

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2021-72**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT AGREEMENT, FOR FLORIDIAN HOLDINGS, LLC, PURSUANT TO CHAPTER 102, ARTICLES 8 AND 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (“THE CODE”) ENTITLED “DEVELOPMENT AGREEMENT” AND “CONDITIONAL USE PERMITS” RESPECTIVELY FOR THE DEVELOPMENT OF A HOTEL; LOCATED AT AND AROUND 56243 OCEAN DRIVE; WHICH IS LEGALLY DESCRIBED AS BLOCK 1 LOTS 1-22, BLOCK 2 LOTS 1-20, LOT A, AND WATERWAY NUMBER 1, BLOCK 3 LOTS 1-3 AND LOTS 5-19, LOT A, AND PART OF WATERWAY NUMBER 2, BLOCK 4 LOTS 1-4, BLOCK 5 LOTS 1-7, LOT A, AND LOT B OF ECSTASY SUBDIVISION, AS WELL AS THE ENTIRETY OF VALHALLA ISLAND AMENDED PLAT OF ECSTASY SUBDIVISION BLOCK A, BAY BOTTOM ADJACENT TO TRACT A, AND PREVIOUSLY ABANDONED RIGHT OF WAY OF OCEAN DRIVE, SECTION 35, TOWNSHIP 65, RANGE 33, CRAWL KEY, MARATHON, MONROE COUNTY, FLORIDA; HAVING REAL ESTATE NUMBERS 00099750-000000, 00099760-000000, 00099760-000100, 00099760-000200, 00099760-000300, 00099760-000400, 00099760-000500, 00358250-000000, 00358260-000000, 00358270-000000, 00358280-000000, 00358290-000000, 00358300-000000, 00358310-000000, 00358320-000000, 00358330-000000, 00358340-000000, 00358350-000000, 00358360-000000, 00358370-000000, 00358380-000000, 00358390-000000, 00358400-000000, 00358410-000000, 00358420-000000, 00358430-000000, 00358440-000000, 00358450-000000, 00358460-000000, 00358470-000000, 00358480-000000, 00358490-000000, 00358500-000000, 00358510-000000, 00358520-000000, 00358530-000000, 00358540-000000, 00358550-000000, 00358560-000000, 00358570-000000, 00358580-000000, 00358590-000000, 00358600-000000, 00358610-000000, 00358620-000000, 00358630-000000, 00358640-000000, 00358650-000000, 00358660-000000, 00358661-000000, 00358710-000000, 00358720-000000, 00358730-000000, 00358740-000000, 00358750-000000, 00358760-000000, 00358770-000000, 00358780-000000, 00358790-000000, 00358800-000000, 00358810-000000, 00358820-000000, 00358830-000000, 00358840-000000, 00358850-000000, 00358851-000000, 00358860-000000, 00358870-000000, 00358880-000000, 00358890-000000, 00358900-000000, 00358910-000000, 00358910-000100, 00358930-000000, 00358940-000000, 00358950-000000, 00358960-000000, 00358970-000000, 00358980-000000, 00358990-000000, 00358990-000200, 00359000-000000, 00359601-000000, 00359602-000000, 00359602-000100,**

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00360220-005600, 00360220-005700, 00360220-005800, 00360220-005900,  
AND 00358670-000000, NEAREST MILE MARKER 57.**

**WHEREAS**, Floridian Holdings, LLC, (The “Applicant”) filed an Application on February 09, 2021 for a Conditional Use Permit and Development Agreement pursuant to Chapter 102, Articles 13 and 8 respectively of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**; the Applicant proposes to redevelop/expand the existing motel into up to 110 hotel/resort units, adding 64,554 square feet of commercial space which includes back of house support, food and beverage, arrival, housekeeping, etc.; and

**WHEREAS**, City staff reviewed the Applicant’s request for a Conditional Use Permit and Development Agreement determining that the Applicant’s project proposal was in compliance with the City’s Comprehensive Plan and LDRs and further that there was no substantial impact on the City’s Level of Service (LOS); and

**WHEREAS**, on the 19th day of April, 2021, the City of Marathon Planning Commission (the “Commission”) conducted a properly advertised public hearing (the “Public Hearings”) regarding the request submitted by the Applicant, for a Conditional Use pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**, and on the 8th day of June, 2021, and the 14<sup>th</sup> day of September, 2021, the City Council (the “Council”) conducted properly advertised public hearings (the “Public Hearings”) regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**; the City Council made a determination that the Applicant’s request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City’s Comprehensive Plan and LDRs and further, that the approval is in the public interest, is consistent with its policy to encourage the redevelopment of hotels and motels in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

**WHEREAS**, the purpose of the Conditional Use Permit is to allow for the integration of certain land uses and structures within the City of Marathon, based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses and on the basis of all zoning, subdivision and other ordinances applicable to the proposed location and zoning district,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:**

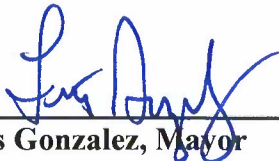
**Section 1.** The above recitals are true and correct and incorporated herein.

**Section 2.** The City Council hereby approves Development Order 2021-03, a copy of which is attached hereto as Exhibit "A", granting a Conditional Use Permit to Floridian Holdings LLC for the development of 110 hotel/resort units, adding 64,554 square feet of commercial space which includes back of house support, food and beverage, arrival, housekeeping, etc. The Director of Planning is authorized to sign the development order on behalf of the City.

**Section 3.** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 14<sup>th</sup> DAY OF SEPTEMBER, 2021.**

**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
**Luis Gonzalez, Mayor**

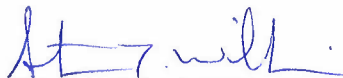
AYES: Cook, Zieg, Bartus, Senmartin, Gonzalez  
NOES: None  
ABSENT: None  
ABSTAIN: None

**ATTEST:**

  
\_\_\_\_\_  
Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**

  
\_\_\_\_\_  
Steven, T. Williams, City Attorney



**CITY OF MARATHON, FLORIDA  
CONDITIONAL USE  
DEVELOPMENT ORDER # 2021-03**

**A DEVELOPMENT ORDER APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT AGREEMENT, FOR FLORIDIAN HOLDINGS, LLC, PURSUANT TO CHAPTER 102, ARTICLES 8 AND 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (“THE CODE”) ENTITLED “DEVELOPMENT AGREEMENT” AND “CONDITIONAL USE PERMITS” RESPECTIVELY FOR THE DEVELOPMENT OF A HOTEL; LOCATED AT AND AROUND 56243 OCEAN DRIVE; WHICH IS LEGALLY DESCRIBED AS BLOCK 1 LOTS 1-22, BLOCK 2 LOTS 1-20, LOT A, AND WATERWAY NUMBER 1, BLOCK 3 LOTS 1-3 AND LOTS 5-19, LOT A, AND PART OF WATERWAY NUMBER 2, BLOCK 4 LOTS 1-4, BLOCK 5 LOTS 1-7, LOT A, AND LOT B OF ECSTASY SUBDIVISION, AS WELL AS THE ENTIRETY OF VALHALLA ISLAND AMENDED PLAT OF ECSTASY SUBDIVISION BLOCK A, BAY BOTTOM ADJACENT TO TRACT A, AND PREVIOUSLY ABANDONED RIGHT OF WAY OF OCEAN DRIVE, SECTION 35, TOWNSHIP 65, RANGE 33, CRAWL KEY, MARATHON, MONROE COUNTY, FLORIDA; HAVING REAL ESTATE NUMBERS 00099750-000000, 00099760-000000, 00099760-000100, 00099760-000200, 00099760-000300, 00099760-000400, 00099760-000500, 00358250-000000, 00358260-000000, 00358270-000000, 00358280-000000, 00358290-000000, 00358300-000000, 00358310-000000, 00358320-000000, 00358330-000000, 00358340-000000, 00358350-000000, 00358360-000000, 00358370-000000, 00358380-000000, 00358390-000000, 00358400-000000, 00358410-000000, 00358420-000000, 00358430-000000, 00358440-000000, 00358450-000000, 00358460-000000, 00358470-000000, 00358480-000000, 00358490-000000, 00358500-000000, 00358510-000000, 00358520-000000, 00358530-000000, 00358540-000000, 00358550-000000, 00358560-000000, 00358570-000000, 00358580-000000, 00358590-000000, 00358600-000000, 00358610-000000, 00358620-000000, 00358630-000000, 00358640-000000, 00358650-000000, 00358660-000000, 00358661-000000, 00358710-000000, 00358720-000000, 00358730-000000, 00358740-000000, 00358750-000000, 00358760-000000, 00358770-000000, 00358780-000000, 00358790-000000, 00358800-000000, 00358810-000000, 00358820-000000, 00358830-000000, 00358840-000000, 00358850-000000, 00358851-000000, 00358860-000000, 00358870-000000, 00358880-000000, 00358890-000000, 00358900-000000, 00358910-000000, 00358910-000100, 00358930-000000, 00358940-000000, 00358950-000000, 00358960-000000, 00358970-000000, 00358980-000000, 00358990-000000, 00358990-000200, 00359000-000000, 00359601-000000, 00359602-000000, 00359602-000100, 00360220-000200, 00360220-000400, 00360220-000500, 00360220-000700, 00360220-000800, 00360220-000900, 00360220-001000, 00360220-001100, 00360220-001200, 00360220-004400, 00360220-004500, 00360220-004600,**



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**WHEREAS**, Floridian Holdings, LLC, (The “Applicant”) filed an Application on February 09, 2021 for a Conditional Use Permit and Development Agreement pursuant to Chapter 102, Articles 13 and 8 respectively of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**; the Applicant proposes to redevelop/expand the existing motel into up to 110 hotel/resort units, adding 64,554 square feet of commercial space which includes back of house support, food and beverage, arrival, housekeeping, etc.; and

**WHEREAS**, City staff reviewed the Applicant’s request for a Conditional Use Permit and Development Agreement determining that the Applicant’s project proposal was in compliance with the City’s Comprehensive Plan and LDRs and further that there was no substantial impact on the City’s Level of Service (LOS); and

**WHEREAS**, on the 19th day of April, 2021, the City of Marathon Planning Commission (the “Commission”) conducted a properly advertised public hearing (the “Public Hearings”) regarding the request submitted by the Applicant, for a Conditional Use pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**, and on the 8th day of June, 2021, and the 14<sup>th</sup> day of September, 2021, the City Council (the “Council”) conducted properly advertised public hearings (the “Public Hearings”) regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**; the City Council made a determination that the Applicant’s request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City’s Comprehensive Plan and LDRs and further, that the approval is in the public interest, is consistent with its policy to encourage the redevelopment of hotels and motels in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

**WHEREAS**, the purpose of the Conditional Use Permit is to allow for the integration of certain land uses and structures within the City of Marathon, based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses and on the basis of all zoning, subdivision and other ordinances applicable to the proposed location and zoning district,

**FINDINGS OF FACT:**

1. The OWNER is proposing to redevelop the existing motel into up to 110 hotel/resort units, adding 64,554 square feet of commercial space which includes back of house support, food and beverage, arrival, housekeeping, etc.

2. In accordance with Section 102.77 of the LDRs, the Commission and Council considered and determined that the OWNER met the following criteria:
  - a. The Proposed Use is consistent with the Comprehensive Plan and LDRs;
  - b. The Proposed Use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;
  - c. The Proposed Use shall not adversely affect the health, safety, and welfare of the public; and
  - d. The proposed conditional use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
  - e. Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:
    1. Ingress and egress to the Property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;
    2. Off-street parking and loading areas where required, with particular attention to item 1 above;
    3. The noise, glare or odor effects of the conditional use on surrounding properties;
    4. Refuse and service areas, with particular reference to location, screening and Items 1 and 2 above;
    5. Utilities, with reference to location and availability;
    6. Screening and buffering with reference to type, dimensions and character;
    7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;
    8. Required yards and other open space;
    9. General compatibility with surrounding properties; and
    10. The allocation and transfer of transient residential units (TRUs).
    11. Obligations to provide adequate workforce housing.
    12. Any special requirements set forth in the LDRs for the Proposed Use involved.

**CONDITIONS IMPOSED:**

Granting approval of the Conditional Use Permit is subject to the following conditions:

1. Approval of Conditional Use is contingent upon rezoning approval of CNA area to be used for parking, registration, and support facilities for the proposed hotel development.
2. Approval of Conditional Use is contingent upon change in FLUM designation of Conservation area to be used for parking, registration, and support facilities for the proposed hotel development.
3. Staff requires that upon planning review, if the redevelopment is found to have any effect on the Habitat of the Eastern Indigo Snake, Stock Island Tree Snail, or Tree Cactus, then the prescribed protection measures must be undertaken, and the information poster posted on site.
4. Applications and approvals must be submitted prior to permit issuance for all external agencies, including but not limited to Army Corps of Engineers (ACOE), Department of

Environmental Protection (DEP), South Florida Water Management District (SFWMD).

5. Clear sight triangles must be shown on the site plan at time of building permit issuance.
6. Any landscaping in the DOT ROW will require permits from FDOT.
7. All conditions of the Fire Marshal must be met prior to permit issuance.
8. A detailed lighting plan must be submitted before the project is permitted.
9. City approval is required for the stormwater management system prior to Building Permit Approval.
10. The City recommends a separate meter for irrigation, landscaping, and pool.
11. There is no objection from the City to proposing a private vacuum sewer system to service the site.
12. The applicant will finalize anticipated sewer flow based on site plan and proposed usage.
13. City to provide pump specifications for lift stations upstream of the project.
14. City to provide available capacity at the wastewater treatment plant.
15. City to provide operating pressures at tie in location (typically 35-40 psi).
16. Upsizing the forcemain from 2" to 4" will be required for approximately 5200LF from the site continuing north/east along Overseas Highway
17. All signs will be reviewed and approved for compliance with the City of Marathon LDR's.
18. A final lighting plan must be submitted prior to building permit issuance.
19. A final landscaping plan must be submitted prior to building permit issuance.
20. There is no parking for boats/trailers on the property and it is not planned. Should that change, the applicant must provide boat trailer parking off site.
21. The Applicant must obtain and transfer all needed transient and affordable housing units, to be transferred via the Transfer of Building Rights (TBR's), BPAS process, or any other legally established process prior to building permit issuance. **THE APPROVAL OF THE REQUESTED CONDITIONAL USE PERMIT DOES NOT CONVEY OR GRANT A VESTED RIGHT OR ENTITLEMENT TO FUTURE ALLOCATIONS BY THE CITY OF ANY RESIDENTIAL UNITS NOT CURRENTLY IN POSSESSION BY THE APPLICANT AS REFERENCED IN THE PROPOSED CONDITIONAL USE PERMIT.**
22. As a condition of redevelopment, the developer and the City shall enter into a Development Agreement, in addition to compliance with all other provisions of the Code.
23. Applicant shall comply with all mandatory hurricane evacuation requirements set forth by the City for hotel, motel, and other transient uses.
24. Applicant shall establish and maintain shuttle transport services to airports and tourist attraction individually or in conjunction with other hotel or motel operators.
25. Applicant shall provide on- or off-site employee housing living space in an amount equal to a minimum of 20 percent (as may be adjusted from time to time by Council policy to reflect economic conditions) of the approved floor area in guest units.
26. All entrances to a hotel or motel unit shall share the same key or means of controlling access so that the hotel or motel room as defined herein is not divisible into separately rentable units.
27. The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year.

**VIOLATION OF CONDITIONS:**

The OWNER understands and acknowledges that it must comply with all of the terms and conditions herein, and all other applicable requirements of the City or other governmental agencies applicable to the use of the Property. In accordance with the City Code and LDRs, the Council may revoke this approval upon a determination that the OWNER or its successor or designee is in non-compliance with this Resolution, City Code, or LDRs. Failure to adhere to the terms and conditions of approval contained herein is a violation of the City Code, and persons found violating the conditions shall be subject to the penalties prescribed therein.

**CONCLUSIONS OF LAW:**

Based upon the above Findings of Fact, the Council does hereby make the following Conclusions of Law:

1. The Application has been processed in accordance with the applicable provisions of the LDRs, and will not be detrimental to the community as a whole; and
2. In rendering its decision, as reflected in this Resolution, the Council has:
  - (a) Accorded procedural due process;
  - (b) Observed the essential requirements of the law;
  - (c) Supported its decision by substantial competent evidence of record; and
3. The Application for a CUP Amendment is hereby GRANTED subject to the conditions specified herein.

**EFFECTIVE DATE:**

This development order shall not take effect for thirty (30) days following the date it is filed with the City Clerk, and during that time, the CUP granted herein shall be subject to appeal as provided in the LDRs. An appeal shall stay the effectiveness of this development order until said appeal is resolved.

9/22/21  
Date

  
\_\_\_\_\_  
Brian Shea  
Director of Planning

This Development Order was filed in the Office of the City Clerk of this 25<sup>th</sup> day of sept, 2021.

  
\_\_\_\_\_  
Diane Clavier, City Clerk

**NOTICE**

Under the authority of Section 102.79(c) of the City of Marathon Land Development Regulations, this development order shall become null and void with no further notice required by the City, unless a complete building permit application for site preparation and building construction with revised plans as required herein is submitted to the City of Marathon Building Official within one (1) year from the date of conditional use approval, or the date when the Department of Economic Opportunity waives its appeal and all required certificates of occupancy are procured with three (3) years of the date of this development order is approved by the City Council.

In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for forty-five (45) days following the rendition to the Florida Department of Economic Opportunity. During that forty-five days, the Florida Department of Economic Opportunity may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

**CERTIFICATE OF SERVICE**

A true and correct copy of the above and foregoing Resolution was furnished, via U.S. certified mail, return receipt requested, addressed to Smith-Hawks 138 Simonton St.,  
this 2nd day of Dec., 2021. Key West, FL 33040

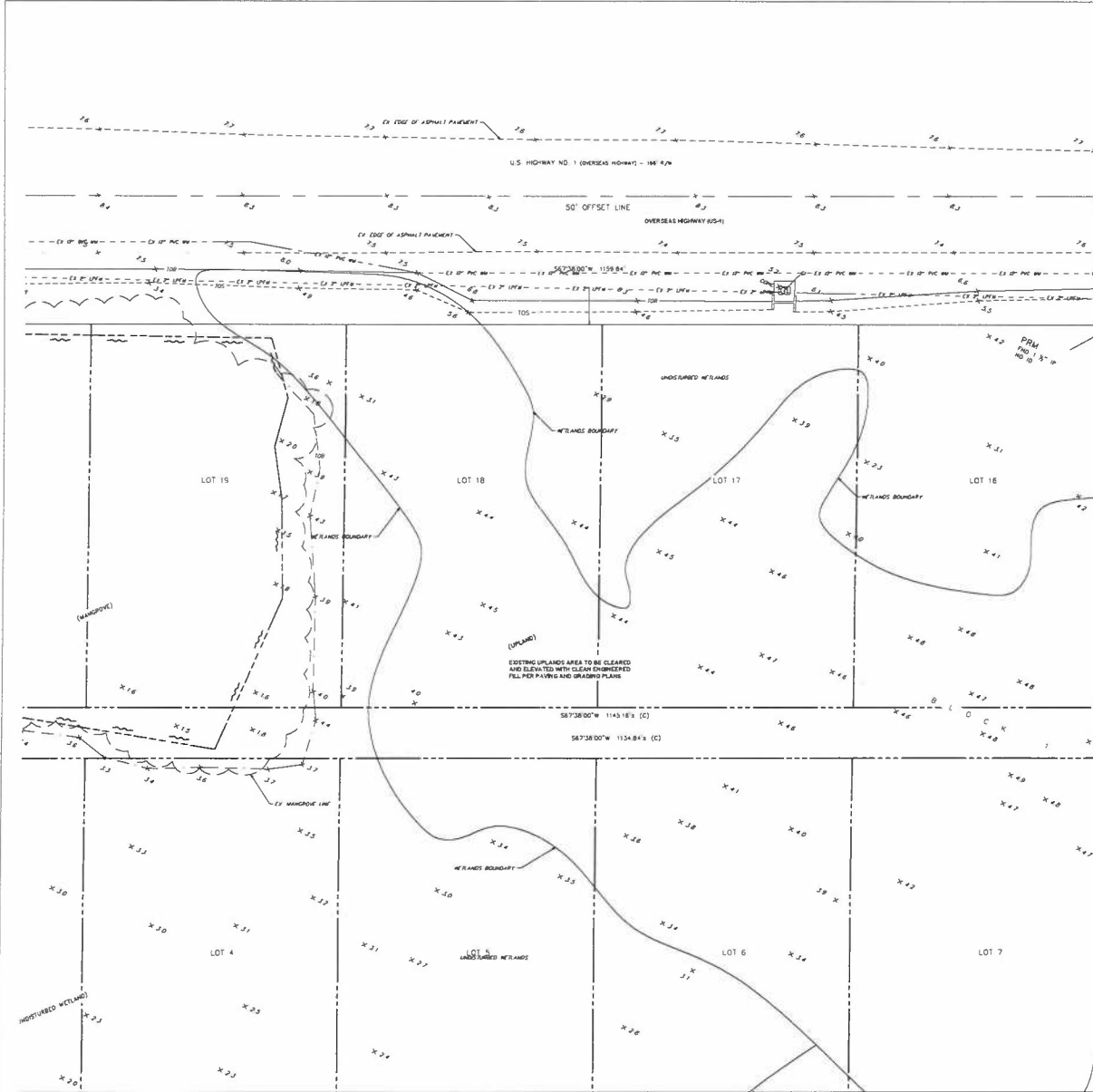
Diane Clavier

Diane Clavier City Clerk



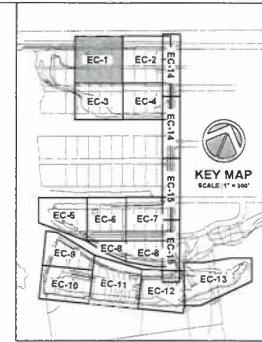
ATTACHMENT A  
Project Plans

Plot Date: 3/16/2021 10:48:07 AM Overcome: mkapathy Layout Name: EC-1  
 Folder Path: X:\Projects\2018\2018-04-01 - VanHall Resort - marathon\Bids\10\1\Sheet - Filename: 2018-04-01 Existing Conditions.dwg



MATCHLINE SEE SHEET EC-3

MATCHLINE SEE SHEET EC-2



**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANHOLES
- EX 10 --- EXISTING WATER MAIN
- EX 14 --- EXISTING SANITARY SEWER FORCE MAIN
- EX 50 --- EXISTING STORMWATER DRAINAGE LINE
- EX 60 --- EXISTING BURIED ELECTRIC DUCT
- EX 64 --- EXISTING OVERHEAD ELECTRIC LINE
- ITEM TO BE DEMOLISHED
- AREA TO BE DEMOLISHED

**DEMOLITION NOTES:**

- DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAS BEEN COMPLETED AND VERIFIED IN WRITING.
- REMOVE AND DEMOLISH ALL ITEMS FROM THE CONTRACTOR IS TO CLEAR, PULVE, OR OTHERWISE REMOVE, COLLECT, AND REPOSE OF CHEMICAL, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER, THE TREC AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AND/OR CLOSED OR OBSTRUCTED TRAFFIC WAIVES AS REQUIRED BY GOVERNING REGULATION.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AND/OR VEHICLES THROUGH AREAS TO BE DEMOLISHED.
- ERECT TEMPORARY PROTECTION, SUCH AS WALLS, FENCES, BARRIERS, RAILINGS, ETC., WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- UTILITY SERVICES AND VEHICULAR ACCESS TO LOT 4 (TO REMAIN) SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DIRT, OIL, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS WITHIN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
- FOR SELECTIVE DEMOLITION USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION TO MINIMIZE OR ELIMINATE USE OF SOLID SURFACE. USE HAND OR SMALL POWER TOOLS AS OPPOSED TO SAWING OR GRINDING. HOT HAMMERING OR CHIPPING TEMPORARILY COVER SURFACES TO REMAIN. LIGHT POWER-DRIVEN IMPACT TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS.
- DEMOLISH CONCRETE IN SMALL SECTIONS. CUT CONCRETE AT JOINTS WITH CONSTRUCTION TO REMAIN. LIGHT POWER-DRIVEN IMPACT TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS.
- REFRIGERATION SHOWING ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THE INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES BY EVERY MEANS POSSIBLE, TO NETWORK AND LOCATIONS AND THE LOCATION OF ALL ADJACENT AREAS TO THE EXISTING HOT SHOWING.
- REMOVAL, DEMOLITION, HAULING AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY F.D.E.P., E.P.A. AND ANY OTHER AUTHORITY HAVING JURISDICTION.
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ALL EXISTING PATHWAY AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL OBTAIN A MATCH TO AND RECORD INFORMATION WAS OBTAINED FROM AS-BUILT AND RECORD INFORMATION PROVIDED BY UTILITY COMPANIES, GLE INFORMATION AND FIELD NOTES.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODESIC VERTICAL DATUM OF 1929 (NGVD 29).
- NATIONAL GEODESIC SURVEY PHOTO BENCHMARK USED: DEMONTRON + D 367 1167; DEMONTRON + P 60 84 1167; ELEVATION + 2.57 HUND IN - 444 HUND 39; CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODESIC VERTICAL DATUM OF 1929 (NGVD 29)

**Sunshine 811**  
 Call 811 or www.sunshine811.com two full business days before digging to locate utilities located and marked  
 then please restore code: 811@ny.gov

**NOT FOR CONSTRUCTION**



2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 784.472.1500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAIMRAH, PE  
 REGISTRATION NO. 78335  
 DATE: 3/26/2021

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALLHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER  
**20-584.001**

CLIENT PROJECT NUMBER

VERIFY SCALES

0 = 1" = 1' IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE

03/26/2021

DESIGNED BY

NSK

DRAWN BY

AA

CHECKED BY

PKD

DRAWING TITLE

**EXISTING CONDITIONS AND DEMOLITION PLAN**

DRAWING NUMBER

**EC-1**

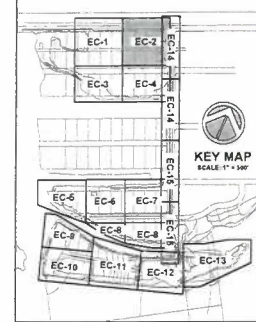
04 of 39



MATCHLINE SEE SHEET EC-1

MATCHLINE SEE SHEET EC-4

FOR CONTINUATION SEE SHEET EC-14



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	MEAN FROM WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
---	EXISTING W/ REPAIR MAIN
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING STORMWATER DRAINAGE LINE
---	EXISTING BURIED ELECTRIC LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	ITEM TO BE DEMOLISHED
---	AREA TO BE DEMOLISHED

- DEMOLITION NOTES:**
- DO NOT START DEMOLITION UNTIL ALL UTILITY DISCONNECTING AND SEALING HAS BEEN COMPLETED AND VERIFIED IN WRITING.
  - BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO DEMAIN, PURGE OR OTHERWISE REMOVE, COLLECT AND DISPOSE OF ALL HAZARDOUS MATERIALS, ILLUMINANTS, ACIDS, FLAMMABLES OR OTHER DANGEROUS MATERIALS.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVAL DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS AND OTHER ADJACENT OCCUPIED AND UNOCCUPIED FACILITIES.
  - DO NOT CLOSE OR OBSTRUCT STREETS, WALKWAYS OR OTHER ADJACENT OCCUPIED OR UNOCCUPIED FACILITIES WITHOUT PERMISSION FROM OWNER, THE TIEBAG AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALL TEMPORARY PROTECTION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AND DEMOLITION AREA.
  - ERECT TEMPORARY PROTECTION SUCH AS WALKWAYS, FENCES, BARRIERS, BARRING, ETC. WHERE REQUIRED BY AUTHORITY HAVING JURISDICTION.
  - UTILITY SERVICES AND VEHICLES ACCESS TO LOT (TO REMAIN) SHALL BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION.
  - ADJACENT IMPROVEMENTS SHALL BE CLEARED OF DEBRIS AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
  - FOR SELECTIVE DEMOLITION USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. TO IMMEDIATE OBSTRUCTION OF ADJACENT SURFACES, USE HAND OR SMALL POWER TOOLS TO DISLOOSE FOR REMOVAL OR GRABBING. NOT HAMMERS OR CHIPPING. TEMPORARILY COVER OPENINGS TO REMAIN.
  - REMOVE CONCRETE IN SMALL SECTION, CUT CONCRETE AT JOINTS WITH CORE SECTION TOOL TO REMAIN. USING POWER-SAWED MAJORLY SAW OR HAND TOOLS. DO NOT USE POWER-SAWED IMPACT TOOL.
  - REVISION NOTES SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE UTILITY COMPANIES BY EVERY MEANS POSSIBLE TO DETERMINE EXACT LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS TO THE SYSTEM NOT SHOWN.
  - REMOVAL, DEMOLITION, HANDLING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY D.E.P., E.P.A., AND ANY OTHER AUTHORITY HAVING JURISDICTION.
  - REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - ALL EXISTING PATHWAY AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY CEMA & ASSOCIATES, L.P. ON 07/18/18 DATED MARCH 2018. ADDITIONAL INFORMATION WILL BE FURNISHED AS RESULTS AND RECOMMENDATIONS PROVIDED BY UTILITY COMPANIES, CALL INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DEMOLITION - 8 391 187
  - DESCRIPTION - PRO 447115
  - ELEVATION - 1.57 HIGHER BY 4.44 FEET TO CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE BY TYPICAL  
 GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

**Sunshine811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 One's positive attitude makes a difference.

**NOT FOR CONSTRUCTION**

**cma**  
 chen more and associates  
 7103 Coral Way  
 Suite 403  
 Miami, FL 33145  
 786.497.1500  
 www.chenmore.com

REGISTRATION  
 PATRICK D. KAMRAH, PE  
 REGISTRATION NO. 78855  
 DATE: 3/26/2021

CLIENT  
**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION  
**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA  
 PROJECT NUMBER  
**20-584.001**

CLIENT PROJECT NUMBER  
**20-584.001**

VERIFY SCALES  
 0 1'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
**03/26/2021**

DESIGNED BY  
**NSK**

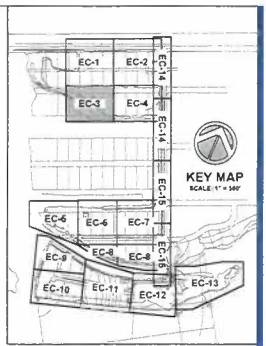
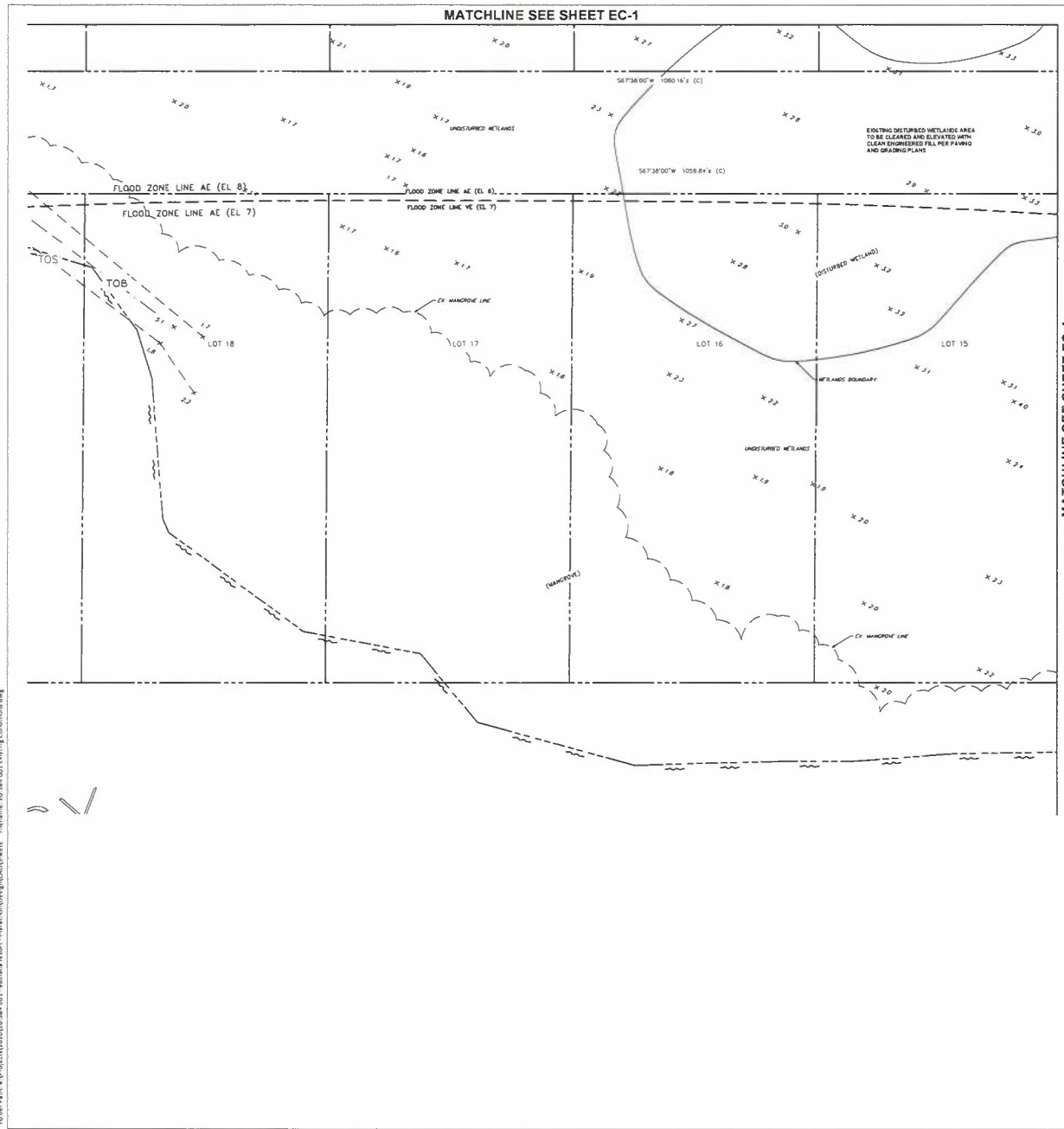
DRAWN BY  
**AA**

CHECKED BY  
**PKD**

DRAWING TITLE  
**EXISTING CONDITIONS AND DEMOLITION PLAN**

DRAWING NUMBER  
**EC-2**  
 05 OF 29

File Name: \\106116\AM - Ippert\cma\external - Leland\Name - EC-3 Folder Path: \\106116\AM - Ippert\cma\external - Leland\Name - EC-3 File Name: 20-584-001-Existing Conditions.dwg



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	NEAR-HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
---	EXISTING MAJOR MAIR
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING STORMWATER DRAINAGE LINE
---	EXISTING BURIED ELECTRIC DUCT
---	EXISTING OVERHEAD ELECTRIC LINE
---	ITEM TO BE DEMOLISHED
---	AREA TO BE DEMOLISHED

- DEMOLITION NOTES:**
- DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
  - BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO GRAB, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DEPOSE OF CHEMICALS, GASES, EPISODES, ACIDS, FUMES, OR OTHER DANGEROUS MATERIALS.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO EXISTING MANGROVE INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USES FACILITIES.
  - DO NOT CLOSE OR OBSTRUCT FREIGHT, WALKS, OR OTHER ADJACENT OCCUPIED OR IN USE FACILITIES WITHOUT PERMISSION FROM OWNER, THE TBAE AND AUTHORITY HAVING JURISDICTION. PROVIDE ALTERNATE ROUTE AND/OR CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY GOVERNING REGULATORY AGENCIES.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT SUBURBS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AND/OR DEMOLITION AREA.
  - ERECT TEMPORARY PROTECTION, SUCH AS WALLS, FENCES, BARRIERS, BARRICADES, ETC. WHERE REQUIRED BY AUTHORITY HAVING JURISDICTION.
  - UTILITY SERVICES AND VEHICULAR ACCESS TO LOT (TO REMAIN) SHALL BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION.
  - ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DIRT, GRIT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING AT DATE OF START OF DEMOLITION.
  - FOR SELECTIVE DEMOLITION, USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJACENT CONSTRUCTION. TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES, USE HAND OR SMALL POWER TOOLS TO DISMANTLE OR REMOVE CONCRETE, NOT HAMMERS OR CHIPPERS. TEMPORARILY COVER OPENINGS TO REMAIN.
  - DEMOLISH CONCRETE IN SMALL SECTIONS, CUT CONCRETE AT JOINT LINES WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS.
  - INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THE INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE EXISTING UTILITY LOCATIONS AND THE LOCATION OF EXISTING UTILITIES TO THE EXTENT NOT SHOWN.
  - REMOVAL, DEMOLITION, HAULING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY PUBLIC, LOCAL, AND ANY OTHER AUTHORITY HAVING JURISDICTION.
  - REFER TO GENERAL NOTE 7 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - ALL EXISTING PATHWAY AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED UPON A TOPOGRAPHIC SURVEY PROVIDED BY PEGLE & ASSOCIATES, P.E. AND PHOTO-DATED MATCHLINE. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORD DRAINAGES PROVIDED BY UTILITY COMPANIES, G.E. BY OPERATOR FIELD NOTES.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1989 (NGVD 89).
- NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESCRIPTION: PD 84114 ELEVATION: 13.17 HIGHS IS: 0.44 HIGHS PD CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1989 (NGVD 89).

**Sunshine811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 Check positive response code before you dig.

**NOT FOR CONSTRUCTION**

**cma**  
 Chen Moore and associates  
 3103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 784.497.1500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK O. KAMRAH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/26/2021

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER  
**20-584-001**

CLIENT PROJECT NUMBER

VERIFY SCALES  
 0 1" = 100'

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
**03/26/2021**

DESIGNED BY  
**NSK**

DRAWN BY  
**AA**

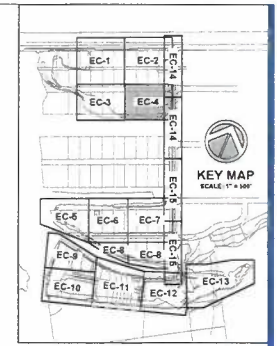
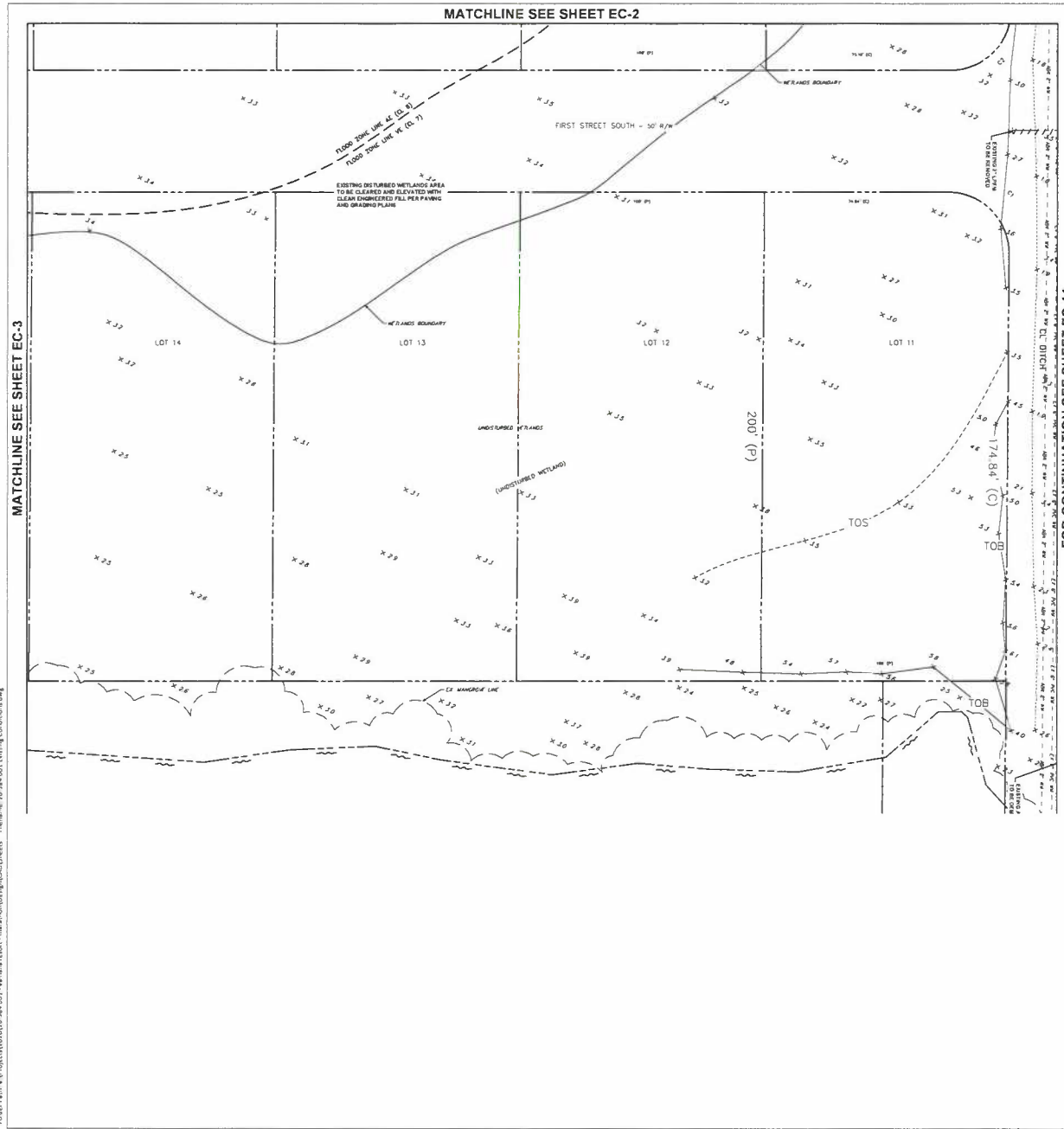
CHECKED BY  
**PKD**

DRAWING TITLE

**EXISTING CONDITIONS AND DEMOLITION PLAN**

DRAWING NUMBER  
**EC-3**  
 06 OF 79

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**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANHOLES
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING STORMWATER DRAINAGE LINE
---	EXISTING BURIED ELECTRIC DUCT
---	EXISTING OVERHEAD ELECTRIC LINE
---	ITEM TO BE DEMOLISHED
---	AREA TO BE DEMOLISHED

- DEMOLITION NOTES:**
- DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTS AND SEALING HAVE BEEN COMPLETED AND WORKED IN WRITING.
  - BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO OBTAIN, PURSUE, OR OTHERWISE REMOVE, COLLECT, AND REMOVE OF CHANGING, CABLES, TELEVISIONS, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MEMBERS BY INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USE FACILITIES.
  - DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USE FACILITIES WITHOUT PERMISSION FROM OWNER, THE TIME AND AUTHORITY HAS BEEN OBTAINED. PROVIDE ALTERNATE ROUTE AND/OR CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY GOVERNING REGULATIONS.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AND/OR DEMOLITION AREA.
  - ERECT TEMPORARY PROTECTION SUCH AS WALKS, FENCES, BARRIERS, BARRICADES, ETC. WHERE REQUIRED BY AUTHORITY'S LAWING JURISDICTION.
  - UTILITY SERVICES AND VEHICULAR ACCESS TO LOT 4 (TO REMAIN) SHALL BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DIRT, OIL, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. OTHER ADJACENT AREAS TO CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE TO CONSTRUCTION BY USING METHODS, LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION TO MAINTAIN MINIMUM DISTANCE OF ADJACENT SURFACES. USE HAND OR SMALL POWER TOOL & DESIGN FOR SAVING OR GRINDING, NOT HAMMERING OR CHIPPING. TEMPORARILY COVER OPENINGS TO REMAIN.
  - DEMOLISH CONCRETE IN SMALL SECTIONS, CUT CONCRETE AT JUNCTIONS WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN MACHINERY SAW OR HAND TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS.
  - INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THE INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ALERT THE UTILITY COMPANIES BY EVERY MEANS POSSIBLE, TO DETERMINE AND LOCATIONS AND THE LOCATIONS OF ACCESS ADDITIONS TO THE SYSTEM NOT SHOWN.
  - REMOVAL, DEMOLITION, HULLING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY LOCAL, STATE, AND ANY OTHER AUTHORITY HAVING JURISDICTION.
  - REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - ALL EXISTING PAVEMENT AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, REF PHOTO: DATED MARCH 1976. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILT AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: BENCHMARK # 20 1941
  - DESCRIPTION: PRO 44715
  - ELEVATION: 1.27 HIGHER BY 0.48 NGVD 76
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSH, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
ALL ELEVATIONS SHOWN ARE BY NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88)

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

chas moore and associates

2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786-497-3500  
 www.chasmoore.com

**REGISTRATION**  
 PATRICK O. KAMRAH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/26/2021

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA  
 PROJECT NUMBER  
 20-584-001

CLIENT PROJECT NUMBER

**VERIFY SCALES**  
 0" = 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
 03/26/2021

DESIGNED BY  
 NSK

DRAWN BY  
 AA

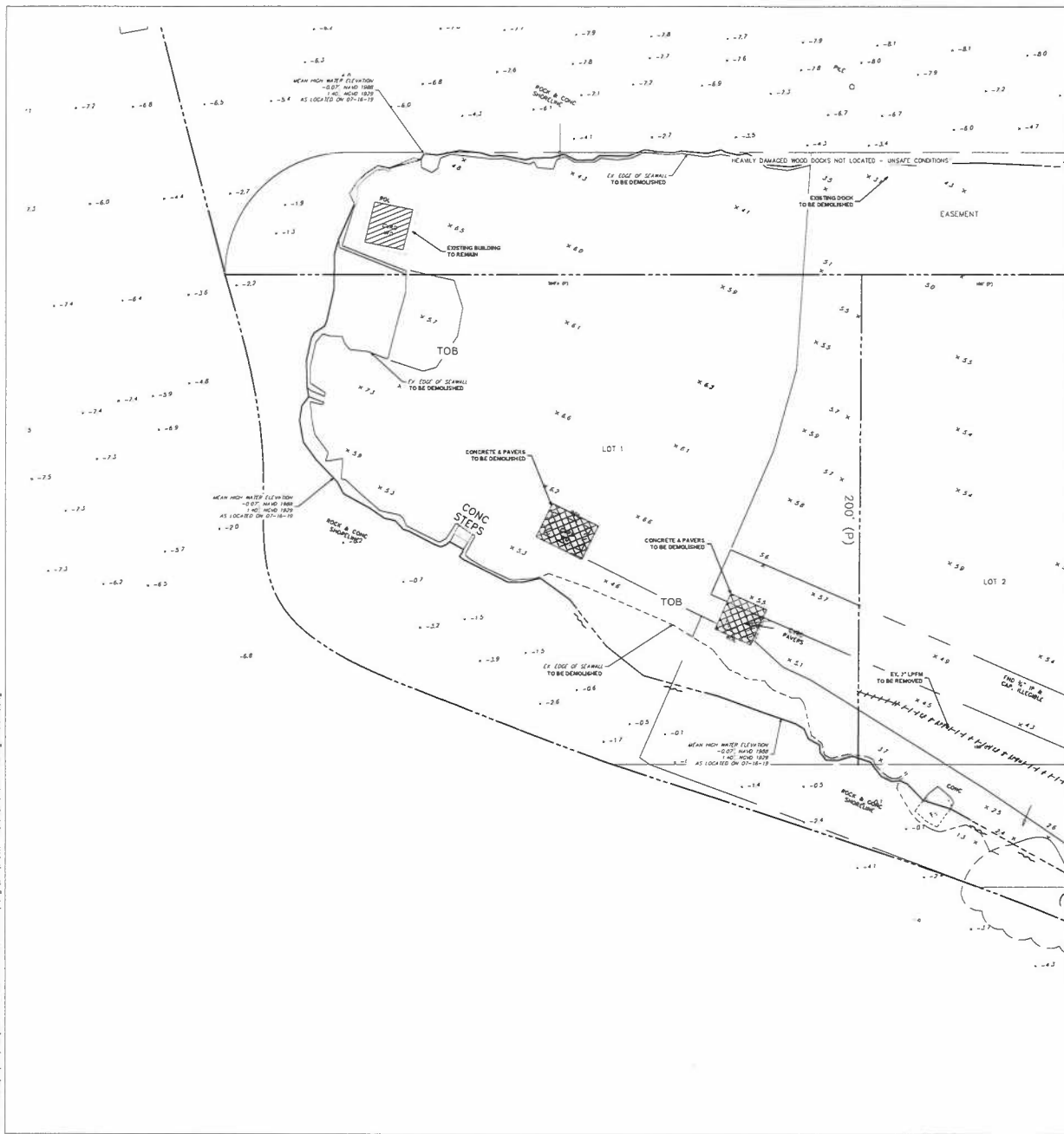
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DRAWING TITLE  
**EXISTING CONDITIONS AND DEMOLITION PLAN**

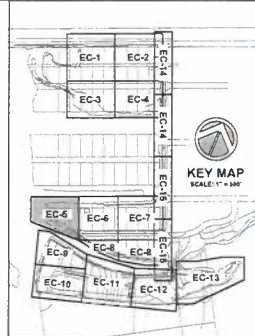
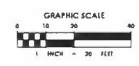
DRAWING NUMBER  
**EC-4**  
 07 OF 79



Plot Date: 3/16/2021 10:46:27 AM User Name: nstapathy Layout Name: EC-5  
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MATCHLINE SEE SHEET EC-5



**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANHOLES
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING STORMWATER DRAINAGE LINE
- EXISTING BURIED ELECTRIC DUCT
- EXISTING OVERHEAD ELECTRIC LINE
- AREA TO BE DEMOLISHED

**DEMOLITION NOTES:**

1. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND NOTIFIED IN WRITING.
2. BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS.
3. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE IMMEDIATE INTERFERENCE WITH ROADS, STREETS, WALKWAYS AND OTHER ADJACENT OCCUPIED AND USE FACILITIES.
4. DO NOT CLOSE OR OBSTRUCT STREETS, WALKWAYS OR OTHER ADJACENT OCCUPIED OR USE FACILITIES WITHOUT PERMISSION FROM OWNER. THE TREE AND AUTHORITY HAVING JURISDICTION PROVIDE ALTERNATE ROUTES AND/OR CLOSED OR OBSTRUCTED TRAFFIC WAVES AS REQUIRED BY AUTHORITY'S REGULATION.
5. AND DURING TO ALL WORKING BEING PERFORMED TO REMAIN, ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
6. ERECT TEMPORARY PROTECTIVE BARRIERS, FENCES, SIGNAGE, RAILINGS, ETC. WHERE REQUIRED BY AUTHORITY'S HAVING JURISDICTION.
7. UTILITY SERVICES AND VEHICULAR ACCESS TO LOT 4 (TO REMAIN) SHALL BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DIRT, OILY, AND DEBRIS CAUSED BY CONSTRUCTION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
8. FOR SELECTIVE DEMOLITION USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES USE HAND OR SMALL POWER TOOLS TO BE USED FOR SAWING OR GRINDING. NOT HAMMERING OR CHIPPING. TEMPORARILY COVER OPENINGS TO REMAIN. USE POWER MACHINERY SAW OR HAND TOOLS. DO NOT USE POWER DRIVEN IMPACT TOOLS.
9. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THE INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE EXACT LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS TO THE SYSTEMS NOT SHOWN.
10. REMOVE, IDENTIFY, HULLING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY F.I.C.E., E.P.A. AND ANY OTHER AUTHORITY HAVING JURISDICTION.
11. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. ALL EXISTING PATHWAY AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY KEELE & ASSOCIATES, SEP 1981. THE DATE IS MARCH 1982. ADDITIONAL INFORMATION WAS OBTAINED FROM ASB&T AND IS PROVIDED BY KEELE & ASSOCIATES. COMPLIANCE, G.L.B. BY ORAMATION AND FIELD NOTES.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
3. NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DEBORATION + 0 257 1987 DEBORATION + 0 257 1987 ELEVATION 1.287 HAVO BE IN 648 HAVO IN 79.
4. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

**Sunshine 811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 Check positive 1-800-800-6000 before you dig.  
**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786.497.1500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAIMBAH, PE  
 REGISTRATION NO. 78235  
 DATE: 3/26/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER: 20-584.001  
 CLIENT PROJECT NUMBER:

**VERIFY SCALES**  
 0 = 1" = 30' IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

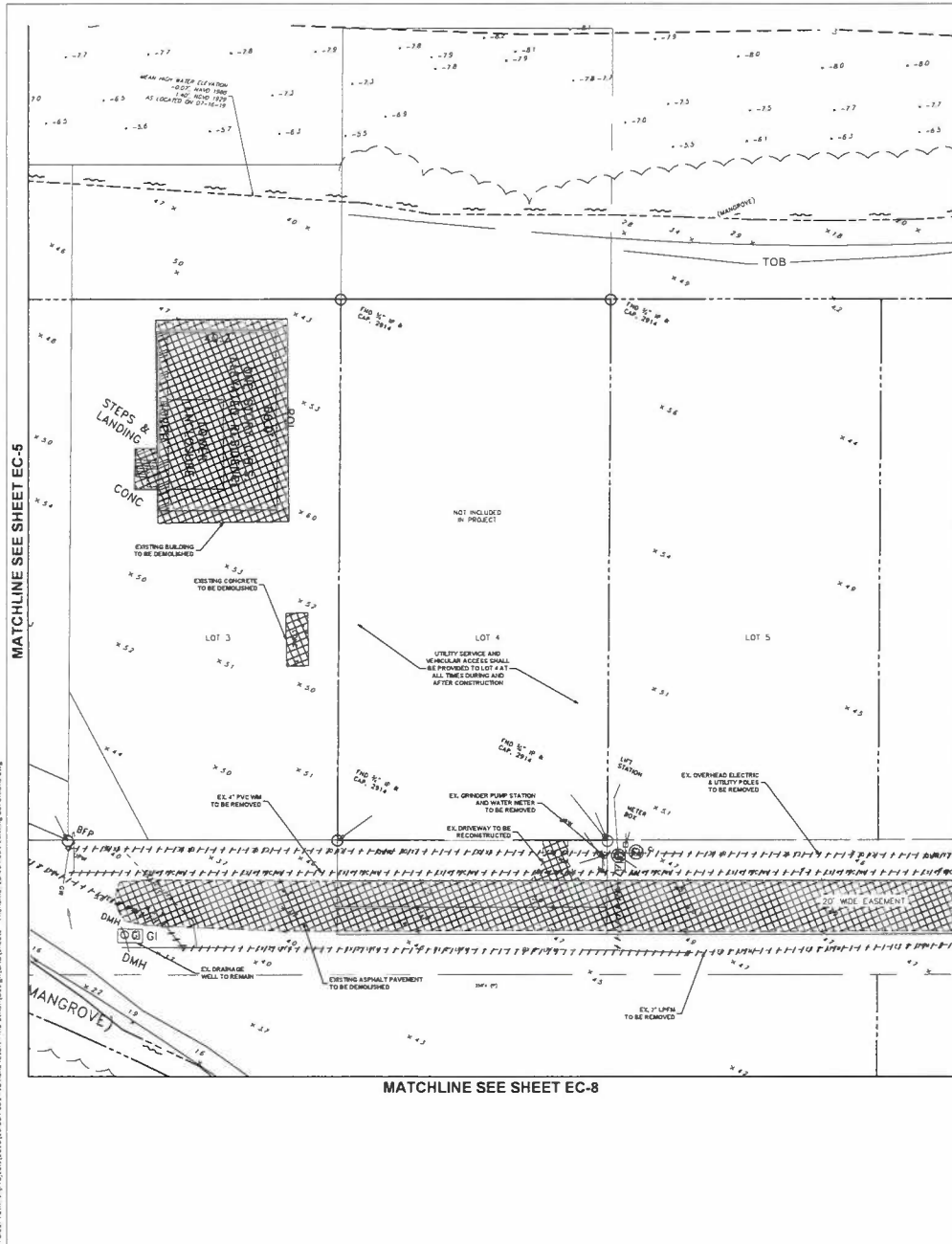
**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

**DRAWING TITLE**  
 EXISTING CONDITIONS AND DEMOLITION PLAN

**DRAWING NUMBER**  
**EC-5**  
 08 OF 79

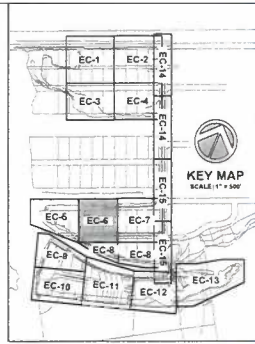
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MATCHLINE SEE SHEET EC-5

MATCHLINE SEE SHEET EC-7

MATCHLINE SEE SHEET EC-8



- DEMOLITION NOTES:**
- DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECT AND SEALING HAVE BEEN COMPLETED AND VOUCHER IS WRITTEN.
  - BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND IMPOSE OF CHANGES, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR BUILT FACILITIES WITHOUT INTERFERING WITH TRAFFIC.
  - DO NOT CLOSE OR RESTRICT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR BUILT FACILITIES WITHOUT PERMISSION FROM OWNER, THE TREC AND AUTHORITY HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AND/OR CLOSED OR RESTRICTED TRAFFIC WAYS AS REQUIRED BY GOVERNING REGULATIONS.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT BLUARY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
  - ERECT TEMPORARY PROTECTION SUCH AS WALLS, FENCES, BARBERS, RAILINGS, ETC. WHEN REQUIRED BY AUTHORITY HAVING JURISDICTION.
  - ADJUST THE UTILITY SERVICES AND VEHICULAR ACCESS TO LOT 4 (TO REMAIN) SHALL BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION.
  - ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DIRT, OIL, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONSTRUCTION READY BEFORE START OF CONSTRUCTION.
  - FOR SELECTIVE DEMOLITION USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. TO MINIMIZE DUST AND AIR POLLUTION, USE HAND OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING. NOT HAMMERING OR CHIPPING. TEMPORARILY COVER OPERINGS TO REMAIN.
  - DEMOLISH CONCRETE BY SMALL SECTION, CUT CONCRETE AT JOINTS WITH CONSTRUCTION TO REMAIN. USE POWER-DRIVEN MACHINERY SAW OR HAND TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS.
  - INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THE INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSESS THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE THE LOCATION AND DEPTHS OF LOCATIONS OF RECENT ADDITIONS TO THE SYSTEMS NOT SHOWN.
  - REMOVING, DEMOLITION, HANDLING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY F.D.E.P., E.P.A., AND ANY OTHER AUTHORITY HAVING JURISDICTION.
  - REFER TO GENERAL NOTES F FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - ALL EXISTING PATHWAY AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REC'S ASSOCIATED TOPOGRAHY DATED MARCH 2018. ADDITIONAL INFORMATION FROM FIELD NOTES, AERIALS, AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, CLE, INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
  - NATIONAL GEODETIC SURVEY (NAD 83) BENCHMARK USED: DESIGNATION = D 291 1987; ELEVATION = 20.41 FT.
  - DESIGNATION = 227 840 81 D 448 810 79; ELEVATION = 2.27 MVD 81 D 448 810 79; CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SHOPS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**SUNSHINE 811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 (Only valid in states where applicable)  
**NOT FOR CONSTRUCTION**

**cma**  
 ches more and associates  
 3103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786.497.1500  
 www.chesmore.com

**REGISTRATION**  
 PATRICK D. KAIMRAH, PE  
 REGISTRATION NO. 78335  
 DATE: 3/28/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER  
 20-584.001

**CLIENT PROJECT NUMBER**

**VERIFY SCALES**  
 0 = 1" = 30'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

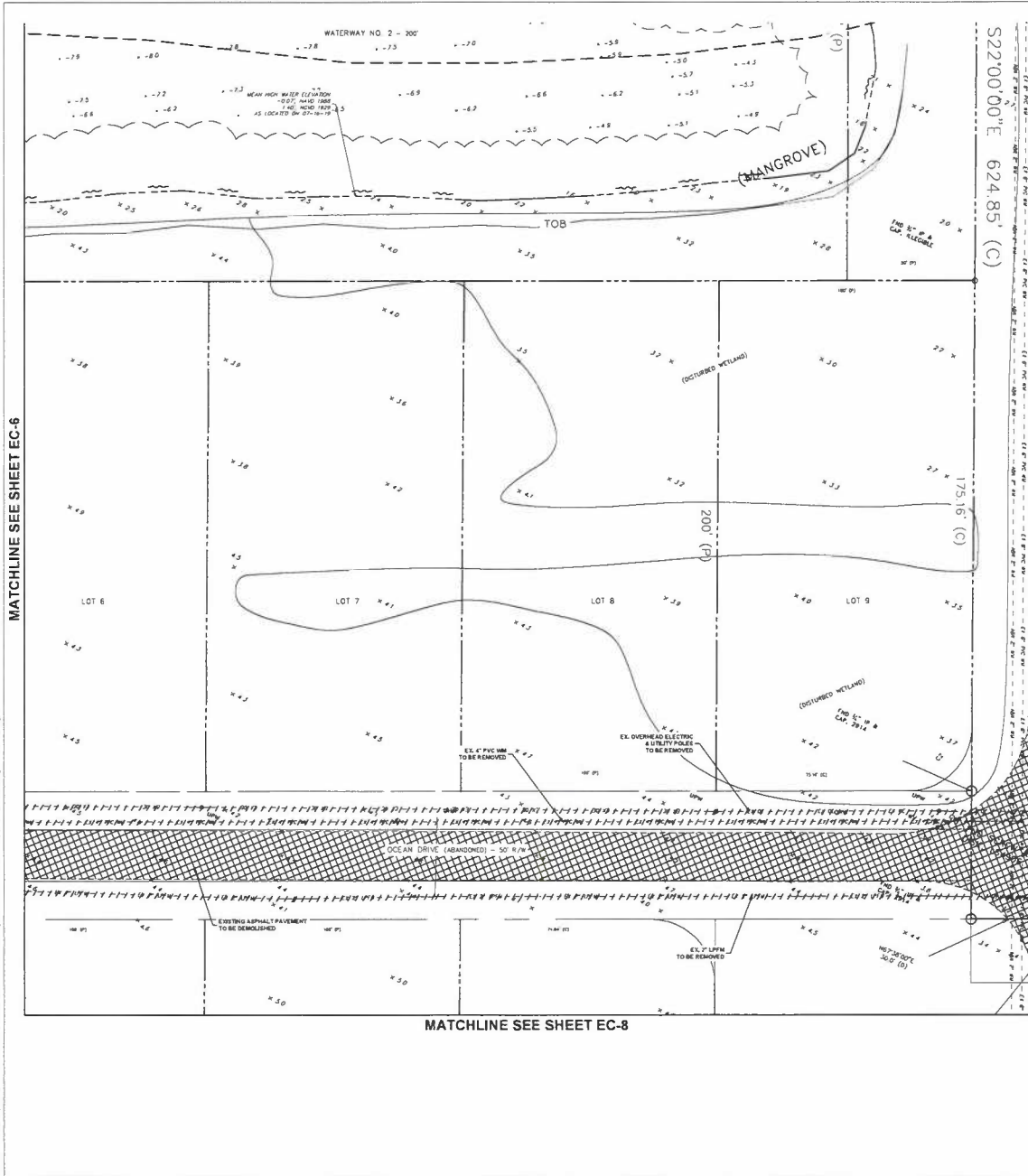
**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

**DRAWING TITLE**  
 EXISTING CONDITIONS AND DEMOLITION PLAN

**DRAWING NUMBER**  
**EC-6**  
 09 of 79

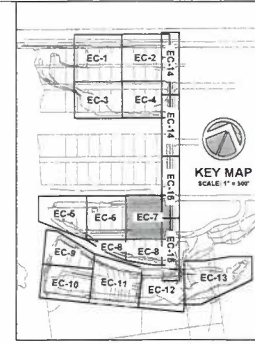
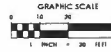
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MATCHLINE SEE SHEET EC-6

MATCHLINE SEE SHEET EC-8

FOR CONTINUATION SEE SHEET EC-16



LEGEND

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING STORMWATER DRAINAGE LINE
---	EXISTING BURIED ELECTRIC DUCT
---	EXISTING OVERHEAD ELECTRIC LINE
---	ITEM TO BE DEMOLISHED
---	AREA TO BE DEMOLISHED

DEMOLITION NOTES:

- DO NOT START DEMOLITION WORK UNTIL UTILITY CONNECTIONS AND SEWERAGE HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
- BEFORE PROCEEDING WITH DEMOLITION OF EXISTING THE CONTRACTOR IS TO DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHLORIDE, SULFUR, COPPER, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND OTHER ADJACENT OR NEARBY FACILITIES.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR UNOCCUPIED FACILITIES WITHOUT PERMISSION FROM OWNER, THE TRIBE AND AUTHORIZED MARINE JURISDICTION. PROVIDE ALTERNATE ROUTES AND/OR CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY GOVERNING REGULATIONS.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT HARM TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AND VEHICLES THROUGH AREA. ERECT TEMPORARY PROTECTION, SUCH AS WALKWAYS, FENCES, BARRIERS, BARRICADES, ETC. WHERE REQUIRED BY AUTHORIZED MARINE JURISDICTION.
- UTILITY SERVICES AND VEHICULAR ACCESS TO LOT 4 (TO REMAIN) SHALL BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- ADJACENT IMPROVEMENTS SHALL BE CLEARED OF DIRT, LIMB, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
- FOR SELECTIVE DEMOLITION, USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJACENT CONSTRUCTION. TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES, USE HAND OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERS OR CHIPPING. TEMPORARILY COVER OPENINGS TO REMAIN.
- DEMOLISH CONCRETE IN SMALL, ISOLATED, CUT CONCRETE AT JUNCTIONS WITH CONSTRUCTION TO REMAIN, UNDER POWER-DRENCH IMPACT TOOL.
- INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ALERT THE UTILITY COMPANIES BY EVERY MEANS POSSIBLE, TO DETERMINE EXACT LOCATION AND THE LOCATION OF RECENT ADDITIONS TO THE SYSTEMS NOT SHOWN.
- REMOVAL, DEMOLITION, HAULING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY F.D.C.P., I.P.A., AND ANY OTHER AUTHORITY HAVING JURISDICTION.
- REFER TO GENERAL NOTES F FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ALL EXISTING PATHTWAYS AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE ASSOCIATES, LLP PROVIDED. LIMITED AS-BUILT AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, CLIENT OR OTHER HANDS SHOULD BE REFERRED TO.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 SHOWING THE NATIONAL GEODETIC SURVEY BENCHMARK USED: BENCHMARK ID: 311 1861 DESCRIPTION: PD 441118 ELEVATION: 3.27 HIGHS IN 441 HIGHS 33) CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

VERTICAL DATUM INFORMATION  
ALL ELEVATIONS SHOWN ARE IN THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
ONES PLEASE! RESPECT OURS BEFORE YOU DIG!

NOT FOR CONSTRUCTION



2103 Coral Way  
Suite 402  
Miami, FL 33145  
786.497.1508  
www.cma-engineers.com

REGISTRATION  
PATRICK D. RAINBORN, PE  
REGISTRATION NO. 78335  
DATE: 3/26/2021

CLIENT

FLORIDIAN HOLDINGS, LLC

PROJECT INFORMATION

VALHALLA - MARATHON

MARATHON, FLORIDA

PROJECT NUMBER  
20-584.001

CLIENT PROJECT NUMBER

VERIFY SCALES

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REVISIONS

DATE OF ISSUE

03/26/2021

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NSK

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AA

CHECKED BY

PKD

DRAWING TITLE

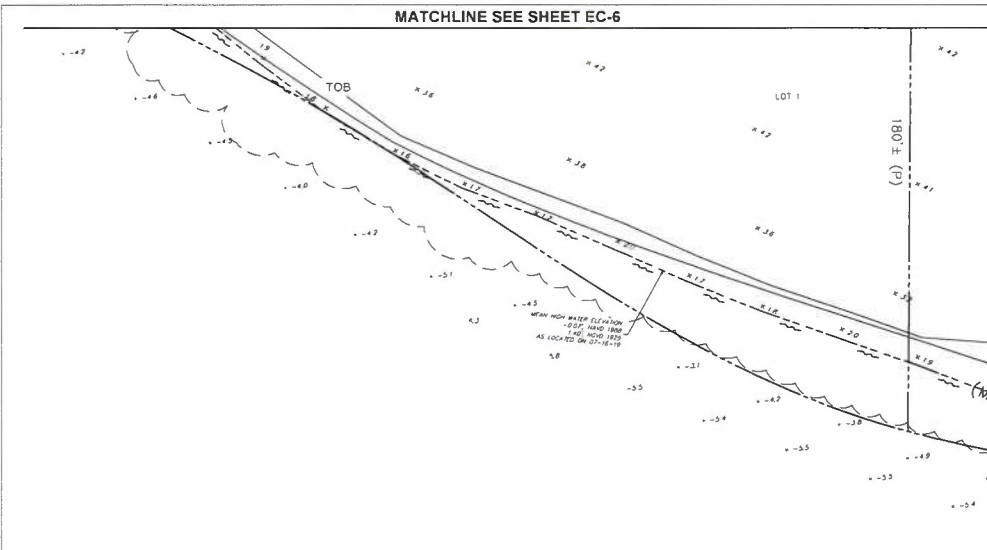
EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING NUMBER

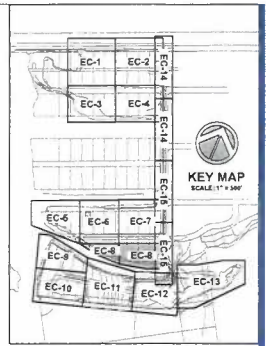
EC-7

10 OF 79

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 User: jmoore Date: 10/16/2020 Time: 11:48 AM



MATCHLINE SEE BELOW LEFT



KEY MAP  
SCALE: 1" = 300'

**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANGROVES
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING STORMWATER DRAINAGE LINE
- EXISTING BURIED ELECTRIC DUCT
- EXISTING OVERHEAD ELECTRIC LINE
- AREA TO BE DEMOLISHED

**DEMOLITION NOTES:**

1. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTS AND SEALING HAS BEEN COMPLETED AND VERIFIED IN WRITING.
2. BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO GRAB, PURGE, OR OTHERWISE REMOVE, COLLECT AND DISPOSE OF CHANGING LUBRICANTS, OILS, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS.
3. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR FACILITIES WITHOUT PERMISSION FROM OWNER, THE TIRRE AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY GOVERNING REGULATION.
4. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR FACILITIES WITHOUT PERMISSION FROM OWNER, THE TIRRE AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY GOVERNING REGULATION.
5. CONDUCT DEMOLITION OPERATIONS TO PREVENT HARM TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ERECT SAFE PASSAGE FOR PEOPLE AND OTHER AUTHORITY HAVING JURISDICTION.
6. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, BARRIERS, MANGROVES, ETC. WHERE REQUIRED BY AUTHORITY HAVING JURISDICTION.
7. UTILITY REFINES AND VEHICULAR ACCESS TO LOT 4 (TO REMAIN) SHALL BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION.
8. ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DIRT, DEBRIS, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS, RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
9. FOR SELECTIVE DEMOLITION USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION, TO INCLUDE CUTTING OF REBAR WITH CUTTING WHEELS OR SMALL POWER TOOLS DISIGNED FOR SAWING OR GRINDING, NOT HAMMERING OR CHIPPING. TEMPORARY COVER OPENINGS TO REMAIN.
10. DEMOLISH CONCRETE IN SMALL SECTIONS, CUT CONCRETE AT JUNCTIONS WITH CONSTRUCTION TO REMAIN, USING POWER-SAWN IMPACT SAW OR HAND TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS.
11. INFORMATION SHOWN ON THE DRAWING AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THE INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSESS THE UTILITY COMPANIES BY EVERY MEANS POSSIBLE TO DETERMINE EXISTING UTILITIES AND THE LOCATION OF EXISTING UTILITIES. THE ENGINEER WILL NOT BE RESPONSIBLE FOR DETERMINING THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES.
12. REMOVAL, DEMOLITION, HAULING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY FLA DEP, EPA, AND ANY OTHER AUTHORITY HAVING JURISDICTION.
13. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
14. ALL EXISTING PATHWAY AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY CMA & ASSOCIATES, REF #1910117. DATED MARCH 2019. ADDITIONAL INFORMATION WILL BE OBTAINED FROM AS-BUILT AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, E.G. INFORMATION AND FIELD NOTES.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 UNLESS NOTED OTHERWISE.
3. NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESIGNATION: 19 311 1847  
DESCRIPTION: FPO 44116  
ELEVATION: 3.32' ABOVE MEAN SEA LEVEL  
CONTRACTOR IS TO PROTECT ALL EXISTING TREE SIGNAL AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

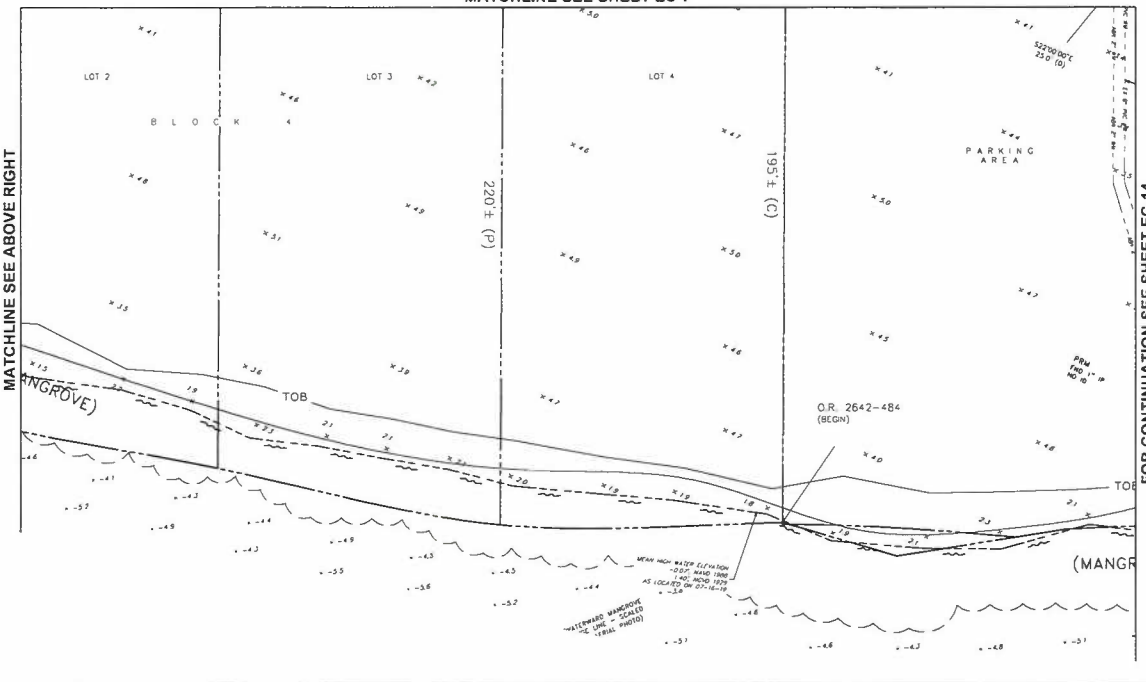
**VERTICAL DATUM INFORMATION**  
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1988 UNLESS NOTED OTHERWISE.



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
Check positive response codes before you dig.

**NOT FOR CONSTRUCTION**

MATCHLINE SEE SHEET EC-7



FOR CONTINUATION SEE SHEET EC-14



2103 Coral Way  
Suite 401  
Miami, FL 33145  
786.497.3580  
www.cchmoore.com

REGISTRATION  
PATRICK D. KAIMRAH, PE  
REGISTRATION NO. 78335  
DATE: 3/26/2021

CLIENT

FLORIDIAN HOLDINGS, LLC

PROJECT INFORMATION

VALHALLA RESORT - MARATHON

MARATHON, FLORIDA

PROJECT NUMBER  
20-584.001

CLIENT PROJECT NUMBER

VERIFY SCALES

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REVISIONS

DATE OF ISSUE  
03/26/2021

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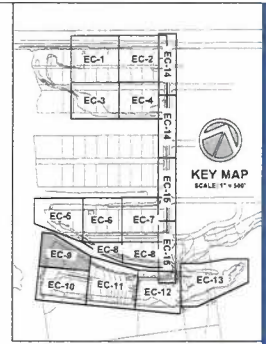
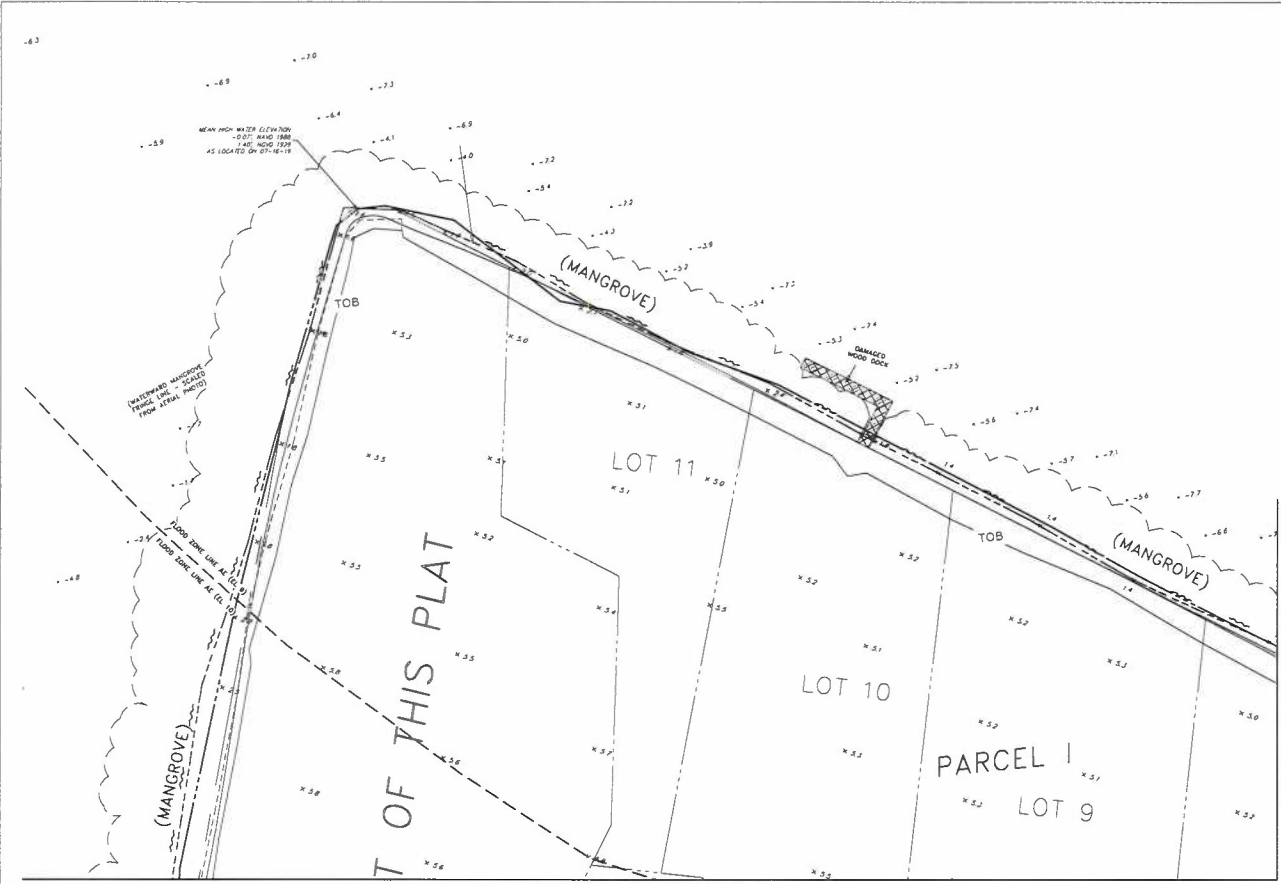
DRAWING TITLE  
EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING NUMBER  
EC-8

11 OF 29



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**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING STORMWATER DRAINAGE LINE
---	EXISTING BURIED ELECTRIC DUCT
---	EXISTING OVERHEAD ELECTRIC LINE
---	ITEM TO BE DEMOLISHED
---	AREA TO BE DEMOLISHED

- DEMOLITION NOTES:**
- DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTS AND SEALING HAVE BEEN COMPLETED AND VERIFIED BY WRITING.
  - BEFORE PROCEEDING WITH DEMOLITION OPERATIONS, THE CONTRACTOR IS TO DRAB, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHROMIUM, LEAD, COPPER, ACID, FLAMMABLE, OR OTHER DANGEROUS MATERIALS.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROAD, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR PLANNED FACILITIES.
  - DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR PLANNED FACILITIES WITHOUT PERMISSION FROM THE TOWN AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AND/OR CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY GOVERNING REGULATIONS.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. CHAINSAW, MASSIVE OR PLAIN CONCRETE DEMOLITION AREA.
  - EJECT TEMPORARY PROTECTIVE, SUCH AS WALKS, FENCES, BARRIERS, SIGNAGE, ETC. WORKS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
  - UTILITY SERVICES AND VEHICULAR ACCESS TO LOT 4 (TO REMAIN) SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DIRT, GRIT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. BUSHES AND ADJACENT AREAS TO CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE TO CONSTRUCTION TO REMAIN OR ADJACENT CONSTRUCTION TO REMAIN. DISTURBANCE OF ADJACENT NEIGHBORS, USE HAND OR SMALL POWER TOOLS DEBONDED OR LEAVING OR GRINDING, NOT HAMMERING OR CHIPPING. TEMPORARILY COVER OPERATOR TO REMAIN.
  - DEMOLISH CONCRETE IN SMALL SECTIONS. CUT CONCRETE AT JUNCTIONS WITH CONSTRUCTION TO REMAIN. USE POWER-DRIVEN IMPACT TOOLS.
  - IF DATA NOT SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PROVIDED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER, HOWEVER, THE INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSESS THE UTILITY COMPANIES, BY EIGHT HOURS PER HOUR, TO DETERMINE AND LOCATE THE LOCAL TOWNS RECORDS ADDITIONAL TO THE SYSTEMS NOT SHOWN.
  - PERFORM DEMOLITION, MAKE-AND, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY F.D.A.C.P., E.P.A., AND ANY OTHER AUTHORITY HAVING JURISDICTION.
  - REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - ALL EXISTING PATHWAY AND STREET LIGHTING WILL BE MAINTAINED IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY THE CLIENT. ADDITIONAL SURVEY INFORMATION IS NOT GUARANTEED. ADDITIONAL INFORMATION WAS OBTAINED FROM AVAILABLE AND RELEVANT RECORDS PROVIDED BY UTILITY COMPANIES, G.L.S. INFORMATION AND FIELD VISITS.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 85).
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESIGNATION: 2 391 1861; ELEVATION: 1.87 AND 21.44 (NGVD 85).
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, ROADS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 85).

**Sunshine 11**  
 Call 811 or www.sunshine11.com two full business days before digging to have utilities located and marked.  
 Check plans and markers before you dig.  
**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786.497.1500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAIMBRAH, PE  
 REGISTRATION NO. 78555  
 DATE: 3/28/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER: 20-584,001

**CLIENT PROJECT NUMBER**  
 VERIFY SCALES: 0" = 1" (IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY)  
 REVISIONS

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

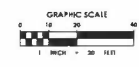
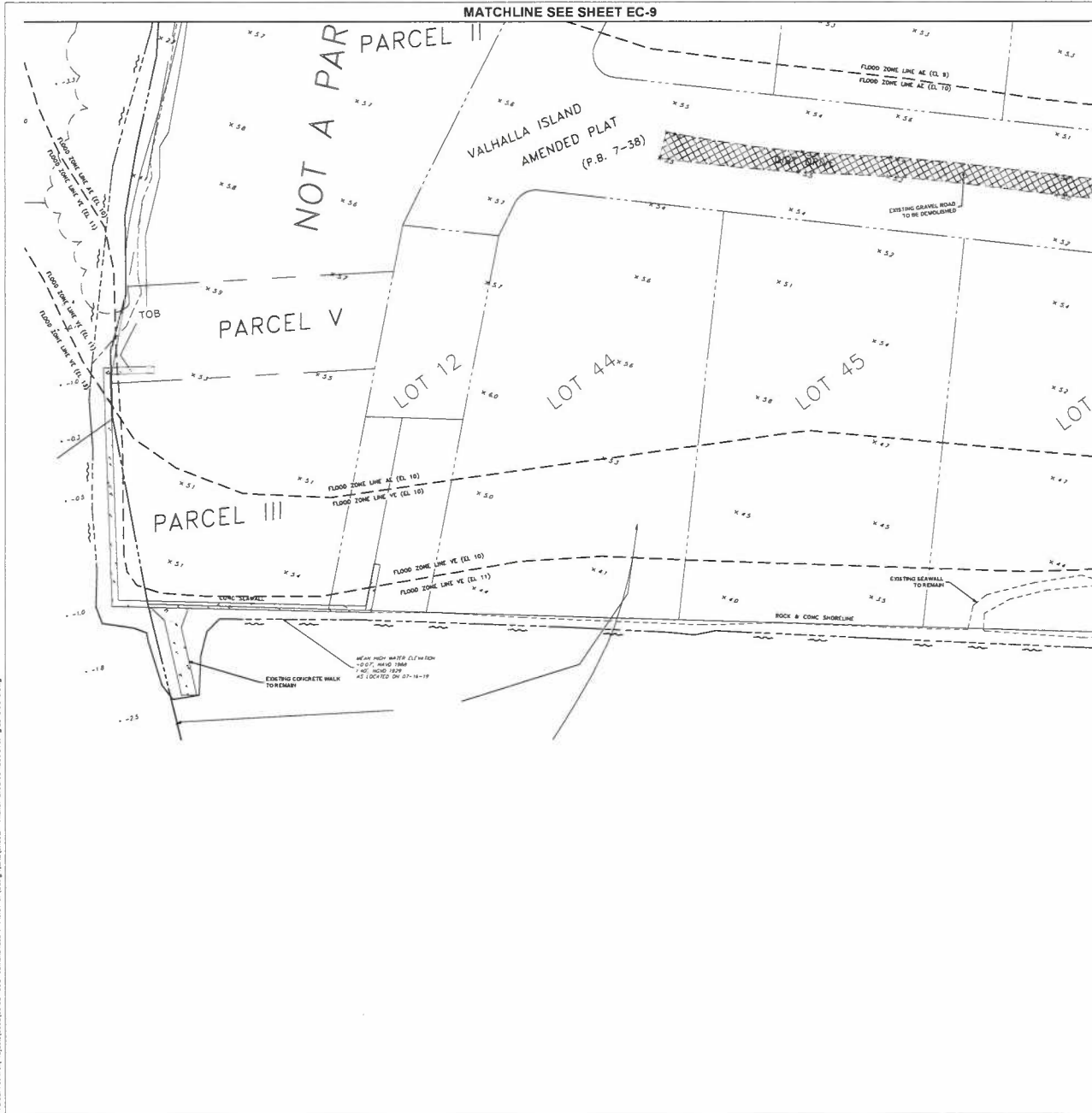
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**DRAWING TITLE**  
 EXISTING CONDITIONS AND DEMOLITION PLAN

**DRAWING NUMBER**  
 EC-9  
 12 OF 29

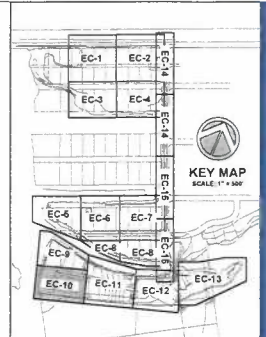


FILED IN: 2025/07/15, 08:28 AM, 434 - City of Marathon, Florida, 1100 South Highway 1, Room 111, Marathon, FL 33440  
OWNER: FLORIAN HOLDINGS, LLC (2025) 2025/07/15, 08:28 AM  
PROJECT: VALHALLA RESORT - MARATHON  
DRAWN BY: PDK  
CHECKED BY: AA  
DATE: 03/26/2021



MATCHLINE SEE SHEET EC-11

MATCHLINE SEE SHEET EC-9



**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANGROVES
- - - - - EXISTING WATER MAIN
- - - - - EXISTING SANITARY SEWER FORCE MAIN
- - - - - EXISTING STORMWATER DRAINAGE DUCT
- - - - - EXISTING BURIED CLEVERING DUCT
- - - - - EXISTING OVERHEAD ELECTRIC LINE
- ||||| ITEM TO BE DEMOLISHED
- XXXXX AREA TO BE DEMOLISHED

**DEMOLITION NOTES:**

1. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
2. BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO BRUSH PAVEMENT, OR OTHERWISE REMOVE, COLLECT AND DISPOSE OF CHANGES, CABLES, EXPOSED, ACIDS, FLAMMABLES OR OTHER DANGEROUS MATERIALS.
3. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
4. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER. THE TREE AND AUTHORITY HAVING JURISDICTION SHALL ALTERNATE ROUTES AND/OR CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
5. CONDUCT DEMOLITION OPERATIONS TO PREVENT HARM TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REPAIR. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
6. ERECT TEMPORARY PROTECTIVE BARRIERS, SIGNAGE, BARBED WIRE, RAILROADS, ETC. WHERE REQUIRED BY AUTHORITY HAVING JURISDICTION.
7. UTILITY SERVICES AND VEHICULAR ACCESS TO LOT 4 (TO REMAIN) SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
8. ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DIRT, GRIT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
9. FOR SELECTIVE DEMOLITION USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJACENT CONSTRUCTION TO REMAIN. DISBURSE OR CHIPPING, TEMPORARILY COVER OPENINGS TO REMAIN.
10. DEMOLISH CONCRETE IN SMALL SECTIONS, CUT CONCRETE AT JUNCTIONS WITH CONSTRUCTION TO REMAIN. USE POWER-DRIVEN IMPACT MANDREL OR HAND TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS.
11. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSESS THE UTILITY COMPANIES BY EVERY MEANS POSSIBLE TO DETERMINE EXACT LOCATIONS AND THE LOCATIONS OF RESPECT ZONE/TRENCH TO THE SYSTEMS NOT SHOWN.
12. REMOVAL, DEMOLITION, HANDLING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY FEMA, EPA, AND ANY OTHER AUTHORITY HAVING JURISDICTION.
13. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
14. ALL EXISTING PATHWAY AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REE & ASSOCIATES, INC. REF #10/17/17 DATED 10/17/17. ADDITIONAL INFORMATION WILL BE OBTAINED FROM AERIALS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD NOTES.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 85).
3. NATIONAL GEODETIC SURVEY POINTS (BENCHMARK USED: ORDNANCE 20 + 2, 201 199)
4. DECEPTION POND (MUD FLAT): ELEVATION 2.27' HIGHER THAN 448' NGVD 85. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGN, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

VERTICAL DATUM INFORMATION  
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 85).



Call Bill at www.sunshinest1.com two full business days before digging to locate utilities located and marked.

Check posted calendar dates before you dig.

**NOT FOR CONSTRUCTION**

**cma**  
chen moore and associates

2103 Coral Way  
Suite 401  
Miami, FL 33145  
784.473.1500  
www.chenmoore.com

REGISTRATION  
PATRICK D. KAMRAH, PE  
REGISTRATION NO. 78333  
DATE: 3/25/2021

CLIENT

FLORIDIAN HOLDINGS, LLC

PROJECT INFORMATION  
**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA  
PROJECT NUMBER  
**20-584.001**

CLIENT PROJECT NUMBER

VERIFY SCALES  
1" = 10' (NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY)

REVISIONS

DATE OF ISSUE  
**03/26/2021**

DRAWN BY  
**NSK**

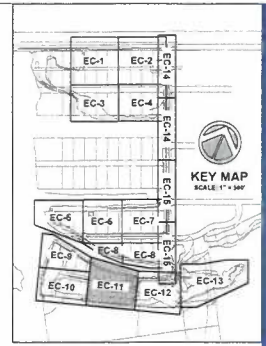
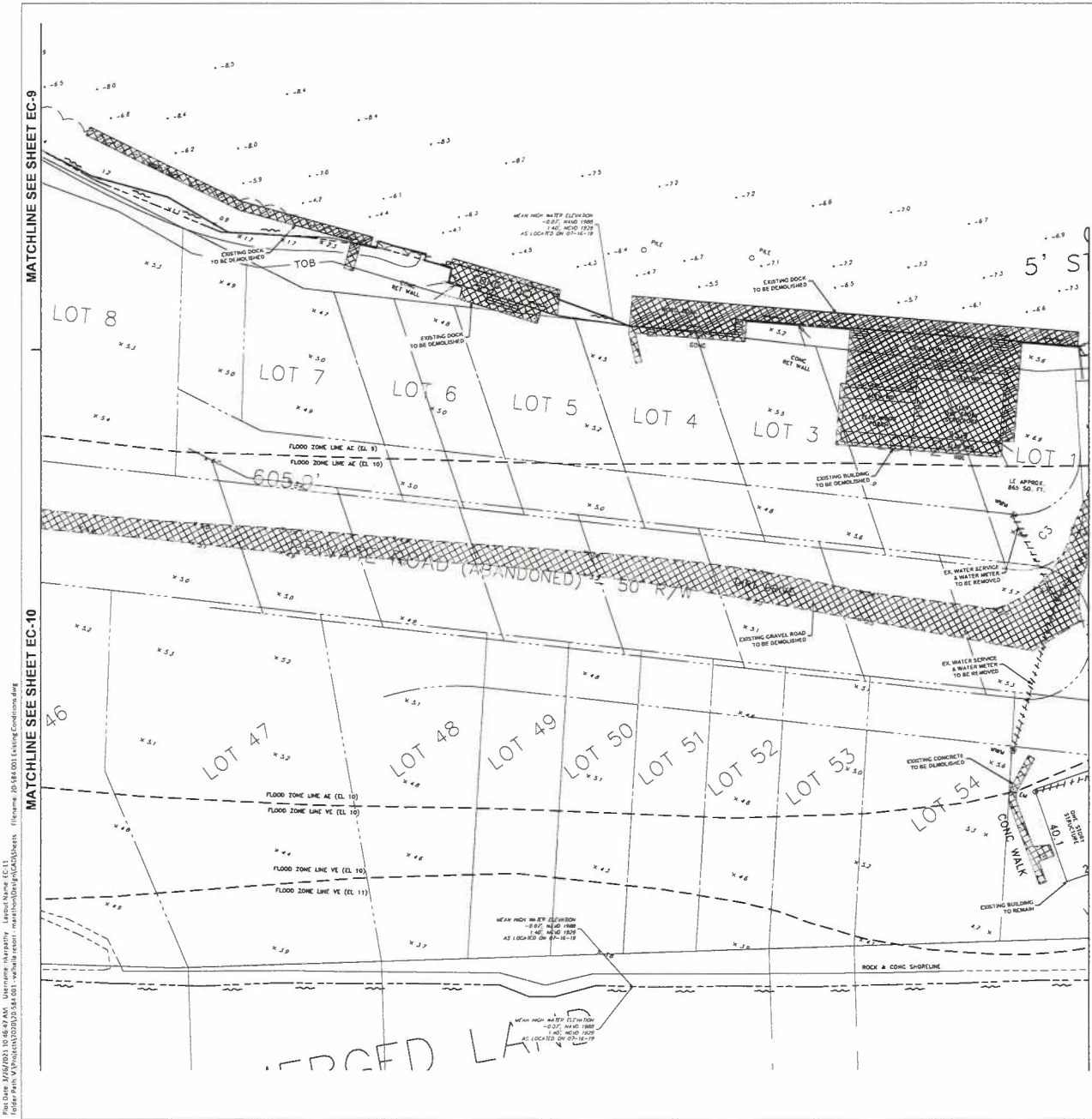
CHECKED BY  
**AA**

DRAWN BY  
**PDK**

DRAWING TITLE  
**EXISTING CONDITIONS AND DEMOLITION PLAN**

DRAWING NUMBER  
**EC-10**

13 OF 78



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	COVERED LINE
---	EASEMENT LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANHOLES
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING STORMWATER DRAINAGE LINE
---	EXISTING BURIED ELECTRIC DUCT
---	EXISTING OVERHEAD ELECTRIC LINE
---	ITEM TO BE DEMOLISHED
---	AREA TO BE DEMOLISHED

- DEMOLITION NOTES:**
- DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED BY WRITING.
  - BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO GRAB, PURGE, OR OTHERWISE REMOVE, COLLECT AND DEPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACID, FLAMMABLES, OR OTHER DANGEROUS MATERIALS.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE NEARBY INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
  - DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER, THE TRIBE AND AUTHORITY HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFICWAYS AS REQUIRED BY GOVERNING REGULATIONS.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. MAINTAIN SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
  - ERECT TEMPORARY PROTECTION, SUCH AS WALKWAY, FENCES, BARRIERS, RAILINGS, ETC. WHERE REQUIRED BY AUTHORITY HAVING JURISDICTION.
  - UTILITY SERVICES AND VEHICULAR ACCESS TO LOT 4 (TO REMAIN) SHALL BE PROMOTED THROUGHOUT ALL PHASES OF CONSTRUCTION.
  - ADJACENT IMPROVEMENTS SHALL BE FIELDS OF DIRT, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. IT IS THE CONTRACTOR'S OBLIGATION TO RESTORE TO ORIGINAL CONDITION BEFORE START OF DEMOLITION.
  - FOR SELECTIVE DEMOLITION, USE CUTTING AND CHIPPING TOOLS TO DAMAGE CONSTRUCTION TO REMAIN OR ADJACING CONSTRUCTION, TO REMOVE CONTAMINANT OR ADJACENT SERVICES USE HAND OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERS OR CHIPPING TOOLS, TO REMOVE CONSTRUCTION TO REMAIN.
  - GRIND/SH-1 CONCRETE BY SMALL SECTIONAL CUT CONCRETE (S) - DEMOLITION WITH CONSTRUCTION TO REMAIN LOCAL POWER/GRINDING MACHINERY SAW OR HAND TOOLS, DO NOT USE POWER-DRIVEN IMPACT TOOLS.
  - INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER; HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSESS THE UTILITY COMPANIES, IF EVERY MEANS POSSIBLE, TO DETERMINE EXACT LOCATION AND THE LOCATION OF EXISTING UTILITIES TO THE SYSTEM NOT SHOWN.
  - REMOVAL, DEMOLITION, HAULING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY C.E.P.A., AND ANY OTHER AUTHORITY HAVING JURISDICTION.
  - REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - ALL EXISTING PATHWAY AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY AECOM ASSOCIATES, REF #19107197 DATED 08/04/15. ADDITIONAL INFORMATION HAS BEEN OBTAINED FROM PUBLIC RECORDS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND REF. NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
  - NATIONAL GEODETIC SURVEY BENCH MARK USED DESIGNATION: 1301188.
  - DELETION - PD 14 111.
  - ELEVATION - 1.57 HIGHER IN JAN 1980 TO 1.
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
ALL ELEVATIONS SHOWN ARE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88)

**Sunshine**  
Call 811 or www.811.com to find out what utilities are located and marked.  
One possible reason could be before you dig.

**NOT FOR CONSTRUCTION**

**cma**  
chen moore and associates

2103 Coral Way  
Suite 401  
Miami, FL 33145  
786.497.2500  
www.chenmoore.com

**REGISTRATION**  
PATRICK D. MAINBRIN, P.E.  
REGISTRATION NO. 78555  
DATE: 3/28/2021

**CLIENT**  
FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
VALHALLA RESORT - MARATHON

MARATHON, FLORIDA  
PROJECT NUMBER: 20-584.001  
CLIENT PROJECT NUMBER:

**VERIFY SCALES**  
0" = 1"  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE**  
03/26/2021

**DESIGNED BY**  
NSK

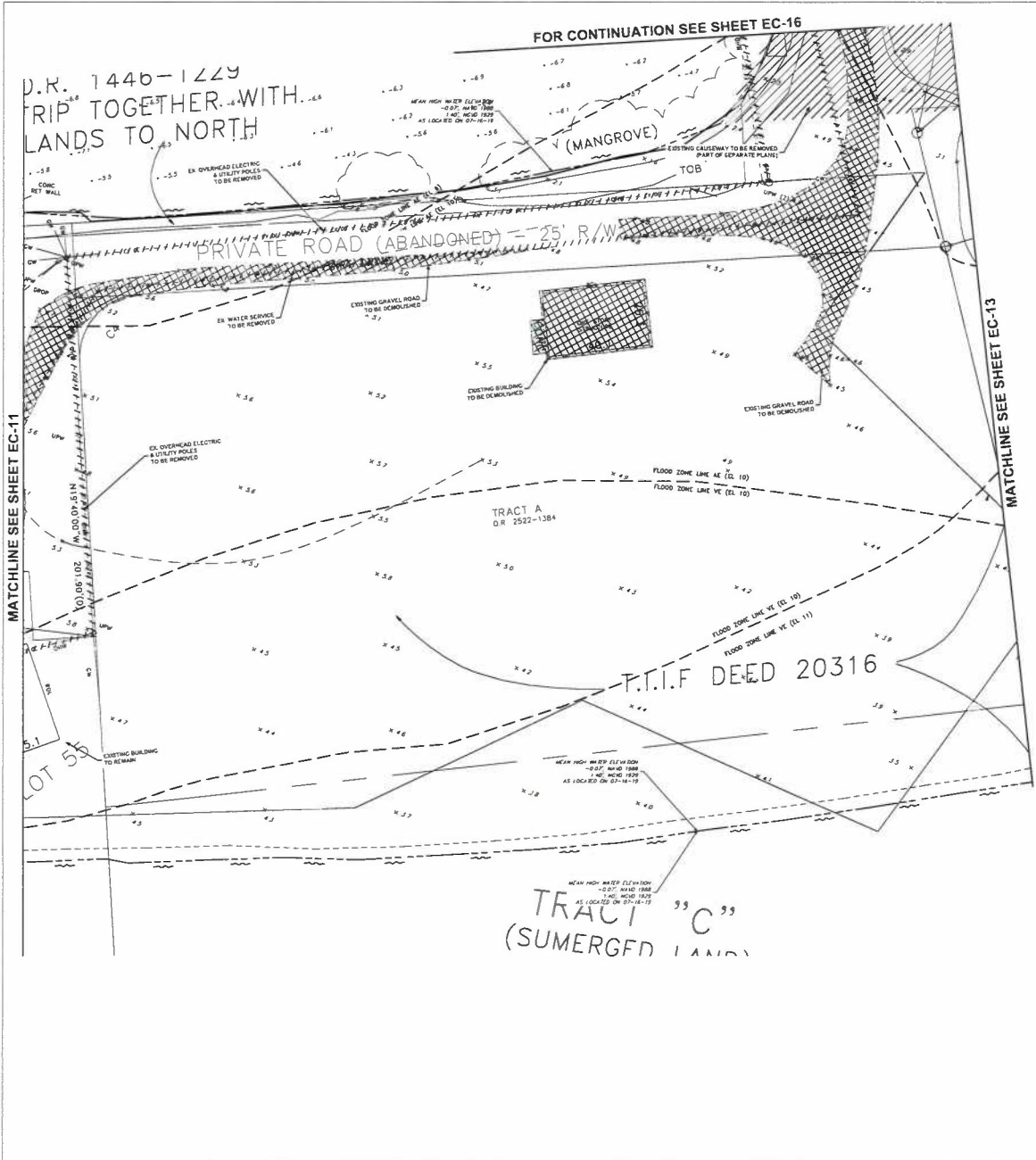
**DRAWN BY**  
AA

**CHECKED BY**  
PDK

**DRAWING TITLE**  
EXISTING CONDITIONS AND DEMOLITION PLAN

**DRAWING NUMBER**  
EC-11  
14 OF 29

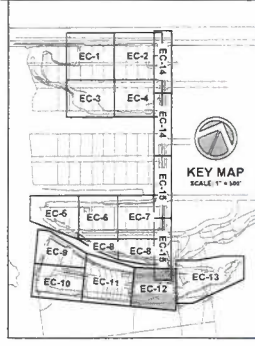
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FOR CONTINUATION SEE SHEET EC-16

MATCHLINE SEE SHEET EC-11

MATCHLINE SEE SHEET EC-13



**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANGROVE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING STORMWATER DRAINAGE LINE
- EXISTING BURIED ELECTRIC DUCT
- EXISTING OVERHEAD ELECTRIC LINE
- ITEM TO BE DEMOLISHED
- AREA TO BE DEMOLISHED

**DEMOLITION NOTES:**

1. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONTINUING AND SEALING HAS BEEN COMPLETED AND VERIFIED BY METRIC.
2. BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO OBTAIN PERMITS FOR THE REMOVAL, COLLECTION AND DISPOSAL OF CHEMICALS, CABLES, EXPLOSIVES, ACIDS, FLAMMABLES OR OTHER DANGEROUS MATERIALS.
3. CONTRACTOR DEMOLITION OPERATIONS AND REMOVAL SHALL BE PERFORMED WITH MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS AND OTHER ADJACENT OCCUPIED AND UNOCCUPIED FACILITIES.
4. DO NOT CLOSE OR OBSTRUCT STREETS, WALKWAYS OR OTHER ADJACENT OCCUPIED OR UNOCCUPIED FACILITIES WITHOUT PERMISSION FROM OWNER, THE TRAFFIC AND AUTHORITY HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AND/OR SIGNAGE OR OBSTRUCTED TRAFFIC SIGNALS AS REQUIRED BY GOVERNING REGULATIONS.
5. CONTRACTOR DEMOLITION OPERATIONS TO PREVENT HARM TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA. ERECT TEMPORARY PROTECTION, SUCH AS WALLS, FENCES, BARRIERS, BARRICADES, ETC. WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
6. UTILITY SERVICES AND VEHICULAR ACCESS TO LOT 4 (TO REMAIN) SHALL BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION.
7. ADJACENT PROPERTIES SHALL BE CLEARED OF STUMP, LIMBS, AND DEBRIS CAULDED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
8. FOR SELECTIVE DEMOLITION, USE CUTTING METHOD, LEAST LIKELY TO CAUSE CONSTRUCTION TO BE DAMAGED OR ADJACENT SURFACES. USE HAND OR SMALL POWER TOOLS FOR BRUSHING OR REMOVING NOT HARDENED OR CHIPPING. TEMPORARILY COVER OPENINGS TO REMAIN.
9. DEMOLISH CONCRETE SMALL SECTIONS, CUT CONCRETE AT JUNCTIONS WITH CONSTRUCTION TO REMAIN, USING POWER-OPERATED MACHINERY. SAW OR HAND TOOLS DO NOT USE POWER-OPERATED IMPACT TOOL.
10. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTERISTICS, AND DEPTHS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE UTILITY COMPANY, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATION OF ALL EXISTING UTILITIES THAT ARE NOT SHOWN.
11. REMOVAL, DEMOLITION, HAULING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY D.D.P., U.S.A. AND ANY OTHER AUTHORITY HAVING JURISDICTION.
12. REFER TO GENERAL NOTE # 4 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
13. ALL EXISTING PATHWAYS AND STREET LIGHTING SHALL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY CEMA & ASSOCIATES, SEP 1994. UNLESS OTHERWISE NOTED, ADDITIONAL INFORMATION WAS OBTAINED FROM AVAILABLE AND RECORDED DRAWINGS PROVIDED BY UTILITY COMPANIES, GLE INFORMATION AND FIELD NOTES.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC DATUM OF 1929 (NGD 29).
3. NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DEMONSTRATION # 2 29 1747 ELEVATION = 4.27 HANG BE 14 (APPROX 20)
4. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSH, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

**Sunshine 811**  
 Call 811 or www.sunshine811.com to help full business days before digging. To save utilities located and marked.  
 One product, one number, one call, before you dig.  
**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 402  
 Miami, FL 33145  
 786.497.3500  
 www.cma-chen.com

**REGISTRATION**  
 PATRICK D. KAINMAH, PE  
 REGISTRATION NO. 78335  
 DATE: 3/26/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER  
 20-584.001

**CLIENT PROJECT NUMBER**  
 20-584.001

**VERIFY SCALES**  
 0" = 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NISK

**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

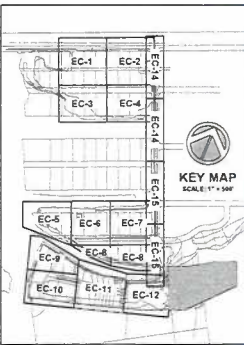
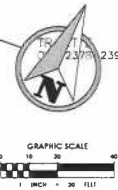
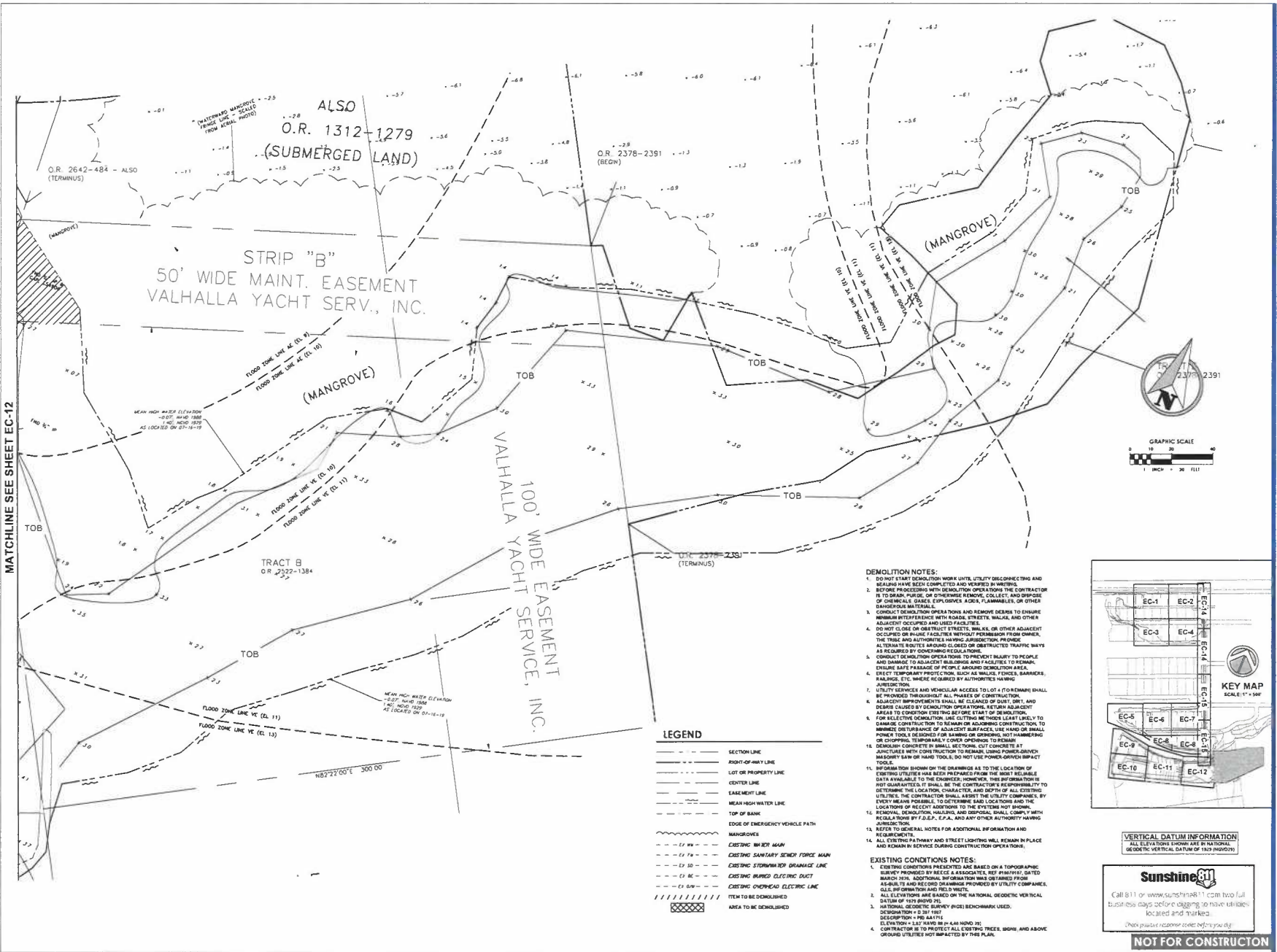
**DRAWING TITLE**  
 EXISTING CONDITIONS AND DEMOLITION PLAN  
**EC-12**

**DRAWING NUMBER**  
 EC-12

15 OF 29



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Plotter Name: cma  
MicroStation Version: 1000  
Printer Name: M:\Work\2020\20584-001\mshp1resprt1 - mshp1resprt1.ctb



LEGEND	
---	SECTION LINE
- - - - -	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
---	EXISTING MANHOLE
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING STORMWATER DRAINAGE LINE
---	EXISTING BURIED ELECTRIC DUCT
---	EXISTING OVERHEAD ELECTRIC LINE
---	ITEM TO BE DEMOLISHED
---	AREA TO BE DEMOLISHED

- DEMOLITION NOTES:**
- DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEPARATION HAVE BEEN COMPLETED AND REPEATED BY INSPECTOR.
  - BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO MAKE PROVISIONS FOR OTHERS REMOVE, COLLECT, AND DISPOSAL OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER HAZARDOUS MATERIALS.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, UTILITY MAINS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
  - DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR PLANNED FACILITIES WITHOUT PERMISSION FROM OWNER, THE TRUCK AND AUTHORITY HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS AS REQUIRED BY ENGINEERING FIELD NOTES.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT HARM TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PARADE OF PEOPLE AROUND DEMOLITION AREA.
  - ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, BARRIERS, FLAGPOLES, ETC. WHERE REQUIRED BY AUTHORITY HAVING JURISDICTION.
  - UTILITY SERVICES AND VEHICULAR ACCESS TO LOT A TO REMAIN SHALL BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION.
  - ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DIRT, GRIT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. REPAIR ADJACENT AREAS TO EXISTING CONDITION BEFORE START OF DEMOLITION.
  - FOR SELECTIVE DEMOLITION LINE CUTTING METHODS LINEARLY TO DAMAGE CONTRACTION TO REMAIN OR ADJOINING CONSTRUCTION, TO MINIMIZE OVER EXPOSURE OF ADJACENT AIR FORCE, LINE HAND OR SMALL POWER TOOLS DESIGNED FOR BAWING OR GRINDING, NOT HAMMERS OR CHIPPING. TEMPORARILY COVER OPERATIONS TO REMAIN USING POWER-DRIVEN TOOLS.
  - DEMOLISH CONCRETE IN SMALL SECTIONS. CUT CONCRETE AT JOINTS WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN TOOLS.
  - NO SHOT-TOUR SHOTS OR BURSTS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. HOWEVER, THE BEST PRACTICE IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY REQUEST, IN MEASURING AND LOCATING ALL UTILITIES. THE LOCATION OF RECENT ADDITIONS TO THE SYSTEMS NOT SHOWN.
  - THE FINAL DEMOLITION, HAZARDOUS, AND SPECIAL REGULATIONS WITH REGULATIONS BY F.D.E.P., E.P.A., AND ANY OTHER AUTHORITY HAVING JURISDICTION.
  - REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - ALL EXISTING PA THAWAY AND STREET LIGHTING SHALL REMAIN IN PLACE AND MAINTAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY EC2 & ASSOCIATES, REF #PH0167. GATED MATCH LINES. ADDITIONAL INFORMATION MAY OBTAIN FROM AS-BUILT AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. CALL FOR INFORMATION AND RECORDS.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
  - ALL HORIZONTAL GEODETIC SURVEY POINTS BENCHMARKS USED. DEMONSTRATION # 2 BY 1817.
  - DEMOLITION # 1 BY 1817. ELEVATION + 1.57 HAWD IN 4.48 HAWD 75. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SHRUBS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88)

**Sunshine80**  
Call 811 or www.sunshine80.com two full business days before digging to make utilities located and marked.  
*Check please to response come before you dig.*

**NOT FOR CONSTRUCTION**

**cma**  
chen moore and associates  
2102 Coral Way  
Suite 401  
Miami, FL 33145  
786.493.5500  
www.chenmoore.com

**REGISTRATION**  
PATRICK D. KAIMBAHM, P.E.  
REGISTRATION NO. 78335  
DATE: 3/26/2021

**CLIENT**

**FLORIDIAN HOLDINGS, LLC**

**PROJECT INFORMATION**

**VALHALLA RESORT - MARATHON**

**MARATHON, FLORIDA**

**PROJECT NUMBER 20-584.001**

**CLIENT PROJECT NUMBER**

**VERIFY SCALES**

0 1" = 30'  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE 03/26/2021**

**DESIGNED BY NSK**

**DRAWN BY AA**

**CHECKED BY PDK**

**DRAWING TITLE**

**EXISTING CONDITIONS AND DEMOLITION PLAN**

**DRAWING NUMBER**

**EC-13**  
16 OF 79

CLIENT

FLORIDIAN  
HOLDINGS, LLC

PROJECT INFORMATION

VALLHALLA  
RESORT -  
MARATHON

MARATHON, FLORIDA

PROJECT NUMBER  
20-584.001

CLIENT PROJECT NUMBER

VERIFY SCALES

0" = 1"  
IF NOT ONE INCH ON THIS SHEET,  
ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
03/26/2021

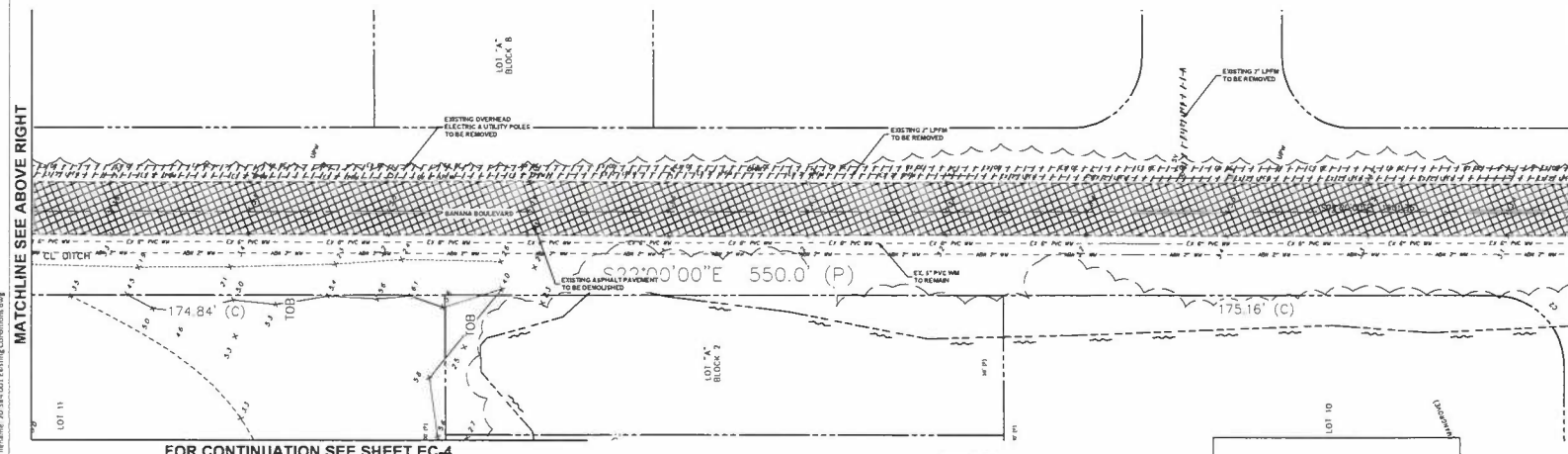
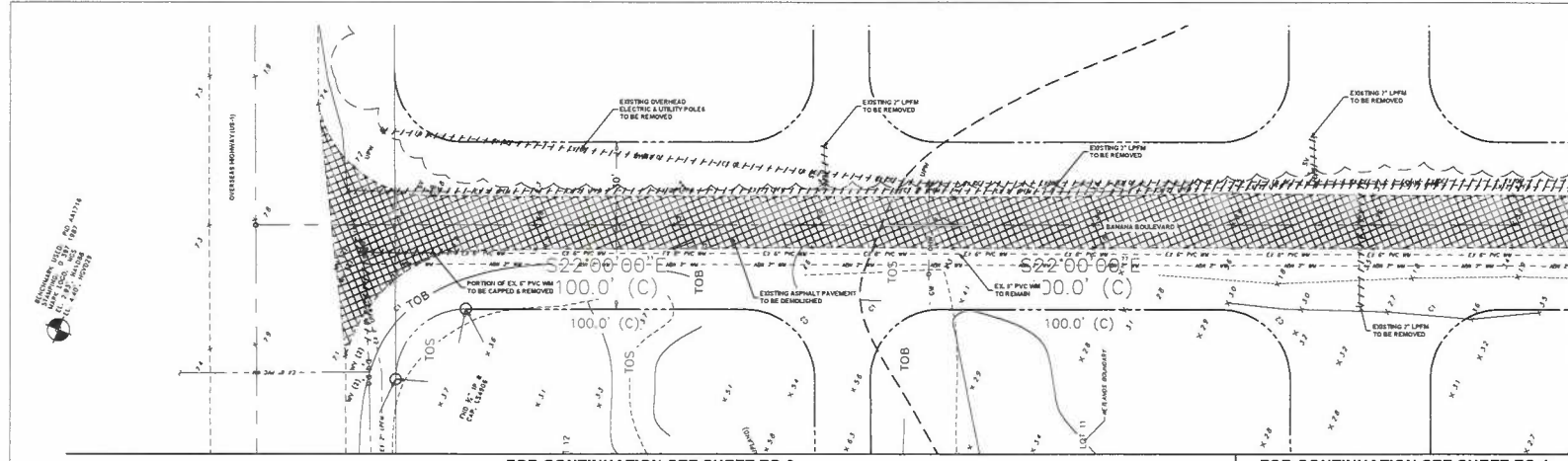
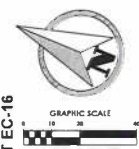
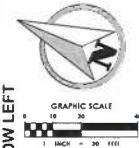
DESIGNED BY  
NSK

DRAWN BY  
AA

CHECKED BY  
PDK

DRAWING TITLE  
**EXISTING  
CONDITIONS  
AND DEMOLITION  
PLAN**

DRAWING NUMBER  
**EC-14**  
17 of 79



MATCHLINE SEE ABOVE RIGHT

MATCHLINE SEE BELOW LEFT

MATCHLINE SEE SHEET EC-16

FOR CONTINUATION SEE SHEET EC-2

FOR CONTINUATION SEE SHEET EC-4

FOR CONTINUATION SEE SHEET EC-4

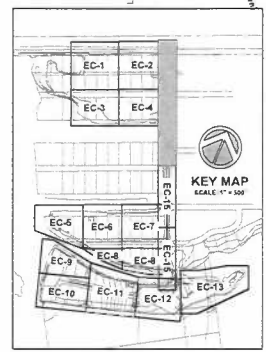
**DEMOLITION NOTES:**

- DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED BY WRITING.
- BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO OBTAIN PERMITS OR OTHER NECESSARY COULDS, AND INSURE OF CHEMICAL, GAS, OR OTHER ACID, FLAMMABLE, OR OTHER DANGEROUS MATERIALS. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR UNUSED FACILITIES WITHOUT PERMISSION FROM EITHER THE TIER 1 AND AUTHORITY HAVING JURISDICTION, PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC ROUTES AS REQUIRED BY GOVERNING REGULATIONS.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT SUBURBAN AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
- ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCE, BARBERS, HANDRAIL, ETC. WHICH REQUIRED BY AUTHORITY HAVING JURISDICTION.
- PROTECT EXISTING SITE INFRASTRUCTURE, APPURTENANCES, AND LANDSCAPING TO REMAIN.
- ADJACENT INFRASTRUCTURE SHALL BE CLEANED OF DIRT, DEBRIS AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. REMOVE ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
- FOR SELECTIVE DEMOLITION, USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. TO REMOVE SURFACES OF ADJACENT SURFACES, USE HAND OR SMALL POWER TOOLS DESIGNED FOR CARVING OR GRINDING, NOT HAMMERS OR CHIPPING. TEMPORARILY COVER OPENINGS TO REMAIN

- DEMOLISH CONCRETE IN SMALL SECTIONS, CUT CONCRETE AT JUNCTIONS WITH CONSTRUCTION TO REMAIN, USING POWER DRIVEN BATTERY SAW HAND TOOLS, DO NOT USE POWER DRIVEN IMPACT TOOLS.
- IF INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER, HOWEVER, THE INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE EXACT LOCATION AND THE LOCATION OF RECENT ADDITIONS TO THE SYSTEM NOT SHOWN.
- REMOVAL, DEMOLITION, HAULING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY D.D.E.P., E.P.A., AND ANY OTHER AUTHORITY HAVING JURISDICTION.
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ALL EXISTING 4\"/>

**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MAIN DRAIN
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING STORMWATER DRAINAGE LINE
- EXISTING BURIED ELECTRIC DUCT
- EXISTING OVERHEAD ELECTRIC LINE
- ITEM TO BE DEMOLISHED
- AREA TO BE DEMOLISHED



**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY POLICE & ASSOCIATES, REF #1878187, DATED 08/26/2019. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, GLE, SFO, AND FIELD VISITS.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 83).
- NATIONAL GEODETIC SURVEY (NAD 83) BENCHMARK USED: DEMONSTRATION 2 397 1187 (ELEVATION = 2.57 FEET IN LARS POINT)
- CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSH, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 83)

**Sunshine811**  
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
*Check positive response codes before you dig.*

**NOT FOR CONSTRUCTION**



CLIENT

FLORIDIAN HOLDINGS, LLC

PROJECT INFORMATION

VALHALLA RESORT - MARATHON

MARATHON, FLORIDA

PROJECT NUMBER  
20-584.001

CLIENT PROJECT NUMBER

VERIFY SCALES

0" = 1"  
IF NOT ONE INCH ON THIS SHEET,  
ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
03/26/2021

DESIGNED BY  
NSK

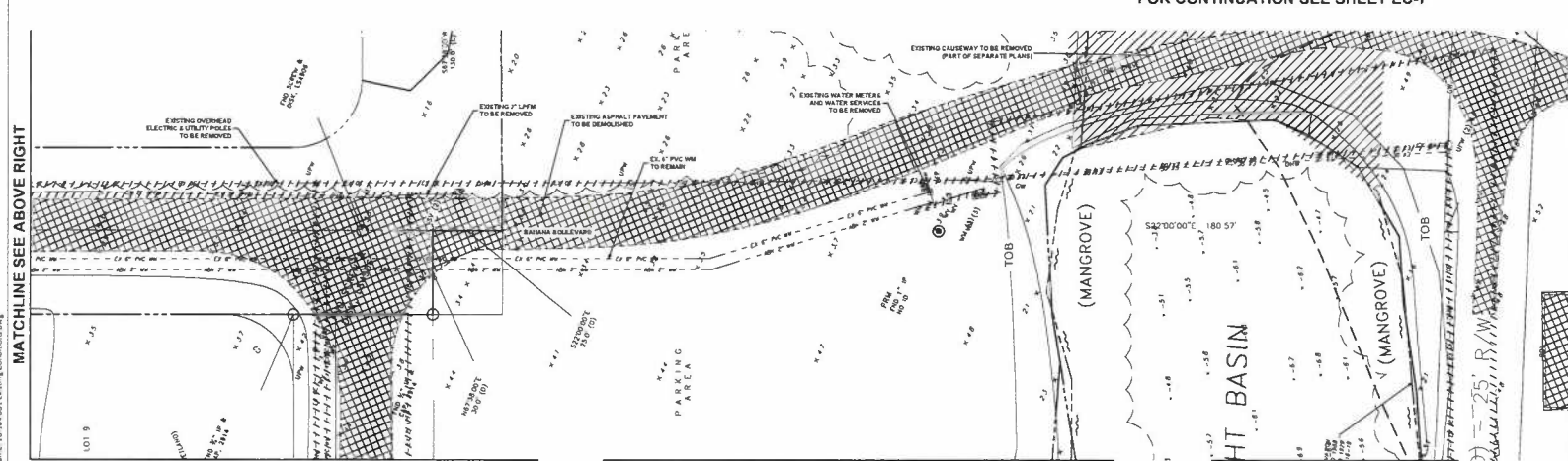
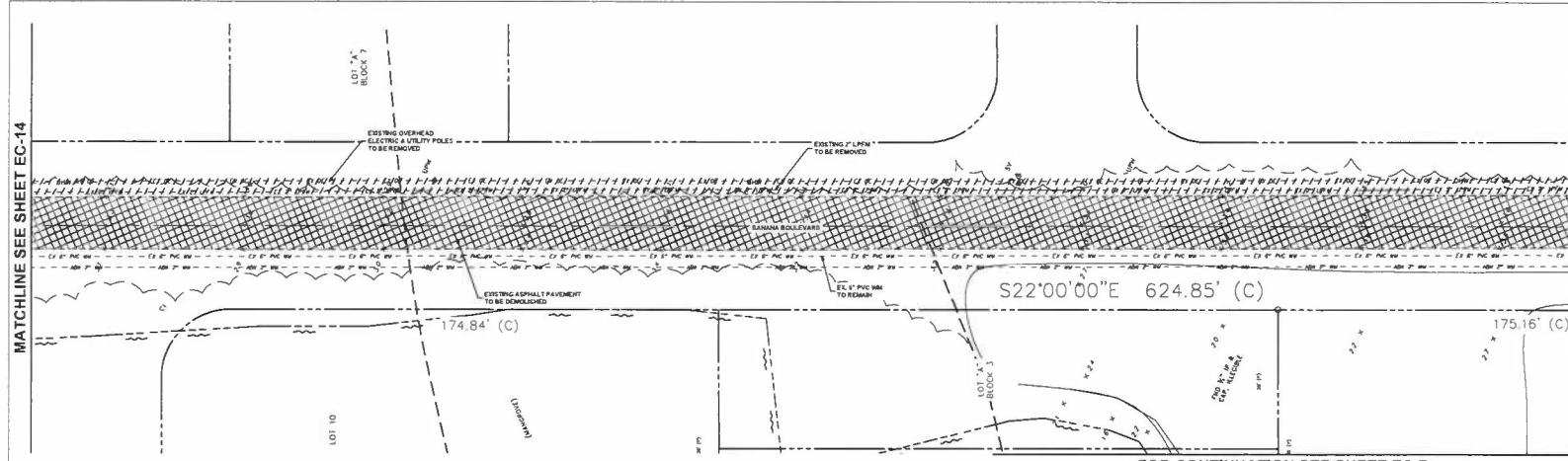
DRAWN BY  
AA

CHECKED BY  
PKD

DRAWING TITLE  
EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING NUMBER  
EC-15

16 OF 79



MATCHLINE SEE SHEET EC-14

MATCHLINE SEE BELOW LEFT

MATCHLINE SEE ABOVE RIGHT

MATCHLINE SEE SHEET EC-12

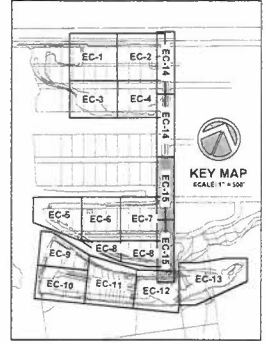
FOR CONTINUATION SEE SHEET EC-7

FOR CONTINUATION SEE SHEET EC-8

FOR CONTINUATION SEE SHEET EC-7

**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANGROVE
- EXISTING BURIED MAIN
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING STORMWATER ORANGE LINE
- EXISTING BURIED ELECTRIC DUCT
- EXISTING OVERHEAD ELECTRIC LINE
- ITEM TO BE DEMOLISHED
- AREA TO BE DEMOLISHED



- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REC-8 & RECORDED BY 19179 (DATED MARCH 2004). ADDITIONAL INFORMATION HAS BEEN OBTAINED FROM ARCH-10 AND RECORDS & RECORDS PROVIDED BY UTILITY COMPANIES. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
  - NATIONAL GEODETIC SURVEY POINTS BENCHMARK USED: BENCHMARK # 2011187 ELEVATION = 2.57 HANG IN IN (AS NOTED 20)
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SHRUBS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
ALL ELEVATIONS SHOWN ARE BY NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

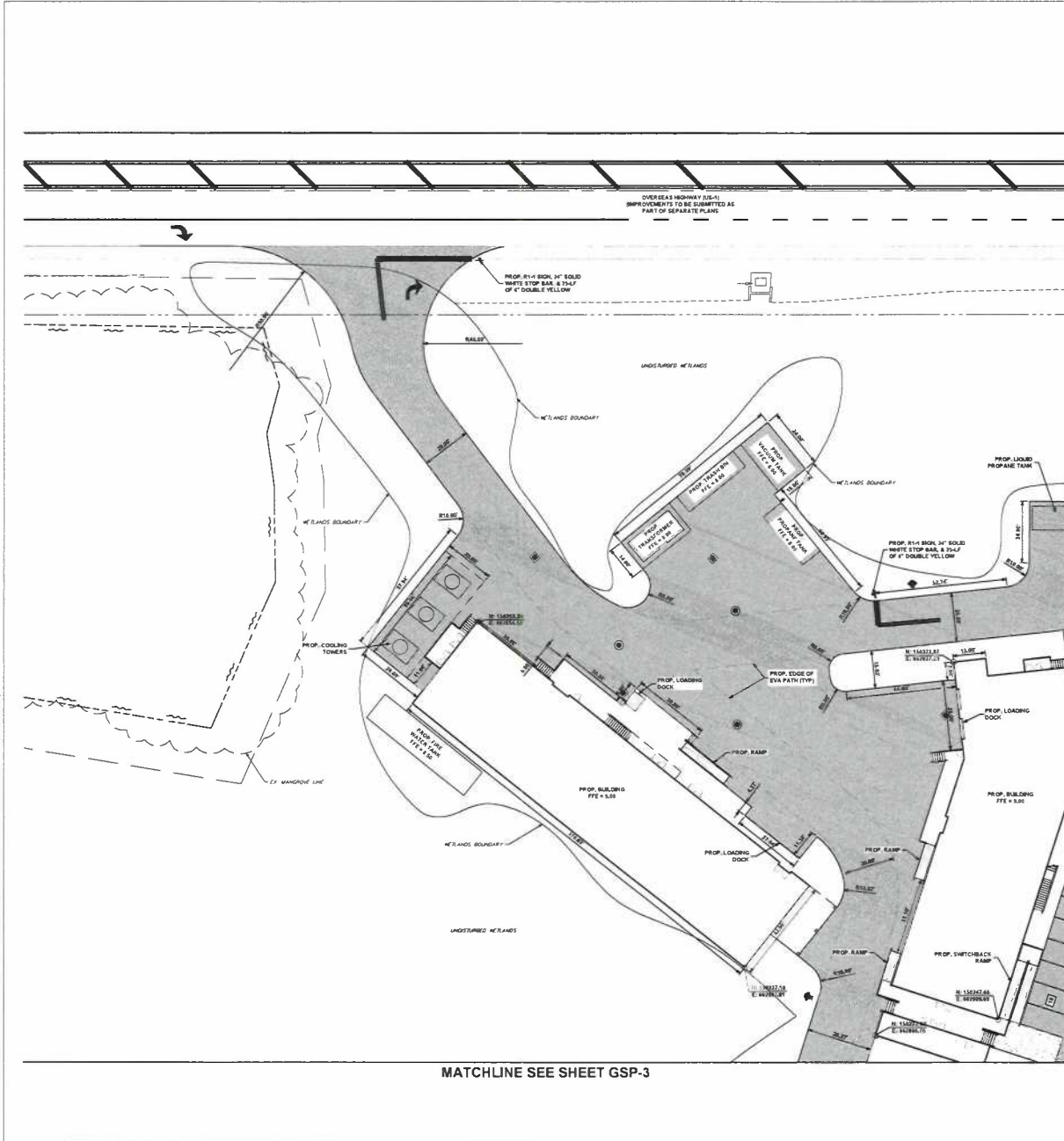
**Sunshine811**  
Call 811 or www.sunshine811.com two full business days before digging to locate utilities located and marked.  
*Check please 24 hours before you dig.*

**NOT FOR CONSTRUCTION**

- DEMOLITION NOTES:**
- DO NOT START DEMOLITION WORK UNTIL UTILITY LOCATIONS AND MARKS HAVE BEEN COMPLETED AND NOTICED BY WRITING.
  - BEFORE PROCEEDING WITH DEMOLITION OPERATIONS THE CONTRACTOR IS TO DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICAL, LIQUID, FLAMMABLE, AGES, FLAMMABLE, OR OTHER DANGEROUS MATERIALS.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROAD, STREET, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
  - DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER. THE TOWN AND AUTHORITIES HAVING JURISDICTION PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC INFRASTRUCTURE REQUIRED BY GOVERNING REGULATIONS.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
  - ERECT TEMPORARY PROTECTION SUCH AS WALKS, FENCES, BARRIERS, RAILINGS, ETC. WHICH REQUIRED BY AUTHORITY HAVING JURISDICTION.
  - PROTECT EXISTING UTILITIES, APPURTENANCES, AND LANDSCAPING TO REMAIN.
  - ADJACENT IMPROVEMENTS SHALL BE CLEANED OF DIRT, DEBRIS AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING AT START OF DEMOLITION.
  - FOR SELECTIVE DEMOLITION USE CUTTING METHODORS LEAST LIKELY TO CAUSE OR CONSTRUCT TO REMAIN OR ADJACENT CONSTRUCTION TO MINIMIZE DISTURBANCE OF ADJACENT SURFACE. USE HAND OR SMALL POWER TOOLS DESIGNED FOR GRABBING OR GRIPPING, NOT HAMMERS OR CHIPPING. TEMPORARILY COVER OPENINGS TO REMAIN.

- DEMOLISH CONCRETE IN SMALL SECTIONS, CUT CONCRETE AT JUNCTIONS WITH CONSTRUCTION TO REMAIN, USING POWER-DRIVEN SAWING. SAW HAND TOOLS DO NOT USE POWER-DRIVEN IMPACT TOOLS.
- LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RECENT DATA AVAILABLE TO THE ENGINEER; HOWEVER, THE INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER, AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSESS THE UTILITY COMPANIES. BY EVERY MEANS POSSIBLE TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS TO THE SYSTEM NOT SHOWN.
- REMOVAL, DEMOLITION, HAULING, AND DISPOSAL SHALL COMPLY WITH REGULATIONS BY F.D.E.P., C.P.A., AND ANY OTHER AUTHORITY HAVING JURISDICTION.
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ALL EXISTING PATHWAYS AND STREET LIGHTING WILL REMAIN IN PLACE AND REMAIN IN SERVICE DURING CONSTRUCTION OPERATIONS.

File Date: 3/26/2021 10:52:38 AM User: cma\jshaherty - Project Name: GSP-1  
 Folder Path: V:\Projects\2020\20-584.001 - Valhalla Resort - Marathon\Drawings\CD\Site Plans



MATCHLINE SEE SHEET GSP-3

MATCHLINE SEE SHEET GSP-2



**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	RETACKLINE
	MEAN HIGH WATER LINE
	TOP OF BANK
	EDGE OF EMERGENCY VEHICLE PATH
	MANGROVES
	STEEL FENCE
	PROPOSED DRAINAGE INLET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED SIGNAL
	PROPOSED CONCRETE
	PROPOSED STABILIZED PATH

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY RECIS & ASSOCIATES, INC. DATED MARCH 2021. ADDITIONAL INFORMATION WAS OBTAINED FROM AVAILABLE AND RECORDED DRAWINGS PROVIDED BY UTILITY COMPANIES, G.L.E. INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
  - NATIONAL GEODETIC SURVEY POINTS BENCHMARK USED: BENCHMARK = 0 291 1981 DESCRIPTION = 102 MATHY ELEVATION = 3.27 NAVD 83 (4.48 NGVD 29)
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BOWNS AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

**Sunshine**  
 Call 811 or www.sunshine11.com two (2) business days before digging to have utilities located and marked.  
 One place - one call - done better you do.  
**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786.497.1500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAIMRAH, PE  
 REGISTRATION NO. 78533  
 DATE: 3/28/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER 20-584.001  
 CLIENT PROJECT NUMBER

**VERIFY SCALES**  
 0 = 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

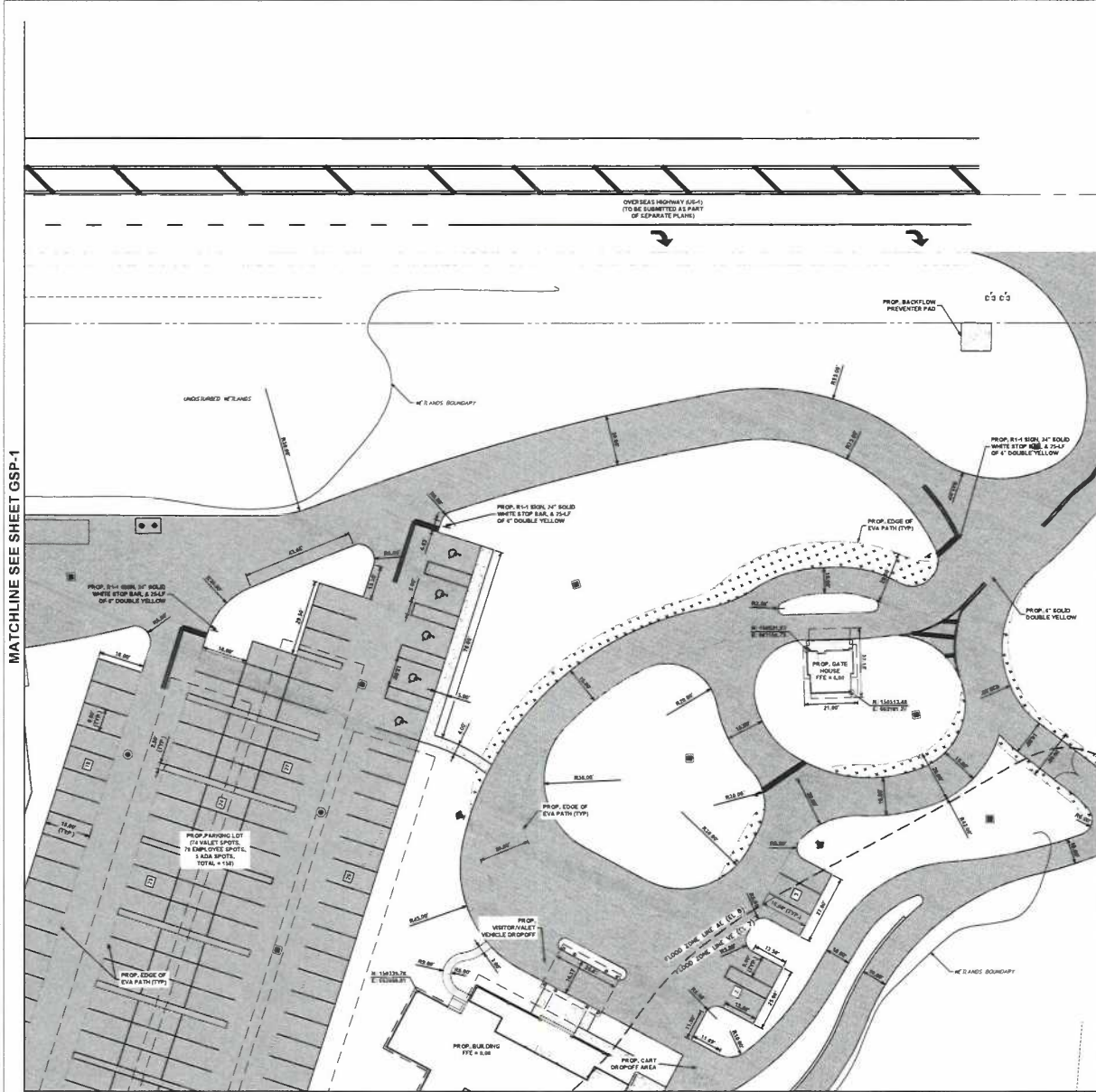
**CHECKED BY**  
 PDK

**DRAWING TITLE**

**GEOMETRIC SITE PLAN**

**DRAWING NUMBER**  
**GSP-1**  
 19 OF 79

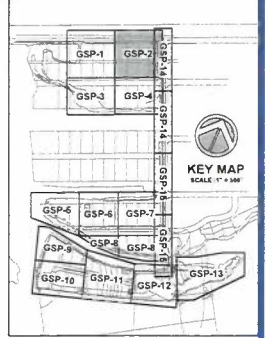
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 File Name: 20250121-01-00-PLAN-1-FLORIAN HOLDINGS, LLC - MARATHON RESORT - MARATHON FLORIDA.dwg  
 Plot Path: \\V:\projects\20250121-01-00-PLAN-1-01-00-PLAN-1-FLORIAN HOLDINGS, LLC - MARATHON RESORT - MARATHON FLORIDA.dwg



MATCHLINE SEE SHEET GSP-1

FOR CONTINUATION SEE SHEET GSP-14

MATCHLINE SEE SHEET GSP-4



**LEGEND**

- SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - LOT OR PROPERTY LINE
- - - CENTER LINE
- - - RETRACK LINE
- - - MEAN HIGH WATER LINE
- - - TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANGROVE
- STEEL FENCE
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE WELL
- PROPOSED FLEX VIBRANT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STABILIZED PATH

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESERVED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE ASSOCIATE, INC. (11/14/17) DATED MARCH 2018. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
  - NATIONAL GEODETIC SURVEY POINTS (BENCHMARK USED) DESIGNATION: 1301 TRAIL
  - DESCRIPTION: 4 PD 44174 ELEVATION: 4.307 HAD BE IN 448 HUND 200 CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88)

**Sunshine811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 (Check your account info before you dig)  
**NOT FOR CONSTRUCTION**

**cma**  
 Chase Moore and associates  
 7103 Coral Way  
 Suite 601  
 Miami, FL 33145  
 786.497.1500  
 www.cma-engineers.com

**REGISTRATION**  
 PATRICK D. KAJIMAIN, P.E.  
 REGISTRATION NO. 78335  
 DATE: 3/26/2021

**CLIENT**  
 FLORIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
**PROJECT NUMBER**  
 20-584.001

**CLIENT PROJECT NUMBER**  
 1301 TRAIL

**VERIFY SCALES**  
 0 1" = 1'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

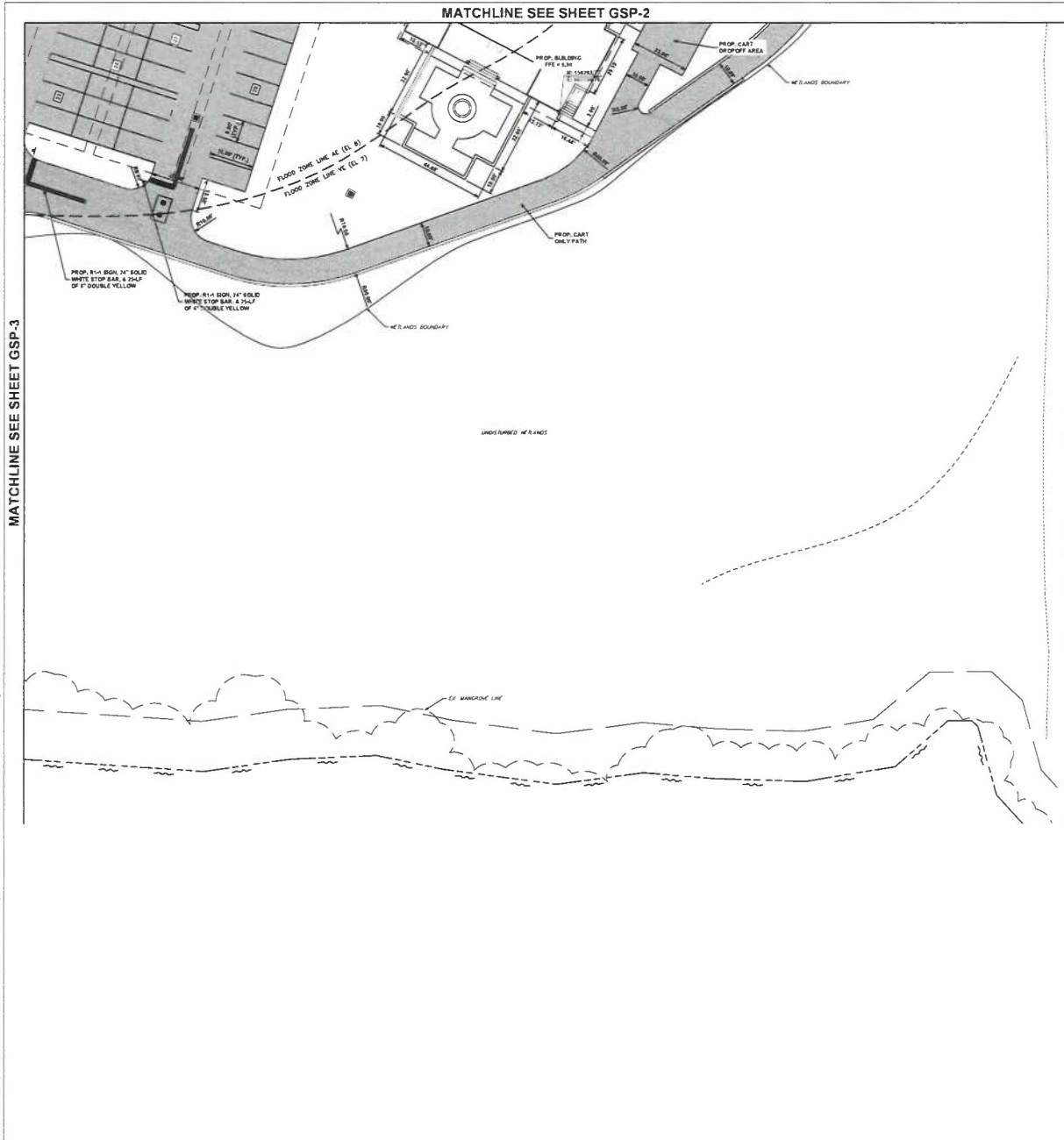
**DRAWING TITLE**  
 GEOMETRIC SITE PLAN

**DRAWING NUMBER**  
**GSP-2**  
 20 OF 79





Proj Name: 20584.001\_03\_26\_2021 - Sunshine 811.com two full business days before digging to save utilities located and marked.  
 Folder Path: V:\Projects\20584.001 - VALHALLA RESORT - MARATHON\Drawings\CAD\Sheets File Name: 20-584-001\_Geom-015\_Site Plan.dwg



FOR CONTINUATION SEE SHEET GSP-14



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	BACKTRACK LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
X-X-X-X	STEEL FENCE
M	PROPOSED DRAINAGE MANHOLE
H	PROPOSED DRAINAGE MANHOLE
H	PROPOSED FIRE HYDRANT
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED ESTABLISHED PATH

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, P.E. (11/17/17). DATED MATCH LINE. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILT'S AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. CALL INFORMATION AND FIELD NOTES.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
- NATIONAL GEODETIC SURVEY POINTS (BENCHMARK) USED: DESCRIPTION = PD 441714 ELEVATION = 2.227 MGD BE B-448 (MGVD 79)
- CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (MGVD79)  
 = 0.000

**Sunshine 811**  
 Call 811 or www.sunshine811.com two full business days before digging to save utilities located and marked.  
 (www.sunshine811.com/learn-more-about-us)  
**NOT FOR CONSTRUCTION**

**cma**  
 ches moore and associates  
 2102 Coral Way  
 Suite 401  
 Miami, FL 33145  
 784.493.3500  
 www.chesmoore.com

**REGISTRATION**  
 PATRICK D. KAINRAH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/29/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
**PROJECT NUMBER**  
 20-584.001  
**CLIENT PROJECT NUMBER**

**VERIFY SCALES**  
 0 1" = 30'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.  
**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

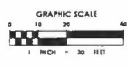
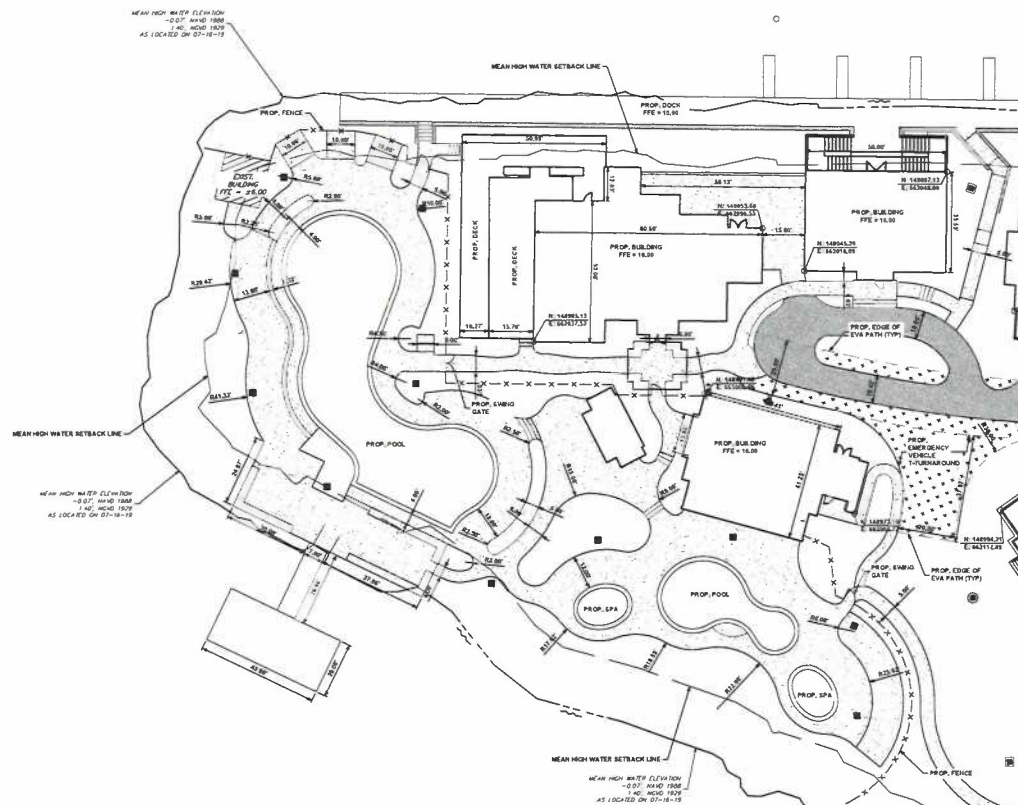
**CHECKED BY**  
 PDK

**DRAWING TITLE**  
 GEOMETRIC SITE PLAN

**DRAWING NUMBER**  
**GSP-4**  
 22 OF 79



PROJECT: 20-584.001 FLORIDA MARATHON RESORT - MARATHON, FLORIDA  
 DRAWING: 20-584.001 GEOMETRIC SITE PLAN  
 DATE: 03/26/2021  
 DESIGNED BY: NSK  
 CHECKED BY: AA  
 DRAWN BY: PDK



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	RETRACT LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
---	STEEL FENCE
---	PROPOSED DRAINAGE PILE
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED FIRE HYDRANT
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED ESTABLISHED PATH

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REC CE A ASSOCIATES, REF PROJECT DATED MARCH 2021. ADDITIONAL INFORMATION WILL OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD NOTES.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
- NATIONAL GEODETIC SURVEY POINTS BENCHMARK USED: GERMANTOWN 12, 201, 1001
- CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BIRKS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88)

**Sunshine**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 Check positive response cards before you dig!  
**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Canal Way  
 Suite 401  
 Miami, FL 33145  
 786.492.3500  
 www.chenmoore.com

REGISTRATION  
 PATRICK D. KAINRAH, PE  
 REGISTRATION NO. 78335  
 DATE: 3/28/2021

CLIENT  
**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION  
**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA  
 PROJECT NUMBER  
 20-584.001  
 CLIENT PROJECT NUMBER

VERIFY SCALES  
 0' = 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY  
 REVISIONS

DATE OF ISSUE  
 03/26/2021

DESIGNED BY  
 NSK

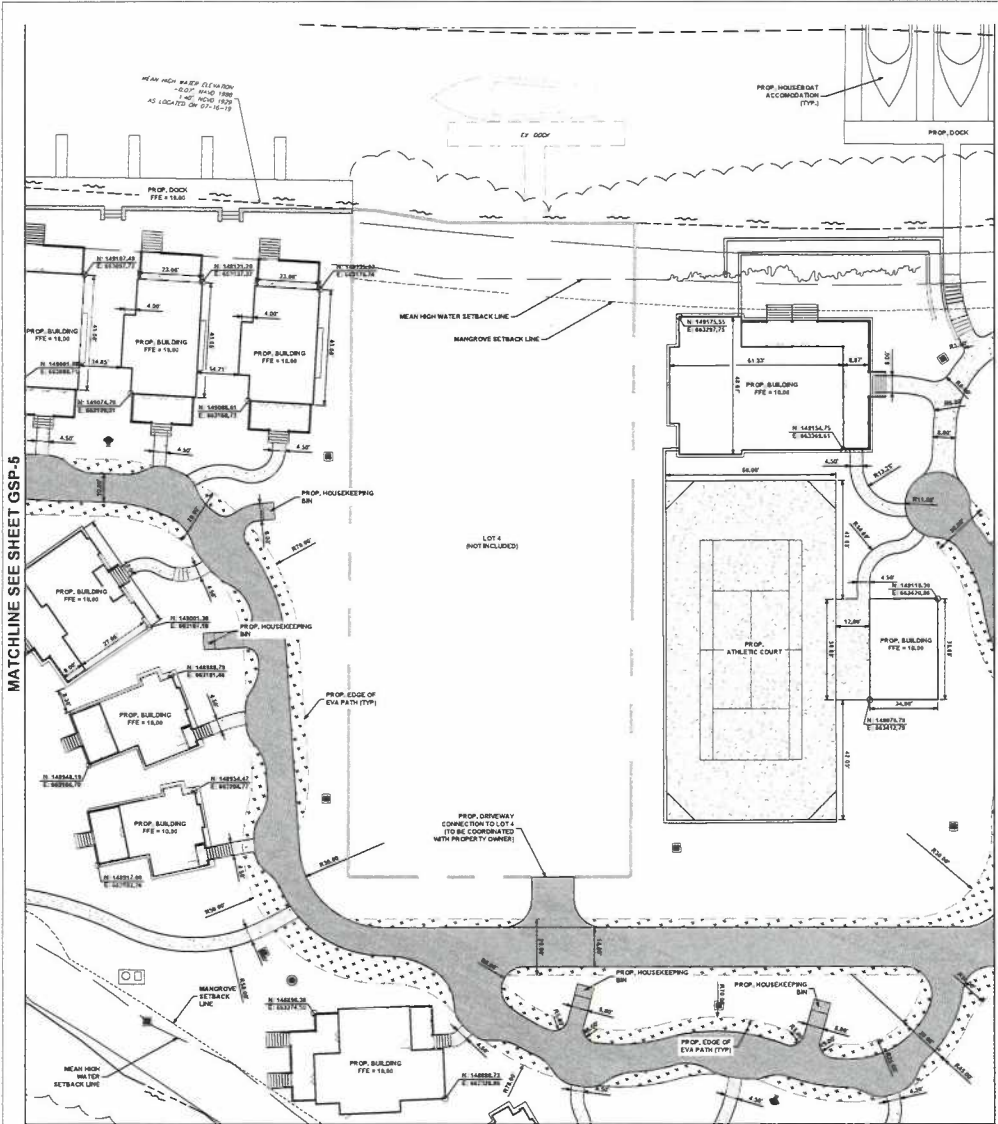
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 AA

CHECKED BY  
 PDK

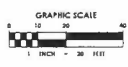
DRAWING TITLE  
**GEOMETRIC SITE PLAN**

DRAWING NUMBER  
**GSP-5**  
 23 OF 79

File Path: I:\Projects\2020\20-584\001 - Floridian Holdings - Sun - Plan.dwg  
 User: chenmoore  
 Date: 3/26/2021 10:52:45 AM  
 Plot Scale: 1" = 30'



MATCHLINE SEE SHEET GSP-8



KEY MAP  
SCALE: 1" = 30'

**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- SETBACK LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANGROVES
- STEEL FENCE
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ESTABLISHED PATH

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY RECCE & ASSOCIATES, KEY PHOTOGRAPHIC DATED MARCH 2018. ADDITIONAL INFORMATION WAS OBTAINED FROM ASSESSORS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. CALL INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC DATUM OF 1983 PROJECTIONS.
  - NATIONAL GEODETIC SURVEY POINTS BENCHMARK USED: DATUM OF 1983 PROJECTIONS.
  - CONTRACTOR IS TO VERIFY ALL EXISTING TREES, WELLS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1983 PROJECTIONS.  
 +0.00'

**Sunshine**

Call 811 or [www.sunshine811.com](http://www.sunshine811.com) for full business days, before digging, to have utilities located and marked.

Check please, before you dig!

**NOT FOR CONSTRUCTION**



REGISTRATION  
 PATRICK D. KAINRAH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/26/2021

CLIENT  
  
**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION  
  
**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA  
 PROJECT NUMBER  
**20-584.001**  
 CLIENT PROJECT NUMBER

VERIFY SCALES  
 0 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY  
 REVISIONS

DATE OF ISSUE  
**03/26/2021**

DESIGNED BY  
**NSK**

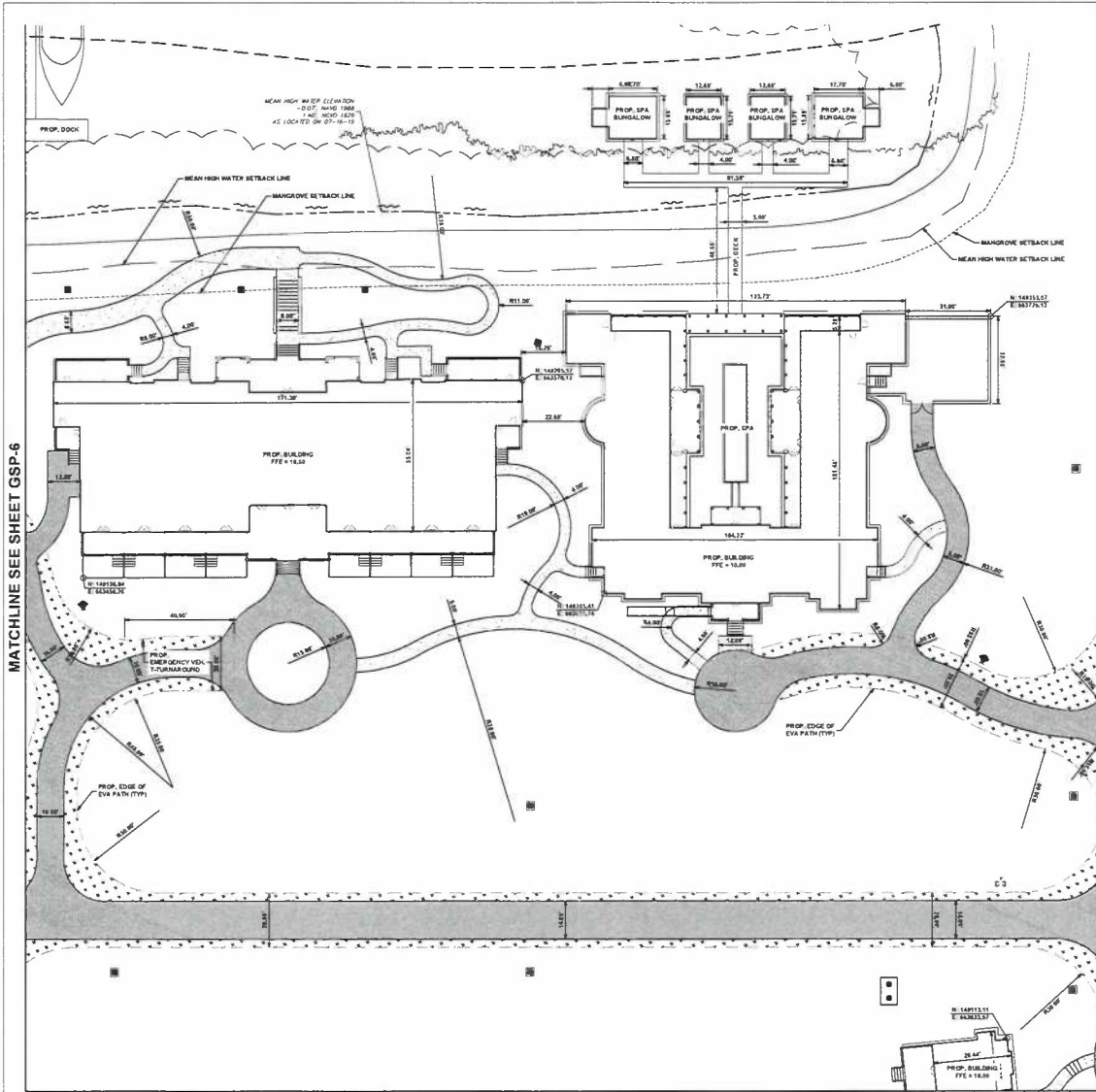
DRAWN BY  
**AA**

CHECKED BY  
**PDK**

DRAWING TITLE  
**GEOMETRIC SITE PLAN**

DRAWING NUMBER  
**GSP-6**  
 24 OF 79

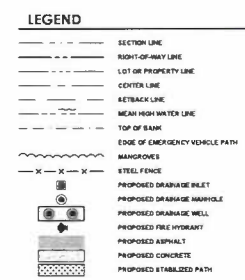
Proj Date: 11/26/2021 10:20:43 AM User Name: akshay@ltd User Name: Gsp-7  
 Folder Path: V:\Projects\2020\584-001 - Valhalla Resort - Marathon\Drawings\GIS\DWG\Sheet5  
 filename: 305-584-001\_Geometric\_Site\_Plan.dwg



FOR CONTINUATION SEE SHEET GSP-15

MATCHLINE SEE SHEET GSP-8

MATCHLINE SEE SHEET GSP-6



- EXISTING CONDITIONS NOTES:**
1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, CDP # 1017910; DATED MARCH 2016. ADDITIONAL INFORMATION WAS OBTAINED FROM AVAILABLE AND RECORDED DRAWINGS PROVIDED BY UTILITY COMPANIES, CITY OF MARATHON AND FIELD METS.
  2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1983 UNLESS OTHERWISE NOTED.
  3. NATIONAL GEODETIC SURVEY POINTS BENCHMARK USED: DESCRIPTION = PD 1847; COORDINATE = PD 1847; ELEVATION = 2.87 HIGHS IS 0-6.68 HIGHS IS; DESCRIPTION IS TO PROTECT ALL EXISTING TREES, BUSHES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1983 (NVD(83)).

**Sunshine811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 www.sunshine811.com  
**NOT FOR CONSTRUCTION**

**REGISTRATION**  
 PATRICK D. KAHNHAHN, PE  
 REGISTRATION NO. 74535  
 DATE: 3/26/2021

**CLIENT**

**FLORIDIAN HOLDINGS, LLC**

**PROJECT INFORMATION**

**VALHALLA RESORT - MARATHON**

**MARATHON, FLORIDA**

**PROJECT NUMBER**  
 20-584.001

**CLIENT PROJECT NUMBER**

**VERIFY SCALES**  
 0 1" = 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

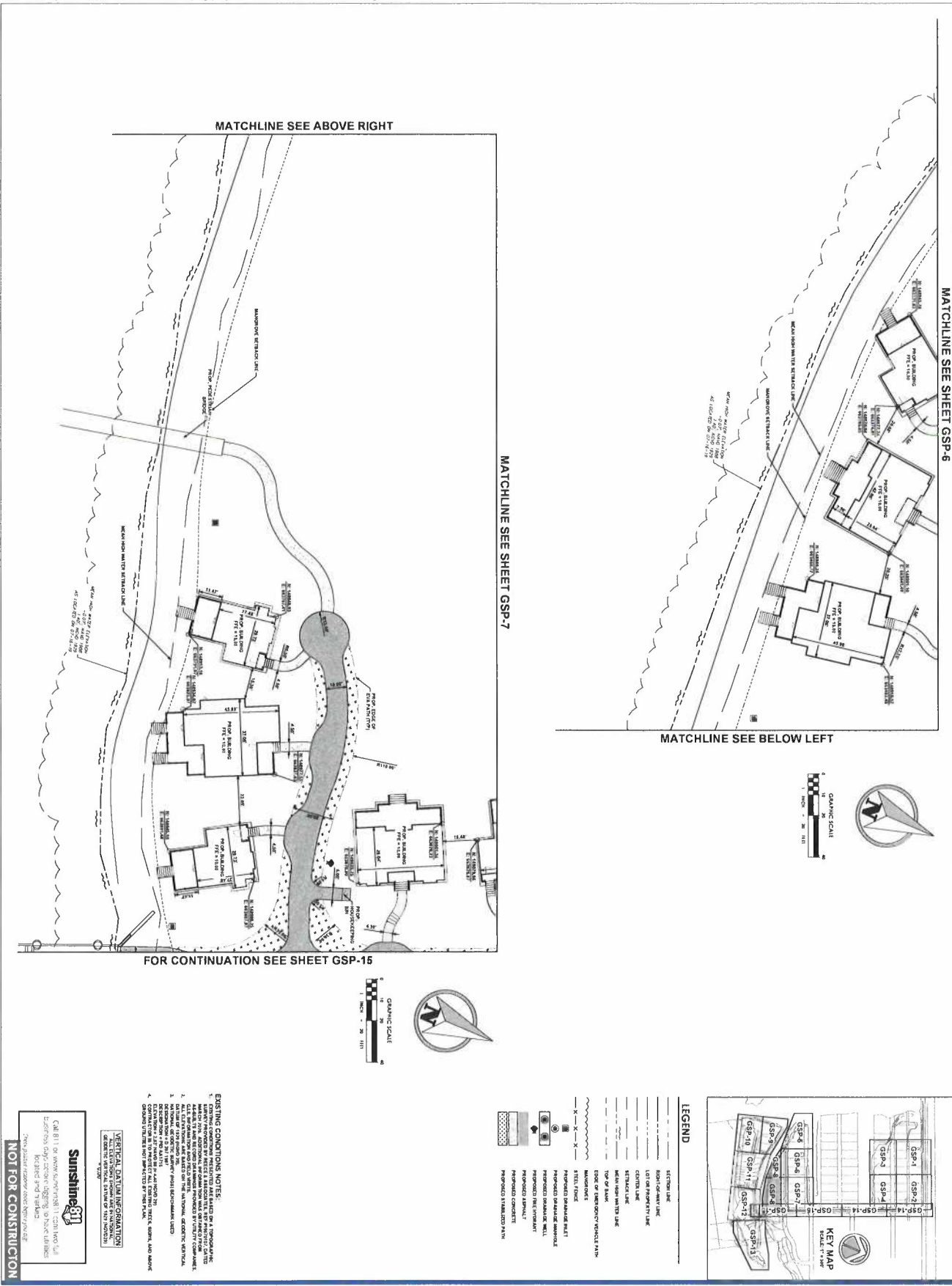
**CHECKED BY**  
 PDK

**DRAWING TITLE**

**GEOMETRIC SITE PLAN**

**DRAWING NUMBER**

**GSP-7**  
 25 OF 79



**Sunshine 31**  
 C.R. 811 or www.sunshine31.com Two Call  
 Locations: 888-999-3111 or 888-999-3112  
 800-999-3111 or 800-999-3112  
 800-999-3113 or 800-999-3114  
 800-999-3115 or 800-999-3116  
 800-999-3117 or 800-999-3118  
 800-999-3119 or 800-999-3120  
 800-999-3121 or 800-999-3122  
 800-999-3123 or 800-999-3124  
 800-999-3125 or 800-999-3126  
 800-999-3127 or 800-999-3128  
 800-999-3129 or 800-999-3130  
 800-999-3131 or 800-999-3132  
 800-999-3133 or 800-999-3134  
 800-999-3135 or 800-999-3136  
 800-999-3137 or 800-999-3138  
 800-999-3139 or 800-999-3140  
 800-999-3141 or 800-999-3142  
 800-999-3143 or 800-999-3144  
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 800-999-3185 or 800-999-3186  
 800-999-3187 or 800-999-3188  
 800-999-3189 or 800-999-3190  
 800-999-3191 or 800-999-3192  
 800-999-3193 or 800-999-3194  
 800-999-3195 or 800-999-3196  
 800-999-3197 or 800-999-3198  
 800-999-3199 or 800-999-3200

**NOT FOR CONSTRUCTION**

**GENERAL STATISTICS**  
 CLIENT: FLORIDIAN HOLDINGS, LLC  
 PROJECT: VALHALLA RESORT - MARATHON

**EXISTING CONDITIONS NOTES:**  
 1. ALL INFORMATION IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.  
 2. THE CLIENT HAS REPRESENTED THAT ALL INFORMATION IS TRUE AND CORRECT.  
 3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND FIELD SURVEYS.  
 4. THE ENGINEER HAS NOT CONDUCTED ANY LABORATORY TESTING OR ANALYSIS.  
 5. THE ENGINEER HAS NOT CONDUCTED ANY GROUND PENETRATING RADAR (GPR) SURVEYS.  
 6. THE ENGINEER HAS NOT CONDUCTED ANY GEOTECHNICAL INVESTIGATIONS.  
 7. THE ENGINEER HAS NOT CONDUCTED ANY ENVIRONMENTAL ASSESSMENTS.  
 8. THE ENGINEER HAS NOT CONDUCTED ANY HISTORICAL ARCHAEOLOGICAL SURVEYS.  
 9. THE ENGINEER HAS NOT CONDUCTED ANY PALEONTOLOGICAL SURVEYS.  
 10. THE ENGINEER HAS NOT CONDUCTED ANY ARCHAEOLOGICAL SURVEYS.  
 11. THE ENGINEER HAS NOT CONDUCTED ANY PALEONTOLOGICAL SURVEYS.  
 12. THE ENGINEER HAS NOT CONDUCTED ANY ARCHAEOLOGICAL SURVEYS.  
 13. THE ENGINEER HAS NOT CONDUCTED ANY PALEONTOLOGICAL SURVEYS.  
 14. THE ENGINEER HAS NOT CONDUCTED ANY ARCHAEOLOGICAL SURVEYS.  
 15. THE ENGINEER HAS NOT CONDUCTED ANY PALEONTOLOGICAL SURVEYS.  
 16. THE ENGINEER HAS NOT CONDUCTED ANY ARCHAEOLOGICAL SURVEYS.  
 17. THE ENGINEER HAS NOT CONDUCTED ANY PALEONTOLOGICAL SURVEYS.  
 18. THE ENGINEER HAS NOT CONDUCTED ANY ARCHAEOLOGICAL SURVEYS.  
 19. THE ENGINEER HAS NOT CONDUCTED ANY PALEONTOLOGICAL SURVEYS.  
 20. THE ENGINEER HAS NOT CONDUCTED ANY ARCHAEOLOGICAL SURVEYS.

**LEGEND**  
 SECTION LINE  
 RIGHT-OF-WAY LINE  
 LOT OR PROPERTY LINE  
 CENTER LINE  
 METELOGRAPHIC LINE  
 TOP OF SLAB  
 EDGE OF LIGHTWEIGHT VEHICLE PATH  
 MASONRY  
 STEEL FENCE  
 PREPARED SHALING PAINT  
 PREPARED SHALING SURFACE  
 PREPARED SHALING WALK  
 PREPARED ASPHALT  
 PREPARED CONCRETE  
 PREPARED GRANITE

**VERIFY SCALES**  
 0 1' 2'  
 1" = 20' ON THIS SHEET  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 UNLESS OTHERWISE NOTED

**CLIENT INFORMATION**  
 FLORIDIAN HOLDINGS, LLC  
 2100 COLONY BLVD  
 SUITE 100  
 MARATHON, FL 33145  
 DATE: 3/23/2021

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON  
 MARATHON, FLORIDA  
 PROJECT NUMBER: 20-584,001  
 CLIENT PROJECT NUMBER:

**DATE OF ISSUE:** 03/26/2021  
**DESIGNED BY:** NSK  
**DRAWN BY:** AA  
**CHECKED BY:** PDK  
**DRAWING TITLE:** GEOMETRIC SITE PLAN

**DRAWING NUMBER:** GSP-8  
 26 OF 78

**REGISTRATION:**  
 FLORIDA REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. 78333  
 DATE: 3/23/2021

**CLIENT:**  
 FLORIDIAN HOLDINGS, LLC

**KEY MAP**  
 SCALE: 1" = 1 MILE

**LEGEND**  
 SECTION LINE  
 RIGHT-OF-WAY LINE  
 LOT OR PROPERTY LINE  
 CENTER LINE  
 METELOGRAPHIC LINE  
 TOP OF SLAB  
 EDGE OF LIGHTWEIGHT VEHICLE PATH  
 MASONRY  
 STEEL FENCE  
 PREPARED SHALING PAINT  
 PREPARED SHALING SURFACE  
 PREPARED SHALING WALK  
 PREPARED ASPHALT  
 PREPARED CONCRETE  
 PREPARED GRANITE

**VERIFY SCALES**  
 0 1' 2'  
 1" = 20' ON THIS SHEET  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 UNLESS OTHERWISE NOTED

**CLIENT INFORMATION**  
 FLORIDIAN HOLDINGS, LLC  
 2100 COLONY BLVD  
 SUITE 100  
 MARATHON, FL 33145  
 DATE: 3/23/2021

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON  
 MARATHON, FLORIDA  
 PROJECT NUMBER: 20-584,001  
 CLIENT PROJECT NUMBER:

**DATE OF ISSUE:** 03/26/2021  
**DESIGNED BY:** NSK  
**DRAWN BY:** AA  
**CHECKED BY:** PDK  
**DRAWING TITLE:** GEOMETRIC SITE PLAN

**DRAWING NUMBER:** GSP-8  
 26 OF 78

**REGISTRATION:**  
 FLORIDA REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. 78333  
 DATE: 3/23/2021

**CLIENT:**  
 FLORIDIAN HOLDINGS, LLC

**KEY MAP**  
 SCALE: 1" = 1 MILE

**LEGEND**  
 SECTION LINE  
 RIGHT-OF-WAY LINE  
 LOT OR PROPERTY LINE  
 CENTER LINE  
 METELOGRAPHIC LINE  
 TOP OF SLAB  
 EDGE OF LIGHTWEIGHT VEHICLE PATH  
 MASONRY  
 STEEL FENCE  
 PREPARED SHALING PAINT  
 PREPARED SHALING SURFACE  
 PREPARED SHALING WALK  
 PREPARED ASPHALT  
 PREPARED CONCRETE  
 PREPARED GRANITE

**VERIFY SCALES**  
 0 1' 2'  
 1" = 20' ON THIS SHEET  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 UNLESS OTHERWISE NOTED

**CLIENT INFORMATION**  
 FLORIDIAN HOLDINGS, LLC  
 2100 COLONY BLVD  
 SUITE 100  
 MARATHON, FL 33145  
 DATE: 3/23/2021

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON  
 MARATHON, FLORIDA  
 PROJECT NUMBER: 20-584,001  
 CLIENT PROJECT NUMBER:

**DATE OF ISSUE:** 03/26/2021  
**DESIGNED BY:** NSK  
**DRAWN BY:** AA  
**CHECKED BY:** PDK  
**DRAWING TITLE:** GEOMETRIC SITE PLAN

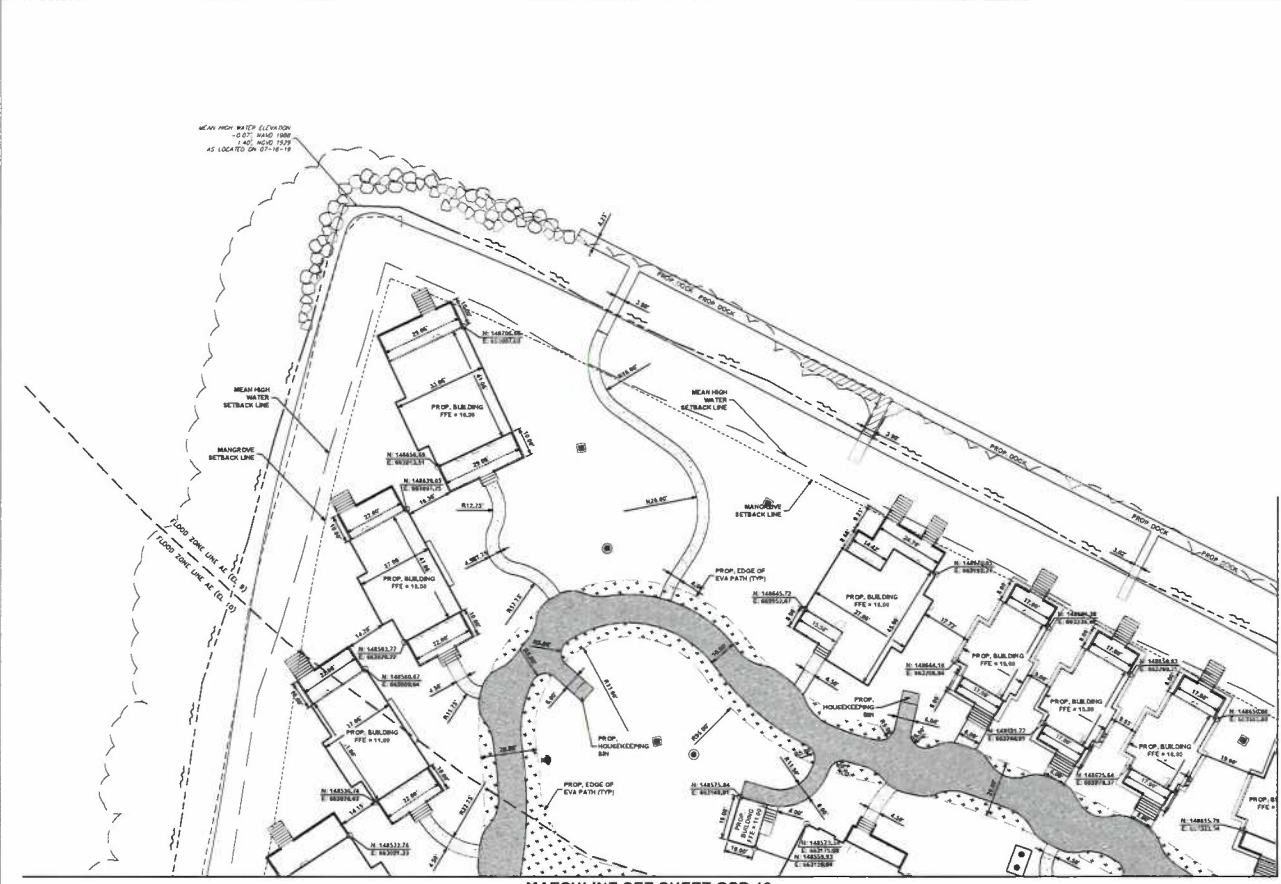
**DRAWING NUMBER:** GSP-8  
 26 OF 78

**REGISTRATION:**  
 FLORIDA REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. 78333  
 DATE: 3/23/2021

**CLIENT:**  
 FLORIDIAN HOLDINGS, LLC



Project: 20180118-03-02-AM - Marathon Abnashy - Section: 03/26/2021  
 Folder Path: W:\Projects\20180118-03-02-AM - Marathon Abnashy\CAD\Sheets  
 Filename: 20180118-03-02-AM - Marathon Abnashy\CAD\Sheets



MATCHLINE SEE SHEET GSP-10

MATCHLINE SEE SHEET GSP-11



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	SETBACK LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
X-X-X	STEEL FENCE
⊗	PROPOSED DRAINAGE INLET
⊙	PROPOSED DRAINAGE MANHOLE
⊕	PROPOSED DRAINAGE WELL
⊖	PROPOSED FIRE HYDRANT
▭	PROPOSED ASPHALT
▭	PROPOSED CONCRETE
▭	PROPOSED STABILIZED PATH

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY PERCE & ASSOCIATES, INC. IN 2017. DATUM: NAD 83. ADDITIONAL INFORMATION WAS OBTAINED FROM AVAILABLE AND RECORDED INSTRUMENTS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
  - NATIONAL GEODETIC SURVEYING BENCHMARK USED: DEPRESSION = 0.371' (87) DEPRESSION = 102.1' (187) ELEVATION = 3.27' NAVD 83 (4.48' NGVD 29)
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BOWLS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NA DATUM  
 GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

**Sunshine**  
 Call 811 or www.sunshine11.com for full business days, before digging to have utilities located and marked.  
 Check your records before digging you dig!  
**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786.437.1500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAINBRAH, P.E.  
 REGISTRATION NO. 78333  
 DATE: 3/26/2021

**CLIENT**  
**FLORIDIAN HOLDINGS, LLC**

**PROJECT INFORMATION**  
**VALLHALLA RESORT - MARATHON**

**MARATHON, FLORIDA**  
**PROJECT NUMBER**  
 20-584.001  
**CLIENT PROJECT NUMBER**

**VERIFY SCALES**  
 0' = 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

**DRAWING TITLE**  
**GEOMETRIC SITE PLAN**

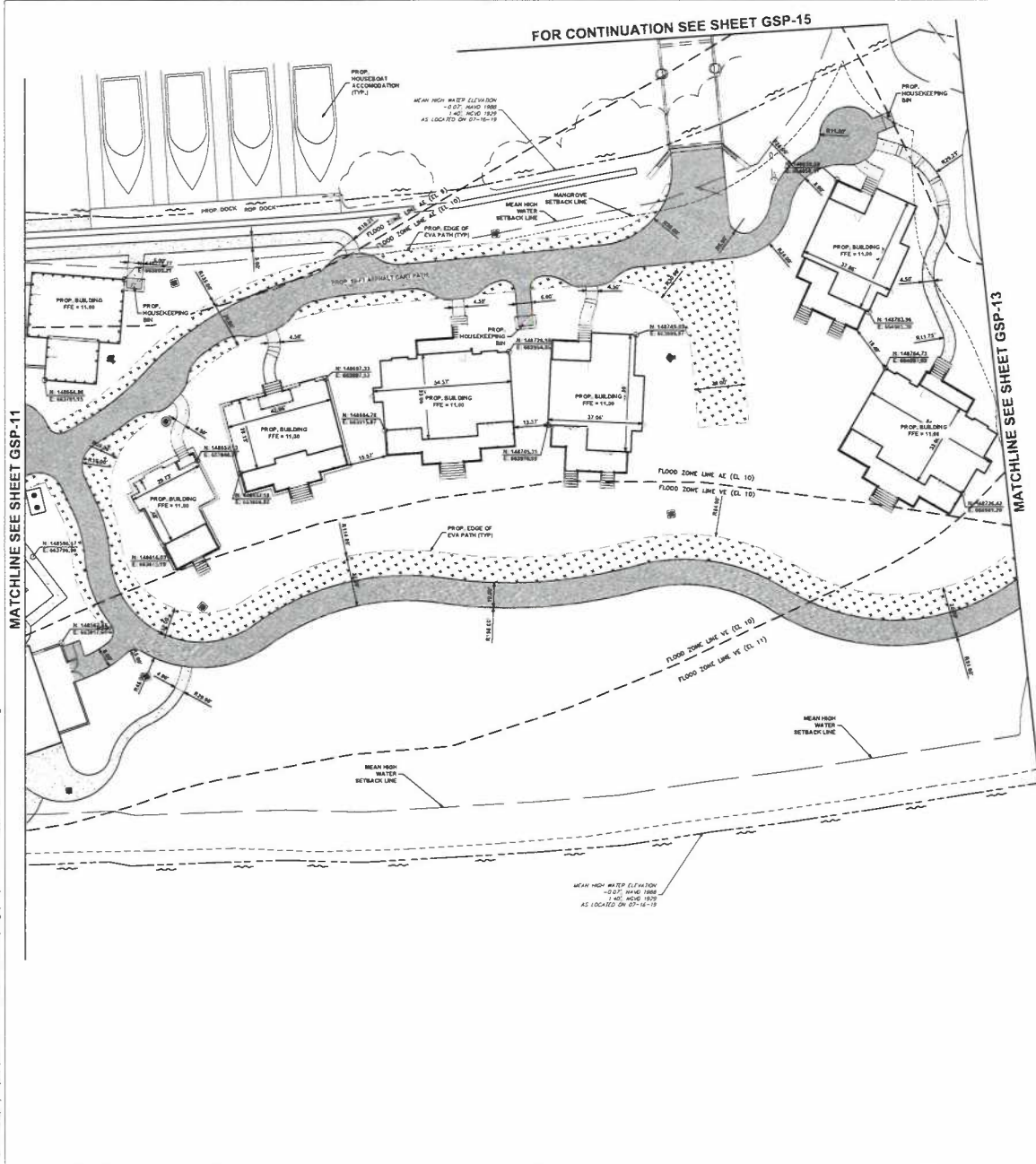
**DRAWING NUMBER**  
**GSP-9**  
 27 OF 29







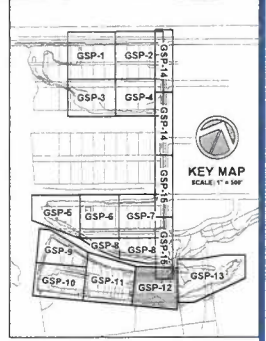
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FOR CONTINUATION SEE SHEET GSP-15

MATCHLINE SEE SHEET GSP-11

MATCHLINE SEE SHEET GSP-13



**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	RETRACT LINE
	MEAN HIGH WATER LINE
	TOP OF BANK
	EDGE OF EMERGENCY VEHICLE PATH
	MANGROVES
	STEEL FENCE
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAINAGE WELL
	PROPOSED FIRE HYDRANT
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STABILIZED PATH

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY RECCE ASSOCIATES, REF #1070107, DATED MARCH 2016. ADDITIONAL INFORMATION WILL BE OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. CLIENT INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1989 BENCH MARK.
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK (L98) DESIGNATION # 02 341 1867 DESCRIPTION = PD AA 1114 ELEVATION = 2.67 HAVO IN (1.44 HAVO 20)
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BOWLS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1989 (NGVD83)

**Sunshine 811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 Check online status before hitting the dirt.  
**NOT FOR CONSTRUCTION**



2102 Coral Way  
 Suite 402  
 Miami, FL 33145  
 786-493-1540  
 www.cheemoore.com

**REGISTRATION**  
 PATRICK D. KAINMAH, PE  
 REGISTRATION NO. 78335  
 DATE: 3/26/2021

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA  
 PROJECT NUMBER  
 20-584.001

CLIENT PROJECT NUMBER

VERIFY SCALES  
 0 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
 03/26/2021

DESIGNED BY  
 NSK

DRAWN BY  
 AA

CHECKED BY  
 PDK

DRAWING TITLE

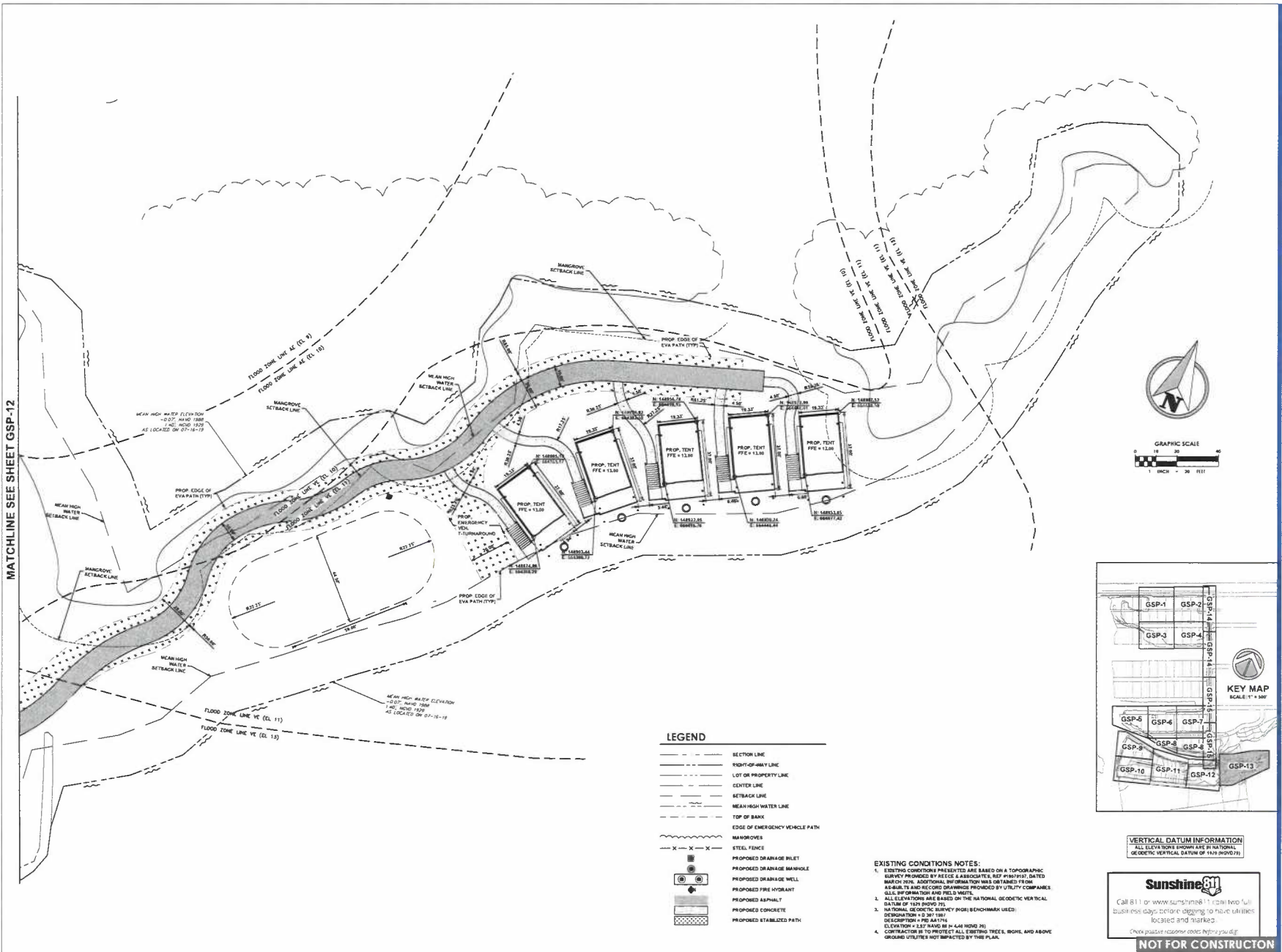
**GEOMETRIC SITE PLAN**

DRAWING NUMBER

**GSP-12**  
 30 OF 79



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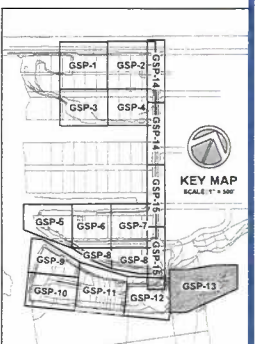
MATCHLINE SEE SHEET GSP-12

**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- SETBACK LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANGROVES
- STEEL FENCE
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ESTABLISHED PATH

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, INC. (PROVIDED) DATED 04/08/19. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILT'S AND RECORDS DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD NOTES.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 85).
- NATIONAL GEODETIC SURVEY POINT BENCHMARK USED: BENCHMARK = 2 387 1781; DESCRIPTION = PEG AA 1716; ELEVATION = 1.57 FEET BE - 64.68 HIGHS (3); CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSH, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.



**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 85)

**Sunshine811**  
 Call 811 or www.sunshine811.com for full business days before digging to have utilities located and marked.  
 Check positive response codes before you dig.  
**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 784.493.3500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAINBRAH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/26/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER  
 20-584.001  
 CLIENT PROJECT NUMBER

**VERIFY SCALES**  
 0 10 20 30 40  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021  
**DESIGNED BY**  
 NSK  
**DRAWN BY**  
 AA  
**CHECKED BY**  
 PDK  
**DRAWING TITLE**

**GEOMETRIC SITE PLAN**

**PROJECT NUMBER**  
**GSP-13**  
 31 OF 79

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER  
20-584.001

CLIENT PROJECT NUMBER

VERIFY SCALES

0" = 1"  
IF NOT ONE INCH ON THIS SHEET,  
ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
03/26/2021

DESIGNED BY  
NSK

DRAWN BY  
AA

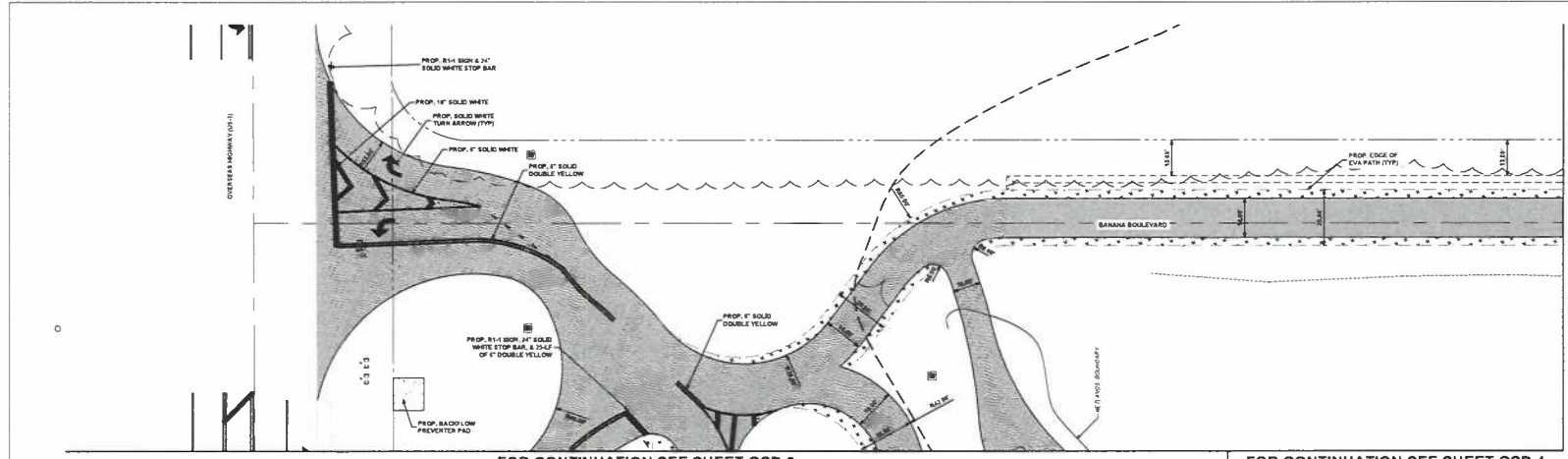
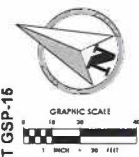
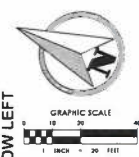
CHECKED BY  
PDK

DRAWING TITLE

**GEOMETRIC SITE PLAN**

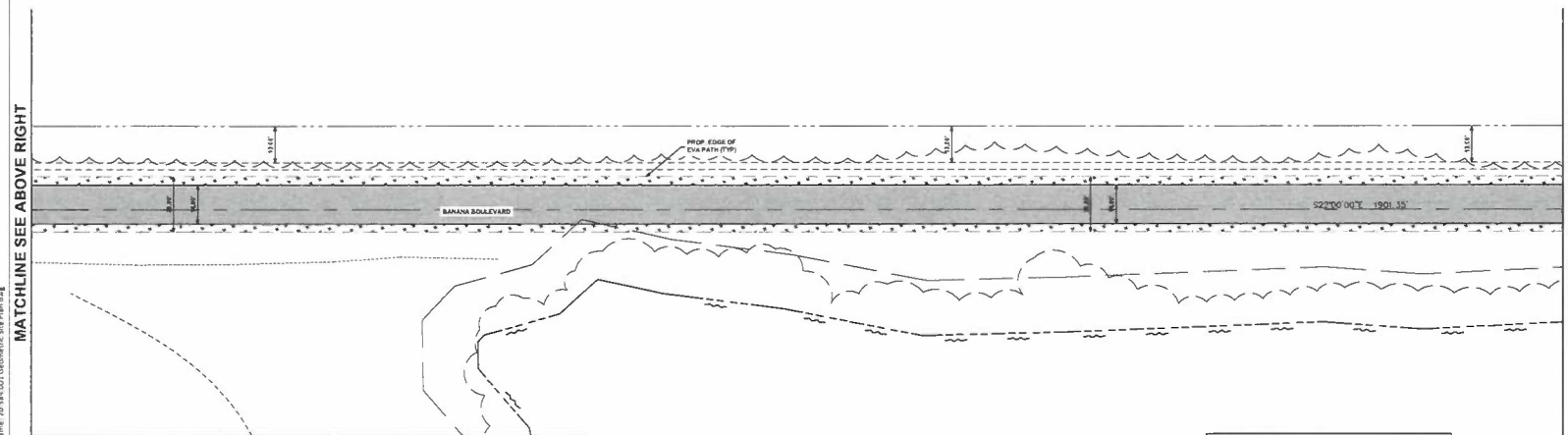
DRAWING NUMBER  
**GSP-14**

12 OF 29



FOR CONTINUATION SEE SHEET GSP-2

FOR CONTINUATION SEE SHEET GSP-4



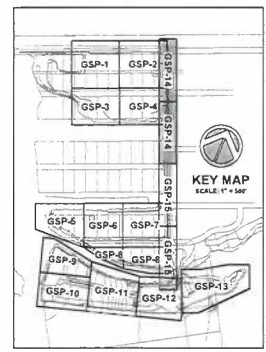
FOR CONTINUATION SEE SHEET GSP-4

MATCHLINE SEE ABOVE RIGHT

MATCHLINE SEE BELOW LEFT

**LEGEND**

- SECTION LINE
- RIGHT OF WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- SETBACK LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANHOLES
- STEEL FENCE
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE WELL
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STABILIZED PATH



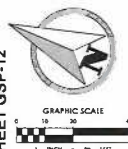
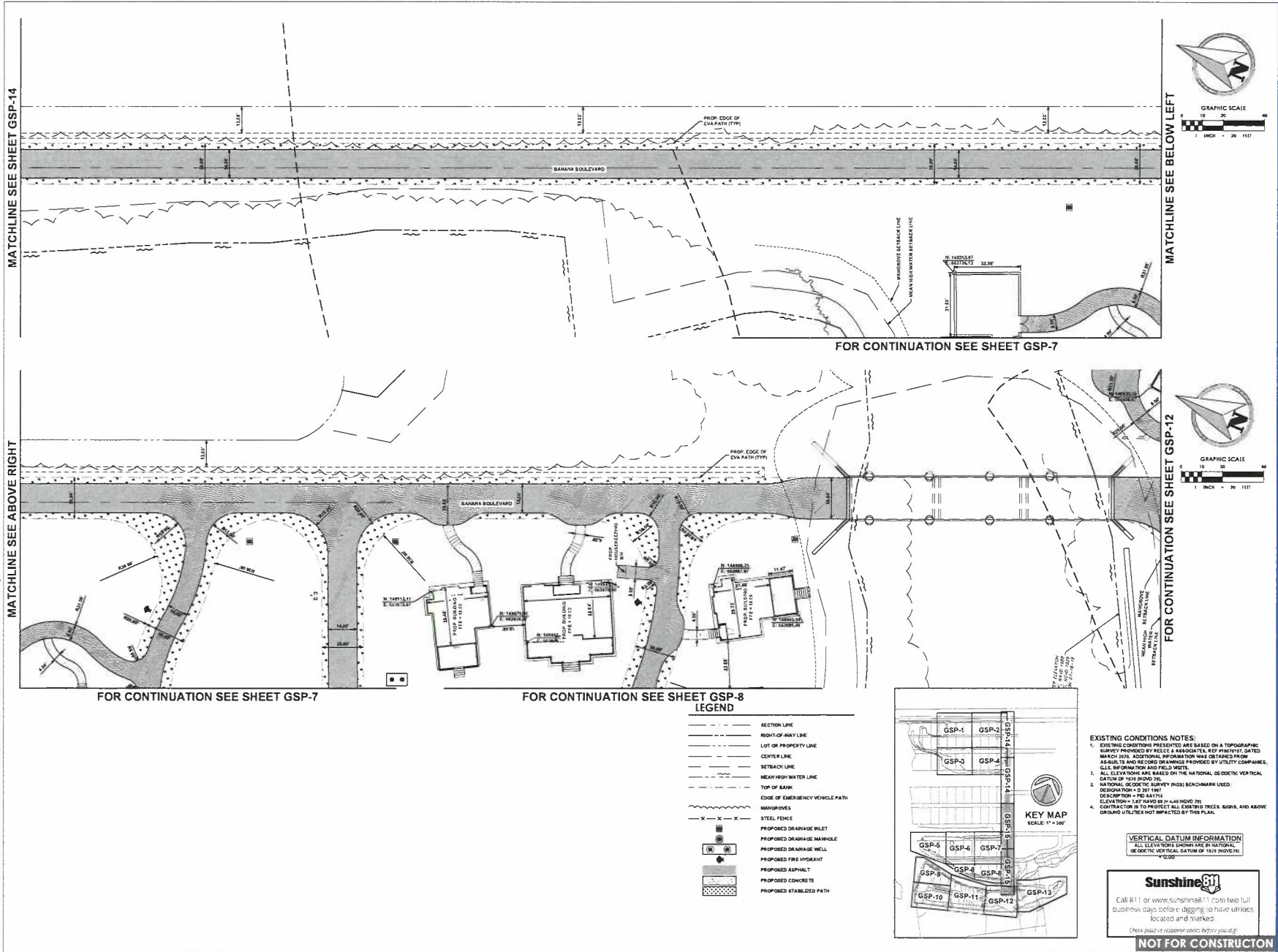
- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REELES & ASSOCIATES, INC. ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESIGNATION = 2 297 1347; ELEVATION = 2.27 (NAVD 83) (44.00 (NGVD 29)).
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

**Sunshine**  
Call 811 or www.sunshine611.com two full business days before digging to have utilities located and marked.  
Check positive response codes before you dig.

**NOT FOR CONSTRUCTION**

File Name: M26/2021 10 04 11 AM - Marathon - Sunshine - Valhalla Resort - GSP-15  
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**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	SETBACK LINE
	MEAN HIGH WATER LINE
	TOP OF BANK
	EDGE OF EMERGENCY VEHICLE PATH
	MANHOLES
	STEEL FENCE
	PROPOSED DRAINAGE INLET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STABILIZED PATH



- EXISTING CONDITIONS NOTES**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY FELLS & ASSOCIATES, LLP PROVIDED DATED MARCH 2018. ADDITIONAL INFORMATION MAY BE OBTAINED FROM PARALLEL AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD VISIT.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODESIC VERTICAL DATUM OF 1983 (NGVD 83).
  - NATIONAL GEODESIC SURVEY POINT BENCHMARK USED: DESIGNATION = D 291 1987 DESCRIPTION = HD 14716 ELEVATION = 247.60 AND 25.00 (AS NOTED TO)
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE BY NATIONAL GEODESIC VERTICAL DATUM OF 1983 (NGVD 83) "000"

**Sunshine**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 Check public resource codes before you dig!

**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786 497-1500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KARRASH, PE  
 REGISTRATION NO. 78535  
 DATE: 12/26/2001

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER: 20-584.001  
 CLIENT PROJECT NUMBER:

**VERIFY SCALES**  
 0' = 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

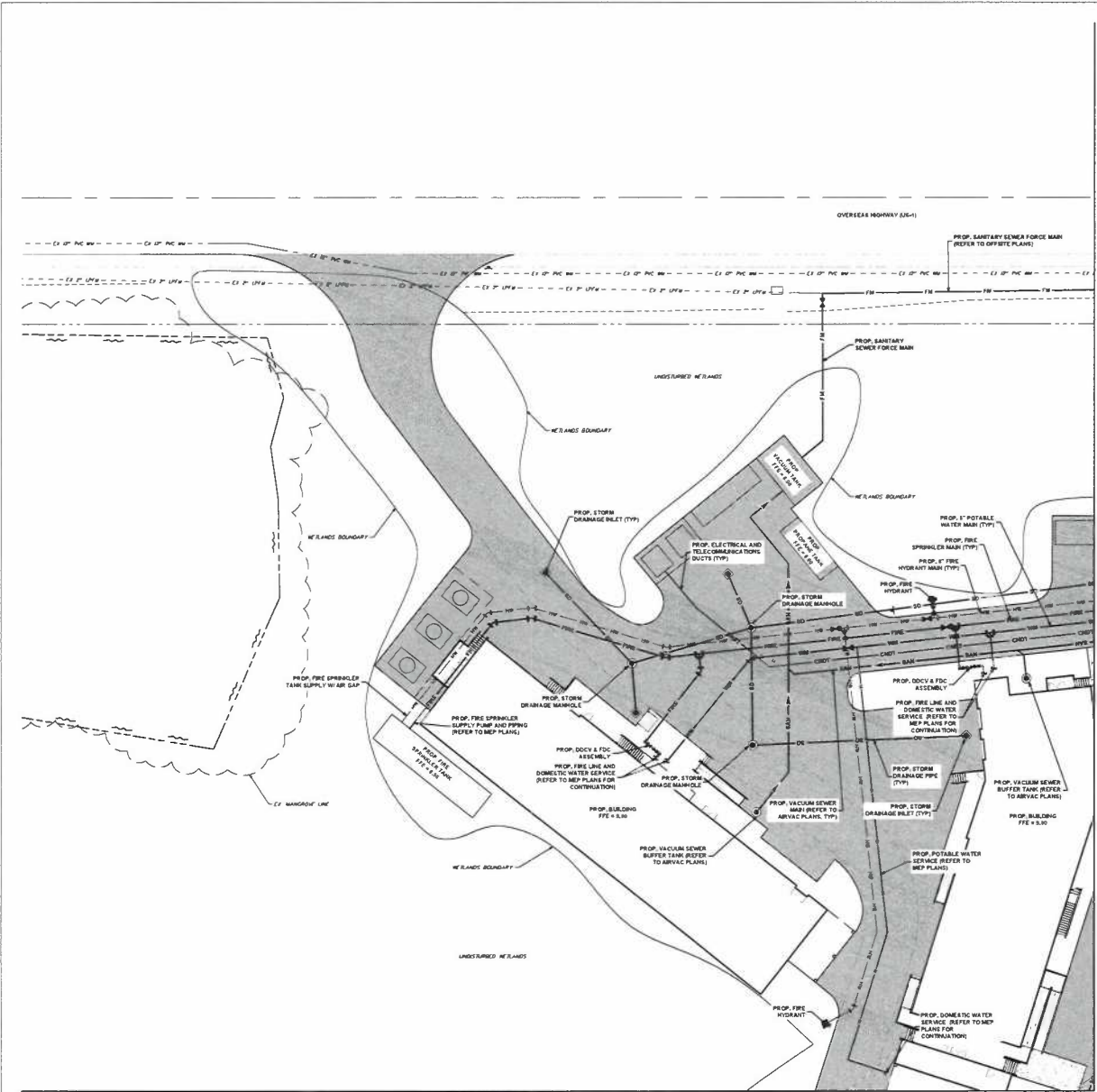
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**GEOMETRIC SITE PLAN**

**DRAWING NUMBER**  
**GSP-15**  
 33 OF 79



Project No. 210302011, 10-06-20, 20-584-001 - Marathons Utility Plans - 2024  
 Robert P. Kaimrahn, PE, 2103 Coral Way, Suite 402, Miami, FL 33145, 786.457.1500  
 www.chenmore.com



MATCHLINE SEE SHEET SU-3

MATCHLINE SEE SHEET SU-2



**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	MEAN-HIGH WATER LINE
	EDGE OF EMERGENCY VEHICLE PATH
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER FORCE MAIN
	EXISTING STORMWATER DRAINAGE LINE
	EXISTING BURIED ELECTRIC DUCT
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED WATER MAIN
	PROPOSED VACUUM SEWER MANHOLE
	PROPOSED SANITARY SEWER FORCE MAIN
	PROPOSED STORMWATER DRAINAGE LINE
	PROPOSED FIRE HYDRANT PIPE
	PROPOSED WATER SERVICE LINE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER
	PROPOSED VALVE
	PROPOSED BENCH, TEE, AND CROSS
	PROPOSED VACUUM VALVE HYDRAULIC TANK
	PROPOSED FIRE HYDRANT
	PROPOSED DRAINAGE INLET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAINAGE WELL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STABILIZED PATH

- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL PLAN ALL UTILITY CROSSINGS TO COMPLY WITH HORIZONTAL AND VERTICAL SEPARATIONS PRIOR TO CONSTRUCTION. WATER & SEWER LINES SHALL BE LAID WITH A MINIMUM SIX (6) FOOT LATERAL SEPARATION FROM OBSTRUCTIONS (SEE CLOSURE STRUCTURES, ETC.) AND A MINIMUM TEN (10) FOOT CLEARANCE FROM TREES. FIRE HYDRANTS SHALL HAVE A 10' CLEAR RADII OF ANY OBSTRUCTIONS.
  - WATER MAIN SHALL CROSS OVER DRAINAGE & SEWER LINES UNLESS OTHERWISE SPECIFIED ON PLAN. IF MINIMUM HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER MAIN AND FORCE MAIN.
  - THE EXISTING WATER MAINS AND FIRE HYDRANTS THAT ARE TO BE REMOVED SHALL REMAIN ACTIVE UNTIL A CLEARANCE LETTER HAS BEEN ISSUED AND THE NEW WATER MAINS AND FIRE HYDRANTS ARE ACTIVATED.
  - CONTRACTOR TO PROVIDE DETAILS AS TO SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THE CONTRACT INCLUDING BUT NOT LIMITED TO TOP OF PIPE ELEVATION, TOP OF ALL FITTINGS, ETC AT 50' INTERVALS.
- DRAINAGE NOTES:**
- ALL INLETS SHALL BE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TYPE "C" AND MANHOLES SHALL BE TYPE "D" OR ALL 36" RATES, UNLESS OTHERWISE NOTED ON PLAN.
  - CONCRETE PIPE FOR STORM MAINS SHALL COMPLY TO ASTM 1784, TABLE 1, SHALL 6" OR LATER PERIOD. ALL PIPE SHALL HAVE IMPROVED CONCRETE AND PROTECTIVE COATINGS AND HAVE RUMBLE GRATE UNLESS OTHERWISE SPECIFIED.
  - BEDDING AND METAL BACKFILL OVER DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.
  - BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 1556.
  - BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 1556.
  - DRAINAGE STRUCTURES AND LINES TO BE CLEANED PRIOR TO OWNER'S ACCEPTANCE.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT TO SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THE CONTRACT INCLUDING BUT NOT LIMITED TO ALL PIPE ELEVATIONS, TOP OF FITTINGS AND PROPOSED STRUCTURES, ALL INVERTS AND BOTTOM OF STRUCTURE.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY PREVIOUS REVISIONS. REVISIONS DATED MARCH 2024. ADDITIONAL INFORMATION WILL BE OBTAINED FROM AS-BUILTS AND RECORDS WHICH PROVIDED BY UTILITY COMPANIES. ALL INFORMATION AND FIELD VIEWS.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 83).
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED DESIGNATION: D 291 1987 DESCRIPTION: 10' HIGH ELEVATION: 2.27' ABOVE 2' (44' INVD 78)
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THE PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 83).

**Sunshine**  
 Call 811 or www.sunshine11.com two full business days before digging to have utilities located and marked.  
 ONLY FOR INFORMATION. NOT FOR CONSTRUCTION.  
**NOT FOR CONSTRUCTION**

**cma**  
 chen more and associates  
 2103 Coral Way  
 Suite 402  
 Miami, FL 33145  
 786.457.1500  
 www.chenmore.com

**REGISTRATION**  
 PATRICK D. KAIMRAHN, PE  
 REGISTRATION NO. 78555  
 DATE: 3/26/2024

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER  
 20-584.001

**CLIENT PROJECT NUMBER**  
 VERIFY SCALES  
 0 = 1" = 1'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

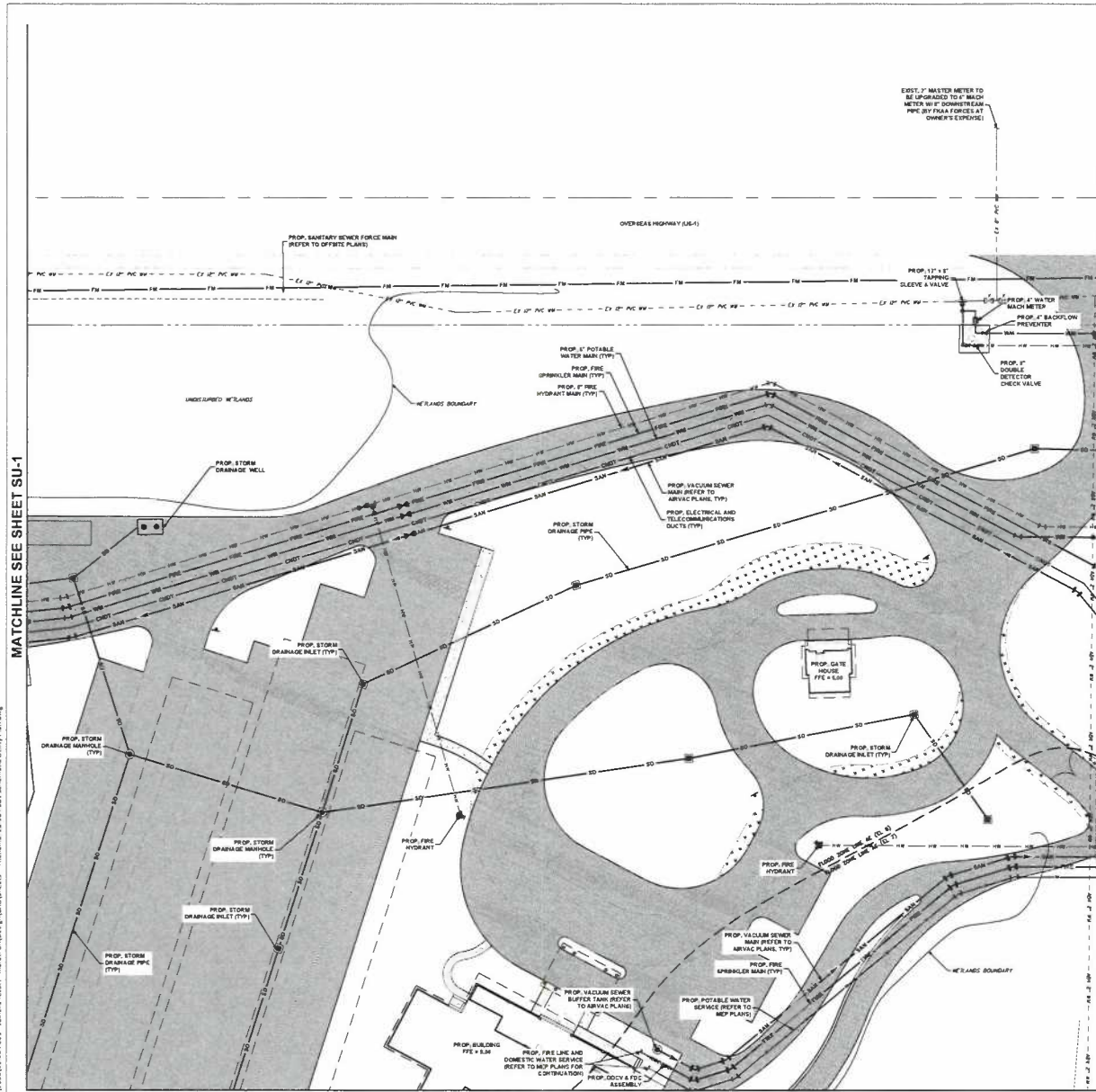
**CHECKED BY**  
 PDK

**DRAWING TITLE**  
 UTILITY PLAN

**DRAWING NUMBER**  
**SU-1**  
 34 OF 79



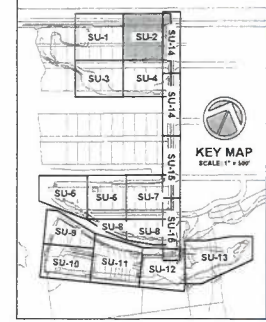
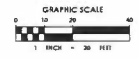
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MATCHLINE SEE SHEET SU-1

MATCHLINE SEE SHEET SU-4

FOR CONTINUATION SEE SHEET SU-14



**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	MEAN HIGH WATER LINE
	EDGE OF EMERGENCY VEHICLE PATH
	MANGROVES
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER FORCE MAIN
	EXISTING STORMWATER DRAINAGE LINE
	EXISTING BURIED ELECTRIC DUCT
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED WATER MAIN
	PROPOSED VACUUM SEWER MAIN
	PROPOSED SANITARY SEWER FORCE MAIN
	PROPOSED STORMWATER DRAINAGE LINE
	PROPOSED FIRE HYDRANT PIPE
	PROPOSED WATER SERVICE LINE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER
	PROPOSED VALVE
	PROPOSED AERIAL TEE AND CROSSES
	PROPOSED VACUUM VALVE PIT/OVERFLOW TANK
	PROPOSED FIRE HYDRANT
	PROPOSED DRAINAGE INLET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAINAGE WELL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STABLED PATH

**WATER AND SEWER NOTES:**

- CONTRACTOR SHALL PLAN ALL UTILITY CROSSINGS TO CONFIRM HORIZONTAL AND VERTICAL SEPARATIONS PRIOR TO CONSTRUCTION. WATER & SEWER LINES SHALL BE Laid WITH A MINIMUM SIX (6) FOOT LATERAL SEPARATION FROM OBSTRUCTIONS (E.G. CURBS, STRUCTURES, ETC.) AND A MINIMUM TEN (10) FOOT CLEARANCE FROM TREES. FIRE HYDRANTS SHALL HAVE A 10' CLEAR RADII OF ANY OBSTRUCTIONS.
- WATER MAIN SHALL CROSS OVER DRAINAGE & SEWER LINES UNLESS OTHERWISE SPECIFIED ON PLAN. 18" MINIMUM HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER MAIN AND FORCE MAIN.
- THE EXISTING WATER MAINS AND FIRE HYDRANTS THAT ARE TO BE RELOCATED SHALL REMAIN ACTIVE UNTIL A CLEARANCE LETTER HAS BEEN ISSUED AND THE NEW WATER MAINS AND FIRE HYDRANTS ARE ACTIVATED.
- CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO TOP OF PIPE ELEVATION, TOP OF ALL FITTINGS, ETC AT 5' INTERVALS.

**DRAINAGE NOTES:**

- ALL INLETS SHALL BE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TYPE "C" AND MANHOLES SHALL BE TYPE "P" 48" ALL IN-36" RATED UNLESS OTHERWISE NOTED ON PLAN.
- CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM 1202. TABLE B. MANHOLE OR LATEST REVISION. ALL PIPE SHALL HAVE HOOPED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.
- ROUNDING AND STRIP LADDOLE OVER DRAINAGE PIPE SHALL BE SAND BEDDING NO ROCK LARGER THAN 2" DIAMETER.
- BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO PER OF THE MAJORORITY AS DETERMINED BY AASHTO T-99.
- BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAJORORITY AS DETERMINED BY AASHTO T-99.
- DRAINAGE STRUCTURES AND LINES TO BE CLEANED PRIOR TO ENGINEER'S ACCEPTANCE.
- CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO ALL PIPE ELEVATIONS, EXISTING AND PROPOSED STRUCTURES, ALL INVERTS, AND BOTTOM OF STRUCTURES.

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REC'S & ASSOCIATES, INC. (P/18/19/21). DATED MARCH 2018. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILT'S AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD NOTES.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 83).
- NATIONAL GEODETIC SURVEY (NAD 83) BENCHMARK USED: DEBORAH 12 02 1987.
- DESCRIPTION: PIP 347175. ELEVATION: 1.57. LAST NAD 83 AS-BUILT DATE: 11/10/19. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE BY NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 83).

**Sunshine 80**  
 Call 811 or www.sunshine80.com two full business days before digging to locate utilities located and marked.  
 Check positive response codes before you dig.

**NOT FOR CONSTRUCTION**



2103 Coral Way  
 Suite 501  
 Miami, FL 33145  
 786.497.5500  
 www.chenmore.com

**REGISTRATION**  
 PATRICK D. KAMMRAH, PE  
 REGISTRATION NO. 78335  
 DATE: 3/26/2021

**CLIENT**

**FLORIDIAN HOLDINGS, LLC**

**PROJECT INFORMATION**

**VALHALLA RESORT - MARATHON**

**MARATHON, FLORIDA**

**PROJECT NUMBER 20-584-001**

**CLIENT PROJECT NUMBER**

**VERIFY SCALES**

0 1" = 100'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE 03/26/2021**

**DESIGNED BY NSK**

**DRAWN BY AA**

**CHECKED BY PDK**

**DRAWING TITLE**

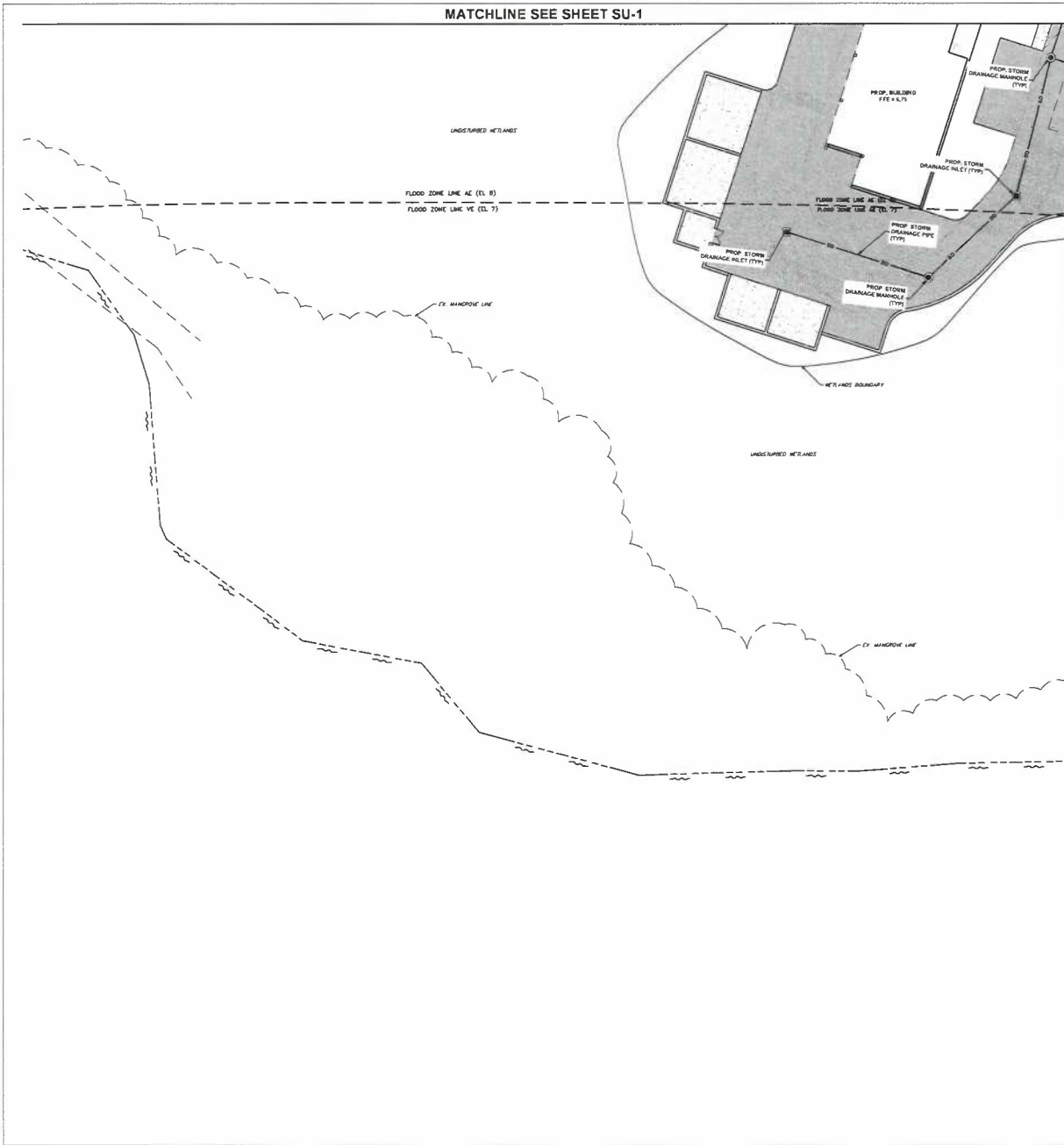
**UTILITY PLAN**

**DRAWING NUMBER**

**SU-2**

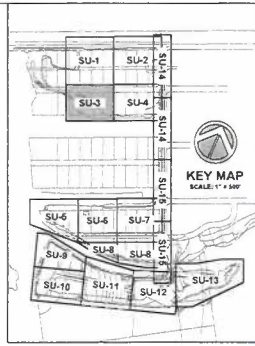
35 OF 39

PDS Date: 2/16/2021 10:48:40 AM; User Name: charyn; Location: Maps; SU-3  
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MATCHLINE SEE SHEET SU-1

MATCHLINE SEE SHEET SU-4



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	NEAR HIGH WATER LINE
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANHOLES
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING STORMWATER DRAINAGE LINE
---	EXISTING BURIED ELECTRIC DUCT
---	EXISTING OVERHEAD ELECTRIC LINE
---	PROPOSED WATER MAIN
---	PROPOSED VACUUM SEWER MAIN
---	PROPOSED SANITARY SEWER FORCE MAIN
---	PROPOSED STORMWATER DRAINAGE LINE
---	PROPOSED FIRE HYDRANT PIPE
---	PROPOSED WATER REPAIR LINE
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED WATER METER
---	PROPOSED VALVE
---	PROPOSED BENCH, TIE, AND CROSSING
---	PROPOSED VACUUM VALVE WITH BUFFER TANK
---	PROPOSED FIRE HYDRANT
---	PROPOSED DRAINAGE INLET
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED STABILIZED PATH

- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL PLAN ALL UTILITY CROSSINGS TO COMPLY HORIZONTAL AND VERTICAL SEPARATION PRIOR TO CONSTRUCTION.
  - WATER & SEWER LINES SHALL BE LINED WITH A MINIMUM OF 8" FOOT LATERAL SEPARATION FROM OBSTACLES SUCH AS TREES, STRUCTURES, ETC. AND A MINIMUM TEN (10) FOOT CLEARANCE FROM TREES. FIRE HYDRANTS SHALL HAVE A 15' CLEAR RADII OF ANY OBSTRUCTIONS.
  - WATER MAIN SHALL CROSS OVER DRAINAGE & SEWER LINES UNLESS OTHERWISE SPECIFIED ON PLAN. 12" MINIMUM HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER MAIN AND FORCE MAIN.
  - THE EXISTING WATER MAINS AND FIRE HYDRANTS THAT ARE TO BE REMOVED SHALL REMAIN ACTIVE UNTIL A CLEARANCE LETTER HAS BEEN ISSUED AND THE NEW WATER MAINS AND FIRE HYDRANTS ARE ACTIVATED.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO TOP OF PIPE ELEVATION, TOP OF ALL FITTINGS, ETC. AT INTERVALS.

- DRAINAGE NOTES:**
- ALL INLETS SHALL BE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TYPE "C" AND MANHOLES SHALL BE TYPE "A" EXCEPT ALL 18" INLETS UNLESS OTHERWISE NOTED ON PLAN.
  - CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM L-777. TABLE "B" SHALL BE USED FOR ALL PIPE UNLESS OTHERWISE SPECIFIED. TONGUE AND GROOVE JOINTS AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.
  - BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" QUARTER.
  - BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
  - BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
  - DRAINAGE STRUCTURES AND LINES TO BE CLEANED PRIOR TO COMPLETION & ACCEPTANCE.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO ALL RIM ELEVATIONS, EXISTING AND PROPOSED STRUCTURES, ALL INVERTS, AND BOTTOM OF STRUCTURES.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY THE CLIENT. ALL ELEVATIONS, BEIT PHOTO-DATED, MATCH WITH ADDITIONAL INFORMATION FOR FIELD INSTRUMENTS AVAILABLE AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. ALL INFORMATION AND FIELD INSTRUMENTS.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1989 (NGVD 89).
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESCRIPTION: PD 021 THAT ELEVATION IS 1.07 HAVING BE 0-44 HIGHER DTS.
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSH, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1989 (NGVD 89)  
 + NGVD

Call 811 or www.sunshine11.com two full business days before digging to make utilities located and marked.  
 Check positive response codes before you dig.  
**NOT FOR CONSTRUCTION**

**Chas Moore and Associates**  
 7103 Coral Way  
 Suite 601  
 Miami, FL 33145  
 Tel: 497.1560  
 www.chasmoore.com

**REGISTRATION**  
 PATRICK B. KAMRAH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/26/2021

**CLIENT**  
  
**FLORIDIAN HOLDINGS, LLC**

**PROJECT INFORMATION**  
  
**VALHALLA RESORT - MARATHON**

**MARATHON, FLORIDA**  
**PROJECT NUMBER**  
 20-584.001  
**CLIENT PROJECT NUMBER**

**VERIFY SCALES**  
 1" = 40' (AS SHOWN)  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

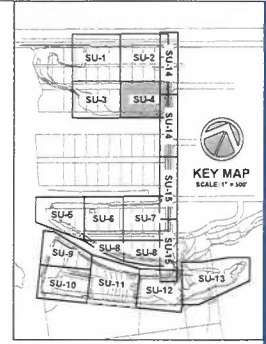
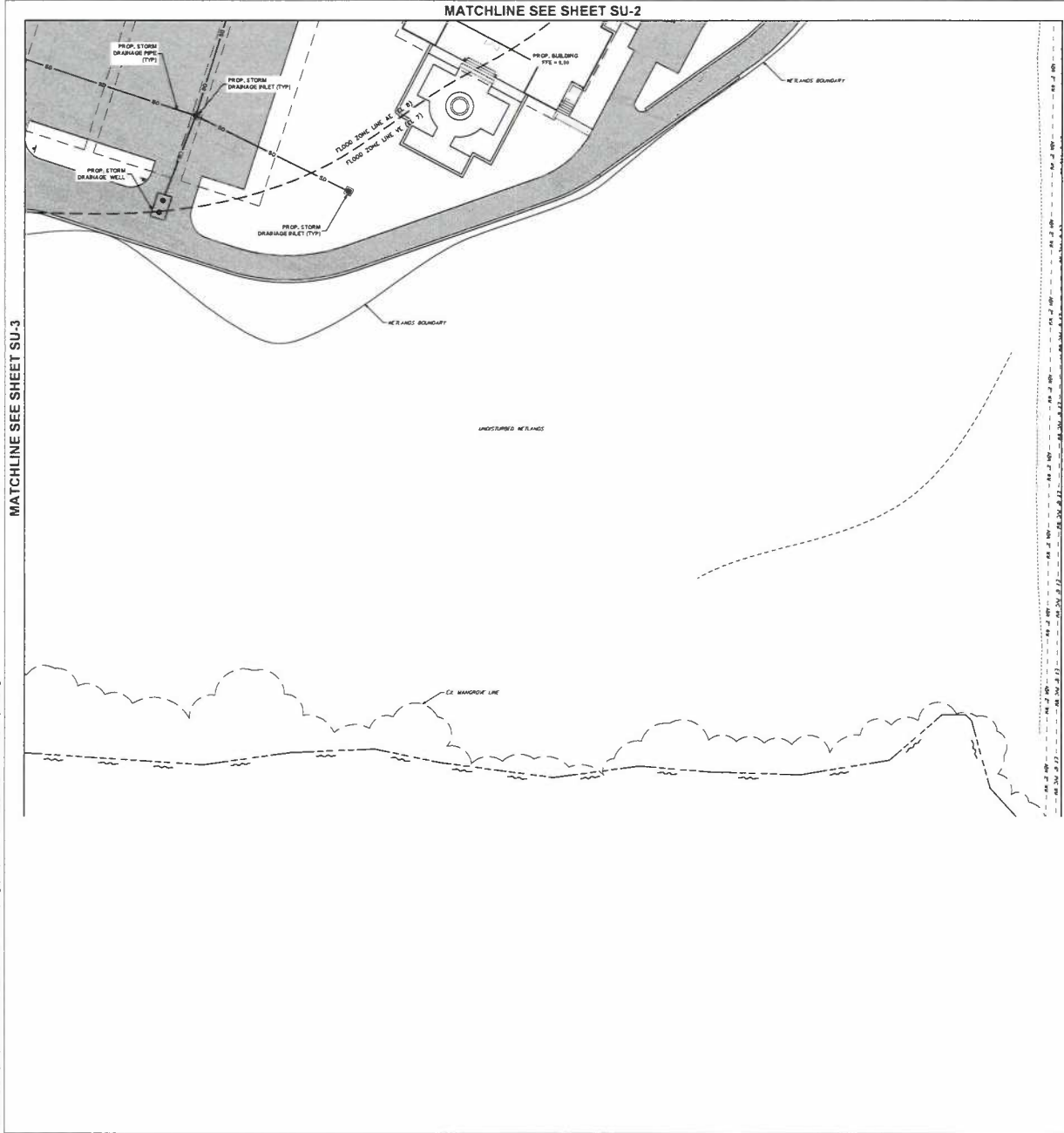
**CHECKED BY**  
 PDK

**DRAWING TITLE**

**UTILITY PLAN**

**DRAWING NUMBER**  
**SU-3**  
 36 OF 79

Project: 21642021 00.00.00.00 - Utilities - Utility Plans - 2018.001 - Schematic Utility Plans -  
 File Path: W:\Projects\21642021 00.00.00.00 - Utilities - Utility Plans - 2018.001 - Schematic Utility Plans -  
 User: jkennedy



**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	MINIMUM WINTER LINE
	EDGE OF EMERGENCY VEHICLE PATH
	MANHOLES
	C1 18 - DISTIC MAIN MAN
	C1 14 - DISTIC SANITARY SEWER FORCE MAIN
	C1 10 - DISTIC STORMWATER DRAINAGE LINE
	C1 8 - DISTIC BURIED ELECTRIC DUCT
	C1 6 - DISTIC OVERHEAD ELECTRIC LINE
	WM - PROPOSED WATER MAIN
	SM - PROPOSED SANITARY SEWER MAIN
	FM - PROPOSED SANITARY SEWER FORCE MAIN
	SOM - PROPOSED STORMWATER DRAINAGE LINE
	FWS - PROPOSED FIRE HYDRANT PIPE
	WSS - PROPOSED WATER SERVICE LINE
	BPP - PROPOSED BACKFLOW PREVENTER
	WMT - PROPOSED WATER METER
	V - PROPOSED VALVE
	T&C - PROPOSED TRUNK, TEE, AND CROSS
	V&V - PROPOSED VALVE VALVE HYDRANT
	F - PROPOSED FIRE HYDRANT
	DB - PROPOSED DRAINAGE BILET
	DM - PROPOSED DRAINAGE MANHOLE
	DW - PROPOSED DRAINAGE WELL
	AS - PROPOSED ASPHALT
	CO - PROPOSED CONCRETE
	EP - PROPOSED ESTABLISHED PATH

FOR CONTINUATION SEE SHEET SU-14

**WATER AND SEWER NOTES:**

- CONTRACTOR SHALL PLAN ALL UTILITY OR EXISTING TO COMPLY HORIZONTAL AND VERTICAL SEPARATIONS PRIOR TO CONSTRUCTION.
- WATER & SEWER LINES SHALL BE LAD WITH A MINIMUM SIX (6) FOOT LATERAL SEPARATION FROM OBSTRUCTIONS (I.E. CULVERTS, STRUCTURES, ETC.) AND A MINIMUM TEN (10) FOOT CLEARANCE FROM TREES. FIRE HYDRANTS SHALL HAVE A 12' CLEAR RADIUS OF ANY OBSTRUCTIONS.
- WATER MAIN SHALL CROSS OVER DRAINAGE & SEWER LINES UNLESS OTHERWISE SPECIFIED ON PLAN. IF MINIMUM HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER MAIN AND FORCE MAIN.
- THE EXISTING WTR, SANITARY AND FIRE HYDRANTS THAT ARE TO BE REMOVED SHALL REMAIN ACTIVE UNTIL A CLEARANCE LETTER HAS BEEN ISSUED AND THE NEW WATER MAINS AND FIRE HYDRANTS ARE ACTIVATED.
- CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THE CONTRACT INCLUDING BUT NOT LIMITED TO TOP OF PIPE ELEVATION, TOP OF ALL FITTINGS, ETC AT 5' INTERVALS.

**DRAINAGE NOTES:**

- ALL INLETS SHALL BE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TYPE "C" AND MANHOLES SHALL BE TYPE "P" (P) ALL UNRATED, UNLESS OTHERWISE NOTED ON PLAN.
- CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM 1174, TABLE B, WALL & OR LATEST REVISION. ALL PIPE SHALL HAVE HOODED TOPS AND ORDNANCE, CURBS, AND HAVE RUBBER GASKETS UNLESS OTHERWISE SPECIFIED.
- BEDDING AND RETAIN BACKFILL OVER DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.
- BACKFILL, IN TOTAL, UNDER PAVED AREAS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- BACKFILL, IN TOTAL, UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 93% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- DRAINAGE STRUCTURES AND LINES TO BE CLEANED PRIOR TO CONSTRUCTION TO PRODUCE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THE CONTRACT INCLUDING BUT NOT LIMITED TO ALL THE GROUND POINTS (EXISTING AND PROPOSED STRUCTURES) ALL INVERTS AND BOTTOM OF STRUCTURE.

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY THE CLIENT. ADDITIONAL INFORMATION OBTAINED FROM AERIALS AND RECORDS SHOULD BE PROVIDED BY UTILITY COMPANIES. G.L.E. INFORMATION AND FIELD NOTES.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
- NATIONAL GEODETIC SURVEY POINTS (BENCHMARK USED) DESIGNATION: 0 291 1987 (ELEVATION: 9 287' NAVD 83 IN 144' NGVD 29).
- CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THE PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)  
 1' = 100'

**Sunshine 811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 One's privacy is everyone's code before you dig.

**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 TEL 497 3500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAINBRAH, PE  
 REGISTRATION NO. 78553  
 DATE: 3/26/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER: 20-584.001  
 CLIENT PROJECT NUMBER:

**VERIFY SCALES**  
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**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

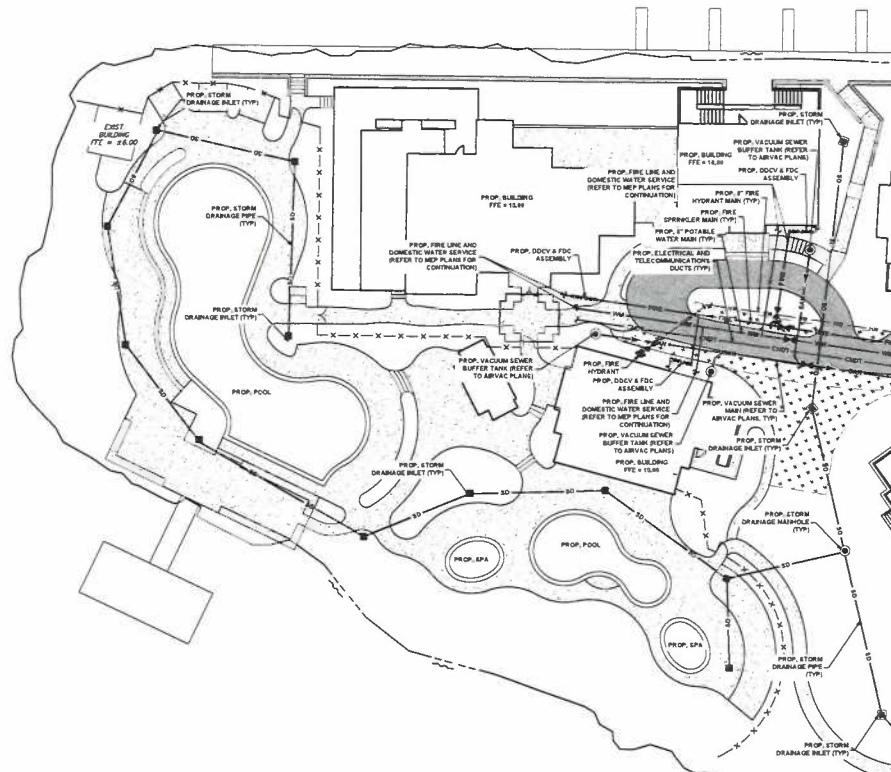
**DRAWING TITLE**

**UTILITY PLAN**

**DRAWING NUMBER**  
 SU-4  
 37 OF 79



Project No. 20-584-001, 15.08.20.01 - Valhall Resort - P&S  
 Order No. 15-08-20.01 - Valhall Resort - P&S  
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 File Name: 20-584-001-Submittal-Utility-Plan.dwg



MATCHLINE SEE SHEET SU-6

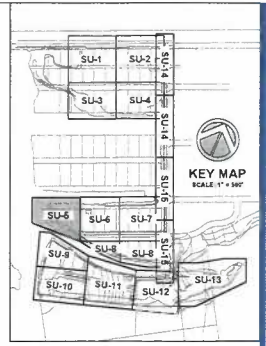
- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL PLAN ALL UTILITY ORIGINATOR TO CONFORM HORIZONTAL AND VERTICAL SEPARATIONS PRIOR TO CONSTRUCTION. WATER AND SEWER LINES SHALL BE Laid WITH A MINIMUM SIX (6) FOOT LATERAL SEPARATION FROM OBSTRUCTIONS (E.G. CURBS, STRUCTURES, ETC.) AND A MINIMUM TEN (10) FOOT CLEARANCE FROM TREES. FIRE HYDRANTS SHALL HAVE A 10' CLEAR RADII OF ANY OBSTRUCTIONS.
  - WATER MAIN SHALL CROSS OVER DRAINAGE & SEWER LINES UNLESS OTHERWISE SPECIFIED ON PLAN. IF MINIMUM HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER MAIN AND FORCE MAIN.
  - THE EXISTING WATER MAINS AND FIRE HYDRANTS THAT ARE TO BE REMOVED SHALL REMAIN ACTIVE UNTIL A CLEARANCE LETTER HAS BEEN ISSUED AND THE NEW WATER MAINS AND FIRE HYDRANTS ARE ACTIVE.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THE CONTRACT INCLUDING BUT NOT LIMITED TO TOP OF PIPE ELEVATION TOP OF ALL FITTINGS, ETC. AT 10' INTERVALS.

- DRAINAGE NOTES:**
- ALL INLETS SHALL BE FLORIDA DEPARTMENT OF TRANSPORTATION FOOT TYPE 'C' AND MANHOLES SHALL BE TYPE 'P'-40. ALL 14" RATED LINES OTHERWISE NOTED ON PLAN.
  - CONCRETE PIPE FOR STORM SEWER SHALL CONFORM TO ASTM 1757, TABLE B, WALL B, OR LATEST REVISION. ALL PIPE SHALL HAVE SMOOTHED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.
  - BEDDING AND RETAIL BACKFILL OVER DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1/4" DIAMETERS.
  - BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557.
  - BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557.
  - DRAINAGE STRUCTURES AND LINES TO BE CLEANED PRIOR TO ENGINEER'S ACCEPTANCE.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THE CONTRACT INCLUDING BUT NOT LIMITED TO ALL RIM ELEVATIONS EVEN TO AND PROPOSED STRUCTURES, ALL INVERTS, AND BOTTOM OF STRUCTURE.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY RETICE & ASSOCIATES, REF #191747, DATED MARCH 2014. ADDITIONAL INFORMATION MAY BE OBTAINED FROM AS-BUILT AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. CLEAR INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
  - NATIONAL GEODETIC SURVEY POINTS (BENCHMARK USED DESIGNATION # 2 301 1887) DESCRIBED IN PD 04/11/187 ELEVATION # 2.07 HIGHER BY 44 INCHES TO.
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BONES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).

**Sunshine**  
 Call 811 or www.sunshinest1.com two full business days before digging to have utilities located and marked.  
 Check positive response codes before you dig.  
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 38 OF 79



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	MEAN HIGH WATER LINE
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
---	EXISTING WATER MAIN
---	EXISTING SANITARY FORCE MAIN
---	EXISTING STORMWATER DRAINAGE LINE
---	EXISTING BURIED ELECTRIC DUCT
---	EXISTING OVERHEAD ELECTRIC LINE
---	PROPOSED WATER MAIN
---	PROPOSED VACUUM SEWER MAIN
---	PROPOSED SANITARY SEWER FORCE MAIN
---	PROPOSED STORMWATER DRAINAGE LINE
---	PROPOSED FIRE HYDRANT PIPE
---	PROPOSED WATER SERVICE LINE
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED WATER METER
---	PROPOSED VALVE
---	PROPOSED BOXES, TEES, AND DRAGS
---	PROPOSED VACUUM VALVE WITH BUFFER TANK
---	PROPOSED FIRE HYDRANT
---	PROPOSED DRAINAGE INLET
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED STABILIZED PATH

**cma**  
 ches moore and associates  
 2105 Coral Way  
 Suite 401  
 Miami, FL 33145  
 TEL: 475.2500  
 www.chesmoore.com

REGISTRATION  
 PATRICK D. KAINRAH, PE  
 REGISTRATION NO. 78335  
 DATE: 3/26/2021

CLIENT  
**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION  
**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA  
 PROJECT NUMBER  
 20-584-001  
 CLIENT PROJECT NUMBER

VERIFY SCALES  
 0" = 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
 03/26/2021

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 NSK

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 AA

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 PDK

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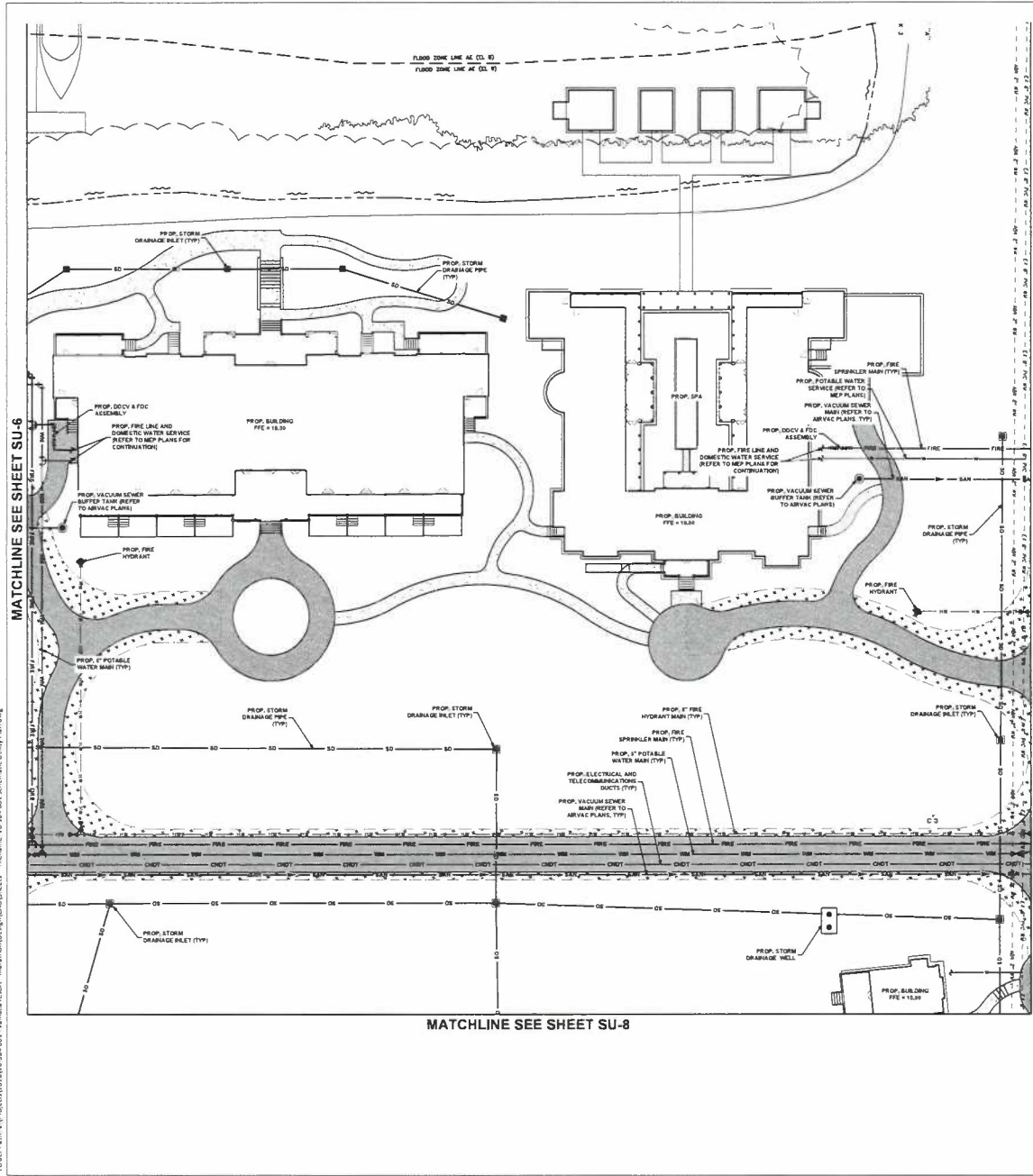
UTILITY PLAN

DRAWING NUMBER  
**SU-5**  
 38 OF 79

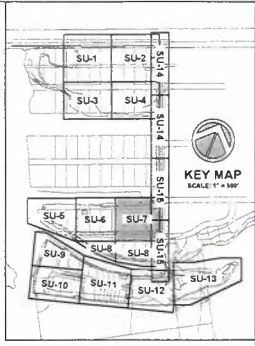
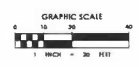




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FOR CONTINUATION SEE SHEET SU-15



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	COVER LINE
---	EASEMENT LINE
---	MEAN HIGH WATER LINE
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER FORCE MAIN
---	EXISTING STORMWATER DRAINAGE LINE
---	EXISTING BURIED ELECTRIC DUCT
---	EXISTING OVERHEAD ELECTRIC LINE
---	PROPOSED WATER MAIN
---	PROPOSED VACUUM SEWER MAIN
---	PROPOSED SANITARY SEWER FORCE MAIN
---	PROPOSED STORMWATER DRAINAGE LINE
---	PROPOSED FIRE HYDRANT PIPE
---	PROPOSED WATER SERVICE LINE
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED WATER METER
---	PROPOSED VALVE
---	PROPOSED BRICK, TILE, AND CONCRETE
---	PROPOSED VACUUM VALVE/BUCKET TANK
---	PROPOSED FIRE HYDRANT
---	PROPOSED DRAINAGE INLET
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED STABILIZED PATH

- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL PLAN ALL UTILITY CROSSINGS TO CONFIRM HORIZONTAL AND VERTICAL SEPARATION PRIOR TO CONSTRUCTION. WATER & OTHER LINES SHALL BE LINED WITH A MINIMUM SIX (6) FOOT LATERAL SEPARATION FROM OTHER CONSTRUCTION (SEE CONCRETE STRUCTURES, ETC.) AND A MINIMUM TEN (10) FOOT CLEARANCE FROM TREES. FIRE HYDRANTS SHALL HAVE A 15' CLEAR RADIUS OF ANY OBSTRUCTIONS.
  - WATER MAINS SHALL CROSS OVER DRAINAGE & SEWER LINES UNLESS OTHERWISE SPECIFIED ON PLAN. IF MINIMUM HORIZONTAL CLEARANCE IS REQUIRED BE TWICE THE MAIN AND FORCE MAIN.
  - THE EXISTING WATER MAINS AND FIRE HYDRANTS THAT ARE TO BE REMOVED SHALL REMAIN ACTIVE UNTIL A CLEARANCE LETTER HAS BEEN ISSUED AND THE NEW WATER MAINS AND FIRE HYDRANTS ARE ACTIVATED.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO TOP OF PIPE ELEVATION, TOP OF ALL FITTINGS, ETC. AT 10' INTERVALS.

- DRAINAGE NOTES:**
- ALL INLETS SHALL BE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TYPE "C" AND MANHOLES SHALL BE TYPE "A" OR "B" UNLESS OTHERWISE NOTED ON PLAN.
  - CONCRETE PIPE FOR STORM STRUCTURES SHALL CONFORM TO ASTM 1247-15. TABLE B, SHALL BE ON LATEST REVISION. ALL PIPE SHALL HAVE HOLED TOPS AND ODING JOINTS AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.
  - ROADWAY AND PAVEMENT UNDER DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1/2" DIAMETER.
  - SANDFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 95% OF THE SANDFILL DENSITY AS DETERMINED BY ASTM 1558.
  - SANDFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 90% OF THE SANDFILL DENSITY AS DETERMINED BY ASTM 1558.
  - DRAINAGE STRUCTURES AND LINES TO BE CLEANED PRIOR TO OWNER'S ACCEPTANCE.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO ALL RIM ELEVATIONS, CENTERLINE AND PROPOSED STRUCTURES, ALL INVERTS, AND BOTTOM OF STRUCTURE.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS (ELEVATIONS) ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, RFP NUMBER: DATED MARCH 2020. ADDITIONAL INFORMATION MAY BE OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. CALL INFORMATION AND FIELD METERS.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESIGNATION: 22811867; DESCRIPTION: PRO 041715; ELEVATION: 13.57; HAZARD BY: 4-16-2009.
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BIRDS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88)

Call 811 or www.sunshine360.com two full business days before digging to locate utilities located and marked.
   
*Check possible response codes before you dig.*
  
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2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786-497-5308  
 www.chenmoore.com

REGISTRATION  
 PATRICK O. KAMRANH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/26/2021

CLIENT  
  
**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION  
  
**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA  
 PROJECT NUMBER  
**20-584.001**  
 CLIENT PROJECT NUMBER

VERIFY SCALES  
 1" = 1'  
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DATE OF ISSUE  
**03/26/2021**  
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 NSK  
 DRAWN BY  
 AA  
 CHECKED BY  
 PDK  
 DRAWING TITLE

**UTILITY PLAN**

DRAWING NUMBER  
**SU-7**  
 40 OF 75





















CURT

FLORIDIAN  
HOLDINGS, LLC

PROJECT INFORMATION

VALLHALLA  
RESORT -  
MARATHON

MARATHON, FLORIDA

PROJECT NUMBER  
20-584.001

CLIENT PROJECT NUMBER

VERIFY SCALES

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REVISIONS

DATE OF ISSUE  
03/26/2021

DESIGNED BY  
NSK

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AA

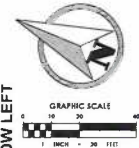
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PDK

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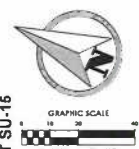
UTILITY PLAN

DRAWING NUMBER  
**SU-14**

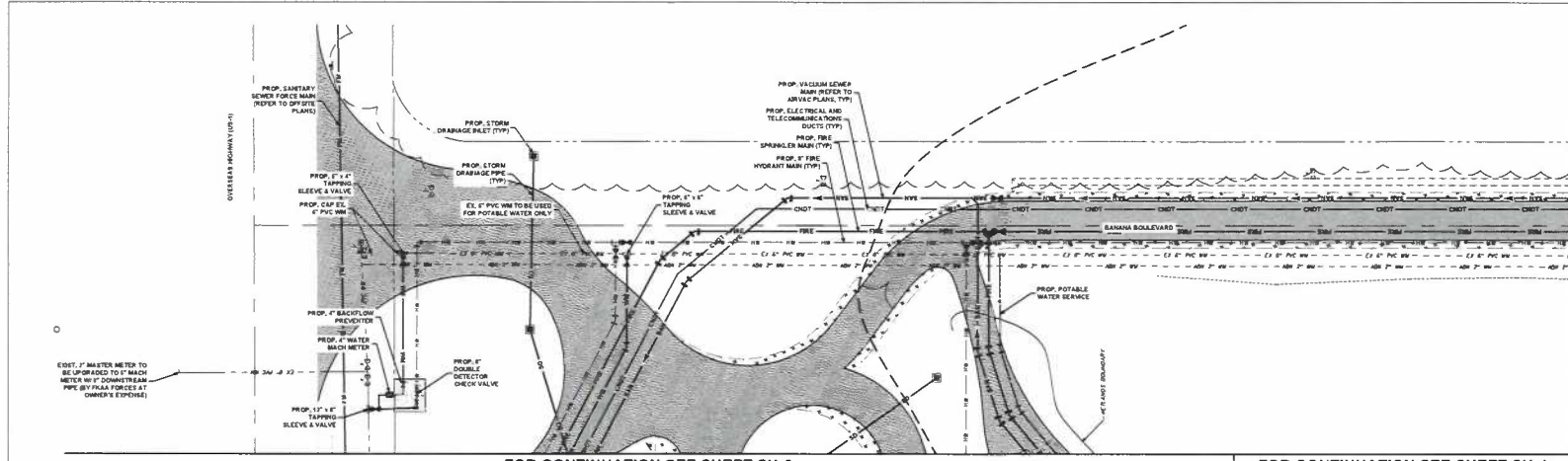
47 OF 79



MATCHLINE SEE BELOW LEFT

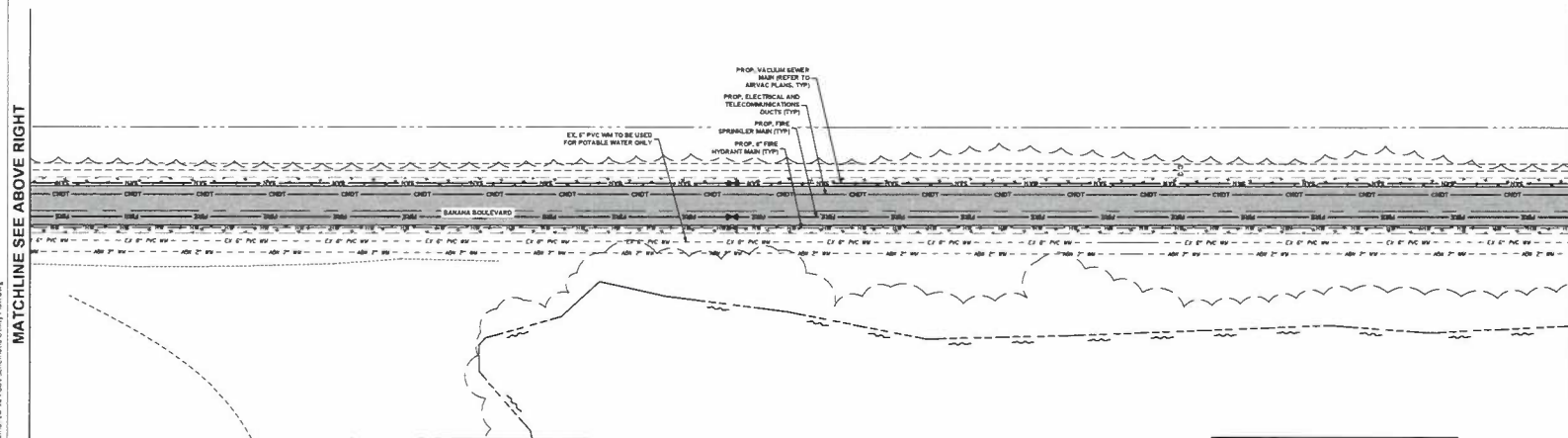


MATCHLINE SEE SHEET SU-15



FOR CONTINUATION SEE SHEET SU-2

FOR CONTINUATION SEE SHEET SU-4



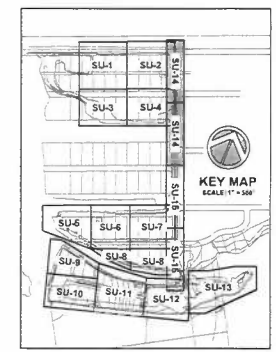
FOR CONTINUATION SEE SHEET SU-4

- WATER AND SEWER NOTES:**
- CONTRACTOR SHALL PLAN ALL UTILITY CROSSINGS TO CONFORM HORIZONTAL AND VERTICAL SEPARATIONS PRIOR TO CONSTRUCTION. WATER & SEWER LINES SHALL BE LAD WITH A MINIMUM SIX (6) FOOT LATERAL SEPARATION FROM OBSTRUCTIONS (E.G. CULVERTS, STRUCTURES, ETC.) AND A MINIMUM TEN (10) FOOT CLEARANCE FROM TILES. FIRE HYDRANTS SHALL HAVE A 10' CLEAR RADIUS OF ANY OBSTRUCTION.
  - WATER MAIN SHALL CROSS OVER DRAINAGE & SEWER LINES UNLESS OTHERWISE SPECIFIED ON PLAN. IF MINIMUM VERTICAL CLEARANCE IS REQUIRED BETWEEN WATER MAIN AND FORCE MAIN, THE EXISTING WATER MAIN AND FIRE HYDRANT LINES TO BE REMOVED SHALL REMAIN AT THE LEVEL & CLEARANCE LETTER HAS BEEN ISSUED AND THE NEW WATER MAINS AND FIRE HYDRANTS ARE ACTIVATED.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO TOP OF PIPE ELEVATION, TOP OF ALL FITTINGS, ETC AT 5' INTERVALS.

- DRAINAGE NOTES:**
- ALL INLETS SHALL BE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TYPE 'C' AND MANHOLES SHALL BE TYPE 'PVC' AND ALL MANHOLES UNLESS OTHERWISE NOTED ON PLAN.
  - CONCRETE PIPE FOR STORM DRAINAGE SHALL CONFORM TO ASTM 12.75-PA TABLE 6, WALL 8, OR LATEST REVISION. ALL PIPE SHALL HAVE WOODRUFF TONGUES AND BROOKS JOINTS, AND HAVE RUBBER GASKETS UNLESS OTHERWISE SPECIFIED.
  - BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1/4" DIA.
  - BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557.
  - DRAINAGE STRUCTURES AND LINES TO BE CLEANED PRIOR TO ENGINEER'S ACCEPTANCE.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO ALL PIPE ELEVATIONS (VERTICAL AND PROPOSED STRUCTURES), ALL SPERALS, AND BOTTOM OF STRUCTURE.

**LEGEND**

---	SECTION LINE	---	PROPOSED SANITARY SEWER FORCE MAIN
---	RIGHT-OF-WAY LINE	---	PROPOSED STORMWATER DRAINAGE LINE
---	LOT OR OPENITY LINE	---	PROPOSED FIRE HYDRANT PIPE
---	CENTER LINE	---	PROPOSED WATER SERVICE LINE
---	EASEMENT LINE	---	PROPOSED BACKFLOW PREVENTER
---	MEAN HIGH WATER LINE	---	PROPOSED VALVE
---	EDGE OF EMERGENCY VEHICLE PATH	---	PROPOSED BRIDGE, TEE, AND CROSSER
---	MANHOLES	---	PROPOSED VACUUM VALVE/PIT/BURST TANK
---	EXISTING WATER MAIN	---	PROPOSED FIRE HYDRANT
---	EXISTING SANITARY SEWER FORCE MAIN	---	PROPOSED DRAINAGE PALET
---	EXISTING STORMWATER DRAINAGE LINE	---	PROPOSED DRAINAGE MAN-HOLE
---	EXISTING BURIED ELECTRIC DUCT	---	PROPOSED DRAINAGE WELL
---	EXISTING OVERHEAD ELECTRIC LINE	---	PROPOSED ASPHALT
---	PROPOSED WATER MAIN	---	PROPOSED CONCRETE
---	PROPOSED VACUUM SEWER MAIN	---	PROPOSED STABILIZED PATH



- EXISTING CONDITIONS NOTED:**
- EXISTING CONDITIONS NOTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, SEP 2019/ST. DATED MARCH 2020. ADDITIONAL INFORMATION FOR THIS PROJECT OBTAINED FROM AIRBORNE PHOTOGRAMMETRY PROVIDED BY UTILITY COMPANIES, GLE, BY ORATION AND FIELD VISITS.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: BSMN10N + 0.291 1987
  - ELEVATION 4.527 HAVO BE 4.448 NGVD 29. CONTRACTOR IS TO VERIFY ALL EXISTING TIEES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
ALL ELEVATIONS SHOWN ARE BY NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

**Sunshine811**  
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
*Check your meter cover before you dig!*

**NOT FOR CONSTRUCTION**

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER

20-584.001

CLIENT PROJECT NUMBER

VERIFY SCALES

0 = 1" = 1'

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
03/26/2021

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NSK

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AA

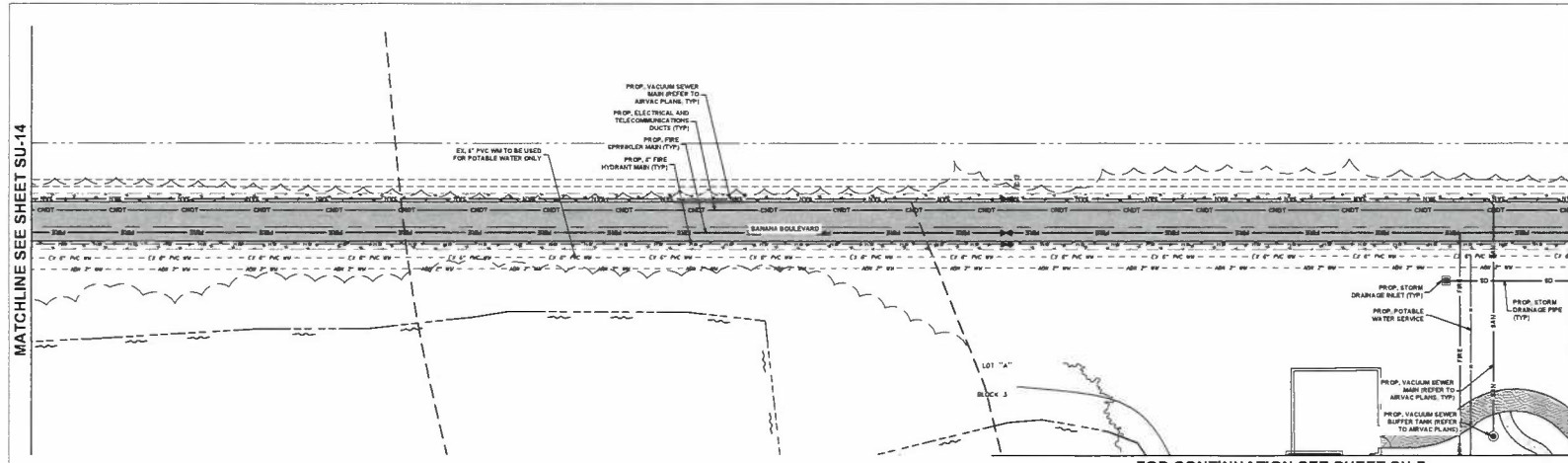
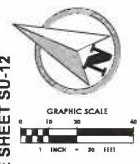
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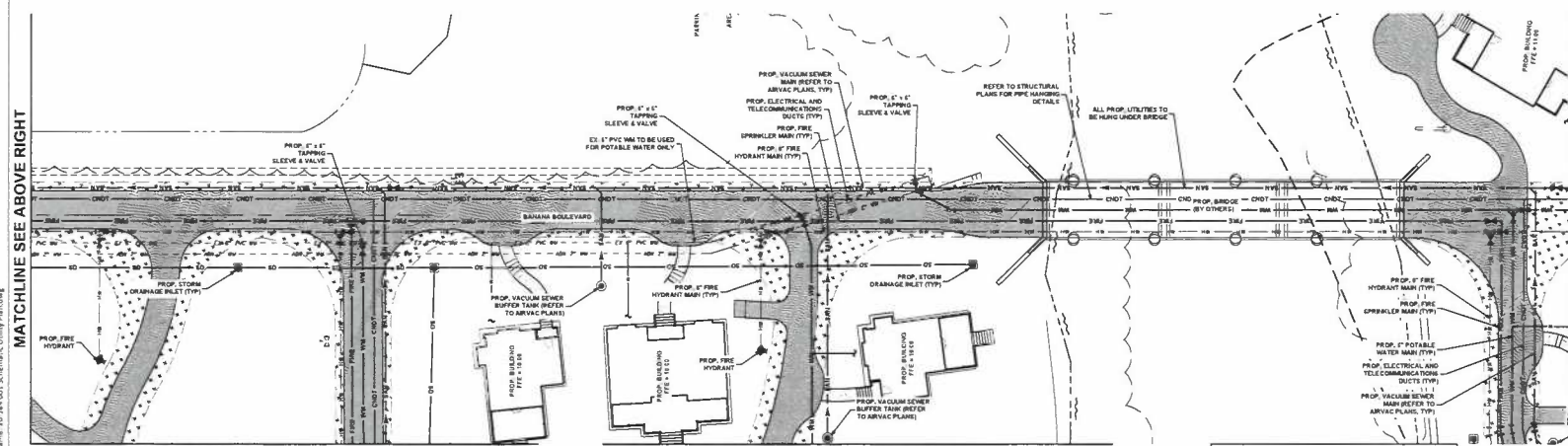
**UTILITY PLAN**

DRAWING NUMBER

**SU-15**  
48 OF 75



FOR CONTINUATION SEE SHEET SU-7



FOR CONTINUATION SEE SHEET SU-7

FOR CONTINUATION SEE SHEET SU-8

**WATER AND SEWER NOTES:**

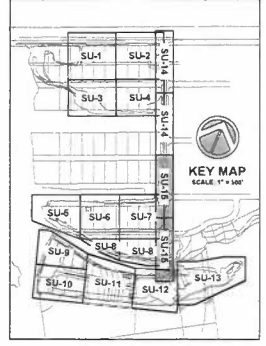
- CONTRACTOR SHALL PLAN ALL UTILITY CROSSINGS TO CONFIRM HORIZONTAL AND VERTICAL SEPARATION PRIOR TO CONSTRUCTION. WATER & SEWER LINES SHALL BE LAD WITH A MINIMUM 60" IN FOOT LATERAL SEPARATION FROM OTHER STRUCTURES (E.G. CULVERTS, STRUCTURES, ETC.) AND A MINIMUM 120" IN FOOT CLEARANCE FROM TREES. FIRE HYDRANTS SHALL HAVE A 15' CLEAR RADIUS OF ANY OBSTRUCTIONS.
- WATER MAIN SHALL CROSS OVER DRAINAGE & SEWER LINES UNLESS OTHERWISE SPECIFIED ON PLAN. IF ANOTHER HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER MAIN AND FORCE MAIN.
- THE EXISTING WATER MAINS AND FIRE HYDRANTS THAT ARE TO BE REMOVED SHALL REMAIN ACTIVE UNTIL A CLEARANCE LETTER HAS BEEN ISSUED AND THE NEW WATER MAINS AND FIRE HYDRANTS ARE ACTIVATED.
- CONTRACTOR TO REMOVE DETACHED SERVICES TO SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO TOP OF PIPE ELEVATION, TOP OF ALL FITTINGS, ETC. AT 5' INTERVALS.

**DRAINAGE NOTES:**

- ALL INLETS SHALL BE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TYPE "C" AND MANHOLES SHALL BE TYPE "P" PER ALL LHM RATED UNLESS OTHERWISE NOTED ON PLAN.
- CONCRETE FOR STORM SEWERS SHALL CONFORM TO ASTM SPEC. TABLE B. WALL 8. OR LATEST REVISION. ALL PIPES SHALL HAVE HOODED/ TONING AND GROUND SHORTS. 12" DRAINAGE MANHOLES SHALL BE 18" UNLESS OTHERWISE SPECIFIED.
- BEFORE ANY INITIAL BACKFILL, EACH DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.
- BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 1556.
- BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 1556.
- DRAINAGE STRUCTURES AND LINES TO BE CLEARED PRIOR TO CONSTRUCTION OF ACCEPTANCE.
- CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO ALL RIM ELEVATIONS, EXISTING AND PROPOSED STRUCTURES, ALL WIDTHS, AND BOTTOM OF STRUCTURE.

**LEGEND**

--- (dashed line)	SECTION LINE	--- (dashed line)	PROPOSED SANITARY SEWER FORCE MAIN
--- (dashed line)	RIGHT-OF-WAY LINE	--- (dashed line)	PROPOSED STORMWATER DRAINAGE LINE
--- (dashed line)	LOT OR PROPERTY LINE	--- (dashed line)	PROPOSED FIRE HYDRANT PIPE
--- (dashed line)	CENTER LINE	--- (dashed line)	PROPOSED WATER SERVICE LINE
--- (dashed line)	EASEMENT LINE	--- (dashed line)	PROPOSED BACKFLOW PREVENTER
--- (dashed line)	MEAN HIGH WATER LINE	--- (dashed line)	PROPOSED WATER METER
--- (dashed line)	EDGE OF EMERGENCY VEHICLE PATH	--- (dashed line)	PROPOSED VALVE
--- (dashed line)	MANHOLES	--- (dashed line)	PROPOSED BENDS, TEES, AND CROSSES
--- (dashed line)	EXISTING AS-BUILT MAIN	--- (dashed line)	PROPOSED VACUUM VALVE PIT/BUFFER TANK
--- (dashed line)	EXISTING SANITARY SEWER FORCE MAIN	--- (dashed line)	PROPOSED FIRE HYDRANT
--- (dashed line)	EXISTING STORMWATER DRAINAGE LINE	--- (dashed line)	PROPOSED DRAINAGE INLET
--- (dashed line)	EXISTING BURIED ELECTRIC OUT	--- (dashed line)	PROPOSED DRAINAGE MANHOLE
--- (dashed line)	EXISTING OVERHEAD ELECTRIC LINE	--- (dashed line)	PROPOSED DRAINAGE WELL
--- (dashed line)	PROPOSED WATER MAIN	--- (dashed line)	PROPOSED ASPHALT
--- (dashed line)	PROPOSED VACUUM SEWER MAIN	--- (dashed line)	PROPOSED CONCRETE
--- (dashed line)		--- (dashed line)	PROPOSED STABILIZED PATH



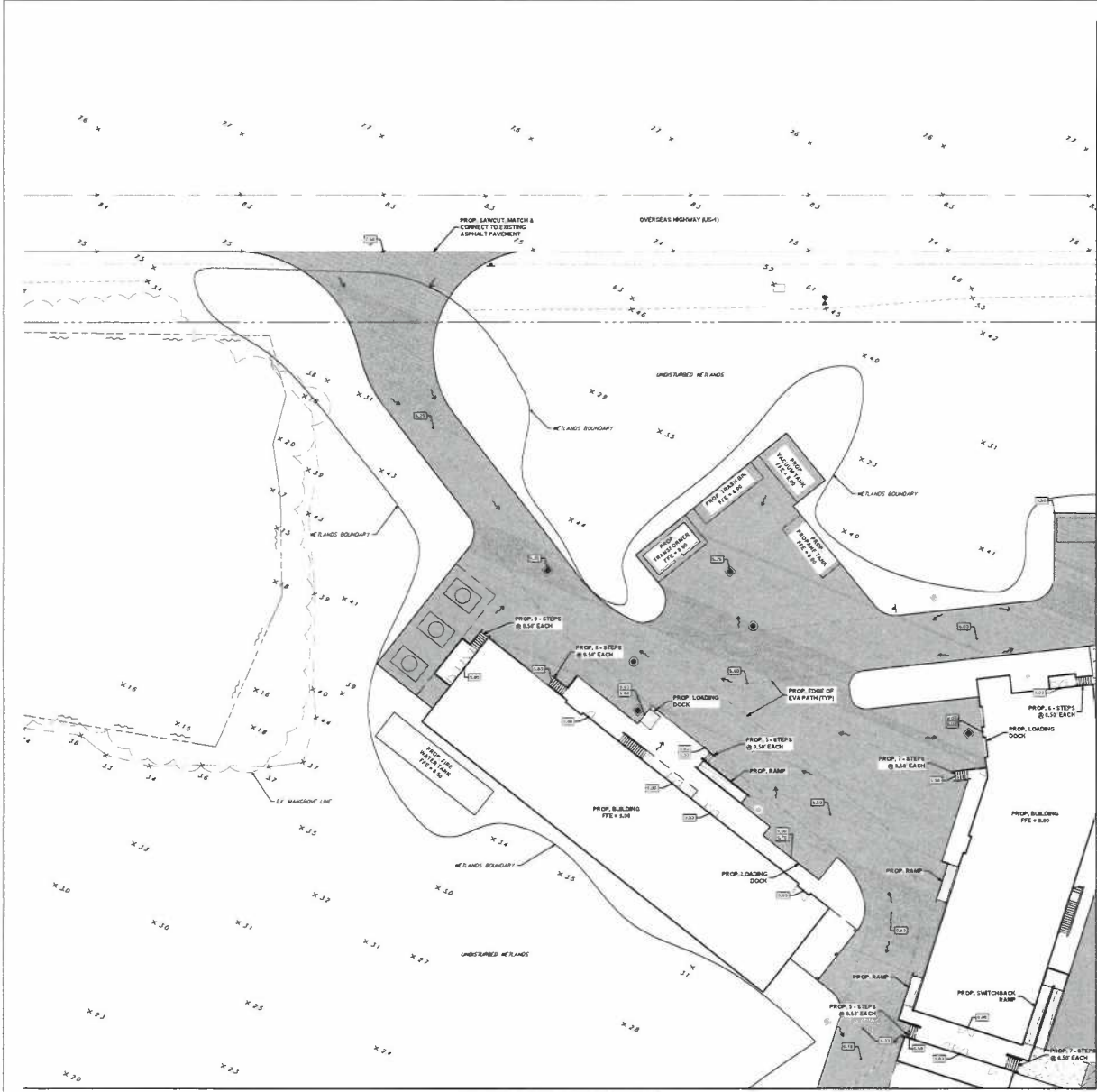
- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY PEELE & ASSOCIATES, SEP 2017 (17), DATED MARCH 2018. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILT'S AND FIELD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATIONAL FIELD SHEETS.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 83).
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESCRIPTION = PR1 AA 718 ELEVATION = 1.87 NAVD 83 BY LAM HOVD 785
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BOWLS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 83)

**Sunshine 811**  
Call 811 or www.sunshine811.com two full business days before digging to locate utilities located and marked.  
*Green positive income code before you dig.*

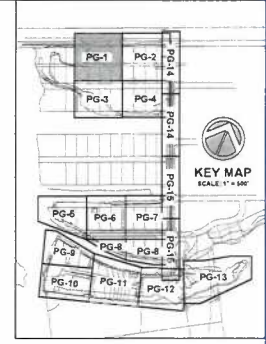
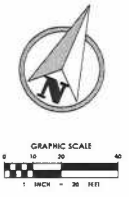
**NOT FOR CONSTRUCTION**

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 File Path: C:\Users\pdk\OneDrive\Documents\20-584-001\_Preliminary Grading.dwg  
 File Name: 20-584-001\_Preliminary Grading.dwg



MATCHLINE SEE SHEET PG-3

MATCHLINE SEE SHEET PG-2



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED WATER METER
---	PROPOSED VALVE
---	PROPOSED BEHOLD TEES AND CROCKETS
---	PROPOSED VACUUM VALVE PVT
---	PROPOSED FIRE HYDRANT
---	PROPOSED FLOW ARROW
---	PROPOSED FINISHED ELEVATION
---	PROPOSED DRAINAGE INLET
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED ESTABLISHED PATH

**PAVING AND GRADING NOTES:**

1. UNFINISHED FLOOR ELEVATION VALUES ADOPTED MULTIPLE FLOOD ZONES OR FEET PER FEMA CASE NUMBER 76444-543P. REFER TO PLAN SHEETS FOR PROPOSED FINISHED FLOOR ELEVATION IN HOODS. ACTUAL BUILDING ELEVATIONS WILL BE DETERMINED AND SUBMITTED FOR PERMITS PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS SHALL MEET ALL ADA REQUIREMENTS (24 INCH COMPRESSIBLE SURF AND 2% MAX. TRANSVERSE SLOPE).
3. FINISHES OF PROPOSED CONCRETE AND ASPHALT SHALL BE PER HARDSCAPE PLANS.
4. ALL PROPOSED ELEVATIONS NOTED IN THESE PLANS SHALL BE FINISHED GRADE.
5. CONTRACTOR TO PROVIDE DETAILED SCHEDULE TO SURVEY THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO ALL FIN ELEVATIONS EXISTING AND PROPOSED STRUCTURES, SUFFICIENT FINISH ELEVATIONS TO DETERMINE TRAILS THAT SHALL BE OPEN TO PUBLIC, LOCATION OF DRIVEWAY, AND REWESTORED ASPHALT AND CONCRETE PAVEMENTS.

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY ARCS & ASSOCIATES, INC. (DATE: MARCH 2019). ADDITIONAL INFORMATION WILL BE OBTAINED FROM ASSETS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, GLE, IN GRANTON AND FIELD METS.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
3. NATIONAL GEODETIC SURVEY (NAD 83) BENCHMARK (MARK) DESIGNATION: 10 270 1947 (ELEVATION = 27.47 NAVD 83 (14.64 MVD 29)).
4. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BOWLS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

**Sunshine**

Call 811 or www.sunshine11.com two full business days before digging to have utilities located and marked.

*Check your resume notes before you dig.*

**NOT FOR CONSTRUCTION**

**cma**  
 ches moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786.497.1500  
 www.chesmoore.com

**REGISTRATION**  
 PATRICK D. HAINBACH, PE  
 REGISTRATION NO. 7855  
 DATE: 3/26/2021

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER  
 20-584-001

CLIENT PROJECT NUMBER

VERIFY SCALES

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
 03/26/2021

DESIGNED BY  
 NSK

DRAWN BY  
 AA

CHECKED BY  
 PDK

DRAWING TITLE

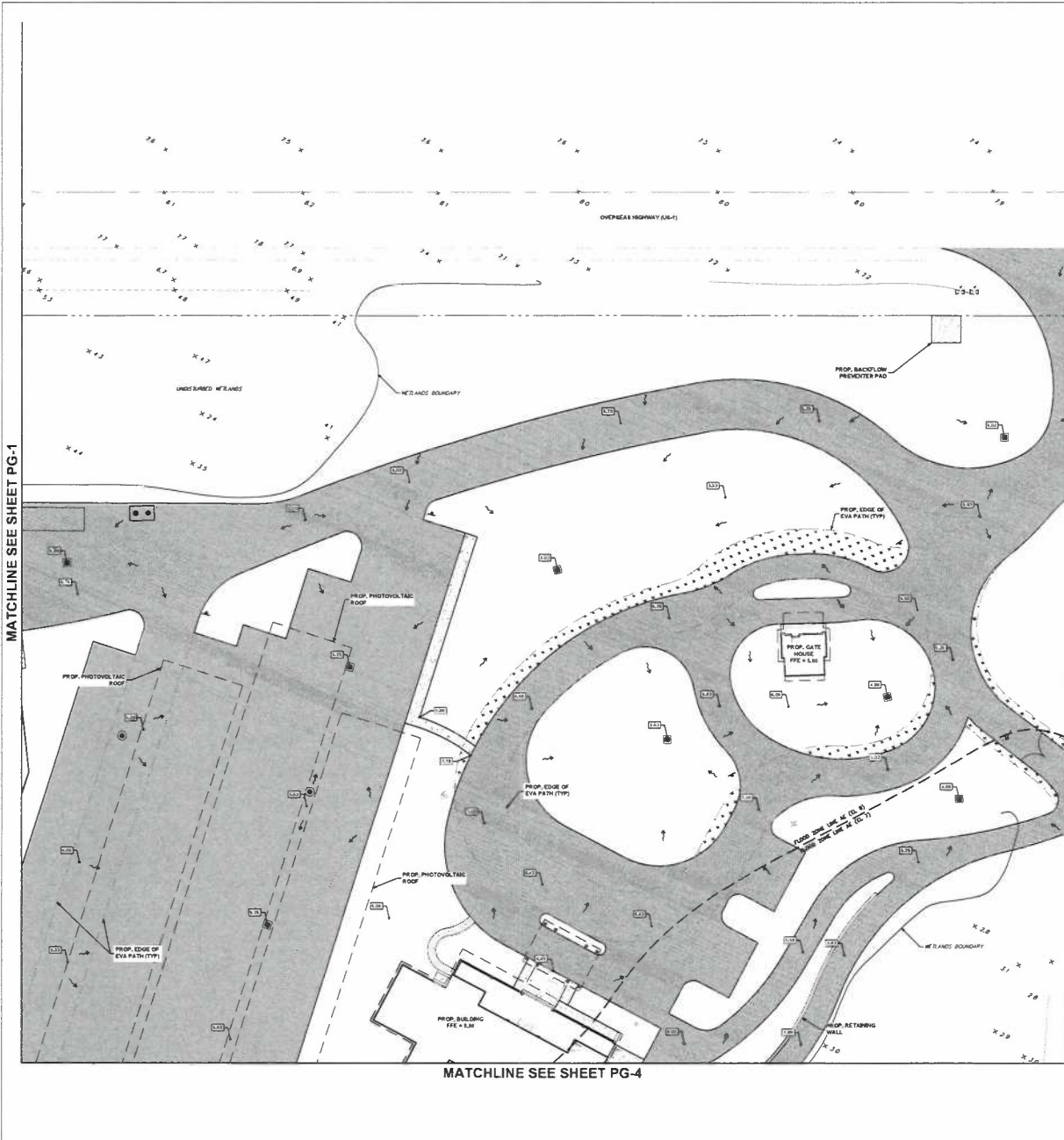
**PAVING AND GRADING PLAN**

DRAWING NUMBER

**PG-1**  
 49 OF 79



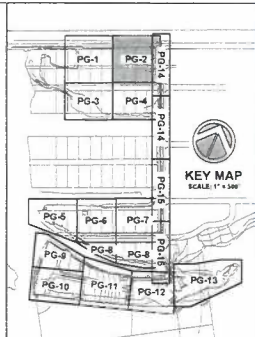
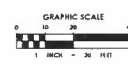
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MATCHLINE SEE SHEET PG-1

FOR CONTINUATION SEE SHEET PG-14

MATCHLINE SEE SHEET PG-4



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	NEAR-HIGH-WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED WATER METER
---	PROPOSED VALVE
---	PROPOSED BAND, TEEL, AND CROCKE
---	PROPOSED MISCAM VALVE FIT
---	PROPOSED FLOOR FINISH
---	PROPOSED FLOOR FINISH
---	PROPOSED FINISHED ELEVATION
---	PROPOSED DRAINAGE AILET
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED ESTABLISHED PATH

**PAVING AND GRADING NOTES:**

1. FINISH FLOOR ELEVATION VALUES FOR FEMA FLOOD ZONE'S CORRECT FOR FEMA CASE NUMBER 20-0446494. REFER TO PLAN VIEW LABELS FOR PROPOSED FINISHED FLOOR ELEVATION IN HOUSING. ACTUAL BUILDING ELEVATIONS WILL BE DESIGNED AND SUBMITTED FOR PERMITS PRIOR TO CONSTRUCTION.
2. ALL STRUCTURES SHALL MEET ALL A.D.A. REQUIREMENTS (2% MAX. LONGITUDINAL SLOPE AND 1% MAX. TRANSVERSE SLOPE).
3. FINISHES OF PROPOSED CONCRETE AND ASPHALT SHALL BE PER HARDWARE PLANS.
4. ALL PROPOSED ELEVATIONS NOTED IN THESE PLANS SHALL BE FINISHED GRADE.
5. CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO ALL FIN ELEVATIONS (EXISTING AND PROPOSED) STRUCTURES, SUFFICIENT SINGLE ELEVATIONS TO DEMONSTRATE THAT FINISHES DRAIN TO BASINS, LOCATION OF DRIVEWAYS, AND FINISHES TOES ASPHALT AND CONCRETE PAVEMENTS.

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY KEECE & ASSOCIATES, P.C. (K&A). DATED MARCH 2020. ADDITIONAL INFORMATION MAY BE OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, G.E.I. INFORMATION AND FIELD MEETS.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
3. NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESIGNATION = PD 281787
4. DESIGN ELEVATION = PD 281787
5. ELEVATION = 1.37 HIGHER BY 4.48 HIGHER 793
6. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, MORA, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE BY NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88)

  
 Call 911 or www.sunshine311.com keep full business days before digging to know utilities located and marked  
*There's power in knowing codes before you dig.*  
**NOT FOR CONSTRUCTION**



7103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786-497-3500  
 www.cheamers.com

**REGISTRATION**  
 PATRICK B. KAIMRAH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/26/2021

**CLIENT**  
  
**FLORIDIAN HOLDINGS, LLC**

**PROJECT INFORMATION**  
  
**VALHALLA RESORT - MARATHON**

**MARATHON, FLORIDA**  
**PROJECT NUMBER**  
 20-584.001  
**CLIENT PROJECT NUMBER**

**VERIFY SCALES**  
 0" = 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

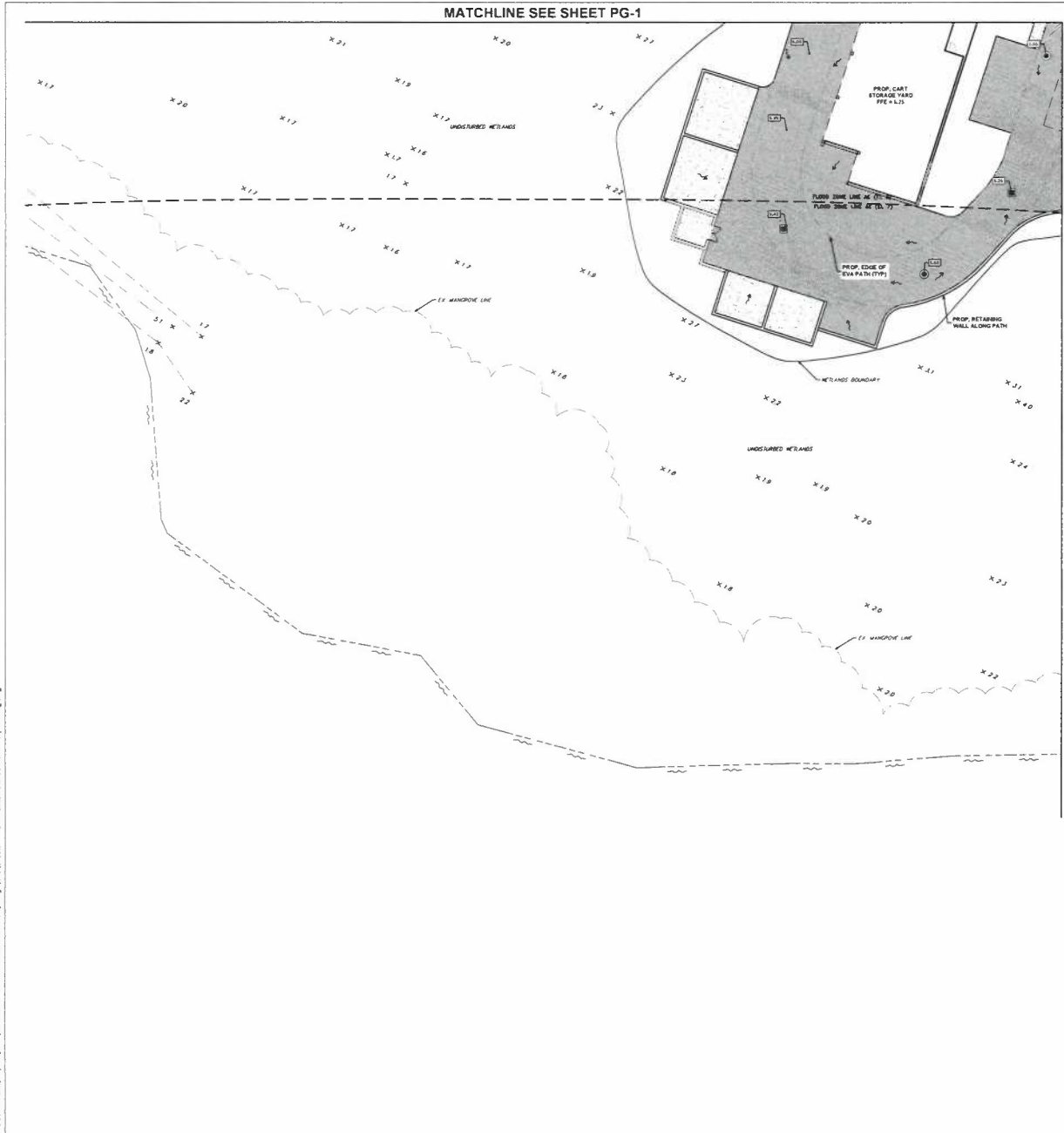
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**PAVING AND GRADING PLAN**

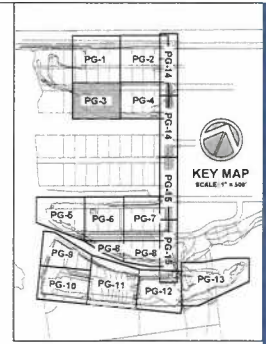
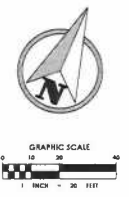
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**PG-2**  
 10 OF 79



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MATCHLINE SEE SHEET PG-4



**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	MEAN HIGH WATER LINE
	TOP OF BANK
	EDGE OF EMERGENCY VEHICLE PATH
	MANGROVES
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER
	PROPOSED VALVE
	PROPOSED ACCESS, TEE, AND CROSS
	PROPOSED VACUUM VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE ALARM
	PROPOSED FINISHED ELEVATION
	PROPOSED DRAINAGE INLET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAINAGE WELL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STABILIZED PATH

- PAVING AND GRADING NOTES:**
- MINIMUM FINISHED FLOOR ELEVATION VALUES A CROSS MULTIPLE FLOOD ZONE DISTRICTS FOR FEMA CASE NUMBER 79-04-044-AP. REFER TO PLAN VIEW LABELS FOR PROPOSED FINISHED FLOOR ELEVATION VALUES. ACTUAL BUILDING ELEVATION WILL BE DETERMINED AND SUBMITTED FOR PERMITS PRIOR TO CONSTRUCTION.
  - ALL SIDEWALKS SHALL MEET ALL A.D.A. REQUIREMENTS FOR MAX. CONTIGUOUS SLOPE AND 2% MAX. TRANSVERSE SLOPE.
  - FIRMS OF PROPOSED CONCRETE AND ASPHALT SHALL BE PER HARDWARE PLANS.
  - ALL PROPOSED ELEVATION NOTES IN THESE PLANS SHALL BE FINISHED GRADE.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT TO SUBMITTER THAT CLEARLY DEFINES THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO ALL NEW ELEVATIONS, EXISTING AND PROPOSED STRUCTURE ELEVATIONS, EXISTING ELEVATION TO DOCUMENTATION THAT INCLUDES SHOWN UTILITIES, LOCATION OF DRIVEWAYS, AND NETWORKS OF ASPHALT AND CONCRETE PAVEMENTS.
- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY PRECE & ASSOCIATES, LP (PROVIDED) DATED MARCH 2024. ADDITIONAL INFORMATION WILL BE OBTAINED FROM AS-BUILT AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, SEE INFORMATION AND FIELD VISIT.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESIGNATION: D 297 1987 DESCRIPTION: IN 440 ROAD 795 ELEVATION: 2.27 HAVO BE IN 440 ROAD 795
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BOWLS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

**Sunshine**

Call 811 or www.sunshine811.com two (2) business days before digging to have utilities located and marked.

Check your location codes before you dig.

**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates

2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786.497.1500  
 www.chenmoore.com

REGISTRATION  
 PATRICK D. KAINBAH, PE  
 REGISTRATION NO. 78555  
 DATE: 3/26/2024

---

CLIENT

**FLORIDIAN HOLDINGS, LLC**

---

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

---

MARATHON, FLORIDA

PROJECT NUMBER  
 20-584.001

CLIENT PROJECT NUMBER

---

VERIFY SCALES

0 10 20 30 40  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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REVISIONS

---

DATE OF ISSUE  
 03/26/2024

DESIGNED BY  
 NSK

DRAWN BY  
 AA

CHECKED BY  
 PDK

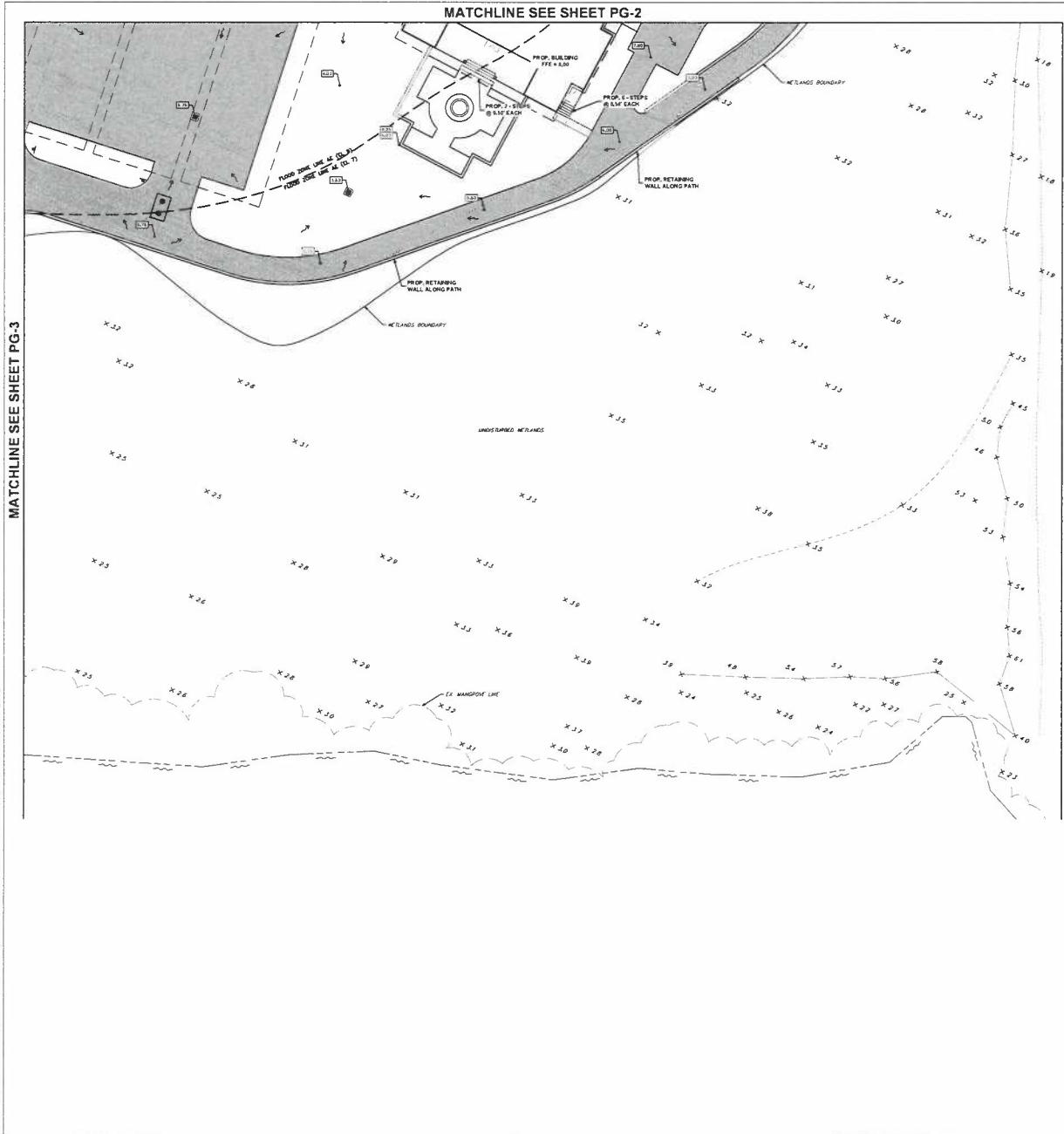
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**PAVING AND GRADING PLAN**

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DRAWING NUMBER  
**PG-3**  
 51 OF 79

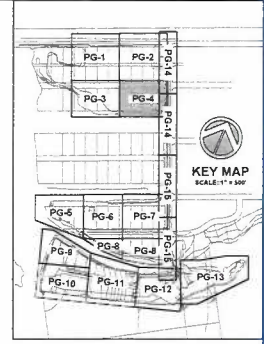
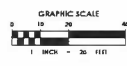
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MATCHLINE SEE SHEET PG-3

MATCHLINE SEE SHEET PG-2

FOR CONTINUATION SEE SHEET PG-14



**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	MEAN HIGH WATER LINE
	TOP OF BANK
	EDGE OF EMERGENCY VEHICLE PATH
	MANHOLES
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER
	PROPOSED VALVE
	PROPOSED BEND, TEE AND CROCKES
	PROPOSED VACUUM VALVE FIT
	PROPOSED FIRE HYDRANT
	PROPOSED FLOW ARROW
	PROPOSED FINISHED ELEVATION
	PROPOSED DRAINAGE INLET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAINAGE WELL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STABILIZED PATH

**PAVING AND GRADING NOTES:**

- MINIMUM FINISHED FLOOR ELEVATION VARIES ACROSS MULTIPLE FLOOR LEVELS. CHECK PER FEMA CASE NUMBER 70-64-64-64-64. REFER TO PLAN FOR NEW LABELS FOR PROPOSED FINISHED FLOOR ELEVATION IN ROOMS. ACTUAL BUILDING ELEVATIONS WILL BE DESIGNED AND SUBMITTED FOR PERMIT PRIOR TO CONSTRUCTION.
- ALL SIDEWALKS SHALL MEET ALL A.D.A. REQUIREMENTS ON MAX. SLOPE, CROSS SLOPE AND 2% MAX. TRANSVERSE SLOPE.
- FINISHES OF PROPOSED CONCRETE AND ASPHALT SHALL BE PER HARDSCAPE PLAN.
- ALL PROPOSED ELEVATIONS NOTED IN THESE PLANS SHALL BE FINISHED GRADE.
- CONTRACTOR TO PROVIDE DETAILS AS ABLE TO SURVIVE THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO: (1) MEAN ELEVATIONS EXISTING AND PROPOSED STRUCTURES; (2) SUPPORT ELEVATIONS; (3) FINISHES; (4) FINISHES; (5) FINISHES; (6) FINISHES; (7) FINISHES; (8) FINISHES; (9) FINISHES; (10) FINISHES.

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY PRECELS ASSOCIATES, P.E.P. PERFORMED DATED MARCH 2021. ADDITIONAL INFORMATION WAS OBTAINED FROM AIRSATS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD VISIT.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODESIC VERTICAL DATUM OF 1929 (NGVD 29).
- NATIONAL GEODESIC SURVEY (NGS) BENCHMARK USED: DESCRIPTION = PEGALATHIS ELEVATION = 2.67 (NAVD 83) (NAVD 79)
- CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODESIC VERTICAL DATUM OF 1929 (NGVD 29)

**Sunshine 11**  
 Call 811 or www.sunshine11.com two full business days before digging to have utilities located and marked.  
 CMA provides reasonable costs before you dig.

**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 402  
 Miami, FL 33145  
 786.497.1500  
 www.chenmoore.com

REGISTRATION  
 PATRICK D. KAIRBAH, PE  
 REGISTRATION NO. 28523  
 DATE: 3/26/2021

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER  
**20-584-001**

CLIENT PROJECT NUMBER

VERIFY SCALES

0 = 1" = 10'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
**03/26/2021**

DESIGNED BY  
**NSK**

DRAWN BY  
**AA**

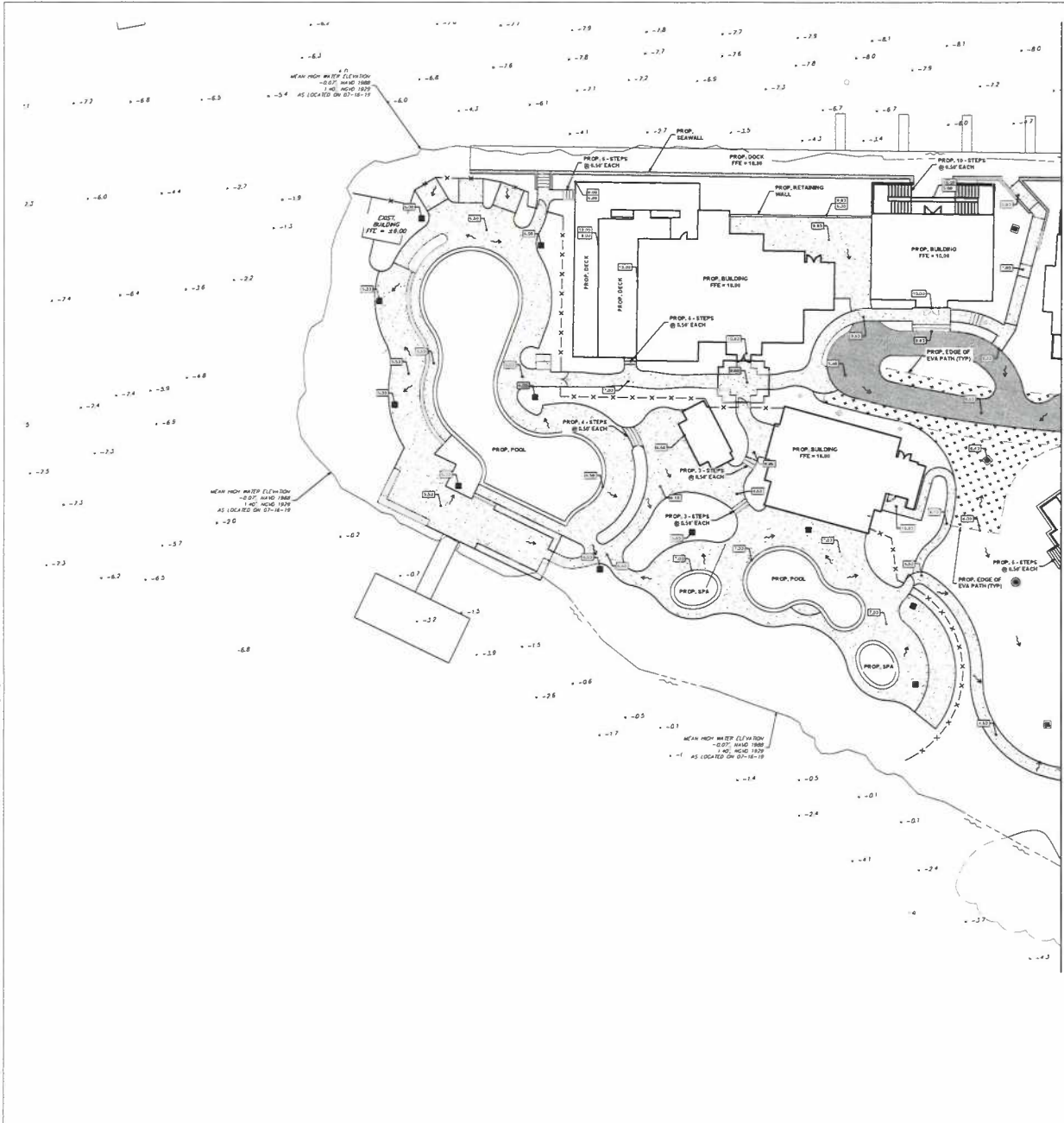
CHECKED BY  
**PKD**

DRAWING TITLE

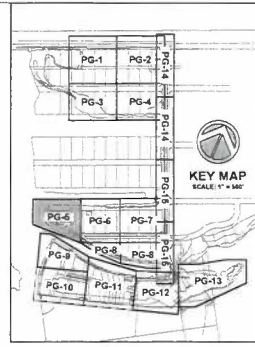
**PAVING AND GRADING PLAN**

DRAWING NUMBER  
**PG-4**

PROJECT: MARATHON, FLORIDA, MARATHON RESORT - PAVING AND GRADING PLAN  
 DRAWING NO.: PG-5  
 DATE: 03/26/2021  
 CLIENT: FLORIDIAN HOLDINGS, LLC  
 DESIGNER: SUNSHINE 811, INC.  
 PROJECT LOCATION: 20584 001, MARATHON, FLORIDA



MATCHLINE SEE SHEET PG-6



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANDOLINE
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED WATER METER
---	PROPOSED VALVE
---	PROPOSED SINK, TEE, AND CROSS
---	PROPOSED BACKFLOW VALVE PIP
---	PROPOSED FIRE HYDRANT
---	PROPOSED FLOW ARROW
---	PROPOSED FINISHED ELEVATION
---	PROPOSED DRAINAGE INLET
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED STABILIZED PATH

**PAVING AND GRADING NOTES:**

1. MINIMUM FINISHED FLOOR ELEVATION VALUES ACROSS MULTIPLE FLOOD ZONES SHALVE PER FEMA FLOOD MAP NUMBER 2004-0404P. REFER TO PLAN VIEW LABELS FOR PROPOSED FINISHED FLOOR ELEVATION IN ROOMS. ACTUAL BUILDING ELEVATIONS WILL BE OBTAINED AND SUBMITTED FOR PERMIT PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS SHALL MEET ALL A.D.A. REQUIREMENTS (S MAX. LONGITUDINAL SLOPE AND 2% MAX. TRANSVERSE SLOPE).
3. FINISHES OF PROPOSED CONCRETE AND ASPHALT SHALL BE PER HANDBOOK PLANS.
4. ALL PROPOSED ELEVATIONS NOTED IN THESE PLANS SHALL BE FINISHED GRADE.
5. CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THE CONTRACT INCLUDING BUT NOT LIMITED TO ALL B.M. ELEVATIONS (EXISTING AND PROPOSED STRUCTURE), SUFFICIENT FINISH ELEVATIONS TO DEMONSTRATE THAT FINISHES DRAIN TO INLETS. LOCATION OF SIDEWALKS AND REINFORCED ASPHALT AND CONCRETE PAVEMENTS.

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, KEY #107197, DATED MARCH 2014. ADDITIONAL INFORMATION MAY BE OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD METRIC.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
3. NATIONAL GEODETIC SURVEY POINTS BENCHMARK USED: DECEMBER + 2, 2011 (M) ELEVATION + 2.291 (M) BY 448 (MVD) 751.
4. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BIRMS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE BY NATIONAL GEODETIC VERTICAL DATUM OF 1988 PROVIDED.

  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
Check your sunshone code: 811@sunshine.com  
**NOT FOR CONSTRUCTION**

  
**chen moore and associates**  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786-497-2500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAINRAH, PE  
 REGISTRATION NO. 78335  
 DATE: 3/26/2021

**CLIENT**  
  
**FLORIDIAN HOLDINGS, LLC**

**PROJECT INFORMATION**  
  
**VALHALLA RESORT - MARATHON**

**MARATHON, FLORIDA**  
**PROJECT NUMBER**  
 20-584.001  
**CLIENT PROJECT NUMBER**

**VERIFY SCALES**  
 0 1" = 30'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY  
**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

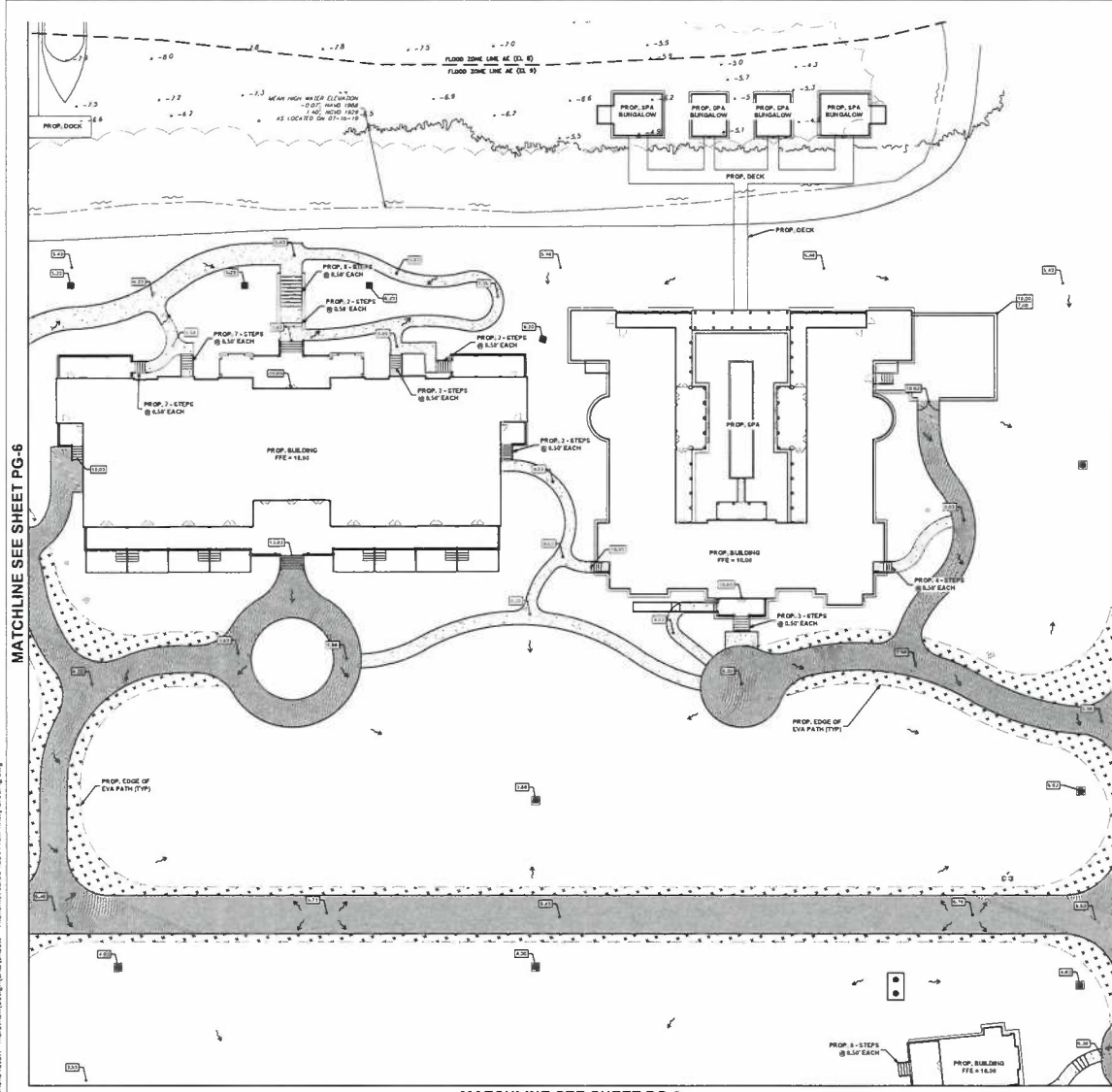
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**PAVING AND GRADING PLAN**

**DRAWING NUMBER**  
**PG-5**  
 53 OF 79





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 Filename: 20-584-001 - Paving and Grading.dwg



MATCHLINE SEE SHEET PG-6

FOR CONTINUATION SEE SHEET PG-15

MATCHLINE SEE SHEET PG-8



**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	MEAN HIGH WATER LINE
	TOP OF BANK
	EDGE OF EMERGENCY VEHICLE PATH
	MANGROVE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER METER
	PROPOSED VALVE
	PROPOSED BACKFLOW VALVE PIT
	PROPOSED FIRE HYDRANT
	PROPOSED FLOW ARROW
	PROPOSED FINISHED ELEVATION
	PROPOSED DRAINAGE INLET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAINAGE WELL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STABILIZED PATH

- PAVING AND GRADING NOTES:**
- MINIMUM FINISHED FLOOR ELEVATION VALUES ACROSS MULTIPLE FLOOD ZONES OBTAINED FROM FEMA. CASE NUMBER 19-0846-AM. REFER TO PLAN SHEET PG-1 FOR PROPOSED FINISHED FLOOR ELEVATION IN PROPOSED BUILDING. FINISHED FLOOR ELEVATIONS SHALL BE OBTAINED AND SUBMITTED FOR PERMIT PRIOR TO CONSTRUCTION.
  - ALL SIDEWALKS SHALL MEET ALL A.D.A. REQUIREMENTS (5% MAX. LONGITUDINAL SLOPE AND 2% MAX. TRANSVERSE SLOPE).
  - FINISHES OF PROPOSED CONCRETE AND ASPHALT SHALL BE PER MANUFACTURER'S PLANS.
  - ALL PROPOSED ELEVATIONS NOTED IN THESE PLANS SHALL BE FINISHED GRADE.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT TO SURVEYOR THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO ALL FIN ELEVATIONS (EXISTING AND PROPOSED) STRUTURES, SUFFICIENT FIN ELEVATIONS TO DEMONSTRATE THAT SWALES DRAIN TO INLETS, LOCATION OF DRIVEWAYS AND NEWLY Laid ASPHALT AND CONCRETE PAVEMENTS.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REC'S A ASSESSOR, REF #1907410, DATED 08/04/19. ADDITIONAL SURVEY DATA HAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, G.I.E. INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 85).
  - NATIONAL GEODETIC SURVEY POINT NEARBY MARK USED: DESCRIPTION = PD 44 1711 ELEVATION = 2.50' NAVD 83 (4.46' NGVD 85).
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BOWNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 85)

**Sunshine 811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 One (1) positive response code before you dig.  
**NOT FOR CONSTRUCTION**

**cma**  
 chea moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 784.497.1500  
 www.cheamoore.com

**REGISTRATION**  
 PATRICK D. KAMRANLI, PE  
 REGISTRATION NO. 78835  
 DATE: 3/26/2021

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER  
 20-584-001

CLIENT PROJECT NUMBER

VERIFY SCALES

0" = 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
 03/26/2021

DESIGNED BY  
 NSK

DRAWN BY  
 AA

CHECKED BY  
 PDK

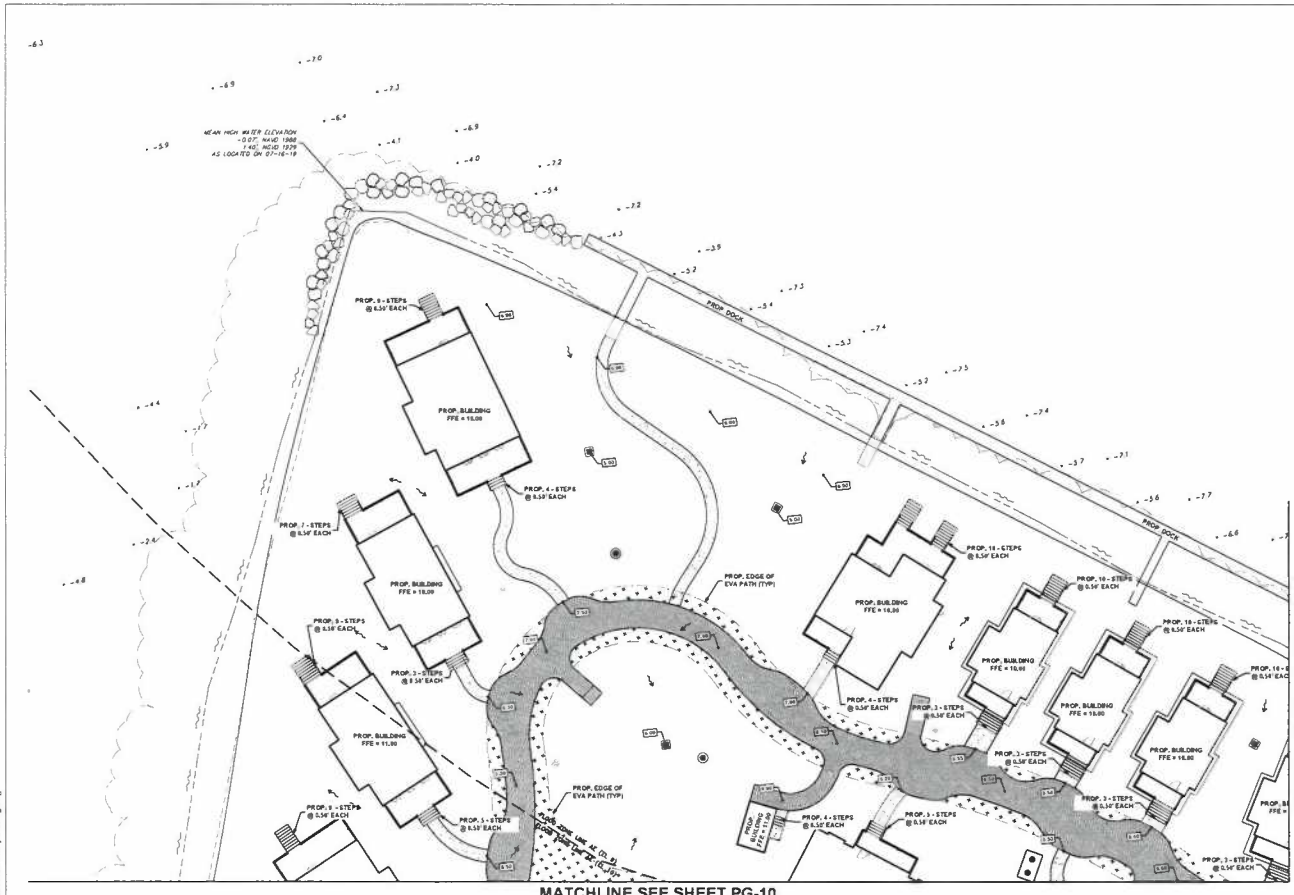
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**PAVING AND GRADING PLAN**

DRAWING NUMBER  
**PG-7**  
 55 OF 79



PG-1 Date: 3/26/2021 10:00:39 AM User Name: marshall Layout Name: PG-9  
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MATCHLINE SEE SHEET PG-10

MATCHLINE SEE SHEET PG-11



**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANGROVES
- PROPOSED BACKFLOW PREVENTER
- PROPOSED WATER METER
- PROPOSED VALVE
- PROPOSED MOUND, TEE, AND CROSSING
- PROPOSED VERTICAL VALVE PIT
- PROPOSED FRESH WATERSHED
- PROPOSED FLOW ARROW
- PROPOSED FINISHED ELEVATION
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE WELL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ESTABLISHED PATH

**PAVING AND GRADING NOTES:**

1. MANGROVE FINISHED FLOOR ELEVATION VALUES ACROSS MULTIPLE FLOOD ZONES OBTAIN PER FEMA CASE NUMBER 2004-0484-P. REFER TO PLAN SHEET 10 FOR PROPOSED FRESH WATERSHED. REFER TO PLAN ACTUAL BUILDING ELEVATIONS WILL BE DESIGNED AND SUBMITTED FOR PERMITS PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS SHALL MEET ALL A.D.A. REQUIREMENTS 0% MAX. TRANSVERSE SLOPE AND 2% MAX. TRANSVERSE SLOPE.
3. FINISHES OF PROPOSED CONCRETE AND ASPHALT SHALL BE PER HANDICAP PLAN.
4. ALL PROPOSED ELEVATIONS NOTED IN THESE PLANS SHALL BE FINISHED GRADE.
5. CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO ALL FIN ELEVATIONS EXISTING AND PROPOSED STRUCTUREL ELEVATIONS. ELEVATIONS TO DEMONSTRATE THAT SWALES DRAIN TO INLETS. LOCATION OF SIDEWALKS AND NUMBERED ASPHALT AND CONCRETE PAVEMENTS.

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY RECIE & ASSOCIATES, REF #1017187 DATED MARCH 01, 2017. ADDITIONAL INFORMATION HAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, GIS INFORMATION AND FIELD NOTES.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC DATUM OF 1983 (NAD 83).
3. NATIONAL GEODETIC SURVEY (NGS) BENCHMARK LABELED: DESCRIPTION # 23 301 1987 ELEVATION = 7.257 HIGHS IN 448 HIGHS 2%.
4. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BIRMS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1983 (NAD83)

**Sunshine811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 \*check positive response codes before you dig.

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2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786-493-1500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAIMRAHM, PE  
 REGISTRATION NO. 78535  
 DATE 3/26/2021

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER  
 20-584-001

CLIENT PROJECT NUMBER

VERIFY SCALES

0 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE

03/26/2021

DESIGNED BY

NSK

DRAWN BY

AA

CHECKED BY

PKD

DRAWING TITLE

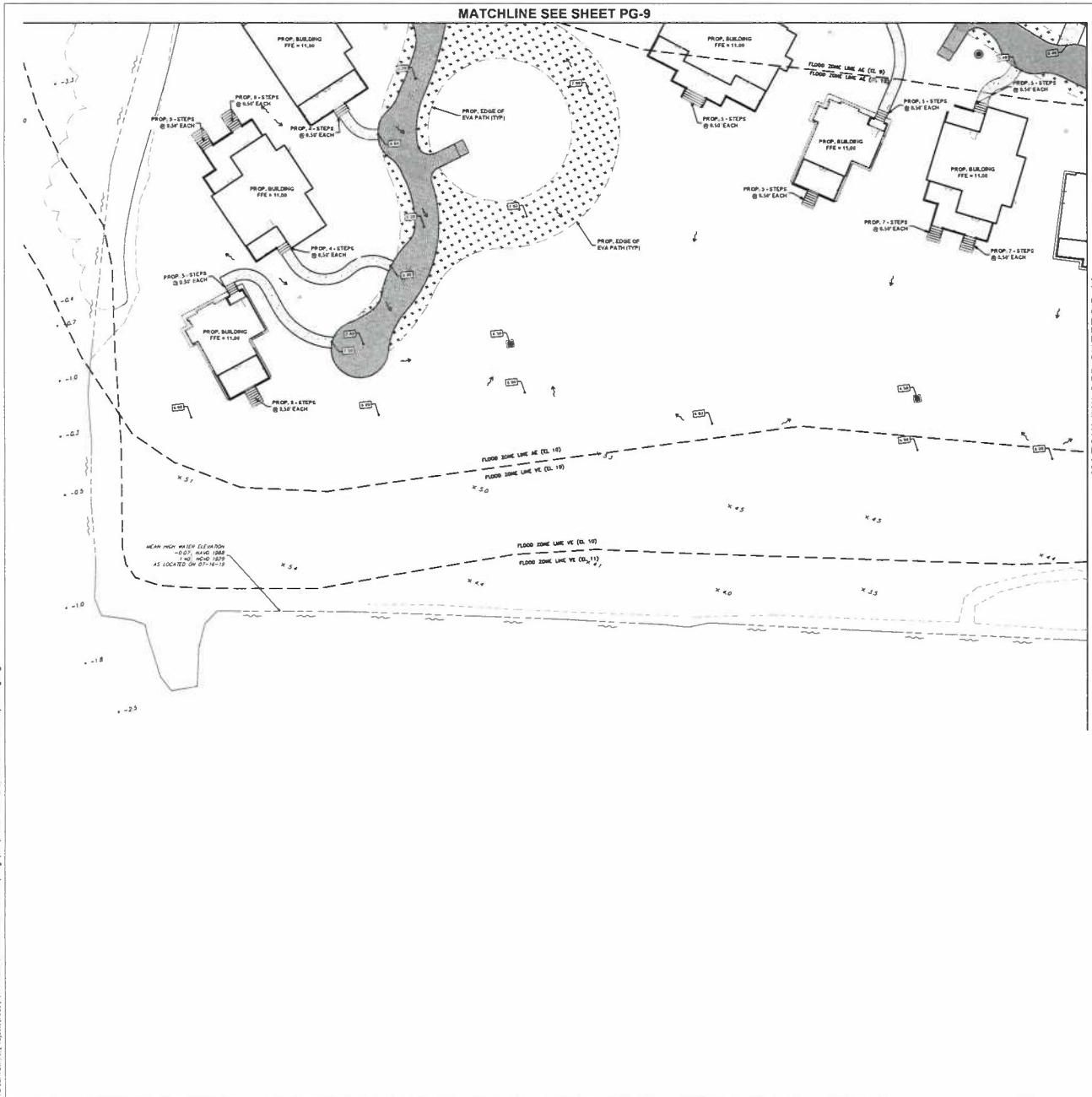
**PAVING AND GRADING PLAN**

DRAWING NUMBER

**PG-9**

57 OF 79

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- LEGEND**
- SECTION LINE
  - RIGHT-OF-WAY LINE
  - LOT OR PROPERTY LINE
  - CENTER LINE
  - MEAN HIGH WATER LINE
  - TOP OF BANK
  - EDGE OF EMERGENCY VEHICLE PATH
  - MANGROVES
  - PROPOSED BACKFLOW PREVENTER
  - PROPOSED WATER METER
  - PROPOSED VALVE
  - PROPOSED BENDS, TEES, AND CROSSES
  - PROPOSED VACUUM VALVE PIT
  - PROPOSED FLEE HYDRANT
  - PROPOSED FLOW ARROW
  - PROPOSED PREPARED ELEVATION
  - PROPOSED DRAINAGE INLET
  - PROPOSED DRAINAGE MANHOLE
  - PROPOSED DRAINAGE WELL
  - PROPOSED ASPHALT
  - PROPOSED CONCRETE
  - PROPOSED STABILIZED PATH

- PAVING AND GRADING NOTES:**
- MINIMUM FINISHED FLOOR ELEVATION VARIES ACROSS MULTIPLE FLOOD ZONES CHECK PER FEMA CASE NUMBER DRAINAGE REFER TO PLAN VIEW LABELS FOR PROPOSED FINISHED FLOOR ELEVATION IN HOWE VS ACTUAL BUILDING ELEVATIONS WILL BE OBTAINED AND SUBMITTED FOR PERMITS PRIOR TO CONSTRUCTION.
  - ALL STRUCTURES SHALL MEET ALL A.D.A. REQUIREMENTS (5% MAX. LONGITUDINAL SLOPE AND 2% MAX. TRANSVERSE SLOPE).
  - FINISHES OF PROPOSED CONCRETE AND ASPHALT SHALL BE PER HardsCAPE PLANS.
  - ALL PROPOSED ELEVATIONS NOTED IN THESE PLANS SHALL BE FINISHED GRADE.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK. COMPLETE UNDER THE CONTRACT INCLUDING BUT NOT LIMITED TO ALL FIN. ELEVATIONS, SLOPING AND PROPOSED ELEVATIONS, ELEVATION CHANGES, ELEVATIONS TO DEMONSTRATE THAT SWALES DRAIN TO PILES, LOCATION OF DRIVEWAYS AND NEW/RESTORED ASPHALT AND CONCRETE PAVEMENTS.
- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY PERCE & ASSOCIATES, INC. (P&A) DATED MARCH 2018. ADDITIONAL SURVEY DATA WILL BE OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION FOR FIELD SHEETS.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
  - NATIONAL GEODETIC SURVEY (NAD83) BENCHMARK USED: DESIGNATION: 20-393-1967 DESCRIPTION: FID AA 1718 ELEVATION: 12.57 HAZARD: 144 INVD 03
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGNALS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88)

**Sunshine**  
 Call 811 or www.sunshine811.com two full business days before digging to locate utilities located and marked.  
 \*Check possible resource codes before you dig.

**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 402  
 Miami, FL 33145  
 786.497.1500  
 www.cchenmoore.com

**REGISTRATION**  
 PATRICK D. KANUNIAH, P.E.  
 REGISTRATION NO. 78335  
 DATE 3/26/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER  
 20-584.001  
 CLIENT PROJECT NUMBER

**VERIFY SCALES**  
 0 1' IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

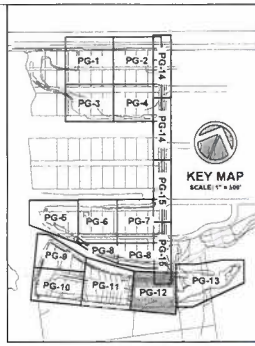
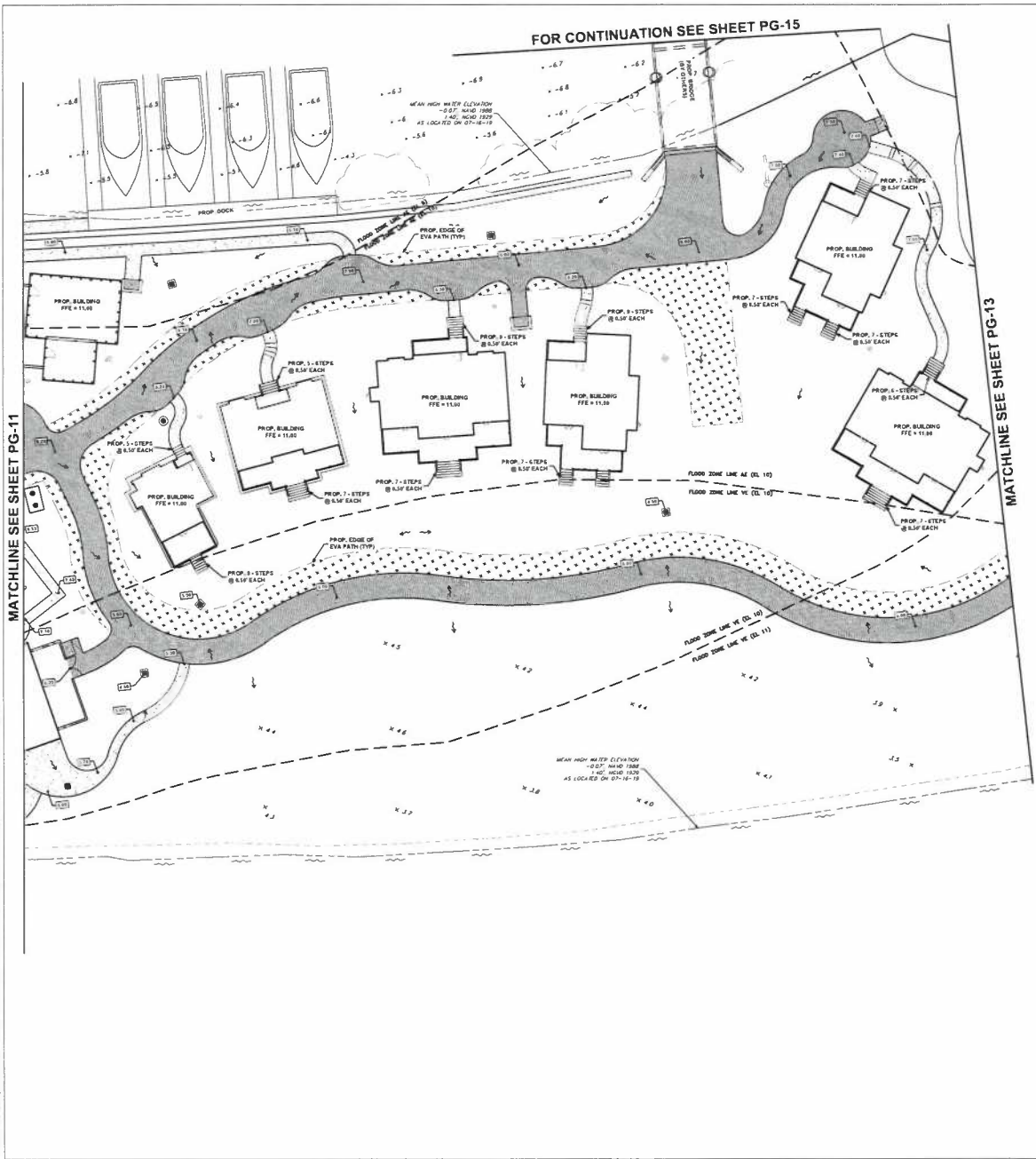
**DATE OF ISSUE**  
 03/26/2021  
**DESIGNED BY**  
 NSK  
**DRAWN BY**  
 AA  
**CHECKED BY**  
 PDK  
**DRAWING TITLE**

**PAVING AND GRADING PLAN**  
 DRAWING NUMBER  
**PG-10**  
 58 OF 79





PG-12 Date: 3/26/2021 10:50:32 AM User Name: mshapiro Layout Name: PG-12  
 Folder Path: W:\projects\2021\20-584-001-Valhalla Resort\CAD\Drawings  
 Filename: 20-584-001-Paving and Grading.dwg



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANHOLES
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED WATER METER
---	PROPOSED VALVE
---	PROPOSED RADIOL, TEXT, AND CROSSING
---	PROPOSED VALVE/VALVE PIT
---	PROPOSED FRIEZE/WEIR
---	PROPOSED FLOW ARROW
---	PROPOSED FINISHED ELEVATION
---	PROPOSED DRAINAGE INLET
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED STABILIZED PATH

- PAVING AND GRADING NOTES:**
- MINIMUM FINISHED FLOOR ELEVATION VALUES ACROSS ALL FLOOD ZONES ORIENT PER FEMA CASE NUMBER 20-584-001. REFER TO PLAN VIEW LINES 1-8 FOR PROPOSED FINISHED FLOOR ELEVATIONS. ACTUAL FINISHED FLOOR ELEVATIONS WILL BE DETERMINED AND SUBMITTED FOR PERMITS PRIOR TO CONSTRUCTION.
  - ALL SIDEWALKS SHALL MEET ALL A.S.A. REQUIREMENTS (S MAX. LONGITUDINAL SLOPE AND 2% MAX. TRANSVERSE SLOPE).
  - FINISHES OF PROPOSED CONCRETE AND ASPHALT SHALL BE PER HANDICAP PLAN.
  - ALL PROPOSED ELEVATIONS NOTED IN THESE PLANS SHALL BE FINISHED GRADE.
  - CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THE CONTRACT INCLUDING BUT NOT LIMITED TO ALL FIN ELEVATIONS (EXISTING AND PROPOSED) STRUCTURES, SUPPORT ELEVATIONS TO DEMONSTRATE THAT SWALES DRAIN TO INLETS, LOCATION OF DRIVEWAYS, AND NEW/EXISTING ASPHALT AND CONCRETE PAVEMENTS.

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REC'S A SUBORDINATE REF #170717, DATED MARCH 2018. ADDITIONAL INFORMATION MAY BE OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, GAS INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
  - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESCRIPTION = PD 44174 ELEVATION = 2.387 Meters BE = 4.48 Meters TOI
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BIRDS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

**Sunshine**  
 Call 811 or www.sunshine11.com two full business days before digging to locate utilities located and marked.  
 Check positive rebar code before you dig!

**NOT FOR CONSTRUCTION**

**cma**  
 chas moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786-497-1500  
 www.chasmoore.com

**REGISTRATION**  
 PATRICK O. KRAMER, P.E.  
 REGISTRATION NO. 78335  
 DATE: 3/26/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER  
 20-584-001

**CLIENT PROJECT NUMBER**  
 VERIFY SCALES  
 0" = 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

**DRAWING TITLE**  
 PAVING AND GRADING PLAN

**DRAWING NUMBER**  
 PG-12  
 60 OF 79

CLIENT

FLORIDIAN HOLDINGS, LLC

PROJECT INFORMATION

VALLHALLA  
RESORT -  
MARATHON

MARATHON, FLORIDA

PROJECT NUMBER  
20-584.001

CLIENT PROJECT NUMBER

VERIFY SCALES  
0 = 1" = 1'

IF NOT ONE INCH ON THIS SHEET,  
ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
03/26/2021

DESIGNED BY  
NSK

DRAWN BY  
AA

CHECKED BY  
PDK

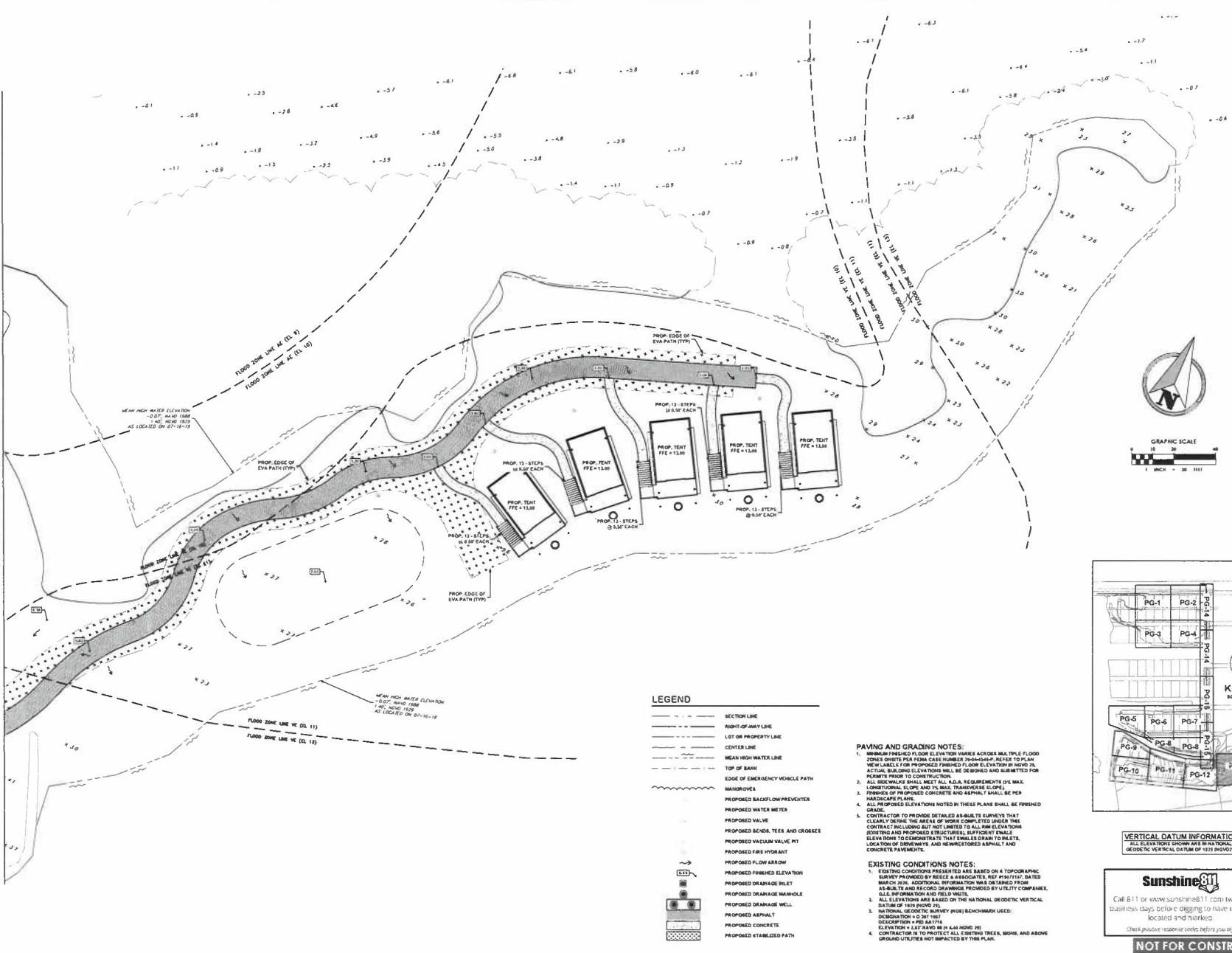
DRAWING TITLE

PAVING AND  
GRADING PLAN

DRAWING NUMBER  
**PG-13**

61 OF 79

MATCHLINE SEE SHEET PG-12



**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANHOLES
- PROPOSED BACKFLOW PREVENTER
- PROPOSED WATER METER
- PROPOSED VALVE
- PROPOSED RADIUS TEES AND CROSSES
- PROPOSED WATER VALVE W/
- PROPOSED FIRE HYDRANT
- PROPOSED FLOW ARROW
- PROPOSED FINISHED ELEVATION
- PROPOSED DRAINAGE SILET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE WELL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STABILIZED PATH

**PAVING AND GRADING NOTES:**

- MINIMUM FINISHED FLOOR ELEVATION VARIES ACCORDING TO MULTIPLE FLOOD ZONES. CHECK PER FEMA CASE NUMBER. PHOTOGRAPH REFER TO PLAN VIEW LABEL F FOR PROPOSED FINISHED FLOOR ELEVATION IN PHOTO. ACTUAL FINISHED ELEVATIONS WILL BE DETERMINED AND SUBMITTED FOR PERMITS PRIOR TO CONSTRUCTION.
- ALL SIDE WALKS SHALL MEET ALL ADA REQUIREMENTS (5% MAX. LONGITUDINAL SLOPE AND 2% MAX. TRANSVERSE SLOPE).
- FINISHES OF PROPOSED CONCRETE AND ASPHALT SHALL BE PER HardsCAPE PLANS.
- ALL PROPOSED ELEVATIONS NOTED IN THESE PLANS SHALL BE FINISHED GRADE.

**CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CORRELATE WITH THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT. THIS INCLUDES BUT NOT LIMITED TO ALL FIN ELEVATIONS, CENTERLINE AND PROPOSED STRUCTURES. SUPPORTING FINISH ELEVATIONS TO DEMONSTRATE THAT SLOPES DRAIN TO INLETS, LOCATION OF MANHOLES, AND NEW/RESTORED ASPHALT AND CONCRETE PAVEMENTS.**

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY RESCEE & ASSOCIATES, INC. PER 19191. DATED MARCH 2019. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORDS DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD NOTES.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 83).
- NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DEQUATION = 0.267 FEET; LOCATION = PG-13.174.
- ELEVATION = 2.52 FEET IN 8'-0" HIGH (8) CONCRETE TO PROTECT ALL EXISTING TREES, BUSHES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.



**VERTICAL DATUM INFORMATION**  
ALL ELEVATIONS SHOWN ARE IN THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 83).

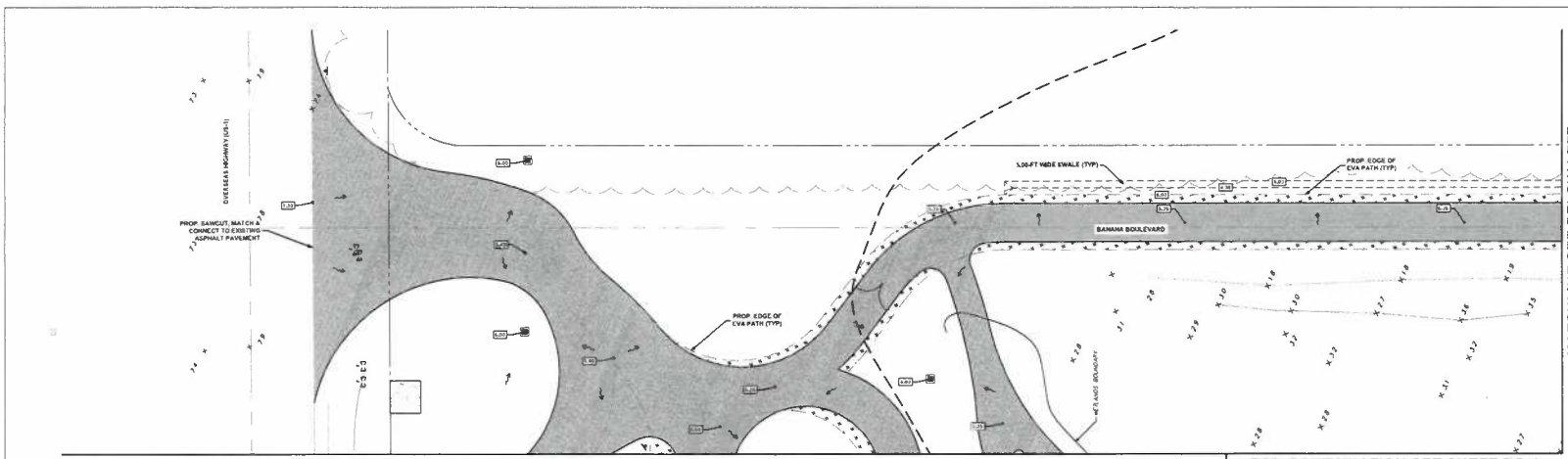
**Sunshine**  
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
*Check positive response center before you dig!*

**NOT FOR CONSTRUCTION**

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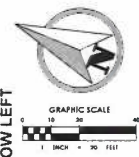


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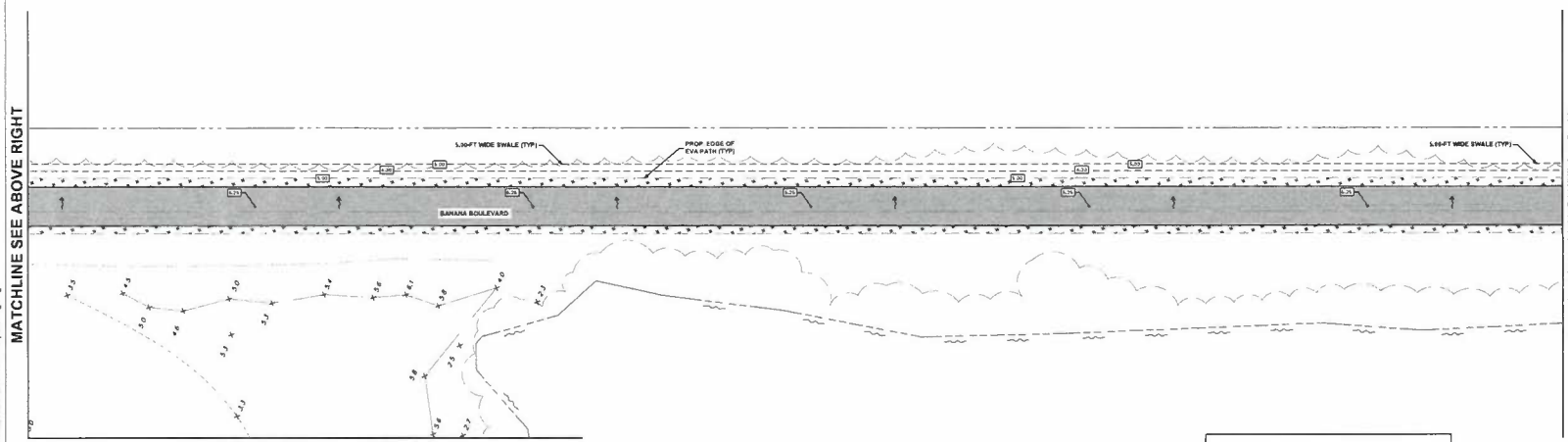


FOR CONTINUATION SEE SHEET PG-2

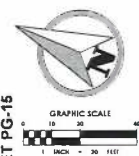
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MATCHLINE SEE BELOW LEFT



FOR CONTINUATION SEE SHEET PG-4



MATCHLINE SEE SHEET PG-15

**LEGEND**

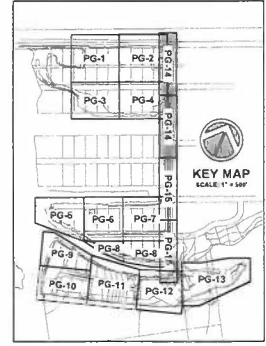
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTERLINE
- MEAN-HIGH-WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MARKINGS
- PROPOSED BACKFLOW PREVENTER
- PROPOSED WATER METER
- PROPOSED VALVE
- PROPOSED BENDS, TEES, AND CROSSES
- PROPOSED VACUUM VALVE PIT
- PROPOSED FIRE HYDRANT
- PROPOSED FLOW ARROW
- PROPOSED FINISHED ELEVATION
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE WELL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STABILIZED PATH

**PAVING AND GRADING NOTES:**

1. MINIMUM FINISHED FLOOR ELEVATION VARIES ACROSS MULTIPLE FLOOD ZONES ON SITE FOR FEMA CASE NUMBER 20-584-001. REFER TO PLAN NEW LABELS FOR PROPOSED FINISHED FLOOR ELEVATION IN PHOTO. ACTUAL BUILDING ELEVATIONS WILL BE OBTAINED AND SUBMITTED FOR PERMITS PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS SHALL MEET ALL A.S.D.A. REQUIREMENTS FOR MAX. LONGITUDINAL SLOPE AND 2% MAX. TRANSVERSE SLOPE.
3. FINISHES OF PROPOSED CONCRETE AND ASPHALT SHALL BE PER HARDSCAPE PLAN.
4. ALL PROPOSED ELEVATIONS NOTED IN THESE PLANS SHALL BE FINISHED GRADE.
5. CONTRACTOR TO PROVIDE DETAILED AS-BUILT SURVEYS THAT CLEARLY DEFINE THE AREAS OF WORK COMPLETED UNDER THIS CONTRACT INCLUDING BUT NOT LIMITED TO ALL MEAN ELEVATIONS, FINISHING AND PROPOSED STRUCTURES, SUFFICIENT SWALE ELEVATIONS TO DEMONSTRATE THAT SWALES DRAIN TO INLETS, LOCATION OF DRIVEWAYS AND NEW/RETOURED ASPHALT AND CONCRETE PAVEMENTS.

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY KELCE & ASSOCIATES, SEP 2019(1). DATED MARCH 2021. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, G.I.E. INFORMATION AND FIELD VISITS.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NVD 85).
3. NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESIGNATION: D 201 1883 DESCRIPTION: TYP. BATHY ELEVATION: 2.82. MARKED IN LAST PHOTO 03.
4. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGN, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.



**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NVD 85)

**Sunshine**  
 Call 811 or www.sunshine811.com for full business day, active digging to locate utilities located and marked.  
 Check please, reserve codes before you dig!

**NOT FOR CONSTRUCTION**



2102 Coral Way  
 Suite 402  
 Miami, FL 33145  
 786.497.1500  
 www.cheamoore.com

**REGISTRATION**  
 PATRICK D. KAUBARTH, PE  
 REGISTRATION NO. 78555  
 DATE 3/26/2021

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER  
 20-584-001

CLIENT PROJECT NUMBER

VERTICAL SCALES

0 1" = 1'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
 03/26/2021

DESIGNED BY  
 NSK

DRAWN BY  
 AA

CHECKED BY  
 PDK

DRAWING TITLE

**PAVING AND GRADING PLAN**

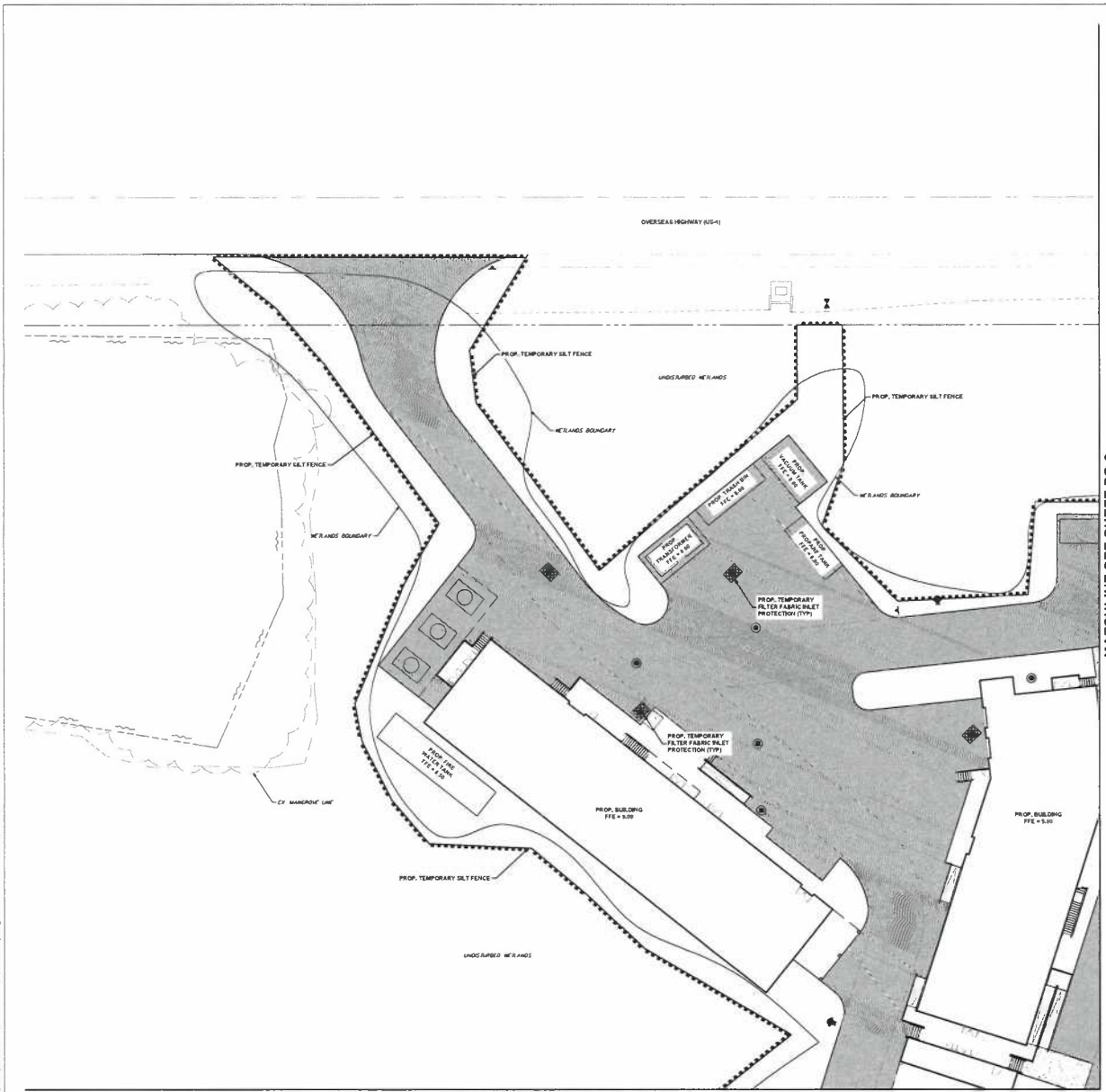
DRAWING NUMBER  
**PG-14**  
 62 OF 79





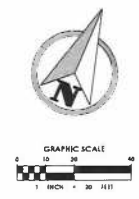


PG-DATE: 03/26/2021 10:51:14 AM User Name: nsharptw Logon Name: SWP-1  
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 Filename: 20-584-001 Stormwater Pollution Prevention Plan.dwg



MATCHLINE SEE SHEET PG-3

MATCHLINE SEE SHEET PG-2



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANGROVES
---	PROPOSED SILT FENCE
---	PROPOSED TURBOBODY BARRIER
---	PROPOSED FILTER FABRIC
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED INCHOR VALVE FIT
---	PROPOSED FINE INTRARAT
---	PROPOSED DRAINAGE INLET
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED STABILIZED PATH

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY KEECE & ASSOCIATES, REF #1701717 DATED MARCH 2018. ADDITIONAL INFORMATION WILL BE OBTAINED FROM AS-BUILT'S AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. CALL INFORMATION AND FIELD SHEETS.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
  - NATIONAL GEODETIC SURVEY POINTS (BENCHMARK USED):  
 DESIGNATION # 03031887  
 DESCRIPTION # PD 001114  
 ELEVATION # 2.87 HIGHER BY 1.44 NGVD 88
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BOWLS AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88)

**Sunshine811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 Check your resource codes before you dig.

**NOT FOR CONSTRUCTION**



2103 Coral Way  
 Suite 602  
 Miami, FL 33145  
 786-497-2500  
 www.chenmoore.com

REGISTRATION  
 PATRICK D. KAIMRAH, PE  
 REGISTRATION NO. 78335  
 DATE: 3/28/2021

CLIENT  
**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION  
**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA  
 PROJECT NUMBER  
 20-584.001  
 CLIENT PROJECT NUMBER

VERIFY SCALES  
 0 = 1" = 1'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY  
 REVISIONS

DATE OF ISSUE  
 03/26/2021

DESIGNED BY  
 NSK

DRAWN BY  
 AA

CHECKED BY  
 PDK

DRAWING TITLE  
**STORMWATER POLLUTION PREVENTION PLAN**

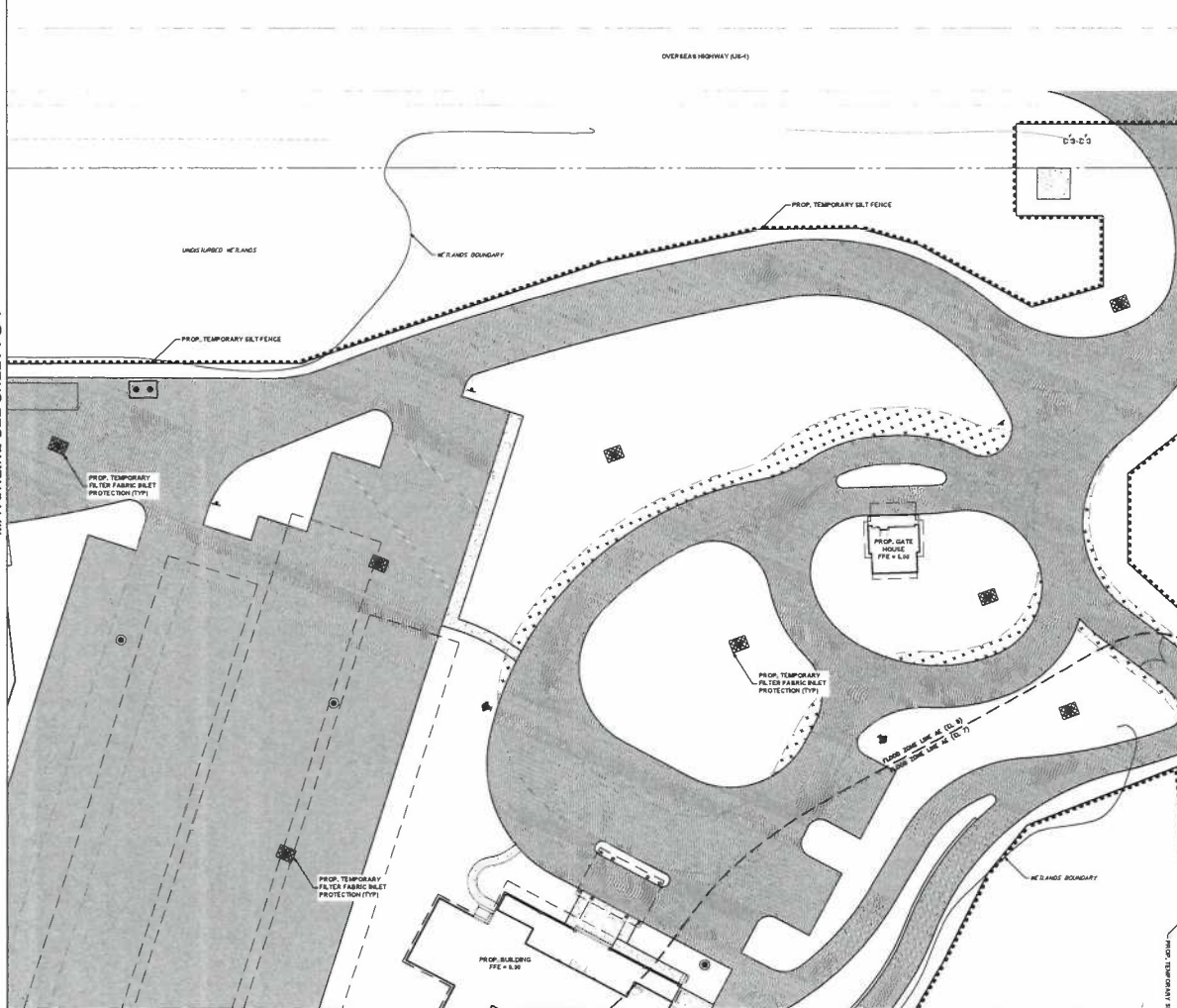
DRAWING NUMBER  
**SWP-1**  
 65 of 79



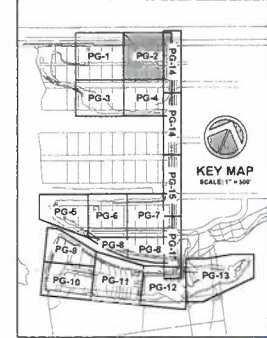
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MATCHLINE SEE SHEET PG-1

FOR CONTINUATION SEE SHEET PG-14



MATCHLINE SEE SHEET PG-4



**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- MEAN-HIGH WATER LINE
- TOP OF ROAD
- EDGE OF EMERGENCY VEHICLE PATH
- MANGROVES
- PROPOSED SILT FENCE
- PROPOSED TURBIDITY BARRIER
- PROPOSED FILTER FABRIC
- PROPOSED BACKFLOW PREVENTER
- PROPOSED VACUUM VALVE PIP
- PROPOSED TREE WINDBURY
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE WELL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STABILIZED PATH

- EXISTING CONDITIONS NOTES:**
1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, REF #107101, DATED MARCH 2016. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILT AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, GLE INFORMATION AND FIELD NOTES.
  2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NVD). PLS.
  3. NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESIGNATION = 762.14171 ELEVATION = 2.87 NAVD 83 (4.46 MVD 79).
  4. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BOWLS AND ABOVE GROUND UTILITIES & NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

**Sunshine811**

Call 811 or [www.sunshine811.com](http://www.sunshine811.com) two full business days before digging to have utilities located and marked.

Check positive excavation notes before you dig.

**NOT FOR CONSTRUCTION**



2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 784 497-1500  
[www.chemmore.com](http://www.chemmore.com)

**REGISTRATION**  
 PATRICK D. KAIMRAH, PE  
 REGISTRATION NO. 78555  
 DATE: 3/26/2021

**CLIENT**  
  
**FLORIDIAN HOLDINGS, LLC**

**PROJECT INFORMATION**  
  
**VALHALLA RESORT - MARATHON**

**MARATHON, FLORIDA**  
**PROJECT NUMBER**  
 20-584.001  
**CLIENT PROJECT NUMBER**

**VERIFY SCALES**  
 0 = 1" = 100'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

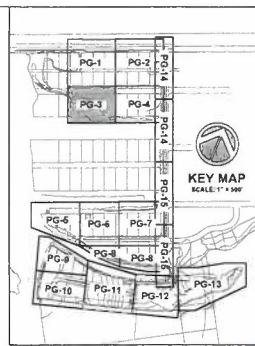
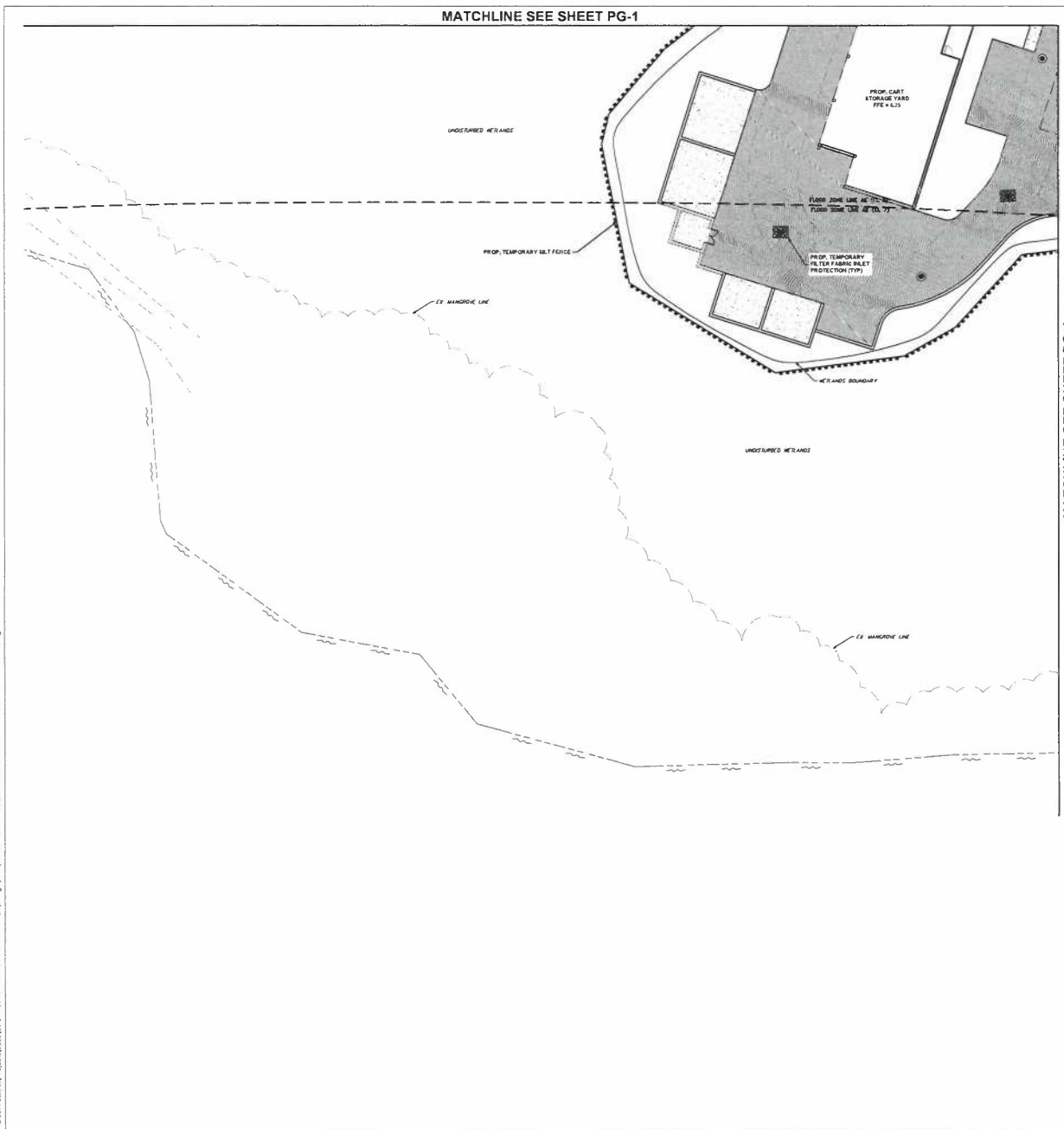
**CHECKED BY**  
 PDK

**DRAWING TITLE**  
**STORMWATER POLLUTION PREVENTION PLAN**

**DRAWING NUMBER**  
**SWP-2**  
 66 OF 79



Plot Date: 3/26/2021 10:51:18 AM User Name: mskapathy Layout Name: SWP-3  
 Folder Path: M:\Projects\2020\20-584-001 - Valhalla Resort - Stormwater Pollution Prevention Plan.dwg Filename: 20-584-001 Stormwater Pollution Prevention Plan.dwg



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	NEAR HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANDROKES
---	PROPOSED SILT FENCE
---	PROPOSED TURBIDITY BARRIER
---	PROPOSED FILTER FABRIC
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED VACUUM VALVE PIT
---	PROPOSED FIRE HYDRANT
---	PROPOSED DRAINAGE PILEST
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED STABILIZED PATH

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY RECCE & ASSOCIATES, REF #19078197, DATED MARCH 2014. ADDITIONAL SURVEY DATA WAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD NOTES.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1989 (NGVD 89).
- NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DEBORAH TRIM + 20 211 1987
- DESBP PROJ # PD 04 1713
- ELEVATION = 2.5' FARD 80 8 144 INCH TO
- CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE BY NATIONAL GEODETIC VERTICAL DATUM OF 1989 (NGVD 89)

**Sunshine**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 Check positive response codes before you dig.

**NOT FOR CONSTRUCTION**

**cma**  
 chea moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 784.497.1500  
 www.cheamoore.com

**REGISTRATION**  
 PATRICK D. BAUMANN, PE  
 REGISTRATION NO. 78335  
 DATE: 3/26/2021

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER  
**20-584.001**

CLIENT PROJECT NUMBER

VERIFY SCALES  
 0 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
**03/26/2021**

DESIGNED BY  
**NSK**

DRAWN BY  
**AA**

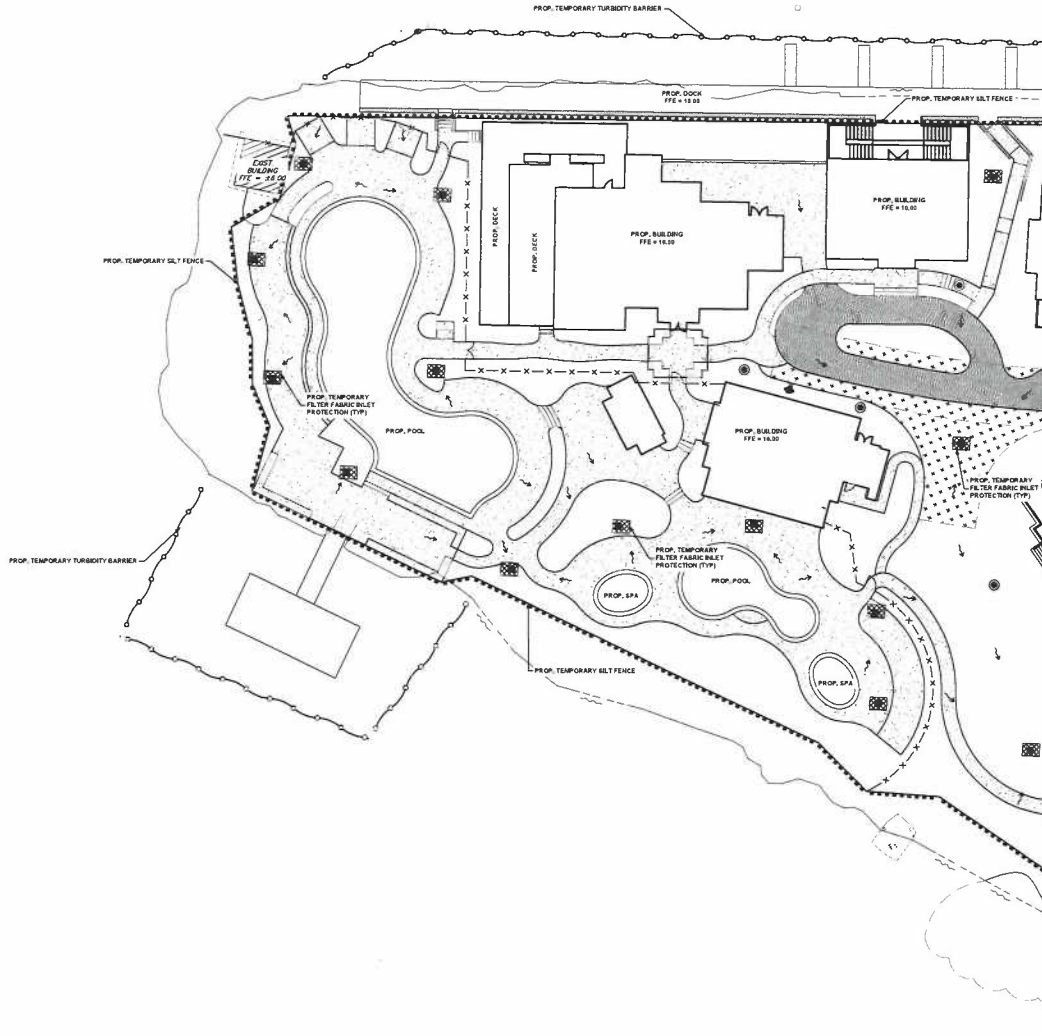
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**PKD**

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**STORMWATER POLLUTION PREVENTION PLAN**

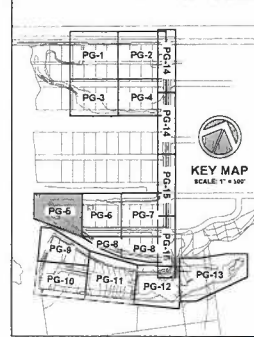
DRAWING NUMBER  
**SWP-3**  
 67 OF 79



Plot Date: 3/16/2023 10:51:23 AM User: cma (karpapathy) Layout Name: SWP-5  
 Plotter Path: V:\Projects\2025\20584\001 - VanHall Resort - Marathon\Drawings\DWG\Sheet  
 Filename: 20-584-001 Stormwater Pollution Prevention Plan.dwg



MATCHLINE SEE SHEET PG-6



**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANGROVES
- PROPOSED SILT FENCE
- PROPOSED TURBIDITY BARRIER
- PROPOSED FILTER FABRIC
- PROPOSED BACKFLOW PREVENTER
- PROPOSED VACUUM VALVE PIT
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE WELL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STABILIZED PATH

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, P.E. P1401303, DATED MARCH 2016. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD NOTES.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 83).
3. METRIC SCALE TO SURVEY POINT BENCHMARK USED: DESIGNATION = D 37 197 (ELEVATION = 2 87 HAVO IN 4 40 NOV 20).
4. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1985 (NGVD 83).

**Sunshine 811**

Call 811 or [www.sunshine811.com](http://www.sunshine811.com) two full business days before digging to have utilities located and marked.

Check your local response codes before you dig!

**NOT FOR CONSTRUCTION**



2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786.497.1500  
[www.cheammoore.com](http://www.cheammoore.com)

**REGISTRATION**  
 PATRICK D. KAIMRAH, P.E.  
 REGISTRATION NO. 78555  
 DATE: 3/26/2023

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALLHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER  
**20-584.001**

CLIENT PROJECT NUMBER

VERIFY SCALES

0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

REVISIONS

DATE OF ISSUE  
**03/26/2021**

DESIGNED BY  
**NSK**

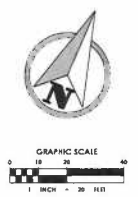
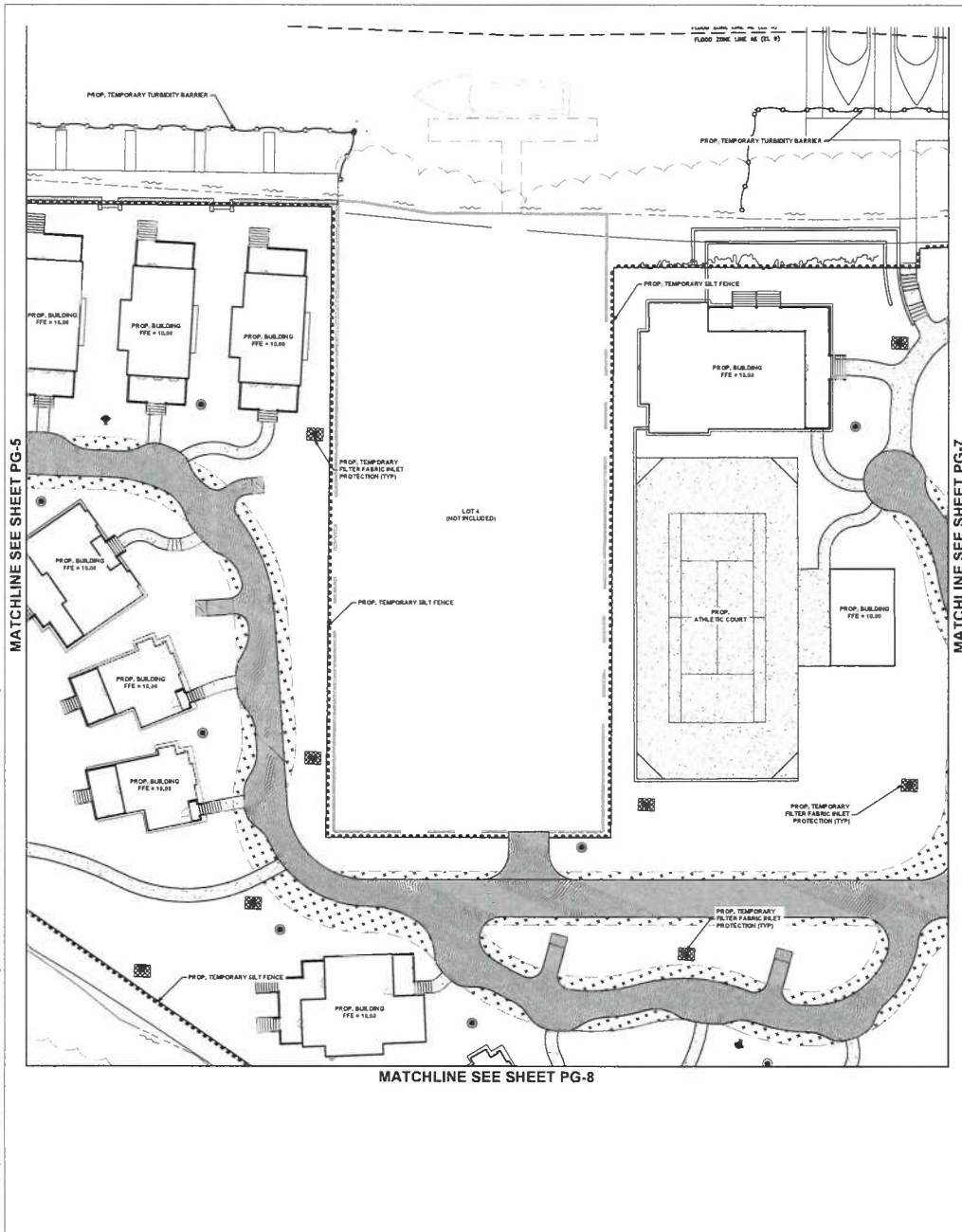
DRAWN BY  
**AA**

CHECKED BY  
**PDK**

DRAWING TITLE  
**STORMWATER POLLUTION PREVENTION PLAN**

DRAWING NUMBER  
**SWP-5**

Proj Date: 1/17/2021 15:51:36 AM; User Name: mbarabaty; Sheet Name: SWP-6; Project Path: V:\Projects\2020\20-584-001 - Valhalla Resort - Marathon\DWG\CAD\SWP6.dwg; Filename: 20-584-001-Stormwater Pollution Prevention Plan.dwg



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	RAILROADS
---	PROPOSED SILT FENCE
---	PROPOSED TURBIDITY BARRIER
---	PROPOSED FILTER FABRIC
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED VACUUM VALVE PIT
---	PROPOSED FIRE HYDRANT
---	PROPOSED DRAINAGE INLET
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED STABILIZED PATH

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, REF #1919157, DATED MARCH 2016. ADDITIONAL INFORMATION WILL BE TAKEN FROM AS-BUILTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, CLE, THE ORIGINATOR AND FIELD NOTES.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
- NATIONAL GEODETIC SURVEY PEGS BENCHMARK USED: DESCRIPTION: 0.311 1847; ELEVATION: +2.87 NAVD 88 (+4.69 NGVD 73);
- CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BOWLS, AND BENCH GRADING UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).

**Sunshine**  
Call 811 or www.sunshine11.com two full business days before digging to have utilities located and marked.  
Check poles, reserve cover before you dig.

**NOT FOR CONSTRUCTION**

**cma**  
Chen Moore and Associates  
2103 Coral Way  
Suite 401  
Miami, FL 33145  
784-472-2500  
www.chenmoore.com

**REGISTRATION**  
PATRICK D. KAMRAH, PE  
REGISTRATION NO. 78555  
DATE: 3/7/2021

**CLIENT**  
  
**FLORIDIAN HOLDINGS, LLC**

**PROJECT INFORMATION**  
  
**VALHALLA RESORT - MARATHON**

**MARATHON, FLORIDA**  
**PROJECT NUMBER**  
20-584.001

**CLIENT PROJECT NUMBER**

**VERIFY SCALES**  
0 1" = 1"  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

**REVISIONS**

**DATE OF ISSUE**  
03/26/2021

**DESIGNED BY**  
NSK

**DRAWN BY**  
AA

**CHECKED BY**  
PDK

**DRAWING TITLE**  
**STORMWATER POLLUTION PREVENTION PLAN**

**DRAWING NUMBER**  
**SWP-6**  
70 of 79







Plot Date: 3/26/2023 10:52:34 AM User Name: akajaym Location Name: SWP-9  
 Folder Path: V:\Projects\2023\20-584-001-Valhalla Resort - Marathon\DWG\DWG\Sheet

Filename: 20-584-001-Stormwater Pollution Prevention Plan.dwg



**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	MEAN HIGH WATER LINE
	TOP OF BANK
	EDGE OF EMERGENCY VEHICLE PATH
	SANDSTONE
	PROPOSED SILT FENCE
	PROPOSED TURBIDITY BARRIER
	PROPOSED FILTER FABRIC
	PROPOSED BACKFLOW PREVENTER
	PROPOSED VACUUM VALVE PIT
	PROPOSED FIRE HYDRANT
	PROPOSED DRAINAGE INLET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAINAGE WELL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STABILIZED PATH

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY WELLS & ASSOCIATES, REP #187617, DATED 04/26/2011. ADDITIONAL INFORMATION WAS OBTAINED FROM AIR-BELTS AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. ALL AIR DRAWINGS AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NOVD 88).
  - NO NATIONAL GEODETIC SURVEY (NAD83) BENCHMARK USED: DESIGNATION = D 202 1987; DESCRIPTION = 500 5/11/11; ELEVATION = 2.27 RAVES 88 IN 440 NOVD 79.
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NOVD 88)

**Sunshine811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
*Check your reservation code before you dig!*

**NOT FOR CONSTRUCTION**



2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786.497.3500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAIMBRAH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/26/2023

CLIENT

**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION

**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA

PROJECT NUMBER  
 20-584.001

CLIENT PROJECT NUMBER

VERIFY SCALES

0" = 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
 03/26/2021

DESIGNED BY  
 NSK

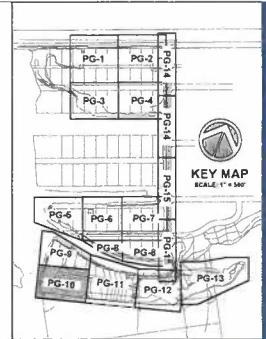
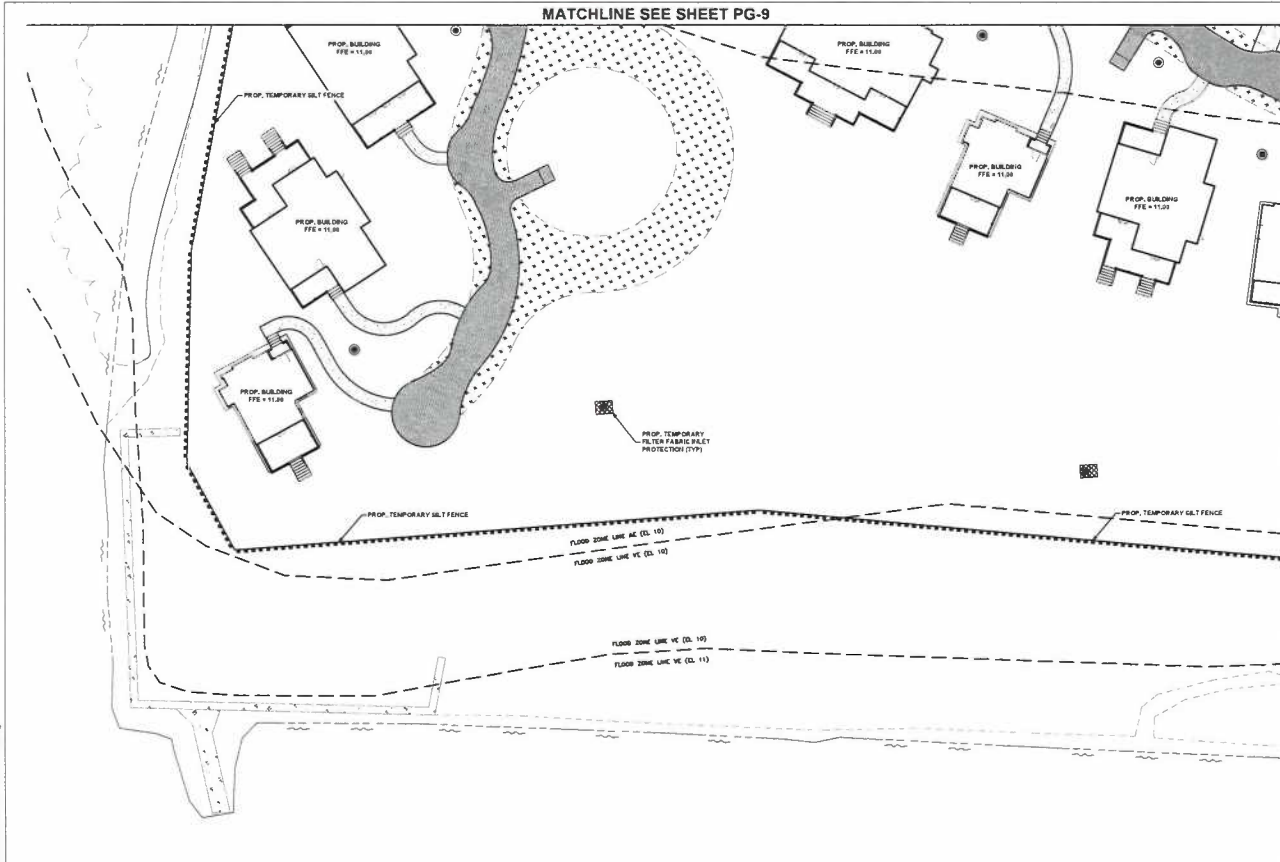
DRAWN BY  
 AA

CHECKED BY  
 PDK

DRAWING TITLE  
**STORMWATER POLLUTION PREVENTION PLAN**

DRAWING NUMBER  
**SWP-9**

Plot Date: 3/26/2021, 10:51:36 AM User Name: mharahy Layout Name: SWP-10  
 Folder Path: V:\Projects\2010\20584-001 - Valhalla Resort - marathon\Drawings\CAD\Sheet File Name: 20-584-001 Stormwater Pollution Prevention Plan.dwg



**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 TEL: 971.2500  
 www.chenmoore.com

REGISTRATION  
 PATRICK D. KAMBAH, PE  
 REGISTRATION NO. 78333  
 DATE: 3/26/2021

**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANHOLES
---	PROPOSED SILT FENCE
---	PROPOSED TURBOCY BARRIER
---	PROPOSED FILTER FABRIC
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED VACUUM VALVE PIT
---	PROPOSED FIRE HYDRANT
---	PROPOSED DRAINAGE RILET
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED STABILIZED PATH

MATCHLINE SEE SHEET PG-11

CLIENT  
**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION  
**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA  
 PROJECT NUMBER  
**20-584.001**  
 CLIENT PROJECT NUMBER

VERIFY SCALES  
 0" = 1"  
 IF NOT ONE INCH ON THIS SHEET,  
 ADJUST SCALES ACCORDINGLY

REVISIONS

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, REF #1907912, DATED 08-01-2016. ADDITIONAL INFORMATION SHALL OBTAINED FROM AS-BUILT AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, E.G.S. INFORMATION AND FIELD NOTES.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BOUND 79.
- NATIONAL GEODETIC SURVEY PHOTO BENCHMARK MARK: CSDMATHON = 2.30 (19)
- DESCRIPTION = PG-BLTTLS ELEVATION = 2.47 (MVD) IS IN ALSO BOUND 79.
- CONTRACTOR IS TO PERFECT ALL LEMING TREES, SIGNS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 BOUND 79.

**Sunshine**  
 Call 811 or www.sunshine11.com two full business days before digging to have utilities located and marked.  
 Check please: www.sunshine11.com

**NOT FOR CONSTRUCTION**

DATE OF ISSUE  
**03/26/2021**

DESIGNED BY  
**NSK**

DRAWN BY  
**AA**

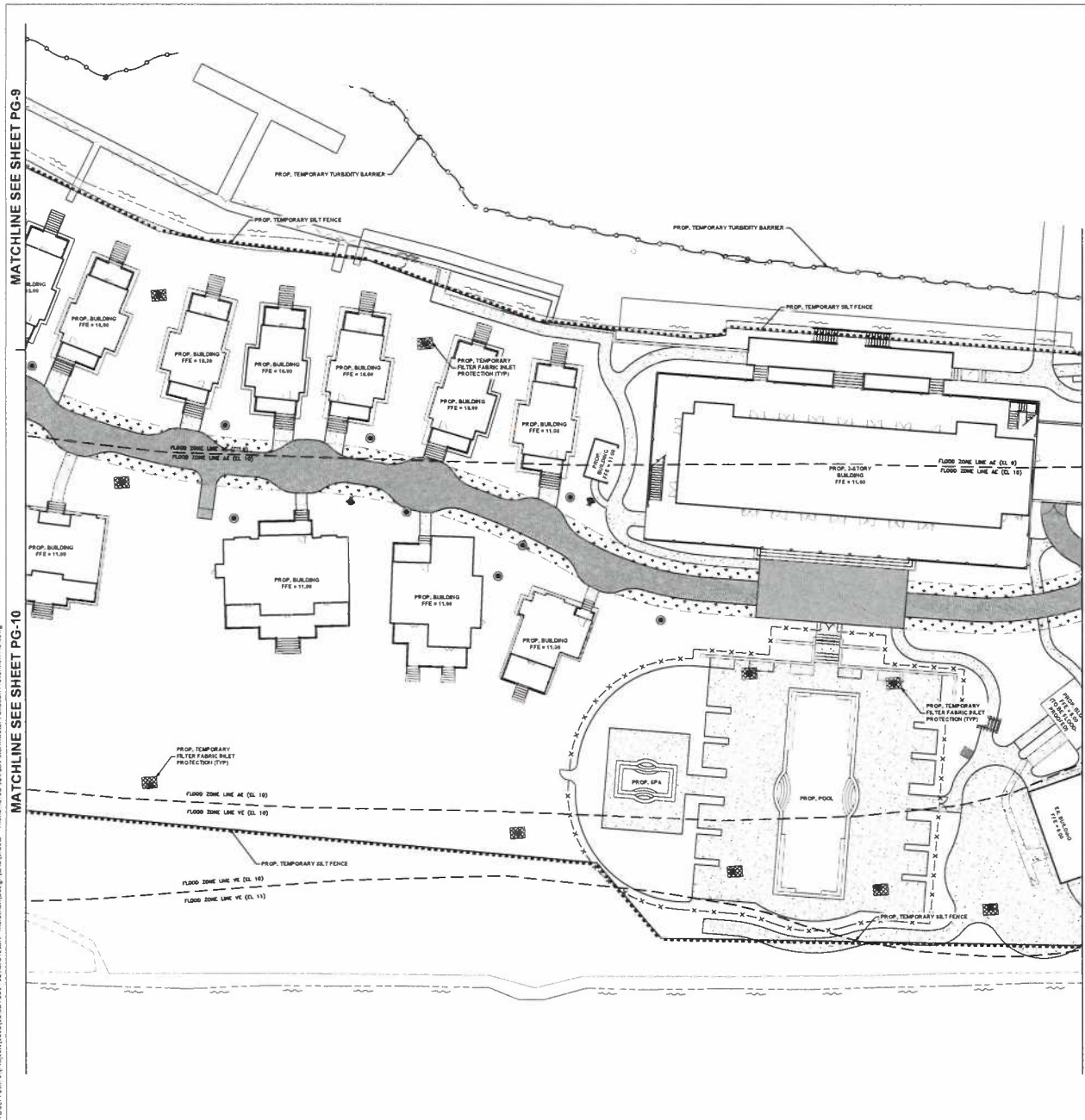
CHECKED BY  
**PDK**

DRAWING TITLE  
**STORMWATER POLLUTION PREVENTION PLAN**

DRAWING NUMBER  
**SWP-10**  
 74 OF 79



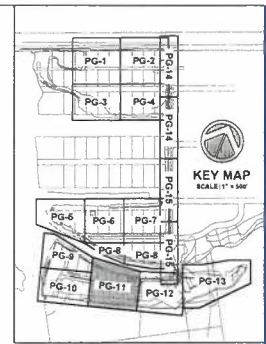
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MATCHLINE SEE SHEET PG-9

MATCHLINE SEE SHEET PG-10

MATCHLINE SEE SHEET PG-12



**LEGEND**

---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	LOT OR PROPERTY LINE
---	CENTER LINE
---	MEAN HIGH WATER LINE
---	TOP OF BANK
---	EDGE OF EMERGENCY VEHICLE PATH
---	MANHOLES
---	PROPOSED SILT FENCE
---	PROPOSED TURBIDITY BARRIERS
---	PROPOSED FILTER FABRIC
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED VACUUM VALVE PFT
---	PROPOSED FIRE HYDRANT
---	PROPOSED DRAINAGE BUILT
---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED DRAINAGE WELL
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED STABILIZED PATH

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY FICE & ASSOCIATES, REP #1001818, DATED MARCH 2016. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILT AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. SEE INFORMATION AND FIELD NOTES.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
  - NATURAL GEODETIC SURVEY POINTS BENCHMARK (BENCH) DESIGNATION = D 257 1887 DESCRIPTION = FID 141116 ELEVATION = 2.87 NAVD 83 (4.66 NAVD 78)
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SIGN, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE BY NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88)

**Sunshine811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 Check please response codes before digging.

**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 Tel: 407.3500  
 www.chenmoore.com

REGISTRATION  
 PATRICK D. KAIMRAH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/26/2021

CLIENT  
**FLORIDIAN HOLDINGS, LLC**

PROJECT INFORMATION  
**VALHALLA RESORT - MARATHON**

MARATHON, FLORIDA  
 PROJECT NUMBER  
 20-584.001  
 CLIENT PROJECT NUMBER

VERIFY SCALES  
 0 = 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

DATE OF ISSUE  
 03/26/2021

DESIGNED BY  
 NSK

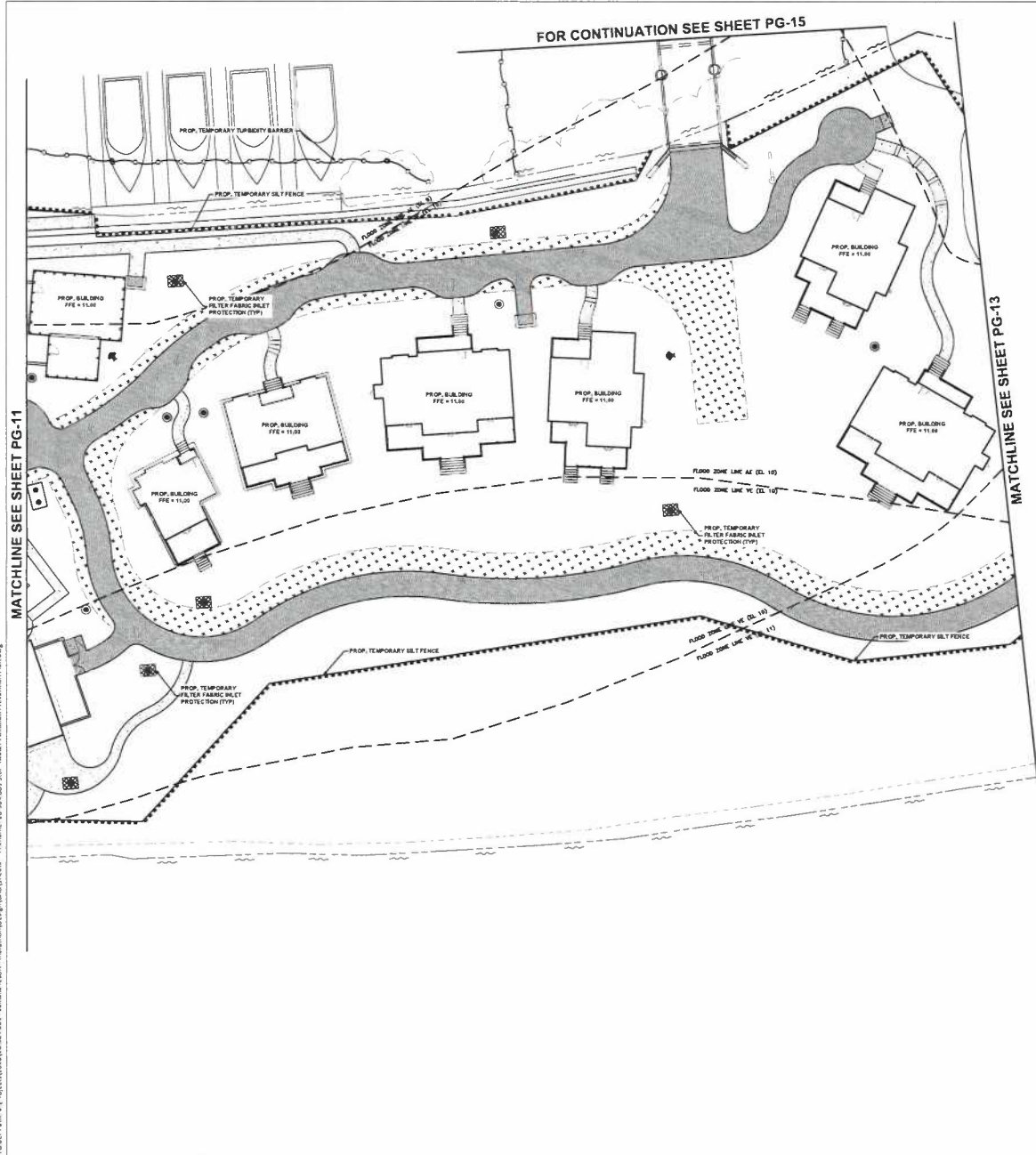
DRAWN BY  
 AA

CHECKED BY  
 PDK

DRAWING TITLE  
**STORMWATER POLLUTION PREVENTION PLAN**

DRAWING NUMBER  
**SWP-11**  
 75 OF 79

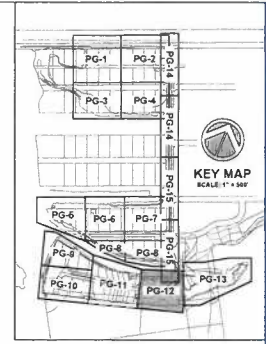
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FOR CONTINUATION SEE SHEET PG-15

MATCHLINE SEE SHEET PG-11

MATCHLINE SEE SHEET PG-13



**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	MEAN HIGH WATER LINE
	TOP OF BANK
	CODE OF EMERGENCY VEHICLE PATH
	MANGROVES
	PROPOSED SILT FENCE
	PROPOSED TURBIDITY BARRIER
	PROPOSED FILTER FABRIC
	PROPOSED BACKFLOW PREVENTER
	PROPOSED VACUUM VALVE PIT
	PROPOSED FIRE HYDRANT
	PROPOSED ORIFICE INLET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAINAGE WELL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STABILIZED PATH

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY PACE & ASSOCIATES, REP #181915 DATED MARCH 2019. ADDITIONAL INFORMATION WILL BE OBTAINED FROM SURVEYS AND RECORDS OF SURVEY PROVIDED BY UTILITY COMPANIES, CLE, INFORMATION AND FIELD METS.
  - ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
  - NATIONAL GEODETIC SURVEY (NAD 83) BENCH-MARK USED: OBSERVATION # 0 267 1817 DESCRIPTION # PG 141118 ELEVATION # 2.87 NAVD 83 (H 442 NAVD 79)
  - CONTRACTOR IS TO PROTECT ALL EXISTING TREES, SOAKS AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.

**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

**Sunshine811**  
 Call 811 or www.sunshine811.com two full business days before digging to locate utilities located and marked.  
 Check your status or locate before you dig.

**NOT FOR CONSTRUCTION**

**cma**  
 cham moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786.497.3500  
 www.chammoore.com

**REGISTRATION**  
 PATRICK D. KAHNBAH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/25/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER 20-584.001  
 CLIENT PROJECT NUMBER

**VERIFY SCALES**  
 0 = 1"  
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**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

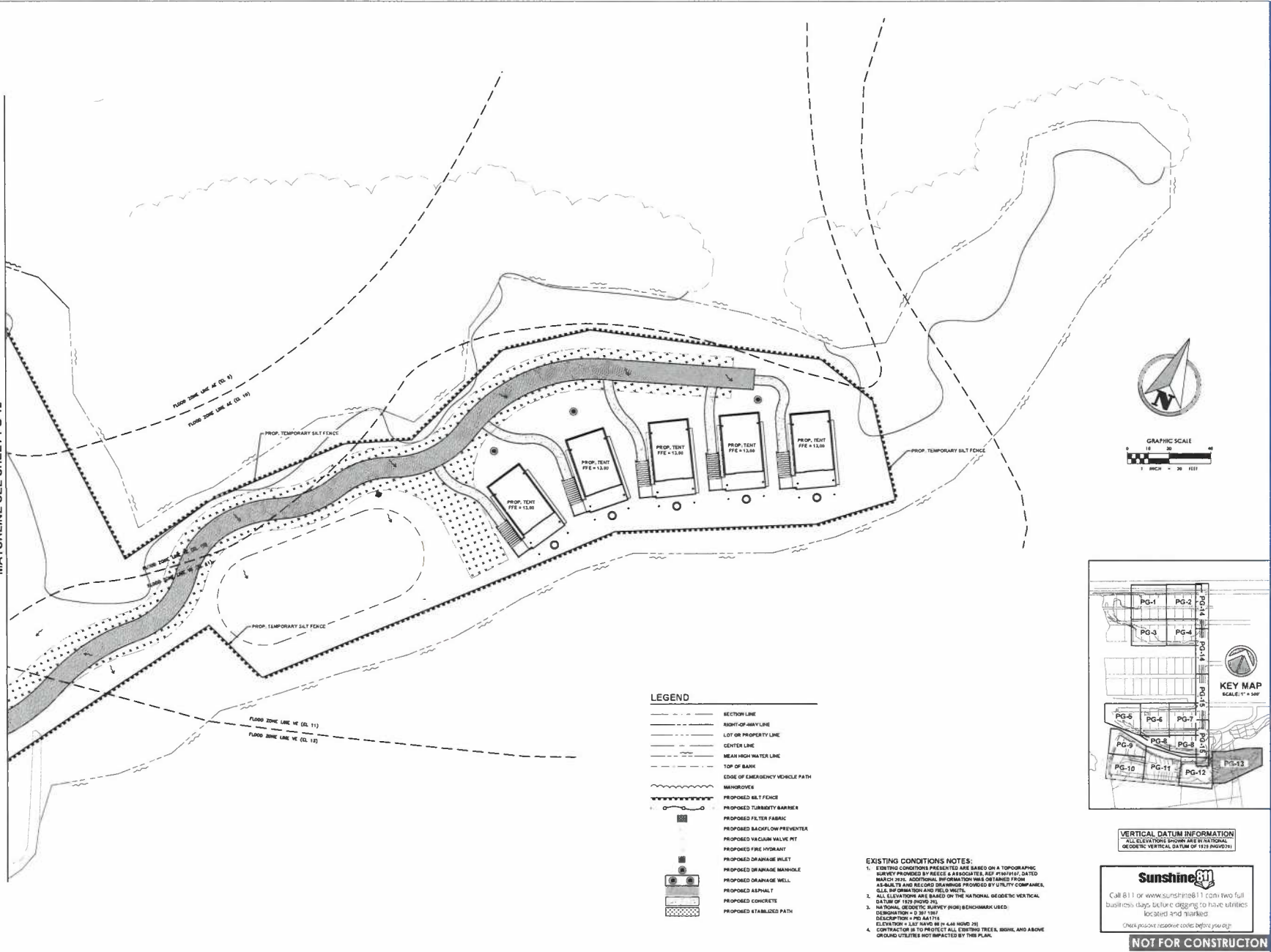
**CHECKED BY**  
 PDK

**DRAWING TITLE**  
 STORMWATER POLLUTION PREVENTION PLAN

**DRAWING NUMBER**  
 SWP-12

File Date: 3/26/2021 10:51:44 AM User Name: akurath Location Name: SWP-13  
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 File Name: 20-584-001 Stormwater Pollution Prevention Plan.dwg

MATCHLINE SEE SHEET PG-12

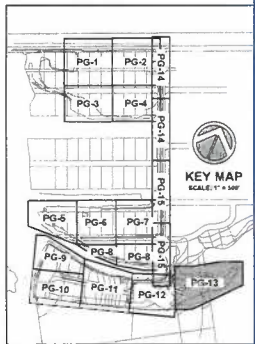


**LEGEND**

- SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - LOT OR PROPERTY LINE
- - - CENTER LINE
- - - MEAN HIGH WATER LINE
- - - TOP OF BANK
- - - EDGE OF EMERGENCY VEHICLE PATH
- MANHOLE
- PROPOSED BELT CHOP
- PROPOSED TURBIDITY BARRIER
- PROPOSED FILTER FABRIC
- PROPOSED BACKFLOW PREVENTER
- PROPOSED VALVE/LOW VALVE FIT
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE WELL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STABILIZED PATH

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REESE & ASSOCIATES, SEP 17/10/17. DATED MARCH 2021. ADDITIONAL INFORMATION WAS OBTAINED FROM AS-BUILT'S AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES, S.L.E. BY GRANITE AND FIELD NOTES.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
3. NATIONAL GEODETIC SURVEY (NAD83) BENCHMARK USED: DESIGNATION = 2301787; ELEVATION = 2301.787; DESCRIPTION = PD AA 178; ELEVATION VALUE HAS BE IN 4-66 HORIZ. 261
4. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BIRDS, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.



**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

**Sunshine811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
*Check your excavation codes before you dig.*

**NOT FOR CONSTRUCTION**

**cma**  
 chen moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 784.497.1500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAINRAH, PE  
 REGISTRATION NO. 78555  
 DATE: 3/26/2021

**CLIENT**

**FLORIDIAN HOLDINGS, LLC**

**PROJECT INFORMATION**

**VALHALLA RESORT - MARATHON**

**MARATHON, FLORIDA**

**PROJECT NUMBER**

**20-584-001**

**CLIENT PROJECT NUMBER**

**VERIFY SCALES**

0 1" = 20'

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**REVISIONS**

**DATE OF ISSUE**

**03/26/2021**

**DESIGNED BY**

**NSK**

**DRAWN BY**

**AA**

**CHECKED BY**

**PKD**

**DRAWING TITLE**

**STORMWATER POLLUTION PREVENTION PLAN**

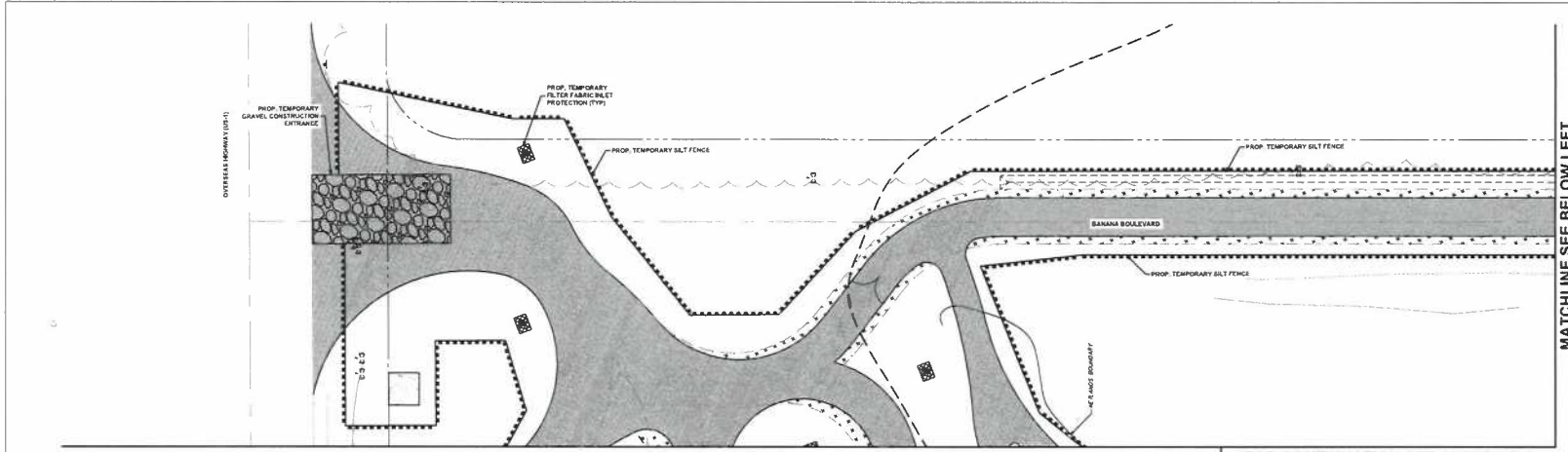
**DRAWING NUMBER**

**SWP-13**

72 OF 79



Plot Date: 3/26/2021 10:51:47 AM User: cma\jmoore - Layout Name: SWP-14  
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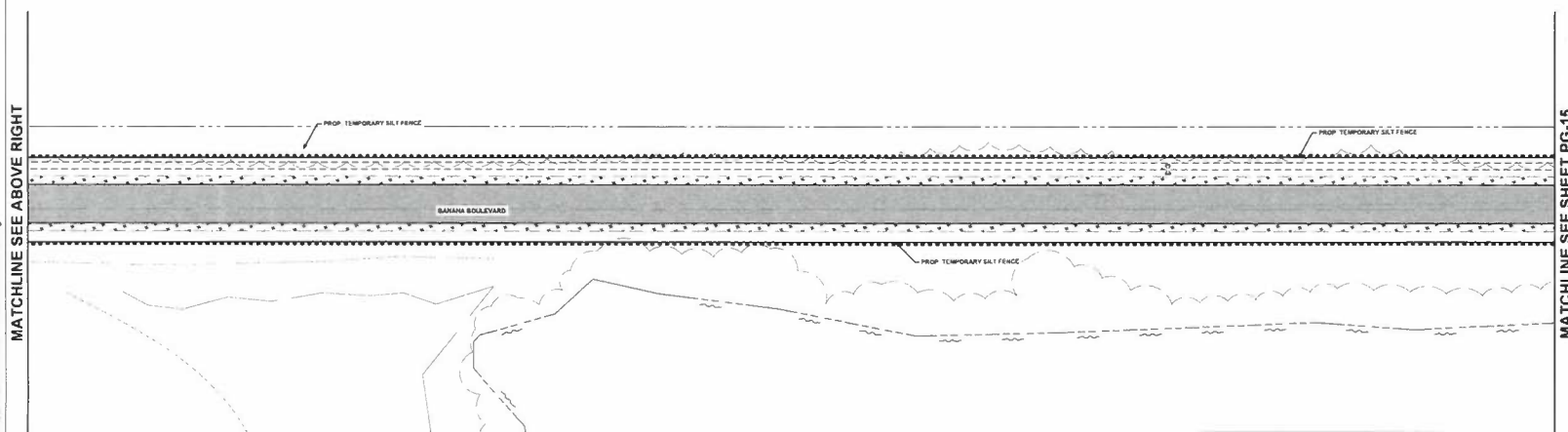


FOR CONTINUATION SEE SHEET PG-2

FOR CONTINUATION SEE SHEET PG-4



MATCHLINE SEE BELOW LEFT



FOR CONTINUATION SEE SHEET PG-4



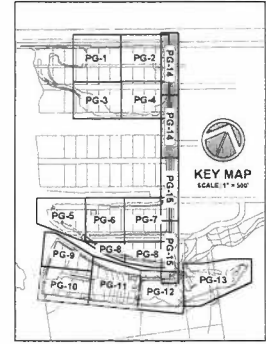
MATCHLINE SEE ABOVE RIGHT

**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT OR PROPERTY LINE
- CENTER LINE
- MEAN HIGH WATER LINE
- TOP OF BANK
- EDGE OF EMERGENCY VEHICLE PATH
- MANHOLE
- PROPOSED SILT FENCE
- PROPOSED TURBIDITY BARRIER
- PROPOSED FILTER FABRIC
- PROPOSED BACKFLOW PREVENTER
- PROPOSED VACUUM VALVE PIT
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE PILE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STABILIZED PATH

**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, INC. PROPERTY LINES SHOWN ON THIS PLAN. ADDITIONAL INFORMATION WILL BE OBTAINED FROM REECE, ENGINEERING SERVICES PROVIDED BY UTILITY COMPANIES, G.L.S. INFORMATION AND FIELD VISITS.
2. ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
3. NATIONAL GEODETIC SURVEY (NAD 83) BENCHMARK USED DESIGNATION: 20 347 1847 DESCRIPTION: 70' X 40" X 4" ELEVATION: 2.87 (ASVD IS 4.64 NGVD 88)
4. CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES, AND ABOVE GROUND UTILITIES NOT IMPACTED BY THIS PLAN.



**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE BY NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).

**Sunshine 811**  
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 Check positive response codes before you dig.

**NOT FOR CONSTRUCTION**

**cma**  
 chas moore and associates  
 2103 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786-497-1500  
 www.chasmoore.com

**REGISTRATION**  
 PATRICK D. KAIMBRAH, PE  
 REGISTRATION NO. 78335  
 DATE: 3/26/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER: 20-584.001  
 CLIENT PROJECT NUMBER:

**VERIFY SCALES**  
 0 1" = 1'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

**REVISIONS**

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

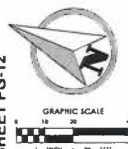
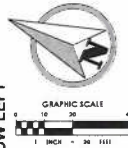
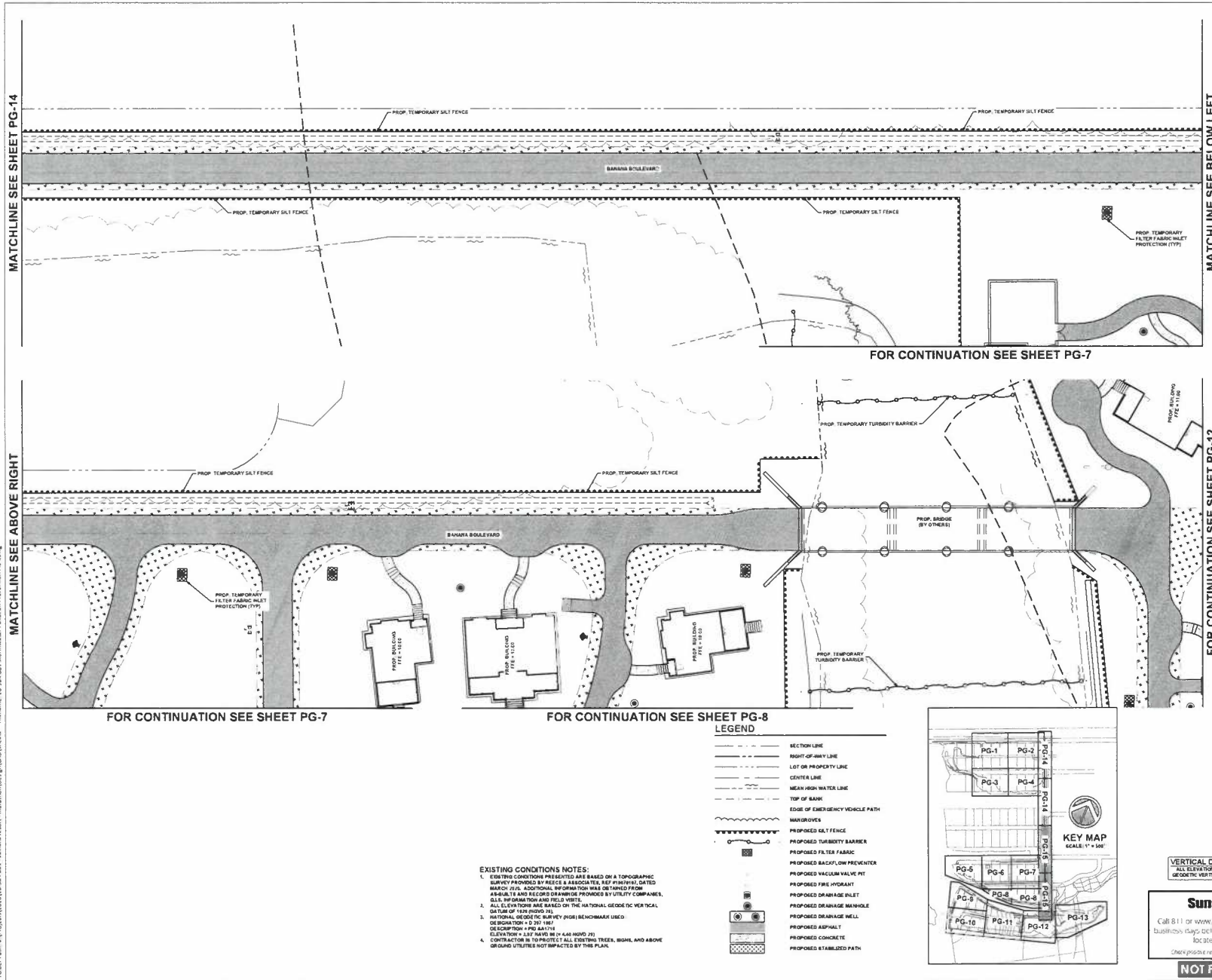
**DRAWING TITLE**  
 STORMWATER POLLUTION PREVENTION PLAN

**DRAWING NUMBER**  
 SWP-14

78 OF 79



Plot Date: 3/16/2021 10:51:51 AM User Name: akirahathy Layout Name: SWP-15  
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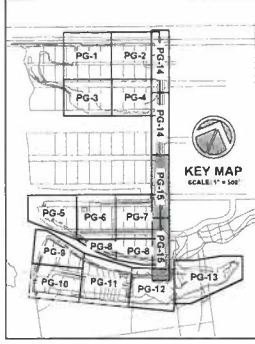


**LEGEND**

	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT OR PROPERTY LINE
	CENTER LINE
	MEAN HIGH WATER LINE
	TOP OF BANK
	EDGE OF EMERGENCY VEHICLE PATH
	MANHOLES
	PROPOSED SALT FENCE
	PROPOSED TURBIDITY BARRIER
	PROPOSED FILTER FABRIC
	PROPOSED BACKFLOW PREVENTER
	PROPOSED VACUUM VALVE PIT
	PROPOSED FIRE HYDRANT
	PROPOSED DRAINAGE INLET
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAINAGE WELL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED STABILIZED PATH

**EXISTING CONDITIONS NOTES:**

- EXISTING CONDITIONS PRESENTED ARE BASED ON A TOPOGRAPHIC SURVEY PROVIDED BY REECE & ASSOCIATES, REF #1910197, DATED 04/01/10. ADDITIONAL INFORMATION MAY BE OBTAINED FROM AGENCIES AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. ALL VERTICAL DATUM INFORMATION IS IN FEET.
- ALL ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
- NATIONAL GEODETIC SURVEY (NGS) BENCHMARK USED: DESIGNATION = 2 292 1987 / DESCRIPTION = PG-8A 1/14 / ELEVATION = 2.87 NAVD 88 (+ 4.98 NGVD 88)
- CONTRACTOR IS TO PROTECT ALL EXISTING TREES, BUSHES AND ABOVE OR GROUND UTILITIES NOT IMPACTED BY THIS PLAN.



**VERTICAL DATUM INFORMATION**  
 ALL ELEVATIONS SHOWN ARE IN NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88)

**NOT FOR CONSTRUCTION**

2123 Coral Way  
 Suite 401  
 Miami, FL 33145  
 786-497-1500  
 www.chenmoore.com

**REGISTRATION**  
 PATRICK D. KAIRIBASH, PE  
 REGISTRATION NO. 78535  
 DATE: 3/26/2021

**CLIENT**  
 FLORIDIAN HOLDINGS, LLC

**PROJECT INFORMATION**  
 VALHALLA RESORT - MARATHON

**MARATHON, FLORIDA**  
 PROJECT NUMBER: 20-584-001  
 CLIENT PROJECT NUMBER:

**VERIFY SCALES**  
 1" = 20'  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**DATE OF ISSUE**  
 03/26/2021

**DESIGNED BY**  
 NSK

**DRAWN BY**  
 AA

**CHECKED BY**  
 PDK

**DRAWING TITLE**  
 STORMWATER POLLUTION PREVENTION PLAN

**DRAWING NUMBER**  
 SWP-15