

# SITE DEVELOPMENT DRAWINGS

FOR

**DOLLAR TREE**  
 2176 OCOEE APOPKA ROAD  
 OCOEE, FLORIDA 34761  
 ORANGE COUNTY, FL.

PROPERTY RECORD: 06-22-28-9243-01-000

FOR  
 CDA HOLDINGS, LLC

FEBRUARY 18, 2019

## CITY OF OCOEE NOTES

### GENERAL

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND COMPLY WITH ALL STANDARD CITY POLICIES AND PRACTICES. CITY APPROVAL IS CONTINGENT UPON ANY REQUIRED STATE OR FEDERAL PERMIT APPROVALS SUCH AS THOSE FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD).

### UTILITY WORK

TYPE, SIZE AND LOCATION OF ALL EXISTING AND PROPOSED UTILITIES INCLUDING WATER, SEWER ELECTRIC, GAS COMMUNICATION AND THE PROVIDERS OF SUCH UTILITIES. (SEE UTILITY CONTACTS ON SHEETS C-2.0 & C-9.0)

### WORK WITHIN THE RIGHT-OF-WAY

CITY: EXCEPT FOR NEW DEVELOPMENT INFRASTRUCTURE CONSTRUCTION, ALL WORK PERFORMED WITHIN A CITY RIGHT-OF-WAY OR EASEMENT REQUIRES A RIGHT-OF-WAY PERMIT. THE CONTRACTOR PERFORMING THE PROPOSED WORK MUST HAVE A CURRENT RIGHT-OF-WAY BOND ON FILE WITH DEVELOPMENT SERVICES. RIGHT-OF-WAY PERMIT APPLICATIONS ARE PROCESSED AT:

A COPY OF A VALID ORANGE COUNTY USE PERMIT RELATED TO THIS PROJECT SHALL BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF THE DEVELOPMENT ORDER

ADJACENT COUNTY ROAD: CR 437

### STORMWATER

ANNUAL REPORTS IN COMPLIANCE WITH THE SJRWMD STORMWATER PERMITS ARE REQUIRED FROM THE MAINTENANCE ENTITY OF ALL STORMWATER FACILITIES. SEND COPIES OF THE REPORTS TO:

THE OWNER OF ANY PROJECT ONE (1) ACRE OR LARGER IS REQUIRED TO PROVIDE A NOTICE OF INTENT (NOI) IN ACCORDANCE WITH CRITERIA SET FORTH IN THE CITY'S NPDES PERMIT WITHIN 48 HOURS OF BEGINNING CONSTRUCTION. SEND NOI AND NOI FEE TO:

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 NPDES STORMWATER NOTICES CENTER, MAIL STATION #2510  
 2600 BLAIR STONE ROAD  
 TALLAHASSEE, FLORIDA 32399-2400  
 (888) 338-6312  
 HTTP://WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES/

### FIRE MARSHAL

PLAN REVIEW AND APPROVAL DOES NOT RELIEVE THE CONTRACTOR OF COMPLYING WITH ALL APPLICABLE STATE FIRE CODES.

UNDERGROUND MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.

UNDERGROUND CONTRACTOR SHALL SUBMIT TO THE FIRE MARSHAL FOR APPROVAL COMPLETE SPECS FOR ALL UNDERGROUND PIPE AND FITTINGS RELATING TO FIRE PROTECTION PRIOR TO INSTALLATION AND INSPECTION. CONTRACTOR SHALL INCLUDE MANUFACTURER'S NAME AND PIPE ID ALONG WITH CONTRACTOR'S STATE LICENSE NUMBER.

### PROJECT TEAM:

**OWNERS**  
 OCOEE PARTNERS, LLC  
 13024 BALLANTYNE CORPORATE PL  
 CHARLOTTE, NC 28277  
 OFFICE: 704-909-4500

**CIVIL ENGINEER**  
 THOMAS ENGINEERING GROUP  
 4950 W. KENNEDY BLVD, SUITE 600  
 TAMPA, FL 33609  
 OFFICE: 813-379-4100  
 FAX: 813-379-4040  
 CONTACT: DARREN T.R. EYRE, P.E.  
 DEYRE@THOMASGROUP.COM

**LANDSCAPE ARCHITECT**  
 THOMAS ENGINEERING GROUP  
 4950 W. KENNEDY BLVD, SUITE 600  
 FORT LAUDERDALE, FL 33309  
 OFFICE: 954-202-7000  
 FAX: 954-202-7070  
 CONTACT: MICHAEL GROSSWIRTH  
 MGROSSWIRTH@THOMASEG.COM

**REAL ESTATE CONSULTANT**  
 CDA HOLDINGS, LLC  
 ONE COLUMBUS CENTER, STE. 600  
 VIRGINIA BEACH, VA 23462  
 OFFICE: 757-333-7504  
 CONTACT: RICHARD BUSHÉY  
 DRBUSHEY@DYNAMICCOMMERCIAL.COM

**SURVEYOR**  
 EBI SURVEYING  
 8415 SUNSTATE ST  
 TAMPA, FL 33634  
 OFFICE: 813-986-6080  
 FAX: 813-986-6081  
 CONTACT: HENRY A. KILBURN  
 HENRY@EBISURVEY.COM

**ARCHITECT**  
 CLARK GREER LATHAM AND ASSOCIATES, INC.  
 3901 SPRINGHILL AVE  
 MOBILE, AL 36608  
 OFFICE: 251-344-7073  
 CONTACT: LINDA G. SNAPP, AIA  
 LSNAPP@CGLENGINEERS.COM

**DEVELOPER**  
 DOLLAR TREE STORES, INC.  
 500 VOLVO PKWY  
 CHESAPEAKE, VA 23320  
 OFFICE: 757-321-5000

### UTILITY CONTACTS:

**SEWER & WATER**  
 ORANGE COUNTY UTILITIES  
 9150 CURRY FORD RD  
 ORLANDO, FL 32825  
 DAN BROOME, PE  
 (407) 254-9912

**RECLAIMED WATER**  
 CITY OF OCOEE  
 150 N. LAKESHORE DR  
 OCOEE, FL 34761  
 DAVID WHEELER  
 (407) 905-3100 EXT. 1504

**ELECTRIC**  
 DUKE ENERGY  
 452 E. CROWN POINTE RD  
 WINTER GARDEN, FL 33787  
 SHARON DEAR  
 (407) 905-3321

**GAS**  
 LAKE APOPKA NATURAL GAS DISTRICT  
 1320 WINTER GARDEN-VINELAND RD  
 WINTER GARDEN, FL 34778  
 ALEX WOSSIGEN  
 MARVIN USRY  
 (407) 532-8509

**TELEPHONE/CABLE**  
 BRIGHT HOUSE NETWORKS, LLC  
 3767 ALL AMERICAN BLVD  
 ORLANDO, FL 32810  
 MARVIN USRY  
 (407) 532-8509

**FIRE PREVENTION**  
 CITY OF OCOEE  
 563 S. BLUFORD AVE  
 OCOEE, FL 34761  
 CHIEF JOHN MILLER  
 (407) 905-3140

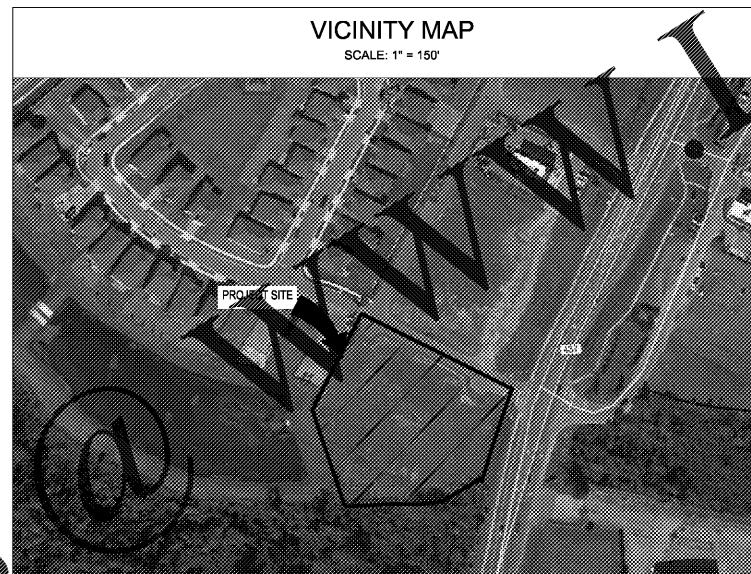
4950 W. KENNEDY BLVD., SUITE 600  
 TAMPA, FLORIDA 33609

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 FX: (813) 379-4040

www.ThomasEngineeringGroup.com



PREPARED BY



### SHEET INDEX OF DRAWINGS

SHEET	NAME	BY OTHERS	PLAN DATE	REVISION	PLAN DATE
C-0.0	COVER SHEET			ADDENDUM #1	00/00/00
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S-1	BOUNDARY AND TOPOGRAPHIC SURVEY				
C-2.0	DEMOLITION PLAN				
C-3.0	SEDIMENT AND EROSION CONTROL PLAN				
C-4.0	SITE PLAN				
C-5.0	SITE DETAILS				
C-5.1	DUMPSTER DETAILS				
C-6.0	HORIZONTAL CONTROL PLAN				
C-7.0	PAVING, GRADING AND DRAINAGE PLAN				
C-8.0	PAVING, GRADING AND DRAINAGE DETAILS				
C-9.0	CROSS SECTIONS				
C-10.0	UTILITY PLAN				
C-11.0	UTILITY DETAILS				
C-11.1	UTILITY DETAILS				
C-11.2	UTILITY DETAILS				
C-12.0	PAVEMENT MARKING & SIGNAGE PLAN				
C-13.0	TRAFFIC CONTROL PLAN				
C-14.0	VEHICULAR MOVEMENT PLAN				
L-1.0-2.2	LANDSCAPE PLANS				
L-3.0-3.2	IRRIGATION PLANS				
ES-1.2-1.3	SITE LIGHTING & PHOTOMETRIC PLANS				

### LEGAL DESCRIPTION:

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LOT 1 WESTYB BAY COMMERCIAL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGE 146 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

### DATUM NOTE:

ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK "L-653-017" HAVING AN ELEVATION OF 104.86 FEET, (NAVD 88).

### BENCHMARK NOTE:

BENCHMARK #1: BENCHMARK N&D, ELEVATION = 110.71, DATUM = NAVD 88  
 BENCHMARK #2: BENCHMARK N&D, ELEVATION = 110.95, DATUM = NAVD 88

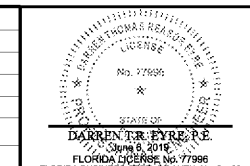
### FEMA MAP INFORMATION:

THIS BUILDING LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP COMMUNITY NO. 120185, PANEL NUMBER 0210, SUFFIX F, CITY OF OCOEE, ORANGE COUNTY, FLORIDA.



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REV	DATE	DRN	CHK	DESCRIPTION
05/15/2019	CTD	CTD		PER CITY OF OCOEE COMMENTS 5/13/19
01/17/2019	AG	CTD		PER CITY OF OCOEE COMMENTS 3/29/19
				DOCUMENT CONTROL



**DOLLAR TREE**

OCOEE, FL  
 COVER SHEET

PROJ. NO. FT180066 DWG. NO. C-0.0