

VICINITY MAP

N.T.S.

CONSTRUCTION PLAN

LAKEFRONT ESTATES

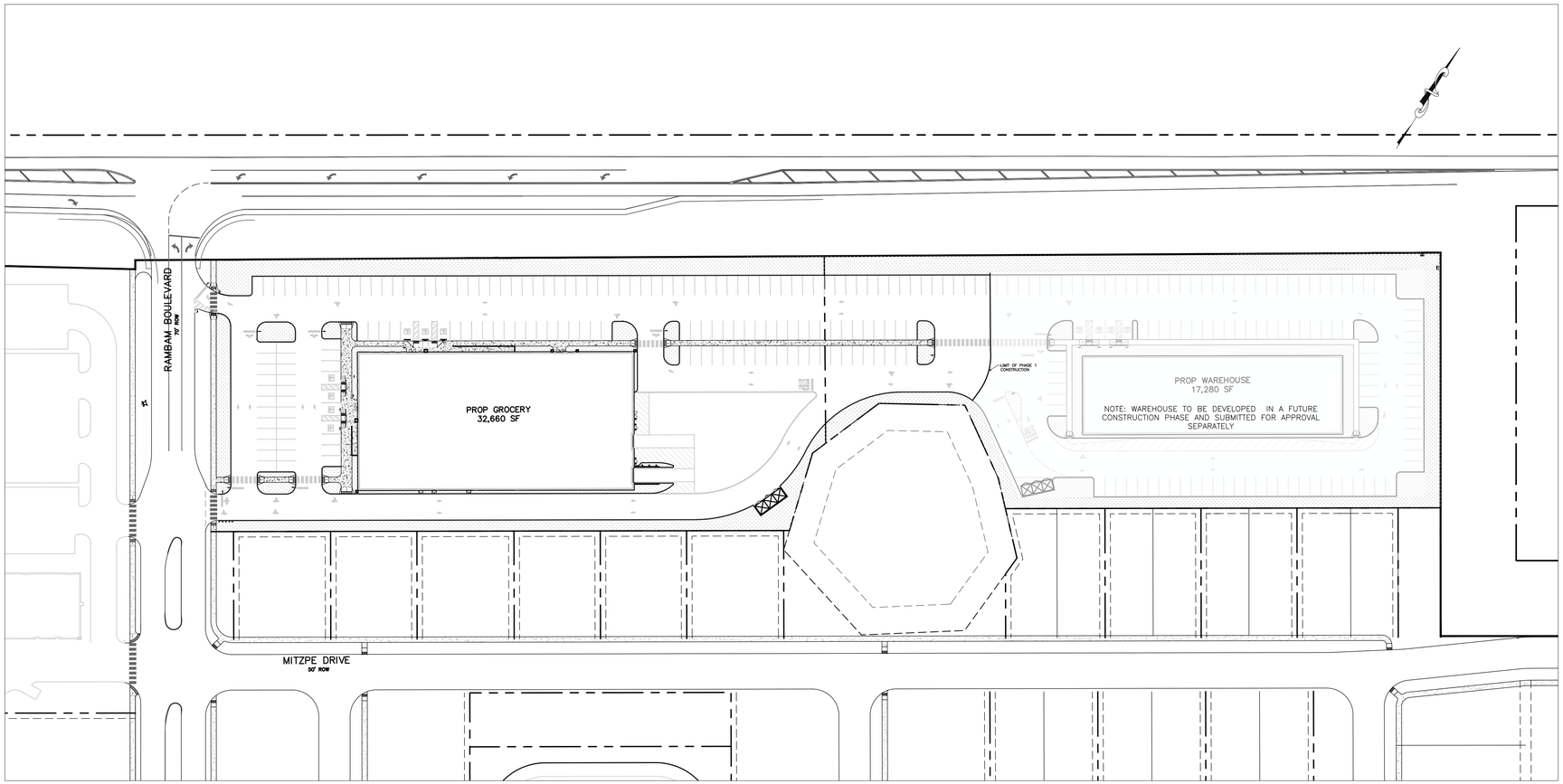
PHASE 1 - 1.2 GROCERY

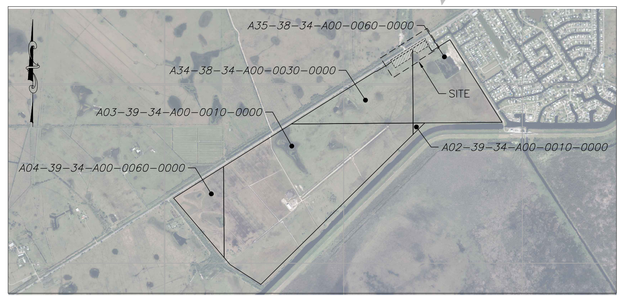
LOCATED BETWEEN SECTION 34&35, TOWNSHIP 38 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA



LOCATION MAP

N.T.S.





PARCELS ID MAP

N.T.S.

GENERAL NOTES

1. PROPERTY IS KNOWN AND DESIGNATED BETWEEN SECTION 34&35, TOWNSHIP 38 SOUTH, RANGE 34 EAST IN GLADES COUNTY, FL.
2. PARCEL ID: A34-38-34-A00-0030-0000 & A35-38-34-A00-0060-0000
3. PROPERTY IS LOCATED IN THE RZ22-02 ZONE, TRANSITION FUTURE LAND USE.
4. OWNER INFORMATION:
   NAME: OKEECHOBEE COMMUNITY DEVELOPERS LLC
   ADDRESS: 36 AIRPORT RD STE 402, LAKEWOOD, NJ 08701
5. EXISTING USE: AGRICULTURAL
6. PROPOSED USE: C-1 NEIGHBORHOOD COMMERCIAL
7. HORIZONTAL DATUM AND COORDINATES ARE BASED ON NAD83/2011
8. VERTICAL DATUM IS BASED ON NADV88.
9. SITE PLAN IS BASED ON A SURVEY PREPARED BY B.S.M. & ASSOCIATES, DATED JANUARY 18, 2022.
10. TOTAL TRACT AREA IS 263,200.59 SF OR 6.04 ACRES±.

ZONING DATA

ZONE: C-1 NEIGHBORHOOD COMMERCIAL

	REQUIRED	PROPOSED
MIN. LOT AREA	15,000 SQ	263,200.59 SQ
MIN. LOT WIDTH	150'	236.54'
MIN. FRONT YARD SETBACK	20'	81.73'
MIN. REAR YARD SETBACK	25'	39'
MIN. SIDE YARD SETBACK	10'	N/A
MAX. IMPERVIOUS COVERAGE	90%	79.44%
MAX. BUILDING HEIGHT	45'	TBD
PARKING	167	286

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Sunshine State One Call 811 of Florida, Inc.

SHEET INDEX:

SHEET 1:	COVER SHEET
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SHEET 7:	TRAFFIC CIRCULATION PLAN
SHEETS 8-16:	GENERAL NOTES AND DETAILS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

DATE	DESCRIPTION	ENGINEER	CAD
6/30/24	PH1 DRAINAGE REVISED PER CONTRACTOR COMMENTS. GENERAL REVISIONS.	SLD/JT	NL
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COVER SHEET

PHASE 1 - 1.2 GROCERY

LOCATED IN SECTION 34&35, TOWNSHIP 38 SOUTH, RANGE 34 EAST, GLADES COUNTY, FLORIDA

SLD NEWLINES LAND CONSULTANTS

STEVEN L. DOBBS, P.E.

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029206

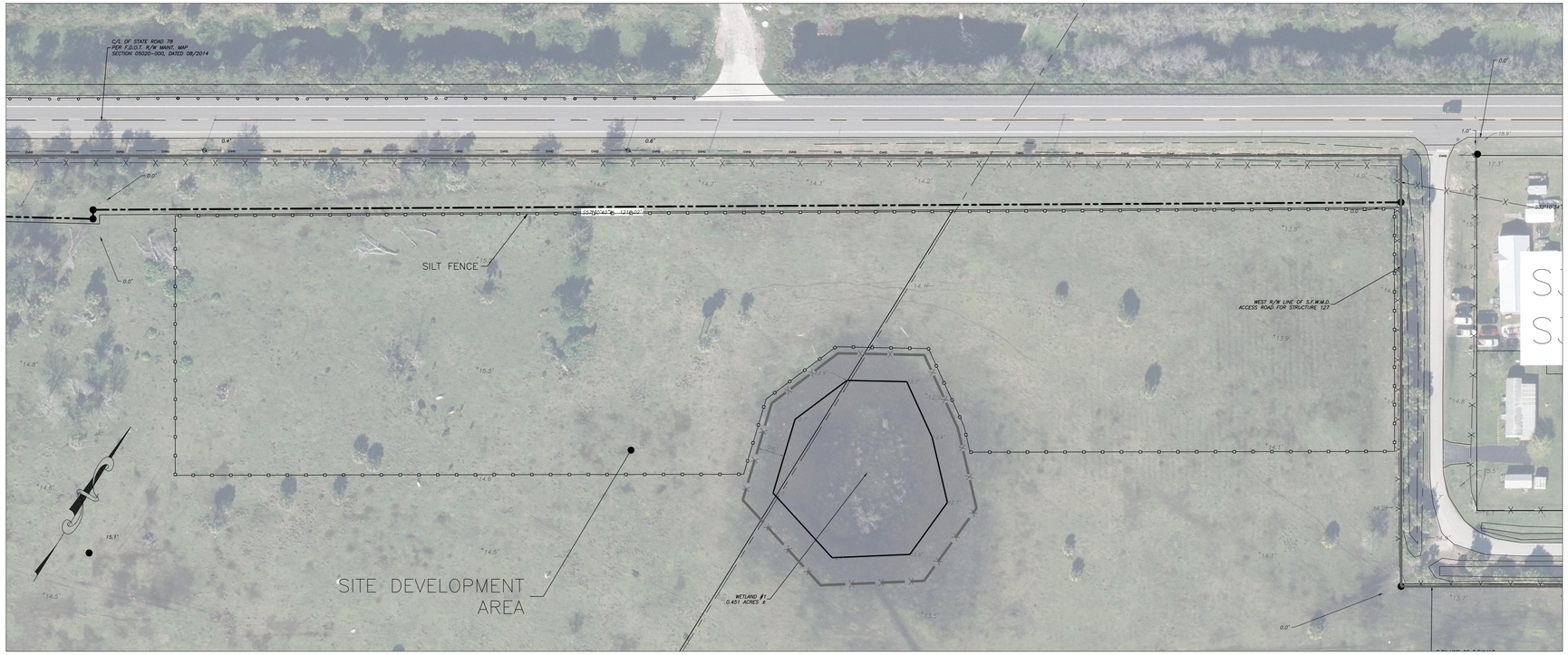
STEVEN L. DOBBS ENGINEERING, LLC
209 NE 2ND ST. OKEECHOBEE, FL 34974, PHONE (863) 824-7644

DATE

PAGE CATEGORY	----
PAGE NAME	----.01 - COVER
PROJECT NO.	21534
DRAWN BY	YB/MB
SCALE	1" = 60'
DATE	07/23/2024
SHEET NO.	1 OF 16

SURVEYOR'S NOTES

1. THE SURVEY DATE IS JUNE 28, 2017.
2. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. COPYRIGHT © 2017 BY BSM & ASSOCIATES, INC.
6. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE BASELINE OF SURVEY OF STATE ROAD 5 (US 1), SAID BASELINE BEARS S 77°18'56" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
7. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE FOR RURAL: LINEAR 1 FOOT IN 5,000 FEET. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT "872 3950 H TIDAL" HAVING A PUBLISHED ELEVATION OF 20.57' (NAVD88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.2'. THE CONVERSION FROM NAVD 88 TO NGVD 29 IS AS FOLLOWS: NAVD ELEVATION +1.25' = NGVD ELEVATION.
9. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT TIDE STATION ID NO. 3950.
10. THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUES. THE MEAN HIGH WATER FILING NUMBER IS #????
11. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
12. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 2419, PAGE 2050, AS RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
13. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
14. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
15. INTERIOR IMPROVEMENTS WERE NOT LOCATED EXCEPT AS SHOWN.
16. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM MONROE COUNTY PROPERTY APPRAISER OFFICE.
17. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2015 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
18. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES VE 12, VE11, AE10, AE9 & AE 8 PER FEMA MAP NUMBER 12087C, PANEL NUMBER 1312, WITH AN EFFECTIVE DATE OF 02/18/05. FLOOD LINES GRAPHICALLY SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.



LEGEND:

- AC — EXISTING AIR CONDITIONER
- E — EXISTING ELECTRIC BOX
- EXISTING FIRE HYDRANT
- G — EXISTING GAS METER
- GV — EXISTING GAS VALVE
- 12.3 — EXISTING GROUND SURFACE ELEVATION
- EXISTING IRON PIN FOUND
- EXISTING LIGHT POLE
- M — EXISTING MAILBOX
- EXISTING MONUMENT FOUND
- OVHD — EXISTING OVERHEAD WIRE
- P — EXISTING PHONE BOX
- S — EXISTING SANITARY MANHOLE
- EXISTING STORM INLET
- EXISTING TRAFFIC SIGN
- EXISTING UTILITY POLE
- W — EXISTING WATER METER
- WV — EXISTING WATER VALVE
- SILT FENCE
- TBR — TO BE REMOVED
- LOT BOUNDARY
- PARCEL BOUNDARY

LEGAL DESCRIPTION:

(PARCEL 1)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 34 EAST THENCE NORTH 89°29'59" EAST ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 823.40 FEET TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 4;

THENCE NORTH 00°27'22" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1368.10 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 78 AS SHOWN ON FLORIDA'S DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP, MAP SECTION 05020-000, DATED AUGUST OF 2014; THE FOLLOWING FOUR CALLS ARE ALONG SAID SOUTH RIGHT-OF-WAY LINE;

1)THENCE NORTH 57°49'47" EAST, A DISTANCE OF 3681.45 FEET TO THE POINT OF BEGINNING;

2)THENCE NORTH 57°49'47" EAST, A DISTANCE OF 2072.29;

3)THENCE NORTH 57°48'46" EAST, A DISTANCE OF 2770.06;

4)THENCE NORTH 57°49'26" EAST, A DISTANCE OF 3460.71 TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S ACCESS ROAD FOR STRUCTURE (S-127); THE FOLLWING THREE CALLS ARE ALONG SAID WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINE;

1)THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 398.89;

2)THENCE NORTH 57°49'57" EAST, A DISTANCE OF 597.92;

3)THENCE SOUTH 32°16'04" EAST, A DISTANCE OF 2733.87 TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEVEE (L-48), SAID POINT ALSO BEING ON THE SOUTH LINE OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST;

THENCE SOUTH 89°34'44" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LEVEE (L-48) ALSO BEING THE SOUTH LINE OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST, A DISTANCE OF 2160.98;
THENCE SOUTH 45°26'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LEVEE (L-48), A DISTANCE OF 6438.67;
THENCE NORTH 59°53'11" WEST, A DISTANCE OF 1050.18;
THENCE NORTH 38°57'14" WEST, A DISTANCE OF 2464.28 TO THE POINT OF BEGINNING;

LESS AND EXCEPT

A STRIP OF LAND LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 39 SOUTH, RANGE 34 EAST ALSO LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST, GLADES COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 39 SOUTH, RANGE 34 EAST, THENCE SOUTH 00°25'09" EAST, ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1129.30 FEET TO THE BASELINE OF SURVEY OF STATE ROAD NUMBER 78 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT-OF-WAY MAINTENANCE MAP, MAP SECTION 05020-000 DATED OCTOBER 2014;

THENCE CONTINUE SOUTH 00°25'09" EAST ALONG SAID EAST LINE OF SECTION 4, A DISTANCE OF 38.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 78 AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT-OF-WAY MAINTENANCE MAP, THE FOLLOWING 3 COURSES WILL BE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID POINT IS ALSO THE POINT OF BEGINNING.

I)THENCE NORTH 57°49'47" EAST, A DISTANCE OF 438.75 FEET;

2)THENCE NORTH 57°48'46" EAST, A DISTANCE OF 2770.07 FEET;

3)THENCE NORTH 57°48'41" EAST, A DISTANCE OF 3460.71 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S (S.F.W.M.D.) ACCESS ROAD FOR STRUCTURE 127 SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 307 AT PAGE 943 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA;

THENCE SOUTH 32°10'34" EAST, ALONG SAID WEST LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S (S.F.W.M.D.) ACCESS ROAD FOR STRUCTURE 127 AND THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 307 AT PAGE 943 OF THB PUBLIC RECORDS OF GLADES COUNTY, FLORIDA, A DISTANCE OF 44.15 FEET;

THENCE SOUTH 57°30'40" WEST, A DISTANCE OF 1210.02 FEET;
THENCE SOUTH 32°10'34" EAST, A DISTANCE OF 8.40 FEET;
THENCE SOUTH 59°15'09" WEST, A DISTANCE OF 393.13 FEET;
THENCE SOUTH 72°40'00" WEST, A DISTANCE OF 51.73 FEET;
THENCE SOUTH 58°05'19" WEST, A DISTANCE OF 1807.71 FEET;
THENCE SOUTH 57°49'12" WEST, A DISTANCE OF 4839.15 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 307 AT PAGE 943 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA;

THENCE NORTH 38°57'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 27.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 78 AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT-OF WAY MAINTENANCE MAP;

THENCE NORTH 57°49'47" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1633.54 FEET TO THE POINT OF BEGINNING.
SAID LAND LYING IN GLADES COUNTY, FLORIDA.

TITLE COMMITMENT: (Schedule B-II)

1. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR2022 AND SUBSEQUENT YEARS. (NOT A SURVEY MATTER)
2. COVERAGE IS EXCEPTED AS TO RIPARIAN AND LITTORAL RIGHTS; THE POSSIBLE RIGHT OF THE PUBLIC TO USE BEACH AREA AND/OR WATERWAYS; AND ANY LAND INSURED HEREIN THAT WAS FORMERLY OR IS CURRENTLY SUBMERGED, INCLUDING ANY FILLED LANDS, ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS, FOR THE RIGHTS OF THE UNITED STATES GOVERNMENT AND THE STATE OF FLORIDA. IF THE NAVIGABLE SERVITUDE ENDORSEMENT IS ATTACHED TO THIS POLICY AND MADE A PART HEREO(THE COVERAGE AFFORDED THEREBY SHALL NOT EXTEND TO ANY PORTION OF THE LAND SUBJECT TO A CLAIM OF OWNERSHIP BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY. (NOT A SURVEY MATTER)
3. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY PEARL PEARCE STEVENS AND EDWARD M. STEVENS TO LELAND PEARCE RECORDED IN O.R. BOOK 21, PAGE 63, PUBLIC RECORDS OF GLADES COUNTY, FLORIDA, WITHOUT RIGHT OF ENTRY. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN. (NOT A SURVEY MATTER)
4. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 336, PAGE 788, PUBLIC RECORDS OF GLADES COUATY, FLORIDA. (AS SHOWN HEREON)
5. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OFTHE STATE OF FLORIDA, RECORDED IN DEED BOOK 34, PAGE 493, DEED BOOK 34, PAGE 495, AND O.R. BOOK 43, PAGE 140, PUBLIC RECORDS OF GLADES COUNTY, FLORIDA, AND DEED BOOK 154, PAGE 302, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, OF WHICH GLADES COUNTY WAS FORMERLY A PART. (DOES NOT EFFECT SUBJECT PARCEL)
6. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 354, PAGE 986, PUBLIC RECORDS OF GLADES COUNTY, FLORIDA. (NOT PLOTTABLE, BLANKET IN NATURE)
7. PERMANENT ACCESS EASEMENT IN FAVOR OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN O.R. BOOK 359, PAGE 494, PUBLIC RECORDS OF GLADES COUNTY, FLORIDA. (BLANKET IN NATURE)
8. DEED OF CONSERVATION EASEMENT RECORDED IN O.R. BOOK 359, PAGE 499, PUBLIC RECORDS OF GLADES COUNTY, FLORIDA. (AS SHOWN HEREON AS PRESERVE WETLANDS)
9. DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 368, PAGE 481, PUBLIC RECORDS OF GLADES COUNTY, FLORIDA. (NOT PLOTTABLE, BLANKET IN NATURE)
10. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. (NOT A SURVEY MATTER)
11. MORTGAGE IN THE SUM OF $3,406,250.00 FROM OKEECHOBEE COMMUNITY DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO GLENN C. HARVEY DATED 11/09/21 AND RECORDED 11/16/21 IN OFFICIAL RECORDS BOOK 376, PAGE 33 7, AS DOCUMENT NO. 202122003526 OF THE PUBLIC RECORDS OF GLADES COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN ASSIGNMENT OF LEASES, RENTS AND PROFITS RECORDED IN O.R. BOOK 376, PAGE 346, PUBLIC RECORDS OF GLADES COUNTY, FLORIDA. (NOT A SURVEY MATTER)
12. MORTGAGE IN THE SUM OF $4,993,750.00 FROM OKEECHOBEE COMMUNITY DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO OKEECHOBEE LAND ACQUISITIONS, LLC DATED 11 /09/21 AND RECORDED 11/16/21 IN OFFICIAL RECORDS BOOK 3 76, PAGE 3 52, AS DOCUMENT NO. 202122003528 OF THE PUB I IC RECORDS OF GLADES COUNTY, FLORIDA. (NOT A SURVEY MATTER)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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Sunshine State One Call 811 of Florida, Inc.

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY BSM & ASSOCIATES, INC.
2. SEE COVER SHEET FOR SURVEYORS NOTES.
3. ALL EXISTING STRUCTURES TO BE REMOVED.
4. WETLANDS NUMBER 11, 13 AND 14 TO BE IMPACTED.
5. ALL O.S.W. TO BE FILLED IN.

DATE	DESCRIPTION	ENGINEER	CAD
6/30/24	PH1 DRAINAGE REVISED PER CONTRACTOR COMMENTS. GENERAL REVISIONS.	SLD/JT	NL
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EXISTING CONDITIONS & DEMO PLAN

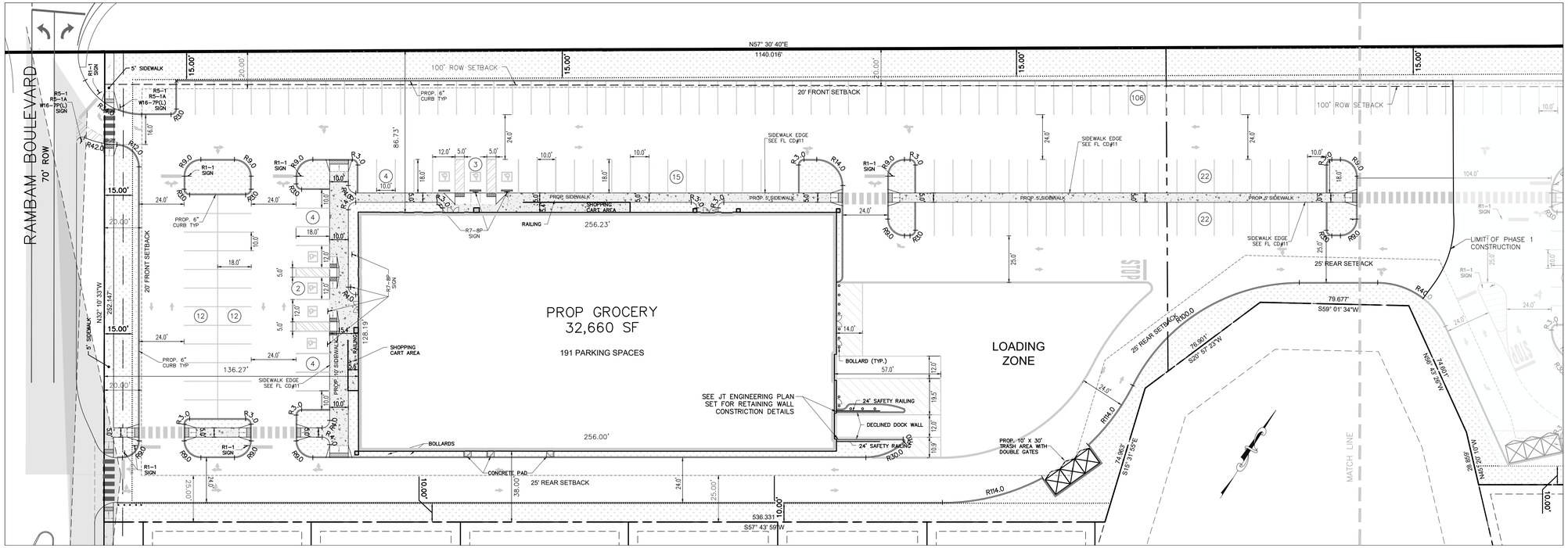
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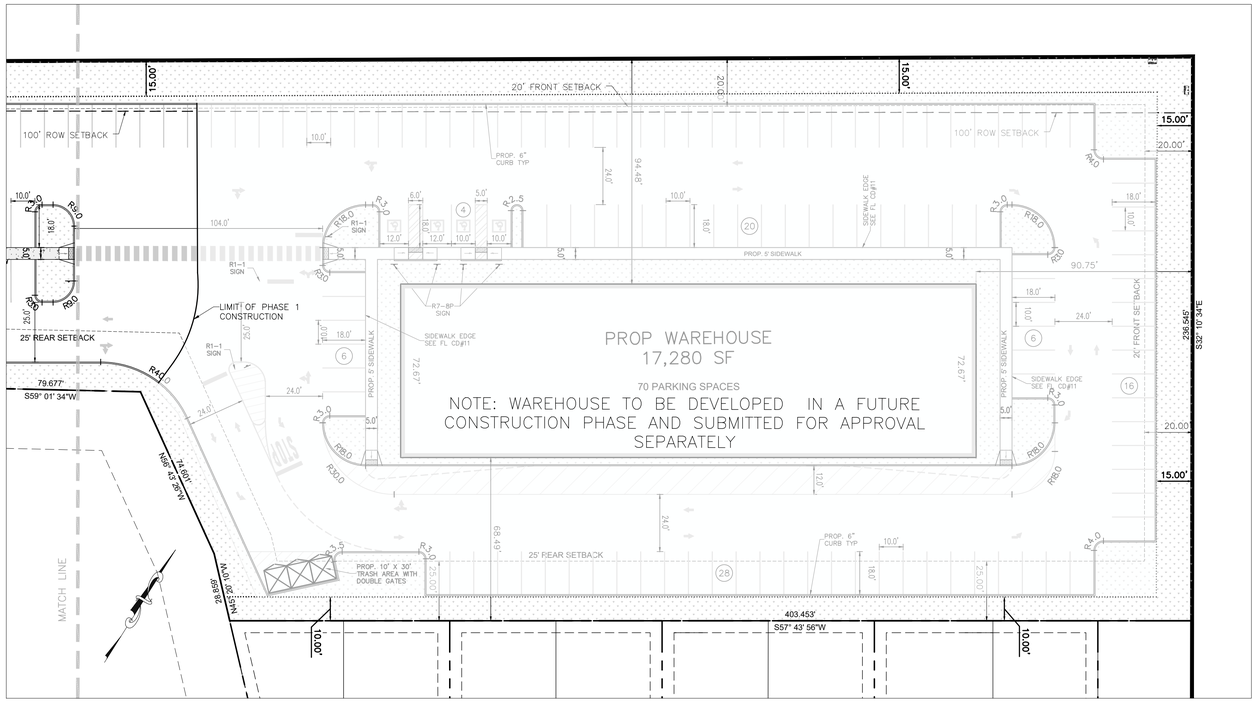
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GROCERY PARKING CALCULATIONS

ZONING REQUIREMENTS	PROPOSED BUILDINGS	REQUIRED PARKING	PROVIDED PARKING
RETAIL: 1 SPACE / 300 GSF	32,660.0 S.F.	109 SPACES	168 SPACES *
ADA HANDICAP SPACE		5	7
TOTAL:			168 SPACES

* PARKING COUNT INCLUDES ADA HANDICAP SPACES

WAREHOUSE PARKING CALCULATIONS

ZONING REQUIREMENTS	PROPOSED BUILDINGS	REQUIRED PARKING	PROVIDED PARKING
RETAIL: 1 SPACE / 300 GSF	17,280.0 S.F.	58 SPACES	118 SPACES *
ADA HANDICAP SPACE		3	4
TOTAL:			118 SPACES

* PARKING COUNT INCLUDES ADA HANDICAP SPACES

LEGEND:

- BUILDING DOOR
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WHEEL STOP
- PROPOSED FLUSH CURB
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED FENCES
- PROPOSED HANDICAPPED PARKING
- PROPOSED NO PARKING AREA
- PROPOSED PARKING SPACES
- PROPOSED PAVEMENT
- PROPOSED PREMIER BERM
- PROPOSED SIGN
- PROPOSED TRAFFIC ARROW
- LOT BOUNDARY
- LANDSCAPING BUFFER

DATE	DESCRIPTION	ENGINEER	CAD
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LAYOUT AND DIMENSION

PHASE 1 - 1.2 GROCERY

LOCATED IN SECTION 34&35, TOWNSHIP 38 SOUTH, RANGE 34 EAST, GLADES COUNTY, FLORIDA

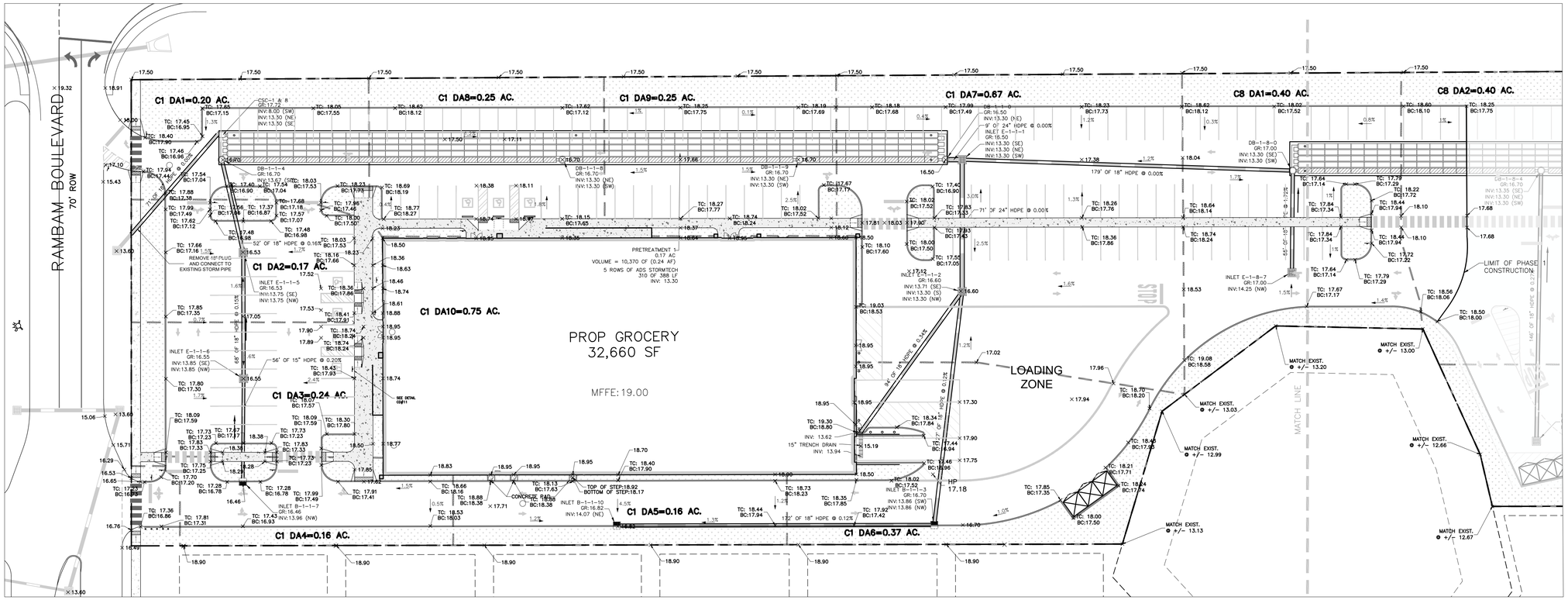
NEWLINES LAND CONSULTANTS

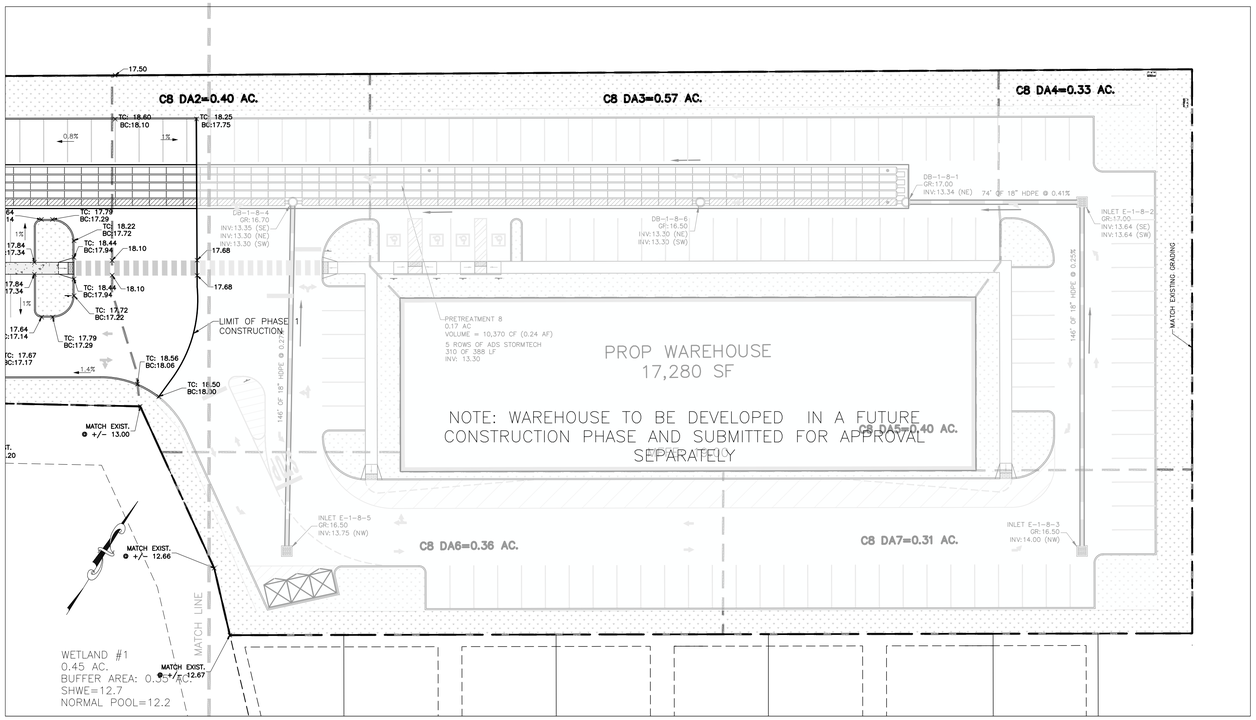
STEVEN L. DOBBS, P.E.

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029206

STEVEN L. DOBBS ENGINEERING, LLC
209 NE 2ND ST. OKEECHOBEE, FL 34974, PHONE (863) 824-7644

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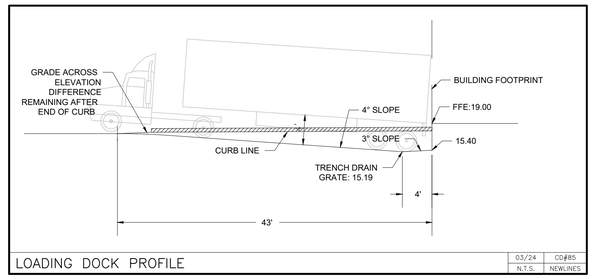
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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



LOADING DOCK PROFILE

03/24	CD#85
N.T.S.	NEWLINES

DRAINAGE AREAS

PROPOSED PRETREATMENT	AREA	LAWN	IMPERVIOUS	TOTAL
PRETREATMENT #1	C1 DA1	0.06	0.14	0.20
	C1 DA2	0.03	0.14	0.17
	C1 DA3	0.04	0.20	0.24
	C1 DA4	0.05	0.11	0.16
	C1 DA5	0.02	0.14	0.16
	C1 DA6	0.08	0.29	0.37
	C1 DA7	0.09	0.58	0.67
	C1 DA8	0.06	0.19	0.25
	C1 DA9	0.07	0.18	0.25
	C1 DA10	0.00	0.75	0.75
PRETREATMENT #8	C8 DA1	0.08	0.32	0.40
	C8 DA2	0.10	0.30	0.40
	C8 DA3	0.17	0.40	0.57
	C8 DA4	0.14	0.19	0.33
	C8 DA5	0.00	0.40	0.40
	C8 DA6	0.10	0.26	0.36
	C8 DA7	0.09	0.22	0.31

WETLAND #1
0.45 AC.
BUFFER AREA: 0.35 AC.
SHWE=12.7
NORMAL POOL=12.2

NOTE: ONSITE SOILS ARE HYDROLOGIC SOIL GROUP 'A/D'
THE FOLLOWING CURVE NUMBERS WERE USED:
WOODED: CN = 30
LAWN: CN = 39
IMPERVIOUS: CN = 98

LEGEND:

- $\times^{12.3}$ *EXISTING GROUND SURFACE ELEVATION*
- $\times^{12.3}$ PROPOSED ELEVATION
- (D) PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAIN PIPE
- PROPOSED PREMIER BERM
- PROPOSED FES
- DRAINAGE AREA BOUNDARY
- PROPOSED MODIFIED TYPE "E" INLET
- PROPOSED TYPE "E" INLET
- TC TOP OF CURB ELEVATION
- BC BOTTOM OF CURB ELEVATION
- FC FLUSH CURB ELEVATION
- TDC TOP OF DEPRESSED CURB ELEVATION
- RIM MANHOLE RIM ELEVATION
- GR INLET GRATE ELEVATION
- INV PIPE INVERT ELEVATION
- P PAVEMENT ELEVATION
- HP HIGH POINT
- EXISTING CONTOURS
- TOB TOP OF BERM
- BOT BOTTOM
- NC NEIGHBORHOOD COMMERCIAL
- CS CONTROL STRUCTURE
- SWALE
- PROPOSED TYPE "B" INLET

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW
Sunshine State One Call 811 of Florida, Inc.

6/30/24	PH1 DRAINAGE REVISED PER CONTRACTOR COMMENTS. GENERAL REVISIONS.	SLD/JT	NL
5/7/24	REVISED PER COUNTY LETTER DATED 2024-04-04	SLD/JT	NL
12/13/23	REVISED PER COUNTY LETTER DATED 2023-09-15	SLD/JT	NL
8/29/23	REVISED PER CONTRACTOR COMMENTS	TL	PDC/JQ
8/2/23	REVISED WETLAND GRADIENT AND IMPERMEABLE BARRIERS COMMENTS	TL	PDC
7/5/23	REVISED PER SFWMD LETTER COMMENTS DATED 2023-06-26	TL	PDC/CC
4/25/23	REVISED AS PER COUNTY LETTER DATED 2023-04-25	SLD	JCS/AA
DATE	DESCRIPTION	ENGINEER	CAD

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

GRADING AND DRAINAGE PLAN

PHASE 1 - 1.2 GROCERY

LOCATED IN SECTION 34&35, TOWNSHIP 38 SOUTH, RANGE 34 EAST, GLADES COUNTY, FLORIDA

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