PACE ROAD DEVELOPMENT

810 PACE RD,
AUBURNDALE, FL 33823

THE SOUTH 1/2 OF THE NORTHWEST 1/4
OF SECTION 17, TOWNSHIP 27 SOUTH,
RANGE 25 EAST POLK COUNTY, FLORIDA.

SEPTEMBER 21, 2026



GENERAL

GI-000 CIVIL COVER SHEET
GI-001 CIVIL GENERAL NOTES, LEGEND AND ABBREVIATIONS

CIVIL

CD-101 EXISTING CONDITIONS AND DEMOLITION PLAN
CS-102 SITE PLAN
CG-103 EROSION AND SEDIMENT CONTROL PLAN
CG-104 PAVING GRADING AND DRAINAGE PLAN
CU-105 UTILITY PLAN
CP-106 SIGNAGE AND STRIPING PLAN

CU-301 SITE DRAINAGE SECTIONS

CD-401 ENLARGED DEMOLITION PLAN
CD-402 ENLARGED DEMOLITION PLAN
CD-403 ENLARGED UTILITY DEMOLITION PLAN
CD-404 ENLARGED UTILITY DEMOLITION PLAN
CD-405 ENLARGED UTILITY DEMOLITION PLAN
CD-406 ENLARGED UTILITY DEMOLITION PLAN
CU-407 ENLARGED UTILITY PLAN
CU-408 ENLARGED UTILITY PLAN
CU-409 ENLARGED UTILITY PLAN
CU-410 ENLARGED UTILITY PLAN
CU-411 ENLARGED DUCTBANK PLAN
CU-412 ENLARGED DUCTBANK PLAN
CU-413 ENLARGED DUCTBANK PLAN
CU-414 ENLARGED DUCTBANK PLAN
CG-415 ENLARGED PAVING, GRADING AND DRAINAGE PLAN
CG-416 ENLARGED PAVING, GRADING AND DRAINAGE PLAN
CG-417 ENLARGED PAVING, GRADING AND DRAINAGE PLAN
CG-418 ENLARGED PAVING, GRADING AND DRAINAGE PLAN
CG-419 SITE GRADING SECTIONS
CS-420 ENLARGED STRIPING AND SIGNAGE PLAN
CS-421 ENLARGED STRIPING AND SIGNAGE PLAN
CS-422 ENLARGED STRIPING AND SIGNAGE PLAN
CS-423 ENLARGED STRIPING AND SIGNAGE PLAN

CS-501 CIVIL SITE DETAILS
CG-502 CIVIL DRAINAGE DETAILS
CG-503 CIVIL DRAINAGE DETAILS
CG-504 CIVIL DRAINAGE DETAILS
CG-505 STORMWATER POLLUTION PREVENTION PLAN
CG-506 STORMWATER POLLUTION PREVENTION DETAILS
CU-507 CIVIL UTILITY DETAILS
CU-508 CIVIL UTILITY DETAILS
CU-601 UTILITY STRUCTURE TABLE

OWNER

PACE ROAD DC DEVELOPMENT, LLC

3414 PEACHTREE ROAD NE, SUITE 1050
ATLANTA, GA 30326

CIVIL

SALAS O'BRIEN

5455 N Courtenay Pkwy,
Merritt Island, FL
32953

ENVIRONMENTAL

UES PROFESSIONAL SOLUTIONS

3532 MAGGIE BLVD
ORALNDO, FL 32811

SURVEY

ACTION SURVEYING & MAPPING

303 TYLER STREET
LAKE WALES, FL 33859

PLAN APPROVAL

DATE: _____ DEVELOPMENT SERVICES DIVISION

DATE: _____ REVIEW GROUP (REVIEWER)

PLAN APPROVAL IS VALID FOR FIVE YEARS AFTER THE INITIAL APPROVAL DATE. REVISIONS MADE AFTER THE INITIAL APPROVAL DATE DO NOT EXTEND THIS FIVE-YEAR TIME FRAME.

PLAN APPROVAL IS SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS

Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

SCOTT W. GLANCY LICENSE NO. 81478 STATE OF FLORIDA PROFESSIONAL ENGINEER

ScottGlancy

NUCLEI

PROJECT SUNSHINE

BUILDING 1
810 PACE RD,
AUBURNDALE, FL 33823

ISSUE DATE	DESCRIPTION
09/21/2026	IFP

Δ	DESCRIPTION	DATE

ISSUE:

PROJ NO
2540-01309

CHECKED BY	DRAWN BY
SWG	KLS

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SHEET TITLE
CIVIL COVER SHEET

SHEET NUMBER
GI-000

CIVIL GENERAL NOTES:

UNLESS OTHERWISE SPECIFIED, ALL WORK TO BE PERFORMED CONSISTENT WITH THE RULES AND REQUIREMENTS OF THE FOLLOWING:

- POLK COUNTY, FLORIDA
- CITY OF AUBURNDALE FLORIDA
- SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES SHOWN ARE THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. OTHER UNKNOWN IMPROVEMENTS MAY BE PRESENT, SUCH AS UTILITIES, WHICH ARE WITHIN THE PROJECT AREA. CONTRACTOR TO VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES (WHETHER OR NOT SHOWN ON THE PLANS) AFFECTING THE WORK.
2. FIELD LOCATE EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. NOTIFY THE OWNER REPRESENTATIVE OF ALL CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. CONFIRM THE ACCURACY OF SURVEY AND OTHER GRADING DATA.
3. FIELD CONDITIONS MAY NECESSITATE SLIGHT ALIGNMENT AND GRADE DEVIATION OF THE PROPOSED CONSTRUCTION TO AVOID OBSTACLES, AS AGREED TO BY THE OWNER REPRESENTATIVE.
4. WORK THE SCOPE CONTAINED ON THE CIVIL DRAWINGS IN COORDINATION WITH OTHER DISCIPLINES AND CALL DISCREPANCIES TO THE ATTENTION OF THE OWNER REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
5. REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE CONSTRUCTION BEGINS TO COMPARE EXISTING CONDITIONS TO WHAT IS SHOWN ON THE DRAWINGS. NOTIFY THE OWNER REPRESENTATIVE OF VARIANCES.
6. VERIFY EXISTING DIMENSIONS AND CONDITIONS PRIOR TO ORDERING MATERIALS AND NOTIFY THE OWNER REPRESENTATIVE IF DIFFERENT FROM WHAT IS SHOWN ON THE DRAWINGS.
7. DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND CONSTRUED TO APPLY TO SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
8. GIVE NOTICES AND COMPLY WITH LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN AND SPECIFIED.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND THEIR SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING WORK UNDER A CONTRACT WITH THE CONTRACTOR.
10. NOTIFY THE OWNER REPRESENTATIVE IMMEDIATELY OF ERRORS OR OMISSIONS IN THE PLANS.
11. PRESERVE AND PROTECT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IF THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED, EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ARRANGEMENTS WITH THE OWNER REPRESENTATIVE, CITY OF AUBURNDALE, POLK COUNTY,, PUBLIC CARRIERS, SERVICE COMPANIES, AND OTHER AGENCIES HAVING JURISDICTION OWNING OR CONTROLLING ROADWAYS, WATER, SEWER, GAS, ELECTRICAL, AND TELEPHONE SUCH AS PAVEMENTS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES THAT ARE ENCOUNTERED IN THE WORK SUCH THAT ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
13. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTION, HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS. CONTRACTOR IS RESPONSIBLE TO PROVIDE PROPER ACCESS FOR INSPECTIONS.
14. TAKE REASONABLE AND PRUDENT PRECAUTIONS TO ENSURE COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
15. PRIOR TO INITIATING EXCAVATION (INCLUDING BUT NOT LIMITED TO DITCHES, STORMWATER PONDS, CANALS), INSTALL FENCES AND TAKE OTHER REASONABLE AND PRUDENT STEPS TO ENSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
16. USE NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY MANUFACTURER.
17. COMPLY WITH FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT RULES AND REGULATIONS. COMPLY WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
18. WORK PERFORMED UNDER THE CONTRACT, AND EQUIPMENT, APPLIANCES, TOOLS AND LIKE ITEMS USED IN THE WORK MUST CONFORM TO APPLICABLE SAFETY CODES AND REGULATIONS OF PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT INTERPRETATION OR REGULATION GOVERN. TAKE REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
    A. EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED;
    B. THE WORK AND ALL MATERIALS AND EQUIPMENT USED, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR OF ITS SUBCONTRACTORS;
    C. OTHER PROPERTY AT THE SITE OR ADJACENT TO IT, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION DURING CONSTRUCTION.
19. ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, REASONABLE SAFEGUARDS FOR SAFETY AND ENVIRONMENTAL PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY OR ENVIRONMENTAL REGULATIONS.
20. PROVIDE ADEQUATE PROTECTION FOR PARTS IN WORKPLACE AND ADJACENT AREAS THAT ARE SUBJECT TO DAMAGE DUE TO CONSTRUCTION. PROTECTION OF PARTS IS AT THE COST OF THE CONTRACTOR.
21. UPON COMPLETION OF PERFORMANCE OF DUTIES UNDER THIS CONTRACT, THE CONTRACTOR AND ITS SUBCONTRACTORS ARE RESPONSIBLE TO REMOVE SUPPLIES, MATERIALS, AND WASTE FROM THE JOB SITE. CONTRACTOR TO BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACTOR, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS.
22. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO THE OWNER REPRESENTATIVE.

EROSION CONTROL AND DEMOLITION NOTES:

1. PRESERVE ITEMS TO BE SALVAGED IN EXISTING CONDITION OR BETTER AND RELOCATE AS DIRECTED. REPAIR ITEMS DAMAGED DURING REMOVAL / RELOCATION AT NO COST TO THE OWNER.
2. DURING CONSTRUCTION PROTECT EXISTING ITEMS TO REMAIN AND ADJACENT FACILITIES FROM DAMAGE.
3. PERFORM DEMOLITION IN A MANNER THAT DOES NOT IMPEDED ACCESS FOR EMERGENCY RESPONSE VEHICLES OR PERSONNEL TO ADJACENT FACILITIES.
4. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED UPON NAD '83 STATE PLANE COORDINATES, FLORIDA EAST ZONE 901 AND NAVD' 88.
5. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK PRIOR TO FABRICATION AND CONSTRUCTION. PROVIDE ADEQUATE MEANS OF TEMPORARY AND/OR PERMANENT SUPPORT AND PROTECTION OF UTILITIES DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
6. SECURE THE PROJECT SITE AND POST SIGNAGE TO PREVENT UNAUTHORIZED PEDESTRIAN AND VEHICLE ACCESS. MAINTAIN AND/OR MODIFY SECURITY BARRIERS AND SIGNAGE AS REQUIRED FOR THE LIFE OF THE PROJECT.
7. DEVELOP AND MAINTAIN A DUST CONTROL PLAN, USING BEST MANAGEMENT PRACTICES, THROUGHOUT THE LIFE OF THE PROJECT.
8. DEVELOP, PERMIT AND MAINTAIN A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH CG-505 FDEP'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES). SHEETS CG-104 AND CG-503 PROVIDE INITIAL STORMWATER POLLUTION PREVENTION GUIDANCE THAT WILL BE MAINTAINED BY THE CONTRACTOR. IN ADDITION, MAINTAIN A CONTROLLED CONSTRUCTION ACCESS AND PLACE ROCK, STRAW, MULCH OR OTHER SUITABLE MATERIAL AS NEEDED ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. MEASURES IN EXCESS OF THOSE SHOWN ON THE PLANS MAY BE REQUIRED. DO NOT TRACK MUD, STONES, OTHER SOILS, OR MATERIALS OFF SITE ONTO ADJACENT ROADS, SIDEWALKS, OR LAND.
9. FOLLOW CONTRACTOR LOCK-OUT TAG-OUT PROCEDURE PRIOR TO PERFORMING ELECTRICAL DEMOLITION OR TERMINATIONS.
10. USE GOOD, CLEAN FILL, FREE OF DEBRIS, ORGANIC MATERIAL, AND/OR QUESTIONABLE SOILS WHERE REQUIRED.
11. SHOULD UNCHARTED, OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED; STOP WORK AND CONSULT ENGINEER IMMEDIATELY FOR DIRECTION.
12. PROTECT STRUCTURES, UTILITIES, PAVEMENTS AND OTHER FACILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY DEMOLITION OPERATIONS.
13. REMOVE EXCESS MATERIALS IN THEIR ENTIRETY UPON THE COMPLETION OF WORK.
14. PROTECT UTILITY MARKERS AND IF THEY BECOME DAMAGED OR MOVED DURING THE COURSE OF DEMOLITION NOTIFY THE RESPECTIVE UTILITY PROVIDERS SO THAT THEY MAY BE REPLACED BY QUALIFIED PERSONNEL.
15. PROVIDE SAWCUT EDGES AT LIMITS PAVEMENT DEMOLITION AT EDGES OF PAVEMENT TO REMAIN. PROTECT EDGES TO REMAIN FROM DAMAGE UNTIL PERMANENT GRADES / CURBING ARE INSTALLED.
16. THE APPROPRIATE TURBIDITY AND EROSION CONTROL METHODOLOGIES SELECTED BY THE CONTRACTOR FOR THIS PROJECT SHOULD BE MADE FOLLOWING ASSESSMENT OF THE PLANS AND PROJECT SITE SPECIFIC FACTORS (EROSION AND CONTROL PLAN, SWPPP, SPECS, AND FDEP NOI) AND AFTER CONSULTATIONS AS NEEDED WITH THE OWNER AND APPROPRIATE AGENCIES. THE CONSTRUCTION SEQUENCING SHOULD BE THOUGHT OUT IN ADVANCE OF INITIATION TO PROVIDE ADEQUATE PROTECTION OF WATER QUALITY.

GEOTECHNICAL GENERAL NOTES:

GENERAL

1. PERFORM EARTHWORK, SITE PREPARATION, FILL PLACEMENT, AND COMPACTION IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE UES SUPPLEMENTAL GEOTECHNICAL EXPLORATION, REPORT NO. 2163464, DATED MARCH 25, 2026.
2. IMMEDIATELY NOTIFY GEOTECHNICAL ENGINEER SHALL IF SUBSURFACE CONDITIONS DIFFERING FROM THOSE DESCRIBED IN THE GEOTECHNICAL REPORT ARE ENCOUNTERED DURING CONSTRUCTION.
3. LOCATE EXISTING UNDERGROUND UTILITIES WITHIN CONSTRUCTION AREAS PRIOR TO EARTHWORK. PROPERLY REMOVE OR PLUG ABANDONED UNDERGROUND UTILITIES TO PREVENT FUTURE SUBSURFACE EROSION AND SETTLEMENT.

SITE PREPARATION

4. STRIP ALL VEGETATION, TOPSOIL, ROOTS, ORGANIC MATERIAL, DEBRIS, AND UNSUITABLE MATERIAL WITHIN THE CONSTRUCTION LIMITS.
5. FOLLOWING STRIPPING, PROOF-ROLL EXPOSED SUBGRADE UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER TO IDENTIFY UNSTABLE OR YIELDING AREAS. REMOVE AND REPLACE UNSUITABLE SOIL WITH APPROVED COMPACTED STRUCTURAL FILL.
6. DEWATERING, WHERE REQUIRED, SHOULD LOWER GROUNDWATER TO AT LEAST 2 FEET BELOW THE BOTTOM OF EXCAVATIONS OR COMPACTED SURFACES PRIOR TO EARTHWORK. FILL AND COMPACTION.
7. PROVIDE STRUCTURAL FILL CONSISTING OF CLEAN SAND CONTAINING LESS THAN 10 PERCENT FINES, FREE OF ORGANICS, DEBRIS, AND DELETERIOUS MATERIAL. PLACE FILL IN LIFTS NOT EXCEEDING 12 INCHES (LOOSE) AND COMPACTED TO THE REQUIRED DENSITY.
8. STABILIZE PAVEMENT SUBGRADE AND COMPACT TO A MINIMUM OF 98% OF ASTM D1557 MODIFIED PROCTOR MAXIMUM DRY DENSITY WITHIN THE UPPER 12 INCHES BENEATH PAVEMENT SECTIONS.
9. PERFORM COMPACTION TESTING AT A MINIMUM FREQUENCY OF:
    - PAVEMENT AREAS: 1 TEST PER 10,000 SF
    - MINIMUM OF FOUR TESTS PER AREA UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.

SUBGRADE CONDITIONS

10. VERIFY COMPACTED SOILS EXHIBIT ADEQUATE STABILITY AND FREE OF PUMPING CONDITIONS. SCARIFY, AERATE, DRY, OR OTHERWISE STABILIZE PUMPING SOILS BEFORE ADDITIONAL CONSTRUCTION PROCEEDS.

GROUNDWATER

11. GROUNDWATER LEVELS FLUCTUATE SEASONALLY. ESTIMATED PERCHED SEASONAL HIGH GROUNDWATER IS EXPECTED TO OCCUR APPROXIMATELY 3.5 FEET TO GREATER THAN 10 FEET BELOW EXISTING GRADE, DEPENDING ON LOCATION.

PAVEMENT CONSTRUCTION

12. STABILIZE SUBGRADE TO ACHIEVE A MINIMUM LBR OF 40 AND COMPACTED TO 98% MODIFIED PROCTOR DENSITY.
13. MAINTAIN MINIMUM SEPARATION BETWEEN SEASONAL HIGH GROUNDWATER AND PAVEMENT BASE:
    - 12 INCHES BENEATH RCA OR SOIL-CEMENT BASE
    - 18 INCHES BENEATH LIMEROCK BASE

GEOTECHNICAL GENERAL NOTES (CONTINUED):

CONSTRUCTION OBSERVATION

14. PERFORM GEOTECHNICAL OBSERVATION AND TESTING DURING EARTHWORK, PROOF-ROLLING, FILL PLACEMENT, FOOTING EXCAVATION, AND PAVEMENT CONSTRUCTION TO VERIFY COMPLIANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
15. MAINTAIN LARGE VIBRATORY ROLLERS AT LEAST 50 FEET FROM EXISTING STRUCTURES UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER. WITHIN THIS ZONE, STATIC ROLLERS OR HAND-OPERATED COMPACTORS SHOULD BE USED.

ABBREVIATIONS:

ACI	AMERICAN CONCRETE INSTITUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
CO	CONTRACTING OFFICER
DIA	DIAMETER
GV	GATE VALVE
ETR	EXISTING TO REMAIN
EX	EXISTING
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LF	LINEAR FEET
MEG	MATCH EXISTING
WM	WATER METER
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NTS	NOT TO SCALE
SF	SQUARE FEET
SWFWMD	SOUTHWEST FL WATER MANAGEMENT DISTRICT
TYP	TYPICAL
US	UNITED STATES
VIF	VERIFY IN FIELD

LEGEND

PROPOSED HEAVY DUTY ASPHALT PAVEMENT
PROPOSED LIGHT DUTY ASPHALT PAVEMENT
PROPOSED HEAVY DUTY CONCRETE PAVEMENT
PROPOSED LIGHT DUTY CONCRETE PAVEMENT
PROPOSED PADS AND SIDEWALK
STABILIZED CONSTRUCTION ENTRANCE
PROPERTY BOUNDARY
CENTERLINE
POND
SETBACK
SILT FENCE — SF
BACKFLOW PREVENTER
EXISTING FENCELINE — X
EXISTING STORM DRAIN
EXISTING FIRE HYDRANT
EXISTING SIGNAGE
EXISTING WATER METER
EXISTING ELECTRICAL/LIGHT POLE
EXISTING STORM MANHOLE
TRANSMISSION POLE
DEMOLITION
SUBSTATION/SWITCH YARD ROAD
SUBSTATION/SWITCH YARD GRAVEL

EXISTING HEAVY DUTY ASPHALT PAVEMENT
EXISTING LIGHT DUTY ASPHALT PAVEMENT
EXISTING HEAVY DUTY CONCRETE PAVEMENT
EXISTING LIGHT DUTY CONCRETE PAVEMENT
EXISTING CONCRETE SIDEWALK
EXISTING OVERHEAD ELECTRICAL — OHE
EXISTING STORM DRAIN — SD
EXISTING SANITARY SEWER — SS
EXISTING TELECOMMUNICATIONS — T
EXISTING WATER — W
EXISTING FORCEMAIN — FM
EXISTING FIRE WATER — F
PROPOSED STORMWATER
PROPOSED SANITARY SEWER — SS
PROPOSED WATER — W
PROPOSED FIRE — F
PROPOSED TELECOM DUCT BANK
PROPOSED MV DUCT BANK

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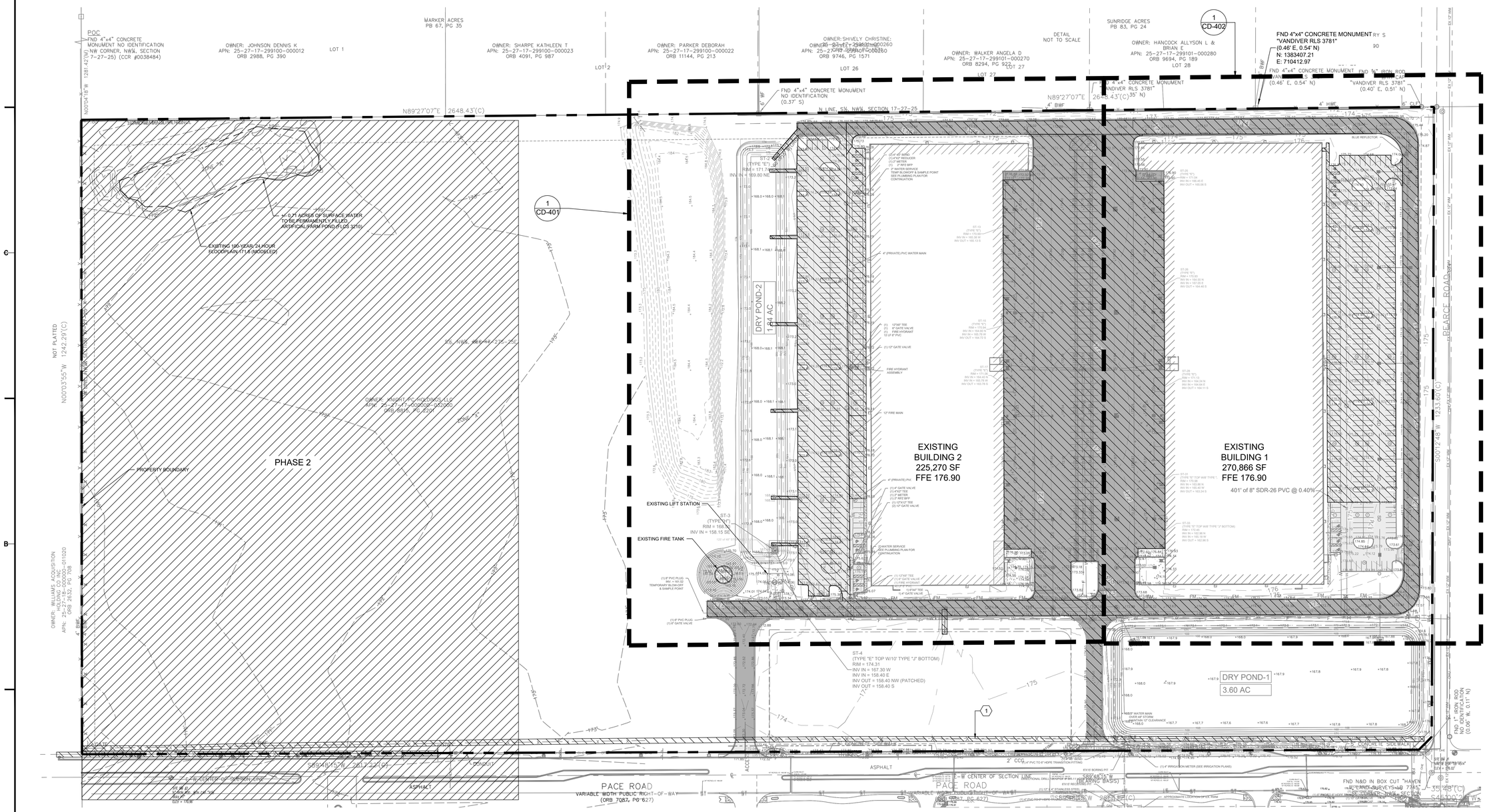
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SHEET TITLE

CIVIL GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET NUMBER

GI-001


POC
FND 4"x4" CONCRETE MONUMENT NO IDENTIFICATION NW CORNER, NW¼, SECTION 17-27-25) (CCR #0038484)
N00°04'18"W 1281.42'(M)
OWNER: JOHNSON DENNIS K
APN: 25-27-17-299100-000012
ORB 2988, PG 390
LOT 1
MARKER ACRES
PB 67, PG 35
OWNER: SHARPE KATHLEEN T
APN: 25-27-17-299100-000023
ORB 4091, PG 987
LOT 2
OWNER: PARKER DEBORAH
APN: 25-27-17-299100-000022
ORB 11144, PG 213
OWNER: SHIVELY CHRISTINE;
APN: 25-27-17-299100-000260
ORB 9746, PG 1571
LOT 26
OWNER: WALKER ANGELA D
APN: 25-27-17-299101-000270
ORB 8294, PG 922
LOT 27
DETAIL NOT TO SCALE
SUNRIDGE ACRES
PB 83, PG 24
OWNER: HANCOCK ALLYSON L & BRIAN E
APN: 25-27-17-299101-000280
ORB 9694, PG 189
LOT 28
1 CD-402
FND 4"x4" CONCRETE MONUMENT "VANDIVER RLS 3781" (0.46' E, 0.54' N)
N: 1383407.21
E: 710412.97
FND 4"x4" CONCRETE MONUMENT NO IDENTIFICATION (0.37' S)
FND 4"x4" CONCRETE MONUMENT "VANDIVER RLS 3781" (0.35' N)
FND ⅝" IRON ROD "VANDIVER RLS 3781" (0.40' E, 0.51' N)
N89°27'07"E 2648.43'(C)
N LINE, SW¼ NW¼, SECTION 17-27-25
OVERLAND FLOW ROUTE
EXISTING 100-YEAR, 24 HOUR FLOODPLAIN-171.4 (MODELED)
+/- 0.71 ACRES OF SURFACE WATER TO BE PERMANENTLY FILLED ARTIFICIAL FARM POND (FLGS 3210)
1 CD-401
PHASE 2
PROPERTY BOUNDARY
OWNER: KNIGHT PC HOLDINGS LLC
APN: 25-27-17-000030-042000
ORB 8835, PG 2291
NOT PLATTED
N00°03'55"W 1242.29'(C)
OWNER: WILLIAMS ACQUISITION HOLDING CO INC
APN: 25-27-17-000030-011020
ORB 2632, PG 708
S89°48'15"W 2612.22'(C)
E-W CENTER OF SECTION LINE
ASPHALT
PACE ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(ORB 7087, PG 627)
EXISTING BUILDING 2
225,270 SF
FFE 176.90
EXISTING BUILDING 1
270,866 SF
FFE 176.90
401' of 8" SDR-26 PVC @ 0.40%
DRY POND-2
1.44 AC
DRY POND-1
3.60 AC
EXISTING LIFT STATION
EXISTING FIRE TANK
ST-3 (TYPE "C") RIM = 169.30 INV IN = 158.15 SE
ST-4 (TYPE "E" TOP W/10' TYPE "J" BOTTOM) RIM = 174.31 INV IN = 167.30 W INV IN = 158.40 E INV OUT = 158.40 NW (PATCHED) INV OUT = 158.40 S
ST-5 (TYPE "C") RIM = 171.72 INV IN = 159.80 NE
ST-6 (TYPE "E" TOP W/10' TYPE "J" BOTTOM) RIM = 171.13 INV IN = 162.33 N INV IN = 162.33 E INV OUT = 162.33 S
ST-7 (TYPE "E" TOP W/10' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-8 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-9 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-10 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-11 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-12 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-13 (TYPE "E") RIM = 170.90 INV IN = 160.40 S INV OUT = 160.15 S
ST-14 (TYPE "E") RIM = 170.90 INV IN = 160.40 S INV OUT = 160.15 S
ST-15 (TYPE "E") RIM = 170.90 INV IN = 160.40 S INV OUT = 160.15 S
ST-16 (TYPE "E") RIM = 170.90 INV IN = 160.40 S INV OUT = 160.15 S
ST-17 (TYPE "E") RIM = 170.90 INV IN = 160.40 S INV OUT = 160.15 S
ST-18 (TYPE "E") RIM = 171.33 INV IN = 160.29 N INV IN = 164.64 E INV OUT = 164.71 S
ST-19 (TYPE "E") RIM = 171.33 INV IN = 160.29 N INV IN = 164.64 E INV OUT = 164.71 S
ST-20 (TYPE "E") RIM = 171.33 INV IN = 160.29 N INV IN = 164.64 E INV OUT = 164.71 S
ST-21 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-22 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-23 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-24 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-25 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-26 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-27 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
ST-28 (TYPE "E" TOP W/8' TYPE "J" BOTTOM) RIM = 171.60 INV IN = 162.60 N INV IN = 162.60 E INV OUT = 162.60 S
(1) 6"x6"x6" TEE (1) 6"x6" REDUCER (1) 2" METER (1) 2" WTR SRV (1) 2" WATER SERVICE TO BUILDING, SAMPLE POINT SEE PLUMBING PLAN FOR CONTINUATION
(1) 6" GATE VALVE (1) 4"x6" TEE (1) 4" METER (1) 4" DOUBLE CHECK (1) 10"x4" TEE (2) 10" GATE VALVE
(1) 6" GATE VALVE (1) 4"x6" TEE (1) 4" METER (1) 4" DOUBLE CHECK (1) 10"x4" TEE (2) 10" GATE VALVE
(1) 12"x6" TEE (1) 6" GATE VALVE (1) 6" FIRE HYDRANT (1) 6" GATE VALVE (1) 12"x6" TEE (1) 6" GATE VALVE
(1) 12"x6" TEE (1) 6" GATE VALVE (1) 6" FIRE HYDRANT

ZONING INFORMATION: INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) LDC SEC. 6.1.8		
DESCRIPTION	REQUIRED	PROPOSED
PERMITTED USES	MIXED USE	MIXED USE
MINIMUM LOT AREA	4 ACRES	75.93 ACRES
MAXIMUM TOTAL FLOOR AREA RATIO	<40%	29%
MAXIMUM LAND COVERAGE BY STRUCTURES	<35%	29%
MAXIMUM IMPERVIOUS AREA*	<60%	60%
MINIMUM AISLE WIDTH FOR 90° SPACES	24 FT	24 FT
MINIMUM FRONT YARD SETBACK	25 FT	>25 FT
MINIMUM REAR YARD SETBACK	50 FT	>50 FT
MINIMUM SIDE YARD SETBACK	25 FT (W) / 50 FT (E)	> 25 FT (W) / > 50 FT (E)
MINIMUM FRONT LANDSCAPE BUFFER	20 FT	> 20 FT
MINIMUM REAR LANDSCAPE BUFFER	0 FT	> 0 FT
MINIMUM SIDE LANDSCAPE BUFFER	0 FT (W) / 25 FT (E)	> 0 FT (W) / > 25 FT (E)
MAXIMUM BUILDING HEIGHT	40 FT OR SET BACK 2 HORIZONTAL FEET FOR EARCH 1 VERTICAL FEET > 40 FT	< 40 FT

*SUBSTATION AND SWITCH YARD TO CONSIST OF 20% IMPERVIOUS AREA (BUILDINGS, PADS AND ROADS) AND 80% SEMI-IMPERVIOUS AREA (GRAVEL). GRAVEL NOT TO COUNT TOWARDS CITY'S IMPERVIOUS AREA

PARKING SPACE REQUIREMENTS			
BUILDING #	OFFICE SF	REQUIRED SPACES	PROVIDED SPACES
BUILDING 1	12,174 SF	81 SPACES	79 SPACES
BUILDING 2	13,242 SF	89 SPACES	93 SPACES
BUILDING 3	12,000 SF	80 SPACES	88 SPACES
BUILDING 4	12,000 SF	80 SPACES	85 SPACES
MINIMUM PARKING SPACE SIZE 20 FT X 10 FT			
PARKING SPACE REQUIREMENTS: 1 SPACE PER 150 SF OF OFFICE AREA OR 1 SPACE PER EMPLOYEE ON PEAK WORK SHIFT. IF MORE THAN 1 WORK SHIFT, 1.25 SPACES PER EMPLOYEE			

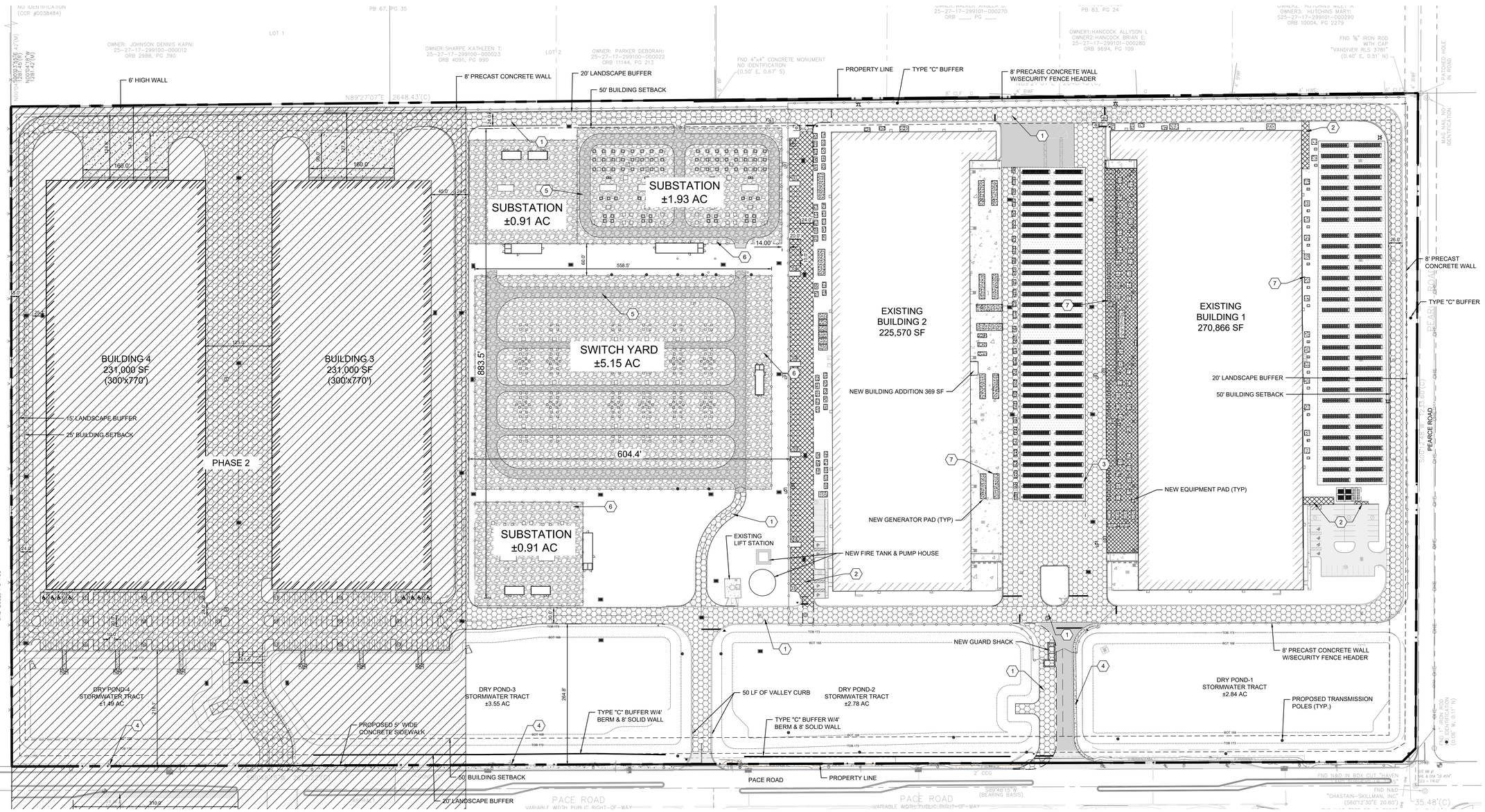
BUILDING 3 & 4*	
ALLOWED	PROHIBITED
RESEARCH AND DEVELOPMENT	DISTRIBUTION AS THE PRIMARY
LIGHT MANUFACTURING	MEDIUM AND HEAVY INDUSTRIAL
FINANCIAL INSTITUTIONS AND/OR INFORMATION SCIENCES	OUTDOOR STORAGE
INFORMATION SERVICES	CAR LOTS
TECHNOLOGY	GAS STATIONS
	BULK STORAGE

*PRIOR APPROVED SITE PLAN BUILDING NUMBERS HAVE CHANGED

BUILDING 1 & 2*	
ALLOWED	**PROHIBITED**
E-COMMERCE/LOGISTICS	OUTDOOR STORAGE
DISTRIBUTION	CAR LOTS
INDUSTRIAL MIXED USE	GAS STATIONS
RESEARCH AND DEVELOPMENT	
LIGHT MANUFACTURING	
HEALTH TECHNOLOGY	
OFFICE SPACE	
VOCATIONAL INSTITUTIONS	
INFORMATION SERVICES	
TECHNOLOGY	
INFORMATION SCIENCES	

*PRIOR APPROVED SITE PLAN BUILDING NUMBERS HAVE CHANGED

SITE AREA SUMMARY TABLE		
DESCRIPTION	AREA	PERCENTAGE
STORMWATER PONDS	10.68 AC	14.1%
BUILDING 1, 2, 3, 4	22.00 AC	29.1%
SUBSTATION AND SWITCH YARD	11.94 AC	15.7%
PAVEMENT, PADS, AND SIDEWALKS	21.68 AC	28.6%
EXISTING LIFT STATION AND NEW FIRE TANK	0.09 AC	0.1%
OPEN GREEN SPACE AND BUFFERS	9.31 AC	12.3%
TOTAL PROJECT AREA	75.70 AC	-



CIVIL SITE PLAN

SCALE: 1:80

0 40' 80' 160' 240'

SCALE: 1" = 80'

KEYNOTES

1. INSTALL HEAVY-DUTY ASPHALT. REFER TO DETAIL ON SHEET CS-501.
2. INSTALL LIGHT-DUTY ASPHALT. REFER TO DETAIL ON SHEET CS-501.
3. INSTALL LIGHT-DUTY CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET CS-501. PAVEMENT TO BE CAST AROUND CHILLER FOOTERS. REFER TO STRUCTURAL DRAWINGS.
4. INSTALL FIVE-FOOT WIDE CONCRETE SIDEWALK. REFER TO DETAIL ON SHEET CS-501.
5. INSTALL SUBSTATION/SWITCH YARD ROAD. REFER TO DETAIL ON SHEET CS-501.
6. INSTALL SUBASTATION/SWITCH YARD GRAVEL. REFER TO DETAIL ON SHEET CS-501.
7. INSTALL ELECTRICAL AND MECHANICAL EQUIPMENT PADS. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR FINAL LOCATION.

GENERAL NOTES:

1. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY AMERICAN SURVEYING & MAPPING, DATED DECEMBER 2025.
2. ALL ACCESS DRIVEWAYS WILL BE FROM POLK COUNTY REGULATED ROADS.
3. INFORMATION SHOWN ON THIS PLAN IS FOR PLANNING PURPOSES ONLY, AND IS NOT FOR CONSTRUCTION.
4. PER COORDINATION WITH THE CITY OF AUBURNDALE COMMUNITY DEVELOPMENT, TYPE C BUFFER SHALL BE MINIMUM 20' WIDE (WITHOUT A FENCE).
5. LANDSCAPING TO BE PROVIDED AROUND STORMWATER MANAGEMENT TRACTS AS REQUIRED IN LAND DEVELOPMENT CODE.
6. SOLID 6-FOOT WALLS WILL BE PROVIDED ALONG NORTHERN PROPERTY LINE AND IN FRONT OF THE SUBSTATION AND SWITCH YARD. SOLID WALLS WILL NOT BE REQUIRED BETWEEN BUILDINGS 1, 2, 3 AND 4.
7. BUILDINGS 3 AND 4 WILL NOT EXCEED A TOTAL OF 462,840 SF AND 1,000 FEET IN LENGTH.
8. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH LAND DEVELOPMENT REGULATIONS.

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Scott Glancy

NUCLEI

PROJECT SUNSHINE

BUILDING 1
810 PACE RD.
AUBURNDALE, FL 33823

ISSUE DATE	DESCRIPTION
09/21/2026	IFP

Δ	DESCRIPTION	DATE

ISSUE:

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SHEET TITLE

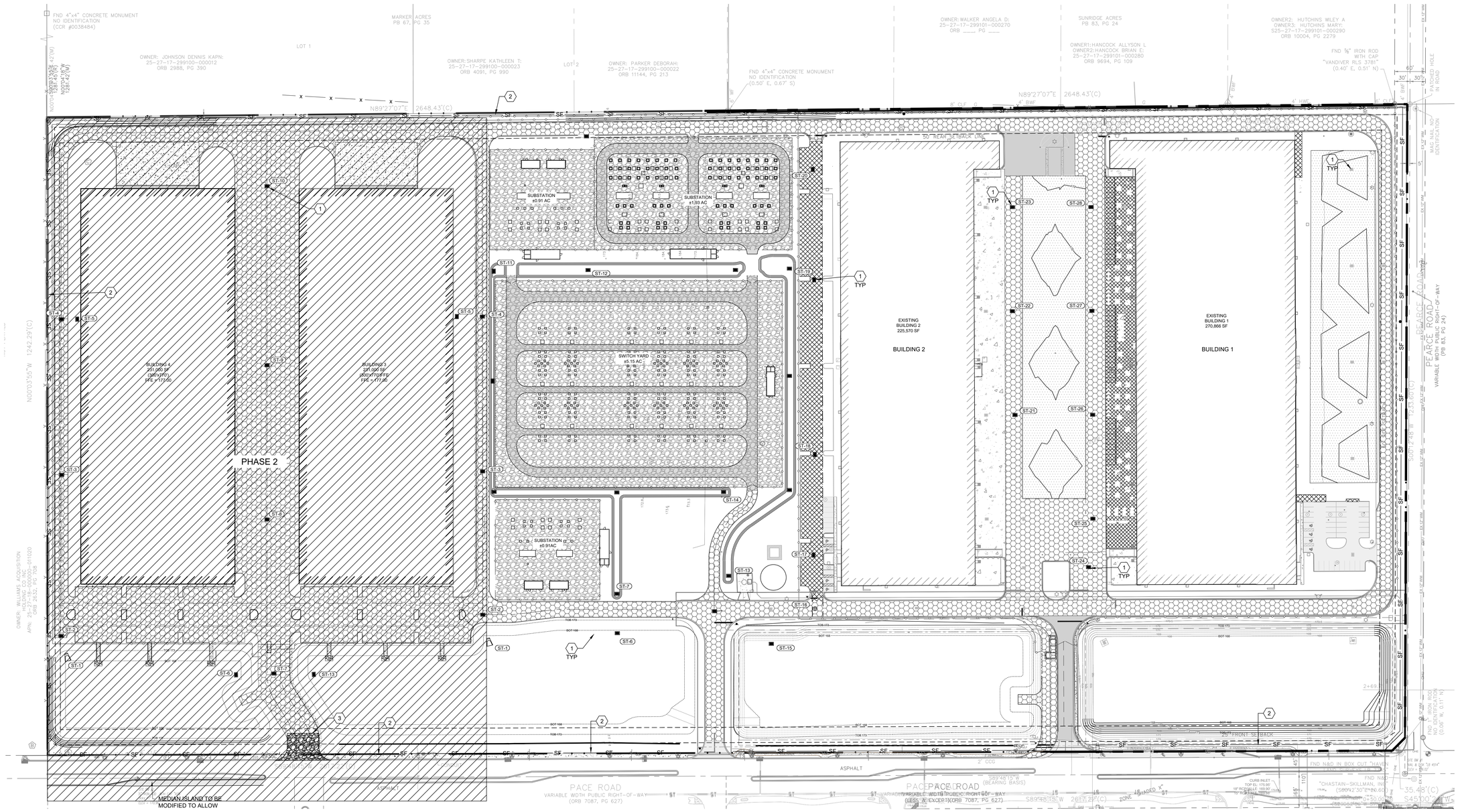
CIVIL SITE PLAN

SHEET NUMBER

CS-102

KEYNOTES:

1. PROVIDE INLET PROTECTION FOR ALL PROPOSED STORMWATER INLETS AND EXISTING INLETS WHICH MAY RECEIVED CONSTRUCTION STORMWATER RUNOFF. REFER TO CG-506 FOR INLET PROTECTION DETAILS.
2. PROVIDE PERIMETER EROSION CONTROL WITH SINGLE ROW SILT FENCE. REFER TO CG-506 FOR SILT FENCE DETAIL.
3. PROVIDE STABILIZED DRIVEWAY FOR CONSTRUCTION ENTRANCE/EXIT. MINIMUM 20 FOOT BY 50 FOOT GRAVEL. CONSTRUCTION ACCESS. REFER TO CG-506 FOR CONSTRUCTION ENTRANCE/EXIT DETAIL.



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ScottGlancy

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SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER

CG-103

GENERAL NOTES:

1. ALL CURBS AND PAVED SURFACES TO BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THIS PLAN AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING PAVEMENT GRADES AND ELEVATIONS PRIOR TO FABRICATION AND CONSTRUCTION.
3. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
4. GRADE ALL CUT OR FILL SLOPES 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. EXISTING GRADE CONTOURS ARE SHOWN AT ONE (1) FOOT INTERVALS.
6. PROPOSED GRADE CONTOURS ARE SHOWN AT ONE (1) FOOT INTERVALS UNLESS OTHERWISE NOTED.
7. ADJUST SAWCUT LOCATION OF EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
8. GRADE SURFACES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
9. VERIFY EXISTING PAVEMENT GRADES WHERE MODIFICATIONS/DRIVEWAY CONNECTIONS ARE BEING MADE. IF THERE IS ANY DEVIATION FROM THE EXISTING GRADES SHOWN HEREON, CONTACT THE ENGINEER OF RECORD FOR DIRECTION.

PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1:80

SCALE: 1" = 80'

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SCOTT W. GLANCY — LICENSE NO. 81478 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Scott Glancy

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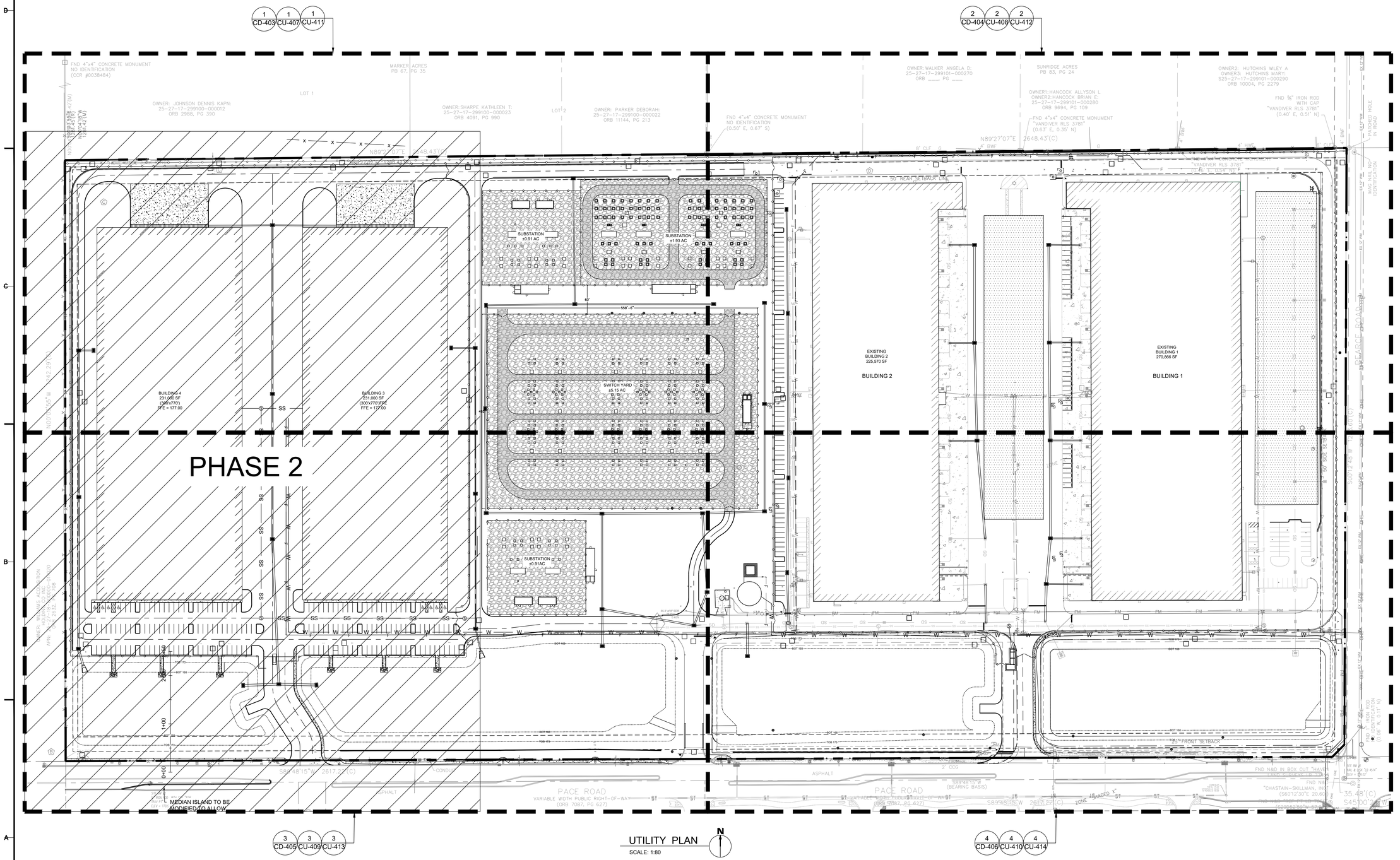
PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER

CG-104

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.



UTILITY PLAN

SCALE: 1:80

811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

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PROFESSIONAL SEAL

ROBERT F. HOYT LICENSE 29 STATE OF TENNESSEE PROFESSIONAL ENGINEER

Robert Hoyt Digitally Signed Robert Hoyt ☆ Date: 2026.09.21 17:22:11-05'00'

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SHEET TITLE

UTILITY PLAN

SHEET NUMBER

CU-105

GENERAL NOTES:

PARKING SPACE REQUIREMENT: ONE OFF-STREET PARKING SPACE PER 150 SQ. FT. OF FLOOR AREA WITHIN BUILDINGS, EXCLUDING SPACE WITHIN BUILDINGS USED ONLY FOR STORAGE OR FOR PARKING AND LOADING, OR FOR MAJOR HEATING OR AIR CONDITIONING EQUIPMENT.

PARKING SPACE SIZE: 20 FT X 10 FT

TOTAL REQUIRED ADA SPACES: 8 ADA SPACES PER 301 TO 400 PROVIDED PARKING SPACES

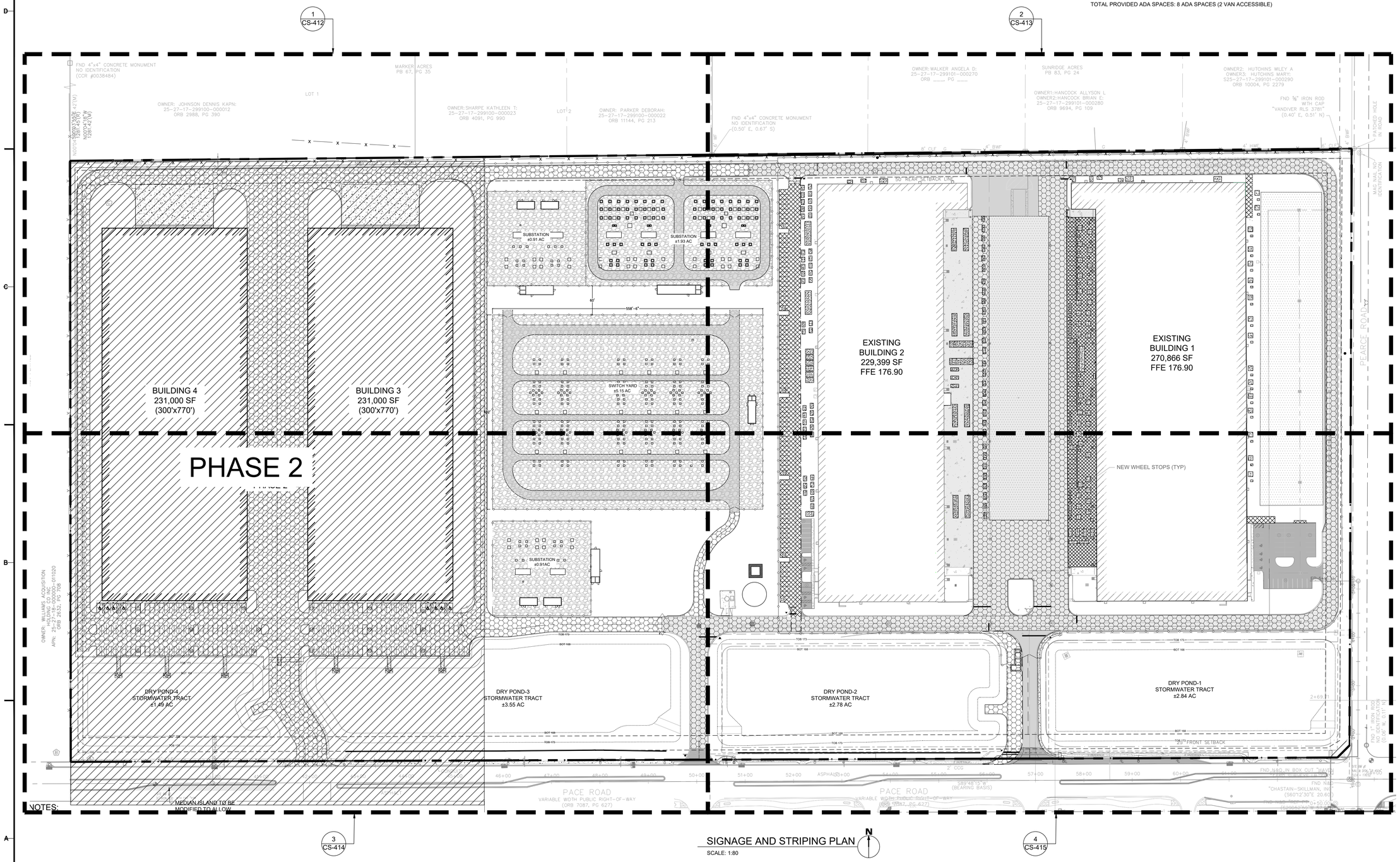
TOTAL REQUIRED ADA VAN ACCESSIBLE SPACES: 1 OF EVERY 6 ADA SPACES

TOTAL OFFICE SPACE IN BUILDING 1 & 2: 48,028 SQ.FT.

TOTAL REQUIRED PARKING SPACES: 320 SPACES

TOTAL PROVIDED PARKING SPACES: 351 SPACES

TOTAL PROVIDED ADA SPACES: 8 ADA SPACES (2 VAN ACCESSIBLE)



NOTES:

SIGNAGE AND STRIPING PLAN

SCALE: 1:80

0 40' 80' 160' 240'

SCALE: 1" = 80'

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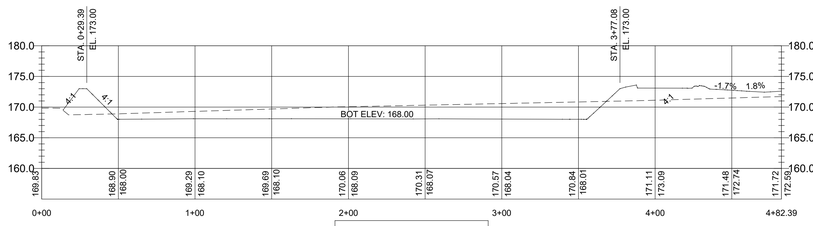
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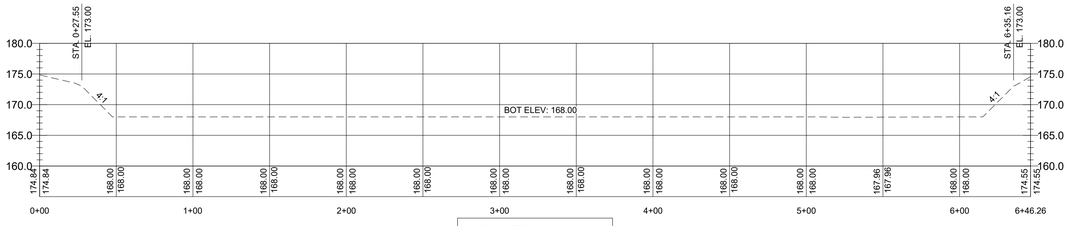
SIGNAGE AND STRIPING PLAN

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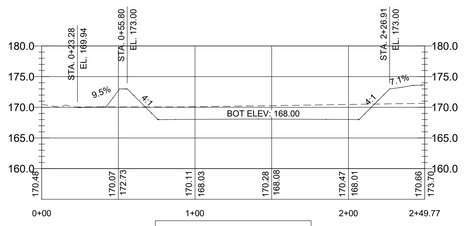
CP-106



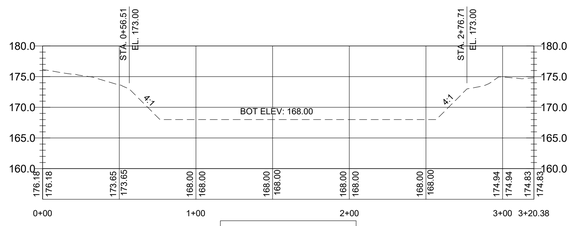
SECTION B-B



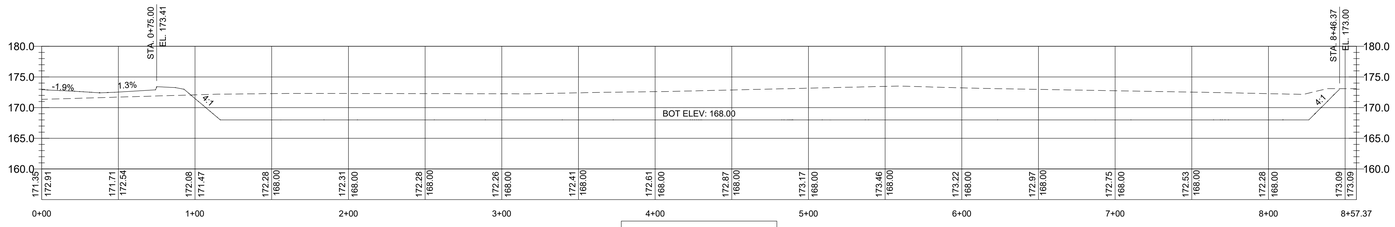
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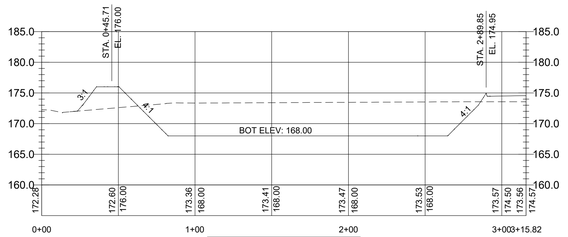
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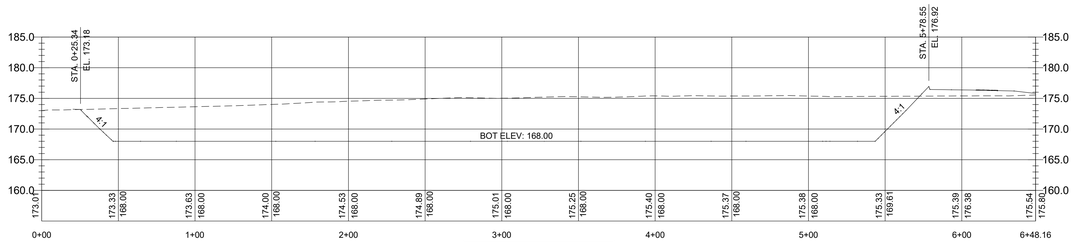
SECTION I-I



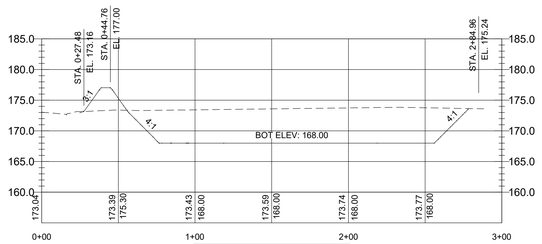
SECTION D-D



SECTION E-E



SECTION F-F



SECTION G-G

0 20' 40' 80' 120'

SCALE: 1" = 40'

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PROFESSIONAL SEAL

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SHEET TITLE

SITE DRAINAGE SECTIONS

SHEET NUMBER

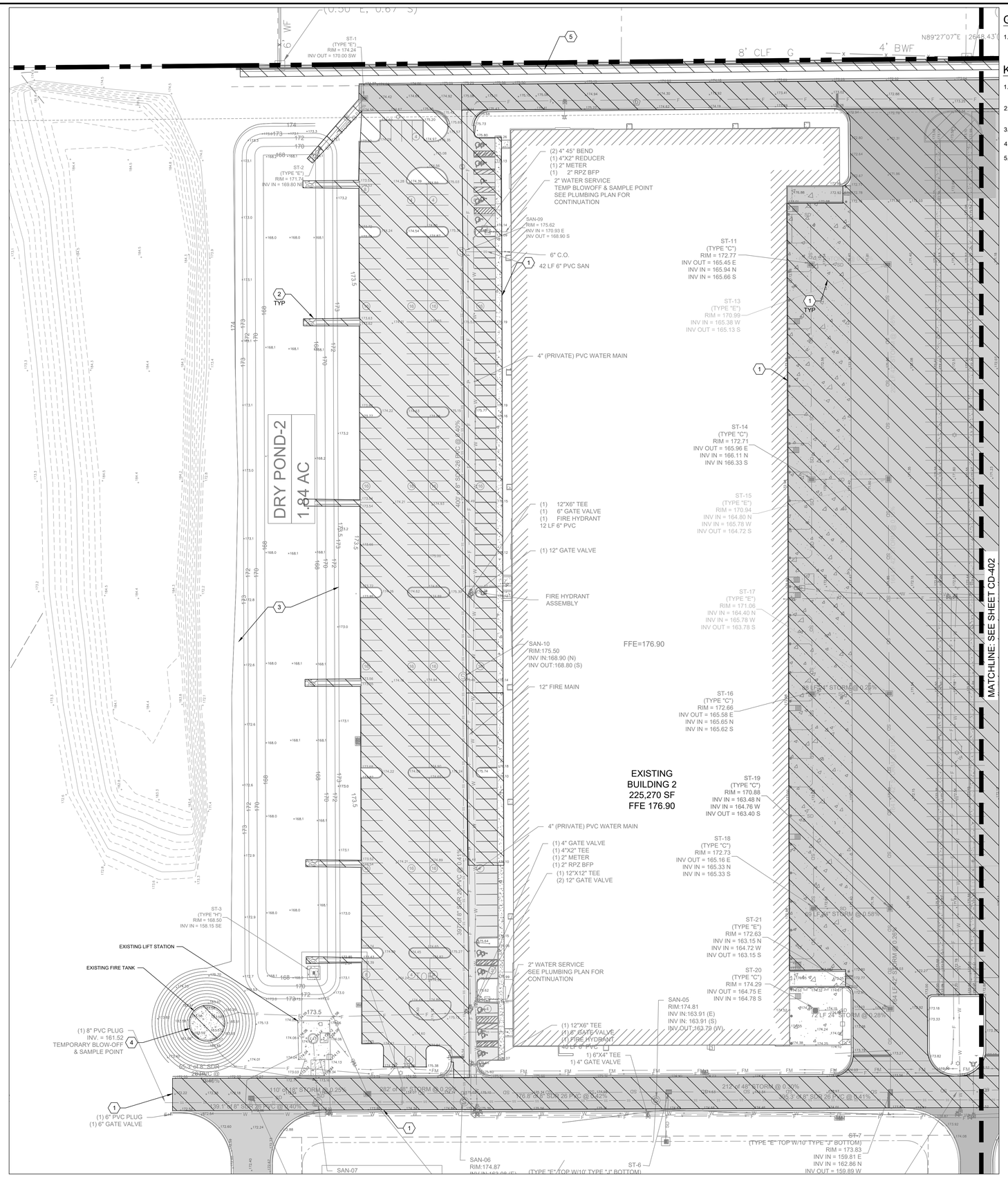
CU-301

GENERAL NOTES:

1. DEMOLITION OF UTILITIES SHOWN ON ENLARGED DEMOLITION UTILITY SHEETS.

KEYNOTES:

1. REMOVE APPROX. 494,741 SF (TOTAL FOR BOTH ENLARGED EXISTING CONDITIONS AND DEMOLITION PLANS) OF EXISTING ASPHALT AND CONCRETE PAVEMENT AND ASSOCIATED CURB.
2. REMOVE APPROX. 1,614 SF OF EXISTING CONCRETE FLUME AND ASSOCIATED RIP RAP IN SEVEN (7) LOCATIONS.
3. FILL IN EXISTING POND 2. REFER TO GRADING PLAN FOR FINAL GRADE ELEVATIONS.
4. REMOVE ONE (1) EXISTING FIRE TANK.
5. REMOVE EXISTING VINYL FENCE.



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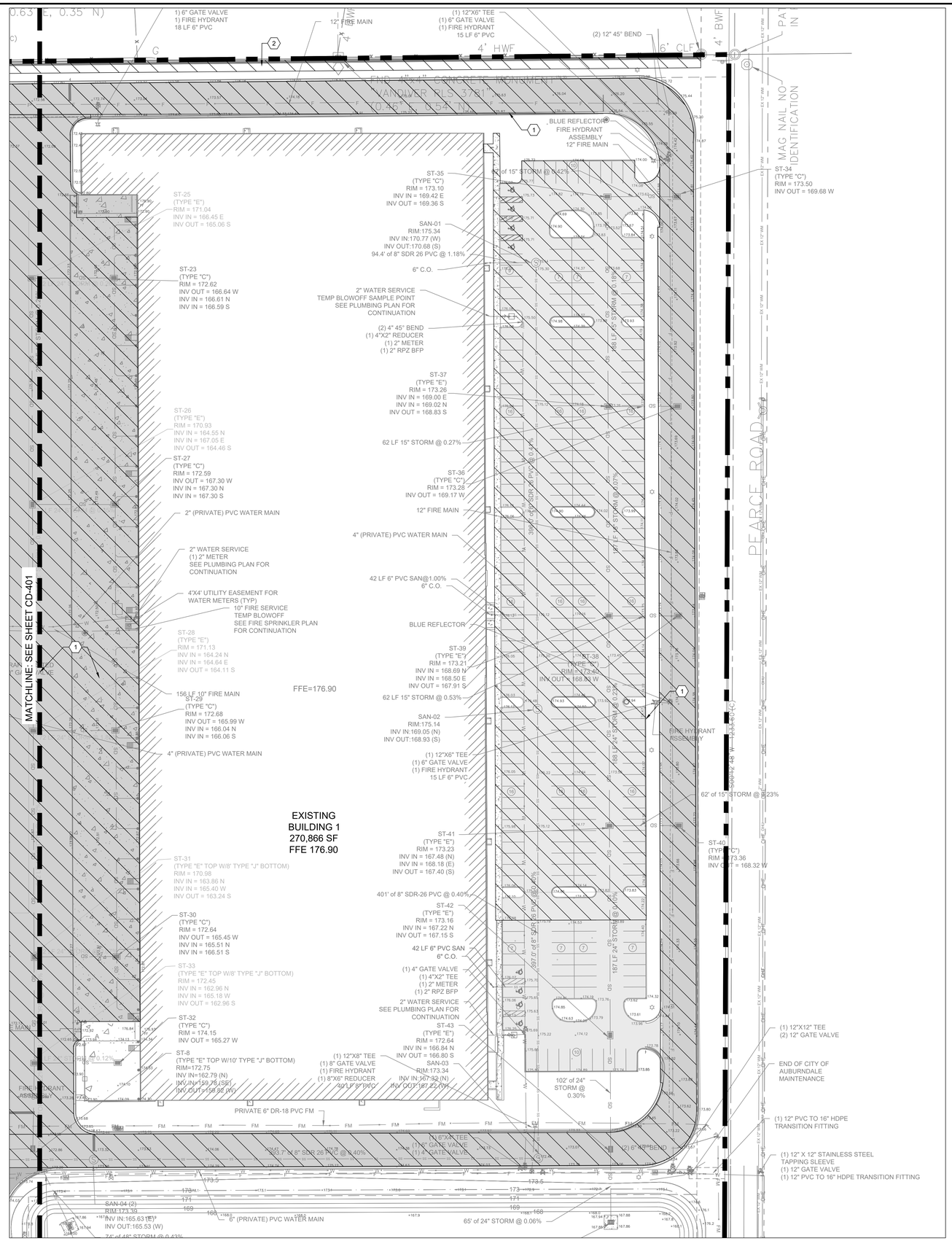
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SHEET TITLE

ENLARGED EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER

CD-401



GENERAL NOTES:

1. DEMOLITION OF UTILITIES SHOWN ON ENLARGED DEMOLITION UTILITY SHEETS.

KEYNOTES:

1. REMOVE APPROX. 494.741 SF (TOTAL FOR BOTH ENLARGED EXISTING CONDITIONS AND DEMOLITION PLANS) OF EXISTING ASPHALT AND CONCRETE PAVEMENT AND ASSOCIATED CURB.
2. REMOVE EXISTING VINYL FENCE.

0 40' 80' 160' 240'

SCALE: 1" = 80'

ENLARGED EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1:40

N

Salas O'Brien

salasobrien.com 615.346.3400

Nashville
2950 Kraft Drive
Seattle, TN 37204

FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

SCOTT W. GLANCY LICENSE NO. 91436 STATE OF FLORIDA PROFESSIONAL ENGINEER

Scott Glancy

NUCLEI

PROJECT SUNSHINE

BUILDING 1
810 PACE RD,
AUBURNDALE, FL 33823

ISSUE DATE	DESCRIPTION
09/21/2026	IFP

Δ	DESCRIPTION	DATE

ISSUE:

PROJ NO
2540-01309

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SWG	KLS

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SHEET TITLE

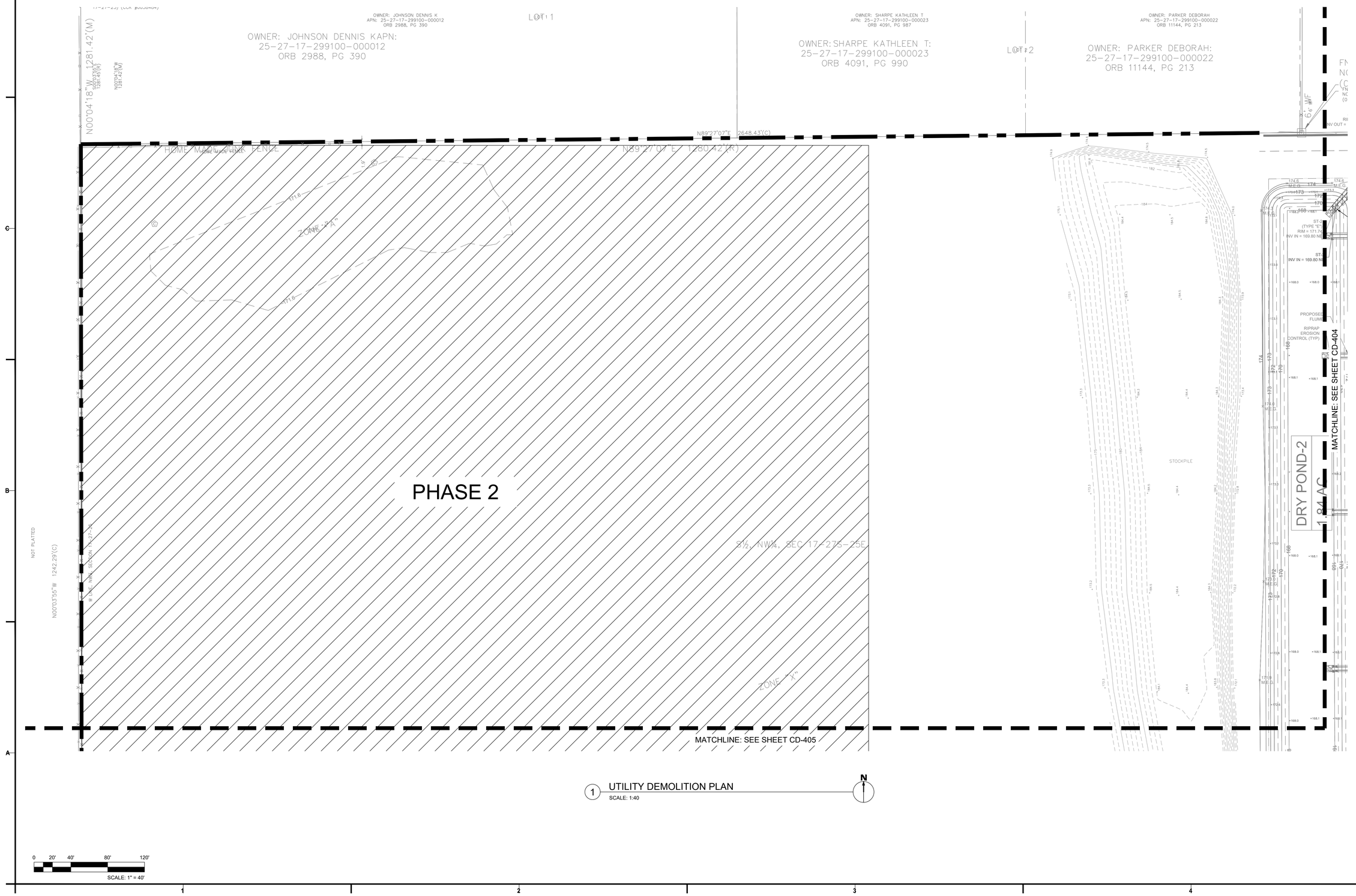
ENLARGED EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER

CD-402

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.



1 UTILITY DEMOLITION PLAN
SCALE: 1:40

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Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

ROBERT F. HOYT LICENSE NO. 89917 STATE OF FLORIDA PROFESSIONAL ENGINEER
Robert Hoyt
Digitally signed by Robert Hoyt
Date: 2026.09.21 17:22:21 -05'00'

NUCLEI

PROJECT SUNSHINE

BUILDING 1
810 PAGE RD.
AUBURNDALE, FL 33823

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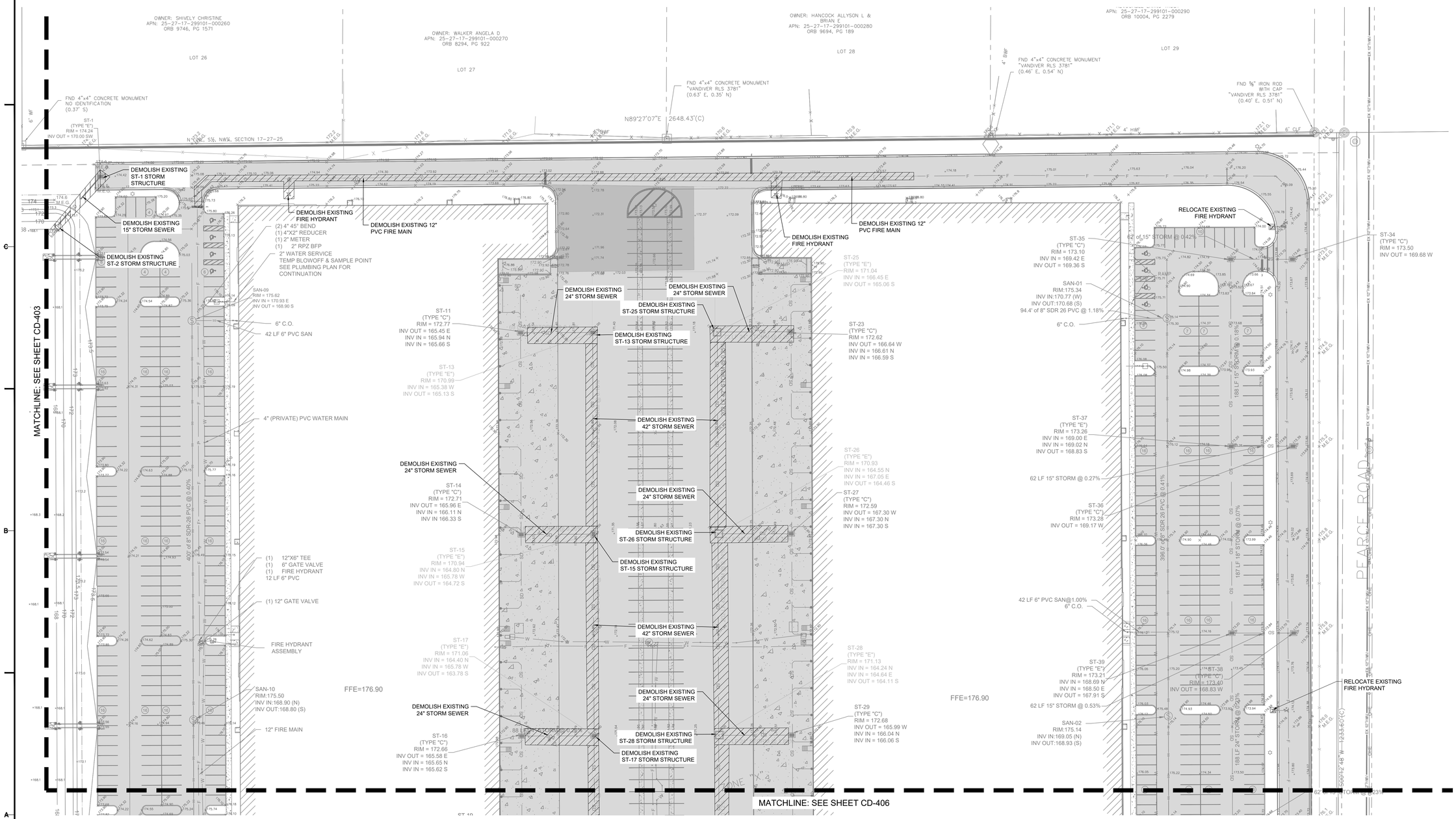
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SHEET TITLE
UTILITY DEMOLITION PLAN

SHEET NUMBER
CD-403

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.
2. PRESERVE THE EXISTING WATER SERVICE CONNECTIONS, BACKFLOW PREVENTERS, AND FORCE MAIN IN ROUTING NEW DUCT BANK.



2 UTILITY DEMOLITION PLAN
SCALE: 1:40

N

0 20' 40' 80' 120'
SCALE: 1" = 40'

Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

ROBERT F. HOYT LICENSE PROFESSIONAL ENGINEER STATE OF FLORIDA

Robert Hoyt
Digitally signed by Robert Hoyt
Date: 2026.03.17 17:22:32 -05'00'

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BUILDING 1
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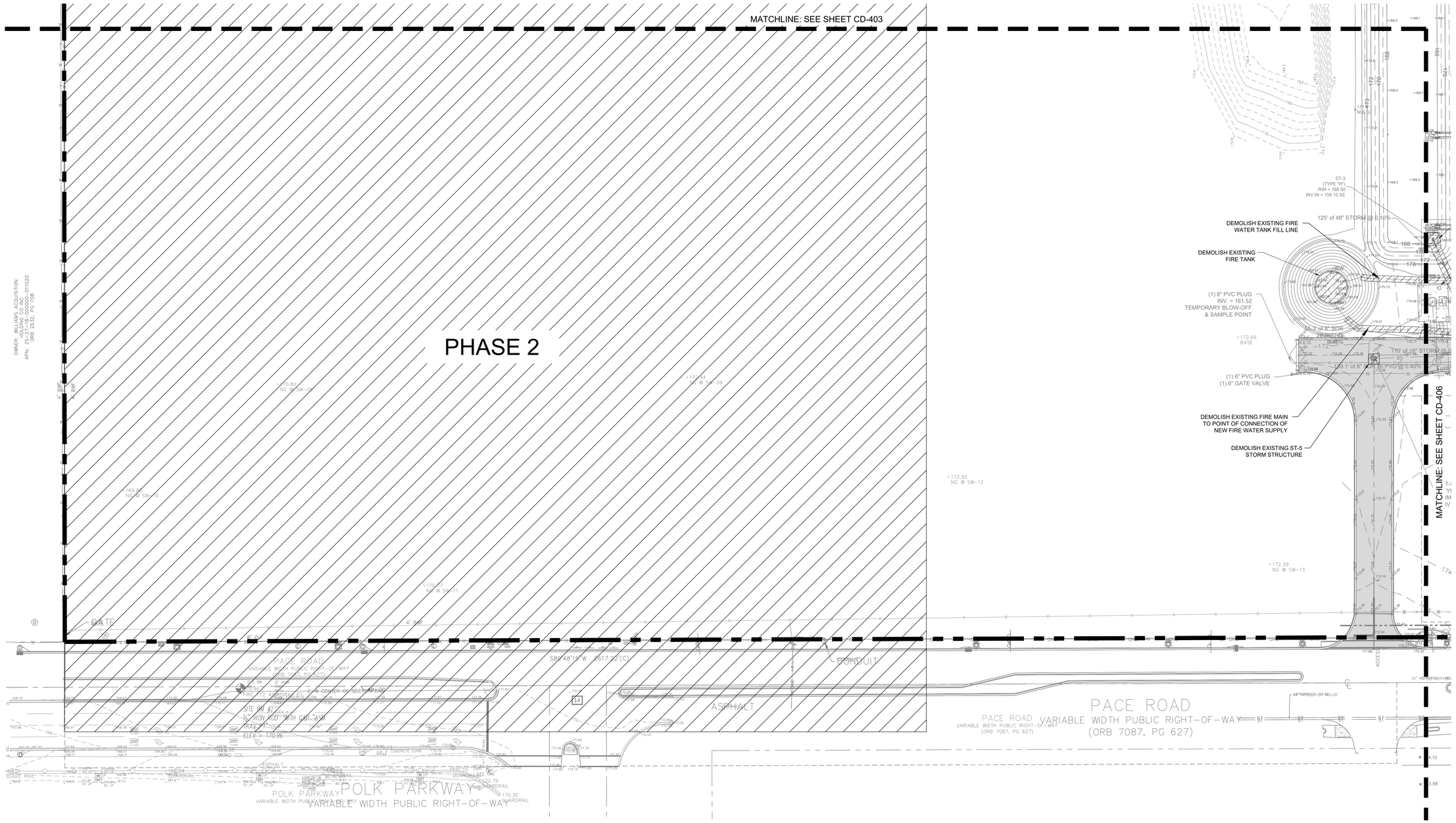
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SHEET TITLE
UTILITY DEMOLITION PLAN

SHEET NUMBER
CD-404

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.



3 UTILITY DEMOLITION PLAN
SCALE: 1:40

0 20' 40' 80' 120'
SCALE: 1" = 40'

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Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

ROBERT F. HOYT LICENSE NO. 89927 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert Hoyt
Date: 2026.09.21 17:22:42 -05'00'

Robert Hoyt

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PROJECT SUNSHINE

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810 PACE RD.
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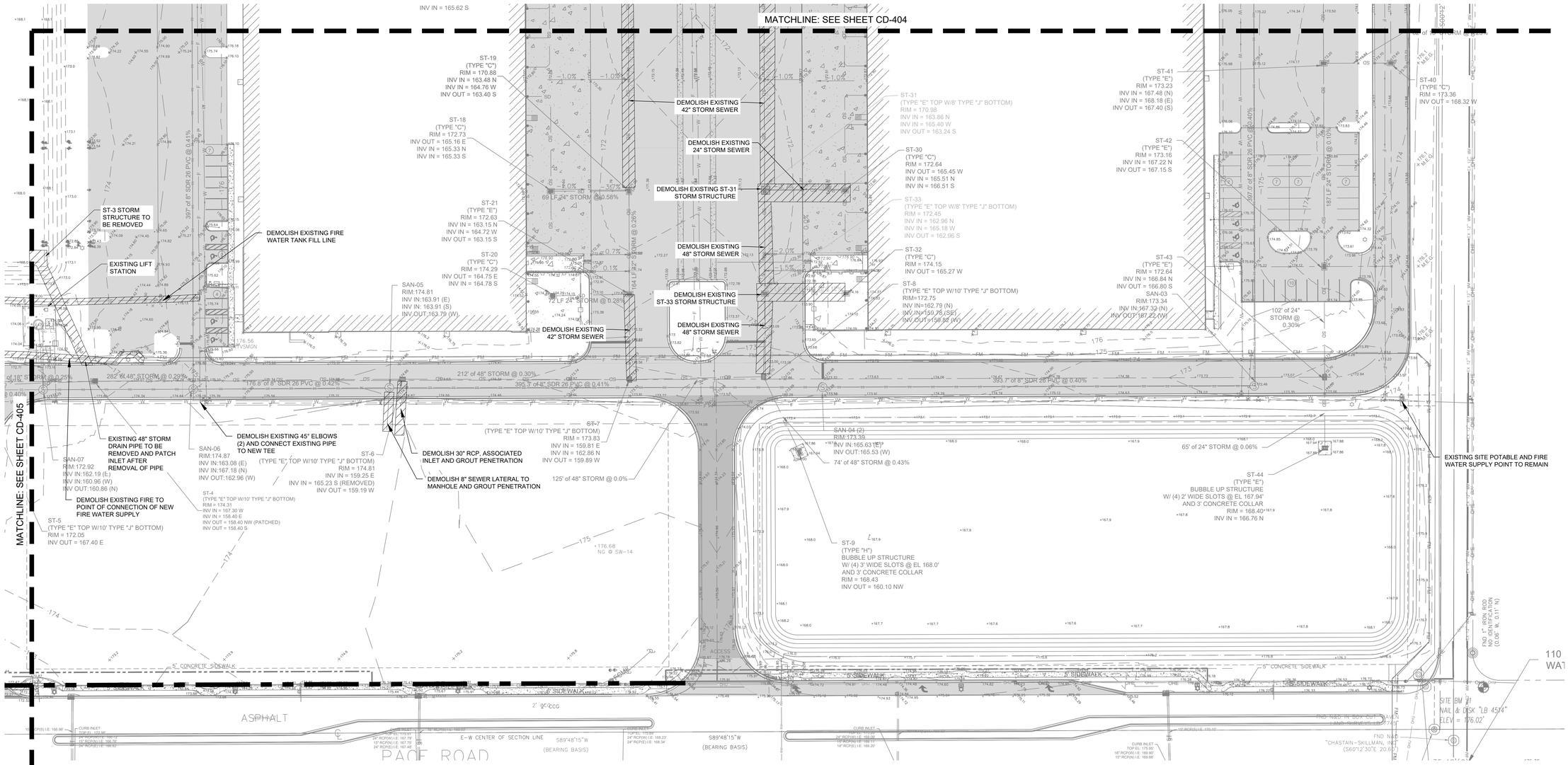
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SHEET TITLE
UTILITY DEMOLITION PLAN

SHEET NUMBER
CD-405

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.
2. PRESERVE THE EXISTING WATER SERVICE CONNECTIONS, BACKFLOW PREVENTERS, AND FORCE MAIN IN ROUTING NEW DUCT BANK.



4 UTILITY DEMOLITION PLAN
SCALE: 1:40

Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

ROBERT F. HOYT LICENSE NO. 89917 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Robert Hoyt
Date: 2026.09.21 17:22:52 -05'00'

Robert Hoyt

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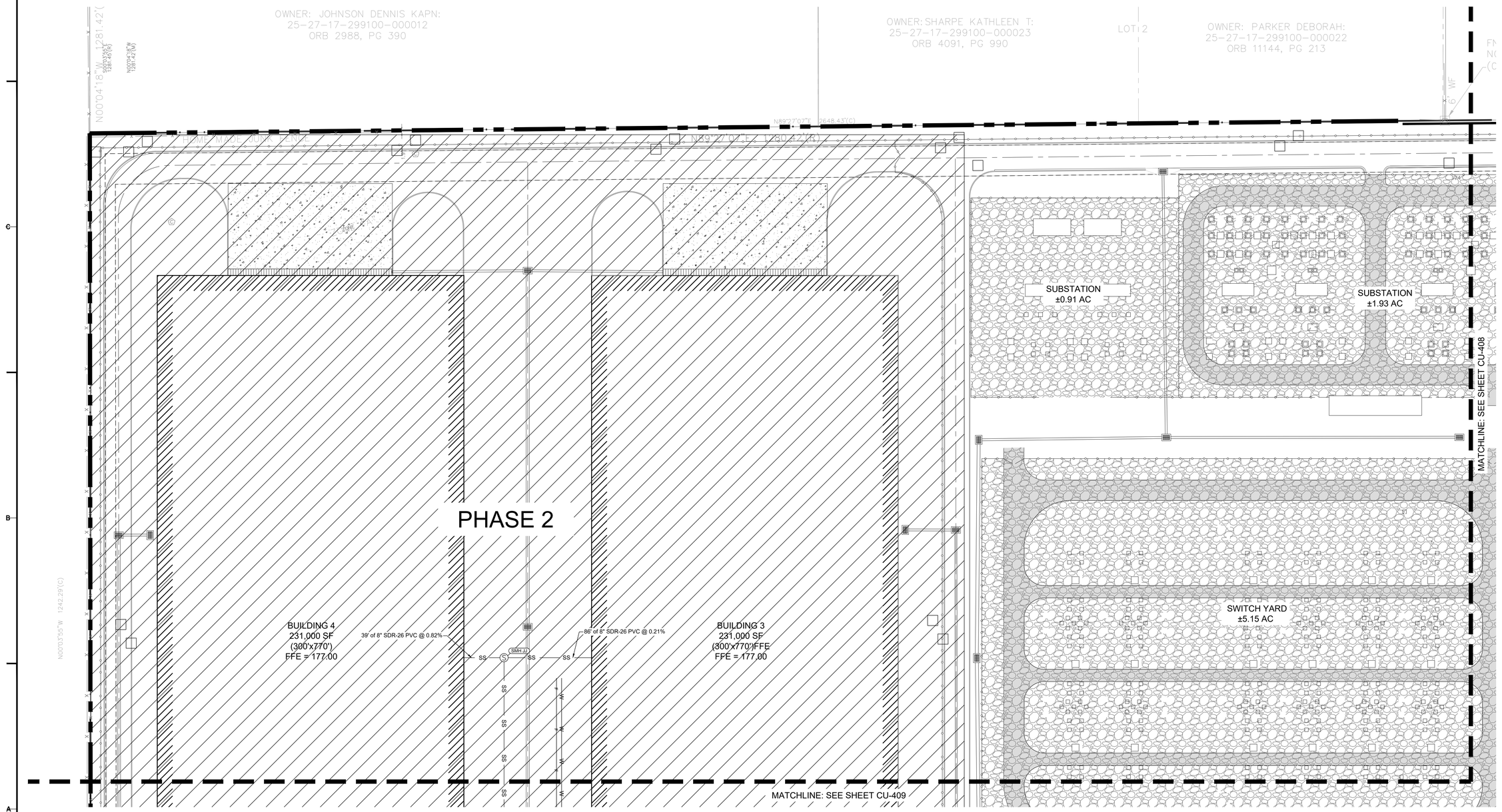
UTILITY DEMOLITION PLAN

SHEET NUMBER

CD-406

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.
2. SEE SHEET CU-601 FOR SANITARY STRUCTURE TABLE.
3. COMMUNICATION AND ELECTRICAL DUCTBANK ROUTING ARE NOT SHOWN FOR CLARITY. REFER TO ENLARGED DUCTBANK PLANS FOR PROPOSED DUCTBANK ROUTING. REFER TO THE DISCIPLINE SHEETS FOR DETAILED DESIGN OF DUCTBANKS AND STRUCTURES.



1 ENLARGED UTILITY PLAN
SCALE: 1:40

0 20' 40' 80' 120'
SCALE: 1" = 40'

Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

ROBERT F. HOYT LICENSE NO. 89937 STATE OF FLORIDA PROFESSIONAL ENGINEER
Robert Hoyt
Digitally signed by Robert Hoyt
Date: 2026.09.21 17:23:03 -05'00'

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PROJECT SUNSHINE

BUILDING 1
810 PACE RD,
AUBURNDALE, FL 33823

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ISSUE:

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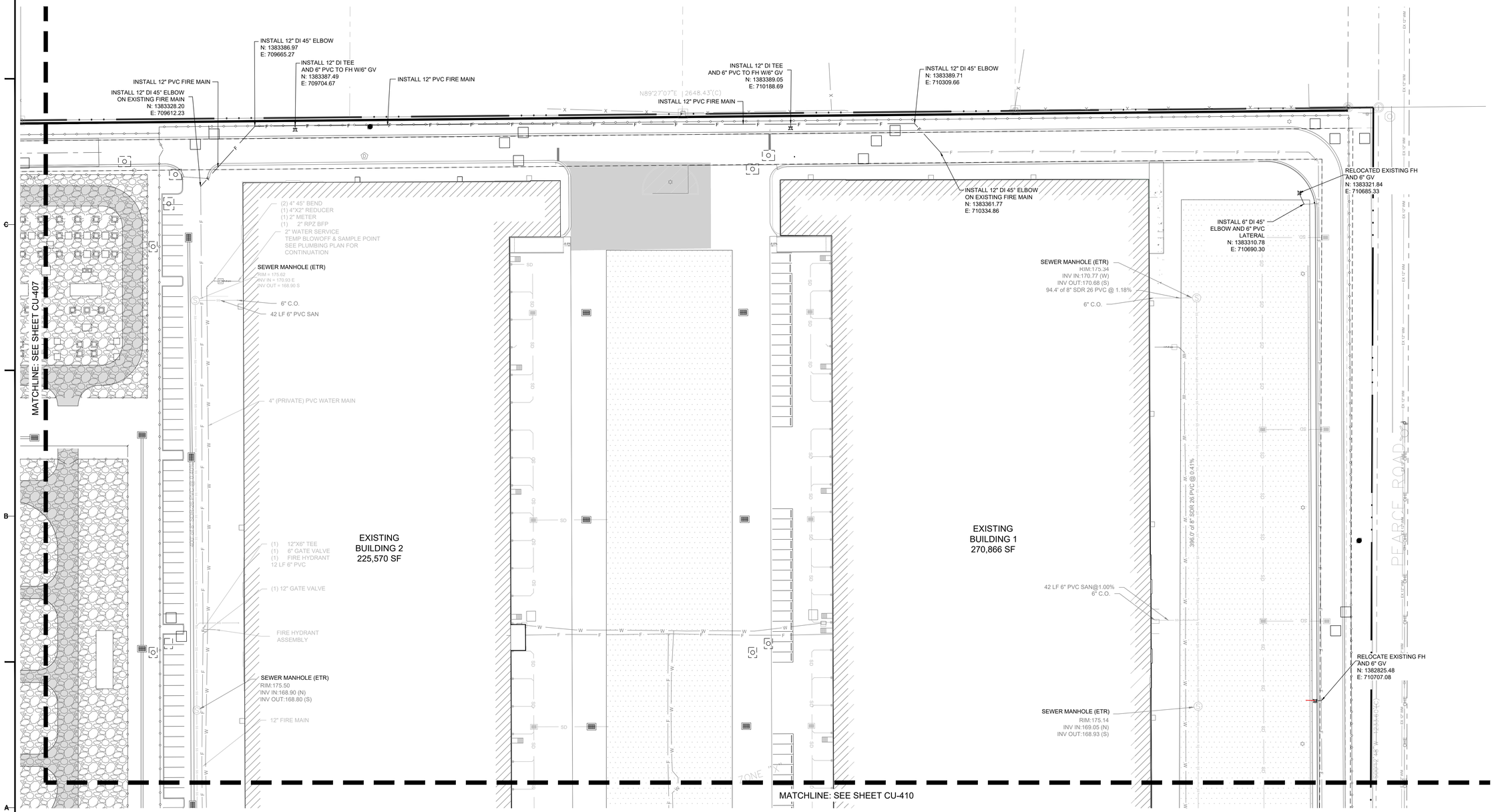
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SHEET TITLE
ENLARGED UTILITY PLAN

SHEET NUMBER
CU-407

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.
2. SEE SHEET CU-601 FOR SANITARY STRUCTURE TABLE.
3. COMMUNICATION AND ELECTRICAL DUCTBANK ROUTING ARE SHOWN FOR INFORMATION AND COORDINATION WITH THE SITE UTILITIES. REFER TO THE DISCIPLINE SHEETS FOR DETAILED DESIGN OF DUCTBANKS AND STRUCTURES.



2 ENLARGED UTILITY PLAN
SCALE: 1:40

Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

ROBERT F. HOYT LICENSE PROFESSIONAL ENGINEER STATE OF FLORIDA
Digitally signed by Robert Hoyt
Date: 2026.09.21 17:23:13 -05'00'
Robert Hoyt

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PROJECT SUNSHINE

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810 PACE RD,
AUBURNDALE, FL 33823

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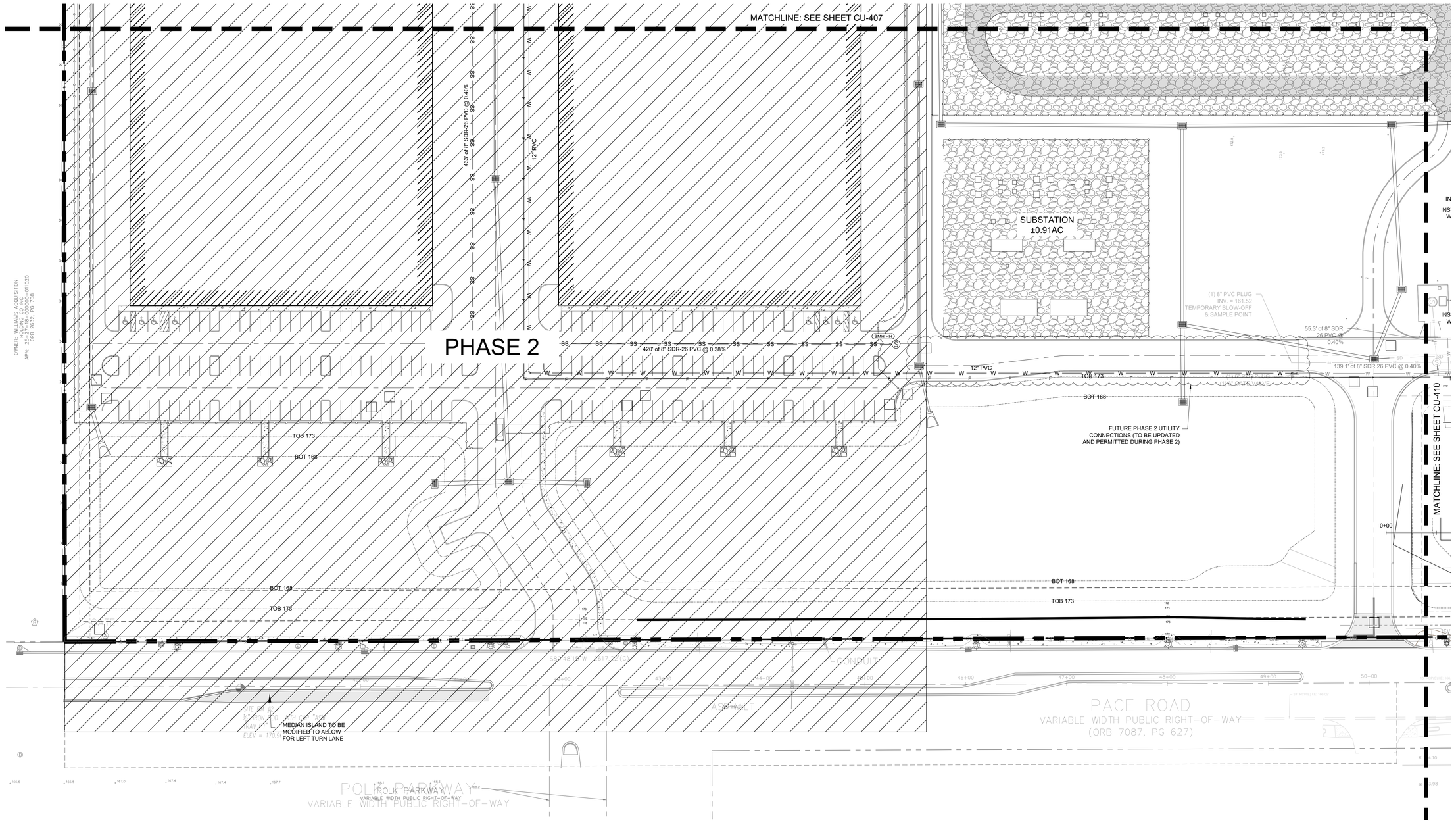
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SHEET TITLE
ENLARGED UTILITY PLAN

SHEET NUMBER
CU-408

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.
2. SEE SHEET CU-601 FOR SANITARY STRUCTURE TABLE.
3. COMMUNICATION AND ELECTRICAL DUCTBANK ROUTING ARE NOT SHOWN FOR CLARITY. REFER TO ENLARGED DUCTBANK PLANS FOR PROPOSED DUCTBANK ROUTING. REFER TO THE DISCIPLINE SHEETS FOR DETAILED DESIGN OF DUCTBANKS AND STRUCTURES.



3 ENLARGED UTILITY PLAN
SCALE: 1:40

N

0 20' 40' 80' 120'
SCALE: 1" = 40'

Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

ROBERT F. HOYT LICENSE NO. 89977 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert Hoyt
Digitally signed by Robert Hoyt
Date: 2026.09.21 17:23:24 -05'00'

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BUILDING 1
810 PACE RD,
AUBURNDALE, FL 33823

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SHEET TITLE
ENLARGED UTILITY PLAN

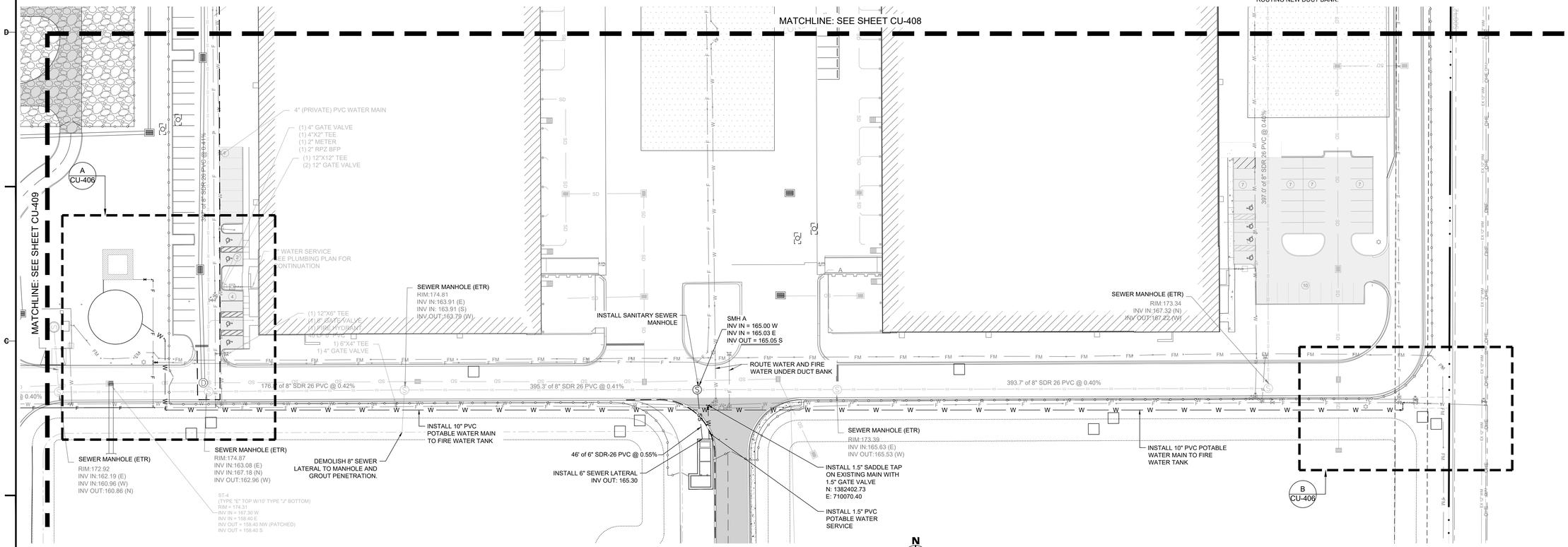
SHEET NUMBER
CU-409

GENERAL NOTES:

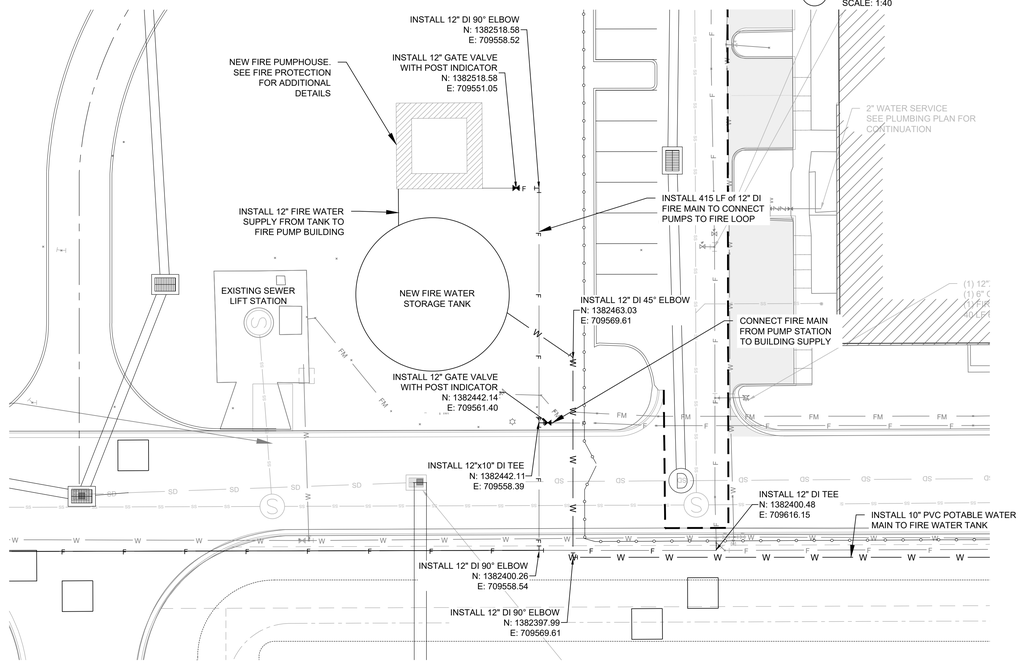
1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.
2. SEE SHEET CU-601 FOR SANITARY STRUCTURE TABLE.
3. COMMUNICATION AND ELECTRICAL DUCTBANK ROUTING ARE NOT SHOWN FOR CLARITY. REFER TO ENLARGED DUCTBANK PLANS FOR PROPOSED DUCTBANK ROUTING. REFER TO THE DISCIPLINE SHEETS FOR DETAILED DESIGN OF DUCTBANKS AND STRUCTURES.

KEYNOTES:

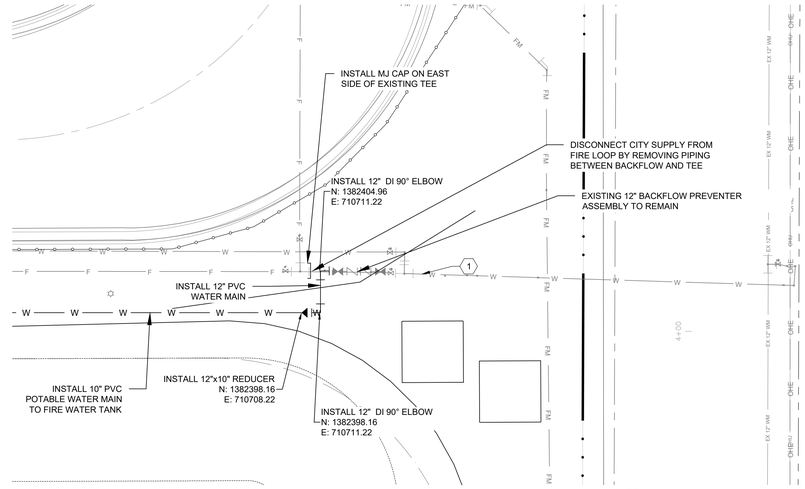
1. PRESERVE THE EXISTING WATER SERVICE CONNECTIONS, BACKFLOW PREVENTERS, AND FORCE MAIN IN ROUTING NEW DUCT BANK.



4 ENLARGED UTILITY PLAN
SCALE: 1:40



A FIRE TANK UTILITY DETAIL
SCALE: 1:20



B FIRE TANK FILL CONNECTION DETAIL
SCALE: 1:10

0 20' 40' 80' 120'
SCALE: 1" = 40'

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Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

ROBERT F. HOYT LICENSE NO. 89917 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Robert Hoyt
Date: 2026.09.21 17:23:35 -05'00'

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SHEET TITLE
ENLARGED UTILITY PLAN

SHEET NUMBER
CU-410

GENERAL NOTES:

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2. THIS DRAWING IS INTENDED FOR REFERENCE AND COORDINATION PURPOSES ONLY AND DEPICTS THE APPROXIMATE LOCATIONS OF PROPOSED AND EXISTING UTILITIES, AS WELL AS PROPOSED DUCT BANKS. THE DUCT BANK SYSTEMS SHOWN HEREIN ARE DESIGNED BY DMG CONSULTING ENGINEERS AND TELECOMMUNICATIONS DESIGN TEAM. REFER TO THE APPLICABLE DMG AND TELECOMMUNICATIONS CONTRACT DRAWINGS AND SPECIFICATIONS FOR ALL DUCT BANK DESIGN DETAILS, DIMENSIONS, CONSTRUCTION REQUIREMENTS, AND INSTALLATION INFORMATION. IN THE EVENT OF A DISCREPANCY, THE DMG AND TELECOMMUNICATIONS DRAWINGS SHALL GOVERN.

LOT 1

OWNER: JOHNSON DENNIS KAPN:
25-27-17-299100-000012
ORB 2988, PG 390

OWNER: SHARPE KATHLEEN T:
25-27-17-299100-000023
ORB 4091, PG 990

LOT 2

OWNER: PARKER DEBORAH:
25-27-17-299100-000022
ORB 11144, PG 213

N00°04'18"W 1281.42'(M)
N00°04'18"W 1281.45'(R)

N89°27'07"E 2648.43'(C)
N89°27'07"E 2648.42'(R)

50' EXISTING ACCESS EASEMENT

PHASE 2

BUILDING 4
231,000 SF
(300'x770')
FFE = 177.00

BUILDING 3
231,000 SF
(300'x770')FFE
FFE = 177.00

SUBSTATION
±0.91 AC

SUBSTATION
±1.93 AC

SWITCH YARD
±5.15 AC

MATCHLINE: SEE SHEET CU-412

MATCHLINE: SEE SHEET CU-413

N00°03'55"W 1242.29'(C)

1 ENLARGED DUCTBANK PLAN
SCALE: 1:40

N

0 20' 40' 80' 120'
SCALE: 1" = 40'

Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

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PROJECT SUNSHINE

BUILDING 1
810 PACE RD,
AUBURNDALE, FL 33823

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SWG	KLS

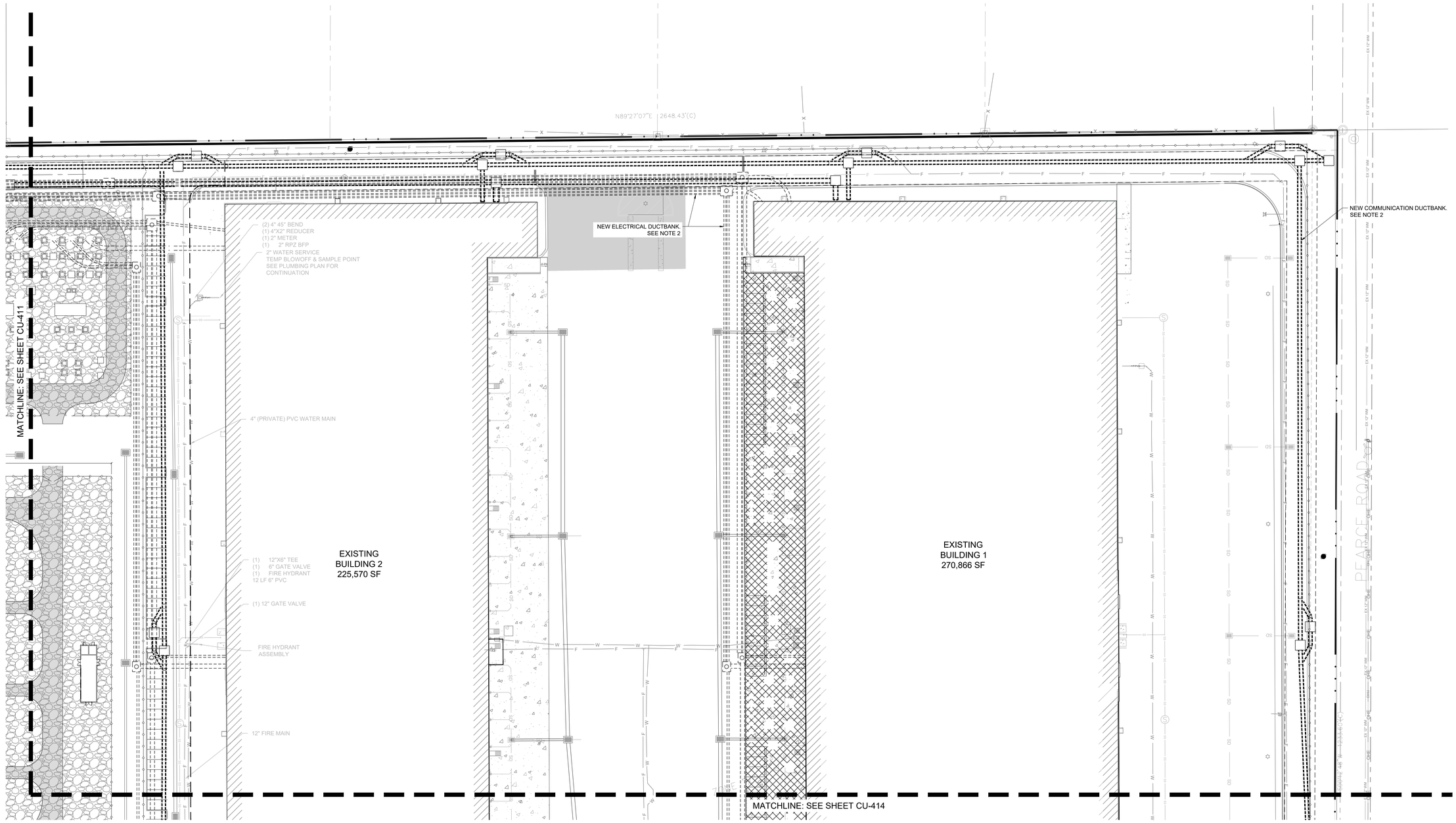
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SHEET TITLE
ENLARGED DUCTBANK PLAN

SHEET NUMBER
CU-411

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.
2. THIS DRAWING IS INTENDED FOR REFERENCE AND COORDINATION PURPOSES ONLY AND DEPICTS THE APPROXIMATE LOCATIONS OF PROPOSED AND EXISTING UTILITIES, AS WELL AS PROPOSED DUCT BANKS. THE DUCT BANK SYSTEMS SHOWN HEREIN ARE DESIGNED BY DMG CONSULTING ENGINEERS AND TELECOMMUNICATIONS DESIGN TEAM. REFER TO THE APPLICABLE DMG AND TELECOMMUNICATIONS CONTRACT DRAWINGS AND SPECIFICATIONS FOR ALL DUCT BANK DESIGN DETAILS, DIMENSIONS, CONSTRUCTION REQUIREMENTS, AND INSTALLATION INFORMATION. IN THE EVENT OF A DISCREPANCY, THE DMG AND TELECOMMUNICATIONS DRAWINGS SHALL GOVERN.



2 ENLARGED DUCTBANK PLAN
SCALE: 1:40

0 20' 40' 80' 120'
SCALE: 1" = 40'

Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

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AUBURNDALE, FL 33823

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SHEET TITLE
ENLARGED DUCTBANK PLAN

SHEET NUMBER
CU-412

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.
2. THIS DRAWING IS INTENDED FOR REFERENCE AND COORDINATION PURPOSES ONLY AND DEPICTS THE APPROXIMATE LOCATIONS OF PROPOSED AND EXISTING UTILITIES, AS WELL AS PROPOSED DUCT BANKS. THE DUCT BANK SYSTEMS SHOWN HEREIN ARE DESIGNED BY DMG CONSULTING ENGINEERS AND TELECOMMUNICATIONS DESIGN TEAM. REFER TO THE APPLICABLE DMG AND TELECOMMUNICATIONS CONTRACT DRAWINGS AND SPECIFICATIONS FOR ALL DUCT BANK DESIGN DETAILS, DIMENSIONS, CONSTRUCTION REQUIREMENTS, AND INSTALLATION INFORMATION. IN THE EVENT OF A DISCREPANCY, THE DMG AND TELECOMMUNICATIONS DRAWINGS SHALL GOVERN.

MATCHLINE: SEE SHEET CU-411

PHASE 2

OWNER: INLAND'S ACQUISITION HOLDING CO INC
APN: 24-32-20-000000-011020
PID: 2432200000011020

SUBSTATION
±0.91AC

(1) 8" PVC PLUG
INV. = 161.52
TEMPORARY BLOW-OFF
& SAMPLE POINT

(1) 12" 22.5° BEND

10" 45° BEND

55.3' of 8" SDR 26 PVC @

139.1' of 8" SDR 26 PVC @ 0.40%

(1) 8" PVC PLUG
INV. = 162.11
TEMPORARY BLOW-OFF
& SAMPLE POINT

FUTURE PHASE 2 UTILITY CONNECTIONS (TO BE UPDATED AND PERMITTED DURING PHASE 2)

6" (PRIVATE) FUTURE WATER SERVICE CONNECTION

(1) 8"X2" TEE

0+00

MATCHLINE: SEE SHEET CU-414

TOB 173
BOT 168

TOB 173
BOT 168

BOT 168
TOB 173

S38°48'18"W - 1617.62'(D)

V CONDUIT

ASPHALT

MEDIAN ISLAND TO BE MODIFIED TO ALLOW FOR LEFT TURN LANE

PACE ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(ORB 7087, PG 627)

POLK PARKWAY
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

POLK PARKWAY
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

3 ENLARGED DUCTBANK PLAN
SCALE: 1:40

N

0 20' 40' 80' 120'
SCALE: 1" = 40'

Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

NUCLEI

PROJECT SUNSHINE

BUILDING 1
810 PACE RD,
AUBURNDALE, FL 33823

ISSUE DATE	DESCRIPTION
09/21/2026	IFP

Δ	DESCRIPTION	DATE

ISSUE:

PROJ NO
2540-01309

CHECKED BY: SWG
DRAWN BY: KLS

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SHEET TITLE

ENLARGED DUCTBANK PLAN

SHEET NUMBER

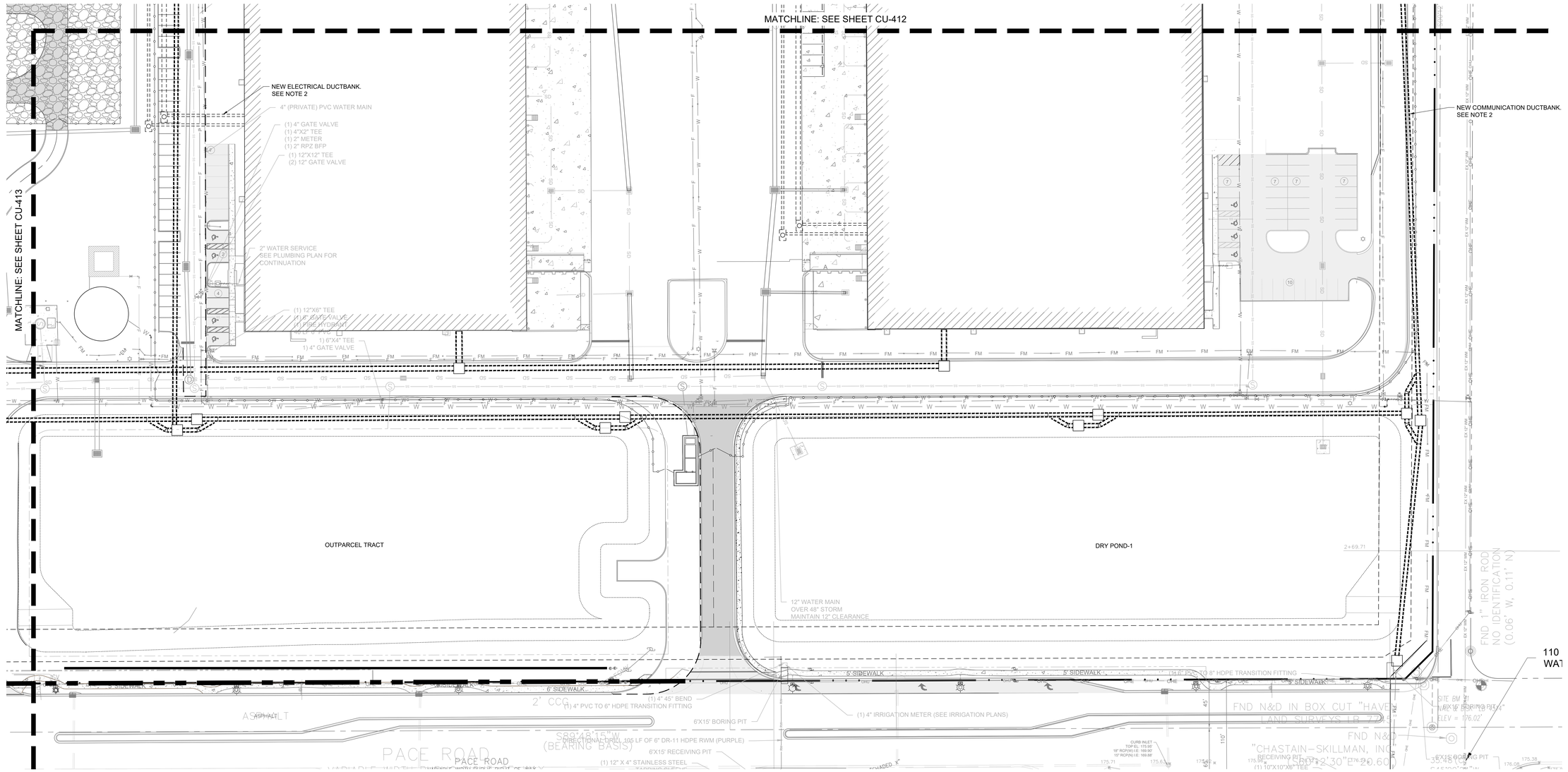
CU-413

GENERAL NOTES:

1. EXISTING UTILITIES SHOWN PER RECORD AND DESIGN DRAWINGS BY OTHERS. CONTRACTOR TO FIELD VERIFY LOCATION OF BURIED UTILITIES.
2. THIS DRAWING IS INTENDED FOR REFERENCE AND COORDINATION PURPOSES ONLY AND DEPICTS THE APPROXIMATE LOCATIONS OF PROPOSED AND EXISTING UTILITIES, AS WELL AS PROPOSED DUCT BANKS. THE DUCT BANK SYSTEMS SHOWN HEREIN ARE DESIGNED BY DMG CONSULTING ENGINEERS AND TELECOMMUNICATIONS DESIGN TEAM. REFER TO THE APPLICABLE DMG AND TELECOMMUNICATIONS CONTRACT DRAWINGS AND SPECIFICATIONS FOR ALL DUCT BANK DESIGN DETAILS, DIMENSIONS, CONSTRUCTION REQUIREMENTS, AND INSTALLATION INFORMATION. IN THE EVENT OF A DISCREPANCY, THE DMG AND TELECOMMUNICATIONS DRAWINGS SHALL GOVERN.

KEYNOTES:

1. PRESERVE THE EXISTING WATER SERVICE CONNECTIONS, BACKFLOW PREVENTERS, AND FORCE MAIN IN ROUTING NEW DUCT BANK.



4 ENLARGED DUCTBANK PLAN
SCALE: 1:40

N

0 20' 40' 80' 120'
SCALE: 1" = 40'

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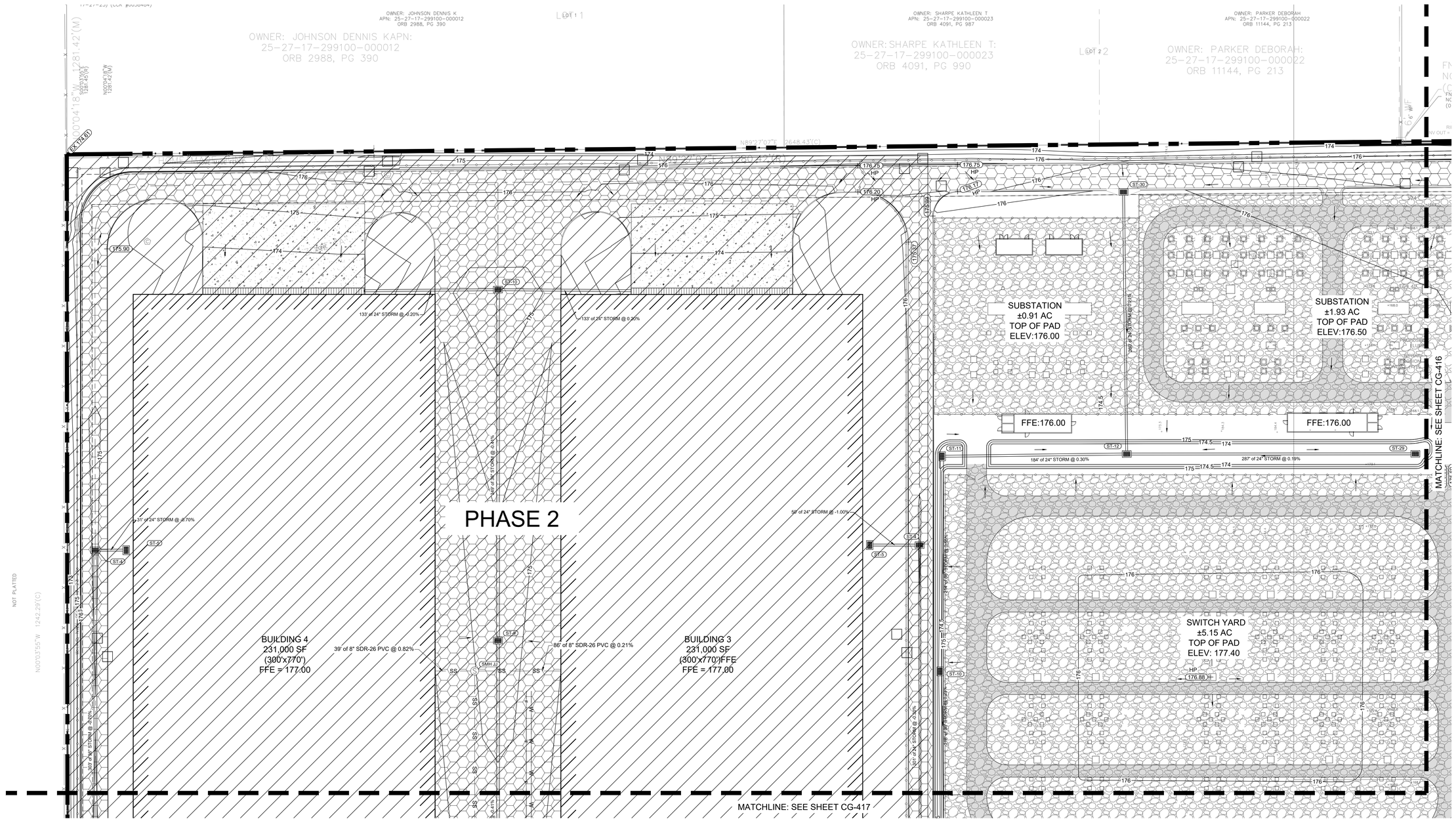
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SHEET TITLE
ENLARGED DUCTBANK PLAN

SHEET NUMBER
CU-414

GENERAL NOTES:

1. INSTALL ALL SUBSTATION AND SWITCHYARD TOP OF FOUNDATIONS SIX-INCHES ABOVE PROPOSED GRADES.
2. COMMUNICATION AND ELECTRICAL DUCTBANK ROUTING ARE NOT SHOWN FOR CLARITY. REFER TO ENLARGED DUCTBANK PLANS FOR PROPOSED DUCTBANK ROUTING. REFER TO THE DISCIPLINE SHEETS FOR DETAILED DESIGN OF DUCTBANKS AND STRUCTURES.



1 ENLARGED PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1:40

N

0 20' 40' 80' 120'

SCALE: 1" = 40'

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Scott Glancy

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SHEET TITLE

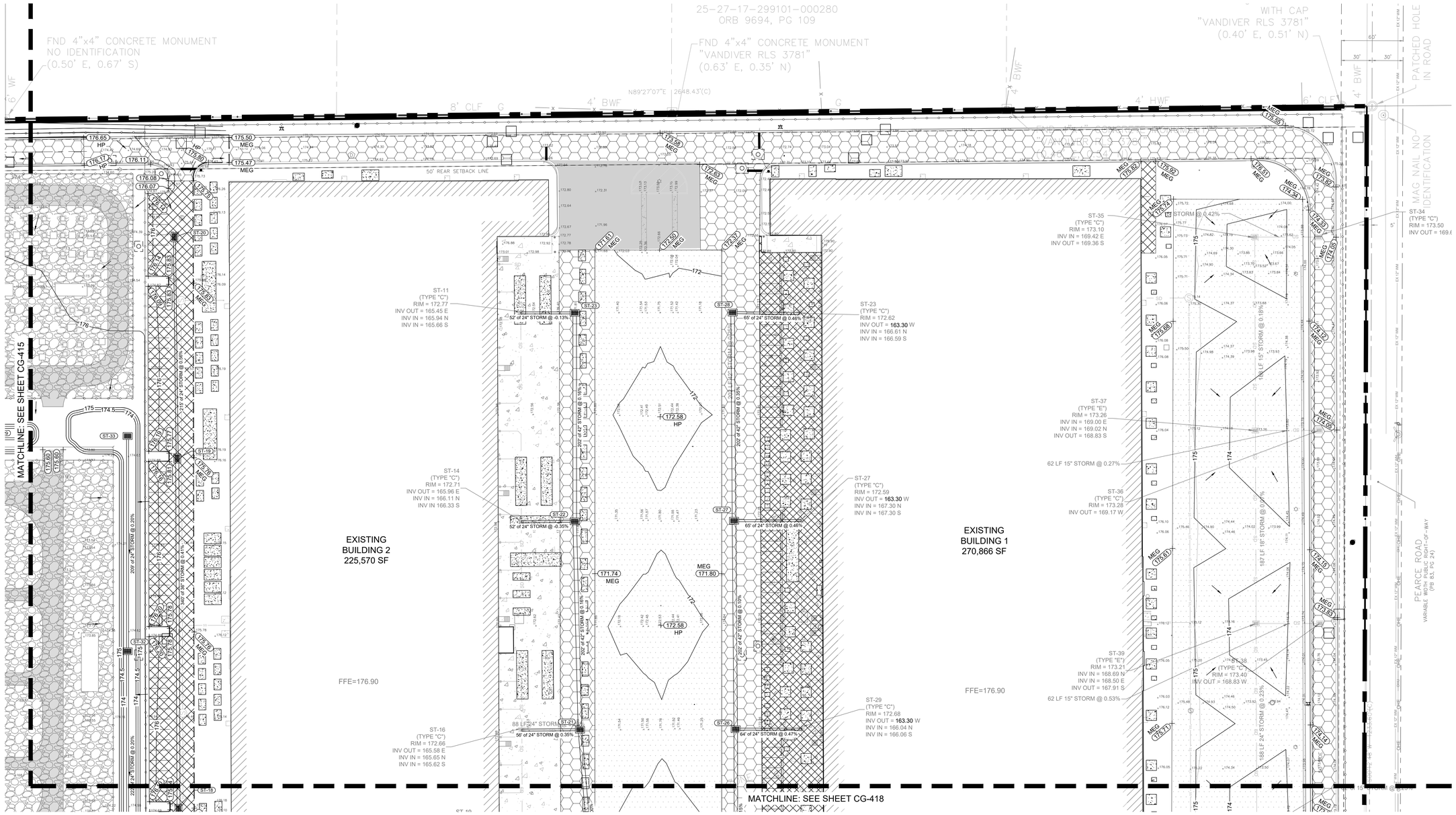
ENLARGED PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER

CG-415

GENERAL NOTES:

1. INSTALL ALL SUBSTATION AND SWITCHYARD TOP OF FOUNDATIONS SIX-INCHES ABOVE PROPOSED GRADES.
2. COMMUNICATION AND ELECTRICAL DUCTBANK ROUTING ARE NOT SHOWN FOR CLARITY. REFER TO ENLARGED DUCTBANK PLANS FOR PROPOSED DUCTBANK ROUTING. REFER TO THE DISCIPLINE SHEETS FOR DETAILED DESIGN OF DUCTBANKS AND STRUCTURES.



1 ENLARGED PAVING, GRADING AND DRAINAGE PLAN
SCALE: 1:40

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SHEET TITLE

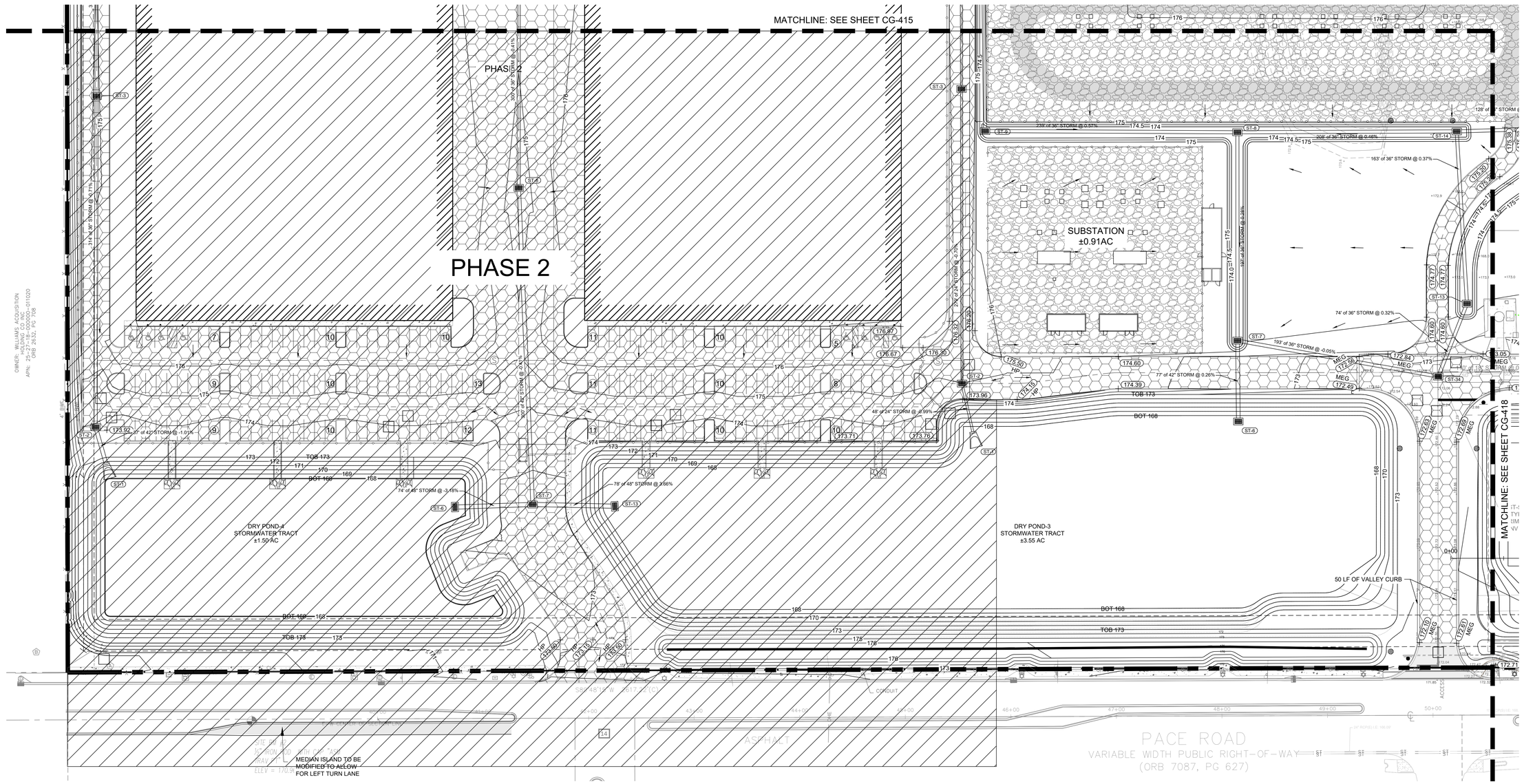
ENLARGED PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER

CG-416

GENERAL NOTES:

1. INSTALL ALL SUBSTATION AND SWITCHYARD TOP OF FOUNDATIONS SIX-INCHES ABOVE PROPOSED GRADES.
2. COMMUNICATION AND ELECTRICAL DUCTBANK ROUTING ARE NOT SHOWN FOR CLARITY. REFER TO ENLARGED DUCTBANK PLANS FOR PROPOSED DUCTBANK ROUTING. REFER TO THE DISCIPLINE SHEETS FOR DETAILED DESIGN OF DUCTBANKS AND STRUCTURES.



1 ENLARGED PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1:40

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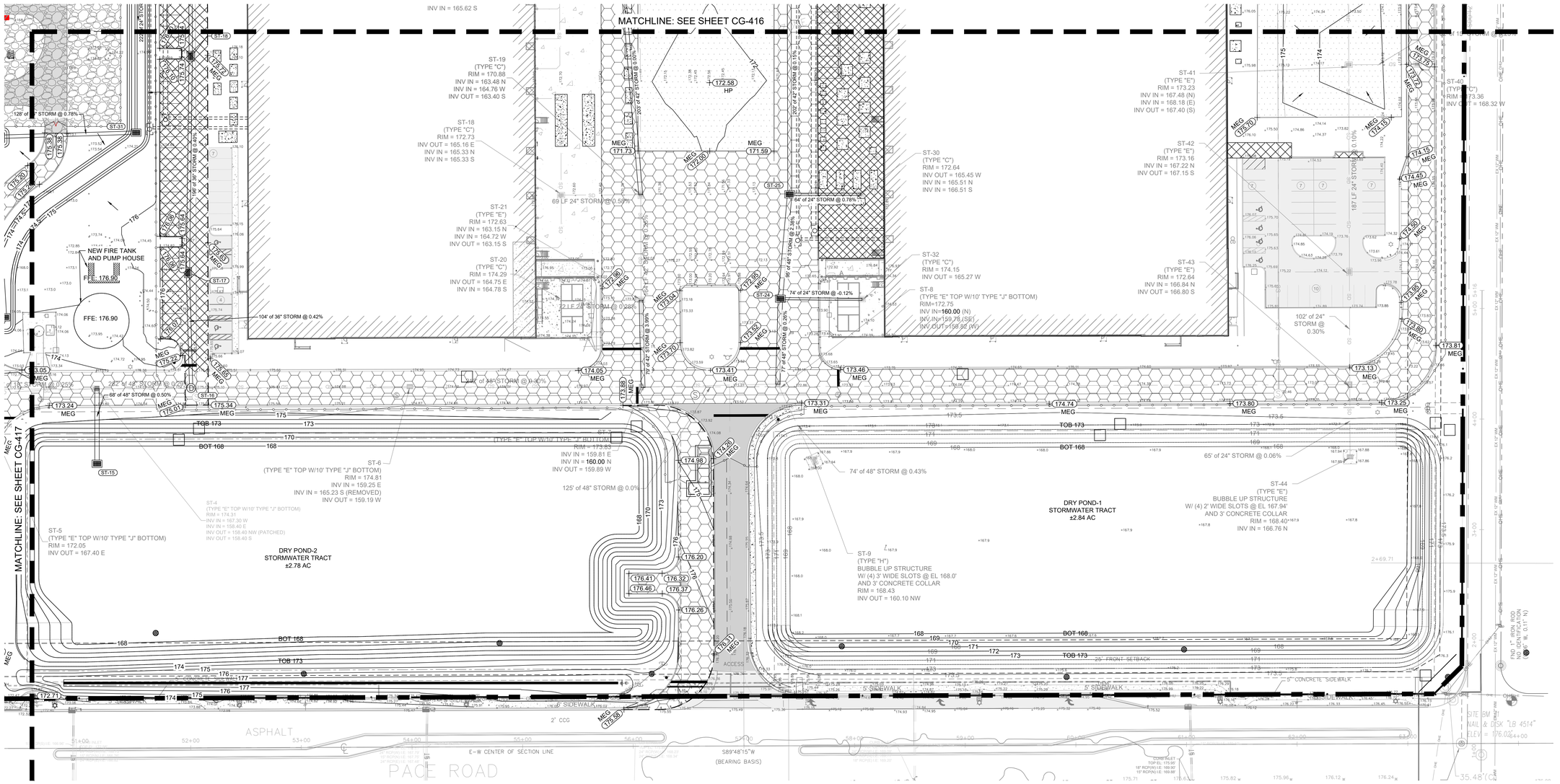
ENLARGED PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER

CG-417

GENERAL NOTES:

1. INSTALL ALL SUBSTATION AND SWITCHYARD TOP OF FOUNDATIONS SIX-INCHES ABOVE PROPOSED GRADES.
2. COMMUNICATION AND ELECTRICAL DUCTBANK ROUTING ARE NOT SHOWN FOR CLARITY. REFER TO ENLARGED DUCTBANK PLANS FOR PROPOSED DUCTBANK ROUTING. REFER TO THE DISCIPLINE SHEETS FOR DETAILED DESIGN OF DUCTBANKS AND STRUCTURES.



1 ENLARGED PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1:40

SCALE: 1" = 40'

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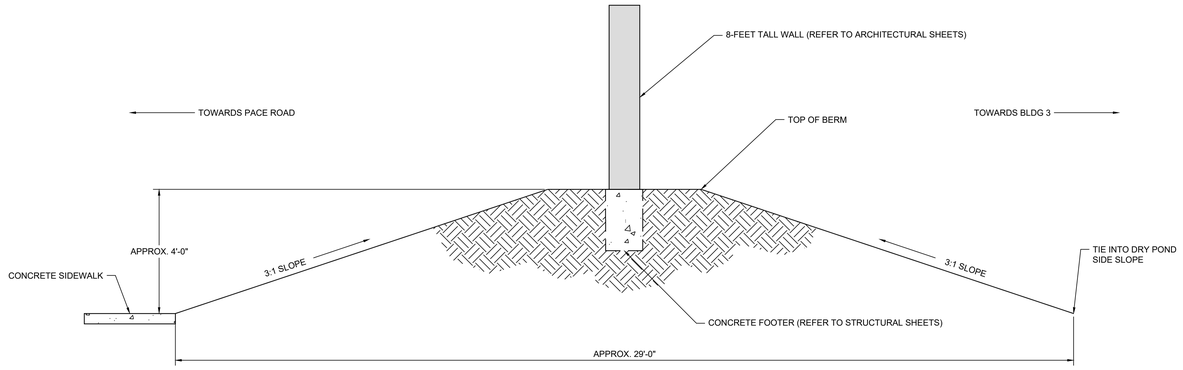
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SHEET TITLE

ENLARGED PAVING, GRADING AND DRAINAGE PLAN

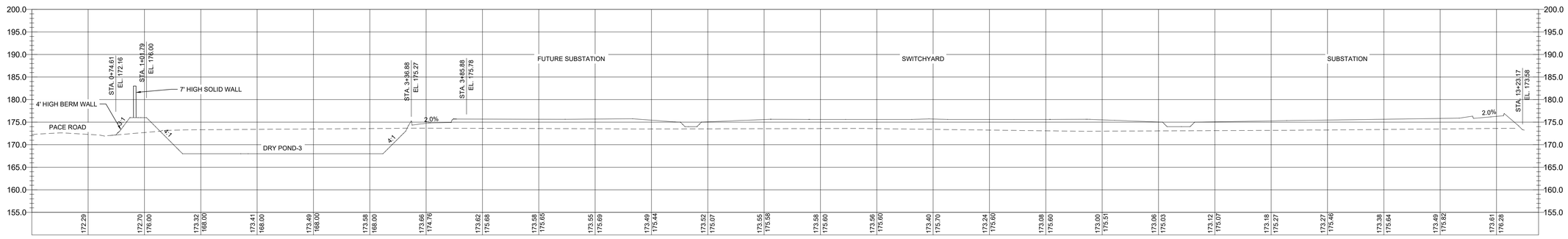
SHEET NUMBER

CG-418



1 TYPE "C" BUFFER W/4' BERM & 8' SOLID WALL

SCALE: N.T.S.



SECTION A-A

1 GRADING SECTION B

SCALE: HOR. 40', VERT. 4'

NOTE: REFER TO SWITCH YARD AND SUBSTATION SHEETS FOR ELEVATION DETAILS.

0 20' 40' 80' 120'

SCALE: 1" = 40'

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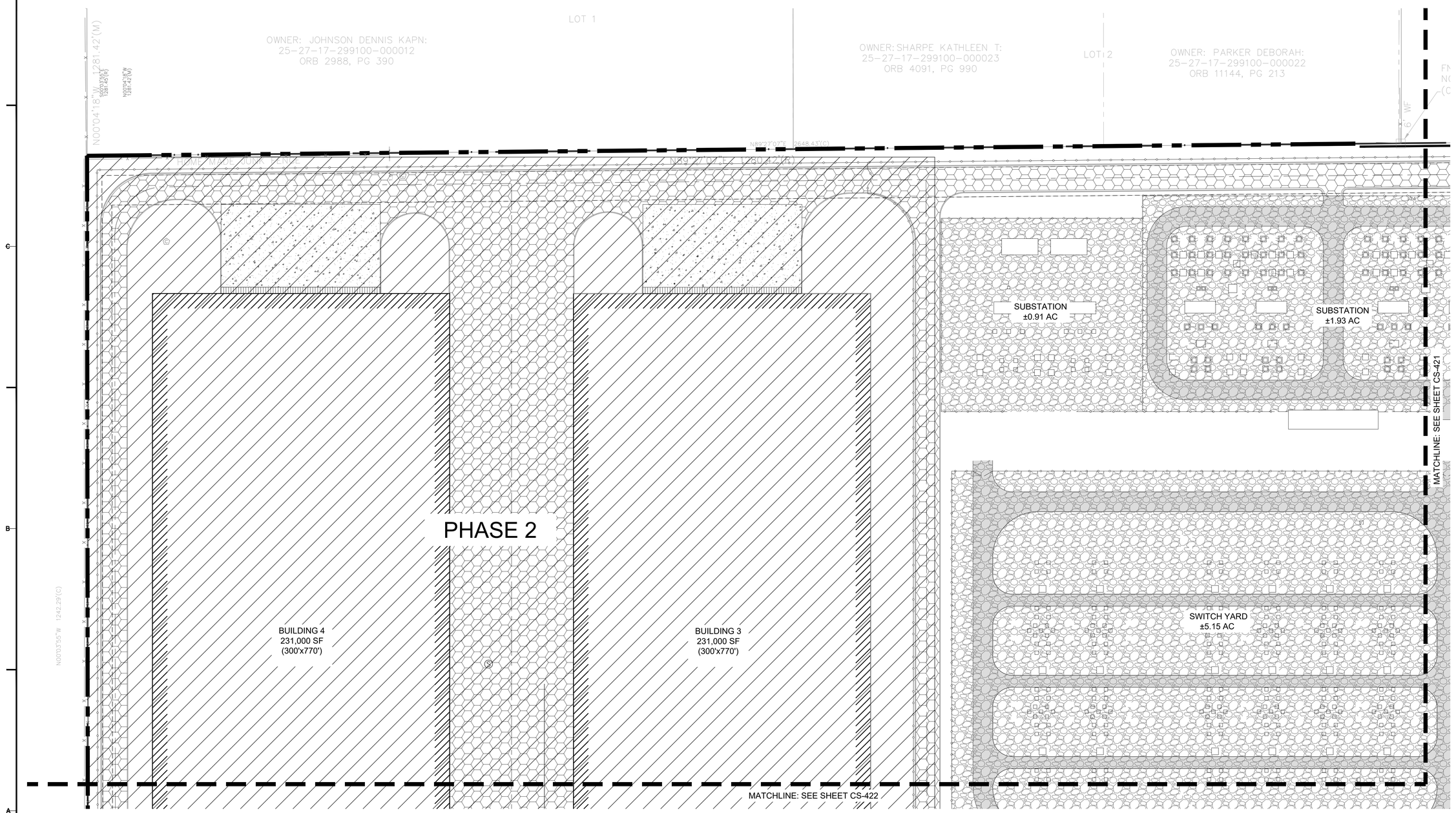
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SHEET TITLE

SITE GRADING SECTIONS

SHEET NUMBER

CG-419



1 ENLARGED STRIPING AND SIGNAGE PLAN
SCALE: 1:40

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Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

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SHEET TITLE

ENLARGED STRIPING AND SIGNAGE PLAN

SHEET NUMBER

CS-420

GENERAL NOTES:

1. ALL SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH STOP SIGN AND STREET MARKING DETAILS ON SHEET CS-501.
2. ALL PAVEMENT STRIPING PAINT TO BE 100 MIL THERMOPLASTIC PAINT. REFER TO SPECIFICATION SECTION 32 17 23.
3. INSTALL STRIPING TO MATCH EXISTING PAVEMENT MARKINGS IF ANY ADDITIONAL STRIPING IS DISTURBED DURING CONSTRUCTION.

KEYNOTES:

1. INSTALL 24" STOP BAR. SEE DETAIL #7 ON SHEET CS-501.
2. INSTALL 30"x30" R1-1 STOP SIGN. SEE DETAIL #6 ON SHEET CS-501.
3. INSTALL FOUR (4) INCH SINGLE WHITE SOLID STRIPE (TYP) FOR 90 DEGREE PARKING STALL. SEE DETAIL #8 ON SHEET CS-501.
4. INSTALL WHEEL STOP (TYP). SEE #11 DETAIL ON SHEET CS-501.

FND 4"x4" CONCRETE MONUMENT
NO IDENTIFICATION
(0.50' E, 0.67' S)

PROPERTY LINE

OWNER1: HANCOCK ALLYSON L
OWNER2: HANCOCK BRIAN E:
25-27-17-299101-000280
ORB 9694, PG 109

FND 4"x4" CONCRETE MONUMENT
"VANDIVER RLS 3781"
(0.63' E, 0.35' N)

N89°27'07"E 2648.43'(C)

FND 5/8" IRON ROD
WITH CAP
"VANDIVER RLS 3781"
(0.40' E, 0.51' N)

6' WF
8' CLF
4' BWF
4' HWF
6' CLF
PATCHED HOLE IN ROAD
MAG NAIL NO IDENTIFICATION

MATCHLINE: SEE SHEET CS-420

EXISTING
BUILDING 2
225,570 SF

EXISTING
BUILDING 1
270,866 SF

PEARCE ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(PB 63, PG 24)

MATCHLINE: SEE SHEET CS-423

2 ENLARGED STRIPING AND SIGNAGE PLAN
SCALE: 1:40

0 20' 40' 80' 120'
SCALE: 1" = 40'

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Seattle, TN 37204
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Scott Glancy

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DRAWN BY: KLS

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SHEET TITLE

ENLARGED STRIPING AND SIGNAGE PLAN

SHEET NUMBER

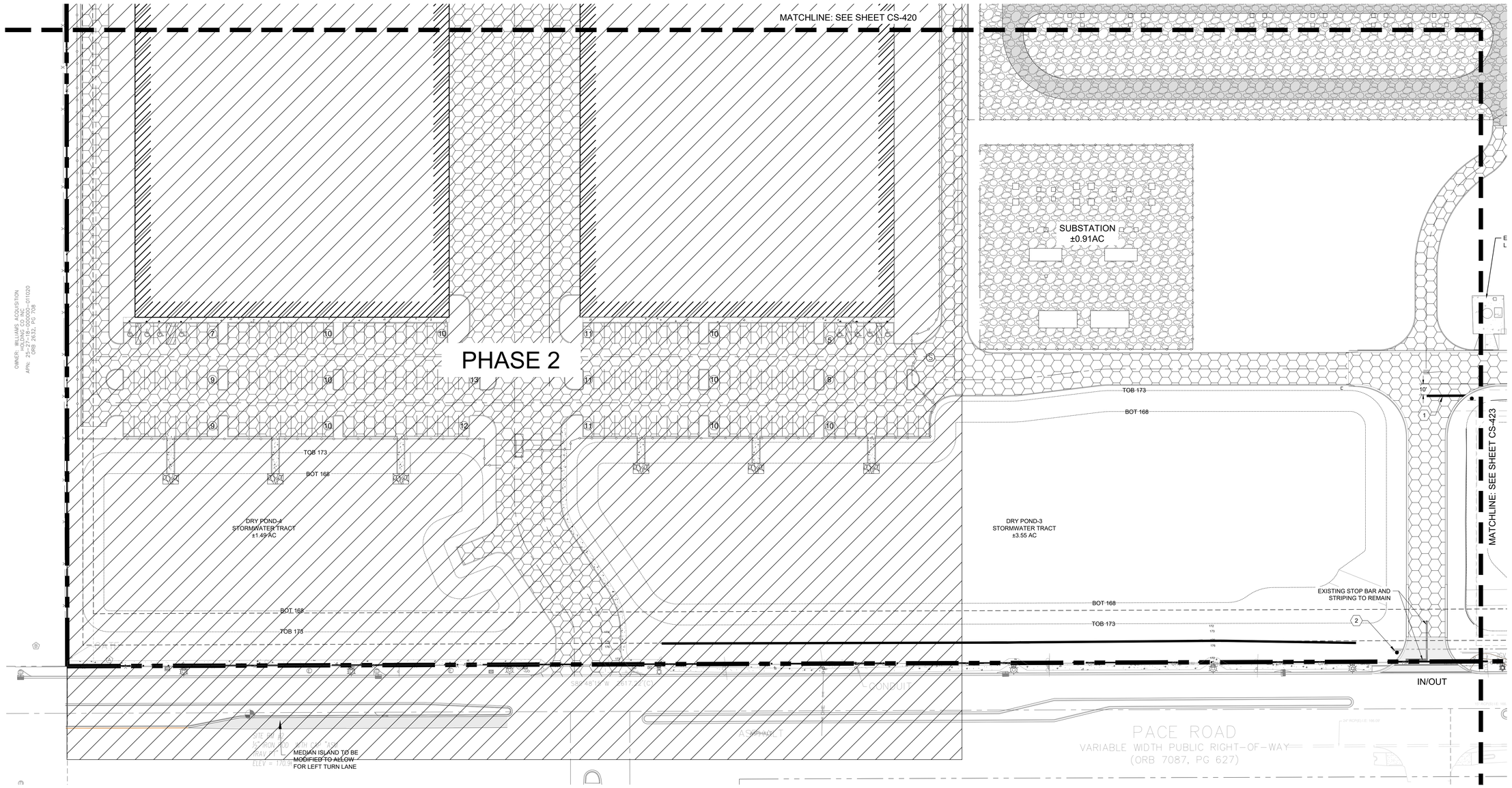
CS-421

GENERAL NOTES:

1. ALL SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH STOP SIGN AND STREET MARKING DETAILS ON SHEET CS-501.
2. ALL PAVEMENT STRIPING PAINT TO BE 100 MIL THERMOPLASTIC PAINT. REFER TO SPECIFICATION SECTION 32 17 23.
3. INSTALL STRIPING TO MATCH EXISTING PAVEMENT MARKINGS IF ANY ADDITIONAL STRIPING IS DISTURBED DURING CONSTRUCTION.

KEYNOTES:

1. INSTALL 24" STOP BAR. SEE DETAIL #7 ON SHEET CS-501.
2. INSTALL 30"x30" R1-1 STOP SIGN. SEE DETAIL #6 ON SHEET CS-501.



3 ENLARGED STRIPING AND SIGNAGE PLAN
SCALE: 1:40

0 20' 40' 80' 120'
SCALE: 1" = 40'

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SHEET TITLE

ENLARGED STRIPING AND SIGNAGE PLAN

SHEET NUMBER

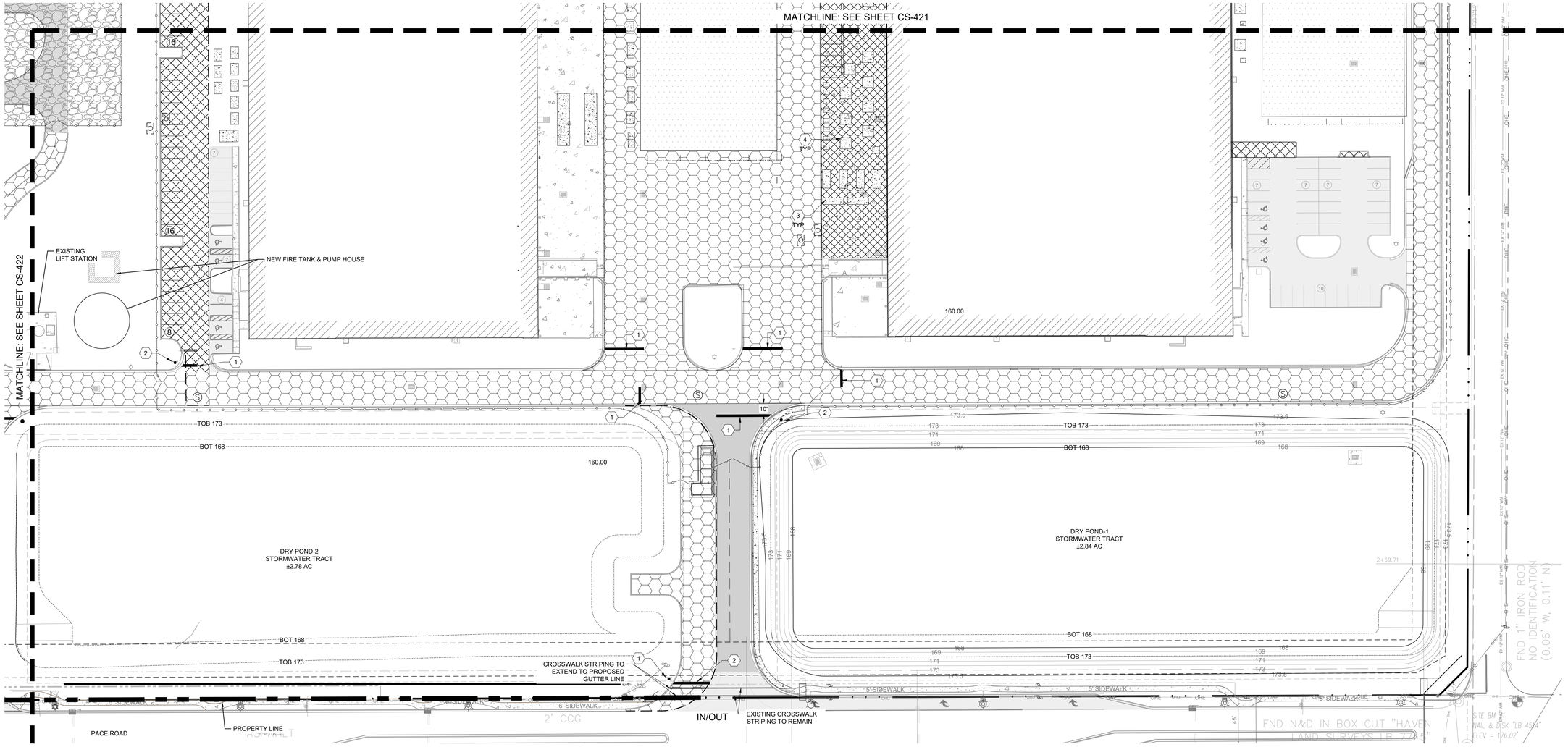
CS-422

GENERAL NOTES:

1. ALL SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH STOP SIGN AND STREET MARKING DETAILS ON SHEET CS-501.
2. ALL PAVEMENT STRIPING PAINT TO BE 100 MIL THERMOPLASTIC PAINT. REFER TO SPECIFICATION SECTION 32 17 23.
3. INSTALL STRIPING TO MATCH EXISTING PAVEMENT MARKINGS IF ANY ADDITIONAL STRIPING IS DISTURBED DURING CONSTRUCTION.

KEYNOTES:

1. INSTALL 24" STOP BAR. SEE DETAIL #7 ON SHEET CS-501.
2. INSTALL 30"x30" R1-1 STOP SIGN. SEE DETAIL #6 ON SHEET CS-501.
3. INSTALL FOUR (4) INCH SINGLE WHITE SOLID STRIPE (TYP) FOR 90 DEGREE PARKING STALL. SEE DETAIL #8 ON SHEET CS-501.
4. INSTALL WHEEL STOP (TYP). SEE #11 DETAIL ON SHEET CS-501.



4 ENLARGED STRIPING AND SIGNAGE PLAN
SCALE: 1:40

N

0 20' 40' 80' 120'
SCALE: 1" = 40'

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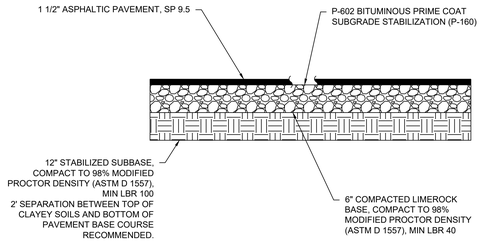
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SHEET TITLE

ENLARGED STRIPING AND SIGNAGE PLAN

SHEET NUMBER

CS-423

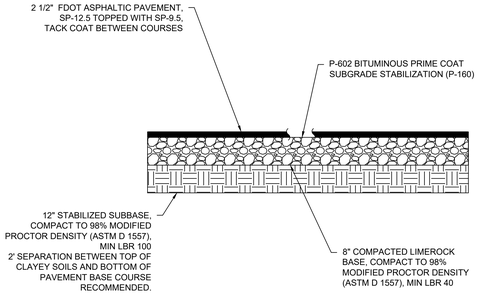


1 LIGHT DUTY FLEXIBLE PAVEMENT SECTION

SCALE: N.T.S.

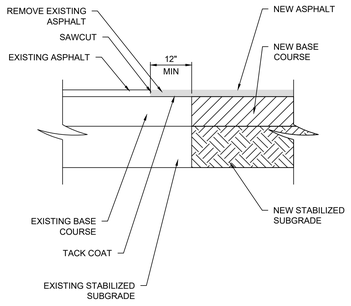
NOTES:

1. THIS PAVEMENT SECTION IS FOR ALL ASPHALT PARKING SPACES AND PARKING ISLES



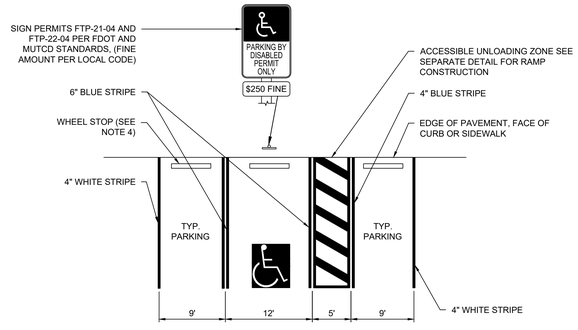
2 HEAVY DUTY FLEXIBLE PAVEMENT SECTION

SCALE: N.T.S.



3 ASPHALT SAWCUT DETAIL

SCALE: N.T.S.

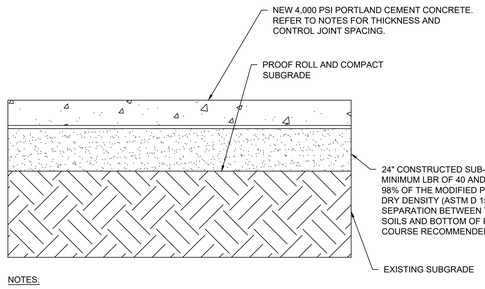


NOTES:

1. FTP-25 MUST BE POSTED ON EACH DESIGNATED ACCESSIBLE PARKING SPACE.
2. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IN ACCORDANCE WITH FDOT INDEX 17346.
3. BOTTOM OF SIGN TO BE LOCATED 84 INCHES ABOVE FINISHED GRADE.
4. WHEEL STOPS REQUIRED WHERE PARKING STALLS ARE LESS THAN 20 FEET DEEP AND ADJACENT SIDEWALK DEPTH IS LESS THAN SEVEN (7) FEET.

4 ACCESSIBLE PARKING DETAIL

SCALE: N.T.S.

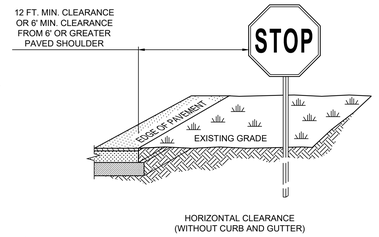


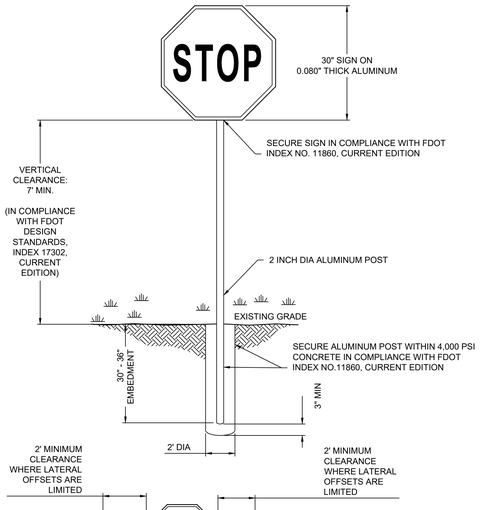
NOTES:

1. LIGHT DUTY CONCRETE PAVEMENT: 6" MINIMUM CONCRETE THICKNESS 12' X 12' MAXIMUM CONTROL JOINT SPACING 2 INCHES RECOMMENDED SAWCUT DEPTH.
2. HEAVY DUTY CONCRETE PAVEMENT: 7" MINIMUM CONCRETE THICKNESS 14' X 14' MAXIMUM CONTROL JOINT SPACING 2 1/3 INCHES RECOMMENDED SAWCUT DEPTH
3. SUBGRADE SOILS TO BE COMPACTED TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557)
4. MODULUS OF SUBGRADE REACTION (K) EQUAL TO 200 POUNDS PER CUBIC IN.
5. 20 YEAR DESIGN LIFE
6. MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND A MINIMUM 28-DAY FLEXURAL STRENGTH (MODULUS OF RUPTURE) OF AT LEAST 600 POUNDS PER SQUARE INCH, BASED ON 3RD POINT LOADING OF CONTCRETE BEAM TEST SAMPLES.

5 CONCRETE PARKING DETAILS

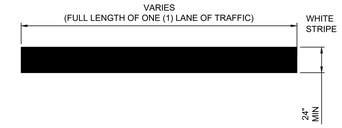
SCALE: N.T.S.





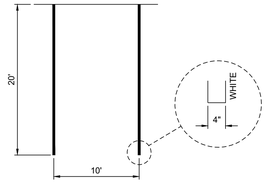
6 SIGN AND STREET MARKER DETAILS

SCALE: N.T.S.



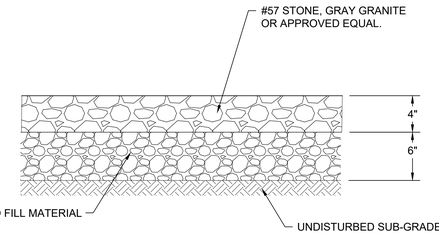
7 STOP BAR DETAIL

SCALE: N.T.S.



8 90 DEGREE PARKING STALL STRIPING DETAIL

SCALE: N.T.S.

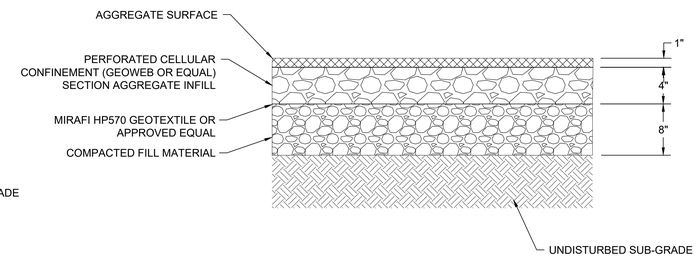


NOTES:

1. PROVIDE PREWASHED #57 STONE, LOOSELY PLACED TO ACHIEVE APPROXIMATELY 40% VOID RATIO.

10 SUBSTATION/SWITCH YARD GRAVEL DETAILS

SCALE: N.T.S.



11 SUBSTATION/SWITCH YARD ROAD DETAIL

SCALE: N.T.S.

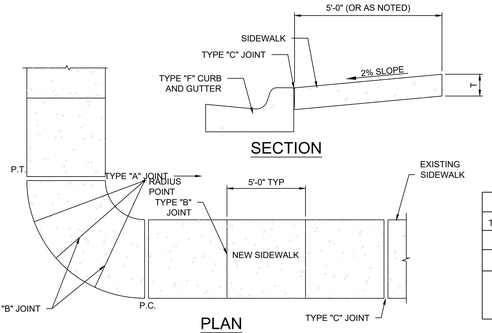
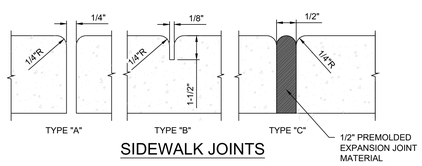


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES.
"B"	5'- 0" CENTER TO CENTER ON SIDEWALKS.
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS. AT 50' INTERVALS (MIN.)

SIDEWALK THICKNESS TABLE	
LOCATION	T
PEDESTRIAN AREAS	4"
DRIVEWAY CROSSINGS/VEHICULAR USE AREAS	6"

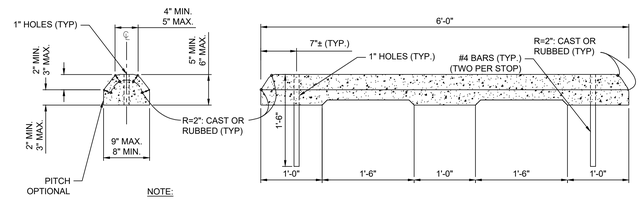
NOTES:
1. CONCRETE: 3,000 P.S.I. AT 28 DAYS WITH FIBERMESH REINFORCEMENT.



SIDEWALK JOINTS

9 CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.



NOTE:

1. PLACE CENTER OF WHEEL STOP 3'-0" FROM EDGE OF PAVEMENT.

12 CONCRETE WHEEL STOP DETAIL

SCALE: N.T.S.

0 40' 80' 160' 240'

SCALE: 1" = 80'

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FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

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SCOTT W. GLANCY LICENSE NO. 87475 STATE OF TENNESSEE PROFESSIONAL ENGINEER

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PROJECT SUNSHINE

BUILDING 1
810 PACE RD.
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ISSUE DATE	DESCRIPTION
09/21/2026	IFP

Δ	DESCRIPTION	DATE

ISSUE:

PROJ NO
2540-01309

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SHEET TITLE

CIVIL SITE DETAILS

SHEET NUMBER

CS-501

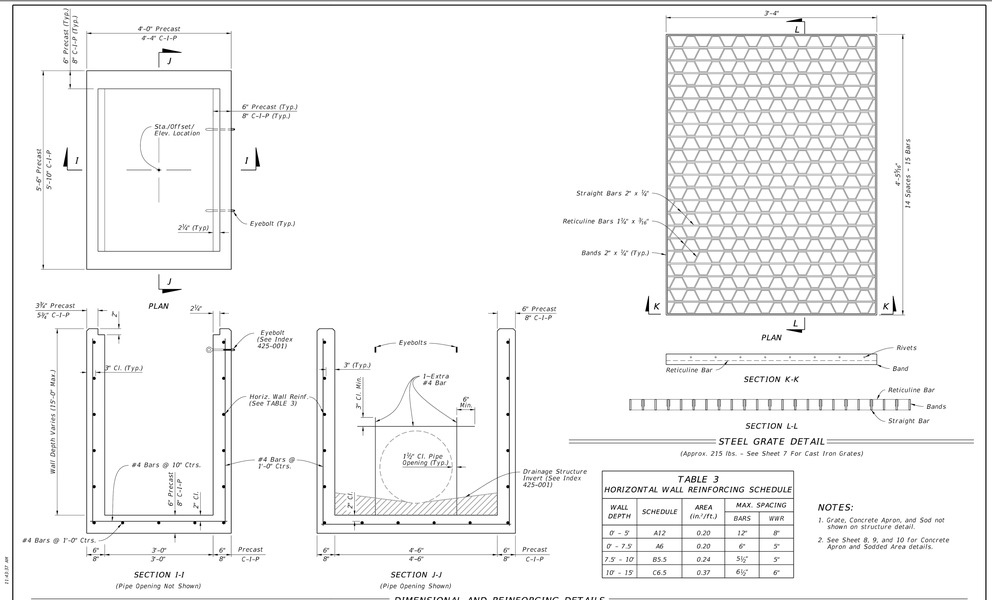


TABLE 3
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 5'	A12	0.20	12"	8"
0' - 7.5'	A6	0.20	6"	5"
7.5' - 10'	B5.5	0.24	5½"	5"
10' - 15'	C6.5	0.37	6½"	6"

NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

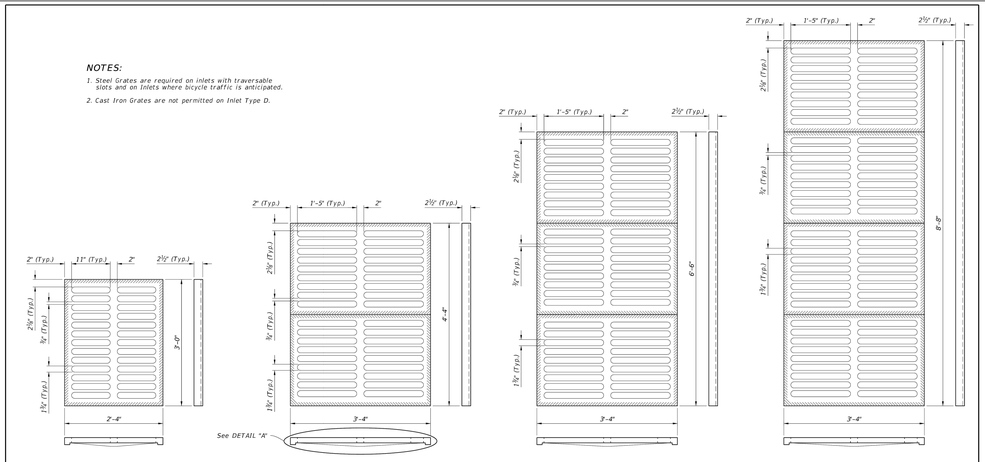
DIMENSIONAL AND REINFORCING DETAILS

TYPE E - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20	REVISION			425-052	4 of 14

NOTES:

1. Steel Grates are required on inlets with traversable slots and on inlets where bicycle traffic is anticipated.
2. Cast Iron Grates are not permitted on Inlet Type D.



CAST IRON GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20	REVISION			425-052	7 of 14

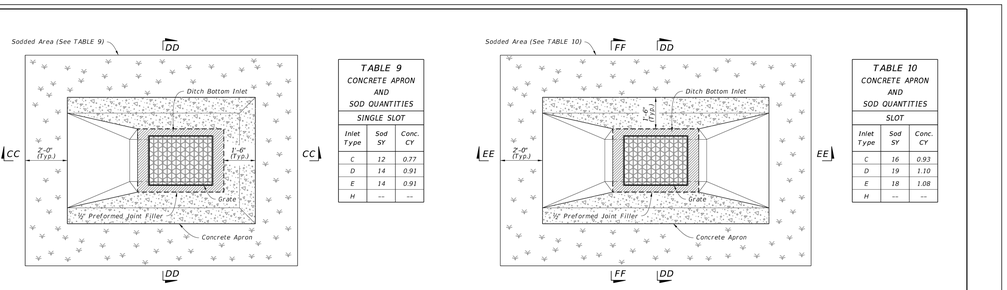


TABLE 9
CONCRETE APRON AND SOD QUANTITIES
SINGLE SLOT

Inlet Type	Sod SY	Conc. CY
C	12	0.77
D	14	0.91
E	14	0.91
H	--	--

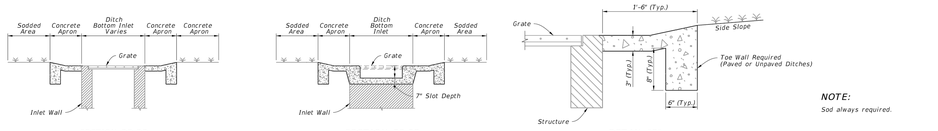
TABLE 10
CONCRETE APRON AND SOD QUANTITIES
SLOT

Inlet Type	Sod SY	Conc. CY
C	16	0.93
D	19	1.10
E	18	1.08
H	--	--



SINGLE SLOT

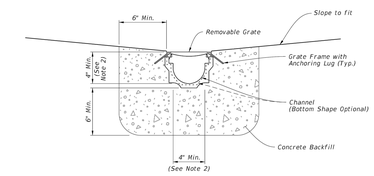
DOUBLE SLOT



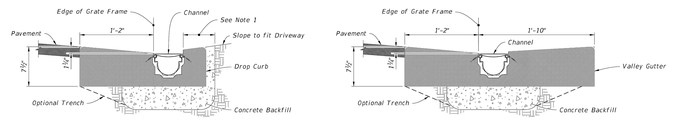
NOTE:
Sod always required.

TRAVERSABLE INLET WITH SLOT DETAILS

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/20	REVISION			425-052	10 of 14



PREFORMED CHANNEL WITH REMOVABLE GRATE



WITHIN DROP CURB

WITHIN VALLEY GUTTER

TYPICAL LOCATIONS

NOTES:

1. Provide minimum 6" of concrete on this side of the drain.
2. 4" Minimum unless otherwise shown in Plans.

TYPE II - REMOVABLE GRATE

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TRENCH DRAIN	INDEX	SHEET
11/01/19	REVISION			436-001	3 of 3

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AUBURNDALE, FL 33823

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09/21/2026	IFP

Δ	DESCRIPTION	DATE

ISSUE:

PROJ NO
2540-01309

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SHEET TITLE
CIVIL DRAINAGE DETAILS

SHEET NUMBER
CG-502

GENERAL NOTES:

1. Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of cross drain pipe; corrugated steel pipe mitered end sections may be used with any type of cross drain pipe except aluminum pipe; and, corrugated aluminum mitered end sections may be used with any type of cross drain pipe except steel pipe. When bituminous coated metal pipe is specified for cross drain pipe, construct the mitered end sections with like pipe or concrete pipe. When the mitered end section pipe is dissimilar to the cross drain pipe, construct a concrete jacket in accordance with Index 430-001.

2. Use either corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyvinyl-chloride pipe (PVC), steel reinforced polyethylene pipe (SRPE), and polypropylene pipe (PP). When used in conjunction with corrugated mitered end sections, make connection using either a formed metal band specifically designated to join HDPE, PVC, SRPE, or PP pipe, with metal pipe. When used in conjunction with a concrete mitered end sections, construct concrete jacket in accordance with Index 430-001.

3. Class NS concrete cast-in-place reinforced slabs are required for all sizes of cross drain pipes. Construct slabs at 5½" thick, unless 3" thickness is called for in the Plans.

4. Select lengths of concrete pipe that avoid excessive connections in the assembly of the mitered end section.

5. Repair corrugated metal pipe galvanizing that is damaged during beveling and perforating.

6. When existing multiple cross drain pipes are spaced other than the dimensions shown in this Index, have nonparallel axes, or non-uniform sections, either construct the mitered end sections separately as single pipe or collectively as multiple pipe end sections as directed by the Engineer.

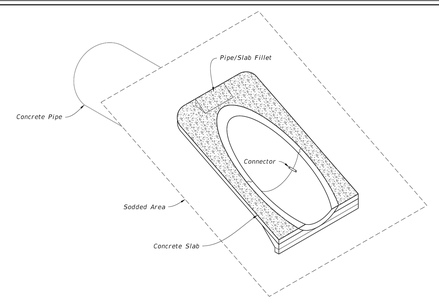
7. Saddle Slope:
   1:4 Miter – Slope to ℄ of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 24"x38" or smaller and 1:2 for pipes 29"x45" or larger.
   Slope to the span line for pipe arch 28"x20" or smaller and 1:2 for pipe arch 35"x24" or larger.

   1:2 Miter – Slope to ℄ of pipe for round pipes less than or equal to 18"diameter and 1:2 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 29"x45" or smaller and 1:1 for pipes 34"x53" or larger.
   Slope 1:1 for all pipe arch sizes.

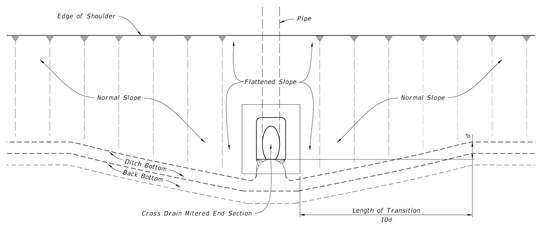
8. Quantities shown are for estimating purposes only.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Single and Multiple Concrete Pipe
3	Concrete Pipe Dimensions and Quantities
4	Single and Multiple Corrugated Metal Pipe
5	Corrugated Metal Pipe Dimensions and Quantities
6	Concrete Pipe Connections and Corrugated Metal Pipe (CMP) Anchor Detail

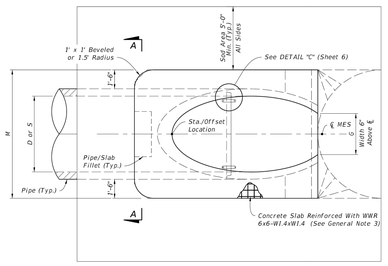


CROSS DRAIN MITERED END SECTION
(Concrete Pipe Shown, Corrugated Metal Pipe Similar)

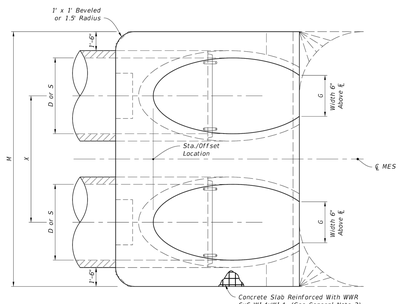


SLOPE AND DITCH TRANSITIONS

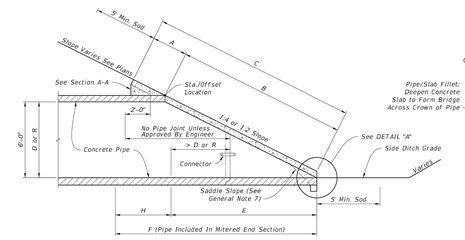
LAST REVISION 11/01/19	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 1 of 6



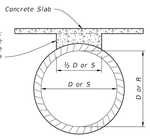
PLAN - SINGLE PIPE



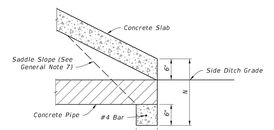
PLAN - MULTIPLE PIPE



ELEVATION



SECTION A-A
(Pipe/Slab Fillet)



DETAIL "A"

ROUND CONCRETE PIPE
(Elliptical Pipe Similar)

NOTE: See Table 1 on Sheet 3 for Dimensions and Quantities.

SINGLE AND MULTIPLE CONCRETE PIPE

LAST REVISION 11/01/19	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 2 of 6

TABLE 1
SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

	Dia. D	Rise R	Span S	X	A	B	C	E	F	G	H	M (Single Pipe)	M (Double Pipe)	M (Triple Pipe)	M (Quad. Pipe)	N	30" CONC. SLAB (CY) (See General Note 3) Single Pipe	30" CONC. SLAB (CY) (See General Note 3) Double Pipe	30" CONC. SLAB (CY) (See General Note 3) Triple Pipe	30" CONC. SLAB (CY) (See General Note 3) Quad. Pipe	3' CONC. SLAB (CY) (See General Note 3) Single Pipe	3' CONC. SLAB (CY) (See General Note 3) Double Pipe	3' CONC. SLAB (CY) (See General Note 3) Triple Pipe	3' CONC. SLAB (CY) (See General Note 3) Quad. Pipe	SODDING (SY) Single Pipe	SODDING (SY) Double Pipe	SODDING (SY) Triple Pipe	SODDING (SY) Quad. Pipe
Round Concrete Pipe 1:2 Slope	15"	—	—	2'-2"	1'-92"	2'-18"	4'-10"	2'-06"	5"	1'-22"	2'-9"	4'-63"	7'-23"	9'-79"	12'-37"	1'-39"	0'-38"	0'-58"	0'-77"	0'-96"	0'-27"	0'-41"	0'-54"	0'-67"	21	24	27	30
	18"	—	—	2'-10"	1'-97"	2'-14"	4'-71"	2'-56"	6"	1'-41"	3'-4"	4'-92"	7'-75"	10'-58"	13'-42"	1'-21"	0'-44"	0'-65"	0'-85"	1'-05"	0'-31"	0'-45"	0'-60"	0'-75"	22	25	28	31
	24"	—	—	3'-5"	2'-06"	3'-85"	5'-91"	3'-56"	7"	1'-73"	3'-4"	5'-50"	8'-92"	12'-33"	15'-75"	1'-29"	0'-54"	0'-83"	1'-12"	1'-42"	0'-39"	0'-59"	0'-79"	1'-00"	24	28	32	35
	30"	—	—	4'-3"	2'-15"	4'-95"	7'-10"	4'-56"	8"	2'-00"	3'-4"	6'-08"	10'-33"	14'-58"	18'-83"	1'-29"	0'-66"	1'-09"	1'-50"	1'-91"	0'-46"	0'-76"	1'-04"	1'-32"	26	31	35	40
	36"	—	—	5'-1"	2'-25"	6'-08"	8'-33"	5'-56"	9"	2'-24"	3'-4"	6'-67"	11'-75"	16'-83"	21'-92"	1'-33"	0'-81"	1'-38"	1'-95"	2'-51"	0'-55"	0'-94"	1'-33"	1'-71"	28	34	39	45
	42"	—	—	6'-0"	2'-34"	7'-21"	9'-55"	6'-56"	10"	2'-45"	3'-4"	7'-25"	13'-25"	19'-25"	25'-25"	1'-38"	0'-97"	1'-70"	2'-45"	3'-19"	0'-66"	1'-15"	1'-66"	2'-15"	30	37	43	50
	48"	—	—	6'-9"	2'-43"	8'-33"	10'-76"	7'-56"	11"	2'-65"	3'-4"	7'-83"	14'-58"	21'-33"	28'-08"	1'-42"	1'-13"	2'-04"	2'-93"	3'-84"	0'-76"	1'-37"	1'-96"	2'-57"	32	39	47	54
	54"	—	—	7'-8"	2'-52"	9'-44"	11'-96"	8'-56"	12"	2'-83"	3'-4"	8'-42"	16'-08"	23'-75"	31'-42"	1'-46"	1'-31"	2'-44"	3'-58"	4'-72"	0'-87"	1'-62"	2'-38"	3'-14"	34	42	51	59
	60"	—	—	8'-6"	2'-62"	10'-56"	13'-18"	9'-56"	14"	3'-00"	4'-4"	9'-00"	17'-50"	26'-00"	34'-50"	1'-50"	1'-51"	2'-89"	4'-28"	5'-68"	0'-99"	1'-90"	2'-81"	3'-73"	36	45	55	64
	66"	—	—	9'-2"	2'-71"	11'-68"	14'-39"	10'-56"	15"	3'-18"	4'-4"	9'-58"	18'-75"	27'-92"	37'-08"	1'-54"	1'-68"	3'-25"	4'-84"	6'-43"	1'-11"	2'-15"	3'-21"	4'-27"	38	48	58	68
	72"	—	—	10'-0"	2'-80"	12'-80"	15'-60"	11'-56"	16"	3'-30"	4'-4"	10'-16"	20'-16"	30'-16"	40'-16"	1'-58"	1'-89"	3'-74"	5'-59"	7'-45"	1'-24"	2'-46"	3'-68"	4'-90"	40	51	62	73
Round Concrete Pipe 1:4 Slope	15"	—	—	2'-2"	2'-27"	4'-09"	6'-36"	4'-03"	8"	1'-22"	4'-0"	4'-63"	7'-23"	9'-79"	12'-37"	1'-39"	0'-57"	0'-87"	1'-15"	1'-44"	0'-40"	0'-61"	0'-80"	1'-00"	23	26	29	32
	18"	—	—	2'-10"	2'-36"	5'-12"	7'-48"	5'-03"	9"	1'-41"	4'-0"	4'-92"	7'-75"	10'-58"	13'-42"	1'-21"	0'-66"	0'-99"	1'-31"	1'-65"	0'-47"	0'-69"	0'-91"	1'-14"	25	28	31	35
	24"	—	—	3'-5"	2'-53"	7'-18" △	9'-71"	7'-07" △	11"	1'-73"	4'-0"	5'-50"	8'-92"	12'-33"	15'-75"	1'-29"	0'-85"	1'-30"	1'-75"	2'-20"	0'-60"	0'-90"	1'-21"	1'-52"	28	32	36	40
	30"	—	—	4'-3"	2'-70"	9'-25"	11'-95"	9'-07"	13"	2'-00"	4'-0"	6'-08"	10'-33"	14'-58"	18'-83"	1'-29"	1'-10"	1'-74"	2'-39"	3'-05"	0'-76"	1'-19"	1'-63"	2'-07"	31	36	41	46
	36"	—	—	5'-1"	2'-87"	11'-31" ○	14'-18"	11'-07" ○	15"	2'-24"	4'-0"	6'-67"	11'-75"	16'-83"	21'-92"	1'-33"	1'-32"	2'-21"	3'-08"	3'-96"	0'-89"	1'-48"	2'-05"	2'-63"	34	40	46	52
	42"	—	—	6'-0"	3'-05"	13'-37"	16'-42"	13'-03"	17"	2'-45"	4'-0"	7'-25"	13'-25"	19'-25"	25'-25"	1'-38"	1'-58"	2'-76"	3'-91"	5'-09"	1'-05"	1'-82"	2'-57"	3'-34"	38	44	51	58
	48"	—	—	6'-9"	3'-22"	15'-43"	18'-65"	15'-03"	19"	2'-65"	4'-0"	7'-83"	14'-58"	21'-33"	28'-08"	1'-42"	1'-85"	3'-30"	4'-73"	6'-17"	1'-21"	2'-15"	3'-07"	4'-00"	41	48	56	63
	54"	—	—	7'-8"	3'-39"	17'-49"	20'-88"	17'-03"	21"	2'-83"	4'-0"	8'-42"	16'-08"	23'-75"	31'-42"	1'-46"	2'-14"	3'-95"	5'-77"	7'-58"	1'-39"	2'-55"	3'-72"	4'-88"	44	52	61	69
	60"	—	—	8'-6"	3'-56"	19'-55"	23'-11"	19'-03"	23"	3'-00"	4'-0"	9'-00"	17'-50"	26'-00"	34'-50"	1'-50"	2'-45"	4'-66"	6'-87"	9'-07"	1'-59"	3'-02"	4'-44"	5'-86"	47	56	66	75
	66"	—	—	9'-2"	3'-73"	21'-62"	25'-35"	21'-03"	25"	3'-18"	4'-0"	9'-58"	18'-75"	27'-92"	37'-08"	1'-54"	2'-88"	5'-54"	8'-18"	10'-84"	1'-91"	3'-66"	5'-40"	7'-15"	49	59	69	80
	72"	—	—	10'-0"	3'-91"	23'-68"	27'-59"	23'-03"	27"	3'-30"	4'-0"	10'-16"	20'-16"	30'-16"	40'-16"	1'-58"	3'-54"	6'-61"	9'-87"	13'-13"	2'-12"	4'-18"	6'-24"	8'-30"	52	63	74	85
Elliptical Concrete Pipe 1:2 Slope	—	18"	—	2'-10"	1'-97"	1'-62"	3'-59"	1'-56"	4"	1'-50"	2'-4"	4'-92"	7'-75"	10'-58"	13'-42"	1'-21"	0'-30"	0'-49"	0'-67"	0'-85"	0'-19"	0'-33"	0'-45"	0'-57"	21	24	27	30
	—	23"	—	3'-4"	2'-07"	1'-99"	4'-00"	1'-89"	5"	1'-90"	3'-1"	5'-38"	8'-71"	12'-04"	15'-38"	1'-23"	0'-37"	0'-59"	0'-81"	1'-02"	0'-25"	0'-40"	0'-55"	0'-69"	22	26	29	33
	—	30"	—	4'-0"	2'-11"	2'-92"	5'-03"	2'-73"	6"	2'-37"	3'-3"	6'-04"	10'-04"	14'-04"	18'-04"	1'-27"	0'-50"	0'-80"	1'-09"	1'-39"	0'-34"	0'-55"	0'-73"	0'-93"	24	28	33	37
	—	38"	—	5'-0"	2'-20"	3'-85"	6'-05"	3'-56"	7"	2'-85"	3'-4"	6'-79"	11'-79"	16'-79"	21'-79"	1'-31"	0'-62"	1'-03"	1'-45"	1'-86"	0'-43"	0'-71"	1'-00"	1'-28"	26	31	37	42
	—	45"	—	5'-3"	2'-34"	4'-79"	7'-13"	4'-39"	8"	3'-19"	3'-6"	7'-50"	13'-42"	19'-33"	25'-25"	1'-38"	0'-75"	1'-30"	1'-84"	2'-39"	0'-52"	0'-90"	1'-27"	1'-65"	28	34	41	47
	—	53"	—	7'-0"	2'-43"	5'-72"	8'-15"	5'-23"	9"	3'-57"	3'-8"	8'-25"	15'-25"	22'-25"	29'-25"	1'-42"	0'-90"	1'-61"	2'-32"	3'-03"	0'-62"	1'-11"	1'-60"	2'-09"	30	37	45	53
	—	60"	—	7'-10"	2'-52"	6'-46"	8'-98"	5'-89"	9"	3'-95"	3'-11"	8'-92"	16'-75"	24'-58"	32'-42"	1'-46"	1'-03"	1'-89"	2'-74"	3'-60"	0'-70"	1'-29"	1'-87"	2'-46"	31	40	49	57
	—	68"	—	8'-11"	2'-62"	7'-39"	10'-01"	6'-73"	10"	4'-28"	3'-3"	9'-67"	18'-58"	27'-50"	36'-42"	1'-50"	1'-19"	2'-26"	3'-33"	4'-40"	0'-81"	1'-54"	2'-26"	2'-99"	33	43	53	63
	—	76"	—	9'-11"	2'-71"	8'-33"	11'-04"	7'-56"	11"	4'-59"	3'-4"	10'-42"	20'-33"	30'-25"	40'-17"	1'-54"	1'-38"	2'-65"	3'-93"	5'-21"	0'-93"	1'-79"	2'-66"	3'-53"	35	46	57	68
	—	83"	—	10'-8"	2'-80"	9'-26"	12'-06"	8'-39"	12"	4'-77"	3'-5"	11'-08"	21'-75"	32'-42"	43'-08"	1'-58"	1'-55"	3'-03"	4'-50"	5'-96"	1'-04"	2'-04"	3'-03"	4'-02"	37	49	61	73
	—	91"	—	11'-8"	2'-90"	10'-19"	13'-09"	9'-23"	13"	5'-01"	3'-6"	11'-83"	23'-50"	35'-17"	46'-83"	1'-62"	1'-75"	3'-47"	5'-20"	6'-93"	1'-17"	2'-33"	3'-49"	4'-66"	39	52	65	78
	12"	18"	—	2'-10"	2'-36"	3'-06"	5'-42"	3'-03"	5"	1'-50"	2'-0"	4'-92"	7'-75"	10'-58"	13'-42"	1'-21"	0'-45"	0'-68"	0'-92"	1'-14"	0'-30"	0'-45"	0'-61"	0'-76"	23	26	29	32
	—	23"	—	3'-4"	2'-44"	3'-75"	6'-19"	3'-70"	6"	1'-90"	2'-3"	5'-38"	8'-71"	12'-04"	15'-38"	1'-23"	0'-53"	0'-83"	1'-13"	1'-42"	0'-36"	0'-56"	0'-76"	0'-95"	24	28	32	35
	—	30"	—	4'-0"	2'-62"	5'-47"	8'-09"	5'-36"	8"	2'-37"	2'-8"	6'-04"	10'-04"	14'-04"	18'-04"	1'-27"	0'-74"	1'-15"	1'-57"	1'-98"	0'-51"	0'-79"	1'-08"	1'-36"	27	32	36	40
	—	38"	—	5'-0"	2'-79"	7'-18"	9'-97"	7'-03"	10"	2'-85"	3'-0"	6'-79"	11'-79"	16'-79"	21'-79"	1'-31"	0'-97"	1'-57"	2'-18"	2'-81"	0'-68"	1'-10"	1'-53"	1'-96"	30	36	41	47
	—	45"	—	5'-3"	3'-05"	8'-90"	11'-95"	8'-70"	12"	3'-19"	3'-3"	7'-50"	13'-42"	19'-33"	25'-25"	1'-38"	1'-22"	2'-07"	2'-92"	3'-77"	0'-86"	1'-45"	2'-04"	2'-63"	33	40	46	53
	—	53"	—	7'-0"	3'-22"	10'-62"	13'-84"	10'-36"	13"	3'-57"	2'-6"	8'-25"	15'-25"	22'-25"	29'-25"	1'-42"	1'-48"	2'-82"	3'-72"	4'-92"	1'-02"	1'-81"	2'-60"	3'-39"	36	44	52	59
	—	60"	—	7'-10"	3'-39"	11'-99"	15'-38"	11'-70"	15"	3'-95"	3'-3"	8'-92"	16'-75"	24'-58"	32'-42"	1'-46"	1'-72"	3'-12"	4'-53"	5'-92"	1'-18"	2'-14"	3'-10"	4'-05"	38	47	56	65
	—	68"	—	8'-11"	3'-56"	13'-71"	17'-27"	13'-36"	17"	4'-28"	3'-6"	9'-67"	18'-58"	27'-50"	36'-42"	1'-50"	2'-02"	3'-78"	5'-56"	7'-32"	1'-38"	2'-58"	3'-79"	4'-99"	41	51	61	71
	—	76"	—	9'-11"	3'-73"	15'-43"	19'-16"	15'-03"	19"	4'-59"	4'-0"	10'-42"	20'-33"	30'-25"	40'-17"	1'-54"	2'-34"	4'-49"	6'-64"	8'-79"	1'-59"	3'-05"	4'-51"	5'-97"	44	55	66	77
	—	83"	—	10'-8"	3'-90"	17'-15"	21'-06"	16'-70"	20"	4'-77"	3'-3"	11'-08"	21'-75"	32'-42"	43'-08"	1'-58"	2'-66"	5'-17"	7'-66"	10'-16"	1'-80"	3'-50"	5'-19"	6'-88"	47	59	71	83
	—	91"	—	11'-8"	4'-08"	18'-87"	22'-95"	18'-36"	22"	5'-01"	3'-6"	11'-83"	23'-50"	35'-17"	46'-83"	1'-63"	3'-02"	5'-98"	8'-95"	11'-90"	2'-04"	4'-04"	6'-05"	8'-05"	50	63	76	89

B △ 6.42' E △ 6.25' Dimensions permitted to allow use of Ø standard pipe lengths.

◇ 10.40' ◇ 10.10' Dimensions permitted to allow use of 12' standard pipe lengths.

CONCRETE PIPE DIMENSIONS AND QUANTITIES

LAST REVISION 11/01/19	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 3 of 6

Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

NUCLEI

PROJECT SUNSHINE

BUILDING 1
810 PACE RD.
AUBURNDALE, FL 33823

ISSUE DATE	DESCRIPTION
09/21/2026	IFP

Δ	DESCRIPTION	DATE

ISSUE:

PROJ NO
2540-01309

CHECKED BY	DRAWN BY
SWG	KLS

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SHEET TITLE
CIVIL DRAINAGE DETAILS

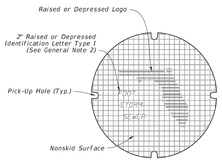
SHEET NUMBER
CG-503

GENERAL NOTES:

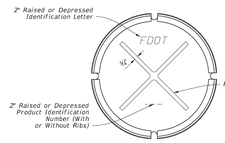
1. Use a 1-piece cover, unless the 2-piece cover is called for in the Plans, except at inlets and manholes with sump bottoms. Use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
2. Include "Adjustable" on the cover for Type 1 manhole adjustable frames.
3. For square or rectangular precast drainage structures, use either deformed or smooth WWR meeting the requirements of Specification 931. WWR must be continuous around the box and lapped in accordance with Option 1 or 3 as shown in the Wall Reinforcing Splice Details.
4. Lap splice horizontal steel in the walls of rectangular structures in accordance with Option 1, 2 or 3 as shown in the Wall Reinforcing Splice Details.
5. Welding of splices and laps is permitted. Use AASHTO M259 requirements and restrictions on welds.
6. Rebar straight end embedment of peripheral reinforcement may be used in lieu of ACI standard hooks for top and bottom slabs, except when hooks are specifically called for in the Plans.
7. Precast opening for pipe must be the pipe OD plus 6" (± 2" tolerance). Use mortar to seal the pipe into the opening of such a mix that shrinkage will not cause leakage into or out of the structure. Dry-pack mortar may be used to seal openings less than 2½" wide.

TABLE OF CONTENTS:

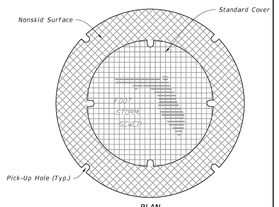
Sheet	Description
1	General Notes, Contents, Manhole Top Overview, and Manhole Covers
2	Manhole Frames and Manhole Tops
3	Inlet Locking Grates, Subgrade and Base Temporary Drains, and Pipe to Structure Geotextile Wrap
4	Drainage Structure Invert, Sump Bottom, Wall Reinforcing Splice Details, and Typical Slab to Wall Details
5	Precast Option and Equivalent Reinforcement substitution
6	Construction Joints and Minimum Box Riser Segment Dimensions
7	Skewed Pipe in Rectangular Structures
8	Miscellaneous Pipe Connection Details



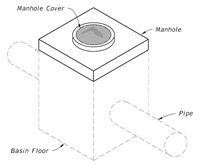
PLAN



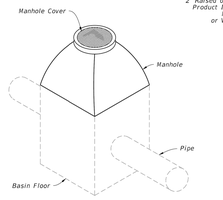
BOTTOM



PLAN

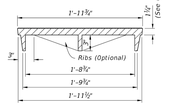


TYPE 7

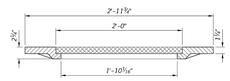


TYPE 8

MANHOLE TOPS



ELEVATION
1-PIECE COVER



ELEVATION
2-PIECE COVER

MANHOLE COVERS

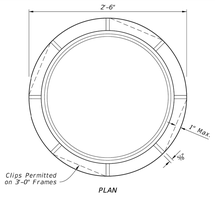
LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
11/01/23	REVISION			425-001	1 of 8

9/30/2024 11:28:37 AM

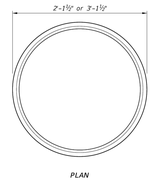
TABLE 1
WEIGHT OF CASTINGS (lb)

Frame Type	2'-0" OPENING		3'-0" OPENING		
	Frame	Cover (Std.)	Frame	2-Piece Cover Inside	2-Piece Cover Outside	Total
I	155	190	220	190	220	410
II	145	190	255	190	220	410
III	90	190	180	190	220	410

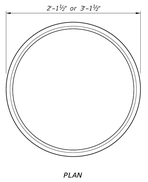
NOTE:
Frame Type I in Table 1, includes Adjustable frames.



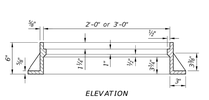
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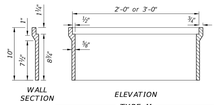
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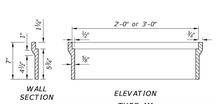
PLAN



ELEVATION
TYPE I
(For Manholes)

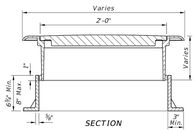


WALL SECTION
ELEVATION
TYPE II
(For Curb Inlets Types 1, 2, 3, & 4)

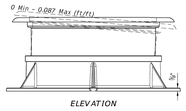


WALL SECTION
ELEVATION
TYPE III
(For Curb Inlets Types 7 & 8)

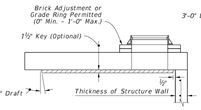
MANHOLE FRAMES



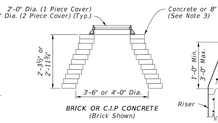
SECTION



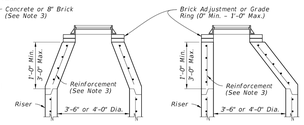
ELEVATION
TYPE I ADJUSTABLE FRAME



TYPE 7



BRICK OR C.I.P. CONCRETE
(Brick Shown)



PRECAST CONCENTRIC CONE
PRECAST ECCENTRIC CONE
TYPE 8

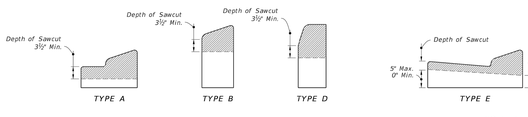
NOTES:
1. Use Class II concrete for Manhole top Type 7 slabs.
2. Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Omit frame and slab openings when top is used over a junction box.
3. Manhole top Type 8 may be of cast-in-place, precast concrete construction, or brick construction. For concrete construction, use the same concrete and steel reinforcement as the supporting wall unit. An eccentric cone may be used.
4. Use construction joint options, as shown on Sheet 6 to secure manhole tops to structures.
5. Frames may be adjusted to a maximum 12" height with brick or precast ASTM C478 grade rings.
6. Manhole top Type 8 may be substituted for a Type 7, if the minimum dimensions are not reduced.
7. Manhole top Type 7 may be substituted for Type 8, if the minimum thickness (h) above pipe opening cannot be maintained with Type 8.

MANHOLE TOPS

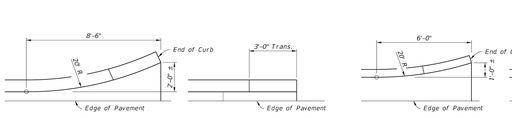
MANHOLE FRAMES AND MANHOLE TOPS

LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES	INDEX	SHEET
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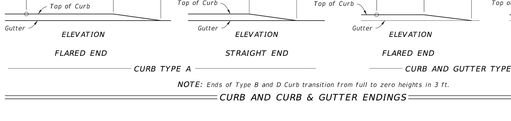
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NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).
TYPE A

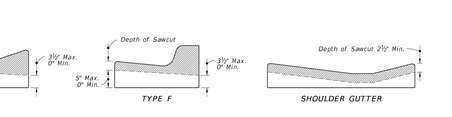


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.
TYPE B

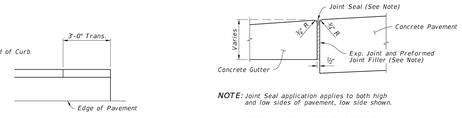


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.
TYPE D

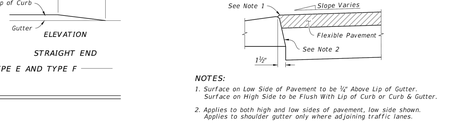
NOTES:
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



TYPE E



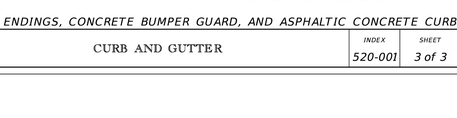
TYPE F



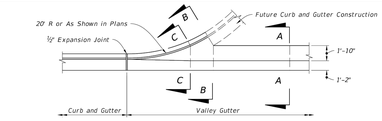
NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.
TYPE RA



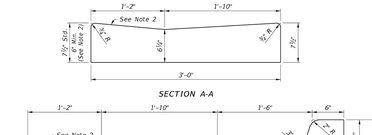
DROP CURB



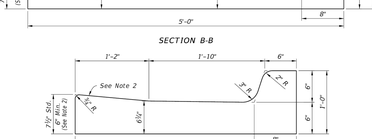
NOTE: See the toll site details for conduit requirements.
TOLL HEADER CURB



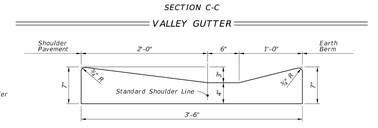
PLAN VIEW



SECTION A-A

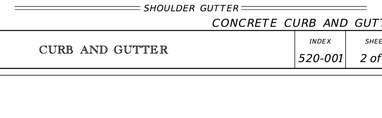


SECTION B-B



SECTION C-C

VALLEY GUTTER



SHOULDER GUTTER

CONCRETE CURB AND GUTTER

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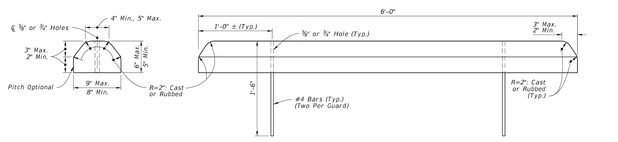
CONTRACTION JOINTS IN CURB

NOTE: Sawcuts should be avoided within valley gutter and within curb and gutter endings.
CONTRACTION JOINTS IN CURB & GUTTER

CURB TYPE A

CURB AND GUTTER TYPE E AND TYPE F

NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.
CURB AND CURB & GUTTER ENDINGS



CONCRETE BUMPER GUARD

NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.
EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

NOTES:
1. Surface on Low Side of Pavement to be ½" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.
CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

ASPHALTIC CONCRETE CURB

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21	REVISION			520-001	3 of 3

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Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

NUCLEI

PROJECT SUNSHINE

BUILDING 1
810 PACE RD.
AUBURNDALE, FL 33823

ISSUE DATE	DESCRIPTION
09/21/2026	IFP

Δ	DESCRIPTION	DATE

ISSUE:

PROJ NO
2540-01309

CHECKED BY: SWG
DRAWN BY: KLS

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SHEET TITLE
CIVIL DRAINAGE DETAILS

SHEET NUMBER
CG-504

SITE DESCRIPTION

OWNER AND ADDRESS: PACE ROAD DC DEVELOPMENT, LLC
3000 TURTLE CREEK BLVD., DALLAS, TX 75219

LOCATION: 810 PACE ROAD, AUBURNDALE, FL
LATITUDE: 28° 08' 14.8" N LONGITUDE: 81° 50' 11.6" W
SECTION/TOWNSHIP/RANGE: SECTION 17, TOWNSHIP 27 SOUTH, RANGE 25 EAST

PROJECT NAME: PACE ROAD DEVELOPMENT

PROJECT DESCRIPTION: THIS PROJECT WILL CONSIST OF:
1. CONSTRUCT TWO NEW BUILDINGS, UTILITY AREA AND ASSOCIATION UTILITIES
2. INSTALL ASPHALT AND CONCRETE ROADWAY, AND PARKING AREAS
3. INSTALL NEW CONCRETE SIDEWALKS AND EQUIPMENT FOUNDATIONS
4. PROVIDE THREE (3) DRY RETENTION AREAS, FOUR (4) TOTAL.

SITE MAPS:

*CONSULT ASSOCIATED PLANS FOR EROSION AND SEDIMENT CONTROLS.

SITE AREA:
1. TOTAL AREA DISTURBANCE +/- 75.70 ACRES
2. WETLAND AREA N/A
3. RECEIVING WATER N/A

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. SUBMIT NOTICE OF INTENT (N.O.I.).
2. FLAG THE WORK LIMITS AND MARK TREE OR PROTECTED AREA BUFFER, IF APPLICABLE COORDINATE PRE-CONSTRUCTION MEETING WITH DESIGNATED SITE SUPERINTENDENT AND INSPECTOR(S) IN CHARGE OF SWPPP REQUIREMENTS.
3. INSTALL REQUIRED PERIMETER CONTROLS.
4. PERFORM DEMOLITION OPERATIONS, IF APPLICABLE.
5. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
6. INSTALL PERMANENT SEEDING/SODDING AND PLANTING AND WATER AS REQUIRED UNTIL PERMANENTLY ESTABLISHED WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, COORDINATE.
7. INSPECTION OF ALL WORK AREAS.
8. REMOVE ANY EROSION CONTROL DEVICES AND RESEED/SOD AS REQUIRED.
9. SUBMIT NOTICE OF TERMINATION (N.O.T).

CONSTRUCTION CONTRACTOR REQUIREMENTS

1. IN ADDITION TO THE RESPONSIBILITIES OUTLINED IN THE ABOVE SECTIONS, ENSURE THE FOLLOWING IS CONDUCTED:
   - *N.O.I. FORM IS COMPLETED AND SUBMITTED WITH APPROPRIATE FEE AT LEAST 48 HOURS PRIOR TO INITIATING ANY LAND CLEARING ACTIVITY.
   - *CONSTRUCTION CONTRACTOR AND ALL CONSTRUCTION SUB-CONTRACTORS COMPLETE CERTIFICATION SIGNIFYING AWARENESS OF TERMS AND CONDITIONS OF THE GENERIC PERMIT.
   - *CHANGES TO SWPPP ARE COMPLETED, AS NEEDED, TO ENSURE COMPLIANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS AND THE REPORT FORM FOR CHANGES TO SWPPP IS COMPLETED, WHEN NECESSARY.
   - *SITE INSPECTIONS ARE PERFORMED AND THE INSPECTION REPORT FORM COMPLETED AS INDICATED BY PLAN BY CONSTRUCTION CONTRACTOR'S QUALIFIED INSPECTOR.
   - *MAINTENANCE ON BMP's AND MAINTENANCE RECORD COMPLETED AS INDICATED BY PLAN.
   - *N.O.T. FORM IS COMPLETED AND SUBMITTED AS INDICATED BY PLAN.
2. IMPLEMENT THE BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN ON THE SITE PLAN AND AS CONTAINED IN THIS SWPPP. ENSURE THESE BMPs ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE SITE PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED TO MEET THE SEDIMENT AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.
3. NOTIFICATION, MITIGATION AND REPAIR COSTS ASSOCIATED WITH NON-COMPLIANCE ARE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR. INSTALL ADDITIONAL MEASURES TO ATTAIN IMMEDIATE COMPLIANCE, SHOULD VIOLATIONS BE IDENTIFIED.

EROSION AND SEDIMENT CONTROLS

PERIMETER CONTROLS:

1. SILT FENCE: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:

A. WHERE THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE PER 100 FEET OF LENGTH.

B. USE FOUR (4) INCH BY FOUR (4) INCH TRENCH AND EIGHT (8) FABRIC EXTENDED INTO GROUND BEFORE BACKFILL & COMPACTION.

C. MAXIMUM USEFUL LIFE SIX (6) MONTHS.

SWALE / LIVE STREAM SILT / SEDIMENT CONTAINMENT:

1. SEE FDOT INDEX 102, CHART 1, SHEET 1 FOR SPACING REQUIREMENTS FOR TYPE I AND II SYNTHETIC BALE BARRIERS AND SILT FENCES.
2. LOCATE TURBIDITY CURTAINS PARALLEL TO FLOW OF A MOVING BODY OF WATER AND NOT PLACED ACROSS THE MAIN FLOW OF A SIGNIFICANT BODY OF MOVING WATER.
3. ALLOW SOIL PRACTICES A MINIMUM OF SIX (6) TO TWELVE (12) HOURS TO SETTLE BEFORE REMOVAL OF TURBIDITY CURTAIN.
4. ENSURE NO VIOLATIONS OF WATER QUALITY STANDARDS OCCUR DURING LAND DISTURBING ACTIVITIES. ENSURE MONITORING OF TURBIDITY OCCURS IN ACCORDANCE WITH PERMIT CONDITIONS.

STOCKPILING MATERIAL:

1. DO NOT STOCKPILE EXCAVATED MATERIAL IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.

VEGETATION:

1. APPLY TEMPORARY STABILIZATION TO AREAS OPENED BY CONSTRUCTION OPERATIONS NOT ANTICIPATED TO BE RE-DISTURBED AND RECEIVE FINAL STABILIZING TREATEMENT WITHIN 14 DAYS. IF, AFTER 14 DAYS FROM TIME OF STABILIZATION, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 70% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL MEASURES APPLIED SUFFIENCY TO ESTABLISH THE DESIRED VEGETATIVE COVER.
2. PERFORM PERMANENT STABILIZATION IN ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY UNLESS OTHERWISE DIRECTED BY THE OWNER. INITIATE FINAL STABILIZATION NO MORE THAN SEVEN (7) DAYS AFTER LAND DISTURBING ACTIVITIES HAVE CEASED IN THAT AREA. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO CAUSE A DEGRADATION OF OFFSITE WATER QUALITY. IF SEED IS USED, THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SOD SLOPES STEEPER THAN 4:1.
3. IMMEDIATELY SOD SIDE SLOPES OF SWALE DISTURBED BY DRAINAGE CONVEYANCE OR SURFACE WATER. PEG OR STAPLE SOD TO RESIST WASHOUT.
4. STABILIZE COMPLETED PORTIONS OF THE PROJECT AS WORK PROGRESSES TO PROTECT AGAINST EROSION UNLESS OTHERWISE DIRECTED BY THE OWNER. IMMEDIATELY REPAIR, FILL AND SOD ERODED AREA OF THE PROJECT RESULTING FROM THE CONSTRUCTION LAND ALTERATIONS.
5. INSTALL AND WATER ALL SEEDED/SODDED AREAS UNTIL THE GROUND COVER IS FULLY ESTABLISHED.

POLLUTANT SOURCE CONTROL:

WASTE DISPOSAL:

1. COLLECT AND STORE WASTE MATERIALS AND RUBBISH IN CONTAINERS OR, IF APPROPRIATE, IN PILES. USE SEPERATE, SELF-CLOSING, NONFLAMMABLE, NON-REACTIVE CONTAINERS FOR GARBAGE. REMOVE OILY FLAMMABLE AND DANGEROUS WASTES, NON-SALVAGE MATERIAL AND DEBRIS FROM WORK AREAS AND DISPOSE DAILY. THE CONSTRUCTION CONTRACT MAY USE AN CONTRACTING OFFICER APPROVED LANDFILL FOR DISPOSAL OF C&D IN ACCORDANCE WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) PERMIT.
2. REFER TO SPECIFICATIONS FOR FURTHER WASTE AND DISPOSAL AND RECORD KEEPING REQUIREMENTS.

HAZARDOUS / NON HAZARDOUS:

1. MANAGE HAZARDOUS WASTE IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.
2. NOTIFY THE OWNER IMMEDIATELY IF ANY CONTAMINATED SOIL, GROUND WATER OR SUSPECT DEBRIS IS ENCOUNTERED DURING EXCAVATION, DEMOLITION OR CONSTRUCTION OF THE PROJECT.

SANITARY WASTE:

1. COLLECT ALL SANITARY WASTE FROM PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. COLLECT AND DISPOSE OF WASTE IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER.

OFFSITE VEHICLE TRACKING:

1. PROVIDE, WHERE NECESSARY, A STABILIZED CONSTRUCTION ENTRANCE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT. SWEEP THE PAVED STREETS ADJACENT TO THE SITE DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. COVER DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WITH A TARPAULIN.

FERTILIZERS, PESTICIDES, HERBICIDES:

1. IDENTIFY THE SPECIFIC REQUIREMENTS FOR FERTILIZERS, PESTICIDES, AND HERBICIDES. CHECK QUANTITY AND METHODS OF APPLICATION TO ENSURE THEY ARE APPROPRIATE AND CONSISTENT WITH LOCAL GUIDELINES.

GOOD HOUSEKEEPING:

1. FOLLOW GOOD HOUSEKEEPING PRACTICES ONSITE DURING THE CONSTRUCTION PROJECT:
2. ENSURE ALL CONSTRUCTION EQUIPMENT IS IN PROPER WORKING ORDER AND INSPECTED REGULARLY. ENSURE EQUIPMENT HAS THE BUILT-IN CAPACITY, STABILITY, AND NECESSARY SAFETY FEATURES TO FULLY COMPLY WITH THE PROJECT SPECIFICATIONS AND REQUIREMENTS, WITHOUT SHOWING EVIDENCE OF UNDUE STRESS OR FAILURE. PROVIDE SUFFICIENT NUMBER OF COMPETENT CONSTRUCTION CONTRACTOR PERSONNEL ON THE JOB SITE AT ALL TIMES TO INSURE THE WORK IS COMPLETED IN A TIMELY AND SATISFACTORY MANNER. ENSURE A COMPETENT AND EXPERIENCED SUPERVISOR, REPRESENTING THE CONSTRUCTION CONTRACT, IS IN DIRECT CHARGE AND CONTROL OF OPERATIONS AT ALL TIMES. IMMEDIATELY CONSIDER THE PROTECTION OF SURFACE WATERS FROM POTENTIAL POLLUTION IF EQUIPMENT OR OTHER UNFORESEEN STOPPAGES OCCUR.
3. CONTAIN LEAKS OR SPILLS FOR MAINTENANCE ACTIVITIES, WHENEVER NECESSARY, IN DRIP PANS. CLEAN UP ALL SPILLS IMMEDIATELY IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
4. MAKE AN EFFORT TO STORE ENOUGH PRODUCTS REQUIRED TO DO THE JOB.
5. STORE ALL MATERIALS IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
6. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
7. DO NOT MIX SUBSTANCES WITH ON ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
8. WHENEVER POSSIBLE, USE UP ALL OF THE PRODUCT BEFORE DISPOSING OF CONTAINER.
9. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL.

INSPECTION AND MAINTENANCE PLAN

INSPECTION AND MAINTENANCE REPORTS:

1. THE CONSTRUCTION CONTRACTOR'S QUALIFIED INSPECTOR MUST INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS, NON-STABILIZED DISTURBED AREAS OF CONSTRUCTION, MATERIAL STORAGE AREAS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROLS AND VEHICLE ENTRANCES AND EXITS. INSPECTIONS OCCUR AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM WITH 0.5 INCHES OF RAINFALL OR MORE. ONCE THE SITE HAS BEEN STABILIZED, INSPECT AT LEAST MONTHLY. DOCUMENT ALL INSPECTIONS IN THE SWPPP USING THE SWPP INSPECTION REPORT FORM.
2. MAINTAIN EROSION CONTROL IN GOOD AND EFFECTIVE OPERATING CONDITION. IMMEDIATELY INITIATE AND COMPLETE REPAIR TO IMPACTED SYSTEMS. COORDINATE CORRECTIVE MEASURES FOR REPAIR AND REPLACEMENT WHERE EROSION CONTROL MEASURES ARE DEEMED INEFFECTUAL BY THE GOVERNMENT ENVIRONMENTAL REPRESENTATIVE OR THE CONTRACTING OFFICER. RECORD ALL REGULAR AND SPECIAL MAINTENANCE IN THE SWPPP ON THE MAINTENANCE REPORT FORM. IMMEDIATELY IMPLEMENT AND RECORD ALTERNATIVE MEASURES, REPAIRS, AND REPLACEMENTS WITH THE FORM FOR CHANGES TO THE SWPPP. DO NOT IMPLEMENT REPAIR OR REPLACEMENT MORE THAN SEVEN (7) CALANDER DAYS FOLLOWING THE INSPECTION.
3. THE OWNER REPRESENTATIVE'S QUALIFIED INSPECTORS MUST PERIODICALLY REVIEW THE CONSTRUCTION CONTRACTOR'S INSPECTION REPORTS FOR ADEQUACY AND COMPLETION AND REPORT, IN WRITING, TO THE OWNER ANY DEFICIENCIES IN THE REPORTING. ADJUST THE REPORTING REQUIREMENTS TO THE SATISFACTION OF THE CONTRACTING OFFICE. RECORD GOVERNMENT ENVIRONMENTAL REPRESENTATIVE REPORTS WITHIN THE SWPPP.
4. RECORD ALL REPORTS, PLANS AND AMENDMENTS WITHIN THE SWPPP. IDENTIFY ANY INCIDENCES OR NON-COMPLIANCE IN SUCH REPORTS. WHEN THE REPORT DOES NOT IDENTIFY ANY INCIDENCES OR NON-COMPLIANCE, PROVIDE A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP AND GENERIC PERMIT. SIGN REPORT IN ACCORDANCE WITH THE GENERIC PERMIT.

NON-STORM WATER DISCHARGES

DEWATERING DISCHARGES:

1. DEWATERING ACTIVITIES ARE SUBJECT TO REVIEW OF THE JURISDICTIONAL STATE AGENCIES. PROVIDE PROVISIONS FOR DISCHARGES TO PREVENT UPSTREAM FLOODING OR IMPOUNDMENT IN VIOLATION OF STATE WATER QUALITY STANDARDS. COMPLETELY REMOVE ALL TEMPORARY WORK AND RESTORE ALL AREAS TO PRE-CONSTRUCTION GRADES, ELEVATIONS AND CONDITIONS AS SOON AS POSSIBLE.
2. GROUNDWATER DEWATERING ACTIVITIES AT CONSTRUCTION SITES CANNOT BE CONDUCTED UNDER THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. PURSUANT TO SECTION 62-621.300(2), FAC, A SEPARATE PERMIT, ENTITLED, GENERIC PERMIT FOR THE DISCHARGE OF PRODUCE GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY, MUST BE APPLIED FOR TO CONDUCT GROUND WATER DEWATERING ACTIVITIES, IF NECESSARY.

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FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

SCOTT W. GLANCY LICENSE NO. 87475 STATE OF FLORIDA PROFESSIONAL ENGINEER

Scott Glancy

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PROJECT SUNSHINE

BUILDING 1
810 PACE RD.
AUBURNDALE, FL 33823

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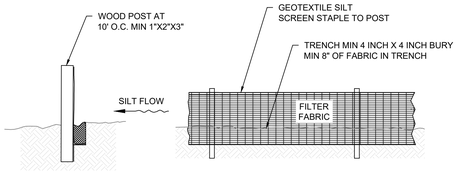
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SHEET TITLE

STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER

CG-505

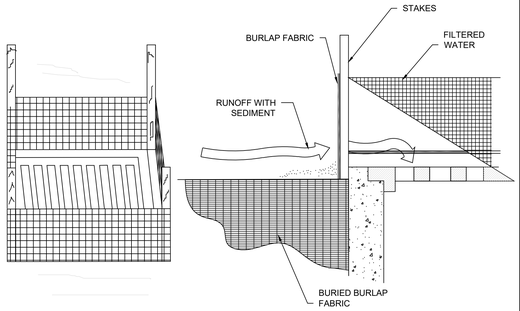


SECTION ELEVATION

1 TYPICAL SILT FENCE DETAIL
N.T.S.

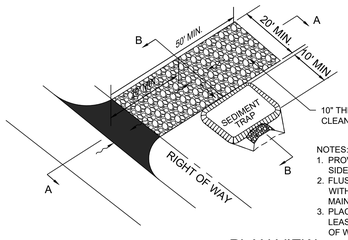
EROSION CONTROL NOTES:

1. INSPECT SILT FENCE AFTER EACH STORM EVENT. REMOVE AND WASHOUT SEDIMENT DEPOSITS. REPAIR STRUCTURAL FAILURE IMMEDIATELY.
2. ATTACH TWO (2) SILT FENCES BY PLACING THE END OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH FABRIC MATERIAL. DRIVE BOTH POSTS 18 INCHES INTO THE GROUND AND BURY FLAP.
2. REMOVE SILT FENCES ONLY AFTER DISTURBED AREAS HAVE BEEN STABILIZED.



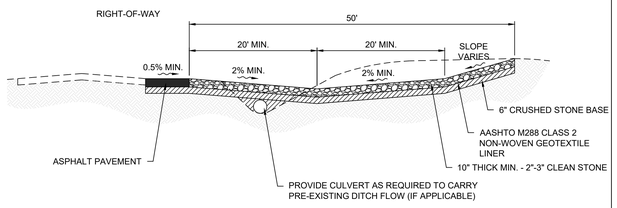
CATCH BASIN INLET

2 CATCH BASIN INLET SEDIMENT TRAP DETAIL
N.T.S.

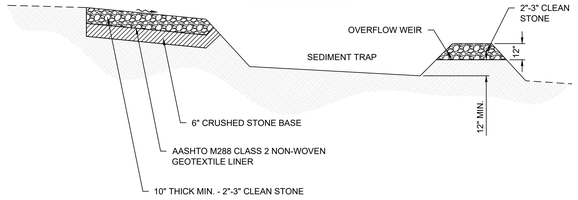


NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHOULD BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION.

PLAN VIEW



SECTION A-A



SECTION B-B

3 CONSTRUCTION ENTRANCE DETAIL
N.T.S.

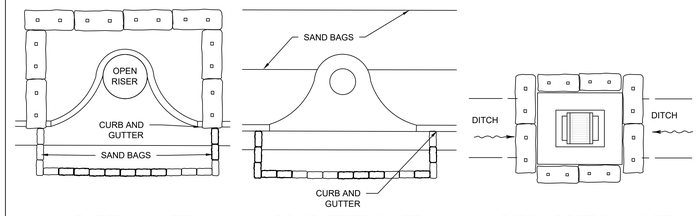
TERMINATION PLAN

WHEN THE SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES ELIMINATED, THE CONSTRUCTION CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF TERMINATION (N.O.T.) WITHIN 14 DAYS OF FINAL STABILIZATION WITH A SUFFICIENT AMOUNT OF ESTABLISHED PERMANENT VEGETATION.

AFTER FILING N.O.T., THE CONSTRUCTION CONTRACTOR IS REQUIRED TO SUBMIT THE FINAL SWPPP, INCLUDING ALL REPORTS AND RECORDS, TO THE CONTRACTING OFFICER. THE OWNER WILL THEN BE RESPONSIBLE TO RETAIN A COPY OF THE POLLUTION PREVENTION PLAN FOR A PERIOD OF THREE (3) YEARS FROM THE DATE THE SITE IS FINALLY STABILIZED.

CERTIFICATION:
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND WILL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

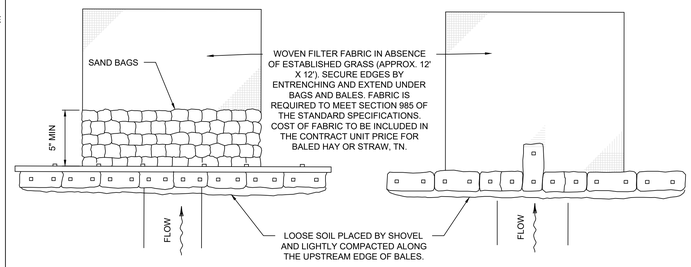
SIGNATURE	BUSINESS NAME AND ADDRESS OF CONSTRUCTION CONTRACTOR AND ALL SUBS	RESPONSIBLE FOR/DUTIES
		GENERAL CONTRACTOR
		GENERAL CONTRACTOR
		GENERAL CONTRACTOR



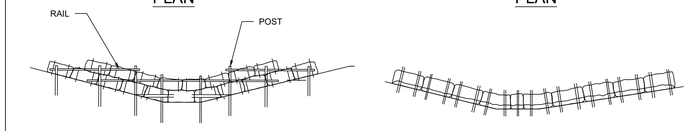
PARTIAL INLET COMPLETED INLET DITCH BOTTOM INLET

NOTE:
ANCHOR BALES WITH (TWO (2) - TWO (2) INCH X TWO (2) INCH X FOUR (4) FOOT STAKES PER BALE

4 PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.



PLAN PLAN



- ANCHOR BALES WITH TWO (2) - TWO (2) INCH X TWO (2) INCH X FOUR (4) FOOT STAKES PER BALE.
- ANCHOR TOP BALES TO LOWER BALES WITH TWO (2) - TWO (2) INCH X TWO (2) INCH X FOUR (4) FOOT STAKES PER BALE.

ELEVATION
TYPE II

- ANCHOR BALES WITH TWO (2) - TWO (2) INCH X TWO (2) INCH X FOUR (4) FOOT STAKES PER BALE.

ELEVATION
TYPE I

5 BARRIER FOR UNPAVED DITCHES
N.T.S.

NOTES:

1. SPACE TYPE I AND II SYNTHETIC BARRIERS IN ACCORDANCE WITH CHART 1, SHEET 1 ACCORDING TO FDOT DESIGN STANDARD INDEX 102.
2. ANCHOR BALES WITH TWO (2) - TWO (2) INCH X TWO (2) INCH X FOUR (4) FOOT WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER. REMOVE STAKES OTHER THAN WOOD UP COMPLETION OF THE PROJECT.
3. PROVIDE TWO (2) INCH X FOUR (4) FOOT WOOD RAILS AND POSTS. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
4. BUTT ADJACENT BALES FIRMLY TOGETHER.
5. WHERE USED IN CONJUNCTION WITH SILT FENCE, PLACE BALES ON THE UPSTREAM SIDE OF THE FENCE.

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Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL



NUCLEI

PROJECT SUNSHINE

BUILDING 1
810 PACE RD.
AUBURNDALE, FL 33823

ISSUE DATE	DESCRIPTION
09/21/2026	IFP

Δ	DESCRIPTION	DATE

ISSUE:

PROJ NO
2540-01309

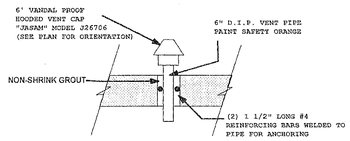
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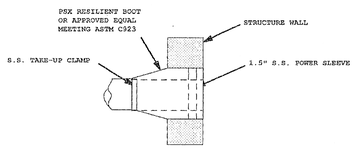
SHEET TITLE
STORMWATER POLLUTION PREVENTION DETAILS

SHEET NUMBER
CG-506

CITY OF AUBURNDALE



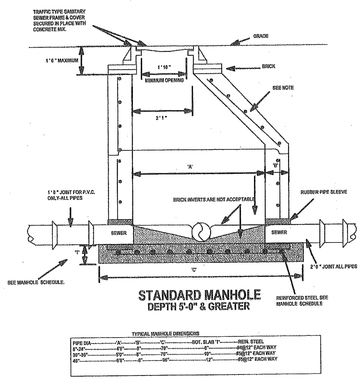
WET WELL VENT DETAIL
SCALE: NONE



RESILIENT BOOT CONNECTION DETAIL
SCALE: NONE

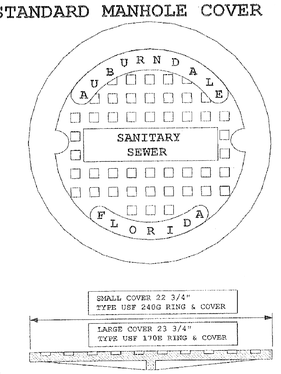
CITY OF AUBURNDALE

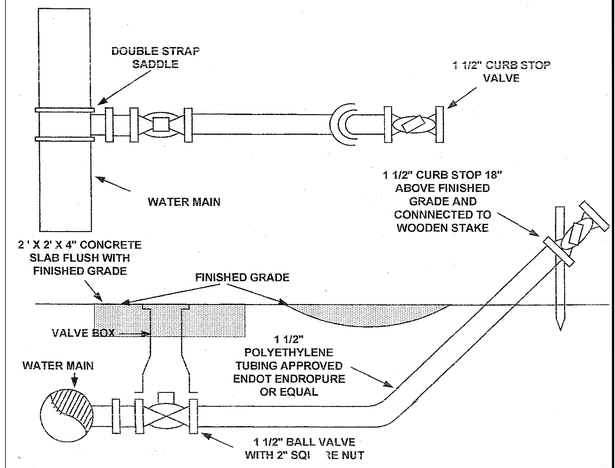
NOTE: CAST IN PLACE OR PRE-CAST CONCRETE MANHOLE, WALL THICKNESW AS SHOWN, COAT INSIDE AND OUTSIDE WITH TWO (2) COATS OF COAL TAR EPOXY.



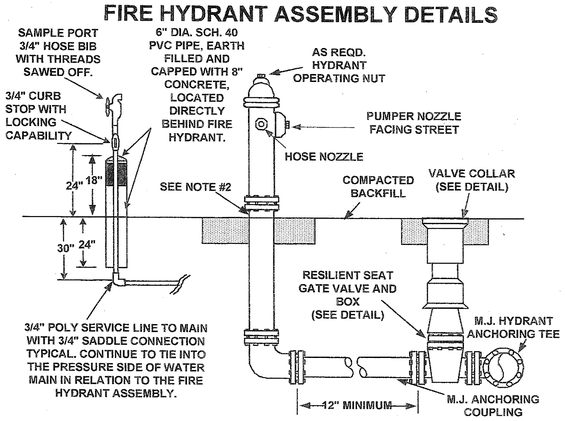
STANDARD MANHOLE
DEPTH 5'-0" & GREATER

CITY OF AUBURNDALE
STANDARD MANHOLE COVER





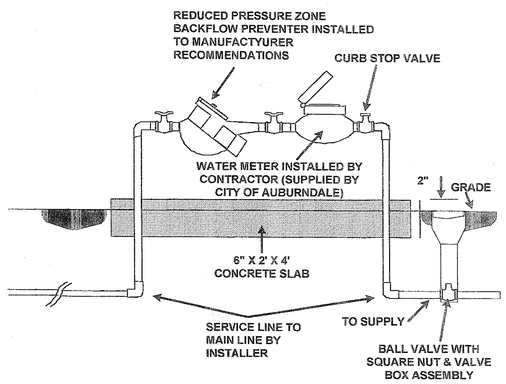
CITY OF AUBURNDALE
FIRE HYDRANT ASSEMBLY DETAILS



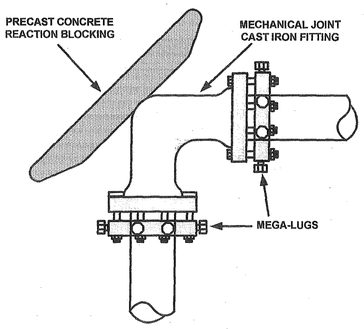
NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITH A WEEP HOLE (DRY BARREL TYPE).
2. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE 6".
3. RESTRAINED JOINTS REQUIRED THR[illegible]GHOUT FIRE HYDRANT ASSEMBLY.

CITY OF AUBURNDALE
COMMERCIAL WATER CONNECTIONS
3/4" THRU 2" (AND BACKFLOW DEVICE)

SCALE: NONE

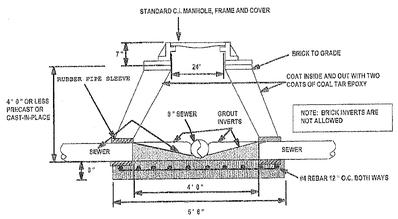


CITY OF AUBURNDALE
TYPICAL RESTRAINING CLAMPS AND RODS
(use for all bends and tees)

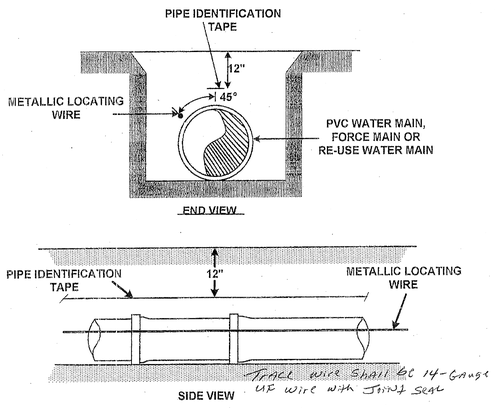


PRECAST CONCRETE REACTION BLOCKING MUST BE USED UNLESS PIPES ARE RESTRAINED AT LEAST 3 JOINTS BACK FROM FITTING IN ALL DIRECTIONS.

CITY OF AUBURNDALE
STANDARD SHALLOW MANHOLE

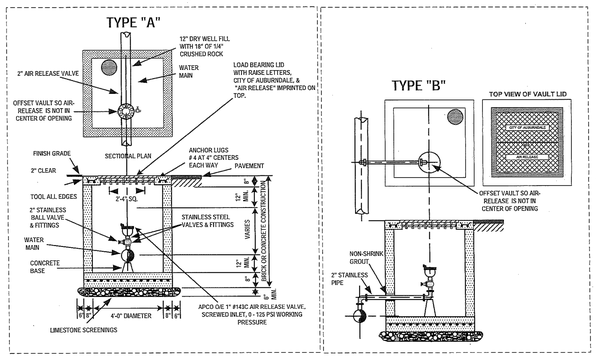


CITY OF AUBURNDALE
PVC PIPE LOCATING WIRE DETAIL

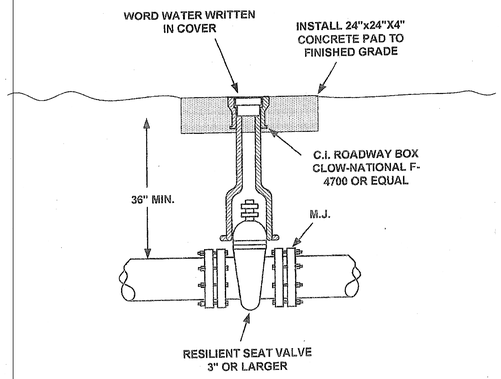


NOTES:
1. ALL PRESSURE PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED DIRECTLY AGAINST THE PIPE.
2. LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND AIR RELEASE VALVE AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
3. USE DUCT TAPE AS NECESSARY TO HOLD WIRE DIRECTLY AGAINST THE PIPE.
4. ALL PRESSURE PIPE SHALL REQUIRE 3" ALUMINUM FOIL IDENTIFICATION TAPE INDICATING MATERIAL CONTAINED WITHIN PIPE (E.G... POTABLE WATER, REUSE WATER, RAW SEWAGE). TAPE SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF PIPE, AND UNBROKEN THE ENTIRE RUN OF PIPE.

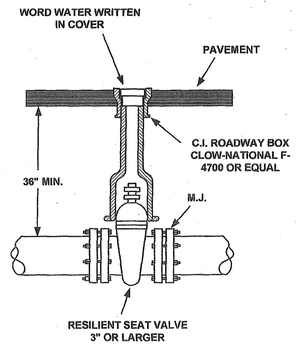
CITY OF AUBURNDALE
WATER AIR RELEASE VALVE & BOX
NOT TO SCALE



CITY OF AUBURNDALE
TYPICAL NON-ROADWAY VALVE



CITY OF AUBURNDALE
TYPICAL ROADWAY VALVE



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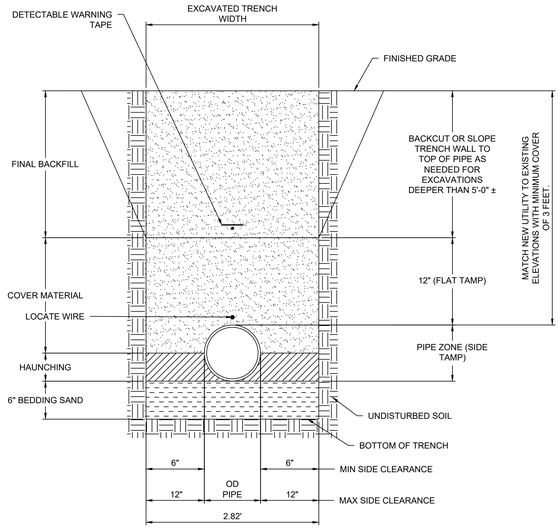
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SHEET TITLE
CIVIL UTILITY DETAILS

SHEET NUMBER
CU-507

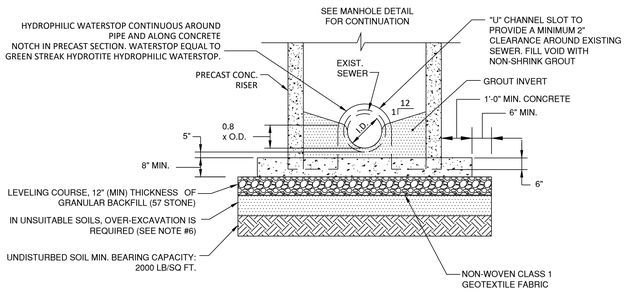


NOTES:

1. TRENCH BOTTOM TO REMAIN UNDISTURBED IF IN-SITU MATERIALS ARE SUITABLE. WHERE LOOSE MATERIAL IS ENCOUNTERED, COMPACT BOTTOM OF TRENCH TO 95% OF THE SOIL MATERIAL'S MODIFIED PROCTOR DRY UNIT DENSITY. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED, OVER EXCAVATE AND REPLACE.
2. BEDDING MATERIAL, HAUNCHING AND BACKFILL TO THE TOP OF PIPE TO BE COMPACTED IN ACCORDANCE WITH SPECIFICATION 31 00 00.
3. FOR OPEN AREAS, BACKFILL ABOVE THE TOP OF PIPE TO BE COMPACTED IN ACCORDANCE WITH SPECIFICATION 31 00 00.
4. FOR TRENCHES REQUIRING SHEETING, SHOORING, STAY BRACING, TRENCH JACKS, OR TRENCH BOX, TAKE DIMENSIONS FROM THE INSIDE FACE OF THE SUPPORTS.
5. IF THE MAXIMUM TRENCH WIDTH MUST BE EXCEEDED THE PIPE EMBEDMENT SHOULD BE COMPACTED TO A POINT OF AT LEAST 2.5 PIPE DIAMETERS FROM PIPE ON BOTH SIDES OF THE PIPE OR TO THE TRENCH WALLS, WHICHEVER IS LESS.
6. PROVIDE 12 GAUGE COPPER LOCATE WIRE WITH .03 INCHES (MINIMUM) HDPE INSULATION THICKNESS, 0.141 INCHES (MINIMUM) O.D. RATED BREAK LOAD 250LBS., UF RATED (DIRECT BURIAL).

1 UTILITY TRENCH DETAIL

SCALE: N.T.S.



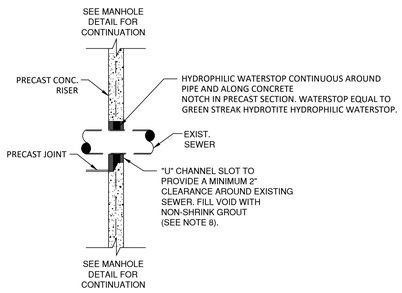
BASE DOGHOUSE PENETRATION

NOTES:

1. FILL ALL LIFTING HOLES AND OUTSIDE INSERTS WITH NON-SHRINK GROUT AND COAT WITH BITUMINOUS WATERPROOFING MATERIAL.
2. APPLY TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL TO THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF ADJUSTING RINGS.
3. FOR MANHOLES RECEIVING FORCE MAIN DISCHARGE AND MASTER MANHOLES UPSTREAM OF LIFT STATIONS, APPLY THE SPECIALTY LINER SPECIFIED IN SECTION 33 05 61. WHERE LINER IS TO BE INSTALLED, OMIT THE BITUMINOUS WATERPROOFING COATING.
4. PROVIDE MASTER MANHOLES (LAST RECEIVING MANHOLE BEFORE LIFT STATION) FIVE (5) FEET IN DIAMETER.
5. INSTALL SIX (6) INCH WIDE (MIN) EXTERIOR JOINT TAPE WITH PRIMER TO ALL MANHOLE JOINTS BELOW THE TOP COVER SECTION.
6. WHERE UNSUITABLE MATERIALS ARE ENCOUNTERED (INCLUDING SILTS, CLAYS AND HIGHLY ORGANIC SOILS), OVER-EXCAVATE A MINIMUM OF TWELVE (12) INCHES AND REPLACE MATERIALS WITH STRUCTURAL FILL OR GRANULAR BACKFILL (57 STONE).
7. WITH THE EXCEPTION OF THE MANHOLE BASE SECTION, PROVIDE ALL OTHER MATERIALS, INSTALLATION AND WORKMANSHIP IN ACCORDANCE WITH MANHOLE DETAIL.
8. ALL RISER DOGHOUSE PENETRATIONS ARE REQUIRED TO OCCUR AT RISER SECTION JOINTS. WALL SECTION HEIGHTS TO BE PLANNED TO ALLOW FOR DOGHOUSE PENETRATION IN THE BOTTOM OF THE HIGHER RISER SECTION.

4 DOGHOUSE MANHOLE DETAIL

SCALE: N.T.S.

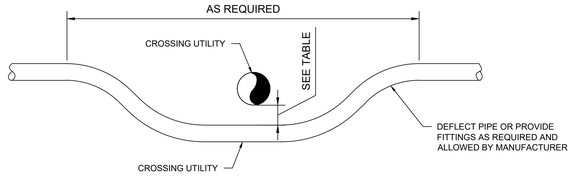


RISER DOGHOUSE PENETRATION

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING AT CROSSINGS
STORM SEWER, STORMWATER FORCE MAIN RECLAIMED WATER (2)	WATER MAIN 3' MINIMUM	WATER MAIN 12" IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED	FULL JOINT CENTERED WATER MAIN ALTERNATE 3' MINIMUM
VACUUM TYPE SANITARY SEWER	WATER MAIN 10' PREFERRED 3' MINIMUM	WATER MAIN 12" PREFERRED 6" MINIMUM	FULL JOINT CENTERED WATER MAIN ALTERNATE 3' MINIMUM
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 10' PREFERRED 6' MINIMUM (3)	WATER MAIN 18" IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 12" IS THE MINIMUM	FULL JOINT CENTERED WATER MAIN ALTERNATE 6' MINIMUM
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10 FT. MINIMUM	----	----

1 LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

SCALE: N.T.S.



UTILITY COVER AND CROSSING

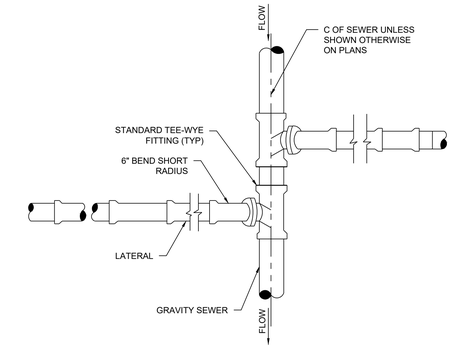
SYSTEM	MIN COVER (IN)	MIN CLEARANCE (IN)	NOTES
ELECTRICAL	18	6	INCREASE TO 24" UNDER PAVEMENT
COMMUNICATION	24	6	PROVIDE 12" SEPARATION FROM ELECTRICAL
POTABLE WATER	36	6	COMPLY WITH F.A.C. FOR SEWERS
FIRE WATER	36	6	COMPLY WITH F.A.C. FOR SEWERS
NATURAL GAS	24	12	
HYDRONIC WATER	36	6	COMPLY WITH F.A.C. FOR SEWERS
SANITARY SEWER	36	-	REFER TO DETAIL 1, C-514

NOTES:

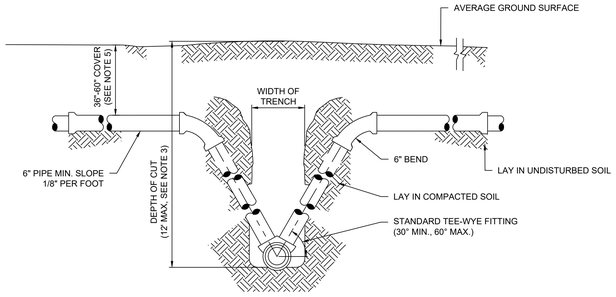
1. REFER TO THE RESPECTIVE UTILITY SPECIFICATION SECTION FOR ADDITIONAL DETAILS ON INSTALLATION, SEPARATION, AND COVER REQUIREMENTS.
2. UTILITIES ARE LISTED IN THE PREFERRED ORDER OF INSTALLATION WITH THE FIRST UTILITY LISTED BEING THE UTILITY WITH THE MOST SHALLOW COVER. PROGRESS DOWN THE LIST TO INSTALL MULTIPLE UTILITY CROSSINGS. SANITARY SEWER SHOULD BE BELOW ALL OTHER UTILITIES WHEREVER POSSIBLE.
3. DISTANCES LISTED ARE BETWEEN SYSTEMS WHERE RELATIVE LOCATIONS DO NOT CREATE A HEALTH OR SAFETY HAZARD. COMPLY WITH THE MOST STRINGENT APPLICABLE REQUIREMENTS.
4. FOR WATER AND SEWER SYSTEMS, COMPLY WITH RULE 62-555.314 F.A.C. AND AS SUPPLEMENTED BY THE DETAILS AND PROFILES PROVIDED HEREIN. FOR WATER SYSTEMS, THE SEPARATION DISTANCES LISTED DO NOT REPRESENT SEPARATION FROM SEWER SYSTEMS.
5. PROVIDE A MINIMUM OF TWELVE (12) INCHES HORIZONTAL SEPARATION BETWEEN UTILITIES, EXCEPT AS REQUIRED OTHERWISE TO MEET HEALTH AND / OR SAFETY REQUIREMENTS.
6. ALL CLEARANCE DISTANCES LISTED REPRESENT VERTICAL SEPARATIONS AND ARE EDGE TO EDGE. COVER REQUIREMENTS ARE TO THE TOP OF PIPE.

3 UTILITY COVER AND SEPARATION

SCALE: N.T.S.



PLAN VIEW



LATERAL SECTION VIEW

NOTES :

1. INSTALL PVC SDR 26 FOR GRAVITY SEWER MAINS AND ASSOCIATED SEWER LATERAL PIPE AND FITTINGS (INCLUDING THE TEE-WYE FITTING) WITH A "DEPTH OF CUT" EQUAL OR GREATER THAN 12 FEET.
2. UNLESS APPROVED OTHERWISE, INSTALL ALL GRAVITY SEWER MAINS WITH SEWER SERVICE LATERALS WITH A "DEPTH OF CUT" LESS THAN 12 FEET.
3. ROUTE SEWER SERVICE LATERALS CONNECTED TO GRAVITY SEWER MAINS DEEPER THAN 12 FEET TO GRAVITY SEWER HIGH-LINE, A MANHOLE OR OTHER APPROVED METHOD.
4. INSTALL SEWER SERVICE LATERALS AT A DEPTH TO ALLOW A GRAVITY CONNECTION FROM THE BUILDING.

2 SANITARY LATERAL CONNECTION DETAILS

SCALE: N.T.S.

Salas O'Brien
salasobrien.com 615.346.3400
Nashville
2950 Kraft Drive
Seattle, TN 37204
FIRM CERTIFICATE OF AUTHORIZATION: CA-1276

PROFESSIONAL SEAL

ROBERT F. HOYT LICENSE NO. 89917 STATE OF TENNESSEE PROFESSIONAL ENGINEER
Robert Hoyt
Digitally signed by Robert Hoyt
Date: 2026.09.21 14:23:18 -05'00'

NUCLEI

PROJECT SUNSHINE

BUILDING 1
810 PACE RD,
AUBURNDALE, FL 33823

ISSUE DATE	DESCRIPTION
09/21/2026	IFP

Δ	DESCRIPTION	DATE

ISSUE:

PROJ NO
2540-01309

CHECKED BY: SWG
DRAWN BY: KLS

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SHEET TITLE
CIVIL UTILITY DETAILS

SHEET NUMBER
CU-508

SANITARY STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	TOP EL.	INVERT EL.	N/E
SMH A	4' MH	173.75	165.05 (S) 165.03 (E) 165.00 (W)	N: 1382416.78 E: 710049.54

STORM DRAIN STRUCTURE TABLE

STR. NO.	TYPE	RIM ELEV	INVERT ELEV	N/E
ST-1	MES	170.75	168.00 (N)	N:1382364.29 E: 708968.76
ST-2	FDOT (TYPE "E")	174.98	168.48 (N) 168.48 (S)	N:1382411.39 E: 708958.21
ST-3	FDOT (TYPE "E")	175.26	170.43 (N) 170.43 (S)	N:1382690.53 E: 708957.74
ST-4	FDOT (TYPE "E")	174.95	171.34 (W) 171.34 (S)	N:1382991.85 E: 708957.23
ST-5	FDOT (TYPE "E")	176.97	171.84 (E)	N:1382991.90 E: 708907.69
ST-6	(TYPE "H") BUBBLE UP STRUCTURE W/(4) 3' WIDE SLOTS @ 168 AND 3' CONCRETE COLLAR	168.50	159.70 (N)	N:1382375.52 E: 709220.02
ST-7	FDOT (TYPE "E")	174.00	159.90 (E) 159.90 (S) 161.64 (N)	N:1382452.10 E: 709219.24
ST-8	FDOT TYPE "E"	174.00	162.20 (S) 162.34 (W) 166.75 (E)	N:1382649.50 E: 709219.10
ST-9	FDOT (TYPE "E")	174.00	163.70 (E) 163.80 (N)	N:1382650.63 E: 708980.08
ST-10	FDOT (TYPE "E")	174.00	164.30 (S) 164.41 (N)	N:1382866.40 E: 708977.72
ST-11	FDOT (TYPE "E")	174.00	165.80 (S) 165.85 (E)	N:1383080.11 E: 708979.60
ST-12	FDOT (TYPE "E")	174.00	166.40 (W) 166.46 (N) 166.45 (E)	N:1383082.40 E: 709163.11
ST-13	FDOT (TYPE "E")	174.00	160.24 (S) 167.00 (N)	N:1382487.17 E: 709436.62
ST-14	FDOT (TYPE "E")	174.00	167.60 (S) 167.70 (W) 167.00 (E)	N:1382650.30 E: 709426.90
ST-15	(TYPE "H") BUBBLE UP STRUCTURE W/(4) 3' WIDE SLOTS @ 168 AND 3' CONCRETE COLLAR	168.50	158.06 (N)	N:1382354.83 E: 709519.82
ST-16	4' MH	174.96	158.61 (E) 158.58 (W) 162.00 (N)	N:1382423.18 E: 709604.86
ST-17	FDOT (TYPE "E")	175.66	162.44 (S) 162.45 (N)	N:1382527.59 E: 709601.98
ST-18	FDOT (TYPE "E")	175.73	163.24 (S) 163.40 (N)	N:1382723.24 E: 709604.50
ST-19	FDOT (TYPE "E")	175.77	164.80 (S) 167.90 (N)	N:1383063.53 E: 709603.25
ST-20	FDOT (TYPE "E")	175.37	169.10 (S)	N:1383278.28 E: 709600.53
ST-21	FDOT (TYPE "E")	171.06	163.78 (S) 165.78 (W) 164.40 (N)	N:1382800.20 E: 709994.16
ST-22	FDOT (TYPE "E")	170.94	164.72 (S) 165.78 (W) 164.80 (N)	N:1383002.43 E: 709989.08
ST-23	FDOT (TYPE "E")	170.99	165.13 (S) 165.38 (W)	N:1383204.83 E: 709989.05
ST-24	FDOT (TYPE "E")	172.45	160.20 (S) 165.18 (E) 160.25 (N)	N:1382504.06 E: 710137.37
ST-25	FDOT (TYPE "E")	170.98	162.50 (S) 160.60 (N) 162.00 (E)	N:1382598.40 E: 710145.82
ST-26	FDOT (TYPE "E")	171.13	160.90 (S) 161.10 (N) 163.00 (E)	N:1382800.72 E: 710145.33
ST-27	FDOT (TYPE "E")	170.93	161.30 (S) 161.50 (N) 163.00 (E)	N:1383003.00 E: 710143.73
ST-28	FDOT (TYPE "E")	171.04	162.20 (S) 163.00 (E)	N:1383205.10 E: 710142.36
ST-29	FDOT TYPE "E"	174.00	167.00 (W)	N:1383082.57 E: 709449.99
ST-30	FDOT TYPE "E"	175.86	167.00 (S)	N:1383342.74 E: 709159.90
ST-31	FDOT TYPE "E"	174.00	168.00 (W) 168.05 (N)	N:1382654.18 E: 709555.09
ST-32	FDOT TYPE "E"	174.00	168.50 (S) 168.58 (N)	N:1382876.37 E: 709555.09
ST-33	FDOT TYPE "E"	174.00	169.00 (S)	N:1383085.27 E: 709555.09
ST-34	FDOT TYPE "E"	172.50	167.40 (E) 160.00 (W) 160.00 (N)	N:1382418.09 E: 709409.41

Salas O'Brien

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SHEET TITLE

UTILITY STRUCTURE TABLE

SHEET NUMBER

CU-601