


CITY OF OKEECHOBEE

Application for Site Plan Review

	City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 34974 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686 E-mail: pburnette@cityofokeechobee.com	Date Received	Nov. 2, 2021
		Application No.	21-007-TRC
		Fee Paid:	1,033.30
		Receipt No.	54691
		Hearing Date:	12-16-21

APPLICANT INFORMATION

1	Name of property owner(s): TRS Okeechobee, LLC
2	Owner mailing address: 100 S Ashley Drive, Suite 200, Tampa, FL 33602
3	Name of applicant(s) if other than owner: Trulieve
4	Applicant mailing address: Trulieve
5	Name of contact person (state relationship): Steven L. Dobbs
6	Contact person daytime phone(s) and email address: 863-634-0194 - sdobbs@stevedobbsengineering.com
7	Engineer: Name, address, phone number and email address: Steven L. Dobbs - 1062 Jakes Way, Okeechobee, FL 34974 863-634-0194 - sdobbs@stevedobbsengineering.com
8	Surveyor: Name, address, phone number and email address: BSM and Associates - 80 SE 31st Lane, Okeechobee, FL 34974 - 863-484-8324 - ricky.barnes@bsmsurvey.com

PROPERTY and PROJECT INFORMATION

9	Property address/directions to property: 1300 NE Parrott Avenue, OKEECHOBEE, FL 34972. HWY 441 NORTH, North on 441 from SR 70 1 mile on right.
10	Parcel Identification Number 3-15-37-35-0010-00020-0150 ⁷ (Due to Joinder of the following parcels)
11	Current Future Land Use designation: Commercial 3-15-37-35-0010-00020-0150 3-15-37-35-0010-00020-0150A
12	Current Zoning district: Heavy Commercial 3-15-37-35-0010-00020-0170 3-15-37-35-0010-00020-0190
13	Describe the project including all proposed uses, type of construction and conceptual building layout, how the business or use is expected to operate on the site, including but not limited to: number of employees expected; hours of operation; location, extent and type of any outdoor storage or sales, etc., and fire flow layout. Use additional page if necessary. This project is going to construct a parking lot on the east half of the existing lot with an existing 2,250 sf building and a drainage facility for the new parking area.
14	Describe existing improvements on property (for example, the number and type of buildings, dwelling units, occupied or vacant, etc.). Use additional page if necessary. 2,250 sf Medical Clinic and parking. See S. Dobbs letter, 11-1-2021, Convert Hussain Clinic into medical marijuana Dispensary
15	Total land area in square feet (if less than two acres): _____ or acres: 1.11
16	Is proposed use different from existing or prior use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

CITY OF OKEECHOBEE
Application for Site Plan Review

17	Number and description of phases: Single phase
18	Source of potable water: OUA
19	Method of sewage disposal: OUA

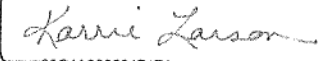
ATTACHMENTS REQUIRED FOR ALL APPLICATIONS

✓ 20	Applicant's statement of interest in property. Lessee
✓ 21	One (1) copy of last recorded warranty deed. 10/7/2021
— 22	Notarized letter of consent from property owner (if applicant is different from property owner).
✓ 23	Three (3) sealed boundary and topographic, "as is" surveys (one to be no larger than 11 x 17) of the property involved including: a. Certified boundary survey, date of survey, surveyor's name, address and phone number b. Legal description of site and parcel number c. Computation of total acreage to nearest tenth of an acre
✓ 24	Two (2) sets of aerials of the site.
✓ 25	Eleven (11) copies of sealed site plan drawings (see attached checklist for details of items to be included).
N/A 26	Eleven (11) copies of drawing indicating facades for all buildings, including architectural elevations.
✓ 27	Eleven (11) copies of landscape plan, including a separate table indicating the number of trees and shrubs by type and showing both the official and common name of each type of tree and shrub.
✓ 28	Eleven (11) copies of photometric lighting plan (see Code of Ordinances & LDR's Section 78-71(A)(5)).
✓ 29	Three (3) copies of sealed drainage calculations.
✓ 30	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project.
✓ 31	USB flash drive of application and attachments.
32	Nonrefundable application fee: \$1,000.00 plus \$30.00 per acre. NOTE: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges – When the cost for advertising, publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the City on the application, the applicant shall pay the actual costs.

NOTE: Submissions will be reviewed by the General Services Coordinator and City Planner for all necessary documentation. The Applicant will be notified at least 10 days prior to the TRC meeting whether or not additional information is required to proceed or if the review will be rescheduled to the next TRC meeting.

Confirmation of Information Accuracy

I hereby certify that the information in this application is correct. The information included in this application is for use by the City of Okeechobee in processing my request. False or misleading information may be punishable by a fine of up to \$500.00 and imprisonment of up to 30 days and may result in the summary denial of this application.


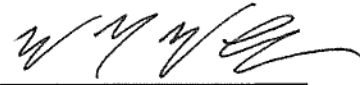
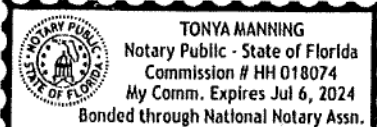
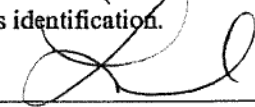
 Karrie Larson 11/2/2021
66C4A38969474FA...
Signature Printed Name Date

For questions relating to this application packet, call the General Services Dept. at (863) -763-3372, Ext. 9820

CITY OF OKEECHOBEE
Application for Site Plan Review
City of Okeechobee
Checklist for Site Plan Review

REQUIRED INFORMATION	
1	Completed application (1)
2	Map showing location of site (may be on the cover sheet of site plan)
3	Nine (9) copies of sealed site plan drawings with the scale, legend, and author block on 11" by 17" sheet prepared at a scale no less than one inch equals 20 feet & Two (2) copies on 24" by 36" sheet prepared at a scale no less than one inch equals 60 feet , or in the case of small projects, the largest scale that can accommodate the entire site and all areas within 50 feet of the project boundary. The site plan drawings shall include the location of all existing and proposed improvements, including, but not limited to:
	3.1 Water courses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types, protected trees and vegetation or environmentally sensitive areas
	3.2 Streets, sidewalks, property lines and rights-of-way
	3.3 Utility lines/facilities, fire hydrants, septic tanks and drainfields
	3.4 Bridges, culverts and stormwater management facilities
	3.5. Buildings and structures and their distances from boundaries of the property, streets, and other structures
	3.6 Setback lines and required yards
	3.7 Ingress and egress to the site and buildings
	3.8 Vehicular use areas including off-street parking and loading areas
	3.9 On-site recreation and open space
	3.10 Landscaping, screens, buffers, walls, and fences,
	3.11 Method of solid waste collection and locations of and access to dumpsters
	3.12 Lighting and signs (location, number, size and type of signs)
4	Drawing notes and tabulations showing the following information shall be included along with the plan:
	4.1 Name, address and phone number of owner
	4.2 Name, address and phone number of any agent, architect, engineer and planner
	4.3 Complete legal description of the property
	4.4 Future land use designation, current zoning and existing land use of the property and all abutting properties
	4.5 Total acreage of the property (square footage if less than two acres)
	4.6 Total # of dwelling units, by bedroom size; square footage of nonresidential uses by type of use (and/or seating, etc. as necessary to indicate the intensity)
	4.7 Number of off-street parking spaces provided (including handicapped spaces) and loading spaces and the calculation of, and basis for, the number of such spaces required by the Land Development Regulations
	4.8 Impervious surface calculations showing: the square footage and as a % of the total site for existing impervious surfaces, additional proposed impervious surfaces and the resulting proposed total impervious surfaces

CITY OF OKEECHOBEE
55 SE 3RD AVENUE
OKEECHOBEE, FL 34974
 TELE: 863-763-3372 FAX: 863-763-1686
LAND USE POWER OF ATTORNEY

Name of Property Owners: TRS OKEECHOBEE LLC		
Mailing Address: c/o Tidal Retail Services LLC PO BOX 173001, TAMPA, FL 33672		
Home Telephone:	Work: 813-472-7759	Cell:
Property Address: 1300 N. Parrott Ave., Okeechobee, FL 34972		
Parcel ID Number: 3-15-37-35-0010-00020-0150 3-15-37-35-0010-00020-015A 3-15-37-35-0010-00020-0170 3-15-37-35-0010-00020-0190		
Name of Applicant: Karrie Larson/Eric Powers - Trulieve, Inc.		
Home Telephone:	Work: 850-391-4620	Cell:
<p>The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.</p>		
<p>IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS <u>10th</u> DAY OF <u>NOV</u> 20<u>21</u>.</p>		
 _____ OWNER	 _____ WITNESS	
_____ OWNER	_____ WITNESS	
STATE OF FLORIDA COUNTY OF <u>Hillsborough</u>		
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>10th</u> day of <u>NOV</u> , 20 <u>21</u> , by <u>Robert H. Gidel, Jr.</u> , <small>(Name of Person)</small> who is personally known to me or produced _____ as identification.		
 <p>TONYA MANNING Notary Public - State of Florida Commission # HH 018074 My Comm. Expires Jul 6, 2024 Bonded through National Notary Assn.</p>		 _____ NOTARY PUBLIC SIGNATURE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
TRULIEVE, INC.

Filing Information

Document Number	P18000060420
FEI/EIN Number	58-1882476
Date Filed	07/11/2018
Effective Date	01/25/1990
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/04/2020
Event Effective Date	NONE

Principal Address

3494 MARTIN HURST RD.
TALLAHASSEE, FL 32312

Changed: 04/30/2020

Mailing Address

3494 MARTIN HURST RD.
TALLAHASSEE, FL 32312

Changed: 04/30/2020

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 08/07/2019

Address Changed: 08/07/2019

Officer/Director Detail

Name & Address

Title CEO

Rivers, Kim

3494 MARTIN HURST RD.
TALLAHASSEE, FL 32312

Title Secretary, Treasurer

POWERS, ERIC
3494 MARTIN HURST RD.
TALLAHASSEE, FL 32312

Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	04/30/2020
2021	04/27/2021

Document Images

04/27/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- Amendment	View image in PDF format
09/03/2019 -- Amendment	View image in PDF format
08/07/2019 -- Reg. Agent Change	View image in PDF format
01/11/2019 -- ANNUAL REPORT	View image in PDF format
09/21/2018 -- Merger	View image in PDF format
08/27/2018 -- Amendment	View image in PDF format
07/20/2018 -- Reg. Agent Change	View image in PDF format
07/18/2018 -- Name Change	View image in PDF format
07/11/2018 -- Domestic Profit	View image in PDF format

How to Use the Search Results



Trulieve

May 7, 2021


RE: Trulieve, Inc. – Authorization to Sign

To whom it may concern:

On behalf of Trulieve, Inc., please be advised that Karrie Larson, in her capacity as National Director of Real Estate, is hereby authorized to sign, apply for, or otherwise facilitate Trulieve's notices of commencement, building permits, business use permits, certificates of occupancy, applications for new service of utilities, and Business Tax Receipts. Her identity can be confirmed with her Florida driver license or Trulieve employee badge.

If you have any questions or concerns, please feel free to contact me at (770) 330-0831.

Sincerely,

DocuSigned by:

05E8E18E08924CA...

Eric Powers
Chief Legal Officer and Corporate Secretary

EP/kl



This Instrument Was Prepared By
and should be returned to:
Robert H. Gidel Jr., Esq.
Phelps Dunbar LLP
100 S. Ashley Drive, Suite 2000
Tampa, Florida 33602

Parcel Numbers: 3-15-37-35-0010-00020-0150
3-15-37-35-0010-00020-015A
3-15-37-35-0010-00020-0170
3-15-37-35-0010-00020-0190

Purchase Price: \$350,000.00
Documentary Stamp Tax: \$2,450.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 5th day of October, 2021, by and among **SURAIYA HUSAIN, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE MUZAFFAR HUSAIN REVOCABLE TRUST AGREEMENT DATED MAY 8, 1996, as replaced and superseded by the MUZAFFAR HUSAIN LIVING TRUST DATED JULY 27, 2011, as amended by that AMENDMENT TO TRUST AGREEMENT OF MUZAFFAR HUSAIN DATED FEBRUARY 17, 2016** and **SURAIYA HUSAIN, INDIVIDUALLY AND AS TRUSTEE OF THE SURAIYA HUSAIN REVOCABLE TRUST AGREEMENT DATED MAY 8, 1996, as replaced and superseded by the SURAIYA HUSAIN LIVING TRUST DATED JULY 27, 2011, as amended by that AMENDMENT TO TRUST AGREEMENT OF SURAIYA HUSAIN DATED FEBRUARY 17, 2016** whose address is 4079 Lake Bosse View Drive, Orlando, Florida 32810 (collectively, the "Grantor"), and **TRS OKEECHOBEE LLC**, a Florida limited liability company, whose mailing address is c/o Tidal Retail Services LLC, P.O. Box 173001, Tampa, Florida 33672 (the "Grantee").

WITNESSETH:

IN CONSIDERATION of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, Grantor does hereby sell and convey to Grantee the real property in Okeechobee County, Florida that is more fully described on **EXHIBIT "A"** attached hereto and incorporated herein by reference, together with all tenements, hereditaments, easements, and appurtenances belonging to or benefiting such property, if any, (collectively, the "Property"), to have and to hold in fee simple forever.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD in fee simple forever.

AND THE GRANTOR HEREBY COVENANTS with said Grantee that the Grantor is lawfully seized of said land; that Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

THIS PROPERTY IS NOT CURRENTLY AND HAS NOT AT ANY TIME BEEN THE HOMESTEAD OF THE GRANTOR.


[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

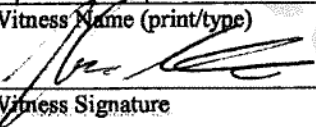
Witnessed by:

Grantor:

SURAIYA HUSAIN, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE MUZAFFAR HUSAIN REVOCABLE TRUST DATED MAY 8, 1996, as replaced and superseded by the MUZAFFAR HUSAIN LIVING TRUST DATED JULY 27, 2011, as amended by that AMENDMENT TO TRUST AGREEMENT OF MUZAFFAR HUSAIN DATED FEBRUARY 17, 2016

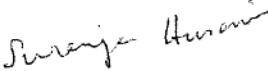


Witness Signature
Ati Husain

Witness Name (print/type)


Witness Signature
MALCOLM X MARKS

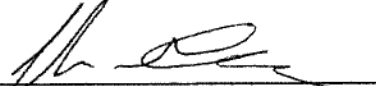
Witness Name (print/type)

By: 

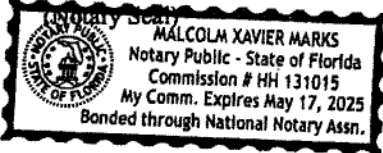
Name: SURAIYA HUSAIN
Title: Individually and as Successor Trustee

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of October, 2021, by SURAIYA HUSAIN, Individually and as Successor Trustee of THE MUZAFFAR HUSAIN REVOCABLE TRUST DATED MAY 8, 1996, as replaced and superseded by the MUZAFFAR HUSAIN LIVING TRUST DATED JULY 27, 2011, as amended by that AMENDMENT TO TRUST AGREEMENT OF MUZAFFAR HUSAIN DATED FEBRUARY 17, 2016 who is personally known to me or who has produced DRIVERS LICENSE / FL ID CARD as identification.




Notary Public
Printed Name: MALCOLM X MARKS
My Commission Expires: MAY 17, 2025



Witnessed by:

Grantor:

SURAIYA HUSAIN, INDIVIDUALLY AND AS TRUSTEE OF THE SURAIYA HUSAIN REVOCABLE TRUST AGREEMENT DATED MAY 8, 1996, as replaced and superseded by the SURAIYA HUSAIN LIVING TRUST DATED JULY 27, 2011, as amended by that AMENDMENT TO TRUST AGREEMENT OF SURAIYA HUSAIN DATED FEBRUARY 17, 2016

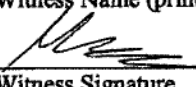


Witness Signature
Ali Husain

Witness Name (print/type)

By: Suraiya Husain

Name: SURAIYA HUSAIN
Title: Individually and as Trustee




Witness Signature
MALCOLM X MARKS

Witness Name (print/type)

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of October, 2021, by SURAIYA HUSAIN, INDIVIDUALLY AND AS TRUSTEE OF THE SURAIYA HUSAIN REVOCABLE TRUST AGREEMENT DATED MAY 8, 1996, as replaced and superseded by the SURAIYA HUSAIN LIVING TRUST DATED JULY 27, 2011, as amended by that AMENDMENT TO TRUST AGREEMENT OF SURAIYA HUSAIN DATED FEBRUARY 17, 2016, who is personally known to me or who has produced FL ID Card as identification.

(Notary Seal)



Notary Public
Printed Name: MALCOLM X MARKS
My Commission Expires: MAY 17, 2025

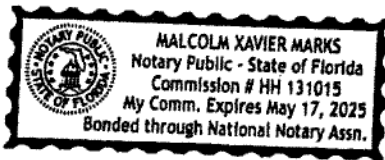


Exhibit "A"

Legal Description

Lots 15, 16, 17, 18, 19 and 20, Block 2, in the City of Okeechobee, according to the Plat thereof, recorded in Plat Book 5, Page 5, Public Records of Okeechobee County, Florida.

TOGETHER WITH a strip of land being a portion of the 15.00 foot alley running North and South in Block 2, City of Okeechobee, according to the Plat thereof as recorded in Plat Book 5, Page 5, Public Records of Okeechobee County, Florida, lying between Lots 14 through 16 and Lot 17, and being more particularly described as follows:

Commence at the Southwest corner of said Block 2; thence North 89°56'20" East along the South line of said Block 2, a distance of 142.50 feet to the Southeast corner of said lot 16 and the Point of Beginning; thence North 00°00'00" East along the East boundary line of said Lots 16 and 15, a distance of 105.00 feet to the Northeast corner of said Lot 15; thence North 89°56'20" East along the Easterly extension of the North line of said Lot 15, a distance of 7.50 feet; thence North 00°00'00" East, a distance of 45.00 feet to the intersection with the Westerly extension of the North line of said Lot 17; thence North 89°56'20" East along said Westerly extension, a distance of 7.50 feet to the Northwest corner of said Lot 17; thence South 00°00'00" East along the West boundary line of said Lot 17, a distance of 150.00 feet to the Southwest corner of said Lot 17; thence South 89°56'20" West along the North right-of-way line of NE 13th Street, a distance of 15.00 feet to the Point of Beginning.

Being the same property as reflected under Okeechobee County Tax ID Numbers:

3-15-37-35-0010-00020-0150
3-15-37-35-0010-00020-015A
3-15-37-35-0010-00020-0170
3-15-37-35-0010-00020-0190

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 15
TOWNSHIP 37 SOUTH
RANGE 35 EAST



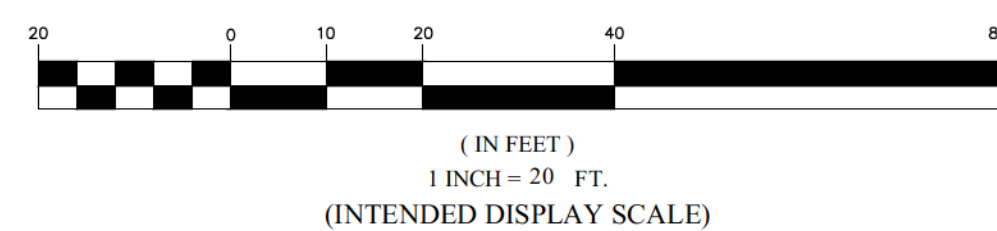
LOCATION MAP:
(NOT TO SCALE)



LEGEND:

- CL CENTERLINE
- R/W RIGHT-OF-WAY
- OHU OVERHEAD UTILITY
- ELEV. ELEVATION
- FND FOUND
- INV. INVERT
- CMP CORRUGATED METAL PIPE
- F.F.E. FINISH FLOOR ELEVATION
- (F) FIELD
- (P) PLAT
- P.B. PLAT BOOK
- PG. PAGE
- ID IDENTIFICATION
- UTILITY POLE
- LIGHT POLE
- ▲ FLOOD LIGHT
- EXISTING ELEVATION
- WATER METER

GRAPHIC SCALE



LEGAL DESCRIPTION:

LOTS 15, 16, 17, 18, 19 AND 20 OF BLOCK 2, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY FLORIDA.

TOGETHER WITH:

ALL THAT PART OF THE VACATED ALLEY ADJOINING THE EAST LINE OF LOTS 15 AND 16 AND ADJOINING THE WEST LINE OF LOT 17 AND ALL THAT PART OF THE EAST HALF OF SAID VACATED ALLEY ADJOINING THE EAST LINE OF LOT 14 AND THE WEST LINE OF LOT 17, BLOCK 2, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY FLORIDA.

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS JUNE 18, 2021.
2. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH LINE OF BLOCK 2, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY FLORIDA, SAID LINE BEARS S 89°48'02" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT "A 563 X" HAVING A PUBLISHED ELEVATION OF 23.99' (NAVD88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1'.
7. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND/OR SHOWN PER PLAT.
11. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
12. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0415C, WITH AN EFFECTIVE DATE OF 07/16/15.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- 1) CUSHMAN & WAKEFIELD
- 2) SUMNER ENGINEERING & CONSULTING, INC.

FOR THE FIRM:
BSM & ASSOCIATES, INC.

DATE _____
RICHARD E. BARNES III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 7074

BY:	
REVISIONS:	DATE:
CAD: E:\My Drive\BSM & ASSOCIATES, INC.\2021\21-247 BND-TOPO 1300 N PARROT AVE\DRAWING	DATE: 06/18/21
REF: E:\My Drive\BSM & ASSOCIATES, INC.\2021\21-247 BND-TOPO 1300 N PARROT AVE\DRAWING\0401	DWG: 21-247 SURVEY
FLD: HW, DF	SHEET 1 OF 1
OFF: BHM	
CKD: REB	

BOUNDARY & TOPOGRAPHIC SURVEY
1300 N. PARROT AVE.
OKEECHOBEE, FLORIDA 34972

Construction Plans FOR Trulieve Proposed Site Improvements

Located in Section 15 Township 37 South Range 35 East
Okeechobee County, Florida

LEGAL DESCRIPTION:

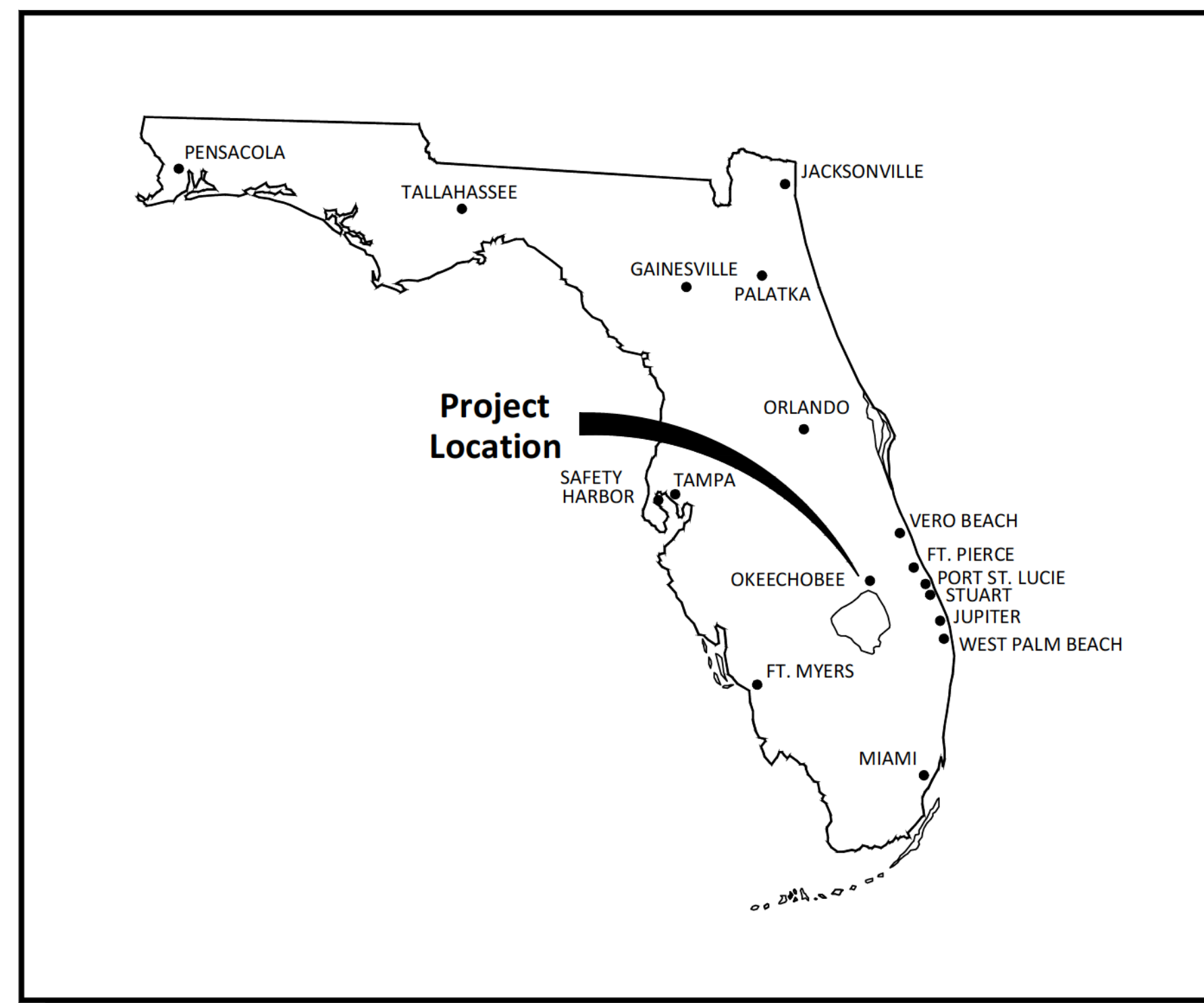
LOTS 15, 16, 17, 18, 19 AND 20 OF BLOCK 2, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY FLORIDA.

TOGETHER WITH:

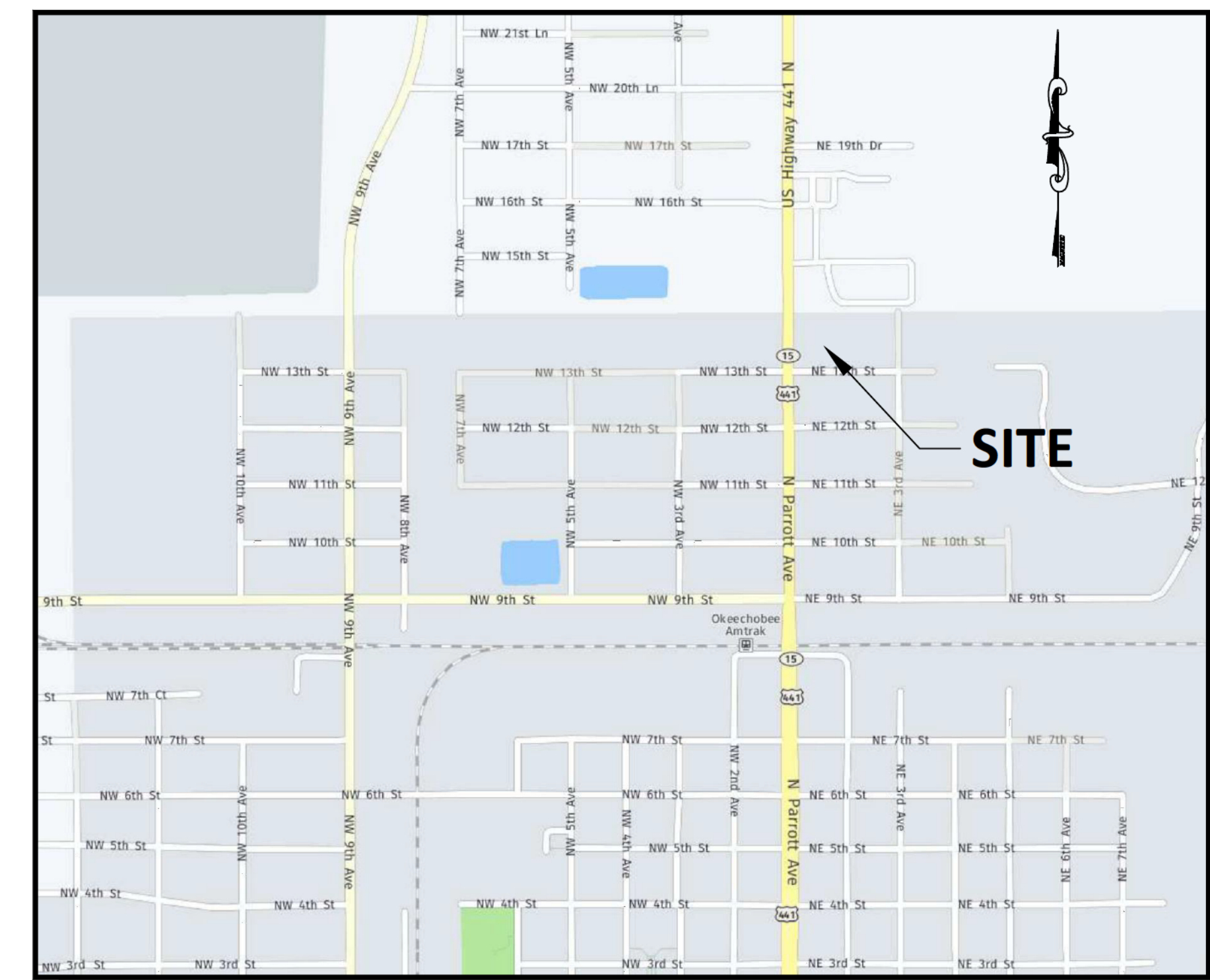
ALL THAT PART OF THE VACATED ALLEY ADJOINING THE EAST LINE OF LOTS 15 AND 16 AND ADJOINING THE WEST LINE OF LOT 17 AND ALL THAT PART OF THE EAST HALF OF SAID VACATED ALLEY ADJOINING THE EAST LINE OF LOT 14 AND THE WEST LINE OF LOT 17, BLOCK 2, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY FLORIDA.

SURVEYOR'S NOTES:

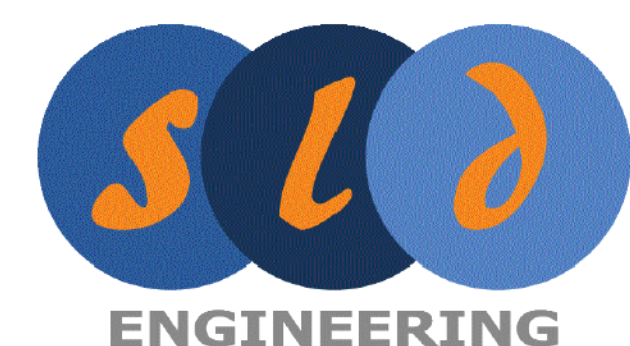
1. THE SURVEY DATE IS JUNE 18, 2021.
2. THIS IS A **BOUNDARY & TOPOGRAPHIC SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH LINE OF BLOCK 2, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY FLORIDA., SAID LINE BEARS S 89°48'02" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT "A 563 X" HAVING A PUBLISHED ELEVATION OF 23.99' (NAVD88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1'.
7. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND/OR SHOWN PER PLAT.
11. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
12. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0415C, WITH AN EFFECTIVE DATE OF 07/16/15.



PROJECT LOCATION MAP
SCALE: N.T.S.



PROJECT VICINITY MAP
SCALE: N.T.S.



Steven L. Dobbs Engineering, LLC
Consulting Engineers

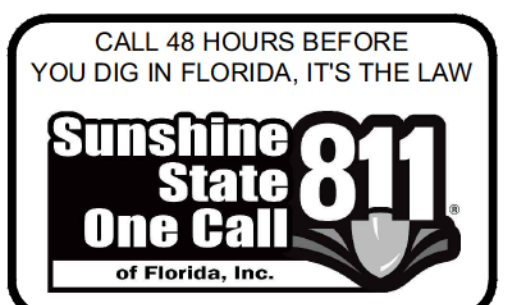
1062 Jakes Way - Okeechobee, FL 34974

Phone: (863) 824-7644

FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029206

INDEX OF SHEETS

01 OF 06	TITLE SHEET
02 OF 06	EXISTING CONDITIONS AND DEMOLITION PLAN
03 OF 06	HORIZONTAL CONTROL PLAN
04 OF 06	PAVING GRADING AND DRAINAGE PLAN
05 OF 06	DETAILS
06 OF 06	GENERAL NOTES AND SPECIFICATIONS






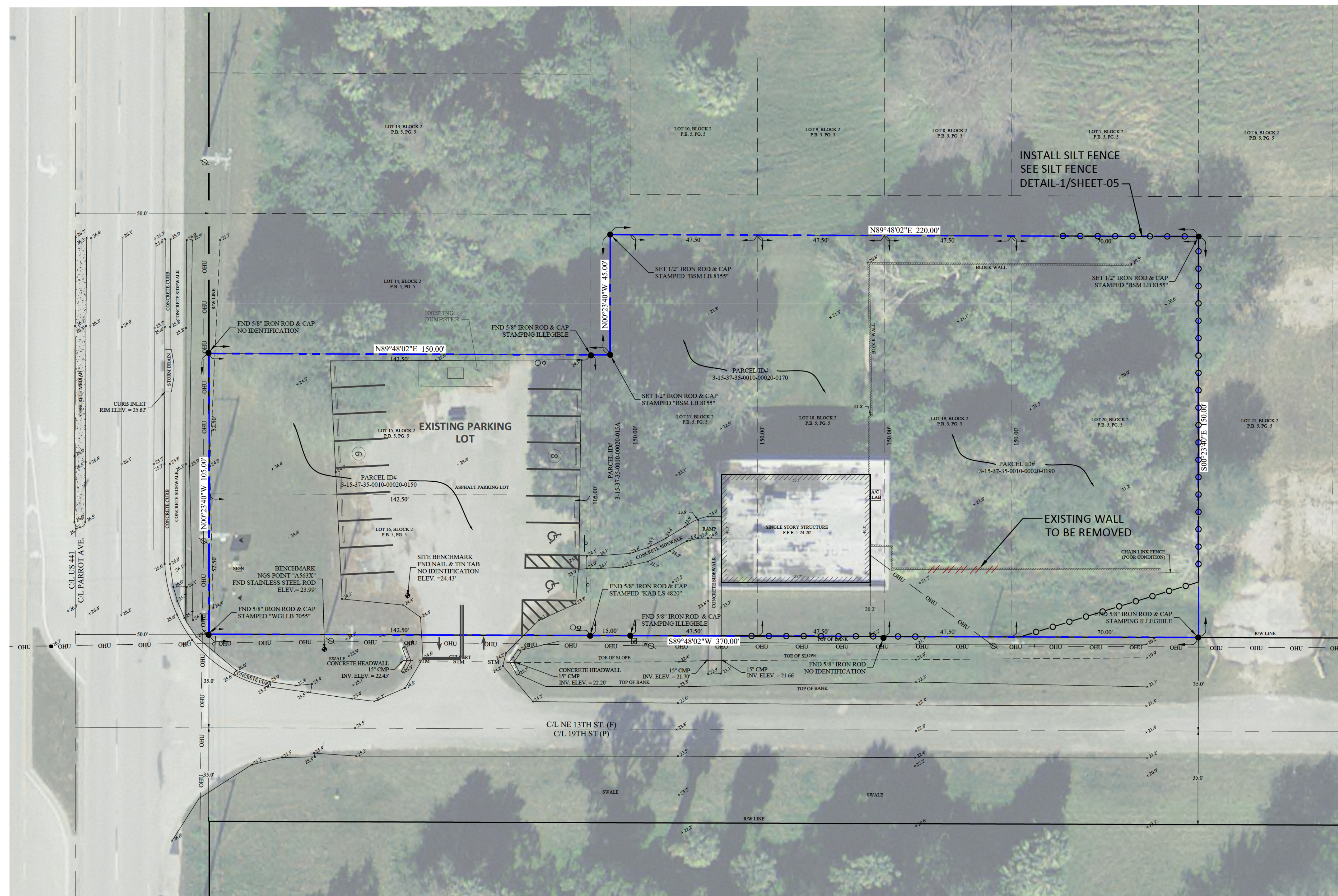
Trulieve
ENGINEERS PROJECT No. 2021-048

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 15
TOWNSHIP 37 SOUTH
RANGE 35 EAST

LEGEND:

-  PROPERTY LINE
-  PROPOSED SILT FENCE
SEE SILT FENCE
DETAIL-1/SHEET-05
-  EXISTING WALL TO
BE REMOVED



SCALE: 1"=20'

**Steven L. Dobbs
Engineering, LLC**
1062 JAKES WAY
Okeechobee, FL 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029206

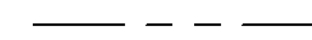


No.	DATE	BY	REVISIONS

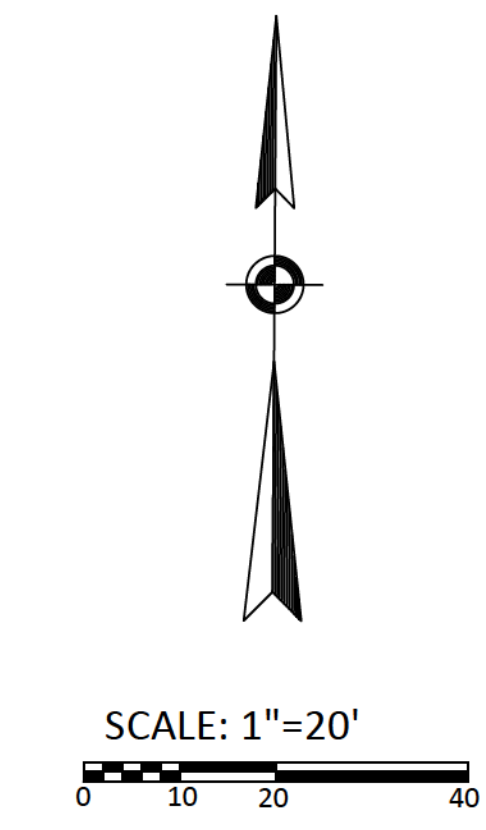
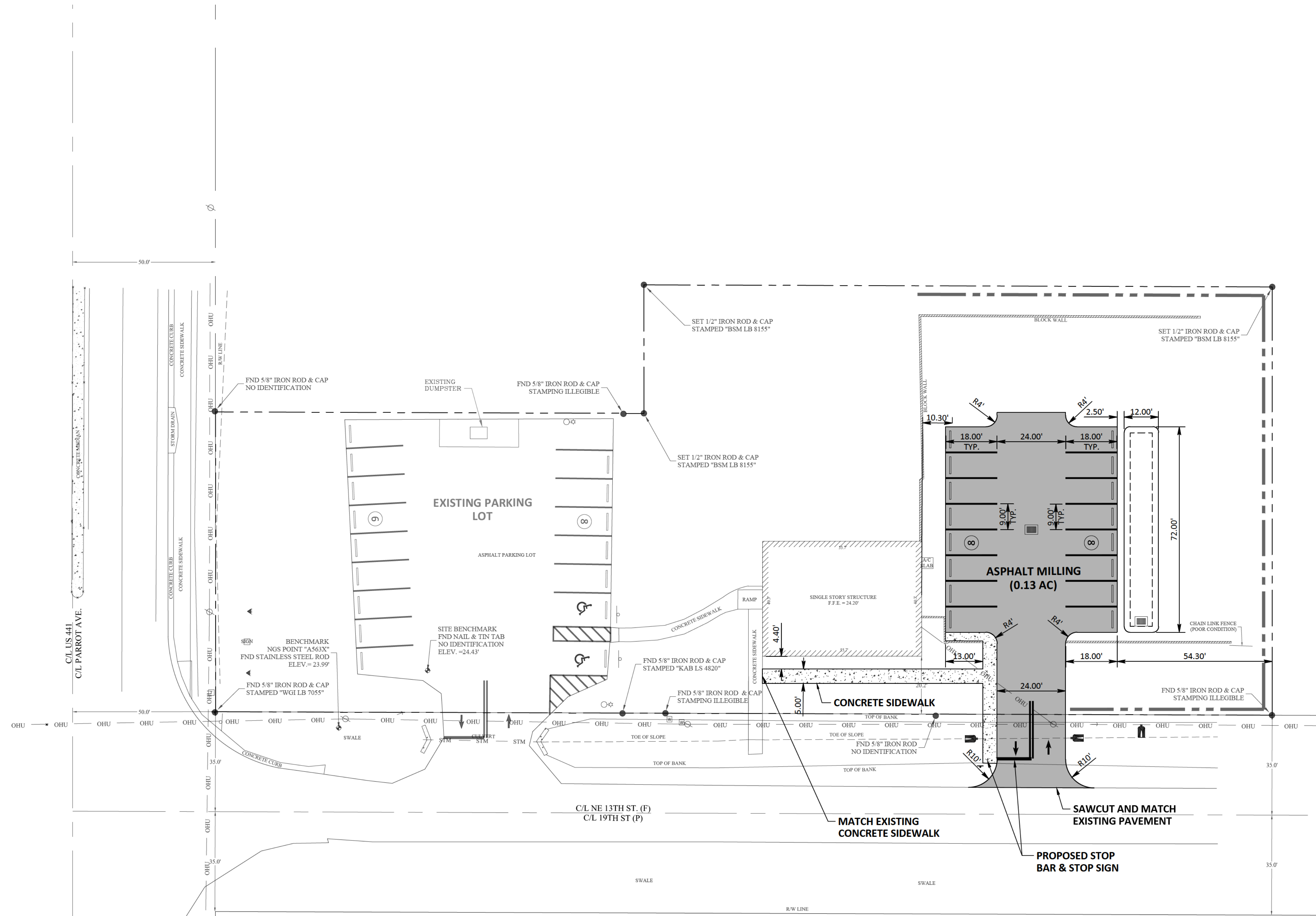
No.	DATE	BY	REVISIONS

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P. E., SHALL BE WITHOUT LIABILITY TO STEVEN L. DOBBS ENGINEERING, LLC.

TRULIEVE
PROPOSED SITE IMPROVEMENTS
OKEECHOBEE COUNTY, FLORIDA
EXISTING CONDITION AND DEMOLITION PLAN

LEGEND:

-  PROPERTY LINE
-  ASPHALT MILLINGS
-  CONCRETE SIDEWALK



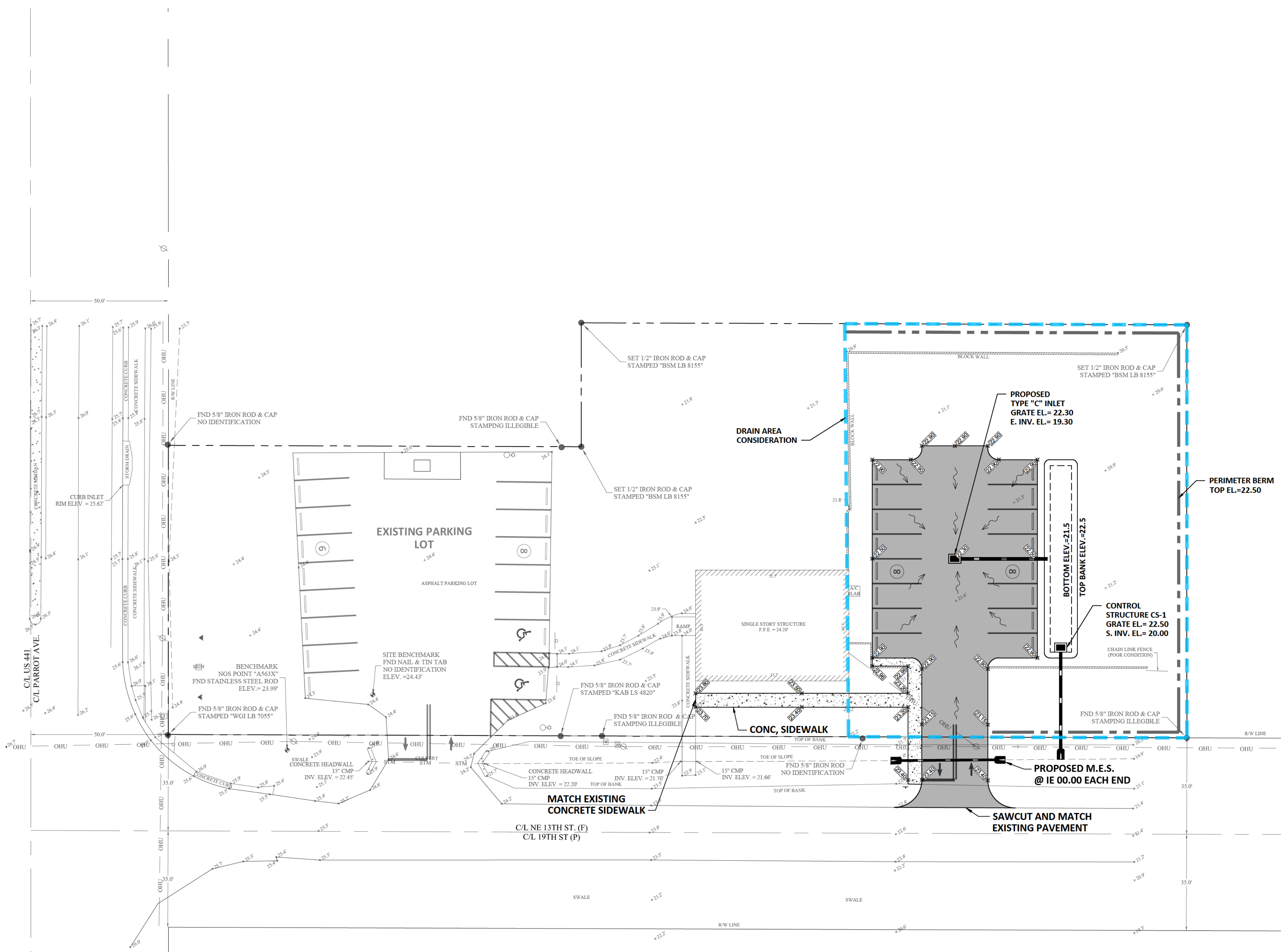
No.	DATE	BY	REVISIONS

TRULIEVE
PROPOSED SITE IMPROVEMENTS
OKEECHOBEE COUNTY, FLORIDA
HORIZONTAL CONTROL PLAN

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P. E., SHALL BE WITHOUT LIABILITY TO STEVEN L. DOBBS ENGINEERING, LLC.

LEGEND:

- PROPERTY LINE
- PROPOSED DRAIN PIPE
- PROPOSED DRAIN INLET
SEE CONTROL STRUCTURE
CS-1 TYPE "C" INLET
DETAIL-6/SHEET-05
- ±23.00 PROPOSED ELEVATION
- × 20.7' EXISTING ELEVATION
- ~ DIRECTION OF FLOW



**Steven L. Dobbs
Engineering, LLC**
1062 JAKES WAY
Okeechobee, FL 34974
Phone: (863) 824-7644



REVISIONS		
No.	DATE	BY

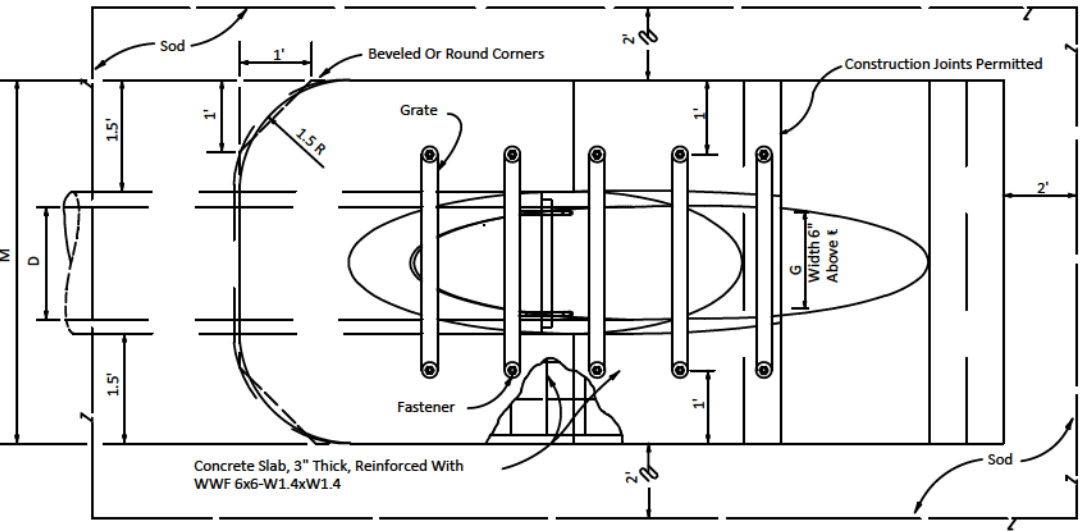
REVISIONS		
No.	DATE	BY

TRULIEVE
PROPOSED SITE IMPROVEMENTS
OKEECHOBEE COUNTY, FLORIDA
PAVING GRADING AND DRAINAGE PLAN

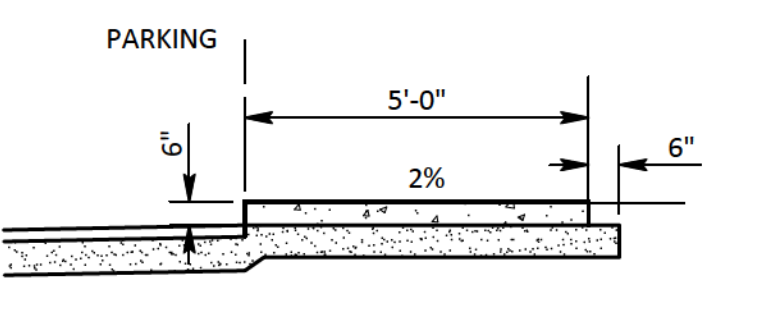
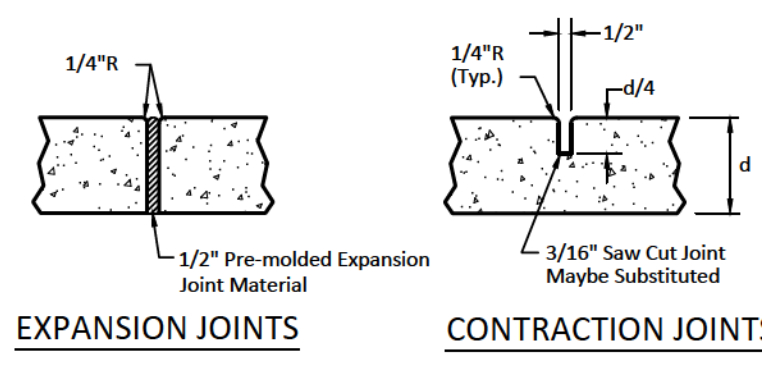
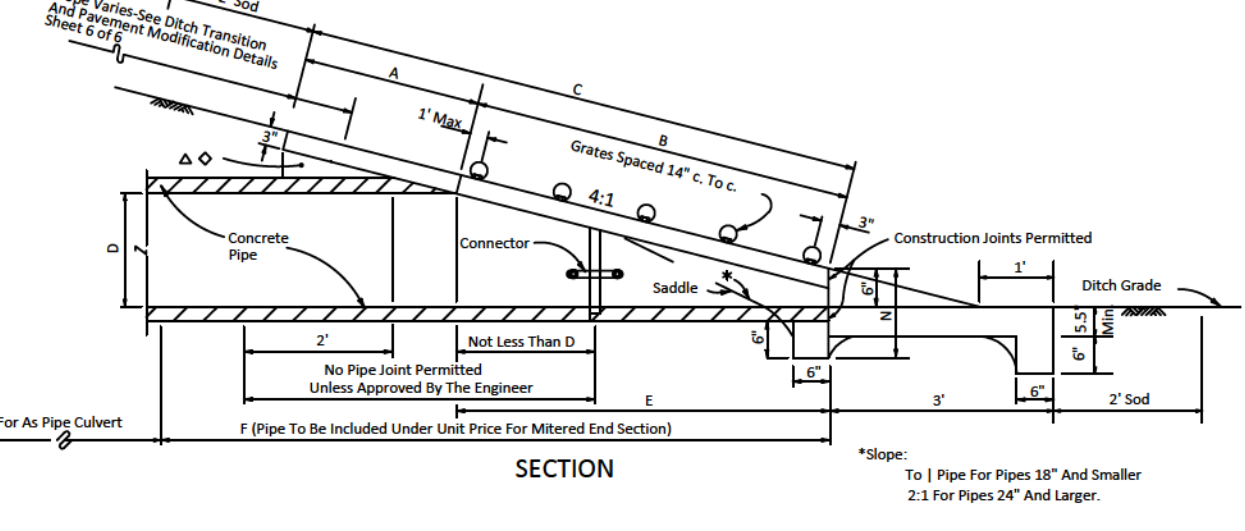
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P. E., SHALL BE WITHOUT LIABILITY TO STEVEN L. DOBBS ENGINEERING, LLC. FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029206

DIMENSIONS & QUANTITIES																				
D	X	A	B	C	E	F	G	GRATE SIZES				CONCRETE (Cu. Yds.)				SODDING (Sq. Yds.)				
								Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Standard Weight Pipe	Extra Strong Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe	Triple Pipe
15"	2'-7"	2.22	4.02	6.36	8.02	9"	1.22	4.51	7.25	9.72	11.21	0.35	1.15	1.54	2.05	0	10	11	12	13
18"	2'-10"	2.56	5.12	7.68	9.60	11"	1.41	4.92	7.72	10.58	12.42	0.38	1.28	1.71	2.27	0	10	12	13	15
24"	3'-5"	3.55	7.10	10.65	13.50	15"	1.72	5.50	8.25	11.00	13.75	0.45	1.50	2.05	2.70	0	10	12	15	18
30"	4'-1"	4.20	8.40	12.60	15.84	18"	2.00	6.00	9.00	12.00	15.00	0.50	1.60	2.20	3.00	0	10	12	15	20
36"	4'-7"	4.75	9.50	14.25	18.00	20"	2.25	6.75	10.12	13.50	16.87	0.55	1.75	2.40	3.30	0	10	12	15	22
42"	5'-2"	5.30	10.60	15.90	20.16	22"	2.50	7.50	11.25	15.00	18.75	0.60	1.90	2.60	3.60	0	10	12	15	25
48"	5'-7"	5.85	11.70	17.55	22.40	24"	2.75	8.25	12.37	16.50	20.25	0.65	2.05	2.80	3.90	0	10	12	15	28
54"	6'-2"	6.40	12.80	19.20	24.48	26"	3.00	9.00	13.50	18.00	22.50	0.70	2.20	3.00	4.20	0	10	12	15	32
60"	6'-7"	6.95	13.90	20.85	26.76	28"	3.25	9.75	14.62	19.50	24.37	0.75	2.35	3.20	4.50	0	10	12	15	36

Note: See Sheets 5 and 6 for details and general notes.
 ▲ 6"x4" 30' max. Dimensions permitted to allow use of 8" standard pipe lengths.
 ○ 30' max. Dimensions permitted to allow use of 12" standard pipe lengths.
 ▲ Concrete slab shall be depressed to form bridge across crown of pipe. See section below.

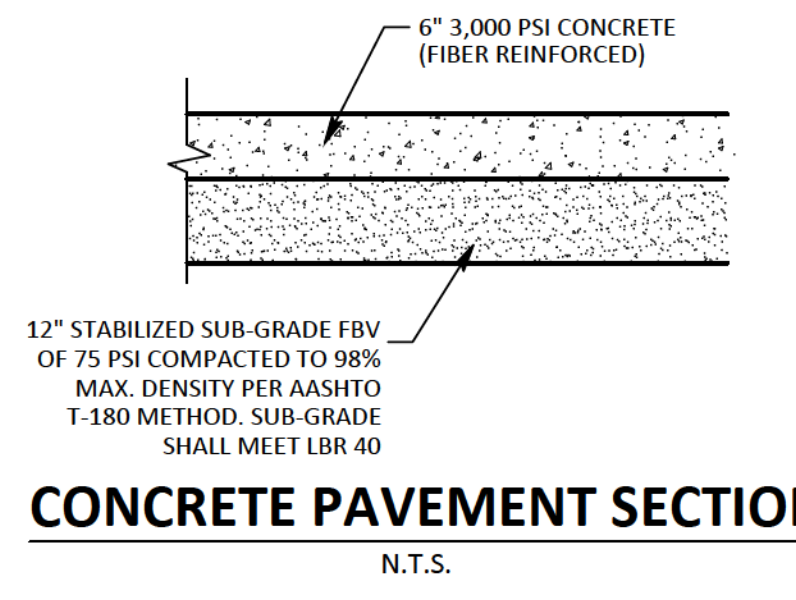


SIDE DRAIN MITERED END SECTION
 SINGLE AND MULTIPLE ROUND CONCRETE PIPE
 PER LATEST VERSION OF FDOT INDEX 430-022

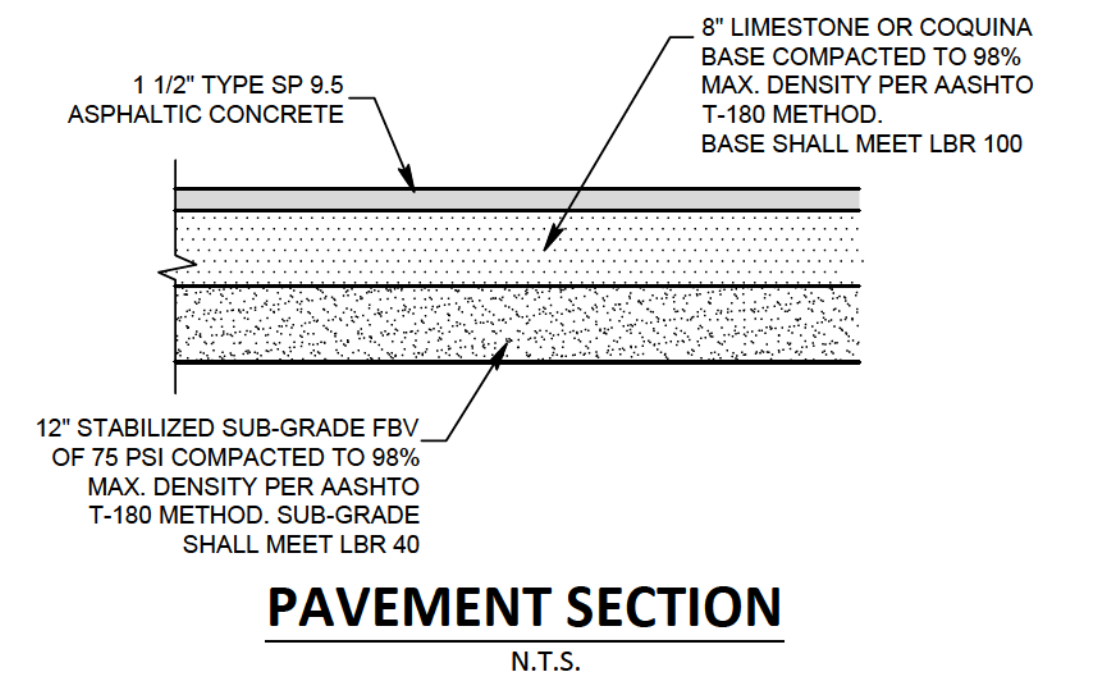


- NOTES:**
1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
 2. Provide contraction joints 5' center to center.
 3. Sod shall be placed below edge of sidewalk to allow drainage.
 4. Sidewalk with 6"x6" No. 10 welded wire mesh throughout this project.

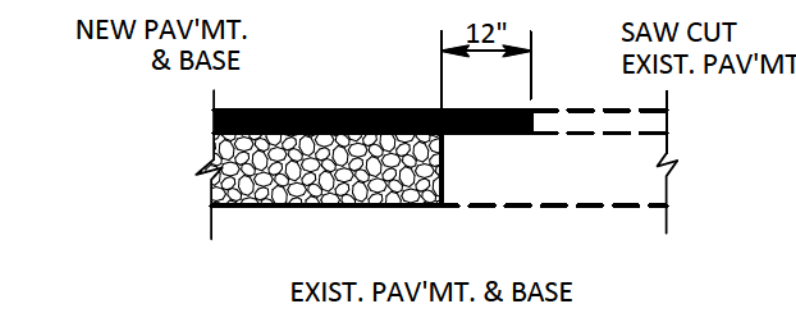
TYPICAL SIDEWALK
 N.T.S.
 PER LATEST VERSION OF FDOT INDEX 522-001



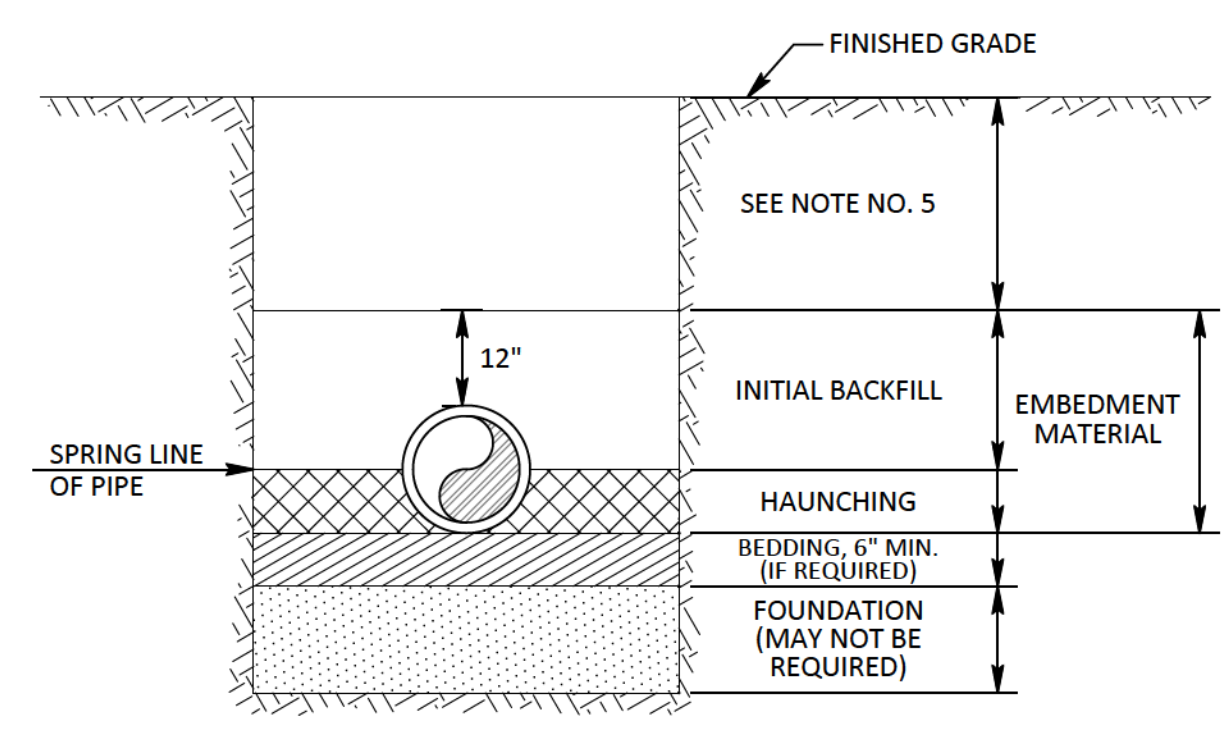
CONCRETE PAVEMENT SECTION
 N.T.S.



PAVEMENT SECTION
 N.T.S.

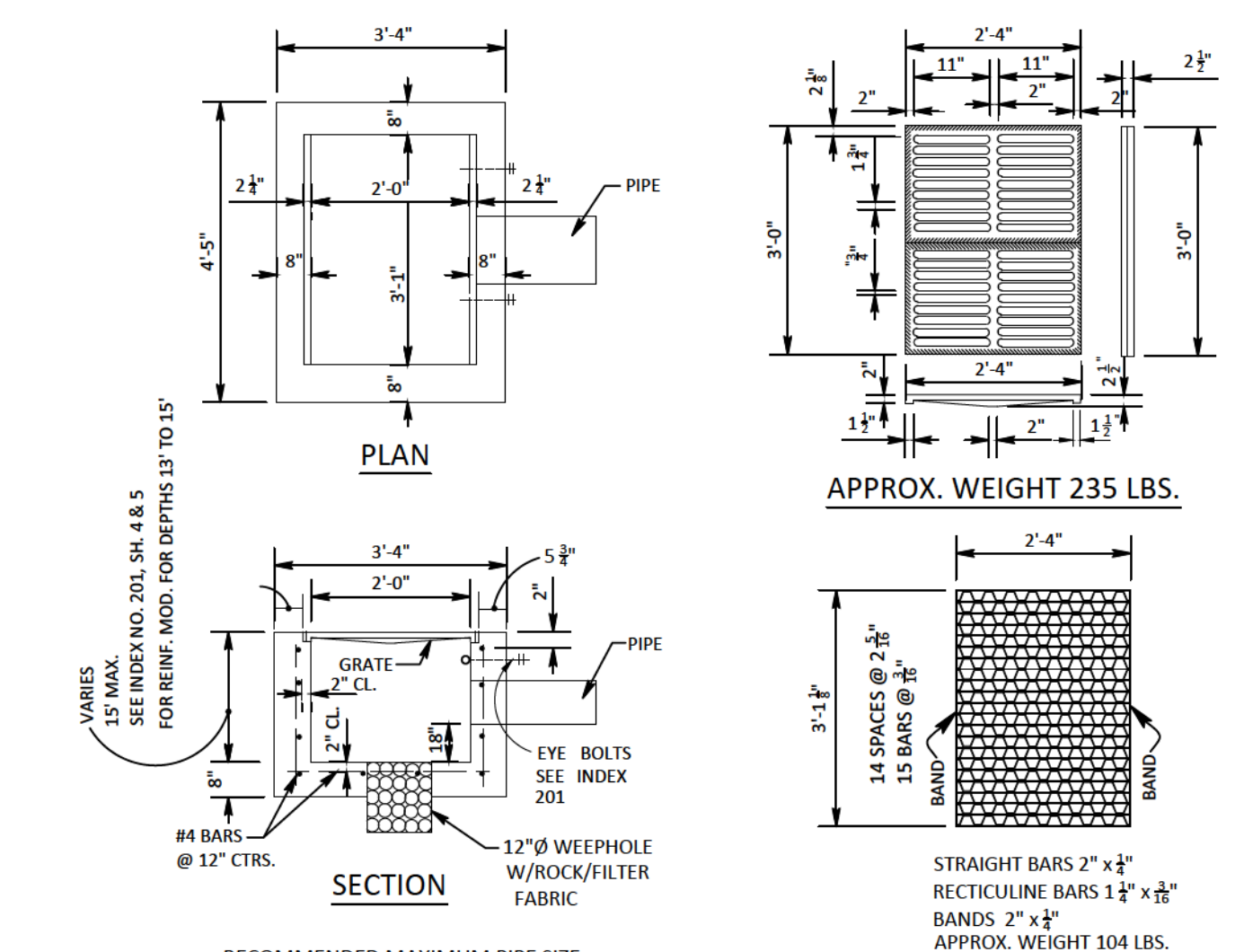


SAW CUT DETAIL
 N.T.S.



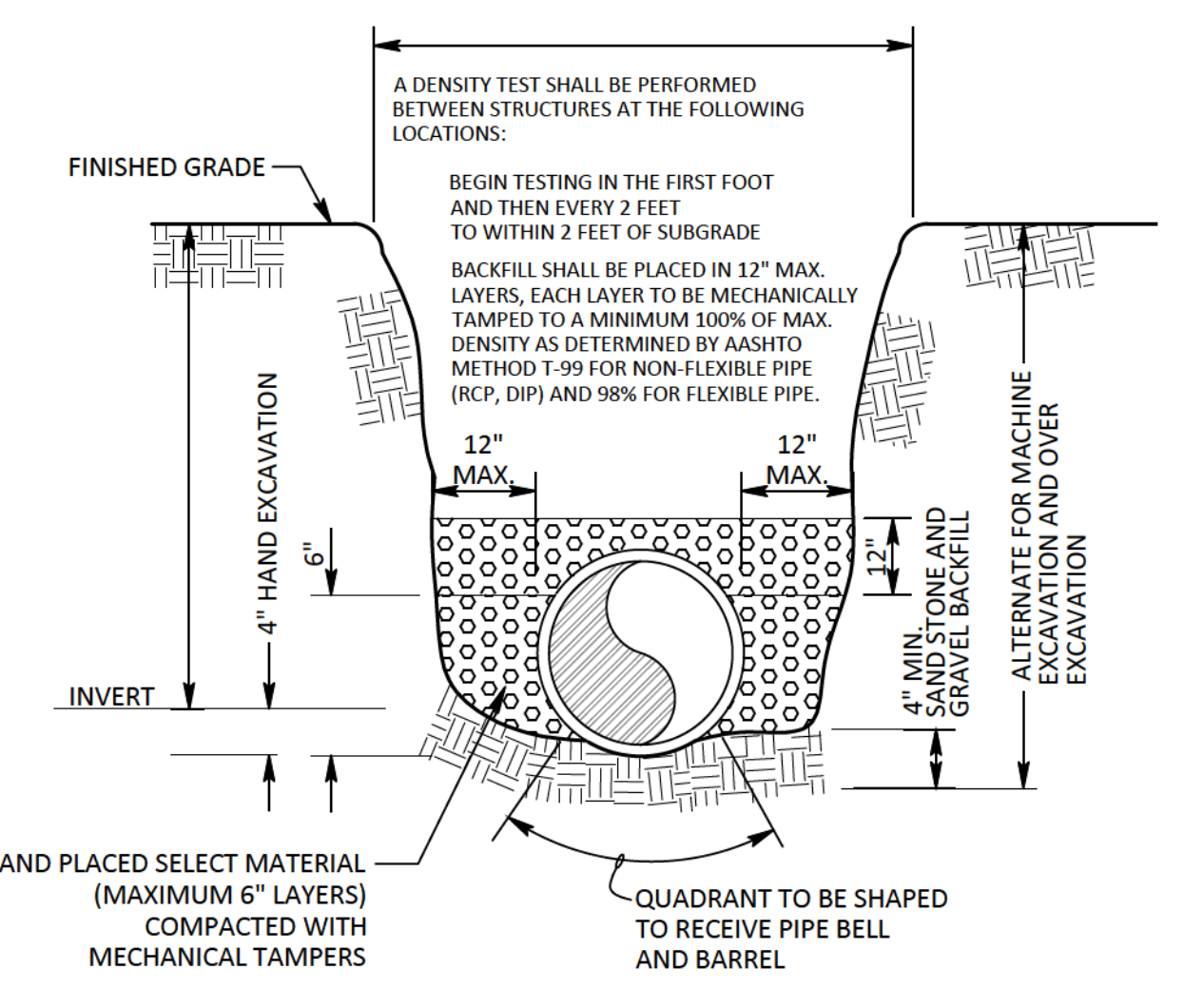
- NOTES:**
1. IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
 2. BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE
 3. HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
 4. INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED.
 5. BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
 6. DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTOR'S EXPENSE.

BACKFILLING REQUIREMENTS
 N.T.S.



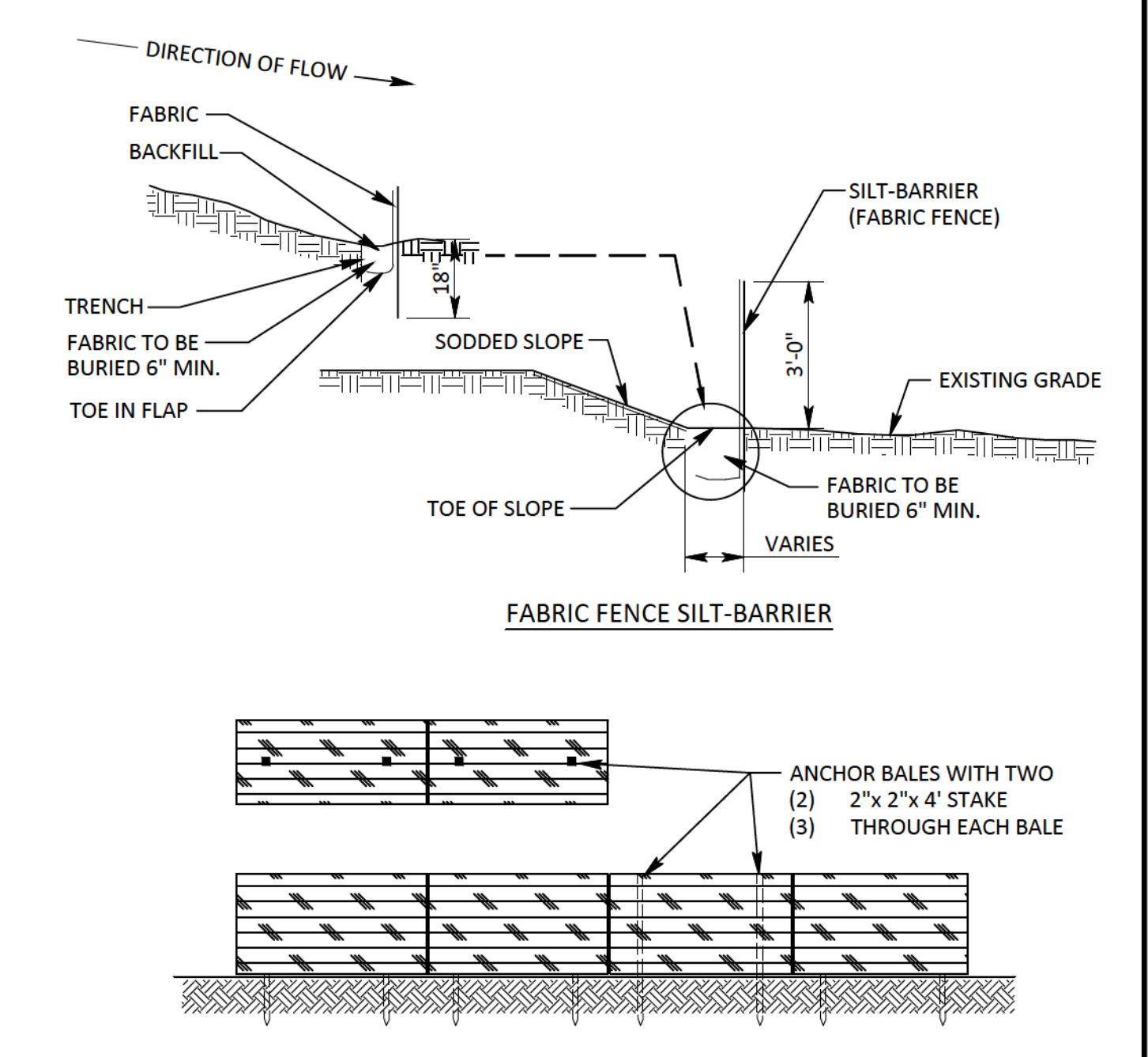
- NOTICE:**
- 1.) STEEL GRATES ARE REQUIRED ON INLETS WITH TRAVERSABLE SLOTS AND ON INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED.
 - 2.) ALL INLETS WILL BE CAST TO PROVIDE A 18" SUMP BELOW LOWEST CULVERT INVERT

PRE-CAST TYPE 'C' CATCH BASIN
 N.T.S.



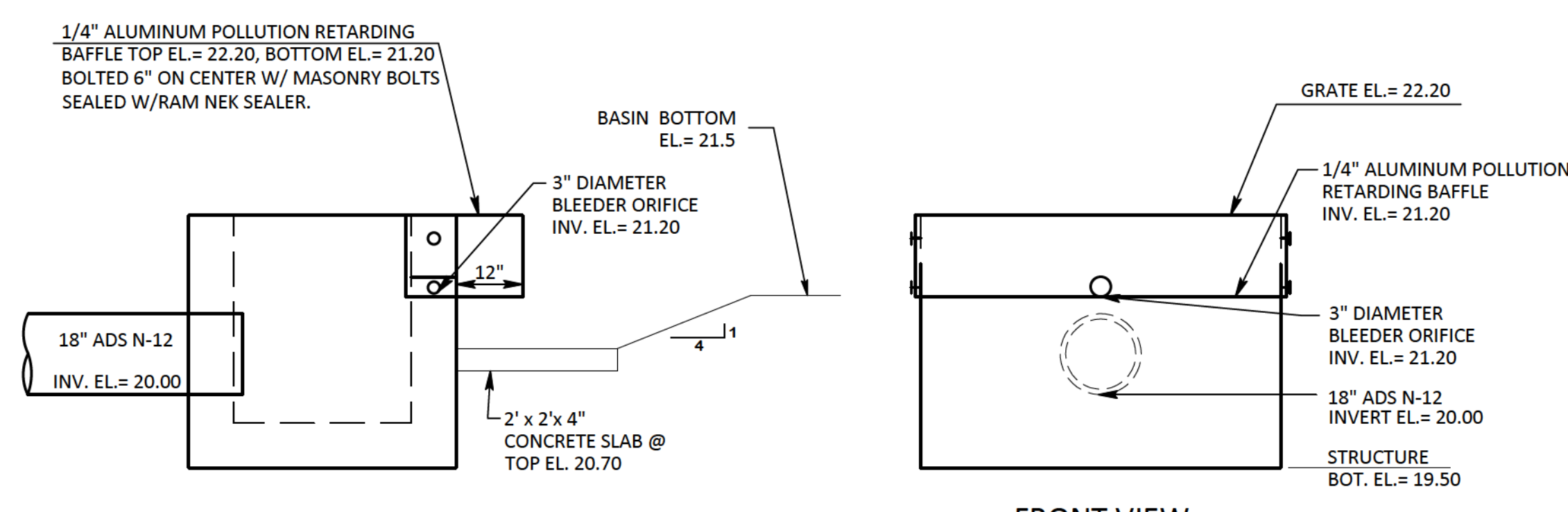
- NOTES:**
- IF PIPE IS NOT UNDER PROPOSED PAVEMENT, BACKFILL SHALL BE COMPACTED TO A FIRMNESS APPROXIMATELY EQUAL TO THAT OF THE SOIL ADJACENT TO THE PIPE TRENCH.

TYPICAL TRENCH DETAIL
 N.T.S.

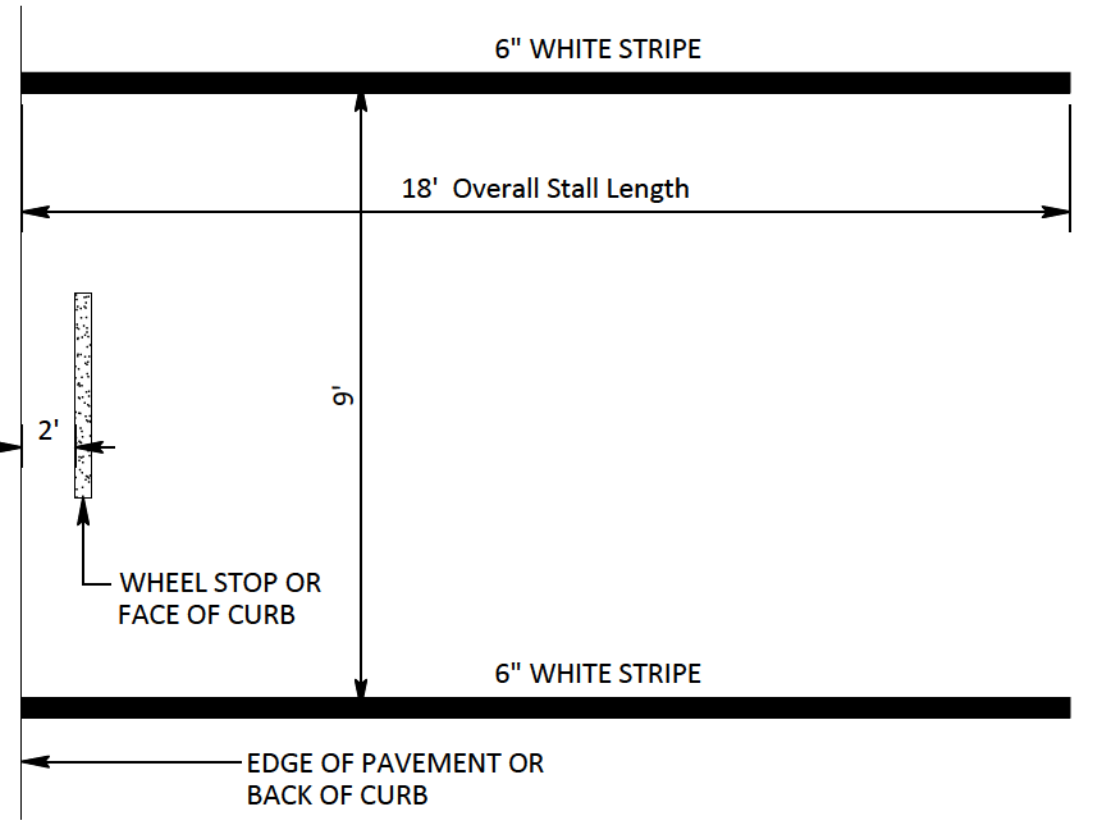


1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BALED HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
2. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.

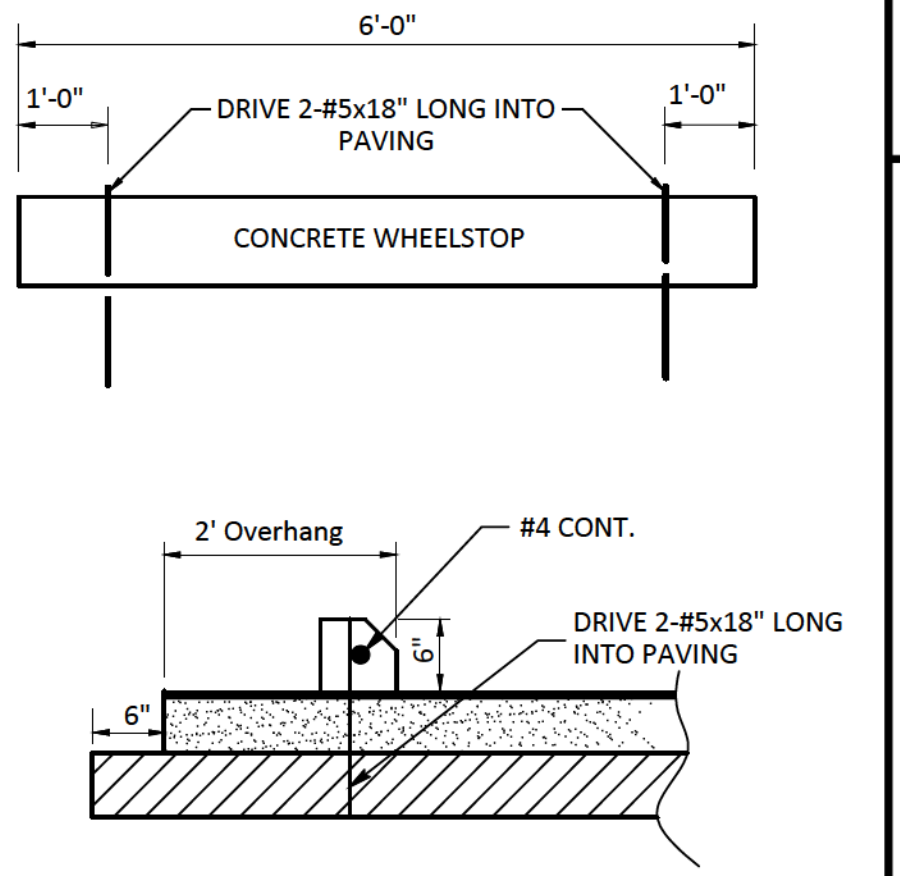
SILT FENCE DETAIL
 N.T.S.



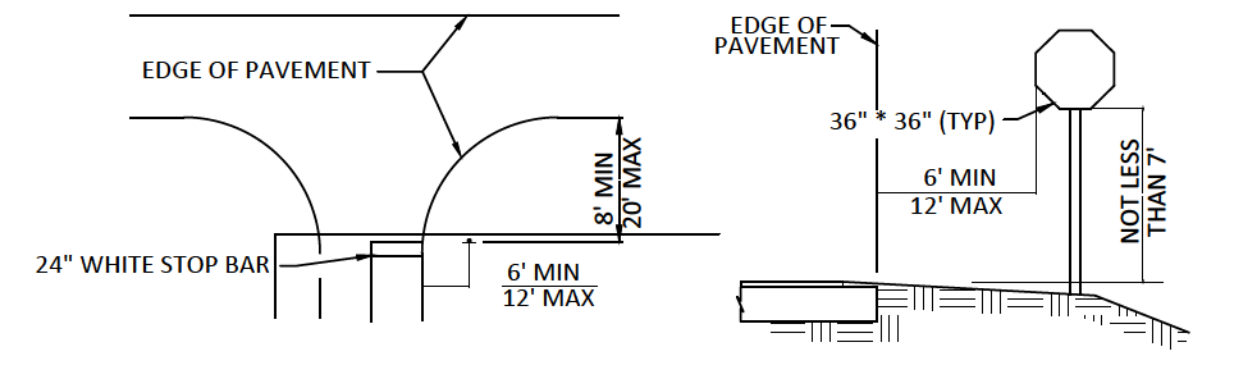
CONTROL STRUCTURE CS-1 TYPE 'C' INLET (MODIFIED)
 N.T.S.



TYPICAL PARKING STALL
 FOR PAVED AREAS - N.T.S.



TYPICAL WHEELSTOP DETAIL
 FOR PAVED AREAS - N.T.S.



STOP SIGN LOCATION DETAIL
 N.T.S.

Steven L. Dobbs Engineering, LLC
 1062 JAKES WAY
 Okeechobee, FL 34974
 Phone: (863) 824-7644



No.	DATE	BY	REVISIONS

TRULIEVE PROPOSED SITE IMPROVEMENTS
 OKEECHOBEE COUNTY, FLORIDA

GENERAL NOTES

- Contractor is responsible for checking actual site conditions before starting construction.
- Any discrepancies on the drawings shall be brought to the attention of the engineer before commencing work.
- Contractor shall obtain all required building permits before commencing work.
- Contractor shall be responsible for location of all existing utilities. The contractor shall contact all concerned utilities at least 48 hours in advance for construction operations.
- No field changes or deviations from design to be made without prior approval of the engineer.
- All construction shall be completed in accordance with the applicable ordinances of City of Okeechobee, Florida.
- Contractor shall supply density tests to engineer on all sub-grade and base. Tests shall be prepared per AASHTO T-180 method.
- Slope grades from elevations shown to existing grade at property line.
- Engineer shall be notified at least 48 hours in advance for any inspection.
- All traffic control devices shall be in accordance with M.U.T.C.D. Standards.
- Erosion and sedimentation control techniques shall be incorporated during construction as follows:
 - silt screens shall be maintained at the project perimeter.
 - No off-site discharges shall occur during construction. In the event discharge is required, hay bales and/or turbidity curtains shall be incorporated at the discharge point as necessary to control turbidity.

EROSION AND SEDIMENTATION CONTROL NOTES

Construction activities can result in the generation of significant amounts of pollutants which may reach surface or ground waters. One of the primary pollutants of surface waters is sediment due to erosion. Excessive quantities of sediment which reach water bodies of floodplains have been shown to adversely affect their physical, biological and chemical properties. Transported sediment can obstruct stream channels, reduce hydraulic capacity of water bodies of floodplains, reduce the design capacity of culverts and other works, and eliminate ethic invertebrates and fish spawning substrates by siltation. Excessive suspended sediments reduce light penetration and therefore, reduce primary productivity.

MINIMUM STANDARDS:

- Sediment basin and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-distributing activity and shall be made functional before unsloped land disturbance takes place.
- All sediment control measures are to be adjusted to meet field conditions at the time of construction and be constructed prior to any grading or disturbance of existing surface material on balance of site. Perimeter sediment barriers shall be constructed to prevent sediment or trash from flowing or floating on to adjacent properties.
- Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain undisturbed for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left undisturbed for more than one year.
- During construction of the project, soil stockpiles shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as soil intentionally transported from the project site.
- A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that, in the opinion of the Reviewer, is uniform, mature enough to survive and will inhibit erosion.
- Stabilization measures shall be applied to earthen structures such as dams, dikes and diversions immediately after installation.

	ENGINEER OF RECORD INSPECTION REQUIREMENTS							
	F.B.V.		DENSITY		L.B.R.		THICKNESS	
	MAX SPACING LINEAR FEET	MAX SPACING SQUARE FEET	MAX SPACING LINEAR FEET	MAX SPACING SQUARE FEET	MAX SPACING LINEAR FEET	MAX SPACING SQUARE FEET	MAX SPACING LINEAR FEET	MAX SPACING SQUARE FEET
COMPACTED OR STABILIZED GRADE	200	5,000	200	5,000	200	5,000	300	10,000
ROCK BASE	---	---	300	10,000	300	10,000	300	10,000
SHELL ROCK	---	---	300	10,000	---	---	300	10,000
ASPHALT	---	---	---	---	---	---	PER INSP	PER INSP

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT INSIDE OF THE RIGHT EDGE.

EROSION AND SEDIMENTATION CONTROL NOTES - (continued)

- Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The sediment basin shall be designed and constructed to accommodate the anticipated sediment loading from the land-disturbing activity. The outfall device or system design shall take into account the total drainage area flowing through the disturbed area to be served by the basin.
- After any significant rainfall, sediment control structures will be inspected for integrity. Any damaged devices shall be corrected immediately.
- Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.
- Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.
- Sediment will be prevented from entering any storm drain system, ditch or channel. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.
- Before temporary or newly constructed stormwater conveyance channels are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel.
- When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.

- When a live watercourse must be crossed by construction vehicles, a temporary stream crossing constructed of nonerodible material shall be provided.

- The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.

16. Periodic inspection and maintenance of all sediment control structures must be provided to ensure intended purpose is accomplished. The Developer, owner and/or contractor shall be continually responsible for all sediment leaving the property. Sediment control measures shall be in working condition at the end of each working day.

- Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
 - No more than 500 linear feet of trench may be opened at one time.
 - Excavated material shall be placed on the uphill side of trenches.
 - Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property.
 - Restabilization shall be accomplished in accordance with these regulations.

18. Where construction vehicle access routes intersect paved public roads, provisions shall be made to minimize the transport of sediment by tracking onto the paved surface, where sediment is transported onto a public road surface with curbs and gutters, the road shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual subdivision lots as well as to larger land-distributing activities.

19. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, in the opinion of the Reviewer. Disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.

20. Properties and waterways downstream from construction site shall be protected from sediment disposition and erosion.

21. Phased projects should be cleared in conjunction with construction of each phase.

22. Erosion control design and construction shall follow the requirements in Index Nos. 101, 102 and 103 of FDOT Roadway and Traffic Design Standards.

23. The Reviewer may approve modifications or alter plans to these erosion control criteria due to site specific conditions.

ENGINEER OF RECORD INSPECTION REQUIREMENTS CONTRACTOR TO CALL CONTRACT ENGINEER OF RECORD 48 HOURS ADVANCE FOR FOLLOWING INSPECTIONS:

- PRECONSTRUCTION MEETING
- DRAINAGE PIPE (UNCOVERED)
- PAVEMENT SUBGRADE
- PAVEMENT BASE
- FINAL

EARTHWORK AND DRAINAGE SPECIFICATIONS

1. Clearing and Grubbing: Clearing and grubbing shall be performed within the limits of the project work in accordance with Section 110, Florida Department of Transportation (FDOT) Specifications. This item shall include, but is not limited to, the complete removal and legal disposal of all trees, brush, stumps, roots, grass, weeds, rubbish and other undesirable material to a depth of 18 inches below natural ground or proposed finished grade, whichever is lower. The areas to be cleared generally consist of the entire site with the exception of areas specifically noted on the landscape plans as preserve areas or as areas to remain un-cleared. Care shall be taken to insure that no preserve areas or wetland areas are impacted by the clearing operation. Prior to initiating the clearing operation, all adjacent wetland and preserve areas shall be marked and flagged in accordance with the City of Okeechobee and South Florida Water Management District (SFWMD) requirements. All such areas immediately adjacent to the clearing operation shall also be protected by the installation of temporary silt barriers in accordance with the requirements of The City of Okeechobee and the SFWMD. Further erosion control shall be accomplished by seeding and mulching all disturbed areas as soon as they are at final grade, per the specifications for seeding and mulching found elsewhere on this sheet.

All material shall be removed from the site and shall be legally disposed of in accordance with all local, state and federal requirements.

2. Earthwork and Grading: All earthwork and grading shall be performed as required to achieve the final grades, typical sections and elevations shown on the plans. In all other respects, materials and construction methods for earthwork, embankment, excavation and grading shall conform to the requirements of FDOT Specifications, Section 120. Any plastic or otherwise undesirable material within 36 inches of finished road grade shall be removed and replaced with suitable material. The contractor shall also refer to the Soils Report, if available. The specifications and recommendations included in that report shall be considered as a part of these plans and specifications. Should there be any conflict between that document and any requirements of these drawings or specifications, the most restrictive requirement shall govern.

3. Paving Improvements: All areas proposed for paving shall be constructed in accordance with the design grades and typical sections shown on the drawings, and in conformance to the requirements of the City of Okeechobee and Florida Department of Transportation.

A. Asphalt: Prime Coat and tack coat for base course and between lifts of asphalt shall conform to the requirements of Sections 300-1 through 300-7 of the FDOT Specifications. Prime Coat shall be applied at a rate of 0.25 gallons per square yard and tack coat at a rate of 0.10 gallons per square yard, unless otherwise approved by the Engineer.

Asphalt surface course thickness and material shall be as shown on the typical sections and shall in all ways conform to the requirements of FDOT.

B. Base: Limerock base material shall be compacted to 98% of maximum density per AASHTO T-180. All limerock shall meet the minimum requirements of FDOT Section 911. As an alternate, cemented coquina conforming to FDOT Section 915 may be substituted and shall be subject to the compaction specifications detailed above and included in the Soils Engineer's report.

C. Sub-grade: Sub-grade shall be compacted to 98% of maximum density per AASHTO T-180, and stabilized to a minimum FBV of 50psi. Sub-grade shall be thoroughly rolled with a pneumatic tired roller prior to scheduling any sub-grade inspection.

D. Valley Gutter/ F-Curb/D-Curb/Flush Curb: Shall be constructed per the typical section by extruding machine or forms as shown on the plans. Minimum concrete compressive strength shall be 3,000psi after 28 days. Sub-grade shall be moistened at the time concrete is placed to insure a uniformly damp surface. Ready-mix concrete shall have a slump of between 2 and 4 inches. No water shall be added to increase workability. Test cylinders shall be made for the strength testing of each batch of concrete for at least 7 and 28 day testing.

E. Sod: A minimum of a two-foot wide strip of sod, or as otherwise shown on the plans, shall be placed along the back of curb of all constructed pavement to aid in prevention of erosion and soil stability. Sod shall be placed in conformance to FDOT Section 570, 575 and 981. Generally, the sodding requirements shall be as specified on the landscape plans, prepared by Others.

F. Seed, Fertilize and Mulch: All disturbed areas shall be stabilized with seed, fertilizer and mulch upon completion and acceptance by Engineer of final grading. Seed, fertilizer and mulch shall be in conformance to FDOT Sections 570, 575 and 981. The Contractor is responsible for establishing a stand of grass sufficient to prevent erosion prior to removal of the temporary silt fences. This applies only to those areas not covered by the sodding specified in the landscape plans, prepared by Others.

G. Testing: The Contractor shall secure the services of an approved independent testing laboratory to conduct all required testing on sub-grade, base, asphalt and concrete. Locations required for these tests shall be as required by the City of Okeechobee, and/or in the case of the turn-lane improvements as required by the City of Okeechobee. At a minimum, testing shall be as recommended by FDOT. Should any tests fail, contractor shall at his own expense, repair the deficiencies and retest the work until compliance with the specifications is demonstrated.

H. Traffic Control: The installation of Traffic Control Devices shall be in conformance to the requirements of the Manual of Uniform Traffic Control Devices, The City of Okeechobee. Maintenance of traffic During Construction shall be as required by FDOT.

Continued:

4. Drainage Improvements: All labor, materials and construction methods shall be in conformance to the minimum engineering and construction standards of the City of Okeechobee and FDOT Specifications. Trench excavation and back-filling operations shall meet or exceed the requirements of FDOT Specifications, Section 125. The Contractor shall provide the necessary back-fill compaction testing required to demonstrate compliance with this section. The pipe trench shall be dry when pipe is laid and the pipe shall be bedded per the details and per FDOT specifications.

The Contractor shall comply with Chapter 90-96, Laws of Florida, which requires the Contractor performing trench excavations over five feet in depth comply with all applicable trench safety standards and shoring requirements as set forth in the Occupational Safety and Health Administration's (OSHA) excavation and safety standards, 29 C.F.R. 19926.650, Sub-part P and incorporated as the State of Florida standard, as revised and/or updated. The cost of compliance with this requirement shall be included as a separate line item on the Contractor's bid. Otherwise, Contractor certifies that the cost of compliance is included in the unit cost of all items of work to which this requirement applies.

A. Reinforced Concrete Pipe (RCP): RCP shall conform to the requirements of ASTM Specifications C-76, Class III, Wall Thickness "B", latest revision. All joints shall be soil-tight. Pipe gasket shall conform to FDOT Specifications, Section 942.

B. Corrugated Metal Pipe (CMP): All CMP shall be Steel, round, helical-wound corrugated pipe conforming to AASHTO-M 36 and FDOT Section 943. Pipe ends at joints shall be reformed to a minimum of 2 annular corrugations for the complete band width. All joints shall be soil-tight. All connecting bands shall be corrugated annular coupling bands. A Neoprene gasket of at least 7 inches wide by 3/8 inch thick shall be used for all pipes of 36-inch diameter and smaller. Larger pipe sizes require gaskets of at least 10-1/2 inches in width. All CMP shall be installed at maximum lengths to reduce the number of joints.

C. Corrugated Aluminum Pipe (CAP): All CAP shall be aluminum alloy, round, helical-wound corrugated pipe conforming to AASHTO-M 196 and FDOT Section 945. Pipe ends at joints shall be reformed to a minimum of 2 annular corrugations for the complete band width. All joints shall be soil-tight. All connecting bands shall be corrugated annular coupling bands. A Neoprene gasket of at least 7 inches wide by 3/8 inch thick shall be used for all pipes of 36-inch diameter and smaller. Larger pipe sizes require gaskets of at least 10-1/2 inches in width. All CAP shall be installed at maximum lengths to reduce the number of joints.

D. Corrugated High Density Polyethylene Pipe (HDPE): All HDPE Pipe shall be resin conforming to ASTM D3350 minimum cell classification 435400C, round, only annular corrugations and conforming to FDOT Section 948-2.3. All joints shall be soil-tight. All connecting bands shall be corrugated annular coupling bands. A Neoprene gasket of at least 7 inches wide by 3/8 inch thick shall be used for all pipes of 36-inch diameter and smaller. Larger pipe sizes require gaskets of at least 10-1/2 inches in width. All HDPE shall be installed at maximum lengths to reduce the number of joints.

E. Contech A-2000 PVC drainage pipe (A-2000): All A-2000 corrugated pipe with a smooth interior shall conform to the requirements of ASTM Designation F949 & F794 Dual Wall Corrugated Profile (DWCP) Pipe. Pipe and fittings shall be homogeneous throughout and free from visible cracks, holes, foreign inclusions or other injurious defects. Pipe shall be manufactured to 46 psi stiffness when tested in accordance with ASTM Test Method D2412. There shall be no evidence of splitting, cracking or breaking when the pipe is tested per ASTM Test Method D2412 and F949 section 7.5. The pipe shall be made of PVC compound having a minimum cell classification of 12454B as defined in ASTM Specification D1784.

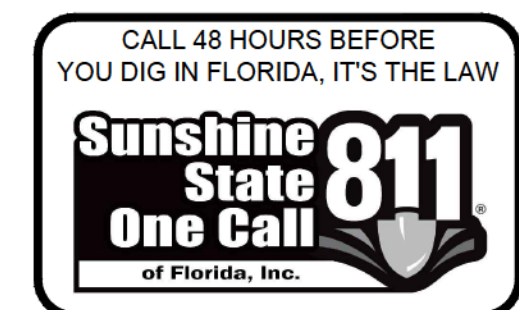
F. PVC Drainage Pipe: PVC Drainage Pipe shall be C-900 with push-on joints (no glued joints) and shall be as specified for sanitary sewer construction, except that it shall be white in color. Any portion of the PVC storm pipe that may be exposed to sunlight, such as its outlet to the detention pond, shall be painted to protect it from UV light.

G. Inlets, Manholes, and Junction Boxes: All drainage inlets, manholes, and junction boxes shall be precast concrete conforming to ASTM C-478 and 64T. All concrete shall have not less than 4000-psi compressive strength at 28 days. Structure sections shall be joined with a mastic sealing compound. The remaining space shall be filled with the cement mortar and finished so as to produce a smooth continuous surface inside and outside the wall sections. All openings in precast structures shall be cast at the time of manufacture. Holes for piping shall be six inches larger than the outside diameter of the proposed pipe. All spaces between the manhole and the pipe shall be completely filled with mortar and finished smooth. Mortar used for concrete structures shall conform to M C-270. Mortar material shall be mixed one part Type 2 Portland cement to two parts aggregate by volume. Portland cement shall conform to ASTM C-144 and aggregate shall conform to ASTM C-144. The CONTRACTOR shall furnish the ENGINEER with shop drawings of all precast structures for his approval prior to fabrication. Shop drawings shall show all dimension, reinforcing steel and specifications. Storm Manholes shall be constructed with a traffic bearing cast-iron slotted grate.

H. Trench Backfill shall be as shown in the Drainage Details. In addition, testing under paved areas shall be as follows: One test location midway between structures and one test location adjacent to each structure. Engineer may request additional locations. Testing in each location shall begin in the first foot above the culvert with tests every two feet to within two feet of the sub-grade. Density shall be to 100 percent of maximum as determined by AASHTO T-99.

I. Control Structures: Shall be constructed per the above specifications for Inlets, Manholes, and Junction Boxes except that the structures shall include the bleeders and weirs as shown on the detail.

J. Rip-Rap Energy Dissipaters: Shall be constructed per the details and as shown on the drawings at the control structures and the downstream bubble-up structures. The rubble shall be of material and placed in accordance to FDOT Section 530-2.3 (material) and FDOT Section 530-3.3 (Construction Methods). Should broken concrete be used as the rubble, it shall be free from reinforcing bars or wire mesh. The contractor shall use care in the placement of the stone so that it is not dropped on the fabric in such a fashion that tears the fabric. The fabric shall be as specified in FDOT Section 985 and shall be of the woven design and as specified for use with riprap per Table 1 of this section. The bedding stone shall be of the type typically used for drainfield rock and shall meet the requirements of FDOT for drainfield rock.



Steven L. Dobbs Engineering, LLC
1062 JAKES WAY
Okeechobee, FL 34974
Phone: (863) 824-7644



No.	DATE	BY	REVISIONS

TRULIEVE PROPOSED SITE IMPROVEMENTS
OKEECHOBEE COUNTY, FLORIDA

GENERAL NOTES

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P.E., SHALL BE WITHOUT LIABILITY TO STEVEN L. DOBBS ENGINEERING, LLC. FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029206

Okeechobee County
Water Management Report
Site Plan/Stormwater Application
for
Trulieve
City of Okeechobee, FL

Prepared November 2021



ENGINEERING

By: Steven L. Dobbs, P.E. # 48134
Steven L. Dobbs Engineering
1062 Jakes Way
Okeechobee, FL 34974

Purpose: The purpose of this report is to provide the City of Okeechobee with the calculations and documentation necessary to demonstrate the proposed surface water management system complies with state and local criteria.

Existing Condition Description: The site is approximately 0.42 acres in size and is located in Section 15, Township 37 South, Range 35 East at NE 13th Street (Parcel ID 3-15-37-35-0010-00020-0190). The historic discharge is into an existing side road ditch of NE 13th going to the East.

The Soils Report for Okeechobee County identifies the soil as approximately half Manatee Loamy Fine Sand and half Immokalee Fine Sand. It has slopes from 0 to 2 percent and is frequently ponded. Hydrologic Soil Group of soil is B/D which is poorly drained in the natural state and well drained developed. The soil report also indicates the wet season water table is at Approximately 0 to 6" below natural ground. Since the average natural ground is 21.5, the wet season water table will be set at 21.0.

Promosed Use: The owner plans to construct an additional parking area with drive for a total site area of 0.42 acres. This project will be complete with drainage for a construction permit for the proposed improvements with a dry detention area. To control the run-off produced by the improvements a proposed dry detention will be used to collect the runoff from the improvements by inlet drainage and pipe to the dry detention area to be controlled and discharge into the existing ditch of 13th Street.

Drainage Considerations: To attenuate the increased run-off generated by the proposed improvements and to ensure that water quality standards are met, we propose to pass all drainage from the parcels to adjacent detention area through a control structure to the adjacent ditch. The Dry retention will provide the water quality and attenuation for the project. The control elevation for the project will be the wet season water table as previously discussed 23.5 NAVD '88 and that elevation will be used as the control elevation.

Allowable discharge for the S-133 basin is 15.6 CSM for the 25-year – 3-day event:

$$Q = 15.6 \text{ cfs per square mile} * A / 640$$

$$Q = 15.6 \text{ cfs per square mile} * 0.42 / 640 = 0.01 \text{ cfs}$$

A. Water Quality

Water quality treatment is provided by dry detention.

Since the proposed water quality system is dry detention for the project, the volume of water quality required since this project discharge into an impaired water basin and with a presumption of compliance with nutrient control by adding an additional 50% to the water quality volume the total water quality volume is see table below.

Based on the attached stage storage spreadsheet, the water quality volume see table below is met at elevation see table below. Total water quality required for 150% of the water quality volume is 0.04 ac-ft, however 0.28 ac-ft is provided in dry detention.

Water Quality Table

Basin	WQ Volume Required Ac-Ft	Elevation WQ Volume Met	WQ Volume Provided Ac-Ft
Onsite	0.04	21.23	0.28

B. Water Quantity

This project is located in the S-133 Basin which discharges ultimately into Lake Okeechobee as described above. The allowable peak discharge rate in this basin is 15.6 CSM. The allowable peak discharge rate for this project, based on the 25-year, 72-hour storm event was calculated and shown below. The actual maximum discharge rate for the 25-year, 72-hour storm event was calculated and shown below, which is within tolerance of the maximum allowable peak rate. To demonstrate conformance to this criterion, the proposed project was flood-routed using AdICPR.

	Allowable Discharge	Modeled Discharge	Meets Criteria
Onsite	0.01 CFS	0.178	No, but minimum bleeder

The 10-year, 24-hour storm (5.0”) w/ discharge, the 25 year, 72 hour storm (9”) w/ discharge, and the 100 year, 72 hour storm (10”) w/o discharge, were evaluated based on the proposed plan. Please refer to the attached AdICPR flood routing input/output parameters.

A summary of the flood routings for the Lake Node in each Phase is provided as follows:

	<u>10 Year, 24 Hr. Storm (5.0”)</u>		<u>25 Year, 72 hr. Storm (9.0”)</u>		<u>100 Year, 72 Hr. Storm (10.0”)</u>
	Peak Stage (ft-NAVD ‘88)	Peak Rate (cfs)	Peak Stage (ft- NAVD ‘88)	Peak Rate (cfs)	Peak Stage (ft- NAVD ‘88)
Onsite	21.82	0.103	22.192	0.178	22.66

Water Use: The proposed potable water and wastewater for the project will be provided by Okeechobee Utility Authority.

There has been no Consumptive Water Use permit issued nor applied for this project. There are no existing wells onsite.

Off-Site Drainage: There is no offsite flow onto this property.

Flood Plain Analysis: As shown on the attached FEMA Panel 12093C0415C, the project parking are located in Zone X (Area of Minimal Flood Hazard).

Nutrient Analysis: As previously stated, the project proposes to provide 150% of the required water quality treatment volume in the dry detention system in order to meet the nutrient removal requirements. According to the BMP Trains program version 4.3.2 an additional 0.42 ac-ft of retention will have to be added to the site. This will be accomplished by increasing the bleeder to elevation 21.2. The BMP Trains program computes that this will sufficiently meet the required nutrient reduction.

Construction Recommendations: Runoff and/or any water generated by short-term dewatering during construction will be contained on-site. However, there is some potential for transport of sediment to off-site areas should heavy rainfall occur. In order to reduce the potential of any off-site transport of sediment or turbidity we recommend installation and maintenance of temporary silt fence around the perimeter of the proposed project until site work has been completed and the site has been stabilized.

Conclusions: In my professional opinion, the proposed construction should have no impact to existing drainage patterns off-site and should have no impact on off-site areas. The recommendations above should be followed during and after the site work until such time as the ground surface has been adequately stabilized to prevent the off-site transport of any soil or suspended solids. The proposed design and construction will comply with applicable state and local requirements.

Basin Information For: **Trulieve**

Total Basin Area	=	0.42 ac
Native Area	=	0.00 ac
Wetland Buffer / Preserve	=	0.00 ac
Total Basin Area (water quality)	=	0.42 ac
Impervious Area		
Roofline/Bldg.	=	0.00 ac
Wetland	=	0.00 ac
Lakes	=	0.00 ac
Pavement/Sidewalk	=	0.14 ac
Total Impervious Area	=	0.14 ac
Pervious Area		
Dry Pretreatment	=	0.02 ac
Green	=	0.27 ac
Total Pervious Area	=	0.29 ac
Percent Impervious	=	32.1%
Adjusted Soil Storage	=	0.63 in
Calculated SCS Curve Number	=	89
Time of Concentration	=	10.00 min

Water Quality Calculation

1/2" Pretreatment x Parking Area	=	0.02	ac-ft
1" treatment x Project Area	=	0.04	ac-ft
Runoff from 2.5"x % net Impervious - SFWMD criteria	=	0.03	ac-ft
Required Water Quality Volume	=	0.04	ac-ft
Impaired Water body multiplier	=	1.13	.75*1.5
Adjusted Required Water Quality Volume	=	0.04	ac-ft
0.5 Water quality stage (0.0196875 ac-ft)	=	21.03	ft-NGVD
Water Quality Stage	=	21.23	ft-NGVD

Stage Storage Calculations for Basin Trulieve

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)										
					20.50	21.00	21.50	22.00	22.50	23.00	23.50	24.00	24.50	25.00	25.50
Dry Pretreatment Bottom	Vertical	0.01	21.50		0.00	0.00	0.00	0.01	0.01	0.02	0.02	0.03	0.04	0.04	0.05
Dry Pretreatment Slopes	Linear	0.01	21.50	22.50	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.02	0.02	0.02	0.03
Pavement	Linear	0.14	22.30	23.00	0.00	0.00	0.00	0.00	0.00	0.05	0.11	0.18	0.25	0.32	0.38
Green	Linear	0.27	20.50	22.50	0.00	0.02	0.07	0.15	0.27	0.40	0.53	0.66	0.80	0.93	1.06
Total:		0.42		Totals:	0.00	0.02	0.07	0.16	0.28	0.47	0.68	0.89	1.10	1.31	1.52



October 27, 2021

Wetlands

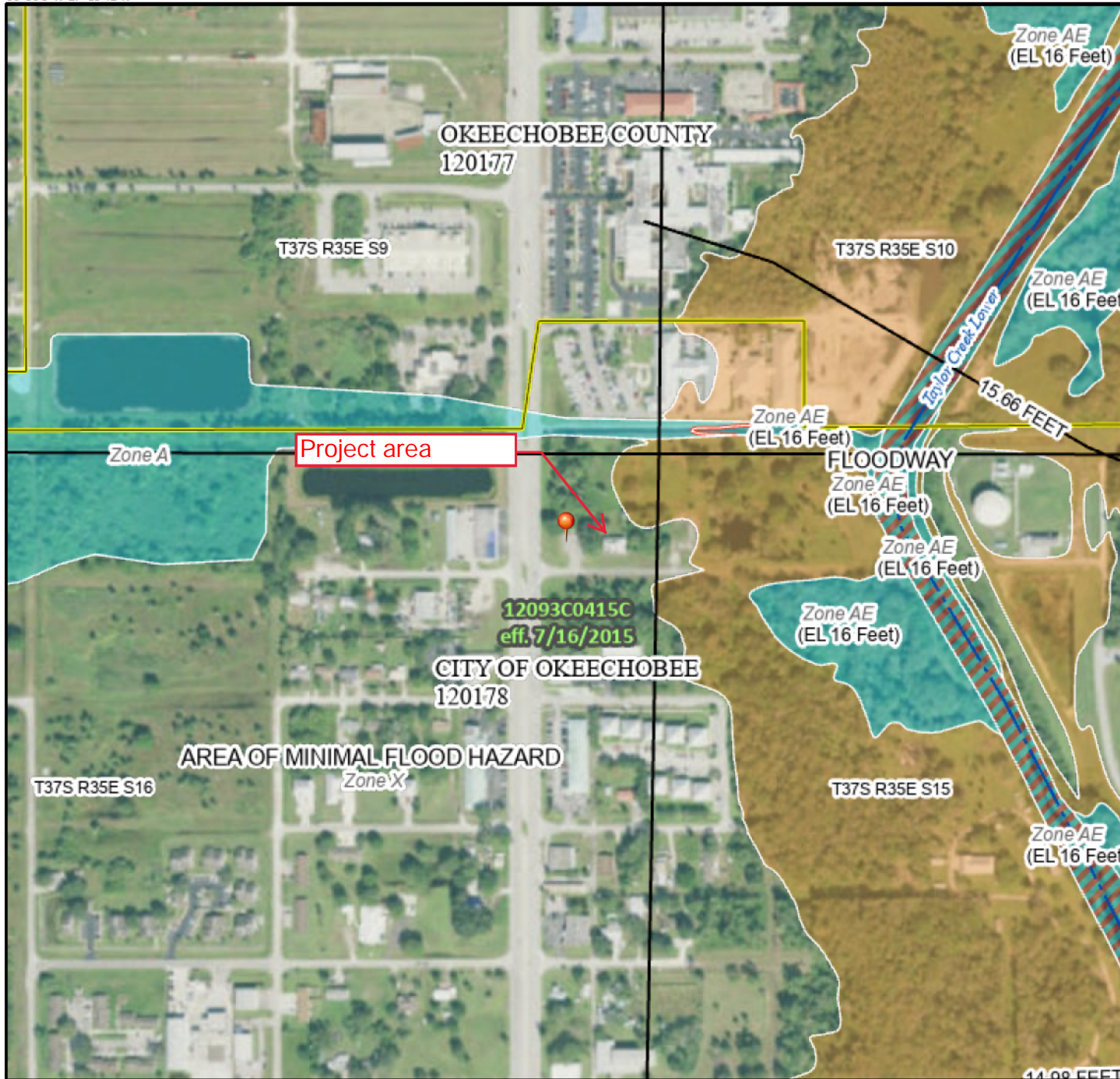
- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



80°50'5"W 27°15'42"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD	NO SCREEN	Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

OTHER AREAS	GENERAL STRUCTURES	
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

	29.2	Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5	Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

OTHER FEATURES	
	Digital Data Available
	No Digital Data Available
	Unmapped

MAP PANELS	
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

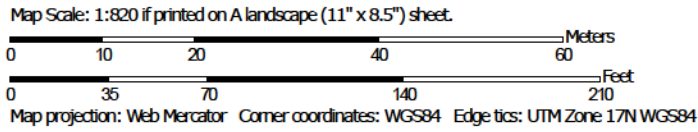
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/27/2021 at 4:52 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Okeechobee County, Florida
(Trulieve)




Soil Map may not be valid at this scale.





MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Okeechobee County, Florida

Survey Area Data: Version 19, Aug 26, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 25, 2019—Jan 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

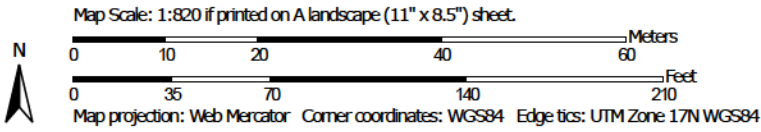
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Manatee loamy fine sand, frequently ponded, 0 to 1 percent slopes	0.9	45.5%
11	Immokalee fine sand, 0 to 2 percent slopes	1.1	54.5%
Totals for Area of Interest		2.0	100.0%

Hydrologic Soil Group—Okeechobee County, Florida
(Trulieve)




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points



 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Okeechobee County, Florida
 Survey Area Data: Version 19, Aug 26, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 25, 2019—Jan 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6	Manatee loamy fine sand, frequently ponded, 0 to 1 percent slopes	B/D	0.9	45.5%
11	Immokalee fine sand, 0 to 2 percent slopes	B/D	1.1	54.5%
Totals for Area of Interest			2.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

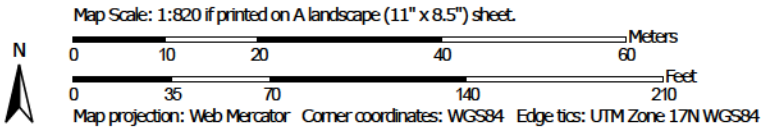
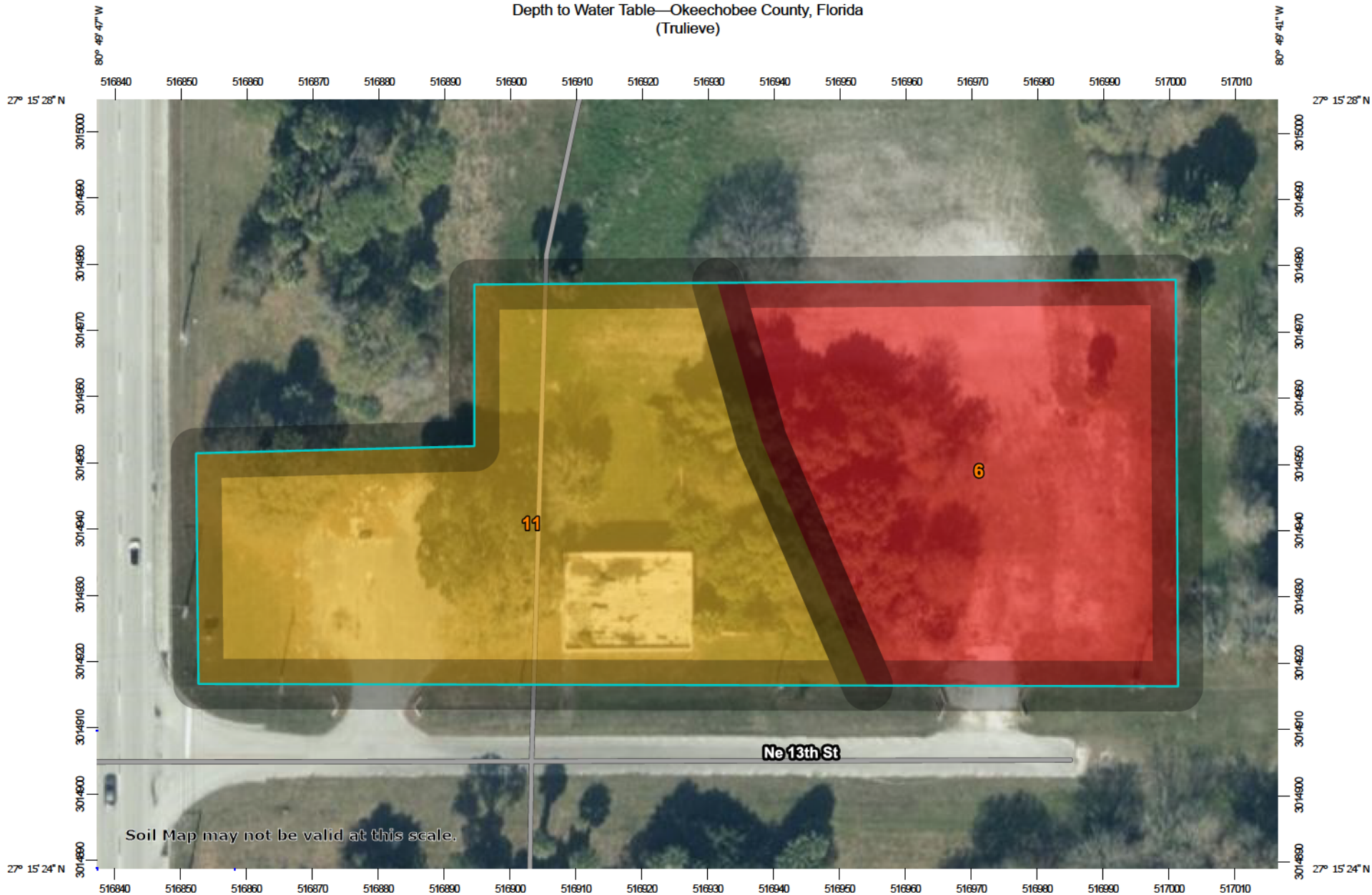
Rating Options

Aggregation Method: Dominant Condition






























Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Depth to Water Table—Okeechobee County, Florida
(Trulieve)



MAP LEGEND

Area of Interest (AOI)	 Not rated or not available
 Area of Interest (AOI)	
Soils	Water Features
Soil Rating Polygons	 Streams and Canals
 0 - 25	Transportation
 25 - 50	 Rails
 50 - 100	 Interstate Highways
 100 - 150	 US Routes
 150 - 200	 Major Roads
 > 200	 Local Roads
 Not rated or not available	Background
	 Aerial Photography
Soil Rating Lines	
 0 - 25	
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	
 Not rated or not available	
Soil Rating Points	
 0 - 25	
 25 - 50	
 50 - 100	
 100 - 150	
 150 - 200	
 > 200	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Okeechobee County, Florida
Survey Area Data: Version 19, Aug 26, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 25, 2019—Jan 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
6	Manatee loamy fine sand, frequently ponded, 0 to 1 percent slopes	0	0.9	45.5%
11	Immokalee fine sand, 0 to 2 percent slopes	31	1.1	54.5%
Totals for Area of Interest			2.0	100.0%

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

Basin Name: Onsite
Group Name: BASE
Simulation: 100YR3D
Node Name: Onsite
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Sfwmd72
Rainfall Amount (in): 10.000
Storm Duration (hrs): 72.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 0.420
Vol of Unit Hyd (in): 1.000
Curve Number: 89.000
DCIA (%): 90.000

Time Max (hrs): 60.02
Flow Max (cfs): 1.860
Runoff Volume (in): 9.772
Runoff Volume (ft3): 14898.690

Basin Name: Onsite
Group Name: BASE
Simulation: 10YR1D
Node Name: Onsite
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Sfwmd72
Rainfall Amount (in): 5.000
Storm Duration (hrs): 100.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 0.420
Vol of Unit Hyd (in): 1.000
Curve Number: 89.000
DCIA (%): 90.000

Time Max (hrs): 83.33
Flow Max (cfs): 0.725
Runoff Volume (in): 4.786
Runoff Volume (ft3): 7296.021

Basin Name: Onsite
Group Name: BASE
Simulation: 25YR3D
Node Name: Onsite
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Sfwmd72
Rainfall Amount (in): 9.000
Storm Duration (hrs): 72.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 0.420
Vol of Unit Hyd (in): 1.000
Curve Number: 89.000
DCIA (%): 90.000

Time Max (hrs): 60.02
Flow Max (cfs): 1.673
Runoff Volume (in): 8.774
Runoff Volume (ft3): 13376.740

*** Weir 2 of 2 for Drop Structure CS-1 ***

TABLE

Count: 1
 Type: Vertical: Mavis
 Flow: Both
 Geometry: Circular
 Span(in): 3.00
 Rise(in): 3.00
 Bottom Clip(in): 0.000
 Top Clip(in): 0.000
 Weir Disc Coef: 3.200
 Orifice Disc Coef: 0.600
 Invert(ft): 21.200
 Control Elev(ft): 21.200

==== Breaches =====

Name: From Node: Count: 1
 Group: BASE To Node: Flow: Both
 Bottom Width(ft): 0.00 Water Surface Elev(ft): 0.000
 Left Side Slope(h/v): 0.00 Breach Duration(hrs): 0.00
 Right Side Slope(h/v): 0.00 Power Coef: 0.00
 Bottom Breach Elev(ft): 0.000 Weir Discharge Coef: 0.000
 Top Breach Elev(ft): 0.000

==== Hydrology Simulations =====

Name: 100YR3D
 Filename: F:\2021-048 1300 N Parrott\04-Calcs\2021-048 ICPR\sims\100YR3D.R32
 Override Defaults: Yes
 Storm Duration(hrs): 72.00
 Rainfall File: Sfwmd72
 Rainfall Amount(in): 10.00

Time (hrs)	Print Inc(min)
50.000	10.00
100.000	5.00

Name: 10YR1D
 Filename: F:\2021-048 1300 N Parrott\04-Calcs\2021-048 ICPR\sims\10YR1D.R32
 Override Defaults: Yes
 Storm Duration(hrs): 100.00
 Rainfall File: Sfwmd72
 Rainfall Amount(in): 5.00

Time (hrs)	Print Inc(min)
10.000	10.00
24.000	5.00
100.000	10.00

Name: 25YR3D
 Filename: F:\2021-048 1300 N Parrott\04-Calcs\2021-048 ICPR\25YR3D.R32
 Override Defaults: Yes
 Storm Duration(hrs): 72.00
 Rainfall File: Sfwmd72
 Rainfall Amount(in): 9.00

Time (hrs)	Print Inc(min)
50.000	10.00
100.000	5.00
400.000	10.00

==== Routing Simulations =====

Name: 100YR3D Hydrology Sim: 100YR3D
 Filename: F:\2021-048 1300 N Parrott\04-Calcs\2021-048 ICPR\sims\100YR3D.I32

Execute: No Restart: No Patch: No
 Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000
 Start Time(hrs): 0.000 End Time(hrs): 100.00
 Min Calc Time(sec): 0.50000 Max Calc Time(sec): 60.00000

Boundary Stages:

Boundary Flows:

Time (hrs)	Print Inc (min)
50.000	120.000
100.000	120.000
Group	Run
BASE	Yes

Name: 10YR1D Hydrology Sim: 10YR1D
 Filename: F:\2021-048 1300 N Parrott\04-Calcs\2021-048 ICPR\sims\10YR1D.I32

Execute: Yes Restart: No Patch: No
 Alternative: No

Max Delta Z (ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000 End Time (hrs): 100.00
 Start Time (hrs): 0.000 Max Calc Time (sec): 60.0000
 Min Calc Time (sec): 0.5000 Boundary Flows:
 Boundary Stages:

Time (hrs)	Print Inc (min)
10.000	120.000
24.000	120.000
100.000	120.000
Group	Run
BASE	Yes

Name: 25YR3D Hydrology Sim: 25YR3D
 Filename: F:\2021-048 1300 N Parrott\04-Calcs\2021-048 ICPR\sims\25YR3D.I32

Execute: Yes Restart: No Patch: No
 Alternative: No

Max Delta Z (ft): 1.00 Delta Z Factor: 0.00500
 Time Step Optimizer: 10.000 End Time (hrs): 400.00
 Start Time (hrs): 0.000 Max Calc Time (sec): 60.0000
 Min Calc Time (sec): 0.5000 Boundary Flows:
 Boundary Stages:

Time (hrs)	Print Inc (min)
50.000	120.000
100.000	120.000
400.000	120.000
Group	Run
BASE	Yes

Hampton Acres - Drainage Calculations, Okeechobee County, FL
Node Maximum for AdICPR Model

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Max Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Offsite	BASE	10YR1D	99.99	21.264	23.000	0.0002	0	84.21	0.137	0.00	0.000
Onsite	BASE	10YR1D	84.21	21.660	23.000	0.0050	7074	83.33	0.723	84.21	0.137
Offsite	BASE	25YR3D	400.00	21.867	23.000	0.0002	0	61.20	0.194	0.00	0.000
Onsite	BASE	25YR3D	61.20	21.998	23.000	0.0050	9138	60.00	1.665	61.20	0.194

Hampton Acres - Drainage Calculations, Okeechobee County, FL
Node Maximum for AdICPR Model

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Max Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Offsite	BASE	100YR3D	100.00	21.264	23.000	0.0002	0	0.00	0.000	0.00	0.000
Onsite	BASE	100YR3D	73.02	22.661	23.000	0.0050	14764	60.00	1.852	0.00	0.000

Hampton Acres - Drainage Calculations, Okeechobee County, FL
 Link Maximum for AdICPR Model

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Max Delta Q cfs	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
CS-1	BASE	10YR1D	84.21	0.137	0.002	84.21	21.660	99.99	21.264
CS-1	BASE	25YR3D	61.20	0.194	-0.013	61.20	21.998	400.00	21.867

Complete Report (not including cost) Ver 4.3.2

Project: Trulieve

Date: 10/29/2021 4:45:00 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	Onsite
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	50.00

Pre-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	0.42
Rational Coefficient (0-1)	0.81
Non DCIA Curve Number	29.90
DCIA Percent (0-100)	100.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	1.416
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	1.973
Phosphorus Loading (kg/yr)	0.328

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	0.42
Rational Coefficient (0-1)	0.81
Non DCIA Curve Number	29.90
DCIA Percent (0-100)	100.00
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	1.416
Groundwater N (kg/yr)	0.000

Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	1.973
Phosphorus Loading (kg/yr)	0.328

Catchment Number: 1 Name: Onsite

Project: Trulieve

Date: 10/29/2021

None Design

Watershed Characteristics

Catchment Area (acres)	0.42
Contributing Area (acres)	0.420
Non-DCIA Curve Number	29.90
DCIA Percent	100.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	50.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	

Media Mix Information

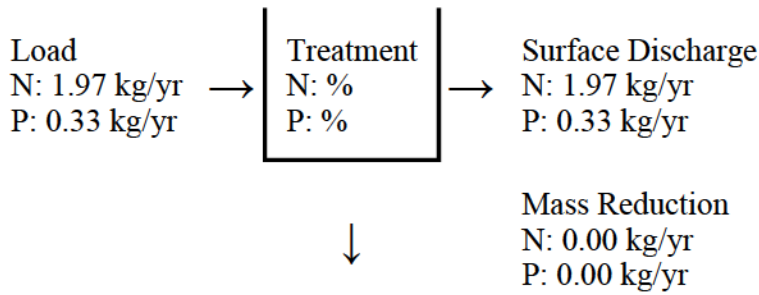
Type of Media Mix	Not Specified
Media N Reduction (%)	0.000
Media P Reduction (%)	0.000

Groundwater Discharge (Stand-Alone)

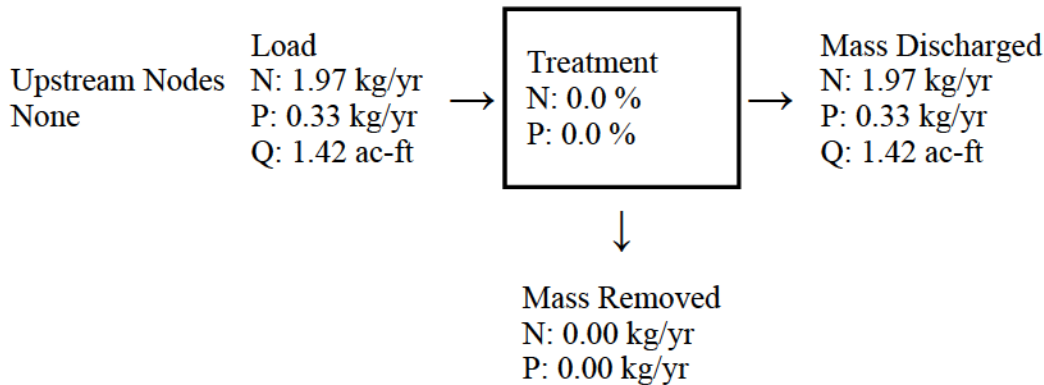
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for None (stand-alone)





Load Diagram for None (As Used In Routing)



Summary Treatment Report Version: 4.3.2

Project: Trulieve

Date:10/29/2021

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (Onsite) None
Based on % removal values to the
nearest percent

Routing Summary

Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	1.97 kg/yr
Total N post load	1.97 kg/yr
Target N load reduction	%
Target N discharge load	1.97 kg/yr

Percent N load reduction	%	
Provided N discharge load	1.97 kg/yr	4.35 lb/yr
Provided N load removed	kg/yr	lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	.328 kg/yr	
Total P post load	.328 kg/yr	
Target P load reduction	%	
Target P discharge load	.328 kg/yr	
Percent P load reduction	%	
Provided P discharge load	.328 kg/yr	.72 lb/yr
Provided P load removed	kg/yr	lb/yr



November 3, 2021

City of Okeechobee
55 SE 3rd Avenue
Okeechobee, FL 34974

Subject: Trulieve Site Plan

Dear Mr. Ritter:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to convert the existing Husain Clinic into a Medical Marijuana Dispensary.

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). The results indicate the proposed Medical Marijuana Facility (ITE code 882) generates 475 total daily trips with 24 AM peak hour trips with 14 being in and 10 being out and 43 PM peak hour trips with 42 being in and 41 being out.

Should you have any questions or comments, please do not hesitate to call.

Sincerely,

Steven L. Dobbs Engineering

A handwritten signature in blue ink that reads 'Steven L. Dobbs'.

Steven L. Dobbs, P. E.
President

CC: Trulieve
File