I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

# PRELIMINARY SUBDIVISION PLAN
FOR
# PUFFIN ROAD COMMERCIAL

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

811 Know what's below. Call before you dig.

LEGAL DESCRIPTION

LOTS 1 AND 2, EXCHANGE AT SAINT CLOUD ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 159, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY FLORIDA.

PID# 05-26-31-0105-0001-0010
PID# 05-26-31-0105-0001-0020

SECTION 05, TOWNSHIP 26 S, RANGE 31 E
CITY OF ST. CLOUD, FLORIDA
AUGUST 2025

PREPARED FOR:
NIM ROBINSON
FERBER CONSTRUCTION MANAGEMENT, LLC
151 SAWGRASS CORNERS DRIVE, SUITE 202
PONTE VEDRA BEACH, FL 32082
nrobinson@ferbercompany.com

SITE INFORMATION:

1.) OWNER:
SLS INVESTMENTS OF CENTRAL FLORIDA, LLLP
2725 13TH STREET
ST. CLOUD, FL 34769

OWNER:
DD RETAIL ST CLOUD, LLC
3300 NE EXPRESS WAY BLDG. L
ATLANTA, GA 30341

PREPARED FOR:
SOUTHEAST INVESTMENTS, INC (FERBER)
NIM ROBINSON
151 SAWGRASS CORNERS DRIVE, SUITE 202
EMAIL: JSHELTON@HATHAWAYCOMPANIES.COM

2.) OBJECTIVES:
APPROVAL OF PRELIMINARY SUBDIVISION PLAN TO SUBDIVIDE TWO PARCELS INTO 11 COMMERCIAL FUTURE DEVELOPMENT TRACTS.

3.) THE EXISTING ZONING FOR THIS SITE IS: HB (HIGHWAY BUSINESS)
THE FUTURE LAND USE FOR THIS SITE IS: COM (COMMERCIAL)

4.) 11 LOTS AND THE ASSOCIATED RIGHT OF WAY DEDICATION TO OSCEOLA COUNTY

5.) SETBACK:
FRONT..... 25'
REAR ..... 15'
STREET SIDE ..... 25'
SIDE..... 10'
ADJACENT TO RESIDENTIAL ZONING .... 30'

6.) FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONFLICTS ARISE NOTIFY ENGINEER PRIOR TO CONSTRUCTION.

7.) TRIP GENERATION:
REFER TO THE ITE.

8.) THIS SITE WILL BE DEVELOPED IN ONE PHASE.

9.) THE PROPOSED DEVELOPMENT WILL BE SUPPLIED WITH WATER, SEWER AND RE-USE PROVIDED BY CITY OF ST. CLOUD.

10.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FIRM MAP NO. 12097C0280 G, EFFECTIVE 6-18-2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

11.) MAXIMUM BUILDING HEIGHT: NO LIMIT PER LDC.

| DRAWING INDEX | |
|---|---|
| Sheet Number | Sheet Title |
| C-01 | COVER SHEET |
| C-02 | BOUNDARY & TOPOGRAPHIC SURVEY |
| C-03 | EXISTING SITE CONDITIONS |
| C-04 | OVERALL PRELIMINARY SUBDIVISION PLAN |
| C-05 | SITE DIMENSION PLAN 1 |
| C-06 | SITE DIMENSION PLAN 2 |
| C-07 | TYPICAL SECTIONS |
| C-08 | SPECIFICATIONS |
| LP001 | PLANT SCHED |
| LP002 | LANDSCAPE REQS |
| LP003 | TREE MIT PLAN |
| LP004 | TREE MIT CALCS |
| LP005 | TREE PROT |
| LP006 | LANDSCAPE NOTES |
| LP101-LP112 | LANDSCAPE PLAN |
| LP201 | LANDSCAPE DETS |
| ST101-ST105 | STREET TREE PLAN |

LOCATION MAP




SITE LOCATION

THE FOLLOWING LIST OF CONTACTS IS BASED UPON INFORMATION FROM SUNSHINE STATE ONE CALL OF FLORIDA, INC. AND THE BEST AVAILABLE INFORMATION AT THE TIME. THE CONTRACTOR SHALL COMPLETE THEIR OWN DUE DILIGENCE TO ENSURE THERE ARE NO ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. IF ADDITIONAL UTILITIES ARE DISCOVERED, CONTACT THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE FOLLOWING AGENCIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION:

**1. WATER, SANITARY SEWER & RECLAIM**
**TOHO WATER AUTHORITY**
**951 MARTIN LUTHER KING BLVD.**
**TEL.: (407) 944-5000**

**2. ELECTRIC**
**ORLANDO UTILITIES COMMISSION**
**2903 17TH ST**
**ST. CLOUD, FL 34769**
**(407) 957-7231**

**3. CABLE TELEVISION**
**BRIGHT HOUSE NETWORKS**
**3767 ALL AMERICAN BLVD**
**ORLANDO, FL 32810**
**(407) 532-8509**

**4. TELEPHONE**
**COMCAST COMMUNICATIONS**
**8130 CR. 44, LEG A**
**LEESBURG, FL 34768**
**(352) 315-8528**

**5. CENTURYLINK**
**33 N. MAIN ST**
**WINTER GARDEN, FL 34787**
**(407) 814-5344**

**7. CITY OF ST CLOUD ENGINEERING**
**1300 9TH STREET**
**ST. CLOUD, FL 34769**
**407-957-7269**

**8. FDOT ITS INFRASTRUCTURE**
**(AGENCY MAY NOT BE INCLUDED IN 811)**
**CONTACT DIRECTLY: DANIEL SIMPSON**
**PHONE NUMBER: 321-257-7271**

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| 1 | 10-16-25 | REVISED PER CITY COMMENTS | MW |

PREPARED BY:


8 BROADWAY AVE. KISSIMMEE, FLORIDA 34741-5481
PHONE: (407) 847-9433 FAX: (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.


ROBERT LEE NEWBERRY JR. LICENSE No 73104 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert L Newberry 2025.11.06 15:37:27 -05'00'

This item has been digitally signed and sealed by Robert L. Newberry, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

PSP25-00004
HWA JOB # 5450-05
SHEET C-01 OF C-08 1


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J:\HWA JOBS\5450-05 PUFFIN ROAD COMMERCIAL\CAD\C-01 COVER SHEET.dwg, 11/6/2025 3:36:07 PM, Robert Newberry

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

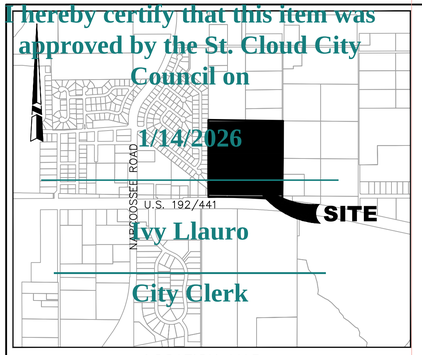
City Clerk

# PLAT OF SURVEY

LEGAL DESCRIPTION:

LOTS 1 AND 2 OF EXCHANGE AT SAINT CLOUD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 159 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988



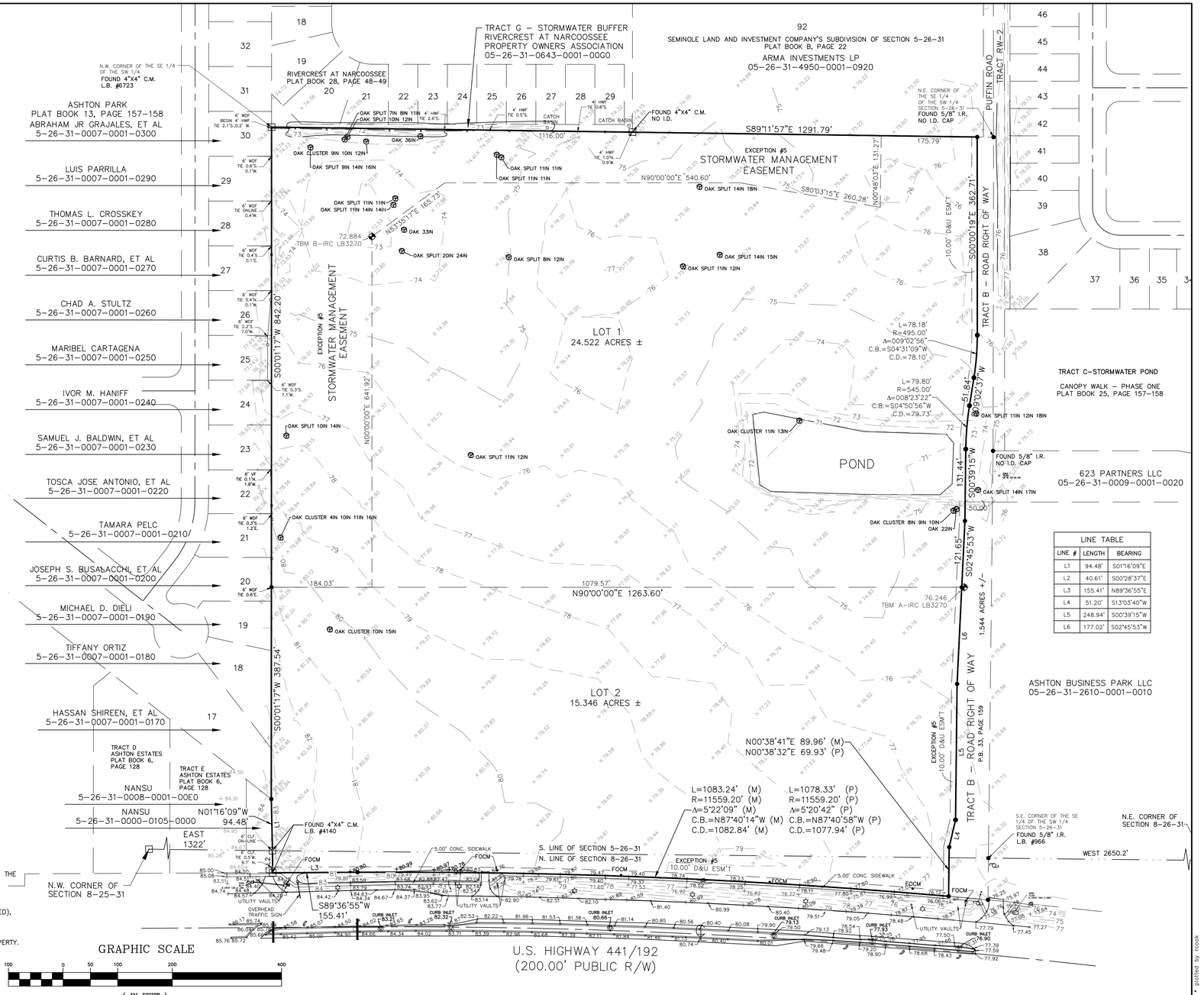

LOCATION MAP
NOT TO SCALE

TITLE EXCEPTION NOTES TO THE BII EXCEPTIONS CONTAINED IN THE STEWART TITLE GUARANTY COMPANY'S TITLE COMMITMENT NUMBER 25000030836, EFFECTIVE DATE AUGUST 28, 2025 @ 8:00 A.M.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.
2. STANDARD EXCEPTIONS:
   a. rights or claims of parties in possession not shown by the public records.
   b. easements, or claims of easements, not shown by the public records.
   c. encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
   d. any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
   e. any adverse ownership claim by the state of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
3. GENERAL OR SPECIAL TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
4. ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM OR GAS SYSTEM SERVICING THE LANDS DESCRIBED HEREIN.
5. ALL MATTERS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 33, PAGE 159, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, AS SHOWN)
6. MASTER EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6392, PAGE 2439, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
7. CITY OF ST. CLOUD, FLORIDA RESOLUTION NO. 85-14 RECORDED 08/06/1985 IN OFFICIAL RECORDS BOOK 781, PAGE 2898, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
8. CITY OF ST. CLOUD, FLORIDA RESOLUTION NO. 85-Q, RECORDED 09/03/1985 IN OFFICIAL RECORDS BOOK 783, PAGE 2351, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
9. CITY OF ST. CLOUD, FLORIDA RESOLUTION NO. 2005-112, RECORDED 03/28/2006 IN OFFICIAL RECORDS BOOK 3108, PAGE 1667, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
10. ST. CLOUD, FLORIDA RESOLUTION NO. 2022-184R, RECORDED 10/06/2022 IN OFFICIAL RECORDS BOOK 6295, PAGE 2021, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
11. TOHOPEKALIGA WATER AUTHORITY WATER, REUSE, AND WASTEWATER SYSTEM DEVELOPER'S SERVICE AGREEMENT RECORDED 10/17/2023 IN OFFICIAL RECORDS BOOK 6491, PAGE 64, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
12. TOHOPEKALIGA WATER AUTHORITY SUBMETERING AGREEMENT RECORDED 10/17/2023 IN OFFICIAL RECORDS BOOK 6491, PAGE 77, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE)
13. RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES.
14. AS TO SCHEDULE B-II, ITEM 4, SATISFACTORY EVIDENCE OF PAYMENT OF ANY MUNICIPAL LIENS OR ASSESSMENTS FOR PUBLIC IMPROVEMENTS OR ASSESSMENTS, AS PROVIDED FOR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEMS SUPPLYING THE LANDS DESCRIBED HEREIN. A MUNICIPAL LIEN SEARCH WILL NEED TO BE ORDERED AND WILL TAKE 10 TO 15 BUSINESS DAYS TO COMPLETE. SUGGESTED VENDORS ARE:

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 5, RANGE 26 SOUTH, RANGE 31, EAST, BEING N89°11'57"E.
2. ALL COURSES AND DISTANCES SHOWN HEREON, ARE MEASURED UNLESS OTHERWISE STATED.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 12097C0280 G, COMMUNITY NO. 120189, EFFECTIVE JUNE 18, 2013, THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. LOT 1 IS ADJACENT AND CONTIGUOUS TO A PUBLICLY DEDICATED RIGHT-OF-WAY AND HAS LEGAL AND PHYSICAL ACCESS TO U.S. HIGHWAY 441/192 AND PUFFIN ROAD VIA TRACT B, EXCHANGE AT SAINT CLOUD AS RECORDED IN PLAT BOOK 33, PAGE 159 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY. TRACT B IS A PUBLICLY DEDICATED ROAD RIGHT-OF-WAY LYING TO THE EAST OF THE PROPERTY.
5. LOT 2 HAS DIRECT ACCESS TO U.S. HIGHWAY 441/192.
6. LOTS 1 AND 2 ARE CONTIGUOUS ALONG COMMON BOUNDARY LINES WITHOUT GAP, GORE, OVERLAP OR HIATUS
7. ADDRESS OF PHYSICAL LOCATION IS EAST IRLO BRONSON MEMORIAL HIGHWAY, SAINT CLOUD, FLORIDA 34771
8. AS TO ITEMS 7, 8, 9, & 16 OF TABLE A, THE SUBJECT PROPERTY IS AN ABANDONED ORANGE GROVE, VOID OF ANY IMPROVEMENTS AND WITH NO SIGNS OF EARTH MOVING AT THE TIME OF SURVEY.




GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L1 | 94.48' | S01°16'09"E |
| L2 | 40.61' | S00°28'37"E |
| L3 | 155.41' | N89°36'55"E |
| L4 | 51.20' | S13°03'40"W |
| L5 | 248.94' | S00°39'15"W |
| L6 | 177.02' | S02°45'53"W |

AC = AIR CONDITIONER
BFP = BACK FLOW PREVENTER
BK = BOOK
BLDG. = BUILDING
BM. = BENCHMARK
BOC = BACK OF CURB
BOL = BOLLARD
BWF = BARB WIRE FENCE
BX = BOX
C.H. = CHORD BEARING
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.D. = CHORD DISTANCE
C.E. = COMMON ELEMENT
CLF. = CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CMP = CORREGATED METAL PIPE
C.O. = CLEAN OUT
COM. = COMMUNICATION
CONC. = CONCRETE
CLP = CONCRETE LIGHT POLE
CPP = CONCRETE POWER POLE
CR = CABLE RISER
C.S. = CONTROL STRUCTURE
D = DRAINAGE
DBH = DIAMETER AT BREAST HEIGHT
DCO = DRAINAGE CLEAN OUT
DIA. = DIAMETER
DMH = DRAIN MANHOLE
E = ELECTRIC
EB = ELECTRIC BOX
EL. = ELEVATION
EMH = ELECTRIC MAN HOLE
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
ERCP= ECLIPTAL REINFORCED CONC. PIPE
ESM'T = EASEMENT
FDC = FIRE DEPARTMENT CONNECTION
F.F.E. = FINISH FLOOR ELEVATION
F.M. = FORCED MAIN
FND = FOUND
FOC = FACE OF CURB
FOCM = FIBER OPTIC CABLE MARKER
FOCV = FIBER OPTIC CABLE VAULT
G = GAS
GA = GUY ANCHOR
GM. = GAS MARKER
GPST = GATE POST
GR = GUARD RAIL
GW = GUY WIRE
GV = GAS VALVE
HC = HANDICAP
HWA = HANSON, WALTER & ASSOCIATES
HWF = HOG WIRE FENCE
HYD = FIRE HYDRANT
I.C.V. = IRRIGATION CONTROL VALVE
I.D. = IDENTIFICATION
IE. = INVERT
I.P. = IRON PIPE
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
L = LENGTH
L.B. = LICENSED SURVEYING BUSINESS
L.C.E. = LIMITED COMMON ELEMENT
L.S. = LICENSED SURVEYOR
MB = MAIL BOX
MES. = MITERED END SECTION
MTL. = METAL
MKR. = MARKER
N.T.S. = NOT TO SCALE
N.R. = NON-RADIAL
N&D = NAIL AND DISC
OE = OVERHEAD ELECTRIC
O/S = OFFSET
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
PG = PAGE
P.I. = POINT OF INTERSECTION
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.C.C. = POINT OF COMPOUND CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
PP = POWER POLE
PR = PHONE RISER
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.T. = POINT OF TANGENCY
PVC = POLY VINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RCW = RECLAIM WATER
RCWV = RECLAIM WATER VALVE
RES. = RESIDENCE
RGE = RANGE
R.L.S. = REGISTERED LAND SURVEYOR
RO = ROOF OVERHANG
RU = RE-USE LINE
R/W = RIGHT OF WAY
SCO = SEWER CLEAN OUT
SEC = SECTION
SS = SANITARY SEWER
SV = SEWER VALVE
SW = SIDEWALK
W/ = WITH
T = TANGENT LENGTH OF CURVE
℄ = CENTERLINE
TBM = TEMPORARY BENCHMARK
Δ = DELTA (CENTRAL ANGLE)
TEL = TELEPHONE
TOB = TOP OF BANK
TOG = TOP OF GRATE
TOS = TOE OF SLOPE
TR. = TRAFFIC
TRAN = TRANSFORMER
TWP = TOWNSHIP
U = UTILITY
UG = UNDERGROUND
W = WATER
WDF = WOOD FENCE
WF = WIRE FENCE
WG = WATER GATE
WK = WALK
WLF = WETLAND FLAG
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE
W/ = WITH
(C) = CALCULATED DATA
(D) = DEED DATA
(L) = LEGAL DATA
(M) = MEASURED DATA
(P) = PLAT DATA
○ = PK NAIL
□ = CONCRETE MONUMENT
◉ = NAIL & DISC
○ = IRON PIPE
● = FND 5/8" IRON ROD & CAP LB. #3270 (UNLESS NOTED OTHERWISE)
= FIRE HYDRANT
OE = OVERHEAD ELECTRIC LINE
OHW = OVERHEAD WIRE
G = GAS LINE
W = WATER LINE
= UTILITY/POWER POLE
= GUY WIRE
= TELEPHONE BOX
= ELECTRIC BOX
= LIGHT POLE
= CLEANOUT
= SANITARY SEWER MANHOLE
= STORM DRAINAGE MANHOLE
= TREE
= CABLE BOX
= VALVE(W/NOTE)
= PARKING SPACES
= SIGN
= TEMPORARY BENCHMARK
BUILDING SETBACK LINE

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10, 11, 11(a), 11(b), 13, 14, 15, 16, 17, 18, 19, AND 20, of Table A thereof.

The field work was completed on October 9, 2025.

Date of Plat or Map: October 16, 2024.

Digitally signed by John M Hughes
Date: 2025.11.04 17:15:52 -05'00'

John M. Hughes, P.S.M. # 6367 Date Signed

| | | | | | |
|---|---|---|---|---|---|
| DESIGN | N/A | FB# | DCF | SEC | 5 |
| DRAWN | R.C. | PAGE | DCF | TWP | 26 S. |
| CK'D | J.H. | SCALE | 1" = 100' | RGE | 31 E. |
| CAD# | 5450-6 | DATE OF SURVEY | 10-09-25 | | |

| DATE | BY | REVISIONS |
|---|---|---|
| 10/30/25 | RC | UPDATED ALTA SURVEY |

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741
PHONE (407) 847-9433 FAX (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PREPARED FOR:
FERBER CONSTRUCTION MANAGEMENT, LLC

# ALTA/NSPS LAND TITLE SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.
C-02

JOB# 5450-06

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I:\5450-06\SURVEY\CADD\5450-06_Alta.dwg • Oct 30, 2025 - 3:01pm • plotted by rcook

I hereby certify that this item was approved by the St. Cloud City Council on

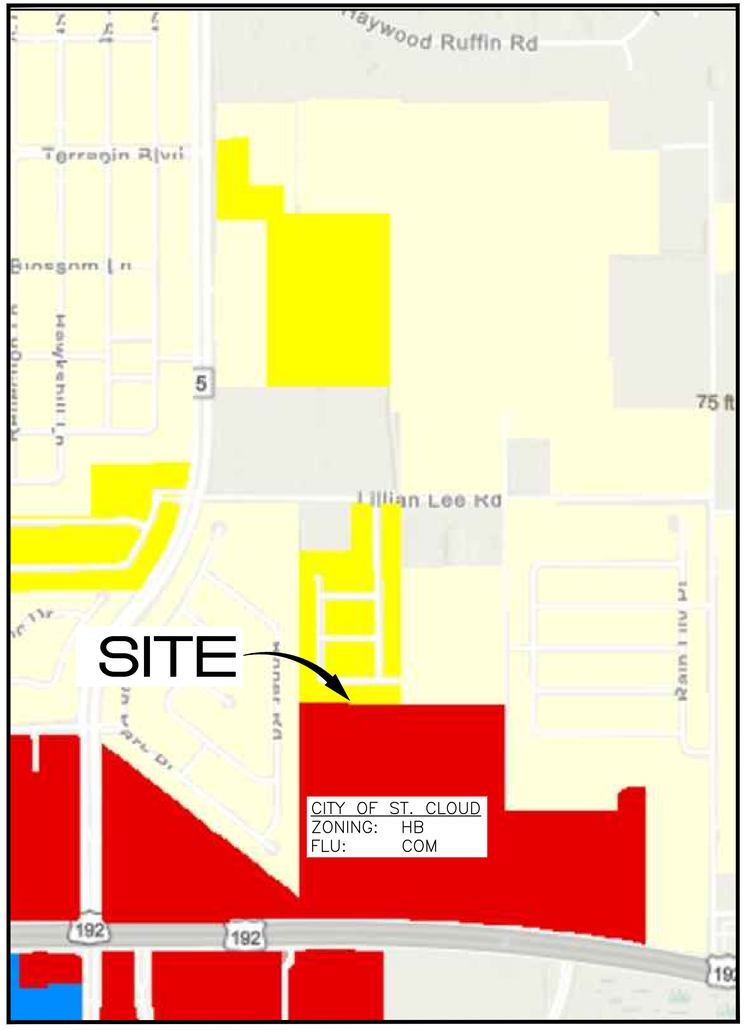
1/14/2026

Ivy Llauro

City Clerk




AERIAL MAP




FUTURE LAND USE & ZONING EXHIBIT

THE EXISTING ZONING FOR THIS SITE IS: HB (HIGHWAY BUSINESS)
THE FUTURE LAND USE FOR THIS SITE IS: COM (COMMERCIAL)




SOIL MAP

SOILS TYPE (PER SOIL SURVEY OF OSCEOLA CO., FL DATED APRIL, 1979)
22 MYAKKA FINE SAND, 0 TO 2 PERCENT SLOPES
34 POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES
43 ST. LUCIE FINE SAND, 0 TO 5 PERCENT SLOPES
44 TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES

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| | | | | | |
|---|---|---|---|---|---|
| DESIGN MW | F.B. NO. – | SEC. 5 & 8 | | | |
| DRAWN RS | PAGE – | TWP. 26S | | | |
| CHECKED RN | SCALE AS SHOWN | RANGE 31 E | | | |
| CAD# (see stamp) | DATE 10/16/25 | | DATE | BY | REVISIONS |

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-9433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PRELIMINARY SUBDIVISION PLAN FOR PUFFIN ROAD COMMERCIAL

EXISTING SITE CONDITIONS

Robert L Newberry 2025.11.06 15:41:24 -05'00'

This item has been digitally signed and sealed by Robert L. Newberry, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

SHEET NO C-03 of C-08

JOB NO 5450-05

I:\5450-05\ENGINEERING\CADD\PLANS\PSP\S-5645-05 EXISTING CONDITIONS PSP.dwg • Oct 16, 2025–3:40pm • plotted by RSouser

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

POND A (WET)

| DESIGN STORM | STAGE FT. |
|---|---|
| 10 YEAR – 24 HOUR | 74.35 |
| 10 YEAR – 72 HOUR | 74.85 |
| 100 YEAR – 72 HOUR | 75.52 |

POND A (WET)
TOB 76.10
CWL 72.00
BTM 50.00

POND A2 (DRY)

| DESIGN STORM | STAGE FT. |
|---|---|
| 10 YEAR – 24 HOUR | 75.04 |
| 10 YEAR – 72 HOUR | 75.06 |
| 100 YEAR – 72 HOUR | 75.52 |

POND A2 (DRY)
TOB 75.00
BTM 74.00

POND A1 (DRY)

| DESIGN STORM | STAGE FT. |
|---|---|
| 10 YEAR – 24 HOUR | 75.05 |
| 10 YEAR – 72 HOUR | 75.06 |
| 100 YEAR – 72 HOUR | 75.52 |

POND A1 (DRY)
TOB 75.00
BTM 73.95

LOT 1
24.523 ACRES +/–

LOT 2
15.346 ACRES +/–

GRAPHIC SCALE
80 0 40 80 160
( IN FEET )
1 inch = 80 ft.

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND
- EXISTING GRADE
- PROPOSED STORM INLET
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER (SS)
- WM — PROPOSED WATER MAIN (WM)
- FM — PROPOSED FORCE MAIN (FM)
- RU — PROPOSED REUSE WATER MAIN (RU)
- PROPOSED SANITARY MANHOLE (SMH)
- PROPOSED FIRE HYDRANT ASSEMBLY (F.H.A)
  1–TEE AS REQUIRED
  1–6" GATE VALVE
  6" PVC C–900 AS REQUIRED
  1–FIRE HYDRANT
- UTILITY EASEMENT
- INGRESS/EGRESS & UTILITY EASEMENT

GENERAL INFORMATION
05-26-31-0105-0001-0020

SITE DATA TABLE

| GENERAL INFORMATION | | CHARACTERISTICS | |
|---|---|---|---|
| Parcel IDs | 05-26-31-0105-0001-0010 ( LOT 1) 05-26-31-0105-0001-0020 (LOT 2) | GROSS POPERTY AREA | 39.86 ACRES |
| | | PROPOSED NUMBER OF LOTS | 11 |
| MUNICIPALITY | CITY OF ST. CLOUD | MAXIMUM IMPERVIOUS | 80% |
| ZONING | HB | MINIMUM OPEN SPACE | 15% |
| FLU | COMMERCIAL | MAX BUILDING HEIGHT | N/A |
| EXISTING USE | MULTI-FAMILY APARTMENTS (LOT 1) VACANT COMM (LOT 2) | **LANDSCAPE BUFFER** | |
| | | NORTH | 25 |
| | | SOUTH | 25 |
| | | EAST | 25 |
| | | WEST | 25 |
| | | NOTE: 30' ADJACENT TO RESIDENTIAL LAND USE 0' ADJACENT TO COMERICIAL LAND USE | |

| LOT | ACREAGE | OPEN SPACE (15%) | PLANNED USE | OWNERSHIP & MAINTENANCE |
|---|---|---|---|---|
| 1 | 17.40 AC | 2.61 AC | COMMERCIAL | PRIVATE |
| 2 | 1.81 AC | 0.27 AC | COMMERCIAL | PRIVATE |
| 3 | 0.95 AC | 0.14 AC | COMMERCIAL | PRIVATE |
| 4 | 0.89 AC | 0.13 AC | COMMERCIAL | PRIVATE |
| 5 | 0.81 AC | 0.12 AC | COMMERCIAL | PRIVATE |
| 6 | 1.92 AC | 0.29 AC | COMMERCIAL | PRIVATE |
| 7 | 0.79 AC | 0.12 AC | COMMERCIAL | PRIVATE |
| 8 | 0.89 AC | 0.13 AC | COMMERCIAL | PRIVATE |
| 9 | 4.25 AC | 0.64 AC | COMMERCIAL | PRIVATE |
| 10 | 0.06 AC | –– | LIFT STATION | TOHO WATER AUTHORITY |
| 11 | 10.09 AC | –– | WATER MANAGEMENT | PROPERTY OWNER'S ASSOC. |
| TOTAL | 39.86 AC | 4.45 AC | | |

NOTE: PROVIDED OPEN SPACE WILL BE PROVIDED EACH LOT AT SDP SUBMITTAL

Line Table

| Line # | Length | Bearing |
|---|---|---|
| L1 | 20.006 | S89° 58' 30.34"E |
| L2 | 20.001 | S0° 01' 29.66"W |
| L3 | 20.006 | S89° 58' 30.34"E |
| L4 | 7.500 | S89° 58' 30.34"E |
| L5 | 14.995 | N0° 01' 29.66"E |
| L6 | 7.500 | S89° 58' 30.34"E |
| L7 | 32.390 | N0° 01' 29.66"E |
| L8 | 10.527 | N57° 50' 14.21"W |
| L9 | 50.000 | S32° 09' 45.79"W |
| L10 | 27.787 | S57° 50' 14.21"E |
| L11 | 77.189 | N89° 58' 30.34"W |
| L13 | 8.564 | N90° 00' 00.00"E |

Line Table

| Line # | Length | Bearing |
|---|---|---|
| L14 | 47.065 | N21° 02' 30.31"E |
| L15 | 83.327 | N0° 01' 29.66"E |
| L16 | 23.280 | S89° 58' 30.34"E |
| L17 | 50.001 | N0° 15' 01.24"W |
| L19 | 32.437 | S45° 00' 00.00"E |
| L20 | 55.079 | N90° 00' 00.00"E |
| L21 | 37.568 | S57° 50' 14.21"E |
| L22 | 95.167 | S89° 59' 57.13"W |
| L23 | 49.006 | N45° 00' 00.00"W |

PSP25-00004

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| | | | |
|---|---|---|---|
| DESIGN | MW | F.B. NO. | – |
| DRAWN | RS | PAGE | – |
| CHECKED | RN | SCALE | AS SHOWN |
| CAD# | (see stamp) | DATE | 11/4/25 |

SEC. 5 & 8
TWP. 26 S
RANGE 31 E

| DATE | BY | REVISIONS |
|---|---|---|
| 10/16/25 | MW | REVISED PER CITY COMMENTS 1 |

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-0433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PRELIMINARY SUBDIVISION PLAN FOR PUFFIN ROAD COMMERCIAL

OVERALL PRELIMINARY SUBDIVISION PLAN

Robert L Newberry 2025.11.06 15:41:43 -05'00'

This item has been digitally signed and sealed by Robert L. Newberry, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

SHEET NO C-04 of C-08
JOB № 5450-05

I:\5450-05\ENGINEERING\CADD\PLANS\PSP\S-5450-05 PRELIMINARY SUBDIVISION PLAN.dwg • Nov 06, 2025–2:04pm • plotted by RNewberry

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

GENERAL NOTES:

1.) SETBACK:

| | |
|---|---|
| FRONT | 25' |
| REAR | 15' |
| STREET SIDE | 25' |
| SIDE | 10' |
| ADJACENT TO RESIDENTIAL ZONING | 30' |

2.) MAXIMUM LOT IMPERVIOUS AREA 80%.

LEGEND

- EXISTING GRADE
- PROPOSED STORM INLET
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER (SS)
- WM — PROPOSED WATER MAIN (WM)
- FM — PROPOSED FORCE MAIN (FM)
- RU — PROPOSED REUSE WATER MAIN (RU)
- PROPOSED SANITARY MANHOLE (SMH)
- PROPOSED FIRE HYDRANT ASSEMBLY (F.H.A) 1-TEE AS REQUIRED 1-6" GATE VALVE 6" PVC C-900 AS REQUIRED 1-FIRE HYDRANT
- UTILITY EASEMENT
- INGRESS/EGRESS & UTILITY EASEMENT
- SET BACK LINE

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

GRAPHIC SCALE
50 0 25 50 100
( IN FEET )
1 inch = 50 ft.

POND A (WET)

| DESIGN STORM | STAGE FT. |
|---|---|
| 10 YEAR – 24 HOUR | 74.22 |
| 10 YEAR – 72 HOUR | 74.69 |
| 100 YEAR – 72 HOUR | 75.34 |

POND A (WET)
TOB 76.10
CWL 72.00
BTM 50.00

POND A2 (DRY)

| DESIGN STORM | STAGE FT. |
|---|---|
| 10 YEAR – 24 HOUR | 74.51 |
| 10 YEAR – 72 HOUR | 74.69 |
| 100 YEAR – 72 HOUR | 75.35 |

POND A2 (DRY)
TOB 74.50
BTM 73.00

POND A1 (DRY)

| DESIGN STORM | STAGE FT. |
|---|---|
| 10 YEAR – 24 HOUR | 74.55 |
| 10 YEAR – 72 HOUR | 74.69 |
| 100 YEAR – 72 HOUR | 75.35 |

POND A1 (DRY)
TOB 74.50
BTM 73.00

PUFFIN ROAD (50-FT R/W DEDICATION)

PS25-0002

LOT 1
24.523 ACRES +/-

LOT 10
ACRES: 0.06±
AREA: 2500 Sq. Ft.±

LOT 11
ACRES: 10.09±
AREA: 439531 Sq. Ft.±

MATCH SEE SHEET C-06

PSP25-00004

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|---|---|---|---|
| DESIGN | MW | F.B. NO. | – |
| DRAWN | RS | PAGE | – |
| CHECKED | RN | SCALE | AS SHOWN |
| CAD# | (see stamp) | DATE | 10/16/25 |

| | |
|---|---|
| SEC. | 5 & 8 |
| TWP. | 26 S |
| RANGE | 31 E |

| DATE | BY | REVISIONS |
|---|---|---|
| 10/16/25 | MW | REVISED PER CITY COMMENTS 1 |

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-9433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PRELIMINARY SUBDIVISION PLAN FOR PUFFIN ROAD COMMERCIAL

SITE DIMENSION PLAN 1

Robert L Newberry
2025.11.06 15:41:58 -05'00'

This item has been digitally signed and sealed by Robert L. Newberry, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

SHEET NO
C-05 of C-08
JOB NO 5450-05

I:\5450-05\ENGINEERING\CADD\PLANS\PSP\S-5450-05 SITE DIMENSION PLAN PSP.dwg • Oct 16, 2025-4:55pm • plotted by RSouser

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

MATCH SEE SHEET C-05

GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
1 inch = 50 ft.

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND

- EXISTING GRADE
- PROPOSED STORM INLET
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER (SS)
- WM — PROPOSED WATER MAIN (WM)
- FM — PROPOSED FORCE MAIN (FM)
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- PROPOSED FIRE HYDRANT ASSEMBLY (F.H.A)
  1–TEE AS REQUIRED
  1–6" GATE VALVE
  6" PVC C–900 AS REQUIRED
  1–FIRE HYDRANT
- UTILITY EASEMENT
- INGRESS/EGRESS & UTILITY EASEMENT
- SET BACK LINE

GENERAL NOTES:

1.) SETBACK:

| | |
|---|---|
| FRONT | 25' |
| REAR | 15' |
| STREET SIDE | 25' |
| SIDE | 10' |
| ADJACENT TO RESIDENTIAL FUTURE LAND USE | 30' |

2.) MAXIMUM LOT IMPERVIOUS AREA 80%.

PSP25-00004

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| | | | | | |
|---|---|---|---|---|---|
| DESIGN | MW | F.B. NO. | – | SEC. | 5 & 8 |
| DRAWN | RS | PAGE | – | TWP. | 26 S |
| CHECKED | RN | SCALE | AS SHOWN | RANGE | 31 E |
| CAD# | (see stamp) | DATE | 11/4/25 | | |

| DATE | BY | REVISIONS |
|---|---|---|
| 10/16/25 | MW | REVISED PER CITY COMMENTS 1 |

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-9433
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ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PRELIMINARY SUBDIVISION PLAN FOR PUFFIN ROAD COMMERCIAL

SITE DIMENSION PLAN 2

Robert L Newberry 2025.11.06 15:42:13 -05'00'

This item has been digitally signed and sealed by Robert L. Newberry, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

SHEET NO C-06 of C-08

JOB № 5450-05

I:\5450-05\ENGINEERING\CADD\PLANS\PSP\S-5450-05 SITE DIMENSION PLAN PSP.dwg • Nov 04, 2025 - 3:36pm • plotted by RSouser

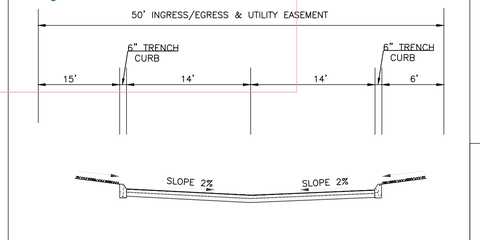
I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

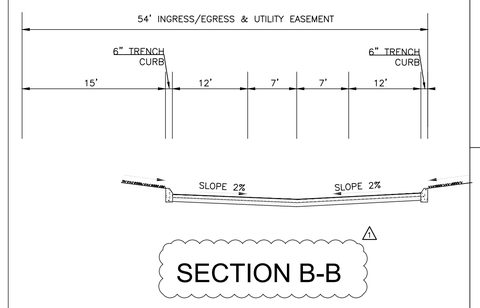
Ivy Llauro

City Clerk

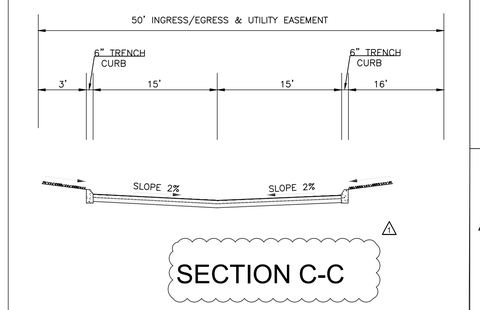
NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988



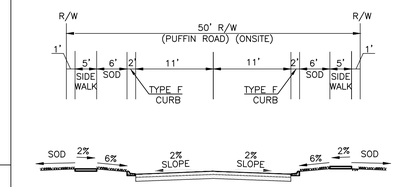

SECTION A-A




SECTION B-B




SECTION C-C

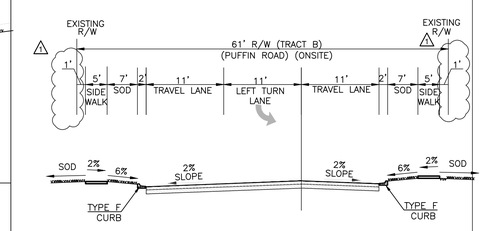






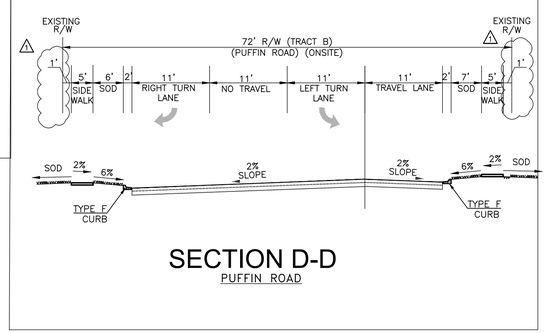
SECTION F-F

PUFFIN ROAD

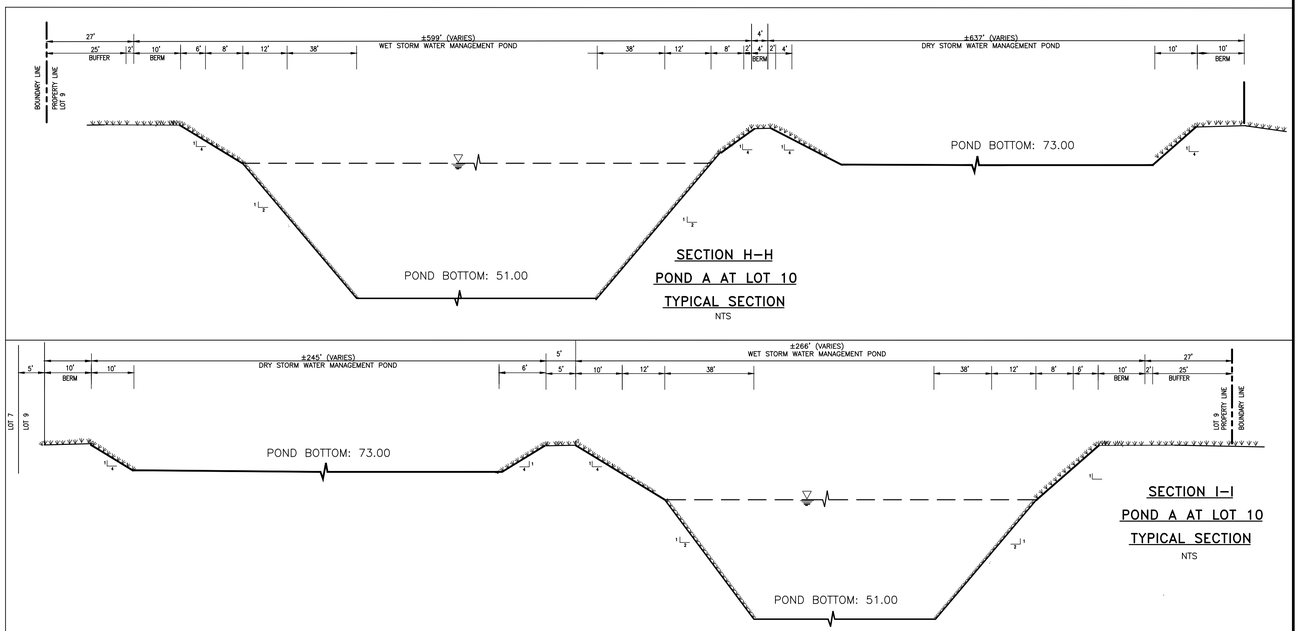



PUFFIN ROAD

SECTION E-E



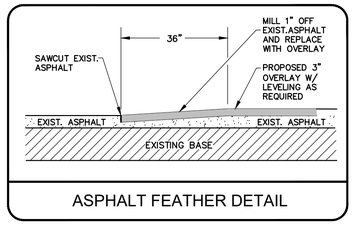

SECTION D-D
PUFFIN ROAD



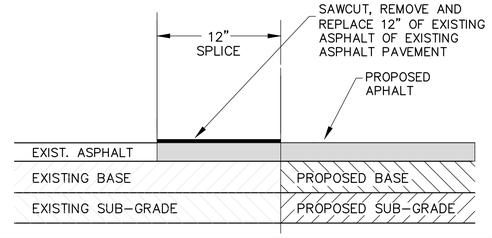

SECTION H–H
POND A AT LOT 10
TYPICAL SECTION
NTS



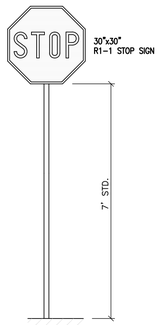

SECTION I–I
POND A AT LOT 10
TYPICAL SECTION
NTS



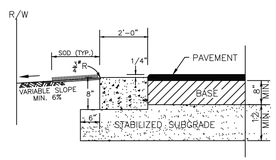

ASPHALT FEATHER DETAIL



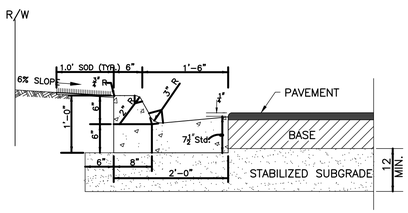

ASPHALT SPLICE DETAIL




STOP SIGN
N.T.S
NOTE: ALL BACK OF SIGNS SHALL BE PAINTED BLACK




RIBBON CURB
N.T.S.




STANDARD TYPE F CURB AND GUTTER

PSP25-00004

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DESIGN MW | F.B. NO. – | SEC. 5 & 8 | | | | | |
| DRAWN RS | PAGE – | TWP. 26 S | | | | | |
| CHECKED RN | SCALE AS SHOWN | RANGE 31 E | | | | | |
| CAD# (see stamp) | DATE 10/16/25 | | 10/16/25 | MW | REVISED PER CITY COMMENTS ⚠ | | |
| | | | DATE | BY | REVISIONS | | |

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-9433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PRELIMINARY SUBDIVISION PLAN FOR PUFFIN ROAD COMMERCIAL

TYPICAL SECTIONS

Robert L Newberry 2025.11.06 15:42:29 -05'00'

This item has been digitally signed and sealed by Robert L. Newberry, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

⚠ SHEET NO C-07 of C-08
JOB NO 5450-05

I:\5450-05\ENGINEERING\CADD\PLANS\PSP\S-5450-05 TYPICALS.dwg • Oct 16, 2025-4:56pm • plotted by RSouser

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

### GENERAL CONSTRUCTION NOTES:

1. 1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) OR NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS SHOWN ON THE COVER SHEET.
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 CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES. IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, CALL "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT ONLY THOSE INCLUDED IN THE "SUNSHINE" PROGRAM.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES (ABOVE OR BELOW GROUND) THAT MAY OCCUR AS A RESULT OF THE WORK PREFORMED BY THE CONTRACTOR.
6. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
8. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
9. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE GOVERNING MUNICIPALITY COUNTY, THE UTILITY PROVIDED, THE CITY, FDOT AND WATER MANAGEMENT DISTRICT AS APPLICABLE BY JURISDICTION.
10. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS, WHICH ARE FOR THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
11. AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTORS PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
12. WORK PREFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
13. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
14. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
15. REINFORCING SHALL BE BILLET STEEL BARS CONFORMING TO ASTM A615 GRADE OR BETTER.
16. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
17. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUT, REGRADING, RESEEDING AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
18. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE RESPECTIVE GAS COMPANY TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
19. THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
20. THE CONTRACTOR IS TO REVIEW THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
21. THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
22. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
23. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
24. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
25. THE PERMITTEE SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.
26. POTABLE WATER PIPES WILL BE DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS C651.
27. POTABLE WATER PIPES WILL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 AND C605/M23 FOR DUCTILE IRON AND PVC PIPES, RESPECTIVELY.
28. ALL BUFFER WALL ELEVATIONS MUST COMPLY TO LAND DEVELOPMENT CODE 10.9.A.P. BUFFER WALL SHALL BE A MINIMUM OF 6' IN HEIGHT AS MEASURED FROM THE BASE FLOOR ELEVATION OF THE MOST ADJACENT BUILDING, ROAD OR PROPERTY, WHICHEVER IS GREATER.
29. ALL SIGNAGE IS FOR INFORMATIONAL PURPOSES ONLY. ALL SIGNAGE REQUIRES A SEPARATE BUILDING PERMIT SUBMITTAL WITH COUNTY STAMPED APPROVED EIP SITE AND DRAINAGE SHEET.
30. CONTRACTOR SHALL COORDINATE ALL UTILITY AND DRAINAGE CONNECTIONS TO AND FROM BUILDINGS WITH THE ARCHITECT AND MECHANICAL ENGINEER.
31. TRASH COMPACTOR, IF SHOWN, AND THE ACCOMPANYING DETAILS ARE SHOWN FOR REFERENCE ONLY. STRUCTURAL DESIGN SHALL BE BY OTHERS.

### CLEARING AND EROSION CONTROL NOTES:

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.
5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
6. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
8. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE COUNTY AND THE ENGINEER TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES. AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
10. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
11. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
12. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS AND RE-SODDED IN ACCORDANCE TO THE PLANS.
13. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR THE COUNTY/CITY/STATE, EXCESSIVE QUANTITIES OF EARTH ARE TRANSFERRED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO CLEAN AND RESTORE THE AREA TO THE SATISFACTION OF THE ENGINEER AND/OR THE JURISDICTIONAL AGENCY.
14. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
15. THERE IS TO BE NO DISCHARGE (e.g. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD, COUNTY AND THE MANAGEMENT DISTRICT PRIOR TO CONSTRUCTION.
16. THE SURFACE AREA OF OPEN, RAW, ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS, SHALL NOT EXCEED TEN (10) ACRES WITHOUT WRITTEN AUTHORIZATION FROM THE COUNTY/CITY ENGINEER.

### PAVING, GRADING AND DRAINAGE NOTES:

1. ALL DELETERIOUS SUBSTANCE MATERIAL (e.g. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
4. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
5. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
6. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO FDOT INDEX 711-001. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
7. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL".
8. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
9. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC WRAP PER FDOT INDEX 430-001.
10. PVC STORM PIPE (12" AND SMALLER) SHALL CONFORM TO AWWA C900, CLASS 150 STANDARDS UNLESS OTHERWISE NOTED.
11. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES. PIPE LENGTH FOR MITERED END AND FLARED END SECTIONS ARE TO END OF PIPE.
12. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
13. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE-WEEK FOLLOWING CONSTRUCTION OF THE POND.
14. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COUNTY ROADWAY SPECIFICATIONS LATEST EDITION AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
15. UNDERCUTTING AND/OR OVER EXCAVATING THE RETENTION/DETENTION AREAS WILL NOT BE ALLOWED.
16. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES, INVERTS AND LOCATIONS OF ALL STORMWATER FACILITIES INCLUDING THE STORMWATER POND, DRAINAGE STRUCTURES, BERMS & SWALES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.

### PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS:

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL OF THE APPLICABLE TESTING WITH THE SOILS ENGINEER.
4. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS REQUIRED BY THE COUNTY, THE UTILITY PROVIDER, THE WATER MANAGEMENT DISTRICT AND ANY OTHER AGENCY REQUIRING SUCH TESTS FOR THE IMPROVEMENTS.

## 2025 – TOHOPEKALIGA WATER AUTHORITY STANDARD CONSTRUCTION NOTES

### GENERAL:

1. WHERE CONFLICTS ARISE BETWEEN THE TOHO ACCEPTED PLANS, TOHO STANDARDS & SPECIFICATIONS MANUAL, TOHO STANDARD DETAILS, BEST PRACTICES, OR OTHER APPLICABLE GOVERNMENT OR INDUSTRY STANDARDS, THE DEVELOPER OR THEIR ASSIGNED REPRESENTATIVE SHALL SEEK GUIDANCE FROM TOHO FOR DIRECTION ON HOW TO PROCEED.
2. REFERENCE TOHO'S STANDARDS, SPECIFICATIONS AND DETAILS, LATEST EDITION FOR ISSUES NOT SPECIFICALLY ADDRESSED BELOW OR ON THE TOHO ACCEPTED PLANS.
4. UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOHO ACCEPTED PLANS AND SHOP DRAWINGS. ANY DEVIATION FROM THE TOHO ACCEPTED PLANS MUST BE COORDINATED THROUGH THE DEVELOPER'S ENGINEER AND APPROVED BY TOHO.
6. A PRECONSTRUCTION MEETING WITH THE TOHO'S STAFF IS REQUIRED PRIOR TO INITIATING CONSTRUCTION.
7. ALL REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO FDEP WATER AND WASTEWATER PERMITS, RIGHT-OF- WAY UTILIZATION PERMIT(S), DEWATERING PERMIT(S), AND TEMPORARY CONSTRUCTION EASEMENT(S) SHALL BE OBTAINED PRIOR TO INITIATING CONSTRUCTION

### PERMITS, PLANS, SHOP DRAWINGS:

1. FDEP WATER AND WASTEWATER PERMITS OR LETTERS OF DETERMINATION SHALL BE OBTAINED FOR THE POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEM PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. SHOP DRAWINGS FOR ALL WATER, REUSE, AND SANITARY SEWER MATERIALS AND STRUCTURES SHALL BE SUBMITTED TO TOHO PRIOR TO INITIATING CONSTRUCTION.
4. INSTALLATION OF MATERIALS AND/OR STRUCTURES PRIOR TO TOHO SHOP DRAWING APPROVAL IS DONE AT THE CONTRACTOR'S OWN RISK. ANY MATERIAL OR STRUCTURE FOUND TO BE OUT OF COMPLIANCE WITH TOHO STANDARDS SHALL BE REMOVED AT THE EXPENSE OF THE CONTRACTOR.
5. A STAMPED SET OF TOHO ACCEPTED PLANS SHALL BE ALWAYS PRESENT ON THE SITE. PLANS ARE VALID FOR 12 MONTHS FROM THE DATE OF PLAN ACCEPTANCE BY TOHO. IF CONSTRUCTION DOES NOT BEGIN WITHIN THIS 12-MONTH PERIOD, THE DEVELOPER MUST CONTACT TOHO FOR A PROJECT STATUS REVIEW AND POSSIBLE APPROVAL FOR EXTENSION.
6. ONE HARD COPY AND ONE ELECTRONIC COPY OF RECORD DRAWINGS SHALL BE SUBMITTED TO TOHO BEFORE THE PRE-FINAL INSPECTION. RECORD DRAWINGS SHALL CONFORM TO SECTIONS 11.6 OF TOHO'S STANDARDS, SPECIFICATIONS AND DETAILS, LATEST EDITION.

### POTABLE WATER AND REUSE WATER – TESTING:

1. POTABLE WATER LINES SHALL BE INSTALLED, CLEANED, FLUSHED, DISINFECTED AND BACTERIOLOGICALLY TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND FDEP RULES AND REGULATIONS.
a. DISINFECTION AND BACTERIOLOGICAL SAMPLING SHALL BE DONE BY AN ACCREDITED CONTRACTOR AND/OR LAB AND WITNESSED BY TOHO.

2. ALL POTABLE WATER AND REUSE WATER DISTRIBUTION SYSTEMS SHALL BE FLUSHED CLEAN OF ALL DELETERIOUS MATERIAL PRIOR TO ANY TESTING. MAINS 4" AND LARGER SHALL BE PIGGED AND MAINS AND SERVICES SMALLER THAN 4" SHALL BE FLUSHED. ALL PIGGING AND FLUSHING SHALL BE THROUGH A METERED SOURCE OF POTABLE WATER PREVIOUSLY CLEARED FOR USE BY FDEP AND TOHO.

3. POTABLE WATER AND REUSE WATER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA-C600 (DUCTILE IRON PIPE) AND AWWA-C605/M23 (PVC PIPE) SPECIFICATIONS AT 150 PSI AND WITNESSED BY TOHO PERSONNEL. NO LEAKAGE SHALL BE ALLOWED.

4. ALL TAPPING SADDLES AND SLEEVES SHALL BE PRESSURE TESTED AT 150 PSI AND WITNESSED BY TOHO PERSONNEL PRIOR TO INITIATING THE TAP. THE TAPPING VALVE OR CORPORATION STOP SHALL BE TESTED WITH THE SADDLE OR SLEEVE.

### POTABLE WATER AND REUSE WATER– MATERIALS:

1. PVC PIPE (4) INCHES THROUGH THIRTY-SIX (36) INCHES SHALL BE AWWA C-900/905, LATEST EDITION.

2. DIP PIPE FOUR (4)" THROUGH FIFTY-FOUR (54)" SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM WORKING PRESSURE CLASS 150 PIPE.
a. ANY FITTINGS REQUIRED SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO ANSI/AWWA A21.10/C110, 250 PSI MINIMUM PRESSURE RATING, OR DUCTILE IRON COMPACT FITTINGS IN ACCORDANCE WITH ANSI/AWWA A21.53/C153.
b. JOINTS FOR DUCTILE IRON PIPE SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI/AWWA A21.11/C111. ABOVE GROUND JOINTS SHALL BE FLANGED WITH STAINLESS STEEL BOLTS, NUTS AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B 16.1-125 LB.

c. WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE BELOW GROUND OR INSTALLED IN A CASING PIPE THE EXTERIOR COATING SHALL BE A MINIMUM 1.0 MIL THICK IN ACCORDANCE WITH ANSI/AWWA A21.51/C151.

d. WHERE DUCTILE IRON PIPE AND FITTINGS ARE TO BE INSTALLED ABOVE GROUND, PIPE, FITTINGS, AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE EXTERIOR FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).

e. ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF CEMENT-MORTAR WITH A SEAL COAT OF ASPHALTIC MATERIAL IN ACCORDANCE WITH ANSI/AWWA A21.4/C104.
f. THE PIPE SHALL BE POLYETHYLENE ENCASED (8 MIL) WHERE SHOWN ON THE TOHO ACCEPTED PLANS AND IN ACCORDANCE WITH ANSI/AWWA A21.51/C105.

3. POLYETHYLENE PIPE FOUR (4)" THROUGH TWELVE (12)" SHALL BE AWWA STANDARD C906, PE3408 LATEST EDITION. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 11. PIPE SHALL BE THE SAME ID AS DUCTILE IRON PIPE.
a. POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.

b. FITTINGS USED WITH POLYETHYLENE PIPE SHALL BE FABRICATED FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.

3. POLYETHYLENE PIPE THREE-QUARTER (¾)" THROUGH TWO (2)" SHALL BE AWWA STANDARD C901, PE3608, BLUE FOR POTABLE WATER AND PURPLE FOR REUSE WATER. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 9 (PC250). 4" AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP.

4. 3" SERVICE LINES SHALL NOT BE PERMITTED.

5. VALVES SHALL BE RESILIENT WEDGE GATE VALVES.

6. VALVES SHALL BE LOCATED AT NOT MORE THAN 500-FOOT INTERVALS IN COMMERCIAL, INDUSTRIAL AND HIGH- DENSITY RESIDENTIAL AREAS AND AT NOT MORE THAN 1000-FOOT INTERVALS IN ALL OTHER AREAS. APPROPRIATE VALVING SHALL ALSO BE PROVIDED ON ALL SIDES OF TEES AND CROSSES AND ON BOTH SIDES OF A DIRECTIONAL BORE OR JACK AND BORE.

7. ALL METERS 2" AND SMALLER SHALL BE INSTALLED BY TOHO AFTER ALL PAYMENT OF APPLICABLE FEES AND CHARGES. ALL METERS 2" AND LESS IN SIZE SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METER BOX

8. METERS LARGER THAN 2" SHALL BE INSTALLED ABOVE GROUND AND ARE THE RESPONSIBILITY OF THE DEVELOPER. IN GENERAL, METERS 2" AND LARGER SHALL BE LOCATED IN A METER EASEMENT LOCATED ADJACENT TO THE PUBLIC RIGHT OF WAY AND OUTSIDE OF PAVED AREAS OR AS SHOWN ON THE TOHO ACCEPTED PLANS.

### GRAVITY SEWER – TESTING:

1. PRIOR TO ANY TESTING, PASSING SOIL DENSITY TESTS AND SLOPE SURVEYS SHALL BE SUBMITTED TO TOHO.
2. ALL SANITARY MANHOLES SHALL BE INSPECTED BY TOHO PERSONNEL PRIOR TO INSTALLING IN GROUND AND PRIOR TO BACKFILLING ONCE INSTALLED.
3. SANITARY SEWERS SHALL BE VIDEO INSPECTED AND WITNESSED BY TOHO PERSONNEL IN ACCORDANCE WITH THE TOHO'S STANDARDS, SPECIFICATIONS AND DETAILS, LATEST EDITION.
4. SANITARY SEWERS SHALL BE LOW PRESSURE AIR TESTED WITH NO ALLOWABLE LOSS AND WITNESSED BY TOHO PERSONNEL.
5. GRAVITY SANITARY SEWER MAINS SHALL REQUIRE A MANDREL TEST WHICH SHALL BE WITNESSED BY THE TOHO INSPECTOR IN ACCORDANCE WITH THE TOHO'S STANDARDS, SPECIFICATIONS AND DETAILS, LATEST EDITION.

### GRAVITY SEWER – MATERIALS:

1. PVC PIPE EIGHT (8)" THROUGH TWELVE (12)" SHALL BE ASTM D3034, SDR 35. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI B-4.
2. PVC PIPE FIFTEEN (14)" THROUGH TWENTY-SEVEN (27)" SHALL BE ASTM F679, SDR 35. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI B-7.
3. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET. PVC PIPE WITH LESS THAN 15 FT OF COVER SHALL BE SDR 35. WHERE PERMITTED BY TOHO, PVC PIPE WITH 15 TO 20 FT OF COVER SHALL BE SDR 26 AND PVC PIPE WITH 20 TO 30 FT OF COVER SHALL BE DR 18 PRESSURE PIPE CONFORMING TO AWWA C-900/C-905
4. JOINT MATERIALS:
   A. PVC SEWER PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D3212.
   B. JOINTS BETWEEN PIPES OF DIFFERENT MATERIALS SHALL BE MADE WITH A RIGID PVC COUPLING. FERNCO ADAPTERS SHALL ONLY BE PERMITTED WHEN TRANSITIONING BETWEEN CLAY PIPE AND PVC.

### SANITARY SEWER FORCE MAINS – TESTING:

1. ALL SANITARY SEWER FORCE MAINS SHALL BE FLUSHED CLEAN AND PIGGED PRIOR TO ANY TESTING. ALL PIGGING SHALL BE THROUGH A METERED SOURCE OF POTABLE WATER ALREADY CLEARED FOR USE BY FDEP AND TOHO.

2. SANITARY SEWER FORCE MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA-C600 (DUCTILE IRON PIPE) AND AWWA-C605/M23 (PVC PIPE) SPECIFICATIONS AT 100 PSI OR 1.5 TIMES THE OPERATING PRESSURE, WHICHEVER IS GREATER FOR A MINIMUM OF 2 HOURS AND WITNESSED BY TOHO PERSONNEL. NO LEAKAGE SHALL BE ALLOWED.

### SANITARY SEWER FORCE MAINS – MATERIALS:

1. PVC PIPE FOUR (4)" THROUGH TWELVE (12)" SHALL BE AWWA STANDARD C-900/905 WITH A DIMENSION RATIO (DR) OF 25.

A. PVC PIPE SHALL BE INTEGRAL BELL, PUSH-ON TYPE JOINTS.
2. DIP PIPE FOUR (4)" THROUGH FIFTY-FOUR (54)" SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM OF PRESSURE CLASS 150 AND AN INTERIOR PROTECTIVE LINING OF "PROTECTO 401" EPOXY OR EQUAL WITH A MINIMUM DRY FILM THICKNESS 40 MILS.

A. ABOVE GROUND FITTINGS AND JOINTS SHALL BE FLANGED WITH T5 CADMIUM PLATED BOLTS, NUTS, AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B16.1-125 LB.

B. DUCTILE IRON PIPE, FITTINGS, AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE EXTERIOR FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).

3. POLYETHYLENE PIPE FOUR (4)" THROUGH TWELVE (12)" SHALL BE IN ACCORDANCE WITH AWWA STANDARD C906, LATEST EDITION. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 17.

A. POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.
B. FITTINGS USED WITH POLYETHYLENE PIPE SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.

4. POLYETHYLENE PIPE SMALLER THAN FOUR (4)" SHALL BE AWWA STANDARD C901, PE3608, GREEN. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 160 PSI AND SHALL HAVE A STANDARD DIMENSION RATIO (SDR) OF 9 (PC250). 4" AND LARGER SERVICE PIPE SHALL BE C-900 PVC OR DIP.
5. WASTEWATER FORCE MAINS SHALL BE EQUIPPED WITH AIR RELEASE VALVES LOCATED AT PIPING HIGH POINTS IMMEDIATELY UPSTREAM OF DIPS, OR OTHER ELEVATION DECLINES AND AS SHOWN ON THE TOHO ACCEPTED PLANS.

6. VALVES SHALL BE RESILIENT WEDGE GATE VALVES.

7. VALVES SHALL BE LOCATED AT NOT MORE THAN 2,000-FOOT INTERVALS IN ALL AREAS.

### SEPARATION REQUIREMENTS:

PER F.D.E.P. REQUIREMENTS AND SUBJECT TO TOHO APPROVAL.

### MISCELLANEOUS:

1. ALL TIE-INS TO EXISTING MANHOLES SHALL BE VIA CORE DRILL. CONNECT PIPE TO MANHOLE USING A FLEXIBLE CONNECTOR OR APPROVED A-LOK.
2. ALL MECHANICAL JOINTS SHALL BE RESTRAINED. THRUST BLOCKS ARE NOT PERMITTED ON TOHO MAINTAINED INFRASTRUCTURE.
3. MAINTAIN A MINIMUM 36" OF COVER MEASURED FROM THE BOTTOM OF THE SUB-GRADE TO THE TOP OF ALL WATER, REUSE, AND SANITARY SEWER PIPES. IF 36" OF COVER CANNOT BE MAINTAINED, NOTIFY THE PROJECT ENGINEER AND TOHO FOR EVALUATION.

4. GALVANIZED PIPE IS NOT ALLOWED AND IF ENCOUNTERED SHALL BE REPLACED WITH APPROVED MATERIALS.

5. 3M LOCATE TAPE SHALL BE INSTALLED 12" TO 18" OVER ALL PIPE BUT NO DEEPER THAN 4'. IF A MAIN IS MORE THAN 5' DEEP TO TOP OF PIPE THE 3M MARKER TAPE SHALL BE PLACED WITHIN THE TOP 3' OF FILL AND AN ADDITIONAL LAYER OF STANDARD METALLIC MARKING TAPE SHALL BE PLACE 12" ABOVE THE PIPE.

6. ALL PVC PIPE SHALL BE GREEN IN COLOR (FOR SEWER), BLUE IN COLOR (FOR WATER) AND PURPLE IN COLOR (FOR REUSE). DIP SHALL HAVE A CONTINUOUS 2" WIDE, PERMANENT GREEN, BLUE, OR PURPLE STRIPE OF OIL BASED ENAMEL ON THE TOP OF THE PIPE.

7. DIRECTIONAL BORES SHALL USE 1 – 8 GAUGE STEEL CORE COPPER AND 1 – 8 GAUGE SOLID COPPER TRACER WIRE.

8. ONE COMPACTION TEST SHALL BE TAKEN FOR EACH 12" LAYER OF FILL FROM THE SPRING-LINE OF THE PIPE TO FINISH GRADE FOR EACH 300 FEET OF PIPE AND FOR EVERY 100 SQUARE FEET OF BACKFILL AROUND STRUCTURES.

9. ALL EXISTING WATER, REUSE, AND SANITARY SEWER APPURTENANCES ON OR AROUND A PROJECT SITE WHICH MIGHT BE AFFECTED BY THE WORK SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE BROUGHT TO FINISHED GRADE PER THE TOHO'S STANDARDS, SPECIFICATIONS AND DETAILS, LATEST EDITION.

10. ALL TREE AND SHRUB ROOT BALLS SHALL BE PLACED WITH A MINIMUM OF 5' HORIZONTAL SEPARATION FROM TOHO OWNED AND MAINTAINED UTILITIES.

11. IF THE UNDERGROUND CONTRACTOR DE-MOBILIZES BETWEEN PHASES OF A PROJECT AND THE WATER DISTRIBUTION SYSTEM HAS BEEN CLEARED FOR USE BY FDEP, THE CONTRACTOR WILL BE REQUIRED TO INSTALL AUTOMATIC FLUSHING DEVICES ON ALL POTABLE WATER MAIN DEAD-ENDS WHETHER INTENDED AS STUB-OUTS OR AS INCOMPLETE CONSTRUCTION. IF THE SITE HAS NOT BEEN CLEARED FOR USE BY FDEP, THE CONTRACTOR WILL BE REQUIRED TO PHYSICALLY DISCONNECT ALL UN-CLEARED MAINS FROM THE POINTS-OF-CONNECTION TO CLEARED MAINS.

12. WHEN REQUIRED BY ANOTHER REGULATORY AGENCY, MASONRY WALLS AROUND LIFT STATIONS SHALL REQUIRE ANTI-CLIMB MEASURES AT THE TOP OF THE WALL WITH APPROPRIATE SIGNAGE ON ALL EXTERIOR WALLS INDICATING THE USE OF ANTI-CLIMB MEASURES THAT MAY NOT BE VISIBLE.

13. ALL PERMANENT STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDING FOUNDATIONS, WALLS, AND LIGHT POLES SHALL BE PLACED WITH A MINIMUM 12' HORIZONTAL SEPARATION FROM ALL TOHO OWNED INFRASTRUCTURE.

14. A MINIMUM 12-FOOT-WIDE ACCESS ROAD SHALL BE PROVIDED FOR ALL TOHO OWNED UTILITIES WHICH ARE LOCATED OUTSIDE OF PAVED ROADWAYS. THE TOP 8" OF THE ACCESS ROAD(S) SHALL BE STABILIZED TO A FLORIDA BEARING VALUE OF 75 PSI, AND COMPACTED TO 98% OF AASHTO T-180.

15. PIPE DEFLECTION FOR PRESSURE PIPE CANNOT EXCEED 25% OF THE PIPE MANUFACTURER'S RECOMMENDATION.

### MISCELLANEOUS (HWA):

1. ALL SANITARY GRAVITY SEWERS SHALL BE INSTALLED IN PIPE TRENCHES IN WHICH GROUNDWATER HAS BEEN DEWATERED TO A MIN. OF 24" BELOW PIPE INVERT TO PREVENT FLOATATION DUE TO BUOYANCY.
2. ALL SANITARY MANHOLES SHALL BE INSPECTED FOR WATER TIGHTNESS BY THE UTILITY PROVIDER.
3. THERE SHALL BE A MINIMUM OF FIFTEEN (15) FEET OF CLEARANCE BETWEEN WATER AND SEWER MAINS AND ANY PERMANENT BUILDING, EXCEPT AS SHOWN.
4. INSTALLATION AND STORAGE OF PIPE SHALL MEET THE PIPE MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS.
5. LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
6. NOTIFICATION SHALL BE MADE TO ALL GOVERNING AGENCIES FOR UTILITIES, TELEPHONE, CABLE AND GAS LINES PRIOR TO CONSTRUCTION.
7. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:
   A. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE UBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGEMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR,
   B. IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.
8. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTERLINE OF MANHOLE OR STRUCTURE.
9. THE CONTRACTOR SHALL ADJUST WATER MAIN AS NECESSARY TO AVOID CONFLICT WITH WASTEWATER, REUSE MAINS AND SERVICES, STORM SEWERS, UNDERDRAINS AND STRUCTURES.
10. THE CONTRACTOR SHALL COMPLY WITH THE ADA AND THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
11. THE CONTRACTOR SHALL INCLUDE A UNIT PRICE IN THE BID AND CONTRACT FOR TRENCH SAFETY AND CONTRACTOR SHALL COMPLY WITH OSHA AND THE TRENCH SAFETY ACT (CS/SB 2626).
12. THE CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF THE COUNTY ROAD CONSTRUCTION SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) AND WATER MANAGEMENT DISTRICT RULES AND REGULATIONS.
14. ALL INSPECTIONS AND TESTS SHALL BE SCHEDULED WITH THE UTILITY PROVIDER WITH AT LEAST 48 HOURS ADVANCE NOTICE.
15. THE CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF THE UTILITY PROVIDER STANDARDS, SPECIFICATION AND DETAILS.
16. ALL PIPE AND PIPE FITTINGS SHALL NOT CONTAIN MORE THAN 8.0% LEAD AND ANY SOLDER OR FLUX SHALL NOT CONTAIN MORE THAN 0.2% LEAD.
17. WATER SYSTEM COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO ANSI/NSF STANDARD 61-1991, DRINKING WATER SYSTEM COMPONENTS. COMPONENT SURFACES THAT COME INTO CONTACT WITH RAW WATER PRIOR TO IT'S TREATMENT BY REVERSE OSMOSIS ARE EXEMPT FROM THIS REQUIREMENT (RULE 62-555.320 (4)(b) F.A.C.
18. WASTEWATER FORCE MAIN VALVES LARGER THAN 24" SHALL BE RESILIENT FACED ECCENTRIC PLUG VALVES IN ACCORDANCE WITH AWWA C-504 AND C-507. VALVES 24". VALVES 24" AND SMALLER SHALL BE RESILIENT WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C-509. WASTEWATER FORCE MAINS SHALL BE EQUIPPED WITH AIR/VACUUM RELEASE VALVES LOCATED AT PIPING HIGH POINTS IMMEDIATELY UPSTREAM OF DIPS OR OTHER ELEVATION DECLINES. AIR/VACUUM RELEASE VALVES SHALL HAVE STANDARD 2" NPT.
19. A MINIMUM HORIZONTAL SEPARATION OF FIVE (5) FEET (CENTER TO CENTER) OR THREE (3) FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN REUSE WATER MAINS AND WASTEWATER MAINS. WHERE REUSE WATER AND WASTEWATER SEWAGE MAINS CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL CLEARANCE, THE WASTEWATER SEWAGE MAIN SHALL BE TWENTY (20) FEET OF DUCTILE IRON PIPE OR ENCASED WITHIN A WATERTIGHT CARRIER PIPE AND CENTERED ON THE POINT OF CROSSING.

### AS-BUILTS:

TWO SETS OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE UTILITY PROVIDER AS RECORD DRAWINGS AT OR BEFORE THE FINAL INSPECTIONS. AS-BUILT DRAWINGS MUST CONFORM TO THE UTILITY PROVIDER'S STANDARDS AND SPECIFICATIONS.

### SAFETY NOTES:

1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
2. 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 WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
3. 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.
4. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
5. 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.

### HANDICAP ACCESSIBILITY NOTES:

ALL HANDICAP RAMPS AND CURB CUTS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE (F.A.C.) AND THE AMERICAN DISABILITIES ACT (A.D.A.) AS PRESENTED IN CHAPTER 11 OF THE FLORIDA BUILDING CODE AND SHALL ALSO COMPLY WITH FDOT INDEX 522-002. MAXIMUM SLOPE PERMITTED ON HANDICAP RAMPS IS 12 (HORIZONTAL): 1 (VERTICAL).

### FDEP WATER MAIN HORIZONTAL SEPARATION REQUIREMENTS:

1. A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, WASTE WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2. A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER.
3. A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF AN EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER).
4. A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
5. A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED 'ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM', F.A.C. 62-555.314(1); EXCEPTIONS ALLOWED UNDER F.A.C. 62-555.314(5).
6. FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SUCH THAT THE DRAINS ARE:
   AT LEAST 3' FROM ANY STORM SEWER, STORMWATER, FORCE MAIN OR PUBLIC ACCESS RECLAIMED WATER MAIN AT LEAST 3' AND PREFERABLY 10' FROM ANY VACUUM-TYPE SANITARY SEWER
   AT LEAST 6' AND PREFERABLY 10' FROM ANY GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN AND NON-PUBLIC ACCESS EFFLUENT MAIN
   AT LEAST 10' FROM ANY ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.
7. THE MINIMUM SEPARATIONS LISTED ABOVE ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
8. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE, STORM SEWER MANHOLE OR STORM INLET.
9. THE UTILITY PROVIDER'S SEPARATION REQUIREMENTS SHALL GOVERN, IF MORE RESTRICTIVE.

### FDEP WATER MAIN VERTICAL SEPARATION REQUIREMENTS:

1. WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY, VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THAT THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX (6) INCHES ABOVE THE OTHER PIPELINE OR AT LEAST TWELVE (12) INCHES BELOW THE OTHER PIPELINE – F.A.C. 62-555.314(2), EXCEPTIONS ALLOWED UNDER F.A.C. 62-555.314(2).
2. WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWERS, WASTEWATER, STORMWATER, FORCE MAINS, STORM PIPES OR RECLAIMED WATER LINES WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE (12) INCHES ABOVE OR BELOW THE OTHER PIPE LINE – F.A.C. 62-555.314(2), EXEMPTIONS ALLOWED UNDER F.A.C. 62-555.314(5).
3. AT THE UTILITY CROSSINGS DESCRIBED IN 1 & 2 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 – F.A.C. 62-555.314(2), EXCEPTIONS ALLOWED UNDER F.A.C. 62-555.341(5).
4. THE MINIMUM SEPARATIONS LISTED ABOVE ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
5. THE UTILITY PROVIDER'S SEPARATION REQUIREMENTS SHALL GOVERN IF MORE RESTRICTIVE.

### JURISDICTIONAL AGENCIES:

WATER UTILITY PROVIDER: TOHO

SEWER UTILITY PROVIDER: TOHO

COUNTY: OSCEOLA

WATER MANAGEMENT DISTRICT: SFWMD

### GENERAL NOTES TO CONTRACTOR:

ALL DRAINAGE & UTILITY CONNECTIONS TO AND FROM BUILDINGS SHALL BE COORDINATED WITH ARCHITECT AND MECHANICAL ENGINEER.

PSP25-00004

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| DESIGN | MW | F.B. NO. | – | SEC. | 5 & 8 |
| DRAWN | RS | PAGE | – | TWP. | 26 S |
| CHECKED | RN | SCALE | AS SHOWN | RANGE | 31 E |
| CAD# | (see stamp) | DATE | 10/16/25 | | |

| DATE | BY | REVISIONS |
|---|---|---|
| 10/16/25 | MW | REVISED PER CITY COMMENTS (1) |

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-9433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PRELIMINARY SUBDIVISION PLAN FOR PUFFIN ROAD COMMERCIAL

SPECIFICATIONS

ROBERT LEE NEWBERRY, JR. LICENSE No 73104 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert L Newberry 2025.11.06 15:42:45 -05'00'

This item has been digitally signed and sealed by Robert L. Newberry, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

SHEET NO C-08 of C-08

JOB NO 5450-05

I:\5450-05\ENGINEERING\CADD\PLANS\PSP\S-5450-05 SPECIFICATIONS.dwg * Oct 16, 2025-3:42pm * plotted by RSouser

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

## PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| STREET TREES | | | | | | |
| | AR | 66 | ACER RUBRUM | FLORIDA RED MAPLE | 65 GAL. / 3" CAL. | 8-10` HT. X 4-5` SP. |
| | MG | 53 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 65 GAL. / 3" CAL. | 12-14` HT. X 5-6` SP. |

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| LARGE TREES | | | | | | |
| | PED | 69 | PINUS ELLIOTTII VAR. DENSA | DENSA SLASH PINE | 65 GAL. / 3" CAL. | 12-14` HT. X 5-6` SP. |
| | QVH | 81 | QUERCUS VIRGINIANA `HIGH RISE` | HIGH RISE LIVE OAK | 65 GAL. / 3" CAL. | 12-14` HT. X 5-6` SP. |
| | TD | 51 | TAXODIUM DISTICHUM | BALD CYPRESS | 45 GAL. / 3" CAL. | 6-8' HT. X 4-5' SP. |
| MEDIUM TREES | | | | | | |
| | CE | 10 | CONOCARPUS ERECTUS | BUTTONWOOD | 30 GAL. / 2" CAL. | 6-8' HT. X 4-5' SP. |
| | IC | 15 | ILEX CASSINE | DAHOON HOLLY | 45 GAL. / 2" CAL. | 10-11` HT. X 3-4` SP. |
| SMALL TREES | | | | | | |
| | MOC | 64 | MORELLA CERIFERA | WAX MYRTLE | 30 GAL. / 1" CAL. | 4-5' HT. X 2-3' SP. |
| | SC | 57 | SAMBUCUS CANADENSIS | AMERICAN ELDERBERRY | 15 GAL. / 1" CAL. | 3-4` HT. X 2-3` SP. |

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONTAINER | SPECIFICATION | SPACING |
|---|---|---|---|---|---|---|---|
| SHRUBS | | | | | | | |
| | CA | 107 | CALLICARPA AMERICANA | AMERICAN BEAUTYBERRY | 3 GAL. | 24-28" HT. X 12-15" SP. | AS SHOWN |
| | HPF | 340 | HAMELIA PATENS | FIRE BUSH | 7 GAL. | 32-36" HT. X 24-28" SP. | AS SHOWN |
| | IVN | 557 | ILEX VOMITORIA `NANA` | DWARF YAUPON | 3 GAL. | 18-21" HT. X 12-15" SP. | AS SHOWN |
| SOD/SEED | | | | | | | |
| | PNA | 265,481 SF | PASPALUM NOTATUM `ARGENTINE` | BAHIA GRASS | SOLID SOD | | |

## PLANTING SCHEDULE LEGEND:

| | |
|---|---|
| CAL. | CALIPER |
| GAL. | GALLON |
| O.C. | ON CENTER |
| HT. | HEIGHT |
| SP. | SPREAD |

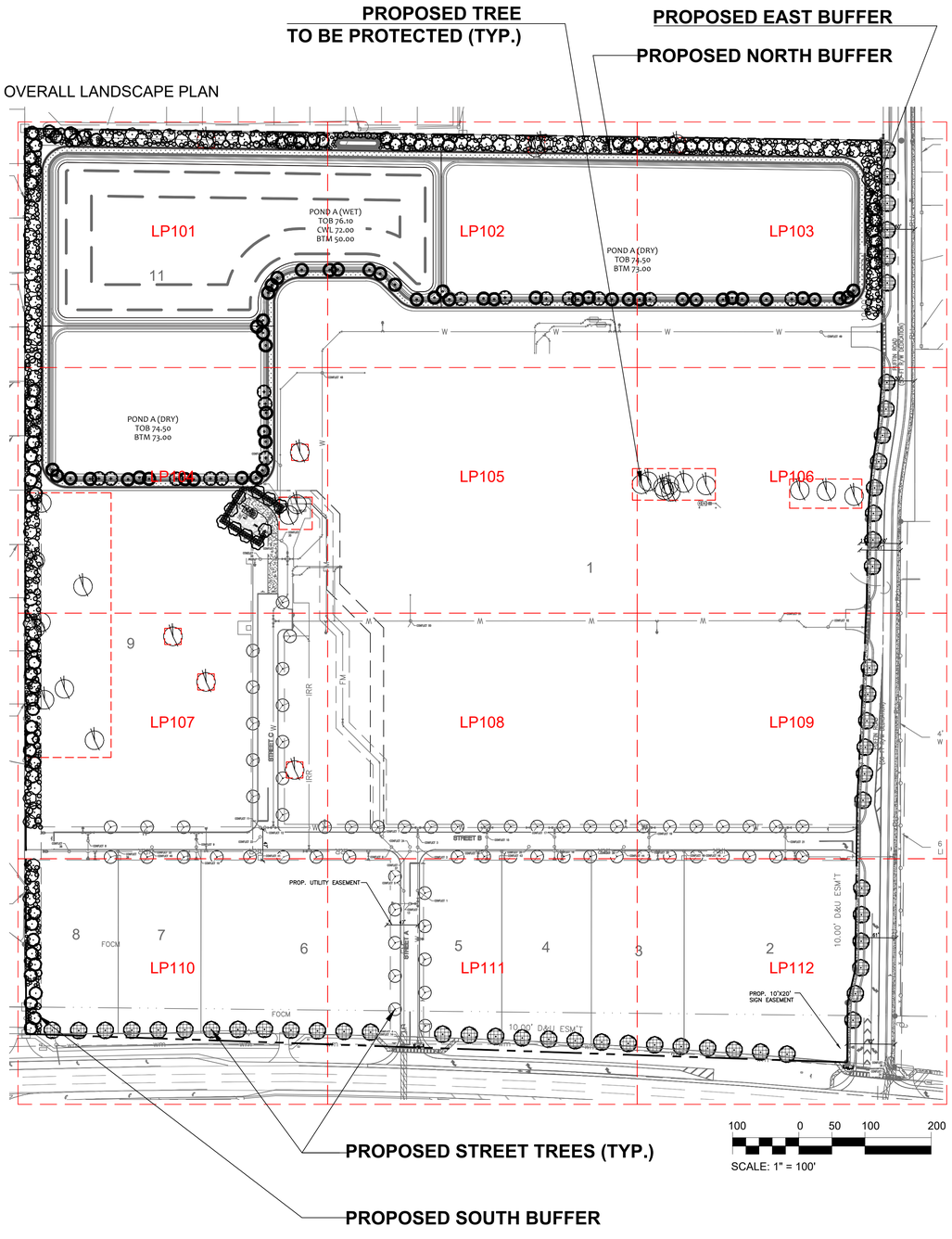
NOTE:
(1) PLANT SPACING IS BASED ON THE WIDTH OF PLANTS AT MATURE HEIGHT AND AGE.

(2) QUANTITY OF SOD AND MULCH SHOWN IS FOR ESTIMATION PURPOSES ONLY. ALL FINAL SOD EXTENTS TO BE FIELD VERIFIED AND CONFIRMED WITH CLIENT AND LANDSCAPE ARCHITECT.

## GENERAL LANDSCAPE PLAN NOTES:

1. NEVER PRUNE OR SHEAR ANY TREES, SHRUBS OR GROUNDCOVERS.
2. USE BAHIA SOD, PASPALUM NOTATUM 'ARGENTINE. CONTRACTOR TO VERIFY SOD QUANTITIES.
3. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT (321) 338-4781. ALL PLANTINGS MUST BE LAID OUT IN FIELD AND APPROVED PRIOR TO PLANTING.
4. IF THERE IS A DISCREPANCY BETWEEN PLANTS ON THE PLAN(S) AND PLANTS IN THE PLANT SCHEDULE, THE PLANT SCHEDULE WILL PREVAIL.
5. CONTRACTOR IS TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE.
6. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, ARCHITECTURAL AND / OR ANY OTHER CONSULTANT/S DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION.
7. THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF NFC LANDSCAPE ARCHITECTURE. THEY MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, ELECTRONICALLY OR BY ANY OTHER MEANS, WITHOUT WRITTEN PERMISSION. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.
8. MAINTENANCE FOR PERENNIALS: WHEN THE BLOOMS ARE SPENT, LEAVE THE DEAD BLOOMS ON THE PLANTS UNTIL THE SEEDS ARE RIPE (THE SEEDS ARE RIPE WHEN THEY FALL OUT OF THE SEED CAPSULE EASILY WHEN TOUCHED) AND THEN ENSURE THAT THE MULCH IS PULLED BACK FROM THE BASE OF THE PLANT SO THAT THE SEEDS WILL COME INTO CONTACT WITH SOIL WHEN THEY FALL. THIS PROCESS CAN BE AIDED WITH HAND SPREADING OF THE SEEDS. THIS WILL AID THE RE-SEEDING PROCESS FOR THE NEXT SEASON'S NEW PLANT GERMINATION.
9. ALL GROUNDCOVER BEDS NEED TO BE WEEDED FOR ONE YEAR OR UNTIL PLANTS FORM A SOLID GROUND COVERING.

## OVERALL LANDSCAPE PLAN




PSP25-00004

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF ST. CLOUD, FL

CONSULTANT:


NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781


SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, E=karina@nfcnet.com, O=NFC, OU=Staff
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 16:27:53-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
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| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

PLANT SCHEDULE

SHEET NUMBER:

LP001

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

# LANDSCAPE CALCULATIONS & REQUIREMENTS FOR THE CITY OF ST. CLOUD

## ZONING & USE

SITE PARCEL ID(s): 05-26-31-0105-0001-0010
05-26-31-0105-0001-0020

FUTURE LAND USE: COMMERCIAL

TOTAL SITE AREA = 39.94 ACRES

MUNICIPALITY = CITY OF SAINT CLOUD

ZONING = HB

## LANDSCAPE BUFFERS

BUFFERING ADJACENT PROPERTIES (PER ARTICLE 8, SEC. 4.8.4)

### NORTH BUFFER (±1306) COMMERCIAL (COM) TO SINGLE FAMILY (MEDIUM DENSITY) RESIDENTIAL

MEDIUM BUFFER REQUIRED:

REQUIRED = 25' BUFFER WIDTH
= 5 LARGE TREES PER 100 LF
= 4 MEDIUM/SMALL TREES PER 100 LF
= 30 SHRUBS PER 100 LF

PROPOSED

= 25' BUFFER WIDTH PROPOSED
1306 / 100 * 5 = 65 LARGE TREES REQUIRED
= 65 LARGE TREES PROPOSED
1306 / 100 * 4 = 53 MEDIUM/SMALL TREES REQUIRED
= 53 MEDIUM/SMALL TREES PROPOSED
1306 / 100 * 30 = 392 SHRUBS REQUIRED
= 392 SHRUBS PROPOSED

### WEST BUFFER (±1365) COMMERCIAL (COM) TO SINGLE FAMILY (LOW DENSITY) RESIDENTIAL

MEDIUM BUFFER REQUIRED:

REQUIRED = 25' BUFFER WIDTH
= 5 LARGE TREES PER 100 LF
= 4 MEDIUM/SMALL TREES PER 100 LF
= 30 SHRUBS PER 100 LF

PROPOSED

= 25' BUFFER WIDTH PROPOSED
1365 / 100 * 5 = 69 LARGE TREES REQUIRED
= 69 LARGE TREES PROPOSED
1365 / 100 * 4 = 55 MEDIUM/SMALL TREES REQUIRED
= 55 MEDIUM/SMALL TREES PROPOSED
1365 / 100 * 30 = 410 SHRUBS REQUIRED
= 410 SHRUBS PROPOSED

### EAST BUFFER (±316) COMMERCIAL (COM) TO SINGLE FAMILY (LOW DENSITY) RESIDENTIAL

MEDIUM BUFFER REQUIRED:

REQUIRED = 25' BUFFER WIDTH
= 5 LARGE TREES PER 100 LF
= 4 MEDIUM/SMALL TREES PER 100 LF
= 30 SHRUBS PER 100 LF

PROPOSED

= 25' BUFFER WIDTH PROPOSED
316 / 100 * 5 = 16 LARGE TREES REQUIRED
= 16 LARGE TREES PROPOSED
316 / 100 * 4 = 13 MEDIUM/SMALL TREES REQUIRED
= 13 MEDIUM/SMALL TREES PROPOSED
316 / 100 * 30 = 95 SHRUBS REQUIRED
= 95 SHRUBS PROPOSED

### EAST BUFFER (±1,006) COMMERCIAL (COM) TO COMMERCIAL (COM)

NO BUFFER REQUIRED

### SOUTH BUFFER (±1,311) COMMERCIAL (COM) TO E IRLO BRONSON MEM HWY RIGHT-OF-WAY

NO BUFFER REQUIRED (SEE STREET TREES-EXTERNAL ROADWAY PLANTING-TABLE ON THIS SHEET FOR STREET TREES ALONG ROAD)

## TREE MITIGATION REQUIREMENTS

REQUIRED 1 NEW TREE FOR EVERY 3 CAL. INCHES TO BE REMOVED (SECTION 4.8.4)

1,385 TOTAL CAL. INCHES TO BE REMOVED / 3 = 462 NEW TREES REQUIRED.
= 466 NEW TREES PROVIDED.

## REQUIRED TREE SIZES (PER ARTICLE 8, SEC. 4.8.11)

MINIMUM 70% OF REQUIRED TREES TO BE LARGE/MEDIUM SIZE
NOTE: LARGE TREES WILL BE PLANTED AT A MINIMUM OF 3 CALIPER INCHES. MEDIUM TREES WILL BE PLANTED AT A MINIMUM OF 2 CALIPER INCHES.

TOTAL REQUIRED TREES = 462 TREES REQUIRED
462 X .70 = 324 LARGE/MEDIUM TREES REQUIRED

TOTAL PROVIDED LARGE TREES (3" CAL.) = 320 LARGE TREES PROVIDED
TOTAL PROVIDED MEDIUM TREES (2" CAL.) = 25 MEDIUM TREES PROVIDED
320 + 25 = 345 LARGE/MEDIUM TREES PROVIDED

345 / 462 = 74.6% OF PROVIDED TREES ARE LARGE/MEDIUM

**TREE PROVIDED BY DBH:**

**LARGE TREES (@ 3" DBH):**

| QTY | SPECIES |
|---|---|
| 69 | Pinus elliottii var. Densa |
| 81 | Quercus virginiana 'High Rise' |
| 51 | Taxodium distichum |
| 66 | Acer rubrum |
| 53 | Magnolia grandiflora |

**TOTAL LARGE TREES (QTY) = 320**
**TOTAL LARGE TREES (DBH) = 960**

**MEDIUM TREES (@ 2" DBH):**

| QTY | SPECIES |
|---|---|
| 10 | Conocarpus erectus |
| 15 | Ilex cassine |

**TOTAL MEDIUM TREES (QTY) = 25**
**TOTAL MEDIUM TREES (DBH) = 50**

**SMALL TREES (@ 1" DBH):**

| QTY | SPECIES |
|---|---|
| 64 | Morella cerifera |
| 57 | Sambucus canadensis |

**TOTAL SMALL TREES (QTY) = 121**
**TOTAL SMALL TREES (DBH) = 121**

## STREET TREES

EXTERNAL ROADWAY TREES (PER ARTICLE 8, SEC. 4.8.5)

PUFFIN ROAD (WEST FRONTAGE)
1390 LF/ 55 LF = 26 LARGE TREES REQUIRED
= 26 LARGE TREES PROVIDED

E. IRLO BRONSON MEMORIAL HIGHWAY (NORTH FRONTAGE)
1,311 LF/ 55 LF = 24 LARGE TREES REQUIRED
= 24 LARGE TREES PROVIDED

INTERNAL ROADWAY TREES (PER ARTICLE 8, SEC. 4.8.5)

STREET A (EAST FRONTAGE)
280 LF/ 55 LF = 5 LARGE TREES REQUIRED
= 5 LARGE TREES PROVIDED

STREET A (WEST FRONTAGE)
280 LF/ 55 LF = 5 LARGE TREES REQUIRED
= 5 LARGE TREES PROVIDED

STREET B (NORTH FRONTAGE)
1,200 LF/ 55 LF = 22 LARGE TREES REQUIRED
= 22 LARGE TREES PROVIDED

STREET B (SOUTH FRONTAGE)
1,200 LF/ 55 LF = 22 LARGE TREES REQUIRED
= 22 LARGE TREES PROVIDED

STREET C (EAST FRONTAGE)
326 LF/ 55 LF = 6 LARGE TREES REQUIRED
= 6 LARGE TREES PROVIDED

STREET C (WEST FRONTAGE)
326 LF/ 55 LF = 6 LARGE TREES REQUIRED
= 6 LARGE TREES PROVIDED

OPEN SPACE, OWNERSHIP, AND MAINTENANCE TRACT TABLE

| LOT | ACREAGE | OPEN SPACE (15%) | PLANNED USE | OWNERSHIP & MAINTENANCE |
|---|---|---|---|---|
| 1 | 17.40 AC | 2.61 AC | COMMERCIAL | PRIVATE |
| 2 | 1.81 AC | 0.27 AC | COMMERCIAL | PRIVATE |
| 3 | 0.95 AC | 0.14 AC | COMMERCIAL | PRIVATE |
| 4 | 0.89 AC | 0.13 AC | COMMERCIAL | PRIVATE |
| 5 | 0.81 AC | 0.12 AC | COMMERCIAL | PRIVATE |
| 6 | 1.92 AC | 0.29 AC | COMMERCIAL | PRIVATE |
| 7 | 0.79 AC | 0.12 AC | COMMERCIAL | PRIVATE |
| 8 | 0.89 AC | 0.13 AC | COMMERCIAL | PRIVATE |
| 9 | 4.25 AC | 0.64 AC | COMMERCIAL | PRIVATE |
| 10 | 0.06 AC | -- | LIFT STATION | TOHO WATER AUTHORITY |
| 11 | 10.09 AC | -- | WATER MANAGEMENT | PROPERTY OWNER'S ASSOC. |

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, E=kveaudry@nfcla.com, O=NFC Landscape Architects, C=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:29:27-05'00'

| REVISIONS | DATE |
|---|---|
| | |

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: KAV
DATE: 11/03/2025

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE REQUIREMENTS

SHEET NUMBER:

LP002

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

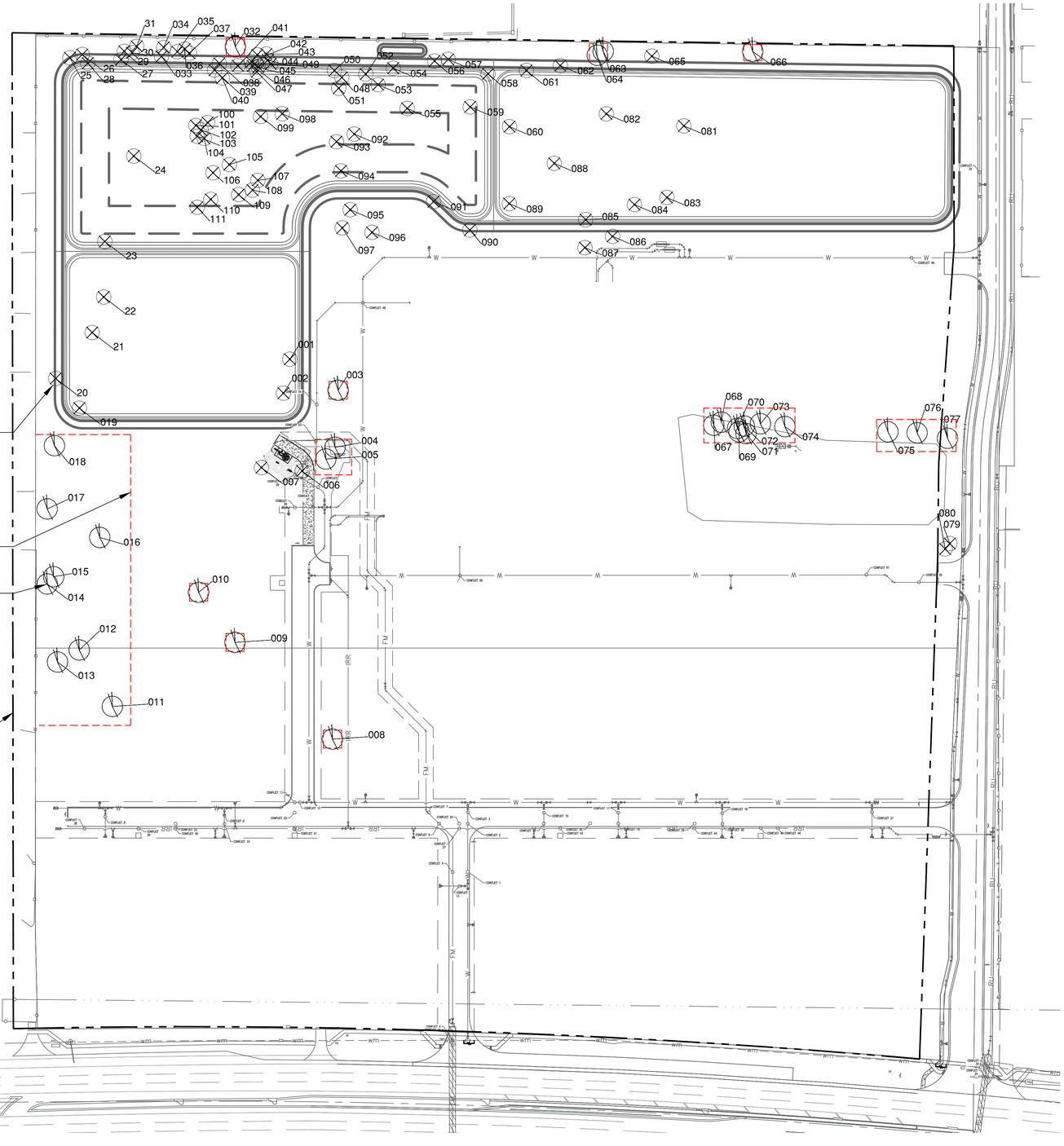
City Clerk

**TREE MITIGATION PLAN LEGEND:**

100 — EXISTING TREE TO BE REMOVED

101 — EXISTING TREE TO BE PROTECTED IN PLACE WITH TREE PROTECTION BARRICADE

TREE PROTECTION BARRICADE SEE DETAIL ON SHEET LP005




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

80 0 40 80 160

SCALE: 1" = 80'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, O=Aweber=ADJ410CD0000319D6052F560002B620, C=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.01 18:29:48-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

TREE MITIGATION PLAN

SHEET NUMBER:

LP003

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

## TREES TO BE REMOVED

| NO. | SIZE (DBH INCHES) | TYPE |
|---|---|---|
| 001 | 7 | OAK |
| 002 | 11, 12, 13, 14 | OAK CLUSTER |
| 006 | 11, 12 | OAK SPLIT |
| 007 | 7, 10 | OAK CLUSTER |
| 019 | 6 | OAK |
| 020 | 18 | OAK |
| 021 | 7 | OAK |
| 022 | 5 | OAK |
| 023 | 5 | OAK |
| 024 | 4 | OAK |
| 025 | 5, 6, 6 | OAK CLUSTER |
| 026 | 9 | OAK |
| 027 | 12 | OAK |
| 028 | 9, 14, 16 | OAK SPLIT |
| 029 | 8, 12 | OAK SPLIT |
| 030 | 7, 8, 11 | OAK SPLIT |
| 031 | 10, 12 | OAK SPLIT |
| 033 | 9, 10, 12 | OAK CLUSTER |
| 034 | 13 | OAK |
| 035 | 10 | OAK |
| 036 | 5 | OAK |
| 037 | 8, 9 | OAK SPLIT |
| 038 | 11 | OAK |
| 039 | 4, 10 | OAK SPLIT |
| 040 | 4, 8 | OAK SPLIT |
| 041 | 7, 12 | OAK CLUSTER |
| 042 | 9 | OAK |
| 043 | 11 | OAK |
| 044 | 12 | OAK |
| 045 | 11 | OAK |
| 046 | 7 | OAK |
| 047 | 17 | OAK |
| 048 | 11, 11 | OAK SPLIT |
| 049 | 13 | OAK |
| 050 | 11, 11 | OAK SPLIT |
| 051 | 5, 5, 6, 8 | OAK CLUSTER |
| 052 | 5 | OAK |
| 053 | 4 | OAK |
| 054 | 18 | OAK |
| 055 | 5 | OAK |
| 056 | 8, 9 | OAK SPLIT |
| 057 | 6, 6, 7, 8, 10, 13 | OAK CLUSTER |
| 058 | 7, 10 | OAK SPLIT |
| 059 | 5 | OAK |
| 060 | 4, 5 | OAK SPLIT |
| 061 | 15 | OAK |
| 062 | 5, 5, 8, 10 | OAK CLUSTER |
| 065 | 5, 8 | OAK SPLIT |
| 079 | 22 | OAK |
| 080 | 8, 9, 10 | OAK CLUSTER |
| 081 | 5, 6, 6, 10 | OAK SPLIT |
| 082 | 14, 18 | OAK SPLIT |
| 083 | 14 | OAK |
| 084 | 14, 15 | OAK SPLIT |
| 085 | 11, 12 | OAK SPLIT |
| 086 | 8, 10 | OAK SPLIT |
| 087 | 10 | OAK |
| 088 | 7, 11 | OAK SPLIT |
| 089 | 6, 8 | OAK SPLIT |
| 090 | 13 | OAK |
| 091 | 12 | OAK |
| 092 | 5, 6, 6, 7 | OAK CLUSTER |
| 093 | 6, 7, 7, 10 | OAK CLUSTER |
| 094 | 7 | OAK |
| 095 | 8, 12 | OAK SPLIT |
| 096 | 11 | OAK |
| 097 | 15 | OAK |
| 098 | 20 | OAK |
| 099 | 20 | OAK |
| 100 | 6, 7 | OAK SPLIT |
| 101 | 6, 6, 7 | OAK SPLIT |
| 102 | 11, 11 | OAK SPLIT |
| 103 | 11, 14, 14 | OAK SPLIT |
| 104 | 8 | OAK |
| 105 | 7 | OAK |
| 106 | 33 | OAK |
| 107 | 7 | OAK |
| 108 | 10 | OAK |
| 109 | 12 | OAK |
| 110 | 20, 24 | OAK SPLIT |
| 111 | 4, 8 | OAK SPLIT |

| | |
|---|---|
| TOTAL TREES TO REMOVE = | 81 |
| TOTAL DBH INCHES TO REMOVE = | 1,385 |

## TREES TO PRESERVE-IN-PLACE

| NO. | SIZE (DBH INCHES) | TYPE |
|---|---|---|
| 003 | 6, 7, 13 | OAK CLUSTER |
| 004 | 10 | OAK |
| 005 | 14 | OAK |
| 008 | 6, 6, 8 | OAK CLUSTER |
| 009 | 5, 5, 5, 5 | OAK CLUSTER |
| 010 | 11 | OAK |
| 011 | 10, 15 | OAK CLUSTER |
| 012 | 5, 7 | OAK SPLIT |
| 013 | 4, 4, 4, 4, 4, 5, 5, 6, 6 | OAK CLUSTER |
| 014 | 4, 10, 11, 16 | OAK CLUSTER |
| 015 | 7 | OAK |
| 016 | 10 | OAK |
| 017 | 7, 11 | OAK SPLIT |
| 018 | 10, 14 | OAK SPLIT |
| 032 | 36 | OAK |
| 063 | 18 | OAK |
| 064 | 5, 5 | OAK SPLIT |
| 066 | 5 | OAK |
| 067 | 6, 7 | OAK SPLIT |
| 068 | 13 | OAK |
| 069 | 10 | OAK |
| 070 | 11, 13 | OAK CLUSTER |
| 071 | 9, 9, 10 | OAK SPLIT |
| 072 | 5 | OAK |
| 073 | 4 | OAK |
| 074 | 5, 5, 12, 18 | OAK SPLIT |
| 075 | 5, 12, 18 | OAK CLUSTER |
| 076 | 5, 6, 11, 12 | OAK CLUSTER |
| 077 | 6, 6, 7 | OAK CLUSTER |

| | |
|---|---|
| TOTAL TREES TO PRESERVE-IN-PLACE = | 29 |
| TOTAL DBH INCHES TO PRESERVE-IN-PLACE = | 574 |

| TREE MITIGATION REQUIREMENTS | |
|---|---|
| REQUIRED 1 NEW TREE FOR EVERY 3 CAL. INCHES TO BE REMOVED (SECTION 4.8.4) | |
| 1,385 TOTAL CAL. INCHES TO BE REMOVED / 3 = | 462 NEW TREES REQUIRED. |
| = | 466 NEW TREES PROVIDED. |

SEE LANDSCAPE SCHEDULE ON LP001 FOR TREE SPECIES AND SPECIFICATIONS.

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry

Digitally signed by Karina Veaudry
DN: cn=Karina Veaudry, o=NFC Landscape Architects, ou=Unaffiliated, email=kveaudry@nfcla.com, c=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:30:10-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

TREE MITIGATION CALCULATIONS

SHEET NUMBER:

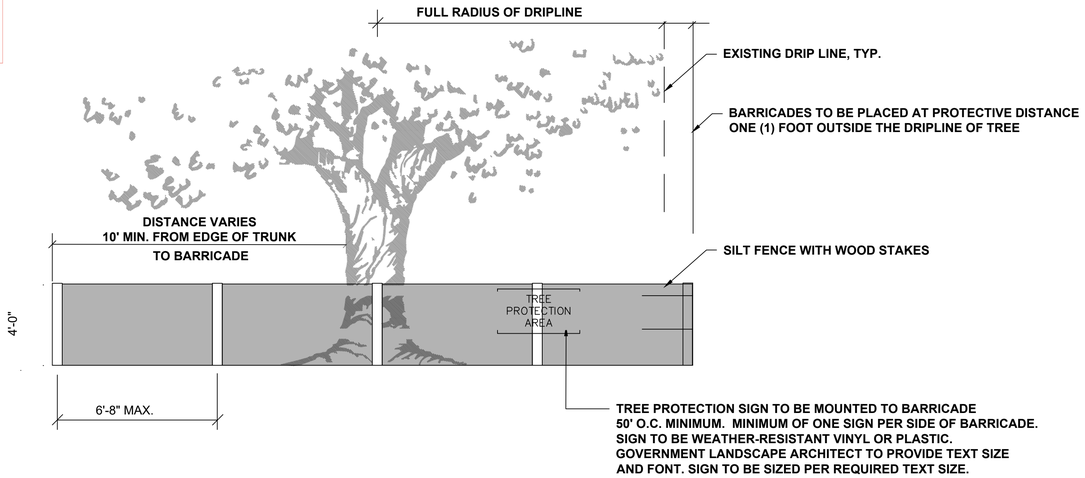
LP004

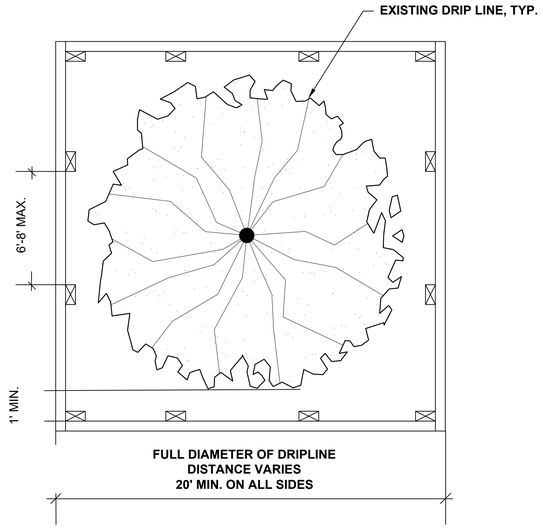
I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk




# TREE PROTECTION BARRICADE

A

## TREE PROTECTION AND PRESERVATION NOTES:

1. INSTALL PROTECTIVE BARRICADES TO PREVENT DEMOLITION OF OR DAMAGE TO EXISTING TREES AND VEGETATION TO REMAIN THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY, STORAGE, EQUIPMENT, OR MATERIALS.

2. PROTECTIVE BARRICADES WILL BE PLAINLY VISIBLE AND WILL CREATE A CONTINUOUS BOUNDARY AROUND TREES, CLUSTERS OF TREES, AND VEGETATION TO REMAIN. BARRIERS WILL BE PLACED 1-FOOT OUTSIDE OF THE DRIPLINE OF EXISTING TREES TO REMAIN WHEREVER POSSIBLE. WHERE DEMOLITION OR CONSTRUCTION ACTIVITIES ARE PROPOSED WITHIN THIS AREA, BARRIERS MAY BE PLACED AS CLOSE AS 10-FEET MINIMUM FROM THE OUTSIDE OF THE TREE TRUNK. IF NECESSARY, CLOSER PLACEMENT MAY BE POSSIBLE WITH PRIOR REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.

3. PROTECTIVE BARRIERS WILL BE 4-FEET HIGH AND CONSIST OF (2) 2X4 HORIZONTAL WOOD MEMBERS EQUALLY SPACED TO SUPPORT SILT FENCING MATERIAL. PLACE A 6-INCH DEPTH OF MULCH WITHIN BARRIER AREAS WHERE EXISTING VEGETATIVE OR MULCH COVER DOES NOT EXIST.

4. MACHINERY, VEHICLES, AND STORAGE OF MATERIALS WILL NOT BE PERMITTED WITHIN BARRICADES. UNDER NO CIRCUMSTANCES WILL STORAGE OF CHEMICALS AND MATERIALS POTENTIALLY HARMFUL TO TREES OR VEGETATION TO REMAIN BE PLACED WITHIN BARRIER AREAS.

5. PROTECT EXISTING TREES AND VEGETATION TO REMAIN FROM LANDSCAPE DEMOLITION OR CLEARING ACTIVATES THAT MAY UTILIZE HERBICIDES OR PESTICIDES THAT ARE HAZARDOUS TO EXISTING TREE AND SHRUB SPECIES.

6. NO GRADE CHANGES MAY OCCUR WITHIN THE TREE BARRIER AREA.

7. NO WIRES, GRADE STAKES, LIGHTING, EQUIPMENT, OR OTHER CONSTRUCTION ITEMS WILL BE ATTACHED TO TREES OR VEGETATION TO REMAIN.

8. IF EXISTING TREES AND VEGETATION TO REMAIN ARE IRRIGATED, CONTINUE IRRIGATION OR WATERING ACTIVITIES THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL FINAL ACCEPTANCE.

9. PROTECTIVE BARRICADES WILL BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES. BARRIERS TO REMAIN IN PLACE UNTIL LANDSCAPING OPERATIONS BEGIN. ONCE REMOVED, MINIMIZE CONSTRUCTION ACTIVITIES, STORAGE, AND VEHICLE AND EQUIPMENT TRAFFIC IN THE AREA AS MUCH AS POSSIBLE.

10. IF DEMOLITION ACTIVITIES REQUIRE HARDSCAPE OR BUILDING DEMOLITION WITHIN THE DRIPLINE OR WITHIN 25-FEET OF THE TRUNK OF AN EXISTING TREE TO REMAIN, SUBMIT A DETAILED SUMMARY OF PROPOSED DEMOLITION ACTIVITIES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF SUCH ACTIVITIES. THE USE OF HEAVY EQUIPMENT AND VEHICLES IS PROHIBITED IN THE 25' AREA, AND THE CONTRACTOR TO UTILIZE HAND TOOLS AND MANUAL REMOVAL WITHIN THESE AREAS. UPON REVIEW OF SPECIFIC CONDITIONS, THE LANDSCAPE ARCHITECT MAY ALLOW USE OF SPECIFIC EQUIPMENT. TRAFFIC AND ACTIVITY ROUTES FOR REMOVAL OF HARDSCAPE AND BUILDING COMPONENTS WITHIN THE DRIPLINE WILL BE DIRECTED AWAY FROM THE TREE AND DRIPLINE AREAS AS MUCH AS POSSIBLE TO MINIMIZE IMPACTS WITHIN DRIPLINE AREAS.

11. DEMOLITION OF UNDERGROUND UTILITIES SHALL MINIMIZE IMPACTS ON EXISTING TREES. SUBMIT DETAILED SUMMARY OF PROPOSED ACTIVITIES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF ACTIVITIES. TERMINATE UTILITY DEMOLITION PRIOR TO IMPACTING EXISTING TREE ROOTS IF POSSIBLE AND CAP AND ABANDON UTILITY LINES IN PLACE.

12. IF TREE OR ROOT PRUNING IS REQUIRED FOR EXISTING TREES, THESE ACTIVITIES WILL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN ISA-CERTIFIED ARBORIST BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING WILL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS, 'TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE', ANSI A300 AND 'PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES AND CUTTING BRUSH - SAFETY REQUIREMENTS' (ANSI Z133). NO MORE THAN 25% OF THE CANOPY SHOULD BE REMOVED FOR MATURE TREES. ON YOUNGER OR SMALLER TREES, LIMB REMOVAL WILL RESULT IN NO MORE THAN 33% OF THE TRUNK BEING BARE OF BRANCHES IN THE CROWN AREA. KEEP ROOTS THAT ARE EXPOSED OR HAVE BEEN TRIMMED BY COVERING WITH SOIL, CLOTH, OR OTHER ACCEPTABLE MATERIAL AND KEEP ROOTS MOIST. ANY ROOTS 1-INCH OR LARGER IN DIAMETER WILL BE EXPOSED BY HAND DIGGING AND HAND CUT OR SAWN CLEANLY. PROVIDE SUPPLEMENTAL IRRIGATION TO THOSE TREES THAT HAVE UNDERGONE ROOT PRUNING. ENSURE IRRIGATION IS PROVIDED FOR A DURATION AND OF A VOLUME SUCH THAT IT REACHES THE TREE'S ROOT ZONE. **ROOT PRUNING SHOULD BE COMPLETED SIX MONTHS TO TWELVE MONTHS IN ADVANCE OF CONSTRUCTION ACTIVITY. BEGIN ROOT PRUNING AS SOON AS PLANS ARE RECEIVED- DO NOT POSTPONE UNTIL CONSTRUCTION ACTIVITIES HAVE BEGUN.**

13. CONDUCT A PRE-DEMOLITION CONFERENCE INCLUDING THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS PROPOSED TREE PROTECTION BARRIER DETAILS AND LAYOUT, TREE OR ROOT PRUNING, AND OTHER ACTIVITIES AS LISTED ABOVE PRIOR TO DEMOLITION ACTIVITIES. PROVIDE TWO-WEEKS' NOTICE OF CONFERENCE TO INVITED PARTIES.

14. ALL EXISTING TREES TO REMAIN TO RECEIVE MYCORRHIZAE INOCULATION.

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry

Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, OU=Landscape Architect, O=NFC Landscape Architects, C=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:30:34-05'00'

| REVISIONS | DATE |
|---|---|
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|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

TREE PROTECTION BARRICADE

SHEET NUMBER:

LP005

I hereby certify that this item was approved by the St. Cloud City Council on 1/14/2026

Ivy Lunceford
City Clerk

# LANDSCAPE INSTALLATION NOTES:

1. **SITE CONDITIONS** CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE, TREES AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK. CONTRACTOR TO REPAIR ALL DAMAGE DONE TO PROPERTY DURING DEMOLITION, RELOCATION AND/OR INSTALLATION ACTIVITIES AS THEIR SOLE EXPENSE.

2. **FIELD CONDITIONS** THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION. REPORT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT IMMEDIATELY. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS AND PLANTING AREAS. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION AND/OR FABRICATION BEGINS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. MAINTAIN A MINIMUM OF 5 FEET HORIZONTAL SEPARATION BETWEEN ALL TREE AND SHRUB ROOT BALLS FROM ALL TWA MAINTAINED UTILITIES.

3. **UNIT PRICING** THE CONTRACTOR SHALL PROVIDE UNIT PRICES AND INCLUDE THE TOTAL COST OF THE WORK TO INSTALL THE PROJECT INCLUDING BUT NOT LIMITED TO EQUIPMENT, MATERIAL, PRODUCTS, GUARANTEES, LABOR, INSTALLATION, PLANTING SOIL MIX, MULCH, AND SO FORTH TO PROVIDE A COMPLETE JOB AS OUTLINED ON THE DRAWINGS. THE OWNER SHALL HAVE THE OPTION TO ADD OR DEDUCT FROM THE LUMP SUM BID CONTRACT AMOUNT, BASED ON THE QUOTED UNIT PRICES FOR ANY OF THE ITEMS LISTED IN THE "PLANT LIST". IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES AT THE TIME OF BIDDING. PROVIDE PRODUCT SUBMITTALS TO LANDSCAPE ARCHITECT. IF THERE IS A DISCREPANCY BETWEEN PLANTS ON PLAN(S) AND PLANTS IN THE PLANT SCHEDULE, THE PLANT SCHEDULE SHOULD PREVAIL.

4. **COORDINATION WITH OTHER TRADES** THE WORK SHALL BE COORDINATED WITH OTHER TRADES, INCLUDING IRRIGATION AND ELECTRICAL TO PREVENT CONFLICTS. CARE SHALL BE TAKEN TO AVOID BURIED AND OVERHEAD UTILITIES. CONTRACTOR RESPONSIBLE FOR KNOWING ALL UTILITY LOCATIONS.

5. **UTILITY LOCATIONS** THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS OR UTILITIES ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.

MAINTAIN A MINIMUM OF 5 FEET HORIZONTAL SEPARATION BETWEEN ALL TREE AND SHRUB ROOTS AND ALL TWA MAINTAINED UTILITIES.

6. **ROUGH GRADING** THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING THE SITE TO WITHIN +/- 0.10 FT. OF GRADES SHOWN ON GRADING PLANS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES IN ALL LANDSCAPE AREAS. CONTRACTOR TO APPROVE ALL GRADED AREAS PRIOR TO PLANTING.

7. **DRAINAGE PERCOLATION TESTING** CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO DRAINAGE AS INDICATED ON THE GRADING DRAWINGS. CONTRACTOR SHALL INSURE VERTICAL DRAINAGE AND PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION. PERFORM PERCOLATION TESTS IN SEPARATE AREAS OF THE PROJECT SITE. WATER MUST BE ABLE TO PENETRATE AND MOVE THROUGH SOIL; ONE INCH PER HOUR IS CONSIDERED OPTIMAL. IF WATER REMAINS FOR MORE THAN 24 HOURS, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. PERCOLATION TEST RESULTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE IF NECESSARY. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.

8. **SOIL TESTING** THE CONTRACTOR SHALL BEAR ALL COSTS OF SOIL TESTING AND REQUIRED SOIL AMENDMENTS ASSOCIATED WITH THE WORK PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST THREE SEPARATE AREAS UNDISTURBED BY PREVIOUS WORK AND TWO AREAS DISTURBED AND/OR REFILLED. CONTACT LANDSCAPE ARCHITECT FOR SOIL TESTING LOCATIONS. CONTRACTOR SHALL ALERT LANDSCAPE ARCHITECT IF ANY UNUSUAL SOILS ARE DISCOVERED ON SITE. IF PH ADJUSTERS ARE NEEDED THE PREFERRED SUBSTANCES FOR ALTERATION ARE: LIME-COMMERCIAL GRADE GROUND OR HYDRATED LIMESTONE CONTAINING NOT LESS THAN 50% OF TOTAL OXIDES; ALUMINUM SULFATE - COMMERCIAL GRADE.

IMPORTED TOPSOIL: THE MANUFACTURERS ANALYSIS AND/OR PRODUCT LITERATURE SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

EXISTING TOPSOIL: FOLLOW TESTING PROCEDURES OUTLINES ABOVE TO ENSURE pH REQUIREMENTS, ORGANIC CONTENT AND PRESENCE OF OBJECTIONABLE MATERIAL ARE ALL NOTED.

9. **SOIL PREPARATION** ALL SOILS TO BE TILLED TO A DEPTH OF 12 INCHES MINIMUM. REMOVE STONES MEASURING OVER 1 ½ INCHES IN ANY DIMENSION. REMOVE STICKS, RUBBISH, LIMEROCK AND OTHER EXTRANEOUS MATTER. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE LANDSCAPE INSTALLATION DETAILS FOR SOIL MIXTURE RECIPE.

TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A ph RANGE OF 5.5 TO 7.4, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, STIFF CLAY, STONES LARGER THAN ONE INCH DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES OR ANY OTHER DELETERIOUS MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

10. **ROADWAY AREA EXCAVATION** FOR ALL LANDSCAPE AND TREE PLANTING AREAS ADJACENT TO ROADWAYS, PLANTING AREAS SHALL BE EXCAVATED OF ALL ROADWAY BASE MATERIAL (MINIMUM DEPTH OF 24 INCHES) AND BACK FILLED WITH APPROVED PLANTING SOIL MIX. SUPER LOAM PLANTING MIX (80% TOPSOIL PLANTING MIX, 20% COMPOST).

11. **NO PLANT SUBSITUTIONS ALLOWED** NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT PROOF OF NON-AVAILABILITY AND A PROPOSAL FOR EQUIVALENT MATERIAL.

12. **PLANTING**

A. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.

B. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL.

C. THE CONTRACTOR IS RESPONSIBLE FOR ERADICATING WEEDS AND GRASS WITHIN THE LIMITS OF THE PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, NUT GRASS, PUNCTURE VINE, MORNING GLORY, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, CRAB GRASS AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS. TO PREPARE THE PLANTING AREAS, SPRAY HERBICIDE WITH MANUFACTURER'S RECOMMENDATIONS, WAIT TWO WEEKS, SPRAY A SECOND TIME, WAIT TWO WEEKS, SPRAY A THIRD TIME.

D. UPON ARRIVAL, PLANTS SHALL BE PROTECTED AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. ALL TREES SHALL BE INSTALLED WITHIN 72 HOURS OF DELIVERY.

E. LABEL AT LEAST ONE PLANT OF EACH SPECIES WITH A SECURELY ATTACHED WATERPROOF TAG BEARING THE BOTANICAL NAME.

F. ALL PLANTS THAT DO NOT CONFORM TO SPECIFICATIONS WILL BE REJECTED. ANY PLANTS IN SHOCK (WITH DEAD OR DYING LEAVES), HAVE ROOTS THAT ARE SEVERELY BOUND IN THE CONTAINER OR THAT ARE DEAD WILL BE REJECTED. CONTAINER GROWN PLANTS SHOULD HAVE SUFFICIENT ROOTS TO HOLD THE CONTAINER SOIL TOGETHER AFTER REMOVAL FROM THE CONTAINER.

G. IRRIGATION MUST BE INSTALLED BEFORE PLANTS ARE PLANTED. PLANT PLANTS FLUSH WITH FINISHED GRADE SOIL. BACK FILL WITH SOIL IN 12 INCH LAYERS. WATER IN AND COMPACT EACH LAYER TO ELIMINATE AIR VOIDS. IMMEDIATELY APPLY AT LEAST 2 INCHES OF WATER. AFTER PLANTING, REMOVE EXCESS SOIL AND RAKE PLANT BEDS TO A SMOOTH EVEN SURFACE. AT THE PLANTING BED EDGES, TAPER SOIL GRADE DOWN TO A LEVEL BELOW THE TOP OF THE ADJACENT STRUCTURE OR LAWN TO ALLOW FOR A 3 INCH LAYER OF MULCH.

H. ALL SOD PLANTED WITH NO GAPS BETWEEN SOD PIECES, ROLLED AND SEEMS SHALL BE SANDED AFTER INSTALLATION. PEG ALL SOD ON SLOPES GREATER THAN 3:1

I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

# LANDSCAPE INSTALLATION NOTES CONT'D:

J. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER-APPROVED METHODS.

K. ALL PLANTS AND PLANTING AREAS SHALL BE TOP DRESSED WITH 3 INCHES OF PINE STRAW MULCH. ALL TREES SHALL HAVE A 3 INCH THICK, 36 INCH RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK. PERENNIALS AND GROUNDCOVER 1 1/2 INCHES MULCH.

L. IRRIGATION TO BE INSTALLED BEFORE PLANTING INSTALLATION BEGINS. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.

M. CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK.

N. ALL TREE AND SHRUB ROOTBALLS SHALL BE A MINIMUM OF 5 FEET HORIZONTAL SEPARATION FROM ANY UTILITY.

O. ALL TREES, SHRUBS, AND GROUNDCOVER SHALL BE PLANTED FLUSH WITH FINISHED GRADE.

13. **TREES**

A. IRRIGATION MUST BE INSTALLED BEFORE TREES ARE PLANTED.

B. PLANT TREES WITH THE ROOTBALL FLUSH WITH THE FINISHED GRADE SOIL. DO NOT PLACE SOIL OR MULCH ON TOP OF THE ROOTBALL. BEFORE PLANTING, EXPOSE THE ROOT FLARE OF EACH TREE. RESTORE GRADE AT BASE OF TRUNK TO ACTUAL ROOT FLARE ELEVATION. DO NOT MOUND MULCH OR SOIL AGAINST ROOT FLARE OF TRUNK; REMOVE WIRE BASKET AND BURLAP ON ALL SIDES OF ROOTBALL TO EXPOSE ROOTS TO SOIL.

C. ALL TREES WITHIN SOD AREAS AND GROUNDCOVER AREAS TO RECEIVE A 4 FOOT RADIUS (FROM THE TRUNK) AREA OF PINE STRAW MULCH. DO NOT MOUND MULCH AGAINST ROOT FLARE OR TRUNKS OF TREES OR SHRUBS.

D. TREES WITH GIRDLING ROOTS, BROKEN ROOTBALLS, WOUNDS, BARK INJURIES ON THE MAJOR TRUNKS, TIP DIE BACK OR IN SHOCK (WITH DEAD OR DYING LEAVES) WILL BE REJECTED.

E. IF TREES ARE DELIVERED IN METAL BASKETS, REMOVE THE TOP 2/3 OF THE METAL BASKETS AND BURLAP JUST PRIOR TO PLANTING. IF TREES ARE BURIED IN THE FULL METAL BASKETS, A FINE OF $2,000 PER TREE WILL BE IMPOSED BY THE OWNER.

F. AFTER EXCAVATION OF TREE PLANTING PIT, PLACE TREE IN PIT AND BACK FILL WITH SOIL IN 12 INCH LAYERS. WATER IN AND COMPACT EACH LAYER TO ELIMINATE AIR VOIDS. IMMEDIATELY APPLY AT LEAST 8 INCHES OF WATER. AFTER PLANTING, REMOVE EXCESS SOIL AND RAKE PLANT BEDS TO A SMOOTH EVEN SURFACE. RAKE SMOOTH AND THEN CREATE A 4 INCH HEIGHT SOIL SAUCER APPROXIMATELY 3 FEET RADIAL TO THE TRUNK.

15. **INSPECTIONS**

A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 7 DAYS IN ADVANCE OF THE PLANT MATERIAL DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT SHALL INSPECT THE PLANT MATERIAL **BEFORE** THE PLANTS AND TREES HAVE BEEN UNLOADED.

B. THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND/OR MATERIALS WHICH, IN HER OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.

C. TREE CALIPER SIZES NOTED ARE MINIMUM. ALL CONTAINER SIZES NOTED ARE MINIMUM; INCREASE SIZE, IF NECESSARY, TO PROVIDE PLANT HEIGHT AND SPREAD PER SPECIFICATIONS.

D. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.

E. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL, PLANT MATERIAL AND SPECIMENS TO THE LANDSCAPE ARCHITECT FOR REVIEW. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED MATERIALS OR WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE.

16. **PRE-INSTALLATION PLANT LAYOUT INSPECTION** CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT. THE LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO FIELD CHANGE. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 5 WORKING DAYS TO SCHEDULE INPSECTION OF PLANT MATERIAL LAYOUT PRIOR TO PLANTING.

THE LOCATION OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS, TO COMPLY WITH SAFETY CRITERIA, TO AVOID CREATING UNSAFE CONDITIONS, OR AS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE VERIFIED AND APPROVED BY THE LANDSCAPE ARCHITECT.

17. **TREE SAVE AREAS** ALL TREE SAVE AREAS SHALL BE COVERED WITH 3" OF PINE STRAW MULCH. IN AREAS WITH EXISTING PLANTS, CONTRACTOR SHALL EXERCISE CAUTION IN PLACING OF MULCH TO PROTECT PLANTS. DO NOT STORE OR USE MATERIALS OR EQUIPMENT WITHIN THE DRIPLINE OF ANY TREE TO BE RETAINED UNLESS THE ACTIVITY IS BEING DONE TO PROTECT TREES. CLEARING OF VEGETATION WITHIN THE DRIPLINE OF TREES DESIGNATED FOR PRESERVATION SHALL ONLY BE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT DAMAGE TREE ROOTS. SEE TREE PROTECTION BARRICADE PLAN. A $1,000 PENALTY WILL BE APPLIED IF THESE GUIDELINES ARE NOT FOLLOWED.

18. **EXISTING VEGETATION TO REMAIN** ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED. ANY PLANT/TREE DAMAGE SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. SEE TREE PROTECTION PLANS FOR DETAILS.

19. **STAKING** CONTRACTOR SHALL INSURE THAT ALL TREES ARE MAINTAINED STRAIGHT AND PLUMB. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, TO RE-STRAIGHTEN AND REPLANT ALL PLANTS WHICH LEAN OR FALL AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO LACK OF GUYING OR STAKING. PLANTS BLOWN OVER BY HIGH WINDS UNDER 39 MPH SHALL NOT BE CAUSE FOR ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGED PLANTS SHALL BE BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. PLANTS BLOWN OVER BY HIGH WINDS DUE TO A TROPICAL STORM (39-73 MPH) OR A HURRICANE (74 MPH AND HIGHER) PER THE NATIONAL WEATHER SERVICE, THE CONTRACTOR SHALL NOT BE RESPONSIBLE AND THE OWNER SHALL PAY THE CONTRACTOR TO RE-GUY THE PLANTS.

20. **WATERING** IRRIGATION TO BE IN PLACE BEFORE LANDSCAPE INSTALLATION COMMENCES. ALL PLANTS SHALL BE THOROUGHLY WATERED AT TIME OF PLANTING AND KEPT ADEQUATELY WATERED UNTIL TIME OF FINAL INSPECTION ACCEPTANCE. BEGIN WATER ESTABLISHMENT PERIOD IMMEDIATELY. PROVIDE SUFFICIENT QUANTITY OF WATER TO SATURATE THE SOIL 18 INCHES DEEP AND THROUGHOUT THE PLANTING BACKFILL AREA DURING THE CONTRACT MAINTENANCE PERIOD. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED UNTIL PLANT MATERIALS ARE WELL ESTABLISHED, TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL, AND SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL LANDSCAPE AREAS WHERE THE EXISTING OR PROPOSED IRRIGATION IS FOR WHATEVER REASON NOT OPERATING OR NOT OPERATING CORRECTLY.

21. **CLEAN SITE** CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DESPOSED OF DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

# LANDSCAPE INSTALLATION NOTES CONT'D:

22. **VEHICLE PARKING AND HOLDING AREA** CONTRACTOR AND EMPLOYEE VEHICLE PARKING AND LANDSCAPE HOLDING AREAS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.

23. **CONSTRUCTION ACCESS, SCHEDULING AND COORDINATION** CONSTRUCTION ACCESS SHALL BE INDICATED BY THE OWNER'S REPRESENTATIVE. COORDINATION OF HEAVY EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE WHATEVER MEANS THAT MAY BE NECESSARY TO FULLY UNDERSTAND ALL THE ACCESS ROUTES AND CONSTRUCTION SCHEDULES IN ORDER TO PROVIDE A COMPLETE AND FINISHED PROJECT ON SCHEDULE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.

24. **SAFETY** THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND PROFESSIONAL AND LOCAL PRACTICES.

# LANDSCAPE MAINTENANCE NOTES:

1. **MAINTENANCE PRIOR TO INITIAL ACCEPTANCE**

A. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL COMPLETION WHEN THE 365 DAY PLANT WARRANTY PERIOD BEGINS.

B. PLANT MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, TIGHTENING AND REPAIRING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORATION OF THE PLANTING SAUCER, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH AND HEALTH OF THE PLANT MATERIAL.

**2. INITIAL ACCEPTANCE / MAINTENANCE WARRANTY CONTRACT COMMENCEMENT**

A. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR SCHEDULING OF THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE. A PUNCH LIST WILL BE COMPLETED, IF APPLICABLE. WHEN THE PUNCH LIST HAS BEEN COMPLETED, A FINAL INSPECTION SHALL BE SCHEDULED. THE CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT AT LEAST SEVEN (7) DAYS PRIOR TO THE FINAL ACCEPTANCE INSPECTION DATE.

B. **WARRANTY** CONTRACTOR TO SUBMIT A WRITTEN WARRANTY WILL COMMENCE ON THE DATE OF FINAL ACCEPTANCE THAT ALL PLANTS WILL REMAIN IN A "HEALTHY, VIGOROUS CONDITION" AND MEET SPECIFICATIONS FROM THE DATE OF INITIAL ACCEPTANCE AND UNTIL FINAL ACCEPTANCE (AFTER 365 DAYS). A WRITTEN NOTICE WILL BE GIVEN BY THE LANDSCAPE ARCHITECT TO THE CONTRACTOR STATING THE DATE WHEN THE 365 DAY MAINTENANCE AND GUARANTEE PERIOD BEGIN.

C. IF PLANTS ARE DIRECTED TO BE REPLACED, REPLACEMENT SHALL TAKE PLACE WITHIN 14 DAYS OF RECEIPT OF WRITTEN REPORT.

D. IF THE INSTALLATION CONTRACTOR WILL NOT BE PERFORMING THE MAINTENANCE DURING THE MAINTENANCE PERIOD, THE INSTALLATION CONTRACTOR WILL BE REQUIRED TO PERFORM MONTHLY INSPECTIONS AND DIRECT THE PROPER MAINTENANCE TECHNIQUES AND DIRECT ANY DEAD PLANT MATERIAL BE REPLACED. IF THERE IS A DISCREPANCY AT THE END OF THE MAINTENANCE PERIOD, THE INSTALLATION CONTRACTOR WILL BE RESPONSIBLE FOR ALL PROPER MAINTENANCE AND REPLACEMENT OF DEAD PLANT MATERIAL AT NO COST TO THE OWNER.

**3. FINAL INSPECTION AND ACCEPTANCE/ END OF MAINTENANCE CONTRACT**

A. WHEN 365 DAY MAINTENANCE WORK IS COMPLETE (PLANT MATERIAL GUARANTEE PERIOD), THE CONTRACTOR SHALL SUBMIT WRITTEN NOTIFICATION TO THE LANDSCAPE ARCHITECT. THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT WILL CONDUCT A FINAL ACCEPTANCE INSPECTION.WITHIN 14 DAYS OF WRITTEN NOTIFICATION.

B. PLANTS SHALL BE ACCEPTABLE IF THEY ARE IN A HEALTHY AND VIGOROUS CONDITION AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS FOR EACH PLANT AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACE REJECTED WORK/PLANTS WITHIN 14 DAYS OF NOTIFICATION. CONTINUE LANDSCAPE MAINTENANCE UNTIL WORK IS RE-INSPECTED AND FOUND ACCEPTABLE. PLANT REPLACEMENTS SHALL BE GUARANTEED FOR AN ADDITIONAL 30 DAYS. UPON SATISFACTORY COMPLETION, THE LANDSCAPE ARCHITECT WILL PROVIDE A WRITTEN FINAL ACCEPTANCE OF THE PLANT MATERIAL.

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, O=Qualified+ASI:IOC00001008505ZF560001B620, C=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.0 18:31 15-05'00'

| REVISIONS | DATE |
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| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE
NOTES

SHEET NUMBER:

LP006

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

NORTH BUFFER

MEDIUM BUFFER

25' BUFFER WIDTH; 1306 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| Large Trees | 65 | 65 |
| Med./Sm. Trees | 53 | 53 |
| Shrubs | 392 | 392 |

WEST BUFFER

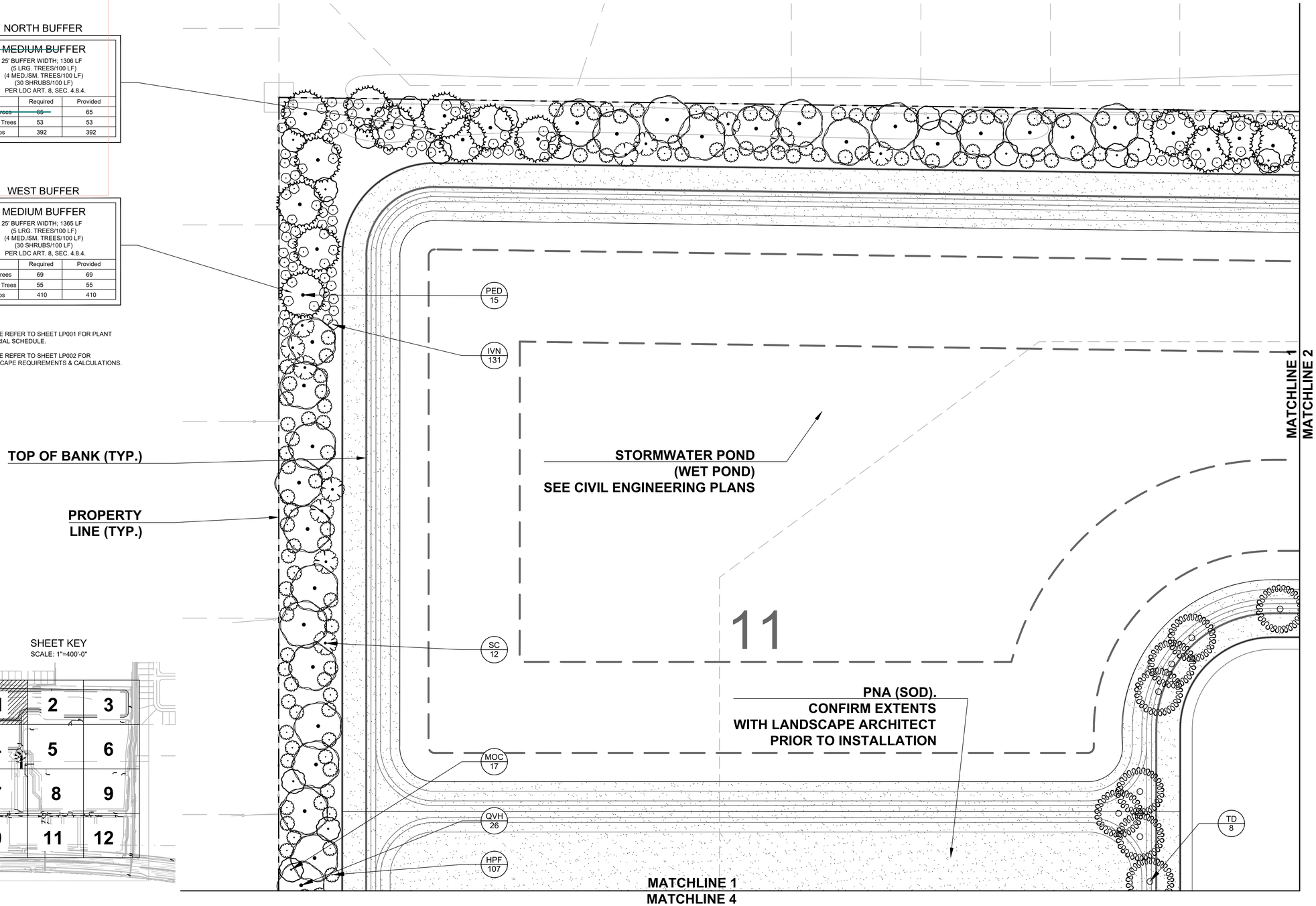
MEDIUM BUFFER

25' BUFFER WIDTH; 1365 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| Large Trees | 69 | 69 |
| Med./Sm. Trees | 55 | 55 |
| Shrubs | 410 | 410 |

**NOTES:**

1. PLEASE REFER TO SHEET LP001 FOR PLANT MATERIAL SCHEDULE.
2. PLEASE REFER TO SHEET LP002 FOR LANDSCAPE REQUIREMENTS & CALCULATIONS.




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry

Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, OU=Qualified, O=LUC00001596505275600019620
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:31:58-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP101

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

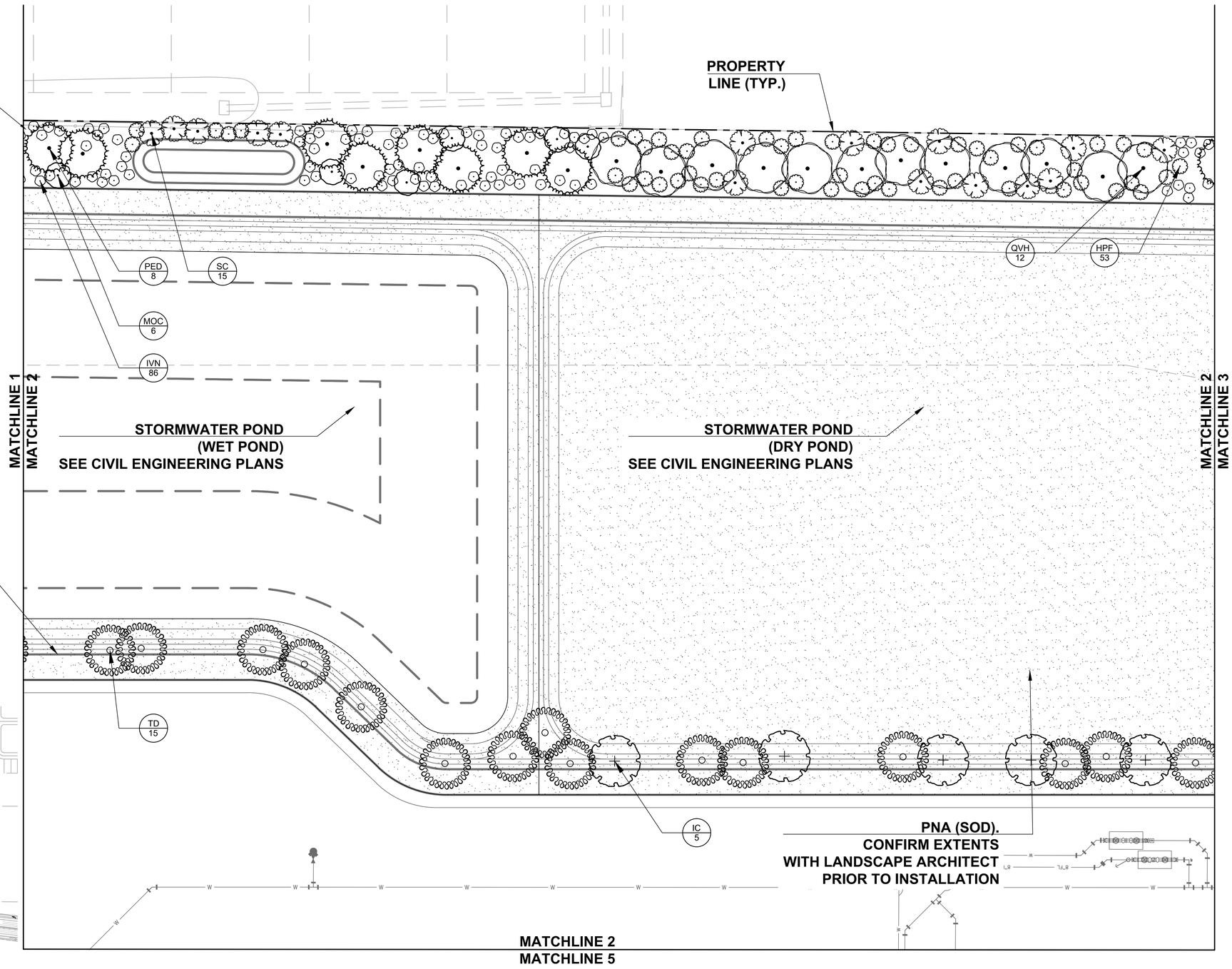
City Clerk

NORTH BUFFER

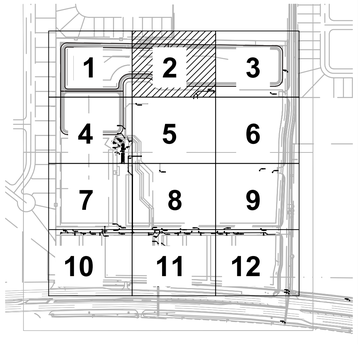
~~MEDIUM BUFFER~~

25' BUFFER WIDTH; 1306 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| ~~Large Trees~~ | ~~65~~ | 65 |
| Med./Sm. Trees | 53 | 53 |
| Shrubs | 392 | 392 |




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: C=US, E=karina.veaudry@ocpalmbeach.com, O=BoardOfCounty, OU=Development, CN=Karina Veaudry
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.18 18:32:20-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP102

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

NORTH BUFFER

MEDIUM BUFFER

25' BUFFER WIDTH; 1306 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| ~~Large Trees~~ | ~~65~~ | 65 |
| Med./Sm. Trees | 53 | 53 |
| Shrubs | 392 | 392 |

EAST BUFFER

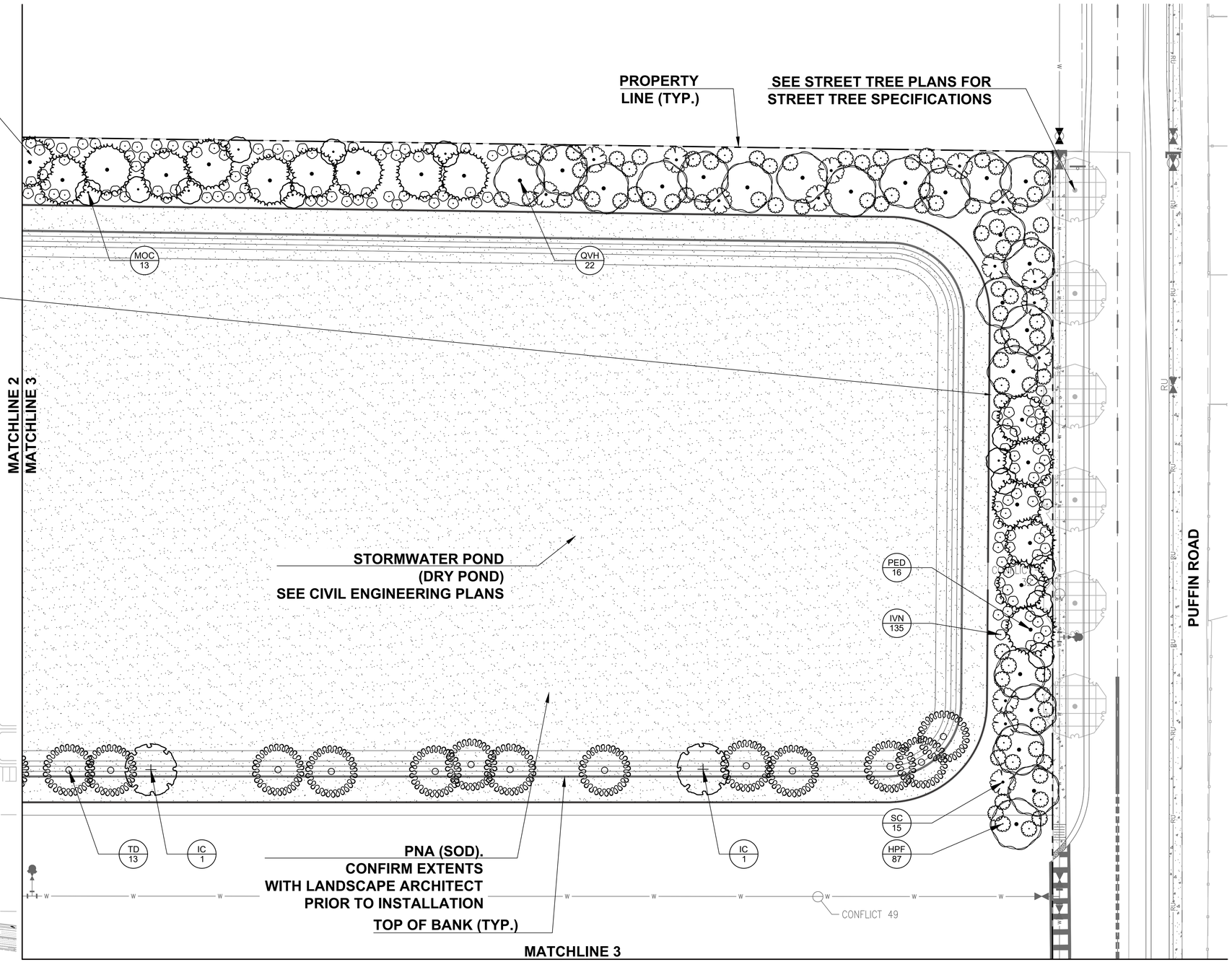
MEDIUM BUFFER

25' BUFFER WIDTH; 316 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

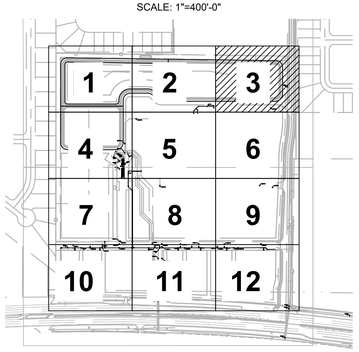
| | Required | Provided |
|---|---|---|
| Large Trees | 16 | 16 |
| Med./Sm. Trees | 13 | 13 |
| Shrubs | 95 | 95 |

**NOTES:**

1. PLEASE REFER TO SHEET LP001 FOR PLANT MATERIAL SCHEDULE.
2. PLEASE REFER TO SHEET LP002 FOR LANDSCAPE REQUIREMENTS & CALCULATIONS.




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, E=Quality Item=A01410C00000159650CF5600001B820, Reason=I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:33:26-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP103

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

WEST BUFFER

MEDIUM BUFFER

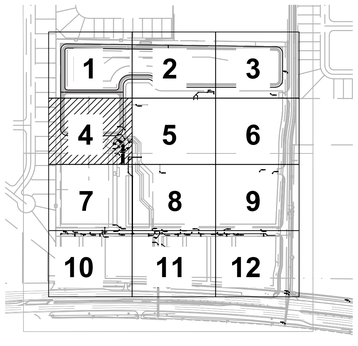
25' BUFFER WIDTH; 1365 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| Large Trees | 69 | 69 |
| Med./Sm. Trees | 55 | 55 |
| Shrubs | 410 | 410 |

**NOTES:**

1. PLEASE REFER TO SHEET LP001 FOR PLANT MATERIAL SCHEDULE.
2. PLEASE REFER TO SHEET LP002 FOR LANDSCAPE REQUIREMENTS & CALCULATIONS.

SHEET KEY
SCALE: 1"=400'-0"




MATCHLINE 1
MATCHLINE 4

MATCHLINE 4
MATCHLINE 5

PNA (SOD).
CONFIRM EXTENTS
WITH LANDSCAPE ARCHITECT
PRIOR TO INSTALLATION

TOP OF BANK (TYP.)

PROPERTY
LINE (TYP.)

EXISTING TREE TO BE
PRESERVED IN PLACE (TYP.)

TD 15
PED 10
IVN 84
MOC 9
QVH 8
HPF 41
SC 7
IC 8
CA 107
CE 10

CONFLICT 54
CONFLICT 53
CONFLICT 31
CONFLICT 30
CONFLICT 47
CONFLICT 28
CONFLICT 29

MATCHLINE 4
MATCHLINE 7

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, C=US, E=kveaudry@nfcdesign.com, O=NFC Landscape Architects, OU=A01410C000019348505ZF560001B420, Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:33:59-05'00'

| REVISIONS | DATE |
|---|---|

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: KAV
DATE: 11/03/2025

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

LP104

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

MATCHLINE 2
MATCHLINE 5

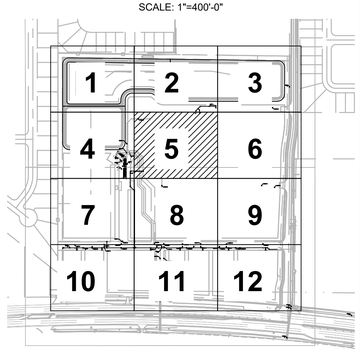
MATCHLINE 4
MATCHLINE 5

MATCHLINE 5
MATCHLINE 6

CONFLICT 48

# NO LANDSCAPE DESIGN ON THIS SHEET

SHEET KEY
SCALE: 1"=400'-0"




1

MATCHLINE 5
MATCHLINE 8

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, O=Qualifier=AD1410C000010D5052F560001B4...
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:34:21-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

LP105

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

MATCHLINE 3
MATCHLINE 6

MATCHLINE 5
MATCHLINE 6

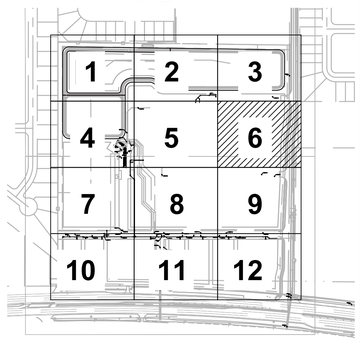
SEE STREET TREE PLANS FOR
STREET TREE SPECIFICATIONS

PROPERTY
LINE (TYP.)

EXISTING TREE TO BE
PRESERVED (TYP.)
SEE TREE MITIGATION PLAN

PUFFIN ROAD

SHEET KEY
SCALE: 1"=400'-0"




MATCHLINE 6
MATCHLINE 9

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: cn=Karina Veaudry, o=NFC, ou=Landscape Architect, email=KAV@NFCENGINEERING.COM, c=US
Reason: I am the author of this document
Location:
Date: 2025.11.03 18:34:44-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

LP106

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

WEST BUFFER

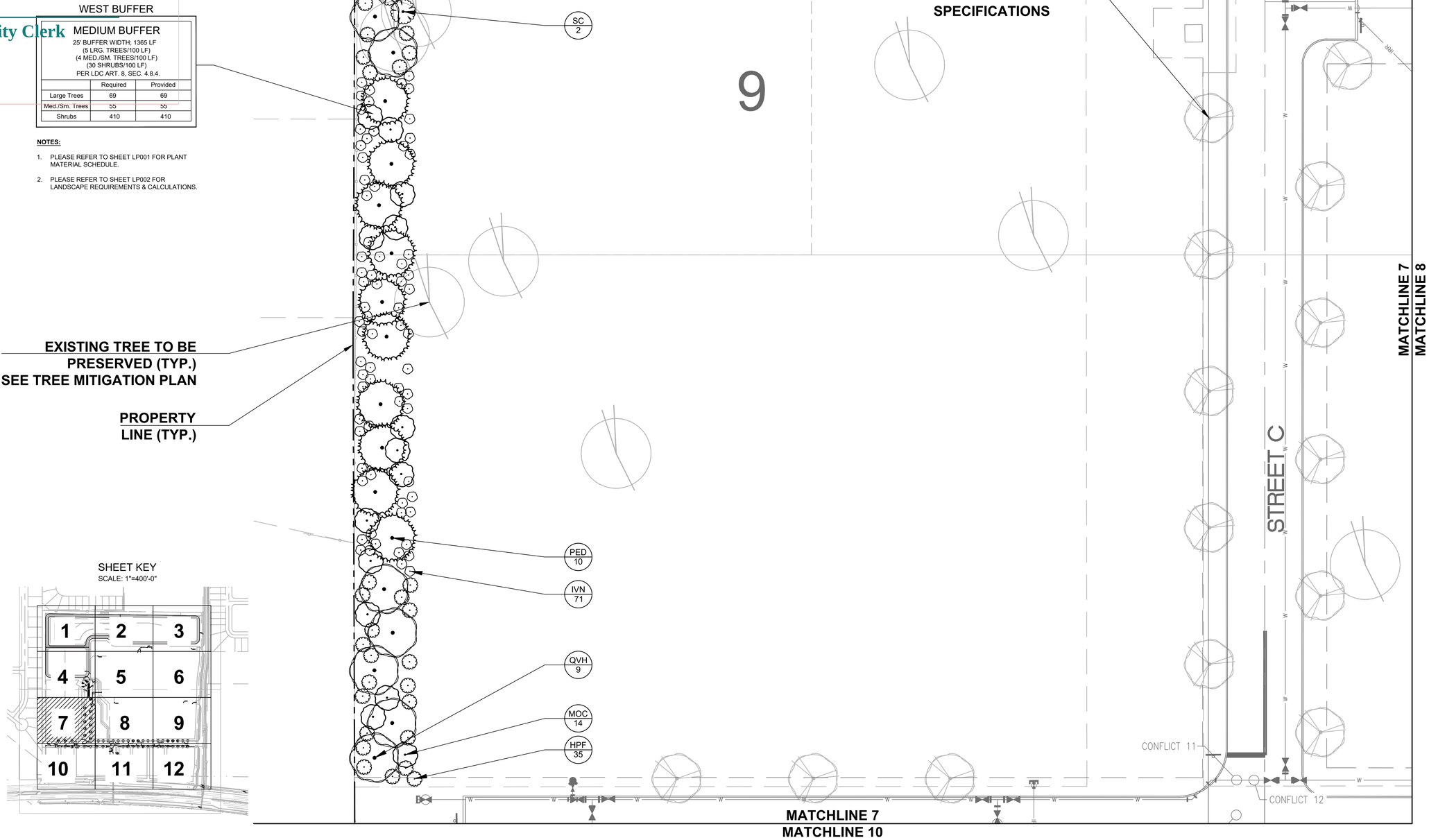
MEDIUM BUFFER

25' BUFFER WIDTH; 1365 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| Large Trees | 69 | 69 |
| Med./Sm. Trees | 55 | 55 |
| Shrubs | 410 | 410 |

**NOTES:**

1. PLEASE REFER TO SHEET LP001 FOR PLANT MATERIAL SCHEDULE.
2. PLEASE REFER TO SHEET LP002 FOR LANDSCAPE REQUIREMENTS & CALCULATIONS.




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: cn=Karina Veaudry, o=NFC Landscape Architects, ou=Qualified, email=KVeaudry@nfcla.com, c=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:35:09-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP107

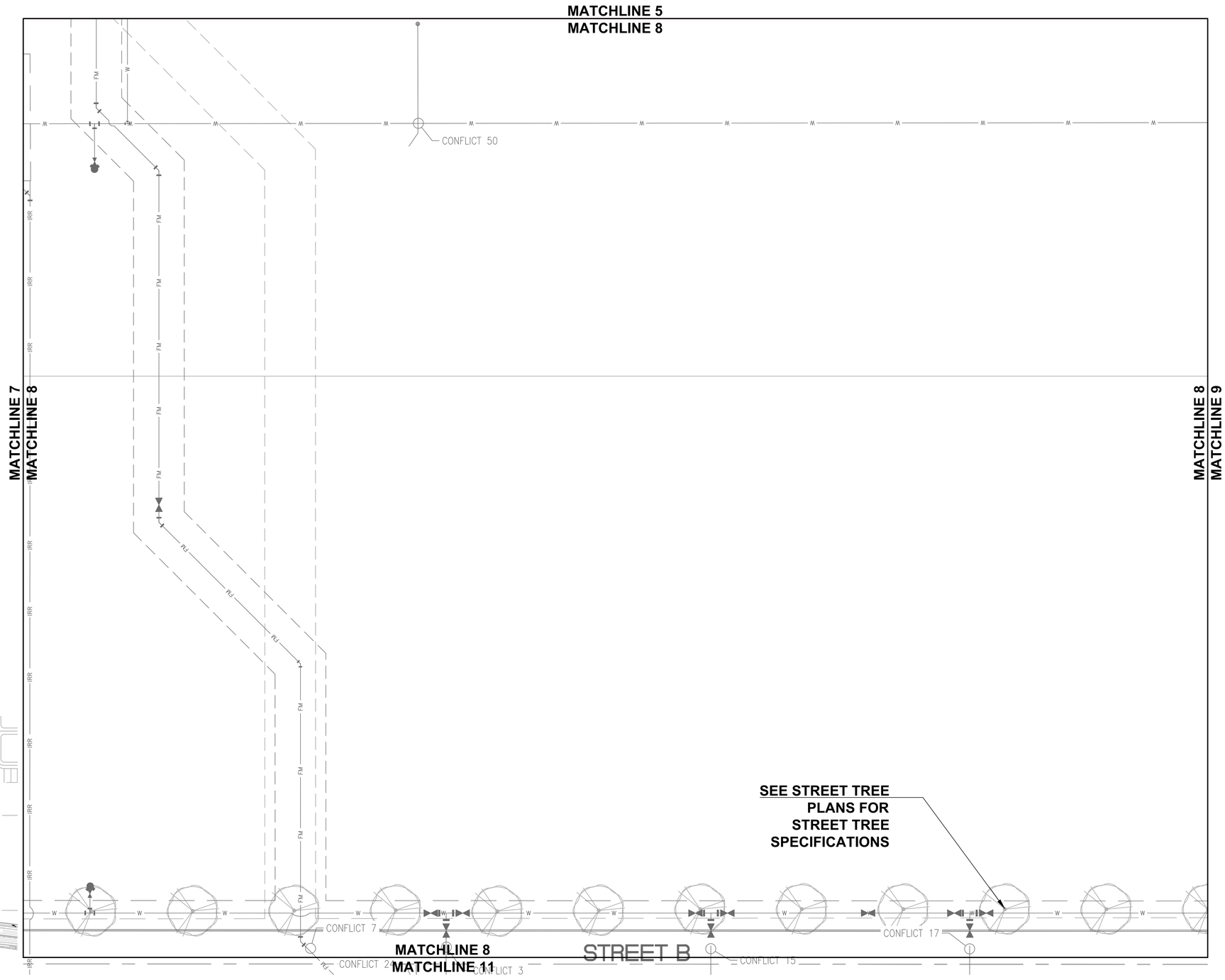
Xref ./Project Name Titleblock 24 x 36.dwg

I hereby certify that this item was approved by the St. Cloud City Council on

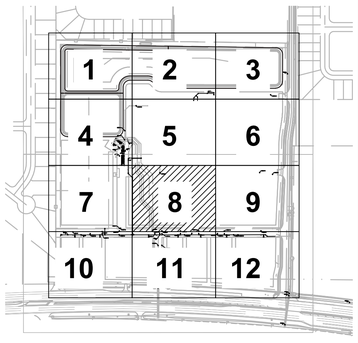
1/14/2026

Ivy Llauro

City Clerk




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD
COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, E=Queuefiler=A0141C0000019365052F560001B820, OU=staff&ted, C=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:39:31-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

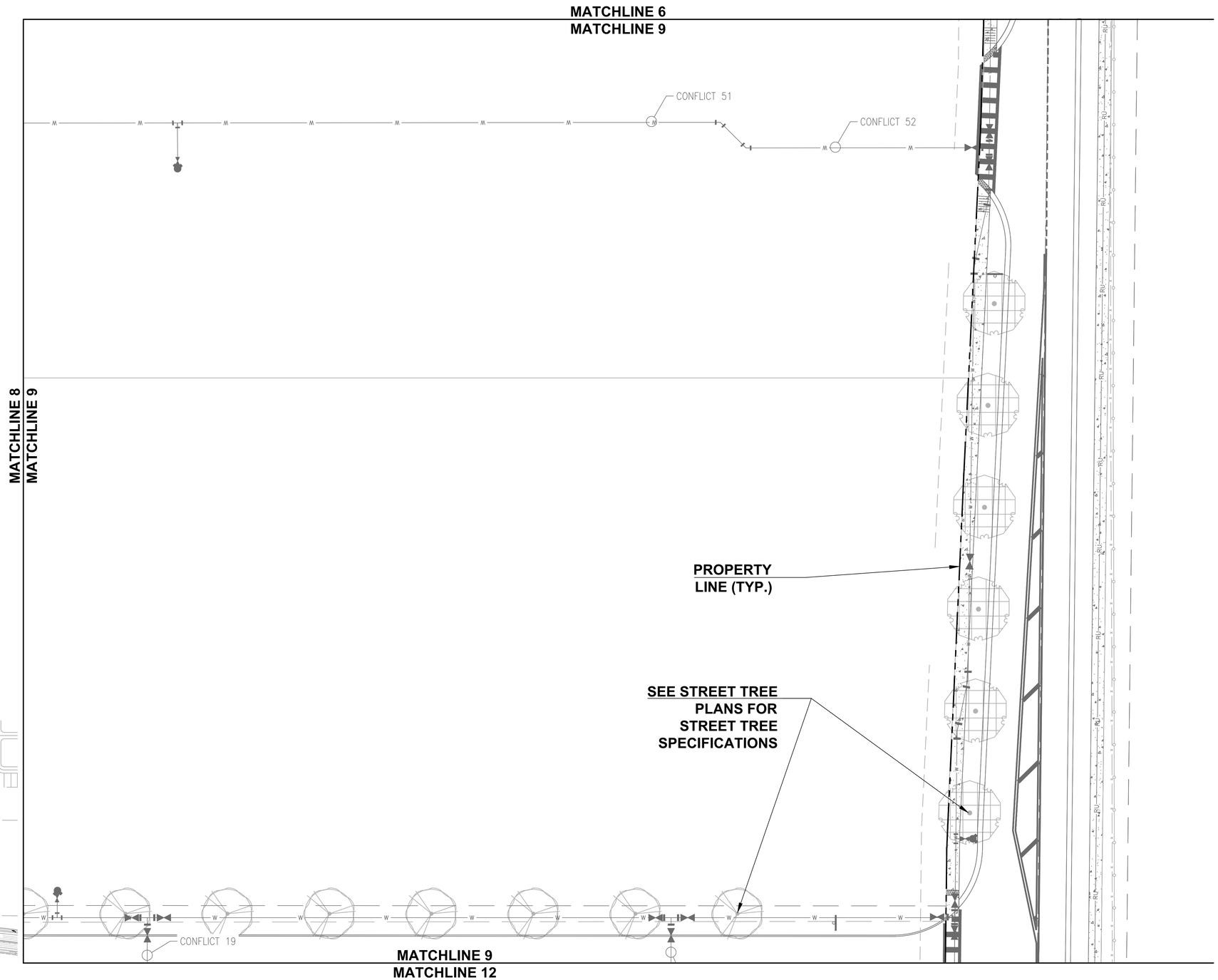
LP108

I hereby certify that this item was approved by the St. Cloud City Council on

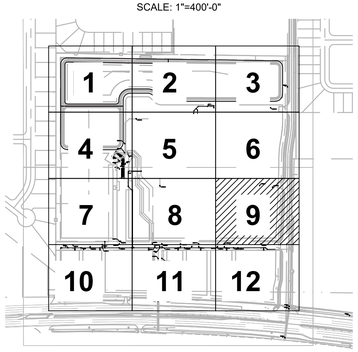
1/14/2026

Ivy Llauro

City Clerk




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry

Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, ...
Reason: I attest to the accuracy and integrity of this ...
Date: 2025.11.19 18:35:53-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP109

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

MATCHLINE 7
MATCHLINE 10

CONFLICT 38
CONFLICT 8
CONFLICT 39
CONFLICT 22
CONFLICT 40
CONFLICT 9
CONFLICT 10
CONFLICT 23
CONFLICT 41

QVH 4
HPF 17
SC 6
MOC 5
PED 10
IVN 50

SEE STREET TREE PLANS FOR STREET TREE SPECIFICATIONS

PROP.

8 7 6

MATCHLINE 10
MATCHLINE 11

WEST BUFFER

MEDIUM BUFFER
25' BUFFER WIDTH; 1365 LF
(5 LRG. TREES/100 LF)
(4 MED./SM. TREES/100 LF)
(30 SHRUBS/100 LF)
PER LDC ART. 8, SEC. 4.8.4.

| | Required | Provided |
|---|---|---|
| Large Trees | 69 | 69 |
| Med./Sm. Trees | 55 | 55 |
| Shrubs | 410 | 410 |

**NOTES:**

1. PLEASE REFER TO SHEET LP001 FOR PLANT MATERIAL SCHEDULE.
2. PLEASE REFER TO SHEET LP002 FOR LANDSCAPE REQUIREMENTS & CALCULATIONS.

PROPERTY LINE (TYP.)

SHEET KEY
SCALE: 1"=400'-0"

1 2 3
4 5 6
7 8 9
10 11 12

SEE STREET TREE PLANS FOR STREET TREE SPECIFICATIONS

E. IRLO BRONSON MEMORIAL HIGHWAY

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry

Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, email=KAV@NFCLA.com, C=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:36:13-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP110

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

MATCHLINE 8
MATCHLINE 11

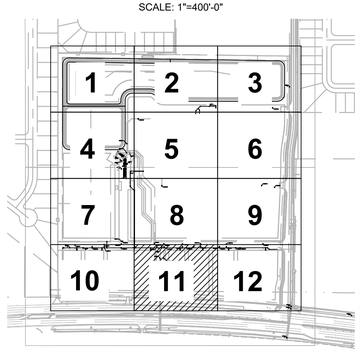
SEE STREET TREE PLANS FOR STREET TREE SPECIFICATIONS

CONFLICT 24
CONFLICT 3
CONFLICT 15
CONFLICT 6
CONFLICT 2
CONFLICT 23
CONFLICT 25
CONFLICT 43
CONFLICT 18
CONFLICT 26
CONFLICT 37
CONFLICT 5
CONFLICT 1
CONFLICT 13
STREET A
5
4
CONFLICT 4
CONFLICT 14

MATCHLINE 10
MATCHLINE 11

MATCHLINE 11
MATCHLINE 12

SHEET KEY
SCALE: 1"=400'-0"




E. IRLO BRONSON MEMORIAL HIGHWAY

SEE STREET TREE PLANS FOR STREET TREE SPECIFICATIONS

PROPERTY LINE (TYP.)

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: cn=Karina Veaudry, o=NFC Landscape Architects, ou=Licensed Professional, email=kveaudry@nfcla.com, c=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:36:35-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP111

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

MATCHLINE 8
MATCHLINE 11

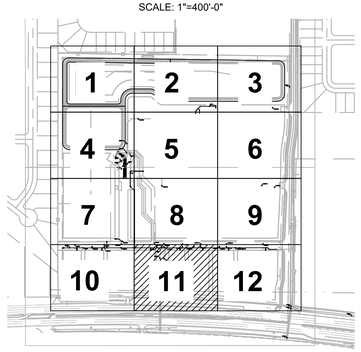
SEE STREET TREE PLANS FOR STREET TREE SPECIFICATIONS

CONFLICT 24
CONFLICT 3
CONFLICT 15
CONFLICT 6
CONFLICT 2
CONFLICT 23
CONFLICT 25
CONFLICT 43
CONFLICT 18
CONFLICT 26
CONFLICT 37
CONFLICT 5
CONFLICT 1
CONFLICT 13
STREET A
5
4
CONFLICT 4
CONFLICT 14

MATCHLINE 10
MATCHLINE 11

MATCHLINE 11
MATCHLINE 12

SHEET KEY
SCALE: 1"=400'-0"




E. IRLO BRONSON MEMORIAL HIGHWAY

SEE STREET TREE PLANS FOR STREET TREE SPECIFICATIONS

PROPERTY LINE (TYP.)

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

20 0 10 20 40
SCALE: 1" = 20'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: cn=Karina Veaudry, o=NFC Landscape Architects, ou=Licensed Professional, email=kveaudry@nfcla.com, c=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:36:35-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
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PROJECT NUMBER: 5450

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

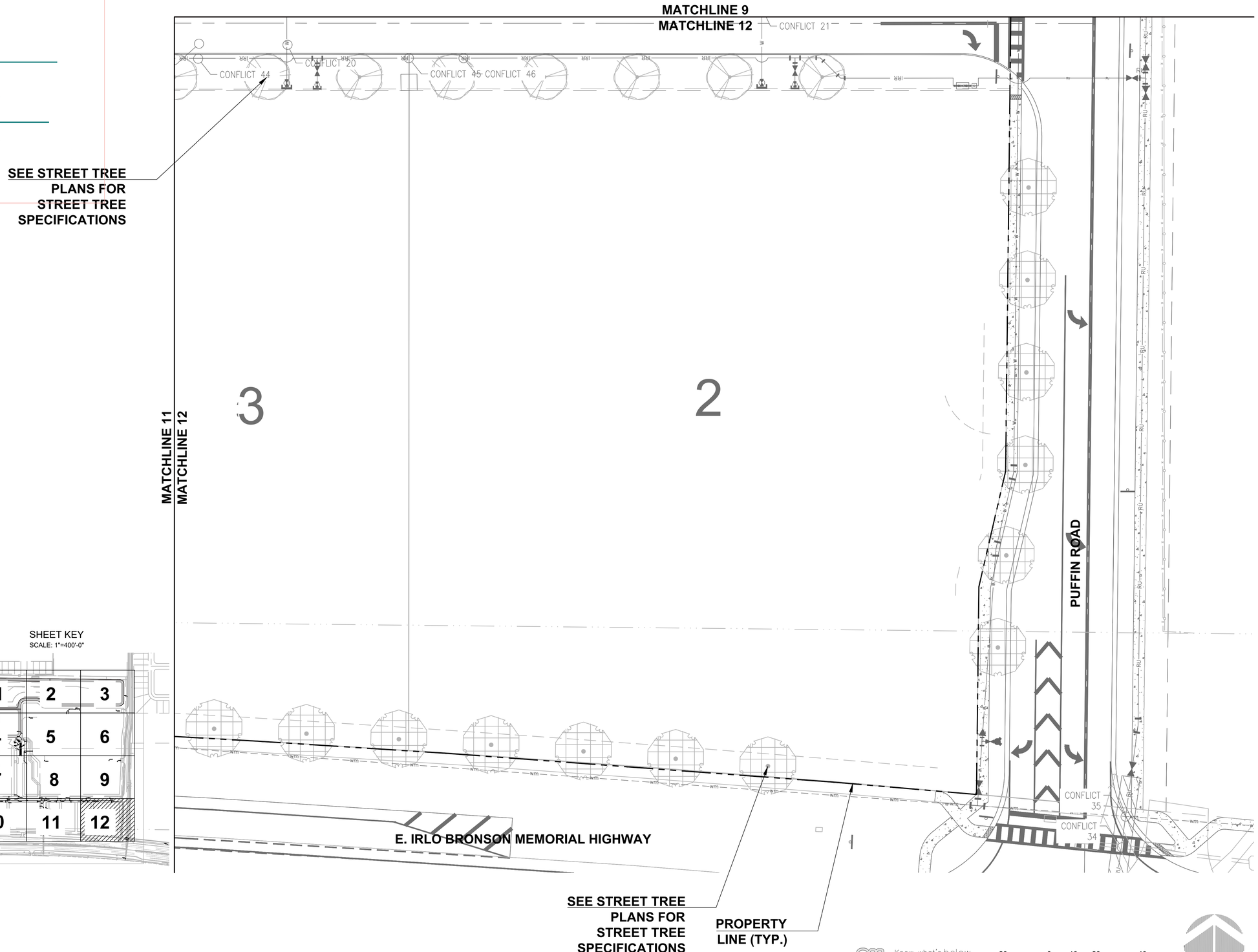
LP111

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

SCALE: 1" = 20'

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CONSULTANT:

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2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry

Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, ...
Reason: I attest to the accuracy and integrity of this ...
Date: 2025.11.03 11:36:56-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

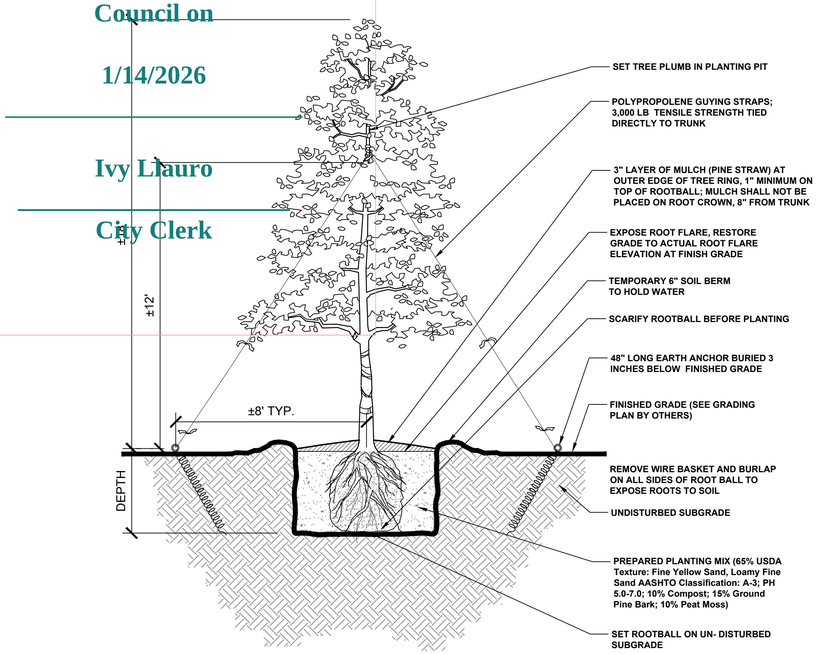
LANDSCAPE PLAN

SHEET NUMBER:

LP112

I hereby certify that this item was approved by the St. Cloud City Council on 1/14/2026

Ivy Lilauro
City Clerk

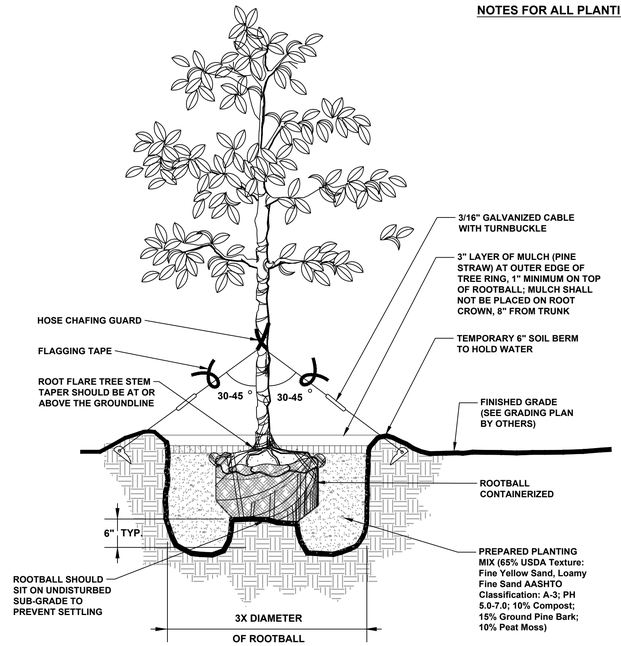



## LARGE TREE PLANTING & GUYING DETAIL

N.T.S.

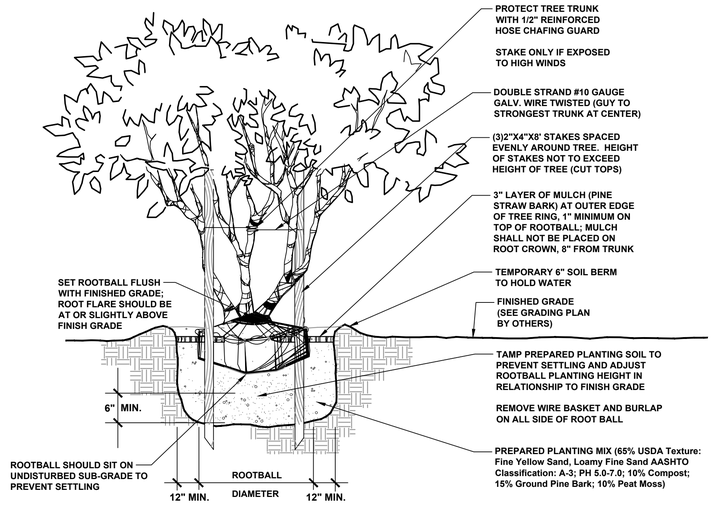
**NOTES FOR ALL PLANTINGS:**

1. DO NOT MOUND OR INSTALL MULCH AGAINST THE TRUNK OR STEM OF TREES AND SHRUBS OR THE CROWN OF PERENNIALS AND GROUNDCOVERS. THERE SHOULD BE FREE AND OPEN AIR CIRCULATION AROUND THE TRUNK OF THE PLANT AND THE GROUND IN THE IMMEDIATE AREA AT THE BASE OF THE TRUNK.
2. CONTRACTOR TO REMOVE ALL WIRE BASKETS AND BURLAP FROM B&B PLANTS LEAVING ONLY THE FABRIC AND WIRE ON THE VERY BOTTOM OF BALL IF IMPOSSIBLE TO REMOVE.




## SMALL TREE PLANTING & GUYING DETAIL

N.T.S.




## MULTI-TRUNK TREE PLANTNG DETAIL

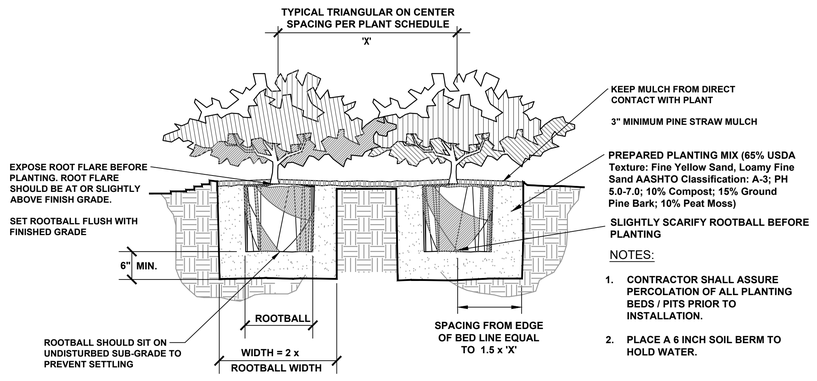
N.T.S.




STAKING DIAGRAM
PLAN VIEW

NOTES:

1. ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. SEE LANDSCAPE NOTES ON SEPARATE SHEET.
2. WATERING REQUIREMENTS ARE DIFFERRENT FOR EACH TREE SPECIES AND SOIL CONDITION. CONSULT AN ARBORIST AS TO THE APPROPRIATE WATER REGIMEN.
3. DISCARD SUBGRADE REMOVED FROM PLANTING PIT AND REPLACE WITH PREPARED SOIL MIX, PER SPECIFICATIONS. PLACE NEW SOIL MIX AROUND ROOTBALL IN SIX-INCH LAYERS, FIRMLY TAMPING AND WATERING EACH LAYER UNTIL THE PLANTING PIT IS FILLED TO FINISHED GRADE LEVEL.
4. TREES UNDER 3 INCH CALIPER DO NOT REQUIRE TO BE GUYED; HOWEVER CONTRACTOR IS RESPONSIBLE TO ENSURE TREES DO NOT BLOW OVER DURING MAINTENANCE PERIOD.

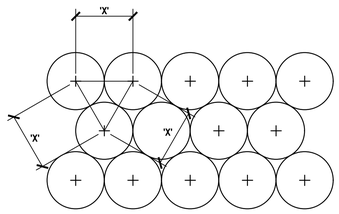



NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS / PITS PRIOR TO INSTALLATION.
2. PLACE A 6 INCH SOIL BERM TO HOLD WATER.

## GROUNDCOVER & SHRUB PLANTING DETAIL

N.T.S.




ALL SHRUBS & GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED. REFER TO PLANT SCHEDULE FOR INDIVIDUAL PLANT SPACING 'X'

## TYPICAL PLANT SPACING DETAIL

N.T.S.

PSP25-00004

CLIENT:

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ST. PETERSBURG, FL 33701

PROJECT:

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LOCATION:

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2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: cn=Karina Veaudry, o=NFC Landscape Architects, ou=Planning, email=karina@nfcla.com, c=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:39:14-05'00'

| REVISIONS | DATE |
|---|---|
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| | |
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| CHECKED BY: | KAV |
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PROJECT NUMBER: 5450

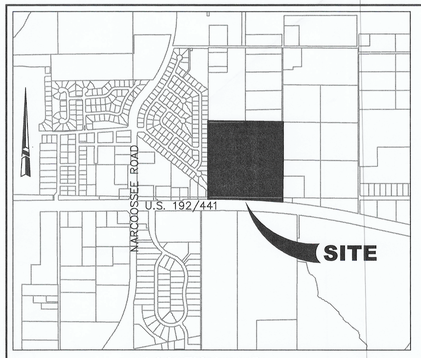
SHEET TITLE:

LANDSCAPE INSTALLATION DETAILS

SHEET NUMBER:

LP201

# PLAT OF SURVEY




LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1 AND 2, EXCHANGE AT SAINT CLOUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 159 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

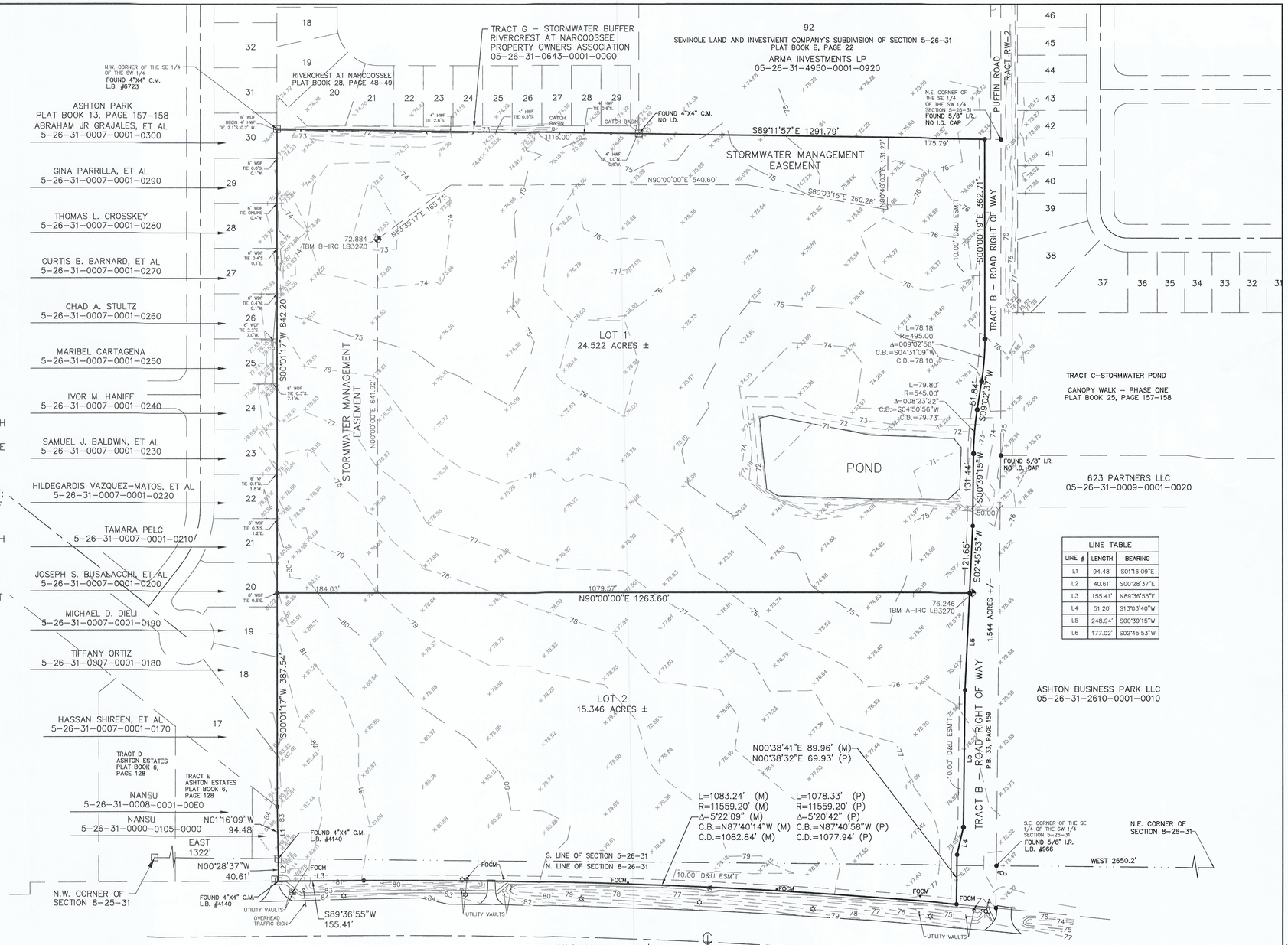
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN SOUTH 00°00'19" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 362.71 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 495.00 FEET, A CHORD BEARING OF SOUTH 04°31'09" WEST AND A CHORD DISTANCE OF 78.10 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°02'56", A DISTANCE OF 78.18 FEET; THENCE RUN SOUTH 09°02'37" WEST, A DISTANCE OF 51.84 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 545.00 FEET, A CHORD BEARING OF SOUTH 04° 50'56" WEST AND A CHORD DISTANCE OF 79.73 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°23'22", A DISTANCE OF 79.80 FEET; THENCE RUN SOUTH 00°39'15" WEST, A DISTANCE OF 131.44 FEET; THENCE RUN SOUTH 02°45'53" WEST, A DISTANCE OF 298.68 FEET; THENCE RUN SOUTH 00°39'15" WEST, A DISTANCE OF 248.94 FEET; THENCE RUN SOUTH 13°03'40" WEST, A DISTANCE OF 51.20 FEET; THENCE RUN SOUTH 00°38'41" WEST, A DISTANCE OF 89.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF EAST IRLO BRONSON MEMORIAL HIGHWAY, A POINT ON A NON TANGENT CURVE TO THE LEFT, CONCAVE SOUTH, HAVING A RADIUS OF 11,559.20 FEET, A CHORD BEARING OF NORTH 87°40'14" WEST AND A CHORD DISTANCE OF 1,082.84 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°22'09", A DISTANCE OF 1,083.24 FEET; THENCE RUN SOUTH 89°36'55" WEST, A DISTANCE OF 155.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°28'37" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 40.61 FEET; THENCE RUN NORTH 01°16'09" WEST, A DISTANCE OF 94.48 FEET; THENCE RUN NORTH 00°01'17" EAST, A DISTANCE OF 1,229.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 89°11'57" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1,291.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 39.87 ACRES, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 5, RANGE 26 SOUTH, RANGE 31, EAST, BEING N89°11'57"E.
2. ALL COURSES AND DISTANCES SHOWN HEREON, ARE MEASURED UNLESS OTHERWISE STATED.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 12097C0280 G, COMMUNITY NO. 120189, EFFECTIVE JUNE 18, 2013, THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GRAPHIC SCALE
100 0 50 100 200
( IN FEET )
1 inch = 100 ft.




| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L1 | 94.48' | S01°16'09"E |
| L2 | 40.61' | S00°28'37"E |
| L3 | 155.41' | N89°36'55"E |
| L4 | 51.20' | S13°03'40"W |
| L5 | 248.94' | S00°39'15"W |
| L6 | 177.02' | S02°45'53"W |

AC = AIR CONDITIONER
BFP = BACK FLOW PREVENTER
BK = BOOK
BLDG. = BUILDING
BM. = BENCHMARK
BOC = BACK OF CURB
BOL = BOLLARD
BWF = BARB WIRE FENCE
BX = BOX
C.H. = CHORD BEARING
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.D. = CHORD DISTANCE
C.E. = COMMON ELEMENT
CLF. = CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CMP = CORREGATED METAL PIPE
C.O. = CLEAN OUT
COM. = COMMUNICATION
CONC. = CONCRETE
CLP = CONCRETE LIGHT POLE
CPP = CONCRETE POWER POLE
CR = CABLE RISER
C.S. = CONTROL STRUCTURE
D = DRAINAGE
DBH = DIAMETER AT BREAST HEIGHT
DCO = DRAINAGE CLEAN OUT
DIA. = DIAMETER
DMH = DRAIN MANHOLE
E = ELECTRIC
EB = ELECTRIC BOX
EL. = ELEVATION
EMH = ELECTRIC MAN HOLE
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
ERCP= ECUPTAL REINFORCED CONC. PIPE
ESM'T = EASEMENT
FDC = FIRE DEPARTMENT CONNECTION
F.F.E. = FINISH FLOOR ELEVATION
F.M. = FORCED MAIN
FND = FOUND
FOC = FACE OF CURB
FOCM = FIBER OPTIC CABLE MARKER
FOCV = FIBER OPTIC CABLE VAULT
G = GAS
GA = GUY ANCHOR
GM = GAS MARKER
GPST = GATE POST
GR = GUARD RAIL
GW = GUY WIRE
GV = GAS VALVE
HC = HANDICAP
HWA = HANSON, WALTER & ASSOCIATES
HWF = HOG WIRE FENCE
HYD = FIRE HYDRANT
I.C.V. = IRRIGATION CONTROL VALVE
I.D. = IDENTIFICATION
IE. = INVERT
I.P. = IRON PIPE
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
L. = LENGTH
L.B. = LICENSED SURVEYING BUSINESS
L.C.E. = LIMITED COMMON ELEMENT
L.S. = LICENSED SURVEYOR
MB = MAIL BOX
MES. = MITERED END SECTION
MTL. = METAL
MKR. = MARKER
N.T.S. = NOT TO SCALE
N.R. = NON-RADIAL
N&D = NAIL AND DISC
OE = OVERHEAD ELECTRIC
O/S = OFFSET
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
PG = PAGE
P.I. = POINT OF INTERSECTION
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.C.C. = POINT OF COMPOUND CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
PP = POWER POLE
PR = PHONE RISER
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P.T. = POINT OF TANGENCY
PVC = POLY VINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RCW = RECLAIM WATER
RCWV = RECLAIM WATER VALVE
RES. = RESIDENCE
RGE = RANGE
R.L.S. = REGISTERED LAND SURVEYOR
RO = ROOF OVERHANG
RU = RE-USE LINE
R/W = RIGHT OF WAY
SCO = SEWER CLEAN OUT
SEC = SECTION
SS = SANITARY SEWER
SV = SEWER VALVE
SW = SIDEWALK
T = TANGENT LENGTH OF CURVE
℄ = CENTERLINE
Δ = DELTA (CENTRAL ANGLE)
(C) = CALCULATED DATA
(D) = DEED DATA
(L) = LEGAL DATA
(M) = MEASURED DATA
(P) = PLAT DATA
o = PK NAIL
□ = CONCRETE MONUMENT
◉ = NAIL & DISC
○ = IRON PIPE
● = FND 5/8" IRON ROD & CAP L.B. #3270 (UNLESS NOTED OTHERWISE)
= FIRE HYDRANT
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE
W/ = WITH
℄ = CENTERLINE
TBM = TEMPORARY BENCHMARK
TEL = TELEPHONE
TOB = TOP OF BANK
TOG = TOP OF GRATE
TOS = TOE OF SLOPE
TR. = TRAFFIC
TRAN = TRANSFORMER
TWP = TOWNSHIP
U = UTILITY
UG = UNDERGROUND
W = WATER
WDF = WOOD FENCE
WF = WIRE FENCE
WG = WATER GATE
WK = WALK
W.F. = WETLAND FLAG
BUILDING SETBACK LINE
OE OVERHEAD ELECTRIC LINE
OHW OVERHEAD WIRE
G GAS LINE
W WATER LINE
UTILITY/POWER POLE
GUY WIRE
TELEPHONE BOX
ELECTRIC BOX
LIGHT POLE
CLEANOUT
SANITARY SEWER MANHOLE
STORM DRAINAGE MANHOLE
TREE
CABLE BOX
VALVE(W/NOTE)
PARKING SPACES
SIGN
TEMPORARY BENCHMARK

I hereby certify that the survey represented hereon has been prepared in accordance with the Standards of Practice as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

John Michael Hughes, Certificate Number 6367, State of Florida, Professional Surveyor and Mapper
John M. Hughes, P.S.M. — Date Signed

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| | | | | | |
|---|---|---|---|---|---|
| DESIGN | | FB# | DCF | SEC | 5 & 8 |
| DRAWN | DT | PAGE | DCF | TWP | 26 S. |
| CK'D | JH | SCALE | 1" = 100' | RGE | 31 E. |
| CAD# | SEE STAMP | DATE OF SURVEY | 07-31-25 | | |

| DATE | BY | REVISIONS |
|---|---|---|
| | | |

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741
PHONE (407) 847-9433 FAX (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PREPARED FOR:
NIM WHITLEY
FERBER CONSTRUCTION MANAGEMENT, LLC

BOUNDARY & TOPOGRAPHIC SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.
1 of 1
JOB# 5450-05

I:\5450-05\SURVEY\CADD\Plat\5450-05_BT.dwg • Sep 01, 2026-8:39am • plotted by Rcook

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

## STREET TREE SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| STREET TREES | | | | | | |
| | AR | 66 | ACER RUBRUM | FLORIDA RED MAPLE | 65 GAL. / 3" CAL. | 8-10' HT. X 4-5' SP. |
| | MG | 53 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 65 GAL. / 3" CAL. | 12-14' HT. X 5-6' SP. |

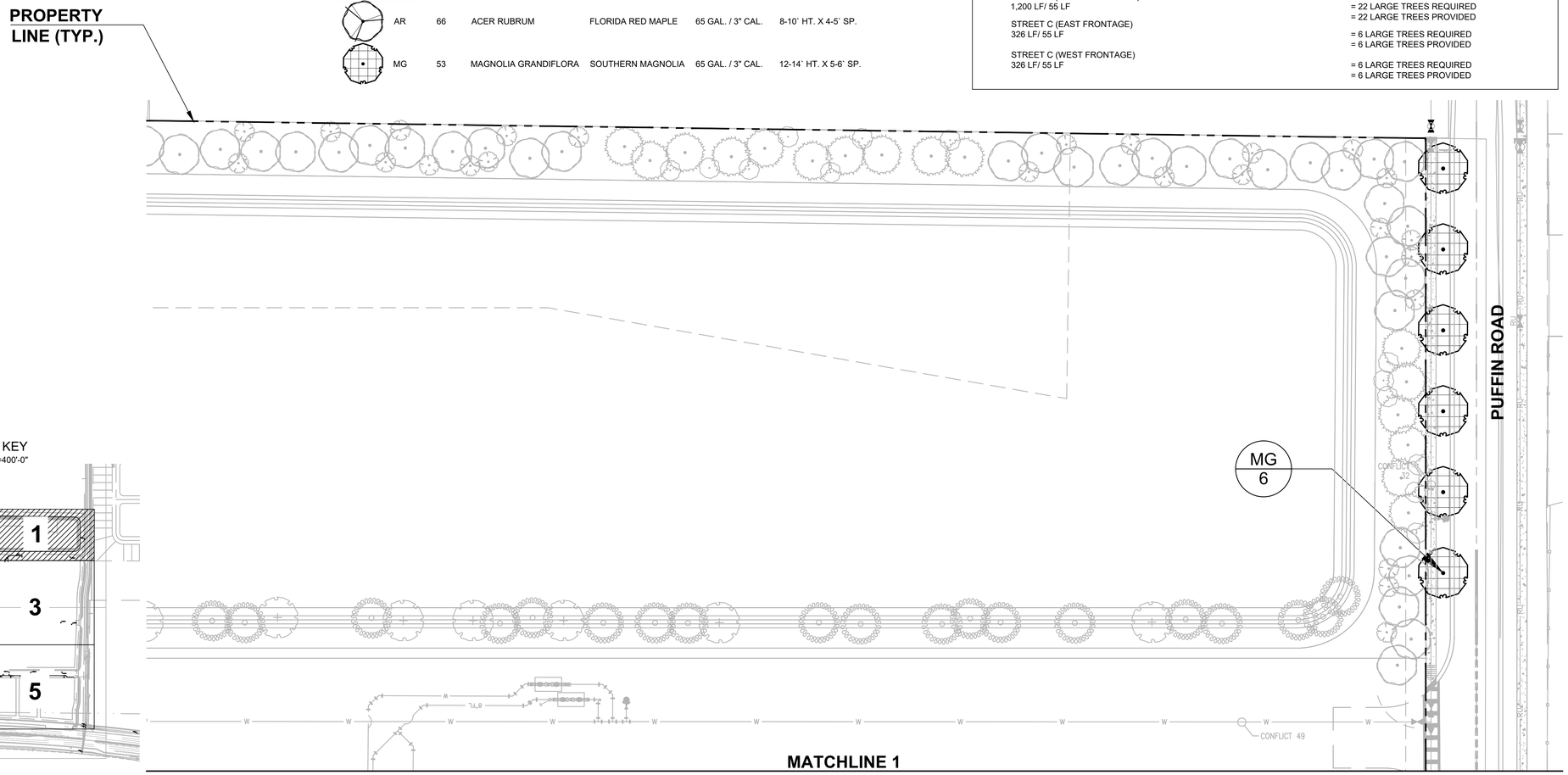
## STREET TREE CALCULATIONS

EXTERNAL ROADWAY TREES (PER ARTICLE 8, SEC. 4.8.5)

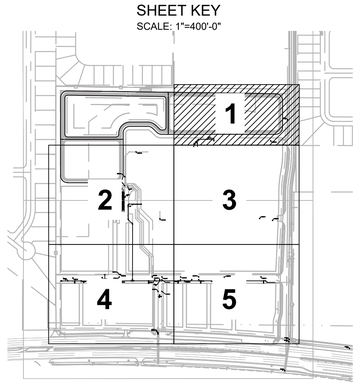
| | |
|---|---|
| PUFFIN ROAD (WEST FRONTAGE)<br>1390 LF/ 55 LF | = 26 LARGE TREES REQUIRED<br>= 26 LARGE TREES PROVIDED |
| E. IRLO BRONSON MEMORIAL HIGHWAY (NORTH FRONTAGE)<br>1,311 LF/ 55 LF | = 24 LARGE TREES REQUIRED<br>= 24 LARGE TREES PROVIDED |

INTERNAL ROADWAY TREES (PER ARTICLE 8, SEC. 4.8.5)

| | |
|---|---|
| STREET A (EAST FRONTAGE)<br>280 LF/ 55 LF | = 5 LARGE TREES REQUIRED<br>= 5 LARGE TREES PROVIDED |
| STREET A (WEST FRONTAGE)<br>280 LF/ 55 LF | = 5 LARGE TREES REQUIRED<br>= 5 LARGE TREES PROVIDED |
| STREET B (NORTH FRONTAGE)<br>1,200 LF/ 55 LF | = 22 LARGE TREES REQUIRED<br>= 22 LARGE TREES PROVIDED |
| STREET B (SOUTH FRONTAGE)<br>1,200 LF/ 55 LF | = 22 LARGE TREES REQUIRED<br>= 22 LARGE TREES PROVIDED |
| STREET C (EAST FRONTAGE)<br>326 LF/ 55 LF | = 6 LARGE TREES REQUIRED<br>= 6 LARGE TREES PROVIDED |
| STREET C (WEST FRONTAGE)<br>326 LF/ 55 LF | = 6 LARGE TREES REQUIRED<br>= 6 LARGE TREES PROVIDED |




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

30 0 15 30 60
SCALE: 1" = 30'

NORTH

PSP25-00004

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PROJECT:

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(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry
Reason: I attest to the accuracy and integrity of this
Date: 2025.11.10 10:37:25-05'00'

| REVISIONS | DATE |
|---|---|
| | |

DESIGNED BY: RJK
DRAWN BY: RJK
CHECKED BY: KAV
DATE: 11/03/2025

PROJECT NUMBER: 5450

SHEET TITLE:

STREET TREE PLAN

SHEET NUMBER:

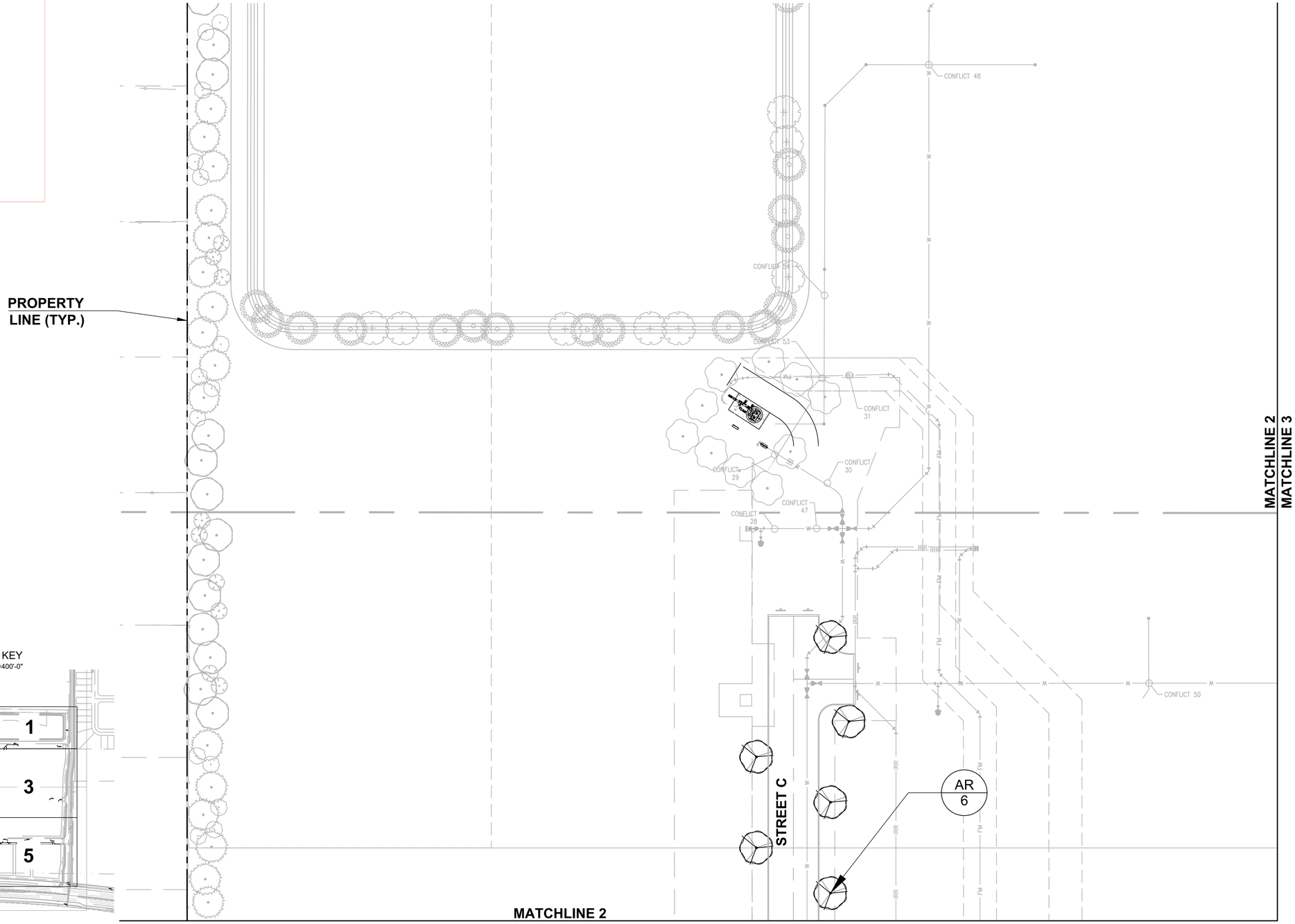
ST101

I hereby certify that this item was approved by the St. Cloud City Council on

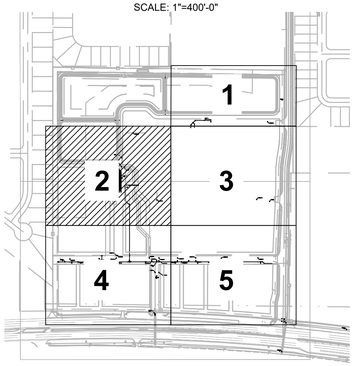
1/14/2026

Ivy Llauro

City Clerk




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

30 0 15 30 60
SCALE: 1" = 30'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry
emQuailtier:A01410C00001936052F560001962D, O=Unaffiliated, C=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:37:46-05'00'

| REVISIONS | DATE |
|---|---|
| | |

| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

STREET TREE PLAN

SHEET NUMBER:

ST102

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk

MATCHLINE 1
MATCHLINE 3

MATCHLINE 2
MATCHLINE 3

PROPERTY LINE (TYP.)

PUFFIN ROAD

1

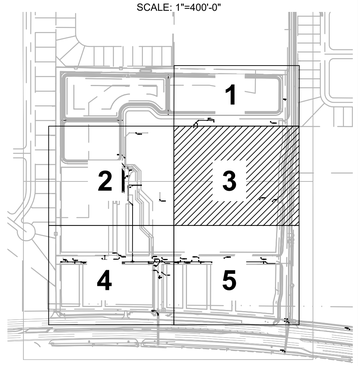
CONFLICT 51

CONFLICT 52

MG
10

MATCHLINE 3
MATCHLINE 5

SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

30 0 15 30 60
SCALE: 1" = 30'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
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SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, E=Qualifier=A01410C000015360C2F560D0018d2f, C=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.07 18:38:06-05'00'

| REVISIONS | DATE |
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| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

STREET TREE PLAN

SHEET NUMBER:

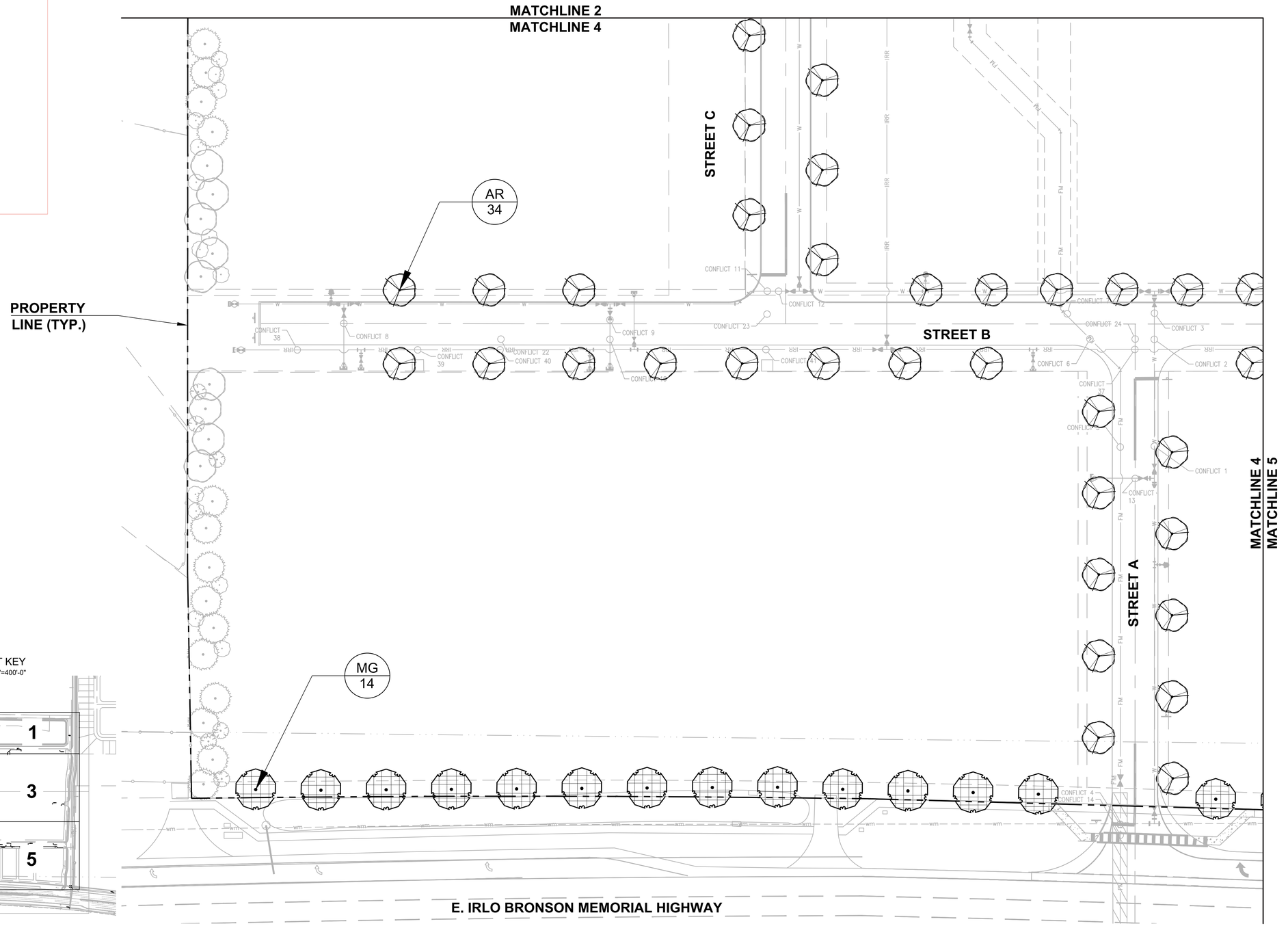
ST103

I hereby certify that this item was approved by the St. Cloud City Council on

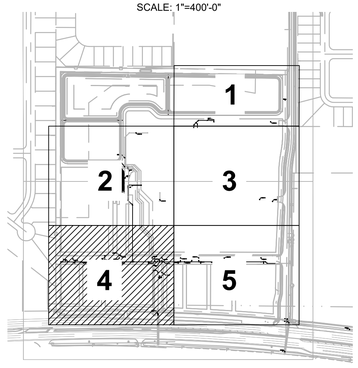
1/14/2026

Ivy Llauro

City Clerk




SHEET KEY
SCALE: 1"=400'-0"




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

SCALE: 1" = 30'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry
Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, OU=Qualified, O=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:38:27-05'00'

| REVISIONS | DATE |
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| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

STREET TREE PLAN

SHEET NUMBER:

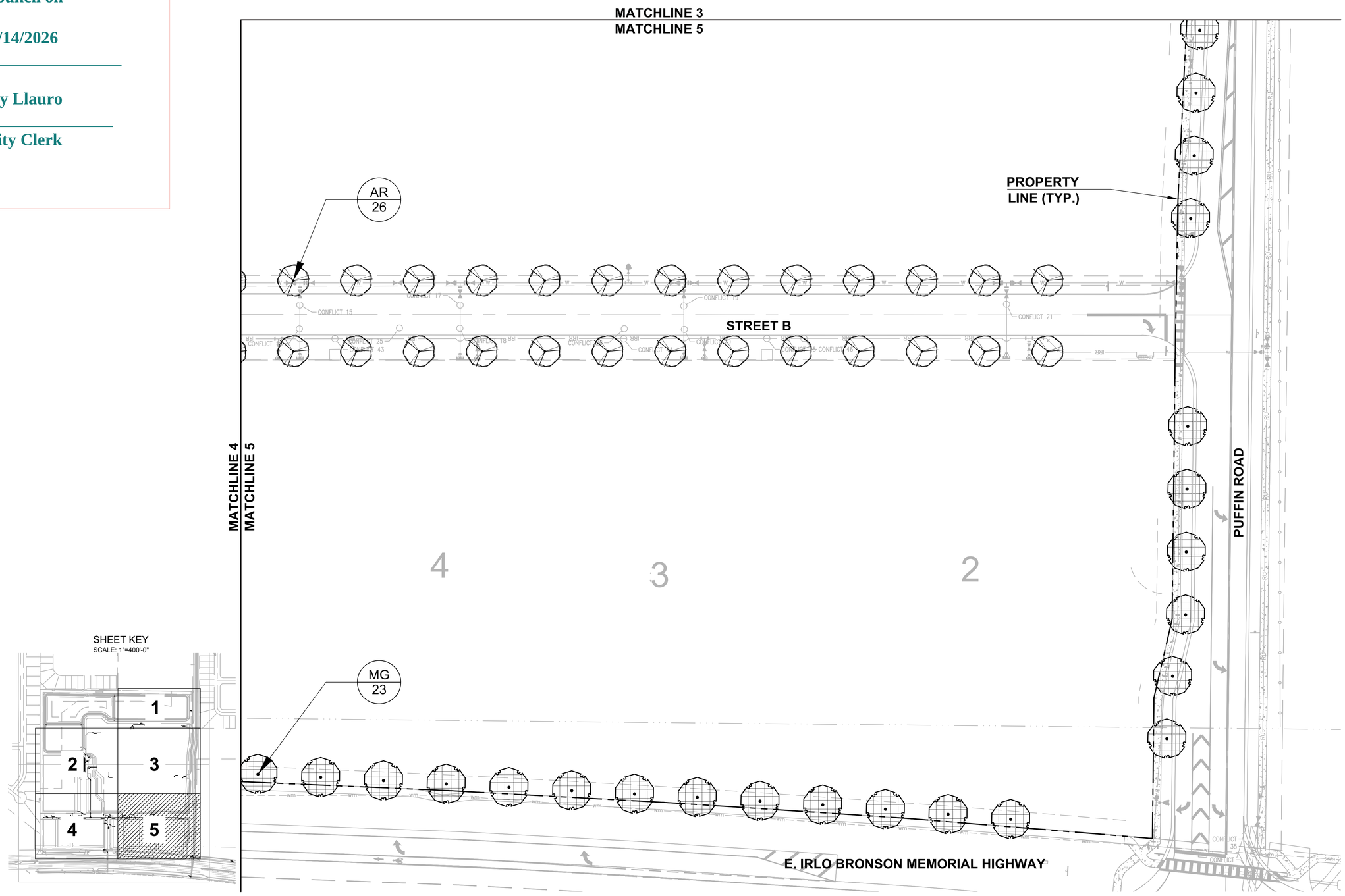
ST104

I hereby certify that this item was approved by the St. Cloud City Council on

1/14/2026

Ivy Llauro

City Clerk




Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

30 0 15 30 60

SCALE: 1" = 30'

NORTH

PSP25-00004

CLIENT:

FERBER COMPANY
100 SECOND AVENUE S.
SUITE 201-N
ST. PETERSBURG, FL 33701

PROJECT:

PUFFIN ROAD COMMERCIAL

LOCATION:

CITY OF
ST. CLOUD, FL

CONSULTANT:

NFC Landscape Architects
2228 Jessica Lane
Kissimmee, FL 34744
(321) 388-4781

SEAL:

Karina Veaudry

Digitally signed by Karina Veaudry
DN: CN=Karina Veaudry, emailAddress=kkl141900001936052@FS6000196000.com, C=US
Reason: I attest to the accuracy and integrity of this document
Date: 2025.11.03 18:38:52-05'00'

| REVISIONS | DATE |
|---|---|
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| | |
|---|---|
| DESIGNED BY: | RJK |
| DRAWN BY: | RJK |
| CHECKED BY: | KAV |
| DATE: | 11/03/2025 |

PROJECT NUMBER: 5450

SHEET TITLE:

STREET TREE PLAN

SHEET NUMBER:

ST105