

SITE DEVELOPMENT PLAN FOR NORTHSTAR POINCIANA MULTI-TENANT RETAIL (POINTE PD LOT 2) KISSIMMEE, FL

PARCEL ID:
062729296700010020

SDP23-0122

LEGAL DESCRIPTION:

LOT 2, POINTE-PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 19 AT PAGE 127, OF THE PUBLIC RECORDS OF
OSCEOLA COUNTY, FLORIDA.

PROJECT TEAM:

OWNER:
NORTHSTAR RETAIL LLC
7325 HARLIE ST ORLANDO, FL 32819

ARCHITECT:
LARSON DESIGN GROUP
495 NORTH KELLER ROAD, SUITE
101MAITLAND, FL 32751
ROB SMITH
RSMITH@LARSONDESIGNGROUP.COM

LANDSCAPE ARCHITECT:
LARSON DESIGN GROUP
495 NORTH KELLER ROAD, SUITE
101MAITLAND, FL 32751
ROB SMITH
RSMITH@LARSONDESIGNGROUP.COM

STRUCTURAL:
LARSON DESIGN GROUP
495 NORTH KELLER ROAD, SUITE
101MAITLAND, FL 32751
ROB SMITH
RSMITH@LARSONDESIGNGROUP.COM

CIVIL ENGINEER:
EVANS ENGINEERING, INC.
719 IRMA AVENUE
ORLANDO, FL 32803
DAVID EVANS
407-872-1515

SURVEYOR:
ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1100
CASSELBERRY, FL 32708
PHONE: 407-667-0200

ELECTRICAL:
LARSON DESIGN GROUP
495 NORTH KELLER ROAD, SUITE
101MAITLAND, FL 32751
ROB SMITH
RSMITH@LARSONDESIGNGROUP.COM

UTILITY PROVIDERS:

POTABLE WATER, REUSE WATER, SEWER
TOHO WATER AUTHORITY
951 MARTIN LUTHER KING BLVD,
KISSIMMEE, FL 34741
CONTACT: DIANA WILLIAMS
PHONE: 407-944-5000
EMAIL: CUSTOMERSERVICE@TOHO.CO

ELECTRIC
KISSIMMEE UTILITY AUTHORITY
1701 W CARROLL ST, KISSIMMEE, FL
34741
CONTACT: TINA JORDAN
PHONE: 407-933-7777
EMAIL: CUSTOMERSERVICE@KUA.COM

GAS UTILITIES
TECO PEOPLE GAS
600 W ROBINSON ST, ORLANDO, FL
32801
CONTACT: J.J. MORRIS
PHONE: 877-832-6747
EMAIL: JMORRIS@TECOENERGY.COM

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
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-	LIGHTING PLANS
-	TREE & TOPO SURVEY



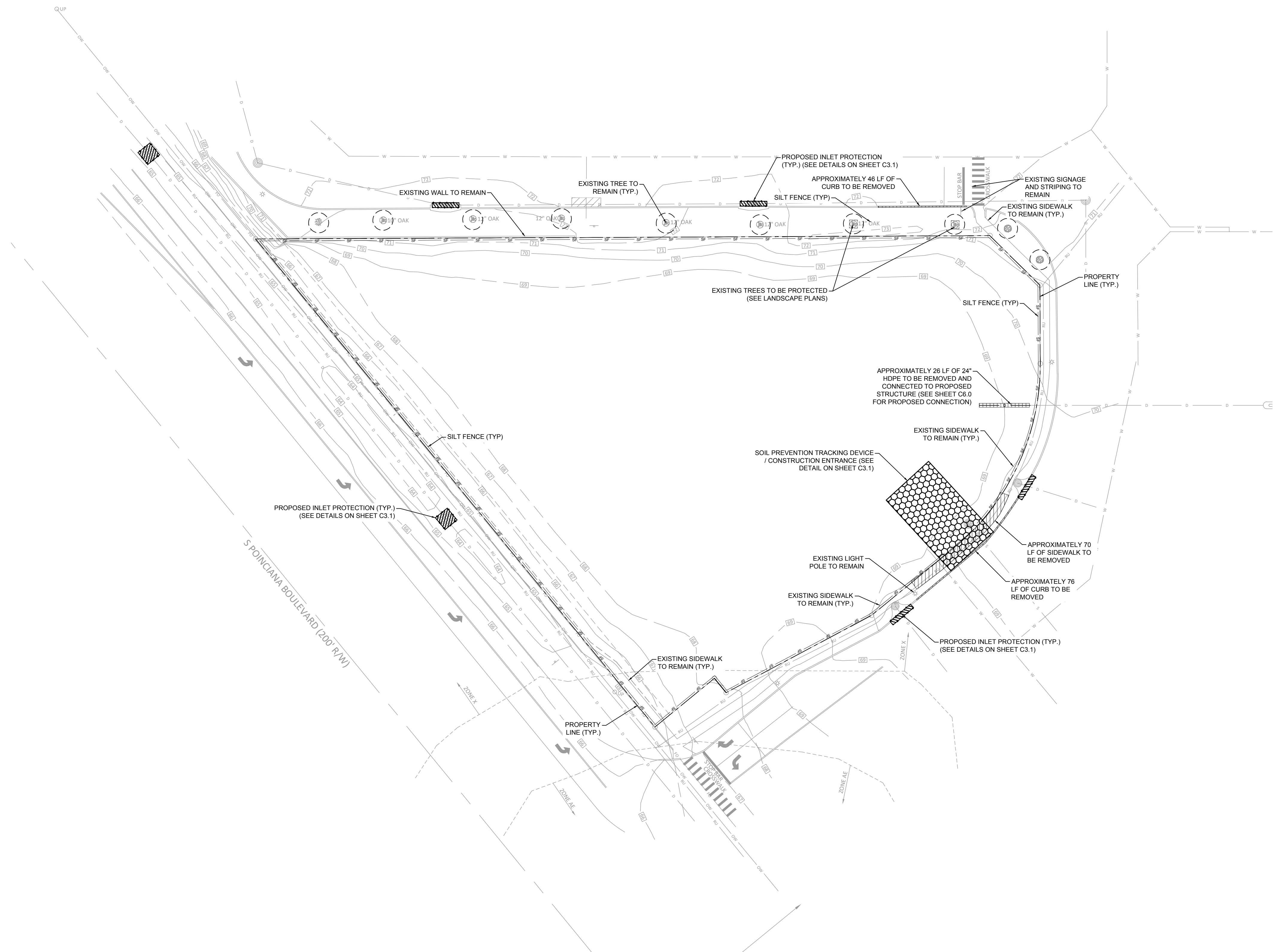
VICINITY MAP
1"=1000'



NOTES

- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NGVD 88).
- THE FOLLOWING PROPOSED FACILITIES SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THIS LIST INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, SANITARY LIFT STATIONS, AND LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURES.
- PROJECT SITE IS LOCATED ON 1.50 ACRES OF DEVELOPABLE LAND.



[illegible]

SOIL TRACKING PREVENTION DEVICE

EXISTING TREE SAVE BARRIER (SEE
TREE REMOVAL/PRESERVATION
PLAN BY LANDSCAPE ARCHITECT)

1. EXISTING TREES TO BE REMOVED / SAVED ACCORDING TO TREE REMOVAL / PRESERVATION PLAN BY LANDSCAPE ARCHITECT.
2. CONTRACTOR TO REPLACE ALL DISTURBED SOD WITHIN THE RIGHT OF WAY.
3. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
4. ELEVATIONS PER PLAN ARE BASED ON NAVD 88 DATUM.

EXISTING CONDITIONS, DEMOLITION AND SWPP PLAN

DRAWN BY: LV	DATE: 08/01/24
CHECKED BY: DLE	JOB #: 30801



C3.0

6. INSTALL STORM DRAINAGE INLET PROTECTION ON EXISTING INLETS.
7. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
8. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
9. PERFORM CLEARING AND GRADING REQUIRED.
10. COMPLETE ALL NECESSARY STOCKPILING, SITE CLEARING/REMOVALS, AND GRADING.
11. COMPLETE PARKING BASE, BUILDING FOUNDATION, AND REMOVE, RELOCATE, INSTALL SITE UTILITIES.
12. INSTALL STORM DRAINAGE INLET PROTECTION ON NEW INLETS.
13. WEATHER IN BUILDING.
14. COMPLETE PARKING LOT CONSTRUCTION.
15. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
16. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROL MEASURES AND TO ENSURE THAT THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED, AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION CONTROLS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR.

1. FILTER FABRIC BARRIERS: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET EROSION WITH THE FOLLOWING LIMITATIONS:
 - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 3:1.
 - B. IN MINOR SWALES WHERE THE MAXIMUM CONTRIBUTION DRAINAGE AREA IS LESS THAN 2 ACRES.
2. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUN-OFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER SYSTEM.
3. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUN-OFF UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
4. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF SYNTHETIC BARRIERS.
5. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE REWORKED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 14 DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
6. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
7. TEMPORARY GRASSING: THE SEEDDED OR SEEDDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED TO ASSURE OPTIMUM GROWING CONDITIONS.
8. TEMPORARY RE-GRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSSED AREAS HAVE NOT OBTAINED A MINIMUM OF 75 PERCENT GOOD GRASS GROWTH, THE AREA WILL BE REWORKED AND ADDITIONAL SEEDS APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
9. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
10. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD

11. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDDED. SLOPES STEEPER THAN 4:1 SHALL BE SEEDDED AND MULCHED OR SODDED.
12. AIR POLLUTION: THE BURNING OF BRUSH OR SLASH SHALL ADHERE TO STATE AND LOCAL REGULATIONS. FIRE PREVENTION MEASURES SHALL BE TAKEN TO PREVENT THE START OR SPREADING OF WILDFIRES THAT MAY RESULT FROM PROJECT ACTIVITIES. ALL DUST CONTROL METHODS SHALL ENSURE SAFE CONSTRUCTION OPERATIONS AT ALL TIMES.

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP IS USUALLY INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
3. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER SEDIMENT TRAPPING FACILITY WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE AREA PER ACRE OF DISTURBED AREA. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACK-FILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL UNDESIRABLE MATERIALS, PERMANENT OR TEMPORARY SEDIMENT TRAP MUST BE REMOVED UPON FINAL STABILIZATION.

ALL WASTE MATERIALS EXCEPT LAND CLEARANCE DEBRIS SHALL BE COLLECTED AND STORED IN A SECURE LINED METAL DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT.

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

THE CONTRACTOR WILL USE BEST MANAGEMENT PRACTICES TO DETERMINE THE LOCATIONS OF EQUIPMENT TO BE LEFT ON-SITE.

THE FOLLOWING PRACTICES WILL BE FOLLOWED BY THE CONTRACTOR TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF SUBSTANCES TO STORM WATER RUN-OFF.

1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
2. ALL MATERIALS STORED ON-SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS.

4. MANUFACTURER'S RECOMMENDATION FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
5. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ON-SITE RECEIVE PROPER USE AND DISPOSAL.
6. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED.
7. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

1. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP WILL BE CLEARLY POSTED ON-SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE CLEAN-UP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO: PUMPS, QUICK PANS, MOPS, RAGS, CLOVES, COGLES, LIQUID ABSORBENT, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
4. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
5. SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY SUBSTANCES USED ON-SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURE'S RECOMMENDATIONS.

THE USE OF FERTILIZERS ARE TO MEET REQUIREMENTS OF CITY OF DEBARY ORDINANCE 17-2122
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE
MANUFACTURER. FERTILIZERS WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM
WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS
FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE.
EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY
DISPOSED OF ACCORDING TO STATE AND LOCAL REGULATIONS.

CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING AREA FOR CONCRETE TRUCK WASH OUT. CONCRETE TRUCKS THAT WASH OUT ON-SITE MUST WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER INTO A DESIGNATED SEDIMENT BASIN ON SITE PRIOR TO DISCHARGE INTO STORM WATER MANAGEMENT AREAS. CONTRACTOR WILL BE RESPONSIBLE FOR MEETING STATE AND LOCAL REQUIREMENTS.

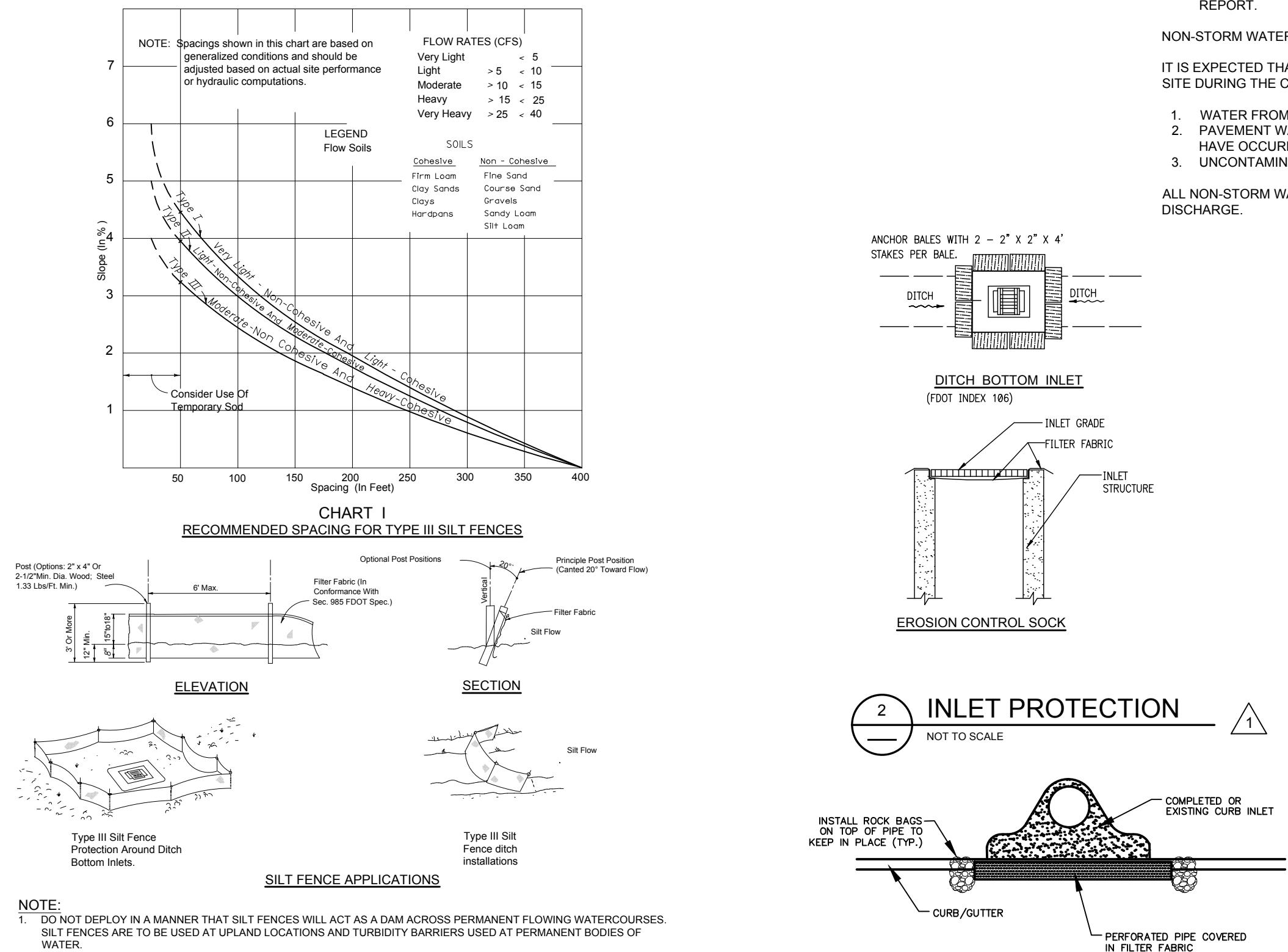
THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

1. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCH OR GREATER.
2. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF IT WILL BE NECESSARY, IT WILL BE REPLACED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
4. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT AND TEARS TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
5. THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED.
6. DIKES AND SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
7. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS.
8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT SHALL BE SUBMITTED TO THE DISTRICT ENGINEER AND THE OWNER. THE REPORTS SHALL BE MADE ON-SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER, OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS.
9. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FULLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
10. THE SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR MANAGING THE INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

1. WATER FROM WATER LINE FLUSHING
2. PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
3. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION)

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.



NOT TO SCALE

NOT TO SCALE

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
STRUCTURAL CONTROLS

INSPECTOR: _____ DATE: _____

EARTH DIKES / SWALES

DIKE OR SWALE	FROM	TO	IS DIKE / SWALE STABILIZED?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING?

MAINTENANCE REQUIRED FOR EARTH DIKE / SWALE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CATCH BASIN / CURB INLET / OUTFALL TURBIDITY CONTROLS

STRUCTURE / OUTFALL	ARE TURBIDITY CONTROLS IN PLACE?	ANY EVIDENCE OF CLOGGING/WASHOUT OR BYPASSING?	ARE TURBIDITY CONTROLS IN NEED OR REPLACING?	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROLS?

MAINTENANCE REQUIRED FOR CATCH BASIN / CURB INLET / OUTFALL TURBIDITY CONTROLS:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT? (YES/NO)	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

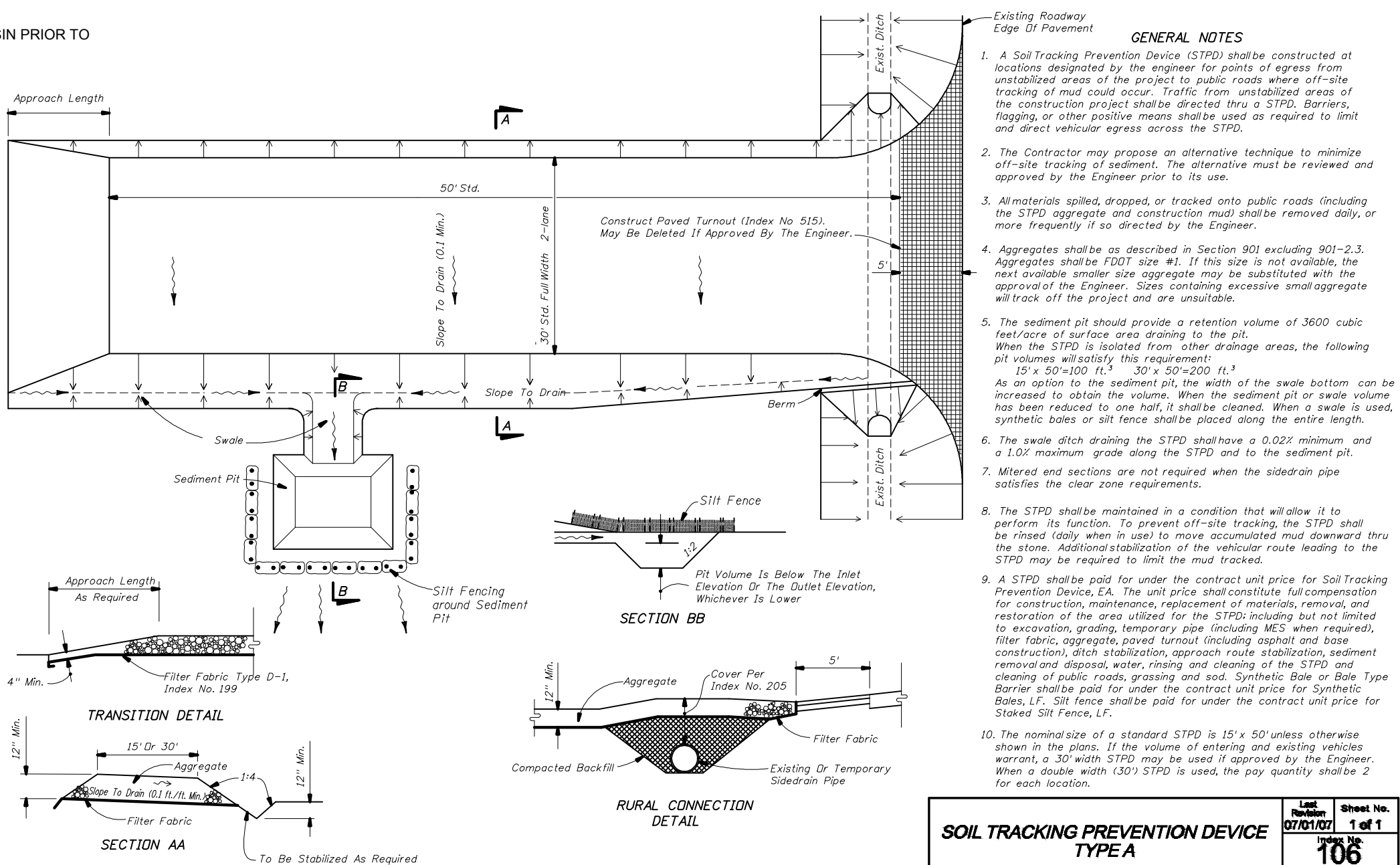
OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO THE ROAD?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THIS SITE?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

[illegible]

EVANS ENGINEERING, INC.

CERTIFICATE OF
AUTHORIZATION NO. 6788

DAVID L. EVANS
FLORIDA P.E. NO. 46586

DATE: _____

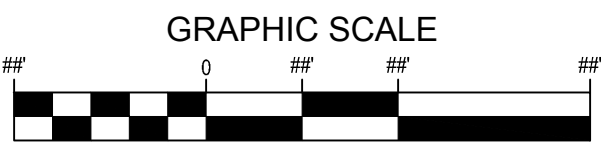
NORTHSTAR POINCIANA MULTI-TENANT RETAIL

SITE PLAN

SWPPP DETAILS AND NOTES

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DRAWN BY: LV	DATE: 08/01/24
CHECKED BY: DLE	JOB #: 30801

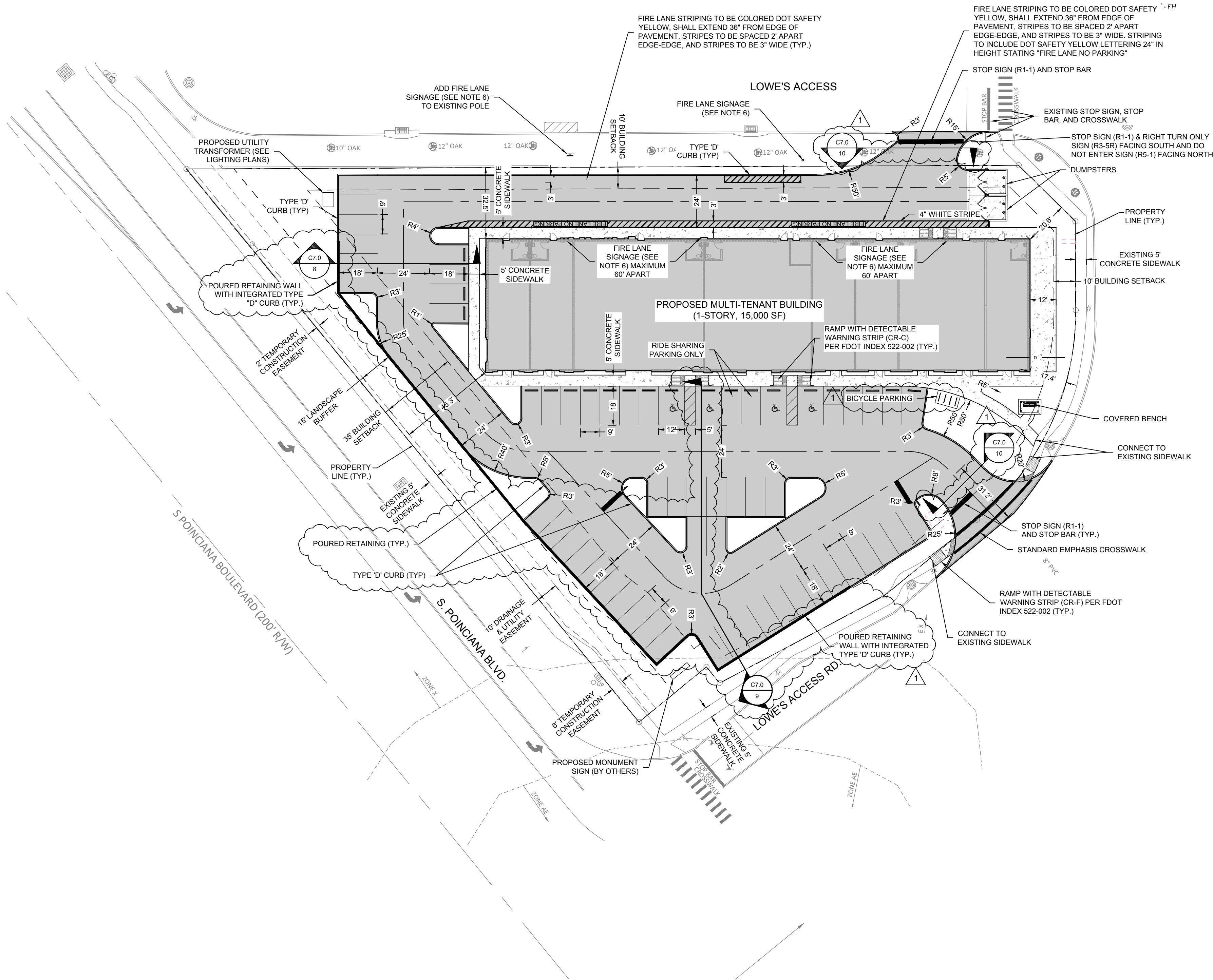


EET #:

C3.1

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OF THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT
CUP



SITE DATA	
PARCEL ID	062729296700010020
PROJECT SITE AREA	1.50 ACRES
ONSITE WETLANDS	0.00 AC
ZONING	PD (THE POINT PD05-00005)
EXISTING LAND USE	VACANT COMMERCIAL (POINCIANA)
FUTURE LAND USE	POINCIANA
PROPOSED LAND USE	COMMERCIAL RETAIL
PHASING	1 PHASE
BUILDING IMPERVIOUS	15,297 SF = 0.35 AC.
ROAD/PARKING/SIDEWALK IMPERVIOUS	35,572 SF = 0.82 AC.
PERVIOUS/OPEN SPACE	14,741 SF = 0.33 AC.
IMPERVIOUS (80% MAX.)	1.15 AC. = 76.67%
FLOOR AREA RATIO (FAR)	0.34 AC./1.50 AC. = 0.23
IMPERVIOUS SURFACE RATIO (ISR)	1.15 AC./1.50 AC. = 0.77
OWNERSHIP/MAINTENANCE	PRIVATE
POTABLE WATER/REUSE WATER/ WASTEWATER	TOHO WATER AUTHORITY (TOHO)
MAX BUILDING HEIGHT	2 STORY (1 STORY PROVIDED)

BUILDING SETBACKS		
REQUIRED	PROVIDED	
FRONT (S. POINCIANA BLVD)	35'	45'
SIDE (LOWE'S ACCESS RD.)	10'	17'
REAR (LOWE'S ACCESS)	10'	33'
LANDSCAPE BUFFERS		
FRONT (S. POINCIANA BLVD)	15'	15'
SIDE (LOWE'S ACCESS RD.)	0'	7'
REAR (LOWE'S ACCESS)	0'	3'
OPEN SPACE	20% = 0.30 AC.	0.33 AC.

TRIP GENERATION TABLE¹

ITE CODE & DESCRIPTION		RATE ²	UNITS (KSF)	TRIPS
822 - STRIP RETAIL PLAZA (<40K SF)	AM PEAK HOUR	2.36	15	35
	PM PEAK HOUR	6.93	15	104
	AVERAGE DAILY	54.45	15	817

¹ FOR ADDITIONAL INFORMATION, PLEASE SEE TRAFFIC IMPACT ANALYSIS TPA NO 3878 DATED OCTOBER 2024.

² TRIP RATES REFERENCED FROM THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 11TH EDITION (2021).

REQUIRED PARKING SPACE CALCULATION

DESCRIPTION	CALCULATION	SPACES
MULTI-TENANT SHOPPING (<25K GSF)	ONE (1) SPACES PER 250 SF GROSS FLOOR AREA 1 SPACES/250 SF GFA X 15,000 SF GFA	60
TOTAL		60

PROVIDED PARKING

PARKING TYPE	PROVIDED SPACES
STANDARD (9' x 18')	54
RIDE SHARE ONLY (9' x 18')	2
ADA ACCESSIBLE (12' x 18')	4
TOTAL	60

GENERAL NOTES

- THIS PROPERTY IS DESIGNATED ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED PER FEMA FIRM PANEL 12097C0240G (JUNE 18, 2013).
- PROJECT TO BE DEVELOPED IN ONE PHASE.
- PROJECT SIGNAGE WILL COMPLY WITH THE OSCEOLA COUNTY LAND DEVELOPMENT CODE.
- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 18.1.4).
- A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER ALJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED. (NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS).
- FIRE LANE SIGNAGE TO BE 12" X 18" HIGH X 0.08" THICK ON ANODIZED ALUMINUM. SIGN SHALL STATE "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" IN RED LETTERS ON A WHITE BACKGROUND. THE SIGN SURFACE BACKGROUND IS THE COVERED WITH "SCOTCH-LITE" OR ANOTHER SUITABLE WHITE REFLECTIVE MATERIAL. SIGN IS TO BE POSTED MAXIMUM 7' IN HEIGHT FROM THE ROADWAY TO THE BOTTOM OF THE SIGN. SIGNAGE LOCATIONS TO BE POSTED MAXIMUM 60' AND NOT FURTHER THAN 15' FROM THE END OF ANY FIRE LANE. ADDITIONAL SIGNAGE MAY BE REQUIRED AS DETERMINED BY THE FIRE MARSHAL OR DESIGNER.

EVANS ENGINEERING, INC.

CERTIFICATE OF
AUTHORIZATION NO. 6788

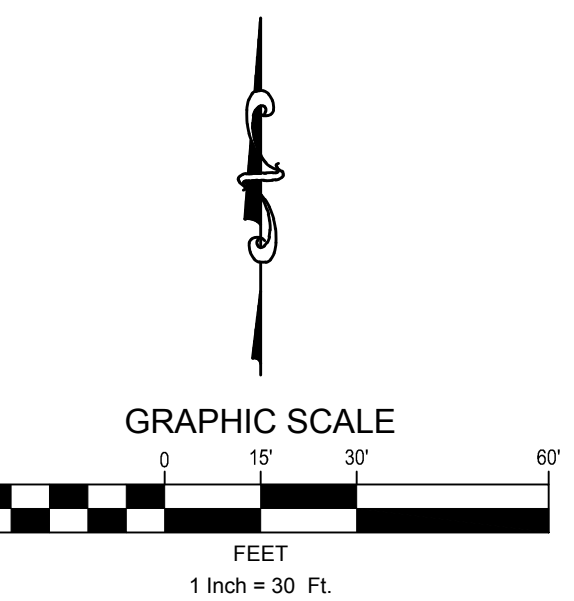
DAVID L. EVANS
FLORIDA P.E. NO. 46586

DATE: _____

**NORTHSTAR POINCIANA
MULTI-TENANT RETAIL**
SITE PLAN
KISSIMMEE, FLORIDA
SITE PLAN

REVISIONS		BY	TLD
DATE	NO.	DETAIL	REV PER SP/MD, TOHO & COUNTY COMMENTS
03/12/2025	1		

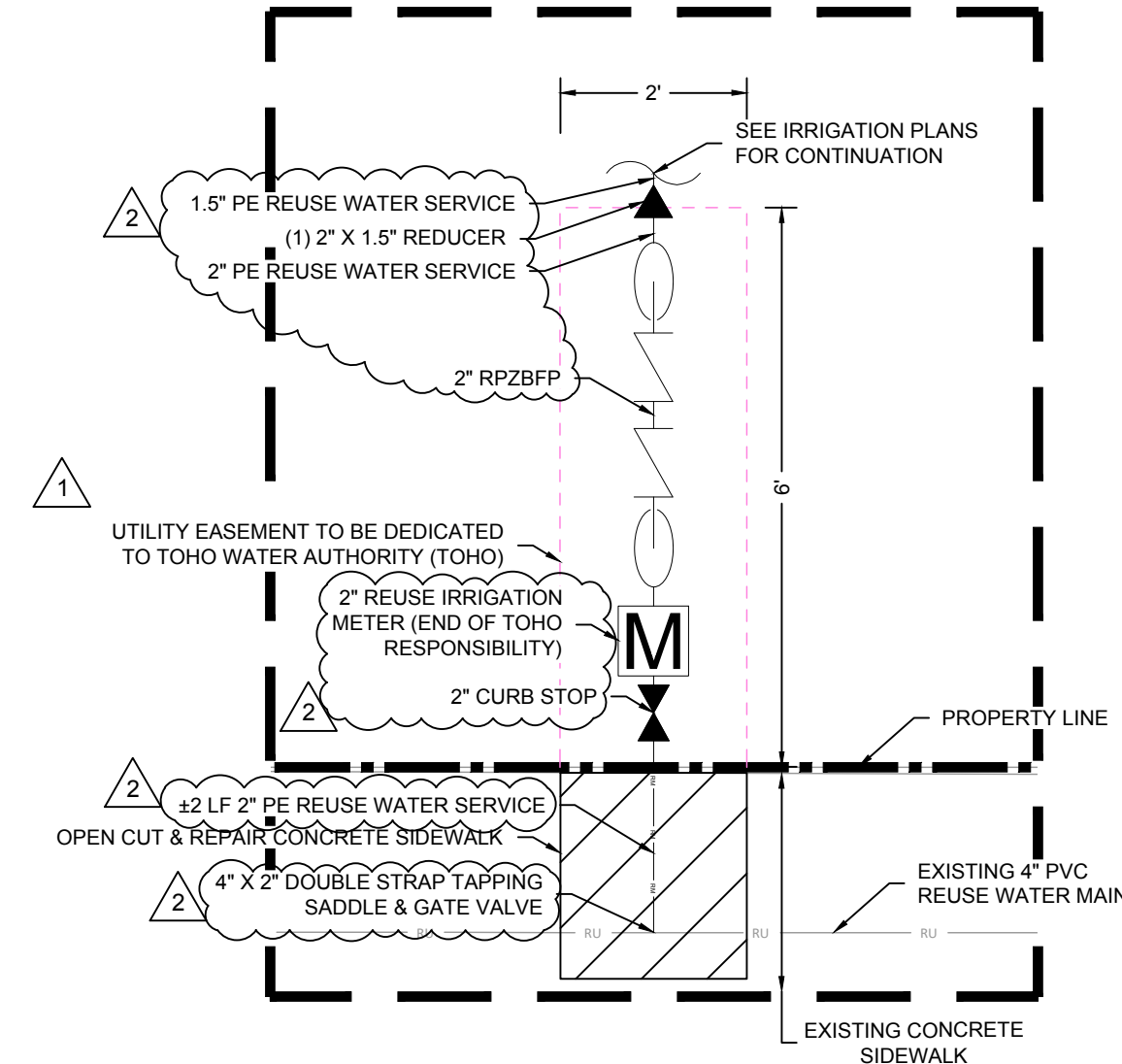
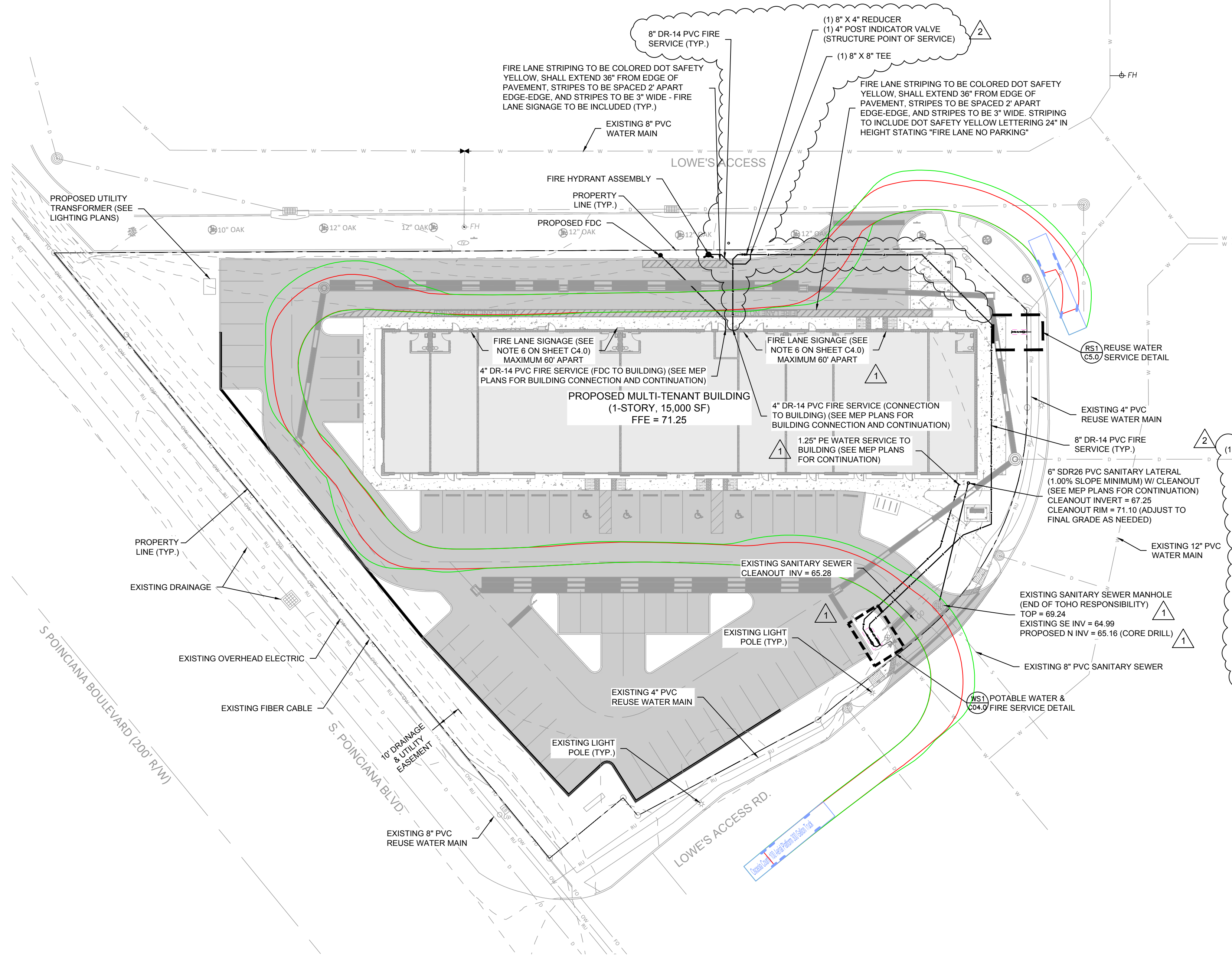
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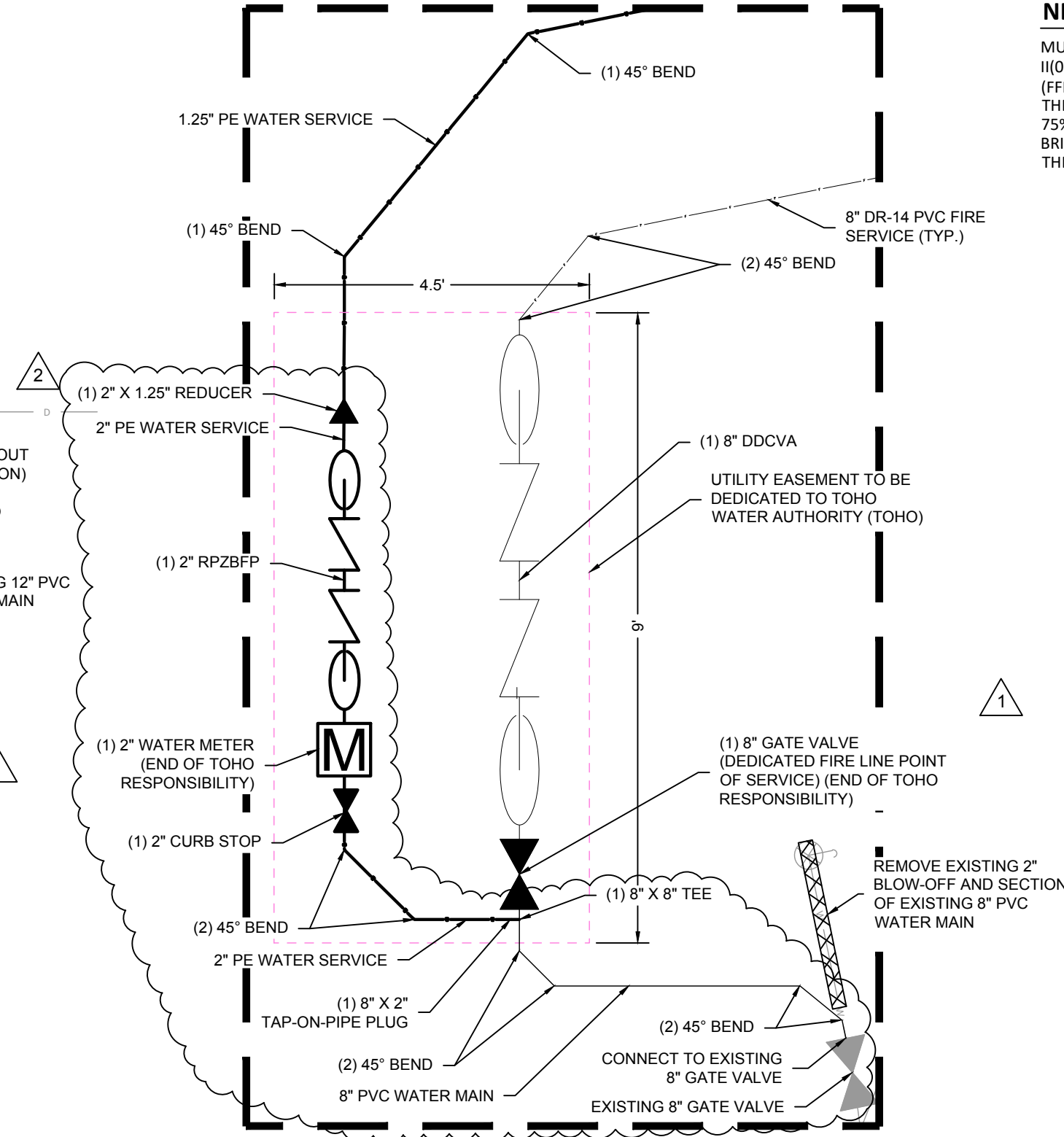
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C4.0

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OF THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT



RS1 C5.0 REUSE WATER SERVICE DETAIL
N.T.S.
1. A DOUBLE STRAP TAPPING SADDLE WITH CORPORATION STOP IS REQUIRED.
2. PIPE / TUBING IS TO BE PURPLE.
3. NO FITTINGS ALLOWED BETWEEN CORPORATION STOP AND CURB STOP.



WS1 C5.0 POTABLE WATER & FIRE SERVICE DETAIL
N.T.S.
1. FIRE LINE TO BE INSTALLED TO 1' ABOVE SLAB

UTILITY NOTES

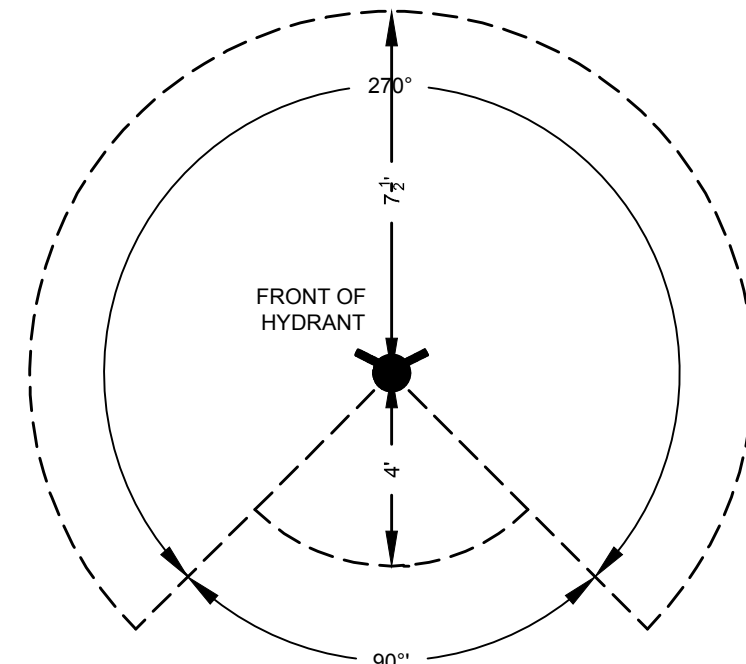
- UTILITY SERVICE FOR POTABLE WATER, REUSE WATER, AND SANITARY SEWER IS PROVIDED BY TOHO WATER AUTHORITY (TOHO) AND ARE DESIGNED TO MEET FDEP AND TOHO REQUIREMENTS.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NGVD 88).
- ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5' HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO MAINTAINED UTILITIES.
- ALL PROPOSED POLES (SIGN, TRAFFIC, LIGHT, ETC.) AND PERMANENT STRUCTURES SHALL MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.
- CLEANOUTS LOCATED WITHIN AREAS WITH VEHICULAR TRAFFIC ARE REQUIRED TO HAVE HAND HOLES.
- FIRE LINE POST INDICATOR VALVES (PIV) SHALL COMPLY WITH NFPA 24-2.5.9.
- FLOW TESTS OF ALL FIRE HYDRANTS SHALL BE CONDUCTED AND FLOW TEST RESULTS PROVIDED TO THE FIRE DEPARTMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON TO THE SITE.
- ALL SANITARY SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 1.00%.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH EXISTING UTILITIES INFRASTRUCTURE.
- REFER TO MEP PLANS FOR ALL UTILITY CONNECTIONS TO BUILDING.
- ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5 FEET HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO MAINTAINED UTILITIES.
- ALL PROPOSED POLES (SIGN, TRAFFIC, LIGHT) AND PERMANENT STRUCTURES SHALL MAINTAIN A MINIMUM 6 FEET, 10 FEET PREFERRED, HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.

REQUIREMENTS FOR SPRINKLERED BUILDING

- CONTRACTOR SHALL APPLY FOR & OBTAIN A FIRE SPRINKLER PERMIT PRIOR TO INSTALLATION OF UNDERGROUND FIRE SPRINKLER LINE. THE FIRE SPRINKLER PERMIT APPLICATION SHALL INCLUDE ADEQUATE WORKING DRAWINGS THAT COMPLY WITH NFPA 13 & NFPA 24 MINIMUM REQUIREMENTS.
- AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1-FOOT ABOVE THE FINISHED FLOOR.
- THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE WITHIN 100 FEET OF A FIRE HYDRANT.
- THE FDC SHALL COMPLY WITH NFPA 13 & 24 (2016 ED.) DESIGN STANDARDS. ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 OR CPVC PIPE.
- THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
- ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE DEPARTMENT BEFORE BEING COVERED.
- THERE SHALL BE A MINIMUM OF 7.5 FEET BETWEEN THE HYDRANT AND THE FDC.

NEEDED FIRE FLOW CALCULATIONS

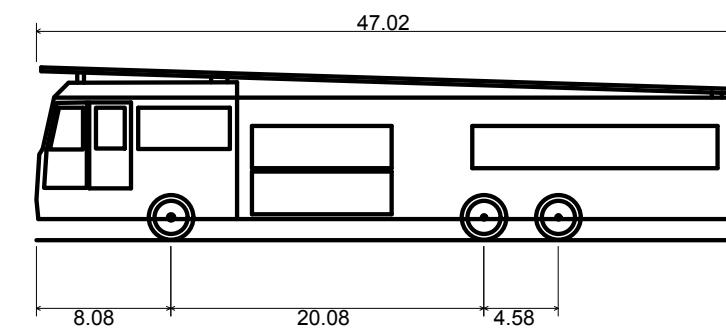
MULTI-TENANT RETAIL: 1-STORY BUILDING, 15,000 GROSS SF, 10000 CONSTRUCTION TYPE; THE NEEDED FIRE FLOW IS 2,500 GPM PER NFPA 1 (FPCC 7TH EDITION) TABLE 18.4.5.2.1. THE BUILDING WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM ALLOWING FOR A 75% REDUCTION TO THE NEEDED FIRE FLOW PER NFPA 1. THIS REDUCTION BRINGS THE NEEDED FIRE FLOW BELOW THE 1,000 GPM MINIMUM, THEREFORE, THE NEEDED FIRE FLOW IS 1,000 GPM.



NOTE: A MINIMUM OF 7.5 FEET OF CLEARANCE TO THE FRONT AND SIDES SHALL BE PROVIDED FOR HYDRANTS AND FDC'S AND 4 FEET TO THE BACK.

WS1 C5.0 FIRE HYDRANT CLEARANCE DETAIL

N.T.S.



Overall Length 47.02ft
Overall Width 8.00ft
Overall Body Height 11.250ft
Min Body Ground Clearance 1.393ft
Track Width 8.00ft
Curb to Curb Turning Radii 38.42ft
Inside Cramp Angle 40.0°

WS1 C5.0 OSCEOLA COUNTY FIRE TRUCK DETAILS

N.T.S.

HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION	
		WATER ABOVE	WATER BELOW
STORM SEWER	3FT MIN	12IN PREF, 6IN MIN	12IN MIN
STORM FORCE MAIN	3FT MIN	12IN MIN	12IN MIN
RECLAIMED WATER IF NOT REGULATED UNDER 62-610	3FT MIN	12IN MIN	12IN MIN
RECLAIMED WATER IF NOT REGULATED UNDER 62-610	10FT PREF, 6FT MIN	12IN MIN	12IN MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12IN PREF, 6IN MIN	12IN MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN, 3FT MIN IF WATER MAIN IS 6IN ABOVE GRAVITY SANITARY SEWER	12IN PREF, 6IN MIN	12IN MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12IN MIN	12IN MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10FT MIN	NONE	NONE

EVANS ENGINEERING, INC.

CERTIFICATE OF
AUTHORIZATION NO. 6788

DAVID L. EVANS
FLORIDA P.E. NO. 46586

DATE: _____

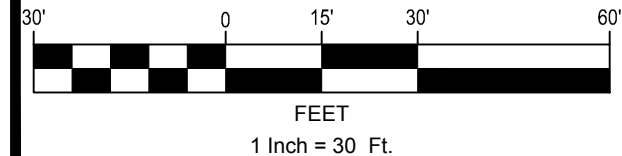
NORTHSTAR POINCIANA MULTI-TENANT RETAIL SITE PLAN KISSIMMEE, FLORIDA UTILITY AND CIRCULATION PLAN

DATE	NO.	BY	DETAIL	TLD
03/12/2025	1		REV PER SP/MD, TOHO & COUNTY COMMENTS	TLD
04/29/2025	2		REV PER TOHO & COUNTY COMMENTS	TLD

DRAWN BY: **LV** DATE: **08/01/24**
CHECKED BY: **DLE** JOB #: **30801**



GRAPHIC SCALE

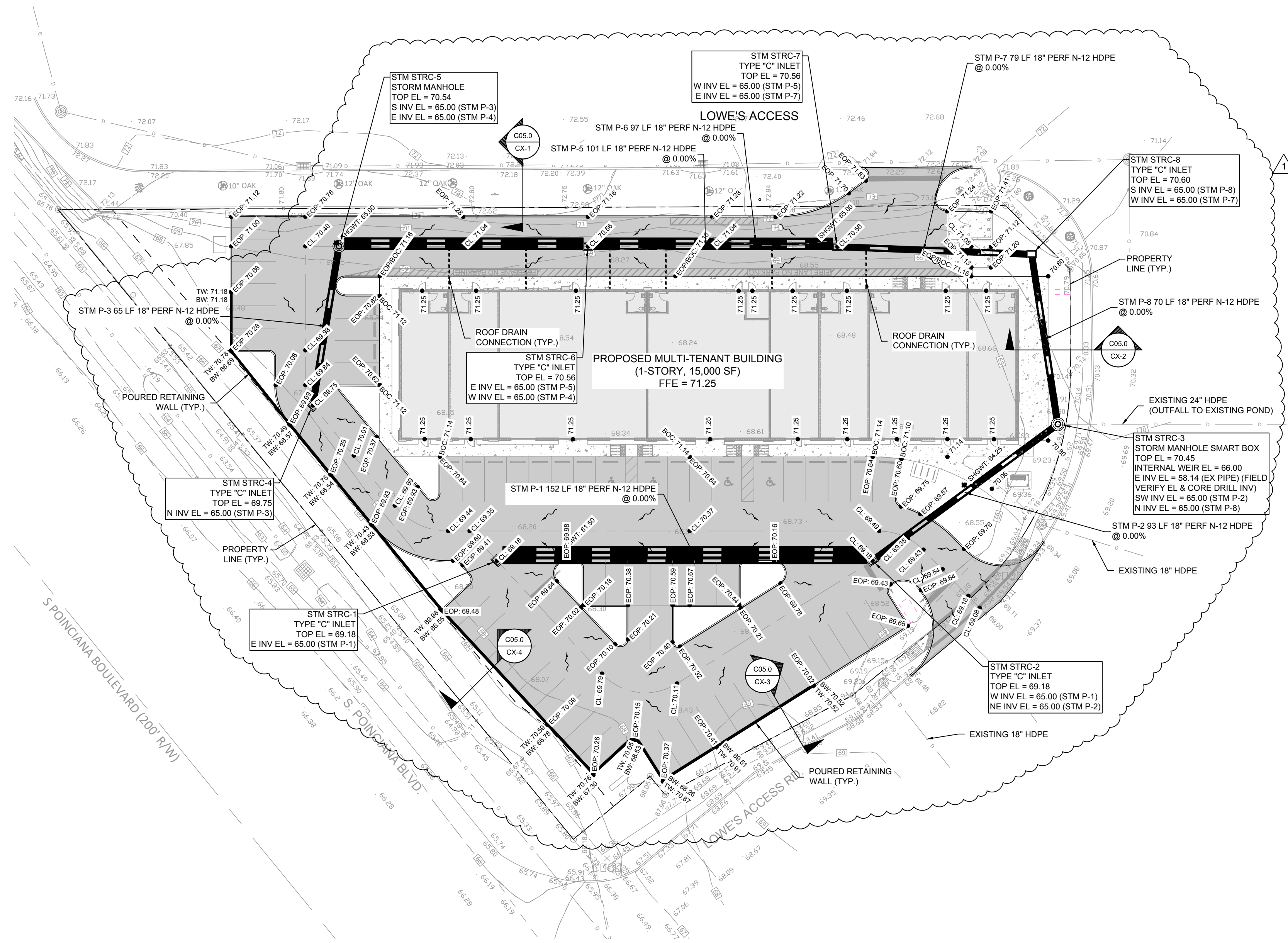


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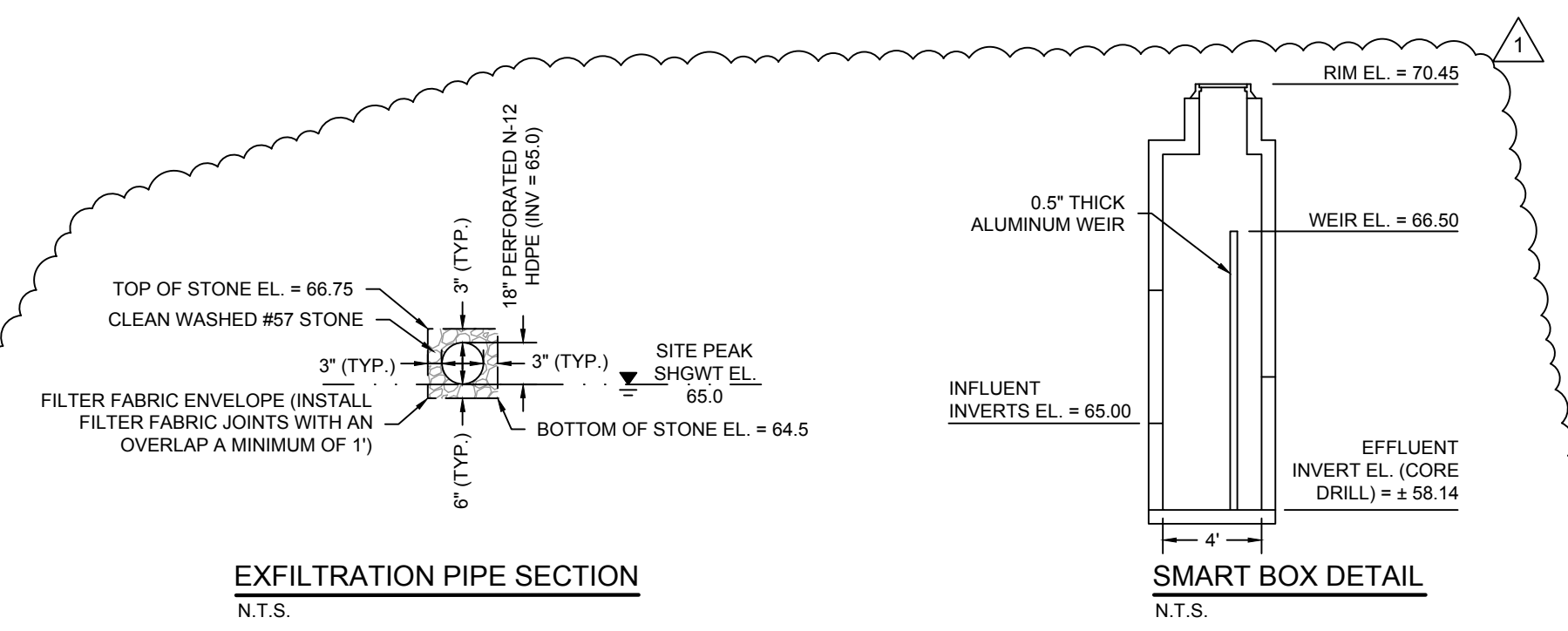
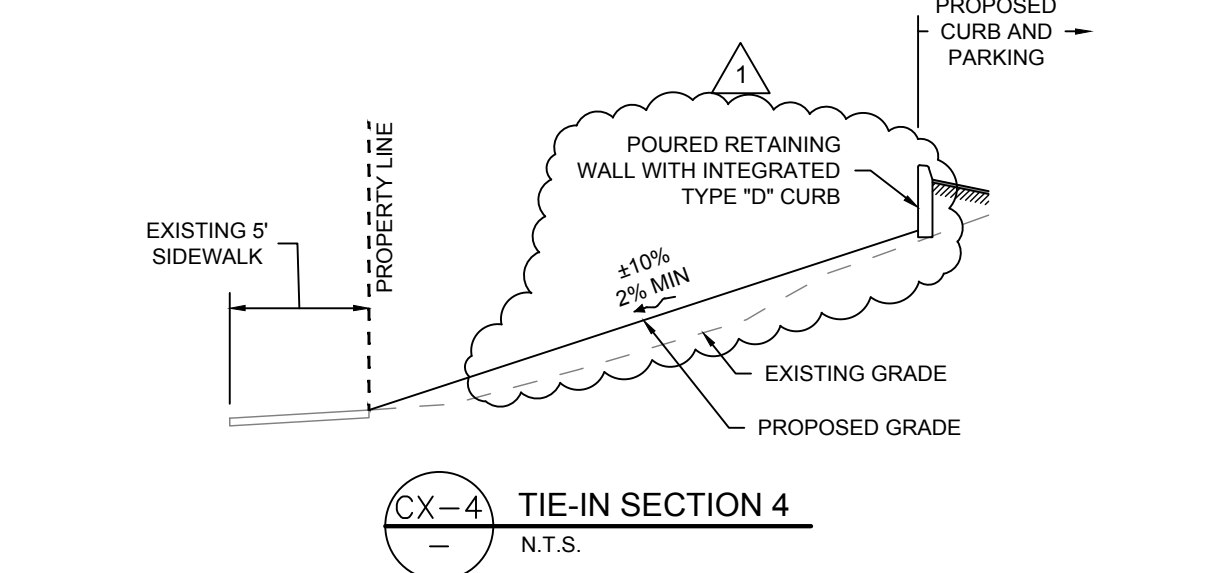
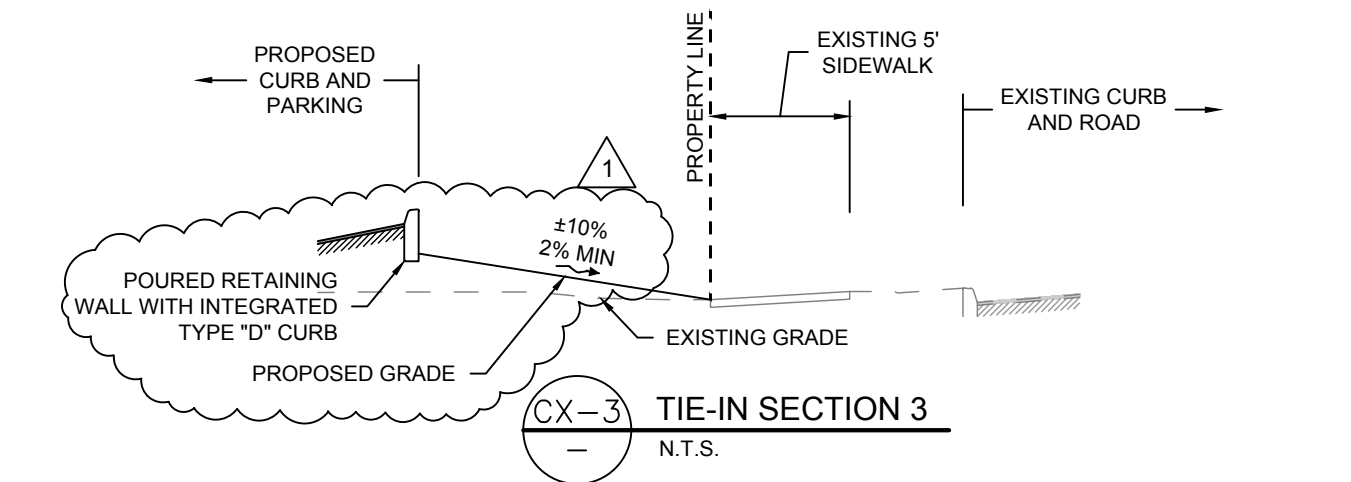
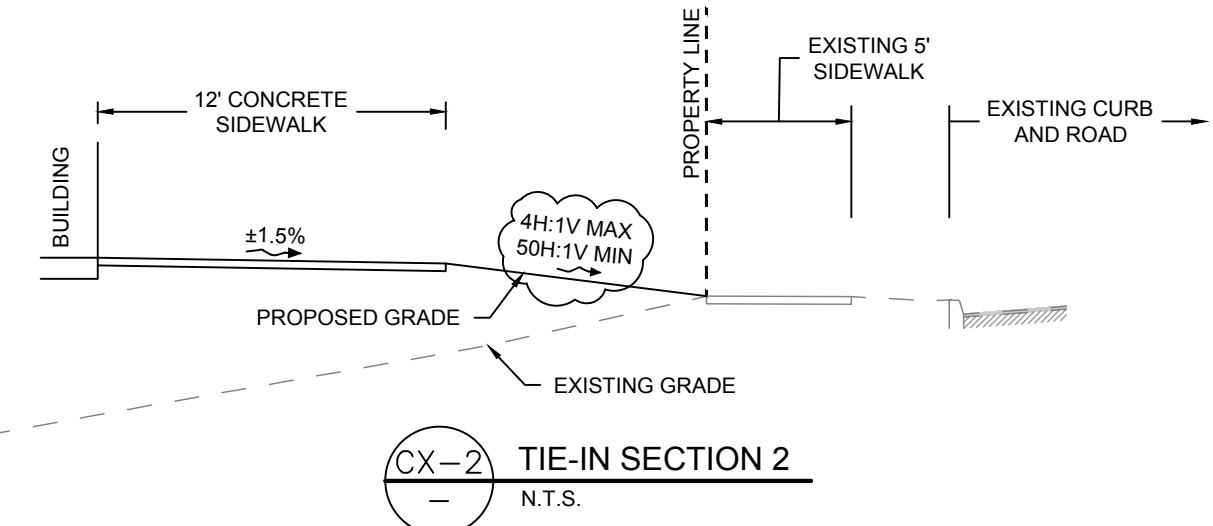
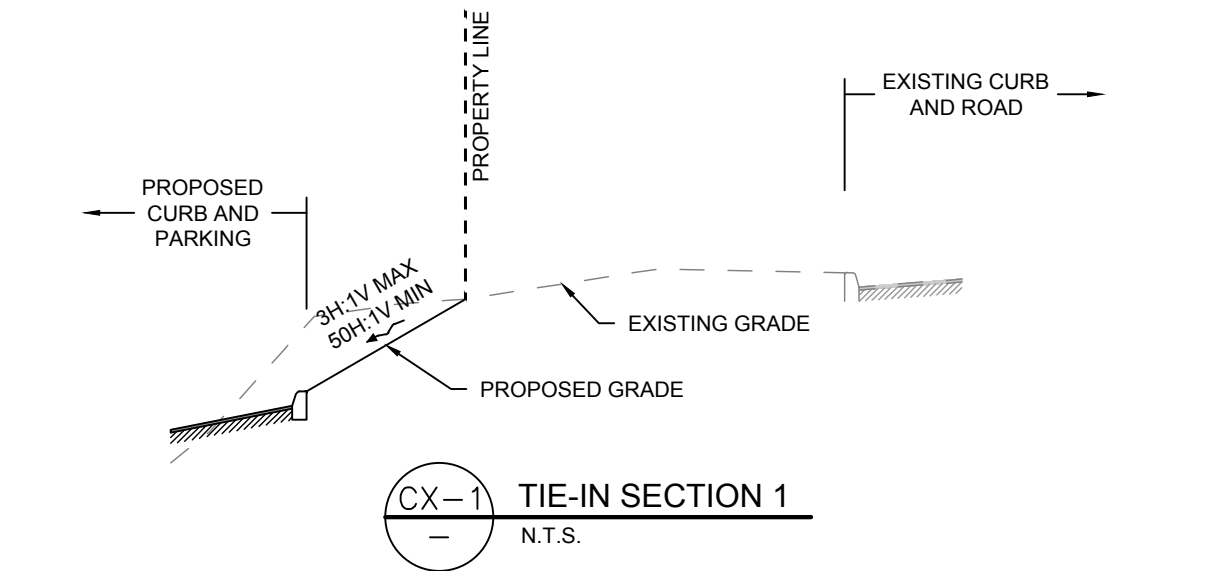
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NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT



- NOTES
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NGVD 88).
 - ALL EXISTING DRAINAGE INFRASTRUCTURE TO BE FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH EXISTING DRAINAGE INFRASTRUCTURE.
 - RETAINING WALLS WITH ELEVATION DIFFERENCES EXCEEDING 30" SHALL HAVE A GUARDRAIL PLACED ALONG THE TOP OF THE WALL.



Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
30801 Comparison	full	1.000	1.000	66001.49	57.36	3742.13	3684.77<Fill>

EVANS ENGINEERING, INC.

CERTIFICATE OF
AUTHORIZATION NO. 6788

DAVID L. EVANS
FLORIDA P.E. NO. 46586

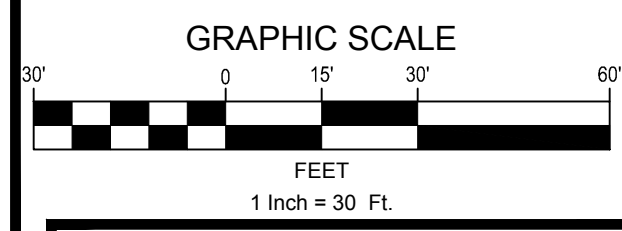
DATE: _____

**NORTHSTAR POINCIANA
MULTI-TENANT RETAIL
SITE PLAN**
KISSIMMEE, FLORIDA

**GRADING AND DRAINAGE
PLAN**

REVISIONS		BY	TLD
DATE	NO.	DETAIL	REV PER SP/MD, TO HO & COUNTY COMMENTS
03/22/2025	1		

DRAWN BY: LV	DATE: 08/01/24
CHECKED BY: DLE	JOB #: 30801



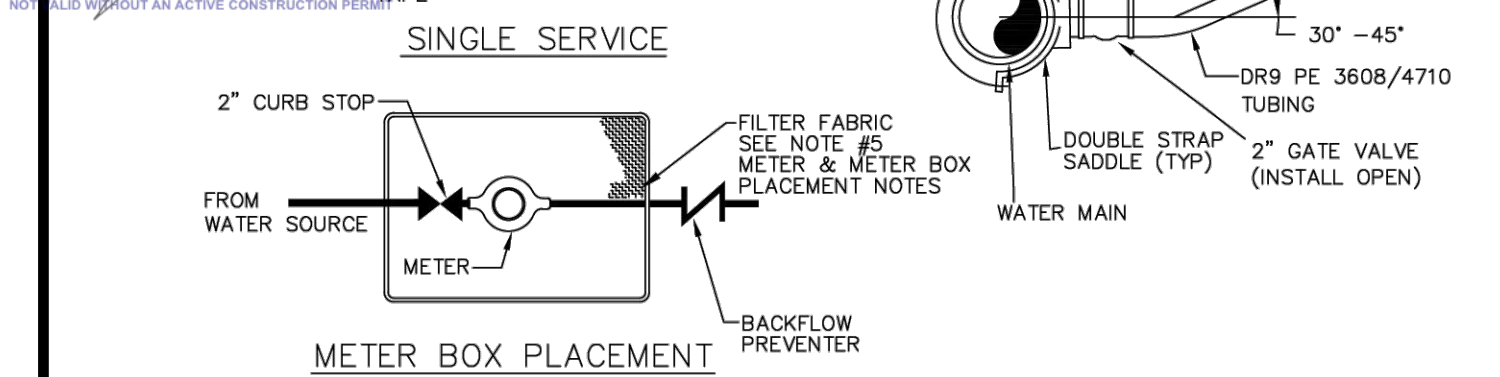
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THIS APPROVAL IS SUBJECT TO THE PROVISIONS OF THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS AND THE SCHEDULES CONSTRUCTED.

WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY FOR THE DESIGN OF THOSE REQUIREMENTS. THE DESIGNER SHALL BE CONSIDERED UNDER THE PROFESSIONAL AUTHORITY OF JURISDICTION. THIS APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.

NOT VALID WITHOUT AN ACTIVE CONSTRUCTION PERMIT



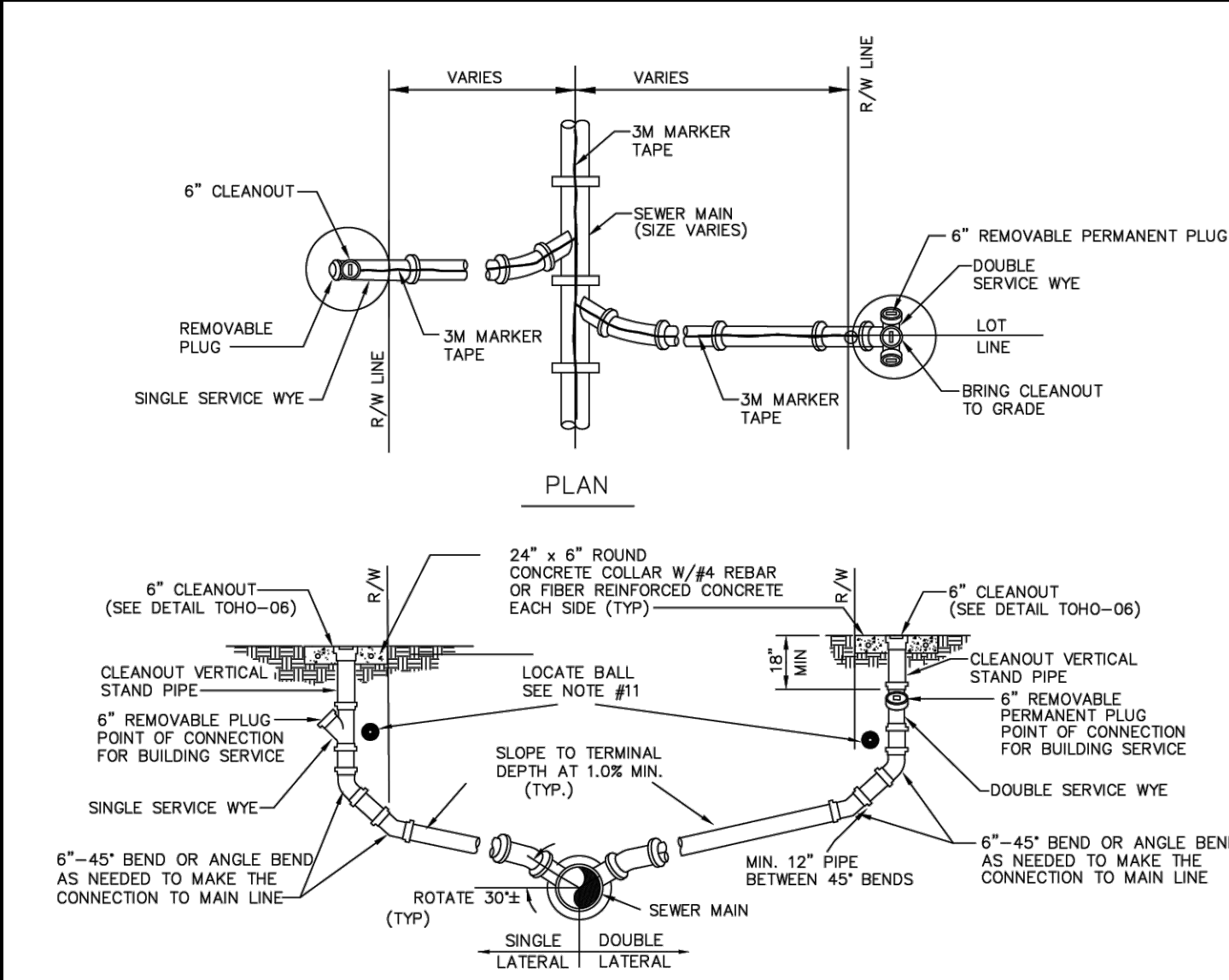
SERVICE NOTES:

- GATE VALVES SHALL BE RESILIENT WEDGE, CAST IRON, EPOXY COATED, THREADED WITH 2" OPERATING NUT
- CURB STOPS SHALL BE LOCKING TYPE, STRAIGHT BALL VALVE, NO LEAD BRASS. 1.5" AND 2" SHALL BE 2 BOLT FLANGE METER CONNECTION, 3" AND 1" SHALL BE SWMEL METER NUT CONNECTION.
- METER COUPLINGS SHALL NOT BE USED
- SERVICE LINE SHALL BE CONTINUOUS, NO FITTINGS ARE PERMITTED ON THE POLY LINE BETWEEN THE GATE VALVE AND THE CURB STOP OR BETWEEN THE GATE VALVE AND THE WYE
- NO CURB STOPS OR WYES SHALL BE INSTALLED UNDER AN IMPERVIOUS SURFACE
- SERVICE SHALL NOT TERMINATE UNDER AN IMPERVIOUS SERVICE OR UNDER ANY STRUCTURE
- SERVICE TAPS SHALL BE A MINIMUM OF 18" FROM JOINTS, FITTINGS, OR OTHER TAPS ON THE MAIN.
- SERVICE TUBING SHALL BE POLYETHYLENE DGR, 200PSI, BLUE FOR POTABLE WATER, PURPLE FOR REUSE WATER
- PLACE APPROVED 3M MARKER TAPE TO THE CURB STOP(S) TIED TO THE MARKER TAPE AT THE MAIN
- SERVICE LINES SHALL BE MARKED IN THE CURB OR SIDEWALK IMMEDIATELY ADJACENT TO PARKING SPACES WITH A 3" TALL "W" FOR WATER OR A 3" TALL "R" FOR REUSE
- THIS DETAIL IS INTENDED FOR SINGLE OR DOUBLE SERVICE CONNECTIONS ONLY. FOR GROUPS OF 3 - 8 METERS REFER TO TOHO-03.0, TOHO-03.1, AND TOHO-03.2

METER AND METER BOX PLACEMENT NOTES:

- METERS 2" TO 2" ARE PAID FOR BY THE DEVELOPER AND INSTALLED BY TOHO
- METER BOX(ES), SERVICE LINE AND ALL ASSOCIATED APPURTENANCES ARE BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR DEVELOPER
- APPROVED BACKFLOW DEVICES ARE REQUIRED ON ALL COMMERCIAL SERVICES AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR DEVELOPER
- RPZ BACKFLOW DEVICES SHALL BE INSTALLED A MINIMUM OF 12" ABOVE THE 100 YEAR FLOOD LEVEL
- PVB BACKFLOW DEVICES SHALL BE INSTALLED A MINIMUM OF 12" ABOVE THE HIGHEST OUTLET
- CURB STOP SHALL BE INSTALLED WITH THE OPERATING NUT FACING UP
- PLACE FILTER FABRIC UNDER THE METER BOX EXTENDING 1' IN ALL DIRECTIONS. WRAP THE EXCESS AROUND THE SIDES OF THE BOX AND TAPE TIGHT TO THE BOX
- NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, ETC. SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF THE METER BOX
- BUILDER SHALL MAKE FINAL HORIZONTAL AND VERTICAL ADJUSTMENTS TO METER ASSEMBLY AND BOX
- METER SHALL BE APPROXIMATELY 7" BELOW FINISHED GRADE AND CENTERED IN THE BOX
- METER BOXES SHALL BE PERPENDICULAR TO THE CURB OR SIDEWALK
- TOP OF METER BOX SHALL BE FLUSH WITH FINISH GRADE
- METER BOX LID SHALL BE SOLID PLASTIC WITH NO METAL ACCESS DOOR, BLACK FOR WATER, PURPLE FOR REUSE

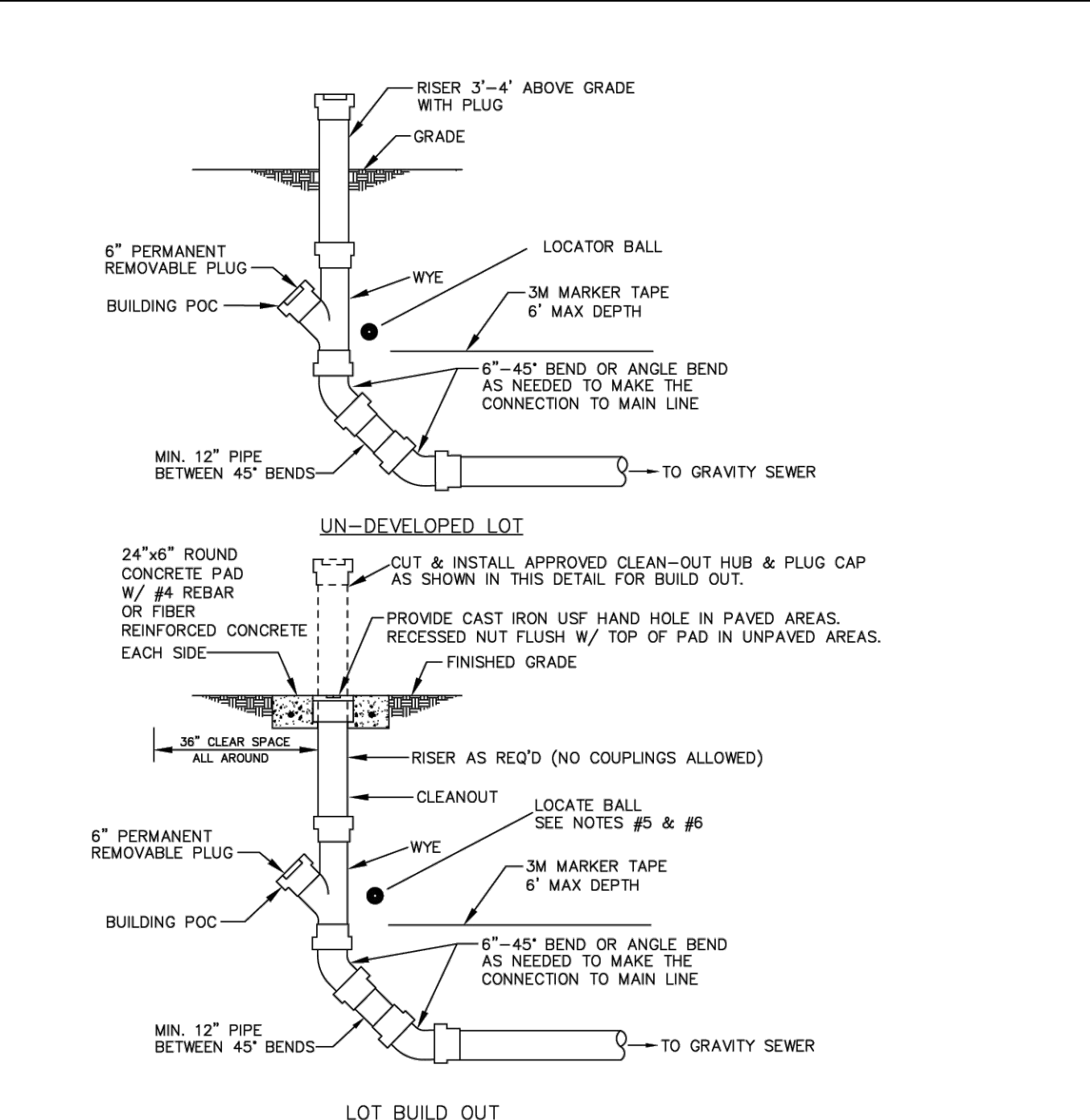
TYPICAL COMMERCIAL WATER SERVICE TOHO-02 2022



NOTES:

- ALL RESIDENTIAL AND COMMERCIAL LATERALS SHALL BE 6"
- THE SINGLE 6" RISER DENOTES THE END OF TOHO'S MAINTENANCE RESPONSIBILITY
- THE SINGLE 6" TOHO CLEANOUT SHALL BE PLACED ON THE LOT LINE AND WITHIN 24" OF THE RIGHT-OF-WAY LINE
- NO CLEANOUTS SHALL BE PLACED WITHIN A RIGHT-OF-WAY OR IN A SIDEWALK
- LATERALS SHALL NOT EXCEED 100' FROM THE MAIN TO TOHO'S CLEANOUT
- CONNECTIONS TO THE TOHO CLEANOUT'S VERTICAL STANDPIPE ARE NOT PERMITTED
- FITTINGS USED SHALL NOT EXCEED 45 DEGREES. A MINIMUM OF 12" OF PIPE IS REQUIRED BETWEEN ALL FITTINGS
- THE SERVICE WYE ON THE 6" VERTICAL STANDPIPE SHALL BE BETWEEN 18" AND 48" FROM FINISHED GRADE
- IF MARKER TAPE IS INSTALLED MORE THAN 18" ABOVE A LATERAL DUE TO DEPTH OF THE PIPE, ADDITIONAL TOHO APPROVED WARNING TAPE SHALL BE REQUIRED 12" - 18" ABOVE THE PIPE
- PROVIDE TOHO APPROVED LOCATE BALLS AT ALL SINGLE AND DOUBLE SERVICE WYES
- SEE SANITARY CLEANOUT DETAIL TOHO-06 FOR ADDITIONAL NOTES AND REQUIREMENTS

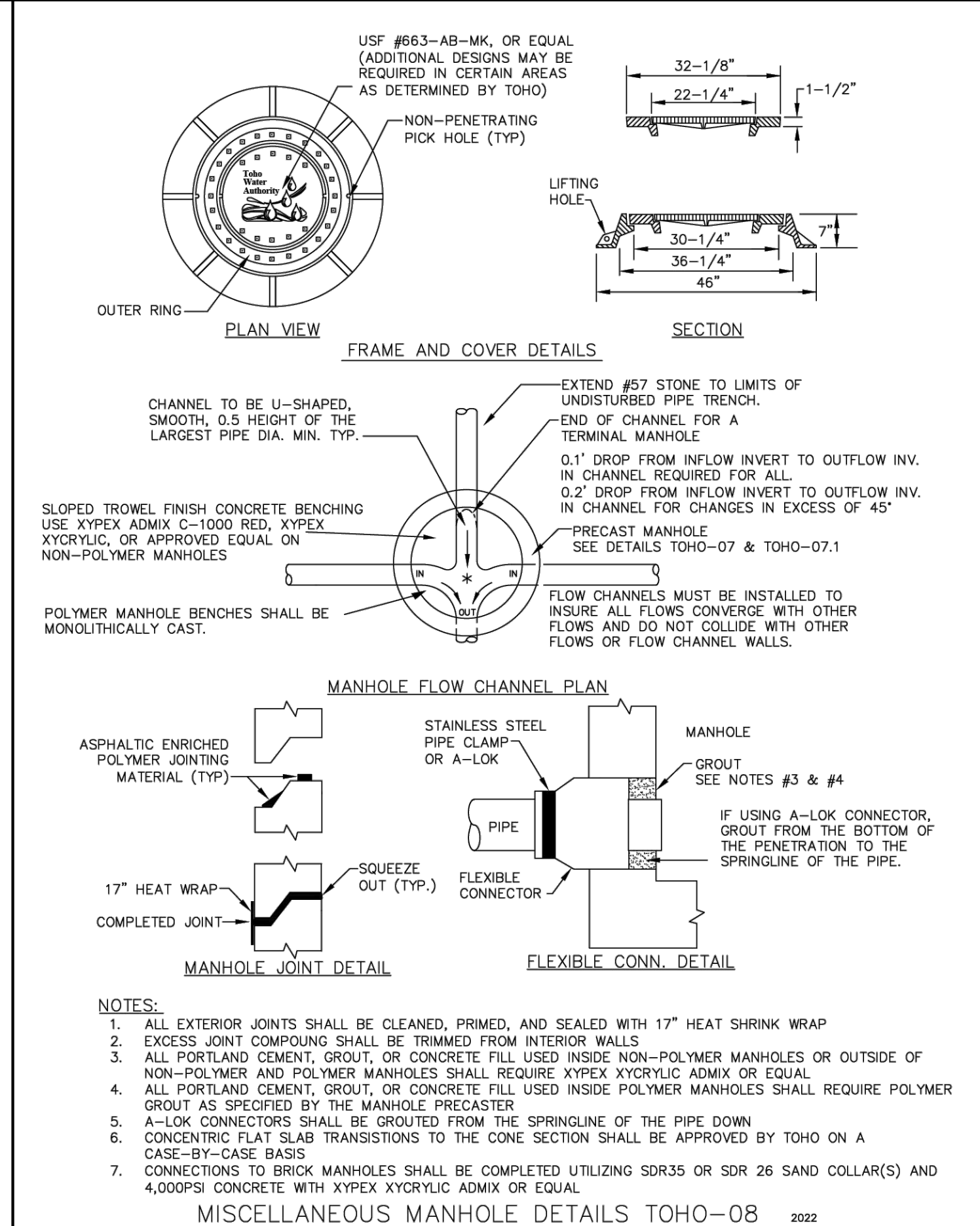
SANITARY SEWER LATERAL TOHO-05 2022



NOTES:

- SITE CONTRACTOR SHALL LEAVE THE CLEANOUT RISER 3" - 4" ABOVE FINISHED GRADE. AT LOT BUILD OUT THE RISER SHALL BE CUT AND CAPPED WITH A CLEANOUT HUB AND CAP INSTALLED IN A CONCRETE PAD SET FLUSH WITH FINISH GRADE
- CLEANOUT CAPS SHALL HAVE BE SLOTTED OR "S" IN THE CURB OR SIDEWALK ADJACENT TO A PARKING SPACE WHERE THE LATERAL CROSSES THE CURB OR SIDEWALK
- NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, OR OTHER CLEANOUTS USED FOR TESTING PURPOSES SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF THE TOHO CLEANOUT
- PROVIDE TOHO APPROVED LOCATE BALLS AT ALL SINGLE AND DOUBLE SERVICE WYES
- PLUMBER SHALL CONNECT TO SERVICE WYE WITH GASKETED PUSH FITTING ONLY. GUE OR NON GASKETED FITTINGS SHALL NOT BE PERMITTED
- SEE SANITARY SEWER LATERAL DETAIL TOHO-05 FOR ADDITIONAL NOTES AND REQUIREMENTS

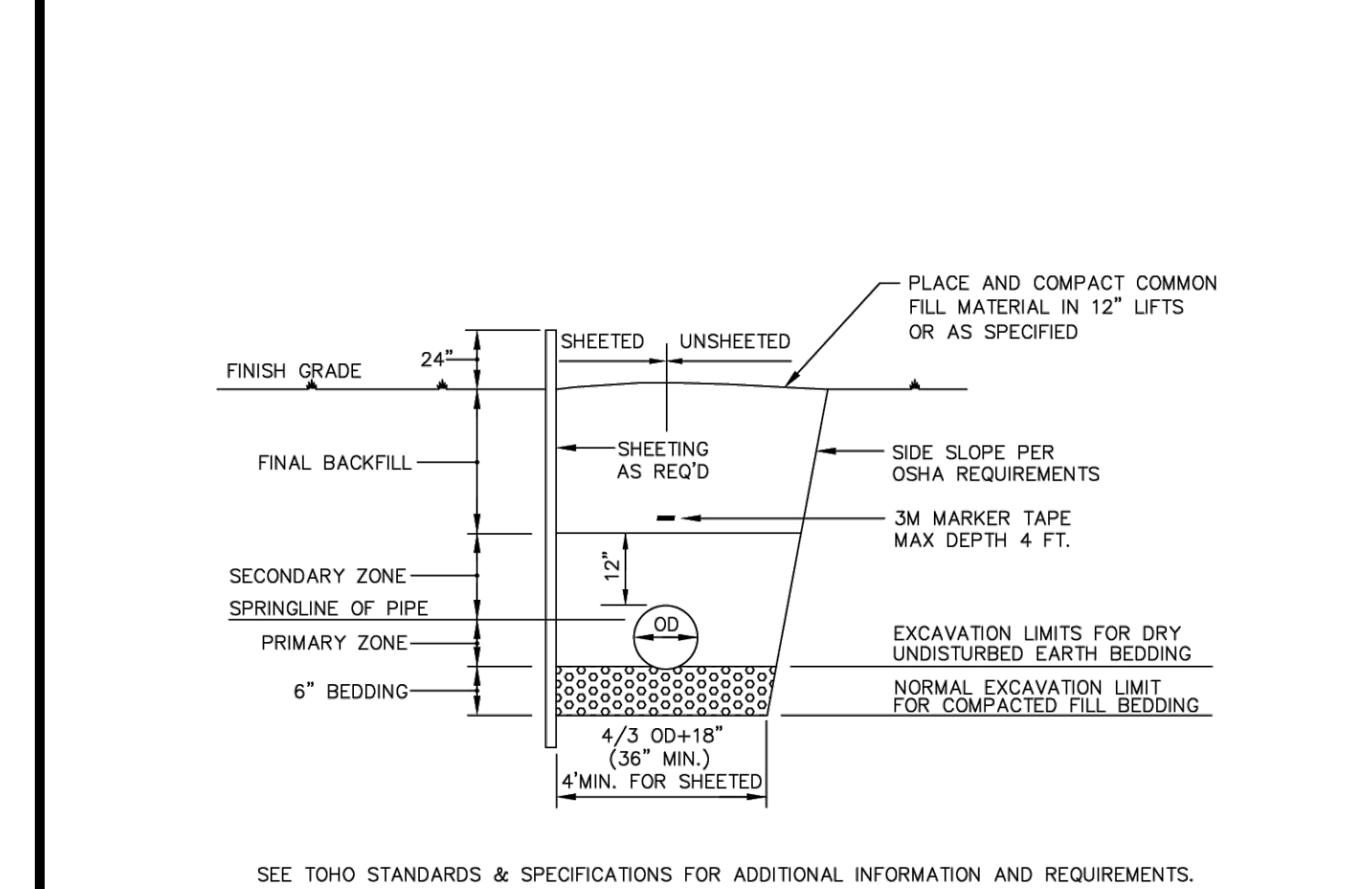
SANITARY CLEANOUT TOHO-06 2022



NOTES:

- ALL EXTERIOR JOINTS SHALL BE CLEANED, PRIMED, AND SEALED WITH 17" HEAT SHRINK WRAP
- EXCESS JOINT COMPOUND SHALL BE TRIMMED FROM INTERIOR WALLS
- ALL PORTLAND CEMENT, GROUT, OR CONCRETE FILL USED INSIDE NON-POLYMER MANHOLES OR OUTSIDE OF NON-POLYMER AND POLYMER MANHOLES SHALL REQUIRE XYPEX XYCRYLIC ADMIX OR EQUAL
- ALL PORTLAND CEMENT, GROUT, OR CONCRETE FILL USED INSIDE POLYMER MANHOLES SHALL REQUIRE POLYMER GROUT AS SPECIFIED BY THE MANHOLE PRECASTER
- A-LOK CONNECTORS SHALL BE GROUTED FROM THE SPRINGLINE OF THE PIPE DOWN
- CONCENTRIC FLAT SLAB TRANSITIONS TO THE CONE SECTION SHALL BE APPROVED BY TOHO ON A CASE-BY-CASE BASIS
- CONNECTIONS TO BROCK MANHOLES SHALL BE COMPLETED UTILIZING SDR35 OR SDR 26 SAND COLLAR(S) AND 4,000PSI CONCRETE WITH XYPEX XYCRYLIC ADMIX OR EQUAL

MISCELLANEOUS MANHOLE DETAILS TOHO-08 2022

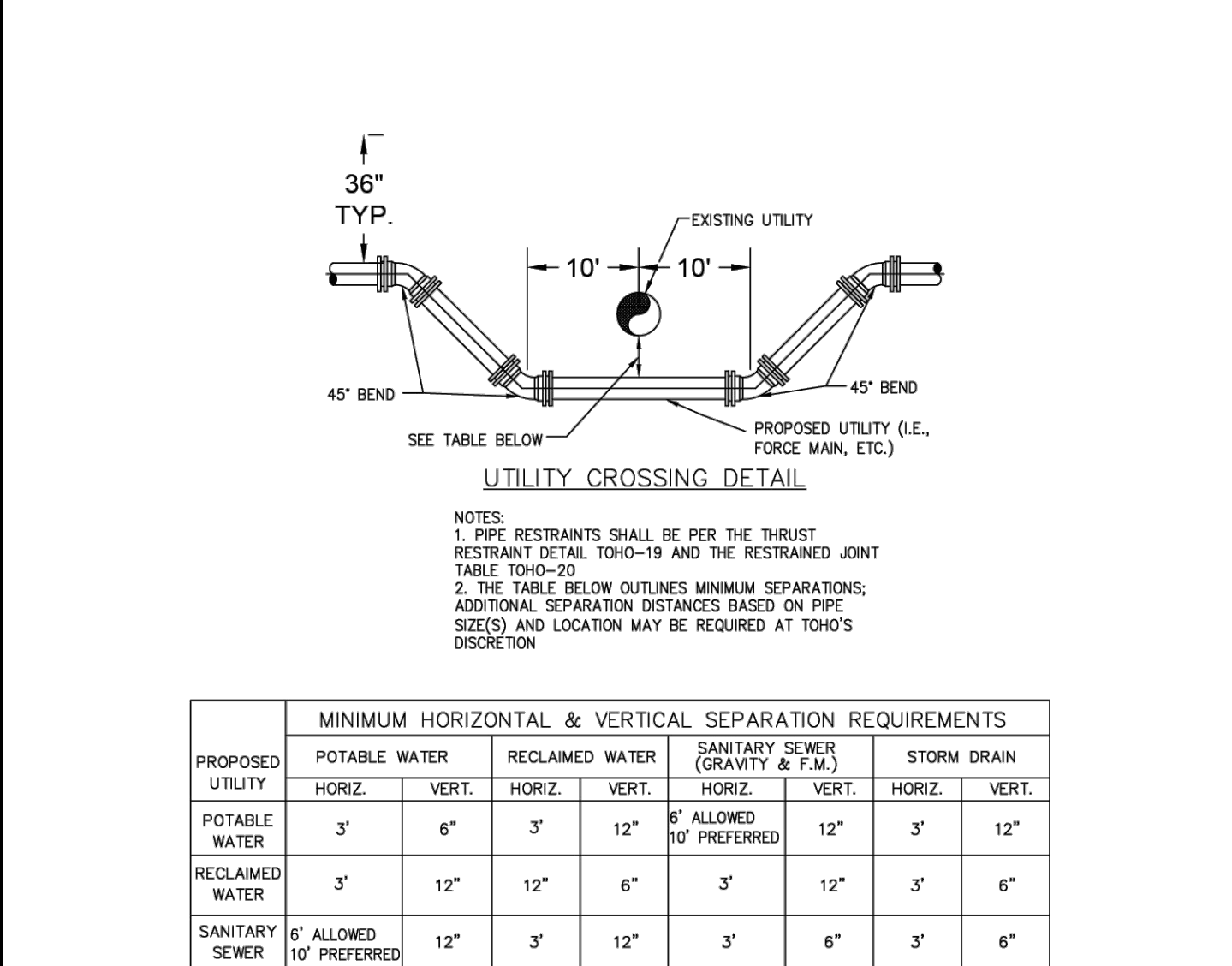


SEE TOHO STANDARDS & SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

NOTES:

- BEDDING SHALL BE #57 STONE IF PIPE BEDDING IS YIELDING
- PRIMARY & SECONDARY ZONES SHALL BE INDIVIDUALLY COMPACTED LAYERS OF CLEAN FILL
- COMPACTION OF BACKFILL BENEATH PAVEMENT SHALL BE 98% OF AASHTO T-180, ALL OTHER AREAS SHALL BE 95% OF AASHTO T-180 UNLESS OTHERWISE REQUIRED BY AN AUTHORITY HAVING JURISDICTION
- PLACE APPROVED 3M MARKER TAPE OR EQUAL DIRECTLY ABOVE THE CENTERLINE OF THE PIPE
- 4.1. TAPE SHALL BE 12"-18" ABOVE THE PIPE
- 4.2. TAPE SHALL NOT EXCEED 6" DEPTH
- 4.3. IF TOP OF PIPE IS GREATER THAN 7" DEEP, AN ADDITIONAL LAYER OF WARNING TAPE SHALL BE PROVIDED 12"-18" OVER THE PIPE AND THE MARKER TAPE SHALL BE PLACED AT A DEPTH OF 4'-5'
5. SLOPES, BENCHING, OR SHORTING SHALL BE PER OSHA REQUIREMENTS

TYPICAL PIPE TRENCH SECTION TOHO-14 2022

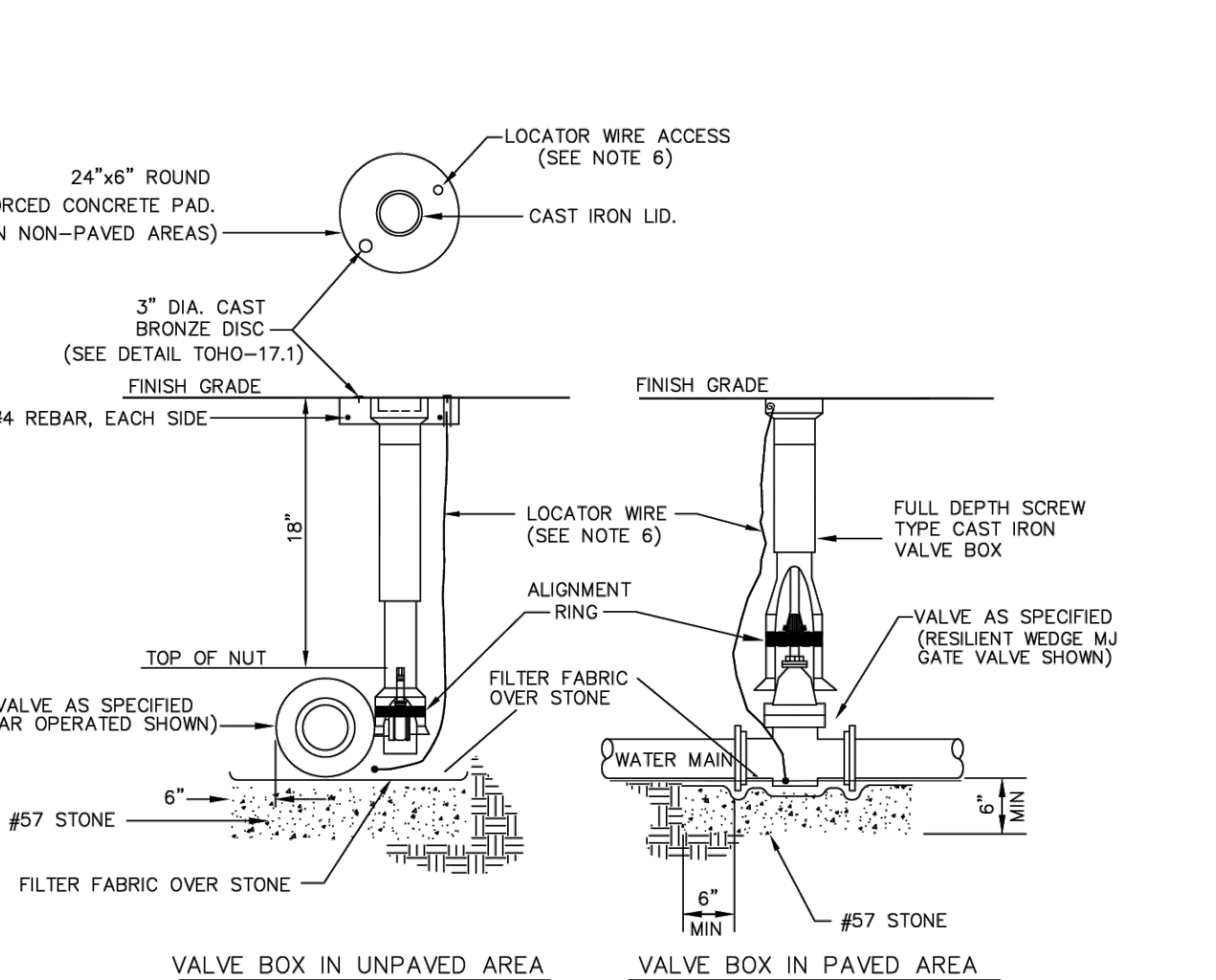


- NOTES:
- PIPE RESTRAINTS SHALL BE PER THE THRUST RESTRAINT DETAIL TOHO-19 AND THE RESTRAINED JOINT DETAIL TOHO-20
 - THE TABLE BELOW OUTLINES MINIMUM SEPARATIONS; ADDITIONAL SEPARATION DISTANCES BASED ON PIPE SIZE(S) AND LOCATION MAY BE REQUIRED AT TOHO'S DISCRETION

PROPOSED UTILITY	MINIMUM HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS							
	POTABLE WATER	RECLAIMED WATER	SANITARY SEWER (GRAVITY & F.M.)		STORM DRAIN			
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	3'	6"	3'	12"	6' ALLOWED 10' PREFERRED	12"	3'	12"
RECLAIMED WATER	3'	12"	12"	6"	3'	12"	3'	6"
SANITARY SEWER	6' ALLOWED 10' PREFERRED	12"	3'	12"	3'	6"	3'	6"

- THIS TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.) AND TOHO'S SEPARATION REQUIREMENTS TO FACILITATE FUTURE MAINTENANCE. THESE REQUIREMENTS SHALL APPLY BETWEEN PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES
- RECLAIMED WATER IS DEFINED AS UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY
- ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED.
- 3.1. AT TOHO'S DISCRETION, THE HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY SANITARY SEWER MAINS MAY BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6' ABOVE THE TOP OF THE SEWER MAIN
- 3.2. AT TOHO'S DISCRETION THE VERTICAL SEPARATION FOR WATER MAINS AND STORM SEWER MAINS OR GRAVITY SEWER MAINS MAY BE REDUCED TO 6" IF THE WATER MAIN IS LOCATED ABOVE THE STORM SEWER OR GRAVITY SEWER MAINS
4. WHERE POTABLE WATER AND SANITARY SEWER MAINS OR RECLAIM WATER MAINS CROSS, THE WATER MAIN SHALL BE CENTERED ON THE CROSSING. ALL WATER MAIN JOINTS SHALL BE AT LEAST 6' AWAY FROM ALL SEWER OR RECLAIM JOINTS AND AT LEAST 3' AWAY FROM ALL STORM SEWER JOINTS
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR STORM MANHOLE, STRUCTURE, OR PIPE
6. IF 36" MINIMUM DEPTH OF COVER IS NOT MAINTAINED, SPECIAL PROTECTION OR PIPE MATERIAL UPGRADE MAY BE REQUIRED AT THE DIRECTION OF TOHO

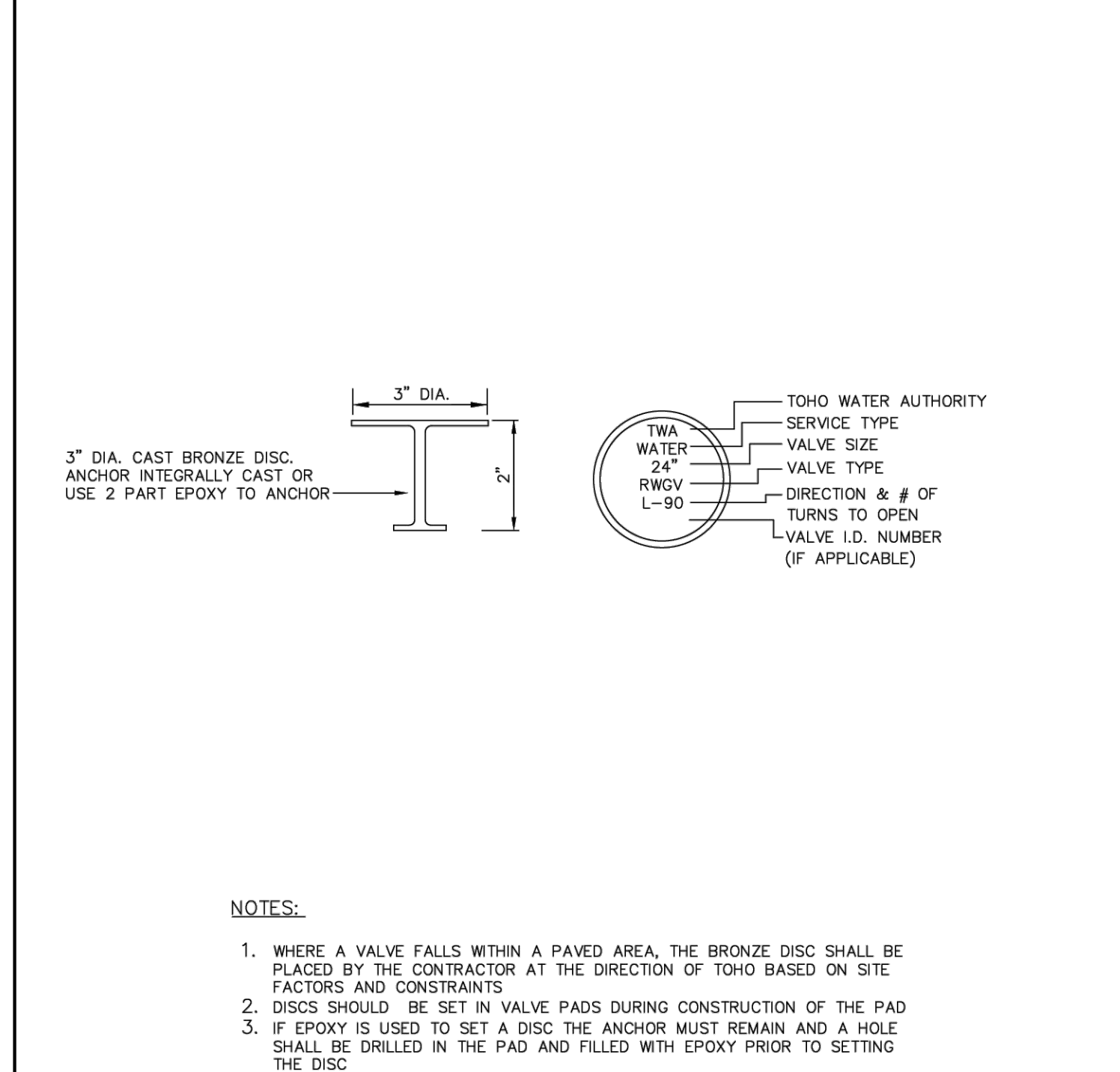
PIPING CLEARANCES TOHO-16 2022



NOTES:

- #57 STONE BEDDING SHALL BE REQUIRED A MINIMUM DEPTH OF 6" BELOW ALL VALVES. PLACE FILTER FABRIC OVER STONE PRIOR TO SETTING VALVE
- MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 3' FROM ALL PLANTINGS, STRUCTURES, OTHER UTILITY FIXTURES, ETC. AROUND ALL VALVES
- OPERATING NUT SHALL BE BOLTED, SHEER PINS ARE NOT PERMITTED
- WHERE THE OPERATING NUT CANNOT BE SET AT A MAXIMUM DEPTH OF 18", A BOLT ON VALVE NUT RISER SHALL BE REQUIRED
- FULL DEPTH CAST IRON SCREW TYPE ADJUSTABLE VALVE BOXES ARE REQUIRED. PVC OR DIP EXTENSIONS/RISERS SHALL NOT BE PERMITTED
- LOCATOR WIRE ACCESS FOR DIRECTIONAL BORE OR JACK AND BORE APPLICATIONS:
- 6.1. IN UNPAVED AREAS USE 2" SCH80 PVC, FEMALE ADAPTER COUPLING AND 2" BRASS PLUG W/ RECESSED NUT SET IN THE VALVE PAD
- 6.2. IN PAVED AREAS TERMINATE THE LOCATE WIRE INSIDE THE TOP PORTION OF THE VALVE BOX
- 6.3. PROVIDE A MINIMUM OF 12" OF EXTRA WIRE ABOVE FINISHED GRADE
7. PRIVATELY MAINTAINED WATER SYSTEMS SHALL HAVE "PRIVATE" STAMPED ON THE BRONZE DISC
8. DEDICATED FIRE LINES SHALL HAVE "FIRE" STAMPED ON THE BRONZE DISC AND THE VALVE COVER SHALL BE PAINTED RED

VALVE AND BOX DETAILS TOHO-17 2022



NOTES:

- WHERE A VALVE FALLS WITHIN A PAVED AREA, THE BRONZE DISC SHALL BE PLACED BY THE CONTRACTOR AT THE DIRECTION OF TOHO BASED ON SITE FACTORS AND CONSTRAINTS
- DISCS SHOULD BE SET IN VALVE PADS DURING CONSTRUCTION OF THE PAD
- IF EPOXY IS USED TO SET A DISC THE ANCHOR MUST REMAIN AND A HOLE SHALL BE DRILLED IN THE PAD AND FILLED WITH EPOXY PRIOR TO SETTING THE DISC

VALVE ID TAG TOHO-17.1 2022

EVANS ENGINEERING, INC.

CERTIFICATE OF
AUTHORIZATION NO. 6788

DAVID L. EVANS
FLORIDA P.E. NO. 46586

DATE:

**NORTHSTAR POINCIANA
MULTI-TENANT RETAIL**

SITE PLAN
KISSIMEE, FLORIDA

UTILITY DETAILS

REVISIONS		DATE	NO.	DETAIL	BY

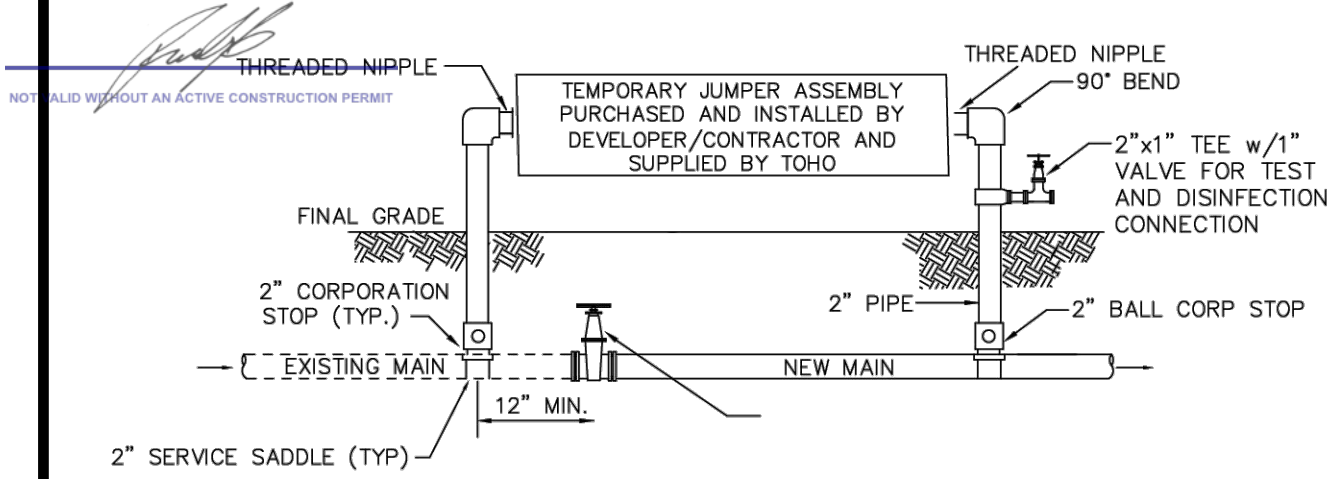
DRAWN BY:	DATE:
L.V.	08/01/24
CHECKED BY:	JOB #:
DLE	30801

SHEET #:

C8.0

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE OSCEOLA COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS AT THE EXPENSE OF THE DEVELOPER.

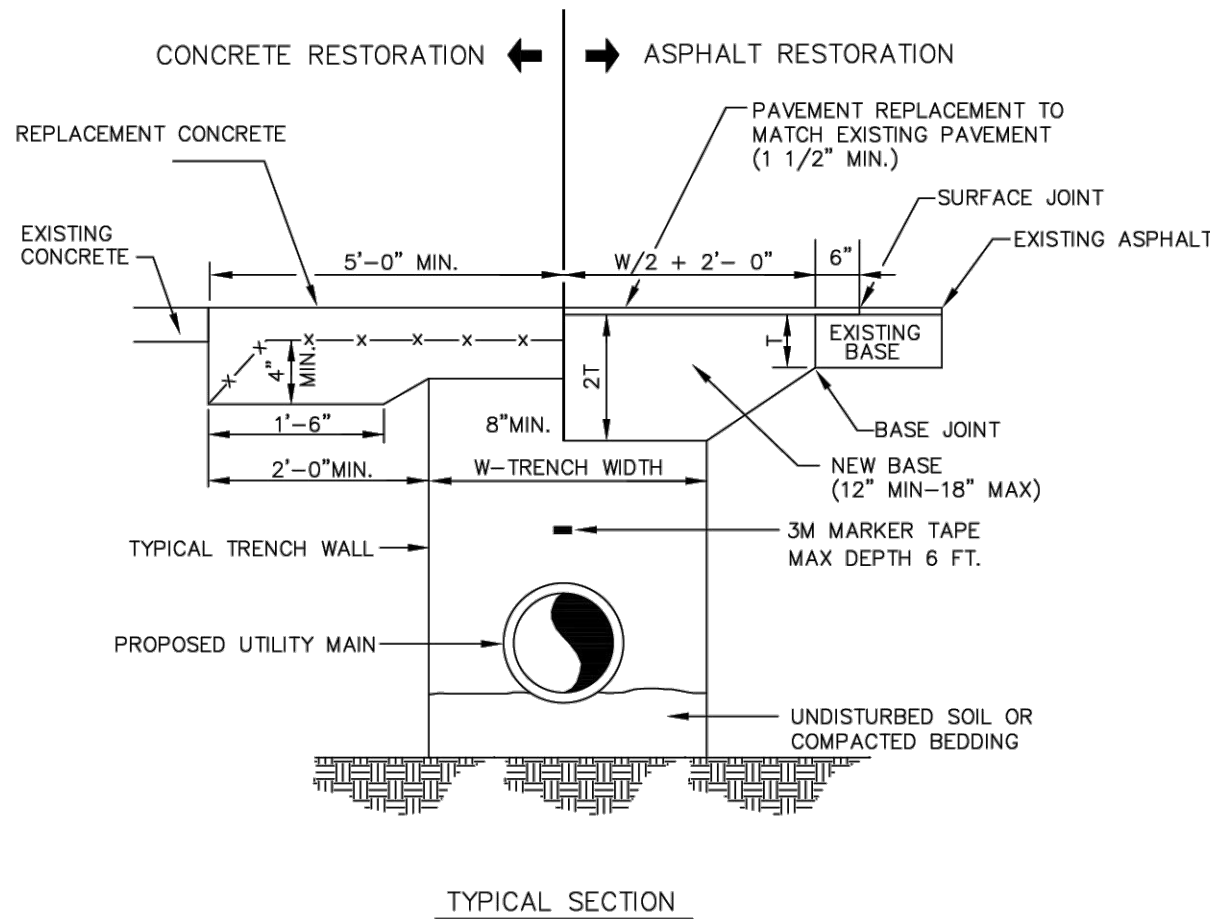
WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. ALL INFORMATION AND DETAILS THAT MAY BE INCLUDED WITHIN THESE DRAWINGS THAT ARE CONSIDERED UNDER THE PREVIEW AND AUTHORITY OF JURISDICTIONS OTHER THAN OSCEOLA COUNTY IS NOT PART OF THIS APPROVAL. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE STAMPED.



NOTES:

1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE POTABLE AND REUSE WATER MAINS AND PROPOSED WATER AND REUSE MAIN IMPROVEMENTS.
2. THE DETAIL ABOVE IS TO BE USED FOR PIGGING, FILLING, FLUSHING, AND PULLING SAMPLES FROM NEW WATER MAINS. UNTIL SUCH TIME AS FDEP HAS CLEARED THE POTABLE WATER MAIN FOR USE OR TOHO HAS CLEARED THE POTABLE OR REUSE MAIN FOR USE IF NO FDEP PERMIT IS REQUIRED, THE JUMPER MUST REMAIN ON AND THE VALVE BETWEEN THE OLD AND NEW SYSTEMS MUST REMAIN CLOSED.
3. THE DEVELOPER AND/OR CONTRACTOR WILL PURCHASE THE TEMPORARY JUMPER ASSEMBLY FROM TOHO. ONLY JUMPERS PURCHASED DIRECTLY THRU TOHO ARE ALLOWED.
4. THE INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE CONTRACTOR.
5. 2" TAPS AND SERVICES UPSTREAM AND DOWNSTREAM OF THE JUMPER ASSEMBLY SHALL BE PER DETAIL TOHO-01.
6. GALVANIZED PIPE AND/OR FITTINGS ARE NOT ALLOWED.
7. ABANDONED JUMPER CONNECTIONS MUST BE INCLUDED ON THE FINAL RECORD DRAWINGS.

TEMPORARY JUMPER CONNECTION TOHO-30 2022

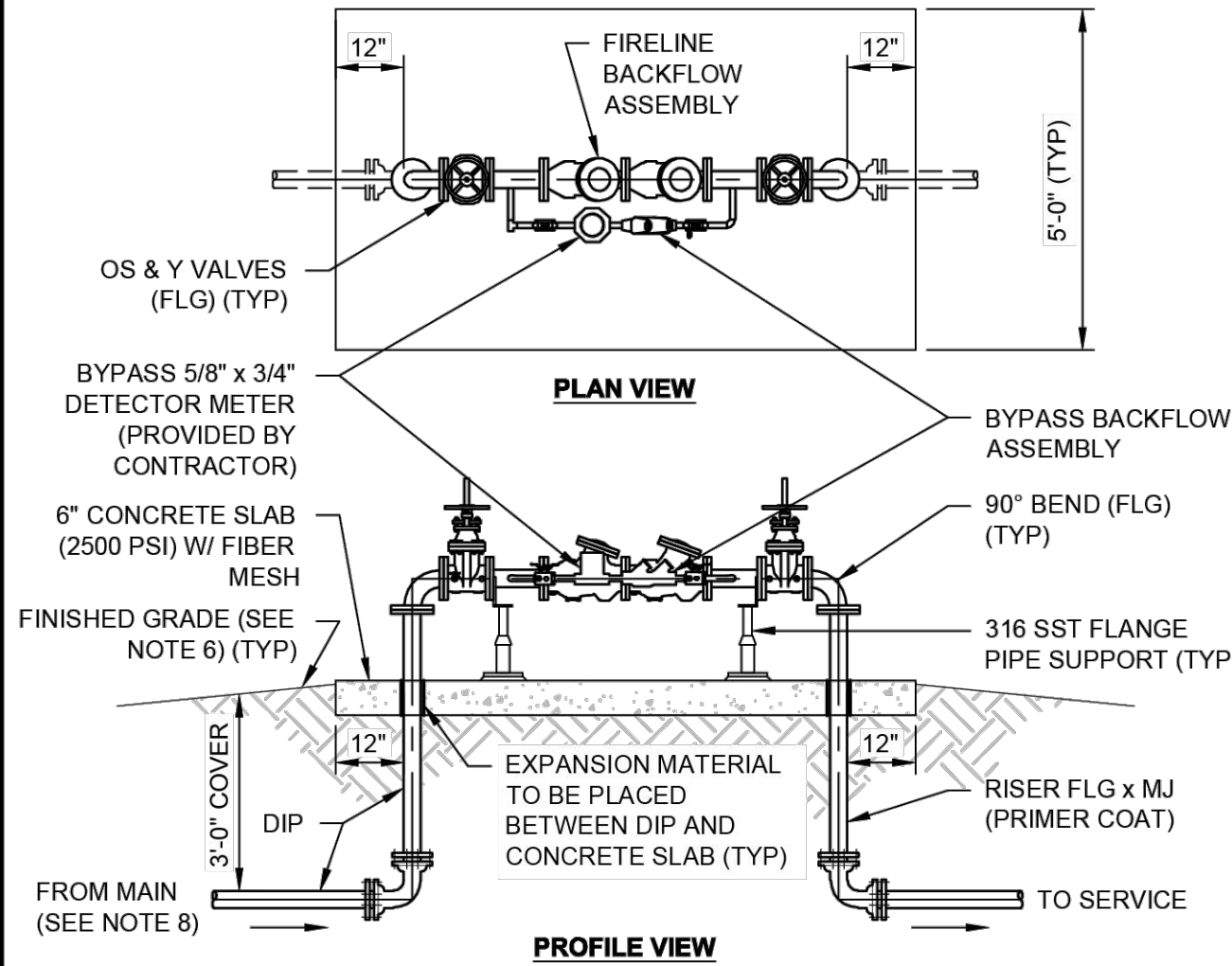


NOTES:

1. SURFACE AND BASE CUTS SHALL BE SAW CUT.
2. LONGITUDINAL OR DIAGONAL CUTS REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE ROAD.
3. CUTS AT INTERSECTIONS REQUIRE COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN TURNOUTS AND/OR 10' BEYOND THE CUT(S), WHICHEVER IS GREATER.
4. CUTS THRU TURNOUTS AND CUL-DE-SACS REQUIRE COMPLETE OVERLAY/RESURFACING.
5. COMPACTION OF BACKFILL SHALL BE 98% OF AASHTO T-180.
6. ACE APPROVED 3M MARKER TAPE OR EQUAL DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
- 6.1. TAPE SHALL BE 12"-18" ABOVE THE PIPE.
- 6.2. TAPE SHALL NOT EXCEED 6" DEPTH.
- 6.3. IF TOP OF PIPE IS GREATER THAN 7' DEEP, AN ADDITIONAL LAYER OF WARNING TAPE SHALL BE PROVIDED 12"-18" OVER THE PIPE AND THE MARKER TAPE SHALL BE PLACED AT A DEPTH OF 4'-5'.
7. SLOPES, BENCHING, OR SHORTING SHALL BE PER OSHA REQUIREMENTS.
8. THIS DETAIL APPLIES TO OPEN CUTS NOT LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR OTHERWISE NOT DICTATED BY ANOTHER AUTHORITY HAVING JURISDICTION.

OPEN CUT DETAIL TOHO-15 2022

DOUBLE DETECTOR CHECK VALVE ASSEMBLY



NOTES:

1. REQUIRED FOR SITES WITH SEPARATE DOMESTIC AND FIRE SYSTEM SUPPLY PIPING.
2. BACKFLOW ASSEMBLY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. UTILITIES SHALL OWN AND MAINTAIN THE METER.
3. UTILITY EASEMENT REQUIRED FOR BY-PASS METER READING. MINIMUM EASEMENT SIZE IS 10-FT x 15-FT.
4. DETAIL NOT APPLICABLE WHEN AN RPZ IS REQUIRED IN ACCORDANCE WITH THE BACKFLOW PREVENTION MANUAL.
5. ALL FLANGES, PIPE, VALVES AND APPURTENANCES SHALL HAVE 316 SST HARDWARE.
6. FINISH GRADE AROUND METER ASSEMBLY SLAB SHALL ENSURE A SAFE WORK ENVIRONMENT. GRADING SLOPE DROP OFF SHALL NOT EXCEED 6-IN WITHIN 5-FT OF SLAB.
7. ASSEMBLY SHALL BE PAINTED IN ACCORDANCE WITH SECTION 3119.
8. SERVICES 4-INCH AND LARGER SHALL BE DIP FROM THE POINT OF CONNECTION AT THE MAIN TO THE METER ASSEMBLY IF THE MAIN IS ON THE SAME SIDE OF THE STREET AS THE ASSEMBLY. IF THE MAIN IS ON THE OPPOSITE SIDE OF THE STREET AS THE ASSEMBLY, A MINIMUM OF ONE SEGMENT OF PIPE IMMEDIATELY UPSTREAM FROM THE METER ASSEMBLY SHALL BE DIP.

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