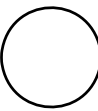
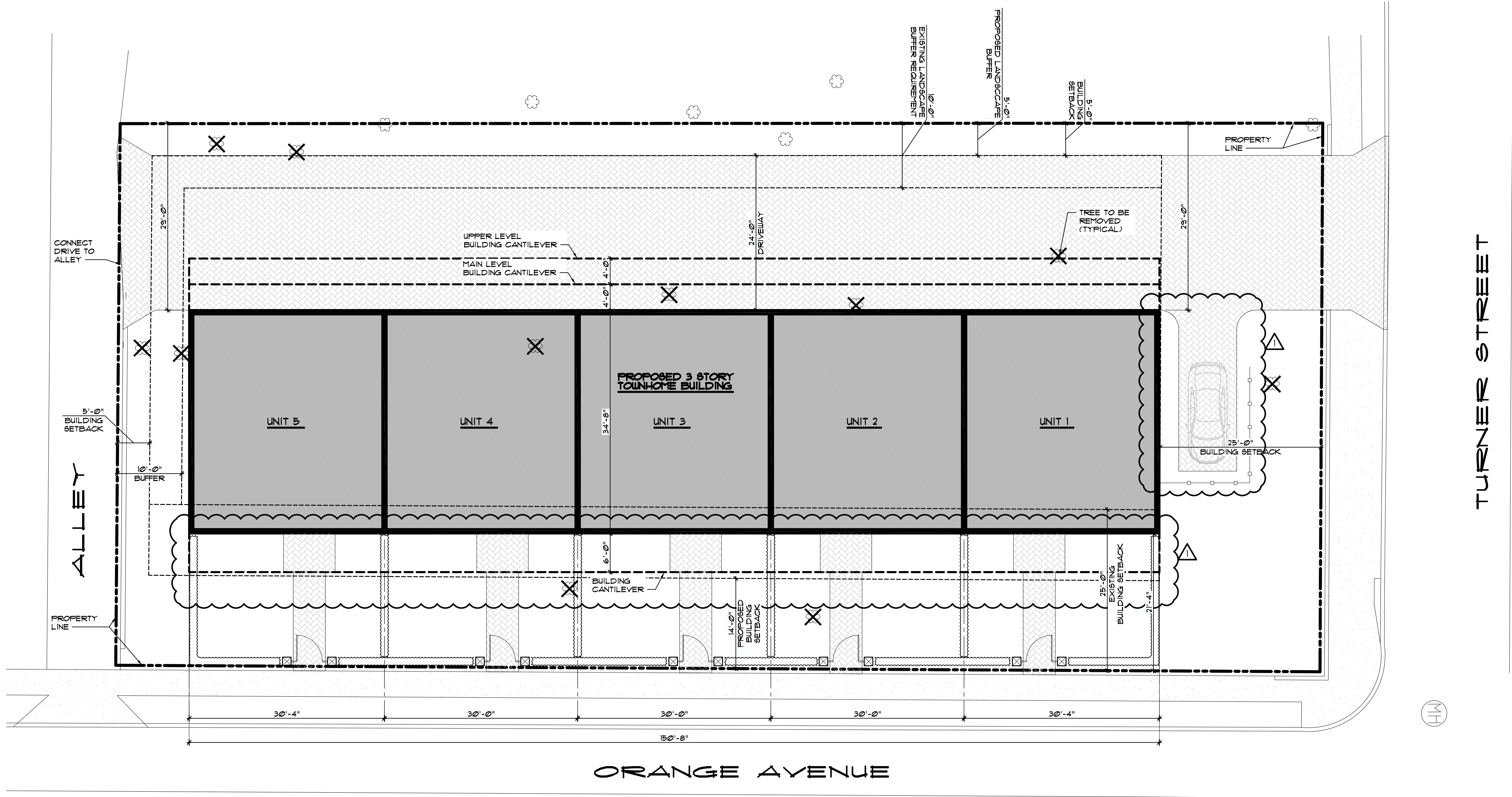


# TURNER TOWNHOMES

39 TURNER STREET  
CLEARWATER, FL

REVISIONS		BY
△	09.12.25 RD COMMENTS	SEH
<div>OLIVERI ARCHITECTS</div> <div>AA 000291 Member of the American Institute of Architects 1004 Indiana Avenue • Palm Harbor, FL 34683 Phone 727.781.7825 www.oliveriarchitects.com</div>		
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DESIGN DEVELOPMENT SCHEME 'B'		
Townhomes <b>TURNER TOWNHOMES</b> 39 Turner Street Clearwater, FL Pinellas County		
Date: 09.11.25		
Scale: AS NOTED		
Project Mgr: SEH		
Drawn: SEH		
Job: 25-043		
Sheet <b>T1</b>		



AREA CALCULATIONS

UNIT 1 AREA	
FIRST FLOOR LEVEL A/C	528 SF
SECOND FLOOR LEVEL A/C	1,019 SF
THIRD FLOOR LEVEL A/C	1,019 SF
ROOF TOP LEVEL A/C	151 SF
TOTAL A/C AREA	2,111 SF
GARAGE AREA (NON-A/C)	512 SF
TOTAL UNDER ROOF AREA	3,229 SF
UNIT 2 AREA	
FIRST FLOOR LEVEL A/C	528 SF
SECOND FLOOR LEVEL A/C	1,019 SF
THIRD FLOOR LEVEL A/C	1,019 SF
ROOF TOP LEVEL A/C	151 SF
TOTAL A/C AREA	2,111 SF
GARAGE AREA (NON-A/C)	512 SF
TOTAL UNDER ROOF AREA	3,229 SF
UNIT 3 AREA	
FIRST FLOOR LEVEL A/C	528 SF
SECOND FLOOR LEVEL A/C	1,019 SF
THIRD FLOOR LEVEL A/C	1,019 SF
ROOF TOP LEVEL A/C	151 SF
TOTAL A/C AREA	2,111 SF
GARAGE AREA (NON-A/C)	512 SF
TOTAL UNDER ROOF AREA	3,229 SF
UNIT 4 AREA	
FIRST FLOOR LEVEL A/C	528 SF
SECOND FLOOR LEVEL A/C	1,019 SF
THIRD FLOOR LEVEL A/C	1,019 SF
ROOF TOP LEVEL A/C	151 SF
TOTAL A/C AREA	2,111 SF
GARAGE AREA (NON-A/C)	512 SF
TOTAL UNDER ROOF AREA	3,229 SF
UNIT 5 AREA	
FIRST FLOOR LEVEL A/C	528 SF
SECOND FLOOR LEVEL A/C	1,019 SF
THIRD FLOOR LEVEL A/C	1,019 SF
ROOF TOP LEVEL A/C	151 SF
TOTAL A/C AREA	2,111 SF
GARAGE AREA (NON-A/C)	512 SF
TOTAL UNDER ROOF AREA	3,229 SF

REVISIONS

BY

09.12.25

RD CONTENTS

SEH

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DESIGN DEVELOPMENT

SCHEME 'B'

Townhomes

TURNER TOWNHOMES

39 Turner Street

Clearwater, FL

Pinellas County

Date:

09.11.25

Scale:

AS NOTED

Project Mgr:

SEH

Drawn:

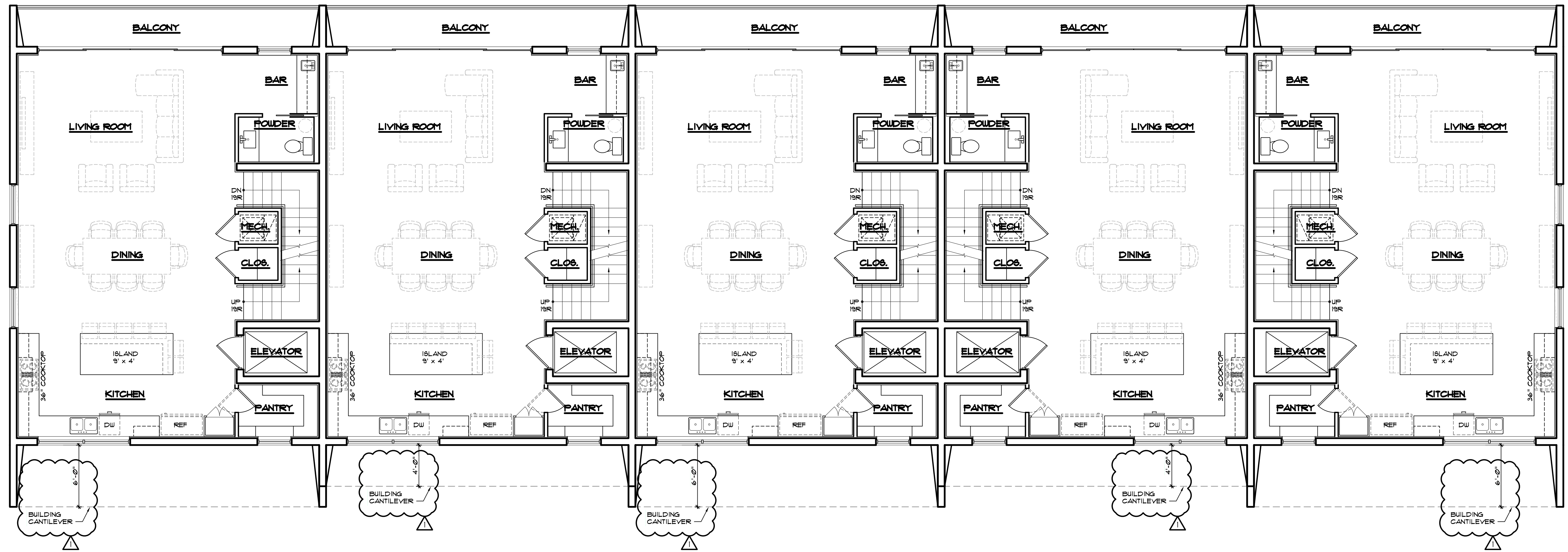
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Job:

25-043

Sheet

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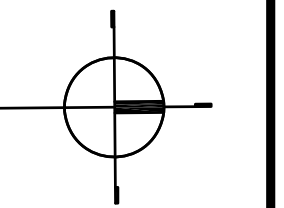


**THIRD FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

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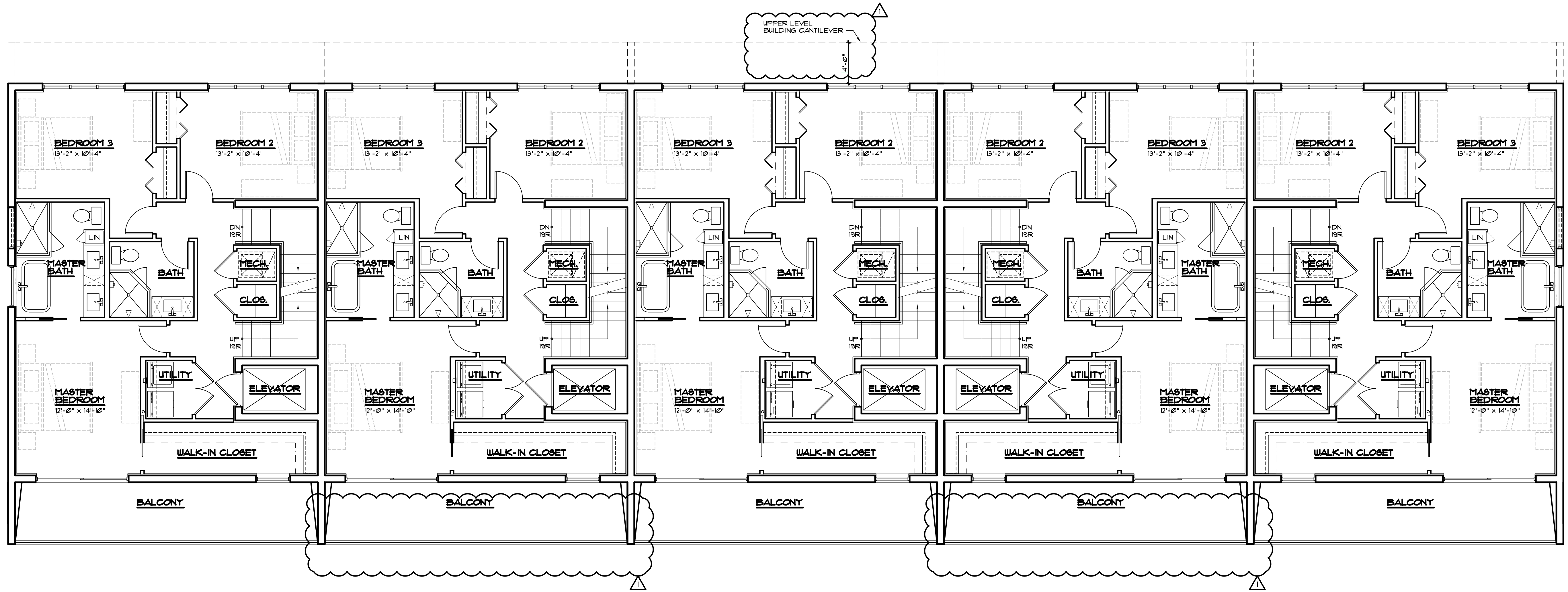
DESIGN  
DEVELOPMENT  
SCHEME 'B'

Townhomes  
**TURNER TOWNHOMES**  
39 Turner Street  
Clearwater, FL  
Pinellas County

Date: 09.11.25  
Scale: AS NOTED  
Project Mgr: SEH  
Drawn: SEH  
Job: 25-043  
Sheet

**A1c**





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

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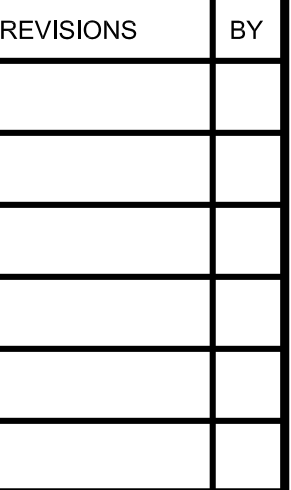
DESIGN  
DEVELOPMENT  
SCHEME 'B'

Townhomes  
**TURNER TOWNHOMES**  
39 Turner Street  
Clearwater, FL  
Pinellas County

Date: 09.11.25  
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Job: 25-043  
Sheet

**A1b**





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Townhomes

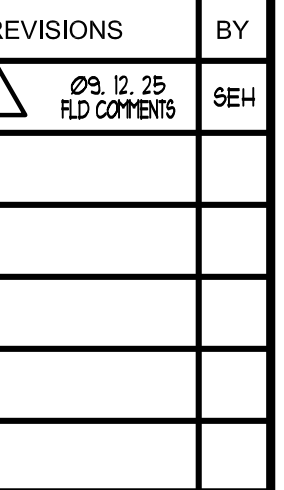
**TURNER TOWNHOMES**

39 Turner Street  
Clearwater, FL  
Pinellas County

Date:	09. 11. 25
Scale:	AS NOTED
Project Mgr:	SEH
Drawn:	SEH
Job:	25-043
Sheet	

**A1d**

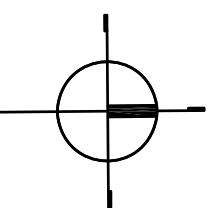
**1 ROOF TOP PLAN**  
SCALE: 3/16" = 1'-0"



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## DESIGN DEVELOPMENT SCHEME 'B'

**TURNER TOWNHOMES**  
Townhomes  
39 Turner Street  
Clearwater, FL  
Pinellas County

ate: 09. 11. 25

Scale: AS NOTED

Project Mgr: SEH

rawn: SEH

Job: 25-043

Sheet

## A1a

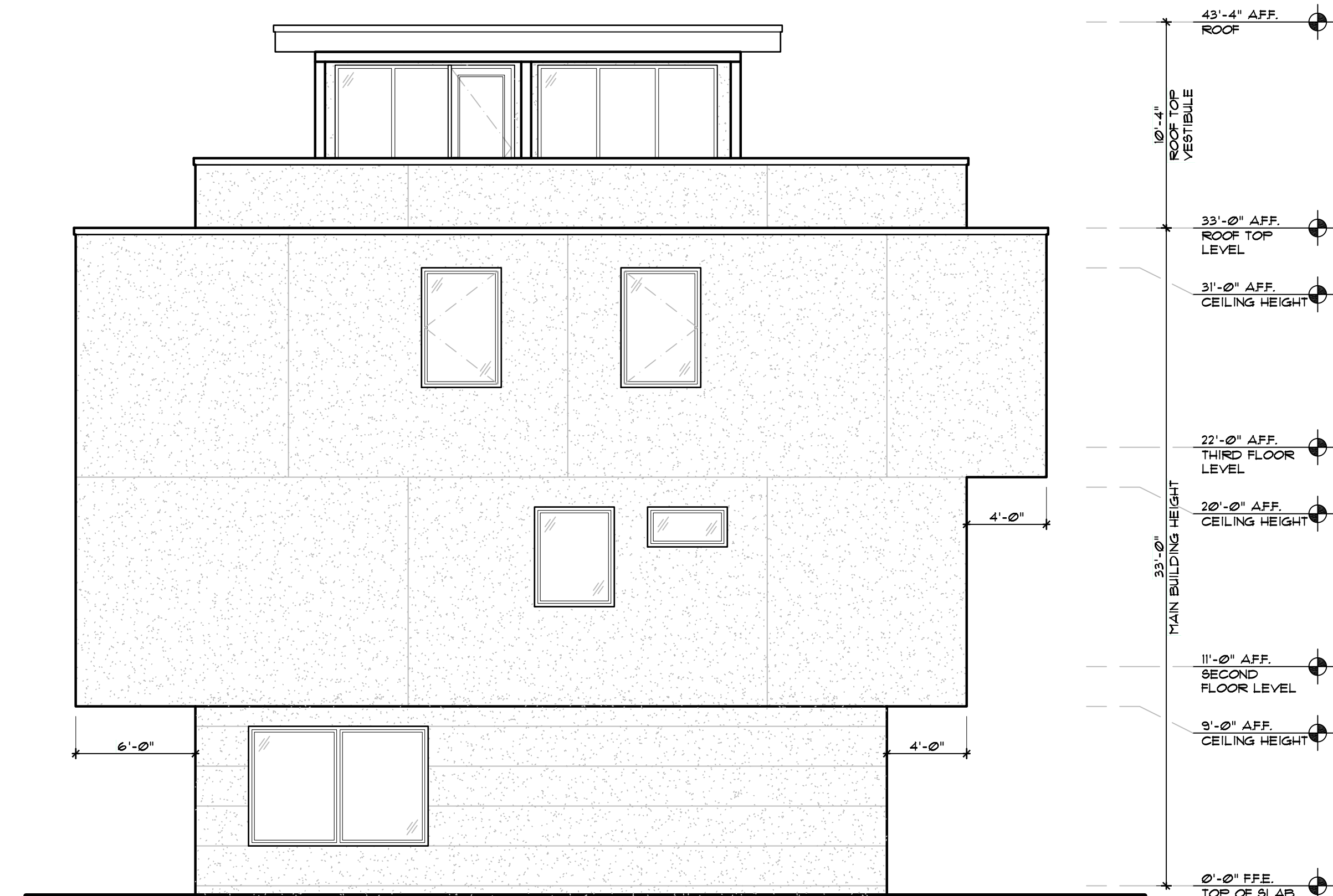
**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"





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

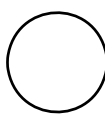


2 EXTERIOR ELEVATION - NORTH  
SCALE: 3/16" = 1'-0"

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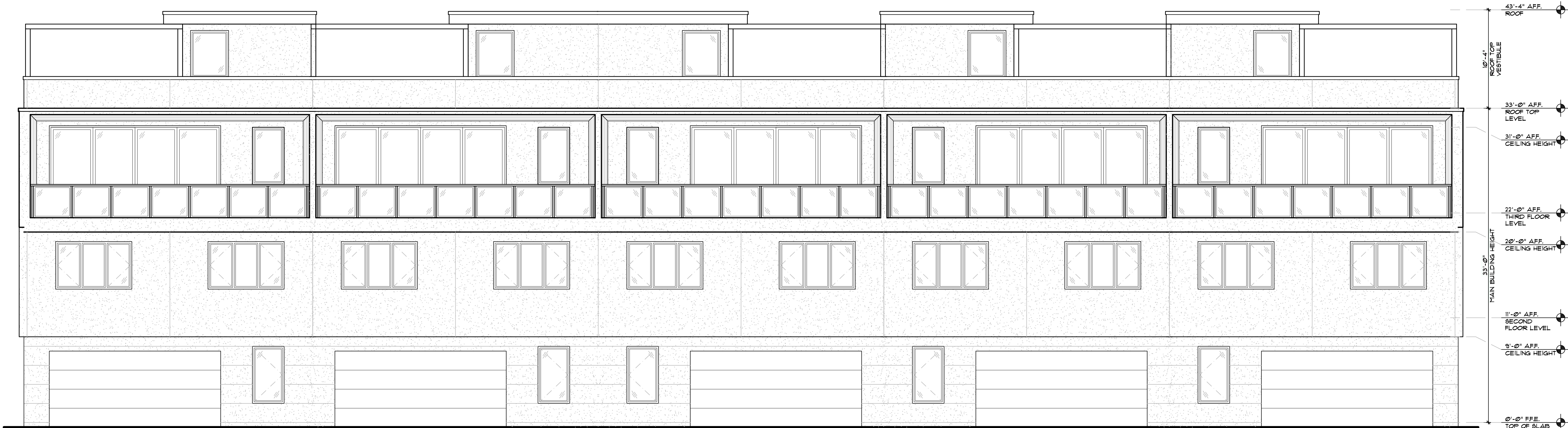
DESIGN  
DEVELOPMENT  
SCHEME 'B'

Townhomes  
**TURNER TOWNHOMES**  
39 Turner Street  
Clearwater, FL  
Pinellas County

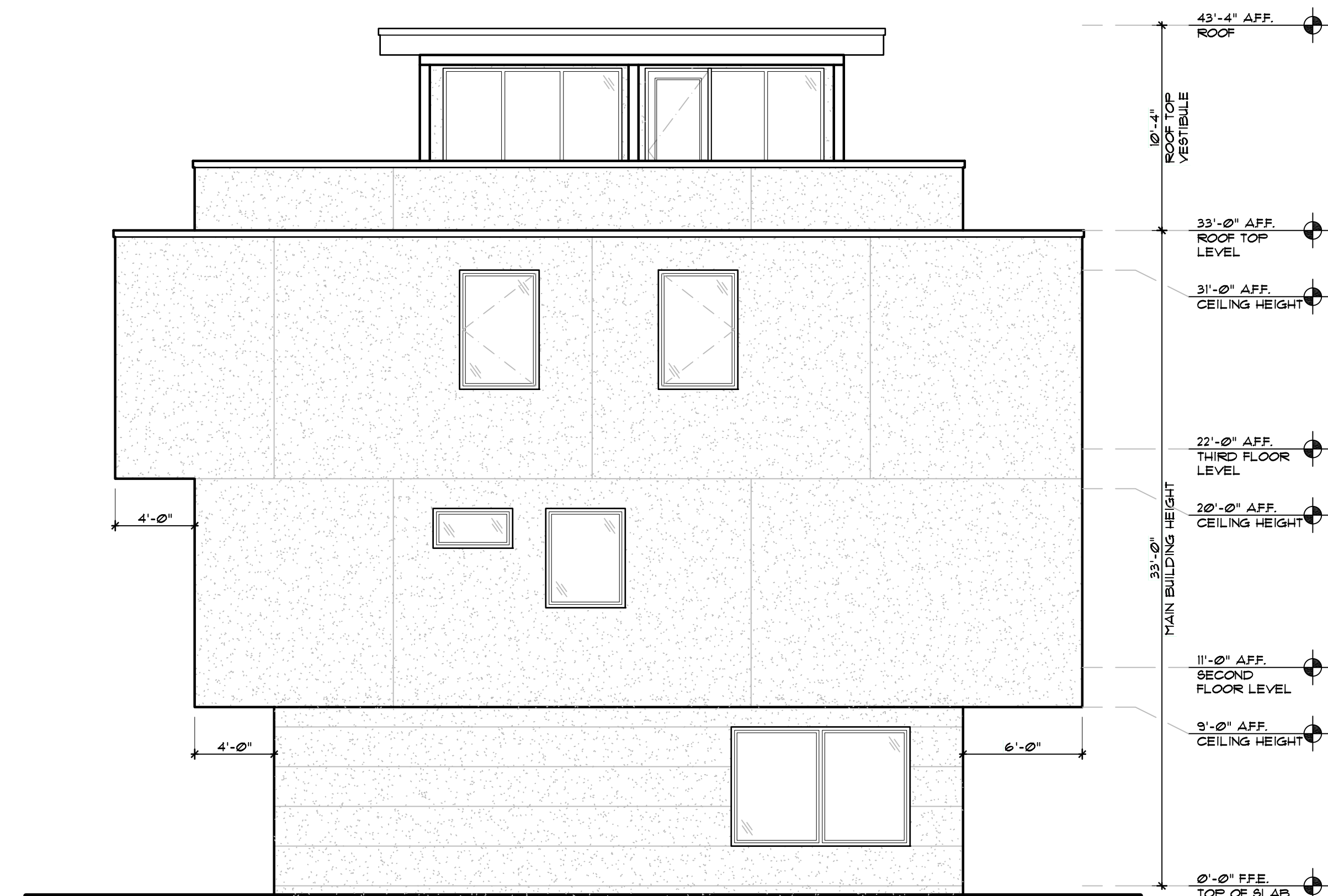
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Job: 25-043  
Sheet

**A2a**





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



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

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SCHEME 'B'

Townhomes  
**TURNER TOWNHOMES**  
39 Turner Street  
Clearwater, FL  
Pinellas County

Date: 09.11.25  
Scale: AS NOTED  
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Drawn: SEH  
Job: 25-043  
Sheet

A2b



FLD SUBMITTAL

FOR

TURNER TOWNHOMES

SECTION 16, TOWNSHIP 29, RANGE 15

PARCEL ID: 16-29-15-92628-013-0010

ADDRESS: 39 TURNER ST,  
CLEARWATER, FL 33756

PREPARED FOR:

DEOL PARTNERS LLC

900 N OSCEOLA AVE UNIT 703

CLEARWATER, FL 33755

ISSUED FOR:

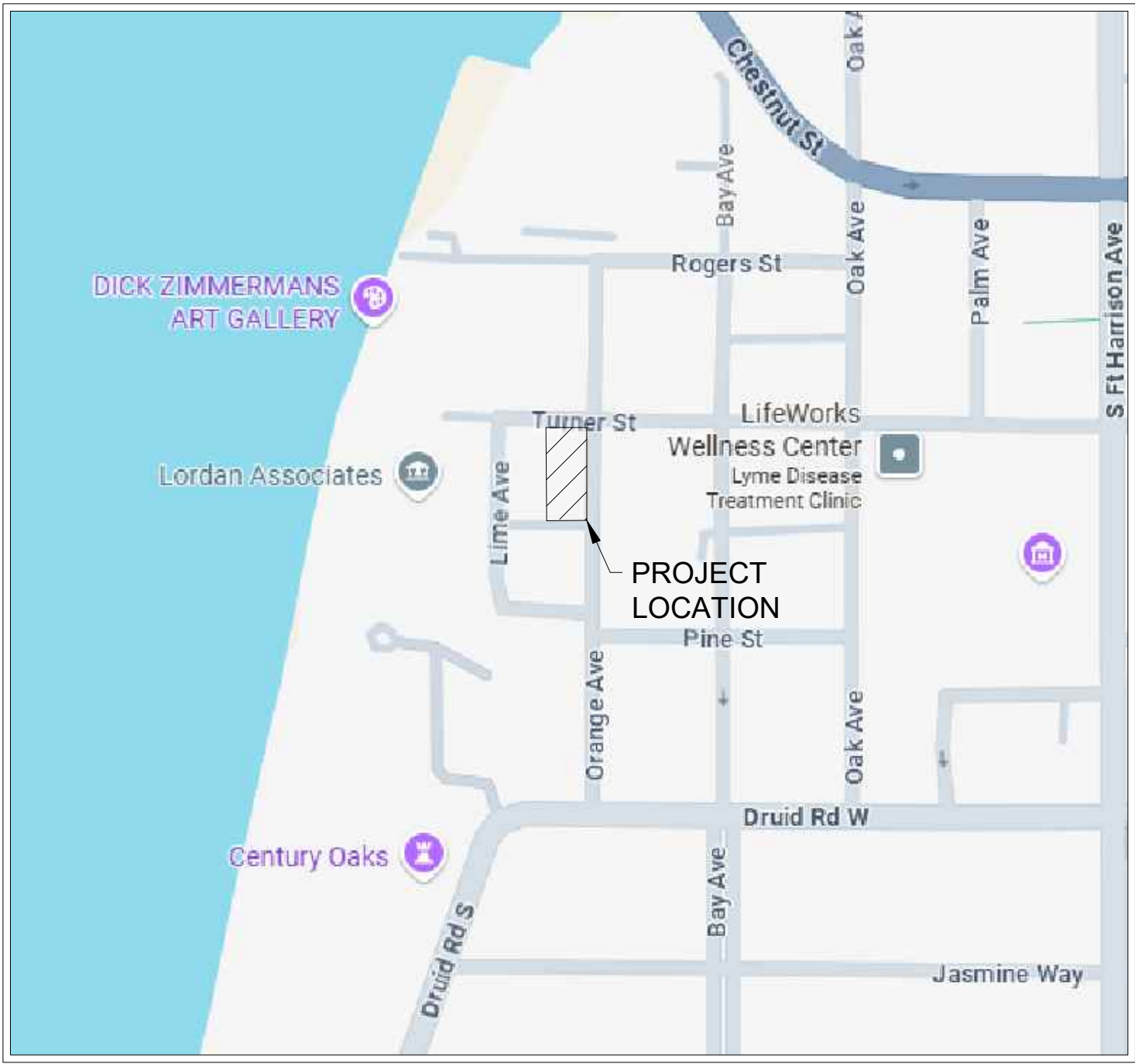
CITY OF CLEARWATER

PREPARED BY:



Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVERSHEET
C-2.0	GENERAL NOTES
C-3.0	AERIAL SITE PLAN
C-4.0	DEMO & EROSION CONTROL PLAN
C-5.0	SITE & HORIZONTAL CONTROL PLAN
C-5.1	PRELIMINARY SITE PLAN
C-6.0	PAVING GRADING & DRAINAGE PLAN
C-7.0	UTILITY PLAN
C-8.0	SITE DETAILS
C-9.0	BMP DETAILS
C-10.0	WATER DETAILS
C-11.0	WASTEWATER DETAILS
P-1	TREE INVENTORY PLAN
P-2	ARBORIST NOTES
L-1	LANDSCAPE/TREE PRESERVATION PLAN
L-2	LANDSCAPE DETAILS
I-1	IRRIGATION PLAN
I-2	IRRIGATION PLAN
I-3	IRRIGATION PLAN

Site Data Table	
PROJECT LOCATION	CITY OF CLEARWATER, FLORIDA
PARCEL ID & ADDRESS	16-29-15-92628-013-0010 39 TURNER ST, CLEARWATER
PROPERTY AREA	0.36 AC (15,809 SF)
FLU	RM - RESIDENTIAL MEDIUM
ZONING	MDR - MEDIUM DENSITY RESIDENTIAL
CURRENT USE	MULTI-FAMILY
PROPOSED USE	RESIDENTIAL INFILL (ATTACHED DWELLINGS)
DENSITY	15 DU/AC = 15 * 0.36 = 5.44 UNITS
DENSITY PROPOSED	5 UNITS
MIN. LOT AREA REQUIRED	N/A
MIN. LOT AREA PROPOSED	1,932 SF
MAX BUILDING HEIGHT	30' TO 50'
MAX BUILDING HEIGHT PROPOSED	(SEE BUILDING PLANS)
MAX ISR	0.75 (11,857 SF)
ISR PROPOSED	0.66 (10,455 SF)
MIN. BUILDING SETBACKS	ORANGE AVE (FRONT) = 10FT - 25FT TURNER ST (FRONT) = 10FT - 25FT SIDE (SOUTH) = 0FT - 5FT REAR (WEST) = 0FT - 5FT
PROPOSED BUILDING SETBACKS	ORANGE AVE (FRONT) = 20FT TO 1ST FLOOR 14FT TO UPPER FLOORS CANTILEVER TURNER ST (FRONT) = 25FT SIDE (SOUTH) = 10FT REAR (WEST) = 5FT
PERIMETER BUFFERS	(NORTH) = 10FT REQUIRED 10FT PROPOSED (SOUTH) = 10FT REQUIRED 10FT PROPOSED (EAST) = 10FT REQUIRED 10FT PROPOSED (WEST) = 10FT REQUIRED 5FT PROPOSED SEE COMPREHENSIVE LANDSCAPE PROGRAM
PARKING REQUIRED	MDR 2 SPACES PER UNIT 5' * 2 = 10 SPACES REQUIRED
PARKING PROPOSED	MDR 11 SPACES (2 GARAGE SPACES PER UNIT AND 1 GUEST SPACE)
EXISTING SITE AREA	0.36 AC (15,809 SF)
TOTAL PROPERTY AREA	3,280 SF±
EX DRIVEWAY & SIDEWALK	2,543 SF±
EX IMPERVIOUS TOTAL	5,823 SF± (37%)
EX OPEN SPACE (PERVIOUS)	9,966 SF± (63%)
PROP SITE AREA	5,223 SF±
PROP BUILDING	5,232 SF±
PROP ASPHALT & SIDEWALK	5,232 SF±
PROP IMPERVIOUS TOTAL	10,455 SF± (66%)
PROP OPEN SPACE (PERVIOUS)	5,354 SF± (34%)
IMPERVIOUS DIFFERENCE	10,455 SF± - 5,823 SF± = 4,632 SF±
UTILITIES	CITY OF CLEARWATER
WATER	CITY OF CLEARWATER
SEWER	CITY OF CLEARWATER
RECLAIM	CITY OF CLEARWATER
TRASH	CITY OF CLEARWATER - CURBSIDE PICKUP



LOCATION MAP

(N.T.S.)

LEGAL DESCRIPTION:

PROVIDED BY: DAVID L SMITH SURVEYING AND MAPPING, INC.

THE WEST 48 FEET OF LOT 1 AND THE EAST 36 FEET OF LOT 2, BLOCK 13, MAP OF TURNER'S SUBDIVISION NO 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 53, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

VERTICAL DATUM

ELEVATIONS ARE BASED ON CITY OF CLEARWATER BENCHMARK "E-05", ELEVATION 34.96 (NAVD88).

DEVELOPMENT TEAM

ENGINEER:  
BAYSITE ENGINEERING LLC  
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813.679.9918  
ELY@BAYSITEENG.COM

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ROBERT@FWDPLANNING.COM  
813.535.6662  
LA-6666815

SURVEYOR:  
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AND MAPPING, INC.  
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(813) 935-1960

OWNER:  
RUSLAN OLEKSENKO  
EVER-STONE DEVELOPMENT  
900 N OSCEOLA AVE UNIT 703  
CLEARWATER, FL 33755  
RUSLAN@EVERSTONE-DEVELOPMENT.COM  
813-934-0710

GEOTECH:  
UES PROFESSIONAL SOLUTIONS, LLC  
3018 22ND AVENUE SOUTH  
ST. PETERSBURG, FL 33712  
(727) 209-1500

ARBORIST:  
FORWARD PLANNING & DESIGN  
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813.535.6662  
ISA FL-6738A

CONTACT

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DUKE ENERGY  
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LAKE MARY, FL 32746  
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CLEARWATER GAS SYSTEMS  
JACINTA GARCIA CORCOBA  
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CLEARWATER, FL 33765  
PHONE: (727) 422-9998

CITY OF CLEARWATER  
INFRASTRUCTURE GROUP  
JEREMY BROWN, P.E.  
100 S MYRTLE AVE  
CLEARWATER, FL 33758-5520  
PHONE: (727) 562-4815

CHARTER COMMUNICATIONS  
DUFFY MCCLELLAND  
2850 S. LECANTO HIGHWAY  
LECANTO, FL 34461  
PHONE: (352) 527-2189

FRONTIER COMMUNICATIONS  
TONI CANNON  
3712 W. WALNUT ST.  
TAMPA, FL 33607  
TEL: (941) 906-6709

KNOLOGY BROADBAND OF FLORIDA,  
DBA WIDE O  
RICHARD LAGANGA  
3001 GANDY BLVD N  
PINELLAS PARK, FL 33782  
PHONE: (727) 422-8040

MCI  
ASG INVESTIGATIONS TEAM  
3301 MATRIX DR  
RICHARDSON, TX 75082  
PHONE: (800) 624-9675 EXT: 2

UNITI FIBER, LLC  
CHARLIE CROFT  
107 ST FRANCIS ST, SUITE 1800  
MOBILE, AL 36602  
PHONE: (251) 214-7059



CALL 48 HOURS BEFORE YOU DIG.  
IT'S THE LAW! 1-800-432-4770



GENERAL NOTES:

1. THE CONTRACTOR IS REQUIRED TO DO THE WORK IN ACCORDANCE WITH ALL RELEVANT LAWS, RULES, AND PERMIT REQUIREMENTS. ALL WORK MUST ADHERE TO THE REGULATIONS AND ORDINANCES OF THE LAND DEVELOPMENT CODE OF THE DIFFERENT GOVERNMENTAL AGENCIES WITH RESPONSIBILITY FOR THE WORK.
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND SET UP A PRE-CONSTRUCTION MEETING TO INCLUDE ALL GOVERNING AGENCY INSTRUCTORS, THE CONTRACTOR, THE UTILITY OWNERS, THE ENGINEER OF RECORD, AND THE ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND REPORTS FROM THE OWNER/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE PERMITS.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SUBCONTRACTORS COMPLY WITH THESE REQUIREMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ADDITIONAL CONSTRUCTION OR BUILDING PERMITS NEEDED TO CARRY OUT OR FINISH THE WORK DESCRIBED IN THESE DOCUMENTS (E.G., ROW USE PERMITS, PERMITS, DEWATERING, ONSITE PIPING PERMITS, ETC.).
6. THE CONTRACTOR IS RESPONSIBLE TO GET FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE ENGINEER/ARCHITECT AND VARIOUS GOVERNMENTAL AGENCIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SCHEDULING ANY REQUIRED INSPECTIONS IN ACCORDANCE WITH AGENCY INSTRUCTIONS.
7. ALL SPECIFICATIONS AND DOCUMENTS CITED MUST BE LATEST EDITIONS OR REVISIONS.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER, AND APPROPRIATE PERMITTING AGENCIES OF THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION OR AS REQUIRED BY PERMIT OR LOCAL AGENCY/LOCALITY CONDITIONS.
9. THE CONTRACTOR WILL NEED TO SCHEDULE AND COORDINATE HIS ACTIVITIES AND WORK SMOOTHLY WITH OTHERS WORKING ON SITE (BUILDING CONTRACTORS, ETC.).
10. PRIOR TO THE FINAL ENGINEERING INSPECTION AND CERTIFICATION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND FLAGGING OF ALL PROPERTY CORNERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS RESULTING FROM LOST OR DISTURBED PROPERTY CORNERS. A PROFESSIONAL LAND SURVEYOR MUST REESTABLISH LOST OR DISTURBED PROPERTY CORNERS.
11. THE ATTACHED CONSTRUCTION PLANS WERE BASED OFF A BOUNDARY AND TOPOGRAPHIC SURVEY. SEE SURVEY PROVIDED INFORMATION SHOWN ON THE COVERSHEET. THE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
12. PRIOR TO SUBMITTING BIDS AND THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO EXAMINE ALL PROJECT GEOTECHNICAL REPORTS IN THE EVENT OF A DISAGREEMENT, THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN, WHICH ARE PART OF THE REQUIRED CONSTRUCTION DOCUMENTS, SHALL PRECEDE, UNLESS EXPLICITLY NOTED OTHERWISE, ON THE PLANS. BEFORE BEGINNING ANY ADDITIONAL WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS, PLANS, AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND ALL PERMITS AT THE CONSTRUCTION SITE.
14. THE CONTRACTOR IS IN CHARGE OF ORGANIZING ALL WORK WITH SUBCONTRACTORS AND OTHER PUBLIC OR PRIVATE UTILITIES CONSTRUCTING FACILITIES WITHIN THE PROJECT'S BOUNDARIES.
15. WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND THE DEVELOPER, THE CONTRACTOR IS NOT PERMITTED TO START ANY WORK THAT HE BELIEVES WOULD CONSTITUTE A CHANGE ORDER.
16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AND PROTECT IT. ANY DAMAGE THAT THE CONTRACTOR DOES WHILE CARRYING OUT HIS WORK MUST BE REPAIRED TO THE ENGINEERS AND OWNERS SATISFACTION AT THE CONTRACTORS EXPENSE.
17. FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS, CONTRACTOR SHALL REFER TO THE ARCHITECTURAL BUILDING PLANS.
18. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CAREFULLY REVIEW THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE) TO COORDINATE THE BUILDING LAYOUT. ANY DISCREPANCIES MUST BE REPORTED BY THE CONTRACTOR RIGHT ONCE TO THE OWNER, ARCHITECT, AND SITE ENGINEER.
19. THE ENGINEER IS NOT ACCOUNTABLE FOR THE CONSTRUCTION METHODS AND/OR MEANS USED TO COMPLETE THE WORK DEPICTED ON THESE PLANS, NOR FOR ANY RESULTING CONFLICTS OR SCOPE REVISIONS. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS AND/OR MEANS FOR COMPLETING THE WORK.
20. ADA ACCESSIBILITY MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF THE FINAL CONSTRUCTION OF SIDEWALKS AND PARKING AREAS.
21. ARRANGING OR SUPPLYING TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY SHALL BE THE CONTRACTORS RESPONSIBILITY.
22. CONTRACTOR TO COORDINATE WITH OWNER ANY EXISTING UTILITIES AND APPURTENANCES TO BE REMOVED, SUCH AS FENCES, LIGHT POLES, OR DRIVEWAYS. ITEMS MAY WISHED TO BE REUSE IN THE PROJECT.
23. IF ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC POTTERY, FOUNDATION, ARE FOUND DURING CONSTRUCTION ACTIVITIES, WORK MUST STOP IMMEDIATELY, AND FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICE) AND THE LOCAL GOVERNING AGENCY MUST BE NOTIFIED WITHIN TWO WORKING DAYS.
24. IF ANY FEDERALLY AND/OR STATE-PROTECTED PLANT AND/OR ANIMAL SPECIES IS FOUND DURING CONSTRUCTION ACTIVITIES, WORK MUST STOP IMMEDIATELY, AND THE LOCAL GOVERNING AGENCY MUST BE NOTIFIED WITHIN TWO WORKING DAYS.
25. EOR SHALL RECEIVE SHOP DRAWING SUBMITTALS FROM CONTRACTOR FOR ALL MATERIAL TO BE USED ON-SITE AND OFF-SITE INCLUDING ALL PRECAST AND MANUFACTURED ITEMS. IF APPROVAL IS NOT OBTAINED PRIOR TO INSTALLATION, REMOVAL AND REPLACEMENT COULD OCCUR AT THE CONTRACTORS EXPENSE.
26. ALL STRUCTURES AND WORK IN THE RIGHT-OF-WAY SHALL COMPLY TO FOOT STANDARDS AND SPECIFICATIONS. DIRECT QUESTIONS RELATING TO MATERIALS TO THE EOR. SEE FOLLOWING FOOT PUBLICATIONS, LATEST EDITION.
  - 1. BEST MAINTENANCE PRACTICES FOR STORMWATER RUNOFF: DRAINAGE - DRAINAGE MANUAL, DRAINAGE DESIGN GUIDE, AND OTHER DESIGN AIDS.
  - 2. FOOT DESIGN MANUAL, FLEXIBLE PAVEMENT DESIGN MANUAL, FLORIDA GREENBOOK, MINIMUM SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES (MSTD), SAFE WORK PRACTICES AND COMPLIANCE STANDARDS HANDBOOK, STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, AND UTILITY ACCOMMODATIONS MANUAL.

SAFETY

1. CONSTRUCTION SAFETY SPECIFICATIONS ARE NOT INCLUDED IN THE CONSTRUCTION DRAWINGS. ALL MEANS AND METHODS OF CONSTRUCTION SITE SAFETY SHALL BE THE CONTRACTORS RESPONSIBILITY.
2. THESE NOTES ARE NOT INTENDED TO BE AN ENCOMPASSING SAFETY GUIDELINES AND LAWS BUT JUST BASIC REQUIREMENTS. THIS INFORMATION HAS BEEN PROVIDED SOLELY FOR THE CONTRACTORS INFORMATION AND IN NO WAY IMPLIES THAT THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR SAFETY INSPECTIONS OR IMPLEMENTATION OF SAFETY LAWS.
3. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED FOR SUCH PURPOSES AND IS NOT RESPONSIBLE FOR THE SAFETY OF THE JOB SITE.
4. TO ENSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC, ALL OPEN TRENCHES AND HOLES CLOSE TO ROADWAYS OR WALKWAYS MUST BE ADEQUATELY MARKED AND GUARDED.
5. THE CONTRACTOR IS REQUIRED TO USE EXTREME CAUTION IN AREAS WITH BURIED UTILITIES AND TO PROVIDE THE UTILITY COMPANIES WITH AT LEAST 48 HOURS NOTICE BEFORE CONSTRUCTION BEGINS IN ORDER TO VERIFY THE FIELD LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 MIN. 48 HOURS BEFORE DIGGING.
6. THE "TRENCH SAFETY ACT" SHALL BE APPLIED TO ALL SUBSURFACE CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION COMPLIES WITH THE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) REGULATIONS.
7. IS IT THE RESPONSIBILITY OF THE CONTRACTOR THAT ALL TRAFFIC CONTROL DEVICES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT MUST BE INSTALLED AND MAINTAINED PROPERLY AS REQUIRED IN CURRENT FOOT PUBLICATIONS AND MANUALS AND MUTCD.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AS WELL AS THE SAFETY OF CONTRACTORS EMPLOYEES AND SUB-CONTRACTORS. LABOR SAFETY LAWS MUST ADHERE TO THE GUIDELINES Laid DOWN BY OSHA IN THE DEPARTMENT OF TRANSPORTATION'S FEDERAL REGISTER.
9. THE GUIDELINES OUTLINED BY OSHA IN THE FEDERAL REGISTER, THE DEPARTMENT OF TRANSPORTATION SHALL BE MAINTAINED.
10. ACCORDING TO ALL APPLICABLE LEGAL, HEALTH, AND SAFETY REQUIREMENTS, CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT. CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING SUICIDE PREVENTION INFORMATION AND TRAINING TO ITS EMPLOYEES AND SUBCONTRACTORS TO ENSURE STANDARDS ARE OBSERVED. CONTRACTOR MUST CONTINUE TO COMPLY WITH ALL WORKPLACE SAFETY AND HEALTH REGULATIONS AND ENVIRONMENTAL PROTECTION LAWS.
11. EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABORS OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.

SITE VERIFICATION

1. FOR IDENTIFICATION AND LIMITS OF CONSTRUCTION, JURISDICTIONAL LINES MUST BE MARKED IN THE FIELD.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING BEFORE MOVING FURTHER WITH THE CONSTRUCTION. PRIOR TO RECEIVING SUCH NOTIFICATION AND THE ENGINEERS WRITTEN APPROVAL OF SUCH ADDITIONAL WORK, NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK THAT NEEDS TO BE REDONE BECAUSE OF DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS.
3. REPORT IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ENGINEER/ARCHITECT ANY DISCREPANCIES FOUND IN THE FIELD BEFORE MAKING ANY MODIFICATIONS OR ORDERING MATERIALS.
4. THE INFORMATION IN THESE PLANS IS ONLY INTENDED TO HELP THE CONTRACTOR EVALUATE THE TYPE AND SCOPE OF POTENTIAL CONDITIONS THAT MAY ARISE DURING THE COURSE OF WORK. PRIOR TO SUBMITTING A BID, ALL CONTRACTORS ARE INSTRUCTED TO DO ANY INVESTIGATIONS THEY DEEM NECESSARY IN ORDER TO REACH THEIR OWN CONCLUSIONS ABOUT THE ACTUAL CONDITIONS THEY WILL ENCOUNTER AND THE FACTORS ON WHICH THEIR BIDS WILL BE BASED.
5. EXISTING UNDERGROUND UTILITY LINES DEPICTED ON THE DRAWINGS WERE DERIVED FROM VISUAL OBSERVATION, RECORD DRAWINGS, AND OTHER DOCUMENTS SUPPLIED BY THIRD PARTIES, NOT FIELD VERIFIED. PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL FIELD EXPOSE THE LOCATION OF ALL UNDERGROUND UTILITIES (WHETHER SHOWN OR NOT) THAT COULD BE AFFECTED BY THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT/ENGINEER OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS. CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 MINIMUM 48 HOURS BEFORE DIGGING.
6. ALL UTILITY CONFLICTS NEED TO BE RESOLVED PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
8. PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION, THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE BUILDING SHELL.
9. THESE CONSTRUCTION DOCUMENTS WERE DESIGNED AND DRAWN BASED ON THE ASSUMPTION THAT THE EXISTING BUILDING CONDITIONS ALIGNED WITH THE ORIGINAL DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS IMMEDIATELY UPON ARRIVAL AT THE SITE. CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT/ENGINEER IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS. THE GENERAL CONTRACTORS START OF CONSTRUCTION MEANS ACCEPTANCE OF THE CURRENT CONDITIONS.
10. THE LAYOUTS SHOWN IN THE PLANS ARE APPROXIMATE. THIS IT WILL BE THE CONTRACTORS RESPONSIBILITY TO SUBMIT COORDINATION DRAWINGS THAT SHOW THE SIZES OF THE PIPES, THE STRUCTURES, AND THE ELEVATIONS.

EROSION CONTROL

1. SEE BMP / SWPPP NOTES FOR SILT FENCE DETAILS.
2. FROM THE DATE OF NOTICE TO PROCEED UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, EOR, AND GOVERNING AGENCY, THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS.
3. DURING CONSTRUCTION, ALL PRACTICAL AND NECESSARY MEASURES MUST BE TAKEN TO CONTROL AND PREVENT EROSION AND THE TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SURFACE WATERS, OR ONTO ADJACENT PROPERTIES. THESE EFFORTS MUST INCLUDE INSTALLING AND MAINTAINING SILT SCREENS AS PERMITTED BY CONSTRUCTION PERMITS AND APPROVALS AND/OR AS SPECIFIED ON THE PLANS. TO STOP EROSION FROM HAPPENING AND TO LESSEN SEDIMENTATION IN RUN-OFF, DISTURBED GROUND SURFACES MUST BE REPLANTED AND STABILIZED AS QUICKLY AS POSSIBLE.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT AGAINST FUGITIVE DUST.
5. IF THE EOR OR GOVERNING AGENCY BELIEVE THAT EXCESSIVE AMOUNTS OF EARTH ARE BEING TRANSPORTED OFF-SITE BY DRAINAGE RUN OFF OR VEHICULAR TRANSPORTATION, THE CONTRACTOR IS REQUIRED TO REMOVE AND CLEAN SHADY EARTH TO THE SATISFACTION OF THE EOR OR GOVERNING AGENCY.
6. UNLESS OTHERWISE DIRECTED BY THE OWNER, THE TOPSOIL REMOVED WHEN CLEARING AND GRUBBING SHOULD BE STOCKPILED AT A SITE SPECIFIED BY THE OWNER AND UTILIZED FOR LANDSCAPING NEEDS AND NON-STRUCTURAL AREAS.
7. THE CONTRACTOR SHALL REQUIRE DAILY INSPECTION OF THE EROSION CONTROL AND ANY DISTURBANCE OF THESE DEVICES MUST BE IMMEDIATELY REPAIRED.
8. SILTATION ACCUMULATIONS MUST BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS IF THEY EXCEED THE LESSER OF 12 INCHES OR HALF THE DEPTH OF THE SILTATION CONTROL BARRIER.
9. UPON MOBILIZATION, ALL BENCHMARKS, POINTS AND MONUMENTS SHALL BE INSPECTED TO CONFIRM THEIR ACCURACY. ANY DISCREPANCIES FOUND SHOULD BE BROUGHT TO THE EORs ATTENTION IN WRITING.
10. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE AND THE RESPONSIBILITY OF THE CONTRACTOR, AT THEIR EXPENSE, TO REPLACE SUCH MONUMENTS IF DAMAGED.

DEMO NOTES:

1. ALL BUILDING STRUCTURES, SLABS, TRASH, SIGNS, AND OTHER APPURTENANCES, ETC., MUST BE REMOVED FROM THE LAND AND DISPOSED OF IN ACCORDANCE OF THE GOVERNING AGENCY, UNLESS OTHERWISE STATED ON THE APPROVED PLANS. FOR INFORMATION ON EXISTING STRUCTURES, ETC., SITUATED INSIDE THE PROJECT LIMITS, THE CONTRACTOR SHOULD CONSULT THE TOPO SURVEY AND DEMO PLAN. AS CERTAIN MATERIALS MIGHT NOT BE LISTED ON THE SURVEY AND CONSTRUCTION PLANS, IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE ENTIRE EXTENT OF THE ITEMS THAT NEED TO BE REMOVED. IF AN ISSUE EMERGES, THE CONTRACTOR SHOULD CALL EOR.
2. ALL PERMITS REQUIRED FOR THE REMOVAL OF EXISTING STRUCTURES MUST BE OBTAINED BY THE CONTRACTOR, INCLUDING DEMOLISHING EXISTING BUILDINGS. CONTRACTOR TO ALSO NOTIFY AND CONFIRM ALL EXISTING UTILITIES HAVE PROPERTY HAVE BEEN DEACTIVATED AND REMOVED.
3. THE CONTRACTOR SELECTED FOR THIS PROJECT WILL BE RESPONSIBLE FOR FILING NPDES NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY.
4. CONTRACTOR TO CALL 811 SUNSHINE TO VERIFY ALL BURIED UTILITIES. ALL UTILITIES NOT PARTICIPATED IN THE SUNSHINE PROGRAM MUST BE CONTACTED BY THE CONTRACTOR (WHEN WORKING NEAR BURIED UTILITIES, THE CONTRACTOR MUST EMPLOY EXTREME CAUTION AND GIVE AT LEAST 48 HOURS NOTICE TO ALL UTILITY COMPANIES.
5. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES, LOCATIONS, DIMENSIONS, AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES ARE DEPICTED IN ACCORDANCE WITH UTILITY GIS MAPS, AS-BUILT RECORDS, AND/OR BEST AVAILABLE DATE AT THE TIME THESE PLANS WERE BEING CREATED. THE CONTRACTOR MUST MAKE ARRANGEMENTS WITH THE AFFECTED UTILITY COMPANY FOR ANY NECESSARY RELOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT EOR IF ISSUE ARISES. DURING RELOCATION OPERATIONS, THE CONTRACTOR SHALL COOPERATE WITH UTILITY OWNERS.
6. CONTRACTOR TO TAKE PHOTOGRAPHIC DOCUMENTS AND RECORDING OF PROPERTY AND ADJACENT RIGHT-OF-WAY PRIOR TO BEGINNING WORK. AREA CHANGED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO AN EQUAL OR BETTER CONDITION THAN THE PRE-CONSTRUCTION CONDITION.
7. AT THE TIME OF SURVEY, NO WELL WAS ENCOUNTERED WITHIN THE PROPERTY. IF A WELL IS ENCOUNTERED DURING CONSTRUCTION THE AREA SHALL BE ABANDONED BY FLORIDA LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.53(2), F.A.C.
8. ANY SEPTIC TANKS DISCOVERED ONSITE SHALL BE REMOVED.
9. DO NOT TRENCH SILT FENCE WITHIN DRIP LINE OF EXISTING TREES.
10. MOT PLANTS TO BE PROVIDED BY OTHERS IF REQUIRED. PLANS SHALL MEET FOOT STANDARDS INDEX 600.
11. DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES WITH AUTHORITY OVER THIS PROJECT. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE.

SITE PREP & EARTH WORK

1. PRIOR TO DEMO AND CLEARING ALL EROSION CONTROL AND TREE BARRICADES SHALL BE IN PLACE AND INSPECTED BY GOVERNING AGENCIES AND EOR.
2. THE CONTRACTOR IS REQUIRED TO CARRY OUT ALL CLEARING AND GRUB OPERATIONS IN ACCORDANCE WITH INDUSTRY STANDARDS AS NECESSARY TO BUILD THE FACILITIES DEPICTED ON THE CONSTRUCTION DRAWINGS.
3. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL FROM STRUCTURAL AREAS AND PLACE IT ON SITE IN NON-STRUCTURAL AREAS AS THE DEVELOPER REQUIRES OR REMOVE IT FROM THE SITE AS REQUIRED.
4. ALL SHORING NEEDED DURING EXCAVATION IS THE CONTRACTORS RESPONSIBILITY (TO BE DONE IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS MUST BE TAKEN TO ENSURE THE STRUCTURAL STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES, PAVEMENT, AND TREES.
5. EXCAVATION SURPLUS MATERIAL, TRASH, DEBRIS, AND MATERIALS RESULTING FROM CLEARING, GRUBBING, AND OTHER ACTIVITIES SHALL BE PROPERLY REMOVED FROM THE SITE AND TREE SURVIVING IS PERMITTED.
6. CLEAR AND GRUB TO REMOVE OBSTRUCTIONS TO THE WORK SUCH AS STUMPS, ROOTS, TREE, VEGETATION, ORGANIC MATERIALS, EXISTING PAVEMENT, STRUCTURES, AND OTHERS. REMOVE ALL ORGANIC SOIL OR MUCK AND REPLACE WITH SUITABLE MATERIALS.
7. DISTURBED AREAS SHALL BE SODED, SEEDED, AND/OR STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ACCEPTANCE BY OWNER, EOR, AND GOVERNING AGENCY.

NATURAL RESOURCE NOTES

1. THE CONTRACTOR SHALL SOD ALL SLOPES STEEPER THAN 5:1 AND WITHIN THE RIGHT-OF-WAY, AND SEED ALL OTHER AREAS DISTURBED BY CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN, WATER, AND FERTILIZE GRASSED AREAS UNTIL STABILIZATION HAS OCCURRED AND THE PROJECT HAS BEEN ACCEPTED BY THE REGULATORY AGENCIES. UNTIL THE SYSTEM IS ACCEPTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMEDIAL WORK, IF NECESSARY.
2. SOD TO BE STAKED AS REQUIRED TO PREVENT DISPLACEMENT.
3. BEFORE BEGINNING ANY CONSTRUCTION ACTIVITY THAT MIGHT HARM OR OTHERWISE HAVE AN IMPACT ON TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR MUST NOTIFY ENGINEER AND/OR OWNER.
4. A DOKS BRAND ROOT PRUNER OR AN APPROVED EQUIVALENT MUST BE USED TO ROOT PRUNE THE AREAS THAT ARE OUT CORRIDORS PRIOR TO ANY CLEARING. CONTACT NATURAL RESOURCES DEPT. TO SCHEDULE A ROOT PRUNING INSPECTION, PREFERABLY THE SAME DAY, PRIOR TO BACKFILLING THE AFFECTED ROADS.
5. PROVIDE TREE PROTECTION BARRICADES, IN ACCORDANCE WITH GOVERNING AGENCY SPECIFICATIONS.
6. UNLESS SPECIFICALLY ALLOWED BY THE GOVERNING AGENCY, IT IS PROHIBITED TO REMOVE VEGETATION BY GRUB OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, BUILDING SUPPLIES, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF TREES WHICH WILL REMAIN.
7. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS.
8. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A300 PRUNING STANDARDS AND REPERFORMED BY AN ARBORIST CERTIFIED BY THE INTERSTATE SOCIETY OF ARBORISTS (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). A NOTARIZED AFFIDAVIT (ATTACHED) AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISORY SERVICES TO THE PROJECT. THE CONTRACTOR SHALL SUBMIT TO THE PRUNING OF A GRAND OAK, AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.
9. THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED IN THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.
10. AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL TO PREVENT SOIL DISTURBANCE WITHIN A REASONABLE TIME FRAME. FOR STABILIZATION, SODDING, PLUGGING, SPRIGGING, OR SEEDING ARE ALLOWABLE.
11. SEE ARCHITECTURAL OR ENHANCED LANDSCAPE PLANS FOR ADDITIONAL SODDING, SEEDING, MULCHING REQUIREMENTS.

INSPECTION, SURVEY, CLOSE OUT

1. THE CONTRACTOR IS RESPONSIBLE FOR DOING THE OVERALL CLEAN-UP IN ACCORDANCE WITH LOCAL, MUNICIPALITY STANDARDS.
2. IN ACCORDANCE WITH MUNICIPALITY REQUIREMENTS, THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION, INCLUDING TESTING, WITH ENGINEER AND APPROPRIATE MUNICIPALITY INSPECTORS.
3. THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT THE NECESSARY SOIL DENSITY TESTS PER GOVERNING AGENCY STANDARDS, PER PAVEMENT SECTION, AND PER GEOTECHNICAL REPORT. ALL TESTS SHOULD BE SUBMITTED TO EOR FOR REVIEW.
4. PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, ALL UTILITY EASEMENTS MUST BE SECURED (OR PRIOR TO CONSTRUCTION, IF REQUIRED). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COST OF SKETCHING, DESCRIBING, AND RECORDING THESE EASEMENTS.
5. THE OWNER/CONTRACTOR SHALL BE AWARE OF AND RESPONSIBLE FOR THE ACQUISITION OF ANY AND ALL CERTIFICATIONS NEEDED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. ALL FIELD AS-BUILT INFORMATION MUST BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER FOR THE PREPARATION OF RECORD DRAWINGS. CERTIFIED AS-BUILT SURVEYS SHALL BE FURNISHED TO THE ENGINEER AFTER THE FINAL INSPECTION AS REQUIRED FOR PROJECT CLOSE OUT.
7. A COORDINATED CONTROL SHEET FROM THE ENGINEER AND TWO BENCHMARKS MUST BE PROVIDED BY THE DEVELOPER FOR USE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE FIELD SURVEY LAYOUT FOR THE FACILITIES DEPICTED ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS-BUILTS" NOTIFYING ANY FIELD ADJUSTMENTS FOR ALL IMPROVEMENTS.
8. GRADING FOR THE LOT, POND, AND MITIGATION AREA SHALL BE INCLUDED IN THE "AS BUILT" THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A CERTIFIED SET OF "AS-BUILTS" TO THE ENGINEER PRIOR TO FINAL PAYMENT. A PROFESSIONAL LAND SURVEYOR LICENSED TO PROVIDE LAND SURVEYING SERVICES IN THE STATE OF FLORIDA MUST SIGN, SEAL, AND DATE EACH SHEET OF THE PLANS, ASSESSING THE "AS-BUILTS" AND TRANSFORMING THEM INTO RECORD DRAWINGS.
9. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO EOR AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS, OR AS REQUIRED BY GOVERNING AGENCY.
10. THE STORMWATER RETENTION/DETENTION AREAS SHOULD BE RESHAPED, CLEAR OF SILT, MUD, AND DEBRIS, AND SOODED IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO CO.
11. WARRANTY TO BE PROVIDED BY CONTRACTOR FOR ALL PUBLICLY OWNED WORK PER GOVERNING AGENCY'S STANDARDS. CONTRACTOR TO PROVIDE TO EOR PRIOR TO STARTING CONSTRUCTION.

GRADING

1. GRADE THE SITE USING THE INDICATED FINISHED CONTOURS. ALL AFFECTED AREAS ARE TO BE STABILIZED AND MAINTAINED UNTIL GOVERNING AGENCY, OWNER AND/OR EOR ACCEPTANCE.
2. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY.
3. ALL CUT/FILLING SHALL MEET THE FOLLOWING REQUIREMENTS: COMPACTED TO A DENSITY OF NOT LESS THAN 98% PER ASTM D 1557-70.
4. AREAS OUTSIDE OF BUILDING AND PAVING LINES SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY (ASHSTO T-180) AT OPTIMUM MOISTURE (ASTM D 1557).
5. THE EXISTING TOPSOIL AND ORGANIC MATERIAL MUST BE REMOVED FROM AREAS WHERE FILL MATERIAL IS REQUIRED BEFORE FILL IS PLACED. THE FILL MUST BE PLACED IN LIFTS NO MORE THAN 12 INCHES WHEN MEASURED LOOSE. UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER.
6. MAKE ALLOWANCES FOR ROUGH GRADING FOR THE FINISHED GRADES IN CERTAIN AREAS WHEN SOD, PLANT BEDS, GRAVEL AREAS, ETC. ARE NOTED ON LANDSCAPE DRAWINGS. EXAMPLE: ALL GRADES SHOWN SHOULD BE TOP OF SOD.
7. SUITABLE EXCAVATED MATERIAL MAY BE USED FOR GRADING FILL, AS DETERMINED BY THE OWNER'S REPRESENTATIVE & EOR. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS RELATED TO REMOVING EXCESS FILL OR DERBIS FROM THE SITE.
8. ACQUIRE ADDITIONAL MATERIALS FROM BORROW PITS WHERE NECESSARY. AFTER THE OWNER'S REPRESENTATIVE AND EOR HAVE APPROVED THEM, FILL MATERIALS SHALL MEET GOVERNING AGENCIES REQUIREMENTS.
9. AFTER FINAL GRADING, AREAS THAT HAVE BEEN FILLED PRIOR TO INDIVIDUAL HOME OR BUILDING CONSTRUCTION WILL NEED TO BE TEMPORARILY STABILIZED BY SEEDING AND MULCHING.
10. PONDS SHALL BE GRADED TO PREVENT TURBID WATER DISCHARGE TO ADJACENT WETLANDS DURING EXCAVATION. CONTROL STRUCTURES SHOULD BE TEMPORARILY BLOCKED AS NECESSARY DURING CONSTRUCTION.
11. DIRECT ANY QUESTIONS RELATING TO TESTING REQUIREMENTS TO THE EOR.

PAVING AND DRAINAGE

1. THE PLANS WERE BASED OFF A GEOTECHNICAL REPORT. SEE GEOTECH PROVIDER INFORMATION SHOWN ON THE COVERSHEET. THE GEOTECH REPORT SHALL BE CONSIDERED A PART OF THESE PLANS.
2. THE EOR DISCLAIMS ALL LIABILITY FOR THE CONCLUSIONS AND INTERPRETATIONS MADE BY THE GEOTECHNICAL REPORT. CONTRACTOR SHALL CONDUCT ANY SUBSURFACE EXAMINATIONS THEY DEEM REQUIRED TO SATISFY THEMSELVES AS TO THE ACTUAL FIELD CONDITIONS.
3. ALL TESTING REQUIRED BY THE GOVERNING AGENCY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO DENSITIES, PRESSURE TESTS, LEAKAGE TESTS, BAC-TS, COPY OF ASPHALT AND CONCRETE MATERIALS, AND THE PROPER INSTALLATION OF ALL STRUCTURES. NOTIFY EOR AND GOVERNING AGENCY FOR INSPECTION AS REQUIRED. TESTING EXPENSES MUST BE COVERED BY THE CONTRACTOR. ADDITIONAL EXPENSES WILL BE DEDUCTED FROM PAYMENTS DUE TO THE CONTRACTOR FOR TESTS REQUIRED BECAUSE INSTALLED MATERIALS DID NOT MEET SPECIFICATIONS.
4. TO CARRY OUT ALL MATERIAL TESTING SPECIFIED IN THE REGULATORY AGENCY'S TECHNICAL SPECIFICATION, THE CONTRACTOR WILL RETAIN A CERTIFIED SOILS ENGINEERING TESTING LABORATORY. AFTER THE PROPOSED CONSTRUCTION IS COMPLETED, THE SOILS ENGINEER WILL SEND CERTIFICATIONS TO THE OWNERS ENGINEER VERIFYING THAT ALL REQUIREMENTS WERE MET.
5. CHECK THE LATEST EDITION OF FOOT DETAILS AND SPECIFICATIONS FOR ALL CURBING AND GUTTERS REQUIRED IN THESE PLANS.
6. ALL PAVEMENT MARKINGS MUST BE PERMANENT THERMOPLASTIC AND MUST COMPLY WITH APPLICABLE FOOT STANDARD INDEXES. ALL SIGNAGE AND STRIPING TO COMPLY WITH M.U.T.C.D., THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
7. PROPOSED MARKINGS SHALL TIE INTO EXISTING MARKINGS. CONTACT EOR IF PROBLEM ARISES.
8. SUB-GRADE TO EXTEND 6" BEYOND BACK OF CURB.
9. PLANTING BEDS, ETC. SHALL HAVE POSITIVE SLOPE AWAYS FROM BUILDING AND WALKWAYS.
10. ALL DRIVEWAY REPAIRS MUST ADHERE TO CRITERIA SET BY REGULATORY BODIES AND MEET OR SURPASS THE ORIGINAL CONDITION. SAWCUT TO BE PARALLEL OR PERPENDICULAR TO EXISTING PAVEMENT.
11. AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT, CONTRACTOR SHALL SAWCUT, TACK, AND MATCH EXISTING PAVEMENT.
12. THE CONTRACTOR MUST INSPECT ALL PUBLIC SIDEWALKS TO ENSURE THAT THEY ARE IN GOOD AND SAFE ADA COMPLIANCE CONDITION. ALL DAMAGED, CRACKED, OR BROKEN SIDEWALKS MUST BE REMOVED AND REPLACED IN FULL PANEL SECTIONS PER LATEST ENGINEERING SPECIFICATIONS AND STANDARDS.
13. IN ANY AREA WHERE THE NEW SIDEWALK IS TO BE BUILT DIRECTLY ABUTTING THE EXISTING ROAD CURB, ANY EXISTING CURB REVEAL THAT IS LARGER THAN 6 INCHES AND LESS THAN 4" MUST BE REPLACED AND CORRECTED.
14. THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
15. PLACE EXPANSION JOINTS WHERE SIDEWALKS ABUT CONCRETE CURB.
16. ALL STORM STRUCTURES SHALL MEET LOCAL GOVERNING STANDARDS AND CRITERIA. ALL ROP SHALL BE CLASS III (ASTM E 676-72A), UNLESS OTHERWISE NOTED ON PLANS. PER FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 430.
17. AGGREGATES SHALL BE PER FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 901.
18. PRIOR TO THE PLACEMENT OF BACKFILL, ALL STORM DRAINAGE PIPING MUST PASS A VISUAL INSPECTION BY THE EOR. NOTIFY EOR 48 HOURS PRIOR TO SCHEDULE INSPECTION.
19. DRAINAGE STRUCTURE COVERS AND TOPS TO BE TRAFFIC RATED (ASHSTO HS-20 LOADING).
20. CONTRACTOR REQUIRED TO KEEP STORM PIPING AND MANAGEMENT SYSTEM CLEAN FROM DIRT AND DEBRIS, ETC. UNTIL THE PROJECT IS ACCEPTED BY THE GOVERNING AGENCY. CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES IN TO ORDER TO ACCOMMODATE.
21. PIPE LENGTH SHOWN IS AN ESTIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND DOES NOT INCLUDE MEAS LENGTH. CONTRACTOR RESPONSIBLE TO FIELD MEASURE THE REQUIRED PIPE LENGTH BEFORE ORDERING MATERIALS.

DEWATERING

1. DEWATERING METHODS MUST BE USED AS NECESSARY TO KEEP TRENCHES DRY WHILE PIPING AND STRUCTURES ARE BEING INSTALLED.
2. BEFORE BEGINNING ANY DEWATERING ACTIVITIES, THE CONTRACTOR MUST SUBMIT A DEWATERING SEQUENCING PLAN FOR APPROVAL TO THE SWFWMD.
3. TURBID WATER REMOVED VIA DEWATERING PUMPS SHALL BE TREATED IN SWALES, SEDIMENT BASINS, OR USING SIMILAR TREATMENT METHODS PRIOR TO DISCHARGING. ALL AREAS TO BE CONFINED IN TURBIDITY BARRIERS. TURBID WATER IS TO BE TREATED PER STATE WATER QUALITY LEVELS.
4. POND TURBIDITY LEVELS TO BE MEASURED DURING CONSTRUCTION AND SHALL BE PUMPED TO TREATMENT AREAS IF NECESSARY TO LOWER TURBIDITY LEVELS.
5. NO LOWER SEAM CONTAINING LATE LITE CLAYEY SOIL MATERIAL. LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS OF WHETHER THEY ARE NOTED UNDER WITHIN THE PERMITTED EXCAVATION DEPTHS AND ELEVATIONS. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATION SHOWN ON THE DRAWINGS. UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE, A MINIMUM OF 5' OF UNDISTURBED SOILS SHALL REMAIN ABOVE THE UNDERLYING LIMESTONE IN THE ABSENCE OF ANY CONFINING OR SEAM-CONTAINING UNIT CLAY CONTAINING UNIT.
6. IF SIGNIFICANT CLAY LAYERS ARE FOUND DURING POND EXCAVATION, THE CONTRACTOR SHALL CONTACT THE EOR AND THE GEOTECHNICAL ENGINEER. THE POND BOTTOM COULD POTENTIALLY BE RAISED TO AVOID EXCAVATION OF CLAYEY MATERIAL. CONTACT EOR FIRST. EXPOSED CLAYEY MATERIAL MUST BE COVERED WITH ONE FT OF CLEAN SAND.

GENERAL OPERATION AND MAINTENANCE PLAN FOR SURFACE WATER MANAGEMENT SYSTEM

1. THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM IS THE RESPONSIBILITY OF THE DEVELOPER OR THEIR ASSIGNERS. THIS WILL REQUIRE INSPECTION OF THE ON-SITE DRAINAGE SYSTEM, AT LEAST ON ANNUAL BASIS, OR AS REQUIRED BY PERMIT CONDITIONS OF APPROVAL. INSPECTION REPORTS TO BE SUBMITTED TO THE GOVERNING BODY REGULARLY AS REQUIRED BY THE CONDITIONS OF THE PERMIT.
2. THE OWNER SHALL CHECK WEIR (AND/OR ORIFICE) IN ALL CONTROL STRUCTURES PERIODICALLY TO ASSURE THAT THEY ARE FREE FROM DEBRIS WHICH MAY HAVE EFFECT ON THEIR HYDRAULIC FUNCTION. ANY DAMAGES OR CLOGGING NEED TO BE REPAIRED AND/OR CLEANED IMMEDIATELY.
3. THE OWNER AND/OR OPERATION/MAINTENANCE ENTITY SHALL NOT CONSTRUCT OR MAINTAIN ANY BUILDING OR STRUCTURE OR UNDERTAKE OR PERFORM ANY ACTIVITY IN THE WETLANDS, BUFFER AREAS, DRAINAGE EASEMENTS AND CONSERVATION AREAS.
4. THE POND BANKS SHOULD BE REGULARLY MOVED, WITH GRASS CLIPPINGS REMOVE FROM THE POND, AND NOTE THAT ANY ERODED BANKS SHOULD BE REPAIRED AND RESOODED TO MAINTAIN THE CORRECT VOLUME.
5. PICK UP GRASS CLIPPINGS AFTER CUTTING. MOW FREQUENTLY ENOUGH TO PREVENT THATCH BUILDUP. LIMIT FERTILIZER USE AROUND THE RETENTION POND AND DO NOT FERTILIZE GRASS IN THE POND AREA.
6. RESOD DISTURBED SIDE SLOPE AND ANY AREAS WHERE GRASS OR SOD HAS BEEN REMOVED OR ERODED.
7. ALL STORM WATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES, INCLUDING OIL SKIMMERS AND DISCHARGE PIPES, SHOULD BE INSPECTED ON REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER SEVERE RAINFALLS. THEY SHOULD BE MAINTAINED TO OPERATE AS DESIGNED BY REMOVING BUILT UP DEBRIS AND VEGETATION FROM INLETS, OUTLETS, CULVERTS. REPAIR DETERIORATION STRUCTURES.
8. NOTE THAT CHEMICALS, OILS, GREASES, OR OTHER LIQUID WASTES ARE NOT TO BE DISPOSED OF DIRECTLY OR THROUGH STORM SEWERS TO THE STORMWATER FACILITY. TREATMENT PONDS ARE DESIGNED TO REMOVE NORMAL ROAD, PARKING LOT, ROOF, AND YARD RUNOFF ONLY.
9. NO ALTERATION OF ANY PART OF THE STORMWATER FACILITIES IS PERMITTED WITHOUT PRIOR APPROVAL FORM ALL APPLICABLE GOVERNING AGENCIES.
10. IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON SURFACE WATER MANAGEMENT SYSTEM THAN TO LET IT FAIL AND THEN HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
11. THE REMOVAL OF LITTORAL SHELF VEGETATION (INCLUDING CATTAILS) FROM THE WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE GOVERNING WATER MANAGEMENT DISTRICT. REMOVAL INCLUDES DREDGING, THE APPLICATION OF HERBICIDES, CUTTING, AND THE INTRODUCTION OF GRASS CARP. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE WET DETENTION PONDS SHALL BE ADDRESSED TO THE DISTRICTS SURFACE WATER REGULATION MANAGER, LOCAL SERVICE OFFICE.

UTILITY NOTES

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO EOR OF ALL MATERIALS USED PRIOR TO ORDERING.
2. PRIOR TO CONSTRUCTION OF BASE AND PAVING, ALL UNDERGROUND UTILITIES MUST BE INSTALLED ALONG WITH TESTED AND INSPECTED. THIS INCLUDES ANY SLEEVES AND CONDUITS.
3. IF NEEDED, CONTINGENCIES SHOULD BE TAKEN INTO ACCOUNT FOR THE VERTICAL OFFSET OF PROPOSED UTILITIES AROUND EXISTING. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY PER STANDARDS.
4. THE CONTRACTOR SHALL ADJUST THE ELEVATION OF ALL EXISTING VALVES, STRUCTURE COVERS, OTHER UTILITIES APPURTENANCES, OR SURFACE FEATURES TO MATCH THE FINAL GRADE ELEVATION IN ALL AREAS OF PROPOSED FILL, SIDEWALK OR ROADWAY CONSTRUCTION, OR MODIFICATION. OFFSET OR PUBLIC UTILITIES MODIFICATIONS WILL NEED TO BE COORDINATED AND APPROVED BY MUNICIPAL INSPECTORS OR IN SOME CASES THE WORK WILL BE PERFORMED BY THE GOVERNING AGENCY AT OWNERS EXPENSE. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE MOST RECENT ENGINEERING STANDARDS AND REQUIREMENTS. NO ADDITIONAL COMPENSATION SHALL BE MADE BY THE OWNER.
5. A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE PROVIDED, WHENEVER POSSIBLE, BETWEEN THE INVERT OF THE UPPER PIPE (WATERMAIN) AND THE CROWN OF THE LOWER PIPE (SANITARY SEWERS, RECLAIM WATER MAINS, AND STORM SEWERS).
6. ALL CROSSINGS MUST BE SET UP WITH THE WATER MAIN PIPE JOINTS AND SEWER PIPE JOINTS EQUAL DISTANCE FROM THE CROSSING.
7. WHEN POSSIBLE, A MINIMUM 10-FOOT HORIZONTAL SEPARATION BETWEEN ANY TYPE OF SEWER AND WATER MAIN MUST BE MAINTAINED IN PARALLEL INSTALLATIONS.
8. THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, ON AN UNDISTURBED EARTH SHELF SITUATED ON ONE SIDE OF THE SEWER AT AN ELEVATION SUCH THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER IN SITUATIONS WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION.
9. AT THE END OF EVERY SEWER AND WATER SERVICE LATERAL, WOOD STAKES SHOULD BE MARKED WITH PAINT (BLUE FOR WATER, GREEN FOR SEWER).
10. IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE, THE CONTRACTOR SHALL PROVIDE ALL FITTINGS NEEDED FOR COMPLETE SYSTEMS.
11. THE COST OF RELOCATING OR REPAIRING ANY EXISTING UTILITIES IN ORDER TO CONSTRUCT IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER WORK SHALL MEET GOVERNING AGENCY STANDARDS AND SPECIFICATIONS WHICH SHALL TRUMP ANY REQUIREMENTS LISTED BELOW.
2. ALL SANITARY SEWER MAINS AND LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER OR AS REQUIRED BY GOVERNING AGENCY. SOME AGENCIES REQUIRE UP TO 80" COVER. THE MINIMUM FORCE MAIN DEPTH IS 48".
3. ALL SANITARY SEWER RIMS AND COVERS SHALL BE TRAFFIC RATED FOR HS-20 LOADING.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING CONNECTION POINT AND NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES.
5. ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21.5-91 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 (AWWA C115) AND SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS IN ACCORDANCE WITH ANSI A 21.4 (AWWA C104).
6. ALL PVC FORCE MAINS SHALL BE PRESSURE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHALL READ "FORCE MAIN".
7. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATION DESIGNATION D-3034, SDR 26. THE JOINTS SHALL CONFORM TO ASTM D-3312. INSTALLATION OF SDR 26 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2231. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
8. SLOD WALL PVC PIPE SHALL COMPLY WITH ASTM A 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D-3034. THE MINIMUM WALL THICKNESS OF SDR-26 IS REQUIRED.
9. TESTING AND INSPECTION
  - i. ALL GRAVITY SEWER PIPING SHALL REQUIRE A VISUAL INSPECTION BY THE ENGINEER.
  - ii. ALL SEWER SHOULD BE INSPECTED AND APPROVED PRIOR TO LAYING BASE AND PAVEMENT.
  - iii. THE GRAVITY SANITARY SEWER SYSTEM AND ALL LATERALS SHALL REQUIRE AN INFILTRATION/INFILTRATION TEST IN ACCORDANCE WITH GOVERNING AGENCY REQUIREMENTS.
  - iv. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH GOVERNING AGENCY REGULATIONS.
  - v. COORDINATE WITH CITY STAFF & ENGINEER ON TV INSPECTION.
  - vi. CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
  - vii. TESTS SHALL BE CERTIFIED BY THE EOR AND SUBMITTED TO GOVERNING AGENCY FOR APPROVAL.
  - viii. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND NOTIFY ALL REQUIRED PARTIES FOR TESTING.

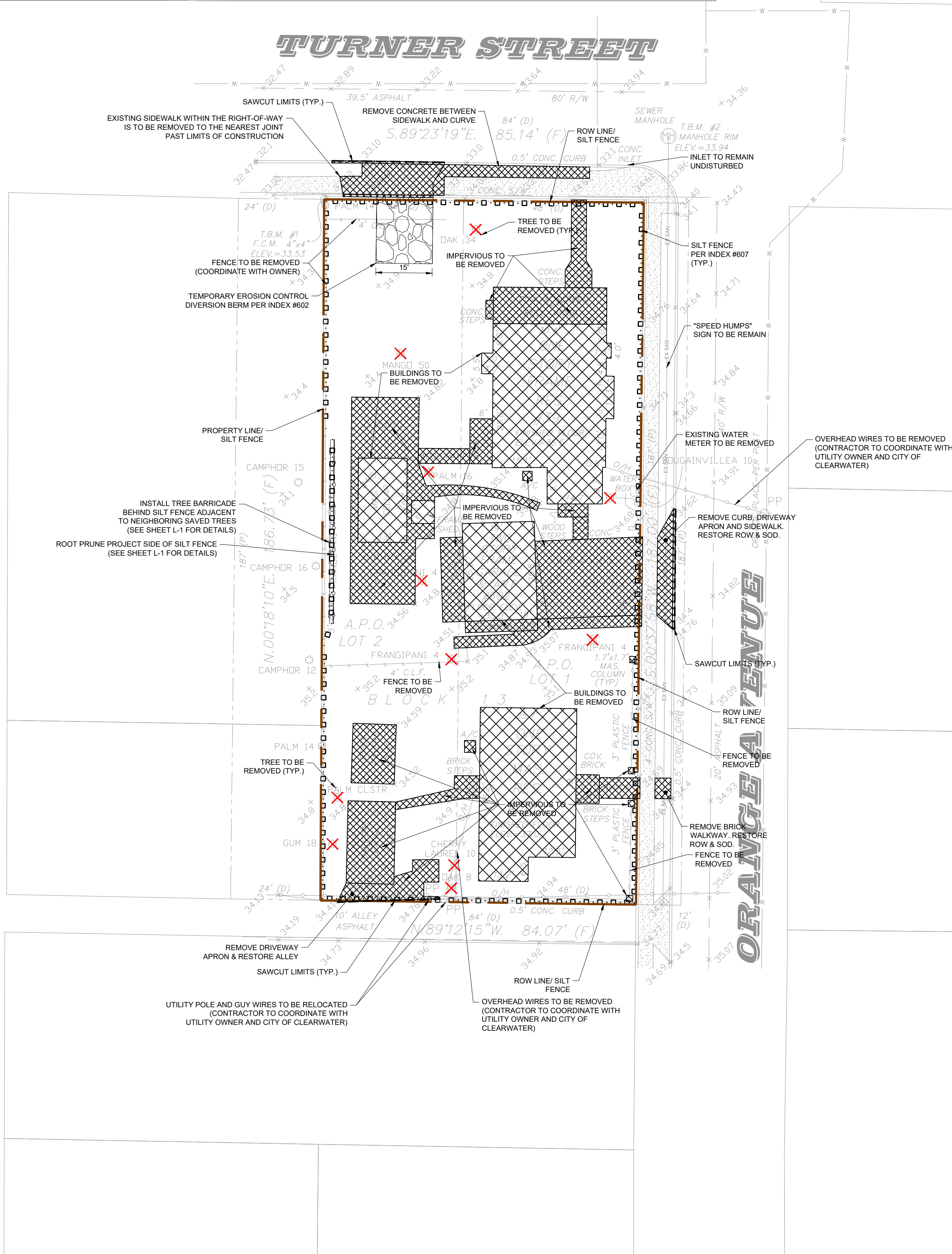
POTABLE WATER NOTES







LIME AVENUE



CONSTRUCTION DEMO NOTES:

1. CONTRACTOR TO CALL 811 SUNSHINE TO VERIFY ALL BURIED UTILITIES.
2. CONTRACTOR TO TAKE PHOTOGRAPH DOCUMENTS AND RECORDING OF PROPERTY AND ADJACENT RIGHT-OF-WAY PRIOR TO BEGINNING WORK.
3. AT THE TIME OF SURVEY, NO WELL WAS ENCOUNTERED WITHIN THE PROPERTY. IF A WELL IS ENCOUNTERED DURING CONSTRUCTION THE WELL MUST BE ABANDONED BY FLORIDA LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 400-S.331(2), F.A.C.
4. ANY SEPTIC TANKS DISCOVERED ONSITE SHALL BE REMOVED.
5. DO NOT TRENCH SILT FENCE WITHIN DRIP LINE OF EXISTING TREES.
6. MOT PLANS TO BE PROVIDED BY OTHERS IF REQUIRED.
7. CONTRACTOR SHALL REQUEST AN EASEMENT INSPECTION PRIOR TO ANY CONSTRUCTION NEAR AN EASEMENT.
8. AN ASBESTOS SURVEY IS USUALLY REQUIRED PRIOR TO CONDUCTING ANY DEMOLITION OR RENOVATIONS. CONTACT PINELLAS COUNTY AIR QUALITY (727)464-4422) FOR MORE INFORMATION.

TREE NOTES:

9. FOR TREE DEMO DETAILS SEE SHEETS L-1 TO L-L OF FORWARD PLANNING & DESIGN, LANDSCAPE SHEETS.

BMP NOTES:

10. SILT FENCE AND BMP DETAILS SHOWN ON SHEET 8.0.
11. ALL SILT FENCING AND OTHER EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK AND MAINTAINED THROUGHOUT THE PROJECT.

EXISTING LEGEND (FROM SURVEY)

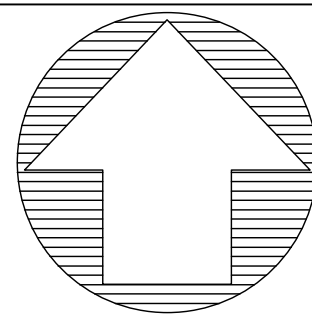
PC	:Point of Curvature
PT	:Point of Tangency
PRC	:Point of Reverse Curvature
PCC	:Point of Compound Curvature
P.I.	:Point of Intersection
SIR	:Set Capped Iron Rod 1/2" #6962
FIR	:Found Iron Rod
FIP	:Found Iron Pipe
FCM	:Found Concrete Monument
S.C.M.	:Set Concrete Monument
SET DISK	:Set P-K Nail & Disk
FND DISK	:Found P-K Nail & Disk
FND RRS	:Found Railroad Spike
NCF	:No Corner Found or Set
PRM	:Permanent Reference Monument
O/H	:Overhead Wires
C.L.F.	:Chain Link Fence
P.O.B.	:Point of Beginning
P.O.C.	:Point of Commencement
P-K	:Parker-Kalon
D.R.B.	:Official Records Book
V.G.	:Concrete Valley Gutter
TBM	:Temporary Benchmark
BM	:Benchmark
PP	:Power/Utility Pole
PSM	:Professional Surveyor & Mapper
LB	:Licensed Business
RLS.	:Registered Land Surveyor
ATIMA	:As Their Interests May Appear
ISADA	:It's Successors And/Dr Assigns
R.C.P.	:Reinforced Concrete Pipe
(P)	:Plat
(D)	:Deed
(Desc)	:Description
(C)	:Calculation
(F)	:Field Measured
SEC.	:Section
TWP.	:Township
RGE	:Range
C/L	:Centerline
A/C	:Air Conditioner
O/A	:Overall
CONC.	:Concrete
A.P.D.	:A Part Of
COV.	:Covered
MAS.	:Masonry
RES.	:Residence
P.B.	:Plat Book
PG.	:Page
TYP.	:Typical
W.F.	:Wood Fence
EL.	:Elevation
ASPH.	:Asphalt
W.C.	:Witness Corner
R/W	:Right Of Way
ESMT.	:Easement
S/W	:Sidewalk
COL	:Column
SQ.	:Square
DIA.	:Diameter
U.S.	:United States



BAYSITE  
ENGINEERING LLC

2054 CENTRAL AVENUE  
ST. PETERSBURG, FL 33712  
PHONE: 813.679.9918  
EMAIL: ELY@BAYSITEENG.COM

ENGINEERING COA No. 36684



0 20 40  
Feet

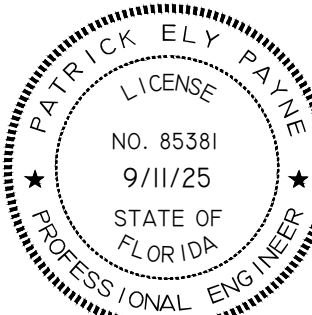
REVISION DATE:

COMPANY # 057-01-001

PROJECT:

TURNER TOWNHOMES

CLIENT:  
DEOL PARTNERS LLC  
900 N OSCEOLA AVE UNIT 703  
CLEARWATER, FL 33755



PATRICK ELY PAYNE  
FLORIDA LICENSED No. 85381  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 9/11/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:

DEMO & EROSION  
CONTROL PLAN

SHEET:

C-4.0



LIME AVENUE

TURNER STREET

ORANGE AVENUE

PID: 16-29-15-36274-000-0201  
USE: CONDOMINIUM  
ZON: HDR  
FLU: RH

PID: 16-29-15-92628-013-0030  
USE: DUPLEX - FOURPLEX  
ZON: MDR  
FLU: RM

PID: 16-29-15-92628-013-0031  
USE: DUPLEX - FOURPLEX  
ZON: MDR  
FLU: RM

PID: 16-29-15-85178-006-0010  
USE: SINGLE FAMILY  
ZON: LMDR  
FLU: RM

PID: 16-29-15-92628-012-0041  
USE: VACANT COMMERCIAL  
ZON: I  
FLU: I

PID: 16-29-15-92628-012-0040  
USE: VACANT RESIDENTIAL  
ZON: I  
FLU: I

PID: 16-29-15-92628-012-0042  
USE: VACANT COMMERCIAL  
ZON: I  
FLU: I

Site Data Table	
PROJECT LOCATION	CITY OF CLEARWATER, FLORIDA
PARCEL ID & ADDRESS	16-29-15-92628-013-0010 39 TURNER ST., CLEARWATER
PROPERTY AREA	0.36 AC (15,809 SF)
FLU	RM - RESIDENTIAL MEDIUM
ZONING	MDR - MEDIUM DENSITY RESIDENTIAL
CURRENT USE	MULTI-FAMILY
PROPOSED USE	RESIDENTIAL INFILL (ATTACHED DWELLINGS)
DENSITY	15 DU/AC = 15 * 0.36 = 5.44 UNITS
DENSITY PROPOSED	5 UNITS
MIN. LOT AREA REQUIRED	N/A
MIN. LOT AREA PROPOSED	1,932 SF
MAX BUILDING HEIGHT	30' TO 50'
MAX BUILDING HEIGHT PROPOSED	(SEE BUILDING PLANS)
MAX ISR	0.75 (11,857 SF)
ISR PROPOSED	0.66 (10,455 SF)
MIN. BUILDING SETBACKS	ORANGE AVE (FRONT) = 10FT - 25FT TURNER ST (FRONT) = 10FT - 25FT SIDE (SOUTH) = 0FT - 5FT REAR (WEST) = 0FT - 5FT
PROPOSED BUILDING SETBACKS	ORANGE AVE (FRONT) = 20FT TO 1ST FLOOR 14FT TO UPPER FLOORS CANTILEVER TURNER ST (FRONT) = 25FT SIDE (SOUTH) = 10FT REAR (WEST) = 5FT
PERIMETER BUFFERS	(NORTH) = 10FT REQUIRED 10FT PROPOSED (SOUTH) = 10FT REQUIRED 10FT PROPOSED (EAST) = 10FT REQUIRED 10FT PROPOSED (WEST) = 10FT REQUIRED 5FT PROPOSED SEE COMPREHENSIVE LANDSCAPE PROGRAM
PARKING REQUIRED	MDR 2 SPACES PER UNIT 5 * 2 = 10 SPACES REQUIRED
PARKING PROPOSED	MDR 11 SPACES (2 GARAGE SPACES PER UNIT AND 1 GUEST SPACE)
EXISTING SITE AREA	TOTAL PROPERTY AREA 0.36 AC (15,809 SF) EX BUILDING 3,280 SF± EX DRIVEWAY & SIDEWALK 2,543 SF± EX IMPERVIOUS TOTAL 5,823 SF± (37%) EX OPEN SPACE (PERVIOUS) 9,986 SF± (63%)
PROP SITE AREA	PROP BUILDING 5,223 SF± PROP ASPHALT & SIDEWALK 5,232 SF± PROP IMPERVIOUS TOTAL 10,455 SF± (66%) PROP OPEN SPACE (PERVIOUS) 5,354 SF± (34%)
IMPERVIOUS DIFFERENCE	10,455 SF± - 5,823 SF± = 4,632 SF±
UTILITIES	WATER: CITY OF CLEARWATER SEWER: CITY OF CLEARWATER RECLAIM: CITY OF CLEARWATER TRASH: CITY OF CLEARWATER - CURBSIDE PICKUP

LEGEND:	
	PROPERTY LINE
	PROPOSED LOT LINE
	BUILDING SETBACK LINE
	SILT FENCE
	SIGHT TRIANGLE LINE
	CONCRETE SIDEWALK / MISC
	ASPHALT PAVEMENT
	PAVERS

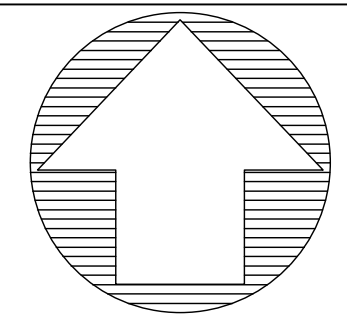
- CITY OF CLEARWATER NOTES:
1. WORK WITHIN RIGHT-OF-WAY SHALL REQUIRE A PERMIT WITH THE APPROPRIATE ENTITY.
  2. APPLICANT SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, HARDSCAPING AND LIGHTING LOCATED WITHIN RIGHT-OF-WAY.
  3. CONTRACTOR SHALL REQUEST AN EASEMENT INSPECTION PRIOR TO ANY CONSTRUCTION NEAR AN EASEMENT.
  4. ALL SOD, SIDEWALK, CURBS AND SPRINKLER DAMAGE, IF ANY, WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED/REPLACED PRIOR TO ENGINEERING FINAL INSPECTION. PER SEC. 47.181, BRING ALL SIDEWALKS AND RAMPS ADJACENT TO OR AS PART OF THE PROJECT UP TO STANDARDS, INCLUDING ADA.

- SIGHT VISIBILITY TRIANGLE NOTE:
1. PER CDC SECTION 3-904(A), TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, NO STRUCTURE OR LANDSCAPING MAY BE INSTALLED WHICH WILL OBSTRUCT VIEWS AT A LEVEL BETWEEN 30 INCHES ABOVE GRADE AND EIGHT FEET ABOVE GRADE WITHIN THE SIGHT VISIBILITY TRIANGLE.

- SOLID WASTE NOTES:
1. TRASH PICK UP TO BE PROVIDED BY CURBSIDE PICKUP.
  2. THE WEEKLY TRASH COLLECTION POINTS WILL BE FROM THE RIGHT-OF-WAY NEXT TO TURNER ST AND ORANGE AVE AS CORRELATED AT THE START OF SERVICE.
  3. REFUSE CARTS TO BE WHEELED TO STREET BY TENANTS FOR CURBSIDE PICKUP.
  4. ALL REFUSE CARTS MUST BE STOWED AWAY ON NON-SERVICE DAYS, FULLY SCREEN FROM PUBLIC VIEW PER CITY OF CLEARWATER REQUIREMENTS.

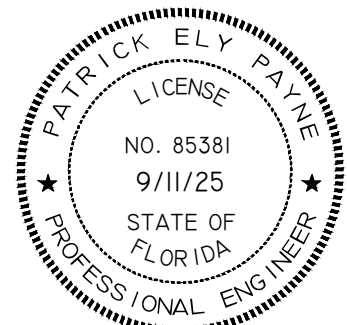


**BAYSITE  
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2054 CENTRAL AVENUE  
ST. PETERSBURG, FL 33712  
PHONE: 813.679.9918  
EMAIL: ELY@BAYSITEENG.COM  
ENGINEERING COA No. 36684



REVISION DATE:

PROJECT:	COMPANY # 057-01-01 <b>TURNER TOWNHOMES</b> PROJECT LOCATION: CLEARWATER, FL 33755 PARCEL ID: 16-29-15-92628-013-0010	CLIENT: <b>DEOL PARTNERS LLC</b> 960 N OSCEOLA AVE UNIT 703 CLEARWATER, FL 33755
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**PATRICK ELY PAYNE**  
FLORIDA LICENSED No. 85381  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 9/11/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:  
**SITE &  
HORIZONTAL  
CONTROL PLAN**

SHEET:  
**C-5.0**



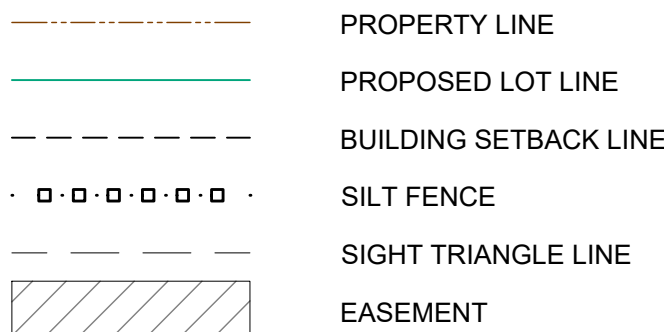
FOR

SECTION 16, TOWNSHIP 29, RANGE 15

PARCEL ID: 16-29-15-92628-013-0010

ADDRESS: 39 TURNER ST,  
CLEARWATER, FL 33756

LEGEND:



LEGAL DESCRIPTION:

PROVIDED BY: DAVID L SMITH SURVEYING AND MAPPING, INC.

THE WEST 48 FEET OF LOT 1 AND THE EAST 36 FEET OF LOT 2, BLOCK 13, MAP OF TURNER'S SUBDIVISION NO 3 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 53, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

### VERTICAL DATUM

ELEVATIONS ARE BASED ON CITY OF CLEARWATER BENCHMARK "E-05", ELEVATION 34.96 (NAVD88)

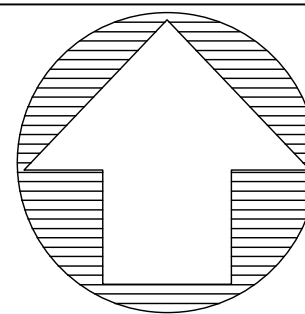
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ZONING	MDR - MEDIUM DENSITY RESIDENTIAL
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MAX BUILDING HEIGHT PROPOSED	(SEE BUILDING PLANS)
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PROPOSED BUILDING SETBACKS	ORANGE AVE (FRONT) = 20FT TO 1ST FLOOR 14FT TO UPPER FLOORS CANTILEVER TURNER ST (FRONT) = 25FT SIDE (SOUTH) = 10FT REAR (WEST) = 5FT
PERIMETER BUFFERS	(NORTH) = 10FT REQUIRED 10FT PROPOSED (SOUTH) = 10FT REQUIRED 10FT PROPOSED (EAST) = 10FT REQUIRED 10FT PROPOSED (WEST) = 10FT REQUIRED 5FT PROPOSED SEE COMPREHENSIVE LANDSCAPE PROGRAM
PARKING REQUIRED	MDR                 2 SPACES PER UNIT
	5' * 2 = 10 SPACES REQUIRED
PARKING PROPOSED	MDR                 11 SPACES (2 GARAGE SPACES PER UNIT AND 1 GUEST SPACE)
EXISTING SITE AREA	
TOTAL PROPERTY AREA	0.36 AC (15,809 SF)
EX BUILDING	3,280 Sft±
EX DRIVEWAY & SIDEWALK	2,543 Sft±
EX IMPERVIOUS TOTAL	5,823 Sft± (37%)
EX OPEN SPACE (Pervious)	9,986 Sft± (63%)
PROP SITE AREA	
PROP BUILDING	5,223 Sft±
PROP ASPHALT & SIDEWALK	5,232 Sft±
PROP IMPERVIOUS TOTAL	10,455 Sft± (66%)
PROP OPEN SPACE (Pervious)	5,354 Sft± (34%)
IMPERVIOUS DIFFERENCE	10,455 Sft± - 5,823 Sft± = 4,632 Sft±
UTILITIES	
WATER	CITY OF CLEARWATER
SEWER	CITY OF CLEARWATER
RECLAIM	CITY OF CLEARWATER
TRASH	CITY OF CLEARWATER - CURBSIDE PICKUP

**PREPARED BY:**  
BAYSITE ENGINEERING LLC  
2054 CENTRAL AVENUE  
ST. PETERSBURG, FL 33712  
813.679.9918  
ELY@BAYSITEENG.COM



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ENGINEERING COA No. 36684

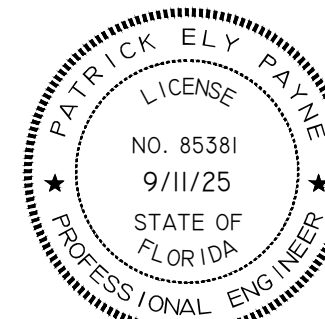


## TURNER TOWNHOMES

CLEARWATER, FL 33756  
PARCEL ID: 16-29-15-02828-013-0010

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CLIENT:



**PATRICK ELY PAYNE**  
FLORIDA LICENSED No. 85387  
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## DRAWING

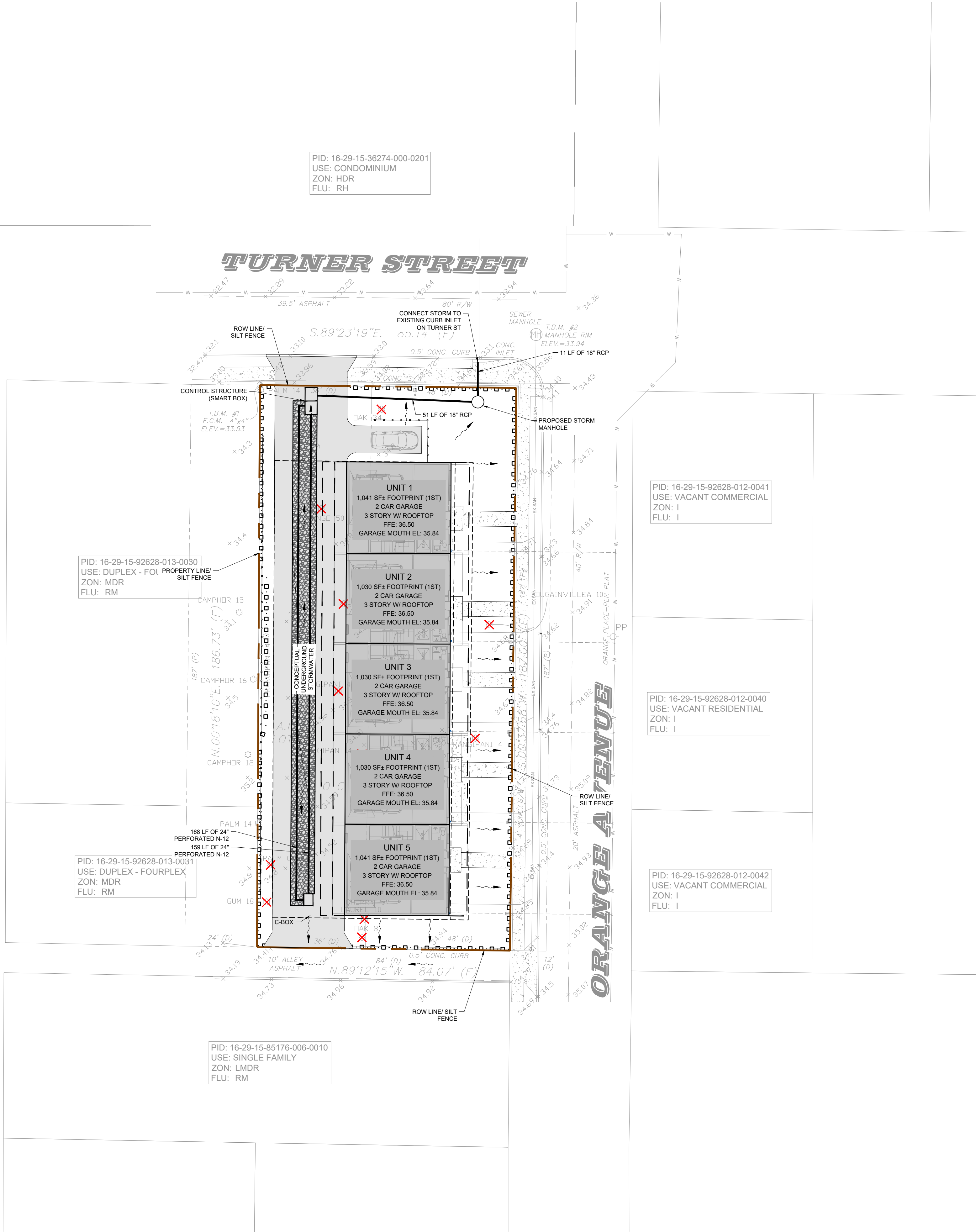
# PRELIMINARY SITE PLAN

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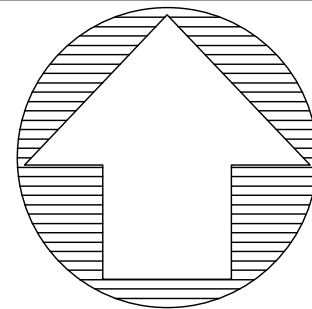
## C-5.1



LIME AVENUE



**BAYSITE  
ENGINEERING LLC**  
2054 CENTRAL AVENUE  
ST. PETERSBURG, FL 33712  
PHONE: 813.679.9918  
EMAIL: ELY@BAYSITEENG.COM  
ENGINEERING COA No. 36684



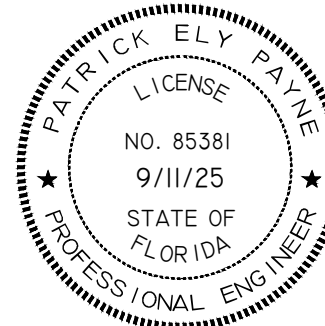
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REVISION DATE:

COMPANY # 057-01-01

PROJECT: **TURNER TOWNHOMES**  
SUBJECT: TURNER TOWNHOMES  
CLEARWATER, FL 33755  
PARCEL ID: 16-29-15-92628-013-0010

CLIENT: **DEOL PARTNERS LLC**  
960 N OSCEOLA AVE UNIT 703  
CLEARWATER, FL 33755



**PATRICK ELY PAYNE**  
FLORIDA LICENSED No. 85381  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 9/11/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:  
**PAVING GRADING  
& DRAINAGE PLAN**

SHEET:  
**C-6.0**



LIME AVENUE

TURNER STREET

ORANGE AVENUE

LEGEND:

- PROPERTY LINE  
PROPOSED LOT LINE  
BUILDING SETBACK LINE  
SIGHT TRIANGLE LINE  
WATER LINE  
RECLAIM LINE  
SEWER LINE  
CONCRETE SIDEWALK / MISC  
ASPHALT PAVEMENT  
PAVERS

CITY OF CLEARWATER UTILITY NOTES:

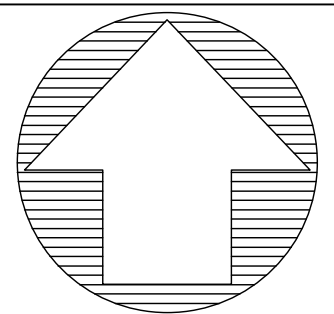
- CONTRACTOR SHALL COORDINATE WITH CITY REGARDING EXISTING WATER & ROW METERS. BACKFLOW DEVICES AND METER BOX REMOVAL, ALONG WITH SEWER LATERAL ABANDONMENT PRIOR TO FINALIZATION OF PLANS TO THE SATISFACTION OF PUBLIC UTILITIES DEPARTMENT STAFF.
- CONTRACTOR SHALL VERIFY EXISTING SEWER SERVICE LATERAL LOCATION, INSPECT CONDITION OF PIPE, AND DETERMINE CORRECT LATERAL SIZE. IF A NEW PIPE IS WARRANTED, CONTRACTOR SHALL COORDINATE WITH PUBLIC UTILITIES DEPARTMENT STAFF REGARDING LATERAL SERVICE ABANDONMENT. CONTRACTOR SHALL INSTALL NEW CLEAN-OUT AT EACH CONNECTION POINT PER CITY REQUIREMENTS. IF PVC IS PROPOSED CALL OUT SDR-26.
- SIZES OF EXISTING WATER MAIN, PROPOSED TAP SIZES, INCLUDING PIPE SIZES AND PIPE MATERIAL BEING INSTALLED, SHALL BE INCLUDED IN THE BUILDING PERMIT PLANS TO THE SATISFACTION OF PUBLIC UTILITIES DEPARTMENT STAFF.
- IRRIGATION SYSTEMS SHALL BE CONNECTED TO THE CITY RECLAIMED WATER SYSTEM. NO BACKFLOW DEVICE IS REQUIRED ON ROW METER ASSEMBLY.
- CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTING AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND OTHER FEATURES PRIOR TO PROCEEDING WITH ANY PROPOSED CONSTRUCTION. THE CONTRACTOR MAY CONSULT THE UTILITY OWNERS RECORD DRAWINGS, BUT THE UTILITY OWNER AND THE ENGINEERING DO NOT GUARANTEE, BY IMPLICATION OR OTHERWISE, THE ACCURACY OF THESE RECORD DRAWINGS. SITE CONTRACTOR SHALL BE FINANCIAL FOR ANY MODIFICATIONS REQUIRED OTHER THAN SHOWN ON PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DEVIATION FROM THE PLANS.
- SEPARATE PLANS AND PERMITS WILL BE REQUIRED FOR FIRE ALARM, FIRE SPRINKLER, FIRE LINE UNDERGROUND WORK AS REQUIRED BY CODE.



BAYSITE  
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ST. PETERSBURG, FL 33712  
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ENGINEERING COA No. 36684



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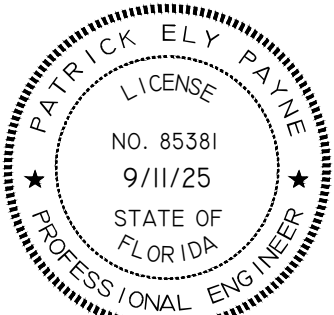
REVISION DATE:

COMPANY # 057-01-01

TURNER TOWNHOMES  
PROJECT:

CLIENT:

DEOL PARTNERS LLC  
900 N OSCEOLA AVE UNIT 703  
CLEARWATER, FL 33755



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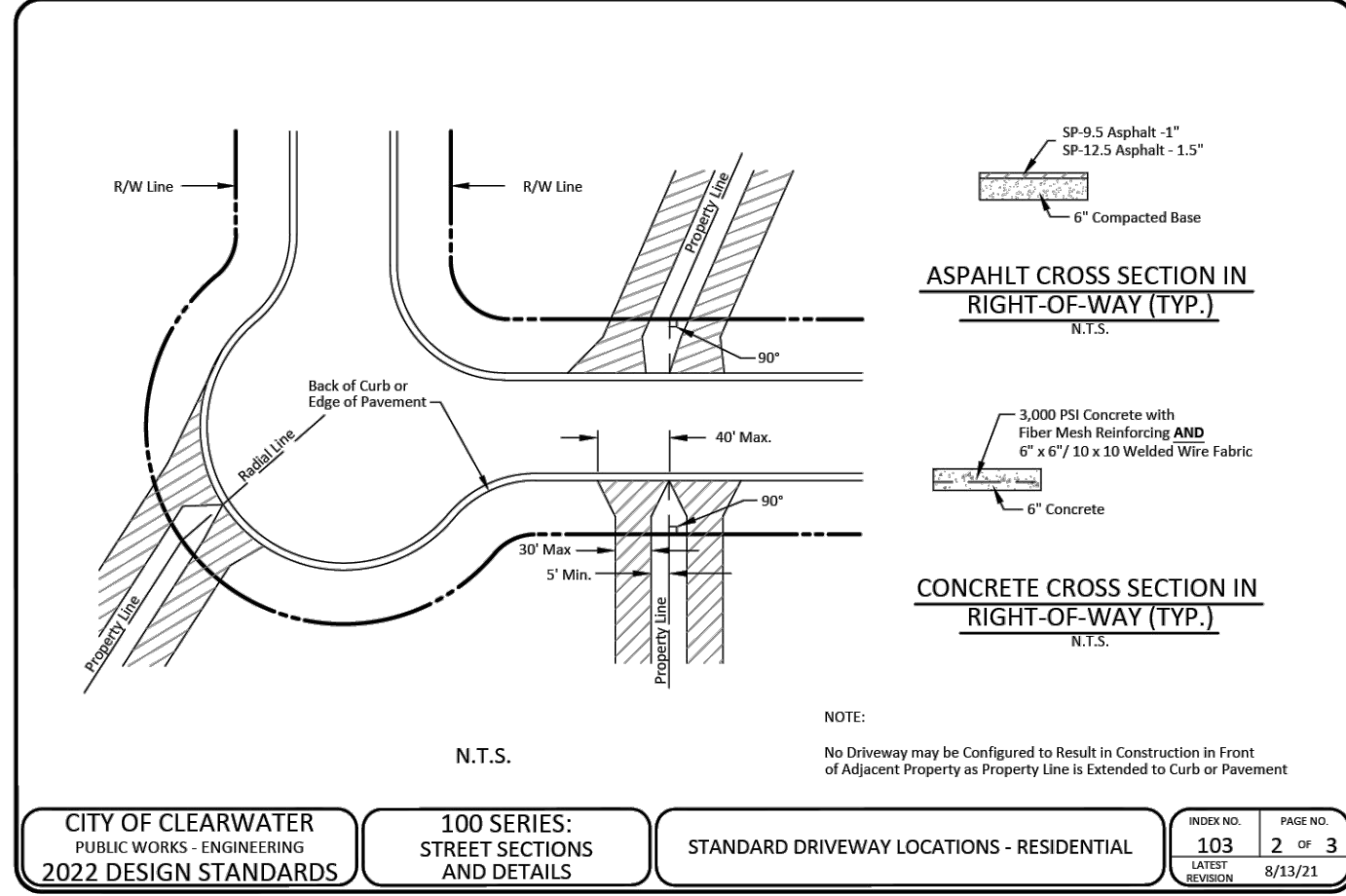
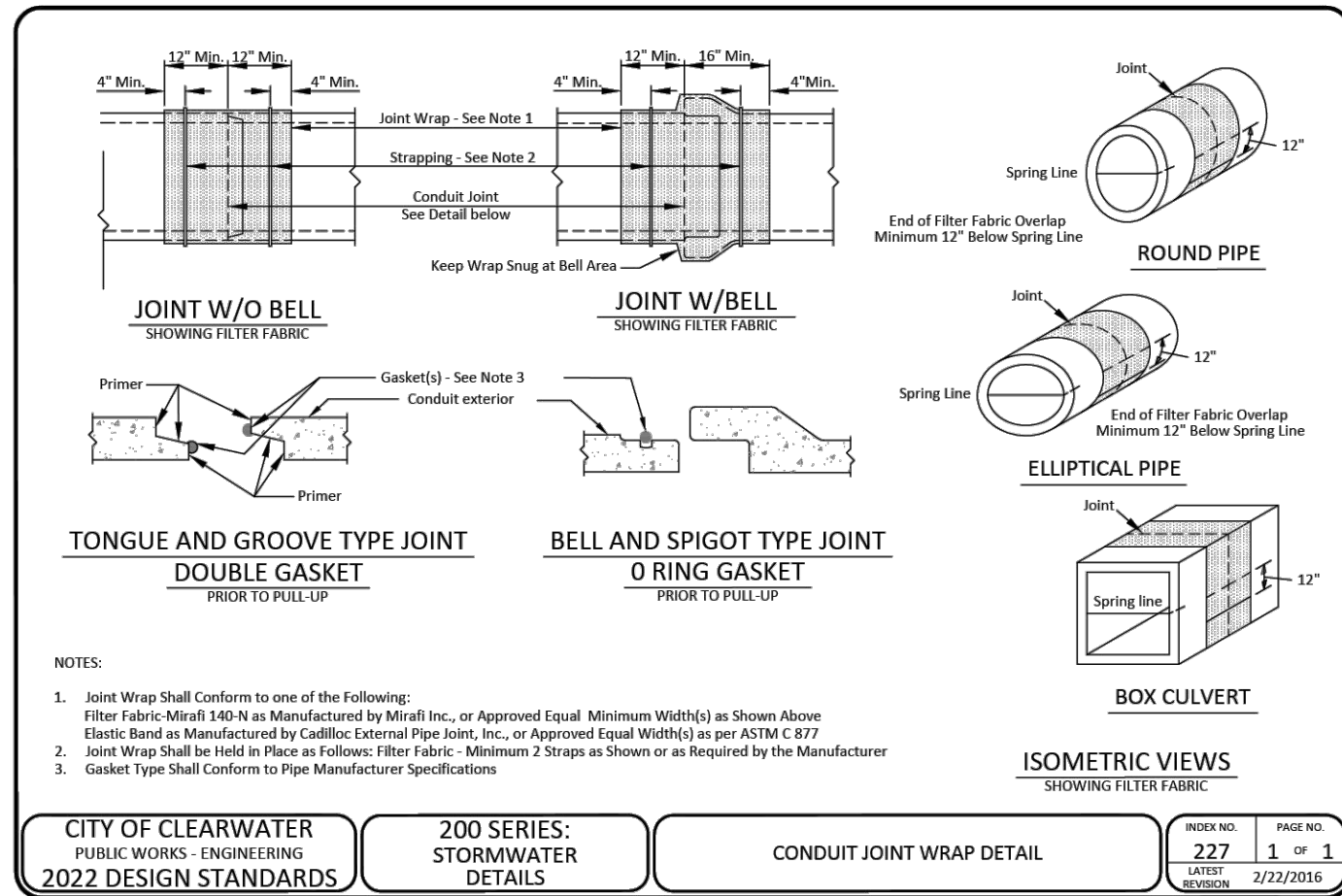
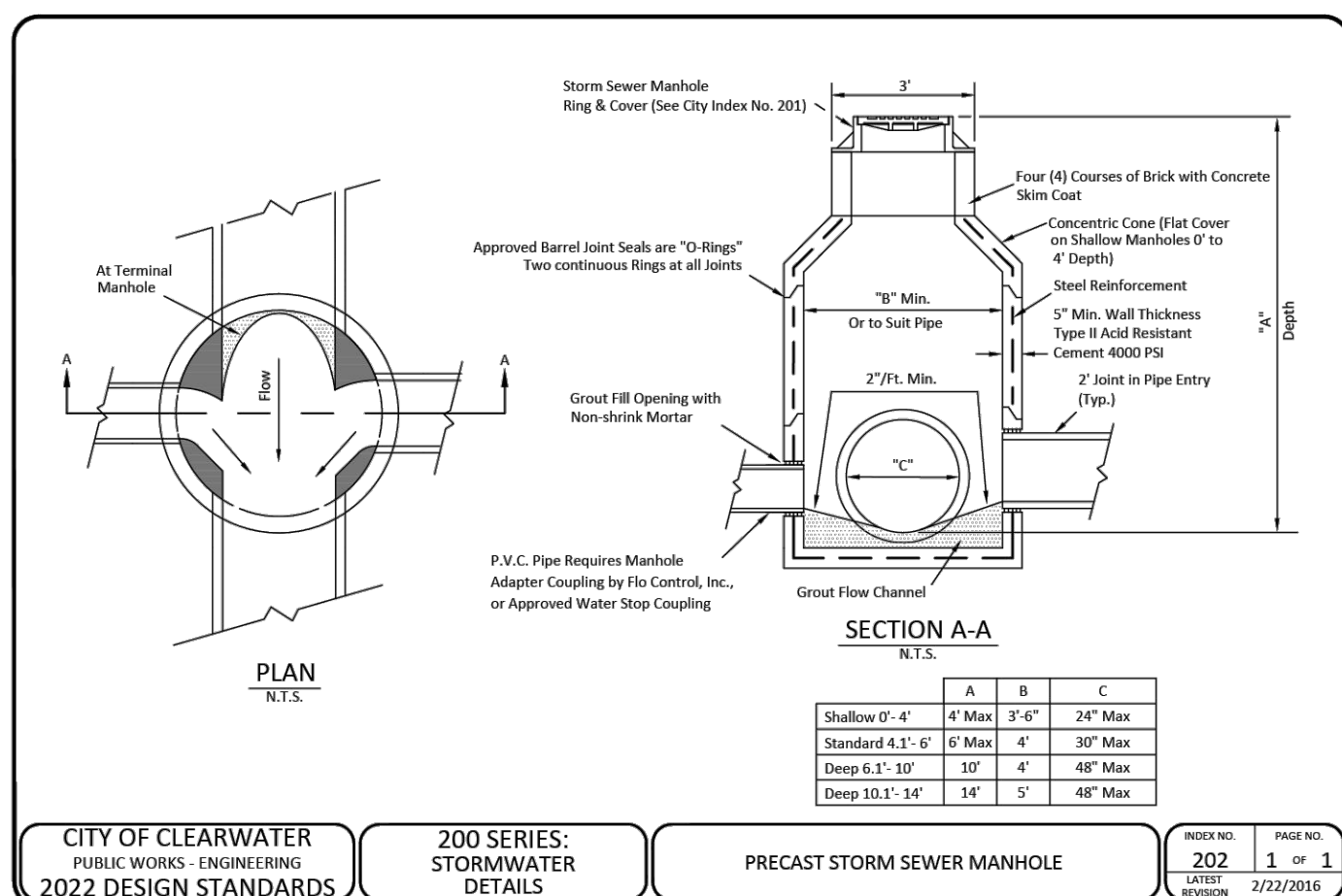
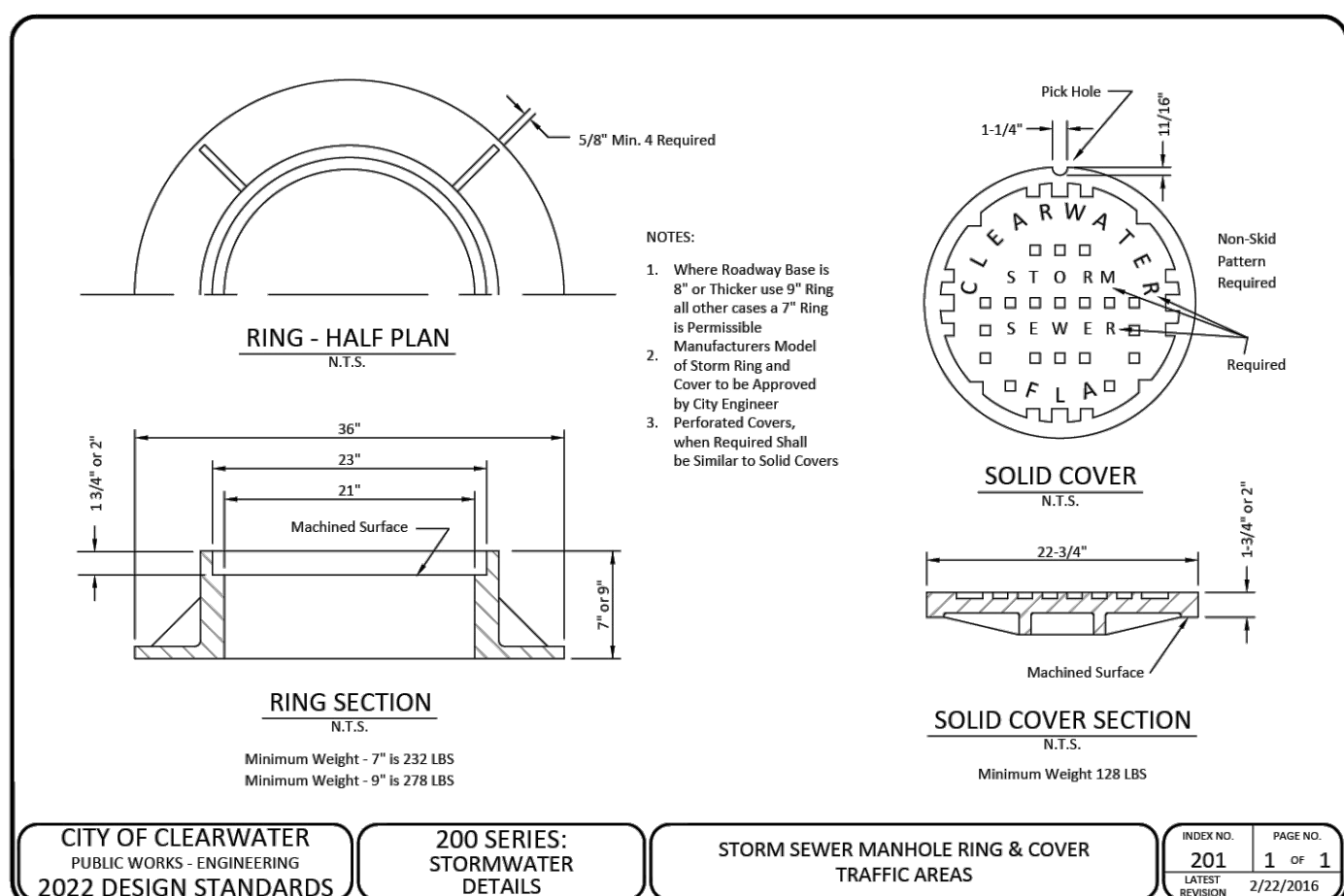
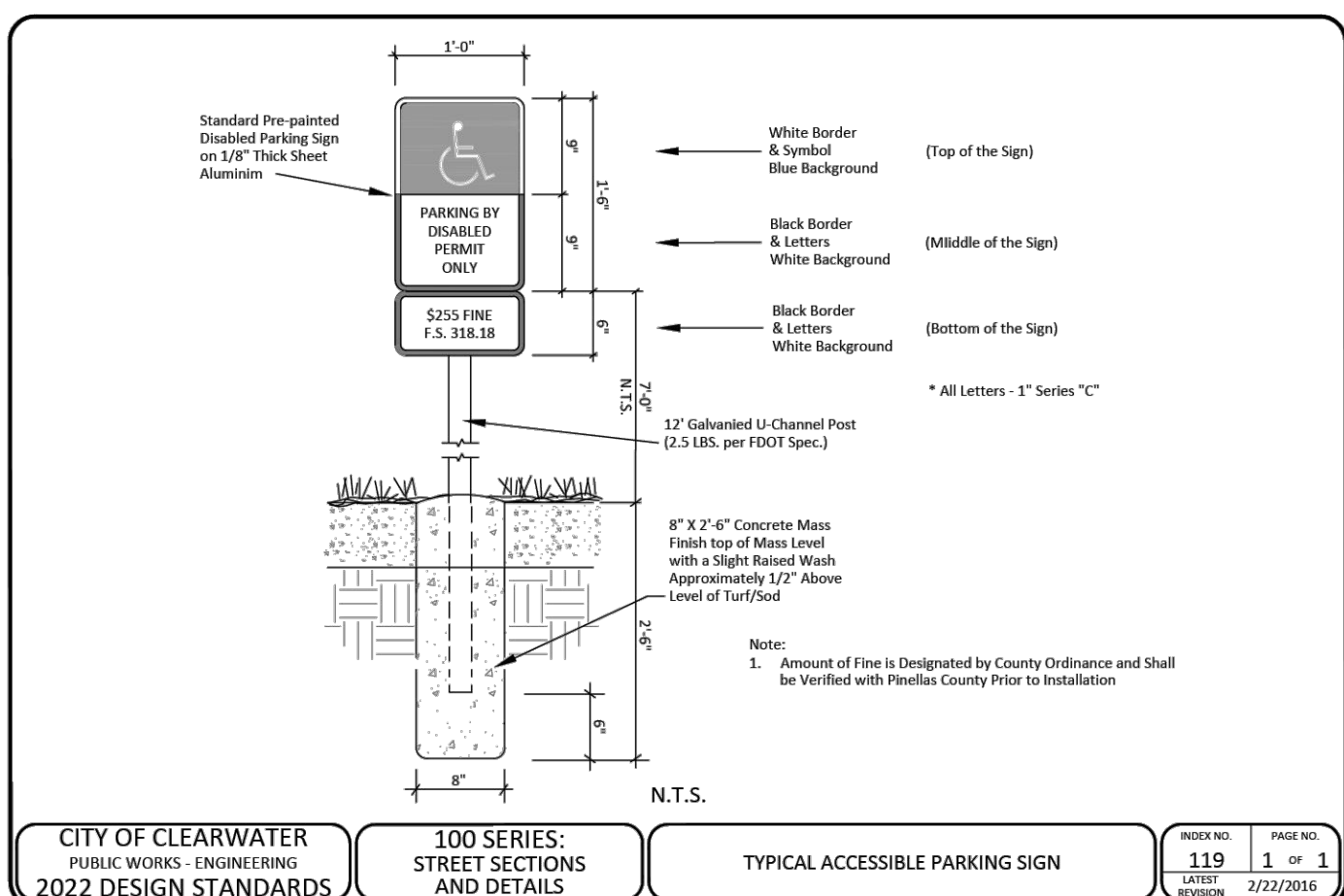
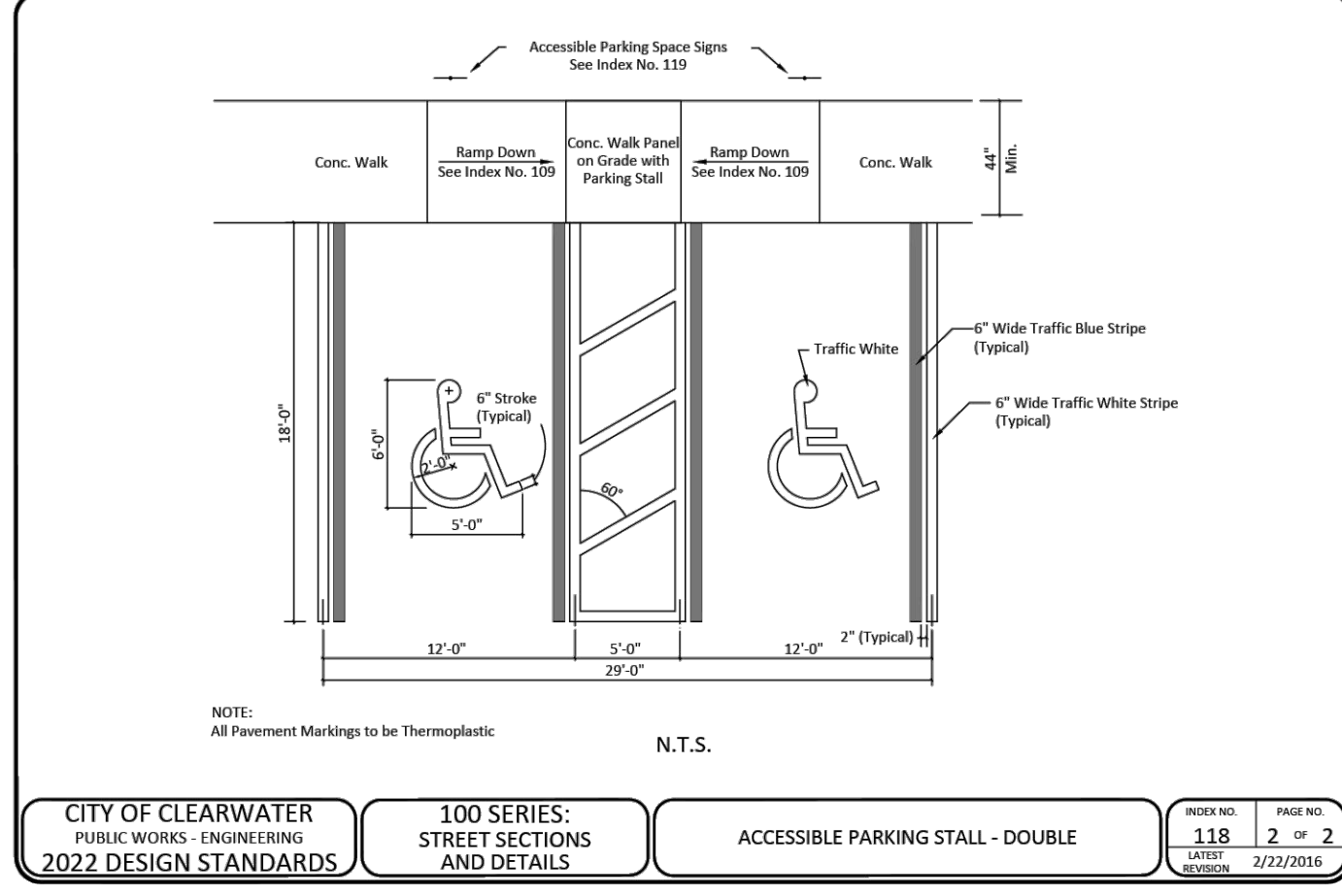
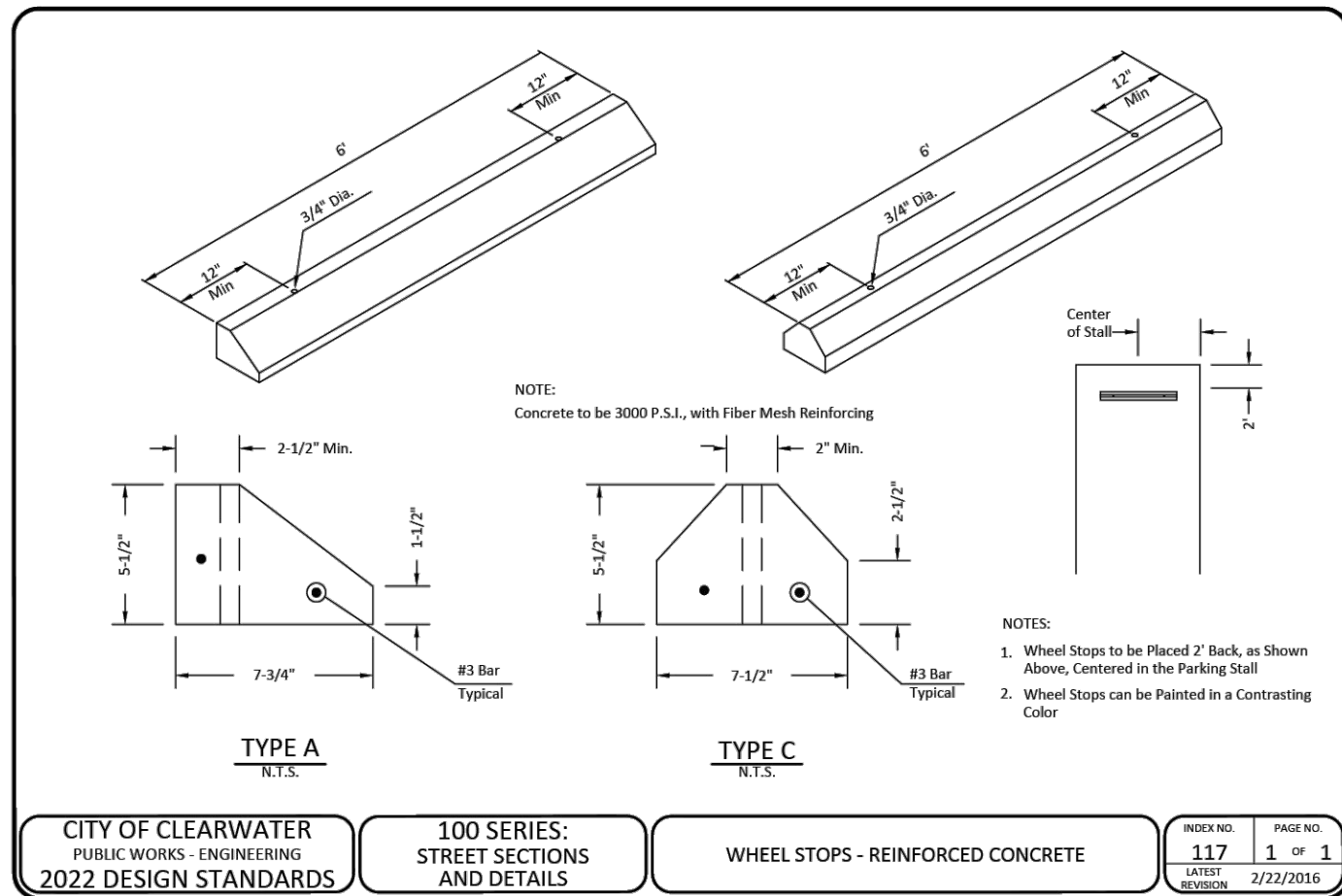
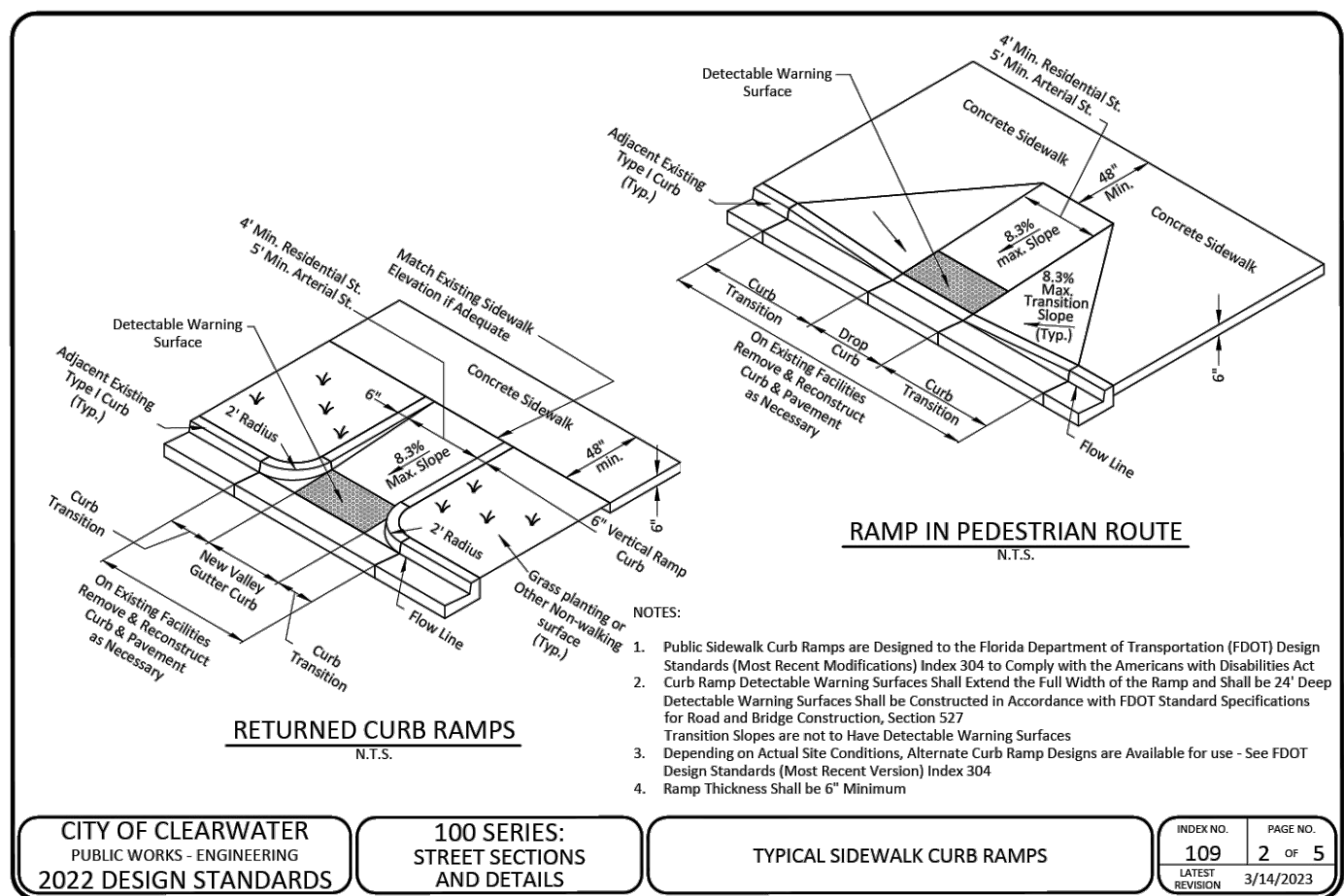
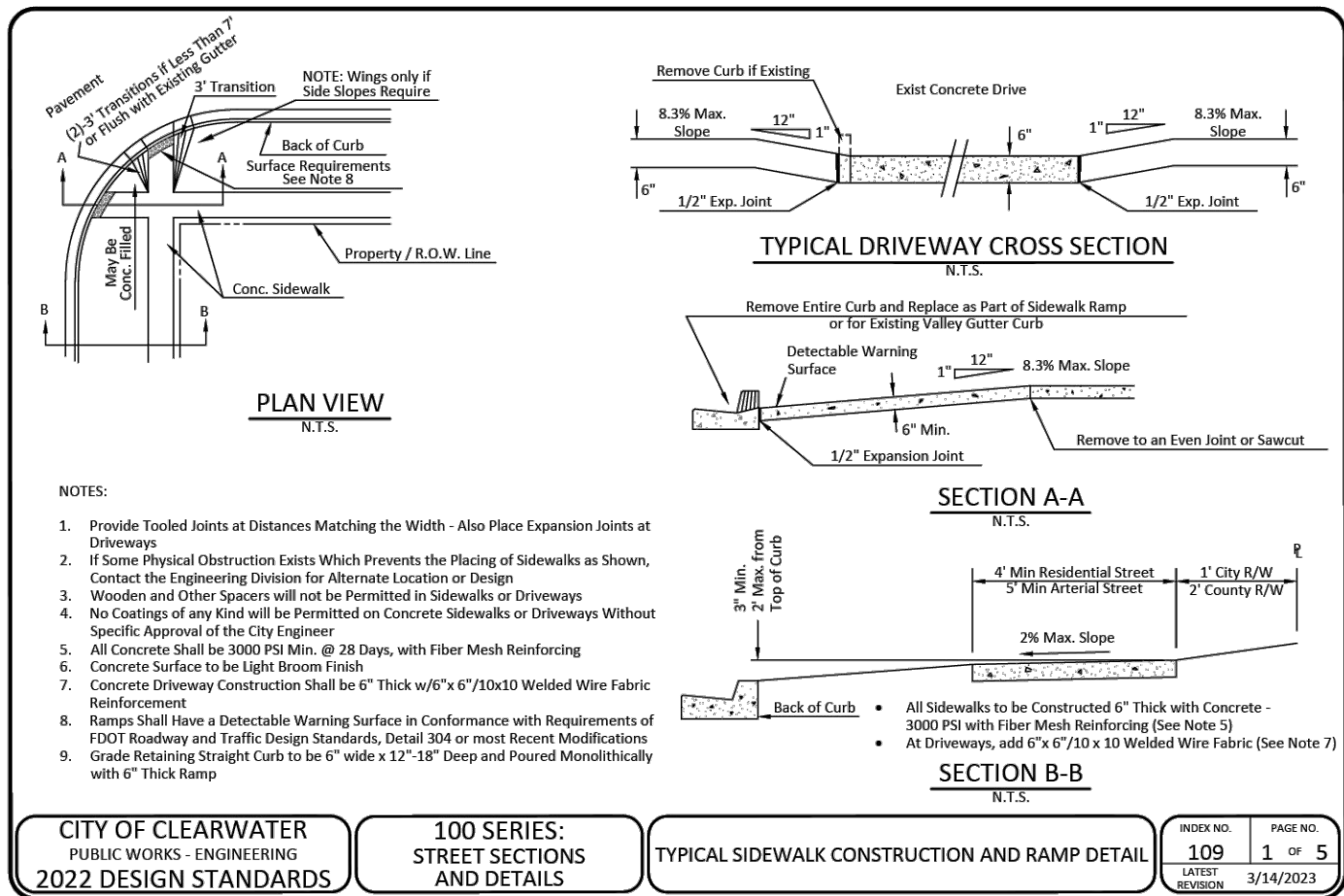
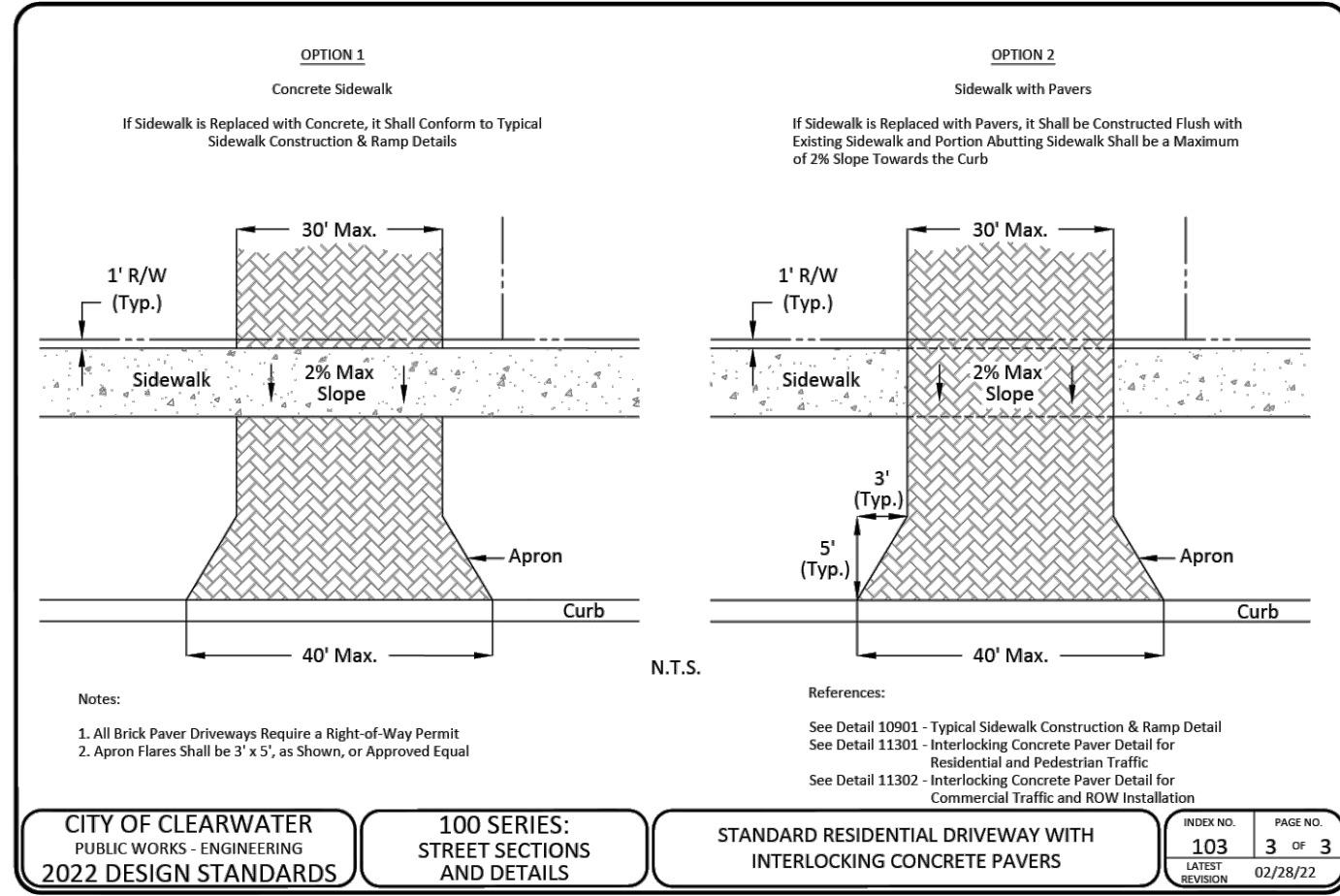
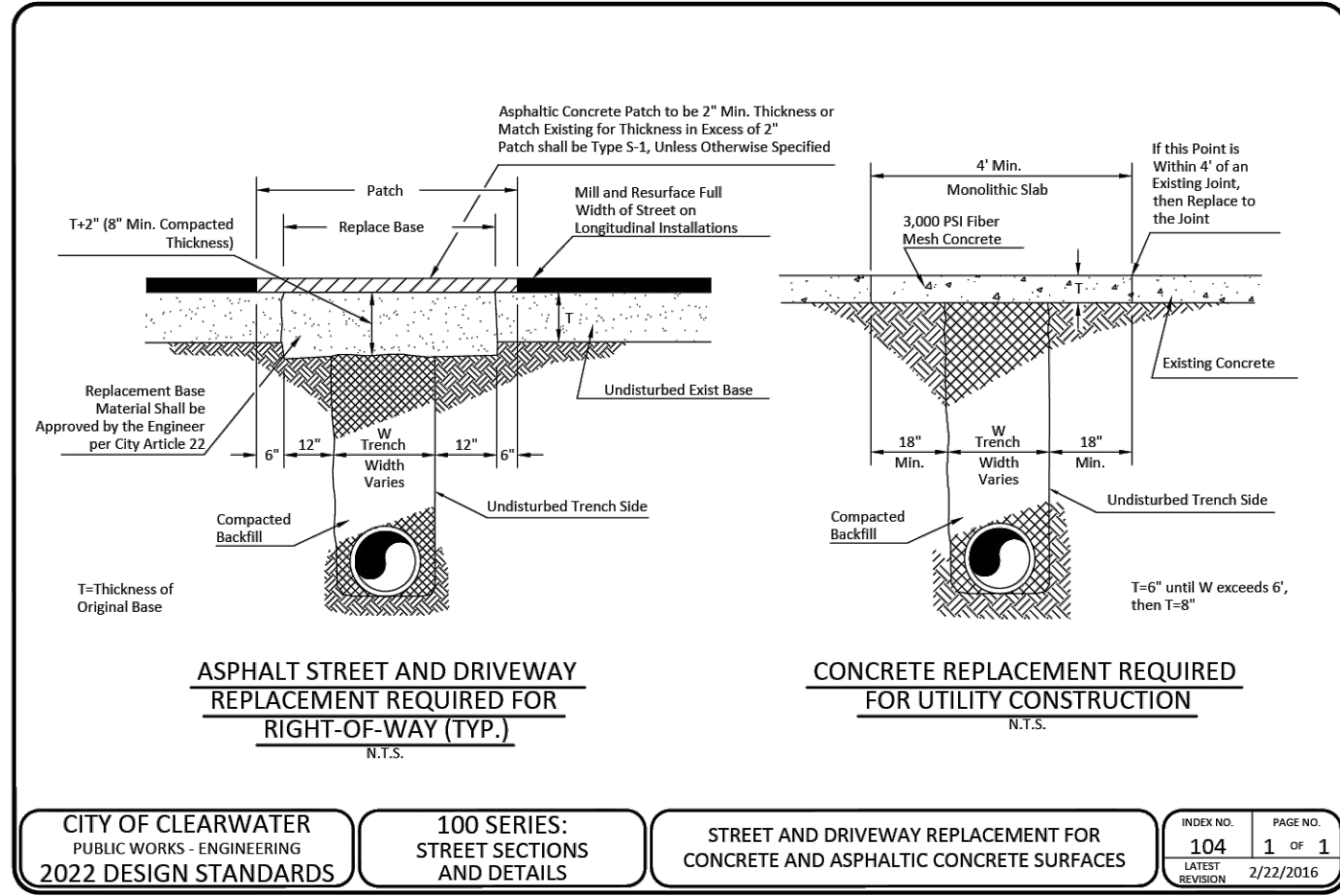
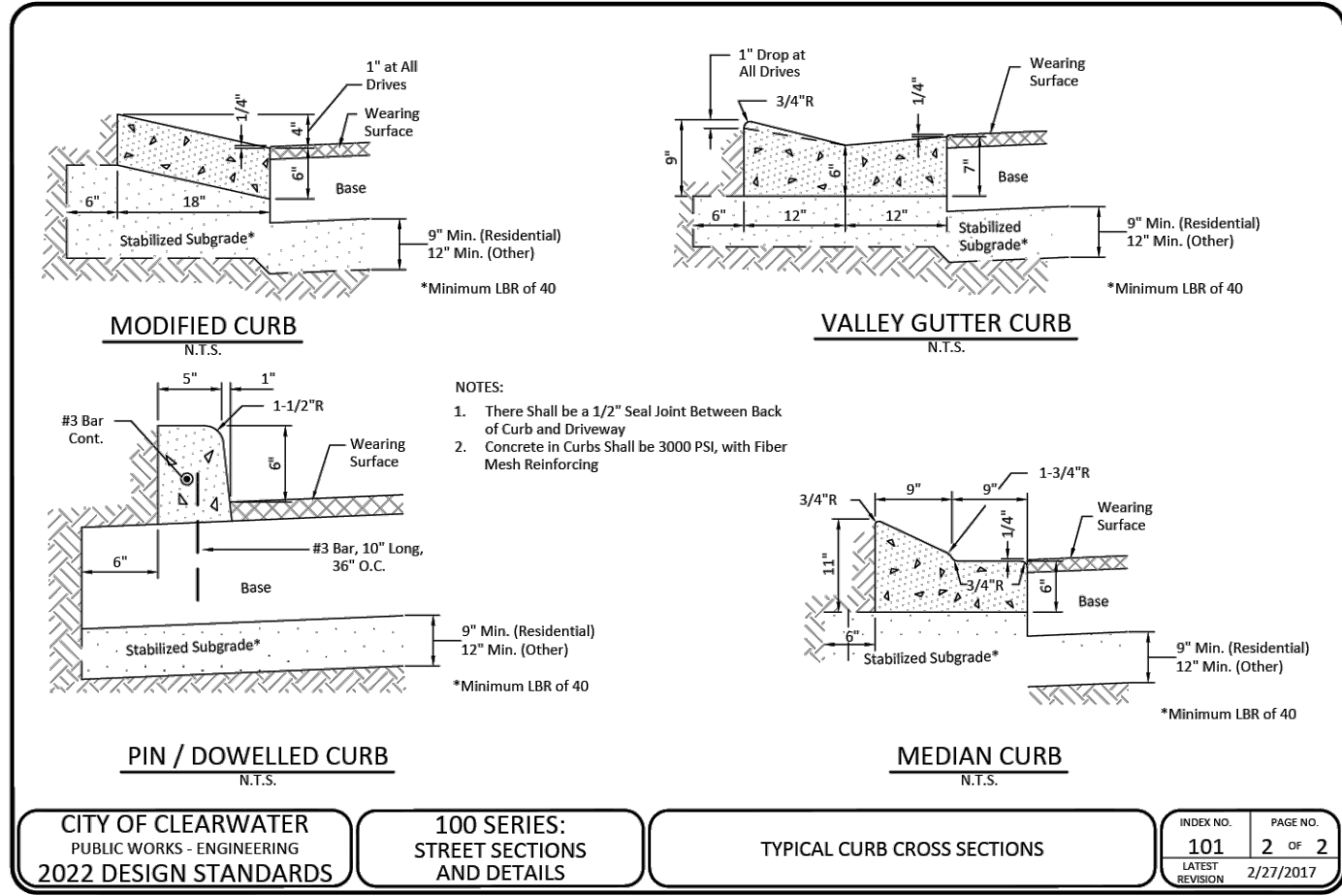
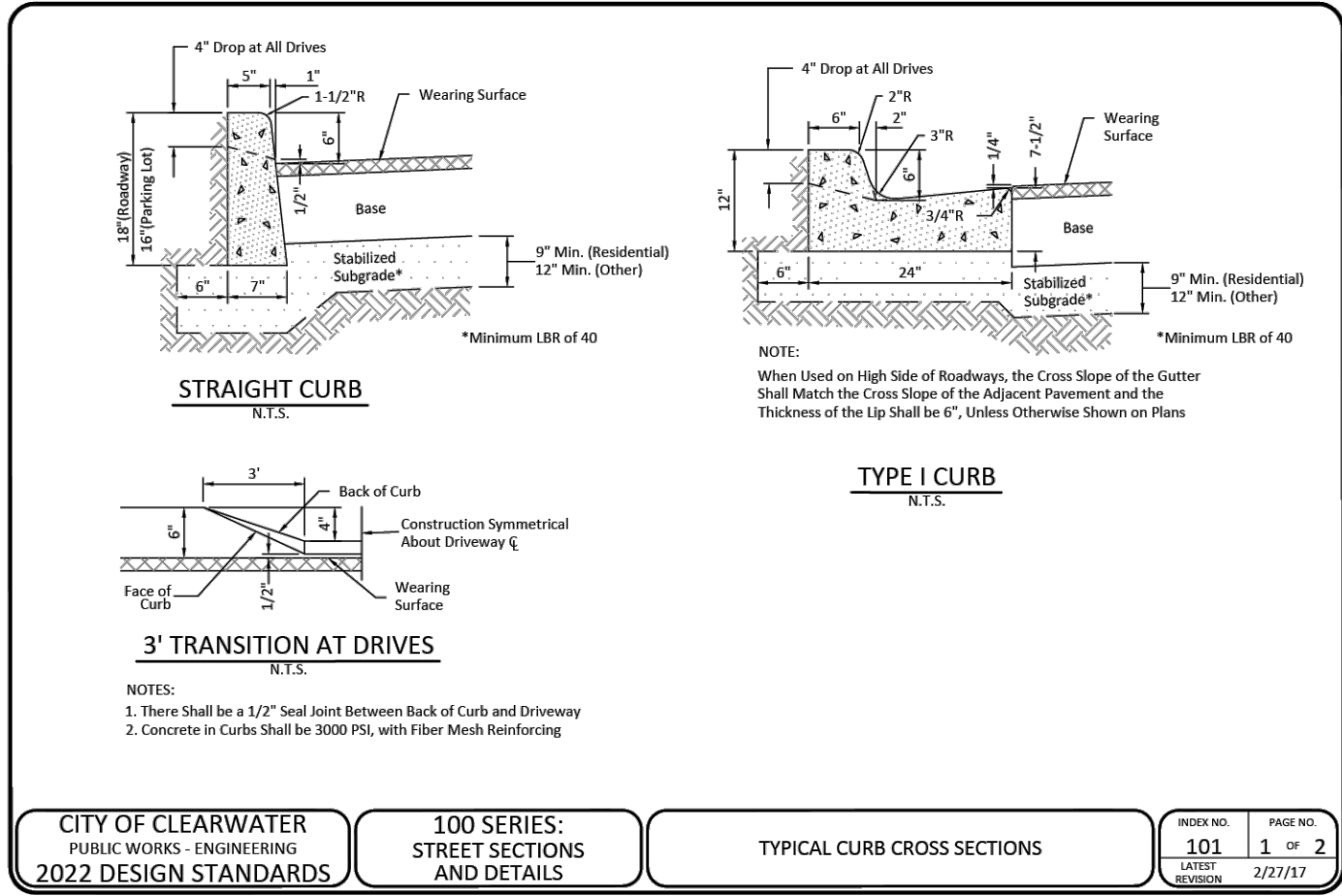
DRAWING:

UTILITY PLAN

SHEET:

C-7.0





**BAYSITE ENGINEERING LLC**  
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ENGINEERING COA No. 36684

**TURNER TOWNHOMES**  
FLORIDA LICENSED No. 83361  
CLEARWATER, FL 33756  
PARCEL ID: 16-26-15-00268-010-0010

**DEOL PARTNERS LLC**  
FLORIDA LICENSED No. 83361  
900 N OSCEOLA AVE UNIT 703  
CLEARWATER, FL 33756

REVISION DATE: COMPANY # 057-01-01

PROJECT: TURNER TOWNHOMES

CLIENT: DEOL PARTNERS LLC

**PATRICK ELY PAYNE**  
FLORIDA LICENSED No. 85381  
9/11/25  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

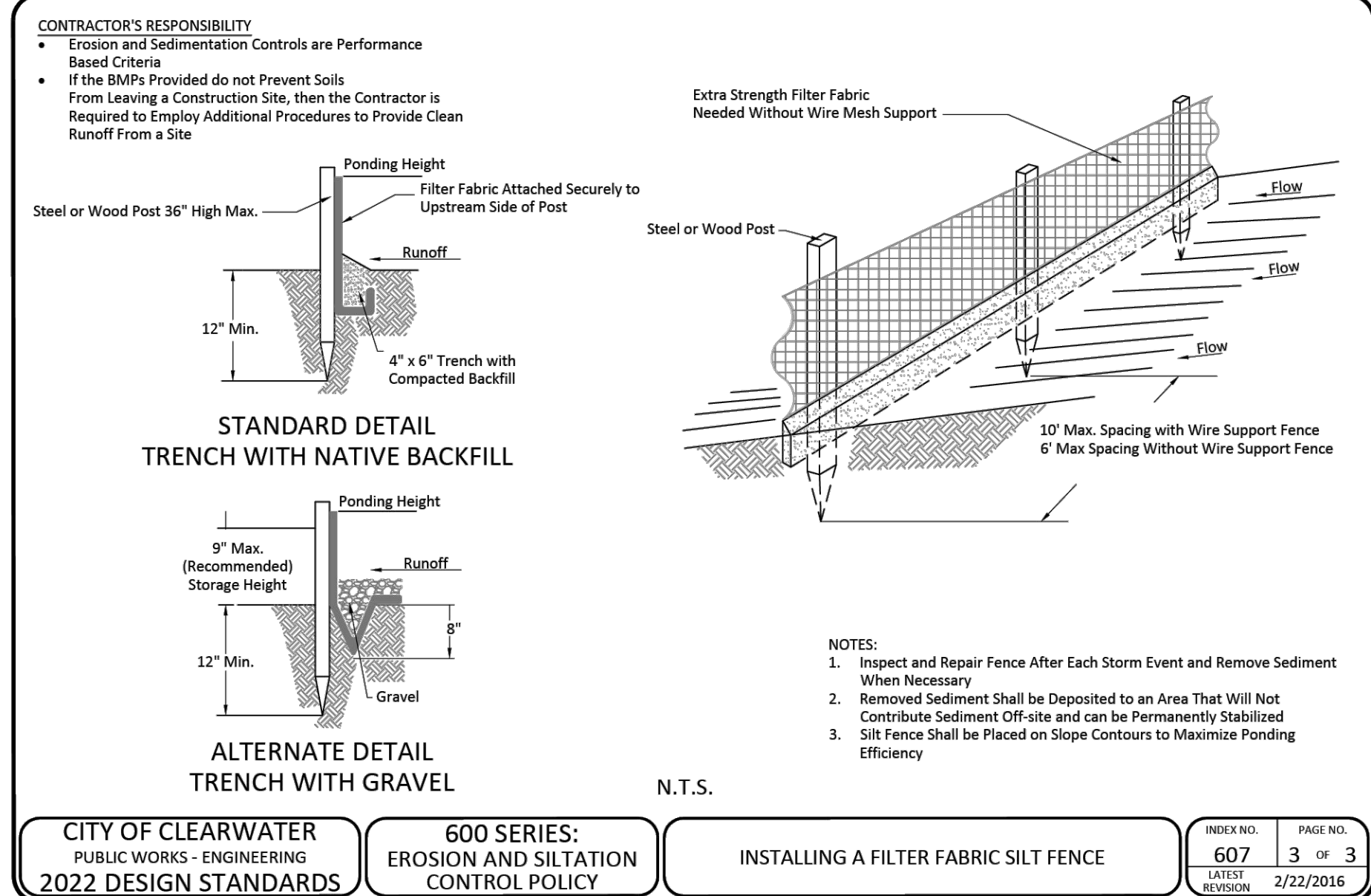
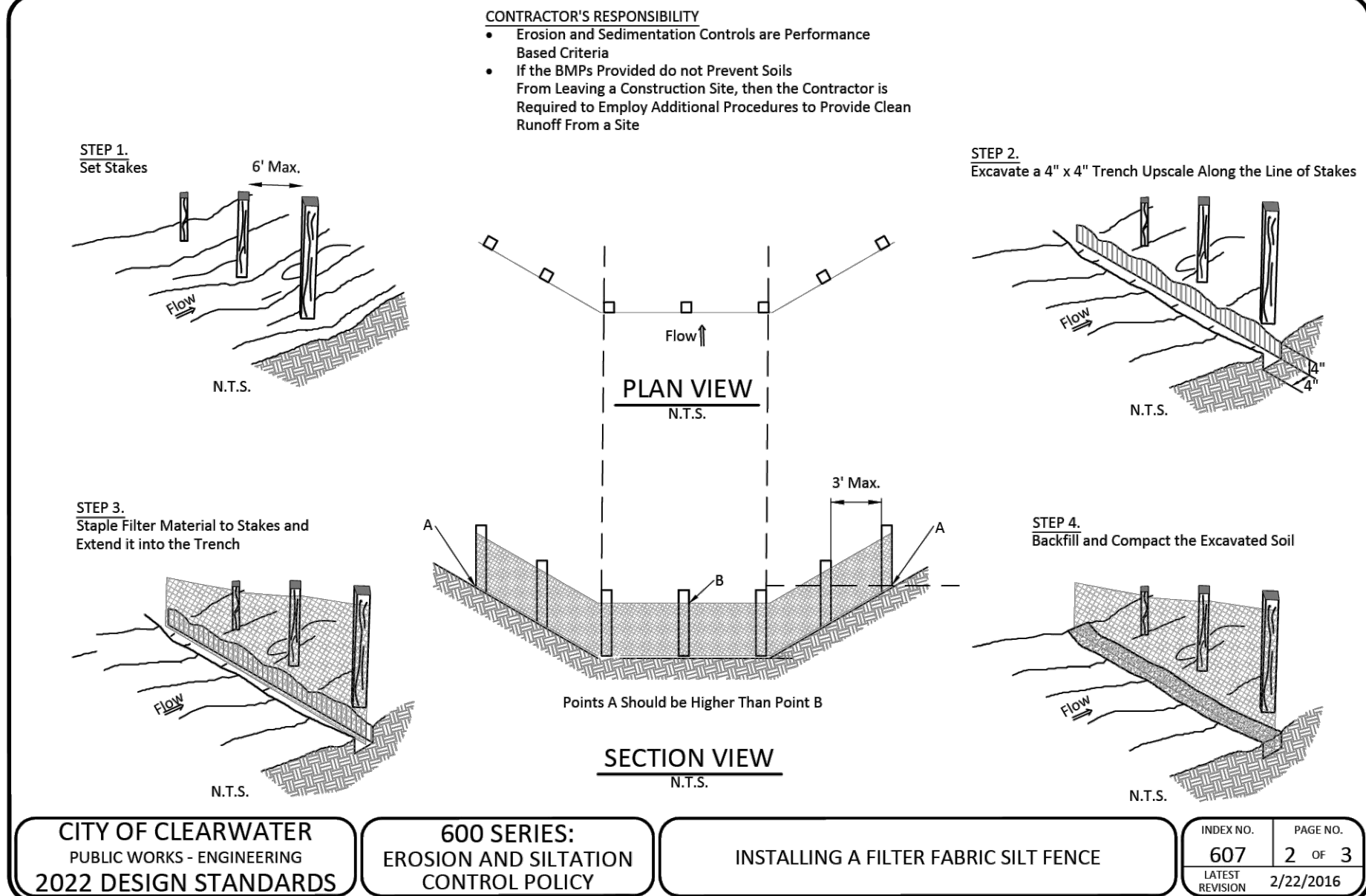
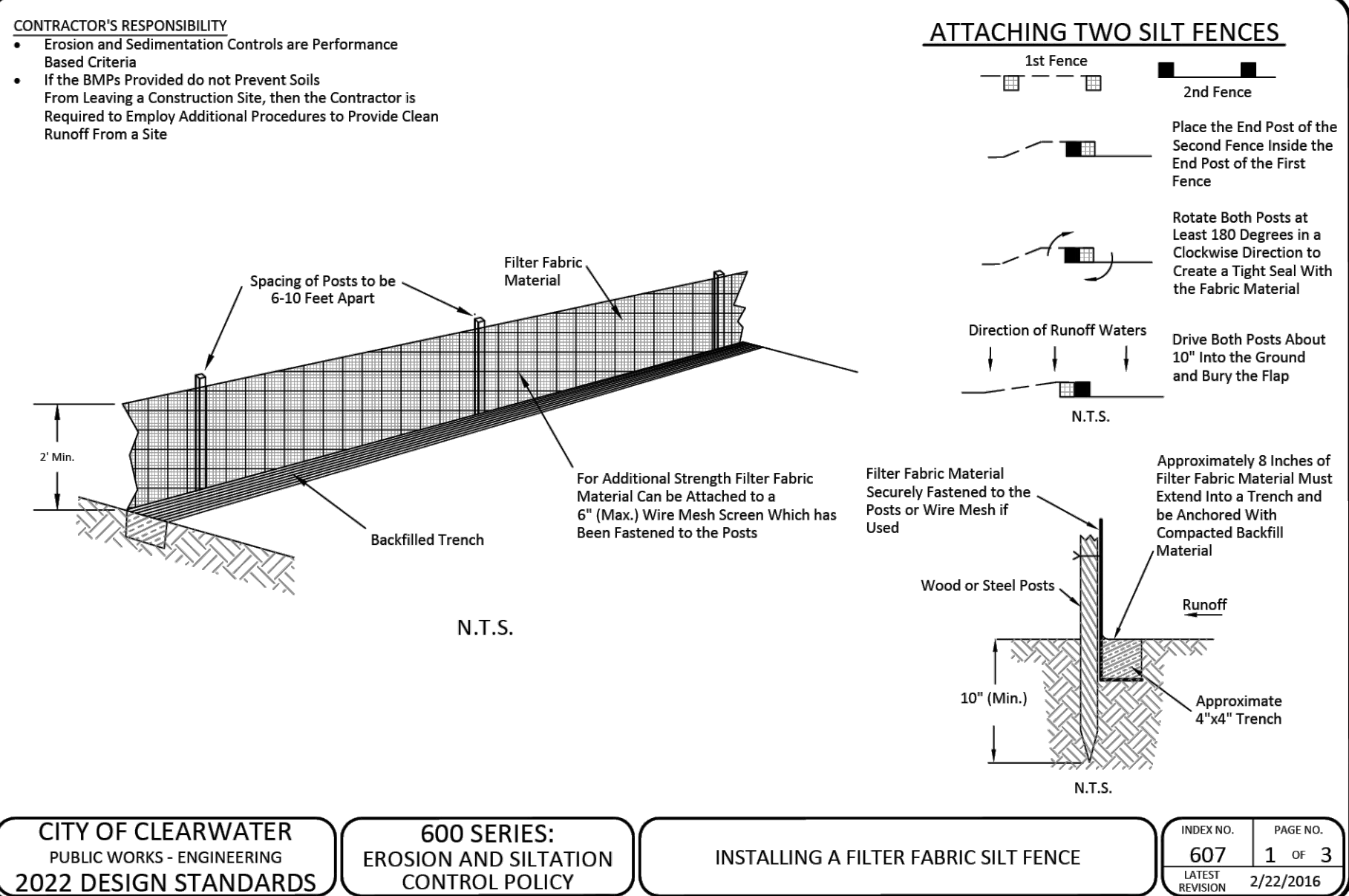
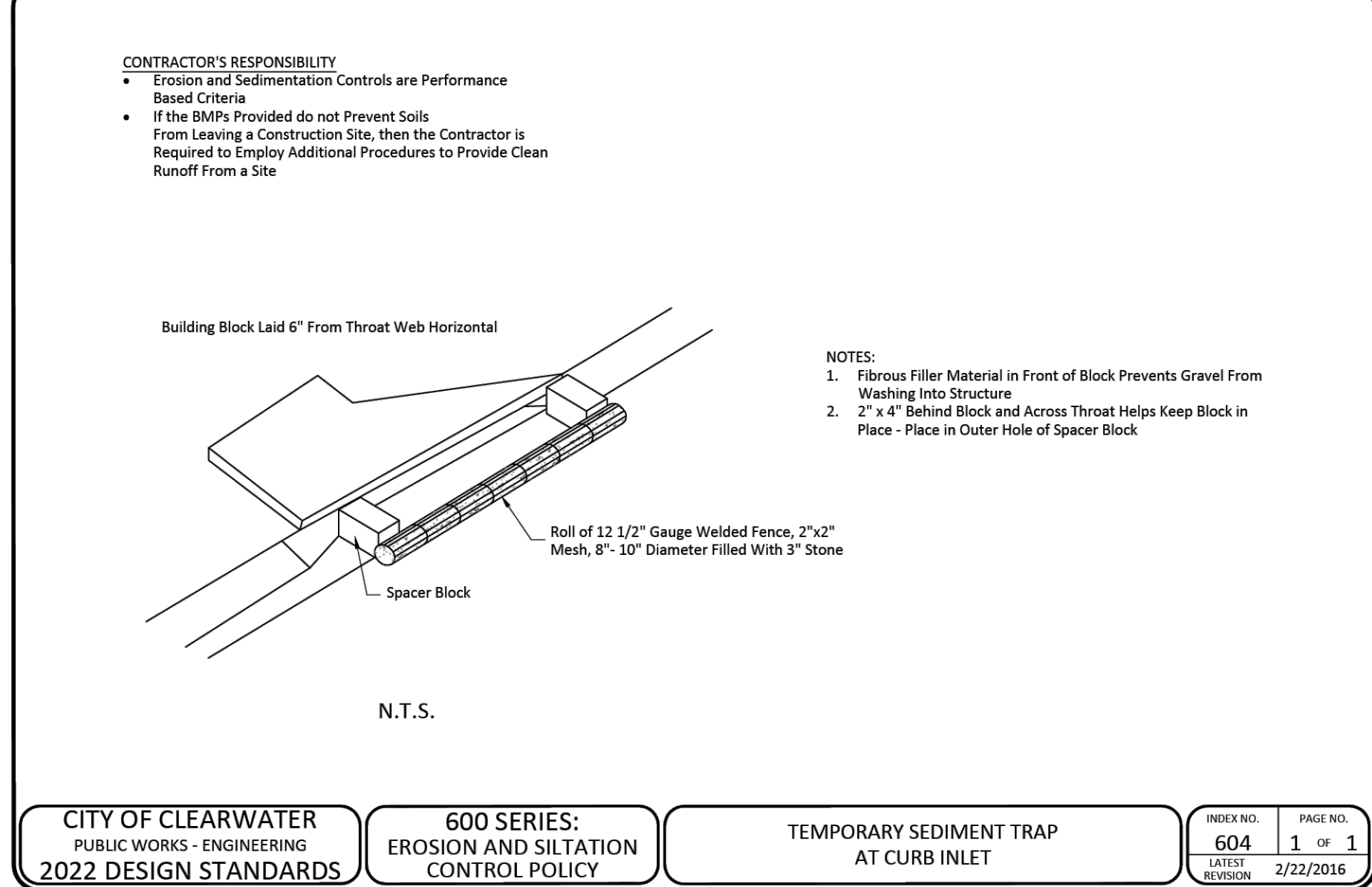
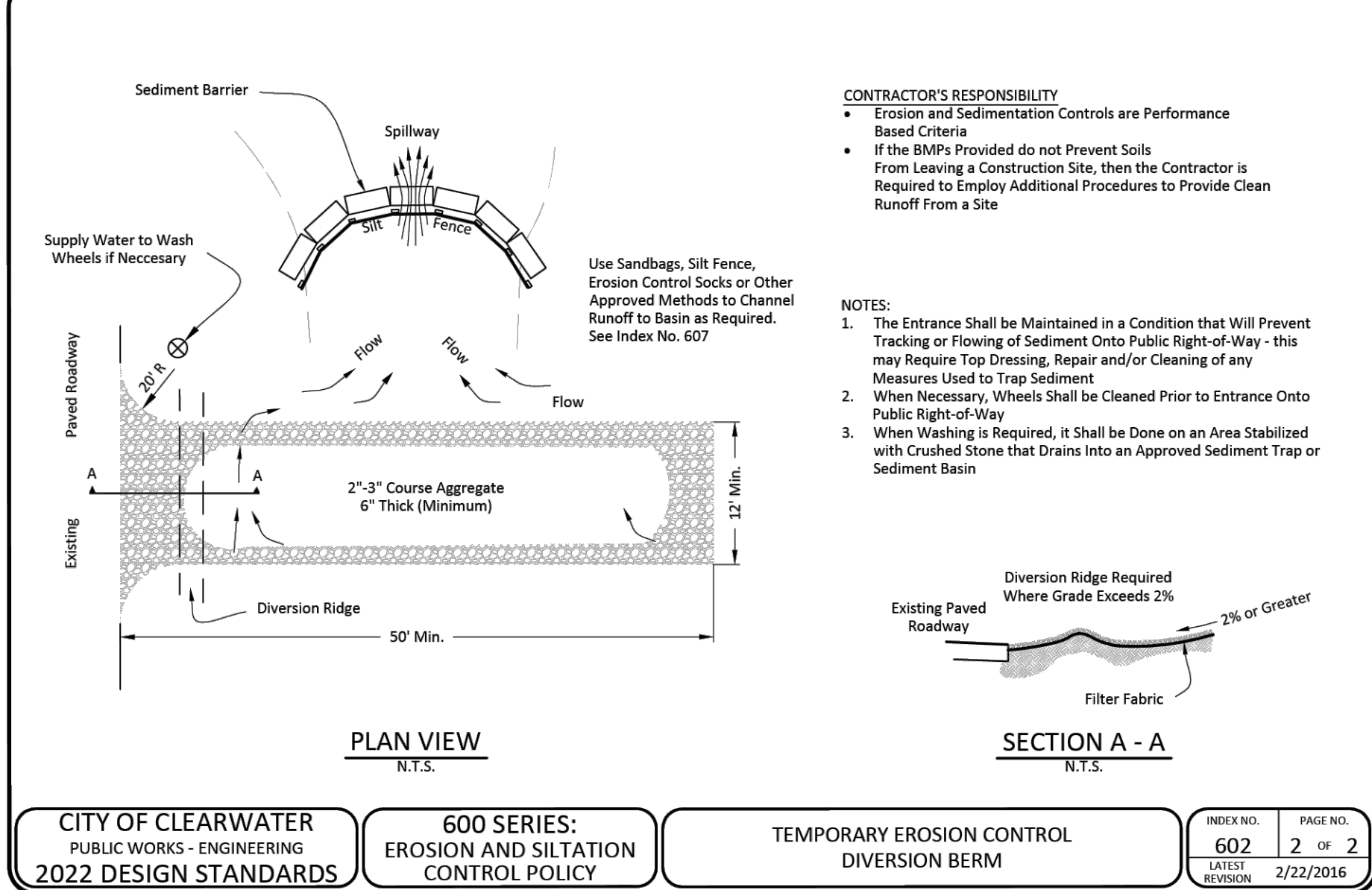
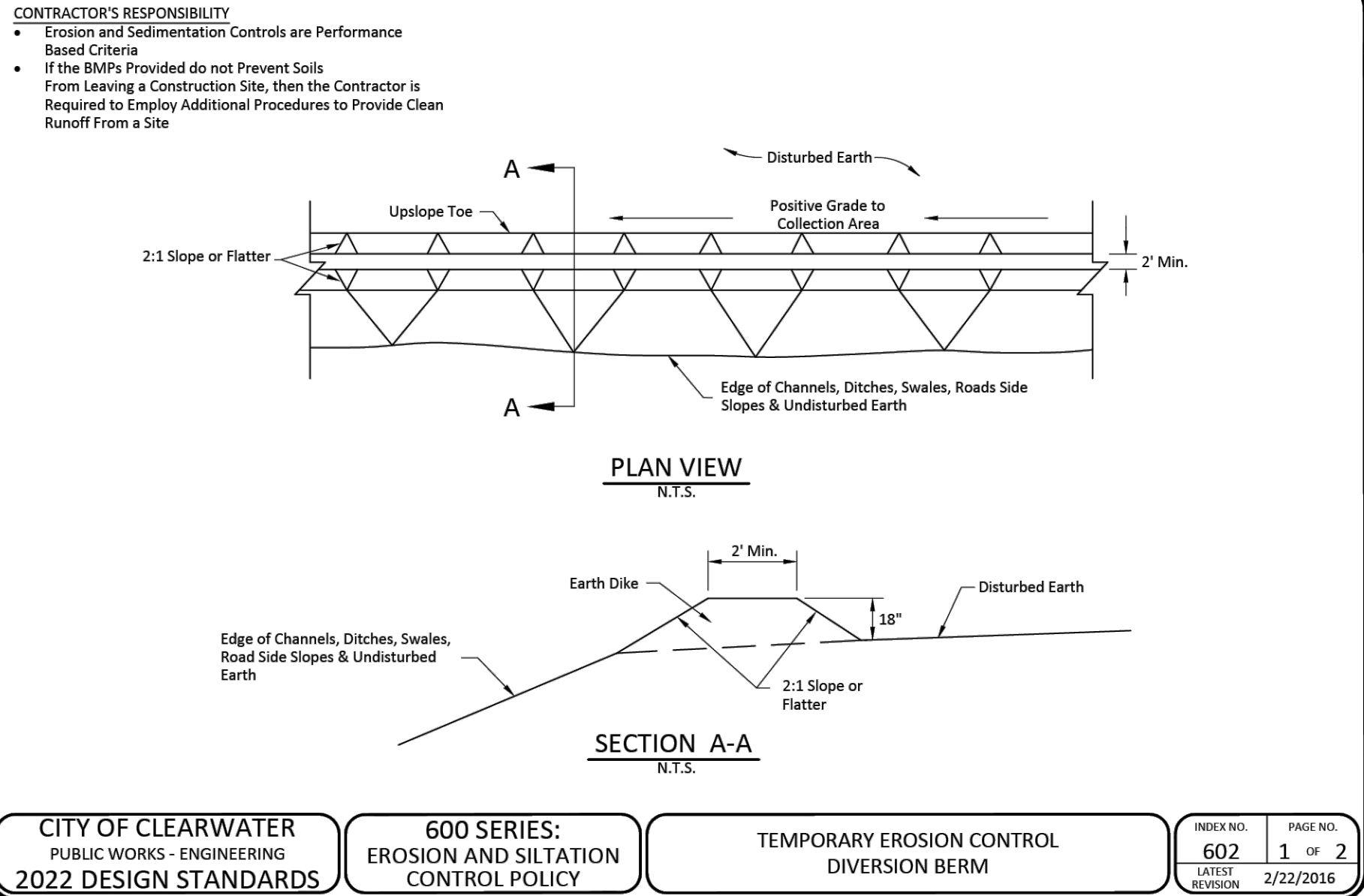
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DRAWING: SITE DETAILS

SHEET: C-8.0



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**EROSION AND SEDIMENTATION CONTROL NOTES:**

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL AND PREVENT EROSION AND THE TRANSPORTATION OF SEDIMENT TO SURFACE DRAINS AND OUTFALLS. REFER TO CONSTRUCTION PLANS, DETAILS, SPECIFICATIONS AND APPROVED PERMITS FOR DETAILS. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH SIX INCHES ON AN EROSION DEVICE.
2. DURING THE CONSTRUCTION OF DRAINAGE STRUCTURES, AND OTHER APPROVED BARRIERS OR OTHER APPROVED DEVICES AROUND SUCH STRUCTURES TO PREVENT EROSION AND THE MIGRATION OF SEDIMENT TO POINTS OUTSIDE THE CONSTRUCTION AREA, THE APPROVED BARRIERS OR OTHER APPROVED DEVICES SHALL BE PLACED IN ACCORDANCE WITH REQUIREMENTS OF F.D.O.T. INDEX NO. 102, FDEP, OR AS DIRECTED BY THE ENGINEER.
3. REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN REQUIRED EROSION CONTROL WILL RESULT IN ENFORCEMENT. ALL EROSION CONTROL MEASURES, SAND, SILT, AND DEBRIS SHALL BE REMOVED FROM ALL DRAINAGE PIPES AND STRUCTURES AFTER CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO CITY FINAL WALKTHROUGH.
4. OUTFALL PROTECTION - PROJECT PIPE OR DITCH DISCHARGES INTO OFF-SITE OUTFALLS SHALL BE INSPECTED DAILY FOR POSSIBLE SEDIMENT BUILDUP OR TRANSPORT. OUTFALLS SHALL BE PROTECTED THROUGH USE OF EROSION CONTROL FEATURES AS NECESSARY TO CONTAIN ANY SEDIMENT LOSS TO THE IMMEDIATE AREA OF THE PROJECT. ANY SEDIMENT BUILDUP OR TRANSPORT OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMEDY. THE CONTRACTOR SHALL USE APPROPRIATE MEASURES AS DIRECTED BY THE PROJECT ENGINEER FOR OUTFALL PROTECTION.
5. APPROVED BARRIERS (OR OTHER APPROVED SEDIMENT CONTROL DEVICES) THESE SHALL BE PLACED AT THE BASE OF ANY SLOPE WHERE A RAINFALL EVENT COULD ERODE A SLOPE AND TRANSPORT SEDIMENTS OFF-SITE. APPROVED BARRIERS SHALL BE DOUBLE STAKED IN ACCORDANCE WITH F.D.O.T. INDEX NO. 102 OR FDEP. IF EROSION DEPOSITS REACH THE TOP ELEVATION OF EXISTING APPROVED BARRIERS, THEN SEDIMENTS SHOULD BE REMOVED, ANY DAMAGED OR INEFFECTIVE APPROVED BARRIERS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION AND INSTALLATION OF APPROVED BARRIERS SHALL BE AS DIRECTED BY THE PROJECT ENGINEER.

6. BACK OF SIDEWALK INLETS OR MEDIAN INLETS: THESE SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. APPROVED BARRIERS OR OTHER APPROVED SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AROUND INLET TOP. A SECOND ROW OF APPROVED BARRIERS OR OTHER APPROVED SEDIMENT CONTROL DEVICES SHALL BE PLACED AROUND INLET APPROXIMATELY 4' OUTSIDE FIRST ROW. BETWEEN ROWS THERE SHALL BE A DEPRESSION TO ACT AS A SEDIMENT BASIN. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH A SINGLE LINE OF APPROVED BARRIERS OR OTHER APPROVED SEDIMENT CONTROL DEVICES TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
7. STOCKPILED MATERIALS SHALL BE PROTECTED BY COVER, APPROVED BARRIERS OR OTHER APPROVED SEDIMENT CONTROL DEVICES.
8. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 3 DAYS AFTER 1/2" RAIN EVENT DISTURBANCE.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY DEWATERING PERMITS FROM THE LOCAL WATER MANAGEMENT DISTRICT OR OTHER REGULATORY AGENCY.
10. A DEWATERING PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO DISCHARGE.
11. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
12. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING DITCHES OR CANALS WITHOUT THE USE OF SETTLING PONDS OR DEVICES. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO EXISTING DITCHES OR CANALS A SETTLING PLAN PREPARED BY THE CONTRACTOR MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.
13. WHERE APPLICABLE, SOIL TRACKING PREVENTION DEVICES SHALL BE PROVIDED AND MAINTAINED PER F.D.O.T. INDEX NO. 106 OR FDEP.
14. ALL EROSION CONTROL FENCES, BARRIERS, AND SILTATION DEVICES SHALL BE ERECTED PRIOR TO ANY LAND ALTERATIONS. SHALL BE MAINTAINED IN GOOD WORKING ORDER DURING CONSTRUCTION, AND REMOVED FOLLOWING SOIL STABILIZATION AND FINAL DRESSING. BUILD-UP SEDIMENT WILL BE REMOVED FROM SILT FENCES AND STAKED

- TURBIDITY BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE/BARRIER, STOCKPILE AREAS SHALL INCLUDE SILT FENCE AROUND THE PERIMETER.
15. THE CONTRACTOR SHALL NOT RESTRICT OR BLOCK THE EXISTING DRAINAGE FLOW OVERLAND OR WITHIN RESHAPED SWALES. FLOW WITHIN EXISTING DRAINAGE PIPES SHALL BE MAINTAINED AT ALL TIMES. STORMWATER WILL BE CONVEYED VIA EXISTING SWALES, DITCHES, OR PROPOSED DITCHES, EXISTING AND PROPOSED STORM SEWERS.
16. DURING DEWATERING OPERATIONS, THE CONTRACTOR SHALL NOT DISCHARGE DIRECTLY TO RECEIVING WATERS, EXISTING CONVEYANCES TO RECEIVING WATERS, OR WETLAND SYSTEMS. TEMPORARY SEDIMENT BASINS, TRAPS, OR SILTATION REDUCTION DEVICES SHALL BE UTILIZED TO COLLECT THE DISCHARGE FROM DEWATERING ACTIVITIES TO ELIMINATE THE POTENTIAL FOR OFF-SITE SEDIMENT TRANSPORT AND TO INSURE THAT DIRECT DISCHARGE DOES NOT OCCUR.
17. BANKS SHALL BE PROTECTED FROM EROSION OR COLLAPSE DURING CONSTRUCTION. BANK PROTECTION MATERIAL SHALL BE CAREFULLY PLACED FROM THE BANK AND NOT DUMPED FROM ABOVE IN AN UNCONTROLLED MANNER. EROSION CONTROL FABRIC SHALL BE USED FOR EROSION PROTECTION WHERE SOIL WILL NOT HOLD OR BECOME ESTABLISHED IN TIME TO PROTECT THE BANKS, UNLESS OTHERWISE SPECIFIED IN THE PLANS. UPON COMPLETION OF CONSTRUCTION, ALL BANKS AND WATERWAYS SHALL BE RESTORED TO THEIR PRECONSTRUCTION CONFIGURATION AND PROTECTION FROM EROSION.



**BAYSITE  
ENGINEERING LLC**

2054 CENTRAL AVENUE  
ST. PETERSBURG, FL 33712  
PHONE: 813.679.9918  
EMAIL: ELY@BAYSITEENG.COM

ENGINEERING COA No. 36684

REVISION DATE:

COMPANY # 057-01-01

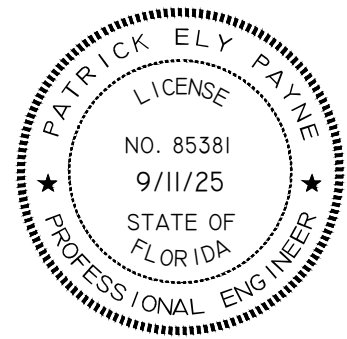
**TURNER TOWNHOMES**

PROJECT:  
CLEARWATER, FL 33798  
PARCEL ID: 16-29-15-00229-013-0010

CLIENT:

**DEOL PARTNERS LLC**

900 N OSCEOLA AVE UNIT 703  
CLEARWATER, FL 33755



**PATRICK ELY PAYNE**  
FLORIDA LICENSED No. 85381  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 9/11/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:

**BMP DETAILS**

SHEET:

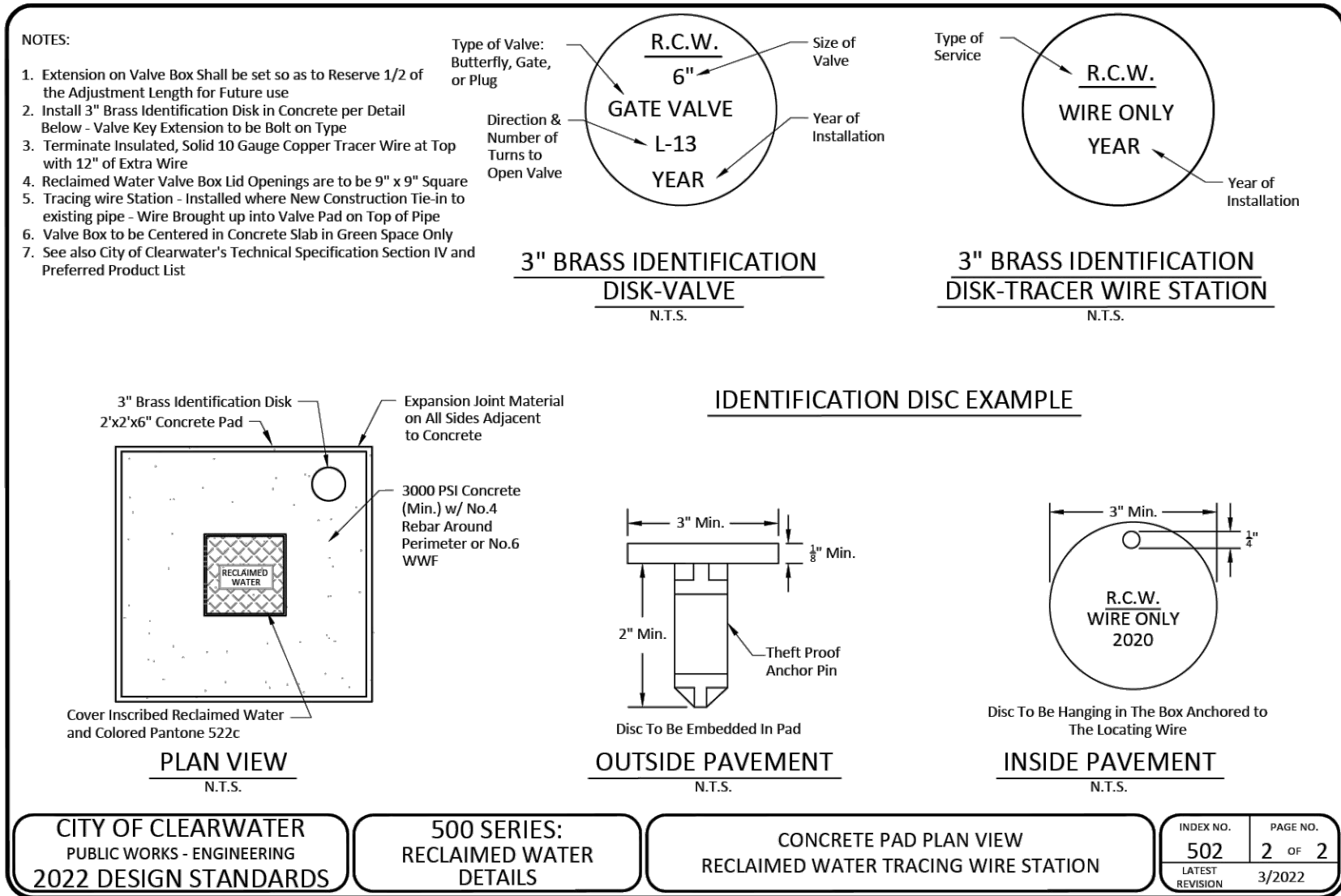
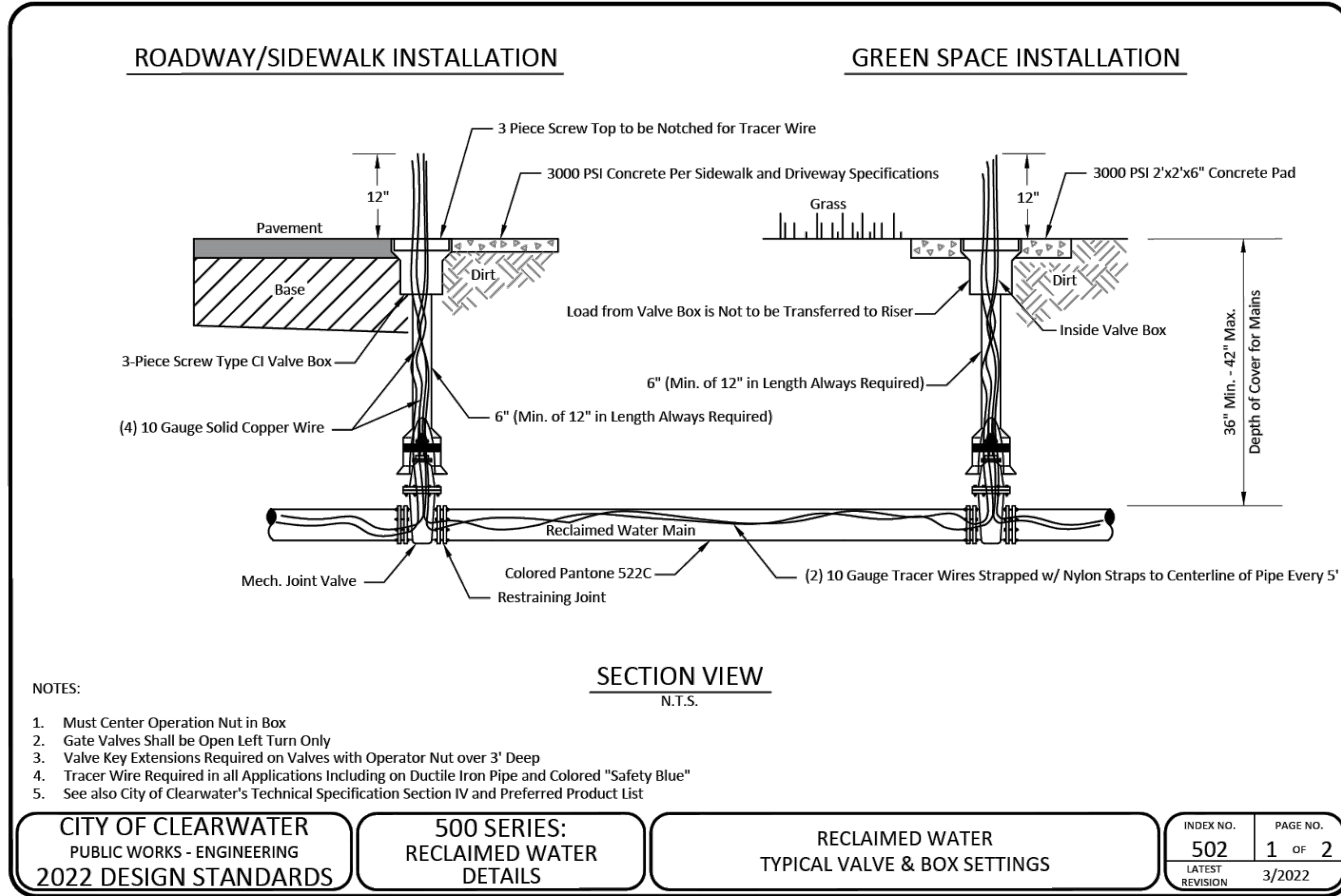
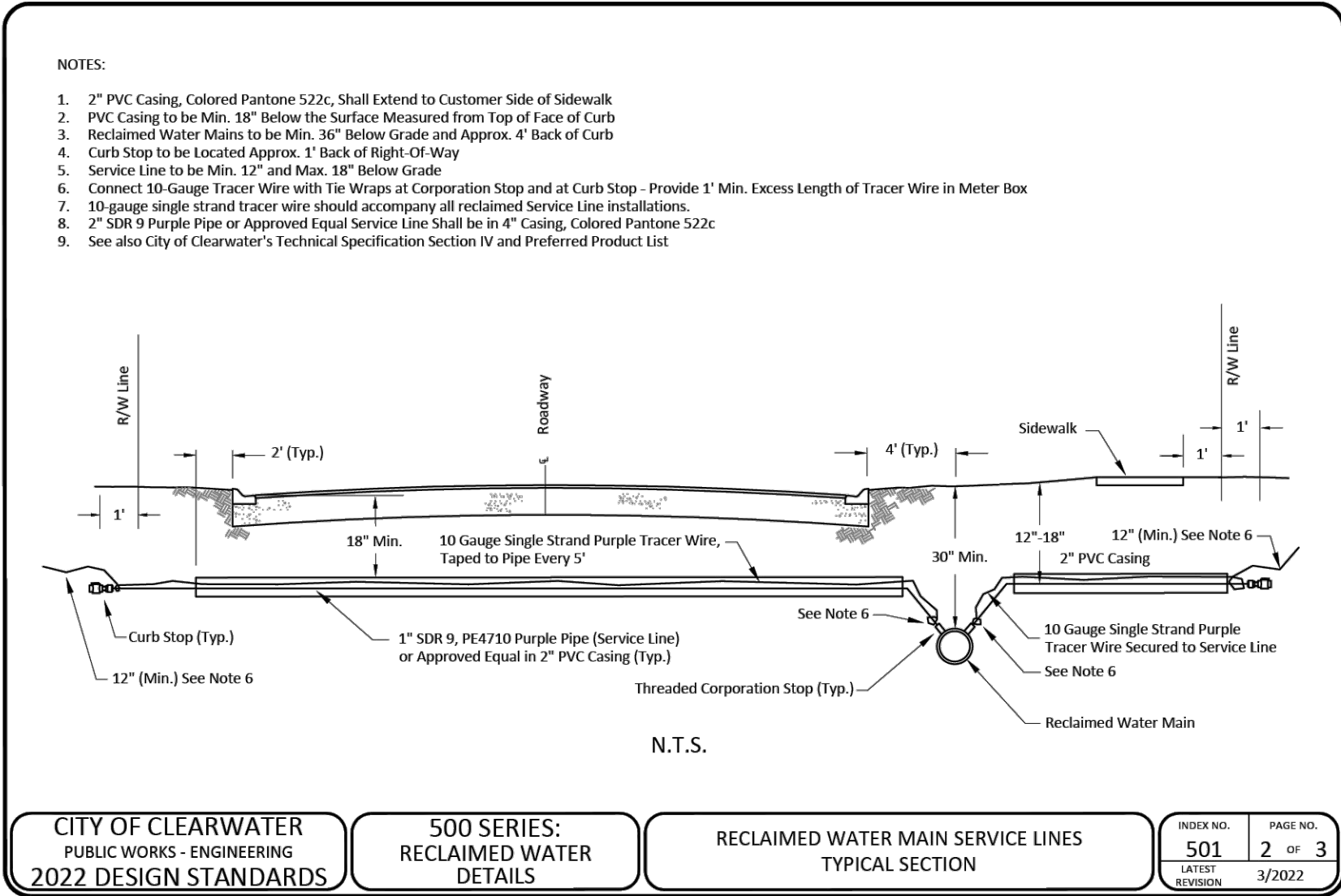
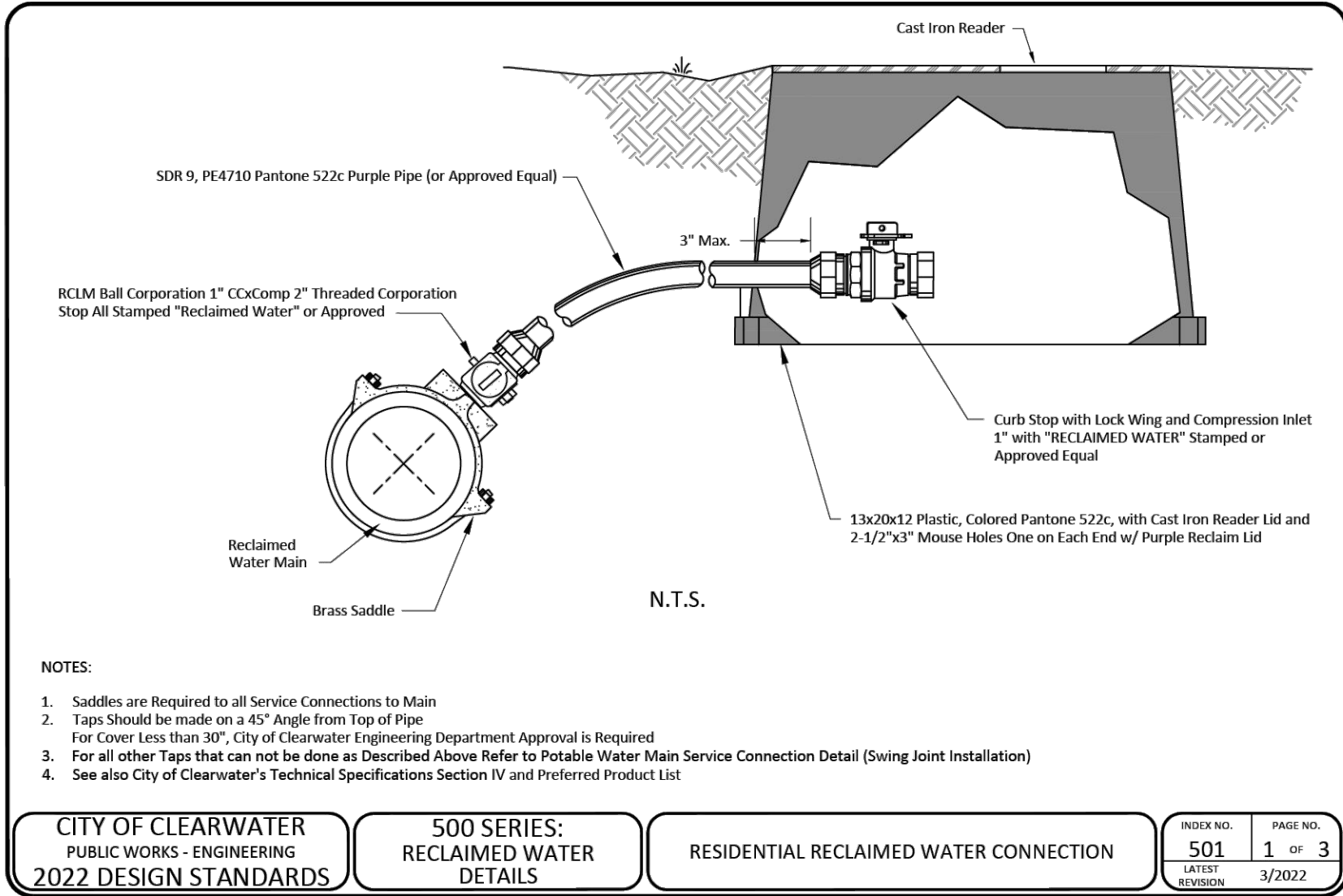
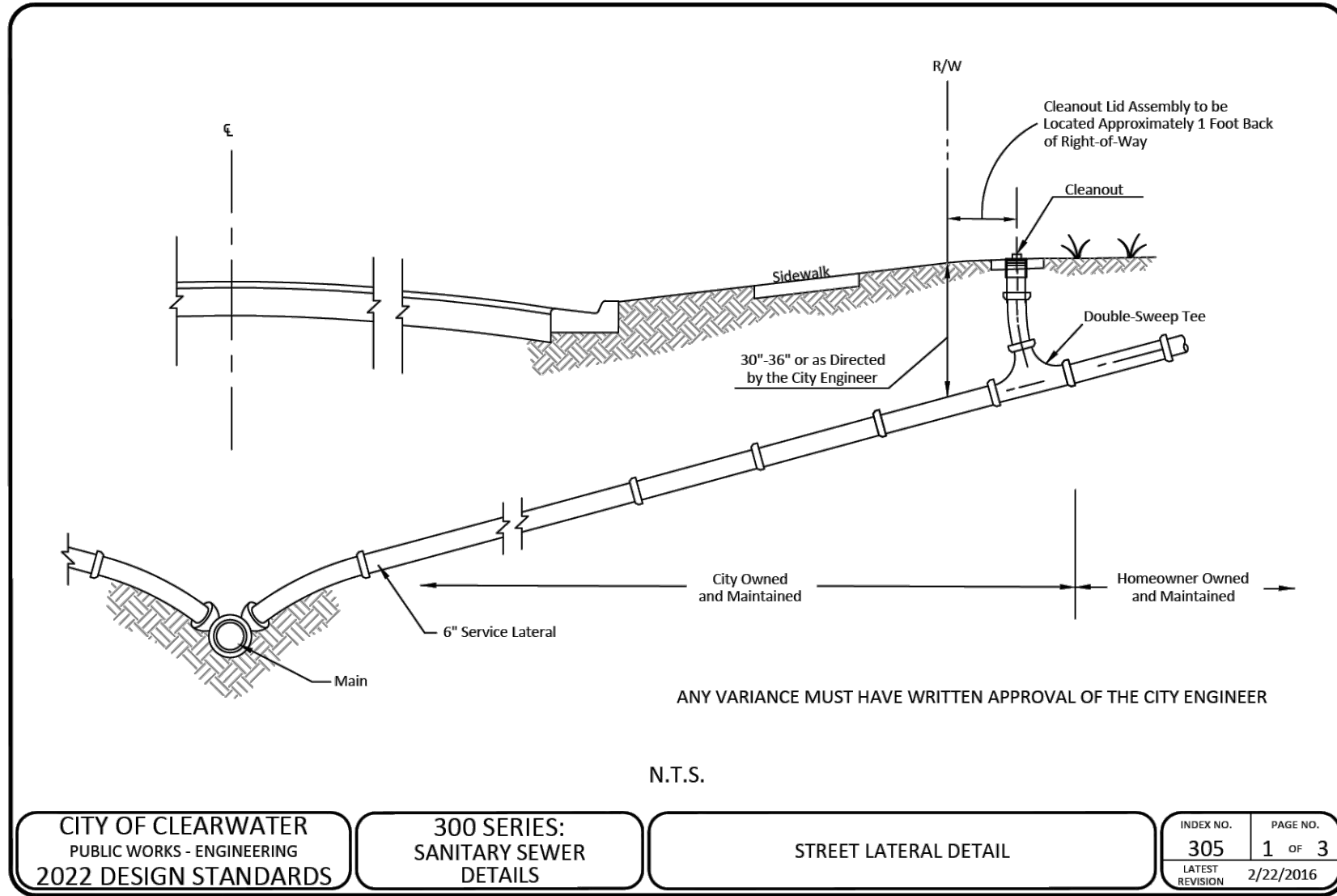
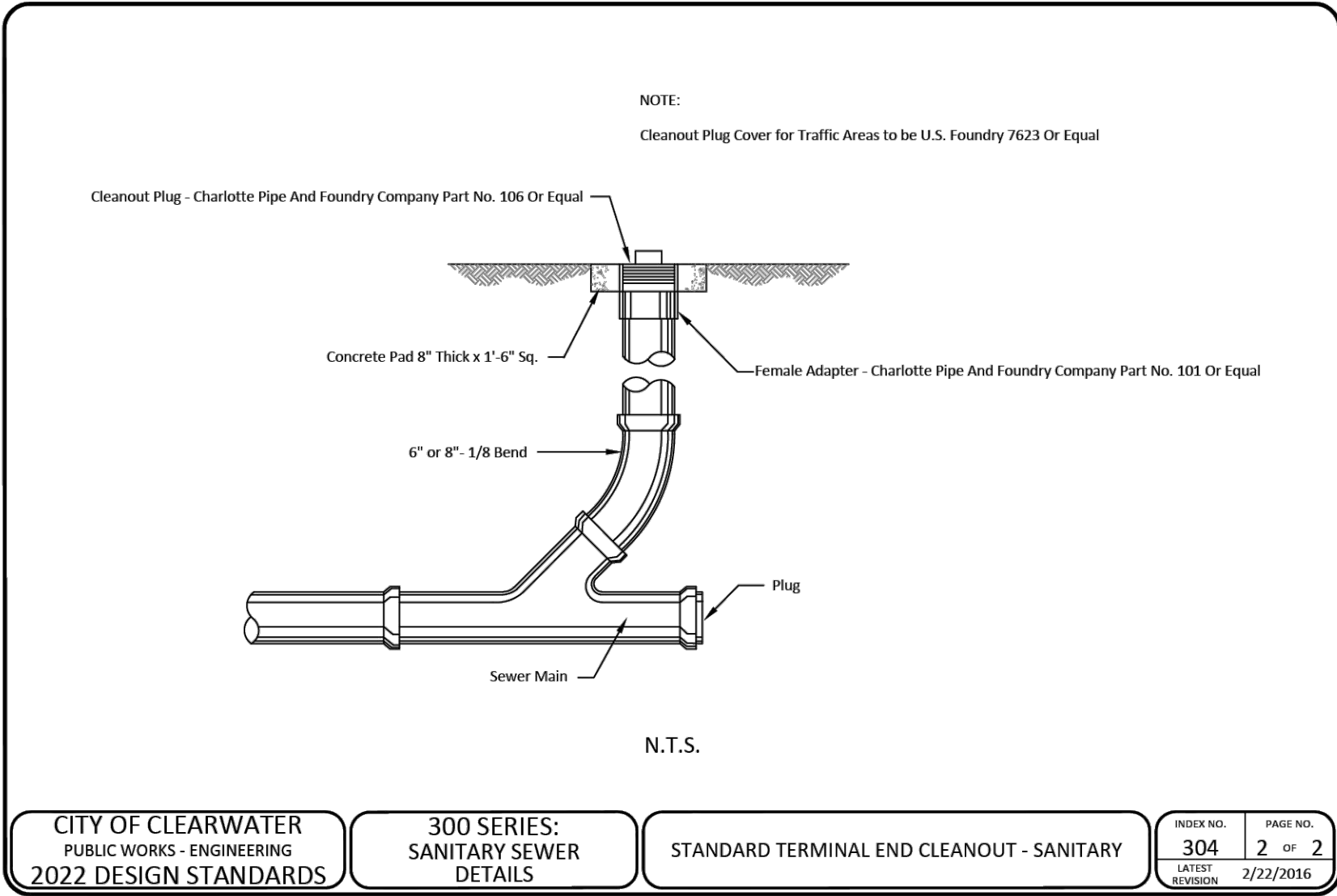
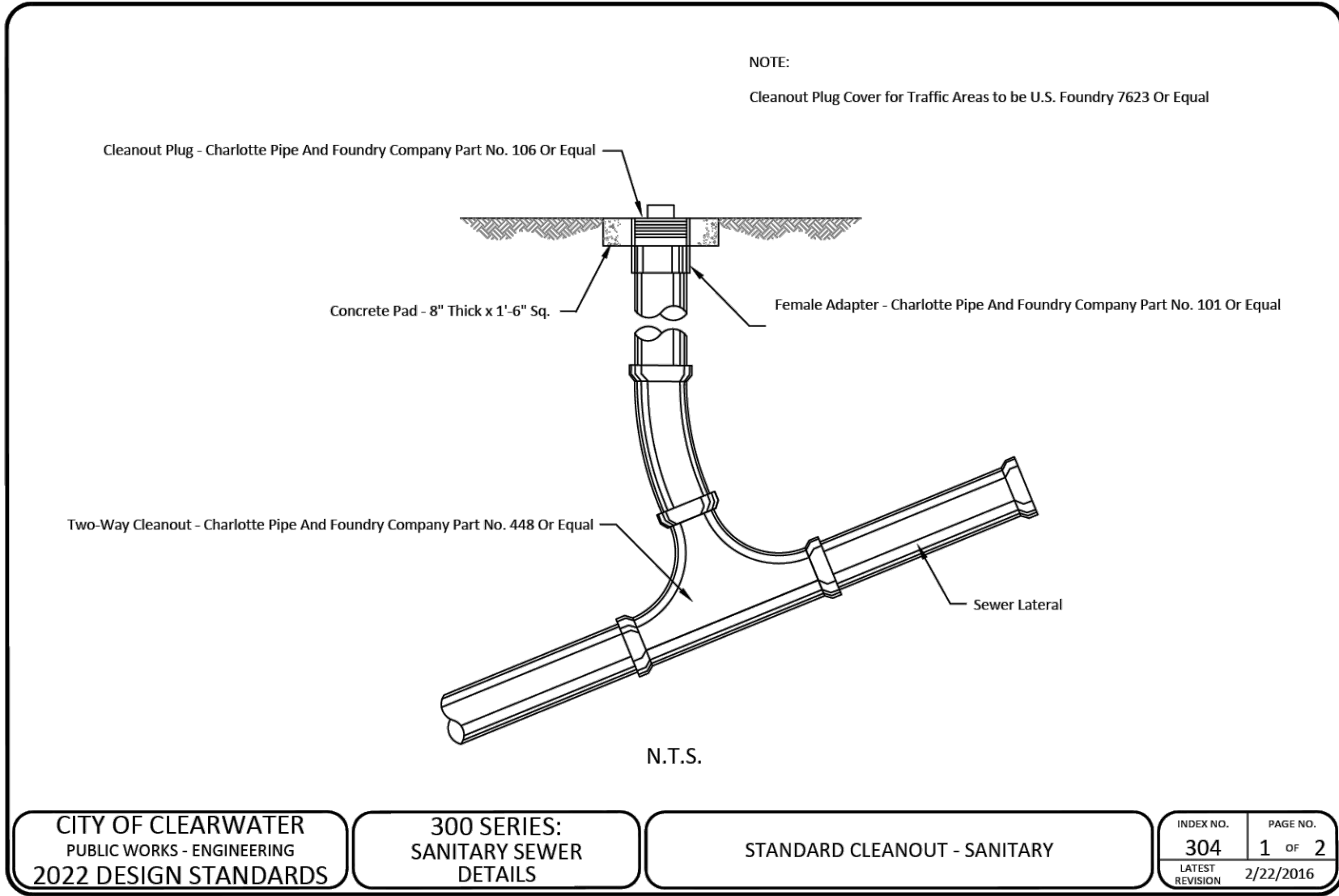
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C:\Users\ELY\OneDrive - baysiteeng.com\Projects\Act\w057-01\_Turner Townhomes.FLD Plan\Current Plans\C-11.0 WASTEWATER DETAILS.dwg  
9/11/2025 9:23:53 PM PL PLOTTED BY: ely



**BAY  
SITE  
ENG.**

**BAYSITE  
ENGINEERING LLC**

2054 CENTRAL AVENUE  
ST. PETERSBURG, FL 33712  
PHONE: 813.679.9918  
EMAIL: ELY@BAYSITEENG.COM  
ENGINEERING COA No. 36684

REVISION DATE:

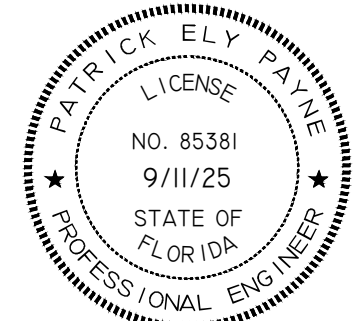
COMPANY # 057-01-01  
PROJECT: **TURNER TOWNHOMES**

DESIGNED BY:  
CLEARWATER, FL 33756

PARCEL ID: 16-26-15-0025-013-0010

CLIENT:

**DEOL PARTNERS LLC**  
900 N OSCEOLA AVE UNIT 703  
CLEARWATER, FL 33755



**PATRICK ELY PAYNE**  
FLORIDA LICENSED No. 85381  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 9/11/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:

**WASTEWATER DETAILS**

SHEET:

**C-11.0**

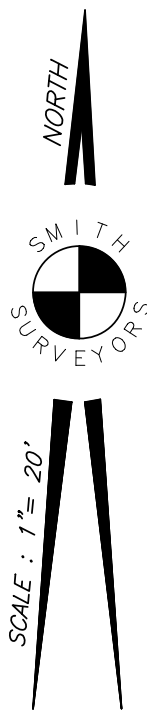


# BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SECTION 16, TOWNSHIP 29 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA

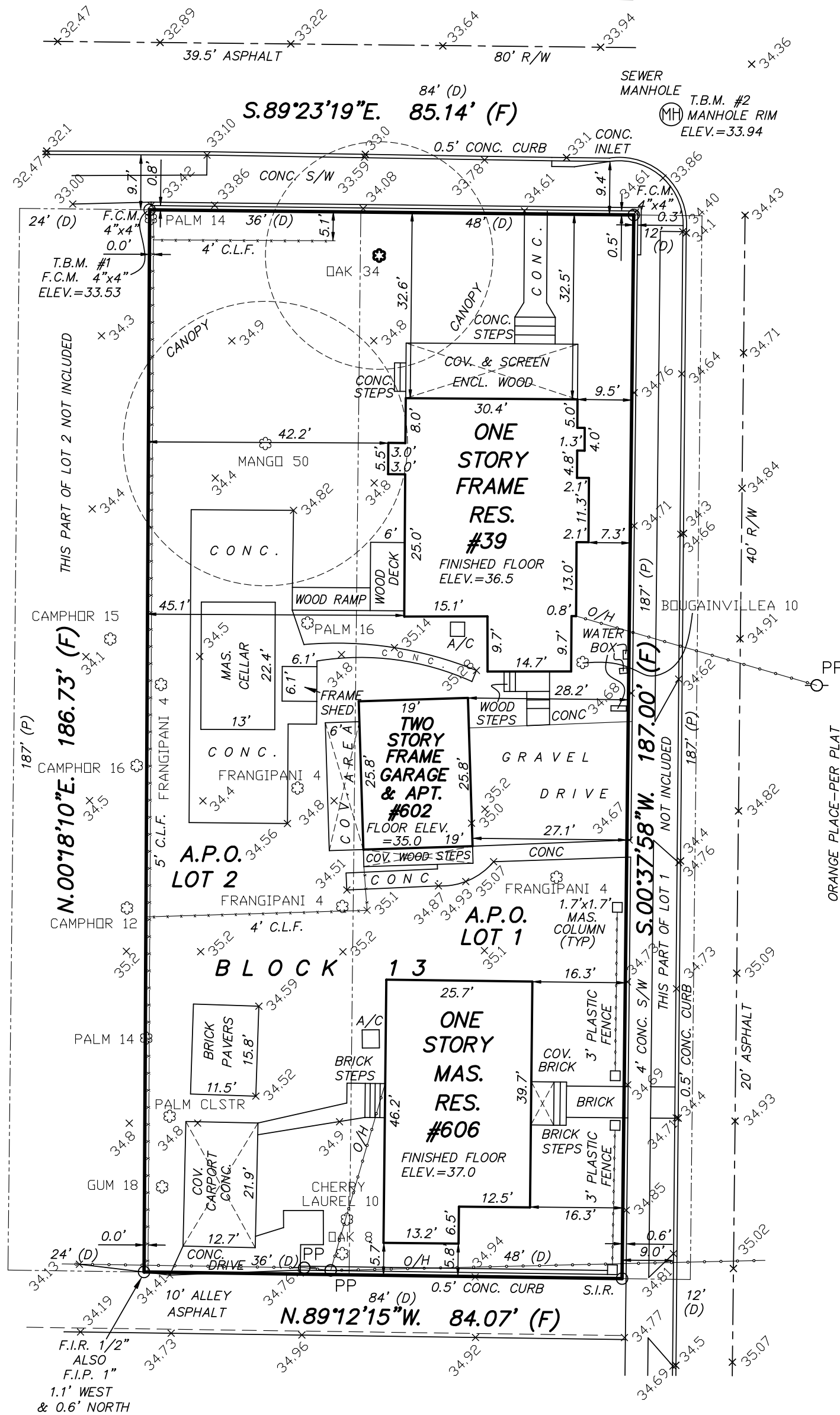
## LEGAL DESCRIPTION:

THE WEST 48 FEET OF LOT 1 AND THE EAST 36 FEET OF LOT 2, BLOCK 13, MAP OF TURNER'S SUBDIVISION NO 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 53, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



SCALE 1" = 20'  
0' 10' 20' 30'

## TURNER STREET



## ORANGE AVENUE

CERTIFIED TO:  
DEOL PARTNERS, LLC

NOTE: ALL TREES ARE MEASURED IN INCHES.  
ELEVATIONS ARE BASED ON CITY OF CLEARWATER BENCHMARK "E-05", ELEVATION 34.96 (NAVD88).  
BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, MEASURED BY G.P.S. OBSERVATIONS UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

## Legend

PC	:Point of Curvature	TBM	:Temporary Benchmark	CONC.	:Concrete
PT	:Point of Tangency	BM	:Benchmark	A.P.O.	:A Part Of
PRC	:Point of Reverse Curvature	PP	:Power/Utility Pole	COV.	:Covered
P.I.	:Point of Intersection	PSM	:Professional Surveyor & Mapper	MAS.	:Masonry
SIR	:Set Capped Iron Rod 1/2" #6962	LB	:Licensed Business	RES.	:Residence
FIR	:Found Iron Rod	RLS.	:Registered Land Surveyor	P.B.	:Plat Book
FCM	:Found Concrete Monument	ATMA	:As Their Interests May Appear	PG.	:Page
S.C.M.	:Set Concrete Monument	ISADA	:It's Successors And/Or Assigns	TYP.	:Typical
SET DISK	:Set P-K Nail & Disk	R.C.P.	:Reinforced Concrete Pipe	W.F.	:Wood Fence
FND DISK	:Found P-K Nail & Disk	(P)	:Plat	EL.	:Elevation
FND RRS	:Found Railroad Spike	(D)	:Deed	ASPH.	:Asphalt
NCF	:No Corner Found or Set	(Desc)	:Description	W.C.	:Witness Corner
PRM	:Permanent Reference Monument	(C)	:Calculation	R/W	:Right Of Way
O/H	:Overhead Wires	(F)	:Field Measured	ESMT.	:Easement
C.L.F.	:Chain Link Fence	SEC.	:Section	S/W	:Sidewalk
P.O.B.	:Point of Beginning	TWP.	:Township	C.B.	:Chord Bearing
P.O.C.	:Point of Commencement	RGE	:Range	COL	:Column
P-K	:Parker-Kalon	C/L	:Centerline	SQ.	:Square
O.R.B.	:Official Records Book	A/C	:Air Conditioner	DIA.	:Diameter
V.G.	:Concrete Valley Gutter	O/A	:Overall	U.S.	:United States

## Surveyor's Notes:

- 1) Property shown hereon appears to be located in Flood Zone "X" per F.I.R.M. No. 12103C 0108J Dated 8-24-21. This surveyor makes no guarantees as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification.
- 2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown.
- 3) This survey was conducted without the benefit of an abstract of title, therefore there may be other easements, rights of way, setback lines, agreements, reservations, restrictions or other similar matters of public record, not shown hereon.
- 4) Unless otherwise noted, distances shown hereon refer to plat and field measurements and are measured in U.S. feet.
- 5) Re-use of this survey for purposes other than it was intended, without written verification, will be the re-users sole risk and without liability to the surveyor. Nothing herein shall be construed to convey any rights or benefits to anyone other than those to whom this survey was originally certified.

PARTY CHIEF: S.L.  
DRAWN BY: C.E.



**DAVID L. SMITH**  
SURVEYING AND MAPPING, INC.  
1406 W. LINEBAUGH AVE. Tampa, FL 33612  
Phone (813) 935-1960 Fax (813) 933-9446

## Certificate of Authorization "L.B. #6962"

### SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Florida Administrative code pursuant to Chapter 5J-17.050,051,052, of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

Digitally signed by James Field Date: 03/18/25

Michael Fuqua Job Number: 2503-001

Date: 2025.07.31 15:58:40

-04'00'



Picture Frame:  
EIFS / Smooth Stucco  
Color: Off White

Roof Top Vestibule:  
EIFS / Smooth Stucco  
Color: Charcoal

Wall Finish:  
EIFS / Smooth Stucco  
Color: Off White

Roof Top Deck:  
Aluminum Trellis  
Color: Charcoal

Railings:  
Glass

Wall / Ceiling Finish:  
Vertical Composite Wood  
Color: Off White

Building Base Wall:  
EIFS / Smooth Stucco  
Color: Charcoal



TURNER STREET

SEWER  
MANHOLE  
T.B.M. #2  
MANHOLE RIM  
ELEV.=33.94  
CONC.  
INLET

20' SIGHT TRIANGLE  
NO PLANTINGS HIGHER THAN 20"

SOD/SEED

ST. AUGUSTINE SOD IS SHOWN ON THIS PLAN. THE DEVELOPER MAY CHOOSE TO IS A ST. AUGUSTINE VARIETY OF SOD, WITHOUT REQUIRING A RE-SUBMITTAL.

THE DEVELOPER MAY ELECT TO SEED AROUND EXISTING TREES TO AVOID DAMAGE TO THE TREES, AND STRESS BY ADDING SOIL OVER TREE ROOTS.

AREAS NOT SPECIFIED

ANY LANDSCAPE AREAS NOT SPECIFICALLY CALLED OUT ON THE PLANS, WILL BE ASSUMED TO BE GRASS.

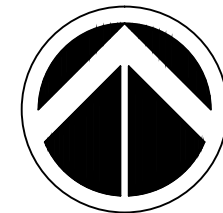
TREE MITIGATION

REQUIRED TREE REPLACEMENT= 71 DBH  
PROVIDED TREE REPLACEMENT= 37 DBH  
TOTAL DEFICIT= 34 DBH

TOTAL AMOUNT TO BE DONATED TO CITY TREE FUND  
34 DBH X \$48/DBH= \$1,632

LEGEND

ROOT PRUNING  
TREE BARRICADES



0 5 10 20  
SCALE IN FEET

REQUIRED NUMBER OF TREE SPECIES		REQUIRED TREES= 18	SPECIES REQUIRED 2	SPECIES PROVIDED 3
REQUIRED NUMBER OF TREES	REQUIRED SPECIES			
1-9	1			
10-19	2			
20-29	3			
30-39	4			
40-49	5			
50-OVER				

BUILDING FOUNDATION PLANTINGS		
	PERIMETER COVERAGE REQUIRED	PERIMETER COVERAGE PROVIDED
FOUNDATION PLANTINGS SHALL BE PROVIDED FOR 100 PERCENT OF A BUILDING FAÇADE WITH FRONTAGE ALONG A STREET RIGHT-OF-WAY	100%	100%

905.2.D.6- PERIMETER LANDSCAPE BUFFERING AND SCREENING				
	NORTH BUFFER	EAST BUFFER	SOUTH BUFFER	WEST BUFFER
BUFFER LENGTH	85 LF	186LF	85 LF	186 LF
WIDTH REQUIRED	10 FEET WIDE	10 FEET WIDE	5 FEET WIDE	10 FEET WIDE
WIDTH PROPOSED	10 FEET WIDE	10 FEET WIDE	5 FEET WIDE	5 FEET WIDE
TREE REQUIRED	3 (1/35 LF)	6 (1/35 LF)	3 (1/35 LF)	6 (1/35 LF)
TREE PROPOSED	2*	6	3	6
SHRUBS REQUIRED	CONT. HEDGE	CONT. HEDGE	CONT. HEDGE	CONT. HEDGE
SHRUBS PROPOSED	CONT. HEDGE*	CONT. HEDGE*	CONT. HEDGE*	CONT. HEDGE*

\* MEDIUM TREES USED BECAUSE OF OVERHEAD WIRE CONFLICTS  
\* MEDIUM TREES USED BECAUSE OF OVERHEAD WIRE CONFLICTS

Turner Property - Tree Inventory									
FIELD DATE : 7/24/25									
Tree No.	Common Name	DBH (in.)	Clear Trunk (ft.)	Grade (0 - 6)	Condition	Notes	Status	Required Replacement	
1	Laurel Oak	31		2	Below Average	Rot in trunk and branches, unbalanced crown, OHW conflict, roots hitting sidewalk curb	Remove for Construction		
2	Mango tree	49		4	Above Average	OHW Conflict, prior pruning damage.	Remove for Construction	49	
3	Camphor Tree	15		3	Average	Offsite, OHW conflict growing over property line	Remain		
4	Camphor Tree	18		3	Average	Offsite, OHW conflict growing over property line	Remain		
6	Sable Palm	14	15	3	Average	OHW conflict, leaning	Remove for Construction	1	
7	Date Palm	16	18	3	Average	Needs pruned	Remove for Construction	2.5	
8	Frangi Pani Shrub	4		3	Average		Remove for Construction		
9	Frangi Pani Shrub	4		3	Average		Remove for Construction		
10	Frangi Pani Shrub	4		3	Average		Remove for Construction		
11	Frangi Pani Shrub	4		3	Average		Remove for Construction		
12	Areca Palm Cluster				Average		Remove for Construction		
13	Avocado Tree	12		2	below Average	Leaning, Rot, Cavity, roots compacted by concrete	Remove for Construction		
14	Cherry Laurel	9		3	Average	Unbalanced crown leaning, too close to building	Remove for Construction	9	
15	Water Oak	8		3	Average	Unbalanced crown leaning, too close to building, OHW conflict	Remove for Construction	8	
16	Sable Palm	13	17	3	Average	Major bark inclusion/ OHW conflict	Remove for Construction	1	
Total Required Replacement Inches								70.5	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	INSTALLED CAL.	CONT*	INSTALLED HT	NATIVE	DROUGHT TOL	DETAIL	REMARKS
EVERGREEN TREES										
	COS	5	Conocarpus erectus f. sericeus / Silver Buttonwood	2" Cal	30 Gal	8' HT Min	Y	Y		
	IC	4	Ilex cassine / Dahoon Holly STD	2" Cal	30 Gal	8' HT Min	Y	Y		STANDARD
	ILO	2	Ilex opaca 'Eaglestong' / Eagleston Holly	2" Cal	30 Gal	8' HT Min	Y	Y		STD.
	ML	4	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	2.5" Cal	45 Gal	10' HT Min	Y	Y		
PALM TREES										
	PC2	2	Phoenix canariensis / Canary Island Date Palm	45 gal	FG	14' CT Min	N	Y		
SHRUBS										
	ACA	17	Acalypha wilkesiana / Wilkes' Copperleaf	5 Gal	36" HT Min	As Shown	N	Y	48" o.c.	
	COC	37	Coccoloba uvifera / Sea Grape	3 Gal	24" HT Min	As Shown	Y	Y	48" o.c.	
	MF	20	Myrcianthes fragrans / Simpson's Stopper	3 gal	24" HT Min	As Shown	Y	Y	48" o.c.	
	MC	7	Myrica cerifera / Wax Myrtle	5 Gal	36" HT Min	As Shown	Y	Y	48" o.c.	
	POM	43	Podocarpus macrophyllus 'Maki' / Maki Yew Podocarpus	5 Gal	36" HT Min	As Shown	N	Y	48" o.c.	
GROUND COVERS										
	DT	18	Dianella tasmanica 'Blueberry' / Blueberry Flax Lily	1 Gal	N	Y			24" o.c.	
	LE	6	Liriope muscari 'Emerald Goddess' / Liriope	1 gal	N	Y			36" o.c.	
	OPH	49	Ophiopogon japonicus 'Dwarf' / Dwarf Mondo Grass	1 Gal	N	Y			18" o.c.	
	TRA	57	Trachelospermum asiaticum 'Minima' / Minima Asiatic Jasmine	1 Gal	N	Y			24" o.c.	
	ZF	27	Zamia pumila / Coontie	1 gal	Y	Y			24" o.c.	
SOD/SEED										
	TS2	2,811 sf	Turf Sod St. Augustine / Floratum	flat	⊙					

ATTENTION LANDSCAPE CONTRACTORS  
\* TREE SIZE MUST MEET OR EXCEED BOTH THE MIN CALIPER AND AND HEIGHT SHOWN ON THIS SCHEDULE AT THE TIME OF PLANTING. CONTAINER SIZE SHOWN IS FOR REFERENCE ONLY AND IS NOT AN EXCUSE TO INSTALL SMALLER TREES  
\*\* INSTALLED PLANTS MUST MEET OF EXCEED THE MINIMUM HEIGHT SHOWN ON THE TREE SCHEDULE AT THE TIME OF PLANTING. CONTAINER SIZE SHOWN IS FOR REFERENCE ONLY AND IS NOT AN EXCUSE TO INSTALL SMALLER PLANTS.

REVISIONS		DESCRIPTION		DATE		REVISED AS PER CITY COMMENTS	
NO.							
1				09/11/25			

PRODUCTION	DESIGN	REH	CAD	REH	JG

LANDSCAPE PLAN  
TURNER TOWNHOMES  
CLEARWATER, FL

DESIGNED FOR  
EVERSTONE DEVELOPMENT  
600 CLEVELAND STREET  
CLEARWATER, FLORIDA 33755

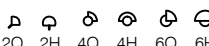


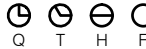
















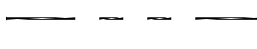

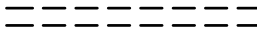
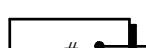
DESIGNED BY  
ROBERT E. HAUGHT, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LA 6668B13  
ROBERT E. HAUGHT, ISA CERTIFIED ARBORIST FL-6738A  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT E. HAUGHT, P.L.A. ON THE DATE INDICATED HEREON  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
Robert E. Haught  
Digitally signed by Robert E. Haught  
Date: 2025.09.12 09:37:44 -0400

Forward  
Planning & Design  
18046 BRUCE B. DOWNS BLVD. SUITE #008  
TAMPA, FLORIDA 33647  
FWDPLANNING.COM

DATE  
JULY 29, 2025  
PROJECT NO.  
F143010  
SHEET  
L-1 OF 2



IRRIGATION SCHEDULE

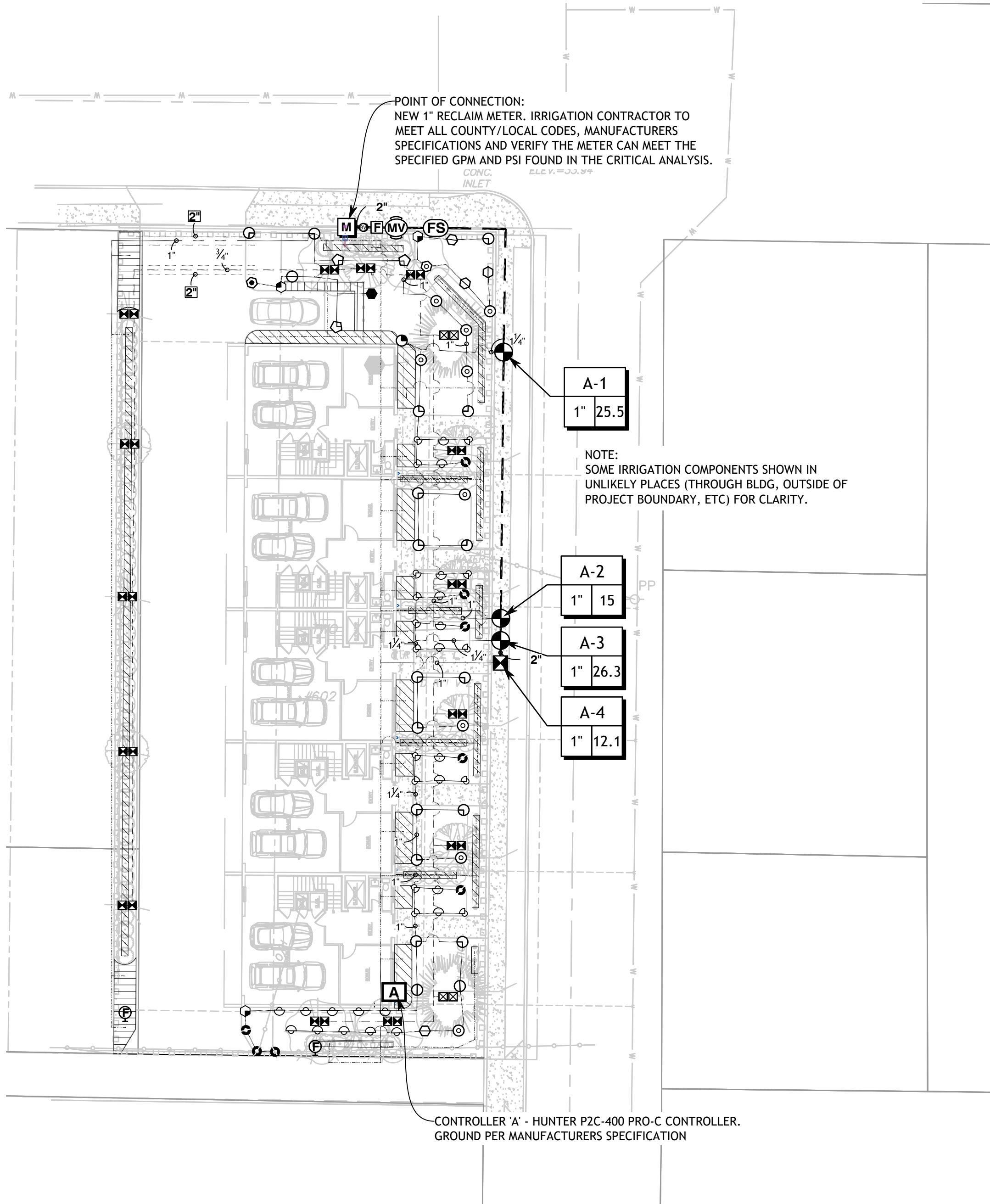
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	HUNTER PROS-06-PRS30-CV-F-R SR SERIES TURF SPRAY, 30 PSI REGULATED 6IN. POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, FLOGUARD AND RECLAIMED PURPLE BODY CAP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	35	30	1/2
	HUNTER PROS-06-PRS30-CV-F-R 8 SERIES TURF SPRAY, 30 PSI REGULATED 6IN. POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, FLOGUARD AND RECLAIMED PURPLE BODY CAP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	4	30	1/2
	HUNTER PROS-06-PRS30-CV-F-R 10 SERIES TURF SPRAY, 30 PSI REGULATED 6IN. POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, FLOGUARD AND RECLAIMED PURPLE BODY CAP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	4	30	1/2
	HUNTER PROS-06-PRS30-CV-F-R 12 SERIES TURF SPRAY, 30 PSI REGULATED 6IN. POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, FLOGUARD AND RECLAIMED PURPLE BODY CAP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	19	30	1/2
	HUNTER PROS-06-PRS30-CV-F-R 15 SERIES TURF SPRAY, 30 PSI REGULATED 6IN. POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, FLOGUARD AND RECLAIMED PURPLE BODY CAP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	1	30	1/2
	HUNTER PROS-06-PRS30-CV-F-R 17 SERIES TURF SPRAY, 30 PSI REGULATED 6IN. POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, FLOGUARD AND RECLAIMED PURPLE BODY CAP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	3	30	1/2
	HUNTER PROS-06-PRS30-CV-F-R ADJ SERIES TURF SPRAY, 30 PSI REGULATED 6IN. POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, FLOGUARD AND RECLAIMED PURPLE BODY CAP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	19	30	1/2
	HUNTER PCB-R FLOOD BUBBLER, 1/2IN. FIPT. WITH PURPLE CAP FOR RECLAIMED WATER USE.	32	20	2/2
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	
	HUNTER ICZ-101-25-LF-R DRIP CONTROL ZONE KIT, 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: .5 GPM TO 15 GPM. 150 MESH STAINLESS STEEL SCREEN. RECLAIMED PURPLE FILTER COVER.	1	6/2	
	MAXIJET DRAIN VALVE 3/4" MAXIJET DRAIN VALVE (MJT-AF)	2	4/2	
	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-12-R HDL-09-12-R: HUNTER DRIPLINE WITH 0.9 GPM FLOW, LIGHT BROWN TUBING WITH PURPLE STRIPING, EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. SOME COMPONENTS (FLUSH VALVES, DRIP ZONE INDICATORS, ETC.) NOT SHOWN ON PLANS. REFER TO GENERAL NOTES DRIP IRRIGATION FOR ADDITIONAL DETAILS.	806.9 LF	3/2	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	
	HUNTER ICV-G-R 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH RECLAIMED WATER ID, PURPLE HANDLE.	3	5/2	
	BALL VALVE BANJO VALVE - PART #V204FP	1	10/2	
	MASTER VALVE - HUNTER ICV-G-R 1-1/2" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	10/2	
	HUNTER P2C-400 LIGHT COMMERCIAL & RESIDENTIAL CONTROLLER, 4-STATION BASE MODULE CONTROLLER, 120 VAC, OUTDOOR/INDOOR MODEL	1	7/2	
	HUNTER HFS-150 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1-1/2IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	1	10/2	
	HUNTER HY-151 1 1/2IN. NPT THREADED INLET AND OUTLET FILTER WITH 150 MESH STAINLESS STEEL SCREEN.	1	10/2	
	WATER METER 1" NEW 1" RECLAIM METER. IRRIGATION CONTRACTOR TO VERIFY METER IS CAPABLE OF PRODUCING GPM AND PSI FOUND IN CRITICAL ANALYSIS BEFORE INSTALLATION. IRRIGATION CONTRACTOR TO COORDINATE FINAL LOCATION OF METER WITH OWNER.	1		
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-NP CLASS 200 LATERAL PURPLE PIPE FOR SPRAY AND ROTOR ZONES. SIZED PER PLAN.	715.7 LF		
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-NP CLASS 200 LATERAL PURPLE PIPE FOR BUBBLER ZONES. SIZED PER PLAN.	470.9 LF		
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-NP CLASS 200 LATERAL PURPLE PIPE FO DRIP ZONES. SIZED PER PLAN.	833.8 LF		
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP	134.6 LF		
	PIPE SLEEVE: PVC SCHEDULE 40 1) SLEEVES SHALL BE A MINIMUM OF 2 PIPE SIZES LARGER THAN PIPE INSIDE SLEEVE 2) 1 PIPE OR WIRE BUNDLE PER SLEEVE 3) WIRE SLEEVE MINIMUM OF 2"	53.6 LF		
	Valve Callout			

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
A-1	HUNTER ICV-G-R	1"	TURF SPRAY	25.52	38.2	43.9	1.6 in/h
A-2	HUNTER ICV-G-R	1"	BUBBLER	15	28.6	31.6	2.18 in/h
A-3	HUNTER ICV-G-R	1"	TURF SPRAY	26.34	39.5	45.8	2.04 in/h
A-4	HUNTER ICZ-101-25-LF-R	1"	AREA FOR DRIPLINE	12.12	30.9	33.4	0.97 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
A-1	HUNTER ICV-G-R	TURF SPRAY	1.6 in/h	1	38	970	
A-2	HUNTER ICV-G-R	BUBBLER	2.18 in/h	1	28	420	
A-3	HUNTER ICV-G-R	TURF SPRAY	2.04 in/h	1	30	790	
A-4	HUNTER ICZ-101-25-LF-R	AREA FOR DRIPLINE	0.97 in/h	1	63	764	
TOTALS:					159	2,944	



CRITICAL ANALYSIS

Generated:	2025-09-12 06:50
P.O.C. NUMBER: 01	
Water Source Information:	New 1" Reclaim Meter. Irrigation Contractor to verify meter is capable of producing GPM and PSI found in critical analysis before installation. Irrigation contractor to coordinate final location of meter with owner.
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	50 PSI
Elevation Change:	0.00 ft
Service Line Size:	2"
Length of Service Line:	20 ft
Pressure Available:	50 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	26.34 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	11.16 GPM
Critical Station:	A-3
Design Pressure:	30 PSI
Friction Loss:	2.44 PSI
Fittings Loss:	0.24 PSI
Elevation Loss:	0 PSI
Loss through Valve:	6.81 PSI
Pressure Req. at Critical Station:	39.5 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	0.72 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Master Valve:	1.5 PSI
Loss for Water Meter:	4.13 PSI
Critical Station Pressure at POC:	45.8 PSI
Pressure Available:	50 PSI
Residual Pressure Available:	4.16 PSI



SPRINKLER SOLUTIONS OF FLORIDA, INC.  
Irrigation Installation & Repair Services

ADDRESS  
401 NORTH PARSONS AVENUE (SUITE 106-A)  
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CONTACT  
jeff@ssoflta.com jason@ssoflta.com

JEFFREY L. HEWETT  
FL CERTIFIED IRRIGATION CONTRACTOR  
IC2-2023100406



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Check positive response codes before you dig!

TURNER STREET  
PINELLAS COUNTY, FLORIDA

PROJECT NO : FLP-006  
DATE : 07/31/2025  
DRAWN: JVB  
REVIEWED: JH

REVISIONS

09/12/2025

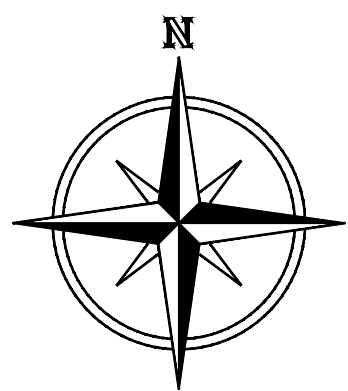
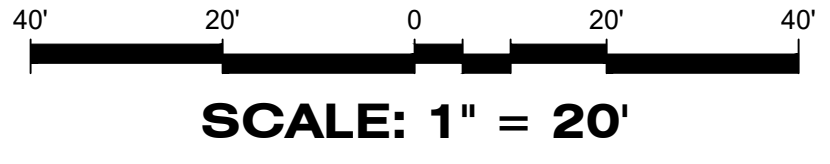
PREPARED FOR:

**Forward**  
Planning & Design

19046 BRUCE B. DOWNS BLVD. #308  
TAMPA, FL 33647  
813-535-6662

IRRIGATION PLAN & SCHEDULES

IR-1



NOTE: FOR REVIEW ONLY - NOT FOR CONSTRUCTION



Roof Top Vestibule:  
EIFS / Smooth Stucco  
Color: Charcoal

Roof Top Deck:  
Aluminum Trellis  
Color: Charcoal

Railings:  
Glass

Picture Frame:  
EIFS / Smooth Stucco  
Color: Off White

Wall / Ceiling Finish:  
Vertical Composite Wood  
Color: Off White

Building Base Wall:  
EIFS / Smooth Stucco  
Color: Charcoal





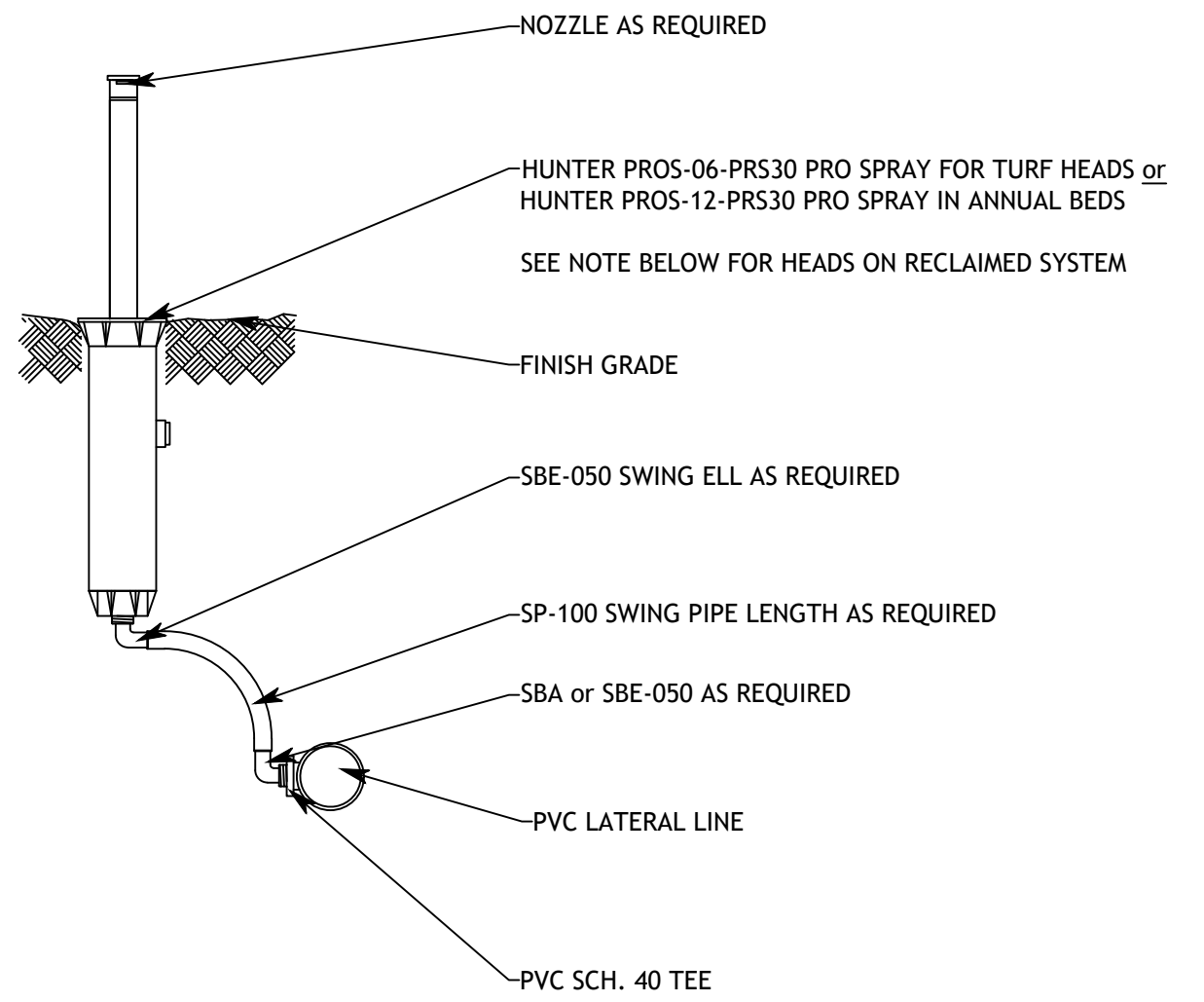
- |   |  |                           |  |
|---|--|---------------------------|--|
| <b>CITY OF CLEARWATER</b><br>PUBLIC WORKS - ENGINEERING<br><b>2022 DESIGN STANDARDS</b> | <b>900 SERIES:</b><br><b>LANDSCAPE</b><br><b>DETAILS</b> | GENERAL LANDSCAPING NOTES | INDEX NO.      PAGE NO.<br><b>906</b> <b>1</b> OF <b>3</b> |
|   |  |                           | LATEST REVISION      2/22/2016                             |



CITY OF CLEARWATER PUBLIC WORKS - ENGINEERING 2022 DESIGN STANDARDS	900 SERIES: LANDSCAPE DETAILS	TREE BARRICADES	INDEX NO.	PAGE NO.
			909	1 of 1
			LATEST REVISION	10/22/18

## SHEET

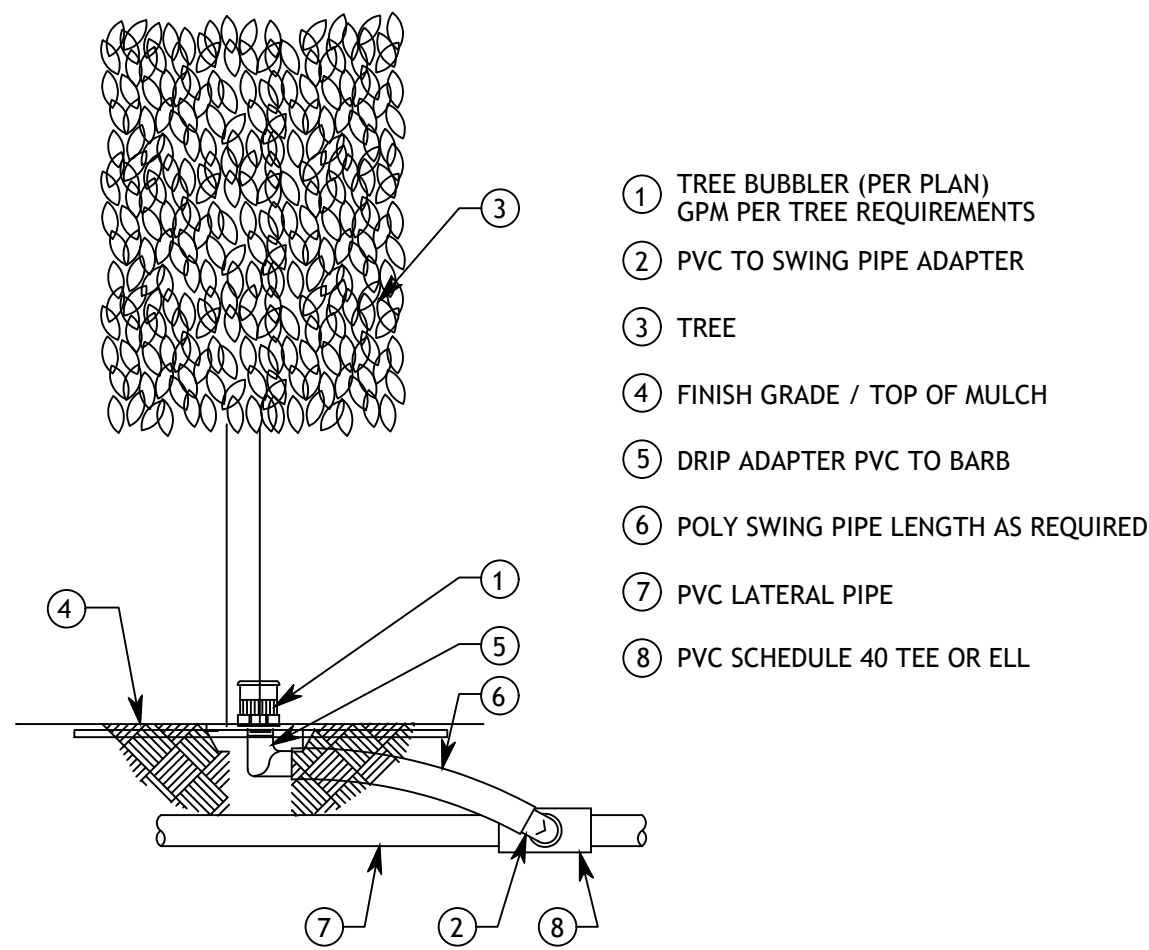




NOTE:  
IF SPRAY HEADS ARE ON A RECLAIM SYSTEM, IRRIGATION CONTRACTOR TO USE PROS-06-PRS30-CV-R AND PROS-12-PRS30-CV-R SPRAY HEADS (NOZZLE PER PLAN)

## 1 HUNTER PROS PRS30 SPRAY HEAD

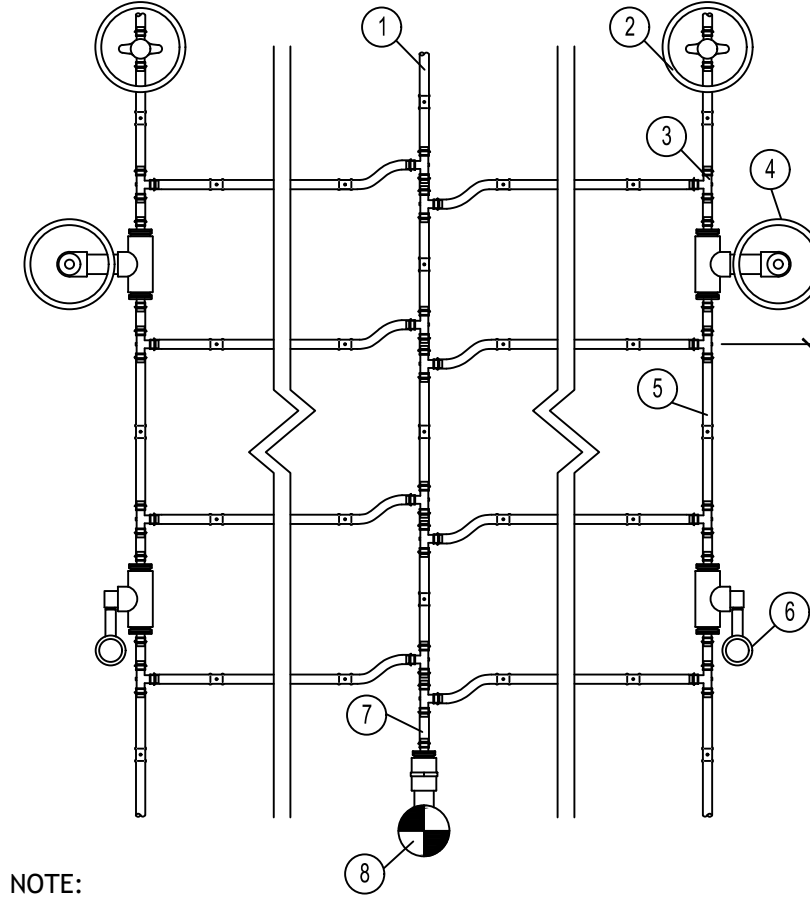
NOT TO SCALE 00-02



## 2 TREE BUBBLER

NOT TO SCALE

NOTE:  
FOR CLARITY PURPOSES SOME PLANS MAY NOT SHOW FLUSH VALVES, AIR RELIEF VALVES AND ECO-INDICATORS. IRRIGATION CONTRACTOR TO INSTALL THESE COMPONENTS PER ALL LOCAL AND COUNTY CODES



NOTE:  
VALVE BOXES ON RECLAIM SYSTEM TO UTILIZE PURPLE LIDS

## 3 HUNTER DRIPLINE

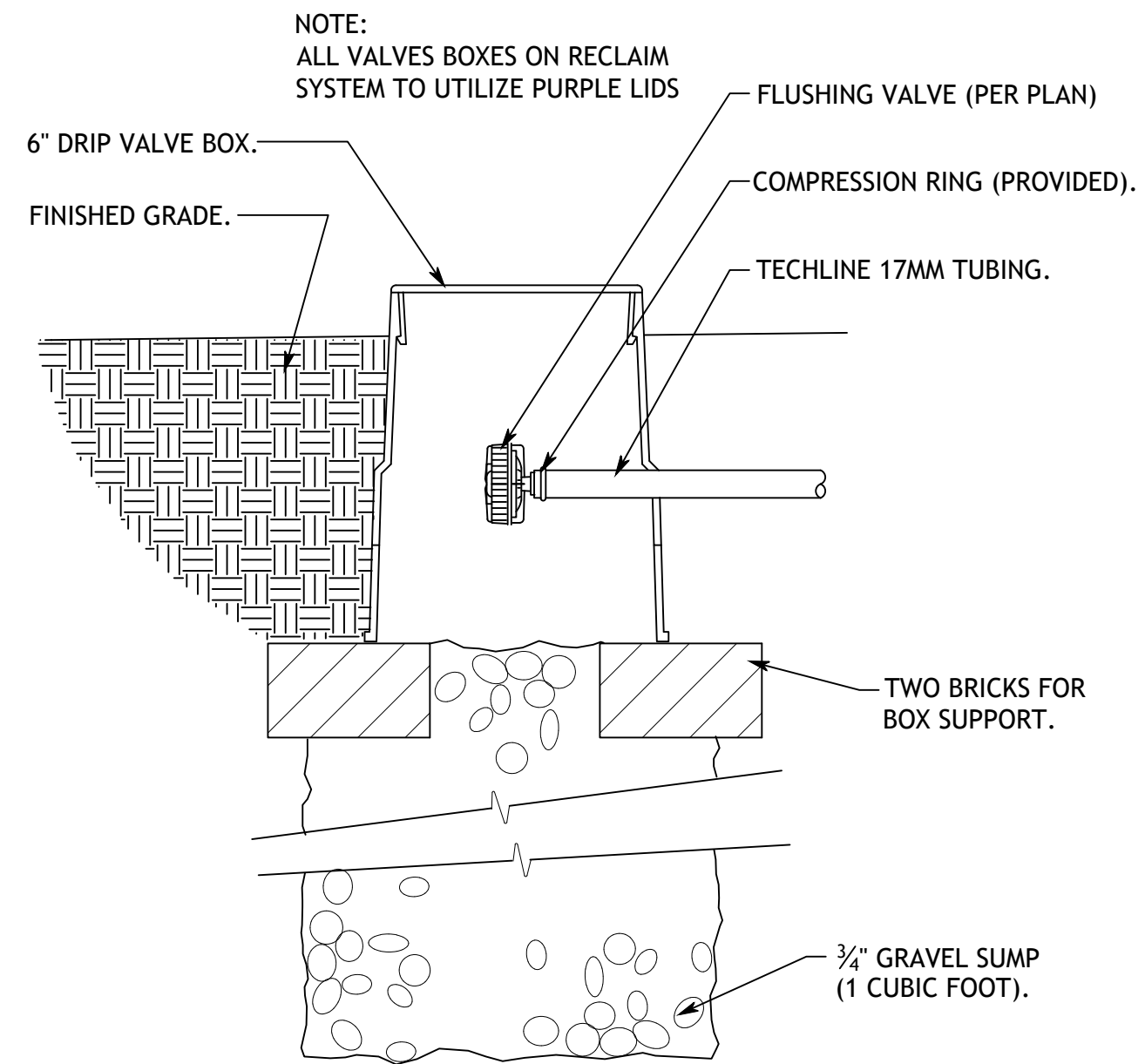
NOT TO SCALE

- LEGEND:
- 1 HUNTER DRIPLINE PER PLAN
  - 2 FLUSH POINT IN SUBTERRANEAN BOX PER PLAN
  - 3 PLD OR PLD-LOC FITTINGS TYP.
  - 4 AIR RELIEF VALVE IN VALVE BOX
  - 5 PLD TUBING EXHAUST HEADER
  - 6 ECO-INDICATOR ON SWING ARM (IF APPLICABLE) PER PLAN
  - 7 HDL TUBING SUPPLY HEADER
  - 8 DRIP CONTROL ZONE KIT PER PLAN

NOTES  
AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

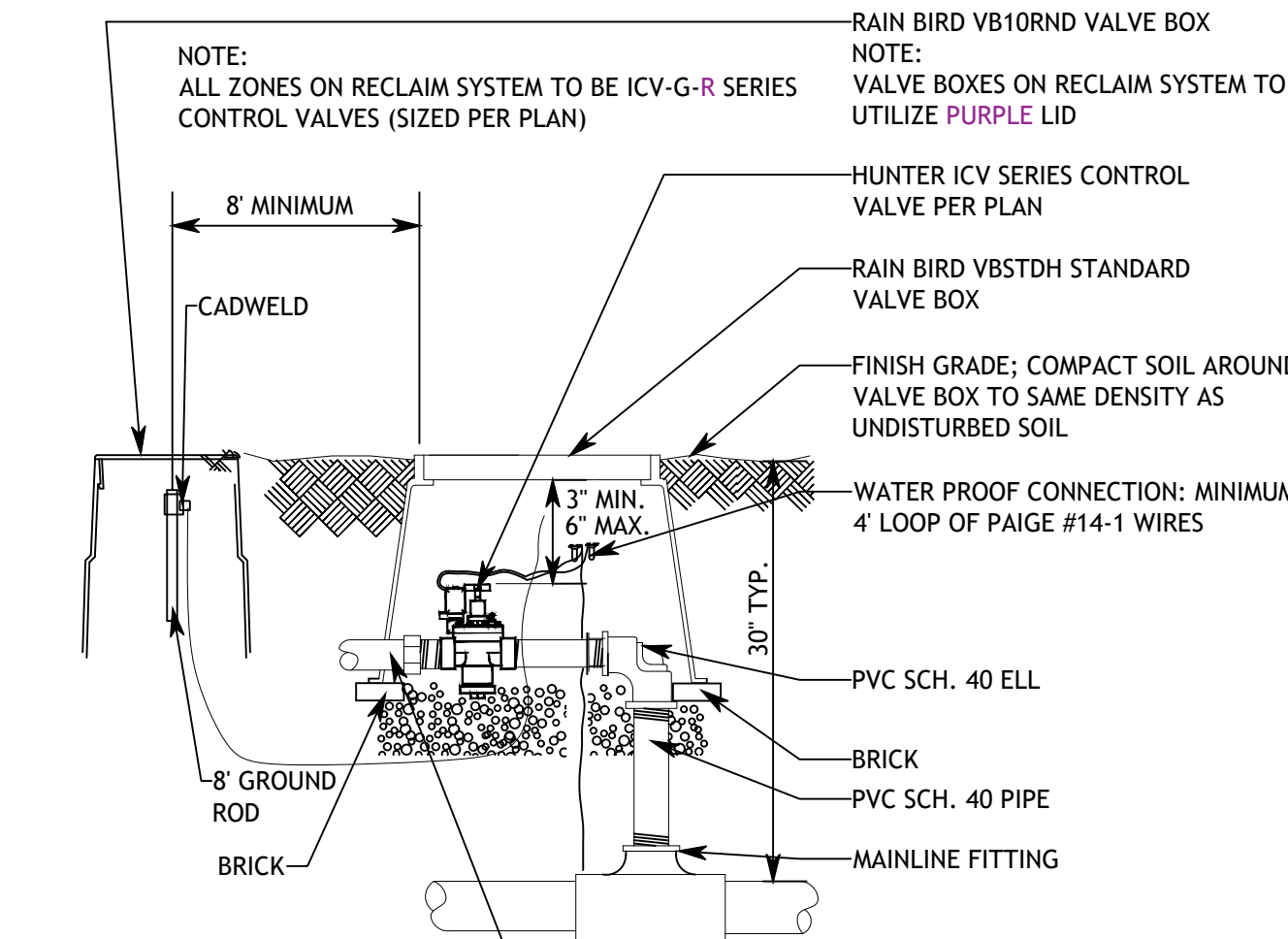
ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.



## 4 FLUSH VALVE

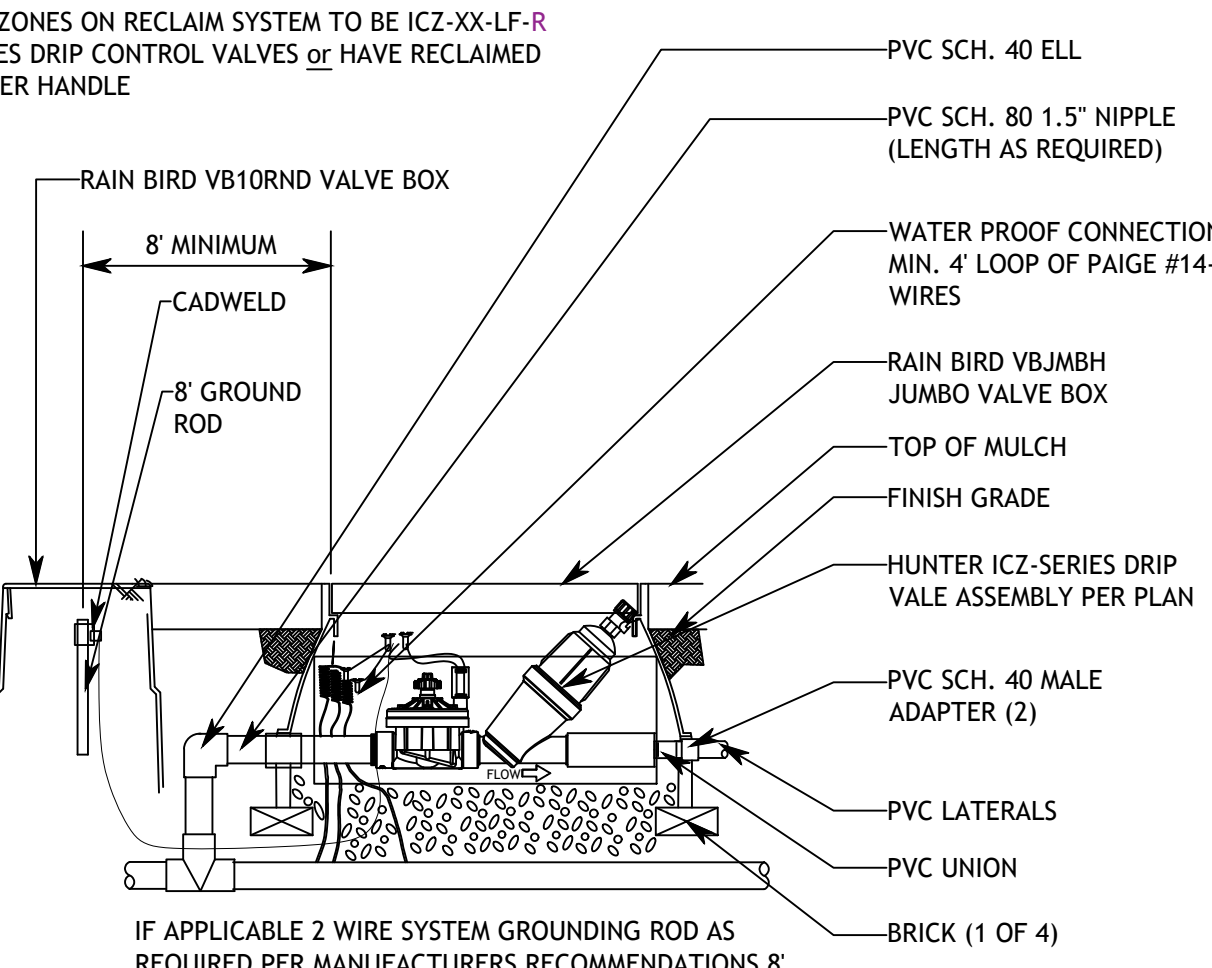
NOT TO SCALE



IF APPLICABLE 2 WIRE SYSTEM GROUNDING ROD AS REQUIRED PER MANUFACTURERS RECOMMENDATIONS 8' FROM NEAREST VALVE w/RAIN BIRD VB10RNDH VALVE BOX. PROVIDE CERTIFIED REPORT OF OHM TEST

## 5 HUNTER ICV SERIES CONTROL VALVE

NOT TO SCALE

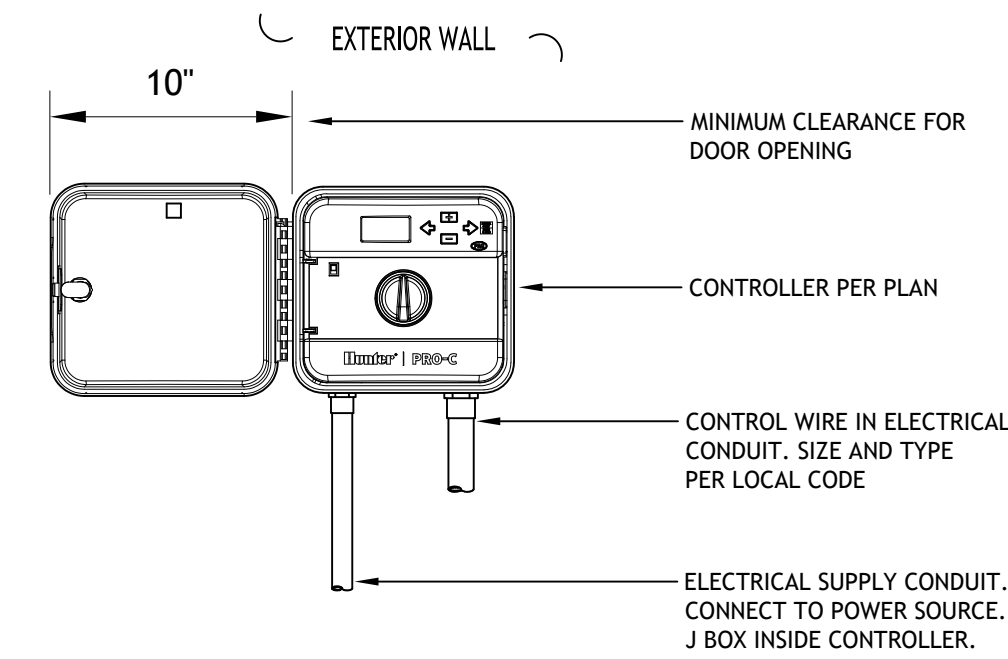


IF APPLICABLE 2 WIRE SYSTEM GROUNDING ROD AS REQUIRED PER MANUFACTURERS RECOMMENDATIONS 8' FROM NEAREST VALVE w/RAIN BIRD VB10RNDH VALVE BOX. PROVIDE CERTIFIED REPORT OF OHM TEST

POTABLE SYSTEM TO UTILIZE GREEN VALVE BOX LID  
RECLAIM SYSTEM TO UTILIZE PURPLE VALVE BOX LID

## 6 HUNTER ICZ SERIES DRIP CONTROL VALVE

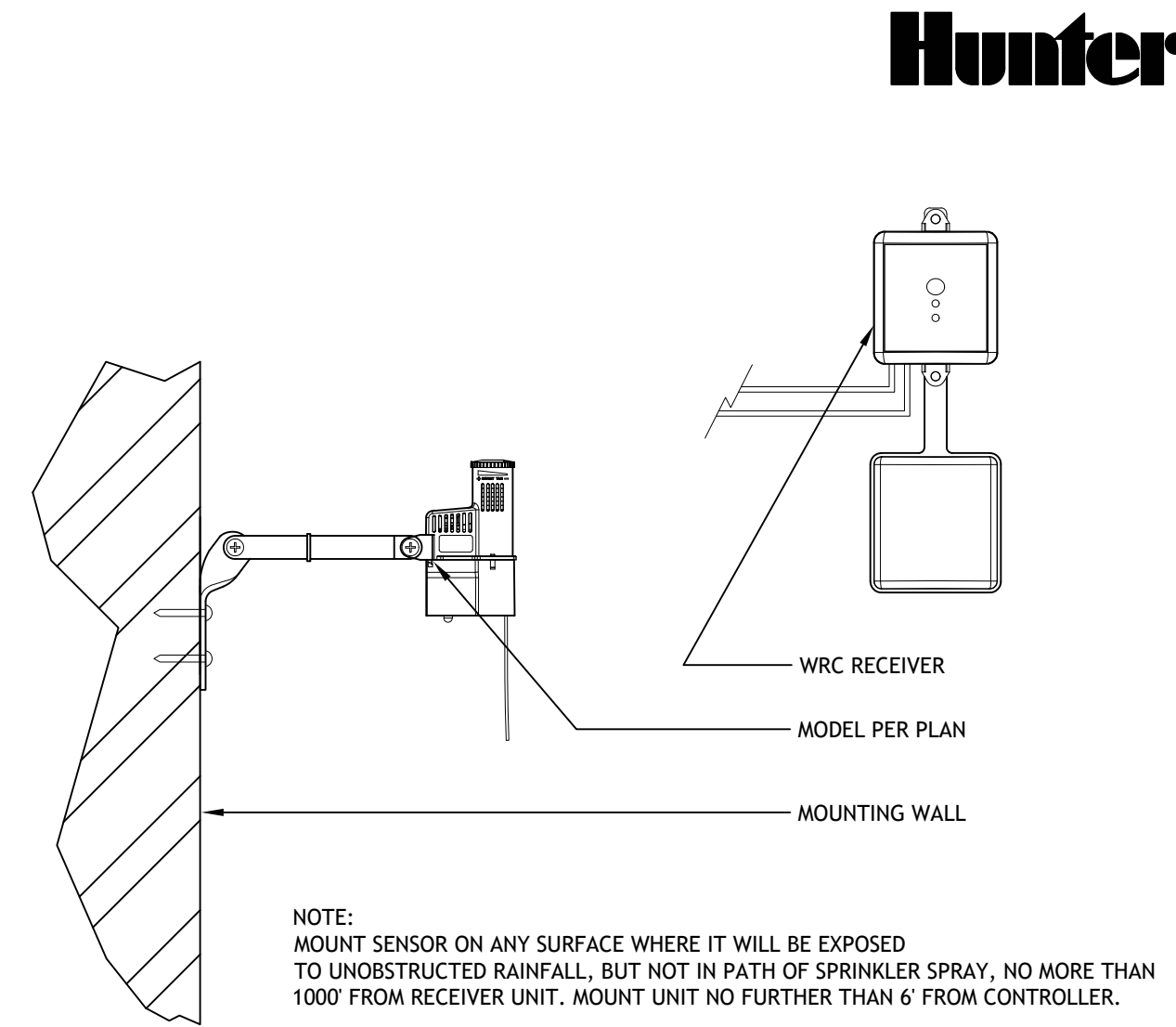
NOT TO SCALE



\*NOTE\*  
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND 110 VAC SOURCE.

## 7 PRO-C CONVENTIONAL CONTROLLER

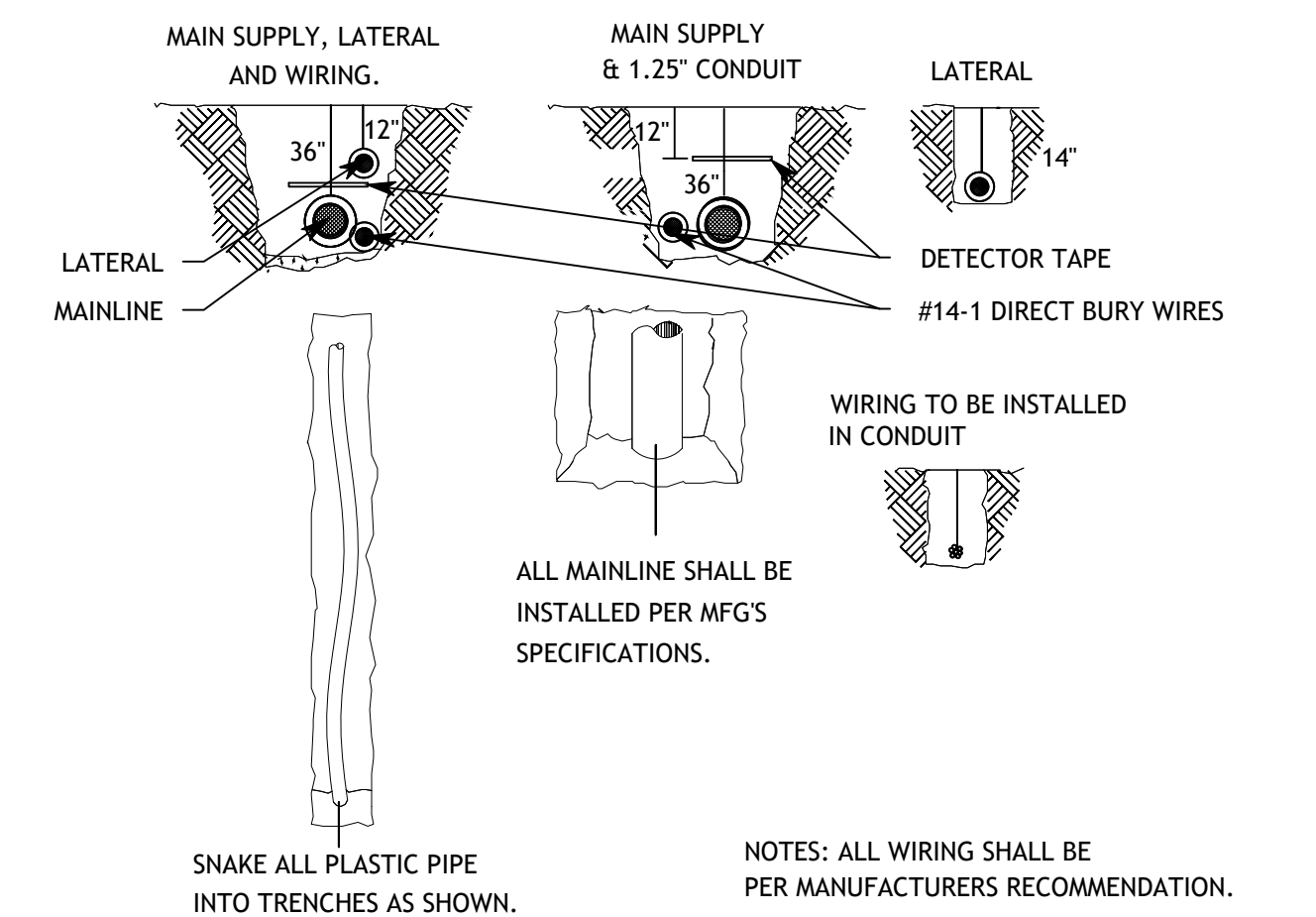
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NOTE:  
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 1000' FROM RECEIVER UNIT. MOUNT UNIT NO FURTHER THAN 6' FROM CONTROLLER.

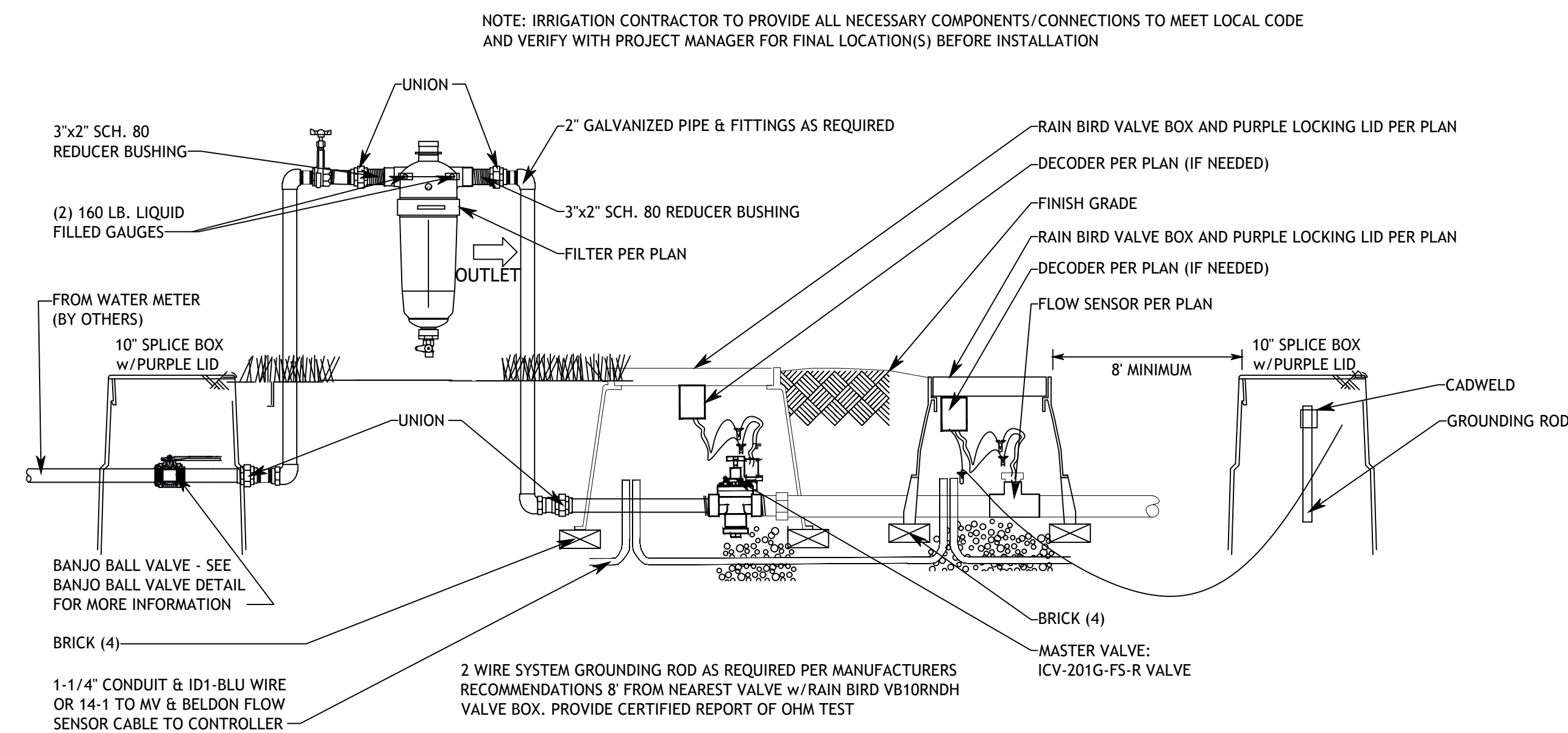
## 8 HUNTER WIRELESS RAIN/FREEZE-CLIK

3" = 1'-0" 00-57



## 9 TRENCH DETAIL

NOT TO SCALE



## 10 RECLAIMED METER CONNECTION FILTER, MASTER VALVE & FLOW SENSOR

NOT TO SCALE

NOTE: FOR REVIEW ONLY - NOT FOR CONSTRUCTION

**SPRINKLER SOLUTIONS OF FLORIDA, INC.**  
Irrigation Installation & Maintenance  
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JEFFREY L. HEWETT  
FL CERTIFIED IRRIGATION CONTRACTOR  
LIC# 2003150406

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**TURNER STREET**  
**PINELLAS COUNTY, FLORIDA**

PROJECT NO : FLP-006  
DATE : 07/31/2025  
DRAWN: JVB  
REVIEWED: JH

REVISIONS  
09/12/2025

PREPARED FOR:  
**Forward Planning & Design**  
19046 BRUCE B. DOWNS BLVD. #308  
TAMPA, FL 33647  
813-535-6662

IRRIGATION DETAILS

IR-2



Roof Top Deck:  
Aluminum Trellis  
Color: Charcoal

Wall / Ceiling Finish:  
Vertical Composite Wood  
Color: Off White

Picture Frame:  
EIFS / Smooth Stucco  
Color: Off White

Railings:  
Glass

Building Base Wall:  
EIFS / Smooth Stucco  
Color: Charcoal

Wall Finish:  
EIFS / Smooth Stucco  
Color: Off White



IRRIGATION GENERAL NOTES:

- THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING ALL NECESSARY EQUIPMENT FOR A FULLY AUTOMATED IRRIGATION SYSTEM THAT PROVIDES 100% COVERAGE TO ALL LANDSCAPE MATERIAL. ALL STATE AND LOCAL CODES AND REGULATIONS SHALL BE FOLLOWED. IN THE ABSENCE OF SUCH INFORMATION, FOLLOW APPENDIX F IN THE FLORIDA PLUMBING CODE.
- PRIOR TO BEGINNING ANY CONSTRUCTION, CONTRACTOR SHALL INSURE ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
- PRIOR TO BEGINNING ANY CONSTRUCTION, CONTRACTOR SHALL INSPECT SITE AND VERIFY WITH OWNER THE LOCATIONS OF THE WATER SOURCE(S) AND CONTROLLER(S). CONTRACTOR SHALL ALSO VERIFY SIZE AND LOCATION OF ALL NECESSARY ELECTRICAL SOURCES.
- AS REQUIRED BY LAW, CONTRACTOR SHALL WHITE LINE AREAS FOR CONSTRUCTION AND CONTACT SUNSHINE STATE ONE-CALL TO REQUEST LOCATES FOR ANY UNDERGROUND UTILITIES IN THE AREA. PRIOR TO ANY EXCAVATION ACTIVITIES, CONTRACTOR WILL ACKNOWLEDGE THE LOCATION OF ALL MARKED UTILITIES AND TAKE ANY NECESSARY ACTIONS TO AVOID DAMAGE. ANY DAMAGES TO UNDERGROUND UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE AND WILL NOT BE THE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL FOLLOW THE FLORIDA TRENCH SAFETY ACT PART VI, CHAPTER 553, FLORIDA STATUTES, THE FLORIDA AND FEDERAL PIPELINE SAFETY ACT AND OSHA STANDARD 1926.651.
- CONTRACTOR SHALL VERIFY SITE CONDITIONS, DIMENSIONS, LOCATIONS AND MATERIAL QUANTITIES. ANY ADVERSE SITE CONDITIONS SUCH AS HEAVY SOILS, CONCRETE, ABOVE GROUND UTILITIES, ETC, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND PLANS DEVELOPED AND APPROVED TO ADDRESS ANY CONCERNS.
- IRRIGATION INSTALLATION SHALL MEET ALL LOCAL BUILDING AND PLUMBING CODES AND STATE STATUTES. ONCE COMPLETED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE ANY NECESSARY INSPECTIONS REQUIRED BY THE LOCAL MUNICIPALITIES AND TO PROVIDE DOCUMENTATION THAT THE INSTALLATION PASSED ALL REQUIREMENTS.
- PIPE AND SPRINKLER LOCATIONS ON THE PLAN ARE DIAGRAMMATIC FOR CLARITY AND MAY BE SHOWN IN UNLIKELY AREAS (I.E. INSIDE/UNDER BUILDINGS, OUTSIDE PROPERTY LINES, IN LAKES ETC.) IRRIGATION CONTRACTOR MAY NEED TO ADJUST IRRIGATION COMPONENTS TO ACCOUNT FOR MINOR CHANGES IN THE HARDSCAPE, DRAINAGE SYSTEMS, LARGE TREES, ETC. ALL FIELD REVISIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
- IF NEW IRRIGATION IS BEING ADDED TO AN EXISTING SYSTEM OR WATER SOURCE, CONTRACTOR SHALL INSPECT EXISTING EQUIPMENT TO INSURE IT CAN HANDLE ANY ADDITIONS AND THAT IT IS WORKING PROPERLY. ANY DAMAGE TO EXISTING IRRIGATION EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE REPAIRED AS HIS/HER EXPENSE.
- SLEEVES SHALL BE PROVIDED BY THE OWNER OR INSTALLED BY THE IRRIGATION CONTRACTOR. LOCATIONS, SIZES AND QUANTITIES SHALL BE PROVIDED ON THE PLAN. SLEEVES UNDER SIDEWALK NOT SHOWN ON PLAN FOR CLARITY. IF SLEEVES ARE TO BE INSTALLED BY THE IRRIGATION CONTRACTOR, THEY WILL WORK WITH THE SITE CONTRACTOR TO AVOID ANY CONFLICTS. ALL SLEEVES SHALL BE SCHEDULE 40 PVC, AT LEAST TWO (2) NOMINAL SIZES LARGER THAN THE PIPE TO BE SLEEVED AND WILL BE BURIED A MINIMUM OF 24". THEY SHALL EXTEND A MINIMUM OF 18" PAST EACH SIDE OF THE CONCRETE, ASPHALT, PAVERS, ETC. ALL IRRIGATION PIPE AND WIRE SHALL BE INSTALLED IN SLEEVES WHEN CROSSING ANY ROADWAYS OR SIDEWALKS WIDER THAN 4 FEET. SLEEVES SHALL BE PROVIDED TO ACCESS ANY PLANTINGS INSIDE POOL DECKS, PARKING LOTS, ETC.
- MAINLINES SHALL BE INSTALLED IN SMOOTH, LEVEL TRENCHES WITH A MINIMUM COVER OF 24". IF A 2-WIRE SYSTEM IS BEING INSTALLED, CONDUIT FOR THE WIRE PATH WILL BE INSTALLED ADJACENT TO THE MAINLINE. CONDUIT WILL NOT BE INSTALLED ON TOP OF OR BELOW THE MAINLINE.
- TO IMPROVE WATER INFILTRATION RATES AND AVAILABLE WATER HOLDING CAPACITY, ALL LANDSCAPE SOIL SHALL BE TILLED AND APPROPRIATE AMENDMENTS ADDED.
- ANY OTHER EQUIPMENT REQUIRED THAT IS NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- QUANTITIES ARE PROVIDED AS A GUIDE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES AND PROVED ANY ADDITIONAL ITEMS NOT LISTED TO MEET ANY AND ALL LOCAL CODES

IRRIGATION COMPONENTS

- ALL SPRINKLERS SHALL BE INSTALLED PERPENDICULAR TO LEVEL GROUND AND 12" FROM ANY STRUCTURE AND 4" FROM ANY CONCRETE SURFACES, PARKING LOTS OR OTHER IMPERVIOUS SURFACES.
- SPRINKLERS SHALL BE ADJUSTED TO PROVIDE 100% COVERAGE OF ALL TREES, PLANT BEDS AND TURF AREAS WHILE AVOIDING STREETS, DRIVEWAY, PARKING LOTS, BUILDINGS OR OTHER IMPERVIOUS SURFACES. IF RECLAIMED WATER IS BEING USED, ALL SPRINKLERS SHALL HAVE A PURPLE TOP.
- ALL SPRINKLERS SHALL BE INSTALLED ON COMMERCIAL SWING JOINTS OR SWING PIPE.
- ALL LATERAL PIPES SHALL BE PVC CLASS 200 SOLVENT-WELD PIPE SIZED TO KEEP VELOCITIES AT 5 FPS OR LESS. ALL PIPE SHALL BE WELDED USING PURPLE PRIMER AND BLUE GLUE ACCORDING TO MANUFACTURERS STANDARDS.
- ALL VALVE BOXES SHALL BE OF COMMERCIAL GRADE AND INSTALLED SO TOP OF BOX IS FLUSH WITH GROUND LEVEL. BOXES SHALL BE POSITIONED SO VALVES AND FILTERS CAN BE EASILY ACCESSED FOR MAINTENANCE PURPOSES. IF RECLAIMED WATER IS BEING USED ALL BOXES SHALL HAVE A PURPLE LID.
- ALL MAINLINE PIPES SHALL BE PVC SCHEDULE 40 SOLVENT-WELD PIPE SIZED TO KEEP VELOCITIES AT 5 FPS OR LESS. ALL PIPE SHALL BE WELDED USING PURPLE PRIMER AND BLUE GLUE ACCORDING TO MANUFACTURERS STANDARDS. HDPE MAY BE SUBSTITUTED IF APPROVED BY OWNER. SEE NOTES FOR HDPE INSTALLATION.
- ALL FILTERS SHALL BE INSTALLED IN A MANNER THAT ALLOWS FOR EASY ACCESS AND REMOVAL OF THE FILTER MEDIA.

11 GENERAL NOTES

NOT TO SCALE

TWO-WIRE SYSTEMS

- GROUNDING AT THE CONTROLLER SHALL CONSIST OF ONE GROUNDING PLATE AND ENOUGH 10' GROUND RODS TO REACH THE MINIMUM OHMS REQUIRED BY THE MANUFACTURER.
- 10' GROUND RODS SHALL BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS EVERY 500 FEET AND AT THE TERMINAL ENDS OF ALL WIRE PATHS.
- MANUFACTURER APPROVED SPLICE KITS SHALL BE USED ON EVERY SPLICE AND ALL SPLICES SHALL BE PLACED IN COMMERCIAL GRADE VALVE BOXES OF THE APPROPRIATE SIZE FOR EASY MAINTENANCE.
- ALL 2-WIRES PATHS SHALL BE IN A MINIMUM OF 1-1/4" CONDUIT WITH APPROPRIATE SWEEPS AT EVERY SPLICE AND VALVE INSTALLATION.
- ALL DECODERS SHALL BE INSTALLED WITH THE VALVE THEY OPERATE AND IDENTIFIED BY THE ZONE NUMBER AND TYPE OF IRRIGATION. FOR EXAMPLE, B FOR BUBBLERS, D FOR DRIP, S FOR SPRAYS AND R FOR ROTORS. IN THE EVENT MULTIPLE CONTROLLERS ARE IN THE AREA, THE IDENTIFYING CONTROLLER WOULD ALSO BE USED. SO C17R WOULD MEAN ZONE 17 ON THE C-CONTROLLER OPERATING ROTORS.
- ALL DECODERS SHALL BE INSTALLED ON NO LESS THAN 5' OF 2-WIRE SO THERE IS ADEQUATE WIRE AVAILABLE FOR FUTURE REPAIRS.
- ALL 2-WIRE SHALL BE 12/2 AWG AS RECOMMENDED BY THE MANUFACTURER. HUNTER SYSTEMS SHALL UTILIZE PAIGE JACKETED TWISTED WIRES. WIRE RUNS SHALL NOT EXCEED MANUFACTURES RECOMMENDATIONS.
- IN THE EVENT MORE THAN ONE WIRE PATH IS RUN FROM THE CONTROLLER, EACH PATH SHALL HAVE ITS OWN COLOR WIRE. RED/BLUE SHALL NOT BE USED ON MORE THAN ONE WIRE PATH.

DRIP IRRIGATION

- UNLESS OTHERWISE NOTED, ALL DRIP IRRIGATION SHALL BE INSTALLED IN A GRID PATTERN WITH ONE ROW OF DRIP ON EACH SIDE OF PLANTS. TUBING SHALL BE PLACED NEAR THE INSIDE EDGE OF THE ROOT BALL. IN THE EVENT OF CERTAIN PLANT SPECIES OR HEAVY SOILS, THIS MAY BE REDUCED TO ONE ROW, BUT SUCH ACTION MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND PROPERTY OWNER. IF RECLAIMED WATER IS BEING USED, ALL DRIP TUBING MUST HAVE A PURPLE STRIPE.
- USE BLANK DRIP TUBING IF TUBING IS INSTALLED IN A SLEEVE. NO LESS THAN 1" PIPE SHALL BE USED FOR DRIP SLEEVES.
- DRIP TUBE LENGTHS SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATION BASED ON PRESSURE, EMITTER SIZE AND EMITTER SPACING.
- ALL DRIP ZONES SHALL HAVE A FILTER AT THE VALVE, ONE AIR/VACUUM RELEASE VALVE AT THE HIGHEST POINT, TWO FLUSH VALVES AND AN ECO-IDENTIFIER IN A HIGHLY VISIBLE AREA.
- DRIP TUBING SHALL BE STAKED NO LESS THAN EVERY 12" AND AT EVERY FITTING AND CHANGE IN DIRECTION.
- DRIP TUBING SHALL BE PLACED AS FAR AWAY AS POSSIBLE FROM ANY IMPERVIOUS SERVICES WHILE STILL ADEQUATELY IRRIGATING THE ROOT BALL. WHERE POSSIBLE, THIS SHALL BE A MINIMUM OF 4".
- AN INLINE TUBING SYSTEM RELIES ON THE SOIL TO EVENLY SPREAD WATER THROUGHOUT THE PLANTING AREA. THE MORE HOMOGENOUS THE SOIL IN THE PLANTING AREA, THE MORE UNIFORM THE WATER DISTRIBUTION. THEREFORE, COMPACTED SOIL MUST BE TILLED TO AN 8" TO 12" DEPTH AND SHOULD BE IRRIGATED TO FIELD CAPACITY PRIOR TO PLANTING.

JOB COMPLETION

UPON JOB COMPLETION, CONTRACTOR SHALL PROVIDE THE FOLLOWING:

- DETAILED AS-BUILT WITH ALL VALVES, SPLICES, CONTROLLERS, POC'S AND OTHER PERTINENT COMPONENTS IDENTIFIED BY MEASUREMENTS FROM TWO (2) FIXED POINTS SUCH AT FENCES, STREET SIGNS, FIRE HYDRANTS, ETC. GPS COORDINATES MAY BE SUBSTITUTED FOR FIELD MEASUREMENTS.
- ALL EQUIPMENT MANUALS AND INSTRUCTIONS.
- CURRENT IRRIGATION SCHEDULE AND WATERING RESTRICTIONS FOR THE AREA.
- WARRANTY INFORMATION FOR ALL EQUIPMENT AND LABOR.



**SPRINKLER SOLUTIONS OF FLORIDA, INC.**  
Irrigation • Landscape Lighting • Water Conservation

ADDRESS  
401 NORTH PARSONS AVENUE (SUITE 106-A)  
BRANDON, FL 33510  
PHONE  
813-503-1228  
CONTACT  
jeff@ssofla.com    jason@ssofla.com

JEFFREY L. HEWETT  
FL CERTIFIED IRRIGATION CONTRACTOR  
(407) 222-5110/0416



Call 811 or visit [sunshine811.com](http://sunshine811.com) two full business days before digging to have buried facilities located and marked.  
Check positive response codes before you dig!

TURNER STREET

PINELLAS COUNTY, FLORIDA

PROJECT NO : FLP-006  
DATE : 07/31/2025  
DRAWN: JVB  
REVIEWED: JH

REVISIONS
09/12/2025

PREPARED FOR:



19046 BRUCE B. DOWNS BLVD. #308  
TAMPA, FL 33647  
813-535-6662

IRRIGATION DETAILS

IR-3

11

NOTE: FOR REVIEW ONLY - NOT FOR CONSTRUCTION

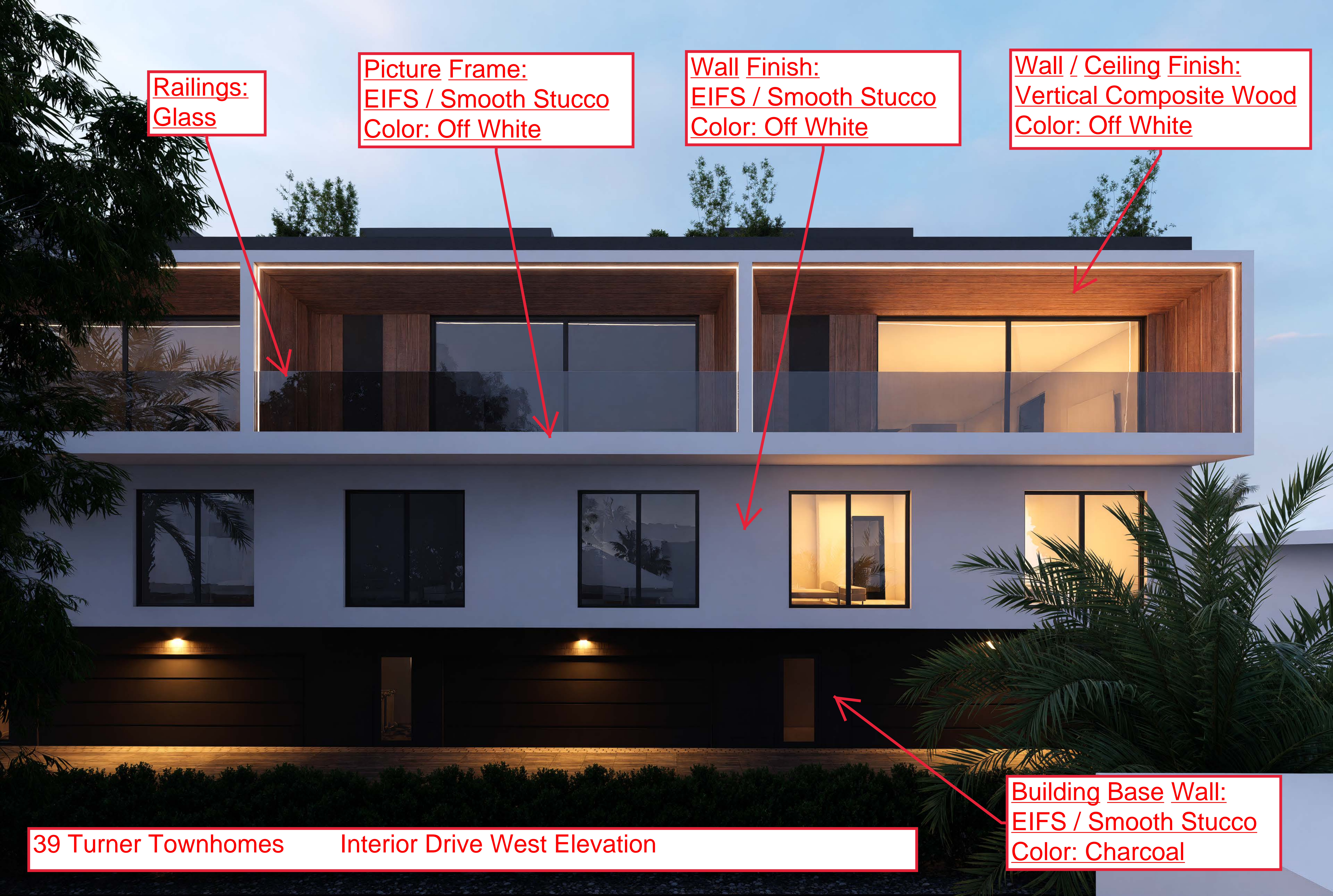


Railings:  
Glass

Picture Frame:  
EIFS / Smooth Stucco  
Color: Off White

Wall Finish:  
EIFS / Smooth Stucco  
Color: Off White

Wall / Ceiling Finish:  
Vertical Composite Wood  
Color: Off White



39 Turner Townhomes Interior Drive West Elevation

Building Base Wall:  
EIFS / Smooth Stucco  
Color: Charcoal