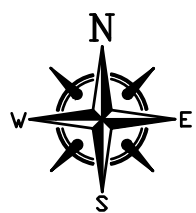


SITE DEVELOPMENT PLAN FOR STARBUCKS AT WESTSIDE

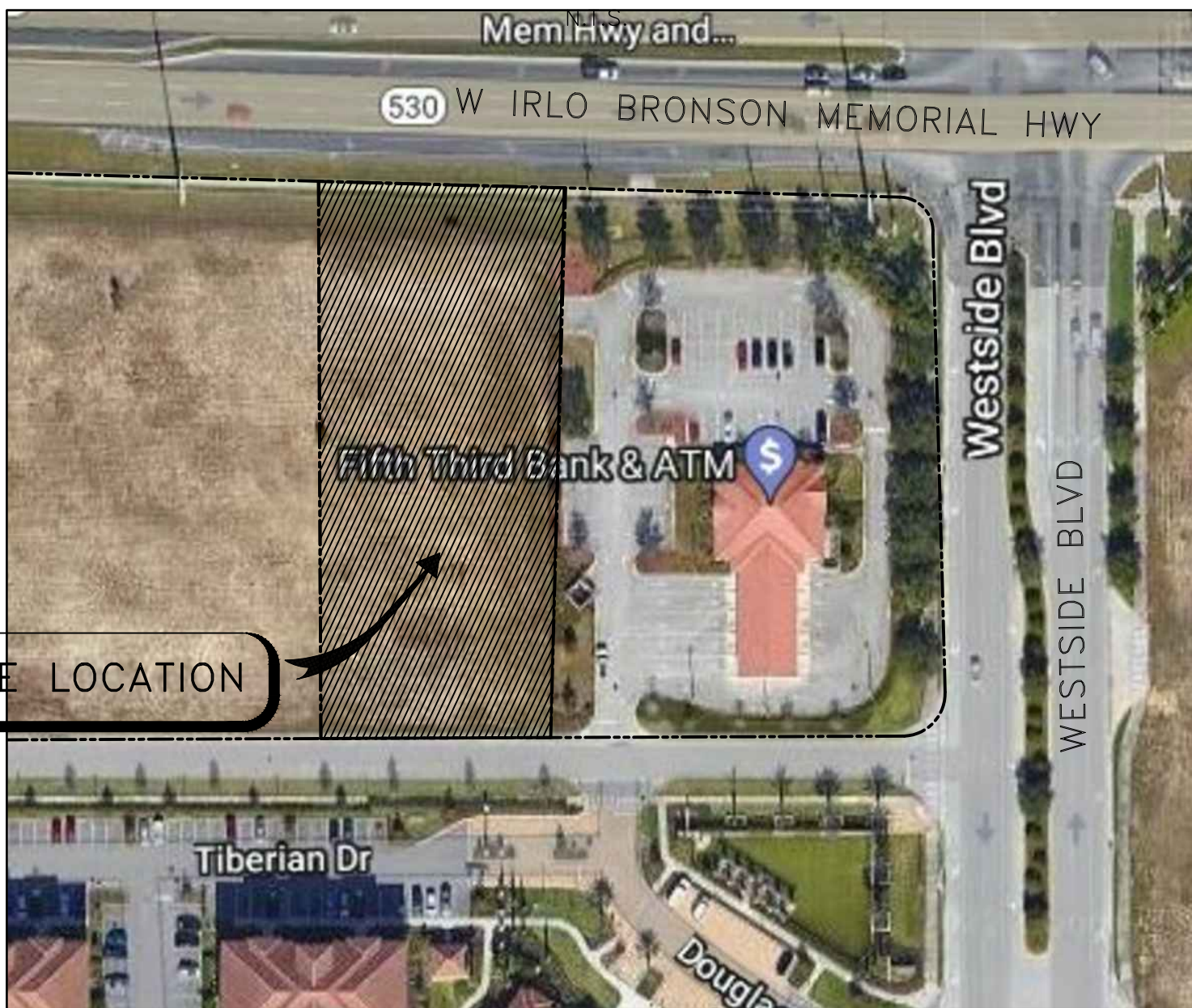
SECTION 6, TOWNSHIP 25 S, RANGE 27 E OSCEOLA COUNTY, FLORIDA
NOVEMBER 2023

PID# 06-25-27-5439-0001-0040

PREPARED FOR:
K+H WESTSIDE INVESTORS, LLC
KELLY FROELICH
5555 SOUTH KIRKMAN ROAD, SUITE 201
ORLANDO, FLORIDA 32819
kfroelich@intram.com



LOCATION MAP



SITE LOCATION

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	BOUNDARY & TOPOGRAPHIC
03	EROSION CONTROL & DEMOLITION PLAN
04	SITE DIMENSION PLAN
05	FIRE & PICK UP TRUCK AUTOTURN LAYOUT
06	PAVING GRADING & DRAINAGE PLAN
07	UTILITY PLAN
08	TYPICAL SECTIONS
09	UTILITY DETAILS
10	MISCELLANEOUS DETAILS
11	MISCELLANEOUS DETAILS
12	SPECIFICATIONS

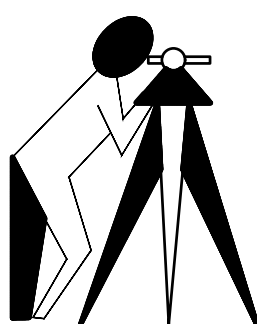
CONTRACTOR SHALL CONTACT THE FOLLOWING AGENCIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION :

- | | |
|--|--|
| 1. OSCEOLA COUNTY ENGINEERING DEPT.
1 Courthouse Square, Suite 3100
Kissimmee, Florida 34741
Ph: (407) 742-0662 | 4. TOHO WATER AUTHORITY
951 Martin Luther King Blvd.
Kissimmee, Florida 34741
Ph: (407) 944-5000 |
| 2. KISSIMMEE UTILITY AUTHORITY
P.O. Box 423219
Kissimmee, Florida 34742-2148
Ph: (407) 933-7777 | 5. TECO/PEOPLES GAS CO.
600 West Robinson Street
Orlando, Florida 32802
Carlos Quintana - Joe Sanchez
Ph: (407) 425-4661
Russell Harris
Ph: (407) 420-6608 |
| 3. SPRINT-FLORIDA INC.
1101 E. Donegan Avenue
Kissimmee, Florida 34744
Ph: (407) 390-6308 | 6. SPECTRUM
3613 Grissom Lane
Kissimmee, Florida 34741
Ph: (407) 847-8001 |

NOTE

ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM
OF 1988

PREPARED BY:



8 BROADWAY, SUITE 104 KISSIMMEE, FLORIDA 34741-5481

PHONE: (407) 847-9433 FAX: (407) 847-2499

ENGINEERING, SURVEYING AND PLANNING

Hanson, Walter & Associates, Inc.



SITE INFORMATION:

1.) OWNER:
K&B WESTSIDE INVESTORS, LLC
ATTN: KELLY FROELICH
5555 SOUTH KIRKMAN ROAD, SUITE 201
ORLANDO, FLORIDA 32819
KFROELICH@INTRAM.COM

2.) OBJECTIVE:
CONSTRUCTION OF A 1,410 SQFT STARBUCKS AT WESTSIDE.

3.) ZONING:
THE EXISTING ZONING FOR THIS SITE IS: PLANNED DEVELOPMENT (PD)
THE FUTURE LAND USE IS: COMMERCIAL TOURIST.

4.) SITE CALCULATIONS: (BASED UPON LIMITS OF CONSTRUCTION)					
TOTAL SITE AREA:	36,590	SF.	OR	0.84 AC.	(100.00%)
PROPOSED PAVEMENT / PARKING	1,517	SF.	OR	0.04 AC.	(04.76%)
PROPOSED CONC. SIDEWALK/ PATIO AREA	5,712	SF.	OR	0.13 AC.	(15.48%)
BUILDINGS:	1,359	SF.	OR	0.03 AC.	(03.57%)
OPEN SPACES:	27,999	SF.	OR	0.64 AC.	(76.19%)
TOTAL PERVIOUS:	28,179	SF.	OR	0.64 AC.	(76.19%)
TOTAL IMPERVIOUS:	8,411	SF.	OR	0.20 AC.	(23.81%)

PER SFMWD ERP 49-01360-P, THE ALLOWABLE IMPERVIOUS AREA IS 80% FOR LOT 2 OR 6.22 ACRES. TOTAL IMPERVIOUS AREA FOR THIS SITE IS 0.63 AC WITH 0.61 ACRES ALLOWABLE REMAINING.

5.) PARKING CALCULATIONS: (PER COUNTY REQUIREMENTS)

PARKING REQUIRED: 1 SPACE / 100 S.F. 1410 S.Q. / 100 = 14 SPACES INCLUDING H.C.

PARKING PROVIDED: 14 REGULAR SPACES
1 HANDICAP SPACES
15 TOTAL SPACES

6.) BUILDING SET BACKS:

FRONT N/A
REAR N/A
SIDE N/A

7.) TRAFFIC STATEMENT:
BASED UPON THE 11th EDITION OF THE ITE TRIP GENERATION MANUAL, SHOPPING CENTER AND TRIP GENERATION (PER 1000 S.F. GFA):

WEEK DAY (A.M. PEAK HOUR) = 2 TRIPS (63% ENTER 37% EXIT).
WEEK DAY (P.M. PEAK HOUR) = 5 TRIPS (48% ENTER 52% EXIT).
WEEK DAY TRIPS: = 50 TRIPS (50% ENTER 50% EXIT).

8.) THE FOLLOWING PROPOSED FACILITIES SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE LIST INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, SANITARY LIFT STATIONS, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCES, GATES, MONUMENT SIGNS, DUMPSTER ENCLOSURES, AND RETAINING WALLS THAT EXCEED THREE (3) FEET IN HEIGHT.

9.) MAXIMUM BUILDING HEIGHT IS 40 FEET. (ONE STORY).

10.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 12097C0010G, EFFECTIVE JUNE 18, 2013, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (SHADED), AN AREA WITHIN THE 0.2% B.F.E. = 77.0 N.A.V.D. 1988 .

11.) THE PARCEL SHALL BE DEVELOPED IN ONE PHASE.

12.) PARCEL ID: 06-25-27-3368-0001-0010.

13.) ENGINEER OF RECORD: ROBERT NEWBERRY (rnewberry@hansonwalter.com)

14.) ALL APPLICABLE STATE AND FEDERAL PERMITS MUST BE OBTAINED BEFORE COMMENCEMENT CONSTRUCTION.

15.) ALL UNDERGROUND UTILITIES INSTALLATION MUST BE PERFORMED BY A FLORIDA LICENSED UTILITY CONTRACTOR.

16.) MAINTAIN A MINIMUM OF FIVE FEET HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND TWA UTILITIES.

17.) THE SITE WILL BALANCE TO WITHIN APPROXIMATELY 176 CUYDS OF ENGINEERING FILL FOR THE BUILDING PAD.

18.) ANY PROPOSED ROADWAY LANE CLOSURE MUST BE SUBMITTED IN WRITING ACCOMPANIED BY A SPECIFIC MOT PLAN DETAILING THE SIGNAGE/DETOUR PLAN, DURATION OF THE ROAD CLOSURE, NOTIFICATION OF LOCAL EMERGENCY AND LAW ENFORCEMENT OFFICES, NOTIFICATION OF OSCEOLA COUNTY PUBLIC INFORMATION OFFICE AND ALL AFFECTED LOCAL RESIDENTS MUST BE NOTIFIED OF THE ROAD IN ADVANCE PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITY WITHIN THE ROADWAYS. ALL ROADWAY LANE CLOSURE MUST BE DONE IN STAGES WHEREIN ONLY SECTIONS OF ANY COUNTY ROAD WILL BE CLOSED AT A TIME. THIS IS TO KEEP EMERGENCY VEHICLES ROAD ACCESSIBILITY IMPACT TO A MINIMUM.

LENGTH OF UTILITY PIPES

WATER

2" P.E.: 205 LF

3/4" P.E.: 25 LF

SEWER

6" PVC: 251 LF

6 CLEANOUTS

UTILITY METERS

WATER

2" METERS: 1

2" RPZ: 1

FIRE HYDRANTS: 0

6" DDCV: 0

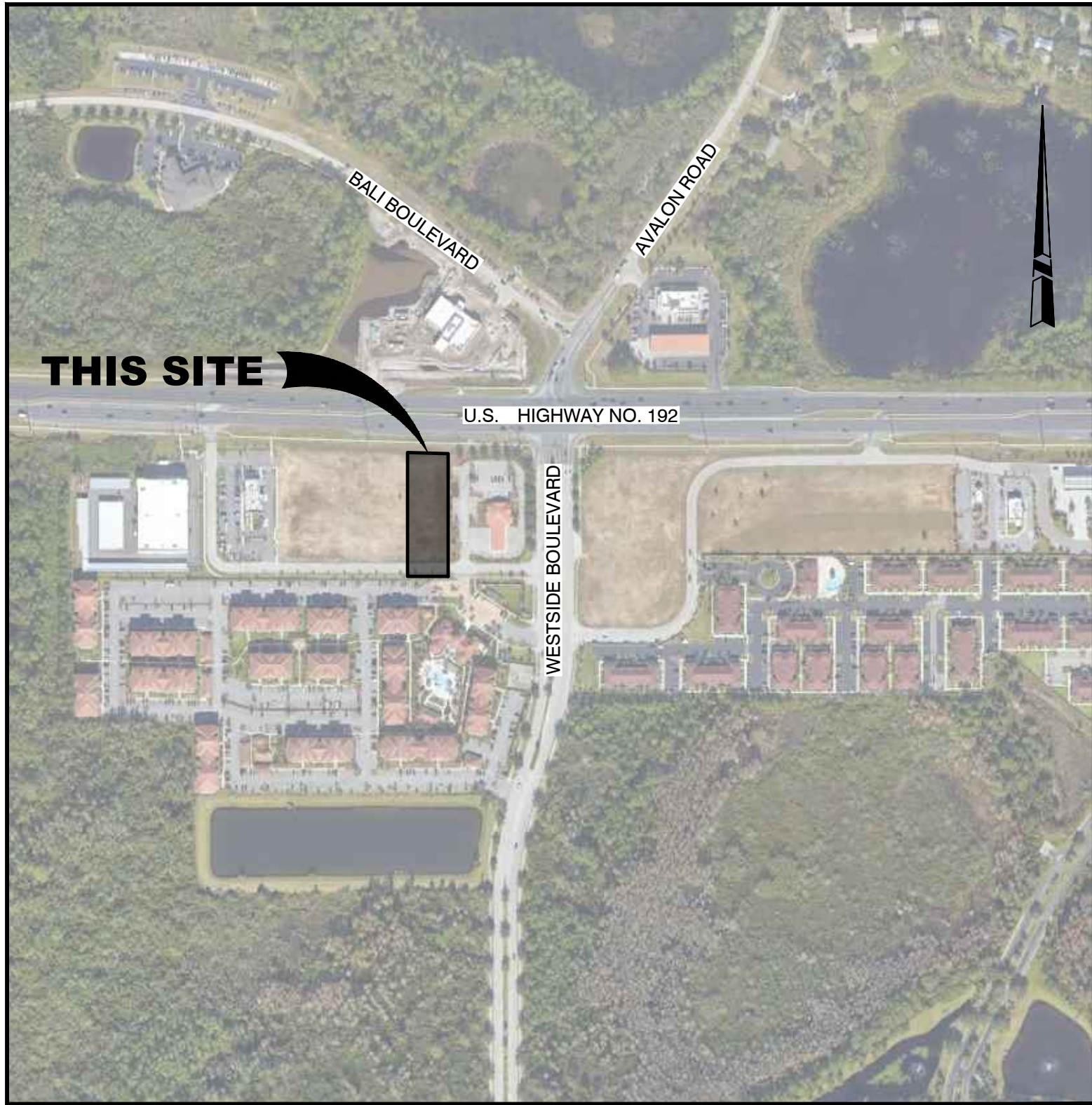
NO.	DATE	DESCRIPTION	BY
1	03/11/24	CHANGES PER TOHO AND COUNTY COMMENTS	RN

SDP 23-0167
PD 19-00017

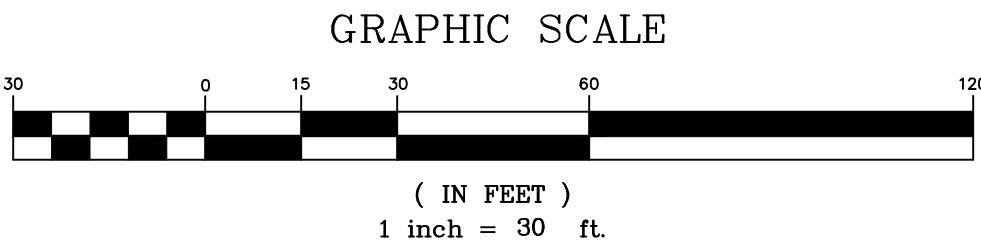
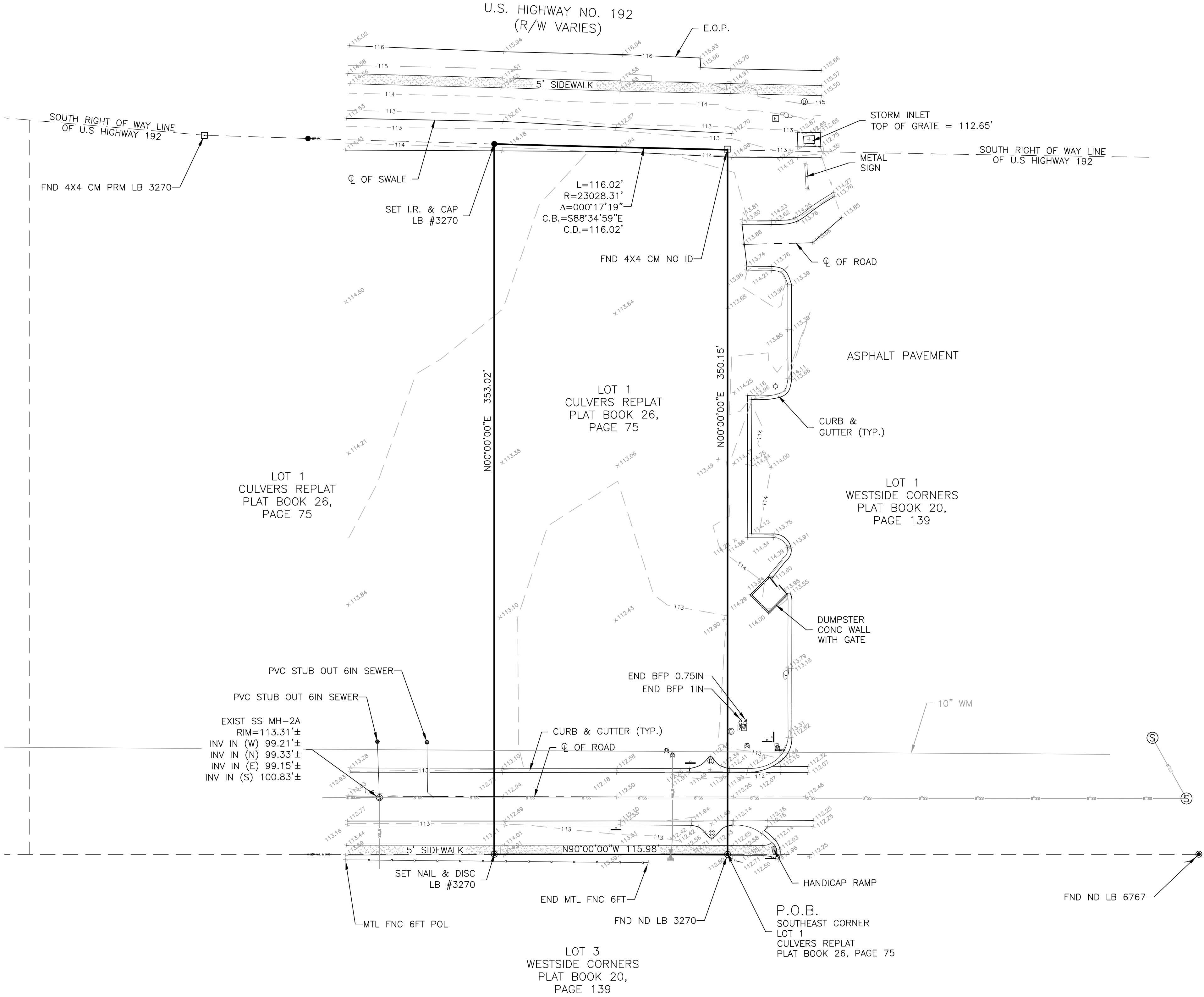
HWA JOB # 3930-8-23
SHEET 01 OF 12

PLAT OF SURVEY

LEGAL DESCRIPTION:
BEGIN AT THE SOUTHEAST CORNER OF LOT 1, CULVERS REPLAT, AS
RECORDED IN PLAT BOOK 26, PAGE 75, OF THE OFFICIAL RECORDS OF
OSCEOLA COUNTY, FLORIDA: THENCE RUN NORTH 90°00'00" WEST ALONG
THE SOUTH LINE OF AFORESAID LOT 1, A DISTANCE OF 115.98 FEET;
THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°00'00" EAST,
PARALLEL TO THE EAST LINE OF AFORESAID LOT 1, A DISTANCE OF
353.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S.
HIGHWAY 192, SAID POINT ALSO BEING A POINT ON A CURVE, CONCAVE
NORTHERLY, HAVING A RADIUS OF 23028.31 FEET, A CHORD BEARING
OF SOUTH 88°34'59" EAST, AND A CHORD DISTANCE OF 116.02 FEET;
THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 00°17'19", A DISTANCE OF 116.02 FEET; THENCE DEPARTING
SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 00°00'00" EAST, A
DISTANCE OF 350.15 FEET TO THE POINT OF BEGINNING.



LOCATION MAP
NOT TO SCALE



NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM
OF 1988

AC = AIR CONDITIONER	CLP = CONCRETE LIGHT POLE	FND = FOUND	LB. = LICENSED SURVEYING BUSINESS	P.O.B. = POINT OF BEGINNING	SEC = SECTION	WM = WATER METER
BFP = BACK FLOW PREVENTER	CPP = CONCRETE POWER POLE	FOC = FACE OF CURB	L.C.E. = LIMITED COMMON ELEMENT	P.O.C. = POINT OF COMMENCEMENT	SS = SANITARY SEWER	WPP = WOOD POWER POLE
BK = BOOK	CR = CABLE RISER	FOCM = FIBER OPTIC CABLE MARKER	L.S. = LICENSED SURVEYOR	P.R.C. = POINT OF REVERSE CURVE	SV = SEWER VALVE	WV = WATER VALVE
BLDG. = BUILDING	C.S. = CONTROL STRUCTURE	FOCV = FIBER OPTIC CABLE VAULT	MB = MAIL BOX	PP = POWER POLE	SW = SIDEWALK	W/ = WITH
BOL = BOLLARD	D = DRAINAGE	G = GAS	PR = PHONE RISER	T = TANGENT LENGTH OF CURVE		
BWF = BARB WIRE FENCE	DBH = DIAMETER AT BREAST HEIGHT	GM = GAS MARKER	PRM = PERMANENT REFERENCE MONUMENT	TBM = TEMPORARY BENCHMARK		
BM. = BENCHMARK	DCO = DRAINAGE CLEAN OUT	GR = GUARD RAIL	PSM = PROFESSIONAL SURVEYOR & MAPPER	TEL = TELEPHONE		
BOC = BACK OF CURB	DIA. = DIAMETER	GW = GUY WIRE	P.T. = POINT OF TANGENCY	TOB = TOP OF BANK		
CB = CATCH BASIN	DMH = DRAIN MANHOLE	GV = GAS VALVE	PVC = POLY VINYL CHLORIDE	TOG = TOP OF GRATE		
C.B.S. = CONCRETE BLOCK STRUCTURE	E = ELECTRIC	H = HANDICAP	R = RADIUS	TOS = TOE OF SLOPE		
C.C. = CHORD DISTANCE	EB = ELECTRIC BOX	HWA = HANSON, WALTER & ASSOCIATES	RCP = REINFORCED CONCRETE PIPE	TR = TRAFFIC		
C.E. = COMMON ELEMENT	EL. = ELEVATION	HWF = HOG WIRE FENCE	RCW = RECLAIM WATER	TRAN = TRANSFORMER		
CLF. = CHAIN LINK FENCE	EMH = ELECTRIC MAN HOLE	HYD = FIRE HYDRANT	RCWV = RECLAIM WATER VALVE	TWP = TOWNSHIP		
C.M. = CONCRETE MONUMENT	EOP = EDGE OF PAVEMENT	I.C.V. = IRRIGATION CONTROL VALVE	RES. = RESIDENCE	U = UTILITY		
CMP = CORRUGATED METAL PIPE	EOW = EDGE OF WATER	I.D. = IDENTIFICATION	RGE = RANGE	UG = UNDERGROUND		
C.O. = CLEAN OUT	ERCP = ECUPIAL REINFORCED CONC. PIPE	IE = INVERT	R.L.S. = REGISTERED LAND SURVEYOR	W = WATER		
COM. = COMMUNICATION	ESMT = EASEMENT	I.P. = IRON PIPE	P.I. = POINT OF INTERSECTION	WDF = WOOD FENCE		
CONC. = CONCRETE	FDC = FIRE DEPARTMENT CONNECTION	I.R. = IRON ROD	P.L.S. = PROFESSIONAL LAND SURVEYOR	WF = WIRE FENCE		
	F.F.E. = FINISH FLOOR ELEVATION	I.R.C. = IRON ROD & CAP	P.C.C. = POINT OF COMPOUND CURVE	WG = WATER GATE		
	F.M. = FORCED MAIN	L = LENGTH		WK = WALK		
				W.F. = WETLAND FLAG		

—OE— BUILDING SETBACK LINE
—OHW— OVERHEAD ELECTRIC LINE
—GAS— GAS LINE
—W— WATER LINE
—UTILITY/POWER POLE— UTILITY/POWER POLE
—GUY WIRE— GUY WIRE
—TELEPHONE BOX— TELEPHONE BOX
—ELECTRIC BOX— ELECTRIC BOX
—LIGHT POLE— LIGHT POLE
—CLEANOUT— CLEANOUT
—SANITARY SEWER MANHOLE— SANITARY SEWER MANHOLE
—STORM DRAINAGE MANHOLE— STORM DRAINAGE MANHOLE
—CABLE BOX— CABLE BOX
—VALVE(W/NOTE)— VALVE(W/NOTE)
—PARKING SPACES— PARKING SPACES
—SIGN— SIGN

I hereby certify that the survey represented hereon has been prepared in accordance with the Standards of Practice as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

John M. Hughes, P.S.M. # 6367

Date Signed

DESIGN	FB#	DC	SEC	6
DRAWN	DT	DC	TWP	25 S
CK'D	JH	SCALE	RGE	27 E
CAD#	SEE STAMP	DATE OF SURVEY	08-30-22	



8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741
PHONE (407) 847-9433 FAX (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

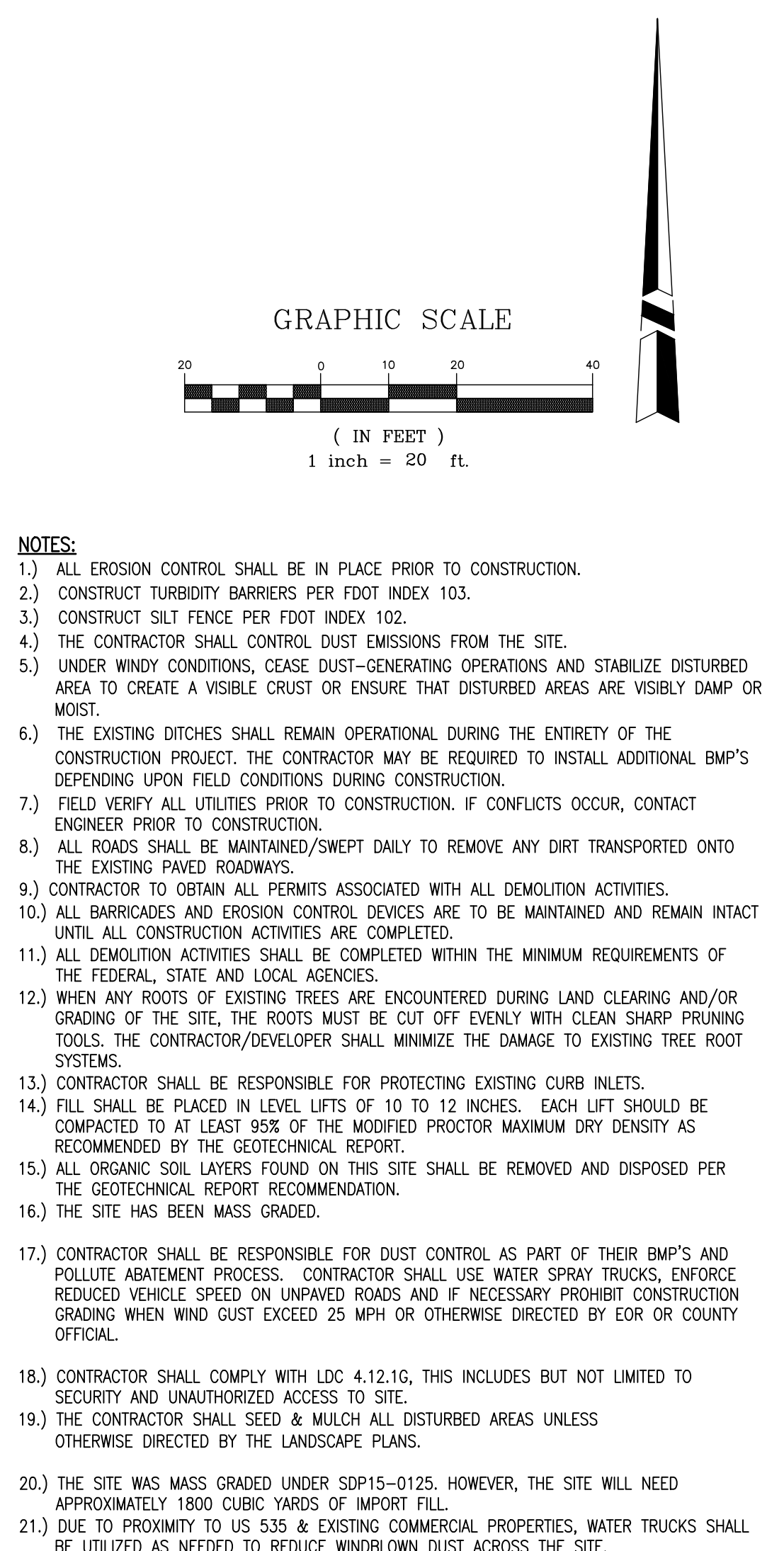
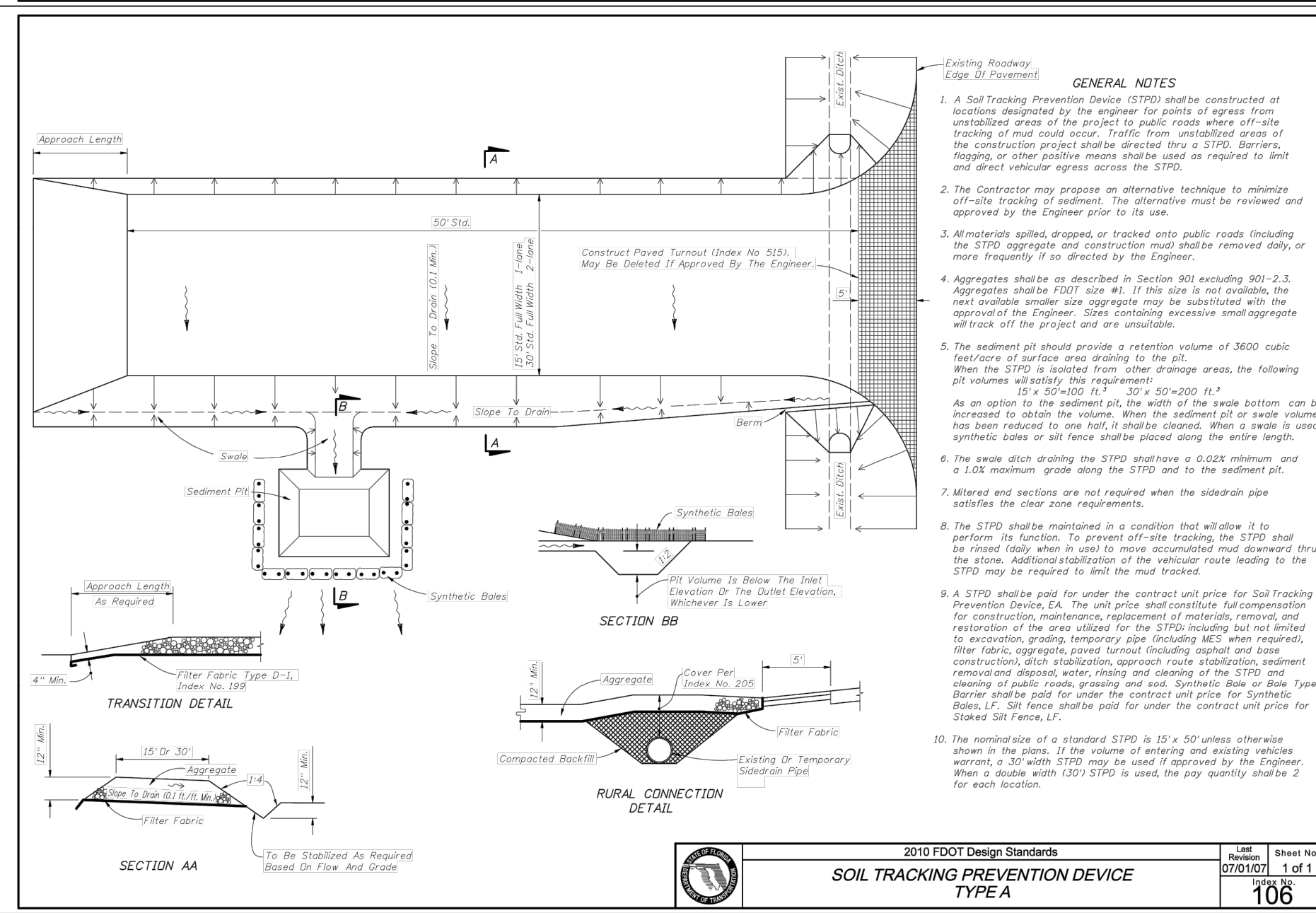


PREPARED FOR:
**K&B WESTSIDE INVESTORS, LLC
KELLY FROELICH**

**BOUNDARY AND
TOPOGRAPHIC SURVEY**

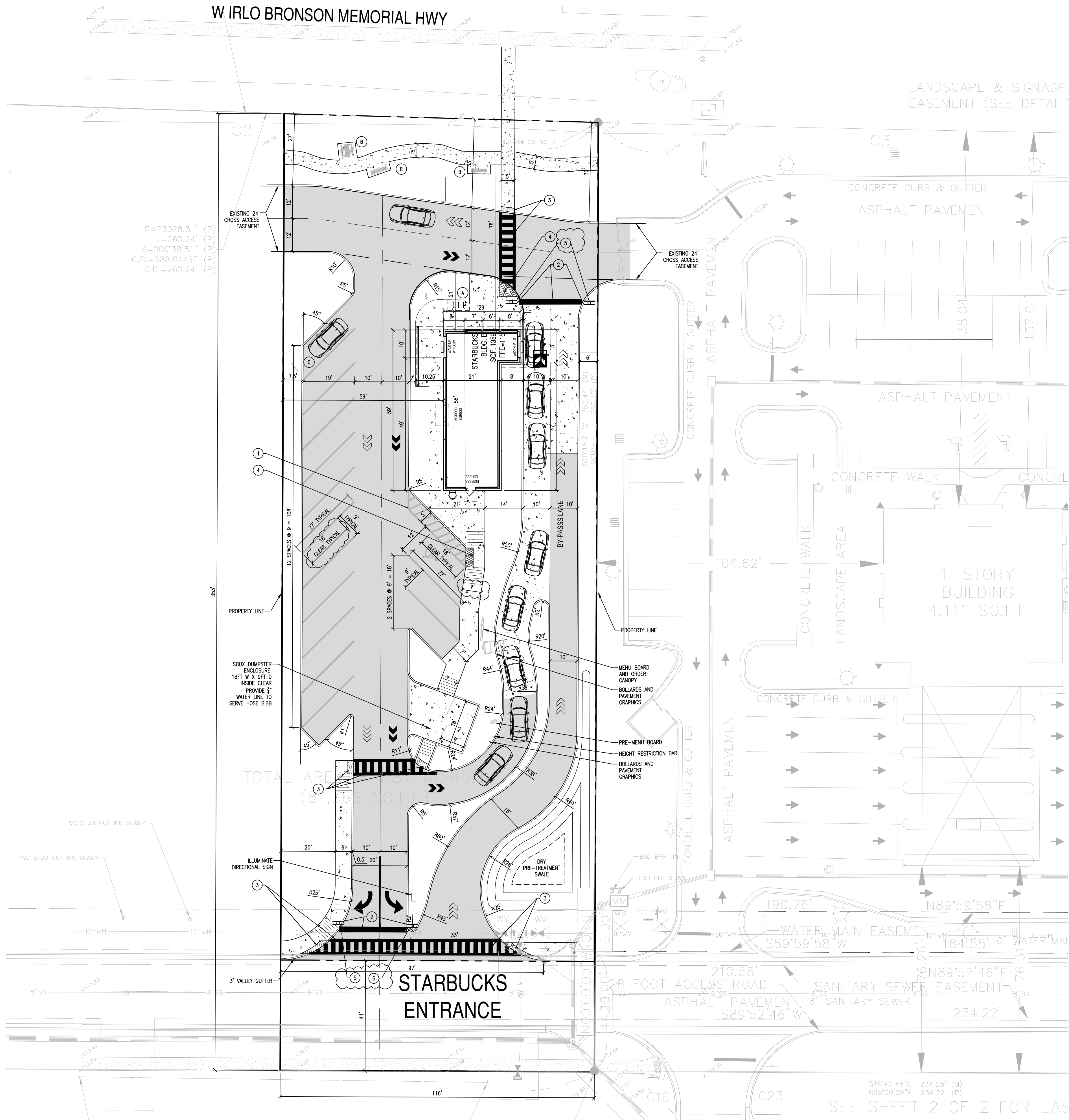
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.
1 of 1
JOB# 3930-08-23



SHEET NO.
03 of 12
JOB NO. 3930-8-23

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- NOTES:**
- 1.) FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONFLICTS OCCUR, CONTACT ENGINEER PRIOR TO CONSTRUCTION.
 - 2.) REFER TO LANDSCAPE/HARDSCAPE PLANS FOR ENHANCEMENT FEATURES AND SIGNS.
 - 3.) ALL CURBS ARE 6" HIGH TRENCH CURB UNLESS OTHERWISE NOTED.
 - 4.) ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 - 5.) ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.
 - 6.) ALL SIGNAGE IS FOR INFORMATIONAL PURPOSES ONLY. ALL SIGNAGE REQUIRES A SEPARATE BUILDING PERMIT SUBMITTAL WITH COUNTY STAMPED APPROVED SDP SITE AND DRAINAGE SHEET. BUFFER WALLS, CANOPIES, ALL SIGNS, MONUMENT SIGNS AND GARBAGE DUMPSTER STRUCTURES REQUIRE A SEPARATE BUILDING PERMIT IN ADDITION TO THE COUNTY STAMPED APPROVED SDP PLANS.
 - 7.) ALL ON-SITE DETECTABLE WARNING SURFACES FOR CURB RAMP ADJACENT TO BUILDING TO MEET THE REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE, FOR CURB RAMP THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE RAMP. FOR HAZARDOUS VEHICULAR AREAS AND ALL REMAINING DETECTABLE WARNING DEVICES SHALL BE CONSTRUCTED PER FDOT INDEX #304.
 - 8.) LOCATIONS OF SITE LIGHTING IS APPROXIMATE. FINAL LOCATION TO BE DETERMINED BY DUKE ENERGY.
 - 9.) BUFFER WALLS, CANOPIES, ALL SIGNS, MONUMENT SIGNS AND GARBAGE DUMPSTER STRUCTURES REQUIRE A SEPARATE BUILDING PERMIT IN ADDITION TO THE COUNTY STAMPED APPROVED SDP PLANS.
 - 10.) TRASH DUMPSTER AREA SHALL BE WALLED WITH MATERIALS THAT ARE LIKE KIND TO THE PRINCIPAL BUILDINGS OF THE SITE; IN ACCORDANCE WITH LDC 3.3.
 - 11.) TRASH DUMPSTER SHALL BE ENCLOSED AND HAVE OPAQUE DOORS THE DOORS SHALL REMAIN CLOSE AT ALL TIMES OTHER THAN DURING GARBAGE DISPOSAL OR COLLECTION; IN ACCORDANCE WITH LDC 3.3.
 - 12.) NO CERTIFICATE OF OCCUPANCY (CO) WILL BE ISSUED UNTIL ALL APPLICABLE PERMITS ARE OBTAINED, ALL EASEMENTS RECORDED AND FILED WITH THE COUNTY, AND ALL UTILITIES ARE INSTALLED AND CERTIFIED BY THE COUNTY ENGINEER.
 - 13.) ALL BUFFER WALL ELEVATIONS MUST COMPLY WITH THE LAND DEVELOPMENT CODE SECTION 10.9.A.P. BUFFER WALLS SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT AS MEASURED FROM THE BASE FLOOR ELEVATION OF THE MOST ADJACENT BUILDING, ROAD, OR PROPERTY, WHICHEVER IS GREATER.
 - 14.) REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
 - 15.) ANY EXISTING POWER POLES, UTILITIES AND ANY OTHER VERTICAL OBJECTS LOCATED WITHIN THE CLEAR ZONE SHALL BE REMOVED PRIOR TO C.O.

- LEGEND (PER LDC 4.7.5)**
- ① BIKE RACKS
 - ② SHADED BENCHES AND SIDEWALK WITHIN CIVIC SPACE.
 - ③ DEDICATED CAR POOL / RIDE SHARE SPACE

- LEGEND**
- ① FOR HANDICAP PARKING DETAILS SEE SHEET 10.
 - ② STOP SIGN (R1-1) AND 24" WIDE THERMOPLASTIC STOP BAR.
 - ③ REFER TO FDOT INDEX No. 711-001 FOR SPECIAL EMPHASIS THERMOPLASTIC STRIPING CROSSWALK.
 - ④ REFER TO FDOT INDEX No. 522-02 FOR RAMP DETAILS SEE SHEET 11.
 - ⑤ DO NOT ENTER SIGN (R5-1)
 - ⑥ KEEP RIGHT (R4-7A)
 - DENOTES PROPOSED CONCRETE SIDEWALK AND CONCRETE PAD.
 - DENOTES PROPOSED PAVEMENT REFER TO TYPICAL SECTIONS FOR PAVEMENT SPECIFICATIONS.
 - ★ DENOTES LIGHT POLES

SDP 23-0167
PD 19-00017

DESIGN	RLN	F.B. NO.	—
DRAWN	ML	PAGE	—
CHECKED	RLN	SCALE	AS NOTED
CAD#	—	DATE	3/11/2024

SEC.	6
TWP.	25 S
RANGE	27 E
DATE	10/12/2023
BY	HS
REVISIONS	REVISED PER SFWM & TWA COMMENTS

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-9433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

**STARBUCKS AT WESTSIDE
WESTSIDE BLVD & US HWY 192**

SITE DIMENSION PLAN

SHEET NO
04 of 12
JOB NO 3930-8-23

I:\3930-8-23\ENGINEERING\CADD\PLANS\3930-8-23_SITE_DIMENSION_PLAN.dwg * Mar 12, 2024-8:09am * plotted by RNewberry

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DRAWN	ML	PAGE	—	TWP.	25 S				
CHECKED	RLN	SCALE	AS NOTED	RANGE	27 E				
CAD#	—	DATE	3/5/2024	DATE	10/12/2023	HS	REVISED PER SFMWD & TWA COMMENTS		
				DATE		BY	REVISIONS		

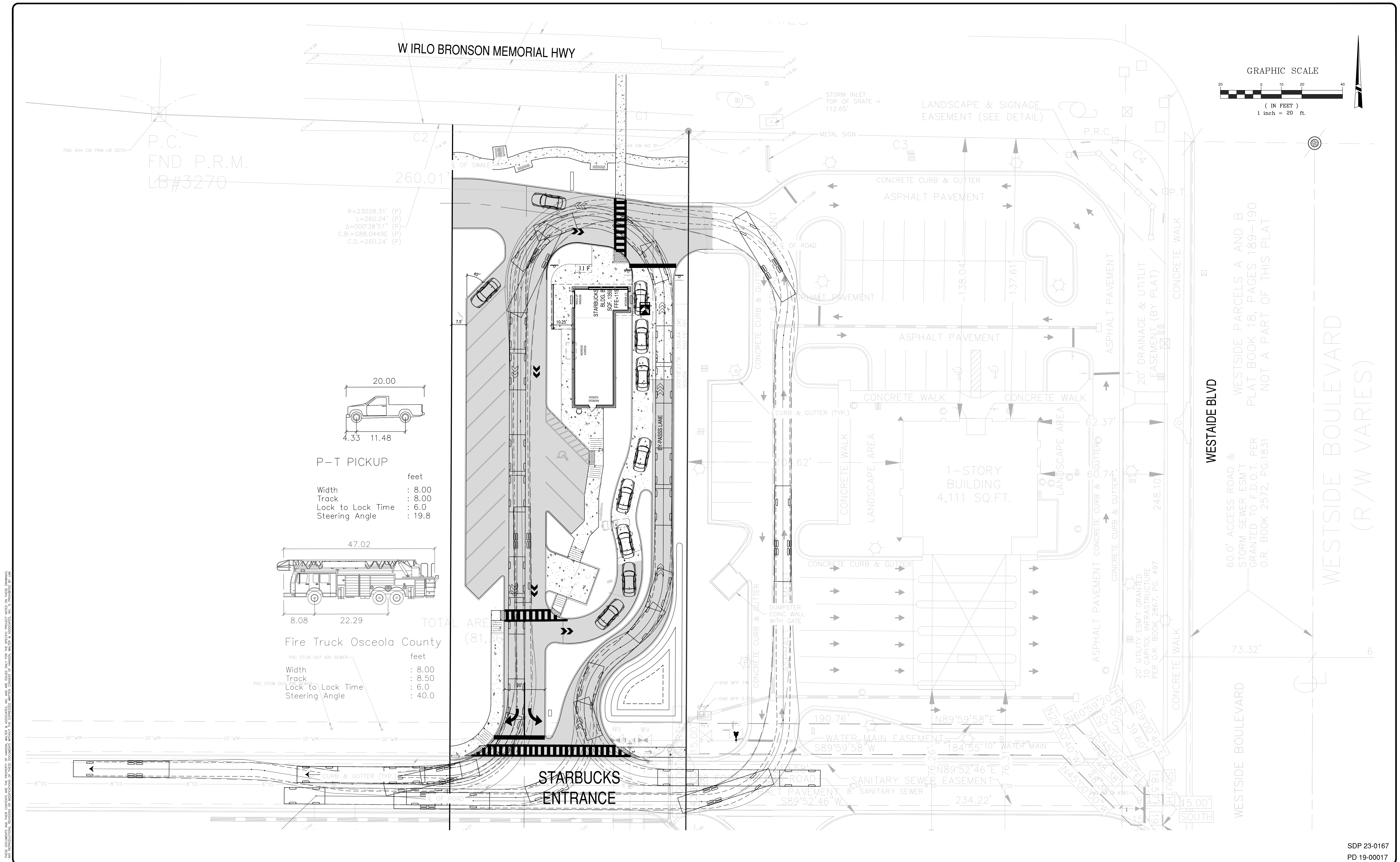


8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
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ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

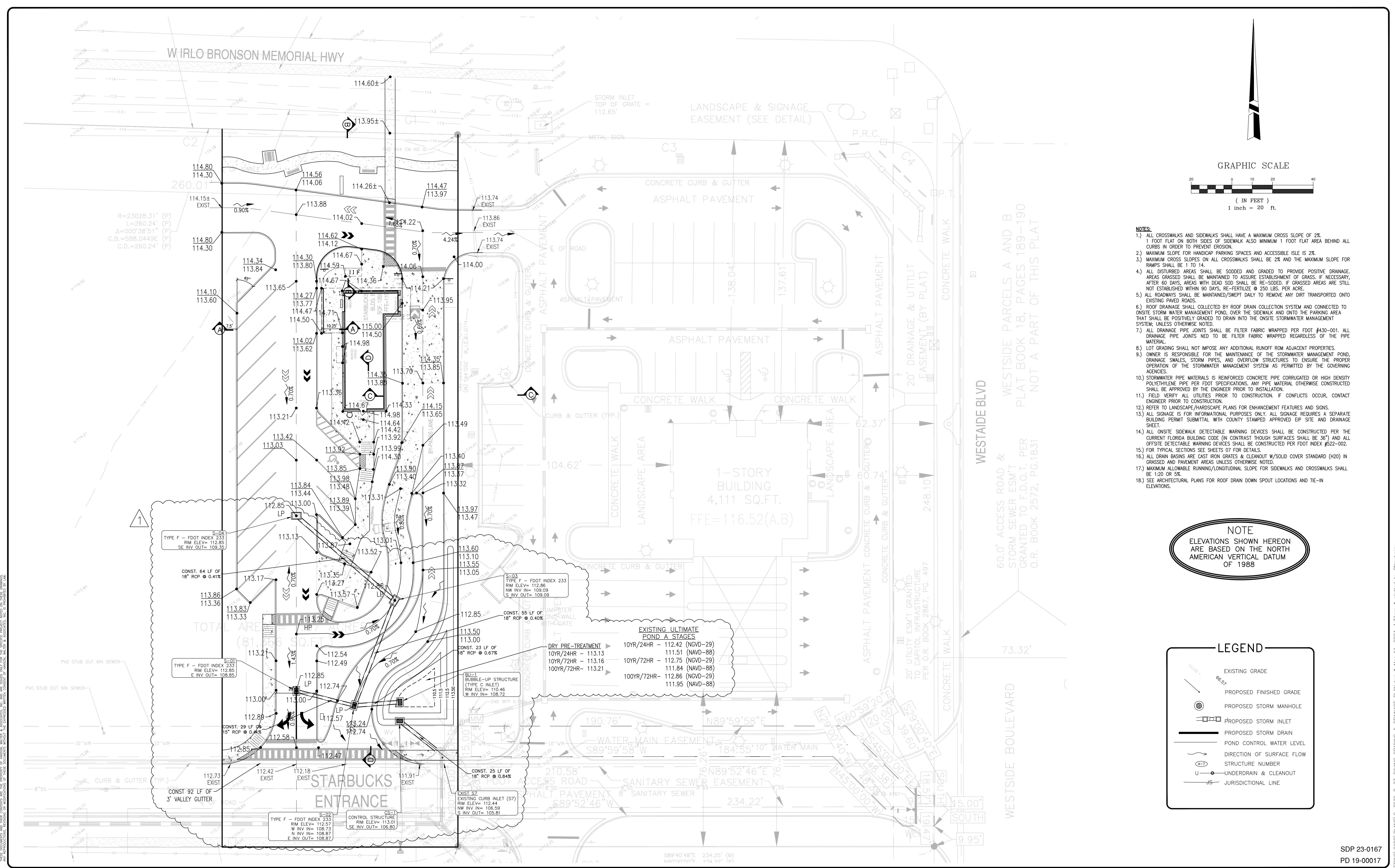
STARBUCKS AT WESTSIDE
WESTSIDE BLVD & US HWY 192

FIRE & PICK UP TRUCK AUTOTURN
LAYOUT

SHEET NO
05 of 12
JOB NO 3930-8-23



I:\3930-8-23\ENGINEERING\CADD\PLANS\3930-8-23 FIRE TRUCK AUTOTURN LAYOUTS.dwg * Mar 11, 2024-1:34pm * plotted by Rnewberry



- NOTES:**
- 1.) ALL CROSSWALKS AND SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
 - 2.) 1 FOOT FLAT ON BOTH SIDES OF SIDEWALK ALSO MINIMUM 1 FOOT FLAT AREA BEHIND ALL CURBS IN ORDER TO PREVENT EROSION.
 - 3.) MAXIMUM SLOPE FOR HANDICAP PARKING SPACES AND ACCESSIBLE ISLE IS 2%.
 - 4.) MAXIMUM CROSS SLOPES ON ALL CROSSWALKS SHALL BE 2% AND THE MAXIMUM SLOPE FOR RAMPS SHALL BE 1 TO 14.
 - 5.) ALL DISTURBED AREAS SHALL BE SODDED AND GRADED TO PROVIDE POSITIVE DRAINAGE. AREAS GRASSED SHALL BE MAINTAINED TO ASSURE ESTABLISHMENT OF GRASS. IF NECESSARY, AFTER 60 DAYS, AREAS WITH DEAD SOD SHALL BE RE-SODDED. IF GRASSED AREAS ARE STILL NOT ESTABLISHED WITHIN 90 DAYS, RE-FERTILIZE @ 250 LBS. PER ACRE.
 - 6.) ALL ROADWAYS SHALL BE MAINTAINED/SWEPT DAILY TO REMOVE ANY DIRT TRANSPORTED ONTO EXISTING PAVED ROADS.
 - 7.) ROOF DRAINAGE SHALL BE COLLECTED BY ROOF DRAIN COLLECTION SYSTEM AND CONNECTED TO ONSITE STORM WATER MANAGEMENT POND, OVER THE SIDEWALK AND ONTO THE PARKING AREA THAT SHALL BE POSITIVELY GRADED TO DRAIN INTO THE ONSITE STORMWATER MANAGEMENT SYSTEM, UNLESS OTHERWISE NOTED.
 - 8.) ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT #430-001. ALL DRAINAGE PIPE JOINTS NED TO BE FILTER FABRIC WRAPPED REGARDLESS OF THE PIPE MATERIAL.
 - 9.) LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ROM ADJACENT PROPERTIES. OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT POND, DRAINAGE SWALES, STORM PIPES, AND OVERFLOW STRUCTURES TO ENSURE THE PROPER OPERATION OF THE STORMWATER MANAGEMENT SYSTEM AS PERMITTED BY THE GOVERNING AGENCIES.
 - 10.) STORMWATER PIPE MATERIALS IS REINFORCED CONCRETE PIPE CORRUGATED OR HIGH DENSITY POLYETHYLENE PIPE PER FDOT SPECIFICATIONS. ANY PIPE MATERIAL OTHERWISE CONSTRUCTED SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
 - 11.) FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONFLICTS OCCUR, CONTACT ENGINEER PRIOR TO CONSTRUCTION.
 - 12.) REFER TO LANDSCAPE/HARDSCAPE PLANS FOR ENHANCEMENT FEATURES AND SIGNS.
 - 13.) ALL SIGNAGE IS FOR INFORMATIONAL PURPOSES ONLY. ALL SIGNAGE REQUIRES A SEPARATE BUILDING PERMIT SUBMITTAL WITH COUNTY STAMPED APPROVED EIP SITE AND DRAINAGE SHEET.
 - 14.) ALL ONSITE SIDEWALK DETECTABLE WARNING DEVICES SHALL BE CONSTRUCTED PER THE CURRENT FLORIDA BUILDING CODE (IN CONTRAST THOUGH SURFACES SHALL BE 36") AND ALL OFFSITE DETECTABLE WARNING DEVICES SHALL BE CONSTRUCTED PER FDOT INDEX #522-002.
 - 15.) FOR TYPICAL SECTIONS SEE SHEETS 07 FOR DETAILS.
 - 16.) ALL DRAIN BASINS ARE CAST IRON GRATES & CLEANOUT W/SOLID COVER STANDARD (H20) IN GRASSED AND PAVEMENT AREAS UNLESS OTHERWISE NOTED.
 - 17.) MAXIMUM ALLOWABLE RUNNING/LONGITUDINAL SLOPE FOR SIDEWALKS AND CROSSWALKS SHALL BE 1:20 OR 5%.
 - 18.) SEE ARCHITECTURAL PLANS FOR ROOF DRAIN DOWN SPOUT LOCATIONS AND TIE-IN ELEVATIONS.

NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM
OF 1988

LEGEND

- EXISTING GRADE
- PROPOSED FINISHED GRADE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN
- POND CONTROL WATER LEVEL
- DIRECTION OF SURFACE FLOW
- STRUCTURE NUMBER
- UNDERDRAIN & CLEANOUT
- JURISDICTIONAL LINE

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STARBUCKS AT WESTSIDE
WESTSIDE BLVD & US HWY 192

PAVING GRADING & DRAINAGE PLAN

SHEET NO
06 of 12
JOB NO 3930-8-23

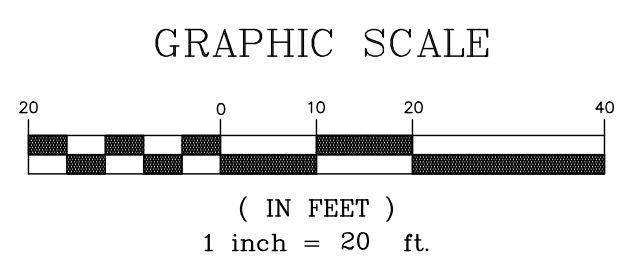
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3930-8-23 ENGINEERING/CADD PLANS 3930-8-23 PAVING GRADING & DRAINAGE PLAN.dwg • Mar 11, 2024 - 1:31pm • plotted by RNewberry

NOTE
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WIRLO BRONSON MEMORIAL HWY

(R/W VARIES) (R/W VARIES)



NOTE
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OF 1988

DOMESTIC WATER SERVICE REQUIREMENTS:
THE DOMESTIC WATER SERVICE SHALL BE A MINIMUM OF 50 PSI AND NO
GREATER THAN 65 PSI DYNAMIC PRESSURE AT THE POINT OF BUILDING ENTRY.
IF THE SERVICE STATIC IS OVER 65 PSI, A PRESSURE REDUCING VALVE TO BE
PROVIDED BY THE SHELL GENERAL CONTRACTOR. IF THE PRESSURE IS UNDER
50 PSI AT THE POINT OF ENTRY, A BOOSTER PUMP AND SURGE TANK SHALL
BE PROVIDED AND INSTALLED.
IMMEDIATELY UPON INSTALLATION OF THE WATER SERVICE TO THE BUILDING,
THE PLUMBING CONTRACTOR SHALL PERFORM A PRESSURE TEST. SHOULD THE
PRESSURES NOT MEET THE ABOVE STATED CRITERIA, THE GENERAL
CONTRACTOR SHALL PROVIDE RESULTS TO THE ARCHITECT AT THE EARLIEST
POSSIBLE DATE. THE ARCHITECT WILL THEN PROVIDE THE NECESSARY DESIGN
REMEDIES TO THE CONTRACTOR FOR PRICING, PERMIT AND CONSTRUCTION

Grease Interceptor Calculations

TOHO Water Authority Formula:
Sizing from below, (M) x (GM) x (LF) = Effective capacity (Gallons)
Meals prepared per day 500
Gallons 5
Loading Factor 1.2
Note - (LF) at 1.2 is accepted per TOHO
Gravity Interceptor Gallons: 3000 gallons
TOHO Minimum: 3000 gallons
Great Basin Cross Reference
(1) GB-500 = 3,000 gallons

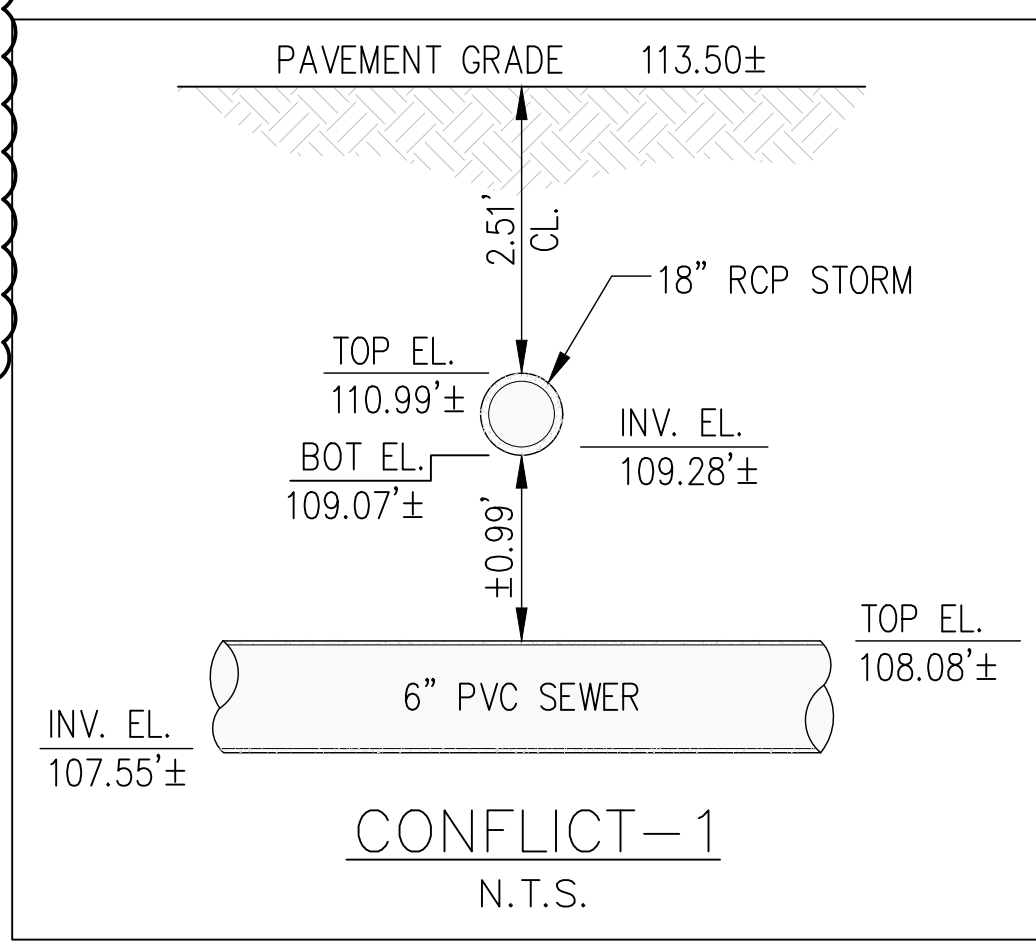
Great Basin recommendation for this project: (1) GB-500

SCHIER Description: Polyethylene Grease Interceptor
MODEL NUMBER: Flow Rate / Grease Capacity: 100 GPM / 3,048 lbs
GB-500 Liquid Capacity: 510 gallons

-sizing FORMULA FOR RESTAURANTS:	OTHER ESTABLISHMENTS WITH COMMERCIAL KITCHENS:
(S) X (GS) X (HR/12) X (LF) = Effective capacity (Gallons) S = Number of dining seats GS = Gallons of wastewater per seat (25 gallons for restaurants with dishes and/or automatic dishwasher OR 10 gallons for restaurants with throw-away trays and utensils and no dishwasher HR = Number of hours restaurant is open LF = Loading Factor (1.50 for commercial areas; 1.25 for recreational/residential area; 1.00 all other areas)	(M) x (GM) x (LF) = Effective capacity (Gallons) M = Meals prepared per day GM = 5 Gallons LF = Loading Factor (1.5 with dishwasher; 1.00 without)

LEGEND

11 1/4"	PROPOSED 11 1/4" BEND
22 1/2"	PROPOSED 22 1/2" BEND
45"	PROPOSED 45" BEND
90"	PROPOSED 90" BEND
SSS	PROPOSED SINGLE SANITARY SERVICE
DSS	PROPOSED DOUBLE SANITARY SERVICE
SWS	PROPOSED SINGLE WATER SERVICE
DWS	PROPOSED DOUBLE WATER SERVICE
SS	PROPOSED SANITARY SEWER (SS)
WM	PROPOSED WATER MAIN (WM)
FM	PROPOSED FORCE MAIN (FM)
RU	PROPOSED REUSE WATER MAIN (RU)
UD	PROPOSED UNDERDRAIN (UD)
G.V.	PROPOSED GATE VALVE (G.V.), TEE
SMH	PROPOSED SANITARY MANHOLE (SMH)
F.H.A.	PROPOSED FIRE HYDRANT ASSEMBLY (F.H.A.)
1-T	1-TEE AS REQUIRED
1-G	1-6" GATE VALVE
1-P	1-6" PVC C-900 AS REQUIRED
1-F	1-FIRE HYDRANT



- NOTE:
- 1.) FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF
CONFLICTS ARE ENCOUNTERED CONTACT ENGINEER PRIOR TO
CONSTRUCTION.
 - 2.) ALL SANITARY SEWER SERVICE LATERAL SHALL HAVE A MIN. SLOPE OF
1%.
 - 3.) THE MINIMUM COVER OVER TWA UTILITY MAINS SHALL BE NO LESS THAN
36" AND 42" BELOW SUB-BASE IN EXISTING COUNTY RIGHT OF WAYS.
 - 4.) FIRE HYDRANT SHALL BE A MIN. OF 4' FROM BEHIND THE BACK OF
CURB.
 - 5.) CONTRACTOR SHALL AS-BUILT ALL UTILITY CROSSINGS TO INSURE
HORIZONTAL AND VERTICAL SEPARATIONS REQUIREMENTS ARE MET.
 - 6.) POLYETHYLENE TUBING SHALL BE SDR-9 RATED AT 200 PSI MINIMUM.
 - 7.) SANITARY MANHOLES OUTSIDE OF PAVED AREAS SHALL REQUIRE DIRT
ROAD MANHOLE PROTECTORS.
 - 8.) IN FRONT OF EACH PROPOSED FIRE HYDRANT PLACE A BLUE REFLECTIVE
PAVEMENT MARKER, PER NFPA CHAPTER 18
 - 9.) ALL TREE AND SHRUB ROOT BALLS SHALL BE PLACED WITH A MINIMUM
OF 5' HORIZONTAL SEPARATION FROM TWA MAINTAINED UTILITIES
 - 10.) NO PROPOSED POLE (SIGN, TRAFFIC, LIGHT, POWER) MAY BE IN
CONFLICT WITH WATER OR SANITARY MAIN. THERE MUST BE A MINIMUM 10'
HORIZONTAL SEPARATION MAINTAINED.
 - 11.) CONSTRUCT FIRE HYDRANTS PER TOHO-26 DETAIL.
 - 12.) GATE VALVES SHALL NOT BE PLACED IN THE CURB.
 - 13.) MAINTAIN A 3' CLEARANCE AROUND WATER METERS.
 - 14.) CONSTRUCTION TO EXTEND REUSE FROM MAIN CORP STOP TO CURB
STOP WITHOUT ADDITIONAL FITTINGS.
 - 15.) FIREFLOW CALCULATIONS - PER NFPA 1, TABLE H.5.1

RETAIL: 1410 SF ; FBC TYPE VB, NFPA V(000)
NEEDED FIRE FLOW = 1,500 GPM

FIRE HYDRANT SPACING & CAPACITY (PER NFPA 1, TABLE H.5.1)

DISTANCE (++)	# OF HYDRANTS	MAX CAPACITY PER HYDRANT (GPM)	TOTAL (GPM)
≤250	1	1500	1500
>250 & ≤500	0	1000	0
>500 & ≤1000	0	500	0
		TOTAL	1,500

- 17.) LENGTH OF PIPE INSTALLED FOR WATER : 3/4" P.E.= 31'; 2" P.E.= 212'
LENGTH OF PIPE INSTALLED FOR REUSE: 1" P.E. = 54'
LENGTH OF PIPE INSTALLED FOR GRAVITY: 6" = 181'
NUMBER OF CLEANOUTS = 6

SDP 23-0167
PD 19-00017

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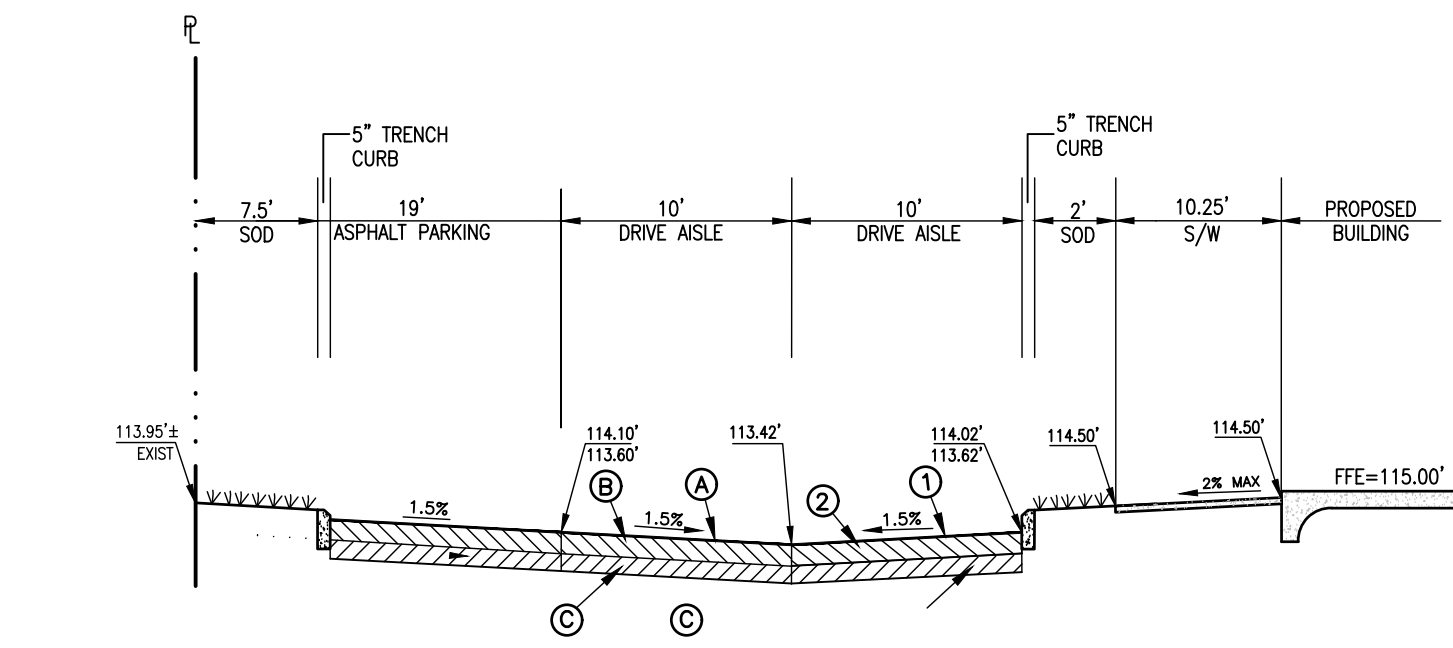
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STARBUCKS AT WESTSIDE
WESTSIDE BLVD & US HWY 192

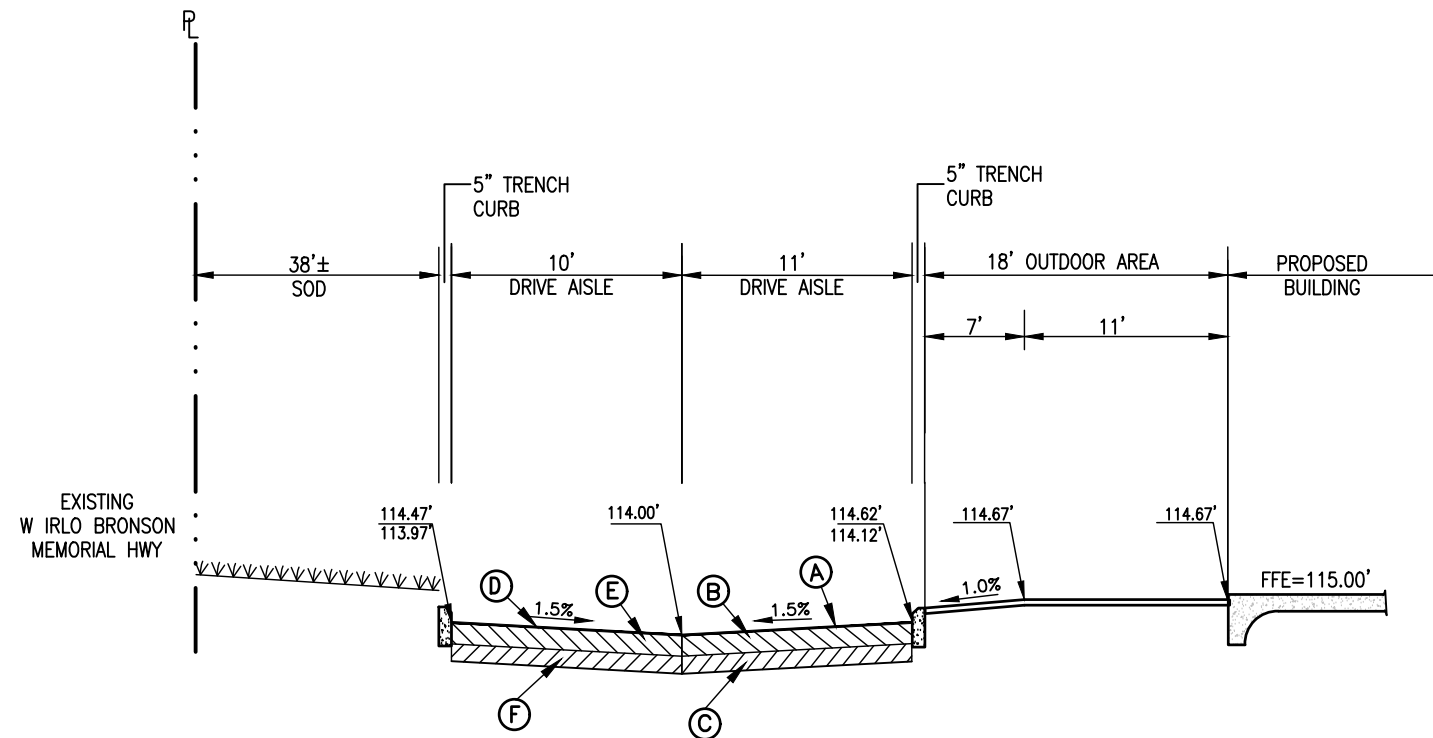
UTILITY PLAN

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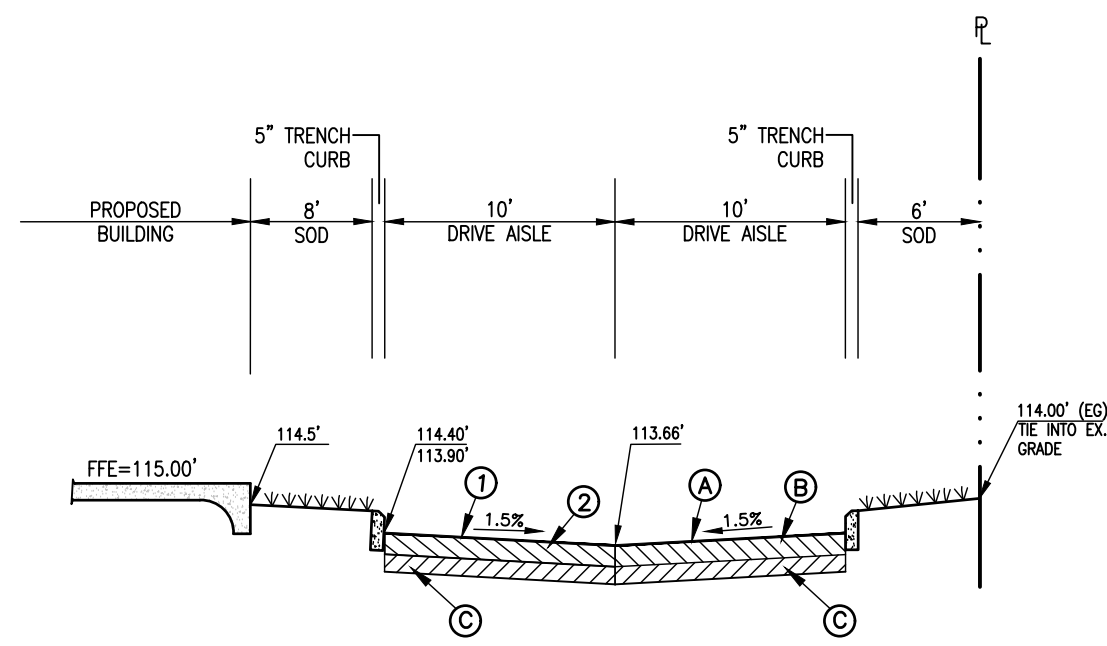
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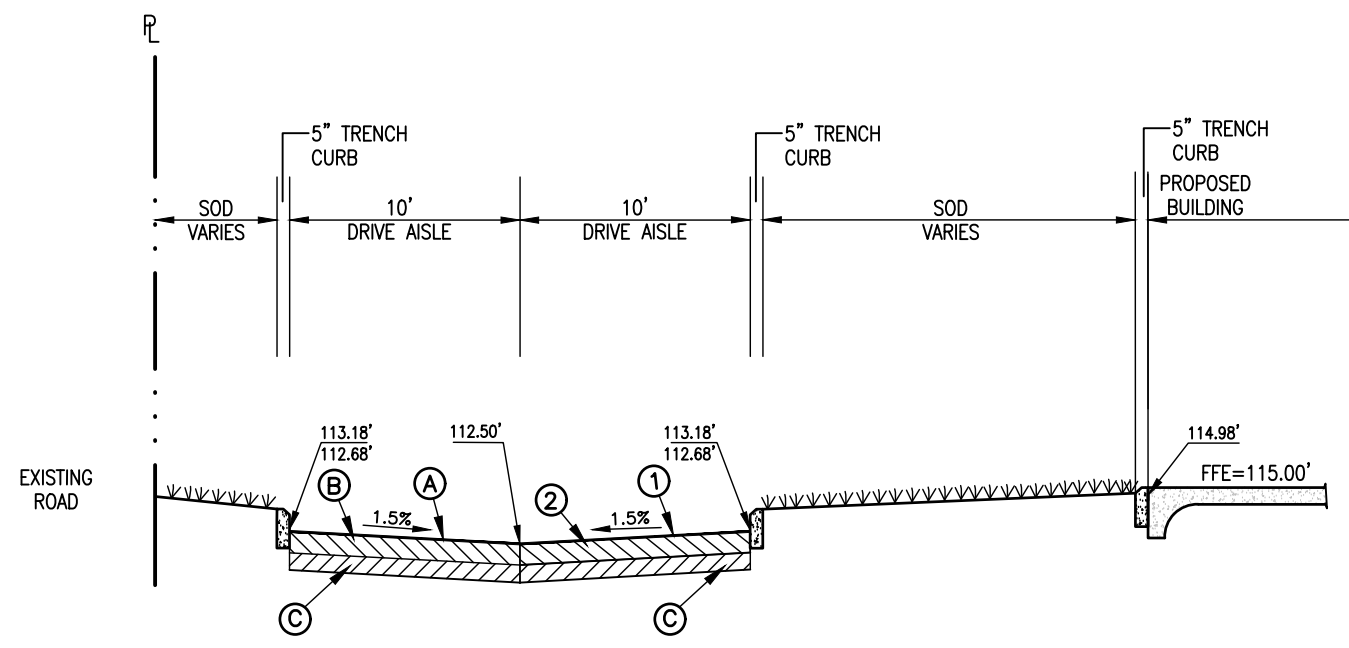
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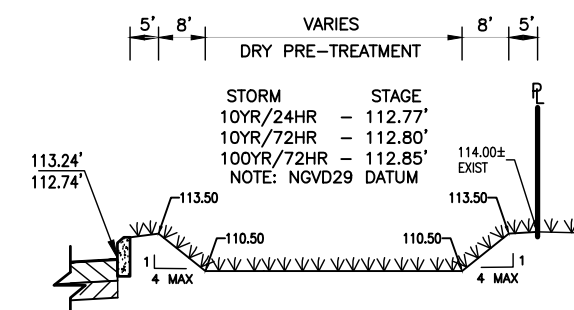
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SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



POND SECTION

HEAVY PAVEMENT SPECIFICATIONS:

(FOR ALL DRIVE ISLES.)

- A.) MIN. 2" TYPE S-III ASPHALT (SP 9.5)
OVER RC-70 OR EQUAL PRIME COAT (2 LIFTS)
- B.) 8" LIMEROCK (98% MAX. DENSITY, LBR=100)
OR 10" FDOT GRADE AGGREGATE BASE (AKA
CRUSHED CONCRETE) (98% MAX. DENSITY,
LBR=150) COMPACTED TO 100% OF MAX.
DENSITY AS DETERMINED BY FM1-T180 AND
SHALL BE IN ACCORDANCE WITH FDOT SECTION
#204 AND SUPPLIED BY A FDOT & COUNTY
APPROVED SOURCE.
- C.) MIN. 12" STABILIZED SUB-BASE COMPACTED TO
MIN. 98% DENSITY OF MOD. PROCTOR AS
DETERMINED BY AASHTO-D-1557 OR LBR > 40

LIGHT PAVEMENT SPECIFICATIONS:

(FOR ALL PEDESTRIAN TRAFFIC AND CAR PARKING
AREAS)

- D.) MIN. 1 1/2" TYPE S-III ASPHALT (SP-9.5)
OVER RC-70 OR EQUAL PRIME COAT
- E.) 6" LIMEROCK (98% MAX. DENSITY, LBR=100) OR
7.5" FDOT GRADE AGGREGATE BASE (AKA
CRUSHED CONCRETE) (98% MAX. DENSITY,
LBR=150) COMPACTED TO 100% OF MAX.
DENSITY AS DETERMINED BY FM1-T180 AND
SHALL BE IN ACCORDANCE WITH FDOT SECTION
#204 AND SUPPLIED BY A COUNTY APPROVED
SOURCE.
- F.) MIN. 12" STABILIZED SUB-BASE COMPACTED
TO MIN. 98% DENSITY OF MOD. PROCTOR AS
DETERMINED BY AASHTO-D-1557 OR LBR > 40

DUMPSTER PAD:

1. 6" PORTLAND CONCRETE MINIMUM 28
DAY COMPRESSING
STRENGTH OF 4,000 PSI.
2. 12" WELL DRAINING GRANULAR
SUBGRADE, COMPACTED TO 98%
OF THE MATERIAL'S AASHTO T-180 MAXIMUM
DRY DENSITY.

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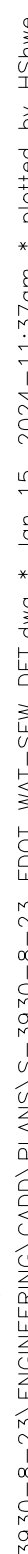
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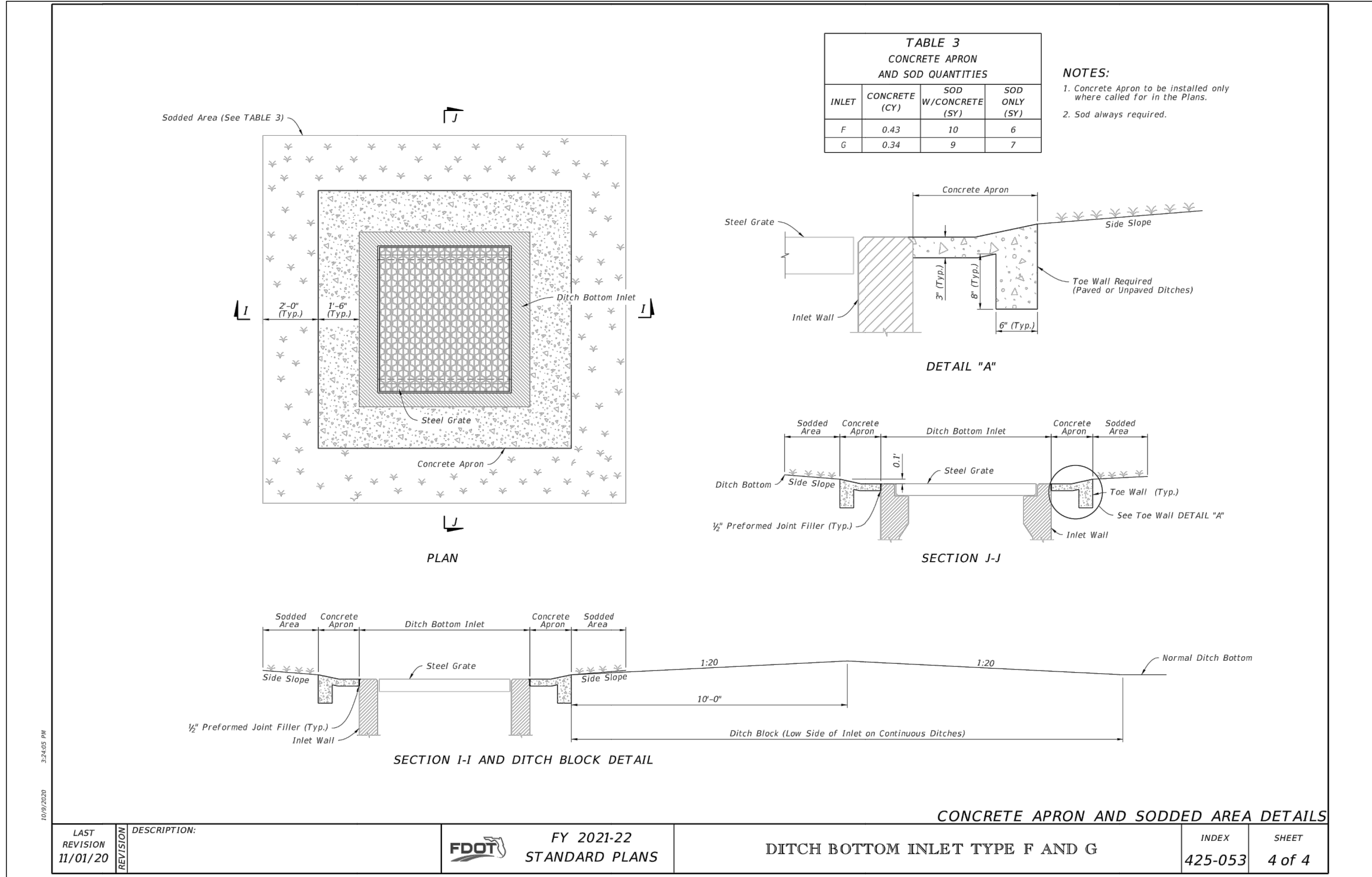
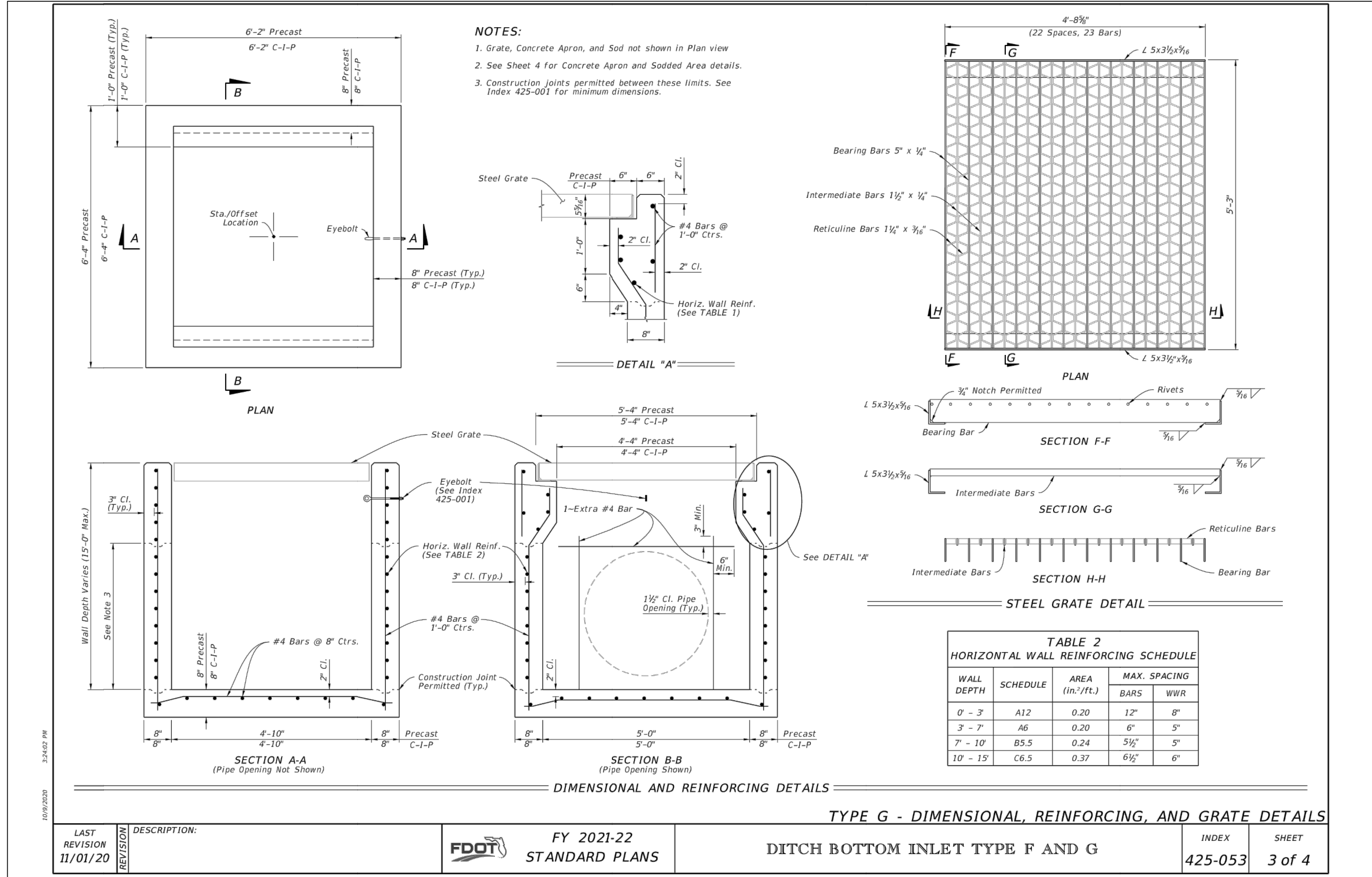
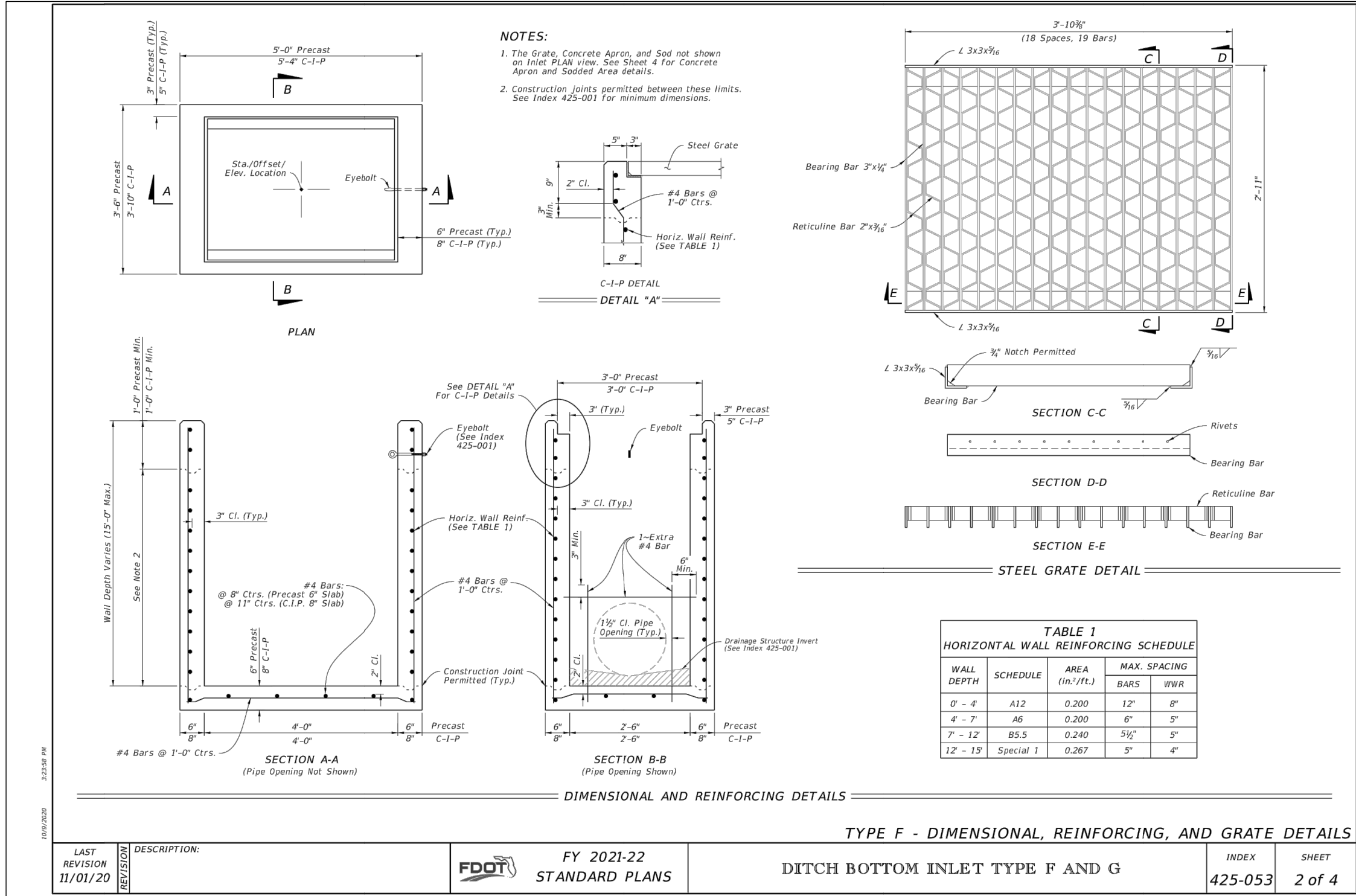
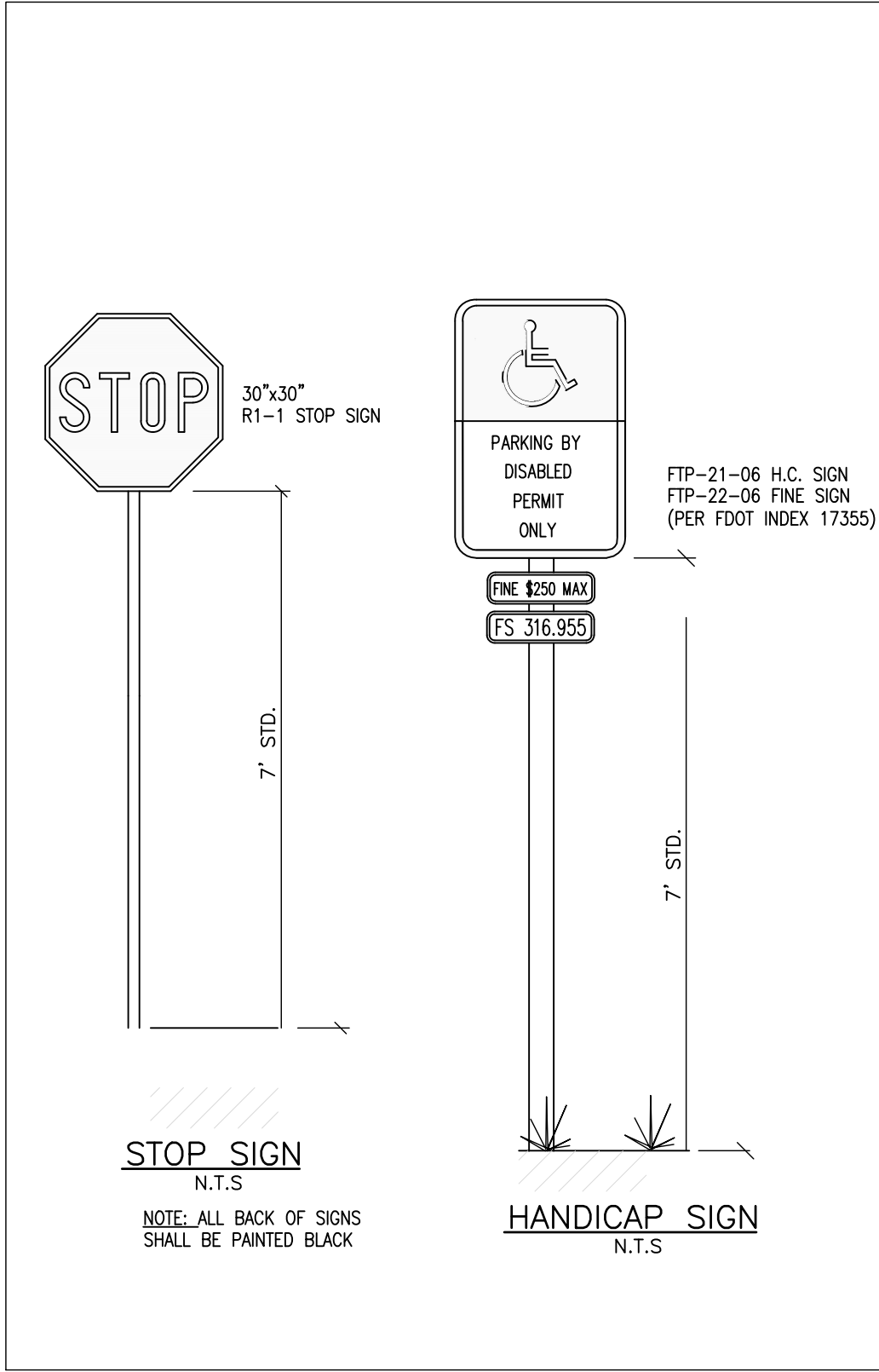
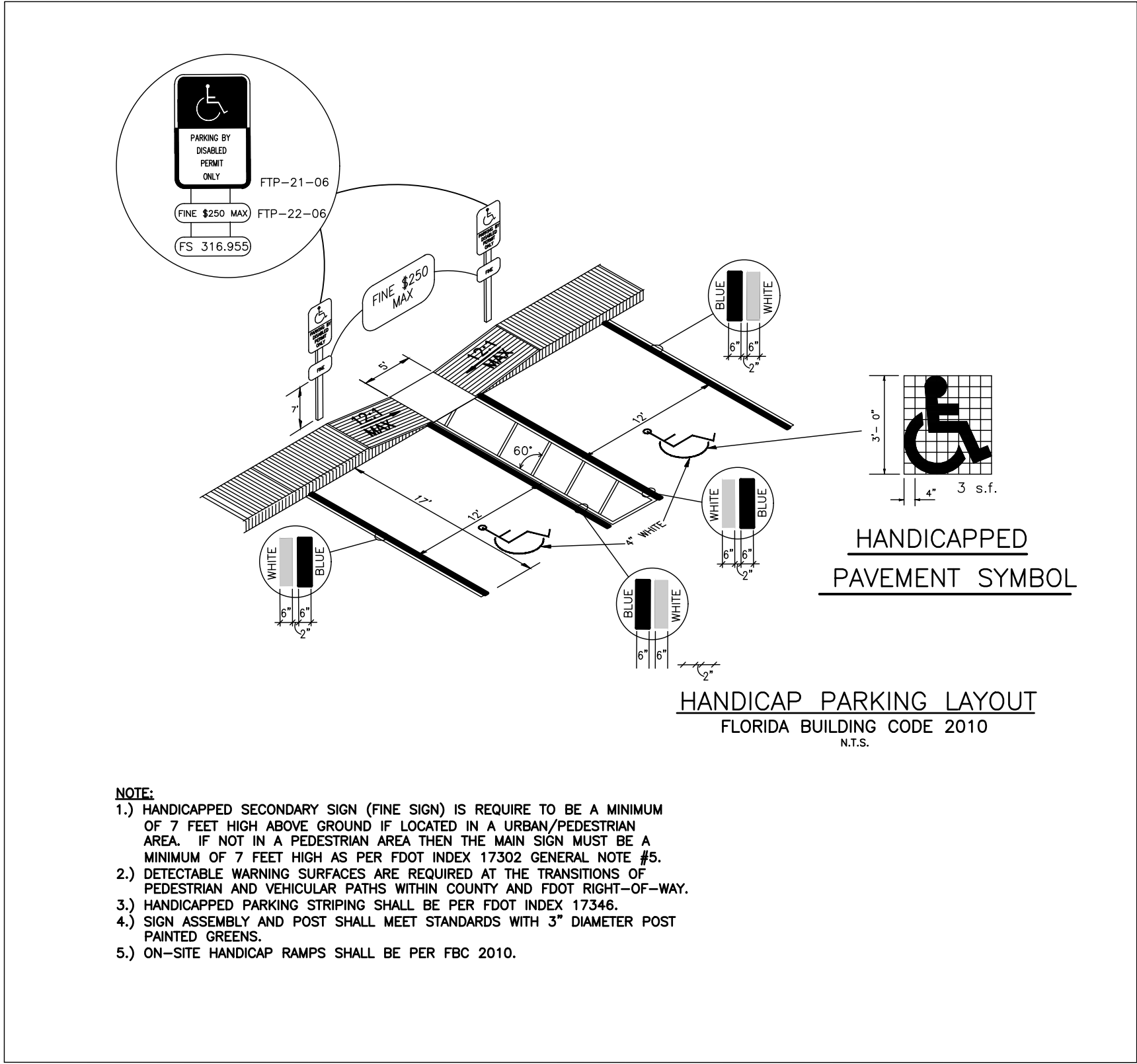
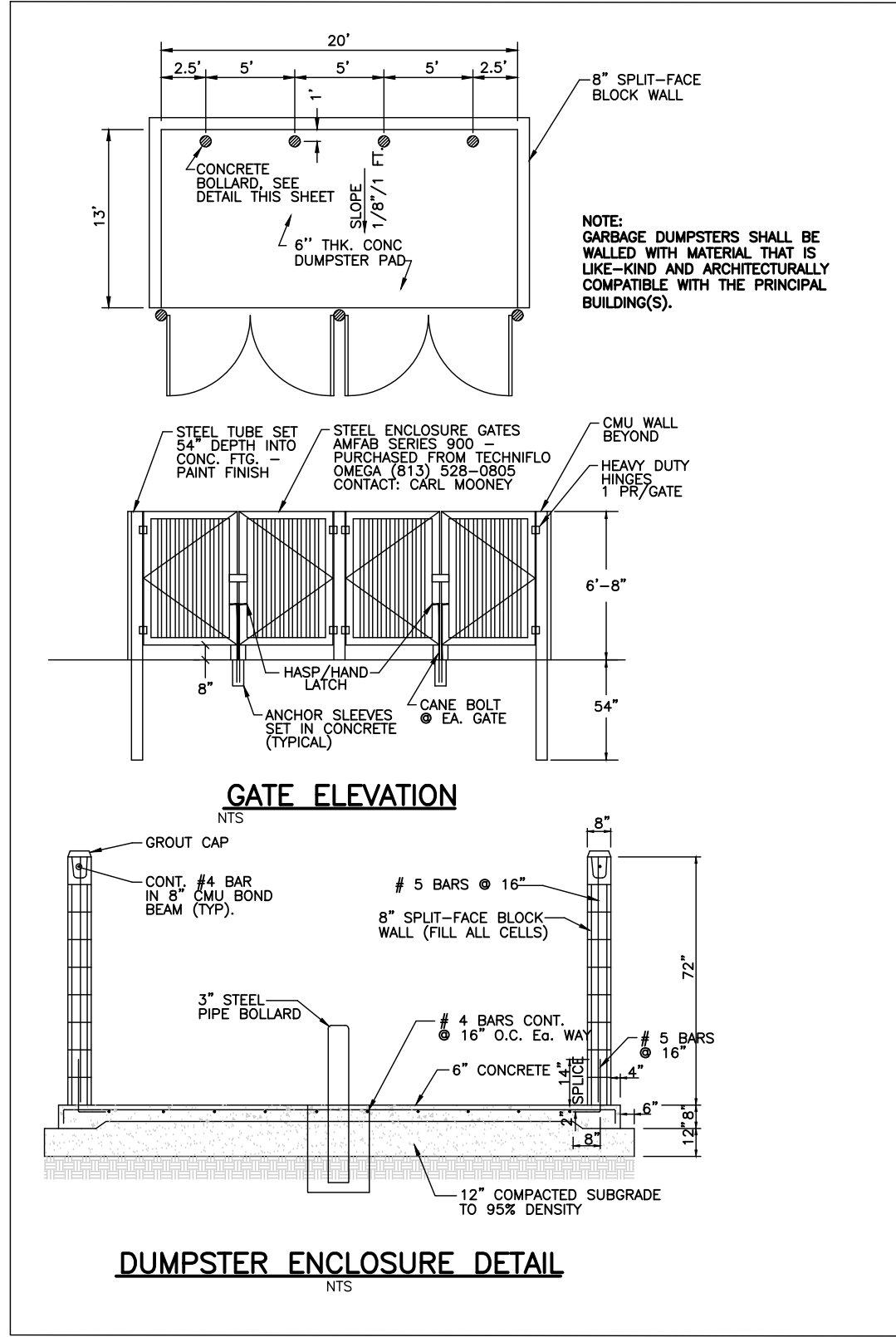
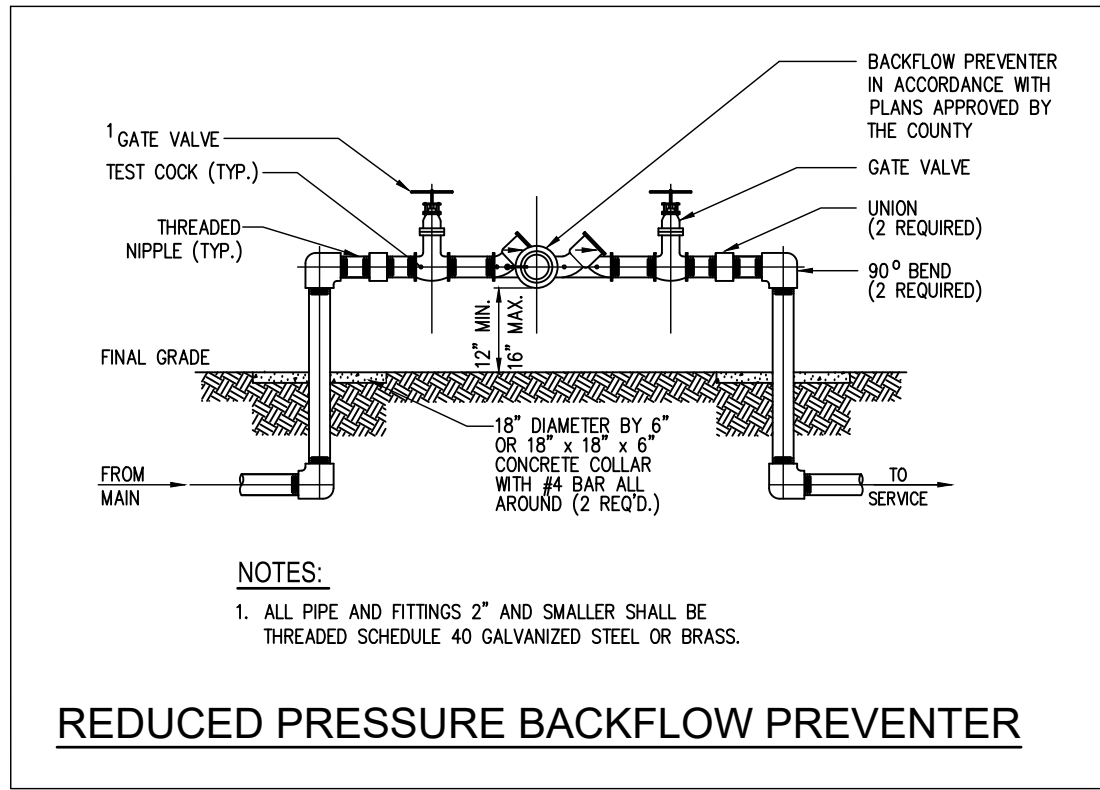
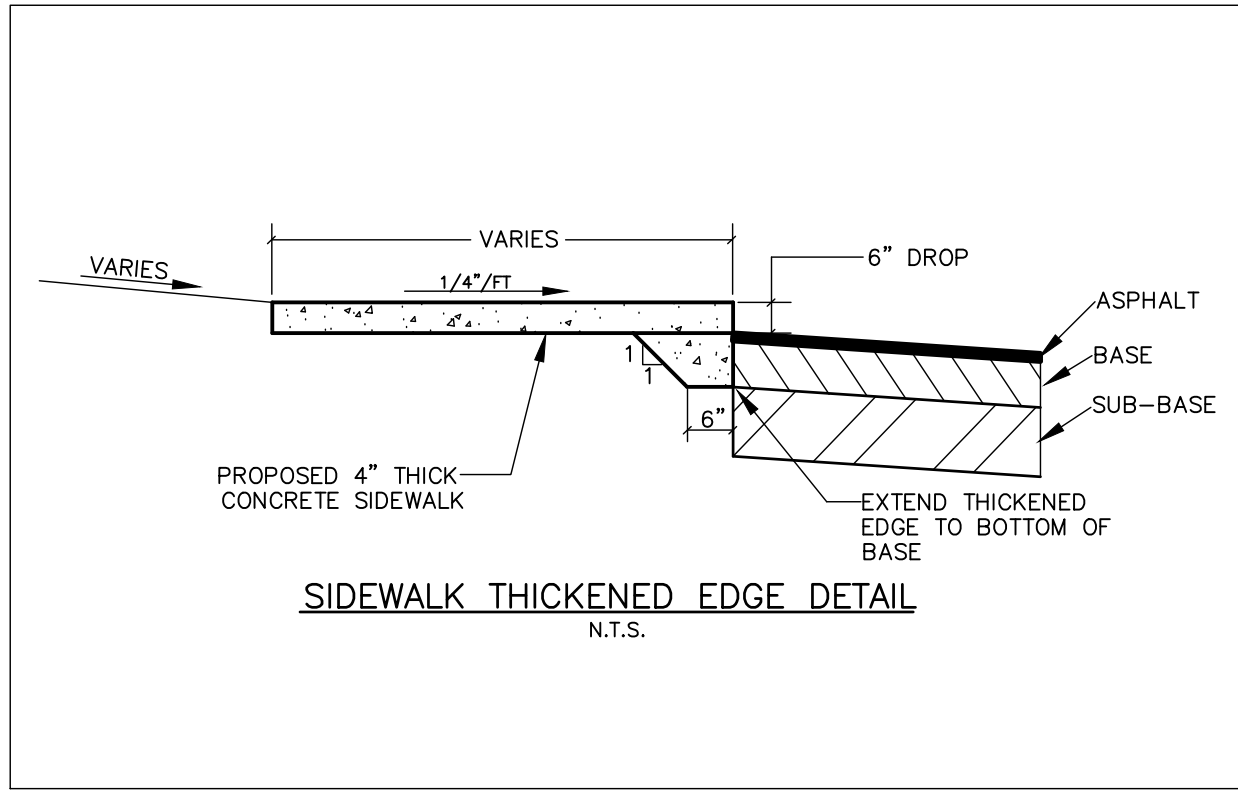
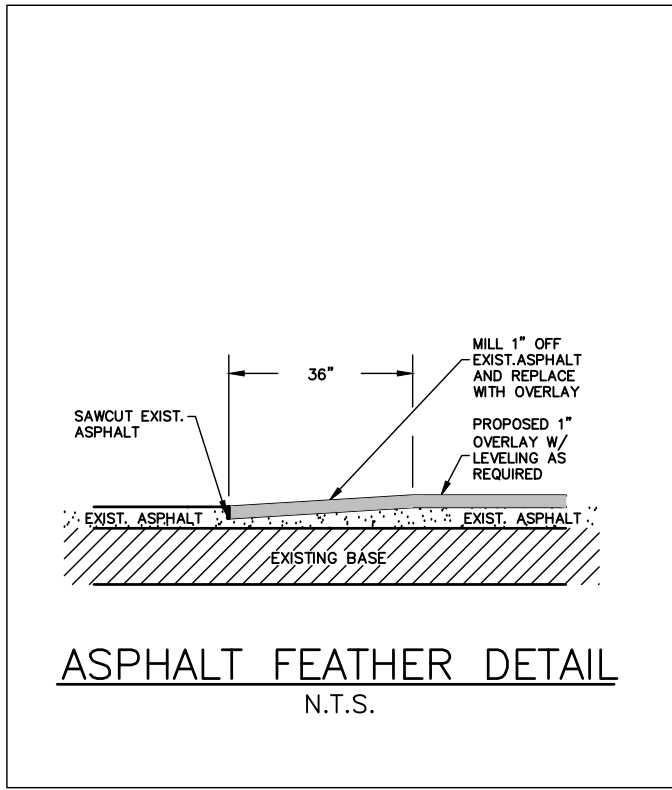
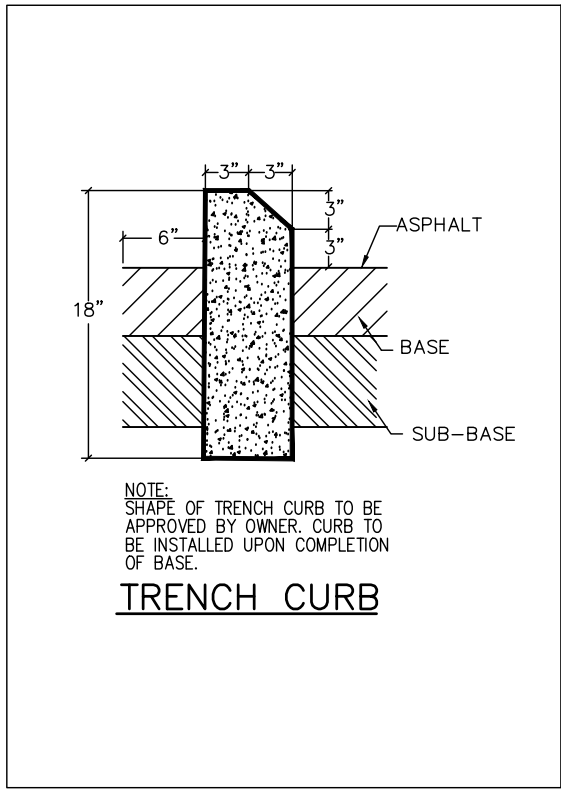
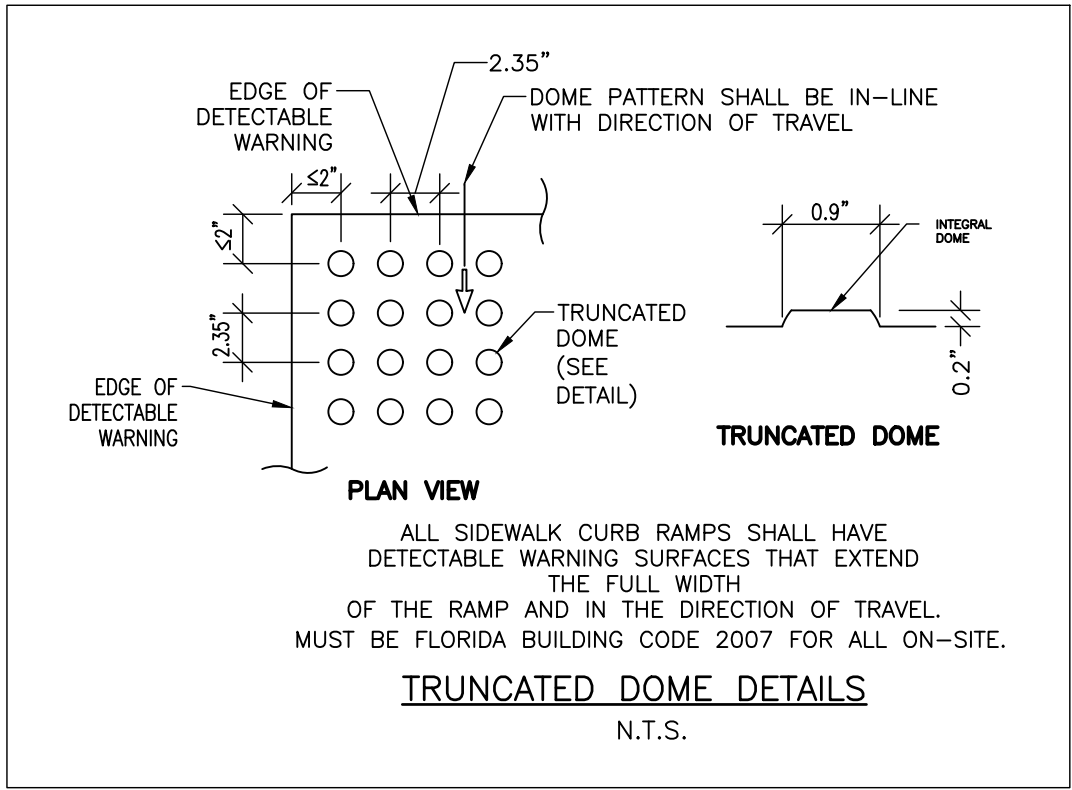
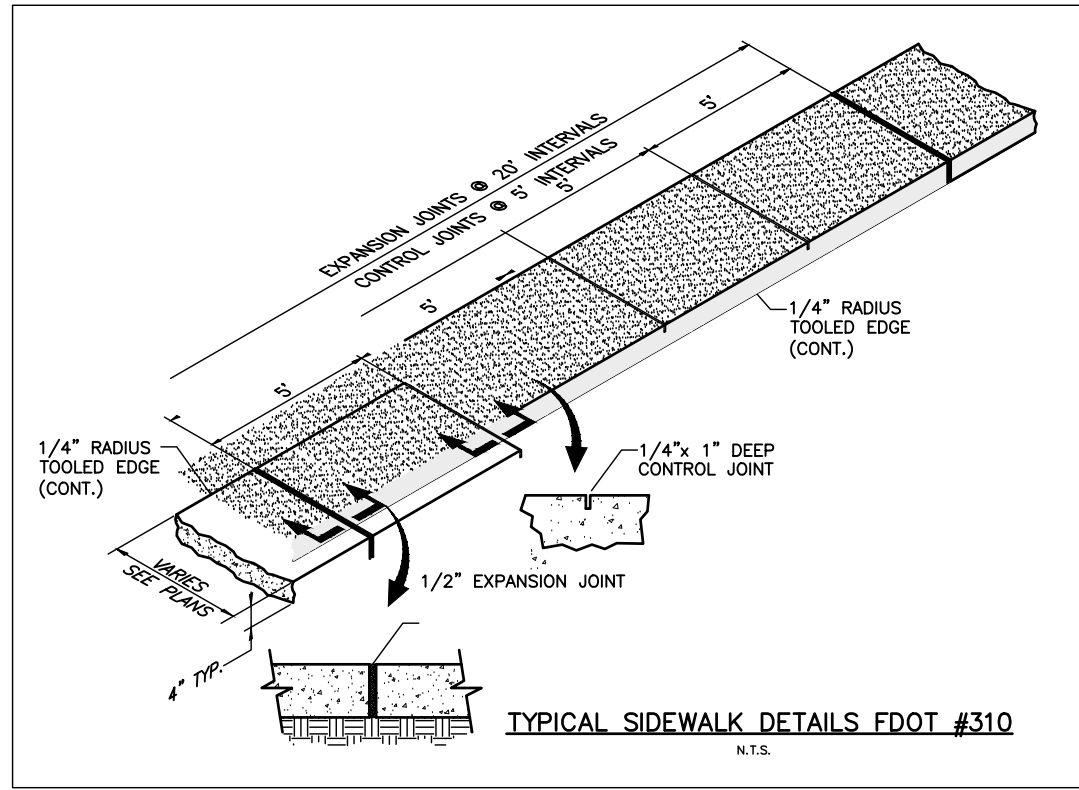
TYPICAL SECTIONS

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MISCELLANEOUS DETAILS

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