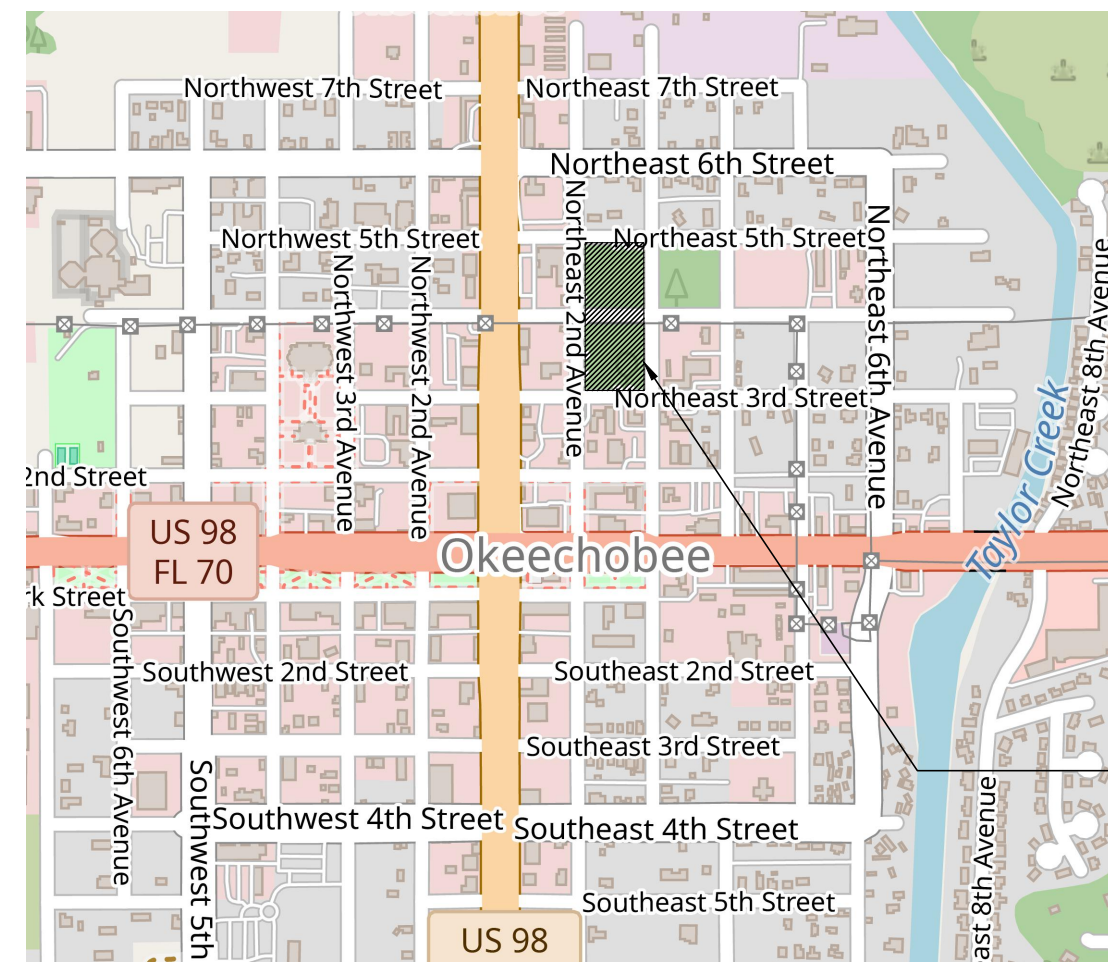


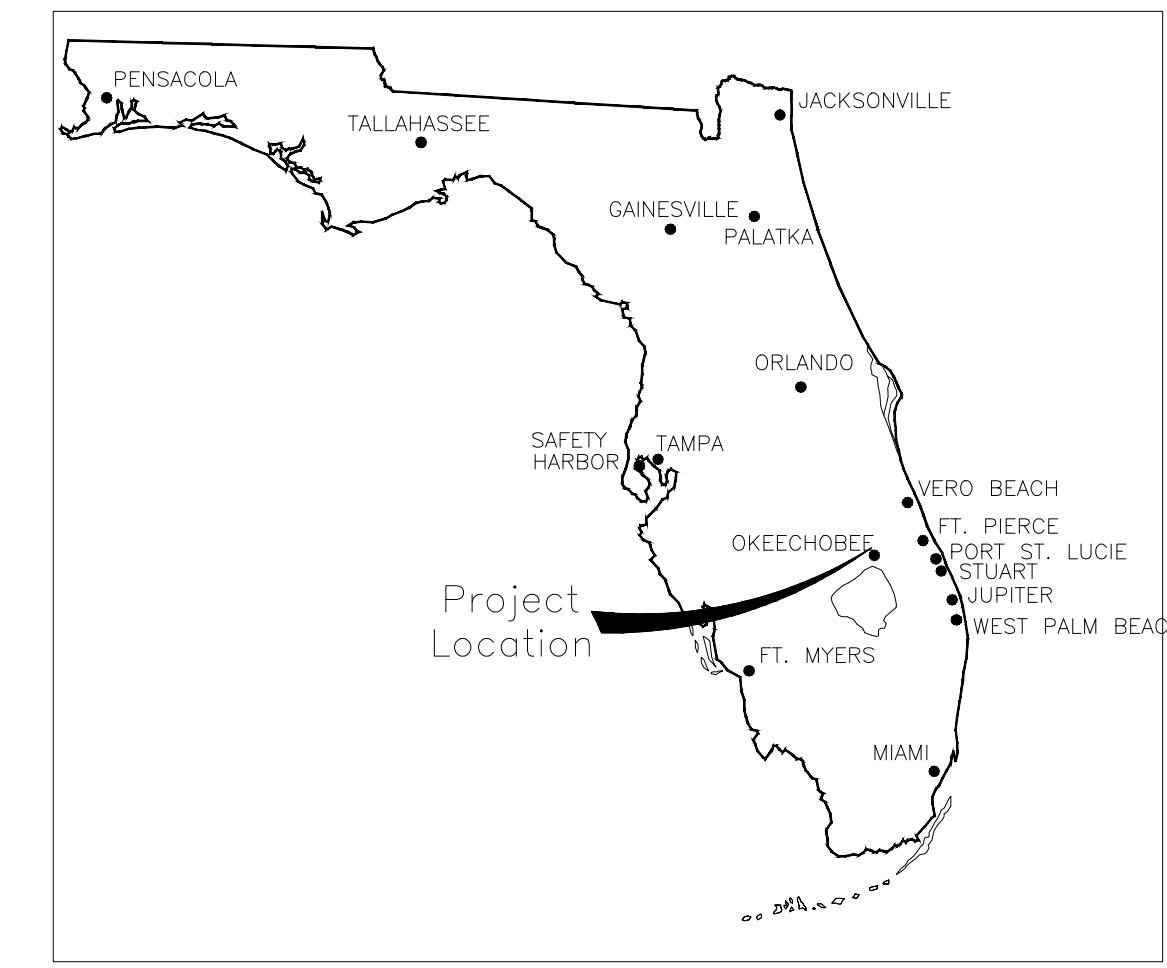
MINOR SUBDIVISION GLENWOOD PARK

LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST
OKEECHOBEE CITY, FLORIDA

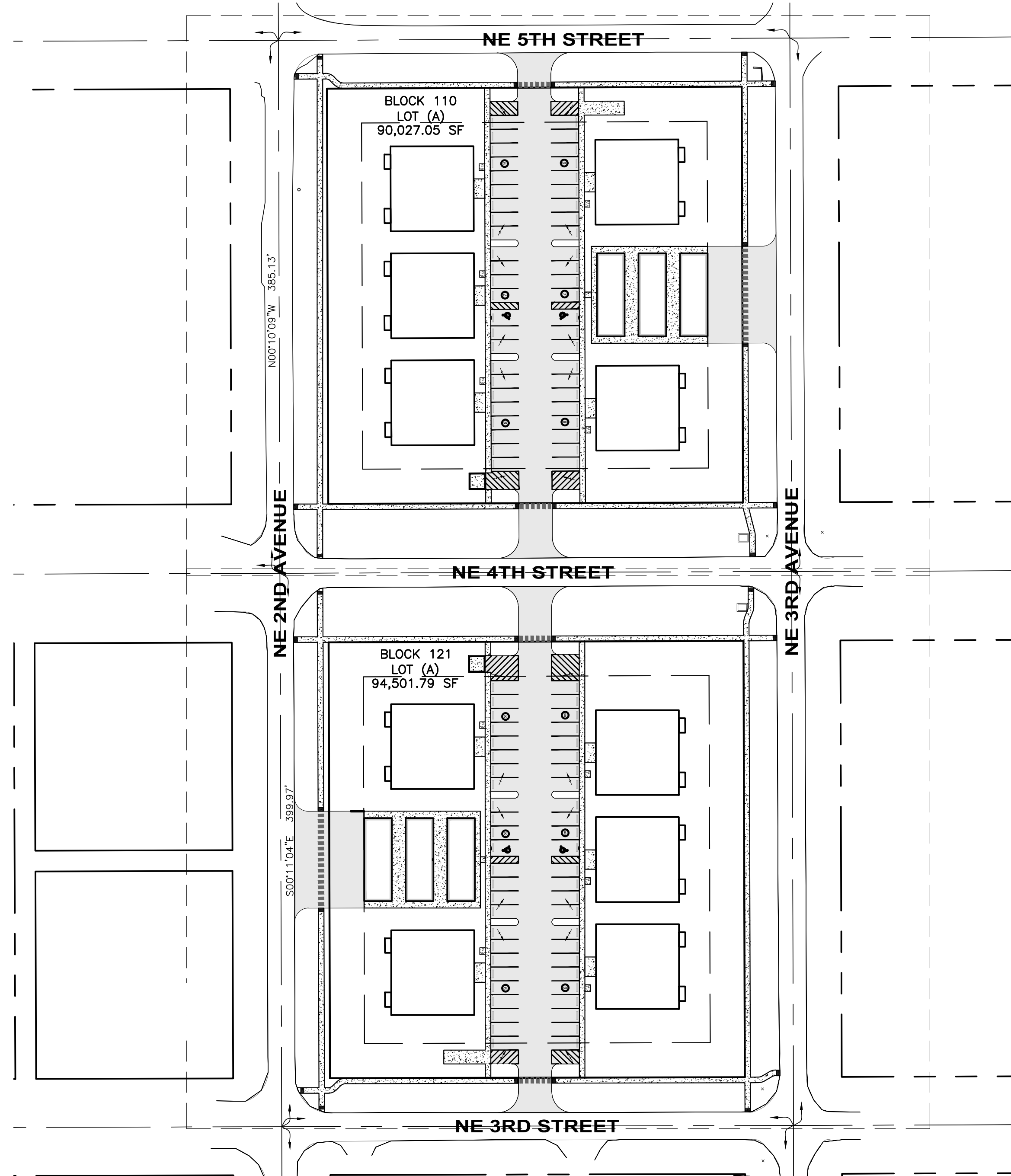


LOCATION MAP
N.T.S.

SITE



VICINITY MAP
N.T.S.



LEGAL DESCRIPTION

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 110, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

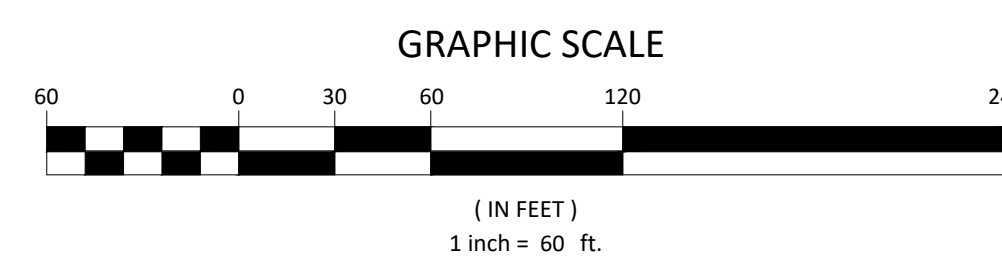
LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

GENERAL NOTES

1. THE SURVEY DATE IS MARCH 18, 2021.
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE CENTERLINE OF NORTHEAST 4TH STREET BETWEEN BLOCKS 110 AND 121, SAID LINE BEARS N 89°47'50" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
7. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1593, AND OFFICIAL RECORDS BOOK 816, PAGE 970 AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

SHEET INDEX:

SHEET C000:	TITLE SHEET
SHEET C001:	GENERAL NOTES & SPECIFICATIONS
SHEET CD001:	BLOCK 110 EXISTING CONDITION, DEMOLITION, AND SEDIMENT CONTROL PLAN
SHEET CD002:	BLOCK 121 EXISTING CONDITION, DEMOLITION, AND SEDIMENT CONTROL PLAN
SHEET C201:	BLOCK 110 HORIZONTAL CONTROL, STRIPPING AND SIGNAGE PLAN
SHEET C202:	BLOCK 121 HORIZONTAL CONTROL, STRIPPING AND SIGNAGE PLAN
SHEET C301:	BLOCK 110 PAVING, GRADING & DRAINAGE PLAN
SHEET C302:	BLOCK 121 PAVING, GRADING & DRAINAGE PLAN
SHEET C401:	BLOCK 110 OVERALL SEWERLINE PLAN
SHEET C402:	BLOCK 121 OVERALL SEWERLINE PLAN
SHEET C501:	BLOCK 110 OVERALL WATERLINE PLAN
SHEET C502:	BLOCK 121 OVERALL WATERLINE PLAN
SHEET C600:	DETAILS - 1
SHEET C601:	DETAILS - 2
SHEET C602:	DETAILS - 3
SHEET C603:	DETAILS - 4
SHEET C604:	DETAILS - 5
SHEET C605:	DETAILS - 6
SHEET C701:	BLOCK 110 LANDSCAPING PLAN
SHEET C702:	BLOCK 121 LANDSCAPING PLAN
SHEET C801:	STORAGE EXHIBIT



05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
08-15-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 08-14-2023	SLD	MB
06-19-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	SP
06-08-2023	REVISED PLANS PER TRC STAFF REPORT COMMENTS 04-19-2023	SLD	GL
06-08-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	GL
01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

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

MINOR SUBDIVISION PLAN
TITLE SHEET
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

JOSHUA C BROWN, P.E.

FLORIDA PROFESSIONAL ENGINEER LICENSE 95730 DATE

JOSHUA C BROWN, SLD
Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974 853-824-7644

PROJECT NO.	FL22024
DRAWN BY	PDC/JCS
SCALE	1" = 60'
DATE	2024-05-21
SHEET	C000 OF 21

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.

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.

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.
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 INTO THE PAVED SURFACE. WHEN 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 SPECIFICATION

- 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 GRADE 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 TIRE 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 OF THE TEMPORARY SILT FENCES AND SPECIFICATIONS. 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.

- 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. 1926.650, 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 ANNUAL 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 ANNUAL 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 SHOULD 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.

Table with columns: ENGINEER OF RECORD INSPECTION REQUIREMENTS, F.B.V. DENSITY, L.B.R. THICKNESS, MAX SPACING, LINEAR SQUARE FEET, LINEAR SQUARE FEET, LINEAR SQUARE FEET, LINEAR SQUARE FEET, LINEAR SQUARE FEET, LINEAR SQUARE FEET.

CONTINUED:

- G. INLETS, MANHOLES, AND JUNCTION BOXES: ALL DRAINAGE INLETS, MANHOLES, AND JUNCTION BOXES SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND 641. 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 DISSIPATORS: 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.

LOT COVERAGE CALCULATIONS

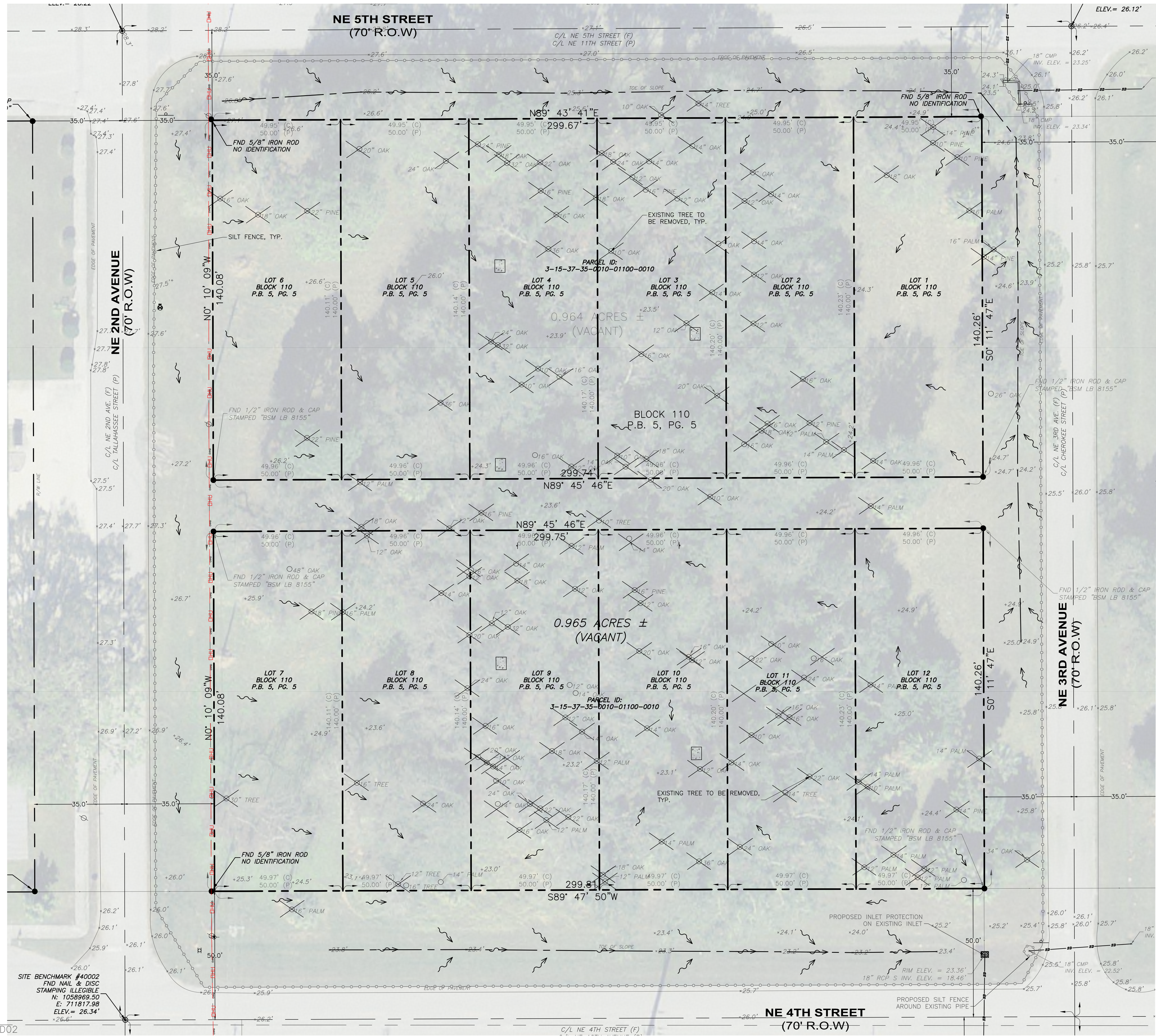
Table with columns: BLOCK 110, BLOCK 121, Building, Lot, Coverage.

IMPERVIOUS SURFACE CALCULATIONS

Table with columns: BLOCK 110, BLOCK 121, Pervious, Lot, Imp Cover.

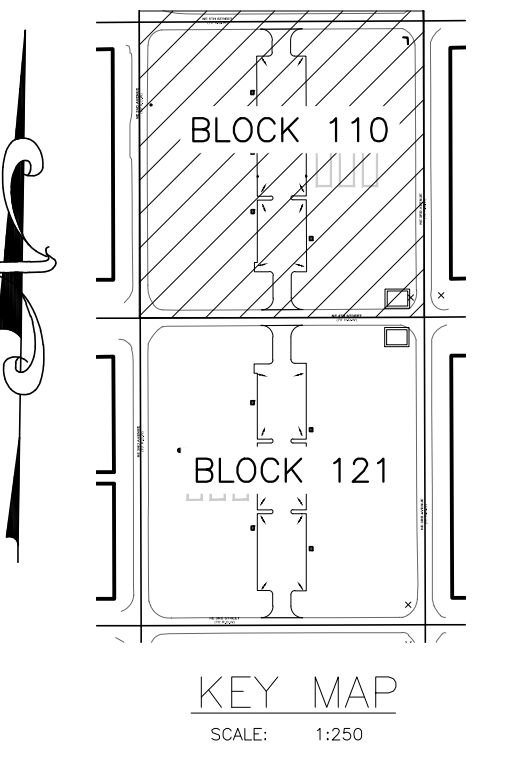
Table with columns: Date, Description, Status, Role, Scale, Date, Sheet.

MINOR SUBDIVISION PLAN GENERAL NOTES AND SPECIFICATIONS GLENWOOD PARK LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA. NEWLINES LAND CONSULTANTS LLC. JOSHUA C BROWN, P.E. FL22024 PDC/JCS AS SHOWN 2024-05-21 C001 OF 21



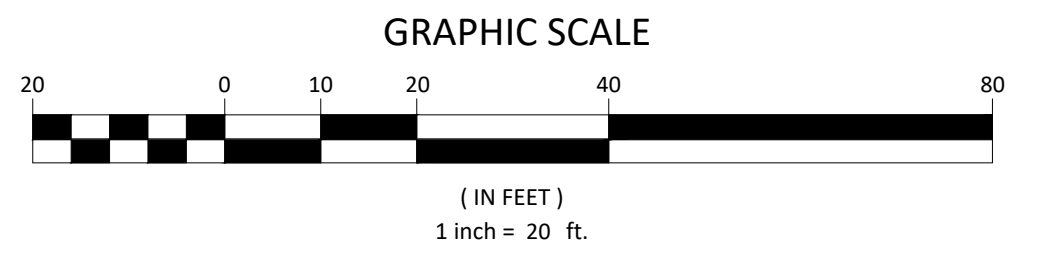
- LEGEND**
- PROPOSED SILT FENCE
 - EXISTING TREE TO BE REMOVED
 - PROPOSED INLET PROTECTION
 - EXISTING STORM DRAIN
 - EXISTING OVERHEAD WIRE

NOTE:
LOCATION OF SILT FENCE TO BE MODIFIED BY THE CONTRACTOR TO PREVENT OFFSITE TRANSPORTATION OF SEDIMENT AS WARRANTED BY FIELD CONDITIONS.



MATCHLINE SHEET CD01
MATCHLINE SEE SHEET CD02

SITE BENCHMARK #40002
FND NAIL & DISC
STAMPING ILLEGIBLE
N: 1058969.50
E: 711817.98
ELEV. = 26.34'



05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
08-15-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 08-14-2023	SLD	MB
06-19-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	SP
06-08-2023	REVISED PLANS PER TRC STAFF REPORT COMMENTS 04-19-2023	SLD	GL
06-08-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	GL
01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

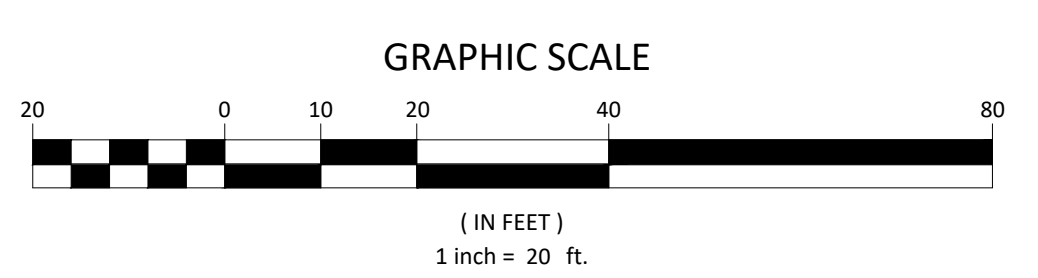
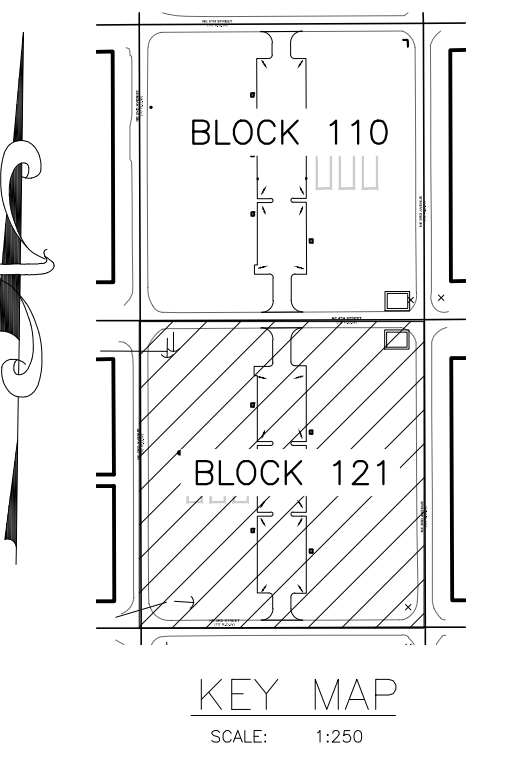
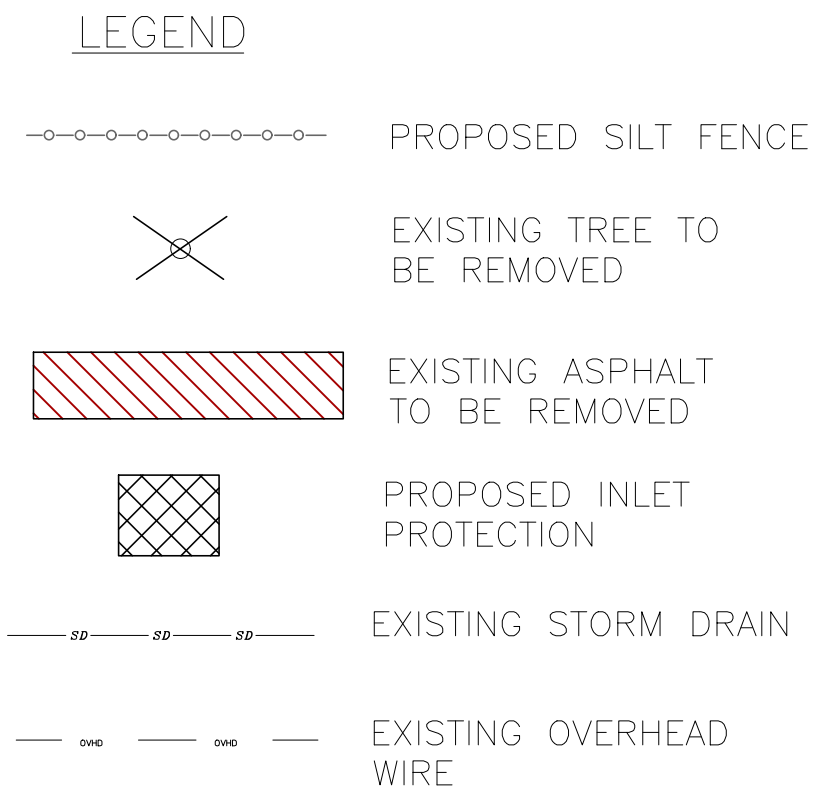
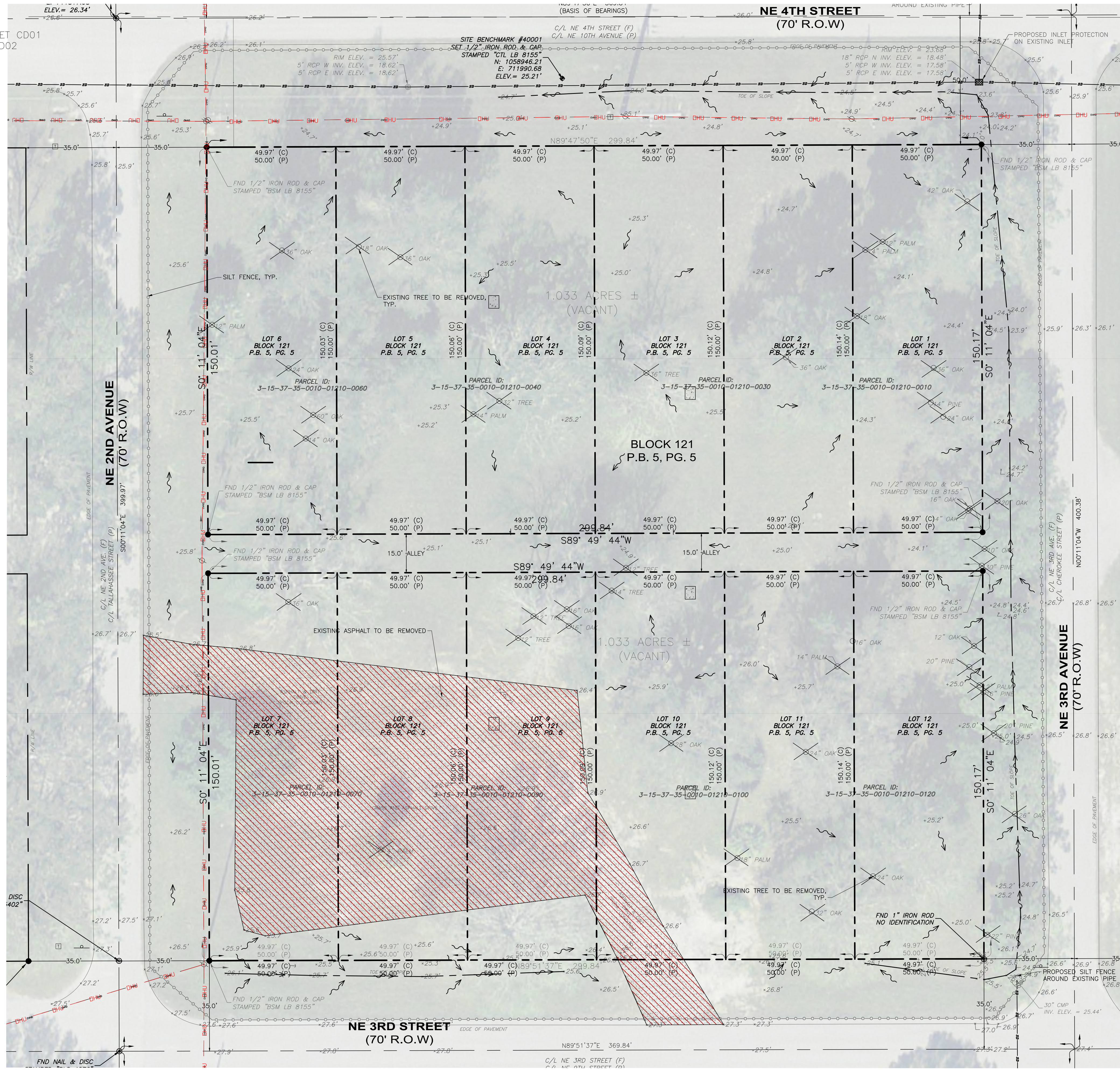
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MINOR SUBDIVISION PLAN
BLOCK 110 EXISTING CONDITION, DEMOLITION, AND SEDIMENT CONTROL PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA



JOSHUA C BROWN, P.E.
FLORIDA PROFESSIONAL ENGINEER LICENSE #6730
DATE: 2024-05-21
PROJECT NO: FL22024
DRAWN BY: PDC/JCS
SCALE: 1" = 20'
SHEET: CD001 OF 21

MATCHLINE SEE SHEET CD01
MATCHLINE SHEET CD02



05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
08-15-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 08-14-2023	SLD	MB
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06-08-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	GL
01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

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MINOR SUBDIVISION PLAN
BLOCK 121 EXISTING CONDITION, DEMOLITION, AND
SEDIMENT CONTROL PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

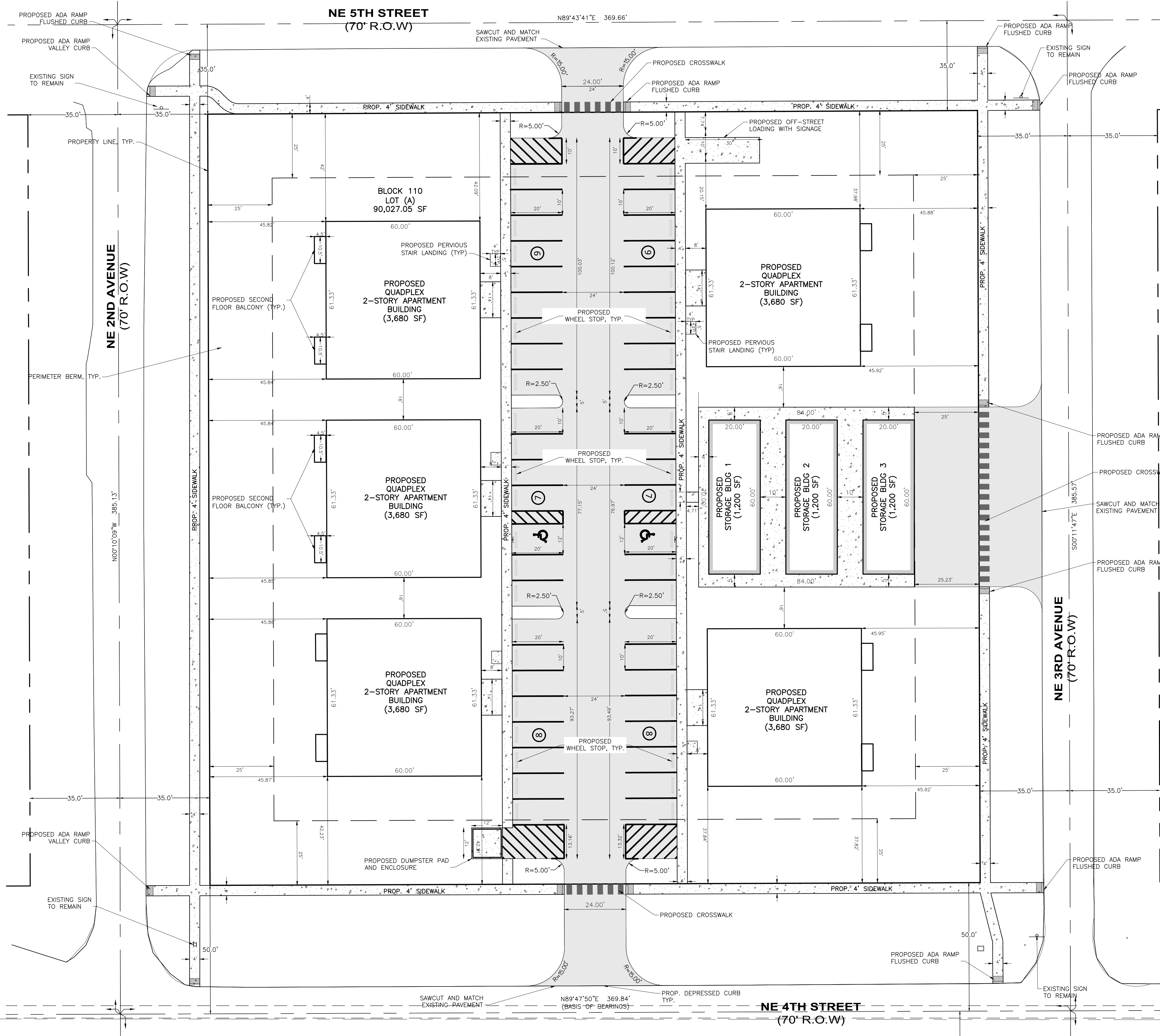
NEWLINES LAND CONSULTANTS LLC **SLD**

JOSHUA C BROWN, P.E.

FLORIDA PROFESSIONAL ENGINEER LICENSE 95730 DATE: 2024-05-21

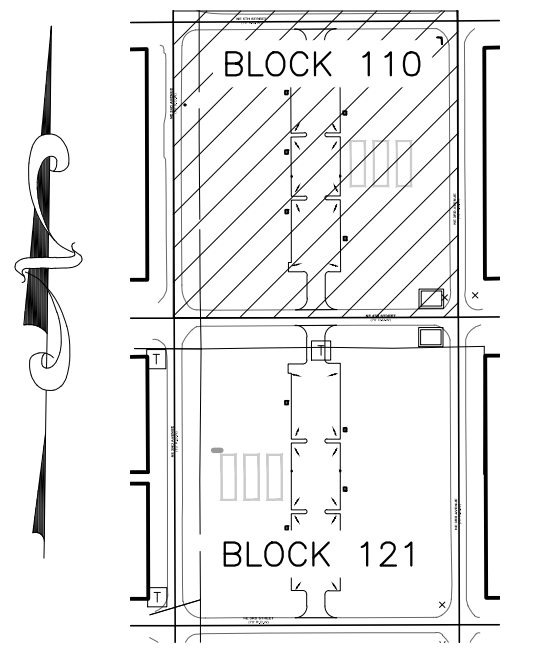
JOSHUA C BROWN, SLD
Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974 863-824-7644

PROJECT NO: FL22024
DRAWN BY: PDC/JCS
SCALE: 1" = 20'
DATE: 2024-05-21
SHEET: CD002OF 21



LEGEND

- ASPHALT PAVEMENT
- CONCRETE WALKWAY
- PERIMETER BERM

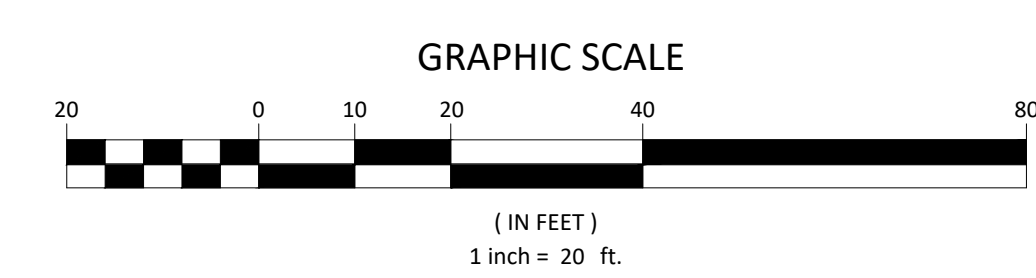


KEY MAP
SCALE: 1:250

Project Name: Glenwood Park, LLC
 Owner Name: Mitch Stephens
 Owner Address: 17705 Middlebrook Way, Boca Raton, FL 33496
 Owner Phone: 919-201-9913
 Engineer Name: Newlines/SLD Engineering, LLC
 Engineer Address: 209 NE 2nd St, Okeechobee, FL 34972
 Engineer Phone: 863-824-7644
 Architect Name: N/A
 Architect Address:
 Architect Phone:
 Planner Name: N/A
 Planner Address:
 Planner Phone:

Block 110		
Future Land Use:	Multifamily	
Zoning:	Multifamily	
Min Lot Width:	100.0 ft	
Proposed lot Width:	300.0 ft	
Min Lot Size:	7,495 sf	
Proposed lot size:	90,043 sf	
Project Size:	2.07 AC	
Total Apartment Units:	5 Quadplexes	
Setbacks:	Req	Provided
	E Front	25 26.39'
	S Side	20 37.82
	N Side	20 37.98'
W Rear	25 45.82'	
Coverage	Lot size:	90,043 sf 100%
	Bldg:	24,280 sf 26.96%
	Total Lot Coverage	26.96% (50% max)
Impervious Area	Allowable Impervious Area:	60%
	Proposed ISR:	53.90%
	Total Impervious: (Bldgs., Sidewalks/Driveways)	1.11 ac

MATCHLINE SHEET C201
MATCHLINE SEE SHEET C202



05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
08-15-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 08-14-2023	SLD	MB
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01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

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MINOR SUBDIVISION PLAN
 BLOCK 110 HORIZONTAL CONTROL, STRIPPING, AND SIGNAGE PLAN
 GLENWOOD PARK
 LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA



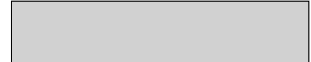
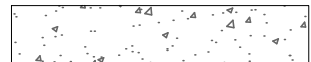


JOSHUA C BROWN, P.E.
 FLORIDA PROFESSIONAL ENGINEER LICENSE 90730
 JOSHUA C BROWN, SLD
 Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974
 863-824-7644

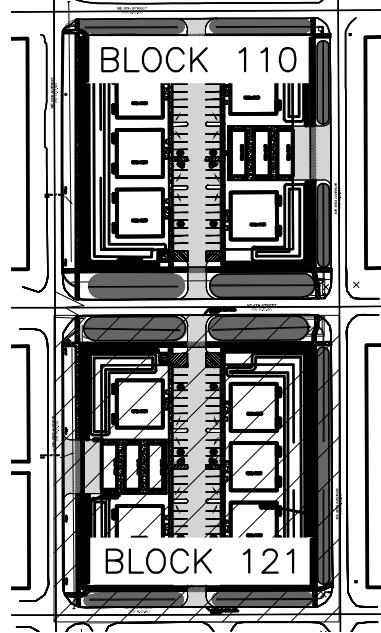
PROJECT NO: FL22024
 DRAWN BY: PDC/JCS
 SCALE: 1" = 20'
 DATE: 2024-05-21
 SHEET: C201 OF 21

MATCHLINE SEE SHEET C201
MATCHLINE SHEET C202

NE 4TH STREET
(70' R.O.W)

LEGEND

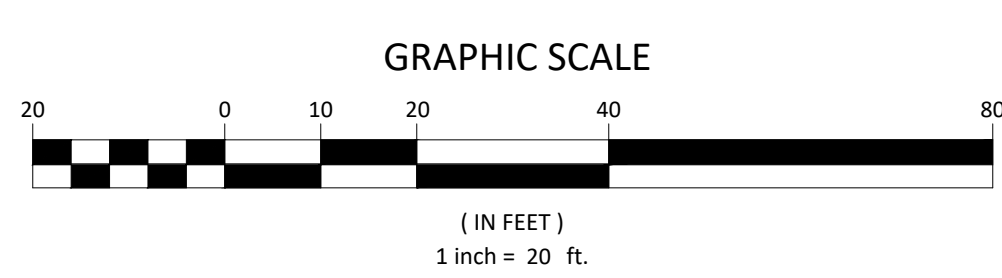
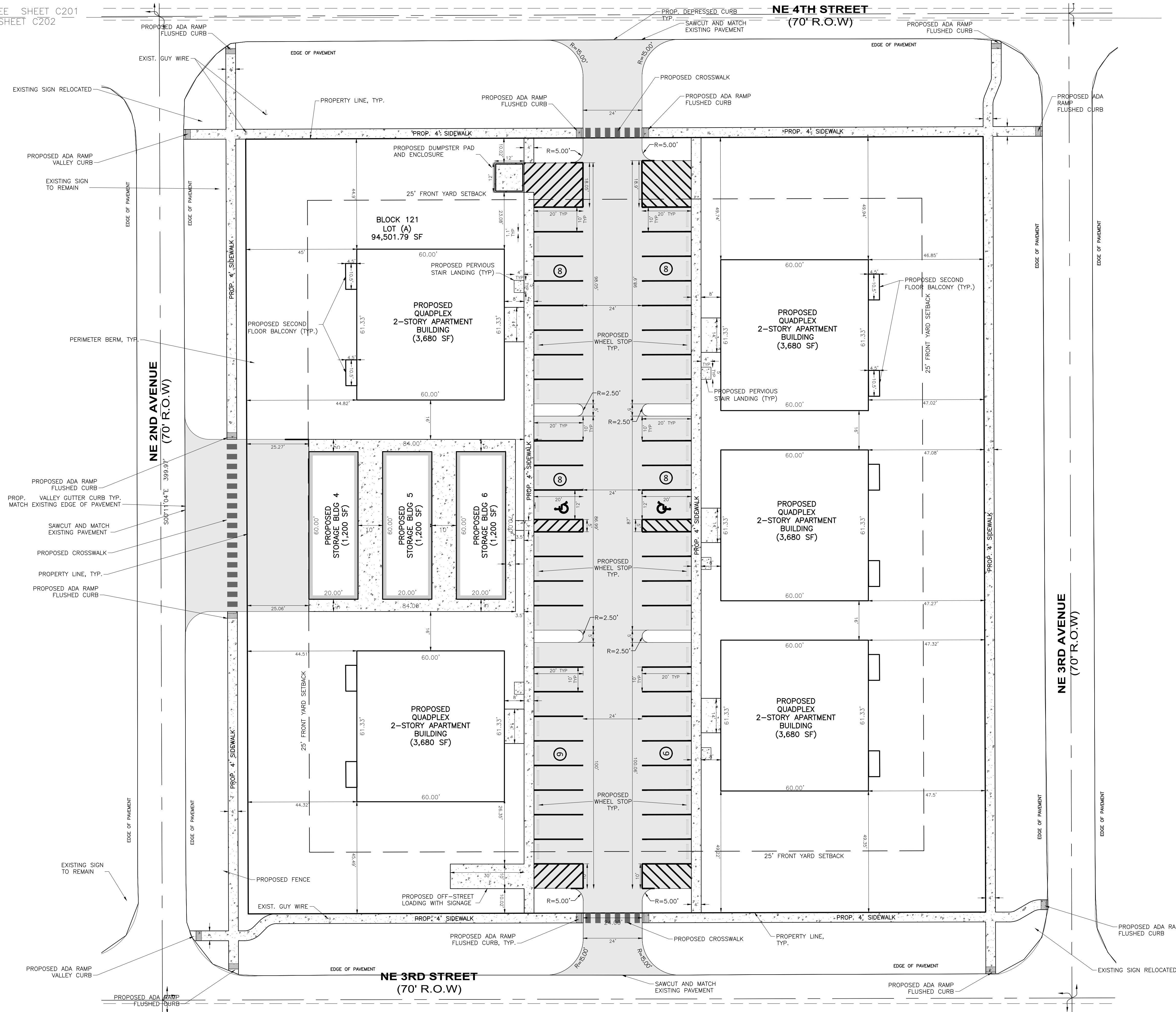
-  ASPHALT PAVEMENT
-  CONCRETE WALKWAY
-  PERIMETER BERM
-  PERIMETER BERM



KEY MAP
SCALE: 1:250

Project Name: Glenwood Park, LLC
 Owner Name: Mitch Stephens
 Owner Address: 17705 Middlebrook Way, Boca Raton, FL 33496
 Owner Phone: 919-201-9913
 Engineer Name: Newlines/SLD Engineering, LLC
 Engineer Address: 209 NE 2nd St, Okeechobee, FL 34972
 Engineer Phone: 863-824-7644
 Architect Name: N/A
 Architect Address: N/A
 Architect Phone: N/A
 Planner Name: N/A
 Planner Address: N/A
 Planner Phone: N/A

Block 121	
Future Land Use:	Multifamily
Zoning:	Multifamily
Min Lot Width:	100.0 ft
Proposed lot Width:	300.0 ft
Min Lot Size:	7,495 sf
Proposed lot size:	94,498 sf
Project Size:	2.17 AC
Total Apartment Units:	5 Quadplexes
Setbacks:	Req Provided
W Front	25 25.06'
N Side	20 44.90'
S Side	20 45.49'
E Rear	25 46.85'
Coverage	
Lot size:	94,498 sf 100%
Bldg:	24,280 sf 26.96%
Total Lot Coverage	25.69% (50% max)
Impervious Area	
Allowable Impervious Area:	60%
Proposed ISR:	52.18%
Total Impervious:	1.13 ac
(Bldgs., Sidewalks/Driveways)	



05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
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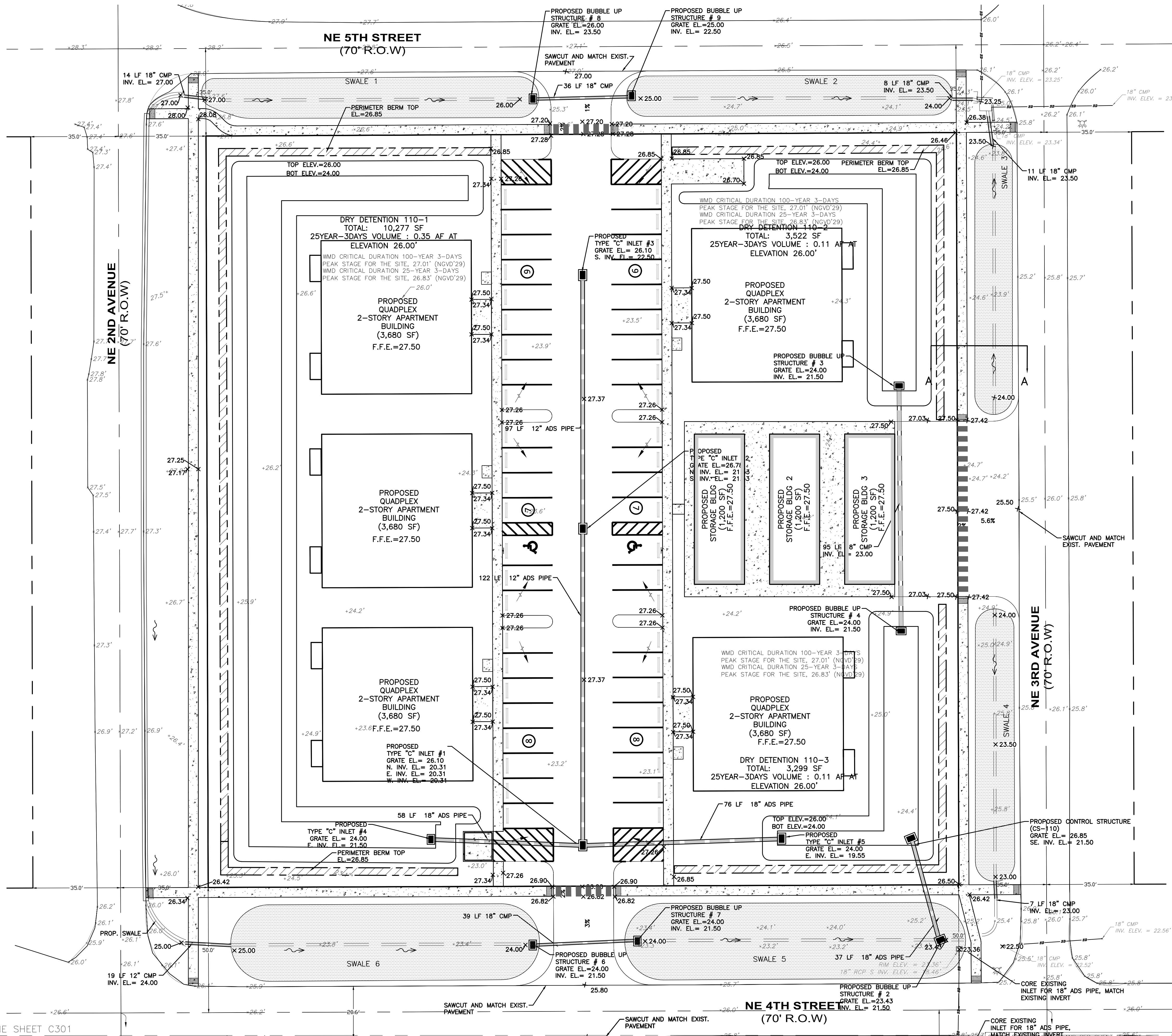
MINOR SUBDIVISION PLAN
 BLOCK 121 HORIZONTAL CONTROL, STRIPPING, AND SIGNAGE PLAN
 GLENWOOD PARK
 LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA



JOSHUA C BROWN, P.E.
 FLORIDA PROFESSIONAL ENGINEER LICENSE 90730
 DATE: 2024-05-21
 PROJECT NO: FL22024
 DRAWN BY: PDC/JCS
 SCALE: 1" = 20'
 SHEET: C202 OF 21

Z:\2022 Florida\FL22024-Mitch Stephens - Glenwood Park\DWG\New Concept\FL22024 - Base Apartments.dwg 2024-06-07

2/2/2022 Florida Concept Plan - Glenwood Park Concept Plan - Base Apartments.dwg 2024-06-07

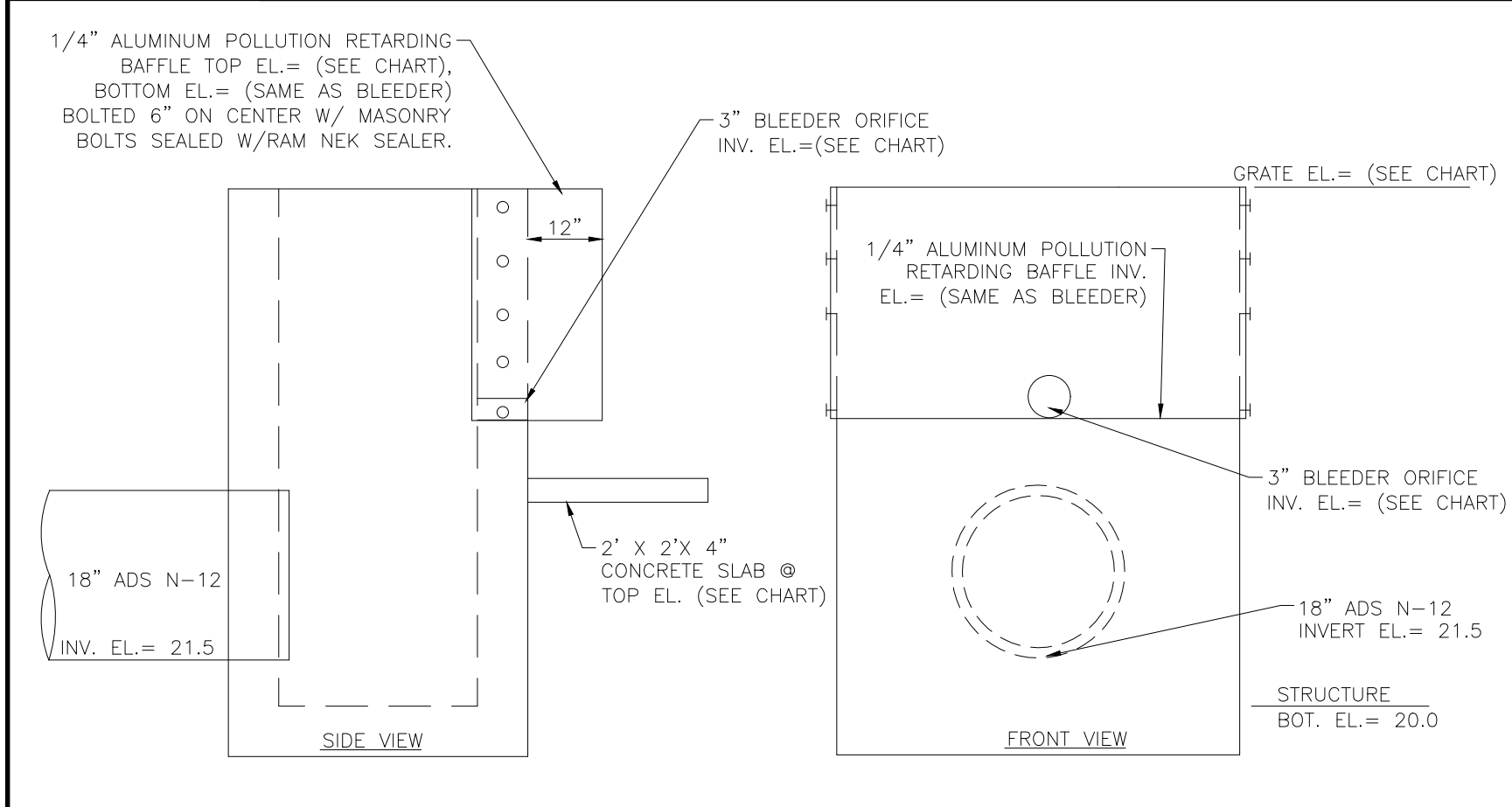
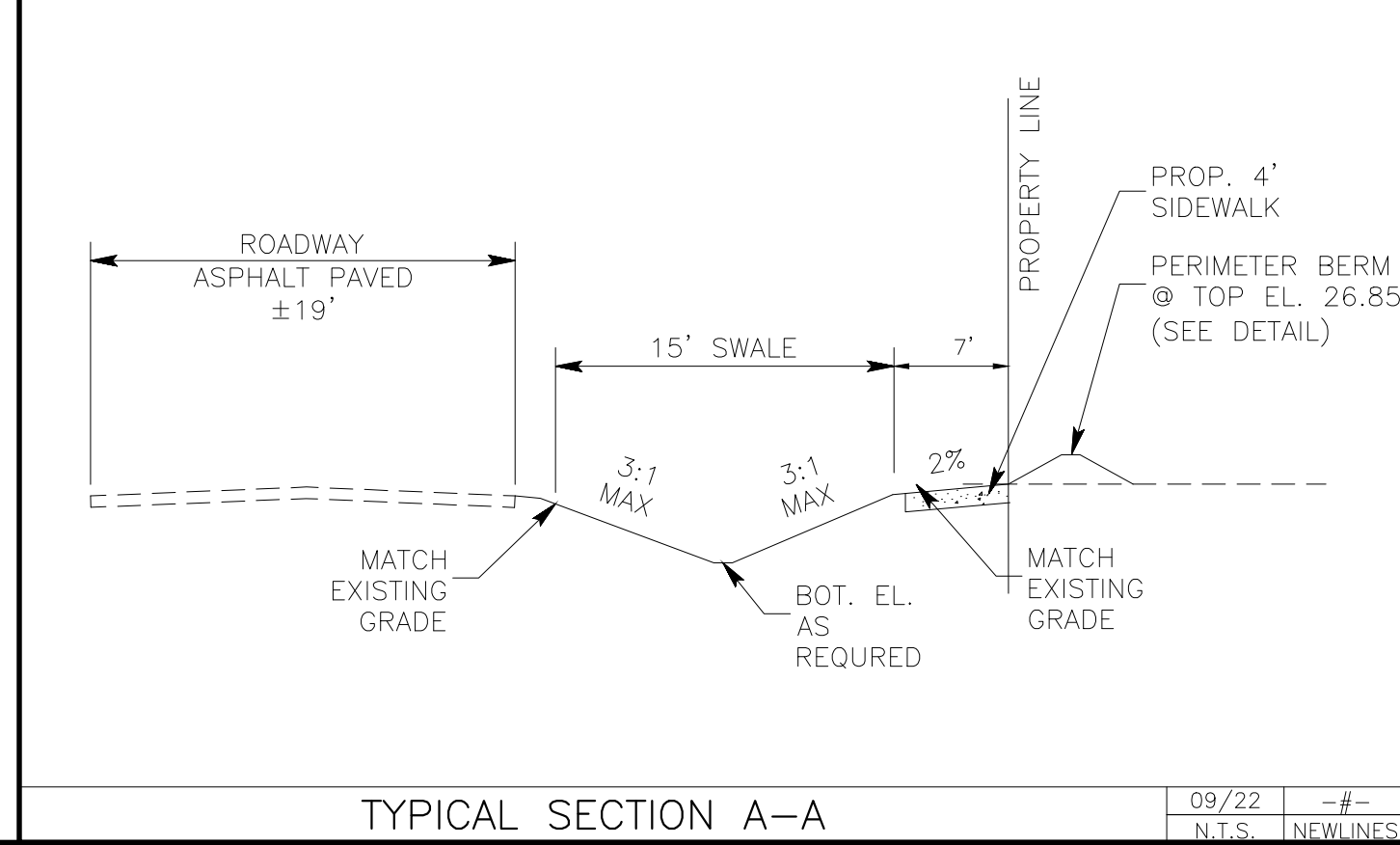
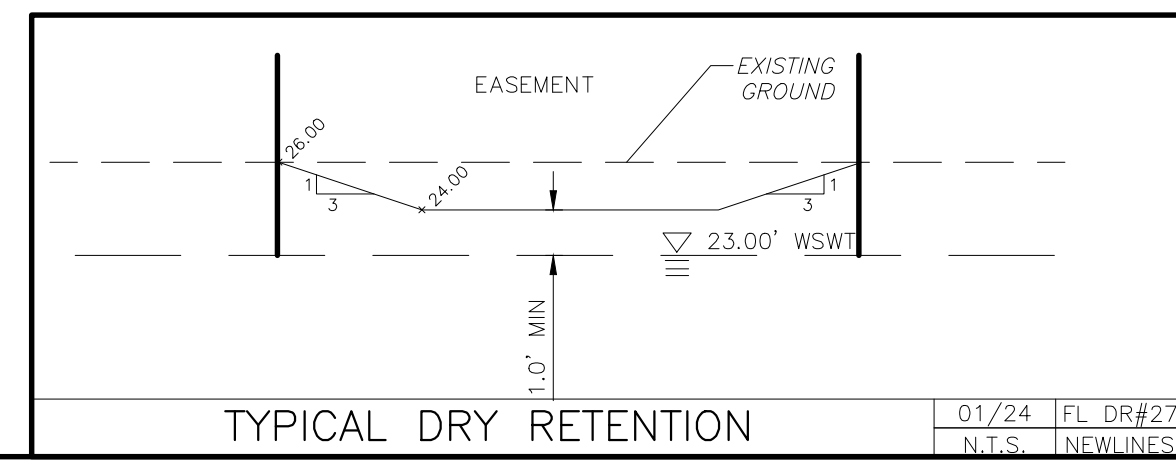


LEGEND

- × 31.20 PROPOSED ELEVATION
- × 32.64' EXISTING ELEVATION
- FLOW DIRECTION
- PROPOSED DRAIN INLET
- PROPOSED MSE
- PROPOSED DRAIN PIPE
- ▨ PERIMETER BERM

KEY MAP

SCALE: 1:250



STRUCTURE	GRATE ELEV.	DOWNSIDE RISE DIAMETER	DOWNSIDE PIPE INVERT ELEV.	BLEEDER SIZE	BLEEDER INVERT ELEV.	CONCRETE SLAB TOP ELEV.
CS-110	26.85	18"	21.50'	3"	25.20'	24.00'
CS-121	27.45	18"	21.50'	3"	25.90'	25.00'

CONTROL STRUCTURE CS-1 & CS-2. TYPE "C" INLET (MODIFIED) 01/24 FL DR#2 N.T.S. NEWLINES

MATCHLINE SHEET C301
MATCHLINE SEE SHEET C302

NOTE:
UNLESS OTHERWISE NOTED, THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY DE-WATERING OF STRUCTURES, SEWER LINE, DRAINAGE PIPE AND WATER LINES.
WMD CRITICAL DURATION 100-YEAR 3-DAYS PEAK STAGE FOR THE SITE, 27.01' (NGVD'29)
WMD CRITICAL DURATION 25-YEAR 3-DAYS PEAK STAGE FOR THE SITE, 26.83' (NGVD'29)

DATE	DESCRIPTION	BY	CHKD
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	POC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	POC
08-15-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 08-14-2023	SLD	MB
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01-19-2023	REVISED PLANS PER TRC MEETING	SLD	POC

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MINOR SUBDIVISION PLAN

BLOCK 110 PAVING, GRADING AND DRAINAGE PLAN

GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

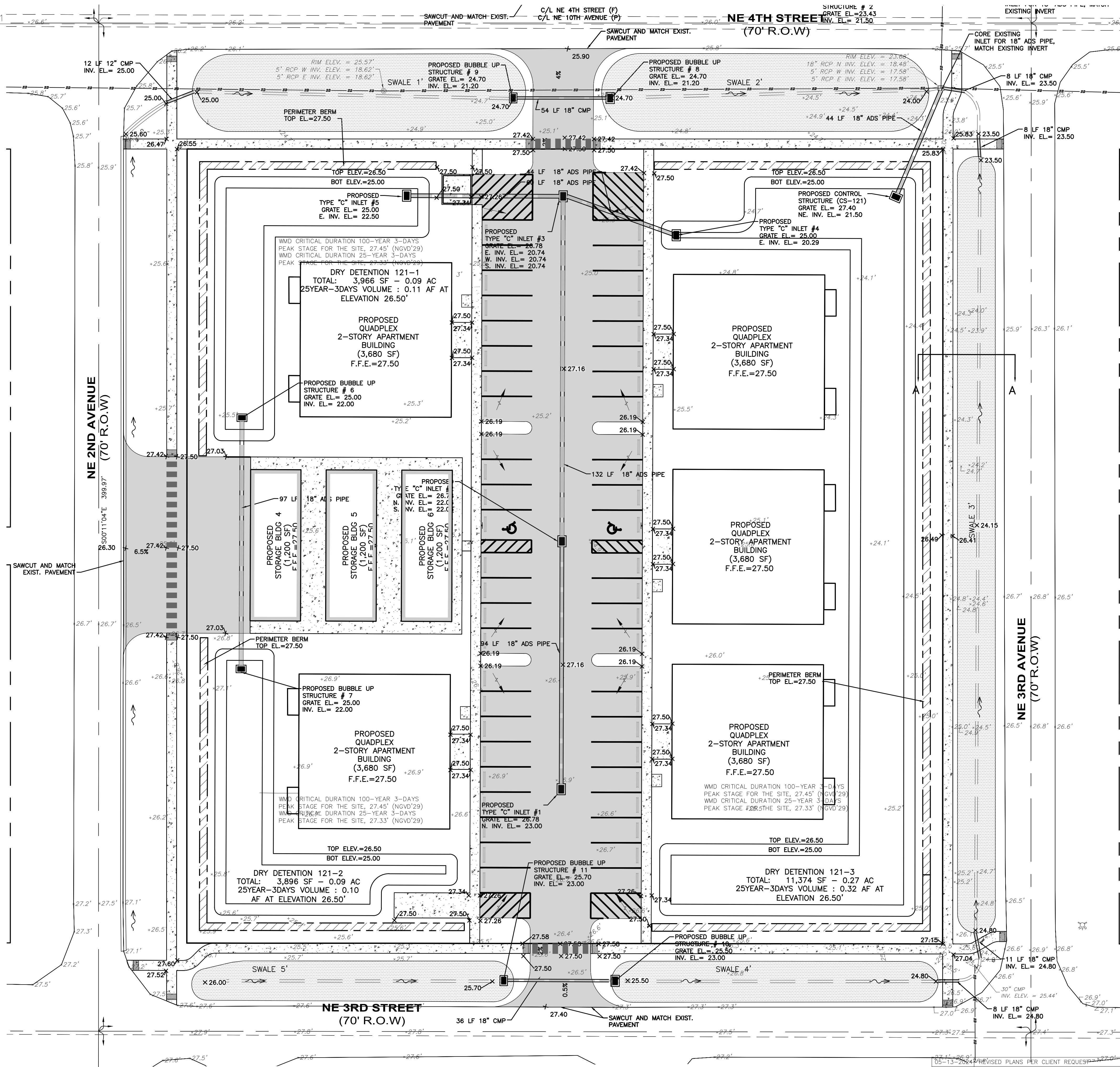
JOSHUA C BROWN, P.E.

FLORIDA PROFESSIONAL ENGINEER LICENSE 90730
DATE: 2024-05-21

PROJECT NO: FL22024
DRAWN BY: PDC/JCS
SCALE: 1" = 20'
SHEET: C301 OF 21

NEWLINES ENGINEERING, 209 NE 2nd Street Okeechobee, FL 34974
853-824-7644

MATCHLINE SEE SHEET C301
MATCHLINE SHEET C302

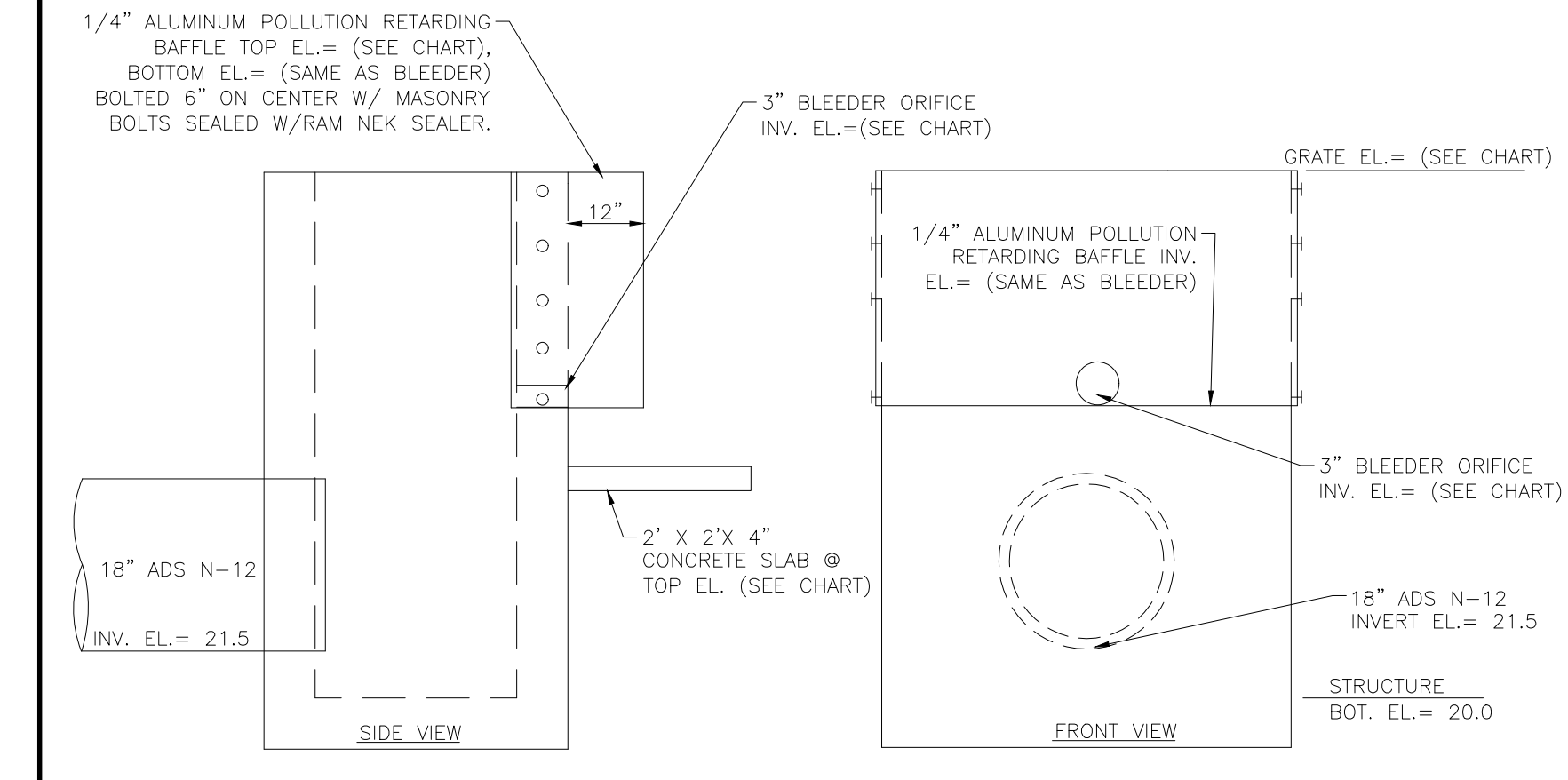
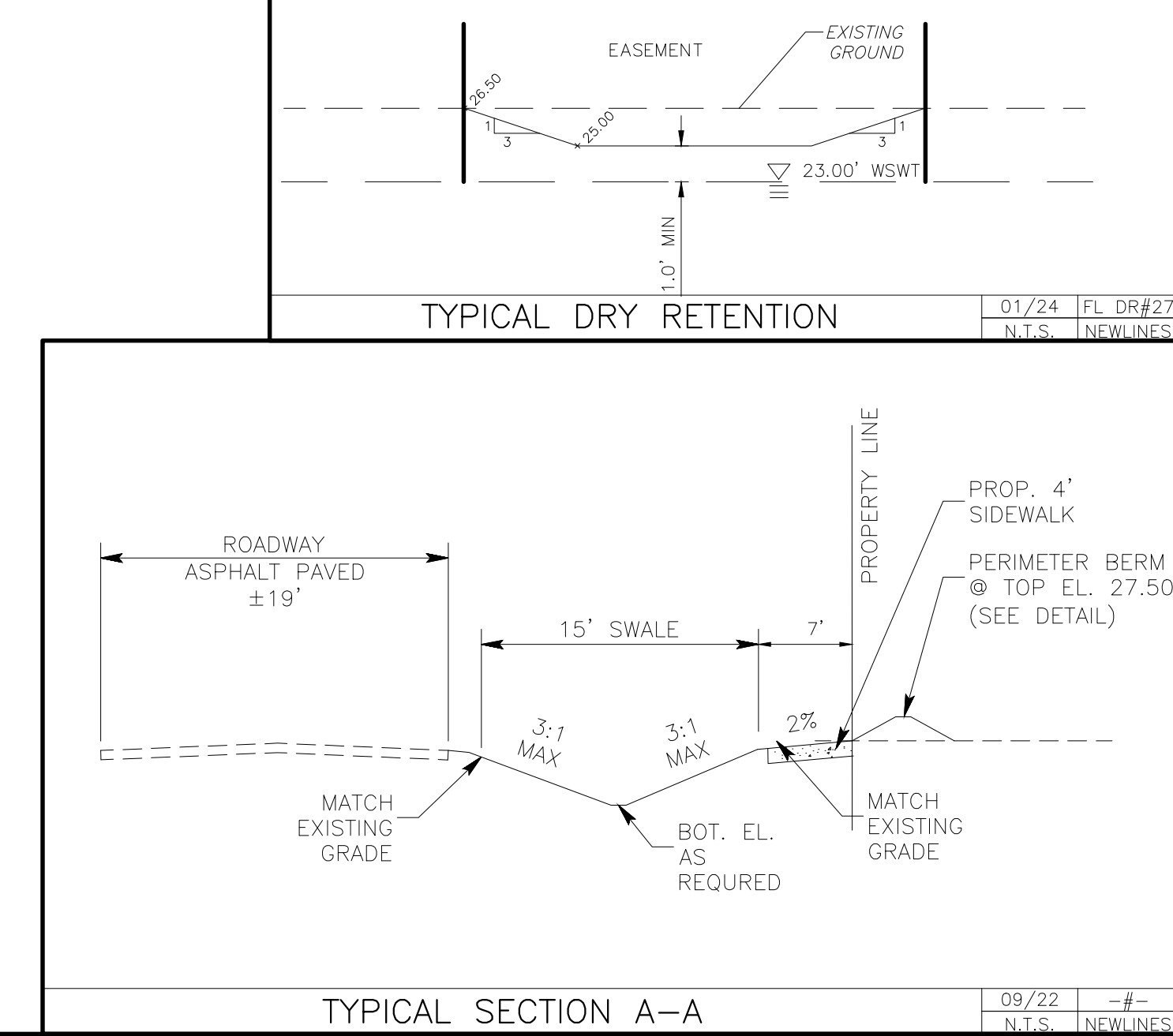


LEGEND

- × 31.20 PROPOSED ELEVATION
- × 32.64' EXISTING ELEVATION
- FLOW DIRECTION
- PROPOSED DRAIN INLET
- PROPOSED MSE
- PROPOSED DRAIN PIPE
- ▨ PERIMETER BERM

KEY MAP
SCALE: 1:250

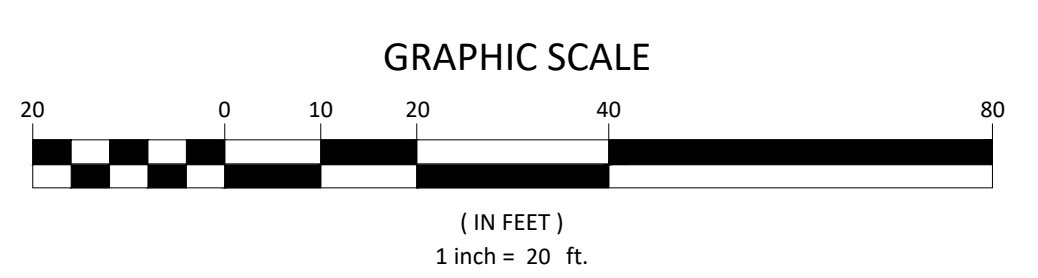
TYPICAL DRY RETENTION
01/24 FL DR#22
N.T.S. NEWLINES



CONTROL STRUCTURES SUMMARY

STRUCTURE	GRATE ELEV.	DOWNSIDE PIPE DIAMETER	DOWNSIDE PIPE INVERT ELEV.	BLEEDER SIZE	BLEEDER INVERT ELEV.	CONCRETE SLAB TOP ELEV.
CS-110	26.85'	18"	21.50'	3"	25.20'	24.00'
CS-121	27.40'	18"	21.50'	3"	25.90'	25.00'

CONTROL STRUCTURE CS-1 & CS-2. TYPE "C" INLET (MODIFIED) 01/24 FL DR#2
N.T.S. NEWLINES



2/2/2022 Florida CADD User Concept V1.22024 - Base Apartments.dwg 2024-06-07

NOTE:
UNLESS OTHERWISE NOTED THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY DE-WATERING OF STRUCTURES, SEWER LINE, DRAINAGE PIPE AND WATER LINES.
WMD CRITICAL DURATION 100-YEAR 3-DAYS PEAK STAGE FOR THE SITE, 27.45' (NGVD'29)
WMD CRITICAL DURATION 25-YEAR 3-DAYS PEAK STAGE FOR THE SITE, 27.33' (NGVD'29)

05-13-2024	REVISED PLANS PER CLIENT REQUEST	JCB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JCB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JCB	PDC
08-15-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 08-14-2023	SLD	MB
06-19-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	SP
06-08-2023	REVISED PLANS PER TRC STAFF REPORT COMMENTS 04-19-2023	SLD	GL
06-08-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	GL
01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

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MINOR SUBDIVISION PLAN
BLOCK 121 PAVING, GRADING AND DRAINAGE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

NEWLINES LAND CONSULTANTS LLC

JOSHUA C BROWN, P.E.
FLORIDA PROFESSIONAL ENGINEER LICENSE 90730
DATE: 2024-05-21

PROJECT NO: FL22024
DRAWN BY: PDC/JCS
SCALE: 1" = 20'
DATE: 2024-05-21
SHEET: C302 OF 21

NEWLINES ENGINEERING, 209 NE 2nd Street Okeechobee, FL 34974
863-824-7644

NE 5TH STREET
(70' R.O.W)

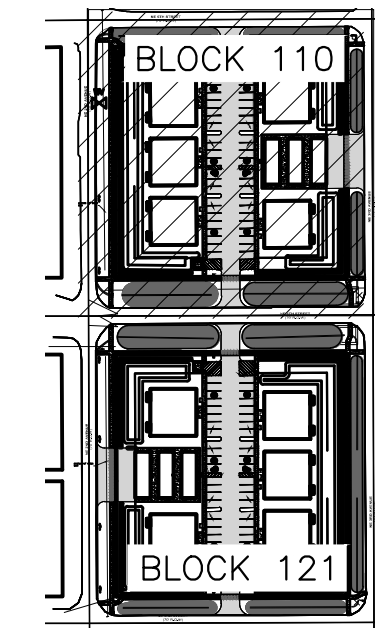
NE 2ND AVENUE
(70' R.O.W)

NE 3RD AVENUE
(70' R.O.W)

NE 4TH STREET
(70' R.O.W)

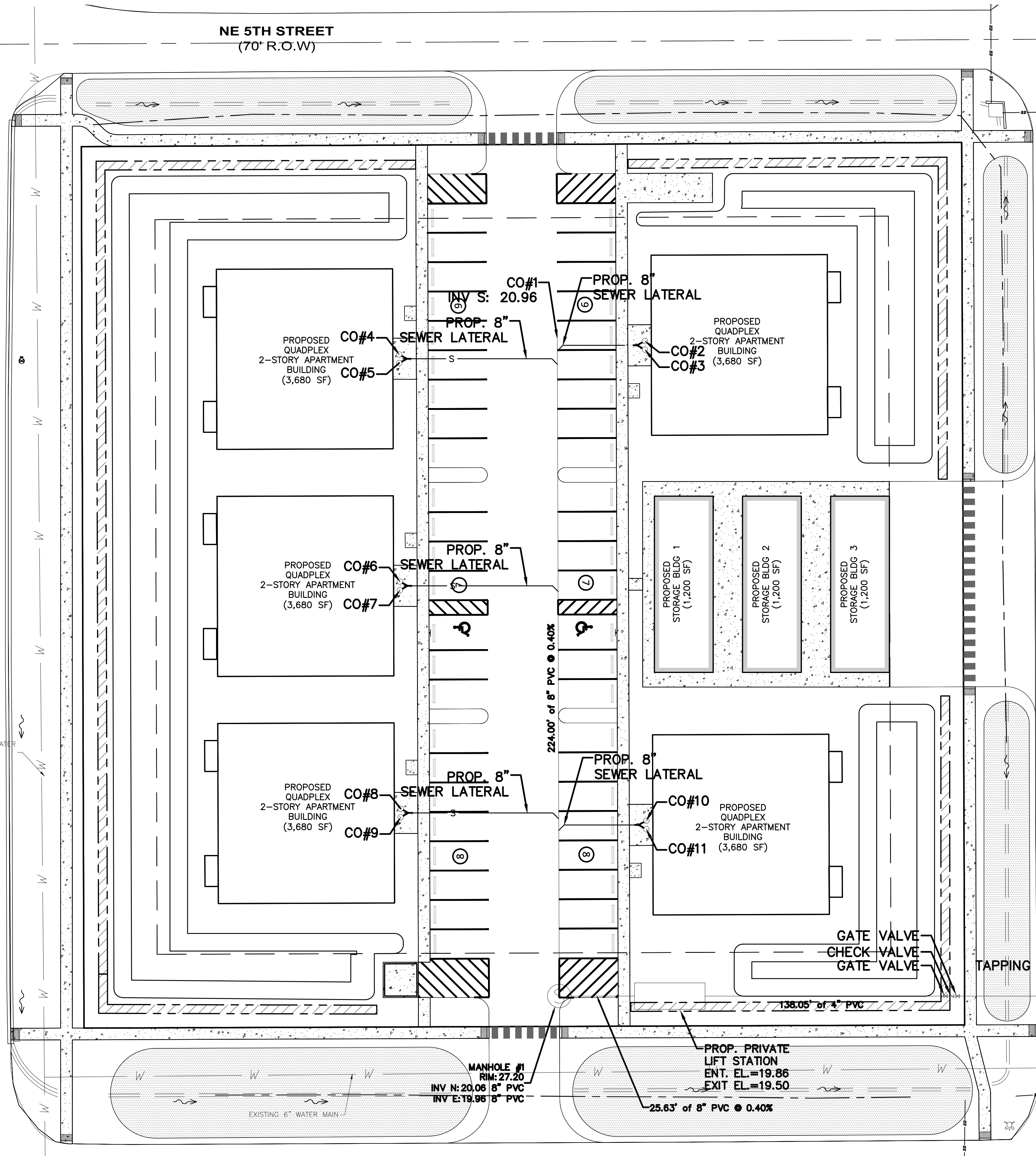
LEGEND

- PROPOSED SEWERLINE
- PROPOSED SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED DRAIN PIPE
- PROPOSED WATERLINE
- PROPOSED DRAIN INLET
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER



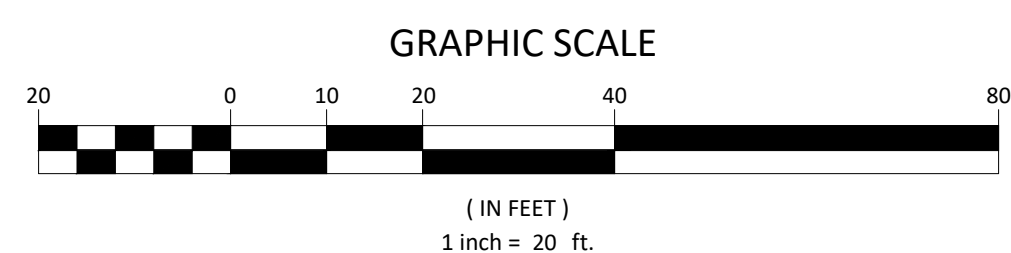
KEY MAP
SCALE: 1:250

- NOTE:
1. UNLESS OTHERWISE NOTED THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY DE-WATERING OF STRUCTURES, SEWER LINE, DRAINAGE PIPE AND WATER LINES.
 2. PRIOR TO CONSTRUCTION COMMENCEMENT, PROVIDE A SEWAGE COLLECTION/TRANSMISSION SYSTEM CONSTRUCTION PERMIT FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND APPROVAL FROM LOCAL SEWER AUTHORITY.



MATCHLINE SEE SHEET C402

RIM ELEV. = 25.52'



05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
08-15-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 08-14-2023	SLD	MB
06-19-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	SP
06-08-2023	REVISED PLANS PER TRC STAFF REPORT COMMENTS 04-19-2023	SLD	GL
06-08-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	GL
01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

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MINOR SUBDIVISION PLAN
BLOCK 110 OVERALL SEWERLINE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

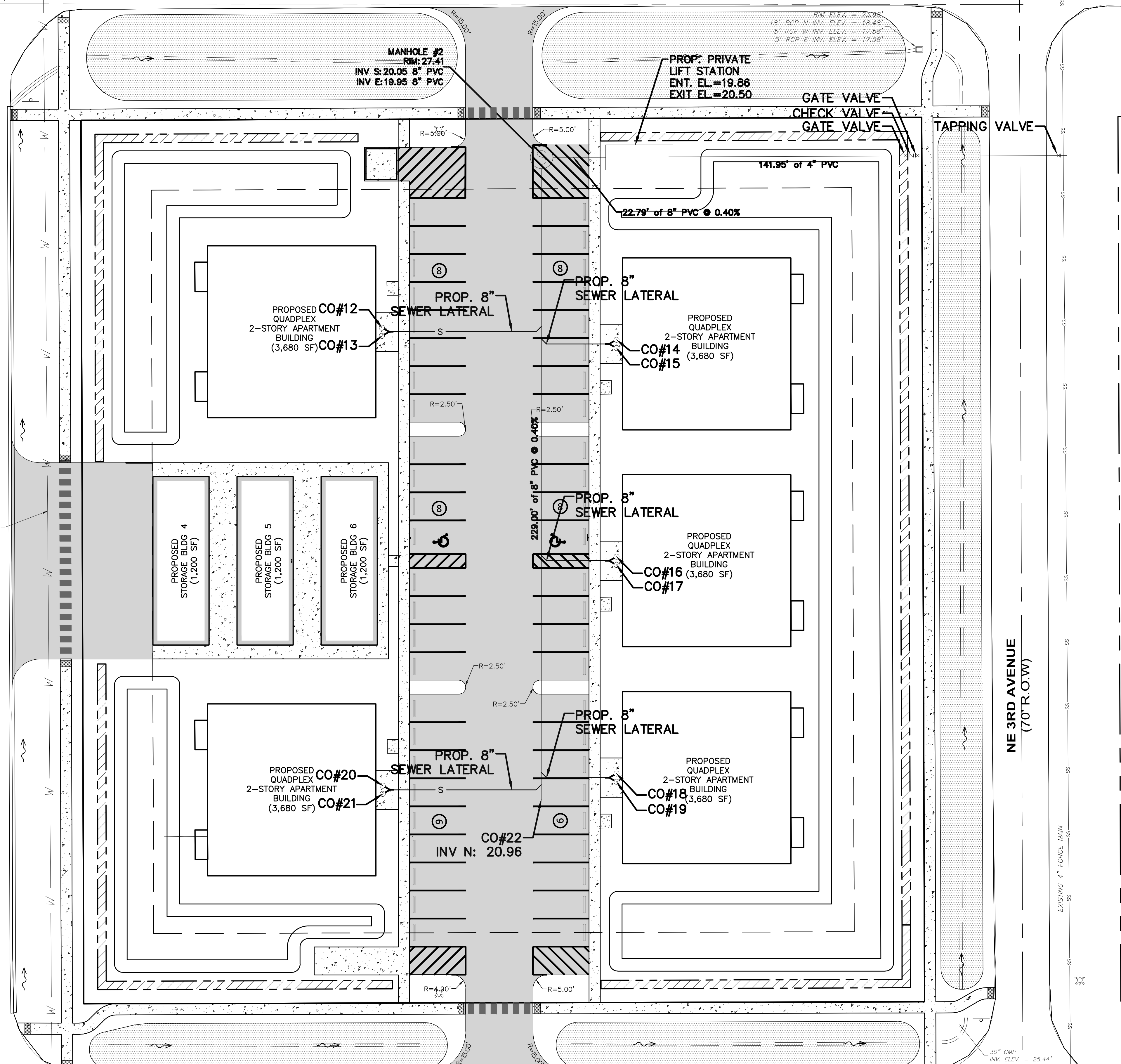


JOSHUA C BROWN, P.E.
FLORIDA PROFESSIONAL ENGINEER LICENSE 90730
DATE: 2024-05-21
PROJECT NO: FL22024
DRAWN BY: PDC/JCS
SCALE: 1" = 20'
SHEET: C401 OF 21

NE 2ND AVENUE
(70' R.O.W)

NE 3RD AVENUE
(70' R.O.W)

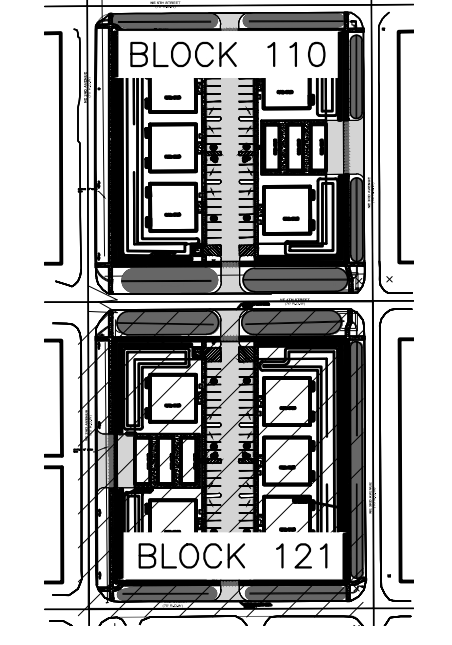
NE 3RD STREET
(70' R.O.W)



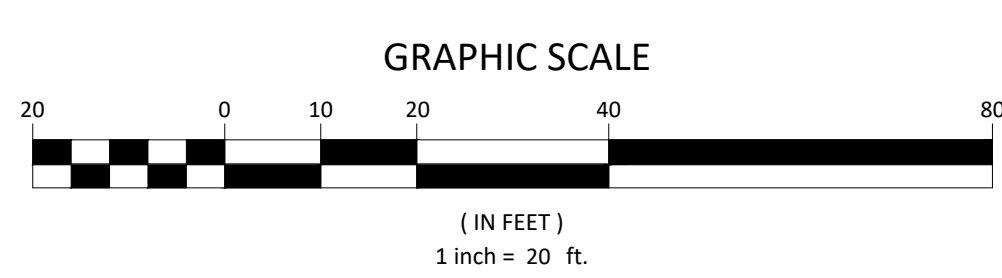
LEGEND

- PROPOSED SEWERLINE
- PROPOSED SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED DRAIN PIPE
- PROPOSED WATERLINE
- PROPOSED DRAIN INLET
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER

NOTE:
UNLESS OTHERWISE NOTED THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY DE-WATERING OF STRUCTURES, SEWER LINE, DRAINAGE PIPE AND WATER LINES.



KEY MAP
SCALE: 1:250



05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
08-15-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 08-14-2023	SLD	MB
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06-08-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	GL
01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

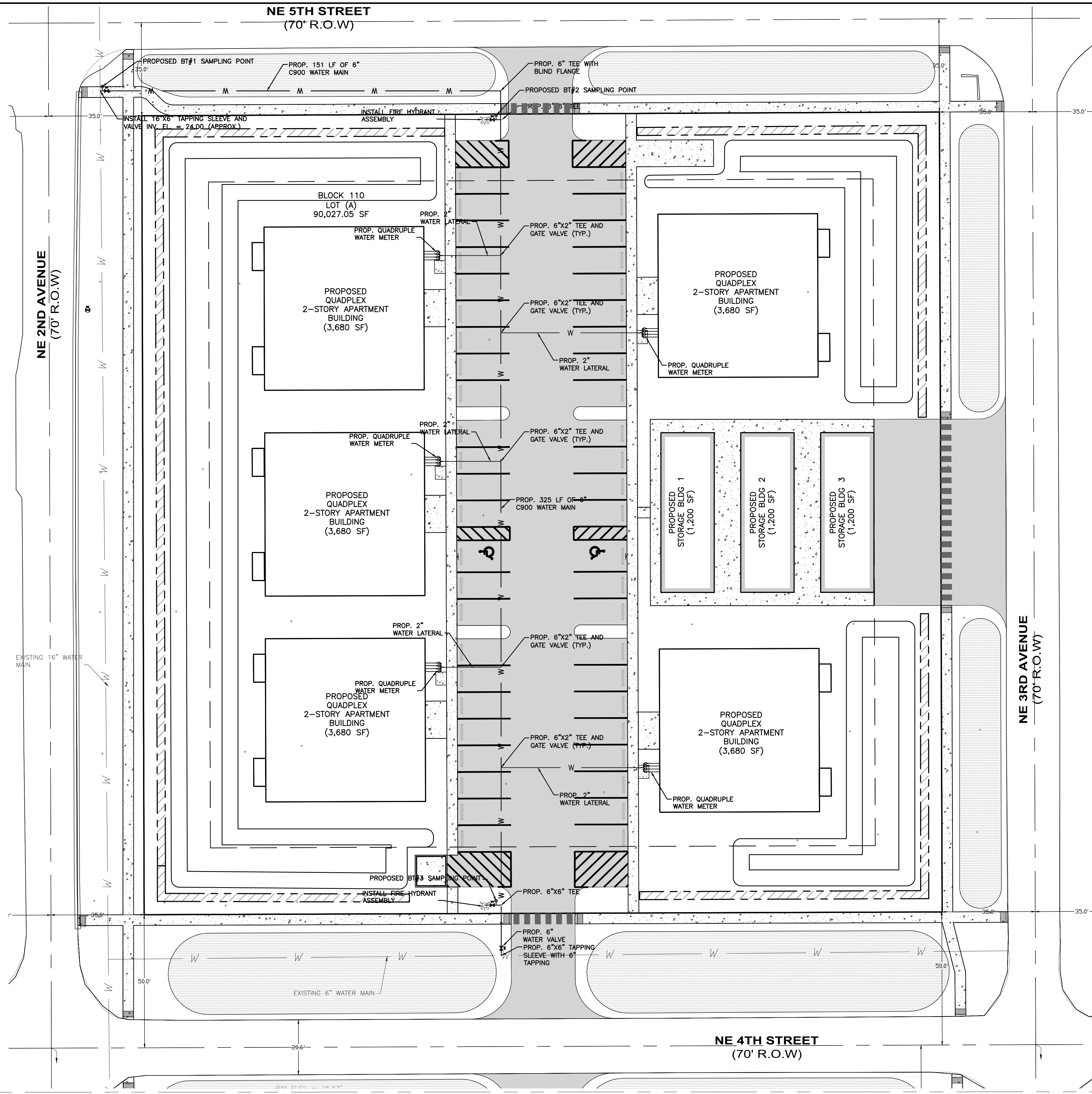
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MINOR SUBDIVISION PLAN
BLOCK 121 OVERALL SEWERLINE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA



PROJECT NO.	FL22024
DRAWN BY	PDC/JCS
SCALE	1" = 20'
DATE	2024-05-21
SHEET	C402 OF 21

FLORIDA PROFESSIONAL ENGINEER LICENSE #9730
JOSHUA C BROWN, P.E.
Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974
863-824-7644

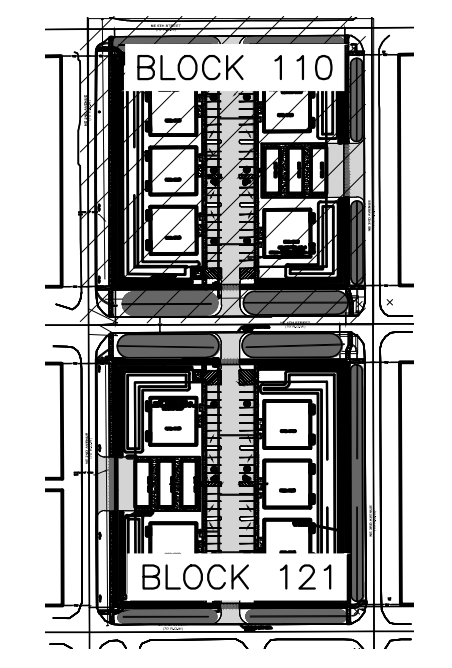


LEGEND

- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWERLINE
- PROPOSED DRAIN PIPE
- PROPOSED DRAIN INLET
- PROPOSED SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED TEMPORARY SAMPLING POINT

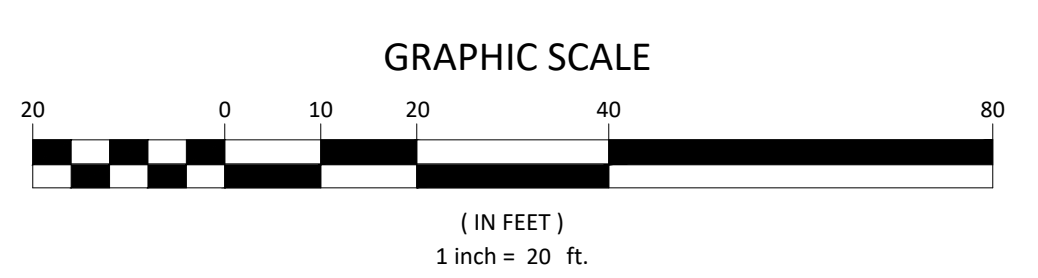
NOTE:
* SEE INSET "A" ON SHEET C401

- NOTE:**
- UNLESS OTHERWISE NOTED THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY DE-WATERING OF STRUCTURES, SEWER LINE, DRAINAGE PIPE AND WATER LINES.
 - PRIOR TO CONSTRUCTION COMMENCEMENT, PROVIDE A WATER MAIN EXTENSION CONSTRUCTION PERMIT FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND APPROVAL FROM LOCAL WATER AUTHORITY.
 - CHIEF TO CONFIRM WHETHER THE PROPOSED HYDRANTS LOCATIONS ARE CONSISTENT WITH THOSE AGREED TO IN PRE APPLICATION MEETING.



KEY MAP
SCALE: 1:250

MATCHLINE SEE SHEET C402



05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
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06-08-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	GL
01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

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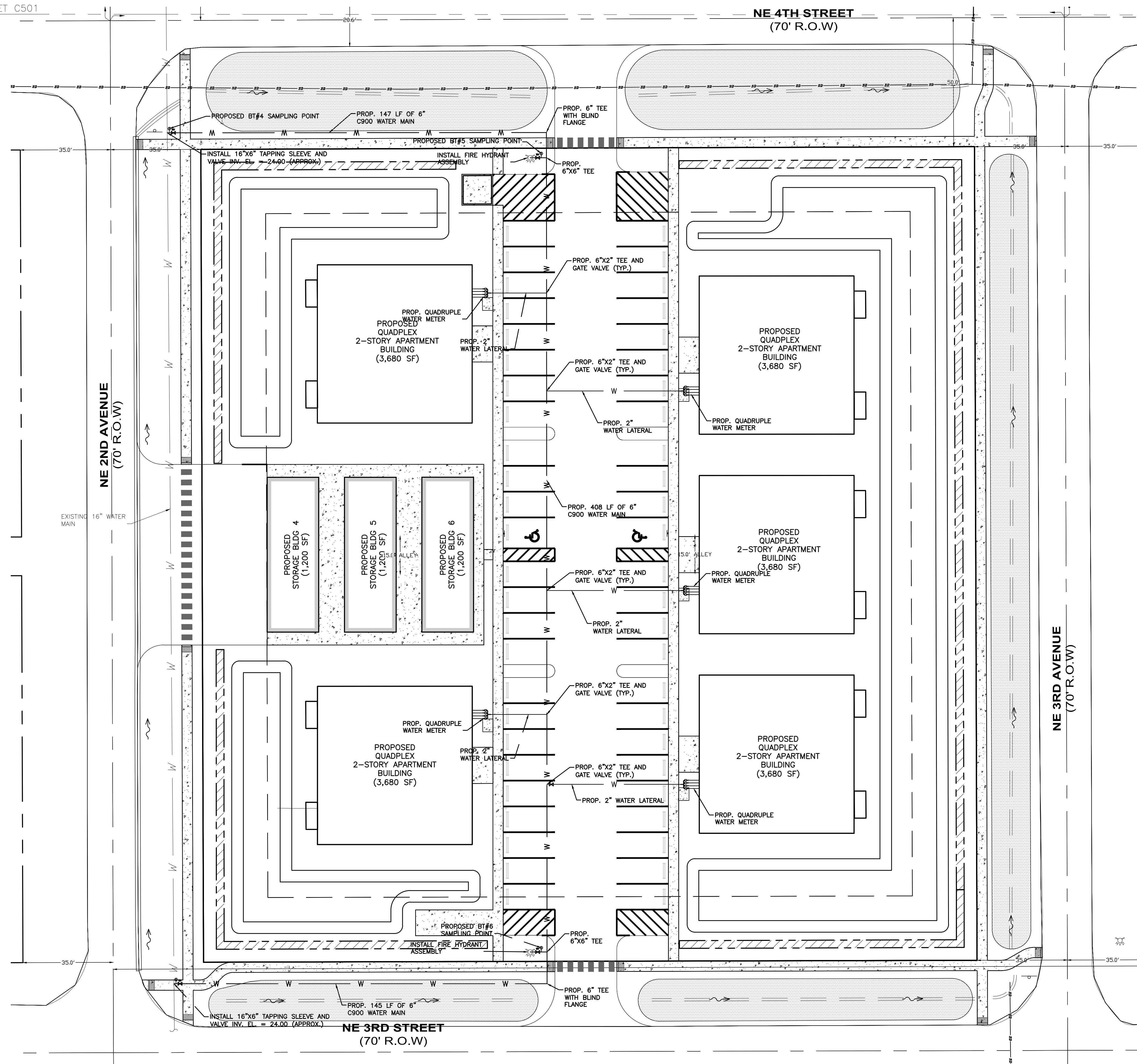
MINOR SUBDIVISION PLAN
BLOCK 110 OVERALL WATERLINE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

JOSHUA C BROWN, P.E.

FLORIDA PROFESSIONAL ENGINEER LICENSE 95730 DATE

JOSHUA C BROWN, SLD
Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974 853-824-7644

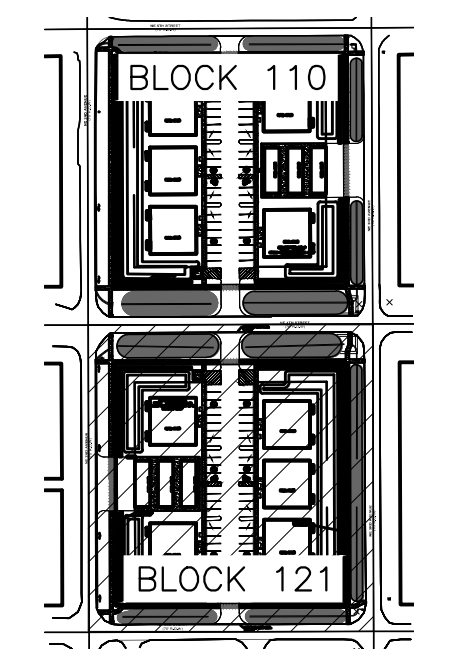
PROJECT NO.	FL22024
DRAWN BY	PDC/JCS
SCALE	1" = 20'
DATE	2024-05-21
SHEET	C501 OF 21



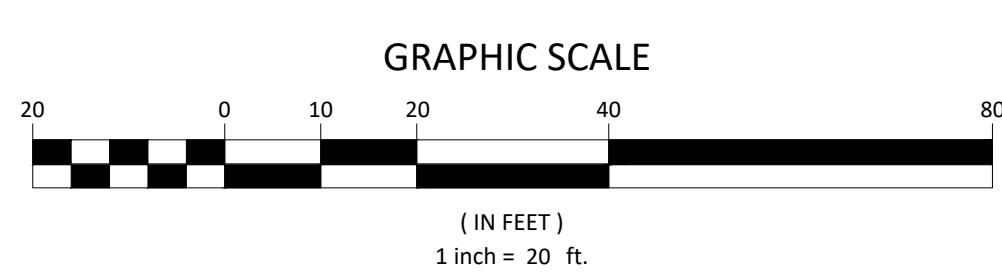
- LEGEND**
- EXISTING WATERLINE
 - PROPOSED WATERLINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED SEWERLINE
 - PROPOSED DRAIN PIPE
 - PROPOSED DRAIN INLET
 - PROPOSED SEWER MANHOLE
 - PROPOSED SANITARY SEWER CLEANOUT
 - PROPOSED TEMPORARY SAMPLING POINT

NOTE:
* SEE INSET "A" ON SHEET C401

- NOTE:**
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 3. CHIEF TO CONFIRM WHETHER THE PROPOSED HYDRANTS LOCATIONS ARE CONSISTENT WITH THOSE AGREED TO IN PRE APPLICATION MEETING.



KEY MAP
SCALE: 1:250



05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
08-15-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 08-14-2023	SLD	MB
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01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

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MINOR SUBDIVISION PLAN
BLOCK 121 OVERALL WATERLINE PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

NEWLINES
LAND CONSULTANTS LLC

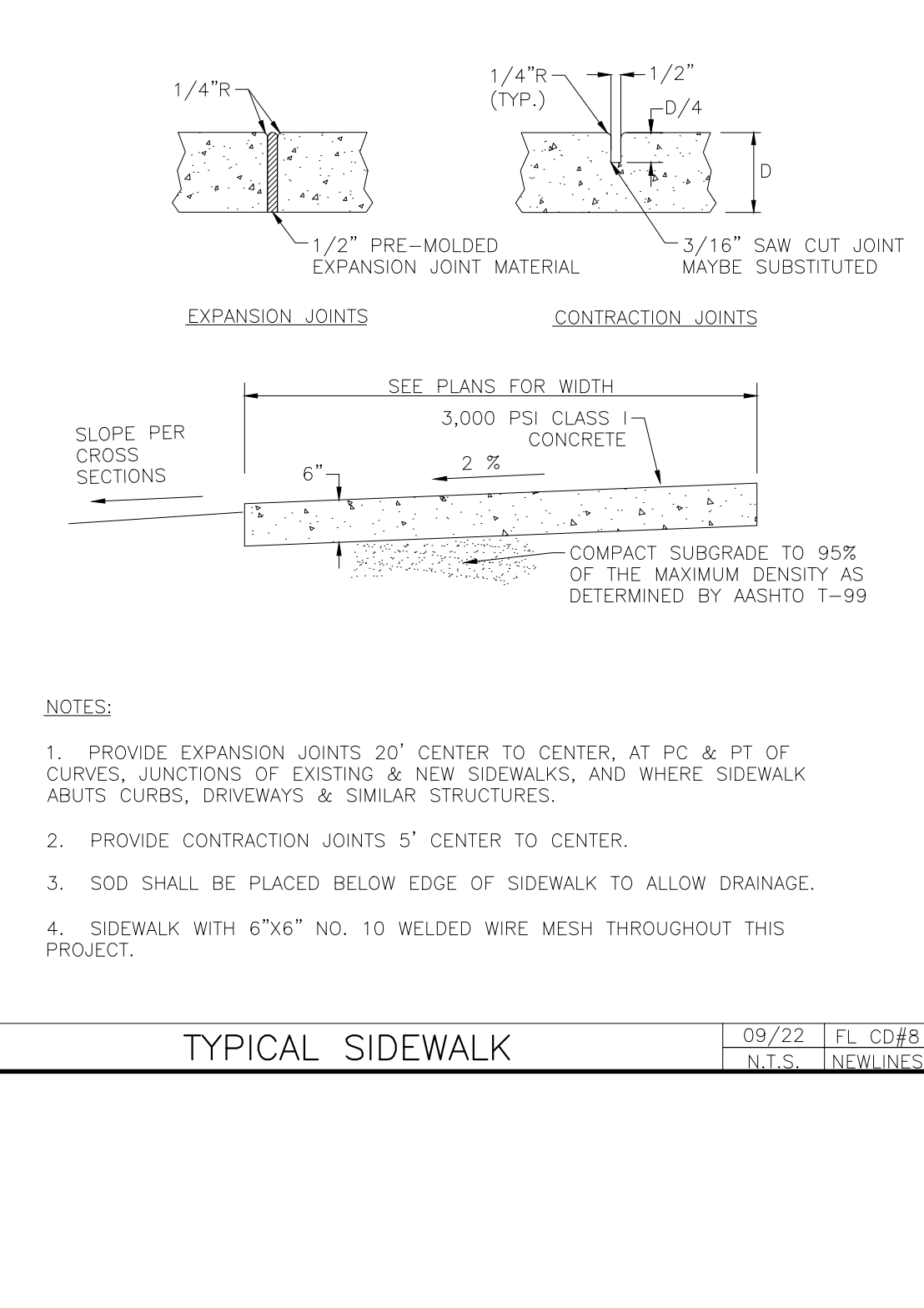
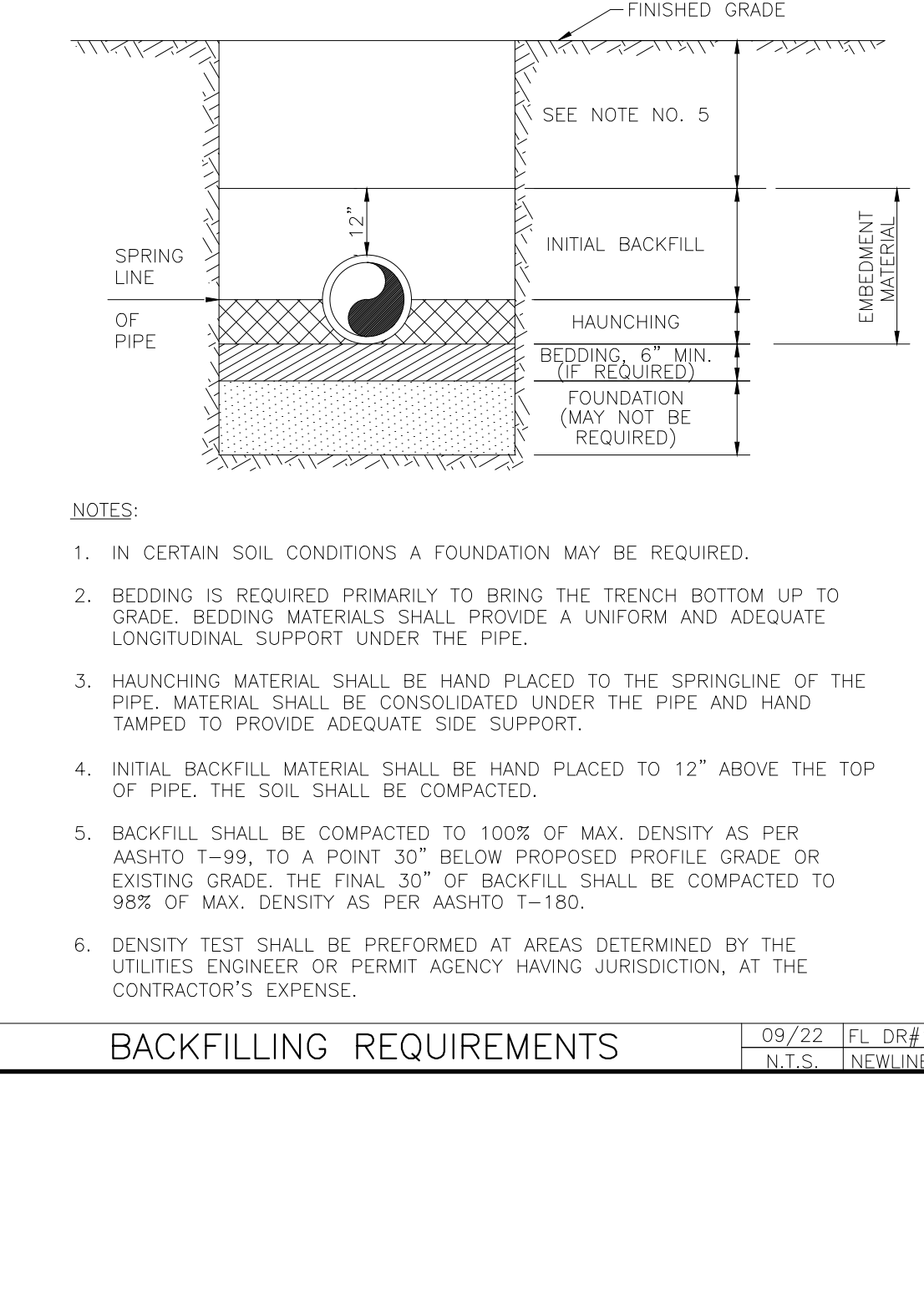
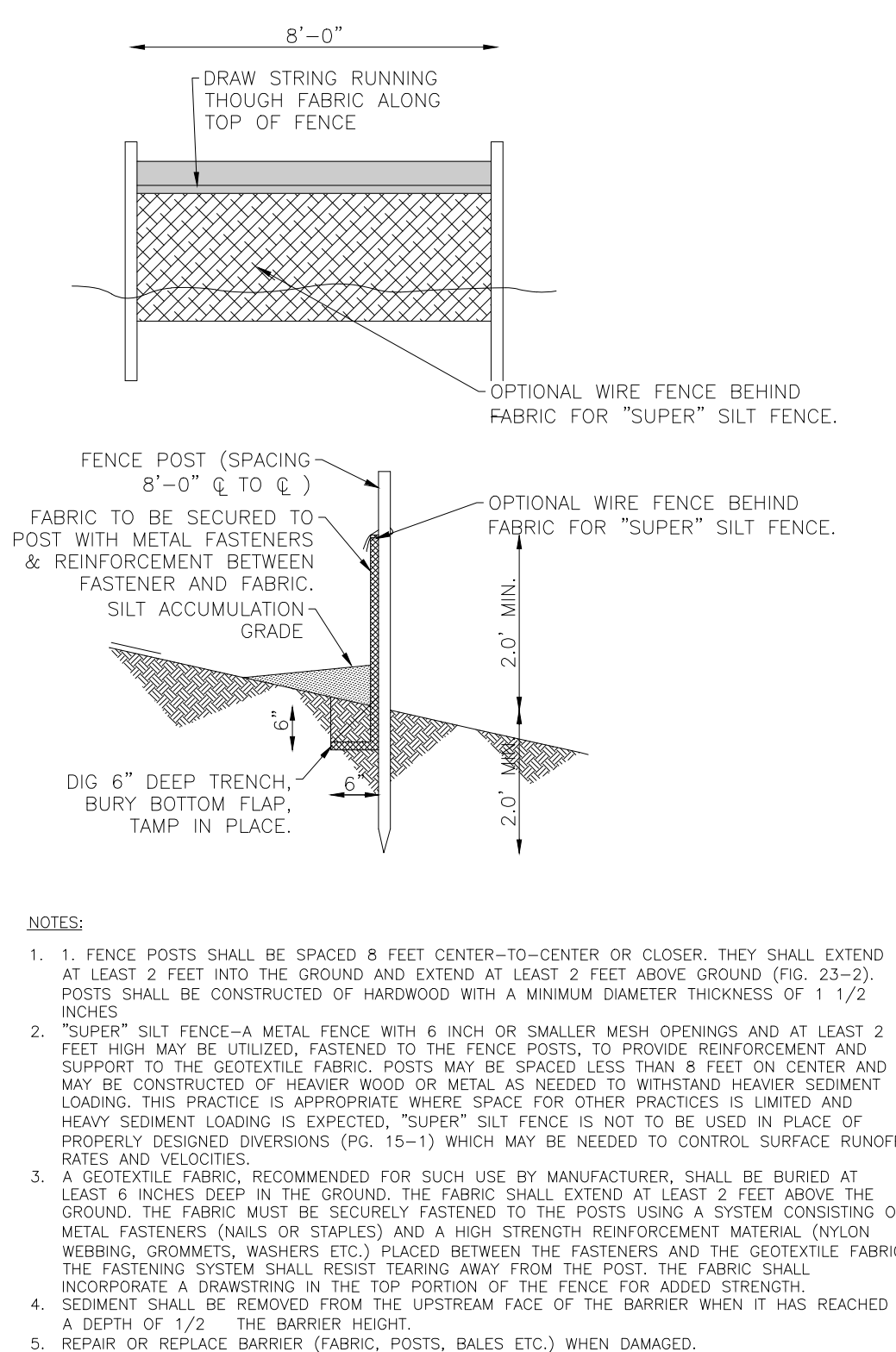
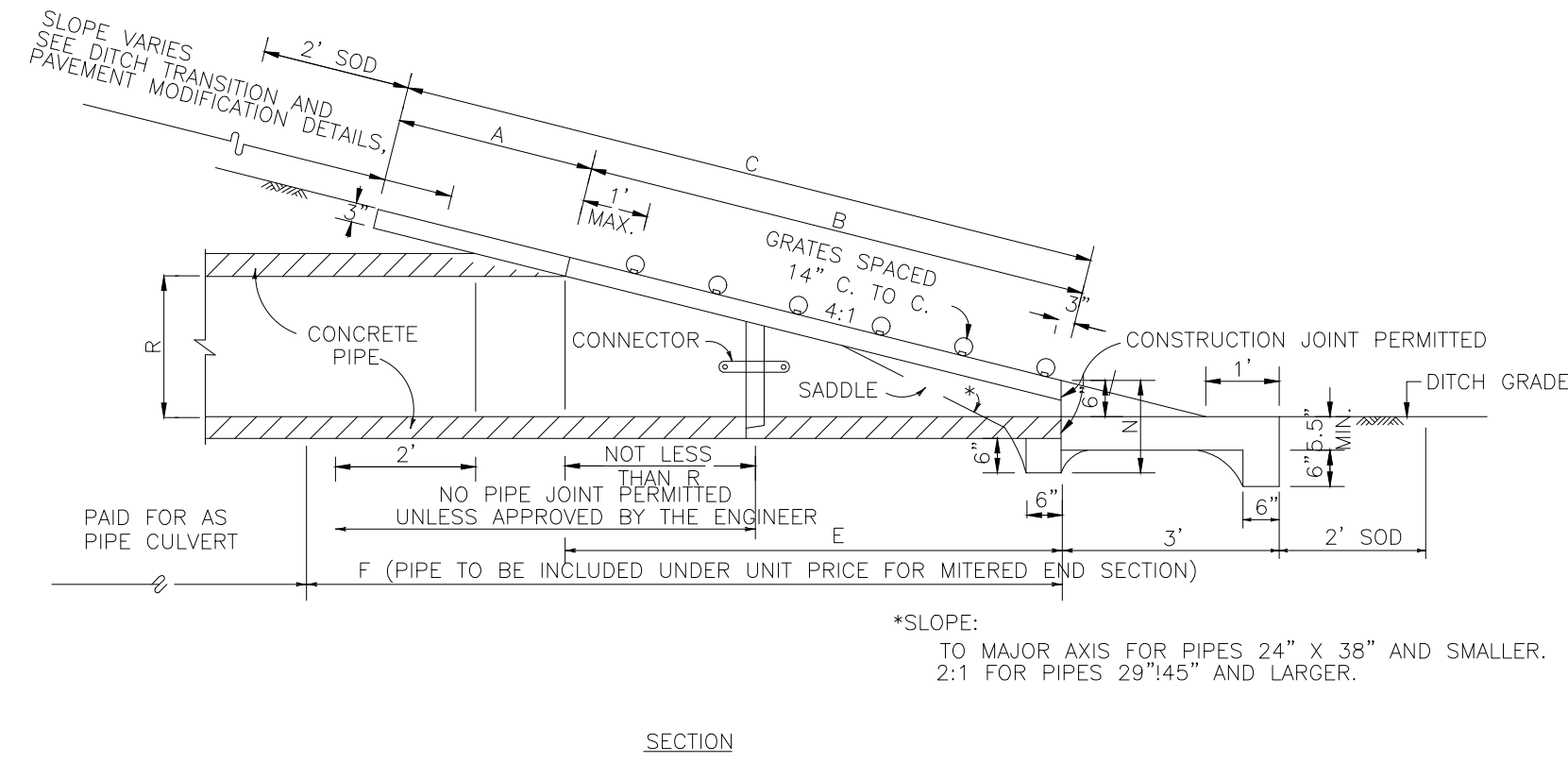
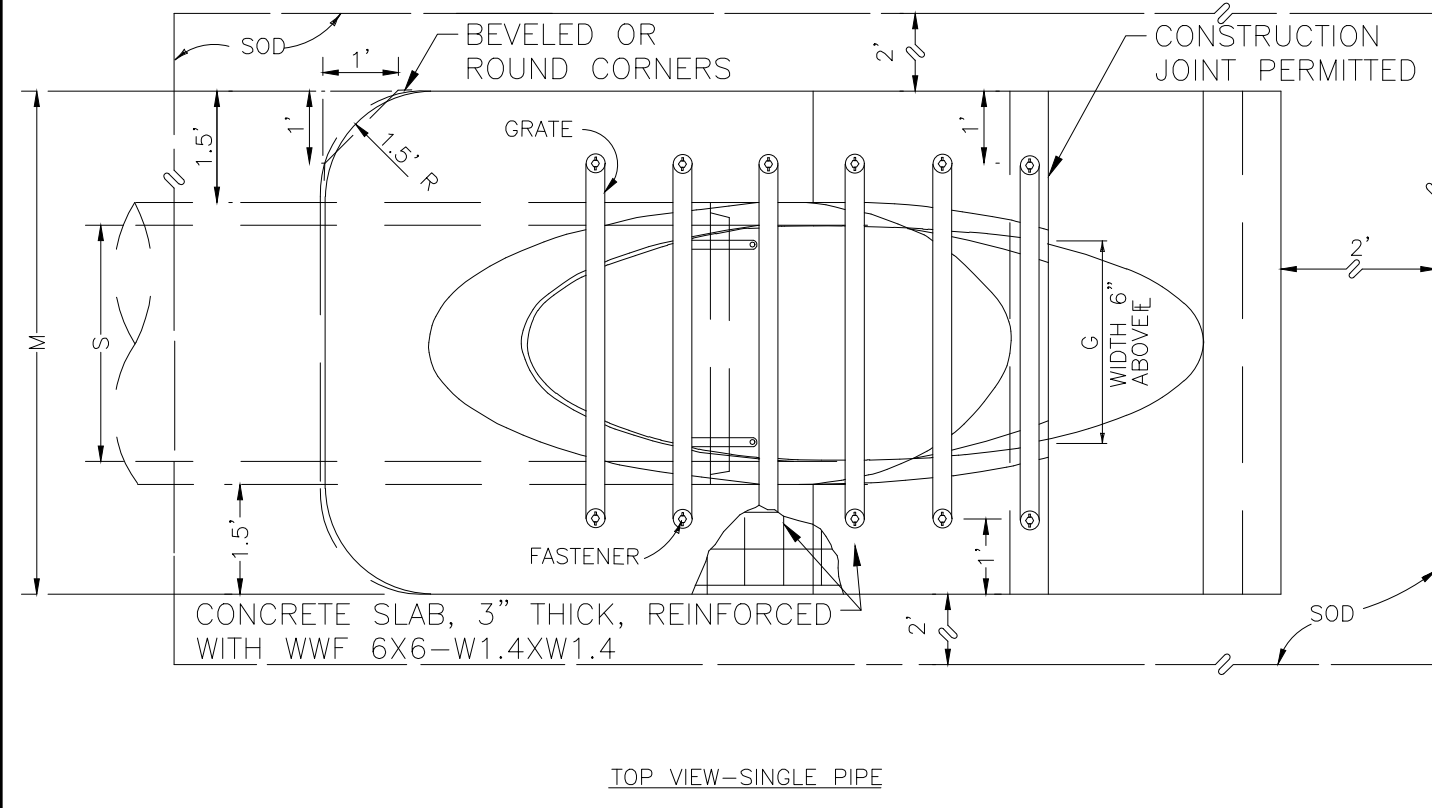
JOSHUA C BROWN, P.E.

FLORIDA PROFESSIONAL ENGINEER LICENSE 99730 DATE

JOSHUA C BROWN, SLD
Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974 863-824-7644

PROJECT NO.	FL22024
DRAWN BY	PDC/JCS
SCALE	1" = 20'
DATE	2024-05-21
SHEET	C502 OF 21

DIMENSIONS & QUANTITIES																								
RISE R	SPAN S	X	A	B	C	E	F	G	M				GRATE SIZES				CONCRETE (CU. YDS.)				SODDING (SQ. YDS.)			
									SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE	N	STANDARD WEIGHT PIPE	EXTRA STRONG PIPE	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE	
12"	18"	2'-10"	2.46'	3.06'	5.42'	3.03'	5'	1.50'	4.92'	7.76'	10.58'	13.42'	1.21'	0.76	1.19	1.63	2.06	8	9	11	12			
14"	23"	3'-4"	2.44'	3.75'	6.19'	3.70'	6'	1.90'	5.38'	8.71'	12.04'	15.38'	1.23'	0.76	1.19	1.63	2.06	9	10	12	13			
19"	30"	4'-0"	2.62'	5.47'	8.09'	5.36'	8'	2.37'	6.04'	10.04'	14.04'	18.04'	1.27'	0.95	1.52	2.09	2.65	10	12	13	15			
24"	38"	5'-0"	2.79'	7.18'	9.97'	7.03'	10'	2.85'	6.79'	11.79'	16.79'	21.79'	1.31'	1.18	1.95	2.74	3.53	11	13	15	18			
29"	45"	6'-11"	3.05'	8.90'	11.95'	8.70'	12'	3.19'	7.50'	13.42'	19.33'	25.23'	1.38'	1.41	2.42	3.44	4.45	12	15	18	20			
34"	53"	7'-0"	3.22'	10.62'	13.84'	10.36'	13'	3.57'	8.25'	15.25'	22.25'	29.25'	1.42'	1.63	2.92	4.22	5.52	13	17	20	23			
38"	60"	7'-10"	3.39'	11.99'	15.38'	11.70'	15'	3.95'	8.92'	16.75'	24.58'	32.42'	1.46'	1.83	3.36	4.89	6.41	14	18	21	25			
43"	68"	8'-11"	3.56'	13.71'	17.27'	13.36'	17'	4.28'	9.67'	18.58'	27.50'	36.42'	1.50'	2.09	3.95	5.80	7.65	16	20	23	27			
48"	76"	9'-11"	3.73'	15.43'	19.18'	15.03'	19'	4.59'	10.42'	20.33'	30.23'	40.17'	1.54'	SPECIAL	SPECIAL	2.37	4.54	6.73	8.92	17	21	26	30	
53"	83"	10'-8"	3.91'	17.15'	21.06'	16.70'	20'	4.77'	11.08'	21.75'	32.42'	43.08'	1.58'	SPECIAL	SPECIAL	2.61	5.09	7.56	10.03	18	23	27	32	
58"	91"	11'-8"	4.08'	18.87'	22.95'	18.36'	22'	5.01'	11.83'	23.50'	35.17'	46.83'	1.63'	SPECIAL	SPECIAL	2.91	5.77	8.64	11.50	19	24	29	35	



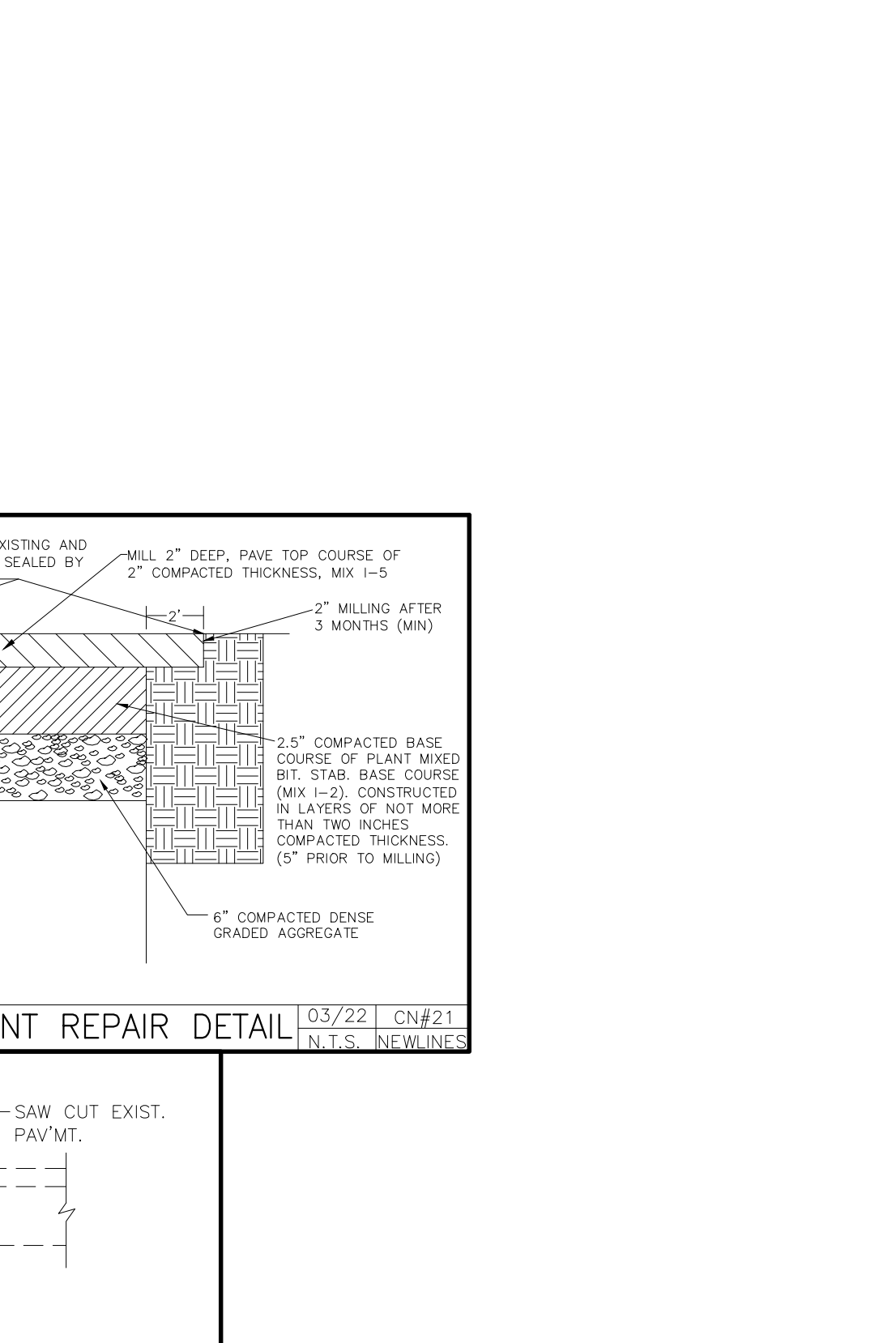
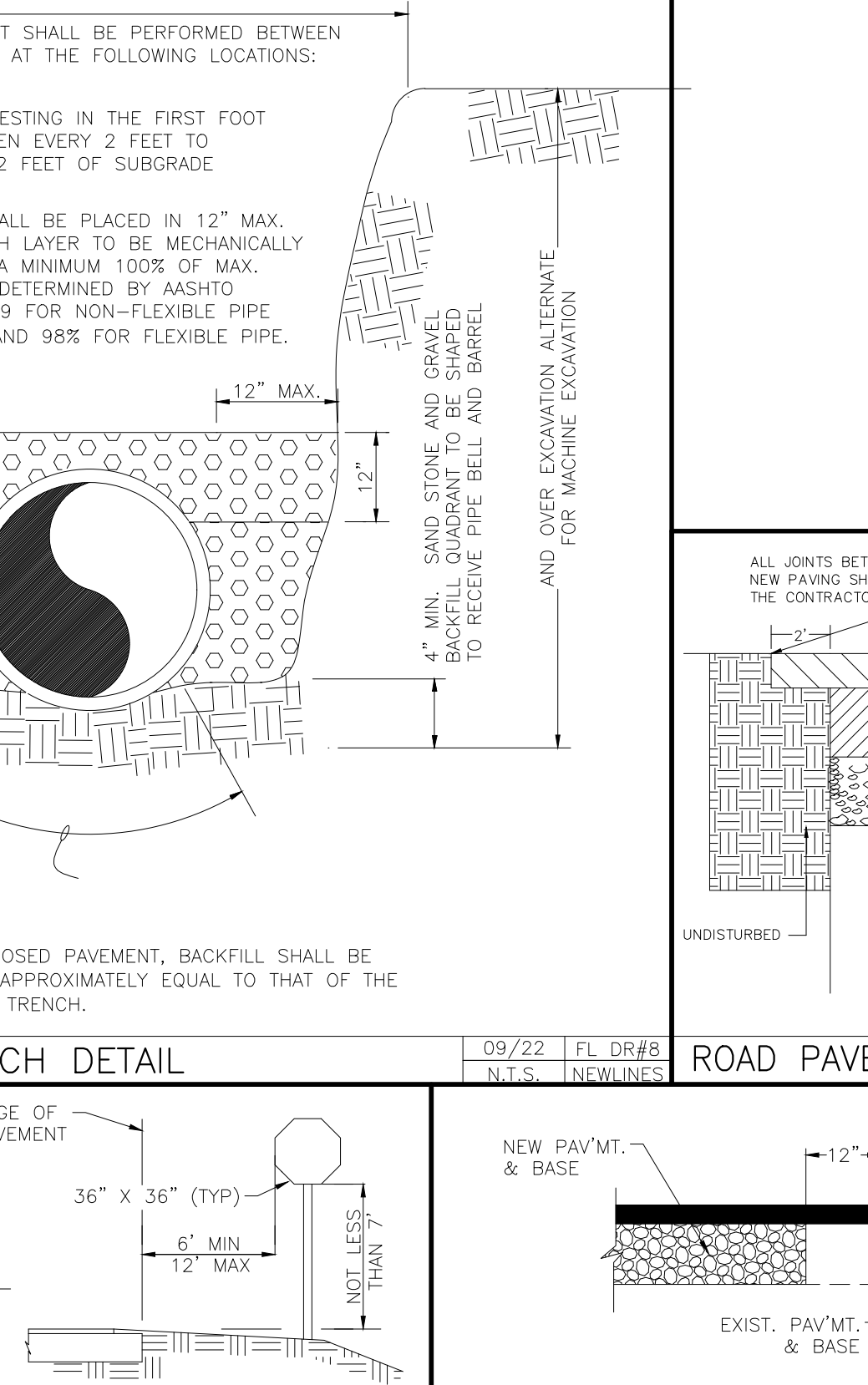
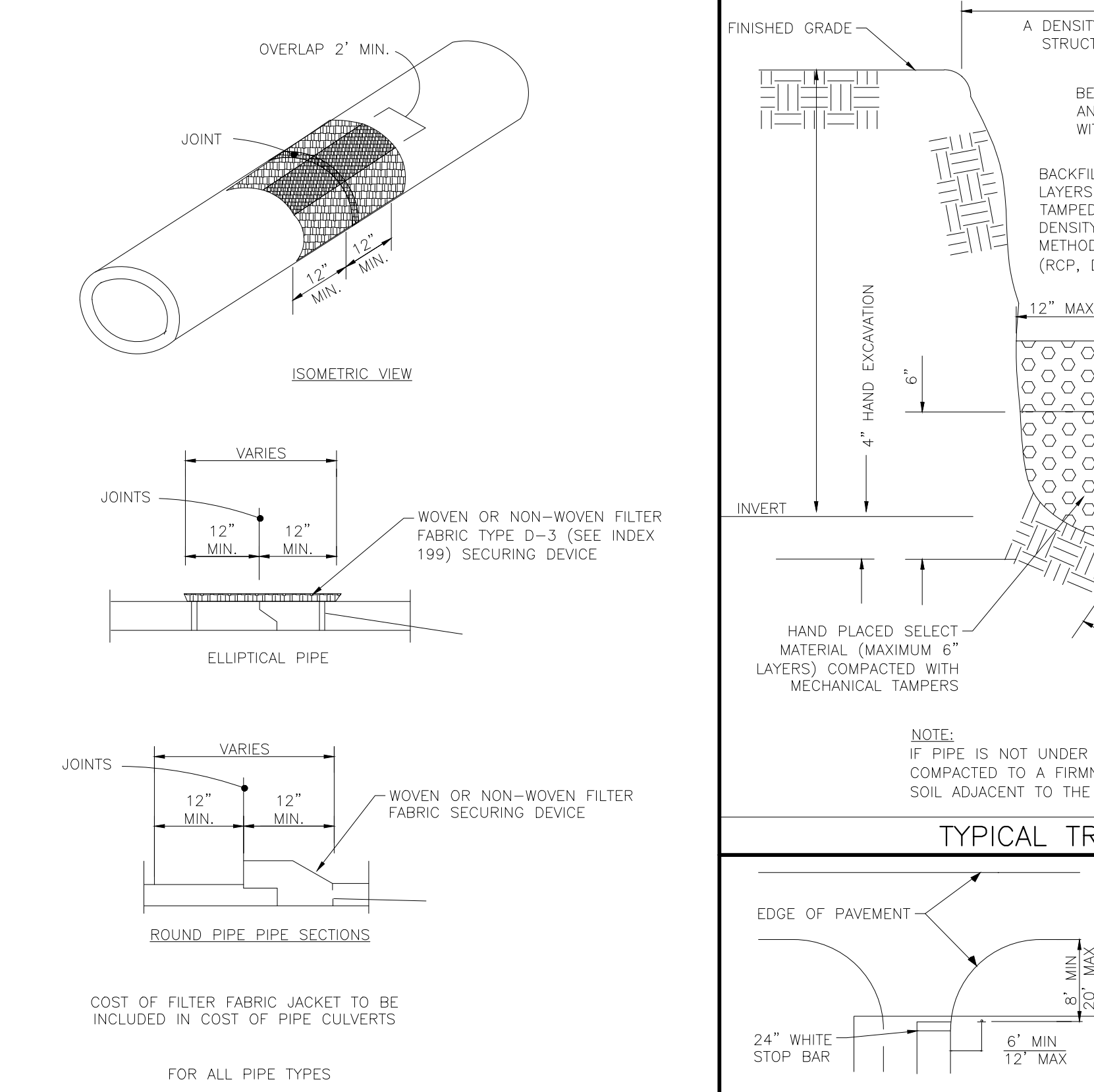
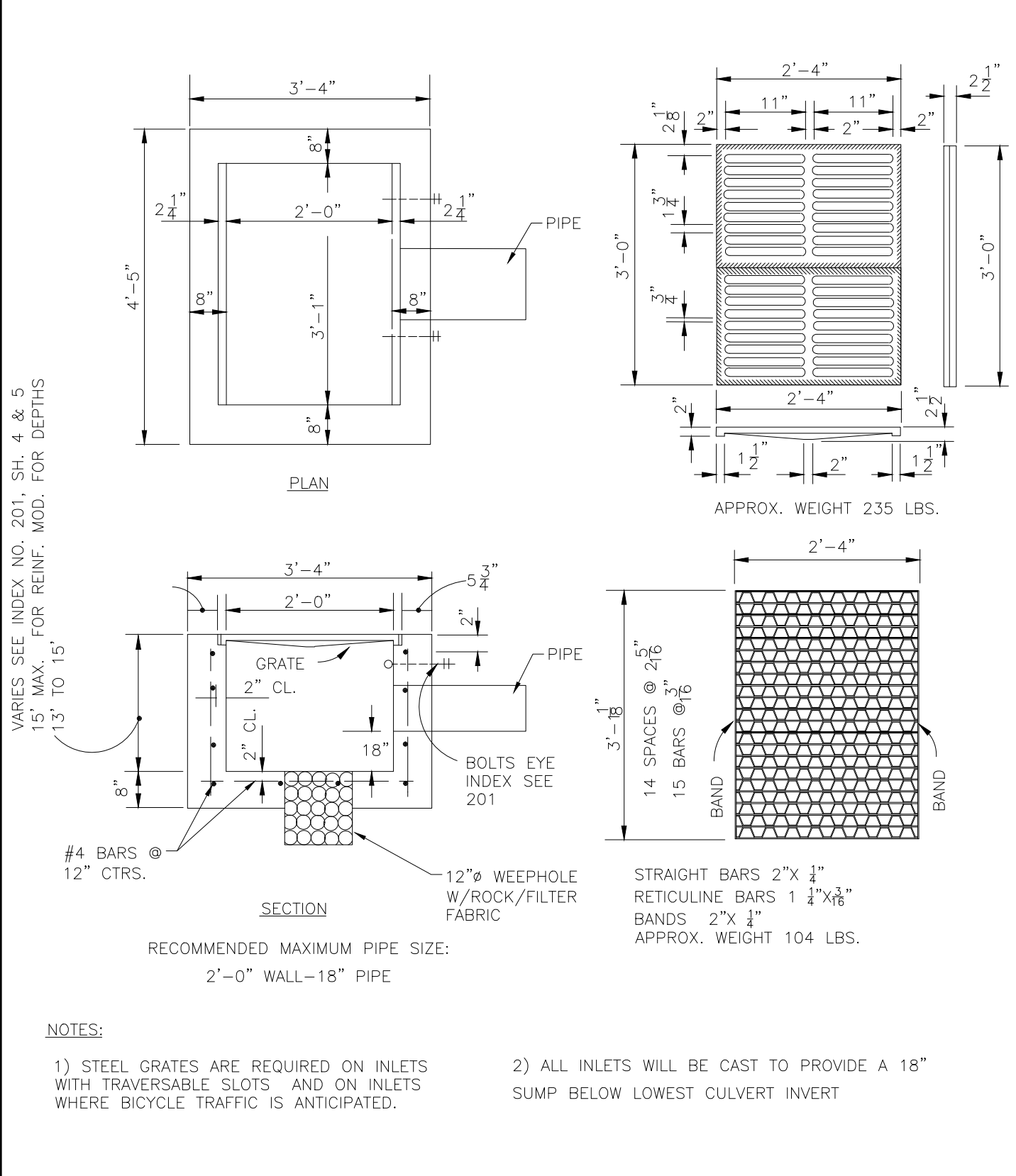
09/22 FL DR#18 N.T.S. NEW LINES

09/22 FL DR#18 N.T.S. NEW LINES

02/22 FL SE#1 N.T.S. NEW LINES

09/22 FL DR#12 N.T.S. NEW LINES

09/22 FL CD#8 N.T.S. NEW LINES

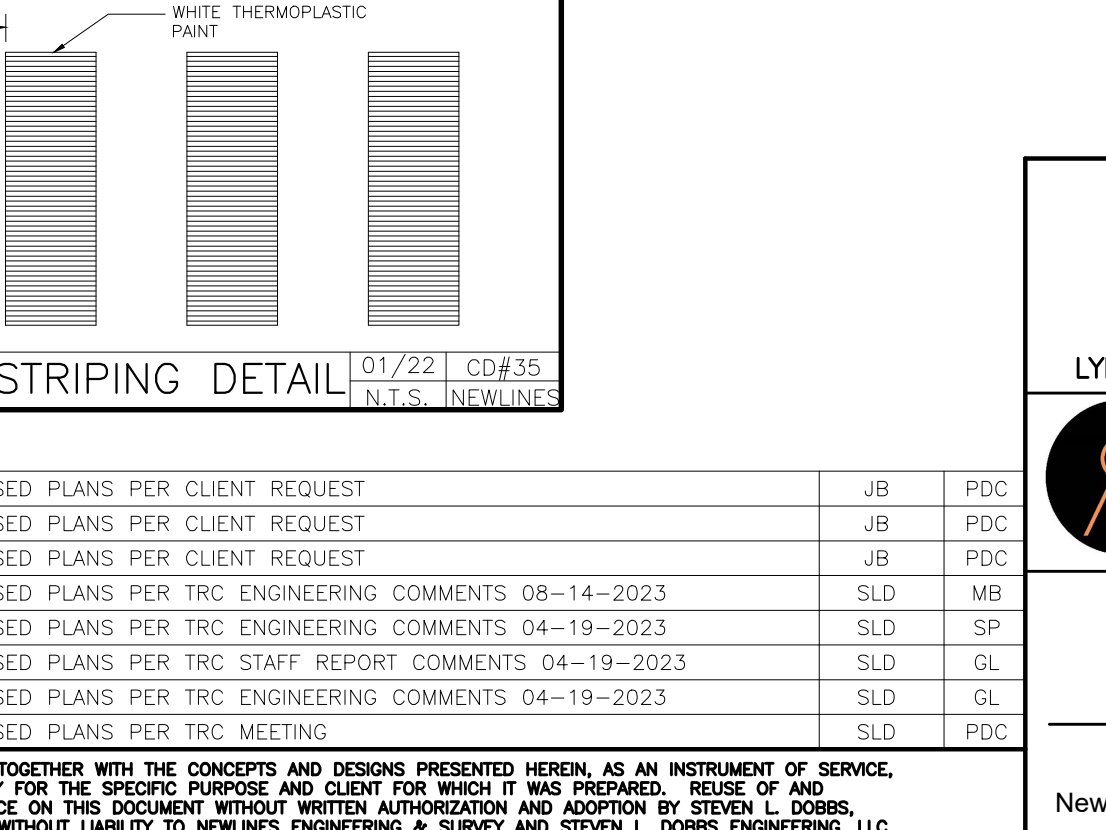
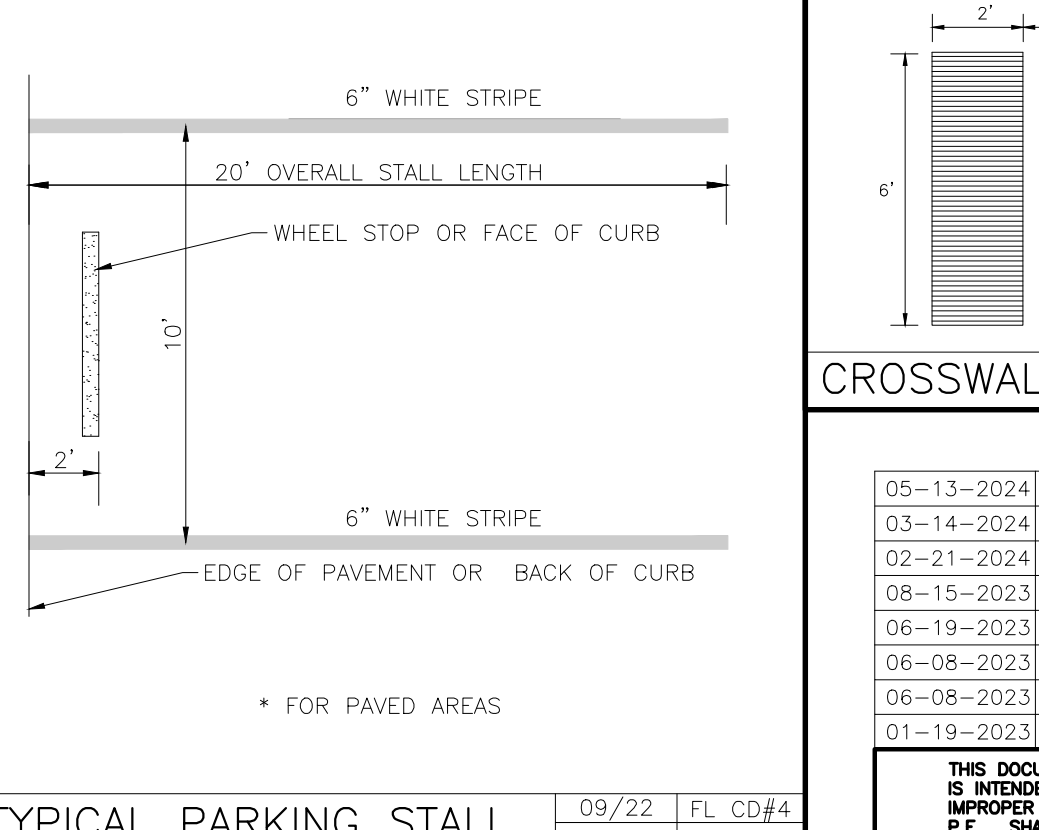
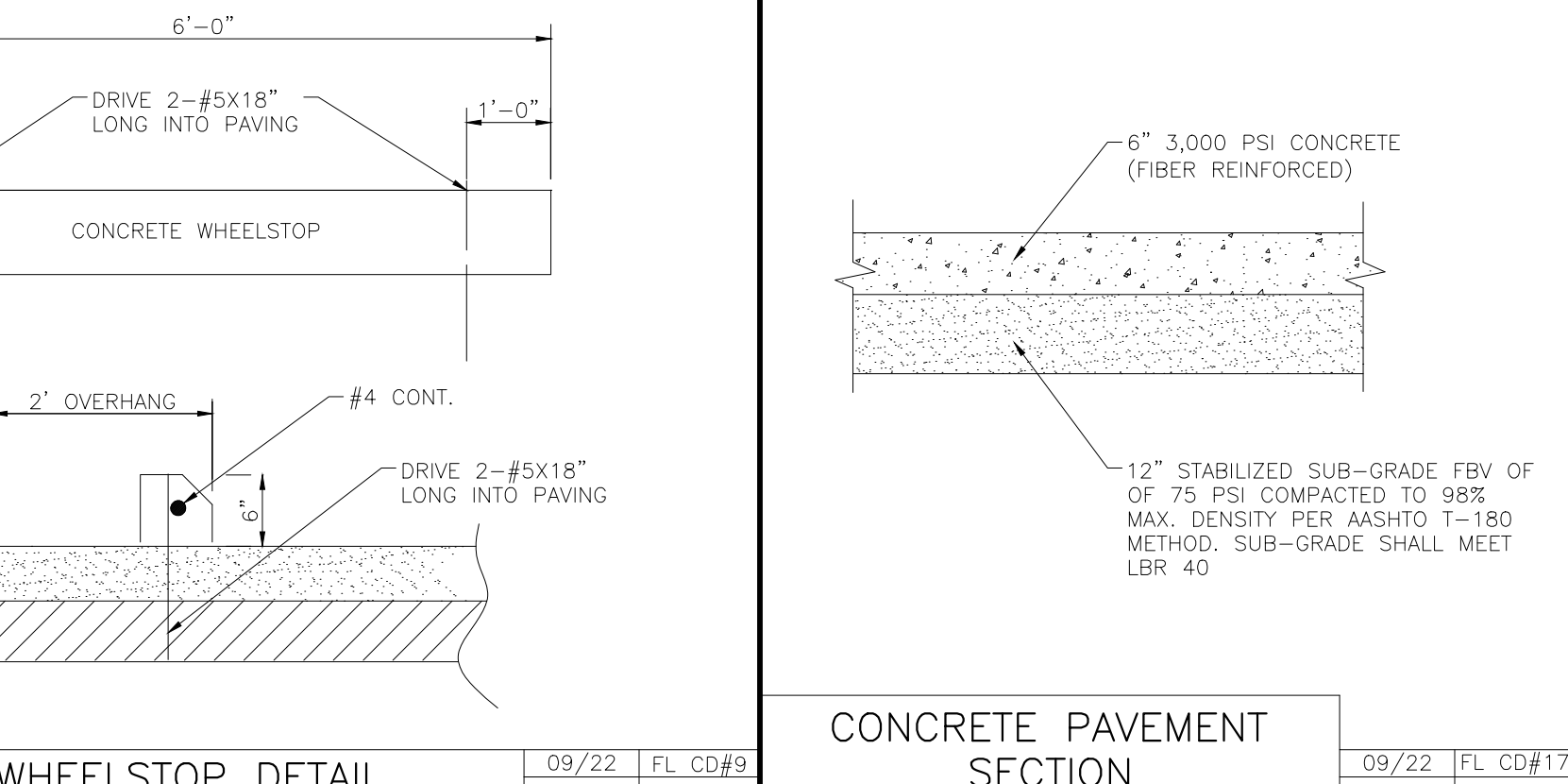
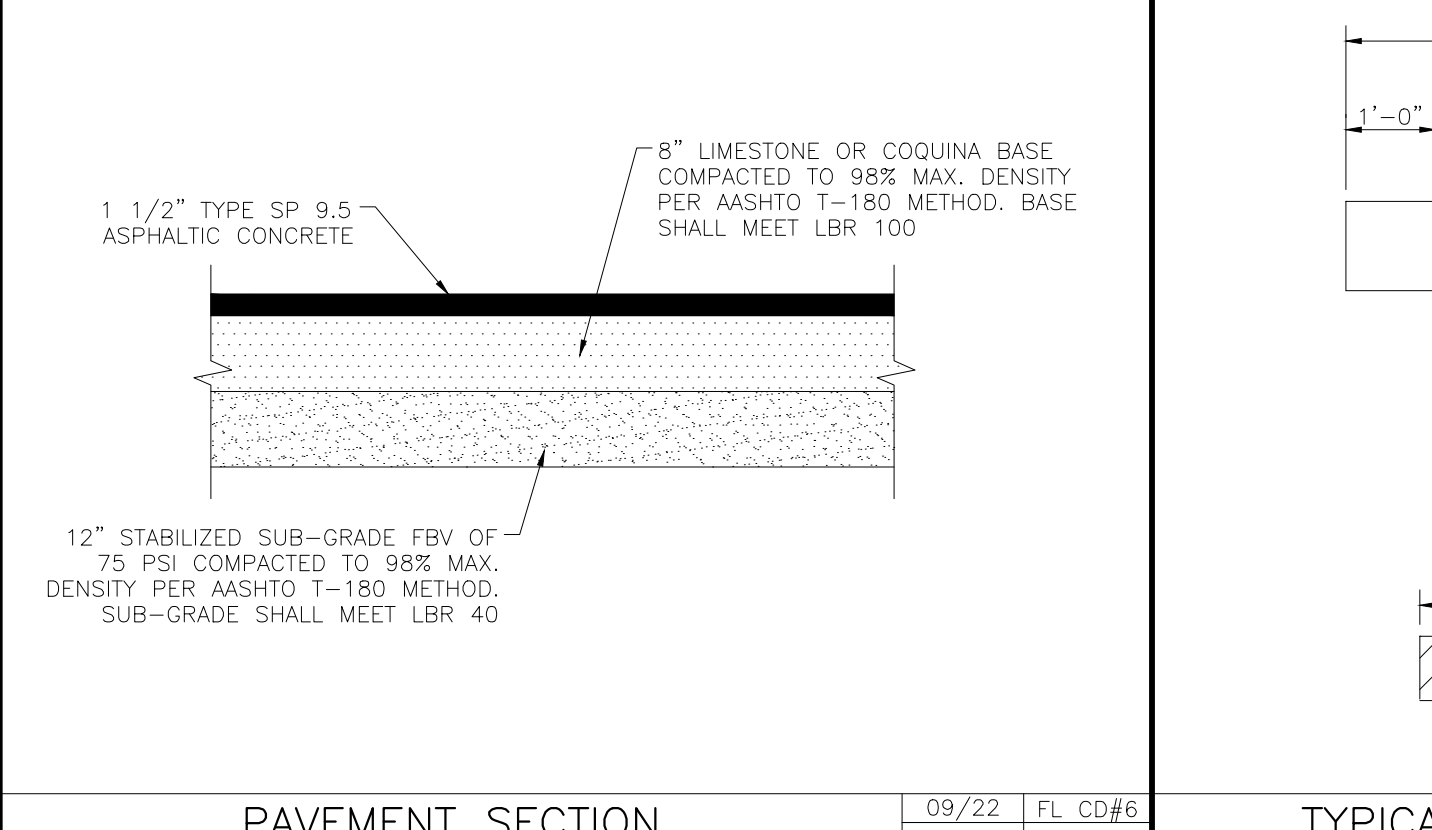


09/22 FL DR#7 N.T.S. NEW LINES

09/22 FL DR#14 N.T.S. NEW LINES

09/22 FL CD#7 N.T.S. NEW LINES

09/22 FL CD#1 N.T.S. NEW LINES



ALL CONCRETE TO BE CLASS 'B' 3500 PSI (UNLESS OTHERWISE NOTED)

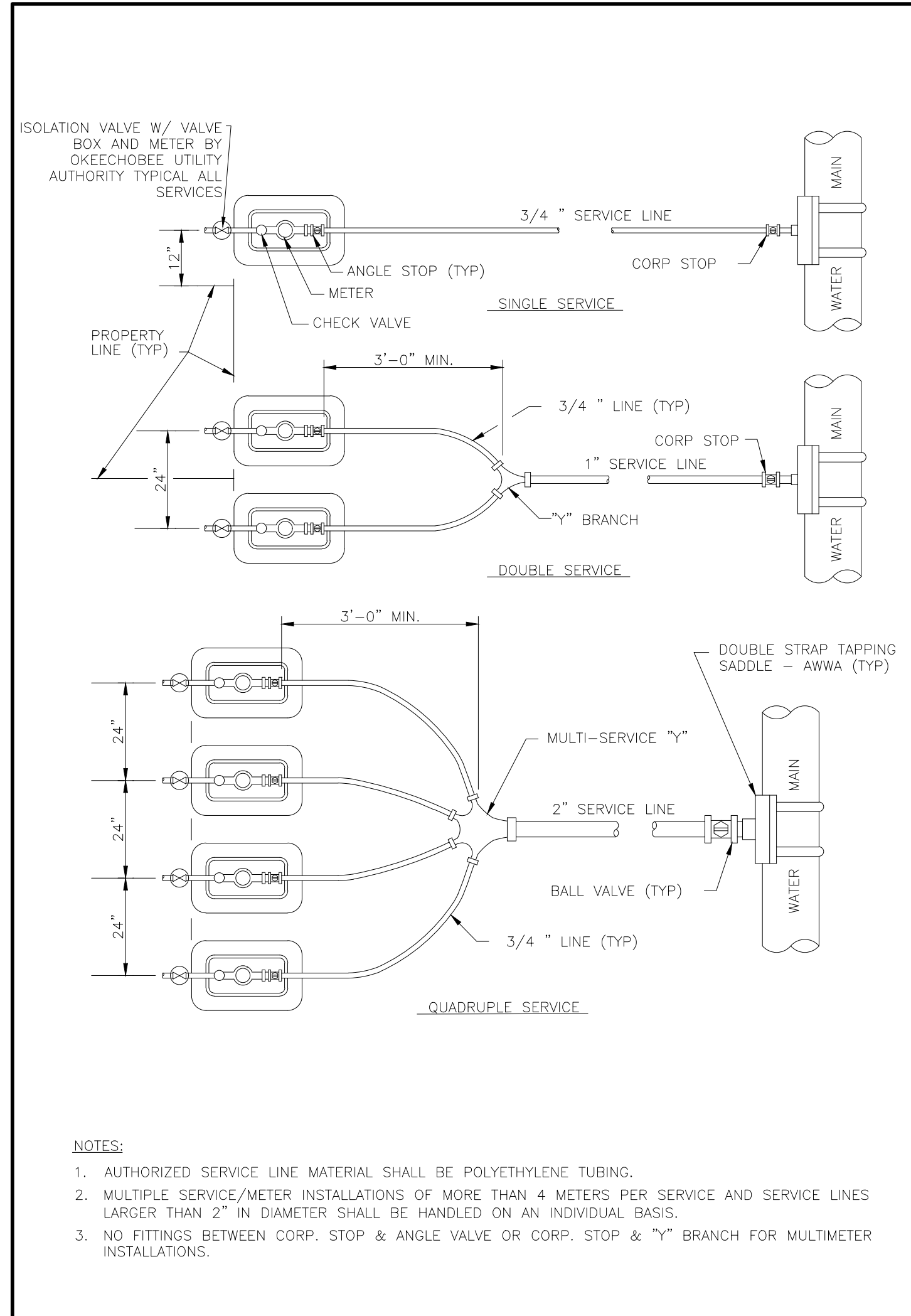
MINOR SUBDIVISION PLAN
DETAILS - 1
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

NEWLINES
LAND CONSULTANTS LLC

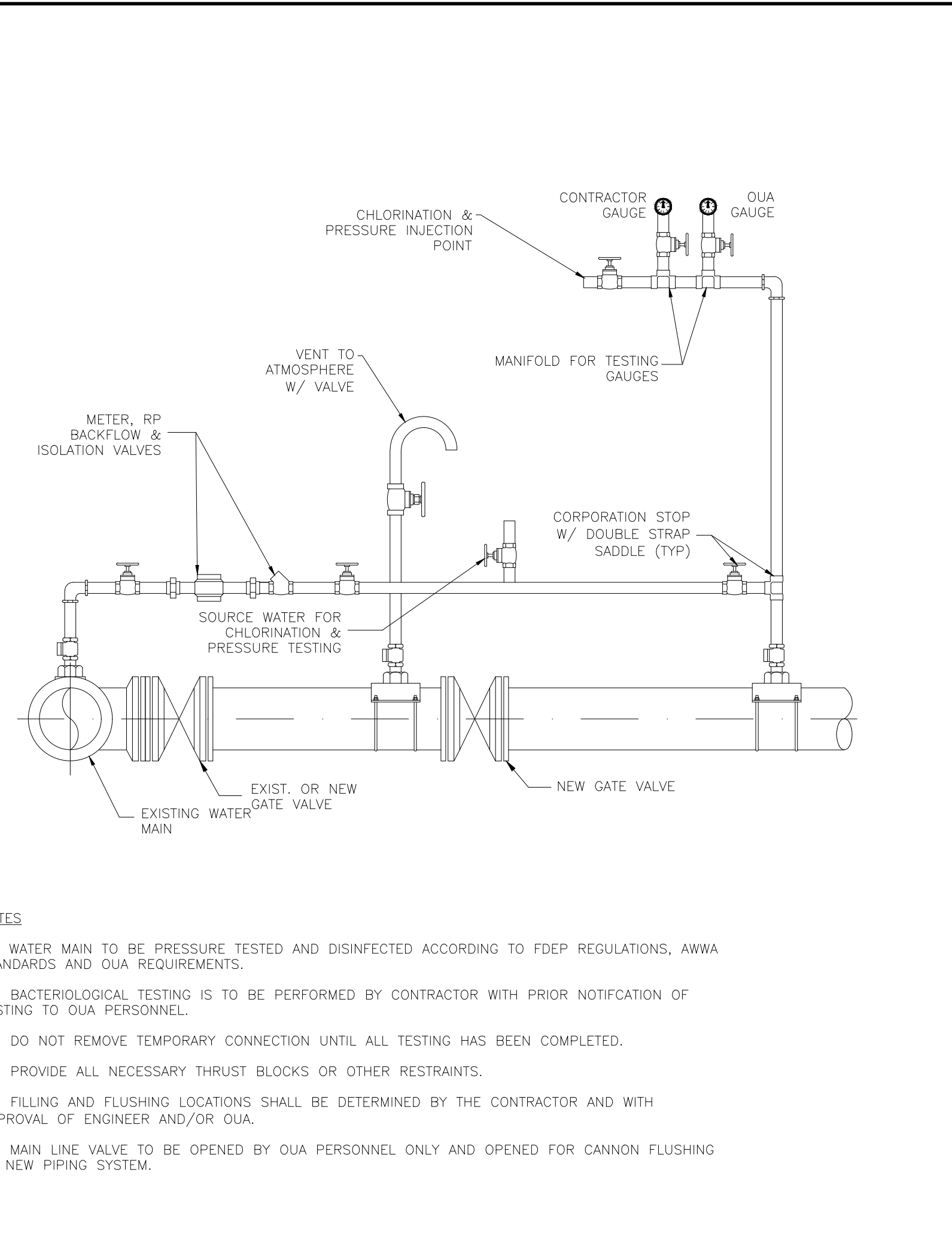
JOSHUA C BROWN, P.E.
FLORIDA PROFESSIONAL ENGINEER LICENSE 90730
DATE
JOSHUA C BROWN, SLD
Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974
863-824-7644

05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
08-15-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 08-14-2023	SLD	MB
06-19-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	SP
06-08-2023	REVISED PLANS PER TRC STAFF REPORT COMMENTS 04-19-2023	SLD	GL
06-08-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	GL
01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

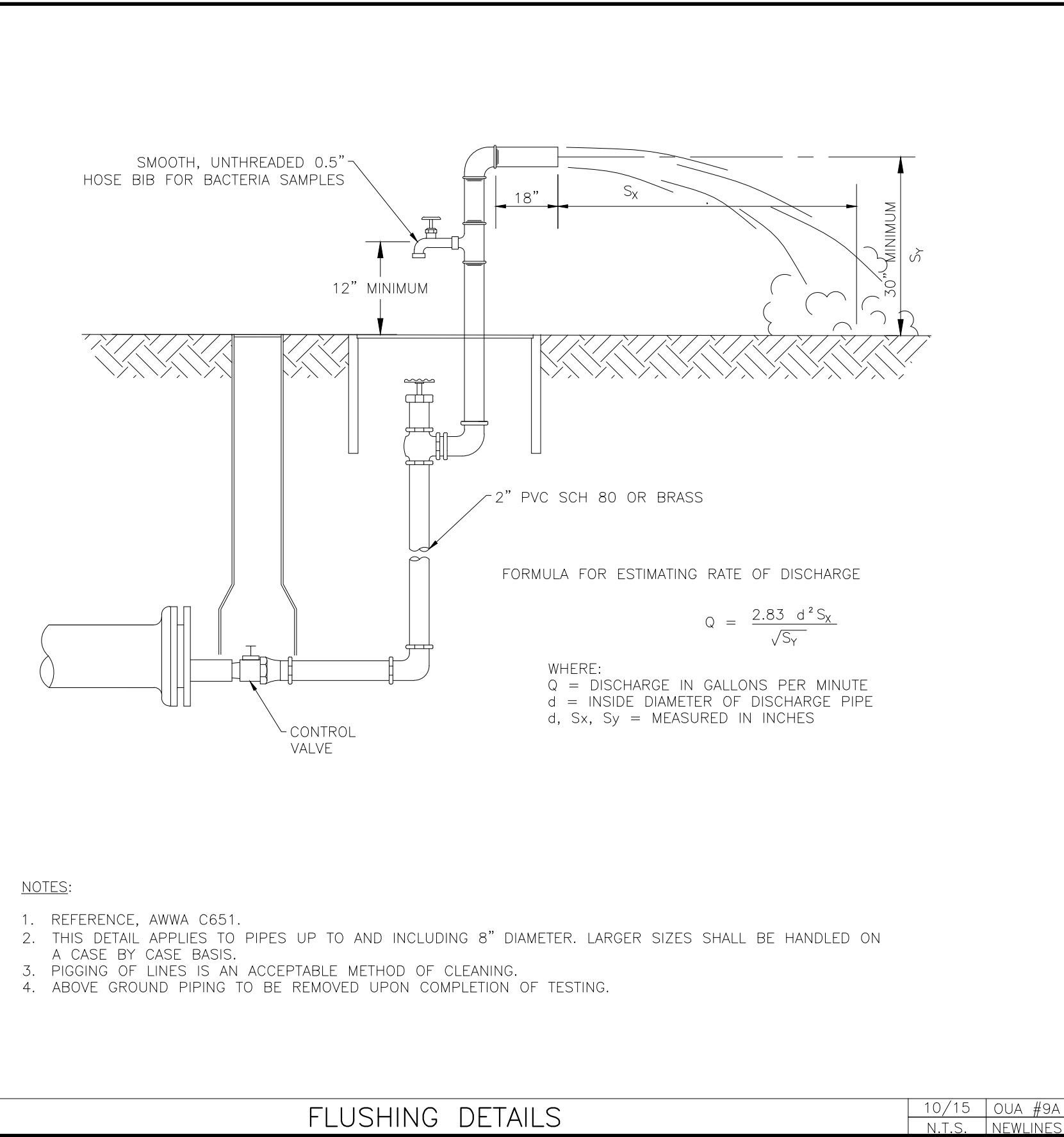
PROJECT NO. FL22024
DRAWN BY PDC/JCS
SCALE AS SHOWN
DATE 2024-05-21
SHEET C600 OF 21



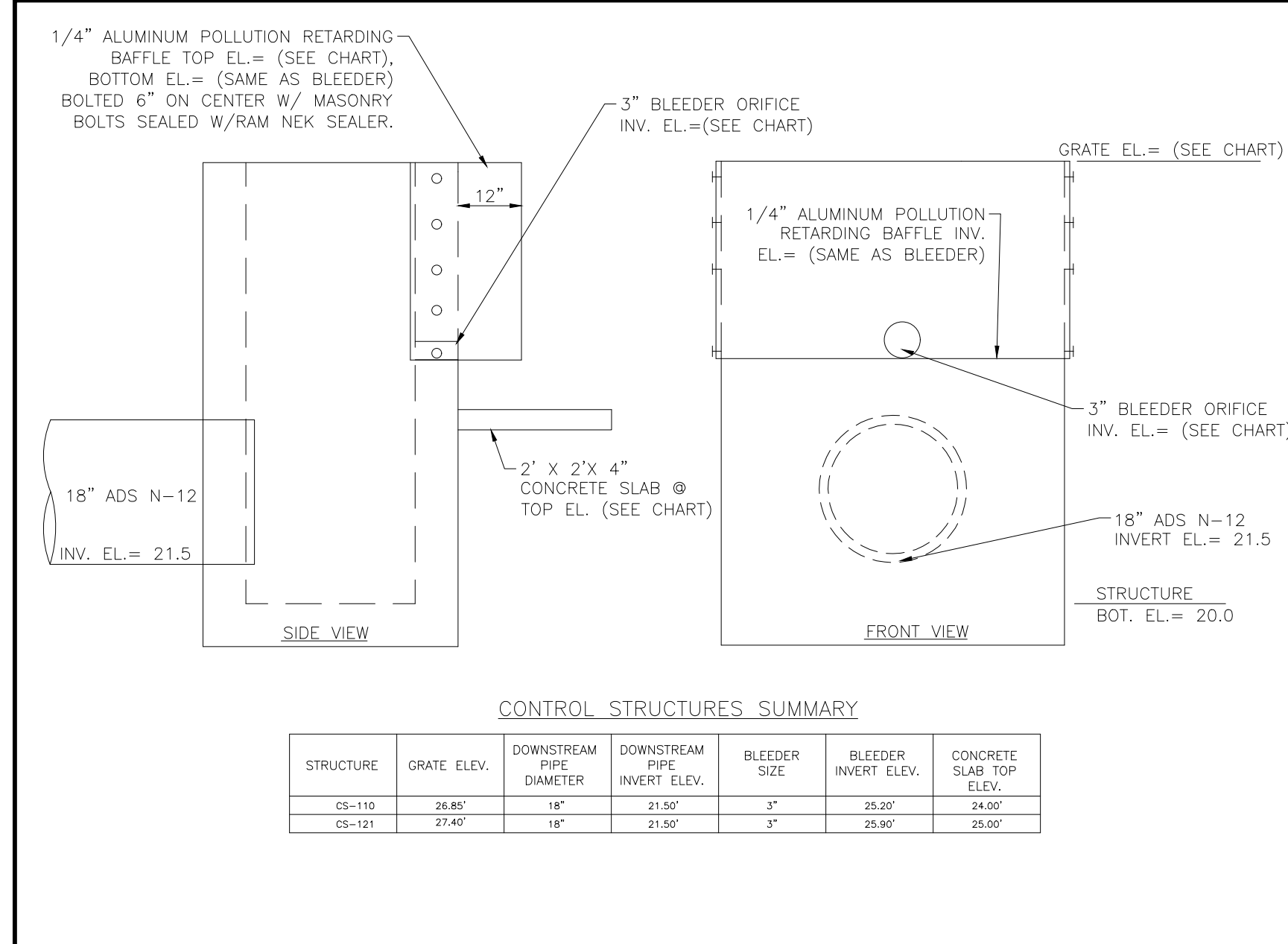
TYPICAL SERVICE FOR MULTIPLE SERVICES (TWO OR MORE) 10/15 OUA #2 N.T.S. NEWLINES



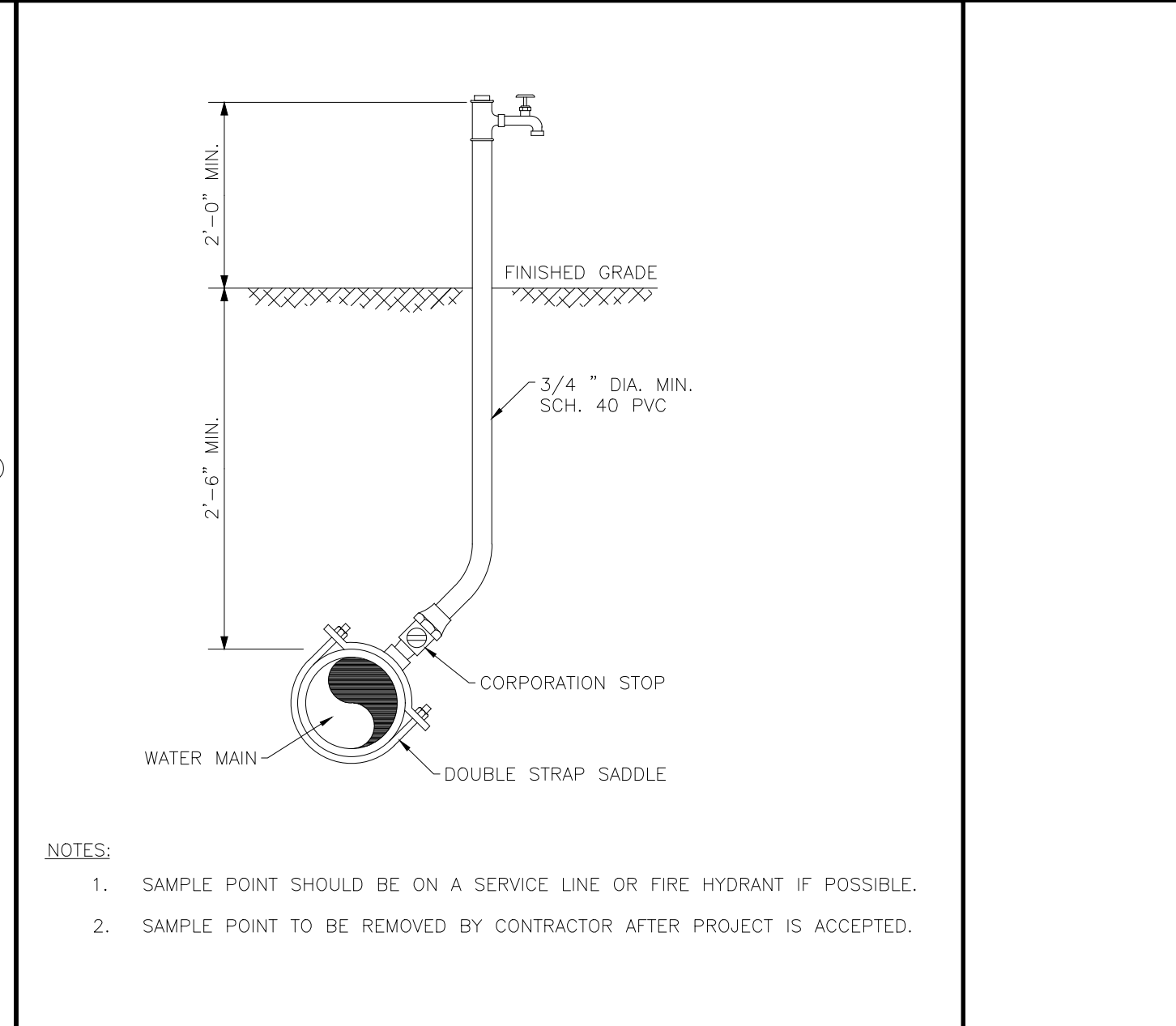
FILLING, DISINFECTING AND TESTING DETAILS 10/15 OUA #10 N.T.S. NEWLINES



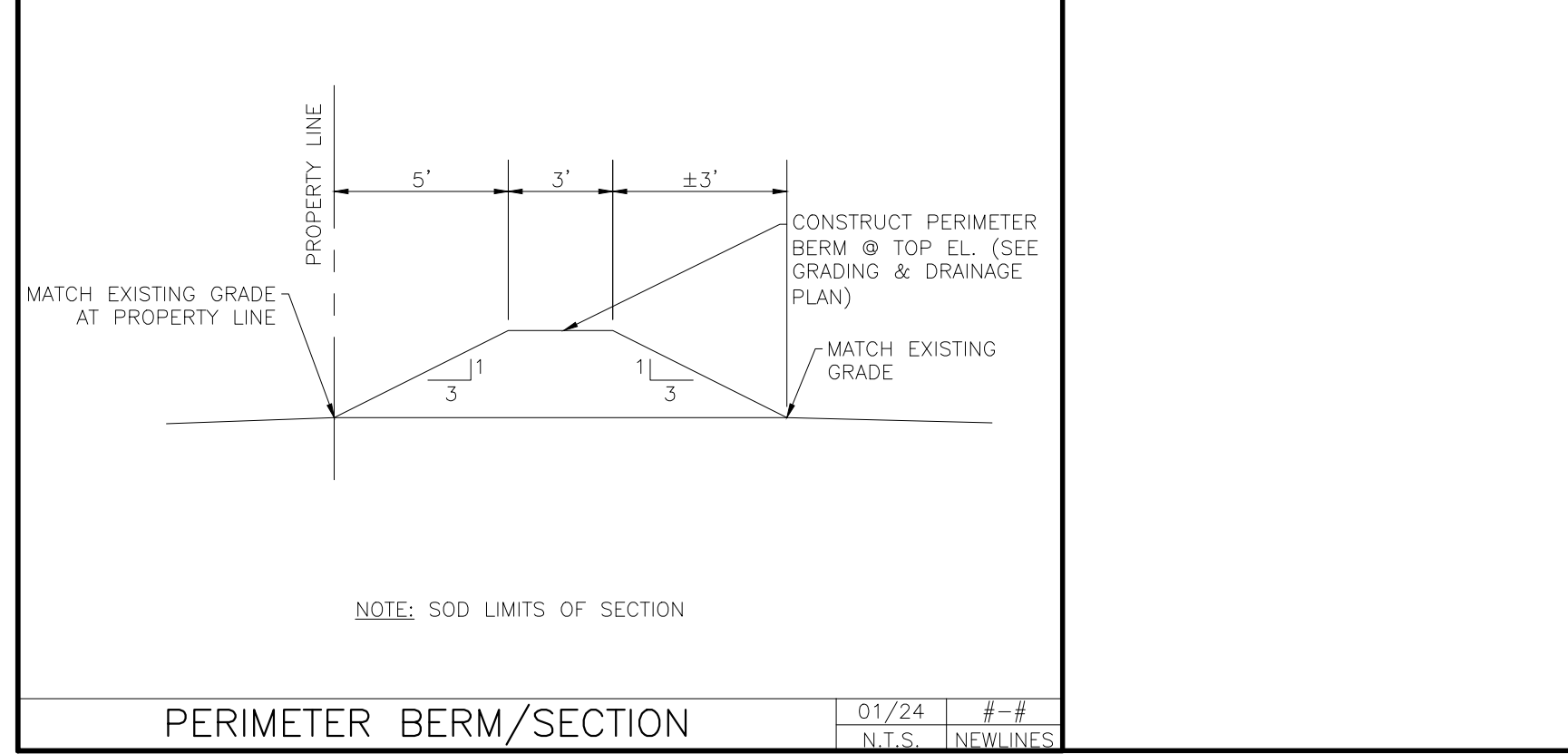
FLUSHING DETAILS 10/15 OUA #9A N.T.S. NEWLINES



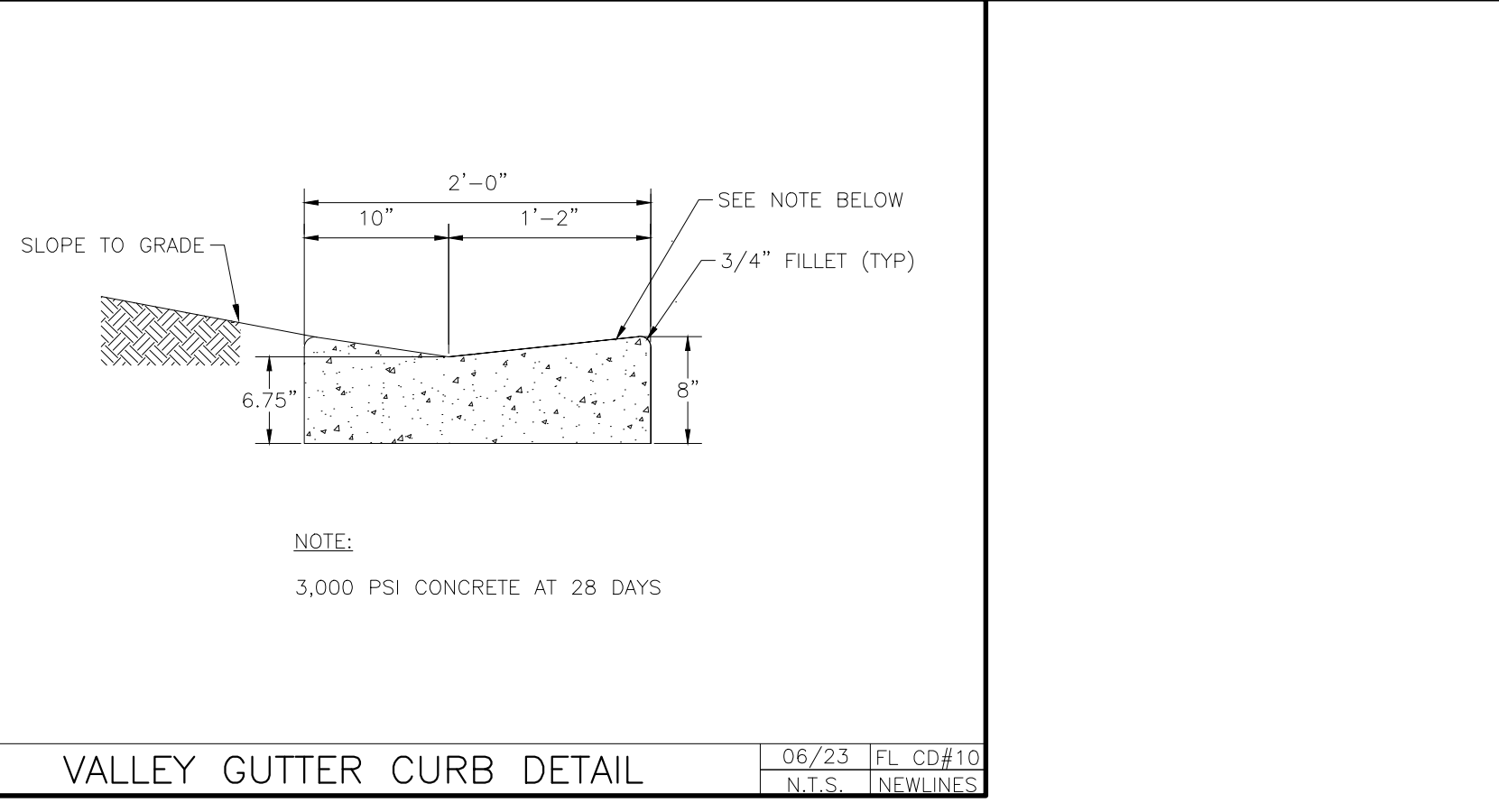
CONTROL STRUCTURE CS-1 & CS-2. TYPE "C" INLET (MODIFIED) 01/24 FL DR#2 N.T.S. NEWLINES



SAMPLING POINT (ON MAIN) 10/15 OUA #7 N.T.S. NEWLINES



PERIMETER BERM/SECTION 01/24 #= # N.T.S. NEWLINES



VALLEY GUTTER CURB DETAIL 06/23 FL CD#10 N.T.S. NEWLINES

ALL CONCRETE TO BE CLASS 'B' 3500 PSI (UNLESS OTHERWISE NOTED)

MINOR SUBDIVISION PLAN
 DETAILS - 2
 GLENWOOD PARK
 LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

NEWLINES LAND CONSULTANTS LLC

JOSHUA C BROWN, P.E.

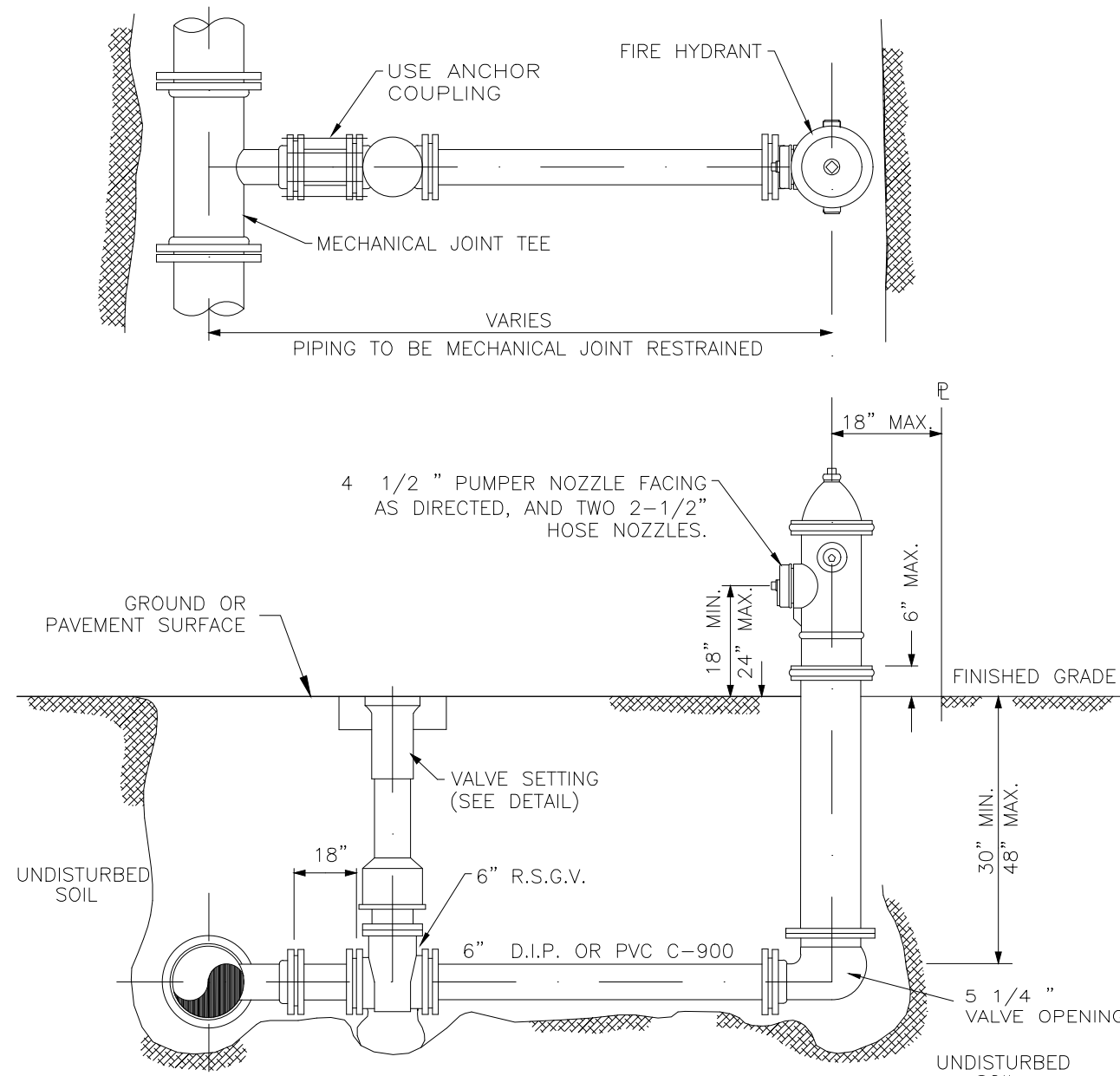
FLORIDA PROFESSIONAL ENGINEER LICENSE 90730 DATE

JOSHUA C BROWN, SLD
 Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974 863-824-7644

05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
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01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

PROJECT NO. FL22024
 DRAWN BY PDC/JCS
 SCALE AS SHOWN
 DATE 2024-05-21
 SHEET C601 OF 21

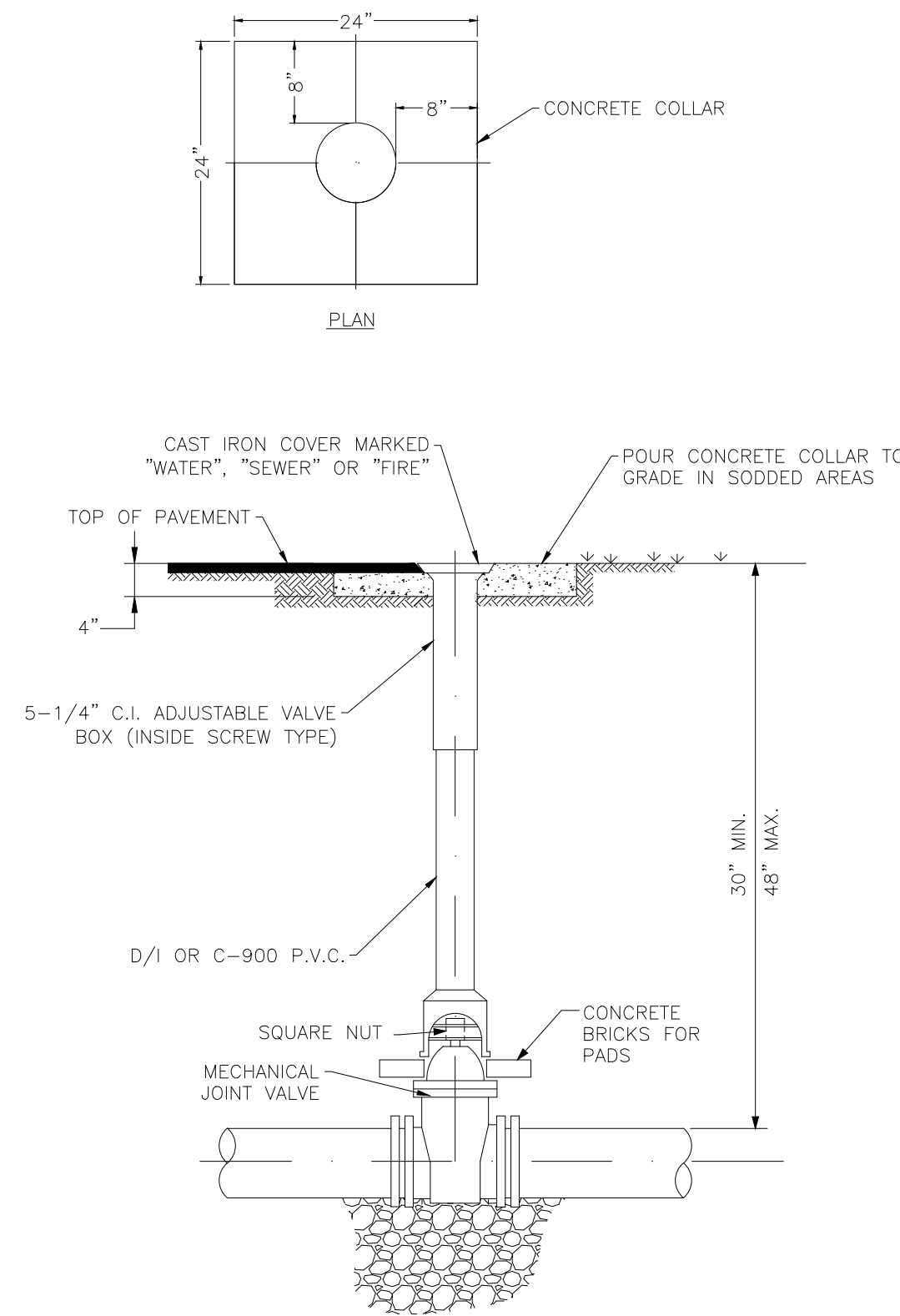
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P.E., SHALL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



- NOTES:**
- HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
 - THE MODEL COLOR TO BE SAFETY YELLOW, HYDRANT SHALL BE PER OUA REQUIREMENTS.
 - VALVE SHALL BE PLACED ADJACENT TO MAIN, TIED TO TEE.
 - ANCHOR TEES ARE PERMITTED.
 - ALL HYDRANTS SHALL BE TEE'D OFF MAINS.
 - HYDRANTS SHALL NOT BE PLACED IN SIDEWALKS, ROADWAYS OR BIKEPATHS.
 - MEGALUGS ON ALL FITTINGS.
 - HYDRANTS SHALL BE BAGGED UNTIL SYSTEM IS PLACED IN SERVICE.

TYPICAL FIRE HYDRANT ASSEMBLY

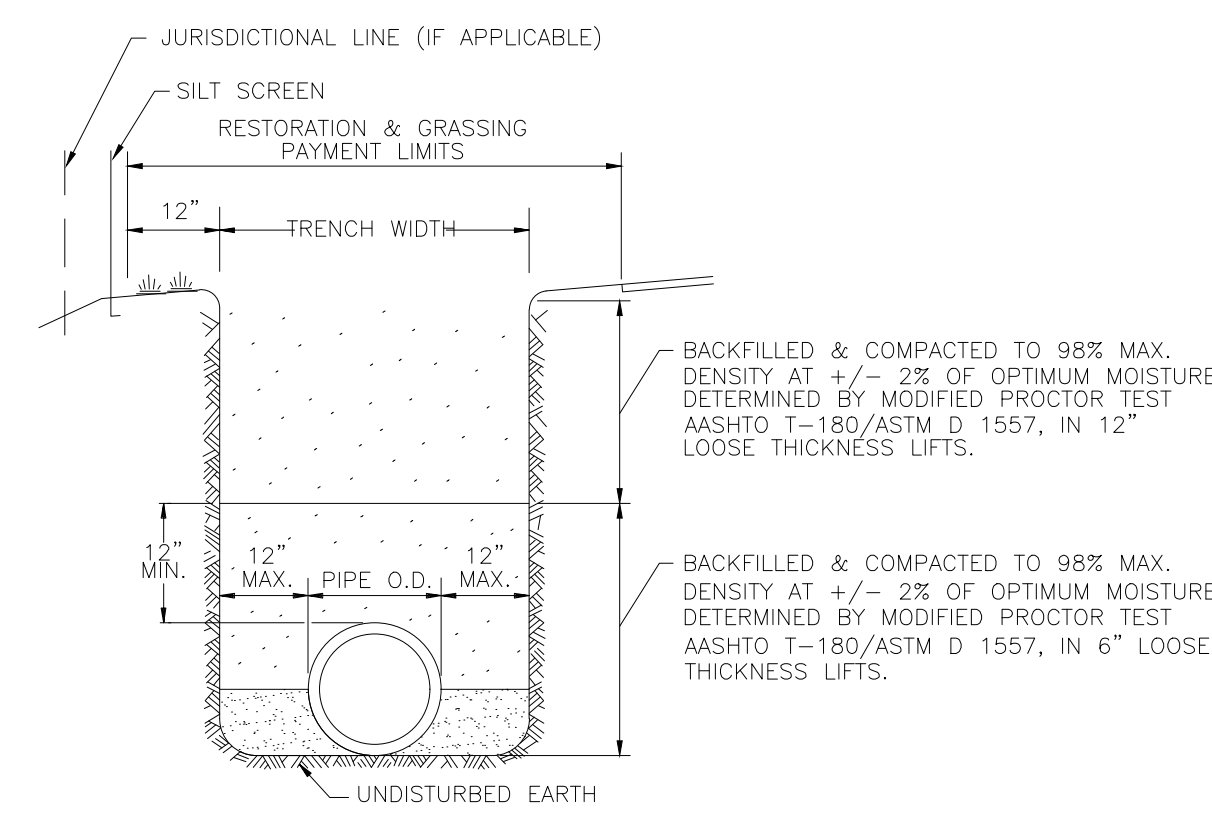
10/15 OUA #11
N.T.S. NEWLINES



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.

TYPICAL VALVE SETTING

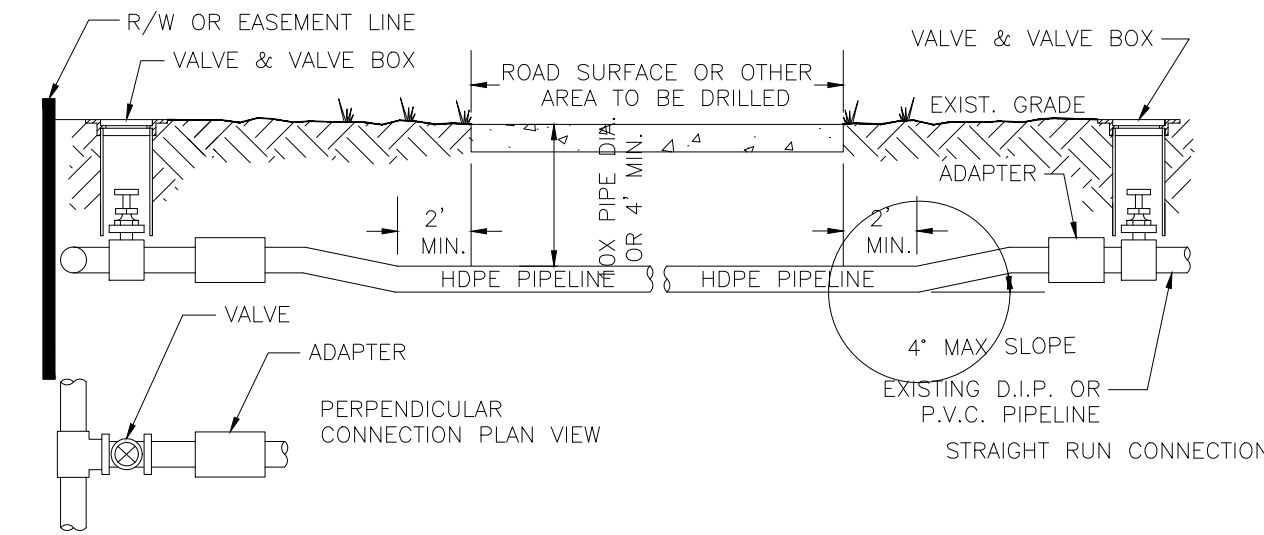
10/15 OUA #12
N.T.S. NEWLINES



- NOTES:**
- 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 CLOUDS 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.
 - THE PIPE SHALL BE FULLY SUPPORTED ALONG ENTIRE LENGTH.
 - THE PIPE TRENCH SHALL REMAIN DRY DURING PIPE LAYING OPERATIONS.
 - ALL TRENCH WORK SHALL CONFORM TO LATEST STANDARDS AS SET FORTH BY THE FLORIDA TRENCH SAFETY ACT AND OR OSHA.
 - 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.
 - 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.
 - 3M LOCATOR BALLS SHALL BE INSTALLED AT EACH FITTING IN THE PIPE LINE CHANGING DIRECTION AND AT EACH CONNECTION.
 - 3M LOCATORS TO BE PROVIDED BY DEVELOPER AS SPECIFIED BY O.U.A.

TYPICAL TRENCH DETAIL

10/15 OUA #13
N.T.S. NEWLINES



- NOTES:**
- DIRECTIONAL DRILLS SHALL BE COMPLETED USING DR11 HDPE PIPE, DIP SIZE: FOR WATER AND SANITARY FORCE MAIN IPS SIZE: FOR VACUUM SEWER.
 - ALL DIRECTIONAL DRILLS SHALL BE AT A DEPTH OF 10X PIPE DIAMETER BELOW THE ROADWAY SURFACE OR 4' WHICHEVER IS GREATER.
 - 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.
 - 10 GAUGE 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.
 - GRAVITY SEWER BORES AS PREAPPROVED BY OUA.

DIRECTIONAL DRILLING DETAIL

10/15 OUA #19
N.T.S. NEWLINES

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

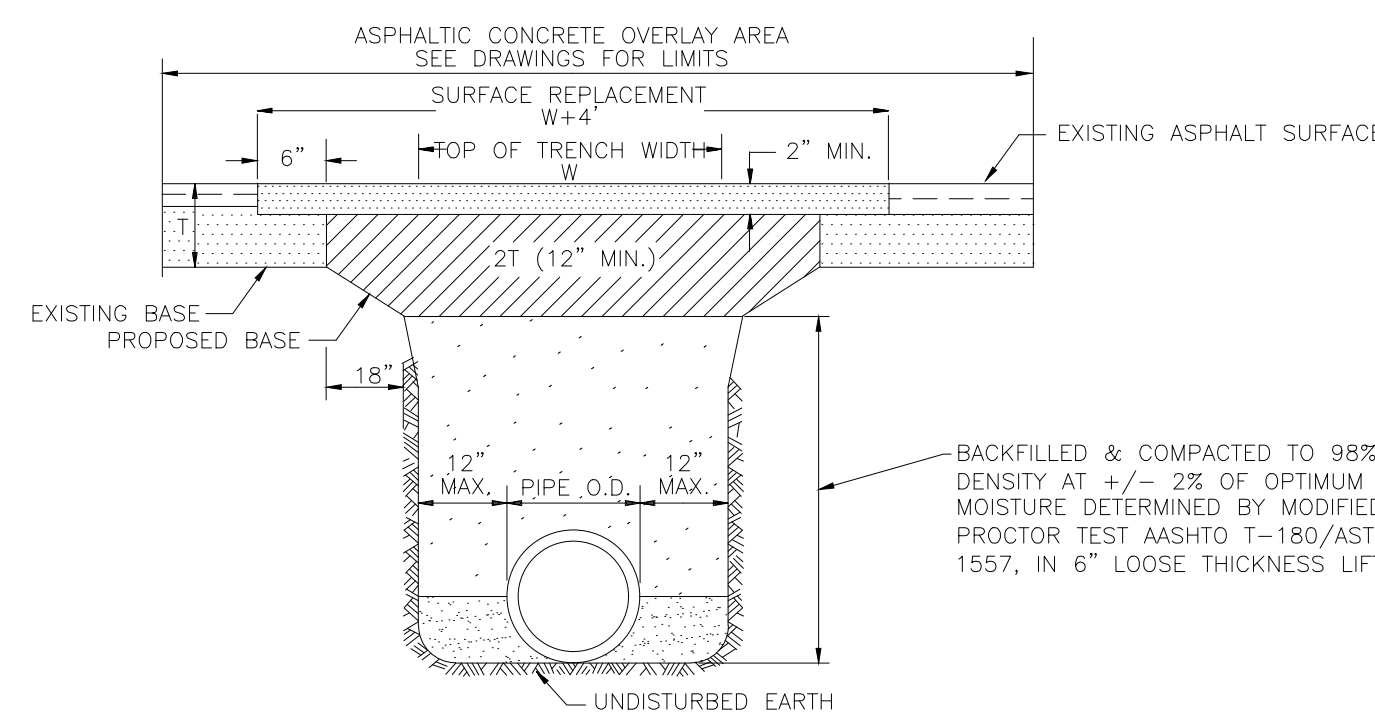
OTHER PIPES	HORIZONTAL SEPERATION	CROSSING (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIM WATER (2)	3 FT. MINIMUM	12 INCHES IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM
VACUUM SANITARY SEWER	10 FT. PREFERRED 3 FT. MINIMUM	12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER, FORCEMAIN RECLAIM WATER (4)	10 FT. PREFERRED 6 FT. MINIMUM (3)	12 INCHES IS THE MINIMUM EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM
ON-SITE SEWAGE TREATMENT & DISPOSAL	10 FT. MINIMUM	---	---

- FAC RULE 62-555.314 NOTES:**
- WATERMAIN TO CROSS OVER CONFLICT PIPES WHEREVER POSSIBLE, MAINTAINING 30 INCHES COVER AND 6 INCHES SEPERATION AS MINIMUMS, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MIN. SEPERATION IS 12 INCHES.
 - RECLAIMED WATER REGULATED UNDER PART III OF CHAPER 62-610, F.A.C.
 - 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.
 - RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

- NOTES:**
- THESE METHODS ARE TO BE USED WHEN INSUFFICIENT COVER EXISTS TO ALLOW PRESSURE PIPE TO CROSS ABOVE CONFLICT PIPE WITH 6 INCHES VERTICAL SEPERATION AND MAINTAIN 30 INCHES COVER TO FINISHED GRADE.
 - FITTINGS SHALL BE RESTRAINED WITH MECHANICAL RESTRAINTS (MEGALUG), IN ACCORDANCE WITH OUA STANDARD DETAILS.
 - THE DEFLECTION TYPE CROSSING IS PREFERRED.
 - DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
 - MECHANICALLY RESTRAIN ALL FITTINGS, AS PER MANUFACTURERS RECOMMENDATION AND OUA STANDARD DETAILS.

WATER MAIN - SANITARY SEWER CONFLICT

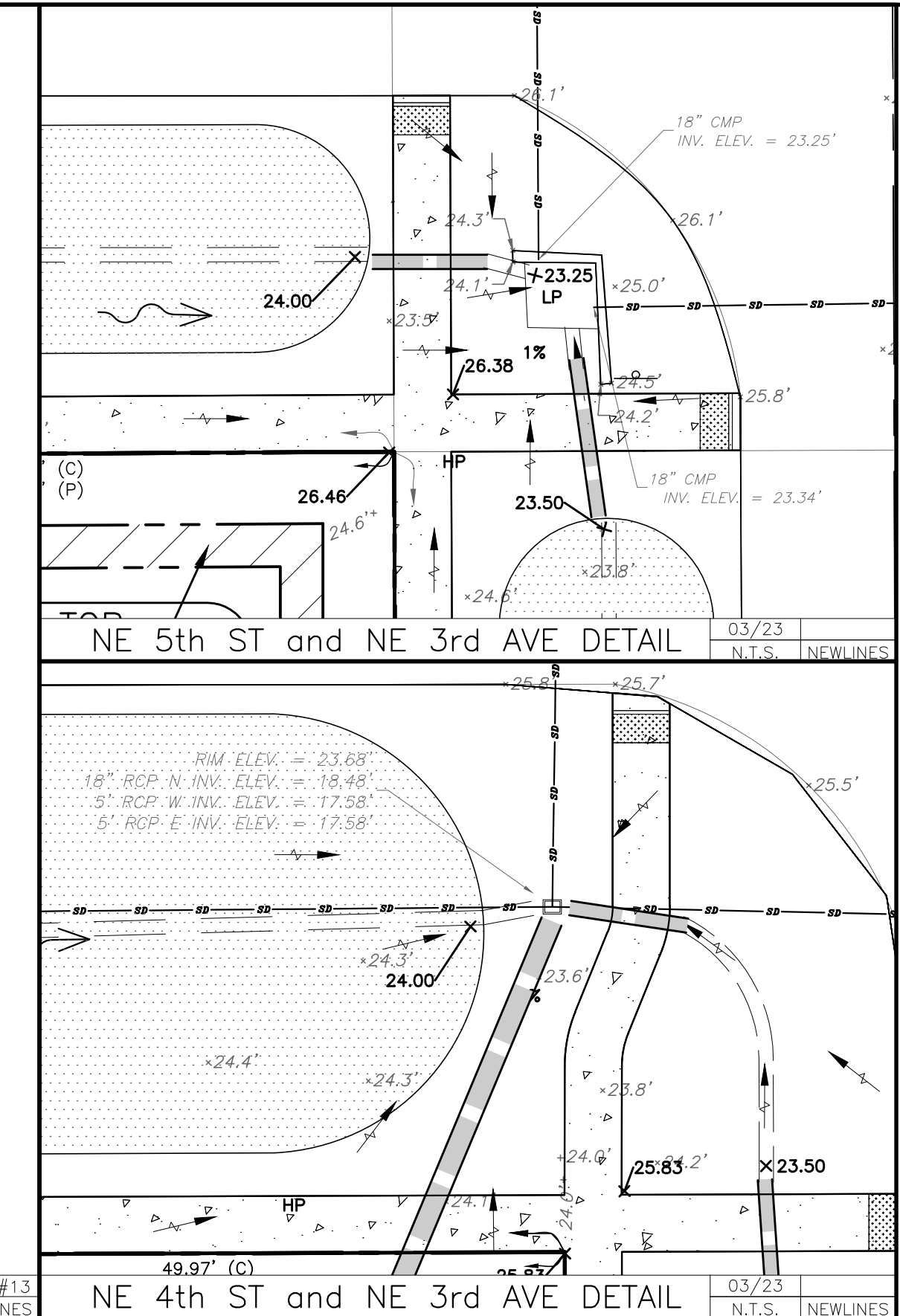
10/15 OUA #16
N.T.S. NEWLINES



- NOTES:**
- 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 CLOUDS OF EARTH OR STONES, UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS, LARGE ROCK AND ROOTS SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR.
 - THE PIPE SHALL BE FULLY SUPPORTED ALONG ENTIRE LENGTH.
 - THE PIPE TRENCH SHALL REMAIN DRY DURING PIPE LAYING OPERATIONS.
 - ALL TRENCH WORK SHALL CONFORM TO LATEST STANDARDS AS SET FORTH BY THE FLORIDA TRENCH SAFETY ACT AND OR OSHA.
 - 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.
 - BACKFILL SHALL BE COMPACTED IN 6" LAYERS WITH MECHANICAL TAMPERS FOR THE FULL WIDTH OF THE TRENCH AND UP TO THE BOTTOM OF THE ROADWAY BASE. PARTICULAR ATTENTION MUST BE GIVEN TO THE ADEQUATE COMPACTION OF THE HAUNCHES OF THE PIPE. THE BACKFILL SHALL BE COMPACTED TO 98% AASHTO T-180/ASTM D 1557 TAKEN AT THE SPRING LINE, AT ONE FOOT ABOVE THE CROWN OF THE PIPE, AND EVERY FOOT VERTICALLY THEREAFTER.
 - BASE MATERIAL SHALL BE THE SAME TYPE AS THE MATERIALS REMOVED.
 - SURFACE REPLACEMENT SHALL BE F.D.O.T. MIX TO MATCH EXISTING PAVEMENT, WITH A THICKNESS EQUAL TO THE EXISTING OR 2" WHICHEVER IS GREATER.
 - PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED BUTT JOINTS, HEATED, RAKED AND SPRAYED WITH A REJUVENATING AGENT. THE PATCH AREA SHALL BE A SMOOTH PLANE SUCH THAT A STRAIGHT EDGE PLACED ACCORDS THE PATCH, PARALLEL TO THE TRAFFIC FLOW AND EXTENDING TO UNDISTURBED PAVEMENT SHALL SHOW NO MORE THAN 1/4" IRREGULARITY IN ANY 15 FT. SECTION. ANY IRREGULARITY SHALL BE CORRECTED IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
 - "COLD PATCH" SHALL BE USED FOR TEMPORARY REPAIRS ONLY, AND FOR A PERIOD NOT TO EXCEED 30 DAYS.
 - 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.
 - 3M LOCATOR BALLS SHALL BE INSTALLED AT EACH FITTING IN THE PIPE LINE CHANGING DIRECTION AND AT EACH CONNECTION.
 - 3M LOCATORS TO BE PROVIDED BY DEVELOPER AS SPECIFIED BY O.U.A.

TRENCH REPAIR DETAILS PAVED AREAS

10/15 OUA #13C
N.T.S. NEWLINES



NE 5th ST and NE 3rd AVE DETAIL

03/23 N.T.S. NEWLINES

NE 4th ST and NE 3rd AVE DETAIL

03/23 N.T.S. NEWLINES

ALL CONCRETE TO BE CLASS 'B' 3500 PSI (UNLESS OTHERWISE NOTED)

MINOR SUBDIVISION PLAN
DETAILS -3
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

NEWLINES
LAND CONSULTANTS LLC

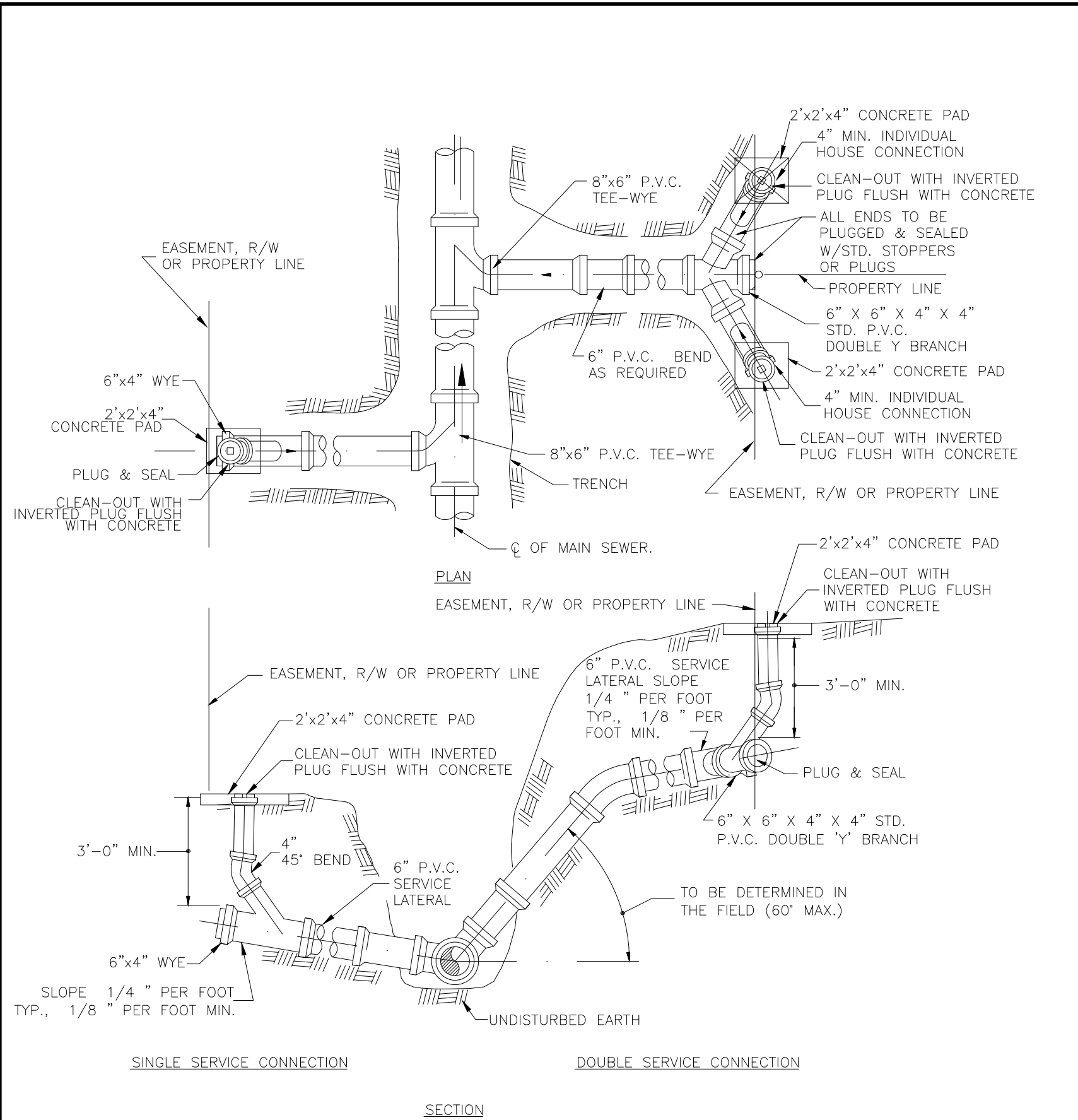
JOSHUA C BROWN, P.E.

FLORIDA PROFESSIONAL ENGINEER LICENSE 90730 DATE
JOSHUA C BROWN, SLD
Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974 863-824-7644

PROJECT NO: FL22024
DRAWN BY: PDC/JCS
SCALE: AS SHOWN
DATE: 2024-05-21
SHEET: C602 OF 21

05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
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01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

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- NOTES:**
- SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3 FEET, PLUGGED WATERTIGHT WITH CLEAN-OUT.
 - THE MINIMUM DIAMETER OF ALL SINGLE HOUSEHOLD CONNECTIONS SHALL BE 4" MINIMUM ALL OTHERS SHALL BE 6" AND ALL DOUBLE SERVICES SHALL BE 6" AND ALL DOUBLE SERVICES SHALL BE 6" AND ALL DOUBLE SERVICES SHALL BE 6"
 - 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 AN INVERTED PLUG, BOTH TO BE SET AT FINAL GRADE.

TYPICAL SEWER SERVICE CONNECTION 10/15 OUA #51 N.T.S. NEWLINES

MECHANICAL THRUST RESTRAINT CHART 1

PIPE SIZE, in	90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND		DEADEND/VALVE	
	PVC	DIP	PVC	DIP	PVC	DIP	PVC	DIP		
4	21	16	9	7	5	4	2	2	45	29
6	28	23	12	10	6	5	3	3	63	40
8	37	29	16	12	8	6	4	3	83	53
10	44	35	18	15	9	7	5	4	99	63
12	51	41	21	17	11	8	5	4	116	74
14	57	46	24	19	12	10	6	5	132	83
16	64	51	27	21	13	11	7	5	149	94
18	70	56	29	24	14	12	7	6	164	104
20	76	61	32	26	16	13	8	6	179	113
24	87	70	36	29	18	14	9	7	208	131

THRUST RESTRAINT CHART BASED UPON THE FOLLOWING:

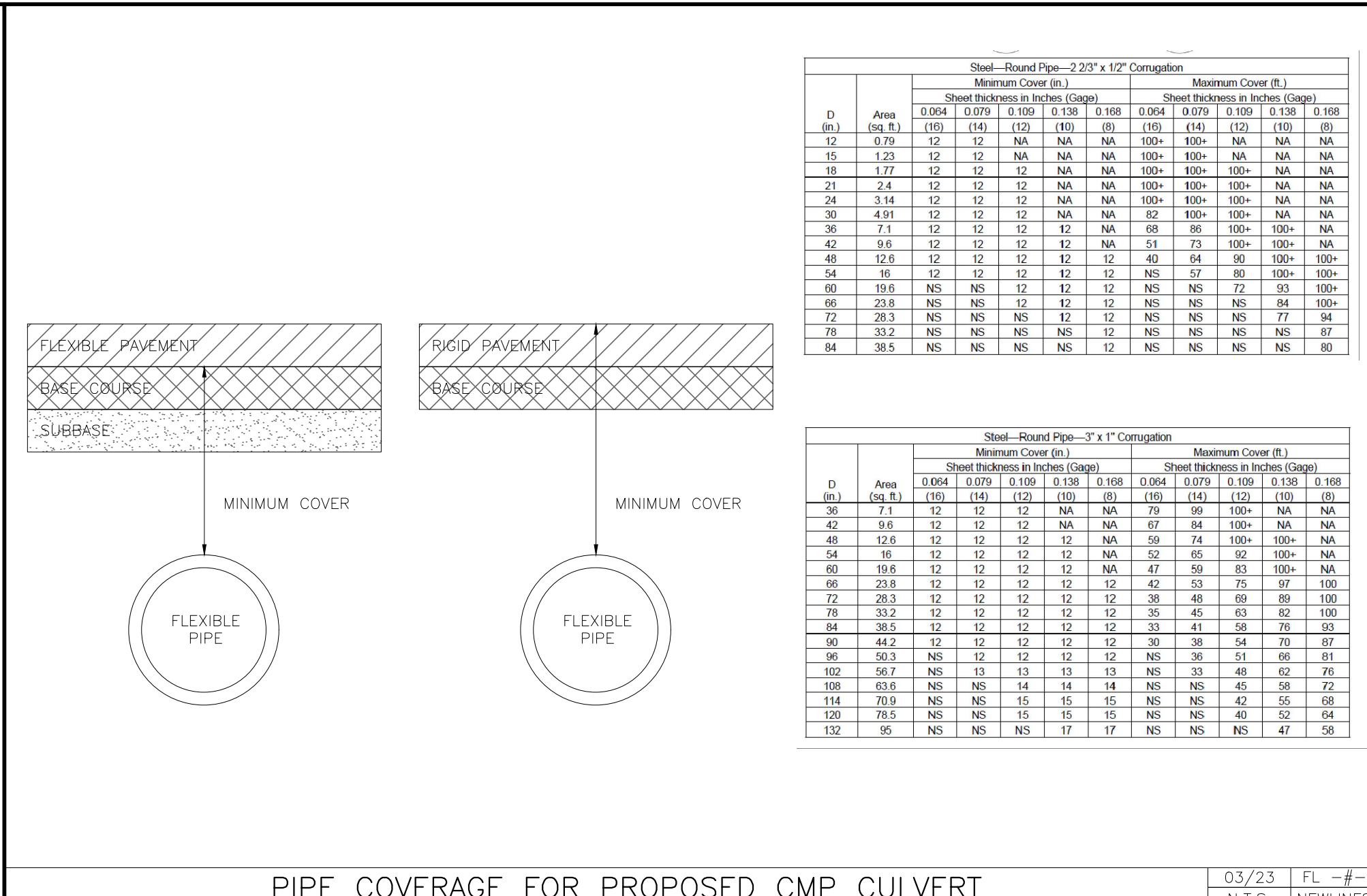
- PVC/DIP: PIPE MATERIAL, AS NOTED
- SP: SOIL TYPE (designer to confirm)
- 1.5: SAFETY FACTOR (minimum)
- 3: TRENCH TYPE (designer to confirm)
- 2.5: DEPTH OF BURY, ft (designer to confirm)
- 150: TEST PRESSURE, psi (minimum)

THE MINIMUM LENGTH OF PIPE OUT OF ANY VALVE OR FITTING SHOULD BE 20 LF. FITTINGS NOT SHOWN TO BE CALCULATED UTILIZING THE CRITERIA LISTED ABOVE AND SUBMITTED IN A SHOP DRAWING VALUES SHOWN IN CHART INDICATE LENGTH (LF) OF PIPE TO BE RESTRAINED ON EITHER SIDE OF ITEM LISTED

NOTE 1: ANY CONDITION OTHER THAN THOSE LISTED ABOVE (including poly-wrapped DIP) SHALL REQUIRE REVISION OF THE TABLE IN ACCORDANCE WITH EDAA IRON, INC., RESTRAINT LENGTH CALCULATOR (V. 5.4). (<http://www.ebaa.com/engineering.htm> or <http://rcp.ebaa.com>)

NOTE 2: THE REVISED CHARTS SHALL BE SUBMITTED TO OUA AS A SHOP DRAWING SUBMITTAL.

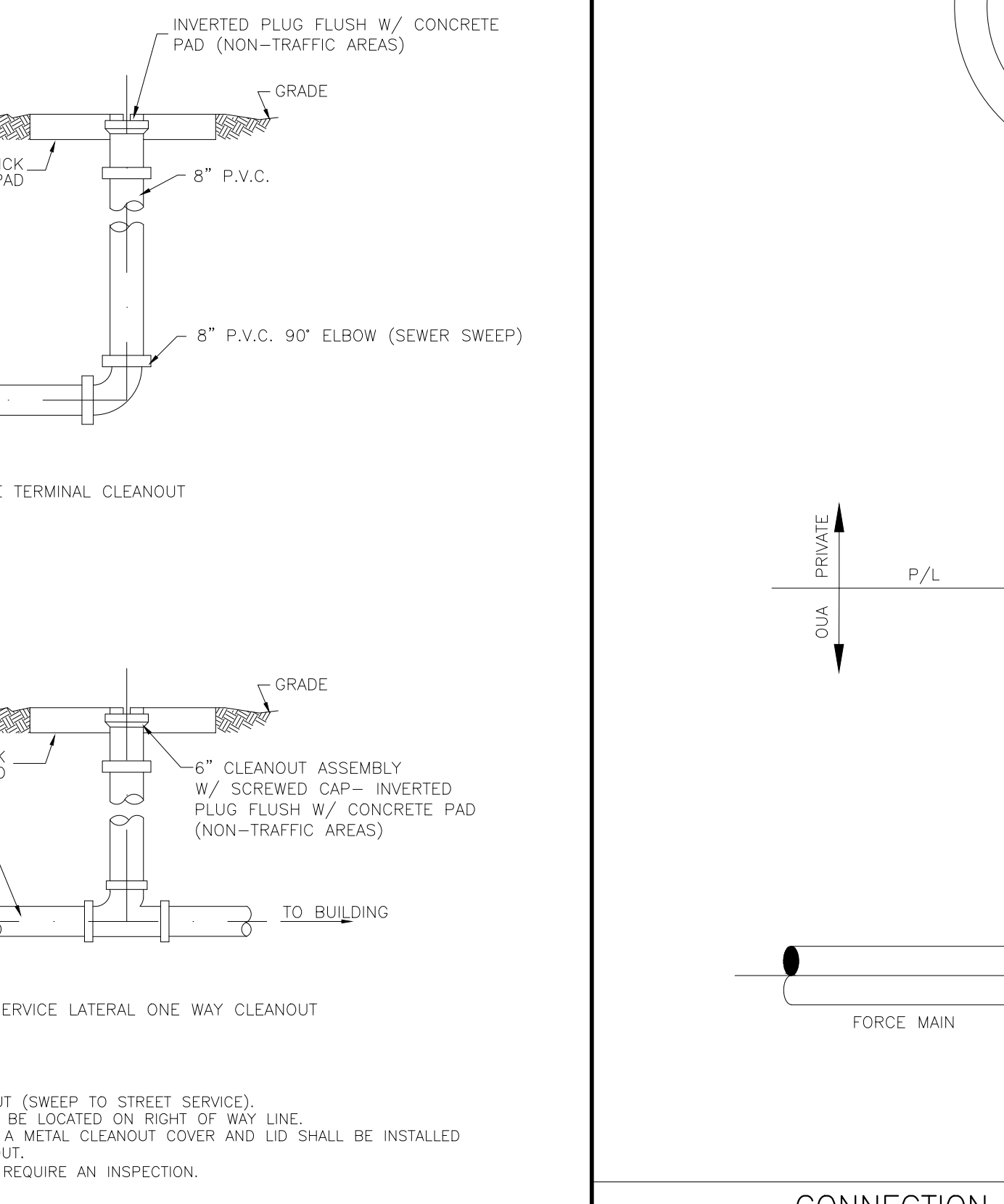
WATER THRUST RESTRAINT 10/15 OUA #50 N.T.S. NEWLINES



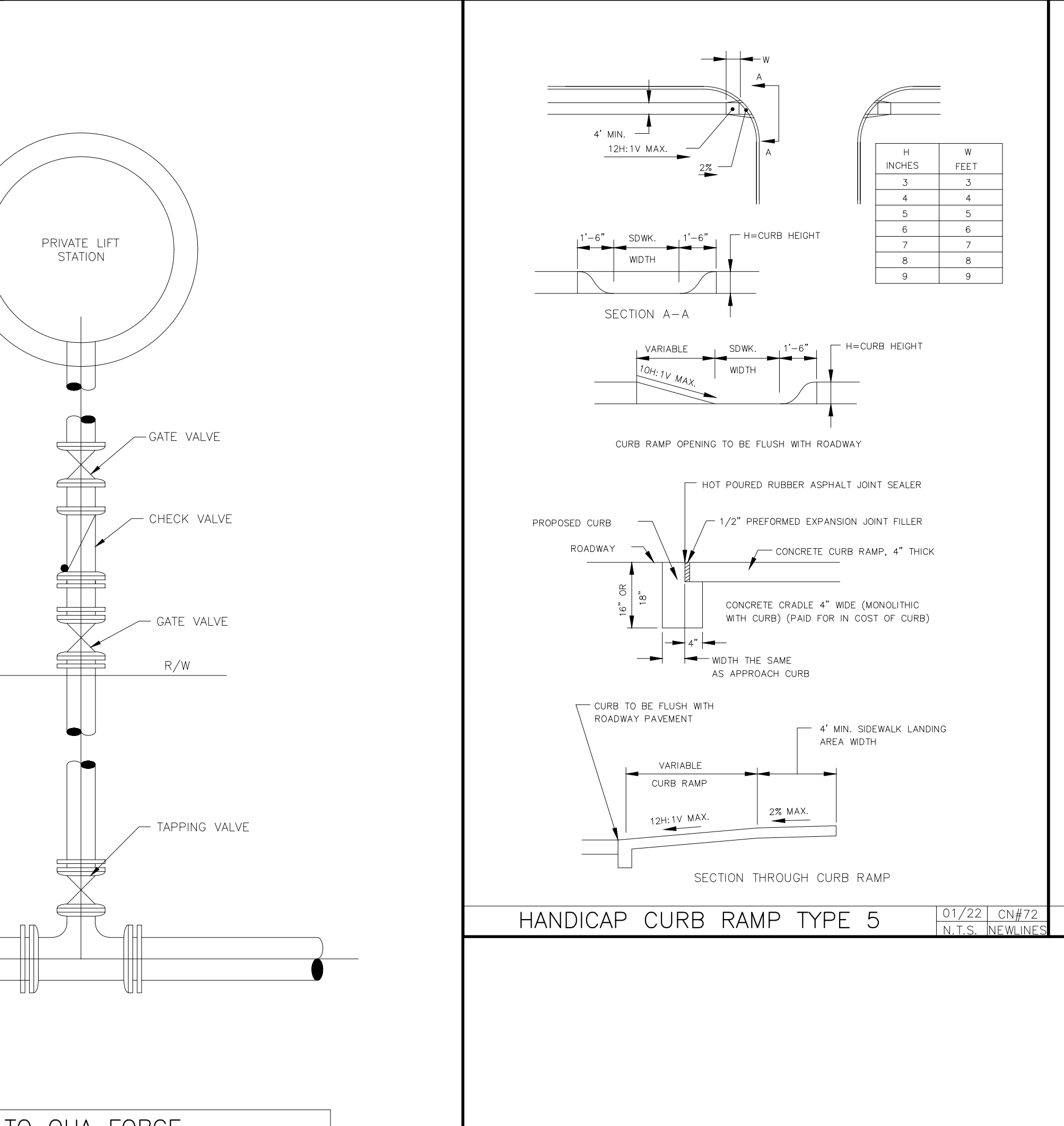
MECHANICAL THRUST RESTRAINT CHART 2

MAIN RUN, in	BRANCH, in	TEE	DIP	LARGE SIZE	SMALL LARGE	REDUCER	
						PVC	DIP
4	4	1	1	6	4	33	21
6	4	1	1	8	4	60	38
6	6	1	1	8	6	35	22
8	4	1	1	10	4	81	51
8	6	1	1	10	6	61	39
8	8	7	5	10	8	33	21
10	6	1	1	12	4	101	64
10	8	1	1	12	6	85	54
10	10	21	14	12	8	62	39
12	6	1	1	16	4	138	87
12	8	1	1	16	6	126	79
12	12	36	24	16	8	109	68
16	6	1	1	16	12	63	40
16	8	1	1	18	4	154	97
16	16	65	43	18	6	144	91
18	6	1	1	18	8	129	81
18	8	1	1	20	4	171	107
18	18	79	52	20	6	161	101
20	6	1	1	20	8	148	93
20	8	1	1	20	12	113	71
20	20	92	61	24	4	201	127
24	6	1	1	24	6	194	122
24	8	1	1	24	8	183	115
24	24	118	78	24	12	154	97

WATER THRUST RESTRAINT 10/15 OUA #51 N.T.S. NEWLINES



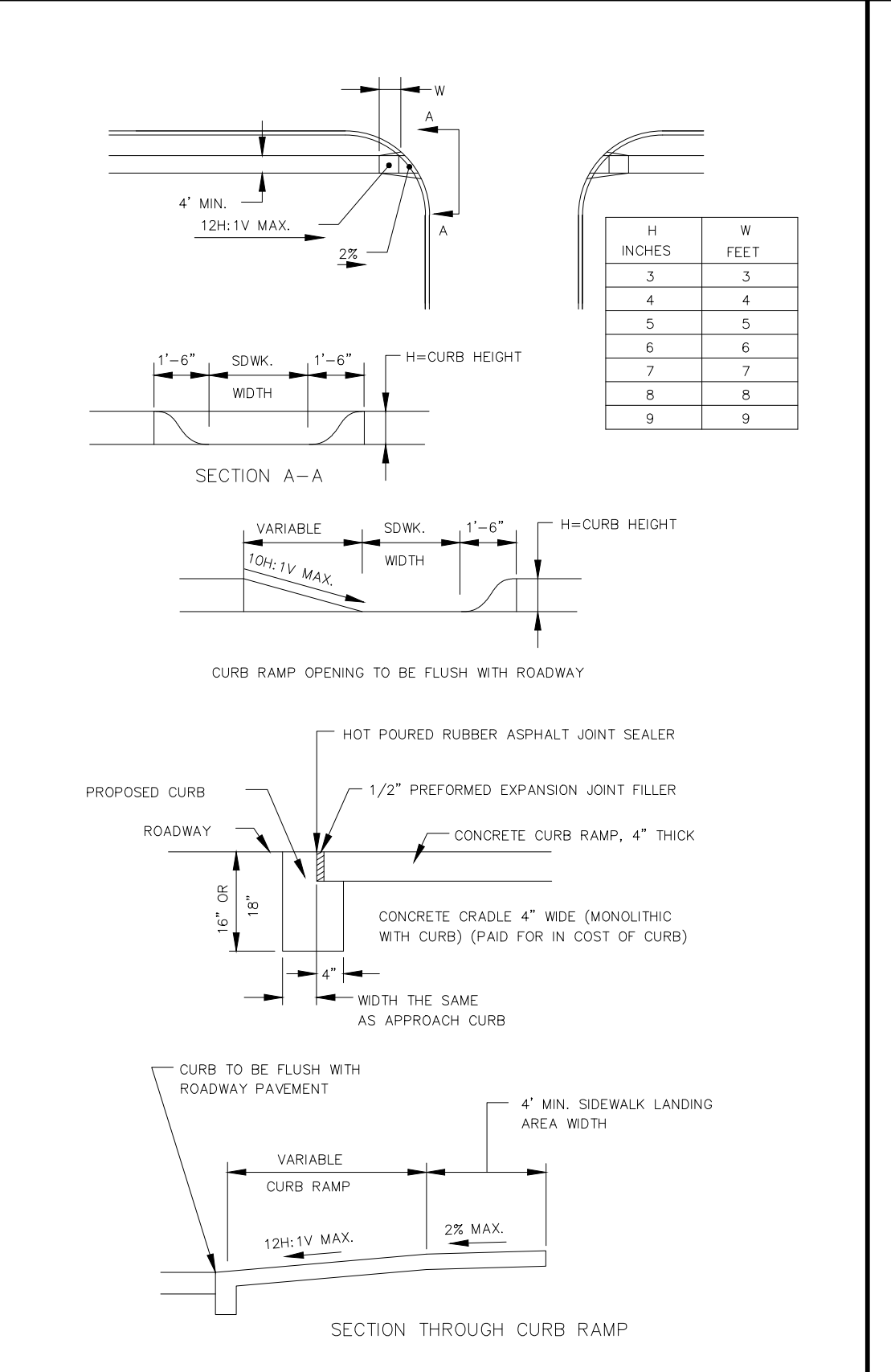
TYPICAL CLEANOUT 10/15 OUA #32 N.T.S. NEWLINES



CONNECTION TO OUA FORCE MAIN FROM PRIVATE LIFT STATION 10/15 OUA #54 N.T.S. NEWLINES

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

WATER THRUST RESTRAINT 10/15 OUA #51 N.T.S. NEWLINES



HANDICAP CURB RAMP TYPE 5 01/22 CN#72 N.T.S. NEWLINES

THRUST RESTRAINT CHART BASED UPON THE FOLLOWING:

- PVC/DIP: PIPE MATERIAL, AS NOTED
- SP: SOIL TYPE (designer to confirm)
- 1.5: SAFETY FACTOR (minimum)
- 3: TRENCH TYPE (designer to confirm)
- 2.5: DEPTH OF BURY, ft (designer to confirm)
- 150: TEST PRESSURE, psi (minimum)

THE MINIMUM LENGTH OF PIPE OUT OF ANY VALVE OR FITTING SHOULD BE 20 LF. FITTINGS NOT SHOWN TO BE CALCULATED UTILIZING THE CRITERIA LISTED ABOVE AND SUBMITTED IN A SHOP DRAWING VALUES SHOWN IN CHART INDICATE LENGTH (LF) OF PIPE TO BE RESTRAINED ON EITHER SIDE OF ITEM LISTED

NOTE 1: ANY CONDITION OTHER THAN THOSE LISTED ABOVE (including poly-wrapped DIP) SHALL REQUIRE REVISION OF THE TABLE IN ACCORDANCE WITH EDAA IRON, INC., RESTRAINT LENGTH CALCULATOR (V. 5.4). (<http://www.ebaa.com/engineering.htm> or <http://rcp.ebaa.com>)

NOTE 2: THE REVISED CHARTS SHALL BE SUBMITTED TO OUA AS A SHOP DRAWING SUBMITTAL.

WATER THRUST RESTRAINT 10/15 OUA #51 N.T.S. NEWLINES

Sheet - Round Pipe - 2' x 12' Conspiration

D	Area	Minimum Cover (ft)						Maximum Cover (ft)					
		0.05	0.075	0.10	0.15	0.20	0.25	0.05	0.075	0.10	0.15	0.20	0.25
12	0.79	12	12	NA	NA	NA	100+	100+	NA	NA	NA	NA	NA
15	1.23	12	12	NA	NA	NA	100+	100+	100+	NA	NA	NA	NA
18	1.77	12	12	12	12	NA	NA	100+	100+	100+	NA	NA	NA
21	2.4	12	12	12	12	NA	NA	100+	100+	100+	NA	NA	NA
24	3.14	12	12	12	12	NA	NA	100+	100+	100+	100+	NA	NA
30	4.91	12	12	12	12	NA	NA	100+	100+	100+	100+	100+	NA
36	7.1	12	12	12	12	NA	NA	100+	100+	100+	100+	100+	100+
42	9.6	12	12	12	12	NA	NA	100+	100+	100+	100+	100+	100+
48	12.6	12	12	12	12	NA	NA	100+	100+	100+	100+	100+	100+
54	15.9	12	12	12	12	NA	NA	100+	100+	100+	100+	100+	100+
60	19.6	NS	NS	12	12	12	NS	NS	72	93	100+	100+	100+
66	23.8	NS	NS	12	12	12	NS	NS	NS	NS	84	100+	100+
72	28.3	NS	NS	12	12	12	NS	NS	NS	NS	77	84	100+
78	33.2	NS	NS	NS	12	12	NS	NS	NS	NS	NS	87	100+
84	38.5	NS	NS	NS	NS	12	NS	NS	NS	NS	NS	80	100+

PIPE COVERAGE FOR PROPOSED CMP CULVERT 03/23 FL -# N.T.S. NEWLINES

Sheet - Round Pipe - 3' x 12' Conspiration

D	Area	Minimum Cover (ft)						Maximum Cover (ft)					
		0.05	0.075	0.10	0.15	0.20	0.25	0.05	0.075	0.10	0.15	0.20	0.25
36	7.1	12	12	12	12	NA	NA	79	99	100+	NA	NA	NA
42	9.6	12	12	12	12	NA	NA	97	84	100+	NA	NA	NA
48	12.6	12	12	12	12	NA	NA	59	74	100+	100+	NA	NA
54	15.9	12	12	12	12	NA	NA	52	69	100+	100+	NA	NA
60	19.6	12	12	12	12	NA	NA	47	59	83	100+	NA	NA
66	23.8	12	12	12	12	12	12	42	53	75	97	100+	100+
72	28.3	12	12	12	12	12	12	38	48	69	89	100+	100+
78	33.2	12	12	12	12	12	12	35	45	63	82	100+	100+
84	38.5	12	12	12	12	12	12	33	41	58	78	93	100+
90	44.2	12	12	12	12	12	12	30	38	54	70	87	100+
96	50.3	NS	NS	12	12	12	12	NS	NS	51	66	81	100+
102	56.7	NS	NS	13	13	13	13	NS	NS	48	62	76	100+
108	63.6	NS	NS	14	14	14	14	NS	NS	45	58	72	100+
114	70.9	NS	NS	15	15	15	15	NS	NS	43	55	68	100+
120	78.5	NS	NS	15	15	15	15	NS	NS	40	52	64	100+
132	95	NS	NS	NS	17	17	17	NS	NS	NS	47	58	100+

PIPE COVERAGE FOR PROPOSED CMP CULVERT 03/23 FL -# N.T.S. NEWLINES

WATER THRUST RESTRAINT 10/15 OUA #51 N.T.S. NEWLINES

MINOR SUBDIVISION PLAN

DETAILS - 4

GLENWOOD PARK

LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

NEWLINES LAND CONSULTANTS LLC

JOSHUA C BROWN, P.E.

FL22024

PDC/JCS

AS SHOWN

2024-05-21

C603 OF 21

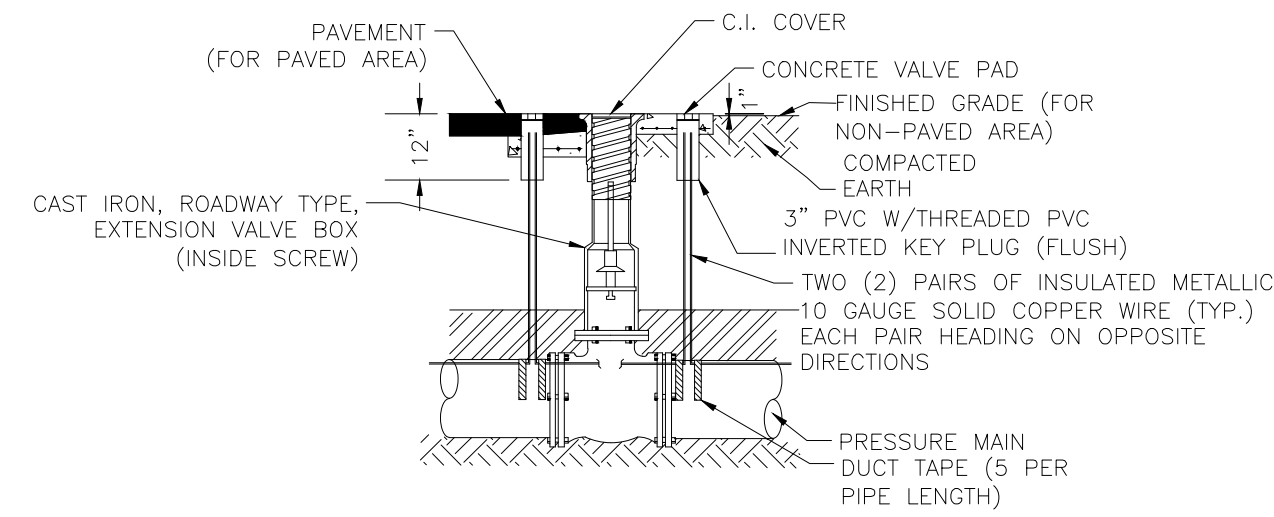
FLORIDA PROFESSIONAL ENGINEER LICENSE 90730 DATE

JOSHUA C BROWN, SLD

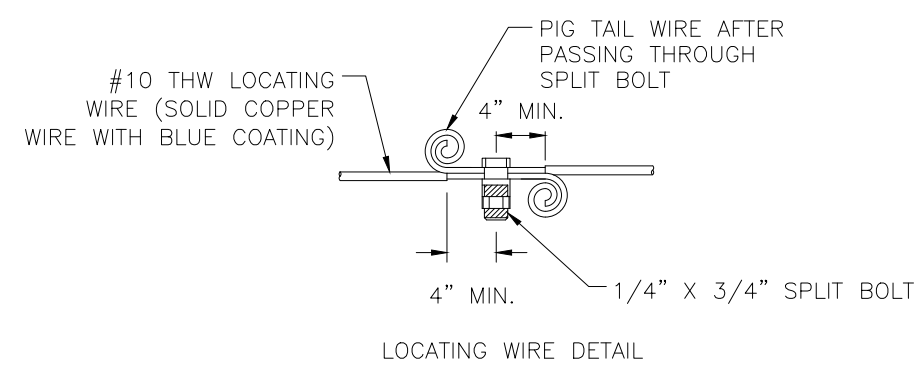
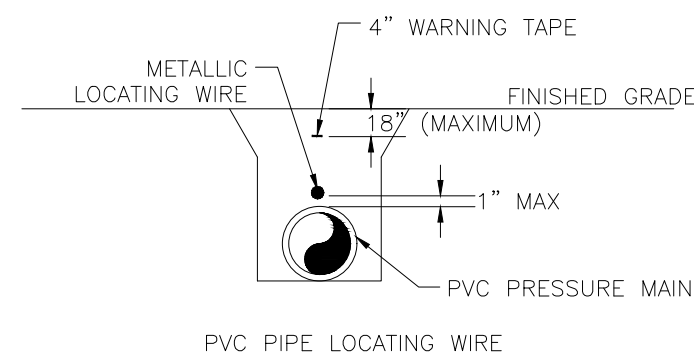
Newlines Engineering, 208 NE 2nd Street Okeechobee, FL 34974 853-824-7644

05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
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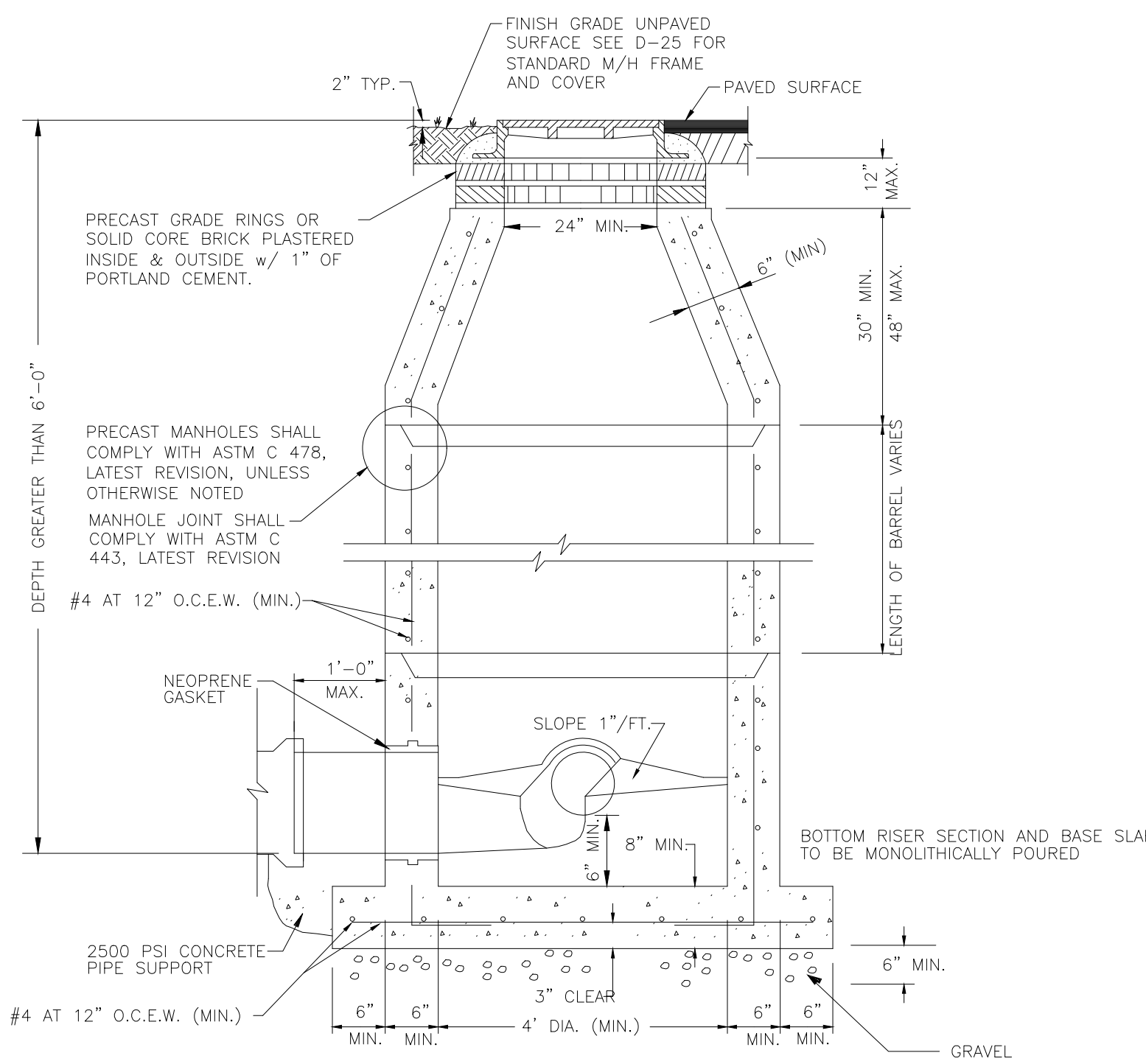
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1. ALL PVC PIPE SHALL REQUIRE TWO PAIRS OF INSULATED METALLIC LOCATING WIRES (10 GAUGE SOLID COPPER) TAPED WITH 2" WIDE DUCT TAPE TO TOP CENTERLINE OF THE PIPE AT EVERY JOINT AND AT 4 ADDITIONAL EQUALLY SPACED POINTS PER LENGTH OF PIPE.
2. LOCATING 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.

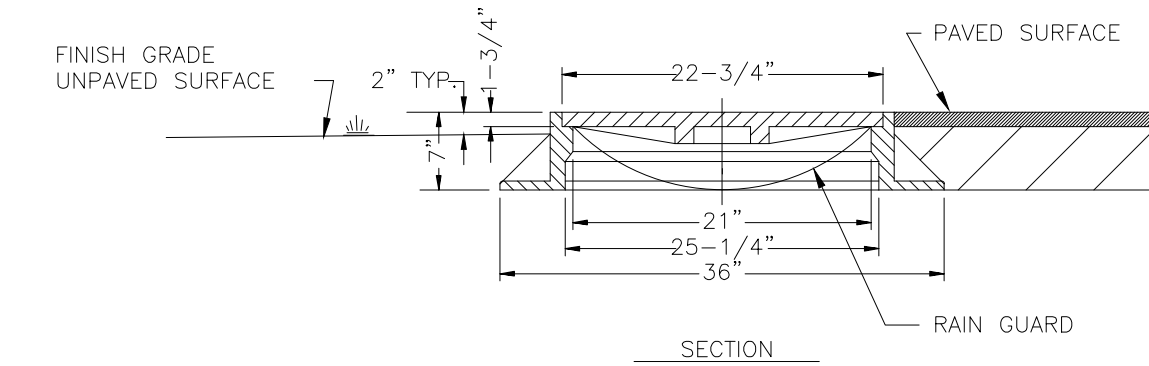
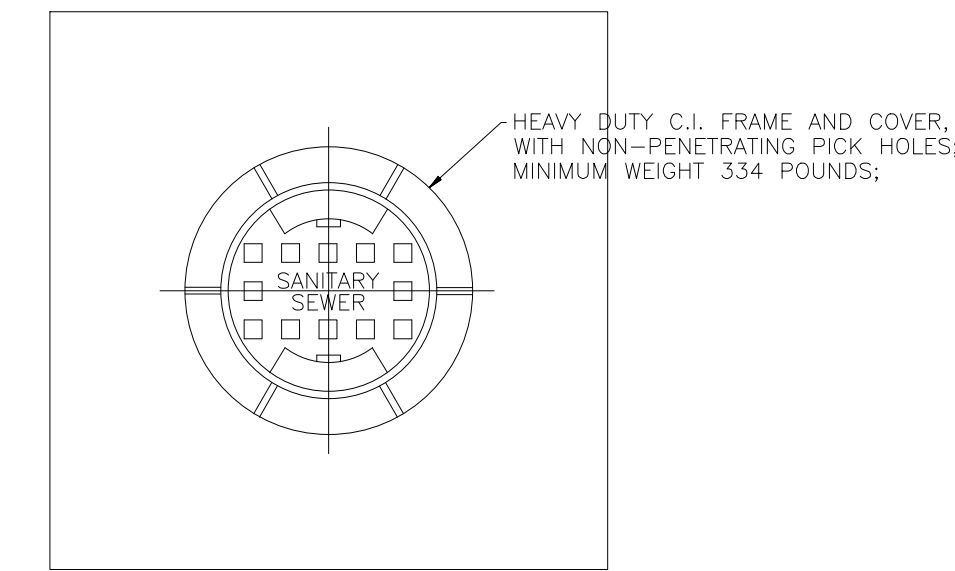


LOCATION WIRE DETAILS FOR ALL ROAD CROSSINGS AND BORES 10/15 OUA #17 N.T.S. NEWLINES



- NOTES:
1. PRECAST CONCRETE TYPE II 4000 P.S.I.
 2. "RAMNEK" OR EQUAL AT ALL RISER JOINTS (1/2" THICK WITH WIDTH AT LEAST 1/2 THE WALL THICKNESS) WITH GROUT INSIDE AND OUTSIDE.
 3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
 4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM (SEE DETAIL).
 5. LIFT HOLES ARE PERMITTED AND SHALL BE SEALED AFTER PLACEMENT OF RISER.
 6. ALL PIPE HOLES SHALL BE PRECAST OR CORE-DRILLED.
 7. APPROVED RUBBER BOOTS MUST BE USED WITH PVC PIPE.
 8. INSIDE DROPS SHALL NOT EXCEED 2.0 FEET.
 9. COAT INTERIOR & EXTERIOR WITH 2 COATS COAL TAR EPOXY, OR PRO-TECH COATING, 8 mil. MIN. DRY FILM THICKNESS EACH COAT OR OUA APPROVED EQUAL.

STANDARD MANHOLE (CONCENTRIC CONE) 10/15 OUA #27 N.T.S. NEWLINES



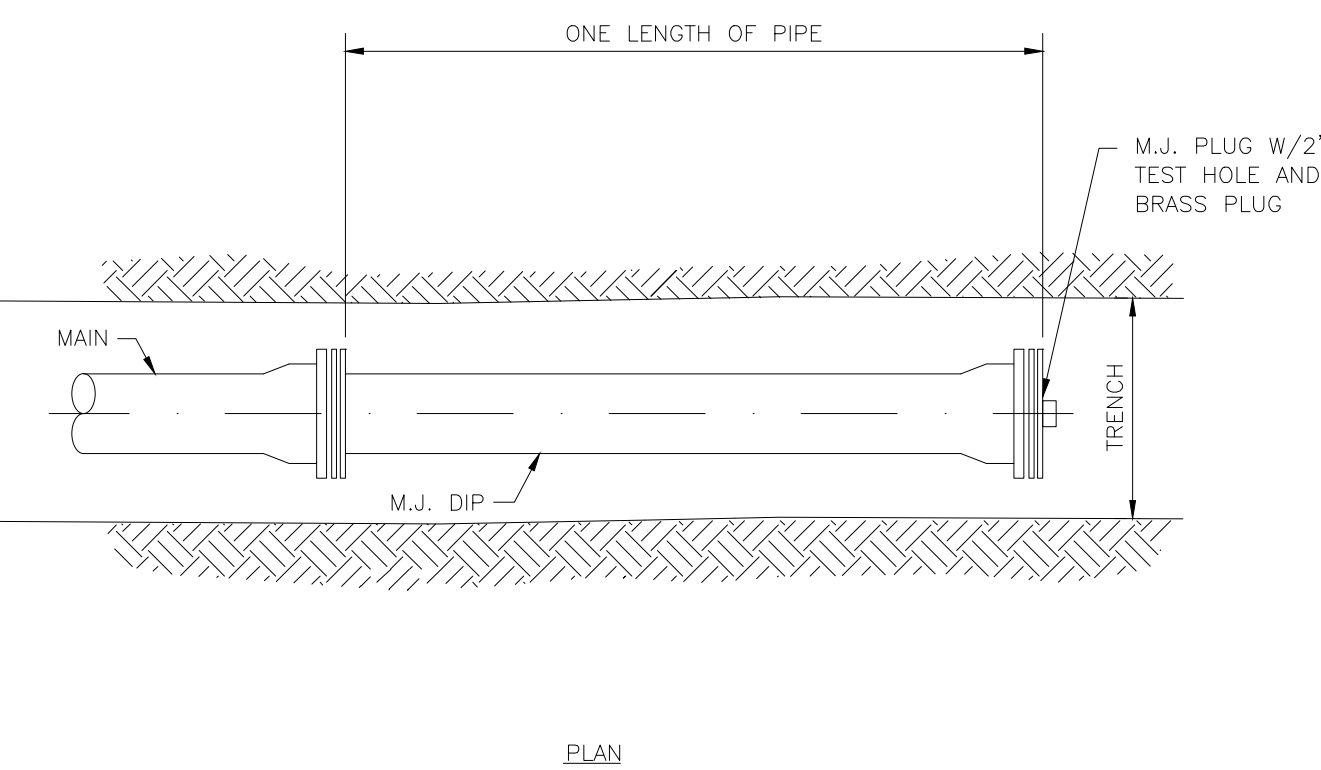
- NOTES:
1. A WATER-TIGHT MANHOLE "RAIN GUARD" INSERT SHALL BE INSTALLED IN ALL MANHOLES.
 2. A 3"x3"x6" CONCRETE COLLAR SHALL BE INSTALLED WHERE MANHOLE IS INSTALLED IN UNPAVED AREAS.
 3. "SANITARY SEWER" FOR WASTEWATER APPLICATIONS.
 4. "WATER" FOR WATER APPLICATIONS.

STANDARD MANHOLE FRAME AND COVER 10/15 OUA #25 N.T.S. NEWLINES

DETAILS INCLUDED IN THIS MINIMUM STANDARDS BOOK ARE FOR DUPLEX LIFT STATIONS. TRIPLEX LIFT STATIONS AND LARGER DESIGNS WILL REQUIRE PRIOR APPROVAL BY O.U.A. LIFT STATIONS DESIGNED FOR A MOBILE GENERATOR SET-UP WILL INCLUDE EMERGENCY CONTROL BREAKER, GENERATOR RECEPTACLE. LIFT STATIONS DESIGNED FOR A STATIONARY GENERATOR WILL NOT HAVE AN EMERGENCY CONTROL BREAKER, GENERATOR RECEPTACLE AND WILL ALSO INCLUDE AN AUTOMATIC TRANSFER SWITCH ENGINEER/CONTRACTOR TO CONFIRM PUMP CABLE SIZE, CONDUIT SIZE AND NUMBER OF CONDUITS TO ACCOMMODATE ALL WIRING FOR PUMPS, PANEL, JUNCTION BOX, AND TO INCLUDE A SPARE

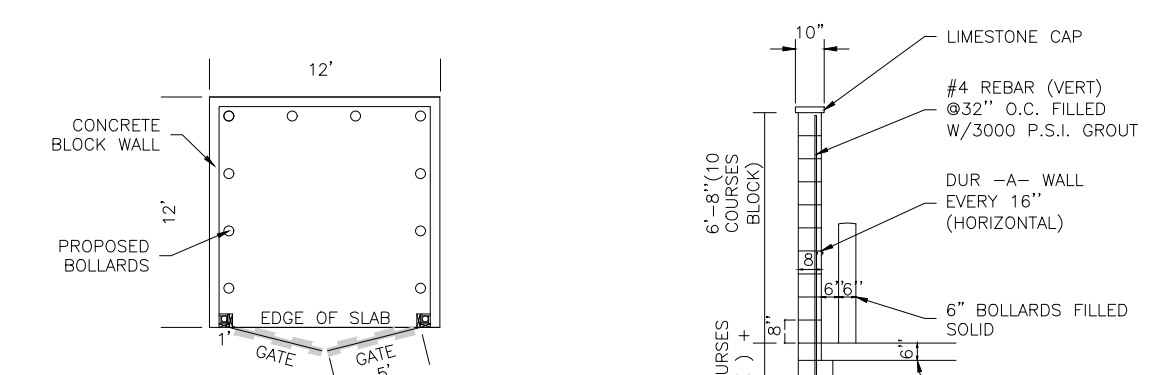
GENERAL NOTES FOR DUPLEX/TRIPLEX LIFT STATIONS

10/15 OUA #34 N.T.S. NEWLINES



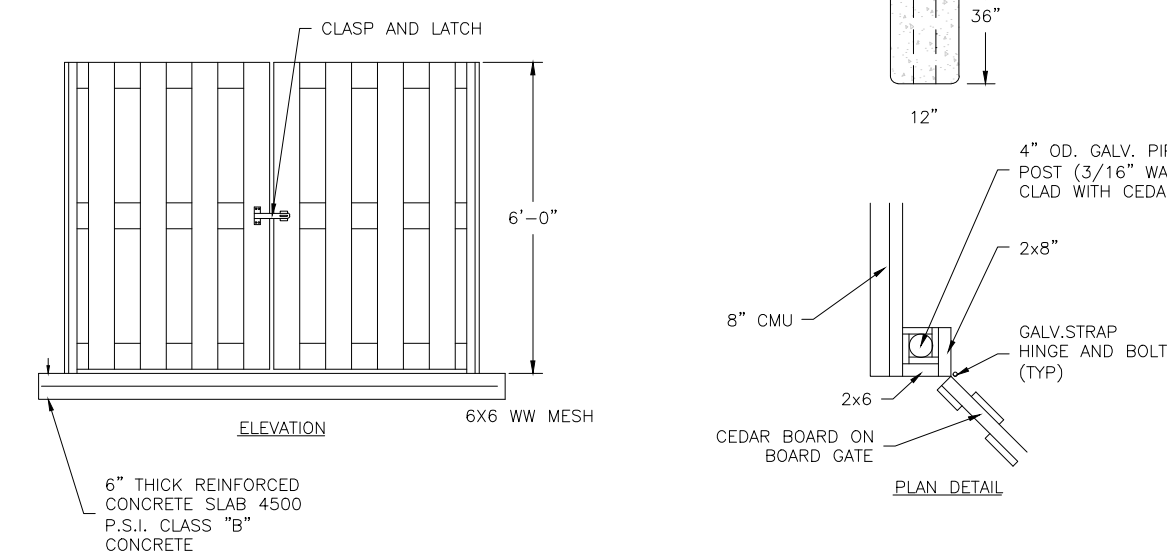
- NOTES:
1. TERMINAL END SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH OUA STANDARD DETAILS. THE NUMBER OF PIPE LENGTHS TO BE RESTRAINED SHALL BE IN ACCORDANCE WITH THE RESTRAINED JOINT TABLES.
 2. SEE D9 FOR BLOW-OFF DETAILS.

TERMINAL END DETAIL 10/15 OUA #15 N.T.S. NEWLINES

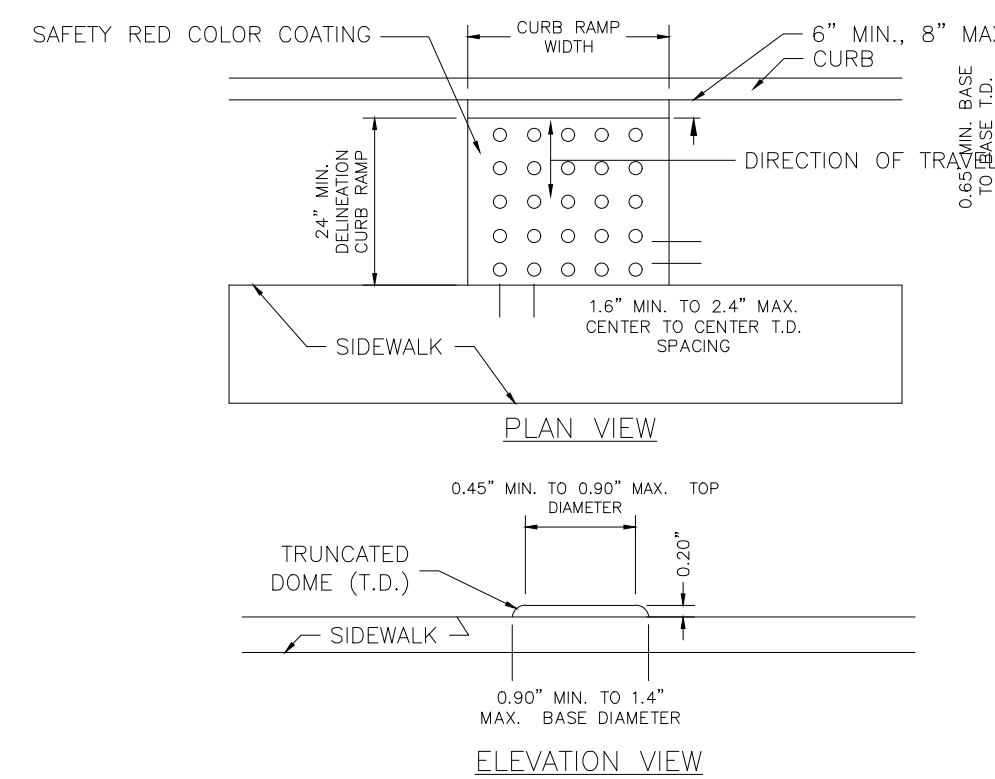


CONSTRUCTION NOTES

1. ALL FASTENERS SHALL BE GALVANIZED, BRASS OR STAINLESS STEEL.
2. SIDING SHALL BE APPLIED TO EACH PAIR OF GATES OF MULTI-COMPARTMENT STORAGE AREAS INDICATING THE NATURE OF WASTE TO BE DEPOSITED INTO/COLLECTED FROM THE CONTAINERS' NOSE.
3. GATES SHALL BE PROVIDED WITH HARDWARE ENABLING THEM TO BE FIXED SECURELY IN THE OPEN POSITION. SPRING-LOADED HINGES AND/OR OTHER MECHANICAL DEVICES SHALL AUTOMATICALLY CLOSE THE GATES, AND SECURE THEM IN THE CLOSED POSITION, ANY TIME THEY ARE NOT FIXED OPEN.
4. ALL CONCRETE TO BE 4500 P.S.I. CLASS "B" CONCRETE.
5. GATES SHALL BE CEDAR BOARD ON BOARD FENCE.



REFUSE/RECYCLABLE STORAGE AREA WALL WITH FOOTING 05/23 CD#85 N.T.S. NEWLINES



- NOTES:
1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
 2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREA. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
 3. CURB (DROPPED CURB) GUTTER LINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET FOR ALL CURB RAMPS.
 4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
 5. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
 6. CURB AND HEADER WINING AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS A VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
 7. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
 8. THE PUBLIC SIDEWALK CURB RAMP, DETECTABLE WARNING SURFACE (SHADED AREA) SHALL BE SAFETY RED COLOR ON CONCRETE OR 70% COLOR CONTRAST FROM OTHER SURFACE SUCH AS BRICK.
 9. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED, SEE PLANS.
 10. PREFERRED AND ALTERNATE TREATMENTS SHOULD NOT BE INTERMIXED WITHIN THE SAME INTERSECTION.
 11. DIMENSIONS SHOWN IN TABLE ARE FOR 3 INCH TO 9 INCH CURB HEIGHTS WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE CALCULATED BASED ON CROSS SLOPES SHOWN.

DETECTABLE WARNING SURFACE 05/23 CD#17 N.T.S. NEWLINES

ALL CONCRETE TO BE CLASS 'B' 3500 PSI (UNLESS OTHERWISE NOTED)

MINOR SUBDIVISION PLAN
DETAILS - 5
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

NEWLINES LAND CONSULTANTS LLC

JOSHUA C BROWN, P.E.

FL22024
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AS SHOWN
2024-05-21
C604 OF 21

FLORIDA PROFESSIONAL ENGINEER LICENSE 95730
JOSHUA C BROWN, SLD
Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974 863-824-7644

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RILEY & Company, Inc. (H-20 LP)

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

STATION DESIGN CONDITION

PRIMARY PUMP CAPACITY	81	GPM
PRIMARY TDH	69	'TDH
RUN-OUT PUMP CAPACITY	263	GPM
RUN-OUT TDH	39	'TDH
PUMP MODEL #	Grundfos RC99030118TC	
R.P.M.	3495	
HORSEPOWER	4.0	
ELECTRICAL / VOLTS / PHASE	230V/3	
PUMP DISCHARGE SIZE	3"	

STATION ELEVATIONS AND DIMENSIONS

WET WELL DIAMETER (A)	60"
INVERT DIAMETER (B)	PER EOR
TOP OF WET WELL (C)	26.00'
INLET / INVERT (D)	19.15'
HIGH LEVEL ALARM (HLA) (E)	18.50'
2nd PUMP ON (LAG) (F)	18.00'
1st PUMP ON (LEAD) (G)	17.50'
PUMPS OFF (OFF) (H)	16.25'
BOTTOM OF WET WELL (I)	13.50'
DISCHARGE PIPE DIAMETER (J)	3"
GUIDE RAIL DIAMETER (K)	2"
F.M. PIPE DIAMETER (L)	4"

STATION MANUFACTURING MATERIALS

DISCHARGE PIPE	HDPE
INLET PIPE	PER EOR
GUIDE RAIL	304 SS
WET WELL	FRP ASTM D-3753
WET WELL HATCH COVER	300 LBS. PSI ALUM.
CABLE BRACKET	304 SS
LIFTING CHAIN	304 SS
BALL VALVE	304 SS
SWING CHECK VALVE	304 SS
VALVE BOX	FRP
VALVE BOX HATCH COVER	300 LBS. PSI ALUM.

STATION VALVE BOX SIZES

(36" x 36" x 36" DEEP)	FOR 3" DISCHARGE
(48" x 48" x 36" DEEP)	FOR 4" DISCHARGE
(72" x 72" x 48" DEEP)	FOR 6" DISCHARGE

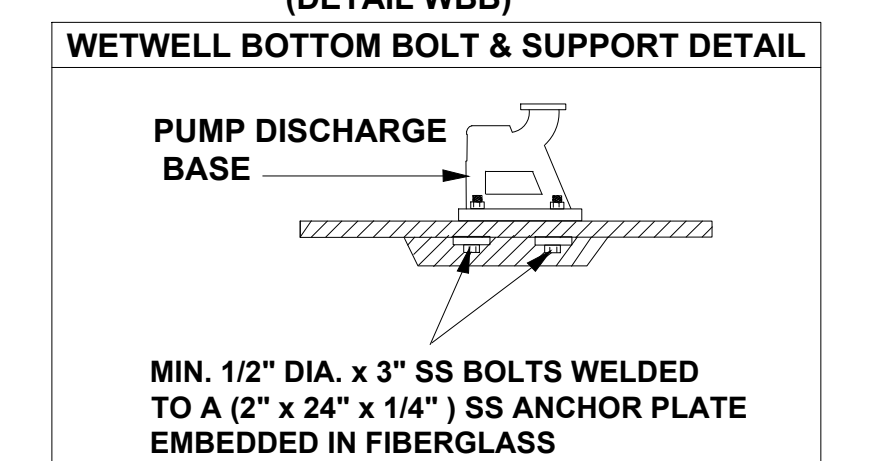
STATION HATCH OPENINGS (MAX)

WETWELL DIA.	60"	72"	96"
	30" x 40"	36" x 48"	48" x 64"

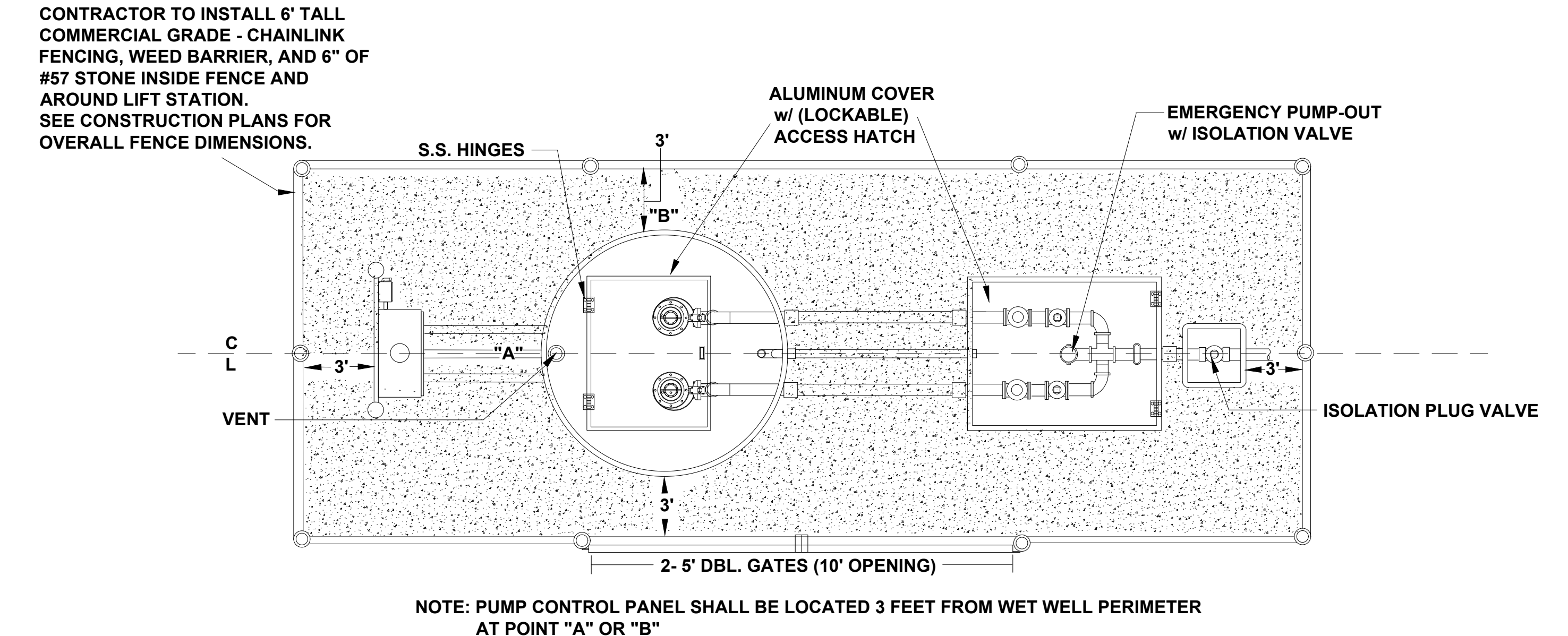
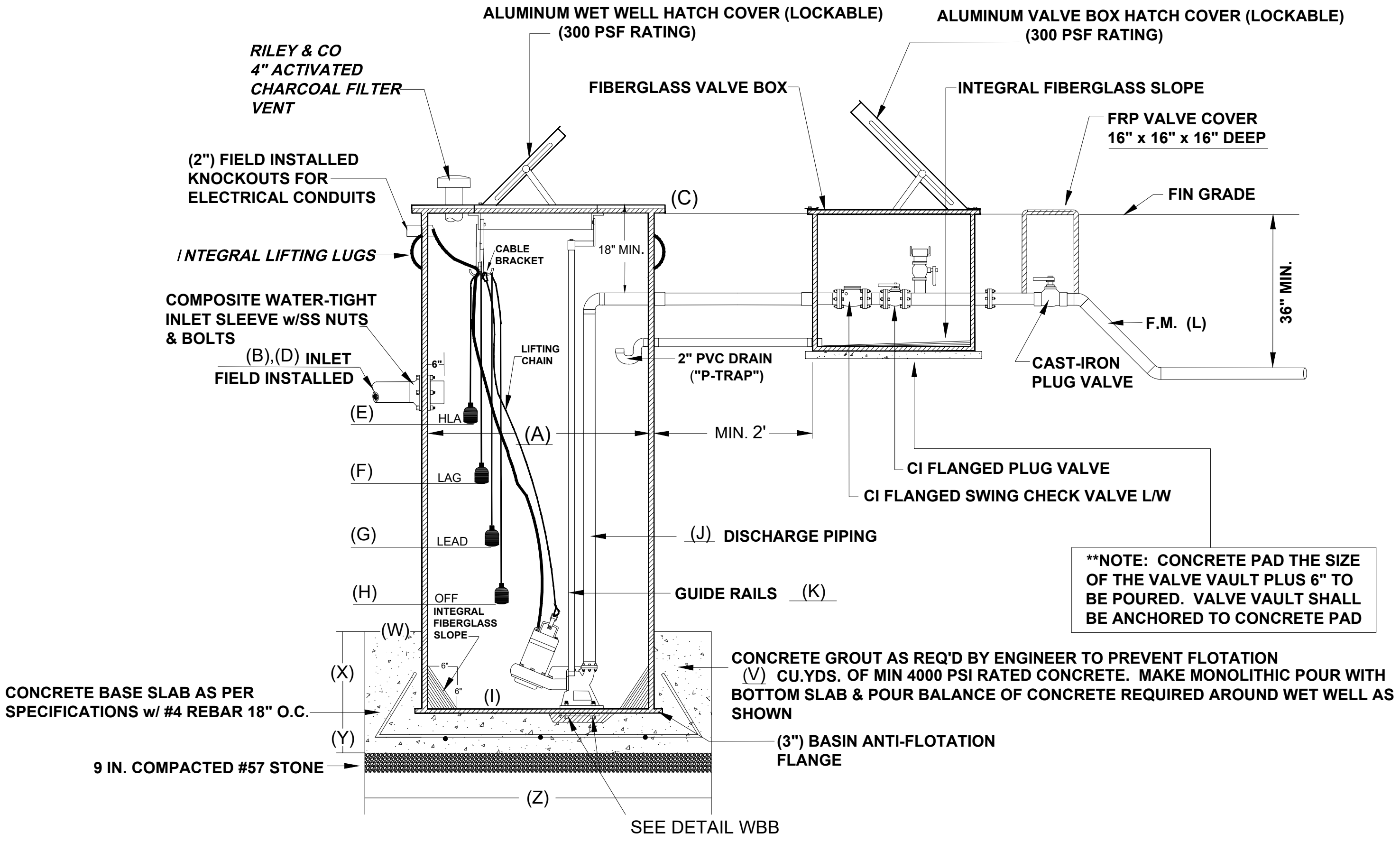
CONCRETE BALLAST REQUIREMENTS

CUBIC YARDS OF CONCRETE REQUIRED (V)	6.25 yds ³
CIRCUMFERENCE DIMENSION - WIDTH (W)	18.0"
CIRCUMFERENCE DIMENSION - HEIGHT (X)	24.0"
BASE SLAB DIMENSION - HEIGHT (Y)	24.0"
BASE SLAB DIMENSION - LENGTH & WIDTH (Z)	96.0"

(DETAIL WBB) WETWELL BOTTOM BOLT & SUPPORT DETAIL



MIN. 1/2" DIA. x 3" SS BOLTS WELDED TO A (2" x 24" x 1/4") SS ANCHOR PLATE EMBEDDED IN FIBERGLASS



WET WELL:

SPECIFICATION

Wet well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on these assumptions and Third party specifications.

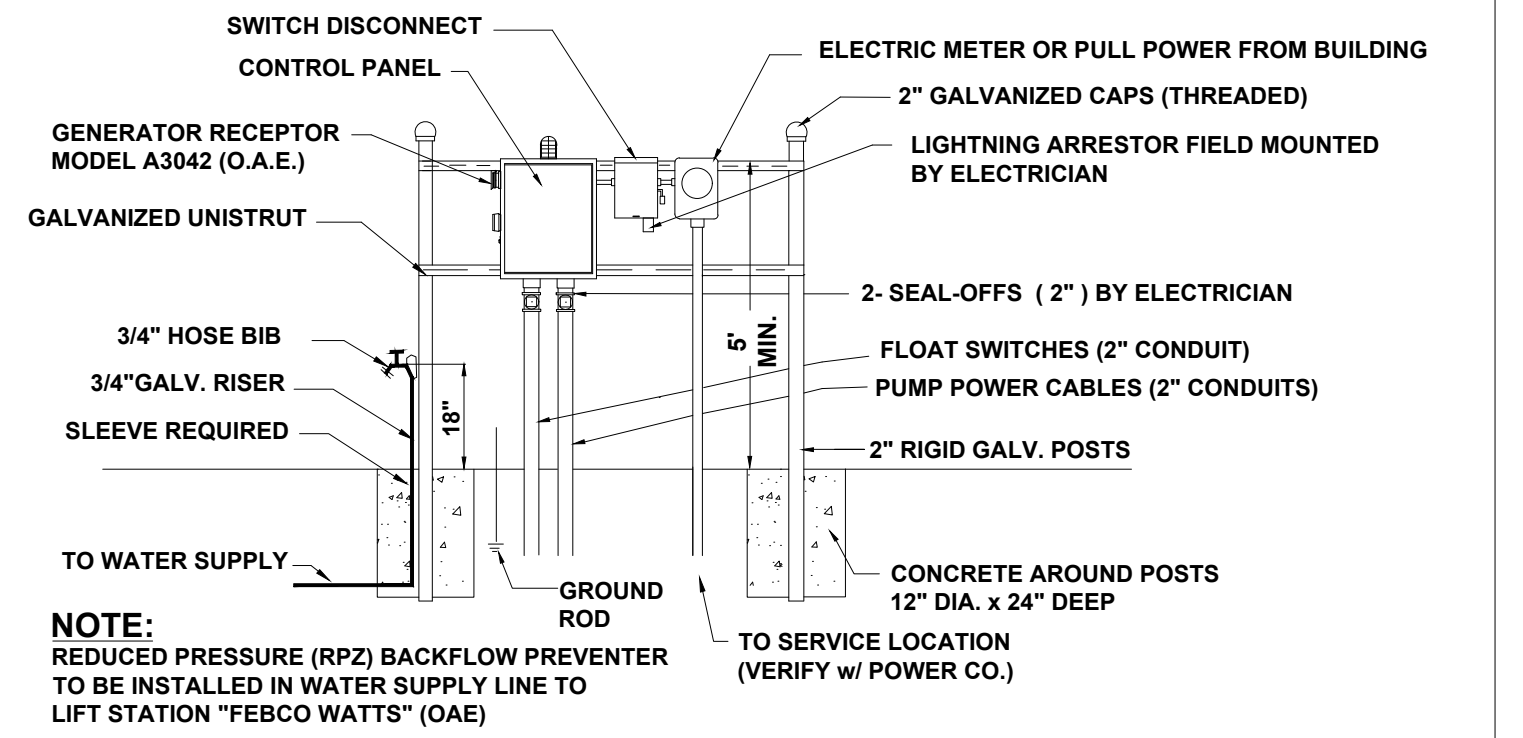
Hydrostatic Pressure 62.4 lbs. Per SQ Ft.
Saturated soil weight 120 lbs. Per Cubic Ft.
Soil Modulus of 700 lbs Per SQ Ft.
Pipe Stiffness As specified in ASTM D 3753

The wet well FRP laminate must be constructed to with stand or exceed two times the assumed loading on any depth of the wet well.

The cover shall be constructed of 1/4 inch thick material finish aluminum diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of holding door open in the vertical position (Locking hold open arm) made of non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacture shall guarantee the prefabricated lift station as approved drawings for a period of One year from the date of delivery.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.



ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

PRIVATE SANITARY SEWER PUMP STATION

IN CASE OF EMERGENCY CONTACT THE FOLLOWING NUMBERS:

FACILITY OWNED BY: _____

NAME: _____

PHONE NUMBER: _____

FACILITY MAINTAINED BY: _____

NAME: _____

PHONE NUMBER: _____

STATION NUMBER: _____

NOTE: CONTRACTOR MUST SUPPLY INFORMATION SIGN AT START-UP.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

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NO SUBSTITUTIONS - NO ALTERNATES

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MINOR SUBDIVISION PLAN
DETAILS - 6
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

NEWLINES
LAND CONSULTANTS LLC

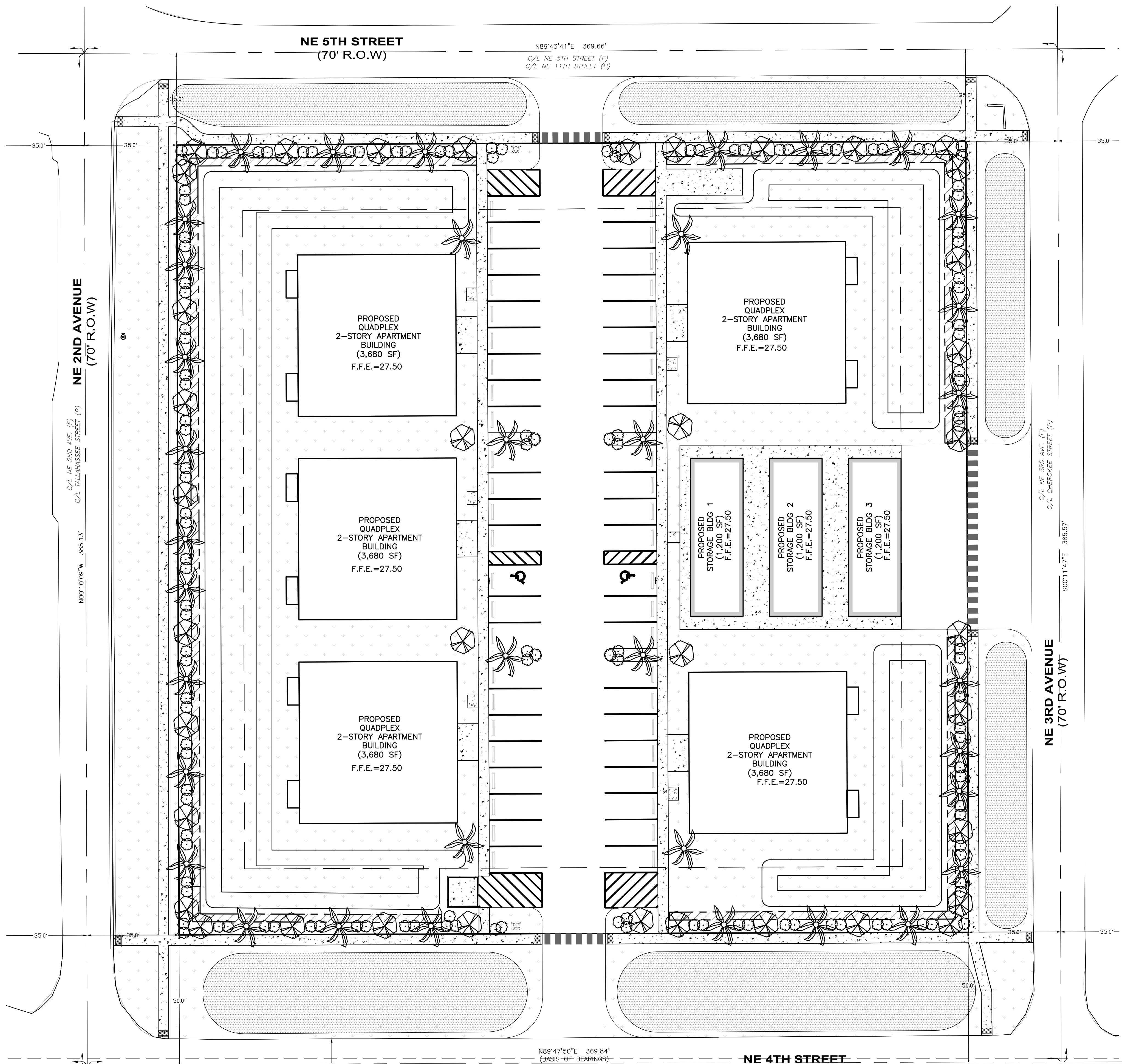
JOSHUA C BROWN, P.E.

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JOSHUA C BROWN, SLD

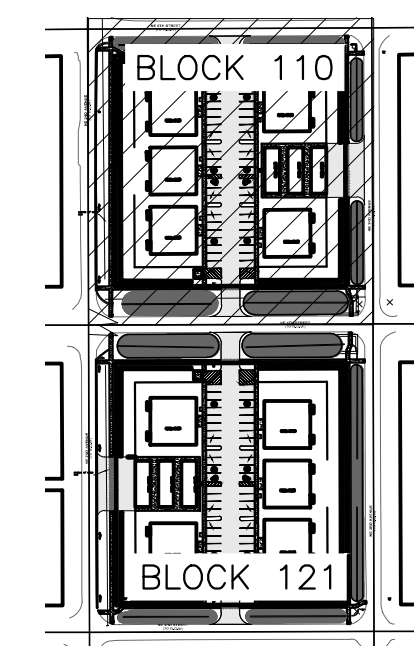
Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974
863-824-7644

PROJECT NO: FL22024
DRAWN BY: PDC/JCS
SCALE: AS SHOWN
DATE: 2024-05-21
SHEET: C605 OF 21



LEGEND

-  PROPOSED PALM TREE (36 PROVIDED)
-  PROPOSED TREE (38 PROVIDED)
-  PROPOSED SHRUB (138 PROVIDED)
-  EXISTING PALM TREE TO REMAIN (0 TOTAL)
-  EXISTING TREE TO REMAIN (0 TOTAL)
-  EXISTING PINE TREE TO REMAIN (0 TOTAL)
-  PROPOSED GRASS COVER



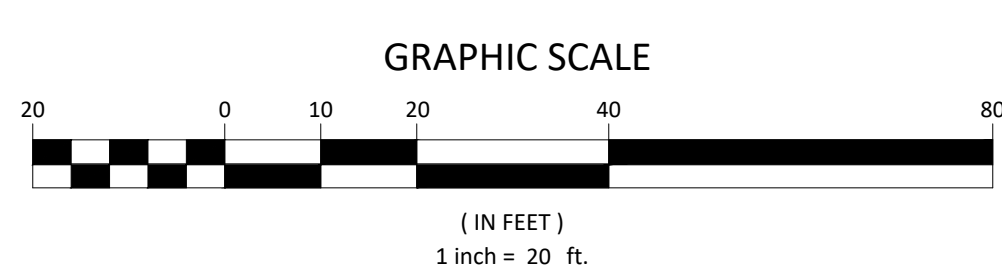
KEY MAP
SCALE: 1:250

NOTE

1. THERE ARE EXISTING TREES ONSITE THAT WILL MEET SOME OF THE LANDSCAPING REQUIREMENT. THIS WILL BE FIELD ADJUSTED.
2. THIS PLAN FOR SITE APPROVAL AND ONLY INDICATES THE LOCATION AND TYPE OF PROPOSED LANDSCAPING. THE SELECTED PLANT TO BE INSTALLED WILL HAVE TO MEET THE CITY OF OKEECHOBEE'S DIVISION 4 LANDSCAPE CODE FOR TYPE AND SIZE OF PLANTS INSTALLED.
3. CONSIDERATION WILL BE MADE TO PROTECT THE OVERHEAD UTILITY LINES FROM MATURE TREE GROWTH.
4. PLANTINGS WILL BE ELECTED FROM SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S XERISCAPE PLAN GUIDE, WITH AT LEAST 75% OF THE TOTAL REQUIRED PLANTS BEING NATIVE VERY DROUGHT TOLERANT SPECIES AS LISTED IN THAT PLANT GUIDE.
5. TREES SHALL BE AT LEAST 10' HIGH AND 2" DIAMETER MEASURED 4" ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
6. LANDSCAPE AREAS WILL BE MULCH AROUND TREES AND SHRUBS.
7. FOR A DIVERSITY OF PLANTINGS, SABAL PALM (SABAL PALMETTO) AND PINDO PALM (BUTIA CAPITATA) WILL BE USE IN PLACES OTHER THAN DESCRIBE BELOW:
 - a. FOR TREES UNDER POWER LINES, SILVER BUTTWOOD (CONOCARPUS ERECTUS), AND CRAPE MYRTLE (LAGERSTROEMIA) WILL BE USED.
 - b. FOR SHADE IN THE PARKING AREAS, LIVE OAK (QUERCUS VIRGINIANA), BLACK OLIVE (BUCIDA BUCERAS) OR GREEN BUTTWOOD (CONOCARPUS ERECTUS) WILL BE USED.
8. FOR LANDSCAPING COVERAGE USE ST. AUGUSTINE GRASS (STENOTAPHRUM SECUNDATUM "FLORATAM") GRASS.

LANDSCAPING REQUIREMENTS	TREES	SHRUBS
MINIMUM LANDSCAPING REQUIREMENTS BASED ON 1 TREE AND 3 SHRUBS FOR EVERY 3,000 SF OF LOT AREA - 94,525 SF	31	93
MINIMUM LANDSCAPING REQUIREMENTS BASED ON MULTIFAMILY TWO TO FOUR BEDROOMS (3 TREES PER DWELLING) - 20 DWELLING UNITS	60	0
REQUIRED LANDSCAPED BUFFER: 1 TREE AND 3 SHRUBS FOR EACH 300 SF		
280 LF OF NON-DRIVEWAY FRONTAGE ON NE 5TH ST FOR 10' BUFFER REQUIRES 2,800 SF OF LANDSCAPED AREA	10	30
240 LF OF NON-DRIVEWAY FRONTAGE ON NE 3RD AVE FOR 10' BUFFER REQUIRES 2,400 SF OF LANDSCAPED AREA	8	24
280 LF OF NON-DRIVEWAY FRONTAGE ON NE 4TH ST FOR 10' BUFFER REQUIRES 2,800 SF OF LANDSCAPED AREA	10	30
230 LF OF FRONTAGE ON NE 2ND AVE FOR 10' BUFFER REQUIRES 3,000 SF OF LANDSCAPE AREA	10	30
MINIMUM PARKING LANDSCAPING REQUIREMENTS BASED ON 18 SF OF LANDSCAPING PER PARKING SPACE AND 1 TREE FOR EVERY 72 SF - 50 PARKING SPOTS	13	0
TOTAL REQUIRED LANDSCAPING:	73	114



MATCHLINE SHEET C701
MATCHLINE SEE SHEET C702



05-13-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
03-14-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
02-21-2024	REVISED PLANS PER CLIENT REQUEST	JB	PDC
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06-08-2023	REVISED PLANS PER TRC STAFF REPORT COMMENTS 04-19-2023	SLD	GL
06-08-2023	REVISED PLANS PER TRC ENGINEERING COMMENTS 04-19-2023	SLD	GL
01-19-2023	REVISED PLANS PER TRC MEETING	SLD	PDC

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MINOR SUBDIVISION PLAN
BLOCK 110 LANDSCAPING PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

JOSHUA C BROWN, P.E.

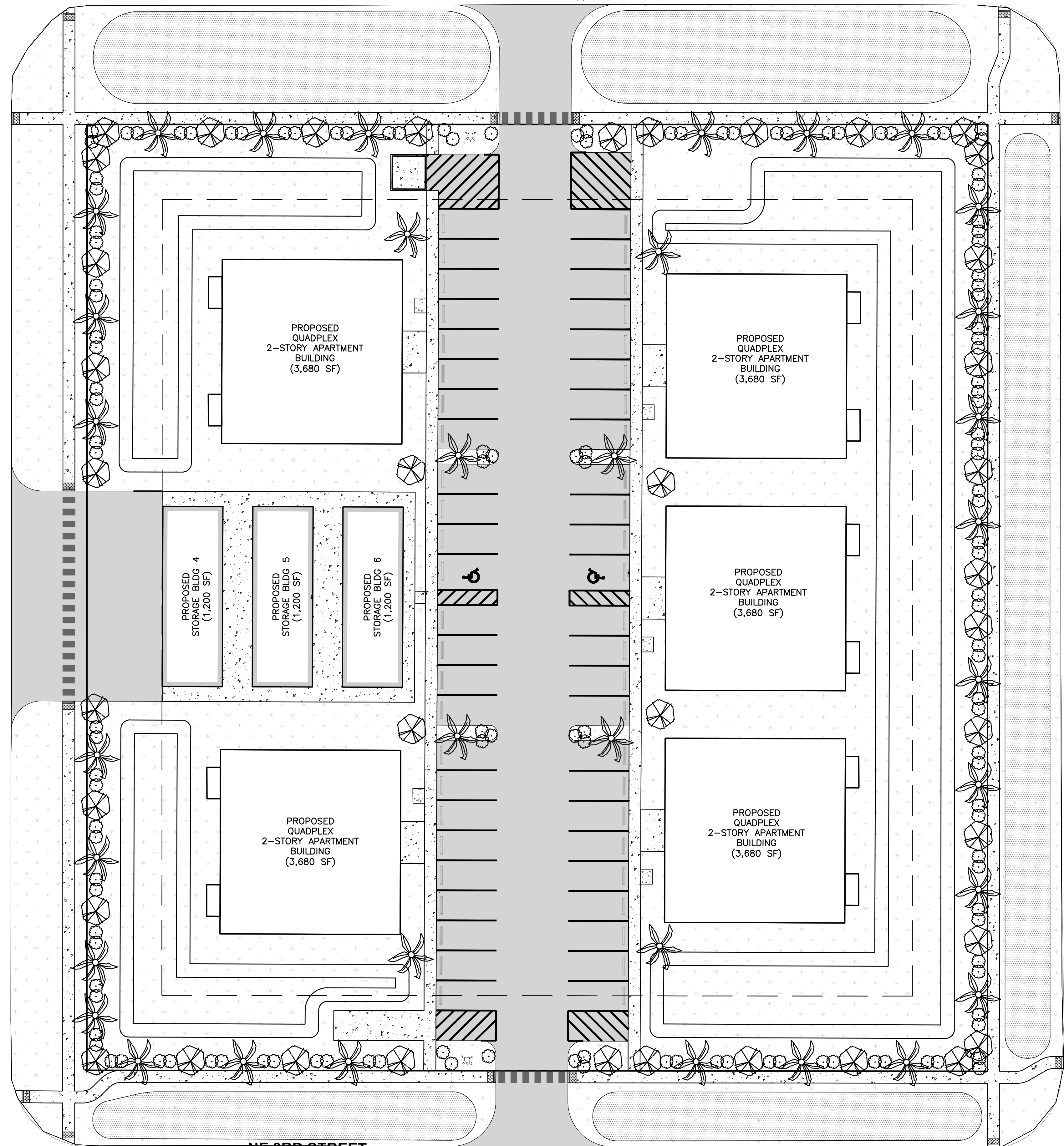
FLORIDA PROFESSIONAL ENGINEER LICENSE 99730 DATE

JOSHUA C BROWN, SLD
Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974 853-824-7644

PROJECT NO.	FL22024
DRAWN BY	PDC/JCS
SCALE	1" = 20'
DATE	2024-05-21
SHEET	C701 OF 21

NE 2ND AVENUE
(70' R.O.W)

C/L NE 2ND AVE. (F)
C/L TALLAHASSEE STREET (P)



NE 3RD STREET
(70' R.O.W)

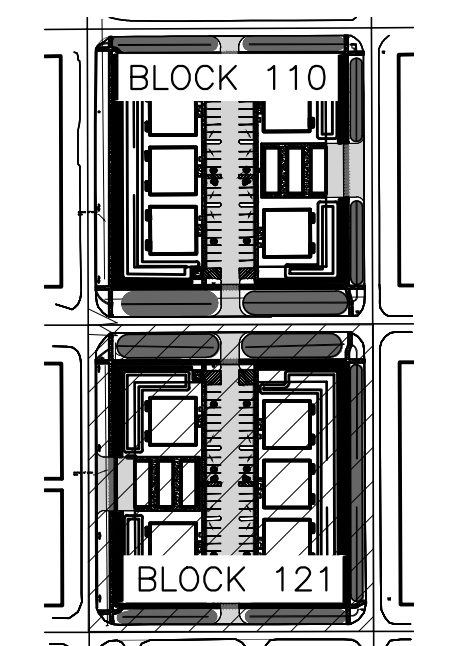
NE 4TH STREET
(70' R.O.W)

C/L NE 4TH STREET (F)
C/L NE 10TH AVENUE (P)

C/L NE 3RD AVE. (F)
C/L CHEROKEE STREET (P)
NE 3RD AVENUE
(70' R.O.W)

LEGEND

- PROPOSED PALM TREE (35 PROVIDED)
- PROPOSED TREE (39 PROVIDED)
- PROPOSED SHRUB (143 PROVIDED)
- EXISTING PALM TREE TO REMAIN (0 TOTAL)
- EXISTING TREE TO REMAIN (0 TOTAL)
- EXISTING PINE TREE TO REMAIN (0 TOTAL)
- PROPOSED GRASS COVER

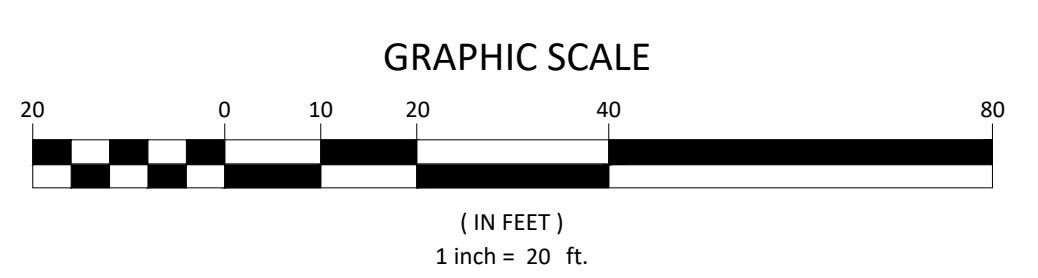


KEY MAP
SCALE: 1:250

NOTE

1. THERE ARE EXISTING TREES ONSITE THAT WILL MEET SOME OF THE LANDSCAPING REQUIREMENT. THIS WILL BE FIELD ADJUSTED.
2. THIS PLAN FOR SITE APPROVAL AND ONLY INDICATES THE LOCATION AND TYPE OF PROPOSED LANDSCAPING. THE SELECTED PLANT TO BE INSTALLED WILL HAVE TO MEET THE CITY OF OKEECHOBEE'S DIVISION 4 LANDSCAPE CODE FOR TYPE AND SIZE OF PLANTS INSTALLED.
3. CONSIDERATION WILL BE MADE TO PROTECT THE OVERHEAD UTILITY LINES FROM MATURE TREE GROWTH.
4. PLANTINGS WILL BE ELECTED FROM SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S XERISCAPE PLAN GUIDE, WITH AT LEAST 75% OF THE TOTAL REQUIRED PLANTS BEING NATIVE VERY DROUGHT TOLERANT SPECIES AS LISTED IN THAT PLANT GUIDE.
5. TREES SHALL BE AT LEAST 10' HIGH AND 2" DIAMETER MEASURED 4' ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
6. LANDSCAPE AREAS WILL BE MULCH AROUND TREES AND SHRUBS.
7. FOR A DIVERSITY OF PLANTINGS, SABAL PALM (SABAL PALMETTO) AND PINDO PALM (BUTIA CAPITATA) WILL BE USE IN PLACES OTHER THAN DESCRIBE BELOW:
 - a. FOR TREES UNDER POWER LINES, SILVER BUTTWOOD (CONOCARPUS ERECTUS), AND CRAPE MYRTLE (LAGERSTROEMIA) WILL BE USED.
 - b. FOR SHADE IN THE PARKING AREAS, LIVE OAK (QUERCUS VIRGINIANA), BLACK OLIVE (BUCIDA BUCERAS) OR GREEN BUTTWOOD (CONOCARPUS ERECTUS) WILL BE USED.
8. FOR LANDSCAPING COVERAGE USE ST. AUGUSTINE GRASS (STENOTAPHRUM SECUNDATUM 'FLORATAM') GRASS.

LANDSCAPING REQUIREMENTS	TREES	SHRUBS
MINIMUM LANDSCAPING REQUIREMENTS BASED ON 1 TREE AND 3 SHRUBS FOR EVERY 3,000 SF OF LOT AREA - 94,525 SF	32	96
MINIMUM LANDSCAPING REQUIREMENTS BASED ON MULTIFAMILY TWO TO FOUR BEDROOMS (3 TREES PER DWELLING) - 20 DWELLING UNITS	60	0
REQUIRED LANDSCAPED BUFFER: 1 TREE AND 3 SHRUBS FOR EACH 300 SF		
280 LF OF NON-DRIVEWAY FRONTAGE ON NE 4TH ST FOR 10' BUFFER REQUIRES 2,800 SF OF LANDSCAPED AREA	10	30
320 LF OF NON-DRIVEWAY FRONTAGE ON NE 3RD AVE FOR 10' BUFFER REQUIRES 3,200 SF OF LANDSCAPED AREA	11	33
280 LF OF NON-DRIVEWAY FRONTAGE ON NE 3RD ST FOR 10' BUFFER REQUIRES 2,800 SF OF LANDSCAPED AREA	10	30
250 LF OF FRONTAGE ON NE 2ND AVE FOR 10' BUFFER REQUIRES 2,500 SF OF LANDSCAPE AREA	9	26
MINIMUM PARKING LANDSCAPING REQUIREMENTS BASED ON 18 SF OF LANDSCAPING PER PARKING SPACE AND 1 TREE FOR EVERY 72 SF - 52 PARKING SPOTS	14	0
TOTAL REQUIRED LANDSCAPING:	74	119



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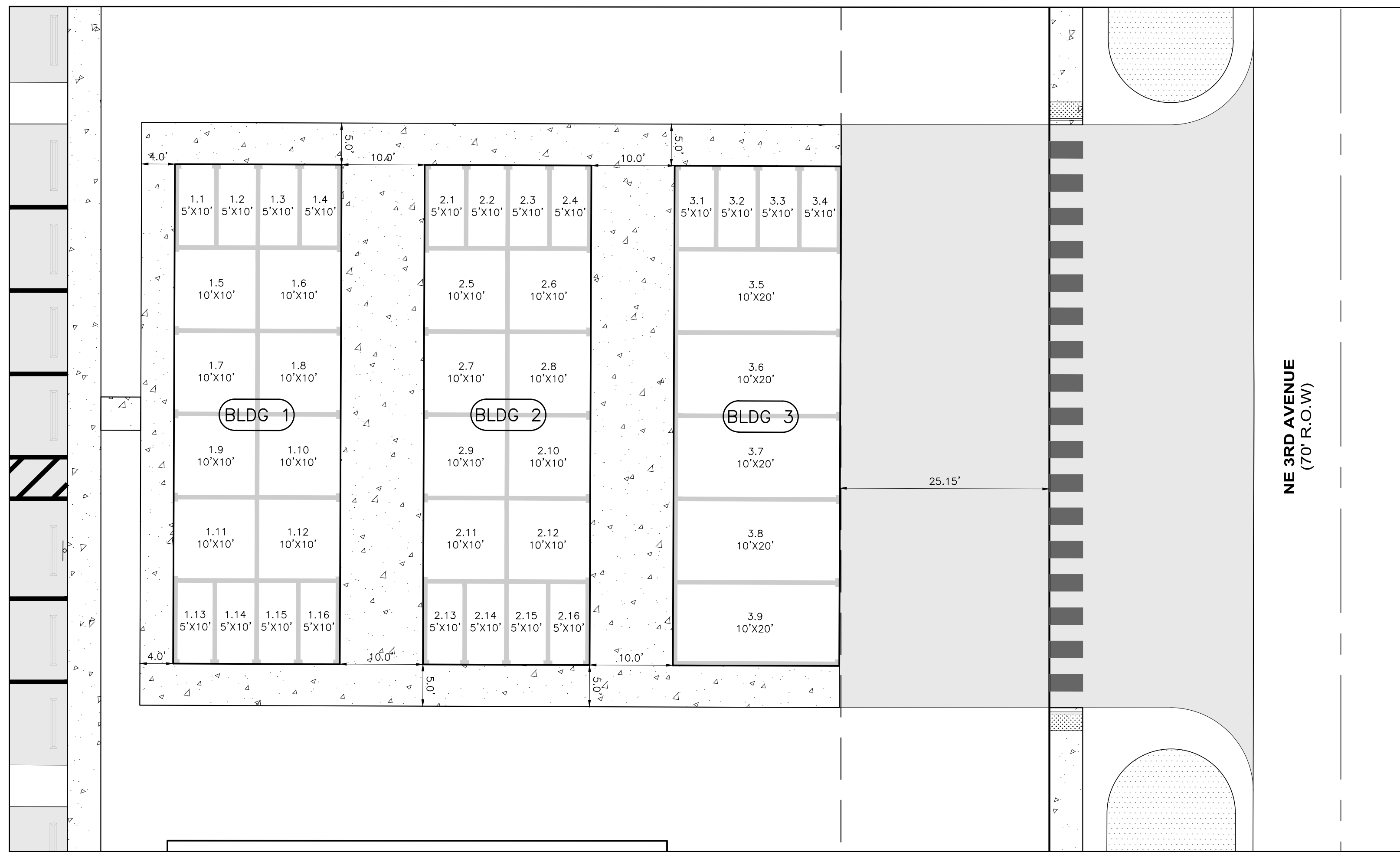
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MINOR SUBDIVISION PLAN
BLOCK 121 LANDSCAPING PLAN
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

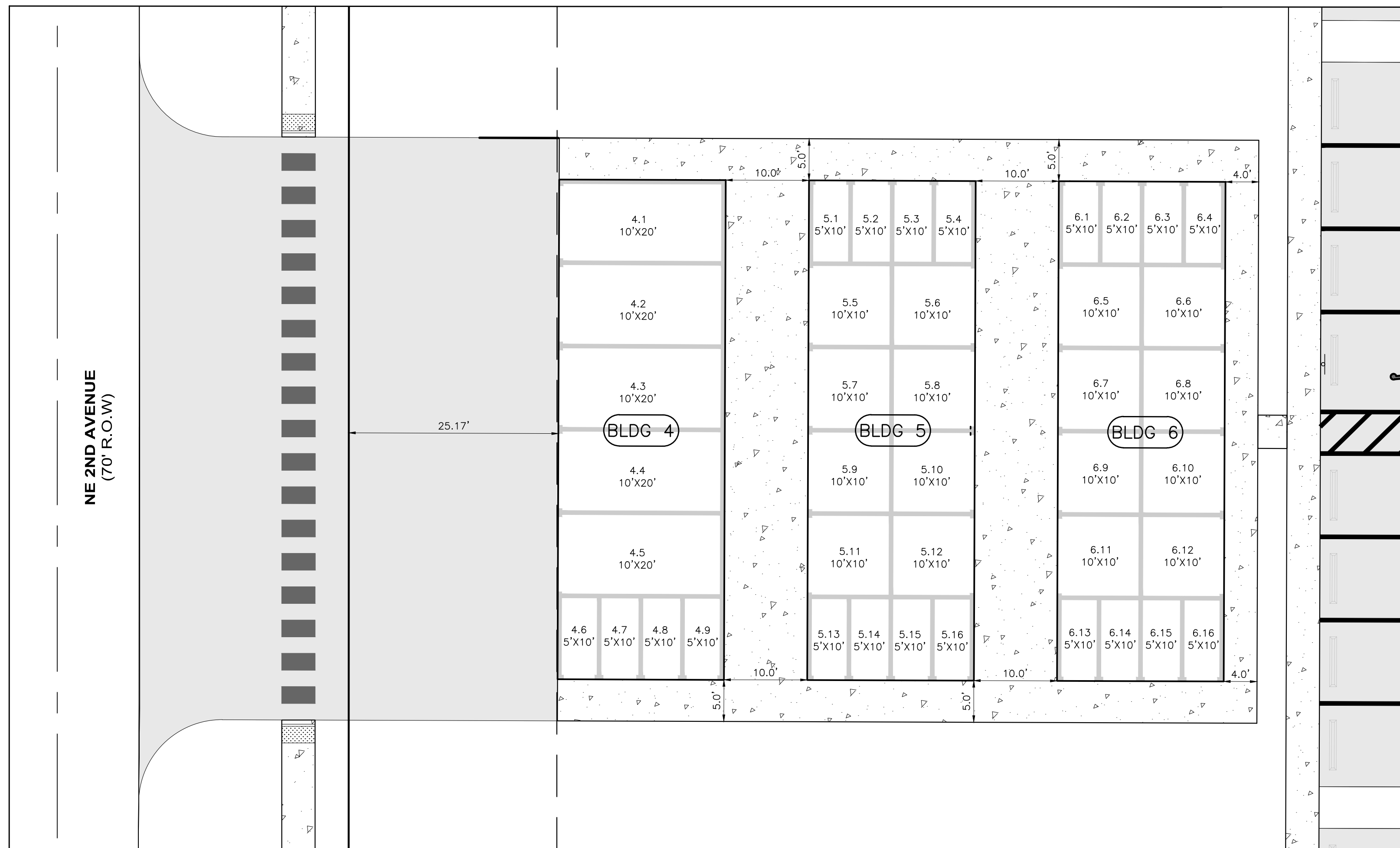
NEWLINES LAND CONSULTANTS LLC **SLD**

PROJECT NO. FL22024
DRAWN BY PDC/JCS
SCALE 1" = 20'
DATE 2024-05-21
SHEET C702 OF 21

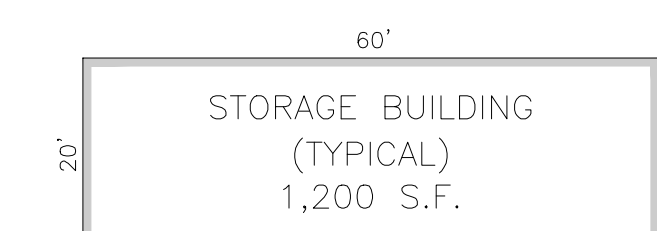
JOSHUA C BROWN, P.E.
FLORIDA PROFESSIONAL ENGINEER LICENSE 95730
DATE
JOSHUA C BROWN, SLD
Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974
853-824-7644



STORAGE UNITS 1-3

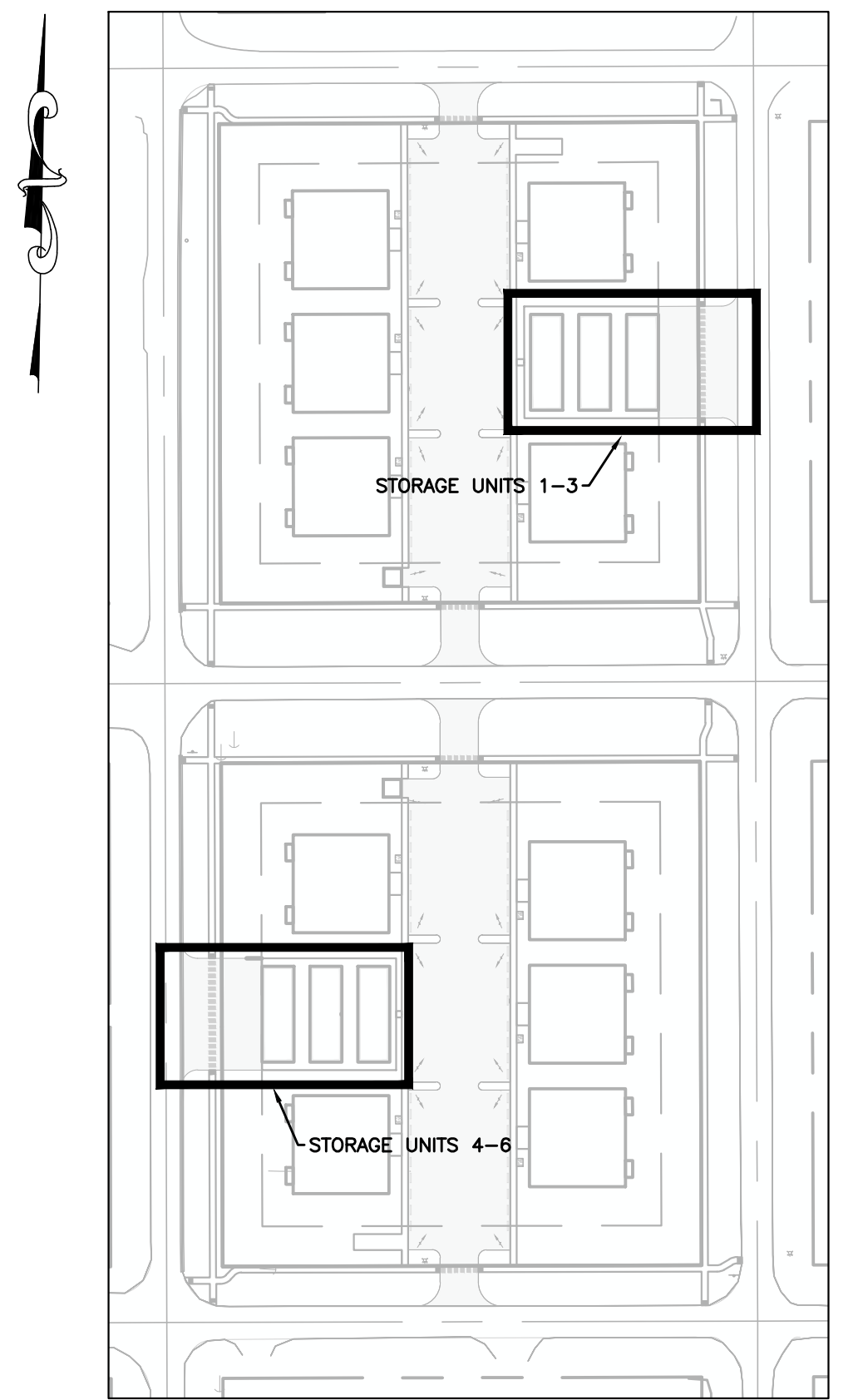
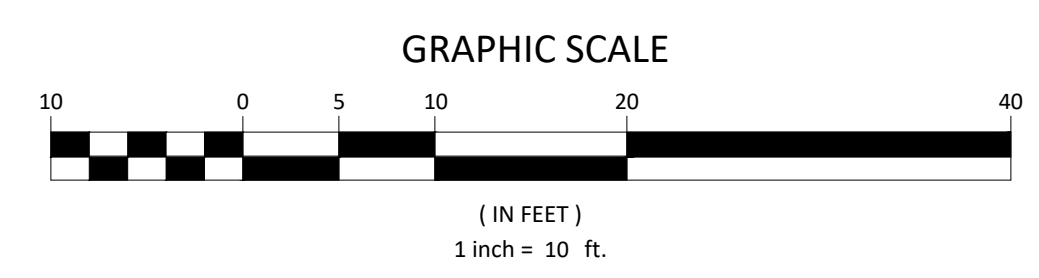


STORAGE UNITS 4-6



UNIT COUNTS				
	5'x10'	10'x10'	10'x20'	TOTAL
STORAGE BUILDING 1	8	8	0	16
STORAGE BUILDING 2	8	8	0	16
STORAGE BUILDING 3	4	0	5	9
STORAGE BUILDING 4	4	0	5	9
STORAGE BUILDING 5	8	8	0	16
STORAGE BUILDING 6	8	8	0	16
TOTAL	40	32	10	82

NOTE
1. ON-SITE STORAGE UNITS ARE FOR USE ONLY BY RESIDENTS AS AN AMENITY OR FOR SITE OPERATIONS



KEY MAP
SCALE: 1:100

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MINOR SUBDIVISION PLAN
STORAGE EXHIBIT
GLENWOOD PARK
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE CITY, FLORIDA

NEWLINES LAND CONSULTANTS LLC

JOSHUA C BROWN, P.E.

FLORIDA PROFESSIONAL ENGINEER LICENSE #9730

JOSHUA C BROWN, SLD

Newlines Engineering, 209 NE 2nd Street Okeechobee, FL 34974 863-824-7644

PROJECT NO. FL22024
DRAWN BY PDC/JCS
SCALE 1" = 10'
DATE 2024-05-21
SHEET C801 OF 21