

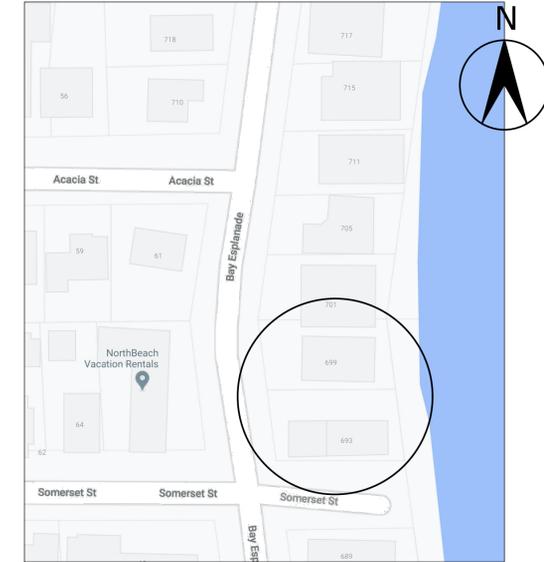
# CHANNEL CLUB

6 RESORT DWELLING UNITS  
693 & 699 Bay Esplanade  
Clearwater Beach, FL

## SITE PLAN APPROVAL



EAST ELEVATION RENDERING



LOCATION MAP

DRAWING LIST		REVISIONS	City Comment
A0	EAST ELEVATION RENDERING, INDEX, LOCATION MAP		4/16/18
A01	WEST ELEVATION RENDERING		
A1	GROUND FLOOR PLAN		
A2	SECOND FLOOR PLAN		
A3	THIRD FLOOR PLAN		
A4	FOURTH FLOOR PLAN		
A5	ROOF PLAN, BUILDING SUMMARY		
A6	EXTERIOR ELEVATIONS		

PROJECT SUMMARY	
LEGAL JURISDICTION:	CLEARWATER BEACH, FLORIDA
PROJECT NAME:	CHANNEL CLUB NORTH
PROJECT ADDRESS:	1693 & 699 BAY ESPLANADE CLEARWATER BEACH, FLORIDA
PROJECT SCOPE:	SITE PLAN APPROVAL FOR 4-STORY RESIDENTIAL BUILDING -GROUND FLOOR PARKING -SIX RESORT DWELLING UNITS
TOTAL LIVING AREA:	15,225 SF

PROJECT TEAM		
Owner:	Architectural Design:	Site Design:
Channel Club, LLC	Boris Fridkin Architectural Design	Northside Engineering

**BORIS FRIDKIN**  
Architectural Design  
1004 Willow Pond Dr.  
Safety Harbor, Florida 34695  
F: 612.308.4584  
fridkin@olympia-group.com

# CHANNEL CLUB NORTH

Bay Esplanade and Somerset St.  
Clearwater Beach, FL

Revision		
#	Description	Date

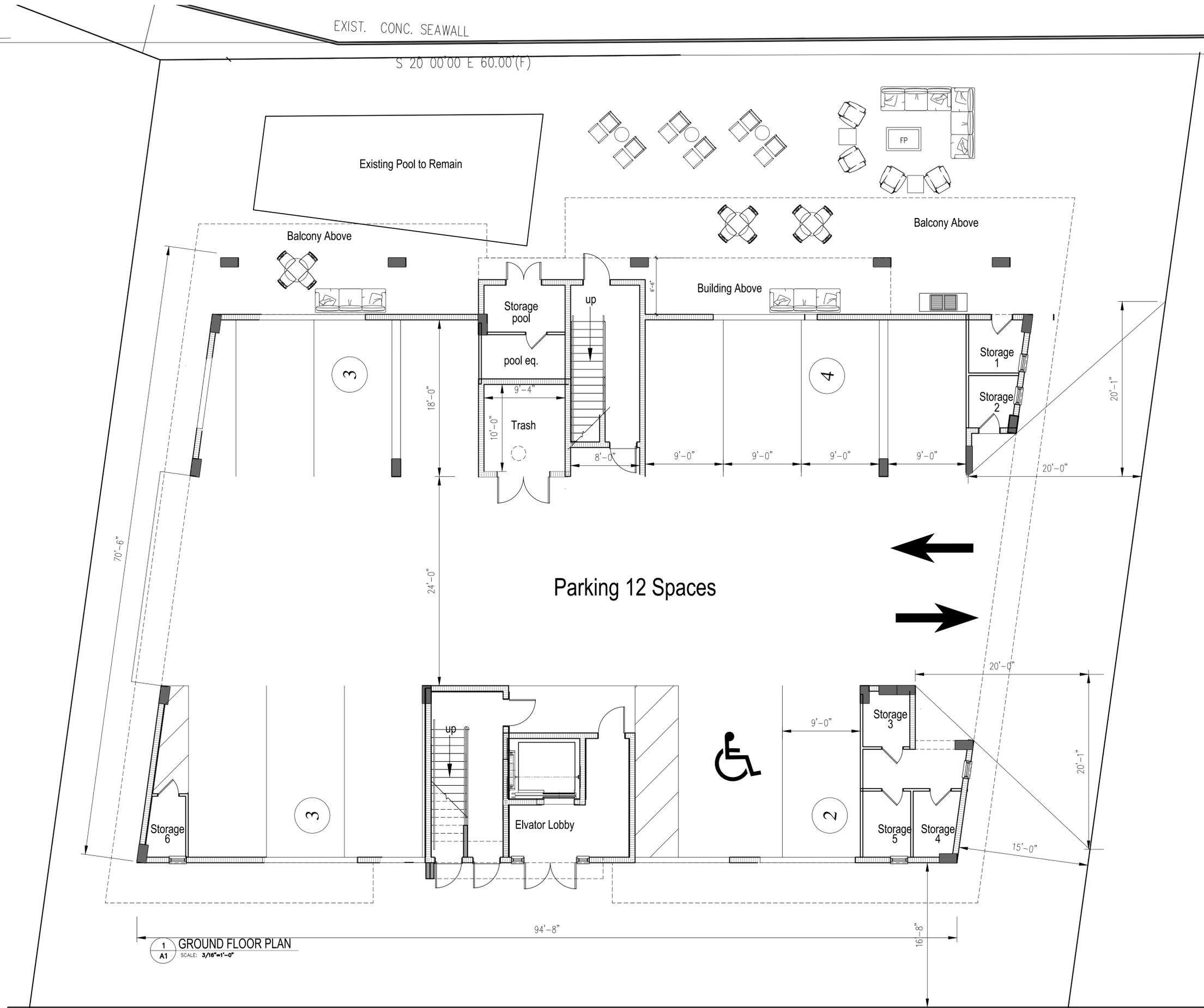
Project Status:  
SITE PLAN  
APPROVAL  
Project:

Drawing Title:  
GROUND FLOOR  
PLAN  
Date:11/13/2024

Sheet:  
**A0**

EXIST. CONC. SEAWALL

S 20° 00' 00" E 60.00'(F)



1 GROUND FLOOR PLAN  
A1 SCALE: 3/16"=1'-0"

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# CHANNEL CLUB NORTH

Bay Esplanade and Somerset St.  
Clearwater Beach, FL

Revision		
#	Description	Date

Project Status:  
SITE PLAN  
APPROVAL  
Project:  
Drawing Title:  
GROUND FLOOR  
PLAN  
Date: 11/13/2024

Sheet:  
**A1**

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# CHANNEL CLUB

693 & 699 Bay Esplanade  
Clearwater Beach, FL

SITE PLAN APPROVAL



WEST ELEVATION RENDERING

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## CHANNEL CLUB NORTH

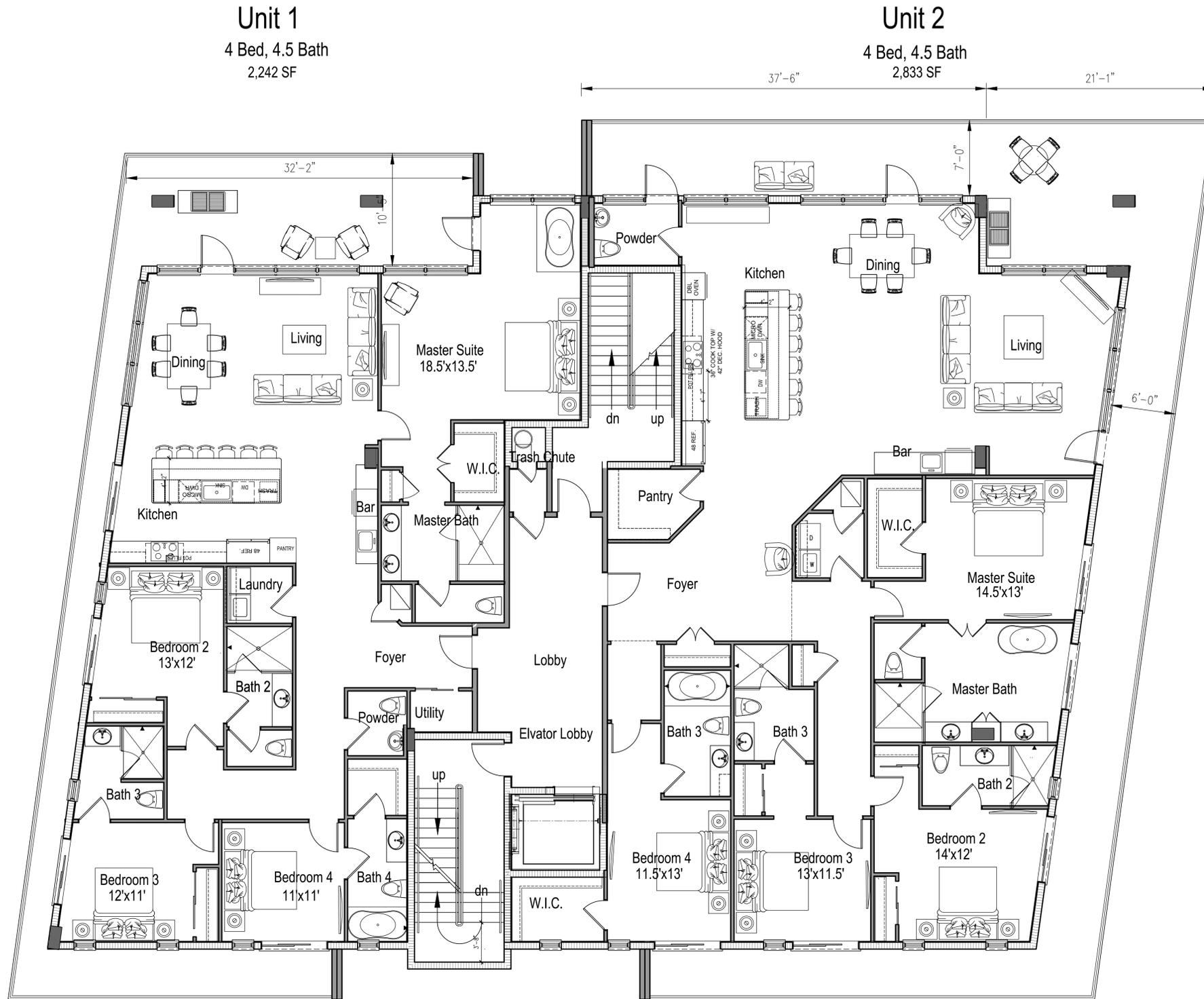
Bay Esplanade and Somerset St.  
Clearwater Beach, FL

Revision		
#	Description	Date

Project Status:  
SITE PLAN  
APPROVAL  
Project:

Drawing Title:  
GROUND FLOOR  
PLAN  
Date:11/13/2024

Sheet:  
**A01**



1 2nd FLOOR PLAN  
A2 SCALE: 3/16"=1'-0"

# CHANNEL CLUB NORTH

Bay Esplanade and Somerset St.  
Clearwater Beach, FL

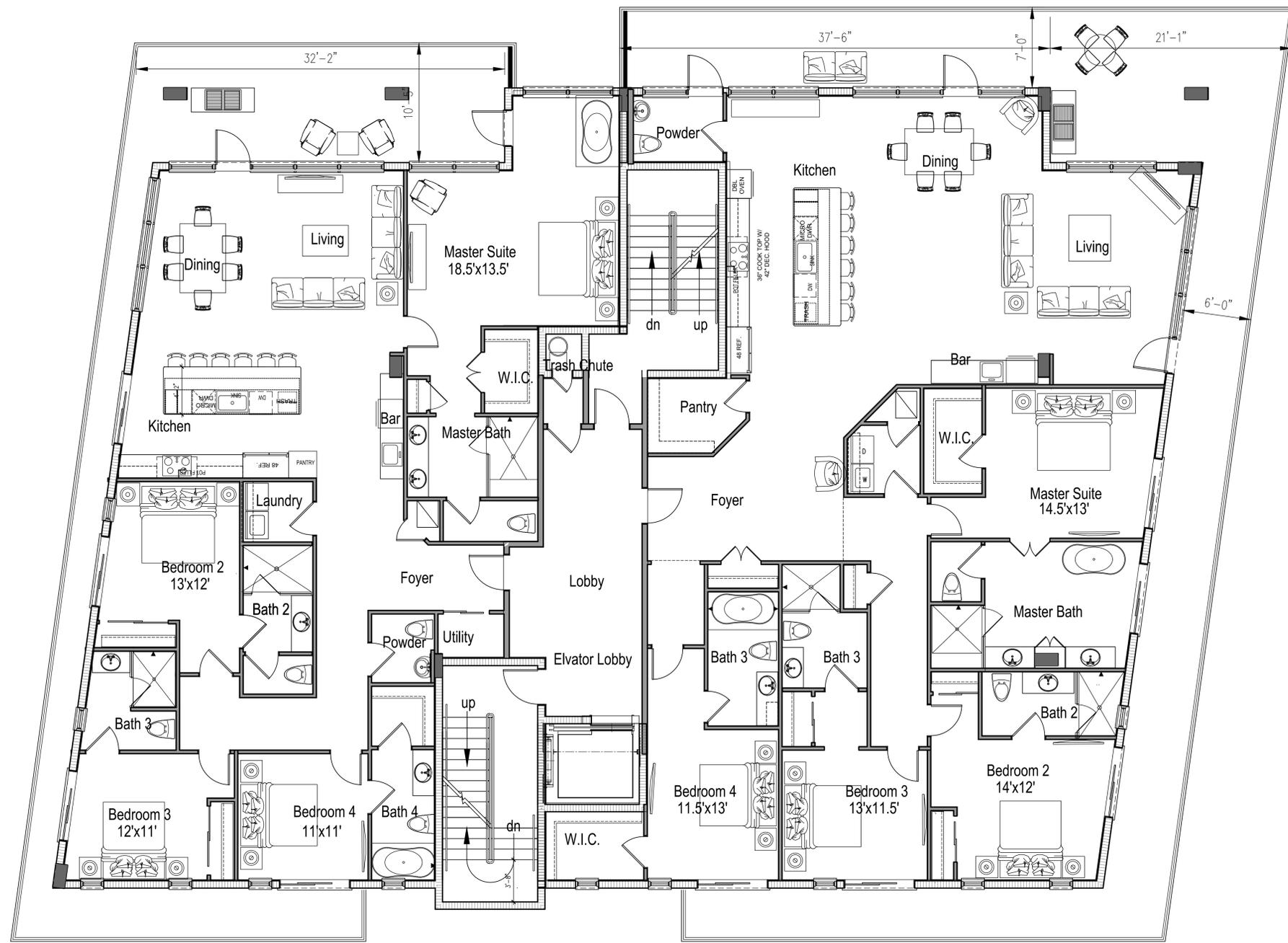
Revision		
#	Description	Date

Project Status:  
SITE PLAN  
APPROVAL  
Project:  
  
Drawing Title:  
2ND FLOOR PLAN  
Date: 11/13/2024  
Sheet:  
**A2**

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**Unit 3**  
4 Bed, 4.5 Bath  
2,242 SF

**Unit 4**  
4 Bed, 4.5 Bath  
2,833 SF



**1** THIRD FLOOR PLAN  
A3 SCALE: 3/16"=1'-0"

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# CHANNEL CLUB NORTH

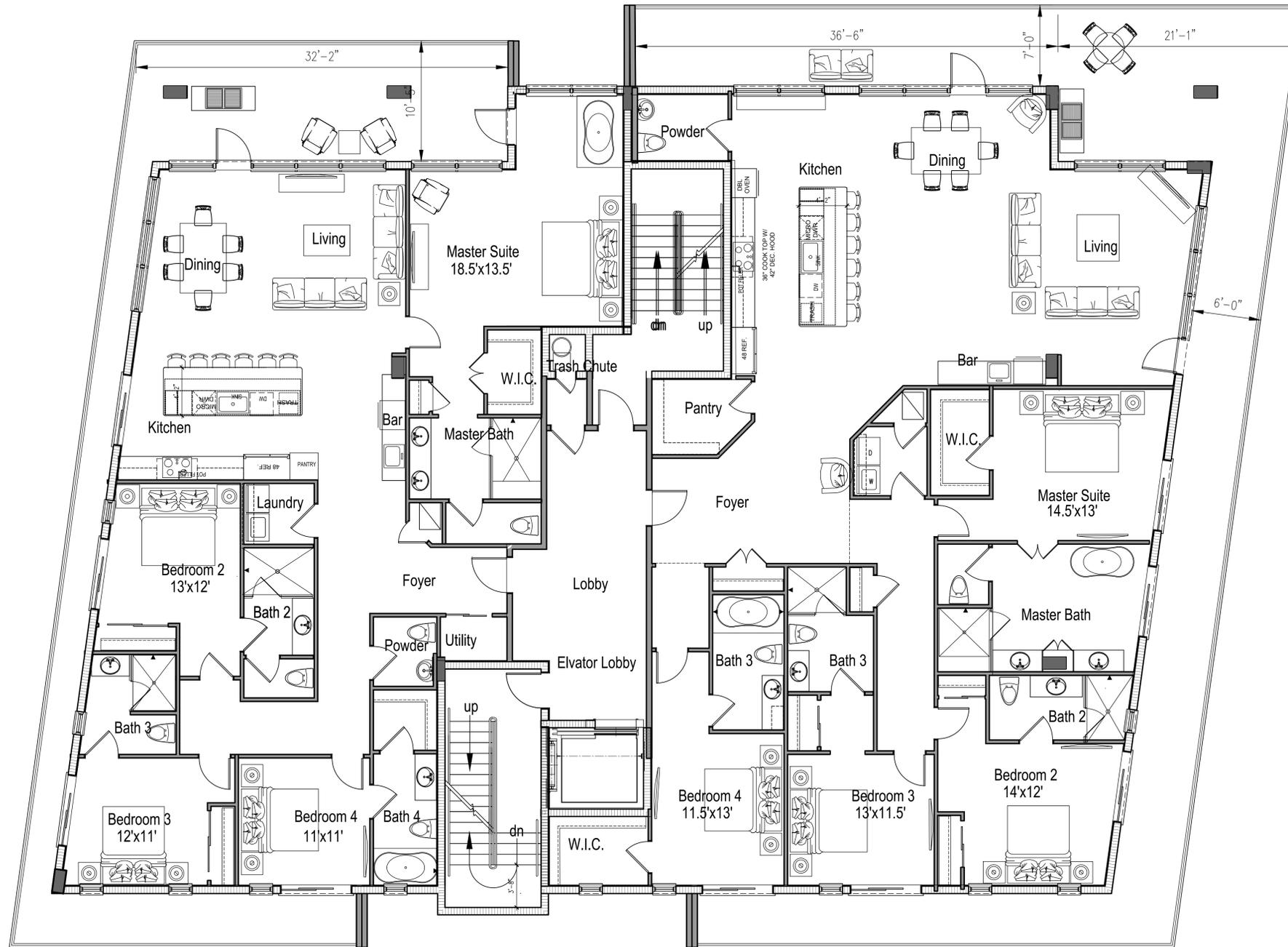
Bay Esplanade and Somerset St.  
Clearwater Beach, FL

Revision		
#	Description	Date

Project Status:  
SITE PLAN  
APPROVAL  
Project:  
Drawing Title:  
3rd FLOOR PLAN  
Date: 11/13/2024  
Sheet:

**Unit 5**  
4 Bed, 4.5 Bath  
2,242 SF

**Unit 6**  
4 Bed, 4.5 Bath  
2,833 SF



**1** FOURTH FLOOR PLAN  
A4 SCALE: 3/16"=1'-0"

# CHANNEL CLUB NORTH

Bay Esplanade and Somerset St.  
Clearwater Beach, FL

Revision		
#	Description	Date

Project Status:  
SITE PLAN  
APPROVAL

Project:

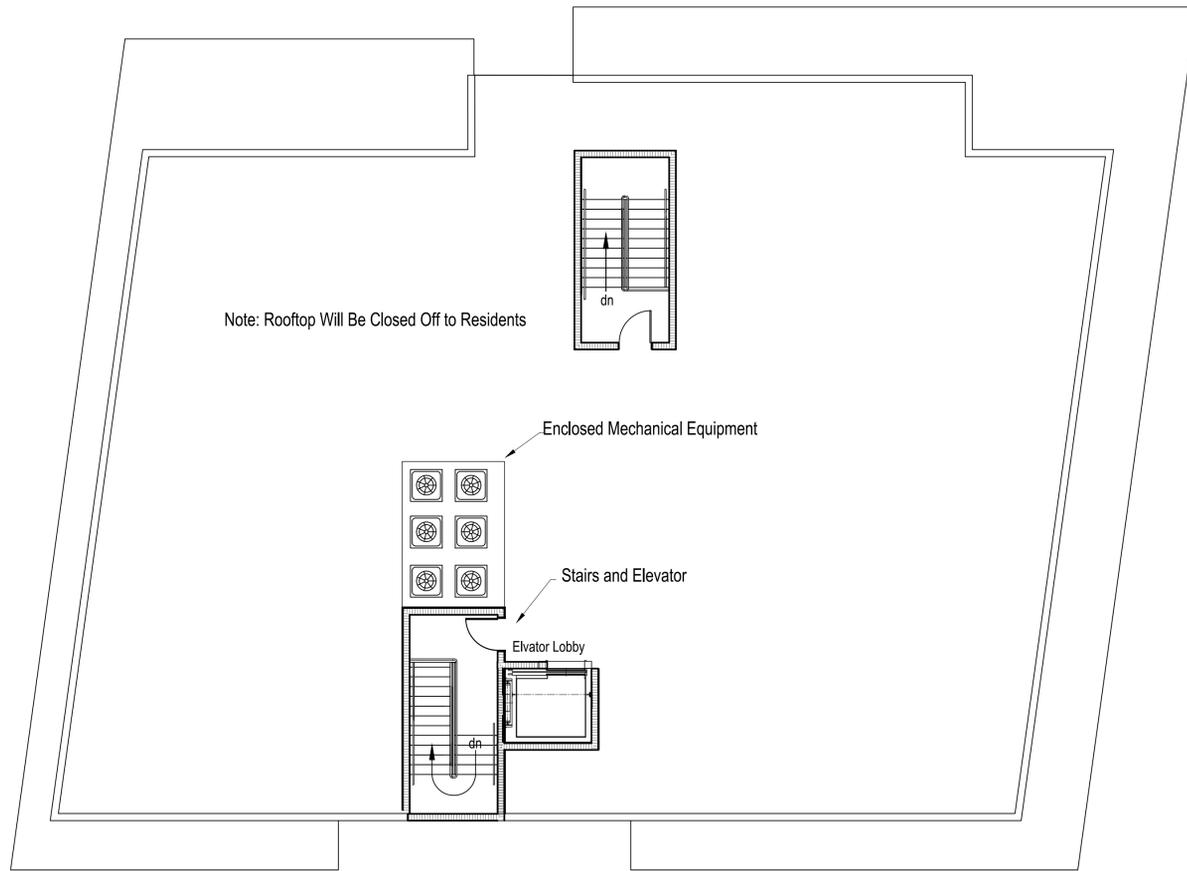
Drawing Title:  
4th FLOOR PLAN

Date: 11/13/2024

Sheet:

**A4**

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1 ROOF PLAN  
A5 SCALE: 1/8"=1'-0"

### BUILDING SUMMARY

UNITS TOTAL	6
GFA TOTAL	16,559 SF
ACCESSORY USES TOTAL	388 SF
FOOTPRINT	6,585 SF
<b>LEVEL 1</b>	<b>PARKING, STORAGE</b>
PARKING AVAILABLE	12 SPACES
PARKING ONLY	4,526 SF
ACCESSORY USES	388 SF
GFA	578 SF
<b>LEVEL 2</b>	<b>2 RESIDENTIAL UNITS</b>
UNIT TYPE	4 BED RM, 4.5 BATH
UNIT SIZE	2,242 SF and 2,833 SF
GFA	5,327 SF
<b>LEVEL 3</b>	<b>2 RESIDENTIAL UNITS</b>
UNIT TYPE	4 BED RM, 4.5 BATH
UNIT SIZE	2,242 SF and 2,833 SF
GFA	5,327 SF
<b>LEVEL 4</b>	<b>2 RESIDENTIAL UNITS</b>
UNIT TYPE	4 BED RM, 4.5 BATH
UNIT SIZE	2,242 SF and 2,833 SF
GFA	5,327 SF

### BEACH BY DESIGN COMPLIANCE SUMMARY

BUILDING FOOTPRINT: 6,585 SF; BUILDING DIMENSIONS AT STREET LEVEL: 94'-8"X70'-6"

BUILDING HEIGHT IS 35'-0" FROM DFE TO ROOF TOP WITH 42" PARAPET

BUILDING SETBACKS: 15' WEST AND SOUTH, 10' EAST AND NORTH

NO BUILDING STEPBACKS IS REQUIRED

COMPLIANCE WITH DESIGN GUIDELINES:

NO THEORETICAL MAX. BLDG. ENVELOPE ABOVE 45' IS REQUIRED

BUILDING DESIGN DOES NOT INCLUDE UNINTERRUPTED FACADES LONGER THEN 100'

BUILDING DESIGN DOES NOT INCLUDE OFFSETS OF 5' OR LARGER

STREET LEVEL FACADE TRANSPARENCY = 62%

EXTERIOR GLAZING AND ARCHITECTURAL DECORATIVE FACADE PERCENTAGE:

EAST ELEVATION = 89%

WEST ELEVATION = 74%

NORTH ELEVATION = 89%

SOUTH ELEVATION = 91%

PARKING GARAGE WINDOWS COVERED BY DECORATIVE GRILLS AND LANDSCAPING

BUILDING EXTERIOR FINISH: WHITE STUCCO WITH DECORATIVE WOODGRAIN CLADDING ACCENTS

# CHANNEL CLUB NORTH

Bay Esplanade and Somerset St.  
Clearwater Beach, FL

Revision		
#	Description	Date

Project Status:  
SITE PLAN  
APPROVAL

Project:

Drawing Title:  
4th FLOOR PLAN

Date: 11/13/2024

Sheet:

A5

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# CHANNEL CLUB NORTH

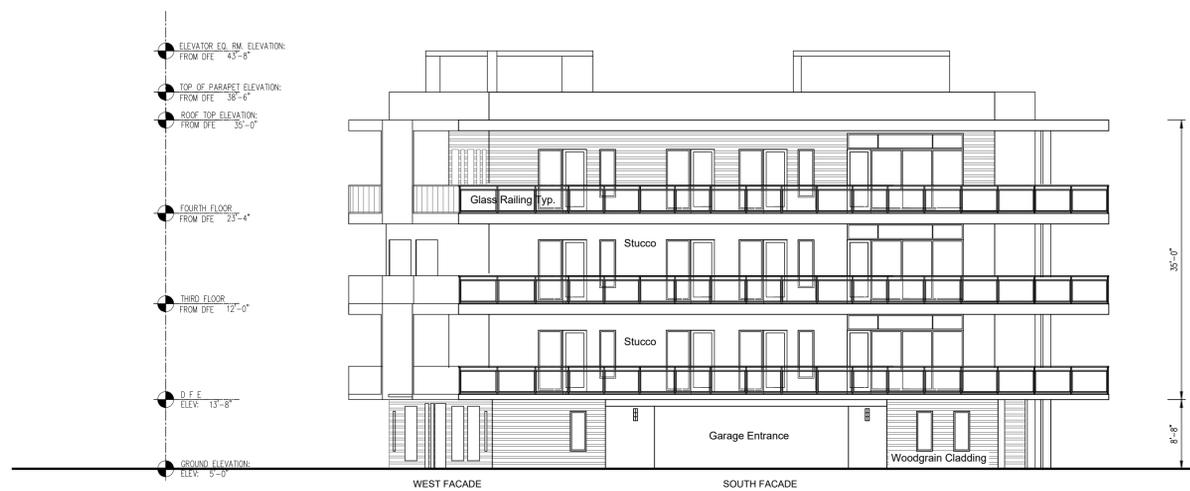
Bay Esplanade and Somerset St.  
 Clearwater Beach, FL



**1 EAST ELEVATION**  
 A6 SCALE: 3/32"=1'-0"



**2 WEST ELEVATION**  
 A6 SCALE: 3/32"=1'-0"



**3 SOUTH ELEVATION**  
 A6 SCALE: 3/32"=1'-0"



**4 NORTH ELEVATION**  
 A6 SCALE: 3/32"=1'-0"

Revision		
#	Description	Date

Project Status:  
 SITE PLAN  
 APPROVAL

Drawing Title:  
 EXTERIOR  
 ELEVATIONS  
 Date: 11/13/2024

Sheet:  
**A6**

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# CHANNEL CLUB NORTH

## SECTION 05 - TOWNSHIP 29 S - RANGE 15 E PARCEL NO. 05-29-15-54756-076-0011, 05-29-15-54756-076-0010 CITY OF CLEARWATER, FLORIDA

### LEGAL DESCRIPTION

#### LEGAL DESCRIPTION:

Parcel 1:  
The Southerly One-half (1/2) of Block 76, A Replat of Lots 1 to 8, inclusive, Block 83-Lots 11-20, inclusive, Block 84-Lots 9 to 16, inclusive, Block 85-Lots 5, 6 and 7, Block 86, and all of Block 76, 77, 78, 79, 80, 81, 82 and 87, Unit No. 5, of Mandalay, according to the plat thereof as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida

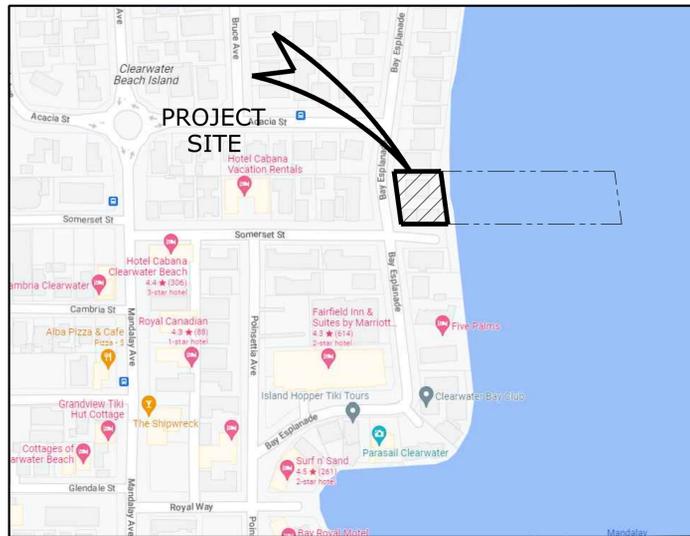
Together with:

Submerged Land and Riparian Rights described as:  
The Southerly 60 feet of the described lands: Beginning at the Northeasterly corner of the North 1/2 of Block 76 a/k/a Lot 2, Block 76 of a Replat of a portion of Mandalay Unit 5, thence extending 295.57 feet Easterly; thence Southerly 120 feet; and thence Westerly to the Southeasterly extension of the South 1/2 of Block 76, a/k/a Lot 1, Block 76; thence North 120 feet to the POB.

Parcel 2:

The North 1/2 of Block 76 a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5, according to the map or plat thereof, as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida.

The Northerly sixty (60) feet beginning at the Northeasterly extension of The North 1/2 of Block 76 a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5, extending 295.57 feet Easterly; thence Southerly 60.0 feet; and thence westerly to the Southeasterly extension of the North 1/2 of Block 76; a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5 according to the map or plat thereof, as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida.



STREET MAP



AERIAL MAP



### INDEX OF SHEETS

C1.1	CIVIL SITE DATA
C1.2	CIVIL SPECIFICATIONS
C2.1	SITE PREPARATION PLAN
C2.2	N.P.D.E.S
C3.1	CIVIL SITE PLAN
C4.1	GRADING, DRAINAGE & UTILITY PLAN
C6.1	CONSTRUCTION DETAILS
C6.2	CONSTRUCTION DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES & DETAILS

### OWNER CONTACT

**Northside Engineering, Inc.**  
300 South Belcher Road, Clearwater, Florida 33765  
Tel: 727-443-2869 Fax: 727-446-8036  
tech@northsideengineering.net  
Est. 1989

Civil - Land Planning - Traffic Studies - Landscape  
Due Diligence Reports - Land Use - Re-Zoning  
Stormwater Management - Utility Design  
Construction Administration

Donald B. Fairbairn, P.E. #44971  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DONALD B. FAIRBAIRN, P.E. ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT # 2434  
ISSUE DATE: 09/04/24

REVISIONS:

No.	Date	Description
△	/	/
△	/	/
△	/	/
△	/	/
△	/	/
△	/	/
△	/	/

DRAWN BY :

### DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:  
NORTHSIDE ENGINEERING, INC.  
300 SOUTH BELCHER ROAD  
CLEARWATER, FLORIDA 33765  
727-443-2869

SURVEY  
GUY HALE,  
LAND SURVEYING  
406 SO. ARCTURAS AVENUE SUITE ONE  
CLEARWATER, FLORIDA 33765  
727-734-4266

### FLOOD ZONE INFORMATION

FLOOD STATEMENT:  
THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE" BASE FLOOD 10, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP # 12103C0102H, DATED AUGUST 24, 2021.

### SITE DATA

MATRIX	EXISTING	PROPOSED	ALLOWED/CODE	
ZONING:	T	T	T	
USAGE:	SINGLE & MULTI FAMILY	(6) RESORT DWELLINGS	OK	
FUTURE LAND USE:	RFH	RFH	RFH	
LOT AREA (GROSS):	13,079 S.F. 0.30 ACRE	13,079 S.F. 0.30 ACRE	OK.	
BUILDING COVERAGE:	4,502 S.F.	7,966 S.F.	N/A	
FLOOR AREA RATIO (FAR):	7,590 S.F. 0.58	16,559 S.F. 1.27	-	
DENSITY:	5+1	6 UNIT RESORT DWELLINGS	30 UPA R.D. 9 MAX.	
BLDG. SETBACKS:	FRONT ( WEST )	10.4'	16.7'	15' MIN
	FRONT ( SOUTH )	12.9'	15.0'	15' MIN
	SIDE ( EAST )	8.6'	22.8'	10' MIN
	SIDE ( NORTH )	11.8'	10.0'	10' MIN
BLDG. HEIGHT:	2 STORY	35' FROM DFE	35' MAX.	
VEHICULAR USE AREA (VUA):	1,738	365 S.F.	-	
INTERIOR LANDSCAPING:	-	N/A	N/A	
IMPERVIOUS SURFACE RATIO (I.S.R.):	8,757 S.F. 0.67	9,190 S.F. 0.703	0.95 MAX	
OPEN SPACE: (S.F. & % OF GROSS SITE)	4,322 S.F. 33%	3,888 S.F. 29.7%	5% MIN	
PARKING:	-	12 SPACES	9 SPACES	

PARKING CALCULATIONS: 6 RESORT DWELLINGS @ 1.5 = 9 SPACES  
TOTAL 9 SPACES



### AGENCY RESPONSE STAMPS

CIVIL SITE DATA  
CHANNEL CLUB NORTH  
693&699 BAY ESPLANADE  
CLEARWATER, FLORIDA 33767

Northside Engineering, Inc.  
C1.1

## GENERAL CONSTRUCTION NOTES

- ALL THE WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN CITY OF CLEARWATER LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.
- ALL ELEVATIONS ARE REFERENCED FROM NORTH AMERICAN VERTICAL DATUM (1988)
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME THE PREPARATION OF THESE PLANS. THE CONTRACTOR WILL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. MINIMUM OF 2 DAYS AND MAXIMUM OF 5 DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER; SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS FOR THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITAL TO THE
- AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THE FOLLOWING ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS
- SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
- ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED. THE PLANS AND SPECIFICATIONS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
- ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. RESEEDING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, AT HIS EXPENSE, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
- THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER IN WRITING THAT ALL TESTING REQUIREMENTS, AS REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS
- THESE DRAWINGS MAY NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR
- ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
- ALL PIPE LENGTHS ARE PLUS OR MINUS. PIPE MEASUREMENTS ARE CENTER TO CENTER OF STRUCTURES OR FITTINGS. PIPE MEASUREMENTS FOR MITERED END SECTIONS ARE TO THE END OF PIPE.
- EXISTING PAVEMENT SHALL BE SAW-CUT WHERE NEW PAVEMENT IS TO BE ADDED OR EXISTING PAVEMENT TO BE ELIMINATED.
- ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC., SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS.
- ALL BACKFILL OVER ANY PIPE (STORM SEWER, SANITARY SEWER, OR WATERLINES) THAT IS INSTALLED UNDER ROADWAYS OR WITHIN THE EMBANKMENT OF THE ROADWAY, SHALL BE COMPACTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS, SECTION 125-8.3, LATEST EDITION.
- THE CONTRACTOR PERFORMING TRENCH EXCAVATION, IN EXCESS OF 5' FEET IN DEPTH, SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) TRENCH EXCAVATION SAFETY STANDARDS, 29 C.F.R., 5.1926.650, SUBPART P, INCLUDING ALL SUBSEQUENT REVISIONS OR UPDATES TO THE STANDARDS AS ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY (DLEA).
- CONTRACTOR TO COORDINATE THE POINTS OF CONNECTIONS OF THE UTILITIES WITH DIFFERENT SUBS. SITE CONTRACTOR TO CONSTRUCT THE UNDERGROUND INFRASTRUCTURES i.e. SANITARY SEWER, STORM SEWER, WATER LINES, FIRE LINES, ETC., TO 5' OUTSIDE OF THE BLDG(S). THE PLUMBING CONTRACTOR TO CONNECT AND MEET THE INVERT ELEVATIONS OF THE SAID UTILITIES. ANY UTILITY WORK PERFORMED WITHIN 5' OF THE BLDG. SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REQUIREMENTS.
- ALL WORK SHALL BE PERFORMED AND FINISHED IN A WORKMANLIKE MANNER TO COMPLETE SATISFACTION OF THE ARCHITECT/ENGINEER IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- DEVIATIONS TO THESE PLANS AND SPECIFICATIONS WITHOUT CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE. DEVIATIONS SHALL RECEIVE WRITTEN APPROVAL FROM THE ENGINEER.
- SIGNS, BUFFER WALLS & FENCES ARE SUBJECT TO SEPARATE SUBMITTAL(S) AND PERMITTING. DEVIATIONS SHALL RECEIVE WRITTEN APPROVAL FROM THE ENGINEER.
- ALL IMPROVEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND WILL NOT BE DEDICATED TO THE PUBLIC OR MAINTAINED BY THE PUBLIC. (ARTICLE III, SECTION
- ALL PAVEMENT MARKING, EXCEPT PARKING STALLS, SHALL BE "ALKYD THERMOPLASTIC 90 MILS IN THICKNESS" IN ACCORDANCE WITH FDOT, SPECIFICATIONS.
- ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX 280.
- ALL SIDEWALKS AND RAMPS MUST BE IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT AND THE FLORIDA ACCESSIBILITY CODE.

a- INCLUDE OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART P, WHICH IS NOW A PART OF LAWS OF FLORIDA CHAPTER 90-96.

b- THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE

c- A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE.

d- A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR

33. THE USE OF ELECTRONICALLY STORED DATA IS INTENDED FOR INFORMATIONAL PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. CONTRACTOR MUST UTILIZE SIGNED AND SEALED DOCUMENTS FOR CONSTRUCTION.

## WATER SYSTEM NOTES

- ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A 21.6 (AWWA C 104-71).
- ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH ANNA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH ANNA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH ANNA C-104.
- ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH ANNA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
- WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER ASTM D2241-89.
- ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
- ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF ANNA C509.
- ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF ANNA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHALL.
- THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
- THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.
- THE IRRIGATION SYSTEM SHALL HAVE PURPLE COLOR PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.

## WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTION, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT STANDARDS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
- NEW WATER MAINS AFTER COMPLETION OF INSTALLATION OF NEW WATER MAINS, PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL JURISDICTION WATER SYSTEM STANDARDS AND SPECIFICATIONS. CONTRACTOR TO PERFORM CHLORINATION. SAMPLING OF NEW WATER MAINS SHALL CONFORM WITH COUNTY PUBLIC HEALTH UNIT REQUIREMENTS AND RESULTS FORWARDED TO THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL A NEW WATER SYSTEM BE PLACED INTO SERVICE UNTIL CERTIFICATION BY THE ENGINEER HAS BEEN COMPLETED AND A RELEASE FROM COUNTY PUBLIC HEALTH UNIT HAS BEEN ISSUED.

## SANITARY SEWER NOTES

- ALL SANITARY SEWER MAINS & LATERAL SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
- ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C. MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
- ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 35, COLOR GREEN, WITH A GREEN MANGNITE TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".
- ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.51 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE AN EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51.
- ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCEMAINS THAT REQUIRE D.I.P. ARE TO BE POLYUNED OR EPOXY LINED.
- ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR HS-20 LOADING.

## SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

- ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNER'S CONTRACTOR. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
- THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATION AGENCY HAVING JURISDICTION. MAXIMUM ALLOWABLE LEAKAGE RATER: 100 GPD PER INCH PIPE DIAMETER PER MILE. TEST RESULTS ARE TO BE SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

## GRADING AND DRAINAGE NOTES

- ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATING AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
- PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO ANNA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR HS-20 LOADINGS.
- MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
- ALL STORM STRUCTURES SHALL BE GROUTED TO THE INVERT ELEVATION(S) OF THE STORM PIPES(S). STORM PIPE SHALL BE SAW-CUT EVEN WITH THE STRUCTURE WALL(S). GROUT AROUND PIPES FOR WATER TIGHT AND SMOOTH FINISH.

## PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
- THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE CONSTRUCTION PERMITS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

## FDEP WATER/SEWER CLEARANCE REQUIREMENTS

### 62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS

FOR THE PURPOSE OF THIS SECTION, THE PHASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT FACILITIES, INCLUDING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER, FIRE HYDRANT LEADS, AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWER MAINS OR PIPELINES CONVEYING RECLAIMED WATER AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPING CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND OTHER TYPES OF SANITARY SEWERS SHALL BE MAINTAINED THROUGHOUT THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSING DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET THROUGHOUT THE PROJECT. IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR NOT ECONOMICALLY SENSIBLE). THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES) IF SUPPLIES OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:

(1) TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.

(2) A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.

(3) ASSURANCE OF THE CONTRACTOR'S DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-SUBPARAGRAPHS A THROUGH D, BELOW.

(A) EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATER TIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTING BETWEEN THE MAIN AND THE MANHOLE.

(B) WITHIN EACH CONFLICT MANHOLE THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATER TIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).

(C) EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.

(D) GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE CLASSED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.

(5) EXCEPTIONS, WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS IN SUBSECTION (1) OR (2) ABOVE, THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF SUBMITTALS OF WATER OR CONSTRUCTION PERMITS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR DEGREE OF CONTINUALITY AND PUBLIC HEALTH PROTECTION. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES, INCLUDING THE FOLLOWING:

(A) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE.

(1) USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS ACCORDING TO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY-OR VACUUM-TYPE PIPELINE.

(2) USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(3) USE OF WATER TIGHT CASING PIPE OR CONCRETE ENCASMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.

(4) WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID WITHIN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE.

(1) USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN, AND

(2) USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

## PAVING NOTES

- PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
- THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
- ALL PAVEMENT MARKINGS SHALL BE MADE WITH THERMOPLASTIC TRAFFIC MARKING MATERIAL IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
- THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
- STANDARD INDEXES REFER TO THE LATEST EDITION OF FOOT "ROADWAY AND TRAFFIC DESIGN STANDARDS."

### 6. THE CONSTRUCTION OF ASPHALT PAVEMENT MUST MEET THE FOLLOWING CRITERIA:

- LIGHT DUTY:**
  - 1-1/2" ASPHALT TYPE SP 9.5 ON 8" BASE COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180. SUBBASE TO BE COMPACTED TO 92% MAX. DENSITY AND STABILIZED TO LBR 40.
- BASE LAYERS SHALL BE AS FOLLOWING:**
  - CERTIFIED CRUSHED CONCRETE PER FOOT SPECS.
  - CERTIFIED LIMESTONE AS PER FOOT SPECS.
  - CERTIFIED SHEL AS PER FOOT SPECS.

## CONSTRUCTION IN RIGHT OF WAY :

- ALL PROPOSED WORK WILL COMPLY WITH FDOT "ROADWAY PLANS PREPARATION MANUAL."
- ALL R.O.W. INSTALLATIONS WILL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS/FOOT COUNTY AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
- SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "ROADWAY AND TRAFFIC DESIGN STANDARDS" INDEXES 600 THRU 670 (LATEST EDITIONS).
- INSTALLATION INVOLVING CONCRETE AND ASPHALT DRIVEWAYS, IN GOOD CONDITION MUST BE ACCOMPLISHED BY JACK AND BORE OR PUSHING. NO LETTING IS ALLOWED.
- COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99(100%).
- DISTURBED AREA WITHIN THE R.O.W. WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
- ANY PORTION OF THE ROADWAY THAT SUSTAINS EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF NORTHSIDE ENGINEERING, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY SARASOTA COUNTY.
- SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
- ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE(3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED AT THE NEAREST JOINT.
- NO STOCKING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT OR DEBRIS WILL BE REMOVED FROM THE JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEEP DAILY AS PART OF DAILY CLEAN-UP.
- SAW CUT EXISTING EDGE-OF-PAVEMENT PRIOR TO DRIVEWAY CONSTRUCTION.
- DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS.
- NO STREET SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE CITY. AT LEAST 48 HOUR ADVANCE COORDINATION IS REQUIRED.
- THE PERMITTEE'S ATTENTION IS DIRECTED TO THE PROVISIONS OF THE TRENCH SAFETY ACT (FLORIDA STATUTES, 553.60 et. seq.) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS (29 CFR SECTION 1926.650, SUBPART B) WHICH SHALL APPLY TO CONSTRUCTION, OPERATION AND MAINTENANCE PURSUANT TO THIS PERMIT.

## CONTRACTOR'S RESPONSIBILITY NOTE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SURVEY (ACCOMPANIED BY THE ARCHITECT AND OWNER) OF THE ENTIRE PROJECT AREA INCLUDING BUILDING(S) AND SITE IMMEDIATELY UPON OCCUPYING THE WORK AREA AND BY PHOTOGRAPHIC AND WRITTEN CORRESPONDENCE DETAILING ANY AREAS THAT ARE NOT IN A FIRST CLASS CONDITION (SURFACES THAT ARE UNBROKEN, NON-CRACKED, NON-RUSTING, WITHOUT CHIPS, WITHOUT SPLINTERS, OF TEXTURE MATCHING ITS SURROUNDING, WITH NEW APPEARING FINISHES, AND OPERATING AS ORIGINALLY DESIGNED OR INTENDED TO OPERATE) WHICH WILL REMAIN IN THEIR PRESENT CONDITION AT THE CONCLUSION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING THE OWNER A COMPLETE PROJECT IN FIRST CLASS CONDITION MEETING INDUSTRY WIDE STANDARDS IN QUALITY AND PERFORMANCE THROUGHOUT THE ENTIRE PROJECT AREA BUILDING(S) AND SITE (REGARDLESS OF WHETHER AN AREA IS SPECIFICALLY IDENTIFIED WITHIN THE DRAWINGS AND SPECIFICATIONS OR NOT) UNLESS A PARTICULAR AREA HAS BEEN DESCRIBED IN THE AFOREMENTIONED PHOTOGRAPHS AND WRITTEN DETAILS. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT THE EXISTING BUILDING(S), UTILITIES AND SITE THROUGHOUT THE PROJECT TIME FRAME. SHOULD, DURING THE COURSE OF THE WORK, ANY AREA OF THE BUILDING(S) AND/OR UTILITIES AND/OR THE BUILDING(S) AND/OR UTILITIES AND/OR THE SITE BECOME DAMAGED AND THAT AREA WAS NOT SPECIFICALLY CALLED OUT TO BE A PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE THE DAMAGED AREA TO THE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.

AS A PART OF THESE DOCUMENTS, A SITE SURVEY AND/OR SITE DATA, WHEN PROVIDED, AND ANY ADDITIONAL INFORMATION THAT MAY BE PROVIDED BY FACILITIES PLANNING & CONSTRUCTION SERVICES' PERSONNEL ARE FOR INFORMATIONAL PURPOSES ONLY. THE OWNER AND HIS AGENT ASSUME NO RESPONSIBILITY FOR THEIR PREPARATION, COMPLETENESS NOR ACCURATENESS AND THE CONTRACTOR IS FULLY RESPONSIBLE WHEN USING SAID SOURCES. THE CONTRACTOR SHOULD USE SUCH INFORMATION ONLY AS A GUIDE TO THE SUSPECTED LOCATION OF UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO:

SANITARY SEWER	NATURAL AND LP GAS LINES
STORM SEWER	RECLAIMED WATER SUPPLY
ELECTRICAL POWER	T.V. CABLES
IRIGATION LINES	TELEPHONE CABLES
FIBER OPTIC CABLES	SECURITY WIRING
FIRE ALARM SYSTEM CABLES	SITE UNDERGROUND MECHANICAL SYSTEMS

IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE SPECIFIC LOCATION OF THE UNDERGROUND SERVICES BY CAREFUL HAND EXCAVATION ONLY UNLESS OTHER MEANS ARE APPROVED BY ARCHITECT AND OWNER BEFORE BEGINNING THE WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR, PER SPECIFICATIONS, ANY AND ALL DAMAGED UNDERGROUND SERVICES AS LISTED ABOVE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL WORK AT THE CONVENIENCE OF THE SCHOOL SO AS NOT TO DISRUPT CLASSES AND INCONVENIENCE STAFF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE WORK PROCEDURES THAT ARE NOISY, CREATE ODORIFEROUS FUMES, OR PRODUCE A CONDITION THAT WILL BE DISRUPTIVE AT A TIME WHEN CLASSES ARE NOT IN SESSION AND STAFF ARE NOT OCCUPYING THE BUILDING(S). CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCHOOL SCHEDULE OF DAILY CLASSES, BREAKS BETWEEN SESSIONS AND HOLIDAYS, AND USE THAT AS A GUIDELINE FOR PLANNING DISRUPTIVE WORK PROCEDURES.

## STORMWATER SYSTEM NOTES

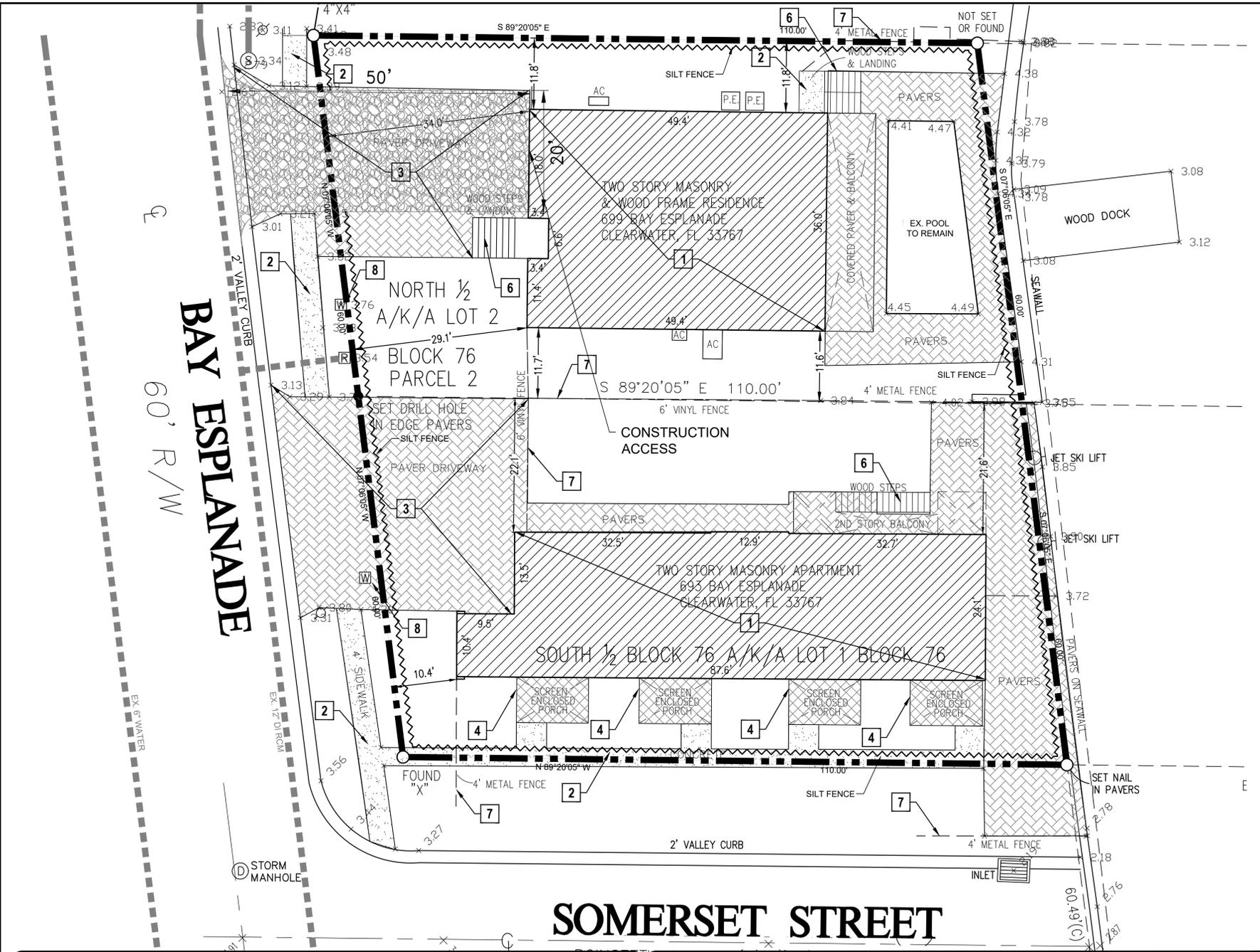
- ALL RETENTION AREAS, STORM SEWER PIPING, STORM SEWER STRUCTURES, ETC. MUST BE IN PLACE AS PART OF THE FIRST PHASE OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCOMMODATE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION TO AVOID FLOODING OF THE ADJACENT PROPERTIES. ANY FLOODING THAT MAY OCCUR DUE TO HIS WORK WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- UNDER NO CIRCUMSTANCES SHALL THE RETENTION AREA BE FILLED WITH ANY OTHER SUBSTANCE THAN STORMWATER.
- SWALE AREAS SHALL BE KEPT CLEAN AND FREE OF ANY OBSTRUCTIONS.
- IF DAMAGE TO THE SYSTEM DOES OCCUR, THE SYSTEM SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN.

## OWNER/MANAGEMENT INSPECTION AND MAINTENANCE NOTES

- THE OWNER SHALL PERIODICALLY MONITOR THE STORMWATER SYSTEM (PIPE CONVEYANCE SYSTEM AND RETENTION POND) FOR SILT AND SEDIMENTATION BUILD UP. THE PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED, AS DEEMED NECESSARY NO LESS THAN TWICE A YEAR. ALL MATERIAL SHALL BE COLLECTED DOWNSTREAM AND REMOVED. THE RETENTION POND SHALL BE KEPT MOWED AND THE BOTTOM FREE OF DEBRIS. IF WATER STANDS IN THE POND MORE THAN 48 HOURS THE OWNER SHALL RAKE AND/OR SCARIFY THE POND BOTTOM, AS DEEMED NECESSARY AND NO LESS THAN TWICE A YEAR TO INSURE THE PROPER FLOW OF THE POND. THE OWNER WILL BE RESPONSIBLE TO MAKE SURE THAT TO THE BEST OF HIS ABILITY NOTHING ENTERS THE SYSTEM BESIDES STORMWATER THAT COULD DETERIORATE THE FUNCTIONING CAPABILITIES OF THE SYSTEM, I.E. GASOLINE, OIL, GREASE, CHEMICALS, ETC.

## EROSION AND SILTATION CONTROL NOTES

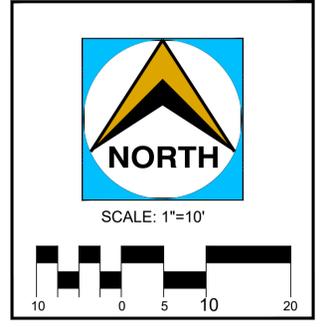
- SEDIMENT TRAPPING MEASURES: SEDIMENT BASINS AND TRAPS, PERIMETER BERMS, FILTER FENCES, BERMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT INTO ADJACENT PROPERTIES, OR INTO EXISTING WATER BODIES, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS. SUCH SYSTEMS SHALL BE FULLY OPERATIVE AND INSPECTED BY THE ENGINEER BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS.
- PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.
- SEDIMENTATION BASIN: THE CONTRACTOR WILL BE REQUIRED TO PROHIBIT DISCHARGE OF SILT THROUGH THE OUTFALL STRUCTURE DURING CONSTRUCTION OF ANY RETENTION AREA AND WILL BE REQUIRED TO CLEAN OUT THE RETENTION AREA BEFORE INSTALLING ANY PERMANENT SUBDRAIN PIPE. IN ADDITION, PERMANENT RETENTION AREAS MUST BE TOTALLY CLEANED OUT AND OPERATE PROPERLY AT FINAL INSPECTION AND AT THE END OF THE WARRANTY PERIOD.
- SWALES, DITCHES AND CHANNELS: ALL SWALES, DITCHES AND CHANNELS LEADING FROM THE SITE SHALL BE SODDED WITHIN (3) DAYS OF EXCAVATION. ALL OTHER INTERIOR SWALES, ETC., INCLUDING DETENTION AREAS WILL BE SODDED PRIOR TO INSTALLATION, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.
- PROTECTION AND STABILIZATION OF SOIL STOCKPILES: FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILED MATERIAL, MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL UNSTABILIZED STOCKPILE REMAIN AFTER THIRTY (30) CALENDAR DAYS.
- MAINTENANCE: ALL EROSION AND SILTATION CONTROL DEVICES SHALL



### SITE PREPARATION NOTES

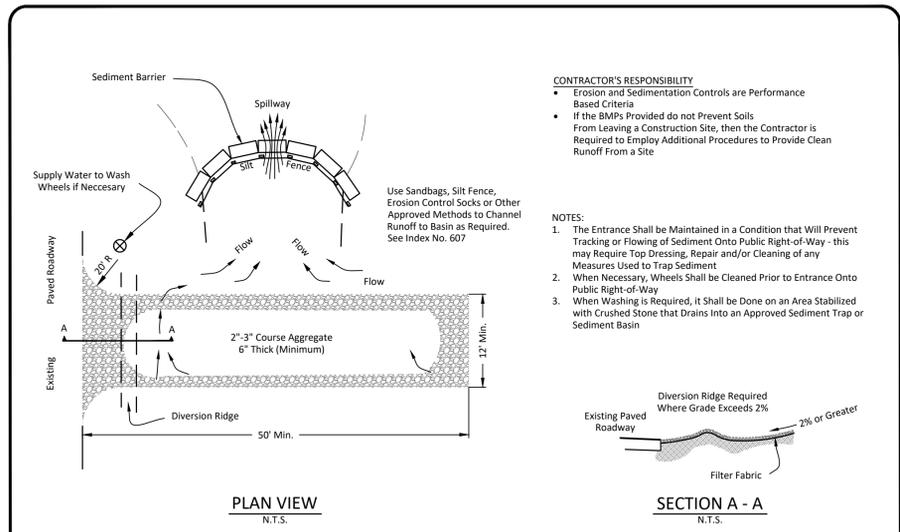
1 REMOVE EX. BUILDING	PREPARATION OF THE SITE INCLUDES THE REMOVAL/RELOCATION OF ALL EXISTING STRUCTURES WITHIN PROJECT AREA, PAVING AND BASE, UTILITY LINES (SANITARY SEWER, STORM PIPES, WATER LINES, POWER POLES, OVERHEAD AND UNDERGROUND POWER AND TELEPHONE CABLES, GAS LINES, TREES, SHRUBS, AC UNITS, ETC.) AND IS NOT LIMITED TO WHAT'S SHOWN.
2 REMOVE EX. CONC. WALK	
3 REMOVE EX. PAVERS	
4 REMOVE EX. PORCH	
5 REMOVE EX. INGROUND POOL	
6 REMOVE EX. STEPS	
7 REMOVE EX. FENCE (WOOD/METAL/VINYL)	
8 REMOVE EX. WATER METER	

X REMOVE EX. TREE  
 a. ALL CAVITY & EXCAVATION RESULTING FROM REMOVAL OF TREES, SHRUBS, PIPES, INLETS, GREASE TRAPS, SIGN, AND POLE BASE AND BLDG FOUNDATION SHALL BE FILLED WITH APPROVED SUITABLE MATERIAL AND COMPACTED IN 12" LIFTS TO 95% OF MAX DENSITY.  
 b. OFF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND CONSTRUCTION DEBRIS SHALL OCCUR IN SOLID WASTE DISPOSAL FACILITIES APPROVED BY F.D.E.P., AND PINELLAS COUNTY.



**NOTES:**

- ALL SILT FENCING AND OTHER EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK AND MAINTAINED THROUGHOUT THE PROJECT.



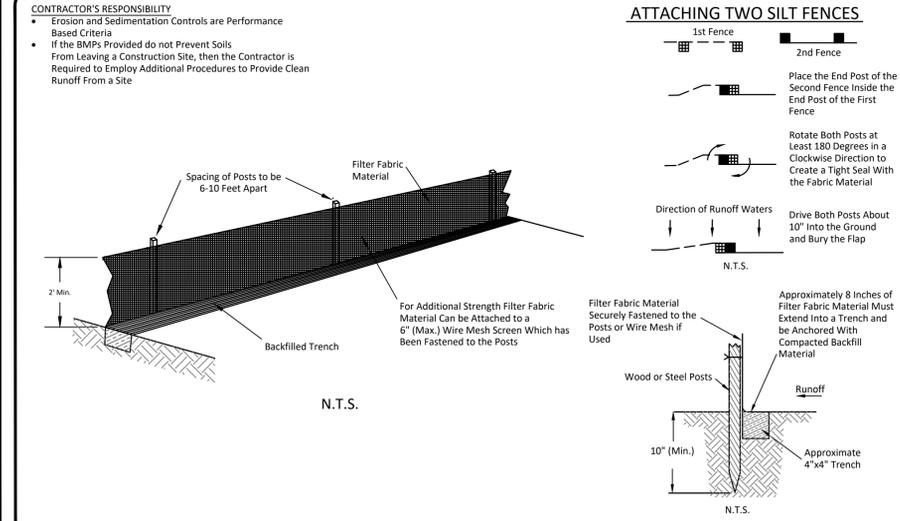
CITY OF CLEARWATER PUBLIC WORKS - ENGINEERING 2022 DESIGN STANDARDS

600 SERIES: EROSION AND SILTATION CONTROL POLICY

TEMPORARY EROSION CONTROL DIVERSION BERM

INDEX NO. 602 LATEST REVISION 2/22/2016

PAGE NO. 2 OF 2



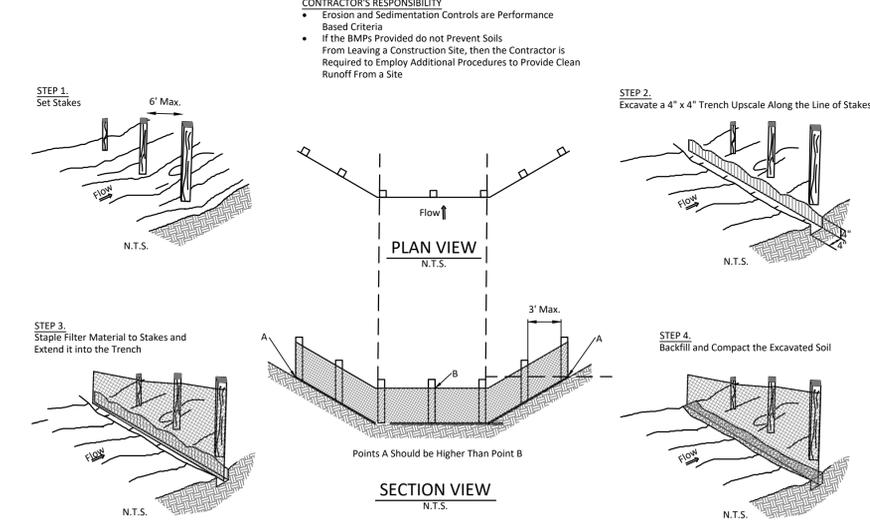
CITY OF CLEARWATER PUBLIC WORKS - ENGINEERING 2022 DESIGN STANDARDS

600 SERIES: EROSION AND SILTATION CONTROL POLICY

INSTALLING A FILTER FABRIC SILT FENCE

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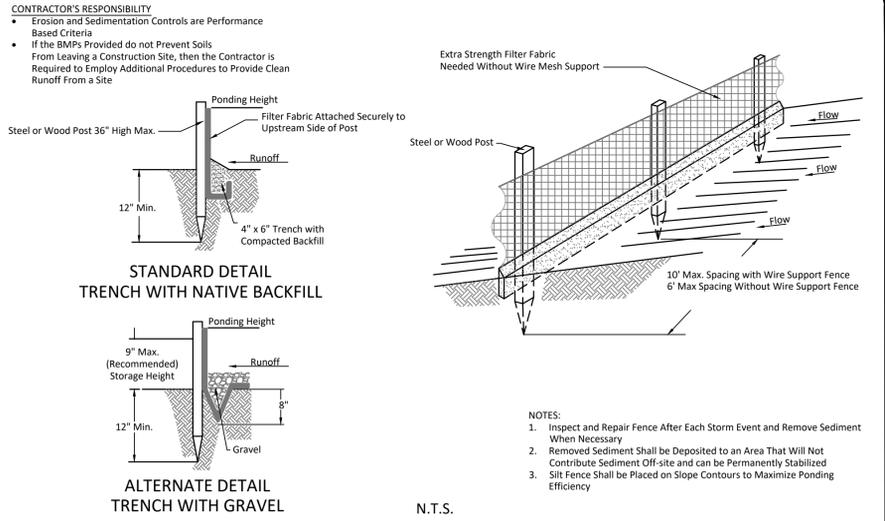
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600 SERIES: EROSION AND SILTATION CONTROL POLICY

INSTALLING A FILTER FABRIC SILT FENCE

INDEX NO. 607 LATEST REVISION 2/22/2016

PAGE NO. 3 OF 3

# Northside Engineering, Inc.

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 info@northsideengineering.net Est. 1989

Civil - Land Planning - Traffic Studies - Landscape  
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 Stormwater Management - Utility Design  
 Construction Administration

Donald B. Fairbairn, P.E. #44971

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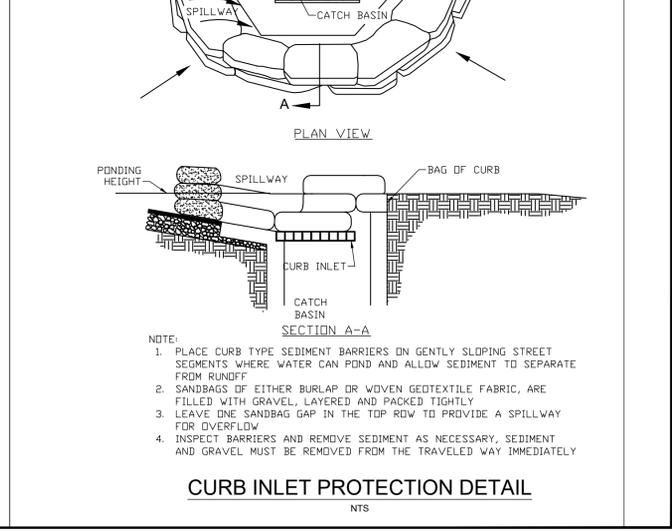
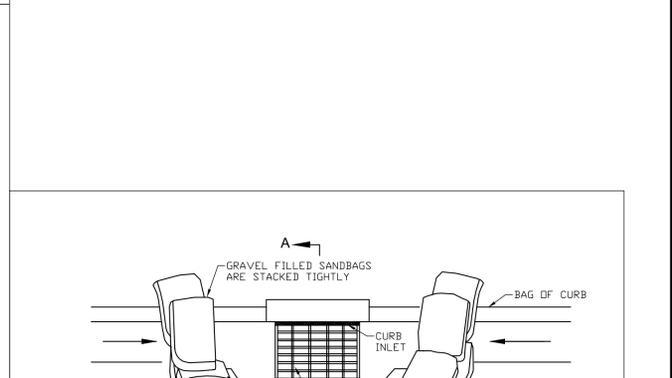
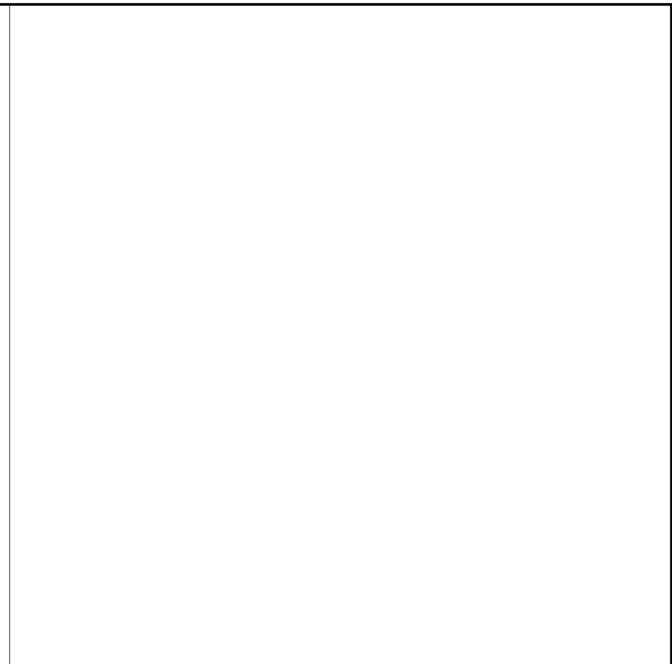
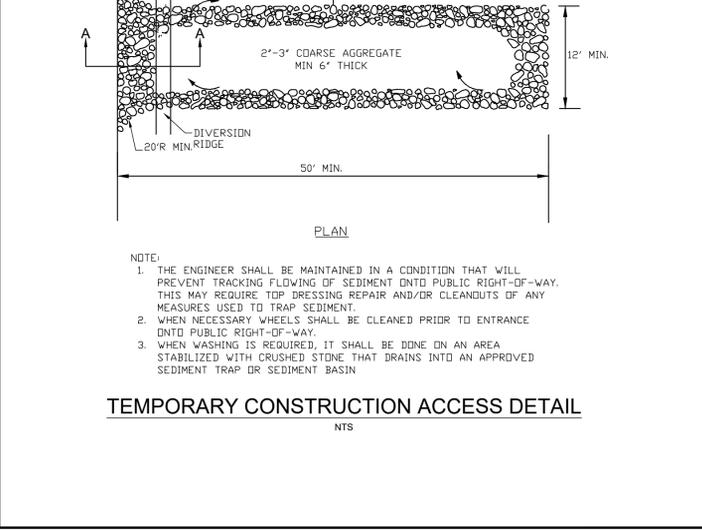
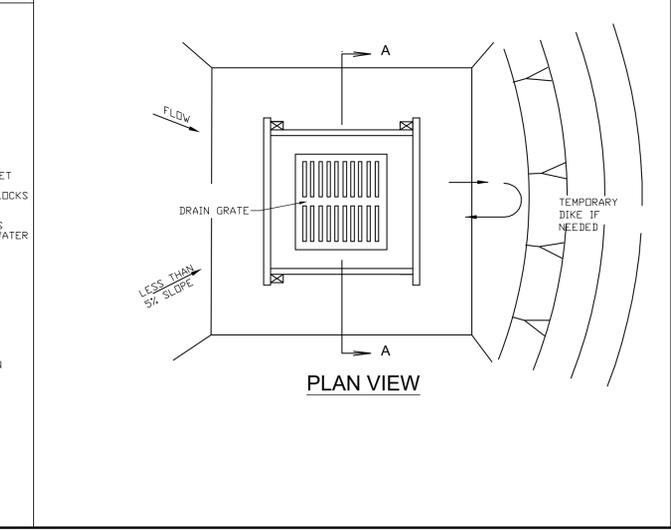
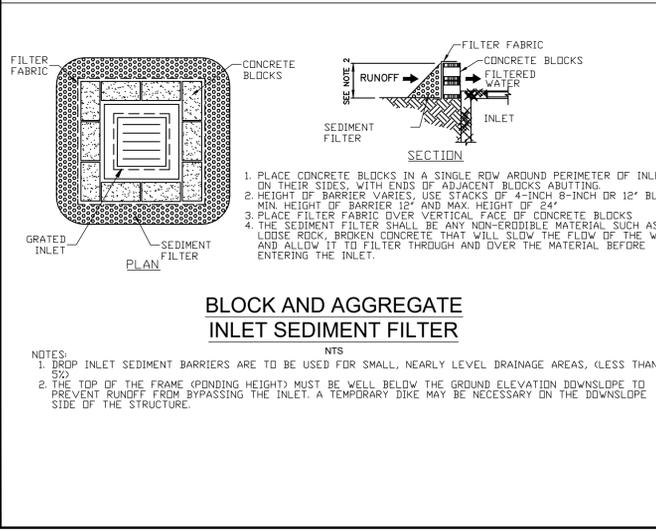
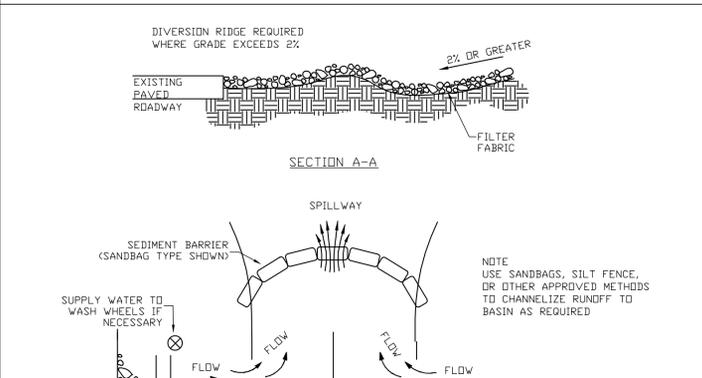
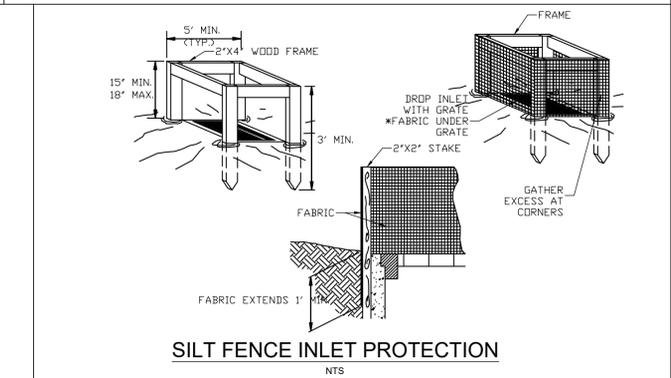
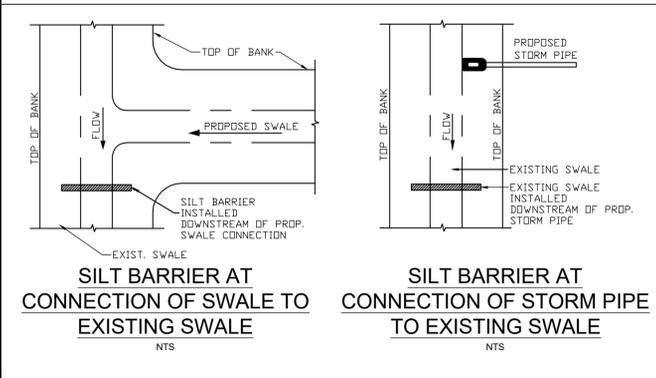
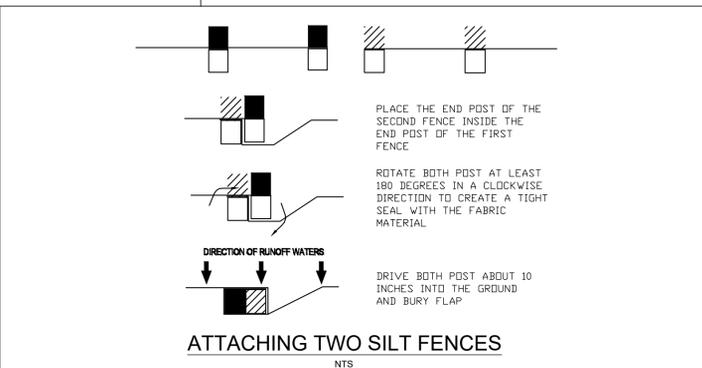
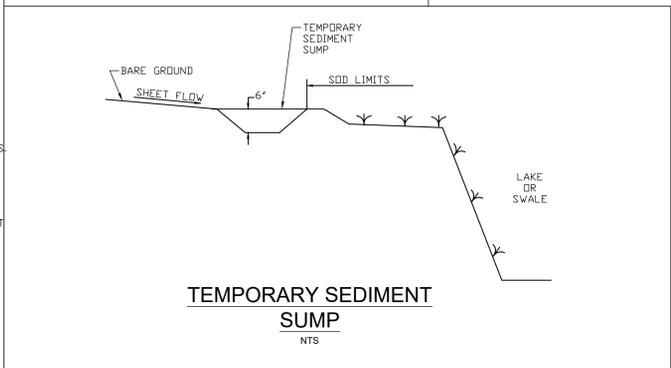
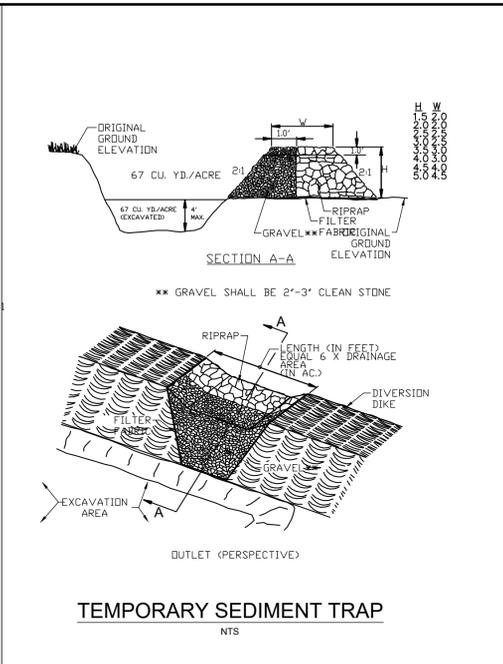
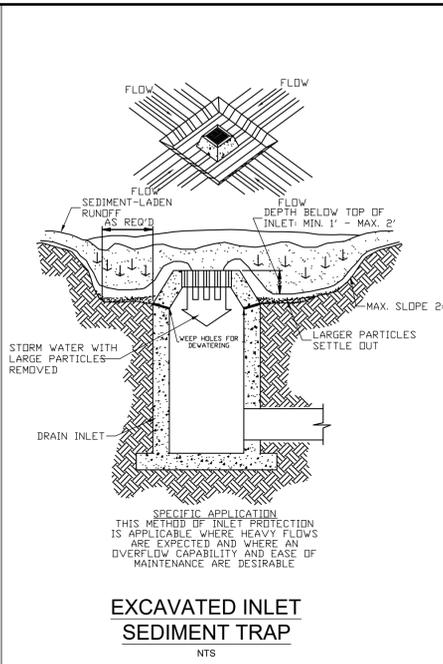
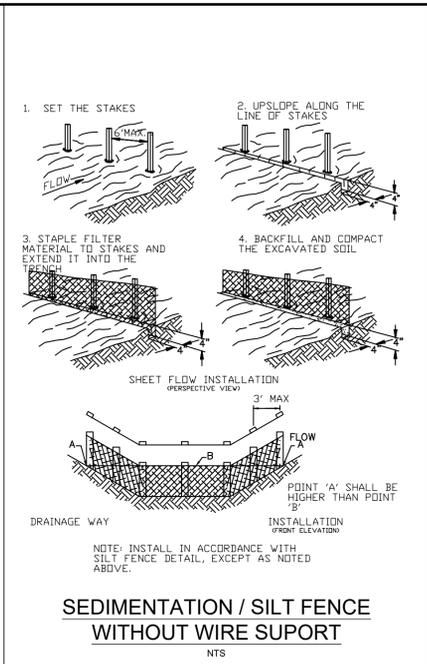
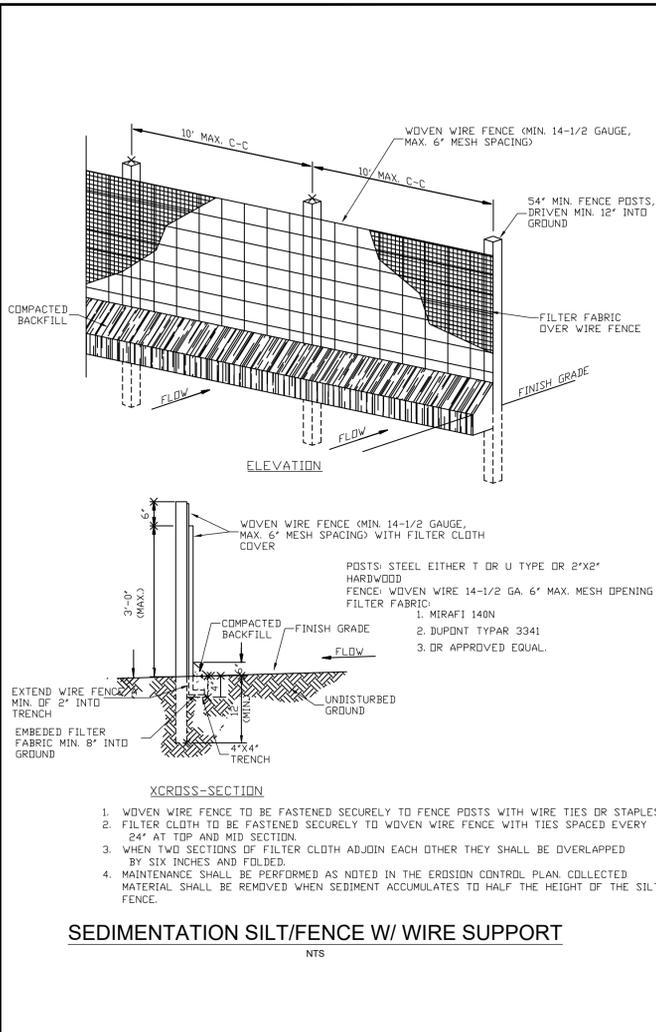
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SITE PREPARATION PLAN

CHANNEL CLUB NORTH  
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 CLEARWATER, FLORIDA 33767

Northside Engineering, Inc.

G2.1



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Construction Administration

Registry # 31306

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G2.2

LOT 1, BLOCK 35  
MANDALAY SUB. PB. 14, PG. 32



SCALE: 1"=10'



LEGEND

PROPERTY LINE	
NEW 6" THICK CONC.	
NEW CONC. SIDEWALK	
NEW BRICK PAVER	

NOTES:

- NO PERIMETER FENCE OR WALL IS BEING PROPOSED AS PART OF THIS PROJECT
- MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND RIGHT-OF-WAY WITH FENCING AND OR LANDSCAPING.

NOTES:

- TRASH WILL BE ROLLED OUT BY PERSON TO THE STAGING AREA ON DAY OF PICK-UP

NOTES:

- ALL SIDEWALKS AND RAMPS ADJACENT TO OR AS PART OF THE PROJECT UP TO STANDARDS, INCLUDING A.D.A.
- WORK ON RIGHT-OF-WAY SHALL REQUIRE A PERMIT WITH THE APPROPRIATE ENTITY.
- APPLICANT SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, HARDSCAPING AND LIGHTING LOCATED WITHIN RIGHT OF WAY.
- CONTRACTOR SHALL REQUEST AN EASEMENT INSPECTION PRIOR TO ANY CONSTRUCTION NEAR AN EASEMENT.
- ALL SOD, SIDEWALK, CURB AND SPRINKLER DAMAGE, IF ANY, WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED/REPLACED PRIOR TO ENGINEERING FINAL INSPECTION.
- ROOFTOP FLOOR WILL BE CLOSED OFF TO THE RESIDENTS.

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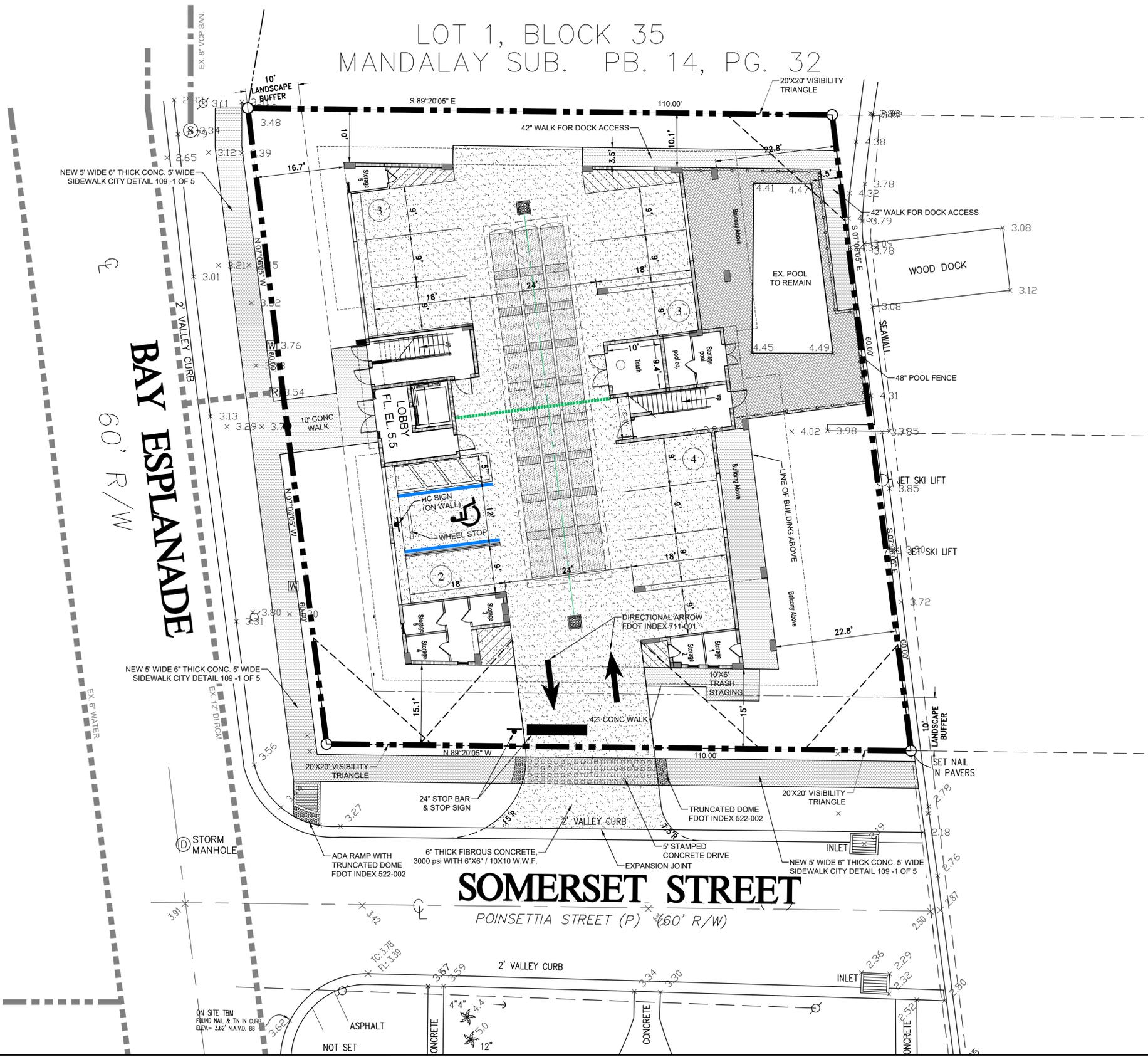
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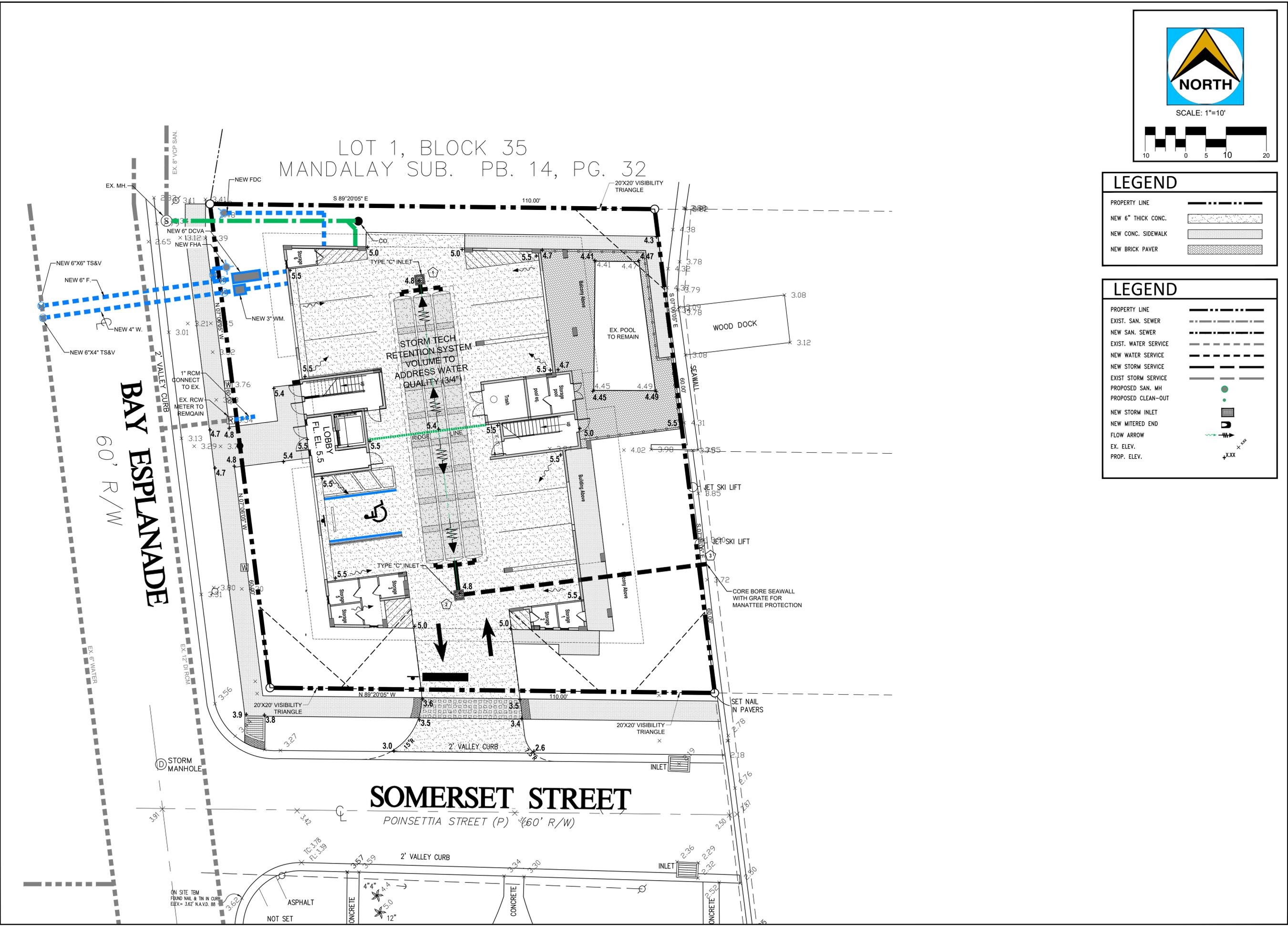
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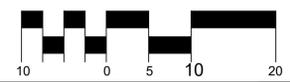
CIVIL SITE PLAN

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CLEARWATER, FLORIDA 33767





SCALE: 1"=10'



**LEGEND**

- PROPERTY LINE
- NEW 6" THICK CONC.
- NEW CONC. SIDEWALK
- NEW BRICK PAVER

**LEGEND**

- PROPERTY LINE
- EXIST. SAN. SEWER
- NEW SAN. SEWER
- EXIST. WATER SERVICE
- NEW WATER SERVICE
- NEW STORM SERVICE
- EXIST STORM SERVICE
- PROPOSED SAN. MH
- PROPOSED CLEAN-OUT
- NEW STORM INLET
- NEW MITERED END
- FLOW ARROW
- EX. ELEV.
- PROP. ELEV.

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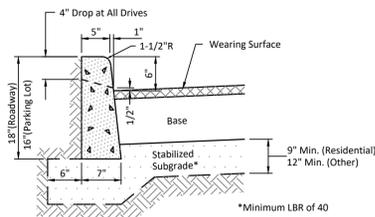
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**GRADING, DRAINAGE & UTILITY PLAN**

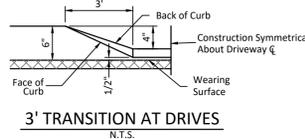
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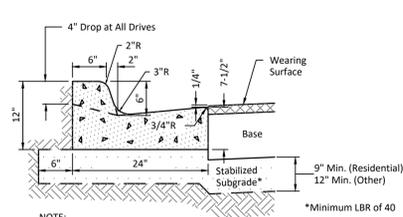
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**STRAIGHT CURB**  
N.T.S.

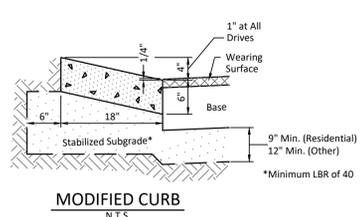


**3' TRANSITION AT DRIVES**  
N.T.S.

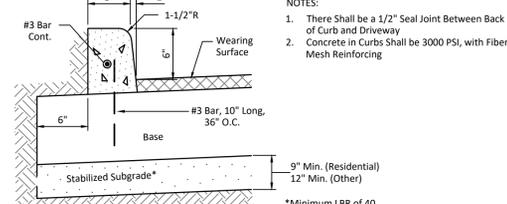


**TYPE I CURB**  
N.T.S.

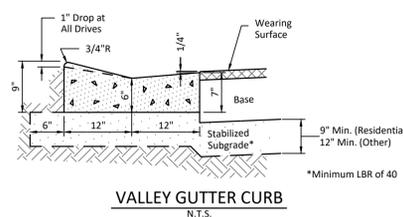
NOTE:  
When Used on High Side of Roadways, the Cross Slope of the Gutter Shall Match the Cross Slope of the Adjacent Pavement and the Thickness of the Lip Shall be 6", Unless Otherwise Shown on Plans



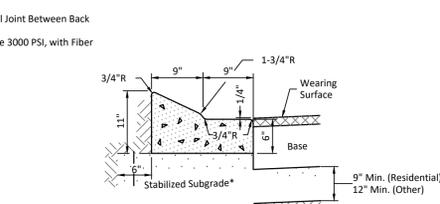
**MODIFIED CURB**  
N.T.S.



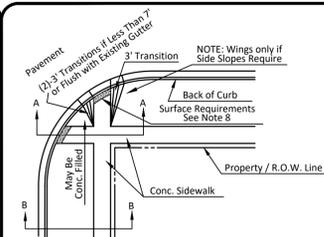
**PIN / DOWELLED CURB**  
N.T.S.



**VALLEY GUTTER CURB**  
N.T.S.

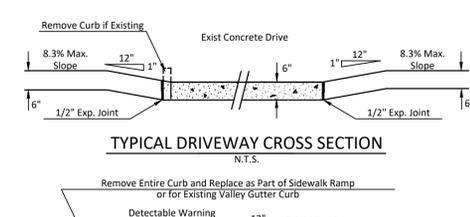


**MEDIAN CURB**  
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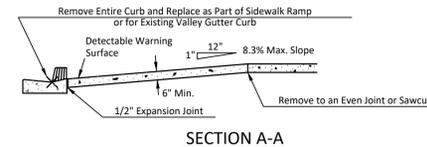


**PLAN VIEW**  
N.T.S.

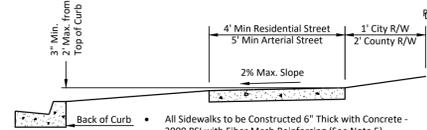
- NOTES:
- Provide Tooled Joints at Distances Matching the Width - Also Place Expansion Joints at Driveways
  - If Some Physical Obstruction Exists Which Prevents the Placing of Sidewalks as Shown, Contact the Engineering Division for Alternate Location or Design
  - Wooden and Other Spacers will not be Permitted in Sidewalks or Driveways Without Specific Approval of the City Engineer
  - All Concrete Shall be 3000 PSI Min. @ 28 Days, with Fiber Mesh Reinforcing
  - Concrete Surface to be Light Broom Finish
  - Concrete Driveway Construction Shall be 6" Thick w/6"x6"/10x10 Welded Wire Fabric Reinforcement
  - Ramps Shall Have a Detectable Warning Surface in Conformance with Requirements of FDOT Roadway and Traffic Design Standards, Detail 304 or most Recent Modifications
  - Grade Retaining Straight Curb to be 6" wide x 12"-18" Deep and Poured Monolithically with 6" Thick Ramp



**TYPICAL DRIVEWAY CROSS SECTION**  
N.T.S.



**SECTION A-A**  
N.T.S.



**SECTION B-B**  
N.T.S.

- All Sidewalks to be Constructed 6" Thick with Concrete - 3000 PSI with Fiber Mesh Reinforcing (See Note 5)
- At Driveways, add 6"x6"/10 x 10 Welded Wire Fabric (See Note 7)

CITY OF CLEARWATER  
PUBLIC WORKS - ENGINEERING  
2022 DESIGN STANDARDS

100 SERIES:  
STREET SECTIONS  
AND DETAILS

TYPICAL CURB CROSS SECTIONS

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100 SERIES:  
STREET SECTIONS  
AND DETAILS

TYPICAL CURB CROSS SECTIONS

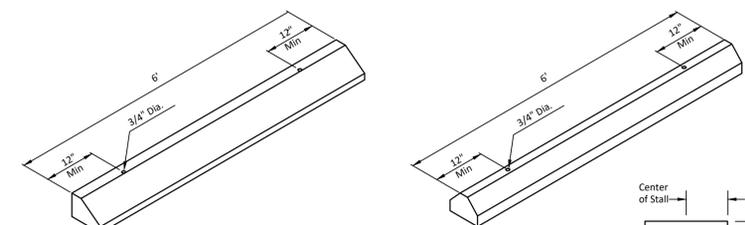
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PAGE NO. 2 OF 2  
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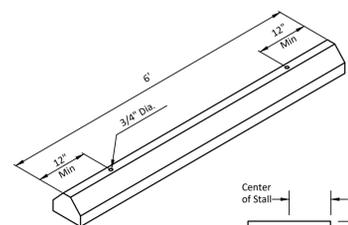
100 SERIES:  
STREET SECTIONS  
AND DETAILS

TYPICAL SIDEWALK CONSTRUCTION AND RAMP DETAIL

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PAGE NO. 1 OF 5  
LATEST REVISION 3/14/2023



**TYPE A**  
N.T.S.



**TYPE C**  
N.T.S.

NOTE:  
Concrete to be 3000 PSI with Fiber Mesh Reinforcing

- NOTES:
- Wheel Stops to be Placed 2' Back, as Shown Above, Centered in the Parking Stall
  - Wheel Stops can be Painted in a Contrasting Color

CITY OF CLEARWATER  
PUBLIC WORKS - ENGINEERING  
2022 DESIGN STANDARDS

100 SERIES:  
STREET SECTIONS  
AND DETAILS

WHEEL STOPS - REINFORCED CONCRETE

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2022 DESIGN STANDARDS

100 SERIES:  
STREET SECTIONS  
AND DETAILS

ACCESSIBLE PARKING STALL - SINGLE

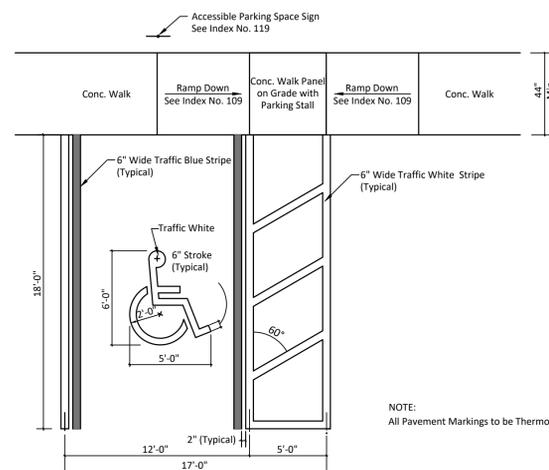
INDEX NO. 118  
PAGE NO. 1 OF 2  
LATEST REVISION 2/22/2016

CITY OF CLEARWATER  
PUBLIC WORKS - ENGINEERING  
2022 DESIGN STANDARDS

100 SERIES:  
STREET SECTIONS  
AND DETAILS

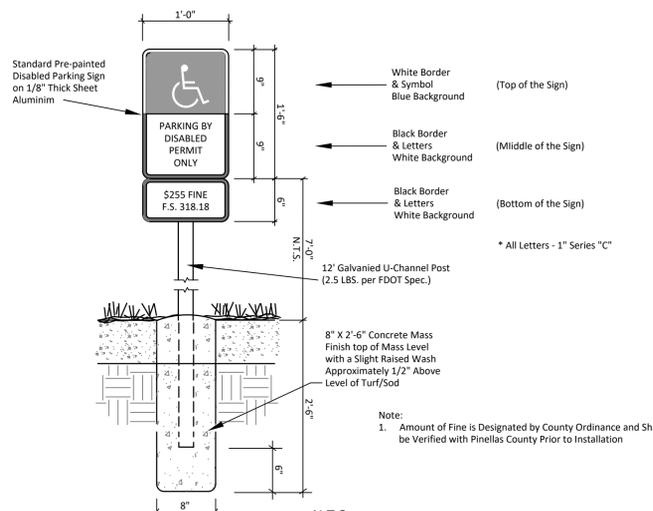
TYPICAL ACCESSIBLE PARKING SIGN

INDEX NO. 119  
PAGE NO. 1 OF 1  
LATEST REVISION 2/22/2016



N.T.S.

NOTE:  
All Pavement Markings to be Thermoplastic



N.T.S.

- NOTE:
- Amount of Fine is Designated by County Ordinance and Shall be Verified with Pinellas County Prior to Installation

A	B	C	D	E	F
0	8.0	8.0	12.0	23.0	28.0
45	9.0	19.5	13.0	12.7	52.0
50	9.0	20.0	14.0	11.7	54.0
60	9.0	20.5	18.0	10.4	59.0
70	9.0	20.0	19.0	9.6	59.0
80	9.0	19.5	24.0	9.1	63.0
90	9.0	18.0	24.0	9.0	60.0

- A. Parking Angle (Degrees)  
B. Stall Width (Feet)  
C. Stall to Curb (Feet)  
D. Aisle Width (Feet)  
E. Curb Length (Feet)  
F. Min. Overall Double Row with Aisle Between (Feet)

- NOTES:
- All Parking Space Striping to be White in Color
  - If a Parking Lot sServes a use Which Generates 2,500 or More Vehicle Trips a Day, such Parking Spaces Shall be Marked by White Thermoplastic Lines
  - All City of Clearwater Projects Shall be in Thermoplastic

CITY OF CLEARWATER  
PUBLIC WORKS - ENGINEERING  
2022 DESIGN STANDARDS

100 SERIES:  
STREET SECTIONS  
AND DETAILS

STANDARD PARKING STALL

INDEX NO. 120  
PAGE NO. 1 OF 1  
LATEST REVISION 2/22/2016

Donald B. Fairbairn, P.E. #44971  
REGISTRY # 31,306

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PROJECT # 2434  
ISSUE DATE: 09/04/24

REVISIONS:

No.	Date	Description

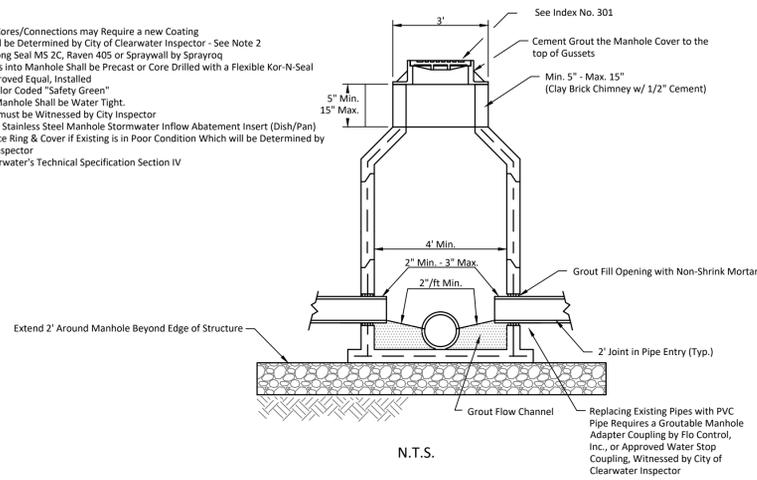
DRAWN BY :

CONSTRUCTION DETAILS

**CHANNEL CLUB NORTH**  
693&699 BAY ESPLANADE  
CLEARWATER, FLORIDA 33767

NOTES:

- Any New Manhole Cores/Connections may Require a new Coating. The new Coating will be Determined by City of Clearwater Inspector - See Note 2
- Interior Shall be Strong Seal MS 2C, Raven 405 or Spraywall by Spraycoq
- All Pipe Penetrations into Manhole Shall be Precast or Core Drilled with a Flexible Kor-N-Seal Rubber Boot or Approved Equal, Installed
- All Pipes must be Color Coded "Safety Green"
- All Connections to Manhole Shall be Water Tight.
- All Manhole Coring must be Witnessed by City Inspector
- Install 18 Gauge 304 Stainless Steel Manhole Stormwater Inflow Abatement Insert (Dish/Pan)
- Contractor to Replace Ring & Cover if Existing is in Poor Condition Which will be Determined by City of Clearwater Inspector
- See also City of Clearwater's Technical Specification Section IV



N.T.S.

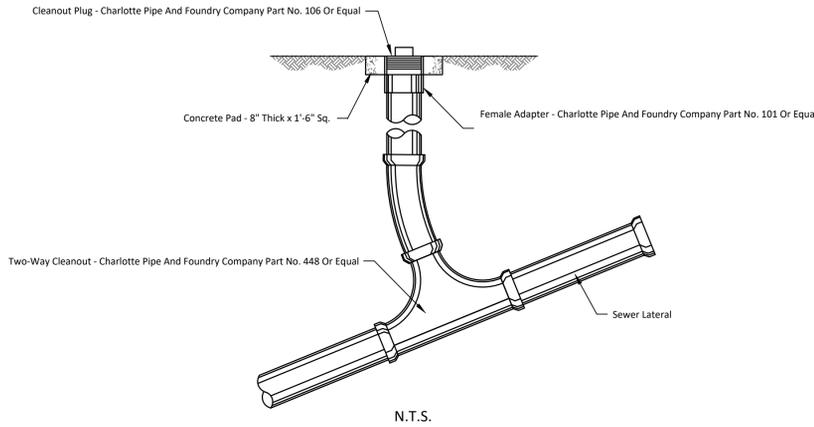
CITY OF CLEARWATER  
PUBLIC WORKS - ENGINEERING  
2022 DESIGN STANDARDS

300 SERIES:  
SANITARY SEWER  
DETAILS

EXISTING SANITARY MANHOLE DETAIL

INDEX NO. 302  
PAGE NO. 3 OF 3  
LATEST REVISION 10/21/2019

NOTE:  
Cleanout Plug Cover for Traffic Areas to be U.S. Foundry 7623 Or Equal



N.T.S.

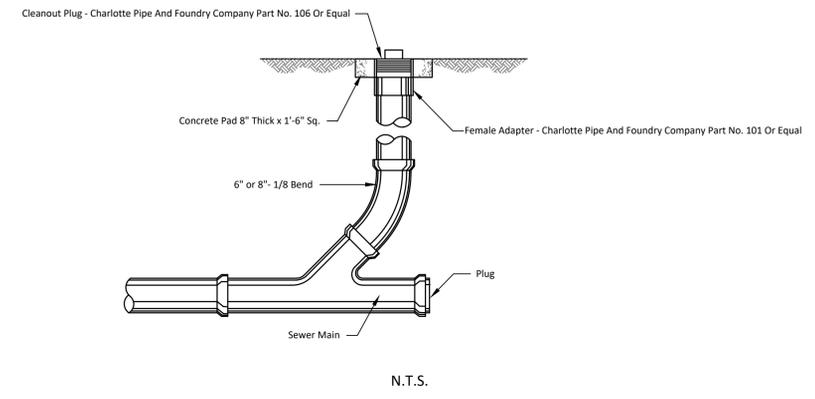
CITY OF CLEARWATER  
PUBLIC WORKS - ENGINEERING  
2022 DESIGN STANDARDS

300 SERIES:  
SANITARY SEWER  
DETAILS

STANDARD CLEANOUT - SANITARY

INDEX NO. 304  
PAGE NO. 1 OF 2  
LATEST REVISION 2/22/2016

NOTE:  
Cleanout Plug Cover for Traffic Areas to be U.S. Foundry 7623 Or Equal



N.T.S.

CITY OF CLEARWATER  
PUBLIC WORKS - ENGINEERING  
2022 DESIGN STANDARDS

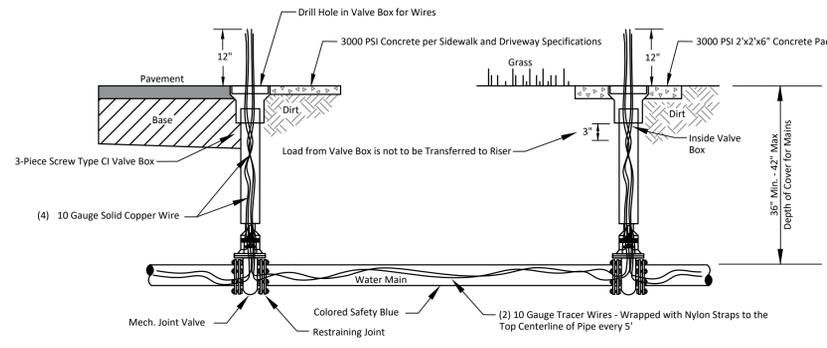
300 SERIES:  
SANITARY SEWER  
DETAILS

STANDARD TERMINAL END CLEANOUT - SANITARY

INDEX NO. 304  
PAGE NO. 2 OF 2  
LATEST REVISION 2/22/2016

ROADWAY/SIDEWALK INSTALLATION

GREEN SPACE INSTALLATION



SECTION VIEW  
N.T.S.

- NOTES:
- Must Center Operation Nut in Box
  - Gate Valves Shall be Open Left Turn Only
  - Valve Key Extensions Required on Valves with Operator Nut over 3' Deep
  - Tracer Wire Required in all Applications including on Ductile Iron Pipe and Colored "Safety Blue"
  - See also City of Clearwater's Technical Specification Section IV and Preferred Product List

CITY OF CLEARWATER  
PUBLIC WORKS - ENGINEERING  
2022 DESIGN STANDARDS

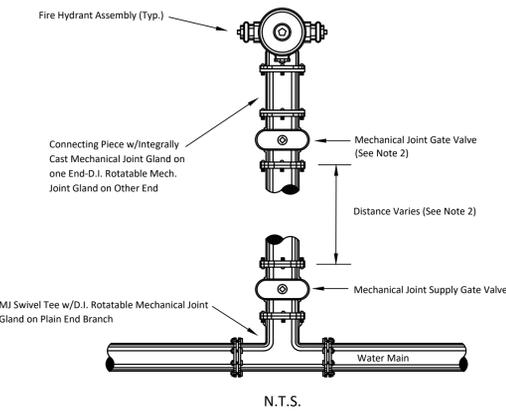
400 SERIES:  
POTABLE WATER  
DETAILS

TYPICAL VALVE AND BOX SETTING

INDEX NO. 402  
PAGE NO. 1 OF 2  
LATEST REVISION 3/2022

NOTES:

- All Joints must be Restrained and must be Ductile Iron Pipe
- A Mechanical Joint Gate Valve is Required at the Hydrant on Hydrant Runouts Greater than 20' from Center of Supply Valve to the Center of the Hydrant (DOES NOT INCLUDE TAP) 727-562-4600
- Hydrant Sets can be Purchased and Installed by the City
- All Hydrants must have Stainless Steel Stems
- All Hydrants must be Installed Plumb.
- 4' Minimum Clearance from Nearest Obstruction, Including Back of Curb and Vehicular Travel - 2' Minimum Clearance from Sidewalk
- All Clearances for Fire Department Apparatus must Conform with Latest NFPA Fire Code
- See also City of Clearwater's Technical Specification Section IV and Preferred Product List



N.T.S.

ONLY APPROVED  
Kennedy Guardian No. K-81D  
Mueller Super Centurion No. 250  
American Darling B-84-B-5  
AVK-Nostalgic 2780  
EJ Co. Watermaster SCD250

CITY OF CLEARWATER  
PUBLIC WORKS - ENGINEERING  
2022 DESIGN STANDARDS

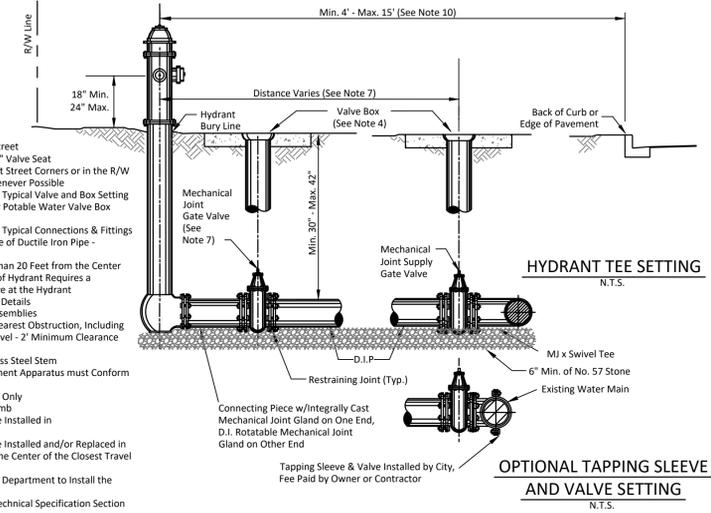
400 SERIES:  
POTABLE WATER  
DETAILS

TYPICAL FIRE HYDRANT SETTING - PLAN VIEW

INDEX NO. 409  
PAGE NO. 1 OF 3  
LATEST REVISION 3/2022

NOTES:

- Steamer Connection to Face Street
- All Fire Hydrants to have 5 1/4" Valve Seat
- Fire Hydrants Shall be Placed at Street Corners or in the R/W Adjacent to Side Lot Lines Whenever Possible
- See index 402, Sheet 1 of 2 for Typical Valve and Box Setting and Index 402, Sheet 2 of 2 for Potable Water Valve Box Concrete Pad
- See index 409, Sheet 1 of 3 for Typical Connections & Fittings
- Hydrant Runouts Shall be made of Ductile Iron Pipe - All Joints shall be Restrained
- On Hydrant Runouts Greater than 20 Feet from the Center of Supply Valve to the Center of Hydrant Requires a Mechanical Joint Isolation Valve at the Hydrant
- See index 407, for Jack & Bore Details
- No Lift Kits Allowed on new Assemblies
- 4' Minimum Clearance from Nearest Obstruction, Including Back of Curb and Vehicular Travel - 2' Minimum Clearance from Sidewalk
- All Hydrants must have Stainless Steel Stem
- All Clearances for Fire Department Apparatus must Conform with Latest NFPA Fire Code
- Gate Valves Shall be Open Left Only
- Hydrant must be Installed Plumb
- Reflective Blue Marker Shall be Installed in Road as Necessary
- Reflective Blue Marker Shall be Installed and/or Replaced in the Roadway as Necessary in the Center of the Closest Travel Lane to the Fire Hydrant
- Contact City of Clearwater Fire Department to Install the Blue Marker at 727-562-4334
- See also City of Clearwater's Technical Specification Section IV and Preferred Product List



HYDRANT TEE SETTING  
N.T.S.

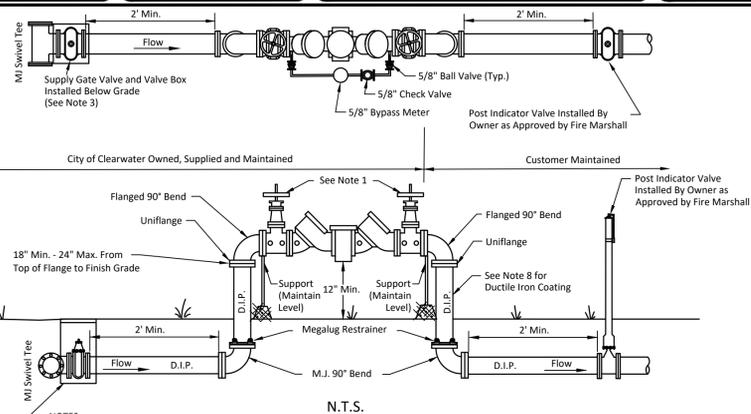
OPTIONAL TAPPING SLEEVE AND VALVE SETTING  
N.T.S.

CITY OF CLEARWATER  
PUBLIC WORKS - ENGINEERING  
2022 DESIGN STANDARDS

400 SERIES:  
POTABLE WATER  
DETAILS

TYPICAL FIRE HYDRANT SETTING - SECTION VIEW

INDEX NO. 409  
PAGE NO. 2 OF 3  
LATEST REVISION 3/2022



N.T.S.

- NOTES:
- O S & V Valve Handles will be Chained and Locked by City at Water Main
  - DDCVA will be Painted After Installation by Contractor (See Note 3)
  - Gate Valve Shall be set at Water Main
  - For all Fire Line Sets Over 20 Feet from water main, an Additional Isolation Gate Valve Shall be Installed Within 2' of Device
  - All Pipes Between the Water Main and Post Indicator Valve Shall be Ductile Iron - All Bells Restrained
  - Minimum of 3' Clearance from Back of Curb and Sidewalk
  - Minimum of 3' Clearance Around All Sides
  - No Concrete Slabs Allowed Under Device
  - All Above Ground Piping, Fittings, Valves, and Backflow Preventer Shall be Coated with Two Coats of Epoxy Coating
  - Color Shall be Safety Blue for Potable Water or Red for Fire Line Unless Otherwise Directed by City
  - Contractor must Purchase DDCVA Sets from the City of Clearwater Customer Service Department (727-562-4600) - City will install
  - See also City of Clearwater's Technical Specification Section IV and Preferred Product List

CITY OF CLEARWATER  
PUBLIC WORKS - ENGINEERING  
2022 DESIGN STANDARDS

400 SERIES:  
POTABLE WATER  
DETAILS

TYPICAL FIRE LINE DDCVA  
90° RISE 4", 6" & 8" MODELS

INDEX NO. 410  
PAGE NO. 2 OF 2  
LATEST REVISION 3/2022

Donald B. Fairbairn, P.E. #44971  
REGISTRY # 31,306  
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PROJECT # 2434  
ISSUE DATE: 09/04/24

REVISIONS:		
No.	Date	Description

DRAWN BY :

CONSTRUCTION DETAILS  
CHANNEL CLUB NORTH  
693&699 BAY ESPLANADE  
CLEARWATER, FLORIDA 33767

SECTION 5, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

Parcel 1:

The Southerly One-half (1/2) of Block 76, A Replat of Lots 1 to 8, inclusive, Block 83-Lots 11-20, inclusive, Block 84-Lots 9 to 16, inclusive, Block 85-Lots 5, 6 and 7, Block 86, and all of Block 76, 77, 78, 79, 80, 81, 82 and 87, Unit No. 5, of Mandalay, according to the plat thereof as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida

Together with:

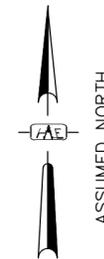
Submerged Land and Riparian Rights described as:

The Southerly 60 feet of the described lands: Beginning at the Northeasterly corner of the North 1/2 of Block 76 a/k/a Lot 2, Block 76 of a Replat of a portion of Mandalay Unit 5, thence extending 295.57 feet Easterly; thence Southerly 120 feet; and thence Westerly to the Southeasterly extension of the South 1/2 of Block 76, a/k/a Lot 1, Block 76; thence North 120 feet to the POB.

Parcel 2:

The North 1/2 of Block 76 a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5, according to the map or plat thereof, as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida.

The Northerly sixty (60) feet beginning at the Northeasterly extension of the North 1/2 of Block 76 a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5, extending 295.57 feet Easterly; thence Southerly 60.0 feet; and thence westerly to the Southeasterly extension of the North 1/2 of Block 76; a/k/a Lot 2, Block 76 of a Replat of a Portion of Mandalay Unit 5 according to the map or plat thereof, as recorded in Plat Book 20, Page 48 of the Public Records of Pinellas County, Florida.



GRAPHIC SCALE  
1" = 20'



LOT 1, BLOCK 35  
MANDALAY SUB. PB. 14, PG. 32

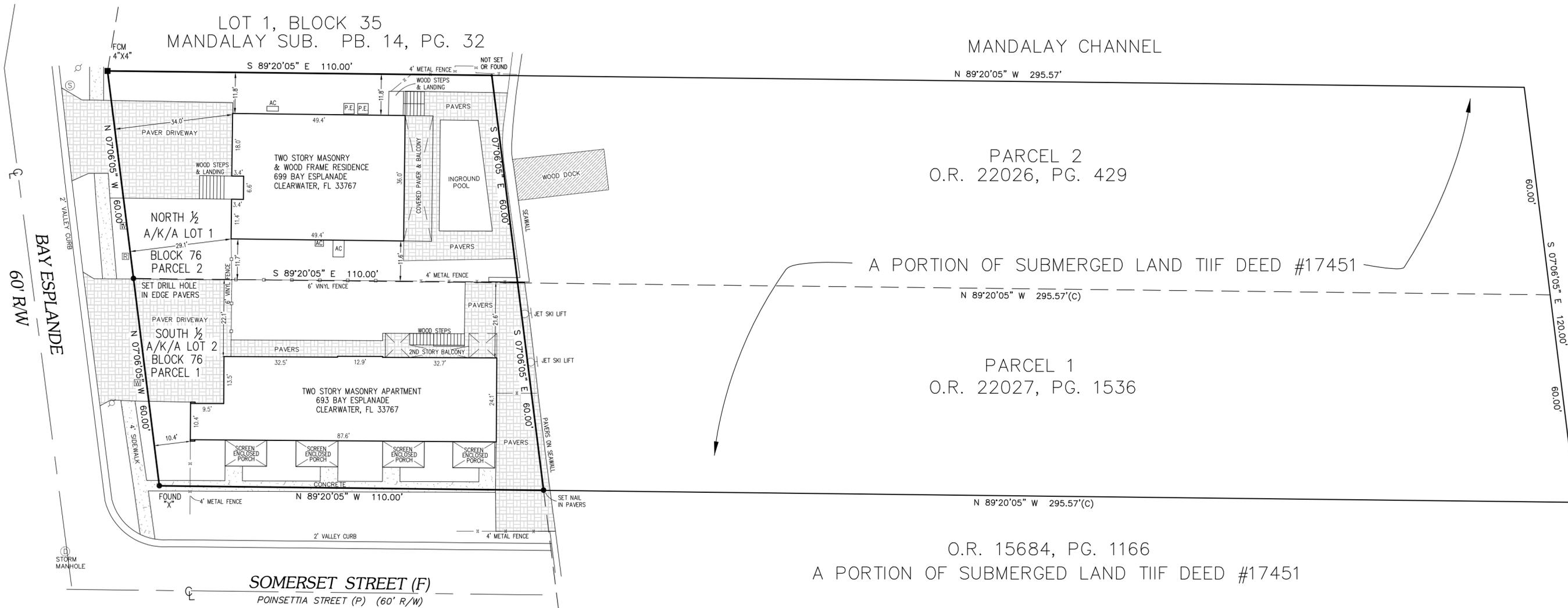
MANDALAY CHANNEL

PARCEL 2  
O.R. 22026, PG. 429

A PORTION OF SUBMERGED LAND TIF DEED #17451

PARCEL 1  
O.R. 22027, PG. 1536

O.R. 15684, PG. 1166  
A PORTION OF SUBMERGED LAND TIF DEED #17451



LEGEND	
P.O.C. = Point of Commencement	-E- = Overhead Wires
P.O.B. = Point of Beginning	⊗ = Fire Hydrant
PRM = Permanent Reference Monument	⊙ = Sanitary Manhole
(P) = Data per Description	⊕ = Drainage Manhole
(M) = Measured Data	⊗ = Reclaimed Water Meter
(F) = Field Data	⊕ = Water Meter
PC(s) = Page(s)	⊙ = Cleanout
O.R. = Official Record Book	⊗ = Telecom
P.B. = Plat Book	⊕ = Verizon Box
R/W = Right-of-way	⊕ = Water Valve
F/T = Fence Tie	⊕ = Light Pole
FIR = Found Iron Rod	⊕ = Guy Wire
FDP = Found Iron Pin (No Cap)	⊕ = Gas Valve
FN/D = Found Nail & Disc	⊕ = Power Pole
FCM = Found Concrete Monument (no number)	
S.I.R. = Set Iron & Cap 1/2" L.S. #4626	
LB = Corporate Certificate Number	
P.L.S. = Professional Land Surveyor	
C/S = Concrete	
⊕ = Centerline	
⊕ = Wood Power Pole	
BPP = Backflow Preventor	

SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE GRID NORTH AND REFERENCED TO THE EASTERLY RIGHT OF WAY OF BAY ESPLANADE, BEARING N 00°07'06" W. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

**FLOOD STATEMENT:** THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE" BASE FLOOD 10, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP # 12103C0102H, DATED AUGUST 24, 2021.



**BOUNDARY SURVEY**  
PREPARED FOR:  
R&R GR TAWAY LLC, TSETSE LLC

---

**SURVEYOR'S CERTIFICATE**  
CERTIFIED AS A BOUNDARY SURVEY UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR DIGITALLY SIGNED, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

guy d hale  
Digitally signed by guy d hale  
DN: cn=guy d hale, o=Guy D. Hale  
Reason: I am the author of this document.  
Date: 2024.10.01 11:31:04-00

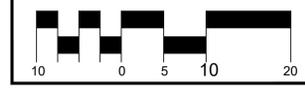
GUY D. HALE, PLS No.4626      JOB NUMBER 2023      FIELD DATE 10-14-2022

**GUY D. HALE,**  
LAND SURVEYING

406 SO. ARCTURAS AVENUE  
SUITE ONE  
CLEARWATER, FL 33765  
(727) 734-4266 GHsurveyor@gmail.com



SCALE: 1"=10'



**LEGEND**

PROPERTY LINE	
NEW 6" THICK CONC.	
NEW CONC. SIDEWALK	
NEW BRICK PAVER	

**PLANT SCHEDULE**

TREES	QTY	COMMON	BOTANICAL	CONT	CAL	SIZE	GR.
	9	Red Cedar	Juniperus Virginiana	45 gal	2.5" Cal	10' ht min	#1
	5	Wax Myrtle	Myrica Cerifera	30 gal	2.5" Cal	10' ht min	#1
	6	Sabal Palm	Sabal Palmetto	Field Grown	ROBUST	10' Clear Trunk	#1
SHRUBS							
	110	Dwarf Oleander	Nerium oleander 'Pette Pink'	3 gal	24" ht, 3' OC.		#1
	10	WILD PRIVET	LIGUSTUM VULGARE	7 gal	36" ht, 4' OC.		#1
GROUND COVER							
	1,175 s.f.	PERENNIAL PEANUT	PLUGS, SOD, 4" OR 1 gal.				
		FIELD VERIFY qty	SPACED TO PRESENT A FINISHED APPEARANCE				

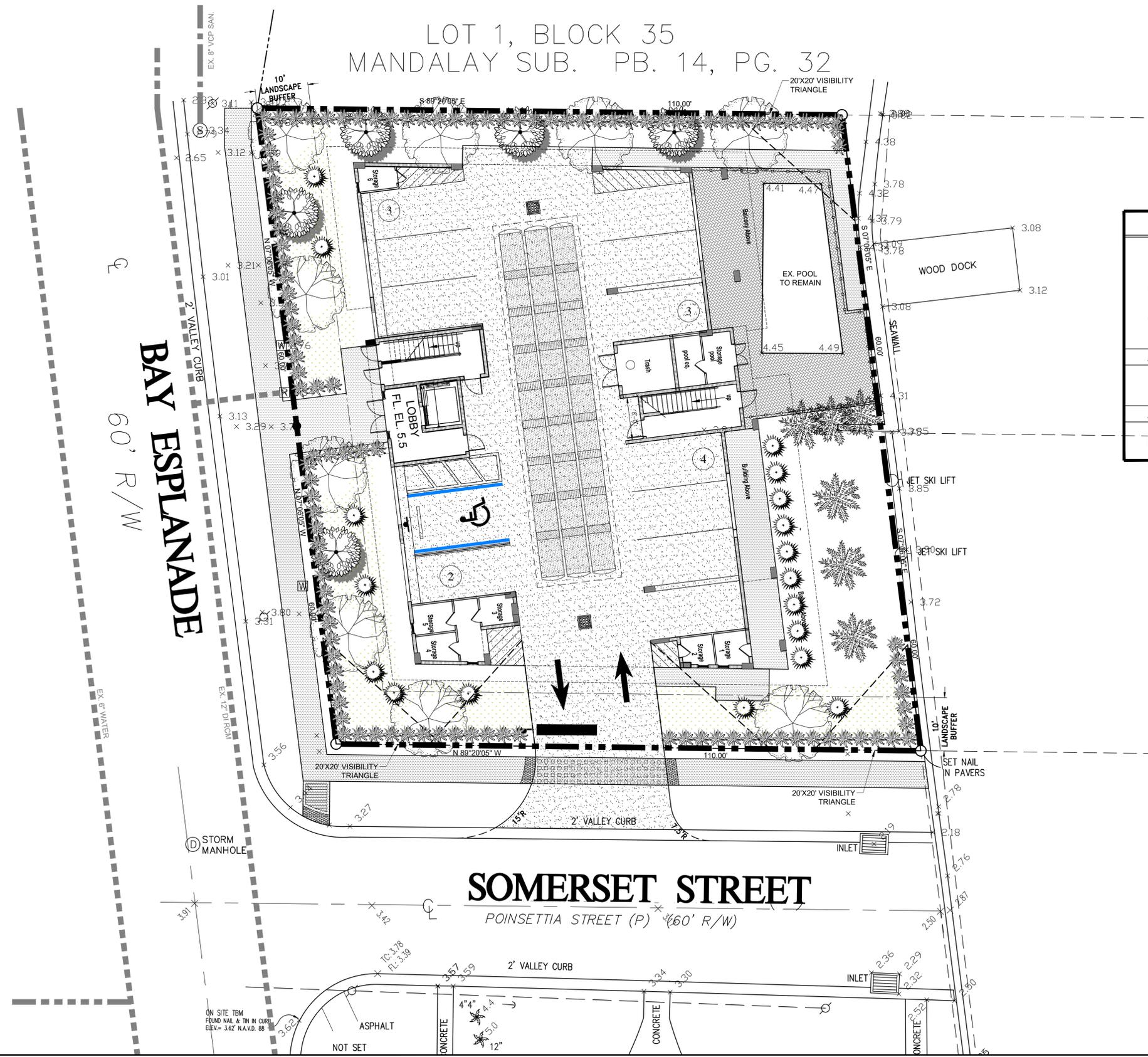
**NOTES:**

- SHELL, ROCK, GRAVEL, ARTIFICIAL TURF, AND ANY SIMILAR MATERIALS ARE NOT ACCEPTABLE LANDSCAPE MATERIALS PER CDC 3-1204.B AND WILL NOT BE APPROVED DURING THE LANDSCAPE FINAL

LOT 1, BLOCK 35  
MANDALAY SUB. PB. 14, PG. 32

BAY ESPLANADE  
60' R/W

SOMERSET STREET  
POINSETTIA STREET (P) 60' R/W



**Northside**  
*Engineering, Inc.*  
300 South Bolcher Road, Clearwater, Florida 33765  
Tel: 727-443-2889 Fax: 727-446-8036  
tech@northsideengineering.net  
Est. 1989

Donald B. Fairbairn, P.E. #44971  
REGISTRY # 31,306  
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PROJECT # 2434  
ISSUE DATE: 09/04/24

**REVISIONS:**

No.	Date	Description

DRAWN BY :

LANDSCAPE PLAN  
CHANNEL CLUB NORTH  
693&699 BAY ESPLANADE  
CLEARWATER, FLORIDA 33767

**Northside**  
*Engineering, Inc.*  
L1.1

