

Irrigation Pipe Routing at Existing Trees to Remain

Do not install irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

GENERAL TREE PRESERVATION PLAN NOTES:

THE TREE PRESERVATION PLAN INDICATES EXISTING & PROPOSED ELEMENTS, REVIEW THE DEMOLITION AND ENGINEERING PLANS FOR CLARIFICATION AND SPECIFIC DATA.

ROOT PRUNE OUTSIDE TREE BARRICADE AS INDICATED ON THE TREE PRESERVATION PLAN. FIELD ADJUST AS NECESSARY.

EXISTING TREES THAT ARE ROOT PRUNED SHALL BE WATERED AFTER ROOT PRUNING TO ALLOW TREE TO RECOVER. CERTIFIED ARBORIST FOR CONSTRUCTION/FIELD ACTIVITIES TO ESTABLISH SCHEDULE AND FINAL QUANTITY BASED ON EXTENT OF ROOT PRUNING PER TREE.

FINAL GRADE WITHIN CANOPY DRIP LINE OF EXISTING TREES TO REMAIN SHALL BE THE SAME AS EXISTING GRADE.

AT THE COMPLETION OF CONSTRUCTION, EXISTING TREES THAT ARE TO REMAIN SHOULD BE REVIEWED BY A CERTIFIED ARBORIST MINIMUM OF ONCE PER YEAR FOR THE FIRST THREE YEARS AND THERE AFTER DETERMINED BY THE OWNER AND ARBORIST.

EXISTING TREE PROTECTION GENERAL NOTES

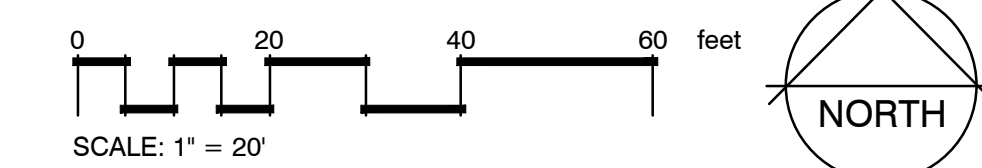
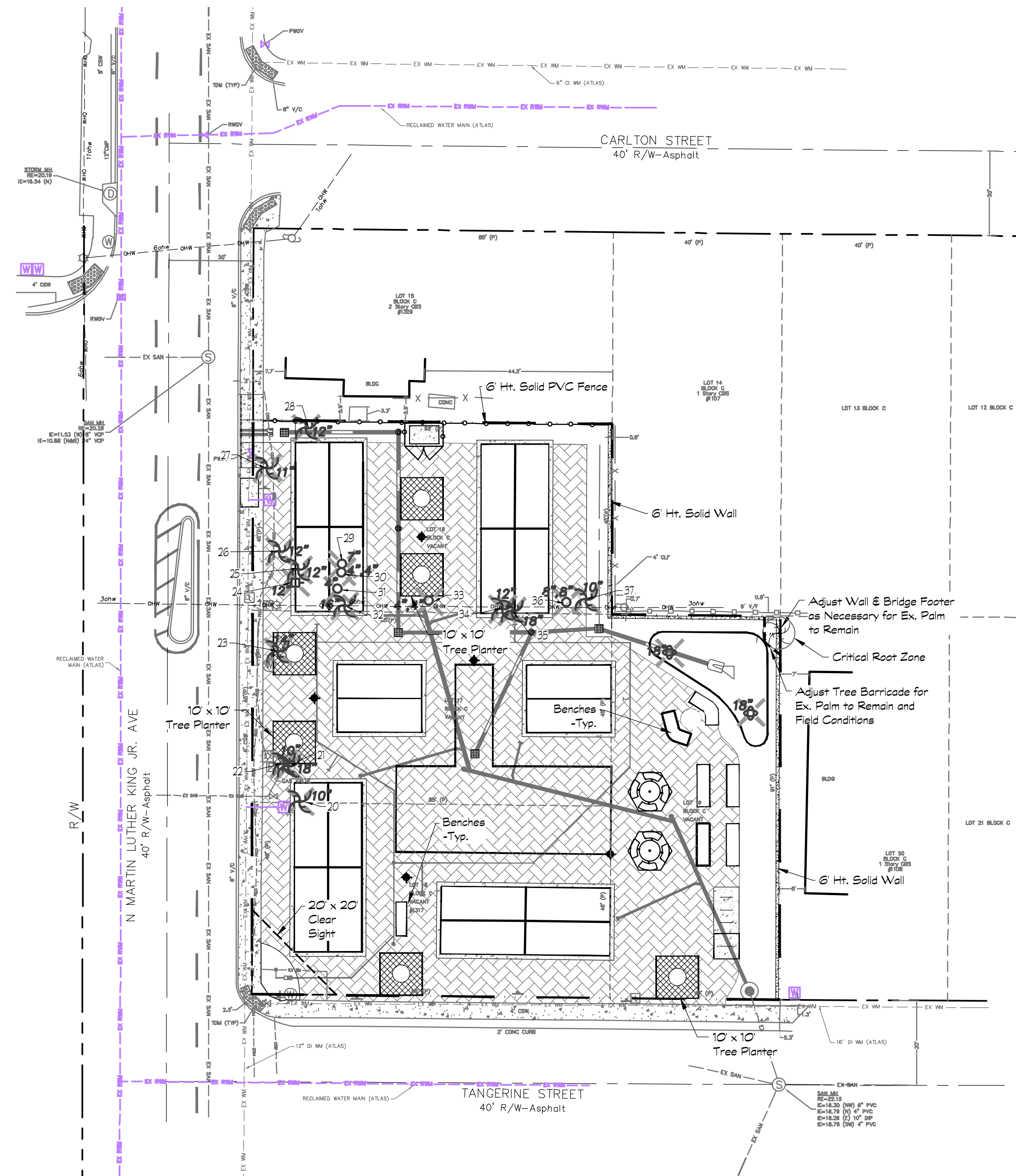
PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND BODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA. THE FOLLOWING REPRESENTS MINIMUM PROTECTION BARRIER SPECIFICATIONS.

DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OF TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY.

EXISTING TREE REMOVAL NOTE:

TREES TO BE REMOVED WITHIN THE CANOPY DRIPLINE OF AN ADJACENT EXISTING TREE TO REMAIN SHALL BE CUT OFF BY HAND AT GRADE AND THE STUMP GROUND TO JUST BELOW THE GROUND SURFACE. USE NO HEAVY EQUIPMENT TO PULL/PUSH OVER THE TREE.



ADDITIONAL CITY OF CLEARWATER REQUIREMENTS:

- Install silt fences to the manufacturer's specifications. DO NOT TRENCH UNDER EXISTING TREES TO REMAIN.
- Install tree barricades to the City of Clearwater standards, 2"x2" post with 1"x4" rails at two thirds of the trees drip line.
- Use care in removing existing shrub materials not indicated to remain within the drip line of existing trees to remain.

ISA Certified Arborist:
Patrick Roberson
ISA Certification #FL-1051A

sunshine state ONE CALL OF FLORIDA
Safe digging is no accident. Always call 811 before digging.
Know what's below. Call before you dig. 811
Preventing damages to buried utilities by connecting excavators and utility members through the Internet.

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting
Patrick@RRGLA.com
Phone: 727-255-4298
FL License # LA0001461

This item has been digitally signed and sealed by Patrick Roberson, License # LA0001461 on the date of the Digital Signature. The signature must be verified on any electronic copies.

Patrick Roberson
Digitally signed by Patrick Roberson
DN: c=US, serialNumber=PASUS-A30029844, sn=Roberson, givenName=Patrick, cn=Patrick Roberson
Date: 2025.04.09 13:39:24 -0400

Rev. per City of Clearwater comments.	04/09/26	Date
Revision		

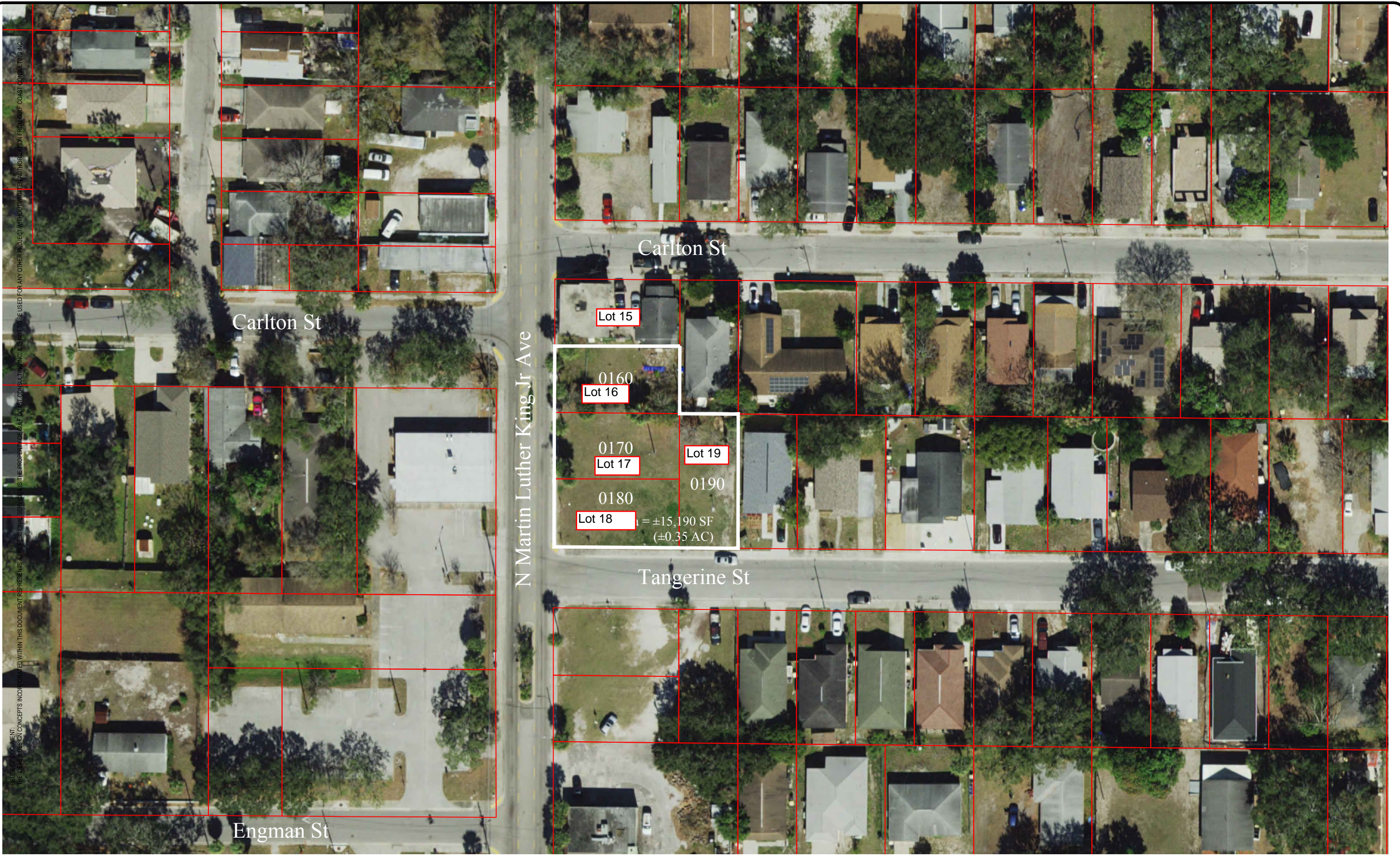
NORTH GREENWOOD CONTAINER MALL
Clearwater, Florida

Project Title

EXISTING TREE PRESERVATION PLAN

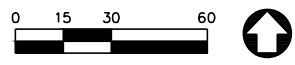
Project No. 26-009
Date 02/27/26
Sheet TP1

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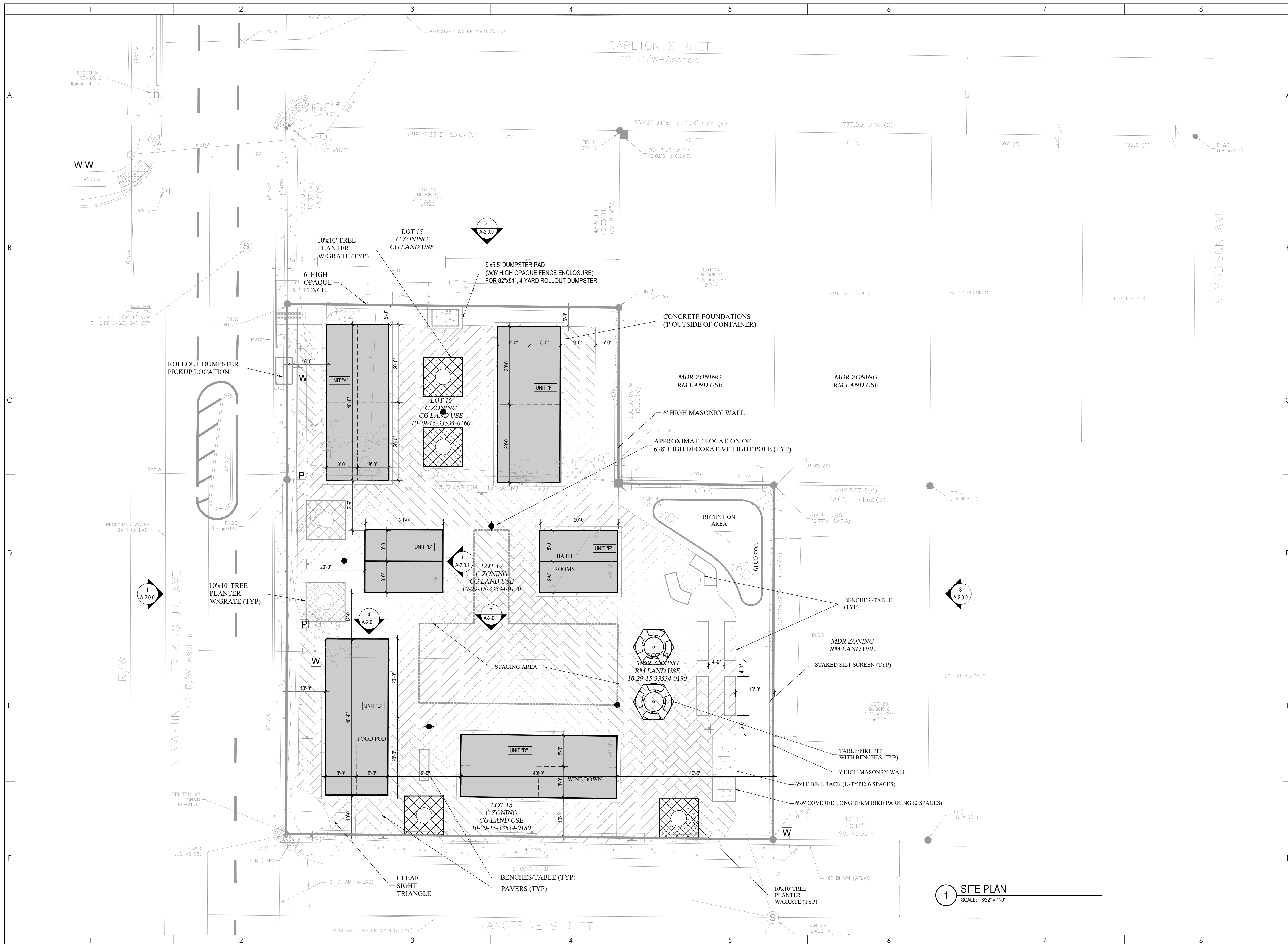
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13825 KNOT BLVD., SUITE 605
CLEARWATER, FLORIDA 33769
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com



CONCEPT PLAN ONLY
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.

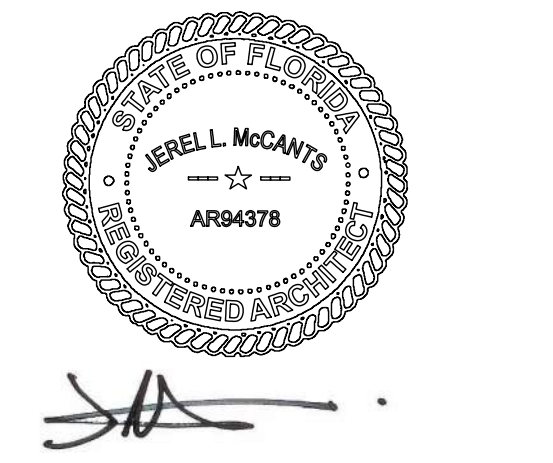
North Greenwood Container Mall
Aerial Exhibit



1 SITE PLAN
SCALE: 3/32" = 1'-0"

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JMA, INC.
 1210 EAST COLUMBUS DRIVE
 TAMPA, FL 33605
 PH: (813) 812-9120
 WWW.JMCCANTS.COM
 responsive architecture and planning

Registered Architect:
 Jerel McCants, AIA, LEED Green Associate
 Florida Business License #: A26002030



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PROJECT

CLEARWATER CONTAINER VILLAGE

1317,1321,1325 N MARTIN LUTHER KING JR. AVE.
 CLEARWATER, FL 33755

DRAWINGS

PROGRESS SET

ISSUE RECORD

REVISION NO./DATE

DESCRIPTION

SITE PLAN

PROJECT ID: 26-015

DWN BY: SKL

CHK BY: JLM

DATE ISSUED: 04.30.26

SHEET NO:

A-0.1.0



4 EXTERIOR NORTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"

3 EXTERIOR EAST SIDE ELEVATION
SCALE: 3/16" = 1'-0"

2 EXTERIOR SOUTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"

1 EXTERIOR WEST SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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 CLEARWATER, FL 33755

DRAWINGS

PROGRESS SET

ISSUE RECORD

REVISION NO./DATE

DESCRIPTION

EXTERIOR ELEVATIONS, STREET VIEWS

PROJECT ID: 26-015

DWN BY: SKL

CHK BY: JLM

DATE ISSUED: 04.30.26

SHEET NO:

A-2.0.0



3 UNIT (F) FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

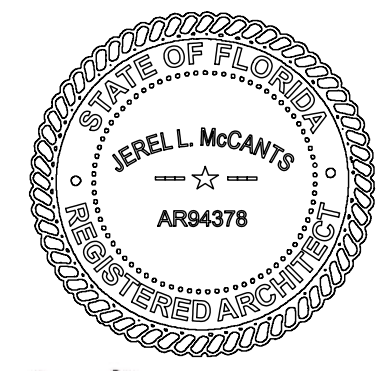
4 UNIT (C&A) NORTH & SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2 EXTERIOR SOUTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"

1 EXTERIOR WEST SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT

CLEARWATER CONTAINER VILLAGE

1317,1321,1325 N MARTIN LUTHER KING JR. AVE.
 CLEARWATER, FL 33755

DRAWINGS

PROGRESS SET

ISSUE RECORD

REVISION NO./DATE

DESCRIPTION

EXTERIOR ELEVATIONS, CURT YARD VIEWS

PROJECT ID: 26-015

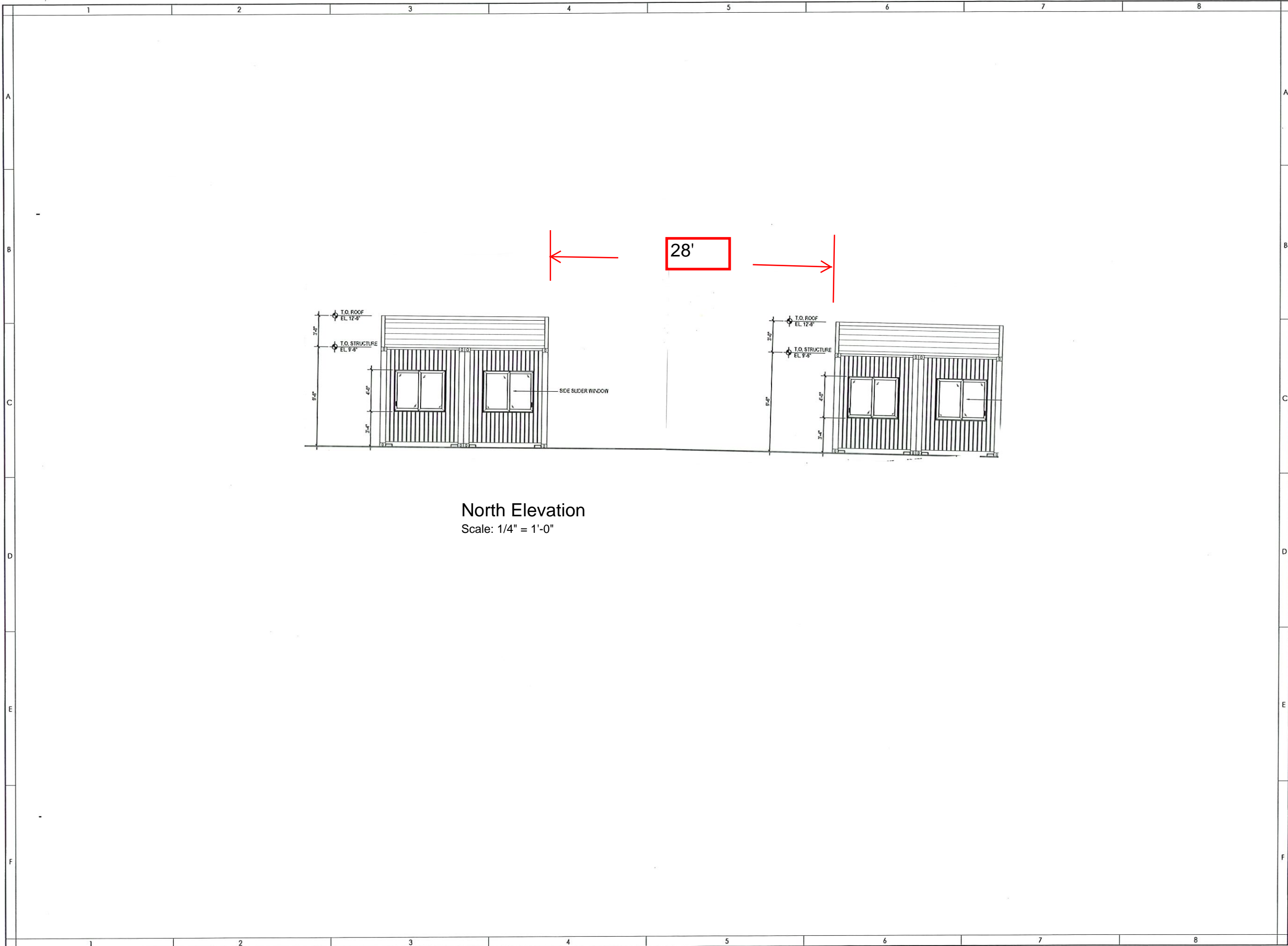
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DATE ISSUED: 04.30.26

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North Elevation
Scale: 1/4" = 1'-0"

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PROJECT
CLEARWATER CONTAINER VILLAGE
 1317, 1321, 1325 N MARTIN LUTHER KING JR. AVE.
 CLEARWATER, FL 33755

DRAWINGS
 PROGRESS SET

ISSUE RECORD

REVISION NO./DATE

DESCRIPTION
 EXTERIOR ELEVATIONS_ STREET VIEWS

PROJECT ID: 26-015
 DWN BY: SKL
 CHK BY: JLM
 DATE ISSUED: 04.09.26

SHEET NO:
A-2.0.0

NORTH GREENWOOD CONTAINER MALL

PRELIMINARY SITE PLAN

SECTION 10 TOWNSHIP 29 S, RANGE 15 E
CITY OF CLEARWATER, FLORIDA

DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS/DEMOLITION PLAN
C3	PRELIMINARY SITE PLAN
C4	PRELIMINARY SITE PLAN – PAVING, GRADING & DRAINAGE PLAN
C5	PRELIMINARY SITE PLAN – UTILITY PLAN
LA1	LANDSCAPE PLAN
LA2	LANDSCAPE NOTES & DETAILS
LA3	LANDSCAPE NOTES & DETAILS
LA4	LANDSCAPE NOTES & DETAILS
IR1	IRRIGATION PLAN
IR2	IRRIGATION NOTES & DETAILS

LEGAL DESCRIPTION

LOTS 16, 17, 18, AND 19, BLOCK “C” GREENWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 22, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PROJECT DIRECTORY

OWNER: COMMUNITY REDEVELOPMENT AGENCY OF CLEARWATER
400 CLEVELAND STREET
CLEARWATER, FL 33755-4151
CITY OF CLEARWATER
P.O. BOX 4748
CLEARWATER, FL 33758-4748

OWNER/DEVELOPER: CLEARWATER URBAN LEADERSHIP COALITION
1419 NORTH BETTY LANE
CLEARWATER, FL 33755
PHONE: 727-524-1818
ATTN: SEAN P. CASHEN, P.E. 42505

CIVIL ENGINEER: GULF COAST CONSULTING, INC.
13825 ICOT BOULEVARD, SUITE 605
CLEARWATER, FL 33760
PHONE: 727-524-1818
ATTN: SEAN P. CASHEN, P.E. 42505

LANDSCAPE ARCHITECT: ROBERSON RESOURCE GROUP
P.O. BOX 5585
MARYVILLE, TN 37802
PHONE: 727-255-4258
ATTN: PAT ROBERSON

SURVEYOR: ZARRA BOYD, INC.
1480 BELTREES
DUDEDIN, FL 34698
PHONE: 727-738-9010

REQUIRED PARKING CALCULATIONS

BUILDING AREA BREAKDOWN	REQUIRED PARKING
640 SF FOOD POD @ 7 SPACES/1,000 SF	5 SPACES
640 SF WINE BAR @ 10 SPACES/1,000 SF	7 SPACES
REMAINING CONTAINER AREA	
1,920 SF @ 50% RETAIL AND 50% FOOD (FOOD) 960 SF @ 7 SPACES/1,000 SF (RETAIL) 960 SF @ 5 SPACES/1,000 SF	10 SPACES
	5 SPACES
SUBTOTAL	27 SPACES
OUTDOOR GATHERING/CONGREGATION AREA APPROXIMATELY 5,000 SF @ 7 SPACES/1,000SF	35 SPACES
TOTAL	62 SPACES

SINCE THIS IS A LOCAL COMMUNITY SOCIAL GATHERING EVENT CENTER SURROUNDED BY RESIDENTIAL AREAS, WE ANTICIPATE APPROXIMATELY HALF OF THE PATRONS TO BE WALKING OR BIKING TO THIS CONTAINER PARK AND THE OTHER HALF WILL BE DRIVING. THEREFORE, WE BELIEVE THE 62 PARKING SPACES REQUIRED / USED WILL BE APPROX. ONE-HALF THE CALCULATED NUMBER OF 62 SPACES OR APPROXIMATELY 31 SPACES. OFFSITE PARKING AVAILABLE TO THE WEST IS 35 SPACES INCLUDING 3 HANDICAP SPACES.

LOCATION MAP



SITE DATA TABLE

SITE ADDRESS:	NE CORNER OF N MARTIN LUTHER KING JR AVE & TANGERINE STREET		
PARCEL ID:	10-29-15-33534-003-0160; 10-29-15-33534-003-0170; 10-29-15-33534-003-0180; 10-29-15-33534-003-0190		
PROPOSED USE:	CONTAINER PARK (RETAIL PLAZA)		
FUTURE LAND USE MAP DESIGNATION:	CG - COMMERCIAL GENERAL & RM - RESIDENTIAL MEDIUM		
EXISTING ZONING:	C - COMMERCIAL & MDR - MEDIUM DENSITY RESIDENTIAL		
TOTAL LAND AREA:	±15,153 SF (±0.3479 AC)		
SITE DATA TOTALS	EXISTING	PROPOSED	MIN/MAX REQUIRED
BUILDING:	N/A	3,200 SF (0.21 FAR)	0.55 FSR (CG LANDUSE)
PAVEMENT:	324 SF	1,214 SF	
PERMEABLE PAVERS:	N/A	8,197 SF	
IMPERVIOUS:	324 SF (2.14%)	12,611 SF (83.22%)	SEE MDR ZONED & C ZONED BREAKDOWN
OPEN SPACE:	15,153 SF (97.86%)	2,542 SF (16.77%)	
MDR LOT AREA:	3,629 SF	3,629 SF	
IMPERVIOUS AREA:	0 SF	2,248 SF (61.95%)	75% MAX
OPEN SPACE AREA:	3,629 SF	1,381 SF (38.05%)	25% MIN
COMMERCIAL (C) LOT AREA:	11,524 SF	11,524 SF	
IMPERVIOUS AREA:	324 SF	10,362 SF (89.92%)	90% MAX
OPEN SPACE AREA:	11,200 SF	1,162 SF (10.08%)	10% MIN
LOT AREA TOTAL:	15,153 SF	15,153 SF	15,000 SF RETAIL PLAZAS
LOT WIDTH	135.82 FT	135.82 FT	100 FT RETAIL PLAZA
LOT DEPTH	124.78 FT	124.78 FT	N/A
BUILDING HEIGHT	N/A	20 FT	25 FT - 50 FT (*)
PARKING:	N/A	35 SPACES	SEE REQUIRED PARKING CALCULATIONS BELOW LEFT
BUILDING SETBACKS:			
FRONT (WEST)	N/A	10 FT	25 FT MIN (1)
FRONT (SOUTH)	N/A	10 FT	25 FT MIN (1)
SIDE (NORTH)	N/A	5 FT	0 FT TO 10 FT MIN (1)
SIDE (EAST)	N/A	40 FT	40 FT MIN (OUTSIDE OF MDR ZONED LOT 19)
SIDE (NORTHEAST)	N/A	15 FT	0 FT TO 10 FT MIN (1)
DEVELOPMENT SETBACKS: (TO PROPOSED PAVERS)			
FRONT (WEST)	N/A	0 FT	10 FT
FRONT (SOUTH)	N/A	0 FT	10 FT
SIDE (NORTH)	N/A	5 FT	5 FT
SIDE (EAST)	N/A	10 FT	10 FT
SIDE (NORTHEAST)	N/A	6 FT	10 FT
FLOOD ZONE:	SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0106J, DATED AUGUST 24, 2021.		
(*) PER CG LAND USE			
(1) FOR COMMERCIAL ZONING RETAIL PLAZA USE			



PREPARED FOR:

CLEARWATER URBAN LEADERSHIP COALITION

1419 NORTH BETTY LANE
CLEARWATER, FL 33755

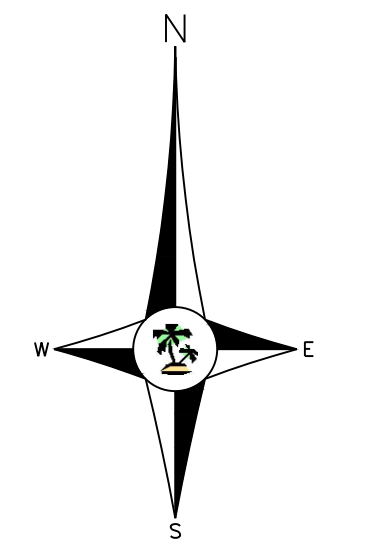


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www.gulfcoastconsultinginc.com

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42505
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25-046
DATE: 03/02/2026
REVISED: 04/09/2026
NORTH GREENWOOD CONTAINER MALL

Digitally signed by sean p cashen
Date: 2026.04.10 10:19:35 -04'00'

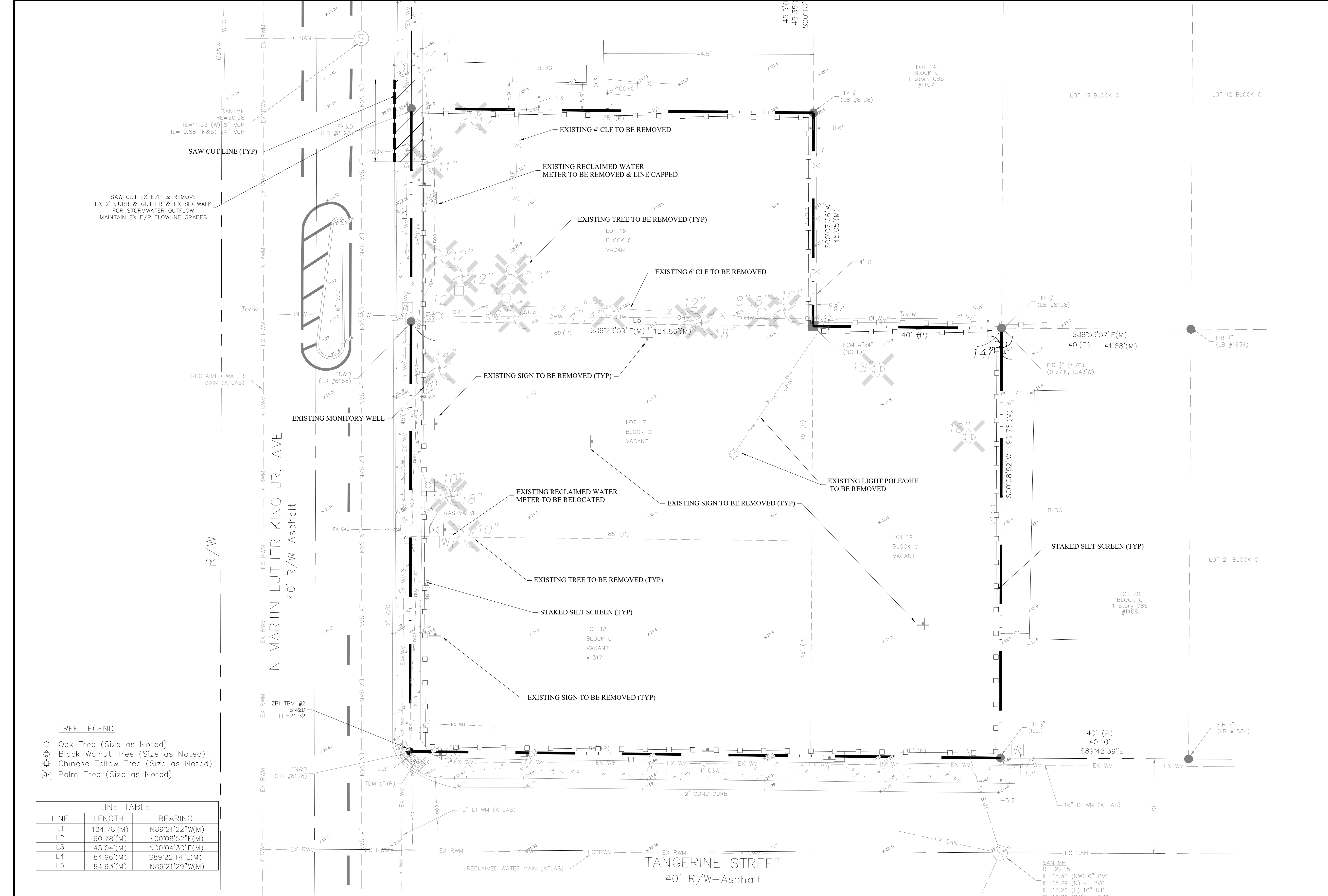


NOTE TO CONTRACTORS:
 THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

FLOOD ZONE NOTE:
 SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C01061, DATED AUGUST 24, 2021.

DATUM NOTE:
 ALL ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

LEGEND	
	EXISTING BOUNDARY
	TO BE REMOVED OR DEMOLISHED
	STAKED SILT SCREEN
	EXISTING SPOT ELEVATION
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING RECLAIMED WATER MAIN
	EXISTING WATER MAIN
	EXISTING BURIED ELECTRIC
	EXISTING BURIED CABLE
	EXISTING OVER HEAD WIRES
	TREE TO REMAIN
	TREE TO BE REMOVED



TREE LEGEND

- Oak Tree (Size as Noted)
- ⊕ Black Walnut Tree (Size as Noted)
- ⊕ Chinese Tallow Tree (Size as Noted)
- ⊕ Palm Tree (Size as Noted)

LINE	LENGTH	BEARING
L1	124.78'(M)	N89°21'22"W(M)
L2	90.78'(M)	N00°08'52"E(M)
L3	45.04'(M)	N00°04'30"E(M)
L4	84.96'(M)	S89°22'14"E(M)
L5	84.93'(M)	N89°21'29"W(M)

DESIGNED: SPC
 DRAWN: MKC
 CHECKED: SPC
 GC:

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 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
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 Clearwater, Florida 33760
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 WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
CLEARWATER URBAN LEADERSHIP COALITION
 1419 NORTH BETTY LANE
 CLEARWATER, FL 33755

SHEET DESCRIPTION:
NORTH GREENWOOD CONTAINER MALL
 EXISTING CONDITIONS / DEMOLITION PLAN

NO.	DATE	BY	REVISIONS
1	04/09/26		REVISED FOR CITY OF CLEARWATER COMMENTS

SEAN P. CASHEN
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 42505

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SEAN P. CASHEN, ON THE DATE INDICATED HERE.

DATE: 03/02/26

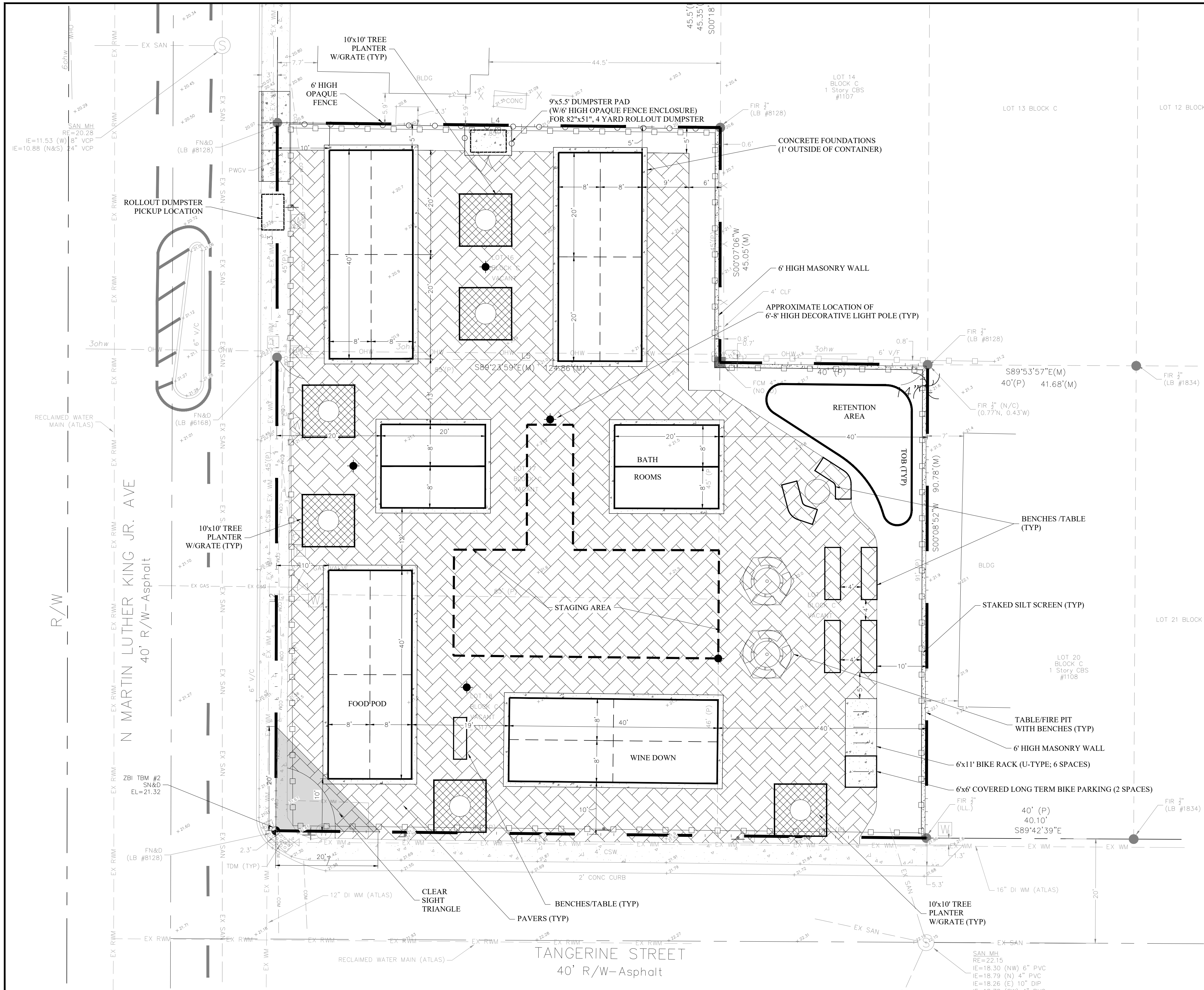
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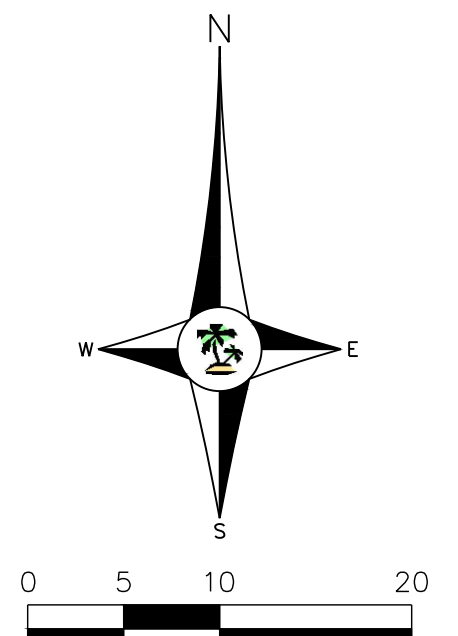
25-046

C2



LINE	LENGTH	BEARING
L1	124.78'(M)	N89°21'22"W(M)
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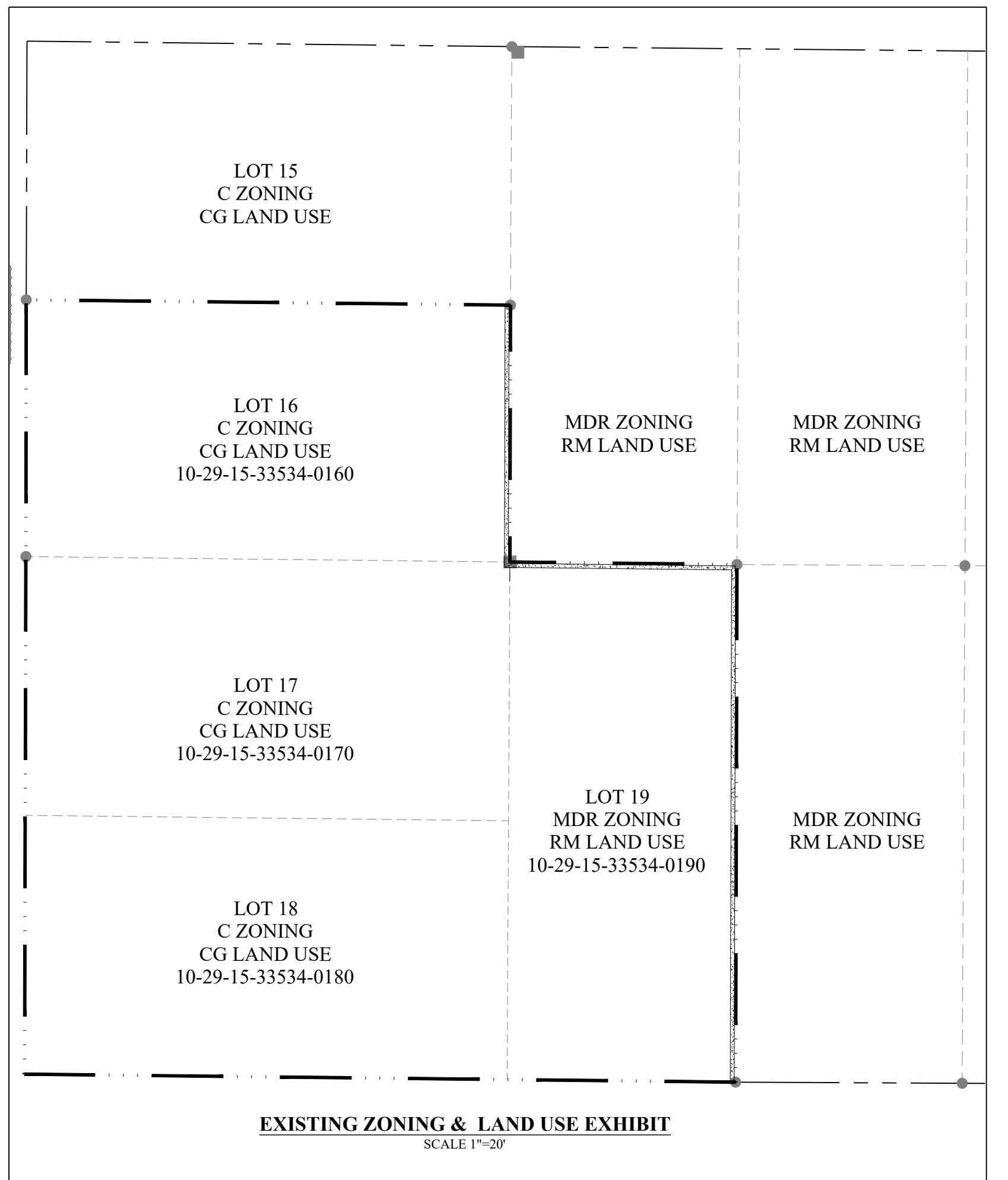


LEGEND	
---	EXISTING BOUNDARY
---	STAKED SILT SCREEN
○	EXISTING SPOT ELEVATION
⊕	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY LINE
---	EXISTING RECLAIMED WATER MAIN
---	EXISTING WATER MAIN
---	EXISTING BURIED ELECTRIC
---	EXISTING BURIED CABLE
---	EXISTING OVER HEAD WIRES
•	PROPOSED LIGHT POLE

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SHEET DESCRIPTION:
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 PRELIMINARY SITE PLAN

NO.	DATE	DESCRIPTION	APP'D BY
1	04/09/26	REVISED FOR CITY OF CLEARWATER COMMENTS	

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 LICENSE NO. 42505

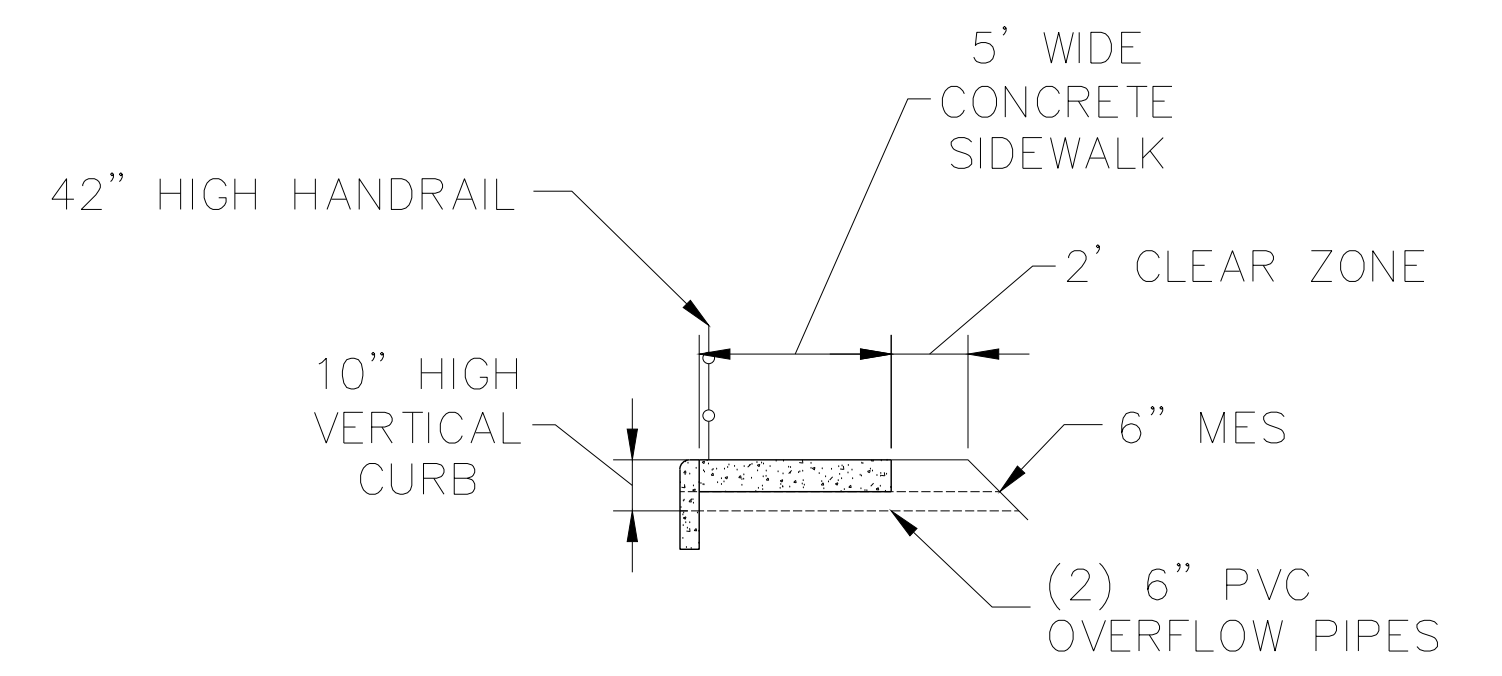
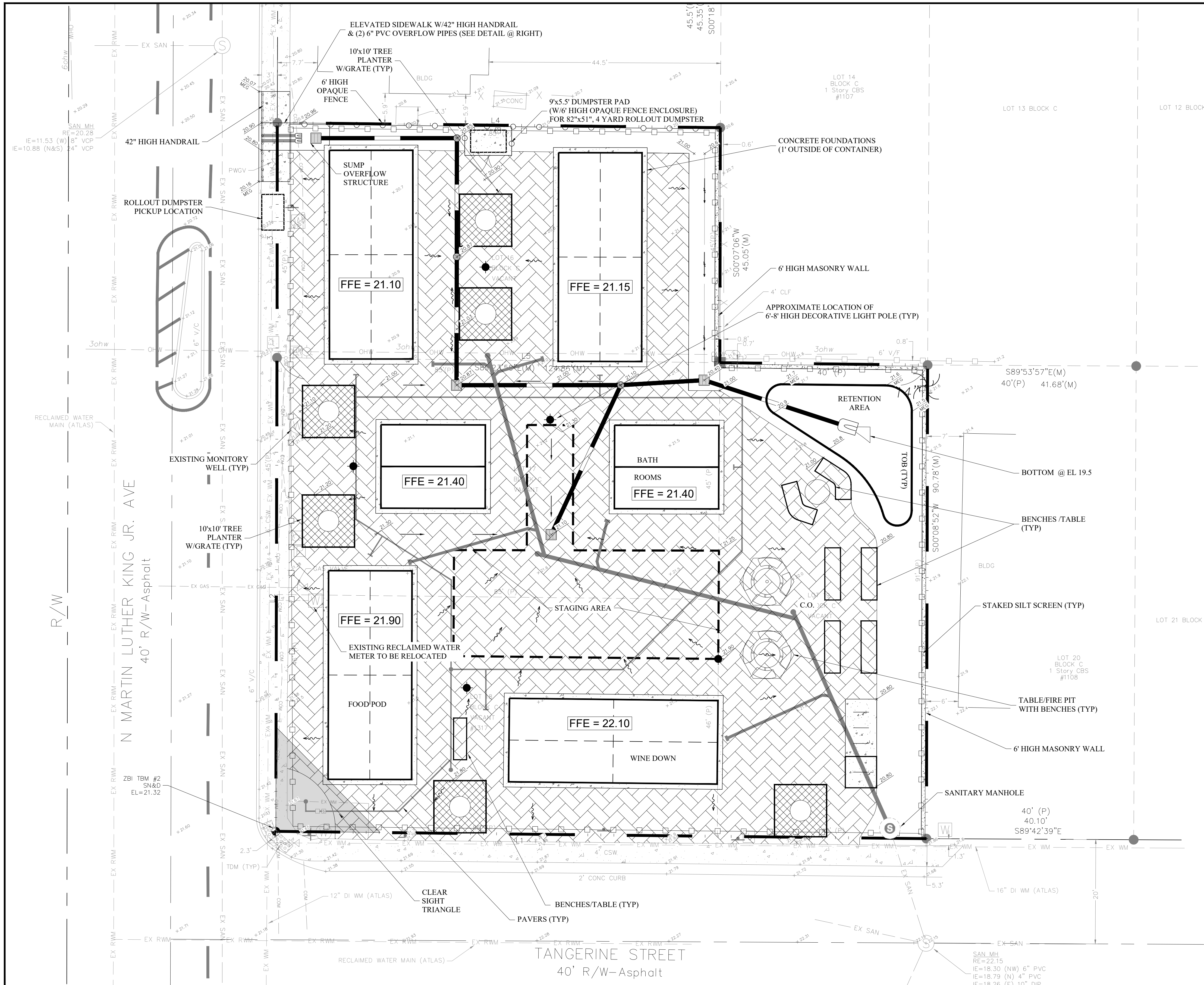
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SEAN P. CASHEN, ON THE DATE INDICATED HERE.

SEAN P. CASHEN, P.E. #42505
 NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
 GULF COAST CONSULTING, INC.
 CERTIFICATE OF AUTHORIZATION No. 9774

DATE: 03/02/26

SCALE: 1"=20'

C3

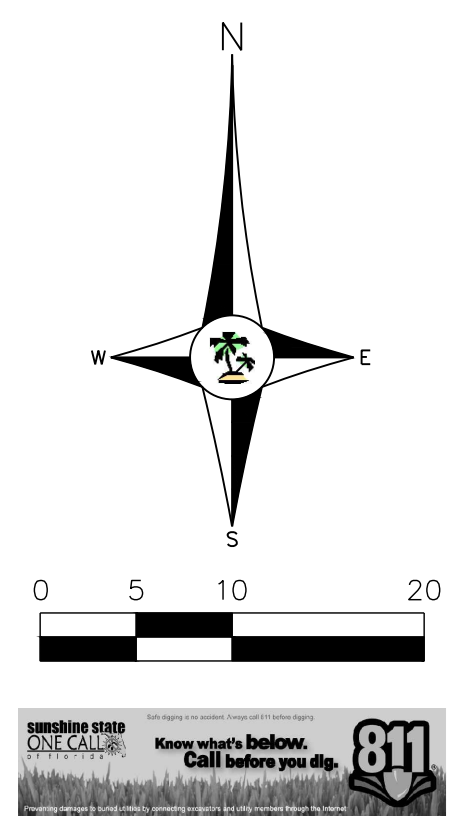


STORM OUTFLOW DETAIL
NTS

NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

FLOOD ZONE NOTE:
SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0106J, DATED AUGUST 24, 2021.

DATUM NOTE:
ALL ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988.



LEGEND

- EXISTING BOUNDARY
- - - STAKED SILT SCREEN
- - - EXISTING SPOT ELEVATION
- - - PROPOSED STORM PIPE
- PROPOSED INLETS
- ⊕ PROPOSED MES
- ▽ PROPOSED SPOT GRADE
- MATCH EXISTING GRADE (TYP)
- FFE = 21.00 FINISHED FLOOR FOUNDATION ELEVATION
- PROPOSED SWALE DIRECTION
- PROPOSED SHEET FLOW DIRECTION
- PROPOSED HARD SURFACE FLOW DIRECTION
- ⊙ PROPOSED LIGHT POLE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING BURIED ELECTRIC
- EXISTING BURIED CABLE
- EXISTING OVER HEAD WIRES

LINE TABLE

LINE	LENGTH	BEARING
L1	124.78'(M)	N89°21'22"W(M)
L2	90.78'(M)	N00°08'52"E(M)
L3	45.04'(M)	N00°04'30"E(M)
L4	84.96'(M)	S89°22'14"E(M)
L5	84.93'(M)	N89°21'29"W(M)

TREE LEGEND

- Oak Tree (Size as Noted)
- ⊕ Black Walnut Tree (Size as Noted)
- ⊕ Chinese Tallow Tree (Size as Noted)
- ⊕ Palm Tree (Size as Noted)

DESIGNED: SPC
 DRAWN: MKC
 CHECKED: SPC
 GC:

Gulf Coast Consulting, Inc.
 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
 13825 ICOT BLVD., SUITE 605
 Clearwater, Florida 33760
 Phone: (727) 534-1818 Fax: (727) 524-6090
 WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
CLEARWATER URBAN LEADERSHIP COALITION
 1419 NORTH BETTY LANE
 CLEARWATER, FL 33755

SHEET DESCRIPTION:
NORTH GREENWOOD CONTAINER MALL
 PRELIMINARY SITE PLAN - PAVING, GRADING
 & DRAINAGE PLAN

NO.	DATE	REVISIONS
1	04/09/26	REVISED FOR CITY OF CLEARWATER COMMENTS

SEAN P. CASHEN
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 42505

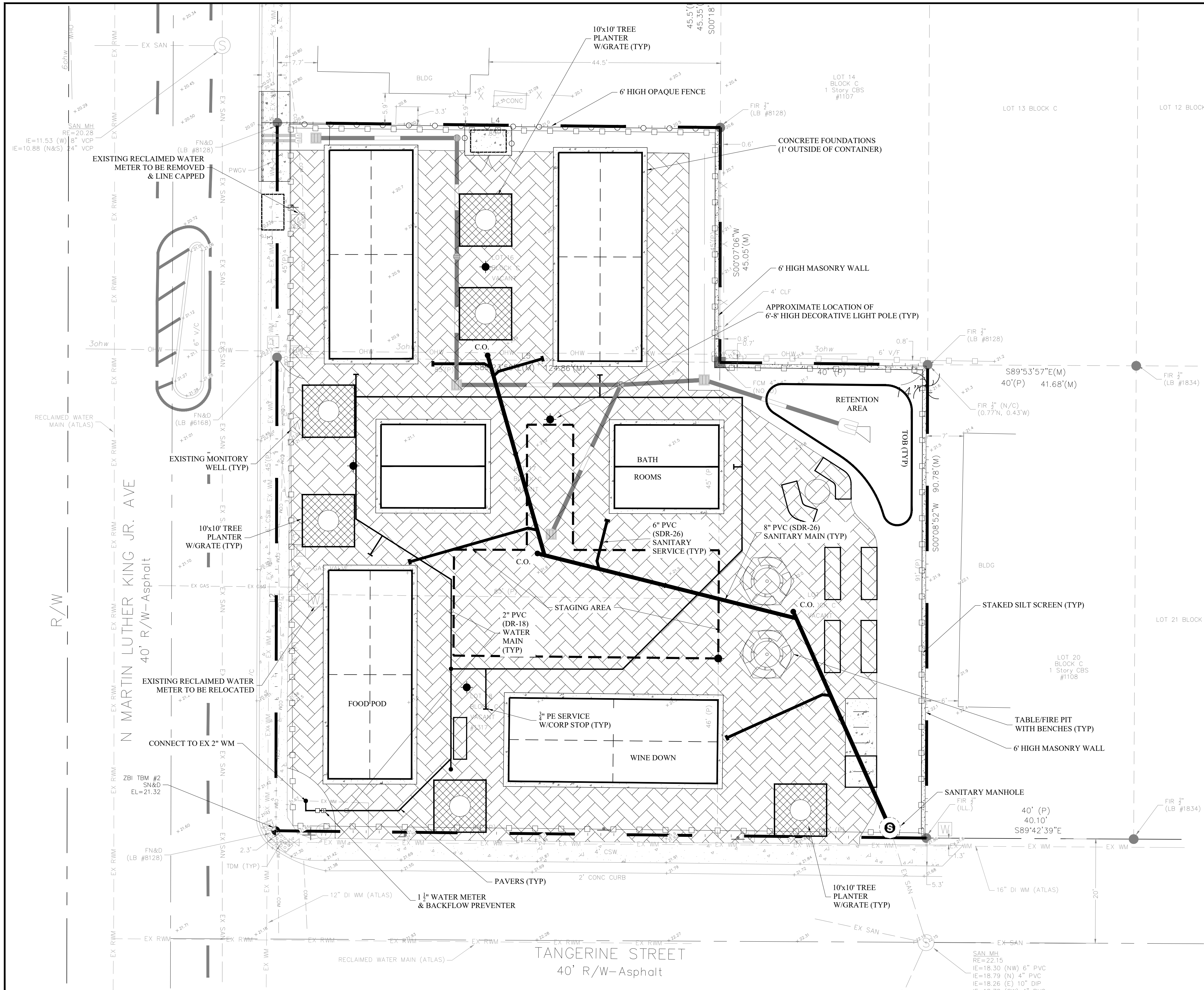
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DATE: 03/02/26

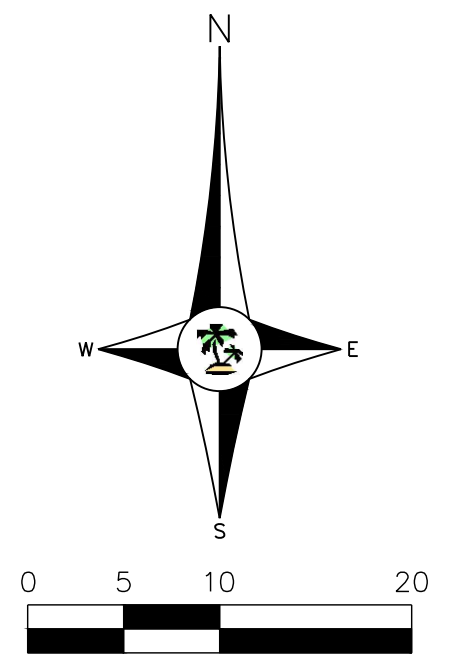
25-046

C4



LINE	LENGTH	BEARING
L1	124.78'(M)	N89°21'22"W(M)
L2	90.78'(M)	N00°08'52"E(M)
L3	45.04'(M)	N00°04'30"E(M)
L4	84.96'(M)	S89°22'14"E(M)
L5	84.93'(M)	N89°21'29"W(M)

- TREE LEGEND**
- Oak Tree (Size as Noted)
 - ⊕ Black Walnut Tree (Size as Noted)
 - ⊕ Chinese Tallow Tree (Size as Noted)
 - ⊕ Palm Tree (Size as Noted)



LEGEND

- EXISTING BOUNDARY
- STAKED SILT SCREEN
- EXISTING SPOT ELEVATION
- ⊕ EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING BURIED ELECTRIC
- EXISTING BURIED CABLE
- EXISTING OVER HEAD WIRES
- ◆ PROPOSED LIGHT POLE

NOTE TO CONTRACTORS:
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FLOOD ZONE NOTE:
 SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0106J, DATED AUGUST 24, 2021.

DATUM NOTE:
 ALL ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

NOTE:
 ALL ONSITE SANITARY SEWER PIPE TO BE SDR-26 PVC AND WILL BE PRIVATELY OWNED AND MAINTAINED.

DESIGNED: SPC
 DRAWN: MKC
 CHECKED: SPC
 GC:

Gulf Coast Consulting, Inc.
 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
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PREPARED FOR:
CLEARWATER URBAN LEADERSHIP COALITION
 1419 NORTH BETTY LANE
 CLEARWATER, FL 33755

SHEET DESCRIPTION:
NORTH GREENWOOD CONTAINER MALL
 PRELIMINARY SITE PLAN - UTILITY PLAN

NO.	DATE	DESCRIPTION	APP'D BY
1	04/09/26	REVISED FOR CITY OF CLEARWATER COMMENTS	

SEAN P. CASHEN
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 42505

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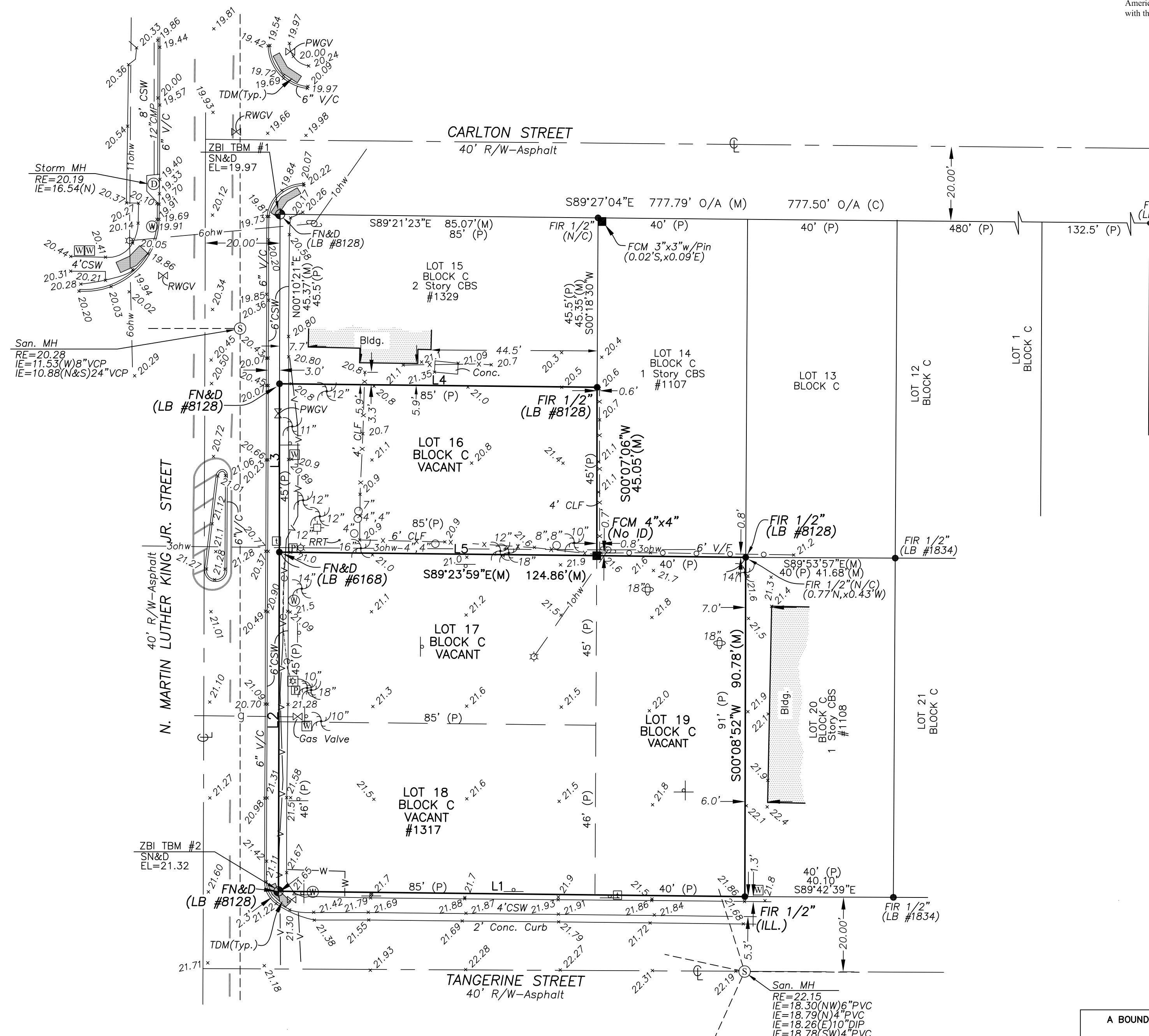
SEAN P. CASHEN, P.E. #42505
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 CERTIFICATE OF AUTHORIZATION No. 9774

DATE: 03/02/26

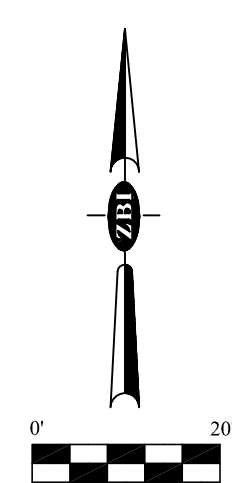
PROJECT NO: 25-046

C5

Use of this survey by anyone other than those certified to, will be the re-users sole risk without liability to ZBI, or the undersigned surveyor. There may be additional restrictions affecting this property that may be found in the Public Records of this County. This survey was prepared without the benefit of a title policy. Underground installations and improvements have not been located unless otherwise noted. Elevations are based upon North American Vertical Datum, 1988 (NAVD). Unless otherwise noted, all bearings and distances were measured within an acceptable accuracy tolerance with the recorded value, (plat or deed value). Bearings are based upon an assumed datum utilizing the recorded plat.



N. MADISON AVE.



U/G UTILITIES LEGEND

- e — Electric
- v — Verizon
- w — Water
- g — Gas

SYMBOL LEGEND

- ⊕ Wood Utility Pole
- ⊙ Monitor Well in 2'x2' C/S
- ⊠ Concrete Light Pole
- ⊗ Gate Valve
- ⊕ Sign
- ⊙ Wood Light Pole
- ⊙ Water Meter
- ⊙ Telephone Control Box
- ⊙ Sanitary Manhole
- ⊙ Storm Manhole
- ⊙ Oak Tree (Size as Noted)
- ⊙ Black Walnut Tree (Size as Noted)
- ⊙ Chinese Tallow Tree (Size as Noted)

LINE TABLE

LINE	LENGTH	BEARING
L1	124.78'(M)	N89°21'22"W(M)
L2	90.78'(M)	N00°08'52"E(M)
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L4	84.96'(M)	S89°22'14"E(M)
L5	84.93'(M)	N89°21'29"W(M)

- (S) = Set
- (P) = Plat Data
- (M) = Measured Data
- (C) = Calculated Data
- (R) = Radial Line
- PG.(s) = Pages (s)
- OR = Official Records Book
- PB = Plat Book
- DB = Deed Book
- FIR = Found Iron Rod 5/8" (LB 6472 unless noted)
- FPP = Found Pinched Pipe
- FOP = Found Open Pipe
- FCM = Found Concrete Monument
- SIR = Set Iron Rod (5/8") & Cap (LB 6472)
- LB = Corporate Certificate Number
- LS = Professional Land Surveyor/Mapper
- SN&D = Set Nail & Disk (LB 6472 unless noted)
- N/C = No Cap
- ⊕ = Corner Marking
- (XXXX) ± = Plus or Minus (more or less)
- PWGV = Potable Water Gate Valve
- Cov. = Covered
- C/C = Covered Concrete
- C/S = Concrete Slab
- CONC. = Concrete
- C/O = Sewer Cleanout
- CBS = Concrete Block Structure
- CLF = Chain Link Fence
- ⊕ = Centerline
- NS = Not Set
- FND = Found
- CSW = Concrete Sidewalk
- V/F = Vinyl Fence
- FIP = Found Iron Rod
- D/W = Driveway
- ILL. = Illegible
- M/F = Metal Fence
- OHW = Overhead Wires
- O/A = Overall
- RWGV = Reclaimed Water Gate Valve
- GV = Gate Valve
- UE = Utility Easement
- R/W = Right-of-Way
- S/W = Sidewalk
- TBM = Temporary Benchmark
- T = Telephone Control Box
- RRT = 4' Vertical Railroad Track
- WM = Water Meter
- CBW = Concrete Block Wall
- W/F = Wood Fence
- PCP = Permanent Control Point
- NF = Not Found
- TDM = Truncated Dome Mat
- VCP = Vitrified Clay Pipe
- CMP = Corrugated Metal Pipe
- DIP = Ductile Iron Pipe

Property lies within Flood Zone X per Flood Insurance Rate Map Number: 12057C 0181H Effective Date: 08/28/2008

A BOUNDARY SURVEY OF LOTS 16, 17, 18 AND 19, BLOCK "C", GREENWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 22, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DATES OF WORK		UPDATE
BOUNDARY	DRAWN	UPDATE
09/28/23	MSL/JVE	
UPDATE		UPDATE

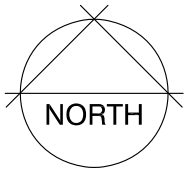
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Survey not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper

ZBI ZARRA BOYD, INC.
 Land Surveying and Mapping
 1480 Beltrees, Dunedin, Florida 34698
 (727)738-9010 Fax: (727)733-0083
 LB 6472

Mark S. Lischalk
 PROFESSIONAL LAND SURVEYOR # 5727
 STATE OF FLORIDA

R/W

N MARTIN LUTHER KING JR. AVE
40' R/W - Asphalt



ENGINEERING & LAND PLANNING
 BASE INFORMATION PREPARED BY:
Gulf Coast Consulting, Inc.
 13825 Icahn Blvd., Suite 605
 Clearwater, Florida 33760
 Phone: (727) 384-1016

ROBERSON RESOURCE GROUP
 Landscape Architecture & Consulting

Patrick@RRGLA.com
 www.robersonresourcegroup.com
 FL License # LA000461

Revision	Rev. Per. City of Clearwater comments.	Date

Project Title
NORTH GREENWOOD CONTAINER MALL
 Clearwater, Florida

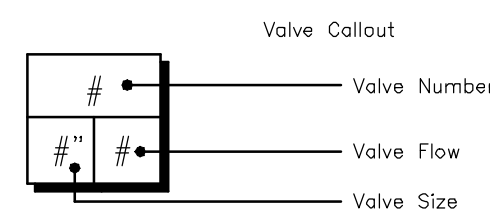
SITE / LANDSCAPE PLAN

Project No. 26-009
 Date 02/27/26
 Sheet **EX1**

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	2
	Hunter HDL-09-12-R Drip Ring Spiral Drip Ring, 4" inner diameter, 4" ring spacing, 36" Outside diameter, 16 Emitters min.	18
	Area to Receive Dripline Hunter HDL-09-12-R HDL-09-12-R: Hunter Dripline with 0.8 GPH flow. Light brown tubing with purple striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	1,525 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter P2C-400 Light Commercial & Residential Controller, 4-station base module controller, 120 VAC, Outdoor/Indoor model	1
	Hunter WR-CLK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1
	Hunter FLOW-CLK-150 Flow Sensor SOV with Interface Panel, 1-1/2in. Schedule 40 sensor body, 24 VAC, 2 amp, install Interface Panel as required.	1
	Water Meter T Irrigation Meter and Backflow as required by City of Clearwater, verify 37 GPM @ 60 PSI	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	248.8 lf
	Irrigation Mainline: PVC Schedule 40	164.7 lf
	Pipe Sleeve: PVC Schedule 40	250.0 lf



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter ICZ-101-25	1"	Drip Ring	2.34	241.5	23.6	23.6	1.45 in/h
2	Hunter ICZ-101-25 Common Wire	1"	Drip Ring	20.76	193.9	32.1	38.2	1.44 in/h
					164.7			

IRRIGATION PLANS ARE DIAGRAMMATIC

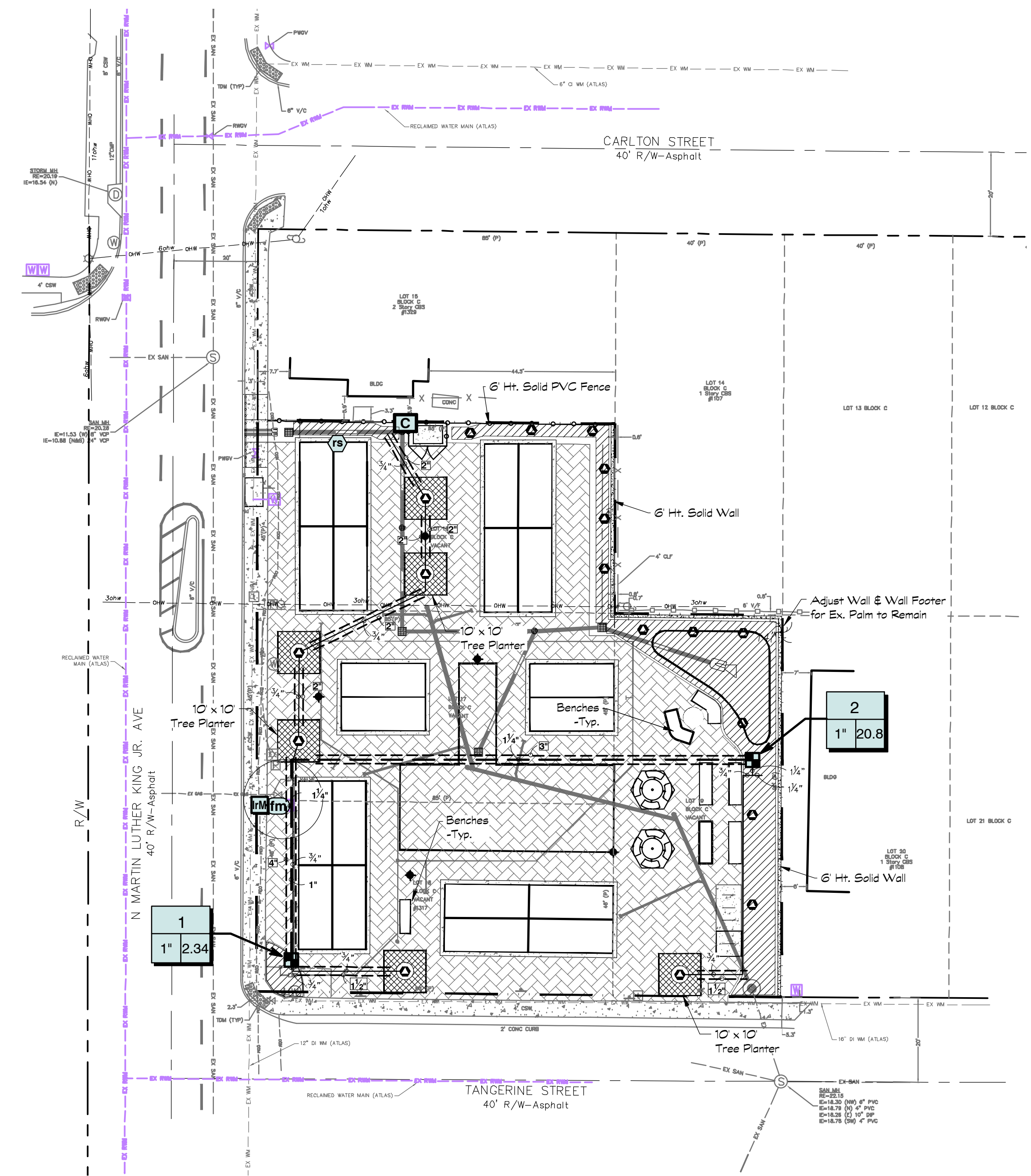
- ALL IRRIGATION EQUIPMENT TO BE INSTALLED IN LANDSCAPE/SODDED AREAS AND WITHIN PROPERTY LINES.
- ANY PIPING, VALVES, OR OTHER EQUIPMENT SHOWN OUTSIDE OF THE LANDSCAPE/SODDED AREAS OR PROPERTY LINES IS FOR CLARITY PURPOSES OF THE IRRIGATION PLAN ONLY.
- SLEEVES UNDER SIDEWALKS AND PAVEMENT ARE TO BE PLACED AS NECESSARY WITH ENDS IN LANDSCAPE/SODDED AREAS.

DRIP TUBING SPACING NOTE

- DRIP TUBING IS TO BE SPACED EVENLY THROUGHOUT THE LANDSCAPE BED AS PER THE LAYOUT DETAILS ON SHEET IR2. LATERAL RUNS SHOULD BE SPACED AT 12" ON CENTER TO PROVIDE COVERAGE OVER THE ENTIRE PLANTING BED.
- INSTALLING ONLY ONE LATERAL RUN NEXT TO AN INDIVIDUAL PLANT OR ROW OF PLANTS IS NOT AN ACCEPTABLE LAYOUT.

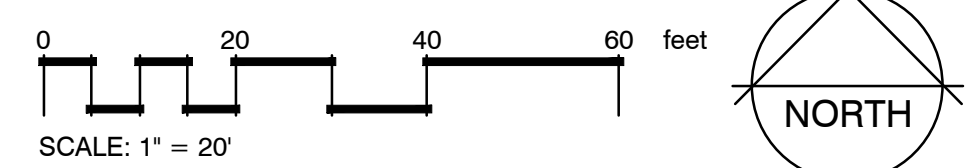
PROPOSED TREES/PALMS IRRIGATION

- ALL PROPOSED TREES ARE TO HAVE DRIP TREE RINGS AS DETAILED ON SHEET IR2 OR AS AN ALTERNATE FOUR TO EIGHT DRIP BUBBLERS CAN BE ATTACHED TO THE DRIP TUBING ON OPPOSITE SIDES OF THE ROOTBALL, PER EACH TREE, AND ADJUSTED TO PROVIDE IRRIGATION CONSISTENT WITH THE DRIP TREE RING. SEE IRRIGATION DETAILS.



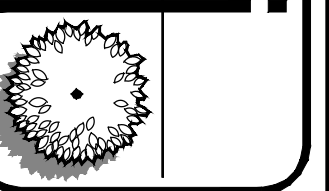
PIPE ROUTING AT EXISTING TREES TO REMAIN

IRRIGATION PIPE (LATERAL OR MAINLINE) IS TO BE TUNNELED UNDER THE MAIN ROOT SYSTEM (24" DEPTH MIN.) WHEN PROPOSED ALIGNMENT IS WITHIN THE CANOPY DRIP LINE / CRITICAL ROOT ZONE OF EXISTING TREES TO REMAIN.

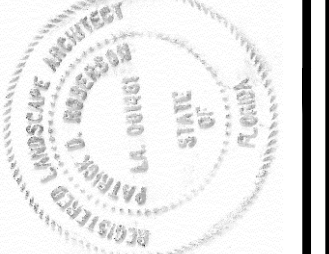


ENGINEERING & LAND PLANNING
BASE INFORMATION PREPARED BY:
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Clearwater, Florida 33760
Phone - (727) 524-1818

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting
Patrick@RRGLA.com
Phone: 727-255-4298
FL License # LA0001461



This item has been digitally signed and sealed by Patrick Roberson, License # LA0001461 on the date of the Digital Signature. The signature must be verified on any electronic copies.



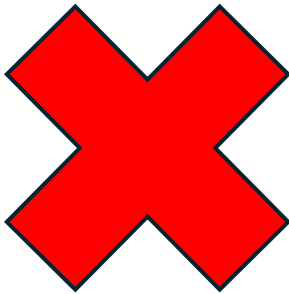
Patrick Roberson
Digitally signed by Patrick Roberson
DN: c=US, serialNumber=PASUS-A30029844, sn=Roberson, givenName=Patrick, cm=Patrick Roberson
Date: 2026.04.09 13:38:45 -0400

Rev.	per City of Clearwater comments.	04/09/26	Date

NORTH GREENWOOD CONTAINER MALL
Clearwater, Florida

IRRIGATION PLAN

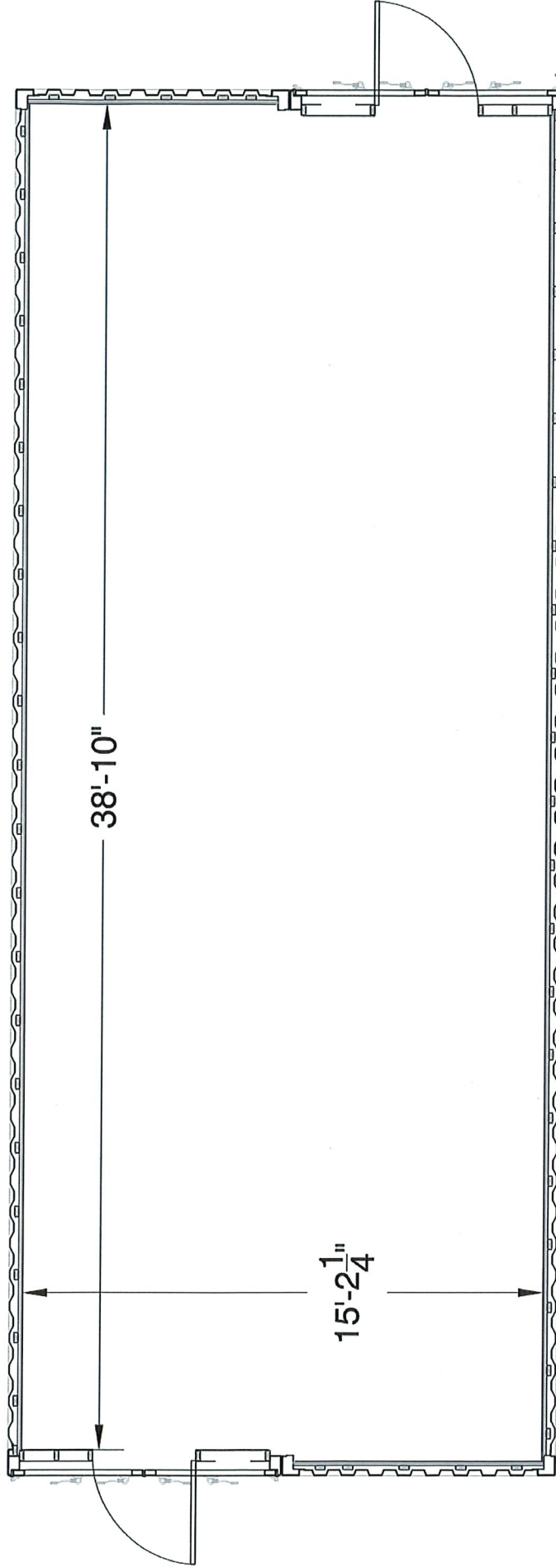
Project No. 26-009
Date 02/27/26
Sheet IR1





CONTAINER CONCEPTS
THINKING INSIDE THE BOX®

40' X 16' BLANK CONTAINER FOR LAYOUT



805.252.2701

email: robb@conceptfindabox.com

www.conceptfindabox.com

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And Subject To Use Only Under A Validly Executed Agreement. Do Not Duplicate.

TREE TYPE PERCENTAGE REQUIREMENT

TOTAL TREES PROVIDED: 14 (TOTAL CANOPY TREES & EQUIVALENTS)
 TOTAL CANOPY TREES: 9 CANOPY TREES
 TOTAL UNDERSTORY TREES: 3 = 3 CANOPY TREES UNDER ONE @ 21.4% OF TOTAL (25% MAX.)
 TOTAL PALM TREES: 6 = 2 CANOPY TREES @ 14.3% (25% MAX.)

EXISTING TREE REPLACEMENT REQUIREMENTS

REQUIRED REPLACEMENT - 13' (SEE EXISTING TREE SUMMARY)
 PROVIDED REPLACEMENT - 39'
 26' REQUIRED REPLACEMENT CREDIT
 (9 CANOPY @ 3' + 6 PALMS @ 1' + 3 UNDERSTORY @ 2')
 TREE FUND CONTRIBUTION = 0' X \$48 = \$0

INTERNAL LANDSCAPE VUA REQUIREMENTS

INTERNAL LANDSCAPE VUA AREA REQUIRED: 10% OF VUA PARKING AREA
 VUA AREA: 0 SF (NO ON-SITE PARKING PROVIDED)
 REQUIRED VUA LANDSCAPE AREA: 0 SF (10% X 0 SF)
 PROVIDED VUA LANDSCAPE AREA: 0 SF (0%)

1 TREE REQUIRED PER 300 SF OF REQUIRED INTERNAL LANDSCAPE VUA AREA
 0 / 300 = 0 TREES REQUIRED

INTERNAL LANDSCAPE VUA AREA TOTAL TREES PROVIDED

SHRUBS ARE REQUIRED FOR 50% OF THE REQUIRED INTERNAL LANDSCAPE VUA AREA,
 WITH REMAINING AREA COVERED BY GROUND COVERS, NOT INCLUDING SOD.
 TOTAL SHRUB AREA 0 SF (0%) / TOTAL GROUND COVER AREA 0 (0%)

REQUIRED PERIMETER LANDSCAPE BUFFERS - PROJECT IS NON-RESIDENTIAL

NORTH BUFFER (NON-RESIDENTIAL) - 85 LF
 REQUIRED: 5' WIDE BUFFER WITH 1 TREE PER 35 LF (2) & 100% CONTINUOUS HEDGE
 PROVIDED: 5' WIDE BUFFER WITH 3 PALMS (1 CANOPY TREE), CONTINUOUS HEDGE - SEE COMP. LANDSCAPE APP.

SOUTH BUFFER (LOCAL ROW) - 125 LF
 REQUIRED: 10' WIDE BUFFER WITH 1 TREE PER 35 LF (4) & 100% CONTINUOUS HEDGE
 PROVIDED: 0' WIDE BUFFER WITH 2 CANOPY TREES, NO CONTINUOUS HEDGE - SEE COMP. LANDSCAPE APP.

EAST BUFFER (DETACHED RESIDENTIAL) - 175 LF
 REQUIRED: 10' WIDE BUFFER WITH 1 TREE PER 35 LF (5) & 100% CONTINUOUS HEDGE @ 6' HT. IN 3 YEARS & 6' HT. FENCE
 PROVIDED: 5'-25' WIDE BUFFER WITH 3 CANOPY TREES, 4 CANOPY TREE EQUIVALENTS, 100% CONTINUOUS HEDGE @ 6' HT. IN 3 YEARS, ADDITIONAL SHRUBS / GROUND COVERS & 6' HT. WALL.

WEST BUFFER (LOCAL ROW) - 135 LF
 REQUIRED: 10' WIDE BUFFER WITH 1 TREE PER 35 LF (4) & 100% CONTINUOUS HEDGE
 PROVIDED: 0' WIDE BUFFER WITH 2 CANOPY TREES + 2 CANOPY TREES INTERNAL

, NO CONTINUOUS HEDGE - SEE COMP. LANDSCAPE APP.

BUILDING FOUNDATION LANDSCAPE REQUIREMENTS

FOUNDATION PLANTINGS TO BE PROVIDED FOR 100% OF BUILDING FACADE ALONG
 STREET RIGHT OF WAY, EXCLUDING AREAS FOR BUILDING INGRESS AND EGRESS.
 MINIMUM 5' WIDE WITH 50% OF LANDSCAPE AREA TO BE SHRUBS WITH REMAINING
 AREA TO BE GROUND COVERS.

NO FOUNDATION PLANTINGS PROVIDED, SEE COMPREHENSIVE LANDSCAPE APPLICATION.

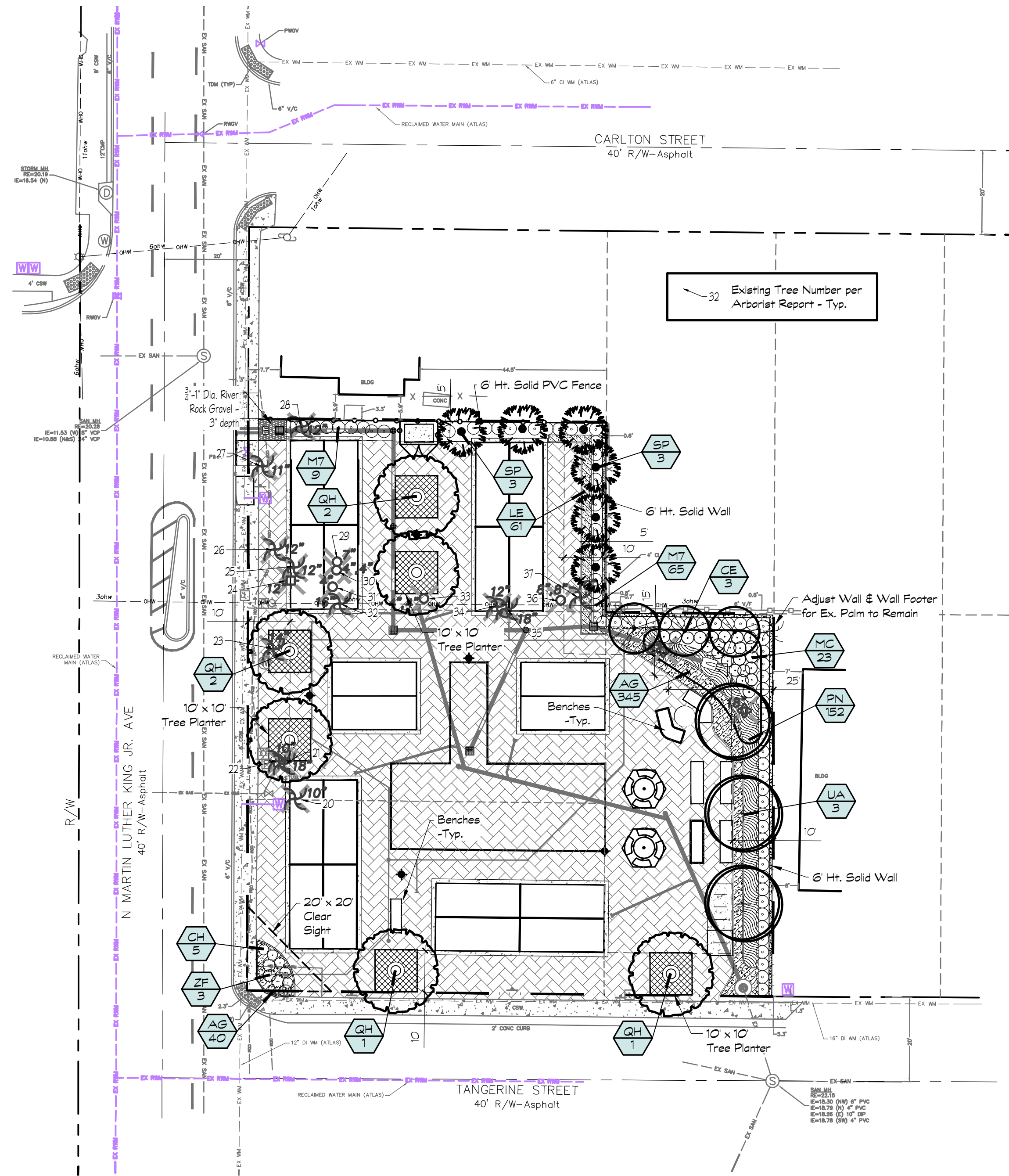
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
TREES								
	CE	3	Conocarpus erectus 'Sericeus'	Silver Buttonwood	-	2' Cal	8'-10' Ht., 3'-4' Sp.	Native, Drought Tolerant, Single Trunk
	QH	6	Quercus virginiana 'QVTA'	Highrise Live Oak	-	3' Cal	12'-14' Ht., 6'-8' Sp.	Native, Drought Tolerant
	SP	6	Sabal palmetto	Sabal Palm	-	-	12'-14' Clear Trunk	Native, Drought Tolerant
	UA	3	Ulmus alata	Winged Elm	-	3' Cal	10'-12' Ht., 5'-6' Sp.	Native, Drought Tolerant
SHRUBS								
	CH	5	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	3 gal., 14" Ht. x 14" Sp.	-	30' o.c.	Native, Drought Tolerant
	MC	23	Muhlenbergia capillaris	Pink Muhly	3 gal., 20" Ht. x 20" Sp.	-	36' o.c.	Native, Drought Tolerant
	M7	74	Myrcianthes fragrans	Simpson's Stopper	7 gal., 3' Ht. x 3' Sp.	-	36' o.c.	Native, Drought Tolerant
	ZF	3	Zamia floridana	Coontie	3 Gal., 18" Ht. x 18" Sp.	-	36' o.c.	Native, Drought Tolerant
GROUND COVERS								
	AG	385	Arachis glabrata-rhizoma	Ornamental Peanut Ground Reserve	6'x18", 1 gal.@	-	12' o.c.	Drought Tolerant
	LE	61	Liriope muscari 'Emerald Goddess'	Emerald Goddess Liriope	12'x18", 1 gal.	-	18' o.c.	Drought Tolerant
	PN	152	Phyla nodiflora	Frog Fruit	6'x18", 1 gal.	-	18' o.c.	Native

Tree Inventory Summary based on the Arborist Report by Environmental Solutions Florida.
 Tree Inventory Summary by RRG, Tree Numbers from Arborist Report.

Tree Number	Tree Type	Genus / Species	DBH / CT	General Condition Rating	Tree to be Removed	Replacement Required	Required Replacement Inches
20	Cabbage Palm	Sabal palmetto	10'	3.0	Yes	Yes	1
21	Cabbage Palm	Sabal palmetto	21'	3.0	Yes	Yes	1
22	Cabbage Palm	Sabal palmetto	11'	3.0	Yes	Yes	1
23	Cabbage Palm	Sabal palmetto	14'	3.0	Yes	Yes	1
24	Chinese Tallow	Triplaris sebifera	15'	-	Yes	No	0
25	Cabbage Palm	Sabal palmetto	short	-	Yes	No	0
26	Cabbage Palm	Sabal palmetto	13'	3.0	Yes	Yes	1
27	Cabbage Palm	Sabal palmetto	11'	3.0	Yes	Yes	1
28	Cabbage Palm	Sabal palmetto	14'	3.0	Yes	Yes	1
29	Live Oak	Quercus virginiana	7'	2.0	Yes	No	0
30	Live Oak	Quercus virginiana	4', 4'	2.0	Yes	No	0
31	Live Oak	Quercus virginiana	4'	2.5	Yes	Yes	4
32	Cabbage Palm	Sabal palmetto	16'	3.0	Yes	Yes	1
33	Laurel Oak	Quercus laurifolia	4', 4', 1'	2.0	Yes	No	0
34	Cabbage Palm	Sabal palmetto	13'	2.0	Yes	No	0
35	Cabbage Palm	Sabal palmetto	18'	3.0	Yes	Yes	1
36	Laurel Oak	Quercus laurifolia	8', 9'	2.0	Yes	No	0
37	Cabbage Palm	Sabal palmetto	11'	3.0	Yes	Yes	1

Total Inches Required Replacement 13



GENERAL NOTES:

DO NOT INSTALL LANDSCAPING OR IRRIGATION (UNLESS DIRECTIONAL BORE) IN THE CRITICAL ROOT ZONE (INSIDE THE TREE BARRICADE) OF THE EXISTING TREES TO BE PRESERVED.

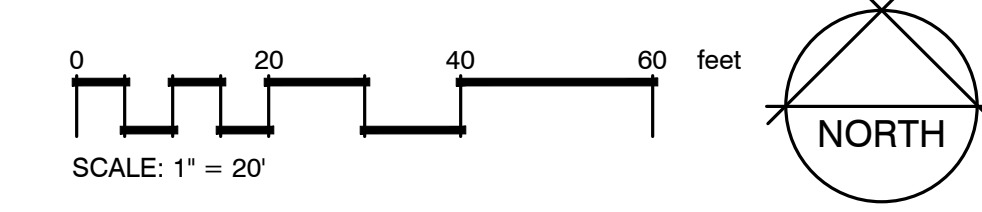
ALL SHADE TREES MUST BE A MINIMUM OF 5 FEET FROM ANY IMPERVIOUS SURFACE OR UTILITY (ADJUST LANDSCAPE TO CONFORM)

IRRIGATION NOTE:

SEE THE IRRIGATION PLAN, SHEET IRI, FOR REQUIREMENTS TO PROVIDE 100% IRRIGATION COVERAGE FOR ALL PROPOSED PLANT MATERIALS BY AUTOMATIC PERMANENT IRRIGATION SYSTEM.

CITY OF CLEARWATER PLANT QUALITY REQUIREMENT:

ALL PLANT MATERIALS SHALL CONFORM TO FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK, FLORIDA GRADE #1. SEE NOTES 2.01 MATERIALS, A, 3 & 4, ON SHEET LA2.



ENGINEERING & LAND PLANNING
 BASE INFORMATION PREPARED BY:
Gulf Coast Consulting, Inc.
 13825 Icot Blvd., Suite 605
 Clearwater, Florida 33760
 Phone - (727) 524-1818

ROBERSON RESOURCE GROUP
 Landscape Architecture & Consulting
 Patrick@RRGJA.com
 Phone: 727-255-4258
 FL License # LA0001461

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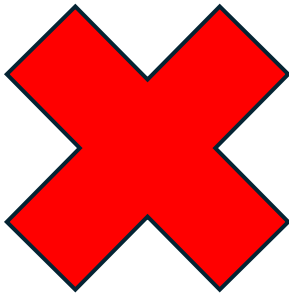
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 Date: 2026.04.09 13:37:27 -0400

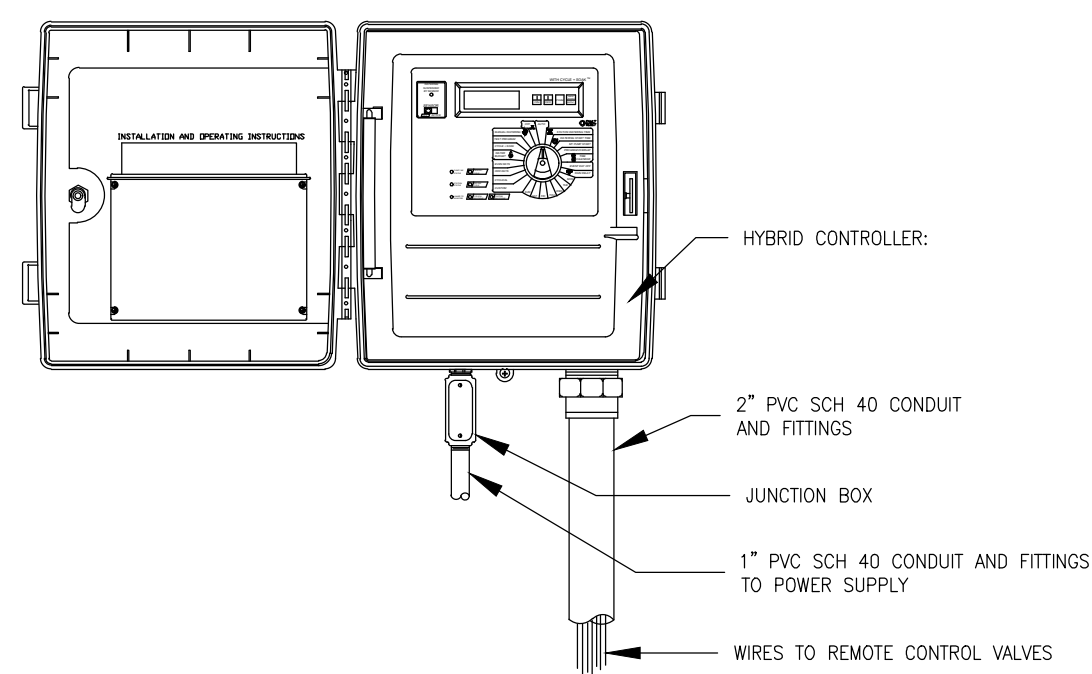
Rev. per City of Clearwater comments.	04/09/26	Date
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NORTH GREENWOOD CONTAINER MALL
 Clearwater, Florida

LANDSCAPE PLAN

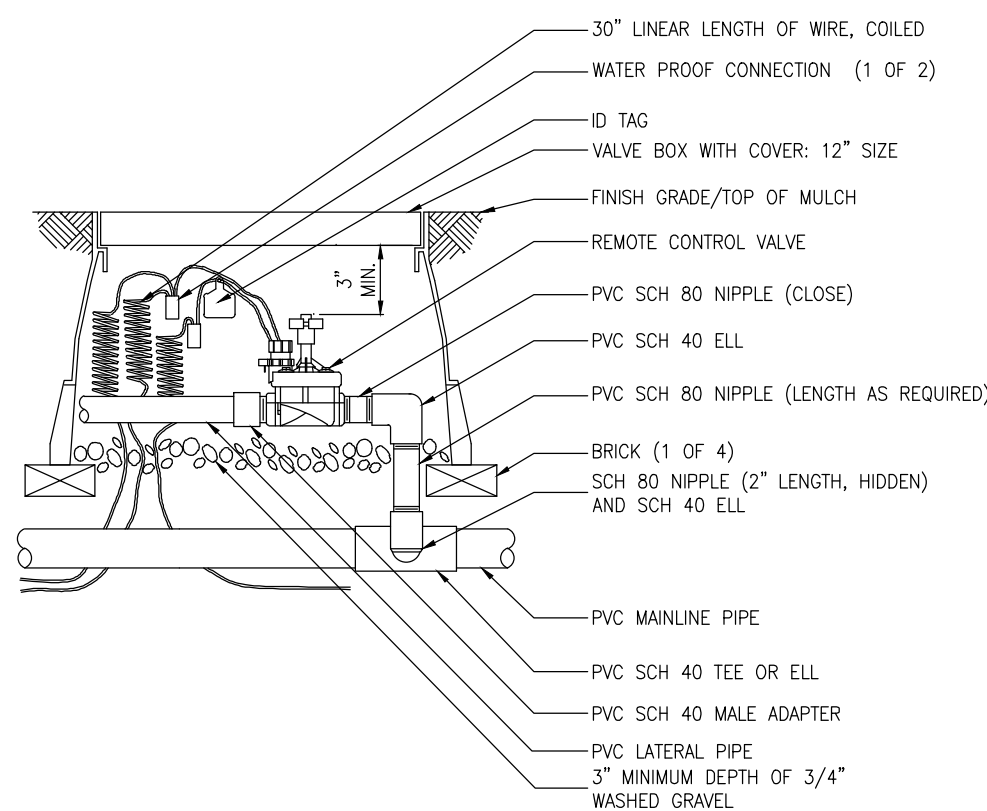
Project No. 26-009
 Date 02/27/26
 Sheet LA1





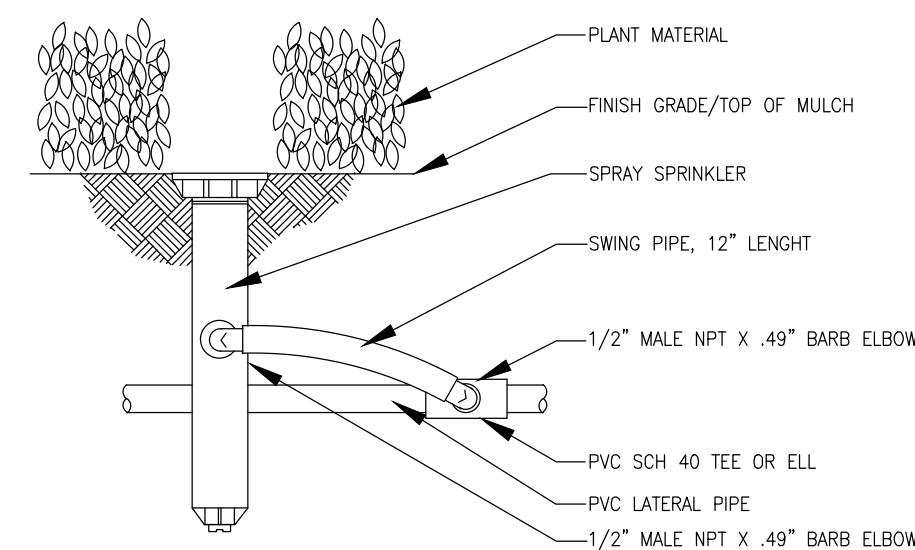
- NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. INSTALLATION TO BE IN ACCORDANCE WITH STATE AND LOCAL AGENCY CODE REQUIREMENTS.

HYBRID CONTROLLER
 OUTDOOR WALL MOUNT



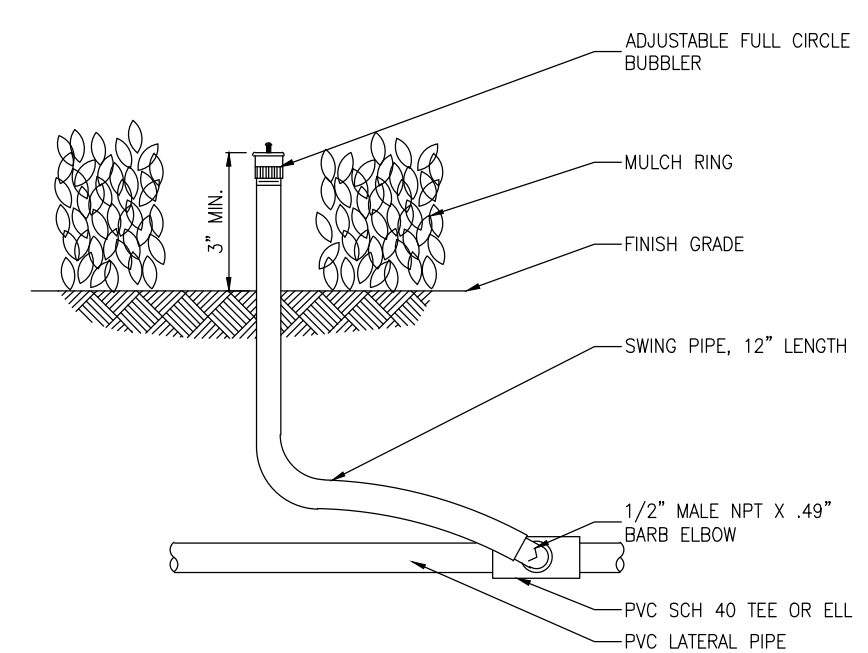
- NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

REMOTE CONTROL VALVE
 NTS



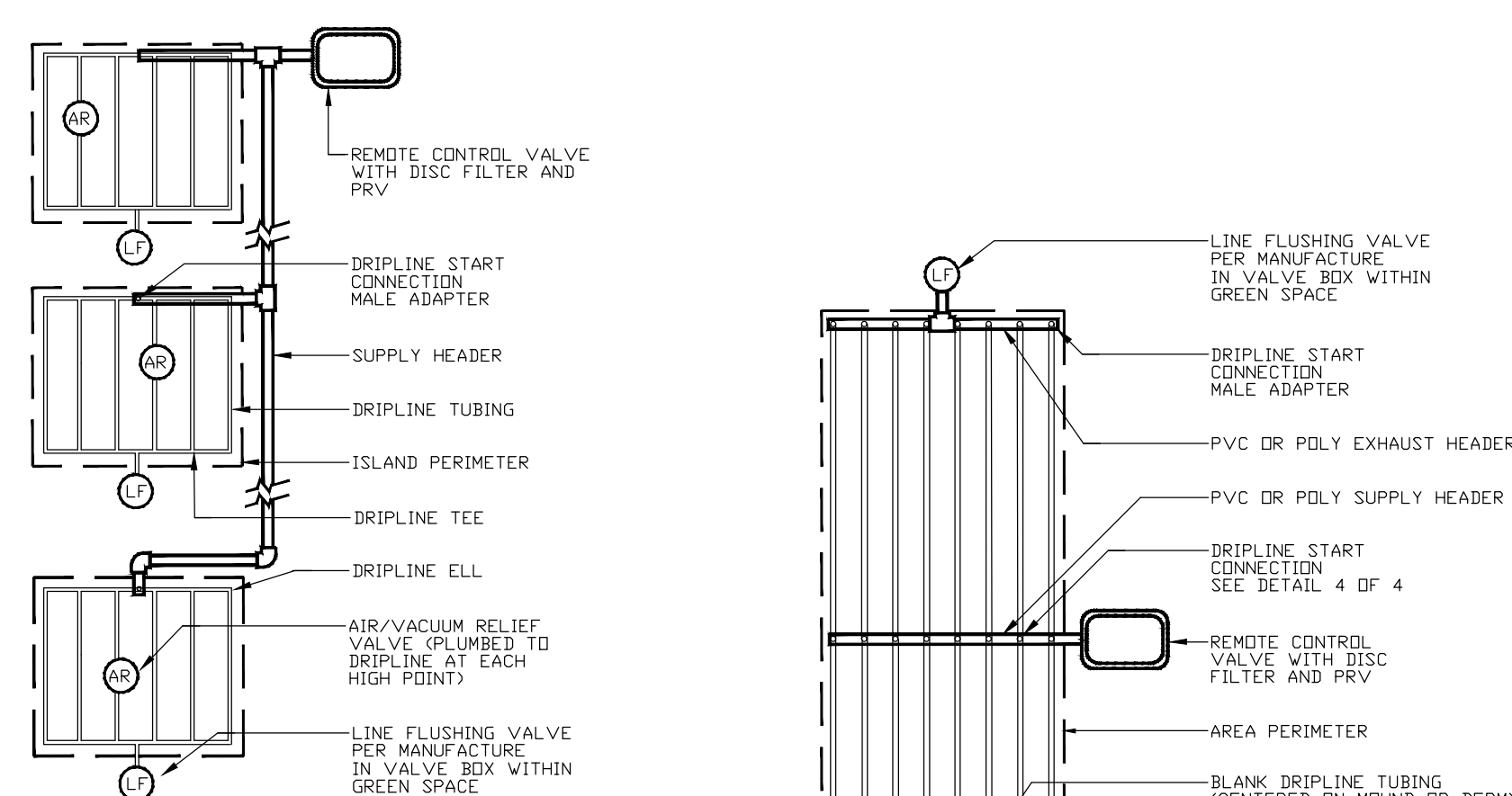
- NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. POP-UP HEIGHT ADJUSTED FOR CLEARANCE OF PLANT MATERIAL, 12" MIN. HEIGHT

POP-UP SPRAY SPRINKLER
 NTS

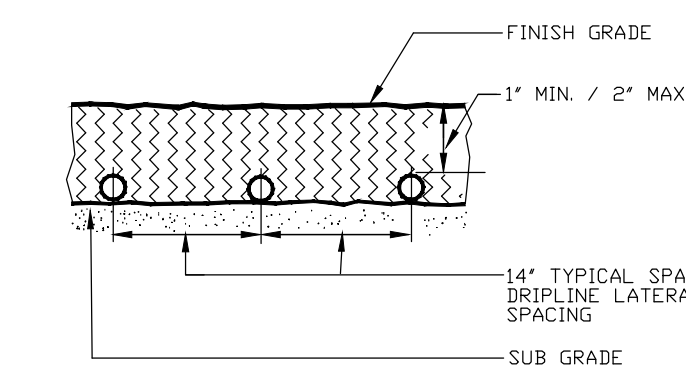


- NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

TREE / LARGE SHRUB BUBBLER

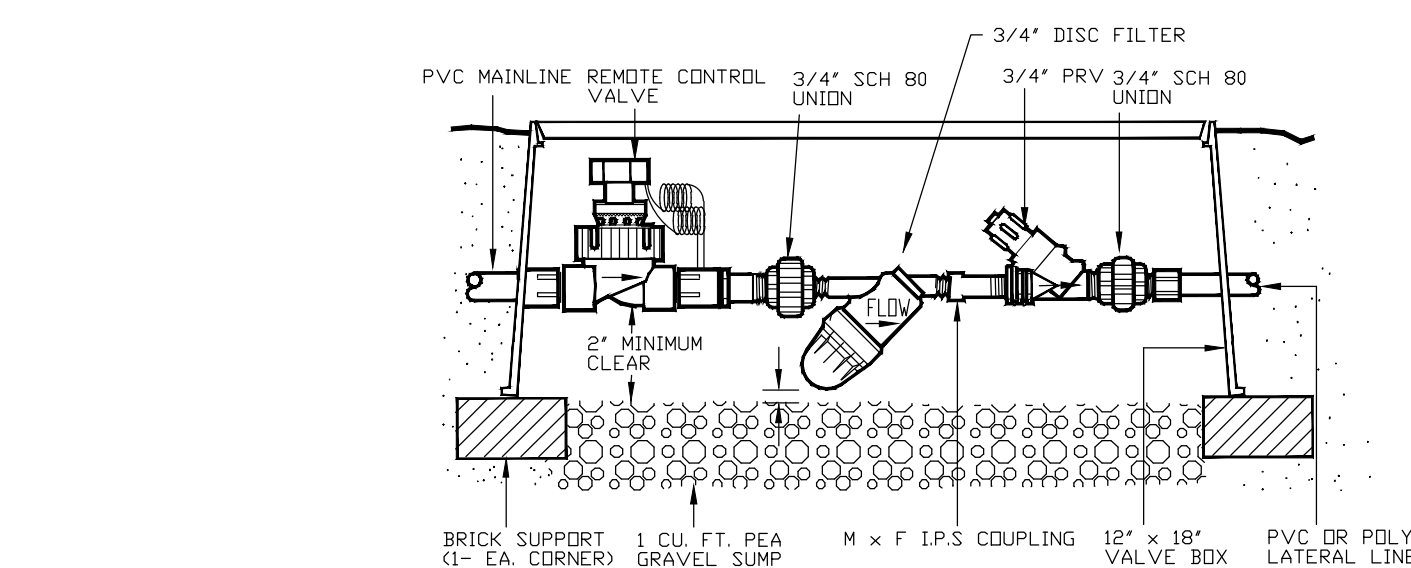


TYPICAL DRIPLINE ISLAND LAYOUT
 DRIPLINE TYPICAL DETAIL - NTS

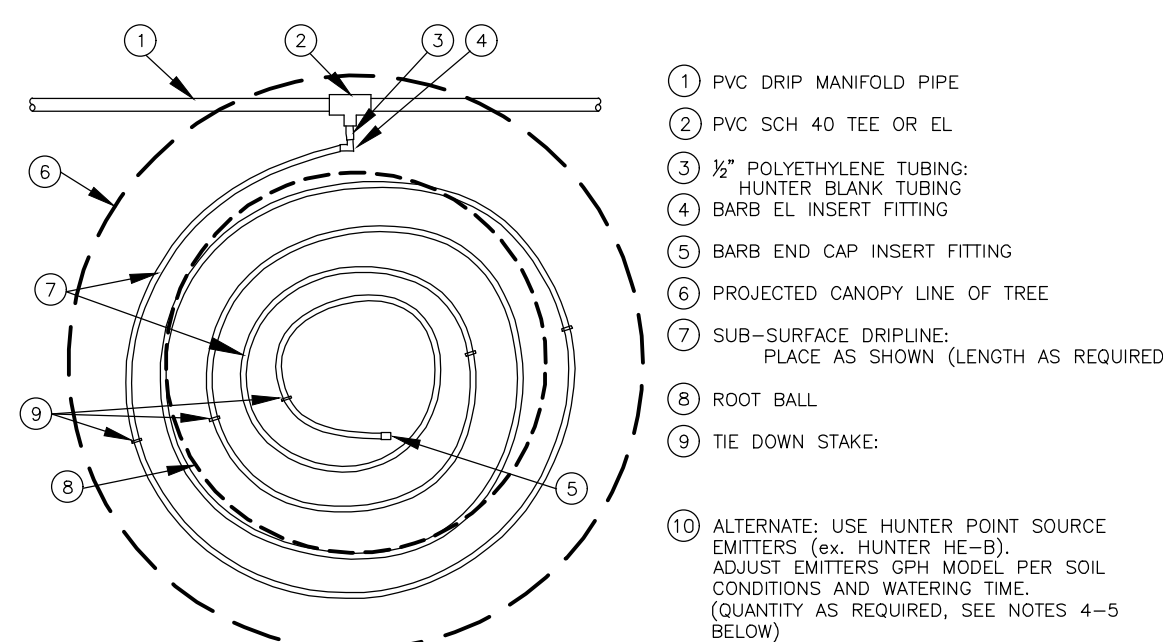


DRIPLINE CENTER FEED LAYOUT
 DRIPLINE TYPICAL DETAIL - NTS

DRIPLINE SUBGRADE INSTALLATION
 DRIPLINE TYPICAL DETAIL - NTS



REMOTE CONTROL VALVE W/ PRV & FILTER
 DRIPLINE TYPICAL DETAIL - NTS

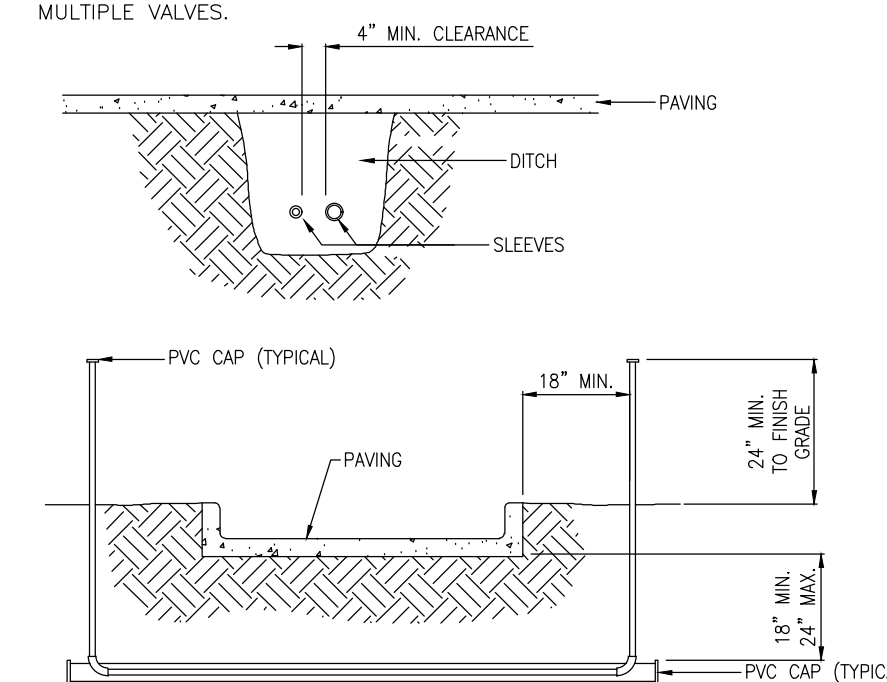


- NOTES:
 1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE DRIPLINE MANUFACTURER'S INSTALLATION GUIDE FOR SUGGESTED SPACING.
 2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 4. IF USING ALTERNATE EMITTERS, PROVIDE 4 OR MORE - 4 GPH OR 6 GPH EMITTERS FOR TREES 5" CALIPER & LARGER, DEPENDING ON SOIL CONDITIONS AND TREE SIZE.
 5. USE ALTERNATE EMITTERS, PROVIDE 4 OR MORE - 4 GPH OR 6 GPH EMITTERS FOR PHOENIX PALMS, DEPENDING ON SOIL CONDITIONS.

SUB-SURFACE DRIPLINE AROUND TREE
 NTS.

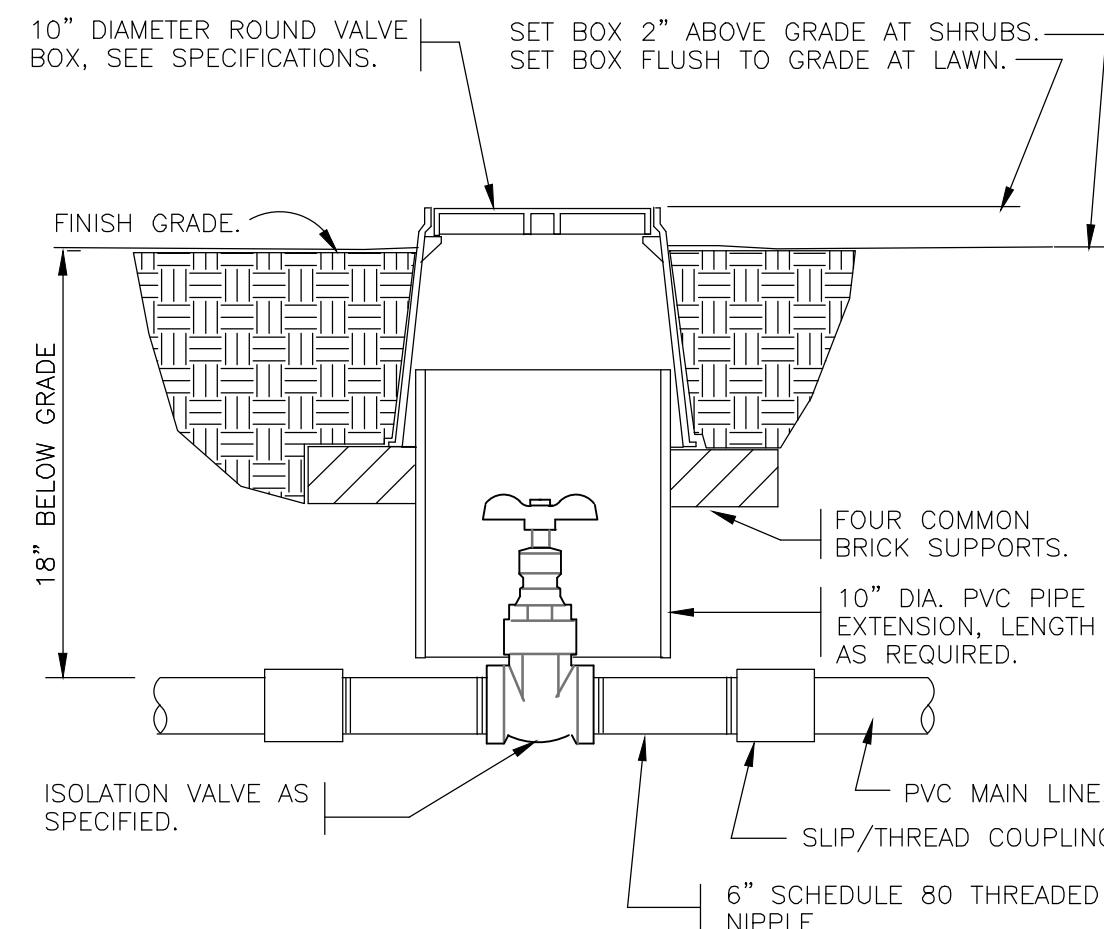
FOR OPEN TRENCH INSTALLATION OF SLEEVES, SLEEVES ARE TO BE PRE-LOADED WITH THE LATERAL PIPE TO BE CARRIED, SIZED PER IRRIGATION PLANS. THE PRE-LOADED LATERAL PIPE WITHIN THE SLEEVE SHALL BE CAPPED TO PREVENT DEBRIS AND SOIL FROM ENTERING LATERAL PIPE DURING INSTALLATION OF SLEEVE.

MAINLINE PIPE SLEEVES TO ALSO INCLUDE SEPARATE SLEEVE FOR CONTROL WIRES. WIRE SLEEVE TO BE 1" SCHEDULE 40 PIPE. FOR INDIVIDUAL WIRES TO ONE VALVE OR 1" LARGER THAN DIAMETER REQUIRED FOR MULTI-WIRE CROSSINGS TO AREAS OF MULTIPLE VALVES.

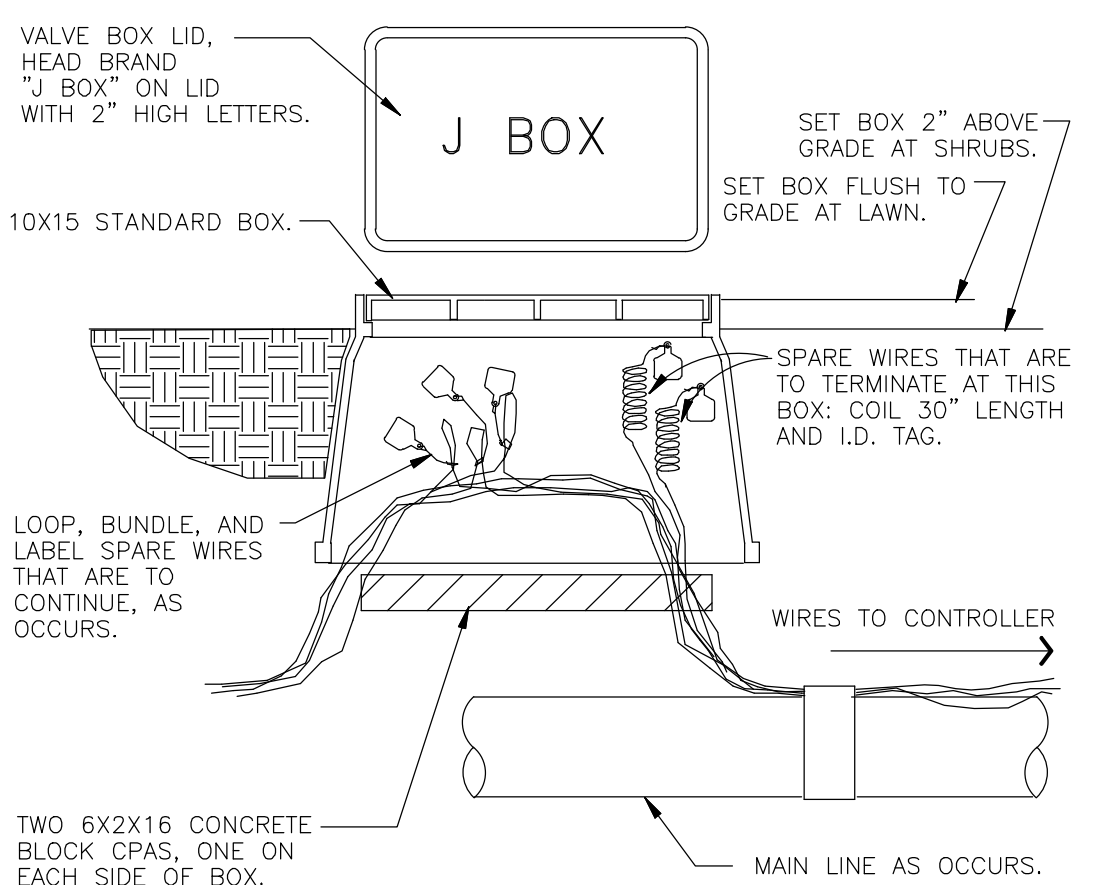


- NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PIPE.
 4. ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.
 5. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
 6. MECHANICALLY TAMP TO 85% PROCTOR.
 7. SLEEVE TO BE 2 SIZES LARGER THAN MAIN LINE/LATERAL PIPE BEING CARRIED.
 8. SLEEVES TO BE LOADED WITH LATERAL PIPE SIZED PER PLAN

SLEEVING LOADED W/LATERAL PIPE
 SLEEVES UNDER HARDSCAPES



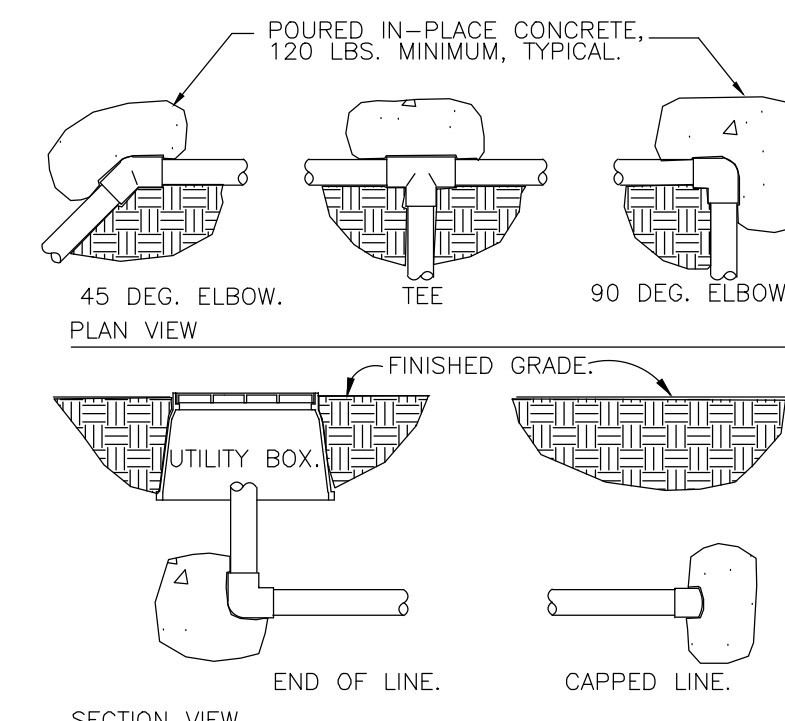
BRASS ISOLATION VALVE
 NTS



WIRE BUNDLE JUNCTION BOX
 NTS

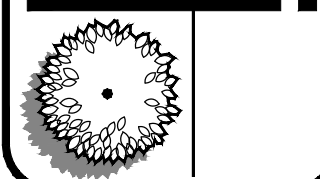
IRRIGATION GENERAL NOTES

- NO PLANTING SHALL OCCUR UNTIL THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS INSTALLED AND FULLY FUNCTIONAL. THE IRRIGATION SYSTEM IS TO SUPPLY 100% COVERAGE TO ALL REQUIRED LANDSCAPE PLANT MATERIAL AND ANY ST. AUGUSTINE TURF.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.
- THE CONTRACTOR SHALL BE FAMILIAR WITH BOTH PROPOSED AND EXISTING SITE CONDITIONS SUCH AS UTILITIES, PLANT MATERIALS AND ARCHITECTURAL ELEMENTS IN ORDER TO AVOID CONFLICTS DURING INSTALLATION.
- THE CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES AND SHRUBS ON SITE THAT MAY OR MAY NOT BE INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM IN CONFORMANCE TO ALL APPLICABLE STATE AND REGIONAL REGULATIONS AND CODES.
- A MAXIMUM OF 50% OF THE ON-SITE GREEN SPACE MAY BE ALLOWED TO BE PLANTED WITH ST. AUGUSTINE GRASS SPECIES, CONFIGURED WITH A PERMANENT IRRIGATION SYSTEM. TURF/SODDED AREAS SHALL BE ON SEPARATE IRRIGATION ZONES, THAN OTHER LANDSCAPE PLANT MATERIAL.
- D RIP LINE, BUBBLERS, SPRAY HEADS AND ROTORS SHALL NOT BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT. SPRAY AND ROTOR COMPONENTS SHALL HAVE MATCHING APPLICATION RATES WITHIN EACH IRRIGATION ZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND ADJUSTED TO AVOID OVERSPRAY AND RUNOFF ONTO SIGNS, BUILDINGS, WALLS, WALKWAYS, ROADWAY PAVEMENT OR OTHER IMPERVIOUS SURFACES.
- THE IRRIGATION SYSTEM CONTROLLER SHALL HAVE PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES AND HAVE A BATTERY BACK-UP SYSTEM TO RETAIN IRRIGATION PROGRAMS. THE IRRIGATION CONTROL SYSTEM SHALL BE EQUIPPED WITH AN OPERABLE MOISTURE SENSOR SHUTOFF DEVICE EXPOSED PER THE MANUFACTURERS SPECIFICATIONS.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED TO "STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS", LATEST EDITION, (FIFTH EDITION MINIMUM) AND ANY AMENDMENTS, BY THE FLORIDA IRRIGATION SOCIETY, INC.
- D RIP TUBING SYSTEM COMPONENTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
- SPRAY HEAD AND ROTOR LAYOUT SHALL PROVIDE FOR PROPER HEAD TO HEAD COVERAGE. SPRINKLER SPACING SHALL NOT TO EXCEED 55% OF THE SPRINKLERS DIAMETER OF COVERAGE.
- LANDSCAPE OR SODDED AREAS 4' WIDE OR LESS ARE TO BE IRRIGATED WITH DRIP LINE (MICRO IRRIGATION) ONLY.
- THE IRRIGATION CONTRACTOR SHALL ASCERTAIN THE IRRIGATION SYSTEM REQUIREMENTS FOR GPM AND PSI DEMAND AND DETERMINE IF THE METER AND BACKFLOW ASSEMBLY IS CAPABLE OF MEETING THE DEMAND WITHIN THE ALLOWABLE WATERING TIMES. METER AND BACKFLOW ASSEMBLY TO BE PER LOCAL JURISDICTIONAL REQUIREMENTS AND APPLICABLE STATE OF FLORIDA BUILDING CODES.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE SITE/BUILDING CONTRACTOR TO VERIFY ANY REQUIRED ELECTRICALLY POWER FOR THE IRRIGATION SYSTEM IS AVAILABLE.
- WIRE CONNECTIONS FOR ELECTRIC CONTROL VALVES ARE TO BE MADE WITH NORTHSTAR WATERPROOF SPLICE KITS (3M DBT).
- MAINLINE PIPE IS TO BE INSTALLED A MINIMUM OF 18" BELOW FINISH GRADE. LATERAL LINE PIPE IS TO BE INSTALLED A MINIMUM OF 12" BELOW FINISH GRADE.
- THE IRRIGATION CONTRACTOR SHALL HAVE PROPER LIGHTNING PROTECTION INSTALLED PER MANUFACTURE AND APPLICABLE CODES.
- CONTROL VALVE WIRES SHALL RUN UNDER THE MAINLINE PIPE.
- THE MAINLINE PIPE AND SLEEVES ARE TO BE SCHEDULE 40 PVC. LATERAL LINE PIPE IS TO BE CLASS 200 PVC. IRRIGATION PIPE SHALL BE PROPERLY SIZED TO A MAXIMUM OF 5 FEET PER SECOND OF WATER VELOCITY FLOW THROUGH THE IRRIGATION SYSTEM.
- NO IRRIGATION COMPONENTS, MAINLINE PIPING, LATERAL PIPING OR TRENCHING SHALL OCCUR WITHIN THE PROTECTED ZONE OF EXISTING TREES ON SITE AS INDICATED ON THE PLANS.

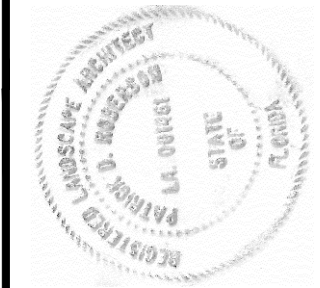


THRUST BLOCKING
 NTS

THRUST BLOCKS ARE REQUIRED ON ALL UNRESTRAINED, PUSH-ON GASKETED PIPE JOINTS AND FITTINGS AT DEAD ENDS, AND WHENEVER THE LINE CHANGES DIRECTION OF 30 DEGREES OR MORE. CONCRETE HAVING A COMPRESSIVE STRENGTH OF 2000 PSI OR HIGHER WILL BE SPECIFIED. THRUST BLOCKS WILL BE FORMED AGAINST SOLID, UNEXCAVATED EARTH THAT HAS BEEN UNDAMAGED BY MECHANICAL EQUIPMENT. THE SPACE BETWEEN THE PIPE AND TRENCH WALL WILL BE FILLED TO THE HEIGHT OF THE OUTSIDE DIAMETER OF THE PIPE. SIZE THRUST BLOCKS IN ACCORDANCE WITH ASAE (AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS) STANDARD S-376.2.



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Project Title
 NORTH GREENWOOD CONTAINER MALL
 Clearwater, Florida

Rev. per City of Clearwater comments.	04/09/26	Date
Revision		

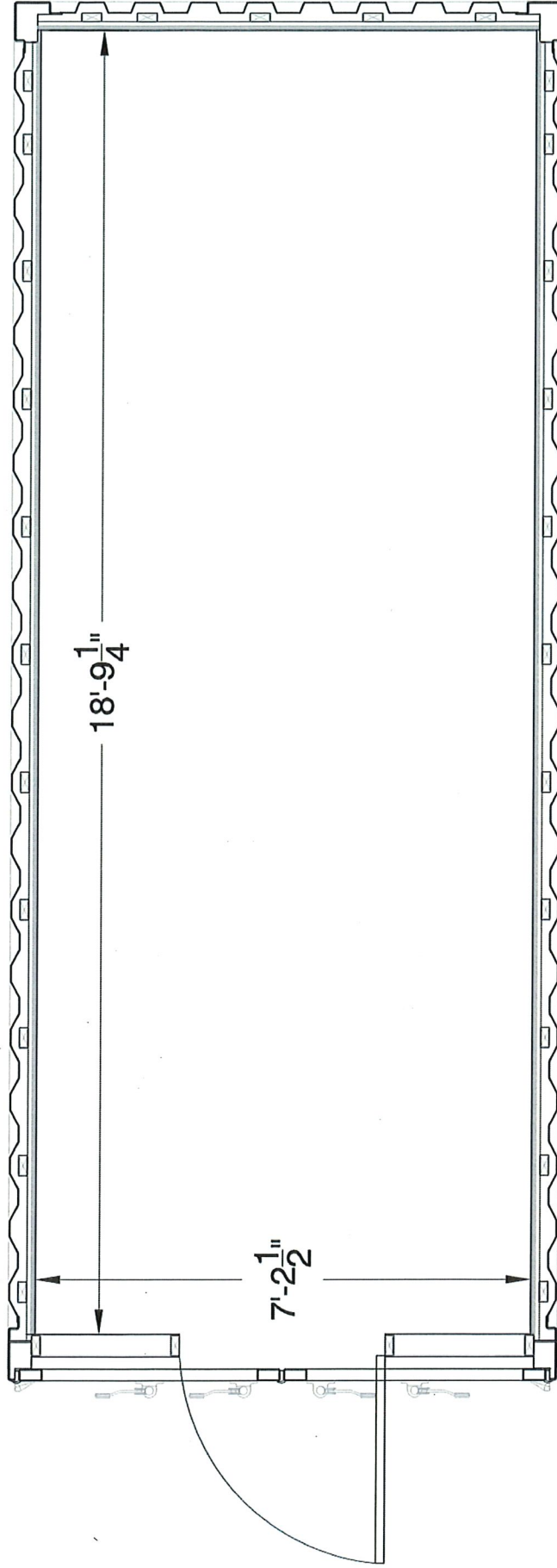
Project Title
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 Clearwater, Florida

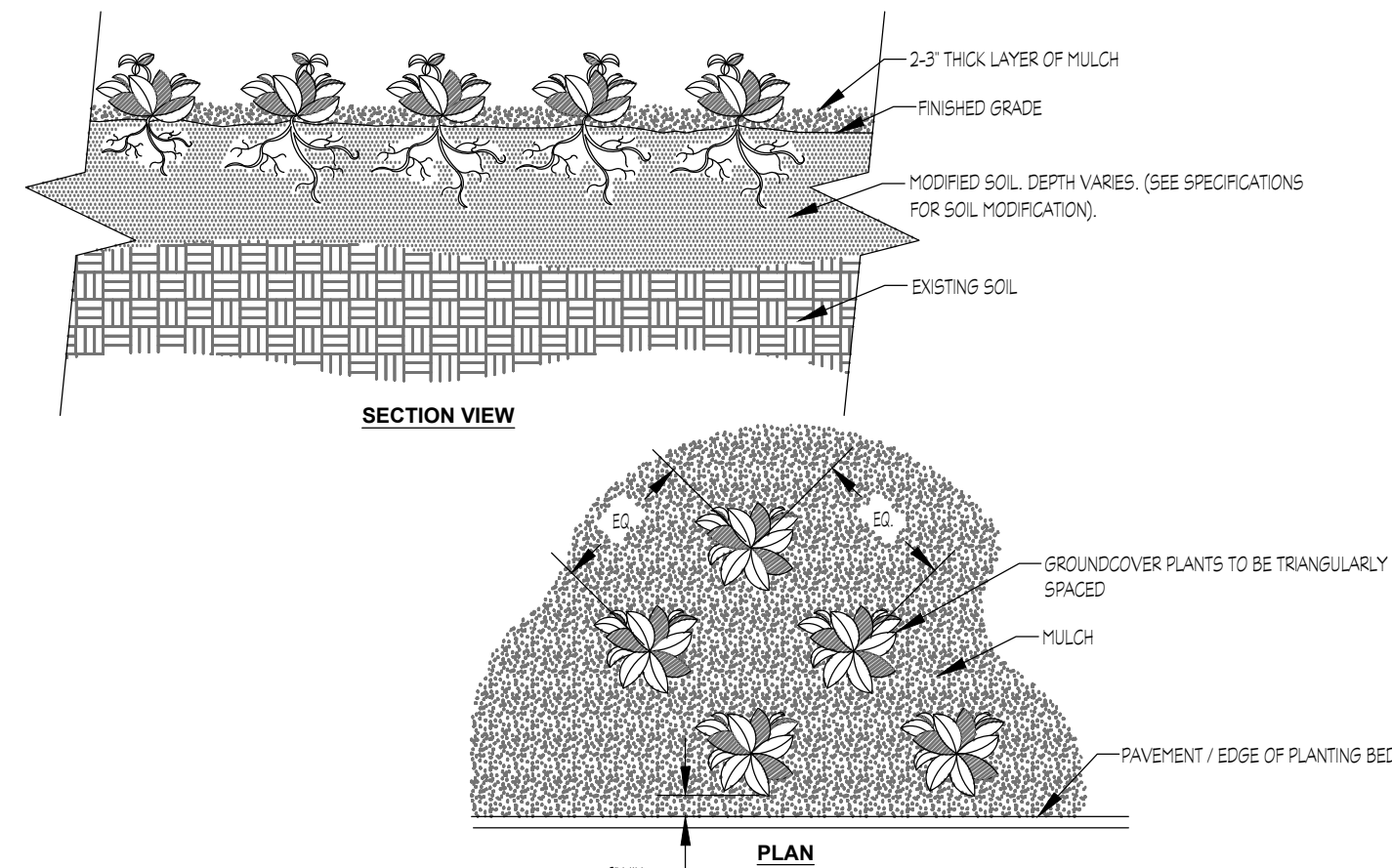
IRRIGATION NOTES & DETAILS

Project No. 26-009
 Date 02/27/26
 Sheet

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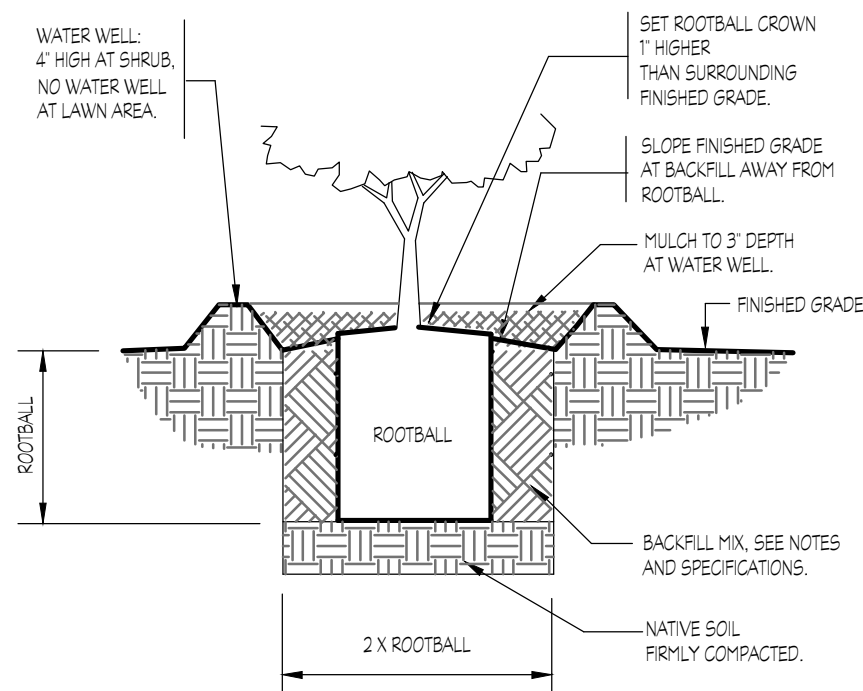
20' CONTAINER SHELL OVERVIEW



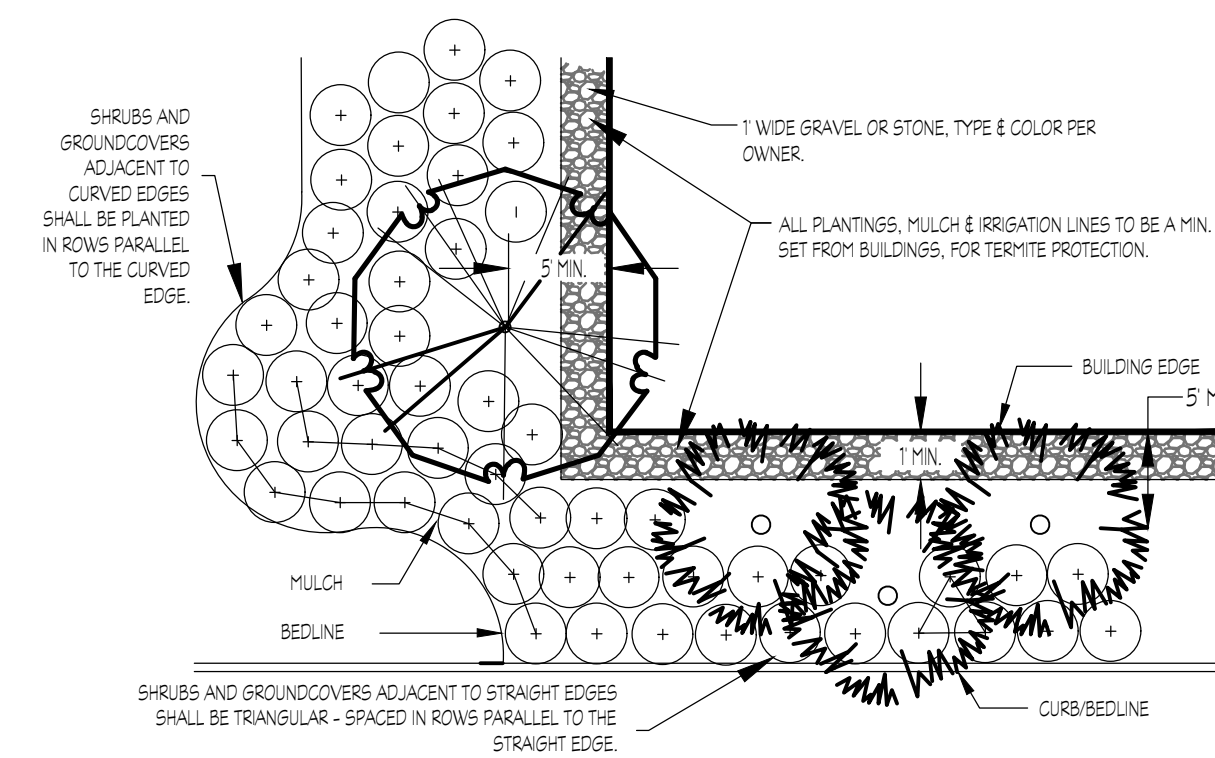


NOTES:
 1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE; HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

1 GROUNDCOVER PLANTING

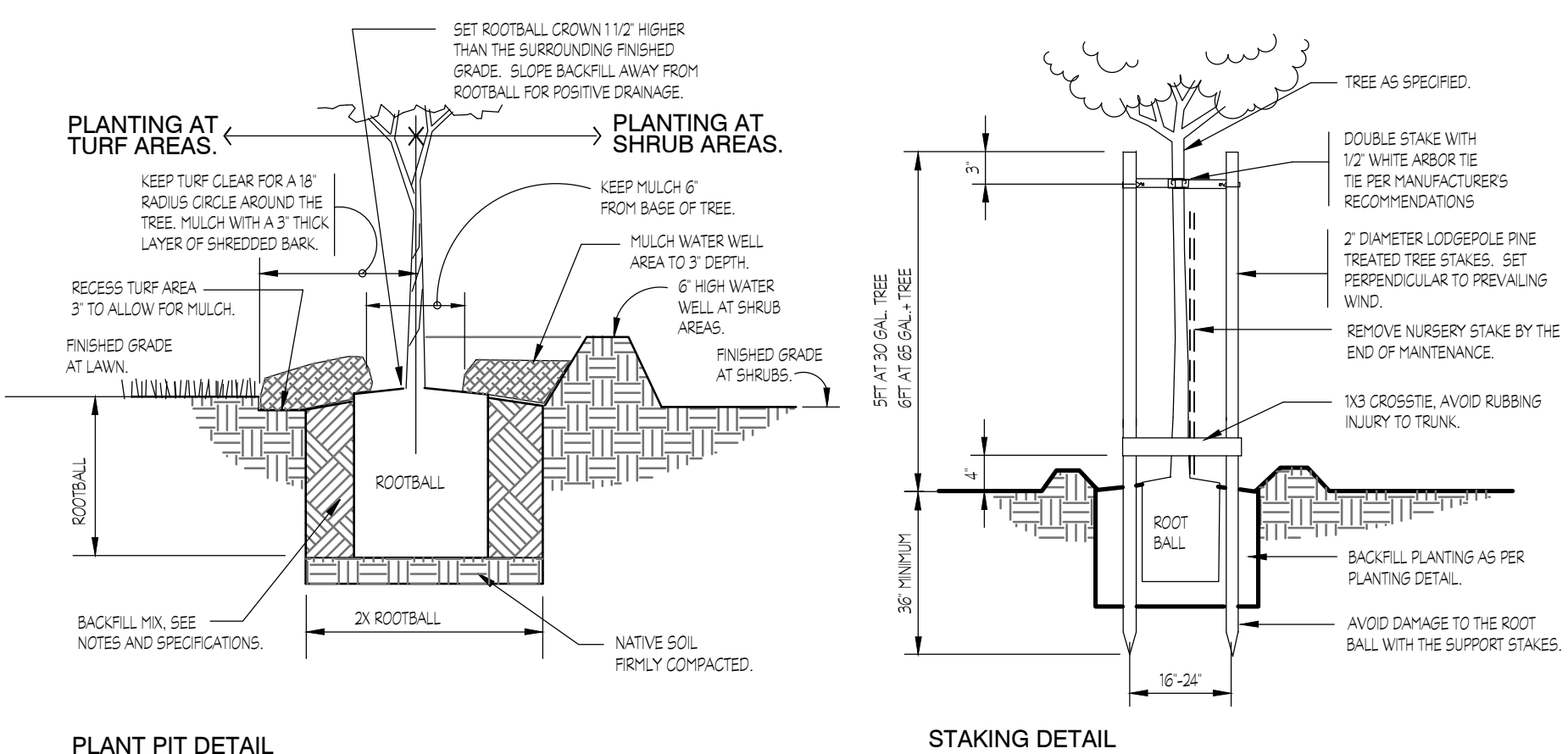


2 SHRUB PLANTING



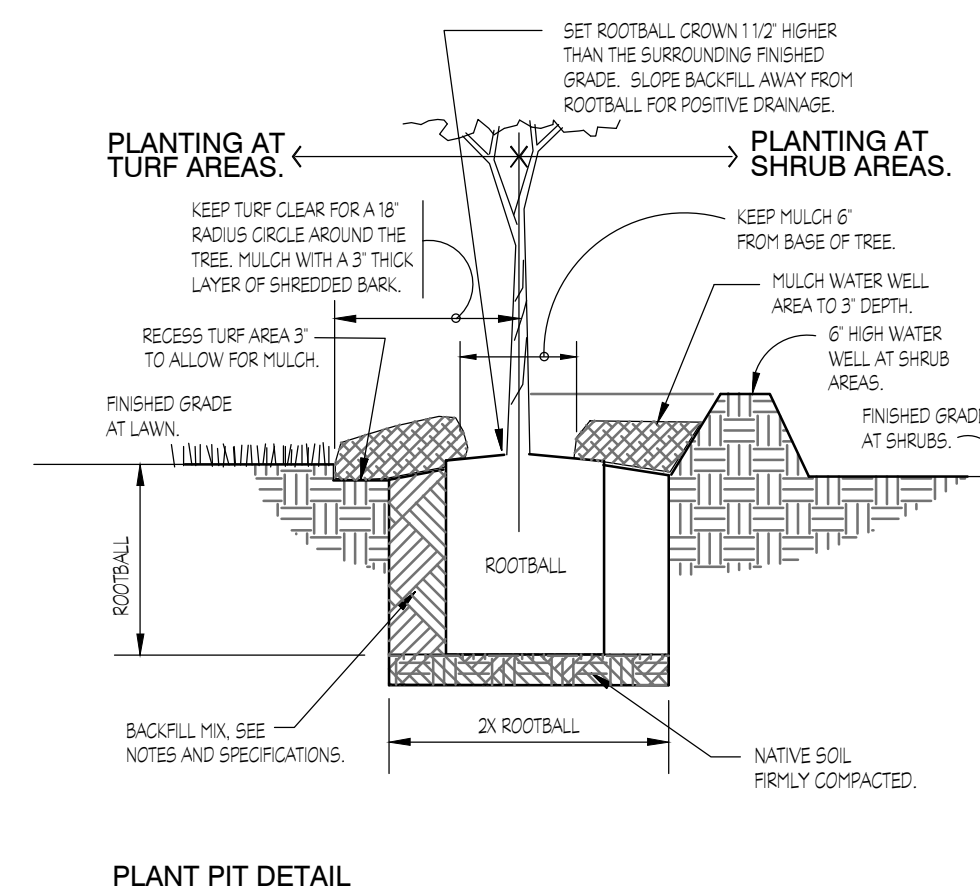
NOTES:
 1- CENTER TO CENTER SPACING (O.C.) VARIES FOR DIFFERENT PLANT SPECIES. SPACE EACH VARIETY OF PLANT EQUALLY IN PLANTING AREAS PER SPACING SHOWN ON PLANS.
 2- TREES ADJACENT TO BUILDING STRUCTURE SHOULD BE PLANTED AT A MINIMUM OF 5' AWAY FROM THE BUILDING STRUCTURE WALL.
 3- TREES SHOULD NOT BE PLANTED CLOSER THAN 5' FROM THE BUILDING STRUCTURE WALL.
 4- VENGE SUPPORTED BY A SHELF ANGLE OR LATEL, SECURED TO THE FOUNDATION SIDEWALL, PROVIDED AT LEAST 6-INCH CLEAR INSPECTION SPACE OF THE FOUNDATION SIDEWALL EXTERIOR ENDT BETWEEN THE VENGE AND THE TOP OF ANY SOIL, SOIL MULCH OR OTHER DRAINAGE LANDSCAPING COMPONENT OR ANY OTHER WORK, IMMEDIATELY ADJACENT TO OR ADJOINING THE STRUCTURE, PER SECTION 214, TERMITE INSPECTION, FLORIDA UNIFORM BUILDING CODE, LATEST EDITION.

3 PLANT MATERIAL LAYOUT DETAIL



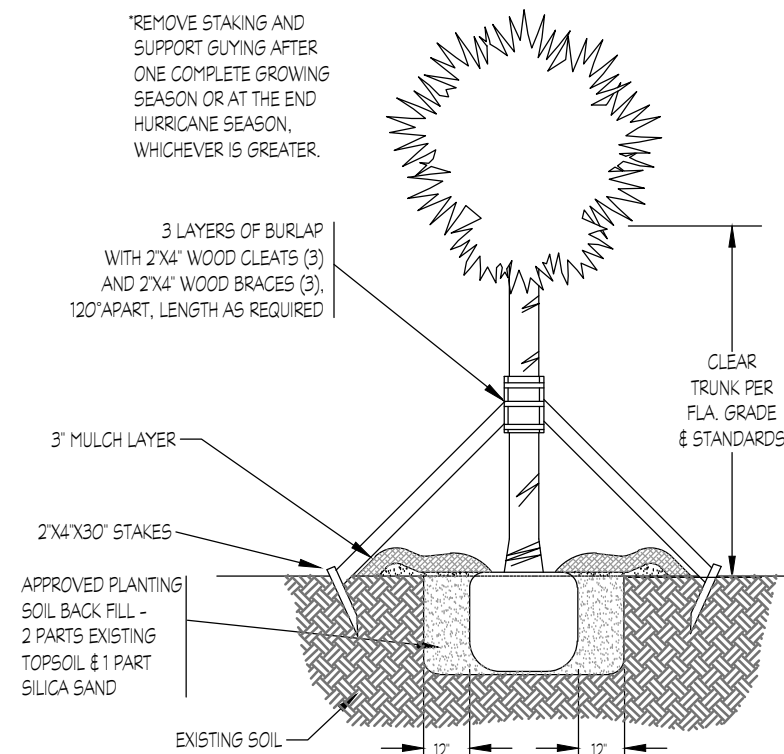
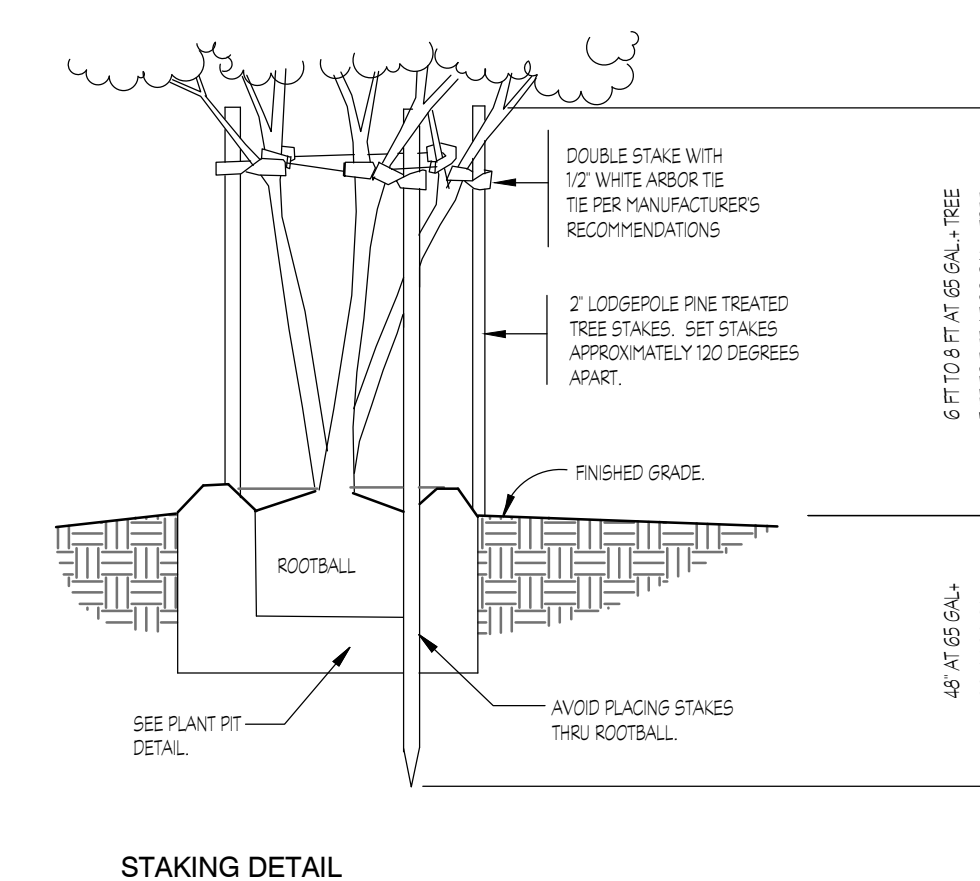
PLANT PIT DETAIL

STAKING DETAIL

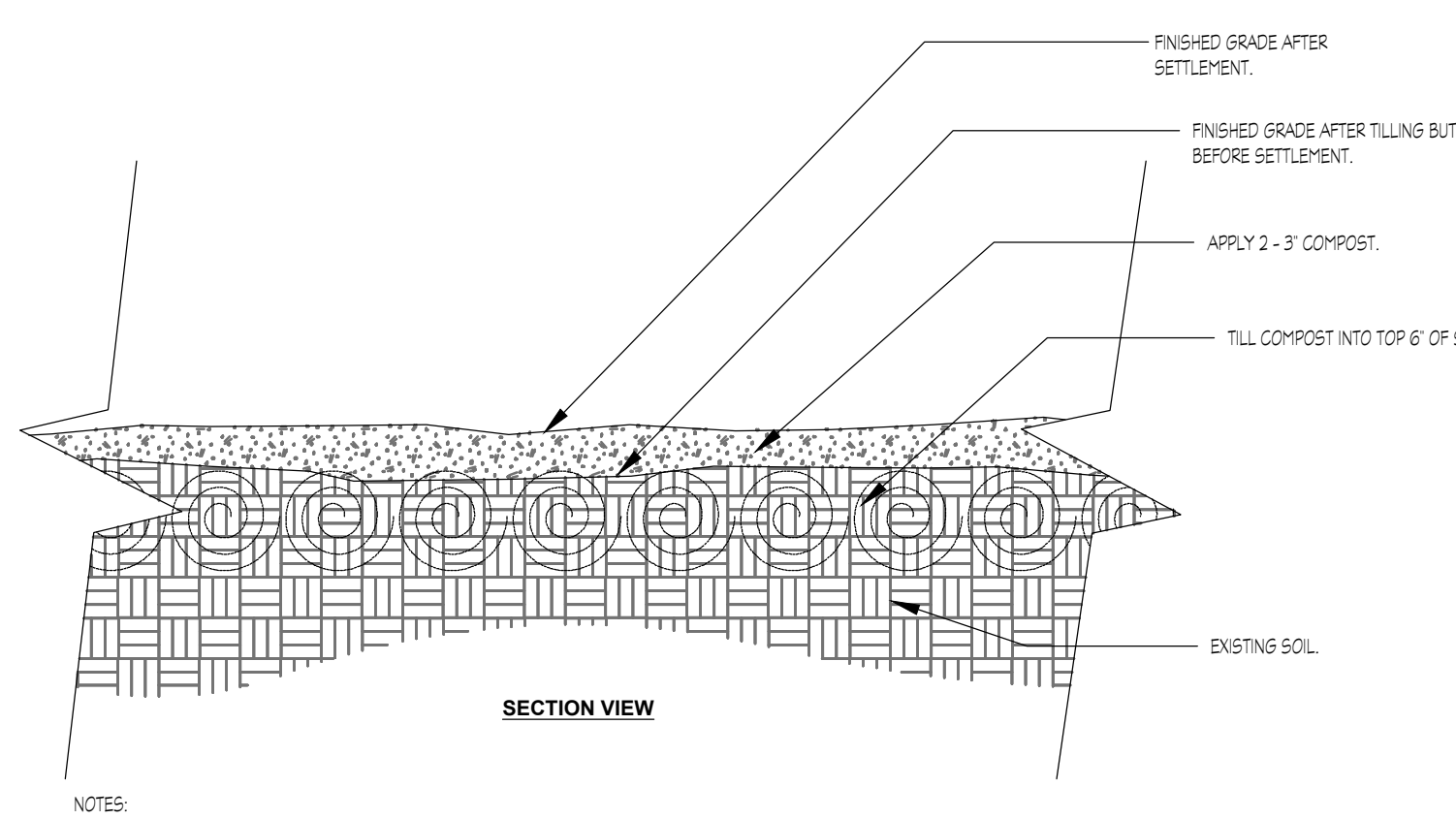


PLANT PIT DETAIL

STAKING DETAIL

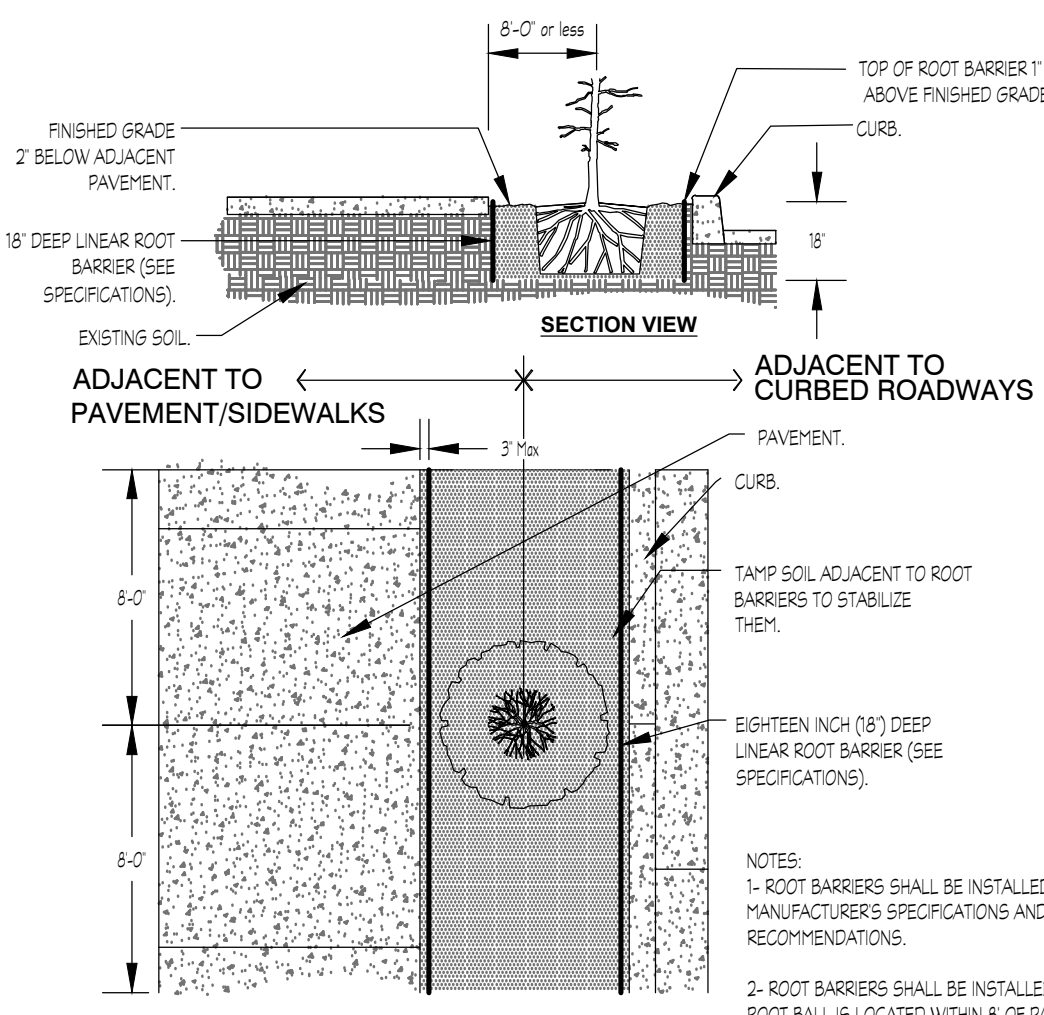


6 PALM TREE STAKING - Sabal & Foxtail



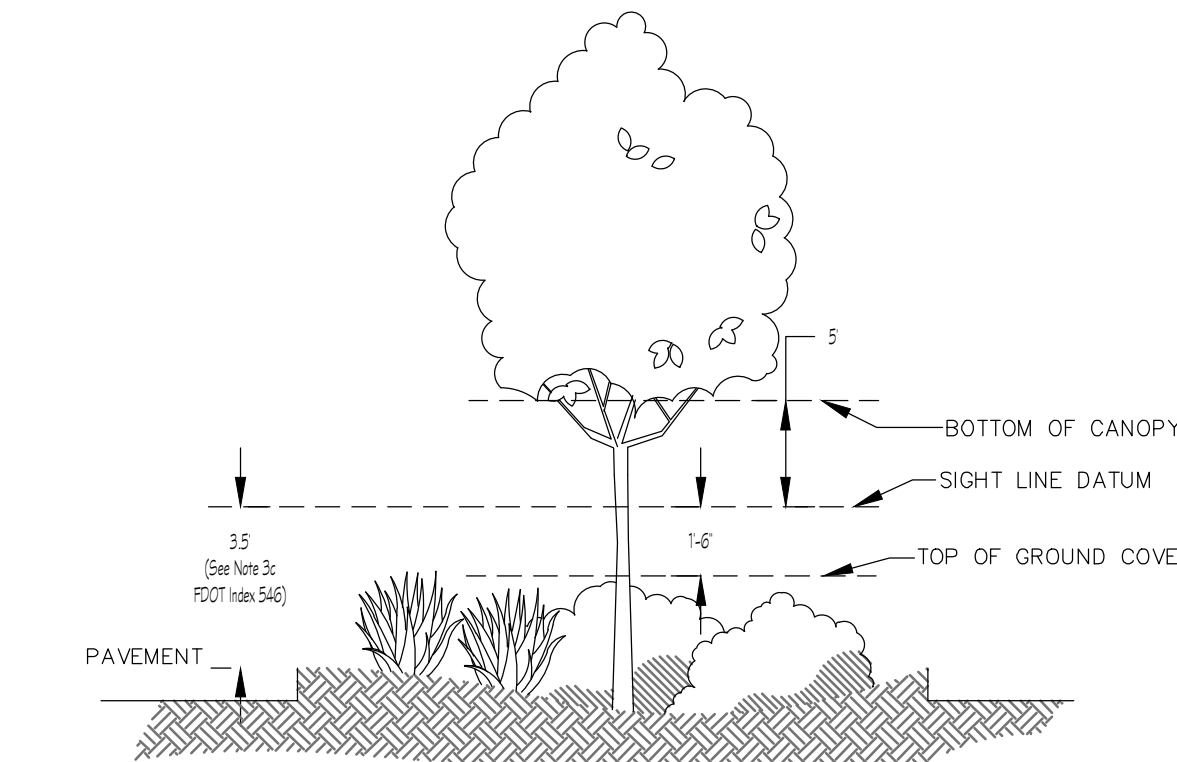
NOTES:
 1- SEE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

7 MODIFIED EXISTING SOIL - COMPACTED SURFACE SOIL



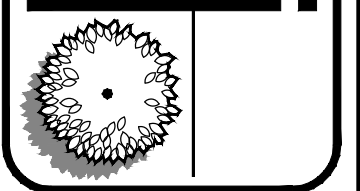
NOTES:
 1- ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 2- ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT.

8 ROOT BARRIERS

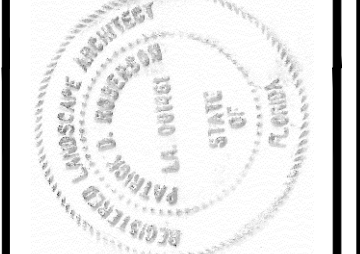


THE INTENT OF THIS STANDARD IS TO PROVIDE A WINDOW WITH VERTICAL LIMITS OF NOT LESS THAN 5' ABOVE AND 1'-6" BELOW THE SIGHT LINE DATUM, AND HORIZONTAL LIMITS DEFINED BY THE LIMITS OF CLEAR SIGHT.

9 FDOT INDEX 546 CLEAR SIGHT WINDOW



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 Date: 2026.04.09 13:38:23 -0400

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Revision		

NORTH GREENWOOD CONTAINER MALL
 Clearwater, Florida

LANDSCAPE NOTES & DETAILS

Project No. 26-009
 Date 02/27/26
 Sheet

LA4