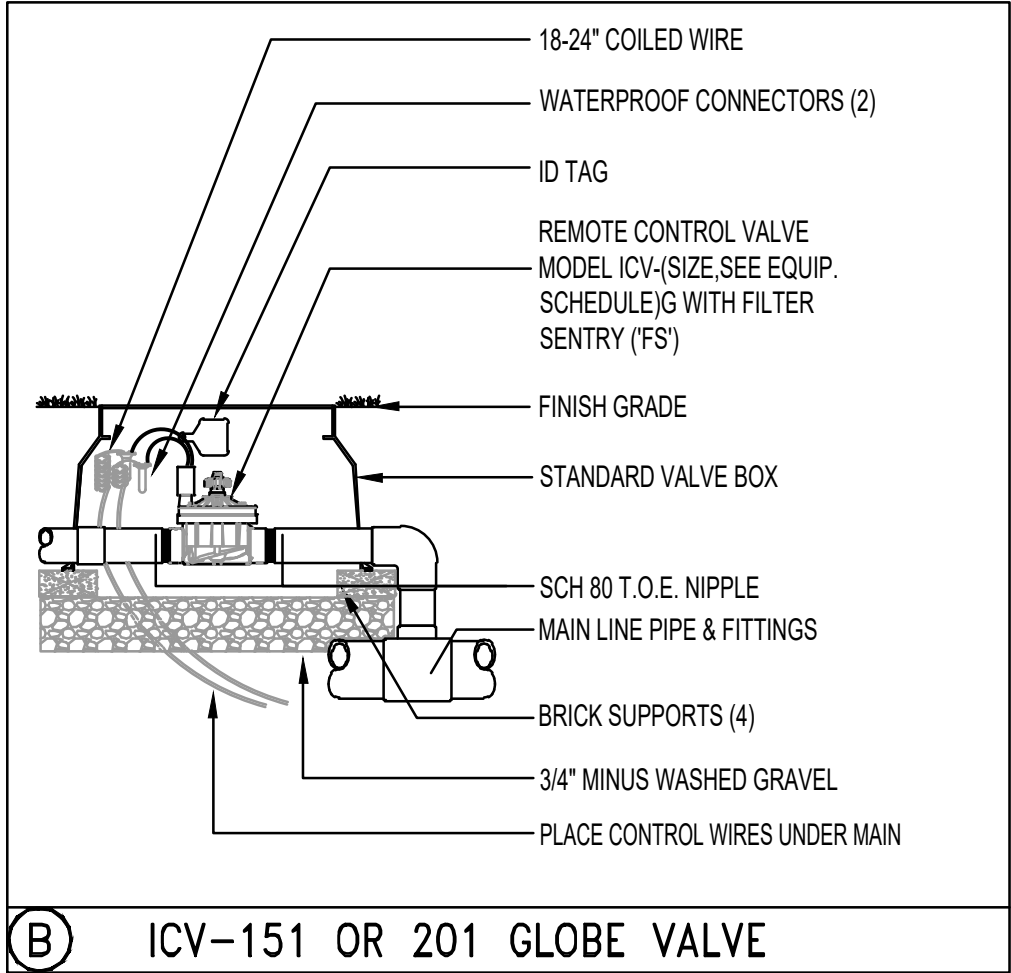
CHECKED: JB DRAWN: JB



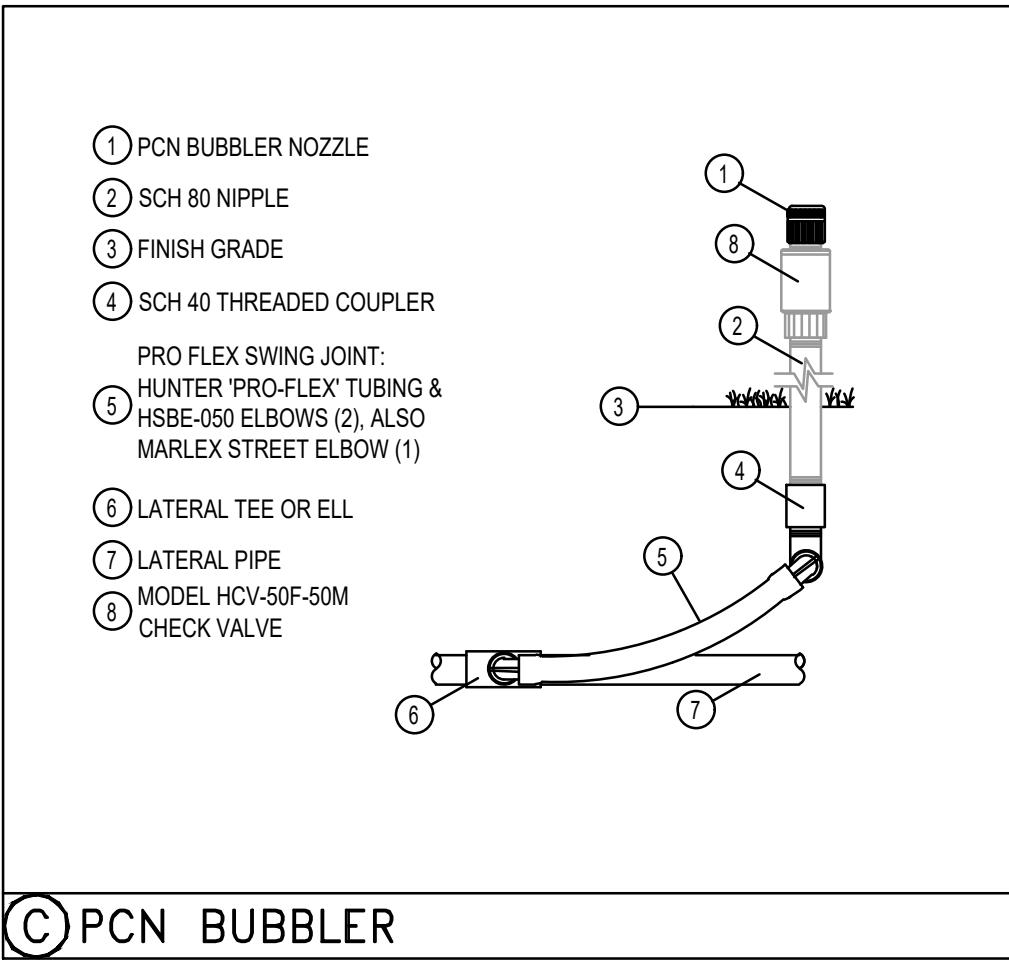
IRRIGATION DETAILS



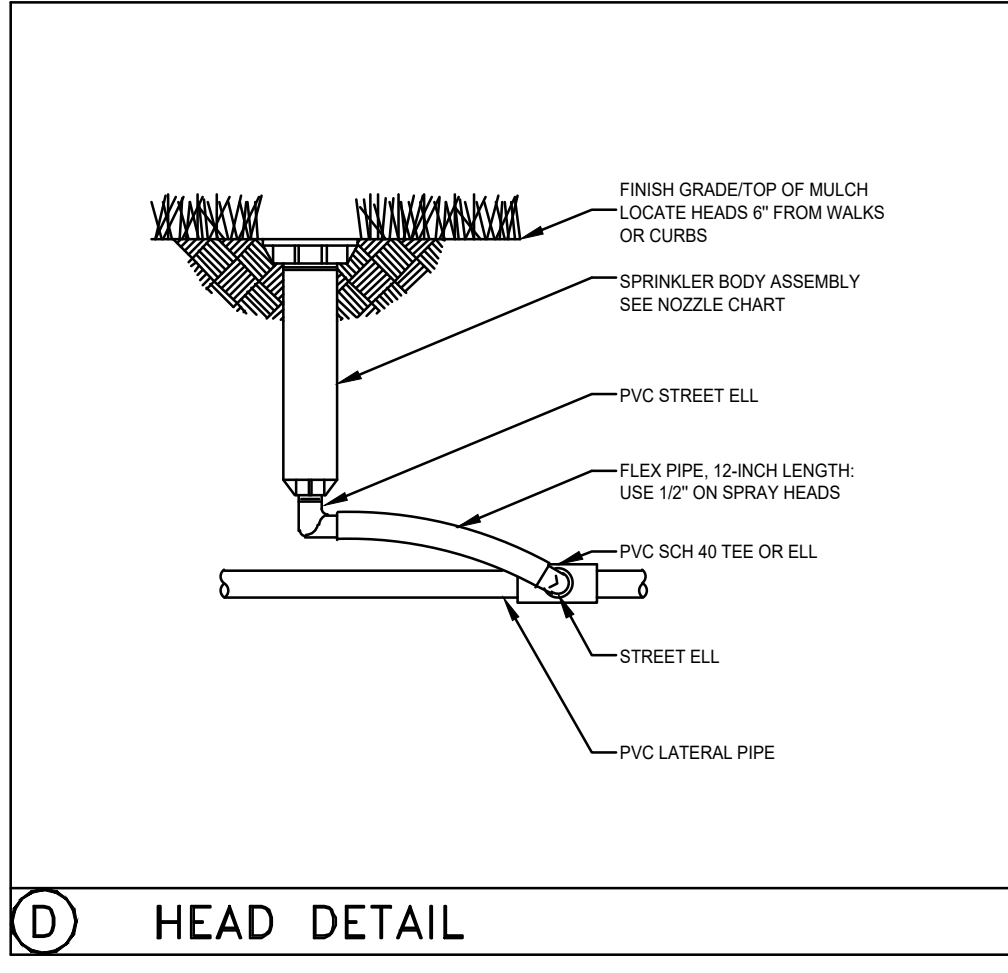
G TRENCHING DETAILS



B ICV-151 OR 201 GLOBE VALVE



C PCN BUBBLER



D HEAD DETAIL

IRRIGATION NOTES

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- 2) 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.
- 3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- 5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- 6) ALL RISERS SHALL BE PAINTED BLACK.
- 7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
- 8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- 9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 11) 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.
- 12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- 13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- 14) 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 HIS WORK.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- 17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- 18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
⦿	0.50 GPM BUBBLER (2 PER TREE)	30
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	0
●	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	99
⦿	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	132
▲	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- PART RADIUS	0
▲	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- FULL RADIUS	0
▲	HUNTER INDUSTRIES - 1-40 ROTORS - PART 60' RADIUS	0
⦿	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	5
⦿	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1 1/2"	0
C	HUNTER ICC2 8 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8" COPPER CLAD ROD.	1
■	1" POTABLE IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
⋈	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
—	LATERAL LINE SIZE PER PLAN	SEE PLAN
----	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
■	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN

Zone Chart	GPM	Water Use	Program
1	23	Shrubs	A
2	15	Bubblers	B
3	14	Shrubs	A
4	20	Shrubs	A
5	15	Shrubs	A

SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15" radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21" radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30" radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50

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SHOPPES AT  
VISTA COVE

NARCOOSSEE RD.  
ORLANDO, FL

PROJECT NO: 2022.0995  
DATE: 2023-07-25

L-4  
IRRIGATION  
DETAILS

CHECKED: JB DRAWN: JB

48 HOURS BEFORE YOU DIG  
CALL SUNSHINE  
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IT'S THE LAW IN FLORIDA  
FLORIDA LAW REQUIRES  
EXCAVATORS TO NOTIFY  
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(2) DAYS PRIOR TO EXCAVATION

