

Application for Standard Permit



Standard Permit Request

SP-25-05-005

District #5

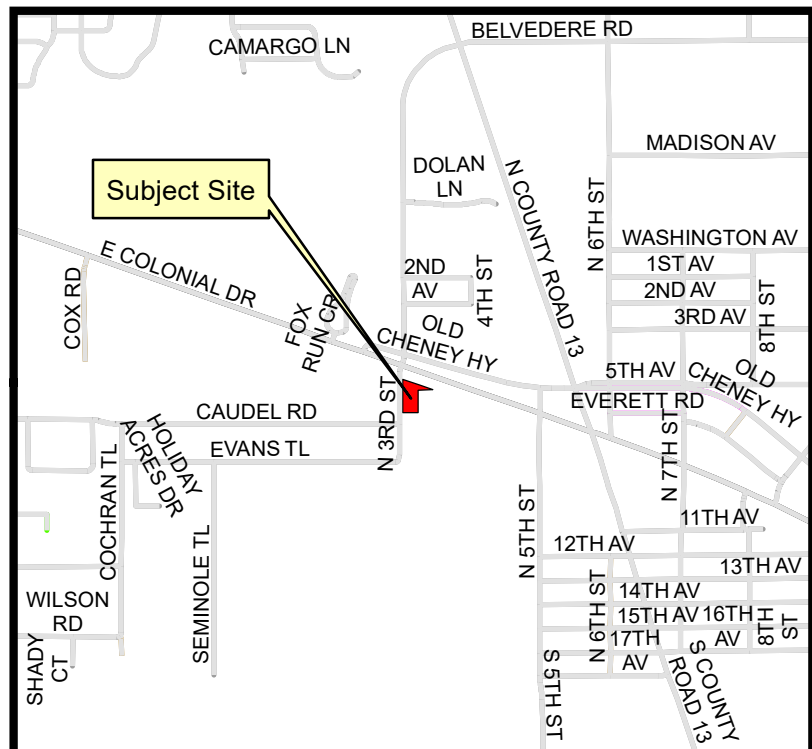
Applicant: Cancala Associates LLC

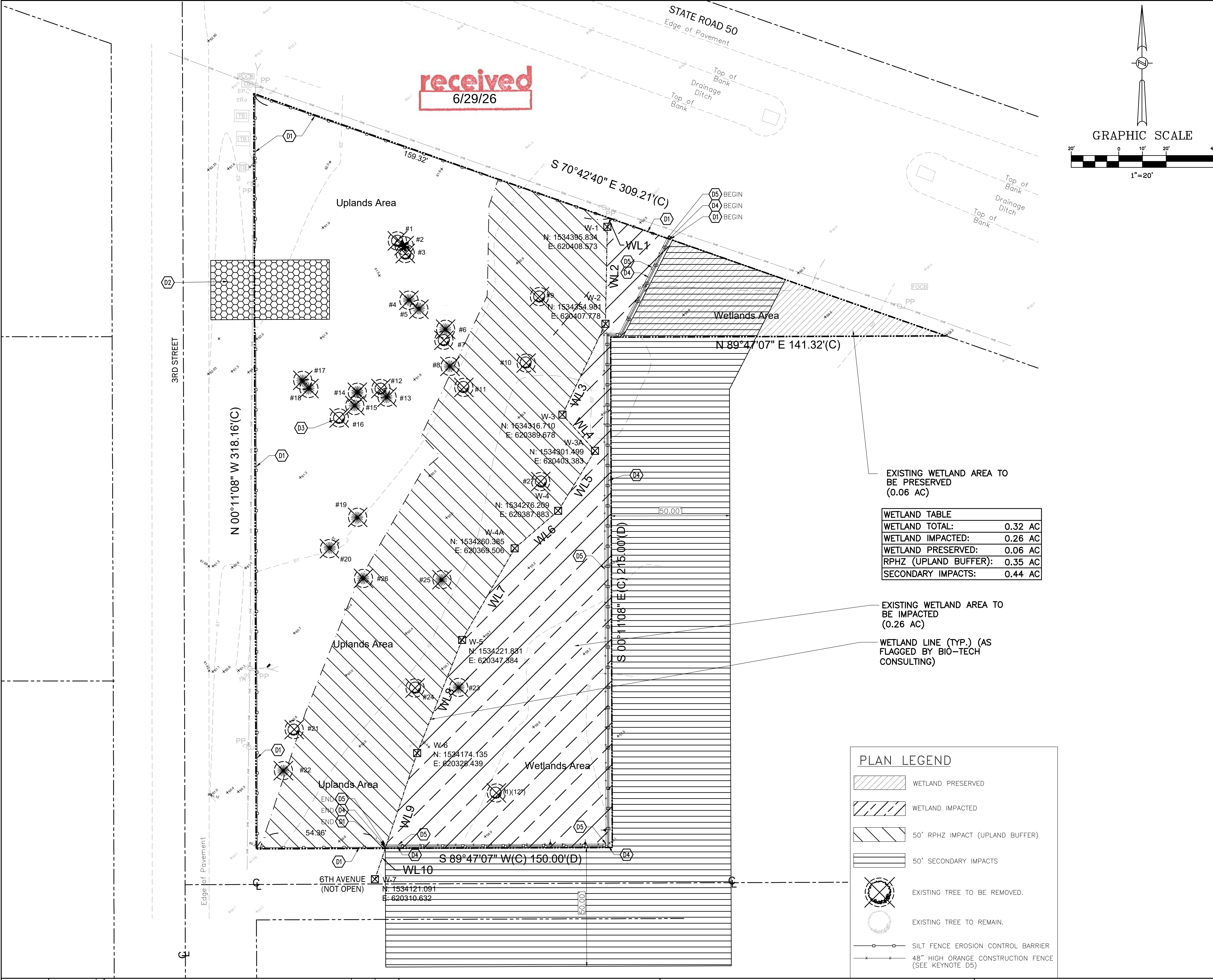
Address: E. Colonial Drive

Parcel ID: 22-22-32-0712-12-132

Project Site 

Property Location 





DEMOLITION NOTES

- THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
- THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
- THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
- ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
- ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND (CONTAINING LESS THAN 5% FINES) COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180). REFER TO GEOTECHNICAL REPORT FOR SPECIFIC COMPACTION REQUIREMENTS UNDER BUILDING & OTHER STRUCTURES.
- THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.
- CONTRACTOR TO PROVIDE TREE PROTECTION AS REQUIRED BY THE LOCAL JURISDICTION.
- REMOVAL OF EXISTING SOD, TREES, SHRUBS, ETC. SHALL INCLUDE ROOTS AND IRRIGATION SYSTEMS.
- CONTRACTOR SHALL COORDINATE WITH THE APPLICABLE UTILITY COMPANIES TO DISCONNECT THE UTILITIES AT, OR NEAR, THE PROPERTY LINE TO ALLOW THE INTEGRAL LINES AND FITURES TO BE REMOVED. THIS SHALL APPLY TO POWER, TELEPHONE, CABLE, WATER AND SEWER SYSTEMS.
- CONTRACTOR SHALL NOT CONSTRUCT, CLEAR, FILL, ALTER, OR GRADE WITHIN AND IMMEDIATELY ADJACENT TO THE WETLAND, WETLAND BUFFER, AND/OR SURFACE WATER UNTIL THE WETLAND IMPACT PERMIT HAS BEEN APPROVED BY THE COUNTY AND SJRWMD.

DEMOLITION KEYNOTES

- D1. EROSION CONTROL BARRIER PER FIGURE V-2 ON SHEET C-5.
- D2. 25'x50' SOIL TRACKING PREVENTION ENTRANCE PER FIGURE V-19 ON SHEET C-5.
- D3. EXISTING TREES TO BE REMOVED.
- D4. DOUBLE ROW EROSION CONTROL BARRIER PER FIGURE V-2 ON SHEET C-5.
- D5. 48" HIGH ORANGE CONSTRUCTION FENCE (6' PVC POLES W/ORANGE FLAGGING AT ANY DIRECTION CHANGE).

GRADING KEYNOTES

- G1. SYNTHETIC EROSION CONTROL BARRIER (SEE FIGURE V-2, SHEET 5 FOR DETAIL).
- G2. CONSTRUCT SOIL TRACKING PREVENTION DEVICE (SEE FIGURE V-19, SHEET 5 FOR DETAIL).
- G3. INSTALL INLET SEDIMENT CONTAINMENT SYSTEM (SEE FIGURE V-18, SHEET 5 FOR DETAIL).
- G4. INSTALL TEMPORARY 6' CHAIN LINK FENCE WITH VISUAL BARRIER AND SYNTHETIC EROSION CONTROL BARRIER PRIOR TO DEMOLITION/GRADING ACTIVITIES (SEE FIGURE V-3 & DETAIL 1 ON SHEET 5).

Tree Table					
Tree #	Species	Common Name	DBH (in.)	OC Status	Condition
#1	Quercus virginiana	Southern live oak	32.1	Speicmen	Good
#2	Sabal palmetto	Cabbage palm	19.7	Regulated	Good
#3	Quercus virginiana	Southern live oak	22.4	Regulated	Good
#4	Pinus palustris	Longleaf pine	11.5	Regulated	Good
#5	Pinus palustris	Longleaf pine	14.5	Regulated	Fair
#6	Pinus palustris	Longleaf pine	15.2	Regulated	Good
#7	Quercus virginiana	Southern live oak	17.6	Regulated	Good
#8	Pinus palustris	Longleaf pine	9.8	Regulated	Good
#9	Quercus virginiana	Southern live oak	24.5	Speicmen	Good
#10	Quercus virginiana	Southern live oak	24.3	Speicmen	Good
#11	Quercus virginiana	Southern live oak	13.0	Regulated	Good
#12	Quercus virginiana	Southern live oak	12.1	Regulated	Excellent
#13	Pinus palustris	Longleaf pine	11.9	Regulated	Good
#14	Pinus palustris	Longleaf pine	12.8	Regulated	Good
#15	Pinus palustris	Longleaf pine	11.70	Regulated	Good
#16	Quercus virginiana	Southern live oak	23.2	Regulated	Good
#17	Pinus palustris	Longleaf pine	14.8	Regulated	Good
#18	Pinus palustris	Longleaf pine	13.9	Regulated	Good
#19	Pinus palustris	Longleaf pine	12.5	Regulated	Good
#20	Pinus palustris	Longleaf pine	18.0	Speicmen	Good
#21	Quercus virginiana	Southern live oak	38.6	Speicmen	Good
#22	Pinus palustris	Longleaf pine	17.6	Regulated	Good
#23	Pinus palustris	Longleaf pine	17.7	Regulated	Good
#24	Quercus laurifolia	Laurel oak	10.9	Regulated	Good
#25	Pinus palustris	Longleaf pine	13.4	Regulated	Good
#26	Pinus palustris	Longleaf pine	10.7	Regulated	Good
#27	Liquidambar styraciflua	Sweetgum	13.8	Regulated	Good

CONTRACTOR ACKNOWLEDGEMENT:

THIS PLAN HAS BEEN PREPARED UNDER THE DIRECTION AND KNOWLEDGE. I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL 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.

DATE: _____

(NOTE: CONTRACTOR IS REQUIRED TO REVIEW & SIGN THIS PLAN PRIOR TO STARTING CONSTRUCTION)

10/25/2024	REVIS	REVISED FOR PERMIT RENEWAL	JM	GRC
06/27/2025	REVIS	REVISED PER AGENCY COMMENTS	CRR	GRC
07/16/2025	REVIS	REVISED PER COUNTY COMMENTS	JWM	GRC
12/09/2025	REVIS	REVISED PER COUNTY COMMENTS	JWM	GRC
02/11/2026	REVIS	REVISED PER COUNTY COMMENTS	CPN	GRC
6/12/2026	REVIS	REVISED PER AGENCY COMMENTS	CPN	GRC
DATE		REVISIONS	BY	CHECKED

CONSTRUCTION PLANS
EAST COLONIAL RETAIL
ORANGE COUNTY, FLORIDA



5127 S. Orange Avenue • Suite 200
Orlando, FL 32809
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www.thomasandhutton.com

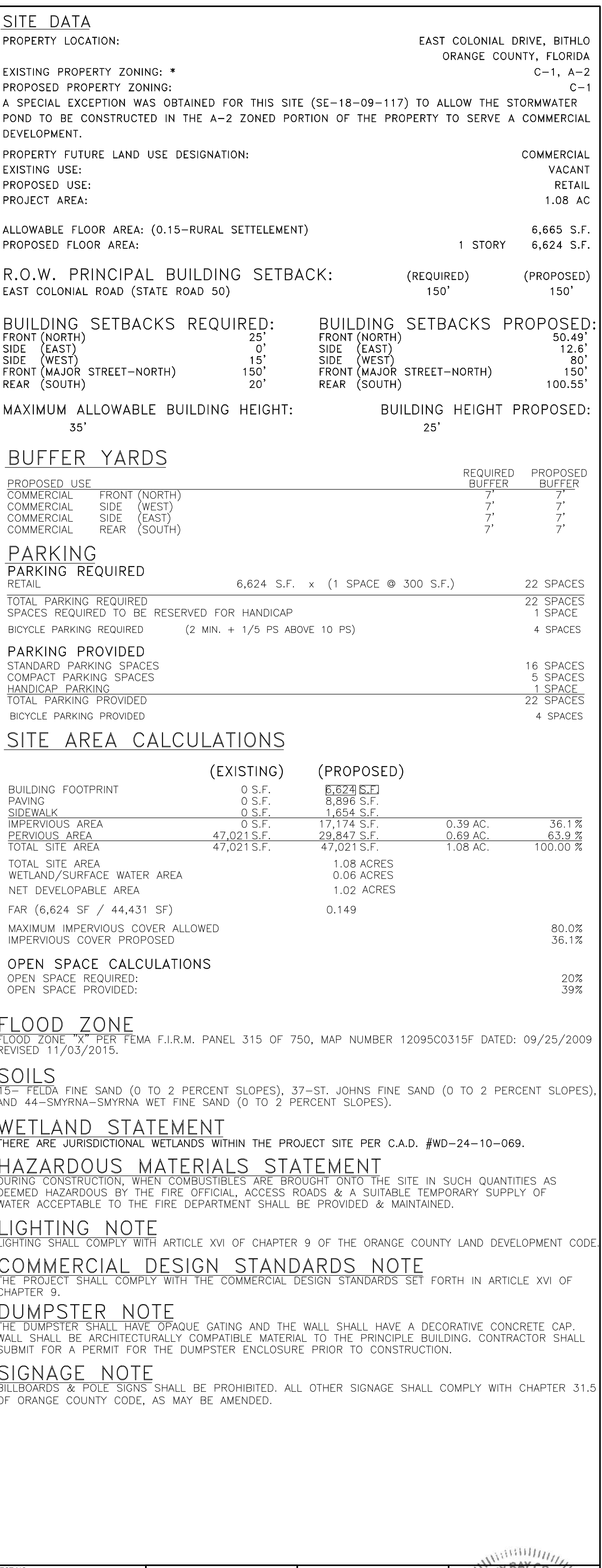
SITE DEMOLITION AND
EROSION CONTROL PLAN

DESIGNED BY JV	DRAWN BY JV	CHECKED BY GRC	APPROVED BY GRC
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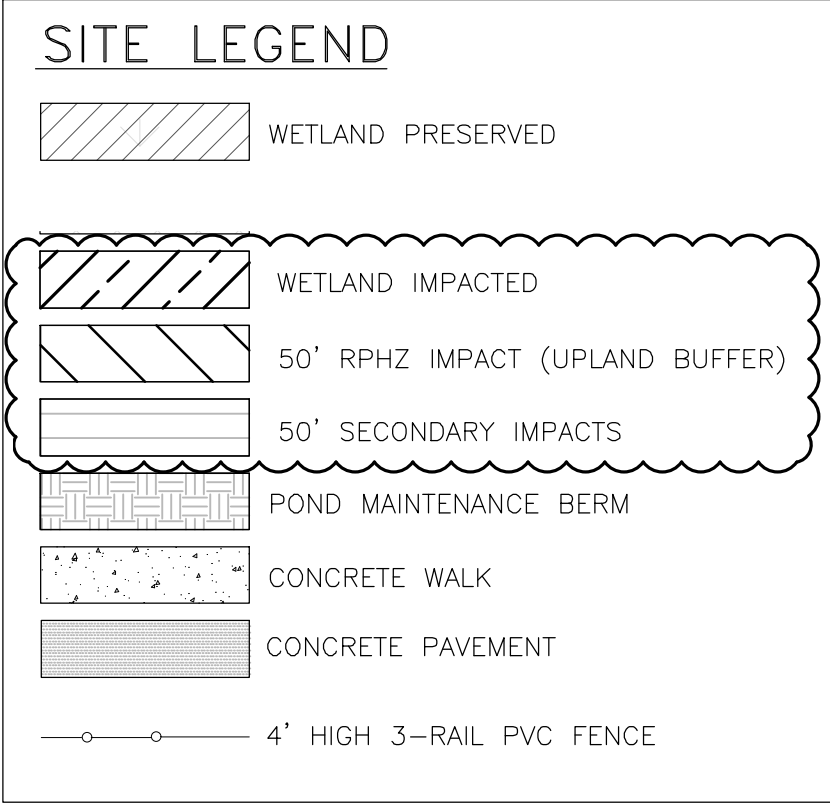
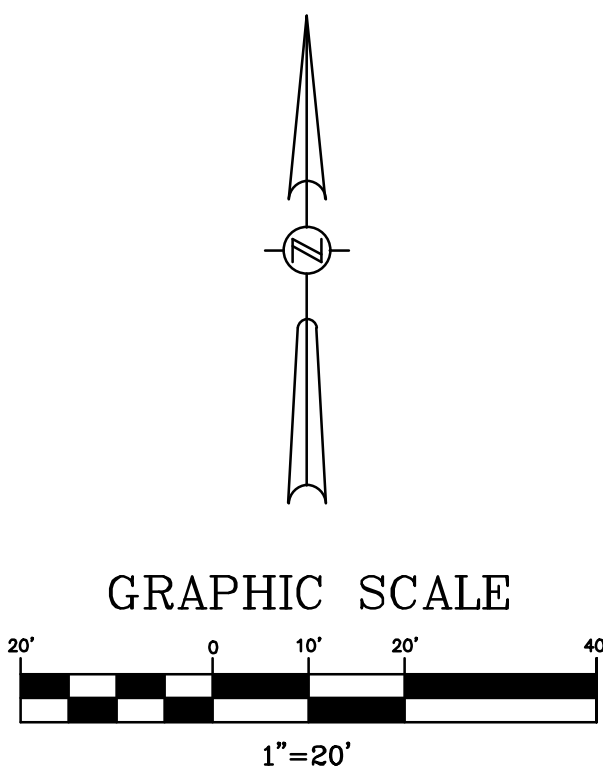
PROJECT NO. 17-126
SCALE 1" = 20'
DATE MARCH 15, 2018
SHEET NO. C-4
SHEET 4 OF 19

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:
GREGORY R. CRAWFORD, P.E.
ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.





received
6/29/26



CONCRETE CONSTRUCTION NOTES:

- CONCRETE PRE-CONSTRUCTION MEETING
A. THE CONCRETE CONTRACTOR ALONG WITH THE CONCRETE PRODUCER MAY REQUEST THROUGH THE GENERAL CONTRACTOR FOR A PRE-CONSTRUCTION MEETING PRIOR TO CONCRETE PLACEMENT.
B. ATTENDEE: CONCRETE CONTRACTOR, CONCRETE PRODUCER, GENERAL CONTRACTOR, OWNER OR OWNER'S REPRESENTATIVE(S), ENGINEER OF RECORD, ARCHITECT, SITE CONTRACTOR, GEOTECHNICAL REPRESENTATIVE(S), ETC.
C. AGENDA: INCLUDE BUT NOT LIMITED TO THE FOLLOWINGS: (CONTRACTOR MAY CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION FOR PRE-CONSTRUCTION MEETING CHECK LISTS)
 - MIXTURE(S) APPROVAL
 - CONCRETE TESTING: TYPE, LOCATION OF SAMPLINGS, ETC.
 - CONCRETE DELIVERY: QUANTITY/HR, PUMP, CONVEYOR, ETC.
 - PLACEMENT: METHOD, QUANTITY/DAY, STAGING & CLEAN OUT LOCATION, ETC.
 - FINISHING: CURING, JOINTING, ETC.
 - JOINTS FOR CONCRETE SLABS
A. GENERAL - A JOINTING PLAN FOR THE ENTIRE PAVING AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE ENGINEER OF RECORD (EOR) 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. THE CONTRACTOR MAY ALSO CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION (FC&PA) FOR TECHNICAL RESOURCES AND ASSISTANT.
 - A SQUARE JOINTING PATTERN IS REQUIRED WHERE POSSIBLE. IF NECESSARY, RECTANGULAR PANELS CAN BE USED IF THE LONG DIMENSION IS NO MORE THAN 1.5 TIMES THE SHORT (e.g. 8' x 12'). JOINT SPACING SHALL NOT EXCEED THE FOLLOWING: 10 FEET IN A 4" THICK SLAB, 12 FEET IN A 5" THICK SLAB OR 15 FEET IN SLAB WITH THICKNESS OF 6" OR GREATER.
 - BOX OUT AREA AROUND MANHOLES, CATCH BASINS, DRAINAGE STRUCTURES & OTHER BUILT-IN STRUCTURES WITHIN THE PAVING AREA SHALL BE CIRCULAR WHERE POSSIBLE. A MINIMUM OFFSET OF 12" FROM ANY EDGE OF THE STRUCTURE. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE. CONSTRUCTION & CONTROL JOINTS SHALL BE CONTINUOUS THROUGH ADJACENT LANES & EXTEND THROUGH INTEGRAL CURB. JOINTS CAN BE TERMINATED & OFFSET AT ISOLATION JOINTS. WHERE JOINTS INTERFACE ANY RADIUS OR CURVATURE, OFFSET A MINIMUM OF 12" FROM EDGE OF PAVEMENT AND FORM JOINT 90 DEGREE TO EDGE OF PAVEMENT TO AVOID ACUTE ANGLE OR SMALL WEDGES OF CONCRETE AT CURVATURES. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE.
 - CONSTRUCTION JOINTS - A CONSTRUCTION JOINT SEPARATES ONE DAY PLACEMENT TO THE NEXT DAY PLACEMENT. A CONSTRUCTION JOINT SHALL BE A MINIMUM OF 5 FEET FROM ANY ADJACENT CONTROL JOINT. NEXT DAY PLACEMENT SHALL BUTT UP TO THE EXISTING PAVEMENT AS A COLD JOINT. THE CONSTRUCTION JOINT MAY BE HAND-TOOLED WITH MAXIMUM 0.25" RADIUS AT THE EDGE OF THE JOINT. CONTROL JOINTS FROM BOTH PLACEMENT AREAS SHALL MATCH AND BE CONTINUOUS ACROSS THE CONSTRUCTION JOINT.
 - CONTROL/CONSTRUCTION JOINTS - CONTROL JOINTS ARE JOINTS WITHIN THE PAVING AREA FORMED THROUGH TOOLING OR SAW CUTTING. CONTROL JOINTS ESTABLISH WEAK PLANES TO RELIEVE STRESSES DUE TO SHRINKAGE OR TEMPERATURE CHANGE. INSTALL CONTROL JOINTS WITHIN 12 HRS FROM THE TIME THE CONCRETE HITS THE GROUND OR OBTAIN IN WRITING APPROVAL FROM THE EOR BEYOND THE 12-HR TIME LIMIT.
 - EARLY-ENTRY SAW CUTTING METHOD: CUT JOINT TO A MINIMUM OF 1" DEEP FOR PAVEMENT THICKNESS UP TO 8". CUTTING OF JOINT SHALL NOT CAUSE RAVELING TO THE EDGES OR DEFORMATION OF THE SURFACE DUE TO EQUIPMENT OR WORKER.
 - OTHER METHODS: INSTALL JOINT TO A MINIMUM OF 1/3 OF PAVEMENT DEPTH. FINISH EDGES WITH 0.25" RADIUS. OPERATION SHALL NOT CAUSE ANY DEFORMATION OF THE SURFACE.
 - ISOLATION JOINTS - THESE JOINTS USE ISOLATION MATERIALS TO PREVENT FRESH CONCRETE FROM BONDING TO HARDENED CONCRETE SUCH AS, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, SIDEWALKS, DRAINAGE STRUCTURES, LIGHTING & SIGNAGE BASES, RETAINING WALLS, CURBS, ETC. THE ISOLATION MATERIAL SHALL EXTEND THE FULL-DEPTH OF THE FRESH CONCRETE THICKNESS. FROM ONE DAY PLACEMENT TO THE NEXT, WHERE JOINTS ARE MATCHED, ISOLATION MATERIAL IS NOT NECESSARY. (E.G. ONE LANE PAVING TO THE NEXT, INTEGRAL CURBS)
 - ISOLATION JOINTS BETWEEN SLABS AT SOME GRADE SHALL BE FORMED WITH 0.25 INCH THICK NEOPRENE OR 0.50 INCH THICK ASPHALT IMPREGNATED FIBER FILLER WITH HYDROCARBON RESISTANT ELASTOMERIC FILL MATERIAL AS SEALER. ALL EDGES TO BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
 - A SATISFACTORY ISOLATION JOINT CAN BE FORMED AT METAL BUILDING CURBS BY PLACING A STRIP OF CURING PAPER AGAINST THE METAL FORM & THEN PLACING THE FRESH CONCRETE AGAINST THE PAPER. THE EDGES OF THE SLAB SHALL BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
- JOINTS SEALANT - A JOINT SEALING PLAN FOR THE AFFECTED AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE EOR, ALONG WITH THE JOINTING PLAN, 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. NOT ALL JOINT WILL BE REQUIRED SEALING, THE CONCRETE CONTRACTOR IS TO RECOMMEND THE NECESSARY LOCATION AND TO PROVIDE SUPPORTING DOCUMENTATION FOR NON-SEALING AREAS. USE A POLYURETHANE SEALANT (TREMCO THC-900/THC-901 MULTI-COMPOUND) COMPOUND OR EQUIVALENT. THE CONCRETE CONTRACTOR IS TO SUBMIT SEALANT TYPE AND MANUFACTURER INFORMATION TO THE EOR FOR APPROVAL WHEN "EQUIVALENT" IS USE. JOINTS SHALL BE PREPARED BY FOLLOWING MANUFACTURER'S RECOMMENDATIONS PRIOR TO SEALING.

SITE NOTES

- ALL CURB RADI ARE TO BE 3.0', TYPICAL. UNLESS NOTED OTHERWISE. EXCEPTION: RADII @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
- LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
- ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF N00°11'08"W UNLESS OTHERWISE INDICATED WITH A "*" OR BEARING.
- LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.
- THIS PROPERTY IS INCLUDED IN ORANGE COUNTY CONSERVATION AREA DETERMINATION C.A.D.#XX-XX-XXX.

◆ SITE STRIPING & SIGNAGE KEYNOTES

- PROPERTY BOUNDARY.
- HANDICAP PARKING STALL.
- 24" THERMOPLASTIC STOP BAR WITH "R1-1" HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- "SPECIAL EMPHASIS" CROSSWALK PER F.D.O.T. INDEX 711-001.
- 6" WHITE PARKING LINE (FDOT RATED PAINT).
- DIRECTIONAL ARROW (FDOT RATED PAINT).
- "FIRE LANE - NO PARKING" STRIPING PER ORANGE COUNTY FIRE RESCUE STANDARD 6009 REQUIREMENTS.
- "FIRE LANE - NO PARKING" SIGN.
- "FIRE DEPARTMENT EMERGENCY USE" SIGN.
- PAINT "FIRE LANE - NO PARKING ZONE" AS DIRECTED BY FIRE INSPECTOR.
- INSTALL "FIRE LANE - NO PARKING ZONE" SIGN AND "BLUE REFLECTOR" AS DIRECTED BY FIRE INSPECTOR.
- HANDICAP PARKING SIGN.

● SITE CONSTRUCTION KEYNOTES

- CONCRETE CURB F.D.O.T. TYPE "F".
- WHEELSTOP.
- 5' WIDE STAMPED/COLORED ASPHALT.
- HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
- DETECTABLE WARNING SURFACE.
- 6" CONCRETE PAVEMENT.
- CONCRETE SIDEWALK.
- BIKE RACK (2) BIKES MINIMUM PER SECTION 38.1485.
- DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS - PERMITTED SEPARATELY BY CONTRACTOR).
- BOLLARD.
- HEAD CURB.
- UNDERGROUND FIRE TANK.
- POTABLE WATER WELL (TO BE PERMITTED BY WELL INSTALLER)(PUMP AND WELL SHALL BE CAPABLE OF PROVIDING A MINIMUM OF 70 GPM FOR THE FIRE STORAGE TANK).
- SIDEWALK WITH MONOLITHIC CURB.
- CONCRETE FLUME.
- CONCRETE FLARE END TAPER.
- PERIMETER FENCE (6' CHAIN LINK FENCE W/BLACK VINYL COATING - SEE DETAIL A406-1 ON SHEET C-11).
- PERIMETER FENCE (6' CHAIN LINK FENCE W/BLACK VINYL COATING - SEE DETAIL A406-1 ON SHEET C-10B) AND RETAINING WALL (CONTRACTOR SHALL COORDINATE WITH MODULAR WALL VENDOR FOR DESIGN AND PERMITTING).
- CURB FLARED END TAPER PER F.D.O.T. INDEX 520-001.
- CONCRETE MODULAR WALL (STYLE TO BE DETERMINED BY OWNER).
- "COMPACT PARKING ONLY" SIGN FOR ALL COMPACT SPACES, TYPICAL.
- 16" DOUBLE 6' CHAIN LINK FENCE SWING GATES (6' CHAIN LINK FENCE W/BLACK VINYL COATING).
- 4' SINGLE 6' CHAIN LINK FENCE (WITH BLACK VINYL COATING) SWING GATE WITH 6' CHAIN LINK FENCE (WITH BLACK VINYL COATING) BETWEEN GATE AND BUILDING.
- 4' HIGH 3-RAIL VINYL FENCE (WEATHERABLES).

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CONSTRUCTION PLANS
EAST COLONIAL RETAIL
ORANGE COUNTY, FLORIDA



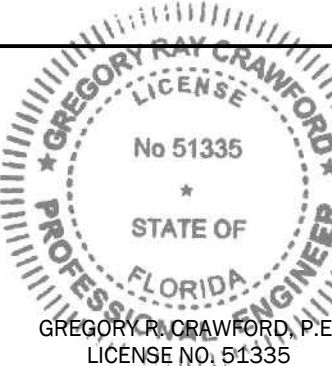
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SITE GEOMETRY, STRIPING, AND SIGNAGE PLAN

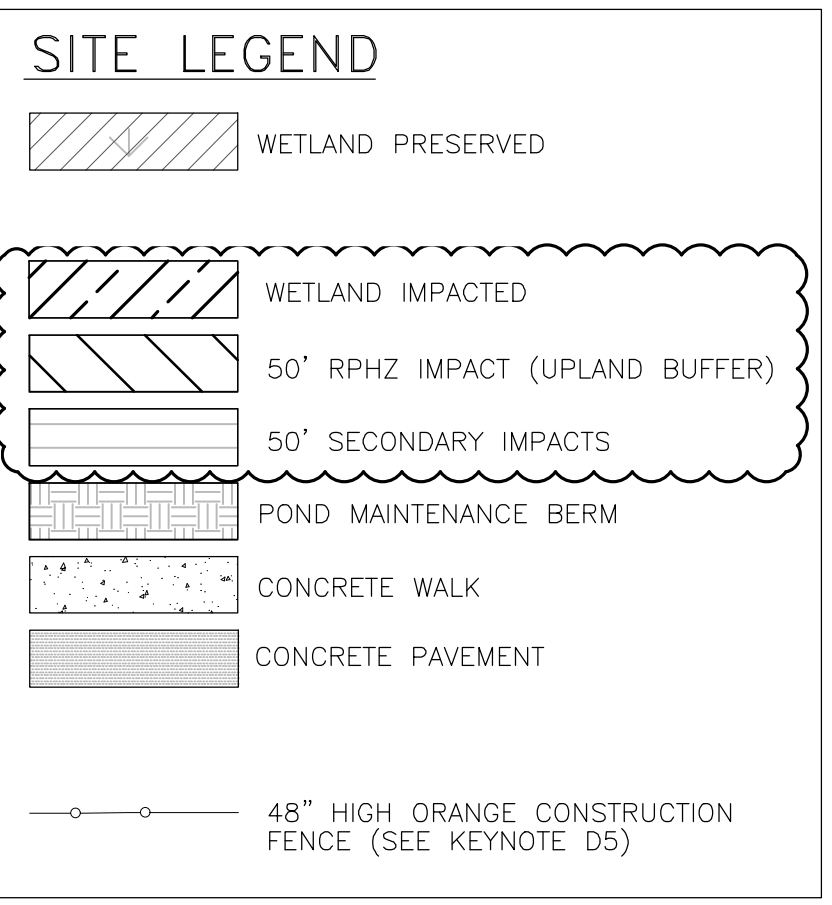
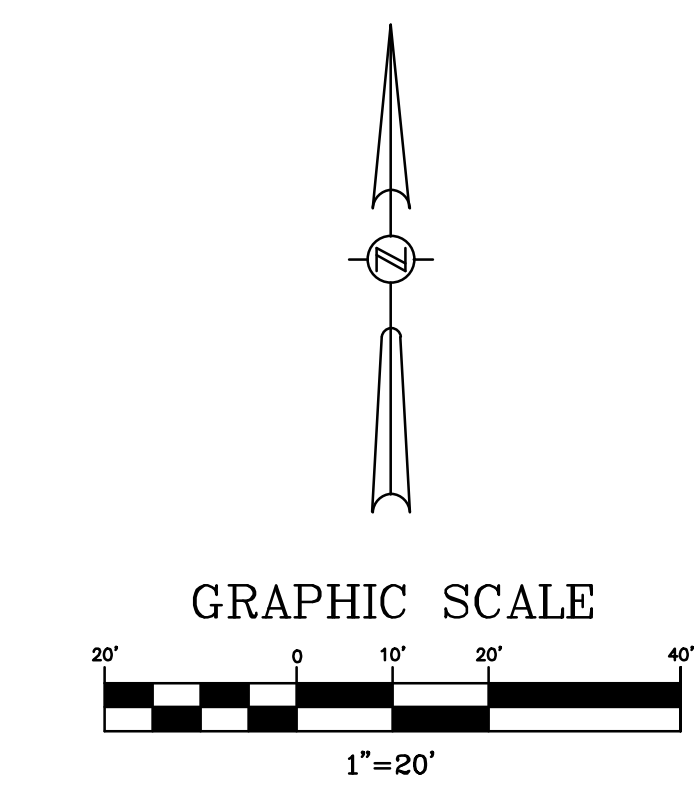
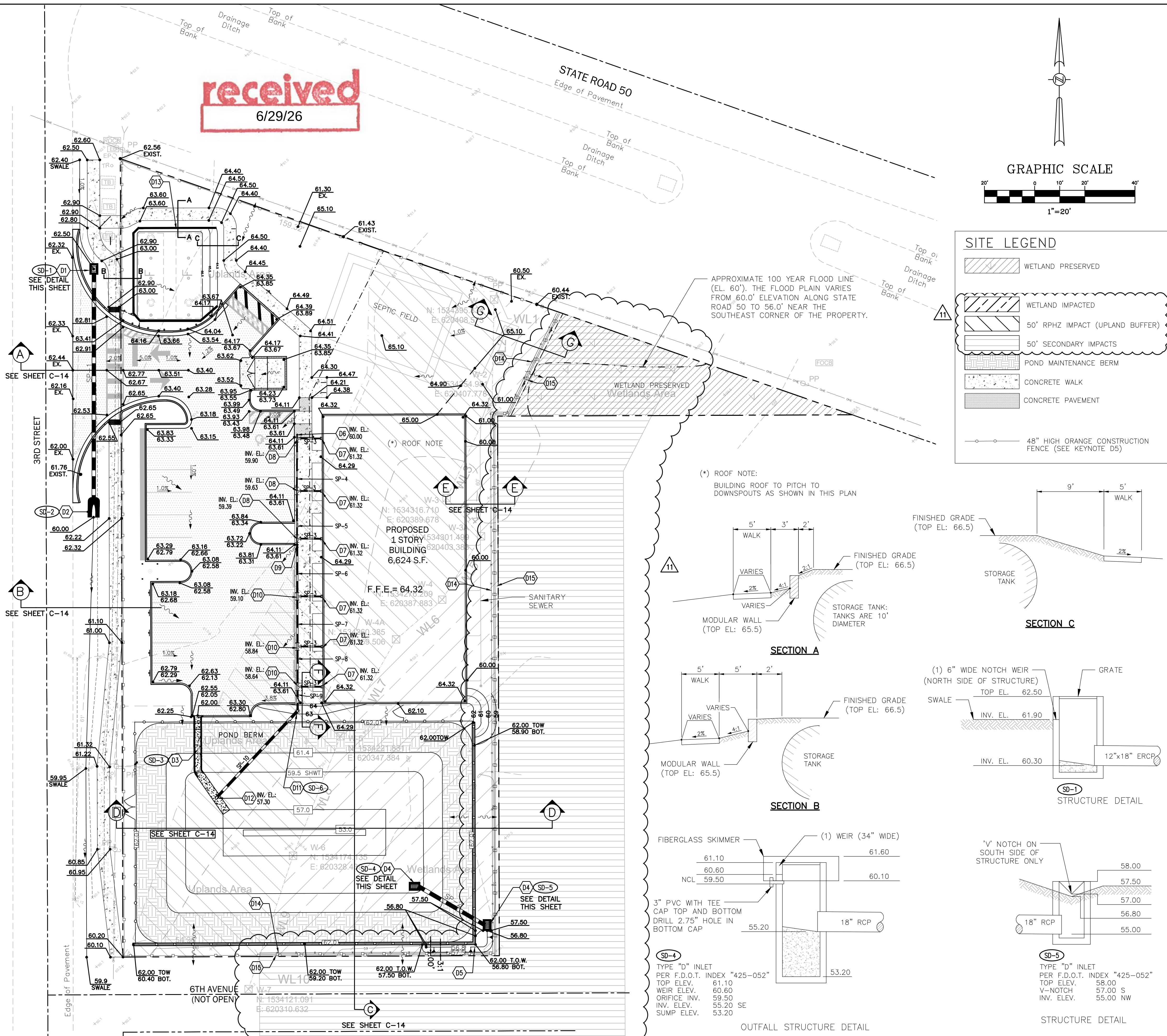
DESIGNED BY JV	DRAWN BY JV	CHECKED BY GRC	APPROVED BY GRC
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PROJECT NO.	17-126
SCALE	1" = 20'
DATE	MARCH 15, 2018
SHEET NO.	C-7
SHEET 7	OF 19

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ON THE DATE ADJACENT TO THE SEAL.
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6/29/26

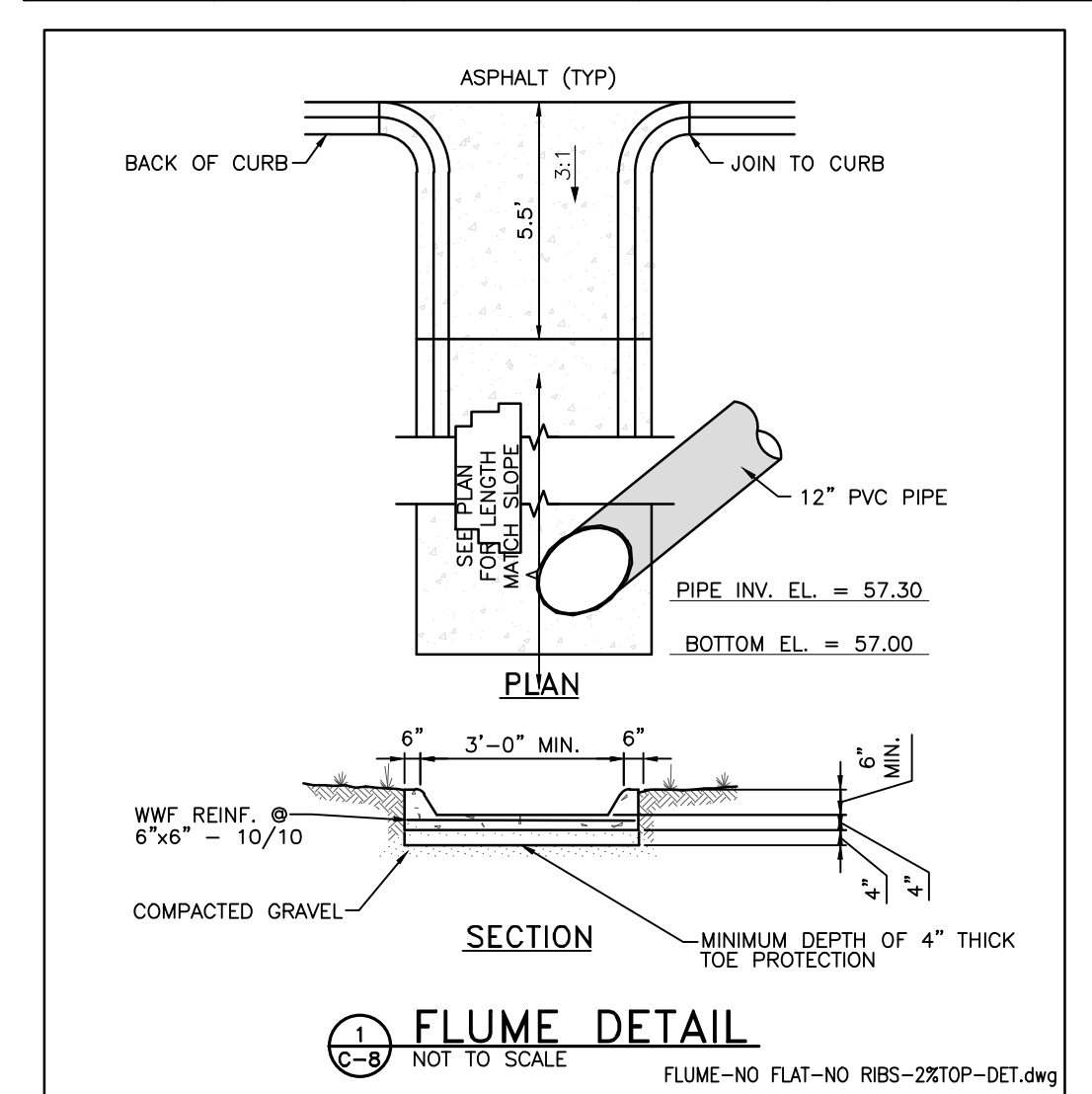
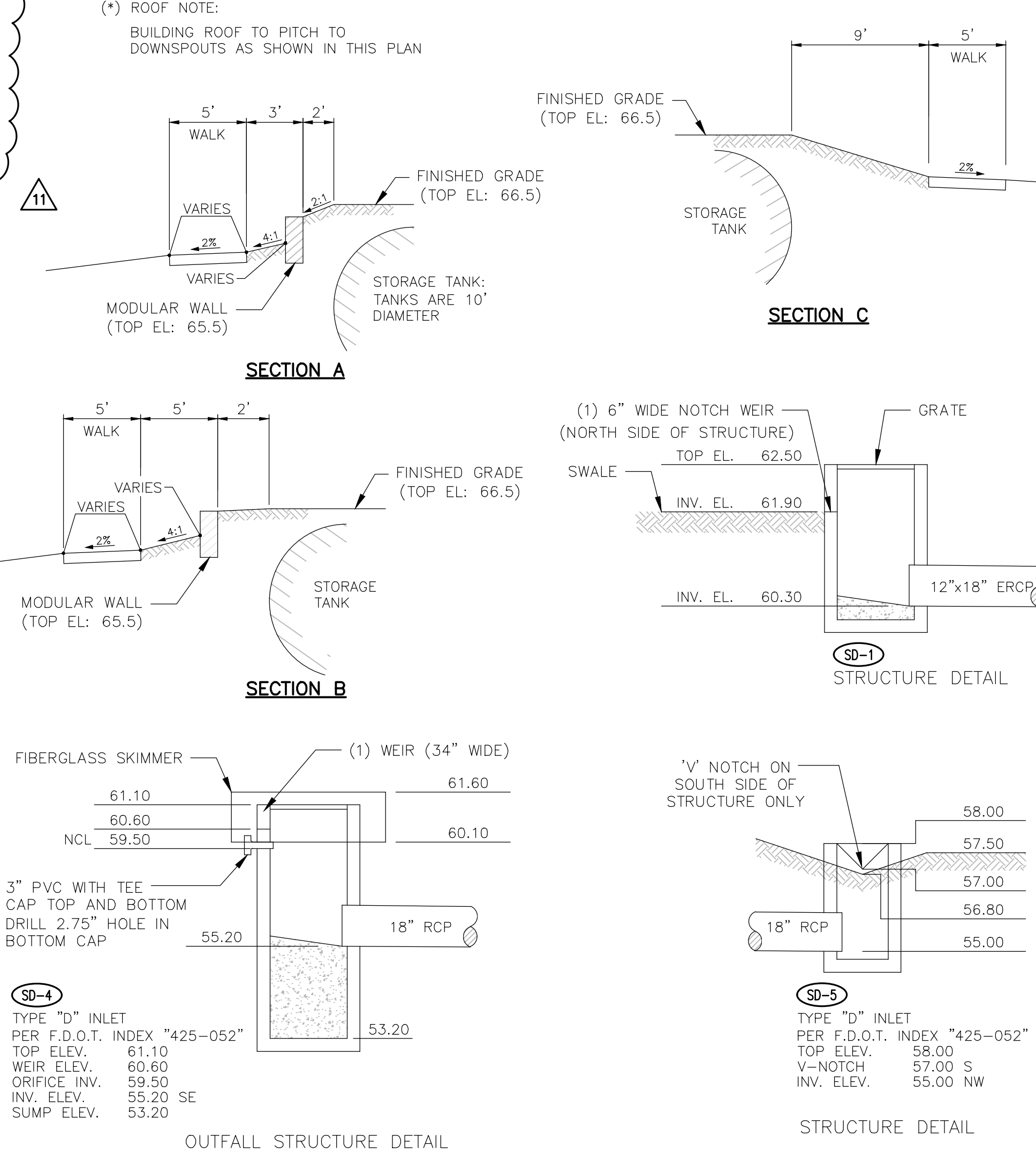


- # SITE DRAINAGE KEYNOTES**
- D1. F.D.O.T. TYPE "C" DITCH BOTTOM INLET PER INDEX NO. 425-052.
 - D2. F.D.O.T. M.E.S. PER INDEX NO. 430-022.
 - D3. CONCRETE FLUME (SEE DETAIL THIS SHEET).
 - D4. F.D.O.T. TYPE "D" DITCH BOTTOM INLET PER INDEX No. 425-052.
 - D5. 30' LONG SPREADER SWALE.
 - D6. 6" CLEANOUT, INV. EL.= 60.00.
 - D7. CONNECT 6" PVC TO DOWNSPOUT (CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT LOCATIONS).
 - D8. 6" PVC WYE.
 - D9. 6"x8" PVC EXPANDER.
 - D10. 8" PVC WYE.
 - D11. ADS-NYLOPLAST 12" YARD DRAIN WITH PEDESTRIAN H-10 RATED GRATE.
 - D12. CONNECT 12" PVC PIPE TO CONCRETE FLUME.
 - D13. MODULAR RETAINING WALL (CONTRACTOR SHALL COORDINATE WITH MODULAR WALL VENDOR FOR DESIGN AND PERMITTING).
 - D14. DOUBLE ROW EROSION CONTROL BARRIER.
 - D15. 48" HIGH ORANGE CONSTRUCTION FENCE (6" PVC POLES W/ORANGE FLAGGING AT ANY DIRECTION CHANGE)

DRAINAGE STRUCTURE LEGEND

- | | | | | |
|--|---|---|---|---|
| SD-1
TYPE "C" INLET
(SEE DETAIL THIS SHEET)
PER F.D.O.T. INDEX 425-052
TOP ELEV. 62.00
6" WEIR ELEV. 61.90
INV. ELEV. 60.30 S | SD-2
M.E.S.
PER F.D.O.T. INDEX 430-022
INV. ELEV. 60.00 N | SD-3
OPEN FLUME
(SEE DETAIL THIS SHEET)
TOP ELEV. 62.00
BOTTOM ELEV. 56.30 | SD-4
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 61.10
WEIR ELEV. 60.60
ORIFICE INV. 59.50
INV. ELEV. 55.20 SE
SUMP ELEV. 53.20 | SD-5
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 58.00
V-NOTCH 57.00 N
V-NOTCH 57.00 S
INV. ELEV. 55.00 NW |
|--|---|---|---|---|
- SD-6**
ADS-NYLOPLAST 12" YARD DRAIN W/PEDESTRIAN H-10 RATED GRATE.
TOP ELEV. 63.25
INV. ELEV. 58.52 N
INV. ELEV. 58.42 SW

STORM DRAINAGE PIPE CHART					
DESIGNATION	PIPE		SLOPE	FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
	LENGTH (LINEAR FEET)	SIZE & TYPE			
SP-1	100	12"x18" E.R.C.P.	0.30%	SD-1	SD-2
SP-2	36	18" R.C.P.	0.56%	SD-4	SD-5
SP-3	10	6" PVC	VARIES		
SP-4	20	6" PVC	1.28%		
SP-5	19	6" PVC	1.28%		
SP-6	23	8" PVC	1.28%		
SP-7	20	8" PVC	1.28%		
SP-8	15	8" PVC	1.28%		
SP-9	10	8" PVC	1.28%		SD-6
SP-10	47	12" PVC	2.40%	SD-6	SD-3



- NOTES:**
- ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO DUMPING, ONLY RAIN IN THE DRAIN". MARKERS MUST BE COMMERCIAL GRADE STAINLESS STEEL, ALUMINUM, BRASS OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST. METAL MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATURE OR SYMBOL SHOWN ON MARKER SHALL BE CONSISTENT THROUGHOUT THE SUBDIVISION. MARKERS MUST BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS, OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4-0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER BETWEEN 3.75 - 4.25 INCHES.
 - CONTRACTOR SHALL SEE SHEET C-12 FOR CROSS SECTIONS.
 - THE OWNER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM THAT INCLUDES THE STORMWATER INLETS, PIPING, MANHOLES, AND POND. BELOW IS A SCHEDULE OF MAINTENANCE/CLEANING OF THE SYSTEM:
 - STORMWATER INLETS, PIPES, AND MANHOLES: INSPECTED ANNUALLY AND CLEANED AS NEEDED.
 - STORMWATER POND: THE POND WILL BE MOWED MONTHLY, OR LESS, AS NEEDED.
 - THIS SITE IS LOCATED WITHIN THE ECONLOCKHATCHEE RIVER PROTECTION ORDINANCE AREA, BASIN WIDE REGULATIONS MAY APPLY.

10/25/2024	REVISOR	REVISOR	REVISIONS	JM	GRC
06/27/2025	REVISOR	REVISOR	REVISIONS	CRR	GRC
07/16/2025	REVISOR	REVISOR	REVISIONS	JWM	GRC
12/09/2025	REVISOR	REVISOR	REVISIONS	JWM	GRC
02/11/2026	REVISOR	REVISOR	REVISIONS	CPN	GRC
6/12/2026	REVISOR	REVISOR	REVISIONS	CPN	GRC
DATE	REVISOR	REVISOR	REVISIONS	BY	CHECKED

CONSTRUCTION PLANS
EAST COLONIAL RETAIL
ORANGE COUNTY, FLORIDA

THOMAS & HUTTON

5127 S. Orange Avenue • Suite 200
Orlando, FL 32809
p.407.895.0324
www.thomasandhutton.com

SITE PAVING, GRADING, AND DRAINAGE PLAN

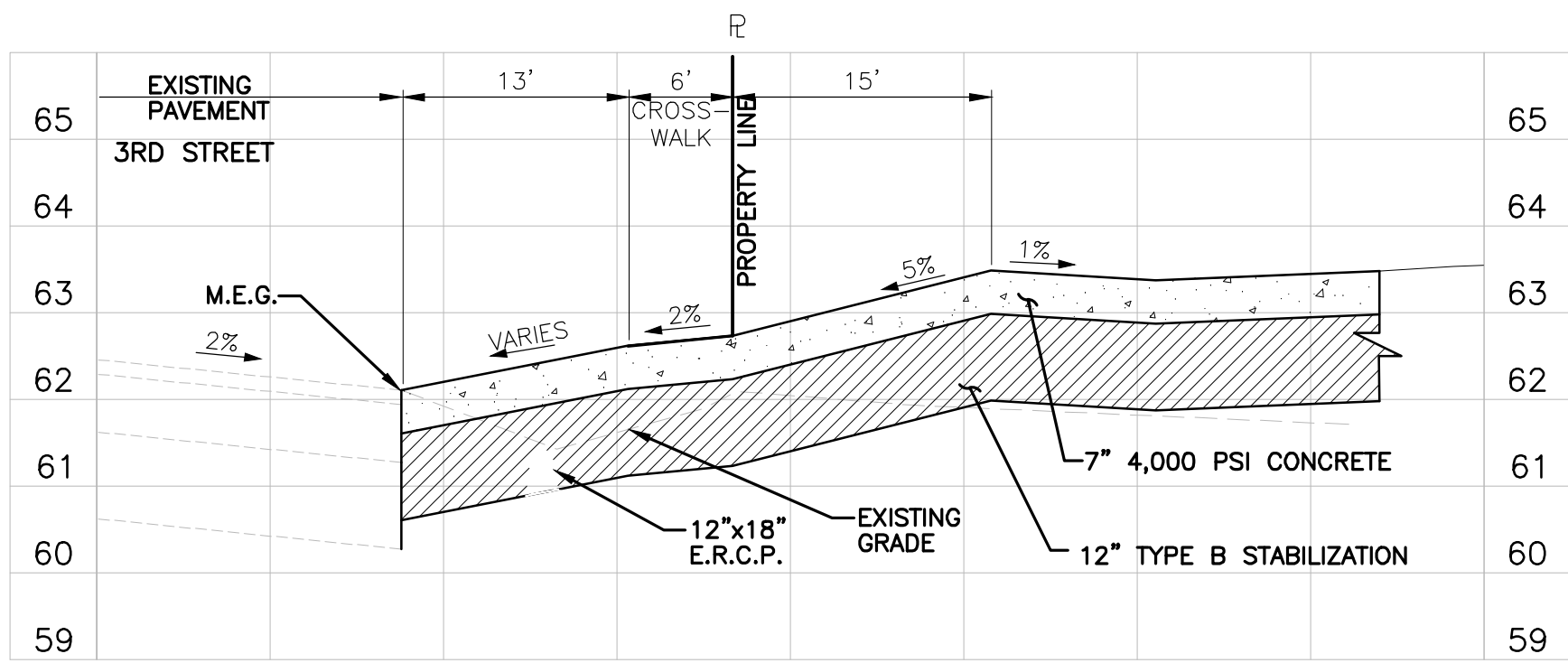
DESIGNED BY JV	DRAWN BY JV	CHECKED BY GRC	APPROVED BY GRC
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PROJECT NO. 17-126
SCALE 1" = 20'
DATE MARCH 15, 2018
SHEET NO. C-8
SHEET 8 OF 19

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E.
ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

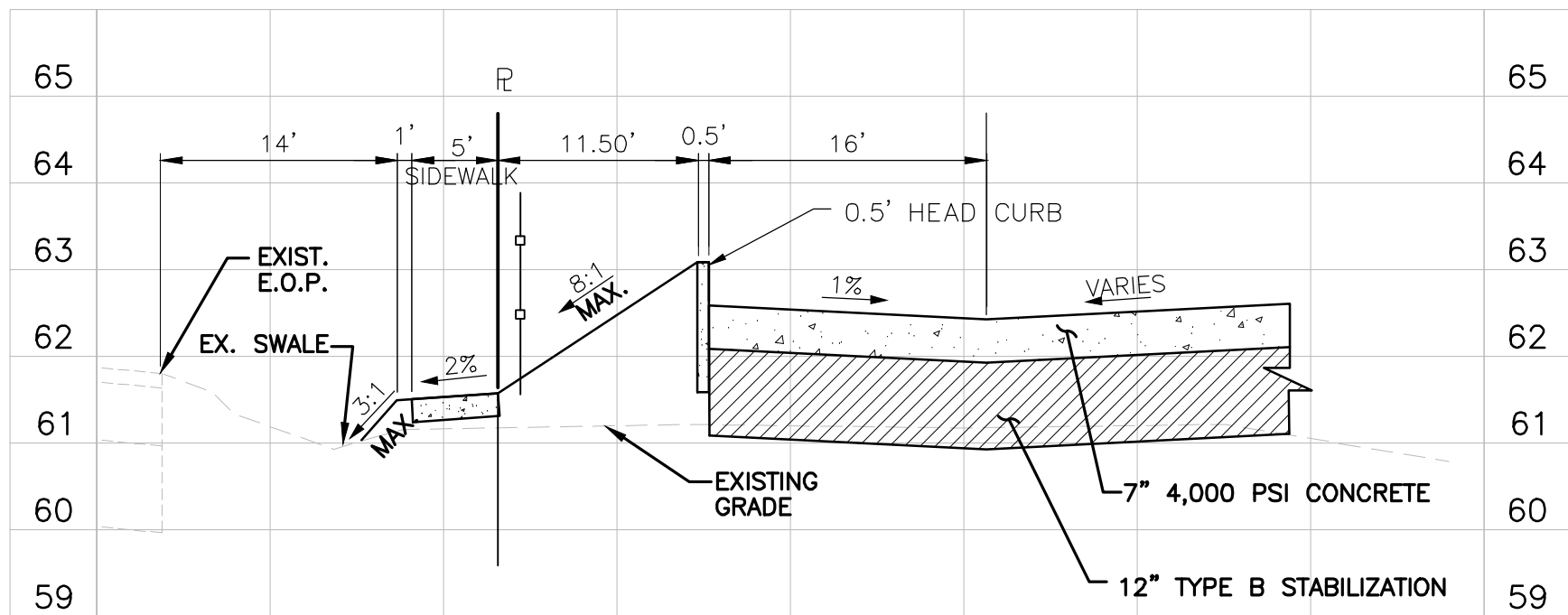
GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER

17-126_004_Plans.dwg



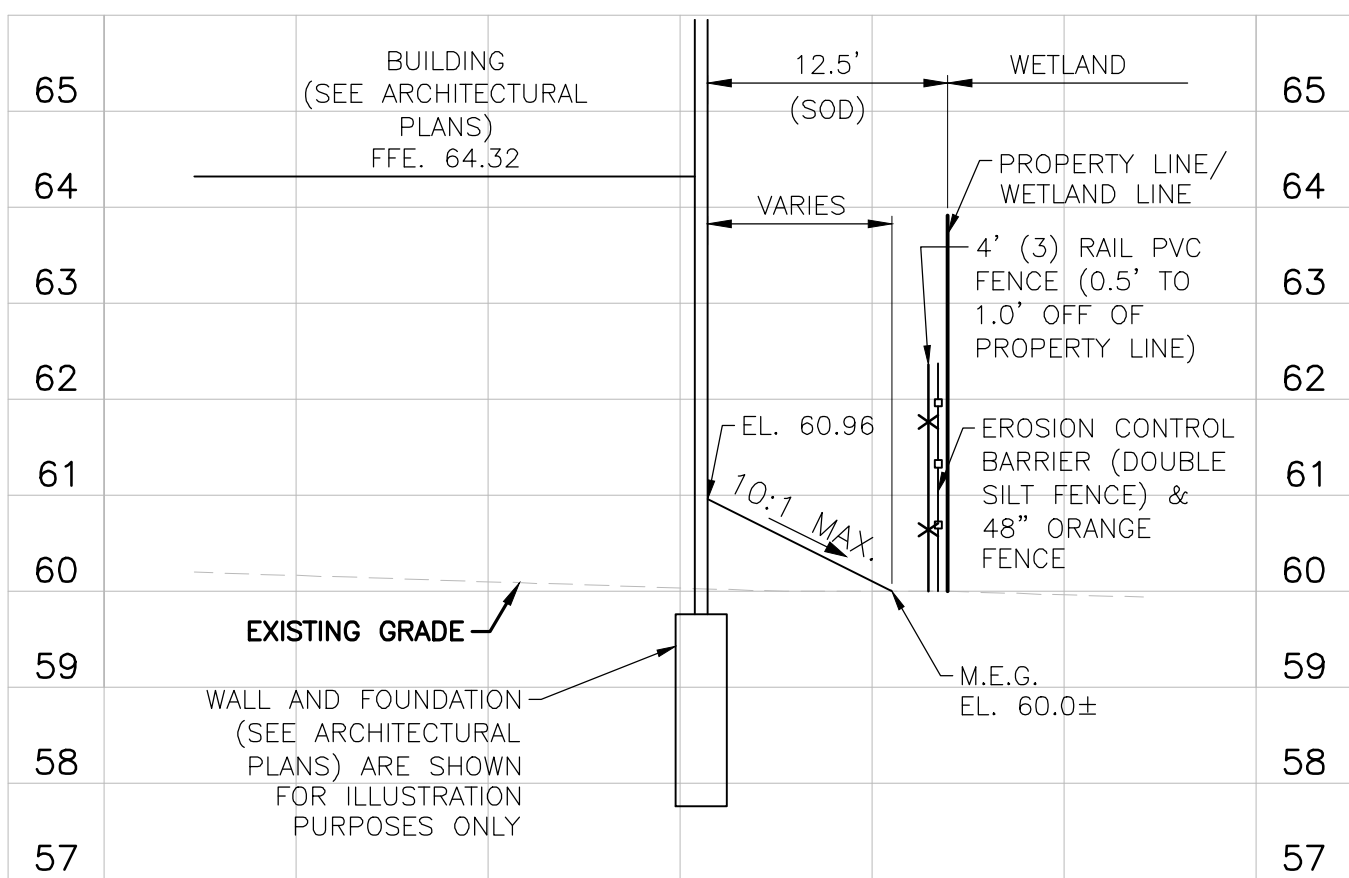
HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION A-A



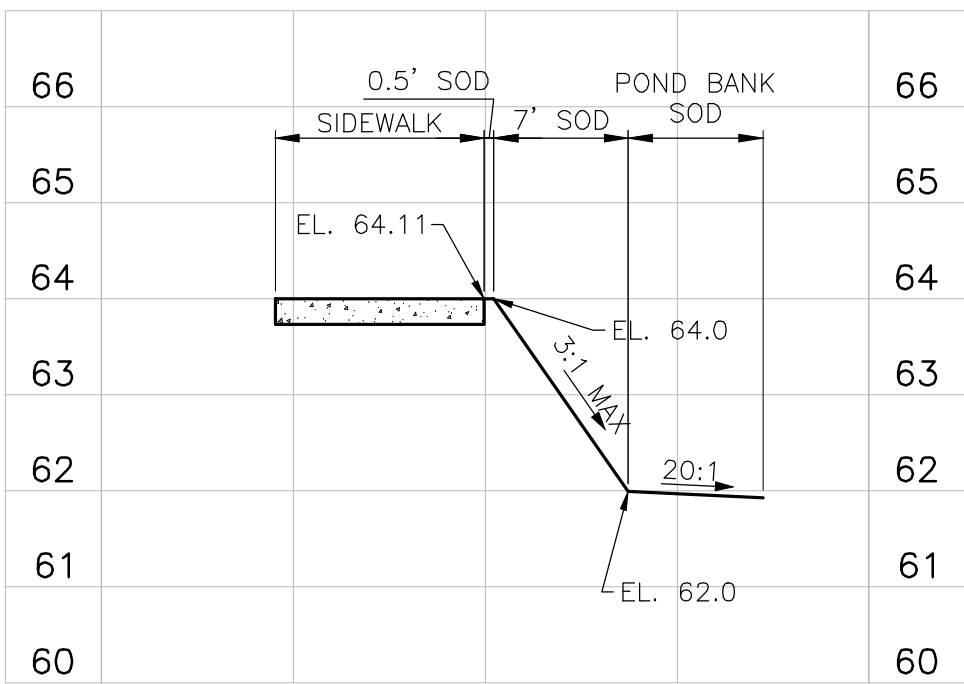
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VERTICAL 1" = 2'

SECTION B-B



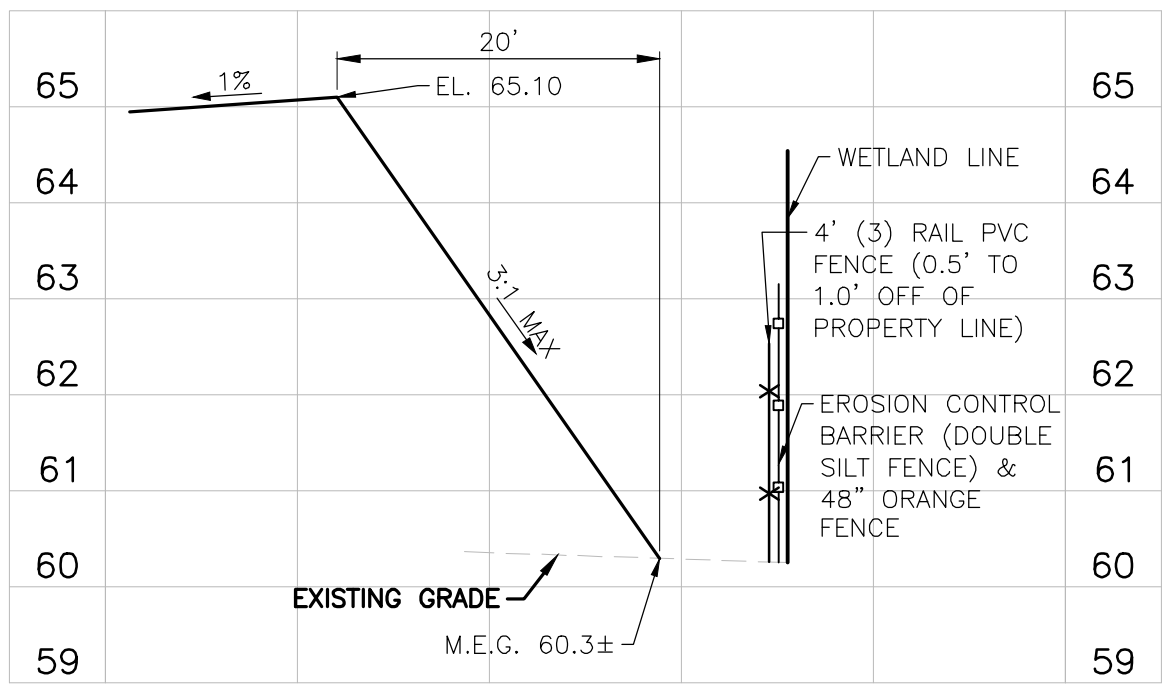
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VERTICAL 1" = 2'

SECTION E-E



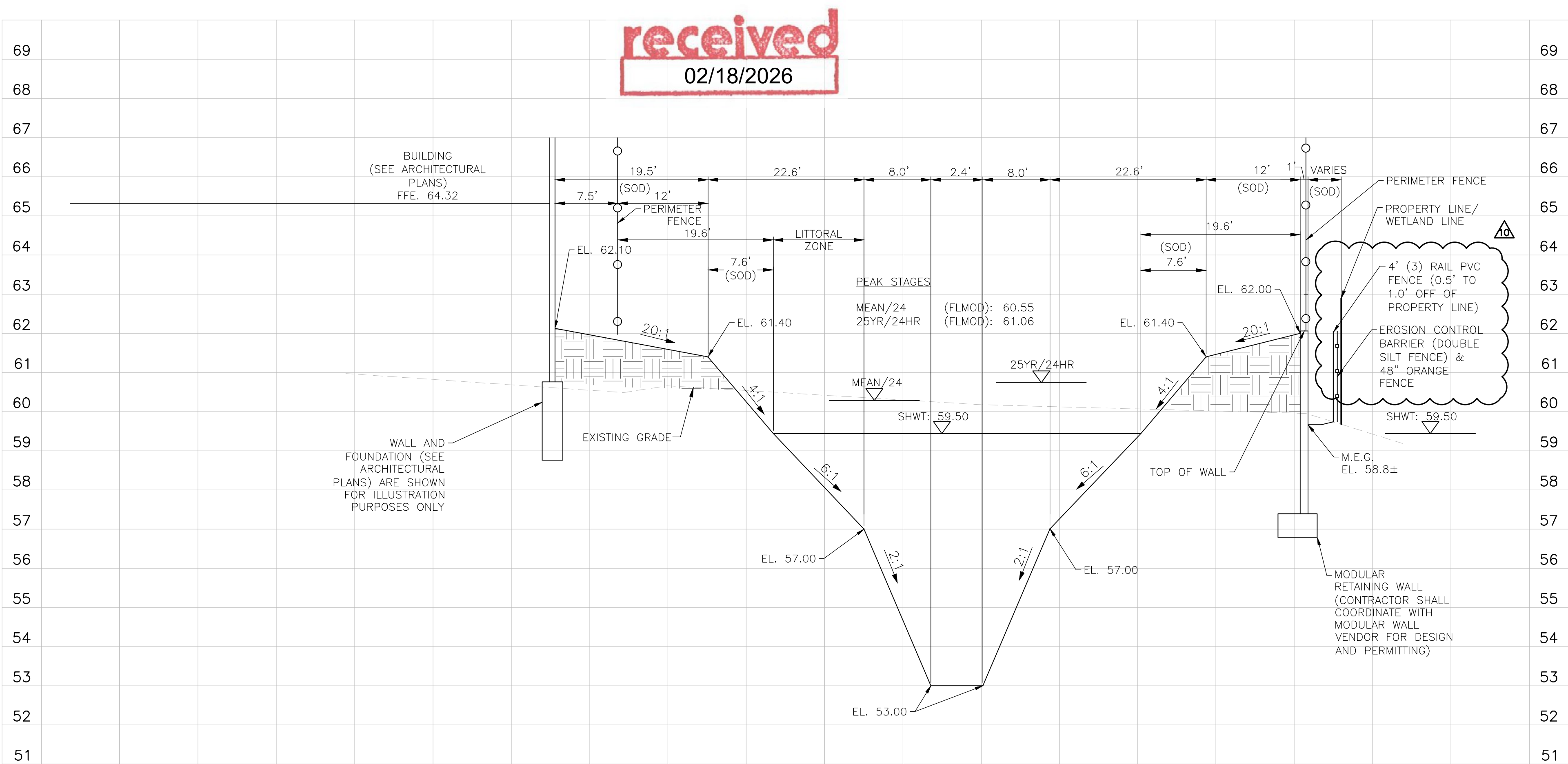
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VERTICAL 1" = 2'

SECTION F-F



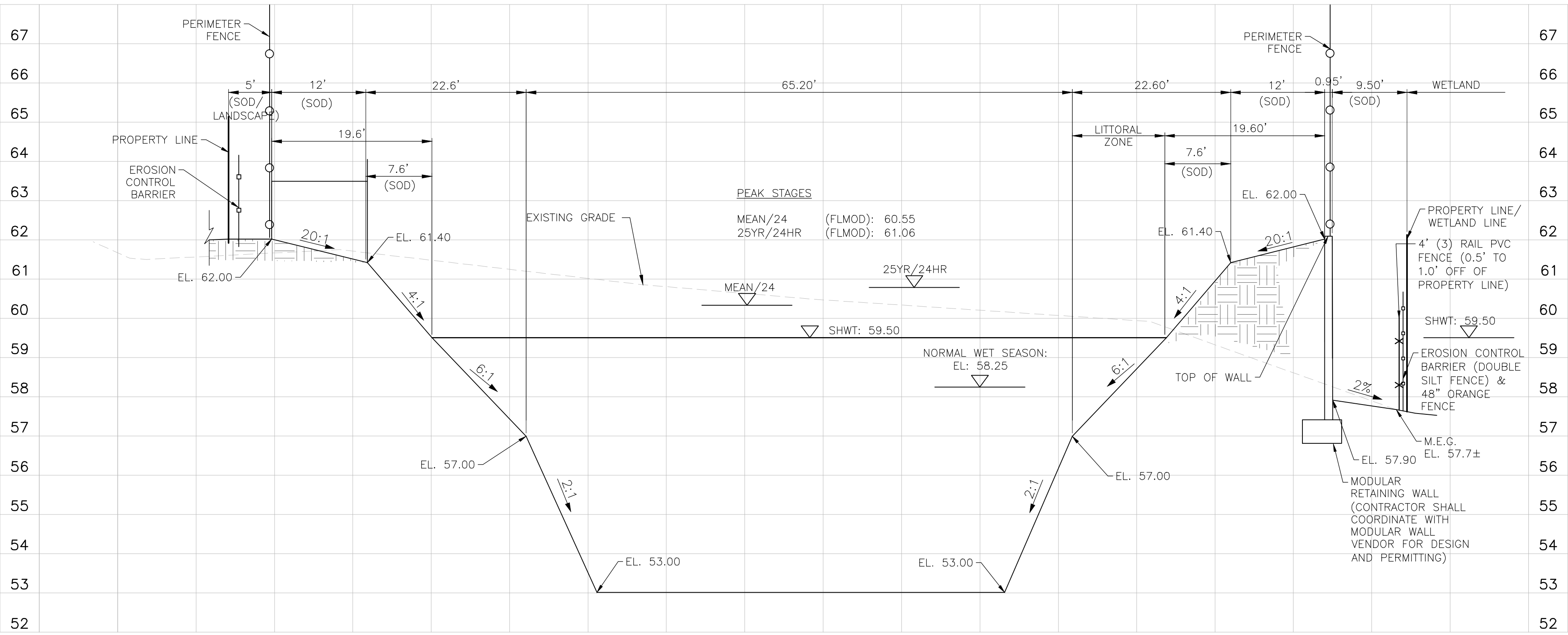
HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION G-G



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION C-C



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION D-D

2/11/2021	REVISED PER COUNTY COMMENTS	JM	GRC
10/25/2024	REVISED FOR PERMIT RENEWAL	JM	GRC
06/27/2025	REVISED PER AGENCY COMMENTS	CRR	GRC
07/16/2025	REVISED PER COUNTY COMMENTS	JWM	GRC
12/09/2025	REVISED PER COUNTY COMMENTS	JWM	GRC
02/11/2026	REVISED PER COUNTY COMMENTS	CPN	GRC
DATE	REVISIONS	BY	CHECKED

CONSTRUCTION PLANS
EAST COLONIAL RETAIL
ORANGE COUNTY, FLORIDA



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Phone: 407-895-0324
Fax: 407-895-0325

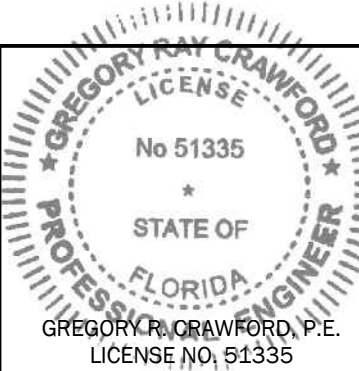
www.feg-inc.us

TYPICAL SECTIONS

DESIGNED BY JV	DRAWN BY JV	CHECKED BY GRC	APPROVED BY GRC
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PROJECT NO. 17-126
SCALE NOTED
DATE MARCH 15, 2018
SHEET NO. C-12
SHEET 14 OF 19

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:
GREGORY R. CRAWFORD, P.E.
ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.



LANDSCAPE NOTES

1. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLANT SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FEG OF ANY DISCREPANCY PRIOR TO ISSUANCE OF BIDS.
2. ALL NEW PLANTINGS MUST COMPLY WITH THE SIZES AND QUANTITIES SHOWN IN THE PLANT LIST. ALL PLANTS MUST COMPLY WITH THE APPLICABLE JURISDICTIONAL CODE. PER THE FLORIDA GUIDES AND STANDARDS MANUAL ALL NEW TREES SHALL HAVE THEIR CALIPER MEASURED AT 6" ABOVE GRADE FOR ALL TREES UP TO AND INCLUDING 4" CALIPER TREES AND 12" ABOVE GRADE FOR ALL LARGER TREES.
3. ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 2" MINIMUM. AREAS WITH SLOPES GREATER THAN 4:1 SHALL HAVE MULCH RINGS OR TERRACES IN LONGER BEDS DESIGNED TO CAPTURE WATER AND REDUCE EROSION. TOPS OF MULCH RINGS OR TERRACES ARE TO BE LEVEL WITH RESPECT TO GRADE AND MULCH ON THE HIGH SIDE OF THE PLANTS.
4. A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIALS STARTING FROM THE DATE OF FINAL CERTIFICATE OF OCCUPANCY OR ACCEPTANCE BY THE OWNER. WARRANTY CAN EXCLUDE PLANTS LOST DUE TO ACTS OF GOD OR VANDALISM. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN 30 DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
5. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. DISTURBED AREAS OUTSIDE OF PROJECT LIMITS SHALL BE SEEDED AND MULCHED UNLESS STEEPER THAN 5:1. PROVIDE SOD ON SLOPES STEEPER THAN 5:1. ALL DRY PONDS CAN BE SEEDED AND MULCHED ON THE BOTTOMS AND SIDE SLOPES. WET PONDS ARE TO BE SODDED DOWN TO THE DESIGNED HIGH WATER LINE.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
7. GRADE, DRESS AND SOD OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
8. ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES PER THE LOCAL JURISDICTION'S INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES. GENERAL CONTRACTOR TO CONFIRM WITH THE LANDSCAPE INSTALLER THAT NO INVASIVE OR EXOTIC PLANT MATERIALS EXIST ON SITE. INFORM LANDSCAPE ARCHITECT IF ANY OF THESE PLANTS EXIST.
10. ANY PRUNING OF EXISTING TREES OR VEGETATION TO REMAIN AS A LANDSCAPE ELEMENT MUST BE CONDUCTED BY A CERTIFIED ARBORIST HOLDING A CURRENT CREDENTIAL WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL CONFORM TO THE ANSI A300 STANDARDS, PART 1: PRUNING. THE SPECIFICATIONS FOR PRUNING SHALL BE DETERMINED BY THE CERTIFIED ARBORIST OR A PERSON QUALIFIED TO CREATE PRUNING SPECIFICATIONS ACCORDING TO THE ANSI STANDARD. THE GREATEST EMPHASIS IN PRUNING SHALL BE THE SAFETY, HEALTH AND WELFARE OF THE TRAVELING OR PEDESTRIAN TRAFFIC, ESPECIALLY AS IT RELATES TO PEOPLE OR PROPERTY WITHIN THE FAILURE FOOTPRINT OF THE TREE OR VEGETATION TO BE PRUNED. WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL EMPLOY A CERTIFIED TREE SURGEON TO SELECTIVELY PRUNE AND TRIM ALL EXISTING PLANT MATERIAL TO PROVIDE A BALANCED APPEARANCE, WHILE ALSO ELIMINATING ANY INTERFERENCE WITH THE NEW CONSTRUCTION OR SAFETY, VISIBILITY CORRIDORS.
11. IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH THE JURISDICTIONAL LAND DEVELOPMENT CODE. SEE SHEET L-2, IRRIGATION PLAN FOR SPECIFICS.

ORANGE COUNTY NOTES

12. TO SCHEDULE A LANDSCAPE INSPECTION FOR ALL COMPLETED PERMITS IN ORANGE COUNTY, USE THE "FAST TRACK" APPLICATION AT [HTTPS://FASTTRACK.OCLNET/PUBLICPORTAL/OC/INDEX.JSP](https://fasttrack.ocfl.net/publicportal/oc/index.jsp) AND REQUEST A CODE "220" LANDSCAPE/ZONING INSPECTION. IF HAVING TROUBLE SCHEDULING PLEASE CALL THE BUILDING SAFETY DIVISION AT 407/836-5550. ALL PERMITS ASSOCIATED WITH THE PROJECT THAT ARE COMPLETE AND HAVE A LANDSCAPE OR ZONING HOLD SHOULD BE ENTERED IN ORDER FOR ALL LANDSCAPE/ZONING HOLDS TO BE RELEASED UPON SATISFACTORY INSPECTION. INSPECTIONS ARE CONDUCTED ON TUESDAYS AND FRIDAYS ONLY AND SHALL BE SCHEDULED NO LATER THAN MIDNIGHT ON THE NIGHT BEFORE THOSE DAYS IN ORDER TO ENSURE THAT THE INSPECTION WILL TAKE PLACE. ** ANY TREES PROPOSED TO BE PRESERVED ON THIS PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION AND SHALL BE REPLACED (IN INCHES) ON SITE AT A 2:1 RATIO FOR NON-SPECIMEN TREES AND AT 4:1 FOR SPECIMEN TREES. AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE COUNTY TREE FUND OR BY SOME COMBINATION OF PAYMENT AND ONSITE PLANTING. THE CURRENT FEE, AS MAY BE AMENDED BY THE BCC, IS \$106.00 PER INCH. IN ALL CIRCUMSTANCES, MITIGATION SHALL BE SATISFIED PRIOR TO THE RELEASE OF THE LANDSCAPE/ZONING HOLD(S).
13. MULCH, PER ORANGE COUNTY LDC SEC. 24-6(b)(4), SHALL BE ORGANIC AND SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 12" TO 18" FROM THE TRUNK OF ANY SIZED TREE. MATERIALS SUCH AS ROCK AND SHELLS THAT DO NOT BIODEGRADE, ARE NOT DEEMED ACCEPTABLE. FAILURE TO INSTALL MULCH (AND TYPE OF MULCH) AS PROVIDED IN THE SPECIFICATION ABOVE MAY RESULT IN A FAILED INSPECTION. SEE [HTTP://HORT.IFAS.UFL.EDU/WOODY/OVER-MULCHING.SHTML](http://hort.ifas.ufl.edu/woody/over-mulching.shtml) FOR MORE INFORMATION.
14. SHADE/CANOPY TREE REQUIREMENTS SHALL COMPLY WITH ORANGE COUNTY LDC SEC. 24-2 AND SHALL MEET OR EXCEED FLORIDA #1 AS ESTABLISHED IN THE LATEST PUBLICATION BY THE FL. DEPT. OF AGRICULTURE "GRADES AND STANDARDS FOR NURSERY PLANT MATERIALS, FLORIDA". ADDITIONALLY, ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED COMMERCIAL PLANTING PRACTICES, INCLUDING REMOVAL OF TWINE, TAGS AND LABELS FROM TRUNKS, AND ROPES FROM THE TOP OF THE ROOT BALL AND THE BENDING BACK OF THE LOOPS FROM THE TOP OF THE WIRE BASKET (IF APPLICABLE). BURLAP (SYNTHETIC OR OTHERWISE) SHALL BE FOLDED BACK. THE PLANTING HOLE SHALL BE NO DEEPER THAN THE ROOT BALL AND THE NATURAL ROOT FLARE SHALL BE VISIBLE AFTER PLANTING. MULCH SHALL NOT BE PLACED WITHIN (12) INCHES OF THE TRUNK FLARE AND IT SHALL HAVE A MIN. DEPTH OF (2) INCHES. SHADE TREES SHALL HAVE A MIN. CALIPER OF (3) INCHES WHEN MEASURED (6) INCHES ABOVE GRADE AND A MIN. HEIGHT OF (10) FT. DWARF CULTIVARS OF APPROVED SPECIES NOT MEETING MIN. (40) FT. IN HEIGHT AT MATURITY ARE NOT ACCEPTABLE. ALSO, IN ACCORDANCE WITH SEC. 24-4, WHEN A REQUIRED BUFFER LIES WITHIN (10) FT. OF AN ABOVE GROUND POWER OR OTHER UTILITY LINE, UNDERSTORY TREES MAY BE PLANTED IN LIEU OF SHADE TREES. UNDERSTORY TREES SHALL HAVE A MIN. CALIPER OF (2) INCHES, A MIN. HEIGHT OF (7) FT AT PLANTING AND SHALL BE PLANTED AT A RATE OF (1) FOR EVERY (25) L.F. WHETHER SHADE OR UNDERSTORY. ALL SPECIFIED TREES SHALL BE SELECTED FROM THE "FLORIDA FRIENDLY PLANT LIST". OTHER TREE SPECIES NOT LISTED IN THE "FLORIDA FRIENDLY PLANT LIST" MAY BE CONSIDERED BY THE ZONING MANAGER.
15. ORANGE COUNTY LDC CHAPTER 24 HAS BEEN UPDATED EFFECTIVE 10/1/10. 24-7 AND THE SYSTEM WHETHER PERMANENT UNDERGROUND OR TEMPORARY, AS APPROPRIATE, SHALL BE DESIGNED AND INSTALLED SO AS TO CONFORM WITH CH. 37, ORANGE COUNTY LDC SECTIONS 601-613 OF THIS CODE. CERTIFICATION STATING THIS COMPLIANCE, ALONG WITH A NOTE AS TO WHETHER THE IRRIGATION IS PERMANENT OR TEMPORARY FOR THE PURPOSE OF ESTABLISHING PLANT MATERIAL SHALL BE PLACED ON THE PLANS.
16. LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE MUST BE KEPT CLEAR FROM A POINT 2' ABOVE GRADE TO A POINT 8.5' ABOVE GRADE AT ALL TIMES. LANDSCAPE CONTRACTOR SHALL FIELD VERIFY AND PROVIDE IN WRITING THAT THIS CONDITION HAS BEEN MET AT TIME OF INSTALLATION, AND ALL OTHER PLANT MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE CONFORMED IN WRITING THAT THEY WILL NOT EXCEED THE 2' HEIGHT MAXIMUM. THIS CONFIRMATION BY THE LANDSCAPE CONTRACTOR SHALL BE PROVIDED AT THE TIME OF BIDDING AND NOT ONCE THE PLANTS HAVE BEEN PLACED IN THE FIELD.

LANDSCAPE CALCULATIONS

ROW WEST BUFFER (318.25 LF) WITH O/H UTILITY: - 28.90' (DRIVEWAY) = 289.35 LF
REQUIRED: 1 U/S TREE/25' = 11.6 TREES
PROVIDED: 12 U/S TREES, THEREFORE, OKAY

NORTH BUFFER (309.09 LF) WITH O/H UTILITY: - 110.11 (WETLANDS) = 198.98 LF
REQUIRED: 1 U/S TREE/25' = 7.9 TREES
PROVIDED: 8 U/S TREES, THEREFORE, OKAY

EAST BUFFER (215.01 LF):
REQUIRED: 1 CANOPY TREE/40' = 5.3 TREES
PROVIDED: 6 CANOPY TREES, THEREFORE, OKAY

SOUTH BUFFER (149.82 LF):
REQUIRED: 1 CANOPY TREE/40' OR 1 U/S TREE/25' = 3.7 TREES
PROVIDED: 4 CANOPY TREES; THEREFORE, OKAY

BUILDING FOUNDATION WEST (PRIMARY): 115' - 30' (ENTRIES) = (85 LF):
REQUIRED: 1 U/S TREE/15' = 6 TREES
PROVIDED: 6 U/S TREES = 90 LF, THEREFORE, OKAY
REQUIRED: 85 LF X 8 LF = 680 SF
PROVIDED: 682 SF, THEREFORE, OKAY

BUILDING FOUNDATION NORTH (PRIMARY) (60 LF):
REQUIRED: 1 U/S TREE/15' OR 1 CANOPY TREE /25'
PROVIDED: 4 U/S TREES = 60 LF, THEREFORE, OKAY
REQUIRED: 60 LF X 8 LF = 480 SF
PROVIDED: 480 SF, THEREFORE, OKAY

LITTORAL ZONE PLANTING - CONTRACTOR NOTES:

THE LITTORAL ZONE IS TO OCCUPY A MINIMUM OF 30% OF THE 59.5 CONTROL ELEVATION POND AREA WHICH IS 4,573 SF. 30% IS 1,372 SF. SLOPE FOR PLANTING IS TO BE ON GENTLE SLOPES. 6:1 SLOPES ARE SHOWN. PROVIDE PLANTINGS TO SATISFY THIS CRITERIA BASED ON INDUSTRY STANDARDS AND YOUR EXPERIENCE IN THIS APPLICATION AND PLANT AVAILABILITY AND INDUSTRY SPACING.

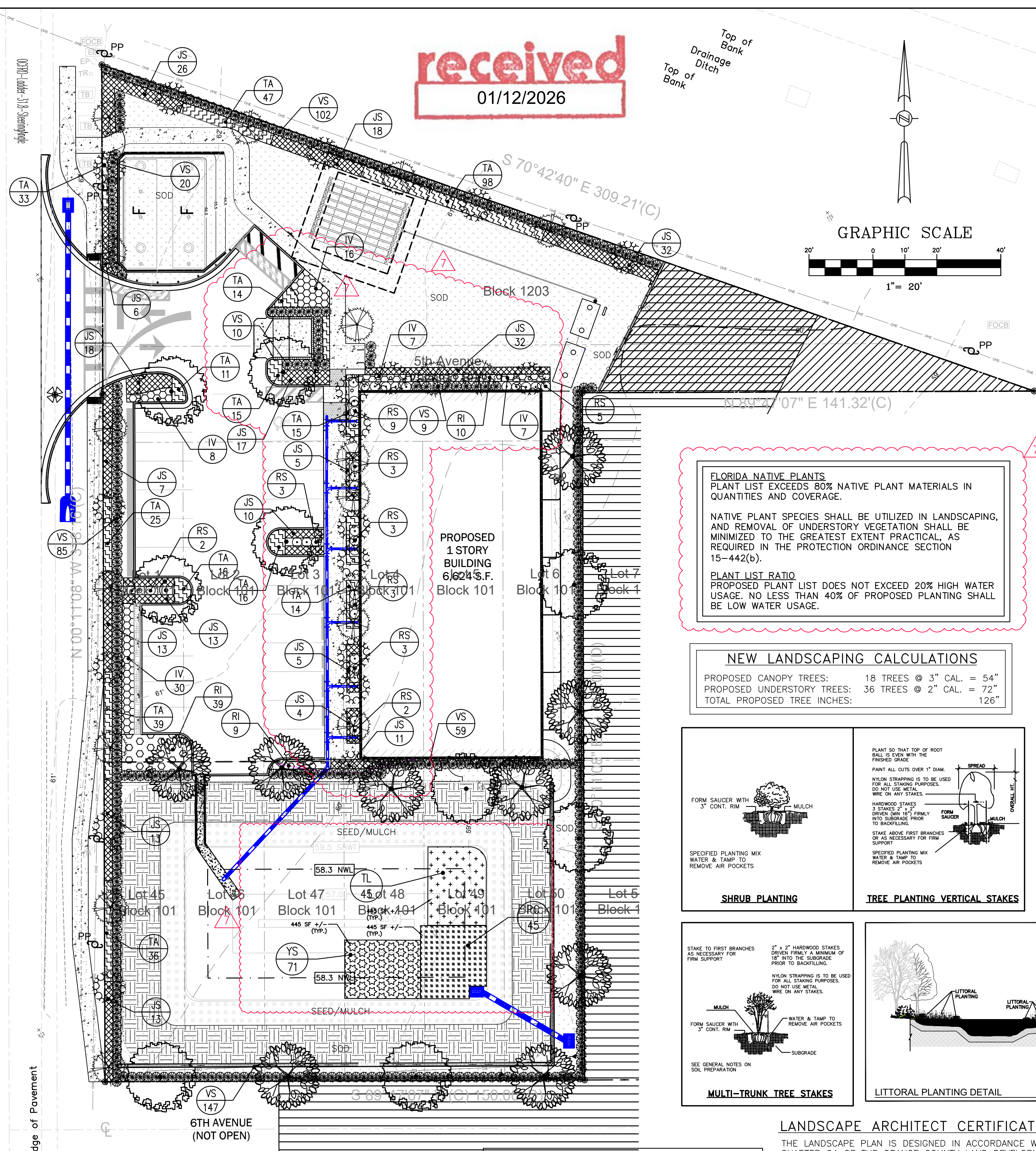
ECON NATIVE LANDSCAPE REQUIREMENT

NATIVE PLANT SPECIES SHALL BE UTILIZED IN LANDSCAPING, AND REMOVAL OF UNDERSTORY VEGETATION SHALL BE MINIMIZED TO THE GREATEST EXTENT PRACTICAL AS REQUIRED. IN THE ECONLOCKHATCHEE RIVER BASIN ORDOVANCE 15-442(B), ALL PLANTS IN THE LANDSCAPE PLAN MEET THIS CODE. PLANTS THAT ARE NATIVE ARE INDICATED BY NOTE IN LANDSCAPE SCHEDULE. A MINIMUM, 80% OF THE LANDSCAPE AREA SHALL UTILIZE NATIVE SPECIES. IF AN EXCEPTION IS DESIRED, THEN A REQUEST MUST BE SUBMITTED IN WRITING FOR JUSTIFICATION TO THE ENVIRONMENTAL PROTECTION DIVISION PER OC CODE CHAPTER 15, ARTICLE XI ECONLOCKHATCHEE RIVER PROTECTION, SEC. 15-442(B).

LANDSCAPE REQUIREMENTS

PREPARED AND SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT OR OTHER QUALIFIED PROFESSIONAL. THE PLAN INCLUDES CONDITIONS OR SPECIAL REQUIREMENTS PLACED ON THE APPLICANT, PROJECTOR PROPERTY BY THE BZA, P&Z, DRC, OR THE BCC. ALL EXISTING INVASIVE EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIAL LIST SHALL BE REMOVED. (ANY DISTURBANCE OF WETLAND AREA REQUIRES COMPLIANCE WITH CHAPTER 15 OF THIS CODE AND REVIEW BY THE COUNTY'S ENVIRONMENTAL PROTECTION DIVISION.) (THE PLANT SCHEDULE SHALL ALSO INCLUDE CALCULATIONS DEMONSTRATING THAT THE REQUIRED RATIO OF HIGH, MEDIUM, OR LOW WATER USE PLANT MATERIAL.

received
01/12/2026



FLORIDA NATIVE PLANTS
PLANT LIST EXCEEDS 80% NATIVE PLANT MATERIALS IN QUANTITIES AND COVERAGE.

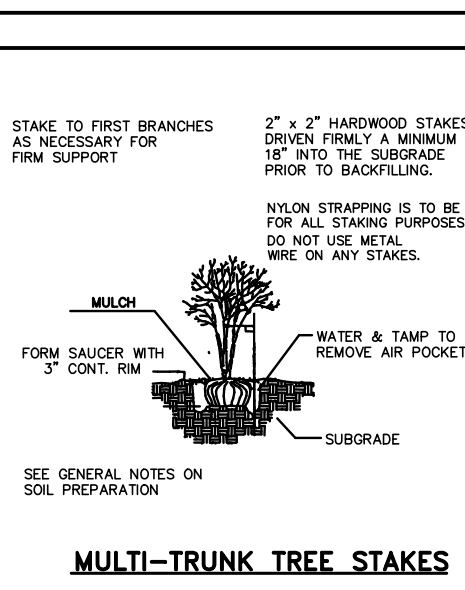
NATIVE PLANT SPECIES SHALL BE UTILIZED IN LANDSCAPING, AND REMOVAL OF UNDERSTORY VEGETATION SHALL BE MINIMIZED TO THE GREATEST EXTENT PRACTICAL, AS REQUIRED IN THE PROTECTION ORDINANCE SECTION 15-442(b).

PLANT LIST RATIO
PROPOSED PLANT LIST DOES NOT EXCEED 20% HIGH WATER USAGE. NO LESS THAN 40% OF PROPOSED PLANTING SHALL BE LOW WATER USAGE.

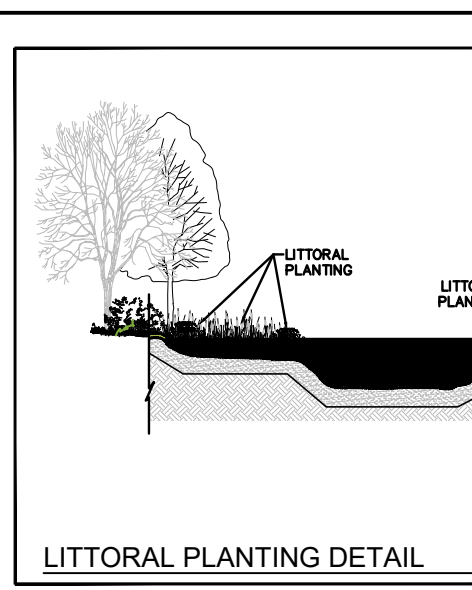
NEW LANDSCAPING CALCULATIONS

PROPOSED CANOPY TREES: 18 TREES @ 3" CAL. = 54"
PROPOSED UNDERSTORY TREES: 36 TREES @ 2" CAL. = 72"
TOTAL PROPOSED TREE INCHES: 126"

SHRUB PLANTING



TREE PLANTING VERTICAL STAKES



LANDSCAPE ARCHITECT CERTIFICATION

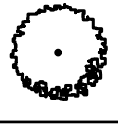
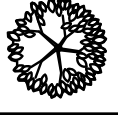
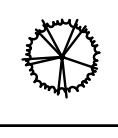
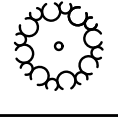
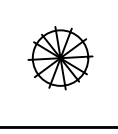
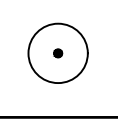
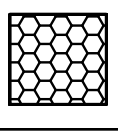
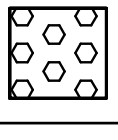
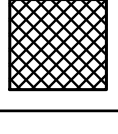
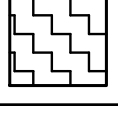
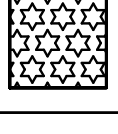
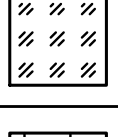
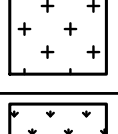
THE LANDSCAPE PLAN IS DESIGNED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 24 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE. THE IRRIGATION SYSTEM HAS BEEN DESIGNED AND WILL BE INSTALLED IN CONFORMANCE WITH CHAPTER 37, SECTIONS 601-613 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE. FLORIDA FRIENDLY LANDSCAPING PRINCIPLES ARE USED FOR THIS PROJECT.

IRRIGATION SYSTEM IS PERMANENT

SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

FLORIDA NATIVE LANDSCAPE SCHEDULE

TREES											
SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	FL	NAT	D.T.	W.R.	BE	REMARKS
	QV	QUERCUS VIRGINICA 'HIGH RISE'	HIGH RISE LIVE OAK	10' HT. 3" CAL.	9	Y	Y	HIGH	M	Y	SINGLE STRAIGHT TRUNK FLORIDA GRADE #1
	UA	ULMUS AMERICANA	DRAKE ELM	10' HT. 3" CAL.	9	Y	Y	HIGH	M	Y	SINGLE STRAIGHT TRUNK FLORIDA GRADE #1
UNDERSTORY TREES											
	MC	MYRICA CERIFERA	WAX MRTL	7' HT. 2" CAL.	18	Y	Y	MEDIUM	M	Y	MULTI TRUNK 3-5 TRUNKS MIN. FLORIDA GRADE #1
	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	7' HT. 2" CAL.	18	Y	N	HIGH	L	Y	MULTI TRUNK 3-5 TRUNKS MIN. FLORIDA GRADE #1
SHRUBS											
	VS	VIBURNUM ODORATISSIMUM	WALTER'S VIBURNUM	36" HT. 30" O.C.	407	Y	N	HIGH	L	Y	FULL FLORIDA GRADE #1
	RS	RUSSELLIA SARMENTOSA	FIRECRACKER PLANT	3 GAL. 36" O.C.	34	N	N	MEDIUM	M	Y	
GROUND COVER											
	RI	RAPHIOLEPIS INDICA ALBA	INDIAN HAWTHORN	3 GAL. 12"X15" 30" O.C.	68	N	N	HIGH	M	N	FLORIDA GRADE #1
	IV	SCHELLINGS DWARF ALBA	ILEX VOMITORIA	3 GAL. 12"X15" 24" O.C.	58	Y	Y	HIGH	M	N	FLORIDA GRADE #1
	JS	JUNIPERUS CHINENSIS	PARSONS JUNIPER	3 GAL. 12"X15" 30" O.C.	26	Y	N	HIGH	M	Y	FULL
	TA	TRACHELOSPERMUM ASIATICUM	DWARF ASIATIC JASMINE	3 GAL. 18" O.C.	359	Y	N	MEDIUM	L	N	
LITTORAL PLANTING											
	YS	YUCCA SMALLIANA	BEAR GRASS	3 GAL. 36" HT. 30" O.C.	71	Y	N	MEDIUM	M	Y	FLORIDA GRADE #1
	PC	PONTEREDIA CORDATA	PICKERELWEED	3 GAL. 36" O.C.	45	Y	N	MEDIUM	M	Y	FULL FLORIDA GRADE #1
	TL	TYPHA LATIFOLIA	CAT TAILS	3 GAL. 36" O.C.	45	Y	N	MEDIUM	L	Y	FLORIDA GRADE #1
	SOD	BAHIA SOD		13,485 SF	(29% OF ALL LANDSCAPE AREA)						

*NO MORE THAN 60% OF ALL LANDSCAPE AREA CAN BE SOD.

Tree Table

Tree #	Species	Common Name	DBH (in)	OC Status	Condition
#1	Quercus virginiana	Southern live oak	32.1	Specimen	Good
#2	Sabal palmetto	Cabbage palm	19.7	Regulated	Good
#3	Quercus virginiana	Southern live oak	22.4	Regulated	Good
#4	Pinus palustris	Longleaf pine	11.5	Regulated	Good
#5	Pinus palustris	Longleaf pine	14.5	Regulated	Fair
#6	Pinus palustris	Longleaf pine	15.2	Regulated	Good
#7	Quercus virginiana	Southern live oak	17.6	Regulated	Good
#8	Pinus palustris	Longleaf pine	9.8	Regulated	Good
#9	Quercus virginiana	Southern live oak	24.5	Specimen	Good
#10	Quercus virginiana	Southern live oak	24.3	Specimen	Good
#11	Quercus virginiana	Southern live oak	13.0	Regulated	Good
#12	Quercus virginiana	Southern live oak	12.1	Regulated	Excellent
#13	Pinus palustris	Longleaf pine	11.9	Regulated	Good
#14	Pinus palustris	Longleaf pine	12.8	Regulated	Good
#15	Pinus palustris	Longleaf pine	11.70	Regulated	Good
#16	Quercus virginiana	Southern live oak	23.2	Regulated	Good
#17	Pinus palustris	Longleaf pine	14.6	Regulated	Good
#18	Pinus palustris	Longleaf pine	13.9	Regulated	Good
#19	Pinus palustris	Longleaf pine	12.5	Regulated	Good
#20	Pinus palustris	Longleaf pine	18.0	Specimen	Good
#21	Quercus virginiana	Southern live oak	38.6	Specimen	Good
#22	Pinus palustris	Longleaf pine	17.6	Regulated	Good
#23	Pinus palustris	Longleaf pine	17.7	Regulated	Good
#24	Quercus laurifolia	Laurel oak	10.9	Regulated	Good
#25	Pinus palustris	Longleaf pine	13.4	Regulated	Good
#26	Pinus palustris	Longleaf pine	10.7	Regulated	Good
#27	Liquidambar styraciflua	Sweetgum	13.8	Regulated	Good

TOTAL REGULATED TREES = 320.5"
TOTAL SPECIMEN TREES = 137.5" x 2 = 275"
TOTAL SITE TREE INCHES = 595"
MAX. MITIGATION = 90"/ACRE 1.09 x 90" = 98.1"
PROPOSED TREE INCHES = 126" THEREFORE, OK.

3/25/2020	REVISED PER COUNTY REVIEW COMMENTS	JM	GRC
12/31/2020	REVISED PER COUNTY REVIEW COMMENTS	JM	GRC
2/11/2021	REVISED PER COUNTY REVIEW COMMENTS	JM	GRC
10/25/2024	REVISED FOR PERMIT RENEWAL	JM	GRC
06/27/2025	REVISED PER AGENCY COMMENTS	CRR	GRC
07/16/2025	REVISED PER COUNTY COMMENTS	JWM	GRC
DATE	REVISIONS	BY	CHECKED

CONSTRUCTION PLANS
EAST COLONIAL RETAIL
ORANGE COUNTY, FLORIDA



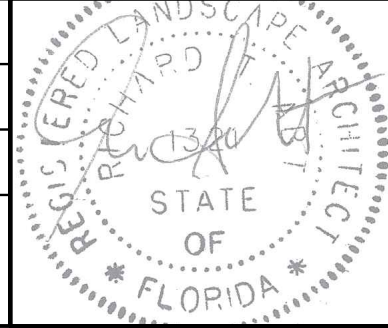
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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SITE LANDSCAPE PLAN

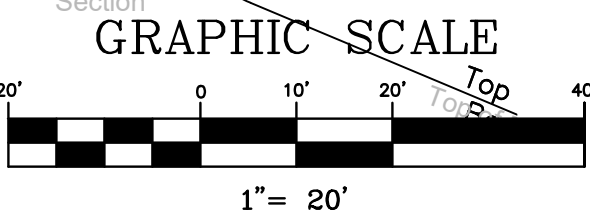
DESIGNED BY RTA	DRAWN BY SMH	CHECKED BY RTA	APPROVED BY RTA
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PROJECT NO. 17-126
SCALE 1" = 20'
DATE MARCH 15, 2018
SHEET NO. L-1
SHEET ## OF ##



FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-0006595

received
02/18/2026



IRRIGATION NOTES:

- SPRINKLER LINES & HEAD LOCATIONS SHOWN ARE ESSENTIALLY DIAGRAMMATIC. THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED WITHIN THE PROPERTY BOUNDARIES.
- CONTRACTOR SHALL INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANTED & GRASSED AREAS. HEAD SPACING IS TO BE EQUAL TO THE RADIUS OF THE GIVEN SPRINKLER HEADS. PROVIDE ALL PIPING, VALVES, VALVE BOXES, SPRINKLER HEADS & WIRING AS REQUIRED FOR A COMPLETE & OPERATIONAL IRRIGATION SYSTEM.
- ADJUST SPRINKLER HEAD RADIUS & PATTERN (WHERE APPLICABLE) TO OBTAIN MAX. COVERAGE FOR TURF & SHRUBS ELIMINATING ANY OVERTHROW ONTO SIDEWALKS, PAVEMENT, OR BUILDING STRUCTURE.
- ALL IRRIGATION PIPING WHICH IS LOCATED UNDER PAVEMENT SHALL BE ENCASED IN A SLEEVE TWO SIZES LARGER THAN THE IRRIGATION LINE.
- CONTRACTOR TO PROVIDE A DOUBLE DETECTOR CHECK VALVE AT THE POINT OF WATER SERVICE IN ADDITION TO AN IRRIGATION METER. COORDINATE LOCATION WITH OTHER UTILITIES & GENERAL CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY & ALL PERMITS REQUIRED FOR THE INSTALLATION OR CONSTRUCTION OF THE WORK INCLUDED IN THIS CONTRACT.
- COORDINATE LOCATION OF IRRIGATION CONTROLLER WITH OWNER & GENERAL CONTRACTOR.
- PROVIDE A RAIN SWITCH EQUIVALENT TO TORO RAIN SWITCH #850-74. MOUNT ON BUILDING IN AN INCONSPICUOUS LOCATION EXPOSED TO NORMAL RAINFALL & PER MFRS. SUGGESTIONS.
- OBTAIN INSPECTION & APPROVAL OF ALL BURIED PIPING PRIOR TO BACKFILLING.
- SPRINKLER HEAD MODEL NUMBERS SHOWN REFLECT TORO SPRINKLERS. ANY SPRINKLERS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER.
- ADJUST DESIGN OF SYSTEM WHERE NECESSARY TO AVOID CONFLICTS IN THE FIELD WITH LANDSCAPING OR UTILITY LINES.
- IRRIGATION CONTROLLER IS HUNTER ET IRRIGATION CONTROLLER WITH SOIL SENSORS. MODEL # ACC-99D DECODER CONTROLLER AND MODEL # SOLAR-SYNC-WSS-SEN SOIL SENSORS. SENSOR MUST BE PLACED IN FULL SUN PER MANUFACTURER SPECIFICATIONS.
- PROGRAM IRRIGATION CONTROLLER TO PROVIDE 0.5 INCH OF WATER PER WEEK. SCHEDULE HEADS TO OPERATE DURING MORNING HOURS.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS & SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS & SEALANT.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATIONS. THE DRAWING SHALL LOCATE ALL VALVES & MAINLINES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES OR STRUCTURES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A IRRIGATION AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY & INSIDE THE IRRIGATION AREAS.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT & WORKMANSHIP.
- ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION BY OTHERS.
- ALL IRRIGATION SLEEVES ARE TO HAVE BEEN INSTALLED BY GENERAL CONTRACTOR AT TIME OF UTILITY CONSTRUCTION.

WELL SPECIFICATIONS

PART 1-WELL

- THE CONTRACTOR SHALL DRIVE OR DRILL A 4" DEEP WELL FOR THE OPERATION OF THE IRRIGATION SYSTEM. THE WELL SHALL PRODUCE 75 GALLONS PER MINUTE AND A MINIMUM OF 60 PSI WITH NOT MORE THAN A 5 FOOT PUMPING DRAWDOWN.
- THE WELL SHALL BE INSTALLED AS PER STATE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED TO DRILL THE WELL.

PART 2-PUMP

2.1 THE CONTRACTOR SHALL FURNISH AND INSTALL ONE SUBMERSIBLE PUMP IN THE WELL. THE PUMP SHALL BE CAPABLE OF PRODUCING 75 GALLONS PER MINUTE AT 140 T.D.H.(TOTAL DYNAMIC HEAD). THE T.D.H IS AT GROUND LEVEL. THE PUMP OR PUMPS SHALL BE INSTALLED USING THE FOLLOWING EQUIPMENT AND MATERIALS. ALL EQUIPMENT MAY NOT BE LISTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL NECESSARY EQUIPMENT FOR THE OPERATION OF THE WELL PUMP AND ITS CONNECTION TO THE IRRIGATION SYSTEM.

- 4X2 INCH SANITARY WELL SEAL.
- GALVANIZED DROP PIPE, SIZE AS REQUIRED.
- SUBMERSIBLE PUMP CABLE, SIZE AS REQUIRED.
- ALL NECESSARY GALVANIZED FITTINGS THAT ARE REQUIRED FOR THE CONNECTION OF THE SYSTEM. ALL ABOVE GROUND PIPING SHALL BE GALVANIZED STEEL.
- ALL NECESSARY ELECTRICAL WIRE, SWITCHES AND CONDUIT.
- ISOLATION VALVE
- SILENT CHECK VALVE
- MAGNETIC STARTER FOR THREE PHASE SYSTEMS, SIZE AS REQUIRED.
- ABOVE GROUND CHECK VALVE, WHERE REQUIRED BY CODE.

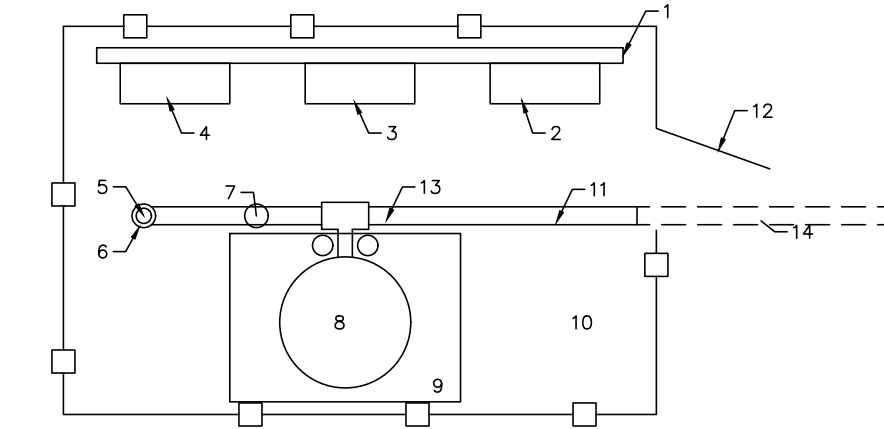
2.2 THE CONTRACTOR SHALL FURNISH AND INSTALL ONE "PUMPEC-PLUS" PROTECTION SYSTEM BY FRANKLIN ELECTRIC FOR EACH PUMP INSTALLED.

PART 3-NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL THE ABOVE EQUIPMENT AND THE CONNECTION TO THE IRRIGATION SYSTEM.
- POWER FOR THE OPERATION OF THE PUMPS SHALL BE SUPPLIED TO A JUNCTION BOX AT THE PUMP LOCATION BY THE ELECTRICAL CONTRACTOR. COORDINATE ALL POWER REQUIREMENTS WITH THE OWNER OR GENERAL CONTRACTOR.

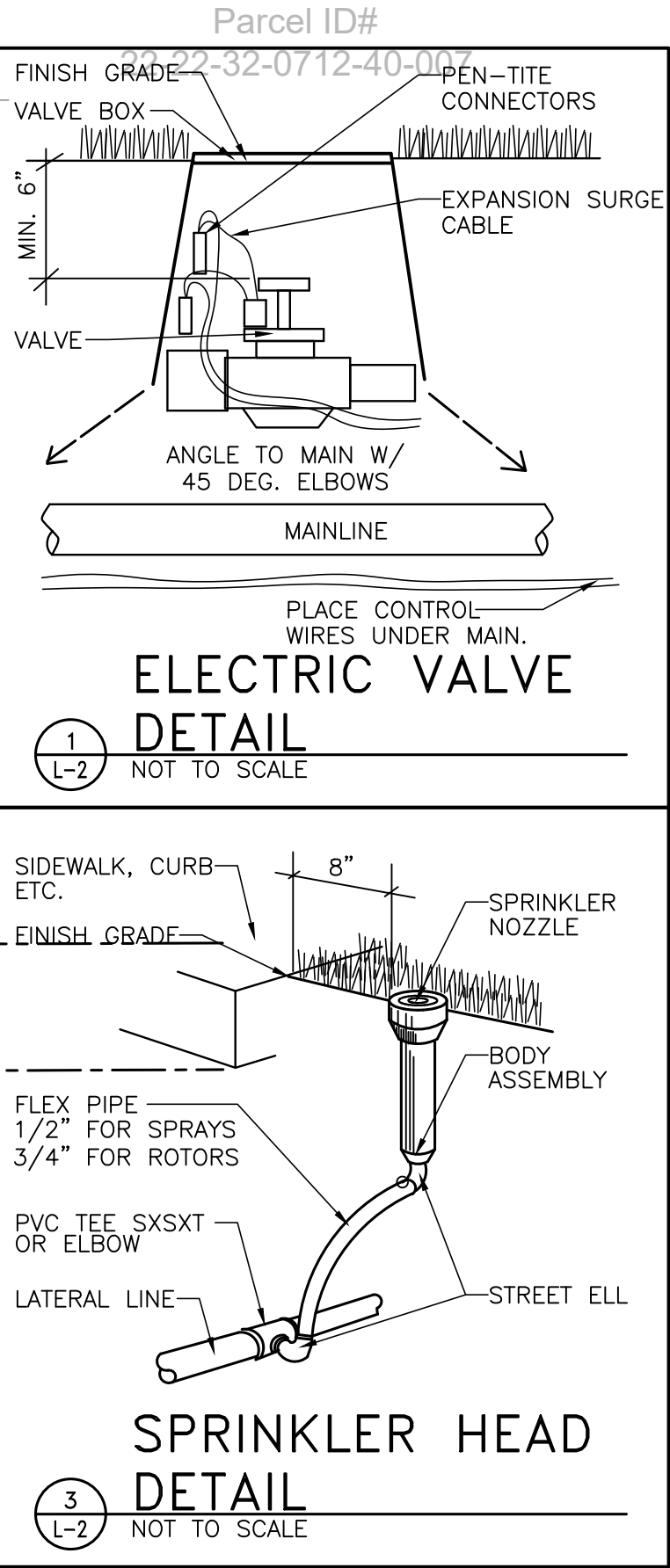
PART 4-SITE CONDITIONS

4.1 THE WELL DRILLER SHALL BE RESPONSIBLE TO VISIT THE SITE AND BECOME FAMILIAR WITH THE ONSITE LOCATION OF THE WELL. IT SHALL BE HIS RESPONSIBILITY TO NOTIFY THE OWNER IF HE FEELS THE LOCATION SHOULD BE MOVED. THE OWNER SHALL NOT BE RESPONSIBLE TO PAY FOR ANY WELL OR PART OF A WELL THAT DOES NOT MEET THE FULL INTENT OF THESE SPECIFICATIONS.



- STEEL SUPPORT
- CONTROLLER
- DISCONNECT
- STARTER (WHEN REQUIRED)
- PRESSURE RELIEF VALVE
- WELL
- CHECK VALVE (IF REQUIRED)
- BLADDER TANK
- 4" CONCRETE PAD
- 6" GRAVEL
- GAL. STEEL PIPE
- GATE/LATCH
- 45 ELBOW
- DISCHARGE LINE TO MAINLINE
- BLACK VINYL CHAIN LINK FENCE

THIS PROJECT WILL BE SUPPLIED BY WELL FOR THE IRRIGATION. PLEASE USE PURPLE PIPE AND ANY VISIBLE ELEMENTS, I.E. VALVES, BOXES, ETC. DENOTING THE USE OF RE-USE WATER. PROVIDE PUBLIC SIGNAGE AS REQUIRED BY CODE TO INFORM THE PUBLIC THAT NON-POTABLE WATER IS USED. REFER TO CHAPTER 10 CITY OF ORLANDO ENGINEERING STANDARDS MANUAL FOR RE-USE WATER DETAILS. ALSO REFER TO SITE UTILITY PLANS FOR CONNECTION LOCATION AND SPECIFICS.



SPRINKLER HEADS			
SYMBOL	MODEL NO.	GPM	RADIUS
A	570-4EST	.45	4'x15'
B	570-4SST	.90	4'x30'
C	570-9SST	1.43	9'x18'
D	570-5F	.4	5'
E	570-8F	1.00	8'
F	570-10F	1.50	10'
G	570-12F	2.20	12'
H	570-15F	3.60	15'
J	316-00-02	2.90	21'
K	316-00-63	2.72	28'
L	S600-FC-2.5	2.60	40'
	254-06-04	1" VALVES	

NOTE: MODEL NUMBERS SHOWN REFLECT TORO SPRINKLER HEADS. ANY HEADS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER.

TOTAL IRRIGATED AREA = 6,671 SF
REQUIRED IRRIGATION = 0.5"/WEEK
TOTAL IRRIGATION DEMAND = 2,079 GAL/WEEK = 300 GPD
IRRIGATION TO BE PROVIDED THRU 1" IRRIGATION METER

3/25/2020	REVISED PER COUNTY REVIEW COMMENTS	JM	GRC
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10/25/2024	REVISED FOR PERMIT RENEWAL	JM	GRC
06/27/2025	REVISED PER AGENCY COMMENTS	CRR	GRC
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CONSTRUCTION PLANS
EAST COLONIAL RETAIL
ORANGE COUNTY, FLORIDA



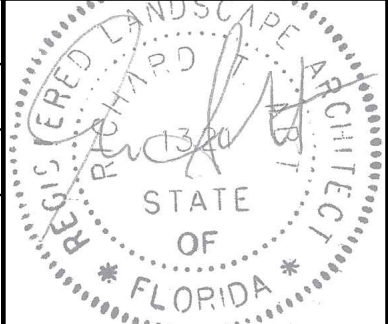
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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SITE IRRIGATION PLAN

DESIGNED BY RTA	DRAWN BY SMH	CHECKED BY RTA	APPROVED BY RTA
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PROJECT NO. 17-126
SCALE 1" = 20'
DATE MARCH 15, 2018
SHEET NO. L-2
SHEET ## OF ##



FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-0006595

