

SITE DEVELOPMENT NOTES:

- THE PROPOSED PROJECT IS THE DEVELOPMENT OF AN APPROXIMATE 2,562 SF STARBUCKS WITH DRIVE-THRU PROVIDING 28 PARKING SPACES AND 4-RACK BICYCLE RACK SPACES AS THE FIRST PHASE OF A THREE PHASE DEVELOPMENT LOCATED WITHIN TRACT "A" OF THE KEW COMMERCIAL CENTER, PHASE 1 PER MAP BOOK 53, PAGE 78 CONSISTING OF 1.00 ACRES.
- THE PROPERTY IS ZONED "PLANNED UNIT DEVELOPMENT" (PUD) PER CASE NO. FD23-0005, ORDINANCE 2023-32 AS APPROVED BY THE PALM BAY CITY COUNCIL. THE FUTURE LAND USE IS "COMMERCIAL".
- A CITIZEN PARTICIPATION MEETING WAS HELD ON JANUARY 16 AT THE HAMPTON INN LOCATED AT 194 COASTAL LANE, MELBOURNE AS REQUIRED PER SECTION 169-005 CODE OF ORDINANCES AS PART OF THE PUD REZONING.
- PER THE FEMA FIRM MAP PANEL NO. 12009C0660G DATED MARCH 17, 2014, THE PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AND ZONE "X ORANGE".
- PER THE SJRWMD MASTER STORMWATER PERMIT FOR BAYSIDE LAKES PHASE I, PERMIT NO. 40-009-63572, THE MAXIMUM PERMITTED IMPERVIOUS AREA IS 70.0%. AN EXISTING OFF-SITE STORMWATER POND WILL COLLECT AND TREAT THE RUNOFF FROM THE PROPERTY.
- THERE ARE NO DEED RESTRICTIONS PROPOSED FOR THE DEVELOPMENT. THE PROJECT WILL COMPLY WITH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BAYSIDE LAKES COMMERCIAL CENTER PER OR BOOK 4212, PAGE 3045 INCLUDING AMENDMENTS TO THE DECLARATION THAT MAY AFFECT THE DEVELOPMENT.
- THERE ARE NO PROPOSED PUBLIC PARKS OR PUBLIC OR PRIVATE COMMON OPEN SPACE AREAS. THERE IS NO PUBLIC SCHOOL IMPACT DUE TO THE COMMERCIAL PROJECT.
- THE PROPERTY OWNER WILL BE RESPONSIBLE TO MAINTAIN ITS OWN OPEN SPACE AND PLANTINGS WITHIN ITS TRACT.
- POTABLE WATER AND WASTEWATER UTILITIES SERVICES WILL BE PROVIDED BY THE CITY OF PALM BAY. ON-SITE UTILITY SERVICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- PARKING REQUIREMENTS PER SECTION 185.140 OF THE LDC. SECTION 185.140.D(2) FOR MINIMUM PARKING SPACE WIDTH SHALL BE 9 FT. SECTION 185.140.D(3) FOR TWO-WAY 90° MINIMUM DRIVE AISLE WIDTH SHALL BE 22 FT PER THE APPROVED FDP SITE PLAN.
- LANDSCAPE PLANTINGS PER SECTION 185.142 OF THE LDC. SECTION 185.142.4(a) FOR PEDESTRIAN ZONE LANDSCAPING SHALL NOT APPLY PER THE APPROVED FDP SITE PLAN.
- REFER TO BOUNDARY, TOPOGRAPHIC AND TREE SURVEY PREPARED BY UPHAM, INC. PER PROJECT NO. 220401 DATED AUGUST 18, 2022 INCLUDING ANY UPDATES.
- REFER TO GEOTECHNICAL EXPLORATION REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC. PROJECT NO. 0330.2300019.0000 DATED MARCH 28, 2023 FOR SPECIFIC SUBSURFACE EXPLORATION AND RECOMMENDATIONS FOR CONSTRUCTION.
- REFER TO THE TRAFFIC IMPACT STUDY PREPARED BY TRAFFIC PLANNING AND DESIGN, INC. PROJECT NO. 5691 DATED FEBRUARY 28, 2023. TRIP GENERATION FOR THE PROPOSED STARBUCKS IS ESTIMATED TO GENERATE 1,387 DAILY TRIPS WITH AN AM PEAK HOUR OF 223 TRIPS AND A PM PEAK HOUR OF 101 TRIPS. PASS-BY TRIPS WERE EXCLUDED FROM THE TRIP GENERATION.

PER OCCUPANCY TABLE 1004.1.2, THE OCCUPANCY TYPE IS ASSEMBLY (A-2). TYPE OF CONSTRUCTION IS VB.

SITE DEVELOPMENT USAGE:

1. SETBACK:	BUILDING	LANDSCAPE	3. PARKING REQUIREMENTS
FRONT (BAYSIDE LAKE BLVD.)	50 FEET	20 FEET	1 SPC / 3 SEATS @ (36 INSIDE + 24 PATIO) 60 SEATS +
REAR (NORTH)	50 FEET	5 FEET	1 SPC / 1 EMPLOYEES @ 6 EMPLOYEES = 26
SIDE (EAST)	6' MIN, 15 FEET TOTAL	5 FEET	TOTAL PARKING REQUIRED 26 INCL ADA
SIDE (WEST)	25 FEET	3 FEET	
2. PROPOSED PROJECT COVERAGE:	SQ. FT	ACRE	%
BUILDING	2,562	0.06	6.0
PAVEMENT, SIDEWALK, CURB, ETC.	27,926	0.64	64.0
INTERIOR LANDSCAPE	7,654	0.18	18.0
EXTERIOR LANDSCAPE	5,420	0.12	12.0
TOTAL SITE	43,562	1.00	100.0
TOTAL IMPERVIOUS	30,488	0.70	70.0
TOTAL OPEN SPACE	13,074	0.30	30.0
PROPOSED IMPERVIOUS AREA = 0.70 AC			
MAX DESIGN IMPERVIOUS AREA = 0.70 AC			
INTERIOR LANDSCAPE TO PAVEMENT RATIO (7,654 / 24,176) SF x 100 31.7			
FLOOR AREA RATIO (2,562 / 43,562) SF x 100 5.9			
4. PARKING PROVIDED	STANDARD PARKING 26		
	ADA PARKING 2		
	TOTAL 28		
5. PROPOSED UTILITIES USAGE	POTABLE WATER (5 ERC @ 225 GPD) = 1,125 GPD		
	WASTEWATER (5 ERC @ 210 GPD) = 1,050 GPD		

ABBREVIATIONS:

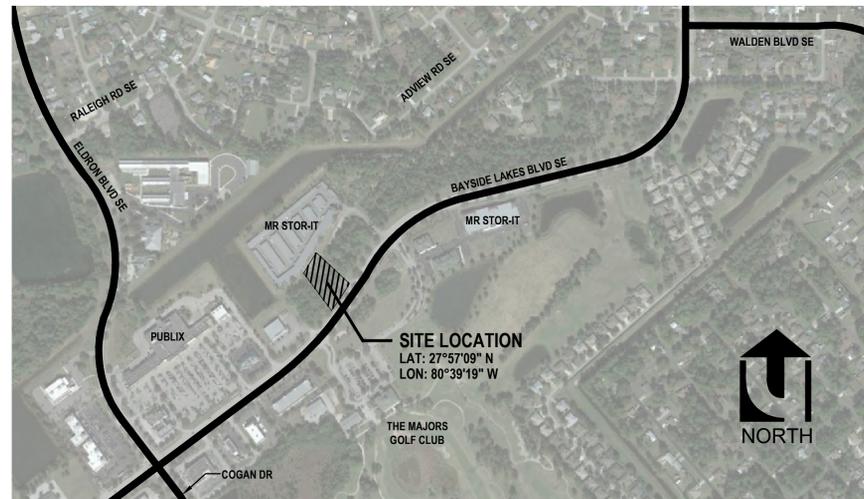
ADA	AMERICAN DISABILITIES ACT	INV	INVERT	RCP	REINFORCED CONCRETE PIPE
AWWA	AMERICAN WATER WORKS ASSOCIATION	KH	HORIZONTAL PERMEABILITY	RPM	REFLECTIVE PAVEMENT MARKER
CMP	CORRUGATED METAL PIPE	KO	KNOCK OUT	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	LF	LINEAL FEET	SAN	SANITARY
ESMT	EASEMENT	MB	MAP BOOK	SHW	SEASONAL HIGH WATER
FAC	FLORIDA ADMINISTRATIVE CODE	MES	MITERED END SECTION	SMH	SANITARY MANHOLE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MJ	MECHANICAL JOINT	SS	SANITARY SEWER
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	N/A	NOT APPLICABLE	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	NAV088	NORTH AMERICAN VERTICAL DATUM 1988	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FH	FIRE HYDRANT	NIC	NOT IN CONTRACT	TBD	TO BE DETERMINED
FOC	FIBER OPTIC CABLE	NGVD29	NATIONAL GEODETIC VERTICAL DATUM 1929	TYP	TYPICAL
FFE	FINISH FLOOR ELEVATION	OHE	OVERHEAD ELECTRIC	UGE	UNDERGROUND ELECTRIC
FM	FORCE MAIN	ORB	OFFICIAL RECORD BOOK	UGT	UNDERGROUND TELEPHONE
FP&L	FLORIDA POWER AND LIGHT	(P)	PER PLAT	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
G	GAS	PG(S)	PAGE(S)	W	WATER (POTABLE)
GW	GROUND WATER	PSI	POUNDS PER SQUARE INCH		
HDPE	HIGH DENSITY POLYETHYLENE	PVC	POLYVINYL CHLORIDE		
		PVMT	PAVEMENT		
		R	RADIUS		

SITE CONSTRUCTION PLANS FOR



**SECTION 20, TOWNSHIP 29 S, RANGE 37 E
3370 BAYSIDE LAKES BLVD. SE
PALM BAY, FL 32909**

OCTOBER 17, 2023



LOCATION MAP

1" = 500'

INDEX OF SHEETS

SHEET No.	DESCRIPTION
CV-1	COVER SHEET
C-1	EROSION AND SEDIMENT CONTROL PLAN
C-2	SWPPP DETAILS AND NOTES
C-3	SWPPP NOTES
C-4	SITE LAYOUT AND PAVEMENT MARKING PLAN
C-4.1	VEHICULAR MANEUVER PLAN
C-5	MISCELLANEOUS DETAILS
C-6	SITE GRADING AND DRAINAGE PLAN
C-7	SITE UTILITIES PLAN
C-8	SITE SECTIONS AND DETAILS
L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN
L-3	LANDSCAPE DETAILS
L-4	CITY OF PALM BAY LANDSCAPE DETAILS
SU-1	SURVEY MAP
SU-2	SURVEY MAP
SU-3	SURVEY REORT
AS.2	DUMPSTER ENCLOSURE
A1.0	BUILDING FLOOR PLAN
A3.0	BUILDING ELEVATIONS (EAST AND NORTH)
A3.1	BUILDING ELEVATIONS (WEST AND SOUTH)
E1.1	SITE LIGHTING PLAN
E1.2	LIGHTING FIXTURE PLAN

PROJECT TEAM:

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TRAFFIC ENGINEER: TRAFFIC PLANNING AND DESIGN, INC
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GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES, LLC
820 BREVARD AVE.
ROCKLEDGE, FL 32955
PHONE: 321.638.0808

LEGAL DESCRIPTION:

TRACT "A", KEW COMMERCIAL CENTER, PHASE 1, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES(S) 78, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TAX PARCEL / TAX ACCOUNT NUMBER: TRACT A 29-37-20-UK-A / 2963372

JURISDICTIONAL AGENCY:

CITY OF PALM BAY (REZONING)
CITY OF PALM BAY (PREAPPLICATION / FINAL SITE PLAN)
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (MINOR MODIFICATION)
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (NPDES NOI)

PERMIT No.

FD23-0005
PREM23-00042
FLR23

CONTACTS:

GOVERNING AGENCIES
GROWTH MANAGEMENT
120 MALABAR ROAD SE
PALM BAY, FL 32907
PHONE: 321.733.3042

BUILDING DEPARTMENT
CITY OF PALM BAY BUILDING DEPARTMENT
190 MALABAR ROAD, SUITE 105
PALM BAY FL 32908
PHONE: 321.953.8924

FIRE DEPARTMENT
CITY OF PALM BAY FIRE DEPARTMENT
120 MALABAR ROAD SE
PALM BAY, FL 32907
PHONE: 321.952.3400

UTILITIES
FLORIDA POWER & LIGHT - BREVARD
JOEL BRAY
270 PIONEER RD
MERRITT ISLAND, FL 32953
PHONE: 386.586.6403

FLORIDA CITY GAS
GUSTAVO PENA
4180 US-1
ROCKLEDGE, FL 32955
PHONE: 305.835.3624

AT&T/DISTRIBUTION
DINO FARRUGGIO
2000 PALM BAY RD NE UNIT 5
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WATER AND SEWER
CITY OF PALM BAY UTILITIES DEPARTMENT
TIM ROBERTS
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PHONE: 561.683.2729



ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

REVISIONS

DATE	DESCRIPTION

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ROCK VENTURES

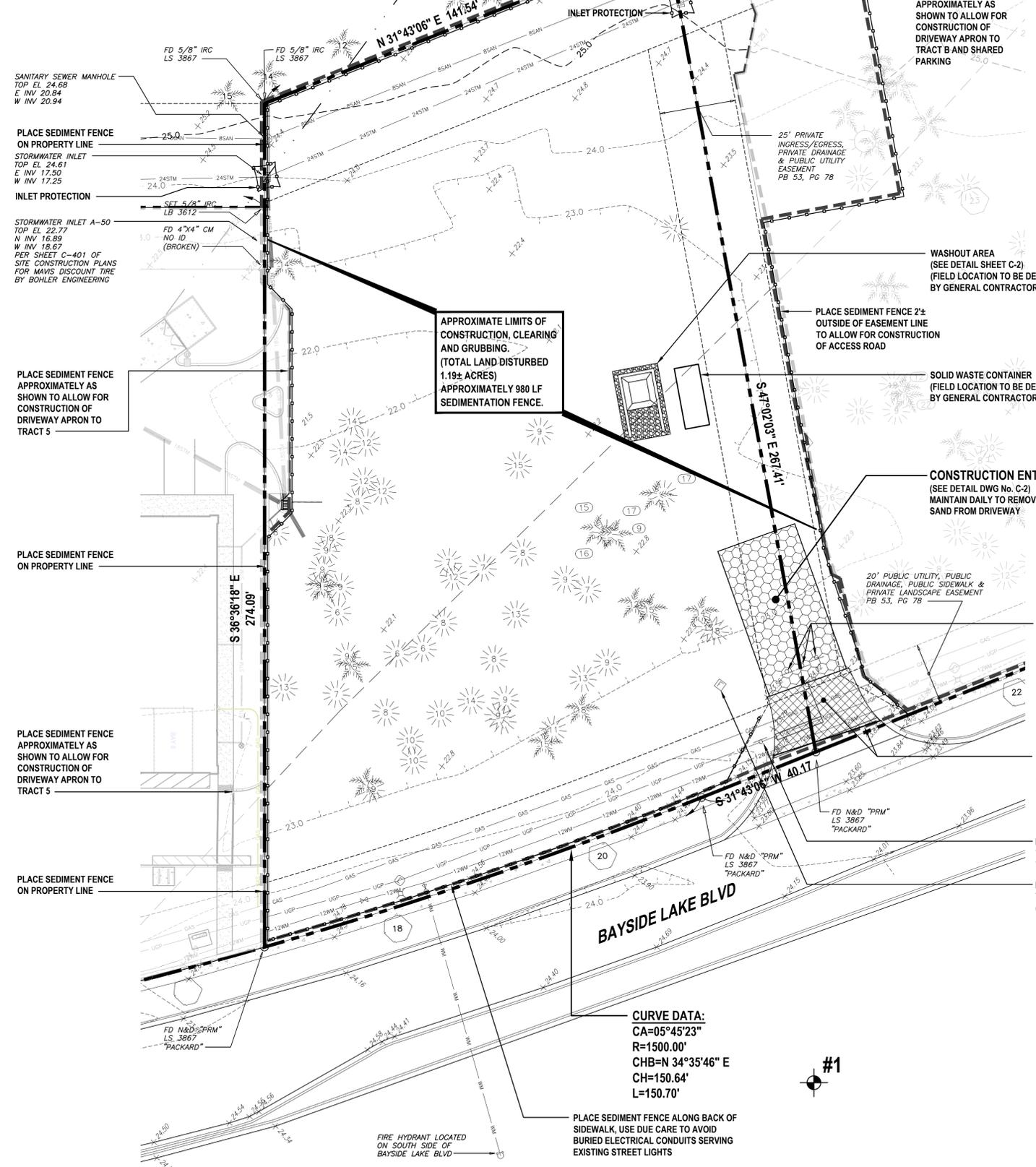
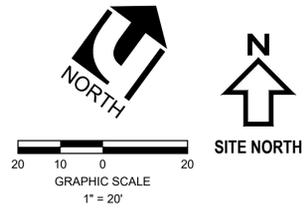
COVER SHEET

STARBUCKS
3370 BAYSIDE LAKES BLVD SE
PALM BAY, FLORIDA

PROJECT No: 220310
DATE: OCTOBER 17, 2023
DESIGN BY: RWS
DRAWN BY: HMT
CHECKED BY: RWS
SCALE: AS SHOWN

SHEET NUMBER:

CV-1



- LEGEND:**
- APPROXIMATE LIMITS OF DEMOLITION AND CONSTRUCTION
 - PROPOSED SEDIMENT FENCE
 - PROPOSED TREE PROTECTION FENCE
 - PROPOSED CURB INLET FILTER
 - PROPOSED INLET PROTECTION
 - PROPOSED AGGREGATE
 - BENCHMARK

- EXISTING TREE LEGEND**
- TREE DIAMETER (INCHES)
- CYPRESS
 - OAK
 - PALM
 - PINE

TREE REMOVAL SCHEDULE

SPECIES	SIZE(DBH)	QNTY.	SUBTOTAL
CHERRY	7 INCHES	1 TREES	7 INCHES
TOTAL			7 INCHES
PINE	6 INCHES	3 TREES	18 INCHES
PINE	7 INCHES	6 TREES	42 INCHES
PINE	8 INCHES	7 TREES	56 INCHES
PINE	9 INCHES	10 TREES	90 INCHES
PINE	10 INCHES	3 TREES	30 INCHES
PINE	11 INCHES	1 TREES	11 INCHES
PINE	12 INCHES	4 TREES	48 INCHES
PINE	13 INCHES	4 TREES	52 INCHES
PINE	14 INCHES	4 TREES	56 INCHES
PINE	15 INCHES	1 TREES	15 INCHES
PINE	16 INCHES	1 TREES	16 INCHES
PINE	17 INCHES	2 TREES	34 INCHES
PINE	18 INCHES	1 TREES	18 INCHES
PINE	19 INCHES	1 TREES	19 INCHES
TOTAL			565 INCHES
PALM	9 INCHES	1 TREES	9 INCHES
PALM	10 INCHES	1 TREES	10 INCHES
PALM	11 INCHES	1 TREES	11 INCHES
PALM	12 INCHES	1 TREES	12 INCHES
PALM	14 INCHES	2 TREES	28 INCHES
PALM	15 INCHES	6 TREES	90 INCHES
PALM	17 INCHES	3 TREES	51 INCHES
PALM	18 INCHES	1 TREES	18 INCHES
TOTAL			551 INCHES

BENCHMARK INFORMATION:

#1 FD 4"x4" CM
LS 3867
(PRM)
EL=24.66' (NAVD88)

DATA SOURCES:
BENCH MARK REFERENCE ELEVATIONS REFER TO (NAVD 88) FEET AND DECIMAL PART THEREOF NORTH AMERICAN VERTICAL DATUM 1988.
(TO CONVERT TO CITY OF PALM BAY NAVD88 VERTICAL DATUM ADD 0.212')

NOTICE:
CONSTRUCTION NOISE AND ACTIVITY IS RESTRICTED BETWEEN THE HOURS OF 7:00AM AND 7:00PM, ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THESE HOURS ARE REQUIRED TO BE APPROVED BY THE CITY OF PALM BAY

NOTICE:
CONTRACTOR SHALL NOTIFY ADJACENT BUSINESS 30 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CLEARING ACTIVITIES AND THE SHARED ACCESS DRIVE SHALL REMAIN UNIMPDED, DRIVEWAY SHALL REMAIN OPEN TO TRAFFIC DURING BUSINESS OPERATING HOURS

NOTE:
THERE ARE NO TREES PROPOSED FOR PROTECTION, ALL TREES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED

NOTE:
CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID DAMAGE TO ANY UTILITIES ABOVE OR BELOW GROUND AND PROTECT ALL SURVEY MONUMENTS FROM DISTURBANCE

NOTE:
REMOVE ALL CONSTRUCTION DEBRIS. ALL DISTURBED AREAS SHALL BE PROPERLY REGRADED AND SODDED UNLESS SPECIFIED OTHERWISE.

REVISIONS

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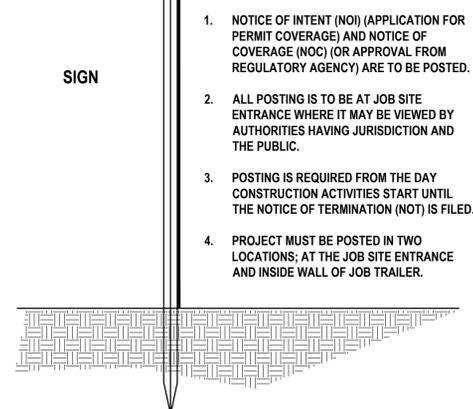
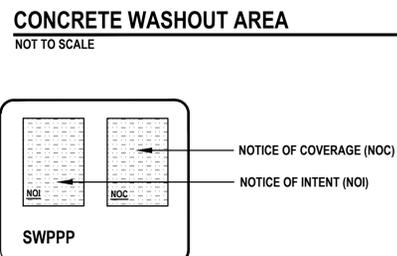
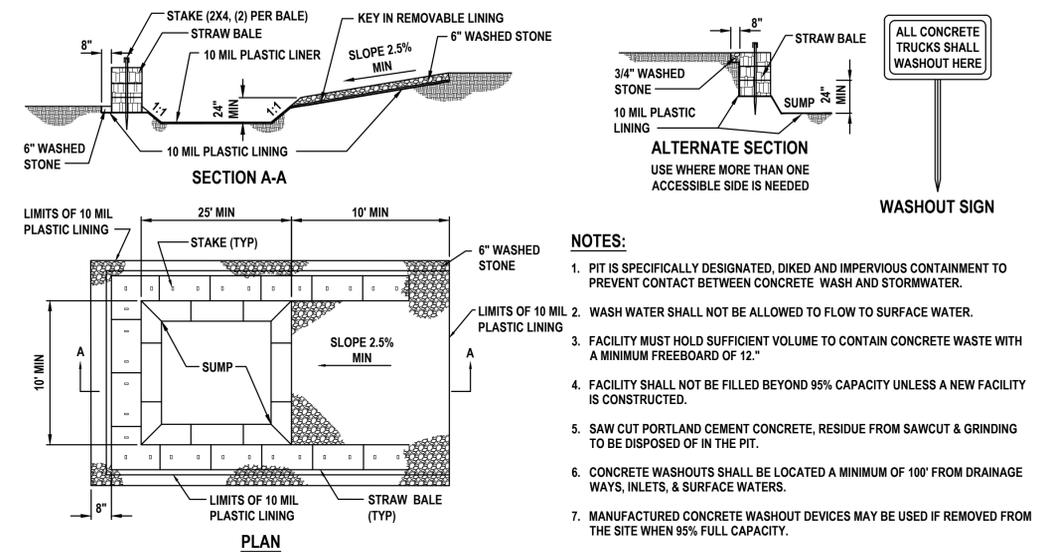
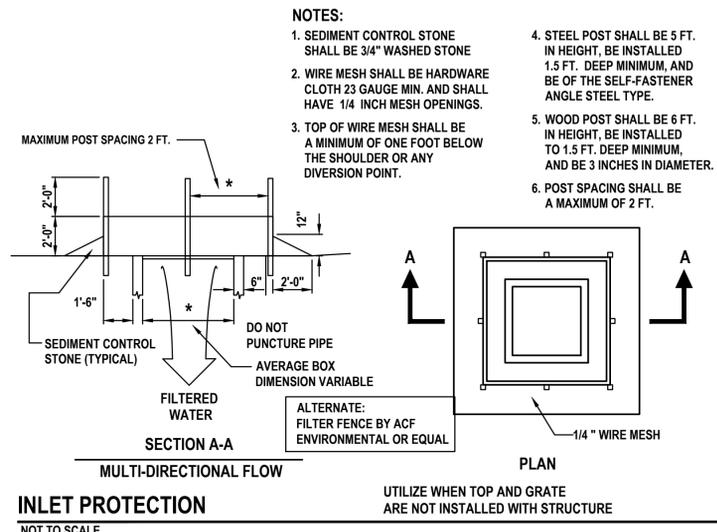


EROSION AND SEDIMENT CONTROL PLAN
STARBUCKS
3370 BAYSIDE LAKES BLVD SE
PALM BAY, FLORIDA

PROJECT No: 220310
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SHEET NUMBER:
C-1





TEMPORARY SEEDING SPECIFICATION:

GENERAL
SEEDING CAN BE USED FOR TEMPORARY STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED. TEMPORARY SEED MIXTURE IS SPECIFIED BELOW.

SEEDING MIXTURES
SEED MIXTURE SHALL BE BERMUDA COMMON 90 LB PURE LIVE SEED PER ACRE, FIBER 2000 LB PER ACRE, STABILIZER 120 LB PER ACRE AND FERTILIZER 300 LB PER ACRE.

TEMPORARY SEEDING PLANTING DATES

PLANTING DATES	SEED VARIETY	APPLICATION RATE
MARCH 15 - OCTOBER 15	PENSACOLA BAHIA (SCARIFIED) BERMUDA COMMON (50% HULLED)	90 25
OCTOBER 16 - MARCH 14	PENSACOLA BAHIA (SCARIFIED) BERMUDA COMMON (50% HULLED) ANNUAL RYE GRASS RYE GRAIN	100 35 10 30

MULCH SEEDING
MULCH SEEDING AREA WITH 2 TONS PER ACRE CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LB PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING.

HYDRO FIBER MULCH MIXTURE
SHALL BE PERFORMED IN A TANK WITH A CONTINUOUS AGITATION AND RECIRCULATION SYSTEM WITH SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENOUS SLURRY AND DISCHARGE SYSTEM WHICH WILL APPLY THE SLURRY AT A CONTINUOUS AND UNIFORM RATE. MIXTURE SHALL CONTAIN A GREEN FUGITIVE DYE AS AN APPLICATION INDICATOR.

SWPPP INSPECTIONS AND RECORD KEEPING:

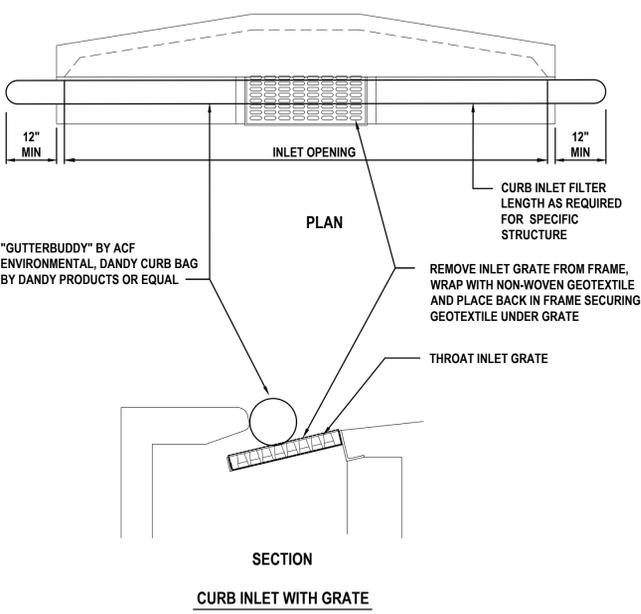
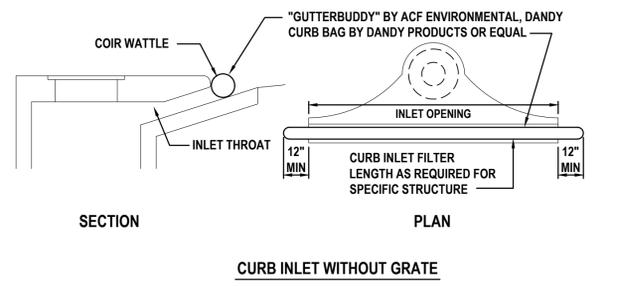
INSPECTIONS ARE REQUIRED AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION). INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A. HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B. HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C. THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL. EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER. IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

EROSION AND SEDIMENT CONTROL NOTES:

- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT) OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 7 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT), THE SITE SHALL BE SEEDED AS SPECIFIED.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF 0.5 INCHES RAINFALL OR GREATER DURING A 24-HOUR PERIOD. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY SITE INSPECTIONS.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- THE CONTRACTOR SHALL KEEP TENTH STREET AND US 1 CLEAN OF SAND AND DEBRIS, SWEEP OFF ANY ACCUMULATION OF SAND AND DISPOSE.

SWPPP NOTES:

- THE CONTRACTOR SHALL ATTEND THE PRECONSTRUCTION AND SWPPP MEETING AS SPECIFIED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING. ALL DEVICES SHALL BE ROUTINELY INSPECTED AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
- A 20' WIDE 6" MINIMUM COMPACTED STONE DRIVE LANE TO THE CONSTRUCTION ENTRANCE THAT SHALL BE PLACED AFTER THE CLEARING AND GRUBBING IS COMPLETE. THE APPROXIMATE LOCATION IS INDICATED ON THE DRAWING. THE ELEVATION SHALL BE APPROXIMATELY PER THE GRADING PLAN. PROVIDE ACCESS ACROSS DRIVE LANE FOR EMERGENCY VEHICLES. COORDINATE WITH FIRE CHIEF.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SEDIMENT BEHIND EROSION CONTROL DEVICES, REFER TO THE SWPPP DRAWINGS.
- INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY AND ALL SEDIMENT AND DEBRIS REMOVED TO A TRASH DUMPSTER.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SEDIMENT FENCE BEFORE HEIGHT IS 25% FULL.
- ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION BY INLET PROTECTION MEASURES TO PREVENT SEDIMENTATION FROM ENTERING THE DRAINAGE SYSTEM. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
- SOILS ARE TO BE STABILIZED BY WATER, SOIL ADDITIVES OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
- THE CONTRACTOR SHALL MAINTAIN A WEEKLY SWPPP INSPECTION REPORT ON-SITE FROM THE "NOI" TO THE "NOT" AND STRICTLY ADHERE TO THE FDEP NPDES GENERIC PERMIT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE BEST MANAGEMENT PRACTICES ARE UTILIZED TO PREVENT TURBID WATER FROM LEAVING THE SITE.
- THE CONTRACTOR SHALL TAKE MEASURES TO MAINTAIN EXISTING DRAINAGE FACILITIES DURING CONSTRUCTION UNTIL NEW STRUCTURES AND PIPES ARE CONSTRUCTED.
- TEMPORARY DIVERSION SWALES AS NEEDED TO DIRECT RUNOFF INTO THE TEMPORARY SEDIMENT BASIN.
- THE TEMPORARY SEDIMENT BASIN SHALL REMAIN IN-PLACE UNTIL ALL CONSTRUCTION GROUND DISTURBANCE ACTIVITY IS COMPLETE THEN BACKFILL WITH CLEAN SAND AND COMPACT PER SPECIFICATIONS.
- A POSITIVE DRAINAGE CONVEYANCE SHALL REMAIN FUNCTIONING THROUGHOUT THE CONSTRUCTION THAT WILL NOT CAUSE DOWNSTREAM FLOODING.
- THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY AND ENGINEER OF AT LEAST TWO INDIVIDUALS THAT ARE CAPABLE OF CORRECTING ANY DRAINAGE PROBLEMS THAT MAY OCCUR AFTER WORK HOURS.



NOTES:

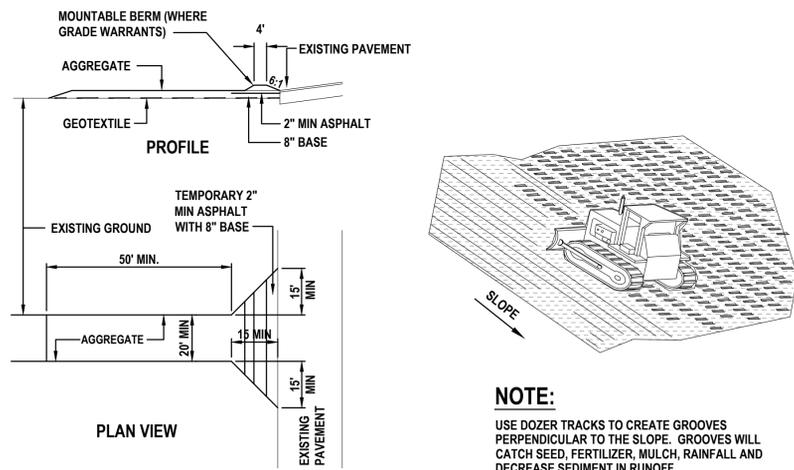
- INSTALL FILTER PRIOR TO BEGINNING CONSTRUCTION.
- INSPECT ONCE EACH WEEK AND AFTER ANY RAIN EVENT. REMOVE ANY FINES AND DEBRIS THAT MAY HAVE ACCUMULATED AND DISPOSE OF PROPERLY.

CURB INLET SEDIMENT PREVENTION DETAIL
NOT TO SCALE

NOTES:

- STONE SIZE - #2 COARSE AGGREGATE, OR RECLAIMED/RECYCLED CONCRETE.
- LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
- DEPTH - 6" MINIMUM (COMPACTED)
- WIDTH - 20' MINIMUM
- GEOTEXTILE - 100% POLYPROPYLENE, 4 OZ/SY OVER THE ENTIRE AREA PRIOR TO PLACEMENT OF AGGREGATE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 6:1 SLOPES IS ACCEPTABLE.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. MAINTAIN PERIODIC TOP DRESSING OF ADDITIONAL AGGREGATE AS CONDITIONS REQUIRE AND REPAIR AND/OR CLEANOUT ANY AREAS USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT POND OR SWALE.
- INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR WEEKLY AT A MINIMUM.

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



TRACKING DETAIL
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION

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ROCK VENTURES

SWPPP DETAILS AND NOTES

STARBUCKS
3370 BAYSIDE LAKES BLVD SE
PALM BAY, FLORIDA

PROJECT No: 220310
DATE: OCTOBER 17, 2023
DESIGN BY: RWS
DRAWN BY: HMT
CHECKED BY: RWS
SCALE: AS SHOWN
SHEET NUMBER:

PROJECT SITE INFORMATION:

PROJECT NAME: STARBUCKS COFFEE
DEVELOPER: ROCK BAYSIDE LAKES, LLC
145 LINCOLN AVE., SUITE B
WINTER PARK, FL 32789
407.478.8220
PROJECT LOCATION: 3360 BAYSIDE LAKES BLVD. SE
PALM BAY, FL 32909
LATITUDE: 27°57'09" N
LONGITUDE: 80°39'19" W
AHJ: CITY OF PALM BAY
WMD JURISDICTION: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
STORMWATER PERMITTED BY SJRWMD PERMIT NO. 40-009-63572-55

PROJECT AREA: 1.00± AC
DISTURBED AREA: 1.19± AC

ULTIMATE RECEIVING WATER BODY: MELBOURNE TILLMAN CANAL NO 8 TO INDIAN RIVER LAGOON
CLASS: 2
OFW: YES
WBID #: 2963A1
TMDLs: CHLOROPHYLL-A
FECAL COLIFORM

SOILS / GEOTECH DATA:
(PER USDA NRCS WEB SOIL SURVEY)

Table with 3 columns: SOIL NUMBER, SOIL NAME, HSG. Row 1: 17, EAUGALLIE FINE SAND, D. Row 2: 18, EAUGALLIE, WINDER, AND RIVER FINE SAND, D.

CONSTRUCTION INFORMATION:

A) DESCRIPTION OF ACTIVITIES
CONSTRUCTION ACTIVITIES INCLUDE: REDEVELOPMENT OF EXISTING IMPROVED SITE FOR CONSTRUCTION OF A NEW QUICK SERVICE RESTAURANT. IMPROVEMENTS WILL REQUIRE DEMOLITION OF EXISTING ASPHALT AND CONCRETE AREAS AS SHOWN ON THE PLANS. ADDITIONAL IMPROVEMENTS INCLUDE ROUTING UTILITIES TO THE NEW BUILDING, NEW PAVED PARKING AND DRIVE AISLE AREAS AND INSTALLATION OF LANDSCAPING.

SOIL DISTURBING ACTIVITIES INCLUDE: DEMOLITION OF IMPERVIOUS SURFACES, INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE(S), INSTALLATION OF EROSION AND SEDIMENT CONTROLS, CLEARING AND GRUBBING EXISTING VEGETATION (AS NEEDED), ROUTING UTILITIES AND RE-LANDSCAPING.

B) SEQUENCE OF MAJOR ACTIVITIES AND CONTROL MEASURES:

- 1. THE CONTRACTOR SHALL SCHEDULE AND ATTEND THE PRECONSTRUCTION MEETING WITH APPROPRIATE JURISDICTIONAL AGENCIES AS SPECIFIED PRIOR TO START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY AND/OR COUNTY AND ENGINEER OF AT LEAST TWO INDIVIDUALS THAT ARE CAPABLE OF CORRECTING ANY DRAINAGE PROBLEMS THAT MAY OCCUR AFTER WORK HOURS.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, COUNTY AND CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND CONSTRUCTION ACTIVITIES WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE. (AS APPLICABLE)
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
5. ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
6. ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
7. A COMPACTED STONE DRIVE LANE FOR THE CONSTRUCTION ENTRANCE THAT BE PLACED PRIOR TO THE CLEARING AND GRUBBING. THE APPROXIMATE LOCATION AND DETAIL IS INDICATED ON THE DRAWINGS. THE ELEVATION SHALL BE APPROXIMATELY PER THE GRADING PLAN. PROVIDE ACCESS ACROSS DRIVE LANE FOR EMERGENCY VEHICLES, COORDINATE WITH FIRE CHIEF.
8. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
9. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
10. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 5 DAYS OF THE LAST DISTURBANCE.
11. ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
12. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
13. THE SITE CONTRACTOR SHALL ONLY BE PERMITTED TO REMOVE ALL EROSION PROTECTION DEVICES WITHIN EACH CONTRIBUTING AREA FOLLOWING REMOVAL OF SEDIMENT AND DEBRIS AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS.

SEDIMENT, EROSION AND POLLUTANT CONTROL MEASURES:

- 1. BEST MANAGEMENT PRACTICES BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH PART 5 OF FDEP DOCUMENT NO. 62-621.300(4)(a) SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUNOFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. CONTRACTOR SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAWS.
2. STORMWATER MANAGEMENT STORMWATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE SITE WILL UTILIZE THE PROPOSED POND AS A TEMPORARY SEDIMENT BASIN.
3. STABILIZATION PRACTICES
WIND EROSION STABILIZATION: THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A 2 WEEK TIME-FRAME. FINAL GRADES SHALL BE PERFORMED AND TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE APPLIED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS, OR AS NEEDED TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF-SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION: TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 21 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 5 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE MIXTURE OF 20 PARTS OF BERMUDA SEED AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 5 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

- 4. STRUCTURAL PRACTICES
STAKED SILT FENCES: THE STAKED SILT FENCES WILL BE CONSTRUCTED ALONG THE PERIMETER AS SPECIFIED IN THE DRAWINGS. STAKED FENCE SHALL BE CLEARED OF SEDIMENT WHEN IF REACHES ONE-THIRD HEIGHT OF THE FENCE.

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

SEDIMENT BASIN: A EXISTING STORMWATER POND TO BE USED. BEST MANAGEMENT PRACTICES SUCH AS REMOVAL OF SEDIMENT FROM INLET PROTECTION DEVICES, PROPER WASTE DISPOSAL AND SWEEPING TO REDUCE AMOUNT OF SEDIMENT DISCHARGED INTO POND SHALL BE CONTINUOUSLY IMPLEMENTED.

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

HAZARDOUS WASTE: HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

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

- 6. DUST CONTROL
TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. SEE DRAWINGS FOR DETAILS AND LOCATION(S).

- 7. NON-STORMWATER DISCHARGES
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
WATER FROM FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, WATER LINE FLUSHING, WATER USED TO SPRAY OFF LOOSE SOILS FROM VEHICLES, DUST CONTROL, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE EXISTING STORMWATER POND.

DISCHARGE OF UNCONTAMINATED GROUNDWATER FROM CONSTRUCTION-RELATED DEWATERING OPERATIONS IS PERMITTED IN ACCORDANCE WITH PART 3.4 OF THE FDEP DOCUMENT NO. 62-621.300(4)(a)

ITEMS REQUIRING POLLUTION PREVENTION
THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION:

Table with 4 columns: CONCRETE, WOOD, ROOFING SHINGLES, ASPHALT, GLASS, SAND / DIRT, METAL STUDS, LIMEROCK, STONE, CLEANING SOLVENTS, MASONRY BLOCK, PRECAST STRUCTURES, PAINT, PETROLEUM / FUELS, FERTILIZERS, PIPES

STORMWATER POLLUTION PREVENTION PLAN CERTIFICATION

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

OWNER: SIGNATURE: _____
NAME / TITLE: _____
COMPANY: _____
ADDRESS: _____

MAINTENANCE AND INSPECTION PROCEDURES:

- 1. INSPECTOR QUALIFICATIONS
INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A). HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B). HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C). THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL.
2. DISTURBED AREAS
ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED REGULARLY TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
3. MONITORING INSPECTIONS
ARE REQUIRED TO BE PERFORMED BY A QUALIFIED INSPECTOR AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION).
4. REPORTING
EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER.
5. RECORD KEEPING
IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

SPILL PREVENTION PRACTICES AND CONTROL MEASURES:

- 1. GOOD HOUSEKEEPING
- SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
- STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
- ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
- ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
- PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
- ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. HAZARDOUS PRODUCTS
- MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.
3. PRODUCT SPECIFIC PRACTICES
- PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
- THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO SOIL IN ORDER TO LIMIT EXPOSURE TO STORMWATER. FERTILIZERS SHALL BE STORED IN COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO SEALABLE PLASTIC BIN TO AVOID SPILLS.
- PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN APPROVED MANNER.
- CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
4. SPILL CONTROL AND CLEANUP RESPONSIBILITIES
- SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
- THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
- ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
- WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
- TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
- AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
- THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

NOTICE OF INTENT (NOI) / NOTICE OF TERMINATION (NOT)

- 1. NOI: THE NOTICE OF INTENT (NOI), DEP FORM 62-621.300(4)(b), IS TO BE COMPLETED AND SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) BEFORE USE OF THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROVIDED IN SUBSECTION 62-621.300(4), F.A.C.
2. NOT: WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION, DEP FORM 62-621.300(6), SIGNED IN ACCORDANCE WITH PART 7.C OF FDEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.

CONTRACTOR'S CERTIFICATION
I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUIT 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.
SIGNATURE, COMPANY INFO, RESPONSIBLE FOR:
COMPANY: _____
NAME: _____
TITLE: _____
DATE: _____

REVISIONS

Table with 2 columns: DATE, DESCRIPTION

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LB # 0003612 LC # 0000357

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ROCK VENTURES

SWPPP NOTES
STARBUCKS
3370 BAYSIDE LAKES BLVD SE
PALM BAY, FLORIDA

PROJECT No: 220310
DATE: OCTOBER 17, 2023
DESIGN BY: RWS
DRAWN BY: HMT
CHECKED BY: RWS
SCALE: AS SHOWN
SHEET NUMBER:

REVISIONS

DATE	DESCRIPTION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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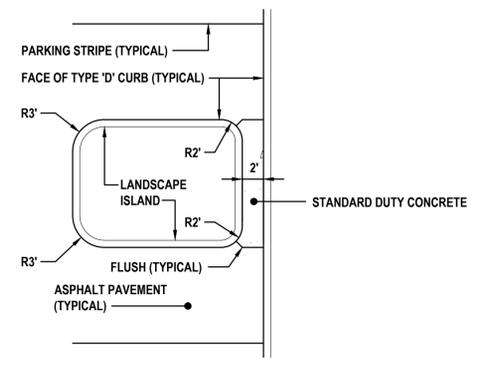
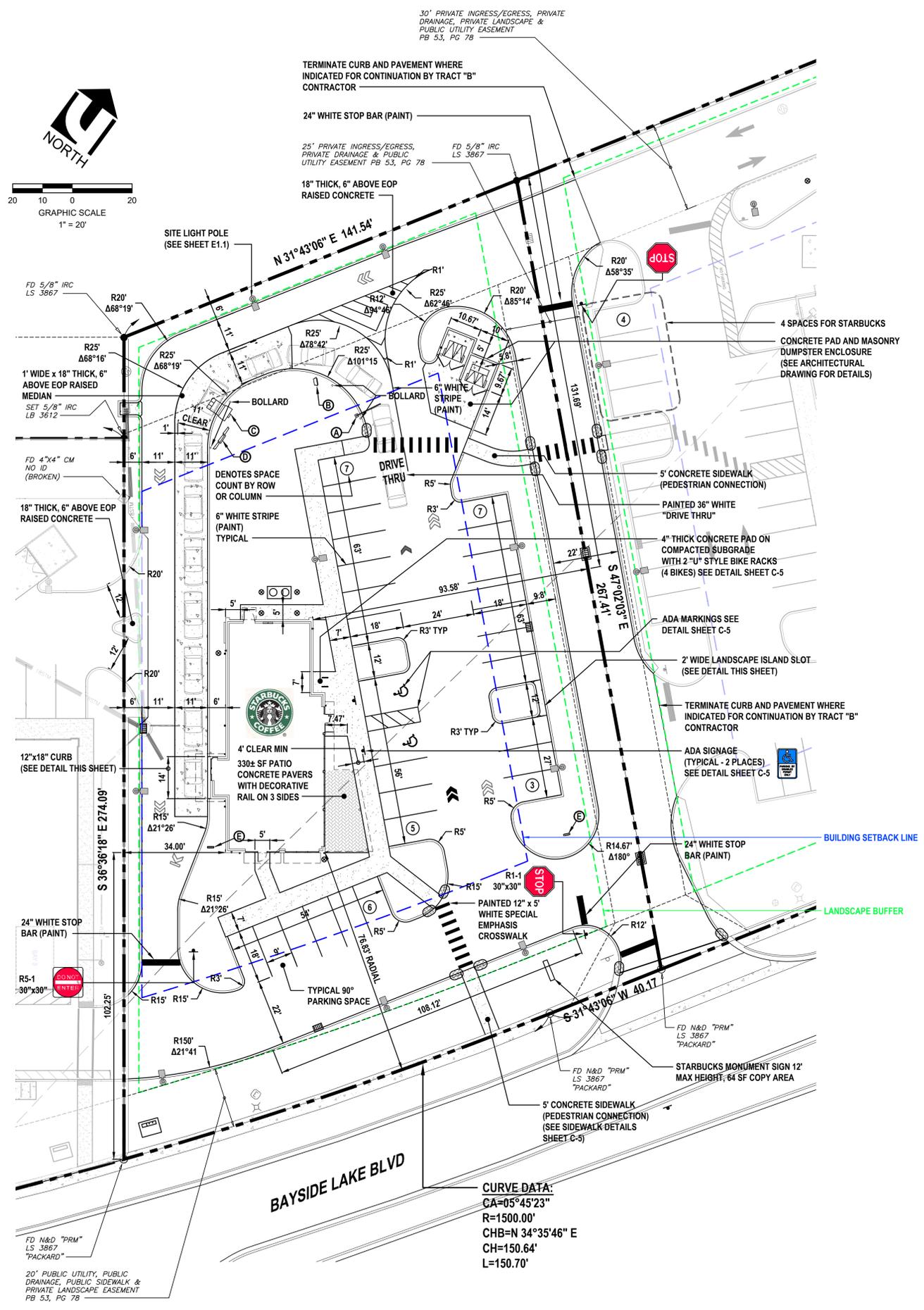
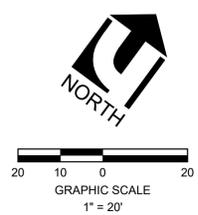
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ROCK VENTURES

SITE LAYOUT AND PAVEMENT MARKING PLAN
STARBUCKS
 3370 BAYSIDE LAKES BLVD SE
 PALM BAY, FLORIDA

PROJECT No: 220310
 DATE: OCTOBER 17, 2023
 DESIGN BY: RWS
 DRAWN BY: HMT
 CHECKED BY: RWS
 SCALE: AS SHOWN
 SHEET NUMBER:

PER OCCUPANCY TABLE 1004.1.2, THE OCCUPANCY TYPE IS ASSEMBLY (A-2). TYPE OF CONSTRUCTION IS VB.



LANDSCAPE ISLAND SLOT DETAIL

SCALE: 1" = 8"

PAVING LEGEND:

- LIGHT DUTY ASPHALT PAVEMENT: 1.5" SUPERPAVE FDOT SP-9.5, PER FDOT - SSRBC, SECTION 234 6" LIMEROCK BASE (LBR=100) MIN OF 98% MOD. PROCTOR MAX DENSITY PER AASHTO T-180 8" STABILIZED SUBBASE (LBR 40) MIN OF 98% MOD. PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION) ALTERNATE BASE COURSE 6" CRUSHED CONCRETE (LBR=100) IN OF 98% MOD. PROCTOR MAX DENSITY PER AASHTO T-180 ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- CONCRETE PAVEMENT: 7" CONCRETE (4,000 P.S.I. AT 28 DAYS) 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 MAX CONTROL JOINT SPACING 12"x12"x1.5" (FIBERMESH OR #10 6"x6" WWF IN LOADING AREAS)
- CONCRETE SIDEWALK: 4" THICK CONCRETE (MIN.) 3,000 PSI ON COMPACTED SUBGRADE CLASS I CONCRETE CONTROL JOINT SPACING PER FDOT INDEX No. 305 REFER TO UNIVERSAL ENGINEERING SCIENCES GEOTECHNICAL PROJECT No. 0330.2200120.0000 FOR TECHNICAL SPECIFICATIONS AND RECOMMENDATIONS

PAVEMENT MARKING NOTES:

1. ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 711-001.
2. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH FDOT INDEX NO. 700-101 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
3. LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
4. FOR ADDITIONAL DETAILS SEE FDOT INDEX Nos. 700-001, 700-010, AND 700-101.
5. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 36"x48" SIGNS SHALL BE .100 GA MINIMUM AND SHALL BE INSTALLED USING 3"x12" ROUND ALUMINUM POST. ALL STOP SIGNS SHALL BE 30" OR 36" OCTAGON INSTALLED ON 12.3 LBS/FT "U" CHANNEL POST RAIL STEEL ONLY OR 3"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36".
6. ALL PAVEMENT MARKINGS WITHIN R/W OR WHERE INDICATED SHALL BE THERMOPLASTIC.
7. ALL SITE INTERIOR PAVEMENT MARKINGS SHALL BE PAINTED COLOR AS INDICATED WITH SHERWIN WILLIAMS TRAFFIC MARKING PAINT (TM5126) OR (TM5127) OR EQUAL, APPLY PER MANUFACTURER'S RECOMMENDATIONS.

SYMBOL LEGEND

- TYPE 'D' CURB (SEE DETAIL SHEET C-5)
- 5' MINIMUM CURB RADIUS UNLESS DENOTED OTHERWISE
- SITE LIGHT POLES (SEE PHOTOMETRIC PLAN)
- DENOTES CURB TRANSITION TO FLUSH (SEE "D" CURB TERMINATION DETAIL SHEET C-5)
- PROPOSED STORM STRUCTURE
- LANDSCAPE BUFFER (SEE SHEET CV-1)
- BUILDING SETBACK (SEE SHEET CV-1)

GENERAL NOTES:

1. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
2. THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
3. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
4. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH THE EXISTING SITE CONDITIONS PRIOR TO COMMENCING ITS WORK TO OBSERVE PHASE 2 IMPROVEMENTS INSTALLED.

NOTE:
 ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

DRIVE THRU KEY:

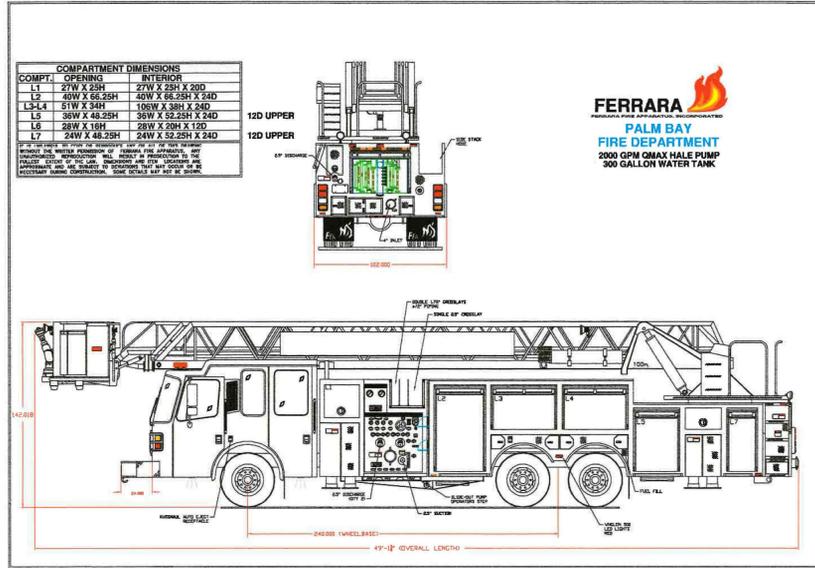
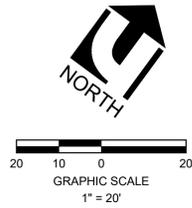
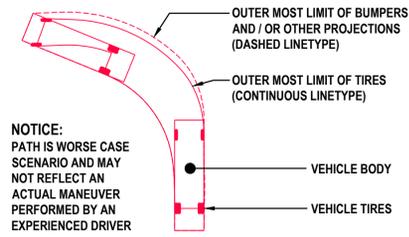
- VEHICLE HEIGHT DETECTOR (9'-6" CLEARANCE)
- PRE-SELL MENU BOARD
- DRIVE THRU CANOPY AND SPEAKER
- DRIVE THRU ORDER MENU BOARD
- DIRECTIONAL SIGN

PAVEMENT GRAPHICS LEGEND:

- STARBUCKS ENTRY ARROW (GREEN)
- STARBUCKS EXIT ARROW (WHITE)
- STARBUCKS DIRECTION ARROW (GREEN)
- STARBUCKS DIRECTION ARROW (WHITE)

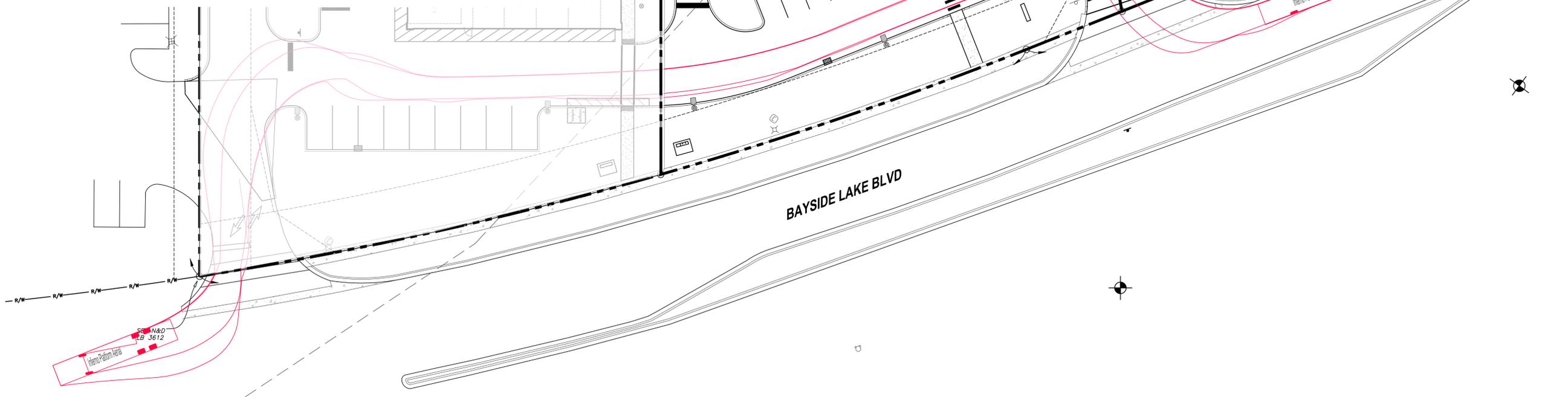
NOTICE:
 SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING, ELEMENTS SUCH AS BOLLARDS, GENERATOR, TRANSFORMER, FENCING ETC. THESE ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

VEHICLE PATH LEGEND



INFERNO PLATFORM AERIAL (CITY OF PALM BAY FIRE APPARATUS)

NOT TO SCALE



REVISIONS

DATE	DESCRIPTION



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ROCK VENTURES

VEHICULAR MANEUVER PLAN
STARBUCKS
3370 BAYSIDE LAKES BLVD SE
PALM BAY, FLORIDA

PROJECT No: 220310
DATE: OCTOBER 17, 2023
DESIGN BY: RWS
DRAWN BY: HMT
CHECKED BY: RWS
SCALE: AS SHOWN

SHEET NUMBER:

C-4.1

REVISIONS

DATE	DESCRIPTION

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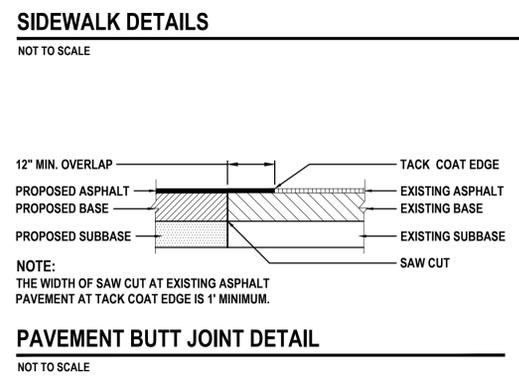
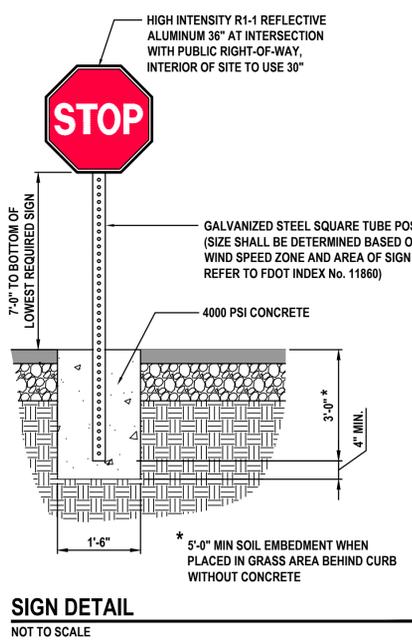
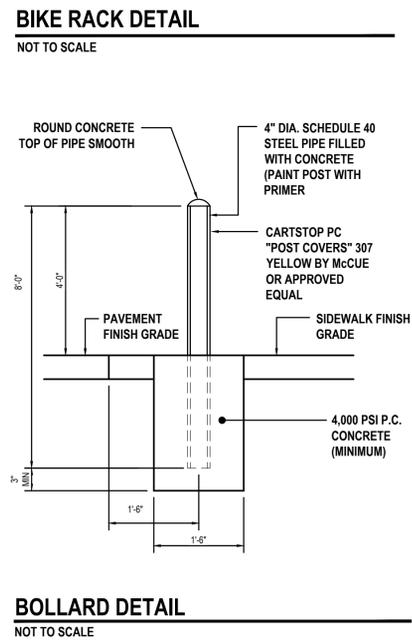
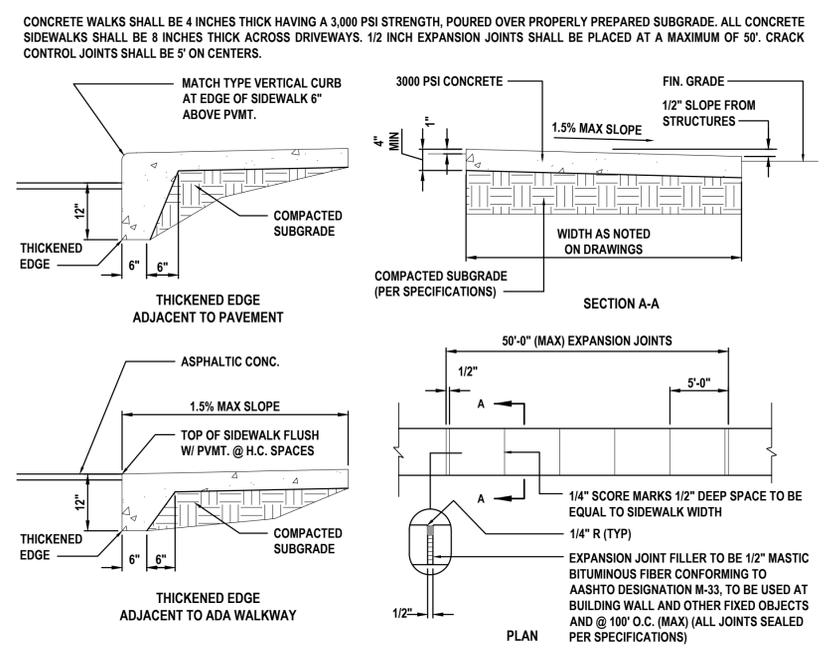
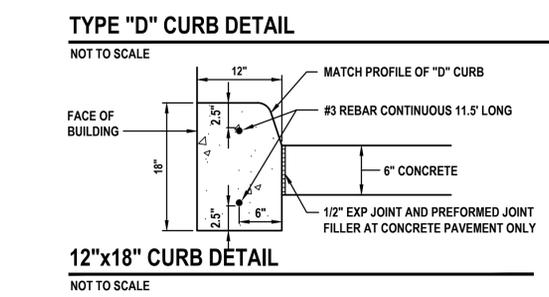
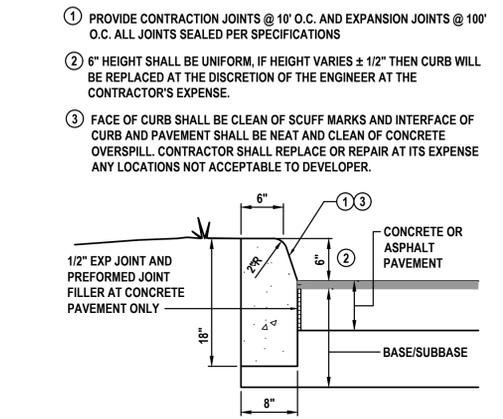
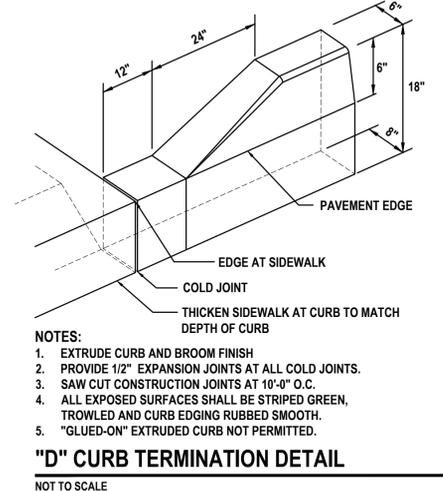
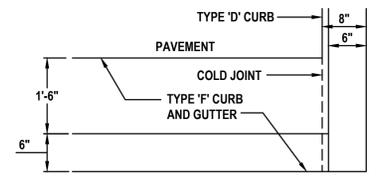
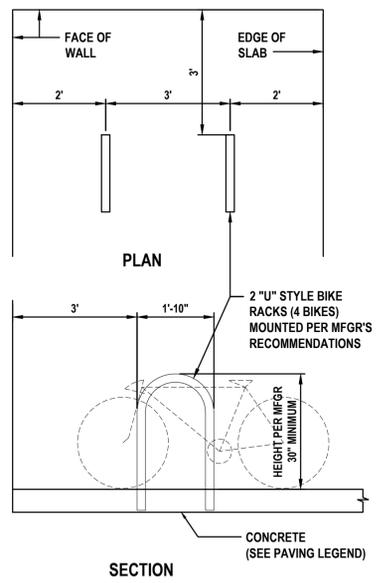
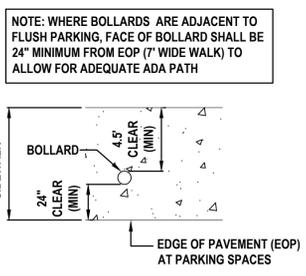
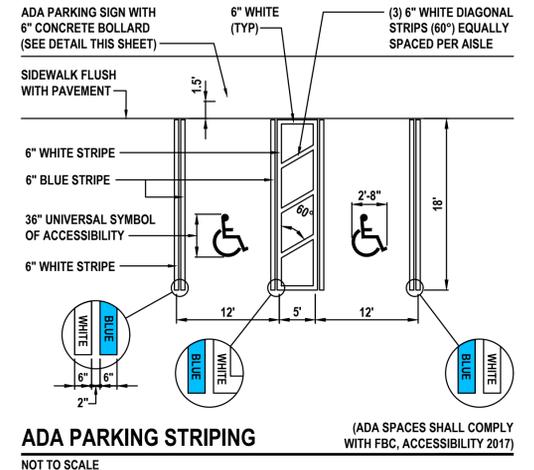
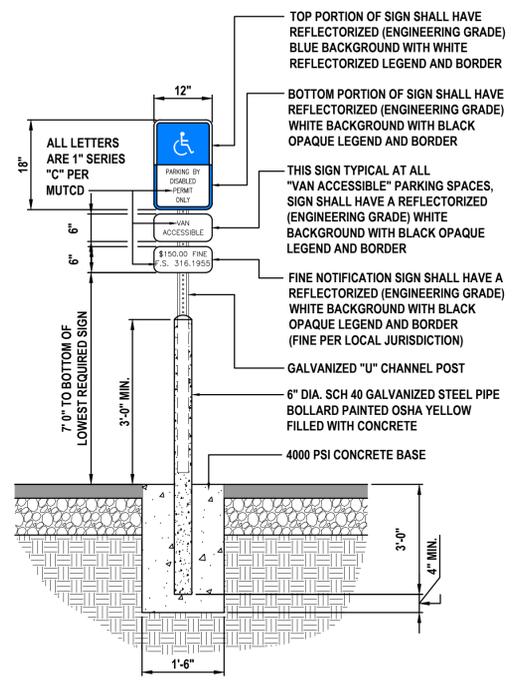
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ROCK VENTURES

MISCELLANEOUS DETAILS
STARBUCKS
 3370 BAYSIDE LAKES BLVD SE
 PALM BAY, FLORIDA

PROJECT No: 220310
 DATE: OCTOBER 17, 2023
 DESIGN BY: RWS
 DRAWN BY: HMT
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ROCK VENTURES

SITE GRADING AND DRAINAGE PLAN
STARBUCKS
 3370 BAYSIDE LAKES BLVD SE
 PALM BAY, FLORIDA

PROJECT No: 220310
 DATE: OCTOBER 17, 2023
 DESIGN BY: RWS
 DRAWN BY: HMT
 CHECKED BY: RWS
 SCALE: AS SHOWN
 SHEET NUMBER:
C-6

GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES OR PIPES.
2. ALL "ROUND" STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE CLASS III WITH BUTYL MASTIC SEALANT, HDPE (SIC) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER WHERE SPECIFICALLY INDICATED ON THE DRAWING. RCP JOINTS SHALL BE WRAPPED WHERE APPLICABLE PER FDOT SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (UPHAM, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING. THE CONTRACTOR SHALL BE RESPONSIBLE AT ITS OWN RISK AND COST IF PRECAST STRUCTURES OR MATERIALS ARE ORDERED OR DELIVERED TO THE SITE PRIOR TO THE ENGINEER'S APPROVAL AND FOUND NOT TO BE ACCEPTABLE.
4. FITTINGS FROM ROOF DRAINS TO COLLECTOR PIPE MUST BE WATERTIGHT. AS AN OPTION TO FITTINGS, CONTRACTOR MAY INSTALL "INSERT-A-TEE" FROM ROOF DRAIN TO COLLECTOR PIPE. MANUFACTURER'S SPECIFICATIONS FOR MATERIAL AND INSTALLATION MUST BE STRICTLY FOLLOWED TO VALIDATE WARRANTY.
5. ALL DRAINAGE STRUCTURES SHALL BE PRECAST PER FDOT SPECIFICATIONS.
6. ALL PIPE FROM THE BUILDING ROOF DRAINS SHALL BE PVC SCH 26
7. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS RESPECTIVELY.
8. THE CONTRACTOR SHALL FIRST VERIFY THE INVERT(S) OF THE EXISTING STUBOUTS, MANHOLE(S) AND/OR INLETS FOR CONNECTION PRIOR TO INSTALLING ANY PIPES TO CONFIRM ELEVATION(S). IF ANY SUBSTANTIAL DIFFERENCES ARE DISCOVERED IN THE EXISTING INVERT(S), THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
9. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
10. CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND A DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
11. THE HANDICAPPED PARKING SPACES AND AISLES SHALL BE CONSTRUCTED SO THAT CROSS SLOPES WILL NOT EXCEED 2% IN ANY DIRECTION, IN ACCORDANCE WITH SECTION 4.6 OF THE FACBC.
12. THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2 INCH.
13. ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/8 INCH PER 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
14. ALL ROOF DRAINS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END UNTIL BUILDING CONTRACTOR MAKES CONNECTION TO ROOF DRAIN.

BENCHMARK INFORMATION:

#1 FD 4"x4" CM LS 3867 (PRM) EL=24.66' (NAVD88)

DATA SOURCES:
 BENCH MARK REFERENCE ELEVATIONS REFER TO (NAVD 88) FEET AND DECIMAL PART THEREOF NORTH AMERICAN VERTICAL DATUM 1988.

(TO CONVERT TO CITY OF PALM BAY NAVD88 VERTICAL DATUM ADD 0.212')

GENERAL EARTHWORK NOTES:

1. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
2. ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
3. TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
4. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
5. DISTURBED AREAS WITHIN COUNTY RIGHT-OF-WAY'S ARE TO BE SODDED AND ALL ROADWAY WORK REQUIRES A MINIMUM 16" OF SOD ADJACENT TO THE EDGE OF PAVEMENT.
6. ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.
7. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.

NOTE:
 ALL UNPAVED SURFACES SHALL BE SODDED, MULCHED AND PLANTINGS PLACED. SEE LANDSCAPE PLAN FOR SPECIFIC TYPES AND LOCATIONS.

NOTE:
 THE FINAL UNPAVED GRADE AROUND THE BUILDING SHALL BE NO GREATER THAN 6 INCHES BELOW FINISH FLOOR ELEVATION, TYPICAL.

NOTE:
 ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/4"1' IN MANEUVERING SPACES AT ALL DOORWAYS

NOTE:
 THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2".

LEGEND

- +20.00 EXISTING HARD ELEVATION
- +10.00 EXISTING SOFT ELEVATION
- 20.00 PROPOSED HARD ELEVATION
- 20.00 PROPOSED SOFT ELEVATION
- 10.50 TOP OF WALK ELEVATION
- 10.00 EDGE OF PAVEMENT ELEVATION
- 10.00 EXISTING CONTOUR (DASHED)
- 10.00 PROPOSED CONTOUR (CONTINUOUS)
- ← PROPOSED FLOW ARROW

DEVELOPMENT OF TRACT A AND TRACT B ARE INTENDED TO BE DEVELOPED CONCURRENTLY. SHOULD CONSTRUCTION OF THE SHARED PARKING ON TRACT B BE DELAYED, CONTRACTOR SHALL CONSTRUCT TEMPORARY 440± SY COMPACTED 6" SHELL PARKING AND DRIVE AISLE AT EL = 25.0±

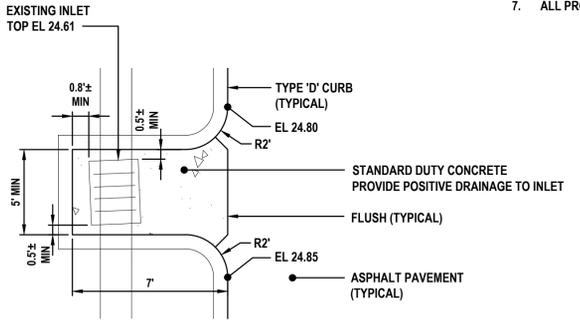
PROPOSED ADVANCE AUTO PARTS

TYPE "9" STORM INLET (ST-4)
 GRATE EL 24.70
 4" DIA BOTTOM
 NW INV 18.36 (15")
 W INV 18.36 (15")
 S INV 18.36 (15")
 (BY OTHERS)

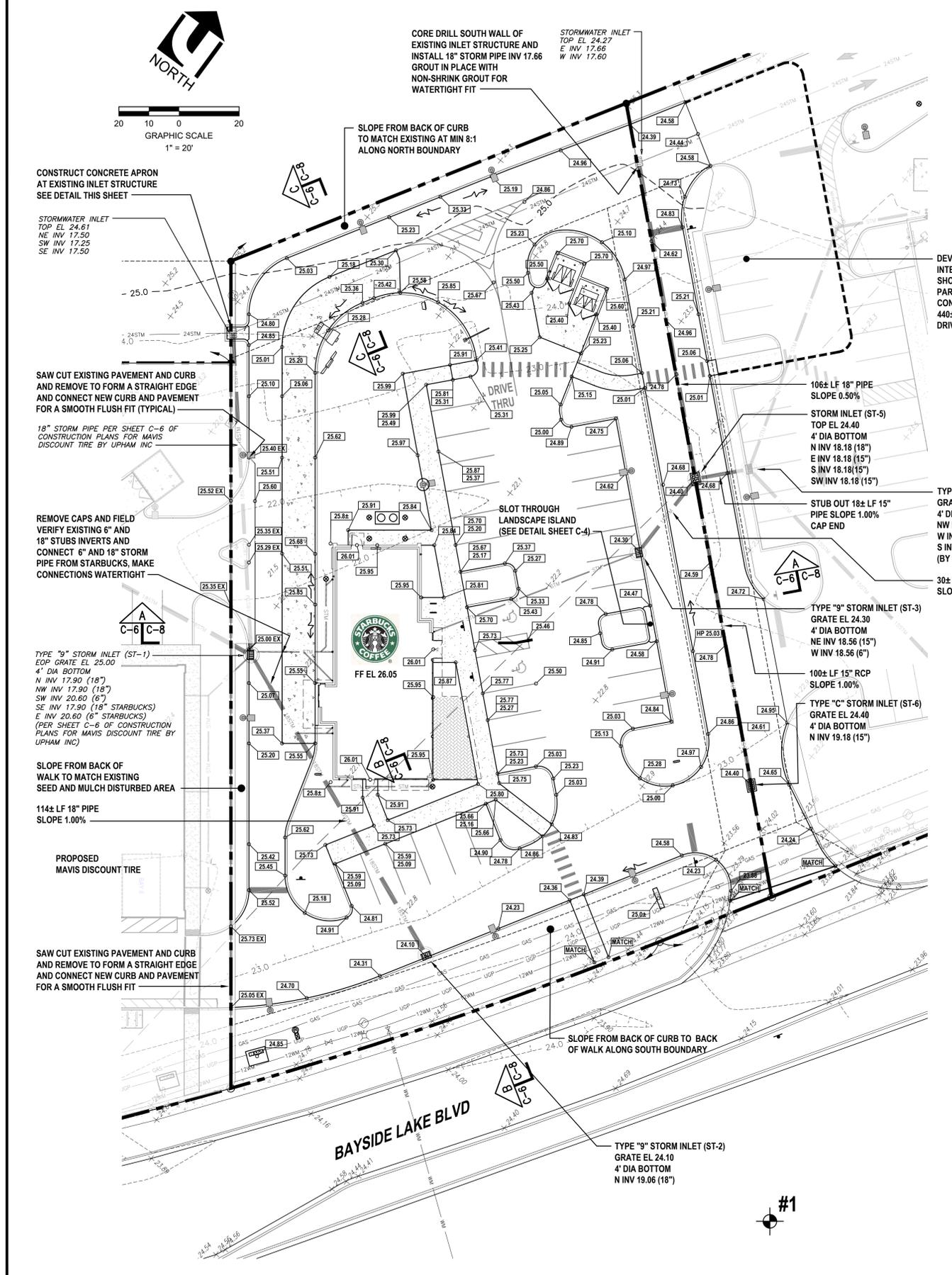
TYPE "9" STORM INLET (ST-3)
 GRATE EL 24.30
 4" DIA BOTTOM
 NE INV 18.56 (15")
 W INV 18.56 (6")

100± LF 15" RCP
 SLOPE 1.00%

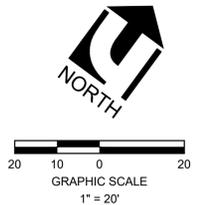
TYPE "C" STORM INLET (ST-6)
 GRATE EL 24.40
 4" DIA BOTTOM
 N INV 19.18 (15")



CONCRETE APRON DETAIL
 SCALE: 1" = 4'



#1



CONSTRUCT CONCRETE APRON AT EXISTING INLET STRUCTURE SEE DETAIL THIS SHEET

STORMWATER INLET
 TOP EL 24.61
 NE INV 17.50
 SW INV 17.25
 SE INV 17.50

SAW CUT EXISTING PAVEMENT AND CURB AND REMOVE TO FORM A STRAIGHT EDGE AND CONNECT NEW CURB AND PAVEMENT FOR A SMOOTH FLUSH FIT (TYPICAL)

18" STORM PIPE PER SHEET C-6 OF CONSTRUCTION PLANS FOR MAVIS DISCOUNT TIRE BY UPHAM INC

REMOVE CAPS AND FIELD VERIFY EXISTING 6" AND 18" STUBS INVERTS AND CONNECT 6" AND 18" STORM PIPE FROM STARBUCKS, MAKE CONNECTIONS WATERTIGHT

TYPE "9" STORM INLET (ST-1)
 EOP GRATE EL 25.00
 4" DIA BOTTOM
 N INV 17.90 (18")
 NW INV 17.90 (18")
 SW INV 20.60 (6")
 SE INV 17.90 (18" STARBUCKS)
 E INV 20.60 (6" STARBUCKS)
 (PER SHEET C-6 OF CONSTRUCTION PLANS FOR MAVIS DISCOUNT TIRE BY UPHAM INC)

SLOPE FROM BACK OF WALK TO MATCH EXISTING SEED AND MULCH DISTURBED AREA

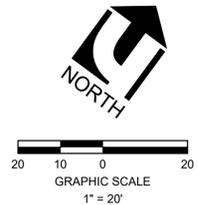
114± LF 18" PIPE
 SLOPE 1.00%

SAW CUT EXISTING PAVEMENT AND CURB AND REMOVE TO FORM A STRAIGHT EDGE AND CONNECT NEW CURB AND PAVEMENT FOR A SMOOTH FLUSH FIT

TYPE "9" STORM INLET (ST-2)
 GRATE EL 24.10
 4" DIA BOTTOM
 N INV 19.06 (18")

SLOPE FROM BACK OF CURB TO BACK OF WALK ALONG SOUTH BOUNDARY

BAYSIDE LAKE BLVD



WARNING!!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH BURIED GAS MAINS, OVERHEAD POWER LINES AND UNDERGROUND UTILITIES.

CONNECT TO EXISTING 8" MAIN WITH 6" WYE AT INV 20.55± (VERIFY INVERT AND ADJUST AS NECESSARY)

SANITARY SEWER MANHOLE
TOP EL 24.68
E INV 20.84
W INV 20.94

96± LF 6" PVC
SLOPE @ 1.00%

6" CLEANOUT
INV EL = 21.55

TERMINATE WATER SERVICE 3'± FROM FACE OF BUILDING (SEE PLUMBING PLANS FOR REQUIRED LOCATION)

76± LF 4" SCH 40 PVC CONDUIT FOR ELECTRICAL SERVICE TO BUILDING (36" MINIMUM COVER) (COORDINATE WITH FP&L)

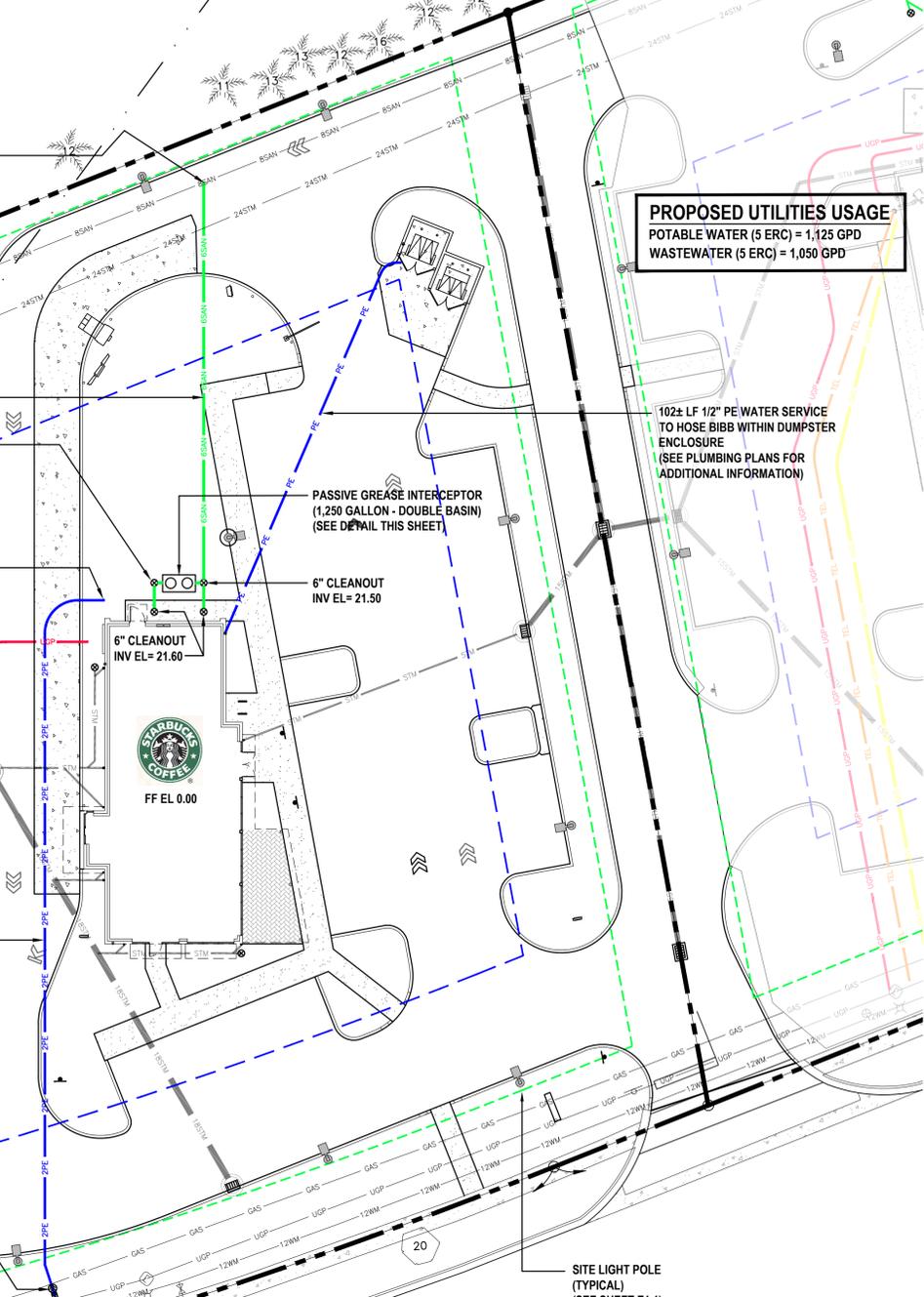
184± LF 2" PE WATER SERVICE TO BUILDING (36" MINIMUM COVER)

INSTALL 2" COMBINATION METER, AND BACKFLOW PREVENTER (PER CITY OF PALM BAY) SEE DETAIL W-10 SHEET C-8

PAD MOUNTED TRANSFORMER PER FP&L SPECIFICATIONS

WET-TAP EXISTING 12" WATER MAIN 12"x12"x2" TAPPING SLEEVE 2" TAPPING VALVE (PER CITY OF PALM BAY) SEE DETAIL W-6A SHEET C-8

FIRE HYDRANT LOCATED ON SOUTH SIDE OF BAYSIDE LAKE BLVD



PROPOSED UTILITIES USAGE
POTABLE WATER (5 ERC) = 1,125 GPD
WASTEWATER (5 ERC) = 1,050 GPD

102± LF 1/2" PE WATER SERVICE TO HOSE BIBB WITH DUMPSTER ENCLOSURE (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION)

PASSIVE GREASE INTERCEPTOR (1,250 GALLON - DOUBLE BASIN) (SEE DETAIL THIS SHEET)

6" CLEANOUT
INV EL = 21.50

6" CLEANOUT
INV EL = 21.60



SITE LIGHT POLE (TYPICAL) (SEE SHEET E1.1)

BAYSIDE LAKE BLVD

NOTE:
CONDUITS FOR ELECTRIC AND TELEPHONE SHALL HAVE A PULL CABLE CAPABLE OF 200 LB MIN WEIGHT FOR UTILITIES TO UTILIZE.

NOTE:
SITE ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF CONDUITS AND WIRE WITH THE BUILDING ELECTRICAL CONTRACTOR.



GENERAL WATER NOTES:

1. THE CITY OF PALM BAY WATER UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. ALL WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND THE CITY OF PALM BAY UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. CONTRACTOR IS TO VERIFY THE LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY EXISTING PAVEMENT, SIDEWALK, CURBING, UTILITIES AND DRAINAGE SYSTEMS DAMAGED DURING CONSTRUCTION. ALL DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
5. LOCATION OF TELEPHONE, T.V. CABLE AND ELECTRICAL SERVICE CONNECTIONS TO BE DETERMINED BY APPROPRIATE UTILITIES PERSONNEL IN COOPERATION WITH CONTRACTOR.
6. ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
7. ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM COMPACTION OF 98% WITHIN PAVED AND 95% WITHIN UNPAVED AREAS OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
8. WATER SERVICES FROM 3/4" TO 2" POLYETHYLENE (ENDOT ENDOPURE) WITH 30" MINIMUM COVER.
9. WATER MAIN FROM 4" TO 12" SHALL BE PVC CLASS 150 (DR 14) WITH 36" MINIMUM COVER.
10. ALL WATER AND FIRE SERVICES ARE REQUIRED TO HAVE A HARD BODY GATE VALVE OFF THE MAIN LINE.
11. ALL VALVES SHALL BE BOLTED TO TEES.
12. ALL POTABLE WATER PIPE SHALL HAVE "NSF POTABLE WATER" IMPRINTED ON THE PIPE.
13. A TAPPING CONTRACTOR ACCEPTABLE TO THE CITY OF PALM BAY WILL BE REQUIRED FOR TAPS.
14. THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO LOCATE BURIED UTILITIES AND NOTIFY THE UTILITY COMPANIES 48 HR. PRIOR TO CONSTRUCTION.
15. UTILITY TRENCH CONSTRUCTION SHALL CONFORM TO CITY OF PALM BAY AND OSHA REQUIREMENTS.
16. IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE CITY OF PALM BAY UTILITY DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.
17. THE CITY OF PALM BAY UTILITIES INSPECTOR MUST BE NOTIFIED 48 HOURS PRIOR TO ANY UTILITIES WORK OR ANY WORK OCCURRING WITHIN THE VICINITY OF EXISTING WATER AND SEWER UTILITIES.
18. THE CONTRACTOR SHALL NOT OPERATE ANY PUBLIC WATER OR SEWER VALVES UNLESS SPECIFICALLY AUTHORIZED BY THE UTILITIES INSPECTOR.

GENERAL SEWER NOTES:

1. CITY OF PALM BAY SHALL BE NOTIFIED PRIOR TO ANY SEWER CONSTRUCTION.
2. ALL SEWER CONSTRUCTION MUST COMPLY WITH FDEP REGULATIONS AND THE CITY OF PALM BAY UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. WATER LINES, RECLAIMED LINES AND STORM DRAINAGE CROSSINGS SHALL FOLLOW THE C-900 OR CONCRETE ENCASUREMENT REQUIREMENT PER THE CITY OF PALM BAY DETAILS AND FDEP REQUIREMENTS.
4. SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY CITY OF PALM BAY.
5. THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
6. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY OF PALM BAY.
7. SANITARY SEWER PIPE SHALL BE PVC SDR 26.
8. EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY OF PALM BAY, THE DESIGN ENGINEER, AND THE DEVELOPER.
9. ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM COMPACTION OF 98% WITHIN PAVED AND 95% WITHIN UNPAVED AREAS OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
10. ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.
11. GRAVITY MAINS MUST HAVE A TELEVIEWED INSPECTION. A VIDEO INSPECTION FORM MUST BE FAXED TO THE CITY OF PALM BAY WASTEWATER COLLECTION DEPARTMENT 48 HOURS PRIOR TO VIDEO INSPECTION. A CITY INSPECTOR MUST BE PRESENT.
12. SEWER CLEANOUT LOCATED ON PAVEMENT AND SIDEWALK AREA SHALL BE TRAFFIC BEARING FLAT TOP BRASS CAP.
13. PLUMBING CONTRACTOR SHALL COORDINATE LOCATION AND INVERT OF SEWER LATERAL WITH UTILITY CONTRACTOR.

FIRE NOTES:

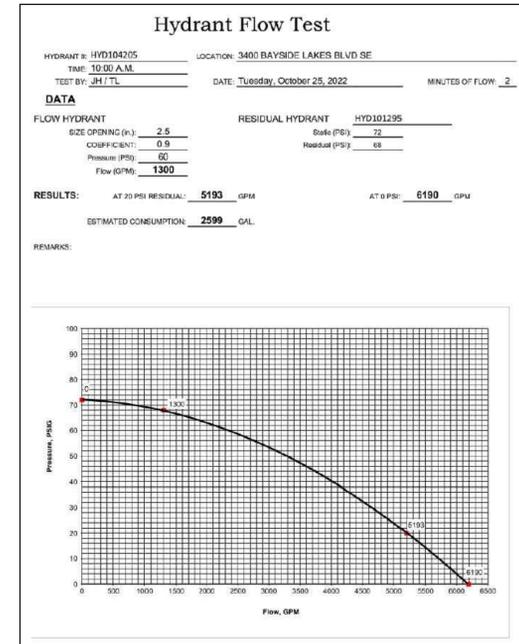
1. CONTRACTOR SHALL ADHERE TO THE GOVERNING SPECIFICATION AND CODES USED BY THE CITY OF PALM BAY: FLORIDA FIRE PREVENTION CODE (FFPC) 7TH EDITION, FLORIDA ADMINISTRATIVE CODE (FAC), FLORIDA STATE STATUTE (FSS) AND CITY OF PALM BAY ORDINANCES CHAPTERS 33 AND 177.
2. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND MUST BE AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A SEVENTY THOUSAND (70,000) POUND EMERGENCY VEHICLE WITH MAXIMUM AXLE LOADS OF THIRTY-FIVE THOUSAND (35,000) POUNDS. INSPECTION OF ACCESS ROADS ARE REQUIRED BEFORE ANY CONSTRUCTION BEGINS. WATCH FOR UNDER PARKING LOT STORM WATER RETENTION. THOSE SYSTEMS MUST ALWAYS BE ENGINEERED TO MEET THESE REQUIREMENTS. STABILIZED TURF IS NOT ACCEPTABLE. THE MAXIMUM GRADE FOR A FIRE DEPARTMENT ROADWAY IS FIVE PERCENT (5%).
3. FOR FIRE SYSTEMS, YOU ARE REQUIRED TO CONFIRM THAT THE "EOR" FOLLOWS FSS 471.0195.
4. HYDRANTS OR ALTERNATIVE WATER SUPPLIES THAT ARE PROPOSED TO MEET THE REQUIRED FIRE FLOW SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIALS TO THE SITE. INSPECTIONS OF HYDRANTS AND ALTERNATIVE WATER SUPPLIES SHALL BE REQUIRED. PER THE P&FR OPERATION CHIEF, DRY HYDRANTS SUPPLIED BY PONDS ARE AN NOT ACCEPTABLE METHOD OF WATER SUPPLY DURING CONSTRUCTION OR TO PROVIDE FIRE FLOW. FIRE MARSHAL AND/OR OPERATIONS CHIEF SHALL HAVE FINAL APPROVAL OF WATER SUPPLY DURING CONSTRUCTION.
5. ALL STRUCTURES NEED TO BE TESTED. WHEN IN DOUBT CONTACT THE FIRE MARSHAL.

UTILITY LEGEND

- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- #W— EXISTING WATER MAIN (# INDICATES SIZE)
- RAW— EXISTING RAW WATER MAIN
- USE— EXISTING UNDERGROUND ELECTRIC
- OHE— EXISTING OVERHEAD ELECTRIC
- SAN— EXISTING SANITARY
- STM— EXISTING STORM PIPE
- UGP— PROPOSED UNDERGROUND ELECTRIC CONDUIT
- WM— PROPOSED WATER SERVICE
- GAS— PROPOSED SANITARY
- STM— PROPOSED STORM PIPE
- ⊕ PROPOSED SANITARY SEWER CLEANOUT
- ⊕ PROPOSED WATER METER
- ⊕ PROPOSED BACKFLOW PREVENTER
- ⊕ PROPOSED LIGHT POLES

NOTE:
THE LOCATION OF THE LIGHT POLES SHALL ONLY BE INSTALLED PER THE DIGITAL COORDINATES FROM THE UTILITY PLAN TO AVOID CONFLICTS WITH OTHER UTILITIES (TYPICAL)

ALL POTABLE WATER UTILITIES UP TO THE METER BOX AND ALL WASTEWATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.



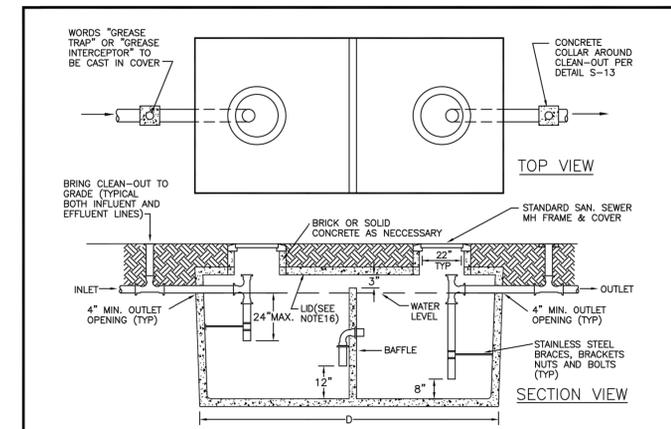
FIRE FLOW TEST:
FIRE PROTECTION WATER SUPPLY HAS BEEN OBTAINED FROM A HYDRANT FLOW TEST PERFORMED ON OCTOBER 25, 2022 AT 10:00 AM EST BY PALM BAY UTILITIES.

GREASE TANK SIZING
PER 64E-6 FAC AS REFERENCED PER FBC-P, 1003.5
SIZING FORMULA FOR RESTAURANTS:
(S) x (GS) x (HR/12) x (LF) = EFFECTIVE CAPACITY (GAL.)
(S) NUMBER OF SEATS IN DINING AREA = 75
(GS) GALLONS OF WASTE WATER PER SEAT = 14"
(HR) NUMBER OF HOURS RESTAURANT IS OPEN = 12
(LF) LOADING FACTOR = 1.0

(75) x (14) x (12 / 12) x (1.0) = 1,050 GALLONS
PROVIDE ONE 1,250 GAL. TANK

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETTIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

* JUSTIFICATION FOR LOWER GS IS DUE TO PROPOSED USE NOT PROCESSING FOOD OR WASHING DISHES



- NOTES:**
1. ALL PIPING SHALL BE A MINIMUM OF 4" PVC.
 2. PIPING SHALL BE INSTALLED USING A CONCRETE MANHOLE ADAPTER.
 3. SANITARY "T" INLET SHALL BE INSTALLED 4" INSIDE OF WALL.
 4. TANK SHALL BE A MINIMUM OF 750 GALLONS AND A MAXIMUM OF 1250 GALLONS PER CHAMBER.
 5. GREASE TRAPS AND GREASE TRAP LIDS FOR TRAFFIC INSTALLATION SHALL BE DESIGNED, SIGNED, AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.
 6. THE LIQUID DEPTH SHALL BE AT LEAST 42".
 7. THE INLET INVERT SHALL ENTER THE TANK 2 1/2" ABOVE THE LIQUID LEVEL OF THE TANK.
 8. RISER JOINTS SHALL COMPLY WITH ASTM C 443, LATEST REVISION.
 9. THE DESIGN, SIZING AND CONSTRUCTION MUST CONFORM TO ALL APPLICABLE BUILDING CODE AND HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO CHAPTER 64E-6 FLORIDA ADMINISTRATIVE CODE.
 10. WHEN THE REQUIRED EFFECTIVE CAPACITY OF THE GREASE INTERCEPTOR IS GREATER THAN 1250 GALLONS, INSTALLATION OF GREASE INTERCEPTORS IN SERIES IS REQUIRED.
 11. SECTIONS SHALL BE JOINED AND SEALED WITH MINIMUM 1" "RAM-NEK" SEALER OR EQUIVALENT TO FORM A WATER TIGHT SEAL.
 12. THE OIL AND GREASE INTERCEPTOR (MODEL AND CAPACITY) SHALL BE IDENTIFIED ON THE APPLICABLE PLAN SHEET.
 13. THE INTERCEPTOR SHALL BE LOCATED IN GRASS AREA / NON-TRAFFIC AREA WHENEVER POSSIBLE.
 14. THE OIL AND GREASE INTERCEPTOR SHALL BE PROVIDED INSPECTION PORTS (TWO-WAY CLEAN OUTS) WHICH ARE EASILY ACCESSIBLE FOR INSPECTION / SAMPLING.
 15. STATEMENT: THIS CONCRETE STRUCTURE MEETS OR EXCEEDS ALL THE REQUIREMENTS FOR GREASE INTERCEPTORS/SEPTIC TANKS AS IN THE FLORIDA ADMINISTRATIVE CODE, CHAPTERS 64E-6 AND SHALL BE SIGNED AND SEALED BY THE ENGINEER-OF-RECORD AND FORWARDED TO THE DEPARTMENT FOR APPROVAL.
 16. LID TYPES: (A) 4" REGULAR LID. (B) TRAFFIC BEARING LID (DESIGNED BY ENGINEER)
 17. ALL INTERNAL COMPONENTS WILL BE CONSTRUCTED BY GREASE TRAP INSTALLER.
 18. INITIAL TANK INSPECTION WILL OCCUR WITH TANK ABOVE GROUND.
 19. BAFFLE SHALL BE INSTALLED 1/2 (ONE HALF) TO 2/3 (TWO THIRDS) 'D'.

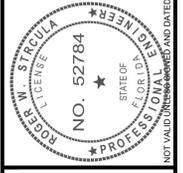
CITY OF PALM BAY, UTILITIES DEPARTMENT
POLICIES, PROCEDURES AND STANDARDS
INSTALLATION DETAIL

GREASE OIL AND SAND
INTERCEPTOR DETAIL

DWN BY: DATE: M.K.L. 1-1-08
REV. DWG. NO. S-5

REVISIONS

DATE	DESCRIPTION



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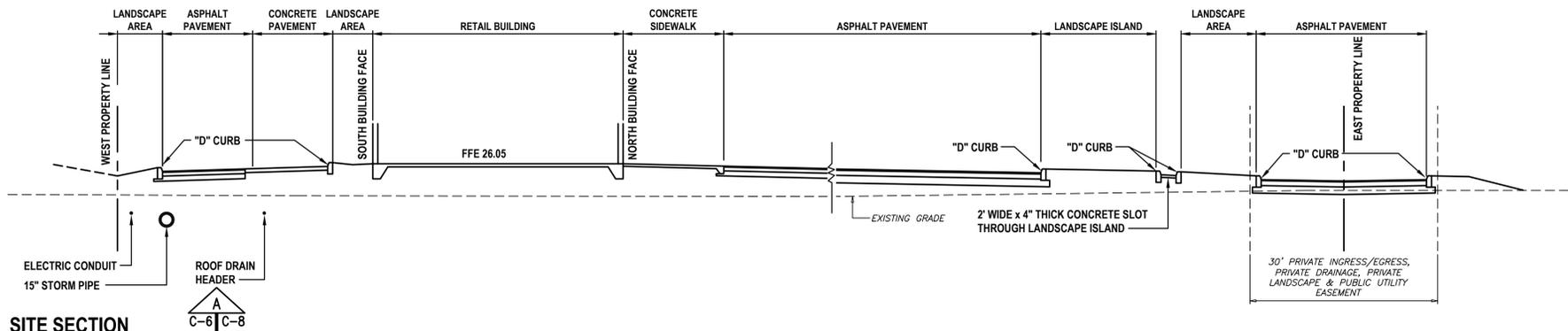
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CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
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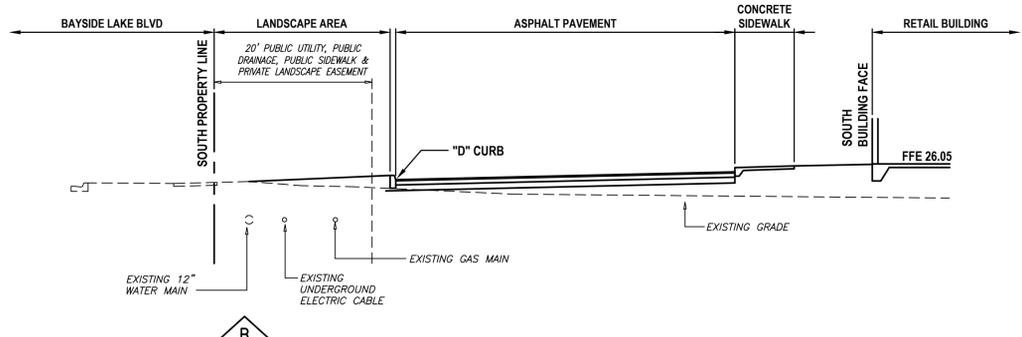
ROCK VENTURES

SITE UTILITIES PLAN
STARBUCKS
3370 BAYSIDE LAKES BLVD SE
PALM BAY, FLORIDA

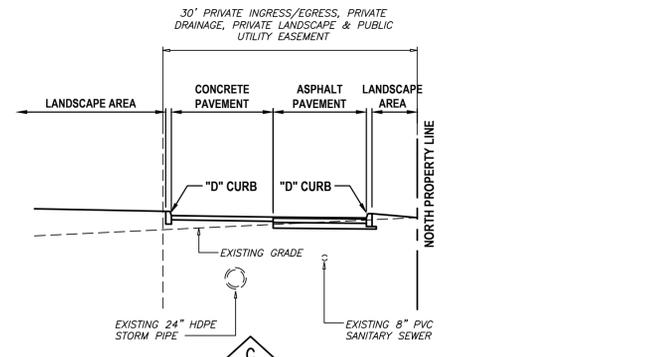
PROJECT No: 220310
DATE: OCTOBER 17, 2023
DESIGN BY: RWS
DRAWN BY: HMT
CHECKED BY: RWS
SCALE: AS SHOWN
SHEET NUMBER:



SITE SECTION
SCALE: 1" = 10'



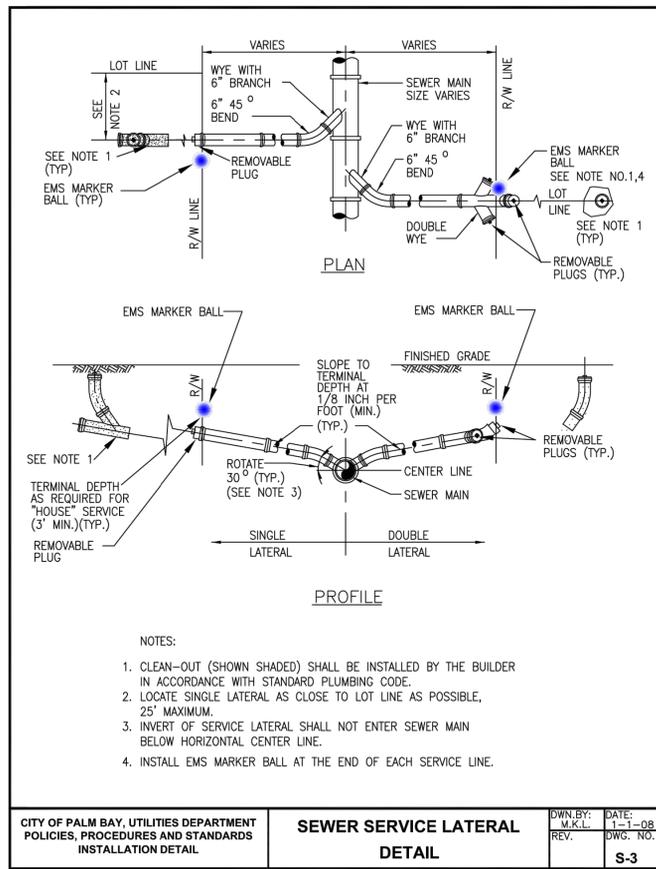
SITE SECTION
SCALE: 1" = 10'



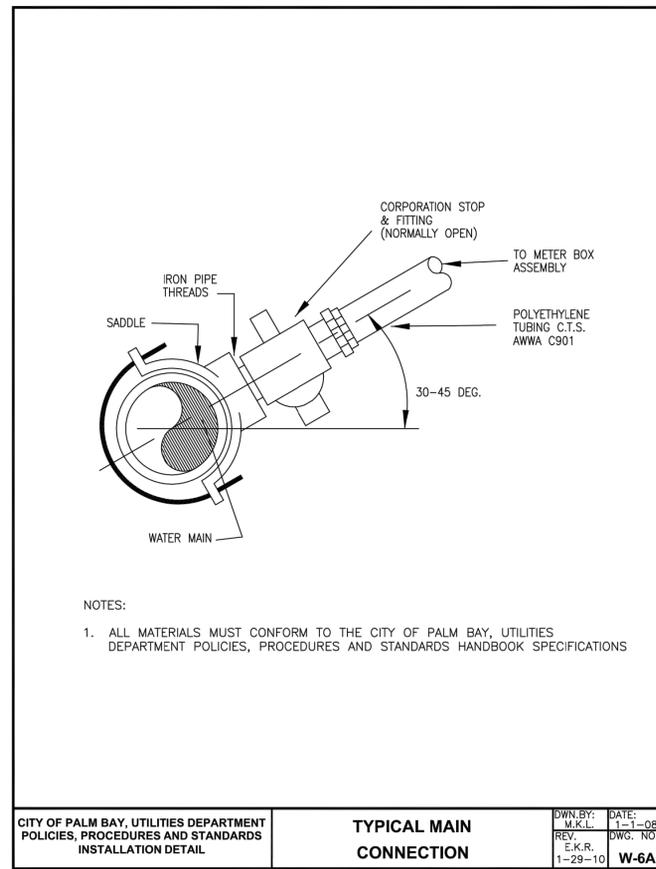
SITE SECTION
SCALE: 1" = 10'

CITY UTILITY NOTES:

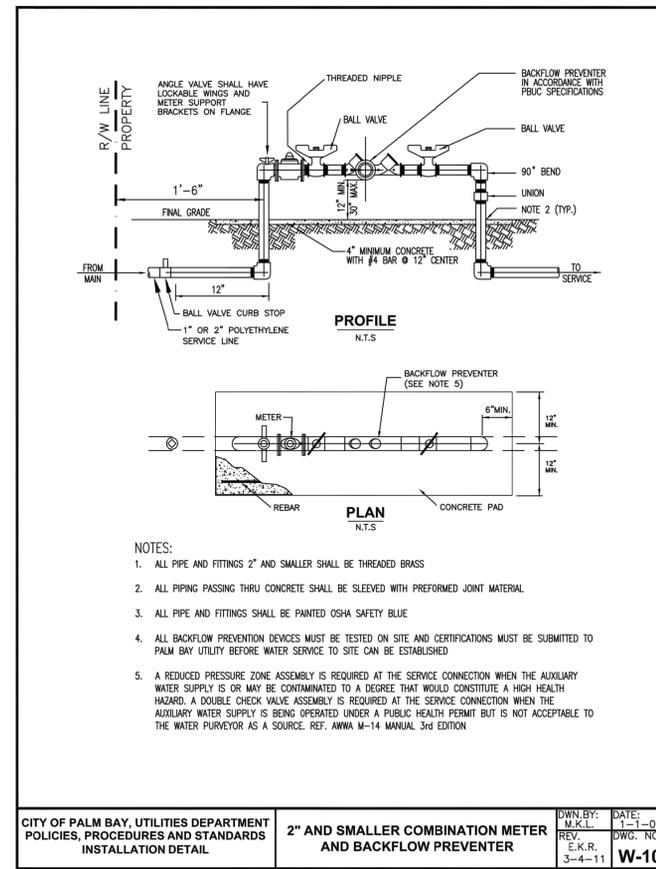
- ALL UTILITY DESIGN, CONSTRUCTION, MATERIALS, AND TESTING SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE PALM BAY UTILITIES DEPARTMENTS POLICIES, PROCEDURES, AND STANDARDS HANDBOOK AND THE STANDARD DETAIL DRAWINGS.
- ANY BACKFLOW PREVENTION ASSEMBLY REQUIRED SHALL BE OF A MANUFACTURER APPROVED BY THE UTILITIES DEPARTMENT. THE "APPROVED BACKFLOW PREVENTION ASSEMBLY" SHALL MEAN AN ASSEMBLY THAT HAS BEEN MANUFACTURED IN FULL CONFORMANCE WITH THE STANDARDS ESTABLISHED BY THE AMERICAN WATERS ASSOCIATION ENTITLED: AWWA C505-69 STANDARDS FOR REDUCED PRESSURE PRINCIPLE AND DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLIES, OR LATER ADOPTED VERSION. BACKFLOW PREVENTION ASSEMBLIES MUST HAVE THE LABORATORY AND FIELD PERFORMANCE SPECIFICATIONS OF THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA, OR OTHER APPROVED TESTING LABORATORY. NOTE THAT THE BACKFLOW PREVENTER MUST BE THE SAME SIZE AS THE PROPOSED METER.
- IT SHALL BE THE DUTY OF THE LAND OWNER AT ANY PREMISES WHERE BACKFLOW PREVENTION ASSEMBLIES ARE INSTALLED TO HAVE CERTIFIED INSPECTIONS AND OPERATIONAL TESTS MADE UPON INSTALLATION AND AT LEAST ONCE PER YEAR AS SCHEDULED BY THE UTILITY. ANY CONTRACTOR HIRED BY THE CONSUMER SHALL BE A LICENSED PLUMBING, FIRE, OR IRRIGATION CONTRACTOR REGISTERED WITH THE CITY OF PALM BAY.
- THE FIRE LINE WITH A DGC AND BACKFLOW ASSEMBLY SHALL BE INSTALLED AND TESTED BY A CERTIFIED CONTRACTOR. PLEASE CONTACT THE CITY FIRE MARSHALL FOR SPECIFICATIONS.
- A GREASE TRAP WOULD NOT BE UTILIZED DUE TO CONTAINMENT AND RECYCLING EFFORTS. THE SECONDARY CONTAINMENT AREA, INDICATED ON SHEET C-7, IS FOR THE BULK STORAGE CONTAINER.
- THE CITY OF PALM BAY UTILITIES INSPECTOR MUST BE NOTIFIED 48 HOURS PRIOR TO ANY UTILITIES WORK OR ANY WORK OCCURRING WITHIN THE VICINITY OF EXISTING WATER AND SEWER UTILITIES.
- THE CONTRACTOR SHALL NOT OPERATE ANY PUBLIC WATER OR SEWER VALVES UNLESS SPECIFICALLY AUTHORIZED BY THE UTILITIES INSPECTOR.



CITY OF PALM BAY, UTILITIES DEPARTMENT POLICIES, PROCEDURES AND STANDARDS INSTALLATION DETAIL
SEWER SERVICE LATERAL DETAIL
DWN. BY: M.K.L. DATE: 1-1-08
REV. DWG. NO. S-3



CITY OF PALM BAY, UTILITIES DEPARTMENT POLICIES, PROCEDURES AND STANDARDS INSTALLATION DETAIL
TYPICAL MAIN CONNECTION
DWN. BY: M.K.L. DATE: 1-1-08
REV. DWG. NO. W-6A



CITY OF PALM BAY, UTILITIES DEPARTMENT POLICIES, PROCEDURES AND STANDARDS INSTALLATION DETAIL
2\"/>

REVISIONS

DATE	DESCRIPTION

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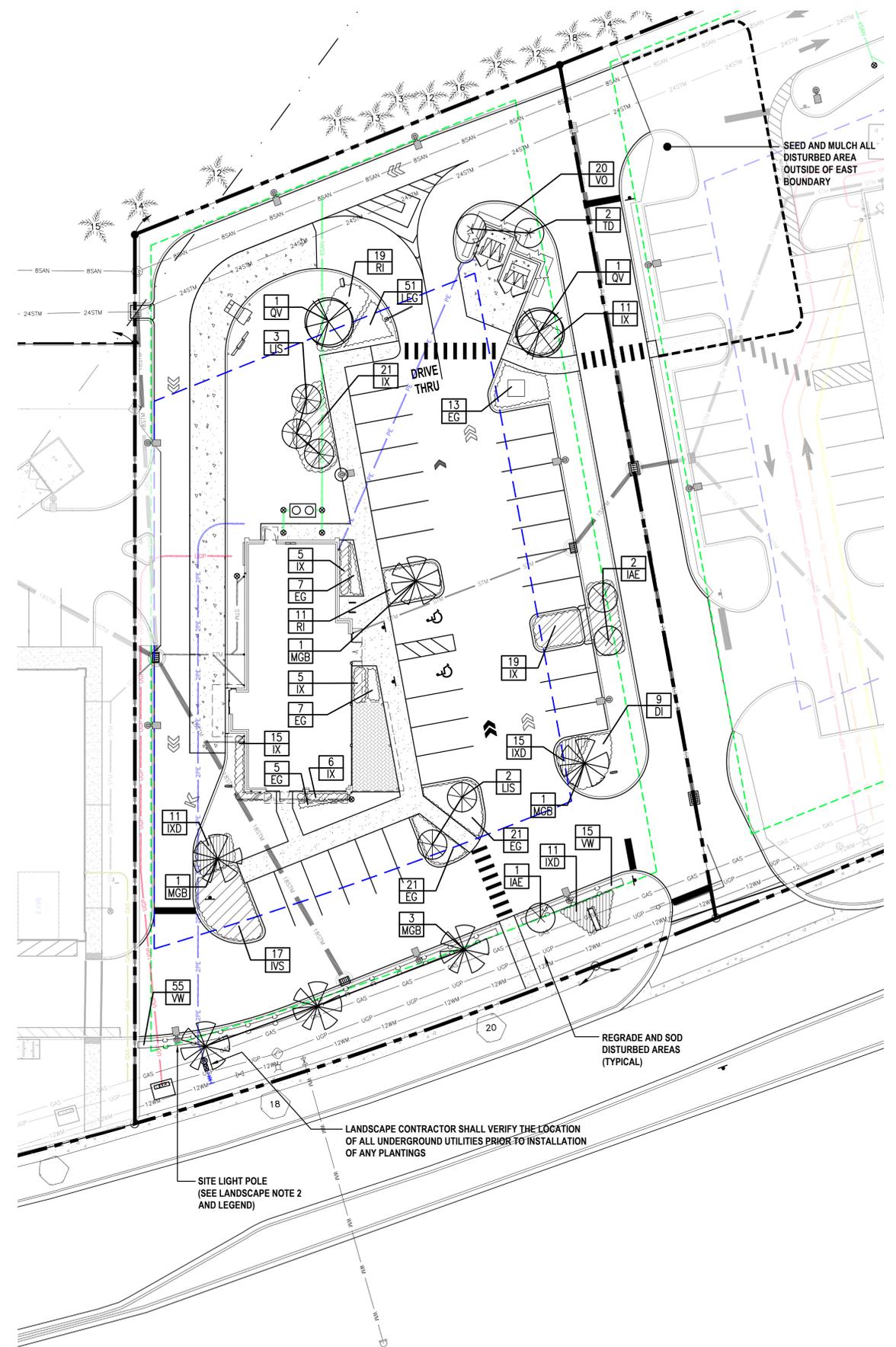
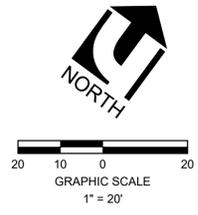
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ROCK VENTURES

SECTIONS AND MISCELLANEOUS DETAILS
STARBUCKS
3370 BAYSIDE LAKES BLVD SE
PALM BAY, FLORIDA

PROJECT No: 220310
DATE: OCTOBER 17, 2023
DESIGN BY: RWS
DRAWN BY: HMT
CHECKED BY: RWS
SCALE: AS SHOWN
SHEET NUMBER: **C-8**

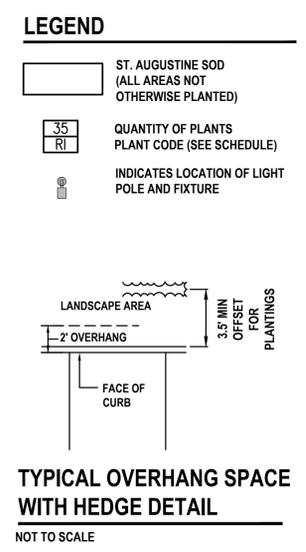


- WARNINGS:**
1. THE LANDSCAPE AND IRRIGATION CONTRACTOR(S) SHALL REFER TO SITE GRADING PLANS WITH CONTOURS AND ELEVATIONS PRIOR TO BID SUBMITTAL.
 2. DO NOT START THE LANDSCAPE UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALLED, PRESSURE CHECKED, CLEARED FOR USE AND IS CAPABLE OF PROVIDING WATER TO ALL NEW PLANT MATERIAL.
 3. THE IRRIGATION SYSTEM SHALL RUN FOR FOUR CONSECUTIVE DAYS TO BUILD UP THE MOISTURE LEVEL IN THE GROUND PRIOR TO STARTING PLANT MATERIAL INSTALLATION.
 4. THE LANDSCAPE CONTRACTOR IS ADVISED THERE ARE UNDERGROUND STORM PIPES AND UTILITY LINES WITHIN THE PLANTING AREAS. DUE CARE MUST BE USED WHEN PLACING LANDSCAPE MATERIAL.

- NOTES:**
1. PRIOR TO COMMENCING ANY IRRIGATION OR LANDSCAPE WORK THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE LANDSCAPE ARCHITECT AND INSPECTOR. THIS MEETING IS TO HELP AVOID ANY MISINTERPRETATION OF THE INTENT OF THE DRAWINGS.
 2. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE COMPLETE SET OF DRAWINGS PRIOR TO INSTALLATION OF TREES TO AVOID CONFLICT WITH UTILITIES AND SITE LIGHT POLES AND SHALL BE SOLELY RESPONSIBLE TO RELOCATE ANY TREES THAT ARE IN CONFLICT.
 3. TREES SHALL NOT BE PLANTED ANY CLOSER THAN 10' TO ANY UTILITY MAIN UNLESS A ROOT BARRIER IS INSTALLED. IN NO CASE SHALL ROOT BARRIER BE PLACED CLOSER THAN 5' TO ANY UTILITY.
 4. ALL PAVEMENT SURFACES AND GUTTERS SHALL BE SWEEPED CLEAN AND DEBRIS REMOVED AFTER INSTALLATION OF PLANTINGS, SOD AND MULCH

PLANT LIST

CODE	NO.	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	NATIVE FLORIDA
SHADE TREES					
IAE	3	ILEX ATTENUATA	EAGLESTON HOLLY	8' - 10' HGT., FULL, 2" CAL	YES
LIS	5	LAGERSTROEMIA SSP	MUSKOGEE STD	8' - 10' HGT., STD, 2" CAL	NO
MGB	6	MAGNOLIA GRANDIFLORA	BRACKEN BROWN	10' - 12' HGT., FULL, 1 1/2" CAL	YES
QV	2	QUERCUS VIRGINIANA	LIVE OAK	10' - 12' HGT., FULL, 2 1/2" CAL	YES
TD	2	TAXODIUM DISTICHUM	BALD CYPRESS	10' - 12' HGT., FULL, 2 1/2" CAL	YES
SUBTOTAL	18				13 YES / 5 NO
UNDERSTORY TREES					
SUBTOTAL	#				YES / NO
SHRUBS					
EG	74	EVULULUS GLOMERATUS	BLUE DAZE	1 GAL., 12" SPR, 24" OC	YES
DI	9	DIETES IRIDIODES	WHITE AFRICAN IRIS	1 GAL., 12" HGT., 5-7 PIPS, 24" OC	NO
IVS	17	ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	3 GAL., 18" HGT., FULL, 3" OC	YES
IX	82	IXORA SSP	MAUL RED	3 GAL., 18" HGT., FULL, 3" OC	NO
IXD	37	IXORA PETITE	RED TAIWAN DWARF RED	3 GAL., 16" HGT., DULL, 3" OC	NO
LEG	51	LIRIOPE MUSCARI	EVERGREEN GIANT LIRIOPE	1 GAL., 12" HGT., 5-7 PIPS, 18" OC	NO
RI	30	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 18" HGT., FULL, 3" OC	NO
VO	20	VIBURNUM OBOVATUM	SWEET VUBURNUM	7 GAL., 24" HGT., FULL, 2" OC	NO
VW	70	VIBURNUM OBOVATUM	WALTERS VIBURNUM	7 GAL., 24" HGT., FULL, 2" OC	YES
SUBTOTAL	390				161 YES / 229 NO
GROUND COVER (G.C.)					
SUBTOTAL	###				YES / NO
TOTAL	408				174 YES / 234 NO



REVISIONS

DATE	DESCRIPTION

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ROCK VENTURES

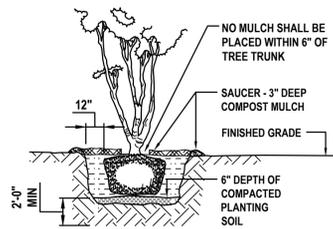
LANDSCAPE PLAN
STARBUCKS
 3370 BAYSIDE LAKES BLVD SE
 PALM BAY, FLORIDA

PROJECT No: 220310
 DATE: OCTOBER 17, 2023
 DESIGN BY: RLP
 DRAWN BY: HMT
 CHECKED BY: RLP
 SCALE: AS SHOWN
 SHEET NUMBER:
L-1

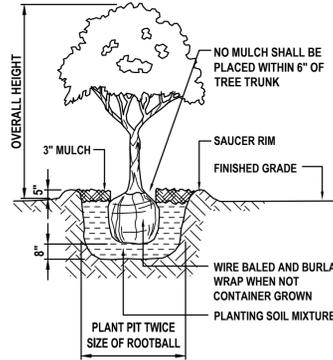
LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- MULCH SHALL BE PINE BARK, INSTALLED A MINIMUM OF 3" THICK AFTER SETTLEMENT, IN ALL PLANTING AREAS.
- SOD SPECIFIED AS ST. AUGUSTINE SHALL BE 95% WEED-FREE. SOD SPECIFIED AS BAHIA SHALL BE 75% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
- SEED, IF ANY, TO MEET SOUTHERN SEED CERTIFICATION ASSOCIATION.
- ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.**
- ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTING BEDS SHALL BE TREATED WITH 'ROUND-UP' AND 'RONSTAR'. USE AS DIRECTED BY MANUFACTURERS.
- NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
- 100% AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED ACCORDING TO THE IRRIGATION PLAN AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
- ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE SOUTHERN BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
- ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
- PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE PH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND PH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
- EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE

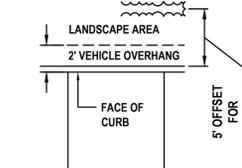
- OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
- ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 672-9515.
- ALL SHADE TREES AND SINGLE TRUNK UNDERSTORY TREES SHALL BE STAKED USING TREE FROG STAKING SYSTEM FOR SINGLE STEM TREE AND ALL MULTI-TRUNK UNDERSTORY TREES SHALL BE STAKED WITH ARBORGYV MULTI-TRUNK SYSTEM.
- ANY CHANGE IN STAKING SYSTEM MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE BEING INSTALLED.
- ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
- ALL PLANT MATERIAL SHALL BE GUARANTEED ONE YEAR AFTER ACCEPTANCE BY OWNER.
- ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM DIAMETER MULCHED RING UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- TREES SHALL BE PLANTED SO THAT THE TRUNK FLARE IS EXPOSED AND TOPMOST ROOT IN THE ROOTBALL ORIGINATING FROM THE TRUNK IS AT SOIL SURFACE OR WITHIN THE TOP INCH OF SOIL ON THE ROOTBALL.
- ALL SPECIFICATIONS MUST BE AS SPECIFIED OR GREATER.
- PLANT TREE SO THAT ROOTBALL IS 1"-2" ABOVE FINISH GRADE.
- REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMESTONE, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND A MINIMUM OF 3" OF CLEAN SAND WITH A PH 5.5-6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
- BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM TOP ONE-THIRD OF ROOT BALL.
- NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM OTHER TREES AND CANOPY TREES NO CLOSER THAN 20-30 FEET, DEPENDING ON SPECIES.
- A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
- TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF CALIPER.
- SHRUB LINES ARE TO BE PLANTED AT THE REQUIRED MINIMUM HEIGHT, NOT BY CONTAINER SIZE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE CORRECT SEED MIXTURE FOR THIS LOCATION



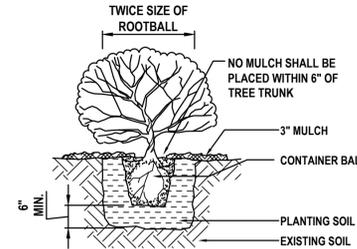
MULTI-TRUNK PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

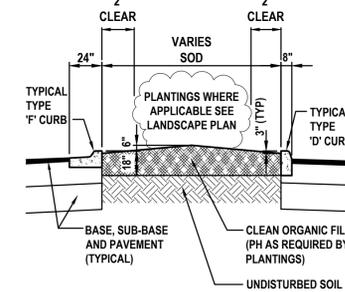


TYPICAL OVERHANG SPACE WITH HEDGE DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

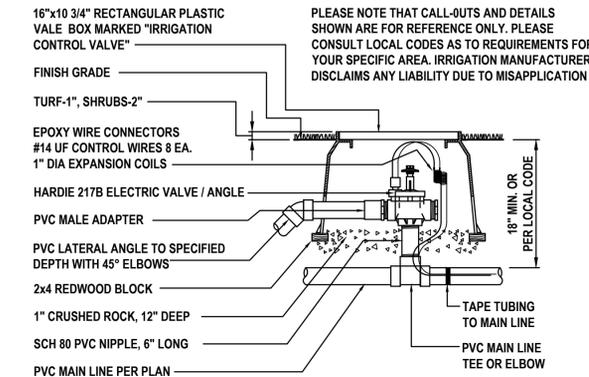
NOTE: WHERE MULCH IS USED IN LANDSCAPE ISLAND KEEP MULCH BELOW TOP OF CURBS



ISLAND PLANTING DETAIL
NOT TO SCALE

IRRIGATION NOTES:

- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO ITS COMMENCEMENT OF THE IRRIGATION WORK.
- THE PLAN IS SCHEMATIC ONLY. THE CONTRACTOR SHALL INSTALL PIPING IN A MINIMUM NUMBER OF TRENCHES AND SHALL INSTALL PIPE IN A MINIMUM LENGTH.
- QUANTITIES FOR IRRIGATION MATERIALS ARE NOT GIVEN. THE CONTRACTOR SHALL DETERMINE THIS FROM THE PLAN.
- INSTALL SLEEVE PIPING WHERE SHOWN ON THE DRAWINGS AT THE PROPER DEPTH.
- ALL SLEEVE PIPE SHALL BE SCHEDULE 40 PVC PIPE INSTALLED A MINIMUM OF 20" BELOW FINISHED PAVING GRADES.
- ALL SLEEVES WHEN PLACED IN FIELD ARE TO BE LOCATED BY A METAL PIPE AT EACH END AND LOCATED FROM TWO STATIONARY POINTS BY TAPE MEASUREMENTS.
- ALL PIPE SHALL BE INSTALLED A MINIMUM OF 20" BELOW GRADE.
- ALL TRENCHING SHALL BE KEPT OUT OF THE DRIP LINE AREA OF ALL EXISTING TREES. USE RADIAL LINES OR TUNNELING WHEN NECESSARY TO ENCRONCH INTO THE DRIP LINE AREA OF TREES.
- LOCATE ALL VALVES AND OTHER IRRIGATION EQUIPMENT IN PLANT BED AREAS WITHIN THE PROJECT LIMITS FOR CONCEALMENT PURPOSES.
- RISERS ARE TO BE HIDDEN COMPLETELY IN SHRUBBERY OR PAINTED BLACK AND IN NO CASE BE HIGHER THAN THE SHRUBBERY INSTALLED.
- ALL PIPE EXPOSED ABOVE GRADE AND TO VIEW SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE OF THE NOTED SIZE.
- ALL VALVES SHALL BE INSTALLED IN METER TYPE SIZE BOXES EQUAL TO AMETEK POLY-IRON.
- IRRIGATION SHALL MEET ALL APPLICABLE CURRENT MUNICIPAL, COUNTY, STATE OR FEDERAL CODES, ORDINANCES AND REGULATIONS THAT HAVE JURISDICTION.
- ALL PIPE 1/2" TO 2 1/2" IN SIZE SHALL BE PRESSURE RATED 160 PVC (EXCEPT MAIN) AND SHALL.
- ALL FITTINGS SHALL BE SCHEDULE 40 PVC.
- ALL SPRAY HEADS ARE TO BE A MINIMUM OF 6" POP-UP AND ALL HEADS IN PLANTING AREAS TO BE 12" POP-UP OR RISERS.
- ELECTRICAL TO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR (NOT IRRIGATION CONTRACTOR)



VALVE AND BOX DETAIL
NOT TO SCALE

PHONE: (352) 735-7411
EMAIL: info.treefrog@gmail.com

NOTE: TREE STAKING IS ONLY FOR MEDIUM AND LARGE TREES

Tree Frog Environmental Products® (formerly Arborguy®) BIODEGRADABLE TREE GUYING DETAIL

BIO20:
For up to 2" Caliper Trees
(3) FROG ANCHOR™ Guyline 1/4" x 12' = 560 lb tensile Hemp/Manilla rope
(3) "Tool-Free" Tension Bars™
(3) Biodegradable Arrowhead Anchors (4 1/2" x 4 1/2")

BIO40:
For up to 4" Caliper Trees
(4) FROG ANCHOR™ Guyline 1/4" x 12' = 560 lb tensile Hemp/Manilla rope
(4) "Tool-Free" Tension Bars™
(4) Biodegradable Arrowhead Anchors (4 1/2" x 4 1/2")

Biodegradable Adjustable Guying Method Using a Tension Bar
The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

- Once the Biodegradable arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)
- The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)
- The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

Tree Frog® BIO20 SYSTEM

Tree Frog® BIO40 SYSTEM

Tree Frog Environmental Products® (formerly Arborguy®) PRO20/PRO40/PRO60/PRO80 STAKING DETAIL

PRO20:
For up to 2" Caliper Trees
(3) ARBORGYV™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead * Anchors (4" x 3-3/4")

PRO40:
For up to 4" Caliper Trees
(3) ARBORGYV™ Guylines 1" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead * Anchors (4 1/2" x 4 1/2")

PRO60:
For up to 6" Caliper Trees
(3) ARBORGYV™ Guylines 1 1/4" x 15' = 2400 lb break strength polyester black strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead * Anchors (4 3/4" x 4 1/2")

PRO80:
For up to 8" Caliper Trees
(4) ARBORGYV™ Guylines 1 1/2" x 15' = 2400 lb break strength black polyester strapping
(4) Steel Cable leaders attached to anchors (optional)
(4) "Tool-Free" Tension Bars™
(4) Arrowhead * Anchors (4 3/4" x 4 1/2")

Adjustable Guying Method Using a Tension Bar
The anchors for each kit are best installed using the Integrated Tool Assembly (ITA) from the manufacturer.

- Once the arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)
- The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)
- The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

*Specify Anchor
1. Biodegradable (soft or hard soil)
2. Nylon (soft soil)
3. Heavy Duty (hard soil)

Tree Frog® PRO20 SYSTEM

Tree Frog® PRO40 SYSTEM

Tree Frog® PRO60 SYSTEM

Tree Frog® PRO80 SYSTEM

TECHLINE CENTER FEED LAYOUT

CREATING SUB-HEADERS TO REDUCE GLUE/SADDLE JOINTS

NETAFIM DETAIL
NOT TO SCALE

VALVE AND BOX DETAIL
NOT TO SCALE

CENTER FEED LAYOUTS:

- WHERE LAYOUT FLEXIBILITY EXISTS, IT IS RECOMMENDED THAT CENTER FEED LAYOUTS BE USED. THIS ALLOWS FOR THE MOST EVEN FLOW OF WATER THROUGH OUT THE ZONE.
- CENTER FEED LAYOUTS ALSO ALLOW YOU TO MAXIMIZE THE LENGTHS OF TECHLINE THAT CAN BE RUN.

OTHER PIPING LAYOUTS:

- WHEN BRANCHING OUT, OR JOINING TECHLINE, ONE OF TWO RULES APPLY. RULE 1 - WHEN BRANCHING OUT TECHLINE FROM THE SUPPLY HEADER, TOTAL ALL "BRANCHED OUT" DRIPPERLINE AND CHECK THE SUM AGAINST THE MAXIMUM LATERAL LENGTH IN TABLE 2. RULE 2 - WHEN JOINING DRIPPERLINE LATERALS FROM THE SUPPLY HEADER, CHECK ONLY THE LONGEST LATERAL AGAINST THE MAXIMUM ALLOWABLE IN TABLE 2.
- TO REDUCE THE NUMBER OF GLUE JOINTS, SADDLES OR INSERT FITTINGS IN A HEADER, TRANSITION TO TECHLINE AND TECHLINE FITTINGS TO MAKE UP SUB-HEADERS, MAKING SURE TO FOLLOW THE GUIDELINE OF A MAXIMUM OF 0.5 GPM IN THE "SUB-HEADER" ZONE.

ZONE WATER REQUIREMENTS:
ONCE YOU HAVE LAID OUT THE TECHLINE, YOU NEED TO IDENTIFY HOW MANY DRIPPERS THERE ARE, AND THEIR TOTAL OUTPUT. THIS WILL HELP YOU DETERMINE MAINLINE, SUBMAIN AND SUPPLY/EXHAUST HEADER SIZING, VALVE, FILTER, AND REGULATOR SELECTION.

TABLE 2: MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)

EMITTER SPACING	12"			18"			24"			
	0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
20 psi	444	326	256	194	631	463	365	277	465	353
25 psi	496	364	287	217	706	518	409	310	519	395
35 psi	578	423	333	253	821	604	476	361	605	461
45 psi	641	470	370	281	913	670	529	401	673	513

REVISIONS

DATE	DESCRIPTION



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICHARD L. POORE, RLA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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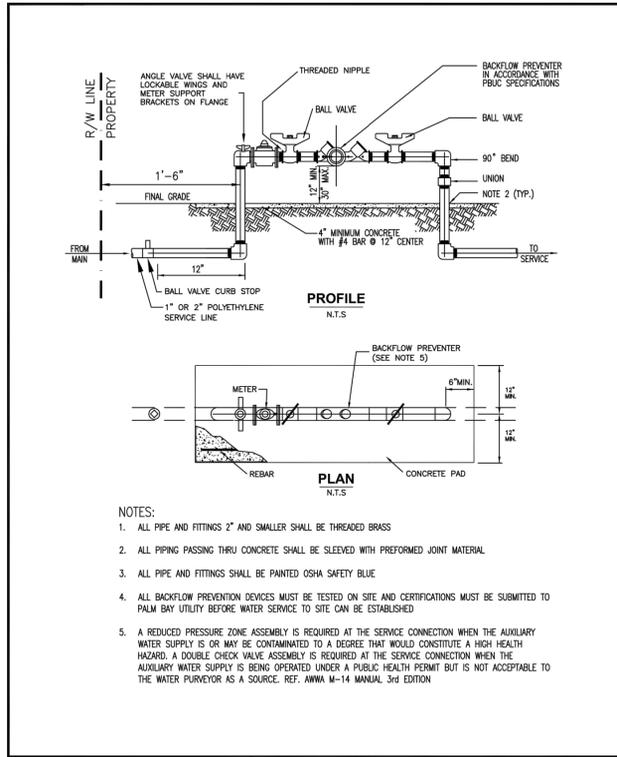
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ROCK VENTURES

LANDSCAPE AND IRRIGATION DETAILS AND NOTES

STARBUCKS
3370 BAYSIDE LAKES BLVD SE
PALM BAY, FLORIDA

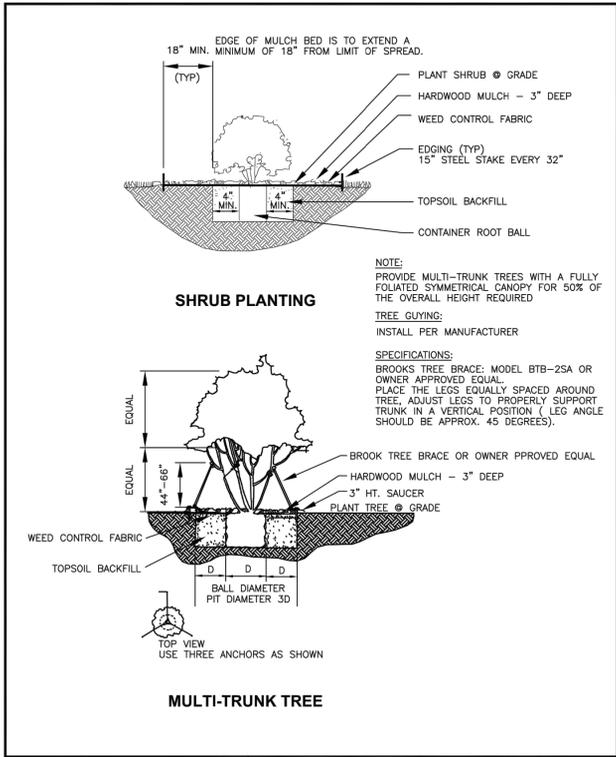
PROJECT No: 220310
DATE: OCTOBER 17, 2023
DESIGN BY: RLP
DRAWN BY: HMT
CHECKED BY: RLP
SCALE: AS SHOWN
SHEET NUMBER: **L-3**



CITY OF PALM BAY, UTILITIES DEPARTMENT POLICIES, PROCEDURES AND STANDARDS INSTALLATION DETAIL

2" AND SMALLER COMBINATION METER AND BACKFLOW PREVENTER

DWN. BY: M.K.L. DATE: 1-1-08
REV. NO.: 3-4-11 DWG. NO.: W-10



CITY OF PALM BAY, UTILITIES DEPARTMENT POLICIES, PROCEDURES AND STANDARDS INSTALLATION DETAIL

SHRUB PLANTING AND MULTI-TRUNK TREE DETAIL

DWN. BY: M.K.L. DATE: 1-1-08
REV. NO.: LS-2C

LANDSCAPE SPECIFICATIONS

PART 1- GENERAL

1.01 DESCRIPTION OF WORK

A. GENERAL: WORK OF THIS SECTION CONSISTS OF FURNISHING ALL LABOR, MATERIAL, EQUIPMENT, TRANSPORTATION, ETC., TO COMPLETE ALL LANDSCAPING WORK AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE LANDSCAPE SCHEDULE AND AS HEREIN SPECIFIED. WORK SHALL INCLUDE ALL CONSTRUCTION, MAINTENANCE AND WATERING OF ALL PLANTING AREAS, INCLUDING SODDED AREA OF THIS PROJECT UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE AND CERTIFICATE OF OCCUPANCY. THE OWNER'S REPRESENTATIVE SHALL BE THE PERSON(S) DESIGNATED BY THE OWNER TO REPRESENT THEM DURING CONSTRUCTION.

B. RELATED DOCUMENTS: DRAWINGS AND THE GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS, APPLY TO THE WORK OF THIS SECTION.

1.02 ADJUSTMENT

A. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST THE QUANTITY AND LOCATIONS OF ANY OF DESIGNATED PLANTINGS OR ELEMENTS TO BE USED IN ORDER TO PROVIDE FOR ANY UNANTICIPATED EFFECTS WHICH WERE NOT APPARENT DURING THE DESIGN PHASE, OR FOR OTHER CAUSES.

1.03 PROJECT CONDITIONS

A. PROTECTION OF EXISTING STRUCTURES: PROTECT EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING (AND OTHER ITEMS OF CONSTRUCTION) AND PLANTINGS (TREES, SHRUBS, GROUNDCOVERS, ETC.) FROM DAMAGE. ANYTHING DAMAGED SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

B. PROTECTION OF EXISTING PLANT MATERIALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO EXISTING TREES, SHRUBS, AND GROUND COVERS CAUSED BY OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, LABOR, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OF TREES OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF TREES.

C. NO MATERIALS SHALL BE BURNED. TREES KILLED OR DAMAGED (SO THAT THEY ARE MISAPPEAR AND UNSIGHTLY) SHALL BE REPLACED, AT A COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WITH AN ADDITIONAL TWENTY (20) PERCENT PER INCH FOR TREES OVER FOUR (4) INCHES IN CALIPER AT TWELVE (12) INCHES ABOVE GROUND LEVEL.

1.04 SUBMITTALS

A. SAMPLES: SAMPLES OF ANY LANDSCAPE MATERIAL WILL BE REQUIRED FOR APPROVAL ON THE SITE OR AS OTHER WISE DETERMINED BY THE OWNER'S REPRESENTATIVE. APPROVAL SAMPLES SHALL BE PLANTED IN PERMANENT POSITIONS, BUT LABELED AS SAMPLES.

2.01 MATERIALS

A. TOPSOIL BACKFILL: THE PLANTING SOIL SHALL BE 25% TOPSOIL, 25% COMPOST PEAT, 50% CLEAN SOIL FILL PER FOOT REQUIREMENTS FOR EMBANKMENT FILL. PLANTING SOIL SHALL BE FERTILE, FRAMBLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINABLE, AVAILABLE SITE. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LIMBS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS GRASSES (SUCH AS BERMOUDA OR NUT GRASS) AND NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH RANGE SHALL BE 5.0 TO 7.0 INCLUDING. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT RESULTS OF SOIL TESTS FOR PLANTING SOIL PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER. IN NATIVE PLANTING AREAS SOIL PH SHALL A TOLERANCE BETWEEN 4.0-8.2. SOIL ADDITIVES SUCH AS ALUMINUM SULFATE SHALL BE ADDED TO THE SOIL TO BRING THE PH TO THE CORRECT LEVELS. ALL COSTS INCURRED TO BE INCURRED BY THE CONTRACTOR FOR SUCH PRODUCTS AND THEIR UTILIZATION SHOULD BE CONSIDERED AS INCLUDED IN THE TOP SOIL BACKFILL UNIT COST. ACCEPTABLE COMMERCIALY PREPARED PLANTING SOIL MIXES (POTTING SOIL MIXES FROM HILARY PEAT COMPANY, FORESTRY RESOURCES OR EQUAL) APPROVED BY THE OWNER'S REPRESENTATIVE WILL BE PERMITTED, IN LIEU OF PULVERIZED PEAT OR STERILIZED MANURE, IN THE PREPARED NATURAL TOPSOIL MIXTURE FOR USE AS BACKFILL MATERIAL.

B. WATER: ALL WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MANMADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE. MAKE ARRANGEMENTS FOR WATER USE BY HOSES, SPRINKLERS, ETC. IF WATER IS NOT AVAILABLE AT THE SITE, PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER FOR INITIAL PLANT WATERING.

C. CONTAINER TREES SHALL BE PROPERLY WATERED TO THOROUGHLY SOAK THE ROOT BALL, ONCE A DAY FOR THE FIRST 30 DAYS AND THEN EVERY OTHER DAY FOR 3 MONTHS AND ONCE A WEEK FOR REMAINDER OF ESTABLISHMENT PERIOD.

D. FERTILIZER: FERTILIZER SHALL BE COMPLETE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS.

E. PEAT MOSS: PEAT SHALL BE HORTICULTURAL PEAT COMPOSED OF NOT LESS THAN 80% DECOMPOSED ORGANIC MATTER BY WEIGHT, ON AN OVEN DRIED BASIS. PEAT SHALL BE DELIVERED TO THE SITE IN A WORKABLE CONDITION FREE FROM LUMPS.

CITY OF PALM BAY, UTILITIES DEPARTMENT POLICIES, PROCEDURES AND STANDARDS INSTALLATION DETAIL

LANDSCAPE SPECIFICATIONS

PAGE 1

DWN. BY: M.K.L. DATE: 1-1-08
REV. NO.: LS 2E

LANDSCAPE SPECIFICATIONS

E. MULCH: MULCH SHALL BE AS SPECIFIED ON THE PLANS AND INSTALLED TO A DEPTH OF 3 INCHES. MEASUREMENT (OF DEPTH) TO BE MADE AFTER COMPACTION.

F. EDGING: EDGING SHALL BE STEEL EDGING, 5.5" HIGH, WITH 15" STEEL STAKES EVERY 32" TO HOLD IN PLACE.

2.02 PLANT MATERIALS (TREES, SHRUBS, GROUND COVERS, AND VINES)

A. PLANT GRADING: PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDS ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS 1 AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS NOT OTHERWISE SPECIFIED AS BEING SPECIMEN, SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY DENSE, SYMMETRICAL PLANT, SO TRAINED OR FAYORED IN ITS DEVELOPMENT THAT ITS APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

B. ALL PLANTS SHALL BE NURSERY STOCK EXCEPT WHERE SPECIFIED OTHERWISE, AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE OR SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. PLANTS SHALL BE OF SIZE AND VARIETY AS SPECIFIED ON THE PLANT LIST. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.

C. SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED ONLY WITH PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE. MOVEMENT OF THE NURSERY STOCK SHALL COMPLY WITH ALL FEDERAL AND STATE REGULATIONS AND INSPECTION CERTIFICATES WHEN REQUIRED SHALL ACCOMPANY EACH SHIPMENT AND SHALL BE FILED WITH THE OWNER.

2.03 PLANT MEASUREMENTS

A. SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY ACROSS THE CROWN WHICH IS SYMMETRICAL ABOVE THE MAIN TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF LOW BRANCHES THAT COULD BE A POINT OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. CALIPER SHALL BE MEASURED PER CITY OF PALM BAY LANDSCAPE TREE REPLACEMENT ORDINANCES AND REGULATIONS.

B. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY ACROSS THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

2.04 NURSERY INSPECTION

A. PLANTS MAY BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER'S REPRESENTATIVE FOR QUALITY AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND/OR REJECTION AT THE SITE DURING PROGRESS OF THE WORK, OR AFTER COMPLETION, FOR SIZE AND CONDITION OF THE BALLS OR ROOTS, LATENT DEFECTS OR INJURIES.

1. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. SUBMIT NOTICE IN WRITING AT LEAST ONE (1) WEEK PRIOR TO THE ANTICIPATED DATE OF INSPECTION.

2.05 DIGGING AND HANDLING

A. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM THE SUN AND DRYING WINDS, EXCESS WATER AND FREEZING, AS NECESSARY UNTIL PLANTING.

B. BALLED AND ORGANIC BURLAPPED (B&B) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBEROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN.

THE PLANTS SHALL BE SET WITH THE BURLAP COVER INTACT AND WITH THE BURLAP SHOWING UNTIL INSPECTION. AT FINAL INSPECTION THE BURLAP MAY BE CUT AWAY TO GROUND LEVEL AND THEN COMPLETELY COVERED WITH SOIL. AS A SPECIFIC REQUIREMENT, B&B, 1 - 1/2 INCHES OR MORE IN CALIPER, SHALL BE ROOT-PRUNED AT LEAST 30-DAYS BEFORE BEING DUG AND SUCH FACT SHALL BE CERTIFIED ON ACCOMPANYING INVOICES. WHERE, IN THE OPINION OF THE OWNER'S REPRESENTATIVE FOLLOWING HIS INSPECTING OF THE GROWER'S STOCK, ADEQUATE ROOT PRUNING IS BEING OBTAINED BY THE GROWER'S GENERAL CULTIVATING PRACTICES, HE MAY CONSIDER SUCH FACT AS MEETING THIS REQUIREMENT.

CITY OF PALM BAY, UTILITIES DEPARTMENT POLICIES, PROCEDURES AND STANDARDS INSTALLATION DETAIL

LANDSCAPE SPECIFICATIONS

PAGE 2

DWN. BY: M.K.L. DATE: 1-1-08
REV. NO.: 3-4-11 DWG. NO.: LS 2E

LANDSCAPE SPECIFICATIONS

2.06 COLLECTED STOCK

A. PLANTS COLLECTED FROM YARDS OR WLD AND NATIVE STANDS SHALL BE SUBJECT TO THE SAME CARE, HANDLING AND GUARANTEE AS NURSERY GROWN STOCK. ROOT PRUNING OF MATERIAL SHALL BE COMPLETED FOR AN ADEQUATE PERIOD COLLECTED STOCK SHALL BE DUG WITH A ROOT SPREAD AT LEAST 1/2 GREATER THAN NURSERY-GROWN PLANTS OF THE SAME SPECIES AND SIZE PRIOR TO RELOCATION (6 MONTHS MAXIMUM) AND WITH A ROOT BALL LARGE ENOUGH TO SUSTAIN PLANT GROWTH. NO COLLECTED PLANTS SHALL BE PLANTED BEFORE THE OWNER'S REPRESENTATIVE INSPECTION AND ACCEPTANCE.

2.07 CONTAINER GROWN STOCK

A. ALL CONTAINER GROWN MATERIALS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

B. ROOT BOUND PLANTS OR PLANTS WITH RING ROOTS SHALL NOT BE ACCEPTED.

C. PLANTS SHALL NOT BE HANDLED BY THE FOLIAE.

PART III - EXECUTION

3.01 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: CLEAN UP WORK AND PLANTING AREAS OF RUBBISH OR OBJECTIONABLE MATTER. MORTAR, CONCRETE AND FOREIGN MATERIAL SHALL BE REMOVED FROM ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING WILL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. OBSTRUCTIONS BELOW GROUND: PRIOR TO THE PREPARATION OF THE PLANTING AREAS, THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND ELECTRICAL SERVICES. THESE UTILITIES MAY NOT BE INDICATED ON THE LANDSCAPE PLANS. THE CONTRACTOR SHALL NOT DISRUPT OR DAMAGE THE ABOVE MENTIONED UTILITIES, IF DAMAGE OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE IN REPLACEMENT OR REPAIRING THE DAMAGED UTILITY PROMPTLY. ANY CONFLICTS BETWEEN THE MATERIAL AND UTILITIES, DUE TO FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY. IF UNDERGROUND CONSTRUCTION, UTILITIES OR OBSTRUCTIONS ARE ENCOUNTERED DURING THE EXCAVATION OF AREAS OR PITS, ALTERNATE LOCATIONS FOR THE PLANT MATERIAL SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE. SUCH CHANGES IN LOCATION SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

C. PLANT MATERIAL LAYOUT: STAKE TREE OR PLANT LOCATIONS FROM THE LANDSCAPE PLANS FOR OWNER REPRESENTATIVE APPROVAL PRIOR TO DIGGING PITS, MAKING ANY NECESSARY ADJUSTMENTS. LARGE PLANTING AREAS SHALL BE SCALED FROM THE PLANS AND PLANTS SPACED ACCORDING TO SPECIFIED SPACING ON THE PLANT LIST.

D. EXCAVATION FOR PLANTING: SIDES OF PITS AND TRENCHES SHALL BE VERTICAL. ALL DEBRIS AND DELETERIOUS MATERIALS ENCOUNTERED IN THE EXCAVATION SHALL BE REMOVED FROM THE PLANTING AREA. THE PLANTING PITS SHALL BE EXCAVATED TO THE SIZE AND FORM AS SHOWN ON THE PLANTING DETAILS.

IN PLANTING AREAS WHERE SOILS HAVE BEEN COMPACTED TO A DENSITY WHICH IS DETRIMENTAL TO PLANT GROWTH, THE CONTRACTOR SHALL LOOSEN SOILS TO ALLOW ROOT PENETRATION BEYOND THE PLANTING PIT.

FILL EXCAVATIONS FOR TREES WITH WATER AND ALLOW TO PERCOLATE OUT JUST PRIOR TO PLANTING. IF POSITIVE DRAINAGE IS NOT ACHIEVED NOTIFY THE OWNER'S REPRESENTATIVE BEFORE CONTINUING WITH PLANTING OPERATIONS.

E. FERTILIZER: FERTILIZER SHALL BE COMPOSED OF THE APPROPRIATE PERCENT OF NITROGEN, PHOSPHORUS AND POTASSIUM AND CONTAIN ALL PRIMARY AND SECONDARY TRACE ELEMENTS. IT SHALL BE PER THE FOLLOWING DESCRIPTION AND APPLIED AT THE SPECIFIED RATES. NITROGEN TO BE 50% SLOW RELEASE ORGANIC FORM.

1. SODDING: APPLY 16-4-8 AT 12 LBS. PER 1000 S.F.

2. GROUNDCOVERS: APPLY 16-4-8 AT 12 LB. PER 1000 S.F.

3. TREES AND SHRUBS: AGRIFORM TABLETS CONTAINING TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHORUS AND FIVE (5) PERCENT POTASSIUM IN TWENTY-ONE (21) GRAM SIZES, WILL BE APPLIED ALONG WITH FERTILIZER AT THE FOLLOWING RATES:

4. 2 TABLETS PER 3 GALLON POT, 4 TABLETS PER 15 GALLON POT, 3 TABLETS PER 1" OF TREE TRUNK CALIPER. TABLETS ARE TO BE DISPERSED IN PLANTING HOLES SO AS TO CONCENTRATE THE FERTILIZER.

CITY OF PALM BAY, UTILITIES DEPARTMENT POLICIES, PROCEDURES AND STANDARDS INSTALLATION DETAIL

LANDSCAPE SPECIFICATIONS

PAGE 3

DWN. BY: M.K.L. DATE: 1-1-08
REV. NO.: 3-4-11 DWG. NO.: LS 2E

LANDSCAPE SPECIFICATIONS

LANDSCAPE SPECIFICATIONS

G. MATERIAL PLACEMENT: TREES, SHRUBS AND GROUND COVER SHALL BE SET STRAIGHT AND AT SUCH A LEVEL, THAT AFTER SETTLEMENT, THE PLANT BALL BE STAND FLUSH WITH SURROUNDING GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING PIT (SEE PLANTING DETAILS). PLANTS SHALL BE THOROUGHLY WATERED-IN TO REMOVE ALL AIR POCKETS AROUND THE ROOT BALL. ALL BURLAP, ROPE, WIRE, ETC. SHALL BE LOOSEENED FROM THE TOP AND SIDE OF THE BALL, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

H. ROOTED CUTTINGS: ROOTED CUTTINGS (OR PLANT CELLS) SHALL BE PLANTED IN BEDS PREPARED BY THOROUGHLY WORKING 4" OF PLANTING SOIL INTO THE 4" OF THE EXISTING SOIL. PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE PLANT LIST.

I. WATER SAUCER: A BASIN SHALL BE BUILT AROUND ALL PLANTS OR TREES WHICH STAND ALONE AND ARE NOT IN LARGER MULCHED BEDS. A WATER-HOLDING SOIL DAM SHALL BE BUILT ON THE OUTSIDE EDGE OF PLANTING PIT TO FORM A BASIN OF SUFFICIENT VOLUME TO "POUND" WATER.

J. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE TREE IN A MANNER COMPATIBLE WITH BEST HORTICULTURAL PRACTICES. ALL SOFT WOOD (SUCKER GROWTH) AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

K. TREE GUYING: TREE GUYING SHALL BE IN ACCORDANCE WITH SOUND NURSERY PRACTICES AND BY THE APPROVAL OF THE OWNER'S REPRESENTATIVE TO INSURE STABILITY AND TO MAINTAIN PLANT IN AN UPRIGHT POSITION. SEE PLANTING DETAILS FOR SPECIFIC PROCEDURE FOR EACH PLANT'S REQUIREMENT.

L. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT, OR AS OTHERWISE SPECIFIED. MULCH SHOULD NOT BE APPLIED DIRECTLY NEXT TO THE TRUNKS OF THE TREE AND/OR SHRUBS.

M. CLEAN-UP DURING AND AFTER WORK: THE CONTRACTOR SHALL CLEAN-UP CONTINUOUSLY DURING THE COURSE OF THE PROJECT, WITH EXCESS DEBRIS REMOVED PROMPTLY FROM THE SITE. MATERIALS AND EQUIPMENT SHALL BE STORED WHERE DIRECTED BY THE OWNER. PAVEMENTS AND WORK AREAS SHALL BE KEPT CLEAN.

3.02 HERBICIDE WEED CONTROL

A. ALL PLANTING AND LAWN AREAS SHALL BE FREE OF NUT GRASS, TORPEDO GRASS, AND OTHER NOXIOUS WEEDS. "ROUND-UP" OR APPROV EQUAL SHALL BE APPLIED TO ALL PLANTING AREAS AS NEEDED AND DETERMINED ON-SITE BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR FOR WEED CONTROL. A PRE-EMERGENT HERBICIDE RONSTAR OR APPROVED EQUAL SHALL BE APPLIED TO THE PLANTING AREAS AS PER MANUFACTURERS' INSTRUCTIONS AND APPLICATION RATES. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING WEEDS IN PLANTING AREAS DURING THE ESTABLISHMENT PERIOD, UNTIL CERTIFICATE OF OCCUPANCY AND OWNER'S ACCEPTANCE.

3.03 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING SHALL BE MAINTAINED BY WATERING, WEEDING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS NECESSARY TO ENSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AT THE TIME OF THE SUBSTANTIAL COMPLETION INSPECTION OR SHALL BE REMOVED AND REPLACED WITH THE SPECIFIED GRADE OF MATERIAL.

B. IF A PLANTED AREA MUST BE REPLANTED DUE TO THE CONTRACTOR'S NEGLIGENCE, CARELESSNESS OR FAILURE TO PROVIDE ROUTINE MAINTENANCE OF SUCH AREA, REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.

3.04 GUARANTEE/WARRANTY

A. PLANT MATERIAL: THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL PLANTED SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF TWELVE (12) MONTHS BEGINNING AT SUBSTANTIAL COMPLETION (C/O) AND ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. ANY PLANT OR GROUND COVER NOT FOUND IN HEALTHY GROWING CONDITION DURING OR AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND RE-PLANTED WITHIN 10 DAYS.

B. MATERIALS AND OPERATIONS: ALL PLANT REPLACEMENTS SHALL BE OF THE SAME SPECIES, QUALITY GRADE, AND SIZE AS SPECIFIED IN THE PLANT LIST. TREES SHALL BE FURNISHED, PLANTED, WATERED-IN AND MULCHED AS SPECIFIED UNDER PART II - "PRODUCTS" AND PART III - "EXECUTION" AT NO ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE COVERED BY THE SAME GUARANTEE CONDITIONS AS THE ORIGINAL MATERIALS.

C. EXCEPTIONS TO GUARANTEE: DAMAGE TO PLANT MATERIAL FROM OBVIOUS VANDALISM, THEFT OR ACTS OF PROVIDENCE (I.E., PROLONGED FLOODING, HURRICANE FORCE WINDS, ETC.) SHALL NOT BE COVERED UNDER THIS GUARANTEE.

3.05 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE PERFORMED ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THE LANDSCAPE WORK. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME GUARANTEE PERIOD AS THE ORIGINAL INSTALLATION (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREBY DESCRIBED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE (WEEDING, WATERING, FERTILIZATION, ETC.) OF THE PLANT MATERIAL UNTIL FINAL ACCEPTANCE OF THE OWNER AND CERTIFICATE OF OCCUPANCY (C/O). A ONE YEAR MAINTENANCE REQUIREMENT MAY BE A PART OF THE PROJECT.

CITY OF PALM BAY, UTILITIES DEPARTMENT POLICIES, PROCEDURES AND STANDARDS INSTALLATION DETAIL

LANDSCAPE SPECIFICATIONS

PAGE 4

DWN. BY: M.K.L. DATE: 1-1-08
REV. NO.: 3-4-11 DWG. NO.: LS 2E

LANDSCAPE SPECIFICATIONS

SODDING NOTES

SOD SHALL BE FLORIDA PREMIUM GRADE AS DEFINED BY THE TURFGRASS PRODUCERS' ASSOCIATION OF FLORIDA. PROVIDE SOD AS SPECIFIED. THE ROOTS SHALL BE VISIBLY HEALTHY AND WELL MATTED WITH SUFFICIENT SOIL ADHERING TO THE ROOTS OF PROTECTION DURING HANDLING. SOD SHALL BE FREE OF WEEDS AND OTHER GRASSES. SOD SHALL BE PLANTED WITH IN 48 HOURS OF HARVESTING OR KEPT DAMP UNTIL PLANTED. SOD NOT MEETING THESE REQUIREMENTS WILL BE REJECTED AND REMOVED FROM SITE AND REPLACED PROMPTLY.

THE AREA OVER WHICH THE SOD IS TO BE PLACED SHALL BE SCARIFIED OR LOOSENED TO A SUITABLE DEPTH AND THEN RAKED SMOOTH AND FREE FROM ROCKS OR STONES.

THE FERTILIZER SHALL BE SPREAD UNIFORMLY OVER THE AREAS TO BE SODDED. IT SHALL BE MIXED INTO THE SOIL, TO A DEPTH OF APPROXIMATELY TWO INCHES.

THE SOD SHALL BE PLACED ON THE PREPARED SURFACE, WITH EDGES IN CLOSE CONTACT AND SHALL BE FIRMLY AND SMOOTHLY EMBEDDED BY LIGHT TAMPING WITH APPROPRIATE TOOLS. ALL JOINTS ARE TO BE TIGHT AND LEVEL. IF REPLACING SECTIONS OR STRIPS SOD IS TO BE LEVEL WITH EXISTING GRASS. ALL AREAS TO BE SODDED OR RE-SODDED MUST BE WEED FREE. ALL SOD IS TO BE ROLLED AFTER INSTALLATION. AFTER BEING PLACED, THE SOD SHALL BE KEPT IN A MOIST CONDITION TO THE FULL DEPTH OF THE ROOTING ZONE FOR AT LEAST TWO WEEKS. THEREAFTER, THE CONTRACTOR SHALL APPLY WATER AS NEEDED UNTIL THE SOD ROOTS STARTS TO GROW, UNTIL FINAL ACCEPTANCE AND CERTIFICATE OF OCCUPANCY (C/O).

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE, (WEEDING, MOWING, WATERING, FERTILIZATION, ETC.), OF THE SOD UNTIL FINAL ACCEPTANCE BY THE OWNER AND CERTIFICATE OF OCCUPANCY (C/O).

BED PREPARATION NOTES

WHERE MULTIPLE PLANTINGS ARE TO BE MADE IN EXTENDED BEDDING AREAS, THE PLANTING BEDS SHALL BE PREPARED AS FOLLOWS:

DORMANT TURF - MECHANICALLY STRIP ALL VEGETATION FROM BED AND REMOVE FROM SITE.

NON-DORMANT TURF - EXISTING VEGETATION LOCATED WITHIN THE PLANT BED AREA SHALL RECEIVE A TREATMENT OF GLYPHOSATE-BASED SYSTEMIC HERBICIDE WITH AN ADDITIONAL TREATMENT TWO WEEKS LATER. OBSERVE MANUFACTURER RECOMMENDED WAITING PERIODS BEFORE PLANTING.

AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS AFTER PLANTING AND BEFORE MULCHING. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE ONE WEEK PRIOR TO APPLYING ANY FOULAR OR PRE-EMERGENT HERBICIDE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

A. WEED CONTROL FABRIC: PROVIDE NON-WOVEN POLYPROPYLENE OR POLYESTER WEED CONTROL FABRIC, 3 OZ. PER SQUARE YARD MINIMUM WEIGHT FOR AREAS AS SHOWN ON THE PLAN. TWO (2) INCHES MINIMUM VERTICALLY IN TO THE GROUND CONTINUOUS AT THE PERIMETER OF THE FABRIC INSTALLATION TO PREVENT UNPLANTING AT THE EDGES.

CITY OF PALM BAY, UTILITIES DEPARTMENT POLICIES, PROCEDURES AND STANDARDS INSTALLATION DETAIL

LANDSCAPE SPECIFICATIONS

PAGE 5

DWN. BY: M.K.L. DATE: 1-1-08
REV. NO.: 3-4-11 DWG. NO.: LS 2E

REVISIONS	
DATE	DESCRIPTION

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UPHAM INC.

CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE

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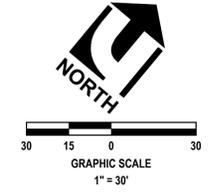
ROCK VENTURES

CITY OF PALM BAY STANDARD LANDSCAPE DETAILS AND NOTES

STARBUCKS
3370 BAYSIDE LAKES BLVD SE
PALM BAY, FLORIDA

PROJECT No: 220310
DATE: OCTOBER 17, 2023
DESIGN BY: RLP
DRAWN BY: HMT
CHECKED BY: RLP
SCALE: AS SHOWN
SHEET NUMBER:

L-4



TRACT D-3
BAYSIDE LAKES COMMERCIAL
CENTER PHASE 2
(PB 45, PGS 82-84)
OWNER: BAYSIDE LAKES COMMERCIAL CENTER
PARCEL ID: 29-37-19-RX-D3

SECTION 19,
TOWNSHIP 29 SOUTH,
RANGE 37 EAST
BREVARD COUNTY

TRACK "D"
KEW COMMERCIAL
CENTER PHASE 1
(PB 53, PG 78)
OWNER: KEW LLC
PARCEL ID: 29-37-19-UK-*D

SECTION 20,
TOWNSHIP 29 SOUTH,
RANGE 37 EAST
BREVARD COUNTY

TRACT "C"
KEW COMMERCIAL
CENTER PHASE 1
(PB 53, PG 78)
OWNER: ESCHER, ROBERT E
PARCEL ID: 29-37-20-UK-*C

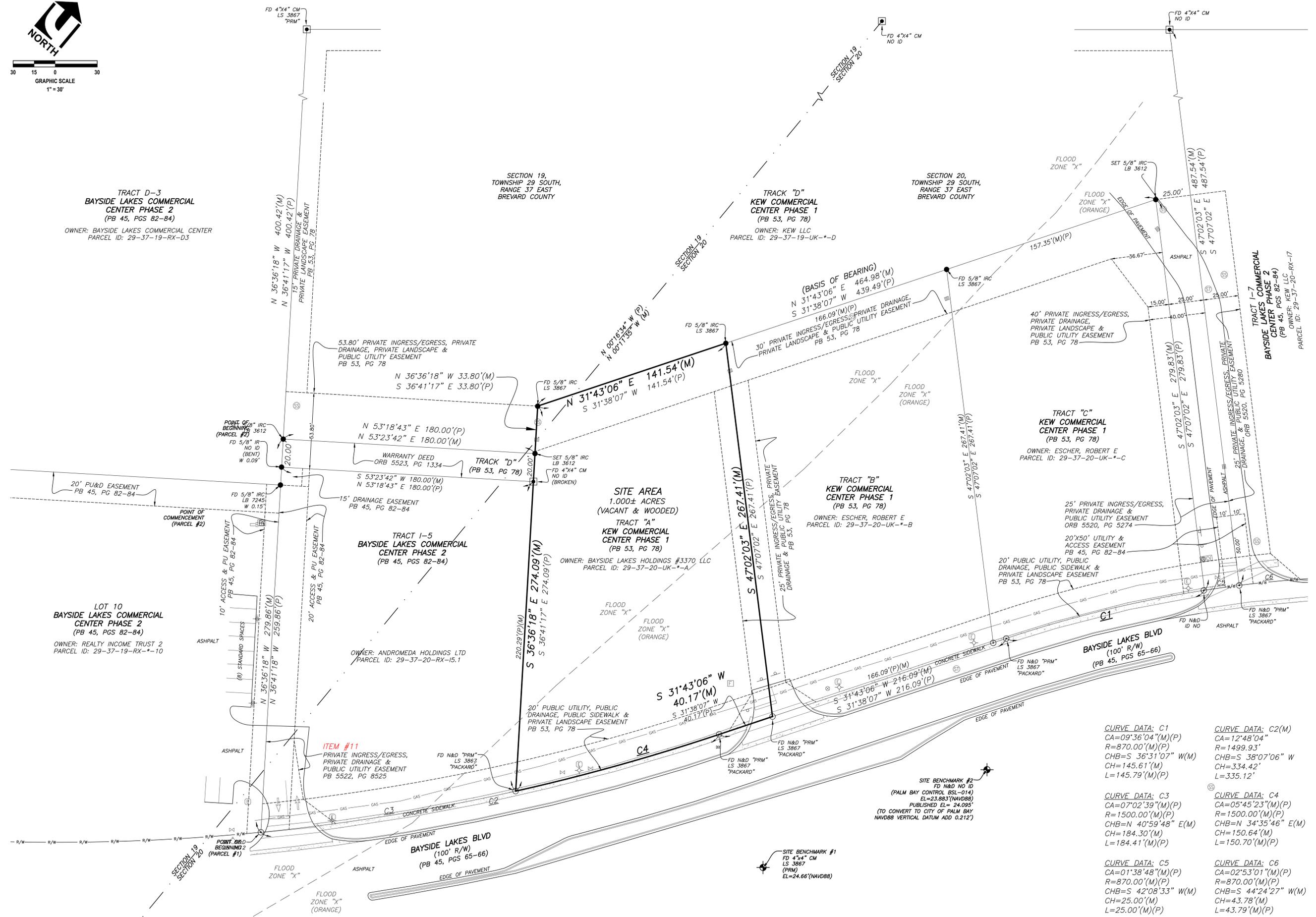
TRACT "B"
KEW COMMERCIAL
CENTER PHASE 1
(PB 53, PG 78)
OWNER: ESCHER, ROBERT E
PARCEL ID: 29-37-20-UK-*B

SITE AREA
1.000± ACRES
(VACANT & WOODED)
TRACT "A"
KEW COMMERCIAL
CENTER PHASE 1
(PB 53, PG 78)
OWNER: BAYSIDE LAKES HOLDINGS #3370 LLC
PARCEL ID: 29-37-20-UK-*A

TRACT I-5
BAYSIDE LAKES COMMERCIAL
CENTER PHASE 2
(PB 45, PGS 82-84)
OWNER: ANDROMEDA HOLDINGS LTD
PARCEL ID: 29-37-20-RX-15.1

LOT 10
BAYSIDE LAKES COMMERCIAL
CENTER PHASE 2
(PB 45, PGS 82-84)
OWNER: REALTY INCOME TRUST 2
PARCEL ID: 29-37-19-RX-*10

TRACT I-7
BAYSIDE LAKES COMMERCIAL
CENTER PHASE 2
(PB 45, PGS 82-84)
OWNER: KEW LLC
PARCEL ID: 29-37-20-RX-17



CURVE DATA: C1
CA=09°36'04"(M)(P)
R=870.00'(M)(P)
CHB=S 36°31'07" W(M)
CH=145.61'(M)
L=145.79'(M)(P)

CURVE DATA: C2(M)
CA=12°48'04"
R=1499.93'
CHB=S 38°07'06" W
CH=334.42'
L=335.12'

CURVE DATA: C3
CA=07°02'39"(M)(P)
R=1500.00'(M)(P)
CHB=N 40°59'48" E(M)
CH=184.30'(M)
L=184.41'(M)(P)

CURVE DATA: C4
CA=05°45'23"(M)(P)
R=1500.00'(M)(P)
CHB=N 34°35'46" E(M)
CH=150.64'(M)
L=150.70'(M)(P)

CURVE DATA: C5
CA=01°38'48"(M)(P)
R=870.00'(M)(P)
CHB=S 42°08'33" W(M)
CH=25.00'(M)
L=25.00'(M)(P)

CURVE DATA: C6
CA=02°53'01"(M)(P)
R=870.00'(M)(P)
CHB=S 44°24'27" W(M)
CH=43.78'(M)
L=43.79'(M)(P)



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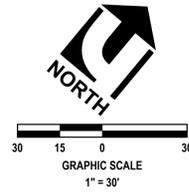
SEE CERTIFICATION FOR SURVEYOR SIGNATURE

SURVEY MAP
THIS MAP IS NEITHER FULL NOR COMPLETE WITHOUT THE REPORT

TYPE OF SURVEY:
ALTA / NSPS LAND TITLE SURVEY
MAP SUBJECT:
KEW COMMERCIAL CENTER PH 1
ADDRESS:
BAYSIDE LAKES BLVD
PALM BAY, FLORIDA

LOCATION No: 29-37-19
PROJECT No: 220401
FIELD WORK BY: JGP
DATE: 06/21/2022
OFFICE WORK BY: JAE
DATE: 08/18/2022
FIELD BOOK & PG: ## - ##
SCALE: 1" = 30'
SHEET NUMBER:

SU-1



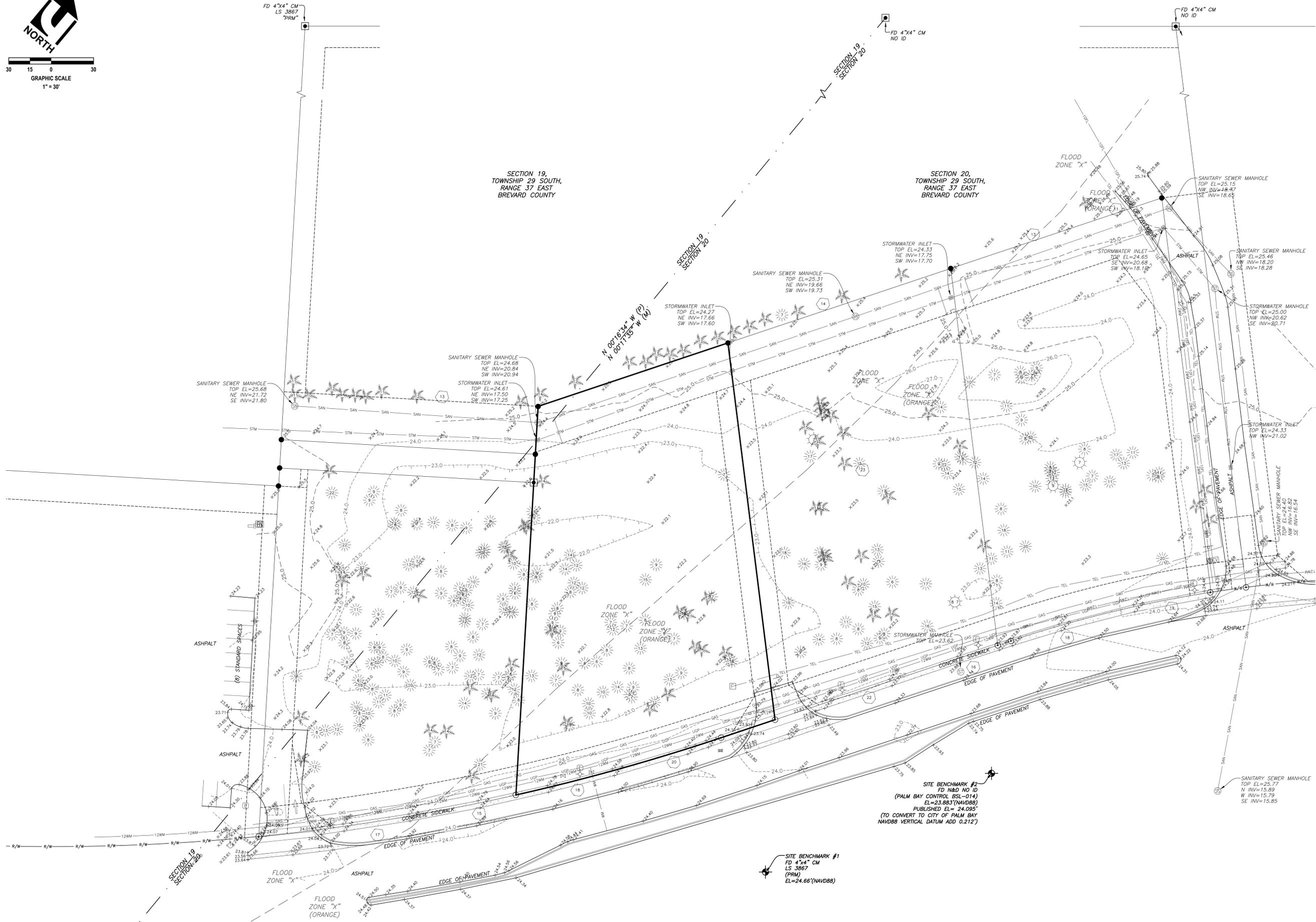
FD 4"x4" CM
LS 3867
PRM

FD 4"x4" CM
NO ID

FD 4"x4" CM
NO ID

SECTION 19,
TOWNSHIP 29 SOUTH,
RANGE 37 EAST
BREVARD COUNTY

SECTION 20,
TOWNSHIP 29 SOUTH,
RANGE 37 EAST
BREVARD COUNTY



SECTION 19
SECTION 20

SITE BENCHMARK #1
FD 4"x4" CM
LS 3867
(PRM)
EL=24.66'(NAVD88)

SITE BENCHMARK #2
FD N&O NO ID
(PALM BAY CONTROL BSL-014)
EL=23.883'(NAVD88)
PUBLISHED EL= 24.095'
(TO CONVERT TO CITY OF PALM BAY
NAVD88 VERTICAL DATUM ADD 0.212')



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SURVEYOR SIGNATURE

SURVEY
MAP

THIS MAP IS NEITHER FULL NOR
COMPLETE WITHOUT THE REPORT

TYPE OF SURVEY:
ALTA / NSPS LAND
TITLE SURVEY
MAP SUBJECT:
KEW COMMERCIAL CENTER PH 1
ADDRESS:
BAYSIDE LAKES BLVD
PALM BAY, FLORIDA

LOCATION No: 29-37-19
PROJECT No: 220401
FIELD WORK BY: JGP
DATE: 06/21/2022
OFFICE WORK BY: JAE
DATE: 08/18/2022
FIELD BOOK & PG: ## - ##
SCALE: 1" = 30'
SHEET NUMBER:

SU-2

ABBREVIATIONS / LEGEND

±	MORE OR LESS	CM..	4"x4" CONCRETE MONUMENT (AS NOTED)	⊗	GAS LINE MARKER	⊕	BENCHMARK
AC	AIR CONDITIONING	IRC..	IRON ROD & CAP (AS NOTED)	⊗	GAS METER	⊗	WETLAND FLAG
AC	ACRES	IRL..	IRON ROD (NO ID)	⊗	GAS VALVE	⊗	BORING ID NUMBER
ALTA	AMERICAN LAND TITLE ASSOCIATION	NSD..	NAIL & DISK (AS NOTED)	⊗	REUSE BACKFLOW PREVENTER	⊗	BORING ELEVATION
ADA	AMERICAN DISABILITY ACT	NSW..	NAIL & WASHER (AS NOTED)	⊗	REUSE SERVICE STUB	⊗	EXISTING SOFT ELEVATION
BFE	BASE FLOOD ELEVATION	IPC..	IRON PIPE & CAP (AS NOTED)	⊗	REUSE WATER METER	⊗	EXISTING HARD ELEVATION
BLDG	BUILDING	IP..	IRON PIPE (NO ID)	⊗	REUSE WATER VALVE	---	MAJOR CONTOUR LINE
BTM	BOTTOM	MP..	METAL PIPE (AS NOTED)	⊗	GREASE TRAP MANHOLE	---	MINOR CONTOUR LINE
(C)	CALCULATED	PKD..	PARKER-KALON MAGNETIC NAIL & DISK (AS NOTED)	⊗	CLEANOUT	---	CENTERLINE SWALE
CA	CENTRAL ANGLE	SPK...	RAILROAD SPIKE (NO ID)	⊗	SANITARY SEWER MANHOLE	---	EDGE OF WATER
CH	CHORD LENGTH	⊗	NAIL... NAIL IN PAVEMENT (NO ID)	⊗	SANITARY SEWER VALVE	---	BARB WIRE FENCE
CHB	CHORD BEARING	⊗	X-CUT... SURVEYOR'S X-CUT	⊗	FIBER OPTIC CABLE MARKER	---	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE	⊗	ADA / HANDICAP SYMBOL	⊗	FIBER OPTIC PEDESTAL	---	GUARDRAIL
CPP	CORRUGATED PLASTIC PIPE	⊗	BICYCLE LANE SYMBOL	⊗	TELECOM BOX	---	VINYL FENCE
CONC	CONCRETE	⊗	TURN LANE ARROW	⊗	TELECOM MANHOLE	---	WOOD FENCE
CR	COUNTY ROAD	⊗	A/C UNIT	⊗	TELECOM LINE MARKER	---	STORM PIPE (# DENOTES SIZE)
(D)	DESCRIPTION OR DEED	⊗	ANTENNA	⊗	TELECOM PEDESTAL	---	TOE OF SLOPE
DIP	DUCTILE IRON PIPE	⊗	BOLLARD	⊗	CABLE TV PEDESTAL	---	TOP OF BANK
FD	FOUND	⊗	FENCE POST	⊗	MAIL BOX	---	OVERHEAD WIRE
EL	ELEVATION	⊗	IRRIGATION CONTROL VALVE	⊗	MONITORING / OBSERVATION WELL	---	UNDERGROUND POWER
EOP	EDGE OF PAVEMENT	⊗	PUMP	⊗	SATELLITE DISH	---	GAS LINE (# DENOTES SIZE)
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	⊗	TRAFFIC SIGNAL BOX	⊗	SIGN	---	REUSE LINE (# DENOTES SIZE)
ESMT	EASEMENT	⊗	TRAFFIC SIGNAL POLE	⊗	MITER-END SECTION	---	FORCE MAIN (# DENOTES SIZE)
FAC	FLORIDA ADMINISTRATIVE CODE	⊗	CONCRETE LIGHT POLE	⊗	STORMWATER MANHOLE	---	SEWER LINE (# DENOTES SIZE)
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	⊗	FIBERGLASS LIGHT POLE	⊗	STORM INLET / CATCH BASIN	---	TEL... TELECOM LINE
FDMR	FLORIDA DEPARTMENT OF NATURAL RESOURCES	⊗	METAL LIGHT POLE	⊗	YARD DRAIN	---	11" BEND
FOOT	FLORIDA DEPARTMENT OF TRANSPORTATION	⊗	WOOD LIGHT POLE	⊗	ELECTRIC BOX	---	22" BEND
FFE	FINISH FLOOR ELEVATION	⊗	ELECTRIC PANEL	⊗	ELECTRIC LINE MARKER	---	45" BEND
FL	FLORIDA	⊗	ELECTRIC PEDESTAL	⊗	ELECTRIC METER	---	90" BEND
FLBL	FLORIDA POWER & LIGHT	⊗	ELECTRIC PEDESTAL	⊗	GUY ANCHOR	---	TEE
GNS5	GLOBAL NAVIGATION SATELLITE SYSTEM	⊗	ELECTRIC METER	⊗	CONCRETE POWER POLE	---	CROSS
HDPE	HIGH DENSITY POLYETHYLENE PIPE	⊗	CONCRETE POWER POLE	⊗	METAL POWER POLE	---	HOSE BIB
ID	IDENTIFICATION	⊗	METAL POWER POLE	⊗	WOOD POWER POLE	---	BLOW-OFF VALVE
INV	INVERT ELEVATION	⊗	WOOD POWER POLE	⊗	TRANSFORMER PAD	---	BACKFLOW PREVENTER
L	LENGTH	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	DOUBLE DETECTOR CHECK VALVE
LB	LICENSED BUSINESS	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	FIRE DEPARTMENT CONNECTION
LC	LICENSED CORPORATION	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	FIRE HYDRANT
LF	LINEAL FEET	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	POST INDICATOR VALVE
LLC	LIMITED LIABILITY COMPANY	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	REDUCER
LS	LICENSED SURVEYOR	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	WATER METER
(M)	FIELD MEASURED	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	WATER SERVICE STUB
MS	MAP BOOK	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	WATER VALVE
MES	MITERED-END SECTION	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	WELL
MPH	MILES PER HOUR	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	AIR RELEASE VALVE
NAD83	NORTH AMERICAN DATUM OF 1983	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN MANHOLE
NAV088	NORTH AMERICAN VERTICAL DATUM OF 1988	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UTILITY VAULT (AS NOTED)
No.	NUMBER	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS OFFICIAL RECORD BOOK	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
ORB	OFFICIAL RECORD BOOK	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
(P)	REFERS TO PLAT OF RECORD	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
PC	POINT OF CURVE	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
PCC	POINT OF COMPOUND CURVE	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
PCP	PERMANENT CONTROL POINT	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
PG(S)	PAGE(S)	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
PRC	POINT ON CURVE	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
PRC	POINT OF REVERSE CURVE	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
PRM	PERMANENT REFERENCE MONUMENT	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
PSM	PROFESSIONAL SURVEYOR AND MAPPER	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
PT	POINT OF TANGENCY	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
PVC	POLYVINYL CHLORIDE	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
R	RADIUS	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
RCP	REINFORCED CONCRETE PIPE	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
RLS	REGISTERED LAND SURVEYOR	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
R/W	RIGHT-OF-WAY	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
SF	SQUARE FEET	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
SR	STATE ROAD	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
STY	STATE PLANE	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
SP	STATE PLANE	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
TELECOM	TELECOMMUNICATIONS	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
TYP	TYPICAL	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
US	UNITED STATES	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
USAOCE	UNITED STATES ARMY CORP OF ENGINEERS	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL
VCP	VITRIFIED CLAY PIPE	⊗	TRANSFORMER PAD	⊗	TRANSFORMER PAD	---	UNKNOWN UTILITY PEDESTAL

TREE LEGEND

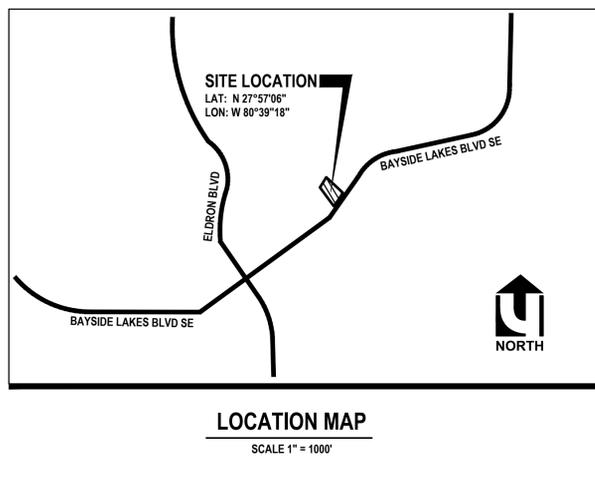
ASH	BAY	CAMPHOR	CHINABERRY	CHERRY	CITRUS	CYPRESS	ELM	SWEETGUM	HACKBERRY	HICKORY	HOLLY	JUNIPER	MAGNOLIA	MAPLE	MYRTLE	OAK	LAUREL OAK	LIVE OAK	PALM	PINE	SYCAMORE	MISC. 1	MISC. 2	MISC. 3	UNKNOWN	⊗	DENOTES SIZE
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LEGAL DESCRIPTION:

TRACT "A", KEW COMMERCIAL CENTER, PHASE 1, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES(S) 78, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

GENERAL NOTES AND SURVEY REPORT:

- BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LENGEMANN NETWORK, A TOPCON GNSS NETWORK. AS A REFERENCE FOR THIS SURVEY, ALONG THE NORTH LINE OF TRACKS A, B & C OF KEW COMMERCIAL CENTER PHASE 1 HAVING A BEARING OF (N 31°43'06" E).
- LEGAL DESCRIPTION PER TITLE COMMITMENT
- MEASURED DIMENSIONS ARE DENOTED (M), WHEN DIFFERS FROM RECORDED/DESCRIBED DIMENSIONS. DIMENSIONS INDICATED HEREON ARE IN U.S. STANDARD FEET AND DECIMAL PART THEREOF, UNLESS OTHERWISE NOTED HEREON.
- FLOOD PLAIN CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), MAP NUMBER 12009C0600 COMMUNITY: CITY OF PALM BAY DATED: MARCH 17, 2014. THE PROPERTY IS IN FLOOD ZONE "X" AND ZONE "X" (ORANGE) WITH 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE SQUARE MILE.
- ACCURACY STATEMENT: THE EXPECTED ACCURACY OF THE CONTROL TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY IS COMMERCIAL. THE CLOSURE OF THE TRAVERSE FOR THIS PROJECT EXCEEDS 1:10,000.
- VERTICAL DATA SOURCES: NONE REQUESTED AT TIME OF SURVEY.
- MEASUREMENT METHODS: HORIZONTAL AND VERTICAL MEASURES MADE BY ONE OR MORE OF THE FOLLOWING INSTRUMENTS: TOPCON INSTRUMENTS GPT-3003W, SOKKIA GRX-1 GPS INSTRUMENTS, TOPCON FC500 & FC6000 DATA COLLECTORS USING MAGNET SOFTWARE, PAL-2 LUFKIN STEEL TAPE, CST STEEL TAPE, STEEL HIGHWAY CHAIN, CST & LUFKIN FIBERGLASS TAPE FOR DIMENSIONS FOR BUILDINGS.
- LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
 - PLAT OF KEW COMMERCIAL CENTER, PHASE 1 - PB 53, PG 78
 - PLAT OF BAYSIDE LAKES COMMERCIAL CENTER PHASE 2 - PB 45, PG 82-84
- LIMITATIONS:
 - ALL INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR PER TITLE COMMITMENT AS SHOWN HEREON. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.
 - IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM, FROM WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.
 - THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. ADDITIONAL SEALED ORIGINALS MAY BE PURCHASED UP TO SIX MONTHS AFTER THE DATE OF THE INVOICE. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE WILL BE A SURCHARGE FOR THEM. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY.
 - TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAMES AND ADDRESS WHEN SHOWN SHOWN IS EITHER SUPPLIED BY CLIENT AND/OR TAKEN FROM COUNTY APPRAISER'S INTERNET WEB PAGE AND MAY NOT BE THE MOST CURRENT.
 - SPECIAL PURPOSE SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:
 - WHEN TREES AS SHOWN ON THE SURVEY IT IS FOR THE LOCATION OF THE TREES 6" INCHES DIAMETER AND ABOVE TREES TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL TREE IDENTIFICATION OTHER THAN LOCATION AND SIZE. SEE AN ARBORIST.
 - JURISDICTIONAL WETLANDS WHEN SHOWN WERE LOCATED FROM FLAGS/MARKS BY BIOLOGIST / ENVIRONMENTALIST. AND THE DETERMINATION OF WETLANDS ARE OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
 - ARCHAEOLOGICAL FEATURES WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY OTHERS AND THE DETERMINATION OF WHAT CONSTITUTES AN ARCHAEOLOGICAL FEATURES IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER.
 - WILDLIFE CORRIDORS OR HABITATS WHEN SHOWN WERE LOCATED FROM OBJECTS IDENTIFIED BY WHAT CONSTITUTES A WILDLIFE CORRIDORS OR HABITATS IS OUT OF THE EXPERTISE OF THIS SURVEYOR AND MAPPER
 - GEOTECHNICAL BORINGS SHOWN AS MARKED AND FIELD LOCATED.
 - AS-BUILT / RECORD SURVEYS WHEN IDENTIFIED AS TYPE OF SURVEY:
 - WHEN UNDERGROUND UTILITIES, SUCH AS UNDERGROUND CABLES, GAS MAINS, WATER MAINS, SANITARY SEWER SYSTEMS AND STORM COLLECTIONS SYSTEMS ARE SHOWN. THE LIMITS OF THIS SURVEY INCLUDE VISIBLE STRUCTURES / IMPROVEMENTS IN COMBINATION WITH AS-BUILT / RECORD DRAWINGS SUPPLIED BY OTHERS.
 - WHEN THE PERCENTAGE OF SLOPES ARE SHOWN IT IS BASED ON THE INVERTS BETWEEN VISIBLE STRUCTURES. THIS SURVEY DOES NOT INCLUDE VIDEO PIPELINE INSPECTIONS. VERIFICATION OF LINE OF SITE HAS NOT BEEN VERIFIED. THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONALS PROVIDING SERVICE OF THAT SPECIALTY.
 - THIS SURVEYOR SUGGESTS VIDEO PIPELINE INSPECTION BY A PROFESSIONAL PROVIDING SERVICE OF THAT SPECIALTY.
 - TOPOGRAPHIC SURVEY:
 - CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN 100 FOOT GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.
 - OFF-SITE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE REQUEST BY THE CLIENT AND OR THE CLIENT'S AGENT, BEING AN ARCHITECT OR ENGINEER.
 - "AFFECT" AS USED HEREON REFERS TO AN ITEM BEING LOCATED ON OR INCLUDES THE SUBJECT PARCEL. "DOES NOT AFFECT" AS USED HEREON REFERS TO THE ITEM BEING LOCATED OFF THE SUBJECT PARCEL. ANY OTHER USE OF THE ABOVE TERMINOLOGY IS A MATTER OF LAW AND OUTSIDE THE EXPERTISE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
 - AFFECTS THE PROPERTY AND IS DEPICTED ON THE SURVEY
 - AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE
 - DOES NOT AFFECT THE PROPERTY
 - IS NOT A SURVEY MATTER
 - DOCUMENTATION NOT PROVIDED TO SURVEYOR



CHICAGO TITLE INSURANCE COMPANY:

COMMITMENT No. 122020016 COMMITMENT DATE: APRIL 27, 2022 @ 8:00 AM

EXCEPTIONS OF SCHEDULE B - SECTION 2			
ITEM #	GENERAL DESCRIPTION	RECORD DOCUMENT PROVIDED	COMMENTS (SEE GENERAL NOTES 9.H)
1-5	STANDARD EXCEPTIONS	--	INTENTIONALLY OMITTED (H-4)
6	ALL MATTERS AS SET FORTH ON THE PLAT OF KEW COMMERCIAL CENTER, PHASE 1	PB, 53, PG 78	INCLUDES SUBJECT PROPERTY (H-1)
7	ALL MATTERS AS SET FORTH ON THE PLAT OF BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2	PB 45, PG 82-84	DOES NOT INCLUDE SUBJECT PROPERTY (H-3) LOT HAS BEEN PLATTED OVER BY KEW COMMERCIAL CENTER PHASE 1
8	TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS CREATED BY AND SET FORTH IN DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS BAYSIDE LAKES COMMERCIAL CENTER	ORB 4212, PG 3045; ORB 4212 PG 3034; ORB 4353, PG 979; ORB 4411 PG 1155; ORB 4430, PG 176; ORB 4556, PG 3140; ORB 5617, PG 133; ORB 5732, PG 9771; ORB 5746, PG 2694; ORB 5889, PG 2714; ORB 8797, PG 1805; ORB 9503, PG 2616	INTENTIONALLY OMITTED (H-4) DOCUMENTS REFERENCE PRIOR RECORDED PLAT OF BAYSIDE LAKES COMMERCIAL CENTER PHASE 2 RELATIONSHIP TO CURRENT REPLAT OF KEW COMMERCIAL CENTER PHASE 1 IS AMBIGUOUS
9	ARTICLES OF INCORPORATION OF BAYSIDE LAKES COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC.	ORB 4212, PG 3034; ORB 5617, PG 139	INTENTIONALLY OMITTED (H-4) DOCUMENTS REFERENCE PRIOR RECORDED PLAT OF BAYSIDE LAKES COMMERCIAL CENTER PHASE 2 RELATIONSHIP TO CURRENT REPLAT OF KEW COMMERCIAL CENTER PHASE 1 IS AMBIGUOUS
10	FIRST AMENDMENT TO THE BYLAWS OF BAYSIDE LAKES COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC.	ORB 5617, PG 142	INTENTIONALLY OMITTED (H-4) DOCUMENTS REFERENCE PRIOR RECORDED PLAT OF BAYSIDE LAKES COMMERCIAL CENTER PHASE 2 RELATIONSHIP TO CURRENT REPLAT OF KEW COMMERCIAL CENTER PHASE 1 IS AMBIGUOUS
11	RESOLUTION NO. 2004-14	ORB 5209, PG 315	DOES NOT INCLUDE SUBJECT PROPERTY (H-3) INCLUDES BAYSIDE LAKES COMMERCIAL CENTER PHASE 2
12	ANY AGREEMENT RECORDED IN PUBLIC RECORDS ACKNOWLEDGING RESPONSIBILITY OF THE OWNER OF THE PROPERTY	--	INTENTIONALLY OMITTED (H-4)
13	PROVISIONS AND RESERVATIONS UNDER THE ARTICLES OF INCORPORATION, BYLAWS AND RULES AND REGULATIONS OF THE PROPERTY OWNERS ASSOCIATION	--	INTENTIONALLY OMITTED (H-4)
14	ANY AND ALL CHARGES FOR PUBLIC UTILITIES FURNISHED BY A COUNTY OR MUNICIPALITY WHICH MAY BE OR MAY BECOME A LIEN UPON THE LAND	--	INTENTIONALLY OMITTED (H-4)
15	ALL REFERENCES HEREIN TO RECORDING INFORMATION REFER TO THE PUBLIC RECORD OF BREVARD COUNTY, FLORIDA	--	INTENTIONALLY OMITTED (H-4)
16	IN ACCORDANCE WITH TITLE 42, UNITED STATES CODE OF FEDERAL REGULATIONS, SECTION 3604	--	INTENTIONALLY OMITTED (H-4)

ALTA / NSPS SPECIFICATIONS:

MINIMUM REQUIREMENTS AS REQUESTED BY CLIENT

TABLE A	
ITEM #	SURVEYOR'S COMMENTS
1	SURVEY MONUMENTS AS LOCATED OR SET SHOWN ON MAP
2	SEE TITLE BLOCK FOR CURRENT ADDRESS
3	FLOOD ZONE INFORMATION (SEE GENERAL NOTE 4)
4	PROJECT AREAS SHOWN ON MAP
5	AS SHOWN ON MAP (SEE NOTE 6 FOR BENCHMARK REFERENCE)
7(e)	NO BUILDINGS EXIST ON SITE
8	SUBSTANTIAL FEATURE OBSERVED AS SHOWN ON MAP
9	NO STRIPING EXISTS ON-SITE
11	VISIBLE UTILITIES AS SHOWN ON MAP (SEE LIMITATIONS NOTE "F")
13	TAX PARCEL INFORMATION AS SHOWN ON MAP (SEE LIMITATIONS NOTE "D")
16	NO OBSERVED EVIDENCE OF RECENT EARTHWORK ON-SITE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL E. AWAD, PSM ON THE DATE AND TIME STAMP AS SHOWN HEREON. USING AN ELECTRONIC SIGNATURE, THIS ELECTRONIC SIGNATURE AND SEAL ARE IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 64J.262 (B) EFFECTIVE DATE: JULY 19, 2010.
 AN ELECTRONIC SIGNATURE IS A DIGITAL AUTHENTICATION PROCESS ATTACHED TO OR LOGICALLY ASSOCIATED WITH AN ELECTRONIC DOCUMENT AND SHALL CARRY THE SAME WEIGHT, AUTHORITY AND EFFECT AS AN ORIGINAL SIGNATURE AND SEAL. THE ELECTRONIC SIGNATURE, WHICH CAN BE GENERATED BY USING EITHER PUBLIC KEY INFRASTRUCTURE OR SIGNATURE DYNAMICS TECHNOLOGY, MUST BE AS FOLLOWS:
 (A) UNIQUE TO THE PERSON USING IT
 (B) CAPABLE OF VERIFICATION
 (C) UNDER THE SOLE CONTROL OF THE PERSON USING IT
 (D) LINKED TO A DOCUMENT IN SUCH MANNER THAT THE ELECTRONIC SIGNATURE IS INVALIDATED IF ANY DATA IN THE DOCUMENT IS CHANGED.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE & SEAL MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

SURVEYOR'S CERTIFICATION:

CERTIFIED FOR THE EXCLUSIVE USE OF AS FOLLOWS:

ALLIANCE TITLE INSURANCE COMPANY
 CHICAGO TITLE INSURANCE COMPANY
 BAYSIDE LAKES HOLDINGS #3370 LLC, A FLORIDA LIMITED LIABILITY COMPANY
 ROCK PROPERTIES, INC.
 GOLDMAN, MONAGHAN, THAKKAR & BETTIN, P.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, 5, 7a, 8, 9, 11, 13 AND 16 OF TABLE "A" THEREOF.

DATE OF FIELD WORK: 06/21/2022

THIS ITEM HAS BEEN SIGNED AND SEALED ON THE DATE AND TIME AS SHOWN HEREON; NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER; FLORIDA ADMINISTRATIVE CODE 64J-17.062
 BY: MICHAEL E. AWAD, PSM No. 5574 DATE: 08/18/2022

JUPHAM INC.
 CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
 265 Kenilworth Avenue • Ormond Beach • Florida 32174
 Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
 LB # 0003612 LC # 0000357

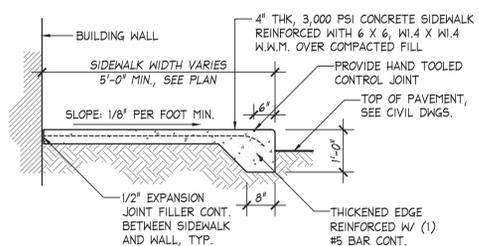
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SEE CERTIFICATION FOR SURVEYOR SIGNATURE

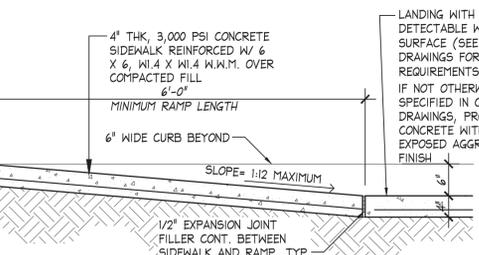
SURVEY REPORT

TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY
 MAP SUBJECT: KEW COMMERCIAL CENTER PH 1
 ADDRESS: BAYSIDE LAKES BLVD PALM BAY, FLORIDA

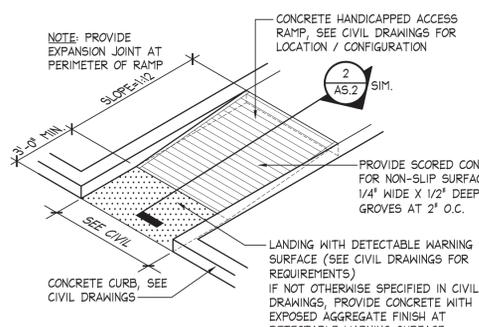
LOCATION No: 29-37-19
 PROJECT No: 220401
 FIELD WORK BY: JGP
 DATE: 06/21/2022
 OFFICE WORK BY: JAE
 DATE: 08/18/2022
 FIELD BOOK & PG: ## - ##
 SCALE: AS SHOWN
 SHEET NUMBER: SU-3



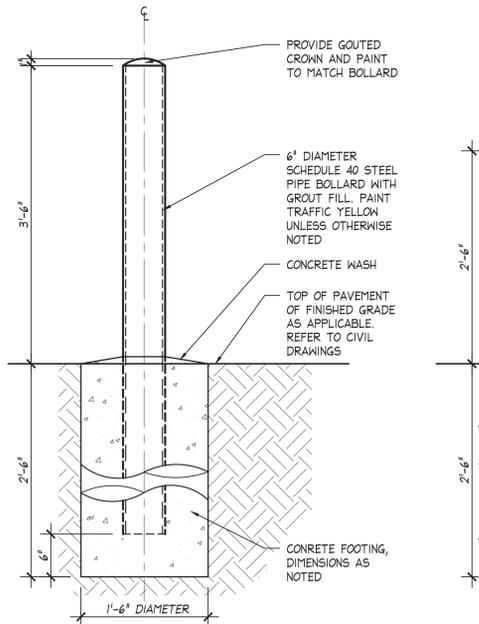
1 CONCRETE SIDEWALK SECTION
SCALE: 1/2" = 1'-0"



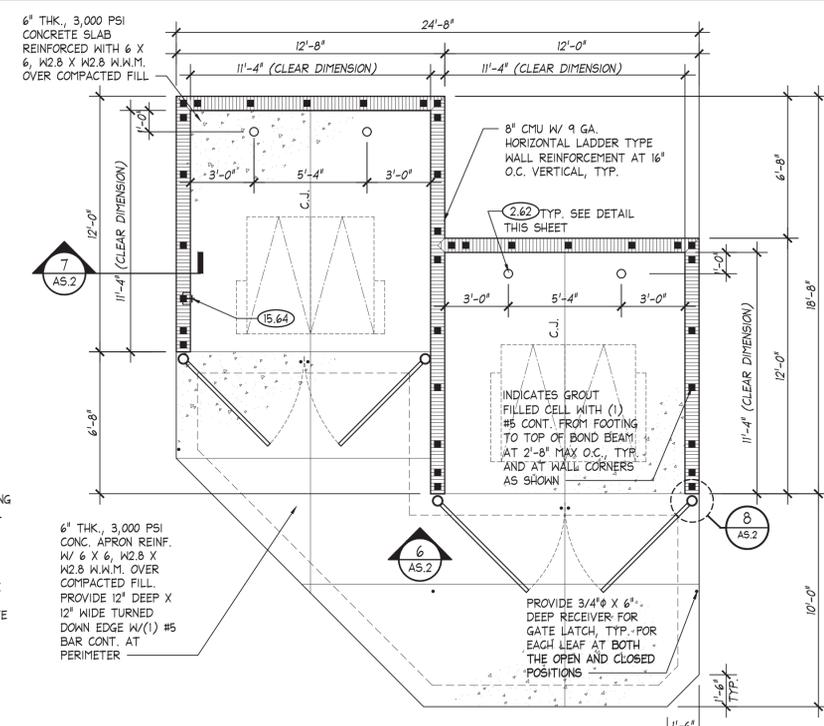
2 HANDICAP RAMP SECTION
SCALE: 3/4" = 1'-0"



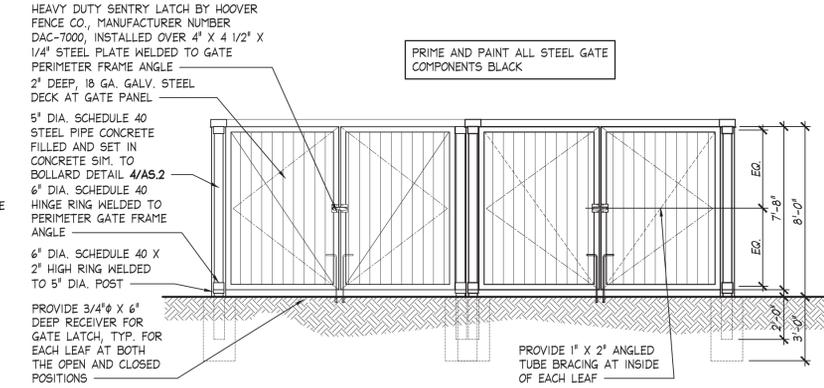
3 HANDICAP RAMP SECTION
NOT TO SCALE



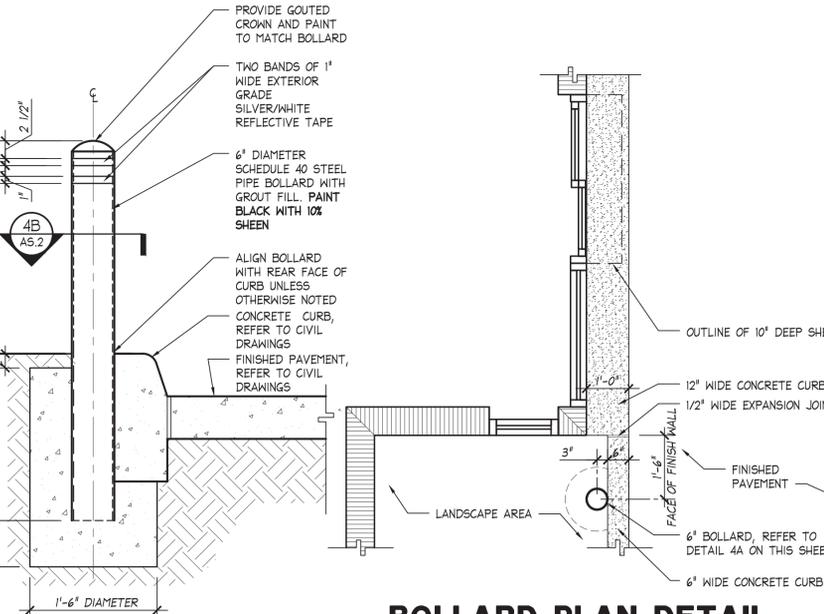
4 BOLLARD DETAIL
SCALE: 1" = 1'-0"



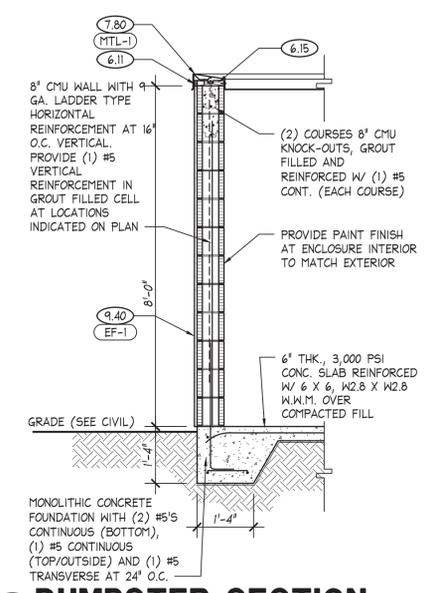
5 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



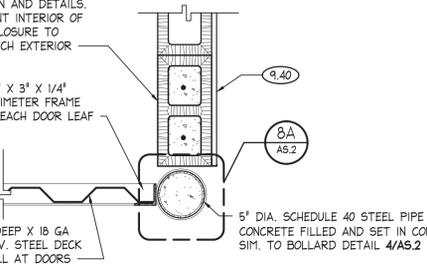
6 DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



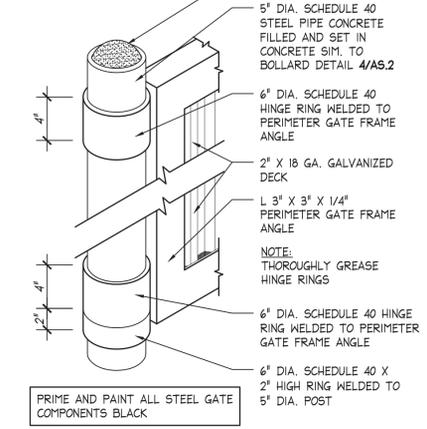
4B BOLLARD PLAN DETAIL AT DRIVE-THRU WINDOW
SCALE: 1/2" = 1'-0"



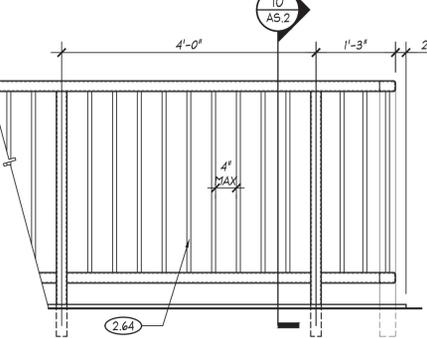
7 DUMPSTER SECTION
SCALE: 1/2" = 1'-0"



8 GATE POST DETAIL
SCALE: 1" = 1'-0"



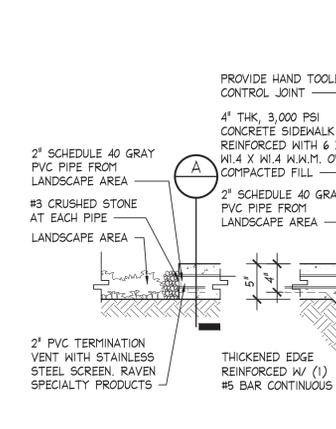
8A GATE POST ISOMETRIC DETAIL
SCALE: 1/2" = 1'-0"



9 RAILING ELEVATION
SCALE: 3/4" = 1'-0"



12 SIGN ELEVATION
SCALE: 1/4" = 1'-0"



11 SIDEWALK DRAIN DETAILS
SCALE: 1" = 1'-0"

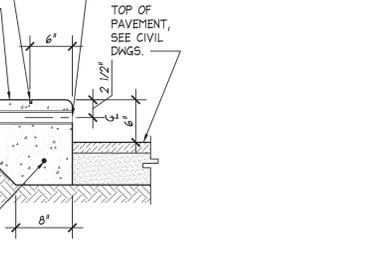
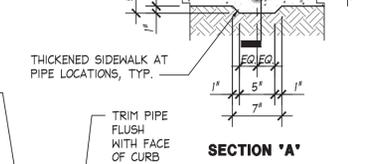
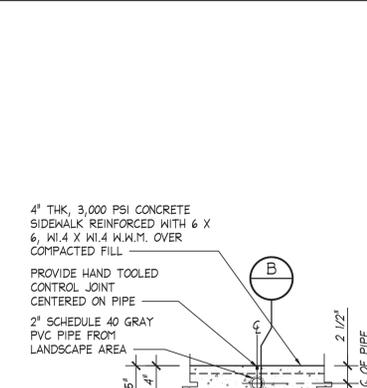
REFER TO SHEET A0.3 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID.

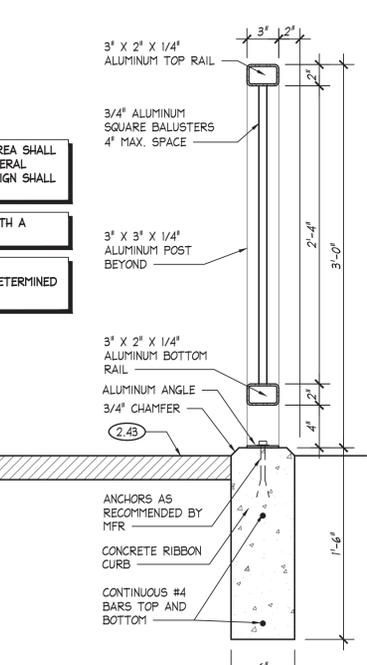
GROUND SIGN RESPONSIBILITIES:

THE SHELL GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING ITEMS REGARDING THE GROUND SIGN(S):

- 1) POWER SUPPLY TO THE SIGN AS SPECIFIED IN THE ELECTRICAL DRAWINGS
- 2) THE GROUND SIGN CABINETS (INTERNALLY ILLUMINATED) SHALL BE PERMITTED AND CONSTRUCTED BY A SIGN COMPANY ENGAGED BY THE LANDLORD. GC SHALL LOCATE AND INSTALL CONCRETE FOUNDATION AS SHOWN ON SIGN VENDOR'S PERMIT DRAWINGS



11 RAILING SECTION
SCALE: 1 1/2" = 1'-0"



10 RAILING SECTION
SCALE: 1 1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTIONS

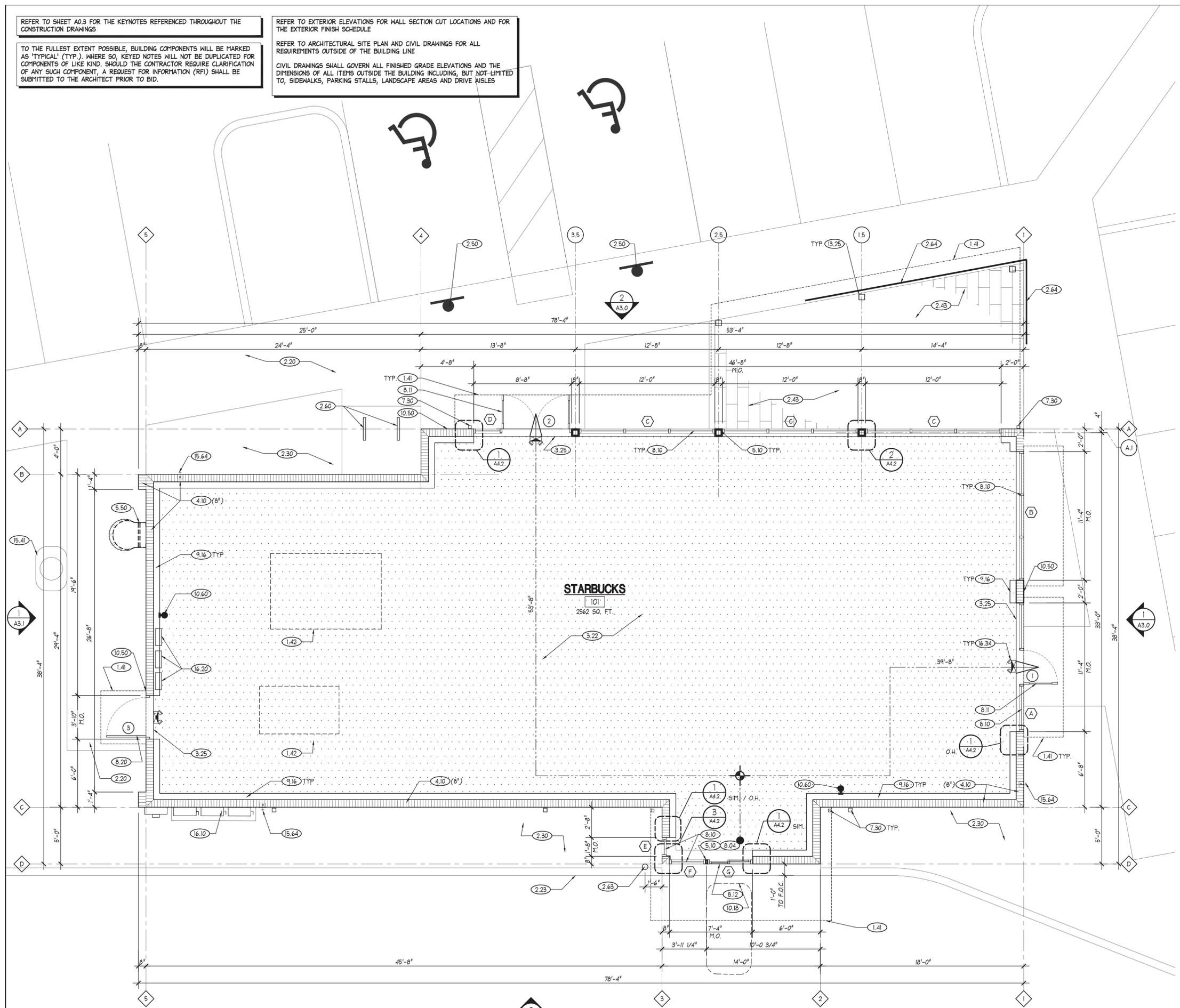
REFER TO SHEET A0.3 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID.

REFER TO EXTERIOR ELEVATIONS FOR WALL SECTION CUT LOCATIONS AND FOR THE EXTERIOR FINISH SCHEDULE

REFER TO ARCHITECTURAL SITE PLAN AND CIVIL DRAWINGS FOR ALL REQUIREMENTS OUTSIDE OF THE BUILDING LINE

CIVIL DRAWINGS SHALL GOVERN ALL FINISHED GRADE ELEVATIONS AND THE DIMENSIONS OF ALL ITEMS OUTSIDE THE BUILDING INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, PARKING STALLS, LANDSCAPE AREAS AND DRIVE AISLES



GENERAL NOTES

- ALL DIMENSIONS ARE TO FINISHED FACE OF GNB PARTITIONS, FACE OF CMU AND CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED
- SITE RELATED WORK FOR STARBUCKS:
 AT THE BUILDING EXTERIOR, THE GC SHALL BE RESPONSIBLE FOR ALL SUB-GRADE ELECTRICAL CONDUIT AND FOUNDATIONS FOR STARBUCKS SITE ITEMS INCLUDING, BUT NOT LIMITED TO, DIRECTIONAL SIGNAGE, MENU-BOARDS, DETECTOR LOOP, BOLLARDS AND HEIGHT RESTRICTION BAR. REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC REQUIREMENTS FOR CONDUIT RUNS
 THE GC SHALL OBTAIN A COMPLETE AND CURRENT SET OF STARBUCKS INTERIOR FINISH-OUT PLANS. THOSE DOCUMENTS SHALL GOVERN WHEN DETERMINING PRECISE LOCATIONS FOR STARBUCKS SITE ITEMS AND SPECIFICATIONS FOR THEIR FOUNDATIONS. DIMENSIONS REQUIRED TO LOCATE THESE ITEMS HAVE BEEN INTENTIONALLY OMITTED IN THESE CONSTRUCTION DOCUMENTS TO AVOID POTENTIAL CONFLICTS WITH STARBUCKS CONSTRUCTION DOCUMENTS
- GYPSUM WALLBOARD (GWB) FOR STARBUCKS:
 WHERE INDICATED AT THE STARBUCKS TENANT SPACE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF 5/8\" TYPE 'X' GYPSUM WALLBOARD OVER 6\" 20 GA. METAL STUD FURRING AT 16\" O.C. WITH BATT INSULATION AT THE CAVITY. SAID CONSTRUCTION SHALL BE PROVIDED AT THE INTERIOR PERIMETER OF THE EXTERIOR WALLS, U.O.N. AND SHALL EXTEND FULL HEIGHT TO ROOF DECK. ALL GWB SURFACES SHALL BE FINISHED TO A LEVEL 4 FINISH, PRIMED WHITE AND READY TO RECEIVE PAINT FINISH BY TENANT
 THE GENERAL CONTRACTOR SHALL COORDINATE INSTALLATION OF GWB WITH STARBUCKS TENANT FINISH-OUT CONTRACTOR AND THEIR ROUGH-IN OF ELECTRICAL AND PLUMBING

FWH
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Holiday, Florida 34690
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Fax 727. 815. 3337

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS CONFORM WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323

no.	date	revision descriptions

WALL LEGEND

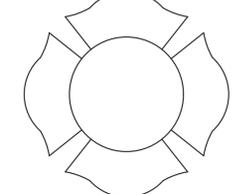
8\" CMU WALL CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT AND FILLED CELL LOCATIONS. AT INTERIOR, PROVIDE 20 GA. METAL STUD FURRING AT 16\" O.C. WITH BATT INSULATION AT CAVITY AND 5/8\" TYPE 'X' GWB. ALL FULL HEIGHT TO ROOF DECK. GENERAL CONTRACTOR SHALL COORDINATE INSTALLATION OF GWB WITH TENANT'S ROUGH-IN. SEE ADDITIONAL NOTES THIS SHEET

LIFE SAFETY LEGEND

- MOST REMOTE POINT IN SPACE
PATH OF EGRESS TRAVEL
POINT OF EGRESS
TRAVEL DISTANCE
XX'-X\"
- POINT OF EXIT CHOICE
- FIRE EXTINGUISHER, 5LB 2A-10B-C ON SURFACE MOUNTED WALL BRACKET
- EXIT SIGN / EMERGENCY LIGHT COMBINATION FIXTURE, REFER TO ELECTRICAL DRAWINGS
- DOOR SYMBOL, REFER TO SHEET A4.0 FOR DOOR AND HARDWARE SCHEDULE

LIGHTWEIGHT TRUSS SIGNAGE

F.A.C. 69A-60.0081 NOTICE REQUIRED FOR STRUCTURES WITH LIGHT-FRAME TRUSS-TYPE CONSTRUCTION
 NOTE: THIS BUILDING DOES NOT CONTAIN PRIMARY STRUCTURAL ELEMENTS WHICH ARE OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION



STARBUCKS
SHELL CONSTRUCTION

BAYSIDE LAKES BLVD
PALM BAY, FL

12.02.2022
date

22032
comm. no.

FLOOR PLAN
AND NOTES

A1.0

FLOOR PLAN
SCALE: 1/4\" = 1'-0\"

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323

no.	date	revision descriptions

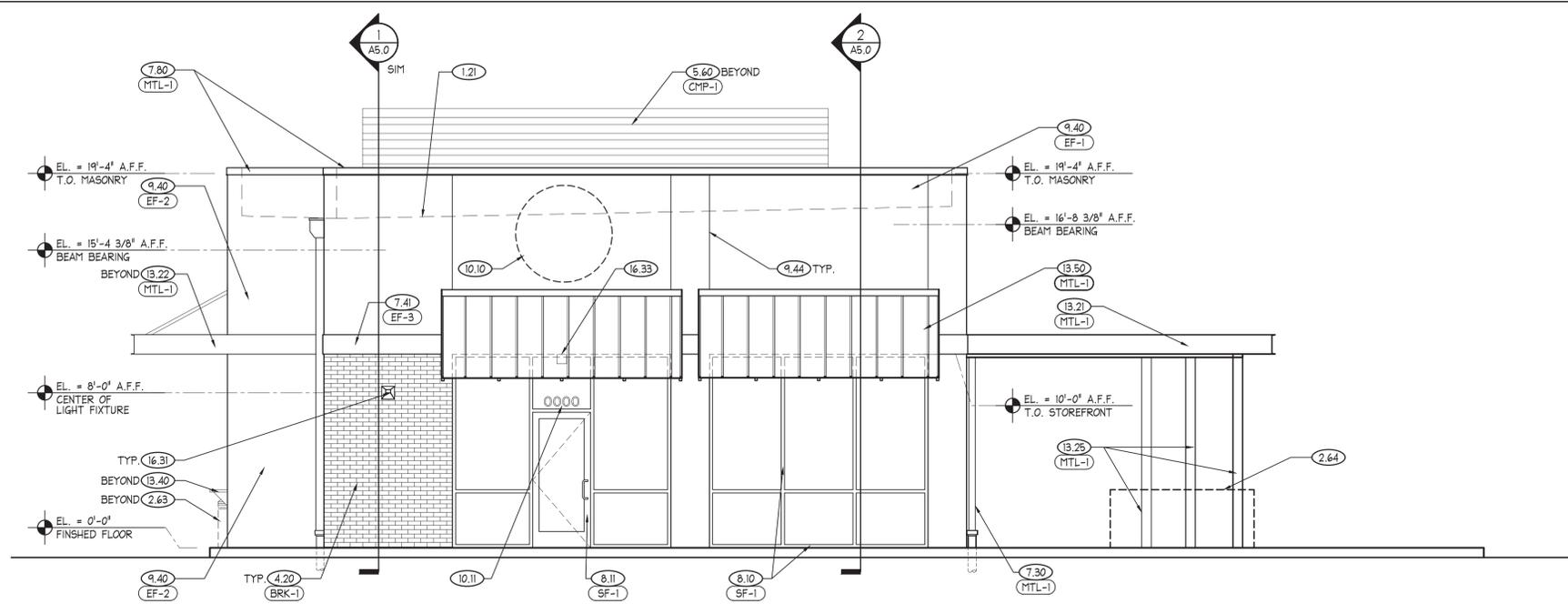
STARBUCKS
SHELL CONSTRUCTION
BAYSIDE LAKES BLVD
PALM BAY, FL

12.02.2022
date

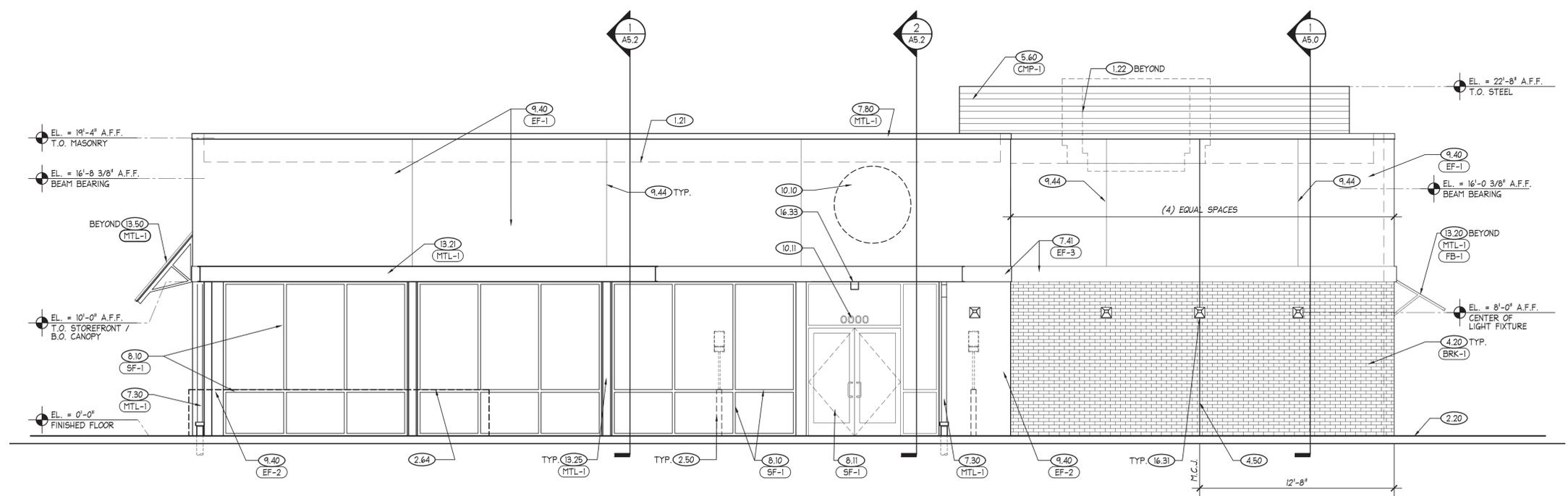
22032
comm. no.

EXTERIOR ELEV.
AND EXTERIOR
FINISH SCHEDULE

A3.0



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

REFER TO SHEET A0.3 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID.

SIGNAGE DEPICTED IN THESE DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL DRAWINGS WHERE APPLICABLE

IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. WILL BE SUBMITTED FOR PERMIT REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK

EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY

2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY

3. ALL FINISH COAT TEXTURES SHALL BE "SANDPEBBLE FINE" UNLESS OTHERWISE NOTED

4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT SHAPES BY ACROCORE" AND SHALL BE COMPRISED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING

EXTERIOR FINISH SCHEDULE

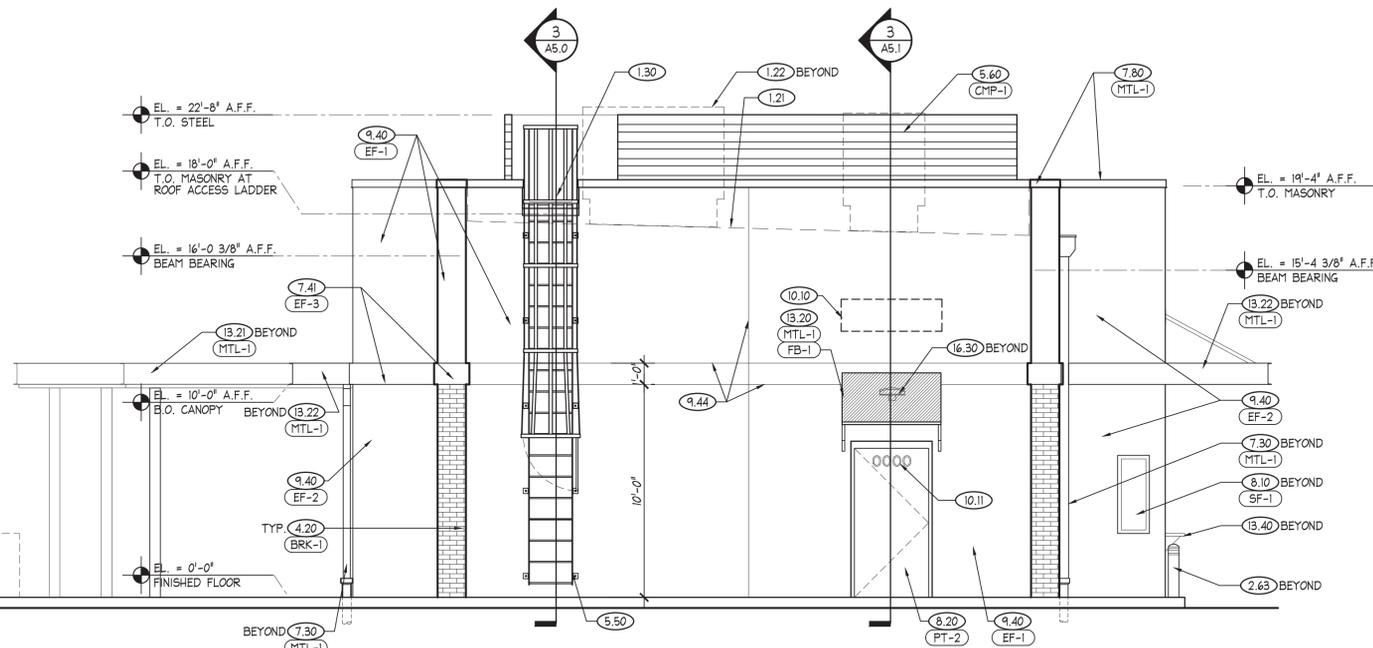
CEMENT PLASTER / EIFS FINISHES (ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)				PAINT FINISHES			
TAG	MANUFACTURER	COLOR	DESCRIPTION	TAG	MANUFACTURER	COLOR	DESCRIPTION
(EF-1)	DRYVIT	MATCH SHERWIN WILLIAMS #SW7504 'KEYSTONE GRAY'	CUSTOM DRYVIT STRATOTONE COLOR	(PT-2)	SHERWIN WILLIAMS	#SW7026 'GRIFFIN'	
(EF-2)	DRYVIT	MATCH SHERWIN WILLIAMS #SW7026 'GRIFFIN'	CUSTOM DRYVIT STRATOTONE COLOR	BRICK			
(EF-3)	DRYVIT	MATCH SHERWIN WILLIAMS #SW6258 'TRICORN BLACK'	CUSTOM DRYVIT STRATOTONE COLOR	(BRK-1)	CHEROKEE BRICK	COLOR: VELOUR MEDIUM GRAY; MORTAR BY CEMEX COLONIAL BUFF #1300	
METAL SOFFIT PANELS, TRIM, COPING, DOWNSPOUTS AND SCUPPERS				AWNING FABRIC			
(MTL-1)	PAC-CLAD	'MATTE BLACK'	KYNAR 500	(FB-1)	SUNBRELLA	'BLACK'	FIRE RETARDANT FIRESIST
ALUMINUM STOREFRONT				COMPOSITE DECKING			
(SF-1)	YKK	'BLACK'		(CMP-1)	AZEK	'ESPRESSO'	

EXTERIOR FINISH SCHEDULE

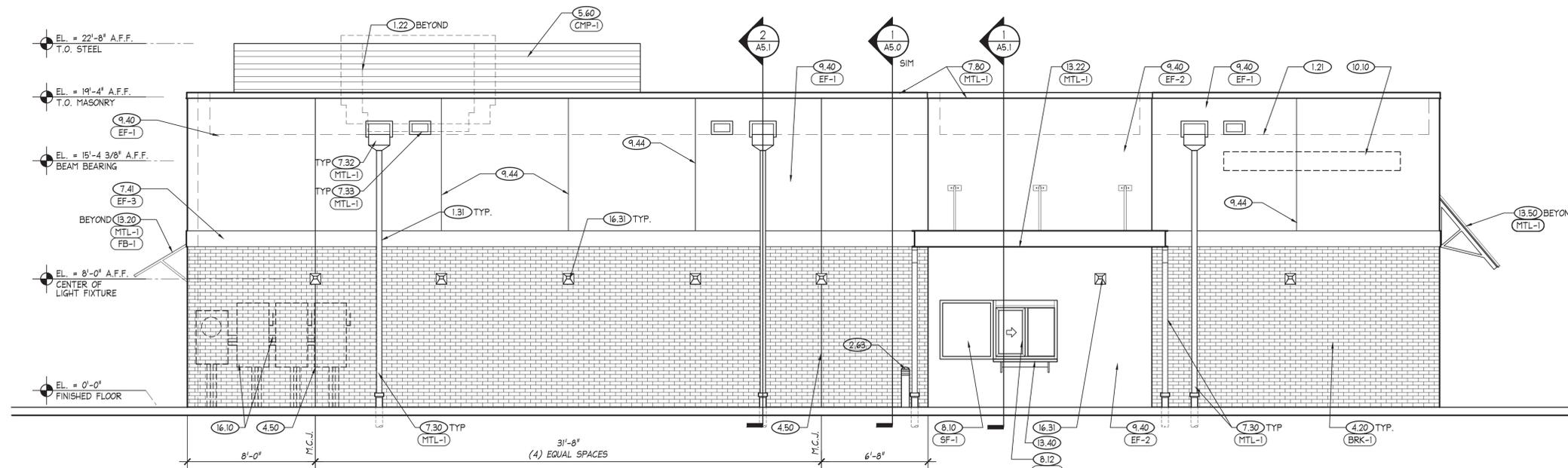
CEMENT PLASTER / EIFS FINISHES (ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)				PAINT FINISHES			
TAG	MANUFACTURER	COLOR	DESCRIPTION	TAG	MANUFACTURER	COLOR	DESCRIPTION
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(EF-2)	DRYVIT	MATCH SHERWIN WILLIAMS #SW7026 'GRIFFIN'	CUSTOM DRYVIT STRATOTONE COLOR	BRICK			
(EF-3)	DRYVIT	MATCH SHERWIN WILLIAMS #SW6258 'TRICORN BLACK'	CUSTOM DRYVIT STRATOTONE COLOR	(BRK-1)	CHEROKEE BRICK	COLOR: VELOUR MEDIUM GRAY; MORTAR BY CEMEX COLONIAL BUFF #1300	
METAL SOFFIT PANELS, TRIM, COPING, DOWNSPOUTS AND SCUPPERS				AWNING FABRIC			
(MTL-1)	PAC-CLAD	'MATTE BLACK'	KYNAR 500	(FB-1)	SUNBRELLA	'BLACK'	FIRE RETARDANT FIRESIST
ALUMINUM STOREFRONT				COMPOSITE DECKING			
(SF-1)	YKK	'BLACK'		(CMP-1)	AZEK	'ESPRESSO'	

no.	date	revision descriptions

STARBUCKS
SHELL CONSTRUCTION
BAYSIDE LAKES BLVD
PALM BAY, FL



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

REFER TO SHEET A0.3 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS TYPICAL (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID.

SIGNAGE DEPICTED IN THESE DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL DRAWINGS WHERE APPLICABLE

IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. WILL BE SUBMITTED FOR PERMIT REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK

EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY

2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY

3. ALL FINISH COAT TEXTURES SHALL BE "SANDPEBBLE FINE" UNLESS OTHERWISE NOTED

4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT SHAPES BY ACROCORE" AND SHALL BE COMPRISED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING

5. ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS

ALUMINUM COPING, DRIP EDGES, SCUPPERS AND DOWNSPOUT REQUIREMENTS:

1. ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. COLORS SHALL BE AS SPECIFIED FROM THE MANUFACTURER'S STANDARD COLOR OPTIONS

GENERAL:

1. WHERE PLASTER REVEALS ARE NOT PREFINISHED, REVEALS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS OTHERWISE NOTED
2. ALL EXPOSED, BUILDING MOUNTED UTILITIES AND CONDUITS SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACES UNLESS OTHERWISE NOTED

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES (ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)				PAINT FINISHES			
TAG	MANUFACTURER	COLOR	DESCRIPTION	TAG	MANUFACTURER	COLOR	DESCRIPTION
EF-1	DRYVIT	MATCH SHERWIN WILLIAMS #SW7504 'KEYSTONE GRAY'	CUSTOM DRYVIT STRATOTONE COLOR	PT-2	SHERWIN WILLIAMS	#SW7026 'GRIFFIN'	
EF-2	DRYVIT	MATCH SHERWIN WILLIAMS #SW7026 'GRIFFIN'	CUSTOM DRYVIT STRATOTONE COLOR	BRICK			
EF-3	DRYVIT	MATCH SHERWIN WILLIAMS #SW6258 'TRICORN BLACK'	CUSTOM DRYVIT STRATOTONE COLOR	BRK-1	CHEROKEE BRICK	COLOR: VELOUR MEDIUM GRAY; MORTAR BY CEMEX COLONIAL BUFF #1300	
METAL SOFFIT PANELS, TRIM, COPING, DOWNSPOUTS AND SCUPPERS				AWNING FABRIC			
MTL-1	PAC-CLAD	'MATTE BLACK'	KYNAR 500	FB-1	SUNBRELLA	'BLACK'	FIRE RETARDANT FIRESIST
ALUMINUM STOREFRONT				COMPOSITE DECKING			
SF-1	YKK	'BLACK'		CHP-1	AZEK	'ESPRESSO'	

12.02.2022
date

22032
comm. no.

EXTERIOR
ELEVATIONS

A3.1



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 Fax 727. 815. 3337

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

SOUHEIL CHEHAYEB, P.E.
 FL License No. 49521

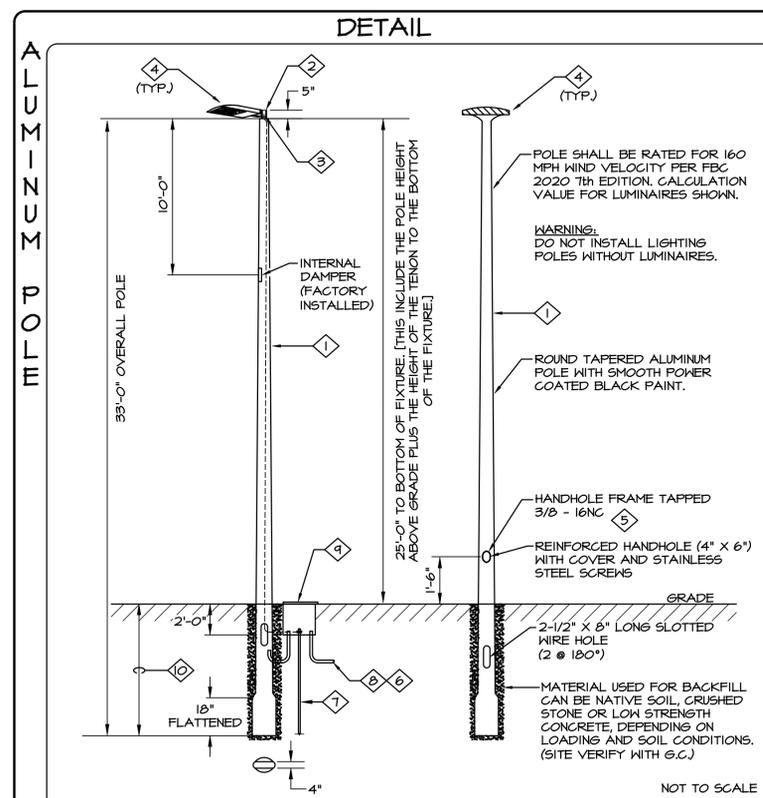
no.	date	revision descriptions

STARBUCKS SHELL CONSTRUCTION
 BAYSIDE LAKES BLVD
 PALM BAY, FL

12.02.2022
 date
 22032
 comm. no.

PHOTOMETRIC SITE PLAN

E1.1



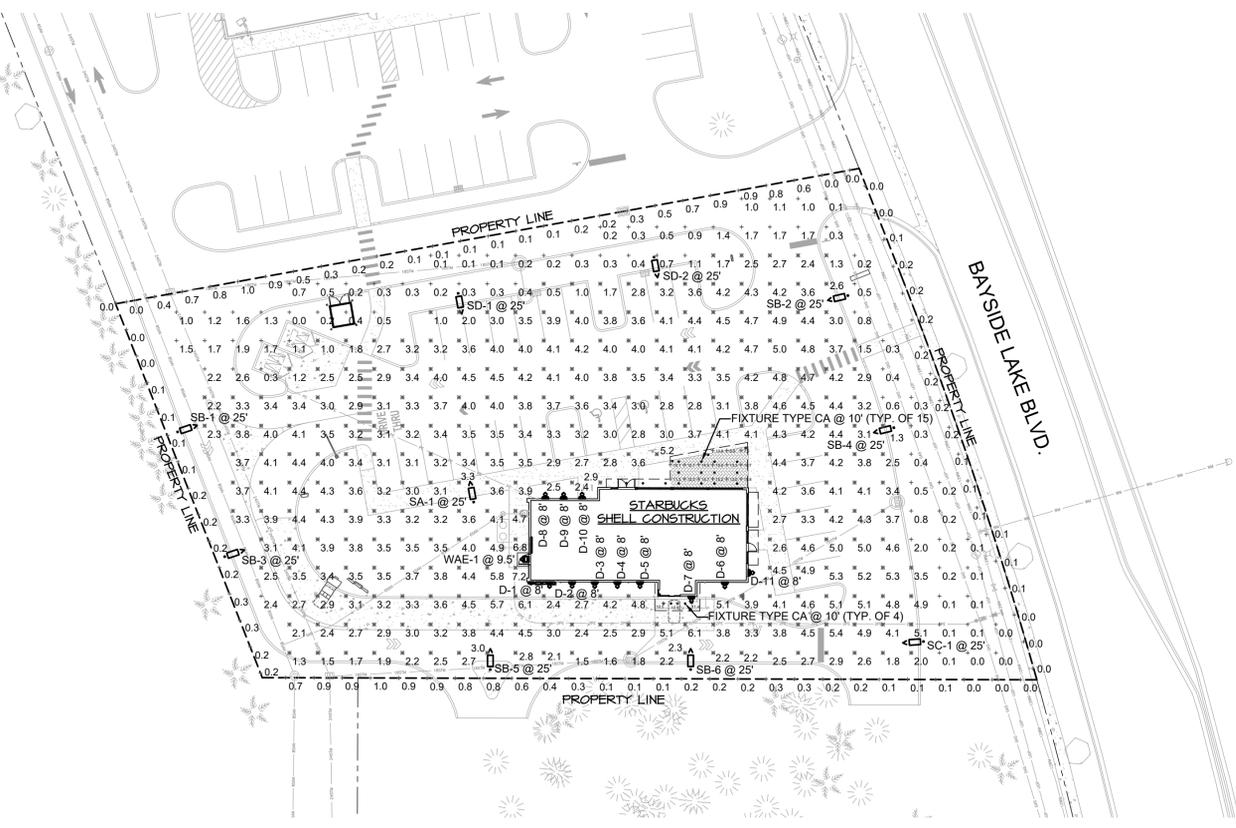
- NOTES:**
- DIRECT BURIAL POLE SHALL BE RATED FOR WIND VELOCITY PER FBC 2020 7TH EDITION, CALCULATION SHALL BE BASED ON THE EPA VALUE FOR THE LUMINAIRE SHOWN PER POLE.
 - ELECTRICAL CONTRACTOR TO COORDINATE THE TYPE OF TENON OR MOUNTING REQUIRED WITH THE FIXTURE MANUFACTURER, TO MOUNT THE SITE LIGHT FIXTURE TO THE POLE AS INTENDED AND INDICATED.
 - NO. 6 GROUND CONDUCTOR, FURNISHED WITH THE POLE, BONDED AT THE J BOX AT THE BOTTOM OF THE POLE, SEE NOTE #4, AND TO THE EQUIPMENT GROUND CONDUCTOR RAN WITH THE CIRCUIT FROM THE DESIGNATED PANEL IN THE BUILDING.
 - LUMINAIRE: SEE FIXTURE SCHEDULE ON THE SITE LIGHTING PLAN FOR QUANTITY, TYPE, AND OPTIC ORIENTATION. PROVIDE PROPER BRACKETS TO MOUNT THE FIXTURE AS SHOWN ON THE PHOTOMETRIC PLAN. COORDINATE WITH THE FACTORY AND PROVIDE BRACKET CUT SHEET TO THE ENGINEER FOR APPROVAL PRIOR TO RELEASE.
 - FURNISH AND INSTALL IN-LINE BALLAST FUSES IN BUSSMANN "TRON" WEATHERPROOF FUSE HOLDERS #HEB-AD WITH #KTK FUSES (SIZE AS REQUIRED).
 - CONDUIT, EXTEND TO PULL BOX OR NEXT POLE AS REQUIRED.
 - 3/4" x 10'-0" COPPER CLAD GROUND ROD FOR LIGHTNING PROTECTION. CONNECTION TO THE GROUND ROD SHALL BE MADE VIA A UL LISTED MECHANICAL CONNECTION.
 - SEE ELECTRICAL SITE PLAN FOR CONDUIT AND WIRE SIZES AND DESTINATION PANEL. WIRE SIZE UP THE POLE SHALL BE SAME SIZE FEEDING THE POLE.
 - PROVIDE FLUSH IN GRADE (12"x12"x12" MINIMUM) WEATHERPROOF ELECTRIC HANDHOLE ENCLOSURE. ELECTRICAL HANDHOLE ENCLOSURE SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH N.E.C. ARTICLE 314.30 "HANDHOLE ENCLOSURES". THESE BOXES SHALL BE USED AS PULL BOXES ONLY, NO TERMINATIONS SHALL BE MADE IN THESE BOXES EXCEPT FOR THE GROUND CONDUCTOR. LOCATE BOX WITHIN 3'-0" OF POLE BASE, WHERE POSSIBLE. THE BOX SHALL BE LOCATED IN A LANDSCAPE AREA ONLY AND NOT SUSCEPTIBLE TO ANY TRAFFIC CONDITION. COVER SHALL BE RATED FOR THE LOAD IMPOSED UPON IT, AND SHALL BE PROVIDED WITH LOGO STATING "ELECTRICAL".
 - DEPTH OF THE EMBEDMENT OF THE POLE SHALL BE AS RECOMMENDED BY POLE MANUFACTURER TO MEET REQUIRED WIND LOADING. MINIMUM EMBEDMENT SHALL NOT BE LESS THAN 8'-0".

ALUMINUM CONDUCTOR NOTES

- ALUMINUM CONDUCTORS SHALL BE AA-8000 SERIES ALUMINUM ALLOY, COMPACT STRANDED, TYPE XHHH INSULATION.
- ALUMINUM CONDUCTORS SHALL BE USED ONLY WHERE SPECIFIED ON THESE DRAWINGS. WHERE CONDUCTORS ARE NOT SPECIFIED THEY SHALL BE COPPER.
- ALL ALUMINUM WIRING INSTALLATION SHALL MEET, AS A MINIMUM, THE NATIONAL ELECTRICAL INSTALLATION STANDARD (NEIS) AND NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) AA/IO4-2000 "RECOMMENDED PRACTICE FOR INSTALLATION OF ALUMINUM BUILDING WIRE AND CABLE".
- INSTALLATION REQUIREMENTS:
 - OXIDE INHIBITOR SHALL BE USED AT ALL ALUMINUM CONDUCTOR TERMINATIONS.
 - THE INSULATION ON AN ALUMINUM CONDUCTOR SHALL BE STRIPPED USING TOOLS MANUFACTURED FOR THE CONDUCTOR TYPE AND INSULATION TYPE, OR BY A STANDARD METHOD, SUCH AS, PENCILING OR WHITTLING THE INSULATION FROM THE CONDUCTORS. HOWEVER, NEVER "RING CUT" THE INSULATION. WHEN PENCILING, CARE SHOULD BE TAKEN NOT TO DAMAGE ANY OF THE INDIVIDUAL STRANDS.
 - WIRE BRUSH THE CONDUCTOR TO REMOVE ANY INSULATION THAT MAY BECOME TRAPPED BETWEEN THE STRANDS AND APPLY A LISTED JOINT COMPOUND.
 - VERIFY THAT THE CONNECTORS ARE DUAL RATED AND LISTED BY UL FOR USE WITH ALUMINUM AND COPPER, AND SIZED TO ACCEPT ALUMINUM CONDUCTORS OF THE AMPACITY SPECIFIED. THESE TERMINATIONS SHALL BE LISTED AND LABELED, ALCU, ALTCU, OR ALQCU.
 - ALL TERMINATIONS OF ALUMINUM CONDUCTORS SHALL BE VIA COMPRESSION FITTINGS/TERMINALS FOR 8000 ALUMINUM ALLOY CONDUCTORS. THE BARE CONDUCTOR SHALL BE INSERTED IN THE CONNECTOR BARREL AND CRIMPED WITH A TOOL RECOMMENDED BY THE CONNECTOR MANUFACTURER. COMPRESSION CONNECTORS ARE GENERALLY MARKED WITH THE DIE SIZE TO BE USED. AFTER THIS PROCESS IS COMPLETED, REMOVE ANY ACCESS OXIDE INHIBITOR FROM THE CONDUCTOR.
- ALUMINUM CONDUCTOR SCHEDULE NOTES:
 - ALL CONDUCTORS SHALL BE COPPER UNLESS SPECIFICALLY NOTED AS ALUMINUM (AL) ON THE PANEL SCHEDULES OR IN THE RISER NOTES. INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH N.E.C., GENERAL NOTES LISTED ON THIS SHEET, AND GOOD WORKMANSHIP.
 - CONTRACTOR SHALL COORDINATE WITH SWITCH GEAR MANUFACTURER FOR LUG SIZE, OR QUANTITY MODIFICATIONS, IF LUG REDUCERS ARE ELECTED TO BE USED, ALL PRODUCTS AND TERMINATION MEANS SHALL BE IN STRICT COMPLIANCE WITH N.E.C. AND MANUFACTURER RECOMMENDATIONS.

ALL SITE AND BUILDING LIGHTS PROPOSED ON THIS PROJECT ARE DESIGNED AS FULL CUTOFF CLASSIFICATION WITH ZERO UP LIGHT COMPONENTS.

THESE PHOTOMETRICS ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE POINT-BY-POINT SHOWN IS BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. THEREFORE, THESE PHOTOMETRICS MAY VARY FROM ACTUAL FIELD CONDITIONS.



PHOTOMETRIC SITE PLAN
 SCALE: 1" = 30'-0"

Luminaire Locations										
Location		Aim								
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	CA	377.74	50.68	10.00	10.00	0.00	0.00	377.74	50.68	0.00
2	CA	383.57	50.67	10.00	10.00	0.00	0.00	383.57	50.67	0.00
3	CA	391.57	50.64	10.00	10.00	0.00	0.00	391.57	50.64	0.00
4	CA	396.24	50.63	10.00	10.00	0.00	0.00	396.24	50.63	0.00
5	CA	396.25	54.46	10.00	10.00	0.00	0.00	396.25	54.46	0.00
6	CA	396.26	58.30	10.00	10.00	0.00	0.00	396.26	58.30	0.00
7	CA	404.26	58.27	10.00	10.00	0.00	0.00	404.26	58.27	0.00
8	CA	408.92	58.26	10.00	10.00	0.00	0.00	408.92	58.26	0.00
9	CA	404.25	54.44	10.00	10.00	0.00	0.00	404.25	54.44	0.00
10	CA	408.91	54.43	10.00	10.00	0.00	0.00	408.91	54.43	0.00
11	CA	416.92	58.24	10.00	10.00	0.00	0.00	416.92	58.24	0.00
12	CA	416.91	54.41	10.00	10.00	0.00	0.00	416.91	54.41	0.00
13	CA	416.90	50.57	10.00	10.00	0.00	0.00	416.90	50.57	0.00
14	CA	408.90	50.59	10.00	10.00	0.00	0.00	408.90	50.59	0.00
15	CA	404.24	50.61	10.00	10.00	0.00	0.00	404.24	50.61	0.00
16	CA	390.86	8.31	10.00	10.00	0.00	0.00	390.86	8.31	0.00
17	CA	393.52	8.30	10.00	10.00	0.00	0.00	393.52	8.30	0.00
18	CA	395.86	8.30	10.00	10.00	0.00	0.00	395.86	8.30	0.00
19	CA	398.52	8.29	10.00	10.00	0.00	0.00	398.52	8.29	0.00
1	D	350.51	15.97	8.00	8.00	180.00	0.00	350.51	15.97	0.00
2	D	358.51	15.97	8.00	8.00	180.00	0.00	358.51	15.97	0.00
3	D	366.51	15.86	8.00	8.00	180.00	0.00	366.51	15.86	0.00
4	D	374.51	15.86	8.00	8.00	180.00	0.00	374.51	15.86	0.00
5	D	382.51	15.86	8.00	8.00	180.00	0.00	382.51	15.86	0.00
6	D	412.96	15.73	8.00	8.00	180.00	0.00	412.96	15.73	0.00
7	D	400.74	10.78	8.00	8.00	180.00	0.00	400.74	10.78	0.00
8	D	349.04	45.19	8.00	8.00	0.00	0.00	349.04	45.19	0.00
9	D	355.54	45.19	8.00	8.00	0.00	0.00	355.54	45.19	0.00
10	D	362.04	45.19	8.00	8.00	0.00	0.00	362.04	45.19	0.00
11	D	420.85	19.15	8.00	8.00	90.00	0.00	420.85	19.15	0.00
1	SA	323.66	44.07	25.00	25.00	349.61	0.00	323.17	46.78	0.00
1	SB	218.89	68.76	25.00	25.00	71.44	0.00	221.50	69.64	0.00
2	SB	456.09	116.79	25.00	25.00	256.61	0.00	453.42	116.15	0.00
3	SB	235.58	24.83	25.00	25.00	71.44	0.00	238.19	25.71	0.00
4	SB	472.35	70.25	25.00	25.00	256.69	0.00	469.67	69.61	0.00
5	SB	329.56	-14.95	25.00	25.00	0.00	0.00	329.56	-12.20	0.00
6	SB	400.46	-14.92	25.00	25.00	0.00	0.00	400.46	-12.17	0.00
1	SC	482.84	-5.07	25.00	25.00	285.95	0.00	480.10	-5.26	0.00
1	SD	318.19	117.56	25.00	25.00	189.88	0.00	318.68	114.85	0.00
2	SD	387.47	130.33	25.00	25.00	169.84	0.00	387.95	127.62	0.00
1	WAE	343.17	23.90	9.50	9.50	270.00	0.00	342.67	23.90	0.00

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wallage
SA	SA	1	Lithonia Lighting	DSX1 LED P5 40K 70CRI TSM	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 70 CRI Type 2 Medium	1	18410	0.95	138.16
SB	SB	6	Lithonia Lighting	DSX1 LED P3 40K 70CRI BLC3	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 3 Extreme Backlight Control	1	10011	0.95	102.17
SC	SC	1	Lithonia Lighting	DSX1 LED P5 40K 70CRI LCCO	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control	1	12940	0.95	138.16
SD	SD	2	Lithonia Lighting	DSX1 LED P6 40K 70CRI BLC4	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control	1	15430	0.95	165.25
D	D	11	Kuzco Lighting	EW53908	Wall Mounted	1	203	0.95	9.4
CA	CA	19	Lithonia Lighting	WF4 LED 30K40K50K MVOLT 196CRI_3000K	4" LED Wafer Selectable White MVOLT 30K40K50K_3000K	1	762	0.95	10.55
WAE	WAE	1	Lithonia Lighting	DSXW1 LED 10C 1000 40K TSM MVOLT - ELWC	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 1000ma.	1	3873	0.95	38.8

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
1. Overall Parcel	+	29.7c	7.2 fc	0.0 fc	N/A
2. Paved and Parking Areas	X	3.5 fc	7.2 fc	0.5 fc	14.4:1
3. Property Lines	+	0.3 fc	1.0 fc	0.0 fc	N/A
4. Front Canopy	+	12.1 fc	15.2 fc	7.5 fc	2.0:1
5. Drive Thru Canopy	+	11.6 fc	13.0 fc	10.6 fc	1.2:1

FIXTURE NOTE:
 FIXTURE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. SEE ACTUAL FIXTURE SCHEDULE ELSEWHERE IN THIS DOCUMENTS FOR ACTUAL CATALOG NUMBER AND DESCRIPTION.

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