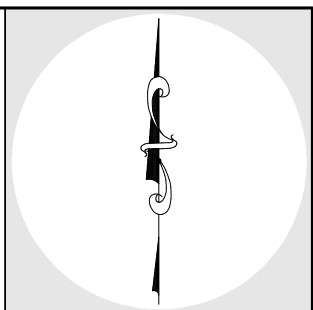
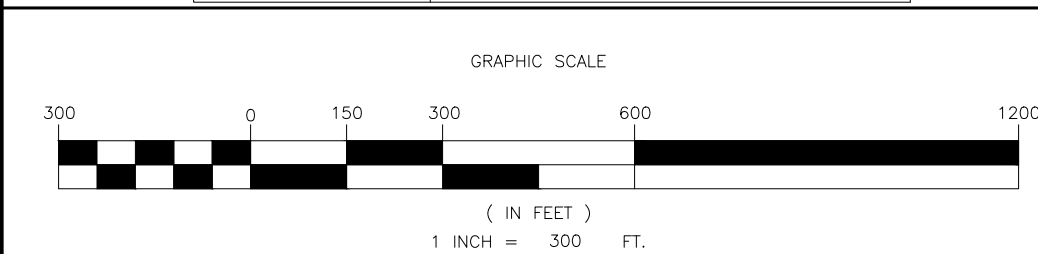




LOCATION MAP
N.T.S.

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39	WATER MAIN UTILITY PROFILE (M)
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41	WATER MAIN UTILITY PROFILE (O)
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SITE-PLAN BASED ON A SURVEY PREPARED BY:

BSM & ASSOCIATES

LAND SURVEYING SERVICES

8848 21st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com 888.468.8324 10.01.25

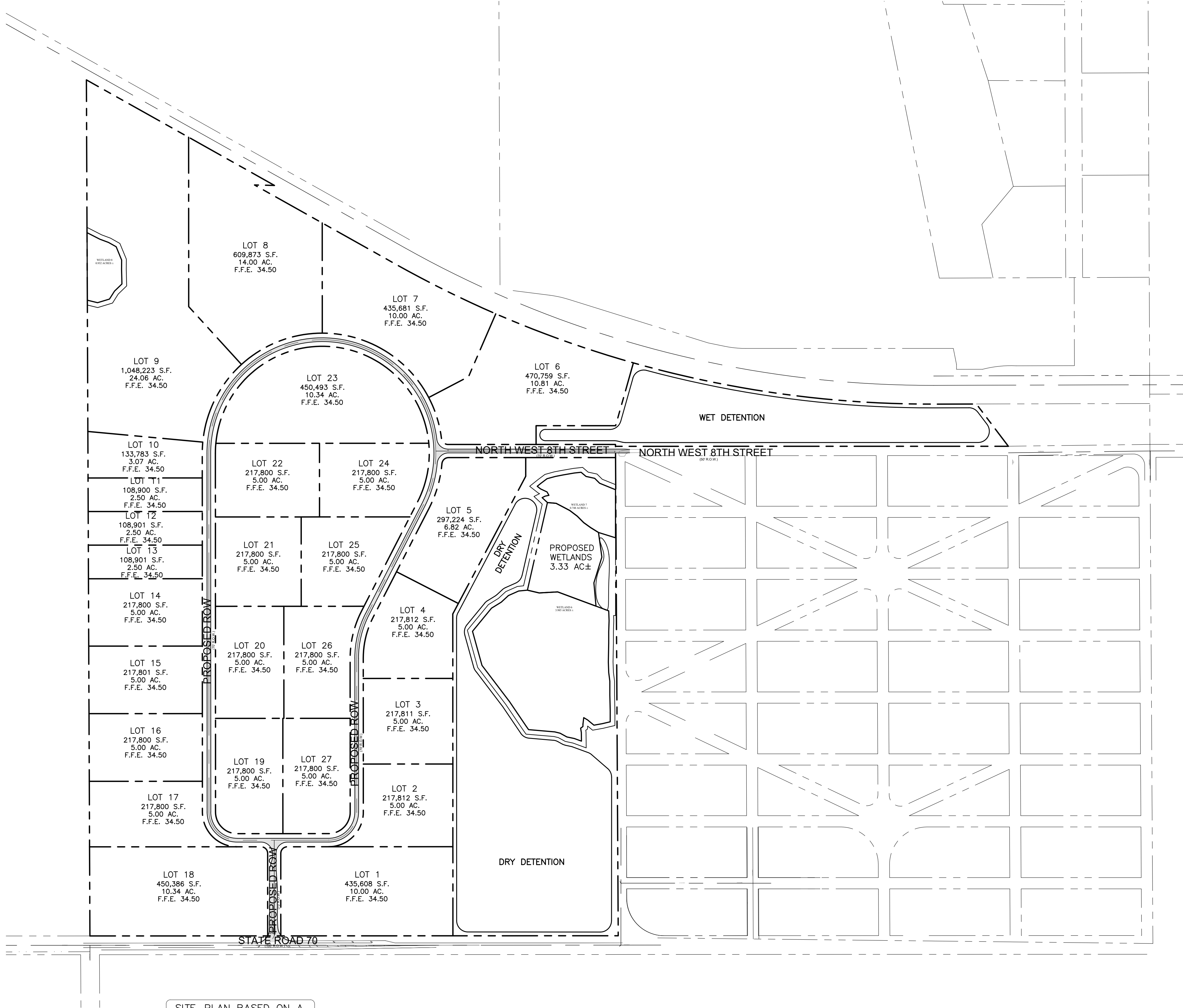
DATED: 09-15-23

CONSTRUCTION DOCUMENT

OKEECHOBEE WEST INDUSTRIAL PARK

LOCATED IN SECTION 18 & 19, TOWNSHIP 37 SOUTH, RANGE 35 EAST

OKEECHOBEE COUNTY, FLORIDA



VICINITY MAP
N.T.S.

GENERAL NOTES

- PROPERTY IS KNOWN AND DESIGNATED IN SECTION 18 & 19, TOWNSHIP 37 SOUTH, RANGE 35 EAST IN OKEECHOBEE, FL.
- PARCEL NUMBER: 1-18-37-35-0A00-00002-0000
- PROPERTY IS LOCATED IN THE FLOOD ZONE Z AND A. ZONE.
- FUTURE LAND USE INDUSTRIAL OVERLAY.
- OWNER INFORMATION:
NAME: NW 8TH STREET HOLDINGS LLC
ADDRESS: 488 NE 18TH ST #1610, MIAMI, FL 33132-1296
- EXISTING USE: AGRICULTURAL
- PROPOSED USE: INDUSTRIAL PARK
- HORIZONTAL DATUM AND COORDINATES AND VERTICAL DATUM FOLLOW SURVEY. SEE SURVEYORS NOTES ON SHEET 02 FOR DATUM INFORMATION.
- UTILITY PROVIDER: OKEECHOBEE UTILITY AUTHORITY
- DIRECTIONAL/REGULATORY SIGNAGE AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE USDOT "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- CONTRACTOR TO FOLLOW LATEST FDOT DESIGN STANDARDS AND SPECIFICATIONS WHEN WORKING WITHIN FDOT RIGHT-OF-WAY.
- TOTAL TRACT AREA IS 11,161,984 SF OR 256.244 ACRES.

SITE & ZONING DATA		
ZONE: A (AGRICULTURAL)		
FUTURE LAND USE: HEAVY OVERLAY (I2)		
	REQUIRED	SITE
MIN. LOT AREA	0.5 AC	2.50 AC
MIN. LOT WIDTH	100'	178.91'
MIN. FRONT YARD SETBACK	25'	25'
MIN. REAR YARD SETBACK	20'	20'
MIN. SIDE YARD SETBACK	15'	15'
MAX. IMPERVIOUS COVERAGE	85%	—
MAX. BUILDING HEIGHT	45'	—

STEVEN L. DOBBS, P.E.

FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 48134



CONSTRUCTION DOCUMENT	
COVER SHEET	
OKEECHOBEE WEST INDUSTRIAL PARK	
SEC. 18 & 19, TOWNSHIP 37 SOUTH, RANGE 35 EAST	
OKEECHOBEE COUNTY, FLORIDA	

PROJECT NO.	FL22016
ENGINEER	SLD
DRAFTER	MBAC
MANAGER	YS
SCALE	1"=400'
DATE	2024-08-22
SHEET	1 OF 69

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADDITION BY STEVEN L. DOBBS, P.E., SHALL BE WITHOUT LIABILITY TO NEWLINES ENGINEERING & SURVEY AND STEVEN L. DOBBS ENGINEERING, LLC.

24-0022 Florida V-22016-Emmon Capital SR 70 West Okeechobee, FL Engineering plans CAD Site Sub 01 11 SHEETS FL22016-01-COVER.dwg 2025-02-27