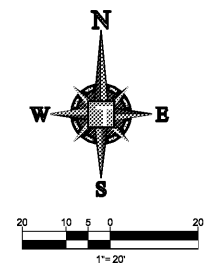


REGAL RIVER CIRCLE
CROWN POINTE COVE
PLAT BOOK 88, PAGE 149
50' PRIVATE ROADWAY



LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C-5)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C-6)
- PROPOSED CONCRETE SIDEWALK (SEE SHEETS C-5)
- PROPOSED PARKING SPACE COUNT
- PROPOSED FOOT TYPE 'D' CURB
- DIRECTIONAL ARROWS
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO THE ENTRANCE MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60' WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.
- ALL STRIPING PER FOOT DESIGN STANDARDS INDEX 17346 SHEET 12 OF 14.

GENERAL NOTES:

- SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE COUNTY/CITY STANDARDS THE ENGINEER/PERMITEE SHALL IMMEDIATELY CONFER WITH COUNTY/CITY ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAN THE DEPARTMENT'S MINIMUM STANDARD BE ALLOWED.
- ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
- REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING A "PRO-BLAST" METHOD. THIS PROCESS DAMAGES ASPHALT PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FOOT STANDARDS.
- ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
- ALL DISTURBED AREA WITH COUNTY/CITY RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA.
- BURNING OF MATERIAL AND/OR DEBRIS IS PROHIBITED WITHIN COUNTY/CITY RIGHT-OF-WAY.
- ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT.
- MONTHLY SIGN NEEDS TO BE DESIGNED AND CONSTRUCTED CONSISTENT WITH CHAPTER 102 OF CITY CODE.

SITE DATA TABLE:

1. THIS PLAN REFERENCES AN ALTANSIS LAND TITLE SURVEY BY:

EBI SURVEYING
2415 SUNSHINE ST, TAMPA, FL 33634
TELEPHONE: (813) 986-6060

2. DATA TABLE:

| ADDRESS: | 2176 OCOEE APOPKA RD. ORANGE COUNTY, FL | |
|------------------------------|--|---------------------|
| CURRENT USE: | VACANT | |
| PROPOSED USE: | DOLLAR TREE STORE | |
| FUTURE LAND USE DESIGNATION: | COMMERCIAL | |
| ZONING DESIGNATION: | COMMERCIAL (PUD (WESTLY BAY)) | |
| FOUR# | 06-22-28-9243-01-000 | |
| AREA / TOTAL AREA | 1.72 AC or 75,048 SF | |
| | EXISTING | PROPOSED |
| TOTAL PERVIOUS | 5,192 SF | 49,868 SF (96.4%) |
| SIDEWALK/CURB | 5,192 SF | 3,477 SF (66.9%) |
| VIA BUILDING | 0 SF | 38,408 SF (48.9%) |
| | 0 SF | 9,973 SF (13.3%) |
| TOTAL PERVIOUS | 69,857 SF | 25,191 SF (36.1%) |
| LANDSCAPE | 69,857 SF | 25,191 SF (36.1%) |
| | | (10% MIN. REQUIRED) |

3. PARKING DATA

PARKING FORMULA: 1 SPACE PER 200 SF - (9,973 / 200) = 50 SPACES

| STANDARD PARKING | REQUIRED | PROVIDED |
|---------------------|----------|----------|
| 22 STANDARD PARKING | 48 | 15 |
| 18 STANDARD PARKING | | 33 |
| ACCESSIBLE PARKING | 2 | 2 |
| TOTAL SPACES | 50 | 50 |
| LOADING SPACE | 0 | 1 |

4. BUILDING SETBACKS:

| | REQUIRED | PROVIDED |
|---------------|----------|----------|
| REAR (SOUTH) | 25' | 62.87' |
| FRONT (NORTH) | 25' | 97.87' |
| SIDE (EAST) | 35' | 88.90' |
| SIDE (WEST) | 50' | 97.02' |

5. LANDSCAPE BUFFERS:

| | REQUIRED | PROVIDED |
|---------------|----------|----------|
| REAR (SOUTH) | 15' | 25' |
| FRONT (NORTH) | 10' | 21.17' |
| SIDE (EAST) | 25' | 28.27' |
| SIDE (WEST) | 12' | 12' |

SITE NOTES:

- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND/BREAK.
- ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING GROUP AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING GROUP IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL HOLD THE OWNER, ARCHITECT AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.
- UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

DELTA: 4°03'41"(F)
4°03'38"(F)
CHORD: S19°22'45"W, 166.69(F)
S19°21'09"W, 166.65(F)
RADIUS: 2,331.97(F)
ARC: 166.72(F)
166.68(F)

DATUM NOTE:

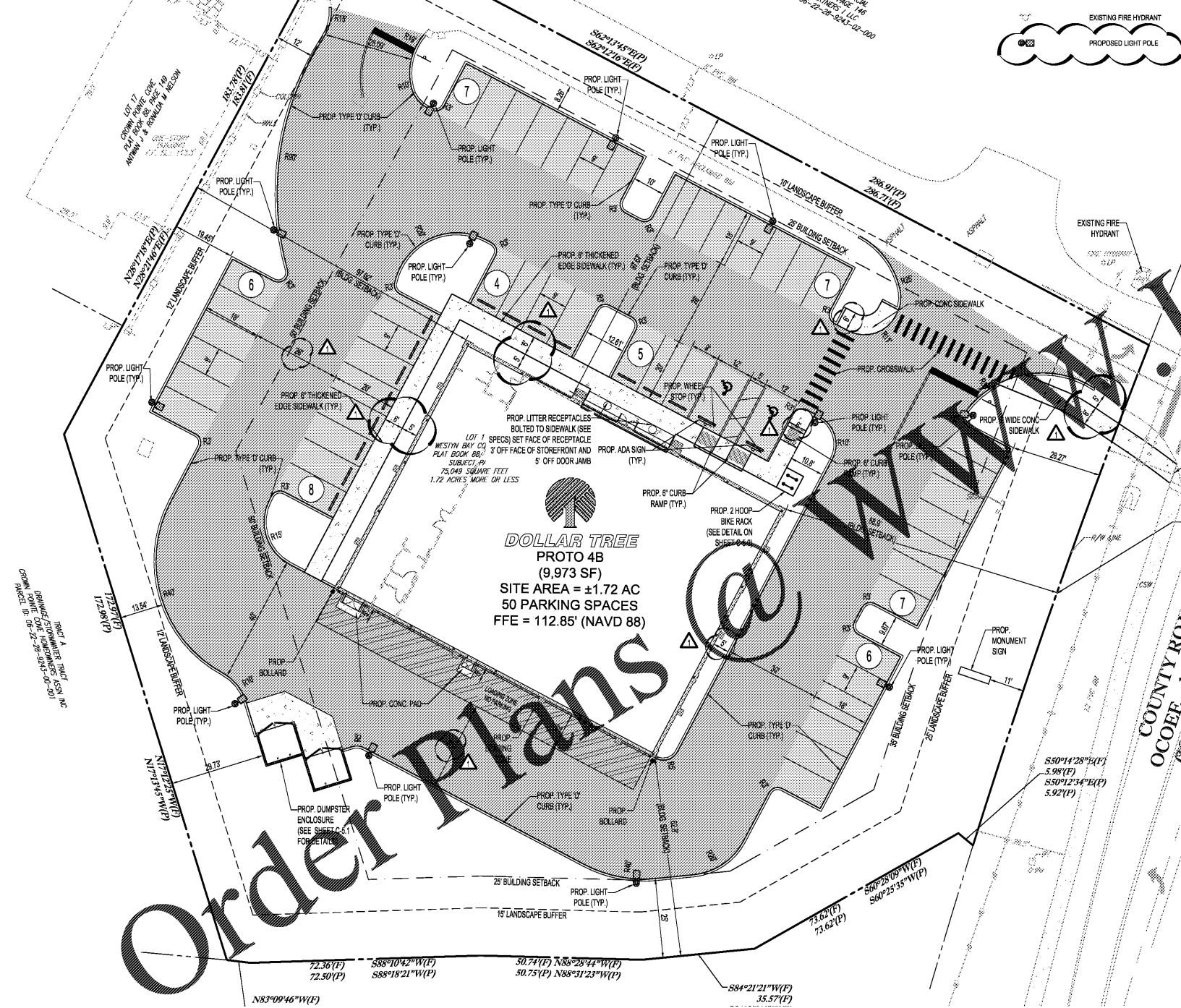
ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK "L-853-017" HAVING AN ELEVATION OF 104.86 FEET, (NAVD 88).

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.



NOTES:

- PLANS AND DETAILS ARE IN ACCORDANCE WITH THE CITY OF OCOEE PLAN STANDARDS AND PROVISIONS AND THE CITY OF OCOEE LAND DEVELOPMENT CODE.
- CROSS ACCESS WITH EASTERN PARCEL PROVIDED.
- NO WETLANDS ON SITE.
- WATER, STORM, SANITARY, ROADS AND ALL OTHER SITE AMENITIES TO BE PRIVATELY OWNED AND OPERATED.
- STORMWATER MANAGEMENT: EXISTING MASTER STORMWATER CONSISTS OF OFF-SITE WET RETENTION WITH ONSITE PRE-TREATMENT REQUIRED.
- FIRE PROTECTION: SITE WILL BE PROTECTED VIA EXISTING FIRE HYDRANTS.
- ALL RADI ARE TO FACE OF CURB AND 3' UNLESS OTHERWISE NOTED.

THOMAS
ENGINEERING GROUP

4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 378-4100
Fax: (813) 378-4040
ThomasEngineeringGroup.com

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

FLORIDA SURVEYOR'S SEAL
No. 77690
DARREN J. PERRY, P.E.
FLORIDA LICENSE NO. 77986
FLORIDA BUSINESS CERT. OF AUTH. No. 27268

DOLLAR TREE

OCOEE, FL
SITE PLAN

PROJ. NO. FT180066
DWG. NO. C-40