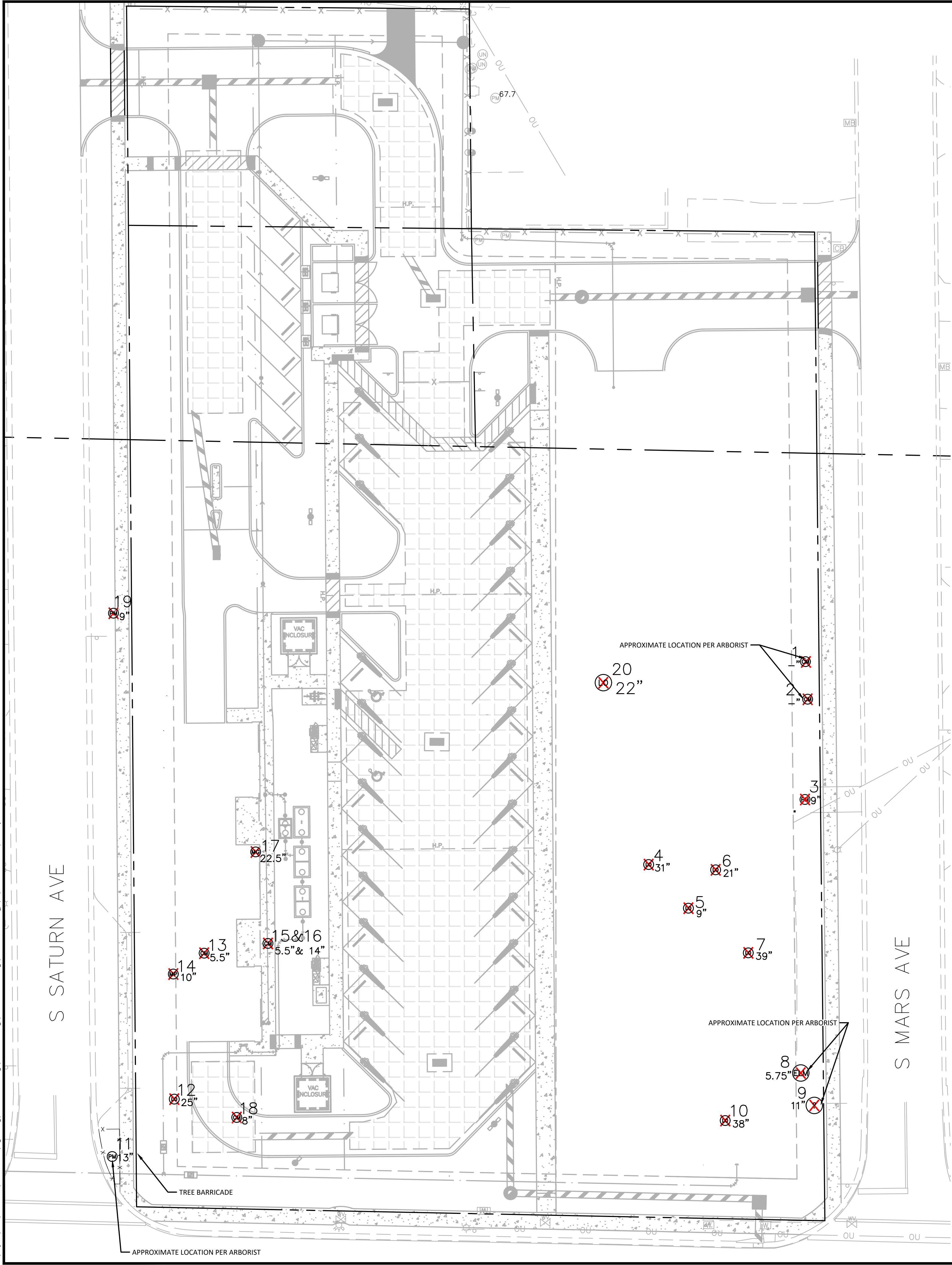




EXISTING TREES									*ACCENT TREES RECEIVE A 2 INCH DEFICIT WHEN REMOVED
TREE #	SPECIES	DBH	HT.	SPRD.	RATING	CONDITION	STATUS	NOTES	REPLACEMENT
1	CRAPE MYRTLE	MULTI	14'	8'	2	POOR	DORMANT		N
2	CRAPE MYRTLE	MULTI	14-16'	8-9'	2	POOR	DORMANT		N
3	QUEEN PALM	8.5"	26'+	10-12'	2	POOR	DEFICIENT		N
4	LAUREL OAK	31"	24-28'	30-36'	2	POOR	DECLINING		N
5	LIVE OAK	9"	18'	12'	3	MODERATE	UNDERSTORY		Y - 9"
6	LAUREL OAK	21"	22-26'	18-20'	2	POOR	DECLINING		N
7	LAUREL OAK	39"	24-28'	28-30'	2	POOR	DECLINING		N
8	ELM	5.75"	12'	12-14'	2	POOR	DORMANT		N
9	-	11"	16'	12'	2	POOR	DORMANT		N
10	LAUREL OAK	37-38"	28'	20'	1	POOR	DECLINING		N
11	WASH. PALM	13"	50+'	12'	4	GOOD	GOOD	REMAIN OFF-SITE	N
12	LAUREL OAK	25"	24'	25'	3	FAIR	BAD STRUCTURE		Y - 25"
13	CRAPE MYRTLE	5.5"	12'	8'	3	FAIR	DORMANT		Y - 2"*
14	MAPLE	10"	18'	12'	2	POOR	MECH. DAMAGE		N
15	CRAPE MYRTLE	5.5"	14'	8'	3	FAIR	DORMANT		Y - 2"*
16	CRAPE MYRTLE	14"C	16'	14'	2	POOR	DORMANT		N
17	SOUTHERN MAGNOLIA	22.5"	28'	23'	3	FAIR	BR. DIE BACK		Y - 22.5"
18	CRAPE MYRTLE	8"	12'	8'	3	FAIR	DORMANT		Y - 2"*
19	QUEEN PALM	9"	22'	10'	1	POOR	MULTIPLE ISSUE	OFF-SITE	N
20	LAUREL OAK	22"	24'	30'	3	FAIR	BAD STRUCTURE		Y - 22"
REQUIRED REPLACEMENT INCHES		84.5"							7 TREES
PROPOSED TREES									
PROPOSED SPECIES		CAL	QTY	TOTAL CAL					
SILVER BUTTONWOOD		2"	8	16"					
EASTERN REDCEDAR		2.5"	12	30"					
WAX MYRTLE		2"	6	12"					
SABAL PALM		1"	21	21"					
WINGED ELM		2.5"	13	32.5"					
TOTAL PROPOSED INCHES				111.5"					
TREE BANK PAYMENT		(84.5" - 111.5") X \$48 / INCH = - \$1,296. NO PAYMENT REQUIRED							

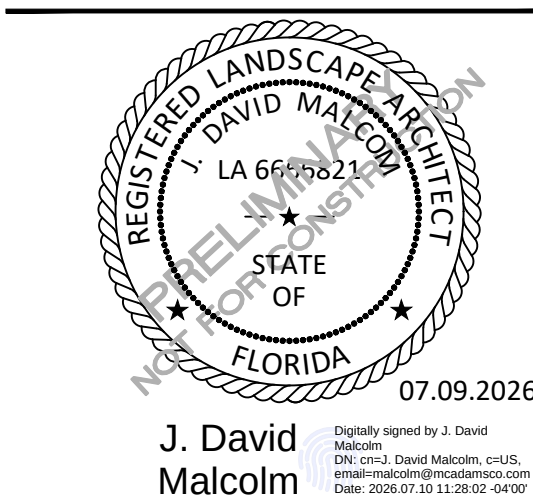


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Suite 350
Tampa, FL 33634
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2203 N. LOIS AVE, SUITE G300
TAMPA, FL 33607
JASMINE MCADAMS
PHONE: (885) 559-3355

WOODIES WASH SHACK
CONSTRUCTION DRAWINGS
407 S SATURN AVE
CLEARWATER, FL 33755



REVISIONS

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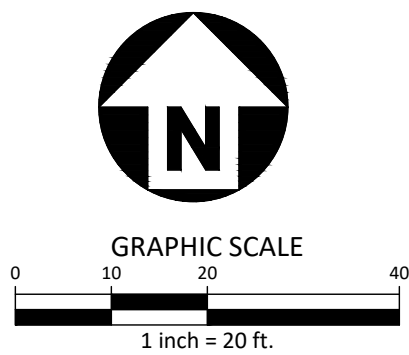
PLAN INFORMATION

PROJECT NO.	WWS25005
FILENAME	WWS25005-TPP
CHECKED BY	ALB
DRAWN BY	KCB
SCALE	1" = 20'
DATE	7.10.2026

SHEET

TREE PROTECTION PLAN

TPP.1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\WWS\WWS25005\04-Production\Engineering\Production Drawings\Current Drawings\Construction Drawings\WWS25005-TPP.dwg, 7/10/2025 11:13:35 AM, Anthony Gonzalez

PREPARED BY: MATT SAMNIK - 9853A, CONSULTING
ARBORIST_____3/16/2023

PRE-CONSTRUCTION PHASE

- THE PROJECT ARBORIST SHALL ARRANGE A PRE-CONSTRUCTION MEETING TO INCLUDE THE CITY'S LAND DEVELOPMENT ARBORIST, SITE CONTRACTOR AND OTHER PERTINENT MEMBERS OF THE CONSTRUCTION TEAM TO DISCUSS THE IMPLEMENTATION, METHODOLOGY AND TIME FRAMES OF THE TREE PRESERVATION MEASURES. THE PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- REMOVE TREES MARKED WITH A BLUE "X" ON THE SITE PLAN AND AS NOTED ON THE TREE INVENTORY/TREE PRESERVATION PLAN STATUS SECTION.
- ROOT PRUNE TO A DEPTH OF 14" AT THE LOCATION DELINEATED ON THE SITE PLAN.
- INSTALL TREE BARRICADES PER THE SPECIFICATIONS FOR TREE BARRICADES DEFINED BELOW AND AT THE LOCATIONS DELINEATED ON THE SITE PLAN.
- CALL THE CITY OF CLEARWATER FOR A TREE BARRICADE INSPECTION.

CONSTRUCTION PHASE

- BARRICADES SHALL REMAIN ERECTED IN PLACE THROUGHOUT THE CONSTRUCTION PROCESS UNLESS APPROVED FOR REMOVAL BY THE CITY OF CLEARWATER LAND RESOURCE SPECIALIST.

NOTE: DO NOT TRENCH SILT SCREEN WITHIN THE DRIPLINE OF SITE TREES. SILT SCREEN SHALL BE ROLLED UNDER FOR A MINIMUM OF 6" AND ANCHORED WITH FILL MATERIAL.

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

ANY FILL DIRT WITHIN THE TREE BARRICADE IS TO BE PLACED BY HAND ONLY - NO EQUIPMENT.

TREE BARRICADE SPECIFICATIONS

- TREE BARRICADES SHALL BE CONSTRUCTED USING A MINIMUM OF 2" X 2" LUMBER FOR UPRIGHT POSTS. UPRIGHT POSTS SHALL BE A MINIMUM OF 4' IN LENGTH WITH AT LEAST 1' ANCHORED IN THE GROUND AND 3' EXTENDING UPRIGHT ABOVE GRADE. UPRIGHT POSTS SHALL BE PLACED AT A MAXIMUM DISTANCE OF 6' APART. HORIZONTAL RAILS SHALL BE CONSTRUCTED USING A MINIMUM OF 1" X 4" LUMBER AND SHALL BE SECURELY ATTACHED TO THE TOP OF THE UPRIGHT POSTS.
- THE AREA WITHIN THE TREE BARRICADES SHALL BE KEPT FREE OF DEBRIS, CONSTRUCTION MATERIAL, CONCRETE WASH ETC., THROUGHOUT THE CONSTRUCTION PROCESS.
- THE EXISTING GRADE SHALL BE MAINTAINED WITHIN THE TREE BARRICADES.

ROOT PUNNING SPECIFICATIONS

- THE LOCATION FOR ROOT PRUNING SHALL BE DELINEATED ON THE SITE PLAN AND MARKED WITH ORANGE PAINT IN THE FIELD.
- ROOT PRUNING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST.
- ROOT PRUNE TO A MINIMUM DEPTH OF 14" AT THE LOCATION(S) DELINEATED IN THE FIELD USING PAINTED LINES ESTABLISHED BY THE PROJECT ARBORIST.
- ROOT PRUNING SHALL BE PERFORMED PRIOR TO THE SITE WORK ACTIVITIES BY A VERMEER ROOT PRUNING MACHINE.
- IMMEDIATELY AFTER THE ROOT PRUNING IS PERFORMED THE ROOT PRUNE TRENCH SHALL BE BACK-FILLED WITH THE EXISTING SOIL THAT WAS REMOVED AND TREE BARRICADES ERECTED IN THE ROOT PRUNE TRENCH TO PROTECT THE TIPS OF THE ROOTS THAT WERE PRUNED.

IRRIGATION

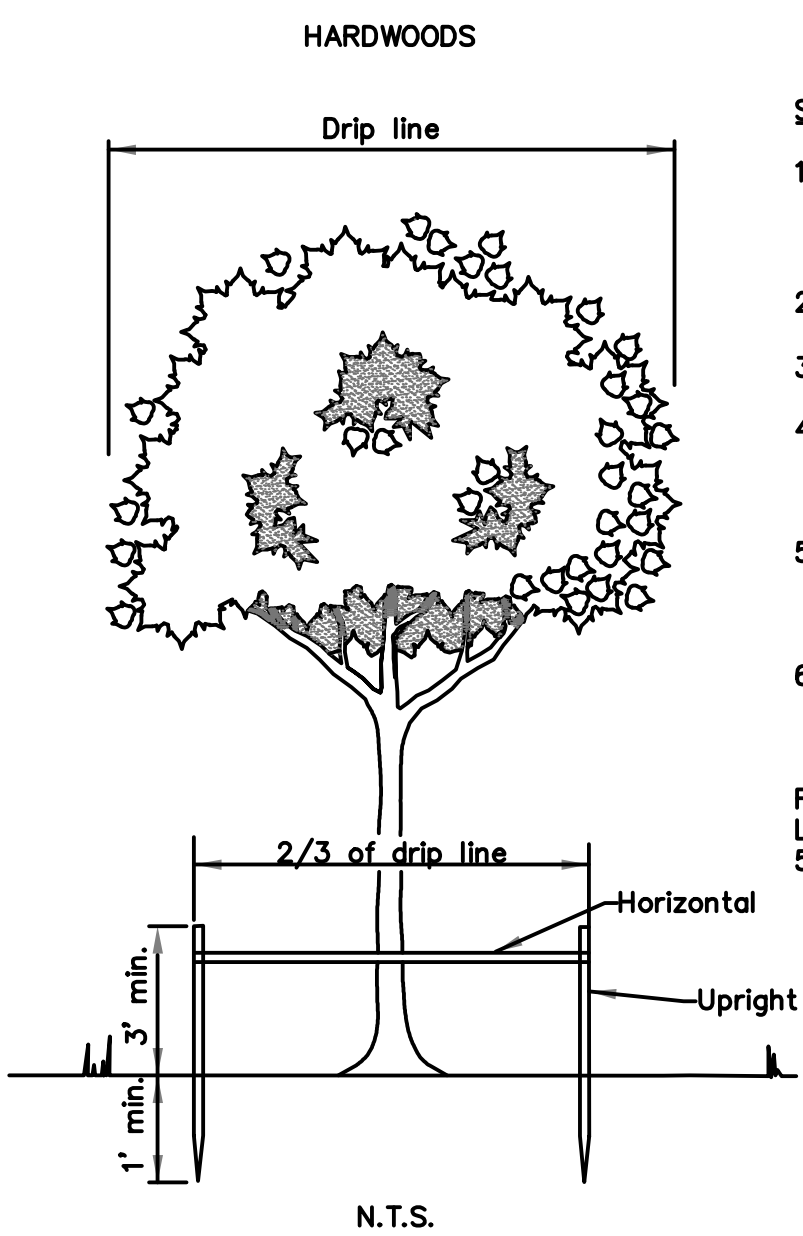
ANY PROPOSED IRRIGATION FOR THIS SITE SHALL NOT BE TRENCHED WITHIN THE TREE BARRICADE AREAS. IRRIGATION WITHIN THE TREE BARRICADE AREAS SHALL BE INSTALLED ON GRADE.

POST CONSTRUCTION CARE RECOMMENDATIONS

- TREES THAT HAVE EXPERIENCED ROOT LOSS OR SIGNIFICANT CANOPY LOSS RELATED TO CONSTRUCTION ACTIVITIES WILL HAVE A GREATER CHANCE OF SURVIVAL IF IRRIGATION IS PROVIDED WITHIN THE CRZ. THE IRRIGATION SHOULD BE ON GRADE AND NO OPEN TRENCHED. THE IRRIGATION SHOULD PROVIDE AT LEAST 1" OF WATER PER WEEK. IF ST. AUGUSTINE GRASS IS PRESENT INCREASE THE VOLUME TO 1.5". THE WATER SHOULD SATURATE TO AT LEAST 8 INCHES IN DEPTH. STANDARD IRRIGATION OR LOW VOLUME DRIP IRRIGATION SYSTEMS CAN BE USED. USE A MOISTURE SENSOR AND REDUCE IRRIGATION WHEN RAINFALL IS SUFFICIENT.
- IF POSSIBLE, REMOVE TURF OR GROUND COVER WITHIN A 25' RADIUS FROM THE TREE AND MAINTAIN A LAYER OF COARSE ORGANIC MULCH AT A DEPTH NOT TO EXCEED 2". MULCH SHOULD BE MAINTAINED AT A MINIMUM DISTANCE OF 2' FROM THE TRUNK.
- DO NOT PLANT GROUNDCOVERS OR SHRUBS WITHIN THE CRZ AS THEY WILL COMPETE WITH THE TREE FOR WATER AND NUTRIENTS.

CONTACTS

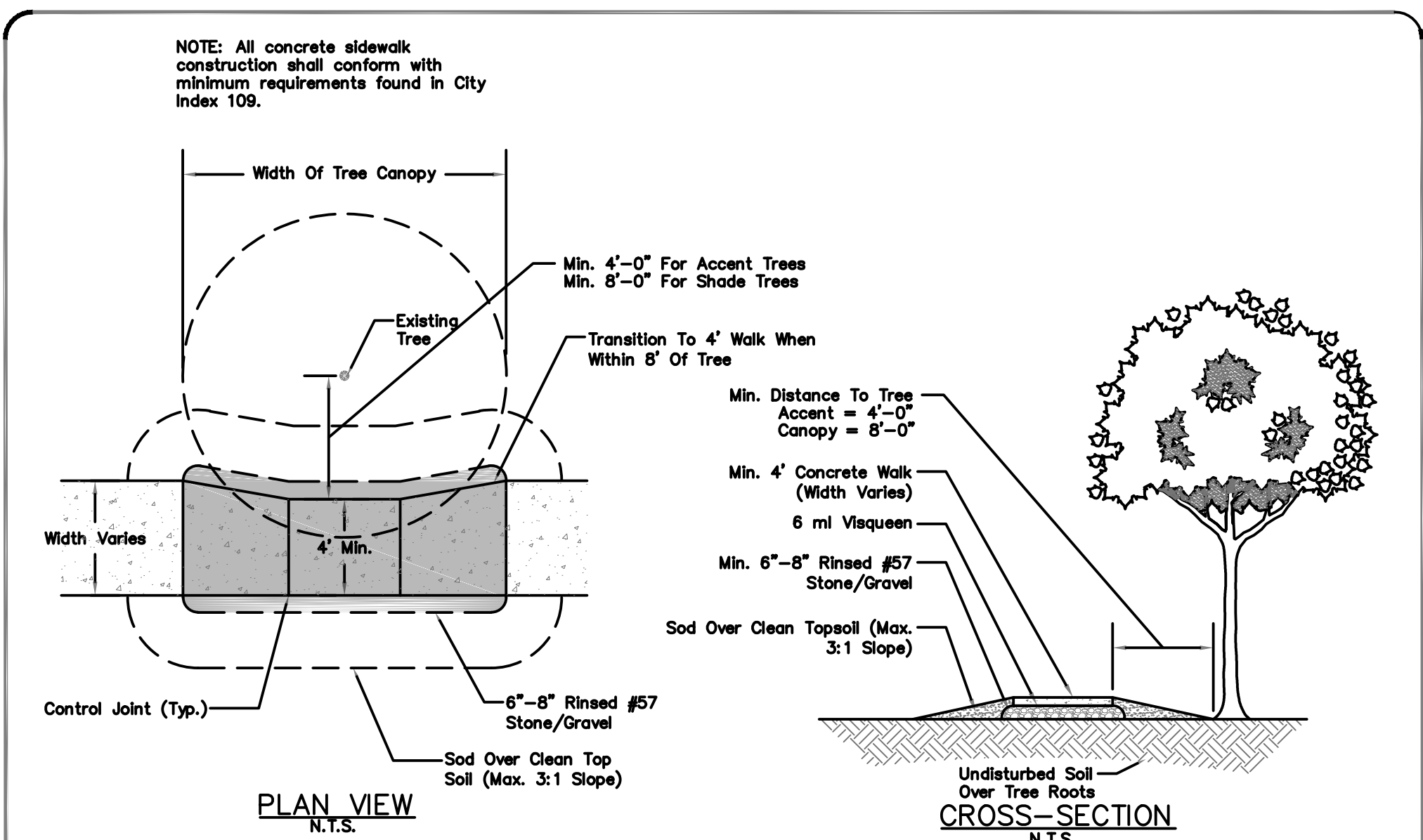
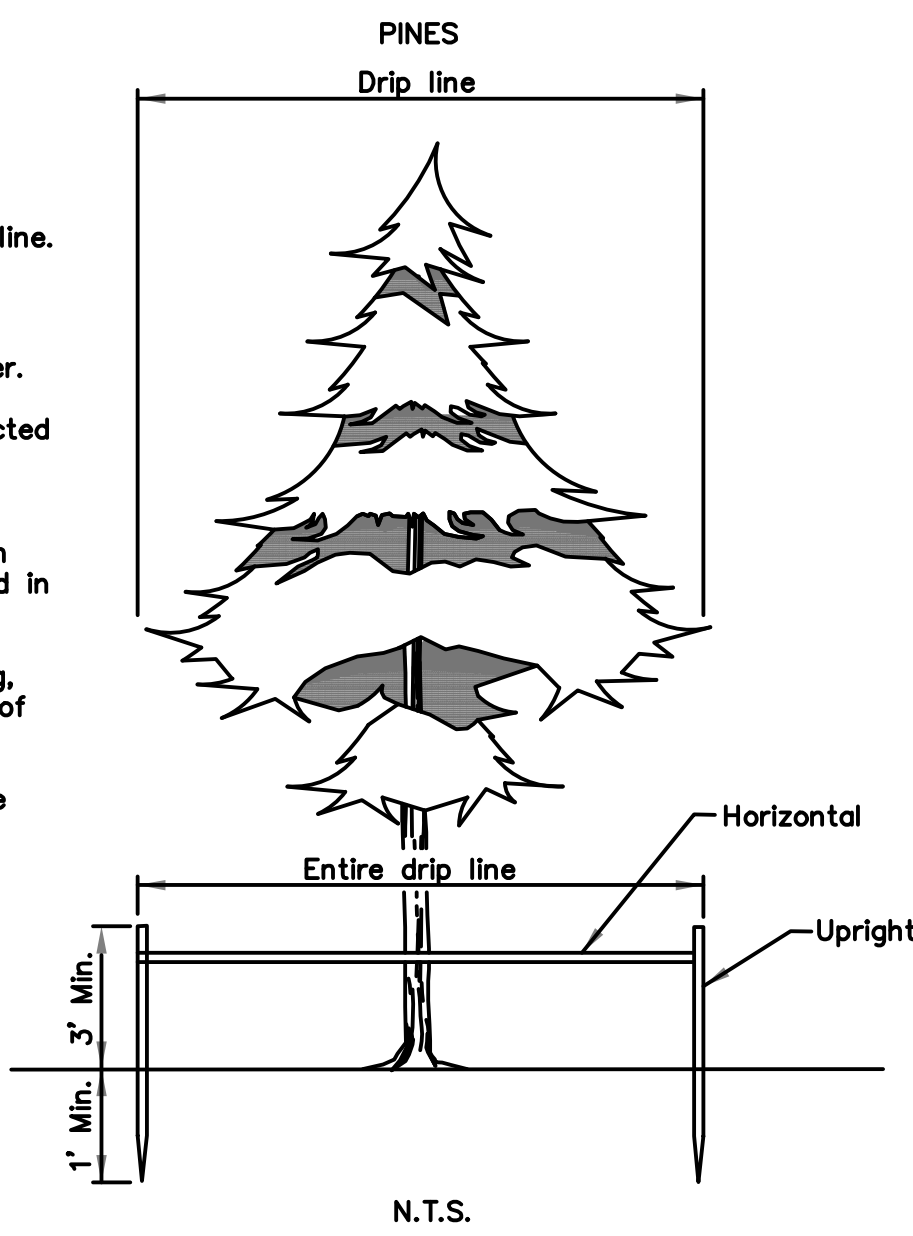
- MIKE QUINZI, LAND DEVELOPMENT ARBORIST, CITY OF CLEARWATER (727) 562-4558
- MATT SAMNIK, PROJECT ARBORIST (727) 410-0973



SPECIFICATIONS - WOOD BARRIER

1. Minimum radius to be protected:
A. Hardwoods - 2/3 drip line
B. Conifers & Sabal Palms - Entire drip line.
2. Uprights - No less than 2" X 2" lumber.
3. Horizontals - No less than 1" X 4" lumber.
4. Barriers shall be erected around all protected trees and palms, and inspected by city representative before construction begins.
5. Upright posts are to be at least 4 feet in length with a minimum of 1 foot anchored in ground and 3 feet above ground.
6. Barriers to remain in place until all paving, construction and heavy equipment is out of area.

Further information may be obtained from the Land Resource Specialists at 562-4575 and 562-4558.



CITY OF CLEARWATER ENGINEERING DEPARTMENT STREET SECTIONS AND DETAILS		SIDEWALK CONSTRUCTION WITH TREE PROTECTION		INDEX NO. 109 LATEST REVISION 2/22/2018	PAGE NO. 4 of 5
DATE	REVISION DESCRIPTION	APP			



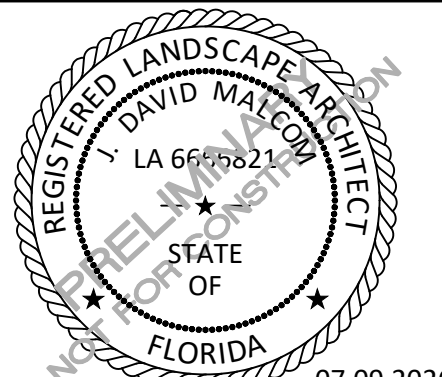
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JASMINE MCADAMS
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WOODIES WASH SHACK
CONSTRUCTION DRAWINGS
407 S SATURN AVE
CLEARWATER, FL 33755



J. David
Malcolm

REVISIONS

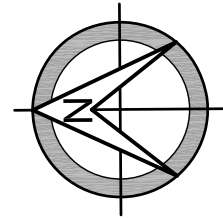
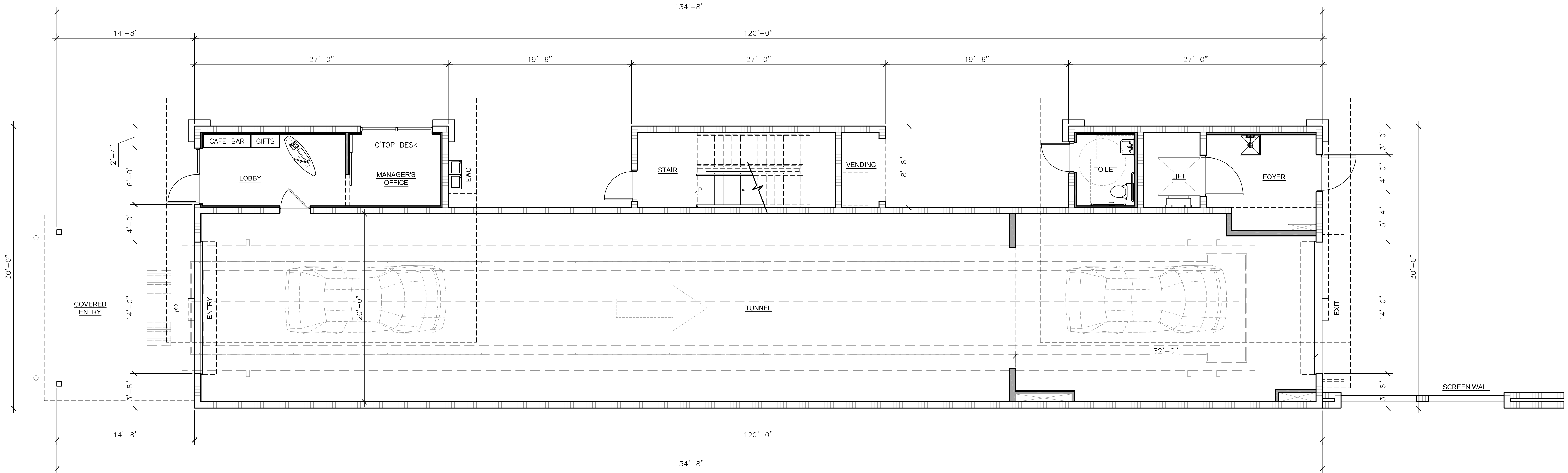
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PLAN INFORMATION

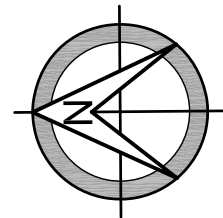
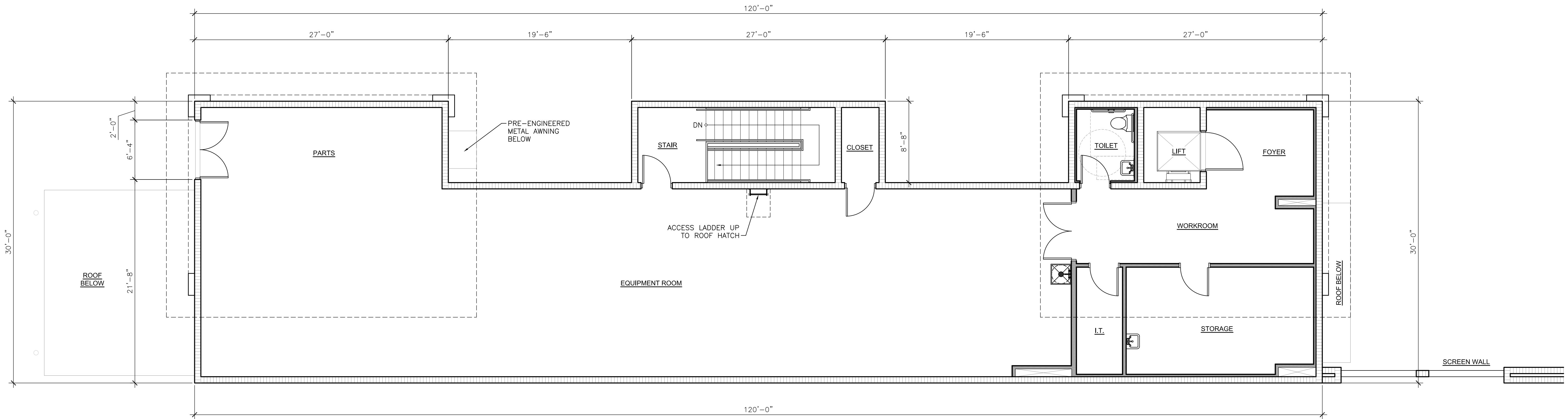
PROJECT NO. WWS25005
FILENAME WWS25005-TPP
CHECKED BY ALB
DRAWN BY KCB
SCALE N/A
DATE 7.10.2026

SHEET

TREE PROTECTION
NOTES AND DETAILS
TPP.2



1 PROPOSED FIRST FLOOR PLAN
A1.0 SCALE: 3/16" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
A1.0 SCALE: 3/16" = 1'-0"

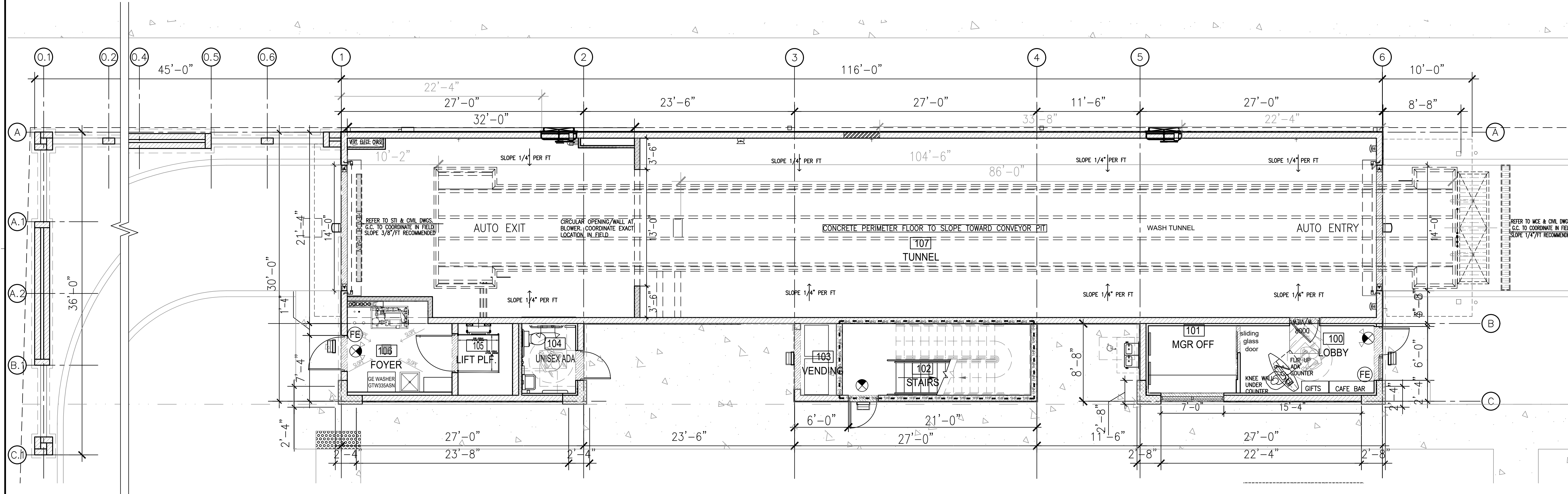
WOODIE'S WASH SHACK WET WASH
407 S. SATURN AVENUE, CLEARWATER, FLORIDA

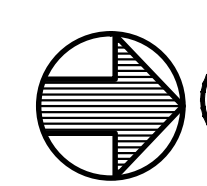
PROPOSED FLOOR PLANS - TWO STORY OPTION

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DATE	FEB. 26, 2026
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REVISED	
JOB NO.	25-197
DATE	
SHEET NUMBER	A1.0

CONCEPT DESIGN - NOT FOR CONSTRUCTION



 **1 FLOOR PLAN**
SCALE: 3/16" = 1'-0"
NOTE: REFER TO CIVIL DRAWINGS FOR DETAILS OF SITE

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TO THE BEST OF MY KNOWLEDGE, THE SPECIFICATIONS AND BUILDING CODES IN EFFECT AT THIS TIME.

Woodiez
WASH SHOCK

STATE OF FLORIDA
CHRIS CULBERTSON
REGISTERED ARCHITECT
AR91712

EMPAD
ARCHITECTURE AND DESIGN
interior designers • planners • architects

AA26000994
1901 Ulmerton Rd., Ste 195
Clearwater FL, 33762
(727)570-9506
WWW.EMPAD.NET

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

1ST FLOOR PLAN & NOTES

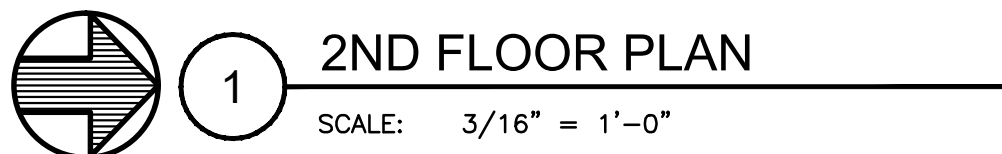
WWS 25.007 S. Saturn
407 S. Saturn Ave
Clearwater, FL 33755

REVISIONS:	

CHRIS CULBERTSON
ARCHITECT AR91712

A1.1

Issue Date: 5/15/26
Project No.: 26021



TOP OF TOWER ROOF
35'-0" (+/-)

HIGH PARAPET TOP OF CMU
30'-0"

LOW PARAPET TOP OF CMU
26'-8"

FIN. 2ND FLOOR SLAB
13'-6"

OVERHEAD DOOR HEAD
9'-8"

DOOR HEAD
7'-0"

FIN. FLOOR SLAB
0'-0" (REF.)

TUNNEL SLAB
-0'-4" (SLOPING)

PRE-FINISHED ALUM. GUTTER
AND DOWNSPOUTS

TEX-COTE FINISH

WALL-MOUNTED
OVERHEAD CANOPY AT
TUNNEL EXIT

OVERHEAD COILING
DOOR

TUNNEL
EXIT

TEX-COTE FINISH

STANDING SEAM
METAL ROOF

CERACLAD SIDING

TEX-COTE FINISH

HOLLOW METAL DOOR
AND FRAME

TOP OF TOWER ROOF
35'-0" (+/-)

HIGH PARAPET TOP OF CMU
30'-0"

LOW PARAPET TOP OF CMU
26'-8"

FIN. 2ND FLOOR SLAB
13'-6"

OVERHEAD DOOR HEAD
9'-8"

DOOR HEAD
7'-0"

FIN. FLOOR SLAB
0'-0" (REF.)

TUNNEL SLAB
-0'-4" (SLOPING)

STANDING SEAM
METAL ROOF

CERACLAD SIDING

TEX-COTE FINISH

ALUMINUM STOREFRONT
ENTRY

PRE-FINISHED ALUM.
GUTTER AND
DOWNSPOUTS

TEX-COTE FINISH

OVERHEAD CANOPY AT
TUNNEL ENTRANCE

OVERHEAD COILING
DOOR

TUNNEL
ENTRY

TEX-COTE FINISH

1 PROPOSED BUILDING SOUTH (FRONT) ELEVATION (VIEW FROM BEHIND SCREEN WALL)
A2.0 SCALE: 3/16" = 1'-0"

2 PROPOSED NORTH (REAR) ELEVATION
A2.0 SCALE: 3/16" = 1'-0"

TOP OF TOWER ROOF
35'-0" (+/-)

HIGH PARAPET TOP OF CMU
30'-0"

LOW PARAPET TOP OF CMU
26'-8"

FIN. 2ND FLOOR SLAB
13'-6"

OVERHEAD DOOR HEAD
9'-8"

DOOR HEAD
7'-0"

FIN. FLOOR SLAB
0'-0" (REF.)

TUNNEL SLAB
-0'-4" (SLOPING)

BUILDING BEYOND

CERACLAD SIDING TO
MATCH BUILDING

OPEN



BUILDING BEYOND

PAINTED SPLIT-FACE
CMU

TEX-COTE FINISH TO
MATCH BUILDING

ACM PANELS AND TRIM TO MATCH BUILDING

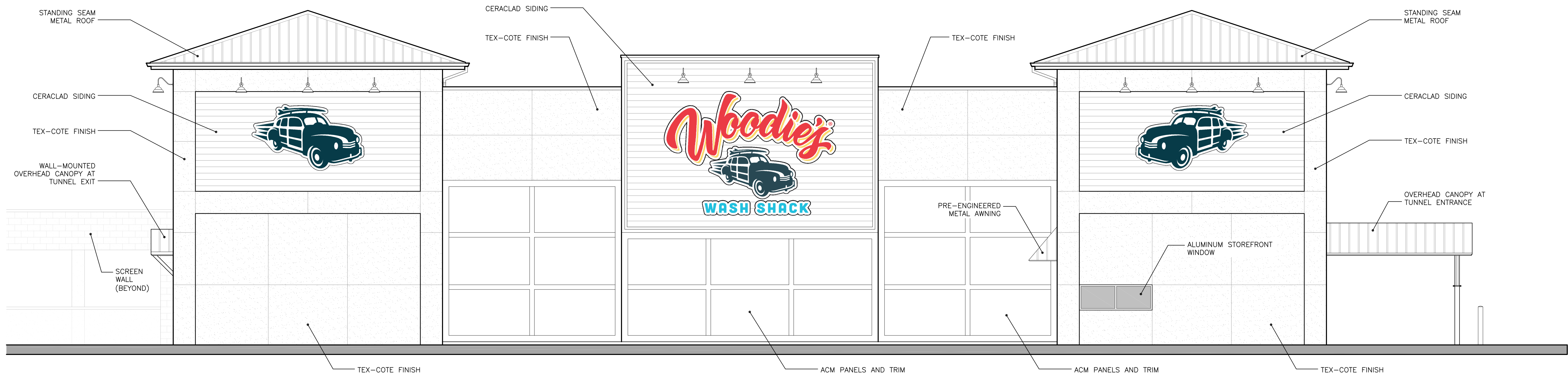
SCREEN WALL: TOP OF MASONRY
16'-0"

SCREEN WALL: TOP OF MASONRY
14'-0"

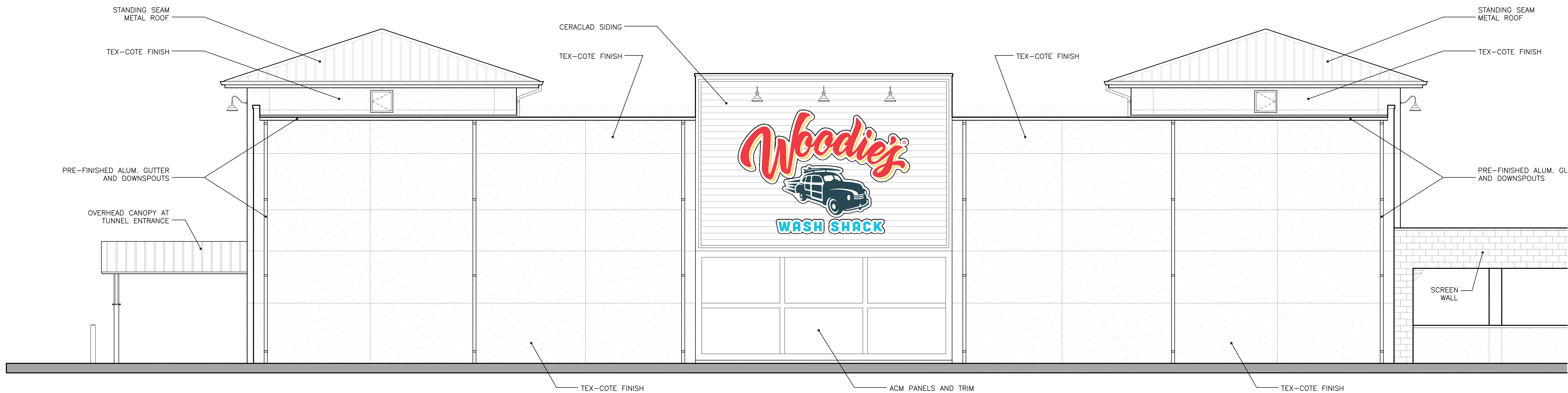
SCREEN WALL: TOP OF KNEE WALL
4'-0"

FIN. FLOOR SLAB
0'-0" (REF.)

3 PROPOSED SCREEN WALL SOUTH ELEVATION (VIEW FROM GULF TO BAY BLVD)
A2.0 SCALE: 3/16" = 1'-0"



1 PROPOSED EAST (RIGHT SIDE) ELEVATION (VIEW FROM PARKING LOT)
A2.1 SCALE: 3/16" = 1'-0"



2 PROPOSED WEST (LEFT SIDE) ELEVATION (VIEW FROM SATURN AVENUE)
A2.1 SCALE: 3/16" = 1'-0"

WOODIE'S WASH SHACK WET WASH
407 S. SATURN AVENUE, CLEARWATER, FLORIDA

PROPOSED EAST AND WEST ELEVATIONS

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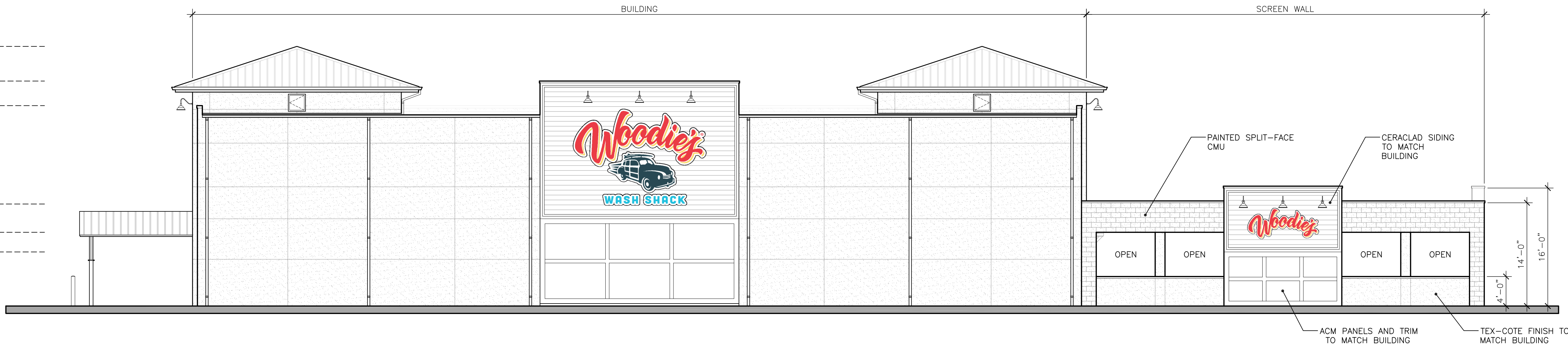
DATE
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A2.1

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- TOP OF TOWER ROOF
35'-0" (+/-)
- HIGH PARAPET TOP OF CMU
30'-0"
- LOW PARAPET TOP OF CMU
26'-8"
- FIN. 2ND FLOOR SLAB
13'-6"
- OVERHEAD DOOR HEAD
9'-8"
- DOOR HEAD
7'-0"
- FIN. FLOOR SLAB
0'-0" (REF.)
- TUNNEL SLAB
-0'-4" (SLOPING)



1 PROPOSED WEST (LEFT SIDE) ELEVATION (VIEW FROM SATURN AVENUE) - OVERALL VIEW W/ SCREEN WALL
A2.2 SCALE: 1/8" = 1'-0"

WOODIE'S WASH SHACK WET WASH
407 S. SATURN AVENUE, CLEARWATER, FLORIDA

PROPOSED OVERALL WEST ELEVATION

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FEB. 26, 2026

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SAM

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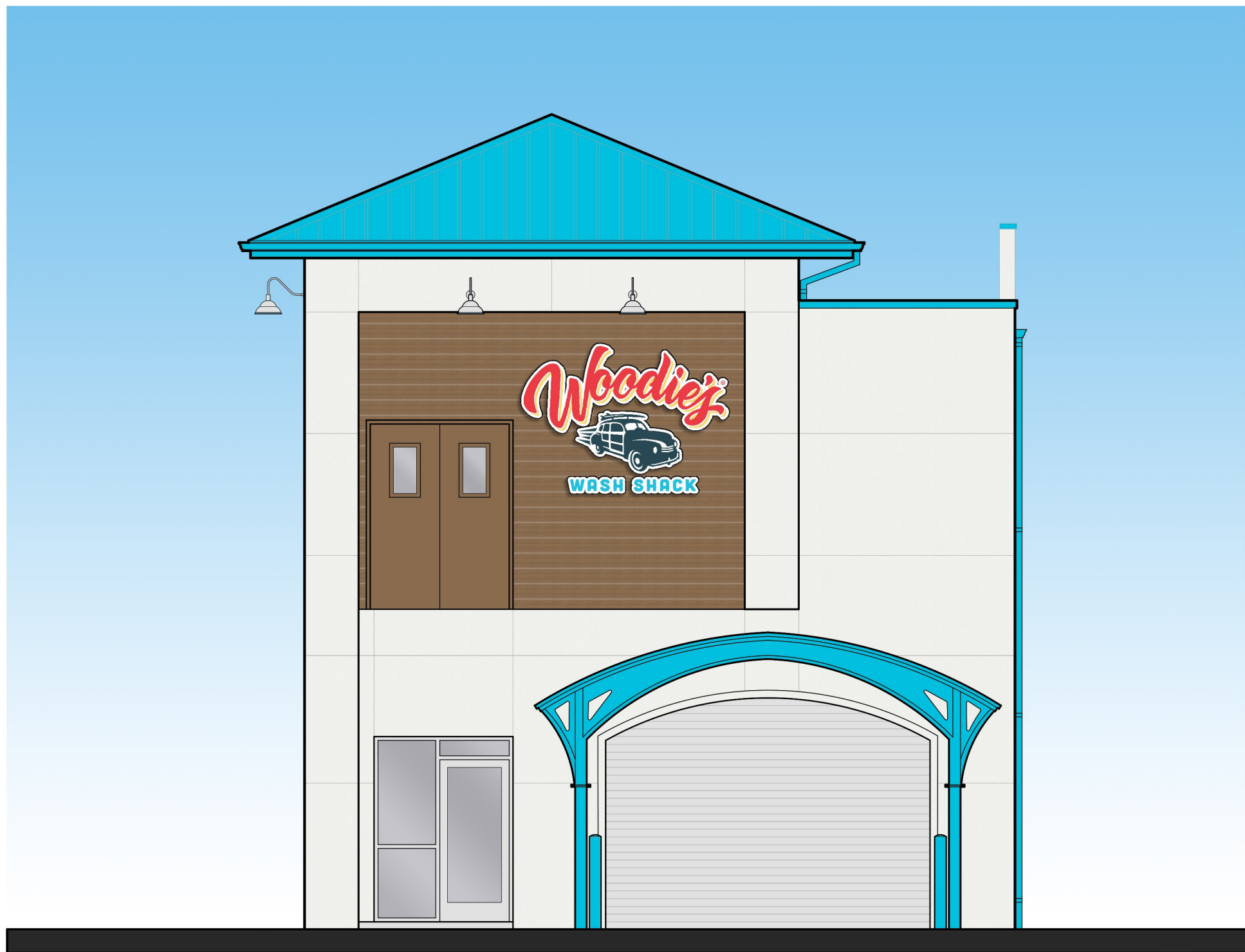
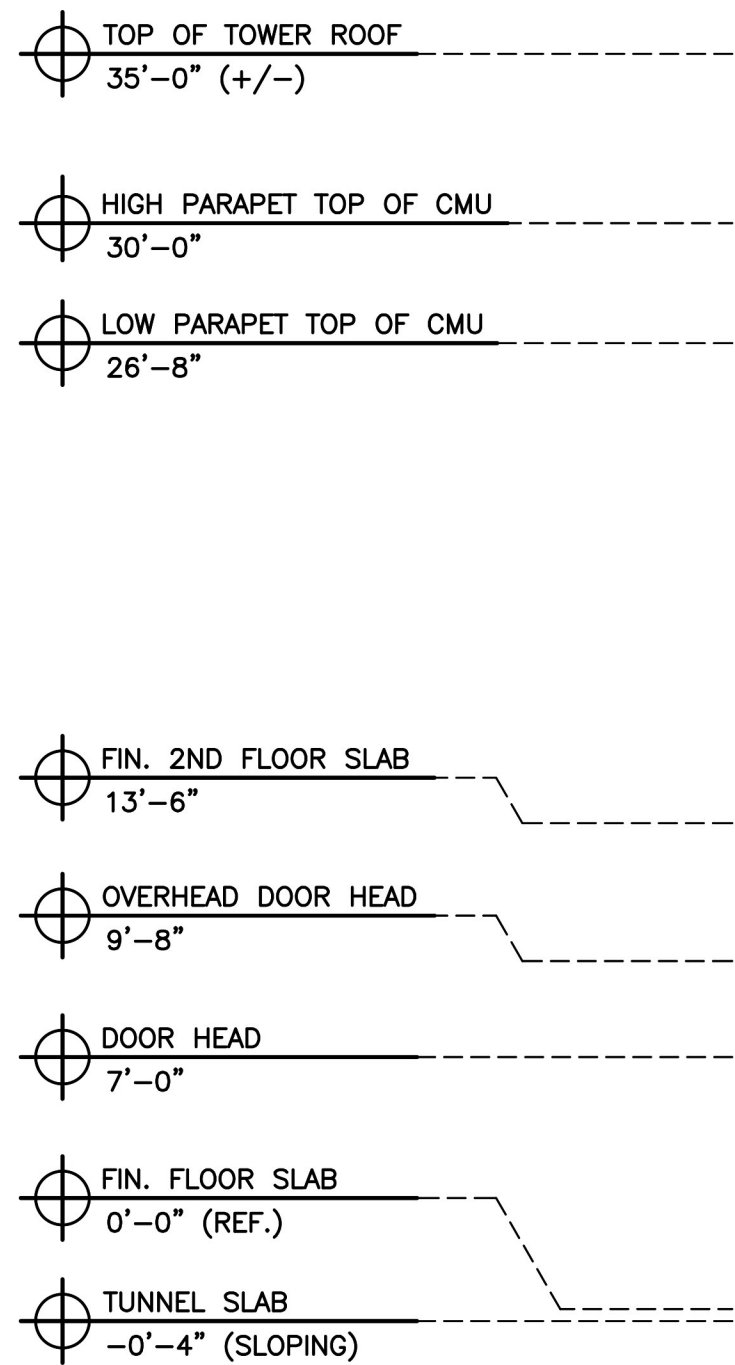
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SHEET NUMBER

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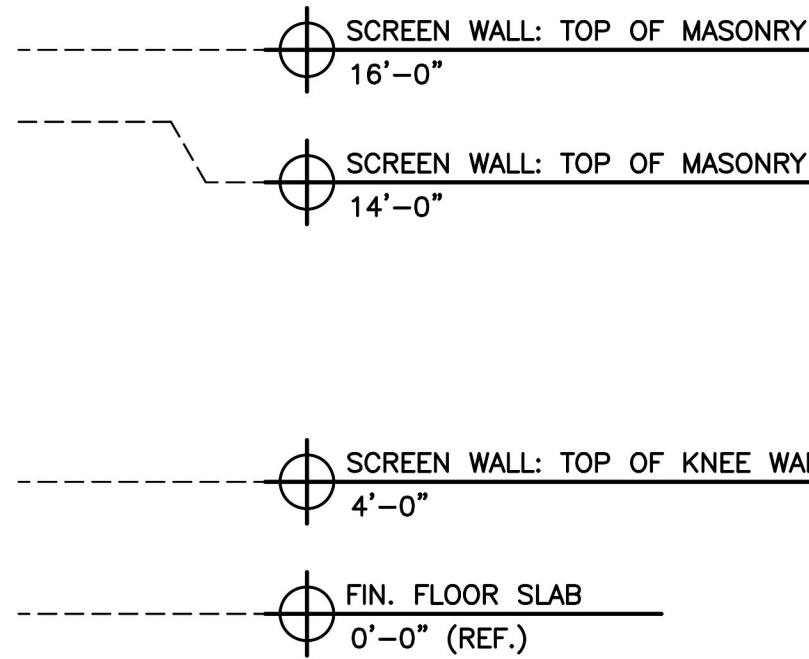
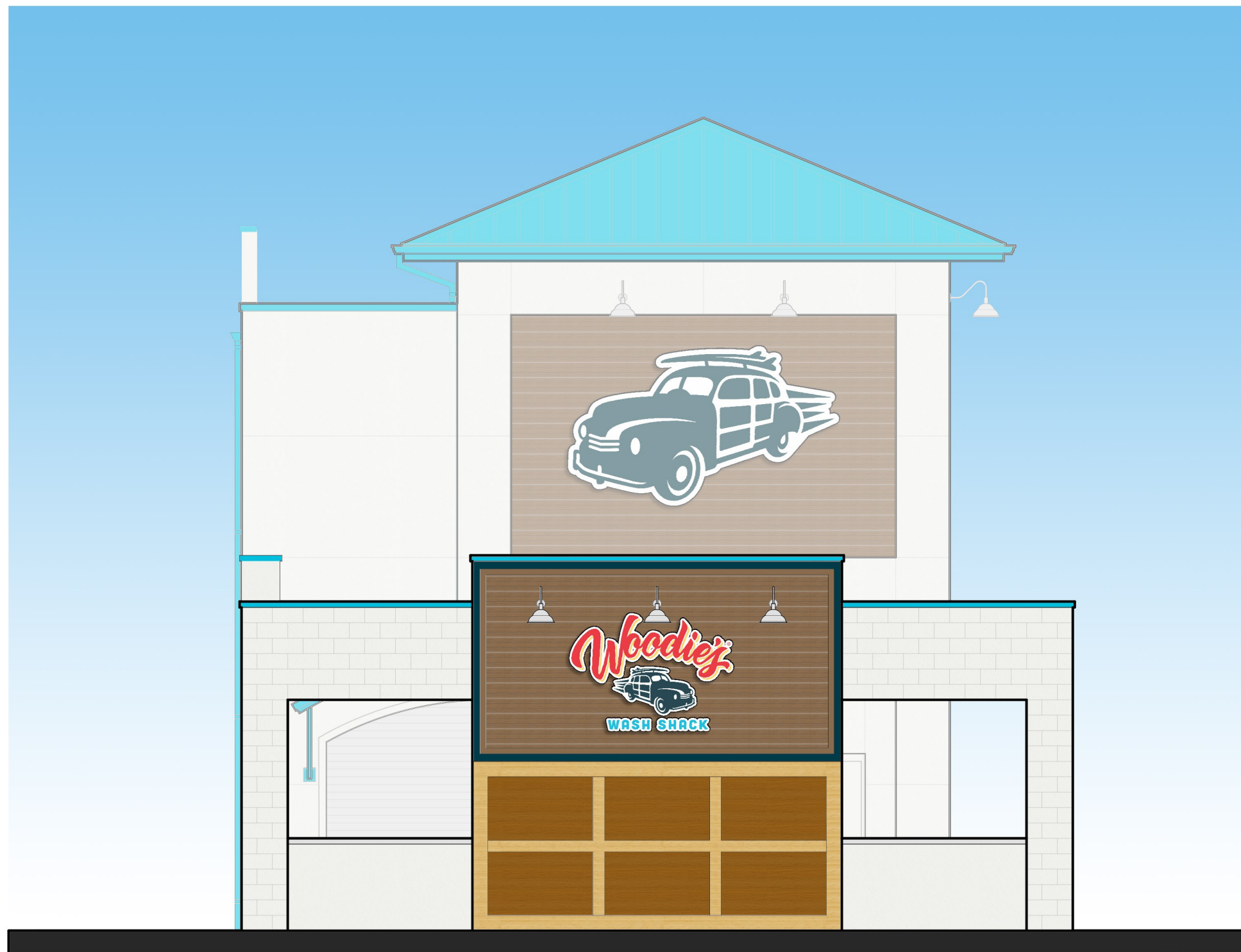
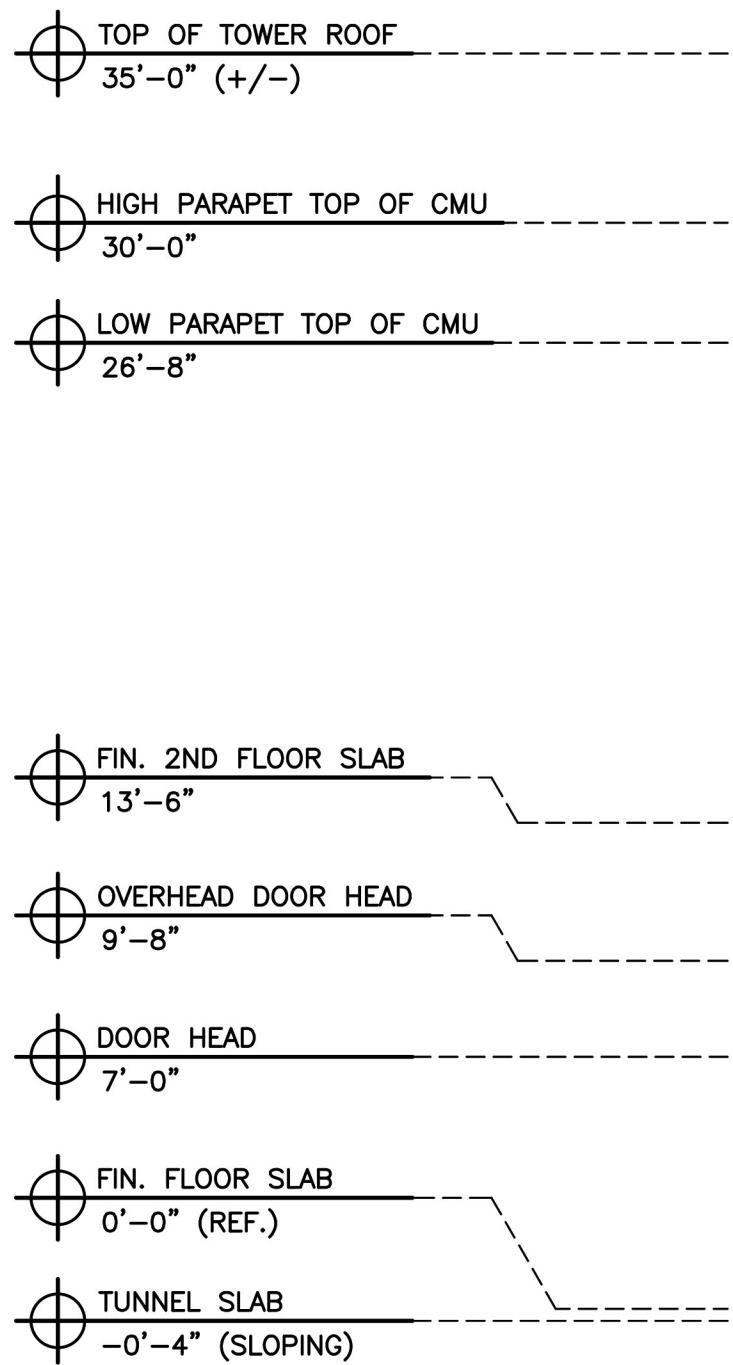
CONCEPT DESIGN - NOT FOR CONSTRUCTION



Materials Legend:

- Tex-Cote synthetic stucco
Color: SW 7006 "Extra White"
- Standing seam metal
roofing and canopies
Color: Pantone PMS 311 C
- CeraClad rainscreen
composite siding
Color: Golden Brown
- ACM wall panels with
simulated wood grain
Color: Teak
- ACM wall panel trim with
simulated wood grain
Color: Bamboo

1 PROPOSED NORTH (REAR) ELEVATION
A2.3 SCALE: 3/16" = 1'-0"



2 PROPOSED (FRONT) SOUTH ELEVATION (VIEW FROM GULF TO BAY BLVD)
A2.3 SCALE: 3/16" = 1'-0"

WOODIE'S WASH SHACK WET WASH
407 S. SATURN AVENUE, CLEARWATER, FLORIDA

PROPOSED COLORIZED NORTH AND SOUTH ELEVATIONS

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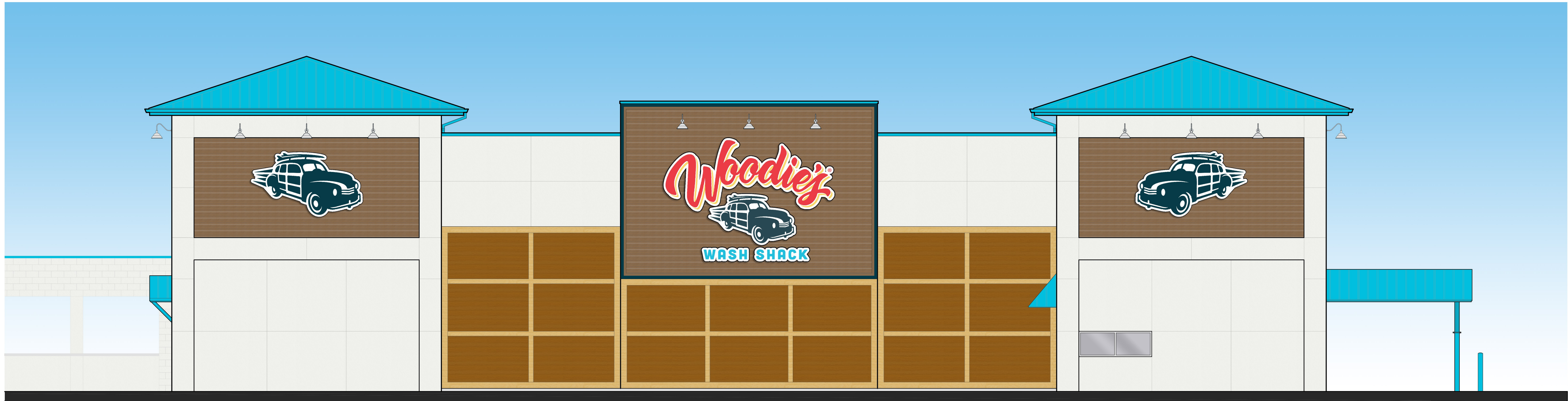
BY

REVISIONS

DATE

BY

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1 PROPOSED EAST (RIGHT SIDE) ELEVATION (VIEW FROM PARKING LOT)
A2.4 SCALE: 3/16" = 1'-0"



2 PROPOSED WEST (LEFT SIDE) ELEVATION (VIEW FROM SATURN AVENUE)
A2.4 SCALE: 1/8" = 1'-0"

WOODIE'S WASH SHACK WET WASH
407 S. SATURN AVENUE, CLEARWATER, FLORIDA

PROPOSED COLORIZED EAST AND WEST ELEVATIONS

CONN +
ARCHITECTS
1960-C Buford Boulevard | Tallahassee, Florida 32308 | 850-878-9784
www.CONNarchitects.com | Lic. No. AA-C001662

DATE
FEB. 26, 2026

DRAWN BY
SAM

REVISED

JOB NO.
25-197

DATE
SHEET NUMBER

A2.4

I:\Projects\WWS\WWS25005\04-Production\Engineering\Production Drawings\Current Drawings\Construction Drawings\WWS25005-CS1.dwg, 7/10/2026 10:41:31 AM, Anthony Gonzalez

SITE DATA

PROPERTY OWNER:
ST PAUL'S EVANGELICAL LUTHERAN CHURCH
407 S SATURN AVE,
CLEARWATER, FL 33755

DEVELOPER:
WWS CONTRACTING, LLC
2203 N. LOIS AVE, SUITE G300
TAMPA, FL 33607

PROPERTY LOCATION:
THE PROJECT SITE IS A PORTION OF THE
NEC OF GULF TO BAY BLVD & S SATURN AVE IN THE CITY OF
CLEARWATER, PINELLAS COUNTY, FLORIDA

PROPERTY ADDRESS:
407 S SATURN AVE, CLEARWATER FLORIDA

PROPERTY PARCEL I.D. NUMBER:
14-29-15-82566-003-0030, 13-29-15-82854-001-0040, 14-29-15-00000-140-1900

LEGAL DESCRIPTION:
SEE BOUNDARY SURVEY

PROPERTY ZONING:
C (COMMERCIAL)

FUTURE LAND USE:
CG (COMMERCIAL GENERAL)

BUILDING SETBACK REQUIREMENTS:
FRONT: 15 FT MIN, 25 MAX FT
INTERNAL SIDE: 10 FT
REAR: 15 FT MIN, 20 FT MAX

PROPERTY USE: EXISTING PROPOSED
USE: CHURCH/SCHOOL CAR WASH

MAXIMUM BUILDING HEIGHT: ALLOWED PROPOSED
HEIGHT: 25 FT 35 FT-TOP OF TOWER ELEMENT

FLOOR AREA RATIO: ALLOWED PROPOSED
0.55 Lot 1: 0.10
Lot 2: 0.00

IMPERVIOUS SURFACE RATIO: ALLOWED PROPOSED
0.90 Lot 1: 0.47
Lot 2: 0.07

LOT COVERAGE CALCULATIONS:

	EXISTING		PROPOSED	
BUILDING AREA	19,870 SF	19.87%	3,176 SF	3.18%
VEHICULAR USE AREA	46,047 SF	46.05%	35,582 SF	35.59%
SIDEWALK/MISC CONC. AREA	8,961 SF	8.96%	8,216 SF	8.22%
TOTAL IMPERVIOUS AREA	74,878 SF	74.89%	46,974 SF	46.98%
TOTAL PERVIOUS AREA	25,108 SF	25.11%	53,012 SF	53.02%
TOTAL SITE AREA	99,986 SF	100.00%	99,986 SF	100.00%

PARKING (REQUIRED):
4-5 PARKING SPACES PER 1,000 SF OF FLOOR AREA
6,352 SF/200 = 25-32 SPACES REQUIRED

ADA SPACES REQUIRED = 2

STANDARD STALL SIZE = 9' x 20'
ADA STALL SIZE = 12' x 20'

BICYCLE PARKING = 2

PARKING (PROPOSED):
STANDARD PARKING SPACES = 29
ADA SPACES = 2
TOTAL PARKING SPACES = 31

STANDARD STALL SIZE = 13' X 20'

BICYCLE PARKING = 2

FLOOD ZONE:
THIS PROPERTY LIES IN FLOOD ZONE "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD
INSURANCE RATE MAP; COMMUNITY PANEL No. 12103C01093, DATED 8/24/2021.

WOODIES WASH SHACK

407 S SATURN AVE
CLEARWATER, FL 33755

CONSTRUCTION DRAWINGS

PROJECT NUMBER: WWS25005
DATE: 7/10/2026

THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL
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WITHOUT WRITTEN AUTHORIZATION FROM AVID GROUP.

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION
INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING AVID GROUP, @
(727)789-9500.

PROFESSIONAL TEAM

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EMAIL: MDR@RAYSOR-TRANSPORTATION.com

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ARCHITECT:
EMPAD ARCHITECTURE AND DESIGN
ATTN: ABDIAS THERMIDOR, AIA, PM
1901 ULMERTON ROAD, SUITE 195
CLEARWATER, FL 33762
PHONE: (727) 570-9506
E-MAIL: AbdiasT@empad.net

BOUNDARY AND TOPOGRAPHIC SURVEY

INFORMATION TAKEN FROM THE JOHN R. McADAMS COMPANY "ALTA LAND TITLE & TOGOGRAPHIC SURVEY"
PREPARED BY JOHN L. WABY, PLS, DATED 11/10/2025.

UTILITY COMPANIES

GAS:
CLEARWATER GAS SYSTEM
ATTN: JACINTA GARCIA CORCOBA
777 MAPLE ST
CLEARWATER, FL 33765
PHONE: 727-422-9998

POWER:
DUKE ENERGY - ST PETERSBURG
ATTN: DUKE'S CUSTOMER SERVICE CENTER
3300 EXCHANGE PL
LAKE MARY, FL 32746
PHONE: 407-629-1010

WATER/SEWER:
CITY OF CLEARWATER WATER SEWER DRAINAGE
ATTN: KAYLYNN PRICE
490 THIRD ST N. W.
WINTER HAVEN, FL 33881
PHONE: 727-444-8252

TELECOM:
FRONTIER COMMUNICATIONS
ATTN: DANIEL LEILLO
3712 W WALNUT ST
TAMPA, FL 33607
PHONE: 941-504-9662

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

TRAFFIC OPERATIONS DIVISION
ATTN: TED MELLIS
1650 N ARCTURAS AVE BLDG E
CLEARWATER, FL 33765
PHONE: 727-339-2143

ZAYO GROUP/FORMERLY LIGHTWAVE, LLC
ATTN: HENRY KLOBUCAR
130 N MAIN ST
BUTTE, MT 59701
PHONE: 406-496-6510

KNOLOGY BROADBAND OF FL
ATTN: ORENZA MERRITT
3001 N GANDY BOULEVARD
PINELLAS PARK, FL 33782
PHONE: 727-501-3709

IQ FIBER
ATTN: LES GUTHRIE
8787 PERIMETER PARK BLVD
JACKSONVILLE, FL 32216
PHONE: 407-722-2300

PINELLAS COUNTY HWY/ENG
ATTN: JOSEPH PARRISH
22211 US HWY 19 N BLDG #1
CLEARWATER, FL 33765
PHONE: 727-342-0769

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

SHEET INDEX

- C0.00 COVER SHEET
- C0.01 GENERAL NOTES
- C1.00 DEMOLITION PLAN
- C1.01 STORMWATER POLLUTION PREVENTION PLAN
- C2.00 SITE PLAN
- C3.00 PAVING, GRADING, AND DRAINAGE
- C4.00 CROSS SECTIONS
- C5.00 UTILITY PLAN
- C6.00 NPDES NOTES
- C6.01 NPDES DETAILS
- C6.02 ADA DETAILS
- C6.03 SITE DETAILS
- C6.04 UTILITY DETAILS
- C6.05 UTILITY DETAILS
- C7.00 VEHICLE ROUTING



VICINITY MAP

N.T.S.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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Suite 350
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phone 727. 789. 9500
license number: COA 32893, LB 8290

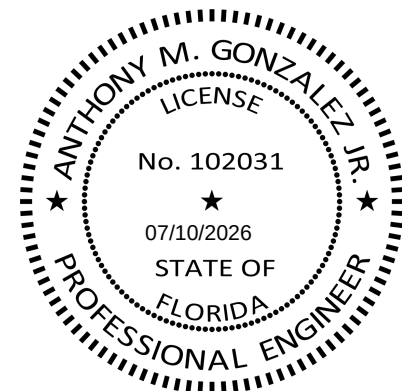
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CLIENT

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TAMPA, FL 33607
JASMINE McADAMS
PHONE: (828) 301-2390



This item has been digitally
signed and sealed by
Anthony M. Gonzalez, P.E.
on the date adjacent to the
seal. Signature must be
verified on any electronic
copies.

Digitally signed by Anthony m Gonzalez
DN: cn=Anthony m Gonzalez,
email=gonzalez@mcadamsco.com, o=Anthony m Gonzalez,
ou=Professional Engineer, c=US
Date: 2026.07.10 10:41:31 -0400

Anthony m Gonzalez

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

**CONSTRUCTION
DRAWINGS FOR:**
WOODIES WASH SHACK
PHASE 1
407 S SATURN AVE
CLEARWATER, FL 33755
PROJECT NUMBER: WWS25005

1. SEE SURVEY AND PAVING, GRADING & DRAINAGE PLAN FOR SITE SPECIFIC BENCHMARK AND ELEVATION DATUM.
2. LOCATIONS, DIMENSIONS AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO STANDARD UTILITY ATLAS SHEETS OR OTHER INFORMATION OBTAINED AT THE TIME OF PREPARATION OF THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DIMENSIONS, AND ELEVATION OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THE WORK AND MAKE ARRANGEMENTS FOR REQUIRED RELOCATIONS WITH THE AFFECTED UTILITY. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY DURING RELOCATION OPERATIONS.
3. CHAPTER 556, UNDERGROUND FACILITY DAMAGE PREVENTION SAFETY ACT OF THE FLORIDA STATUTES REQUIRES THE CONTRACTOR TO NOTIFY "SUNSHINE 811" NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION THAT IS NOT BENEATH THE WATERS OF THE STATE, AND NOT LESS THAN 10 FULL BUSINESS DAYS BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION THAT IS BENEATH THE WATERS OF THE STATE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN "SUNSHINE 811" PROGRAM NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION.
4. THE CONSTRUCTION DRAWINGS DO NOT INCLUDE SPECIFICATION FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION SITE SAFETY, INCLUDING OSHA STANDARDS AND LOCAL REQUIREMENTS.
5. THE CONTRACTOR SHALL REVIEW THE PLANS FOR CONFLICTS OR OTHER DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK.
6. ALL PROPOSED UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED PRIOR TO PAVEMENT SURFACE COURSE CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE CONDITIONS AND INSPECTION REQUIREMENTS OF ALL PERMITS ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SHALL SCHEDULE ALL INSPECTIONS IN ACCORDANCE WITH AGENCY REQUIREMENTS.
8. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
9. THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL APPLICABLE STATUTES, RULES, REGULATIONS AND PERMIT CONDITIONS.
10. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THE PROJECT. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER.
11. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, 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.
12. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHERS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES WITH OTHERS WHERE NECESSARY.
13. SITE WORK CONCRETE SHALL BE IN ACCORDANCE TO FOOT SPECIFICATIONS UNLESS OTHERWISE NOTED.
14. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
15. ALL DISTURBED AREAS THAT ARE NOT TO BE SODED, ARE TO BE SEEDED AND MULCHED IN ACCORDANCE WITH FOOT STANDARDS. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS UNTIL A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE NPDES STORMWATER NOTICES CENTER AND THE PROJECT HAS BEEN ACCEPTED BY THE OWNER. FINAL STABILIZATION IS DEFINED AS "ALL SOIL DISTURBED ACTIVITIES THAT HAVE BEEN COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF AT LEAST 70% FOR ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES HAVE BEEN EMPLOYED."
16. THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. THE CONTRACTOR SHALL BEAR ALL COSTS INCURRED AS A CONSEQUENCE OF LOST OR DISTURBED PROPERTY CORNERS. LOST OR DISTURBED PROPERTY CORNERS SHALL BE REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
17. THE GEOTECHNICAL ENGINEER SHALL SUPPLY THE ENGINEER AND OWNER WITH A PHOTOCOPY OF ALL COMPACTION TESTS AND OTHER REQUIRED MATERIALS TESTS UNDER THIS CONTRACT. THE GEOTECHNICAL ENGINEER SHALL CERTIFY, IN WRITING, TO THE ENGINEER AND OWNER, THAT ALL TESTING REQUIREMENTS HAVE BEEN SATISFIED.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL REQUIRED TESTING WITH THE GEOTECHNICAL ENGINEER. TESTING IS REQUIRED AS DICTATED BY THE CONTRACT DOCUMENTS, CONSTRUCTION PLANS, SPECIFICATIONS, AND AGENCY REQUIREMENTS. UPON COMPLETION OF THE TESTS, THE GEOTECHNICAL ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE ENGINEER AND OWNER THAT STATE THAT ALL REQUIREMENTS HAVE BEEN MET.
19. THE CONTRACTOR SHALL REVIEW ALL PROJECT GEOTECHNICAL REPORTS PRIOR TO BIDDING AND THE START OF CONSTRUCTION.
20. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND ALL PERMITS AT THE CONSTRUCTION SITE.
21. RIM ELEVATIONS OF PROPOSED DRAINAGE AND SANITARY SEWER MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN LIMITS OF WORK.

ITEM	TEST TYPE	TEST I.D.	REQUIREMENT	FREQUENCY
EMBANKMENT	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557 AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	N/A 95% OF MAXIMUM DENSITY	PER SOIL TYPE ONE PER 2,500 S.F. HORIZONTALLY; ALTERNATING LIFTS (12 INCHES)
UTILITY TRENCH BACKFILL UNDER ROADWAYS AND STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557 AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	N/A 95% OF MAXIMUM DENSITY	PER SOIL TYPE ONE PER 2,500 S.F. HORIZONTALLY; EVERY 12" VERTICALLY D2922 AT LEAST ONE FOR EACH PIPE RUN
BACKFILL OF STRUCTURES	MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY	AASHTO T180 ASTM D1557 AASHTO T191, T204 T238 ASTM D1556, D2937 D2922	N/A 95% OF MAXIMUM DENSITY	PER SOIL TYPE EVERY 12" VERTICALLY
SUBGRADE	BEARING VALUES MAXIMUM DENSITY OPTIMUM MOISTURE FIELD DENSITY & THICKNESS	LBR - FLA. D.O.T. AASHTO T180 ASTM D1557 AASHTO T191, T238 ASTM D1556, D2922	N/A SEE TYPICAL PAVEMENT SECTION	ONE PER SOIL TYPE CHECK POINT LBR AT 500 L.F. HORIZONTALLY ONE PER SOIL TYPE ONE PER 2,500 S.F. HORIZONTALLY
BASE	BEARING VALUES MAXIMUM DENSITY OPTIMUM MOISTURE THICKNESS FIELD DENSITY GRADATION ATTERBERG LIMITS	LBR - FLA. D.O.T. AASHTO T180 ASTM D1557 AASHTO T191, T238 ASTM D1556, D2922 AASHTO T27, T98 AASHTO T90 ASTM C136, D423, D424	N/A SEE TYPICAL PAVEMENT SECTION	ONE PER SOURCE OR AS MTL. CHANGES CHECK POINT LBR AT 500 L.F. HORIZ. ONE PER SOURCE ONE PER 2,500 S.F. HORIZONTALLY ONE PER SOURCE
SOIL CEMENT BASE MIX DESIGN (TO BE USED IF SEPARATION BETWEEN SHWT & BOTTOM OF BASE IS <1.5')	MAXIMUM DENSITY OPTIMUM MOISTURE COMPRESSIVE STRENGTH SPECIMENS TEST CORES FIELD DENSITY & THICKNESS	PORTLAND CEMENT ASSOC. SPECIFICATIONS AASHTO T134 (STANDARD) PORTLAND CEMENT ASSOC. SPECIFICATIONS AASHTO T191, T238 ASTM D1556, D2922	N/A SEE TYPICAL PAVEMENT SECTION	ONE PER SOIL TYPE ONE PER SOIL TYPE DAILY ONE SET OF 3 PER SOIL ONE SET OF 3 PER SOIL ONE PER 2,500 S.F. HORIZONTAL
ASPHALTIC CONCRETE	MATERIALS QUALITY BITUMEN CONTENT, GRADATION FIELD DENSITY LOS ANGELES ABRASION THICKNESS	AASHTO T164 ASTM D2172 ASTM D2950-81 AASHTO T96-77 ASTM C131-81 N/A	N/A PER SPECIFICATIONS 95% OF LAB DENSITY PER SPECIFICATIONS PER SPECIFICATIONS	ONE PER DAY ONE PER 2,500 S.F. HORIZONTAL ONE PER SOURCE ONE PER 2,500 S.F.

1. ALL TREES TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL REGULATIONS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL PREPARE THE SITE AS DIRECTED BY THE GEO TECHNICAL ENGINEER PRIOR TO STARTING ACTUAL CONSTRUCTION. COPIES OF THE GEO TECHNICAL ENGINEER'S RECOMMENDATIONS AND REPORT ARE AVAILABLE THROUGH THE OWNER OR THE GEO TECHNICAL ENGINEER. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS SHALL BE DIRECTED TO THE GEO TECHNICAL ENGINEER AND OWNER.
3. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE NOTES & SPECIFICATIONS, DEMOLITION PLAN, PAVING GRADING AND DRAINAGE PLAN, NPDES NOTES AND NPDES DETAILS.
4. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL OPERATE AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES AND STRUCTURES IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN THE SWPPP.
5. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED OPEN AREAS SHALL BE MAINTAINED IN ACCORDANCE TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
6. THE TOP SOIL REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER AND SHALL BE USED FOR LANDSCAPING PURPOSES UNLESS OTHERWISE DIRECTED BY THE OWNER.
7. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
8. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR REMOVAL OF EXISTING STRUCTURES.
9. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVAL OR DEMOLITION OF EXISTING STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCY EXIST, THE CONTRACTOR SHALL CONTACT THE OWNER FOR CLARIFICATION PRIOR TO DEMOLITION.
11. PRIOR TO THE COMPLETION OF CONSTRUCTION, THE RETENTION/DETENTION AREAS SHALL BE RESHAPED, CLEARED OF SILT, MUD AND DEBRIS, AND GRASSED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.

3. ALL DELETERIOUS SUBSTANCES (I.E. MUCK, PEST, BURIED DEBRIS) SHALL BE EXCAVATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR OWNER. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATIONS SHALL BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER OR OWNER.
2. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES TO BE SAVED. THE CONTRACTOR SHALL COORDINATE WITH OWNERS ENGINEER PRIOR TO ANY GRADE CHANGE.
3. THE CONTRACTOR IS TO SUBMIT A PROPOSED CONCRETE JOINTING PATTERN TO THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTING CONCRETE PAVEMENT OR SLABS.
4. THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY SHALL COMPLY WITH THE LATEST FOOT STANDARD PLANS AND SPECIFICATIONS. THE MARKINGS SHALL BE PAINTED UNLESS SHOWN ON THE PLANS AND/OR PERMITS TO BE THERMOPLASTIC. PARKING STALL STRIPING SHALL BE 6" WIDE PAINTED WHITE STRIPES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE EXCEEDS THE MINIMUM DIMENSIONS SHOWN IN FOOT DRAINAGE MANUAL APPENDIX C (COVER HEIGHT TABLES).
7. INSTALLATION OF PLASTIC PIPES SHALL BE IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATION BASED ON COVER, LOADING AND SOIL MATERIAL.
8. STANDARD INDICES REFER TO THE LATEST EDITION OF FDOT "STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION".
9. ALL STORM SEWER PIPE (15" DIAMETER OR GREATER) SHALL BE REINFORCED CONCRETE CLASS II (ASTM C-76). PLASTIC STORM SEWER PIPE IS ALLOWED IF INDICATED AS AN ALTERNATIVE PIPE ON THE PAVING, DRAINAGE AND DRAINAGE PLAN.
10. ALL STORM SEWER PIPE (12" DIAMETER OR LESS) SHALL BE ADS N-12 WT IB HOPE UNLESS OTHERWISE INDICATED IN THE DRAWINGS AND SPECIFICATIONS.
11. PIPE LENGTHS SHOWN ARE APPROXIMATE.
12. ALL DRAINAGE STRUCTURE FRAMES, GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADING AND ALL GRATE INLETS SHALL BE SUPPLIED WITH STEEL ALGAE FRAMES.
13. THE CONTRACTOR IS TO GRASS THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE-WEEK FOLLOWING COMPLETION OF THE POND.
14. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
15. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES, INVERTS, AND LOCATIONS OF ALL STORMWATER FACILITIES INCLUDING THE STORM DRAINAGE STRUCTURES, BORDERS & SWALES. THE CONTRACTOR SHALL PROVIDE COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REQUIRED TESTING WITH THE GEOTECHNICAL ENGINEER. TESTING IS REQUIRED IN ACCORDANCE WITH THE LOCAL JURISDICTION AND/OR TEST STANDARDS. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE ENGINEER AND OWNER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

1. ALL SANITARY SEWER MAINS, FORCE MAINS AND LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL SANITARY SEWER WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS AND SPECIFICATIONS. WHEN THE LOCAL UTILITY REQUIREMENTS ARE IN CONFLICT WITH THESE NOTES, THE LOCAL UTILITY REQUIREMENTS WILL GOVERN.
3. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING CONNECTION POINTS AND NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
4. PVC GRAVITY SANITARY SEWER PIPES SHALL MEET THE FOLLOWING MINIMUM CRITERIA; ASTM D3034, SDR35, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS CRITERIA FOR DEPTH, SOIL MATERIAL AND LOADING CONDITIONS.

3" - 12" DEPTH	SDR-35
12" - 18" DEPTH	SDR-26
> 18" DEPTH/DIP	
5. ALL SANITARY SEWER DIAPHERS SHALL BE SOLID GREEN IN COLOR.
6. PVC FORCE MAINS 4" DIAMETER AND GREATER SHALL BE PRESSURE C900 CLASS 150200, SDR 1821, COLOR GREEN. FORCE MAINS LESS THAN 4" DIAMETER SHALL BE PRESSURE CLASS 200, SDR 21, COLOR GREEN. A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE SHALL BE PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHALL READ "FORCE MAIN"
7. ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21.51-91 (AWWA C151) AND THE PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.511 (AWWA C151).
8. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE DIP ARE TO BE POLYLINED OR EPOXY LINED.
9. ALL SANITARY SEWER RIMS AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
10. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS, STRUCTURES AND SERVICES. ALL RESTRAINED JOINTS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

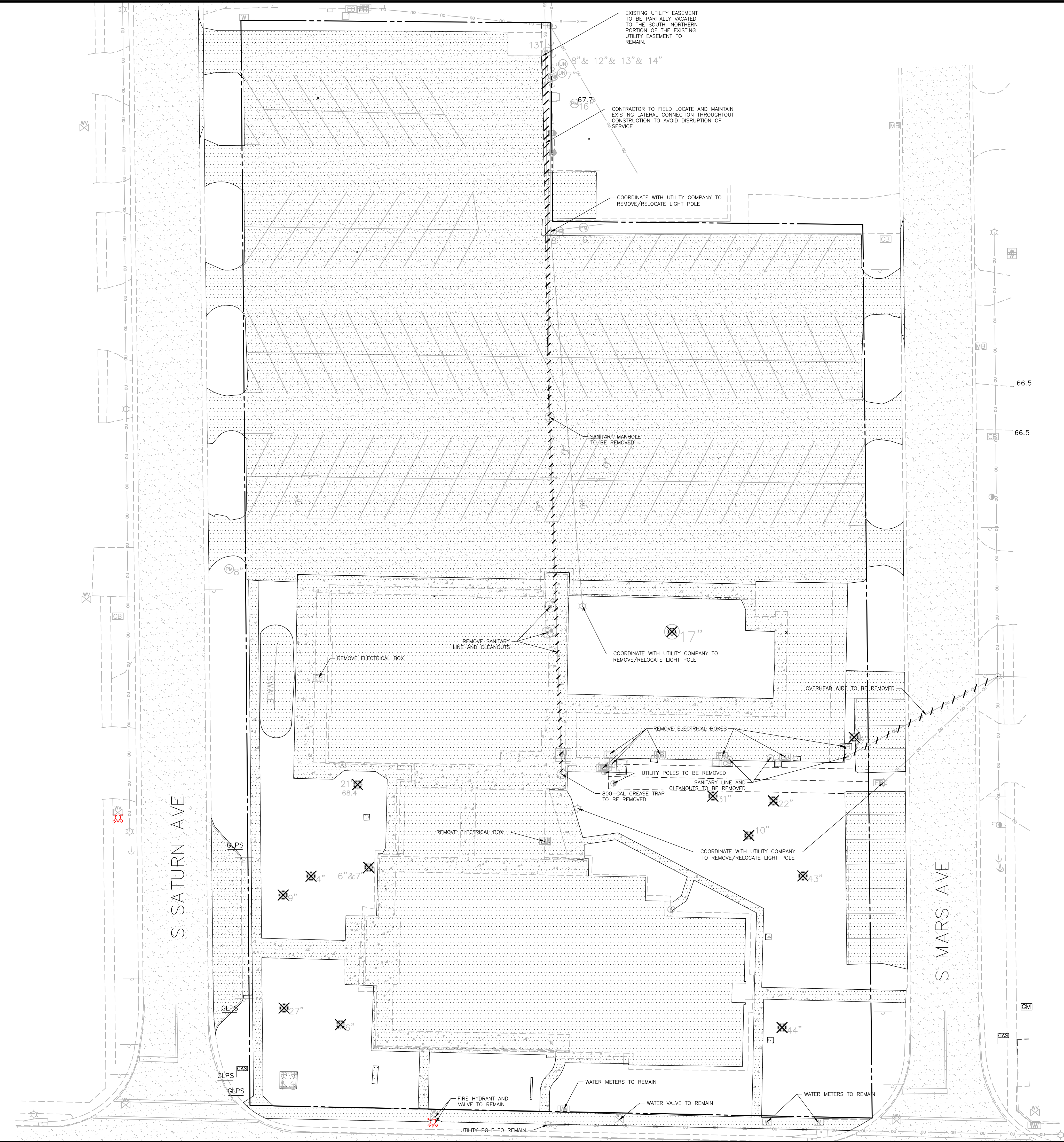
1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE ENGINEER. CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. ALL GRAVITY SEWER PIPING SHALL BE VIDEOATED AND RESULTS FURNISHED TO THE LOCAL UTILITY AND THE ENGINEER.
3. THE GRAVITY SANITARY SEWER AND ALL SERVICE LATERALS SHALL BE SUBJECT TO ADDITIONAL TESTING AS REQUIRED BY LOCAL REGULATIONS. TESTING TO BE ENGINEERED BY THE ENGINEER OF RECORD AND SHALL BE SUBMITTED TO THE LOCAL AUTHORITIES FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
4. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH LOCAL REGULATIONS. TESTS SHALL BE ENGINEERED BY THE ENGINEER OF RECORD AND SHALL BE SUBMITTED TO THE LOCAL AUTHORITIES FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS AND SPECIFICATIONS. WHEN THE LOCAL UTILITY REQUIREMENTS ARE IN CONFLICT WITH THESE NOTES, THE UTILITY REQUIREMENTS WILL GOVERN.
3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER SHALL BE RESOLVED BY ADJUSTING THE WATER LINES AS REQUIRED.
4. ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND THE PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 (AWWA C151) AND SHALL BE CEMENT MORTAR LINED, STANDARD THICKNESS IN ACCORDANCE WITH ANSI A 21.4 (AWWA C104).
5. ALL FITTINGS 3" OR LARGER SHALL BE MECHANICAL JOINT, DUCTILE IRON PRESSURE CLASS 350, FITTINGS SHALL CONFORM TO THE LATEST REVISION OF EITHER ANSWA/C11/A2/2.10 OR ANSI/AWWA C151/A21.53. FITTINGS AND ACCESSORIES SHALL BE FURNISHED WITH MECHANICAL TYPE JOINTS IN ACCORDANCE WITH ANSI/AWWA C111/A2.11.1.
6. THE CONTRACTOR SHALL INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
7. ALL PVC WATER MAINS 3" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C900. POTABLE WATER PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241. FIRE LINE PIPE SHALL BE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 14.
8. WATER MAIN PIPING LARGER THAN 2" AND SMALLER THAN 4" SHALL BE PRESSURE CLASS 200 AND MEET THE REQUIREMENTS OF SDR 21 IN ACCORDANCE WITH ASTM D2241 UNLESS SPECIFIED OTHERWISE.
9. SERVICE PIPES AND FITTINGS 2.5" AND SMALLER SHALL BE POLYETHYLENE TUBING IN ACCORDANCE WITH AWWA C901, PE4710 (PC200) CTS SDR9, PC200) WITH COMPRESSION FITTINGS.
10. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C900.
11. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEMS SHALL BE IN ACCORDANCE WITH ALL LOCAL REGULATIONS, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.
13. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW THE LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL WATER MAINS, SERVICES, MANHOLES, GRAVITY SEWER MAINS, SERVICE LATERALS, PUMP STATIONS AND FORCE MAINS. ALL RESTRAINED JOINTS SHALL BE SHOWN ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL PROVIDE COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

1. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.
3. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
4. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.302(1)(3). F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. TAPE STRIPES DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN THE LENGTH OF THE PIPE AND ARE AT LEAST 1/8" TO 1/4" GREATER THAN 90-DEGREE INTERVALS ALONG THE PIPE, AND THAT WILL REMAIN INTACT PRIOR TO AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT (WHICH IS APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
5. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES INSTALLED UNDER THIS PROJECT WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW.
6. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
7. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLY SIZED STONES (AS DETERMINED BY APPLICABLE UNDERGROUND OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
8. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.
9. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
10. NEW OR ALTERED WATER MAINS, INCLUDING FIRE HYDRANT LINES AND INCLUDING SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, WILL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.304, F.A.C.
11. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS UNDER SURFACE WATER WILL HAVE A MINIMUM COVER OF TWO FEET.

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE ENGINEER AND LOCAL AUTHORITIES. PRESSURE TESTS SHALL BE IN ACCORDANCE WITH LOCAL WATER DEPARTMENT, FIRE DEPARTMENT & FDP SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CHLORINATION/DISINFECTION AND BACTERIOLOGICAL SAMPLING IN ACCORDANCE TO ITEM #10 ABOVE. CONTRACTOR SHALL OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS (WHICH SHALL ALSO INDICATE THE CHLORINE RESIDUAL) SHALL BE SUBMITTED TO ENGINEER.

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORMWATER OR STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III of CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE BOTTOM OF THE SANITARY SEWER); AND AT LEAST TWO FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III of CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE WATER MAIN BELOW THE OTHER PIPELINE OR PIPE OR NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT. THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
3. AT UTILITY CROSSINGS, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III of CHAPTER 62-610, F.A.C.; AND AT LEAST TWO FEET FROM ALL JOINTS IN GRAVITY-TYPE SANITARY SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III of CHAPTER 62-610, F.A.C.



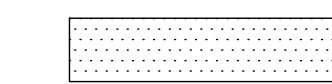
DEMOLITION LEGEND



TREE OR OTHER VEGETATION TO BE REMOVED



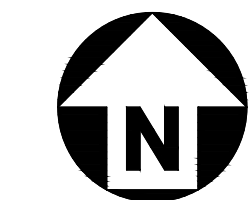
UNDERGROUND UTILITY TO
BE REMOVED



AREA TO BE REMOVED
(SIDEWALK, CURB AND GUTTER,
STRUCTURES, ASPHALT, CONCRETE
PAVEMENT, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES,
SEQUENCING AND SPECIFICATIONS.

ALL EXISTING SANITARY SEWER PIPES, LATERALS AND MANHOLE WITHIN THE PROPERTY ARE TO BE REMOVED AT THE CONTRACTOR'S EXPENSE, WITH CONNECTIONS MADE TO NEWLY PROPOSED MANHOLES.



GRAPHIC SCALE

0 10 20 40

1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



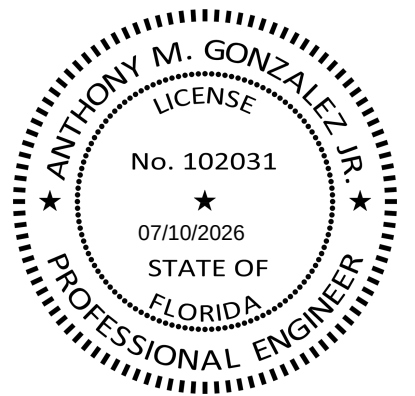
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REVISIONS

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PLAN INFORMATION

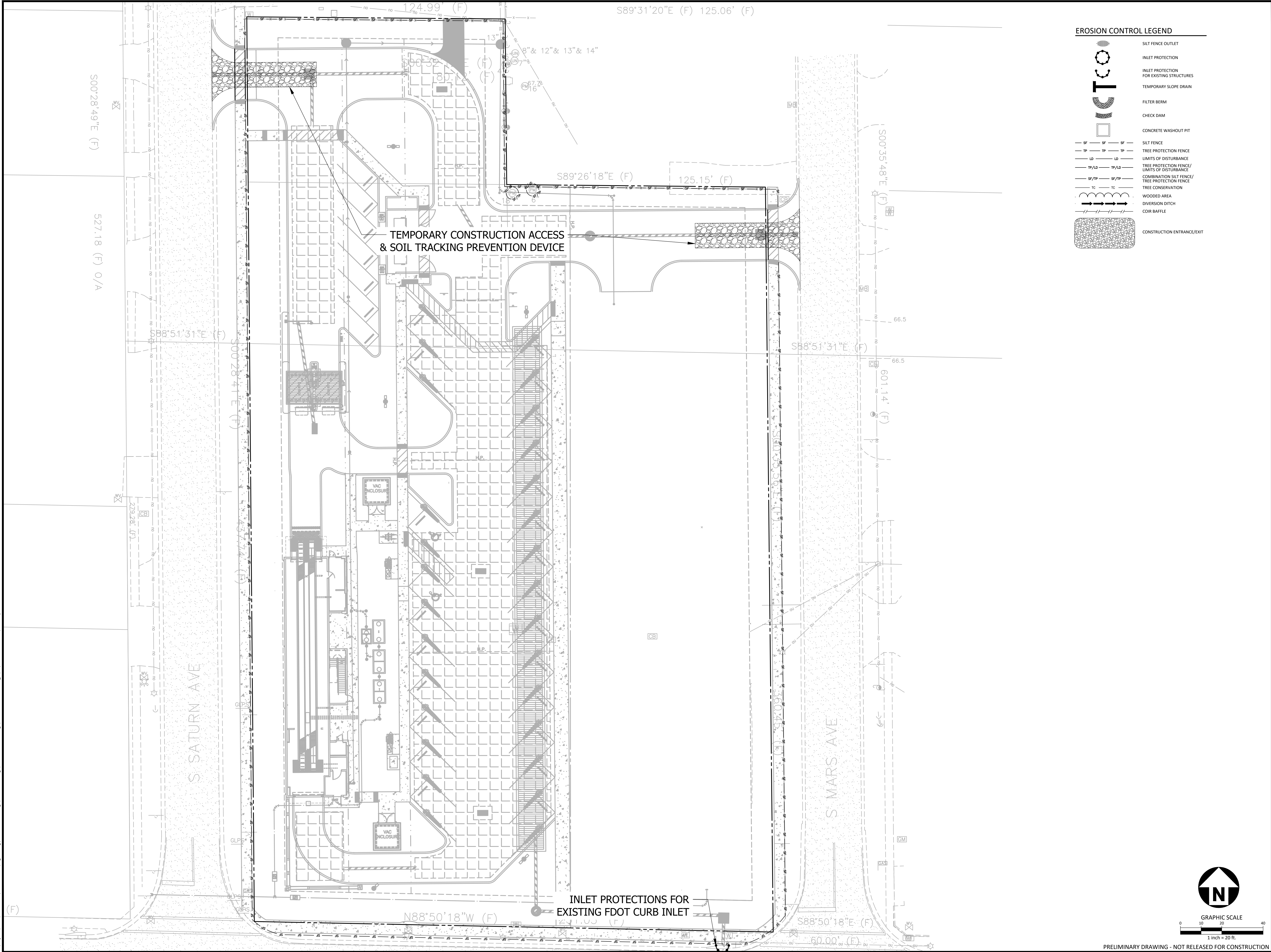
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FILENAME	WWS25005-DM1
CHECKED BY	AMG
DRAWN BY	DCV
SCALE	1" = 20'
DATE	7/10/2026

SHEET

DEMOLITION PLAN

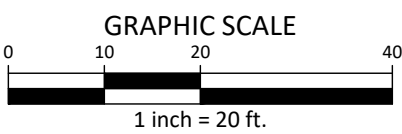
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EROSION CONTROL LEGEND

- SILT FENCE OUTLET
- INLET PROTECTION
- INLET PROTECTION FOR EXISTING STRUCTURES
- TEMPORARY SLOPE DRAIN
- FILTER BERM
- CHECK DAM
- CONCRETE WASHOUT PIT
- SILT FENCE
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE/ LIMITS OF DISTURBANCE
- COMBINATION SILT FENCE/ TREE PROTECTION FENCE
- TREE CONSERVATION
- WOODED AREA
- DIVERSION DITCH
- COIR BAFFLE
- CONSTRUCTION ENTRANCE/EXIT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



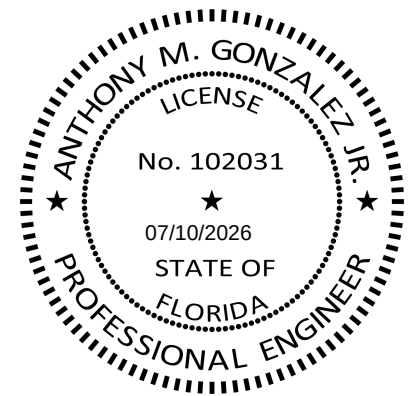
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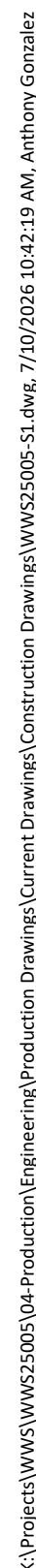
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PROJECT NO.	WWS25005
FILENAME	WWS25005-SWPPP
CHECKED BY	AMG
DRAWN BY	DCV
SCALE	1" = 20'
DATE	7/10/2026

SHEET

STORMWATER POLLUTION
PREVENTION PLAN

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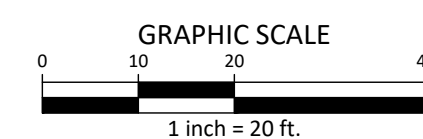


SIGN LEGEND

ALL SIGNS SHALL CONFORM TO THE MANUAL ON
UNIFORM TRAFFIC CONTROL DEVICES AND FDOT
STANDARD PLANS INDEX 700-102 "SPECIAL SIGN DETAILS".

1. ALL PARKING LOT STRIPING ON ASPHALT SHALL BE 4" WIDE WHITE, UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
2. SEE DETAIL SHEETS FOR HANDICAP PARKING STRIPING.
3. STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO THE STANDARD OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD), EDITION FOR ROADWAY DESIGN, (2003) AND STANDARD PLANS INDEX 711-001 ("PAVEMENT MARKINGS") AND INDEX 706-001 ("TYPICAL PLACEMENT OF RAISED PAVEMENT MARKERS") SHALL ALSO APPLY.
4. PAINT STRIPING IN ALL PARKING LOT AND ASPHALT PAVEMENT AREAS SHALL BE CONSTRUCTED WITH A PRODUCT THAT PROVIDES A HIGH-GLOSS, SLIP-RESISTANT FINISH AND PREVENTS INDIVIDUALS FROM SLIPPING WHEN STEPPING ON THE STRIPING IN BOTH WET AND DRY PAVEMENT CONDITIONS.

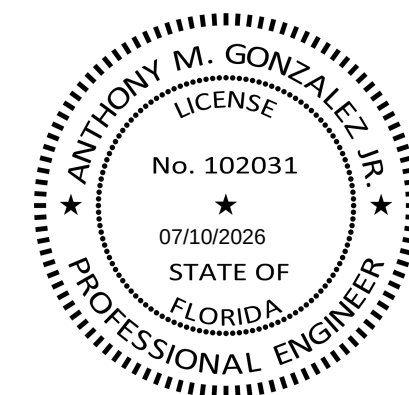
1. ALL CURB RADI TO BE 4 FEET AT FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS FOR INTERNAL PARKING LOTS ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. CONCRETE SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDANCE TO FOOT STANDARD PLANS INDEX 000-009 OR A D.J. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
4. RETAINING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOOT STANDARD PLANS INDEX 000-011 (GRAVITY WALL) OR AN ALTERNATIVE DESIGN BY A LICENSED STRUCTURAL ENGINEER.
5. DUMPSER ENCLOSURE TO COMPLY WITH AND/OR EXCEED CITY OF CLEARWATER STANDARD SPECIFICATIONS AND SHALL INCLUDE A 48" HIGH CURB AND STORAGE ENCLOSURE.
6. DUMPSER ENCLOSURE AND STORAGE ENCLOSURE TO BE DESIGNED AND PERMITTED BY ARCHITECT.



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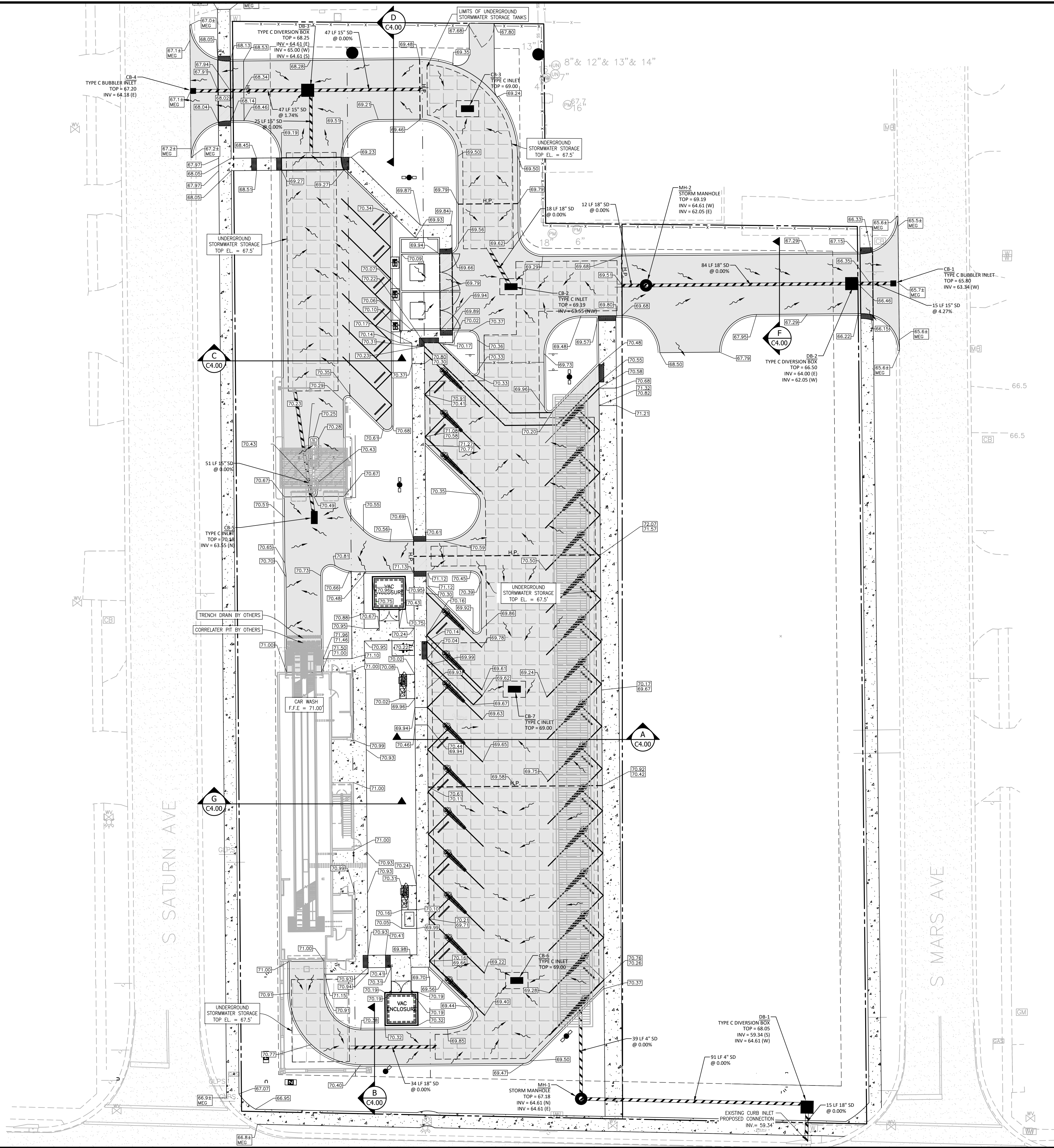
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PROJECT NO.	WWS25005
FILENAME	WWS25005-S1
CHECKED BY	AMG
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SCALE	1" = 20'
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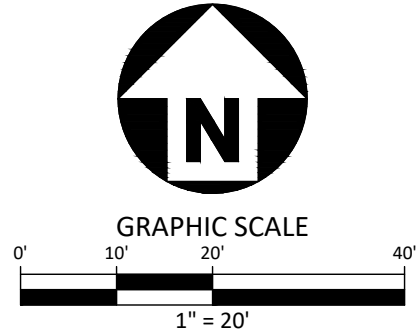
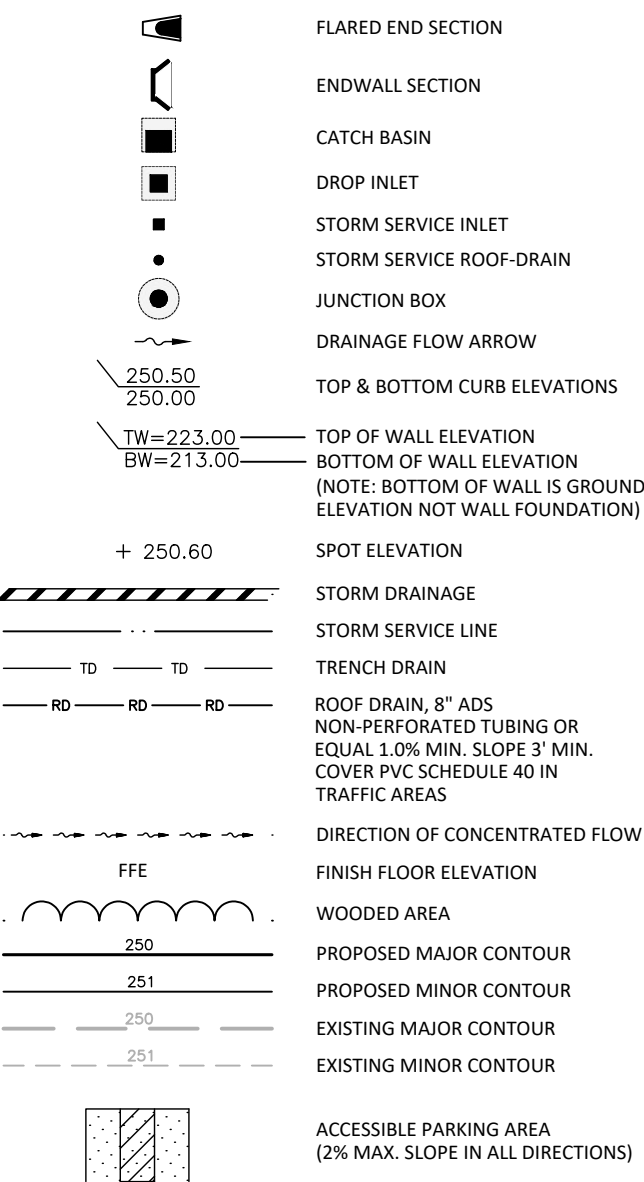
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GRADING LEGEND



GRADING NOTES

1. ALL SIDEWALKS AND A.D.A. ACCESSIBLE ROUTES ARE TO BE FIELD CHECKED WITH A SMART LEVEL DURING CONSTRUCTION. THE MAXIMUM ADA CROSS SLOPE IS 2%. THE MAXIMUM ADA LONGITUDINAL SLOPE IS 5%.

STORM SEWER PIPE MATERIALS

THE FOLLOWING PIPE MATERIALS MAY BE USED AS STORM SEWERS UNDER THE FOLLOWING CONDITIONS:

1. RCP CLASS III (ALL SIZES)
2. ERCP CLASS III (ALL SIZES)
3. APPROVED PLASTIC PIPE TYPES INCLUDE:
A.) ADS N-12 WT 18 HDPE (4\"/>

DRAINAGE STRUCTURE NOTES

1. SOME DRAINAGE STRUCTURES MAY REQUIRE A TYPE "J" OR "P" BOTTOM IN ACCORDANCE TO FDOT STANDARD PLANS INDEX 425-010.
2. STORM MANHOLES SHALL BE CONSTRUCTED ACCORDING TO FDOT STANDARD PLANS INDEX 425-001.
3. CURB INLETS SHALL BE CONSTRUCTED ACCORDING TO FDOT STANDARD PLANS INDEX 425-020 & 425-021.
4. GRATE INLETS (SUCH AS TYPE C & D) SHALL BE CONSTRUCTED ACCORDING TO FDOT STANDARD PLANS INDEX 425-052.
5. FLARED END SECTIONS (F.E.S.) SHALL BE CONSTRUCTED ACCORDING TO FDOT STANDARD PLANS INDEX 430-020.
6. MITERED END SECTIONS (M.E.S.) SHALL BE CONSTRUCTED ACCORDING TO FDOT STANDARD PLANS INDEX 430-021.
7. GRATE INLETS WITH SLOTS SHALL BE NON-TRAVERSABLE WITH A STANDARD SLOT DEPTH OF 1\"/>

GEOTECHNICAL REFERENCE

THE DESIGN OF THE PROPOSED IMPROVEMENTS HAS CONSIDERED THE FINDINGS AND RECOMMENDATIONS PRESENTED IN THE FINAL GEOTECHNICAL EVALUATION PREPARED BY PACSCON, DATED 12/31/2025.

BENCHMARK & DATUM NOTES

ALL ELEVATIONS FOR THIS PROJECT ARE BASED ON NAVD 1988, PER BENCHMARK (TBM # 350) ON THE ALTA SURVEY, DATED 11/10/2025, AS PREPARED BY THE JOHN R. MCADAMS COMPANY, AND HAVING A PUBLISHED ELEVATION OF 67.68 FEET (NAVD 1988).

THE DATUM CONVERSION FROM NAVD 1988 TO NGVD 1929 IS AS FOLLOWS:
NAVD 1988 + 0.859 = NGVD 1929

UNDERGROUND STORMWATER VAULT IS TO BE CONSTRUCTED WITH FERGUSON R-TANK SD STORMWATER MODULES.



CONTRACTOR SHALL NOTIFY "SUNSHINE811" (811) OR (1-800-432-4770) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "SUNSHINE811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



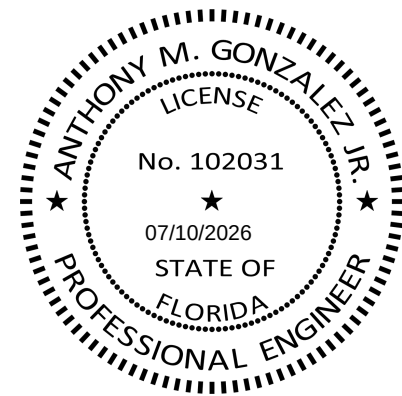
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2203 N. LOIS AVE, SUITE G300
TAMPA, FL 33607
JASMINE MCADAMS
PHONE: (828) 301-2390

WOODIES WASH SHACK
CONSTRUCTION DRAWINGS
407 S SATURN AVE
CLEARWATER, FL 33755



REVISIONS

NO.	DATE	
1	#	#
2	#	#
3	#	#
4	#	#
5	#	#
6	#	#

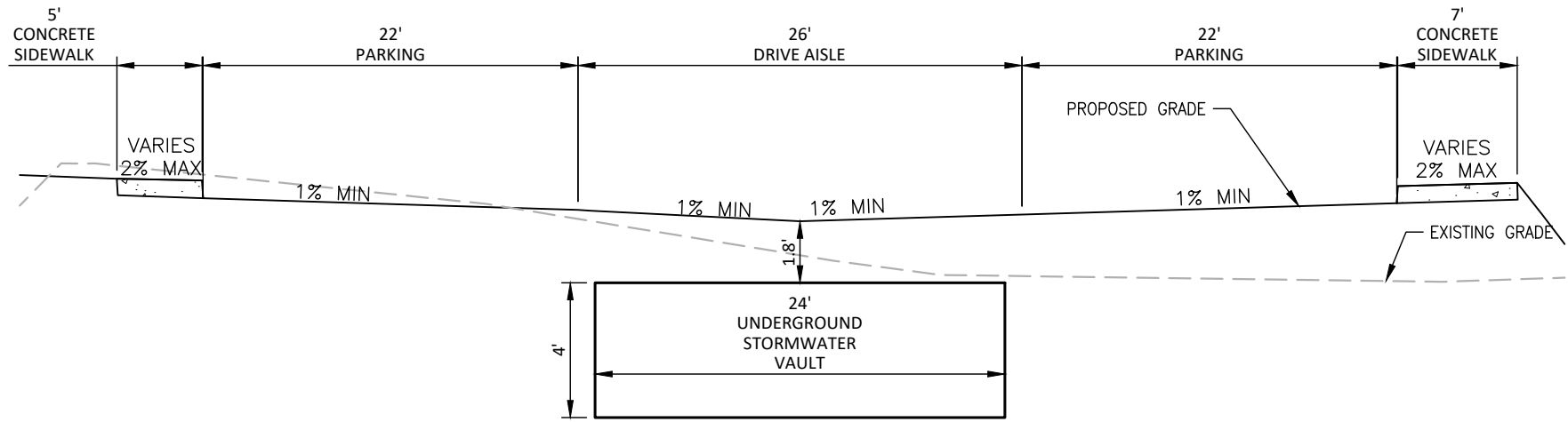
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PROJECT NO. WWS25005
FILENAME WWS25005-G1
CHECKED BY AMG
DRAWN BY DCV
SCALE 1" = 20'
DATE 7.10.2026

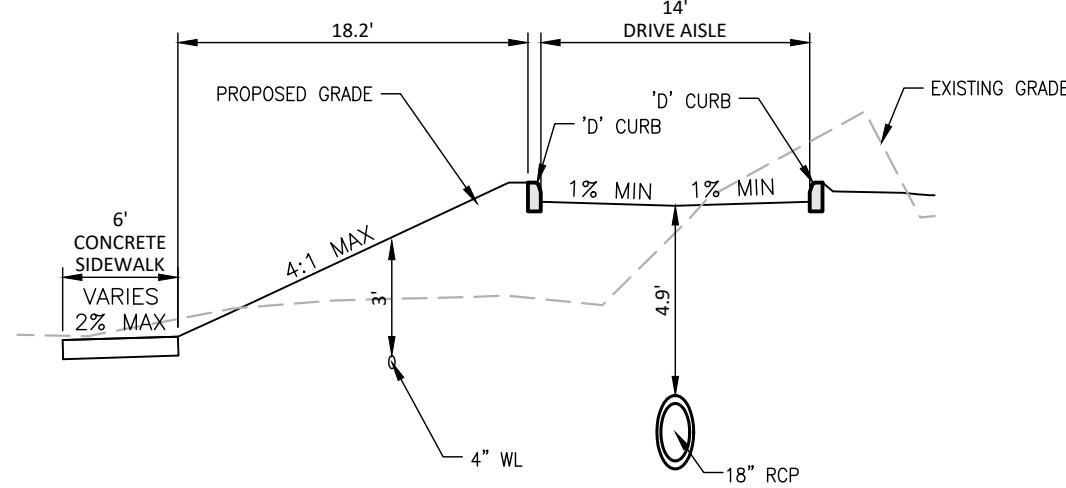
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PAVING, GRADING, AND
DRAINAGE

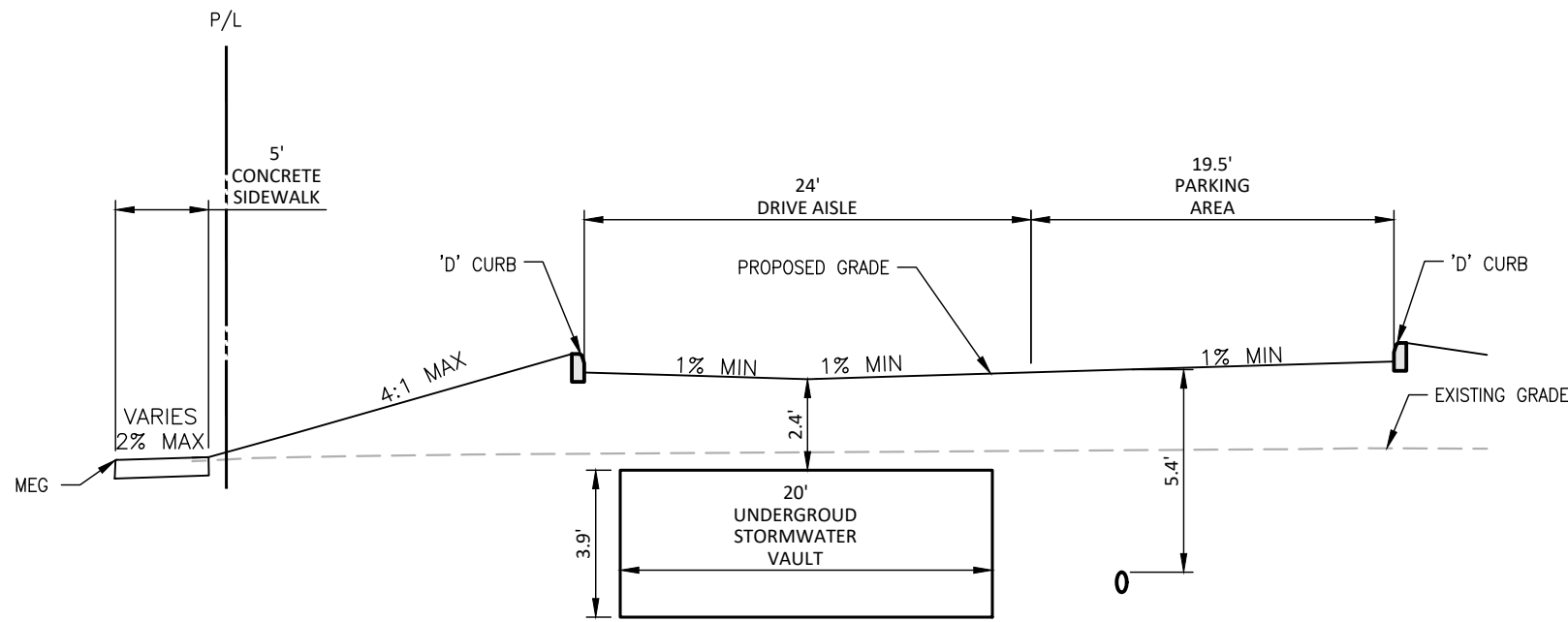
C3.00



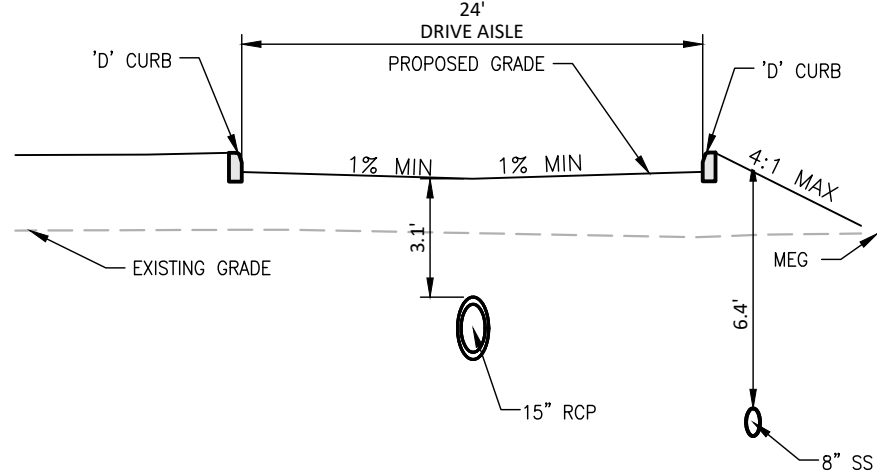
SECTION A
H: 1" = 10', V: 1" = 5'



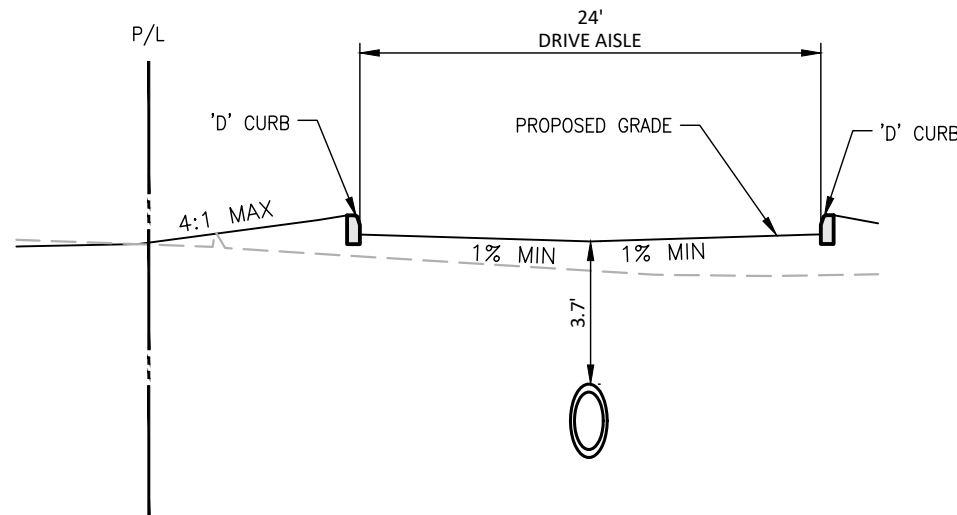
SECTION B
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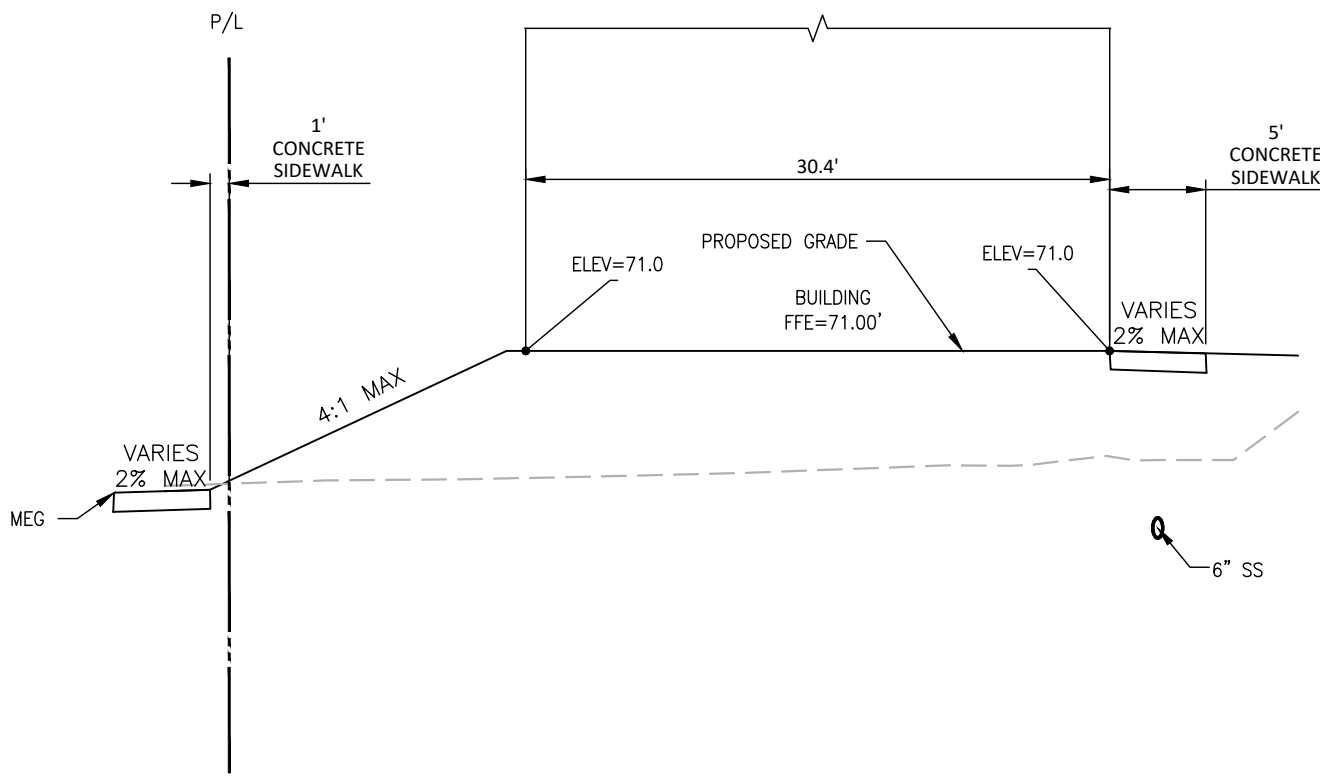
SECTION C
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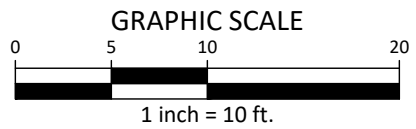
SECTION D
H: 1" = 10', V: 1" = 5'



SECTION F
H: 1" = 10', V: 1" = 5'



SECTION G
H: 1" = 10', V: 1" = 5'



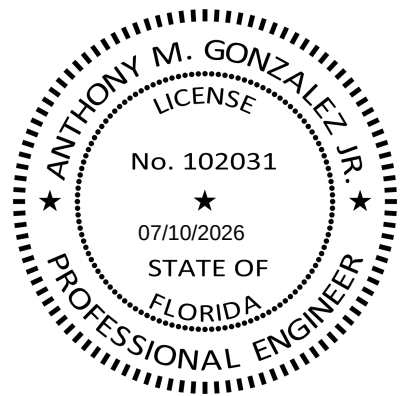
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WOODIES WASH SHACK CONSTRUCTION DRAWINGS 407 S SATURN AVE CLEARWATER, FL 33755



REVISIONS

NO.	DATE
1	
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3	
4	
5	
6	

PLAN INFORMATION

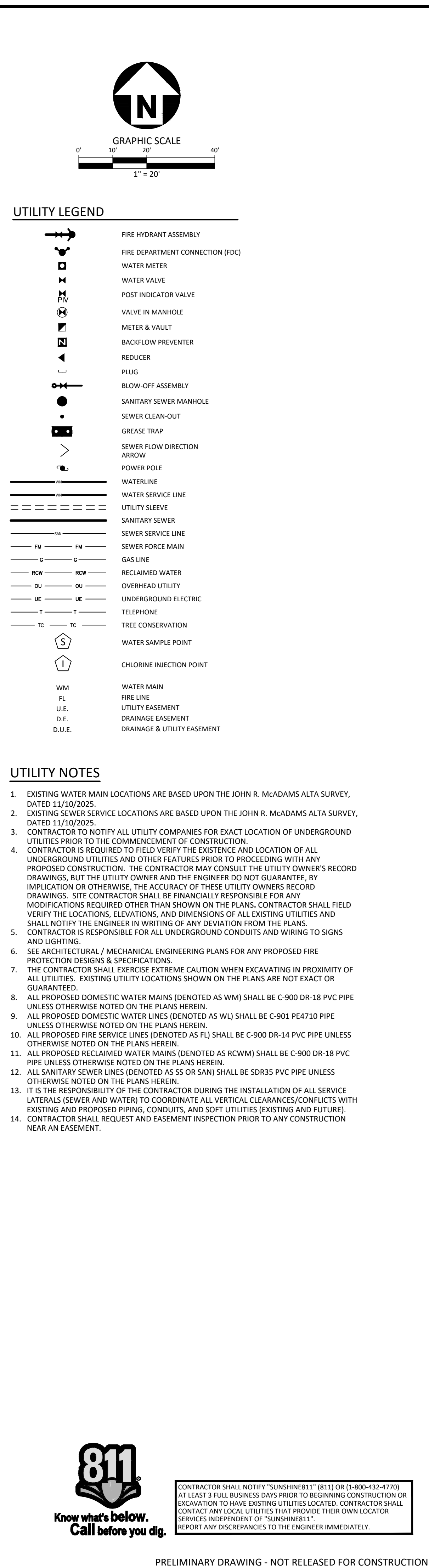
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DRAWN BY	DCV
SCALE	1" = 10'
DATE	7.10.2026

SHEET

CROSS SECTIONS

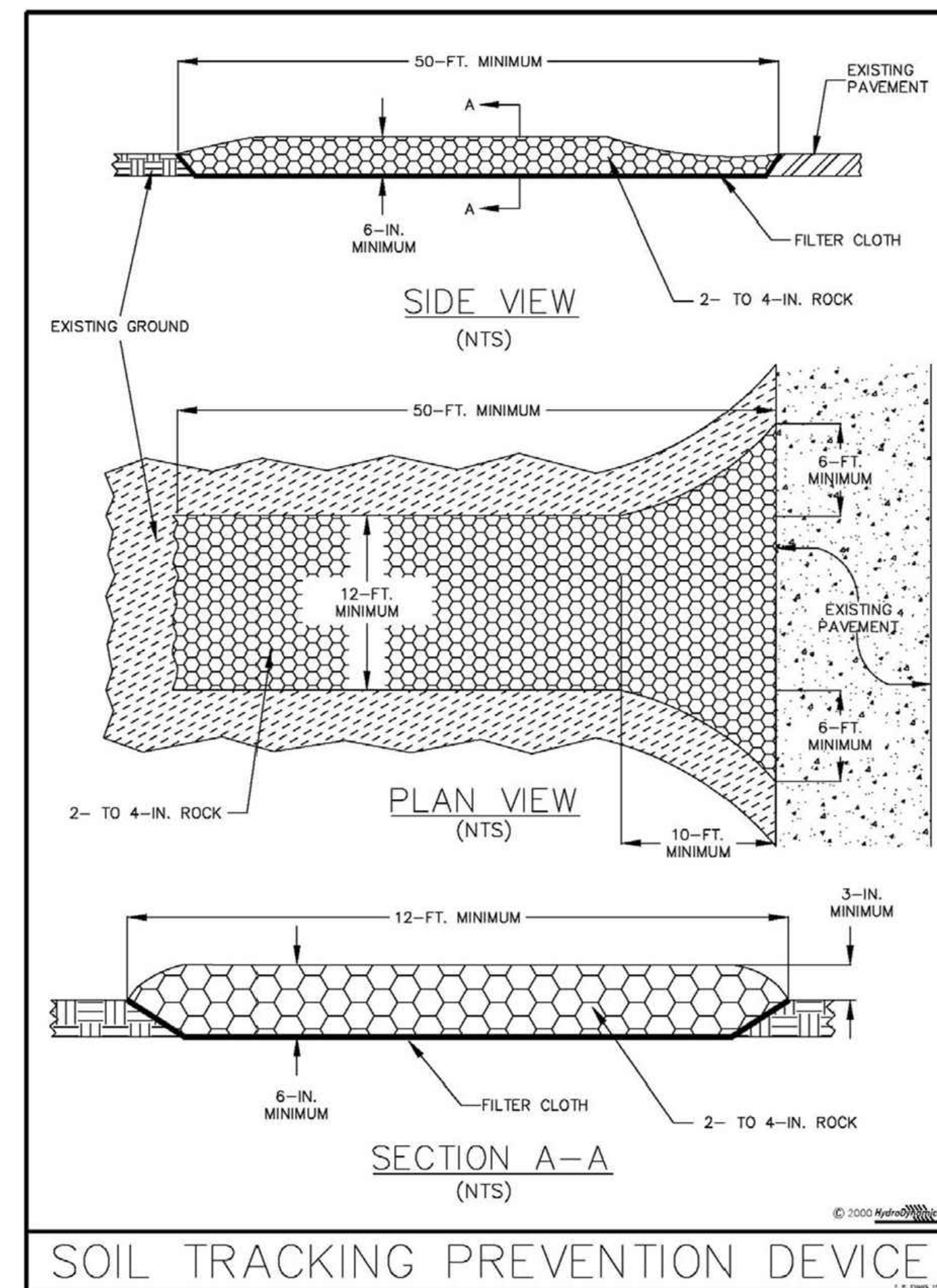
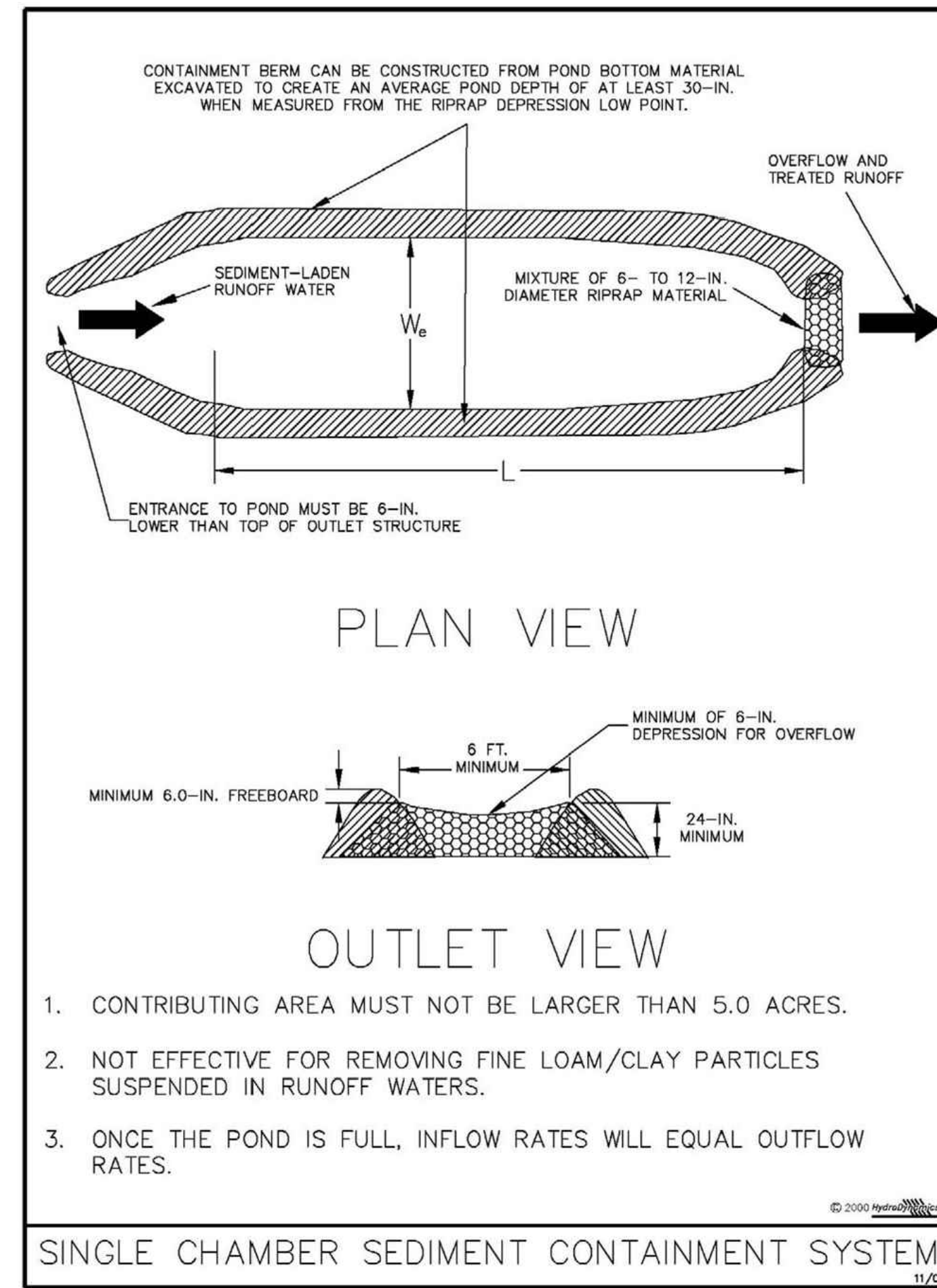
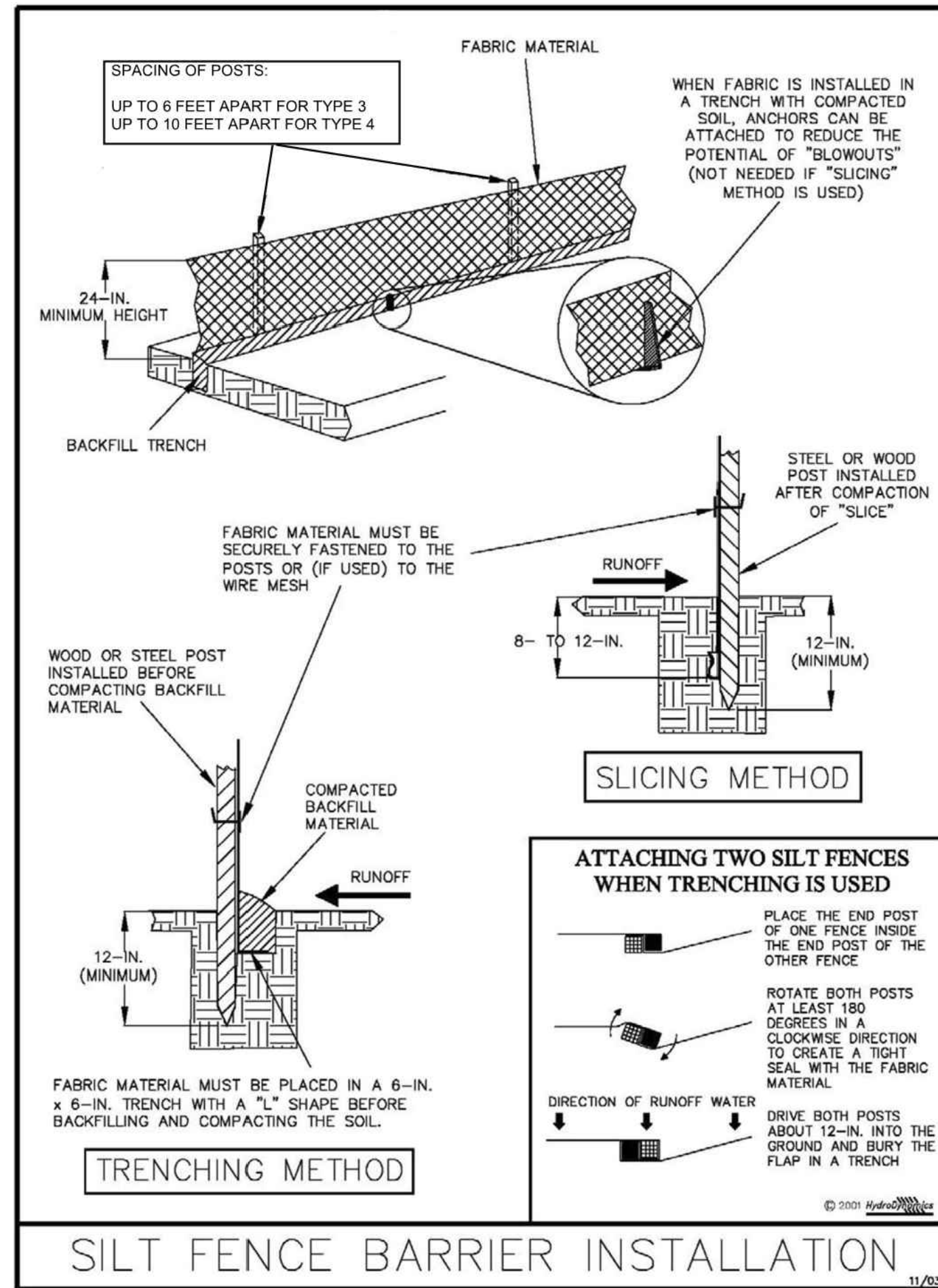
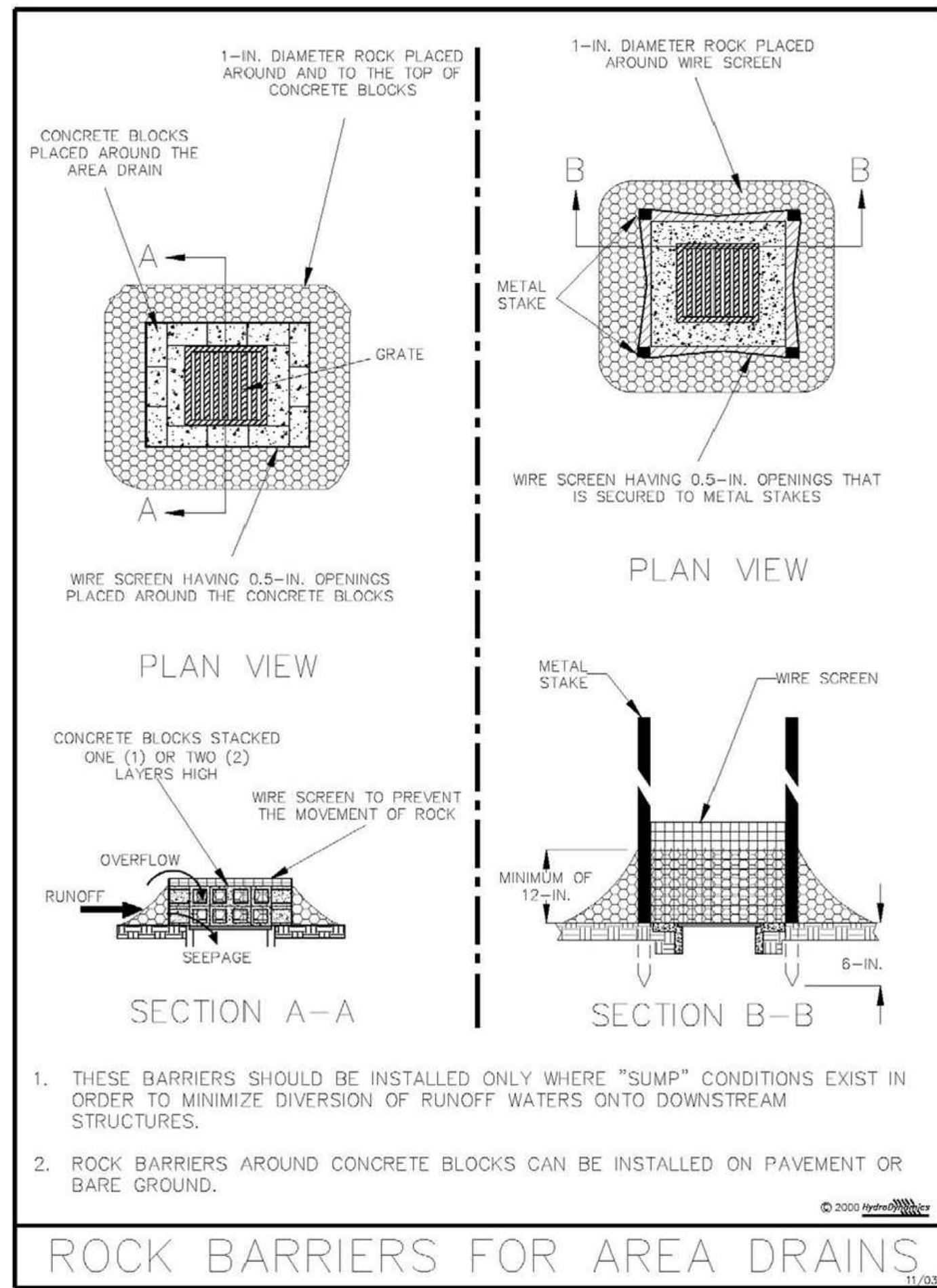
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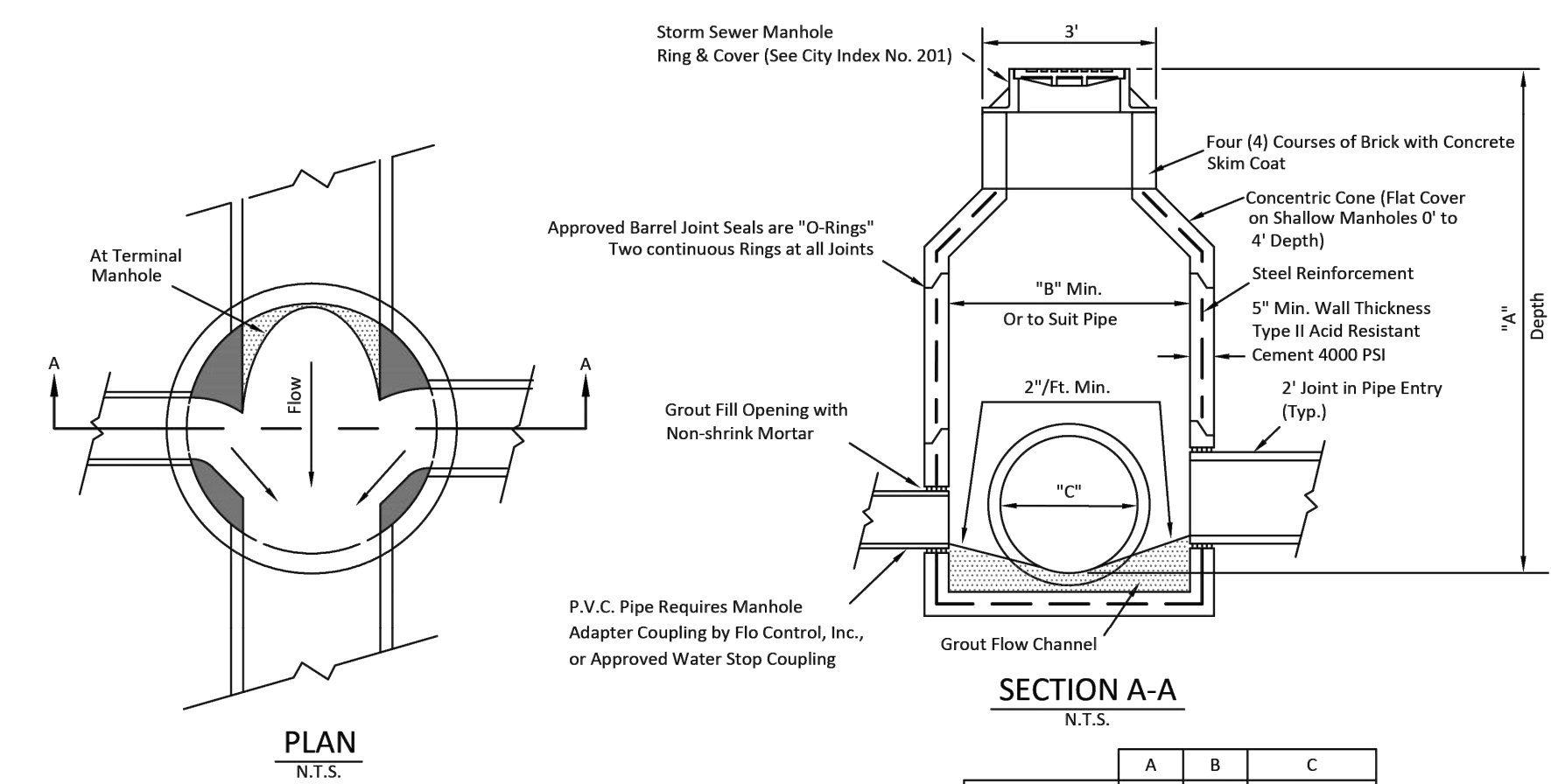
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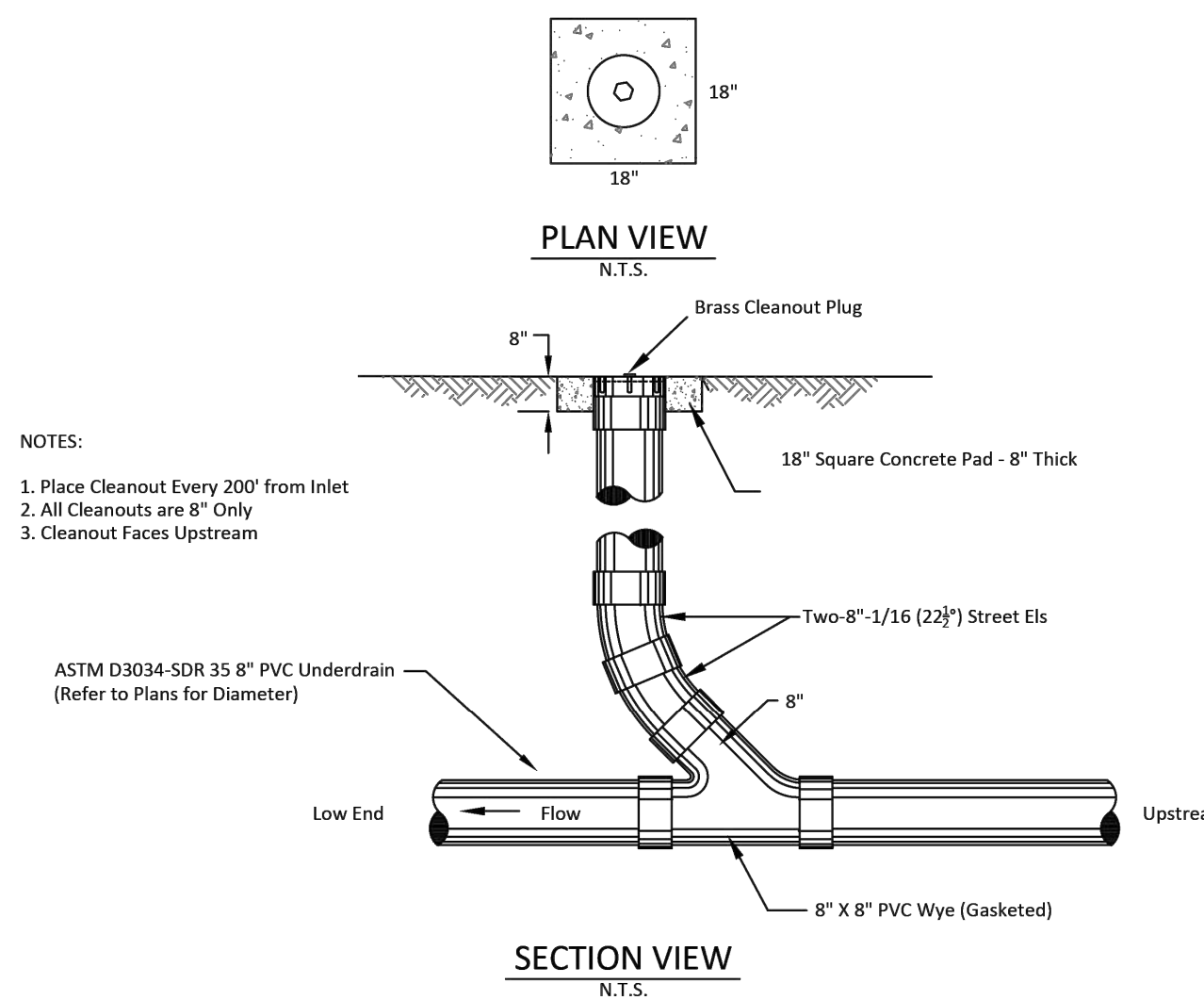
CITY OF CLEARWATER
PUBLIC WORKS - ENGINEERING
2022 DESIGN STANDARDS

200 SERIES:
STORMWATER
DETAILS

PRECAST STORM SEWER MANHOLE

INDEX NO. 202
LATEST REVISION

PAGE NO. 1 OF 1
2/22/2016



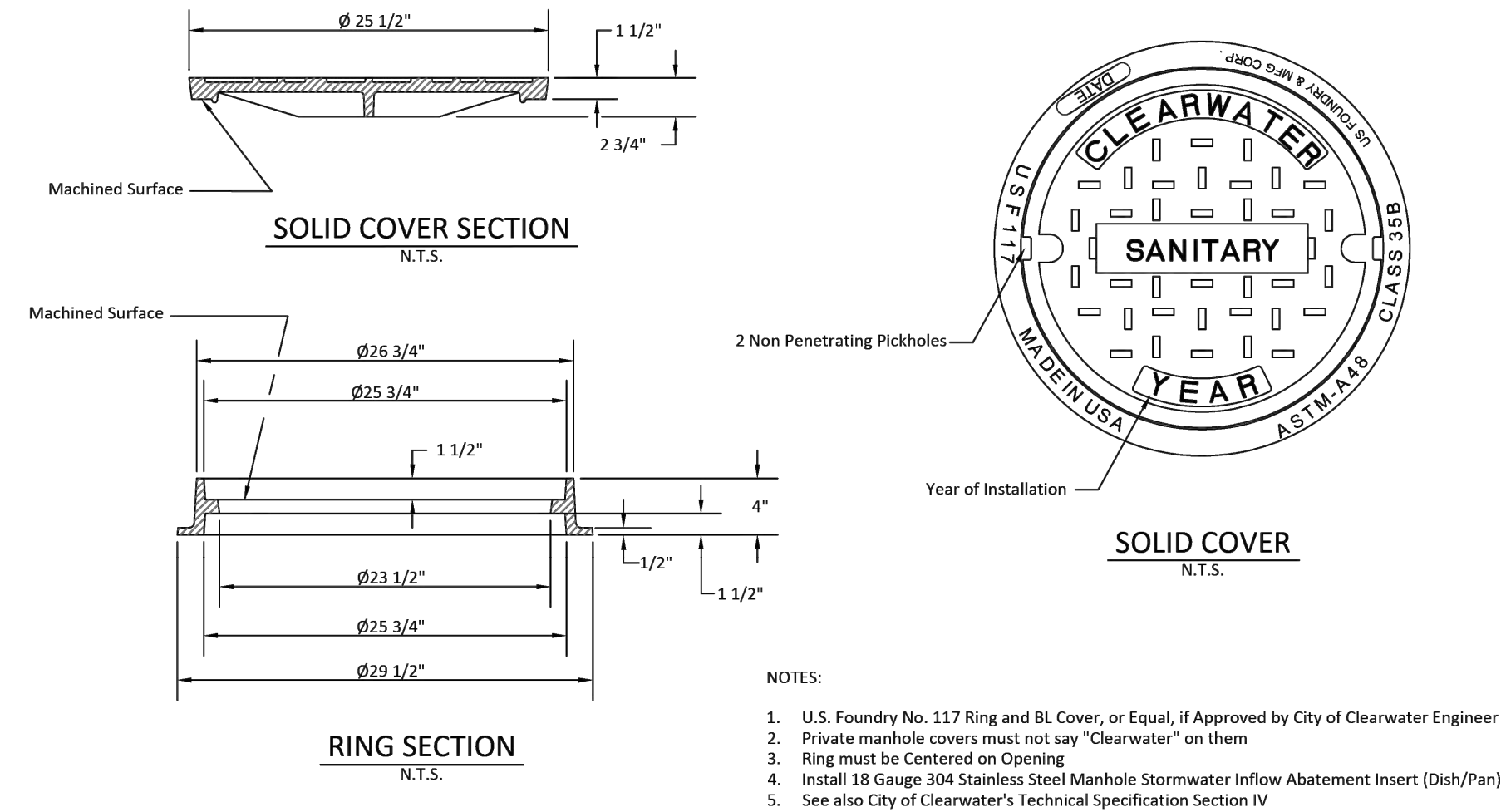
CITY OF CLEARWATER
PUBLIC WORKS - ENGINEERING
2022 DESIGN STANDARDS

200 SERIES:
STORMWATER
DETAILS

STANDARD UNDERDRAIN CLEANOUT - STORM

INDEX NO. 218
LATEST REVISION

PAGE NO. 3 OF 4
2/22/2016



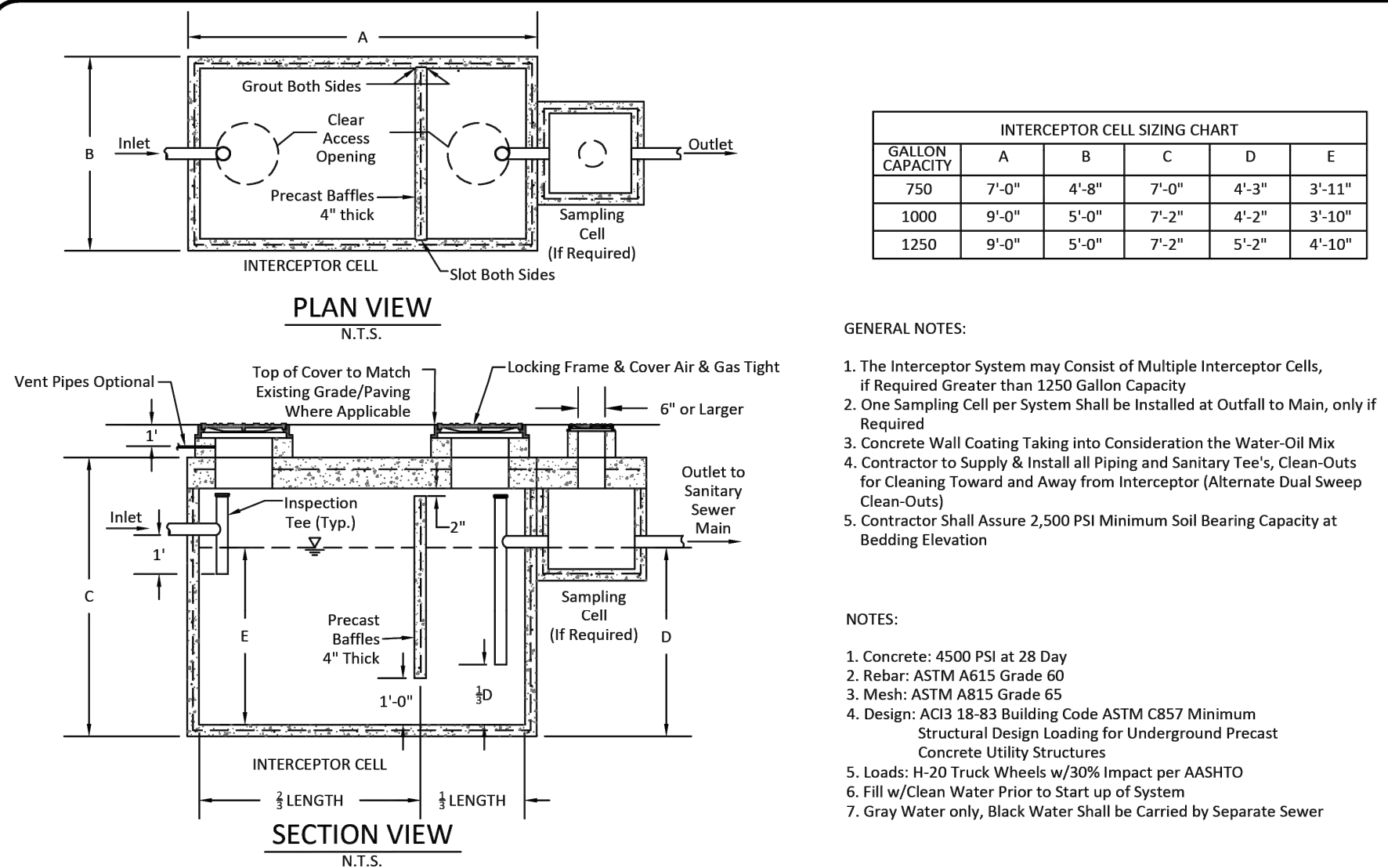
CITY OF CLEARWATER
PUBLIC WORKS - ENGINEERING
2022 DESIGN STANDARDS

300 SERIES:
SANITARY SEWER
DETAILS

SANITARY SEWER MANHOLE COVER
NON-ROADWAY APPLICATION

INDEX NO. 301
LATEST REVISION

PAGE NO. 1 OF 3
03/20/2020



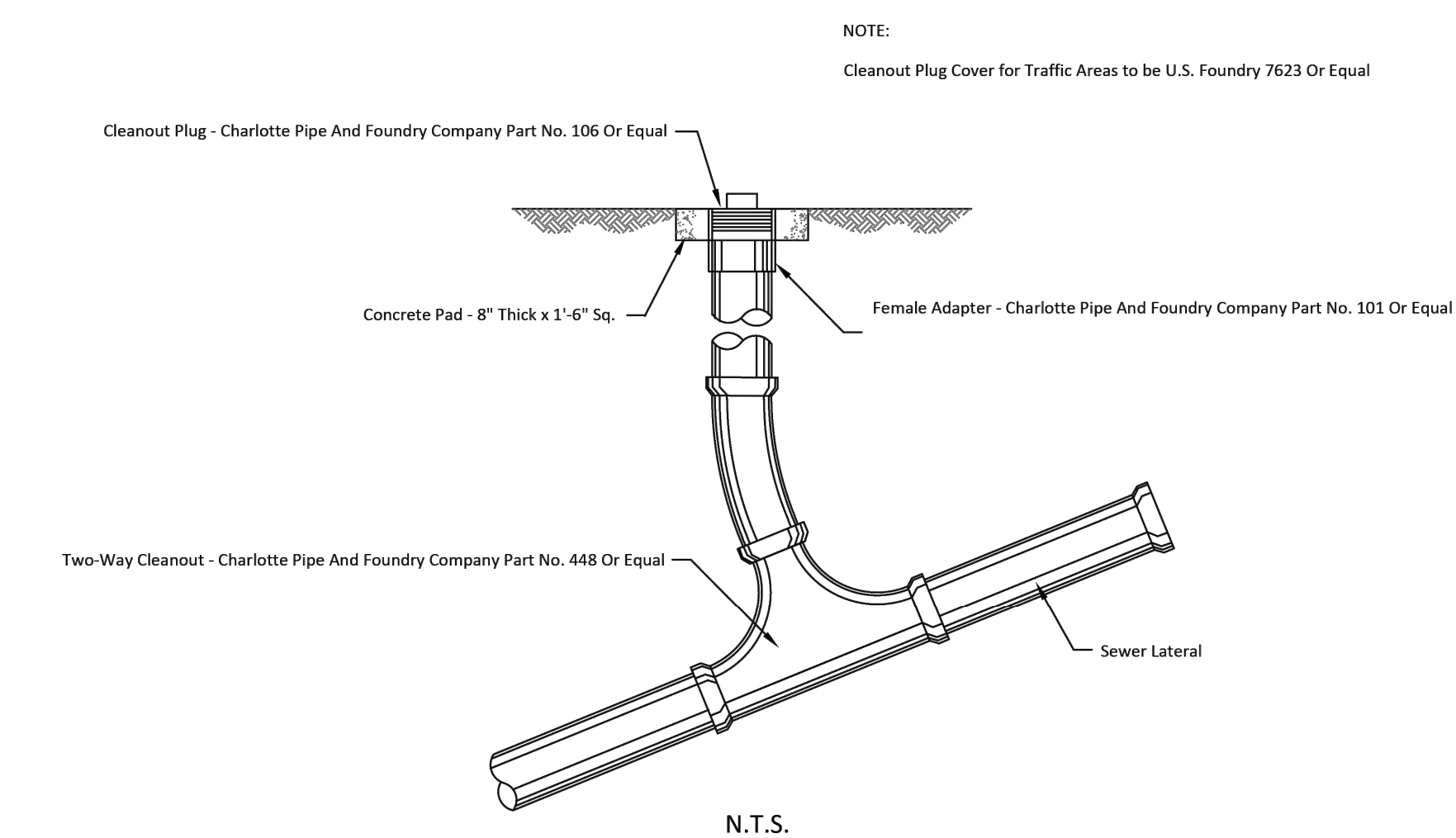
CITY OF CLEARWATER
PUBLIC WORKS - ENGINEERING
2022 DESIGN STANDARDS

300 SERIES:
SANITARY SEWER
DETAILS

GREASE INTERCEPTOR - 750 TO 1250 GALLON

INDEX NO. 307
LATEST REVISION

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2/22/2016



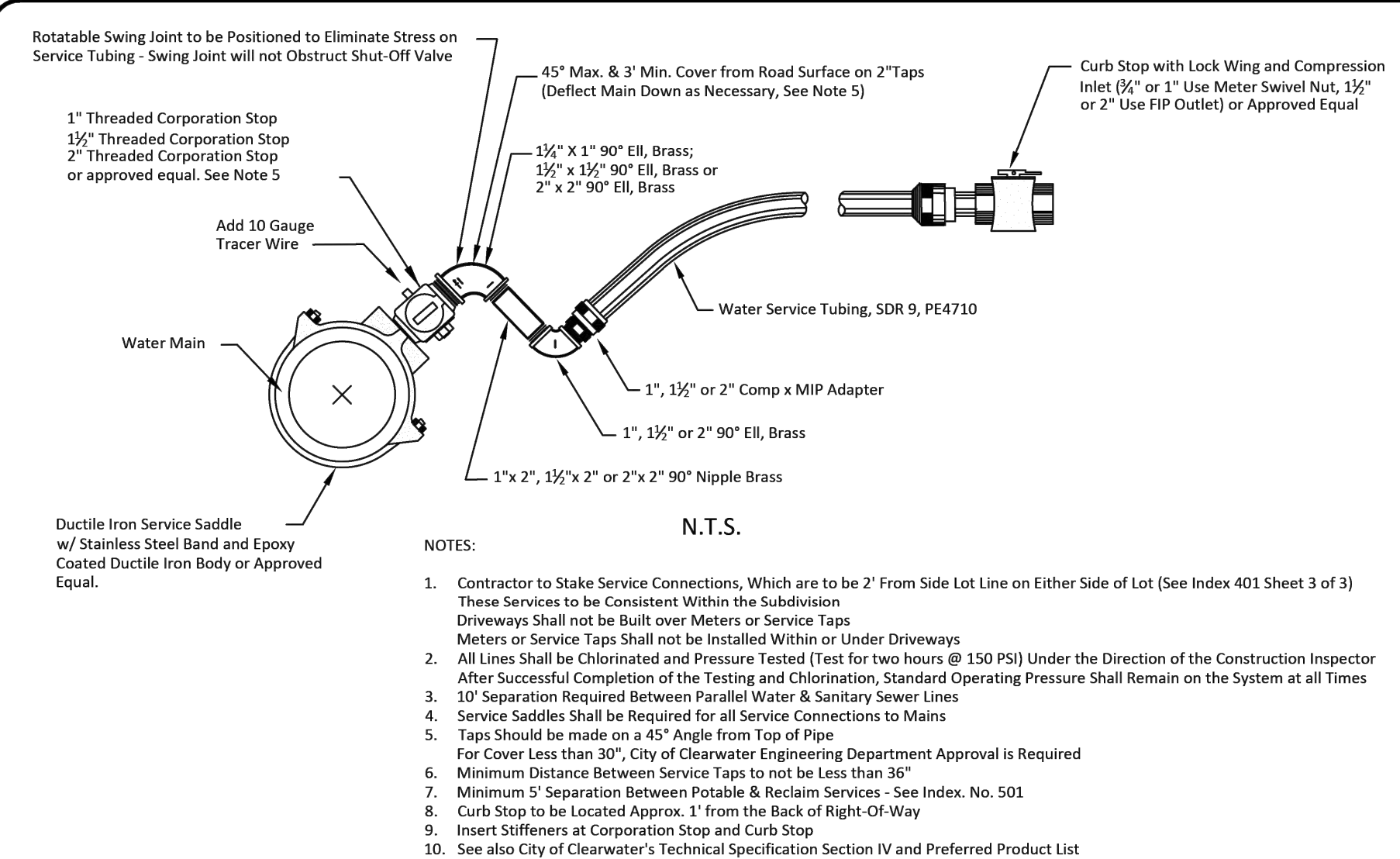
CITY OF CLEARWATER
PUBLIC WORKS - ENGINEERING
2022 DESIGN STANDARDS

300 SERIES:
SANITARY SEWER
DETAILS

STANDARD CLEANOUT - SANITARY

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2/22/2016



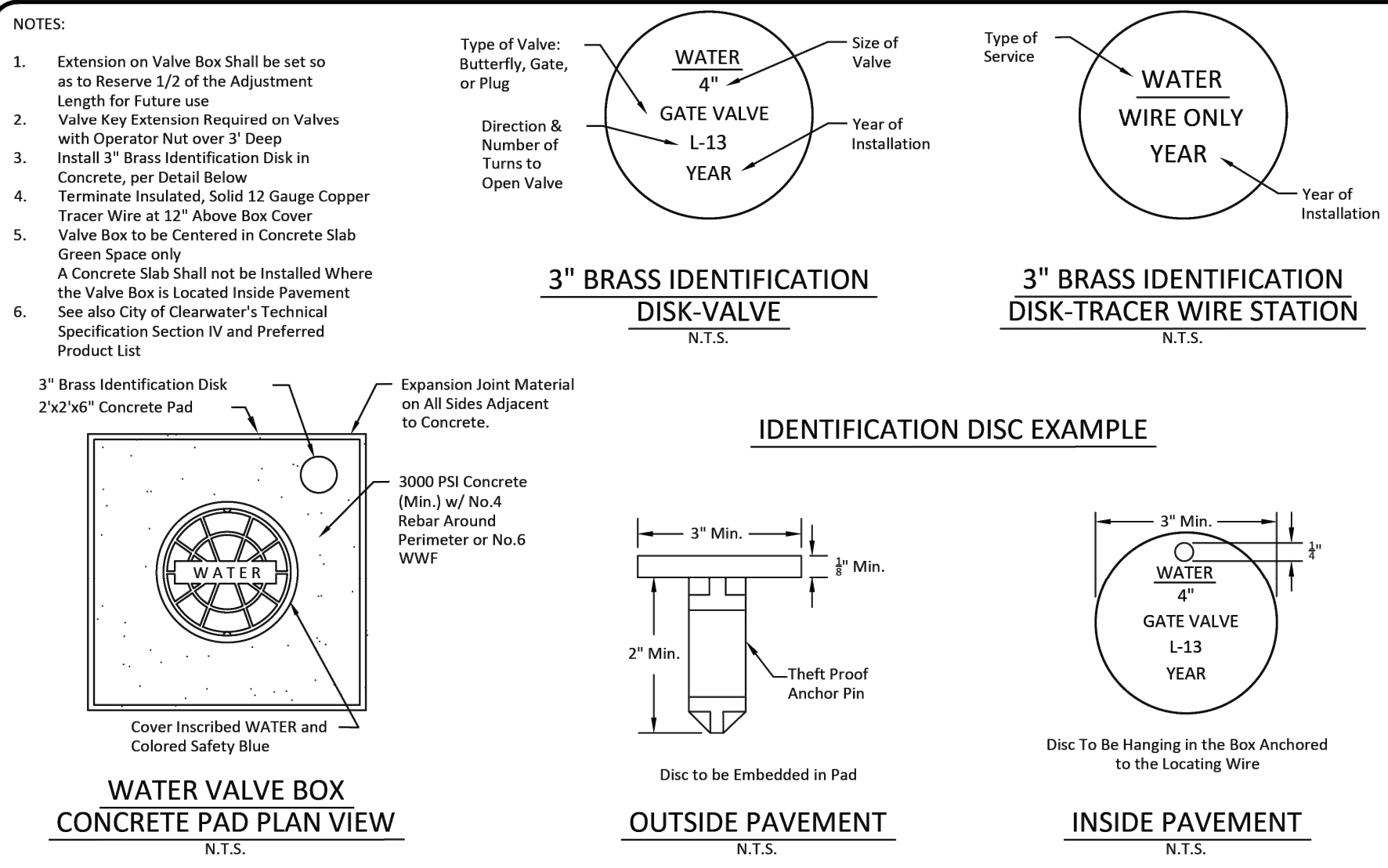
CITY OF CLEARWATER
PUBLIC WORKS - ENGINEERING
2022 DESIGN STANDARDS

400 SERIES:
POTABLE WATER
DETAILS

POTABLE WATER MAIN SERVICE CONNECTION

INDEX NO. 401
LATEST REVISION

PAGE NO. 1 OF 3
3/2022



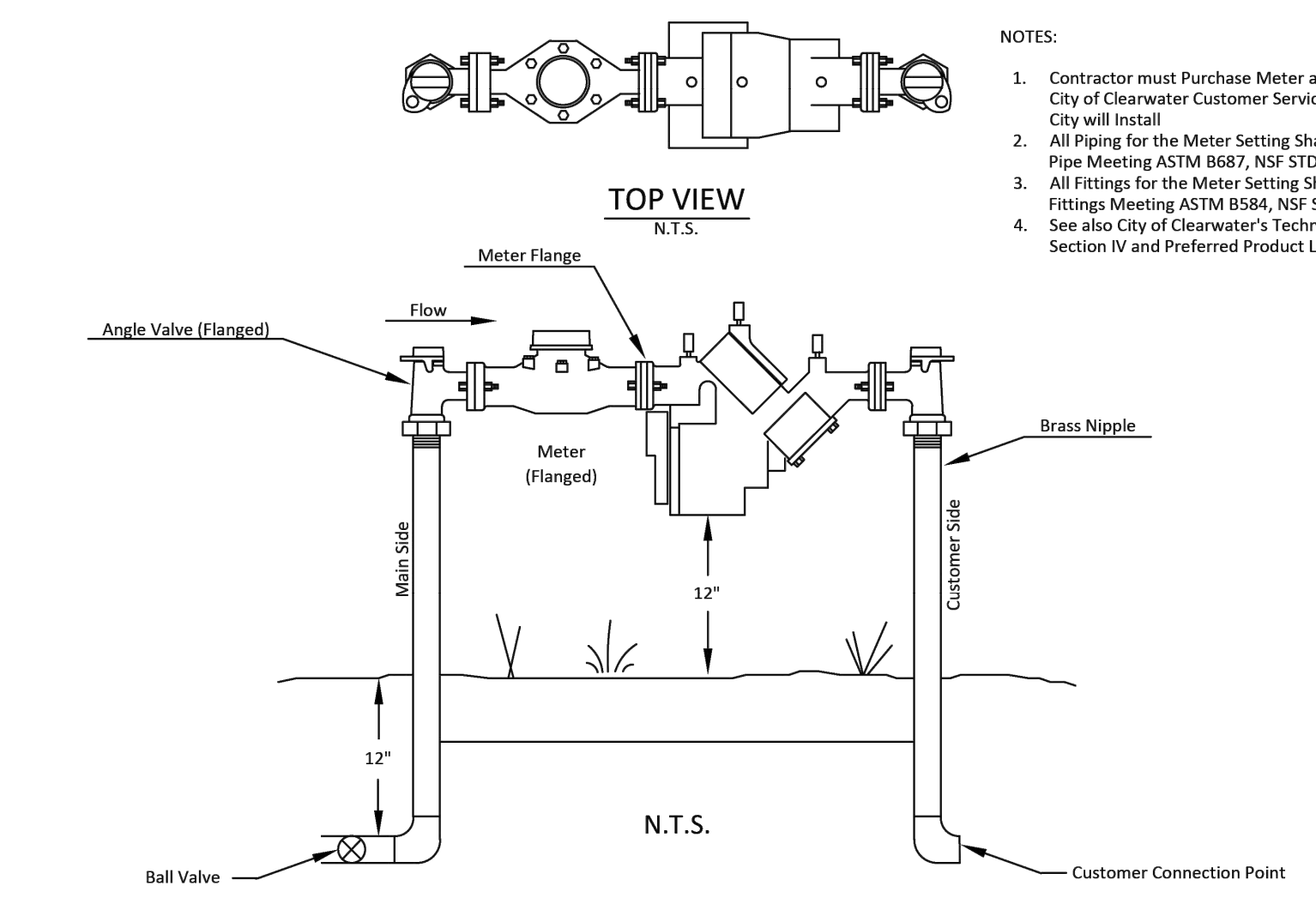
CITY OF CLEARWATER
PUBLIC WORKS - ENGINEERING
2022 DESIGN STANDARDS

400 SERIES:
POTABLE WATER
DETAILS

POTABLE WATER VALVE BOX
CONCRETE PAD PLAN VIEW

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LATEST REVISION

PAGE NO. 2 OF 2
3/2022



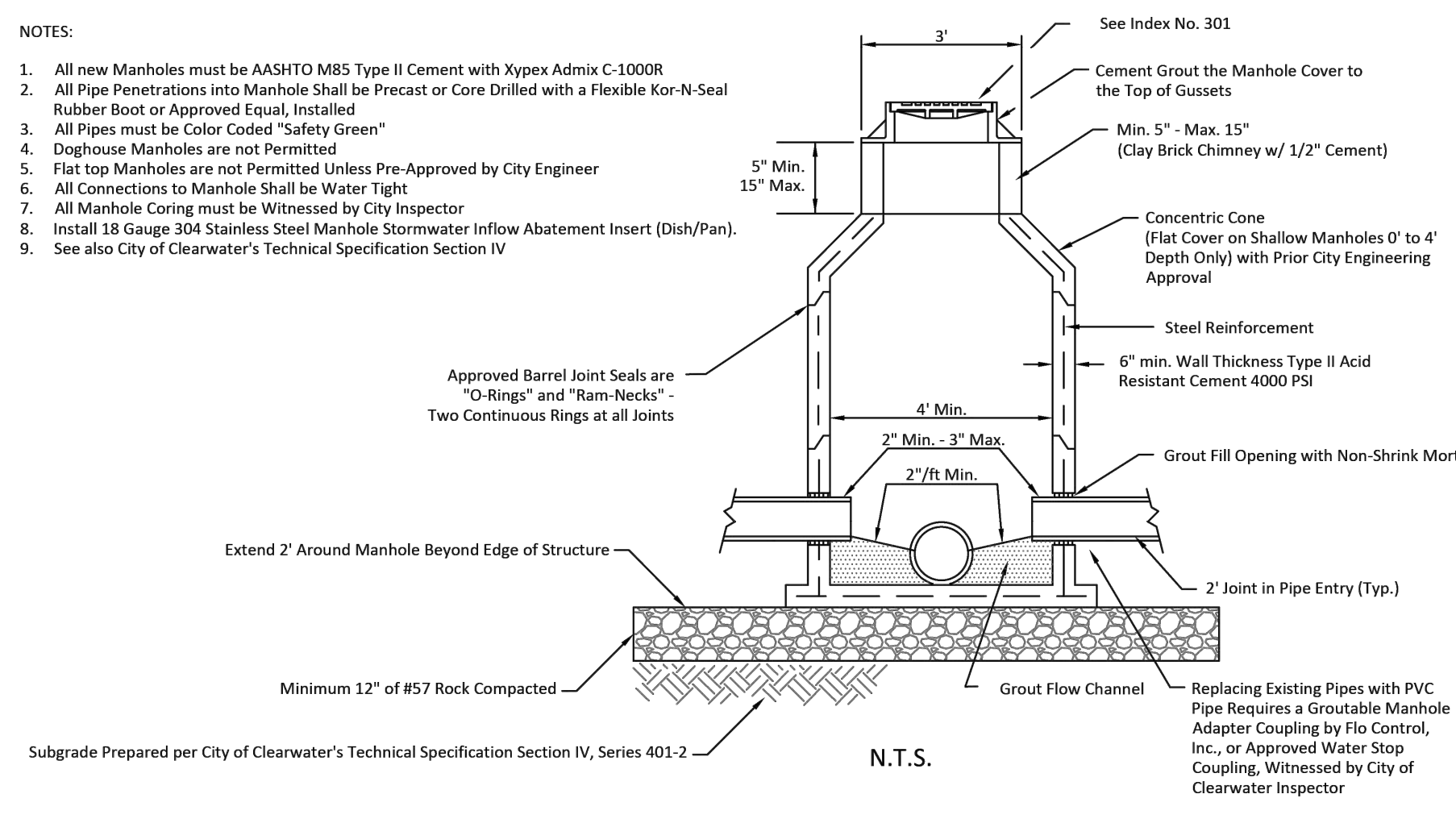
CITY OF CLEARWATER
PUBLIC WORKS - ENGINEERING
2022 DESIGN STANDARDS

400 SERIES:
POTABLE WATER
DETAILS

TYPICAL METER SETS W/BACKFLOW PREVENTERS
1-1/2" & 2" MODELS

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CITY OF CLEARWATER
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300 SERIES:
SANITARY SEWER
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NEW PRECAST SANITARY MANHOLE DETAIL

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LATEST REVISION

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10/21/2015

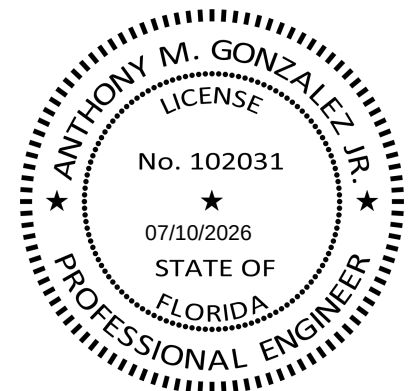


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CONSTRUCTION DRAWINGS
407 S SATURN AVE
CLEARWATER, FL 33755



REVISIONS

NO.	DATE		
1	#	#	#
2	#	#	#
3	#	#	#
4	#	#	#
5	#	#	#
6	#	#	#

PLAN INFORMATION

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FILENAME WWS25005-D1
CHECKED BY AMG
DRAWN BY DCV
SCALE N/A
DATE 7.10.2026

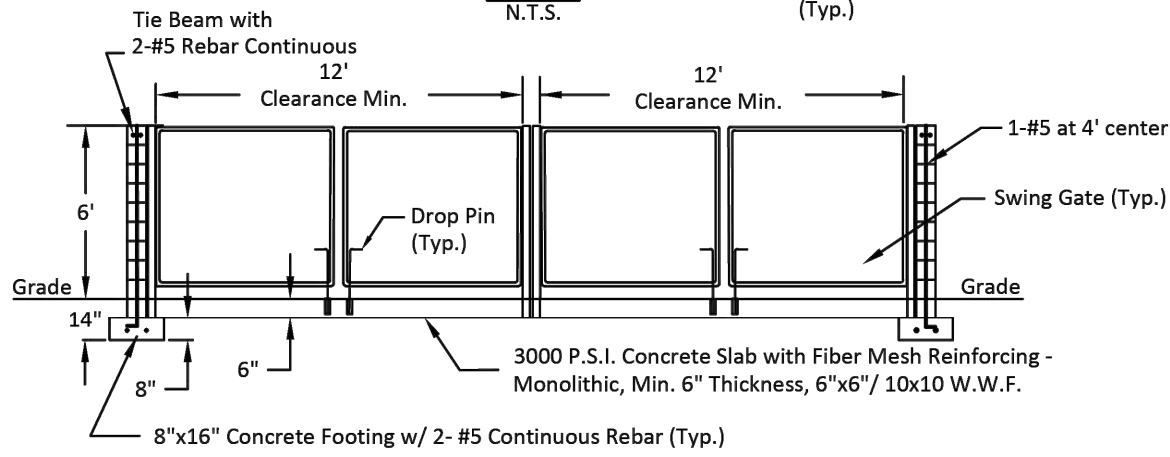
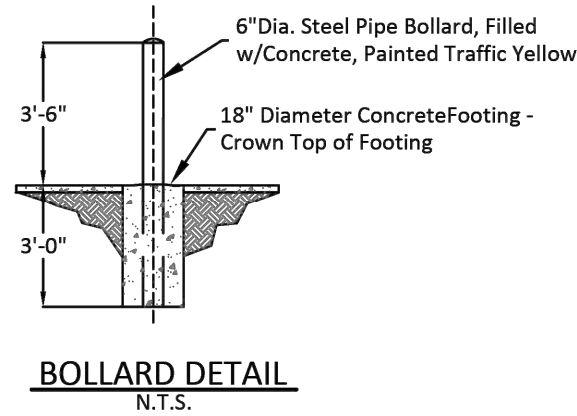
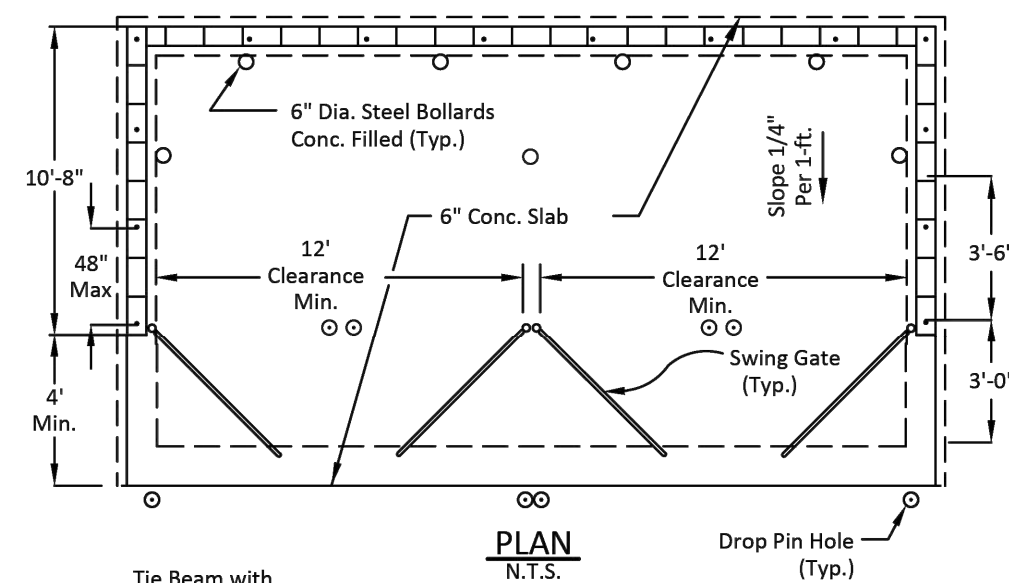
SHEET

UTILITY DETAILS

C6.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CITY OF CLEARWATER
PUBLIC WORKS - ENGINEERING
2022 DESIGN STANDARDS

700 SERIES:
MISCELLANEOUS
DETAILS

DOUBLE DUMPSTER ENCLOSURE

INDEX NO. 701
PAGE NO. 2 OF 3
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NOTES:

1. WALLS
a.) New construction:
Maximum 6'-0" high and constructed of concrete block (8"x8"x16"). Materials used should be consistent with those used in the construction of and architectural style of the principal building. (City of Clearwater Community Development Code Section 3-802 Materials)
b.) Existing:
Maximum 6'-0" high replacement materials can be made of the same materials as long as they are made of approved opaque material.
2. FOOTINGS
8"x16" concrete w/2- #5 continuous rebar imbedded.
3. CONCRETE SLAB
Monolithic, min. 6" thickness w/imbedded 6"x6"/ 10x10 welded wire fabric (W.W.F.), 3000 PSI with fiber mesh reinforcing.
4. CONCRETE FILLED CELLS
With 1-#5 vertical rebar tied to footer steel at each corner and every 4' O.C.
5. GATES
Constructed of min. 1-1/2" diameter galvanized tubular steel w/privacy-type slat inserted in galvanized steel mesh fabric, hinge-mounted on min. 3" diameter galvanized steel post. (Gates and post constructed and installed per applicable building code by licensed fence contractor).
6. DROP PIN
1/2" dia. 18" long metal rod gate latch. Provide 3/4" dia. hole 6" into concrete for rods. In asphalt provide a 3/4" P.V.C. sleeve, 6" long, or equal.
7. SOIL
Soil bearing capacity to be at least 2,500 PSF.
8. BOLLARD
3'-6" high, 6" diameter steel pipe bollard filled with concrete, painted traffic yellow, imbedded 3'-0" deep in 18" concrete foundation. (See Detail)

CITY OF CLEARWATER
PUBLIC WORKS - ENGINEERING
2022 DESIGN STANDARDS

700 SERIES:
MISCELLANEOUS
DETAILS

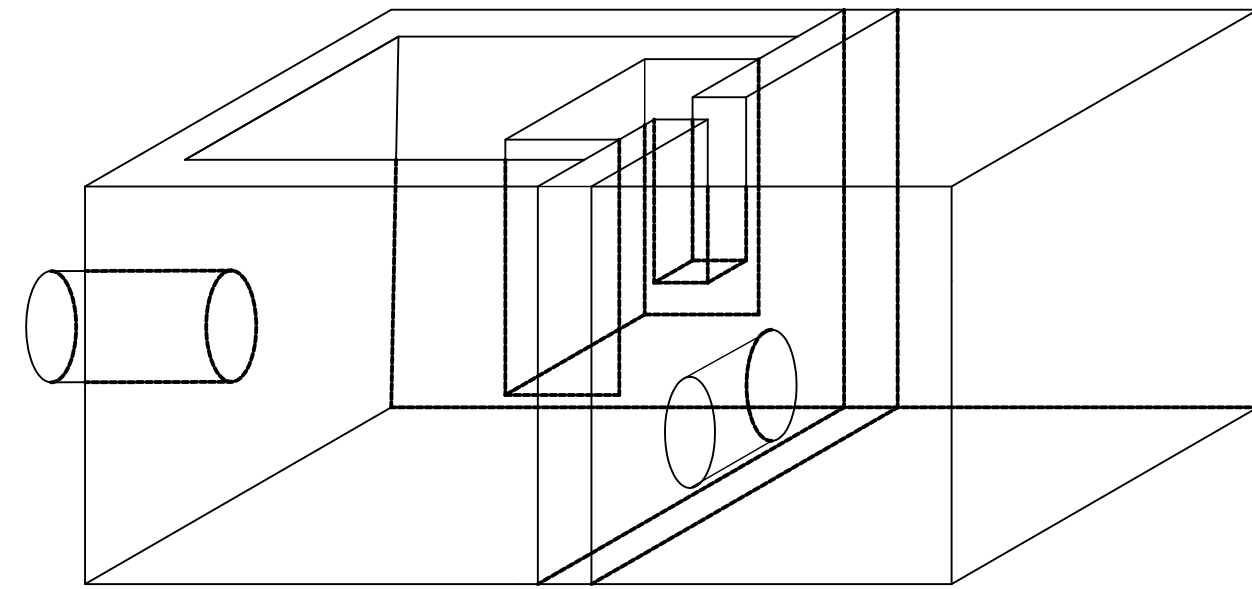
DUMPSTER ENCLOSURE NOTES

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PAGE NO. 3 OF 3
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CONCRETE MASONRY WALL CONSTRUCTION

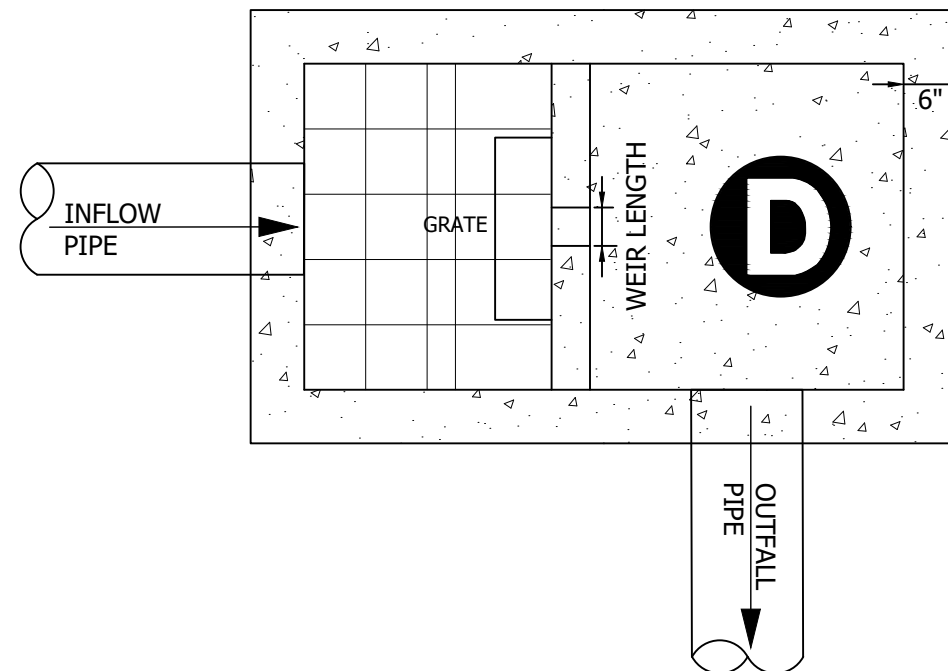
Materials, construction and quality control of masonry shall be in accordance with Florida Building Code Chapter 21.

1. All reinforcing steel shall be deformed bars conforming to ASTM A-615, Grade 60. Vertical reinforcement shall be placed in the center of the masonry cell, and shall be held in position at the top and bottom.
2. If a slab dowel does not line-up with a vertical core, it shall not be sloped more than one horizontal in six verticals (1:6).
3. Horizontal wall reinforcement shall be standard truss type DUR-O-WALL (or equivalent) at 16" o.c.
4. Hollow Load-bearing Concrete Masonry Units shall be normal weight conforming to ASTM C-90, with a minimum compressive strength of 1,900 PSI.
5. Mortar shall be type M or S, in accordance with ASTM C-270. Place all masonry in running bond with 3/8" mortar joints. Provide complete coverage face shell mortar bedding, horizontal and vertical.
6. Coarse grout shall conform to ASTM C-476, with a maximum aggregate size of 3/8", 8" to 10" slump, and a minimum compressive strength of 2,500 PSI at 28 days.
7. Minimum 3" X 3" clean-out holes (saw-cut) are required at the bottom course of all cells to verify grout placement. Clean-outs shall be sealed after masonry inspection-provided in accordance with ACI 531-4.6, and before grouting.
8. Prior to grouting, the grout space shall be clean, with no mortar projections greater the 1/4", mortar droppings or other foreign material. All cells shall be in vertical alignment, and shall solidly be filled with coarse grout as specified.
9. During placing, grout shall be consolidated with flexible cable vibrator. First grout pour shall be stopped a minimum of 1- 1/2" below the top of the middle bond beam masonry.



ISOMETRIC VIEW

NTS

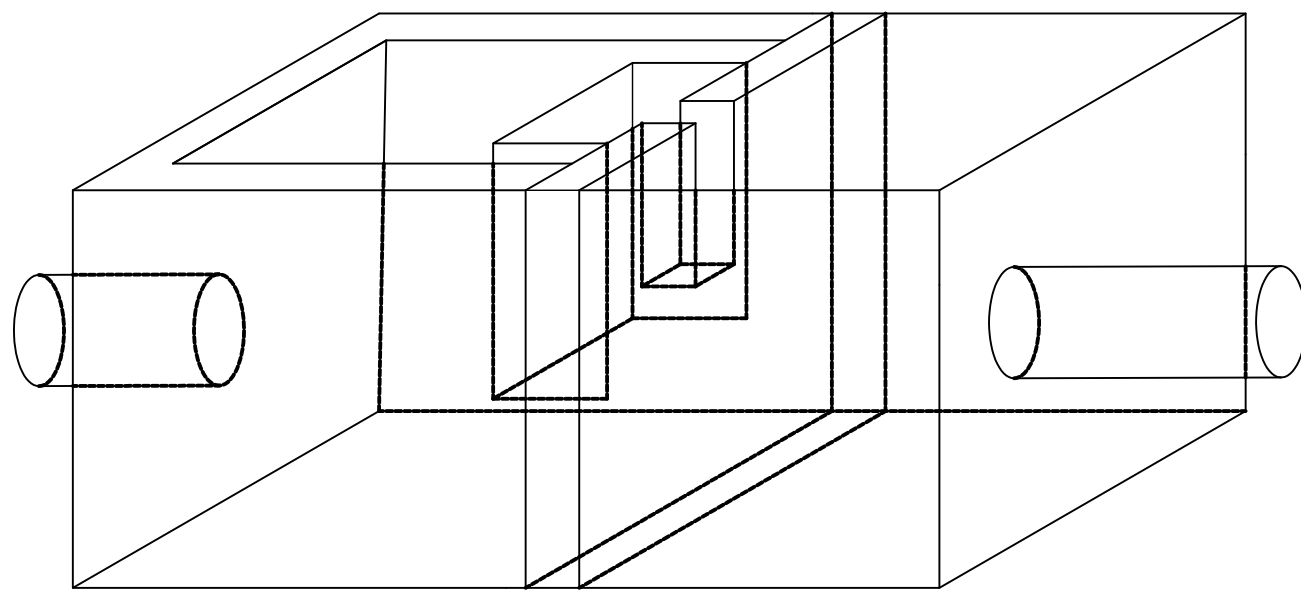


PLAN VIEW

NTS

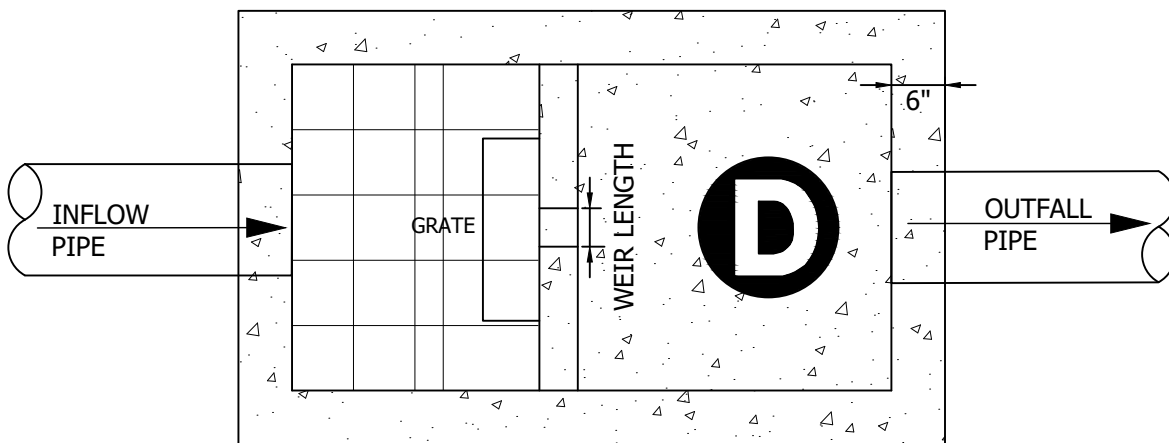
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SKIMMER	25" 66.55 65.23	WIDTH TOP EL BOTTOM EL
BOX	68.05 58.84	TOP EL FLOOR EL
CULVERT	64.61 59.34	IE W(3") IE S(18")

(DB-1) MODIFIED TYPE "C" INLET
STRUCTURE DB-1
NTS



ISOMETRIC VIEW

NTS

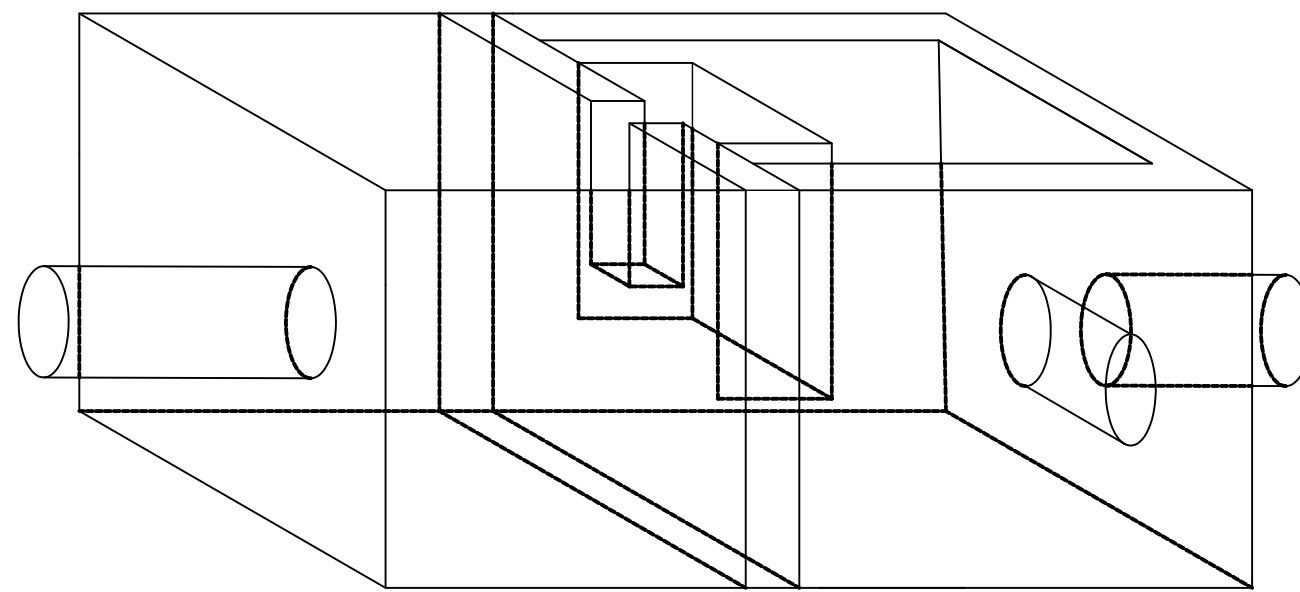


PLAN VIEW

NTS

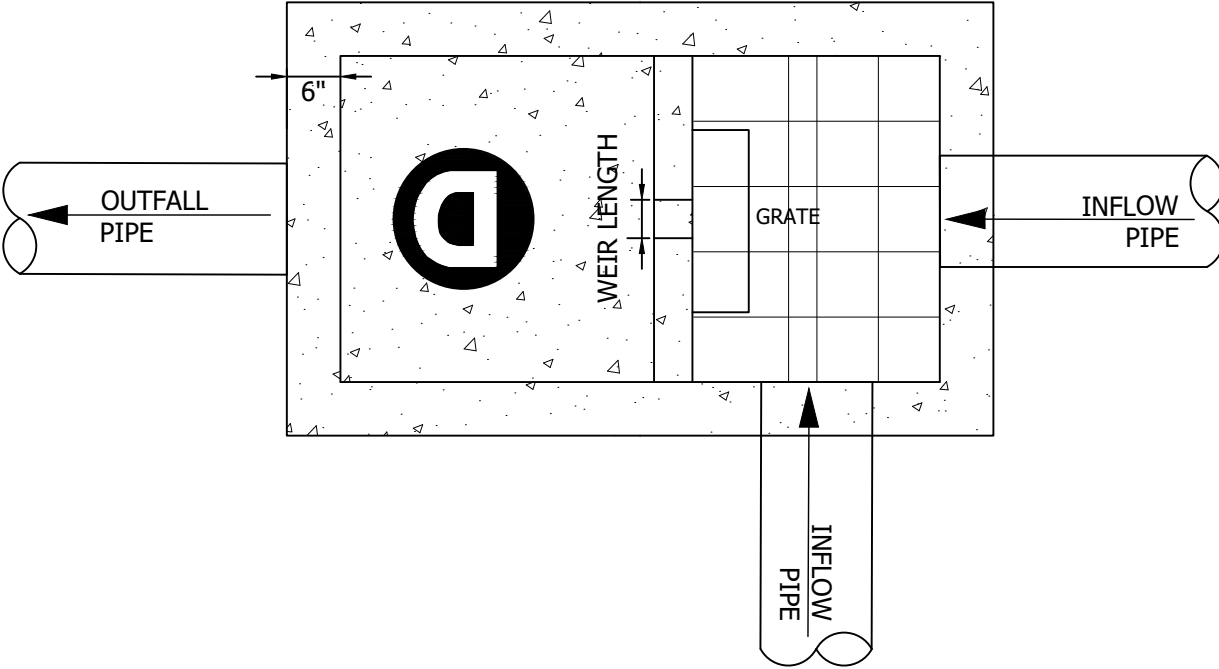
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SKIMMER	25" 66.36 65.36	WIDTH TOP EL BOTTOM EL
BOX	66.50 61.55	TOP EL FLOOR EL
CULVERT	62.05 64.00	IE W(15") IE S(15")

(DB-2) MODIFIED TYPE "C" INLET
STRUCTURE DB-2
NTS



ISOMETRIC VIEW

NTS



PLAN VIEW

NTS

ITEM	VALUE	DESCRIPTION
WEIR	6" 67.40	LENGTH CREST EL
SKIMMER	25" 66.55 65.23	WIDTH TOP EL BOTTOM EL
BOX	68.25 64.11	TOP EL FLOOR EL
CULVERT	64.61 65.00	IE W(3") IE S(18")

(DB-3) MODIFIED TYPE "C" INLET
STRUCTURE DB-3
NTS



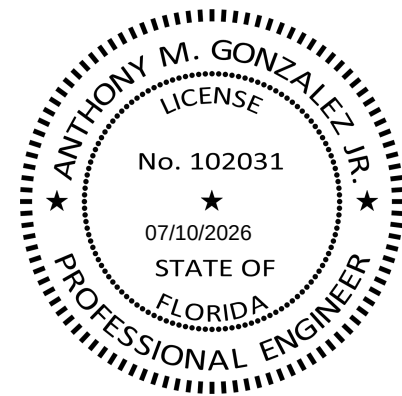
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5	#	#
6	#	#

PLAN INFORMATION

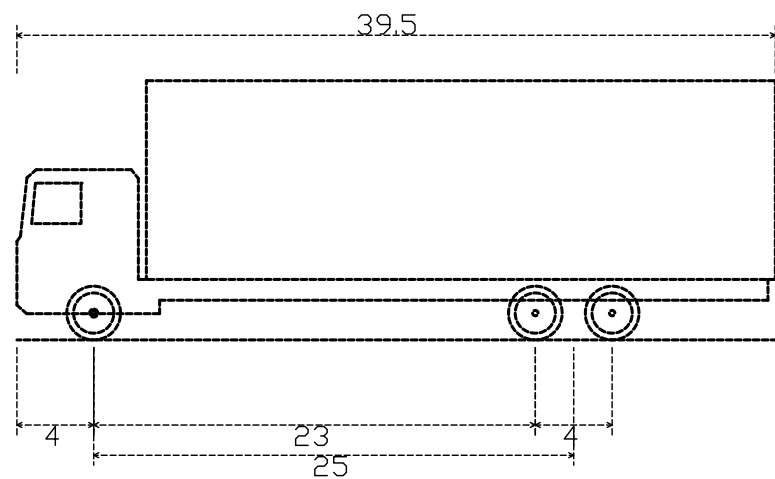
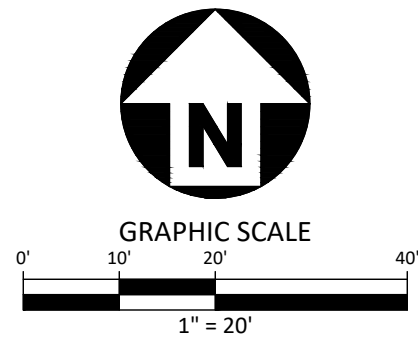
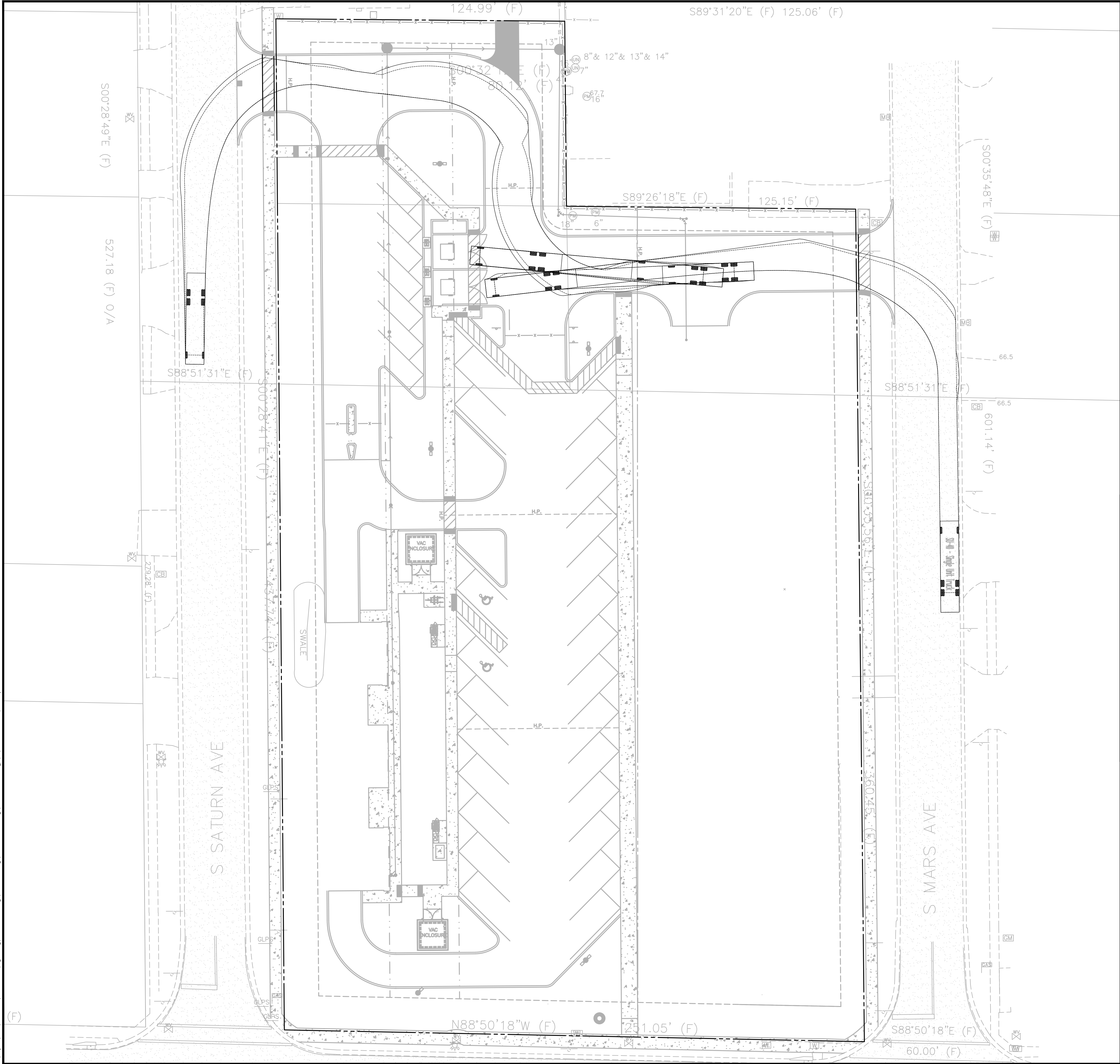
PROJECT NO. WWS25005
FILENAME WWS25005-D1
CHECKED BY AMG
DRAWN BY DCV
SCALE N/A
DATE 7.10.2026

SHEET

UTILITY DETAILS

C6.05

A:\Projects\WWS\WWS25005\04-Production\Engineering\Production Drawings\Current Drawings\WWS25005-VEH.dwg, 7/10/2026 10:42:15 AM, Anthony Gonzalez



SU-40 - Single Unit Truck
Overall Length 39.500ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 10.000ft
Lock-to-lock time 0.00s
Curb to Curb Turning Radius 51.200ft



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



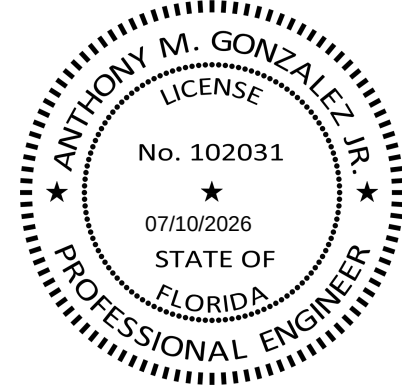
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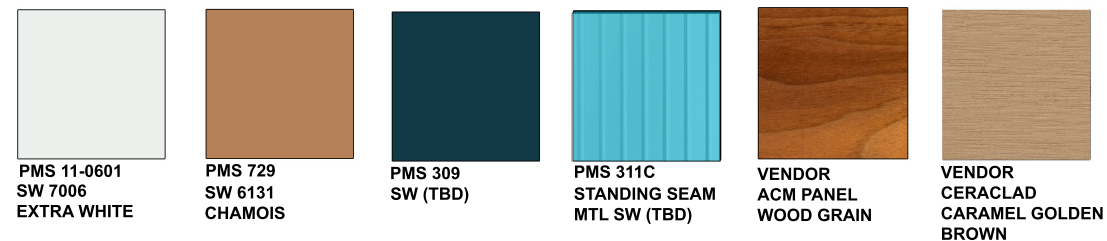
PLAN INFORMATION

PROJECT NO. WWS25005
FILENAME WWS25005-VEH
CHECKED BY XXX
DRAWN BY XXX
SCALE 1" = 20'
DATE 7.10.2026

SHEET

VEHICLE ROUTING

C7.00

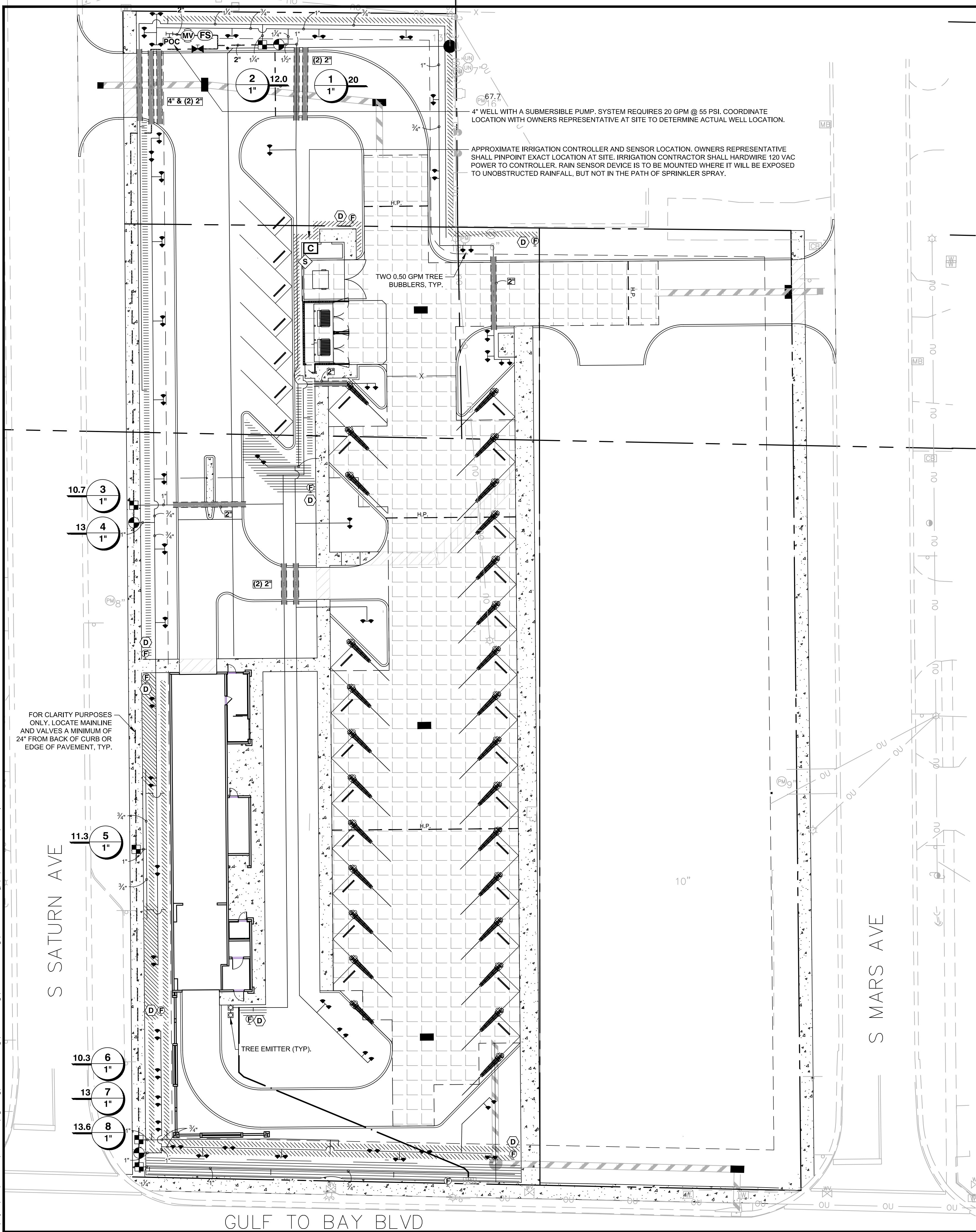


EMPAD
ARCHITECTURE AND DESIGN
AA26000094
1901 ULMERTON ROAD SUITE 195 CLEARWATER, FL

WOODIE'S WASH SHACK
407 S. Saturn Ave, Clearwater FLORIDA

7-9-26





IRRIGATION NOTES

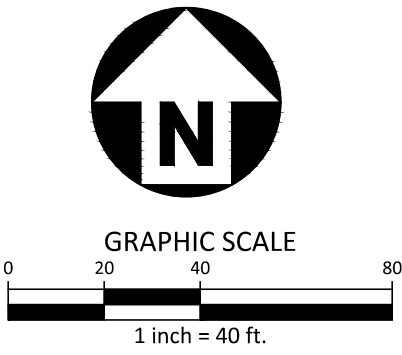
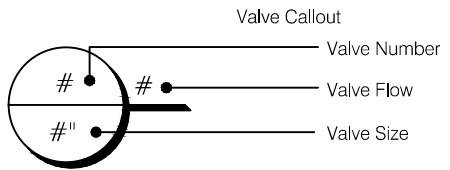
- CONTRACTOR SHALL LOCATE ALL PROPERTY AND RIGHT OF WAY LINES BEFORE CONSTRUCTION BEGINS.
- THESE IRRIGATION PLANS ARE SCHEMATIC AND MAY BE EXAGGERATED. CONTRACTOR SHALL KEEP WITHIN ALL PROPERTY AND RIGHT OF WAY LINES DURING CONSTRUCTION.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY DEPTHS AND COORDINATE IRRIGATION CONSTRUCTION WITH ALL EXISTING AND PROPOSED UTILITIES.
- ALL WIRE WILL BE COLOR-CODED DIRECT BURIAL UL/LF WIRE: COMMON (WHITE) #12-1, CONTROL WIRE (RED) #14-1.
- IRRIGATION INSTALLATION CONTRACTOR SHALL INSTALL (2) SPARE CONTROL WIRES, COLOR-CODED YELLOW AND COMMON FROM CONTROLLER TO MIDPOINT OF MAINLINE, MOUNTED IN 10" ROUND VALVE BOX.
- UPON COMPLETION THE IRRIGATION CONTRACTOR SHALL SUBMIT A DRAWING/ SCHEMATIC NOTING THE AS-BUILT MAIN LINE ROUTING - VALVES - ZONE LOCATIONS - POC - METER - HOSE BIBS - CONTROLLER - RAIN SENSOR. COMPLETE THE ATTACHED WOODIES SITE IRRIGATION DATA FORM, SUBMIT A COPY DURING SITE FINAL INSPECTION & PLACE A COPY INSIDE IRRIGATION CONTROLLER.
- PROGRAM A MINIMUM OF TWO (2) IRRIGATION CYCLE & SOAK START TIMES APPLYING 50% OF THE DAILY ZONE RUN TIMES.
- GRAVEL & TYPAR/ SOIL FILTER FABRIC (OR APPROVED EQUAL) TO BE PLACED UNDER VALVE AND BOX ASSEMBLY WITH A MINIMUM OF 4" WASHED GRAVEL FOR DRAINAGE.
- INSTALL THREE (3) SPARE WIRES FROM CONTROLLER LOCATION TO THE LAST VALVE(S), LOOP & COIL THE SPARE WIRES IN EACH VALVE BOX ON THE MAINLINE PATH.
- SLEEVING UNDER SURFACED AREAS TO BE FURNISHED & INSTALLED BY GENERAL CONTRACTOR FOR MAIN/LATERAL IRRIGATION PIPING - SLEEVE SIZE = 2X DIAMETER OF IRRIGATION PIPE. INSTALL A SEPARATE 2" SLEEVE FOR CONTROL WIRES, SLEEVE(S) TO EXTEND ONE (1) FOOT INTO LANDSCAPE AREA BEYOND CURB/ SIDEWALK(S). MARK BOTH ENDS OF SLEEVE WITH A 2"X 4" WOOD STAKE EXTENDING 1' ABOVE CURB/ SIDEWALK GRADE. FLAG BOTH ENDS OF MARKER STAKES.

THESE PLANS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE. INSTALL THIS IRRIGATION SYSTEM PER THE SITE CONDITIONS, AVAILABLE FLOW/PRESSURE AND MANUFACTURERS RECOMMENDATIONS. ADJUST ZONE FLOWS TO ACCOMMODATE THE AVAILABLE MAINLINE FLOWS AND PRESSURES.

THE DESIGN PROFESSIONAL DOES NOT ACCEPT ANY/ALL RESPONSIBILITY AND/OR LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING FDEP GUIDELINES AND TO IRRIGATION SPECIFICATIONS AND DETAILS.

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	92	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird XC2-100-PR8-COM Wide Flow Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESB Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 5 GPM-20 GPM.	5	
	Rain Bird MDCCFAP Dripline Flush Valve cap in compression fitting coupler.	9	
	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6in. for clear visibility when drip system is charged to a minimum of 20psi. Includes 16in. of 1/4in. distribution tubing with connection fitting pre-installed.	8	
	Rain Bird XP-0600X SQ Series Low-Volume, Low-Pressure, Drip 6.0in. Pop-Up Spray, 1/4in. Barbed Inlet. Nozzle Options: SQ Series, 5 MPR Series, 8 MPR Series, and 5 Series Plastic Bubbler. *Note* Always install a Pressure Compensating Screen w/Plastic Bubbler 5 Series.	2	
	Area to Receive Dripline Rain Bird XFDe-09-12 XFDe On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.	3,827 sf	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird PGA Globe 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	3	
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.	1	
	Rain Bird PEB 1-1/2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.	1	
	Hunter PHC-1200 Wi-Fi enabled, full-functioning controller with touchscreen, 12-Station fixed controller, 120 VAC, Outdoor model.	1	
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1	
	Hunter HC-100-FLOW 1in. Flow meter for use with Hydrawise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	1	
	4" deep well with a submersible pump - 20 GPM @ 55 PSI The Contractor shall coordinate the location and all power requirements with the Owner or General Contractor. The well depth shall be bid at 200 feet with a + or - price per lineal feet.	1	
	Irrigation Lateral Line: PVC Class 200 SDR 21 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size. Fittings shall be SCH 40 and molded. Install 12" below final grade.	2,482 lf	
	Irrigation Mainline: PVC Class 200 SDR 21 Pipe sizes 3" inch or smaller shall have bell and socket joints. Fittings shall be SCH 40 and molded. Install 18" below grade.	496.2 lf	
	Pipe Sleeve: PVC Schedule 40 Irrigation sleeves shall be Schedule 40 PVC pipe up to 4" pipe. The depth of the sleeves shall be a minimum 30" cover from finished grade (top of asphalt) under roadway crossings and 24" under all sidewalks and hardscapes.	235.2 lf	



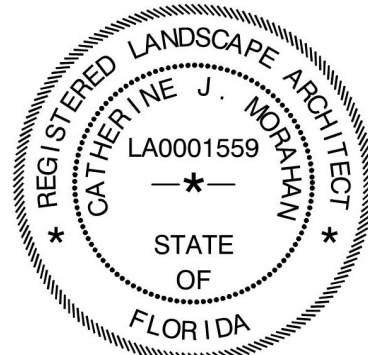
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CLEARWATER, FL 33755



REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO. WWS25005
FILENAME WWS25005-IRD
CHECKED BY XXX
DRAWN BY XXX
SCALE 1" = 20'
DATE 2.27.2026

SHEET

IRRIGATION PLAN

IR.1

CEF LAKELAND RESIDENTIAL

Vinyl Fence



Shown with Walk Gate & optional Federation Caps in Almond



BGM Lakeland Angled with Slope



Shown with optional Lattice Filler

X _____

VINYL COLOR OPTIONS:

White	Almond	Adobe	Gray
X _____	X _____	X _____	X _____

White Streaked	Almond Streaked	Adobe Streaked	Gray Streaked
X _____	X _____	X _____	X _____

White Embossed	Almond Embossed	Adobe Embossed	Gray Embossed
X _____	X _____	X _____	X _____

Embossed Streaked Option also Available in These Colors

*Upon signing Product Information Page, customer is aware of actual color of the fence and accepts the color provided by Danielle Fence.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



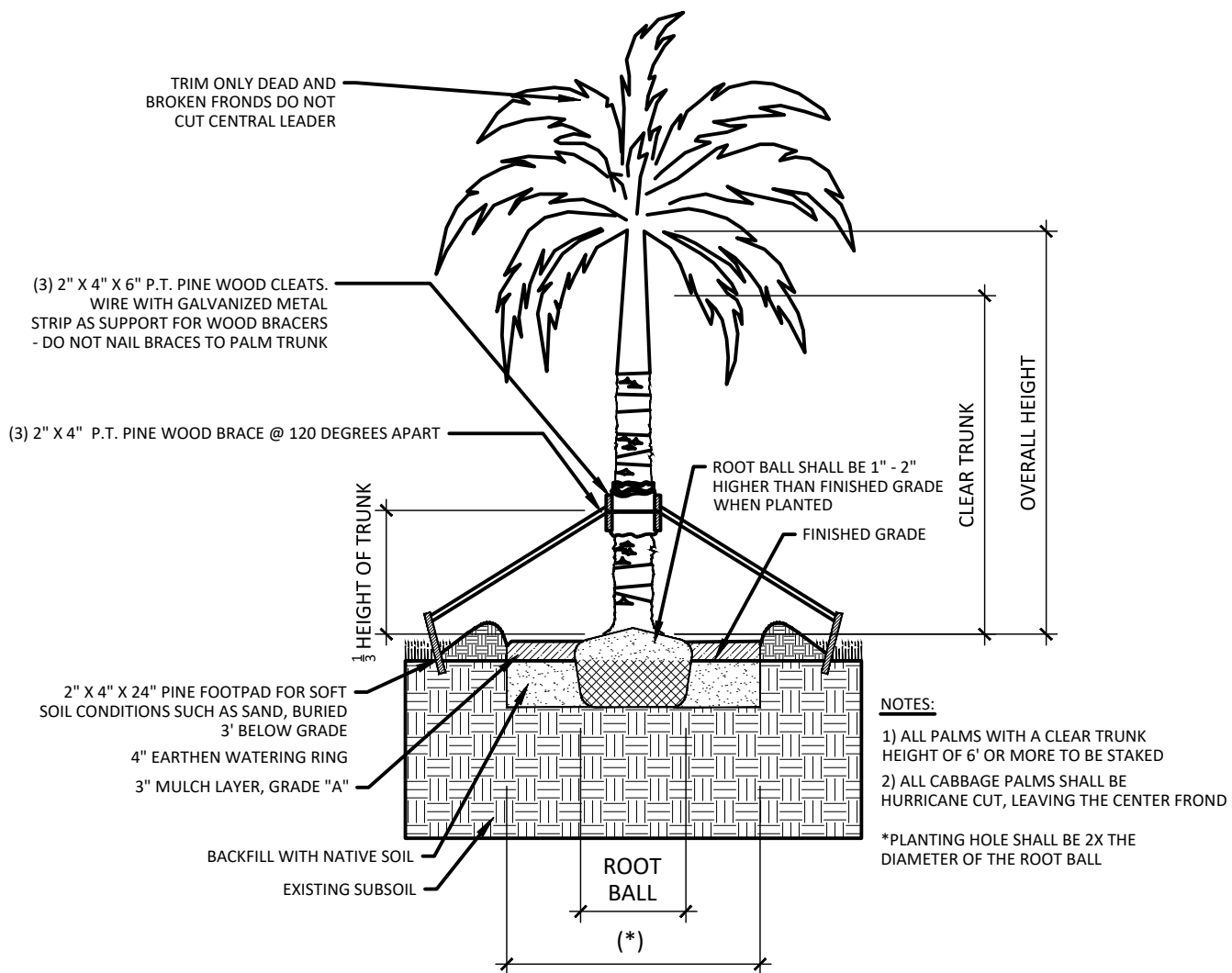
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1

PALM TREE - PLANTING AND BRACING

NTS

P25--WWS--WWS25005--03

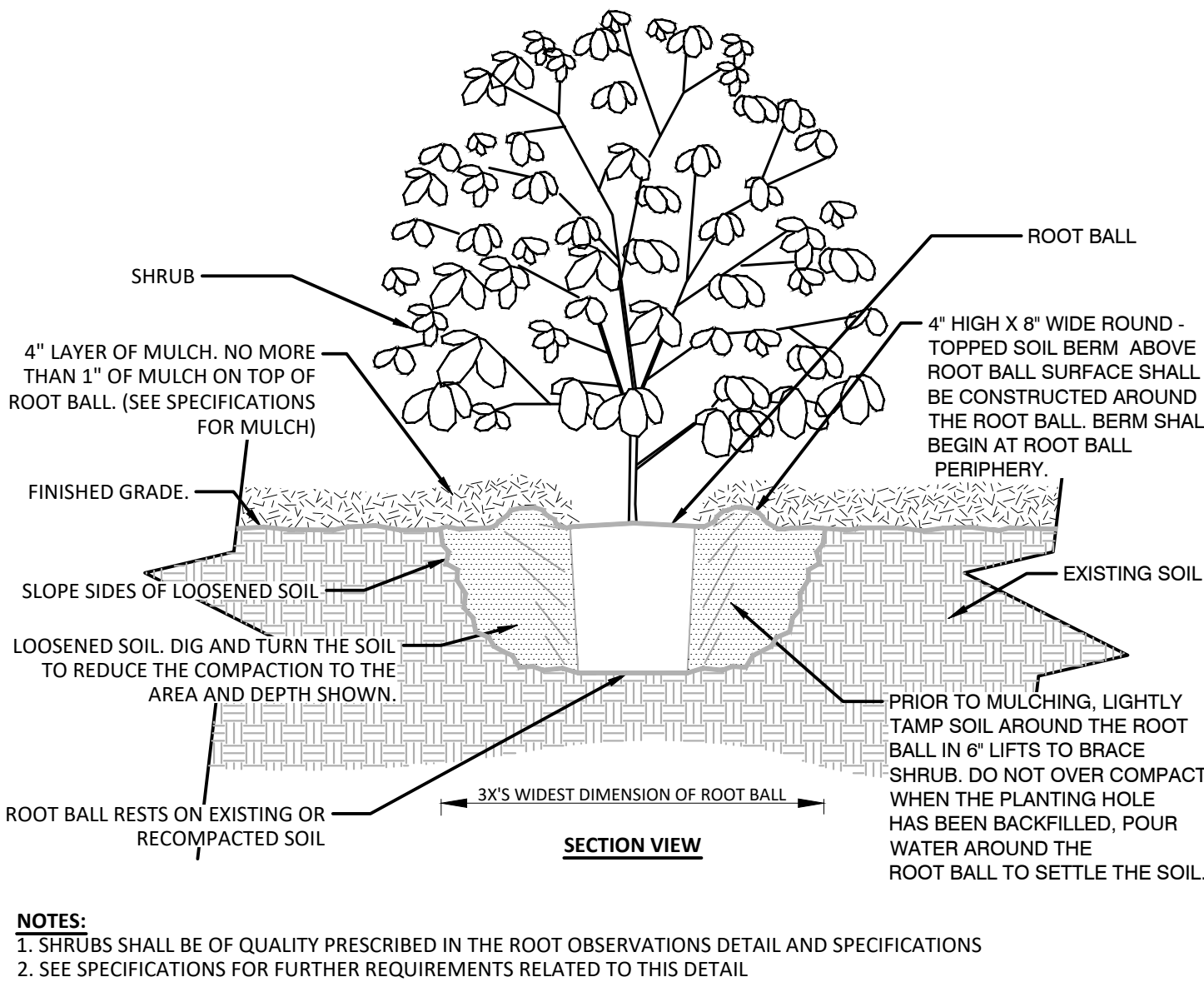


2

SHRUB - UNMODIFIED SOIL

NTS

P25--WWS--WWS25005--05

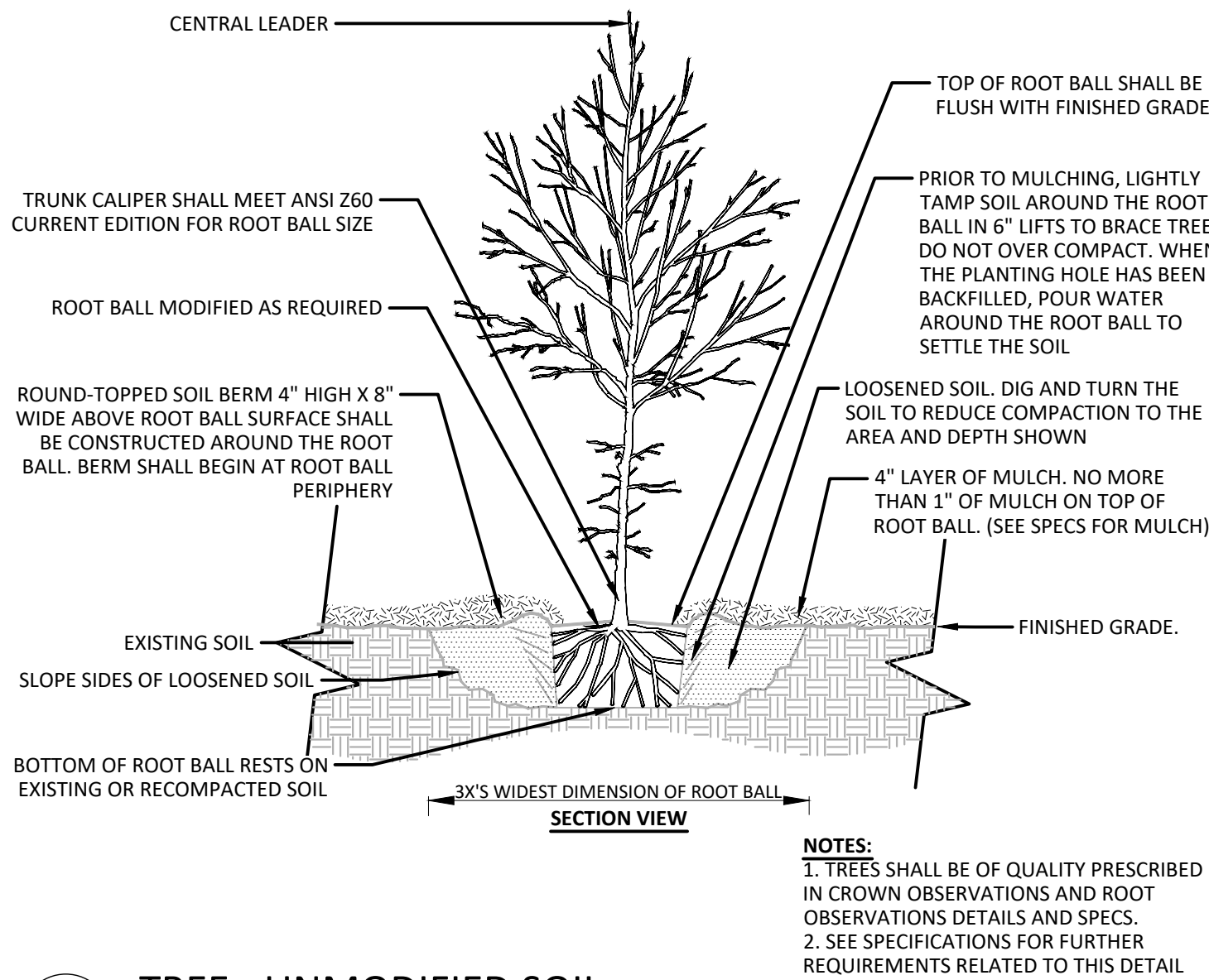


3

TREE - UNMODIFIED SOIL

NTS

P25--WWS--WWS25005--06

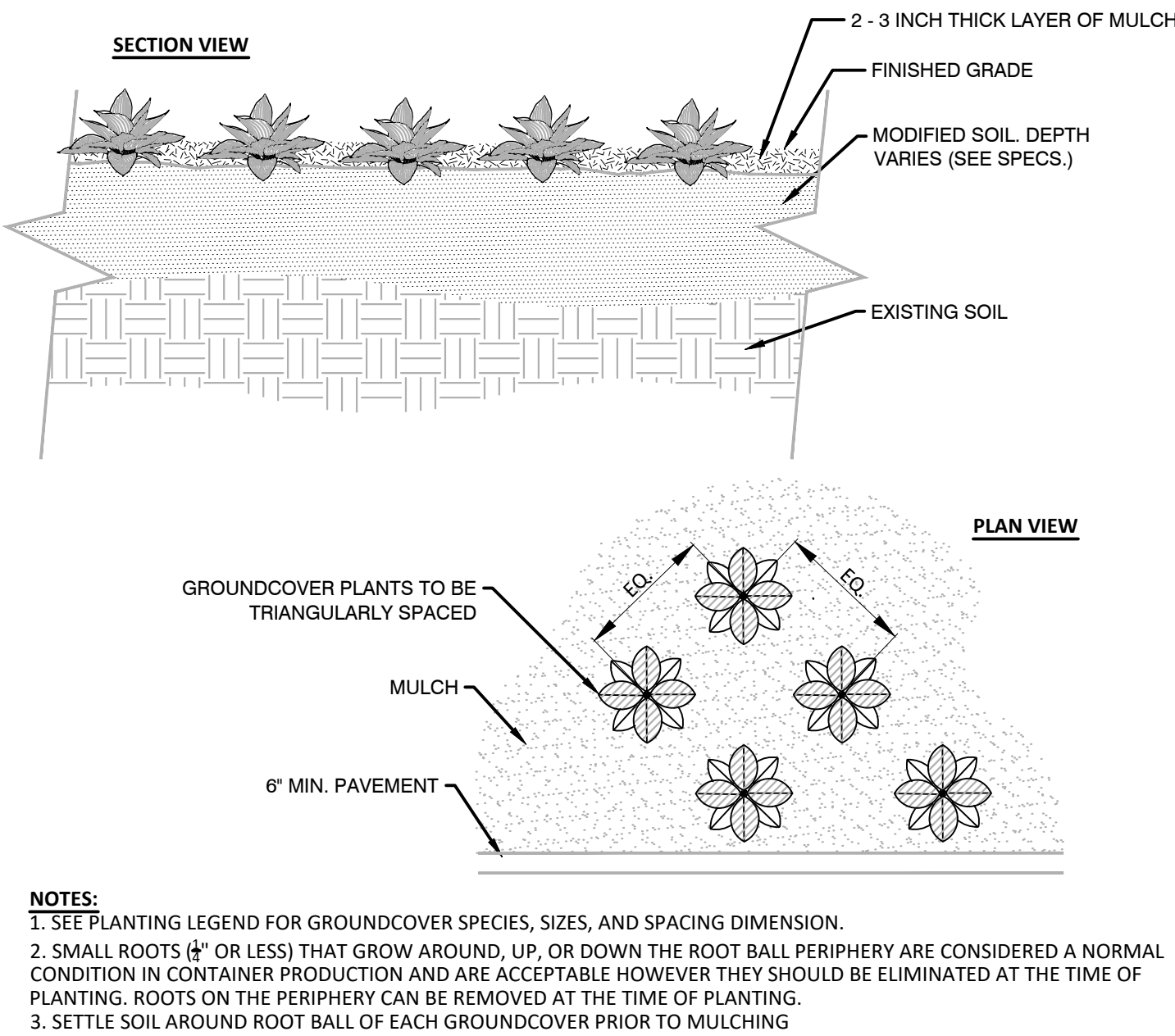


4

GROUNDCOVER

NTS

P25--WWS--WWS25005--08



GENERAL LANDSCAPE NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLEARWATER AND THE STATE OF FLORIDA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEEOUS MATERIAL.
- LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

AVID

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WOODIES WASH SHACK

CONSTRUCTION DRAWINGS

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CLEARWATER, FL 33755

REGISTERED LANDSCAPE ARCHITECT

DAVID MALCOLM

LA 660662

STATE OF FLORIDA

07.09.2026

J. David Malcolm

Digitally signed by J. David Malcolm
DN: cn=J. David Malcolm, c=US,
email=jdmalcolm@woodieswash.com
Date: 2026.07.10 11:27:34 -0400

REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	WWS25005
FILENAME	WWS25005-LS1
CHECKED BY	ALB
DRAWN BY	KCB
SCALE	N/A
DATE	7.10.2026

SHEET

LANDSCAPE PLAN

NOTES

LS.2

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

IRRIGATION SYSTEM PERFORMANCE NOTES

IRRIGATION SYSTEM IS DESIGNED TO OPERATE FROM A DEEP WELL PUMP SYSTEM PROVIDING A MINIMUM FLOW OF 20 GPM AND A MINIMUM PRESSURE OF 55 PSI.

- CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF THE AVAILABLE FLOW AND PRESSURE DEVIATES MORE THEN 5% OR WILL AFFECT THE PERFORMANCE OF THE SYSTEM.
- HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ONTO PAVED AREAS AND BUILDINGS.
- THE IRRIGATION MATERIALS SHOWN ON THE PLANS ARE APPROXIMATE LOCATIONS. MINOR ADJUSTMENTS IN THE SYSTEM LAYOUT WILL BE PERMITTED TO CLEAR FIXED OBSTRUCTIONS. ANY MAJOR REVISIONS TO THE IRRIGATION SYSTEM SHALL BE SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT FOR APPROVAL. THE FINAL SYSTEM LAYOUT MUST BE ACCEPTABLE TO THE OWNER.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED INSIDE THE LANDSCAPE AREAS AND WITHIN THE PROPERTY LIMITS.
- IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE NUMBER OF HEADS OR VALVES CANNOT BE LESS THAN THAT INDICATED ON PLANS WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. IRRIGATION ZONES FOR TURF AND PLANTING BEDS ARE TO BE SEPARATE. SPACING OF ALL SPRINKLER HEADS AND DRIP SHALL NOT EXCEED THE MANUFACTURERS PUBLISHED RECOMMENDATIONS. "HEAD TO HEAD" COVERAGE IS REQUIRED IN ALL TURF AREAS.
- 1/2" PIPE SHALL NOT BE USED FOR LATERAL PIPING.
- WITH A WELL AS A WATER SOURCE THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WATER SAMPLES FROM THE WELL AT THE IRRIGATION CONTRACTORS EXPENSE. HE SHALL HAVE A CERTIFIED LAB ANALYZE THE WATER QUALITY. THE IRRIGATION CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT OR OWNERS PROJECT MANAGER. ANY POTENTIAL ISSUES THAT MAY AFFECT THE HEALTH OF THE PLANT MATERIAL OR POTENTIAL STAINING TO SIDEWALKS AND BUILDINGS. REPORTING SHALL OCCUR BEFORE THE SYSTEM IS IN OPERATION. FAILURE TO REPORT SHALL PLACE LIABILITY ON THE IRRIGATION CONTRACTOR.
- CALL 1-800-432-4770 48 HOURS BEFORE DIGGING. (SUNSHINE STATE ONE CALL CENTER)

DRIP TUBING NOTES

- INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 12" TO 18" ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10' WITH 12" LONG PLASTIC TUBING STAKES. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING "DEAD ENDS". INSTALL AIR/VACUUM RELIEF VALVES AT "HIGH POINTS" OF EVERY SECTION.
- GRID LAYOUT SHALL BE USED ON THIS PROJECT. USE CENTER GRID LAYOUT WHERE POSSIBLE.
- WHEN SLEEVING DRIPLINE, USE BLANK DRIPLINE IN SLEEVE. SLEEVE SHALL BE 2X DRIPLINE DIAMETER. NO EMITTER DRIPLINE SHALL BE PLACED IN SLEEVE.
- THE LENGTH OF ANY DRIPLINE LATERAL SHALL NOT BE LONGER THAN: 12" EMITTERS @ 0.9 GPH
 - @ 15 PSI = 155 FEET
 - @ 20 PSI = 169 FEET
 - @ 30 PSI = 230 FEET
 - @ 40 PSI = 255 FEETLATERAL DISTANCE DOUBLED WHEN CENTER FEED LAYOUT USED (SEE CENTER FEED LAYOUT DETAIL.
- MANUAL FLUSH VALVE SHALL BE USED & PLACED WITH A 6" X 6" SUMP. VALVES SHALL BE OPENED EVERY WATERING DAY FOR 2 WEEKS AND THEN A MINIMUM OF 2 TIMES A YEAR TO CLEAR DRIPLINE OF DEBRIS.
- AIR/VACUUM RELIEF SHALL BE INSTALLED WHEN THE CHANGE IN SLOPE OCCURS 3% OR GREATER.
- STAPLES SHALL BE USED AT 5' O.C. AND 2 STAPLES X'ED OVER EACH OTHER WITH ANY CHANGE IN DIRECTION, ELBOWS, OR CROSSES.
- SUPPLY, EXHAUST HEADERS AND DRIPLINE SHALL BE PLACED 2'- 4" FROM PLANTS AND PAVEMENT EDGES.
- BLANK DRIPLINE SHALL BE USED FOR ALL SUPPLY AND EXHAUST HEADERS, UNLESS OTHERWISE NOTED ON PLANS.
- PRIOR TO COVERING DRIPLINE, DRIPLINE CIRCUIT WILL BE PRESSURIZED AND TESTED FOR PROPER OPERATION.
- DRIP LINE LATERALS SHALL BE LAID IN THE LONGEST RUN, WHETHER IT BE THE WIDTH OR LENGTH OF THE ZONE.

GENERAL IRRIGATION NOTES

- ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE).
- ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER (CLASS 200 PVC PIPE).
- NO ROCKS, BOULDER, OR OTHER EXTRANEIOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
- ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
- ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
- SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
- ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
- ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
- NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
- ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEDING WITH THE WORK.
- ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
- CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.e ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
- CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.e VERIFY ROOT BALL SIZE FOR PLANTING.
- CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN A VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES.
- INSTALL DRIP LINE TUBING AND NON-PRESSURE LATERAL LEAD LINE PIPING IN LANDSCAPE AREAS AND ADJACENT TO SELECTED PLANT MATERIAL AS SHOWN IN DETAILS.
- CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
- 24 VOLT WIRE SHALL BE COLOR CODE; COMMON-WHITE, CONTROL-RED.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
- CONTROLLER GROUNDING MUST BE PER ASIC REQUIREMENTS.
- ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
 - TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
- SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING, ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPED AREAS AND REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
- CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 18" FROM FOUNDATIONS, ALSO INSTALL SPRINKLERS 4" FROM CURBS OR WALKS.
- PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS OR SPECIFICATIONS.
- IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN A PDF FILE FORMAT BEFORE FINAL ACCEPTANCE. PROVIDE CROSS-MEASURED LOCATIONS OF ALL VALVE LOCATIONS, CONTROLLER, WATER SOURCE, WIRE SPLICES, SLEEVE LOCATIONS, ETC.
- A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
- PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIAL, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS. CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE TWO PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE(BOTH TO SHOW NO DROP IN PRESSURE DURING DURATION OF THE TEST).
 - 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE
 - 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE
- THE IRRIGATION CONTRACTOR WILL READ ALL SPECIFICATIONS AND REVIEW ALL DETAILS AND EXAMINE THESE PLANS CAREFULLY PRIOR TO BIDDING THIS PROJECT. FAILURE TO READ THIS INFORMATION IS NOT AN ACCEPTABLE REASON IF THE JOB IS UNDERBID.
- THE PLAN MAY NOT INCLUDE ALL MATERIALS. THIS DOESNT RELIEVE THE CONTRACTOR FROM BEING RESPONSIBLE TO PROVIDE A COMPLETE SYSTEM IN PERFECT WORKING ORDER.

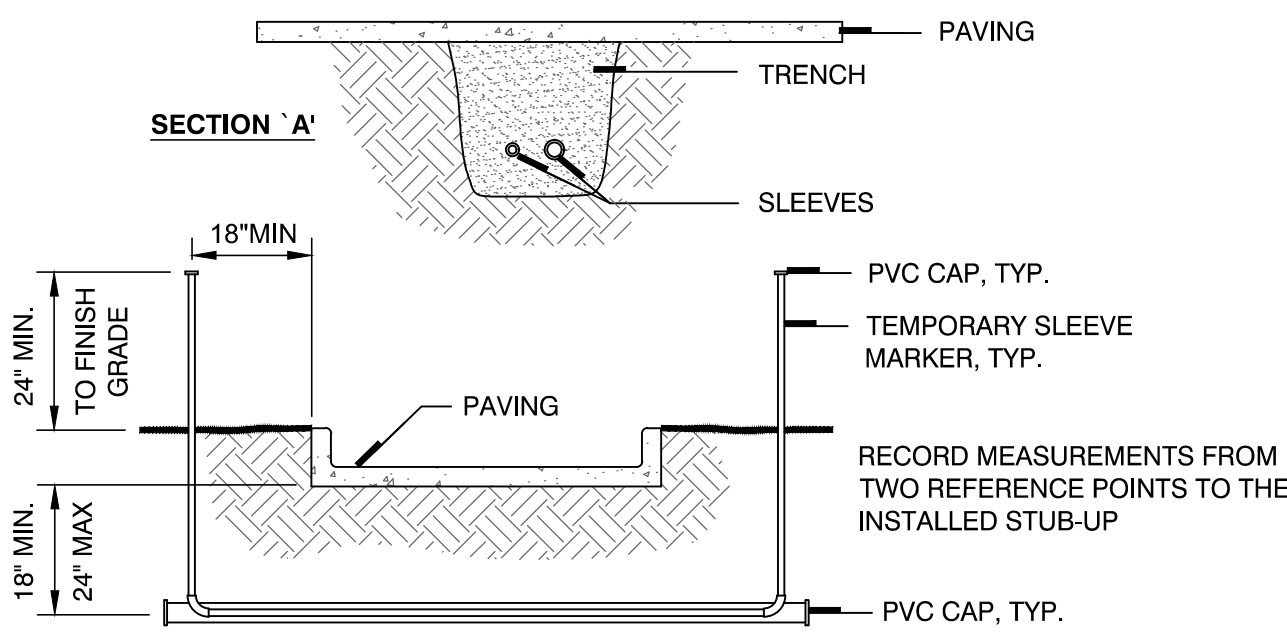
WELL SPECIFICATIONS

- PART 1 - WELL
- THE CONTRACTOR SHALL DRIVE OR DRILL A 4" DEEP WELL FOR THE OPERATION OF THE IRRIGATION SYSTEM. THE WELL SHALL PRODUCE 20 GALLONS PER MINUTE AND A MINIMUM OF 55 PSI WITH NO MORE THEN A 5 FOOT MINIMUM PUMPING DRAW-DOWN.
 - THE WELL SHALL BE INSTALLED AS PER STATE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED TO DRILL.
- PART 2 - THE PUMP
- THE CONTRACTOR SHALL FURNISH AND INSTALL ONE SUBMERSIBLE PUMP INSIDE THE WELL. THE PUMP SHALL BE CAPABLE OF PRODUCING 20 GALLONS PER MINUTE AT 55 PSI. THE PUMP OR PUMPS SHALL BE INSTALLED USING THE FOLLOWING EQUIPMENT AND MATERIALS. ALL EQUIPMENT MAY NOT BE LISTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL ALL NECESSARY EQUIPMENT FOR THE OPERATION OF THE WELL PUMP AND ITS CONNECTION TO THE IRRIGATION SYSTEM.
 - 4X2 INCH SANITARY WELL SEAL.
 - GALVANIZED DROP PIPE, SIZE AS REQUIRED.
 - SUBMERSIBLE PUMP CABLE, SIZE AS REQUIRED.
 - ALL NECESSARY GALVANIZED FITTINGS THAT ARE REQUIRED FOR CONNECTION OF THE SYSTEM, ALL ABOVE GROUND PIPING SHALL BE GALVANIZED STEEL.
 - ALL NECESSARY ELECTRICAL WIRE, SWITCHES AND CONDUIT.
 - ISOLATION VALVE.
 - SILENT CHECK VALVE.
 - MAGNETIC STARTER FOR THREE PHASE SYSTEMS, SIZE AS REQUIRED.
 - ABOVE GROUND CHECK VALVE, WHERE REQUIRED BY CODE.
 - THE CONTRACTOR SHALL FURNISH AND INSTALL ONE "PUMPTEC-PLUS" PROTECTION SYSTEM BY FRANKLIN ELECTRIC FOR EACH PUMP INSTALLED.
- PART 3 - NOTES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL THE ABOVE EQUIPMENT AND THE CONNECTION TO THE IRRIGATION SYSTEM.
 - POWER FOR THE OPERATION OF THE PUMP(S) SHALL BE SUPPLIED TO A JUNCTION BOX AT THE PUMP LOCATION BY THE ELECTRICAL CONTRACTOR. COORDINATE ALL POWER REQUIREMENTS WITH THE OWNER OR GENERAL CONTRACTOR.
- PART 4 - SITE CONDITIONS
- THE WELL DRILLER SHALL BE RESPONSIBLE TO VISIT THE SITE AND BECOME FAMILIAR WITH THE ON-SITE LOCATION OF THE WELL. IT SHALL BE HIS RESPONSIBILITY TO NOTIFY THE OWNER IF HE FEELS THE LOCATION SHOULD BE MOVED. THE OWNER SHALL NOT BE RESPONSIBLE TO PAY FOR ANY WELL OR PART OF A WELL THAT DOES NOT MEET THE FULL INTENT OF THESE SPECIFICATIONS.

WATERING GUIDELINES FOR TREES AND SHRUBS DURING ESTABLISHMENT PERIODS

TYPE OF PLANT	ESTABLISHMENT PERIOD	WATERING SCHEDULE	RECOMMENDED AMOUNT OF WATER
TREES WITH LESS THAN 2" TRUNK DIAMETER	3 TO 6 MONTHS	1. DAILY FOR 2 WEEKS. 2. EVERY OTHER DAY FOR 2 MONTHS. 3. THEN WEEKLY UNTIL ESTABLISHED.	2 TO 3 GALLONS PER INCH OF TRUNK DIAMETER
TREES WITH 2" TO 4" TRUNK DIAMETER	6 TO 12 MONTHS	1. DAILY FOR 1 MONTH. 2. EVERY OTHER DAY FOR 3 MONTHS. 3. THEN WEEKLY UNTIL ESTABLISHED.	2 TO 3 GALLONS PER INCH OF TRUNK DIAMETER
TREES OVER 4" TRUNK DIAMETER	12 OR MORE MONTHS	1. DAILY FOR 2 WEEKS. 2. EVERY OTHER DAY FOR 2 MONTHS. 3. THEN WEEKLY UNTIL ESTABLISHED.	2 TO 3 GALLONS PER INCH OF TRUNK DIAMETER
SHRUBS IN 1-GALLON CONTAINERS	3 TO 6 MONTHS	1. DAILY FOR 6 WEEKS. 2. EVERY OTHER DAY FOR 2 MONTHS. 3. THEN WEEKLY UNTIL ESTABLISHED.	1 QUART
SHRUBS IN 3-GALLON CONTAINERS	3 TO 6 MONTHS	1. EVERY DAY FOR THE FIRST FEW WEEKS AFTER PLANTING. 2. GRADUALLY DECREASE TO EVERY OTHER DAY TO EVERY EVERY THIRD DAY UNTIL ESTABLISHED.	2 QUART
SHRUBS IN 7-GALLON CONTAINERS	6 TO 12 MONTHS	1. EVERY DAY FOR THE FIRST FEW WEEKS AFTER PLANTING. 2. GRADUALLY DECREASE TO EVERY OTHER DAY TO EVERY EVERY THIRD DAY UNTIL ESTABLISHED.	1 GALLON

- NOTES: A. FREQUENCY MAY BE REDUCED WHEN PLANTS ARE INSTALLED DURING THE COOLER MONTHS OR DURING PERIODS OF FREQUENT RAIN.
B. DO NOT WATER IF THE ROOT BALL IS SATURATED.

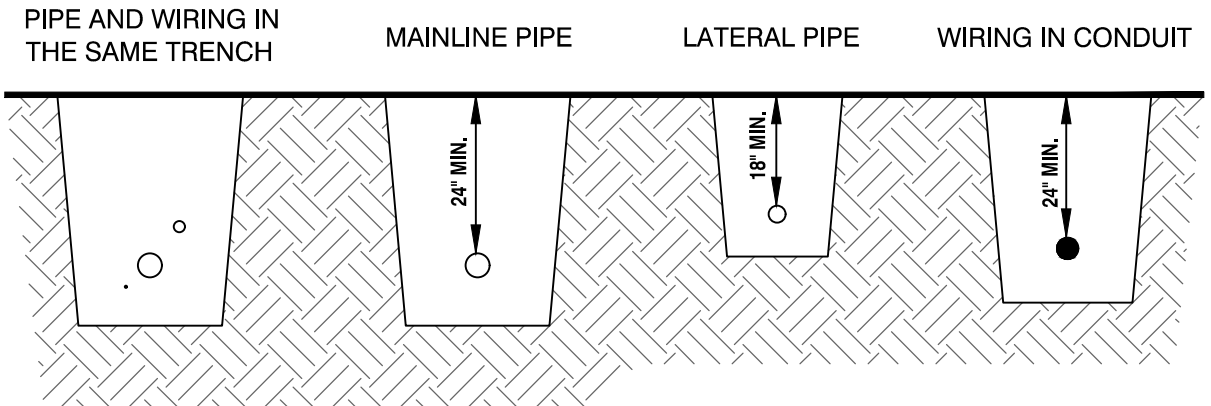


- NOTES
- IRRIGATION SLEEVES SHALL BE CLASS 200 PIPE FOR 6" AND LARGER AND SCHEDULE 40 PVC FOR 3" AND SMALLER.
 - ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
 - WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE AND MARK ALL SLEEVE LOCATIONS. REMOVE EXTENSION WHEN SLEEVE IS UTILIZED.
 - MECHANICALLY TAMP TO 95% PROCTOR.
 - SLEEVE SHALL BE TWO (2) TIMES DIAMETER OF NOMINAL SIZE OF PIPE WITHIN SLEEVE.

RUN WIRING BENEATH AND BESIDE MAINLINE, TAPE AND BUNDLE IT 10-FOOT INTERVALS.

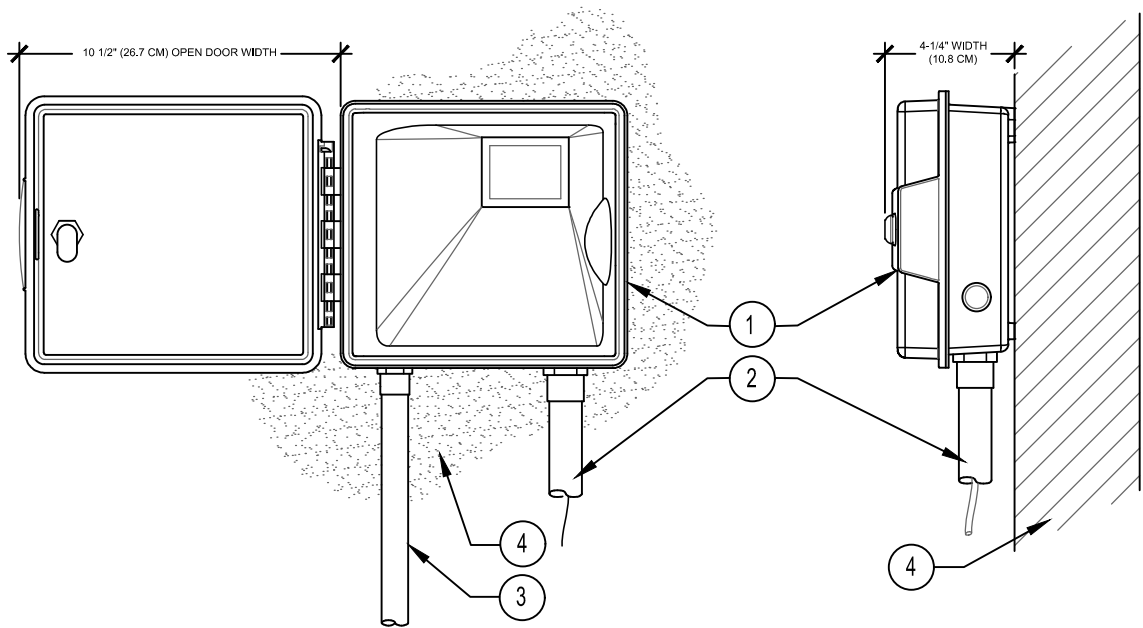
IRRIGATION SLEEVE DETAIL

- ALL LATERAL LINES SHALL BE SCH 200 PVC PIPE. ALL MAIN LINE SHALL BE SCH 40 PIPE.
- SLEEVES BELOW ALL HARDSCAPE ELEMENTS SHALL BE SCH 40 PVC AND SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
- ALL LATERAL LINE SHALL BE BURIED NO LESS THAN 18". ALL MAIN LINES AND ELECTRICAL LINES SHALL BE NO LESS THAN 24".



- PLAN VIEW
- WIRE W/O CONDUIT
- TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30' OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

PIPE AND WIRE TRENCHING



- NOTES:
- CONTROLLER ACCEPTS 120 VOLTS A.C. OR 230 VOLTS A.C. (INTERNATIONAL MODEL).
 - MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDLED 110 VAC POWER SOURCE.
 - REFER TO THE HUNTER PRO-HC INSTALLATION GUIDE FOR FURTHER INSTRUCTIONS.

PRO-HC - WALL MOUNT CONTROLLER

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PGA Globe	Bubbler	2.13 in/h	10 min		10 min			10 min	1	29	580	193	
2	Rain Bird XCZ-100-PRB-COM	Area for Dripline	1.44 in/h	14 min		14 min			14 min	1	42	503	168	
3	Rain Bird XCZ-100-PRB-COM	Drip Emitter	1.45 in/h	14 min		14 min			14 min	1	42	449	150	
4	Rain Bird PGA Globe	Bubbler	2.17 in/h	10 min		10 min			10 min	1	28	364	121	
5	Rain Bird XCZ-100-PRB-COM	Area for Dripline	1.45 in/h	14 min		14 min			14 min	1	42	474	158	
6	Rain Bird XCZ-100-PRB-COM	Area for Dripline	1.44 in/h	14 min		14 min			14 min	1	42	432	144	
7	Rain Bird PGA Globe	Bubbler	2.14 in/h	10 min		10 min			10 min	1	29	377	126	
8	Rain Bird XCZ-100-PRB-COM	Area for Dripline	1.44 in/h	14 min		14 min			14 min	1	42	570	190	
		TOTALS:		100		100			100		296	3,749	1,250	

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE 3/4"	PIPE 1"	PIPE 1 1/4"	PIPE 1 1/2"	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird PGA Globe	1"	Bubbler	20	40	611.3	246.4	5.8	3.5	300.1	30	2.92	6	38.9	42.9	2.13 in/h
2	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	11.97	797.8 lf	302.0		43.2		294.0	30	1.74	15.0	46.7	50.7	1.44 in/h
3	Rain Bird XCZ-100-PRB-COM	1"	Drip Emitter	10.69	687.6 lf	283.2	56.1			211.6	30	1.83	13.4	45.2	49.3	1.45 in/h
4	Rain Bird PGA Globe	1"	Bubbler	13	26	372.6	7.7			218.1	30	2.13	5.93	38.1	42.3	2.17 in/h
5	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	11.3	752.1 lf	70.0	3.9			340.7	30	0.54	14.3	44.8	49.1	1.45 in/h
6	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	10.29	686.1 lf	83.8	4.8			449.7	30	1.23	12.6	43.8	48.1	1.44 in/h
7	Rain Bird PGA Globe	1"	Bubbler	13	26	230.4	10.7			454.7	30	2.24	5.93	38.2	42.7	2.14 in/h
8	Rain Bird XCZ-100-PRB-COM Common Wire	1"	Area for Dripline	13.58	905.1 lf	97.2	45.6	3.9		460.0	30	2.27	17.2	49.4	54.0	1.44 in/h
										496.2						



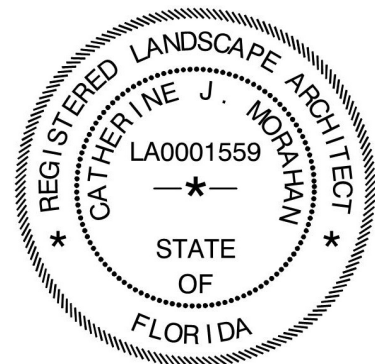
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JASMINE MCADAMS
PHONE: (885) 559-3355

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CONSTRUCTION DRAWINGS
407 S SATURN AVE
CLEARWATER, FL 33755



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. VWS25005
FILENAME VWS25005-IRD
CHECKED BY XXX
DRAWN BY XXX
SCALE N/A
DATE 2.27.2026

SHEET

IRRIGATION PLAN
NOTES

IR.2

CEF LAKELAND RESIDENTIAL VINYL FENCE

Available in 48", 60" and 72" Height

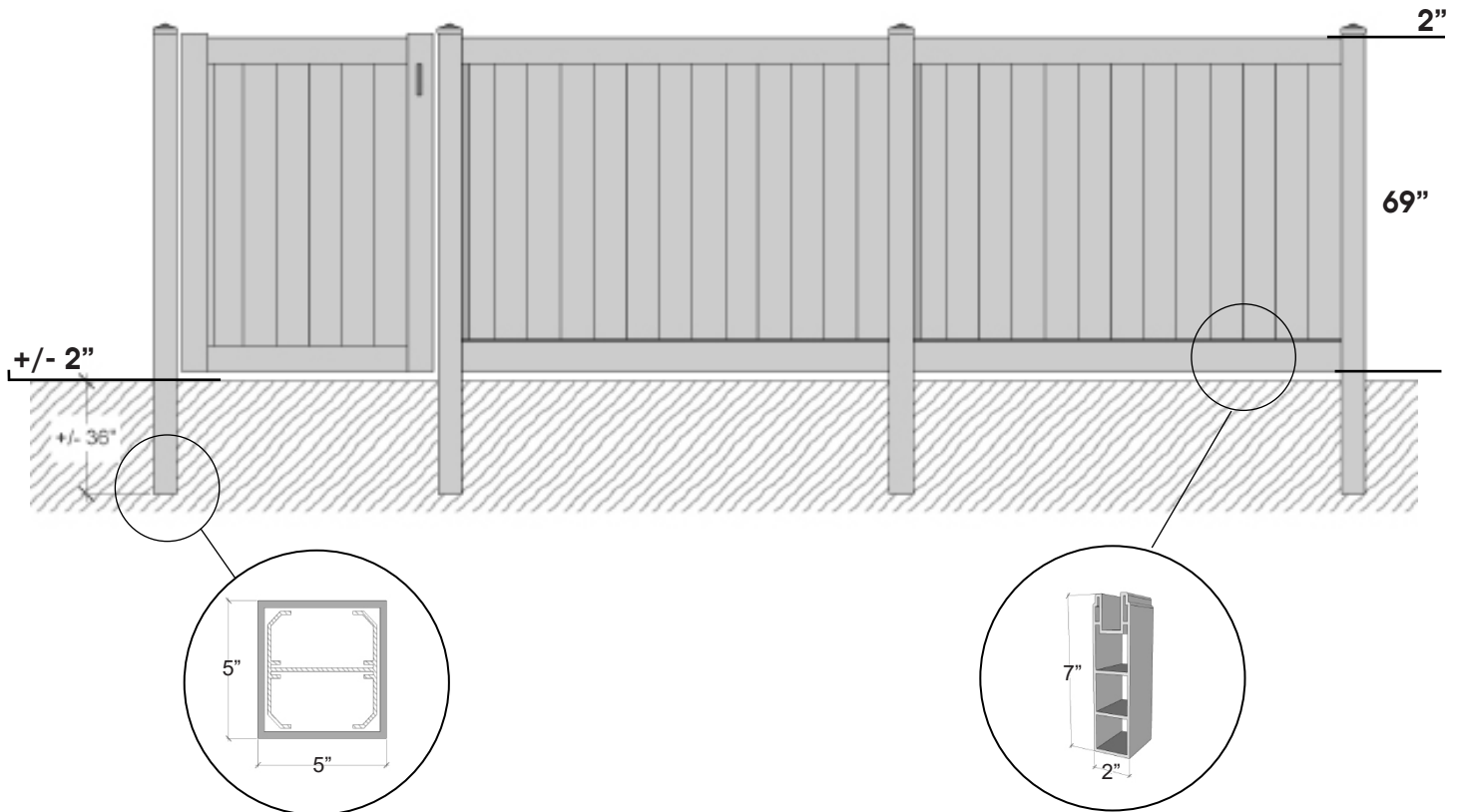
(Measurements listed are to the top of post)

Fence is constructed from the following materials:

- 2" x 7" ribbed heavy wall bottom rail
- 1½" x 5½" ribbed top rail
- Thirteen, 7⁄8" x 7" vertical ribbed tongue & groove pickets per section
- One, 1" x 1½" u-channel
- 5" x 5" x .135" posts on 96" centers
- Posts installed 36" in ground
- 5" traditional post caps
- Aluminum reinforced gate hinge post
- 48" or shorter heights do not meet pool code
- 48" x 50" gates or smaller are all .280" posts with no insert

Example: 72" Fence

- Rail to Rail is 69"
- Plus 2" to the top of the post
- +/- 2" of spacing at the bottom of the fence



Proudly Made in the USA

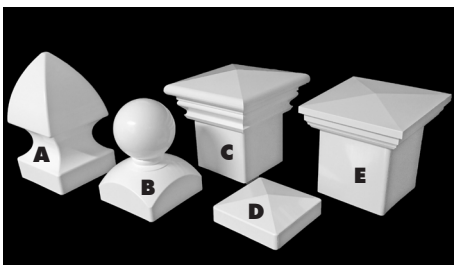
10 year prorated warranty*

X

(Customer Signature)

*See contract for terms & conditions. Visit www.daniellefence.com to view warranty details.

POST CAP OPTIONS:

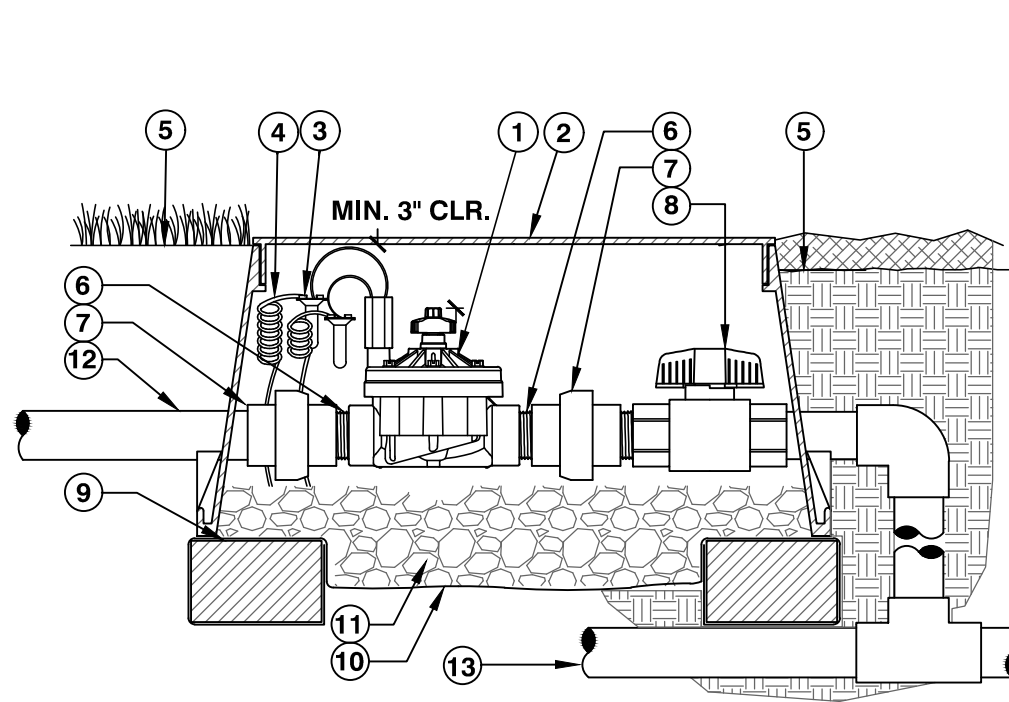


A. Gothic Cap B. Ball Cap (White only)
C. Federation Cap D. Traditional Cap
E. New England Cap



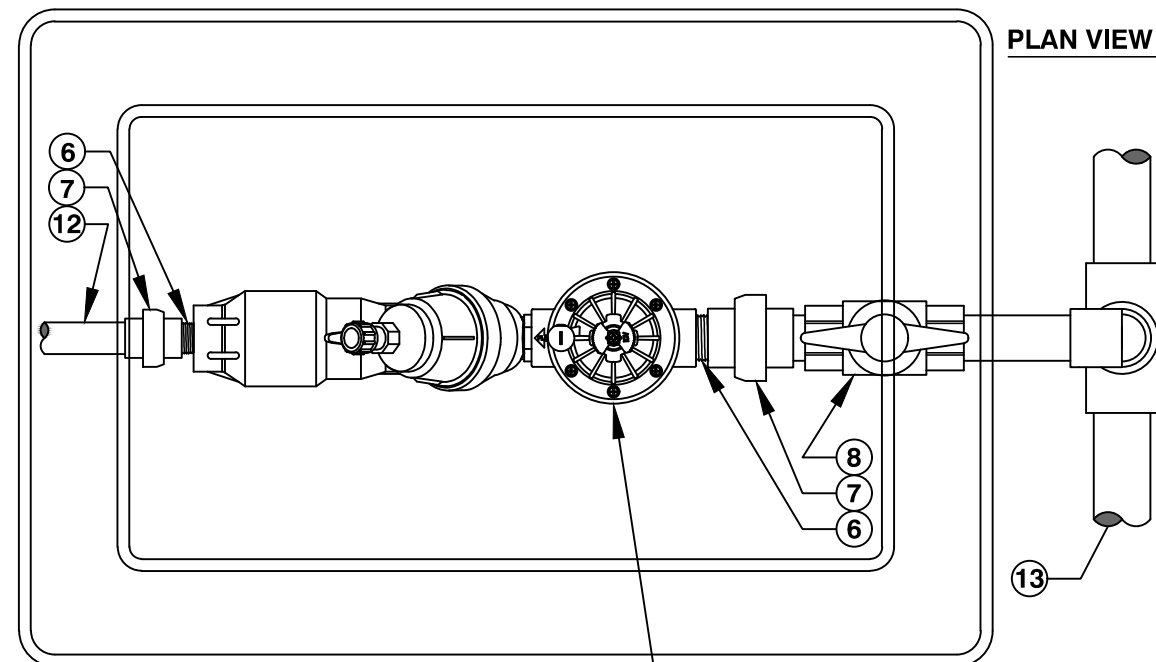
02062024

www.DanielleFence.com
863.425.3182 | 813.681.6181
4855 SR 60W | Mulberry, FL 33860

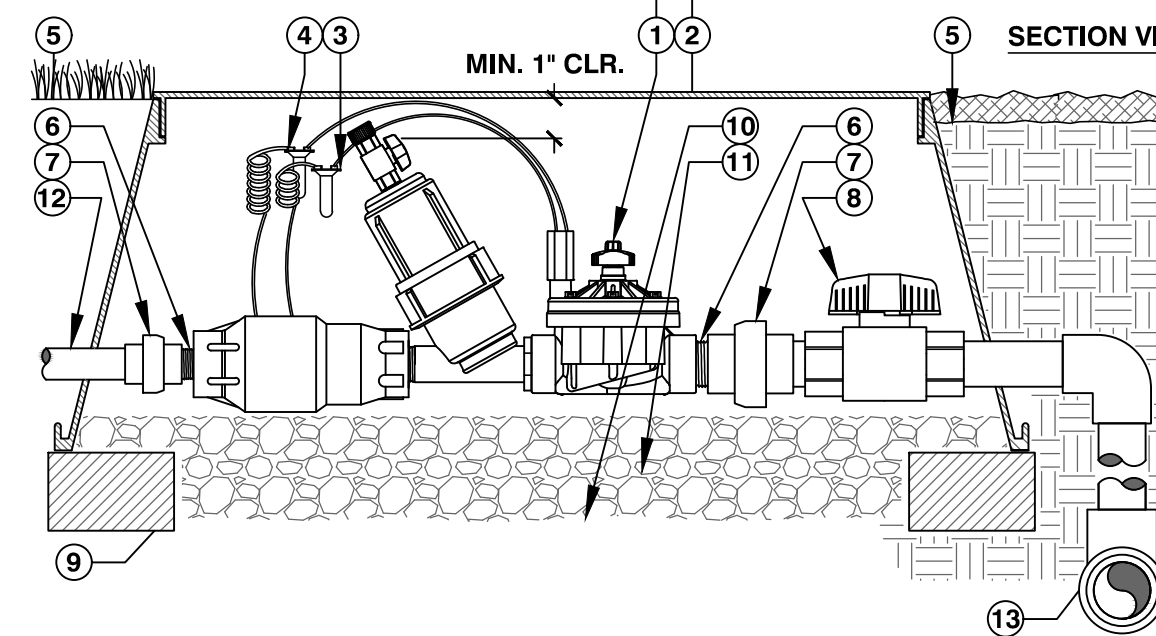


- 1 REMOTE CONTROL VALVE WITH FLOW CONTROL - PER PLAN
- 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- 3 WATERPROOF CONNECTORS (2)
- 4 18"-24" COILED WIRE TO CONTROLLER
- 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- 6 SCH. 80 CLOSE NIPPLE, SIZE PER RCV
- 7 PVC SLIP (OR FPT) X FPT UNION
- 8 ISOLATION VALVE, LINE SIZE
- 9 BRICK SUPPORTS (4)
- 10 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 11 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 12 IRRIGATION LATERAL
- 13 MAINLINE AND FITTINGS

ELECTRIC REMOTE CONTROL VALVE



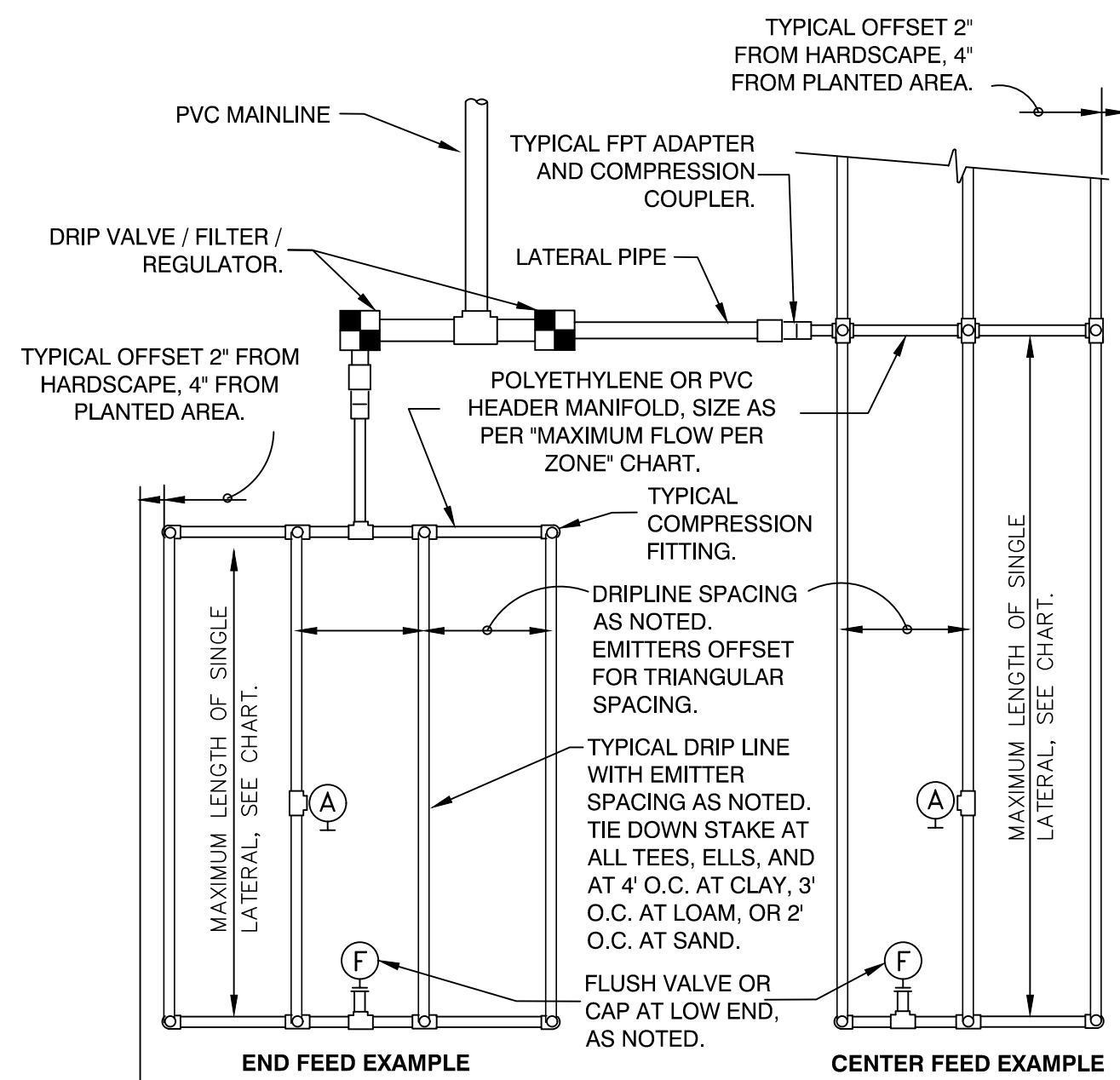
PLAN VIEW



SECTION VIEW

- 1 HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
- 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- 3 WATERPROOF CONNECTORS (2)
- 4 18"-24" COILED WIRE TO CONTROLLER
- 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- 7 PVC SLIP X FPT UNION
- 8 ISOLATION VALVE, SIZE AND TYPE PER PLAN
- 9 BRICK SUPPORTS (4)
- 10 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 11 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 12 IRRIGATION LATERAL
- 13 MAINLINE LATERAL AND FITTINGS

DRIP CONTROL KIT WITH UNIONS AND ISOLATION VALVE



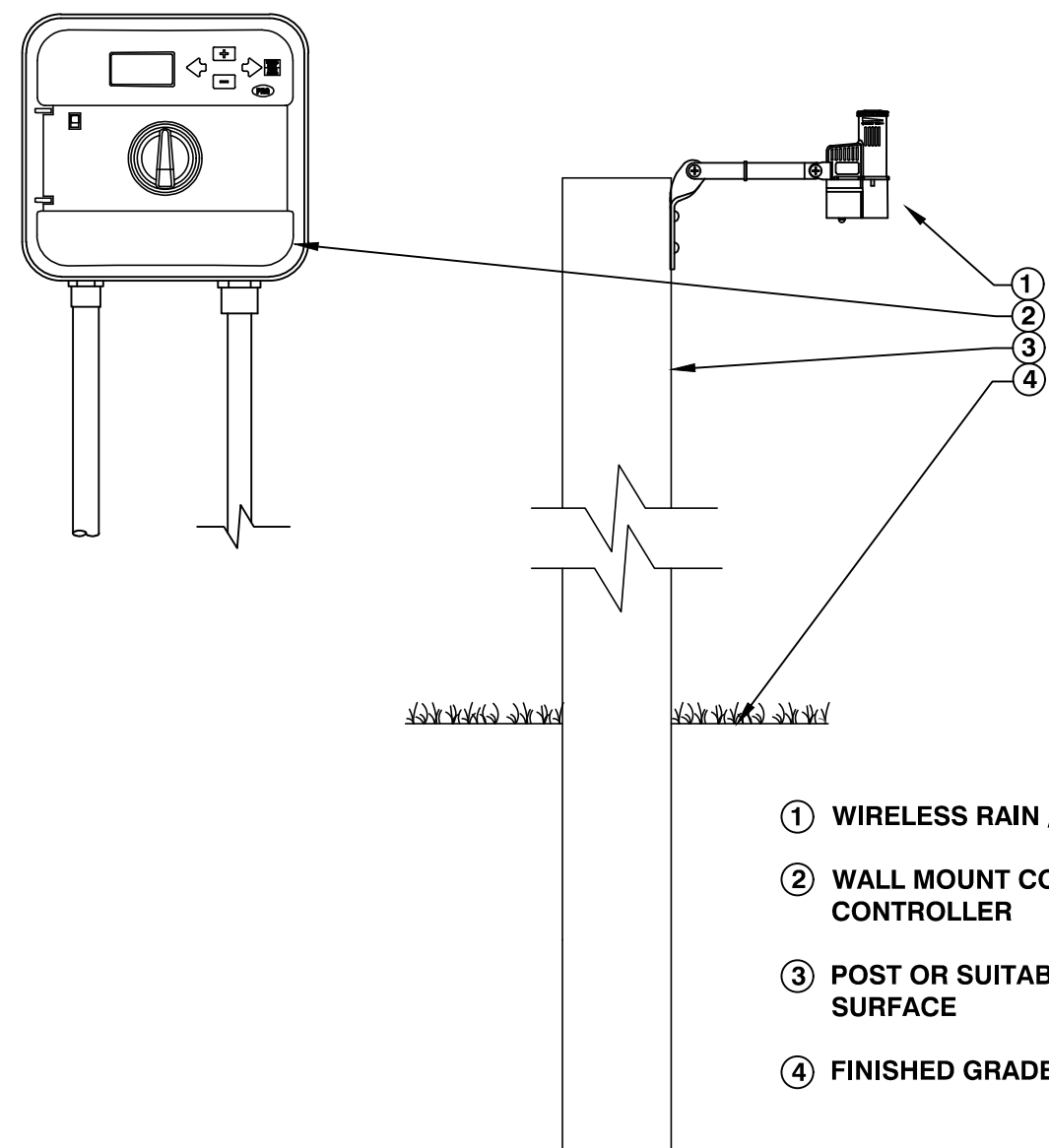
	MAXIMUM LATERAL LENGTH (FEET)					
	EMITTER FLOW RATE GPH					
PSI	12" SPACING	0.6	0.9	18" SPACING	0.6	0.9
10	125	96		175	135	
20	249	191		350	171	
30	307	236		434	333	
40	350	268		495	380	
50	125	96		175	135	
60	125	96		175	135	
				218	171	

GRID PRECIPITATION RATES (IN/HR)				
EMITTER SPACING	LATERAL SPACING	0.6	0.9	EMITTER FLOW RATE
12	12	0.96	1.44	
18	18	0.69	1.03	
24	24	0.28	0.41	

LATERAL FLOW PER 100 FT (GPM)				
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING	
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM	
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM	

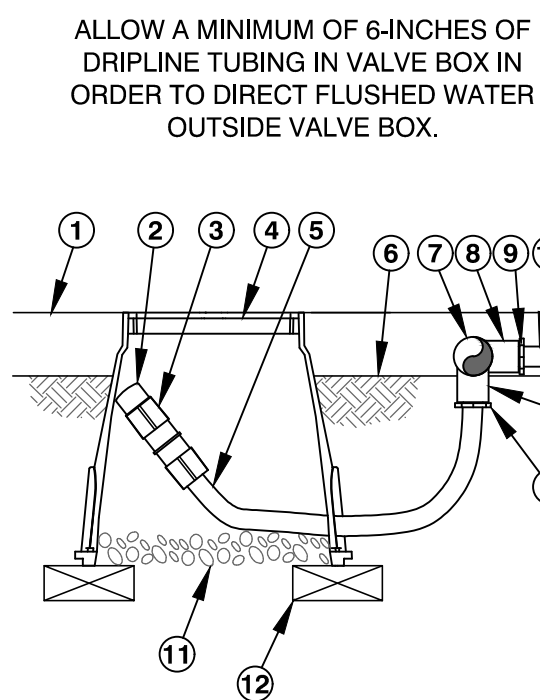
- SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHEREVER POSSIBLE.
 2. INSTALL AIR RELIEF VALVE AT THE HIGHEST POINT.
 3. NORMAL SPACING WITHIN 2/3 OF SLOPE.
 4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

TYPICAL DRIPLINE REQUIREMENTS



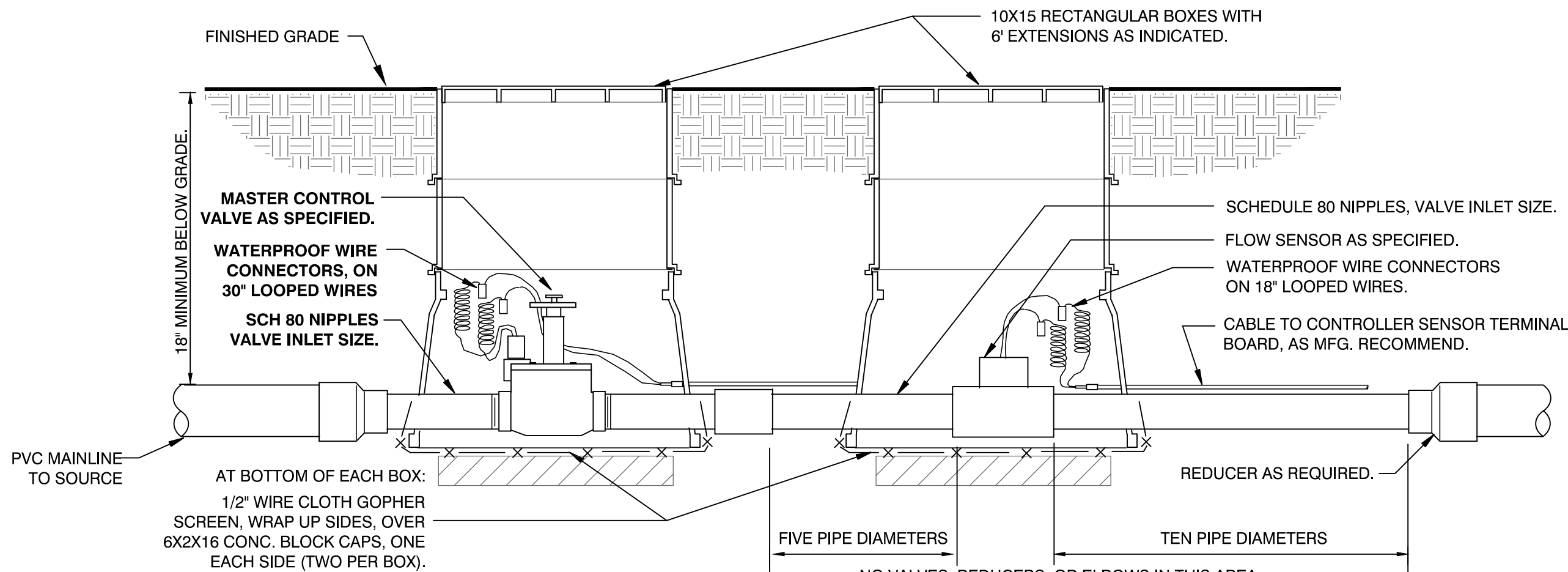
RFC WITH WALL MOUNT CONTROLLER

- 1 WIRELESS RAIN / FREEZE SENSOR
- 2 WALL MOUNT COMPATIBLE CONTROLLER
- 3 POST OR SUITABLE MOUNTING SURFACE
- 4 FINISHED GRADE



XFD ON-SURFACE DRIPLINE FLUSH POINT

- 1 TOP OF MULCH LAYER
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFCAP
- 3 EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 5 RAIN BIRD XF BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR EL
- 9 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 10 ON-SURFACE DRIPLINE:
- 11 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 12 BRICK (1 OF 2)



MASTER VALVE / FLOW SENSOR ASSEMBLY

- 1 PLANT MATERIAL
- 2 FINISH GRADE
- 3 MICRO-SPRAY POP-UP: RAIN BIRD XERI-POP XP-1200X
- 4 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING
- 5 1/4" SELF-PIERCING BARB CONNECTOR: RAIN BIRD SPB-025
- 6 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)

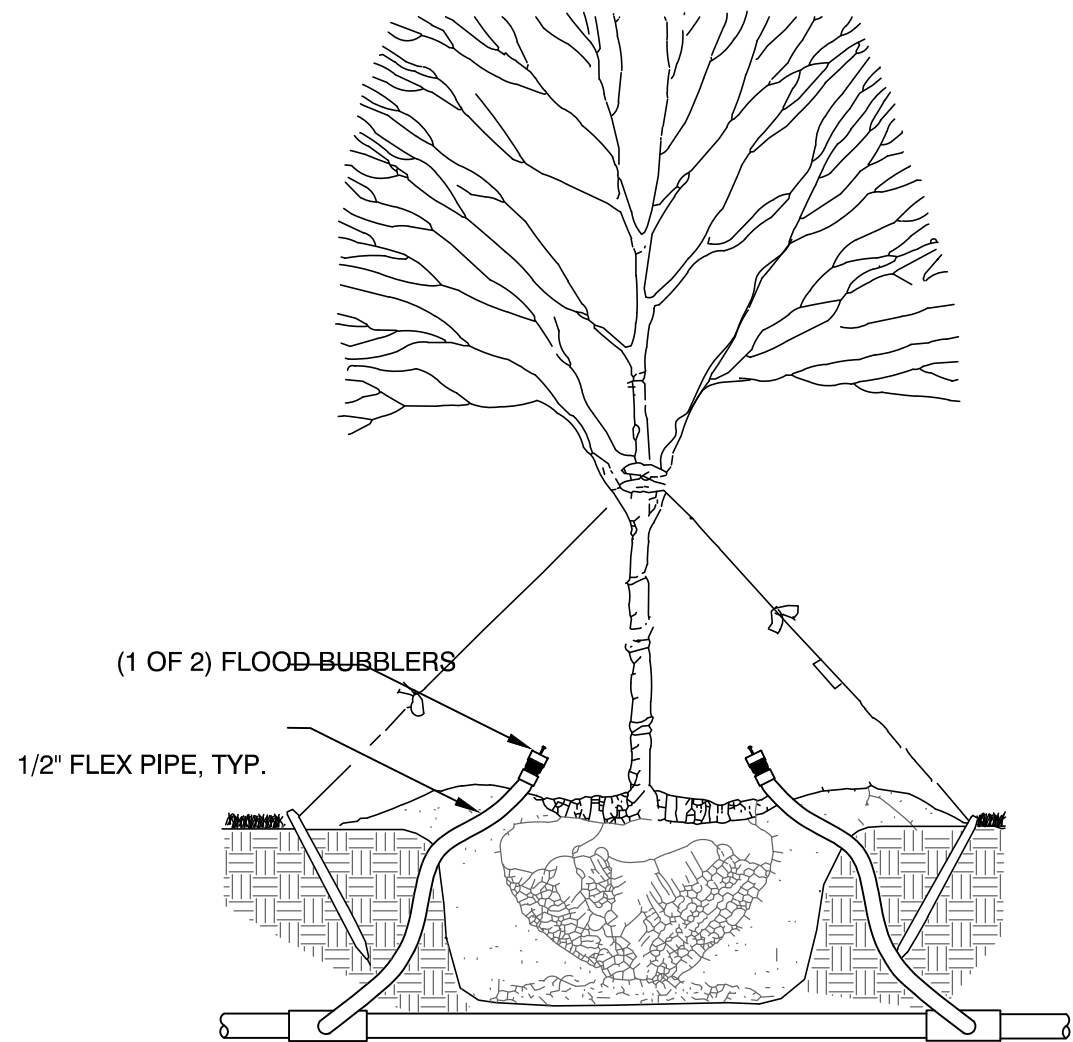
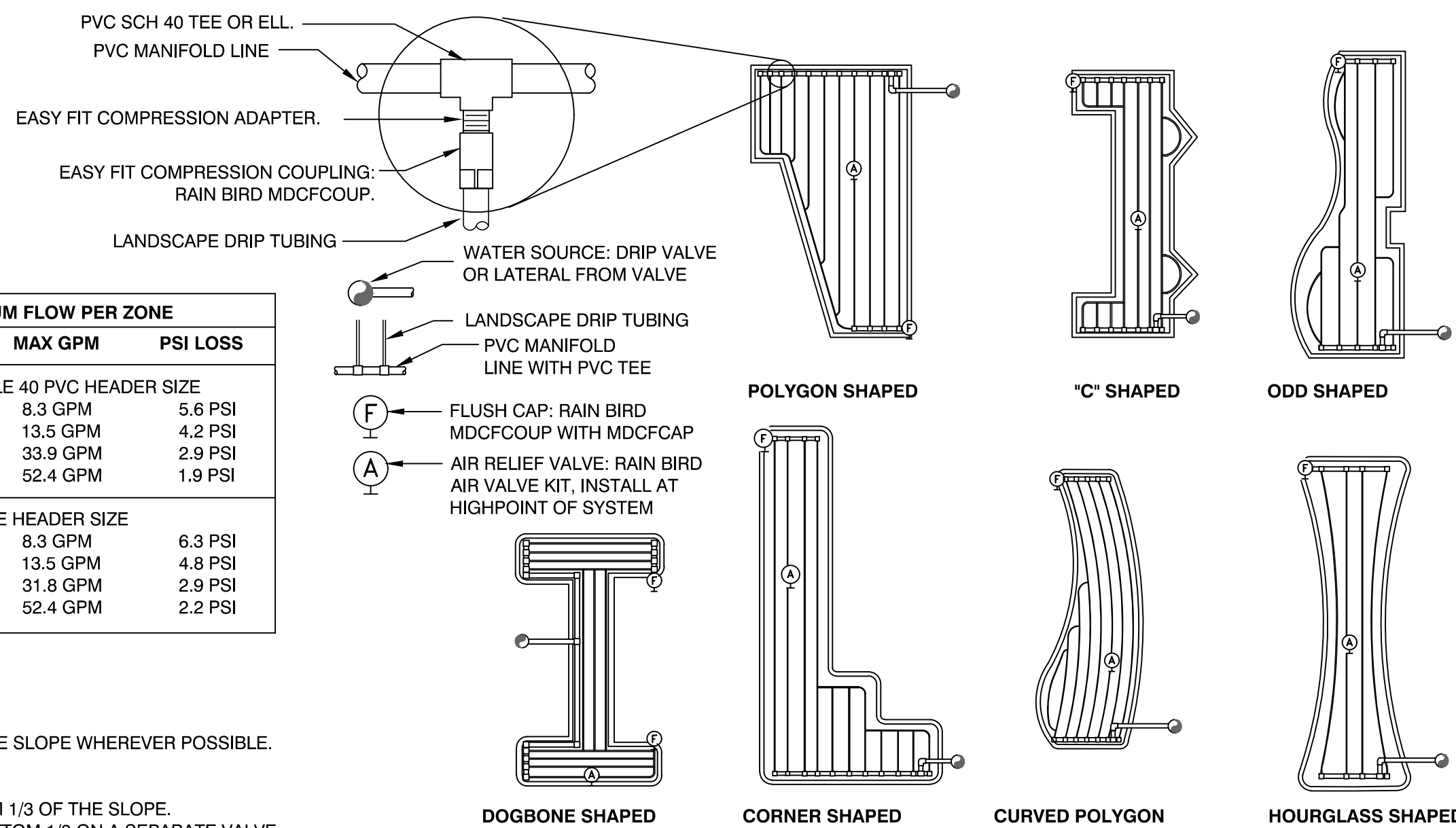
NOTE:
1. RAIN BIRD XERI-POP CAN UTILIZE THE FOLLOWING NOZZLES:
50 SQUARE NOZZLES
5 SERIES MPR NOZZLES (ALL CONFIGURATIONS)
5 SERIES PLASTIC BUBBLERS
8 SERIES MPR NOZZLES (8H, 8T AND 8Q)

XERI-POP MICRO SPRAY

- 1 MULCH
- 2 FINISH GRADE
- 3 OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
- 4 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD SERIES NON-POTABLE: XFDP SERIES

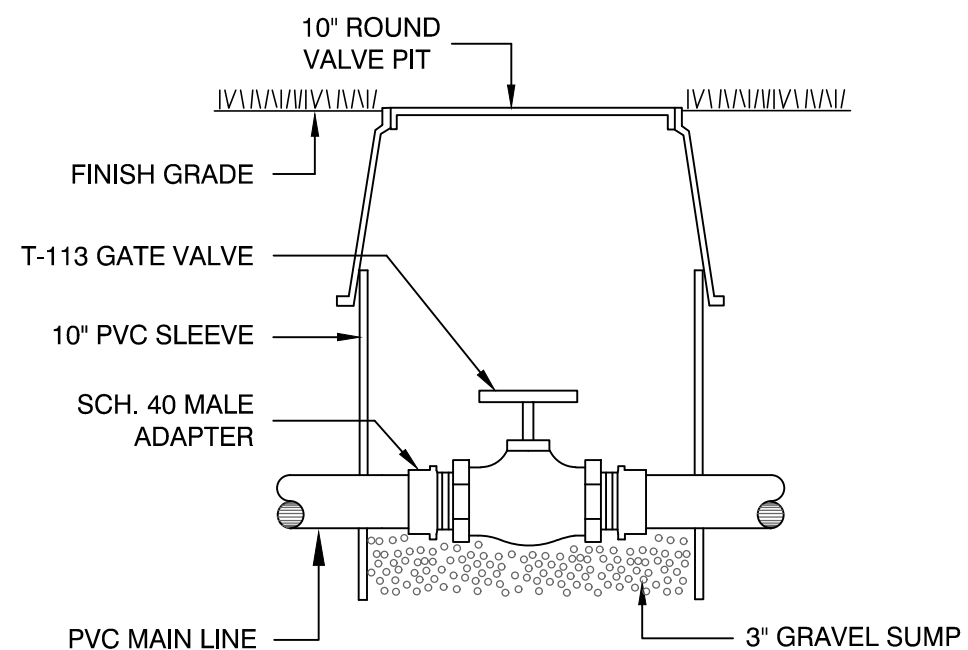
- NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN.

ON-SURFACE DRIPLINE OPERATIONAL INDICATOR



IRRIGATION CONTRACTOR IS TO AVOID ANY CONTACT WITH THE ROOT BALL OF THE TREE.

TREE BUBBLER DETAIL



ISOLATION GATE VALVE



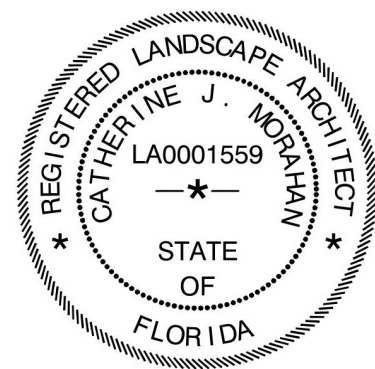
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PHONE: (885) 559-3355

407 S SATURN AVE
CONSTRUCTION DRAWINGS
407 S SATURN AVE
CLEARWATER, FL 33755



REVISIONS

NO.	DATE
1	
2	
3	
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5	
6	

PLAN INFORMATION

PROJECT NO. VWS25005
FILENAME VWS25005-IRD
CHECKED BY XXX
DRAWN BY XXX
SCALE N/A
DATE 2.27.2026

SHEET

IRRIGATION DETAILS

IR.3

SURVEYOR'S REPORT

MAP OF TOPOGRAPHIC SURVEY WITH TREES:

SEE SHEET 2 OF 2 FOR MAP OF SURVEY. THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

LEGAL DESCRIPTION:

(SEE DATA SOURCE 2)

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14, TOWNSHIP 29 SOUTH, RANGE 15 EAST, RUN NORTH 1°11'31" WEST ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 50.04 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF GULF TO BAY BOULEVARD;THENCE EASTERLY 331.72 FEET ALONG THE NORTH RIGHT OF WAY LINE OF GULF TO BAY BOULEVARD TO THE INTERSECTION WITH EAST RIGHT OF WAY LINE OF JUPITER AVENUE FOR A POINT OF BEGINNING; RUN THENCE NORTHERLY 200.0 FEET ALONG THE EAST RIGHT OF WAY LINE OF JUPITER AVENUE, THENCE EASTERLY PARALLEL TO THE NORTH RIGHT OF WAY LINE OF GULF TO BAY BOULEVARD 145.00 FEET;THENCE SOUTHERLY 200.00 FEET TO THE NORTH RIGHT OF WAY LINE OF GULF TO BAY BOULEVARD;THENCE WESTERLY 145.00 FEET ALONG THE NORTH RIGHT OF WAY LINE OF GULF TO BAY BOULEVARD TO THE POINT OF BEGINNING.

DATA SOURCES:

1. BEARINGS ARE BASED UPON THE NORTH RIGHT OF WAY OF GULF TO BAY BOULEVARD AS BEING N 88° 48'44"W AS ESTABLISHED BASED ON STATE PLANE COORDINATES WEST ZONE AND IS SHOWN ON THE MAP OF SURVEY.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY STEWART TITLE GUARANTY COMPANY, POLICY NUMBER 0-0000715956061, OFFICE FILE NUMBER 22000050155, POLICY DATE: SEPTEMBER 8, 2022 AT 4:40 P.M. THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT.

3. SOURCE OF EASEMENT INFORMATION BEING SAID COMMITMENT REFERENCED IN DATA SOURCES 2.

4. STATE PLANE COORDINATES ARE BASED FDOT FLORIDA PERMANENT REFERENCE NETWORK THEY WERE ESTABLISHED WITH GPS USING MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE MINUTES AT EACH POINT.

5. THE RECORD PLAT OF SKYOREST SUBDIVISION, AS RECORDED IN PLAT BOOK 28, PAGE 04 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.

6. ALL ELEVATIONS SHOWN ON THE MAP OF SURVEY ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

THE FOLLOWING BENCHMARKS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:

A) NGS BENCHMARK-- DESIGNATION BREEZE G, ELEVATION= 70.92 FEET NAVD88,

B) NGS BENCHMARK-- DESIGNATION 349 FLHD, ELEVATION=71.46 FEET, NAVD88

THE CONVERSION FACTOR TO (NGVD 29) FOR THIS AREA = +0.86' BASED ON NGS DATA SHEETS

SURVEYOR'S NOTES:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

2. THE SIGNING PROFESSIONAL LAND SURVEYOR IS NOT RESPONSIBLE FOR ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT WERE NOT PROVIDED BY THE TITLE COMPANY REFERENCED IN DATA SOURCES 2.

3. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE FACE OF THE SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

5. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

6. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

7. FIELD WORK WAS COMPLETED ON 03/13/23.

8. NO INFORMATION FOR THE ADJOINING PROPERTY OWNERS WAS PROVIDED TO THE SURVEYOR.

9. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON MAP OF SURVEY.

12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125098, PANEL NUMBER 109, SUFFIX H , MAP NUMBER 12103C0109H, REVISED DATE MAY 17, 2005

SYMBOLS LEGEND

+ = Aerial Target

⊠ = Air Release Valve

⬢ = Bench Mark

⬢ = Back Flow Preventor

⬢ = Cable TV Paint Stripe

⬢ = Cable TV Box

⬢ = Cable TV Pedestal

⬢ = Communications Manhole

⬢ = Concrete Light Pole

⬢ = Concrete Post

⬢ = Concrete Utility Pole

⬢ = Drainage Manhole

⬢ = Electric Box

⬢ = Electric Manhole

⬢ = Electric Meter

⬢ = Electric Transformer

⬢ = FPC Pedestal

⬢ = Fire Hydrant

⬢ = Flag Pole

⬢ = Gas Line Marker

⬢ = Gas Filler Cap

⬢ = Gas Valve

⬢ = Gas Meter Box

⬢ = Gas Line Paint Stripe

⬢ = Gas Vent

⬢ = Gopher Tortoise Hole

⬢ = Grate Inlet

⬢ = Guy Wire

⬢ = Handicapped

⬢ = Light Pole

⬢ = Mail Box

⬢ = Metal Post

⬢ = Monitor Well

⬢ = Parking Meter

⬢ = Power Point Stripe

⬢ = Reclaimed Water Point Stripe

⬢ = Reclaimed Water Box

⬢ = Reclaimed Water Valve

⬢ = Sanitary Sewer Manhole

⬢ = Sanitary Cleanout

⬢ = Sanitary Sewer Paint Stripe

⬢ = Section Corner

⬢ = Siamese Connection

⬢ = Sign

⬢ = Sprinkler Control Box

⬢ = Sprinkler Head

⬢ = Steel Transmission Pole

⬢ = Storm Water Paint Stripe

⬢ = Telephone Pedestal

⬢ = Telephone Manhole

⬢ = Telephone Point Stripe

⬢ = Telephone Marker

⬢ = Traffic Signal Box

⬢ = Traffic Signal Pole

⬢ = Underground Cable Marker

⬢ = Verizon Box

⬢ = Verizon Marker

⬢ = Water Blow Off Valve

⬢ = Water Line Marker

⬢ = Water Line Paint Stripe

⬢ = Water Meter

⬢ = Water Valve

⬢ = Well

⬢ = Wood Utility Pole

⬢ = Wood Light Pole

⬢ = Wood Post/Pole

⬢ = Wood Transmission Pole

⬢ = Point of Elevation

⬢ = Calculated Dimension from Structure to Boundary // Right-of-Way Line

⬢ = Point of Elevation

⬢ = Calculated Dimension from Structure to Boundary // Right-of-Way Line

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⬢ = Point of Elevation

⬢ = Calculated Dimension from Structure to Boundary // Right-of-Way Line

ABBREVIATIONS LEGEND

AC = Acres

A/C = Air Conditioner

ADW = Asphalt Driveway

ARC = Arc Distance (Length)

ASPH = Asphalt

BC = Back of Curb

BCCM = Board of County Commissioners Minutes Book

BFPD = Back Flow Prevention Device

BLDG = Building

BNDY = Boundary

BWF = Barb Wire Fence

(C) = Calculated Data

C/C = Covered Concrete

CB = Chord Bearing

CCCL = Coastal Construction Control Line

CCR = Certified Corner Record

CDW = Concrete Driveway

CI = Curb Inlet

CL = Center Line

CH = Chord Length

CLF = Chain Link Fence

CLS = Centerline Swale

CM = Concrete Monument

COMP = Corrugated Metal Pipe

CO = Clean out

CON = Concrete

COR = Corner

CPB = Condo Plat Book

C/S = Concrete Slab

CTS = Control Structure

(D) = Deed

DB = Deed Book

DCVA = Double Check Valve Assembly

DEPT = Department

DIA = Diameter

DIP = Ductile Iron Pipe

DMH = Drainage Manhole

DS = Down Spout

DW = Driveway

E = East

ECMP = Elliptical Corrugated Metal Pipe

EL = Elevation

EW = Edge of Water

EP = Edge of Pavement

ERCP = Elliptical Reinforced Concrete Pipe

ESMT = Easement

(F) = Field Data

FCM = Found Concrete Monument

FDOT = Florida Department of Transportation

FH = Fire Hydrant

FIP = Found Iron Pipe

FIR = Found Iron Rod

FL = Flow Line

FND = Found

FN&D = Found Nail and Disk

FFE = Finished Floor Elevation

FN&TT = Found Nail and Tin Tab

FOP = Found Open End Iron Pipe

FPB = Florida Power Corporation Box

FPC = Florida Power Corporation

FPP = Found Pinched Iron Pipe

FRRS = Found Railroad Spike

FT = Feet

F/T = Fence Tie

FXC = Found X-cut

GI = Grate Inlet

GPS = Global Positioning System

GT = Gopher Tortoise Hole

GV = Gas Valve

HC = Handicapped

IC = Illegible cap

ID = Identification

IE = Invert Elevation

INV = Invert

JD = Jurisdictional

(L) = Legal Description

LB = Licensed Business Number

LF = Linear Feet

LP = Light Pole

LS = Licensed Surveyor

MAS = Masonry

MES = Mitered End Section

MH = Manhole

MHW = Mean High Water

MOL = More or Less

N = North

N/C = No Cap

N/F = Not Found

NAD = North American Datum

NAVD = North American Vertical Datum

NGS = National Geodetic Survey

NGVD = National Geodetic Vertical Datum

NP = Normal Pool Elevation

(NR) = Non Radial

O/A = Overall

OWH = Overhead Wire(s)

ORB = Official Record Book

OSW = Other Surface Water

(P) = Plat Book XX Page XX

PB = Plat Book

PC = Point of Curvature

PCP = Permanent Control Point

PG(S) = Pages

PI = Point of Intersection

PL = Property Line

PLS = Professional Land Surveyor

POB = Point of Beginning

POC = Point of Commencement

POL = Point on Line

PRM = Permanent Reference Monument

PSM = Professional Surveyor and Mapper

PT = Point of Tangency

PVC = Polyvinyl Chloride Pipe

