

GRADING & DRAINAGE PLANS

712 PINE ST, ORLANDO, FL 32824, USA

GENERAL NOTES:

1. SURVEYS, LEGAL DESCRIPTIONS, EASEMENTS, BOUNDARIES, TOPOGRAPHIC CONTOURS, CROSS SECTIONS, EXISTING STREET RIGHTS-OF-WAY, AND EXISTING IMPROVEMENTS AND OTHER HORIZONTAL AND VERTICAL LAND SURVEYING INFORMATION HAVE BEEN FURNISHED TO THE ENGINEER BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR COMPLETENESS, CORRECTNESS, OR ACCURACY.
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR (AT NO ADDITIONAL EXPENSE) TO A CONDITION EQUAL TO OR BETTER THAN BEFORE THE DAMAGE WAS DONE.
4. FLORIDA STATUTE REQUIRES A MINIMUM OF 2 DAYS AND A MAXIMUM OF 5 DAYS NOTICE BEFORE A CONTRACTOR MAY EXCAVATE. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
5. PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACK FILL BE PLACED ALONGSIDE OF AND OVER ALL UTILITIES. THE ENGINEER MAY REQUIRE COMPACTION TESTS BE TAKEN TO VERIFY COMPACTION. THE COSTS OF SUCH COMPACTION TESTS WILL BE BORNE BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.
7. ALL CONSTRUCTION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND STANDARD PLANS 2018-2019, AND APPLICABLE LOCAL JURISDICTION STANDARDS.
8. IF RELOCATION OF EXISTING STREET LIGHT POLES, POWER OR TELEPHONE POLES, EXISTING UTILITIES, IRRIGATION SYSTEMS, SIDEWALKS, ETC., IS NECESSARY FOR COMPLETION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FACILITATE AND COORDINATE THE ABANDONMENT OF ALL ON-SITE WELLS. THE ABANDONMENT MUST BE PERFORMED BY A FLORIDA - LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40 D-3.531(2), F.A.C.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER, A COPY OF ALL PERTINENT PERMITS RELATED TO THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL REQUIRED PERMITS HAVE BEEN SECURED TO COMPLETE THE WORK DEPICTED IN THESE PLANS. A COPY OF ALL PERMITS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL STOP WORK AND CONTACT THE ENGINEER IMMEDIATELY UPON ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
12. THE CONTRACTOR SHALL CONTACT THE ENGINEER'S OFFICE IMMEDIATELY ON ANY CONFLICTS BETWEEN WHAT IS SHOWN HEREIN AND ACTUAL CONDITIONS DISCOVERED DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
13. THE ENGINEER SHALL BE CONSULTED TO MAKE ANY/ALL REQUIRED INTERPRETATIONS OF THE PLANS; HOWEVER, THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS.
14. CONTRACTOR TO PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS, BARRICADES, AND FLAGMAN AS REQUIRED BY APPLICABLE CITY, COUNTY OR STATE REGULATIONS FOR CONSTRUCTION ADJACENT TO, OR IN PUBLIC RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL NOTIFY THE LOCAL POLICE DEPARTMENT AND THE LOCAL FIRE DEPARTMENT BEFORE CLOSING ANY STREET OR MAKING IT IMPASSIBLE.

16. IT IS SUGGESTED THAT THE CONTRACTOR VERIFY GRADING ELEVATIONS PRIOR TO SODDING OR PAVING. FAILURE OF ADEQUATE GRADING MAY RESULT IN RESODDING, REGRADING, AND REPAVING IF FINISHED GRADES ARE INCORRECT.
17. ALL ONSITE LABOR, MATERIALS, AND METHODS OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE AGENCY HAVING JURISDICTION.
18. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN EXISTED BEFORE COMMENCING CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
19. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR OR SUB-CONTRACTORS AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
21. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRICAL FACILITIES.

SAFETY:

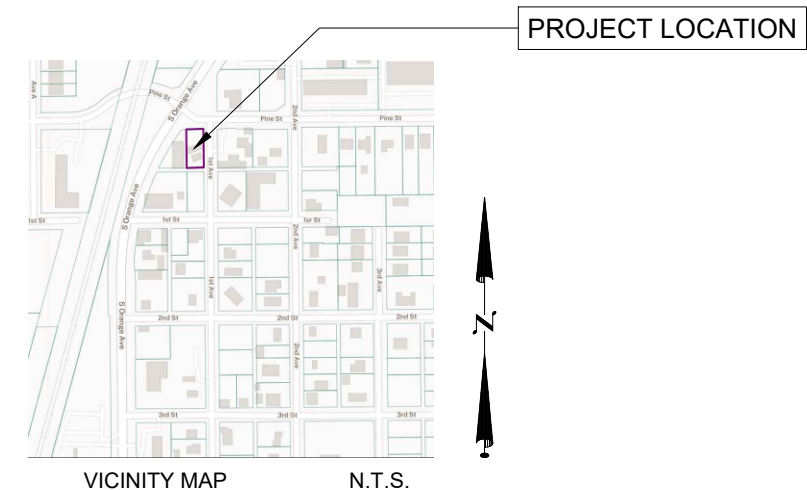
- DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF HIS/HER PERSONNEL AND THE TRAVELING PUBLIC.
 - LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
 - THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM THE HAZARDS WITHIN THE PROJECT LIMITS.
 - ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
 - ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL ENSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
 - IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
22. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
 23. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
 24. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S EQUIPMENT AND OPERATORS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER. PAYMENT SHALL NOT BE MADE FOR THIS WORK.
 25. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES TO BE EXTENDED OR CROSSED. ANY CONFLICTS AND THE CONTRACTOR'S PROPOSED RESOLUTIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL.
 26. ALL DISTURBED AREAS SHALL BE SODDED, UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES:

1. CONTRACTOR TO MAKE PROVISIONS TO AVOID TRACKING DIRT AND CONSTRUCTION DEBRIS TO ROADWAY VIA TRUCK AND EQUIPMENT TIRES.
2. METHODS OF CONTROLLING FUGITIVE DUST TO BE IN ACCORDANCE WITH F.D.O.T. STANDARDS.
3. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, AND WATERWAYS.
4. THE CONTRACTOR SHALL LIMIT THE DISCHARGE OF TURBID WATERS OFF-SITE, OR INTO ON-SITE /OFF-SITE WETLANDS (IF APPLICABLE), TO NO MORE THAN 50 JTU'S (JACKSON TURBIDITY UNITS) OR 29 NTU'S (NEPHELOMETRIC TURBIDITY UNITS) ABOVE BACKGROUND LEVELS.
5. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.

SITE GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
4. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL BE STABILIZED IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
5. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.



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REV.	DATE	AMENDMENT	BY	APP.



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JASON HYATT

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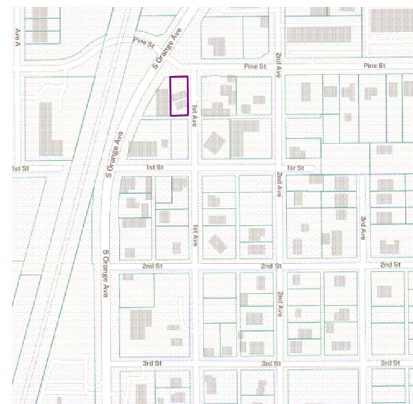
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**COMMERCIAL DEVELOPMENT
712 PINE ST, ORLANDO, FL 32824, USA**

DRAWING TITLE:
COVER SHEET AND GENERAL NOTES

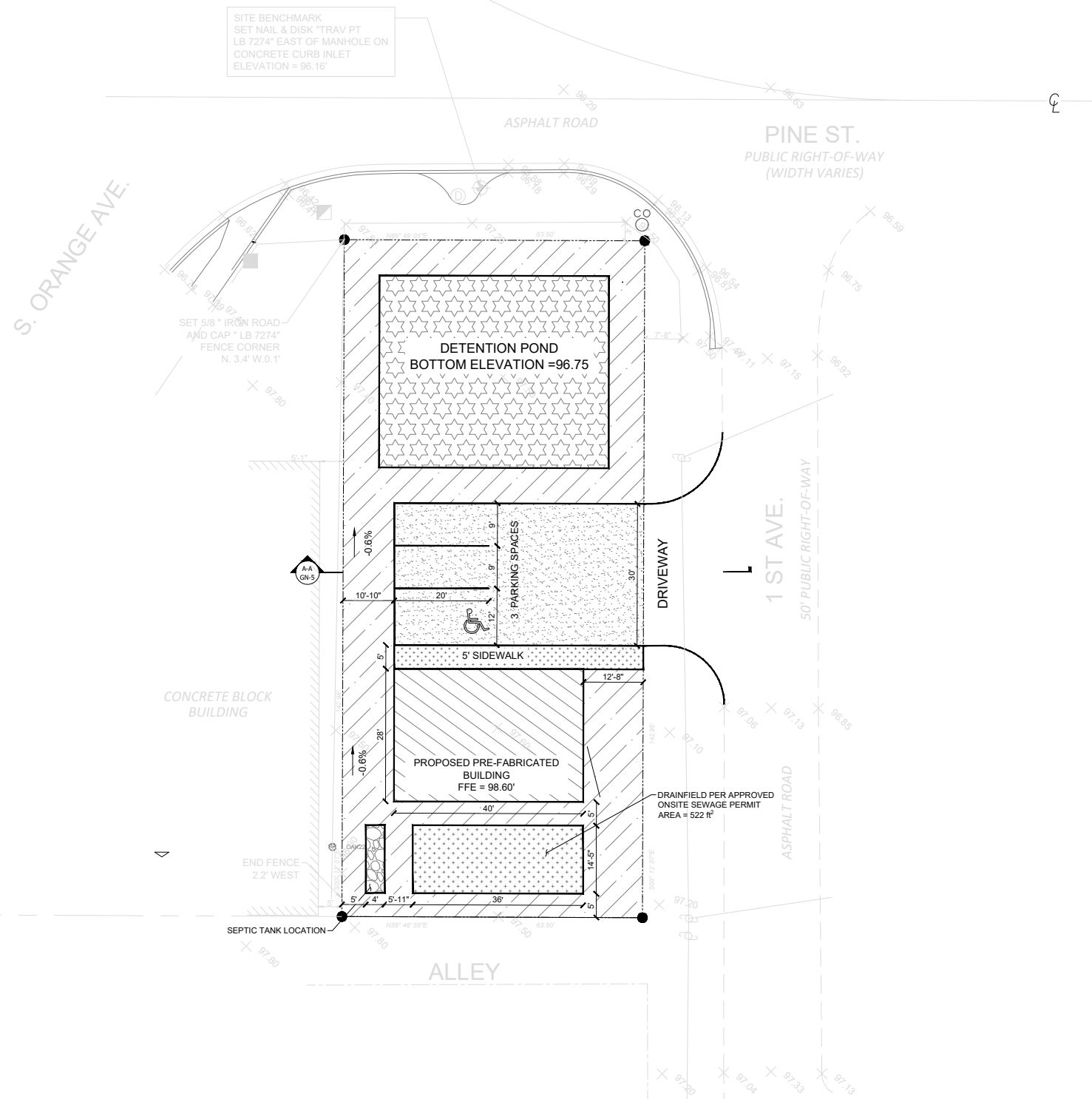
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220024

DRAWING No.:
GN-1

PLOTTED: 19-04-2023



VICINITY MAP



LAYOUT PLAN
SCALE 1"=30'

LEGEND

- EXISTING PROPERTY BOUNDARY
- - - EXISTING EDGE OF PAVEMENT
- - - - - STORMWATER DRAINAGE
- - - - - PROPERTY BOUNDARY
- /// EXISTING BUILDING
- /// PROPOSED BUILDING
- /// PROPOSED BUILDING
- /// GRAVEL
- /// SOD
- /// DRIVEWAY
- /// SIDEWALK (2% CROSS SLOPE MAX.)
- /// SEPTIC TANK
- /// SEPTIC TANK DRAINFIELD
- + 1.234 EXISTING SURFACE LEVEL (ESL)
- + RL0.00 FINISHED SURFACE LEVEL (FSL)
- x 0.00 BULK EARTHWORKS LEVEL (BEL)
- > X% FINISH SURFACE SLOPE

ABBREVIATION

- BR =BERM
- EG =EXISTING GROUND
- FFE =FINISH FLOOR ELEVATION
- FG =FINISH GROUND

SITE INFORMATION	SIZE
ACRES	0.2 Acres
AREA	9080.5 Sq.ft
IMPERVIOUS AREA	
BUILDING AREA	800 Sq.ft
PARKING & DRIVEWAY AREA	2528 Sq.ft
SIDEWALK	200 Sq.ft
TOTAL IMPERVIOUS AREA	3528 Sq.ft
PERVIOUS AREA	
SOD	5552.5 Sq.ft
TOTAL PERVIOUS AREA	5552.5 Sq.ft
FLOOR AREA RATIO	0.09
IMPERVIOUS RATIO	0.39
PERVIOUS RATIO	0.61

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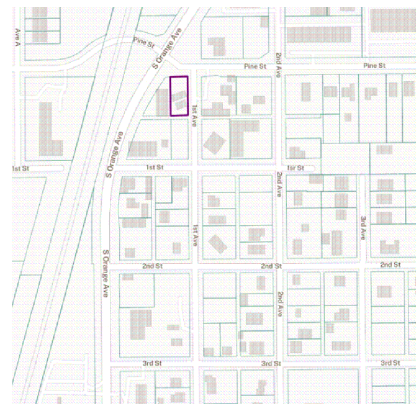
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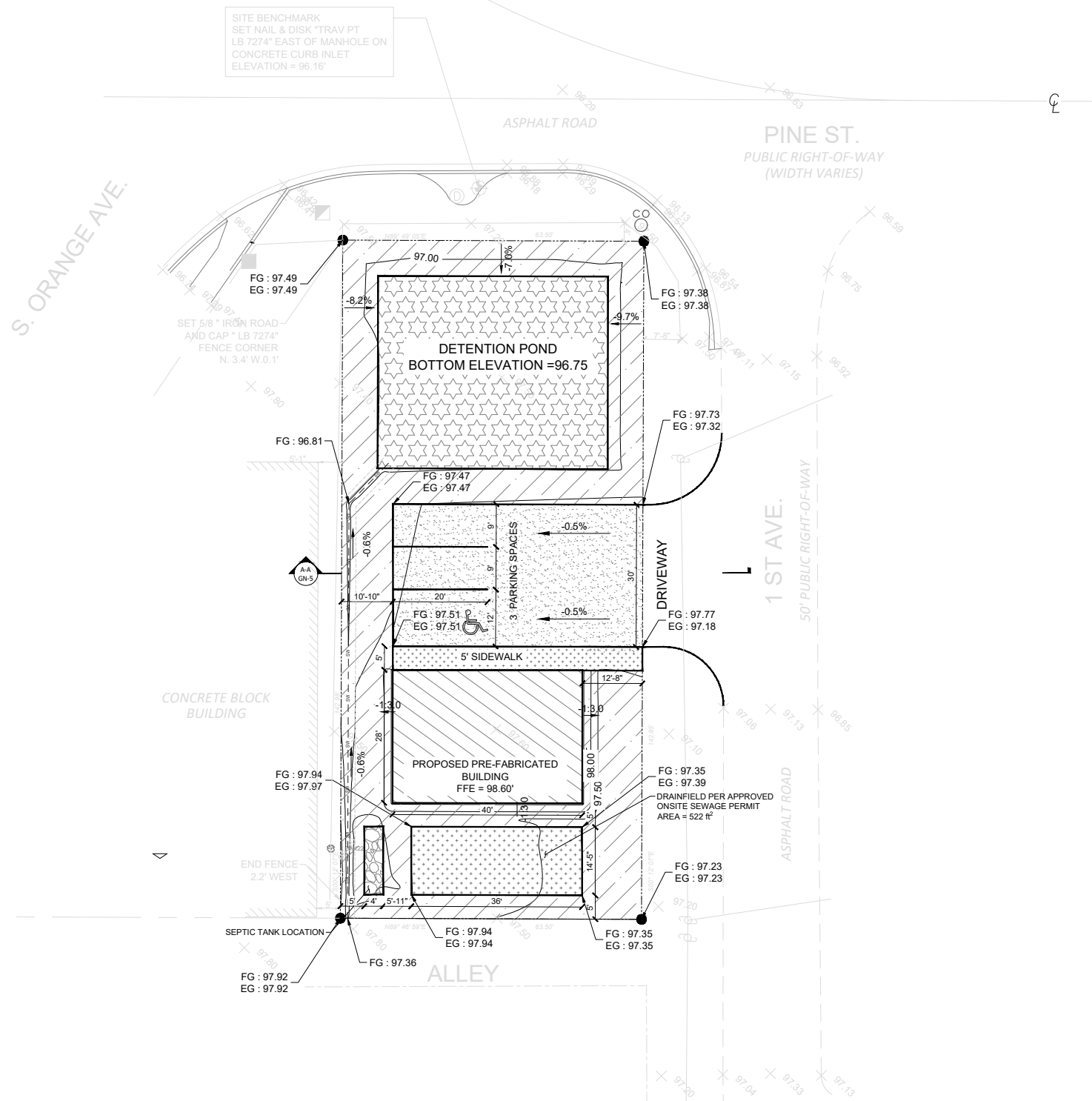
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712 PINE ST, ORLANDO, FL 32824, USA
DRAWING TITLE:
SITE LAYOUT PLAN

JOB No.:
220024
DRAWING No.:
GN-2

PLOTTED: 19-04-2023



VICINITY MAP



LAYOUT PLAN
SCALE 1"=30'

LEGEND

- EXISTING PROPERTY BOUNDARY
- - - EXISTING EDGE OF PAVEMENT
- - - - - STORMWATER DRAINAGE
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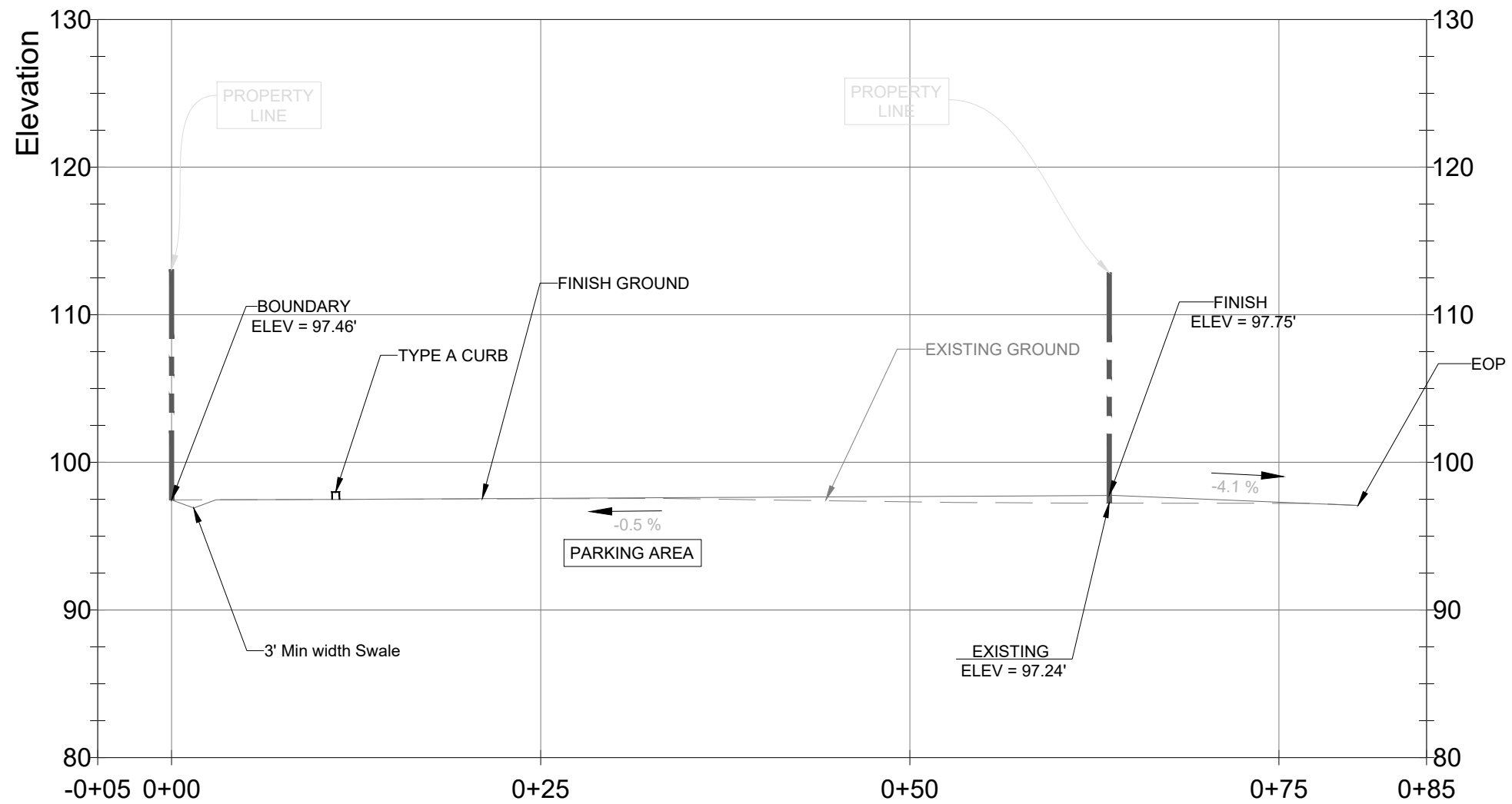
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DRAWING TITLE:
DRAINAGE/GRADING PLAN

JOB No.:
220024

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GN-3



SECTION A-A
 HA SCALE 1":30' VA SCALE 1":30'

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GN-5