CONSTRUCTION PLANS AND SPECIFICATIONS FOR

LOWE'S

OF WESTLAKE, FLORIDA

CONTACTS

PROPERTY OWNER
PBLH, LLC
4400 WEST SAMPLE RD. SUITE 200
COCONUT CREEK, FLORIDA 33073
954-973-4490
954-978-5330

CIVIL ENGINEER
CREECH CONSULTING, INC,
PO BOX 327
STUART FLORIDA 34995

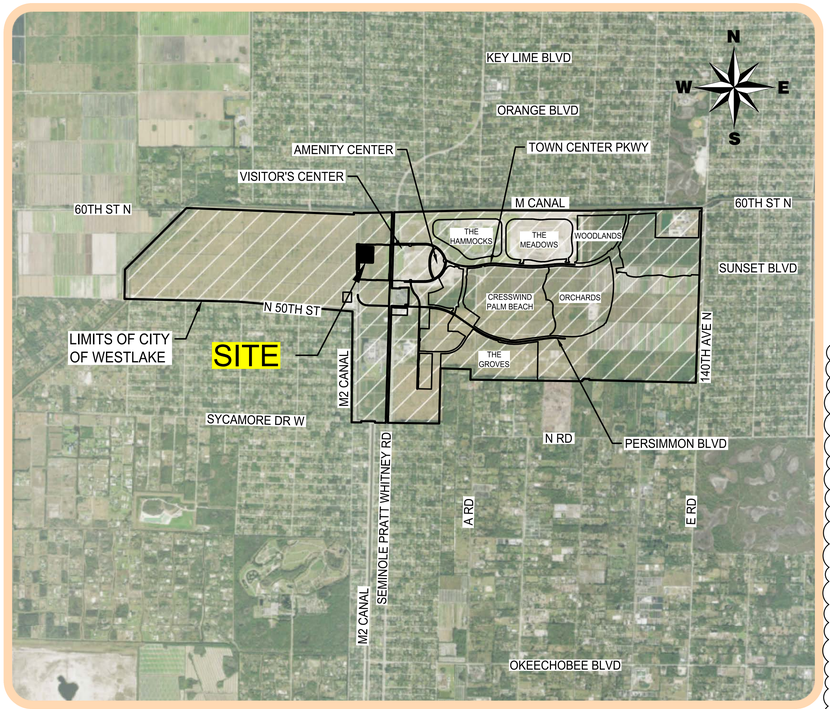
LANDSCAPE ARCHITECT
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FLORIDA 33458
561-747-6336
561-747-1377

BOUNDARY SURVEYOR
CAULFIELD & WHEELER, INC
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

TOPOGRAPHICAL SURVEYOR
BSM & ASSOCIATES, INC
80 SE 31st Lane
Okeechobee, FL 34974
863-484-8324

TRAFFIC ENGINEER
PINDER TROUTMAN CONSULTING, INC.
2005 VISTA PARKWAY, SUITE 111
WEST PALM BEACH, FLORIDA
561-296-9698

SEMINOLE IMPROVEMENT DISTRICT ENGINEER
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991



LOCATION MAP

NOT TO SCALE

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

SHEET INDEX

SHEET NO.	SHEET TITLE
C0	COVER SHEET
1-2	BOUNDARY & TOPOGRAPHIC SURVEY
C1	MASTER SITE PLAN
C2.1	EROSION & SEDIMENTATION CONTROL PLAN - PHASE 1
C2.2	EROSION & SEDIMENTATION CONTROL PLAN - PHASE 2
C2.3	EROSION & SEDIMENTATION CONTROL PLAN - PHASE 3
C3	PAVING, GRADING & DRAINAGE PLAN
C4	WATER AND WASTEWATER PLAN
C5	WATER AND WASTEWATER CONFLICTS
PH1.00	SITE PHOTOMETRIC PLAN
SL1.00	SITE LIGHTING PLAN, SCHEDULE, & NOTES
SL2.00	SITE LIGHTING FIXTURES, SCHEDULE, NOTES & DETAILS
D1-D2	SITE DETAILS
D3	STANDARD DETAILS AND NOTES
D4-D5	SEDIMENT EROSION CONTROL DETAILS AND NOTES
D6-D8	WATER AND WASTE WATER DETAILS
LS 1	LIFT STATION DETAILS AND NOTES

IMPORTANT: Visit the fire rescue plan review and construction contractor portal website for critical information:
http://discover.pbcgov.org/pbcfr/CRRD/Pages?PlanReviewConstructionContractorPortal.aspx

- *ATTENTION - A #309 Preliminary Site Fire Inspection is required prior to any other fire inspection being scheduled. Failure to comply may result in a STOP WORK Order, failed inspections, and job completion delays. If an approved water supply is not existing on the property and the new water supply will not be installed, tested, and approved prior to vertical construction, an approved temporary water supply is required.*

- All fire protection equipment (fire hydrants, fire backflow preventers, fire department sprinkler system connections) is required to be provided with a clear working zone radius of five feet (5'-0"). Site light poles, signs, fencing, vehicle parking, trees and landscaping etc. will need to be coordinated with the fire protection equip. to ensure potential conflicts are eliminated.
- 2-1/2" hose valve(s) shall be provided downstream of the backflow prevention valve for every 250 GPM of flow rate required by the system demand including hose allowance where applicable. Other means shall be permitted as long as the system doesn't require modification to perform the test and it is sized to meet the system demand.
- Fire lanes and dedicated emergency vehicles access routes shall be marked with permanent weatherproof roadway paint and/or signs that are readily visible to the roadway with the wording "NOPARKING FIRE LAND BY ORDER OF THE FIRE DEPT." Such signs shall be 12 in by 18 in with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart (Florida Fire Prevention Code - NFPA 1 section 18.2.3.6.3)

- The owner SHALL designate a person who shall be responsible for the fire prevention program and who shall ensure that it is carried out to project completion. An overall construction or demolition fire safety program shall be developed and shall address: Firefighting water supply, good housekeeping, on-site security, fire protections systems, installation of new fire protection systems as construction progresses, preservation of existing fire protection systems during demolition, development of a pre-fire plan with the local fire dept, rapid communication, consideration of special hazards resulting from previous occupancies, protection of existing structures and equipment from exposure fires resulting from construction, alteration, and demolition operations.

- Installation shall conform to NFPA 24 & PBC amendments
- Joint restraint: All tees, hydrant branches etc. shall be restrained against movement to using thrust blocks/joint restraint systems. Restraint equipment specs to be on-site for review by inspector.
- Corrosion resistance: after installation and pressure test, rods, nuts, bolts, clamps, etc. shall be cleaned and thoroughly coated with a bituminous corrosion retarding material.
- Hydrostatic testing: all piping, including fire dept. connections, shall be hydrostatically tested at 200 psi, and maintain that pressure +/-5 psi for 2 hours.
- Plastic piping shall be marked with listed tracing tape.
- Piping shall be flushed clean after an approved pressure test.

- Permit plans must be on job site for all fire inspections.
- Fire lanes to be identified with approved signage, painted curbs, painted pavement, combination or equal.
- The pavement shall be marked with a reflective blue marker to indicate the location of the fire hydrant.
- Fire dept. final inspection and flow test required upon hydrant installation.
- No hydrant obstructions: Required working clearance of a 60-inch radius around circumference of hydrant shall be provided and maintained.
- Fire hydrants to be a maximum 12 feet from road access.
- Largest outlet (steamer connection) shall be facing the road.

- Per NFPA241 where underground water mains and hydrants are completed, and in service prior to vertical construction work or the accumulation of combustible materials. Hydrants shall be bagged until inspected, tested and approved by the fire dept.
- As a temporary alternative to fire hydrants, solid relocatable water tanks (+20,000 gallons) with a 4-1/2" threaded male hose connection will be considered by Fire Rescue. Tank specifications and a detailed site plan PDF showing fire dept access roads, proposed tank locations and tank distances to buildings to be protected shall be emailed to PBC Fire Rescue for review and approval. Typically 1 TANK = 1 HYDRANT. Multiple tanks may be required on site.

- Fire department connection (FDC) shall be a 2-1/2 inch Siamese connection. Exposed piping shall be ductile iron.
- A clear working space of not less than 78-inches in height and 60-inches in front of and to the sides of FDCs shall be provided and maintained.
- Immediate access to FDCs shall be provided and maintained at all times ad without obstruction by fences, bushes, trees, walls or any other fixed or moveable objects.
- FDCs and the building they serve shall be identified with a permanent weatherproof reflective sign.
- FDCs shall be positioned so the inlet connections are facing the fire department access road and protected from damage

- FBC Section 105.4.1 Permit intent: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code.
- Review and approval by the AHJ shall not relieve the owner, contractor, etc. of the responsibility of compliance with Code (NFPA 1 section 1.14.4).
- Additional fire and/or life safety requirements may be required by the on-site fire inspector due to actual field conditions.

08/28/25	1	PBC FIRE DEPT. COMMENTS
9/15/25	2	LOWES OTB REQUIREMENTS HEAVY DUTY ASPHALT CONC
9/18/25	3	PER FL DEPT. OF HEALTH ADDED DETAIL PW8 TEMP SAMPLE POINT
9/18/25	4	CATCH BASIN 23 AND DOWN SPOUT INVERT AT GARDEN CENTER
9/18/25	5	PER TERRACON ROCK BASE SPEC WAS MODIFIED
10/07/25	6	PER MEP - REVISED VOLTAGE & AMPS

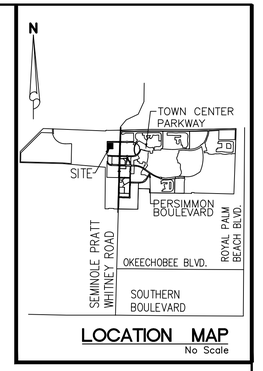
City of Westlake Engineering Submittal 2025-08-19
Palm Beach County Fire Department Submittal 2025-08-11
City of Westlake Site Plan Re-Submittal 2025-07-11
SID Plan Re-Submittal 2025-07-09
SID Plan Re-Submittal 2025-06-16
City of Westlake Site Plan Re-Submittal 2025-05-23
City of Westlake Site Plan Submittal 2025-03-21

CREECH CONSULTING, INC
CIVILIZATION ENGINEERED
PO BOX 327, STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

RICHARD THOMAS CREECH LICENSE No. 38592 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Richard T Creech
Date: 2025.10.10 14:56:23-04'00'
Richard T. Creech
FL P.E. No. 38592

SHEET C0



LOCATION MAP
No Scale

DESCRIPTION:

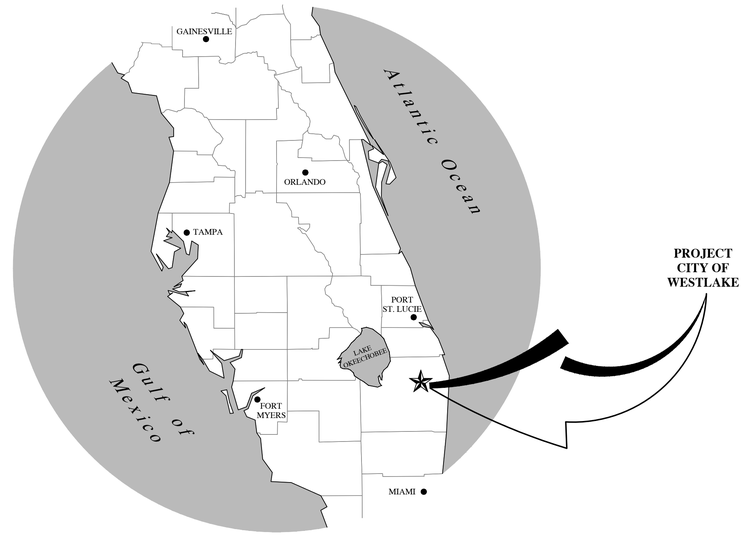
A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, AND ALL OF PARCEL C, WESTLAKE POD G - NORTH - PARCEL C, AS RECORDED IN PLAT BOOK 139, PAGES 124 AND 125, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°22'48"E., DEPARTING SAID EAST LINE OF THE M-2 CANAL EASEMENT, A DISTANCE OF 92.73 FEET; THENCE S.01°42'52"W., A DISTANCE OF 109.39 FEET TO THE NORTHWEST CORNER OF PARCEL C, WESTLAKE POD G - NORTH - PARCEL C, AS RECORDED IN PLAT BOOK 139, PAGES 124 AND 125, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., DISTANCE OF 651.75 FEET; THENCE S.01°42'52"W., A DISTANCE OF 704.52 FEET; THENCE N.88°17'08"W., A DISTANCE OF 649.30 FEET TO SOUTHWEST CORNER OF SAID PARCEL "C" AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 250.00 FEET AND A RADIAL BEARING OF S.80°11'37"W., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'15", A DISTANCE OF 50.27 FEET TO A POINT OF TANGENCY; THENCE S.01°42'52"W., A DISTANCE OF 311.78 FEET; THENCE N.88°17'08"W., A DISTANCE OF 71.97 FEET TO A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT; THENCE N.00°20'11"E., ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT, A DISTANCE OF 1174.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 554,142 SQUARE FEET OR 12.721 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°22'48"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
2) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
3) THIS DESCRIPTION SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 100' OR SMALLER.
4) ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE REFERENCED TO NAVD88.
5) TOPOGRAPHIC ELEVATIONS ARE BASED FROM SURVEY PREPARED BY GEOPOINT SURVEYING, INC. DATED FEBRUARY 9, 2024.



LEGEND

P.B.	Plot Book	CMP	Corrugated Metal Pipe
O.R.B.	Official Records Book	MES	Mitered End Section
D.B.	Deed Book	W_a	Buried Water Main Warning Marker
Pg(s).	Page(s)	RWM GV	Reclaimed Water Meter Gate Valve
NAD	North American Datum	RWM BFV	Reclaimed Water Butterfly Valve
NAVD	North American Vertical Datum	ICV	Irrigation Control Valve
R	Curve Radius	W	Water Meter
L	Curve Length		Fire Hydrant
D	Curve Delta	RWM W	Reclaimed Water Meter
N.T.I.	Non-Tangent Intersection	Ø	Utility Pole
N.T.C.	Non-Tangent Curvature	CLF	Chain Link Fence
P.C.	Point of Curvature	B	Bollard
P.T.	Point of Tangency		Sign
FIR	Found Iron Rod		Guy Anchor
FCM	Found Concrete Monument	NAVD	North American Vertical Datum
SIR	Set Iron Rod	OU	Overhead Utility Lines
●	Set 5/8" Iron Rod and Cap LB7768		Top Of Bank
LB	Licence Business		Edge Of Water
℄	Centerline of Road		Chain Link Fence
BD	Brass Disk		Location of reading
PBC	Palm Beach County	24.5	Spot Elevation
FPL	Florida Power & Light		
(TYP.)	Typical		
INV	Invert Elevation		
Elev	Elevation		
PVC	Polyvinyl Chloride Pipe		

The seal appearing on this document was authorized by Gary A. Rager, Professional Surveyor and Mapper, State of Florida, License No. LS4828

This item has been electronically signed and sealed by Gary A. Rager, P.S.M., on 7/21/2025 using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

CREW #1 PARTY CHIEF:	ED G.
FIELD BOOK:	2023-47W/58
DATA FILE:	PRM US88_8 01-23-24
CREW #2 PARTY CHIEF:	
FIELD BOOK:	
DATA FILE:	
CREW #3 PARTY CHIEF:	
FIELD BOOK:	
DATA FILE:	

Revisions

DATE	DESCRIPTION	DRAWN	P.CHIEF
7-21-25	UPDATE BOUNDARY & LEGAL DESCRIPTION	JLF	

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G\POD G PARCELS\G-NORTH-PARCEL-C-LOWES\POD G-N-PARCEL C_ 12.72AC BTS.DWG PLOTTED BY: JEAN FADAEL ON: 7/21/2025 4:17 PM LAST SAVED BY: JEANF ON: 7/21/2025 4:16 PM

Surveyor's Certification

I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes.

FIELD SURVEY DATE: **July 21, 2025**

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062. SECTION 472.027 OF THE FLORIDA STATUTES.

Gary A. Rager **LS4828**

Survey is Certified To:
MINTO COMMUNITIES, LLC

www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

North Florida
327 S. County Hwy 393
Santa Rosa Beach, Florida 32459
Phone: (850) 740-0650

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

Boundary and Topographic Survey Westlake - POD G North Parcel C

PREPARED FOR:
Minto Communities, LLC

LOCATED IN:
Section 1, Township 43 S., Range 40 E., Palm Beach County, Florida

JOB #:	POD G N-Par C_BS-TP
DRAWN BY:	SWM DATE: 09/27/2024
LIDAR CREW:	N/A DATE: N/A
SURFACE BY:	N/A
H.DATUM:	FL-East NAD(83)-2011
V.DATUM:	NAVD (1988)
OFC CHECK:	GAR FLD CHECK: GR3

SHEET: **01** of **02**

BASIS OF BEARINGS
NORTH BOUNDARY OF SECTION 1,
TOWNSHIP 43 S., RANGE 40 E.
N89°51'16E 5652.52'

NORTH LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 40 EAST

N89°51'07"E 372.13'

M-CANAL 250' RIGHT-OF-WAY (D.B. 1156, PG. 58)

NORTH LINE OF SECTION 1 TOWNSHIP 43 SOUTH, RANGE 40 EAST

250'

NORTH LINE 80' M-CANAL ROAD EASEMENT

M-CANAL 250' RIGHT-OF-WAY (D.B. 1156, PG. 58)

N89°51'16"E 5280.40'

M-CANAL

SOUTH LINE OF SECTION 36 TOWNSHIP 42 S., RANGE 40 E.
NORTH LINE OF SECTION 1 TOWNSHIP 43 S., RANGE 4

M-CANAL ROAD EASEMENT (R.P.B. 6, PG. 136)
80' CITY OF WEST PALM BEACH EASEMENT (D.B. 1156, PG. 58)
NOTE: NOT IN USE AS PUBLIC RIGHT-OF-WAY

EAST LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST

S89°48'53"E 3416.05'

80'

WEST LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST

M-CANAL

NORTHEAST CORNER SECTION 6-43-41
FOUND BRASS DISK IN CONCRETE "P.B.C."
N:884609.6818 E:891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107591

NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST
N: 884612.3300 / E:880484.6585
NAD83 (2007 ADJUSTMENT) -
CERTIFIED CORNER RECORD #107585

WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST

S06°59'06"E 1953.27' (TIE)

P.O.B. - NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH
(P.B. 138, PG(s). 3-5)
N: 882783.8329
E: 880632.1740

BENCHMARK #1
SET 60D NAIL
ELEV.= 20.39 NAVD

S67°30'23"W 5155.36' (TIE)

ORIGINAL WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD

ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD

EXISTING R/W (O.R.B. 28479, PG. 822)

TOWN CENTER PARKWAY NORTH (P.B. 123, PG(s). 106 - 118)

10.0' U.E. (P.B. 138, PG(s). 3-5)

S89°22'48"E 92.73'

S01°42'52"W 109.39'

PARCEL "A"

PARCEL "B"

N1°42'52"E 121.84' (TIE)

S88°17'08"E 651.75'

NW CORNER OF PARCEL "C"

PARCEL "D"

FLOOD ZONE "X"

FLOOD ZONE"AE" (ELEV.=18.5)

DECLARATION OF EASEMENT INDIAN TRAIL WATER CONTROL DISTRICT M-2 CANAL (OUTFALL), (O.R. 1687, PG. 1749), AND PER PARTIAL ASSIGNMENT TO PALM BEACH COUNTY (O.R. 22620, PG. 1890)

EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN (O.R. 1687, PG. 1749)

N00°20'11"E 1174.19'

N00°19'07"E 4711.83'

FLOOD ZONE "X"

FLOOD ZONE"AE" (ELEV.=18.5)

S01°42'52"W 704.52'

PARCEL "E"

Irrigation

WESTLAKE POD G - NORTH LOT 1 (MINTO) (P.B. 138, PG(s). 3-5)

STOCK PILE TOP

STOCK PILE FOR FUTURE USE

EDGE OF WATER (TYP.)

TOP OF BANK (TYP.)

FLOOD ZONE"AE" (ELEV.=18.4)

SEMINOLE-PRATT WHITNEY ROAD
100' RIGHT-OF-WAY (R.P.B. 4, PG.40)
(O.R. 1544, PG. 378), (O.R. 1640, PG. 1626)

SEMINOLE-PRATT WHITNEY ROAD (WIDTH VARIES) S 01°42'52" W (CENTERLINE)

SB0°11'37"W (RADIAL)

SW CORNER OF PARCEL "C"

N.T.C.

R=250.00'
L=50.27'
D=11°31'15"

P.T.

N88°17'08"W 649.30'

FIR (TYP.)

DRAINAGE EASEMENT 6 (O.R.B. 32693, PG. 784)

311.78'

S01°42'52"W

SEMINOLE IMPROVEMENT DISTRICT 45' EASEMENT "A-4" (O.R. 14742, PG. 1196)

PARCEL "F"

FLOOD ZONE"AE" (ELEV.=18.5)

SIR (TYP.)

N88°17'08"W 71.97'

VACANT

WESTLAKE POD G - NORTH LOT 1 (MINTO) (P.B. 138, PG(s). 3-5)

N08°14'12"E 2089.57' (TIE)

TOWN CENTER EAST (P.B. 124, PG(s). 46-50)

WEST LINE OF EXISTING RIGHT-OF-WAY (O.R.B. 28479, PG. 822)

EXISTING RIGHT-OF-WAY (O.R.B. 28479, PG. 822)

(3) ICV

(2) ICV

RWM BFV

RWM GV

ICV

RWM

20.0' D.E. (P.B. 138, PG(s). 3-5)

NORTHERLY R/W LINE OF TRACT "A" PERSIMMON BOULEVARD WEST (P.B. 134, PG(s). 164-166)

NORTHERLY R/W LINE OF TRACT "A" PERSIMMON BOULEVARD WEST (P.B. 132, PG(s). 57 & 58)

10.0' U.E. (P.B. 138, PG(s). 3-5)

BENCHMARK #2
SET 60D NAIL
ELEV.= 20.68 NAVD

SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E

NORTHEAST CORNER OF SECTION 11, TOWNSHIP 43 S, RANGE 40 E
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"
N: 879901.1924 / E: 880403.6464
CERTIFIED CORNER RECORD #107586

NORTH BOUNDARY OF SECTION 12, TOWNSHIP 43 S., RANGE 40 E

TRACT "A" PERSIMMON BOULEVARD WEST (PERSIMMON BOULEVARD WEST-PLAT 2) (P.B. 134, PG(s). 164-166)

TRACT "A" PERSIMMON BOULEVARD WEST (TOWN CENTER PARKWAY SOUTH-WEST) (P.B. 132, PG(s). 57 & 58)

N

NORTH

100 0 50 100 200

SCALE: 1" = 100'

LEGEND

P.B.	Plat Book
O.R.B.	Official Records Book
D.B.	Deed Book
Pg(s).	Page(s)
NAD	North American Datum
NAVD	North American Vertical Datum
R	Curve Radius
L	Curve Length
D	Curve Delta
N.T.I.	Non–Tangent Intersection
N.T.C.	Non–Tangent Curvature
P.C.	Point of Curvature
P.T.	Point of Tangency
R.C.	Reverse Curvature
FIR	Found Iron Rod
FCM	Found Concrete Monument
●	Set 5/8" Iron Rod and Cap LB7768
LB	Licence Business
℄	Centerline of Road
BD	Brass Disk
PBC	Palm Beach County
FPL	Florida Power & Light
(TYP.)	Typical
INV	Invert Elevation
Elev	Elevation
PVC	Polyvinyl Chloride Pipe
CMP	Corrugated Metal Pipe
MES	Mitered End Section
W	Buried Water Main Warning Marker
RWM GV	Reclaimed Water Meter Gate Valve
RWM BFV	Reclaimed Water Butterfly Valve
ICV	Irrigation Control Valve
M	Water Meter
	Fire Hydrant
RWM M	Reclaimed Water Meter
Ø	Utility Pole
CLF	Chain Link Fence
	Bollard
	Sign
	Guy Anchor
NAVD	North American Vertical Datum
OU	Overhead Utility Lines
	Top Of Bank
	Edge Of Water
	Chain Link Fence
	Location of reading
24.8	Spot Elevation

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

North Florida
327 S. County Hwy 393
Santa Rosa Beach, Florida 32459
Phone: (850) 740-0650

Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

Boundary and Topographic Survey Westlake - POD G North Parcel C

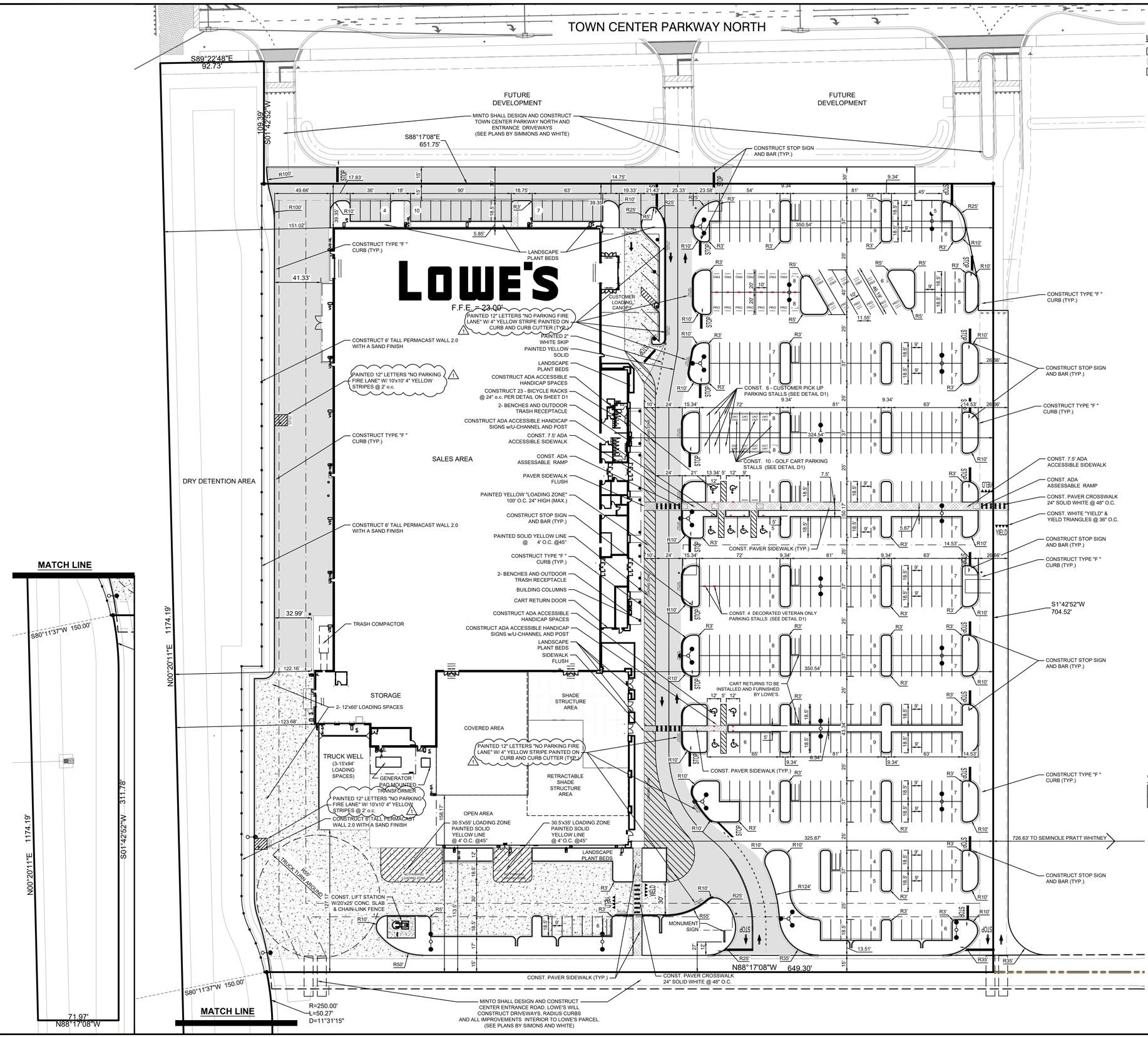
PREPARED FOR:
Minto Communities, LLC

LOCATED IN:
Section 1, Township 43 S., Range 40 E., Palm Beach County, Florida

See Sheet 1 for Certifications, Signature, & Revisions.
Not valid without all Sheets

SHEET: **02** of **02**

FILE PATH: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD G\POD G PARCELS\G-NORTH-PARCEL-C-LOWES\POD G-N-PARCEL C_ 12.72AC BTS.DWG PLOTTED BY: JEAN FADAEL ON: 7/21/2025 4:17 PM LAST SAVED BY: JEANF ON: 7/21/2025 4:16 PM



0 40' 80' 120'

SCALE IN FEET

LEGEND

- PROPOSED ASPHALT (STANDARD)
- PROPOSED ASPHALT (HEAVY DUTY)
- PROPOSED HEAVY DUTY CONCRETE
- LIGHTING FIXTURE
- LOWE'S CART RETURN (FURNISHED AND INSTALLED BY LOWE'S [10])
- GCP — LOW SPEED ELECTRIC VEHICLES (LSEV)
- ELECTRIC VEHICLE CHARGING STATIONS (EVCPS)

SITE DATA

NAME OF APPLICATION	WESTLAKE LOWES
APPLICATION NUMBER	SPR-2025-02
LAST BCC APPROVAL DATE	00/00/2025
RESOLUTION NUMBERS	2025-05 PLAT, 2019-9 LAND USE AND ZONING
FUTURE LAND USE DESIGNATION	DOWNTOWN MIX USE
EXISTING ZONING DISTRICT	MIXED USE
SECTION/ TOWNSHIP/ RANGE 01 43 40	
PROPERTY CONTROL NUMBER (S)	77-40-43-01-29-000-0010
EXISTING USE	VACANT / AGRICULTURE
PROPOSED USE	COMMERCIAL / RETAIL

PARCEL DATA

LOWE'S	12.72 AC	554,142 SF
TOTAL PARCEL DATA	**12.72 AC**	**554,142 SF**

BUILDING DATA

LOWES SALES (Conditioned area)	107,547 SF
LOWES GARDEN CENTER (Covered Area)	8,922 SF
LOWES GARDEN CENTER (Shade Structure Area)	5,664 SF
LOWES GARDEN CENTER (Retractable Shade Roof Area)	6,002 SF
LOWES GARDEN CENTER (Open Area)	6,013 SF (EXCLUDED FOR BUILDING LOT COVERAGE)
TOTAL LOWE'S	**134,148 SF**

TOTAL BUILDING AREA	
NUMBER OF FLOORS	**1**
PROPOSED BUILDING HEIGHT	**42'-8" FEET**
MAX BUILDING HEIGHT FOR MU	**120 FEET**
MINIMUM PARCEL SIZE	**43,560 SQUARE FEET**
MAXIMUM LOT COVERAGE	**45 PERCENT**
MINIMUM PERVIOUS AREA	**25 PERCENT**
MINIMUM BUILDING SEPARATION	**20 FEET**

	REQ (SPACES)	PROV (SPACES)
RETAIL PARKING DATA		
GENERAL RETAIL (1/300)	448	448
TOTAL PARKING SPACES	**448**	**448**
HANDICAP (INCLUDED IN TOTAL)	*9*	*10*

LOADING

COMMERCIAL (12' x35')	134,148 SF = 3 spaces per 100,000 sf and 1 space per additional 100,000 sf = 4
LOADING REQUIRED	4
LOADING PROVIDED	4

CURBSIDE PICKUP PARKING	6	6
GOLF PARK / LSEV PARKING	9	9
BIKE PARKING (5% OF PARKING REQUIRED)	23	23

BUILDING AREA CALCULATION	**SF**	**AC**	**%**
BUILDING (Under Air)	107,547	2.47	19 %
GARDEN CENTER (Covered Area)	8,922	0.20	2 %
GARDEN CENTER (Shaded Area)	5,664	0.13	1 %
GARDEN CENTER (Retractable Shade Area)	6,002	0.14	1 %
CUSTOMER LOADING CANOPY	448	0.01	0 %
TOTAL BUILDING LOT COVERED	128,583	2.95	23%

LOWES OPEN SPACE CALCULATION	**SF**	**AC**	**%**
IMPERVIOUS			
LOWE'S BUILDING	134,148	3.08	24%
VEHICLE USE AREAS	281,390	6.46	51%
SUBTOTAL	415,538	9.54	75%
PERVIOUS			
LANDSCAPE BUFFERS	47,885	1.10	09%
DRY DETENTION (WEST)	90,719	2.08	16%
SUBTOTAL	138,604	3.18	25%

SETBACKS	**REQUIRED**	**PROVIDED**
FRONT (EAST)	20'	324.54'
REAR (WEST)	10'	122.16'
SIDE (SOUTH)	10'	113.50'
SIDE (NORTH)	10	39.35'

NOTE:

1. SITE PLAN BASED ON SURVEY PREPARED BY GEOPOINT SURVEYING, INC. WITH A SIGNATURE DATE OF 07/21/2025.
2. THE APPLICANT WILL SUBMIT AN APPLICATION FOR MASTER SIGN PLAN APPROVAL UNDER SEPARATE COVER. NO SIGNAGE APPROVALS ARE REQUESTED AT THIS TIME.
3. THE MINIMUM OVERALL PERVIOUS AREA IS 25%. THE LOWES PARCEL CONTAINS 11% OF THE PERVIOUS AREA. THE DRY DETENTION IS CONTIGUOUS TO THE LOWES PARCEL CONTAINS (68,015 SF) OF THE OPEN SPACE. THE DRY DETENTION IS BEING UTILIZED TO SATISFY THE MINIMUM 25% OPEN SPACE REQUIREMENT.

WAIVER TABLE

Non-Residential Accessory Structure	Code Requirement	Applicant Request	Deviation
Fence Height	**Maximum Height – 6'**	**Maximum Height 20'**	**14+**

LEGAL DESCRIPTION:

A PORTION OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, AND ALL OF PARCEL C, WESTLAKE POD G - NORTH - PARCEL C, AS RECORDED IN PLAT BOOK 139, PAGES 124 AND 125, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF LOT 1, WESTLAKE POD G - NORTH, AS RECORDED IN PLAT BOOK 138, PAGES 3 THROUGH 5, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°22'48"E., DEPARTING SAID EAST LINE OF THE M-2 CANAL EASEMENT, A DISTANCE OF 92.73 FEET; THENCE S.01°42'52"W., A DISTANCE OF 109.39 FEET TO THE NORTHWEST CORNER OF PARCEL C, WESTLAKE POD G - NORTH - PARCEL C, AS RECORDED IN PLAT BOOK 139, PAGES 124 AND 125, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., DISTANCE OF 651.75 FEET; THENCE S.01°42'52"W., A DISTANCE OF 704.52 FEET; THENCE N.88°17'08"W., A DISTANCE OF 649.30 FEET TO SOUTHWEST CORNER OF SAID PARCEL "C" AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 250.00 FEET AND A RADIAL BEARING OF S.80°11'37"W., AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°33'15", A DISTANCE OF 50.27 FEET TO A POINT OF TANGENCY; THENCE S.01°42'52"W., A DISTANCE OF 311.78 FEET; THENCE N.88°17'08"W., A DISTANCE OF 71.97 FEET TO A POINT ON THE EAST LINE OF THE M-2 CANAL EASEMENT; THENCE N.00°20'11"E., ALONG SAID EAST LINE OF THE M-2 CANAL EASEMENT, A DISTANCE OF 1174.19 FEET TO THE POINT OF BEGINNING.
CONTAINING: 554,142 SQUARE FEET OR 12.721 ACRES, MORE OR LESS.

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PCN# 77-40-43-01-29- 000-0010

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
3/21/25	SITE PLAN REVIEW SUBMITTAL
05/23/25	SITE PLAN REVIEW RE-SUBMITTAL
06/16/25	SID RE-SUBMITTAL
07/09/25	SID RE-SUBMITTAL
07/10/25	SITE PLAN REVIEW RE-SUBMITTAL
08/28/25	1 PBC FIRE DEPT. COMMENTS
09/15/25	2 Lowes OTR requirements HEAVY DUTY ASPHALT CONC.

CREECH CONSULTING, INC. CIVIL ENGINEERING
PO BOX 327 STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006105

RICHARD CREECH
FL P.E. NO. 38592

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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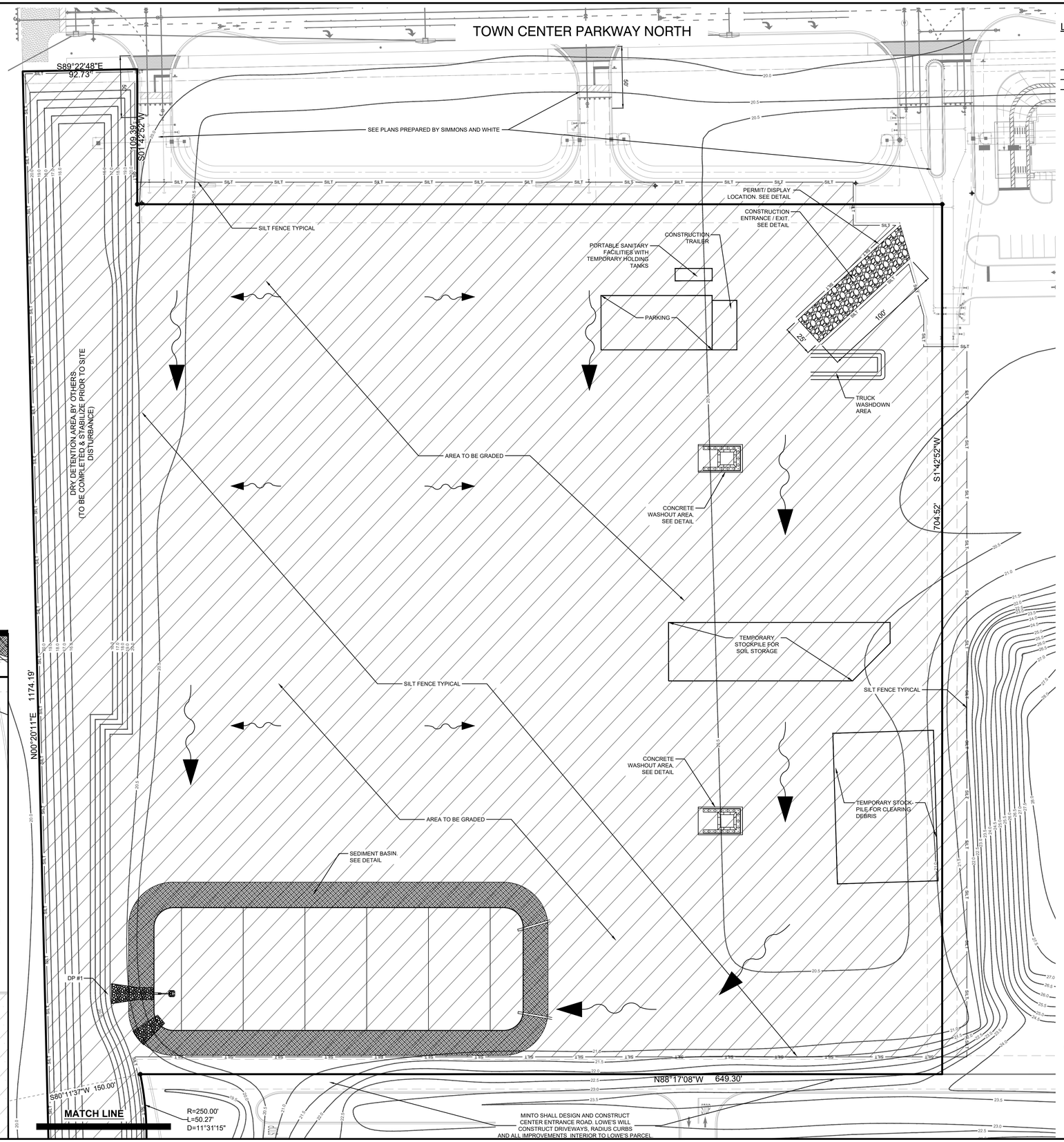
LOWE'S

MASTER SITE PLAN
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA

PROJECT No: 23-022-001 | DRAWN BY: JAC | CHECKED BY: RTC

CRITERIA ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	C1

FINAL / SECOND / ORIGINAL



LEGEND

- LIMITS OF CONSTRUCTION
- CONSTRUCTION ENTRANCE
- SILT PROPOSED SILT FENCE
- EASEMENT
- PROPERTY LINE
- ROUGH GRADE FLOW ARROW TO SEDIMENT BASIN

EROSION CONTROL NOTES:

1. INSPECTIONS ARE REQUIRED BY CONTRACTOR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.
2. THE CONTRACTOR WILL BE THE OPERATOR AND SHALL PREPARE, SUBMIT AND OBTAIN THE "NOTICE OF INTENT TO USE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).
3. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER NOTICE OF TERMINATION" TO THE FDEP AT THE CONCLUSION OF THE PROJECT ONCE THE SITE HAS BEEN DEEMED COMPLETE AND FULLY STABILIZED.
4. THE CONTRACTOR SHALL PREPARE, SUBMIT, AND OBTAIN ALL REQUIRED PERMITS FOR ANY ASBESTOS THAT IS FOUND AT THE SITE.
5. THE CONTRACTOR SHALL IMPLEMENT THE WORK IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACTS OF THE WORK ON NATURAL ENVIRONMENTAL FEATURES AND WATER QUALITY. THE CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION IN THE RECEIVING WATERS.
6. OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT SHALL NOT BE PERMITTED.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADVERSE OFF-SITE WATER-RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES. TRAPPED MATERIAL SHALL NOT EXCEED 1/2 HEIGHT OF DEVICES.
9. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF THE TEMPORARY PLUGS AND PLYWOOD OR GEOTEXTILE FABRIC OVER THE INLETS. THE DRAINAGE SYSTEM THAT HAS BEEN IMPACTED BY THE PROPOSED MODIFICATIONS SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
10. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
11. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND, AND THE IMPACT TO NEIGHBORING COMMUNITIES.
12. ANY TOPSOIL OR EXCAVATED SOIL THAT IS TO REMAIN ON THE SITE MUST BE STOCKPILED. THE STOCKPILE MUST BE ENCLOSED IN SILT FENCE AND TEMPORARILY SEEDED OR OTHERWISE STABILIZED AGAINST EROSION. THE STOCKPILES SHALL BE A MAXIMUM 2:1 (H:V) SLOPE AND A MAXIMUM HEIGHT OF 20 FEET OR A HEIGHT ALLOWED BY PHYSICAL CONSTRAINTS, WHICHEVER IS LESS. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT AREAS WHERE THE STOCKPILES EXIST SHALL BE BUILT AFTER SAID STOCKPILES ARE USED OR MOVED AND PROTECTED AT A DIFFERENT APPROVED LOCATION.
13. DATUM IS BASED ON N.A.V.D. 1988.

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.CONTRACTOR TO VERIFY EXISTING UTILITIES & LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER & OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE IDENTIFIED.
4. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
5. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED WITH THE AFFECTED UTILITY COMPANY. CONTRACTOR TO PROVIDE ADEQUATE TIME FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IN ORDER TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
7. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR EXISTING STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS DRAWING, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
9. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
10. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND SEMINOLE IMPROVEMENT DISTRICT (SID) TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO EXISTING USERS AND SITE THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH SID UTILITIES DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
11. DAMAGE TO ANY EXISTING IMPROVEMENTS THAT ARE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF LIMIT OF CLEARING AND DEMOLITION.
13. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
14. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
15. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
16. PRIOR TO SCHEDULING A FINAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED, SITE SHALL BE STABILIZED AND DISPOSED OF BY THE CONTRACTOR.
17. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITIES ARE STOPPED SHALL BE SEEDED, SODDED OR VEGETATED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. VEGETATION SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
18. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX.

SUGGESTED EROSION CONTROL CONSTRUCTION SEQUENCE:

PHASE I:

1. FLAG AND FENCE ALL WORK LIMITS.
2. NOTIFY SEDIMENT CONTROL INSPECTOR (24) HOURS PRIOR TO START OF CONSTRUCTION.
3. INSTALL CONSTRUCTION EXIT.
4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
5. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
7. CONSTRUCT SEDIMENT BASIN AND CONCRETE WASHOUT AREAS.
8. ROUGH GRADE SITE AS NECESSARY TO DRAIN SITE DISTURBED ARE AWAY FROM BUILDING PAD AND TOWARD SEDIMENT BASIN.
9. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING. STOCKPILE ANY EXCESS TOPSOIL OR OTHER EXCAVATED SOIL IN APPROVED STOCKPILES OR REMOVE FROM SITE.

DEWATERING NOTES.

1. DEWATERING DEFINITION: LOWERING THE WATER TABLE BY MEANS OF PUMPING.
2. PURPOSE: TO ALLOW THE CONSTRUCTION OF STRUCTURAL AND STORMWATER IMPROVEMENTS BY REMOVING WATER FROM EXCAVATION AREAS AND ALLOWING CONSTRUCTION BY CONVENTIONAL "DRY" METHODS.
3. PLANNING CONSIDERATION: THE MAJOR PLANNING CONSIDERATION IN DEWATERING IS DISPOSAL OF REMOVED WATER. VOLUME, QUALITY, AND TOPOGRAPHY ARE THE FACTORS GOVERNING THE METHOD AND DESTINATION OF REMOVED WATER. DISCHARGE FROM WELL-POINT DEWATERING IS RELATIVELY CLEAR EXCEPT FOR THE INITIAL DISCHARGE AFTER INSTALLATION OR INACTIVITY.
4. SPECIFICATIONS: THE METHOD PROPOSED IS A WELL-POINT SYSTEM WHICH CONSISTS OF ONE OR MORE ROWS OF SMALL 2" (5 CM) COLLECTOR PIPES WHICH ARE JETTED VERTICALLY INTO THE GROUND NEAR THE PROPOSED EXCAVATION. THE SMALL PIPES ARE CONNECTED BY A LARGER 6" (15 CM) MANIFOLD PIPE WHICH IS CONNECTED TO THE PUMP AND DISCHARGE LINE.
5. PER FDEP, THE WELL-POINT SYSTEM IS THE PREFERRED SYSTEM FOR DEWATERING AND SHOULD BE USED WHENEVER POSSIBLE. THE INITIAL DISCHARGE YIELDS THE SEDIMENTS DISPLACED BY THE INSTALLATION OF THE SMALL COLLECTOR PIPES. THIS CAN BE DIRECTED INTO THE EXCAVATION, A SMALL SETTLING OR FILTRATION FACILITY, OR LARGER TEMPORARY IMPOUNDMENT. THEREAFTER THE WATER IS GENERALLY CLEAR GROUND WATER AND MAY BE DISCHARGED INTO A RECEIVING WATER BODY PROVIDED THAT THERE IS SUITABLE CONVEYANCE AND SOIL STABILITY.
6. MAINTENANCE: ANY WATER IMPOUNDMENT MUST BE INSPECTED DAILY TO PREVENT FAILURE OF DIKES, BERMS, OR CONTROL STRUCTURES. MINOR PROBLEMS SHOULD BE REPAIRED AT ONCE. MAJOR PROBLEMS WILL REQUIRE A REDESIGN AND PLAN MODIFICATION. ANY FILTRATION DEVICE MUST BE INSPECTED AND CLEANED FREQUENTLY. THE DISCHARGE SHOULD BE MONITORED DAILY AND WHENEVER THE PUMPS ARE STARTED. INSPECTION AND MAINTENANCE OF THE SYSTEM ARE BEST PERFORMED WHEN THE FACILITY IS DRY. THE FIRST SIGNS OF DIMINISHED PERFORMANCE SHOULD BE AN ALARM THAT MAINTENANCE IS REQUIRED. IF THE FACILITY WILL NO LONGER DRAIN ITSELF, THE UNTREATED WATER MUST BE PUMPED BACK TO ITS SOURCE, RATHER THAN BY-PASSING THE FACILITY AND DISCHARGING TO THE WATER BODY OR STORMWATER SYSTEM.

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SCALE IN FEET

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PCN# 77-40-43-01-29- 000-0010

FINAL	SECOND	ORIGINAL

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

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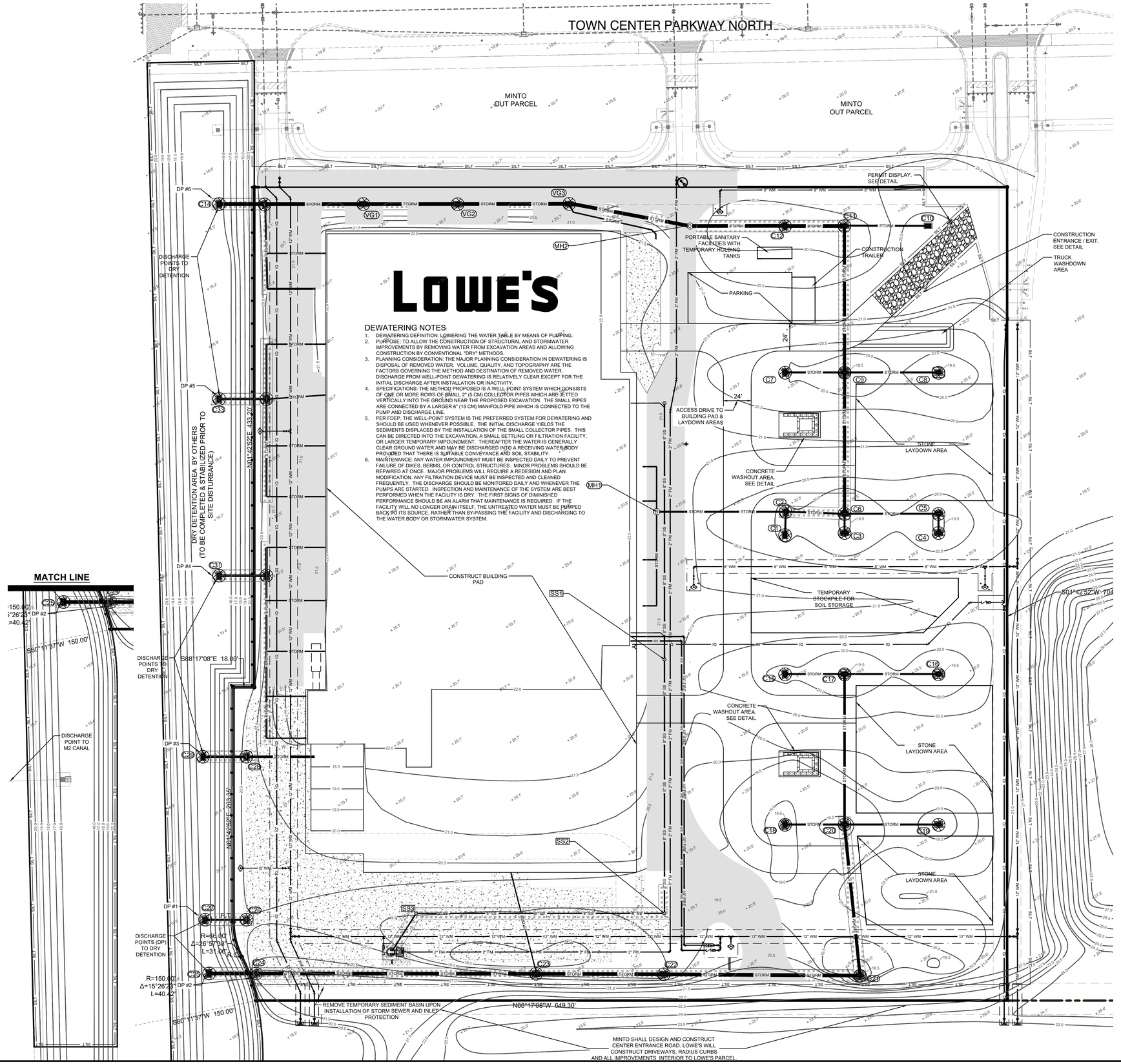
LOWE'S

Erosion & Sedimentation Control Plan Phase 1

94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 | DRAWN BY: JAC | CHECKED BY: RTC

CRITERIA
ISSUE DATE: 2023-12-15
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:

C2.1



LEGEND

- CONSTRUCTION ENTRANCE
- DEWATERING AREA
- SILT PROPOSED SILT FENCE
- EASEMENT
- PROPERTY LINE
- INLET PROTECTION
- DP # DISCHARGE POINT IDENTIFICATION

EROSION CONTROL NOTES:

1. INSPECTIONS ARE REQUIRED BY CONTRACTOR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.
2. THE CONTRACTOR WILL BE THE OPERATOR AND SHALL PREPARE, SUBMIT AND OBTAIN THE "NOTICE OF INTENT TO USE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).
3. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER NOTICE OF TERMINATION" TO THE FDEP AT THE CONCLUSION OF THE PROJECT ONCE THE SITE HAS BEEN DEEMED COMPLETE AND FULLY STABILIZED.
4. THE CONTRACTOR SHALL PREPARE, SUBMIT, AND OBTAIN ALL REQUIRED PERMITS FOR ANY ASBESTOS THAT IS FOUND AT THE SITE.
5. THE CONTRACTOR SHALL IMPLEMENT THE WORK IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACTS OF THE WORK ON NATURAL ENVIRONMENTAL FEATURES AND WATER QUALITY. THE CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION IN THE RECEIVING WATERS.
6. OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT SHALL NOT BE PERMITTED.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADVERSE OFF-SITE WATER-RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES. TRAPPED MATERIAL SHALL NOT EXCEED 1/2 HEIGHT OF DEVICES.
9. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF THE TEMPORARY PLUGS AND PLYWOOD OR GEOTEXTILE FABRIC OVER THE INLETS. THE DRAINAGE SYSTEM THAT HAS BEEN IMPACTED BY THE PROPOSED MODIFICATIONS SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
10. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
11. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND, AND THE IMPACT TO NEIGHBORING COMMUNITIES.
12. ANY TOPSOIL OR EXCAVATED SOIL THAT IS TO REMAIN ON THE SITE MUST BE STOCKPILED. THE STOCKPILE MUST BE ENCLOSED IN SILT FENCE AND TEMPORARILY SEEDED OR OTHERWISE STABILIZED AGAINST EROSION. THE STOCKPILES SHALL BE A MAXIMUM 2:1 (H:V) SLOPE AND A MAXIMUM HEIGHT OF 20 FEET OR A HEIGHT ALLOWED BY PHYSICAL CONSTRAINTS, WHICHEVER IS LESS. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT AREAS WHERE THE STOCKPILES EXIST SHALL BE BUILT AFTER SAID STOCKPILES ARE USED OR MOVED AND PROTECTED AT A DIFFERENT APPROVED LOCATION.
13. DATUM IS BASED ON N.A.V.D. 1988.

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.CONTRACTOR TO VERIFY EXISTING UTILITIES & LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER & OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE IDENTIFIED.
4. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
5. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED WITH THE AFFECTED UTILITY COMPANY. CONTRACTOR TO PROVIDE ADEQUATE TIME FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IN ORDER TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
7. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR EXISTING STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS DRAWING, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
9. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
10. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND SEMINOLE IMPROVEMENT DISTRICT (SID) TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO EXISTING USERS AND SITE THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH SID UTILITIES DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
11. DAMAGE TO ANY EXISTING IMPROVEMENTS THAT ARE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF LIMIT OF CLEARING AND DEMOLITION.
13. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
14. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
15. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
16. PRIOR TO SCHEDULING A FINAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED, SITE SHALL BE STABILIZED AND DISPOSED OF BY THE CONTRACTOR.
17. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITIES ARE STOPPED SHALL BE SEEDED, SODDED OR VEGETATED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. VEGETATION SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
18. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX.

SUGGESTED EROSION CONTROL CONSTRUCTION SEQUENCE:

PHASE I:

1. FLAG AND FENCE ALL WORK LIMITS.
2. NOTIFY SEDIMENT CONTROL INSPECTOR (24) HOURS PRIOR TO START OF CONSTRUCTION.
3. INSTALL CONSTRUCTION EXIT.
4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
5. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
7. CONSTRUCT SEDIMENT BASIN AND CONCRETE WASHOUT AREAS.
8. ROUGH GRADE SITE AS NECESSARY TO DRAIN DISTURBED AREA AWAY FROM BLDG PAD AND TOWARD SEDIMENT BASIN.
9. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING. STOCKPILE ANY EXCESS TOPSOIL OR OTHER EXCAVATED SOIL IN APPROVED STOCKPILES OR REMOVE FROM SITE.

PHASE II:

1. ROUGH GRADE BUILDING PAD
2. ROUGH GRADE PARKING AREA TO LOCATION OF LOW POINT AT NORTH/SOUTH STORM SEWER.
3. TEMPORARILY SEED DENUDED AREAS.
4. CONSTRUCT STRUCTURES AND INSTALL UTILITIES AND STORM SEWERS INSTALLING DEWATERING BMPS AS NEEDED.
5. INSTALL INLET/OUTLET PROTECTION FOR STORM STRUCTURES GRATES AND AT END OF EXPOSED STORM PIPE.
7. CONSTRUCT BUILDING PAD, ROUGH GRADE PAVING SUBGRADE & INSTALL CURB & GUTTER.
8. CONSTRUCT 24' ACCESS DRIVE TO STONE LAYDOWN AREAS AND BUILDING PAD.
9. REMOVE TEMPORARY SEDIMENT BASIN.

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REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
3/21/25	SITE PLAN REVIEW SUBMITTAL
05/23/25	SITE PLAN REVIEW RE-SUBMITTAL
06/16/25	SID RE-SUBMITTAL
07/09/25	SID RE-SUBMITTAL
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08/28/25	1 PBC FIRE DEPT. COMMENTS
09/15/25	2 Lowes OTR requirements HEAVY DUTY ASPHALT CONC.

CREECH CONSULTING, INC. CIVIL ENGINEERING
PO BOX 327, STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705
RICHARD CREECH
FL P.E. NO. 38592

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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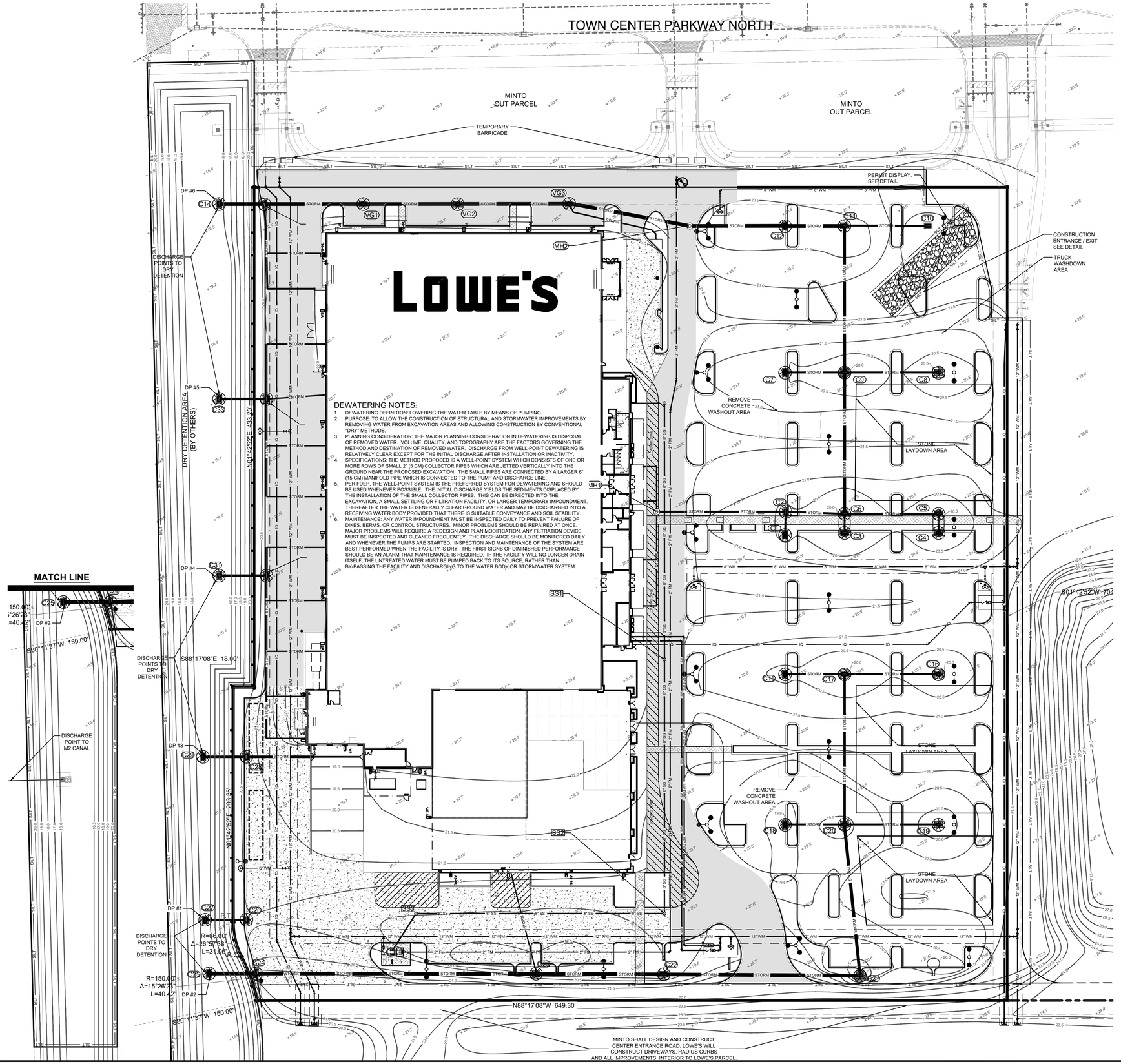
Erosion & Sedimentation Control Plan Phase 2
94 WIDE
LOWE'S OF:
Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001
DRAWN BY: JAC
CHECKED BY: RTC

CRITERIA ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	2.2 △2

ORIGINAL | FINAL | SECOND



LEGEND

- CONSTRUCTION ENTRANCE
- DEWATERING AREA
- SILT — PROPOSED SILT FENCE
- EASEMENT
- PROPERTY LINE
- INLET PROTECTION
- DP # DISCHARGE POINT IDENTIFICATION

EROSION CONTROL NOTES:

1. INSPECTIONS ARE REQUIRED BY CONTRACTOR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.
2. THE CONTRACTOR WILL BE THE OPERATOR AND SHALL PREPARE, SUBMIT AND OBTAIN THE "NOTICE OF INTENT TO USE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).
3. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER NOTICE OF TERMINATION" TO THE FDEP AT THE CONCLUSION OF THE PROJECT ONCE THE SITE HAS BEEN DEEMED COMPLETE AND FULLY STABILIZED.
4. THE CONTRACTOR SHALL PREPARE, SUBMIT, AND OBTAIN ALL REQUIRED PERMITS FOR ANY ASBESTOS THAT IS FOUND AT THE SITE.
5. THE CONTRACTOR SHALL IMPLEMENT THE WORK IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACTS OF THE WORK ON NATURAL ENVIRONMENTAL FEATURES AND WATER QUALITY. THE CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION IN THE RECEIVING WATERS.
6. OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT SHALL NOT BE PERMITTED.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADVERSE OFF-SITE WATER-RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES. TRAPPED MATERIAL SHALL NOT EXCEED 1/2 HEIGHT OF DEVICES.
9. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF THE TEMPORARY PLUGS AND PLYWOOD OR GEOTEXTILE FABRIC OVER THE INLETS. THE DRAINAGE SYSTEM THAT HAS BEEN IMPACTED BY THE PROPOSED MODIFICATIONS SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
10. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
11. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND, AND THE IMPACT TO NEIGHBORING COMMUNITIES.
12. ANY TOPSOIL OR EXCAVATED SOIL THAT IS TO REMAIN ON THE SITE MUST BE STOCKPILED. THE STOCKPILE MUST BE ENCLOSED IN SILT FENCE AND TEMPORARILY SEEDED OR OTHERWISE STABILIZED AGAINST EROSION. THE STOCKPILES SHALL BE A MAXIMUM 2:1 (H:V) SLOPE AND A MAXIMUM HEIGHT OF 20 FEET OR A HEIGHT ALLOWED BY PHYSICAL CONSTRAINTS, WHICHEVER IS LESS. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT AREAS WHERE THE STOCKPILES EXIST SHALL BE BUILT AFTER SAID STOCKPILES ARE USED OR MOVED AND PROTECTED AT A DIFFERENT APPROVED LOCATION.
13. DATUM IS BASED ON N.A.V.D. 1988.

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
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3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.CONTRACTOR TO VERIFY EXISTING UTILITIES & LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER & OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE IDENTIFIED.
4. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
5. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED WITH THE AFFECTED UTILITY COMPANY. CONTRACTOR TO PROVIDE ADEQUATE TIME FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IN ORDER TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
7. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
8. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR EXISTING STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS DRAWING, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
9. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
10. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND SEMINOLE IMPROVEMENT DISTRICT (SID) TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO EXISTING USERS AND SITE THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH SID UTILITIES DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
11. DAMAGE TO ANY EXISTING IMPROVEMENTS THAT ARE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF LIMIT OF CLEARING AND DEMOLITION.
13. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
14. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
15. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
16. PRIOR TO SCHEDULING A FINAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED, SITE SHALL BE STABILIZED AND DISPOSED OF BY THE CONTRACTOR.
17. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITIES ARE STOPPED SHALL BE SEEDED, SODDED OR VEGETATED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. VEGETATION SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
18. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX.

SUGGESTED EROSION CONTROL CONSTRUCTION SEQUENCE:

PHASE I:

1. FLAG AND FENCE ALL WORK LIMITS.
2. NOTIFY SEDIMENT CONTROL INSPECTOR (24) HOURS PRIOR TO START OF CONSTRUCTION.
3. INSTALL CONSTRUCTION EXIT.
4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
5. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
7. CONSTRUCT SEDIMENT BASIN AND CONCRETE WASHOUT AREAS.
8. ROUGH GRADE SITE AS NECESSARY TO DRAIN DISTURBED AREA AWAY FROM BLDG PAD AND TOWARD SEDIMENT BASIN.
9. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING. STOCKPILE ANY EXCESS TOPSOIL OR OTHER EXCAVATED SOIL IN APPROVED STOCKPILES OR REMOVE FROM SITE.

PHASE II:

1. ROUGH GRADE BUILDING PAD
2. ROUGH GRADE PARKING AREA TO LOCATION OF LOW POINT AT NORTH/SOUTH STORM SEWER.
3. TEMPORARILY SEED DENUDED AREAS.
4. CONSTRUCT STRUCTURES AND INSTALL UTILITIES AND STORM SEWERS INSTALLING DEWATERING BMPS AS NEEDED.
5. INSTALL INLET/OUTLET PROTECTION FOR STORM STRUCTURES GRATES AND AT END OF EXPOSED STORM PIPE.
7. CONSTRUCT BUILDING PAD, ROUGH GRADE PAVING SUBGRADE & INSTALL CURB & GUTTER.
8. CONSTRUCT 24' ACCESS DRIVE TO STONE LAYDOWN AREAS AND BUILDING PAD.
9. REMOVE TEMPORARY SEDIMENT BASIN.

PHASE III:

1. GRADE PARKING AREA AND ACCESS ROADS TO PROPOSED SUBGRADE AND COMPACT.
2. PLACE PAVING BASE.
3. PAVE SITE.
4. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING. REMOVE ANY EXCESS MATERIAL FROM THE SITE AND DISPOSE OF AT A PERMITTED SITE.
5. REMOVE INLET PROTECTION AFTER TRIBUTARY AREAS HAVE BEEN STABILIZED.
6. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.

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FINAL	SECOND	ORIGINAL

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

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MOORESVILLE, NC 28117
704.758.1000 (PH.)

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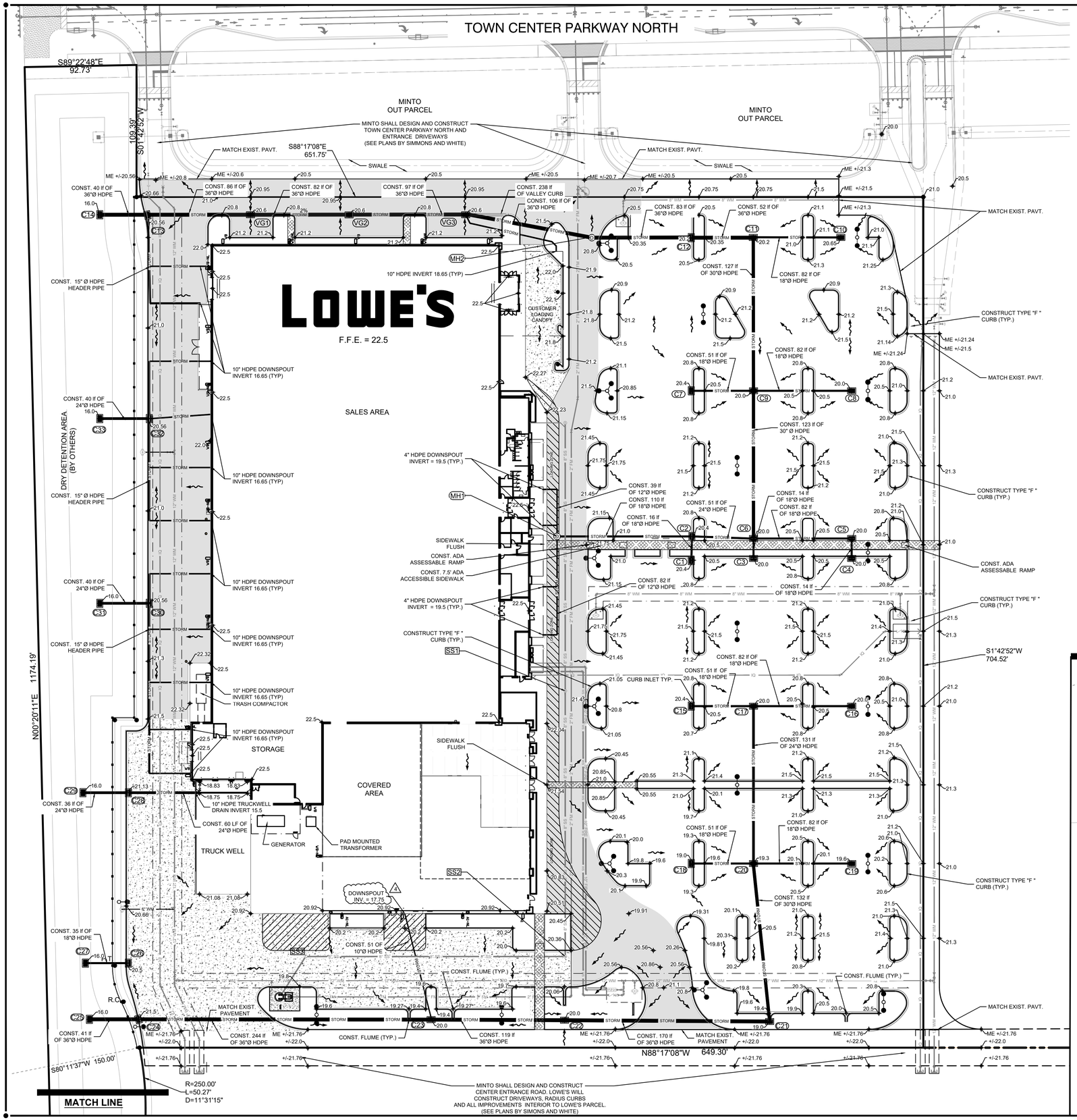
LOWE'S

Erosion & Sedimentation Control Plan Phase 3
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 | DRAWN BY: JAC | CHECKED BY: RTC

CRITERIA	
ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	

DRAWING NUMBER
C2.3 2



LEGEND

- PROPOSED ASPHALT (STANDARD)
- PROPOSED ASPHALT (HEAVY DUTY)
- PROPOSED HEAVY DUTY CONCRETE
- LIGHTING FIXTURE
- LOWE'S CART RETURN (FURNISHED AND INSTALLED BY LOWE'S [10])
- GCP — LOW SPEED ELECTRIC VEHICLES (LSEV)
- ELECTRIC VEHICLE CHARGING STATIONS (EVCPS)
- SIGN
- PROPOSED INLET
- PROPOSED DRAINAGE MANHOLE
- D-09 — PROPOSED DRAINAGE STRUCTURE No.
- PROPOSED DRAINAGE FLOW ARROWS
- 20.89 — PROPOSED GRADES
- 21.43 — EXISTING GRADES
- PROPOSED SEWER MANHOLE

GRADING NOTES

1. THE SURVEY WAS PROVIDED BY BSM & ASSOCIATION, FIELD DATED JULY 25, 2024.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS IS BASED ON DESIGN RECORDS OF THE VARIOUS ENGINEERING CONSULTANTS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES ARE TO BE USED.
5. STORM PIPE SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS.
6. ALL STORM PIPES & STRUCTURES TO BE CLEANED, VACUUMED & DESILTED PRIOR TO PROJECT TURN OVER. DRY DETENTION AREA TO BE DESILTED PRIOR TO PROJECT TURN OVER.
7. IF ANY EXISTING STRUCTURE TO REMAIN IS DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STORM STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STORM STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" AND THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
13. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED. ALSO REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS FOR LANDSCAPE/OPEN SPACE AREAS.
14. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
15. PROPOSED GRADE ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT LINE OF UNLESS OTHERWISE NOTED.
16. CONTRACTOR TO PAY SPECIAL ATTENTION WHEN COMPACTING SOIL AROUND SANITARY AND DRAINAGE STRUCTURES AND SHALL ENSURE THAT THE SOIL IS PROPERLY COMPACTED TO ELIMINATE DIFFERENTIAL SETTLEMENT. THE PAVEMENT SUBGRADE FILL PLACED WITHIN 24 INCHES OF FINISHED SUBGRADE ELEVATION AND AT LEAST THE UPPER 24 INCHES OF SUBGRADE IN ALL CUT AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D1557).
17. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SUFFICIENT COVER OVER ALL PIPES DURING ALL CONSTRUCTION PHASES IN ORDER TO PREVENT DAMAGE TO THE DRAINAGE SYSTEM.
18. ANY DAMAGE TO THE DRAINAGE SYSTEM DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR / REPLACE AND INCUR ALL COSTS.
19. CONTRACTOR SHALL TAKE SPECIAL CARE TO AVOID UNNECESSARY DISTURBANCE OF EXISTING SOILS, ESPECIALLY THOSE W/ SENSITIVE OPTIMAL MOISTURE CONTENT.
20. DRAINAGE STRUCTURE SYMBOLS SHOWN ON THE DRAWING ARE NOT TO SCALE.
21. SAW CUT PAVEMENT AT CONFORMS AND PROTECT EDGE.
22. ALL CURB CUT RAMPS SHALL HAVE DETECTABLE WARNING STRIPS AND CONSTRUCTED PER LATEST EDITION OF FDOT STANDARD SPECIFICATIONS SECTION 522-002 AND PER ADA REQUIREMENTS.
23. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF AND EXISTING UTILITIES SERVING PREVIOUS STRUCTURES. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.

STRUCTURE TABLE							
CB#	TOP EL	N	S	E	W	P TYPE	INLET TOP
C1	20.40	16.85				4'Ø - P ALT. A	CURB INLET
C2	20.40		16.85	14.45	14.45	5'Ø J - ALT. A	CURB INLET
C3	20.00	17.50				4'Ø - P ALT. A	CURB INLET
C4	20.00	17.50				4'Ø - P ALT. A	CURB INLET
C5	20.60				17.50	4'Ø - P ALT. A	CURB INLET
C6	20.00	14.45	16.45	16.45	14.45	6'Ø - J ALT. A	CURB INLET
C7	20.40			16.25		4'Ø - P ALT. A	CURB INLET
C8	20.00				16.25	4'Ø - P ALT. A	E GRATE
C9	20.00	14.45	14.45	16.25	16.25	6'Ø - J ALT. A	E GRATE
C10	20.65				16.85	4'Ø - P ALT. A	E GRATE
C11	20.20		14.45	16.85	10.95	7'Ø - J ALT. A	E GRATE
C12	20.20			10.50	10.50	7'Ø - J ALT. A	E GRATE
VG1	20.60			10.50	10.50	7'Ø - J ALT. A	VALLEY GUTTER
VG2	20.60			10.50	10.50	7'Ø - J ALT. A	VALLEY GUTTER
VG2	20.60			10.50	10.50	7'Ø - J ALT. A	VALLEY GUTTER
C13	20.56			10.50	10.50	7'Ø - J ALT. A	CURB INLET
C14	16.00			10.50		TYPE E STRUCTURE	E GRATE
C15	20.40			16.25		4'Ø - P ALT. A	CURB INLET
C16	20.00				16.25	4'Ø - P ALT. A	E GRATE
C17	20.00		15.75	16.25	16.25	6'Ø - J ALT. A	E GRATE
C18	19.00			16.25		4'Ø - P ALT. A	CURB INLET
C19	19.60				16.25	4'Ø - P ALT. A	E GRATE
C20	19.30	15.75	13.00	16.25	16.25	6'Ø - J ALT. A	E GRATE
C21	19.00	13.00			13.00	7'Ø - J ALT. A	E GRATE
C22	20.00			13.00	13.00	7'Ø - J ALT. A	E GRATE
C23	20.00	16.60	2	13.00	10.50	7'Ø - J ALT. A	E GRATE
C24	21.50			10.50	10.50	7'Ø - J ALT. A	CURB INLET
C25	16.00			10.50		TYPE E STRUCTURE	E GRATE
C26	21.30			12.00	12.00	4'Ø - P ALT. A	CURB INLET
C27	16.00			12.00		TYPE E STRUCTURE	E GRATE
C28	21.13			15.00	12.00	4'Ø - P ALT. A	CURB INLET
C29	16.00			12.00		TYPE E STRUCTURE	E GRATE
C30	20.56	14.00	14.00		12.00	4'Ø - P ALT. A	CURB INLET
C31	16.00			12.00		TYPE E STRUCTURE	E GRATE
C32	20.56	14.00	14.00	14.00	12.00	4'Ø - P ALT. A	CURB INLET
C33	16.00			12.00		TYPE E STRUCTURE	E GRATE
MH 1	22.14	19.00	19.00	14.45	19.00	4'Ø - P ALT. A	MANHOLE
MH 2	20.75			10.50	10.50	6'Ø - P ALT. A	MANHOLE

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REVISIONS		
◇ PRE-BID SET ISSUE DATE		△ POST BID SET ISSUE DATE
DATE		DESCRIPTION
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05/23/25		SITE PLAN REVIEW RE-SUBMITTAL
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07/10/25		SITE PLAN REVIEW RE-SUBMITTAL
08/28/25	1	PBC FIRE DEPT. COMMENTS
09/15/25	2	Lowes OTR requirements HEAVY DUTY ASPHALT CONC.
9/18/25	3	CATCH BASIN 23 AND DOWN SPOUT INVERT AT GARDEN CENTER

CREECH CONSULTING, INC.
CIVIL ENGINEERING
PO BOX 327 STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
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RICHARD CREECH
FL P.E. NO. 38592

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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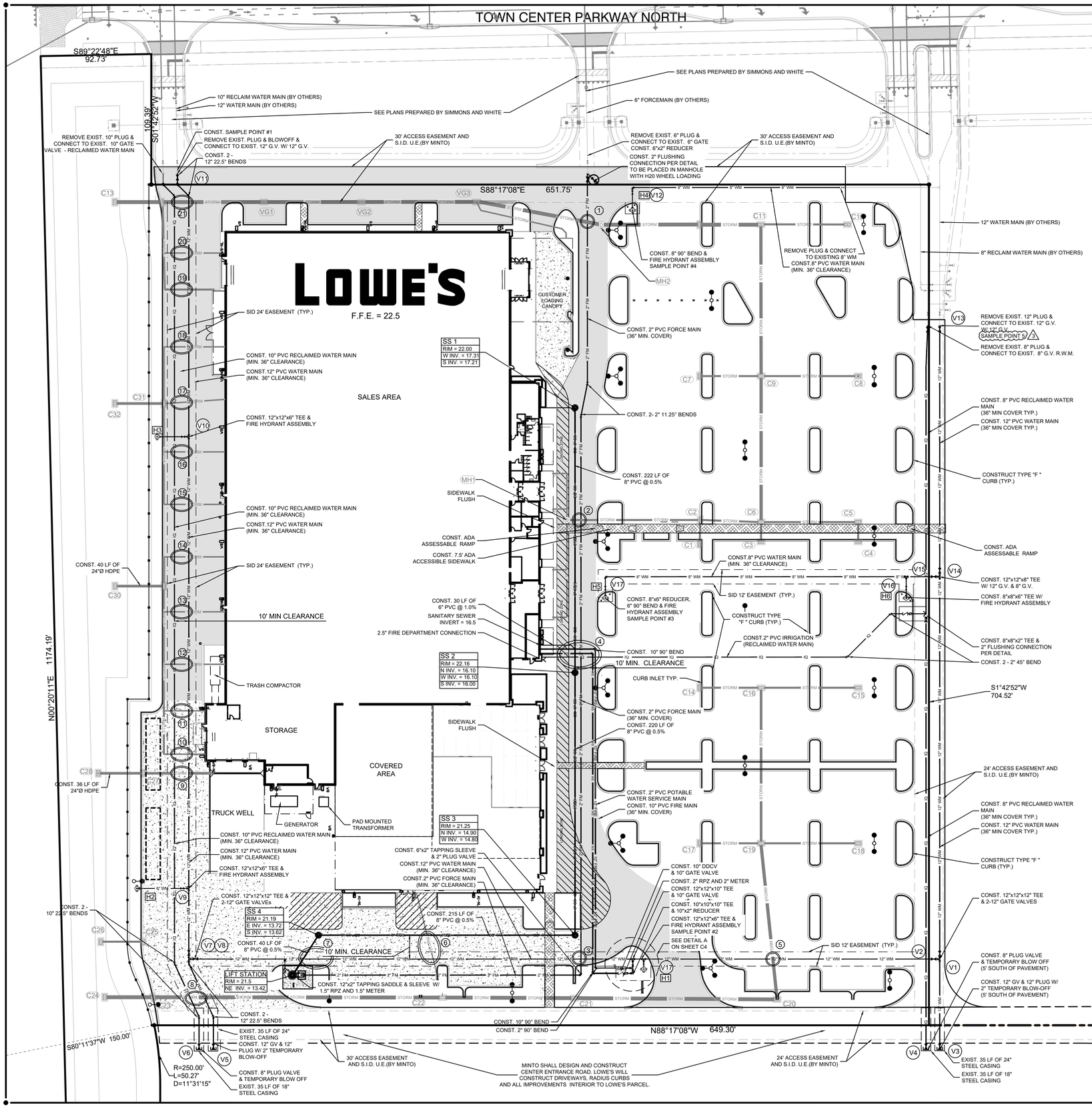
PAVING, GRADING & DRAINAGE PLAN
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 | DRAWN BY: JAC | CHECKED BY: RTC

CRITERIA
ISSUE DATE: 2023-12-15
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:

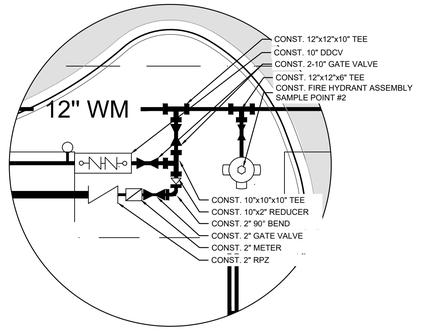
C3

FINAL | SECOND | ORIGINAL



LEGEND

- PROPOSED ASPHALT (STANDARD)
- PROPOSED ASPHALT (HEAVY DUTY)
- PROPOSED HEAVY DUTY CONCRETE
- SIGN
- PROPOSED INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE STRUCTURE No.
- PROPOSED DRAINAGE FLOW ARROWS
- PROPOSED GRADES
- EXISTING GRADES
- PROPOSED SEWER MANHOLE
- CONFLICTS (SHEET C5)
- WATER MAIN VALVE NUMBER
- FIRE HYDRANT NUMBER
- LIGHTING FIXTURE
- LOWE'S CART RETURN (FURNISHED AND INSTALLED BY LOWE'S (10))
- GCP — LOW SPEED ELECTRIC VEHICLES (LSEV)
- ELECTRIC VEHICLE CHARGING STATIONS (EVCPS)
- WS — PROPOSED WATER SERVICE
- 8" WM — PROPOSED 8" WATER MAIN
- 12" WM — PROPOSED 12" WATER MAIN
- 6" SS — PROPOSED 6' GRAVITY SANITARY SEWER
- 8" SS — PROPOSED 8' GRAVITY SANITARY SEWER
- 10" FIRE — PROPOSED 10" FIRE MAIN
- 2" FM — PROPOSED 2" FORCE MAIN
- 6" FM — PROPOSED 6" FORCE MAIN
- RO — PROPOSED RECLAIMED WATER (BY OTHERS) SIMONS AND WHITE



DETAIL A
1" = 10'

UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF SEMINOLE IMPROVEMENT DISTRICT (SID), AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
5. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   - 6" PVC SDR26 PER ASTM D 3034
   - 8" PVC SDR26 PER ASTM D 3034
6. WATER LINES SHALL BE AS FOLLOWS:
   - 2" AND SMALLER, POLYETHYLENE AS DEFINED BY ASTM D2737 SDR9 COPPER TUBE SIZE
   - 4"-12", PVC DR-18 C-900
7. DUCTILE IRON PIPE (DIP) SHALL BE REQUIRED WHEN WITHIN SIX (6) FEET HORIZONTALLY OF SEWAGE FACILITIES OR PIPES.
8. DUCTILE IRON PIPE (DIP) SHALL BE A MINIMUM OF PRESSURE CLASS 350 AND CONFORM TO THE LATEST STANDARDS OF ANSI/AWWA C150/A21.50 FOR THE THICKNESS DESIGN OF DIP.
9. ALL UTILITIES SHOULD HAVE A MINIMUM HORIZONTAL SEPARATION OF 3' TO POWER POLES, LIGHT POLES, OR OTHER UTILITIES, 15' TO BUILDINGS, TOP OF BANKS OF LAKES & CANALS AND OTHER STRUCTURES, OR ABSOLUTE MINIMUM OF 10' WITH DIP.
10. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATERLINES, 8" OR SMALLER. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE WATER LINE SHALL HAVE APPROPRIATE RESTRAINTS AS REQUIRED BY SID, A MINIMUM OF 6" CLEARANCE (12" PREFERRED).
11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
12. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATERTIGHT LIDS WHEN LOCATED IN UNPAVED AREAS.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
14. ALL EXISTING VALVES TO BE ADJUSTED TO FINAL FINISHED GRADE.
15. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED AT LEAST 30 DAYS PRIOR TO C.O.
16. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
17. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
18. SEE SID MINIMUM DESIGN & CONSTRUCTION STANDARDS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
19. CONTRACTOR SHALL COMPLY WITH SEMINOLE IMPROVEMENT DISTRICT MINIMUM DESIGN & CONSTRUCTION STANDARDS, LATEST EDITION.
20. CONTRACTOR SHALL GROUT ALL PIPE ENTRANCES AND PIPE REMOVALS TO/FROM MANHOLES TO ASSURE WATER TIGHT CONNECTIONS AND PLUGS.
21. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, FIBER OPTIC, AND GAS SERVICE: CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH SID REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS, CONNECTIONS AND INSPECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
22. CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
23. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND ANY OTHER MEANS OF PROTECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
24. THE INSTALLATION OR REPAIR OF ANY UNDERGROUND FACILITIES OF PIPING WHICH CONNECTS TO OR FURNISHES WATER FOR THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR, FIRE PROTECTION SPRINKLER CONTRACTOR OR LICENSED PLUMBER. SEE O.C.G.A. TITLE 25-11-7-(a). A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.
25. ALL FIRE HYDRANTS SHALL BE BETWEEN 5 FEET AND 12 FEET FROM BACK OF CURB. IN SITUATIONS THAT CAN NOT BE ARCHIVED A MINIMUM OF 2 BOLLARDS ARE TO BE USED ON THE TRAFFIC SIDE OF THE FIRE HYDRANT WITHOUT BLOCKING THE FIRE DEPARTMENTS ABILITY TO CONNECT TO THE FIRE HYDRANT.

- **APWA D.I.P. PIPE COLOR CODING** (FDEP 62-555.320(21)(b)3.)

THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) HAS ESTABLISHED A STANDARDIZED SYSTEM OF COLOR CODES FOR THE TEMPORARY MARKING OF UNDERGROUND UTILITIES. HERE'S A DETAILED BREAKDOWN OF THESE COLOR CODES:

- **RED**: DESIGNATED FOR MARKING ELECTRIC POWER LINES, CABLES, CONDUIT, AND LIGHTING CABLES.
- **ORANGE**: USED TO IDENTIFY TELECOMMUNICATION LINES, INCLUDING ALARM OR SIGNAL LINES, AS WELL AS CABLES OR CONDUIT.
- **YELLOW**: INDICATES THE PRESENCE OF NATURAL GAS, OIL, STEAM, PETROLEUM, OR OTHER GASEOUS AND FLAMMABLE MATERIALS.
- **GREEN**: REPRESENTS SEWER AND DRAIN LINES.
- **BLUE:** MARKS DRINKING WATER SOURCES TO ALERT OPERATORS OF SAFE WATER SUPPLY LINES.
- **PURPLE**: SIGNALS RECLAIMED WATER LINES, INCLUDING IRRIGATION AND SLURRY SYSTEMS.
- **PINK**: USED FOR TEMPORARY SURVEY MARKINGS OR TO MARK UNKNOWN OR UNIDENTIFIED FACILITIES.
- **WHITE**: OUTLINES THE PROPOSED EXCAVATION LIMITS OR ROUTES, GUIDING THE PLANNED WORK AREA.

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FINAL	SECOND	ORIGINAL

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07/10/25		SITE PLAN REVIEW RE-SUBMITTAL
08/28/25	1	PBC FIRE DEPT. COMMENTS
09/15/25	2	Lowes OTR requirements HEAVY DUTY ASPHALT CONC.
9/18/25	3	PER FL DEPT. OF HEALTH ADDED DETAIL PWB TEMP SAMPLE POINT

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CIVIL ENGINEERING
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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
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RICHARD CREECH
FL P.E. NO. 38592

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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LOWE'S

WATER AND SEWER PLAN

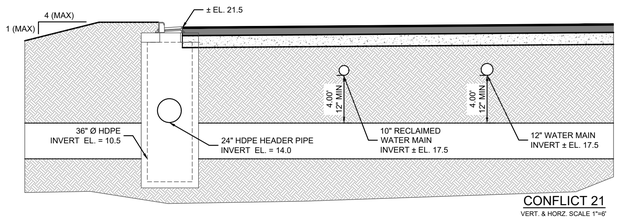
94 WIDE

LOWE'S OF: Westlake

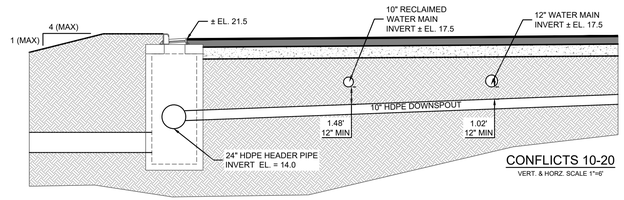
WESTLAKE, FLORIDA

PROJECT No: 23-022-001 DRAWN BY: JAC CHECKED BY: RTC

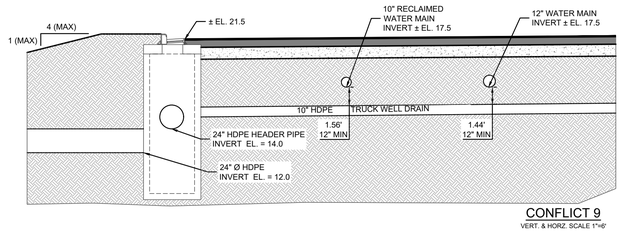
CRITERIA ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	C4



CONFLICT 21
VERT. & HORZ. SCALE 1"=6'



CONFLICTS 10-20
VERT. & HORZ. SCALE 1"=6'



CONFLICT 9
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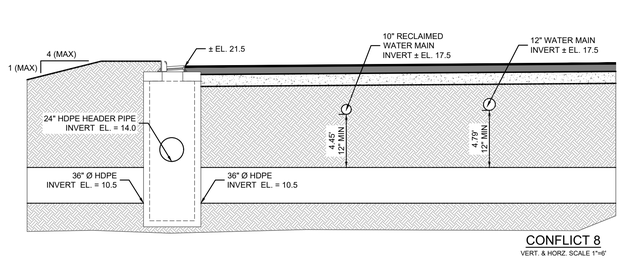

CONFLICT 8
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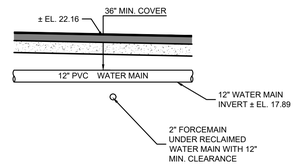
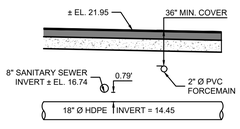
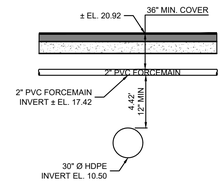


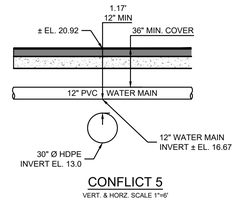




CONFLICT 3
VERT. & HORZ. SCALE 1"=6'

CONFLICT 2
VERT. & HORZ. SCALE 1"=6'

CONFLICT 1
VERT. & HORZ. SCALE 1"=6'



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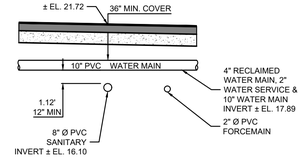

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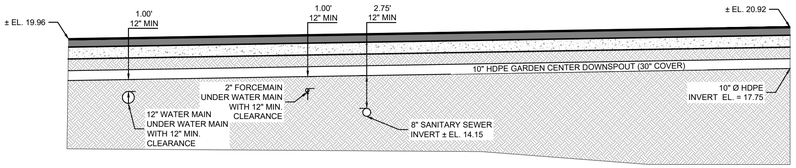

CONFLICT 6
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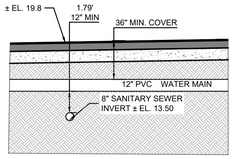

CONFLICT 7
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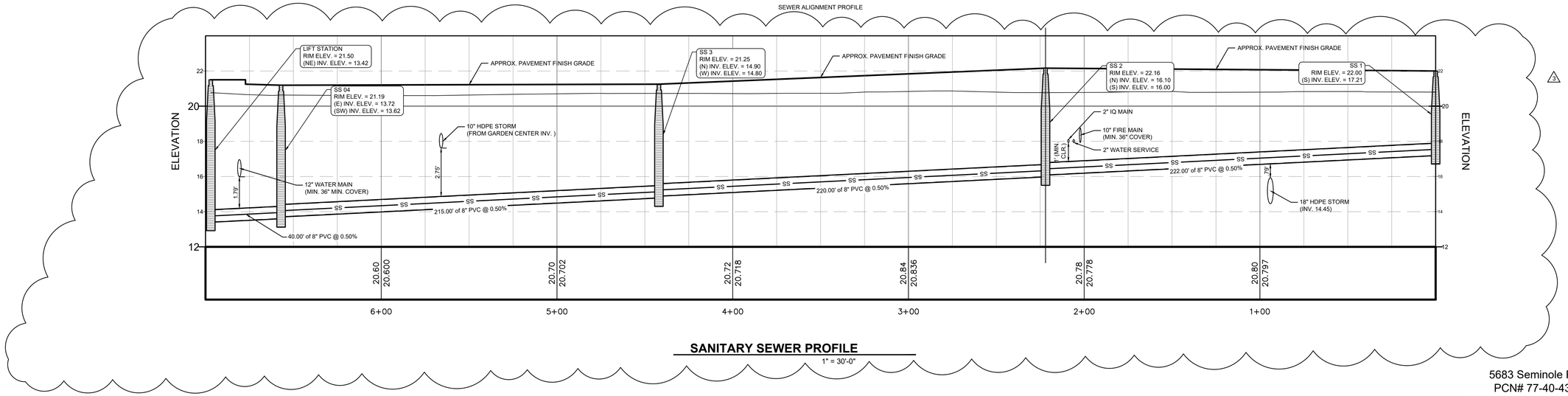

SANITARY SEWER PROFILE

1" = 30'-0"

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

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06/16/25		SID RE-SUBMITTAL
07/09/25		SID RE-SUBMITTAL
07/10/25		SITE PLAN REVIEW RE-SUBMITTAL
08/28/25	1	PBC FIRE DEPT. COMMENTS
09/15/25	2	Lowes OTR requirements HEAVY DUTY ASPHALT CONC.
9/18/25	3	PER FL DEPT. OF HEALTH ADDED DETAIL PWS TEMP SAMPLE POINT

CREECH
CONSULTING, INC.
CIVIL ENGINEERING
PO BOX 327 STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

RICHARD CREECH
FL P.E. NO. 38592

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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LOWE'S

WATER AND SEWER PLAN
94 WIDE
LOWE'S OF:
Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 | DRAWN BY: JAC | CHECKED BY: RTC

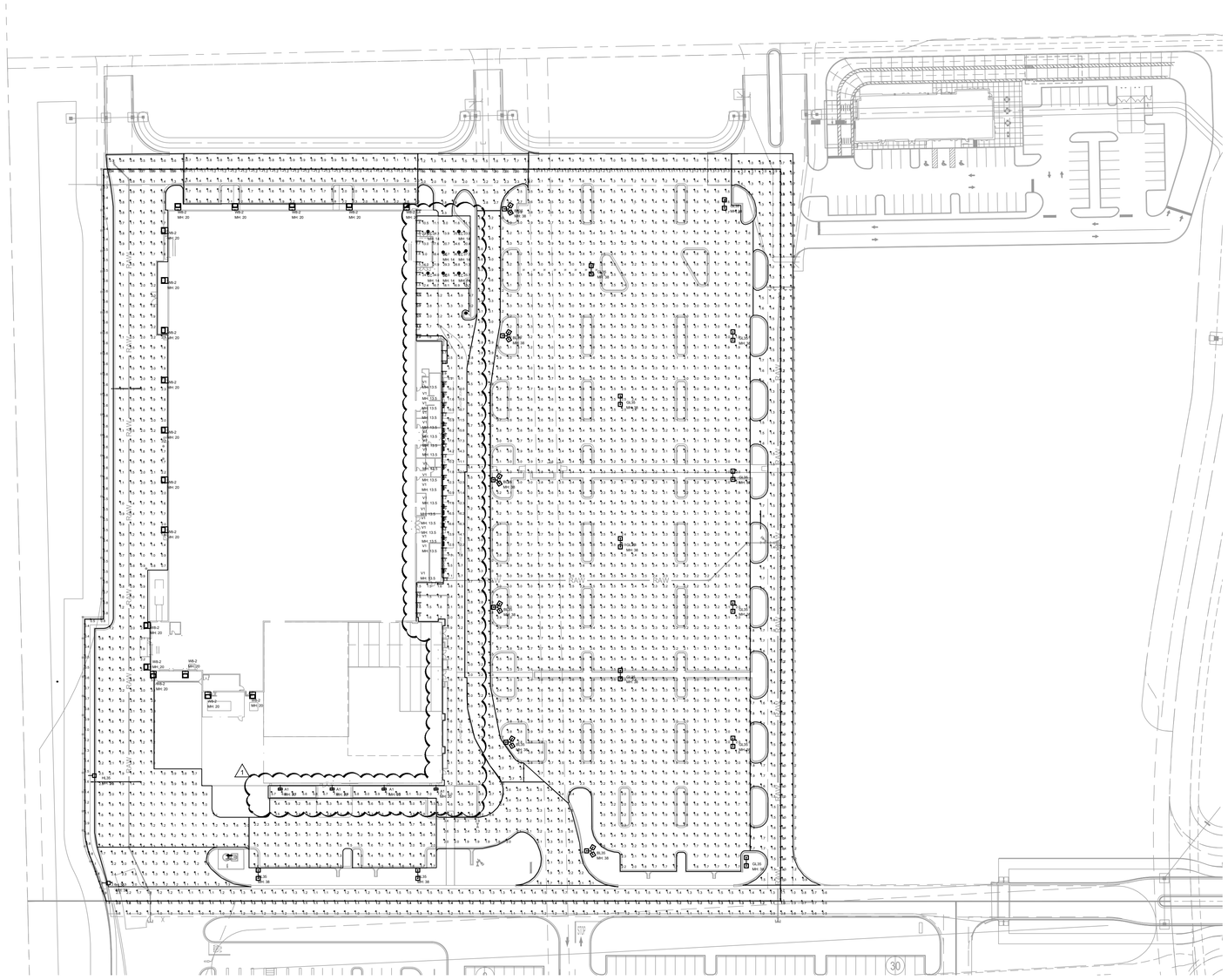
CRITERIA ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	C5

ORIGINAL | SECOND FINAL

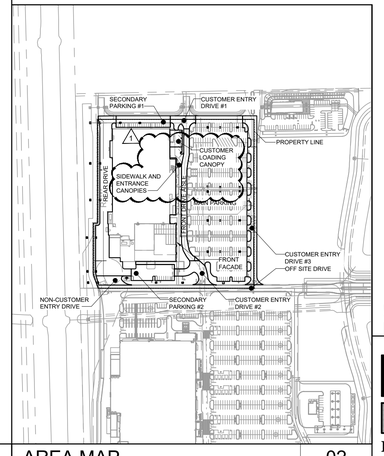
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	18	V1	Single	N.A.	0.750	ARC2 LED P4 40K
	18	W8-2	Single	N.A.	0.750	DSX0 LED P3 50K 80CRI T4M
	7	LC	Single	N.A.	0.750	JEBL 18000LM FRGL MVOLT 40K 80CRI
	2	HL35	Single	N.A.	0.750	RSX2 LED P3 40K R4
	12	GL35	Back-Back	N.A.	0.750	RSX2 LED P3 40K R5
	6	BL35	3 @ 120 Degrees	N.A.	0.750	RSX2 LED P3 40K R5
	4	A1	Single	N.A.	0.750	RSX1 LED P4 50K R3

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Exceptions
CUSTOMER ENTRY DRIVE 1	Illuminance	Fc	2.03	4.3	1.2	1.69	3.58	
CUSTOMER ENTRY DRIVE 2	Illuminance	Fc	2.31	3.4	1.6	1.44	2.13	
CUSTOMER ENTRY DRIVE 3	Illuminance	Fc	1.30	1.9	0.6	2.17	3.17	
CUSTOMER LOADING CANOPY	Illuminance	Fc	21.03	38.5	8.0	2.63	4.81	
FRONT DRIVE AISLE	Illuminance	Fc	3.52	7.6	2.0	1.76	3.80	
FRONT FACADE	Illuminance	Fc	2.70	4.4	1.4	1.93	3.14	
MAIN PARKING	Illuminance	Fc	2.26	3.3	0.9	2.51	3.67	
NON-CUSTOMER ENTRY DRIVE	Illuminance	Fc	1.49	2.6	1.1	1.35	2.36	
OFF SITE DRIVE	Illuminance	Fc	1.25	2.5	0.5	2.50	5.00	
PROPERTY LINE	Illuminance	Fc	1.13	2.0	0.3	3.77	6.67	1
REAR DRIVE	Illuminance	Fc	1.48	3.5	0.3	4.93	11.67	2
SECONDARY PARKING 1	Illuminance	Fc	1.52	3.0	0.7	2.17	4.29	
SECONDARY PARKING 2	Illuminance	Fc	2.81	6.0	1.2	2.34	5.00	
SIDEWALKS AND ENTRANCE CANOPIES	Illuminance	Fc	5.04	17.6	1.5	3.36	11.73	

LOWE'S CALCULATION TARGET VALUES				
Label	Avg	Max	Min	Max/Min
CUSTOMER ENTRY DRIVE #1	1.25	N/A	N/A	10.0
CUSTOMER ENTRY DRIVE #2	1.25	N/A	N/A	10.0
CUSTOMER ENTRY DRIVE #3	1.25	N/A	N/A	10.0
CUSTOMER LOADING CANOPY	N/A	N/A	N/A	N/A
FRONT DRIVE AISLE	2.50	N/A	1.0	5.0
FRONT FACADE	1.25	N/A	N/A	N/A
MAIN PARKING	2.00	N/A	0.75	5.0
NON-CUSTOMER ENTRY DRIVE	1.25	N/A	N/A	10.0
OFF SITE DRIVE	N/A	N/A	N/A	N/A
PROPERTY LINE	N/A	0.8	N/A	N/A
REAR DRIVE	N/A	N/A	0.6	10.0
SECONDARY PARKING #1	2.00	N/A	0.75	10.0
SECONDARY PARKING #2	2.00	N/A	0.75	10.0
SIDEWALKS AND ENTRANCES	N/A	N/A	N/A	N/A



SITE PHOTOMETRIC PLAN — 01 — SCALE: 1"=60'-0"



AREA MAP — 02 — SCALE: N.T.S

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

EXCEPTION:

1. AREAS WHERE PROPERTY LINE FC LEVEL EXCEED LOWE'S REQUIRED MAXIMUM IS ADJACENT TO COMMERCIAL PROPERTY.
2. AREA OF REAR DRIVE BELOW TARGET MINIMUM IS BEYOND PROPERTY LINE TO BE ILLUMINATED BY OTHERS.

NOTE:
SITE PHOTOMETRIC PLANS SHALL NOT BE SUBMITTED TO ANY REVIEWING AUTHORITY PRIOR TO APPROVAL BY LOWE'S ENGINEERING MANAGER.

NOTE:
THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO PAGE INTERWORKS, PA. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

NOTE:
LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LED ARRAY, DRIVER, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

NOTE:
THIS LIGHTING DESIGN IS PROVIDED AS A BASIS OF DESIGN. ANY DEVIATION FROM SITE LIGHTING FIXTURES SPECIFIED WILL REQUIRE A PHOTOMETRIC PLAN TO BE SUBMITTED TO LOW'ES ENGINEERING MANAGER AND ENGINEER OF RECORD FOR APPROVAL.

PAGE INTERWORKS, P.A.
ENGINEERS & CONSULTANTS
923 MAIN STREET, NORTH WILKESBORO, NC 28659
PHONE: 336-667-4225

REVISIONS
◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE		DESCRIPTION
10.10 2025	1	PLAN REVIEW COMMENTS

CRECH CONSULTING, INC. CIVIL STRUCTURAL ENGINEERS
PO BOX 427, STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 6139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

FOR REFERENCE ONLY

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
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LOWE'S

SITE PHOTOMETRIC PLAN AND CALCULATIONS

LOWE'S OF WESTLAKE
5683 SEMINOLE PRATT WHITNEY RD.
Westlake, Florida, 33470

PROJECT No: 25040 | DRAWN BY: JMP | CHECKED BY: CARP

CRITERIA ISSUE DATE: 2023-12-15
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:

DRAWING NUMBER: PH1.00

ORIGINAL | SECOND | FINAL

PRO PARKING SIGN

NOTES:
1. INSTALL PRO PARKING SIGN ON CUSTOMER LOADING CANOPY COLUMNS AS INDICATED ON (SHEET SP-1).
2. ELEVATION TO TOP OF SIGN SHALL BE 8'-0" ABOVE PARKING SURFACE.

PAINTED "PRO PARKING"

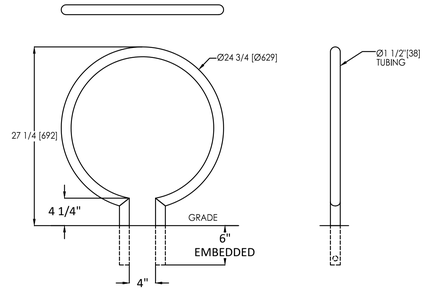
NOTES:
1. LETTERING TO BE WHITE IF ON PAINTED ON ASPHALT AND YELLOW IF ON CONCRETE.

PAINTED "PRO TRAILER PARKING"

NOTES:
1. LETTERING TO BE WHITE IF ON PAINTED ON ASPHALT AND YELLOW IF ON CONCRETE.

GOLF CART PARKING SIGN

NOTES:
1. INSTALL AT EACH GOLF CART PARKING SPACE. WHERE GOLF CART PARKING SPACES FACE ONE ANOTHER, THERE SHALL BE ONE POST WITH SIGNS MOUNTED ON BOTH SIDES.
2. TO BE MOUNTED ON GALVANIZED SIGN POST WITH BOLLARD BASE. SEE HANDICAP SIGN DETAIL (SHEET SP-3) FOR SIGN POST AND BOLLARD CONSTRUCTION DETAILS.



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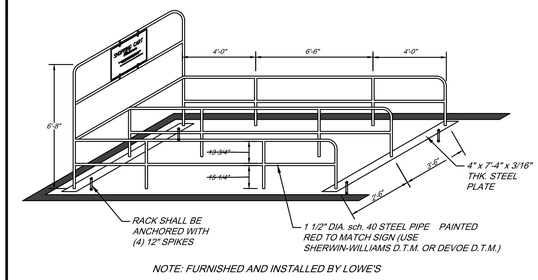
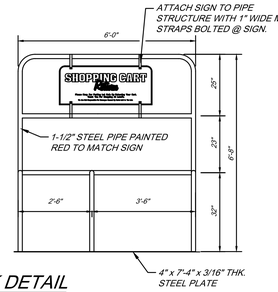
BIKE RACK DETAIL

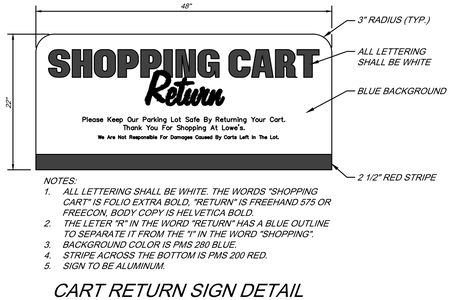
NTS



NOTE: FURNISHED AND INSTALLED BY LOWE'S

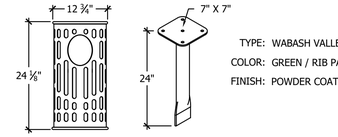
2 STALL CART RETURN RACK DETAIL





NOTES:
1. ALL LETTERING SHALL BE WHITE. THE WORDS "SHOPPING CART" IS FOLIO EXTRA BOLD, "RETURN" IS FREEHAND 575 OR FREEFON, BODY COPY IS HELVETICA BOLD.
2. THE LETER "R" IN THE WORD "RETURN" HAS A BLUE OUTLINE TO SEPARATE IT FROM THE "I" IN THE WORD "SHOPPING".
3. BACKGROUND COLOR IS PMS 280 BLUE.
4. STRIPE ACROSS THE BOTTOM IS PMS 200 RED.
5. SIGN TO BE ALUMINUM.

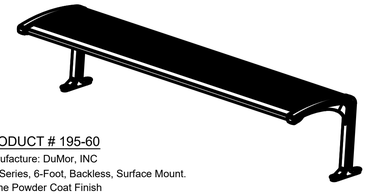
CART RETURN SIGN DETAIL



TYPE: WABASH VALLEY ASH URN
COLOR: GREEN / RIB PATTERN
FINISH: POWDER COAT

TRASH CAN DETAIL

NTS



PRODUCT # 195-60
Manufacture: DuMor, INC
195 Series, 6-Foot, Backless, Surface Mount.
Frame Powder Coat Finish
w/ Textured Silver
Color: White
Or approved by Landscape Architect

INSTALL PER MANUFACTURERS RECOMMENDATIONS

Contact Information:
repservices.com
sales@repservices.com
Phone: 866.232.8532

BENCH DETAIL

NTS

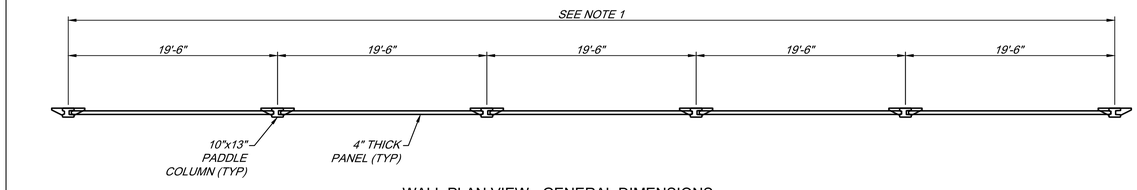
PICKUP DIRECTIONAL SIGN DETAIL

PICKUP PARKING SIGN

NOTES:
1. INSTALL AT EACH PICKUP PARKING SPACE. WHERE PICKUP SPACES FACE ONE ANOTHER, THERE SHALL BE ONE POST WITH SIGNS MOUNTED ON BOTH SIDES.
2. TO BE MOUNTED ON GALVANIZED SIGN POST WITH BOLLARD BASE. SEE HANDICAP SIGN DETAIL (SHEET SP-3) FOR SIGN POST AND BOLLARD CONSTRUCTION DETAILS.

VETERAN PARKING SIGN

NOTES:
1. INSTALL AT EACH VETERAN PARKING SPACE. WHERE VETERAN SPACES FACE ONE ANOTHER, THERE SHALL BE ONE POST WITH SIGN MOUNTED ON BOTH SIDES.
2. TO BE MOUNTED ON GALVANIZED SIGN POST WITH BOLLARD BASE. SEE HANDICAP SIGN DETAIL (SHEET SP-3) FOR SIGN POST AND



WALL PLAN VIEW - GENERAL DIMENSIONS
SCALE: 1/4" = 1'-0"

TYPICAL 6' x 2.0 WALL ELEVATION - GENERAL DIMENSIONS
SCALE: 1/4" = 1'-0"

NOTES:
1. COLUMN CENTER-TO-CENTER SPACING VARIES BASED ON COLUMN KEYWAY(S).
   1.a. LARGE KEYWAY TO LARGE KEYWAY: 19'-5"
   1.b. SMALL KEYWAY TO LARGE KEYWAY: 19'-6"
   1.c. SMALL KEYWAY TO SMALL KEYWAY: 19'-7"
2. CONTRACTOR SHALL REFER TO CIVIL DRAWINGS FOR OVERALL WALL LAYOUT.

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

REVISIONS
◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
3/21/25	SITE PLAN REVIEW SUBMITTAL
05/23/25	SITE PLAN REVIEW RE-SUBMITTAL
06/16/25	SID RE-SUBMITTAL
07/09/25	SID RE-SUBMITTAL
07/10/25	SITE PLAN REVIEW RE-SUBMITTAL
08/28/25	PBC FIRE DEPT. COMMENTS
09/15/25	Lowes OTR requirements HEAVY DUTY ASPHALT CONC.

CREECH
CONSULTING, INC.
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PO BOX 327 STUART, FLORIDA 34994 (772) 485-2140
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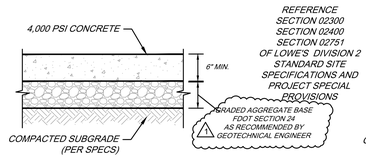
SITE DEVELOPMENT DETAILS
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 | DRAWN BY: JAC | CHECKED BY: RTC

CRITERIA ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	

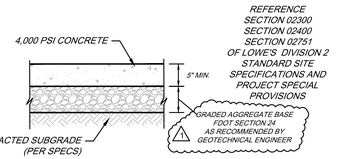
DRAWING NUMBER:
D1

FINAL	SECOND	ORIGINAL



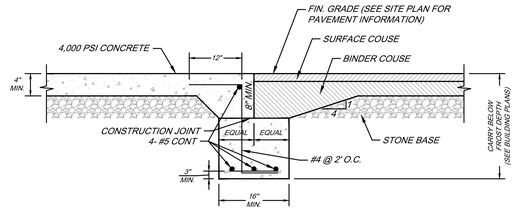
HEAVY DUTY CONCRETE PAVEMENT SECTION

NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

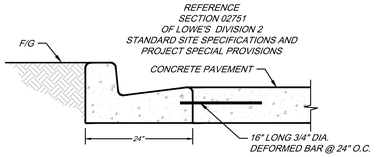


STANDARD DUTY CONCRETE PAVEMENT SECTION

NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

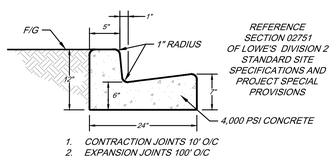


CONCRETE/ASPHALT PAVEMENTJOINT DETAIL



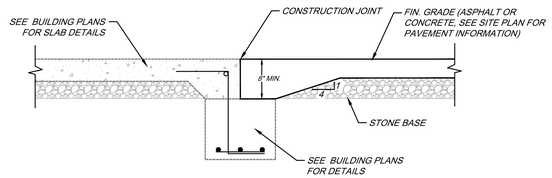
NOTE: DOWELS NOT REQUIRED WITH MONOLITHIC POUR

CONCRETE CURB & GUTTER DOWELED JOINT DETAIL

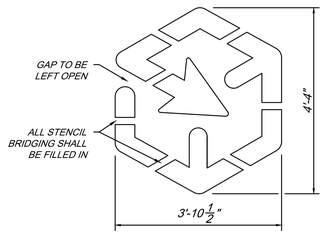


1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC

24" CONCRETE CURB & GUTTER DETAIL

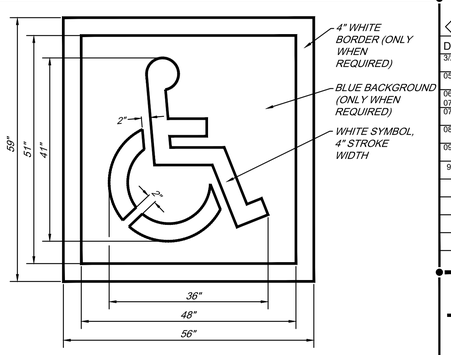


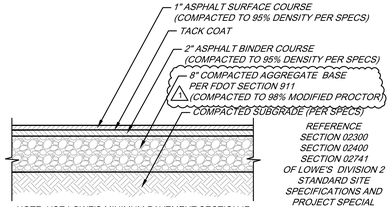
BUILDING SLAB/ PAVEMENT JOINT DETAIL



NOTES:
1. MARKING SHALL MATCH EXACT DIMENSIONS.
2. MARKING SHALL BE PAINTED SOLID WHITE PER LOWE'S SECTION 2745 SPECIFICATIONS.
3. STENCIL BRIDGING SHALL BE FILLED IN.

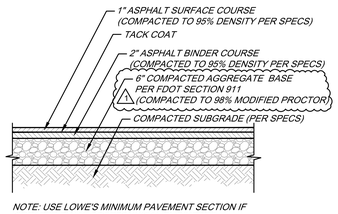
PICKUP PARKING SPACE MARKING





NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

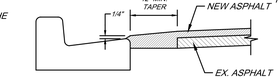
HEAVY DUTY ASPHALT PAVEMENT SECTION



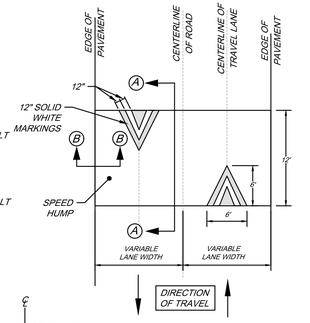
NOTE: USE LOWE'S MINIMUM PAVEMENT SECTION IF GREATER THAN GEOTECHNICAL ENGINEERS RECOMMENDATION

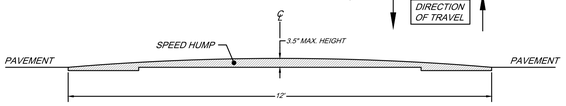
STANDARD DUTY ASPHALT PAVEMENT SECTION

NOTES:
1. SECTION A-A FINISHED SURFACE DIMENSIONS ARE DISTANCES FROM THE SURFACE OF THE EXISTING ROADWAY. CONSTRUCTION TOLERANCE FOR THESE CROSS SECTION DIMENSIONS IS ±1/4".
2. SPEED HUMPS THAT DO NOT COMPLY WITH CONSTRUCTION TOLERANCES SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL WARRANT THAT THE MID-POINT HEIGHT TO BE AT LEAST 3 INCHES FOR 12 MONTHS. IF MID-POINT HEIGHT IS LESS THAN 3" AT 12 MONTH WARRANTY REVIEW, THE SPEED HUMP SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. TACK COAT SHALL BE APPLIED PRIOR TO PAVING.
5. FOR EXISTING ASPHALT PAVEMENTS : SAWCUT AND REMOVE A 24 INCH WIDTH AT THE MATCHING SPEED HUMP EDGE. REPLACE THE FULL DEPTH OF TOP SURFACE COURSE WITH SPEED HUMP ASPHALT AS A SINGLE OPERATION DURING CONSTRUCTION OF THE SPEED HUMP.
6. CONTRACTOR SHALL VERIFY THAT PROPOSED LOCATION OF SPEED HUMP WILL NOT CREATE PONDING DURING A RAINFALL EVENT.
7. LONGITUDINAL EDGE JOINTS (ALONG LIP OF GUTTER) REMOVE THE EXISTING SURFACE COURSE OF PAVEMENT A MINIMUM OF 12". NEW SPEED HUMP PAVEMENT SHALL TAPER A DISTANCE OF 12" FROM THE SPEED HUMP PROFILE GRADE TO MATCH 1/4" ABOVE THE LIP OF GUTTER.



SECTION B-B

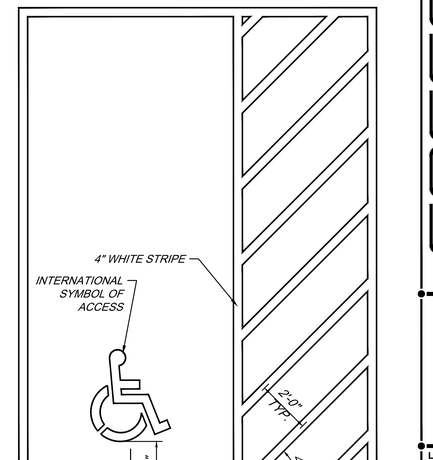




SECTION A-A

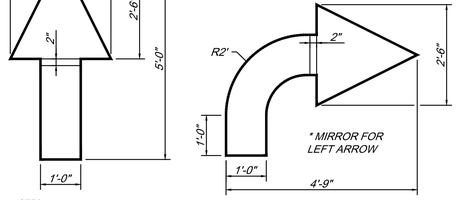
SPEED HUMP (PARABOLIC)

(TO BE USED ONLY AS REQUIRED OR REQUESTED BY OWNER)



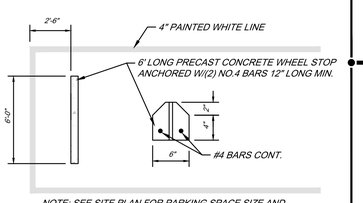
NOTES:
1. BLUE BACKGROUND AND/OR WHITE BORDER SHALL ONLY BE INSTALLED WHERE REQUIRED BY AHJ.
2. ALL PAVEMENT MARKINGS SHALL MATCH THE EXACT DIMENSIONS AND COLOR SHOWN ON THIS DETAIL UNLESS REQUIRED OTHERWISE BY AHJ.

ACCESSIBLE PARKING PAVEMENT MARKINGS



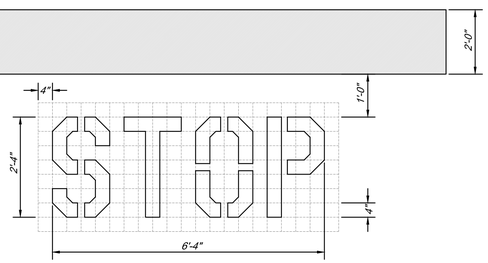
NOTES:
1. ALL ARROWS SHALL MATCH EXACT DIMENSIONS, UNLESS REQUIRED BY AHJ.
2. ARROWS SHALL BE PAINTED SOLID WHITE PER LOWE'S SECTION 2741 SPECIFICATIONS.
3. STENCIL BRIDGING SHALL BE FILLED IN ON ALL ARROWS.

PAVEMENT MARKING ARROWS



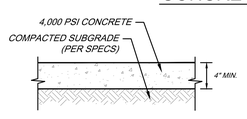
NOTE: SEE SITE PLAN FOR PARKING SPACE SIZE AND FOR WHEEL STOP LOCATIONS.

CONCRETE WHEEL STOP DETAIL



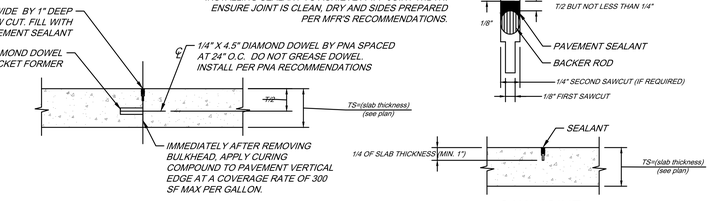
STOP BAR AND STOP TEXT*

*STOP TEXT SHALL ONLY BE USED AT LUMBER CANOPY EXIT LANES AND NOT WHEN STOP BARS ARE ACCOMPANIED BY A STOP SIGN



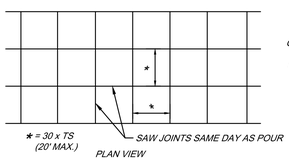
1. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC

SIDEWALK DETAIL

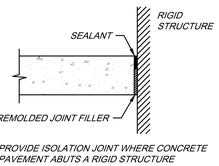


CONSTRUCTION JOINT

SAW JOINT

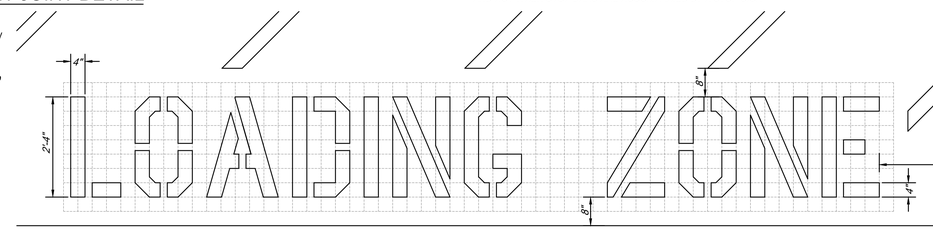


CONCRETE PAVEMENT



ISOLATION JOINT

CONCRETE PAVEMENT JOINT DETAIL



LOADING ZONE PAVEMENT MARKINGS

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

ORIGINAL
SECOND
FINAL

REVISIONS

◇ PRE-BID SET ISSUE DATE — △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
3/21/25	SITE PLAN REVIEW SUBMITTAL
05/23/25	SITE PLAN REVIEW RE-SUBMITTAL
06/16/25	SID RE-SUBMITTAL
07/09/25	SID RE-SUBMITTAL
07/10/25	SITE PLAN REVIEW RE-SUBMITTAL
08/28/25	△1 PBC FIRE DEPT. COMMENTS
09/15/25	△2 Lowes OTR requirements HEAVY DUTY ASPHALT CONC.
9/18/25	△3 PER TERRACON ROCK BASE SPEC WAS MODIFIED.

CREECH CONSULTING, INC. CIVIL/LAND ENGINEERED
PO BOX 327 STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

RICHARD CREECH
FL P.E. NO. 38592

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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LOWE'S

SITE DEVELOPMENT DETAILS
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 | DRAWN BY: JAC | CHECKED BY: RTC

CRITERIA ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	D2

SITE NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL BACK OF CURB RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

GRADING AND DRAINAGE NOTES:

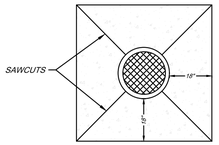
1. ALL EXISTING STRUCTURES, FENCING, TREES, & ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE (UNLESS OTHERWISE SPECIFIED TO REMAIN). ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES & LOWE'S SPECIFICATIONS.
2. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST CONCRETE.
3. ALL DRAINAGE STRUCTURES AND STORM DRAINAGE PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
4. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
5. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
6. AFTER PERMITS HAVE BEEN OBTAINED & SEDIMENT CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD, GARDEN CENTER & APRONS TO 0" - 1/2" OF SUBGRADE AS PER SECTION 02300, DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.
7. IMMEDIATELY INSTALL & COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" PRIOR TO EXCAVATING INTERIOR & PERIMETER FOOTINGS.
8. FRENCH DRAIN SHALL BE INSTALLED IF DIRECTED BY THE GEOTECHNICAL ENGINEER OR AS SHOWN ON PLANS.
9. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.
10. ALL ROOF DRAINS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END.
11. AREAS DESIGNATED AS PERMANENT (POST-CONSTRUCTION) INFILTRATION BMPS SHALL NOT BE COMPACTED DURING SITE GRADING OPERATION.

SITE UTILITY NOTES:

1. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR AND THE UTILITY COMPANY PROVIDING SERVICE.
2. GENERAL CONTRACTOR SHALL PROVIDE 2' x 2' x 6" THICK CONCRETE APRON AT ALL CLEANOUTS, VALVES, AND METERS OUTSIDE OF BUILDING.
3. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
4. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION. ASSOCIATED COST BY GENERAL CONTRACTOR.
5. GENERAL CONTRACTOR SHALL FURNISH (2) - 4" TELEPHONE CONDUIT(S) AS SHOWN ON PLAN, VERIFY LOCATION OF TIE IN AT TELEPHONE COMPANY'S SERVICE LINE. PROVIDE NYLON PULL CORDS INSIDE CONDUIT.
6. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
9. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM HYDRANT.
10. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
11. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
12. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.
13. REFER TO FIRE PROTECTION SHEETS FOR LOCATION AND DETAIL OF FIRE LINE LEAD IN.
14. FIRE LINE SHALL BE STUBBED UP 1' ABOVE FFE IN SPRINKLER ROOM.
15. REFER TO PLUMBING SHEETS FOR LOCATION OF SEWER, DOMESTIC, AND IRRIGATION CONNECTIONS.

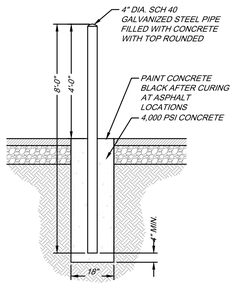
LANDSCAPE NOTES:

1. ALL PLANT BEDS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
2. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED, SODDED OR OTHERWISE STABILIZED PER SPECIFICATIONS.
3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

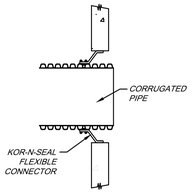


STORM / SANITARY

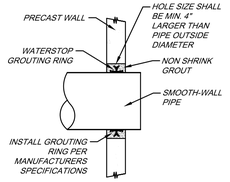
MANHOLE APRON



BOLLARD DETAIL



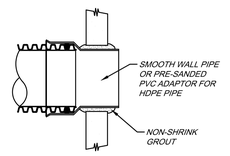
CORRUGATED PIPE



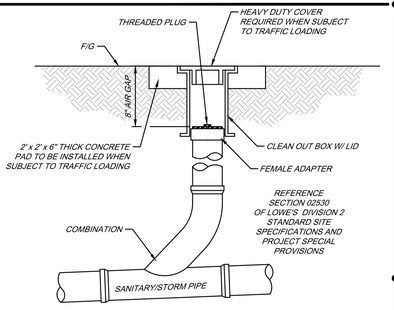
SMOOTH WALL PIPE

WATER-TIGHT PIPE TO MANHOLE CONNECTION DETAIL

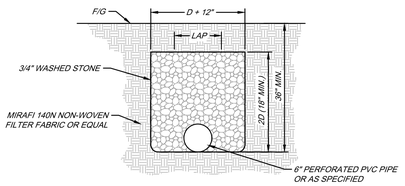
NOTES:
1. HOLE SHALL BE A MIN. 4" LARGER THAN PIPE OUTSIDE DIAMETER
2. HOLES SHALL BE PRECAST OR CORED.



SOIL-TIGHT PIPE TO MANHOLE CONNECTION DETAIL

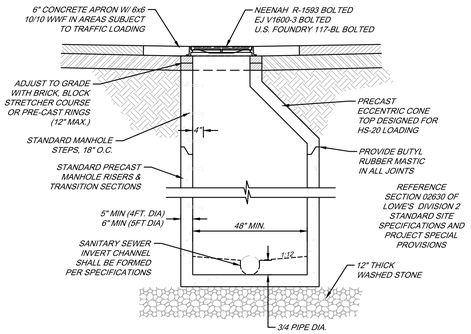


CLEANOUT DETAIL



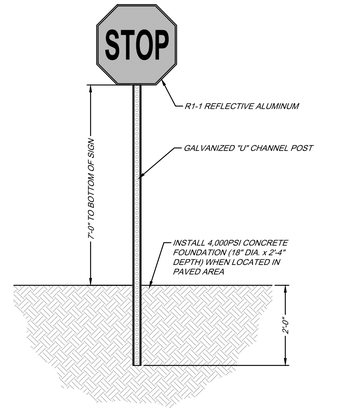
FRENCH DRAIN

TO BE UTILIZED AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR AS SHOWN ON THE PLANS.

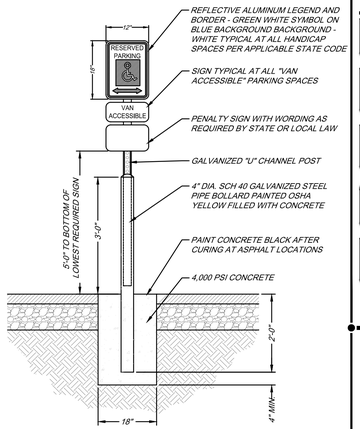


NOTES:
1. CONCRETE SHALL BE 4,000#PI MINIMUM FOR ALL PRECAST CONCRETE STORM STRUCTURES
2. PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
3. BRICK MAY BE USED TO ADJUST FRAME, GRATE, & HOOD TO SURFACE ELEVATION A MAXIMUM OF 12 INCHES.

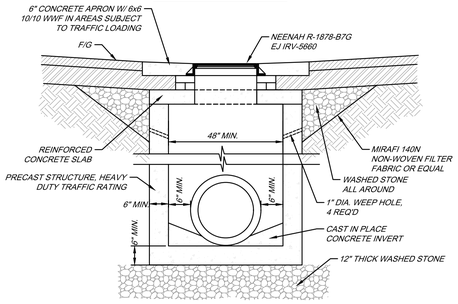
STORM MANHOLE



STOP SIGN DETAIL

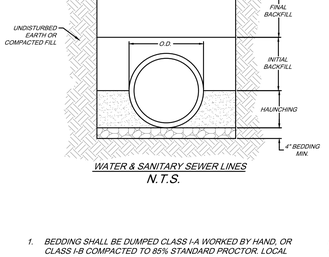


HANDICAP PARKING SIGN

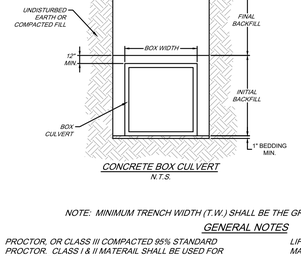


DROP INLET

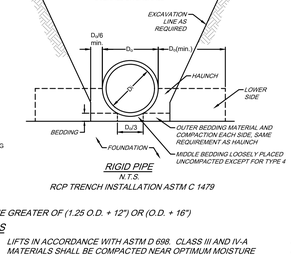
NOTES:
1. CONCRETE SHALL BE 4,000SPI MINIMUM FOR ALL PRECAST CONCRETE STORM STRUCTURES.
2. PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
3. BRICK MAY BE USED TO ADJUST FRAME, GRATE, & HOOD TO SURFACE ELEVATION A MAXIMUM OF 12 INCHES.



WATER & SANITARY SEWER LINES
N.T.S.

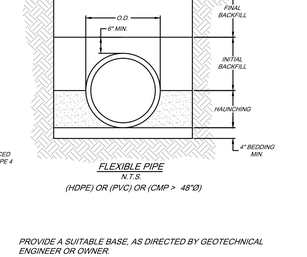


CONCRETE BOX CULVERT
N.T.S.



RIGID PIPE
N.T.S.

RCP TRENCH INSTALLATION ASTM C 1479



FLEXIBLE PIPE
N.T.S.

(HDPE) OR (PVC) OR (CMP > 48"Ø)

NOTE: MINIMUM TRENCH WIDTH (T.W.) SHALL BE THE GREATER OF (1.25 O.D. + 12") OR (O.D. + 16")

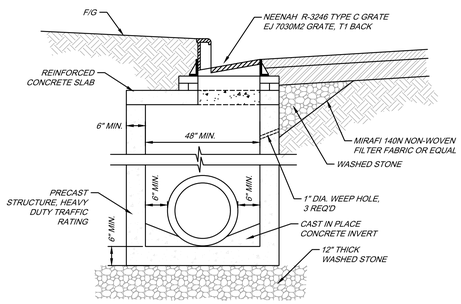
GENERAL NOTES

1. BEDDING SHALL BE DUMPED CLASS I-A WORKED BY HAND, OR CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. LOCAL CODE PERMITTING WITH GEOTECHNICAL ENGINEER AND OWNER APPROVAL, NATIVE SOIL MAY BE USED FOR BEDDING PROVIDED IT MEETS THE EMBEDMENT AND BACKFILL MATERIALS IN TABLE 1 EXCLUDING CLASS IV-A.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR. PEA GRAVEL SHALL NOT BE USED AS A HAUNCHING MATERIAL. CLASS III MATERIAL SHALL BE ALLOWED FOR RIGID PIPE COMPACTED AT 95% STANDARD PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 90% STANDARD PROCTOR, OR CLASS III COMPACTED 95% STANDARD PROCTOR. CLASS I & II MATERAIL SHALL BE USED FOR FLEXIBLE PIPE WHEN FILL HEIGHTS EXCEED 8'.
4. FINAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 90% STANDARD PROCTOR, OR CLASS III COMPACTED TO 95% STANDARD PROCTOR.
5. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
6. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321. (SEE TABLE 1)
7. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
8. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
9. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.
10. DESIGN ENGINEER SHALL DESIGNATE ON THE PLANS WHERE WATERTIGHT JOINTS ARE TO BE REQUIRED.
11. REPLACE WET OR UNSUITABLE SOIL AS NECESSARY TO PROVIDE A SUITABLE BASE, AS DIRECTED BY GEOTECHNICAL ENGINEER OR OWNER.
12. WHERE GROUND WATER IS PRESENT CLASS I-A MATERIAL SHALL BE WRAPPED WITH A NON-WOVEN GEO-TEXTILE, EXCLUDING BEDDING MATERIAL BETWEEN 4" & 6" THICK.
13. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR SOIL TYPE AND CLASSIFICATIONS FOR THIS PROJECT.
14. CONTRACTOR SHALL REFER TO THE LATEST VERSION OF ASTM STANDARDS PRIOR TO CONSTRUCTION AND SHALL COMPLY WITH THESE STANDARDS DURING CONSTRUCTION.

TABLE 1: CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

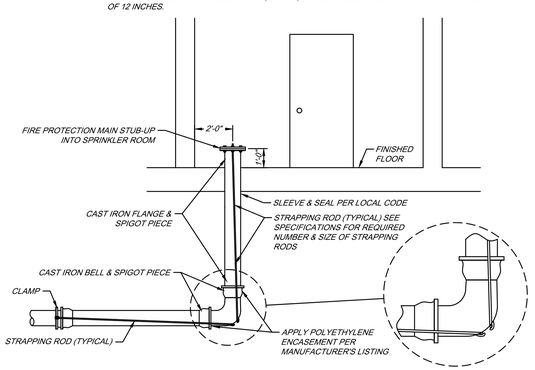
ASTM D 2321 MATERIAL CLASS	ASTM D 2487 USCS SOIL GROUP	MATERIAL TYPE	% PASSING			ATTERBERG LIMITS	
			1 1/2 IN.	NO. 4	NO. 200	LL	PI
IA	NONE	MANUFACTURED OPEN GRADED AGGREGATES	100%	≤10%	<5%	NON PLASTIC	
IB	NONE	MANUFACTURED DENSE GRADED AGGREGATES	100%	≤50%	<5%	NON PLASTIC	
II	GW	COARSE-GRAINED SOILS, CLEAN	100%	<50% OF "COARSE FRACTION"	<5%	NON PLASTIC	
	GP			>50% OF "COARSE FRACTION"			
	SW						
	SP						
III	GM	COARSE-GRAINED SOILS W/ FINES	100%	<50% OF "COARSE FRACTION"	12% TO 50%		<4 OR <"A" LINE
	GC						<7 OR >"A" LINE
	SM			>50% OF "COARSE FRACTION"			>4 OR <"A" LINE
	SC						>7 OR >"A" LINE
IV-A	ML	FINE-GRAINED SOILS	100%	100%	>50%	<50	<4 OR <"A" LINE
	CL						>7 OR >"A" LINE

TRENCH AND BEDDING DETAILS



CURB INLET

NOTES:
1. CONCRETE SHALL BE 4,000SPI MINIMUM FOR ALL PRECAST CONCRETE STORM STRUCTURES.
2. PRECAST CONCRETE STRUCTURES MAY ONLY BE INSTALLED TO DEPTHS CERTIFIED AS ACCEPTABLE BY THE MANUFACTURER.
3. BRICK MAY BE USED TO ADJUST FRAME, GRATE, & HOOD TO SURFACE ELEVATION A MAXIMUM OF 12 INCHES.



UNDERGROUND RESTRAINT DETAIL

FINAL / SECOND / ORIGINAL

REVISIONS

◇ PRE-BID SET ISSUE DATE — △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
3/21/25	SITE PLAN REVIEW SUBMITTAL
05/23/25	SITE PLAN REVIEW RE-SUBMITTAL
06/16/25	SID RE-SUBMITTAL
07/09/25	SID RE-SUBMITTAL
07/10/25	SITE PLAN REVIEW RE-SUBMITTAL
08/28/25	PBC FIRE DEPT. COMMENTS
09/15/25	Lowes OTR requirements HEAVY DUTY ASPHALT CONC.

CREECH CONSULTING, INC. CIVIL ENGINEERING
PO BOX 327 STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006105

RICHARD CREECH
FL P.E. NO. 38592

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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LOWE'S

SITE DEVELOPMENT DETAILS
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 | DRAWN BY: JAC | CHECKED BY: RTC

CRITERIA
ISSUE DATE: 2023-12-15
PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:

DRAWING NUMBER:
D3

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

EROSION AND SEDIMENT CONTROL NOTES

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
2. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DURING CONSTRUCTION OPERATIONS.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PHASE I AND PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
4. ALL EXPOSED AREAS SHALL BE STABILIZED OR SEEDED IMMEDIATELY WHEN GRADING OR EXCAVATING ACTIVITIES HAVE PERMANENTLY CEASED.
5. SHOULD GRADING OR EXCAVATION CONSTRUCTION STOP FOR LONGER THAN 14 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT), THE SITE SHALL BE SEEDED AS SPECIFIED.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF .5 INCHES RAINFALL OR GREATER DURING A 24-HOUR PERIOD OR MORE FREQUENTLY IF REQUIRED BY GOVERNING NPDES GENERAL PERMIT. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
7. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
8. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS DEEMED NECESSARY BY SITE INSPECTIONS.
10. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
11. COMPACT & MAINTAIN 24' WIDE DRIVE FROM ACCESS ROAD TO 30,000 S. F. LAY DOWN AREA AND 24' WIDE DRIVE FROM LAY DOWN AREA TO BUILDING PAD. DRIVE AND LAY DOWN AREA TO BE CONSTRUCTED OF 4" COMPACTED STONE. COORDINATE LOCATION OF LAY DOWN AREA WITH LOWE'S PROJECT MANAGER.
12. GENERAL CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
13. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASIN AND SEDIMENT FENCE WHEN IT IS 25% FULL.
14. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

SEEDING SPECIFICATION

GENERAL
SEEDING CAN BE USED FOR TEMPORARY OR PERMANENT STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS (OR LESS DURATION IF REQUIRED BY THE STATE NPDES PERMIT) SHALL BE TEMPORARILY SEEDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED SHALL RECEIVE PERMANENT STABILIZATION IMMEDIATELY. TEMPORARY SEED MIXTURES ARE SPECIFIED BELOW. PERMANENT SEED MIXTURES SHALL BE SEEDED DURING SEASON SPECIFIED.

SEEDING MIXTURES
[APPROPRIATE SEED MIXTURE SHALL BE SELECTED BY THE SITE DESIGN CONSULTANT. IF POSSIBLE CONSULT WITH LANDSCAPE ARCHITECT OR LOCAL NATURAL RESOURCE CONSERVATION SERVICE (NRCS) CONSERVATIONIST OR COUNTY EXTENSION AGENT FOR ASSISTANCE]

3:1 SLOPES OR FLATTER
APPLY AGRICULTURAL LIME AT A RATE OF _____ PER ACRE. APPLY _____ COMMERCIAL ORGANIC FERTILIZER AT A RATE OF _____ PER ACRE. SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TEMPORARY SEEDING		
PLANTING DATES	SEED VARIETY	APPLICATION RATE
MONTH/DAY TO MONTH/DAY	X	LBS/1,000SF

PERMANENT SEEDING		
PLANTING DATES	SEED VARIETY	APPLICATION RATE
MONTH/DAY TO MONTH/DAY	X	LBS/1,000SF

MULCH SEEDED AREA WITH 2 TONS PER ACRE (ONE TON PER ACRE IF LOCAL ANNUAL RAINFALL IS LESS THAN 10") CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LBS PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING, OR USE A MULCH ANCHORING TOOL.

SLOPES STEEPER THAN 3:1
APPLY AGRICULTURAL LIME AT A RATE OF _____ PER ACRE.
APPLY _____ COMMERCIAL ORGANIC FERTILIZER AT A RATE OF _____ PER ACRE AND SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TEMPORARY SEEDING		
PLANTING DATES	SEED VARIETY	APPLICATION RATE
MONTH/DAY TO MONTH/DAY	X	LBS/1,000SF

PERMANENT SEEDING		
PLANTING DATES	SEED VARIETY	APPLICATION RATE
MONTH/DAY TO MONTH/DAY	X	LBS/1,000SF

MULCH SEEDED AREA WITH 2 TONS PER ACRE (ONE TON PER ACRE IF LOCAL ANNUAL RAINFALL IS LESS THAN 10") CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LBS PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING. (OIL TACKIFIER NOT PERMITTED)

SEED BED PREPARATION (PERMANENT SEEDING)

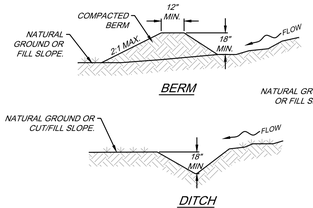
SURFACE WATER CONTROL MEASURES SHALL BE IN PLACE. AREA TO BE SEEDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL. TOTAL SEEDBED PREPARED DEPTH SHOULD BE AT LEAST 6 INCHES. LOOSE ROCKS, ROOTS AND OTHER OBSTRUCTIONS SHALL TO BE REMOVED FROM THE SURFACE TO NOT INTERFERE WITH THE ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION SHOULD BE AT FINISH GRADE AND BE REASONABLY SMOOTH AND UNIFORM.

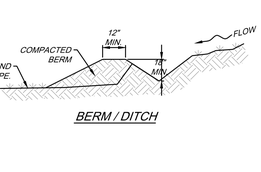
IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME SHOULD BE ACCORDING TO SEEDING SPECIFICATIONS. IF SOIL TEST IS TAKEN, APPLY FERTILIZER AND LIME ACCORDING TO SOIL TEST REPORT. FERTILIZER AND LIME SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION. HEIGHTS, SEED SPECIES AND RATE AS A PERCENTAGE OF PURITY AND GERMINATION MUST BE CHECKED PRIOR TO SEEDING.

SEEDING SHALL BE ACCOMPLISHED IN TWO DIRECTIONS AND AT RIGHT ANGLES TO EACH OTHER. LAWN AREAS SHALL BE SEEDED AT THE RATE INDICATED ON THE DRAWINGS BY SOWING EVENLY WITH AN APPROVED MECHANICAL CULTIPACKER SEEDER TO COVER THE SEED AND FORM THE SEEDBED IN ONE OPERATION. IF BROADCAST SEEDER IS USED THE SEEDING RATE SHALL BE TWO (2) TIMES THE DRILL RATE. IN INACCESSIBLE AREAS, THE SEED SHALL BE LIGHTLY RAKED WITH FLEXIBLE RAKES AND ROLLED WITH A WATER BALLAST ROLLER. AFTER ROLLING SEEDED AREAS ARE TO BE MULCHED ACCORDING TO SPECIFICATION. IF HYDROSEED OPERATION IS USED, SEEDING RATE SHALL BE FIVE (5) TIMES THE DRILL RATE INDICATED ON THE DRAWINGS.

IF SEEDING CAN NOT BE ACCOMPLISHED DUE TO SEASONAL CONSTRAINTS, APPLY STRAW MULCH AND TACKIFIER TO ALL SLOPES AND DISTURBED AREAS UNTIL PERMANENT SEEDING IS ALLOWED. IN THE EVENT SEEDING OCCURS OUT OF SEASON, MAINTENANCE SHALL OCCUR AND CONTINUE INTO THE FOLLOWING GROWING SEASON OR UNTIL A UNIFORM STAND OF THE SPECIFIED PERMANENT GRASSES HAVE BEEN ESTABLISHED AND THE SITE HAS REACHED 85% STABILIZATION. PERMANENT AND TEMPORARY SEEDING SHALL BE ACCOMPLISHED THROUGHOUT THE CONSTRUCTION PROCESS.

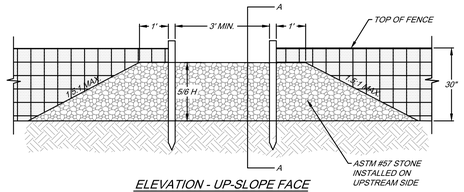
INSPECTION
INSPECT SEEDED AREAS FREQUENTLY. IF SEEDED AREAS FAIL TO GERMINATE, OR TO PROVIDE ADEQUATE GROUND COVERAGE, THE AREA SHALL BE RE-SEEDED UNTIL FINAL STABILIZATION IS ACHIEVED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT MINIMUM EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24-HOURS OF A RAINFALL EVENT OF .5 INCHES AND GREATER OF RAIN DURING A 24-HOUR PERIOD (OR MORE FREQUENTLY IF REQUIRED BY THE STATE NPDES GENERAL PERMIT) THROUGHOUT CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED OR MORE FREQUENTLY IF REQUIRED BY STATE NPDES GENERAL PERMIT.

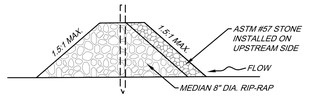




NOTES:
1. POSITIVE GRADE MUST BE PROVIDED TO ASSURE DRAINAGE. 2:1 MAX. SIDE SLOPE. IF SLOPE EXCEEDS 2% OR CHANNEL IS CONSTRUCTED IN FILL, PROVIDE CHANNEL LINER PER DETAIL. EC-5, TRY NOT TO EXCEED 5% (HIGH RUNOFF VELOCITIES RESULT). MAXIMUM DRAINAGE AREA IS 5.00 ACRES WITHOUT SUPPORTING CALCULATIONS FOR PERMANENT CHANNEL. DIVERSIONS AT THE TOPS OF SLOPES MUST EMPTY INTO AN APPROVED SLOPE DRAIN (SEE DETAILS). THE BERM/ DITCH IS THE MOST COMMONLY USED DIVERSION.
2. MACHINE COMPACTING OF ALL FILL IS REQUIRED.
3. DIVERSIONS SUFFICIENT TO DIRECT ALL SEDIMENT-LADEN STORMWATER INTO SEDIMENT CONTROL DEVICE MUST BE INSTALLED PRIOR TO CLEARING AND GRUBBING OF AREA (OR IN CONJUNCTION WITH THIS OPERATION IF SEDIMENT CONTROLS AND DIVERSIONS ARE INSTALLED AT EACH CRITICAL POINT AS INDICATED).
4. DIVERSIONS SHOULD BE LOCATED AS SHOWN ON THE PLANS AND TO MINIMIZE DAMAGES BY CONSTRUCTION OPERATIONS.
5. DIVERSIONS SHOULD BE SEEDED AND LINED WITH STRAW MAT IF THEY ARE TO REMAIN IN PLACE OVER 14 DAYS.
6. CHECK DIVERSIONS AFTER EACH RAIN, AND ONCE PER SEVEN CALENDAR DAYS OR MORE FREQUENTLY IF REQUIRED BY REGULATORY AGENCY. REPAIR AS NEEDED TO MAINTAIN FUNCTION.

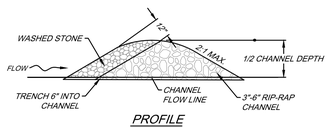
TEMPORARY DIVERSION BERM/DITCH

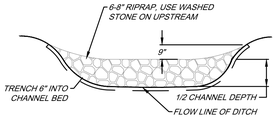


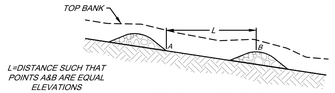


NOTES:
1. SEDIMENT TO BE REMOVED WHEN ACCUMULATIONS REACH 25% CAPACITY.
2. WASHED STONE TO BE REMOVED AND REPLACED ONCE IT BECOMES CLOGGED WITH SEDIMENT.

ROCK OUTLET DETAIL







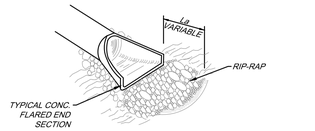
CHECK DAM SPACING CRITERIA

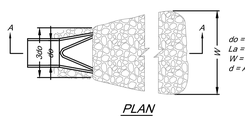
SPILLWAY HEIGHT	CHANNEL SLOPE	CHECK DAM SPACING
1.5 FT.	1%	150 FT.
2.0 FT.	1%	200 FT.
1.5 FT.	2%	75 FT.
2.0 FT.	2%	100 FT.
1.5 FT.	3%	50 FT.
2.0 FT.	3%	67 FT.
1.5 FT.	4%	38 FT.
2.0 FT.	4%	50 FT.
1.5 FT.	5%	30 FT.
2.0 FT.	5%	40 FT.

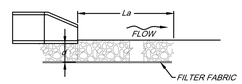
*ASSUME CHANNEL DEPTH IS 2 TIMES SPILLWAY HEIGHT.

NOTES:
1. THE MAXIMUM HEIGHT OF THE CHECK DAM AT THE CENTER SHALL NOT EXCEED ONE HALF THE DEPTH OF THE CHANNEL.
2. MAXIMUM SPACING SHALL BE SO THE TOE OF THE UPSTREAM DAM IS THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.
3. REMOVE SEDIMENT WHEN 25% THE HEIGHT OF THE WEIR.
4. REMOVE CHECK DAMS WHEN SITE STABILIZATION IS ACHIEVED.

ROCK CHECK DAM DETAIL

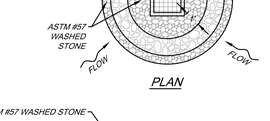


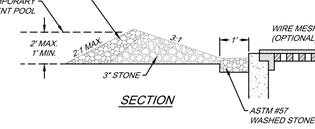




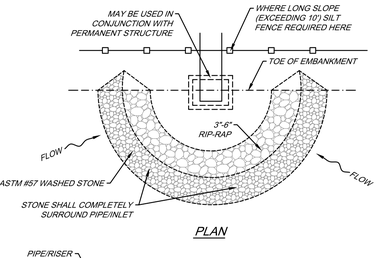
NOTES:
1. SEE APPROPRIATE PLAN OR SCHEDULE FOR DIMENSIONS
2. La IS THE LENGTH OF THE RIP RAP APRON.
3. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP-RAP AND SOIL FOUNDATION.

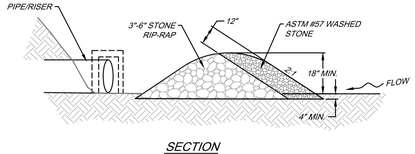
RIP RAP APRON - OUTLET CHANNEL



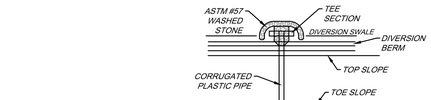


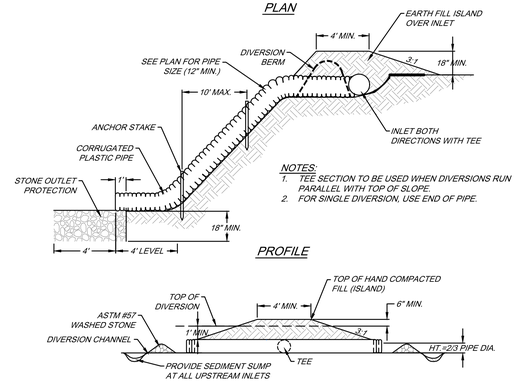
GRAVEL DROP INLET PROTECTION (GRAVEL DONUT)





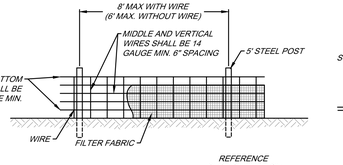
PIPE / RISER INLET PROTECTION

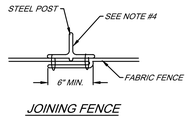


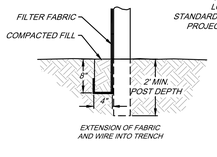


NOTES:
1. TEE SECTION TO BE USED WHEN DIVERSIONS RUN PARALLEL WITH TOP OF SLOPE.
2. FOR SINGLE DIVERSION, USE END OF PIPE.

TEMPORARY SLOPE DRAIN







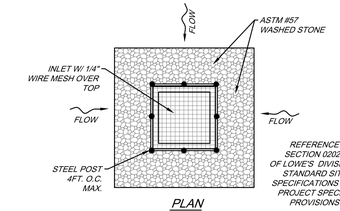
SLOPE LENGTH CHART

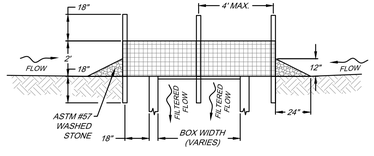
SLOPE	SLOPE LENGTH (FT)*	MAXIMUM AREA (FT^2)
< 2%	100	10,000
2 TO 5%	75	7,500
5 TO 10%	50	5,000
10 TO 20%	25	2,500
> 20%	15	1,500

*MAXIMUM LENGTH OF SLOPE BEHIND FENCE

NOTES:
1. WWM MINIMUM 32" WIDTH WITH A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. FILTER FABRIC SHALL BE 36" WIDE AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
3. STEEL POST SHALL BE 5'-0" IN LENGTH AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4. SUPPORT POSTS SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE SEDIMENT FENCE (DOWNSTREAM FROM EXPECTED FLOWS)
5. ACCUMULATED SEDIMENT SHALL REMOVED WHEN 25% THE HEIGHT OF FENCE.
6. MAXIMUM DRAINAGE AREA 10,000 SF PER 100' OF FENCE.
7. MAXIMUM LENGTH UPSLOPE FROM FENCE PER CHART.

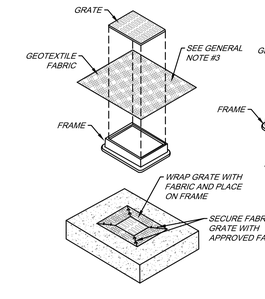
SEDIMENT FENCE DETAIL

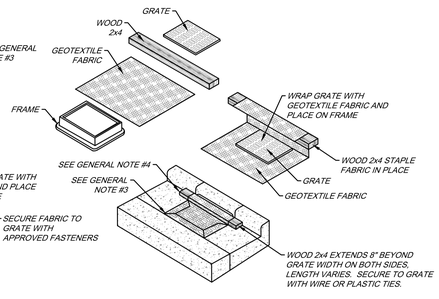




NOTES:
1. SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4 INCH MESH
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN LENGTH. BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 4 FT.

HARDWARE CLOTH INLET PROTECTION





GENERAL NOTES:
1. GEOTEXTILE TO BE MIRAFI FILTERWEAVE 402 OR GEOTEX 111F. ALTERNATIVES INCLUDE APPROVED EQUAL ASTM D4491 OR 100 TO 150 GALLON PER MINUTE PER SQUARE FOOT.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR CURB INLET PROTECTION AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
6. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS, OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

GEOTEXTILE FABRIC INLET PROTECTION

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

REVISIONS
◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
3/21/25	SITE PLAN REVIEW SUBMITTAL
05/23/25	SITE PLAN REVIEW RE-SUBMITTAL
06/16/25	SID RE-SUBMITTAL
07/09/25	SID RE-SUBMITTAL
07/10/25	SITE PLAN REVIEW RE-SUBMITTAL
08/28/25	PBC FIRE DEPT. COMMENTS
09/15/25	Lowes OTR requirements HEAVY DUTY ASPHALT CONC.

CREECH CONSULTING, INC. CIVIL ENGINEERING
PO BOX 327 STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705
RICHARD CREECH
FL P.E. NO. 38592

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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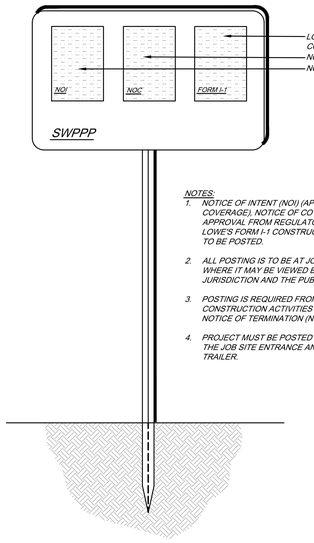
SEDIMENT EROSION CONTROL DETAILS AND NOTES
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 | DRAWN BY: JAC | CHECKED BY: RTC

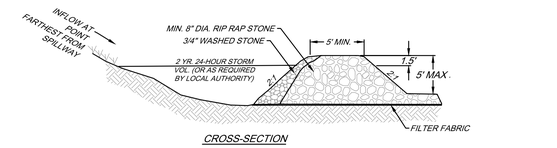
CRITERIA	
ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	D4

ORIGINAL	
SECOND	
FINAL	



NOTES:
1. NOTICE OF INTENT (NOI) (APPLICATION FOR PERMIT COVERAGE), NOTICE OF COVERAGE (NOC) (OR APPROVAL FROM REGULATORY AGENCY), AND LOWE'S FORM I-1 CONSTRUCTION SITE NOTICE ARE TO BE POSTED.
2. ALL POSTING IS TO BE AT JOB SITE ENTRANCE WHERE IT MAY BE VIEWED BY AUTHORITIES HAVING JURISDICTION AND THE PUBLIC.
3. POSTING IS REQUIRED FROM THE DAY CONSTRUCTION ACTIVITIES START UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED.
4. PROJECT MUST BE POSTED IN TWO LOCATIONS: AT THE JOB SITE ENTRANCE AND INSIDE WALL OF JOB TRAILER.

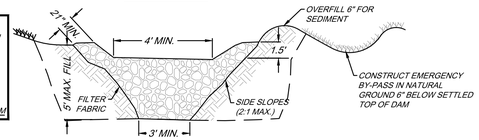
JOB SITE PERMIT POSTING DETAIL



CROSS-SECTION

DESIGN OF SPILLWAYS	
DRAINAGE AREA (ACRES)	WEIR LENGTH (FT)
1	4.0
2	6.0
3	8.0
4	10.0
5	12.0

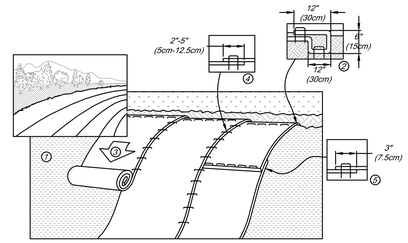
DIMENSIONS SHOWN ARE MINIMUM



STONE SECTION

NOTES:
1. USE FOR DRAINAGE AREAS NOT EXCEEDING 5 (FIVE) ACRES.
2. EARTH BERM SHALL BE STABILIZED W/ SEEDING ACCORDING TO SPECIFICATIONS.
3. INSPECT TEMPORARY SEDIMENT TRAPS EVERY 7 CALENDAR DAYS AND AFTER EACH RAINFALL OF 0.5" OR MORE (OR PER REGULATORY AGENCY IF MORE STRINGENT). REMOVE SEDIMENT AND RESTORE TRAP TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 25% OF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN A DESIGNATED DISPOSAL AREA AND REPLACE THE CONTAMINATED PART OF THE GRAVEL FACING.
4. CHECK THE STRUCTURE FOR DAMAGE FROM EROSION OR PIPING. PERIODICALLY CHECK THE DEPTH OF THE SPILLWAY TO ENSURE IT IS A MINIMUM OF 1.5 FT. BELOW THE LOW POINT OF THE EMBANKMENT. IMMEDIATELY CORRECT ANY SETTLEMENT OF THE EMBANKMENT TO SLIGHTLY ABOVE DESIGN GRADE. ANY RIP RAP DISPLACED FROM THE SPILLWAY MUST BE REPLACED IMMEDIATELY.
5. STABILIZE THE EMBANKMENT AND ALL DISTURBED AREAS ABOVE THE SEDIMENT POOL AND DOWNSTREAM FROM THE TRAP IMMEDIATELY AFTER CONSTRUCTION WITH SEEDING.

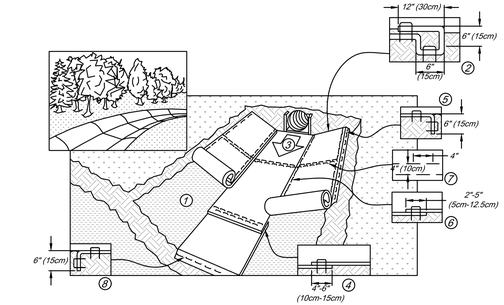
GRAVEL & RIP RAP SEDIMENT TRAP



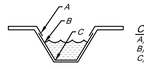
NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACK FILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO PREPARED SOIL AND FOLD REMAINING 12"(30cm) PORTION OF THE BLANKET BACK OVER SEED AND SOIL. SECURE BLANKET OVER SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS DOWN ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH THE APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN
4. GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
6. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.
7. EROSION CONTROL BLANKETS SHALL BE INSTALLED FOLLOWING MANUFACTURERS SPECIFICATIONS.

NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL BLANKET DETAIL FOR SLOPE INSTALLATION



NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AFTER STAPLING. APPLY SEED TO SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND SOIL. SECURE BLANKET OVER SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5cm-12.5cm)(DEPENDING ON BLANKET SIZE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30' TO 40' (9M-12M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

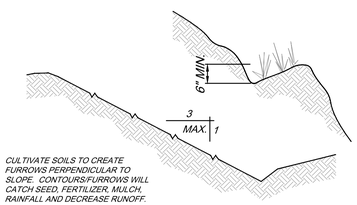


CRITICAL POINTS
A) OVERLAPS AND SEAMS
B) PROJECTED WATER LINE
C) CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

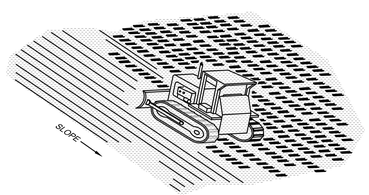
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL BLANKET DETAIL FOR CHANNEL INSTALLATION



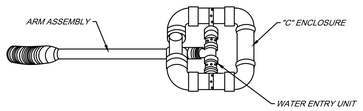
CULTIVATE SOILS TO CREATE FURROWS PERPENDICULAR TO SLOPE. CONTOURS/FURROWS WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE RUNOFF.

SURFACE ROUGHENING
(CONTOURS/FURROWS)

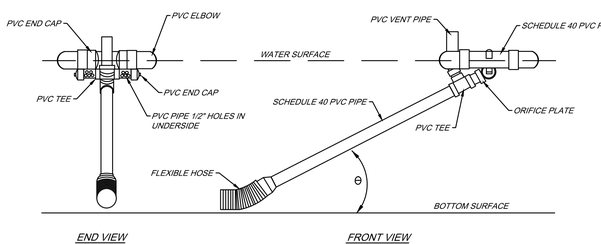


NOTE:
USE DOZER TRACKS TO CREATE GROOVES PERPENDICULAR TO THE SLOPE. GROOVES WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE SEDIMENT IN RUNOFF.

TRACKING DETAIL

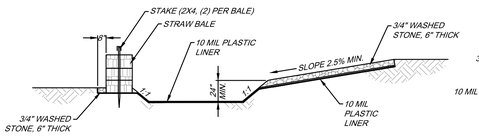


PERSPECTIVE VIEW

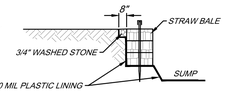


END VIEW FRONT VIEW

SKIMMER DETAIL

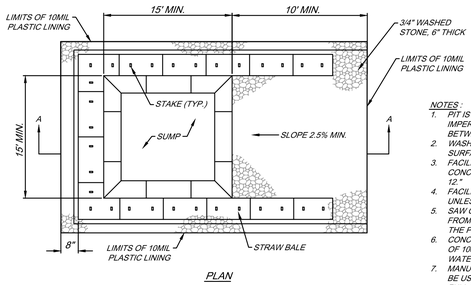


SECTION A-A



ALTERNATE SECTION
USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

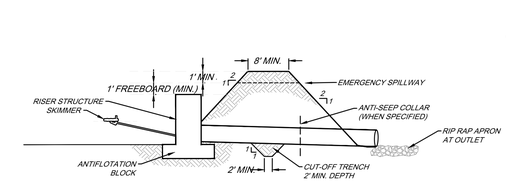
WASHOUT SIGN



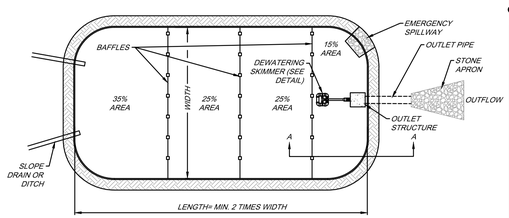
PLAN

NOTES:
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

CONCRETE WASHOUT AREA



SECTION A-A THROUGH EMBANKMENT



NOTES:
1. BAFFLES TO BE CONSTRUCTED OF 700g/m^2 COIR EROSION BLANKET
2. PROVIDE MIN. PIPE LENGTH OF 6FT. BETWEEN SKIMMER AND COUPLING.
3. SEED AND MAT INTERIOR AND EXTERIOR SIDE SLOPES UPON COMPLETION OF BASIN CONSTRUCTION.
4. CONTRACTOR SHALL TAKE NECESSARY MEASURES TO MINIMIZE INFLOW VELOCITY.

SKIMMER SEDIMENT BASIN WITH RISER

ORIGINAL	SECOND	FINAL

REVISIONS
◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION
3/21/25	SITE PLAN REVIEW SUBMITTAL
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SEDIMENT EROSION CONTROL DETAILS AND NOTES
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 DRAWN BY: JAC CHECKED BY: RTC

CRITERIA	
ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	D5

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

GENERAL WATER NOTES

1. WATER SYSTEM COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, TESTED, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555, FLORIDA ADMINISTRATIVE CODE.

2. ALL PIPE SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.

3. WATER MAINS SHALL BE BLUE PVC CONFORMING TO AWWA C-900, DR 18. ALL COUPLINGS, CLEANING COMPOUNDS, SOLVENTS, LUBRICANTS, AND PIPE PREPARATION FOR LAYING, SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS.

4. DEPTH OF WATER LINES FROM CROWN OF PIPE TO FINISHED GRADE SHALL BE 36".

5. WATER MAINS TO BE LOCATED 3' FROM RIGHT OF WAY, UNLESS OTHERWISE NOTED.

6. WHEN POOL EQUIPMENT IS TO BE INSTALLED AN AIR-GAP OF 3" MINIMUM SHALL BE MAINTAINED BETWEEN EQUIPMENT AND WATER AND SANITARY SYSTEMS.

7. ALL POTABLE WATER MAINS THAT ARE NOT BLUE PVC SHALL BE INSTALLED WITH IDENTIFIER TAPE LOCATED ON TOP OF PIPE & SECURED TAPE SHALL BE 3" VINYL BLUE IN COLOR WITH LETTERING INDICATING "POTABLE WATER" AT TWO FOOT INTERVALS ALONG TAPE.

LATEST REVISION DATE : 04/14/2021 — NOT TO SCALE

CAULFIELD & WHEELER, INC. — CIVIL ENGINEERING · LAND PLANNING · LANDSCAPE ARCHITECTURE · SURVEYING — 7900 GLADES ROAD - SUITE 100 — BOCA RATON, FLORIDA 33434 — PHONE (561)-392-1991 / FAX (561)-750-1452

POTABLE WATER NOTES (1 of 3) — SID SEMINOLE Improvement District — PW-01

FILE NAME: 07_SID POTABLE WATER DETAILS (PW)

POTABLE WATER CLEARANCE REQUIREMENTS

HORIZONTAL SEPARATION: BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST FIVE FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE HORIZONTAL DISTANCE OF TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO FIVE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST TWELVE INCHES ABOVE THE TOP OF THE SEWER.

4. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6002, F.A.C.

5. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN OTHER PIPELINE:
   A. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS GRAVITY-OR VACUUM-TYPE PIPELINE;
   B. USE WELDED, FUSED OR OTHERWISE RESTRAINED JOINTS FOR EITHER WATER MAIN OR THE OTHER PIPELINE; OR
   C. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

LATEST REVISION DATE : 9/05/18 — NOT TO SCALE

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POTABLE WATER NOTES (2 of 3) — SID SEMINOLE Improvement District — PW-02

FILE NAME: 07_SID POTABLE WATER DETAILS (PW)

POTABLE WATER CLEARANCE REQUIREMENTS

VERTICAL SEPARATION: BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAIN, RECLAIMED WATER PIPELINES.

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE INCHES, AND PREFERABLY EIGHTEEN INCHES, ABOVE OR AT LEAST EIGHTEEN INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST EIGHTEEN INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

3. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS 1 AND 2 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORMSEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

4. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.
   A. NO WATER MAIN SHALL PASS THROUGH, OR COME IN CONTACT WITH, ANY PART OF A SANITARY MANHOLE.
   B. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

5. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
   A. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN: AND
   B. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHEST THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

LATEST REVISION DATE : 9/05/18 — NOT TO SCALE

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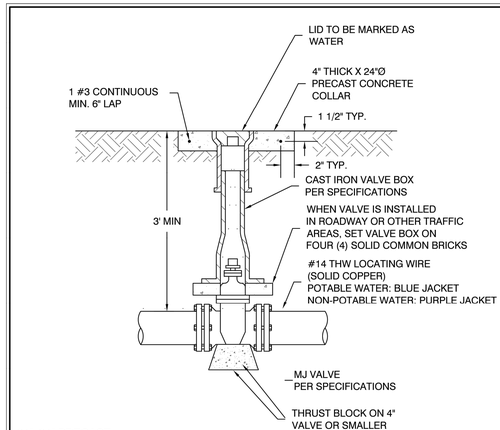
POTABLE WATER NOTES (3 of 3) — SID SEMINOLE Improvement District — PW-03

FILE NAME: 07_SID POTABLE WATER DETAILS (PW)



NOTE: IF VALVE IS LOCATED WITHIN SIDEWALK THAN VALVE TAG SHALL BE RECESSED IN SIDEWALK

LATEST REVISION DATE : 05/04/2021 — NOT TO SCALE

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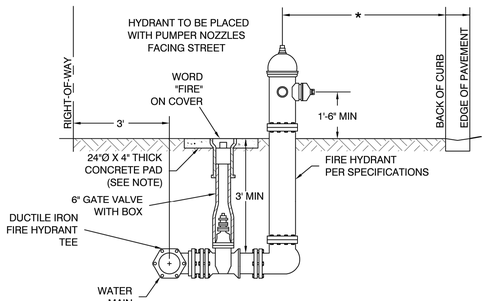
PRESSURE MAIN GATE VALVE & BOX DETAIL — SID SEMINOLE Improvement District — GU-05

FILE NAME: 04_SID GENERAL UTILITY DETAILS (GU).DWG

* FIRE HYDRANTS TO BE LOCATED NO LESS THAN 5' FROM EDGE OF PAVEMENT BEHIND RAISED CURB, NO LESS THAN 6' FROM EDGE OF PAVEMENT WITHOUT RAISED CURB, AND IN EITHER CASE, NO MORE THAN 12' FROM EDGE OF PAVEMENT.



SPECIFICATIONS
1. AWWA SPECIFICATIONS C-502
2. TWO 2-1/2" HOSE NOZZLE DISCHARGE
3. ONE 4-1/2" PUMPER NOZZLE DISCHARGE
4. ONE 1-1/2" OPERATING NUT, LEFT

NOTE: TWO INCH (2") DIAMETER BRASS DISCS SHALL BE GLUED TO THE CLOSEST CURB INDICATING THE DIRECTION TO THE VALVE. GENERALLY, 2 DISCS SHALL BE REQUIRED FOR EACH VALVE (90° APART).

LATEST REVISION DATE : 04/14/2021 — NOT TO SCALE

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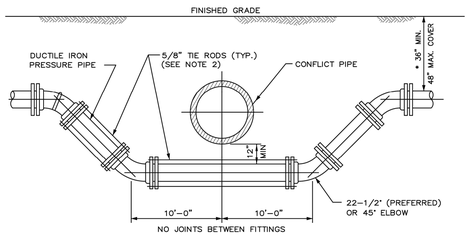
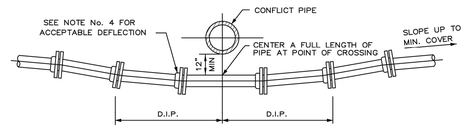
FIRE HYDRANT ASSEMBLY DETAIL — SID SEMINOLE Improvement District — PW-09

FILE NAME: 07_SID POTABLE WATER DETAILS (PW)



FITTING TYPE



DEFLECTION TYPE

NOTES:

1. THESE METHODS ARE TO BE USED WHEN INSUFFICIENT COVER EXISTS TO ALLOW PRESSURE PIPE TO CROSS ABOVE CONFLICT PIPE WITH 6" VERTICAL SEPARATION AND MAINTAIN 30" COVER TO FINISHED GRADE.
2. FITTINGS SHALL BE RESTRAINED WITH MECHANICAL RESTRAINTS OR TIE RODS.
3. THE DEFLECTION TYPE CROSSING IS PREFERRED.
4. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
5. MECHANICALLY RESTRAIN ALL FITTINGS, AS PER MANUFACTURERS RECOMMENDATION.
* 36" MIN IN STATE ROAD R/W AND UNDER ASPHALT

LATEST REVISION DATE : 9/13/18 — NOT TO SCALE

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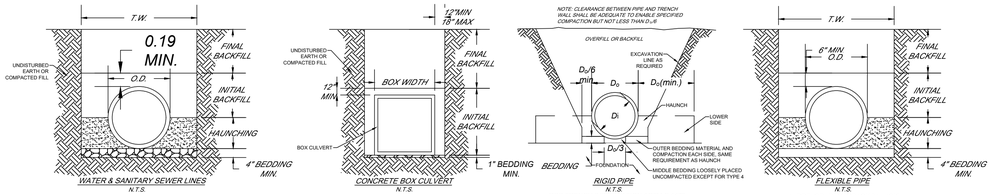
PRESSURE PIPE CONFLICT DETAIL — SID SEMINOLE Improvement District — GU-06

FILE NAME: 04_SID GENERAL UTILITY DETAILS (GU).DWG



RCP TRENCH INSTALLATION ASTM C 1479

(HDPE) OR (PVC) OR (CMP > 48"Ø)

NOTE: MINIMUM TRENCH WIDTH (T.W.) SHALL BE THE GREATER OF (1.25 O.D. + 12") OR (O.D. + 16")

GENERAL NOTES

1. BEDDING SHALL BE DUMPED CLASS I-A WORKED BY HAND, OR CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. LOCAL CODE PERMITTING WITH GEOTECHNICAL ENGINEER AND OWNER APPROVAL, NATIVE SOIL MAY BE USED FOR BEDDING PROVIDED IT MEETS THE EMBEDMENT AND BACKFILL MATERIALS IN TABLE 1 EXCLUDING CLASS III-A.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR. PEA GRAVEL SHALL NOT BE USED AS A HAUNCHING MATERIAL. CLASS III MATERIAL SHALL BE ALLOWED FOR RIGID PIPE COMPACTED AT 95% STANDARD PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 90% STANDARD PROCTOR, OR CLASS III COMPACTED 95% STANDARD PROCTOR. CLASS I & II MATERIAL SHALL BE USED FOR FLEXIBLE PIPE WHEN FILL HEIGHTS EXCEED 8'.
4. FINAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 90% STANDARD PROCTOR, OR CLASS III COMPACTED TO 95% STANDARD PROCTOR.
5. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
6. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321. (SEE TABLE 1)
7. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
8. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
9. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.
10. DESIGN ENGINEER SHALL DESIGNATE ON THE PLANS WHERE WATERTIGHT JOINTS ARE TO BE REQUIRED.
11. REPLACE WET OR UNSUITABLE SOIL AS NECESSARY TO PROVIDE A SUITABLE BASE, AS DIRECTED BY GEOTECHNICAL ENGINEER OR OWNER.
12. WHERE GROUND WATER IS PRESENT CLASS I-A MATERIAL SHALL BE WRAPPED WITH A NON-WOVEN GEO-TEXTILE, EXCLUDING BEDDING MATERIAL BETWEEN 4" & 6" THICK.
13. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR SOIL TYPE AND CLASSIFICATIONS FOR THIS PROJECT.
14. CONTRACTOR SHALL REFER TO THE LATEST VERSION OF ASTM STANDARDS PRIOR TO CONSTRUCTION AND SHALL COMPLY WITH THESE STANDARDS DURING CONSTRUCTION.

TABLE 1: CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

ASTM D 2321 MATERIAL CLASS	ASTM D 2487 USCS SOIL GROUP	MATERIAL TYPE	% PASSING			ATTERBERG LIMITS	
			1 1/2 IN.	NO. 4	NO. 200	LL	PI
IA	NONE	MANUFACTURED OPEN GRADED AGGREGATES	100%	≤10%	<5%	NON PLASTIC	
IB	NONE	MANUFACTURED DENSE GRADED AGGREGATES	100%	≤50%	<5%	NON PLASTIC	
II	GW	COARSE-GRAINED SOILS, CLEAN	100%	<50% OF "COARSE FRACTION"	<5%	NON PLASTIC	
	GP			>50% OF "COARSE FRACTION"			
	SW						
	SP						
III	GM	COARSE-GRAINED SOILS W/ FINES	100%	<50% OF "COARSE FRACTION"	12% TO 50%		<4 OR <"A" LINE
	GC						<7 OR >"A" LINE
	SM			>50% OF "COARSE FRACTION"			>4 OR <"A" LINE
	SC						>7 OR >"A" LINE
IV-A	ML	FINE-GRAINED SOILS	100%	100%	>50%	<50	<4 OR <"A" LINE
	CL						>7 OR >"A" LINE

TRENCH AND BEDDING DETAILS

REVISIONS		
◇ PRE-BID SET ISSUE DATE		△ POST BID SET ISSUE DATE
DATE	DESCRIPTION	
3/21/25	SITE PLAN REVIEW SUBMITTAL	
05/23/25	SITE PLAN REVIEW RE-SUBMITTAL	
06/16/25	SID RE-SUBMITTAL	
07/09/25	SID RE-SUBMITTAL	
07/10/25	SITE PLAN REVIEW RE-SUBMITTAL	
08/28/25	PBC FIRE DEPT. COMMENTS	
09/15/25	Lowes OTR requirements HEAVY DUTY ASPHALT CONC.	

CREECH CONSULTING, INC. CIVIL ENGINEERING
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705
PO BOX 327 STUART, FLORIDA 34994 (772) 485-2140

RICHARD CREECH
FL P.E. NO. 38592

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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LOWE'S

WATER AND WASTEWATER DETAILS
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-072-001 | DRAWN BY: JAC | CHECKED BY: RTC

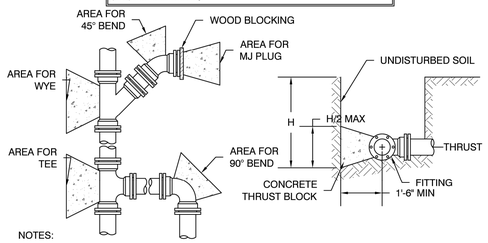
CRITERIA	
ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	

DRAWING NUMBER:
D6

FINAL	SECOND	ORIGINAL

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

SCHEDULE FOR THRUST BLOCK AREAS						
PIPE SIZE (inches)	90° BEND (Sq. Ft.)	45° BEND (Sq. Ft.)	22½° BEND (Sq. Ft.)	11¼° BEND (Sq. Ft.)	TEE & PLUG (Sq. Ft.)	DESIGN PRESSURE (P.S.I.)
4	2.0	1.0	0.5	0.25	1.4	150
6	4.0	2.2	1.1	0.6	2.9	150
8	7.0	3.9	1.9	0.9	5.0	150
10	11.4	6.2	3.2	1.6	8.1	150
12	16.3	8.8	4.5	2.3	11.5	150
NOTE: Thrust block areas computed on basis of 2000 lbs. per sq. ft. soil resistance bearing.						



NOTES:

1. THRUST BLOCK BEARING AREAS SHALL BE POURED AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND TO UNDISTURBED MATERIAL.
2. EXTEND THRUST BLOCK FOR FULL LENGTH OF FITTING. PLACE WOOD BLOCKING IN FRONT OF PLUGS BEFORE POURING CONCRETE. THE JOINTS OF FITTINGS SHALL NOT BE COVERED IN CONCRETE.
3. ALL JOINTS SHALL BE WRAPPED IN PLASTIC FILM BOND BREAKER BEFORE CONCRETE IS PLACED.
4. ROUGH BLOCKING FORMS SHALL BE USED ALONG THE SIDES OF THRUST BLOCKS.
5. THRUST BLOCKS SHALL BE USED IN COMBINATION, AS REQUIRED, TO SUIT THE SPECIFIC FITTING ARRANGEMENT.
6. ALTERNATE DESIGN RESTRAINING SYSTEMS SHALL BE PROVIDED WHERE STANDARD THRUST BLOCKING IS NOT SUITABLE.
7. ALL WOOD BLOCKING SHALL BE PRESSURE TREATED FOR GROUND CONTACT.

LATEST REVISION DATE : 9/13/18 — NOT TO SCALE

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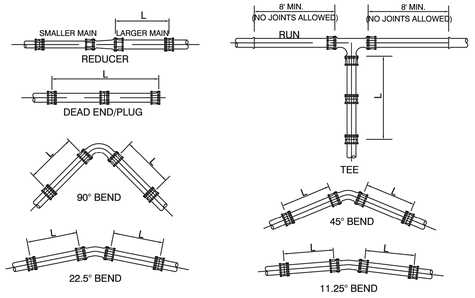
PIPE JOINT THRUST RESTRAINT DETAIL (1 of 2)

SID SEMINOLE Improvement District — GU-07

FILE NAME: 04_SID GENERAL UTILITY DETAILS (GU).DWG



THRUST RESTRAINT DETAILS
N.T.S.

FITTINGS (LENGTH IN FEET) (3-FT. COVER: 200 PSI TEST PRESSURE)						
PIPE SIZE (INCHES)	90° BEND P.V.C. (L)	45° BEND P.V.C. (L)	22.5 BEND P.V.C. (L)	11.25 BEND P.V.C. (L)	DEAD END & PLUG P.V.C. (L)	DESIGN PRESSURE PSI. P.V.C. (L)
4	40'	20'	20'	20'	40'	150
6	60'	40'	20'	20'	60'	150
8	80'	40'	20'	20'	80'	150
10	80'	40'	20'	20'	80'	150
12	100'	40'	20'	20'	100'	150

NOTE: PROVIDE RESTRAINED JOINTS AT CHANGES IN DIRECTION OF ALL WATER MAINS. RESTRAIN ALL PIPE JOINTS WITHIN THE DISTANCES SHOWN IN THE FOLLOWING TABLE. DISTANCES APPLY TO LENGTHS OF PIPE ON EACH SIDE OF THE FITTING. TEES AND DEAD ENDS VALVED OR CAPPED ARE CONSIDERED EQUIVALENT TO 90 DEG. BENDS. (LENGTHS ARE BASED ON SOIL OF "TYPE 2 CLAY" BACKFILL AND UP TO 200 PSI TEST PRESSURE.) JOINT RESTRAINTS SHALL BE MEGA-LUG.

LATEST REVISION DATE : 9/13/18 — NOT TO SCALE

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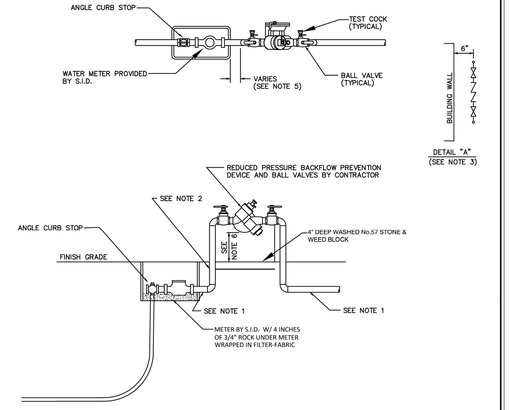
PIPE JOINT THRUST RESTRAINT DETAIL (2 of 2)

SID SEMINOLE Improvement District — GU-08

FILE NAME: 04_SID GENERAL UTILITY DETAILS (GU).DWG



NOTES:

1. TYPE "K" COPPER TUBING (SOFT DRAWN) OR POLYETHYLENE TUBING SDR 9 COPPER TUBE SIZE.
2. BOTH RISERS SHALL BE TYPE "K" COPPER TUBING (HARD DRAWN) WITH COPPER/BRASS "SWEAT" FITTINGS AND ADAPTERS. ONLY LEAD FREE SOLDER AND FLUX SHALL BE PERMITTED.
3. WHEN THE DEVICE IS INSTALLED PARALLEL TO A BUILDING WALL THERE SHALL BE A MIN. OF 6" BETWEEN THE EDGE OF THE DEVICE AND THE BUILDING WALL.
4. BACKFLOW PREVENTION DEVICE SHALL BE EQUIPPED WITH BALL VALVES IN LIEU OF GATE VALVES.
5. BACKFLOW PREVENTOR MUST BE INSTALLED AS CLOSE TO SOURCE OF SUPPLY AS POSSIBLE.
6. 18" MIN./30" MAX. TO CLOSEST PART OF BACKFLOW PREVENTER DEVICE.

LATEST REVISION DATE : 05/04/2021 — NOT TO SCALE

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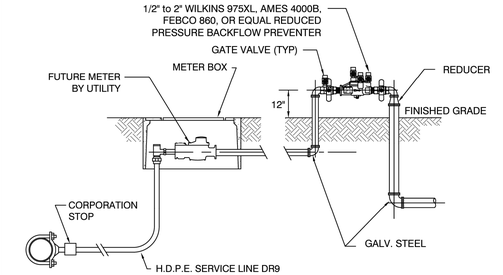
TYPICAL COMMERCIAL METER, BACKFLOW PREVENTION DETAIL

SID SEMINOLE Improvement District — PW-06

FILE NAME: 07_SID POTABLE WATER DETAILS (PW)



NOTE: SEE APPROPRIATE ASSEMBLY DETAILS FOR ADDITIONAL INFORMATION

TO BE USED FOR HIGHER RISK FACILITIES ONLY, SUCH AS:

COMMERCIAL CAR WASH, COMMERCIAL LAUNDRIES, PHOTO PROCESSING FACILITIES, PEST CONTROL COMPANIES, COOLING TOWERS, HOSPITALS, MEDICAL & DENTAL OFFICES, ASSISTED LIVING/NURSING FACILITIES, VETERINARIAN CLINICS, WASTEWATER LIFT STATIONS (IF SERVED BY POTABLE WATER), WASTEWATER TREATMENT PLANT, MAINTENANCE FACILITY (GOLF, LANDSCAPE, ETC.), GROCERY STORE, BEAUTY SALON/SPA, HOME IMPROVEMENT/HARDWARE, FUNERAL HOME AND EYE CARE CLINICS.

LATEST REVISION DATE : 09/05/18 — NOT TO SCALE

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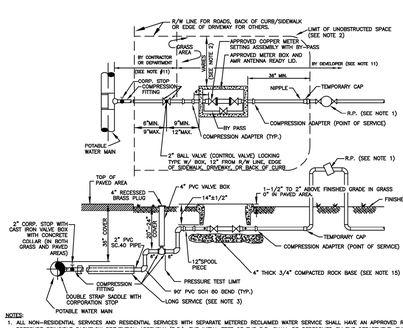
BACKFLOW PREVENTER ASSEMBLY DETAIL

SID SEMINOLE Improvement District — PW-07

FILE NAME: 07_SID POTABLE WATER DETAILS (PW)

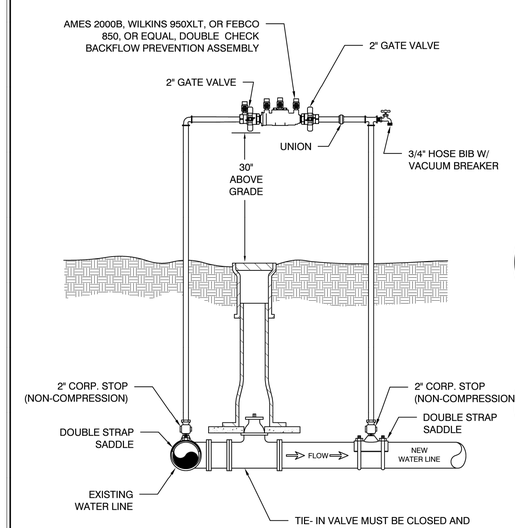


NOTES:

1. ALL NON-RESIDENTIAL SERVICES AND RESIDENTIAL SERVICES WITH SEPARATE METERED RECLAIMED WATER SERVICE SHALL HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.). THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE NOT TO EXCEED 48" WITHOUT PRIOR DEPARTMENT APPROVAL. THE R.P. DEVICE SHALL BE USC APPROVED PER FAC 62-555.360.#
2. METER BOX SHALL BE LOCATED 12" MINIMUM FROM EDGE OF SIDEWALK, BACK OF CURB, OR EDGE OF DRIVEWAY WITH SOD ONLY WITHIN 5' MINIMUM AND NO TREES WITHIN 10' MINIMUM. IF METER BOX IS 18" OR LESS FROM A DRIVEWAY, THE BOX AND LID MUST BE RATED TIER 15.#
3. FOR INSTALLATION OF SERVICES UNDER DRIVEWAYS AND ROADWAYS, USE MIN. 4" DIAMETER BLACK IRON, PVC SCH 40, OR HDPE SDR 9 CASING. CASING SHALL EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT. CASING TO BE SEALED WITH FOAM SEALANT. CASING SHALL BE COLOR-CODED BLACK, WHITE, BLUE, OR BLUE STRIPED.
4. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS SPACED BETWEEN 18" AND 48" SHALL BE OFFSET TO EACH SIDE OF THE MAIN. TAPS ON THE SAME SIDE OF A PVC PIPE SECTION SHALL BE MIN. 10' APART.
5. METER SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. WATER SERVICE LINES AND TAPS SHALL NOT BE PLACED UNDER DRIVEWAYS WHENEVER POSSIBLE AND IF REQUIRED, ONLY WITH PRIOR DEPARTMENT APPROVAL.
6. MAXIMUM SERVICE LENGTH IS 100' TO METER.
7. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
8. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
   A. ALL FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK MUST BE COMPLETELY INSTALLED OR THE DRIVEWAY AND/OR SIDEWALK MUST HAVE BEEN INSTALLED.
   B. "MINIMUM UNOBSTRUCTED SPACE" AS SHOWN IN NOTE 2 AND ON THE PLAN VIEW IS PROVIDED WITH 12" MINIMUM VERTICAL SEPARATION REQUIRED TO ALL OTHER UTILITIES.
   C. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY/DEVICE IS INSTALLED AND HAS PASSED INITIAL TEST.
9. SERVICE COMPONENTS SHALL BE CONSTRUCTED FOR THE METER TO BE INSTALLED "TRUE" AND "PLUMB" AND TO ALLOW METER READING THROUGH THE METER READER LID.
10. APPROVED COPPER SETTER ASSEMBLY REQUIRED. PVC SHALL BE SCHEDULE 40 PIPE WITH SCHEDULE 80 FITTINGS. ALL BRASS FITTINGS SHALL BE "LEAD FREE".
11. METER TO BE INSTALLED BY THE DEPARTMENT. THE PIPING BEYOND THE CONTROL VALVE SHALL BE INSTALLED BY THE DEVELOPER OR THE DEPARTMENT, DEPENDING ON THE TYPE OF SERVICE INSTALLATION REQUESTED.
12. ALL HARDWARE FOR FLANGED CONNECTIONS (BOLTS, ETC.) TO BE STAINLESS STEEL.
13. THREADED AREAS OF CORPORATION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE. ALL BRASS FITTINGS SHALL BE "LEAD FREE".
14. METER BOXES IN NON-GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
15. A 4" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED. THE BASE SHALL EXTEND MINIMUM 12" BEYOND THE METER BOX PERIMETER.

POTABLE WATER
1 1/2" METER INSTALLATION

6W



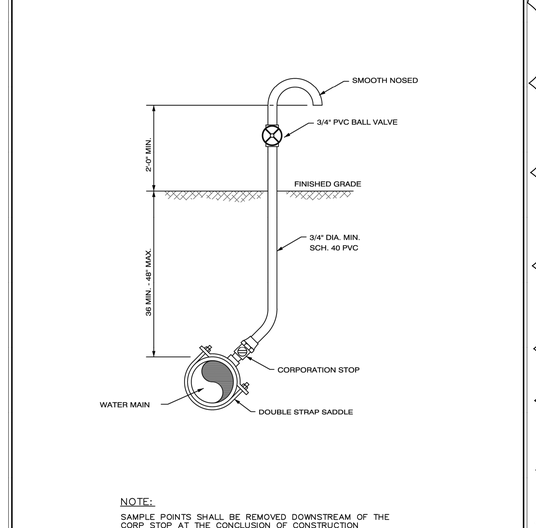
LATEST REVISION DATE : 09/05/18 — NOT TO SCALE

CAULFIELD & WHEELER, INC. — CIVIL ENGINEERING · LAND PLANNING · LANDSCAPE ARCHITECTURE · SURVEYING — 7900 GLADES ROAD · SUITE 100 — BOCA RATON, FLORIDA 33434 — PHONE (561)-392-1991 / FAX (561)-750-1452

TEMPORARY JUMPER DETAIL

SID SEMINOLE Improvement District — PW-11

FILE NAME: 07_SID POTABLE WATER DETAILS (PW)



NOTE:

SAMPLE POINTS SHALL BE REMOVED DOWNSTREAM OF THE CORP STOP AT THE CONCLUSION OF CONSTRUCTION

LATEST REVISION DATE : 09/13/18 — NOT TO SCALE

CAULFIELD & WHEELER, INC. — CIVIL ENGINEERING · LAND PLANNING · LANDSCAPE ARCHITECTURE · SURVEYING — 7900 GLADES ROAD · SUITE 100 — BOCA RATON, FLORIDA 33434 — PHONE (561)-392-1991 / FAX (561)-750-1452

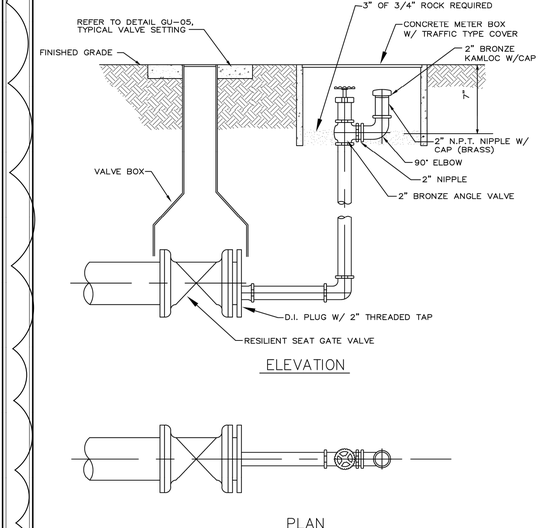
TEMPORARY SAMPLING POINT (ON MAIN)

1

SID SEMINOLE Improvement District — PW-12

FILE NAME: 07_SID POTABLE WATER DETAILS (PW).DWG

2



ELEVATION

PLAN

NOTES:

1. THE MAIN SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH THE S.I.D. STANDARDS. THE NUMBER OF PIPE LENGTHS TO BE RESTRAINED SHALL BE PER DETAIL D5.

LATEST REVISION DATE : 04/14/2021 — NOT TO SCALE

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TYPICAL TERMINAL END WITH 2" BLOWOFF

SID SEMINOLE Improvement District — PW-17

FILE NAME: 07_SID POTABLE WATER DETAILS (PW)

REVISIONS ◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE	
DATE	DESCRIPTION
3/21/25	SITE PLAN REVIEW SUBMITTAL
05/23/25	SITE PLAN REVIEW RE-SUBMITTAL
06/16/25	SID RE-SUBMITTAL
07/09/25	SID RE-SUBMITTAL
07/10/25	SITE PLAN REVIEW RE-SUBMITTAL
08/28/25	PBC FIRE DEPT. COMMENTS
09/15/25	Lowes OTR requirements HEAVY DUTY ASPHALT CONC.
9/18/25	1 PER FL DEPT. OF HEALTH ADDED DETAIL PWS TEMP SAMPLE POINT

CREECH CONSULTING, INC. CIVIL ENGINEERING
PO BOX 327 STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

RICHARD CREECH
FL P.E. NO. 38592

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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LOWE'S

WATER AND WASTEWATER DETAILS
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 | DRAWN BY: JAC | CHECKED BY: RTC

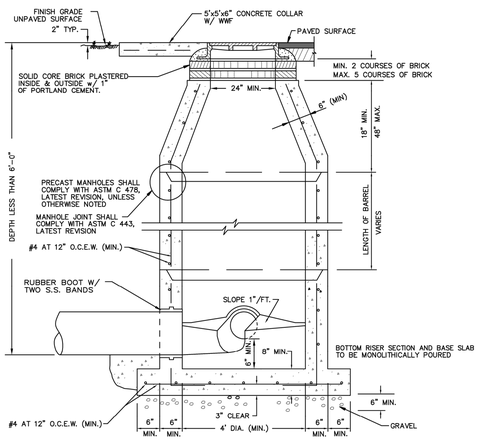
CRITERIA	
ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	

DRAWING NUMBER:

D7

ORIGINAL	SECOND	FINAL

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010



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 AND PIPING ENTERING OR EXITING MANHOLE 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 PRECAST 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, 8 mil. MIN. DRY FILM THICKNESS EACH COAT.
10. 5'x5'x6" CONCRETE COLLAR AND RAIN GUARD IS REQUIRED WHEN MANHOLE IS OUT OF PAVEMENT
11. WHEN MANHOLE IS CORE DRILLED, ALL PIPING SHALL BE D.I.P.

LATEST REVISION DATE : 09/13/18 — NOT TO SCALE

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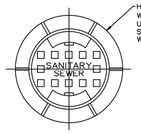
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1652

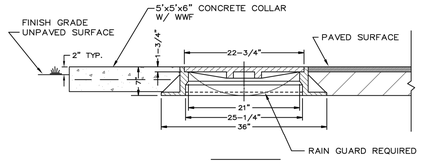
STANDARD MANHOLE (CONCENTRIC CONE)

SID SEMINOLE Improvement District — SS-05

FILE NAME: 05_SID SANITARY SEWER DETAILS (SS).DWG



PLAN



SECTION

NOTES:

1. A WATER-TIGHT MANHOLE SELF SEALING LID SHALL BE INSTALLED IN ALL MANHOLES.
2. DETAIL TYPICAL TO SANITARY MANHOLES. SEE APPROPRIATE DETAIL FOR OTHER STRUCTURES

LATEST REVISION DATE : 04/21/2021 — NOT TO SCALE

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LANDSCAPE ARCHITECTURE - SURVEYING
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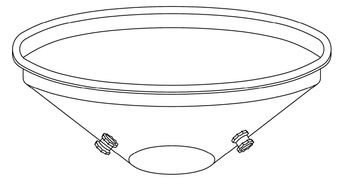
PHONE (561)-392-1991 / FAX (561)-750-1652

STANDARD MANHOLE FRAME AND COVER

SID SEMINOLE Improvement District — SS-01

FILE NAME: 05_SID SANITARY SEWER DETAILS (SS).DWG



NOTE:

1. SEWER RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES.

LATEST REVISION DATE : 04/21/2021 — NOT TO SCALE

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LANDSCAPE ARCHITECTURE - SURVEYING
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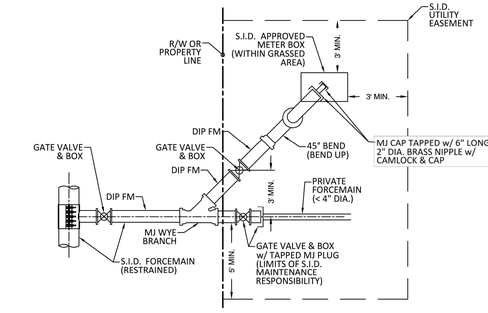
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1652

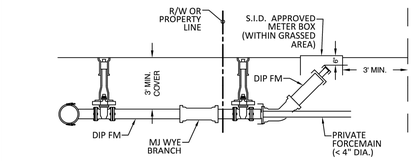
MANHOLE RAIN GUARD

SID SEMINOLE Improvement District — SS-02

FILE NAME: 05_SID SANITARY SEWER DETAILS (SS).DWG



PLAN VIEW



ELEVATION VIEW

LATEST REVISION DATE : 04/14/2021 — NOT TO SCALE

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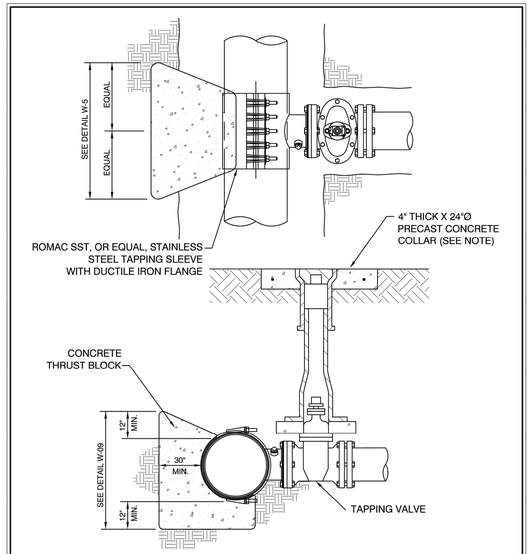
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1652

FORCEMAIN FLUSHING CONNECTION

SID SEMINOLE Improvement District — SS-12

FILE NAME: 05_SID SANITARY SEWER DETAILS (SS).DWG



NOTE: TWO INCH (2") DIAMETER BRASS DISCS SHALL BE GLUED TO THE CLOSEST CURB INDICATING THE DIRECTION TO THE VALVE. GENERALLY, 2 DISCS SHALL BE REQUIRED FOR EACH VALVE (90° APART).

LATEST REVISION DATE : 05/04/2021 — NOT TO SCALE

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LANDSCAPE ARCHITECTURE - SURVEYING
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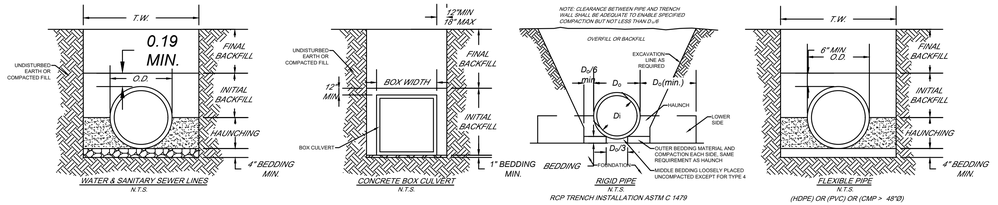
TAPPING SLEEVE & VALVE DETAIL

SID SEMINOLE Improvement District — GU-04

FILE NAME: 04_SID GENERAL UTILITY DETAILS (GU).DWG



NOTE: MINIMUM TRENCH WIDTH (T.W.) SHALL BE THE GREATER OF (1.25 O.D. + 12") OR (O.D. + 16")

GENERAL NOTES

1. BEDDING SHALL BE DUMPED CLASS I-A WORKED BY HAND, OR CLASS I-B COMPACTED TO 85% STANDARD PROCTOR, LOCAL CODE PERMITTING WITH GEOTECHNICAL ENGINEER AND OWNER APPROVAL, NATIVE SOIL MAY BE USED FOR BEDDING PROVIDED IT MEETS THE EMBEDMENT AND BACKFILL MATERIALS IN TABLE 1 EXCLUDING CLASS IV-A.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR. PEA GRAVEL SHALL NOT BE USED AS A HAUNCHING MATERIAL. CLASS III MATERIAL SHALL BE ALLOWED FOR RIGID PIPE COMPACTED AT 95% STANDARD PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 90% STANDARD PROCTOR, OR CLASS III COMPACTED 85% STANDARD PROCTOR. CLASS I & II MATERIAL SHALL BE USED FOR FLEXIBLE PIPE WHEN FILL HEIGHTS EXCEED 8'.
4. FINAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 90% STANDARD PROCTOR, OR CLASS III COMPACTED TO 95% STANDARD PROCTOR.
5. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
6. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321. (SEE TABLE 1)
7. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
8. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
9. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.
10. DESIGN ENGINEER SHALL DESIGNATE ON THE PLANS WHERE WATERTIGHT JOINTS ARE TO BE REQUIRED.
11. REPLACE WET OR UNSUITABLE SOIL AS NECESSARY TO PROVIDE A SUITABLE BASE, AS DIRECTED BY GEOTECHNICAL ENGINEER OR OWNER.
12. WHERE GROUND WATER IS PRESENT CLASS I-A MATERIAL SHALL BE WRAPPED WITH A NON-WOVEN GEO-TEXTILE, EXCLUDING BEDDING MATERIAL BETWEEN 4" & 6" THICK.
13. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR SOIL TYPE AND CLASSIFICATIONS FOR THIS PROJECT.
14. CONTRACTOR SHALL REFER TO THE LATEST VERSION OF ASTM STANDARDS PRIOR TO CONSTRUCTION, AND SHALL COMPLY WITH THESE STANDARDS DURING CONSTRUCTION.

TABLE 1: CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

ASTM D 2321 MATERIAL CLASS	ASTM D 2487 USCS SOIL GROUP	MATERIAL TYPE	% PASSING			ATTERBERG LIMITS	
			1 1/2 IN.	NO. 4	NO. 200	LL	PI
IA	NONE	MANUFACTURED OPEN GRADED AGGREGATES	100%	≤10%	<5%	NON PLASTIC	
IB	NONE	MANUFACTURED DENSE GRADED AGGREGATES	100%	≤50%	<5%	NON PLASTIC	
II	GW	COARSE-GRAINED SOILS, CLEAN	100%	<50% OF "COARSE FRACTION"	<5%	NON PLASTIC	
	GP						
	SW			>50% OF "COARSE FRACTION"			
	SP						
III	GM	COARSE-GRAINED SOILS W/ FINES	100%	<50% OF "COARSE FRACTION"	12% TO 50%		<4 OR <"A" LINE
	GC						<7 OR >"A" LINE
	SM			>50% OF "COARSE FRACTION"			>4 OR <"A" LINE
	SC						>7 OR >"A" LINE
IV-A	ML	FINE-GRAINED SOILS	100%	100%	>50%	<50	<4 OR <"A" LINE
	CL						>7 OR >"A" LINE

TRENCH AND BEDDING DETAILS

REVISIONS	
◇ PRE-BID SET ISSUE DATE	△ POST BID SET ISSUE DATE
DATE	DESCRIPTION
3/21/25	SITE PLAN REVIEW SUBMITTAL
05/23/25	SITE PLAN REVIEW RE-SUBMITTAL
06/16/25	SID RE-SUBMITTAL
07/09/25	SID RE-SUBMITTAL
07/10/25	SITE PLAN REVIEW RE-SUBMITTAL
08/28/25	PBC FIRE DEPT. COMMENTS
09/15/25	Lowes OTR requirements HEAVY DUTY ASPHALT CONC.

CREECH CONSULTING, INC.
CIVILIZATION ENGINEERED
PO BOX 327 STUART, FLORIDA 34994 (772) 485-2140

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PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0000105

RICHARD CREECH
FL P.E. NO. 38592

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1000 LOWE'S BOULEVARD
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LOWE'S

WATER AND WASTEWATER DETAILS
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 | DRAWN BY: JAC | CHECKED BY: RTC

CRITERIA ISSUE DATE:	2023-12-15
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	D8

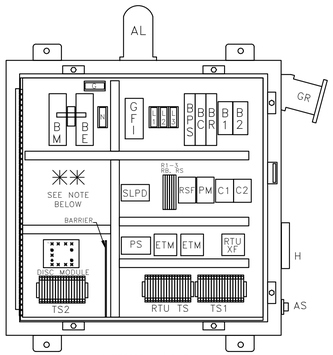
FINAL	SECOND	ORIGINAL

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

AL	ALARM LIGHT
ALT	ALTERNATOR (ON DISC)
AS	ALARM SILENCE SWITCH
B1-2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
C1-2	CONTACTOR, MOTOR START
GFI	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND BLOCK
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND-OFF-AUTO SWITCH (ON DISC)
L1,2,3	POWER DISTRIBUTION BLOCK
N	NEUTRAL BLOCK
PL	PILOT LIGHT (ON DISC)
PM	PHASE MONITOR
PS	POWER SUPPLY
R1-3	RELAYS
RB	BATTERY RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
SLPD	SURGE/LIGHTNING PROTECTION DEV.
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

ENCLOSURE

NEMA 4X Stainless Steel
Single Door w/ Padlock Hasp
30"H x 30"W x 8"D

NOTES:

1. PANEL LABELED FOR U.L 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)
2. COMPLETE BACK-UP, SELF-CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSWF-45.
3. SEE CONTROL CENTER DETAIL SHEET FOR ANY ADDITIONAL NOTES.

27	NEL	NEL	120	120	+	-	GND	COM	SF1	SF2	T1	T2	T3	1	2	PT1	T1	T2	T3	1	2	PT2
XFORMER	NEU		120V		RTU TERMINALS (IF USED)			PUMP SEAL FAIL			MOTOR 1 LEADS			MT1 THERMOSTAT		COM		MOTOR 2 LEADS			MT2 THERMOSTAT		GND

TS1 TERMINAL SCHEDULE

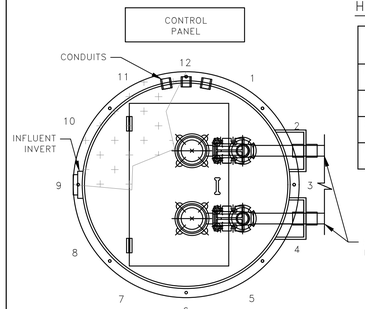
JUMPERS

1	2	3	4	5	6	7	8
FS1 ALL OFF	FS2 CALL LEAD	FS3 CALL LAG	FS4 HIGH ALARM				

TS2 TERMINAL SCHEDULE

✱✱ THIS SPACE AVAILABLE FOR CAPACITORS FOR SINGLE PHASE OR TRANSFORMER FOR 460V.

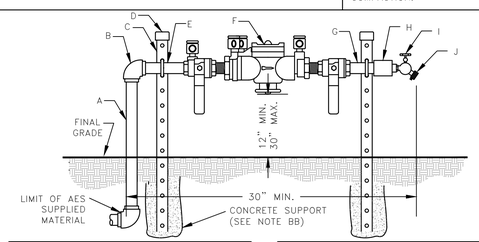
HUB AND INVERT LOCATION



ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	9:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	12:00

SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1-5/8"x1-5/8"x40" ALUM. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 2323
E	2	3/4" S.S. PIPE BOLTS

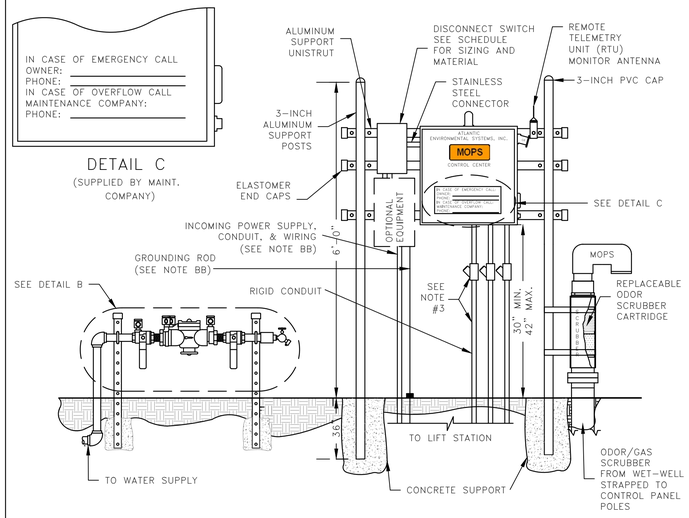
MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	2	3/4" x 3" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

DETAIL B

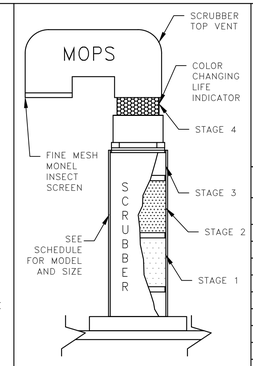
R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.

DETAIL C
(SUPPLIED BY MAINT. COMPANY)



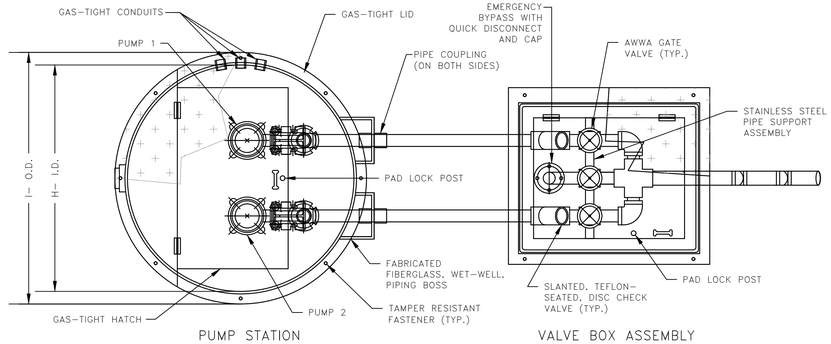
CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



DETAIL A

MOPS ODOR/GAS SCRUBBER

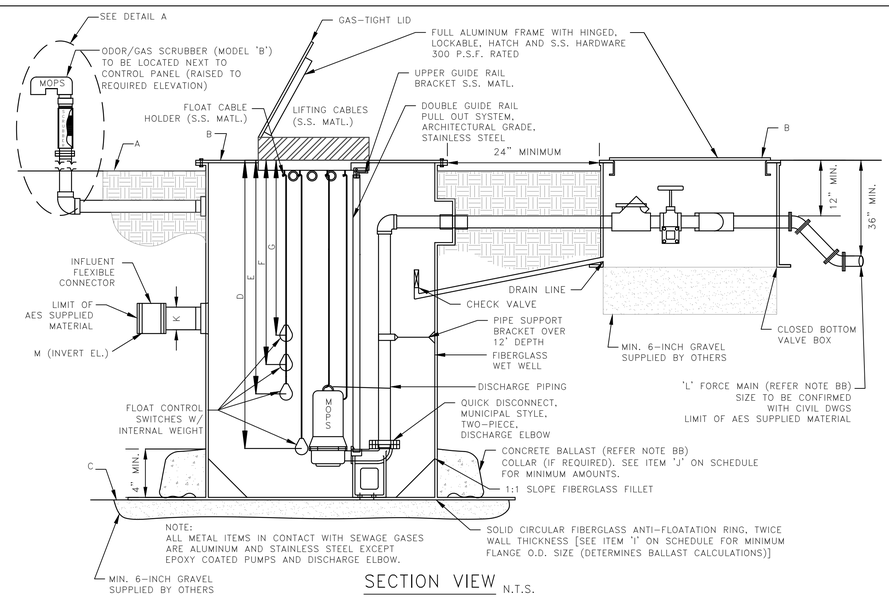
NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.



PUMP STATION

VALVE BOX ASSEMBLY

TOP VIEW N.T.S.



SECTION VIEW N.T.S.

MOPS

PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999

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MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM	DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	43		100 YEAR FLOOD ELEVATION	19.80'
INITIAL DESIGN HEAD (T.D.H.)	161'		25 YEAR FLOOD ELEVATION	18.70'
SECONDARY DESIGN FLOW (G.P.M.)	56	A	GRADE ELEVATION	20.00'
SECONDARY DESIGN HEAD (T.D.H.)	145'	B	TOP ELEVATION OF WET WELL	20.00'
RATED PERFORMANCE SPEED	3450 RPM	C	BOTTOM ELEVATION OF WET WELL	6.00'
RATED MOTOR HORSEPOWER	10	D	ALL PUMPS OFF ELEVATION	10.50'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	GRINDER	E	LEAD PUMP ON ELEVATION	11.50'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	12.00'
SERVICE ENTRANCE VOLTAGE	460 (6)	G	HIGH ALARM ELEVATION	12.50'
SERVICE ENTRANCE PHASE	3	H	INSIDE DIAMETER OF WET-WELL	48"
CONTROL CENTER FULL LOAD AMPS	30 (6)	I	OUTSIDE DIAMETER OF ANTI-FLOATATION RING	84"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	30 (6)	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	000/(0)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L	FORCE MAIN DIAMETER	2"
ON-SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	13.42'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	B22-48168-D-10.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-22
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-232-10.0
MOPS DISCONNECT SWITCH	1	FDS-30-3-4-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:
- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INSTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561-547-8080 Fax: 561-547-3999

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE		DESCRIPTION
3/21/25		SITE PLAN REVIEW SUBMITTAL
05/23/25		SITE PLAN REVIEW RE-SUBMITTAL
06/16/25		SID RE-SUBMITTAL
07/09/25		SID RE-SUBMITTAL
07/10/25		SITE PLAN REVIEW RE-SUBMITTAL
08/28/25		PBC FIRE DEPT. COMMENTS
09/15/25		Lowes OTR requirements HEAVY DUTY ASPHALT CONC.
10/07/25	6	Per MEP - Revised Voltage & Amps

CREECH CONSULTING, INC.
CIVIL ENGINEERING
PO BOX 327 STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

RICHARD CREECH
FL P.E. NO. 38592

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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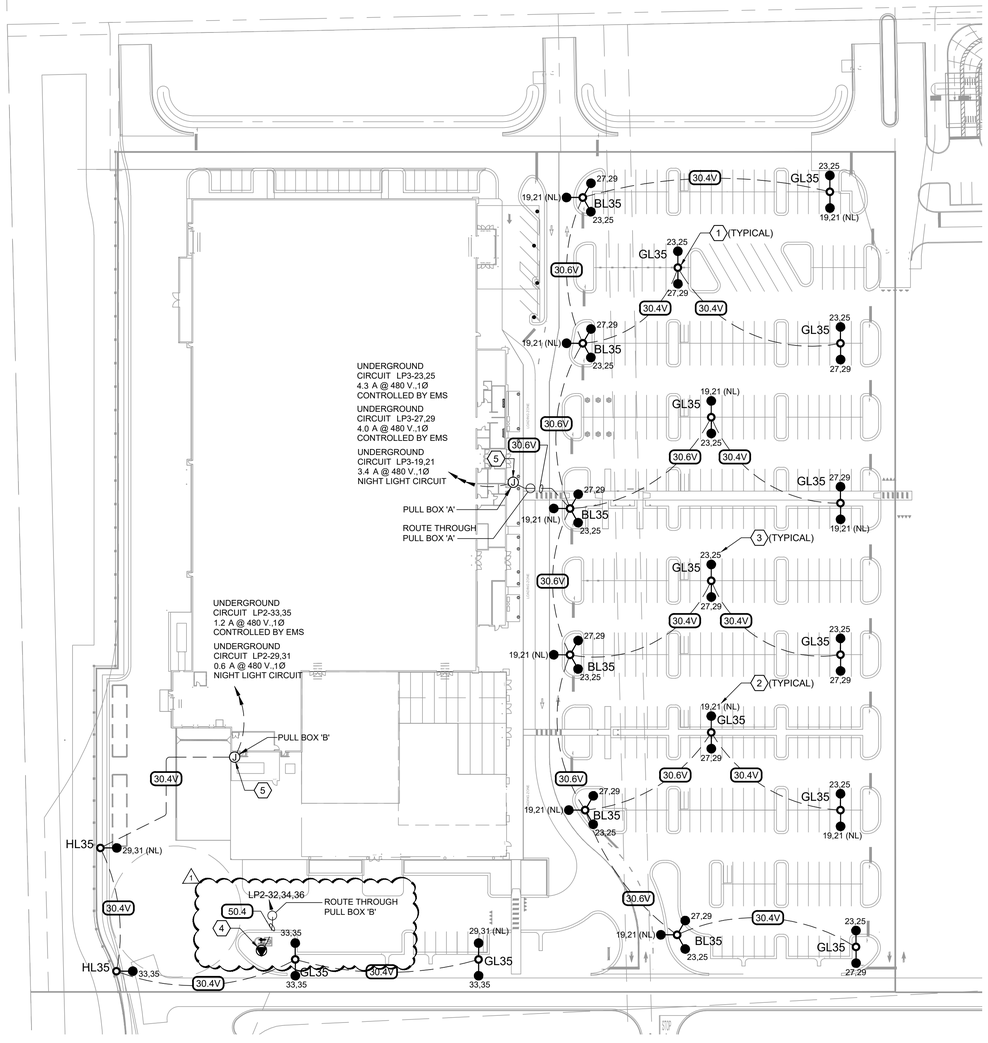
LOWE'S

LIFT STATION DETAILS AND NOTES
94 WIDE
LOWE'S OF: Westlake
WESTLAKE, FLORIDA
PROJECT No: 23-022-001 DRAWN BY: JAC CHECKED BY: RTC

CRITERIA ISSUE DATE: 2023-12-15
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER:

LS-1

ORIGINAL | SECOND | FINAL



LOWE'S SITE LIGHTING CONTROL SCHEDULE

1st STAGE (NL)	2.0	KW
LP2-29,31	0.4	KW
LP3-19,21	1.6	KW
2nd STAGE	2.6	KW
LP2-33,35	0.6	KW
LP3-23,25	2.0	KW
3rd STAGE	2.0	KW
LP3-27,29	2.0	KW
TOTAL SITE LIGHT	6.6	KW

NOTES:
1. EACH STAGE SHALL BE A PROGRAMMABLE OUTPUT OF THE NOVAR BMS. EACH 2-POLE CIRCUIT SHALL HAVE A SQUARE-D POWER LINK BREAKER THAT IS CONTROLLED BY THE OUTPUT OF A STAGE AS INDICATED IN THIS SCHEDULE.

2. THE LIGHTING CONTROL SCHEDULE SHALL BE COORDINATED WITH SQUARE-D TO ENSURE THAT LOWE'S IS ABLE TO STAGE THE QUANTITY AND LOCATION OF LIGHTS AS IS INDICATED IN THIS SCHEDULE.

SHEET NOTES

1. THE SITE ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES, RETAINING WALL GEOGRID AND DRAINAGE SYSTEMS PRIOR TO COMMENCING ANY UNDERGROUND INSTALLATIONS.
2. THE INSTALLATION OF THE SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE EDITION OF THE NATIONAL ELECTRICAL CODE AND SHALL COMPLY WITH ALL OTHER STATE AND LOCAL CODES. THE SITE ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL INSPECTIONS, FEES, AND PERMITS REQUIRED TO COMPLETE THIS PROJECT.
3. ANY ITEMS INSTALLED THAT DO NOT MEET THE REQUIREMENTS OF THESE DRAWINGS SHALL BE REMEDIED AT THE EXPENSE OF THE SITE ELECTRICAL SUBCONTRACTOR. ALL ELECTRICAL WORK ON THIS DRAWING SHALL BE INSTALLED BY THE SITE ELECTRICAL SUBCONTRACTOR.
4. THE SITE ELECTRICAL SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION OF CONDUITS AND WIRE WITH THE BUILDING ELECTRICAL SUBCONTRACTOR. LOWE'S DESIRES THAT THE CONDUIT AND WIRE FROM THE BUILDING ELECTRICAL PANELS TO THE FIRST POLE(S) OR SIGN(S) TO BE INSTALLED AS A SINGLE PULL WITHOUT JUNCTION BOXES OR SPLICES.
5. NO WIRE SHALL BE INSTALLED PART-WAY AND LEFT COILED ON THE GROUND SUCH THAT OTHERS ARE TO COMPLETE THE INSTALLATION. IF COORDINATION IS NOT POSSIBLE SUCH THAT A HOMERUN CONDUIT & WIRE CAN BE INSTALLED ALL THE WAY TO A PANEL THEN AN UNDERGROUND ELECTRICAL PULL BOX SHALL BE COORDINATED, FURNISHED AND INSTALLED AT NO ADDITIONAL EXPENSE TO LOWE'S. SITE ELECTRICAL CONTRACTOR SHALL PROVIDE AN ADDITIONAL 40 FEET (MINIMUM) OF CONDUCTORS WITHIN THE EXTERIOR JUNCTION BOX, AT THE BUILDING FOUNDATION PENETRATION, IN A PIGTAIL WITH EACH PHASE AND NEUTRAL CONDUCTOR PERMANENTLY LABELED BY ITS CORRESPONDING CIRCUIT NUMBER. THE SITE ELECTRICAL CONTRACTOR SHALL VERIFY THAT 40 FEET OF ADDITIONAL CONDUCTOR WILL BE ADEQUATE TO EXTEND FROM THE EXTERIOR JUNCTION BOX TO ELECTRICAL PANELS WITH 8' EXTRA CONDUCTOR TO EXTEND INTO EACH PANEL WITHOUT SPLICES. CONDUCTOR PIGTAIL LENGTH MAY NEED TO BE LONGER, WITHOUT SPLICES, DEPENDING ON FINAL PLACEMENT OF THE EXTERIOR JUNCTION BOXES IN RELATION TO THE PANEL LOCATIONS. THE BUILDING ELECTRICAL CONTRACTOR SHALL INSTALL THE REQUIRED SIZE AND QUANTITY OF CONDUITS AS DESIGNATED ON SHEET E4 TO THESE JUNCTION BOXES. THE SITE ELECTRICAL CONTRACTOR SHALL ROUTE SITE LIGHTING CONDUCTOR PIGTAILS FROM EXTERIOR JUNCTION BOXES INTO BUILDING ELECTRICAL PANELS WITHOUT SPLICES.
6. THE SITE LIGHTING SUB-CONTRACTOR SHALL INSTALL THE CONDUITS, PULL BOXES (IF REQUIRED) AND WIRE FOR THE SITE LIGHTING SYSTEM TO THE BUILDING LIMITS LINE (AS DEFINED BY LOWE'S) AND ALIGN THE CONDUITS AND/OR JUNCTION BOXES WITH THE ELECTRICAL ROOMS FROM WHICH THEY WILL TIE INTO. COORDINATE THE REQUIRED LOCATION AND CIRCUITING OF SITE CONDUITS AND CIRCUITS WITH THE BUILDING ELECTRICAL SUB-CONTRACTOR.
7. THE PANEL AND CIRCUIT NUMBER FOR EVERY PHASE CONDUCTOR SHALL BE LABELED AT EVERY JUNCTION (i.e. "LP3-23,25" WOULD BE REQUIRED ON THE END OF EVERY CONDUCTOR AT EVERY JUNCTION BOX FOR THE PHASE WIRE COMING FROM PANEL "LP3" CIRCUIT NUMBERS "23,25").
8. SYMBOLS ON THIS DRAWING HAVE BEEN ENLARGED FOR LEGIBILITY THESE SYMBOLS ARE NOT TO SCALE.
9. CONDUITS FOR LOWE'S ROAD, MONUMENT OR PYLON SIGNS SHALL BE ROUTED ALONG BACK OF CURBS AND ALONG SIDEWALKS AS MUCH AS POSSIBLE TO ENSURE FUTURE ACCESS. CONDUIT SHALL NOT BE ROUTED DIRECTLY ACROSS ANY EMPTY RETAIL SITES.
10. SITE ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO SUBMIT THIS SHEET AND PHOTOMETRIC PLAN TO MANUFACTURER'S REPRESENTATIVE FOR VERIFICATION OF LABEL, FIXTURE MODEL NUMBER, AND POLE MODEL NUMBER.
11. THE LOWE'S NATIONAL ACCOUNT VENDOR HAS PROVIDED A MATERIAL WARRANTY TO LOWE'S. THE SITE LIGHTING ELECTRICAL SUBCONTRACTOR SHALL PROVIDE A ONE YEAR LABOR WARRANTY FOR REPLACING ALL BURNED OUT LAMPS, FAILED BALLASTS, AND OTHER WARRANTABLE PARTS IN THE 1-YEAR FOLLOWING KEY TURN OVER, AND SHALL CONTACT THE LIGHT FIXTURE SUPPLIER FOR ALL NECESSARY PARTS.

KEYED NOTES

1. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES, RETAINING WALL GEOGRID & DRAINAGE BEFORE DRILLING POLE BASES. SEE POLE BASE DETAIL 01-SL2.00 (TYPICAL).
2. "NL" INDICATES THIS FIXTURE SHALL BE ON A NIGHT LIGHT CIRCUIT (TYPICAL).
3. "X,X" DESIGNATIONS, BY FIXTURES IN PLAN VIEW, INDICATE THE CIRCUITS FIXTURES ARE TO BE CONNECTED TO. (TYPICAL).
4. PROVIDE CONNECTION TO LIFT STATION CONTROLLER, LIFT STATION CONTROLLER IS PROVIDED WITH AN INTEGRAL DISCONNECT SWITCH.
5. SITE LIGHTING EXTERIOR JUNCTION BOXES, IF REQUIRED, SHALL BE "H-20" LOAD RATED. PROVIDE 13"X24"X12" DEEP "QUAZITE" PG1324BA12 BOX (QUANTITY (2) (STACKED)) WITH PG1324HH0029 LID, OR APPROVED EQUAL. DEEPER BOXES MAY BE REQUIRED WHEN THE CONDUIT ALIGNMENT IS AFFECTED BY OTHER UTILITIES. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS WITH A CONCRETE COLLAR AND A MINIMUM OF 8" OF COMPACTED GRAVEL PER THE LOWE'S SITE WORK SPECIFICATIONS. SEE SHEET NOTES 5 AND 6 FOR CONDUCTOR ROUTING REQUIREMENTS.

CONDUIT AND CONDUCTOR SCHEDULE

FEEDER	DESCRIPTION
30.4V	(4)#10, (1)#10 G., IN 1" C.
30.6V	(6)#10, (1)#10 G., IN 1" C.
50.4	(4)#8, (1)#10 G., IN 3/4" C.

5683 Seminole Pratt Whitney Road
PCN# 77-40-43-01-29- 000-0010

PAGE INTERWORKS, P.A.
ENGINEERS & CONSULTANTS
923 MAIN STREET, NORTH WILKESBORO, NC 28659
PHONE: 336-667-4225

SITE LIGHTING PLAN

SCALE: 1"=60'-0"

01

FINAL | SECOND | ORIGINAL

REVISIONS
PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE		DESCRIPTION
10.10 2025	1	PLAN REVIEW COMMENTS

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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 6139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

CARL A. R. PAGE LICENSE No. 0050265 STATE OF FLORIDA PROFESSIONAL ENGINEER

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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LOWE'S

SITE LIGHTING PLAN, SCHEDULES, AND NOTES
LOWE'S OF WESTLAKE
5683 SEMINOLE PRATT WHITNEY RD.
Westlake, Florida, 33470

PROJECT No: 25040 | DRAWN BY: JMP | CHECKED BY: CARP

CRITERIA ISSUE DATE: 2023-12-15
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER: SL1.00

2023

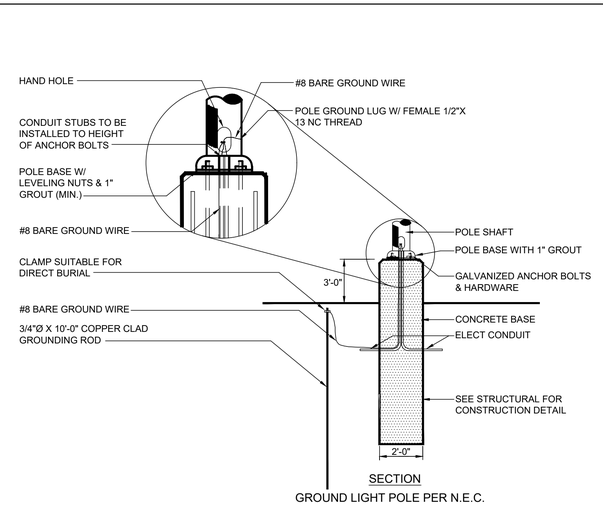
SITE LIGHTING FIXTURE SCHEDULE

CONTACT THE G.C. OR PERSON LISTED BELOW FOR NATIONAL ACCOUNT PRICING
CURRENT RON KULEBA, ron.kuleba@currentlighting.com 609-851-3972
ACUITY MELINDA BRUEGGEMANN, melinda.brueggemann@acuitybrands.com 317-650-3203

NOTE: SITE LIGHTING FIXTURES SHALL ONLY BE PROVIDED BY LOWE'S APPROVED MANUFACTURERS

LABEL	DESCRIPTION	LAMP TYPE	FIXTURE ORIENTATION	LENS TYPE	POLE HEIGHT	POLE BASE HEIGHT	FIXTURE MOUNTING HEIGHT	FIXTURE/ POLE COLOR	DIST. PATTERN	MANUF.	FIXTURE MODEL NUMBER	POLE MODEL NUMBER	SYMBOL
BL35	THREE (3) 147W LED LUMINAIRES @ 120°	LED	120°	N/A	35'-0"	3'-0"	38'-0"	DARK BRONZE	R5	ACUITY	RSX2 LED P3 40K R5 480 RPA DDBTXD	RTA-35-8G-DM32AS-VD-DDBTXD	
GL35	TWO (2) 147W LED LUMINAIRES @ 180°	LED	180°	N/A	35'-0"	3'-0"	38'-0"	DARK BRONZE	R5	ACUITY	RSX2 LED P3 40K R5 480 RPA DDBTXD	RTA-35-8G-DM28AS-VD-DDBTXD	
HL35	ONE (1) 147W LED LUMINAIRE	LED	N/A	N/A	35'-0"	3'-0"	38'-0"	DARK BRONZE	R4	ACUITY	RSX2 LED P3 40K R4 480 RPA DDBTXD	RTA-35-8E-DM19AS-VD-DDBTXD	

NOTE:
1. POLES SHALL BE DESIGNED FOR A MINIMUM 170 MPH WIND ZONE RATING WITH A 1.3 GUST FACTOR. POLE MANUFACTURER SHALL VERIFY WIND ZONE REGION FOR THIS SITE AND IF GREATER THAN RATING NOTED ABOVE, HE SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY.
2. MANUFACTURER AND MODEL NUMBERS ARE SHOWN AS A BASIS OF DESIGN. CONTACT THE LOWE'S APPROVED LIGHTING MANUFACTURER REPRESENTATIVES FOR EQUIVALENT PHOTOMETRIC AND FIXTURE/POLE MODEL NUMBERS.



SECTION

GROUND LIGHT POLE PER N.E.C.

POLE BASE NOTES

1. POLE BASE IS TO BE ONE CONTINUOUS POUR. 3'-0" PORTION OF EXPOSED CONCRETE BASE ABOVE PAVEMENT SHALL BE HAND-RUBBED SMOOTH. PRE-FABBED CONCRETE POLE BASES WILL NOT BE ACCEPTED. (ALL BASES MUST BE POURED ON SITE). SEE STRUCTURAL FOR CONSTRUCTION DETAIL.
2. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
3. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES, RETAINING WALL GEOGRID & DRAINAGE BEFORE DRILLING POLE BASES. (TYPICAL)
4. CONTRACTOR TO TAKE SPECIAL CARE TO ENSURE CONCRETE POLE BASES ARE POURED ABSOLUTELY VERTICAL AND LEVEL. SEE STRUCTURAL FOR CONSTRUCTION DETAIL.

POLE BASE DETAIL — 01
SCALE: NTS

5683 Seminole Pratt Whitney Road
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PAGE INTERWORKS, P.A.
ENGINEERS & CONSULTANTS
923 MAIN STREET, NORTH WILKESBORO, NC 28659
PHONE: 336-667-4225

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◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE		DESCRIPTION

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CIVIL ENGINEERS
PO BOX 327, STUART, FLORIDA 34994 / (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 6139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

Carl A. R. Page

CARL A. R. PAGE LICENSE No. 0050265 STATE OF FLORIDA PROFESSIONAL ENGINEER

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

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LOWE'S

SITE LIGHTING FIXTURE SCHEDULE, NOTES, & DETAILS

LOWE'S OF WESTLAKE
5683 SEMINOLE PRATT WHITNEY RD.
Westlake, Florida, 33470

PROJECT No: 25040 | DRAWN BY: AMP | CHECKED BY: CARP

CRITERIA ISSUE DATE: 2023-12-15
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2023