City of Okeechobee
TECHNICAL REVIEW COMMITTEE
55 SOUTHEAST THIRD AVENUE ♦ OKEECHOBEE, FL 34974

May 21, 2020
LIST OF EXHIBITS

Draft Minutes	March 19, 2020 Summary of Committee Action
Applications	Site Plan Review Application No. 20-003-TRC Site Plan Review Application No. 20-004-TRC

CITY OF OKEECHOBEE, FLORIDA
MARCH 19, 2020
TECHNICAL REVIEW COMMITTEE MINUTES
DRAFT SUMMARY OF COMMITTEE ACTION

I. CALL TO ORDER

Chairperson Montes De Oca called the meeting of the Technical Review Committee for the City of Okeechobee to order on Thursday, March 19, 2020, at 10:03 A. M. in the City Council Chambers, 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida.

A. The Pledge of Allegiance was led by Chairperson Montes De Oca.

II. ATTENDANCE

Technical Review Committee Secretary Patty Burnette called the roll. City Administrator Marcos Montes De Oca, Public Works Director David Allen, Building Official Jeffery Newell, Police Chief Bob Peterson, and Fire Chief Herb Smith were present.

CITY STAFF

Okeechobee Utility Authority (OUA) Executive Director John Hayford and General Services Secretary Yesica Montoya were present. The City Attorney, City Planning Consultant Ben Smith, LaRue Planning and Management, School Board Representative, and Okeechobee County Environmental Health Director Victor Faconti were absent with consent.

III. AGENDA

A. Requests for the additions, deferral, or withdrawal of agenda items. None.

B. A motion was made by Building Official Newell to approve the agenda as published; seconded by Public Work Director Allen.

Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Police Chief Peterson, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.

IV. MINUTES

A. A motion was made by Building Official Newell to dispense with the reading and approve the February 20, 2020 regular meeting minutes; seconded by Public Works Director Allen.

Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Police Chief Peterson, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.

V. NEW BUSINESS

A. Chairperson Montes De Oca explained a Planning Staff Report was not required for the Site Plan Review Application No. 20-002-TRC, regarding the addition of overflow employee parking and material storage for Boral Roofing LLC, on 3.153 vacant acres located at 858 Northeast 12th Street, Lot 3, CITY OF OKEEHOBEE COMMERCE CENTER, as recorded in Plat Book 7, Page 10, Public Records of Okeechobee County. The property is located in the City Commerce Center and as part of the Declaration of Protective Covenants dated May 4, 2004, an approval is required from the Technical Review Committee (TRC) for any improvements or additional structures to the property. The Applicant, Boral Roofing LLC, is intending to make improvements to the vacant parcel located to the South, directly opposite to their operations site, to provide a solution for better productivity and safety for the employees and facility. Sometime in the future, they plan to construct a 5,000 square foot building on the site as well. Currently they wish to add a temporary parking lot with lighting and add a six-foot-high chain link fence around the entire perimeter.

1. Building Official Newell: No issues were received.

Fire Chief Smith: Inquired as to what would be stored on the property.

Police Chief Peterson: No issues were received.

Public Works Director Allen: No issues were received.

Chairperson Montes De Oca: Handle in phases. This submittal would be Phase One then come back to TRC when ready to construct the building for that approval.

OUA Executive Director Hayford: Wanted to confirm whether there would be any combustible material stored.

County Environmental Health Director Faconti: No issues were received.

2. Mr. Frank Pierce, Project Manager on behalf of the Property Owner, MDC Industrial, LLC, was present for questions explaining there currently would be no paving only fencing and lighting. There will be no buildings on the parcel right now only a laydown area for storing concrete roof tiles, nothing combustible. Paving would be done in the future when the building was constructed.

3. Chairperson Montes De Oca asked whether there were any comments or questions from those in attendance from the Public. There were none.

4. Chairperson Montes De Oca asked TRC Members to disclose for the record whether they had spoken to anyone regarding the Application or visited the site. He disclosed he had discussed the project with Mr. Omar Cedeno, Plant Manager at Boral Roofing LLC.

5. A motion was offered by Public Works Director Allen to approve Site Plan Review Application No. 20-002-TRC, regarding the addition of overflow employee parking and material storage for Boral Roofing LLC, on 3.153 vacant acres located at 858 Northeast 12th Street, Lot 3, CITY OF OKEEHOBEE COMMERCE CENTER, as recorded in Plat Book 7, Page 10, Public Records of Okeechobee County with the following contingencies; submit site grading plan, submit site striping plan and include ADA compliancy and crosswalks, submit asphalt and drainage plans submit storm water calculations; seconded by Police Chief Peterson.

a) The Committee offered no further discussion.

b) **Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Police Chief Peterson, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.**

VI. There being no further items on the agenda, Chairperson Montes De Oca adjourned the meeting at 10:16 A.M.

Please take note and be advised that any person desiring to appeal any decision made by the Technical Review Committee with respect to any matter considered at this proceeding, such interested person will need a record of the proceedings, and for such purpose may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. General Service's media are for the sole purpose of backup for official records of the Department.

Marcos Montes De Oca, Chairperson

ATTEST:
Patty M. Burnette, Secretary

CITY OF OKEECHOBEE

Application for Site Plan Review

City of Okeechobee
General Services Department
55 S.E. 3rd Avenue, Room 101
Okeechobee, Florida 34974
Phone: (863) 763-3372, ext. 9820
Fax: (863) 763-1686
E-mail: pburnette@cityofokeechobee.com

Date Received	3-17-20
Application No.	20-003-TRC
Fee Paid:	1570.00 CK# 11899
Receipt No.	53848
Hearing Date:	5-21-20

	APPLICANT INFORMATION
1	Name of property owner(s): H2OLDINGS LLC
2	Owner mailing address: 1534 Walnut Ave., Wilmette, IL 60091
3	Name of applicant(s) if other than owner: Race Trac Petroleum Inc.
4	Applicant mailing address: 200 Galleria Parkway SE, Suite 900, Atlanta, GA 30339
5	Name of contact person (state relationship): Samantha Jones, Engineering Project Manager
6	Contact person daytime phone(s) and email address: 770-431-7600
7	Engineer: Name, address, phone number and email address: Kevin Betancourt, 6300 NW 31st Ave, Ft. Lauderdale, FL 33309; 954-202-7000; kbetancourt@thomaseg.com
8	Surveyor: Name, address, phone number and email address: Watson Killane, 2240 NE Dixie Highway, Jensen Beach, Florida 34957, 772-334-0868
	PROPERTY and PROJECT INFORMATION
9	Property address/directions to property: SR 70 & NW 10th Ave, Okeechobee, FL 34972
10	Parcel Identification Number 2-15-37-35-0A00-00007-0000 ✓
11	Current Future Land Use designation: Commercial
12	Current Zoning district: Heavy Commercial (CHV)
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. The proposed development includes the construction of a 5,411 SF RaceTrac convenience store and 26 fueling dispensers. The construction of two access driveways from SR 70 are proposed.
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. The site is currently vacant, inhabited only by some overgrown vegetation, and trees.
15	Total land area in square feet (if less than two acres): or acres: 18.92 ✓
16	Is proposed use different from existing or prior use (X Yes) (___No)

CITY OF OKEECHOBEE

Application for Site Plan Review

17	Number and description of phases:
18	Source of potable water: There exist a 12" DI water mains along SR 70, on the south boundary of the site, a tap will be require to get service
19	Method of sewage disposal: An 8" PVC gravity sewer main is available along the west boundary

		ATTACHMENTS REQUIRED FOR ALL APPLICATIONS
✓	20	Applicant's statement of interest in property.
✓	21	One (1) copy of last recorded warranty deed.
	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).
✓	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 Trip Generation. 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. Signature: _____ Printed Name: Brian Thornton Date: 01/14/2020

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 Compete 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

#80

THOMAS ENGINEERING GROUP
6300 NW 31st AVENUE
FORT LAUDERDALE, FL 33309
P 954-202-7000
F 954-202-7070

March 13, 2020

City of Okeechobee
General Services Department
55 S.E. 3rd Avenue, Room 101
Okeechobee, Florida 34974-2903
Phone: (863) 763-3372 Ext. 9820

RE: RaceTrac Market
SR-70 & SE 10th Avenue
City of Okeechobee, Florida 34972
Parcel No. 2-15-37-35-0A00-00007-0000

Thomas Engineering Group, on behalf of RaceTrac Petroleum Inc. (Applicant), is pleased to submit this letter of intent for the development of this project. The applicant is proposing to add a new RaceTrac Gas Station & Convenience Store to the property located at north of the intersection of State Road 70 & SE 10th Avenue. The gross 18.92-acre property is currently a vacant lot. The applicant is contracted to purchase the properties Parcel No. 2-15-37-35-0A00-00007-0000) from H2OLDINGS LLC (Property Owner). The applications submitted is proposing a new 5,411 SF retail building with two gas canopies to provide an extended diesel offering to larger trucks traveling along SR 70. The proposed Site Plan will include the three structures along with associated parking exceeding zoning code requirements, access driveways, landscaping, utilities, and drainage management facilities to support the operation of the RaceTrac Market. The site is currently vacant and zoned Heavy Commercial. The applicant has interest in purchasing the gross parcel areas, however the proposed development will encompass a net development area of approximately 6.63 acres. There are no current plans for the remainder of the property at the time of this application. This proposed development is currently an allowed usage of the area due to its current zoning classification but will require a special exception for the use of convenience store with fueling positions as per Sec. 90-283(25).

The proposed development enclosed has been developed in accordance with the City of Okeechobee codes for the RaceTrac Gas Station & Convenience Store project. Should you have any questions, please do not hesitate to contact us with any questions.

Sincerely,

Kevin Betancourt, P.E.
Project Engineer
THOMAS ENGINEERING GROUP, LLC

#. 21

FILE NUM 2004004662
OR BK 00525 PG 1999
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FL
RECORDED 03/15/2004 12:51:27 PM
RECORDING FEES 10.50
DEED DOC 3,850.00
RECORDED BY G Newbourn

Prepared by and return to:
Leonard Rutland, Jr., Esquire
759 South Federal Highway Suite 303
Stuart, FL 34994
File Number: **10837.24**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **March, 2004** between **Harbour Bay Properties, Inc., a Florida corporation,** whose post office address is **c/o Theodore G. Glasrud, 3634 SE Fairway East, Stuart, FL 34997**, grantor, and **H2Oldings, LLC, a Delaware limited liability company**
whose post office address is **c/o ~~Donald Hackl, 18003 Tidewater Circle, Jupiter, FL 33458,~~** grantee:
CRAIG HACKL, P.O. BOX 32053, PALM BEACH GARDENS, FL 33420
(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Okeechobee County, Florida** to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2003**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Adonna Rutland

Witness Name: LEONARD RUTLAND, JR

Harbour Bay Properties, Inc.

By: _____
Theodore G. Glasrud, President

(Corporate Seal)

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 10th day of March, 2004 by Theodore G. Glasrud, President of Harbour Bay Properties, Inc., on behalf of the corporation. He [X] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

LEONARD RUTLAND JR.
Notary Public - State of Florida
My Commission Expires Aug. 15, 2004
Commission #CC929236

DoubleTime®

Exhibit A

Parcel 1: The West ½ of the Southwest ¼ of the Southeast ¼ of Section 15, Township 37 South, Range 35 East, Okeechobee County, Florida, lying North of the North right-of-way line of State Road No. 70; Except the North 50 feet of the West ½ of the West ½ of the Southwest ¼ of the Southeast ¼ for road purposes; also Except the following described property conveyed to the State of Florida:

A parcel of land in the West ½ of the Southwest ¼ of the Southeast ¼ of Section 15, Township 37 South, Range 35 East, Being more particularly described as follows: Commence at the South ¼ corner of said Section 15; thence run Northerly on the ¼ section line a distance of 36.95 feet to the centerline of State Road 70; thence North 80° 54' 49" East, on said centerline a distance of 347.10 feet; thence Northerly at 90° to said centerline a distance of 40 feet to the Point of Beginning; thence continue Northerly a distance of 17 feet; thence Easterly at 90° a distance of 20 feet; thence Southerly at 90° a distance of 17 feet; thence Westerly at 90° a distance of 20 feet to the Point of Beginning.

Parcel Id. Number: R2-15-37-35-0A00-00007-0000

Parcel 2: Beginning at the Southwest corner of the East ½ of the Southwest ¼ of the Southeast ¼ of Section 15, Township 37 South, Range 35 East and run North along the West boundary a distance of 594 feet; then run East a distance of 186.3 feet; then run South a distance of 594 feet to the South Boundary of Section 15; then run West a distance of 186.3 feet to the POINT OF BEGINNING. Less and Except the right-of-way for State Road 70.

Parcel Id. Number: R2-15-37-35-0A00-00008-0000

#22

March 12, 2020

TO: All applicable Governmental Permitting Agencies
City of Okeechobee
County of Okeechobee, Florida
State of Florida

Consent for: H2OLDINGS LLC
1534 WALNUT AVE, WILMETTE, IL 600910000
Parcel Number: 2-15-37-35-0A00-00007-0000

RE: **Authorization of Agent for**
RaceTrac Petroleum, Inc.
As related to RaceTrac – Okeechobee EDO

This will serve as confirmation that the undersigned, H2OLDINGS, LLC, the current property owner of the property located at the NE corner of the intersection of SR 70 and SE 10th Avenue, City of Okeechobee, identified by parcel no. 2-15-37-35-0A00-00007-0000, hereby appoints RaceTrac Petroleum, Inc., to act as its authorized agent concerning all city, county, state, and government agency permits and applications, but only to the extent that such permits and applications pertain to the proposed RaceTrac Market & Gas Station development at the Property (see attached for contracted property area).

By: _____
(Signature)

Donald J. Hackl
(Print Name, Title)

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 14 day of MARCH, 2020, DONALD J HACKL. He/she ☐ is personally known to me or ☐ has produced DRIVERS LICENSE as identification.

Valdemaras Raizys
Print Name: Valdemaras Raizys
NOTARY PUBLIC

My Commission Expires: 5/2/23

VALDEMARAS RAIZYS
Official Seal
Notary Public - State of Illinois
My Commission Expires May 2, 2023

Florida Department of State

Division of Corporations

Sunbiz.org

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Foreign Profit Corporation
RACETRAC PETROLEUM, INC.

Filing Information

Document Number	P14841
FEI/EIN Number	63-0642959
Date Filed	06/15/1987
State	GA
Status	ACTIVE
Last Event	SHARE EXCHANGE
Event Date Filed	02/20/2003
Event Effective Date	NONE

Principal Address

200 GALLERIA PARKWAY SE, SUITE 900
ATLANTA, GA 30339

Changed: 01/22/2018

Mailing Address

200 GALLERIA PARKWAY SE, SUITE 900
ATLANTA, GA 30339

Changed: 01/22/2018

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Name Changed: 01/22/2018

Address Changed: 03/13/2020

Officer/Director Detail

Name & Address

Title Director

LENKER, MAX
142 CANNONBALL LANE
WATERSOUND, FL 32461

Title Secretary, Director

BOLCH, SUSAN BASS
1250 SPYGLASS LANE
NAPLES, FL 34102

Title Asst. Secretary, Director

DUMBACHER, ROBERT
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

Title COO

MILAM, BILL
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

Title Chairman, Director

BOLCH, CARL JR
1250 SPYGLASS LANE
NAPLES, FL 34102

Title Director

MORAN, ALLISON BOLCH
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

Title Asst. Secretary, Chief Legal Officer

AKERS, JOSEPH H
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

Title Director, President, Asst. Secretary

MORHOUS, NATALIE BOLCH
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

Title Director, Asst. Secretary

ISBILL, MELANIE BOLCH

200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

Title Director

BOLCH, JORDAN BASS
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

Title Other, Vice President of Real Estate & Engineering

THORNTON, BRIAN
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

Title Other, Vice President of Category Mgt

POSENER, ROBBY
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

Title CFO, CEO

MCBRAYER, JR, MAX E
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

Annual Reports

Report Year	Filed Date
2017	04/19/2017
2018	04/13/2018
2019	04/26/2019

Document Images

04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
01/22/2018 -- Reg. Agent Change	View image in PDF format
11/01/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
05/20/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/07/2015 -- ANNUAL REPORT	View image in PDF format
06/30/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/10/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
06/20/2012 -- ANNUAL REPORT	View image in PDF format

01/15/2012 -- ANNUAL REPORT	View image in PDF format
02/10/2011 -- ANNUAL REPORT	View image in PDF format
01/20/2010 -- ANNUAL REPORT	View image in PDF format
02/03/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
03/05/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/29/2004 -- ANNUAL REPORT	View image in PDF format
04/25/2003 -- ANNUAL REPORT	View image in PDF format
02/20/2003 -- Share Exchange	View image in PDF format
05/10/2002 -- ANNUAL REPORT	View image in PDF format
05/18/2001 -- ANNUAL REPORT	View image in PDF format
11/02/2000 -- Merger	View image in PDF format
05/01/2000 -- ANNUAL REPORT	View image in PDF format
04/23/1999 -- ANNUAL REPORT	View image in PDF format
04/30/1998 -- ANNUAL REPORT	View image in PDF format
05/02/1997 -- ANNUAL REPORT	View image in PDF format
04/26/1996 -- ANNUAL REPORT	View image in PDF format
05/11/1995 -- ANNUAL REPORT	View image in PDF format

2019 FOREIGN PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P14841

FILED
Apr 26, 2019
Secretary of State
1472350554CC

Entity Name: RACETRAC PETROLEUM, INC

Current Principal Place of Business:

200 GALLERIA PARKWAY SE, SUITE 900
ATLANTA, GA 30339

Current Mailing Address:

200 GALLERIA PARKWAY SE, SUITE 900
ATLANTA, GA 30339 US

FEI Number: 63-0642959

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATE CREATIONS NETWORK INC.
11380 PROSPERITY FARMS ROAD #221E
PALM BEACH GARDENS, FL 33410 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	DIRECTOR
Name	LENKER, MAX
Address	142 CANNONBALL LANE
City-State-Zip:	WATERSOUND FL 32461

Title	ASST. SECRETARY, DIRECTOR
Name	DUMBACHER, ROBERT
Address	200 GALLERIA PARKWAY SE SUITE 900
City-State-Zip:	ATLANTA GA 30339

Title	CHAIRMAN, DIRECTOR
Name	BOLCH, CARL JR
Address	1250 SPYGLASS LANE
City-State-Zip:	NAPLES FL 34102

Title	ASST. SECRETARY, CHIEF LEGAL OFFICER
Name	AKERS, JOSEPH H
Address	200 GALLERIA PARKWAY SE SUITE 900
City-State-Zip:	ATLANTA GA 30339

Title	SECRETARY, DIRECTOR
Name	BOLCH, SUSAN BASS
Address	1250 SPYGLASS LANE
City-State-Zip:	NAPLES FL 34102

Title	COO
Name	MILAM, BILL
Address	200 GALLERIA PARKWAY SE SUITE 900
City-State-Zip:	ATLANTA GA 30339

Title	DIRECTOR
Name	MORAN, ALLISON BOLCH
Address	200 GALLERIA PARKWAY SE SUITE 900
City-State-Zip:	ATLANTA GA 30339

Title	DIRECTOR, PRESIDENT, ASST. SECRETARY
Name	MORHOUS, NATALIE BOLCH
Address	200 GALLERIA PARKWAY SE SUITE 900
City-State-Zip:	ATLANTA GA 30339

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOSEPH H. AKERS — ASSISTANT SECRETARY — 04/26/2019

Electronic Signature of Signing Officer/Director Detail — Date

Officer/Director Detail Continued :

Title	DIRECTOR, ASST. SECRETARY
Name	ISBILL, MELANIE BOLCH
Address	200 GALLERIA PARKWAY SE SUITE 900
City-State-Zip:	ATLANTA GA 30339

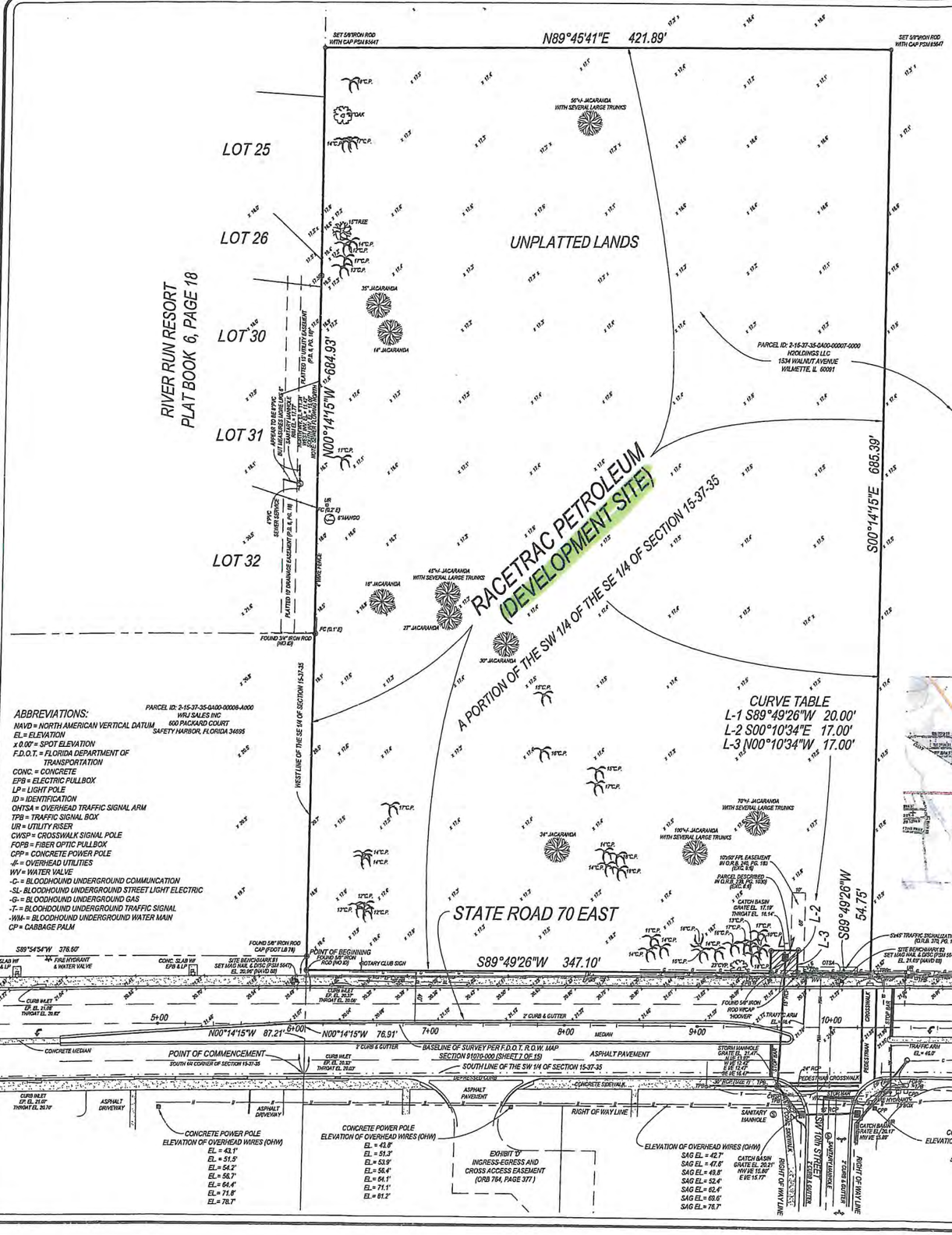
Title	OTHER, VICE PRESIDENT OF REAL ESTATE & ENGINEERING
Name	THORNTON, BRIAN
Address	200 GALLERIA PARKWAY SE SUITE 900
City-State-Zip	ATLANTA GA 30339

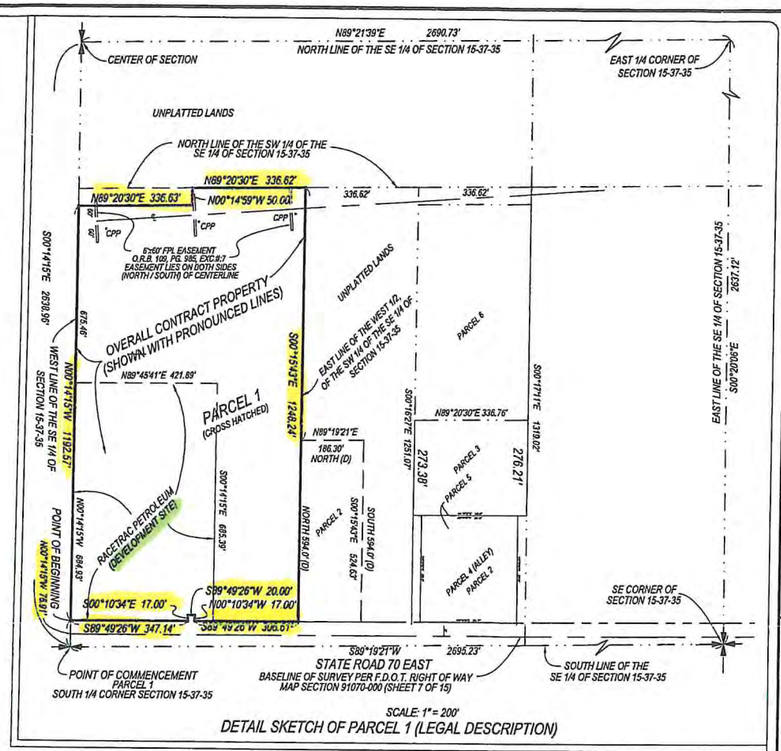
Title	CFO, CEO
Name	MCBRAYER, JR, MAX E
Address	200 GALLERIA PARKWAY SE SUITE 900
City-State-Zip:	ATLANTA GA 30339

Title	DIRECTOR
Name	BOLCH, JORDAN BASS
Address	200 GALLERIA PARKWAY SE SUITE 900
City-State-Zip:	ATLANTA GA 30339

Title	OTHER, VICE PRESIDENT OF CATEGORY MGT
Name	POSENER, ROBBY
Address	200 GALLERIA PARKWAY SE SUITE 900
City-State-Zip:	ATLANTA GA 30339

4-28-20 #83





DETAIL SKETCH OF PARCEL 1 (LEGAL DESCRIPTION)

ALTA / NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION: PARCEL 1 (ORB 525, PAGE 2000)

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 70; EXCEPT THE NORTH 50 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 FOR ROAD PURPOSES; ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE STATE OF FLORIDA:
A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 15; THENCE RUN NORTHERLY ON THE 1/4 SECTION LINE, A DISTANCE OF 36.95 FEET TO THE CENTERLINE OF STATE ROAD 70; THENCE NORTH 80°54'49" EAST, ON SAID CENTERLINE A DISTANCE OF 347.10 FEET; THENCE NORTHERLY AT 90° TO SAID CENTERLINE A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY A DISTANCE OF 17 FEET; THENCE EASTERLY AT 90° A DISTANCE OF 20 FEET; THENCE SOUTHERLY AT 90° A DISTANCE OF 17 FEET; THENCE WESTERLY AT 90° A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

PARCEL 1 - SURVEYORS DESCRIPTION

A PORTION OF LAND LYING IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD 70.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 15; THENCE RUN NORTH 00°14'15" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 78.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 70 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 91070-000 (SHEET 7-15), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°14'15" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1192.57 FEET TO A POINT THAT IS 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 89°20'30" EAST, ALONG SAID LINE, A DISTANCE OF 336.63 FEET; THENCE NORTH 00°14'59" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE NORTH 89°20'30" EAST, A DISTANCE OF 336.62 FEET TO A POINT THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE SOUTH 00°14'15" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1318.24 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 70; THENCE FOR THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTH RIGHT OF WAY, SOUTH 89°49'26" WEST, A DISTANCE OF 306.61 FEET; THENCE NORTH 00°10'34" WEST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 89°49'26" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°10'34" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 89°49'26" WEST, A DISTANCE OF 347.14 FEET TO THE POINT OF BEGINNING.
CONTAINING: 821,598.48 SQUARE FEET AND/OR 18.85 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
4. ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), NGS BENCHMARK 'V 528, ELEVATION 25.13', NAVD 88)
5. THE BEARING BASE OF THIS SURVEY IS ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD 70 EAST, S89°49'26"W, BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83/90 WITH 2011 ADJUSTMENT.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
8. 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.
9. THIS SITE LIES IN FLOOD ZONE "X" AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12093C-0480-C, DATED: JULY 16, 2015.
10. THE DESIGNATED USE FOR THE SURVEY AND MAP IS FOR COMMERCIAL PURPOSES.
11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.

TREE NOTE:

WATSON | KILLANE ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY TREES SHOWN, HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF THIS FIRM. THE TREE SPECIES AS LISTED HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE CONFIRMED BY A CERTIFIED ARBORIST.

TITLE REVIEW:

THIS SITE WAS SURVEYED IN ACCORDANCE WITH A TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: CM191106, COMMITMENT DATE: AUGUST 08, 2019, 5:00 PM.
SCHEDULE B – SECTION II
EXCEPTION E5: DEED BOOK 49, PG. 351 - AFFECTS PROPERTY, UNPLOTTABLE
EXCEPTION E6: O.R.B. 210, PG. 183 - AFFECTS PROPERTY, AS SHOWN ON SKETCH OF SURVEY, O.R.B 238, PG. 1030 - DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN ON SKETCH OF SURVEY
EXCEPTION 57: O.R.B. 109, PG. 585 - AFFECTS PROPERTY, AS SHOWN ON SKETCH OF SURVEY
EXCEPTION 58: O.R.B. 310, PG. 1275 - AFFECTS PROPERTY, AS SHOWN ON SKETCH

SURVEYOR'S CERTIFICATION:

TO: DEL LAGO VENTURES, INC., A GEORGIA CORPORATION; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and SOUTHERN TITLE HOLDING COMPANY, LLC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 11, 13 AND 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 19, 2019. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LOCATION MAP - NOT TO SCALE

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5547 STATE OF FLORIDA

Craig D. Watson
2020.04.28
12:57:59 -04'00'

DATE	REVISIONS	DWG
10-30-19	RT COMMENTS	DPK / CDW
11-5-19	NEW TITLE DOCS.	DPK / CDW
3-5-2020	BLOODHOUND LOCATES	DPK / CDW
4-28-2020	ADDED TREES - OVERHEID WIRES CHANGE RT DEVELOPMENT SITE	

PREPARED FOR:
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GEORGIA 30339

WATSON | KILLANE
SURVEYING AND MAPPING, INC.
2240 NE DIXIE HIGHWAY - JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868 - EMAIL: WATSONKILLANE@GMAIL.COM
LICENSED BUSINESS NO. 8241

JOB NUMBER:	19-478
FIELD DATE:	9-18-2019
CHECKED BY:	CDW
DRAWN BY:	DPK
SCALE:	1" = 40'
SHEET	1 OF 1

#24


Racetrac - Okeechobee EDO
SR70 & SE 10th Avenue
Legend
RT-Okeechobee
Cypress Quarters
Okeechobee
NE 12th St
NE 13th St
NE 9th St
NW 7th St
NE 7th St
NW 6th St
NE 6th St
NE 5th St
NE 4th St
NW 3rd St
NW 2nd St
NW Park St
SW Park St
SE Park St
NE 8th St
NE 3rd St
NE 2nd St
NE Park St
Center St
SE 2nd St
SE 4th St
SE 5th St
SE 6th St
SE 6th Ln
SE 7th St
SE 8th St
SW 4th St
SW 5th St
SW 6th St
SE 3rd St
SE 8th Dr
NE 12th Ave
NE 13th Ave
NE 14th Ave
NE 15th Ave
NE 18th Terrace
NE 8th Ave
NW 3rd Ave
NW 2nd Ave
NE 3rd Ave
NE 4th Ave
NE 5th Ave
NE 6th Ave
NE 7th Ave
SW 3rd Ave
SW 2nd Ave
SE 3rd Ave
SE 4th Ave
SE 5th Ave
SE 6th Ave
SE 8th Ave
SE 9th Ave
SE 10th Ave
SE 11th Ave
SE 12th Ave
SE 13th Ave
SE 16th Ave
SE 18th Way
70
N
3000 ft
Google Earth
© 2019 Google

SITE DEVELOPMENT PLANS

FOR

RaceTrac®

SR 70 & SE 10TH AVENUE
SECTION 15, TOWNSHIP 37 S, RANGE 35E
OKEECHOBEE COUNTY, FL

RACETRAC PROJECT NO. 1443
RACETRAC STORE NO. TBD
FOLIO NUMBER: 2-15-37-35-0A00-00007-0000

SECTION 15, TOWNSHIP 37 S,
RANGE 35E
VICINITY MAP
N.T.S.

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
3. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
4. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.
5. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
7. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR WITHOUT AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY EFFECT THE OVERALL PROJECT.
9. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS

UTILITY & AGENCY CONTACTS:

WATER & SEWER	OKEECHOBEE UTILITY AUTHORITY 100 SW 5TH AVENUE OKEECHOBEE, FL 34972 CONTACT: JOHN HAYFORD PH- (863) 763-9460 EMAIL: JHAYFORD@OUAFL.COM
FIRE	CITY OF OKEECHOBEE 55 SE 3RD AVENUE OKEECHOBEE, FL 34974 CONTACT: HERB SMITH PH-(863) 467-1586 EMAIL: HSMITH@CITYOFOKEECHOBEE.COM
STORM WATER	SOUTH FLORIDA WATER MANAGEMENT DISTRICT 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406 CONTACT: TBD PH-(561-686-8800) EMAIL: TBD
ELECTRIC	FLORIDA POWER AND LIGHT CONTACT: DONNA PADGETT PH-(863) 467-3708 EMAIL: DONNA.PADGETT@FPL.COM
TELEPHONE	COMCAST CONTACT: ANTHONY SPRINGSTEEL PH-(561) 804-0973 EMAIL: ANTHONY_SPRINGSTEEL@COMCAST.COM
PUBLIC WORKS	CITY OF OKEECHOBEE 500 NW 11TH AVENUE OKEECHOBEE, FL 34972 CONTACT: DAVID ALLEN PH-(863) 763-9791 EMAIL: DALLEN@CITYOFOKEECHOBEE.COM
RIGHT OF WAY	FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT ONE 4722 KENILWORTH BLVD. SEBRING, FL. 33870 CONTACT: DOUGLAS STEWART PH-(863) 471-4851 EMAIL: DOUGLAS.STEWART@DOT.STATE.FL.US

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CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

LEGAL DESCRIPTION

PARCEL 1:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 70; EXCEPT THE NORTH 50 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTEHAST 1/4 FOR ROAD PURPOSES; ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE STATE OF FLORIDA,
A PARCEL OF LAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 15; THENCE RUN NORTHERLY ON THE 1/4 SECTION LINE, A DISTANCE OF 36.95 FEET OT THE CENTERLINE OF STATE ROAD 70; THENCE NORTH 80°54'49" EAST ON SAID CENTERLINE, A DISTANCE OF 347.10 FEET; THENCE NORTHERLY AT 90° TO SAID CENTERLINE, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY, A DISTANCE OF 17 FEET; THENCE EASTERLY AT 90°, A DISTANCE OF 20 FEET; THENCE SOUTHERLY AT 90°, A DISTANCE OF 17 FEET; THENCE WESTERLY AT 90°, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S LEGAL DESCRIPTION:
A PORTION OF LAND LYING IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD 70. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 15; THENCE RUN NORTH 00°14'51" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 76.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 70 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 91070-000 (SHEET 7-15), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°14'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 517.11 FEET; THENCE NORTH 89°19'21" EAST, A DISTANCE OF 371.83 FEET; THENCE SOUTH 00°15'43" EAST, A DISTANCE OF 520.36 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 70; THENCE FOR THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTH RIGHT OF WAY, SOUTH 89°49'26" WEST, A DISTANCE OF 4.90 FEET; THENCE NORTH 00°10'34" WEST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 89°49'26" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°10'34" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 89°49'26" WEST, A DISTANCE OF 347.10 FEET TO THE POINT OF BEGINNING.

SURVEYOR
WATSON | KILLANE
2240 NE DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

ENGINEER
THOMAS ENGINEERING GROUP
KEVIN A. BETANCOURT, P.E.
6300 NW 31 AVE
FORT LAUDERDALE, FL 33309
PHONE: (954) 202-7000
FAX: (954) 202-7070

LANDSCAPE ARCHITECT
THOMAS ENGINEERING GROUP
RYAN J. KING EBRAHIMIAN, P.L.A.
PROFESSIONAL LANDSCAPE ARCHITECT
6300 NW 31 AVE
FORT LAUDERDALE, FL 33309
PHONE: (954) 202-7000
FAX: (954) 202-7070

OWNER/DEVELOPER
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE,
SUITE 900 ATLANTA, GEORGIA 30339
ENGINEERING: SAMANTHA JONES
(512) 417-3225
CONSTRUCTION: ANGIE RUDISEL
(770) 714-4581

SHEET INDEX OF DRAWINGS

SHEET	NAME	BY OTHERS	PLAN DATE	REVISION	PLAN DATE
C 0.0	COVER SHEET				
SRVY	ALTA & NSPS LAND TITLE	WATSON | KILLANE SURVEYING			
ES 1.0	EROSION CONTROL PLAN				
D 1.0	DEMOLITION PLAN				
C 1.1	SITE PLAN				
C 1.2	PAVEMENT MARKING & SIGNAGE PLAN				
C 1.3	CIRCULATION PLAN				
C 2.1	GRADING PLAN				
C 2.2	CROSS SECTIONS				
C 3.1	PAVING PLAN				
C 4.1	JOINTING PLAN				
C 5.1	DRAINAGE PLAN				
C 5.2	DRAINAGE DETAILS				
C 6.1	UTILITY PLAN				
C 6.2	UTILITY DETAILS				
SD1	RACETRAC STANDARD DETAILS				
SD2	RACETRAC STANDARD DETAILS				
SD3	RACETRAC STANDARD DETAILS				
SD4	RACETRAC STANDARD DETAILS				
SD5	RACETRAC STANDARD DETAILS				
SD6	RACETRAC STANDARD DETAILS				
SD7	RACETRAC STANDARD DETAILS				
L1.0	LANDSCAPE PLAN				
L1.1	LANDSCAPE DETAILS				
L1.2	LANDSCAPE SPECS				
L2.0	IRRIGATION PLAN				
L2.1	IRRIGATION DETAILS				
L2.2	IRRIGATION SPECS				
RT-T0.0	FUEL PIPING PLAN	MDM			
RT-T1.0	TANK & PIPING LAYOUT	MDM			
RT-T1.1	ELECTRICAL LAYOUT	MDM			
RT-T1.2	TANK DETAILS	MDM			
RT-T1.3	TANK DETAILS	MDM			
RT-T2.0	TANK & PIPING DETAILS	MDM			
RT-T3.0	ISLAND DETAILS	MDM			
RT-T4.0	DISPENSER DETAILS	MDM			
RT-T5.0	TANK AND PIPING NOTES	MDM			
CPY1	CANOPY FOUNDATION PLAN	MCGEE CORPORATION			
CPY2	CANOPY ROOF PLAN	MCGEE CORPORATION			
CPY3	CANOPY LIGHT LAYOUT & DETAILS	MCGEE CORPORATION			
CPY4	CANOPY MISC. DETAILS	MCGEE CORPORATION			
	ARCHITECTURAL SHEETS BY OTHERS FOR SITE PLAN SET				
010-E	DUMPSTER ENCLOSURE ELEVATION	MARK S. SALOPEK, LLC			
100	FUEL CANOPY ELEVATIONS	MARK S. SALOPEK, LLC			
101	EDO FUEL CANOPY ELEVATIONS	MARK S. SALOPEK, LLC			
300	EXTERIOR ELEVATIONS	MARK S. SALOPEK, LLC			

NOTE: CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MIAMI-DADE MINIMUM DESIGN AND CONSTRUCTION STANDARDS.

ENGINEER'S CERTIFICATION:
THIS PLAN WAS PREPARED UNDER MY DIRECTION AND THE THE BEST OF MY KNOWLEDGE COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

DATE | NO.

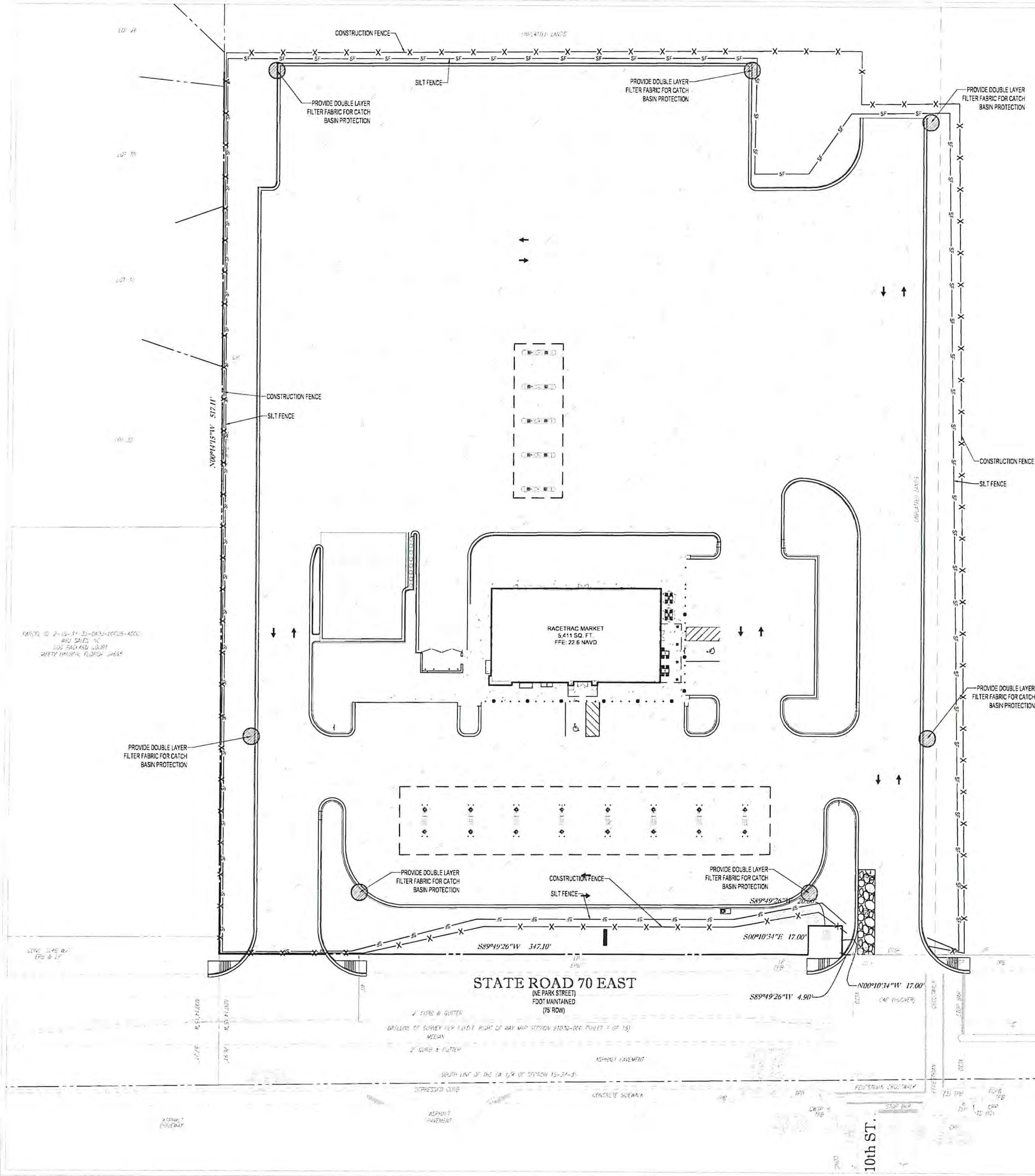
KEVIN A. BETANCOURT
PROFESSIONAL ENGINEER
March 1, 2020
FLORIDA LICENSE No. 63301
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

THOMAS
6300 NW 31ST AVE
FORT LAUDERDALE, FL 33309
PH (954) 202-7000
FX (954) 202-7070
www.ThomasEngineeringGroup.com

RaceTrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

COVER SHEET
RACETRAC MARKET & GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	1/27/20
SCALE	
DRAWN-BY	JFV
DRAWING NAME: COVER SHEET	
C 0.0	1
SHEET NO.	VERSION



NOTES

1.) SILT FENCE TO BE CONSTRUCTED WHEREVER OFFSITE AREAS ARE LOWER THAN ADJACENT ONSITE ELEVATIONS.

2.) CATCH BASIN FABRIC TO BE PLACED ON AREA INLETS SUBJECT TO SEDIMENTATION FROM THIS PROJECT.

3.) ALL EROSION CONTROL DEVICES SUCH AS RUBBLE STRIPS, SILT FENCE AND OTHER BMPS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

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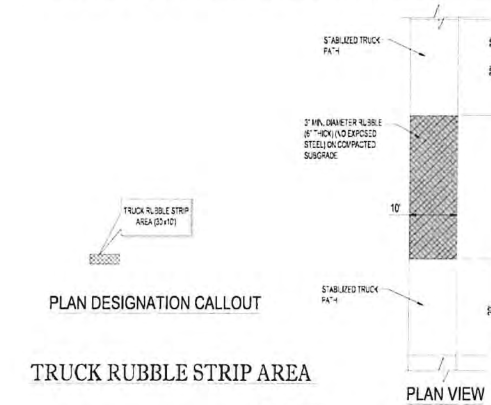
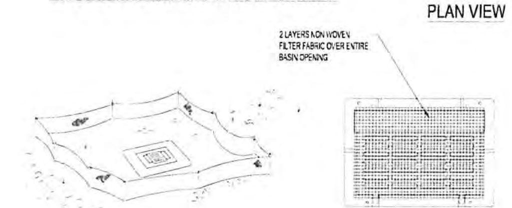
EROSION CONTROL NOTES:

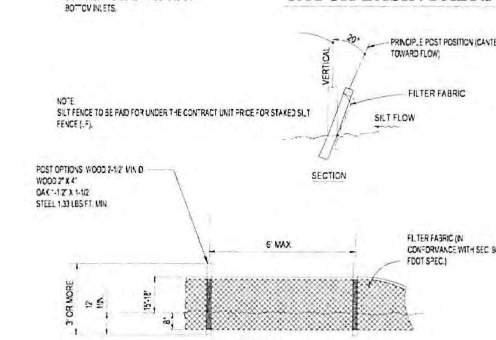
1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.



TRUCK RUBBLE STRIP AREA



CATCH BASIN FABRIC



SILT FENCE DETAIL
(F.D.O.T. INDEX 102, SHEET 03 OF 03)

GRAPHIC SCALE IN FEET

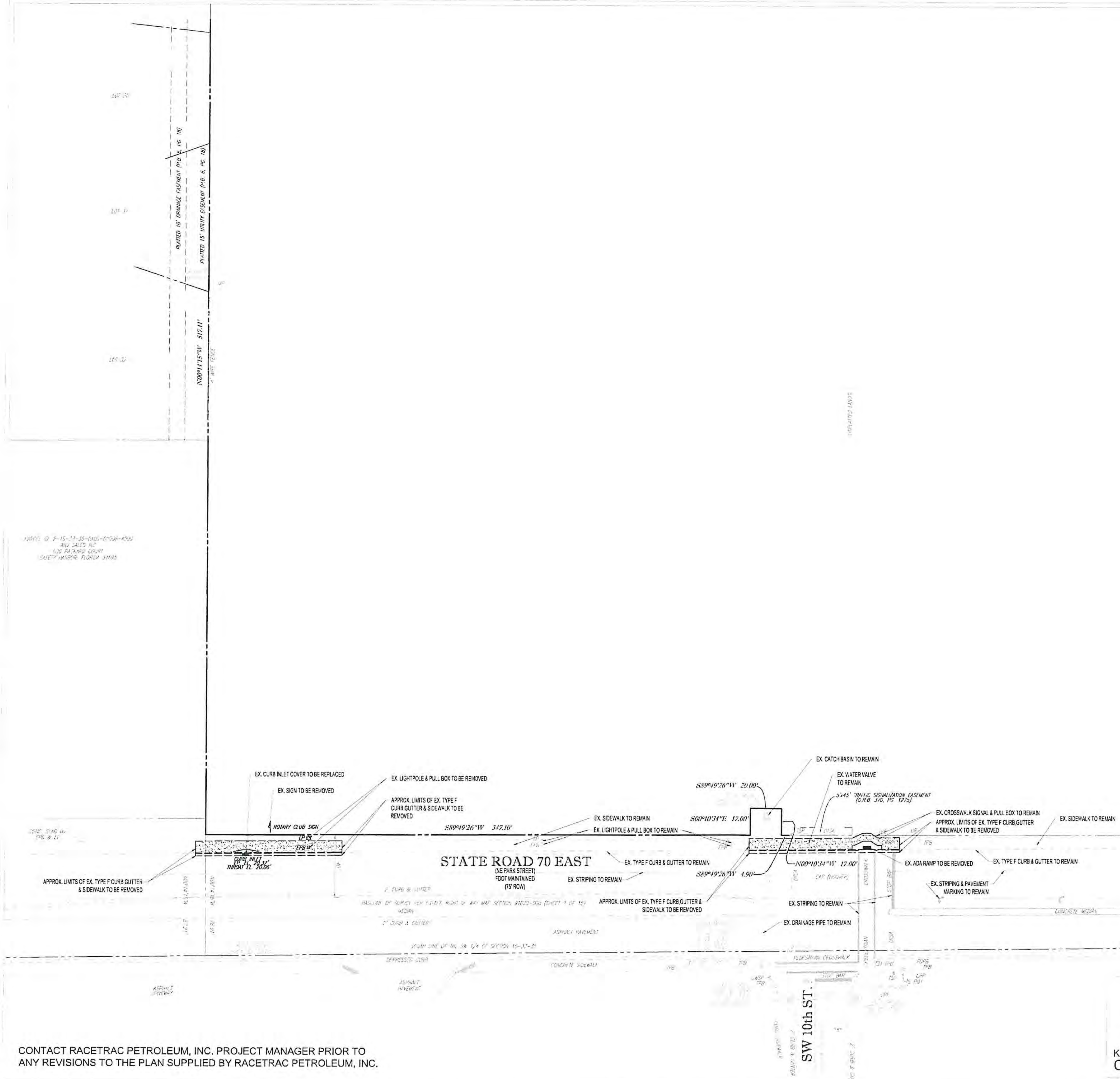
EROSION CONTROL PLAN
RACETRAC MARKET & GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

RACETRAC PETROLEUM, INC
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

THOMAS

KEVIN A. BETANCOURT
PROFESSIONAL ENGINEER

DATE	12/31/19
SCALE	1" = 30'
DRAWN-BY	JFV
DRAWING NAME:	EROSION CONTROL PLAN
ES 1.0	1
SHEET NO.	VERSION



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

N W E S

1. THOMAS ENGINEERING GROUP IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
5. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
6. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
7. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
8. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
9. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
11. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
12. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
13. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

NOTES

CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO

ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH AND LOCAL UTILITY COMPANY REQUIREMENTS.

ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

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

30 15 0 30 60 90 120

GRAPHIC SCALE IN FEET

DATE

NO.

KEVIN A. BETANCOURT
PROFESSIONAL ENGINEER
February 28, 2020
FLORIDA LICENSE No. 63361
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

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RaceTrac
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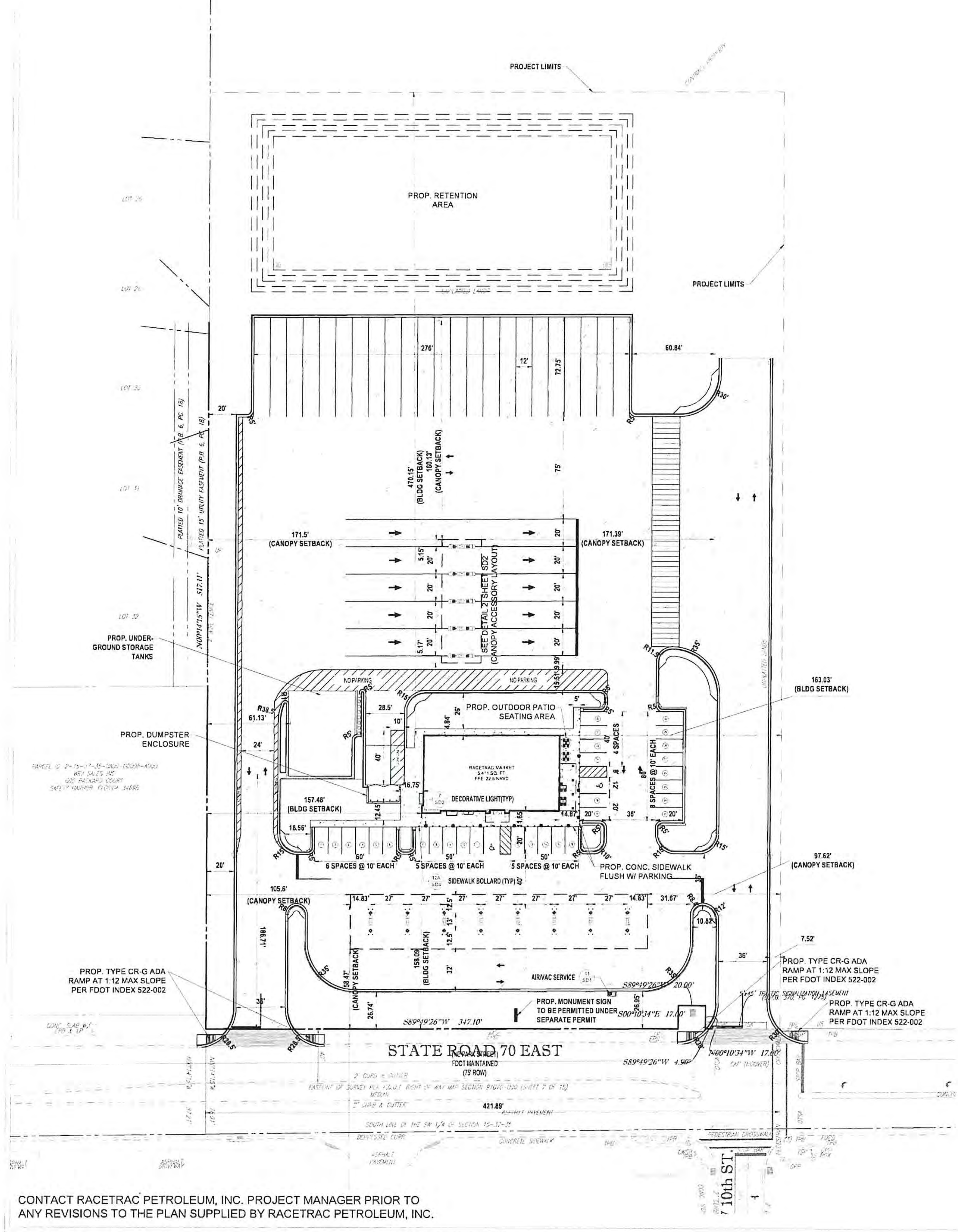
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

DEMOLITION PLAN
RACETRAC MARKET & GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	12/31/19
SCALE	1" = 30'
DRAWN-BY	JFV
DRAWING NAME	DEMOLITION PLAN
D 1.0	1
SHEET NO.	VERSION



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

LEGEND

——	PROPOSED ELEMENTS
- - -	EXISTING ELEMENTS
	OVERHEAD ELECTRICAL LINE
4 / SD-4	DETAIL REFERENCE
1	DISPENSER NUMBER
1	PARKING SPACE COUNT

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

SITE DATA

THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
641 NE SPENCER ST, JENSEN BEACH, FLORIDA 34957
TELEPHONE: (772) 334-0868

FOLIO:		2-15-37-35-0A00-00007-0000, 2-15-37-35-0A00-00008-0000
OWNER:		H2OLDINGS, LLC 1534 WALNUT AVENUE WILMETTE, IL 60091
APPLICANT:		RACETRAC C/O THOMAS ENGINEERING GROUP, LLC
CURRENT USE:		VACANT
PROPOSED USE:		5,411 SF CONVENIENCE STORE w/ 20 FUELING POSITIONS
LAND USE DESIGNATION:		COMMERCIAL
ZONING DESIGNATION:		HEAVY COMMERCIAL DISTRICT (CHV)
WATER/WASTEWATER SERVICE PROVIDER		OKEECHOBEE UTILITY AUTHORITY
AREA BREAKDOWN:		
GROSS LOT AREA:		919,452 SF (21.11 AC)
PROJECT SITE AREA:		288,680 SF (6.63 AC)
PERVIOUS		
LANDSCAPE OPEN SPACE		109,323 SF
	TOTAL	109,323 SF (37.9%)
IMPERVIOUS		
BUILDING ROOF AREA		6,123 SF
VEHICULAR USE AREA (VUA)		161,521 SF
CONC. / SIDEWALK AREA		11,716 SF
	TOTAL	179,361 SF (62.1%)
	TOTAL SITE AREA	288,680 SF (6.63 AC)
LOT COVERAGE:		
BUILDING ROOF AREA		6,123 SF
FUEL CANOPY AREA (INCLUDED IN VUA)		11,366 SF
	TOTAL	17,489 SF (6.06%)

SITE REQUIREMENTS:	REQUIRED	PROPOSED
MIN. LOT AREA	20,000 SF	288,680 SF (6.63 AC)
MIN. LOT WIDTH	140'	421.89'
MAX. LOT COVERAGE	25%	6.06%
MAX. IMPERVIOUS AREA	85%	62.10%
MAX. BLDG. HEIGHT	25'	23'
REQUIRED PARKING:	REQUIRED	PROPOSED
PARKING STALL DIMENSIONS	9' X 20'	10' X 20'
5,411 SF RETAIL (1 SPACE PER 300 SF)	18 SPACES	30 SPACES
TOTAL	18 SPACES	30 SPACES
ACCESSIBLE PARKING (2 PER 26-50 SPACES)	REQUIRED 2 SPACES	PROPOSED 2 SPACES
PROPOSED SETBACKS BUILDING	REQUIRED	PROPOSED
FRONT (SOUTH)	20'	158.09' BLDG. 58.47' CANOPY
REAR (NORTH)	10'	>10' BLDG >10' CANOPY
SIDE/ ADJ. TO RES. (WEST)	50'	157.48' BLDG 171.50' CANOPY
SIDE (EAST)	8'	>8' BLDG >8' CANOPY
PROPOSED SETBACKS TANKS	REQUIRED	PROPOSED
FRONT (SOUTH)	20'	186.71'
REAR (NORTH)	10'	>10'
SIDE/ ADJ. TO RES. (WEST)	50'	61.13'
SIDE (EAST)	8'	>8'
PROPOSED LANDSCAPE BUFFERS:	REQUIRED	PROPOSED
FRONT (SOUTH)	10'	26.74'
REAR (NORTH)	2'	>10'
SIDE (WEST)	2'	20'
SIDE (EAST)	2'	13.82'

HATCH LEGEND

6" THICK CONCRETE PAVING

8" REINFORCED CONCRETE FOR DUMPSTER AREA, TANK AREA & CURB BACKING

4" THICK CONCRETE SIDEWALK

40 20 0 40 80 120 160

GRAPHIC SCALE IN FEET

DATE

NO.

KEVIN A. BETANCOURT
PROFESSIONAL ENGINEER
February 28, 2020
FLORIDA LICENSE No. 88381
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

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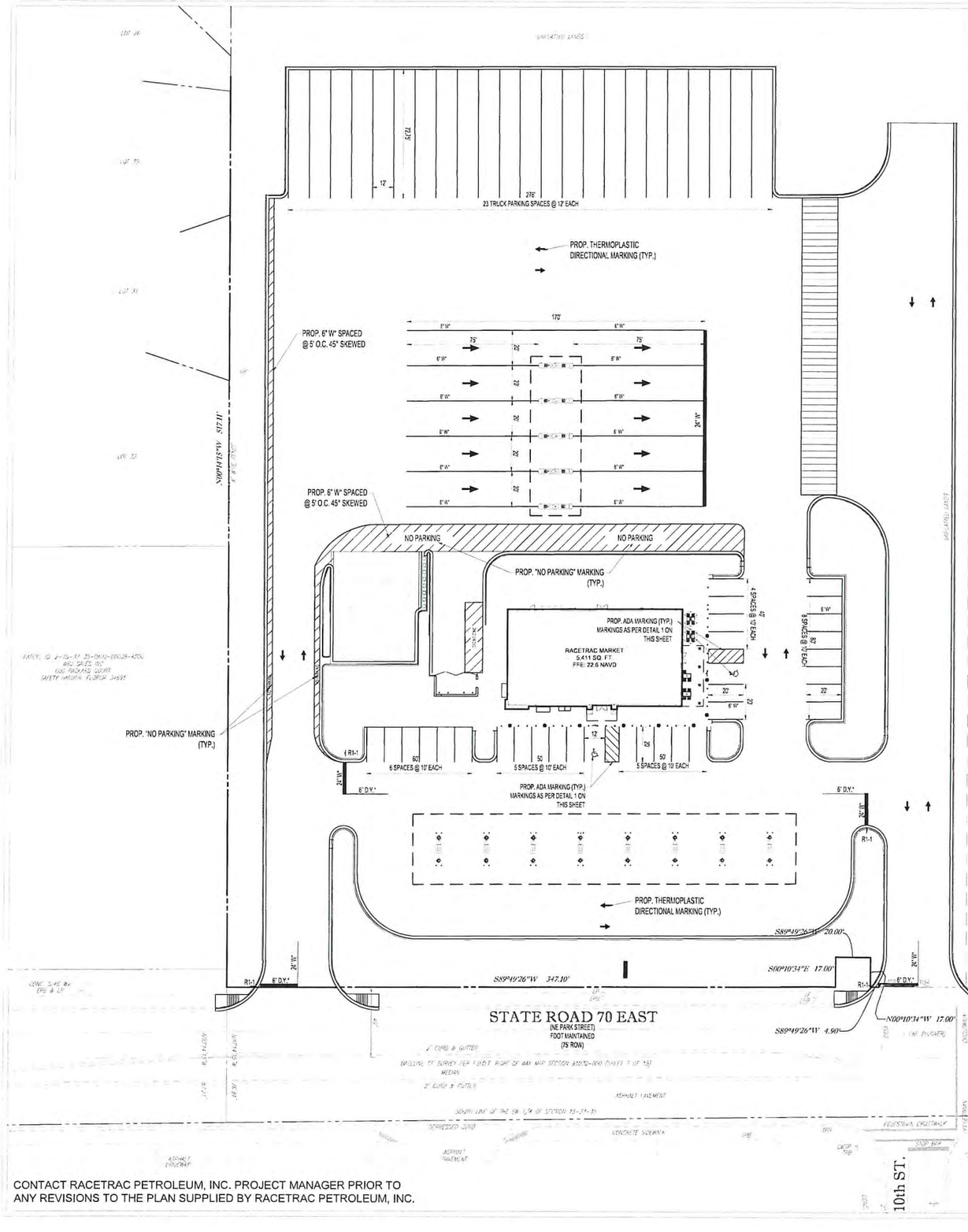
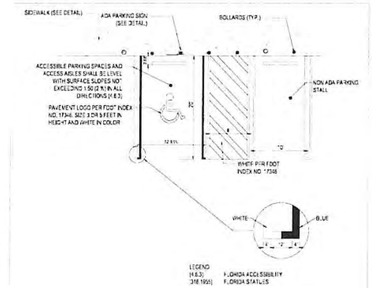
SITE PLAN

RACETRAC MARKET & GAS STATION

SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	2/28/20
SCALE	1" = 40'
DRAWN-BY	JFV
DRAWING NAME: SITE PLAN	
C 1.1	1
SHEET NO.	VERSION





1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT
SCALE: NONE

SIGN LEGEND

R1-1
30"x30"

R5-1
30"x30"

R5-1A
WRONG WAY
SIGN
(36"X24")

R3-1
RIGHT TURN
ONLY SIGN
(24"X24")

LEGEND

R1-1	STOP SIGN (30" x 30")
R3-1	RIGHT TURN ONLY SIGN
R5-1	DO NOT ENTER SIGN (30" x 30")
R5-1a	WRONG WAY SIGN
DY	DOUBLE YELLOW
W	WHITE
Y	YELLOW
*	THERMOPLASTIC

THERMOPLASTIC RETROREFLECTIVITY REQUIREMENTS

WHITE 250 MILLICANDELAS
YELLOW 175 MILLICANDELAS

30 15 0 30 60 90 120

GRAPHIC SCALE IN FEET

DATE

NO

THOMAS KEVIN A. BETANCOURT
PROFESSIONAL ENGINEER
License No. 75205
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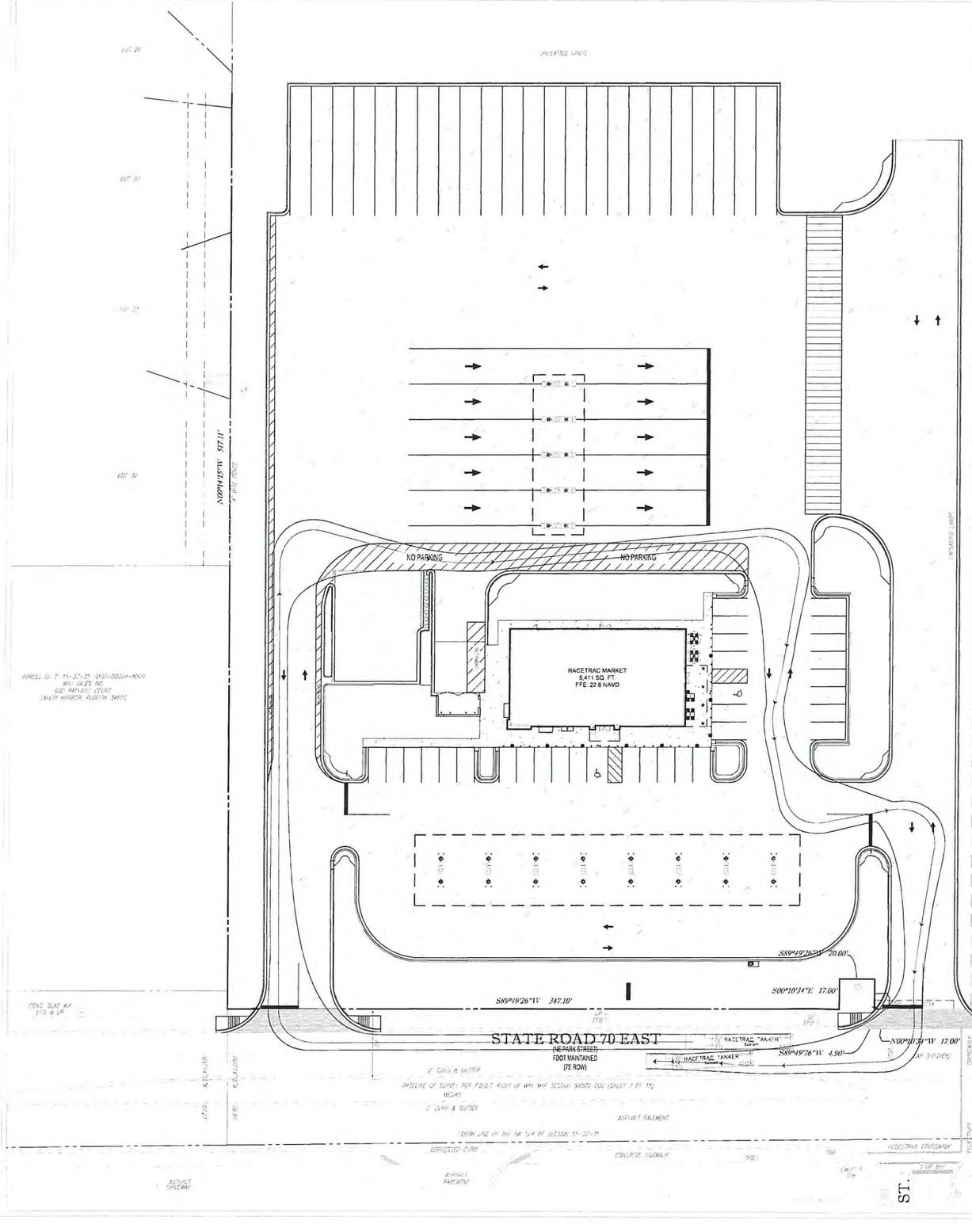
PAVEMENT MARKING AND SIGNAGE PLAN

RACETRAC MARKET & GAS STATION

SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	1/28/20
SCALE	1" = 30'
DRAWN-BY	JFV
DRAWING NAME	PAVEMENT MARKING & SIGNAGE PLAN

C 1.2 SHEET NO. | 1 VERSION



RACETRAC TANKER feet

Tractor Width	8.50	Lock to Lock Time	6.0
Trailer Width	8.50	Steering Angle	40.0
Tractor Track	8.50	Articulating Angle	70.0
Trailer Track	8.50		

Know what's below.
Call before you dig.

30 15 0 30 60 90 120

GRAPHIC SCALE IN FEET

DATE

NO.

KEVIN A. BETANCOURT
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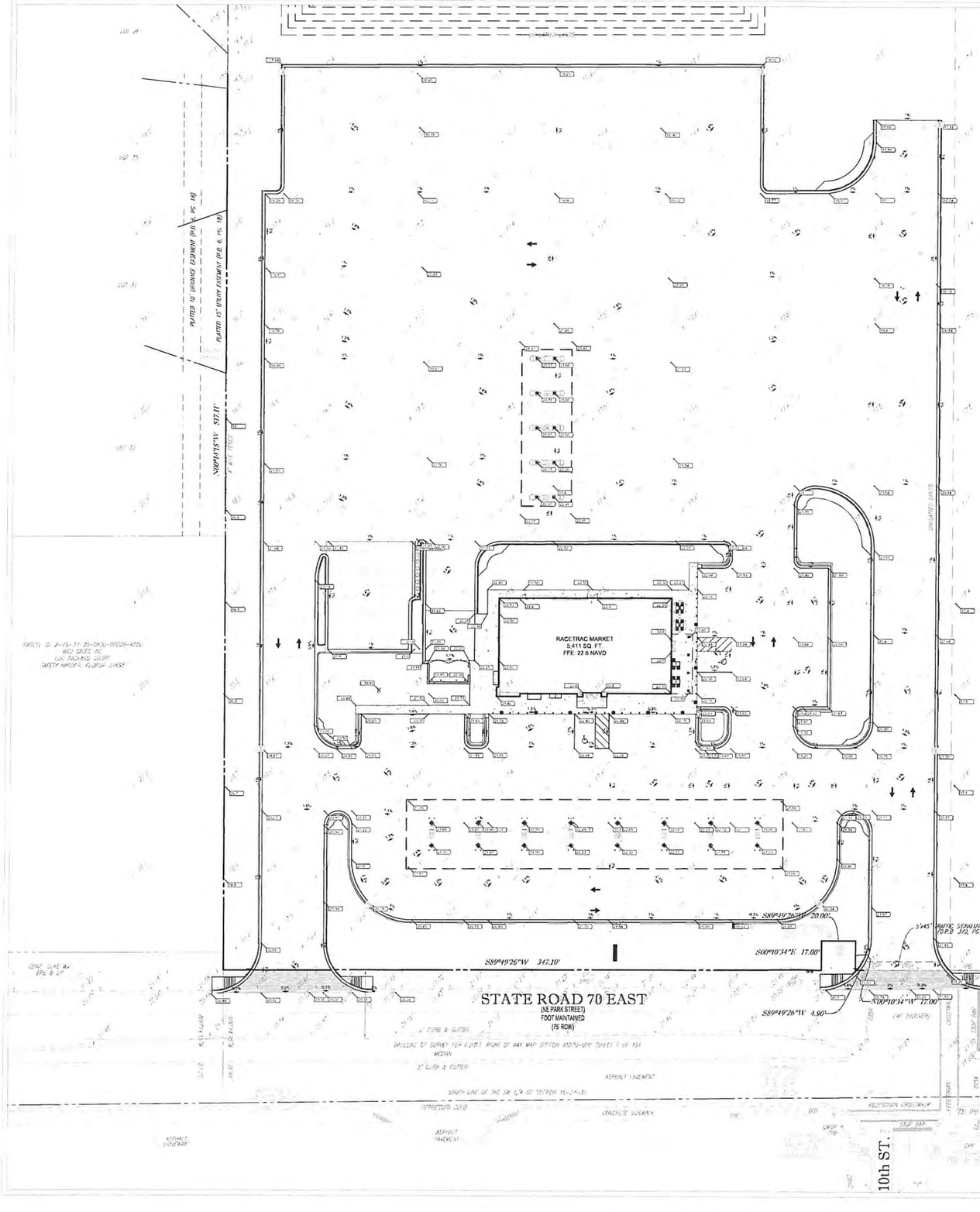
CIRCULATION PLAN
RACETRAC MARKET & GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	1/24/20
SCALE	1" = 30'
DRAWN-BY	JFV
DRAWING NAME	CIRCULATION PLAN

C 1.3 — SHEET NO.
1 — VERSION



GRADING PLAN NOTES:

1. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY _____ SURVEYING, LLC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND /OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS.
4. RACETRAC PETROLEUM DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND / OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. ALL CUT OR FILL SLOPES SHALL BE X:1 OR FLATTER UNLESS OTHERWISE NOTED.
7. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
10. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINES IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
12. CONTRACTOR SHALL ISSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
13. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY / COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
14. ALL RETAINING WALLS TO BE PROTECTED DURING BACKFILL BY CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO, PROVIDING AND INSTALLING PROPER BRACING DURING BACKFILL BEING PLACES ADJACENT TO RETAINING WALLS.
15. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY RACETRAC.
16. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION
17. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
18. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT
19. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
20. EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.

GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	OVERHEAD WIRE	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	WATER METER	
	CLEAN OUT	
	SLOPE GRADE	
	SPOT GRADE	10.36
	EXPANSION JOINT	

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

30 15 0 30 60 90 120

GRAPHIC SCALE IN FEET

N W T E S

DATE

NO

KEVIN A. BETANCOURT
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 72538
FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION No. 27538

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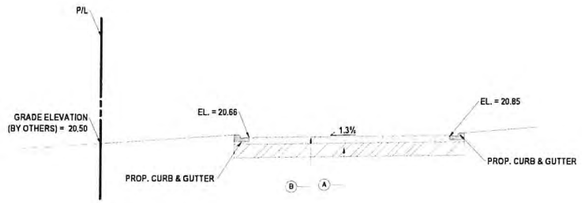
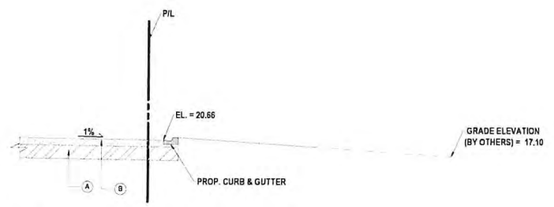
(770) 431-7600

GRADING PLAN
RACETRAC MARKET & GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

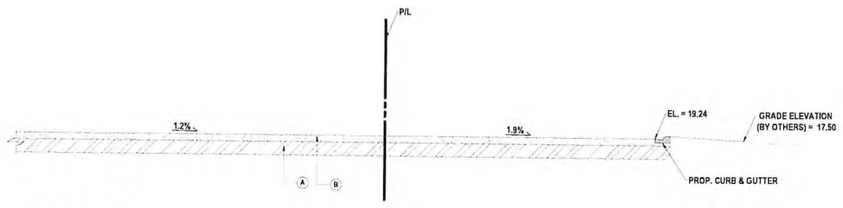
DATE	2/10/20
SCALE	1" = 30'
DRAWN-BY	JFV
DRAWING NAME	GRADING PLAN
C 2.1	1
SHEET NO.	VERSION



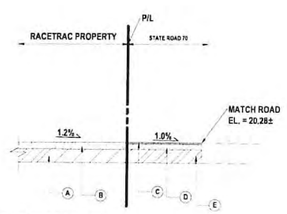
SECTION A-A
NOT TO SCALE



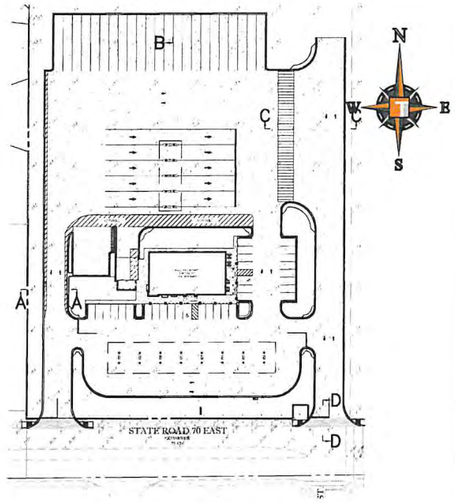
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



LEGEND
NOT TO SCALE

PAVEMENT LEGEND

(A) SUB-BASE 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).

(B) CONCRETE PAVEMENT (VEHICULAR USE AREAS):
6" THICK 4,500 PSI CONCRETE.

(C) CONCRETE SIDEWALK IN NON-VUA AREAS:
4" THICK CONCRETE.

(D) WEARING SURFACE - ASPHALT AREAS
INSTALLATION OF 1-1/2" ASPHALTIC CONCRETE SURFACE COURSE FOR LIGHT DUTY AND 2" FOR HEAVY DUTY WHICH SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED IN TWO (2) LIFTS TACK COAT BETWEEN LIFTS.

(E) LIME ROCK BASE - VEHICULAR AREAS:
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 12" THICKNESS FOR HEAVY DUTY AND A MINIMUM 8" THICKNESS FOR LIGHT DUTY COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER.

20 10 0 20 40 60 80
GRAPHIC SCALE IN FEET

DATE

NO.

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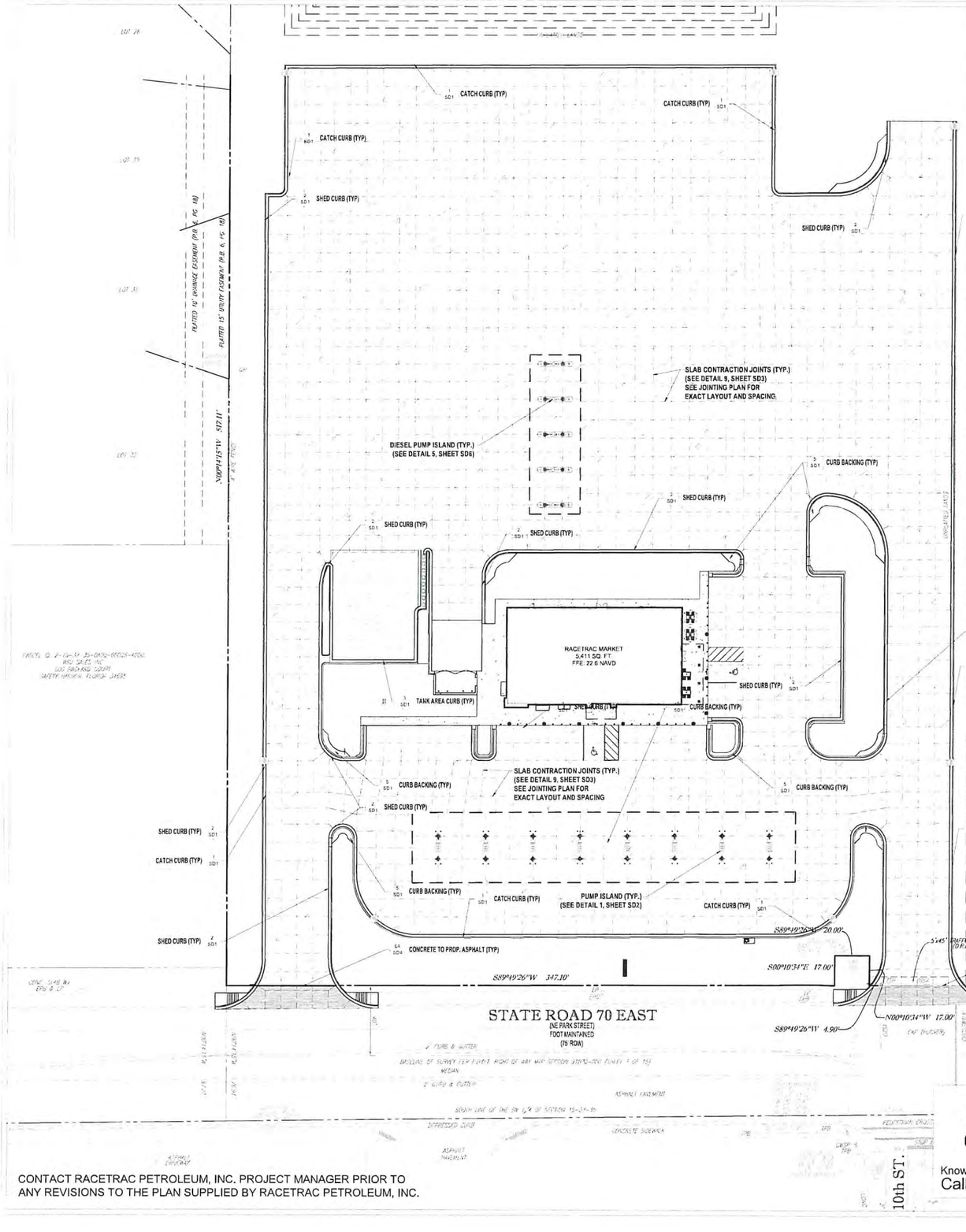
CROSS SECTIONS
RACETRAC MARKET
& GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

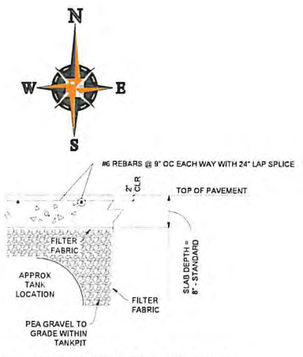
DATE	1/28/20
SCALE	1" = 20'
DRAWN-BY	JFV
DRAWING NAME	FJ190229-SECTIONS PLAN - SECTIONS

C1.3 | 1
SHEET NO. | VERSION

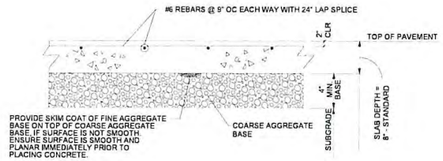


CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

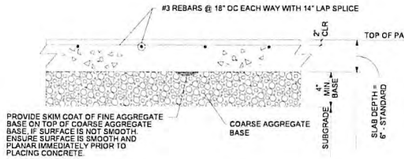
811 Know what's below. Call before you dig.



TYPICAL TANK PAD PAVEMENT SECTION



TYPICAL DUMPSTER PAVEMENT SECTION



TYPICAL PAVEMENT SECTION

PAVING PLAN NOTES:

1. STANDARD DUTY PAVEMENT AREAS SHALL BE PORTLAND CEMENT CONCRETE, DETAILS OF THE STANDARD DUTY CONCRETE PAVEMENT ARE PROVIDED ON DETAIL SHEETS.
2. AREA OVER TANKS AND DUMPSTER PAD TO BE 6" THICK 4000 PSI W/ FIBER MESH AND #5 REBAR PLACED 18 INCHES ON CENTER EACH WAY. APPROACH IN FRONT OF DUMPSTER TO BE 8" THICK 4000 PSI W/ FIBER MESH AND #5 REBAR PLACED 18 INCHES ON CENTER EACH WAY.
3. NOTIFY OWNER 3 DAYS PRIOR TO POUR OF INITIAL SECTION OF DRIVEWAY PAVING. RACETRAC REPRESENTATIVE TO APPROVE INITIAL POUR.
4. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
5. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH DOT PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING.
8. SEE IRRIGATION PLAN AND MEP PLANS PRIOR TO PAVING FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS. EXTRA CONDUIT SHALL BE PLACED UNDER DRIVEWAYS FOR FUTURE USE.
9. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990.
10. CONTRACTOR SHALL INSTALL CONSTRUCTION/EXPANSION JOINTS AT THE END OF A DAYS POUR AT ALL RADIUS POINTS, OR MAXIMUM 30' O.C. SPACING. CONTROL JOINTS SHALL BE PLACED AT MAXIMUM 15' IN BOTH DIRECTIONS.
11. CONTRACTOR TO SUBMIT A JOINTING PLAN TO THE CONSTRUCTION MANAGER PRIOR TO THE BEGINNING OF ANY PAVING WORK.
12. PAVING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR THE SCREENING WALLS AND THE DUMPSTER PADS.
13. ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN SUBGRADE OF AREAS TO BE PAVED, AND NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO INSTALLATION OF ANY PAVING.
14. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
15. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
16. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
17. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS. DURATION OF CONSTRUCTION IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 600.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
14. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
15. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
16. ALL GRADE SHOTS ARE TO BE EDGE OF PAVEMENT (EOP) UNLESS OTHERWISE NOTED.
17. ALL ELEVATIONS REFERENCE NAVD 1988. (ADD 1.51' TO CONVERT TO NGVD 1929).

LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	OVERHEAD WIRE	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	WATER METER	
	CLEAN OUT	

HATCH LEGEND

8" REINFORCED CONCRETE FOR DUMPSTER ENCLOSURE, TANK AREA & CURB BACKING

4" THICK CONCRETE SIDEWALK

6" THICK CONCRETE PAVING

30 15 0 30 60 90 120

GRAPHIC SCALE IN FEET

NO. DATE

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FLORIDA LICENSE No. 68341
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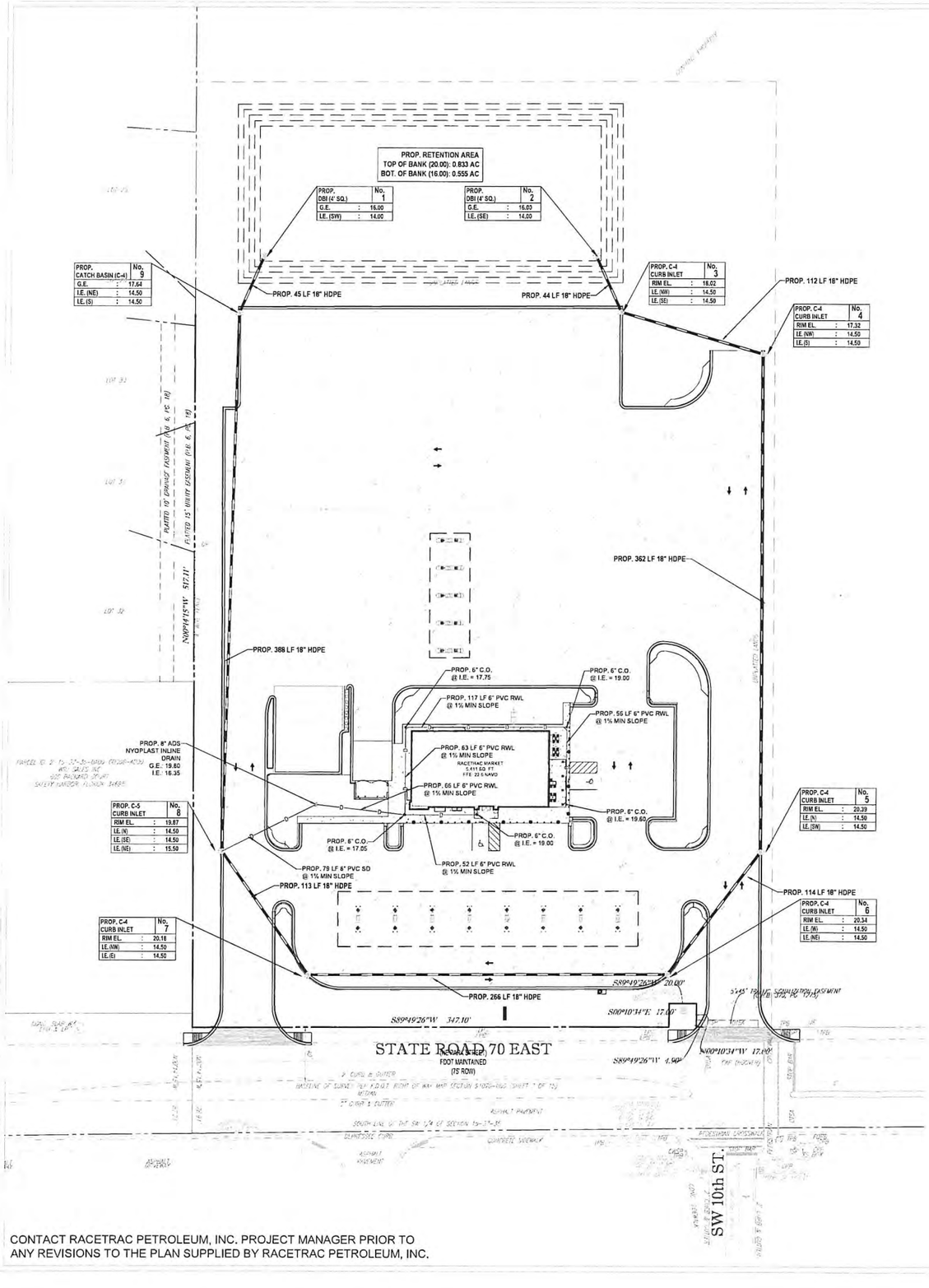
(770) 431-7600

PAVING PLAN
RACETRAC MARKET & GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	2/11/20
SCALE	1" = 30'
DRAWN-BY	JFV
DRAWING NAME	PAVING PLAN

C3.1 | 1
SHEET NO. | VERSION



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS. DURATION OF CONSTRUCTION IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 600.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
14. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
15. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%
16. 16. ALL GRADE SHOTS ARE TO BE EDGE OF PAVEMENT (EOP) UNLESS OTHERWISE NOTED

PAVING, GRADING & DRAINAGE LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	OVERHEAD WIRE	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	WATER METER	
	CLEAN OUT	

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

DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD 88).

30 15 0 30 60 90 120
GRAPHIC SCALE IN FEET

NO.	DATE

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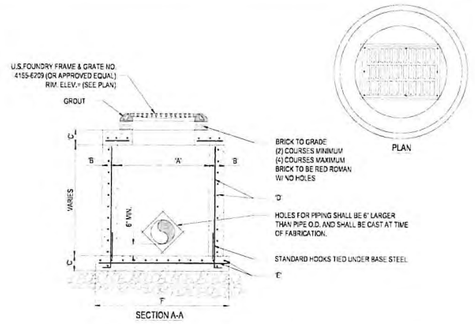
DRAINAGE PLAN
RACETRAC MARKET & GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

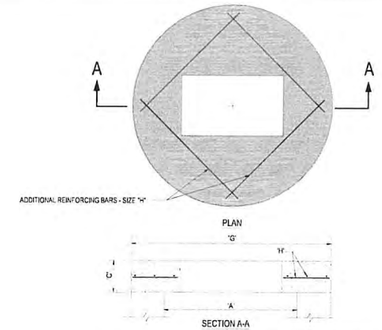
DATE	1/28/20
SCALE	1" = 30'
DRAWN-BY	JFV
DRAWING NAME	DRAINAGE PLAN

C 5.1 | 1
SHEET NO. | VERSION



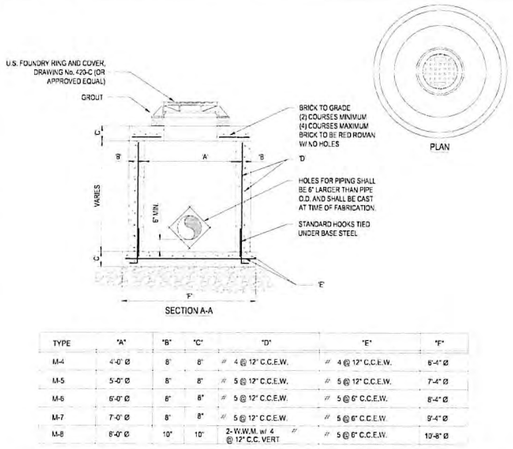
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2-W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

1 PRECAST CIRCULAR CATCH BASIN
SCALE: NONE



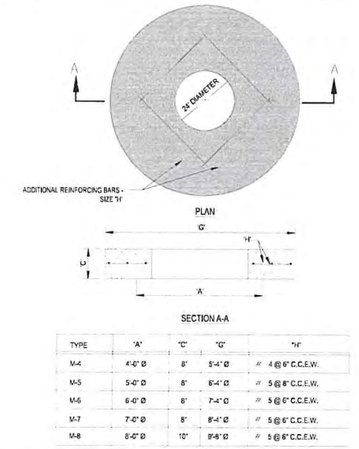
TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

2 PRECAST CONCRETE-TOP SLAB
SCALE: NONE



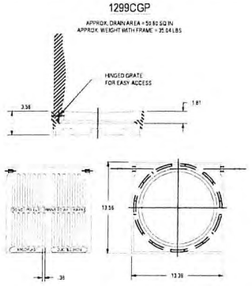
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2-W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

3 PRECAST CIRCULAR DRAINAGE MANHOLE
SCALE: NONE

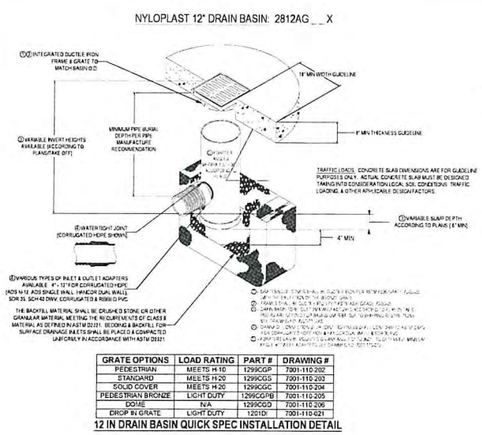


TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

4 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES
SCALE: NONE

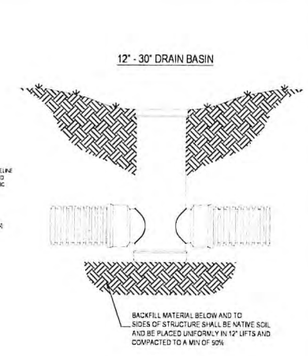


12 IN PEDESTRIAN GRATE ASSEMBLY



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	LIGHT DUTY	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL



12 IN - 30 IN DB & ID NON TRAFFIC INSTALLATION

5 YARD DRAIN DETAIL
SCALE: NONE

DATE

NO.

KEVIN A. BETANCOURT
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 72328
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27328

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RaceTrac

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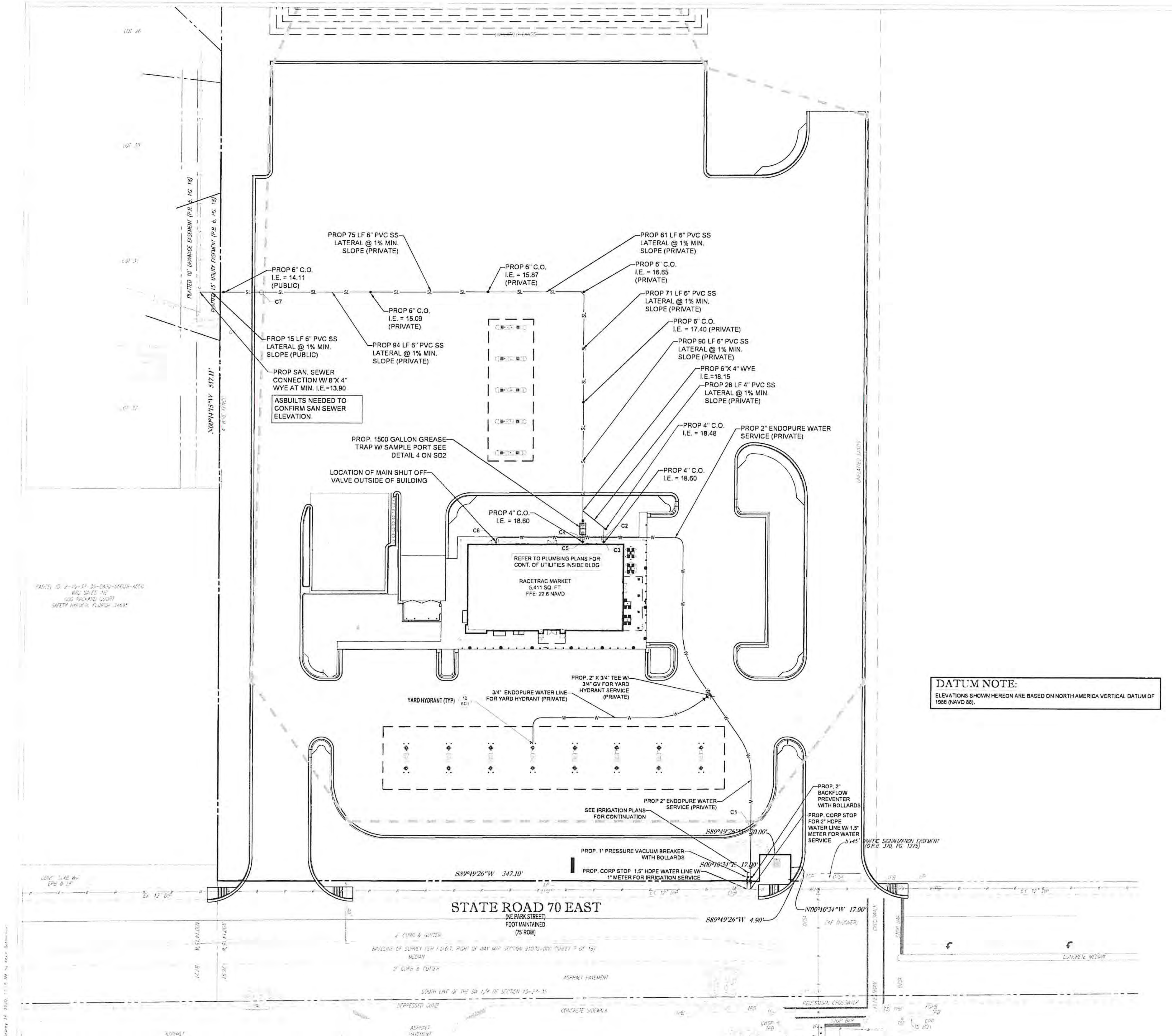
PAVING & GRADING DETAILS
RACETRAC MARKET
& GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	12/31/19
SCALE	
DRAWN-BY	JFV
DRAWING NAME	PAVING & GRADING DETAILS

C5.2 — SHEET NO.
1 — VERSION



DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD 88).

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

N W E S

UTILITY NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
2. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATIONS AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
6. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND TELEPHONE SERVICE TO BUILDING.
7. SEE DETAIL SHEETS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
8. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
9. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH AND PREVENT ANY CONFLICT OF UTILITIES.
10. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
11. CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
12. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
13. SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES AND BUILDING CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXPENSES THAT RESULT FROM DELAYED OR FAILED TEST DURING ANY PHASE OF THE CONSTRUCTION PROCESS. THIS INCLUDES FEES INCURRED THROUGH RESCHEDULING OF ANY RACETRAC VENDORS OR EQUIPMENT TO ACCOMMODATE.
14. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-INS/CONNECTIONS TO THEIR FACILITIES.
16. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
17. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
18. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
19. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	OVERHEAD WIRE	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	WATER METER	
	BACKFLOW PREVENTER	
	CLEAN OUT	

811
Know what's below.
Call before you dig.

30 15 0 30 60 90 120
GRAPHIC SCALE IN FEET

DATE

NO.

KEVIN A. BETANCOURT
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February 28, 2020
FLORIDA LICENSE No. 83381
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

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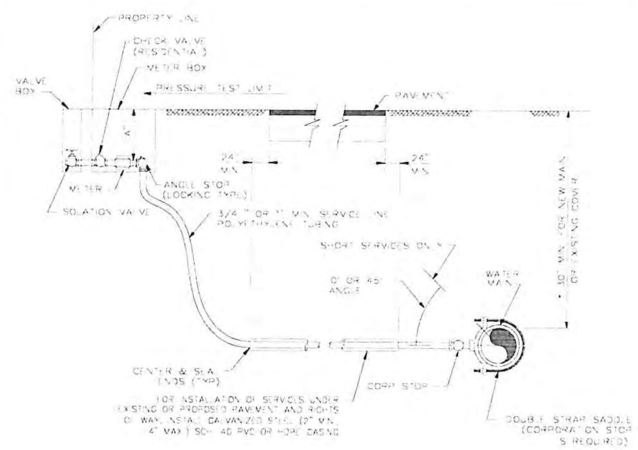
UTILITY PLAN
RACETRAC MARKET & GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	2/24/20
SCALE	1" = 30'
DRAWN-BY	JFV
DRAWING NAME:	UTILITY PLAN
C6.1	1
SHEET NO.	VERSION



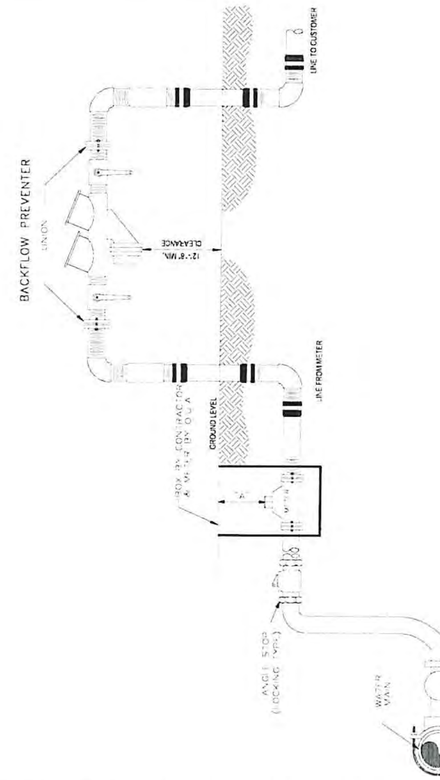
NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS SPACED BETWEEN 18" TO 48" SHALL BE OFFSET TO EACH SIDE OF THE MAIN, OR OFFSET 45°.
2. METER BOX SHALL BE SET TO CONFORM TO FINISHED GRADE ADJACENT TO PROPERTY LINE. METER BOX SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. SERVICE CONNECTION TUBING TO BE POLYETHYLENE AND MAXIMUM LENGTH OF 100'.
4. ALL 5/8" & 1" METERS REQUIRE A 3/4" & 1" LOCKING ANGLE METER VALVE RESPECTIVELY.
5. AFTER METER INSTALLATION, INSTALL LINE VALVE IN CUSTOMER SERVICE LINE.
6. DIMENSION "A" = 7" (5/8" X 3/4" METER) = 8" (1" METER)
7. CONTRACTOR TO PROVIDE & INSTALL ENTIRE WATER SERVICE UP TO ANGLE STOP INCLUDING METER BOX.
8. OUA TO PROVIDE AND INSTALL METER.
9. OUA TO INSTALL IN-LINE DUAL CHECK VALVE (RESIDENTIAL).
10. OUA TO INSTALL ISOLATION VALVE & BOX ON CUSTOMER SIDE OF METER INSTALLATION.

* 36" MIN. IN STATE ROAD R/W & UNDER ASPHALT

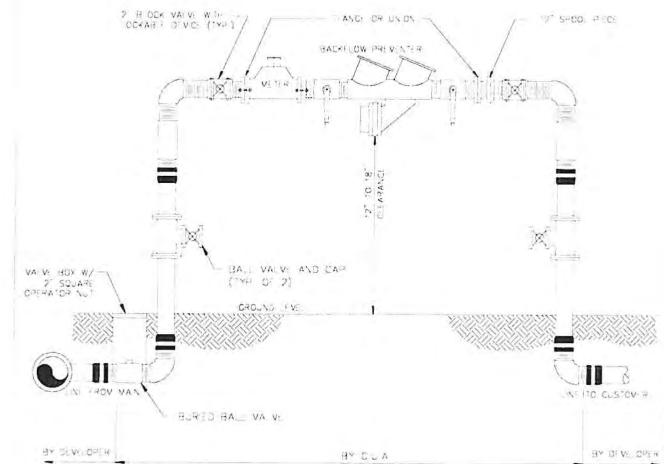
OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION		PAGE No
OCT 2015	TYPICAL SERVICE CONNECTION (UNDERGROUND) FOR 5/8" x 3/4" OR 1" METER	D1



OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION		PAGE No
OCT 2015	5/8" X 3/4" AND 1" METER IN BOX / BACKFLOW ABOVE GROUND	D2A

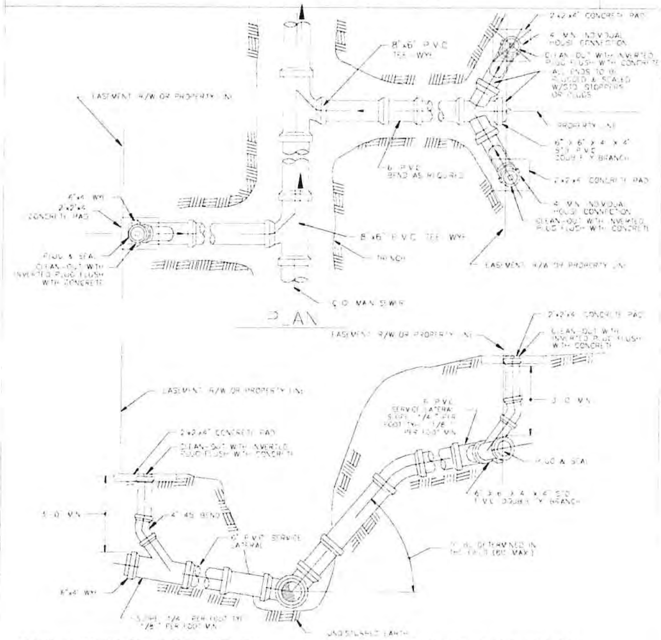


NOTES:

1. ALL PIPING IS METER SIZE.
2. ALL PIPING IS BRASS WITH THREADED FITTINGS.
3. THIS DETAIL IS ALSO APPLICABLE TO 5/8" x 3/4" AND 1" SERVICE WHERE A BACKFLOW PREVENTION DEVICE IS REQUIRED, EXCEPT THAT METER WILL BE INSTALLED IN METER BOX.
4. METERS AND BACKFLOW PREVENTERS ARE TO BE PURCHASED FROM OUA.

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION		PAGE No
OCT 2015	1 1/2" AND 2" METER/BACKFLOW ASSEMBLY (ABOVE GROUND)	D3



PLAN

SINGLE SERVICE CONNECTION

DOUBLE SERVICE CONNECTION

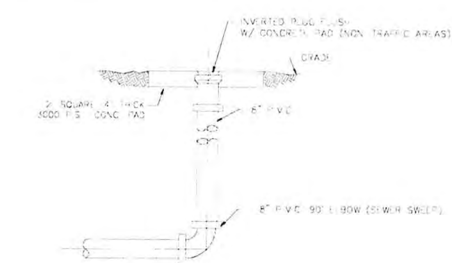
SECTION

NOTES:

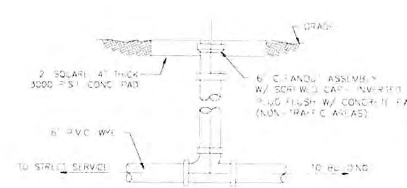
1. SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3 FEET, PLUGGED WATERTIGHT WITH CLEAN-OUT.
2. THE MINIMUM DIAMETER OF ALL SINGLE HOUSEHOLD CONNECTIONS SHALL BE 4" MINIMUM. ALL OTHERS SHALL BE 6" AND ALL DOUBLE SERVICES.
3. CONNECTION TO O.U.A. LATERAL SHALL BE MADE WITH A CLEAN-OUT AT PROPERTY LINE BY THE CONTRACTOR OR CUSTOMER MAKING THE CONNECTION, WITH A 2'x2'x4" CONCRETE PAD WITH A INVERTED PLUG, BOTH TO BE SET AT FINAL GRADE.

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION		PAGE No
OCT 2015	TYPICAL SEWER SERVICE CONNECTION	D31



TYPICAL MAIN LINE TERMINAL CLEANOUT



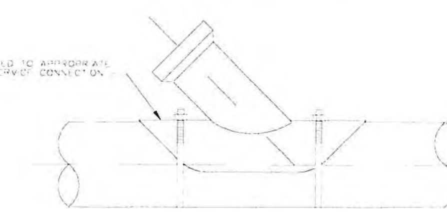
TYPICAL SERVICE LATERAL ONE WAY CLEANOUT

NOTES:

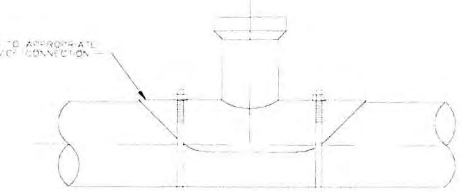
1. ONE WAY CLEANOUT (SWEEP TO STREET SERVICE)
2. CLEAN OUT SHALL BE LOCATED ON RIGHT OF WAY LINE
3. IN TRAFFIC AREAS A METAL CLEANOUT COVER AND LID SHALL BE INSTALLED OVER PVC CLEANOUT
4. ALL CLEAN OUTS REQUIRE AN INSPECTION

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION		PAGE No
OCT 2015	TYPICAL CLEANOUT	D32



WASTEWATER PIPE SADDLE (WYE)



WASTEWATER PIPE SADDLE (TEE)

WASTEWATER PIPE SADDLE

NOTE:

1. FOR USE IN ADDING SERVICE TO GRAVITY SEWER MAIN.
2. INSERT TEE OR PVC SADDLE WYE OR TEE WITH TWO (2) S/S CLAMPS AND RUBBER GASKET.

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION		PAGE No
OCT 2015	WASTEWATER SERVICE TAP DETAIL	D33

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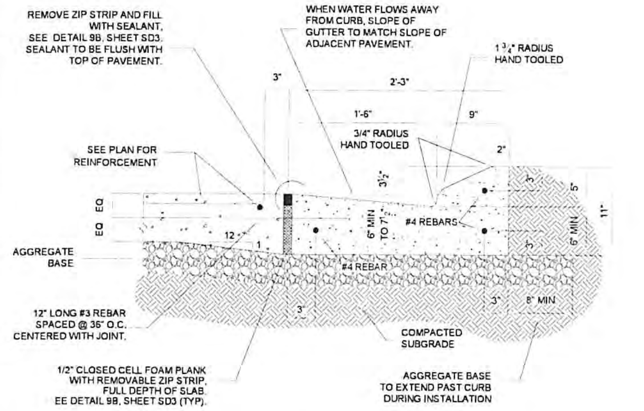
UTILITY DETAILS

RACETRAC MARKET & GAS STATION

SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

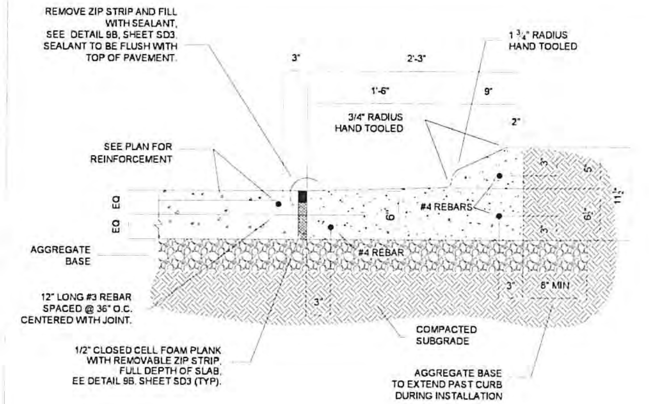
DATE	1/28/20
SCALE	
DRAWN-BY	JFV
DRAWING NAME: UTILITY DETAILS	
C 6.2	1
SHEET NO.	VERSION



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

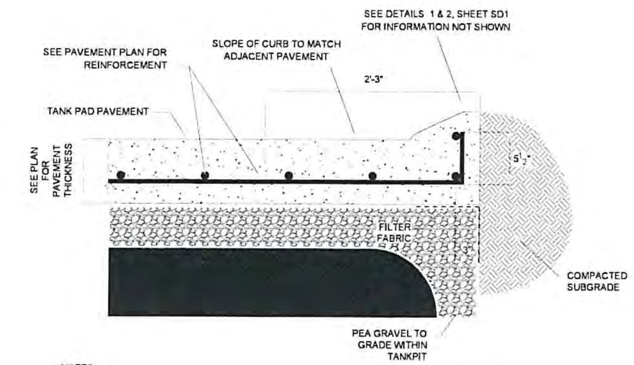
1 / SD1 — CATCH CURB DETAIL @ CONCRETE SLAB NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

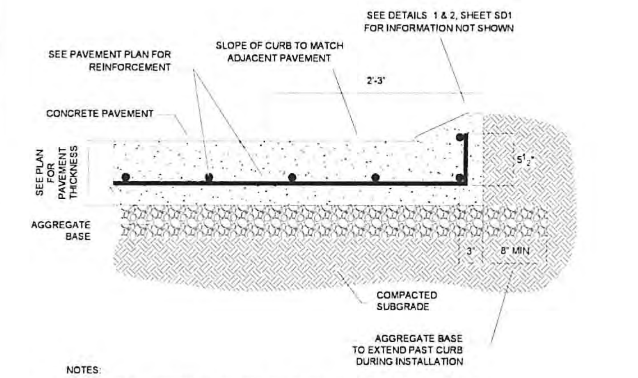
2 / SD1 — SHED CURB DETAIL @ CONCRETE SLAB NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.

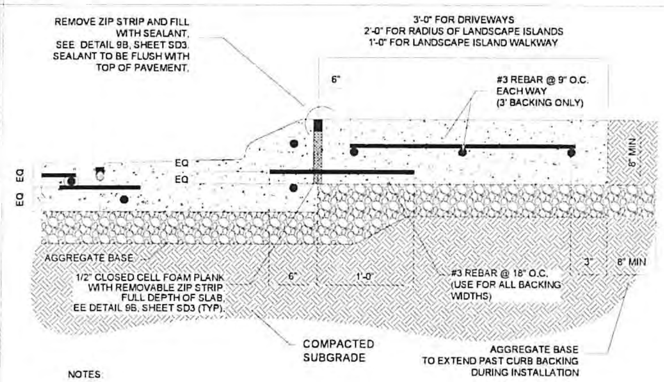
3 / SD1 — TANK AREA CURB DETAIL NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

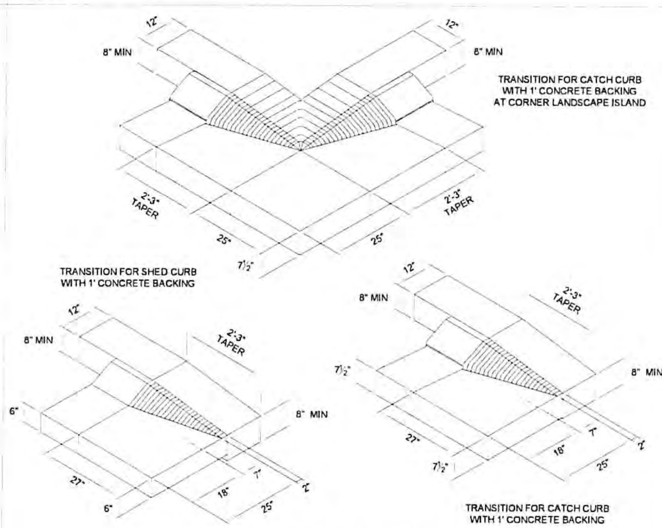
4 / SD1 — MONOLITHIC CURB DETAIL NTS



NOTES:

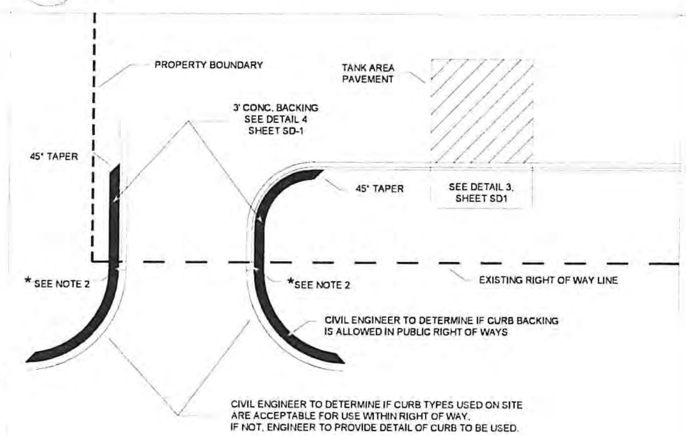
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP. FILL JOINTS WITH PAVEMENT SEALANT PER DETAIL 9B, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. CURB BACKING WIDTHS:
   A. THREE (3) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF DRIVEWAYS AND IS STRUCTURALLY REINFORCED WITH #3 REBARS @ 9" O.C. EACH WAY.
   B. TWO (2) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF LANDSCAPE ISLANDS WITHIN HIGH TRAFFIC AREAS. TWO (2) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
   C. ONE (1) FOOT BACKING IS TO BE USED AS A PEDESTRIAN WALKWAY WITHIN LANDSCAPE ISLANDS. ONE (1) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
5. SEE PAVING PLAN FOR EXACT LOCATIONS OF CURB BACKING.

5 / SD1 — CONCRETE BACKING FOR ON-SITE CURB NTS



SEE SITE PLAN FOR EXACT LOCATIONS

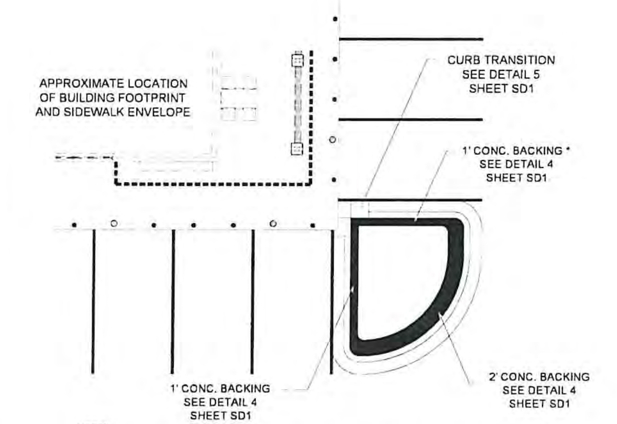
6 / SD1 — CURB TRANSITION DETAILS NTS



NOTES:

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. * = RACETRAC CONSTRUCTION PROJECT MANAGER TO COORDINATE WITH CONCRETE SUBCONTRACTOR TO DETERMINE BEST TRANSITION METHOD BETWEEN DIFFERING CURB TYPES.

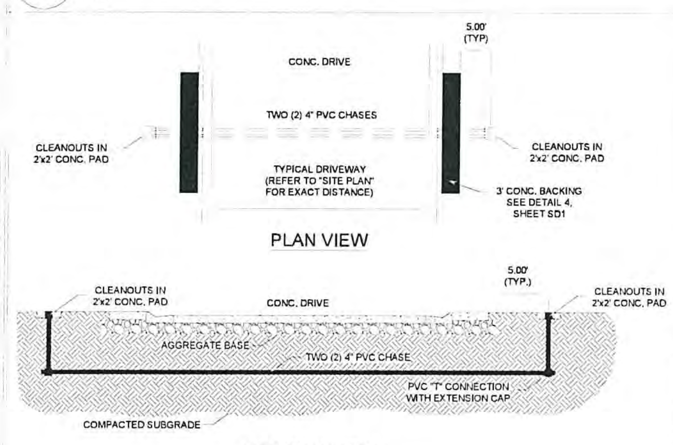
7 / SD1 — CURB LAYOUT PLAN VIEW NTS



NOTES:

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. REFER TO SITE PLAN FOR EXACT LOCATIONS.

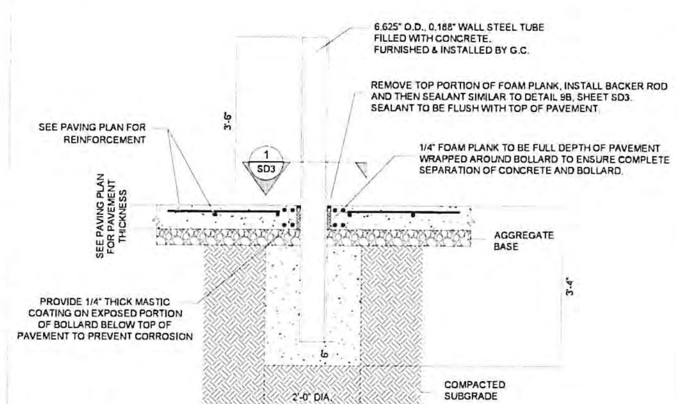
8 / SD1 — CONCRETE BACKING PLAN VIEW NTS



NOTES:

1. PVC CHASE TO BE PLACED UNDER ALL DRIVEWAYS. REFER TO "SITE PLAN" FOR EXACT LOCATIONS.
2. CHASES ARE NOT TO BE USED FOR IRRIGATION INSTALLED WITH THIS DEVELOPMENT. IRRIGATION SLEEVES WILL BE SEPARATE.
3. REFER TO "UTILITY PLAN" AND IRRIGATION PLAN FOR IRRIGATION SLEEVE LOCATIONS.

9 / SD1 — PVC CHASE DETAIL NTS



NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

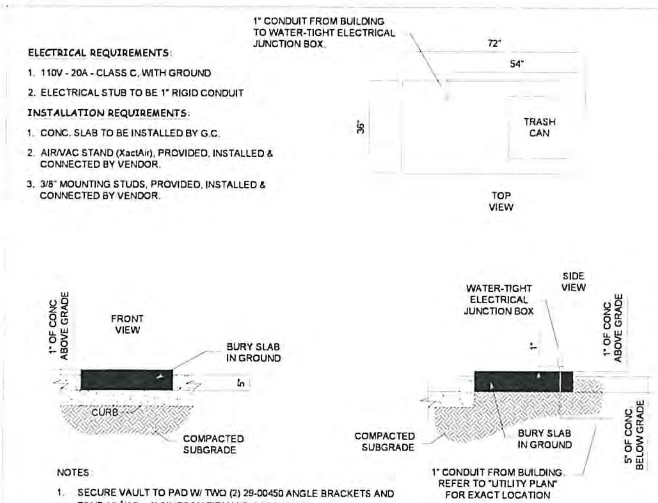
10 / SD1 — CANOPY BOLLARD DETAIL NTS

ELECTRICAL REQUIREMENTS:

1. 110V - 20A - CLASS C, WITH GROUND
2. ELECTRICAL STUB TO BE 1" RIGID CONDUIT

INSTALLATION REQUIREMENTS:

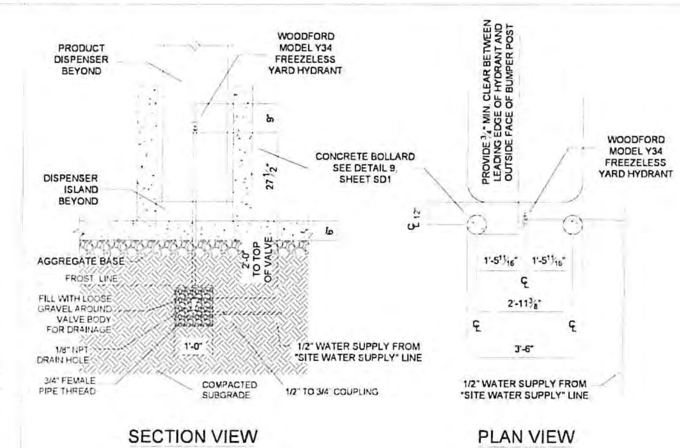
1. CONC. SLAB TO BE INSTALLED BY G.C.
2. AIR/VAC STAND (KwikAir), PROVIDED, INSTALLED & CONNECTED BY VENDOR.
3. 3/8" MOUNTING STUDS, PROVIDED, INSTALLED & CONNECTED BY VENDOR.



NOTES:

1. SECURE VAULT TO PAD W/ TWO (2) 29-00450 ANGLE BRACKETS AND FOUR (4) 1/2"Ø x 4" SIMPSON TITAN HD SCREWTYPE ANCHORS (TYP.)
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

11 / SD1 — AIR/VAC SERVICE DETAIL NTS



NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

12 / SD1 — YARD HYDRANT DETAIL NTS

THOMAS

KEVIN A. BETANCOURT, PROFESSIONAL ENGINEER

RaceTrac

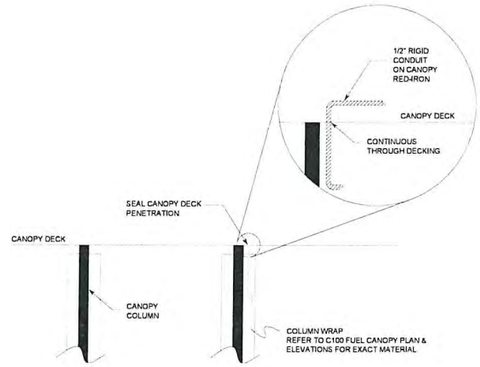
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

STANDARD DETAILS

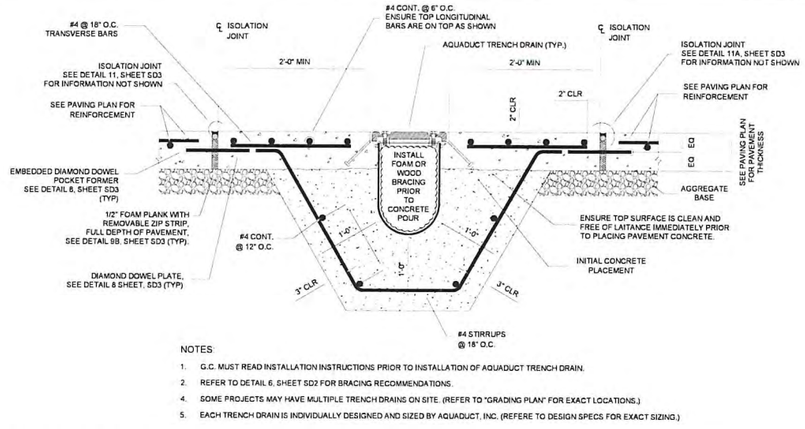
RACETRAC MARKET & GAS STATION

SR 70 & NE 10TH AVENUE, OKEECHOBEE, FLORIDA

DATE	1/29/20
SCALE	
DRAWN-BY	JFV
DRAWING NAME	RACETRAC STANDARD DETAILS
SD1	1
SHEET NO.	VERSION

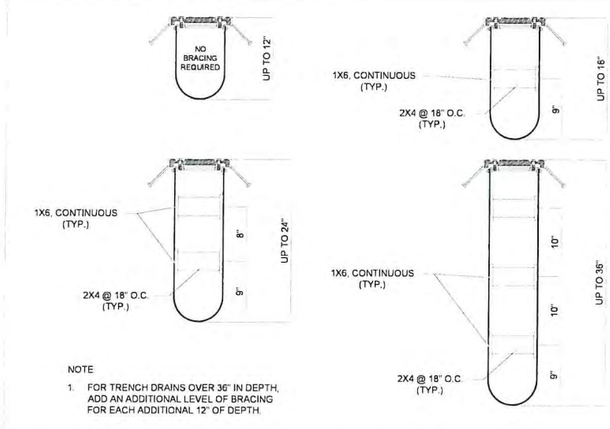


3 SD2 CONDUIT PENETRATION DETAIL
NTS



NOTES:
1. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
2. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
4. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
5. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)

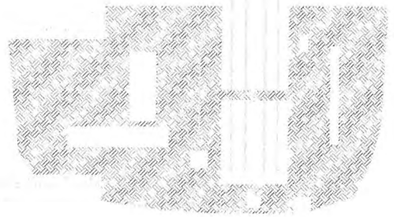
5 SD2 TYP. CONCRETE DETAIL FOR AQUADUCT TRENCH DRAIN
NTS



NOTE
1. FOR TRENCH DRAINS OVER 36" IN DEPTH, ADD AN ADDITIONAL LEVEL OF BRACING FOR EACH ADDITIONAL 12" OF DEPTH.

6 SD2 AQUADUCT TRENCH DRAIN BRACING LAYOUT DETAILS
NTS

4 SD2 GREASE TRAP (1500 GALLON CAPACITY) & SAMPLE WELL DETAILS OR "APPROVED EQUAL"
NTS



DATE
NO.

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OKEECHOBEE, FLORIDA

DATE	1/29/20
SCALE	
DRAWN-BY	JFV
DRAWING NAME	RACETRAC STANDARD DETAIL

SD2 1
SHEET NO. VERSION

GENERAL CONCRETE PAVEMENT NOTES

1. REVIEW AND VERIFY ALL AS-BUILT CONDITIONS WHICH AFFECT NEW CONSTRUCTION PRIOR TO SUBMISSION OF SHOP DRAWINGS AND ANY FABRICATION.
2. INDUSTRY STANDARDS GOVERNING THIS WORK ARE OF THE LATEST ISSUE AT THE DATE OF THIS DRAWING RELEASE.
3. ENSURE STORAGE, HANDLING, PREPARATION, INSTALLATION, ETC. OF ALL MATERIALS ARE IN ACCORDANCE WITH MANUFACTURER'S / VENDOR'S PRINTED RECOMMENDATIONS AND INSTRUCTIONS.

PAVEMENT SUBGRADE AND BASE NOTES

1. ENSURE TESTING AGENCY VERIFIES THE SUBGRADE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. RECOMPACT SOFT AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THAT THE SUBGRADE HAS BEEN PROPERLY COMPACTED.
2. ENSURE TESTING AGENCY EVALUATES THE SUBGRADE BY PROOF-ROLLING. PROOF ROLLING TO BE DONE BY A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR OTHER EQUIVALENTLY WHEELED VEHICLE ACCEPTABLE TO THE TESTING AGENCY. REPAIR SOFT AREAS THAT DEPRESS DEEPER THAN 1/2 INCH AS DIRECTED BY THE TESTING AGENCY. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THE SUBGRADE HAS BEEN PROOF-ROLLED AND IS ACCEPTABLE. ** DO NOT PROOF-ROLL ON TOP OF OR WITHIN 5 FEET OF THE EDGE OF THE UNDERGROUND STORAGE TANK LOCATIONS.
3. AGGREGATE BASE MATERIAL:
   A. COARSE AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES. USE ASTM D448, NO. 467 57 OR 67 BLEND ONLY IF NOTED OR ALLOWED.
   B. FINE AGGREGATE BASE: CLEAN SCREENINGS ASTM D 448, NO. 10 WITH 6% TO 12% PASSING NO. 200 SIEVE.
5. AGGREGATE BASE MATERIAL INSTALLATION:
   A. COMPACT COARSE AGGREGATE BASE TO FINAL THICKNESS SHOWN IN LAYERS NOT EXCEEDING 6 INCHES, WITH MINIMUM OF 2 PASSES PER LAYER WITH A VIBRATORY COMPACTOR.
   B. COMPACT BASE TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
   C. CHOKE-OFF TOP SURFACE OF COARSE AGGREGATE BASE WITH FINE AGGREGATE BASE MATERIAL DUE TO THE FOLLOWING:
      C.1 AS REQUIRED TO MEET FINE GRADE ELEVATION TOLERANCES SPECIFIED.
      C.2. WHERE COARSE AGGREGATE BASE MATERIAL DOES NOT HAVE SUFFICIENT FINE PARTICLES TO PRODUCE A SURFACE THAT IS FREE OF EXPOSED AGGREGATE OR SURFACE VOIDS IMMEDIATELY PRIOR TO PAVEMENT INSTALLATIONS.
   D. COMPACT FINE AGGREGATE BASE CHOKE-OFF LAYER WITH A MINIMUM OF 2 PASSES WITH A VIBRATORY COMPACTOR.
   E. TOP SURFACE OF BASE MATERIAL TO BE DRY, SMOOTH, FLAT, DENSE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
6. ENSURE TESTING AGENCY VERIFIES AGGREGATE BASE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING PAVEMENT. TESTING AGENCY TO PROVIDE LETTER REPORT TO OWNER'S REPRESENTATIVE STATING THE BASE IS ACCEPTABLE.
7. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF UNUSUAL SOIL CONDITIONS ARE FOUND.
8. PROTECT EXISTING STRUCTURES, UTILITIES, PROPERTY CORNERS, ETC. RESTORE ALL ITEMS DAMAGED, AS REQUIRED BY OWNER, AT NO COST TO OWNER OR WITHOUT EXTENSION OF CONTRACT TIME. ** DO NOT ALLOW STORED EXCAVATION MATERIAL TO DISRUPT PROPER DRAINAGE OF AREA, DAMAGE TO SURROUNDING AREAS, OR STAIN ADJACENT CONCRETE.
9. DISPOSE OF EXCAVATED MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE.

CONCRETE PAVEMENT NOTES:

1. CONFORM TO ACI 318 AND 117 FOR THE DESIGN AND PLACEMENT OF CONCRETE, REINFORCING, AND RELATED ITEMS.
2. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETING AND ACI 305R WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. REJECT CONCRETE IF ITS TEMPERATURE AT TIME OF PLACEMENT IS 90 DEGREES FAHRENHEIT (°F) OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTH IS GAINED TO PREVENT DAMAGE.
3. CONFORM TO ACI 302.1R, 304R, 308, 309R AND 347R FOR CONCRETE, FORM WORK, CURING, AND RELATED ITEMS. CONFORM TO CRSI MANUAL OF STANDARD PRACTICE AND CRSI PLACING REINFORCING BARS FOR PLACING REINFORCING.
4. THE GEOTECHNICAL ENGINEERING REPORT INDICATES THAT THE SOILS ON-SITE HAVE A XXXXXXXX SULFATE EXPOSURE. WHERE IMPORTED FILL OR BASE MATERIALS ARE IN CONTACT WITH CONCRETE, THE SULFATE CONTENT AND EXPOSURE OF THESE MATERIALS SHALL BE ACQUIRED BY TEST. SUBMIT ALL TEST RESULTS WITH CONCRETE MIX DESIGNS. FAILURE TO PROVIDE SUPPORTING TEST RESULTS FROM AN ACCREDITED TESTING LABORATORY WILL REQUIRE THE CONCRETE MIX TO BE PROPORTIONED FOR VERY SEVERE SULFATE EXPOSURE AT NO ADDITIONAL COST OR DELAY IN THE PROJECT SCHEDULE.
5. CONCRETE SHALL BE PROPORTIONED TO MEET THE PROJECT SPECIFICATIONS AND THE MINIMUM CRITERIA ESTABLISHED IN "TABLE A" (THIS SHEET) BASED ON THE SULFATE EXPOSURE FROM ANY ADJACENT SOILS OR FILL MATERIALS.
6. ADDITIONALLY, EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES AND/OR SALT OR DEICING CHEMICALS SHALL HAVE AIR ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE. SEE SPECIFICATIONS FOR MORE INFORMATION.
7. CONCRETE TO MEET DURABILITY REQUIREMENTS OF ACI 301, FREEZING AND THAWING EXPOSURE CATEGORY TO BE [F0] [F1] [F2] [F3], SULFATE EXPOSURE CATEGORY TO BE [S0] [S1] [S2] [S3], AND CORROSION PROTECTION EXPOSURE CATEGORY TO BE [C0] [C1] [C2]. PROVIDE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF [3500 PSI] [4000 PSI] [4500 PSI] [5000 PSI] WITH MAXIMUM WATER/CEMENTITIOUS RATIO OF [0.55] [0.50] [0.45] [0.40].
8. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED.
9. PROVIDE CLASS B TENSION LAP SPLICES PER ACI 318, FOR CONCRETE STRENGTH AND BAR LOCATIONS NOTED.
10. MAINTAIN FULL THICKNESS FOR DEPRESSED OR SLOPED PAVEMENTS.
11. ** DO NOT ADD WATER OR PLAIN CEMENT TO ANY PAVEMENT SURFACE DURING FINISHING OPERATIONS.
12. PERFORM NO FINISHING OPERATION WHILE WATER IS PRESENT ON PAVEMENT SURFACE.
13. STRIKE OFF CONCRETE TO REQUIRED ELEVATIONS AND IMMEDIATELY START FINISHING/FLATTENING OPERATIONS. ENSURE FINISHING OPERATIONS ARE NO MORE THAN NECESSARY TO REMOVE IRREGULARITIES AND MEET SPECIFIED TOLERANCES. USE A HIGHWAY STRAIGHTEDGE 10 FOOT WIDE MAXIMUM, UNLESS OTHERWISED ALLOWED BY OWNER'S REPRESENTATIVE, IN ORDER TO CUT OFF HIGH SPOTS AND FILL IN LOW SPOTS. PERFORM FINISHING OPERATIONS AS NECESSARY TO ENSURE PAVEMENT WILL DRAIN WELL. UNIFORMLY FINISH SURFACE TO TEXTURE PREVIOUSLY APPROVED BY OWNER'S REPRESENTATIVE. ** DO NOT ALLOW SURFACE TO DRY DURING FINISHING OPERATIONS AND BEFORE CURING COMPOUND IS APPLIED, USE EVAPORATION RETARDANT AS NECESSARY TO PREVENT SURFACE DRYING AND PLASTIC SHRINKAGE CRACKS.
14. FOR TOLERANCES CONFORM TO ACI 117 AND ACI 347R, EXCEPT AS NOTED BELOW:
    A. PAVEMENT AGGREGATE BASE FINE GRADE +0, -3/4 INCH.
    B. MINIMUM PAVEMENT TOLERANCE: -3/4 INCH.
    C. WHEN COMPUTING THE AVERAGE OF ALL SAMPLES, SAMPLES WITH A THICKNESS MORE THAN 3/4 INCH ABOVE THE SPECIFIED THICKNESS SHALL BE ASSUMED TO HAVE A THICKNESS OF 3/4 INCH MORE THAN THE SPECIFIED THICKNESS.
    D. AVERAGE PAVEMENT THICKNESS TOLERANCE: -0.
    E. THICKNESS SAMPLES ARE TO BE RANDOMLY LOCATED FROM EACH PAVEMENT PLACEMENT AND NOT EXCEED 1000 SQUARE FEET OF PAVEMENT SURFACE AREA.
16. START SAWING PAVEMENT CONTRACTION JOINTS USING A "SOFF-CUT" SAW, BLADES AND SKID PLATES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES. UNLESS RAVELING OR DISLODGING OCCURS, COMPLETE SAWING OF JOINTS WITHIN THE MAXIMUM ELAPSED TIME LIMIT NOTED BELOW, BUT PREFERABLY LESS. THE SPECIFIED TIME FOR ANY ONE LOCATION STARTS WHEN FINISHING OPERATIONS ARE COMPLETE FOR THAT LOCATION. THE SPECIFIED TEMPERATURE IS THE MAXIMUM AIR TEMPERATURE IN DEGREES FAHRENHEIT (°F) THAT OCCURS WITHIN THE SPECIFIED TIME LIMIT. THE ELAPSED TIME MAY NEED TO BE SHORTENED EVEN MORE IF DRY AND OR WINDY CONDITIONS ARE PRESENT. ENSURE JOINTS ARE CLEANED AFTER SAWING AND REMAIN CLEAN UNTIL SEALED.

MAX DEGREES FAHRENHEIT (°F)	MAX ELAPSED HOURS
85 AND ABOVE	1
60 - 84	2
50 - 59	3
40 - 49	4

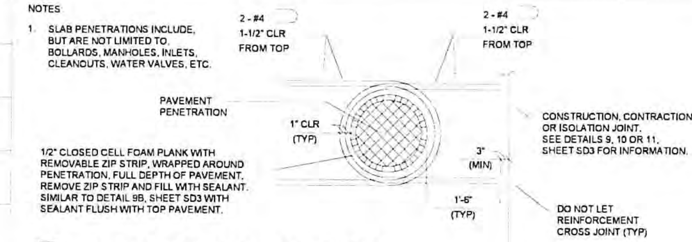
17. START CURING AS SOON AS CONCRETE SURFACE WILL NOT BE DAMAGED BY CURING OPERATIONS. CURE CONCRETE CONTINUOUSLY FOR A MINIMUM OF SEVEN CONSECUTIVE DAYS.
18. ENSURE PAVEMENT SURFACE IS PROTECTED FROM EQUIPMENT SCRAPES, IMPACT ABRASIONS, STAINS, ETC. REPAIR PAVEMENT SURFACE AS DIRECTED BY OWNER'S REPRESENTATIVE. VEHICLE AND EQUIPMENT TRAFFIC IS PROHIBITED UNTIL THE COMPLETION OF PAVEMENT CURING PERIOD. ENSURE VEHICLES AND EQUIPMENT ARE DIAPERED TO PREVENT OIL OR OTHER FLUID LEAKS FROM STAINING THE PAVEMENT.
19. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PROCESS, CIVIL AND VENDOR'S DRAWINGS FOR EMBEDDED ITEMS NOT SHOWN. COORDINATE AND PLACE ALL EMBEDDED ITEMS SHOWN ON THE DRAWINGS OR REQUIRED BY ALL TRADES.
20. PRE-CONSTRUCTION MEETINGS:
    A. ATTEND PRE-CONSTRUCTION MEETING TO BE SCHEDULED AT LEAST 7 DAYS BEFORE STARTING MAIN CONCRETE PAVEMENT.
    B. ATTENDANCE DESIGNATED BY THE OWNER'S REPRESENTATIVE AND THE FOLLOWING: STRUCTURAL SERVICES INC. REPRESENTATIVE, TESTING AGENCY, CONTRACTOR, CONCRETE SUPPLIER (INCLUDING QUALITY CONTROL PERSONNEL), AND SUBCONTRACTORS FOR SUBGRADE AND BASE PREPARATION, REINFORCEMENT, PUMPING OR OTHER MEANS OF CONVEYING, PLACEMENT, FINISHING, SAWING, FORMWORK, AND OTHER PERTINENT PORTIONS OF WORK.
    C. REPRESENTATIVES ARE TO BE PERSONNEL WHO ARE DIRECTLY INVOLVED IN PROJECT AND WHO HAVE AUTHORITY TO CONTROL WORK.

TABLE A (SEE CONCRETE PAVEMENT NOTE #5)

SULFATE EXPOSURE	WATER SOLUBLE SULFATE (SO_4) IN WATER PPM	SULFATE (SO_4) IN WATER PPM	PORTLAND CEMENT TYPE	MAXIMUM W/C RATIO	CONCRETE PAVEMENTS
NEGLIGIBLE	$0.00 < SO_4 < 0.10$	$0 < SO_4 < 150$	I	0.55	3500
MODERATE	$0.10 < SO_4 < 0.20$	$150 < SO_4 < 1500$	II	0.50	4000
SEVERE	$0.20 < SO_4 < 2.00$	$1500 < SO_4 < 10{,}000$	V	0.45	4500
VERY SEVERE	$SO_4 > 2.00$	$SO_4 > 10{,}000$	V PLUS POZZOLAN	0.40	5000

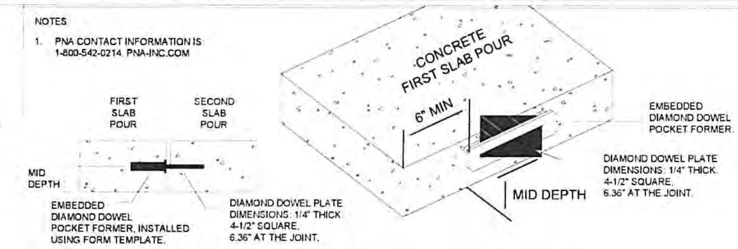
NOTE TO CIVIL ENGINEERING COMPANY

TYPICALLY USE "MODERATE" EXPOSURE FROM TABLE. CONTACT EPM IF EXPOSURE CLASS SHOULD BE CHANGED.



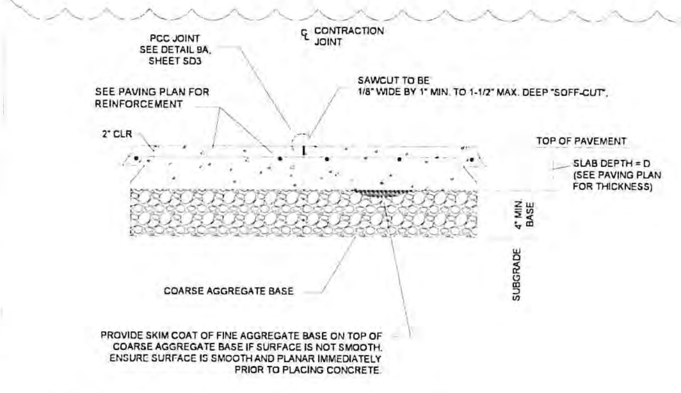
NOTES
1. SLAB PENETRATIONS INCLUDE, BUT ARE NOT LIMITED TO, BOLLARDS, MANHOLES, INLETS, CLEANOUTS, WATER VALVES, ETC.
2 - #4
1-1/2" CLR
FROM TOP
PAVEMENT PENETRATION
1" CLR (TYP)
3" (MIN)
1'-6" (TYP)
1/2" CLOSED CELL FOAM PLANK WITH REMOVABLE ZIP STRIP, WRAPPED AROUND PENETRATION, FULL DEPTH OF PAVEMENT. REMOVE ZIP STRIP AND FILL WITH SEALANT. SIMILAR TO DETAIL 9B, SHEET SD3 WITH SEALANT FLUSH WITH TOP PAVEMENT.
CONSTRUCTION, CONTRACTION OR ISOLATION JOINT. SEE DETAILS 9, 10 OR 11, SHEET SD3 FOR INFORMATION.
DO NOT LET REINFORCEMENT CROSS JOINT (TYP)

1 SLAB PENETRATIONS DETAIL
SD3 NTS



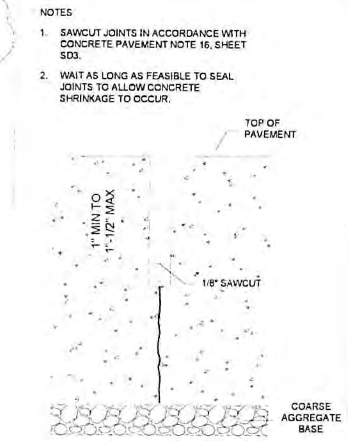
NOTES
1. PNA CONTACT INFORMATION IS 1-800-542-0214 PNA-INC.COM
CONCRETE FIRST SLAB POUR
6" MIN
FIRST SLAB POUR
SECOND SLAB POUR
MID DEPTH
EMBEDDED DIAMOND DOWEL POCKET FORMER, INSTALLED USING FORM TEMPLATE.
DIAMOND DOWEL PLATE DIMENSIONS: 1/4" THICK 4-1/2" SQUARE, 6.36" AT THE JOINT.
EMBEDDED DIAMOND DOWEL POCKET FORMER
MID DEPTH

8 PNA DIAMOND DOWEL PLATE DETAIL (TYP)
SD3 NTS

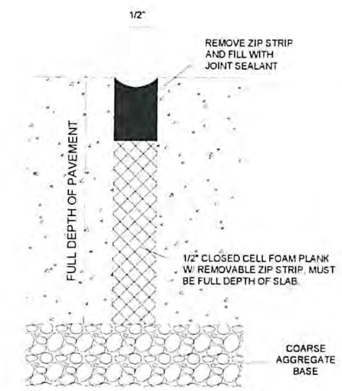


PCC JOINT SEE DETAIL 9A, SHEET SD3
CONTRACTION JOINT
SEE PAVING PLAN FOR REINFORCEMENT
SAWCUT TO BE 1/8" WIDE BY 1" MIN. TO 1-1/2" MAX. DEEP "SOFF-CUT".
2" CLR
TOP OF PAVEMENT
SLAB DEPTH = D (SEE PAVING PLAN FOR THICKNESS)
4" MIN BASE
SUBGRADE
COARSE AGGREGATE BASE
PROVIDE SKIM COAT OF FINE AGGREGATE BASE ON TOP OF COARSE AGGREGATE BASE IF SURFACE IS NOT SMOOTH. ENSURE SURFACE IS SMOOTH AND PLANAR IMMEDIATELY PRIOR TO PLACING CONCRETE.

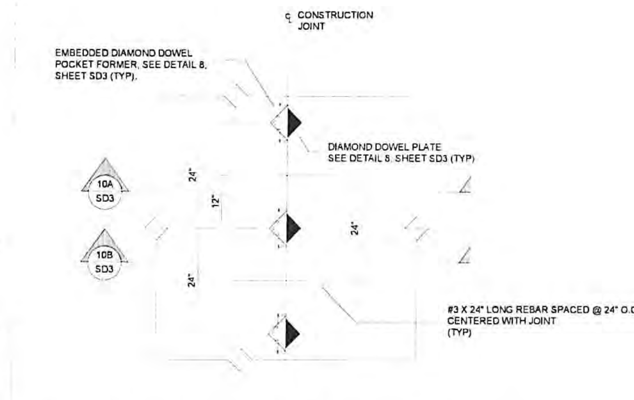
9 SLAB CONTRACTION JOINT SECTION
SD3 NTS



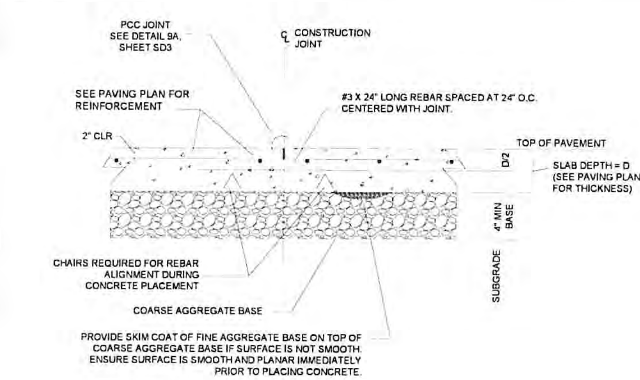
9A PCC JOINT DETAIL
SD3 NTS



9B COMPRESSIBLE CLOSED FOAM PLANK ISOLATION JOINT DETAIL
SD3 NTS

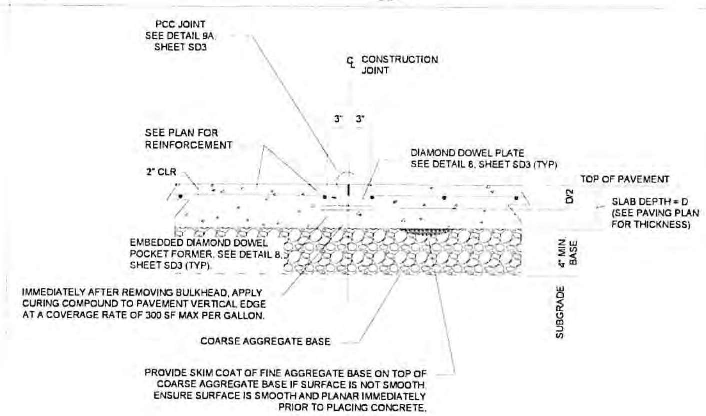


10 CONSTRUCTION JOINT PARTIAL PLAN DETAIL
SD3 NTS



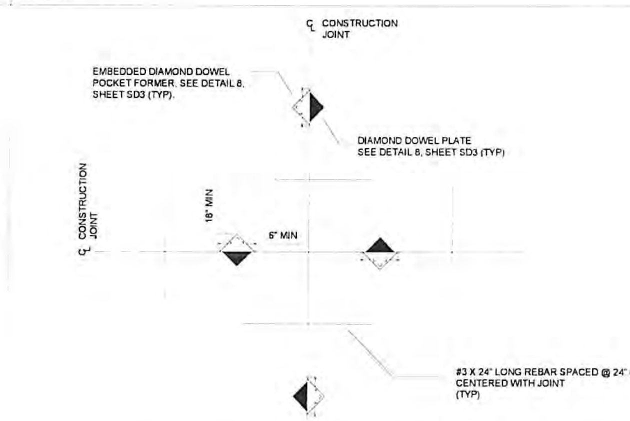
PCC JOINT SEE DETAIL 9A, SHEET SD3
CONSTRUCTION JOINT
SEE PAVING PLAN FOR REINFORCEMENT
#3 X 24" LONG REBAR SPACED AT 24" O.C. CENTERED WITH JOINT.
2" CLR
TOP OF PAVEMENT
D/2
SLAB DEPTH = D (SEE PAVING PLAN FOR THICKNESS)
4" MIN BASE
SUBGRADE
CHAIRS REQUIRED FOR REBAR ALIGNMENT DURING CONCRETE PLACEMENT
COARSE AGGREGATE BASE
PROVIDE SKIM COAT OF FINE AGGREGATE BASE ON TOP OF COARSE AGGREGATE BASE IF SURFACE IS NOT SMOOTH. ENSURE SURFACE IS SMOOTH AND PLANAR IMMEDIATELY PRIOR TO PLACING CONCRETE.

10A SLAB CONSTRUCTION JOINT SECTION
SD3 NTS

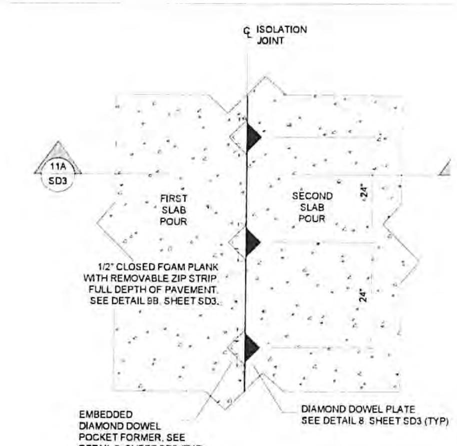


PCC JOINT SEE DETAIL 9A, SHEET SD3
CONSTRUCTION JOINT
SEE PLAN FOR REINFORCEMENT
3" 3"
DIAMOND DOWEL PLATE SEE DETAIL 8, SHEET SD3 (TYP)
2" CLR
TOP OF PAVEMENT
D/2
SLAB DEPTH = D (SEE PAVING PLAN FOR THICKNESS)
EMBEDDED DIAMOND DOWEL POCKET FORMER. SEE DETAIL 8, SHEET SD3 (TYP).
4" MIN BASE
IMMEDIATELY AFTER REMOVING BULKHEAD, APPLY CURING COMPOUND TO PAVEMENT VERTICAL EDGE AT A COVERAGE RATE OF 300 SF MAX PER GALLON.
SUBGRADE
COARSE AGGREGATE BASE
PROVIDE SKIM COAT OF FINE AGGREGATE BASE ON TOP OF COARSE AGGREGATE BASE IF SURFACE IS NOT SMOOTH. ENSURE SURFACE IS SMOOTH AND PLANAR IMMEDIATELY PRIOR TO PLACING CONCRETE.

10B SLAB CONSTRUCTION JOINT SECTION
SD3 NTS

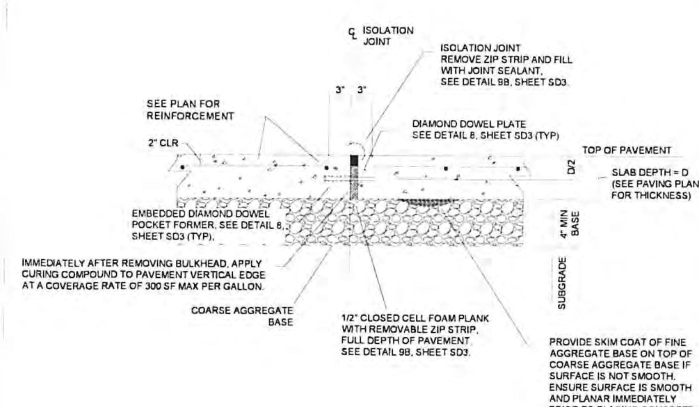


10C CONSTRUCTION JOINT INTERSECTION PARTIAL PLAN DETAIL
SD3 NTS



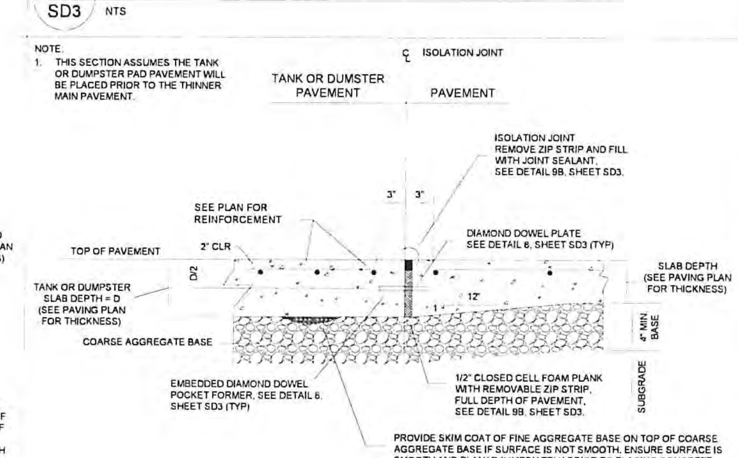
ISOLATION JOINT
11A SD3
FIRST SLAB POUR
SECOND SLAB POUR
24"
1/2" CLOSED FOAM PLANK WITH REMOVABLE ZIP STRIP FULL DEPTH OF PAVEMENT. SEE DETAIL 9B, SHEET SD3.
EMBEDDED DIAMOND DOWEL POCKET FORMER. SEE DETAIL 8, SHEET SD3 (TYP).
DIAMOND DOWEL PLATE SEE DETAIL 8, SHEET SD3 (TYP)

11 ISOLATION JOINT PARTIAL PLAN DETAIL
SD3 NTS



ISOLATION JOINT
ISOLATION JOINT REMOVE ZIP STRIP AND FILL WITH JOINT SEALANT. SEE DETAIL 9B, SHEET SD3.
SEE PLAN FOR REINFORCEMENT
3" 3"
DIAMOND DOWEL PLATE SEE DETAIL 8, SHEET SD3 (TYP)
2" CLR
TOP OF PAVEMENT
D/2
SLAB DEPTH = D (SEE PAVING PLAN FOR THICKNESS)
EMBEDDED DIAMOND DOWEL POCKET FORMER. SEE DETAIL 8, SHEET SD3 (TYP).
4" MIN BASE
IMMEDIATELY AFTER REMOVING BULKHEAD, APPLY CURING COMPOUND TO PAVEMENT VERTICAL EDGE AT A COVERAGE RATE OF 300 SF MAX PER GALLON.
SUBGRADE
COARSE AGGREGATE BASE
1/2" CLOSED CELL FOAM PLANK WITH REMOVABLE ZIP STRIP, FULL DEPTH OF PAVEMENT. SEE DETAIL 9B, SHEET SD3.
PROVIDE SKIM COAT OF FINE AGGREGATE BASE ON TOP OF COARSE AGGREGATE BASE IF SURFACE IS NOT SMOOTH. ENSURE SURFACE IS SMOOTH AND PLANAR IMMEDIATELY PRIOR TO PLACING CONCRETE.

11A ISOLATION JOINT SECTION
SD3 NTS



NOTE
1. THIS SECTION ASSUMES THE TANK OR DUMPSTER PAD PAVEMENT WILL BE PLACED PRIOR TO THE THINNER MAIN PAVEMENT.
ISOLATION JOINT
TANK OR DUMSTER PAVEMENT
PAVEMENT
ISOLATION JOINT REMOVE ZIP STRIP AND FILL WITH JOINT SEALANT. SEE DETAIL 9B, SHEET SD3.
SEE PLAN FOR REINFORCEMENT
3" 3"
DIAMOND DOWEL PLATE SEE DETAIL 8, SHEET SD3 (TYP)
TOP OF PAVEMENT
2" CLR
D/2
12"
SLAB DEPTH (SEE PAVING PLAN FOR THICKNESS)
TANK OR DUMPSTER SLAB DEPTH = D (SEE PAVING PLAN FOR THICKNESS)
COARSE AGGREGATE BASE
4" MIN BASE
EMBEDDED DIAMOND DOWEL POCKET FORMER. SEE DETAIL 8, SHEET SD3 (TYP)
1/2" CLOSED CELL FOAM PLANK WITH REMOVABLE ZIP STRIP, FULL DEPTH OF PAVEMENT. SEE DETAIL 9B, SHEET SD3.
SUBGRADE
PROVIDE SKIM COAT OF FINE AGGREGATE BASE ON TOP OF COARSE AGGREGATE BASE IS NOT SMOOTH. ENSURE SURFACE IS SMOOTH AND PLANAR IMMEDIATELY PRIOR TO PLACING CONCRETE.

11B ISOLATION JOINT @ TANK PAD AND DUMPSTER PAD PAVEMENT SECTION
SD3 NTS

DATE
NO.

KEVIN A. BETANCOURT
PROFESSIONAL ENGINEER
February 28, 2020
FLORIDA LICENSE No. 63381
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

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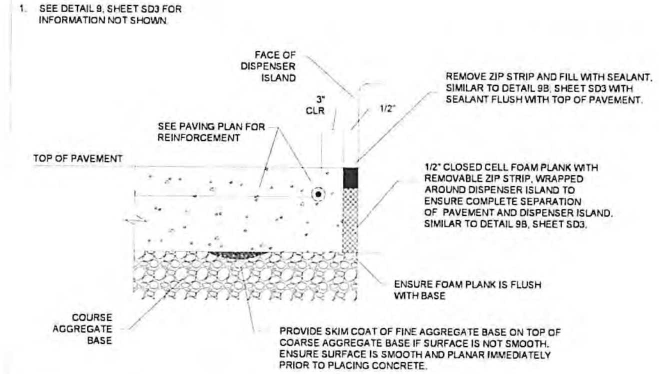
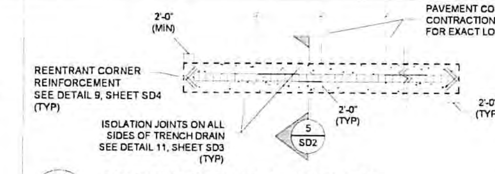
RACETRAC STANDARD DETAILS
RACETRAC MARKET & GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	1/29/20
SCALE	
DRAWN-BY	JFV
DRAWING NAME	RACETRAC STANDARD DETAIL
SD3	1
SHEET NO.	VERSION

NOTES
1. SEE DETAIL 9, SHEET SD3 FOR INFORMATION NOT SHOWN.

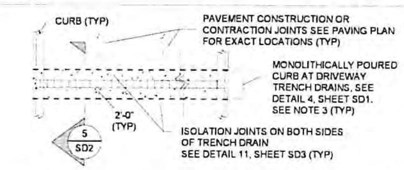


3 SD4 DISPENSER ISLAND SECTION
NTS



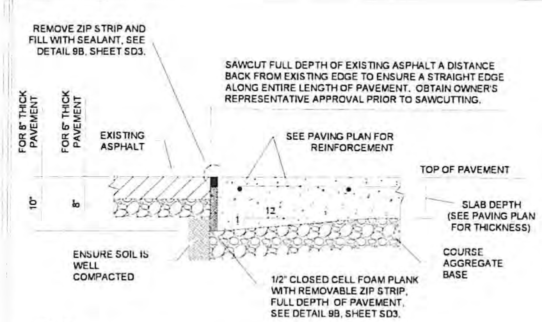
NOTES
1. TRENCH DRAIN TO BE ISOLATED ON ALL SIDES WITH ISOLATION JOINT. SEE DETAIL 11, SHEET SD3.
2. 2'-0" (MIN) CLEARANCE BETWEEN EDGE OF TRENCH DRAIN AND ISOLATION JOINTS.

5A SD4 SITE TRENCH DRAIN PLAN
NTS



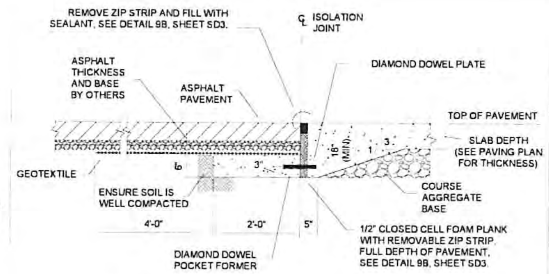
NOTES
1. TRENCH DRAIN TO BE ISOLATED ON BOTH SIDES WITH ISOLATION JOINT. SEE DETAIL 11, SHEET SD3.
2. 2'-0" (MIN) CLEARANCE BETWEEN EDGE OF TRENCH DRAIN AND ISOLATION JOINTS.
3. CURBING BETWEEN ISOLATION JOINTS TO BE A MONOLITHIC POUR, INSTALLED AND FORMED AT TIME OF TRENCH DRAIN CONCRETE. SEE DETAIL 4, SHEET SD1.
4. TRENCH DRAIN TO EXTEND TO FACE OF CURB.

5B SD4 DRIVEWAY TRENCH DRAIN PLAN
NTS



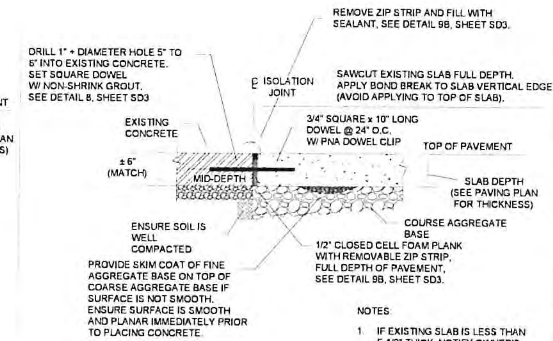
NOTES
1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC CONNECTION DETAILS.

6 SD4 CONCRETE / EXISTING ASPHALT SECTION
NTS



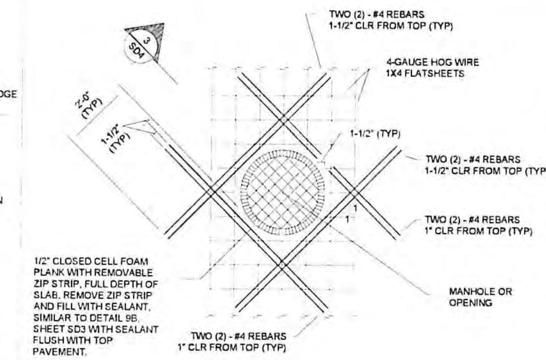
NOTES
1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC CONNECTION DETAILS.

6A SD4 CONCRETE / NEW ASPHALT SECTION
NTS

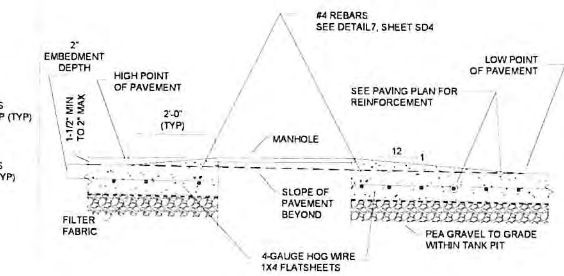


NOTES
1. IF EXISTING SLAB IS LESS THAN 5-1/2" THICK, NOTIFY OWNER'S REPRESENTATIVE.

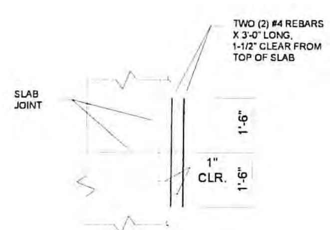
6B SD4 CONCRETE / EXISTING CONCRETE SECTION
NTS



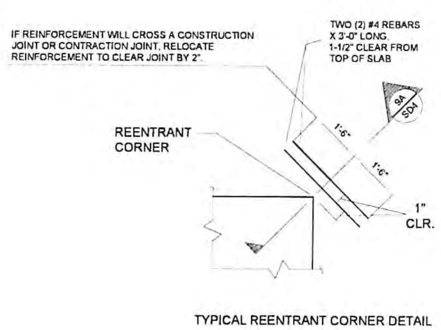
7 SD4 TANK MANHOLE PLAN
NTS



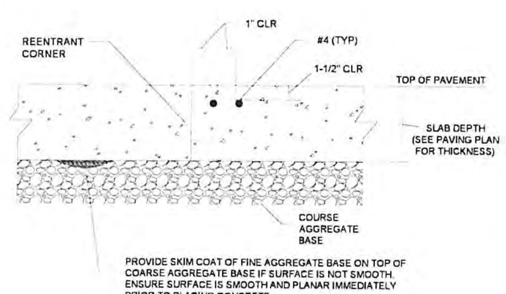
7A SD4 TANK MANHOLE SECTION
NTS



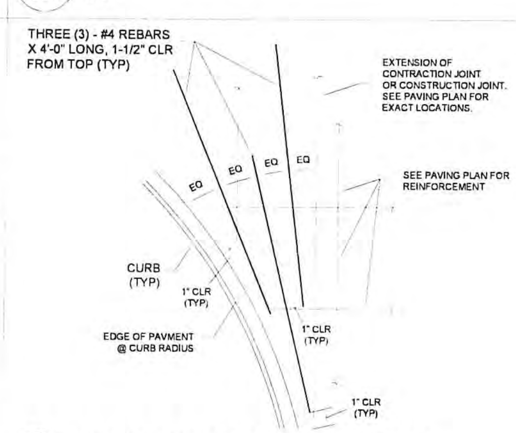
8 SD4 DISCONTINUOUS SLAB REINFORCEMENT JOINT DETAIL
NTS



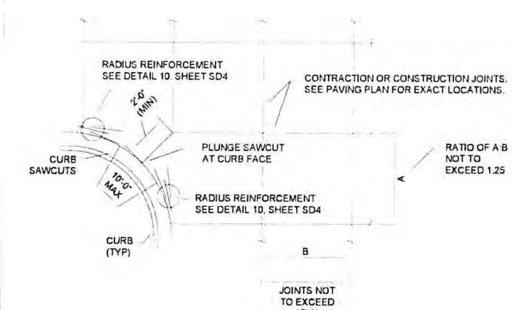
9 SD4 REENTRANT CORNER DETAIL
NTS



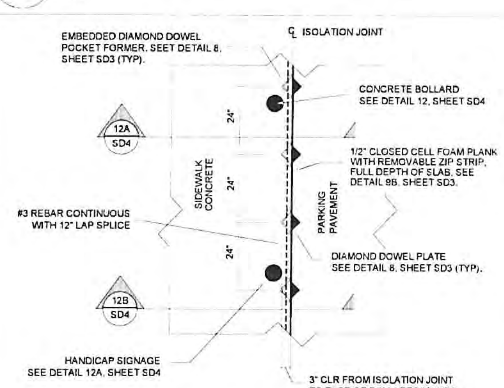
9A SD4 REENTRANT CORNER SECTION
NTS



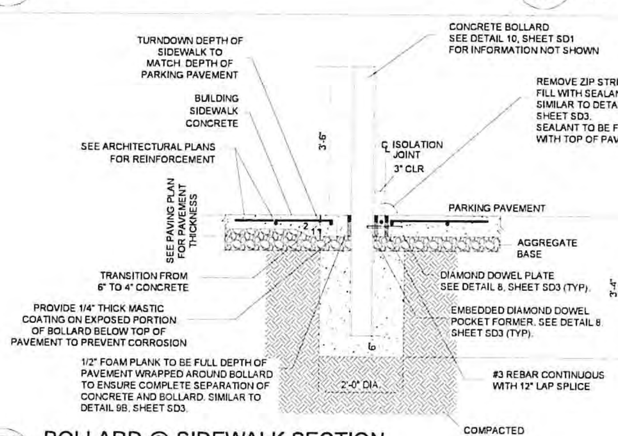
10 SD4 RADIUS REINFORCEMENT DETAIL
NTS



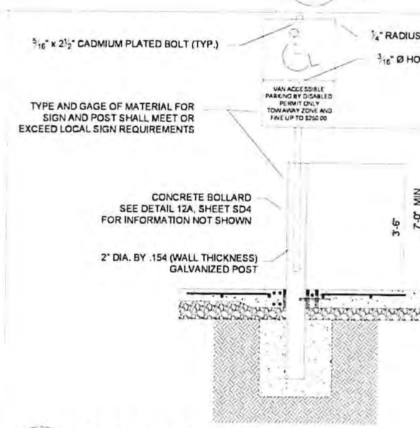
11 SD4 JOINT SPACING DETAIL PARTIAL PLAN (TYP)
NTS



12 SD4 ISOLATION JOINT @ SIDEWALK PARTIAL PLAN
NTS



12A SD4 BOLLARD @ SIDEWALK SECTION
NTS



NOTES
1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC DETAILS.
2. CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.

12B SD4 HANDICAP SIGNAGE DETAIL
NTS

DATE

NO.

KEVIN A. BETANCOURT
PROFESSIONAL ENGINEER
February 28, 2020
FLORIDA LICENSE No. 83361
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

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RACETRAC SITE LIGHTING DETAILS
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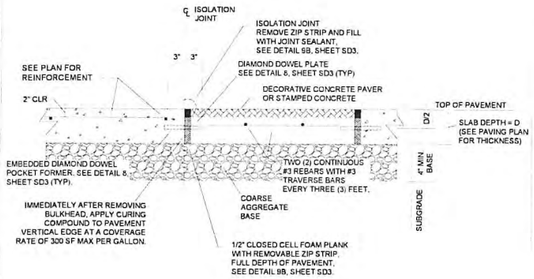
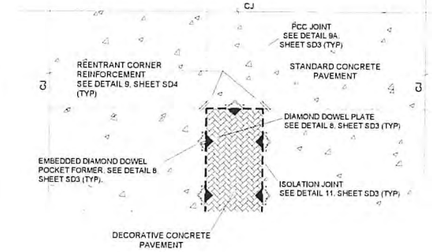
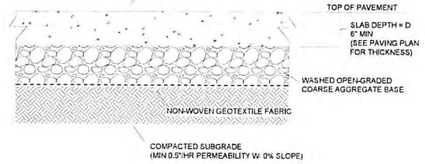
DATE	1/29/20
SCALE	
DRAWN-BY	JFV
DRAWING NAME: RACETRAC STANDARD DETAIL	
SD4	1
SHEET NO.	VERSION



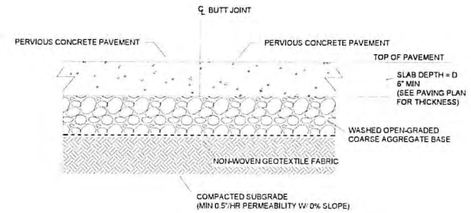
1 SD5 DECORATIVE PAVER SECTION DETAIL
NTS



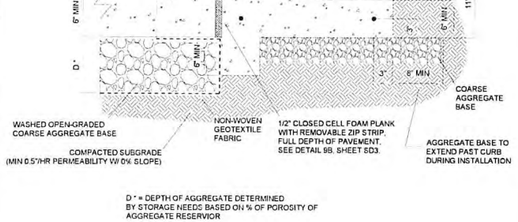
2 SD5 DECORATIVE PAVER PARTIAL PLAN
NTS



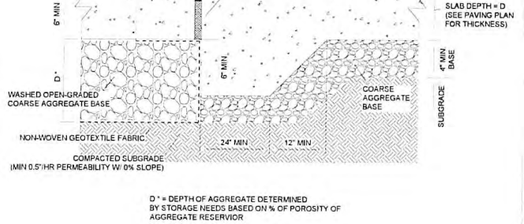
3 SD5 PERVIOUS CONCRETE DETAIL
NTS



4 SD5 PERVIOUS CONCRETE - BUTT JOINT DETAIL
NTS



5 SD5 PERVIOUS CONCRETE @ CURB DETAIL
NTS



6 SD5 PERVIOUS CONCRETE / CONVENTIONAL CONCRETE DETAIL
NTS

NOTE TO CIVIL ENGINEERING COMPANY

FOR DETAILS 5 & 6, SHEET SD5. ENGINEER TO DETERMINE DEPTH OF AGGREGATE BASE PER NOTE "D*"

NO.	DATE

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RACETRAC SITE LIGHTING DETAILS
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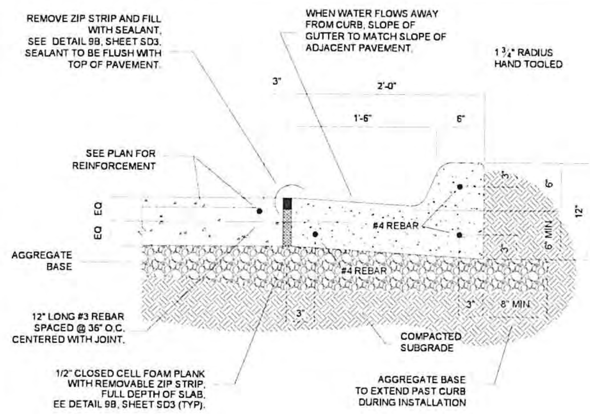
DATE	1/29/20
SCALE	
DRAWN-BY	JFV
DRAWING NAME	
RACETRAC STANDARD DETAIL	
SD5	1
SHEET NO.	VERSION

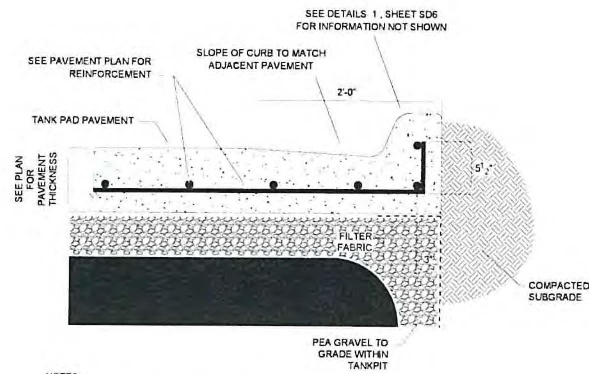


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

1 / SD6 CATCH CURB DETAIL @ CONCRETE SLAB

NTS

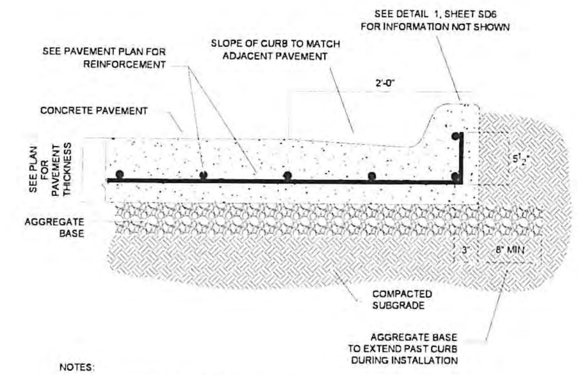


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.

2 / SD6 TANK AREA CURB DETAIL

NTS

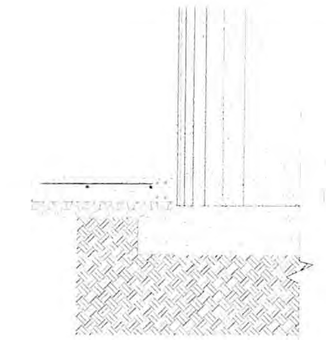


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

3 / SD6 MONOLITHIC CURB DETAIL

NTS



NOTES:

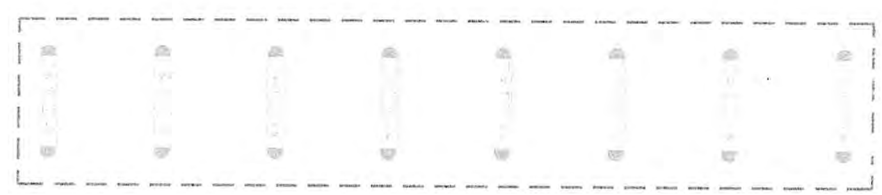
1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

4 / SD6 DIESEL CANOPY BOLLARD DETAIL

NTS

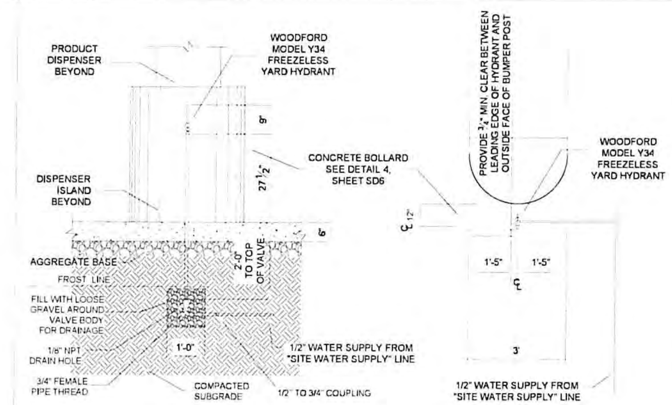
5 / SD6 EDO DISPENSER ISLAND DETAIL

NTS



6 / SD6 EDO CANOPY ACCESSORIES LAYOUT

NTS



SECTION VIEW

PLAN VIEW

NOTES

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

7 / SD6 YARD HYDRANT DETAIL

NTS

DATE | NO.

KEVIN A. BETANCOURT, PROFESSIONAL ENGINEER, FLORIDA LICENSE No. 52341

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RACETRAC SITE LIGHTING DETAILS

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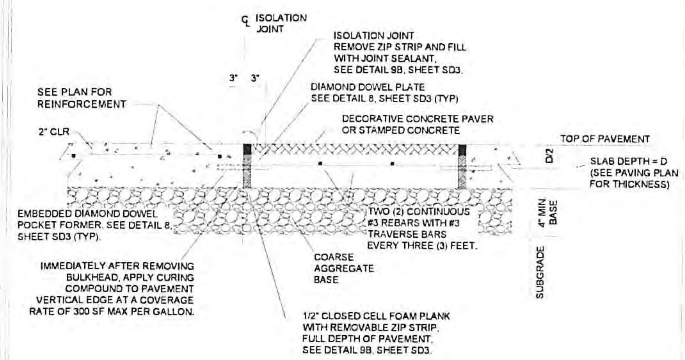
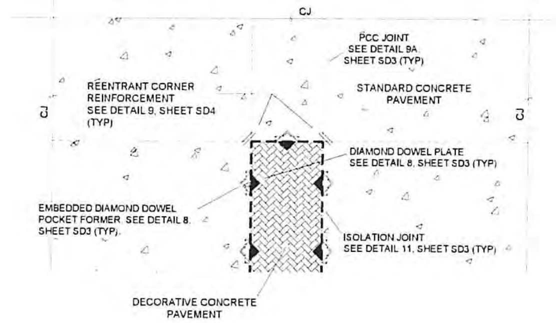
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

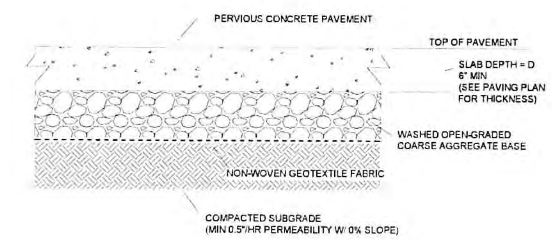
DATE	1/29/20
SCALE	
DRAWN-BY	JFV
DRAWING NAME	RACETRAC STANDARD DETAILS
SD6	1
SHEET NO.	VERSION



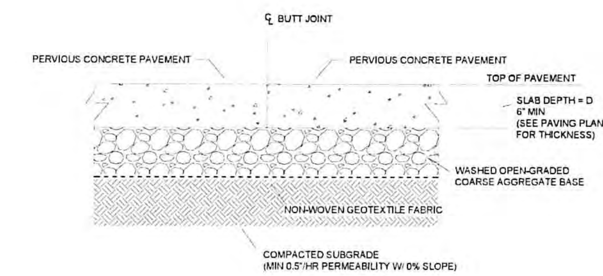
1 SD5 **DECORATIVE PAVER SECTION DETAIL**
NTS



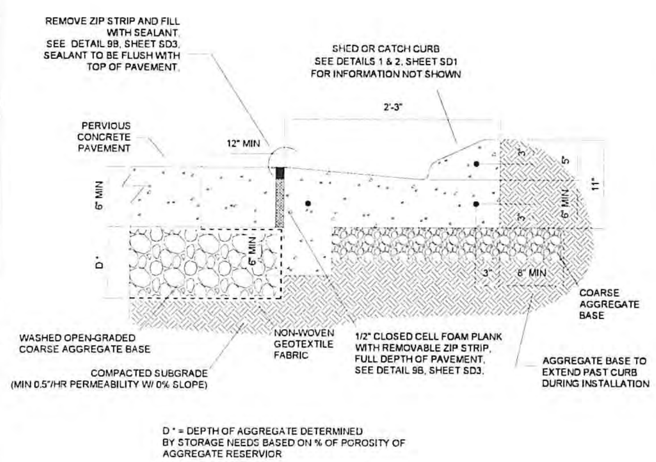
2 SD5 **DECORATIVE PAVER PARTIAL PLAN**
NTS



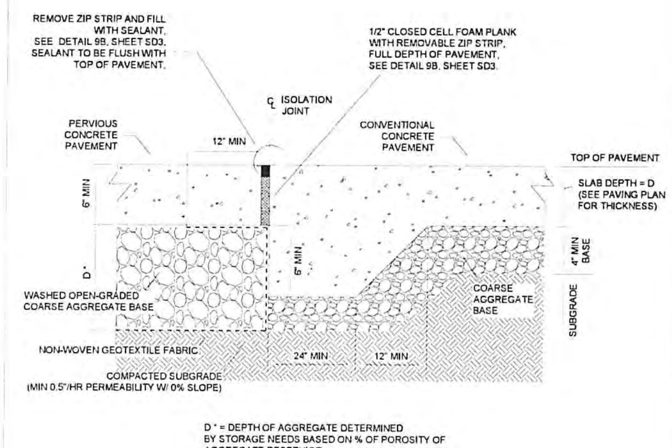
3 SD5 **PERVIOUS CONCRETE DETAIL**
NTS



4 SD5 **PERVIOUS CONCRETE - BUTT JOINT DETAIL**
NTS



5 SD5 **PERVIOUS CONCRETE @ CURB DETAIL**
NTS



6 SD5 **PERVIOUS CONCRETE / CONVENTIONAL CONCRETE DETAIL**
NTS

NOTE TO CIVIL ENGINEERING COMPANY

FOR DETAILS 5 & 6, SHEET SD5, ENGINEER TO DETERMINE DEPTH OF AGGREGATE BASE PER NOTE "D*".

DATE
NO

KEVIN A. BETANCOURT
No. 83382
PROFESSIONAL ENGINEER
FLORIDA LICENSE NO.
FLORIDA BOARD OF PE

THOMAS
6300 NW 31ST AVE
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RACETRAC SITE LIGHTING DETAILS
RACETRAC MARKET & GAS STATION
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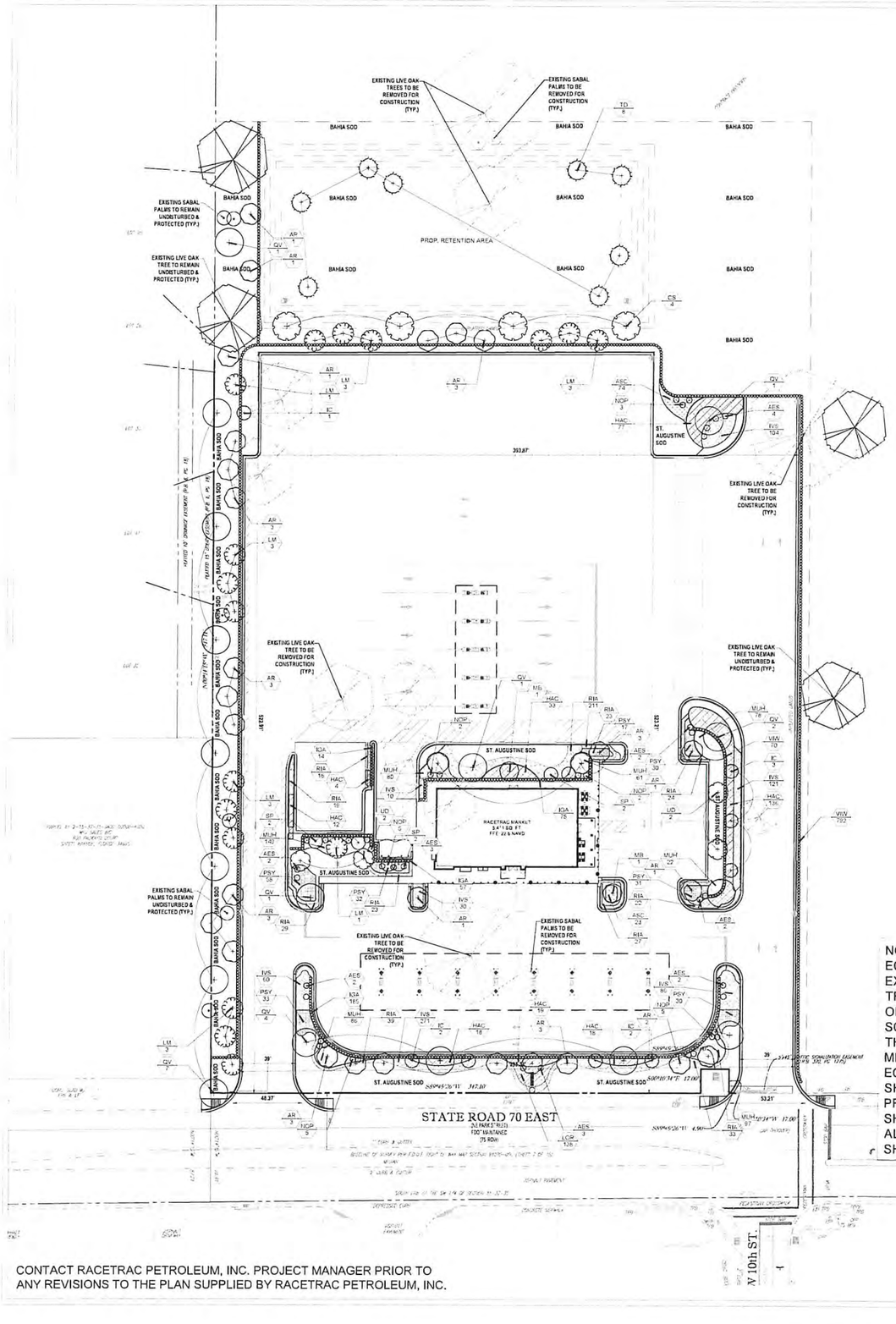
OKEECHOBEE, FLORIDA

DATE	1/29/20
SCALE	
DRAWN-BY	JFV
DRAWING NAME	RACETRAC STANDARD DETAILS
SD7	1
SHEET NO.	VERSION



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

NOTE: ALL ABOVE GROUND MECHANICAL EQUIPMENT SUCH AS, BUT NOT LIMITED TO, EXTERIOR UTILITY BOXES, METERS, AND TRANSFORMERS NOT CURRENTLY KNOWN OR DEPICTED SHALL BE VISUALLY SCREENED WITH SHRUBS (IN ADDITION TO THOSE SHOWN ON THE PLANT LIST) TO A MINIMUM HEIGHT OF 6" ABOVE TOP OF EQUIPMENT. BACK FLOW PREVENTERS SHALL BE PAINTED TO MATCH THE PRINCIPAL STRUCTURE. CONTRACTOR SHALL INCLUDE A CONTINGENCY ALLOWANCE FOR SUCH ADDITIONAL SHRUBS AT BID

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W E
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OKEECHOBEE, FL - LANDSCAPE CODE REQUIREMENTS

CHAPTER 90, DIVISION 4: LANDSCAPING

MINIMUM STANDARDS
Tree: Min. 10' ht.,2" dbh
At least 75% of total number of plants required shall be state native very drought tolerant species

PROJECT SITE AREA: 289,062 sf (6.64 AC)
ZONING: CHV

		REQUIRED	PROVIDED
SEC. 90-532. OVERALL REQUIRED LANDSCAPING			
(1) Tree & (3) Shrubs / 3000 SF for area, excl. areas of existing preserved vegetation	(289,062 sf / 3000)	97 TREES 290 SHRUBS	**97 TREES*** ***EXCEEDS***
SEC. 90-533. PERIMETER & INTERIOR LANDSCAPING FOR PARKING & VUA			
All VUA's containing 5 or more parking spaces, or an area >2,400 SF, shall provide perimeter & interior landscaping			
1) At least 18 SF of landscaped area for each required parking space, *(18 sf x 18)*	(18 sf x 18)	324 SF	***EXCEEDS***
2) At least (1) Tree for each 72 SF of required landscaped area	(324 sf/72)	5 TREES	**5 TREES**
3) Shade trees shall be planted at no more than 20 feet on centers			
South 393.38 lf - 78 lf drives = 315.38 lf	(315.38 lf /20)	16 TREES	**16 TREES**
East 523.21 lf		N/A	***EXISTING VEG.***
West 522.91 lf	(522.91 lf /20)	27 TREES	**27 TREES**
North 393.87 lf		N/A	***EXISTING VEG.***
4) Min. 2 ft of landscaping between VUA & on-site buildings & structures, except at ingress/egress			***COMPLIES***
6) (1) Tree / island	(6 islands)	6 TREES	**6 TREES**
SEC. 90-534. NON-RESIDENTIAL BUFFER AREAS			
1) Min. buffer width of 10 ft along street frontages & 2 ft along other property lines			***COMPLIES***
2) At least (1) Tree & (3) Shrubs / 300 sf of required landscaped buffer			***COMPLIES***
3) Trees may be planted in clusters, but shall not exceed 50 ft on centers abutting the street			***COMPLIES***
South 421.89 lf - 101.58 lf drives = 320.31 lf x 10 ft required buffer width = 3,203.1 sf	(3,203.1 sf / 300)	11 TREES	***EXCEEDS***
East 685.39 lf x 2 ft required buffer width = 1,370.78 sf		N/A	***EXISTING VEG.***
West 684.93 lf x 2 ft required buffer width = 1,369.86 sf	(1,369.86 sf / 300)	5 TREES	***EXCEEDS***
North 421.89 lf x 2 ft required buffer width = 843.78 sf		N/A	***EXISTING VEG.***
TOTALS		97 TREES	97 TREES*
75% NATIVE		73 TREES	93 TREES

** INCLUDES (2) EXISTING TREES AT NW CORNER & (6) PROPOSED SABAL PALMS @1:1

TREES TO BE PRESERVED ON SITE SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE BY BARRICADING AROUND THE OUTER EDGE OF THE DRIP-LINE OF THE TREES, PRIOR TO THE ISSUANCE OF A TREE REMOVAL PERMIT, & PRIOR TO ANY CONSTRUCTION ACTIVITY & MUST BE INSPECTED BY THE CITY

DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY

ROOT PROTECTION BARRIERS SHALL BE INSTALLED ON ANY PROPOSED TREE WITHIN 6' OF EXISTING OR PROPOSED UNDERGROUND UTILITIES; SEE ROOT PROTECTION DETAIL ON SHEET L1.1

ALL LANDSCAPED AREAS TO BE FULLY COVERED BY AUTOMATIC IRRIGATION SYSTEM AS PER CITY CODES AND REQUIREMENTS. ALL AREAS SHALL BE IRRIGATED & SHALL HAVE A 100% COVERAGE WITH 100% OVERLAP. A RAIN SENSOR IS REQUIRED.

ANY EXISTING SOD AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED & RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH LIKE MATERIALS

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

ANY PERVIOUS AREA TO REMAIN THAT IS DISTURBED & IS NOT NOTED TO BE LANDSCAPED WITH SHRUBS OR GROUNDCOVER, SHALL BE SODDED

ALL EXISTING CANOPY TREES TO REMAIN SHALL BE STRUCTURALLY PRUNED BY AN ISA CERTIFIED ARBORIST.

TREE PRESERVATION BARRICADES SHALL BE INSTALLED PRIOR TO A CLEARING PERMIT

ALL NUISANCE, EXOTIC VEGETATION SHALL BE ERADICATED & REMOVED FROM THE ENTIRE SITE IN PERPETUITY

ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED AND HAVE REMAINING STUMPS, SHALL BE CUT DOWN, STUMP GROUND & SHALL HAVE ALL ROOTS REMOVED.

POLES AND TIES ARE TO BE REMOVED PRIOR TO PLANTING. TREES ARE TO BE ABLE TO STAND WITHOUT SUPPORT. THOSE THAT CANNOT STAND UPRIGHT ALONE WILL BE REJECTED.

PROVIDE SMOOTH CONTINUOUS EDGES AS SHOWN BETWEEN ALL ADJACENT SHRUB AREAS &/OR SOD AREAS BY SHOVEL CUTTING EDGES OF MULCH BEDS TO A DEPTH OF 2-3"

THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE KEPT AT A MINIMUM 6" FROM THE BASE OF ALL PLANT MATERIALS.

40 20 0 40 80 120 160
GRAPHIC SCALE IN FEET

DATE | NO.

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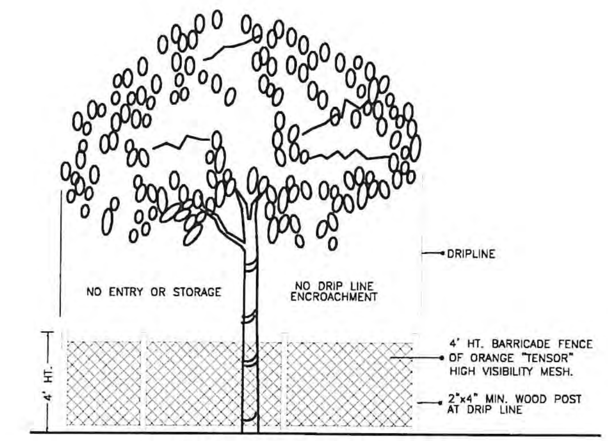
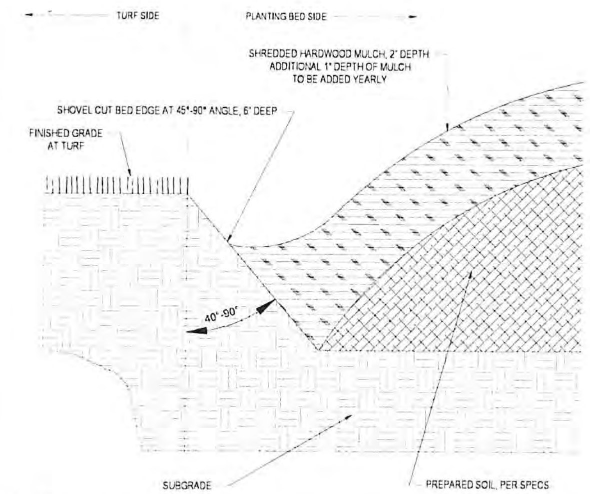
LANDSCAPE PLAN
RACETRAC MARKET
& GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	2/17/20
SCALE	1" = 40'
DRAWN-BY	JFV
DRAWING NAME: LANDSCAPE PLAN	
L-1.0	1
SHEET NO.	VERSION

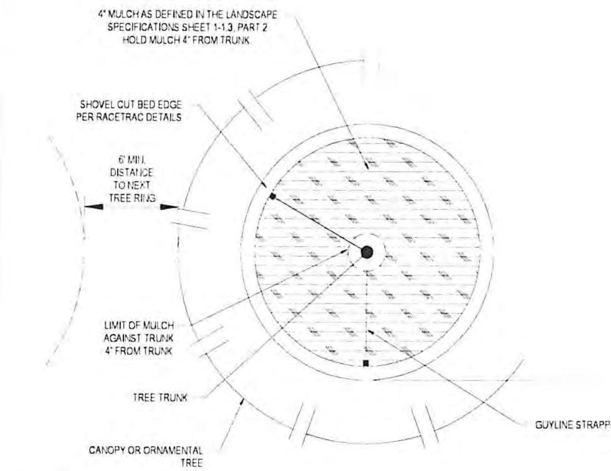


1 TREE PRESERVATION BARRICADE FENCING DETAIL

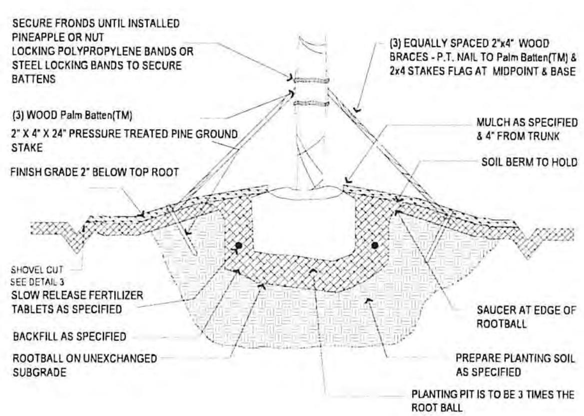
N.T.S.



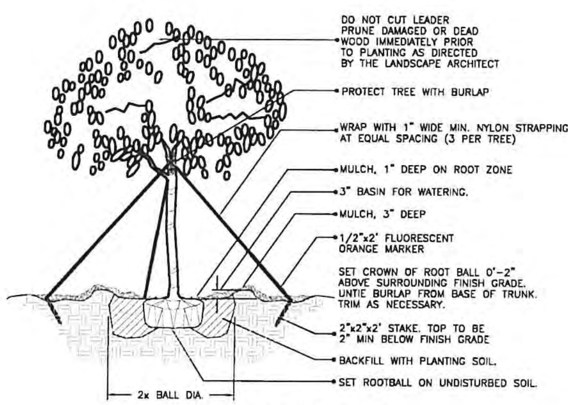
2 SHOVEL CUT BED EDGE


4" MULCH AS DEFINED IN THE LANDSCAPE SPECIFICATIONS SHEET 1-1.3, PART 2 HOLD MULCH 4" FROM TRUNK
SHOVEL CUT BED EDGE PER RACETRAC DETAILS
6' MIN. DISTANCE TO NEXT TREE RING
LIMIT OF MULCH AGAINST TRUNK 4" FROM TRUNK
TREE TRUNK
CANOPY OR ORNAMENTAL TREE
GUYLINE STRAPPING

3 MULCHING RING AT TREES

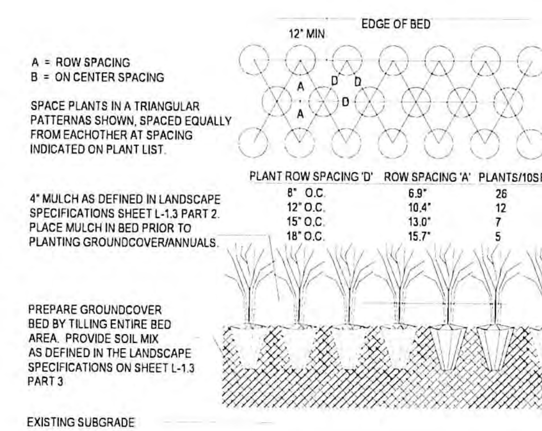

SECURE FRONDS UNTIL INSTALLED PINEAPPLE OR NUT LOCKING POLYPROPYLENE BANDS OR STEEL LOCKING BANDS TO SECURE BATTENS
(3) EQUALLY SPACED 2"x4" WOOD BRACES - P.T. NAIL TO Palm Batten(TM) & 2x4 STAKES FLAG AT MIDPOINT & BASE
(3) WOOD Palm Batten(TM)
2" X 4" X 24" PRESSURE TREATED PINE GROUND STAKE
MULCH AS SPECIFIED & 4" FROM TRUNK
FINISH GRADE 2" BELOW TOP ROOT
SOIL BERM TO HOLD
SHOVEL CUT SEE DETAIL 3
SLOW RELEASE FERTILIZER TABLETS AS SPECIFIED
SAUCER AT EDGE OF ROOTBALL
BACKFILL AS SPECIFIED
ROOTBALL ON UNEXCHANGED SUBGRADE
PREPARE PLANTING SOIL AS SPECIFIED
PLANTING PIT IS TO BE 3 TIMES THE ROOT BALL

4 STAKED PALM TREE


DO NOT CUT LEADER PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT
PROTECT TREE WITH BURLAP
WRAP WITH 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE)
MULCH, 1" DEEP ON ROOT ZONE
3" BASIN FOR WATERING.
MULCH, 3" DEEP
1/2"x2" FLUORESCENT ORANGE MARKER
SET CROWN OF ROOT BALL 0"-2" ABOVE SURROUNDING FINISH GRADE. UNTIE BURLAP FROM BASE OF TRUNK. TRIM AS NECESSARY.
2"x2"x2' STAKE. TOP TO BE 2" MIN BELOW FINISH GRADE
BACKFILL WITH PLANTING SOIL.
SET ROOTBALL ON UNDISTURBED SOIL.
2x BALL DIA

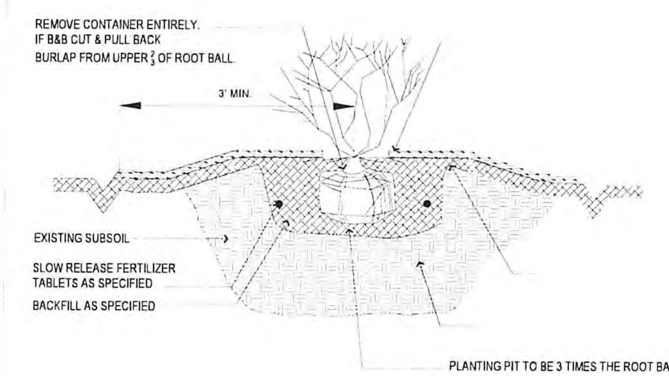
(2" cal. and over)
5 LARGE TREE PLANTING DETAIL

N.T.S.

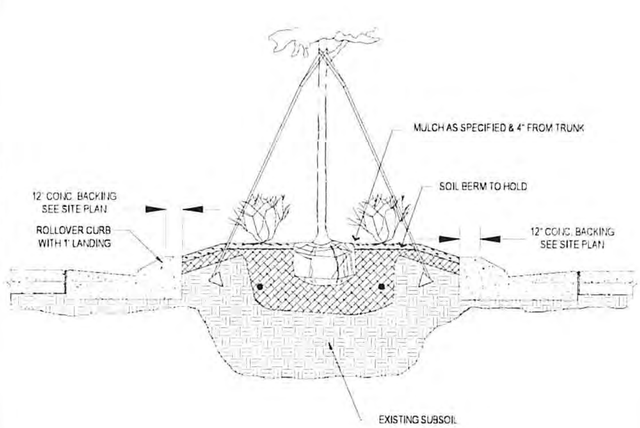

EDGE OF BED
12" MIN
A = ROW SPACING
B = ON CENTER SPACING
SPACE PLANTS IN A TRIANGULAR PATTERNAS SHOWN, SPACED EQUALLY FROM EACHOTHER AT SPACING INDICATED ON PLANT LIST.
4" MULCH AS DEFINED IN LANDSCAPE SPECIFICATIONS SHEET L-1.3 PART 2. PLACE MULCH IN BED PRIOR TO PLANTING GROUNDCOVER/ANNUALS.
PREPARE GROUNDCOVER BED BY TILLING ENTIRE BED AREA. PROVIDE SOIL MIX AS DEFINED IN THE LANDSCAPE SPECIFICATIONS ON SHEET L-1.3 PART 3
EXISTING SUBGRADE

PLANT ROW SPACING 'D'	ROW SPACING 'A'	PLANTS/10SF
8" O.C.	6.9"	26
12" O.C.	10.4"	12
15" O.C.	13.0"	7
18" O.C.	15.7"	5

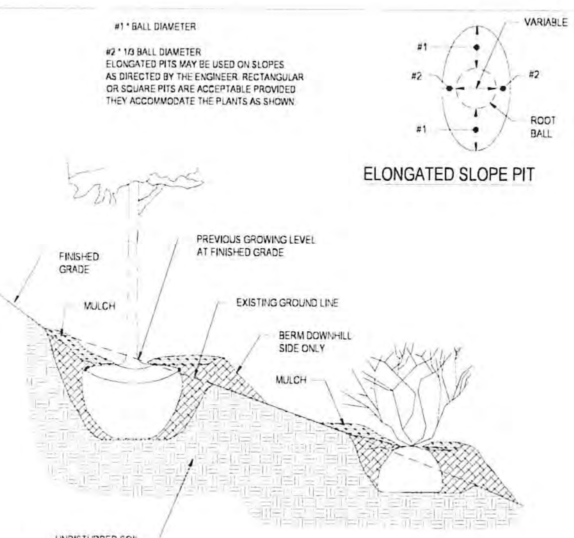
6 GROUNDCOVER PLANTING



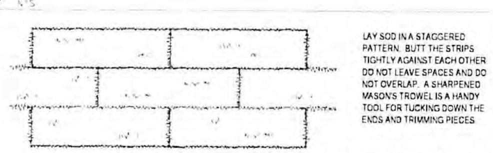
7 SHRUB(GENERAL)



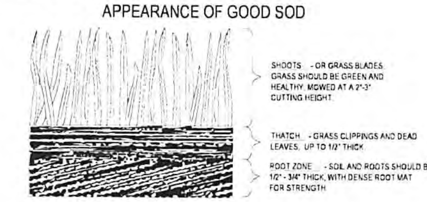
8 LANDSCAPE ISLAND BED (TYP)


#1 * BALL DIAMETER
#2 * 1/3 BALL DIAMETER
ELONGATED PITS MAY BE USED ON SLOPES AS DIRECTED BY THE ENGINEER. RECTANGULAR OR SQUARE PITS ARE ACCEPTABLE PROVIDED THEY ACCOMMODATE THE PLANTS AS SHOWN.
VARIABLE
ROOT BALL
ELONGATED SLOPE PIT
FINISHED GRADE
MULCH
PREVIOUS GROWING LEVEL AT FINISHED GRADE
EXISTING GROUND LINE
BERM DOWNHILL SIDE ONLY
MULCH
UNDISTURBED SOIL

9 PLANT PLACEMENT ON SLOPE



APPEARANCE OF GOOD SOD



SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA GRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER
BAHIA GRASS	PENSACOLA	P,C	WARM WEATHER
CENTIPEDE	-	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	P,C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER

FERTILIZER REQUIREMENTS FOR SOD

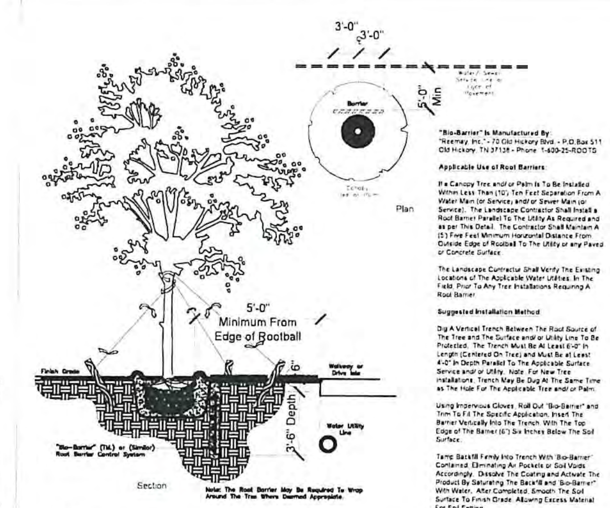
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	NITROGEN TOP DRESSING RATE (lbs/acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

NOTE: NO ROLLED SOD IN FLORIDA

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (lbs/acre)	FERTILIZER RATE (lbs/sq ft)	SEASON
10-10-10	1000	.025	FALL

10 SOD



11 TYPICAL ROOT BARRIER APPLICATION DETAIL

N.T.S.

DATE

NO.

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February 28, 2020
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STANDARD LANDSCAPE DETAILS
RACETRAC MARKET & GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	2/17/20
SCALE	
DRAWN-BY	JFV
DRAWING NAME	STANDARD LANDSCAPE DETAILS
L-1.1	1
SHEET NO.	VERSION

PART 1 - GENERAL

DESCRIPTION

Provide trees, plants and ground covers as shown and specified. The work includes:

1. Soil preparation. (Topsoil to be provided by GC)
2. Trees, plants and ground covers.
3. Planting mixes.
4. Mulch and planting accessories.
5. Maintenance until final acceptance by RaceTrac Construction Manager

Related Work

1. Irrigation System.

QUALITY ASSURANCE

Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Stock finished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting bid, the Contractor shall have investigated the sources of supply and satisfied himself that he can supply the listed plants in the size, variety and quality listed and specified. Failure to take this precaution will not relieve the Contractor from his responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. Landscape Architect shall approve any substitutes of plant material or changes in plant material size prior to contractor submitting a bid.

SUBMITTALS

The Landscape Contractor shall submit the following materials certification:

1. Photographs of landscape material to be used or locations of nurseries for Landscape Architect to tag material.
2. Boulders and rock mulch samples on site and available for approval by Landscape Architect on first site visit during construction. Photographs of boulders and rock mulch may be offered as alternatives to samples on site.
3. Red Oak double shredded hardwood mulch sample on site for approval by Landscape Architect on first site visit during construction.
4. Routine soil test by approved laboratory and or state cooperative. Mix together a minimum of 5 soil cores per site for testing.
5. Upon plant material acceptance, submit written maintenance instructions recommending procedures for maintenance of plant materials.

Upon plant material acceptance, submit written maintenance instructions recommending procedures for maintenance of plant materials.

DELIVERY, STORAGE AND HANDLING

Deliver fertilizer materials in original, unopened, and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches or trunk.

Cover plants transported on open vehicles with a protective covering to prevent wind burn.

Provide dry, friable, loose topsoil for planting bed mixes. Amend with 4 parts screened topsoil and 1 part organic material (ie. Nature's Helper, Pro-Mix). Frozen or muddy topsoil is not acceptable.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscaping operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components, damaged during planting operations, at this Contractor's expense. Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive and be in a healthy, vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage or loss of trees, plants or ground covers caused by fires, floods, freezing rains, lightning storms or winds over 75 miles per hour, winter kill caused by extreme cold and severe winter conditions not typical of planting area; acts of vandalism or negligence on the part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation. Maintain plant material and lawns until final acceptance is made.

ACCEPTANCE

Inspection to determine acceptance of planted areas will be made by the Owner's representative or Landscape Architect.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

The Contractor will commence the specified plant maintenance once plants have been planted and until final acceptance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide plants typical of their species or variety, with normal, densely-developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held in storage will be rejected if they show signs of growth during storage.

1. Dig balled and burlaped plants with firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable.
2. Container-grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
   a. No plants shall be loose in the container.
   b. Container stock shall not be pot bound or have circling roots. Circling roots will be rejected.
3. Provide trees species that mature at heights over 25 feet with a single main trunk. Trees that have the main trunk forming a "Y" shape are not acceptable.
4. Plants planted in rows shall be matched in form.
5. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
   a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
6. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
7. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
8. Evergreen trees shall be branched to the ground unless specified otherwise.
9. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
   b. Single stemmed or thin plants will not be accepted.
   c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
   d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil for Planting Beds: Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8. Topsoil to be at a minimum depth of 6" in planting beds and 4" depth in sodded areas.

Fertilizer: Similar or equal to Milorganite (6-3-0).

Anti-Desiccant: Protective film emulsion providing a protective film over plant surfaces, permeable to permit transpiration. Mixed and applied in accordance with manufacturer's instructions.

Mulch: See plans for type of mulch to be used.
A. Hardwood: 6 month old well rotted double shredded native, DARK BROWN hardwood mulch not larger than 4" in length and 1/2" in width, free of wood chips and sawdust. Install minimum depth of 4".
B. River Rock: Rock type to be tan to yellow-brown washed river slicks, 5" - 8" in size. Install in location as shown on Landscape Plan an even depth of 6".

Water: Free of substances harmful to plant growth. Hoses or other methods of transportation furnished by Contractor.

Guying/Staking/Wire: No. 10 or 12 gage galvanized wire.
1. Turnbuckles: Galvanized steel of size and gage required to provide tensile strength equal to that of the wire. Turnbuckle openings shall be at least 3"

Staking and Guying Hose: New, Two ply, reinforced garden hose not less than 1/2" inside diameter. Green or black in color, all same color for the project

Tree Wrap: Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Kraft paper weighing not less than 30 lbs. Per ream, cemented together with asphalt.

Twine: Two-ply jute material.

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
AR	29	Red Maple	Acer rubrum	B & B	2" DBH	14' Ht	6'	Yes	Medium	
CS	4	Sugar Hackberry	Celtis laevigata	B & B	2" DBH	10' Ht	5'	Yes	High	5' CT
IC	8	Dahoon Holly	Ilex cassine	B & B	2" DBH	12-14' ht.	5-6'	Yes	High	4' CT
LM	17	Moraine Sweet Gum	Liquidambar styraciflua 'Moraine'	B & B	2" DBH	12' Ht	4-5'	Yes	High	5' CT
MB	2	Bracken's Southern Magnolia	Magnolia grandiflora 'Brackens'	B & B	2" DBH	12' Ht	5'	Yes	High	
QV	17	Southern Live Oak	Quercus virginiana	B & B	2" DBH	12' Ht	6-7'	Yes	High	6' CT
TD	8	Bald Cypress	Taxodium distichum	B & B	2" DBH	10' Ht	4'-5'	Yes	High	
UD	4	Drake Elm	Ulmus parvifolia 'Drake'	B & B	2" DBH	12' Ht	5-6'	No	High	
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
SP	6	Cabbage Palmetto	Sabal palmetto	B & B		10-14' c.t. staggered		Yes	High	Booted, @1 1
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
AES	20	Marlberry	Ardisia escallonioides	3 gal	n/a	3'	18"	Yes	High	
IGA	331	Compact Inkberry	Ilex glabra 'compact'	n/a	24'	24'	24	Yes	High	Full to base
NOP	22	Pink Oleander	Nerium oleander 'Petite Pink'	7 gal		24"-30"	18-24"	No	High	
VIW	862	Walter's Viburnum	Viburnum obovatum	n/a	24'	18'	16'	Yes		
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
ASC	97	Butterfly Milkweed	Asclepias tuberosa	n/a	24'	12"-14"	14-16	Yes	High	Full
HAC	317	Dwarf Fire Bush	Hamelia patens ' compacta'	n/a	36	16"	16-18"	Yes	High	Full to base
MUH	573	Pink Muhly Grass	Muhlenbergia capillaris	3 gal	18"	14-16"	14-16"	Yes	High	Full to base
PSY	231	Wild Coffee	Psychotria nervosa	n/a	30"	14-16"	14-16"	Yes	High	
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
IVS	662	Dwarf Schillings Holly	Ilex vomitoria 'Schillings Dwarf'	n/a	24"	8-10'	8-10"	Yes	High	
LOR	138	Dwarf Ruby Fringe Flower	Loropetalum chinense rubrum 'Ruby'	n/a	18"	10-12"	10-12"	No	Medium	
RIA	465	White Indian Hawthorn	Rhaphiolepis indica 'Alba'	3 gal	24"	10-12'	12"	No		

ALL TREES SHALL BE FLORIDA NUMBER 1. ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS LISTED IN THE SCHEDULE ABOVE; FAILURE TO MEET SPECIFICATIONS, INCLUDING SPECIES LISTED, SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY - NO EXCEPTIONS; OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION; LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS

PART 3 - EXECUTION

INSPECTION

Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

PREPARATION

Time of planting:

1. Evergreen material: Plant evergreen materials between August 15 and October 15 or in spring before new growth begins. If project requirements require planting at other times, plants shall be sprayed with anti-desiccant prior to planting operations.
2. Deciduous material: Plant deciduous materials April 1 to June 1 and August 15 to November 15. If deciduous trees are planted in-leaf, they shall be sprayed with an anti-desiccant prior to planting operation.
3. Planting times other than those indicated shall be acceptable to the Owner.

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated or as approved in the field after staking by the Contractor. **If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations. Contact Landscape Architect to determine new location.**

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub and tree pits as shown in tree and shrub planting details. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings. Root flare must be visible after planting.

Provide pre-mixed planting mixture for use around the balls and roots of the plants consisting of 50% excavated material and 50% topsoil mix. Add plant fertilizer per manufacturer's recommendation for each cu. yd. of mixture.

Provide pre-mixed ground cover bed planting mixture consisting of 4 parts screened topsoil to 1 part peat moss and plant fertilizer per manufacturer's recommendation for each cu. yd. of mixture.

Remove loose material and debris from base surface before placing landscape accessories.

Drainage Test

Randomly select a representative number of shrub plant pits in each shrub planting area and test for drainage prior to planting. Randomly select a representative number of tree plant pits and test for drainage prior to planting. Fill each selected plant pit with water and let stand for twenty-four (24) hours. Do not proceed with planting where drainage problems are apparent. Report to the Owner's Representative areas which do not drain within twenty-four (24) hours.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2"-3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water as shown in detail.

After balled and burlapped plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 2/3 of the root ball.

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 12" of edge of bed.

Mulching

1. Mulch tree and shrub planting pits and shrub beds with required (see landscape plan) mulching material 4" deep immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Wrapping, guying, staking

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Staking/Guying
   a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
   b. Stake deciduous trees 3" caliper and less. Stake evergreen trees under 8'-0" tall.
   c. Guy deciduous trees over 3" caliper. Guy evergreen trees 8'-0" tall and over.
3. All work shall be acceptable to the Landscape Architect.

Pruning

1. Prune branches of deciduous stock, after planting, to balance the loss of roots and preserve the natural character appropriate to the particular plant requirements. In general, remove 1/4 to 1/3 of the leaf bearing buds. Remove or cut back broken, damaged, and unsymmetrical growth of new wood.
2. Multiple leader plants: Preserve the leader which will best promote the symmetry of the plant. Cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than 1/2 the diameter of the supporting branch. Make cut on an angle.
3. Prune evergreens only to remove broken or damaged branches.

Decorative stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance.

Metal edging: Locate to separate rock mulch from organinc mulch areas or where indicated on landscape plan.

1. Assemble to the lines and elevations indicated.
2. Assemble, align, bend and adjust the sections before back filling. Stake in place per manufacturer's recommendations to prevent frost movement. Readjust after fill is in place.
3. Set top flush with adjoining surfaces.

MAINTENANCE

The Contractor shall provide as a separate bid, maintenance for a period of ***1 year*** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who *can* provide maintenance.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. Tighten and repair guy wires and stakes as required. Remove guy wires after one year. Guy straps are not to be too tight some slack is required.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

CLEANING

Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, soils, debris, and equipment. Repair damage resulting from planting operations.

DATE

NO.

RYAN J. KING EBRAHIMIAN
REGISTERED LANDSCAPE ARCHITECT
February 28, 2020
FLORIDA LICENSE No. 6667324
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

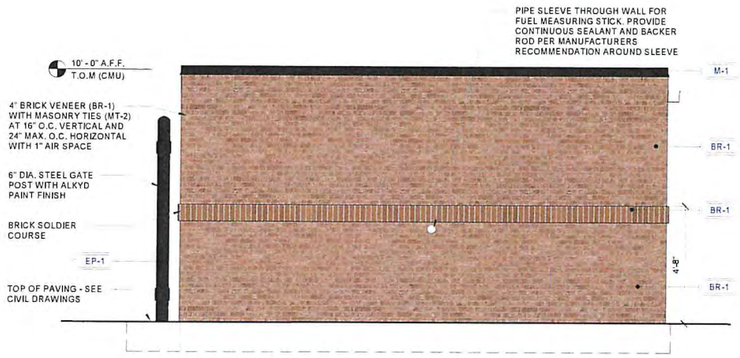
THOMAS
6300 NW 31ST AVE
FORT LAUDERDALE, FL 33309
PH (954) 202-7000
FX (954) 202-7070
www.ThomasEngineeringGroup.com

RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

STANDARD LANDSCAPE SPECS
RACETRAC MARKET
& GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

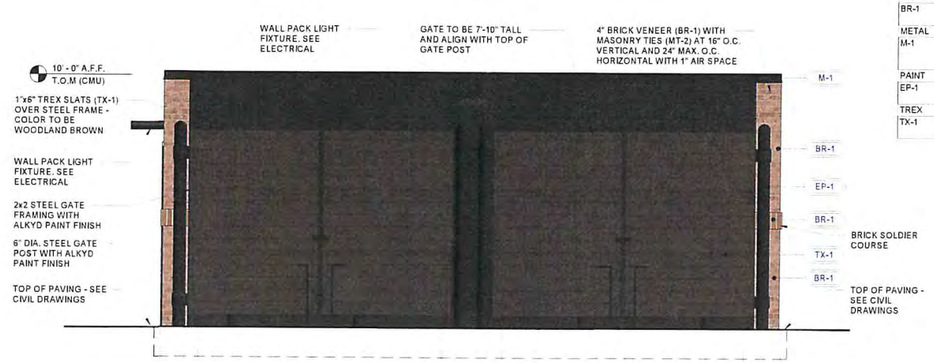
DATE	2/17/20
SCALE	
DRAWN-BY	JFV
DRAWING NAME: STANDARD LANDSCAPE SPECIFICATIONS	
L-1.2	1
SHEET NO.	VERSION



4 DUMPSTER ENCLOSURE RIGHT ELEVATION
3/8" = 1'-0"

RIGHT ELEVATION (NON-ENTRY) — 198 TOTAL SF

MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	190	95%
EIFS	0	0%
GLAZING	0	0%
METAL	8	4%
WOOD	0	0%



5 DUMPSTER ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"

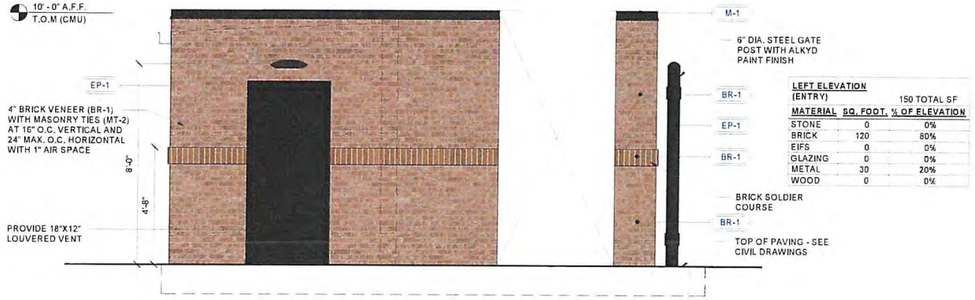
FRONT ELEVATION — 252 TOTAL SF

MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	20	8%
EIFS	0	0%
GLAZING	0	0%
METAL	78	31%
WOOD	154	61%

DUMPSTER FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-1	BORAL	LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
METAL			
M-1		PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	
TREX			
TX-1	SELECT COMPOSITE	1/2" THICKNESS	WOODLAND BROWN

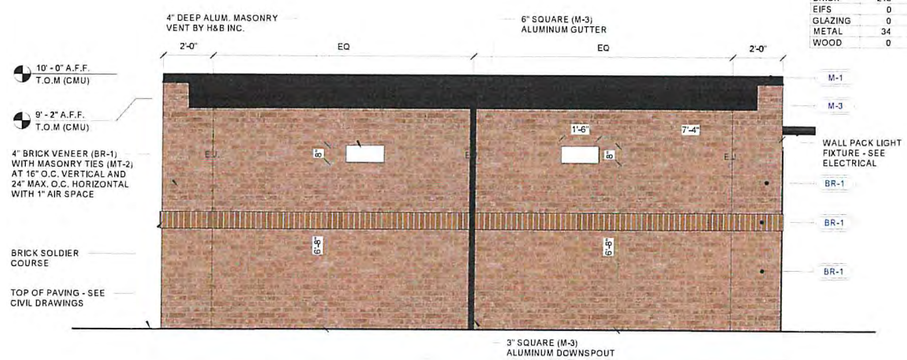
DUMPSTER ENCLOSURE ROOFING SYSTEM:
ENGLERT METAL ROOF SYSTEM SERIES 2500, 1-3/4" HIGH STRUCTURAL SNAP LOCK STANDING SEAM WITH NO BATTEN. PANELS ARE 16" WIDE, 24 GAUGE GALVALUME WITH BAKED-ON PERMACOLOR 2000 KYNAR 500 IN SMOOTH FINISH WITH (2) 1/8" HIGH X 1/8" WIDE STYRAN RIBS TO BE SPACED TO DIVIDE INTO THREE EQUAL PARTS; COLOR TO MATCH DARK BRONZE.



LEFT ELEVATION (ENTRY) — 150 TOTAL SF

MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	120	80%
EIFS	0	0%
GLAZING	0	0%
METAL	30	20%
WOOD	0	0%

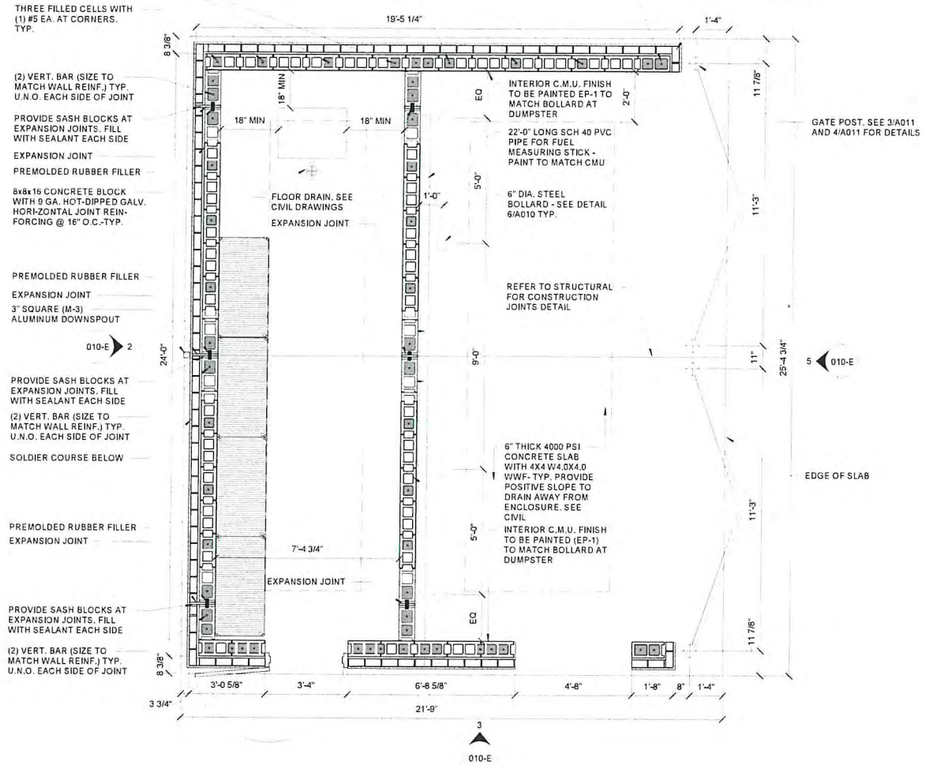
3 DUMPSTER ENCLOSURE LEFT ELEVATION
3/8" = 1'-0"



REAR ELEVATION — 252 TOTAL SF

MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	218	86%
EIFS	0	0%
GLAZING	0	0%
METAL	34	14%
WOOD	0	0%

2 DUMPSTER ENCLOSURE REAR ELEVATION
3/8" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
3/8" = 1'-0"

DESIGN PROFESSIONALS

Mark S. Salopek, LLC

3638 WEST GALLOWAY DR
RICHFIELD, OH 44286

ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/12/2020	PRELIM PACKAGE

RaceTrac.
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
OKEECHOBEE, FL

OKEECHOBEE
FLORIDA 34972
SR 70 & NE 10TH AVENUE

RACETRAC STORE NUMBER
#1433

PROTOTYPE SERIES 5.5K 2.0
2020 RH EX 0113

PLAN MODIFICATION NOTICE
SPB NO. 0113 **DATE** 02/18/20

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

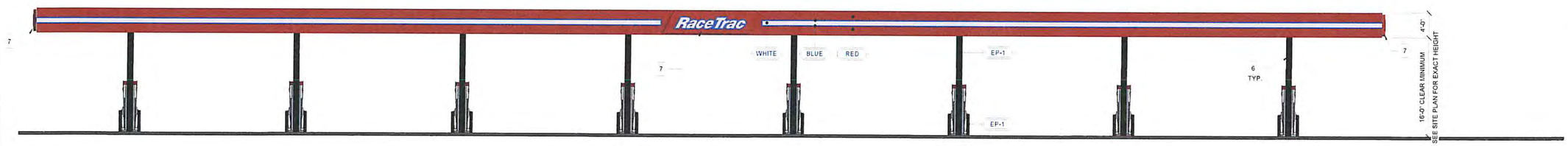
PROJECT NUMBER
2020157.12

SHEET TITLE
DUMPSTER ENCLOSURE ELEVATIONS

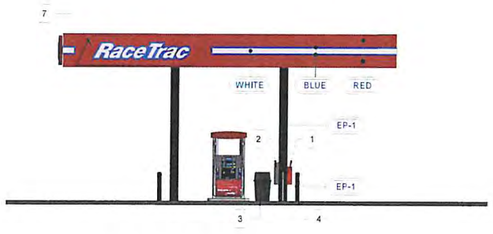
SHEET NUMBER
010-E

GENERAL NOTES

1. AREA WITHIN 18'-0" OF DISPENSER BOTH HORIZONTALLY AND VERTICAL SHALL BE CLASS I, DIVISION 2.
2. EXTINGUISHERS SHALL BE PROVIDED AND SO LOCATED THAT NO PUMP DISPENSER OR FILL-PIPE OPENING SHALL BE A GREATER DISTANCE THAN 50'-0" FROM SUCH DISPENSER.
3. NO SMOKING SIGNS SHALL BE POSTED IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENT.
4. PVC PIPE SHALL NOT BE USED ON TOP OF CANOPY. ONLY 3/4" EMT WITH WATER TIGHT CONNECTIONS SHALL BE PERMITTED.
5. REFER TO ELECTRICAL SCHEDULES FOR CANOPY CIRCUITS.
6. REFER TO SITE ELECTRICAL PLAN FOR SECURITY CAMERA LOCATIONS AND MOUNTING.
7. REFER TO FINISH SCHEDULES FOR MATERIAL SPECIFICATIONS.
8. REFER TO SITE PLAN FOR NUMBER OF CANOPY SIGNS TO BE PLACED.
9. REFER TO MANUFACTURERS SHOP DRAWINGS FOR ALL STRUCTURAL DETAILS.
10. REFER TO SITE SPECIFIC PLAN FOR CANOPY LIGHTING.
11. REFER TO SITE SPECIFIC PLAN FOR CONCRETE ISLAND LAYOUT.
12. REFER TO CANOPY MANUFACTURER'S DRAWINGS FOR FOUNDATION INFORMATION AND COLUMN SURROUND.



2 CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 CANOPY ELEVATION
1/8" = 1'-0"

SHEET KEYNOTES

1	M2M RED MARK II CABINET WITH RED COVER, ON BACK SIDE OF COLUMN COVER. PROVIDE ONE 60-B RATED EXTINGUISHER.
2	TOWEL DISPENSER "DCI MARKETING" ITEM NUMBER SBWC BLACK.
3	TRASH CAN, REFER TO SITE PLANS.
4	BUMPER POST, REFER TO CIVIL SITE DETAIL SHEETS.
5	NOT USED
6	STEEL CANOPY COLUMN, PAINTED EP-1
7	RACETRAC LOGO, REFER TO SIGN PLAN

FUEL CANOPY FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
FASCIA			
BLUE	-		2" BLUE STRIPE
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		8" WHITE STRIPE
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART

COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	ETT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

DESIGN PROFESSIONALS

Mark S. Salopek, LLC

3638 WEST GALLOWAY DR
RICHFIELD, OH 44286

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ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

OKEECHOBEE, FL

OKEECHOBEE
FLORIDA 34972
SR 70 & NE 10TH AVENUE

RACETRAC STORE NUMBER

#1433

PROTOTYPE SERIES 5.5K 2.0

2020 RH EX 0113

PLAN MODIFICATION NOTICE

SPB NO. 0113 **DATE** 02/18/20

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PROJECT NUMBER
2020157.12

SHEET TITLE

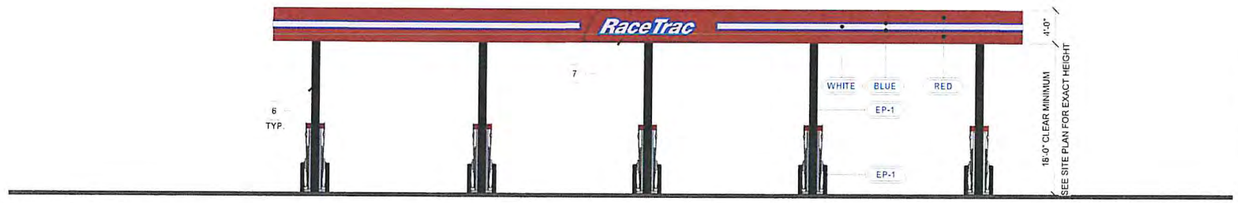
FUEL CANOPY ELEVATIONS

SHEET NUMBER

100

1 CANOPY ELEVATION
1/8" = 1'-0"

2 CANOPY SIDE ELEVATION
1/8" = 1'-0"



SHEET KEYNOTES

1	M2M RED MARK II CABINET WITH RED COVER, ON BACK SIDE OF COLUMN COVER. PROVIDE ONE 80-B RATED EXTINGUISHER.
2	TOWEL DISPENSER "DCI MARKETING" ITEM NUMBER SBWC BLACK.
3	TRASH CAN. REFER TO SITE PLANS.
4	BUMPER POST. REFER TO CIVIL SITE DETAIL SHEETS.
5	NOT USED
6	STEEL CANOPY COLUMN, PAINTED EP-1
7	RACETRAC LOGO. REFER TO SIGN PLAN

EDO FUEL CANOPY FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
FASCIA			
BLUE	-		2" BLUE STRIPE
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		8" WHITE STRIPE
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	

DESIGN PROFESSIONALS

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RACETRAC STORE NUMBER
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PROTOTYPE SERIES 5.5K 2.0
2020 RH EX 0113

PLAN MODIFICATION NOTICE
SPB NO. 0113 **DATE** 02/16/20

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

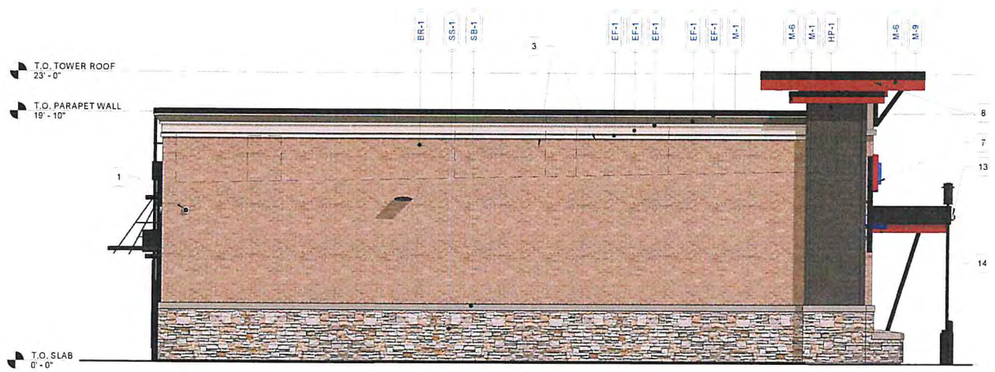
PROJECT NUMBER
2020157.12

SHEET TITLE
EDO FUEL CANOPY ELEVATIONS

SHEET NUMBER
101

4 RIGHT ELEVATION
3/16" = 1'-0"

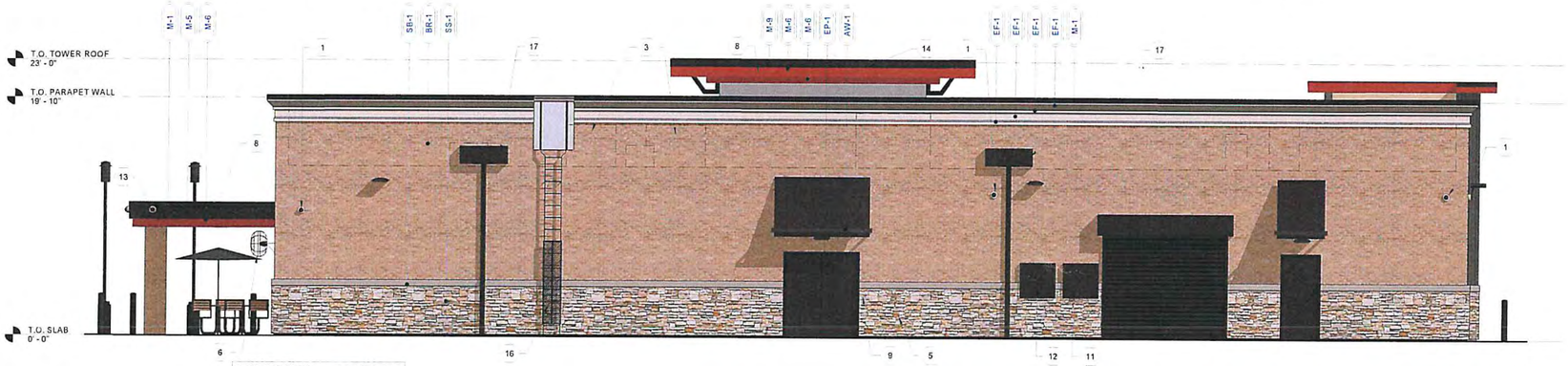
RIGHT ELEVATION (ENTRY)		1,200 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	198	16%
BRICK	697	58%
EIFS	112	9%
GLAZING	62	6%
METAL	131	11%
WOOD	0	0%



3 LEFT ELEVATION
3/16" = 1'-0"

LEFT ELEVATION (NON-ENTRY)		1,203 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	272	23%
BRICK	693	57%
EIFS	99	8%
GLAZING	0	0%
METAL	64	5%
WOOD	75	7%

ELEVATION	SIGNAGE	DIMENSIONS	AREA
FRONT	RT PARALLELOGRAM	13'-5/8" X 3'-0"	40 SF
	BANNER	7'-8" X 5'-6"	42 SF



2 REAR ELEVATION
3/16" = 1'-0"

REAR ELEVATION		2,111 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	374	17%
BRICK	1,204	57%
EIFS	182	9%
GLAZING	0	0%
METAL	336	16%
WOOD	15	1%

1 FRONT ELEVATION
3/16" = 1'-0"

FRONT ELEVATION		2,163 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	421	19%
BRICK	849	40%
EIFS	181	8%
GLAZING	331	15%
METAL	170	8%
WOOD	211	10%

ELEVATION KEYNOTES

1	WALL MOUNTED SECURITY CAMERA
2	NOT USED
3	MECHANICAL EQUIPMENT BEYOND
4	REFER TO DETAILS ON SHEET A431 FOR CAST STONE SHAPE
5	HOSE BIB, REFER TO PLUMBING DRAWINGS
6	PATIO FAN. REFER TO SPECIFICATIONS
7	ILLUMINATED SIGN PANEL BY OWNER MOUNTED ON RACEWAY.
8	ACM PANEL REVEAL LINE. REFER TO REFLECTED CEILING PLAN FOR DIMENSIONS
9	INTERCOM AND SPEAKER
10	EMERGENCY FUEL SHUT OFF SWITCH. MOUNT TOP OF SIGN AT 48" A.F.F.
11	LOCATION OF ELECTRICAL SERVICE C/T AND METER
12	GENERATOR TAP BOX - SEE ELECTRICAL FOR LOCATION
13	SECURITY CAMERA MOUNTED TO FASCIA
14	OVERFLOW SPILL SCUPPER
15	PACKAGE PASSER. REFER TO EQUIPMENT PLAN
16	PROVIDE METAL GUARD GATE AT LADDER TO 8'-0" A.F.F. WITH LOCKING HASP
17	4'-0" WIDE X 1'-7" HIGH SCUPPER. REFER TO DETAILS 9 & 10 ON SHEET A201

EXTERIOR MATERIAL SCHEDULE

AWNING			
AW-1	-	ALUMINUM AWNING	SELECTED BY RACETRAC
BRICK			
BR-1	BORAL	LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
CAST STONE			
CS-1	CONTINENTAL CAST STONE OR APPROVED OTHER	MATCH BORAL TUSCAN LINTEL CHAMPAGNE	COLOR 1102 NATURAL STONE; MORTAR COLOR "LIGHT BUFF"; SEAL WITH (SL-5) SEALANT.
CEMENT BOARD			
HP-1	JAMES HARDIE	ARTISAN V-GROOVE SIDING	PAINT SHERWIN WILLIAMS SEALSKIN #7675. BLIND FASTEN AND STAGGER PLANKS PER MANUFACTURER'S RECOMMENDATION
EIFS			
EF-1	STO	STO THERM CI	"FINE FINISH" APPLICATION. COLOR TO MATCH SW #6141 "SOFTER TAN"
GLAZING			
GL-5		1-5/16" IMPACT RATED INSULATED LAMINATED GLAZING.	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR SATIN ETCH #3) OR APPROVED ALTERNATE
GL-7		1-5/16" IMPACT RATED ACID ETCHED INSULATED GLAZING.	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR) OR APPROVED ALTERNATE
METAL			
M-1		PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2		COLOR DARK BRONZE.	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL (OR APPROVED ALTERNATE)	FG-5100 IMPACT RESISTANCE STOREFRONT SYSTEM (OR APPROVED ALTERNATE) PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
M-6	ALCOA	REYNOBOND PE	DURAGLOSS 3000 "PROGRAM RED"
M-7	VERSATEX	WP4 TONGUE AND GROOVE	PAINT SOFTER TAN
M-9		PREFINISHED 8" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	
ROOFING			
DURO	DUROLAST	50 MIL MEMBRANE ROOFING SYSTEM	WHITE; MECHANICALLY FASTENED
STACKED STONE			
SS-1	BORAL	ASPEN COUNTRY LEDGESTONE	WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
STONE BAND			
SB-1	BORAL	TUSCAN LINTEL CHAMPAGNE	MORTAR COLOR "LIGHT BUFF"
TREX			
TX-1	SELECT COMPOSITE	1/2" THICKNESS	WOODLAND BROWN
WINDOW FILM			
WF-1		WINDOW FILM, 3M PRESTIGE 70 SOLAR FILM	SEE A600 FOR WINDOW FILM LOCATIONS
WF-2		WINDOW FILM, OPAQUE	SEE A600 FOR WINDOW FILM LOCATIONS

DESIGN PROFESSIONALS

Mark S. Salopek, LLC

3638 WEST GALLOWAY DR
RICHFIELD, OH 44286

ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/12/2020	PRELIM PACKAGE

RaceTrac.
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
OKEECHOBEE, FL

OKEECHOBEE
FLORIDA 34972
SR 70 & NE 10TH AVENUE

RACETRAC STORE NUMBER
#1433

PROTOTYPE SERIES 5.5K 2.0
2020 RH EX 0113

PLAN MODIFICATION NOTICE
SPB NO. 0113 **DATE** 02/18/20

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PROJECT NUMBER
2020157.12

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
300

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	704	44	SCV-LED-10L-SC-UNV-DIM-50-WHT	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE	LEDS.	SCV-LED-10L-SC-50.IES	Absolute	1.00	66
○	101EM	4	A2/D1-45	WITH BLACK TRIM AND RECESSED WHITE PLASTIC LENS	LEDS. LUMEN RATING = 648 LMS.	LR6.IES	647	1.00	11.5
○	507	9	SP2-STR-Y4-2050-FCO-MOD(KR6-121LED)-D8	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS DIFFUSER.	12 LED ARRAY	SP2-STR-Y4-2050-FCO-MOD (KR6 LED)-D8.IES	1517	1.00	20
▯ o	702	15	MRM-LED-30L-SIL-FT-UNIV-DIM-50-70CRI	MIRANDA - MRM OUTDOOR LED AREA LIGHT	LEDS.	MRM-LED-30L-SIL-FT-UNIV-DIM-50-70CRI	Absolute	1.00	247

LUMINAIRE SCHEDULE (CONT.)

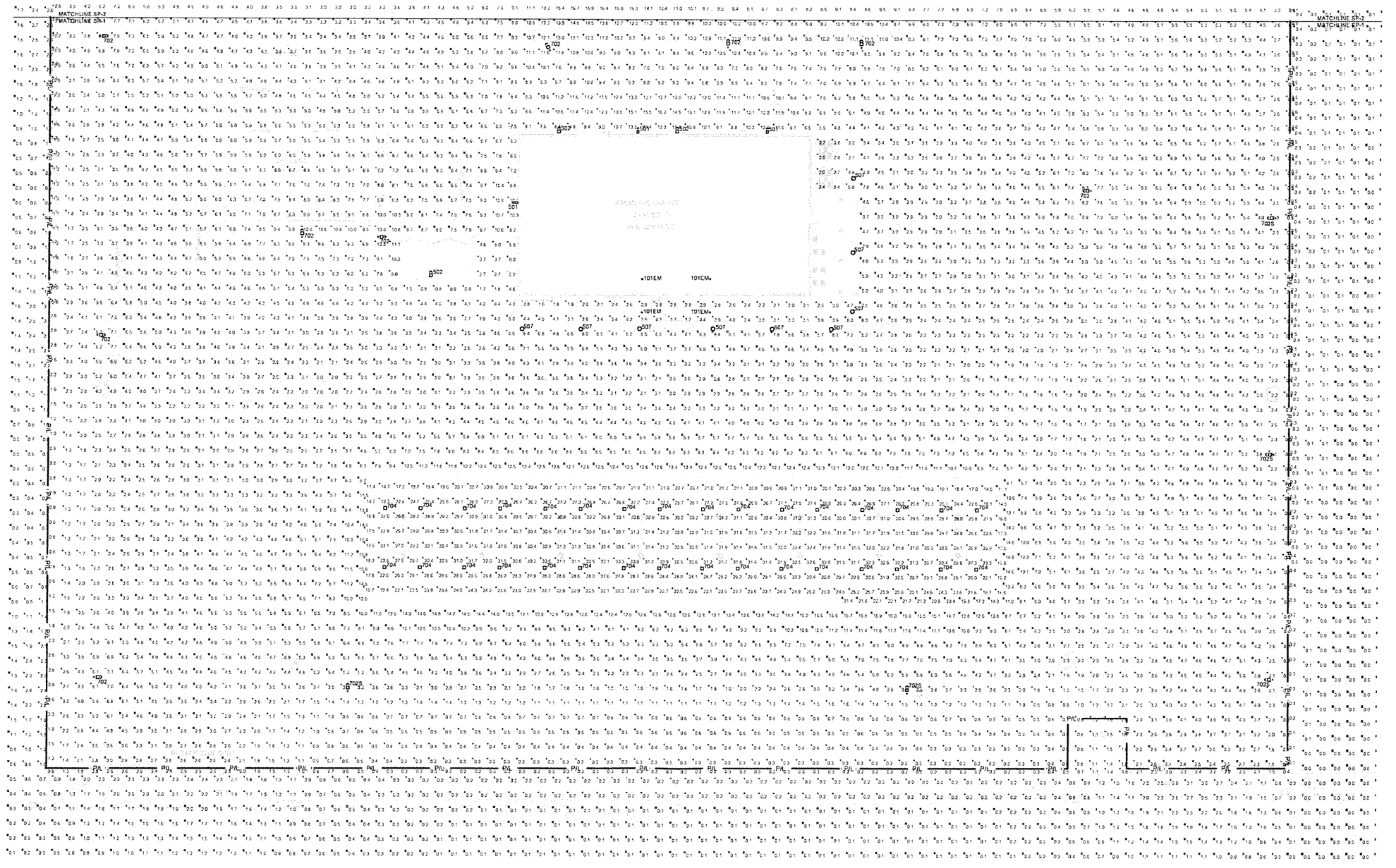
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
▯ o	7025	13	MRM-LED-30L-SIL-FT-UNIV-DIM-50-70CRI-HL	MIRANDA - MRM OUTDOOR LED AREA LIGHT (SHIELDED)	LEDS.	MRM-LED-30L-SIL-FT-50-70CRI-HL.IES	Absolute	1.00	247
⌂	501	3	XWM-FT-LED-06L-50-UE-BRZ	MIRANDA WALL SCONCE (XWM)	LEDS.	LSI XWM-FT-LED-06-50.IES	Absolute	1.00	59
⌂	502	3	XWM-FT-LED-04L-50-UE-BRZ	MIRANDA WALL SCONCE (XWM)	LEDS.	LSI XWM-FT-LED-04-50.IES	Absolute	1.00	40

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond Property Line	+	0.2 fc	2.3 fc	0.0 fc	N/A	N/A
Canopy	+	29.9 fc	35.3 fc	15.8 fc	2.2:1	1.9:1
Site	+	3.9 fc	24.5 fc	0.0 fc	N/A	N/A
Vehicle	×	4.6 fc	24.5 fc	0.3 fc	81.7:1	15.3:1
Property Line	+	0.8 fc	5.0 fc	0.0 fc	N/A	N/A
EDG Canopy	+	22.7 fc	27.7 fc	19.0 fc	1.5:1	1.2:1

GENERAL NOTES

1. ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL CUTOFF.
2. MOUNT AREA LUMINAIRE TYPE '702(S)' AT 28'-0" AFG (INCLUDING POLE BASE)
3. FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.
4. COLOR TEMPERATURE OF FIXTURES SHALL BE PROVIDED AS FOLLOWS
   - 4.1. AREA LIGHTING - 5700K
   - 4.2. BUILDING MOUNTED - 5700K
   - 4.3. DECORATIVE POLE - 5000K
   - 4.4. CANOPY - 5700K
   - 4.5. CANOPY DOWNLIGHTS - 4000K



1 SP-1 SITE PHOTOMETRY PLAN
SCALE: 1/16"=1'-0"

DESIGN PROFESSIONALS

GPD GROUP, INC.
LIC. # - 30920
520 S. MAIN STREET, STE 2531
AKRON, OH 44311

ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/13/20	PRELIMINARY PACKAGE

RaceTrac.
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

OKEECHOBEE

OKEECHOBEE
FLORIDA 34974
SR 70 & NE 10TH AVENUE

RACETRAC STORE NUMBER
#1443

PROTOTYPE SERIES 5.5K 2.0

PLAN MODIFICATION NOTICE

SPB NO.	DATE

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMNS ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PROJECT NUMBER
2020151.12

SHEET TITLE
SITE PHOTOMETRY PLAN

SHEET NUMBER
SP-1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	704	44	SCV-LED-10L-SC-UNV-DIM-50-WHT	SCOTTSDALE VERTEX PETROLEUM CANOPY LED LUMINAIRE	LEDS.	SCV-LED-10L-SC-50.IES	Absolute	1.00	66
◯	101EM	4	A2/B1-05	WITH BLACK TRIM AND RECESSED WHITE PLASTIC LENS	LEDS. LUMEN RATING = 648 LMS.	LR6.IES	647	1.00	11.5
◯	507	9	SP2-STR-Y4-2050-FCO-MOD(KR6-12LED)-DB	SPECTRA SMALL SCALE POST TOP LUMINAIRE FROSTED GLASS DIFFUSER.	12 LED ARRAY	SP2-STR-Y4-2050-FCO-MOD (KR6 LED) -DB.IES	1517	1.00	20
▯	702	15	MRM-LED-30L-SIL-FT-UNV-DIM-50-70CRI	MIRANDA - MRM OUTDOOR LED AREA LIGHT	LEDS.	MRM-LED-30L-SIL-FT-UNV-DIM-50-70CRI	Absolute	1.00	247

LUMINAIRE SCHEDULE (CONT.)

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
▯	7025	13	MRM-LED-30L-SIL-FT-UNV-DIM-50-70CRI-HL	MIRANDA - MRM OUTDOOR LED AREA LIGHT (SHIELDED)	LEDS.	MRM-LED-30L-SIL-FT-50-70CRI-HL.IES	Absolute	1.00	247
⌂	501	3	XWM-FT-LED-06L-50-UE-BRZ	MIRANDA WALL SCONCE (XWM)	LEDS.	LSI XWM-FT-LED-06-50.IES	Absolute	1.00	59
⌂	502	3	XWM-FT-LED-04L-50-UE-BRZ	MIRANDA WALL SCONCE (XWM)	LEDS.	LSI XWM-FT-LED-04-50.IES	Absolute	1.00	40

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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Property Line	+	0.8 fc	5.0 fc	0.0 fc	N/A	N/A
EDG Canopy	+	22.7 fc	27.7 fc	19.0 fc	1.5:1	1.2:1

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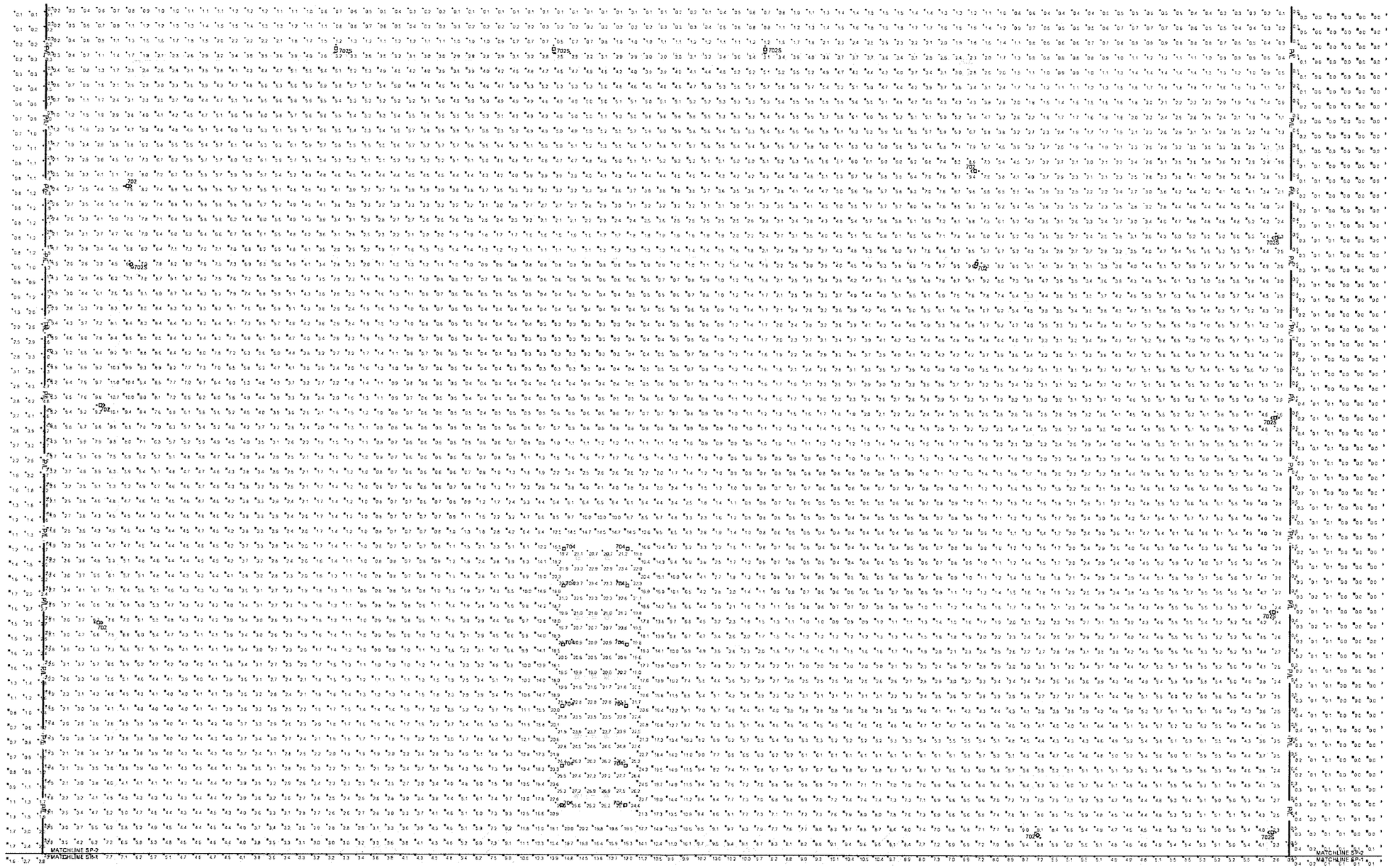
   - 4.1. AREA LIGHTING - 5700K
   - 4.2 BUILDING MOUNTED - 5700K
   - 4.3. DECORATIVE POLE - 5000K
   - 4.4. CANOPY - 5700K
   - 4.5. CANOPY DOWNLIGHTS - 4000K



1 SP-2 SITE PHOTOMETRY PLAN
SCALE: 1/16"=1'-0"

DESIGN PROFESSIONALS

GPD GROUP, INC.
LIC. # - 30920
520 S. MAIN STREET, STE 2531
AKRON, OH 44311

ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/13/20	PRELIMINARY PACKAGE

RaceTrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

OKEECHOBEE

OKEECHOBEE
FLORIDA 34974
SR 70 & NE 10TH AVENUE

RACETRAC STORE NUMBER

#1443

PROTOTYPE SERIES 5.5K 2.0

PLAN MODIFICATION NOTICE

SPB NO. DATE

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PROFESSIONAL SEAL

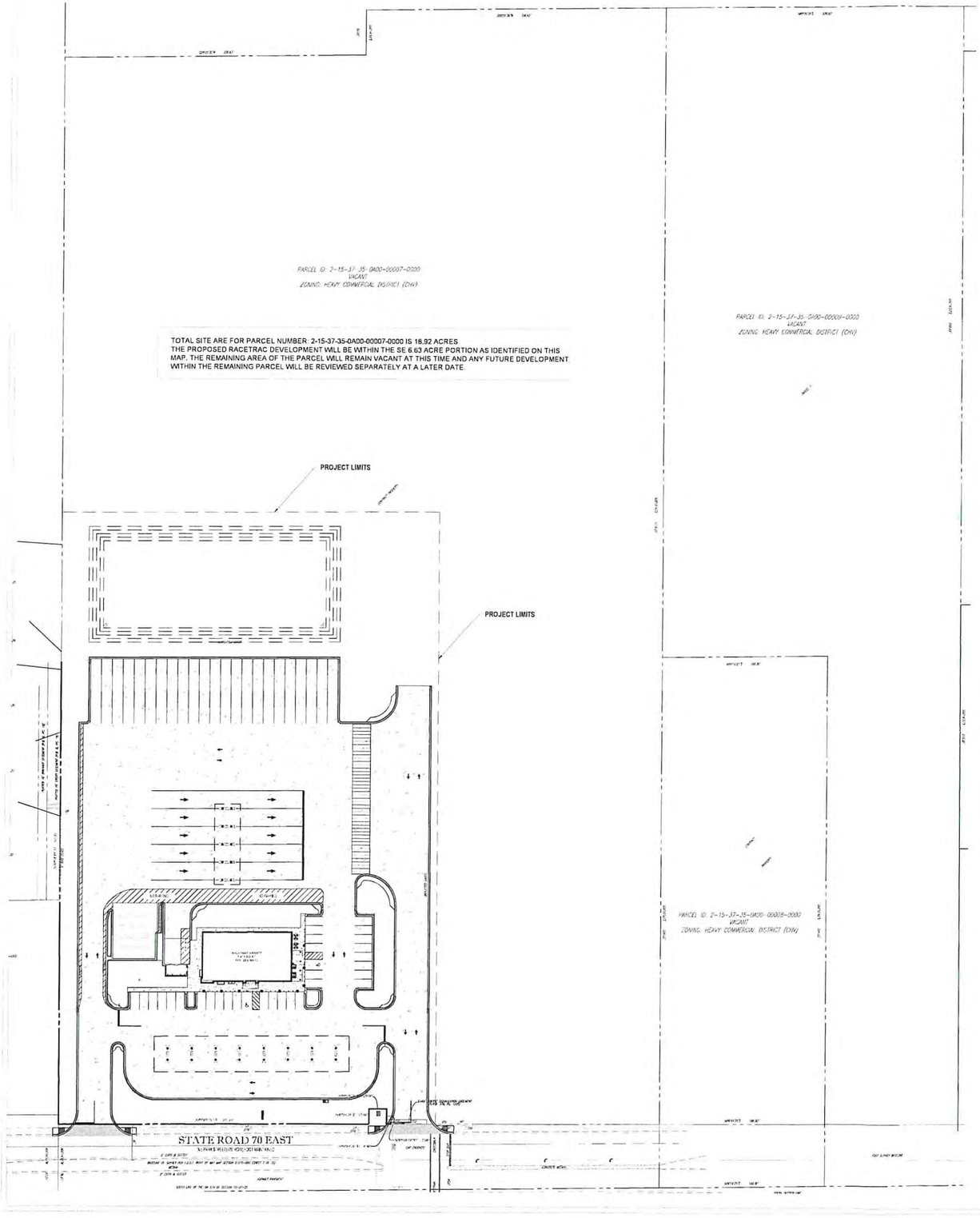
PROJECT NUMBER
2020151.12

SHEET TITLE

SITE PHOTOMETRY PLAN (CONT.)

SHEET NUMBER

SP-2



CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

OVERALL SITE DATA

THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
641 NE SPENCER ST, JENSEN BEACH, FLORIDA 34957
TELEPHONE: (772) 334-0868

FOLIO:	2-15-37-35-0A00-00007-0000
OWNER:	H2OLDINGS, LLC 1534 WALNUT AVENUE WILMETTE, IL 60091
APPLICANT:	RACETRAC C/O THOMAS ENGINEERING GROUP, LLC
CURRENT USE:	VACANT
PROPOSED USE:	5,411 SF CONVENIENCE STORE w/ 20 FUELING POSITIONS
LAND USE DESIGNATION:	COMMERCIAL
ZONING DESIGNATION:	HEAVY COMMERCIAL DISTRICT (CHV)
WATER/WASTEWATER SERVICE PROVIDER:	OKEECHOBEE UTILITY AUTHORITY
AREA BREAKDOWN:	
GROSS LOT AREA:	824,050 SF (18.92 AC)
PROJECT SITE AREA:	288,660 SF (6.63 AC)

60 30 0 60 120 180 240
GRAPHIC SCALE IN FEET

DATE

NO.

KEVIN A. BETANCOURT
PROFESSIONAL ENGINEER
STATE OF FLORIDA LICENSE NO. 78538
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 27328

THOMAS ENGINEERING GROUP, LLC
6300 NW 31ST AVE.
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

OVERALL SITE MAP
RACETRAC MARKET & GAS STATION
SR 70 & NE 10TH AVENUE
OKEECHOBEE, FLORIDA

DATE	3/13/20
SCALE	1" = 60'
DRAWN-BY	JFV
DRAWING NAME:	OVERALL SITE MAP

C 1.0 — SHEET NO.
1 — VERSION

#29

PRELIMINARY DRAINAGE REPORT

For

RaceTrac – Okeechobee EDO

SR-70 & SE 10th Avenue
City of Okeechobee, FL

Prepared for:

RaceTrac Petroleum, Inc.

Prepared by

THOMAS ENGINEERING GROUP

6300 NW 31 Avenue
Ft Lauderdale, FL 33310
954-202-7000

KEVIN A. BETANCOURT
LICENSE
No. 83361
STATE OF FLORIDA
PROFESSIONAL ENGINEER

3/17/2020

Kevin A Betancourt, P.E.
Florida Professional Engineer License No. 83361

March 17, 2020

INTRODUCTION

Introduction/Purpose

The site is described as identified in the legal description in the survey provided. The project will be encompassed within approximately 6.63 Acres and is located in the City of Okeechobee limits north of the intersection of SR-70 and SE 10th Ave. The site is currently a vacant lot located and is not associated with an existing Environmental Resource Permit according to SFWMD records. The scope of the project involves the development of a RaceTrac Market and gas station with 5,411 sq. ft. convenience store and 21 fuel positions (16 standard + 5 Diesel only). The afore-mentioned work done under this project shall include the construction of the convenience store, the fueling stations and canopies as well as the associated parking lot and utilities. The entire property will be developed in accordance with the City of Okeechobee code of ordinances. This documentation is being presented in support of the activities proposed for this project.

Water Table

The geotechnical report enclosed describes the water table elevations encountered during the soil borings and exfiltration rate studies done on the site. On average, the water table was encountered at an elevation of 14.5' NAVD.

Exfiltration Rates

Geotechnical borings and tests were performed based on the constant head exfiltration test methodology were used to estimate "K" values. Based on the field data, an average "K" value of 2.45 x 10^{-5} cfs/sqft-ft of head was determined to be ineffective for the use of exfiltration trenches. Therefore, it was decided to provide water quality and volume storage requirements with the use of a retention area that will be provided north of the proposed RaceTrac. Due to the poor exfiltration rates, we are calling for the soil above the water table to be replaced throughout the retention area with clear free draining soil to help bleed the retention area during storm events. Please refer to attached geotechnical report for reference.

Flood Elevations

The FEMA FIRM map 12093C0480C indicates the site to be in Zone X, above the elevation of the 100 year flood area. The firmette is enclosed with this report for reference.

Water Quality

Per SFWMD design criteria, water quality treatment is required for 2.5-inches times the percent impervious area (61.3% x 2.5" x 6.627-acres/12 = 0.84 ac-ft). The required water quality volume of 0.84 ac-ft will be met entirely within the provided retention area.

Conclusion

In summary and based on the following calculations, the drainage system for the proposed RaceTrac Market will meet South Florida Water Management District and local jurisdictional requirements and it is suggested that the project be approved for construction.

APPENDIX A

THOMAS ENGINEERING GROUP
1000 Corporate Drive, Ft. Lauderdale, FL 33334
Tel: 954-202-7000
Fax: 954-202-7070

Date: 1/27/2020
Project: RT Okeechobee
Project No: FJ190029

Calculated By: KAB
Checked By: KAB

PROPOSED DRAINAGE CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level: 14.50 NAVD

Proposed Acreages

Lake Areas (A_L):	0 sf	or	0.000 ac
Roof Areas (A_R):	6,123 sf	or	0.141 ac
Paved Areas (A_P):	173,234 sf	or	3.977 ac
Green Areas (A_G):	109,323 sf	or	2.510 ac
Total (A_T):	288,680 sf	or	6.627 ac

Compute Required Water Quality Volume:

1) Provide at least 1 inch over the developed project:

V_{PRE} = 1 inch x A_T x 1 ft / 12 inches
= 1 x 6.627 / 12
= 0.55 ac-ft or 6.60 ac-in

2) Provide 2.5" over % impervious area:

a) Site Area for water quality pervious/impervious calculation:

A_S = A_T - (A_L + A_R)
= 6.627 - (0 + 0.141)
= 6.49 ac of site area for water quality pervious/impervious

b) Impervious area for water quality pervious/impervious calculation:

A_{IMP} = A_S - A_G
= 6.486 - 2.51
= 3.98 ac of impervious area for water quality pervious/impervious

c) Percent of impervious for water quality calculation:

= A_{IMP} / A_S x 100%
= 3.976 / 6.486 x 100%
= 61.3% impervious

d) For 2.5" times the percent impervious:

= 2.5" x % impervious area
= 2.5 x 0.613
= 1.53 inches to be treated

e) Compute volume required volume for quality detention

V_{PRE} = inches to be treated x (A_T - A_L)
= 1.53 x (6.627 - 0) x 1 foot / 12 inches)
= 0.84 ac-ft or **10.14 ac-in**

3) Since the 10.14 ac-in is greater than the 6.6 ac-in computed for the first inch of runoff the volume of 10.14 ac-in controls.

4) For dry retention, water quality volume shall be 75% of the amounts computed for wet detention.
Wet detention volume = 10.14 ac-in
Required Water Quality Volume for Dry Retention = Wet detention Volume * 75%
= 10.14 x 0.75% = 7.61 ac-in
or = 0.63 ac-ft.

THOMAS

Date: 1/27/2020
Project: RT Okeechobee
Project No: FJ190029

PROPOSED STAGE\STORAGE AREA CALCULATION

Prop. Grades: 21.00 / 17.40 | 22.48 / 17.64 | 22.60 / 22.00 | 20.00 / 16.00 | 0.00 / 0.00 | 0.00 / 0.00 | 0.00 / 0.00

Stage	Landscape Area Area 1.677 0.000 (ac.-ft.)	Pavement Area Area 3.821 0.000 (ac.-ft.)	Sidewalk/Lands High Area 0.156 0.000 (ac.-ft.)	Retention Area Area 0.833 0.555 (ac.-ft.)	Area Area 0.000 0.000 (ac.-ft.)	Area Area 0.000 0.000 (ac.-ft.)	Area Area 0.000 0.000 (ac.-ft.)	Area Area 0.000 0.000 (ac.-ft.)	Building 22.60 Area 0.14 0.000 (ac.-ft.)	Total Site 6.628
15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16.50	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.00	0.29
17.00	0.00	0.00	0.00	0.59	0.00	0.00	0.00	0.00	0.00	0.59
17.50	0.00	0.00	0.00	0.91	0.00	0.00	0.00	0.00	0.00	0.91
18.00	0.08	0.05	0.00	1.25	0.00	0.00	0.00	0.00	0.00	1.38
18.50	0.28	0.29	0.00	1.60	0.00	0.00	0.00	0.00	0.00	2.18
19.00	0.60	0.73	0.00	1.98	0.00	0.00	0.00	0.00	0.00	3.30
19.50	1.03	1.37	0.00	2.37	0.00	0.00	0.00	0.00	0.00	4.76
20.00	1.57	2.20	0.00	2.78	0.00	0.00	0.00	0.00	0.00	6.55
20.50	2.24	3.23	0.00	3.19	0.00	0.00	0.00	0.00	0.00	8.66
21.00	3.02	4.46	0.00	3.61	0.00	0.00	0.00	0.00	0.00	11.08
21.50	3.86	5.88	0.00	4.02	0.00	0.00	0.00	0.00	0.00	13.76
22.00	4.70	7.50	0.00	4.44	0.00	0.00	0.00	0.00	0.00	16.64
22.50	5.54	9.32	0.03	4.86	0.00	0.00	0.00	0.00	0.00	19.75
22.60	5.70	9.70	0.05	4.94	0.00	0.00	0.00	0.00	0.00	20.39

Sidewalk Gross	12950	0.297291
Sidewal Net	0.16	
Lands high	3283	0.075367

Previous Permit Elevations

	NGVD	NAVD
FFE	25.2	23.7
WT	20.5	19
25Y	24.1	22.6
10Y	22.6	21.1

THOMAS ENGINEERING GROUP

Date: 1/27/2020
Project: RT Okeechobee
Project No: FJ190029

DESIGN CRITERIA

October Water Elevation	14.50
FEMA Elevation	N/A

PROPOSED LAND USE SUMMARY

Areas:	Square Ft.	Acres	Percent
Lake	0	0.00	0.0%
Building	6,123	0.141	2.1%
Paved and Sidewalk	173,234	3.977	60.0%
Pervious	109,323	2.510	37.9%
Total Area:	288,680	6.627	100.0%

STAGE\STORAGE AREA CALCULATION

Stage	Site Stage-Storage (previous page)	Exfiltration Trench Storage (ac.-ft.)	Chamber Storage (ac.-ft.)	Total Storage Area (ac.-ft.)
15.00	0.00	0.00	0.00	0.00
15.50	0.00	0.00	0.00	0.00
16.00	0.00	0.00	0.00	0.00
16.50	0.29	0.00	0.00	0.29
17.00	0.59	0.00	0.00	0.59
17.50	0.91	0.00	0.00	0.91
18.00	1.38	0.00	0.00	1.38
18.50	2.18	0.00	0.00	2.18
19.00	3.30	0.00	0.00	3.30
19.50	4.76	0.00	0.00	4.76
20.00	6.55	0.00	0.00	6.55
20.50	8.66	0.00	0.00	8.66
21.00	11.08	0.00	0.00	11.08
21.50	13.76	0.00	0.00	13.76
22.00	16.64	0.00	0.00	16.64
22.50	19.75	0.00	0.00	19.75
22.60	20.39	0.00	0.00	20.39

Soil Storage

Land Use Summary:

	Acres	Percent
Lake Areas (A_L):	0.000	0.0%
Roof Areas (A_R):	0.141	2.1%
Paved Areas (A_P):	3.977	60.0%
Green Areas (A_G):	2.510	37.9%
Total (A_T):	6.627	100.0%

Compacted Soil Storage per SFWMD Vol. IV Page C-III-1

Depth to Water Table (feet)	Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 19.20
Depth to Water Table: 4.70 ft
Soil Storage at Average Depth (S_S): 6.75 inches

Weighted S value:

= S_S x % Pervious

= 6.75 x 0.379

= **2.56 inches**

Rainfalls

From Figure C-9, 100-Year 3-day Storm = 10.00 inches

From Figure C-8, 25-Year 3-day Storm = 9.00 inches

From Figure C-7, 10-Year 1-day Storm = 5.00 inches

Results from Flood Routings

Runnoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$
= (10 - (0.2 x 2.56))^2 / (10 + (0.8 x 2.56))
= 7.47 inches of total runnoff
Runoff Volume = Q * Project Area
= 7.47 x 6.627 = 49.50 acre-inches = 4.13 acre-ft.

Maximum Stage for 100-Year 3-Day Storm (no discharge) **19.28** NGVD or 17.78 NAVD

Runnoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$
= (9 - (0.2 x 2.56))^2 / (9 + (0.8 x 2.56))
= 6.52 inches of total runnoff
Runoff Volume = Q * Project Area
= 6.52 x 6.627 = 43.21 acre-inches = 3.60 acre-ft.

Maximum Stage for 25-Year 3-Day Storm (no discharge) **19.10** NGVD or 17.60 NAVD

WATER QUALITY ELEVATION: **17.39** NAVD

APPENDIX B

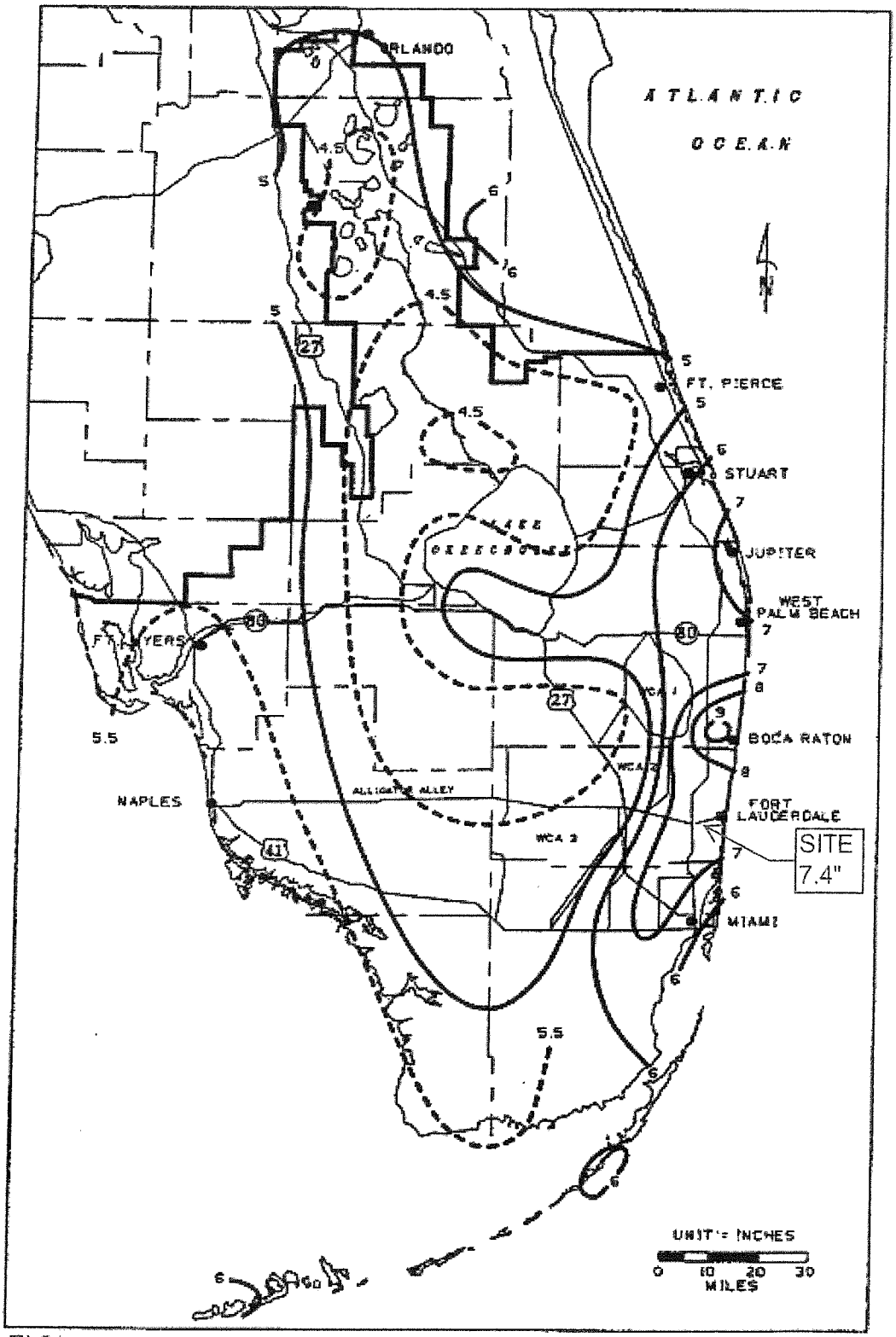


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

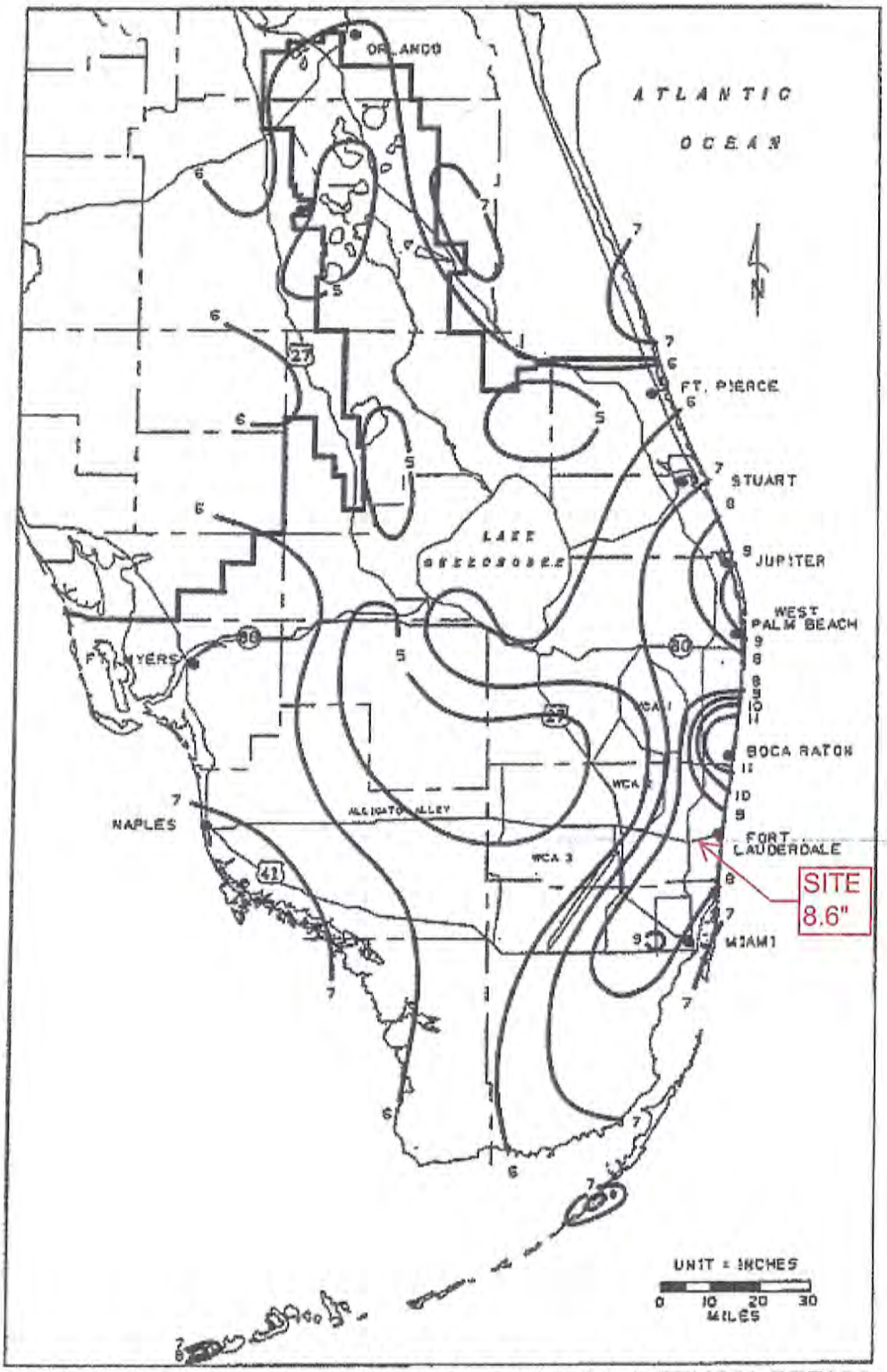


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

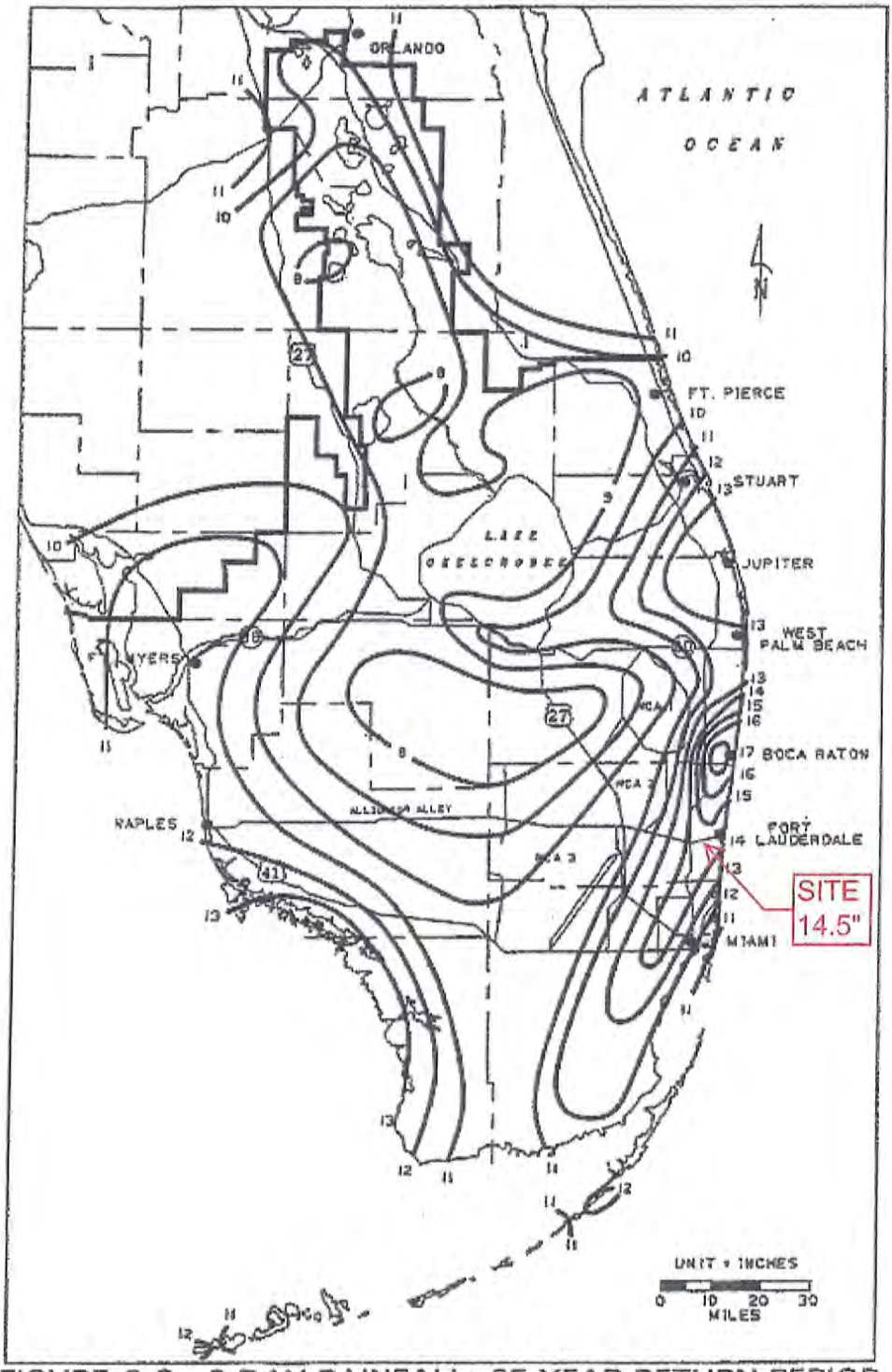


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

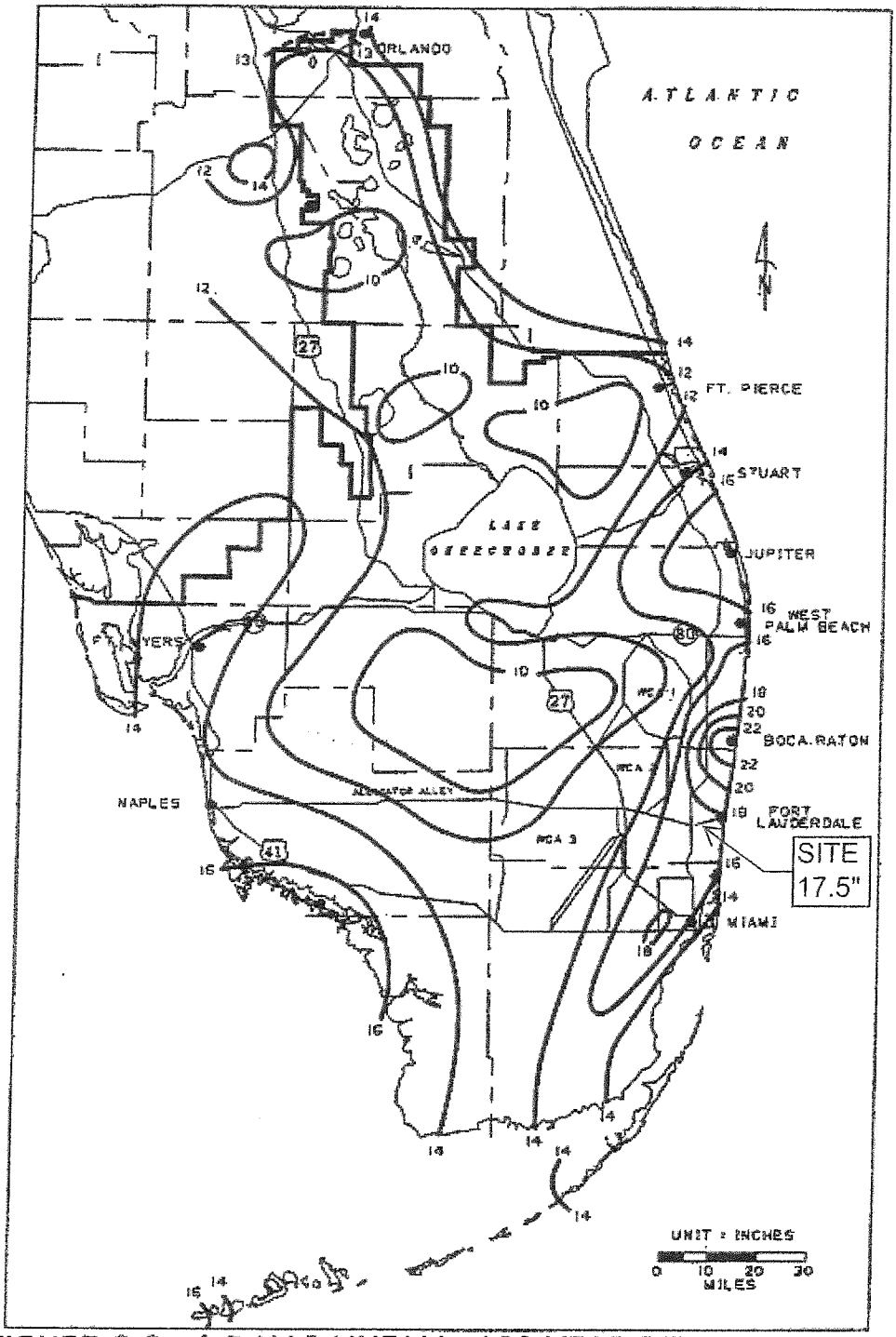
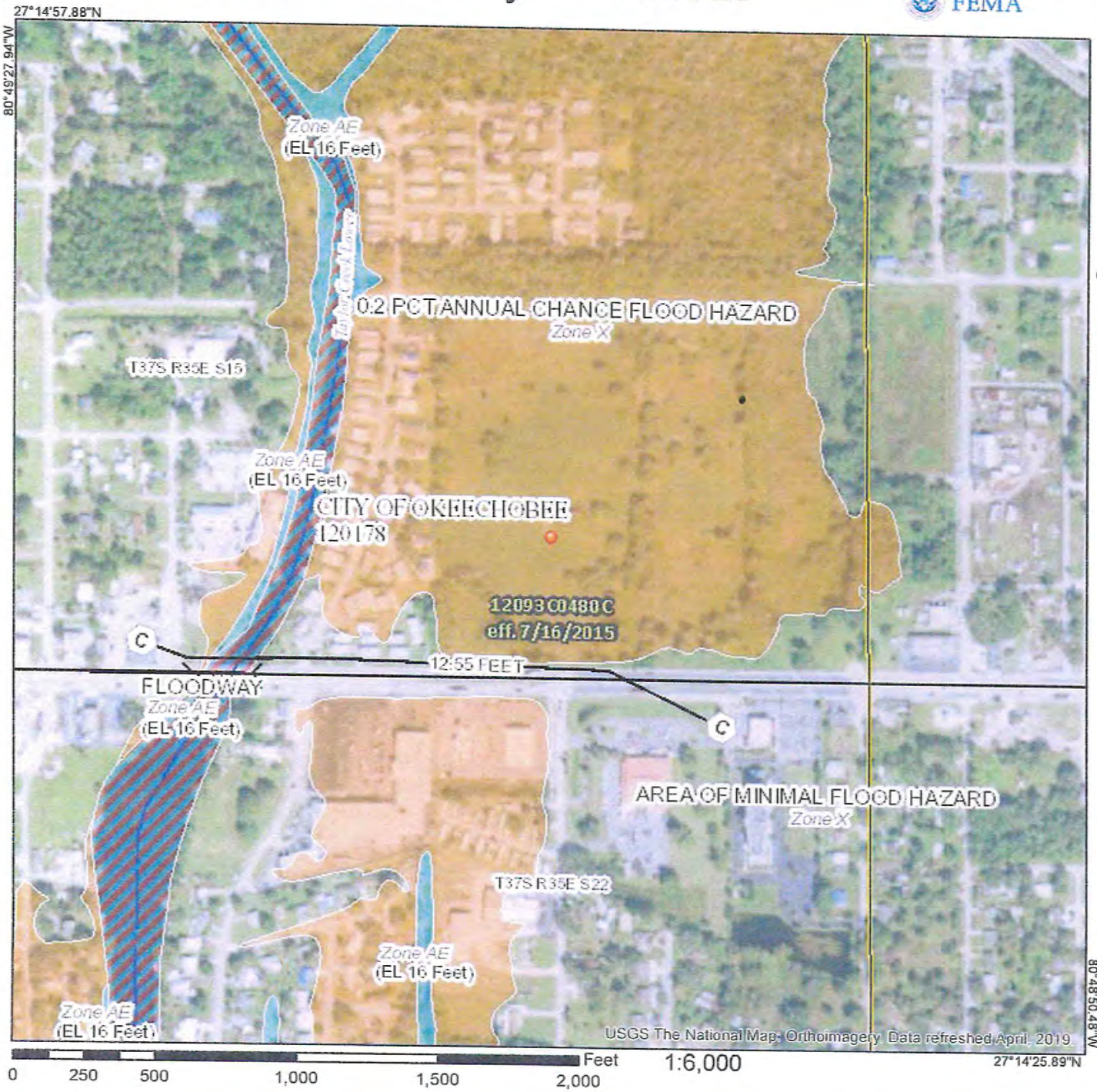


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

National Flood Hazard Layer FIRMette

FEMA



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

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

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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 1/28/2020 at 3:50:28 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.

APPENDIX C

GFA INTERNATIONAL

FLORIDA'S LEADING ENGINEERING SOURCE

Report of Geotechnical Exploration

RaceTrac #1443
SR 70 and SE 10th Avenue
Okeechobee, Florida

December 23, 2019
GFA Project Number 19-6691 & 19-6691.01

For: RaceTrac Petroleum, Inc.

December 23, 2019

Mr. Cleo Chang
RaceTrac Petroleum
200 Galleria Parkway E., Suite 900
Atlanta, GA 30339
Phone: (770) 431-7600
Email: cchang@racetrac.com

Site: **RaceTrac #1443**
SR 70 and SE 10th Avenue
Okeechobee, Okeechobee County, Florida
GFA Project No. 19-6691 & 19-6691.01

Dear Mr. Chang:

GFA International, Inc. (GFA) has completed the subsurface exploration and geotechnical engineering evaluation for the above-referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in accordance with our Geotechnical Engineering Proposal (19-6691 & 19-6691.01), planned in conjunction with and authorized by you.

EXECUTIVE SUMMARY

The purpose of our subsurface exploration was to classify the nature of the subsurface soils and general geomorphic conditions and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration at the site and our engineering interpretations of these, with respect to the project characteristics described to us including providing recommendations for site preparation and the design of the foundation system.

We understand the project consists of the construction of an approximate 5,411 square-foot, one-story RaceTrac retail structure, with a canopy area and parking/driveway areas (RaceTrac #1443). There will also be underground storage tanks and a stormwater management area (detention/retention) constructed. For purpose of the exploration, maximum column and wall loads are estimated to be on the order of 80 kips and 5 klf, respectively. You indicated underground storage tanks (UST) will be installed to depths of up to 20 feet below site elevation. We estimate up to three to four feet of fill may be required at some locations at the site to raise the existing ground surface elevation to the final site elevation. The recommendations provided herein are based upon the above considerations. If the project description has been revised, please inform GFA International so that we may review our recommendations with respect to any modifications.

The following soil testing was completed for this study:

- Two (2) Standard Penetration Test (SPT) borings to depths of approximately 20 feet below the existing ground surface (BGS) within the footprint of the proposed underground storage tank (UST).
- Six (6) SPT borings to depths of approximately fifteen (15) feet BGS within the footprint of the proposed building and canopy areas.
- Four (4) SPT borings to depths of approximately ten (10) feet BGS within the footprint of the proposed parking/pavement/driveway areas.
- One (1) SPT boring to a depth of approximately ten (10) feet BGS within the footprint of the Stormwater Management Area.
- Six (6) additional SPT borings to depths of approximately fifteen (15) feet BGS within the North and South Alignment.
- Two (2) Open-hole Falling Head exfiltration tests to a depth of 10 feet.

The subsurface soil conditions encountered at this site generally consists of very loose to very dense sands (SP) with varying amounts (if any) of roots, shell fragments, and weathered limestone, very loose to medium dense slightly silty sands (SP-SM), loose silty sands (SM), and moderately hard limestone (LS) to the boring termination depths. Please refer to Appendix D: "Record of Test Borings" for a detailed account of each boring.

The subsurface soil conditions at the project site are generally favorable for the support of the proposed retail structure on shallow foundations. An allowable bearing capacity of 2,500 psf may be used for foundation design. Expected settlement of the structure is less than 1 inch total and less than ½ inch differential.

We appreciate the opportunity to be of service to you on this project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
GFA International, Inc.
Florida Certificate of Authorization Number 4930

Rene Mendoza, E.I.
Staff Engineer

Adam J. Dornacker, P.E. No. 85319 12-23-19
State of Florida
Geotechnical Department Manager

GFA

TABLE OF CONTENTS

1.0 INTRODUCTION

1.1 Scope of Services

The objective of our geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for building construction. The following scope of service is provided within this report:

1. Prepare records of the soil boring logs depicting the subsurface soil conditions encountered during our field exploration.
2. Conduct a review of each soil sample obtained during our field exploration for classification and additional testing if necessary.
3. Analyze the existing soil conditions found during our exploration with respect to foundation support for the proposed structure.
4. Provide recommendations with respect to foundation support of the structure, including allowable soil-bearing capacity, bearing elevations, and foundation design parameters.
5. Provide criteria and site preparation procedures to prepare the site for the proposed construction.

1.2 Project Description

We understand the project consists of the construction of an approximate 5,411 square-foot, one-story RaceTrac retail structure, with a canopy area and parking/driveway areas (RaceTrac #1443). There will also be underground storage tanks and a stormwater management area (detention/retention) constructed. For purpose of the exploration, maximum column and wall loads are estimated to be on the order of 80 kips and 5 klf, respectively. You indicated underground storage tanks (UST) will be installed to depths of up to 20 feet below site elevation. We estimate up to three to four feet of fill may be required at some locations at the site to raise the existing ground surface elevation to the final site elevation. The recommendations provided herein are based upon the above considerations. If the project description has been revised, please inform GFA International so that we may review our recommendations with respect to any modifications.

2.0 OBSERVATIONS

2.1 Site Conditions

A geotechnical engineer from our office conducted site reconnaissance on November 21, 2019 to observe and document surface conditions at the site. The information gathered was used to help us interpret the subsurface geotechnical data and to detect conditions which could affect our recommendations.

The site is located at along the north side of State Road 70 between SE 8th Avenue and SE 10th Avenue in Okeechobee, Okeechobee County, Florida. The site consists of a vacant grassy parcel with some palm trees and other larger trees. There is a residential neighborhood bordering the west side of the property, and a vacant grassy parcel boarding the property to the north and east. The existing site elevation is approximately two to three feet below the elevation of State Road 70.

2.2 Geomorphic Conditions

The geology of the immediate vicinity, based on the USDA Soil Survey and the Soil Survey of Okeechobee County, is representative of Manatee Loamy fine sand (6) soil type and Immokalee fine sand (11) soil type. According to the USDA Soil Survey, the description of the soil type is as follows:

Manatee loamy fine sand, frequently ponded, 0 to 1 percent slopes (6): Under natural conditions, the seasonal high water table is at the surface to 24 inches above the surface from June through March. During the remainder of the year, it is typically at the surface to a depth of 12 inches. The water table may recede below 12 inches during extended dry periods.

Immokalee fine sand, 0 to 2 percent slopes (11): Under natural conditions, the seasonal high water table is at a depth of 6 to 18 inches from June through September. During the remainder of the year, it is typically at a depth of 18 to 40 inches. The water table may recede below 40 inches during extended dry periods.

2.3 Field Exploration

The following soil testing was completed for this study:

- Two (2) Standard Penetration Test (SPT) borings to depths of approximately 20 feet below the existing ground surface (BGS) within the footprint of the proposed underground storage tank (UST).
- Six (6) SPT borings to depths of approximately fifteen (15) feet BGS within the footprint of the proposed building and canopy areas.
- Four (4) SPT borings to depths of approximately ten (10) feet BGS within the footprint of the proposed parking/pavement/driveway areas.
- One (1) SPT boring to a depth of approximately ten (10) feet BGS within the footprint of the Stormwater Management Area.
- Six (6) additional SPT borings to depths of approximately fifteen (15) feet BGS within the North and South Alignment.
- Two (2) Open-hole Falling Head exfiltration tests to a depth of 10 feet.

The locations of the borings performed are illustrated in "Appendix B: Test Location Plan". The Standard Penetration Test (SPT) boring method was used as the investigative tool within the borings. SPT tests were performed in substantial accordance with ASTM Procedure D-1586, "Penetration Test and Split-Barrel Sampling of Soils". This test procedure consists of driving a 1.4-inch I.D. split-tube sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third 6-inch increment, is an indication of soil strength.

The soil samples recovered from the soil borings were visually classified and their stratification is illustrated in "Appendix D: Record of Test Borings". It should be noted that soil conditions might vary between the strata interfaces, which are shown. The soil boring data reflect information from a specific test location only. Site specific survey staking for the test locations was not provided for our field exploration. The indicated depth and location of each test was approximated based upon existing grade and estimated distances and relationships to obvious landmarks. The boring depths were selected based on our knowledge of vicinity soils and to include the zone of soil likely to be stressed by the proposed construction.

The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards. GFA would be pleased to perform these services for an additional fee, if required.

2.4 Visual Classification

Soil samples recovered from our field exploration were returned to our laboratory where they were visually examined in general accordance with ASTM D-2488. Samples were evaluated to obtain an accurate understanding of the soil properties and site geomorphic conditions. After a thorough visual examination of the recovered site soils, no laboratory testing was deemed necessary. The results are presented in "Appendix D: Record of Test Borings". Bag samples of the soil encountered during our field exploration will be held in our laboratory for your inspection for 30 days and then discarded unless we are notified otherwise in writing.

2.5 Subsurface Conditions

Boring logs derived from our field exploration are presented in "Appendix D: Record of Test Borings". The boring logs depict the observed soils in graphic detail. The Standard Penetration Test borings indicate the penetration resistance, or N-values, logged during the drilling and sampling activities. The classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered soil samples. All soil samples reviewed have been depicted and classified in general accordance with the Unified Soil Classification System, modified as necessary to describe typical southwest Florida conditions. See "Appendix E: Discussion of Soil Groups", for a detailed description of various soil groups.

The subsurface soil conditions encountered at this site generally consists of very loose to very dense sands (SP) with varying amounts (if any) of roots, shell fragments, and weathered limestone, very loose to medium dense slightly silty sands (SP-SM), loose silty sands (SM), and moderately hard limestone (LS) to the boring termination depths. Please refer to Appendix D: "Record of Test Borings" for a detailed account of each boring.

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

3.1 Hydrogeological Conditions

On the dates of our field exploration, the groundwater table was encountered at depths ranging from approximately 2.33 to 5.25 feet below the existing ground surface (BGS). The groundwater table will fluctuate seasonally depending upon local rainfall and other site specific and/or local influences such as tidal events. Brief ponding of stormwater may occur across the site after heavy rains.

No additional investigation was included in our scope of work in relation to the wet seasonal high groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations. If a more comprehensive water table analysis is necessary, please contact our office for additional guidance.

The following table lists the water level depth encountered at each boring location:

Table 1: Water Table Levels During Field Exploration

Boring Number	Water Level (Feet B.G.S.)
B-1	4
B-2	4.5
B-3	3.33
B-4	3.5
B-5	5.25
B-6	3.17
B-7	4
B-8	4.5
B-9	3.5
B-10	4
B-11	2.33
B-12	N/A
B-13	3.67
B-14	4
B-15	3.67
B-16	3.17
B-17	3.67
B-18	5
B-19	5

3.1.1 Exfiltration Testing

GFA International performed two (2) Falling-Head Open-Hole Exfiltration tests at the site. The exfiltration testing was performed in accordance with the SFWMD Constant-Head Open-Hole Test Method. The results are presented below.

Test EX – 1	
Depth (ft)	**Soil Description**
0 – 10	Light to Dark Gray Sand (SP) to Slightly Silty Sand (SP)
Water table: 4.25 feet below grade.	
Saturated K = 2.3 x 10^{-5} (cfs/ft.^{2}-ft. head) **Saturated K = 2.02** (ft/day-ft. head)	

Test EX – 2	
Depth (ft)	**Soil Description**
0 – 10	Brown to Light to Dark Gray Sand (SP) to Slightly Silty Sand (SP)
Water table: 5.0 feet below grade.	
Saturated K = 2.6 x 10^{-5} (cfs/ft.^{2}-ft. head) **Saturated K = 2.21** (ft/day-ft. head)	

The location of the exfiltration tests completed is illustrated in "Appendix B: Test Location Plan".

3.2 Building and Canopy Foundation Recommendations

3.2.1 General

A foundation system for any structure must be designed to resist bearing capacity failures, have settlements that are tolerable, and resist the environmental forces that the foundation may be subjected to over the life of the structure. The soil bearing capacity is the soil's ability to support loads without plunging into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic.

The amount of settlement that a structure may tolerate is dependent on several factors including: uniformity of settlement, time rate of settlement, structural dimensions and properties of the materials. Generally, total or uniform settlement does not damage a structure but may affect drainage and utility connections. These can generally tolerate movements of several inches for building construction. In contrast, differential settlement affects a structure's frame and is limited by the structural flexibility.

The subsurface soil conditions at the project site are generally favorable for the support of the proposed residence on shallow foundations. A maximum allowable bearing pressure of 2,500 psf may be used for foundation design. Expected settlement of the structure is less than 1 inch total and less than ½ inch differential.

We note that the applicability of geotechnical recommendations is very dependent upon project characteristics, specifically (1) improvement locations, (2) grade alterations, (3) and actual applied structural loads. For that reason, GFA must be provided with and review the preliminary and final site and grading plans, and structural design loads to validate all recommendations provided in this report. Without performing this review, our recommendations should not be relied upon for final design or construction of any site improvements.

3.2.2 Site Preparation

GFA recommends the following compaction requirements for this project:

- Proof Roll ..... 95% of a Modified Proctor
- Building Pad Fill..... 95% of a Modified Proctor
- Footings ..... 95% of a Modified Proctor

The compaction percentages presented above are based upon the maximum dry density as determined by a "modified proctor" test (ASTM D-1557). All density tests should be performed to a depth of 12" below the tested surface unless noted otherwise. All density tests should be performed using the nuclear method (ASTM D-6938), the sand cone method (ASTM D-1556).

Our recommendations for preparation of the site for use of shallow foundation systems are presented below. This approach to improving and maintaining the site soils has been found to be successful on projects with similar soil conditions.

1. Initial site preparation should consist of performing stripping and clearing operations. This should be done within, and to a distance of five (5) feet beyond, the perimeter of the proposed building footprint (including exterior isolated columns).

2. Following site stripping and prior the placement of any fill, areas of surficial sand (not exposed limestone) should be compacted ("proof rolled") and tested. We recommend using a steel drum vibratory roller with sufficient static weight and vibratory impact energy to achieve the required compaction. Density tests should be performed on the proof rolled surface at a frequency of not less than one test per 2,500 square feet, or a minimum of four (4) tests, whichever is greater. Areas of exposed intact limestone shall be visually confirmed by the project geotechnical engineer prior to fill placement, in lieu of proof rolling.

3. Fill material may then be placed in the building pad as required. GFA estimates up to four feet of fill will be required at the site to raise the existing ground surface elevation to the final site elevation. The fill material should be inorganic (classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GM, GP-GM) containing not more than 5 percent (by weight) organic materials. **Fill materials with silt-size soil fines in excess of 12% should not be used.** Fill should be placed in lifts with a maximum lift thickness not exceeding 12-inches. Each lift should be compacted and tested prior to the placement of the next lift. Density tests should be performed within the fill at a frequency of not less than one test per 2,500 square feet per lift in the building areas, or a minimum of four (4) tests per lift, whichever is greater.

4. For any footings bearing on a limestone formation, the bottom of all footing excavation shall be examined by the engineer / geologist or his representative to determine the condition of the limestone. The limestone shall be probed for voids and loose pockets of sand. Such areas shall be cleaned to depth of 3 times the greatest horizontal dimension and backfilled with lean concrete.

5. For footings placed on structural fill or compacted native granular soils, the bottom of all footings shall be tested for compaction and examined by the engineer / geologist or his representative to determine if the soil is free of organic and/or deleterious material. Density tests should be performed at a frequency of not less than one (1) density test per each isolated column footing and one (1) test per each fifty (50) lineal feet of wall footings.

6. The contractor should take into account the final contours and grades as established by the plan when executing his backfilling and compaction operations.

Using vibratory compaction equipment at this site may disturb adjacent structures. We recommend that you monitor nearby structures before and during proof-compaction operations. A representative of GFA International can monitor the vibration disturbance of adjacent structures. A proposal for vibration monitoring during compaction operations can be supplied upon request.

3.2.3 Excavation Conditions

A hard limestone layer was encountered at boring location B-3 and B-4 at the subject site at a depth of approximately 9 to 11.5 feet BGS. Based on our experience in the area, it is possible that intermittent layers of rock could be encountered within other areas across the site.

If deep excavations are required, we recommend you conduct test excavations to develop your excavation plan. If blasting is required and/or approved we recommend vibration monitoring be performed and pre-condition surveys of neighboring structures be conducted prior to blasting.

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P". This document was issued to better insure the safety of workmen entering trenches or excavations. It is mandated by this federal regulation that all excavations, whether they be utility trenches, basement excavations or footing excavations, be constructed in accordance with the OSHA guidelines.

Based on the anticipated final grades, control of the groundwater will be necessary during the installation of deep underground utilities (e.g. stormwater pipes). Some control may be necessary depending on recent rainfall for foundation construction.

3.2.4 Design of Footings

Footings may be designed using an allowable soil bearing pressure of 2,500 psf. Shallow foundations should be embedded a minimum of 18 inches below final grade. This embedment shall be measured from the lowest adjacent grade. Isolated column footings should be at least 24 inches in width and continuous strip footings should have a width of at least 18 inches regardless of contact pressure.

Once site preparation has been performed in accordance with the recommendations described in this report, the soil should readily support the proposed structure resting on a shallow foundation system. Settlements have been projected to be less than 1-inch total and ½-inch differential. All footings and columns should be structurally separated from the floor slab, as they will be loaded differently and at different times, unless a monolithic mat foundation is designed.

3.2.5 Ground Floor Slabs

The ground floor slabs may be supported directly on the existing grade or on granular fill following the foundation site preparation and fill placement procedures outlined in this report. For purposes of design, a coefficient of subgrade modulus 150 pounds per cubic inch may be used. The ground floor slab should be structurally separated from all walls and columns to allow for differential vertical movement.

Excessive moisture vapor transmission through floor slabs-on-grade can result in damage to floor coverings as well as other deleterious effects. An appropriate moisture vapor retarder should be placed beneath the floor slab to reduce moisture vapor from entering the building through the slab. The retarder should be installed in general accordance with applicable ASTM procedures including sealing around pipe penetrations and at the edges of foundations.

3.2.6 Lateral Earth Pressure

GFA recommends that cantilever retaining walls for truck docks be designed to resist the "active" earth pressure. Where the top of the retaining wall and the junctions between the two retaining walls is restrained against movement, we recommend that "at rest" earth pressure should be used for design. The recommended soil parameters for the design of the retaining walls are presented in the table below. Additional wall loading from forklifts and deliveries stockpiled near the wall should be accounted for in the design.

The following geotechnical parameters were obtained by using empirically established relationships between the SPT "N" values with various soil/rock properties. The geotechnical soil parameters are presented below:

Table 1: Recommended General Geotechnical Design Parameters

Soil Type	SP / SP-SM	SM
DESIGN PARAMETER		
Soil Friction Angle (Φ) (deg)	30	25
At-rest Earth Pressure Coefficient K_o	0.50	0.40
Active Earth Pressure Coefficient K_a	0.33	0.58
Passive Earth Pressure Coefficient K_p	3.00	2.46
Hydrostatic Pressure for Design γ_w	62.4	62.4
Coefficient of Wall Friction Between Concrete and In-situ Soils	0.35	0.35
Modulus of Subgrade Reaction K_v	150 pci	150 pci
Dry Unit Weight of Soil γ_d	105 pcf	90 pcf
Wet Unit Weight of Soil γ_{wet}	110 pcf	100 pcf
Effective Unit Weight of Soil γ_{eff}	48 pcf	38 pcf

The earth coefficients presented above assume the retaining walls would be backfilled with clean granular soils. Where the potential exists for buildup of hydrostatic pressure due to the water table, hydrostatic pressure should be assumed and added to the earth pressure for design, unless drainage is provided behind the retaining wall.

3.2.7 Seismic Zone

All seismic provisions have been removed from the Florida Building Code as Florida is not seismically active.

3.2.8 Frost Protection

All frost protection provisions have been removed from the Florida Building Code as Florida has a temperate climate.

4.0 UNDERGROUND STORAGE TANK CONSIDERATIONS

A hard limestone layer was encountered at boring location B-3 and B-4 at the subject site in the area of the proposed underground storage tanks. Also, based on our experience in the area, it is possible that intermittent layers of rock could be encountered within the site.

We understand the storage tanks will require excavations of up to 20 feet below finished grade. We recommend you conduct test excavations to develop your excavation plan. If blasting is required and/or approved, we recommend vibration monitoring be performed and pre-condition surveys of neighboring structures be conducted prior to blasting.

Based on the encountered water table depth at the time of our exploration and the published Soil Survey of Okeechobee County, GFA recommends using a seasonal high water table of approximately 6-inches below existing grade for design of the underground storage tanks.

Due to the depths associated with the proposed construction, dewatering will be required to complete the work in the dry. The high groundwater tables in the vicinity of excavations shall be reduced to prevent water inflow into excavations. Excavations shall be kept dry during subgrade preparation and continually thereafter until installation of the wet well structures. The dewatering will be required to maintain groundwater elevation at least 24 inches below the bottom of the wet well at all times to prevent bottom disturbance or failure.

The soil parameters listed in the table below are for design purposes of the UST:

Table 2: Recommended Geotechnical Design Parameters for UST

Boring No.	Depth (ft.) (BGS)	Unit Weight (moist) (pcf)	Friction Coefficient ($f0$)	Active Lateral Pressure (Ka)	Passive Lateral Pressure (Kp)
B-3 & B-4	0 – 9	110	0.35	0.33	3.00
	9 – 12.5	125	0.45	0.21	4.81
	12.5 – 20	110	0.35	0.33	3.00

GFA

We recommend the tank excavation backfill be completed in general accordance with "Section 3.2.2: Site Preparation" of this report. Based on our borings in this area of the site, most of the upper sandy soil (SP) would be suitable for reuse in backfilling the tank excavation. Proper aeration and drying of the soils below the water table will likely be required to maintain a moisture content level suitable to achieve the desired level of compaction of sands during backfill operations.

5.0 PARKING AND ROADWAY CONSTRUCTION RECOMMENDATIONS

5.1 General Components

Based on the RaceTrac Specifications and Report Requirements, the minimum design parameters for rigid pavement require parking and entrance areas to consist of 6-inches of concrete, air entrained with fiber mesh. Wooden expansion joints to be used with smooth dowels placed 18"o.c. in parking and roadway areas. Rigid Pavement in storage tank areas requires 8-inches of concrete, air entrained with fiber mesh. Steel reinforcement #5 rebar at 18"o.c. each way.

5.2 Rigid Pavement Design

It is anticipated that this project may utilize Portland Cement Concrete pavement. Concrete pavement is a rigid pavement which has lower load transfer to the subgrade soils than flexible (asphalt) pavement. Rigid pavement may be constructed of Portland cement concrete air entrained with fiber mesh providing a minimum 28-day compressive strength of 3,500 psi. Portland cement should be Type I. In addition to the recommendations provided below, refer to the "Guide to Jointing of Non-Reinforced Concrete Pavements," published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas," published by the Portland Cement Association.

5.3 Slab Thickness

Concrete pavement thickness should be uniform throughout, with the exception of thickened slab areas (curbs, and adjacent to construction and expansion joint). Our recommendations on slab thickness for standard duty concrete pavements are based on (1) the specified subgrade compaction, (2) modulus of subgrade reaction (k) equal to 75 pounds per cubic inch, (3) 20-year design life, and (4) equivalent single axle loads (E18SAL) as specified below. The following table summarizes our recommendations for pavement thicknesses:

Table 3: Pavement Thickness and Joint Recommendations

Service Level	Minimum Pavement Thickness	Maximum Control Joint Spacing	Minimum Saw Cut Depth
Light Duty*	6 Inches	10 Feet x 10 Feet	1-1/2 Inches
Heavy Duty (over tanks)**	8 Inches	14 Feet x 14 Feet	2 Inches

* Light Duty: Automobiles, light (pickup) trucks and limited heavy truck traffic, E18 SAL up to 18,000.

** Heavy Duty: Heavy truck traffic areas, E18SAL up to 335,000.

5.4 Pavement Joints

Control Joints, for crack control of the pavement, should be spaced closely, at about 8 to 14 feet apart, and should provide a uniform square or a compact rectangular pattern. The joint pattern, including placement of utility access facilities (manholes, junction boxes, fill ports, etc.) should be submitted for review and approval prior to construction. Depth of the joints should be at least ¼ of the concrete slab thickness. Joints should be sawed as soon a the concrete can withstand traffic, while not so soon as to cause raveling of the concrete surface and aggregate during sawing.

Construction joints and expansion joints are the pavement features most susceptible to damage and for that reason, their use should be minimized. Placement of construction joints should be approved prior to commencement of concrete placement. Construction joint placement should be planned to occur at narrow sections of pavements, such as driveways. In the event expansion joints are provided, they should be thoroughly cleaned of debris, upon completion, and then properly sealed with an appropriate preformed or self-leveling petroleum resistant sealer.

5.5 Compacted Subgrade – Rigid Pavement

Concrete pavement is a rigid pavement that transfers much lighter wheel loads to the subgrade than a flexible pavement. Due to the lighter loads being transferred, concrete pavements may be constructed atop the compacted fill or existing subgrade without additional stabilization.

We recommend that subgrade materials be compacted in place according to the requirements in "Section 5.10: Pavement Site Preparation" of this report. Pavement should be constructed only over stable, smooth & free draining subgrades. Rutting of subgrades from concrete trucks and other traffic should be repaired prior to placement of concrete. Subgrade soils should be compacted to a minimum density of 98 percent of the Modified Proctor maximum dry density according to ASTM D-1557 to a depth of 2 feet below the bottom of the slab. The subgrade should be thoroughly wetted immediately prior to concrete placement, to minimize absorption of moisture from the concrete during curing.

5.6 Placement and Curing

Placement and curing of concrete pavement should be conforming with all applicable American Concrete Institute (ACI) standards and in particular to recommended procedures for hot weather concrete work. Cure the concrete pavement either with moist curing (burlap or plastic sheeting) or with a liquid curing compound. A fugitive dye should be considered for the curing compound as a means of verification that the curing compound is applied properly and remains in place for sufficient period of time.

5.7 Concrete Pavement

The minimum rigid pavement thickness recommended in this report is based upon concrete with a minimum compressive strength of 3,500 psi. Fill that may be required to raise grades in slab areas should be compacted to at least **98 percent** of the Modified Proctor maximum dry density (ASTM D-1557).

The pavement slabs should be reinforced to make them as rigid as possible. Proper joints should be provided at the junctions of slabs and foundation systems so that a small amount of independent movement can occur without causing structural damage. Construction and control joints should be installed in accordance with ACI and Industry practices.

Actual pavement section thickness should be provided by the Design Civil Engineer based on traffic loads, volume, and the owner's design life requirements. The above section represents the minimum thickness representative of typical local construction procedures and, as such, periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to the FDOT, American Concrete Institute (ACI), or appropriate city/county requirements.

5.8 Effects of Water

Many roadways and parking areas have prematurely deteriorated due to intrusion of the wet seasonal high groundwater table or surface runoff mitigation.

GFA recommends the roadways and parking areas be constructed with a minimum separation of 1½ feet between the wet seasonal high groundwater table and the base course, independent of the type of base material used. In addition, the parking areas should be constructed with full-depth curb sections. The use of extruded curb sections, which lie directly on top of the final surface course or the eliminating of curbing entirely, may allow surface runoff and/or irrigation water to migrate between the base and surface course. This migration can result in separation of the surface course from the base course causing a rippling effect, which may result in an increased deterioration of the pavement.

In addition, based on the near surface soils encountered, perched water tables may occur during periods of heavy rain. The site civil engineer should take this into consideration in the site design process.

5.9 Construction Traffic

Incomplete pavement sections or areas of pavement designed for light duty traffic will not perform satisfactory under construction traffic loadings. GFA recommends all construction traffic (i.e. construction equipment, etc.) be re-routed away from these areas or the pavement sections be designed to support these loading conditions.

5.10 Pavement Site Preparation

Upon review of the site soil data, GFA's recommendations of site preparation for pavements are noted below. This approach to improving and maintaining the site soils has been found to be successful with similar soil conditions.

1. Initial site preparation should consist of performing dewatering operations if necessary prior to any earthwork.

2. The proposed construction limits should be cleared, stripped and grubbed of all construction debris, trees, and vegetation and associated root systems to a depth of their vertical reach. This should be done within and to a distance of 5 feet beyond the road perimeter.

3. Prior to any fill operations, the existing ground surface should be compacted. GFA recommends a medium weight roller be used to prepare the site for the proposed pavement section. Upon completion of the proof-rolling, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of Modified Proctor maximum density (AASHTO T-180).

4. Place fill material, as required. The fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) organic materials. **Fill materials with silt-size soil fines in excess of 5% should not be used, this includes cyclone sand material.** Place fill in maximum 12-inch lifts and compact each lift to a minimum density of **98 percent** of the Modified Proctor maximum dry density (AASHTO T-180) with a roller as mentioned previously.

5. Perform compliance tests within the fill at a frequency of not less than one test per 5,000 square feet per lift in the pavement areas, or at a minimum of two test locations, whichever is greater.

6. The appropriate pavement section should be constructed in accordance to specifications presented earlier in this report.

7. The contractor shall take into account the final contours and grades as established by the paving and drainage plan when executing any backfilling and / or compaction operations.

Using vibratory compaction equipment at this site may disturb adjacent structures. GFA recommends that you monitor nearby structures before and during proof-compaction operations. If disturbance is noted, halt vibratory compaction operations and inform GFA immediately. GFA will review the compaction procedures and evaluate if the compactive effort resulted in a satisfactory subgrade, complying with design specifications

6.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of the current project owners and other members of the design team for the proposed RaceTrac #1443 located SR 70 and SE 10th Avenue in Okeechobee, Okeechobee County, Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied. The evaluation submitted in this report, is based in part upon the data collected during a field exploration, however, the nature and extent of variations throughout the subsurface profile may not become evident until the time of construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions as provided in this report. In the event changes are made in the nature, design, or locations of the proposed structure, the evaluation and opinions contained in this report shall not be considered valid, unless the changes are reviewed and conclusions modified or verified in writing by GFA International. GFA is not responsible for damage caused by soil improvement and/or construction activity vibrations related to this project. GFA is also not responsible for damage concerning drainage or moisture related issues for the proposed or nearby structures.

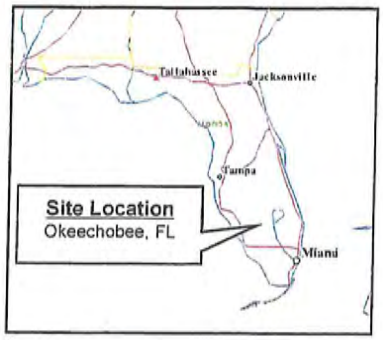
GFA should be provided the opportunity to review the final foundation specifications and review foundation design drawings, in order to determine whether GFA's recommendations have been properly interpreted, communicated and implemented. If GFA is not afforded the opportunity to participate in construction related aspects of foundation installation as recommended in this report or any report addendum, GFA will accept no responsibility for the interpretation of our recommendations made in this report or on a report addendum for foundation performance.

7.0 BASIS FOR RECOMMENDATIONS

The analysis and recommendations submitted in this report are based on the data obtained from the tests performed at the locations indicated on the attached figure in Appendix B. This report does not reflect any variations, which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the soil logs is approximate and the description represents our interpretation of the subsurface conditions at the designated boring locations on the particular date drilled.

Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the expressed written consent of GFA International. The methodology (ASTM D-1586) used in performing our borings and for determining penetration resistance is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

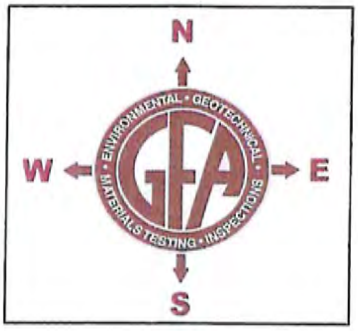
Appendix A - Vicinity Map

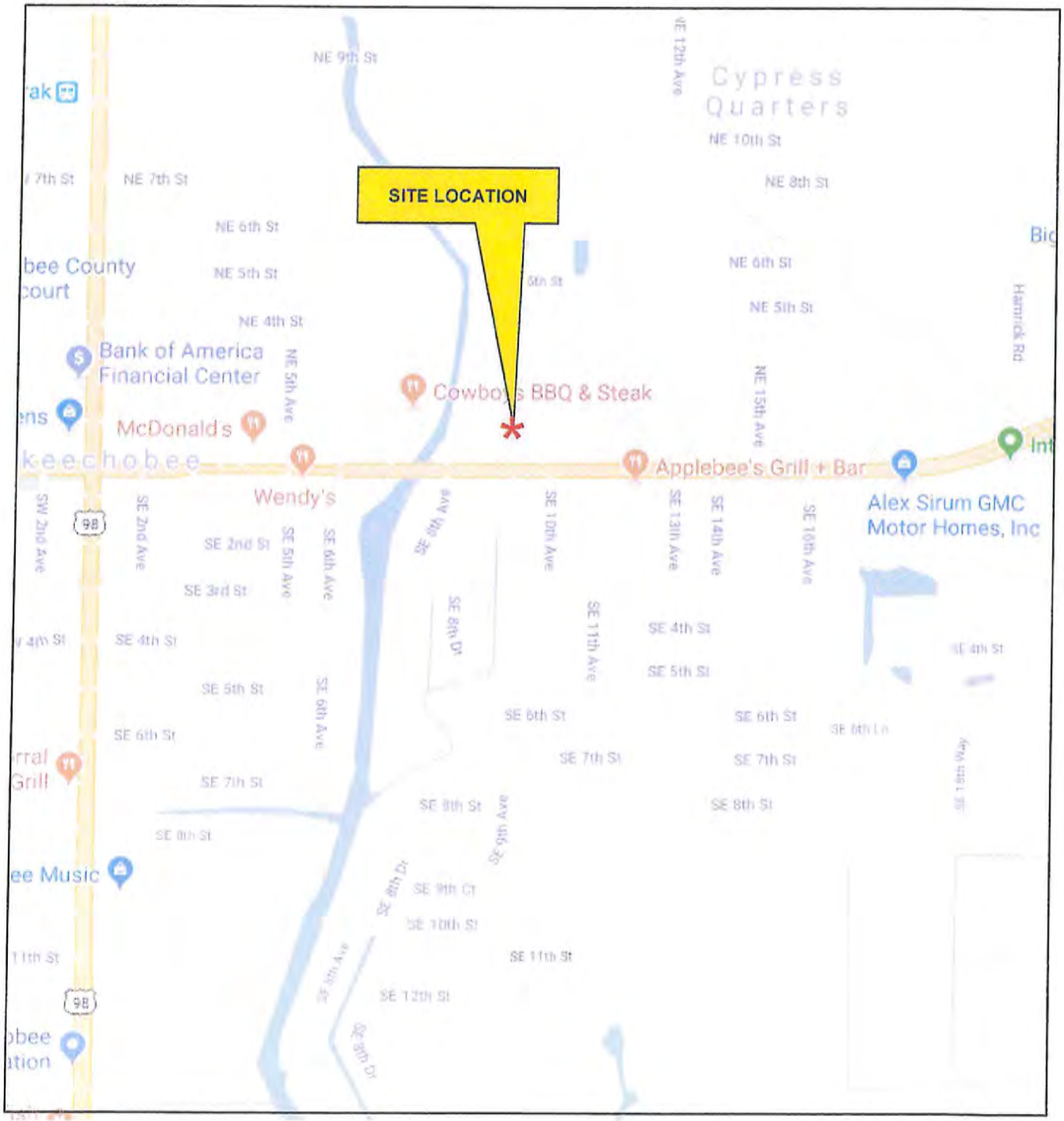


VICINITY MAP

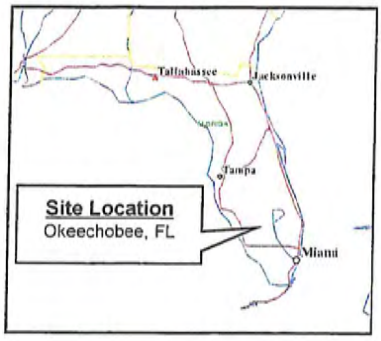
RaceTrac 1443

SR 70 and SE 10th Ave.
Okeechobee, Okeechobee County, Florida
GFA International Project No.: 19-6691





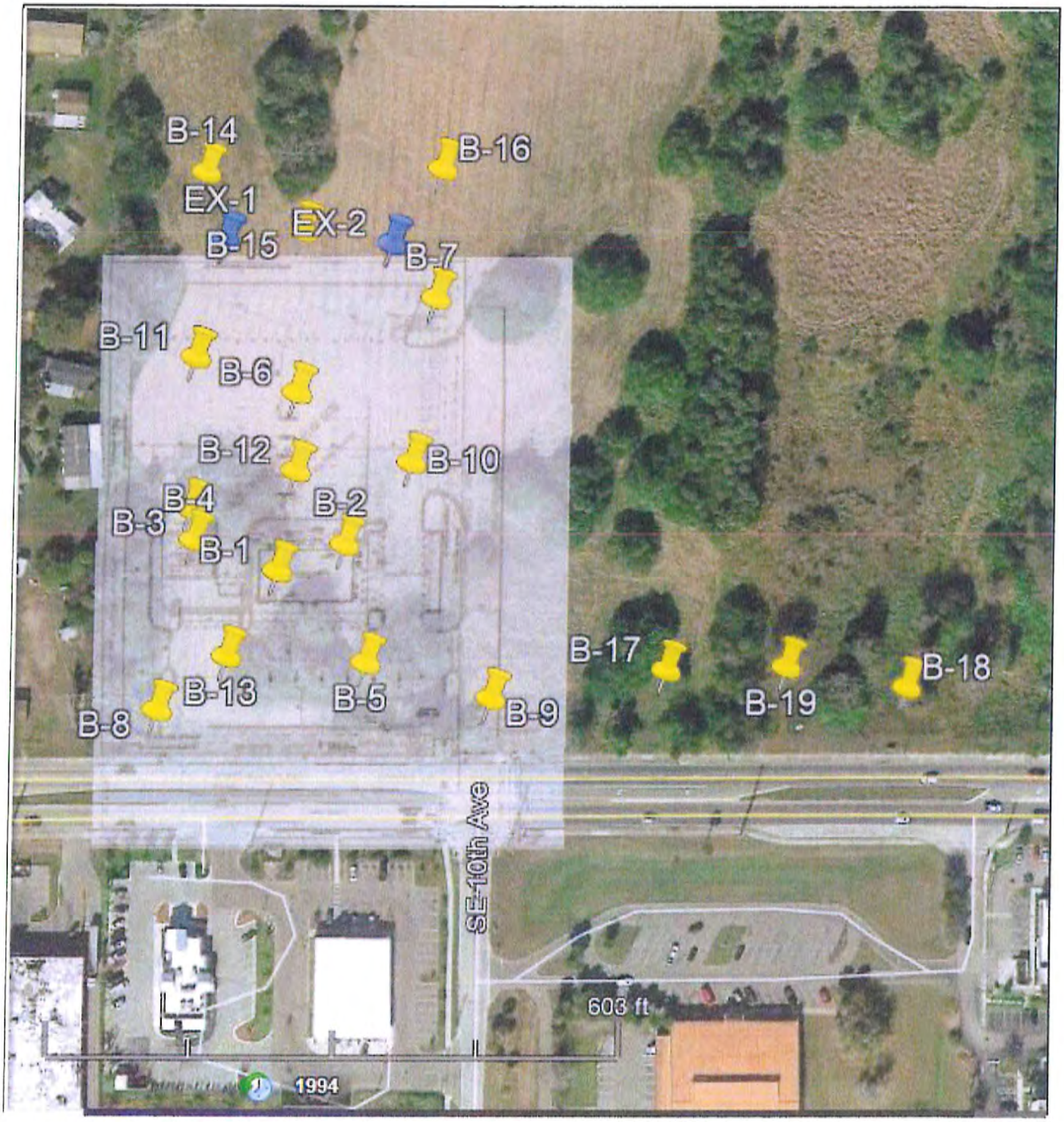
Appendix B - Test Location Plan



TEST LOCATION PLAN

RaceTrac 1443

SR 70 and SE 10th Ave..
Okeechobee, Okeechobee County Florida
GFA International Project No.: 19-6691



*Scale and boring locations are an approximation and may not be accurate. Images are property of Google.

Appendix C - Notes Related to Borings

NOTES RELATED TO
RECORDS OF TEST BORING AND
GENERALIZED SUBSURFACE PROFILE

1. Groundwater level was encountered and recorded (if shown) following the completion of the soil test boring on the date indicated. Fluctuations in groundwater levels are common; consult report text for a discussion.

2. The boring location was identified in the field by offsetting from existing reference marks and using a cloth tape and survey wheel.

3. The borehole was backfilled to site grade following boring completion, and patched with asphalt cold patch mix when pavement was encountered.

4. The Record of Test Boring represents our interpretation of field conditions based on engineering examination of the soil samples.

5. The Record of Test Boring is subject to the limitations, conclusions and recommendations presented in the Report text.

6. "Field Test Data" shown on the Record of Test Boring indicated as 11/6 refers to the Standard Penetration Test (SPT) and means 11 hammer blows drove the sampler 6 inches. SPT uses a 140-pound hammer falling 30 inches.

7. The N-value from the SPT is the sum of the hammer blows required to drive the sampler the second and third 6-inch increments.

8. The soil/rock strata interfaces shown on the Records of Test Boring are approximate and may vary from those shown. The soil/rock conditions shown on the Records of Test Boring refer to conditions at the specific location tested; soil/rock conditions may vary between test locations.

9. Relative density for sands/gravels and consistency for silts/clays are described as follows:

SPT BLOWS/FOOT	CPT KG/CM^2	SANDS/GRAVELS RELATIVE DENSITY	SPT BLOWS/FOOT	CPT KG/CM^2	SILTS/CLAYS CONSISTENCY
0-4	0-16	Very loose	0-1	0-3	Very soft
5-10	17-40	Loose	2-4	4-9	Soft
11-30	41-120	Medium Dense	5-8	10-17	Firm
31-50	over 120	Dense	9-15	18-31	Stiff
over 50		Very Dense	16-30	32-60	Very stiff
			31-50	over 60	Hard

10. Grain size descriptions are as follows:

NAME	SIZE LIMITS
Boulder	12 Inches or more
Cobbles	3 to 12 Inches
Coarse Gravel	¾ to 3 Inches
Fine Gravel	No. 4 sieve to ¾ inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines	Smaller than No. 200 sieve

11. Definition of Descriptive Terms of Fines:

PROPORTION	ADJECTIVE
Up to 10%	with a trace
10 to 30%	with some

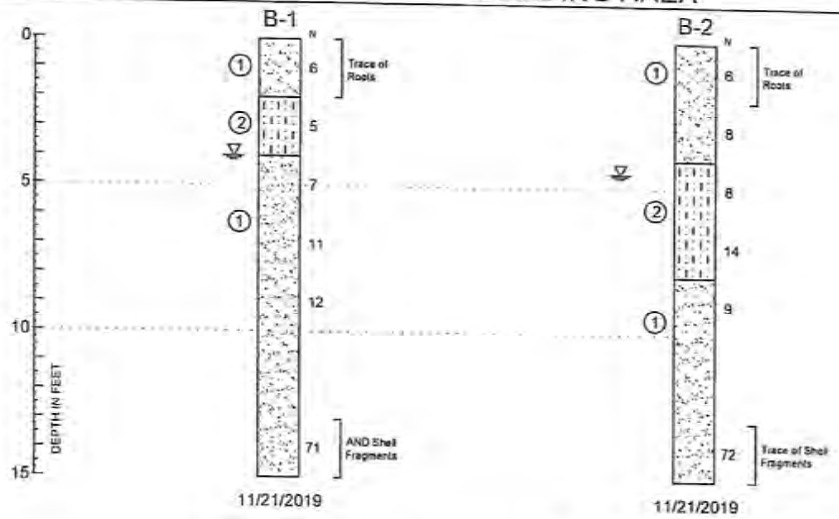
11. Definitions related to adjectives used in soil/rock descriptions:

PROPORTION	ADJECTIVE	APPROXIMATE ROOT DIAMETER	ADJECTIVE
Up to 10%	with a trace	Less than 1/32"	Fine roots
10 to 30%	with some	1/32" to ¼"	Small roots
30 to 50%	with	¼" to 1"	Medium roots
		Greater than 1"	Large roots

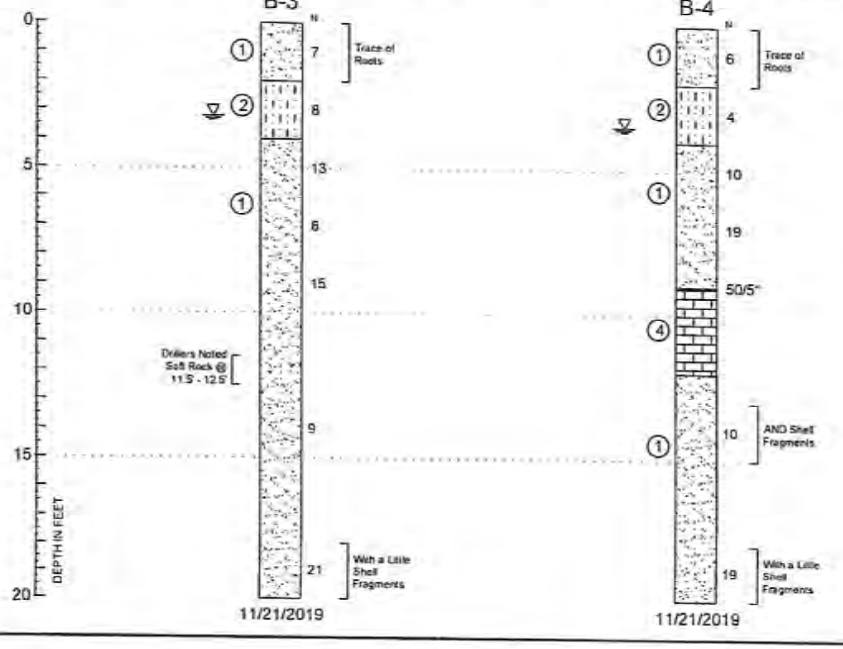
GFA

Appendix D - Record of Test Borings

BUILDING AREA



UNDERGROUND STORAGE TANK (UST) PIT AREA



SOIL PROFILE LEGEND

B-X = BORING NUMBER

SOIL TYPE (X) — SOIL SYMBOL — N = SPT TEST VALUE

GROUND WATER LEVEL

INDICATES PRACTICAL REFUSAL TO BORING EQUIPMENT

= INDICATES GRADUAL TRANSITION IN SOIL TYPES

SOIL LEGEND

1. Light Gray to Dark Gray, Light Brown to Brown, Tan, Orange, SAND (SP) Very Loose to Very Dense
2. Light Gray to Dark Gray, Light Brown to Dark Brown, Slightly Silty SAND (SP-SM) Very Loose to Medium Dense
3. Gray, Silty SAND (SM) Loose
4. LIMESTONE (LS) Moderately Hard

NOTES:

N - STANDARD PENETRATION RESISTANCE TEST (SPT) VALUE. NUMBERS TO THE RIGHT OF BORINGS INDICATE SPT VALUE FOR 12-INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)

WOH - BORING INTERVAL ADVANCED UNDER WEIGHT OF HAMMER

WOR - BORING INTERVAL ADVANCED UNDER WEIGHT OF ROD

LFC - LOSS OF DRILLING FLUID CIRCULATION

WLS - WEATHERED LIMESTONE

SOIL CLASSIFICATION

CORRELATION OF N - VALUES WITH RELATIVE DENSITY AND CONSISTENCY

COHESIONLESS SOIL

N - VALUE	RELATIVE DENSITY
0 - 3	VERY LOOSE
4 - 8	LOOSE
9 - 24	MEDIUM DENSE
25 - 40	DENSE
OVER 40	VERY DENSE

SILTS AND CLAYS

N - VALUE	CONSISTENCY
0 - 1	VERY SOFT
2 - 4	SOFT
5 - 8	FIRM
7 - 12	STIFF
13 - 24	VERY STIFF
OVER 24	HARD

CORRELATION OF N - VALUES WITH HARDNESS DESCRIPTION

LIMEROCK

N - VALUE	RELATIVE DENSITY
0 - 19	VERY SOFT
20 - 49	SOFT
50 - 100	MEDIUM HARD
50 FOR 3 TO 5"	MODERATELY HARD
50 FOR 0 TO 2"	HARD

APPROXIMATE FINES CONTENT	MODIFIERS
5% TO 15%	SLIGHTLY SILTY OR SLIGHTLY CLAYEY
16% TO 25%	SILTY OR CLAYEY
26% TO 49%	VERY SILTY OR VERY CLAYEY

APPROXIMATE SHELL CONTENT	MODIFIERS
0% TO 5%	WITH A TRACE OF SHELL
6% TO 12%	SLIGHTLY SHELLY
13% TO 30%	SHELLY
31% TO 50%	VERY SHELLY

APPROXIMATE ORGANIC CONTENT	MODIFIERS
0% TO 5%	WITH A TRACE
5% TO 20%	WITH ORGANICS
20% TO 75%	HIGHLY ORGANIC
75% TO 100%	PEAT

DEFINITION OF DESCRIPTIVE TERMS OF MODIFIERS FOR SILTS/CLAYS/SHELLS/GRAVELS ARE DESCRIBED AS FOLLOWS :

PERCENTAGE OF MODIFIER MATERIAL	FIRST QUALIFIER	SECOND QUALIFIER
0 - 5	WITH A TRACE OF + MODIFIER	WITH A TRACE
5 - 12	SLIGHTLY + MODIFIER + Y	WITH A LITTLE
12 - 30	MODIFIER + Y	WITH SOME
30 - 50	VERY + MODIFIER + Y	AND

RECORD OF TEST BORINGS

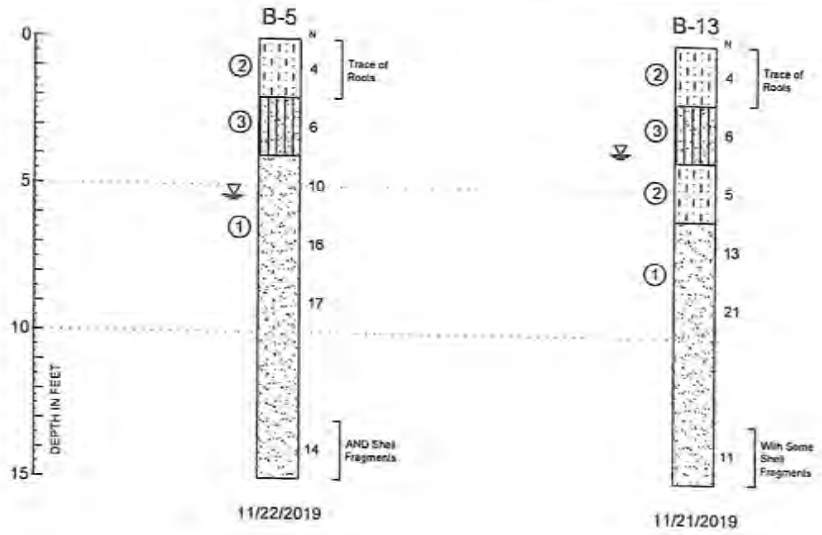
GFA International, Inc.
201 Waldo Ave. N.
Lehigh Acres, Florida 33971
239-489-2443 * TeamGFA.com

Client: RaceTrac Petroleum

Project:
RaceTrac #1443
SR 70 and SE 10th Avenue,
Okeechobee, Okeechobee County, Florida

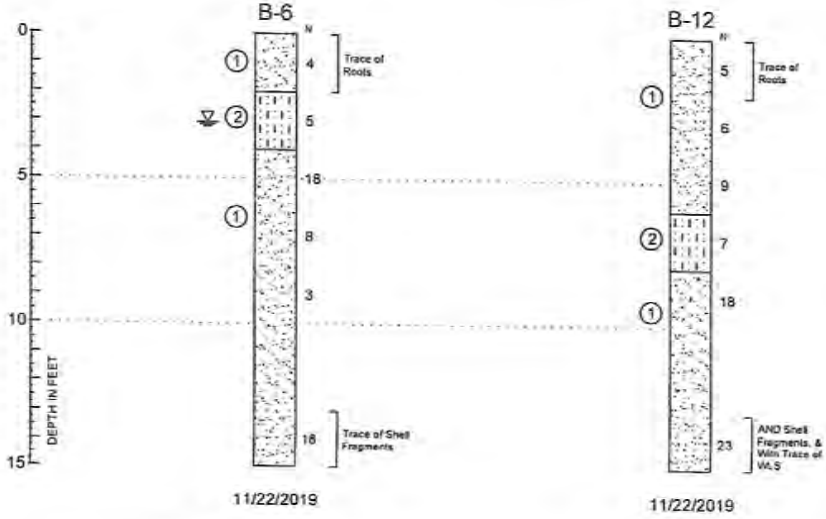
Date: 11/26/2019
Job No: 19-6691
Drilled By: GW
Drawn By: RMG
Approved by: AJD

CANOPY AREA #1



11/22/2019 11/21/2019

CANOPY AREA #2



11/22/2019 11/22/2019

SOIL PROFILE LEGEND

B-X = BORING NUMBER

SOIL TYPE (X) — SOIL SYMBOL — N = SPT TEST VALUE

GROUND WATER LEVEL

INDICATES PRACTICAL REFUSAL TO BORING EQUIPMENT

= INDICATES GRADUAL TRANSITION IN SOIL TYPES

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Date: 11/26/2019
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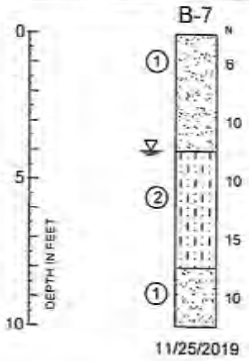
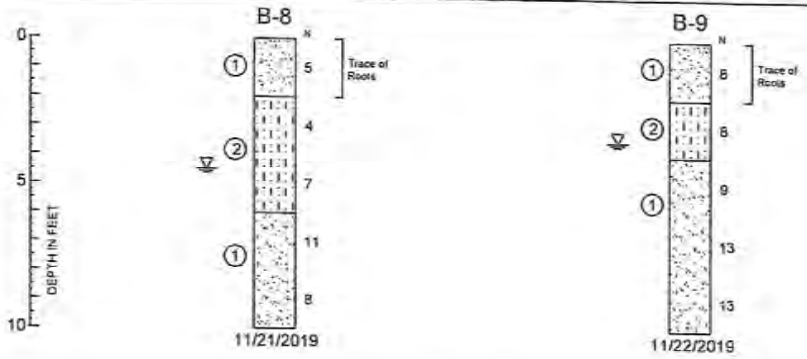
Drilled By: GW
Drawn By: RMG
Approved by: AJD

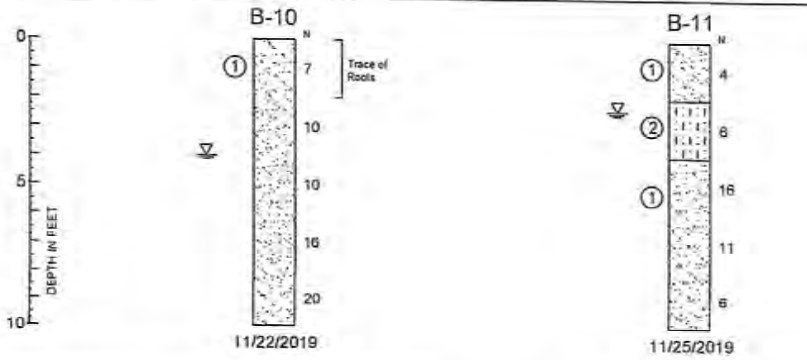
STORMWATER MANAGEMENT AREA



DRIVEWAY AREAS



PAVEMENT AREAS



SOIL PROFILE LEGEND

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1. Light Gray to Dark Gray, Light Brown to Brown, Tan, Orange, SAND (SP) Very Loose to Very Dense
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3. Gray, Silty SAND (SM) Loose
4. LIMESTONE (LS) Moderately Hard

NOTES:

N - STANDARD PENETRATION RESISTANCE TEST (SPT) VALUE. NUMBERS TO THE RIGHT OF BORINGS INDICATE SPT VALUE FOR 12-INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)

WOH - BORING INTERVAL ADVANCED UNDER WEIGHT OF HAMMER

WOR - BORING INTERVAL ADVANCED UNDER WEIGHT OF ROD

LFC - LOSS OF DRILLING FLUID CIRCULATION

WLS - WEATHERED LIMESTONE

SOIL CLASSIFICATION

CORRELATION OF N - VALUES WITH RELATIVE DENSITY AND CONSISTENCY

COHESIONLESS SOIL

N - VALUE	RELATIVE DENSITY
0 - 3	VERY LOOSE
4 - 8	LOOSE
9 - 24	MEDIUM DENSE
25 - 40	DENSE
OVER 40	VERY DENSE

SILTS AND CLAYS

N - VALUE	CONSISTENCY
0 - 1	VERY SOFT
2 - 4	SOFT
5 - 6	FIRM
7 - 12	STIFF
13 - 24	VERY STIFF
OVER 24	HARD

CORRELATION OF N - VALUES WITH HARDNESS DESCRIPTION

LIMEROCK

N - VALUE	RELATIVE DENSITY
0 - 19	VERY SOFT
20 - 49	SOFT
50 - 100	MEDIUM HARD
50 FOR 3 TO 5"	MODERATELY HARD
50 FOR 0 TO 2"	HARD

APPROXIMATE FINES CONTENT	MODIFIERS
5% TO 15%	SLIGHTLY SILTY OR SLIGHTLY CLAYEY
16% TO 25%	SILTY OR CLAYEY
26% TO 49%	VERY SILTY OR VERY CLAYEY

APPROXIMATE SHELL CONTENT	MODIFIERS
0% TO 5%	WITH A TRACE OF SHELL
6% TO 12%	SLIGHTLY SHELLY
13% TO 30%	SHELLY
31% TO 50%	VERY SHELLY

APPROXIMATE ORGANIC CONTENT	MODIFIERS
0% TO 5%	WITH A TRACE
5% TO 20%	WITH ORGANICS
20% TO 75%	HIGHLY ORGANIC
75% TO 100%	PEAT

DEFINITION OF DESCRIPTIVE TERMS OF MODIFIERS FOR SILTS/CLAYS/SHELLS/GRAVELS ARE DESCRIBED AS FOLLOWS:

PERCENTAGE OF MODIFIER MATERIAL	FIRST QUALIFIER	SECOND QUALIFIER
0 - 5	WITH A TRACE OF + MODIFIER	WITH A TRACE
5 - 12	SLIGHTLY + MODIFIER + Y	WITH A LITTLE
12 - 30	MODIFIER + Y	WITH SOME
30 - 50	VERY + MODIFIER + Y	AND

RECORD OF TEST BORINGS

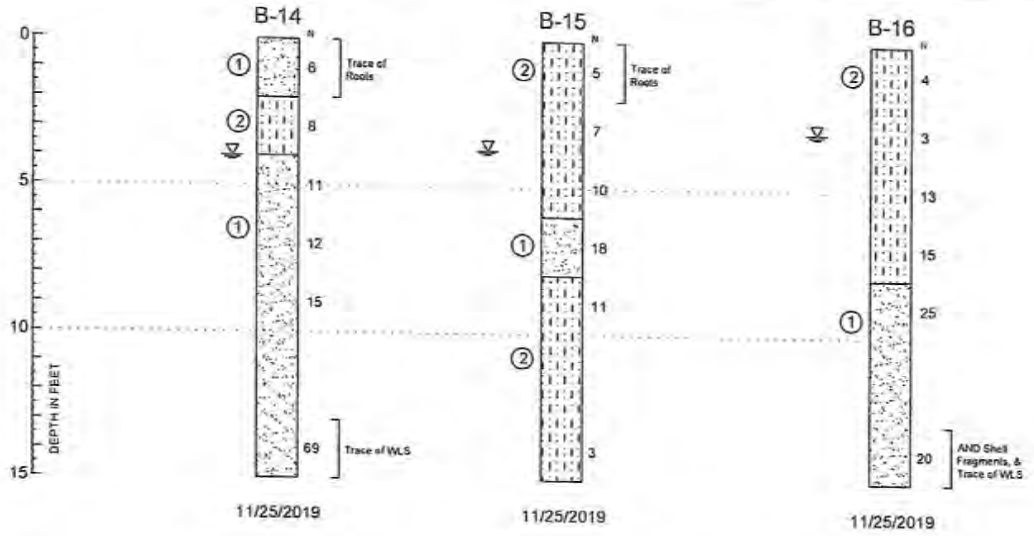
GFA International, Inc.
201 Waldo Ave. N.
Lehigh Acres, Florida 33971
239-489-2443 * TeamGFA.com

Client: RaceTrac Petroleum

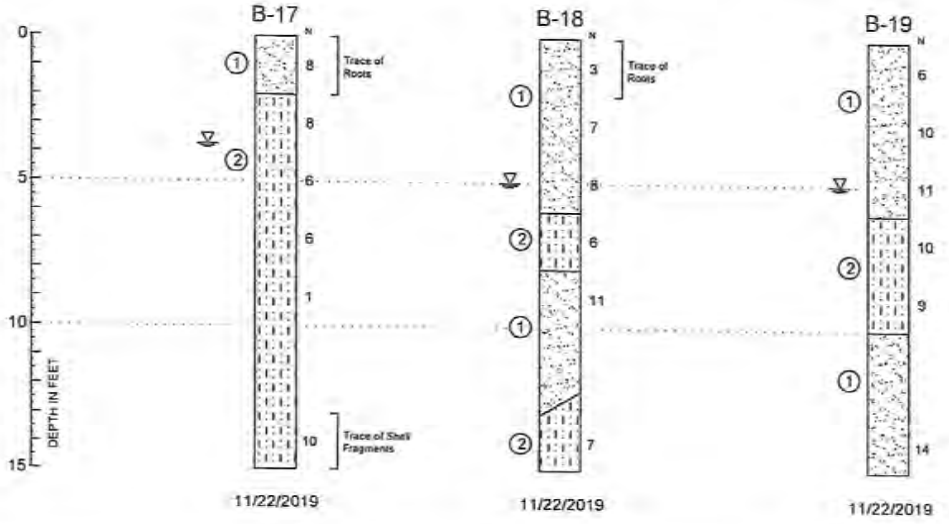
Project:
RaceTrac #1443
SR 70 and SE 10th Avenue,
Okeechobee, Okeechobee County, Florida

Date: 11/26/2019
Job No: 19-6591
Drilled By: GW
Drawn By: RMG
Approved by: AJD

ADDITIONAL BORINGS NORTH ALIGNMENT



ADDITIONAL BORINGS SOUTH ALIGNMENT



SOIL PROFILE LEGEND

B-X = BORING NUMBER

SOIL TYPE (X) — SOIL SYMBOL — N = SPT TEST VALUE

GROUND WATER LEVEL

INDICATES PRACTICAL REFUSAL TO BORING EQUIPMENT

= INDICATES GRADUAL TRANSITION IN SOIL TYPES

SOIL LEGEND

1. Light Gray to Dark Gray, Light Brown to Brown, Tan, Orange, SAND (SP) Very Loose to Very Dense
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Date: 11/26/2019
Job No: 19-6691
Drilled By: GW
Drawn By: RMG
Approved by: AJD

Appendix E - Discussion of Soil Groups

#30

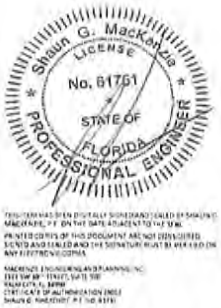
TRAFFIC IMPACT ANALYSIS

RaceTrac
City of Okeechobee, FL

Prepared for:
RaceTrac
Atlanta, GA

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030



Digitally signed by Shaun MacKenzie
Date: 2020.03.02 12:53:56 -05'00'

Shaun G. MacKenzie P.E.
Florida License # 61751

131008
March 2020
Revised January 2020

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed RaceTrac. The project is located on the north of NE Park Street (SR 70) and NW 2nd Avenue in the City of Okeechobee, Florida (Parcel ID: 2-15-37-35-0A00-00007-0000). The applicant proposes to develop the site with a 5,411 square foot (SF) convenient market with 20 vehicle fueling positions (16 vehicles fueling positions and 4 truck fueling positions).

The proposed project is expected to generate the following net new external trips:

- 1,038 daily, 73 AM peak hour (36 in/37 out), and 73 PM peak hour (36 in/37 out)

The proposed project is expected to generate the following driveway trips:

- 4,719 daily, 330 AM peak hour (165 in/165 out), and 330 PM peak hour (165 in/165 out)

The needed roadway improvements to support the project at NE Park Street include converting the existing northbound laneage to one left-turn lane and one shared through/right-turn lane and the project will construct a dedicated eastbound left-turn lane at NE Park St & NW 2nd Ave. In addition, the project will construct the north (southbound) leg of the intersection with one approach lane and one departure lane.

The traffic study demonstrates that the application meets the concurrency requirements of the City of Okeechobee.

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LIST OF FIGURES

LIST OF EXHIBITS

INTRODUCTION

MacKenzie Engineering & Planning, Inc. was retained to prepare a traffic impact analysis for the project. This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the City of Okeechobee. The analysis used current data available from the Florida Department of Transportation and Okeechobee County.

This analysis has been prepared to evaluate traffic impacts resulting from the development of a 5,411 square foot (SF) convenient market with 20 vehicle fueling positions (16 vehicles fueling positions and 4 truck fueling positions). The project is located on the north of NE Park Street (SR 70) and NW 2nd Avenue in the City of Okeechobee, Florida (Parcel ID: 2-15-37-35-0A00-00007-0000). Figure 1 illustrates the site location.

Figure 1. Site Location Map

INVENTORY AND PLANNING DATA

The traffic data used in this analysis includes:

- Florida Department of Transportation
  - Historic Traffic Count Data
  - Peak Season Correction Factor
- Roadway geometrics
- Intersection turning movement counts
- Okeechobee County
  - Property Appraiser Identification Card
  - Signal Timings

Thomas Engineering Group provided site information.

PROJECT TRAFFIC

Trip Generation

Gasoline service station with a large convenience store is unique trip generator. Therefore, the Florida Department of Transportation (FDOT) performed a trip generation study of similar facilities in their report, Trip Generation Recommendations, dated October 2014. The study uses the Convenience Store and Gas Station trip generation equations published by FDOT. The PM peak hour Gasoline plus convenience store equation was also applied to the AM peak hour because FDOT did not publish AM Peak Hour equations.

Proposed Site

The applicant proposes a 5,411 square foot (SF) convenient market with 20 vehicle fueling positions (16 vehicles fueling positions and 4 truck fueling positions).

The proposed project is expected to generate the following net new external trips:

- 1038 daily, 73 AM peak hour (36 in/37 out), and 73 PM peak hour (36 in/37 out)

The proposed project is expected to generate the following driveway trips:

- 4719 daily, 330 AM peak hour (165 in/165 out), and 330 PM peak hour (165 in/165 out)

Internal Capture

The site contains no internal capture.

Pass-by Trip Capture

The proposed pass-by capture is in accordance with ITE's report, *Trip Generation Handbook (3rd Edition)* and FDOT's report, Trip Generation Recommendations, as shown in Exhibit 1.

Table 1. Trip Generation

Land Use			Intensity	Daily	AM Peak Hour			PM Peak Hour		
				Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic										
FDOT formula	5.411	20	5.411 ksf * 20 FP	4,719	330	165	165	330	165	165
		Subtotal		4,719	330	165	165	330	165	165
Pass-By Traffic										
Conv. Mrkt w/ Gas Pumps			78%	3,681	257	129	128	257	129	128
		Subtotal		3,681	257	129	128	257	129	128
		NET PROPOSED TRIPS		***1,038***	***73***	***36***	***37***	***73***	***36***	***37***
		Total Proposed Driveway Volumes		***4,719***	***330***	***165***	***165***	***330***	***165***	***165***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**1,038**	**73**	**36**	**37**	**73**	**36**	**37**
NET CHANGE IN DRIVEWAY VOLUMES				**4,719**	**330**	**165**	**165**	**330**	**165**	**165**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Conv. Mrkt w/ Gas Pumps	FDOT	1000 SF & Pumps	14.3 x PM Trips	78%	50/50	used PM information	50/50	12.3 x Fuel Pumps + 15.5 x 1,000 SF

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TRAFFIC DISTRIBUTION

Traffic distribution and assignment was determined using engineering judgment, trip lengths, surrounding uses and review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

NORTH	-	0 percent
SOUTH	-	2 percent
EAST	-	40 percent
WEST	-	58 percent

TRAFFIC ASSIGNMENT

The distributed external trips for the project were assigned to the roadway network within the radius of influence. The project assignment is shown in Figures 2.

Figure 2. Traffic Assignment

ASSURED AND PROGRAMMED CONSTRUCTION

A review conducted of the Five-Year Plans of FDOT, as well as those improvements committed by the developers of projects in the area. No roadway capacity improvements are identified in the plans adding capacity within the study area.

HISTORICAL GROWTH

A review of FDOT historical volumes was performed. The study uses a conservative +2.0 percent growth rate. Table 4 shows that the 5-year historical average has been a decrease in daily.

Table 2. NE Park St & SE 10th Ave Growth Rate Calculation

							Traffic Count Year	Annual Absolute Growth	Growth Rate
Road Name	From	To	2014	2015	2016	2017	2018		
NE Park St	Parrott Ave	NE 18th Ter	28,000	27,000	25,500	26,500	25,500	-550	-2.2%
							Weighted Average		-2.2%
							Growth Rate Used		**2.0%**

ANALYSIS

Intersection Analysis

Turning movement volumes were collected January 9, 2020 at NE Park St (SR 70) & SE 10th Ave. The intersection was analyzed during the AM and PM peak hour for 2022 buildout conditions using HCS 7. Based on the City of Okeechobee Concurrency Management System Section 74-5, the service capacity for principal arterials is LOS C and all other roads is LOS D. The intersection is projected to operate at LOS B, therefore the City's standards are met.

Table 3. Peak Hour Intersection Analysis Results

	AM Post-Development		**PM Post-Development**		**ACCEPTABLE**
INTERSECTION	**Delay (s)**	**LOS**	**Delay (s)**	**LOS**	**LOS**
NE Park St & SE 10th Ave	13.5	B	16.6	B	YES

Turn Lane Analysis

An analysis of the left-turn lanes at NE Park St & SE 10th Ave were performed during the AM and PM Peak Hour utilizing HCS 7. The queueing analysis can be found in the Appendix.

The queue length was evaluated using the 95th percentile storage ratio. An eastbound left-turn lane is recommended with protected/permitted signal operation. In addition, the shared northbound left-turn/right-turn lane is recommended to be converted to a shared through/right-turn lane. With project traffic, the intersection is projected to be under capacity and operate acceptably. The left-turn lane storage at all approaches are projected to be acceptable.

Table 4. AM and PM Peak Hour Left Turn Queuing Analysis

	AM Peak Hour			PM Peak Hour		
	EBL	WBL	NBL	EBL	WBL	NBL
95th Percentile Queue (feet)	35	9	119	41	35	221
95th Percentile Queue (vehicles)	2	1	5	2	2	9
Existing Storage	-	235	170	-	235	170
Acceptable	Yes	Yes	Yes	Yes	Yes	*Yes

*Left-turn is the primary movement and through/right-turn queue is acceptable.

ACCESS

The project site proposes two points of access on NE Park Street. The proposed access is as follows:

- D/W 1 (West) – Right-in/Right-out
- D/W 2 (East) – Full opening

Based on project traffic volumes the driveways are projected to operate acceptably. Figure 5 displays the projected driveway volumes.

Driveway 1

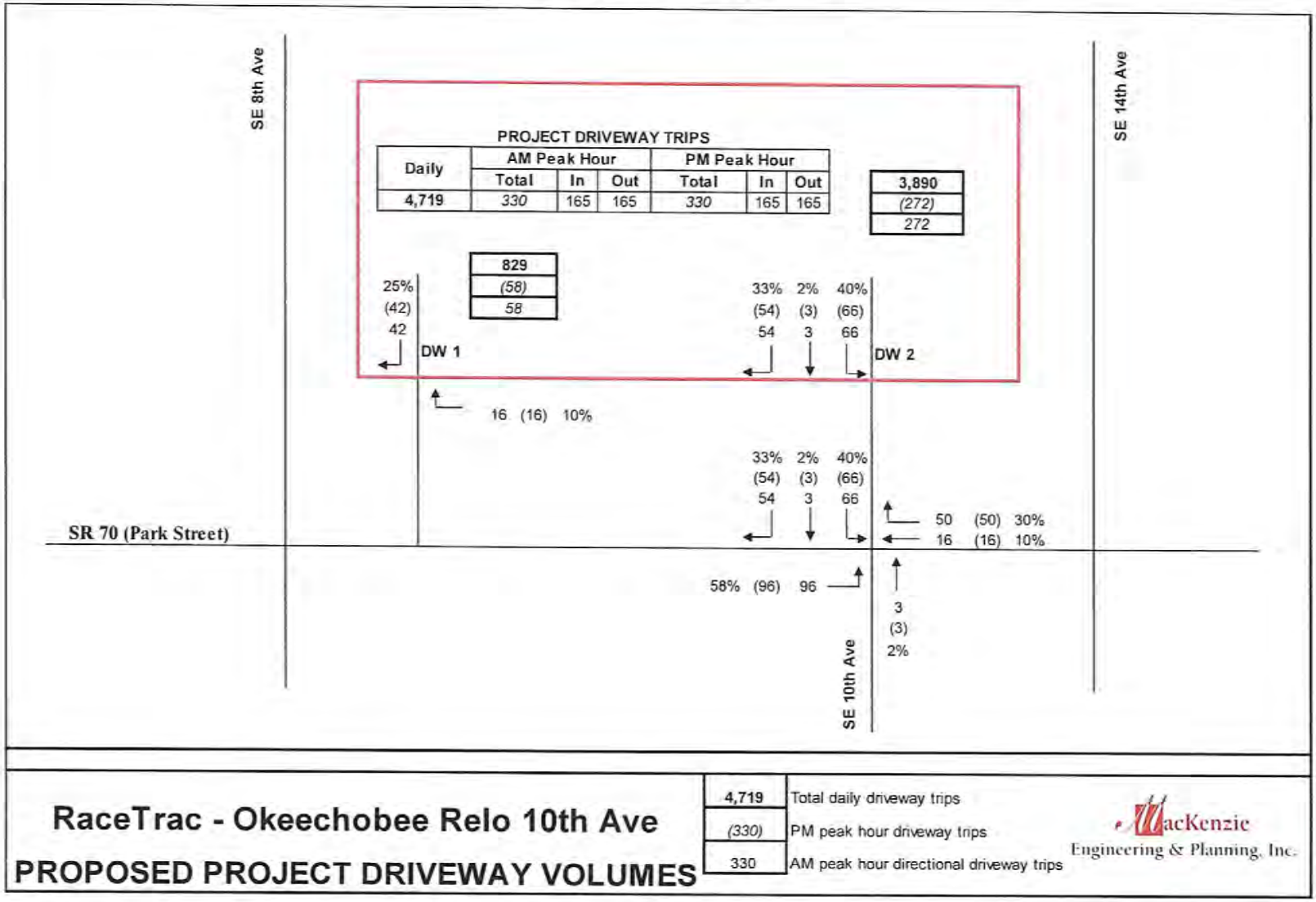
A review of the project's access was performed to evaluate if the proposed project volumes meet the minimum Ingress Turn Lane Standards. The evaluation was based on the FDOT's Driveway Handbook 2008 Edition, Section 7.2. FDOT's Handbook recommends a right-turn lane when right-turn movements exceed 80-125 vehicles per hour during the peak hour for an unsignalized posted speed limit equal or less than 45 mph driveway.

The project's inbound AM and PM peak hour vehicles are 17 and 17, respectively. Using FDOT's most conservative threshold of 80 vehicles per hour, a right-turn lane is not recommended.

Driveway 2

The project's inbound AM and PM peak hour vehicles are 50 and 50, respectively. Using FDOT's most conservative threshold of 80 vehicles per hour, a right-turn lane is not recommended.

Figure 3. Projected Driveway Volumes



RaceTrac - Okeechobee Relo 10th Ave

PROPOSED PROJECT DRIVEWAY VOLUMES

4,719	Total daily driveway trips
(330)	PM peak hour driveway trips
330	AM peak hour directional driveway trips

MacKenzie
Engineering & Planning, Inc.

CONCLUSION

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed RaceTrac. The project is located on the north of NE Park Street (SR 70) and NW 2nd Avenue in the City of Okeechobee, Florida (Parcel ID: 2-15-37-35-0A00-00007-0000). The applicant proposes to develop the site with a 5,411 square foot (SF) convenient market with 20 vehicle fueling positions (16 vehicles fueling positions and 4 truck fueling positions).

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The traffic study demonstrates that the application meets the concurrency requirements of the City of Okeechobee.

APPENDICES

Exhibit 1. Trip Generation

Exhibit 2. Intersection Volume Development

Intersection Analysis

Convenience Store and Gas Station (FDOT)

FDOT Peak Season Correction Factor

Property ID Card

Site Plan

EXHIBIT 1

RaceTrac - Okeechobee Relo 10th Ave

Trip Generation

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Okeechobee Relo - 10th Ave

AM PEAK HOUR TURNING MOVEMENTS

SE 10th Ave & NE Park St

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	0	176	5	0	2	224	0	0	18	0	6	0	0	0	0	431
7:15 AM	7:30 AM	0	0	220	10	0	1	294	0	0	11	0	3	0	0	0	0	539
7:30 AM	7:45 AM	0	0	205	14	0	8	377	0	0	21	0	4	0	0	0	0	629
7:45 AM	8:00 AM	0	0	165	11	0	3	251	0	0	15	0	4	0	0	0	0	449
8:00 AM	8:15 AM	0	0	194	15	0	3	221	0	0	15	0	3	0	0	0	0	451
8:15 AM	8:30 AM	0	0	192	5	0	2	215	0	0	18	0	10	0	0	0	0	442
8:30 AM	8:45 AM	0	0	178	15	0	2	222	0	0	18	0	2	0	0	0	0	437
8:45 AM	9:00 AM	0	0	178	4	0	3	206	0	0	18	0	3	0	0	0	0	412
		0	0	1508	79	0	24	2010	0	0	134	0	35	0	0	0	0	3790
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	0	784	50	0	15	1143	0	0	62	0	14	0	0	0	0	2068

Count Taken: 1/9/2020

Buildout year: 2022

Growth Rate: 2.0%

Seasonal Factor: 1.08

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
1/9/2020	0	0	784	50	0	15	1143	0	0	62	0	14	0	0	0	0
PSCF	0	0	63	4	0	1	91	0	0	5	0	1	0	0	0	0
Adjusted Volumes		0	847	54		16	1234	0		67	0	15		0	0	0
Growth Rate		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%
Growth		0	34	2		1	50	0		3	0	1		0	0	0
2022 Volumes		0	881	56		17	1284	0		70	0	16		0	0	0
Pre-Development		0	881	56		17	1284	0		70	0	16		0	0	0
Project	0	96	0	0	0	0	17	50	0	0	3	0	0	66	3	54
Post	0	96	881	56	0	17	1301	50	0	70	3	16	0	66	3	54

Project Traffic Assignment		In					In	In			In			Out	Out	Out
	0%	58%	0%	0%	0%	0%	10%	30%	0%	0%	0%	0%	0%	40%	0%	33%

Okeechobee Relo - 10th Ave

PM PEAK HOUR TURNING MOVEMENTS

SE 10th Ave & NE Park St

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	267	24	0	4	245	0	0	33	0	6	0	0	0	0	579
4:15 PM	4:30 PM	0	0	283	27	0	6	276	0	0	26	0	13	0	0	0	0	631
4:30 PM	4:45 PM	0	0	277	25	0	3	247	0	0	35	0	11	0	0	0	0	598
4:45 PM	5:00 PM	0	0	285	19	0	5	223	0	0	52	0	10	0	0	0	0	594
5:00 PM	5:15 PM	0	0	334	18	0	8	286	0	0	30	0	10	0	0	0	0	686
5:15 PM	5:30 PM	0	0	302	8	0	12	275	0	0	33	0	3	0	0	0	0	633
5:30 PM	5:45 PM	0	0	305	14	0	8	294	0	0	27	0	9	0	0	0	0	657
5:45 PM	6:00 PM	0	0	271	21	0	5	258	0	0	28	0	12	0	0	0	0	595
		0	0	2324	156	0	51	2104	0	0	264	0	74	0	0	0	0	4973
Peak Hour Traffic Volume																		
5:00 PM	6:00 PM	0	0	1212	61	0	33	1113	0	0	118	0	34	0	0	0	0	2571

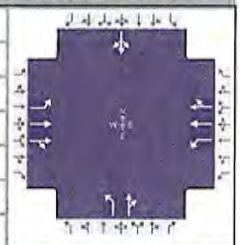
Count Taken: 1/9/2020
Buildout year: 2022
Growth Rate: 2.0%
Seasonal Factor: 1.08

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
1/9/2020	0	0	1212	61	0	33	1113	0	0	118	0	34	0	0	0	0
PSCF	0	0	97	5	0	3	89	0	0	9	0	3	0	0	0	0
Adjusted Volumes		0	1309	66		36	1202	0		127	0	37		0	0	0
Growth Rate		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%		2.0%	2.0%	2.0%
Growth		0	53	3		1	49	0		5	0	1		0	0	0
2022 Volumes		0	1362	69		37	1251	0		132	0	38		0	0	0
Pre-Development		0	1362	69		37	1251	0		132	0	38		0	0	0
Project	0	96	0	0	0	0	17	50	0	0	3	0	0	66	3	54
Post	0	96	1362	69	0	37	1268	50	0	132	3	38	0	66	3	54

Project Traffic Assignment		In					In	In			In			Out	Out	Out
	0%	58%	0%	0%	0%	0%	10%	30%	0%	0%	2%	0%	0%	40%	2%	33%

HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	Mar 2, 2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SE 10th Ave & NE Park St	File Name	SE 10th Ave & NE Park St AM.xus		
Project Description	SE 10th Ave & NE Park St 2022 AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	96	881	56	17	1301	50	70	3	16	66	3	54

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.9	94.0	20.7	0.0	0.0	0.0						
Yellow	4.0	4.0	3.4	0.0	0.0	0.0						
Red	3.0	3.0	2.0	0.0	0.0	0.0						

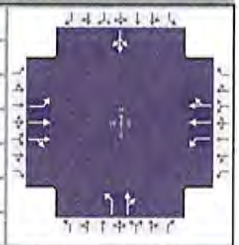
Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	96	881	56	17	1301	50	70	3	16	66	3	54
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2		2	2		2	2			2	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0		12.0	12.0		12.0	12.0			12.0	
Turn Bay Length, ft	0	0		235	0		0	0			0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	15.0	105.0		90.0		35.0		35.0
Yellow Change Interval (*Y*), s	4.0	4.0		4.0		3.4		3.4
Red Clearance Interval (R_c), s	3.0	3.0		3.0		2.0		2.0
Minimum Green (G_{min}), s	6	10	6	10	6	7	6	7
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	3.0	5.0	3.0	5.0	3.0	3.0	3.0	3.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	7.0	0.0	7.0	0.0	7.0	0.0	7.0
Pedestrian Clearance Time (*PC*), s	0.0	13.0	0.0	0.0	0.0	18.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	Mar 2, 2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SE 10th Ave & NE Park St	File Name	SE 10th Ave & NE Park St AM.xus		
Project Description	SE 10th Ave & NE Park St 2022 AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	96	881	56	17	1301	50	70	3	16	66	3	54

Signal Information													
Cycle, s	140.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	5.9	94.0	20.7	0.0	0.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	3.4	0.0	0.0	0.0			
				Red	3.0	3.0	2.0	0.0	0.0	0.0			

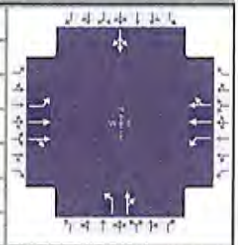
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		4
Case Number	1.0	4.0		6.3		6.0		8.0
Phase Duration, s	12.9	113.9		101.0		26.1		26.1
Change Period, (*Y+R c*), s	7.0	7.0		7.0		5.4		5.4
Max Allow Headway (*MAH*), s	3.1	0.0		0.0		3.2		3.2
Queue Clearance Time (*g s*), s	4.2					20.3		13.0
Green Extension Time (*g e*), s	0.1	0.0		0.0		0.3		0.4
Phase Call Probability	0.98					1.00		1.00
Max Out Probability	0.00					0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	101	498	488	18	715	707	74	20			129	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1831	571	1870	1846	1343	1624			1501	
Queue Service Time (*g s*), s	2.2	11.0	11.0	1.5	26.6	26.8	7.5	1.5			9.3	
Cycle Queue Clearance Time (*g c*), s	2.2	11.0	11.0	1.6	26.6	26.8	18.3	1.5			11.0	
Green Ratio (*g/C*)	0.74	0.79	0.79	0.69	0.69	0.69	0.15	0.15			0.15	
Capacity (*c*), veh/h	322	1467	1410	438	1295	1252	156	253			273	
Volume-to-Capacity Ratio (*X*)	0.314	0.340	0.346	0.041	0.552	0.565	0.472	0.079			0.475	
Back of Queue (*Q*), ft/ln (95 th percentile)	34.6	175.7	173.8	9	413	406.2	118.3	27.7			193.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.4	6.9	6.8	0.4	16.3	16.2	4.7	1.1			7.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00			0.00	
Uniform Delay (*d 1*), s/veh	9.1	4.8	4.5	7.5	11.1	10.8	63.0	50.5			54.5	
Incremental Delay (*d 2*), s/veh	0.2	0.6	0.7	0.2	1.7	1.9	0.8	0.0			0.5	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	
Control Delay (*d*), s/veh	9.3	5.4	5.2	7.7	12.8	12.6	63.8	50.6			54.9	
Level of Service (LOS)	A	A	A	A	B	B	E	D			D	
Approach Delay, s/veh / LOS	5.6	A		12.6	B		61.0	E		54.9	D	
Intersection Delay, s/veh / LOS	13.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.2	B	2.1	B	2.9	C	2.9	C
Bicycle LOS Score / LOS	1.4	A	1.7	B	0.6	A	0.7	A

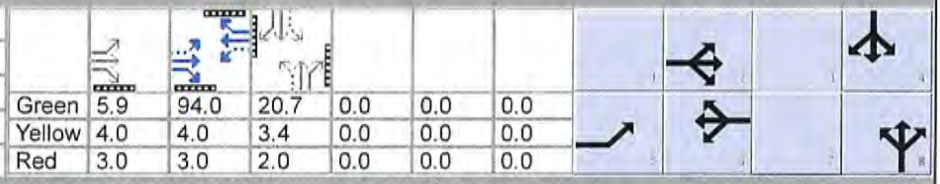
HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	Mar 2, 2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2022	Analysis Period	1> 7:00
Intersection	SE 10th Ave & NE Park St	File Name	SE 10th Ave & NE Park St AM.xus		
Project Description	SE 10th Ave & NE Park St 2022 AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	96	881	56	17	1301	50	70	3	16	66	3	54

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	5.9	94.0		20.7	0.0	0.0	0.0					
Yellow	4.0	4.0		3.4	0.0	0.0	0.0					
Red	3.0	3.0		2.0	0.0	0.0	0.0					

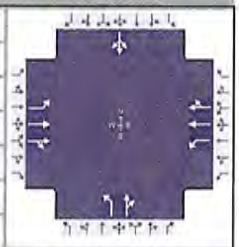
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	1.000	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.300	0.000		0.707	0.000		0.857	0.802	
Right-Turn Adjustment Factor (f_{RT})		0.979	0.979		0.987	0.987		0.868	0.868		0.000	0.802
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1781	3480	221	571	3579	137	1343	256	1368	805	37	659
Proportion of Vehicles Arriving on Green (P)	0.05	0.78	0.77	0.68	0.69	0.68	0.16	0.16	0.16	0.16	0.16	0.16
Incremental Delay Factor (k)	0.04	0.50	0.50	0.50	0.50	0.50	0.04	0.04			0.04	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	4.0		4.0		4.4		4.4
Green Ratio (g/C)	0.74	0.79		0.69		0.15		0.15
Permitted Saturation Flow Rate (s_p), veh/h/ln	377	377		571		1343		1414
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s	96.9	99.0		94.9		21.8		21.8
Permitted Service Time (g_u), s	67.8	0.0		94.8		10.9		20.4
Permitted Queue Service Time (g_{ps}), s	10.7			1.5		7.5		9.3
Time to First Blockage (g_f), s	0.0	0.0		0.0		0.0		1.7
Queue Service Time Before Blockage (g_{fs}), s								1.7
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.557	0.00	1.389	0.00	2.107	0.00	2.107	0.00
Pedestrian F_s / F_{delay}	0.000	0.055	0.000	0.081	0.000	0.158	0.000	0.158
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	1527.18	3.91	1343.15	7.55	295.68	50.83	295.68	50.83
Bicycle F_w / F_v	-3.64	0.90	-3.64	1.19	-3.64	0.15	-3.64	0.21

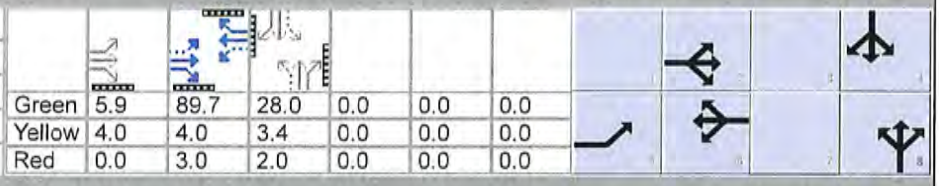
HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	1/16/2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2022	Analysis Period	1> 16:00
Intersection	SE 10th Ave & NE Park St	File Name	SE 10th Ave & NE Park St PM.xus		
Project Description	SE 10th Ave & NE Park St 2022 PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	96	1362	69	37	1268	50	132	3	38	66	3	54

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.9	89.7	28.0	0.0	0.0	0.0						
Yellow	4.0	4.0	3.4	0.0	0.0	0.0						
Red	0.0	3.0	2.0	0.0	0.0	0.0						

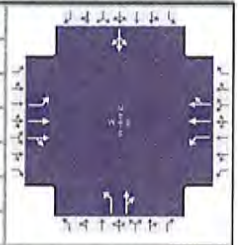
Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	96	1362	69	37	1268	50	132	3	38	66	3	54
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2		2	2		2	2			2	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0		12.0	12.0		12.0	12.0			12.0	
Turn Bay Length, ft	0	0		235	0		0	0			0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	15.0	105.0		90.0		35.0		35.0
Yellow Change Interval (*Y*), s	4.0	4.0		4.0		3.4		3.4
Red Clearance Interval (R_c), s	0.0	3.0		3.0		2.0		2.0
Minimum Green (G_{min}), s	6	10	6	10	6	7	6	7
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	3.0	5.0	3.0	5.0	3.0	3.0	3.0	3.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	7.0	0.0	7.0	0.0	7.0	0.0	7.0
Pedestrian Clearance Time (*PC*), s	0.0	13.0	0.0	0.0	0.0	18.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	1/16/2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2022	Analysis Period	1> 16:00
Intersection	SE 10th Ave & NE Park St	File Name	SE 10th Ave & NE Park St PM.xus		
Project Description	SE 10th Ave & NE Park St 2022 PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	96	1362	69	37	1268	50	132	3	38	66	3	54

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.9	89.7	28.0	0.0	0.0	0.0	
Yellow	4.0	4.0	3.4	0.0	0.0	0.0	
Red	0.0	3.0	2.0	0.0	0.0	0.0	

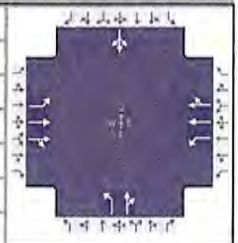
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		4
Case Number	1.0	4.0		6.3		6.0		8.0
Phase Duration, s	9.9	106.6		96.7		33.4		33.4
Change Period, ($Y+R_c$), s	4.0	7.0		7.0		5.4		5.4
Max Allow Headway (*MAH*), s	3.1	0.0		0.0		3.2		3.2
Queue Clearance Time (g_s), s	4.4					27.7		13.7
Green Extension Time (g_e), s	0.1	0.0		0.0		0.1		0.6
Phase Call Probability	0.98					1.00		1.00
Max Out Probability	0.00					1.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	101	758	749	39	698	690	139	43			129	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1838	348	1870	1845	1343	1603			1421	
Queue Service Time (g_s), s	2.4	25.6	25.9	8.3	28.2	28.4	14.1	3.1			8.8	
Cycle Queue Clearance Time (g_c), s	2.4	25.6	25.9	24.8	28.2	28.4	25.7	3.1			11.7	
Green Ratio (*g/C*)	0.71	0.73	0.73	0.66	0.66	0.66	0.21	0.21			0.21	
Capacity (*c*), veh/h	311	1368	1318	235	1236	1193	220	334			336	
Volume-to-Capacity Ratio (*X*)	0.325	0.554	0.568	0.165	0.564	0.578	0.631	0.129			0.386	
Back of Queue (*Q*), ft/ln (95 th percentile)	40.7	383.8	384.5	35	444.1	436.4	220.3	56.4			182.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.6	15.1	15.1	1.4	17.5	17.5	8.7	2.2			7.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.15	0.00	0.00	0.00	0.00			0.00	
Uniform Delay (d_1), s/veh	10.8	9.0	8.6	17.5	13.2	12.9	59.7	45.1			48.7	
Incremental Delay (d_2), s/veh	0.2	1.6	1.8	1.5	1.9	2.0	3.5	0.1			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	
Control Delay (*d*), s/veh	11.0	10.6	10.3	19.0	15.1	15.0	63.2	45.1			48.9	
Level of Service (LOS)	B	B	B	B	B	B	E	D			D	
Approach Delay, s/veh / LOS	10.5	B		15.1	B		58.9	E		48.9	D	
Intersection Delay, s/veh / LOS	16.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.2	B	2.1	B	2.9	C	2.9	C
Bicycle LOS Score / LOS	1.8	B	1.7	B	0.8	A	0.7	A

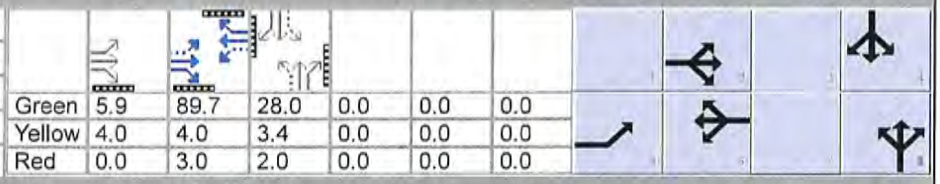
HCS7 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	MEP			Duration, h	0.25
Analyst	MEP	Analysis Date	1/16/2020	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2022	Analysis Period	1> 16:00
Intersection	SE 10th Ave & NE Park St	File Name	SE 10th Ave & NE Park St PM.xus		
Project Description	SE 10th Ave & NE Park St 2022 PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	96	1362	69	37	1268	50	132	3	38	66	3	54

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.9	89.7	28.0	0.0	0.0	0.0						
Yellow	4.0	4.0	3.4	0.0	0.0	0.0						
Red	0.0	3.0	2.0	0.0	0.0	0.0						

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	1.000	0.984	0.984	1.000	1.000	0.984	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.183	0.000		0.707	0.000		0.810	0.760	
Right-Turn Adjustment Factor (f_{RT})		0.983	0.983		0.986	0.986		0.857	0.857		0.000	0.760
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	1781	3530	178	348	3575	141	1343	117	1486	762	35	624
Proportion of Vehicles Arriving on Green (P)	0.05	0.73	0.72	0.65	0.66	0.65	0.21	0.21	0.21	0.21	0.21	0.21
Incremental Delay Factor (k)	0.04	0.50	0.50	0.50	0.50	0.50	0.13	0.04			0.04	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.0	4.0		4.0		4.4		4.4
Green Ratio (g/C)	0.71	0.73		0.66		0.21		0.21
Permitted Saturation Flow Rate (s_p), veh/h/ln	390	390		348		1343		1385
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s	92.5	99.0		90.5		29.2		29.2
Permitted Service Time (g_u), s	61.7	0.0		74.1		17.6		26.3
Permitted Queue Service Time (g_{ps}), s	10.8			8.3		14.1		8.8
Time to First Blockage (g_f), s	0.0	0.0		0.0		0.0		1.7
Queue Service Time Before Blockage (g_{fs}), s								1.7
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.557	0.00	1.389	0.00	2.107	0.00	2.107	0.00
Pedestrian F_s / F_{delay}	0.000	0.071	0.000	0.088	0.000	0.152	0.000	0.152
Pedestrian M_{comer} / M_{cw}								
Bicycle c_b / d_b	1422.34	5.84	1281.17	9.04	400.52	44.77	400.52	44.77
Bicycle F_w / F_v	-3.64	1.33	-3.64	1.18	-3.64	0.30	-3.64	0.21

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: DISTRICT
CATEGORY: 9100 OKEECHOBEE CNTYWIDE

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	0.99	1.08
2	01/07/2018 - 01/13/2018	0.99	1.08
3	01/14/2018 - 01/20/2018	1.00	1.09
4	01/21/2018 - 01/27/2018	0.97	1.05
* 5	01/28/2018 - 02/03/2018	0.95	1.03
* 6	02/04/2018 - 02/10/2018	0.93	1.01
* 7	02/11/2018 - 02/17/2018	0.91	0.99
* 8	02/18/2018 - 02/24/2018	0.91	0.99
* 9	02/25/2018 - 03/03/2018	0.90	0.98
*10	03/04/2018 - 03/10/2018	0.90	0.98
*11	03/11/2018 - 03/17/2018	0.90	0.98
*12	03/18/2018 - 03/24/2018	0.90	0.98
*13	03/25/2018 - 03/31/2018	0.91	0.99
*14	04/01/2018 - 04/07/2018	0.92	1.00
*15	04/08/2018 - 04/14/2018	0.93	1.01
*16	04/15/2018 - 04/21/2018	0.94	1.02
*17	04/22/2018 - 04/28/2018	0.97	1.05
18	04/29/2018 - 05/05/2018	1.01	1.10
19	05/06/2018 - 05/12/2018	1.04	1.13
20	05/13/2018 - 05/19/2018	1.08	1.17
21	05/20/2018 - 05/26/2018	1.07	1.16
22	05/27/2018 - 06/02/2018	1.07	1.16
23	06/03/2018 - 06/09/2018	1.06	1.15
24	06/10/2018 - 06/16/2018	1.06	1.15
25	06/17/2018 - 06/23/2018	1.06	1.15
26	06/24/2018 - 06/30/2018	1.07	1.16
27	07/01/2018 - 07/07/2018	1.08	1.17
28	07/08/2018 - 07/14/2018	1.09	1.18
29	07/15/2018 - 07/21/2018	1.10	1.20
30	07/22/2018 - 07/28/2018	1.09	1.18
31	07/29/2018 - 08/04/2018	1.08	1.17
32	08/05/2018 - 08/11/2018	1.07	1.16
33	08/12/2018 - 08/18/2018	1.06	1.15
34	08/19/2018 - 08/25/2018	1.06	1.15
35	08/26/2018 - 09/01/2018	1.06	1.15
36	09/02/2018 - 09/08/2018	1.06	1.15
37	09/09/2018 - 09/15/2018	1.06	1.15
38	09/16/2018 - 09/22/2018	1.05	1.14
39	09/23/2018 - 09/29/2018	1.05	1.14
40	09/30/2018 - 10/06/2018	1.04	1.13
41	10/07/2018 - 10/13/2018	1.04	1.13
42	10/14/2018 - 10/20/2018	1.03	1.12
43	10/21/2018 - 10/27/2018	1.02	1.11
44	10/28/2018 - 11/03/2018	1.01	1.10
45	11/04/2018 - 11/10/2018	1.00	1.09
46	11/11/2018 - 11/17/2018	1.00	1.09
47	11/18/2018 - 11/24/2018	0.99	1.08
48	11/25/2018 - 12/01/2018	0.99	1.08
49	12/02/2018 - 12/08/2018	0.99	1.08
50	12/09/2018 - 12/15/2018	0.99	1.08
51	12/16/2018 - 12/22/2018	0.99	1.08
52	12/23/2018 - 12/29/2018	0.99	1.08
53	12/30/2018 - 12/31/2018	1.00	1.09

* PEAK SEASON

COUNTY: 91
STATION: 0007
DESCRIPTION: SR 70, WEST OF SR 710/EAST OF OKEECHOBEE
START DATE: 08/14/2018
START TIME: 1100

TIME	DIRECTION: E 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: W 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	30	20	14	16	80	9	16	19	9	53	133
0100	11	10	12	6	39	15	3	12	10	40	79
0200	14	8	7	6	35	13	11	6	11	41	76
0300	16	12	20	19	67	10	18	12	12	52	119
0400	23	21	32	41	117	17	23	34	56	130	247
0500	80	101	98	142	421	67	61	82	112	322	743
0600	155	184	141	162	642	93	129	182	200	604	1246
0700	174	202	169	204	749	194	196	305	280	975	1724
0800	210	170	160	138	678	209	208	185	216	818	1496
0900	167	128	160	138	593	144	155	168	160	627	1220
1000	131	153	140	154	578	154	179	153	170	656	1234
1100	142	152	142	176	612	172	152	180	166	670	1282
1200	165	166	149	152	632	141	153	165	174	633	1265
1300	183	156	178	152	669	181	152	159	193	685	1354
1400	172	197	193	181	743	165	160	177	178	680	1423
1500	208	198	224	212	842	233	230	197	235	895	1737
1600	229	252	237	210	928	188	221	220	235	864	1792
1700	273	276	270	220	1039	247	228	232	204	911	1950
1800	249	204	176	141	770	218	189	181	156	744	1514
1900	149	161	132	141	583	163	154	137	110	564	1147
2000	148	100	101	109	458	118	105	129	83	435	893
2100	91	85	71	59	306	85	79	51	66	281	587
2200	66	41	34	36	177	25	34	33	32	124	301
2300	31	28	26	14	99	31	16	21	18	86	185
24-HOUR TOTALS:					11857					11890	23747

PEAK VOLUME INFORMATION

	DIRECTION: E HOUR	VOLUME	DIRECTION: W HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	715	785	730	1002	715	1775
P.M.	1700	1039	1645	942	1645	1971
DAILY	1700	1039	730	1002	1645	1971

TRUCK PERCENTAGE 17.80 17.93 17.87

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	33	5834	3879	73	843	89	14	400	631	50	1	0	10	0	0	2111	11857
W	29	5857	3872	64	886	92	14	406	646	16	2	1	5	0	0	2132	11890

GENERATED BY SPS 5.0.48P

COUNTY: 91
STATION: 5012
DESCRIPTION: SR 70, EAST OF SR 15/700/US 98/441
START DATE: 08/14/2018
START TIME: 1100

TIME	DIRECTION: E 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: W 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	29	20	14	16	79	9	17	17	8	51	130
0100	12	8	12	7	39	16	4	12	9	41	80
0200	15	10	7	6	38	14	11	5	11	41	79
0300	18	12	19	22	71	10	15	16	11	52	123
0400	25	19	35	43	122	17	24	36	54	131	253
0500	79	100	94	148	421	65	61	76	109	311	732
0600	158	176	139	164	637	101	126	177	207	611	1248
0700	180	204	176	212	772	193	194	313	269	969	1741
0800	204	179	162	154	699	210	207	179	213	809	1508
0900	157	126	165	148	596	156	154	173	166	649	1245
1000	143	148	147	153	591	142	183	149	165	639	1230
1100	146	163	147	177	633	164	164	172	172	672	1305
1200	173	169	154	160	656	153	151	169	172	645	1301
1300	183	158	182	157	680	180	158	166	189	693	1373
1400	183	206	191	180	760	166	165	172	195	698	1458
1500	211	212	220	225	868	234	218	212	238	902	1770
1600	236	263	239	213	951	186	226	216	241	869	1820
1700	289	268	277	212	1046	251	228	235	209	923	1969
1800	251	203	180	142	776	210	188	188	145	731	1507
1900	144	156	136	144	580	165	158	136	113	572	1152
2000	149	105	107	110	471	113	104	139	87	443	914
2100	92	86	68	63	309	79	81	53	66	279	588
2200	65	40	34	35	174	28	35	35	28	126	300
2300	33	30	27	14	104	31	18	19	17	85	189
24-HOUR TOTALS:					12073					11942	24015

PEAK VOLUME INFORMATION

	DIRECTION: E HOUR	VOLUME	DIRECTION: W HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	715	796	730	999	715	1782
P.M.	1645	1047	1645	955	1645	2002
DAILY	1645	1047	730	999	1645	2002

TRUCK PERCENTAGE 18.12 17.05 17.59

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	46	5939	3900	76	855	99	16	408	680	44	1	0	9	0	0	2188	12073
W	45	5796	4065	68	891	115	19	361	542	29	1	0	10	0	0	2036	11942

GENERATED BY SPS 5.0.48P

Time of Day Plan

Designed By:	*EME*
Date:	*10/2017*
Checked By:	*RJ*
Date:	*11/2017*

System ID: ***91070A***
Section: ***91020/91070***
From: ***NW 5th Ave***
To: ***SE 10th Ave***

ALL SEASON PLAN

Day	Time	Pattern	Cycle Length
Monday Thru Friday	0000	-	FREE
	0600	5	80
	0700	2	140
	1000	3	140
	1500	4	140
	1800	2	140
	1930	5	80
	2130	-	FREE
Saturday	0000	-	FREE
	0700	5	80
	0800	3	140
	2000	5	80
	2100	-	FREE
Sunday	0000	-	FREE
	0730	5	80
	0830	3	140
	1930	5	80
	2030	-	FREE

Note:

1) The signals at NW 5th Ave and US 441 are to operate in FREE mode during pattern 5.

Designed By:	*EME*
Date:	*10/2017*
Checked By:	*RJ*
Date:	*11/2017*

Location Details	
Section: 91070	Mile Post: 10.152
Major Street: SR 70	Orientation E-W
Minor Street: SE 10th Ave	Orientation N-S
Sig ID: 1008	System ID: 91070A

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction		*EB/WB*		*NB*		*Dummy*		*Dummy*	
Turn Type									
Min Green		10		7		10		7	
Ext		5		3		5		3	
Yellow		4.0		3.4		4.0		3.4	
All Red		3.0		2.0		3.0		2.0	
Max I		*40*		*20*		*40*		*20*	
Max II		*70*		*30*		*70*		*30*	
Walk		7		7		7		7	
Flashing Don't Walk		18		22		18		22	
Detector Memory									
Det. Cross Switch.									
Dual Entry									
Vehicle Recall		*Min*							
CNA									
Rest in Walk									
Coord Phase		*X*							

Coordination Timings (seconds)

Pattern	C-S-O	Cycle Length	Splits								Offset	Sequence
1		*100*		*65*		*35*		*65*		*35*	*79*	*1*
2		*140*		*105*		*35*		*105*		*35*	*59*	*1*
3		*140*		*105*		*35*		*105*		*35*	*59*	*1*
4		*140*		*105*		*35*		*105*		*35*	*59*	*1*
5		*80*		*55*		*25*		*55*		*25*	*5*	*1*

Offset Reference Point
End of Main Street Green

SOP 1 (Sequence 1)

Ring 1	2	4
Ring 2	6	8

Notes:

1) Use 'Max I" during FREE operations and 'Max II' during coordination
2) Sequence 1 used during FREE operations
3) Force Mode = Fixed
4) Max recall phases 2 & 6 during coordination
5) Program 8 sec of detection delay for minor right turn movements
6) Program 3 sec of detection delay for minor street inside lane movements
7) Controller type: PEEK ATC 1000
7a.) Local Zero Phase = Phase 2 for all patterns
7b.) Permissive Strategy = Multiple for all patterns
7c.) Pedestrian Override = YES for all patterns
7d.) Correction Mode = Shortway for all patterns

Equation	Source	Equation form	Regression Equation	R^2	Comments	Conclusions
A	FDOT	Daily trips= average rate*kft^2	1141.6*kft^2	0.24	Not accurate enough to warrant	Not recommended
B	ITE	Daily trips= average rate*kft^2	845.6*kft^2	-	Not very accurate	Keep unchanged
C	FDOT	Daily trips= average rate*fp	233.4*fp	0.43	Not very accurate, but more recent	**Recommended to replace ITE rate**
D	ITE	Daily trips= average rate*fp	162.8*fp	-	Not very accurate	Outdated
E	FDOT	Daily rates= a*fp+b*kft^2+c	178.0*fp-772.8*kft^2+3814.5	0.58	Negative coefficient for bsf and R2<0.75	Not recommended
F	FDOT	Daily rates= a*fp+b*kft^2	256.7*fp-144.5*kft^2	0.92	Negative coefficient for bsf but R2>0.75	**Recommended***
G	FDOT	Daily rates= c*(a^fp)*(b^kft^2)	2652.4*(1.05^fp)*(0.86^kft^2)	0.54	Fractional coefficient for bsf and R2<0.75	Not recommended
H	FDOT	Daily rates= a*PM trips	14.3*PM trips	0.93	Good accuracy R2>0.75	**Recommended**
a	FDOT	PM Peak trips= average rate*kft^2	85.7*kft^2	0.15	Not accurate enough to warrant	Not recommended
b	ITE	PM Peak trips= average rate*kft2	59.7*kft^2	-	Not very accurate	Keep unchanged
c	FDOT	PM Peak trips= average rate*fp	17.1*fp	0.13	Not accurate enough to warrant	Not recommended
d	ITE	PM Peak trips= average rate*fp	13.4*fp	-	Not very accurate	Keep unchanged
e	FDOT	PM Peak rates= a*fp+b*kft^2+c	5.56*fp-38.24*kft^2+326.20	0.24	Negative coefficient for bsf and R2<0.75	Not recommended
f	FDOT	PM Peak rates= a*fp+b*kft^2	12.3*fp+15.5*kft^2	0.88	Good accuracy R2>0.75	**Recommended**
g	FDOT	PM Peak rates= c*(a^fp)*(b^kft^2)	255.1*(1.02^fp)*(0.91^kft^2)	0.23	Fractional coefficient for bsf and R2<0.75	Not recommended
h	FDOT	PM Peak rates= daily trips/a	Daily trips/14.3	0.93	Good accuracy R2>0.75	**Recommended**

fp = fueling positions

kft^2 = 1,000 square feet gross floor area

a= coefficient for fp

b=coefficient for kft^2

c=constant

*Use is recommended even with a negative coefficient

Note: See appendices for scatter charts associated with these Equations

UNPLATTED LANDS OF THE CITY
W1/2 OF SW 1/4 OF SE 1/4 N OF
RD 70 LESS R/W LESS & EXCEPT A
PARCEL OF LAND DESC IN ORB 6

H2OLDINGS LLC
%DONALD J HACKL
1534 WALNUT AVE
WILMETTE, IL 60091-0000

2-15-37-35-0A00-00007-0000 Okeechobee County 2019 R
CARD 001 of 001
PRINTED 10/10/2019 13:12 BY STAR
APPR 3/29/2019 RA

BUSE		AE?		HTD AREA	.000	INDEX	578610.00	HWY 70 E	PUSE 009900 NON AG ACREAGE
MOD	BATH			EFF AREA		E-RATE	.000	INDX STR 15- 37- 35	
EXW	FIXT			RCN			AYB	MKT AREA 570	0 BLDG
%	BDRM			%GOOD		BLDG VAL	EYB	EXAG	0 XFOB
RSTR	RMS							AC 18.917	1,109,969 LAND
RCVR	UNTS							NTCD	0 CLAS
%	C-W%							APPR CD	0 MKTUSE
INTW	HGHT							CNDO	1,109,969 JUST
%	PMTR							SUBD	1,109,969 APPR
FLOR	STYS							BLK	
%	ECON							LOT	0 SOHD
HTTP	FUNC							MAP#	1,109,969 ASSD
A/C	SPCD								0 EXPT*
QUAL	DEPR							TXDT 050	1,109,969 COTXBL
FNDN	HURR							1,109,969 CITXBL	1,109,969 OTTXBL
SIZE	CNDO								
CEIL	ELEC								
ARCH	FRNT								
FRME	UD-5								
KTCH	DOOR								
WNDO	UD-7								
CLAS	UD-8								
OCC	UD-9								
COND	%								

FIELD CK:
LOC: NE 8TH AVE OKEECHOBEE

BLDG TRAVERSE

SUB	A-AREA	%	E-AREA	SUB VALUE
TOTAL				

PERMITS

NUMBER	DESC	AMT	ISSUED

SALE

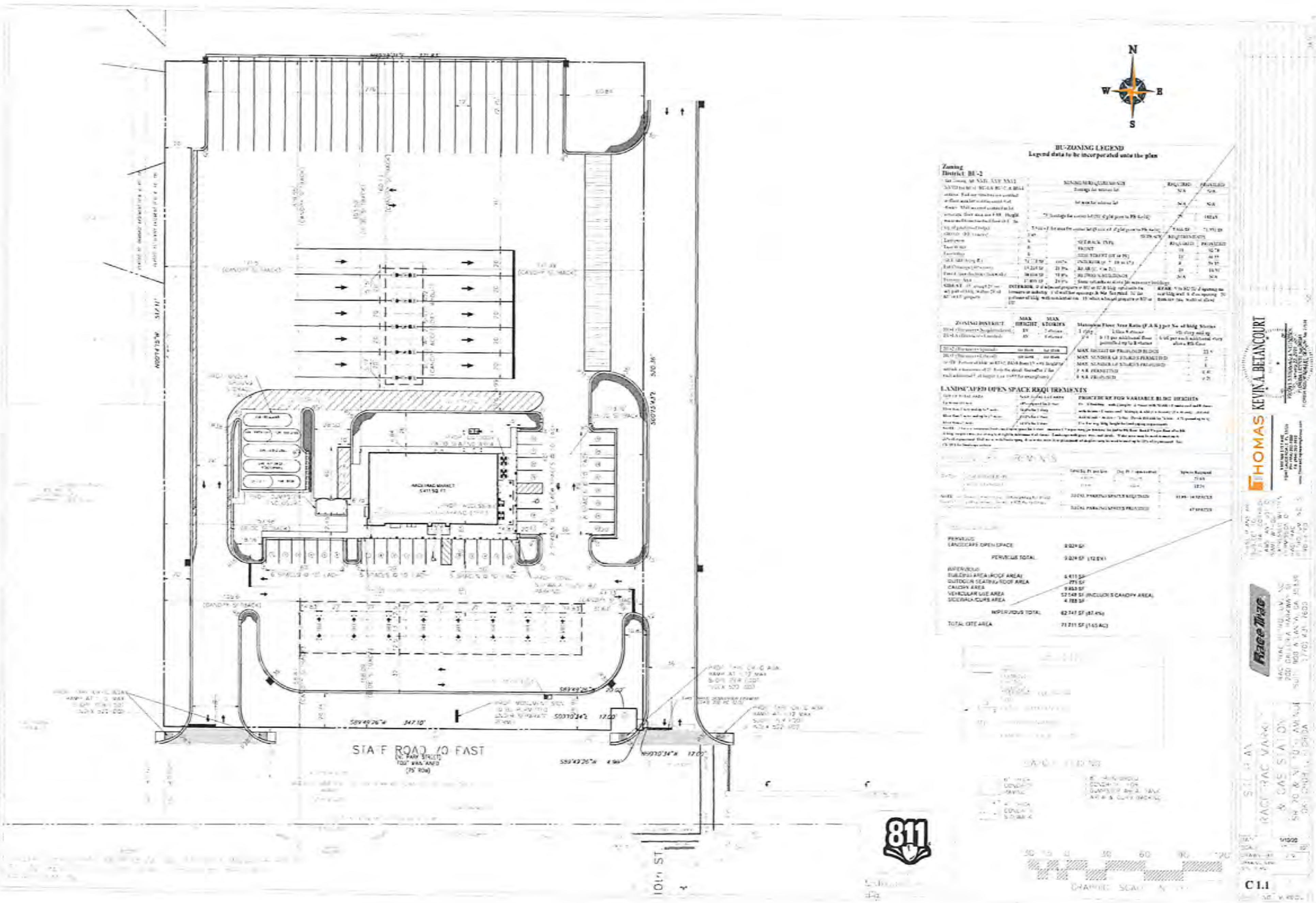
BOOK	PAGE	DATE			PRICE
525	1999	3/10/2004	U	V	550000
GRANTOR HARBOUR BAY PROPERTIES INC					
GRANTEE H2OLDINGS LLC					
412	1349	10/02/1998	U	V	170000
GRANTOR GLASRUD THEODORE					
GRANTEE HARBOUR BAY PROPERTIES INC					

EXTRA FEATURES

AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE

FIELD CK:

AE	LAND CODE	DESC	ZONE TOPO	ROAD UTIL	DEN YRPL	UD3 UD4	FRONT	DEPTH	DT	ADJUSTMENTS	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
N	067EPA	E CRK-CTY								1.00 1.00 .65 1.00	60000.000	SF	4.770	3.10	186,000
N	067EPA	E CRK-CTY								1.00 1.00 1.00 .75	75800.000	SF	4.770	3.58	271,136
N	067EPB	E CRK-CTY								1.00 1.00 .65 .75	130680.000	SF	3.200	1.56	203,991
N	067EPC	E CRK-CTY								1.00 1.00 .65 .75	557568.000	SF	1.650	.80	448,842



N
W
E
S
BU-ZONING LEGEND
Legend data to be incorporated onto the plan
Zoning
District: BU-2
ZONING DISTRICT
LANDSCAPED OPEN SPACE REQUIREMENTS
PROCEDURE FOR VARIABLE BLDG HEIGHTS
PERVIOUS
LANDSCAPE OPEN SPACE
PERVIOUS TOTAL
IMPERVIOUS
BUILDING AREA (ROOF AREA)
OUTDOOR SEATING ROOF AREA
CANOPY AREA
VEHICULAR USE AREA
SIDEWALK/CURB AREA
IMPERVIOUS TOTAL
TOTAL SITE AREA
RACETRAC MARKET
5,411 SQ FT
STATE ROAD 70 EAST
101 ST.
S89°49'26"W
347.10'
S00°10'34"E
N00°14'15"W
517.11'
S00°15'43"E
520.36'
THOMAS
KEVIN A. BETANCOURT
RaceTrac
811
C1.1

Staff Report
Site Plan Review:

Parcel ID: 2-15-37-35-0A00-00007-0000

Description: Gas Station & Convenience Store

Prepared for: *The City of Okeechobee*

Applicant: *RaceTrac Petroleum Inc*

Petition No.: *20-003-TRC*

LaRue planning
1375 Jackson Street # 206 Fort Myers, FL 33901

General Information

Applicant	Race Trac Petroleum Inc 200 Galleria Pkwy SE, Suite 900 Atlanta, GA 30339
Owner	H2oldings LLC 1534 Walnut Ave Wilmette, IL 60091
Site Address	SR 70
Parcel Identification	2-15-37-35-0A00-00007-0000
Contact Person	Samantha Jones, Engineering Project Manager
Contact Phone Number	770.431.7600
Contact Email Address	sjones@racetrac.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning District	Heavy Commercial (CHV)	Heavy Commercial (CHV)
Use of Property	Vacant	Race Trac Gas Station and Convenience Store
Acreage	18.86	18.86

General Description

The subject site is a vacant parcel located on the north side of SR-70 (Park St) just east of NE 8th Ave and across SR-70 from SE 10th Ave. The subject property (shown as parcel 1 on the survey) is 18.86 acres but only 6.63 acres in the southwest corner of the parcel will be used for the proposed development. The Applicant has not offered any plans to develop the remaining 12.23 acres at this time. Major features of the proposed development includes:

- 5,411 square foot RaceTrac convenience store
- Canopy to the south side of the store covering 16 standard vehicle fueling stations
- Canopy to the north side covering 4 large truck fueling stations.
- 30 standard vehicle parking spaces adjacent to the south and east side of the store
- 2 ADA parking spaces
- 23 large truck parking spaces at the rear (north side) of the development
- Water retention area at the rear (north side) of the development
- Two access driveways from SR 70

Future Land Use, Zoning and Existing Use on Surrounding Properties

North	Future Land Use	Single Family Residential
	Zoning District	Residential Mobile Home (RMH)
	Existing Use	River Run Resort Mobile Home Park
East	Future Land Use	Commercial
	Zoning District	Heavy Commercial (CHV)
	Existing Use	Vacant
South	Future Land Use	Commercial
	Zoning District	Heavy Commercial (CHV)
	Existing Use	Zaxby's Restaurant, Family Dollar Store & Post Office
West	Future Land Use	Single Family Residential
	Zoning District	Residential Mobile Home (RSF-1)
	Existing Use	Manufactured Home Sales Center & River Run Resort Mobile Home Park

Following is the Staff analysis of the project's consistency with the various City requirements and regulations. Instances where the Staff believes the submission to be deficient are highlighted.

Adequacy of Public Facilities

POTABLE WATER AND SANITARY SEWER:
The Applicant has stated that a 12 inch potable water main and an 8 inch gravity sewer main exist along SR-70, both of which can be tapped into for this project. Applying the City's Level of Service standard for nonresidential use of 0.15 gallons of water per day per square foot (gpd/sf) to the 5,411 square feet of building floor area indicates a demand of about 812 gallons of potable water and wastewater treatment each per day. This potential increase is relatively small and should have no effect upon the available capacities of OUA's potable and wastewater treatment facilities.

SOLID WASTE DISPOSAL:
On several occasions the County has confirmed a considerable level of excess capacity available to serve the solid waste disposal needs of other developments in the City. It's reasonable that the volume of solid waste generated by the proposed establishment can also be accommodated within the capacity of the County's Solid Waste Facility.

DRAINAGE:
The Applicant has provided a grading site plan, a drainage site plan, and a drainage report.

TRAFFIC GENERATION:
The Applicant has provided a traffic impact analysis performed by MacKenzie Engineering & Planning, Inc. which estimates the number of external trips and driveway trips expected to be generated by the proposed development. Driveway trips typically refer to the total number of

vehicles that turn into the driveway of the development. However, it is expected that some of the vehicles that turn into driveway are stopping by on the way to other destinations. These are known as pass-by trips. After subtracting the expected number of pass-by trips from the total expected driveway trips, the remainder of the driveway trips are known as external trips. External trips are assumed to be vehicle trips generated entirely by the subject use (RaceTrac in this case). The provided traffic impact analysis estimates this proposed development will generate:

- 1,038 daily external vehicle trips
- 73 daily external vehicle trips during the AM peak hour
- 73 daily external vehicle trips during the PM peak hour
- 4,719 daily driveway vehicle trips
- 330 daily driveway vehicle trips during the AM peak hour
- 330 daily driveway vehicle trips during the PM peak hour

The Florida Department of Transportation's most recent (2018) annual average daily traffic count (AADT) for this segment of SR 70 is 25,500 vehicle trips. Adding another 1,038 daily vehicle trips represents a 4.1% increase without accounting for any changes in the AADT. To accommodate for the increase in vehicle trips along this segment, the applicant's traffic engineer is recommending roadway improvements and changes to traffic signalization at the intersection of SR-70 and SE 10th Ave

ACCESS AND EGRESS:
Two new access driveways are proposed on SR-70. The proposed driveway at the intersection of SR-70 and SE 10th Ave will allow for ingress and egress to and from both directions or SR-70 and for vehicles northbound on SE 10th Ave. The other driveway will allow ingress and egress only for vehicles traveling westbound on SR-70.

INTERIOR CIRCULATION:
Interior circulation appears to be adequate with all drive aisles exceeding the minimum code requirements.

SERVICE VEHICLE ACCESS AND EGRESS:

A. Fire Truck
The Applicant has furnished a truck circulation plan, which illustrates the path of truck entering and exiting the site for refueling of the fuel storage tanks or accessing the loading space. The appropriateness of this plan as it applies to fire truck access will be addressed by the Fire Chief.

B. Loading Zone
The proposed loading zone meets all minimum dimensional requirements and is located adjacent to the dumpster enclosure in order to facilitate solid waste removal.

C. Dumpster Location and Trash Collection
The dumpster enclosure meets all required setbacks and is adequately located to accommodate employee trash take out and solid waste truck access.

D. Fuel Truck
The truck route plan adequately illustrates the turn movements required to access the fuel storage tanks.

Compatibility with Adjacent Uses

Retail, restaurant and governmental uses existing across SR-70 to the south. The property to the east is entirely vacant commercial property. An existing manufactured home sales facility fronts on SR-70 to the west and an established manufactured home residential neighborhood exists to the west and north. The main compatibility concern for this use is the existing residential neighborhood to the west and north. To that end, the landscape plan depicts an ample landscape buffer provided along the western property line between the residences and the project.

Compliance with Land Development Codes

Regulation	Required	Provided
Min lot area §90-692(2)	20,000 sq ft	288,680 sq ft
Min lot width §90-692(2)	140’	422’
Min front yard setback (Park St) §90-692(3)	20’	59’ to canopy 158’ to building
Min side yard setback §90-692(3) §90-448(2)	• 8’ • 50’ abutting residential zoning district • 2’ canopy encroachment permitted *50’ required on west side* *8’ required on east side*	105.5’ from west side to front canopy ~115’ from west side to dumpster enclosure 157.5’ from west side to building 97.5’ from east side to front canopy 151’ from east side to building
Min rear yard setback §90-692(3)	• 10’ • 50’ abutting residential zoning district *50’ required*	In compliance
Max lot coverage §90-692(4)	25%, not including fuel storage tanks	6.06%
Max height §90-692(5)	25’	23’
Min underground fuel tank front setback §90-692(6)	20’	~180’
Min underground fuel tank side setback §90-692(6)	• 8’ • 50’ abutting residential zoning district *50’ required on west side*	61’ from west side to underground tanks

Regulation	Required	Provided
Min underground fuel tank rear setback §90-692(6)	• 10’ • 50’ abutting residential zoning district	In compliance
NFPA standards §90-692(8)	Site plans shall conform to NFPA standards.	To be confirmed by fire chief and building official
Max impervious surface §90-285(3)	85%	62.1%
Min parking space dimensions §90-511(b)	9’ by 20’	In compliance
Min ADA parking space dimensions Fl Accessibility Code §502	12’ by 20’ with a 5’ wide access aisle	In compliance
Min loading space dimensions §90-511(c)	At least 10’ wide by 30’ long w/14’ vertical clearance.	10’ x 40’ with unlimited clearance
Minimum driveway width §90-511(d)(2)	24’ wide drive for spaces between 75º and 90º.	In compliance
Parking paving §90-511(e)(1)	Each parking and loading space shall be paved	In compliance
Parking and loading space layout §90-511(e)(2)	Each parking or loading space shall open directly onto a driveway that is not a public street, and each parking space shall be designed to permit access without moving another vehicle.	In compliance
Pedestrian oriented design §90-511(e)(3)	Buildings, parking and loading areas, landscaping and open spaces shall be designed so that pedestrians moving between parking areas and buildings are not unreasonably exposed to vehicular traffic areas.	In compliance
Pedestrian walks §90-511(e)(4)	Paved pedestrian walks shall be provided along the lines of the most intense use, particularly between building entrances to streets, parking areas, and adjacent buildings.	All parking areas are paved.
Loading space identification §90-511(e)(5)	Loading facilities shall be identified as to purpose and location when not clearly evident.	In compliance

Regulation	Required	Provided
Min parking space setback §90-511(e)(6)	No parking space accessed via a driveway from a public road shall be located closer than 20 feet from the right-of-way line of said public road.	In compliance
Min number of off-street parking spaces §90-512(2)	One per 150 sf of floor area *5,411 ÷ 150 = 36*	55 parking spaces
Min number of ADA parking spaces Fl Accessibility Code §208.2	For facilities with 51 – 75 parking spaces, at least 3 must be ADA spaces	3 ADA parking spaces
Min number of off-street loading spaces §90-513(2)	One loading space required for each convenience store	1 designated loading space provided
Min Landscaping §90-532	1 tree and 3 shrubs/3,000 sf of lot area. *288,680 sf ÷ 3,000 = 96 trees and 289 shrubs required*	88 trees and 6 sabal palms to be planted 2 existing live oaks and 6 sabal palms to remain 2,382 shrubs
Landscaping for parking and vehicular use areas §90-533(1)	18 sq ft of landscaping required per required parking space. *18 x 36 = 648 sq ft*	In compliance
Landscaping for parking and vehicular use areas §90-533(2)	One tree per 72 sf of required landscape area *648 ÷ 72 = 9 trees*	In compliance
Landscaping for parking and vehicular use areas §90-533(4)	Two feet of landscaping required between buildings and vehicular use areas.	In compliance
Landscaping for parking and vehicular use areas §90-533(5)	Min. dimension of landscaped areas must not be less than 4' except adjacent to on-site buildings.	In compliance
Landscaping for parking and vehicular use areas §90-533(6)	One landscaped island at least 5' by 15' w/at least one tree must be provided for each 10 required parking spaces w/ a maximum of 12 uninterrupted parking spaces in a row.	In compliance

Regulation	Required	Provided
Landscaping for parking and vehicular use areas §90-533(7)	The remainder of a parking landscape area shall be landscaped with grass, ground cover, or other landscape material.	In compliance
Landscape buffer areas §90-534(1)	10' minimum width of street frontage buffers	In compliance
Landscape buffer areas §90-534(1)	2' minimum width of property line buffers	In compliance
Landscape buffer areas §90-534(2)	1 tree and 3 shrubs for each 300 square feet of required landscaped buffer	
	330 linear ft of non-driveway frontage on SR70 requires 3,300 sf of landscaped area and 11 trees and 33 shrubs	In compliance
	685 linear ft of west property line requires 1,370 sf of landscaped area and 5 trees and 14 shrubs	In compliance
	422 linear ft of north rear property line 844 sf of landscaped area and 3 trees and 8 shrubs	In compliance
	685 linear ft of east property line requires 1,370 sf of landscaped area and 5 trees and 14 shrubs	In compliance
Landscape buffer areas §90-534(3)	Trees may be planted in clusters, but shall not exceed 50 feet on centers abutting the street.	In compliance
Landscape buffer areas §90-534(4)	The remainder of a landscape buffer shall be landscaped with grass, ground cover, or other landscape material	In compliance
Species diversification §90-538(c)	When more than ten trees are required to be planted, two or more species shall be used.	In compliance

Regulation	Required	Provided
Tree spacing from utility structures §90-538(d)	Trees and shrubs shall not be planted in a location where at their maturity they would interfere with utility services (in accordance with §90-543).	No overhead utility lines currently exist along frontage
Landscape area barriers §90-538(g)	Landscaping shall be protected from vehicular encroachment by means of curbs, wheel stops, walks or similar barriers.	In compliance
Drought tolerance §90-540(b)	At least 75 percent of the total number of plants required shall be state native very drought tolerant species as listed in the South Florida Water Management District Xeriscape Plant Guide. However, when a landscape irrigation system is installed, at least 75 percent or the total number of plants required shall be state native moderate or very drought tolerant species.	In compliance
Min tree size §90-540(c)	Trees shall be at least ten feet high and two inches in diameter measured four feet above ground level at the time of planting.	In compliance
Prohibited species §90-542	Species listed in §90-542 shall not be planted.	In compliance
Max monument sign area §90-571(1)	64 square feet	Not depicted. Applicant has stated that a variance application will be submitted for this sign.
Max monument sign height §90-571(1)	8 feet	Not depicted. Applicant has stated that a variance application will be submitted for this sign.
Max number of monument signs §90-571(2)	1	1
Ground/pole signs §90-573(a)(1)	One ground sign or pole sign is allowed in the front yard, and such sign shall not exceed 50 square feet in sign area and 20 feet in height, and shall not be closer than 25 feet to a residential district.	No ground signs or pole signs are depicted on plans

Regulation	Required	Provided
Max total sign area §90-573(b)	The combined sign area of building signs, ground signs and pole signs is limited to one square foot for each linear foot of property on a frontage street, plus one square foot for each two linear feet of property on side streets. *422 square feet total permitted sign area*	40 sq ft building sign on south face 40 sq ft building sign on east face 42 sq ft building sign on south face 55 sq ft building sign on canopy Monument sign size unknown 177 square feet of known sign area
Min street yard sign setback §90-580(c)(1)	No part of any sign shall be located closer than one foot to the property line	Monument shown 1' from front property line
Sidewalks § 78-36(a)(1)	Sidewalks required adjacent to right-of-way	Sidewalks already in place
Lighting § 78-71(a)(5)	All off-street parking areas, service roads, walkways and other common use exterior areas open to the public shall have a minimum of one-half horizontal foot-candle power of artificial lighting. Lighting, when provided, shall be directed away from public streets and residential areas and shall not be a hazard or distraction to motorists traveling a street.	Photometric notes indicate that all fixtures will be full-cutoff design and that trespass will be very minimal.

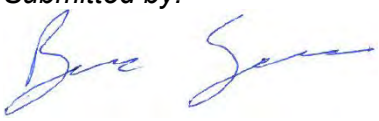
Recommendation

Based on the foregoing analyses, we provide the following recommendations:

1. The traffic impact analysis was conducted based on there being 4 large truck fueling stations and the applicant has maintained that there will only be 4 large truck fueling stations. However, some of the plans are showing what appears to be 5 large truck fueling stations. This error should be corrected on the plans.

2. Consider providing a buffer wall between adjacent residential properties.

Submitted by:



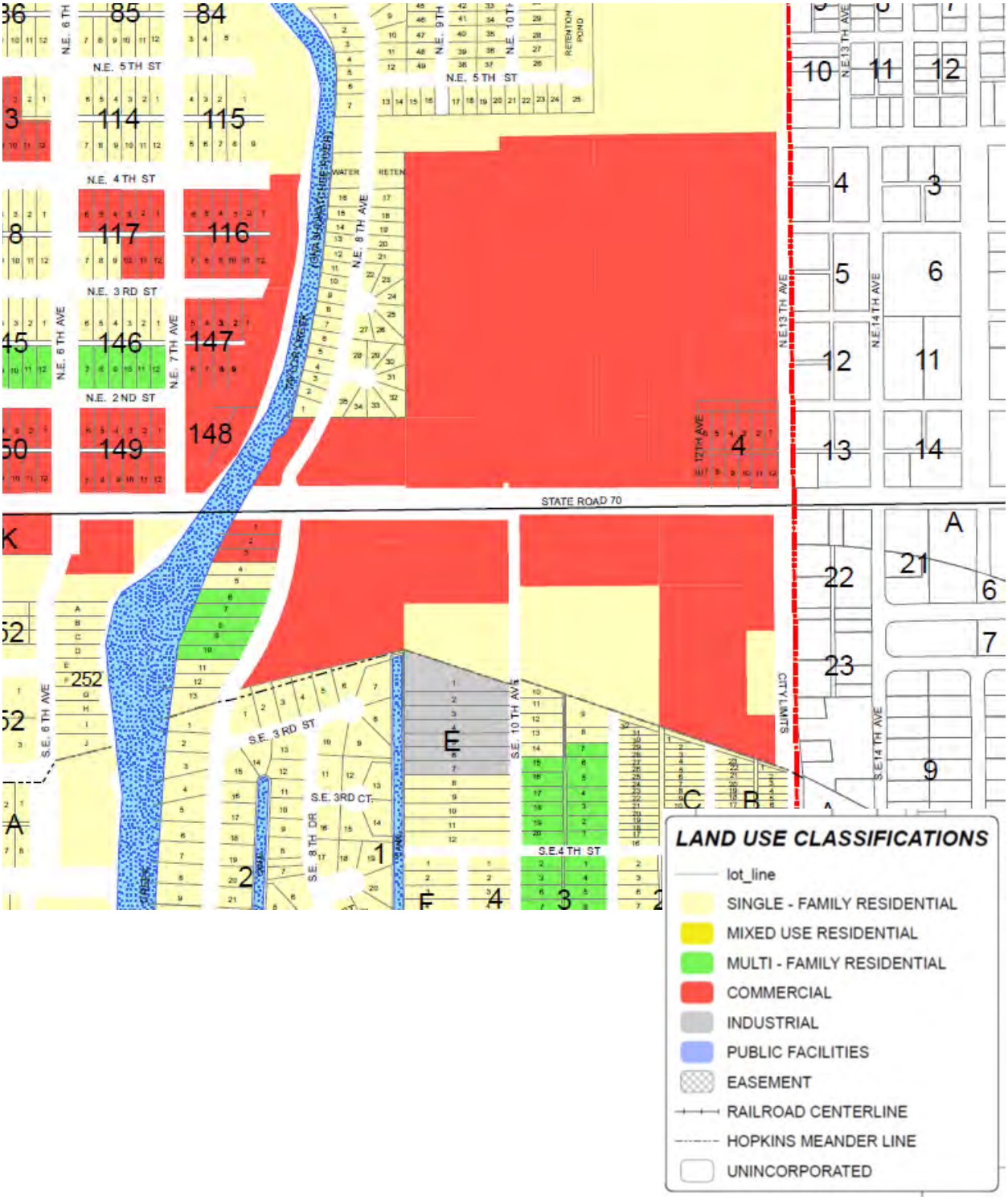
Ben Smith, AICP
Sr. Planner, LaRue Planning

Submitted: May 12, 2020

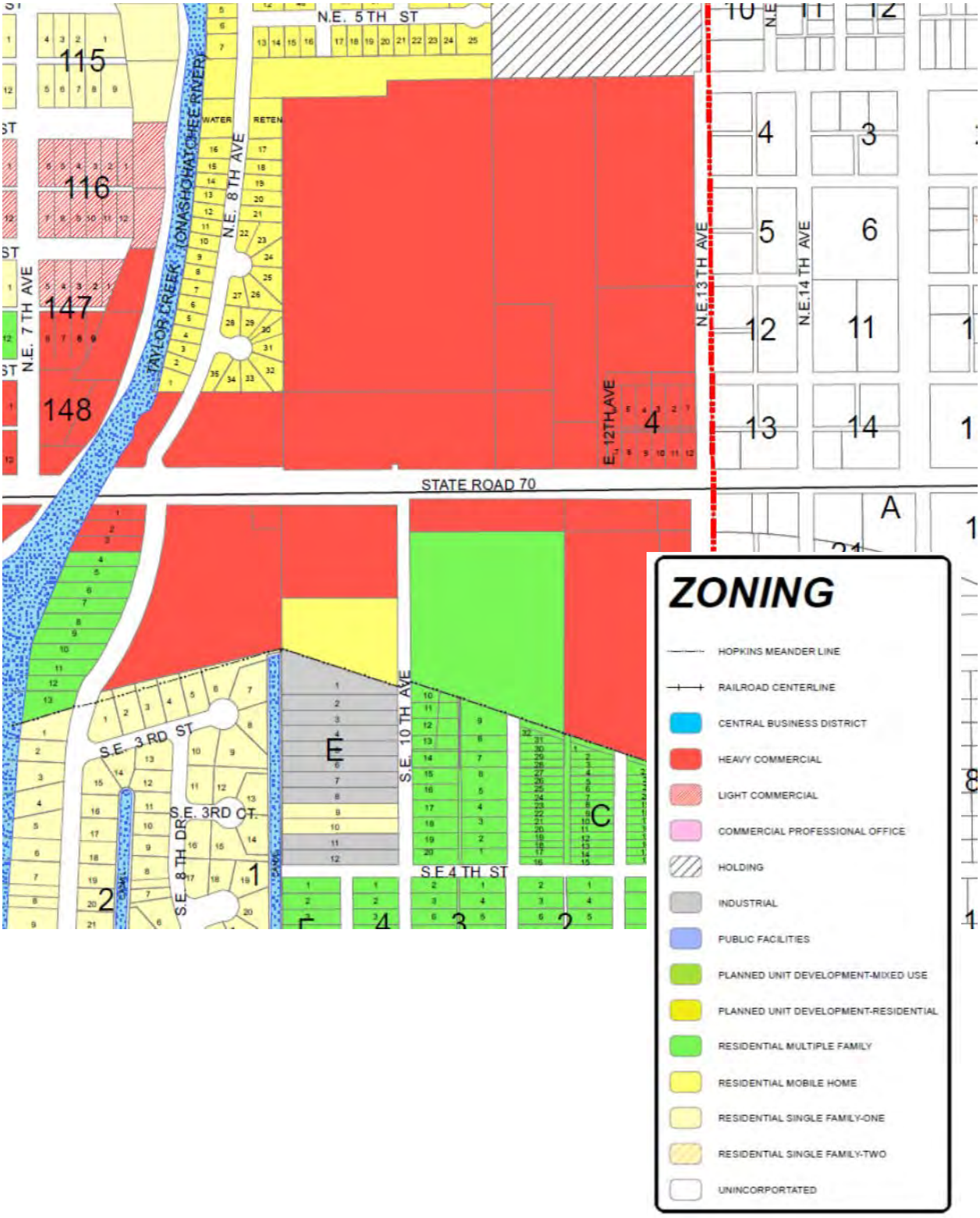
TRC Hearing date: May 21, 2020

Attachments: Future Land Use, Subject & Environs
Zoning, Subject & Environs
Existing Land Use, Subject & Environs

FUTURE LAND USE
Subject Site and Environs



ZONING
Subject Site and Environs



EXISTING LAND USE

Subject Site and Environs

CITY OF OKEECHOBEE

Application for Site Plan Review

City of Okeechobee
General Services Department
55 S.E. 3rd Avenue, Room 101
Okeechobee, Florida 34974
Phone: (863) 763-3372, ext. 9820
Fax: (863) 763-1686
E-mail: pburnette@cityofokeechobee.com

Date Received	4-7-20
Application No.	20-004-TRC
Fee Paid:	$1048.00 CK# 137216
Receipt No.	53873
Hearing Date:	5/21/20

	APPLICANT INFORMATION
1	Name of property owner(s): Mitchell G. Hancock Inc, ✓
2	Owner mailing address: 203 SW 4th Street, Okeechobee, FL 34974
3	Name of applicant(s) if other than owner:
4	Applicant mailing address:
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: H.L. Bennett & Associates - 241 Yeomans Avenue, Labelle, FL 33935 - 863-675-8882 - hlb@hlbennett.org
	PROPERTY and PROJECT INFORMATION
9	Property address/directions to property: N. Parrott Ave 500 BLOCK NW 7TH STREET, OKEECHOBEE, FL 34972. HWY 441 NORTH, TURN LEFT ONTO NW 7TH STREET, PARCEL ON NE CORNER OF NW 7TH STREET AND NW 6TH AVENUE.
10	Parcel Identification Number: 3-15-37-35-0010-00620-0110 ✓
11	Current Future Land Use designation: Single Family Residential ✓
12	Current Zoning district: Industrial ✓
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 building contractor office consisting of 4,750 SF building, parking and drainage facility.
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. Vacant
15	Total land area in square feet (if less than two acres): or acres: 1.6 ✓
16	Is proposed use different from existing or prior use (X Yes) (___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: Septic Tank

	ATTACHMENTS REQUIRED FOR ALL APPLICATIONS
20	Applicant's statement of interest in property. Owner
21	One (1) copy of last recorded warranty deed. 12/18/2019
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).
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 Trip Generation. 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.

Mitchell Hancock — Signature

Mitchell G. Hancock — Printed Name

4/6/2020 — 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 Compete 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

Okeechobee County Property Appraiser

Mickey L. Bandi

2019 Certified Values
updated: 4/2/2020

Parcel: << 3-15-37-35-0010-00620-0110 >>

Owner & Property Info

Result: 1 of 1

Owner	MITCHELL G HANCOCK INC 203 SW 4TH ST OKEECHOBEE, FL 349744334		
Site	NW 7TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOTS 11 TO 20 INC BLOCK 62		
Area	1.596 AC	S/T/R	15-37-35
Use Code**	VACANT IND (004000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Aerial Viewer Pictometery Google Maps

2019 2018 2017 2015 2014 Sales

Property & Assessment Values

2018 Certified Values		2019 Certified Values	
Mkt Land (2)	$42,237	Mkt Land (2)	$43,176
Ag Land (0)	$0	Ag Land (0)	$0
Building (0)	$0	Building (0)	$0
XFOB (0)	$0	XFOB (0)	$0
Just	$42,237	Just	$43,176
Class	$0	Class	$0
Appraised	$42,237	Appraised	$43,176
SOH Cap [?]	$0	SOH Cap [?]	$0
Assessed	$42,237	Assessed	$43,176
Exempt	$0	Exempt	$0
Total Taxable	county:$36,984 city:$36,984 other:$36,984 school:$42,237	Total Taxable	county:$40,682 city:$40,682 other:$40,682 school:$43,176

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/18/2019	$100,000	2019012822	WD	V	Q	01
6/16/2003	$0	505/0452	WD	V	U	02 (Multi-Parcel Sale) - show

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
061ID1	RR VICINIT (MKT)	28,400.000 SF - (0.651 AC)	1.00/1.00 1.00/1.00	$1	$26,128
061ID1	RR VICINIT (MKT)	41,180.000 SF - (0.945 AC)	0.45/1.00 1.00/1.00	$0	$17,048

#21

Parcel ID Number: 3-15-37-35-0010-00620-0110

Prepared by .and return to:
SUSIE BURK
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 37430

Official Records File#2019012822 Page(s):3
Sharon Robertson
Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 12/19/2019 3:32 PM
Fees: RECORDING $27.00 D DOCTAX PD $700.00

Warranty Deed

This Indenture, Executed this December 18, 2019 A.D. Between

JAMES SWEAT, JR., A MARRIED MAN,

whose address is PO BOX 1908, Okeechobee, Florida 34973, hereinafter called the grantor, to

MITCHELL G. HANCOCK INC, A FLORIDA CORPORATION,

whose post office address is: 203 SW 4TH STREET, Okeechobee, Florida 34974, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

Parcel ID Number: **3-15-37-35-0010-00620-0110**

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the 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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Harlie Maggard

Witness Printed Name Stephen E. Burk

JAMES SWEAT, JR. (Seal)

Address: PO BOX 1908, Okeechobee, Florida 34973

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this December 18, 2019, by JAMES SWEAT, JR., A MARRIED MAN, who produced a drivers license as identification.

Notary Public
Print Name:

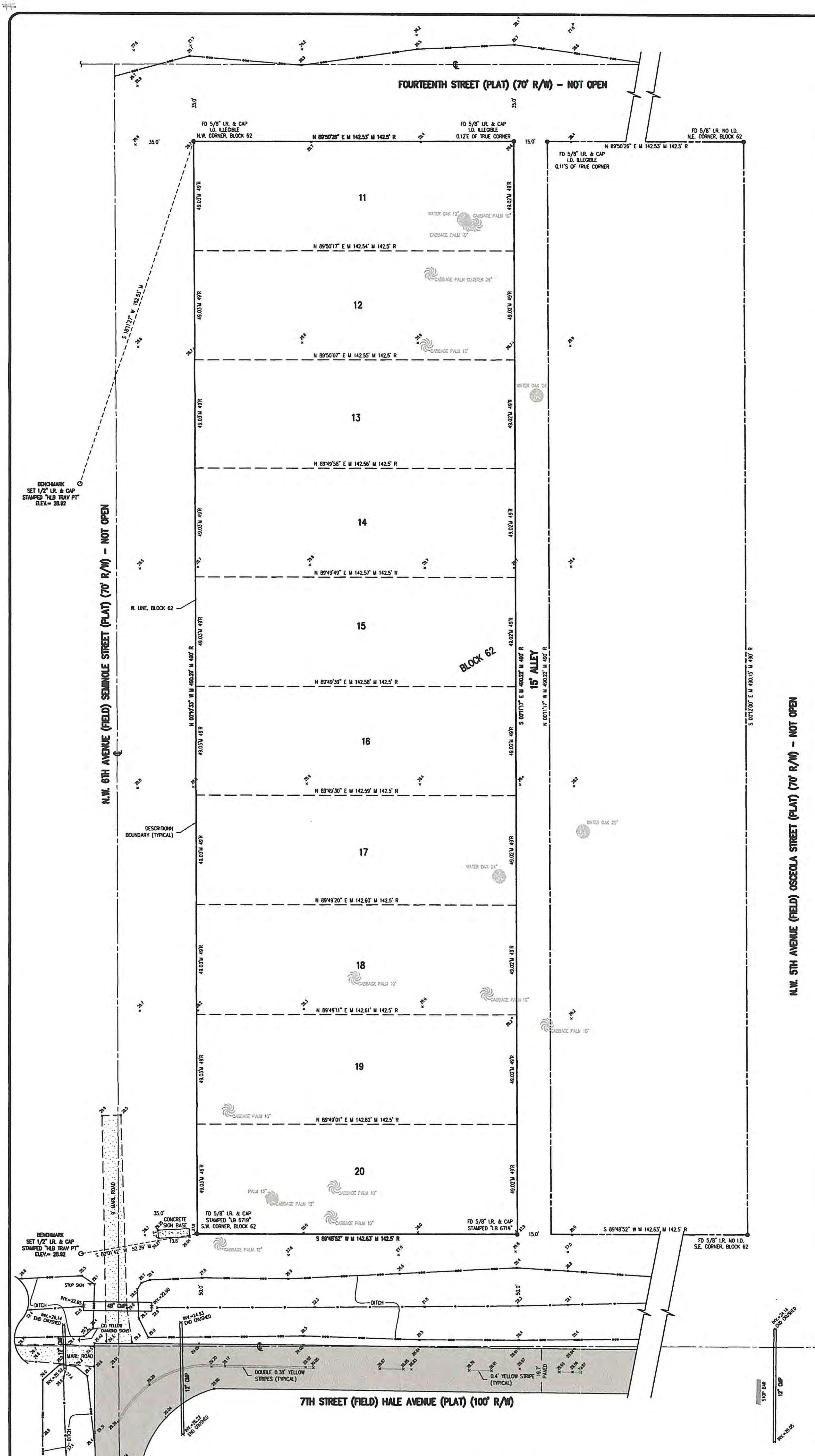
My Commission Expires

STEPHEN E. BURK
MY COMMISSION # GG153902
EXPIRES. December 10, 2021

Exhibit "A"

LOTS 11 THROUGH 20, BLOCK 62, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A COPY OF SAID PLAT BEING RECORDED IN PLAT BOOK 1, PAGE 10, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND ORIGINAL PLAT BEING RE-RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. (ss/

#23



SCALE: 1" = 20'

ABBREVIATIONS

D. & P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT
M = MEASURED
R = RECORDED
R&M = RECORDED & MEASURED
R/W = RIGHT OF WAY
WM = WATER METER
C/S = CONCRETE SLAB
C/W = CONCRETE WALK
EM = ELECTRIC METER
I.R. = IRON ROD
FD = FOUND
℄ OR CL = CENTERLINE
CM = CONCRETE MONUMENT
I.D. = IDENTIFICATION
FIP = FOUND IRON PIPE
TEL = TELEPHONE
UGE = UNDERGROUND ELECTRIC
O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.I.D. = PARCEL IDENTIFICATION
WV = WATER VALVE
SCO = SEWER CLEAN OUT
INV. = INVERT
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE

LEGEND

- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT L.B. 7632
- FOUND REBAR AS SHOWN
- SET 1/2" REBAR & CAP L.B. 7632
- FOUND PERMANENT REFERENCE MONUMENT
- FOUND PERMANENT CONTROL POINT
- SET PERMANENT CONTROL POINT
- FOUND NAIL AS SHOWN
- SET NAIL AND DISK L.B. 7632
- POWER POLE
- FIRE HYDRANT
- —P— OVERHEAD POWER LINES
- —X— FENCE
- × ELEVATION
- —•••— TOP OF BANK

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120178-0415 C, EFFECTIVE DATE, JULY 16, 2015.

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83-(2011)-(EPOCH 2010.0000), WITH THE WEST LINE OF BLOCK 62 HAVING A GRID BEARING OF N 00°45'56" E.

DESCRIPTION:
LOTS 11 THROUGH 20, BLOCK 62, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A COPY OF SAID PLAT BEING RECORDED IN PLAT BOOK 1, PAGE 10, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND ORIGINAL PLAT BEING RE-RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

CERTIFICATIONS:
STEVEN L. DOBBS ENGINEERING, LLC.

SURVEYOR'S NOTES

1. UNLESS OTHERWISE NOTED THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.

2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.

3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.

4. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

5. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.

6. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.

7. THE SURVEY IS CERTIFIED TO THE LAST DATE OF FIELD WORK, NOT THE DATE OF SIGNATURE.

8. UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND/OR UTILITIES, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY.

9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. NO ENCROACHMENTS WERE FOUND, ABOVE OR BELOW GROUND, UNLESS INDICATED HEREON.

11. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
FOR: H.L. BENNETT & ASSOCIATES, INC. LB #7632

H.L. BENNETT, FLORIDA REG. NO. 3403
HAL L. BENNETT FLORIDA REG. NO. 6546

DATE: 2/27/2020

H. L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE - P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

BOUNDARY & TOPOGRAPHIC SURVEY OF A PARCEL IN SECTION 15, TOWNSHIP 37 S, RANGE 35 E. OKEECHOBEE COUNTY, FLORIDA

REVISIONS

DWN BY: LM DATE: 02/20/20 CHKD BY: DWG. ID: 20060
F.B. 169 PG. 13 FIELD SURVEY DATE: 02/12/20 SHEET: 1 OF 1
CLIENT: STEVEN L. DOBBS ENGINEERING, LLC.
PROJECT NUMBER: 20060 SECTION 15, TOWNSHIP 37 S, RANGE 35 E

DESIGN PARAMETERS:

BASIC WIND SPEED:
- [X] 150 MPH (3-SECOND GUST) = 116 MPH (FASTEST MILE)
- [ ] 140 MPH (3-SECOND GUST) = 106 MPH (FASTEST MILE)

RISK CATEGORY:
- [ ] CATEGORY I
- [ ] CATEGORY III
- [X] CATEGORY II
- [ ] CATEGORY IV

BUILDING OCCUPANCY CLASSIFICATION:
- [ ] GROUP A - ASSEMBLY
- [ ] GROUP H - HAZARDOUS
- [X] GROUP B - BUSINESS
- [ ] GROUP I - INSTITUTIONAL
- [ ] GROUP D - DAY CARE CENTER
- [ ] GROUP M - MERCANTILE
- [ ] GROUP E - EDUCATIONAL
- [ ] GROUP R - RESIDENTIAL
- [ ] GROUP F - FACTORY INDUSTRIAL
- [ ] GROUP S - STORAGE

BUILDING CONSTRUCTION TYPE:
- [ ] TYPE I
- [ ] TYPE IV
- [ ] TYPE II
- [X] TYPE V
- [ ] TYPE III

EXPOSURE CATAGORY:
- [ ] C
- [X] B
- [ ] D

WINDBORNE DEBRIS REGION:
- [ ] NO
- [X] YES
- [ ] YES, NOT REQUIRED (EXCEMPT)
  - [X] IMPACT RESISTANT GLAZING
  - [ ] IMPACT RESISTANT COVERING
  - [ ] COMBINATION OF IMPACT RESISTANT GLAZING & COVERING

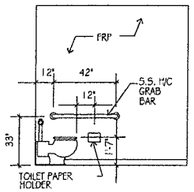
INTERNAL PRESSURE COEFFICIENTS:
- [ ] 0.00 (OPEN)
- [X] +0.18, -0.18 (ENCLOSED)

GENERAL NOTES:

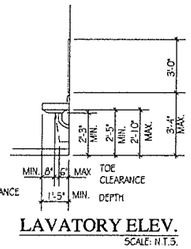
1. All contractor or subcontractor shall verify all conditions and dimensions at the job site prior to commencing work. The contractor shall report all discrepancies between the drawing and existing conditions to the designer prior to commencing work.
2. All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere in the work except where a different detail is shown.
3. The structure is designed to be self supporting and stable after the building is complete. It is the contractor's sole responsibility to determine erection procedures and sequence to ensure safety of the building and its components during erection. this includes the addition of necessary shoring, sheeting, temporary, bracing, guys or tie downs.
4. All construction must be in strict conformance with the 2017 (6 th edition) of the (FBC) florida building code, section 1609 and all other applicable amendments and codes. Buildings design is based upon ASCE 7-10 for 150 MPH wind and applicable gravity dead and live loads.
5. See geotech report by GFA International for existing site conditions. Footing have been designed for allowable soil bearing pressure of 3000 PSF.
6. Do not scale drawings for structural information.
7. All electrical to meet current electrical (N.E.C. 2014) CODE.
8. All mechanical to meet current mechanical (FBC 2017) code.
9. All plumbing to meet current plumbing (FBC 2017) code.

PLUMBING NOTES:

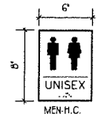
1. PLUMBING ISOMETRIC TO BE PROVIDED BY PLUMBING CONTACTOR.



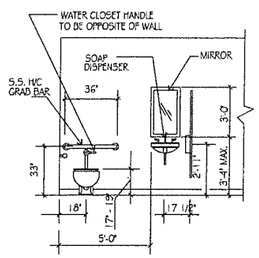
TOILET ELEV.
SCALE: N.T.S.



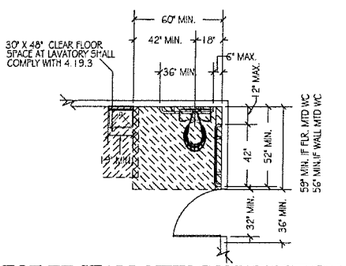
LAVATORY ELEV.
SCALE: N.T.S.



TOILET RM SIGNAGE
SCALE: N.T.S.



TOILET ELEV.
SCALE: N.T.S.



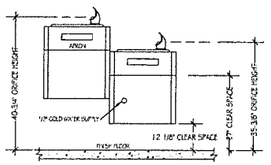
TOILET STALL NEW CONTRUCTION
SCALE: N.T.S.

FIXTURE LEGEND

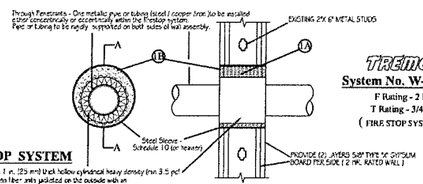
LAV.	LAVATORY
W.C.	WATER CLOSET
D.F.	DRINKING FOUNTAIN (HIGH & LOW)

WALL LEGEND

- PRE-FAB. METAL BLG. @ 16'-0" A.F.F.
- 2"X 4" WOOD WALL @ 16" O.C. TYP.
- 2"X 4" WOOD WALL @ 16" O.C. TYP. W/ R-13 INSULATION & PROVIDE 1/2" DRYWALL ONE SIDE
- 2"X 4" WD. WALL @ 16. O.C. PROVIDE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD ON EACH SIDE (1 HR. RATED WALL)



ELECTRICAL WATER COOLER HI / LO
SCALE: N.T.S



TREMCO.
System No. W-L-5192
F Rating - 2 Hr
T Rating - 3/4 Hr
(FIRE STOP SYSTEM)

FIRE STOP SYSTEM

SECTION A-A
SCALE: N.T.S

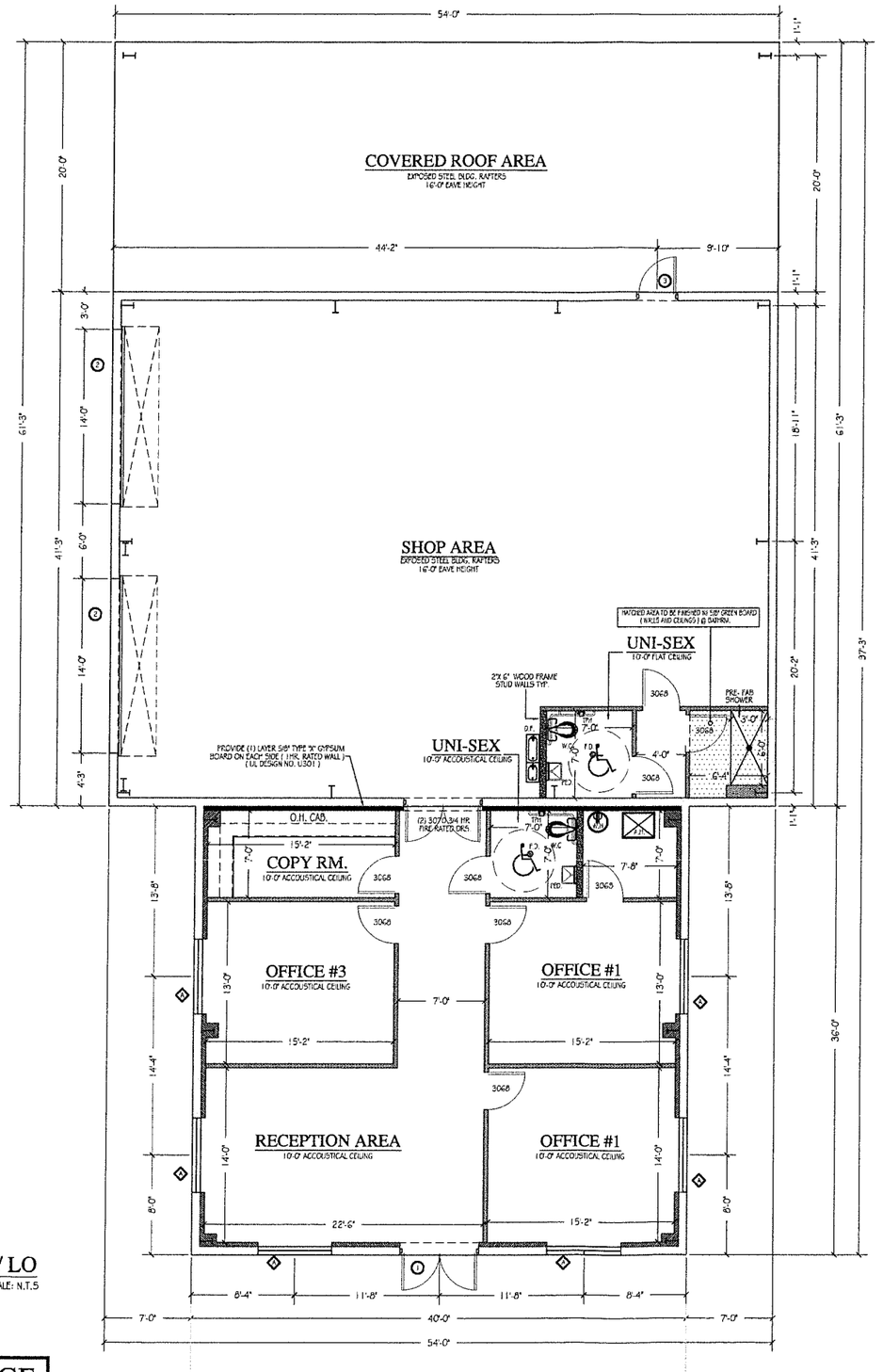
1A. Packing Material - Min. 4 in. (102 mm) thickness of min 4 pcf (64 kg/m. metric) or rated specified density glass fiber insulation firmly packed into the opening as a permanent form. Packing must be recessed from both surfaces of wall to accommodate the required thickness of fill material.

1B. Fill, Void or Cavity Material* - Sealant - Min. 1/2 in. (13 mm) thickness of fill material applied within the annular space, flush with both surfaces of the wall.
TREMCO INC. - *TREMCOsil Acrylic, TREMCOsil Latex/Acrylic & Acrylic or Type-SA
*Bearing the UL Classification Mark

FIRE RATED PENETRATION DETAIL
SCALE: N.T.S

SQUARE FOOTAGE

OFFICE/BATHROOM AREA =	1,594 SqFt
SHOP AREA=	2,074 SqFt
COVERED AREA=	1,080 SqFt
TOTAL AREA =	4,748 SqFt



FLOOR PLAN
SCALE: 3/16"= 1'-0"

I HEREBY CERTIFY THAT THE BUILDING DEPICTED IN THIS SET OF DRAWINGS WILL WITHSTAND WINDSTORM PRESSURES OF UP TO 150 MPH AS DEFINED IN THE (FBC) FLORIDA BUILDING CODE, 2017 (6 TH EDITION) SECTION 1609, PROVIDED THAT IT IS BUILT IN STRICT ACCORDANCE WITH THESE PLANS.

H.L. BENNETT, FLORIDA P.E. NO. 32534 — DATE:

DATE

REVISIONS

MITCHELL HANCOCK
OFFICE/SHOP BUILDING
NW 7th STREET, OKEECHOBEE, FLORIDA
(863) 261 - 4478

SHEET TITLE
FLOOR PLAN

H. L. BENNETT & ASSOCIATES INC.
241 YEOMANS AVENUE - P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH. (863) 675-8882
FAX (865) 675-1327
L.B. #27746

DRAWN BY: A.PEREZ
CHECKED BY: HLB

CLIENT: SLD ENGINEERING

JOB NO. 20060

FILE NO. SLD ENGINEERING SHOP BUILDING

SHEET NO. 1 OF 2

#25

Construction Plans
FOR
Mitchell Hancock Construction
Proposed New Construction

Lying In Sec. 16, Township 37 South, Range 35 East
City of Okeechobee, Florida

SURVEYOR'S NOTES

1. UNLESS OTHERWISE NOTED THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.

2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.

3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.

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9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. NO ENCROACHMENTS WERE FOUND, ABOVE OR BELOW GROUND, UNLESS INDICATED HEREON.

11. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN PRIMARY DATUM, AS DETERMINED BY FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120178-0415 C, EFFECTIVE DATE, JULY 16, 2015.

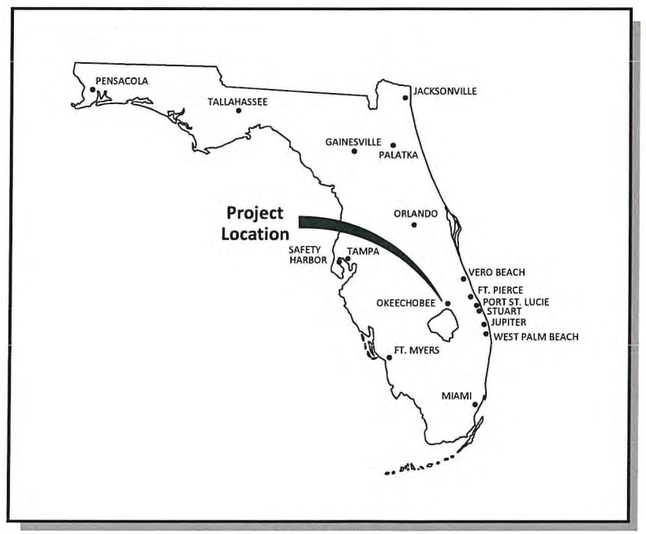
BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83-(2011)-(EPOCH 2010.0000), WITH THE WEST LINE OF BLOCK 62 HAVING A GRID BEARING OF N 00°45'56" E.

DESCRIPTION:
LOTS 11 THROUGH 20, BLOCK 62, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A COPY OF SAID PLAT BEING RECORDED IN PLAT BOOK 1, PAGE 10, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND ORIGINAL PLAT BEING RE-RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

CERTIFICATIONS:
STEVEN L. DOBBS ENGINEERING, LLC.

H. L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE - P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

LOCATION MAP
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.

INDEX OF SHEETS

STEVEN L. DOBBS LICENSE No 48134 STATE OF FLORIDA PROFESSIONAL ENGINEER

Steven L. Dobbs

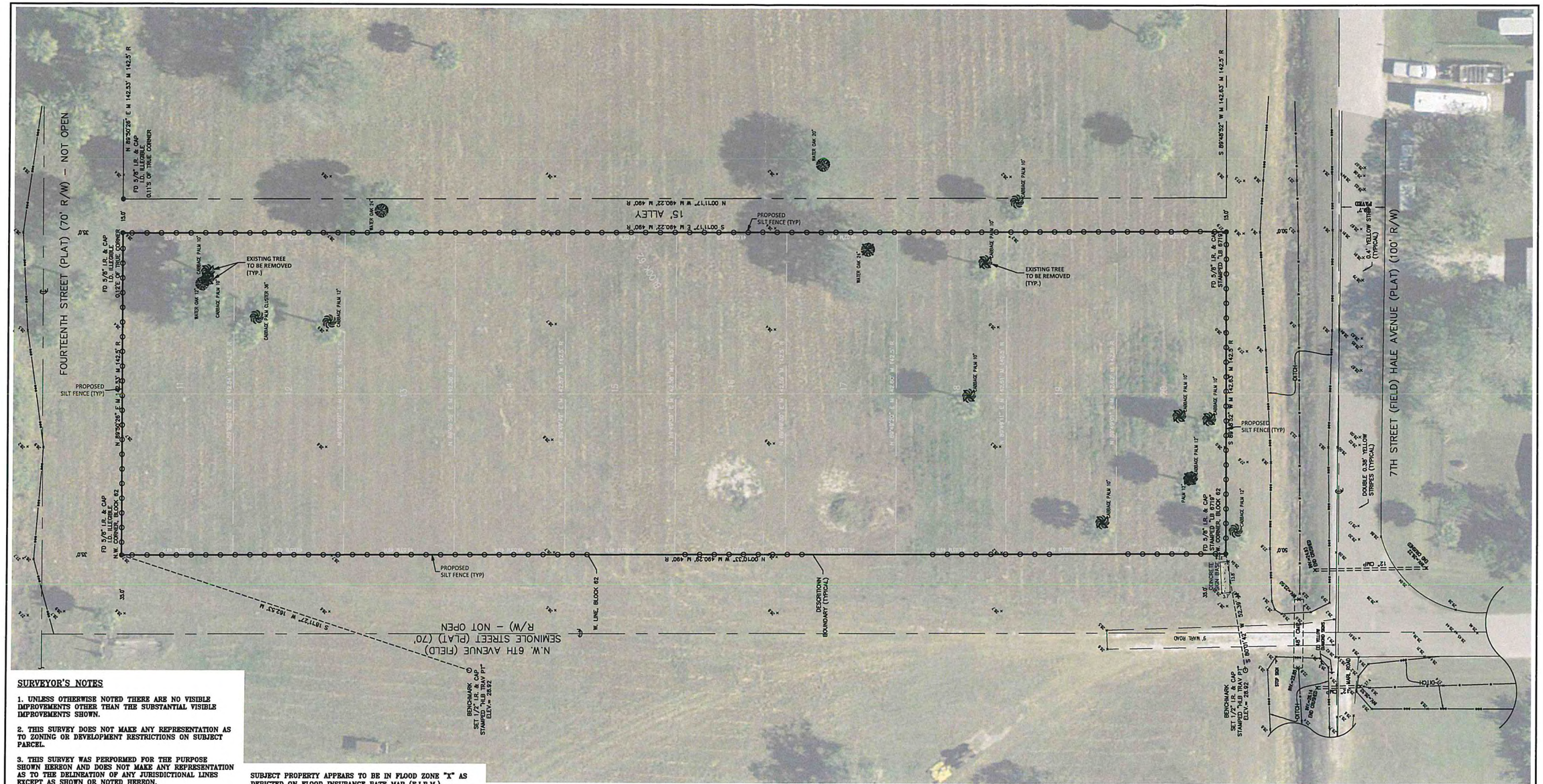
APR 06 2020

48134
SLD Engineering

Steven L. Dobbs Engineering, LLC
Consulting Engineers
1062 Jakes Way - Okeechobee, FL 34974
Phone: (863) 824-7644
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00029206

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW
Sunshine State One Call 811 of Florida, Inc.

ENGINEERS PROJECT No. 2019-042
MITCHELL HANCOCK CONSTRUCTION



SURVEYOR'S NOTES

1. UNLESS OTHERWISE NOTED THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.

2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.

3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.

4. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

5. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.

6. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.

7. THE SURVEY IS CERTIFIED TO THE LAST DATE OF FIELD WORK, NOT THE DATE OF SIGNATURE.

8. UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND/OR UTILITIES, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY.

9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. NO ENCROACHMENTS WERE FOUND, ABOVE OR BELOW GROUND, UNLESS INDICATED HEREON.

11. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).

H. L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE – P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120178-0415 C, EFFECTIVE DATE, JULY 16, 2015.

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83-(2011)-(EPOCH 2010.0000), WITH THE WEST LINE OF BLOCK 62 HAVING A GRID BEARING OF N 00°45'56" E.

DESCRIPTION:
LOTS 11 THROUGH 20, BLOCK 62, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A COPY OF SAID PLAT BEING RECORDED IN PLAT BOOK 1, PAGE 10, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND ORIGINAL PLAT BEING RE-RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

CERTIFICATIONS:
STEVEN L. DOBBS ENGINEERING, LLC.

SCALE: 1"= 20'
0 10' 20' 40'

STEVEN L. DOBBS LICENSE STATE OF FLORIDA PROFESSIONAL ENGINEER

Steven L. Dobbs

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

APR 06 2020

48134
SLD Engineering

MITCHELL HANCOCK CONSTRUCTION
PROPOSED NEW CONSTRUCTION

LOCATED IN CITY OF OKEECHOBEE, FLORIDA

Existing Conditions Plan

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW
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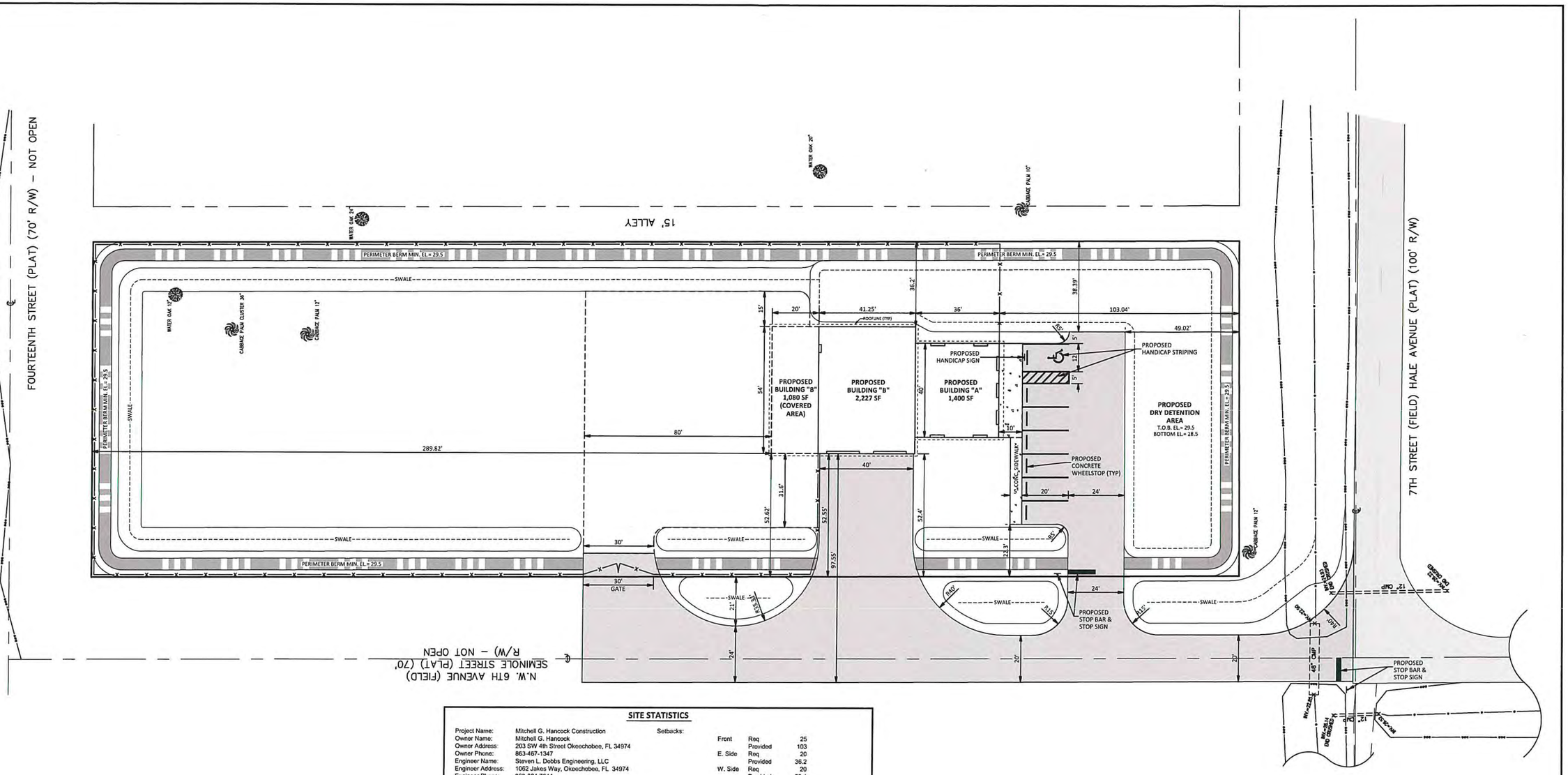
JOB No.: 2019-042
SHEET
02 OF 08



SITE STATISTICS

Project Name:	Mitchell G. Hancock Construction	Setbacks:				
Owner Name:	Mitchell G. Hancock		Front	Req	25	
Owner Address:	203 SW 4th Street Okeechobee, FL 34974			Provided	103	
Owner Phone:	863-467-1347		E. Side	Req	20	
Engineer Name:	Steven L. Dobbs Engineering, LLC			Provided	36.2	
Engineer Address:	1062 Jakes Way, Okeechobee, FL 34974		W. Side	Req	20	
Engineer Phone:	863-824-7644			Provided	52.4	
Architect Name:	N/A		Rear	Req	20	
Architect Address:				Provided	289.8	
Architect Phone:						
Planner Name:	N/A	Parking:		SF	Spaces	
Planner Address:		Industrial	Office	1,400.00	5 1/300 sf	
Planner Phone			Warehouse	2,227.00	2 1/1,000sf	
Surveyor Name:	HL Bennett		Required Parking:		7 spaces	
Surveyor Address:	241 Yeomans Avenue, LaBelle, FL 33935					
Surveyor Phone:	863-675-8882	Handicapped Parking	1 space per every 25 spaces minimum 1			
			Required Handicapped Parking		1	
Future Land Use:	Industrial		Hanicapped Parking Provided		1	
Zoning:	Industrial					
			Total Parking Required		7	
Min Lot Width:	N/A ft		Parking Provided		7	
Proposed lot Width:	142.5 ft					
		Coverage				
Min Lot Size:	N/A sf		Residential Allowed		50%	
Proposed lot size:	1.6 Acres		Proposed		11%	
Project Size	1.6 Acres SF	Impervious Area				
			Allowable Impervious Area:		85%	
Total Dwelling Units:	0		Proposed ISR		74%	

LEGEND

- PROPOSED ASPHALT
- PROPOSED SHELL ROCK
- PROPOSED CONCRETE

NOTE:
UNLESS OTHERWISE NOTED THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY DE-WATERING OF STRUCTURES, SEWER LINE, DRAINAGE PIPE AND WATER LINES.

Steven L. Dobbs

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

STEVEN L. DOBBS LICENSE NO. 48134 STATE OF FLORIDA PROFESSIONAL ENGINEER

APR 06 2020
48134
SLD Engineering

MITCHELL HANCOCK CONSTRUCTION
PROPOSED NEW CONSTRUCTION
LOCATED IN CITY OF OKEECHOBEE, FLORIDA

Horizontal Control, Striping & Signage Plan

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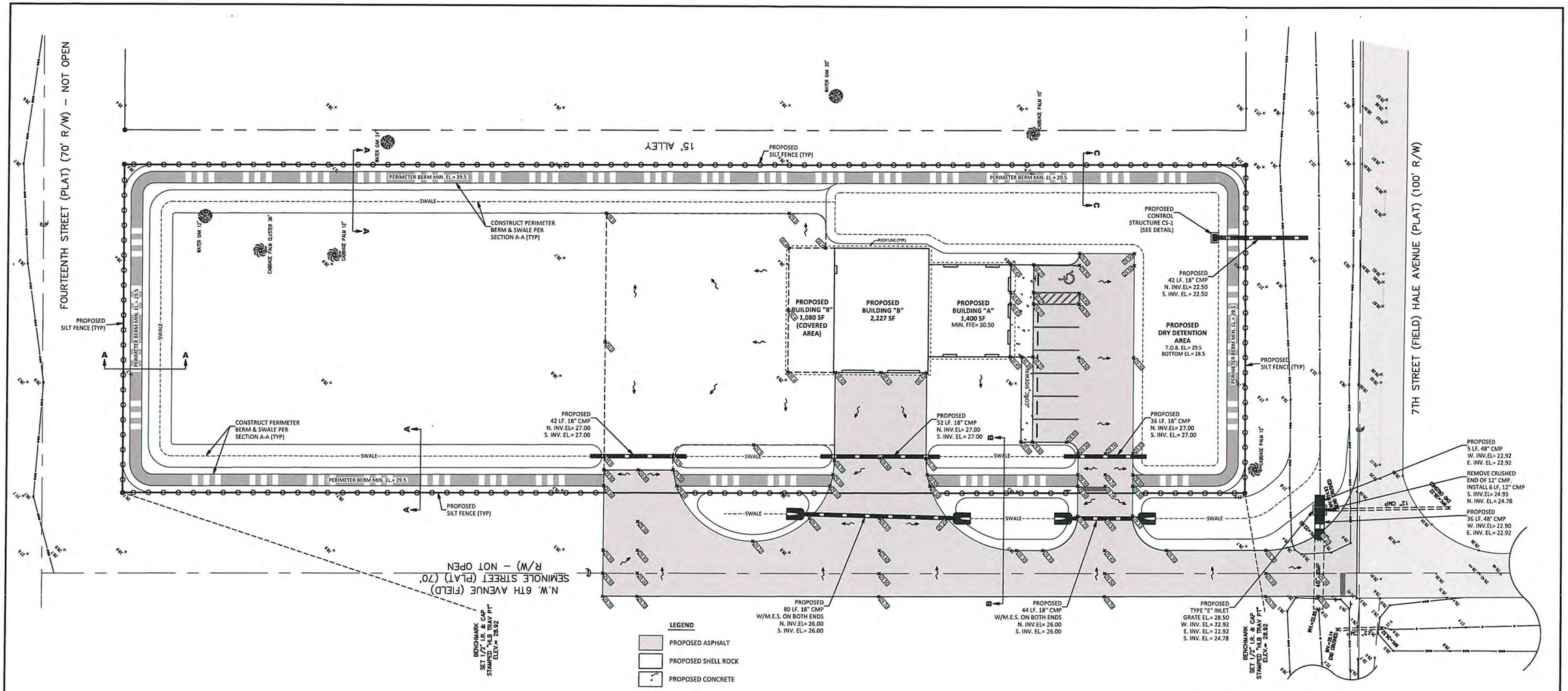
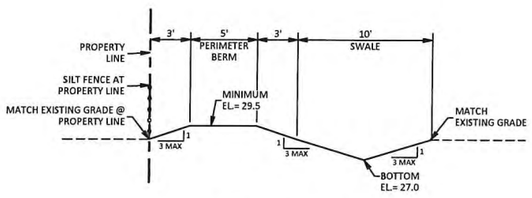
JOB No.: 2019-042
SHEET 03 OF 08

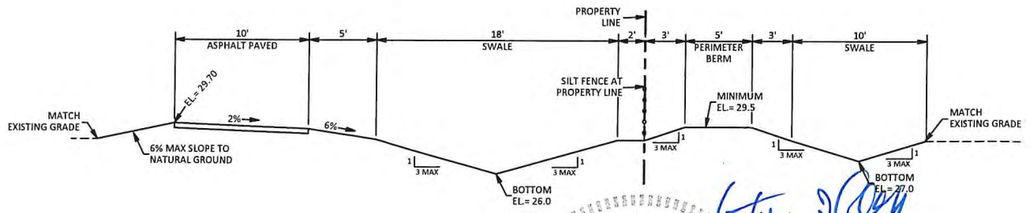




NOTE: SOD LIMITS OF SECTION

SECTION A-A

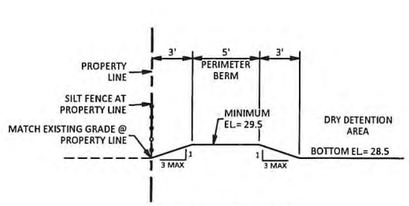
N.T.S.



NOTE: SOD ALL DISTURBED AREAS

SECTION B-B

N.T.S.



NOTE: SOD LIMITS OF SECTION

SECTION C-C

N.T.S.

NOTE:
UNLESS OTHERWISE NOTED THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY DE-WATERING OF STRUCTURES, SEWER LINE, DRAINAGE PIPE AND WATER LINES.

SCALE: 1"= 20'

0 10' 20' 40'

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

Steven L. Dobbs

APR 06 2026

48134
SLD Engineering

MITCHELL HANCOCK CONSTRUCTION
PROPOSED NEW CONSTRUCTION
LOCATED IN CITY OF OKEECHOBEE, FLORIDA

Paving Grading & Drainage Plan

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW
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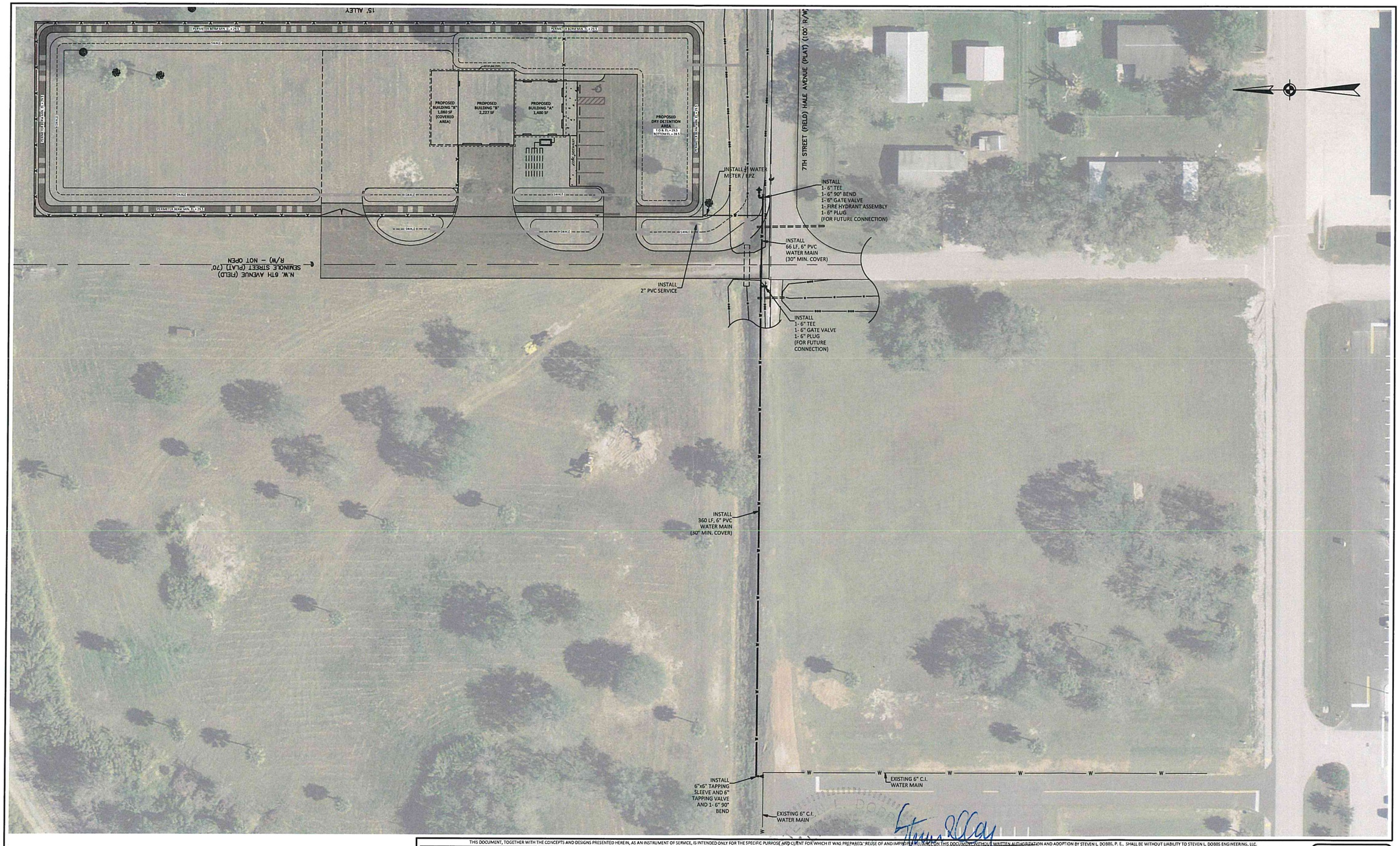
JOB No.: 2019-042
SHEET 04 OF 08



SCALE: 1"= 30'

0 15' 30' 60'

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

Steven L. Dobbs
APR 06 2020
48134
SLD Engineering

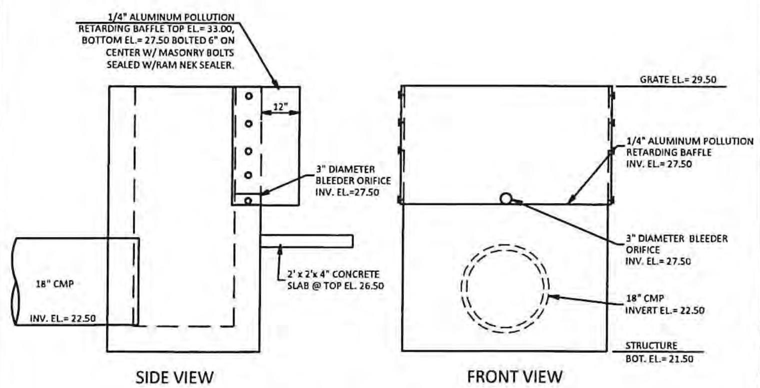
MITCHELL HANCOCK CONSTRUCTION
PROPOSED NEW CONSTRUCTION
LOCATED IN CITY OF OKEECHOBEE, FLORIDA

Utility Details

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW
Sunshine State One Call 811 of Florida, Inc.

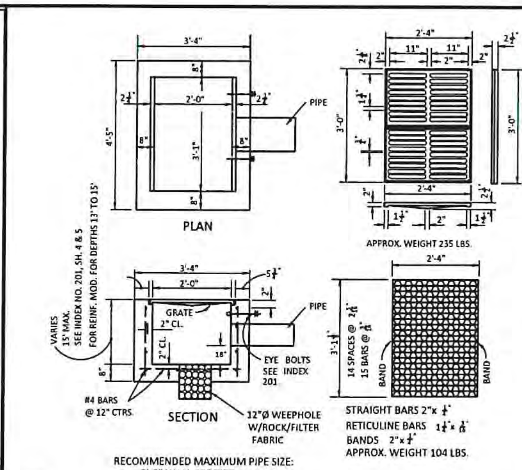
JOB No.: 2019-042
SHEET 05 OF 08

F:\2019-042 Mitchell Hancock New Office\03-DWG\2019-042 HANCOCK OFFICE 20200406.dwg, 4/6/2020 7:28:37 AM, DWG To PDF.pc3



CONTROL STRUCTURE CS-1 TYPE "C" INLET (MODIFIED)

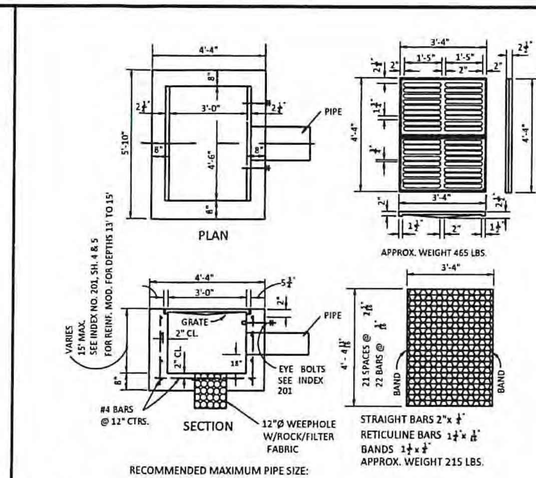
N.T.S.



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 16" SUMP BELOW LOWEST CULVERT INVERT

PRE-CAST TYPE 'C' CATCH BASIN

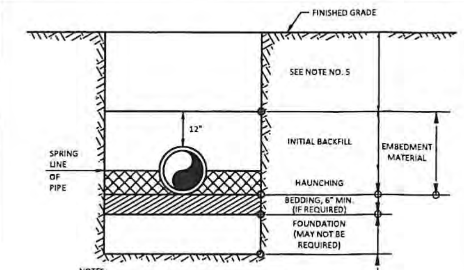
N.T.S.



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 'E' CATCH BASIN

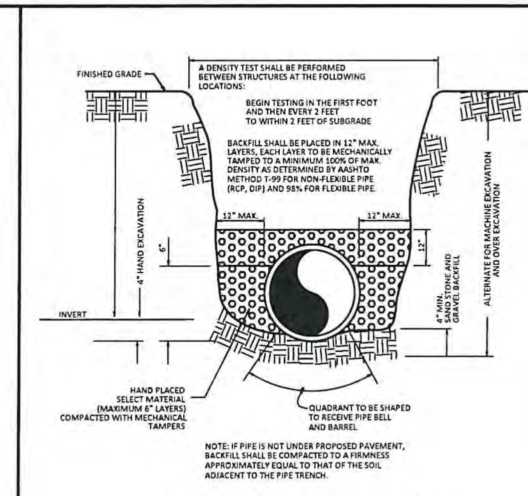
N.T.S.



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 PREFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTOR'S EXPENSE.

BACKFILLING REQUIREMENTS

N.T.S.



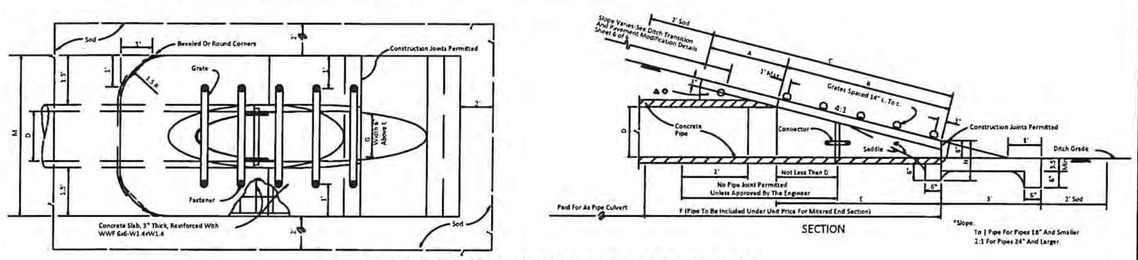
TYPICAL TRENCH DETAIL

N.T.S.

DIMENSIONS & QUANTITIES																						
D	X	A	B	C	E	F	G	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad Pipe	N	GRATE SIZES Standard Weight Pipe	GRATE SIZES Extra Strong Pipe	CONCRETE (Cu. Yds.) Single Pipe	CONCRETE Double Pipe	CONCRETE Triple Pipe	CONCRETE Quad Pipe	SODDING (Sq. Yds.) Single Pipe	SODDING Double Pipe	SODDING Triple Pipe	SODDING Quad Pipe
15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'	1.19'			0.76	1.16	1.54	1.94	8	10	11	12
18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'			0.85	1.28	1.71	2.17	9	10	12	13
24"	3'-5"	2.53'	7.18' ▲	9.71'	7.03' ▲	11'	1.73'	5.50'	8.92'	12.33'	15.75'	1.25'			1.02	1.58	2.15	2.75	10	12	13	15
30"	4'-3"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	2.5"	3"	1.18	1.98	2.74	3.50	11	14	15	17
36"	5'-1"	2.87'	11.33' ○	14.18'	11.03' ○	15'	2.24'	6.67'	11.75'	16.83'	21.92'	1.33'	2.5"	3"	1.40	2.38	3.33	4.24	13	15	17	20
42"	6'-0"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	2.5"	3.5"	1.60	2.81	4.04	5.26	14	17	19	22
48"	6'-9"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'	1.42'	2.5"	3.5"	1.81	3.26	4.70	6.14	15	18	21	24
54"	7'-8"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'	1.46'	3"	4"	2.03	3.76	5.54	7.28	17	20	23	27
60"	8'-6"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'	1.50'	3"	4"	2.28	4.36	6.43	8.50	18	21	25	29

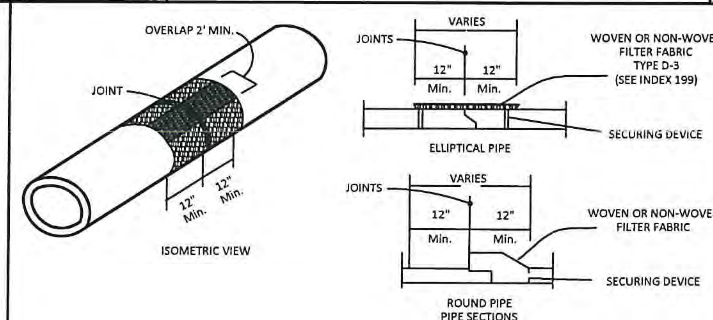
▲ 6.42' ▲ 6.25' Dimensions permitted to allow use of 8' standard pipe lengths.
○ 10.40' ○ 10.10' Dimensions permitted to allow use of 12' standard pipe lengths.
▲ ○ Concrete slab shall be deepened to form bridge across crown of pipe. See section below.

Note: See Sheets 5 and 6 for details and general notes.



SIDE DRAIN MITERED END SECTION

SINGLE AND MULTIPLE ROUND CONCRETE PIPE

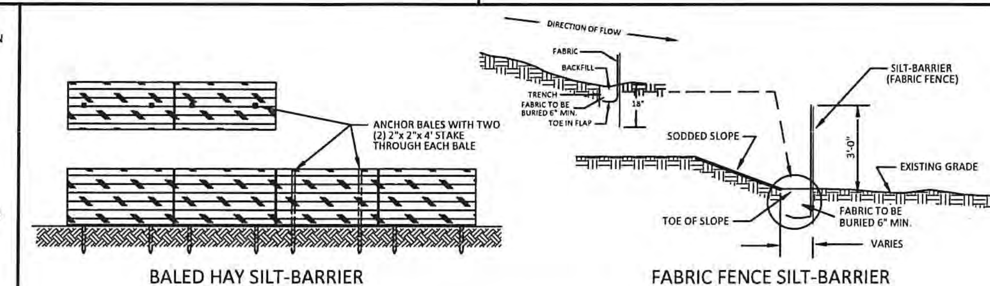


COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS

FOR ALL PIPE TYPES

FILTER FABRIC JACKET

N.T.S.

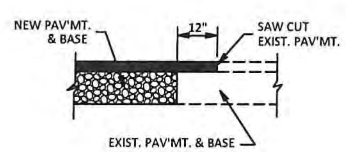


PERIMETER EROSION AND SEDIMENT CONTROL

NOTES:
1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BALED HAY 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.

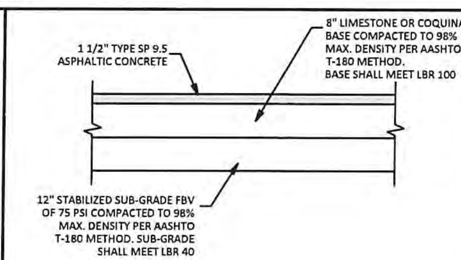
SILT FENCE DETAIL

N.T.S.



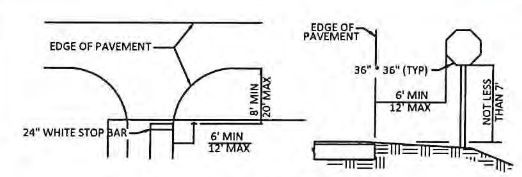
SAW CUT DETAIL

N.T.S.



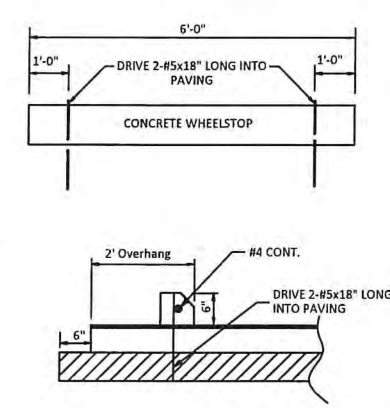
PAVEMENT SECTION

N.T.S.



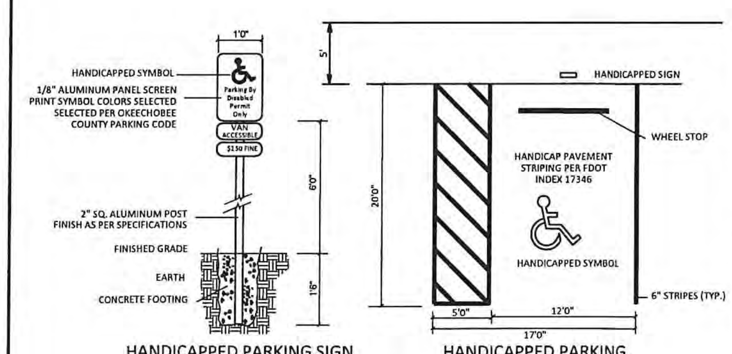
STOP SIGN LOCATION DETAIL

N.T.S.



TYPICAL WHEELSTOP DETAIL

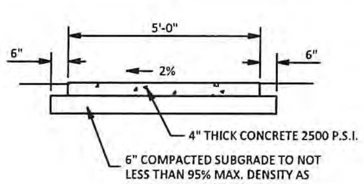
FOR PAVED AREAS - N.T.S.



Note: All Paved Parking Stalls are to be double striped.

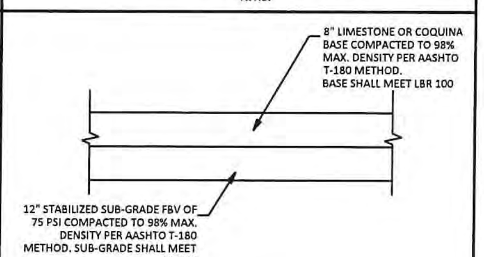
HANDICAPPED PARKING SIGNAGE/STRIPING DETAIL

N.T.S.



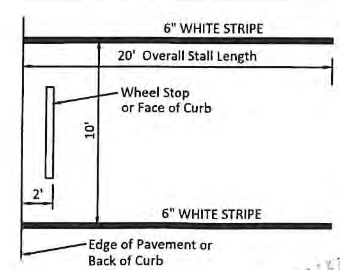
TYPICAL SIDEWALK DETAIL

N.T.S.



SHELLROCK SECTION

N.T.S.



TYPICAL PARKING STALL

FOR PAVED AREAS - N.T.S.

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

STEVEN L. DOBBS LICENSE NO 48134 STATE OF FLORIDA PROFESSIONAL ENGINEER

APR 06 2020

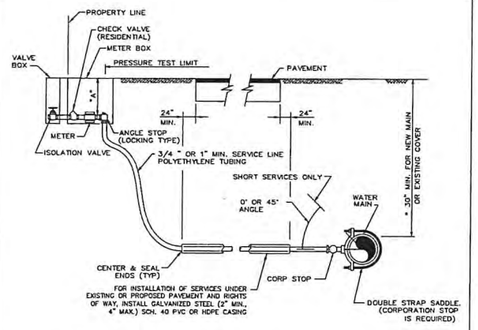
48134
SLD Engineering

MITCHELL HANCOCK CONSTRUCTION PROPOSED NEW CONSTRUCTION
LOCATED IN CITY OF OKEECHOBEE, FLORIDA

General Details

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW
Sunshine State One Call of Florida, Inc. 811

JOB No.: 2019-042
SHEET 06 OF 08



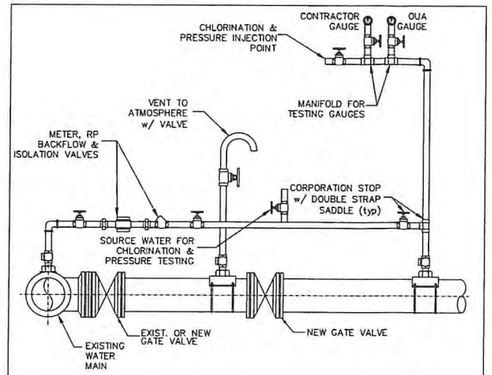
NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS SPACED BETWEEN 18" TO 48" SHALL BE OFFSET TO EACH SIDE OF THE MAIN, OR OFFSET 45°.
2. METER BOX SHALL BE SET TO CONFORM TO FINISHED GRADE ADJACENT TO PROPERTY LINE. METER BOX SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. SERVICE CONNECTION TUBING TO BE POLYETHYLENE AND MAXIMUM LENGTH OF 100'.
4. ALL 5/8 " & 1" METERS REQUIRE A 3/4 " & 1" LOCKING ANGLE METER VALVE RESPECTIVELY.
5. AFTER METER INSTALLATION, INSTALL LINE VALVE IN CUSTOMER SERVICE LINE.
6. DIMENSION "A" = 7" (5/8" X 3/4" METER)
   = 8" (1" METER)
7. CONTRACTOR TO PROVIDE & INSTALL ENTIRE WATER SERVICE UP TO ANGLE STOP INCLUDING METER BOX.
8. OUA TO PROVIDE AND INSTALL METER.
9. OUA TO INSTALL IN-LINE DUAL CHECK VALVE (RESIDENTIAL).
10. OUA TO INSTALL ISOLATION VALVE & BOX ON CUSTOMER SIDE OF METER INSTALLATION.

* 36" MIN. IN STATE ROAD R/W & UNDER ASPHALT

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

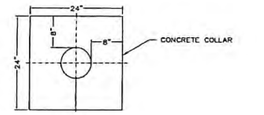
REVISION OCT. 2015	TYPICAL SERVICE CONNECTION (UNDERGROUND) FOR 5/8" x 3/4" OR 1" METER	PAGE No D1



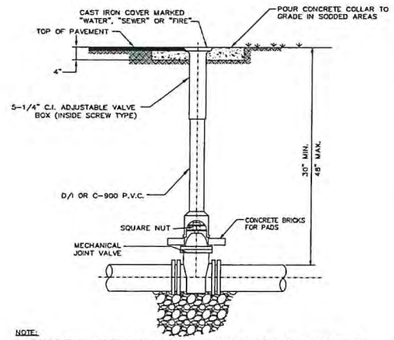
1. WATER MAIN TO BE PRESSURE TESTED AND DISINFECTED ACCORDING TO FDEP REGULATIONS, AWWA STANDARDS AND OUA REQUIREMENTS.
2. BACTERIOLOGICAL TESTING IS TO BE PERFORMED BY CONTRACTOR WITH PRIOR NOTIFICATION OF TESTING TO OUA PERSONNEL.
3. DO NOT REMOVE TEMPORARY CONNECTION UNTIL ALL TESTING HAS BEEN COMPLETED.
4. PROVIDE ALL NECESSARY THRUST BLOCKS OR OTHER RESTRAINTS.
5. FILLING AND FLUSHING LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND WITH APPROVAL OF ENGINEER AND/OR OUA.
6. MAIN LINE VALVE TO BE OPENED BY OUA PERSONNEL ONLY AND OPENED FOR CANNON FLUSHING OF NEW PIPING SYSTEM.

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION OCT. 2015	FILLING, DISINFECTING AND TESTING DETAILS	PAGE No D10



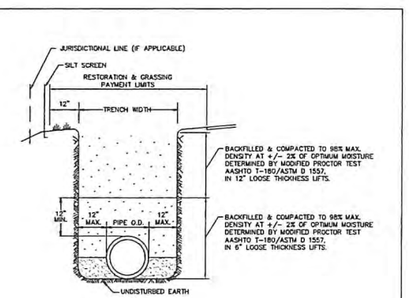
PLAN



NOTE:
VALVE NUT EXTENSION IS REQUIRED ON ALL VALVES WITH MORE THAN 36" OF COVER. EXTEND NUT TO WITHIN 18" OF VALVE BOX RIM. PROVIDE SOLID BRICK PAD FOR VALVE BOX TO SIT ON.

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION OCT. 2015	TYPICAL VALVE SETTING	PAGE No D12

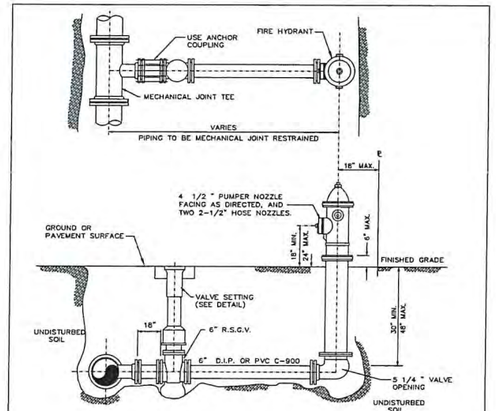


NOTES:

1. BACKFILL MATERIALS SHALL CONSIST OF CLEAN EARTH FILL COMPRISED OF SAND, SAND AND CLAY, GRAVEL, CRUSHED ROCK OR OTHER MATERIALS FROM GROUPS A-1, A-2 OR A-3, AASHTO CLASSIFICATION, FREE FROM ORGANIC MATTER AND VEGETATION, DEBRIS, LARGE CLODS OF EARTH OR STONES. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS, LARGE ROCKS AND ROOTS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
2. THE PIPE SHALL BE FULLY SUPPORTED ALONG ENTIRE LENGTH.
3. THE PIPE TRENCH SHALL REMAIN DRY DURING PIPE LAYING OPERATIONS.
4. ALL TRENCH WORK SHALL CONFORM TO LATEST STANDARDS AS SET FORTH BY THE FLORIDA TRENCH SAFETY ACT AND OR OSHA.
5. FOUR INCH WIDE DETECTABLE TAPE SHALL BE PLACED APPROXIMATELY 12"-18" BELOW FINISHED GRADE AND DIRECTLY ABOVE ALL PRESSURE PIPING. TAPE, WORDING AND COLOR SHALL CONFORM TO CITY STANDARDS.
6. TRAFFIC LANE CLOSURES, MOT PLANS AND ROADWAY REPAIRS MATERIALS SHALL BE PER DIRECTION OF ROAD OWNER. CONTRACTOR TO INQUIRE WITH OWNER ABOUT REQUIREMENTS PRIOR TO BID.
7. 3M LOCATOR BALLS SHALL BE INSTALLED AT EACH FITTING IN THE PIPE LINE CHANGING DIRECTION AND AT EACH CONNECTION.
8. 3M LOCATORS TO BE PROVIDED BY DEVELOPER AS SPECIFIED BY O.U.A.

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION OCT. 2015	TYPICAL TRENCH DETAIL	PAGE No D13



NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
2. THE MODEL COLOR TO BE SAFETY YELLOW, HYDRANT SHALL BE PER OUA REQUIREMENTS.
3. VALVE SHALL BE PLACED ADJACENT TO MAIN, TIED TO TEE.
4. ANCHOR TEES ARE PERMITTED.
5. ALL HYDRANTS SHALL BE TEE'D OFF MAINS.
6. HYDRANTS SHALL NOT BE PLACED IN SIDEWALKS, ROADWAYS OR BIKEPATHS.
7. MEGALUGS ON ALL FITTINGS.
8. HYDRANTS SHALL BE BAGGED UNTIL SYSTEM IS PLACED IN SERVICE.

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION OCT. 2015	TYPICAL FIRE HYDRANT ASSEMBLY	PAGE No D11

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPES	HORIZONTAL SEPERATION	CROSSING (1)	JOINT SPACING & CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIM WATER (2)	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCEMAIN RECLAIM WATER (4)	WATER MAIN 10 FT. PREFERRED 6 FT. MINIMUM (3)	WATER MAIN 12 INCHES IS THE MINIMUM EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL	10 FT. MINIMUM	---	---

FAC RULE 62-555.314 NOTES:

1. WATERMAIN TO CROSS OVER CONFLICT PIPES WHEREVER POSSIBLE, MAINTAINING 30 INCHES COVER AND 6 INCHES SEPARATION AS MINIMUMS. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MIN. SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

NOTES:

A. THESE METHODS ARE TO BE USED WHEN INSUFFICIENT COVER EXISTS TO ALLOW PRESSURE PIPE TO CROSS ABOVE CONFLICT PIPE WITH 6 INCHES VERTICAL SEPARATION AND MAINTAIN 30 INCHES COVER TO FINISHED GRADE.

B. FITTINGS SHALL BE RESTRAINED WITH MECHANICAL RESTRAINTS (MEGALUG). IN ACCORDANCE WITH OUA STANDARD DETAILS.

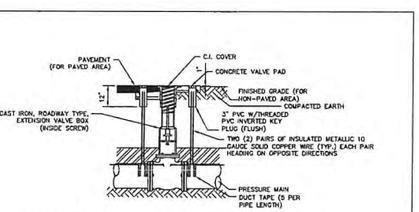
C. THE DEFLECTION TYPE CROSSING IS PREFERRED.

D. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.

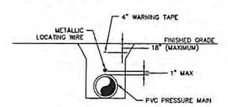
E. MECHANICALLY RESTRAIN ALL FITTINGS, AS PER MANUFACTURERS RECOMMENDATION AND OUA STANDARD DETAILS.

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

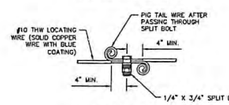
REVISION OCT. 2015	WATER MAIN – SANITARY SEWER CONFLICT	PAGE No D16



1. ALL PVC PIPE SHALL REQUIRE TWO PAIRS OF INSULATED METALLIC LOCATING WIRES (10 GAUGE SOLID COPPER) TAPED WITH 2" WIDE DUCT TAPE TO TOP CENTERLINE OF THE PIPE AT EVERY JOINT AND AT 4 ADDITIONAL EQUALLY SPACED POINTS PER LENGTH OF PIPE.
2. LOCATING WIRES TO TERMINATE ON EACH END AT A VALVE BOX, 4" ABOVE GROUND AND FOLDED BACK INSIDE VALVE BOX.
3. LOCATING WIRES SHALL BE CAPABLE OF DETECTION BY A CABLE LOCATOR AND PASS A FIELD CONDUCTIVITY TEST, OBSERVED BY THE O.U.A., FROM END TO END OF WIRES.
4. SPLICES SHALL BE CAPABLE OF COMPLETE SUBMERSION, SUCH AS BUTT SPLICE WITH RAYCHEM HEAT SHRINK TUBING.
5. NO MORE THAN ONE SPLICE IN LOCATING WIRES BETWEEN VALVES IS ALLOWED.
6. PROVIDE POTTING COMPOUND AT TRACER WIRE JUNCTIONS AND SPLICES.
7. THE ENDS OF ALL LOCATING WIRES, WHETHER THEY ARE SPLICED, CONNECTED, OR TERMINATED, SHALL HAVE THE LAST THREE INCHES PIG TAILED AS DETAILED HEREON.



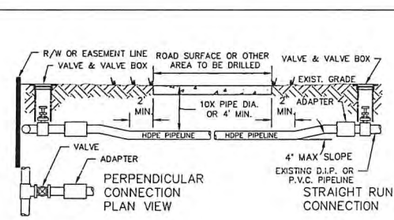
PVC PIPE LOCATING WIRE

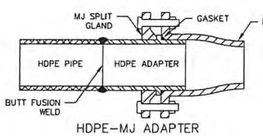


LOCATING WIRE DETAIL

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION OCT. 2015	LOCATING WIRE DETAILS FOR ALL ROAD CROSSINGS AND BORES	PAGE No D17





HDPE–MJ ADAPTER

NOTES:

1. DIRECTIONAL DRILLS SHALL BE COMPLETED USING DR11 HDPE PIPE,
   DIP SIZE: FOR WATER AND SANITARY FORCE MAIN
   IPS SIZE: FOR VACUUM SEWER.
2. ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 10X PIPE DIAMETER BELOW THE ROADWAY SURFACE OR 4' WHICHEVER IS GREATER.
3. ALL HDPE MUST BE COLOR CODED (SAFETY BLUE–WATER, SAFETY GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIMED WATER); BUTT FUSION WELDED; AND CONNECTED WITH HDPE–MJ ADAPTER.
4. 10 GUAGE SOLID COPPER LOCATING WIRES SHALL BE TAPED TO PIPE FROM VALVE TO VALVE AT A SPACING NO GREATER THAN 5 FEET AND PULLED WITH THE PIPE. SEE D17 FOR ADDITIONAL DETAILS.
5. GRAVITY SEWER BORES AS PREAPPROVED BY OUA.

OKEECHOBEE UTILITY AUTHORITY CONSTRUCTION STANDARDS & DETAILS

REVISION OCT. 2015	DIRECTIONAL DRILLING DETAIL	PAGE No D19

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

STATE OF FLORIDA — STEVEN L. DOBBS — No. 48134 — PROFESSIONAL ENGINEER

Steven L. Dobbs

APR 06 2020

48134
SLD Engineering

MITCHELL HANCOCK CONSTRUCTION
PROPOSED NEW CONSTRUCTION
LOCATED IN CITY OF OKEECHOBEE, FLORIDA

Utility Details

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW
Sunshine State One Call 811 of Florida, Inc.

JOB No.: 2019-042
SHEET 09 OF 08

F:\2019-042 Mitchell Hancock New Office\03-DWG\2019-042 HANCOCK OFFICE 20200406.dwg, 4/6/2020 7:28:10 AM, DWG To PDF.pc3

GENERAL NOTES

1. Contractor is responsible for checking actual site conditions before starting construction.

2. Any discrepancies on the drawings shall be brought to the attention of the engineer before commencing work.

3. Contractor shall obtain all required building permits before commencing work.

4. 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.

5. No field changes or deviations from design to be made without prior approval of the engineer.

6. All construction shall be completed in accordance with the applicable ordinances of City of Okeechobee, Florida.

7. Contractor shall supply density tests to engineer on all sub-grade and base. Tests shall be prepared per AASHTO T-180 method.

8. Slope grades from elevations shown to existing grade at property line.

9. Engineer shall be notified at least 48 hours in advance for any inspection.

10. All traffic control devices shall be in accordance with M.U.T.C.D. Standards.

11. Erosion and sedimentation control techniques shall be incorporated during construction as follows:
(1) silt screens shall be maintained at the project perimeter.
(2) 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:

1. 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 unslope land disturbance takes place.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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		MAX. SPACING		MAX. SPACING		MAX. SPACING	
	LINEAR FEET	SQUARE FEET	LINEAR FEET	SQUARE FEET	LINEAR FEET	SQUARE FEET	LINEAR FEET	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)

7. 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.

8. After any significant rainfall, sediment control structures will be inspected for integrity. Any damaged devices shall be corrected immediately.

9. Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.

10. Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.

11. 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.

12. 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.

13. 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.

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

15. 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.

17. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
A. No more than 500 linear feet of trench may be opened at one time.
B. Excavated material shall be placed on the uphill side of trenches.
C. 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.
D. 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:
1. PRECONSTRUCTION MEETING
2. DRAINAGE PIPE (UNCOVERED)
3. PAVEMENT SUBGRADE
4. PAVEMENT BASE
5. 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 thew 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 LICENSE No 48134 STATE OF FLORIDA PROFESSIONAL ENGINEER

Steven L. Dobbs

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

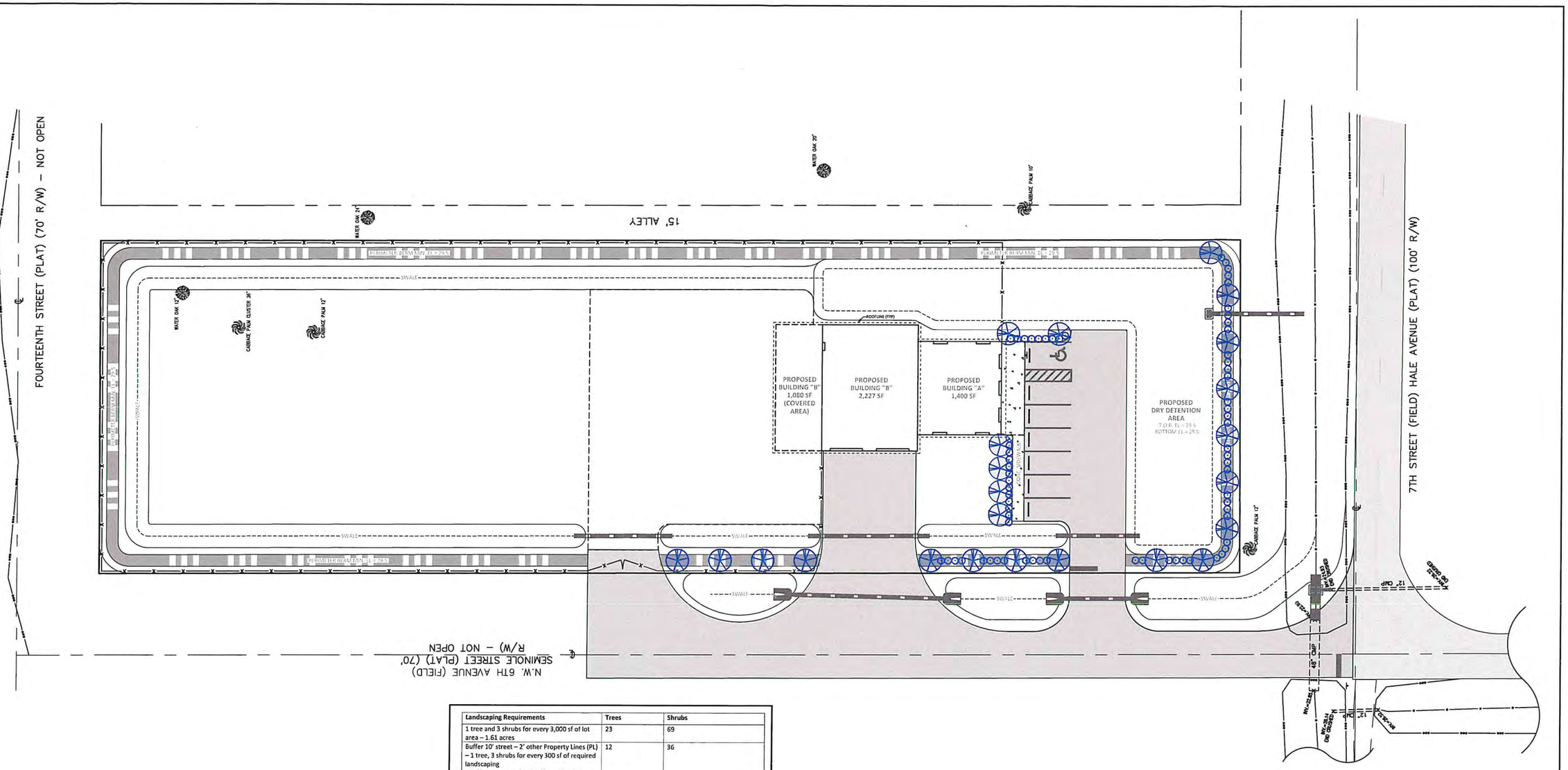
APR 06 2020
48134
SLD Engineering

MITCHELL HANCOCK CONSTRUCTION
PROPOSED NEW CONSTRUCTION
LOCATED IN CITY OF OKEECHOBEE, FLORIDA

General Notes & Specifications

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA. IT'S THE LAW
Sunshine State One Call 811 of Florida, Inc.

JOB No.: 2019-042
SHEET 08 OF 08



Landscaping Requirements	Trees	Shrubs
1 tree and 3 shrubs for every 3,000 sf of lot area – 1.61 acres	23	69
Buffer 10' street – 2' other Property Lines (PL) – 1 tree, 3 shrubs for every 300 sf of required landscaping 142 lf on street and 1,122 lf on other PLs	12	36
18 sf of landscaping for every parking space – 1 tree and 3 shrubs for every 72 sf of landscaping – 7 proposed parking spaces	2	6
Landscape islands min 5' x 15' every 10 spaces max. uninterrupted spaces 12	0	0
Individual Single Family	0	0
Multifamily One Bedroom (2 trees per unit)	2	0
Multifamily two to four Bedrooms (3 trees per unit)	6	0
Mobile Home Park or subdivision (2 trees per dwelling)	0	0
Assisted Living facilities, nursing home (1 tree per two units or bedrooms)	0	0
Multifamily One Bedroom (2 trees per unit)	0	0
Total:	**23**	**69**

Note: The minimum landscaping based on lot size requires more landscaping so that requirement prevails.

LEGEND

PROPOSED TREE

PROPOSED SHRUB

LEGEND

PROPOSED ASPHALT

PROPOSED SHELL ROCK

PROPOSED CONCRETE

NOTE:
UNLESS OTHERWISE NOTED THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY DE-WATERING OF STRUCTURES, SEWER LINE, DRAINAGE PIPE AND WATER LINES.

SCALE: 1"= 20'

0 10' 20' 40'

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

MITCHELL HANCOCK CONSTRUCTION
PROPOSED NEW CONSTRUCTION
LOCATED IN CITY OF OKEECHOBEE, FLORIDA

Landscape Plan

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW
Sunshine State One Call 811 of Florida, Inc.

JOB No.: 2019-042
SHEET 01 OF 01

Luminaire Schedule									
Project: MITCHELL HANCOCK - SITE OKEECHOBEE, FL 03/27/2020									
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LLF	Luminaire Watts	Assembly Watts
+	2	SW	SINGLE	Lithonia Lighting	DSXWPM LED 20C 1000 40K T4M MVOLT MH: WALL MOUNT A.F.F. (bottom of fi	7419	0.855	73.2	73.2
+	1	SP	SINGLE	Lithonia Lighting	DSXWPM LED 20C 700 40K T3M MVOLT MH: POLE MOUNT A.F.G.	5453	0.855	45.7	45.7

Calculation Summary							
Project: MITCHELL HANCOCK - SITE OKEECHOBEE, FL 03/27/2020							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.89	5.0	0.5	3.78	10.00

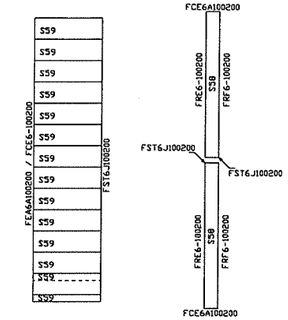
PEAK DIAPHRAGM REFERENCE TABLE		CABLE BRACING REFERENCE TABLE		EAVE STRUT REFERENCE TABLE		FRAMED OPENING REFERENCE TABLE			CHANNEL REFERENCE TABLE		ZEE REFERENCE TABLE	
REF NUMB	NPD	REF NUMB	NPD	REF NUMB	NPD	REF NUMB	OPENING SIZE	NPD	REF NUMB	NPD	REF NUMB	NPD
PD1	ANP4J020310	XC1	XC3464	ES1	ESN-X4J190914	FO1	14'-0" X 14'-0" (FACTORY LOCATED)	MH-CH5 / CH-6	CH1	CHA-X4-171110	Z1	ZEAXA6-220100
		XC2	XC2734	ES2	ESX-N4J190914				CH2	CHX-A4-171110	Z2	ZEA-A6-200100
		XC3	XC2704	ES3	ESN-N4J171114	FO2	6'-0" X 4'-0" (FIELD LOCATED)	CHA-A4-031112 CH1/ CH-2/ CH-4	CH3	CHA-A6-150910	Z3	ZEA-A5-230400
		XC4	XC2536	ES4	ESN-N4J210214				CH4	CHA-A5-150910	Z4	ZEA-A6-230100
				ES5	ESN-N4J181012	FO3	6'-4" X 7'-2" (FIELD LOCATED)	CHACA4-070114 CH9	CH9	CHA-A6-061112	Z5	ZEA-A2-230200
				ES6	ESN-N4J210014				CH5	CHA-X2-220806	Z6	ZEJ-J4-150912
						FO4	3'-4" X 7'-2" (FIELD LOCATED)	CHACA4-070114 CH7	CH6	CHX-A2-050702	Z7	ZEJ-J6-150912
									CH7	CHA-A2-170310	Z8	ZEJ-J6-080100
									CH8	CHA-A2-171112	Z9	ZEJ-J4-161012
									CH9	CHA-A6-061112	Z10	ZEJ-J6-161012
											Z11	ZEA-J6-230400
											Z12	ZEA-J5-230400
											Z13	ZEG-A6-210000
											Z14	ZEG-A5-210000
											Z15	ZEJ-G6-210100
											Z16	ZEJ-G5-210100
											Z17	ZEG-J6-220812
											Z18	ZEG-X6-050708
											Z19	ZEJ-J6-180412
											Z20	ZEJ-J6-170312
											Z21	ZEJ-J6-200200
											Z22	ZEJ-J6-180000

NOTE:
RAKE ANGLE (AN1219) IS ATTACHED TO THE BOTTOM OF THE PURLIN ZEES. REFER TO D.S.B. STANDARD DETAILS BOOKLET (PAGS. 4, 8 & 20) FOR MORE DETAILS.

NOTE 1
DIMENSIONS ON THIS SHEET ARE STEEL DIMENSIONS AND DO NOT INCLUDE SHEET LEDGES, ETC. FOR CONCRETE DIMENSIONS SEE THE ANCHOR BOLT PLAN.

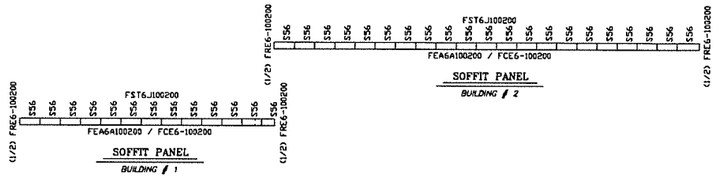
NOTE 2
SHEETING MUST BE ATTACHED TO ALL SECONDARY FRAMING PER DEAN STANDARD DETAILS. THIS INCLUDES ALL DOUBLE PURLINS AND GIRTS REGARDLESS OF LOCATION.

NOTE 3
THE TYPE AND MATL. THICKNESS OF ALL FLASHING IS DENOTED BY THE 1ST, 2ND, 3RD, AND 4TH CHARACTERS OF PART NUMBER.
(EXAMPLE: FJT6-140100)
FJT = JAMB FLASHING FOR RIB-12, FRA = RAKE FLASHING (STD.), GUA = SCULPTURED GUTTER, FWR = WALL TO ROOF FLASHING, OCT = OUTSIDE CORNER FLASHING FOR RIB-12, ETC.
6 = 26 GA., 4 = 24 GA.



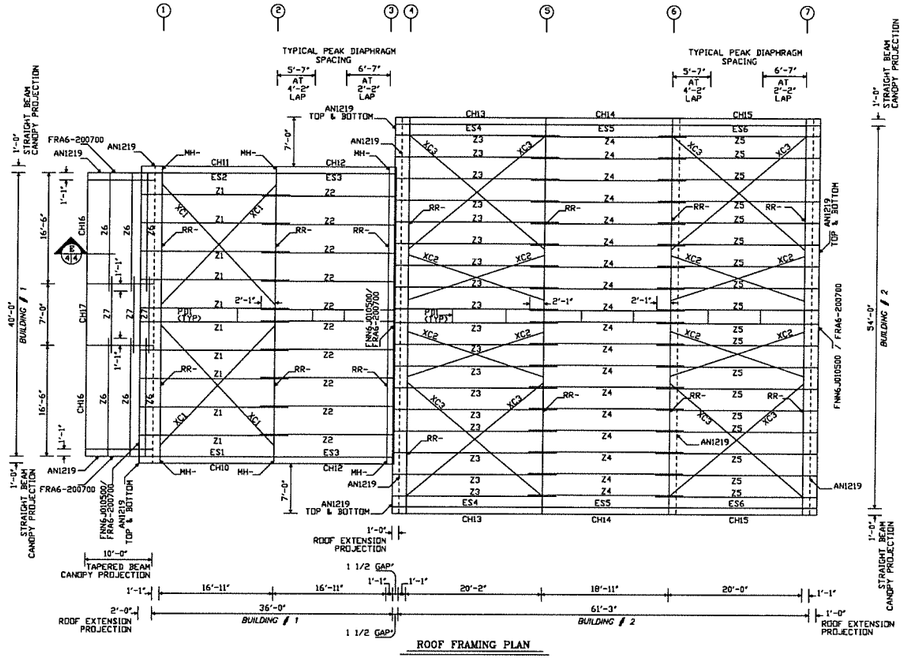
TBC SOFFIT PANEL

SBC SOFFIT PANEL
BUILDING # 1

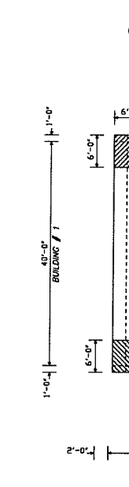


SOFFIT PANEL
BUILDING # 1

SOFFIT PANEL
BUILDING # 2

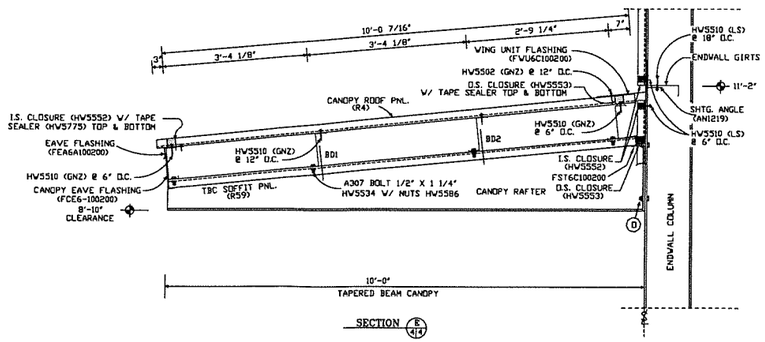


ROOF FRAMING PLAN



SBC SOFFIT PANEL
BUILDING # 2

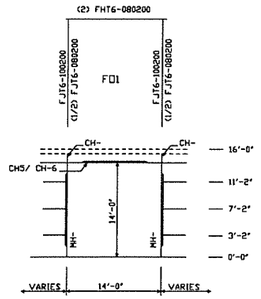
CORNER ZONES REINFORCEMENT LAYOUT



SECTION E (4)

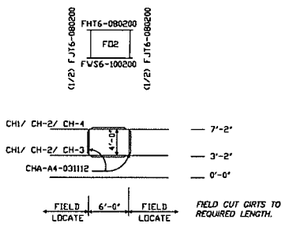
BOLT SCHEDULE		
CONN.	QTY.	SIZE
D	4	3/4" X 2 1/4" HW5602

NOTE: ALL BOLTS TO BE HIGH STRENGTH WITH NUT AND WASHER.

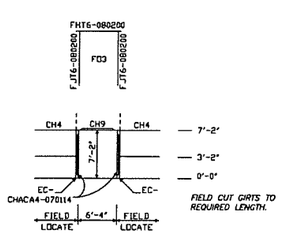


14' X 14' FRAMED OPENING
(2 REQUIRED.)

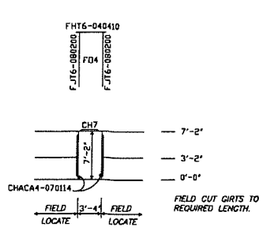
NOTE 1
REFER TO D.S.B. STD. DETAIL BOOKLET (PGS. 37 & 38) FOR FRMD. OPNG. & TRIM DETAILS.



FIELD CUT GIRTS TO REQUIRED LENGTH.
6'-0" X 4'-0" FRAMED OPENING
(6 REQUIRED)



FIELD CUT GIRTS TO REQUIRED LENGTH.
6'-4" X 7'-2" FRAMED OPENING
(2 REQUIRED)



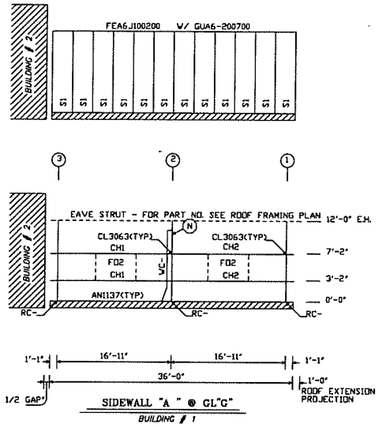
FIELD CUT GIRTS TO REQUIRED LENGTH.
3'-4" X 7'-2" FRAMED OPENING
(1 REQUIRED)

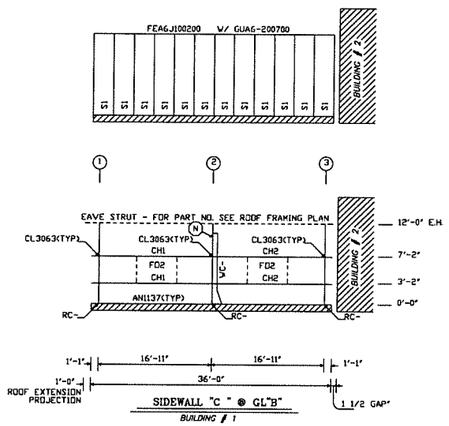
P	PERMIT	4/7/20	JU
ISSUE	REVISION	DATE	BY

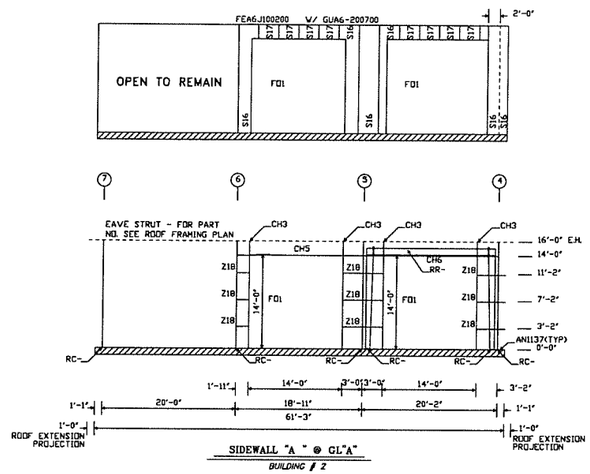
DEAN STEEL BUILDINGS, INC.
2969 INDUSTRIAL AVE. FORT MYERS, FLORIDA 33901

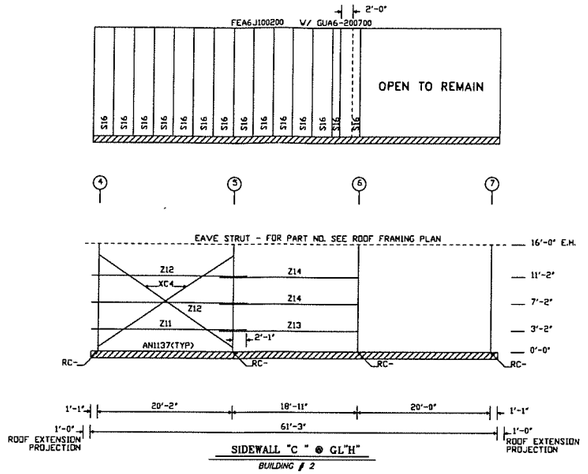
JOB NUMBER: FH20827
DRAWN: SIL DATE: 4/6/20
CHECKED: SIL DATE: 4/6/20
SHEET NUMBER: 4 OF 6

CUSTOMER: MITCHELL G. HANCOCK, INC.
PROJECT NAME: NEW OFFICE
DESCRIPTION: ROOF FRAMING PLAN, CORNER ZONES REINFORCEMENT, TAPERED BEAM CANOPY DETAIL, FRAMED OPENING DETAILS









WALL SHEETING REFERENCE TABLE	
REF NUMB	NPD
S1	RTA6-120100
S2	RTB6J120302
S3	RTB6J130302
S4	RTB6J140302
S5	RTB6J150302
S6	RTB6J160302
S7	RTB6J170302
S8	RTB6J180302
S9	RTC6J120302
S10	RTC6J130302
S11	RTC6J140302
S12	RTC6J150302
S13	RTC6J160302
S14	RTC6J170302
S15	RTC6J180302
S16	RTA6-160100
S17	RTA6-011100
S18	RTB6J160302
S19	RTB6J170302
S20	RTB6J180302
S21	RTB6J190302
S22	RTB6J200302
S23	RTB6J210302
S24	RTB6J220302
S25	RTB6J230302
S26	RTB6J240302
S27	RTC6J160302
S28	RTC6J170302
S29	RTC6J180302
S30	RTC6J190302
S31	RTC6J200302
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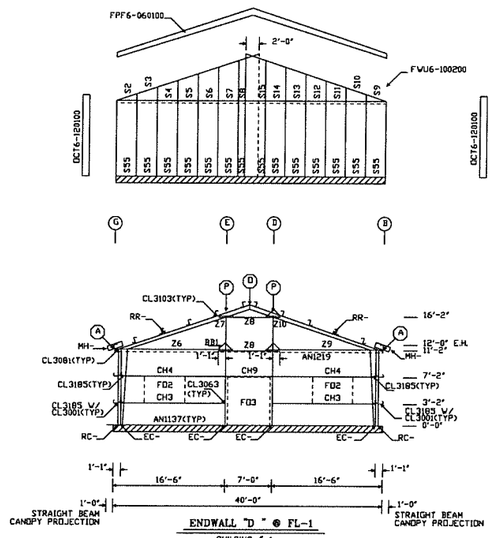
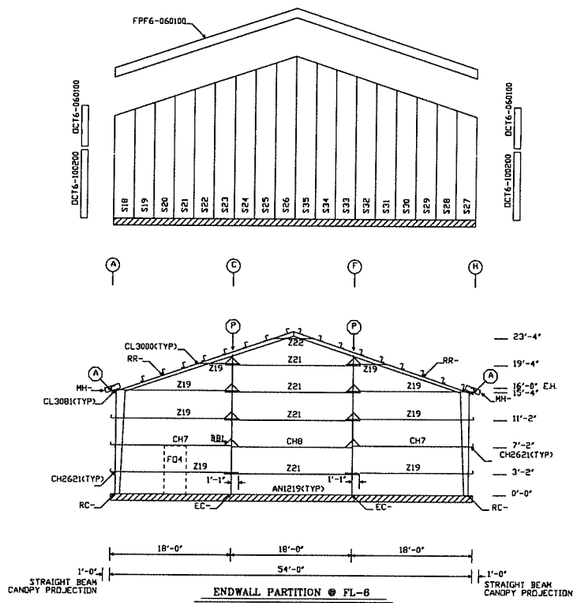
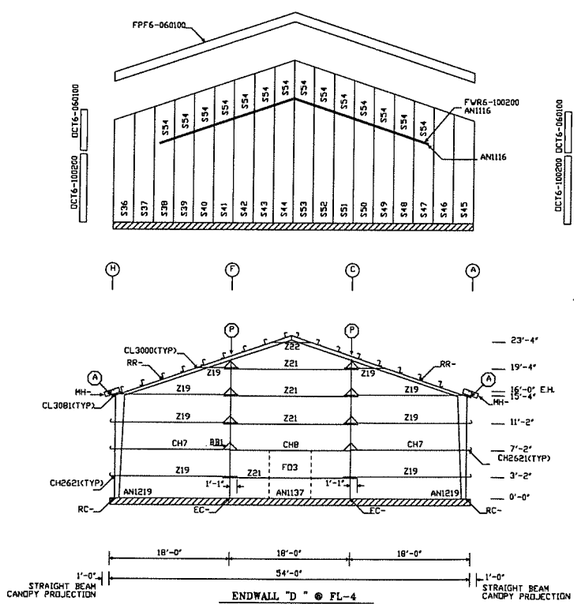
S33	RTC6J220302
S34	RTC6J230302
S35	RTC6J240302



ENDWALL 'B' IS OPEN FOR BUILDING #2

BUILDING # 1





ENDWALL 'B' IS OPEN FOR TO REMAIN

BUILDING # 2

BOLT SCHEDULE		
CONN.	QTY.	SIZE
A	4	1/2" X 1 1/4" HWS532
N	4	1/2" X 1 1/2" HWS604
O	4	3/4" X 2 1/4" HWS602
P	2	3/4" X 1 3/4" HWS536

NOTE: ALL BOLTS TO BE HIGH STRENGTH WITH NUT AND WASHER. CONNECTION "A" REQUIRES WASHER ON EAVE STRUT SIDE ONLY.

P	PERMIT	4/7/20	JU
ISSUE	REVISION	DATE	BY

DEAN STEEL BUILDINGS, INC.
8929 INDUSTRIAL AVE.
FORT MYERS, FLORIDA 33901

JOB NUMBER: FM20827
DRAWN: SIL DATE: 4/6/20
CHECKED: SIL DATE: 4/6/20
SHEET NUMBER: 5 OF 6

CUSTOMER: MITCHELL G. HANCOCK, INC.
PROJECT NAME: NEW OFFICE
DESCRIPTION: WALL ELEVATIONS

#29

City of Okeechobee Water Management Report

Site Plan Application

for

Mitchell G. Hancock

Construction

City of Okeechobee, FL

Prepared March 2020

ENGINEERING

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

Steven L. Dobbs

APR 06 2020

STEVEN L. DOBBS LICENSE 48134 STATE OF FLORIDA PROFESSIONAL ENGINEER

48134
SLD Engineering

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 1.6 acres in size and is located in Section 15, Township 37 South, Range 35 East at the northeast corner of NW 7th Street and NW 6th Avenue (Parcel ID 3-15-37-35-0010-00620-0110). The historic discharge is sheet flow from very little slope from north to south across the site to the adjacent NW 7th Street Ditch, the ditch flow to the east under 441N to Taylor Creek, then through S-133, then into Lake Okeechobee. The parcel is currently undeveloped.

The Soils Report for Okeechobee County identifies the soil as Immokalee Fine Sand, 0 to 2% slopes. This soil has a Hydrologic Soil Group of B/D which is poorly drained in the natural state and better drained developed. The soils report also indicates the wet season water table is approximately 1' below natural ground, which is consistent with the previous design.

Proposed Use: The applicant plans to construct a building to serve as an office and storage for his construction company. This submittal will permit the new office building, parking for the proposed facility and a detention area.

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 parking area through a dry retention system, which will overflow into the adjacent roadside swale. 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 established at 1' below natural ground, however the adjacent ditch bottom is 27.0 NAVD '88 and that elevation will be used as the control elevation.

Allowable discharge for the S-133 basin is 15.66 CSM for the 25 year – 3 day event:

Q = 15.6 cfs per square mile * A / 640

Q = 15.6 cfs per square mile * 1.6 / 640 = 0.04 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 0.15 ac-ft, however 0.39 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	0.15	29.11	0.39

B. Water Quantity

This project is located in the C-133Basin 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	**0.04 CFS**	**0.322**	**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:

	10 Year, 24 Hr. Storm (5.0")		25 Year, 72 hr. Storm (9.0")		100 Year, 72 Hr. Storm (10.0")
	Peak Stage (ft-NAVD '88)	Peak Rate (cfs)	Peak Stage (ft-NAVD '88)	Peak Rate (cfs)	Peak Stage (ft- NAVD '88)
Onsite	**29.22**	**0.298**	**29.49**	**0.322**	**30.07**

Water Use: The proposed potable water for the project will be provided by OUA. The wastewater will be treatment for the project will be provided septic tank.

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 12093C0450C, the building and proposed 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.

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.

Soil Map—Okeechobee County, Florida
(Mitchell Hancock New Office)

Map Scale: 1:1,030 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

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 17, Feb 3, 2020

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

Date(s) aerial images were photographed: Mar 20, 2015—Mar 21, 2015

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
11	Immokalee fine sand, 0 to 2 percent slopes	2.5	100.0%
Totals for Area of Interest		**2.5**	**100.0%**

Hydrologic Soil Group—Okeechobee County, Florida
(Mitchell Hancock New Office)

Map Scale: 1:1,030 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

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.

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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 17, Feb 3, 2020

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

Date(s) aerial images were photographed: Mar 20, 2015—Mar 21, 2015

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
11	Immokalee fine sand, 0 to 2 percent slopes	B/D	2.5	100.0%
Totals for Area of Interest			**2.5**	**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
(Mitchell Hancock New Office)

Map Scale: 1:1,030 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

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
- 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 17, Feb 3, 2020

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

Date(s) aerial images were photographed: Mar 20, 2015—Mar 21, 2015

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
11	Immokalee fine sand, 0 to 2 percent slopes	31	2.5	100.0%
Totals for Area of Interest			**2.5**	**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

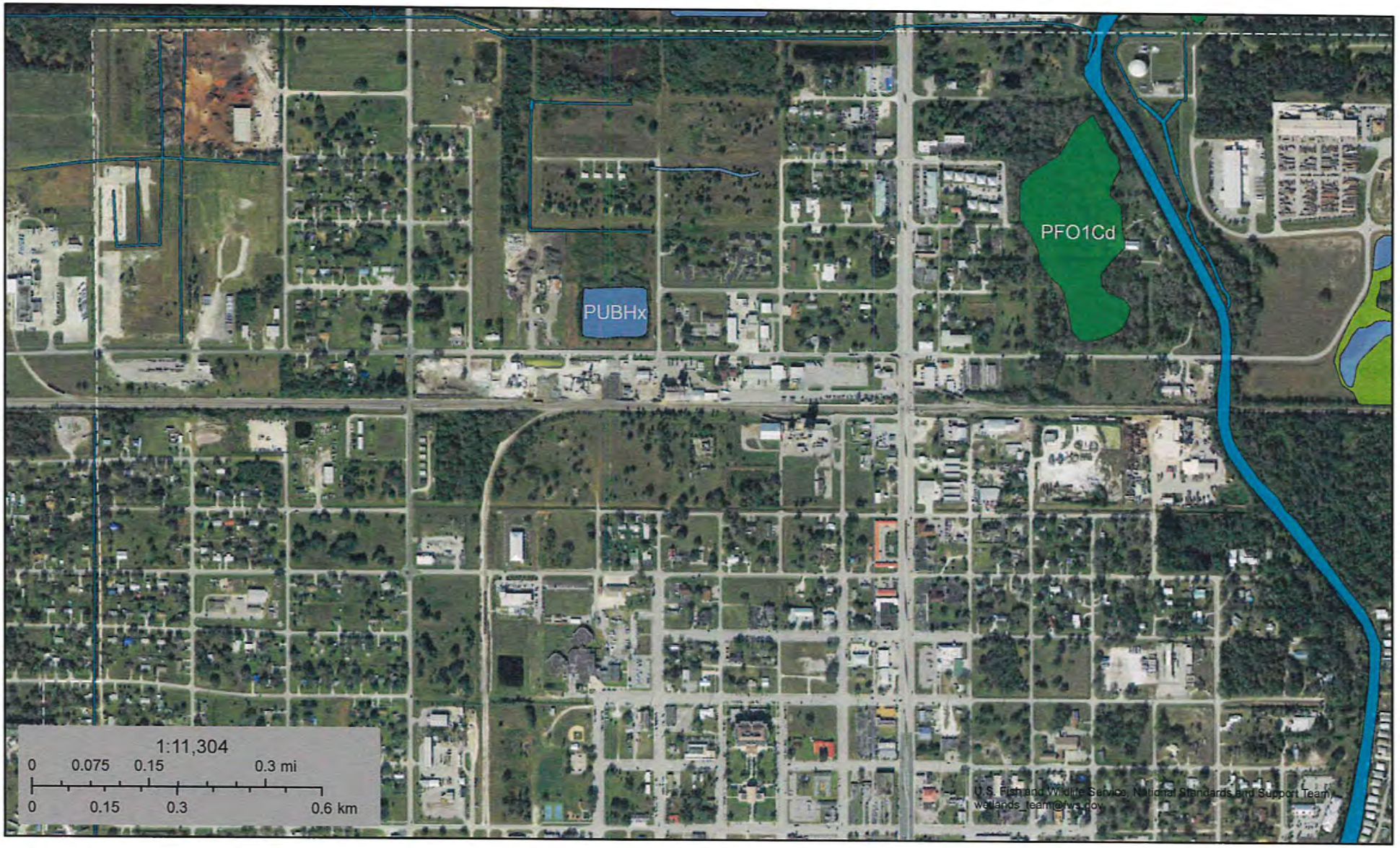
Beginning Month: January

Ending Month: December

U.S. Fish and Wildlife Service

National Wetlands Inventory

Mitchell Hancock New Office



February 10, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- 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 Wetlands Inventory (NWI)
This page was produced by the NWI mapper

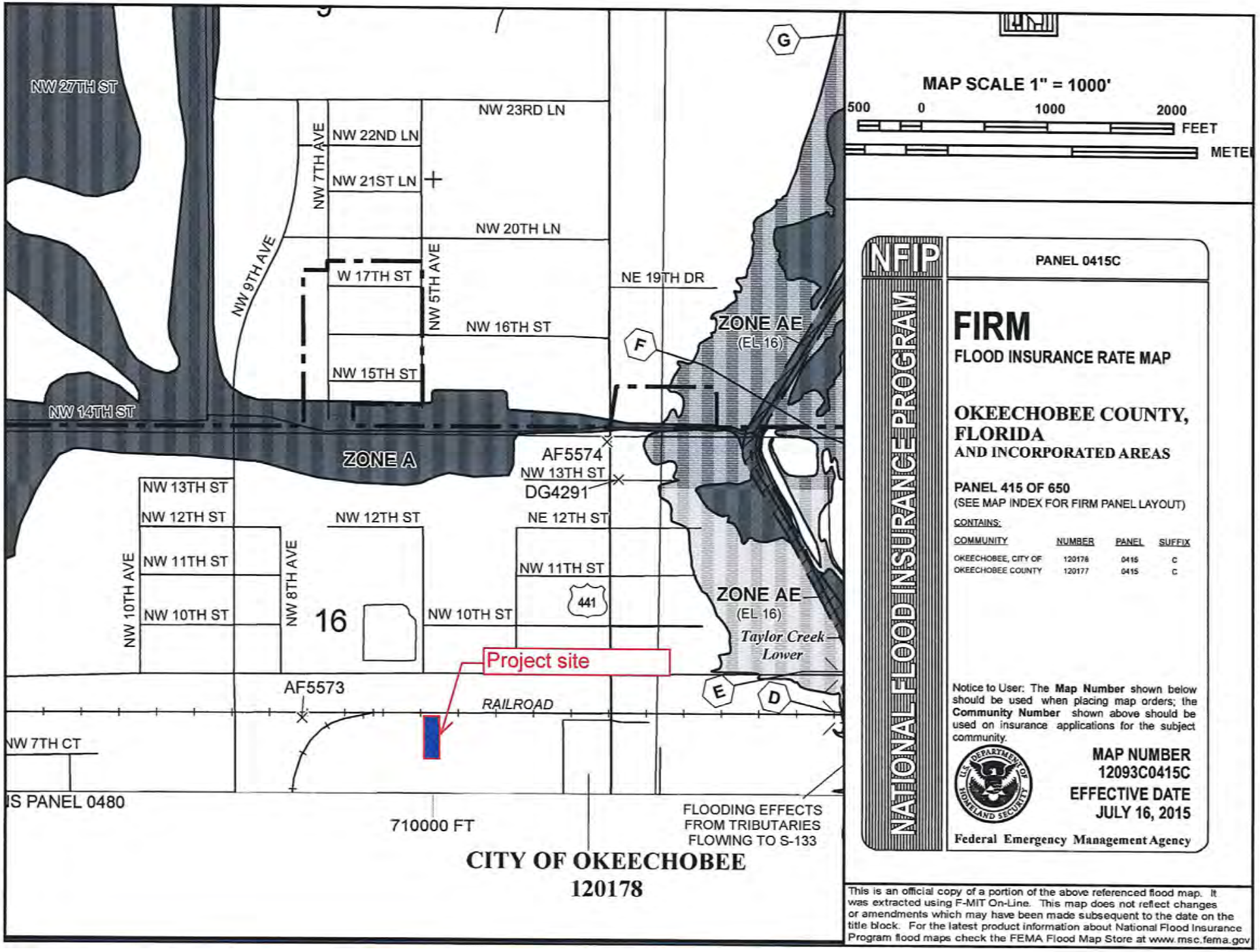

NW 27TH ST
NW 23RD LN
NW 22ND LN
NW 21ST LN
NW 20TH LN
NW 7TH AVE
NW 9TH AVE
NW 5TH AVE
W 17TH ST
NW 16TH ST
NW 15TH ST
NW 14TH ST
NE 19TH DR
ZONE AE
(EL 16)
ZONE A
AF5574
NW 13TH ST
DG4291
NW 13TH ST
NW 12TH ST
NW 12TH ST
NE 12TH ST
NW 11TH ST
NW 11TH ST
NW 10TH AVE
NW 8TH AVE
NW 10TH ST
NW 10TH ST
16
441
ZONE AE
(EL 16)
Taylor Creek
Lower
Project site
AF5573
RAILROAD
NW 7TH CT
IS PANEL 0480
710000 FT
FLOODING EFFECTS
FROM TRIBUTARIES
FLOWING TO S-133
CITY OF OKEECHOBEE
120178
G
F
E
D
MAP SCALE 1" = 1000'
500 0 1000 2000
FEET
METE
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0415C
FIRM
FLOOD INSURANCE RATE MAP
OKEECHOBEE COUNTY, FLORIDA
AND INCORPORATED AREAS
PANEL 415 OF 650
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
OKEECHOBEE, CITY OF 120178 0415 C
OKEECHOBEE COUNTY 120177 0415 C
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
12093C0415C
EFFECTIVE DATE
JULY 16, 2015
Federal Emergency Management Agency
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Table 2-2a Runoff curve numbers for urban areas [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area [2]	A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.

[2] The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

[4] Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

[5] Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Basin Information For: Mitchell Hancock Construction, LLC

Total Basin Area	=	1.60 ac
Native Area	=	0.00 ac
Wetland Buffer / Preserve	=	0.00 ac
Total Basin Area (water quality)	=	1.60 ac
Impervious Area		
Roofline/Bldg.	=	0.12 ac
Wetland	=	0.00 ac
Lakes	=	0.00 ac
Pavement/Sidewalk	=	0.41 ac
Total Impervious Area	=	0.53 ac
Pervious Area		
Dry Detention	=	0.25 ac
Green	=	0.82 ac
Total Pervious Area	=	1.07 ac
Percent Impervious	=	33.1%
Adjusted Soil Storage	=	0.68 in
Calculated SCS Curve Number	=	88
Time of Concentration	=	10.00 min

Water Quality Calculation

1" treatment x Project Area	=	0.13	ac-ft
Runoff from 2.5"x % net Impervious - SFWMD criteria	=	0.09	ac-ft
Required Water Quality Volume	=	0.13	ac-ft
Impaired Water body multiplier	=	1.13	1.5
Adjusted Required Water Quality Volume	=	0.15	ac-ft
0.5 Water quality stage (0.075 ac-ft)	=	28.95	ft-NGVD
Water Quality Stage	=	29.11	ft-NGVD

Stage Storage Calculations for Basin Mitchell Hancock Construction, LLC

Land use Category	Storage Type	Area (ac.)	From Elev.	To Elev.	Cumulative Stage-Storage (ac-ft)										
					27.00	27.50	28.00	28.50	29.00	29.50	30.00	30.50	31.00	31.50	32.00
Buildings	Vertical	0.12	32.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dry Detention Bottom	Vertical	0.15	28.50		0.00	0.00	0.00	0.00	0.07	0.15	0.22	0.30	0.37	0.45	0.52
Dry Detention Slopes	Linear	0.10	28.50	30.00	0.00	0.00	0.00	0.00	0.01	0.03	0.08	0.13	0.18	0.23	0.28
Wet Detention Bottom	Vertical	0.00	15.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wet Detention Slopes	Linear	0.00	15.50	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pavement	Linear	0.41	29.50	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.31	0.51	0.72	0.92
Green	Linear	0.82	29.00	29.50	0.00	0.00	0.00	0.00	0.00	0.21	0.62	1.03	1.44	1.85	2.26
	Total:	1.60		Totals:	0.00	0.00	0.00	0.00	0.08	0.39	1.02	1.76	2.50	3.24	3.98

==========
==== Basins ====
==========

Name: Onsite | Node: Onsite | Status: Onsite
Group: BASE | Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 | Peaking Factor: 256.0
Rainfall File: | Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 | Time of Conc(min): 10.00
Area(ac): 1.600 | Time Shift(hrs): 0.00
Curve Number: 88.00 | Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

==========
==== Nodes ====
==========

Name: Offsite | Base Flow(cfs): 0.000 | Init Stage(ft): 27.000
Group: BASE | Warn Stage(ft): 29.500
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	27.000
72.00	27.000
125.00	27.000
500.00	27.000

Name: Onsite | Base Flow(cfs): 0.000 | Init Stage(ft): 27.000
Group: BASE | Warn Stage(ft): 29.500
Type: Stage/Volume

0.00

Stage(ft)	Volume(af)
27.500	0.0000
29.000	0.0800
29.500	0.3900
30.000	1.0200
30.500	1.7600
31.000	2.5000
31.500	3.2400
32.000	3.9800
32.500	4.7800

==========
==== Drop Structures ====
==========

Name: CS-1 | From Node: Onsite | Length(ft): 34.00
Group: BASE | To Node: Offsite | Count: 1

	UPSTREAM	DOWNSTREAM
Geometry:	Circular	Circular
Span(in):	18.00	18.00
Rise(in):	18.00	18.00
Invert(ft):	24.000	24.000
Manning's N:	0.025000	0.025000
Top Clip(in):	0.000	0.000
Bot Clip(in):	0.000	0.000

Friction Equation: Average Conveyance
Solution Algorithm: Automatic
Flow: None
Entrance Loss Coef: 0.500
Exit Loss Coef: 0.900
Outlet Ctrl Spec: Use dc or tw
Inlet Ctrl Spec: Use dn
Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

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

TABLE

Count: 1 | Bottom Clip(in): 0.000
Type: Horizontal | Top Clip(in): 0.000
Flow: Both | Weir Disc Coef: 3.200
Geometry: Rectangular | Orifice Disc Coef: 0.600

Span(in): 24.00 | Invert(ft): 29.500
Rise(in): 36.00 | Control Elev(ft): 29.500

*** 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): 27.500
Control Elev(ft): 27.500

Breaches

Name:
Group: BASE
From Node:
To Node:
Count: 1
Flow: Both

Bottom Width(ft): 0.00
Left Side Slope(h/v): 0.00
Right Side Slope(h/v): 0.00
Bottom Breach Elev(ft): 0.000
Top Breach Elev(ft): 0.000
Water Surface Elev(ft): 0.000
Breach Duration(hrs): 0.00
Power Coef: 0.00
Weir Discharge Coef: 0.000

Hydrology Simulations

Name: 100YR3D
Filename: F:\2019-042 Mitchell Hancock New Office\04-Calcs\2019-042 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:\2019-042 Mitchell Hancock New Office\04-Calcs\2019-042 ICPR\sims\10YR1D.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
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:\2019-042 Mitchell Hancock New Office\04-Calcs\2019-042 ICPR\sims\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:\2019-042 Mitchell Hancock New Office\04-Calcs\2019-042 ICPR\sims\100YR3D.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
Start Time(hrs): 0.000
End Time(hrs): 100.00
Min Calc Time(sec): 0.5000
Max Calc Time(sec): 60.0000
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:\2019-042 Mitchell Hancock New Office\04-Calcs\2019-042 ICPR\sims\10YR1D.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): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

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:\2019-042 Mitchell Hancock New Office\04-Calcs\2019-042 ICPR\sims\25YR3D.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): 400.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
50.000	120.000
100.000	120.000
400.000	120.000

Group	Run
BASE	Yes

```
            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): 1.600
 Vol of Unit Hyd (in): 1.000
        Curve Number: 88.000
            DCIA (%): 0.000

       Time Max (hrs): 60.02
       Flow Max (cfs): 6.872
  Runoff Volume (in): 8.528
 Runoff Volume (ft3): 49532.480
```

```
            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: Flmod
 Rainfall Amount (in): 5.000
 Storm Duration (hrs): 24.00
               Status: Onsite
   Time of Conc (min): 10.00
     Time Shift (hrs): 0.00
            Area (ac): 1.600
 Vol of Unit Hyd (in): 1.000
        Curve Number: 88.000
            DCIA (%): 0.000

       Time Max (hrs): 12.04
       Flow Max (cfs): 4.074
  Runoff Volume (in): 3.668
 Runoff Volume (ft3): 21301.924
```

```
            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): 1.600
 Vol of Unit Hyd (in): 1.000
        Curve Number: 88.000
            DCIA (%): 0.000

       Time Max (hrs): 60.02
       Flow Max (cfs): 6.144
  Runoff Volume (in): 7.545
 Runoff Volume (ft3): 43822.962
```

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning 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	0.00	27.000	29.500	0.0000	0	0.00	0.000	0.00	0.000
Onsite	BASE	100YR3D	73.01	30.065	29.500	-0.5000	60299	60.00	6.851	0.00	0.000
Offsite	BASE	10YR1D	0.00	27.000	29.500	0.0000	0	14.35	0.298	0.00	0.000
Onsite	BASE	10YR1D	14.35	29.216	29.500	-0.5000	26033	12.08	3.940	14.35	0.298
Offsite	BASE	25YR3D	0.00	27.000	29.500	0.0000	0	62.91	0.322	0.00	0.000
Onsite	BASE	25YR3D	62.91	29.486	29.500	-0.5000	40205	60.00	6.120	62.91	0.322

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	100YR3D	0.00	0.000	0.000	0.00	0.000	0.00	0.000
CS-1	BASE	10YR1D	14.35	0.298	-0.001	14.35	29.216	0.00	27.000
CS-1	BASE	25YR3D	62.91	0.322	-0.001	62.91	29.486	0.00	27.000

#30

April 3, 2020

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

Subject: **Mitchell G. Hancock Contractor's Office Traffic Statement**

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to construct a contractor's office on a vacant parcel.

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 (8th Edition). The results indicate the proposed 1.6 acre Contractor's Office (Light Industrial) (ITE code 110) generates 33 total daily trips with 5 PM peak hour trips with 1 being in and 4 being out.

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

Sincerely,

Steven L. Dobbs Engineering

Steven L. Dobbs, P. E.
President

CC: Mitchell Hancock
File

Steven L. Dobbs

APR 03 2020

48134
SLD Engineering

1062 Jakes Way, Okeechobee, FL 34974
Phone: (863) 824-7644 **Cell:** (863) 634-0194
Email: sdobbs@stevedobbsengineering.com **Website:** www.SteveDobbsEngineering.com

Instructions:

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: *Not Available*
DU: *Dwelling Unit*
Occ.Room: *Occupied Room*
KSF²: *Units of 1,000 square feet*
Fuel Position: *# of vehicles that could be fueled simultaneously*

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA	
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA	
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA	
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA	
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA	
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA	
General Light Industrial 110	KSF²	6.97	0.97	12%	88%	4.7	33	5	1	4	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF²	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies.
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA	
Industrial Park 130	KSF²	6.96	0.86	21%	79%		0	0	NA	NA	
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA	
Manufacturing 140	KSF²	3.82	0.74	36%	64%		0	0	NA	NA	
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA	
Warehousing 150	KSF²	3.56	0.32	25%	75%		0	0	NA	NA	
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA	
Mini Warehouse 151	KSF²	2.50	0.26	51%	49%		0	0	NA	NA	
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA	
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA	
High-Cube Warehouse 152	KSF²	1.44	0.10	33%	67%		0	0	NA	NA	
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA	
Utilities 170	KSF²	NA	0.76	45%	55%		0	0	NA	NA	
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA	
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA	
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA	
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA	
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA	
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA	
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA	Caution- Only 1 Study
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA	Caution- Only 1 Study.
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA	Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA	
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA	Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA	
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA	
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA	
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA	

Staff Report
Site Plan Review:

Address: NW 7th Street

Description: Contractor Office & Warehouse

Prepared for: *The City of Okeechobee*

Applicant: *Mitchell G. Hancock, Inc*

Petition No.: *20-004-TRC*

LaRue planning
1375 Jackson Street # 206 Fort Myers, FL 33901

General Information

Applicant Owner	Mitchell G. Hancock, Inc
Applicant Address	203 SW 4th Street Okeechobee, FL 34974
Applicant Email Address	
Site Address	NW 7th Street Lots 11-20, Block 62
Parcel Identification	3-15-37-35-0010-00620-0110
Contact Person	Steven L. Dobbs
Contact Phone Number	863.634.0194
Contact Email Address	sdobbs@stevedobbsengineering.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html.	

Future Land Use, Zoning and Existing Use

	Existing	**Proposed**
Future Land Use	Industrial	Industrial
Zoning	Industrial	Industrial
Use of Property	Vacant	Contractor Office
Acreage	1.6 acres	1.6 acres

General Description

The subject property is 1.6 vacant acres located in the 500 block of NW 7th Street. This property was recently approved under application 20-003-SSA for a small scale future land use map amendment to change the future land use from Single Family Residential to Industrial. The property is currently zoned Industrial.

The applicant is proposing to construct a building containing a 1,400 square foot contractor office, a 2,227 square foot warehouse and a 1,080 square foot covered area. Parking and water management areas are also included.

Future Land Use, Zoning and Existing Use on Surrounding Properties

North	Future Land Use	Single Family Residential and Industrial
	Zoning	Industrial
	Existing Use	Industrial
East	Future Land Use	Single Family Residential
	Zoning	Industrial
	Existing Use	Vacant
South	Future Land Use	Single Family Residential
	Zoning	Residential Multiple Family
	Existing Use	Single Family Residences
West	Future Land Use	Single Family Residential
	Zoning	Industrial
	Existing Use	Vacant

Following is the Staff analysis of the project's consistency with the various City requirements and regulations. Instances where the Staff believes the submission to be deficient are highlighted.

Adequacy of Public Facilities

POTABLE WATER AND SANITARY SEWER: Potable water will be provided by the Okeechobee Utility Authority. Applying the City's Level of Service standard for nonresidential use of 0.15 gallons of water per day per square foot (gpd/sf) to the 3,627 square feet of building floor area indicates a demand of about 544 gallons of potable water per day. This potential increase is relatively small and should have no effect upon the available capacities of OUA's potable and wastewater treatment facilities.

SOLID WASTE DISPOSAL: On several occasions the County has confirmed a considerable level of excess capacity available to serve the solid waste disposal needs of other developments in the City. It's reasonable that the volume of solid waste generated by the proposed establishment can also be accommodated within the capacity of the County's Solid Waste Facility.

DRAINAGE: Proposed drainage improvement features are depicted on plan sheet titled Paving, Grading & Drainage Plan. A Water Management Report has also been submitted.

TRAFFIC GENERATION, ACCESS, EGRESS, AND INTERNAL CIRCULATION:

TRAFFIC GENERATION:

The applicant submitted a traffic impact statement estimating that the 1.6 acres of light industrial use is expected to generate 33 total daily trips, with 5 of those trips being during the PM peak hour. Staff agrees with this estimate.

ACCESS AND EGRESS:

The plans indicate that asphalt will be added to extend NW 6th Ave an additional 320 feet north from the intersection of NW 6th Ave and NW 7th St. Three ingress/egress locations are proposed along that right-of-way on NW 6th Ave; one for the standard vehicle parking area, one in front of the warehouse and one leading to a crushed shell yard adjacent to the covered area.

INTERIOR CIRCULATION:

Internal circulation seems adequate.

SERVICE VEHICLE ACCESS AND EGRESS:

A. Fire Truck

The appropriateness of this plan will be addressed by the Fire Chief.

B. Loading Zone

No designated loading space is required for structure under 5,000 square feet in floor area.

C. Dumpster Location and Trash Collection

No dumpster enclosure is depicted on the plans.

Compatibility with Adjacent Uses

The railway runs along the north property line and existing industrial uses lie to the north of that. The vacant properties to the east and west are zoned industrial and also have the railway running along their northern property lines. There are single family residences to the south, though the plans depict a proposed buffer of trees, shrubs and a drainage area between the proposed structures and the southern property line.

Compliance with Land Development Codes

Regulation	Required	Provided
Min front yard setback (NW 7th St) §90-345(2)	25’	103’
Min 2nd front yard setback (NW 6th Ave) §90-345(2) §90-447	75% of FY setback = 18.75’	52.5’
Min side yard setback §90-345(2)	15’	36’
Min rear yard setback §90-345(2)	40’ abutting residential zoning district	290’

Regulation	Required	Provided
Max lot coverage §90-345(3)	50% *69,825 x 0.5 = 34,935 sq ft*	6.7% 4,707 sq ft
Max impervious surface §90-345(3)	85%	In compliance
Max height §90-345(4)	45’	23.5’
Min parking space dimensions §90-511(b)	9’ by 20’	10’ by 20’
Min ADA parking space dimensions FL Accessibility Code §502	12’ by 20’ w/ a 5’ wide access aisle	12’ by 20’ w/ a 5’ wide access aisle
Min Loading space dimensions §90-511(c)	10’ by 30’ w/14’ vertical clearance	N/A. No loading spaces provided or required
Min driveway width §90-511(d)(2)	24’ for spaces 75º to 90º	24’
Paving §90-511(e)(1)	Each parking and loading space shall be paved	In compliance
Parking and loading space layout §90-511(e)(2)	Each parking or loading space shall open directly onto a driveway that is not a public street, and each parking space shall be designed to permit access without moving another vehicle.	In compliance
Pedestrian oriented design §90-511(e)(3)	Buildings, parking and loading areas, landscaping and open spaces shall be designed so that pedestrians moving between parking areas and buildings are not unreasonably exposed to vehicular traffic areas.	In compliance
Pedestrian walks §90-511(e)(4)	Paved pedestrian walks shall be provided along the lines of the most intense use, particularly between building entrances to streets, parking areas, and adjacent buildings.	Provided
Loading space identification §90-511(e)(5)	Loading facilities shall be identified as to purpose and location when not clearly evident.	N/A. No loading spaces provided or required

Regulation	Required	Provided
Min parking space setback §90-511(e)(6)	No parking space accessed via a driveway from a public road shall be located closer than 20 feet from the right-of-way line of said public road.	In compliance
Min number of parking spaces §90-512(5) §90-512(6) §90-512(2)	1 per 1,000 sq ft of warehouse floor area 1 per 300 sq ft of office floor area *2,227 ÷ 1,000 = 2.2* *1,400 ÷ 300 = 4.7* *2.2 + 4.7 = 7 parking spaces*	7 parking spaces
Min number of ADA parking spaces Florida Accessibility Code §208.2	For facilities with 1 - 25 parking spaces, at least 1 must be ADA space	1 ADA parking space provided
Min number of Loading spaces §90-513(2)	No loading spaces required for structures under 5,000 square feet.	0 loading spaces
Min Landscaping §90-532	1 tree and 3 shrubs/3,000 sf of lot area. *69,825 sf ÷ 3,000 = 23 trees and 70 shrubs required*	23 new trees 1 existing tree and 3 existing cabbage palms 69 new shrubs
Landscaping for parking and vehicular use areas §90-533(1)	18 sq ft of landscaping required per required parking space. *18 x 7 = 126 sq ft*	In compliance
Landscaping for parking and vehicular use areas §90-533(2)	One tree per 72 sf of required landscape area *126 ÷ 72 = 2 trees*	6 trees in landscape area
Landscaping for parking and vehicular use areas §90-533(4)	Two feet of landscaping required between buildings and vehicular use areas.	Not in compliance
Landscaping for parking and vehicular use areas §90-533(5)	Min. dimension of landscaped areas must not be less than 4' except adjacent to on-site buildings.	In compliance

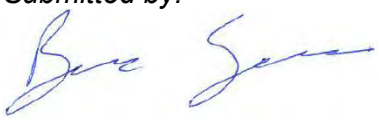
Regulation	Required	Provided
Landscaping for parking and vehicular use areas §90-533(6)	One landscaped island at least 5' by 15' w/at least one tree must be provided for each 10 required parking spaces w/ a maximum of 12 uninterrupted parking spaces in a row.	In compliance
Landscaping for parking and vehicular use areas §90-533(7)	The remainder of a parking landscape area shall be landscaped with grass, ground cover, or other landscape material.	Not indicated
Landscape buffer areas §90-534(1)	10' minimum width of street frontage buffers	In compliance
Landscape buffer areas §90-534(1)	2' minimum width of property line buffers	In compliance
Landscape buffer areas §90-534(2)	1 tree and 3 shrubs for each 300 square feet of required landscaped buffer *142.5 linear ft of frontage on NW 7th St requires 1,425 sf of landscaped area and 5 trees and 14 shrubs* *396 linear ft of non driveway frontage on NW 6th Ave requires 3,960 sf of landscaped area and 13 trees and 40 shrubs* *142.5 linear ft of north property line requires 285 sf of landscaped area and 1 tree and 3 shrubs* *490 linear ft of east property line requires 980 sf of landscaped area and 3 trees and 10 shrubs*	In compliance Only 10 trees and 20 shrubs provided 0 trees and shrubs provided 1 tree and 0 shrubs provided
Landscape buffer areas §90-534(3)	Trees may be planted in clusters, but shall not exceed 50 feet on centers abutting the street.	In compliance
Landscape buffer areas §90-534(4)	The remainder of a landscape buffer shall be landscaped with grass, ground cover, or other landscape material	Not indicated
Species diversification §90-538(c)	When more than ten trees are required to be planted, two or more species shall be used.	Species not indicated

Regulation	Required	Provided
Tree spacing from utility structures §90-538(d)	Trees and shrubs shall not be planted in a location where at their maturity they would interfere with utility services (in accordance with §90-543).	In compliance
Shade §90-538(e)	Trees should maximize the shading of pedestrian walks and parking spaces.	In compliance
Landscape area barriers §90-538(g)	Landscaping shall be protected from vehicular encroachment by means of curbs, wheel stops, walks or similar barriers.	Not indicated for east landscape island
Drought tolerance §90-540(b)	At least 75 percent of the total number of plants required shall be state native very drought tolerant species as listed in the South Florida Water Management District Xeriscape Plant Guide. However, when a landscape irrigation system is installed, at least 75 percent or the total number of plants required shall be state native moderate or very drought tolerant species.	Species not indicated
Min tree size §90-540(c)	Trees shall be at least ten feet high and two inches in diameter measured four feet above ground level at the time of planting.	Tree size not indicated
Prohibited species §90-542	Species listed in §90-542 shall not be planted.	Species not indicated
Sidewalks § 78-36(a)(1)	Sidewalks required adjacent to right-of-way	No sidewalks provided. However, there are no existing sidewalks along NW 7th St in the vicinity of this property. The public works director will address the appropriateness of requiring sidewalks for this project.
Lighting § 78-71(a)(5)	All off-street parking areas, service roads, walkways and other common use exterior areas open to the public shall have a minimum of one-half horizontal foot-candle power of artificial lighting. Lighting, when provided, shall be directed away from public streets and residential areas and shall not be a hazard or distraction to motorists traveling a street.	Photometric plan provided which demonstrates adequate illumination of the parking area.

Recommendation

Based on the foregoing analyses, we recommend the applicant submit a landscape plan which meets the requirements of City Land Development Code Chapter 90, Article IV, Division 4 which addresses the deficiencies outlined above prior to issuance of a building permit.

Submitted by:



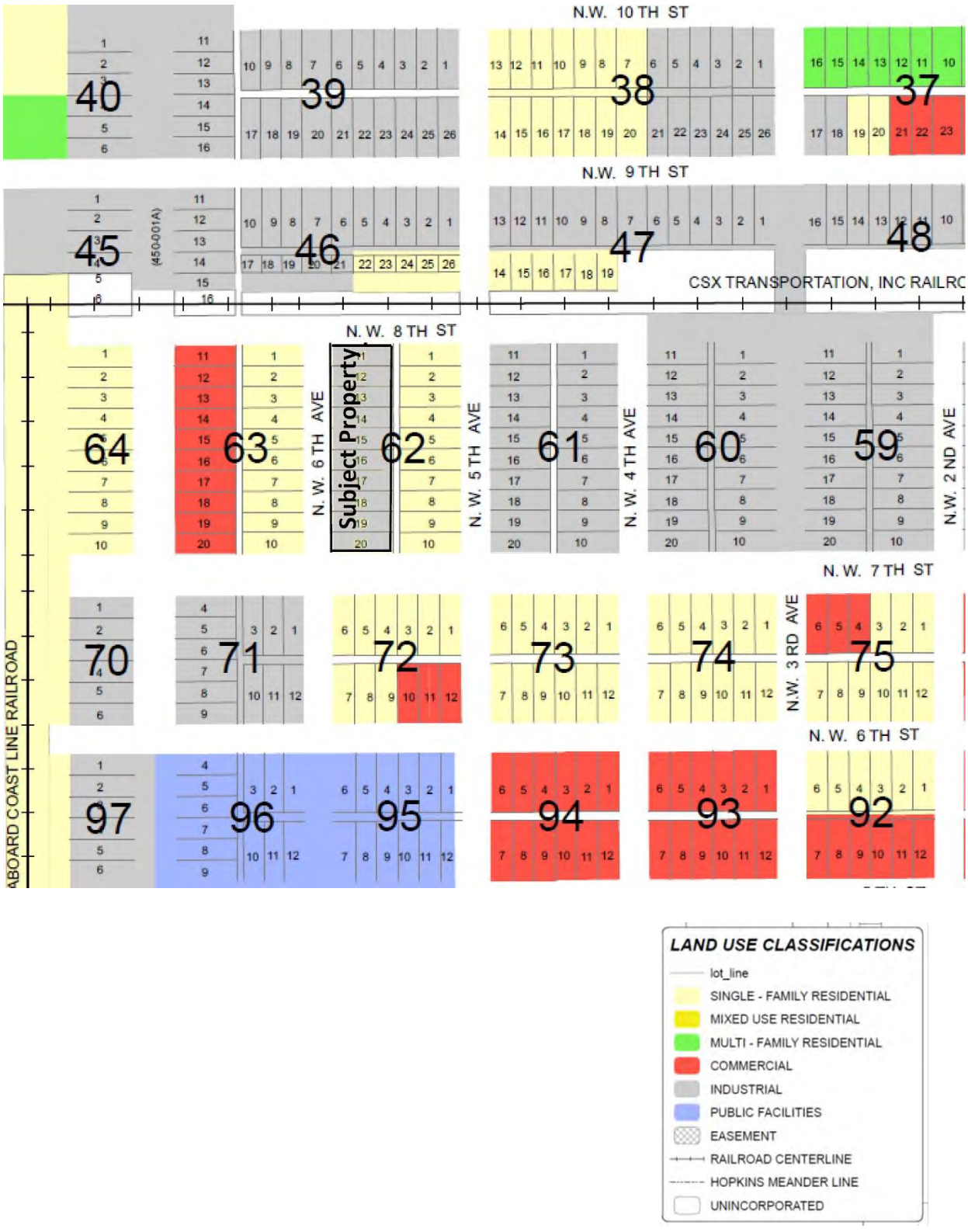
Ben Smith, AICP
Sr. Planner, LaRue Planning

Submitted: May 12, 2020

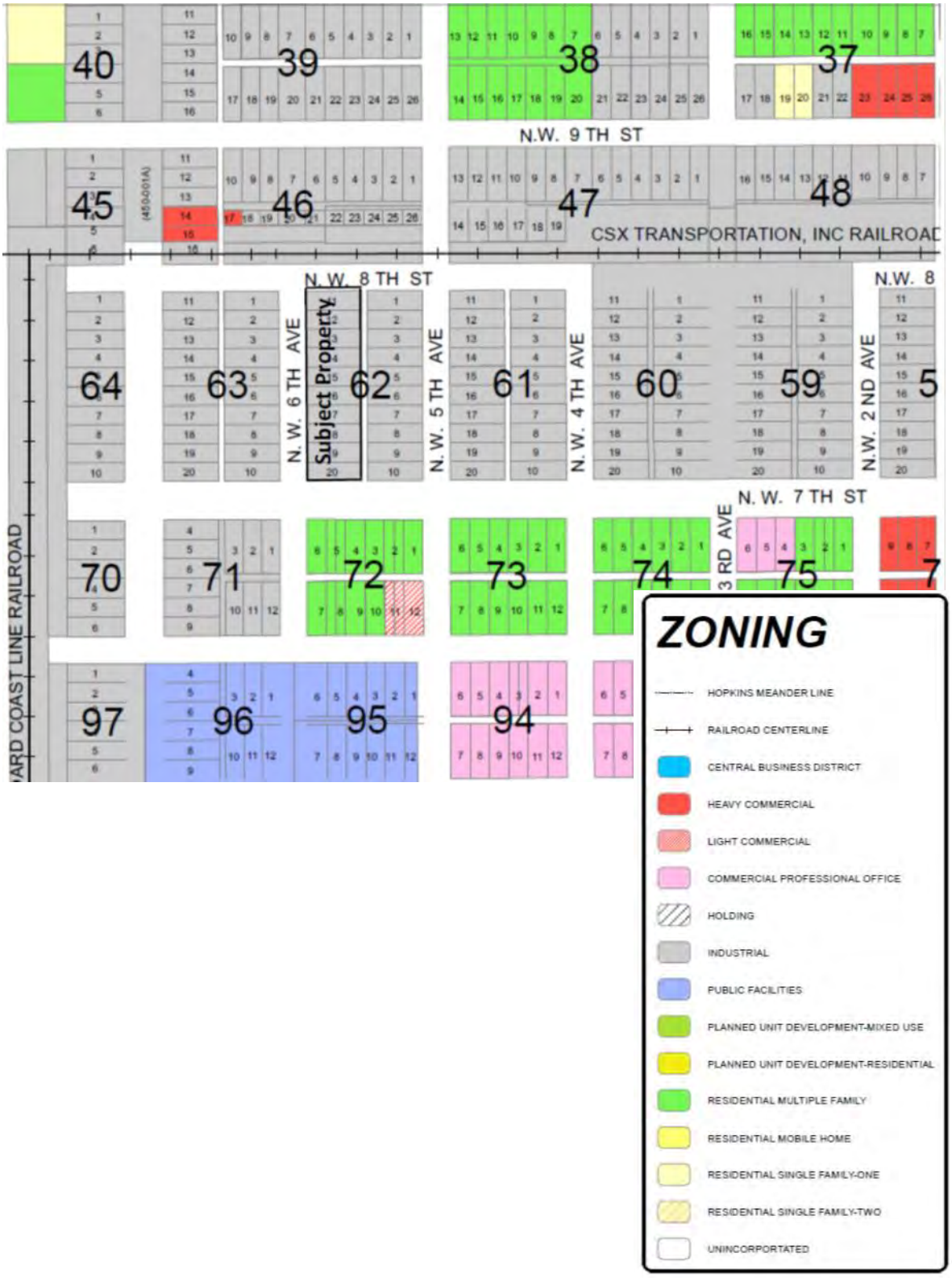
TRC Hearing date: May 21, 2020

Attachments: Future Land Use, Subject & Environs
Zoning, Subject & Environs
Existing Land Use, Subject & Environs

FUTURE LAND USE
Subject Site and Environs



ZONING
Subject Site and Environs



EXISTING LAND USE

Subject Site and Environs