

Bay Esplanade Resort Attached Dwellings

612 Bay Esplanade Clearwater, Florida 33767

ARCHITECTURE

David L. Wallace & Associates, P.A.
542 Douglas Avenue
Dunedin, Florida 34698
David L. Wallace Jr., Architect
Pedro Chamochumbi, Head of Design
PHONE: 727.736.6000 xt 216
FAX: 727.738.8343
EMAIL: pedro.chamochumbi@dlwarchitects.com
LIC. # AR93026

SHEET INDEX - Architectural				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision
A000	Cover & Sheet Index	10/10/2025		
A101	LEVEL 1 - Floor Plan	10/10/2025		
A104	LEVEL 2 - Floor Plan	10/10/2025		
A107	LEVEL 3 - Floor Plan	10/10/2025		
A110	LEVEL 4 - Floor Plan	10/10/2025		
A113	LEVEL 5 - Floor Plan	10/10/2025		
A116	LEVEL 6 - Floor Plan	10/10/2025		
A121	Roof Plan	10/10/2025		
A401	Building Elevations - Calculations	10/10/2025		
A402	Building Elevations - Calculations	10/10/2025		
A403	Color Building Elevations	10/10/2025		
A404	Color Building Elevations	10/10/2025		
A430	Renderings	10/10/2025		
A431	Renderings	10/10/2025		
A432	Renderings	10/10/2025		
Architectural Sheet Total: 15				



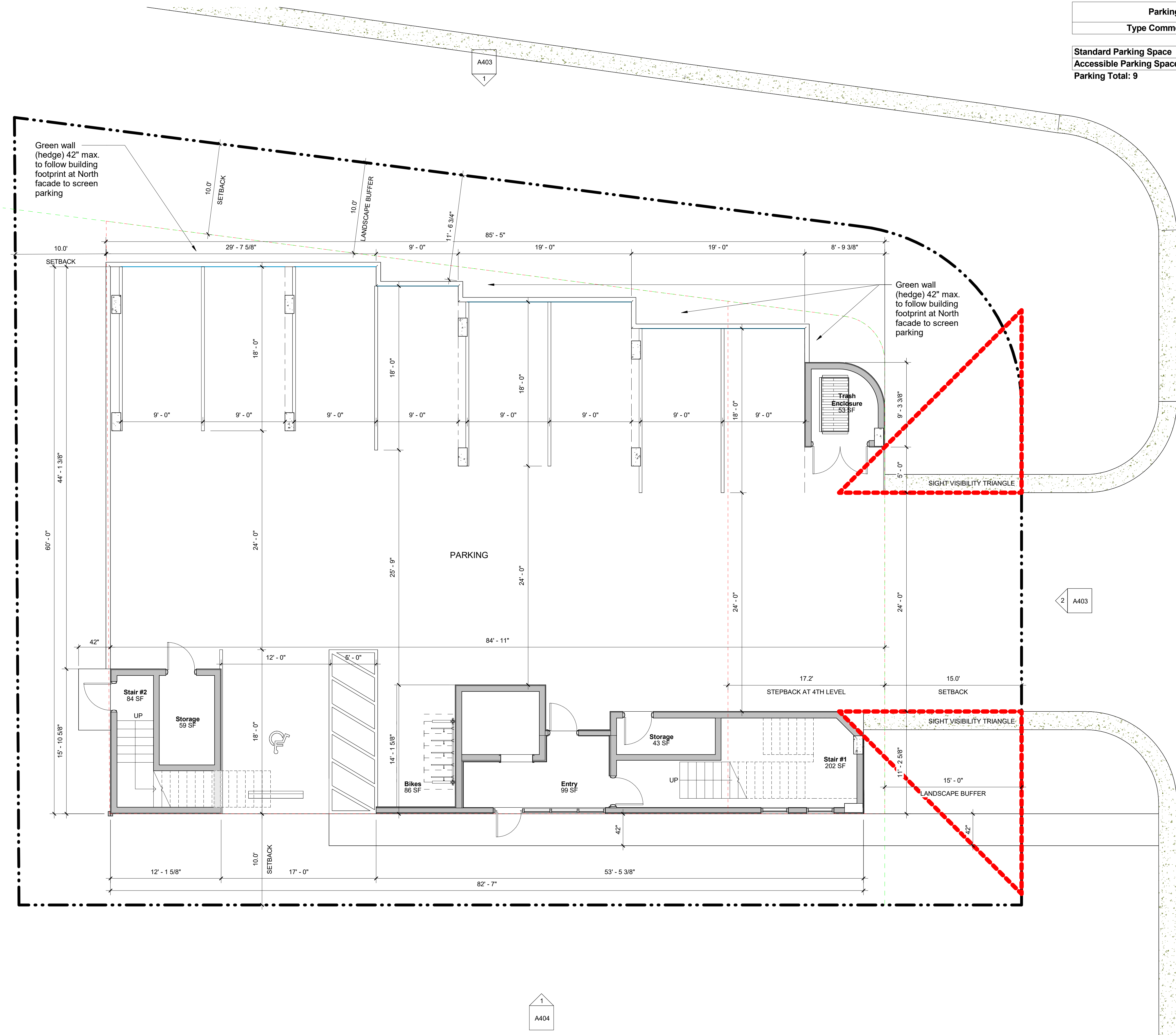
Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo

FL CoA: AR26001254		
No.	DESCRIPTION	DATE

<div><div>dlw</div><div>architects</div><div>1659 Achieva Way, Ste 140 Dunedin, FL 34698 727.736.6000 www.dlwarchitects.com established 1981</div></div>	DRAWN
	PC
	PROTOTYPE VERSION
	ISSUE DATE
	10/10/2025
	SCALE
	JOB NUMBER
	23-005
	PROJECT STATUS
	DRC
	SHEET NAME
	Cover & Sheet Index
	LOCATION / INN CODE
	SHEET NUMBER
	A000

PLOT DATE: 10/9/2025 11:43:01 AM

A404 2



Parking Schedule		
Type	Comments	QTY
Standard Parking Space		8
Accessible Parking Space		1
Parking Total: 9		9

FL CoA: AR26001254		
No.	DESCRIPTION	DATE

Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo

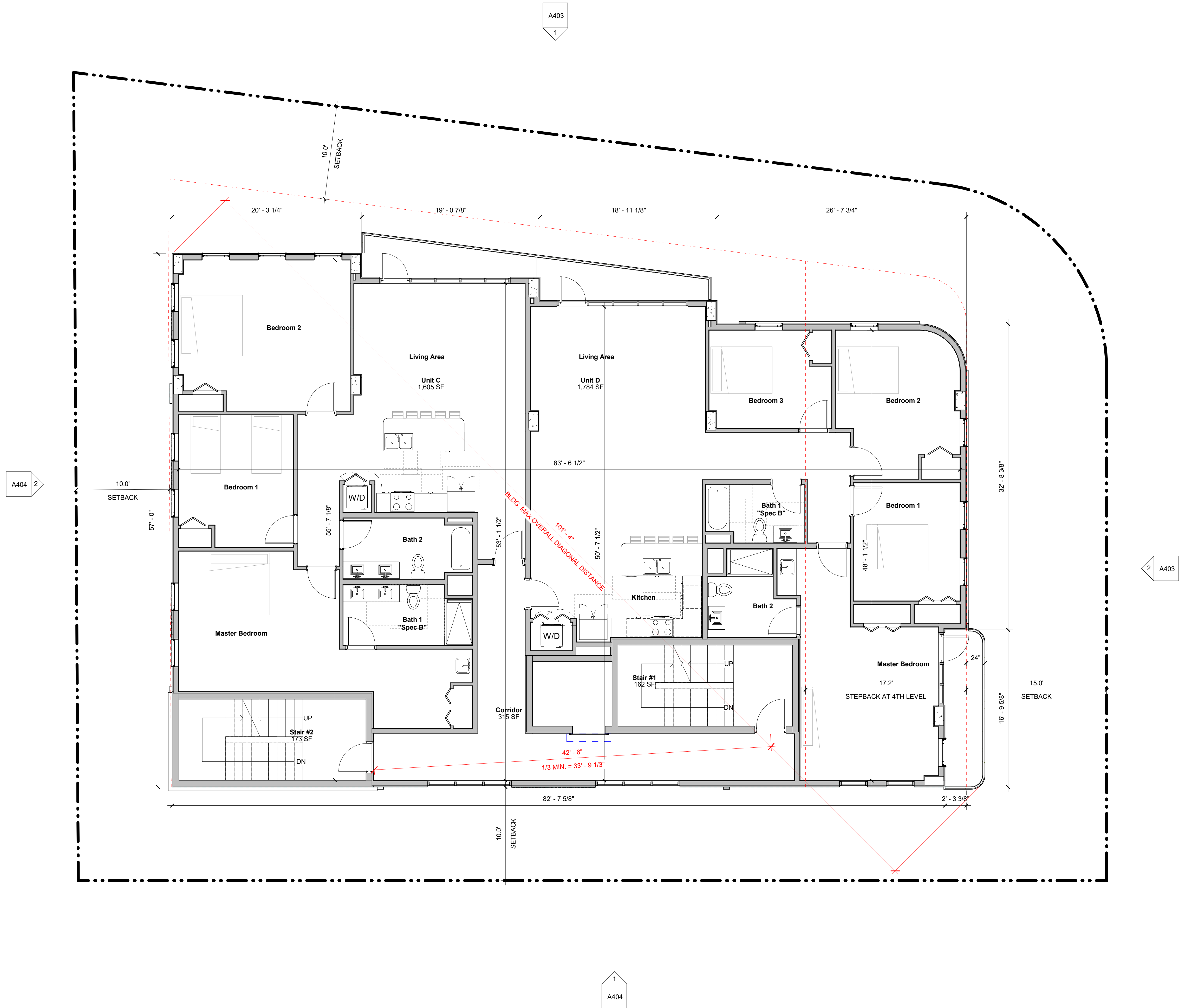
Copyright David L. Wallace and Associates, P.A. Publication or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and state laws. The information contained on this document is the intellectual property of David L. Wallace and Associates, P.A. and all rights herein are Reserved.

dllw
architects
1659 Achieva Way, Ste 140
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1987

DRAWN AS PROTOTYPE VERSION
ISSUE DATE 10/10/2025
SCALE 3/16" = 1'-0"
JOB NUMBER 23-005
PROJECT STATUS DRC
SHEET NAME LEVEL 1 - Floor Plan
LOCATION / INN CODE

SHEET NUMBER
A101

1
A101
LEVEL 1 - Floor Plan
3/16" = 1'-0"



1
A107

LEVEL 3 - Floor Plan
3/16" = 1'-0"

SHEET NUMBER
A107

LOCATION / INN CODE

SHEET NAME
LEVEL 3 - Floor Plan

PROJECT STATUS
DRC

JOB NUMBER
23-005

SCALE
3/16" = 1'-0"

ISSUE DATE
10/10/2025

PROTOTYPE VERSION

DRAWN
AS

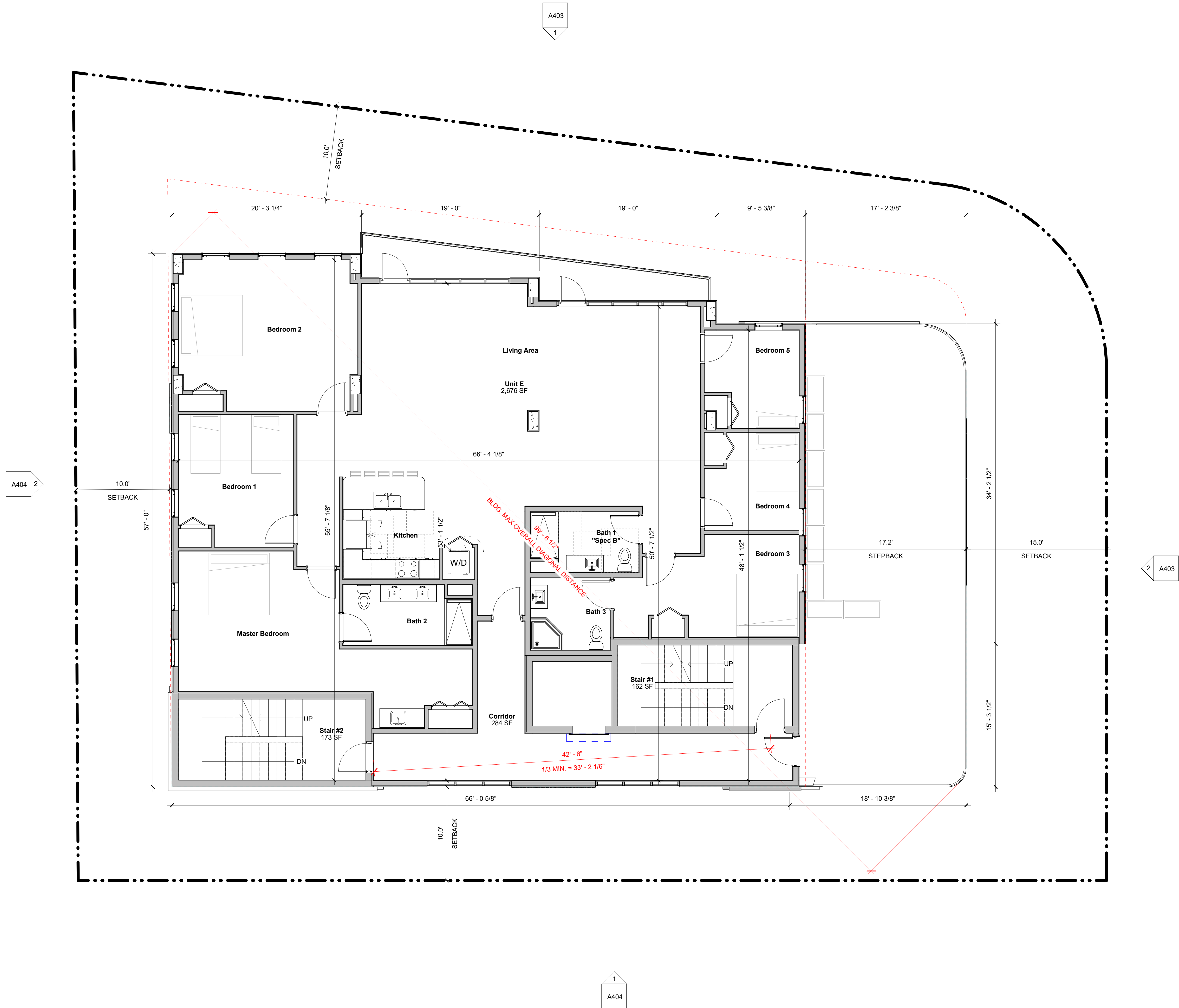
dllw
architects
1659 Achieva Way, Ste 140
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1987

**Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo**

Copyright © David L. Wallace and Associates, P.A. Reproduction or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and state laws. This information contained on this document is the intellectual property of David L. Wallace and Associates, P.A. and all rights herein are reserved.

FL CoA: AR26001254
No. | DESCRIPTION | DATE

PLOT DATE: 10/9/2025 11:43:07 AM



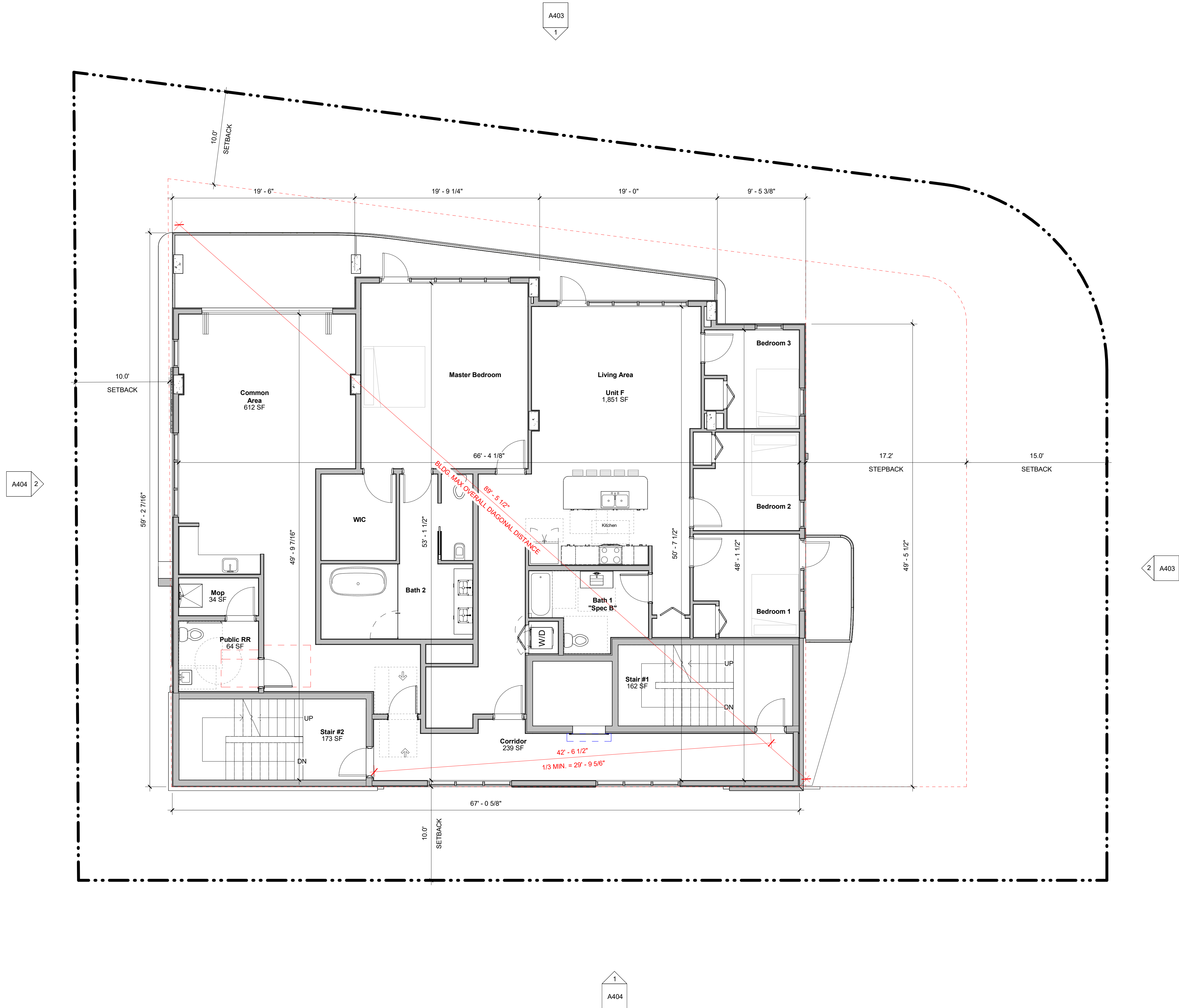
1
A110 **LEVEL 4 - Floor Plan**
3/16" = 1'-0"

**Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo**

dllw
architects
1659 Achieva Way, Ste 140
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1987

DRAWN AS PROTOTYPE VERSION
ISSUE DATE 10/10/2025
SCALE 3/16" = 1'-0"
JOB NUMBER 23-005
PROJECT STATUS DRC
SHEET NAME LEVEL 4 - Floor Plan
LOCATION / INN CODE
SHEET NUMBER A110

Copyright David L. Wallace and Associates, P.A. Publication or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and state laws. The information contained on this document is the intellectual property of David L. Wallace and Associates, P.A. and all rights herein are Reserved.



1
A113

LEVEL 5 - Floor Plan
3/16" = 1'-0"

FL CoA: AR26001254		
No.	DESCRIPTION	DATE

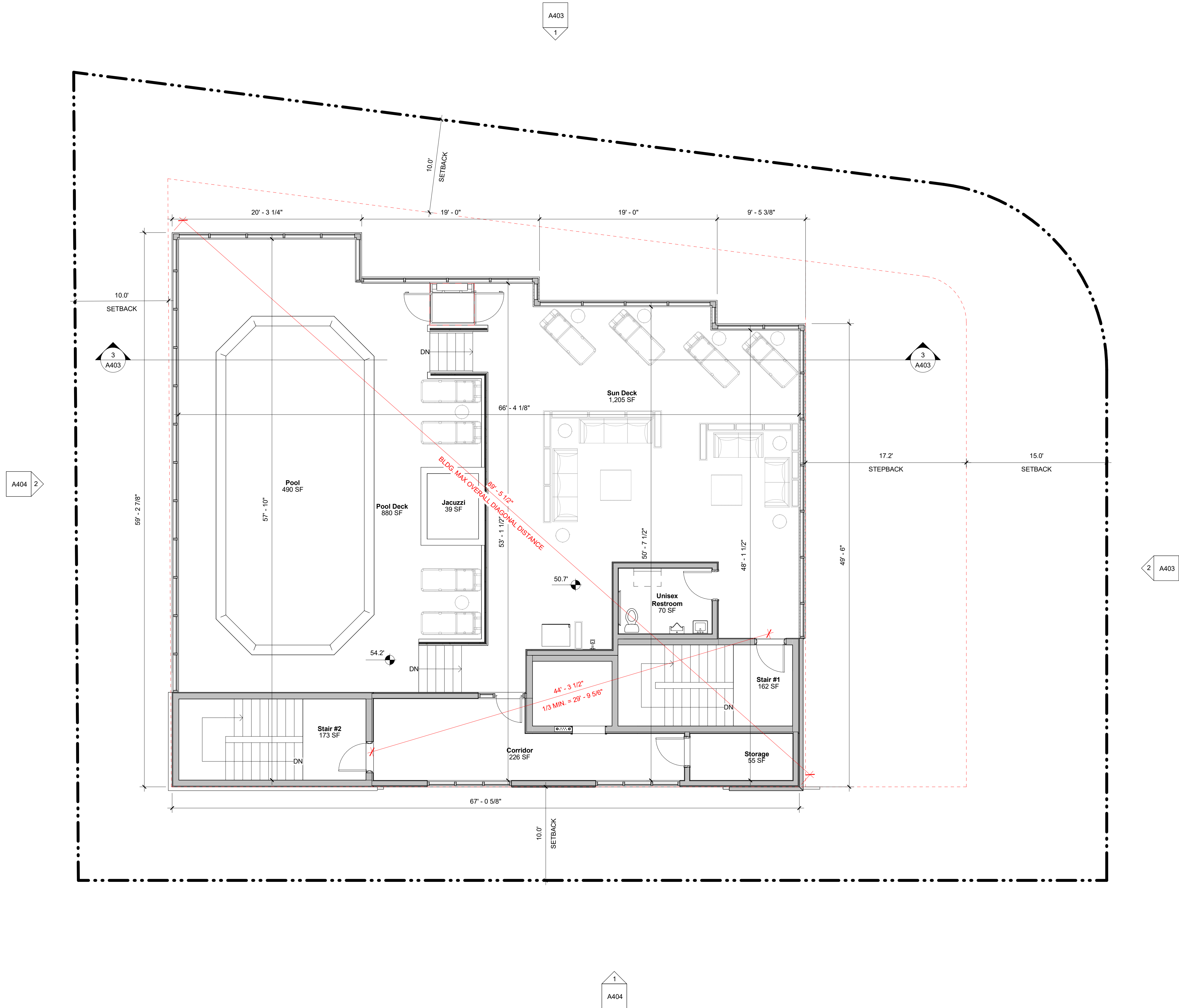
Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo

Copyright © David L. Wallace and Associates, P.A. Duplication or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and state laws. The information contained in this document is the intellectual property of David L. Wallace and Associates, P.A. and all rights herein are Reserved.

dllw
architects
1659 Achieva Way, Ste 140
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1987

DRAWN AS PROTOTYPE VERSION
ISSUE DATE 10/10/2025
SCALE 3/16" = 1'-0"
JOB NUMBER 23-005
PROJECT STATUS DRC
SHEET NAME LEVEL 5 - Floor Plan
LOCATION / INN CODE

SHEET NUMBER
A113



1
A116 / LEVEL 6 - Floor Plan
3/16" = 1'-0"

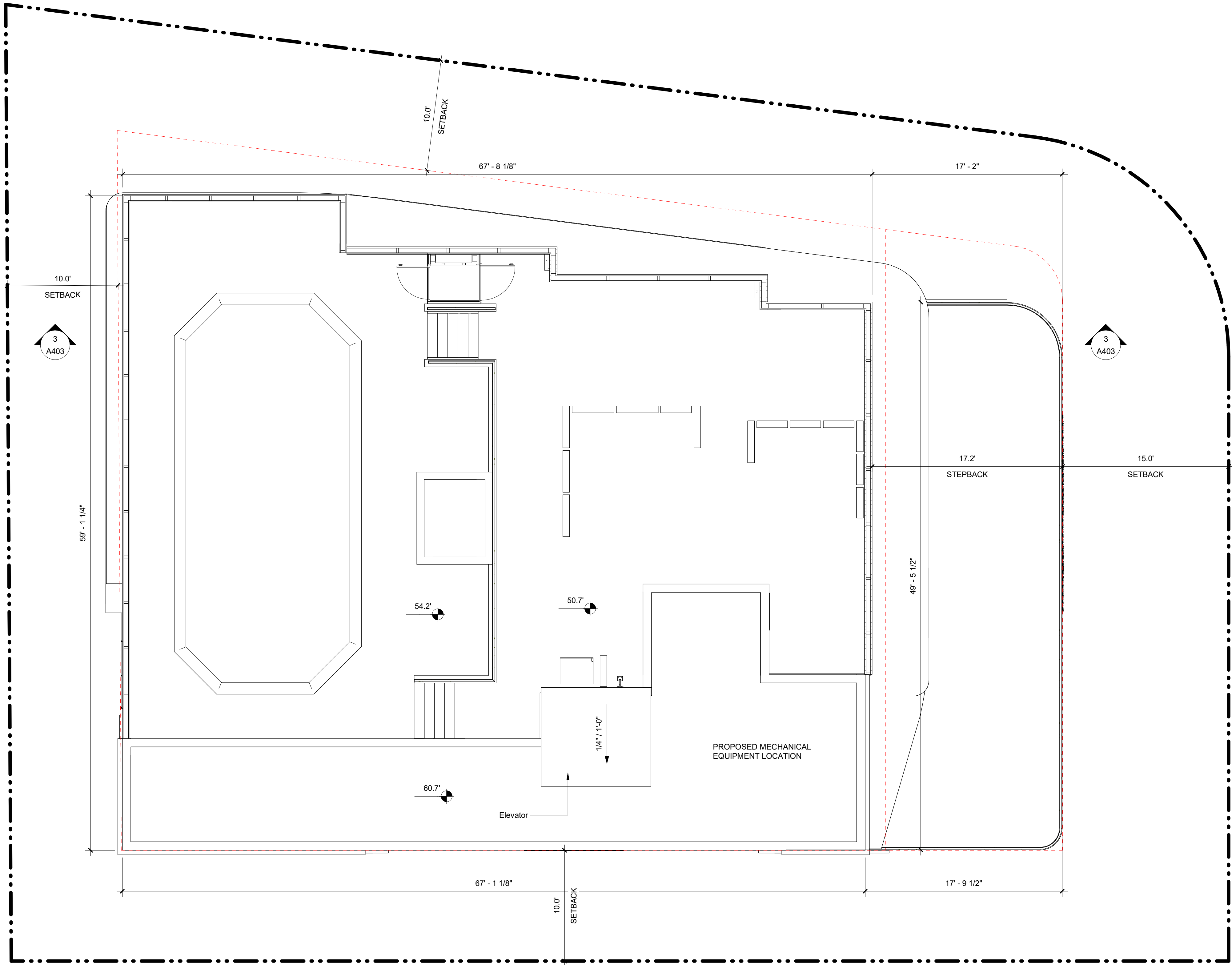
FL CoA: AR26001254		
No.	DESCRIPTION	DATE

Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo

Copyright David L. Wallace and Associates, P.A. Publication or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and state laws. The information contained on this document is the confidential property of David L. Wallace and Associates, P.A. and all rights herein are reserved.

dllw
architects
1659 Achieva Way, Ste 140
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN AS PROTOTYPE VERSION
ISSUE DATE 10/10/2025
SCALE 3/16" = 1'-0"
JOB NUMBER 23-005
PROJECT STATUS DRC
SHEET NAME LEVEL 6 - Floor Plan
LOCATION / INN CODE
SHEET NUMBER A116



1
A121

Roof Plan
3/16" = 1'-0"

FL CoA: AR26001254		
No.	DESCRIPTION	DATE

**Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo**

Copyright David L. Wallace and Associates, P.A. Publication or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and state laws. This information contained on this document is the intellectual property of David L. Wallace and Associates, P.A. and all rights herein are Reserved.

dlw
architects
1659 Achieva Way, Ste 140
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN AS PROTOTYPE VERSION
ISSUE DATE 10/10/2025
SCALE 3/16" = 1'-0"
JOB NUMBER 23-005
PROJECT STATUS DRC
SHEET NAME Roof Plan
LOCATION / INN CODE
SHEET NUMBER A121



1 North Elevation
A401 1/8" = 1'-0"

TOTAL FACADE: 2,492 SF* / 3,997 SF** = 62%
*ARCHITECTURAL FEATURES / GLASS
** ELEVATION FACADE SF



2 East Elevation
A401 1/8" = 1'-0"

TOTAL FACADE: 1,644 SF* / 2,639 SF** = 62%
*ARCHITECTURAL FEATURES / GLASS
** ELEVATION FACADE SF

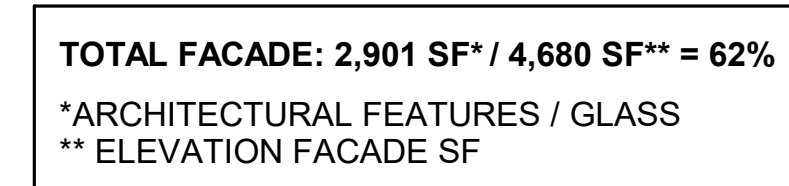
Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo

Copyright David L. Wallace and Associates, P.A. Duplication or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and state trademark law. This information contained in this document is the intellectual property of David L. Wallace and Associates, P.A. and all rights herein are Reserved.

dllw
architects
1659 Achieva Way, Ste 140
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN PC
PROTOTYPE VERSION
ISSUE DATE 10/10/2025
SCALE 1/8" = 1'-0"
JOB NUMBER 23-005
PROJECT STATUS DRC
SHEET NAME Building Elevations - Calculations
LOCATION / INN CODE

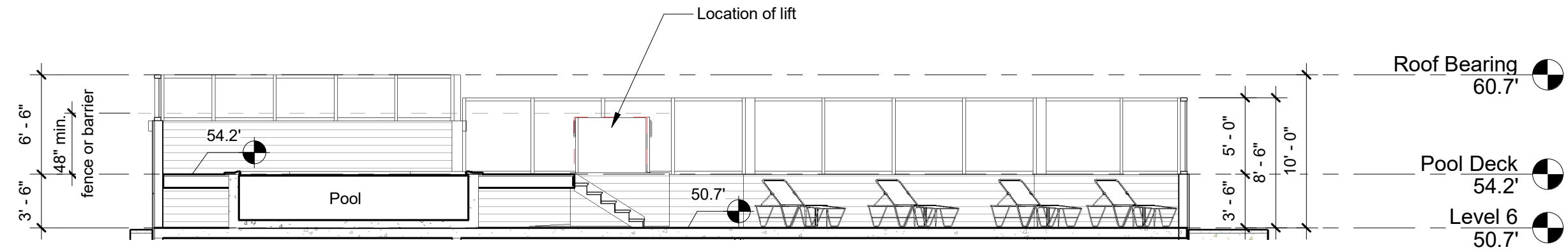
SHEET NUMBER
A401



TOTAL FACADE: 2,008 SF* / 3,160 SF = 60%**
 *ARCHITECTURAL FEATURES / GLASS
 ** ELEVATION FACADE SF



1 North Elevation
1/8" = 1'-0"



3 Pool Deck Section
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
Mark	Name	Description	Image
A	Siding Panel	Painted Sherwin Williams Alabaster - 7008	
B	Stucco	Painted Sherwin Williams Biloway Breeze - 9055	

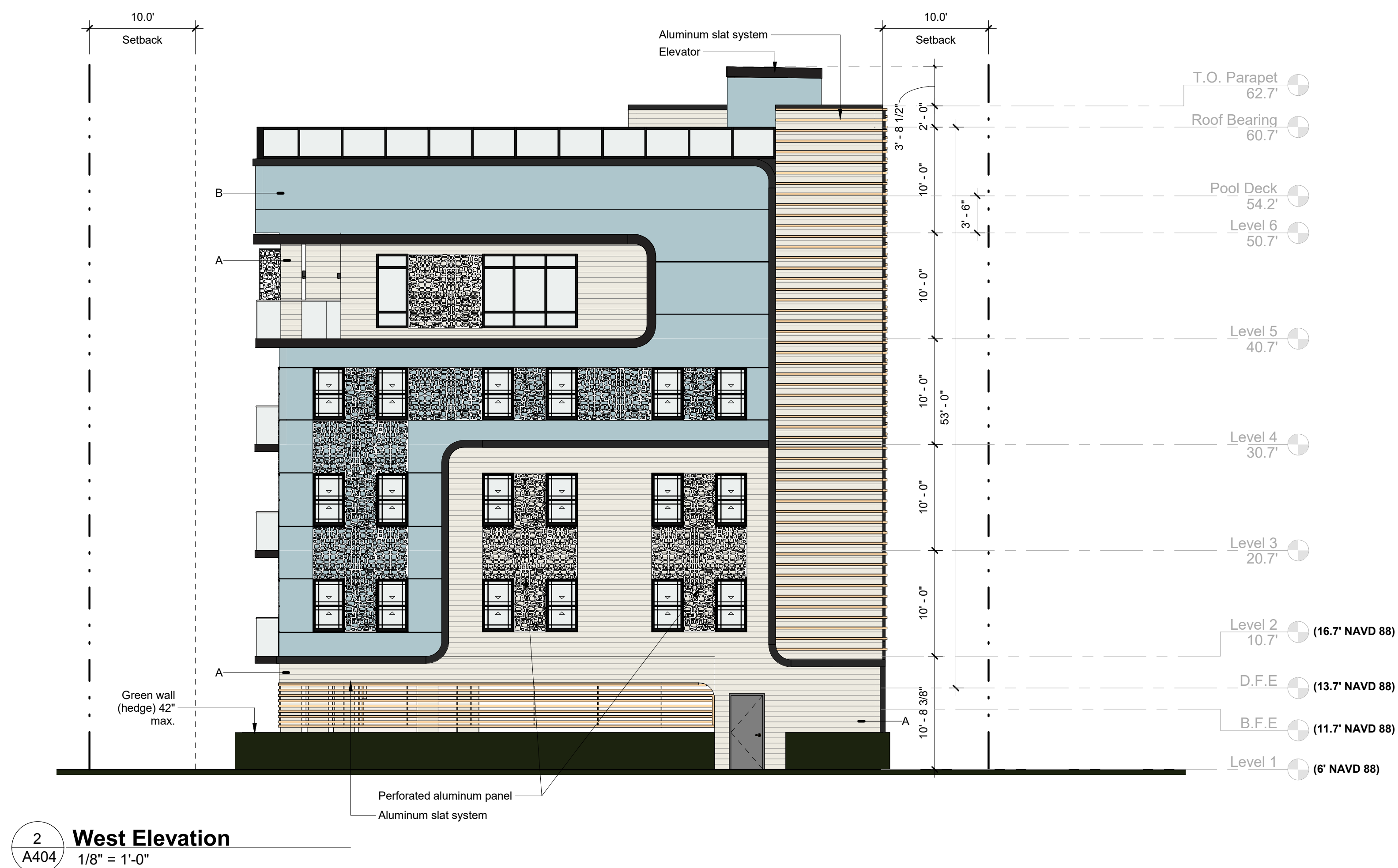
FL CoA: AR26001254		
No.	DESCRIPTION	DATE

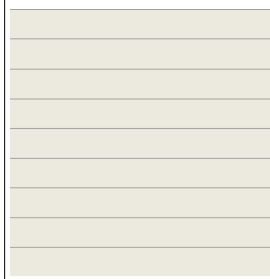

Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo

Copyright David L. Wallace and Associates, P.A. Duplication or reproduction by any means without the express written consent of David L. Wallace and Associates, P.A. is a violation of Federal and state intellectual property laws. The information contained on this document is the intellectual property of David L. Wallace and Associates, P.A. and all rights herein are Reserved.

dllw
architects
1659 Achieva Way, Ste 140
Dunedin, FL 34608
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN AS PROTOTYPE VERSION
ISSUE DATE 10/10/2025
SCALE 1/8" = 1'-0"
JOB NUMBER 23-005
PROJECT STATUS DRC
SHEET NAME Color Building Elevations
LOCATION / INN CODE
SHEET NUMBER A403



EXTERIOR MATERIAL SCHEDULE			
Mark	Name	Description	Image
A	Siding Panel	Painted Sherwin Williams Alabaster - 7008	
B	Stucco	Painted Sherwin Williams Bilowy Breeze - 9055	



VIEW 1 - NORTHEAST



VIEW 2 - SOUTHEAST



VIEW 3 - NORTHWEST



VIEW 4 - SOUTHWEST

PLOT DATE: 10/9/2025 11:44:24 AM

FL CoA: AR26001254		
No.	DESCRIPTION	DATE

Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo

Copyright © David L. Wallace and Associates, P.A. All rights reserved. No part of this document may be reproduced without written consent of David L. Wallace and Associates, P.A. All rights reserved.

dllw
architects
1659 Achieva Way, Ste 140
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN AS PROTOTYPE VERSION
ISSUE DATE 10/10/2025
SCALE
JOB NUMBER 23-005
PROJECT STATUS DRC
SHEET NAME Renderings
LOCATION / INN CODE

SHEET NUMBER
A430



VIEW 5 - ROOFTOP



VIEW 6 - SOUTHEAST - NIGHT



VIEW 7 - NORTHWEST - NIGHT



VIEW 8 - SOUTHWEST - NIGHT

PLOT DATE: 10/9/2025 11:44:24 AM

FL CoA: AR26001254		
No.	DESCRIPTION	DATE

Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo

Copyright © 2025, Octavio Raposo and Associates, P.A. All rights reserved. This information is for informational purposes only and does not constitute an offer of any financial product or service. The information contained in this document is the property of Octavio Raposo and Associates, P.A. and all rights are reserved.

dllw architects 1659 Achieva Way, Ste 140 Dunedin, FL 34698 727.736.6000 www.dlwarchitects.com established 1981	
DRAWN AS PROTOTYPE VERSION	
ISSUE DATE 10/10/2025	
SCALE	
JOB NUMBER 23-005	
PROJECT STATUS DRC	
SHEET NAME Renderings	
LOCATION / INN CODE	
SHEET NUMBER A431	

PLOT DATE: 10/9/2025 11:44:24 AM



VIEW 9 - ROOFTOP



VIEW 10 - POOL DECK



VIEW 11 - SUNDECK

FL CoA: AR26001254		
No.	DESCRIPTION	DATE

Bay Esplanade Resort
Attached Dwellings
612 Bay Esplanade
Clearwater, Florida 33767
Octavio Raposo

Copyright David L. Wallace and Associates, P.A. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means without the express written consent of David L. Wallace and Associates, P.A. All rights reserved.

dllw
architects
1659 Achieva Way, Ste 140
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

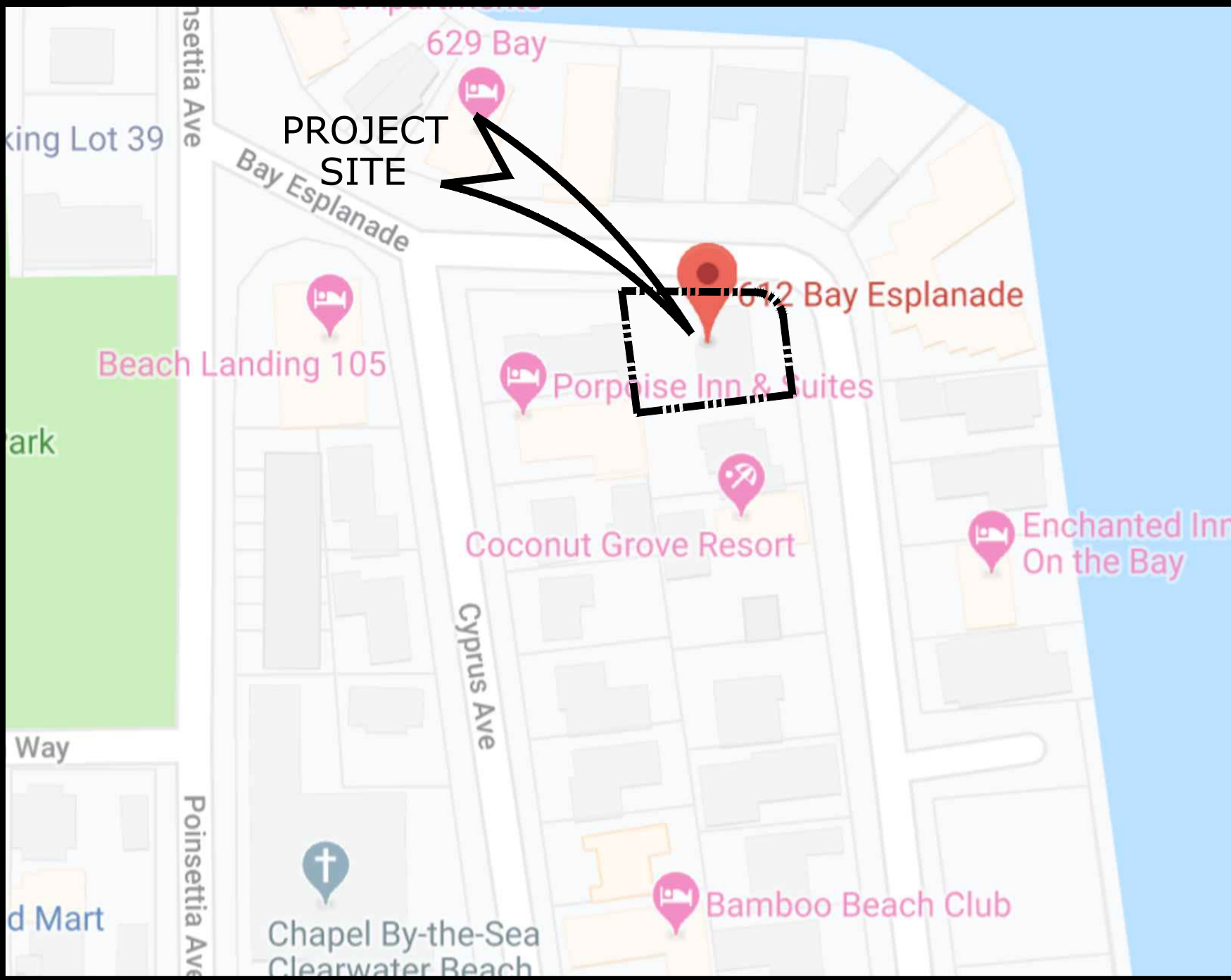
DRAWN AS PROTOTYPE VERSION
ISSUE DATE 10/10/2025
SCALE
JOB NUMBER 23-005
PROJECT STATUS DRC
SHEET NAME Renderings
LOCATION / INN CODE
SHEET NUMBER A432

BAY ESPLANADE RESORT ATTACHED DWELLINGS

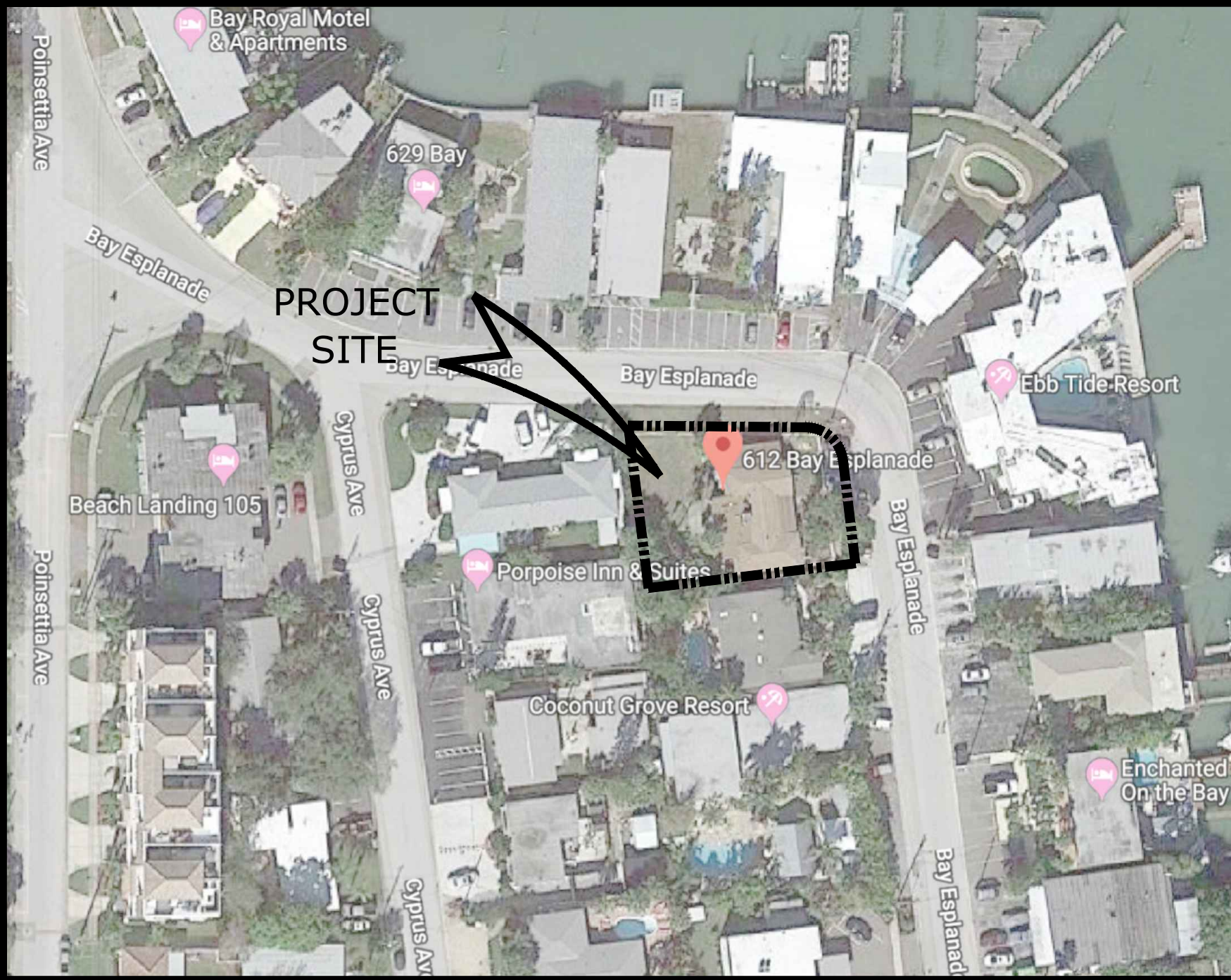
SECTION 5 - TOWNSHIP 29 S - RANGE 15 E
PARCEL NO. 05-29-15-54756-079-0110
CITY OF CLEARWATER

LEGAL DESCRIPTION

LOT 11, REPLAT OF BLOCK 79, MANDALAY UNIT NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



STREET MAP



AERIAL MAP

INDEX OF SHEETS

C1.1	CIVIL SITE DATA
C1.2	SITE SPECIFICATIONS
C2.1	SITE PREPARATION PLAN
C3.1	PROPOSED SITE PLAN
C4.1	GRADING, DRAINAGE & UTILITY PLAN
C6.1	CITY DETAILS
C6.2	CITY DETAILS
L1.1	LANDSCAPING PLAN
L1.2	LANDSCAPING DETAILS & NOTES

OWNER CONTACT

OGAND, LLC.

4705 104th STREET
CORONA, NY 11368

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:

NORTHSIDE ENGINEERING, INC.
300 SOUTH BELCHER ROAD
CLEARWATER, FLORIDA 33765
727-443-2869

ARCHITECT

IEC ARCHITECTURE
112 FOXCRAFT STREET
ST. AUGUSTINE, FL
727-489-1422

SURVEY

GEORGE A. SHIMP II & ASSOCIATES, INC.
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
727-784-5485



RICK ALBEE, OWNER
CERTIFIED ARBORIST
ISA #50 - 0989A
ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ)
P.O. BOX 88, TARPON SPRINGS, FL 34688
PHONE 727.224.2818
UFSLLC@VERIZON.NET

FLOOD ZONE INFORMATION

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE "AE", IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF CLEARWATER, PINELLAS COUNTY, COMMUNITY NUMBER 125096 (MAP NUMBER 12103C-0102-H), MAP DATED AUGUST 24, 2021.

BASE FLOOD ELEVATION 11.7'

SITE DATA

MATRIX		EXISTING	PROPOSED	ALLOWED
ZONING:		T-TOURIST	T-TOURIST	T-TOURIST
USAGE:		ATTACHED DWELLING	RESORT ATTACHED DWELLING	OK.
FUTURE LAND USE:		RFH-RESORT FACILITIES HIGH	RFH-RESORT FACILITIES HIGH	RFH-RESORT FAC. HIGH
BEACH BY DESIGN DISTRICT		OLD FLORIDA	OLD FLORIDA	OLD FLORIDA
LOT AREA (GROSS):		8,677.5 S.F. 0.2 ACRES	8,677.5 S.F. 0.199 ACRES	10,000 S.F. 0.23 ACRE
BUILDING COVERAGE		2,313 S.F.	4,585 S.F.	OK.
FLOOR AREA RATIO (FAR)		2,313 S.F. 0.267	16,700 S.F. 1.92	-
DENSITY		3 ATTACHED DWELLING UNITS	6 UNITS 5 + 1 TDR	30 UPA 5 UNITS
BLDG. SETBACKS:	FRONT (EAST)	24.2'	15'	15'
	FRONT (NORTH)	5.7'	10.6'	15'
	SIDE (SOUTH)	5.1'	10'	10'
	SIDE (WEST)	43.7'	10'	10'
BLDG. HEIGHT:		1 STORY	53'-0" ABOVE D.F.E.	65' MAX
VEHICULAR USE AREA (V.U.A.)		N/A	N/A	N/A
INTERIOR LANDSCAPING		N/A	N/A	N/A
IMPERVIOUS SURFACE RATIO: (I.S.R.)		3,833 S.F. 0.442	5,797.5 S.F. 0.67	0.95 MAX
OPEN SPACE: (S.F. & % OF GROSS SITE)		4,844.5 S.F. 55.8 %	2,880 S.F. 33 %	0.05 MIN
PARKING:		2 SPACES	9 SPACES	9 SPACES
PARKING CALCULATIONS:		1.5 PER UNIT = 9 SPACES		

PARKS AND RECREATION IMPACT FEE

\$2,204 PER DWELLING UNIT X3 = \$6,072

AGENCY RESPONSE STAMPS

Northside Engineering, Inc.
Civil - Land Planning - Traffic Studies - Landscape Due Diligence Reports - Land Use - Re-Zoning Stormwater Management - Utility Design Construction Administration
300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-2869 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989

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

PROJECT # 1912
ISSUE DATE: 08/25/25
REVISIONS:
No. Date Description
1 08/29/25 FLD SUBMITTAL
2
3
4
5
6
7
8
9
10
DRAWN BY : --

CIVIL SITE DATA
BAY ESPLANADE RESORT
ATTACHED DWELLINGS
612 BAY ESPLANADE
CLEARWATER, FL. 33767

Northside Engineering, Inc.
C1.1

GENERAL CONSTRUCTION NOTES

1. ALL THE WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- 1a. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN CITY OF CLEARWATER LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.
1. ALL ELEVATIONS ARE REFERENCED FROM NORTH AMERICAN VERTICAL DATUM (1988)
3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR WILL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. MINIMUM OF 5 DAYS AND MAXIMUM OF 5 DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
6. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.
7. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.

9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER; SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS FOR THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AN AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE

11. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.

13. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS PRIOR TO CONSTRUCTION. SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.

14. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHINGS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, AT HIS EXPENSE, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.

15. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT THE TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.

16. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.

17. THESE DRAWINGS MAY NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.

18. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.

19. ALL PIPE LENGTHS ARE PLUS OR MINUS. PIPE MEASUREMENTS ARE CENTER TO CENTER OF STRUCTURES OR FITTINGS. PIPE MEASUREMENTS FOR MITERED END SECTIONS ARE TO THE END OF PIPE.

20. EXISTING PAVEMENT SHALL BE SAW-CUT WHERE NEW PAVEMENT IS TO BE ADDED OR EXISTING PAVEMENT TO BE ELIMINATED.

21. ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC., SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.

22. ALL BACKFILL OVER ANY PIPE (STORM SEWER, SANITARY SEWER, OR WATERLINES) THAT IS INSTALLED UNDER ROADWAYS OR WITHIN THE EMBANKMENT OF THE ROADWAY, SHALL BE COMPACTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS, SECTION 125-8.3, LATEST EDITION.

23. THE CONTRACTOR PERFORMING TRENCH EXCAVATION, IN EXCESS OF 5' FEET IN DEPTH, SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) TRENCH EXCAVATION SAFETY STANDARDS, 29 C.F.R., S.1926.650, SUBPART P, INCLUDING ALL SUBSEQUENT REVISIONS OR UPDATES TO THE STANDARDS AS ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY (DLES).

24. CONTRACTOR TO COORDINATE THE POINTS OF CONNECTIONS OF THE UTILITIES WITH DIFFERENT SUBS. SITE CONTRACTOR TO CONSTRUCT THE UNDERGROUND INFRASTRUCTURES (I.E. SANITARY SEWER, STORM SEWER, WATER LINES, FIRE LINES, ETC., TO 5' OUTSIDE OF THE BLDG(S)). THE PLUMBING CONTRACTOR TO CONNECT AND MEET THE INVERT ELEVATIONS OF THE SAID UTILITIES. ANY UTILITY WORK PERFORMED WITHIN 5' OF THE BLDG. SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REQUIREMENTS.

25. ALL WORK SHALL BE PERFORMED AND FINISHED IN A WORKMANLIKE MANNER TO COMPLETE SATISFACTION OF THE ARCHITECT/ENGINEER IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.

26. DEVIATIONS TO THESE PLANS AND SPECIFICATIONS WITHOUT CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE. DEVIATIONS SHALL RECEIVE WRITTEN APPROVAL FROM THE ENGINEER.

27. SIGNS, BUFFER WALLS & FENCES ARE SUBJECT TO SEPARATE SUBMITTAL(S) AND PERMITTING. DEVIATIONS SHALL RECEIVE WRITTEN APPROVAL FROM THE ENGINEER.

28. ALL IMPROVEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND WILL NOT BE DEDICATED TO THE PUBLIC OR MAINTAINED BY THE PUBLIC. (ARTICLE III, SECTION 74-63(a)(1), PAGE 60).

29. ALL PAVEMENT MARKING, EXCEPT PARKING STALLS, SHALL BE "ALLOYD THERMOPLASTIC 90 MILS IN THICKNESS" IN ACCORDANCE WITH FDOT. SPECIFICATIONS.

30. ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX 280.

31. ALL SIDEWALKS AND RAMPS MUST BE IN COMPLIANCE WITH THE AMERICAN WITH DESABILITIES ACT AND THE FLORIDA ACCESSIBILITY CODE.

32. TRENCH EXCAVATION
 - a- INCLUDE OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART P, WHICH IS NOW A PART OF LAWS OF FLORIDA CHAPTER 90-96.
 - b- THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
 - c- A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE.
 - d- A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR
33. THE USE OF ELECTRONICALLY STORED DATA IS INTENDED FOR INFORMATIONAL PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. CONTRACTOR MUST UTILIZE SIGNED AND SEALED DOCUMENTS FOR CONSTRUCTION.

WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A 21.6 (AWWA C 104-73).
- ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
- ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
- WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER ASTM D2241-89.
- ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
- ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.
- ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
- THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
- THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S FORCE MAINS.
- THE IRRIGATION SYSTEM SHALL HAVE PURPLE COLOR PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

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

SANITARY SEWER NOTES

1. ALL SANITARY SEWER MAINS & LATERAL SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
6. ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 35, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".
7. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE AN EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51.
8. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCEMAINS THAT REQUIRE D.I.P. ARE TO BE POLYUNED OR EPOXY LINED.
9. ALL SANITARY SEWER COVERS SHALL BE FACTORY RATED FOR HS-20 LOADING.

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

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

DRAINAGE NOTES

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

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

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

FDEP WATER/SEWER CLEARANCE REQUIREMENTS

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS

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

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

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

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

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

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 6A-6-002, F.A.C.

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

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

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

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

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

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

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALLOWED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE, WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E. WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER, AND EXISTING CONDITIONS UNLESS THE CONTRACTOR CAN PROVE THAT IT IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE). THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIES OF WATER OR PIPES PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION: (1) TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE. (2) STATEMENT OF THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE. (3) ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-PARAGRAPHS A. THROUGH D. BELOW.

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

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

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

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

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED THE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE BOTTOM OF AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPING CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S. AND RULE 6A-6-002, F.A.C.

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

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

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

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

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

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

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

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

PAVING NOTES

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

- A. LIGHT DUTY:
 - 1-1/2" ASPHALT TYPE SP 9.5 ON 8" BASE COMPACTED TO 98% OF MAX. DENSITY PER AASHTO T-180. SUBBASE TO BE COMPACTED TO 98% MAX. DENSITY AND STABILIZED TO LHR 40.
- B. BASE LAYERS SHALL BE AS FOLLOWING:
 - 1- CERTIFIED CRUSHED CONCRETE PER FDOT SPECS.
 - 1- CERTIFIED LIMEROCK AS PER FDOT SPECS.
 - 1- CERTIFIED SHEL AS PER FDOT SPECS.

CONSTRUCTION IN RIGHT OF WAY :

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

CONTRACTOR'S RESPONSIBILITY NOTE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SURVEY (ACCOMPANIED BY THE ARCHITECT AND OWNER) OF THE ENTIRE PROJECT AREA INCLUDING BUILDING(S) AND SITE IMMEDIATELY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CORRESPONDENCE OF THE EXISTING CONDITIONS WITHIN THE DRAWINGS AND SPECIFICATIONS OR NOT) UNLESS A PARTICULAR AREA HAS BEEN DESCRIBED IN THE AFOREMENTIONED PHOTOGRAPHS AND WRITTEN DETAILS. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT THE EXISTING BUILDING(S), UTILITIES AND SITE THROUGHOUT THE PROJECT TIME FRAME. SHOULD, DURING THE COURSE OF THE WORK, ANY AREA OF THE BUILDING(S) AND/OR UTILITIES AND/OR THE BUILDING(S) AND/OR UTILITIES AND/OR THE SITE BECOME DAMAGED AND THAT AREA WAS NOT SPECIFICALLY CALLED OUT TO BE A PART OF THE CONSTRUCTION, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE THE DAMAGED AREA TO THE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.

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

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

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

STORMWATER SYSTEM NOTES

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

OWNER/MANAGEMENT INSPECTION AND MAINTENANCE NOTES

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

AS BUILT SURVEY REQUIREMENTS:

NOTE:

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

NOTE:

CONTRACTOR TO COORDINATE WITH CITY REGARDING EXISTING WATER METERS, BACKFLOW DEVICE AND METER BOX REMOVAL, ALONG WITH SEWER LATERAL ABANDONMENT.

TREE NUMBER	TYPE	DBH / CT	RATING	DEFICIT	TREE TO BE REMOVED
1	SOUTHERN RED CEDAR	45"	2.0	N/A	YES
2	QUEEN PALM	16"	2.0	EXEMPT	YES
3	SABAL PALM	11"	4.5	1	NO
4	SABAL PALM	14"	3.0	1	NO
5	SABAL PALM	12"	3.5	1	YES
6	CARROTWOOD	5"	1.5	EXEMPT	YES
7	WASHINGTON PALM	41"	2.5	N/A	YES
8	SABAL PALM	13"	4.0	1	YES
9	SEA GRAPE	5",5",4",4"	3.0	OFF-SITE	-
10	SEA GRAPE	10",8",4",4",4"	3.0	OFF-SITE	-

SITE PREPARATION NOTES

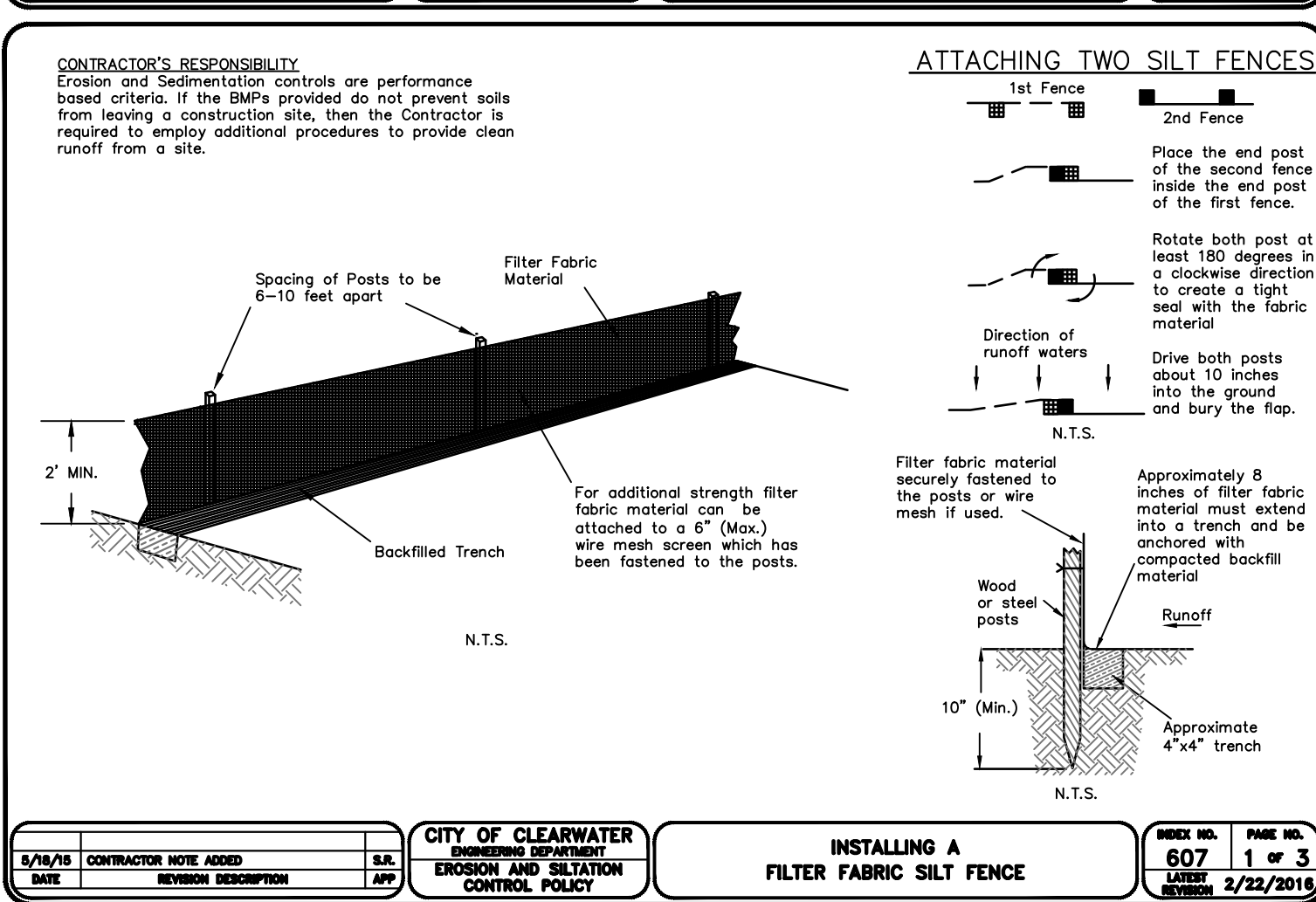
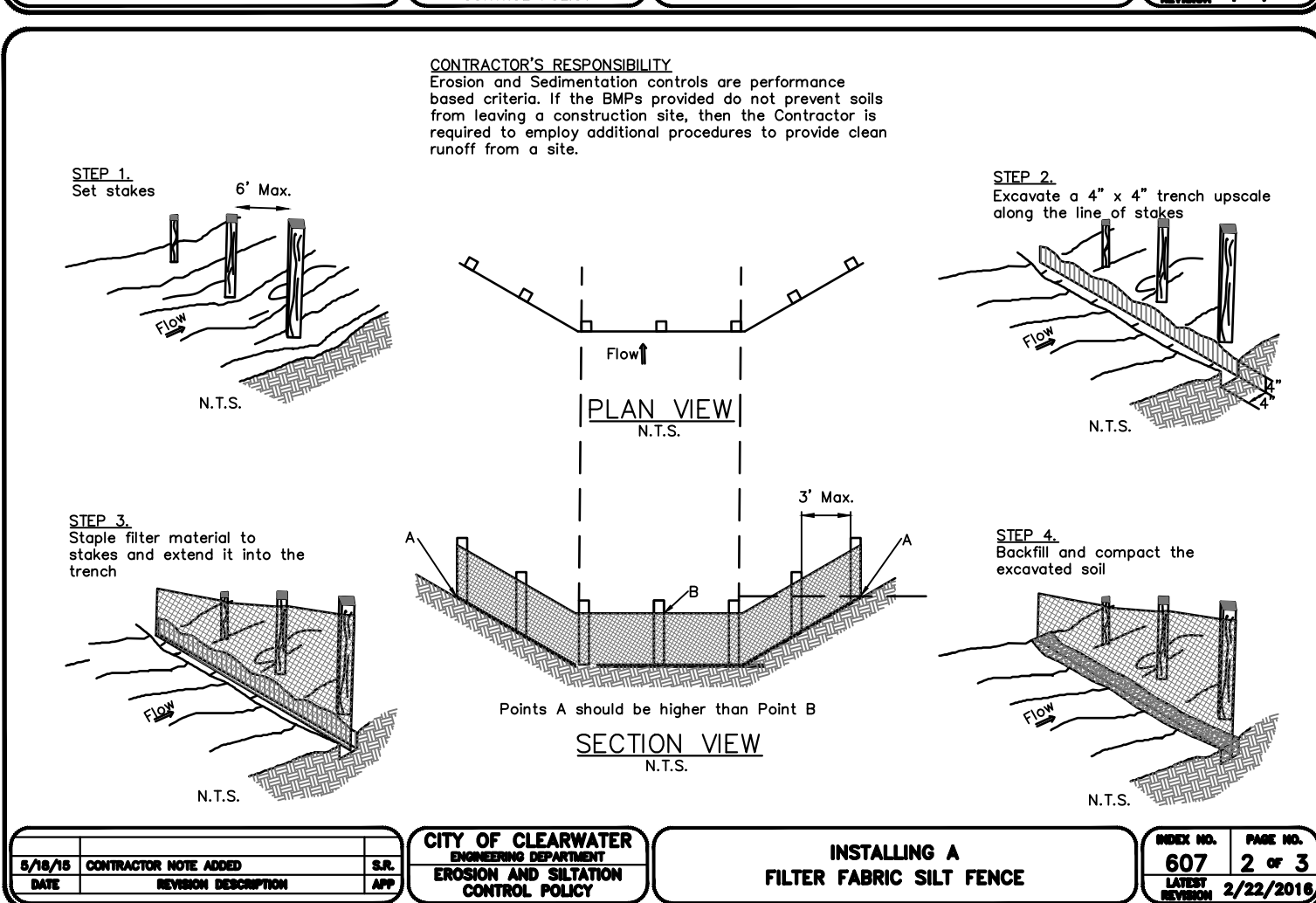
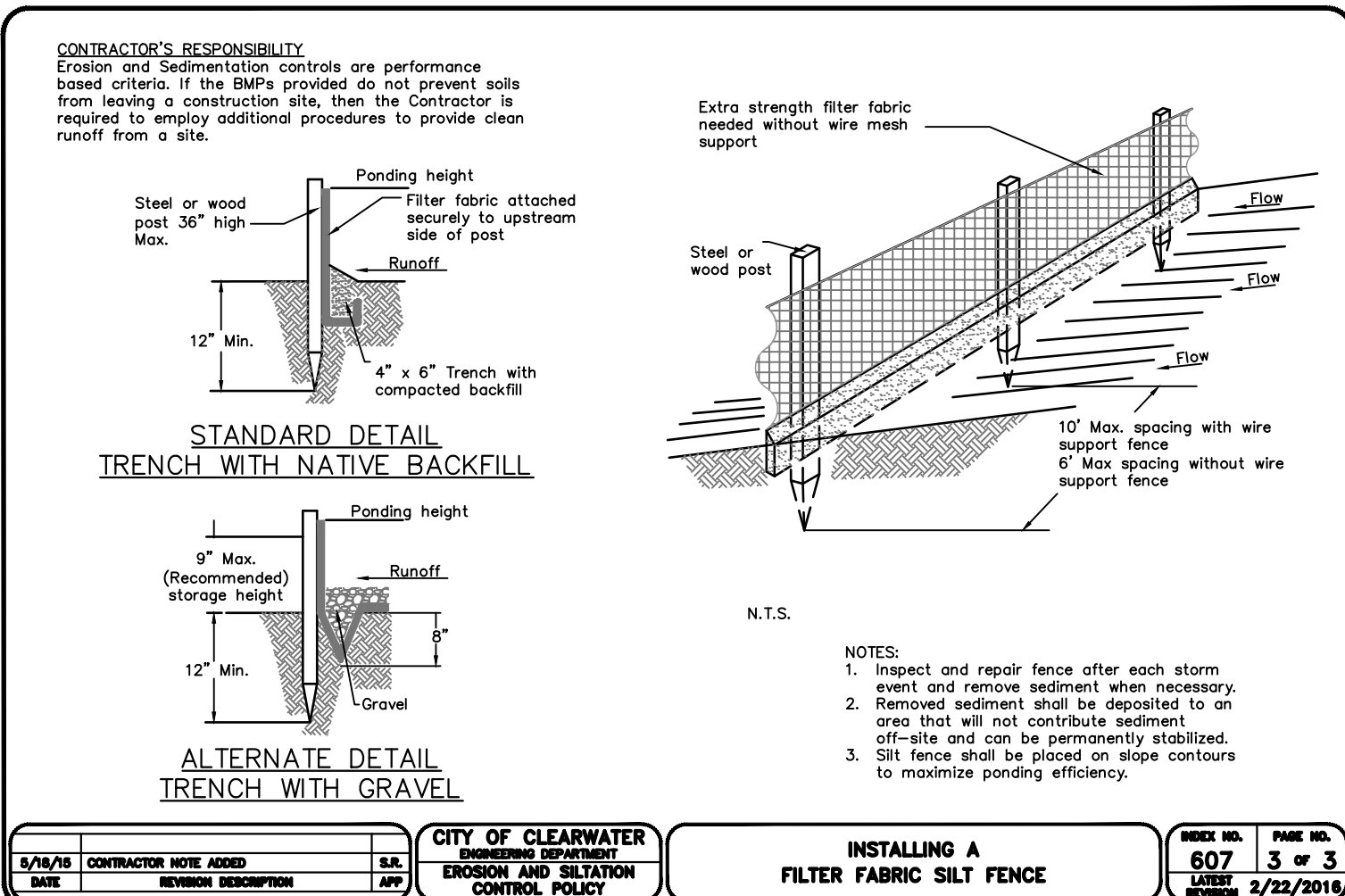
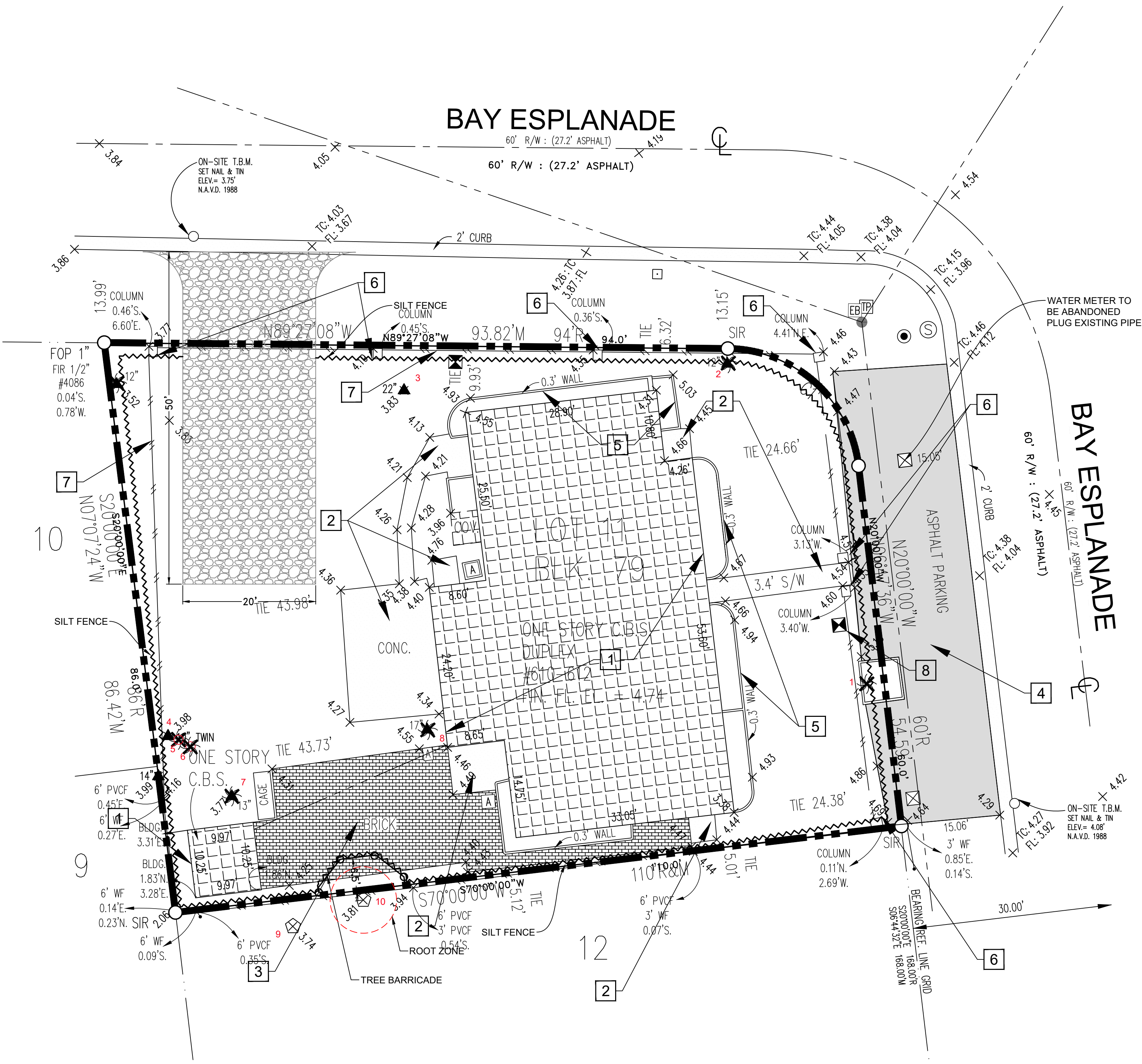
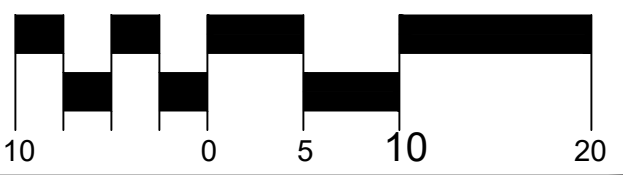
- 1 REMOVE EX. BLDG.
- 2 REMOVE EX. CONC. WALK
- 3 REMOVE EX. BRICK
- 4 REMOVE EX. ASPH. & BASE
- 5 REMOVE EX. WALL
- 6 REMOVE EX. COLUMN
- 7 REMOVE EX. FENCE
- 8 REMOVE EX. WM
- 9 REMOVE EX. TRES

PREPARATION OF THE SITE INCLUDES THE REMOVAL/RELOCATION OF ALL EXISTING STRUCTURES WITHIN PROJECT AREA, PAVING AND BASE, UTILITY LINES (SANITARY SEWER, STORM PIPES, WATER LINES, POWER POLES, OVERHEAD AND UNDERGROUND POWER AND TELEPHONE CABLES, GAS LINES, TREES, SHRUBS, ETC.), AND IS NOT LIMITED TO WHAT'S SHOWN.

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



SCALE: 1"=10'



RICK ALBEE, OWNER
CERTIFIED ARBORIST
ISA #50 - 0989A
ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ)
P.O. BOX 88, TARPON SPRINGS, FL 34688
PHONE 727.224.2818
UFSLC@VERIZON.NET

Northside
Engineering, Inc.
300 South Balchier Road, Clearwater, Florida 33765
Tel: 727-446-8036 Fax: 727-446-8036
Tech@northsideengineering.net
Est. 1989

Donald B. Fairbairn, P.E. #44971

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

PROJECT # 1912
ISSUE DATE: 08/25/25

No.	Date	Description
1	08/29/25	FLD SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

SITE PREPARATION PLAN

**BAY ESPLANADE RESORT
ATTACHED DWELLINGS**
612 BAY ESPLANADE
CLEARWATER, FL. 33767

Northside
Engineering, Inc.
C2.1

GENERAL NOTE:

- 1) PRIOR TO CO THE CONTRACTOR SHALL SUBMIT 5 SETS OF AS-BUILT FOR ALL WORK IN THE CITY'S ROW. SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. PUBLIC WORKS/ENGINEERING WILL FIELD INSPECT AS-BUILT FOR ACCURACY AND RESTORATION OF THE ROW. ROADS/ROW.
- 2) ANY CURB REMOVED OR DAMAGED SHALL BE REPLACED AND TO MATCH EXITING CURB.
- 3) ALL WORK IN THE RIGHT-OF-WAY MUST MEET CITY STANDARDS.
- 4) A STANDARD RIGHT-OF-WAY PERMIT WILL BE NEEDED FOR WORK ON CITY RIGHT-OF-WAY (E.G. DRIVEWAYS, SIDEWALKS, UTILITY CONNECTIONS, CLOSURES OF LANES/SIDEWALKS, ETC.). THE CITY MUST APPROVE A MAINTENANCE OF TRAFFIC DIAGRAM (M.O.T.) PLANS TO ISSUE A RIGHT-OF-WAY PERMIT. A LINK TO THE ROW APPLICATION [HTTPS://WWW.MYCLEARWATER.COM/HOME/SHOWDOCUMENT?ID=540](https://www.myclearwater.com/home/showdocument?id=540)
- 5) CONSTRUCTION PLAN SHALL SHOW THE EXACT LOCATION OF ALL PROPOSED FACILITIES TO BE INSTALLED PURSUANT TO THIS PERMIT, SAID CONSTRUCTION PLAN TO BE SUFFICIENTLY DETAILED TO ALLOW LOCATION OF SAID INSTALLATION BY REFERENCE THERETO.
- 6) APPLICATION FOR RIGHT OF WAY USE PERMIT, PROVIDE CITY STAFF THREE COMPLETED RIGHT OF WAY USE APPLICATION PACKAGES INCLUDING RELEVANT CONSTRUCTION PLAN SHEETS, CITY CONSTRUCTION DETAILS; IF PEDESTRIAN AND/OR VEHICULAR TRAFFIC WILL BE IMPACTED A MOBILIZATION OF TRAFFIC (MOT) PLAN IS REQUIRED TO THE ENGINEERING DEPARTMENT OR EMAIL TO IVAN.DIMITROV@MYCLEARWATER.COM
- 7) ONCE THE PACKET IS APPROVED, THE APPLICANT SHALL RECEIVE THE RIGHT OF WAY USE PERMIT AFTER PAYMENT OF THE APPROPRIATE FEE.
- 8) ANY PARKING METER AFFECTED BY THE PROPOSED WORK OR MOT PLANS WILL REQUIRE PARKING FEES TO BE PAID. CONTACT CITY PARKING DEPARTMENT.
- 9) THE CONTRACTOR SHALL PROVIDE A MINIMUM OF FORTY-EIGHT (48) HOURS OF NOTIFICATION BY PHONE AT 727-562-4750 PRIOR TO THE COMMENCEMENT OF WORK IN THE RIGHT OF WAY.
- 10) DURING CONSTRUCTION IN THE RIGHT OF WAY OR WHEN THE CITY WILL HAVE AN EASEMENT TO MAINTAIN THE SYSTEM:
 - a. DRIVEWAY ROUGH
 - b. SIDEWALK ROUGH
 - c. SANITARY SEWER ROUGH
 - d. STORM SEWER ROUGH
 - e. WATER MAIN ROUGH.
- 11) PRIOR TO THE RECEIPT OF THE CERTIFICATION OF OCCUPANCY (C.O.) THE ROW PERMIT SHALL BE CLOSED OUT AND THE FINAL C.O. SHALL BE CONTINGENT ON PASSING RESULTS FOR THE FOLLOWING INSPECTIONS PERFORMED BY THE ENGINEERING AND UTILITIES DEPARTMENTS. PRIOR TO FINAL INSPECTIONS, THE APPLICANT MUST SUBMIT TO ENGINEERING DEPARTMENT FIVE SETS OF SITES AS-BUILT SIGNED AND SEALED BY THE ENGINEER OF RECORD CERTIFYING THE PROJECT WAS CONSTRUCTED PER PROJECT PLANS AND SPECIFICATIONS:
 - a. DRIVEWAY FINAL
 - b. SIDEWALK FINAL
 - c. SANITARY SEWER FINAL
 - d. STORM SEWER FINAL
 - e. WATER FINAL
 - f. TRAFFIC FINAL.
- 12) ENGINEERING FINAL, CONTACT THE ENGINEERING DEPARTMENT FOR ENGINEERING FINAL INSPECTION AFTER ALL OTHER ENGINEERING & UTILITY FINALS HAVE BEEN PASSED AND ALL C.O. CONDITIONS HAVE BEEN MET.
- 13) WORK PERFORMED IN THE RIGHT OF WAY WITHOUT AN APPROVED RIGHT OF WAY PERMIT (STOP WORK ORDER) MAY BE CHARGED A FEE DOUBLE THE REQUIRED PERMIT FEE., PER ORDINANCE NO. 6856-01.

SIDEWALK NOTE:

- 1) ANY NEW CONCRETE DRIVEWAY APRON(S) CONSTRUCTED WITHIN THE RIGHT-OF-WAY SHALL BE A MINIMUM 6" THICK FIBROUS CONCRETE, A MINIMUM 3,000 PSI WITH 6" X 6" / 10 X 10 WELDED WIRE FABRIC, AND 3' TRANSITION PER CITY OF CLEARWATER ENGINEERING CONSTRUCTION STANDARDS INDEX #103, PAGE 2/2.
- 2) SIDEWALK PORTION PASSING THROUGH DRIVEWAY(S) SHALL BE 6" THICK 3,000 PSI FIBER MESH REINFORCED CONCRETE WITH 6" X 6" / 10 X 10 WELDED WIRE FABRIC PER CITY OF CLEARWATER ENGINEERING CONSTRUCTION STANDARDS INDEX #109, PAGE 1/5.
- 3) SIDEWALKS TO BE CONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL AND SAFE PEDESTRIAN TRAFFIC ARE TO BE MAINTAINED AT ALL TIMES. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST EXPANSION JOINT.

TRAFFIC ENGINEERING NOTE:

1. LIGHTING LEVELS IN PARKING GARAGES HAVING PUBLIC ACCESS SHALL MEET OR EXCEED THE CURRENT MINIMUM ILLUMINATING ENGINEERING SOCIETY (IES) STANDARDS.
2. ALL ELECTRICAL CONDUITS, PIPES, DOWNSPOUTS, COLUMNS OR OTHER FEATURES THAT COULD BE SUBJECT TO IMPACT FROM VEHICULAR TRAFFIC SHALL BE PROTECTED FROM IMPACT DAMAGE WITH PIPE GUARDS OR SIMILAR MEASURES. MEASURES USED FOR PROTECTION SHALL NOT ENCR OACH INTO ANY PARKING SPACE.
3. ANY WORK WITHIN CITY'S ROW (RIGHT-OF-WAY) WILL REQUIRE A SEPARATE ROW PERMIT AND INCLUDE A MOT (MAINTENANCE OF TRAFFIC) PLAN FOR ROAD AND/OR SIDEWALK CLOSURE -IF ANY. PLEASE CONTACT IVAN DIMITROV AT (727)562-4779 FOR THE ROW APPLICATION & FEE.
4. FIVE FEET (5') WIDE SIDEWALK THROUGH THE NEW DRIVEWAY SHALL BE TO ADA STANDARDS 2% (CROSS & RUNNING SLOPES). ALL SUBSTANDARD SIDEWALK ADJACENT TO OR A PART OF THE PROJECT MUST BE UPGRADED TO CITY STANDARDS, INCLUDING A.D.A.

NOTE:

ALL SERVICE LINES ONTO THE PROPERTY AND OVERHEAD UTILITIES ADJACENT TO THE SITE SHALL BE INSTALLED UNDERGROUND UNLESS UNDERGROUNDING IS SHOWN TO BE IMPRACTICABLE PURSUANT TO CDC SECTION 3-912

NOTE:

A MAXIMUM REDUCTION OF FIVE (5) FEET FROM ANY REQUIRED SETBACK IS ALLOWED PROVIDING THAT THE DECREASED SETBACK WILL RESULT IN AN IMPROVED SITE PLAN, LANDSCAPING IN EXCESS OF MINIMUM REQUIRED, AND/OR IMPROVED DESIGN AND APPEARANCE.

NOTE:

MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND RIGHT-OF-WAY WITH FENCE OR LANDSCAPING

NOTE:

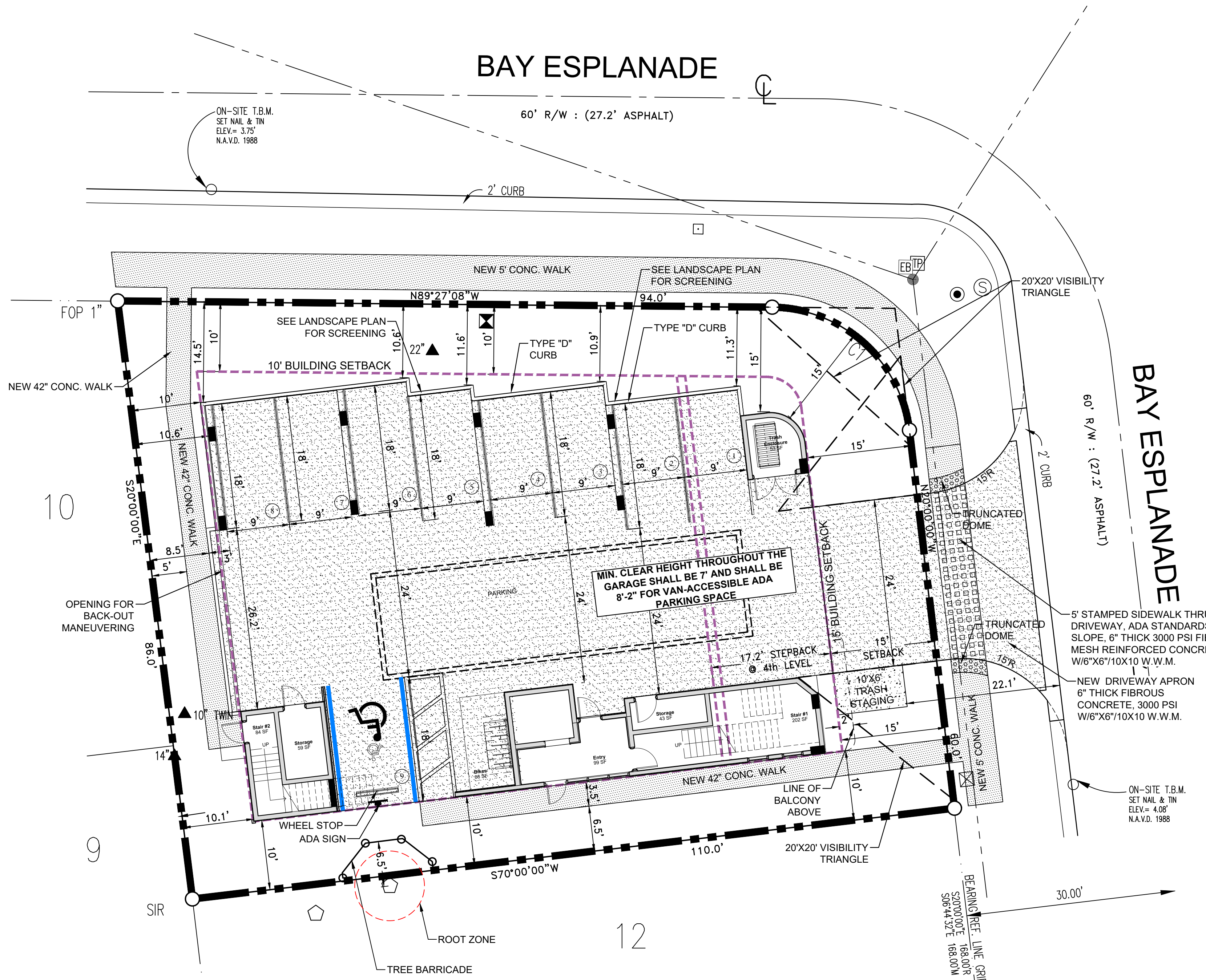
TRASH WILL BE ROLLED OUT BY PERSON TO THE STAGING AREA ON DAY OF PICK-UP

NOTE:

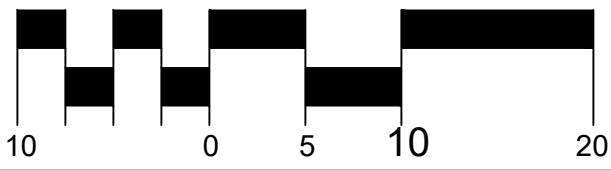
BALCONIES OVERHANG 24 INCHES OR LESS INTO THE SETBACK



RICK ALBEE, OWNER
CERTIFIED ARBORIST
ISA #50 - 0989A
ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ)
P.O. BOX 88, TARPON SPRINGS, FL 34688
PHONE 727.224.2818
UFSLLC@VERIZON.NET



SCALE: 1"=10'



LEGEND

- PROPERTY LINE
- NEW 6" CONC. PAD
- NEW 4" CONC. WALK

Northside
Engineering, Inc.

300 South Balcher Road, Clearwater, Florida 33765
Tel: 727-443-2868 Fax: 727-446-8036
Tech: northsideengineering.net
Est. 1989

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

Donald B. Fairbairn, P.E. #44971

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

PROJECT # 1912

ISSUE DATE: 08/25/25

REVISIONS:

No.	Date	Description
1	08/29/25	FLD SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN BY: --

SITE PLAN

**BAY ESPLANADE RESORT
ATTACHED DWELLINGS**
612 BAY ESPLANADE
CLEARWATER, FL. 33767

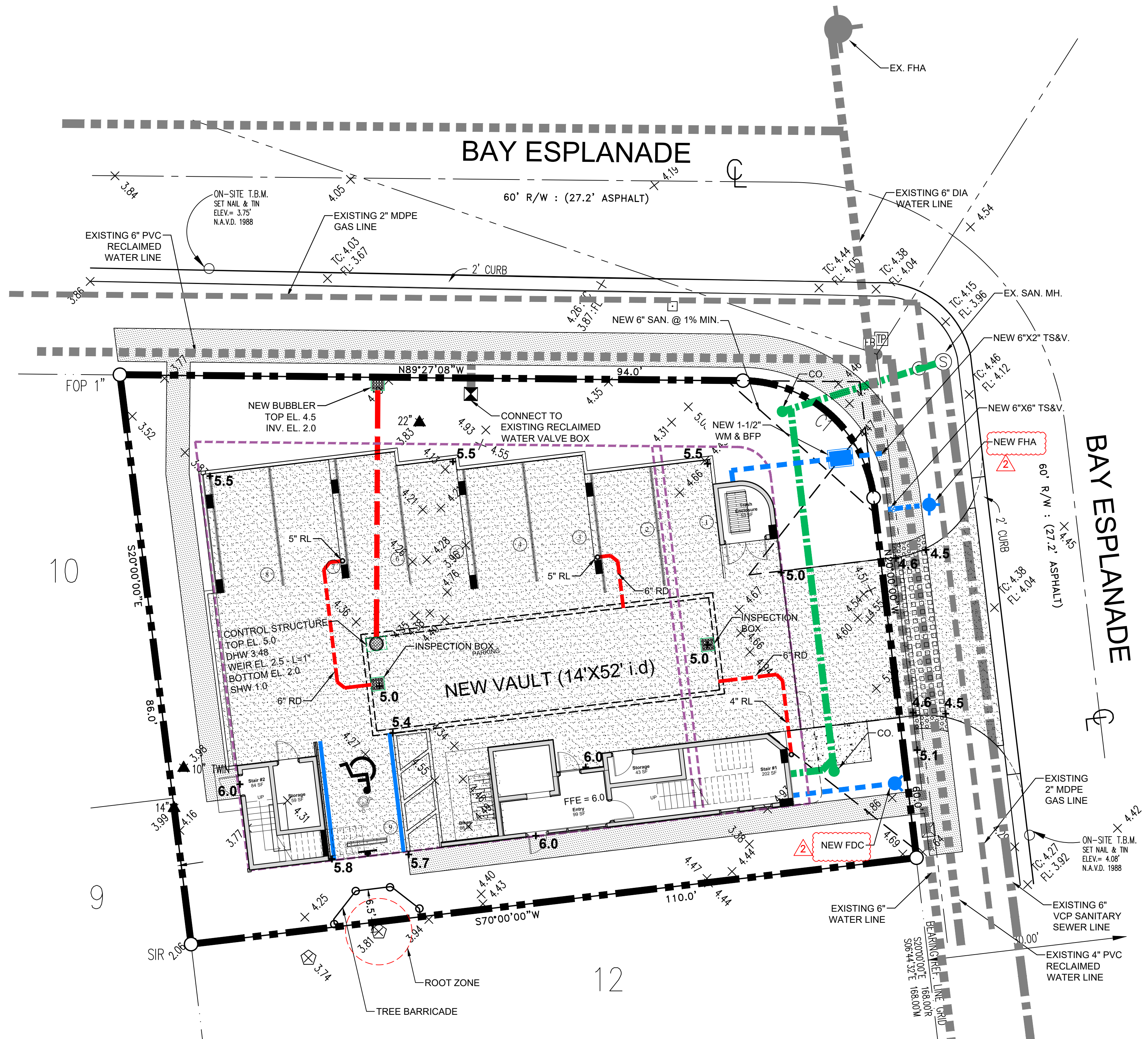
Northside
Engineering, Inc.
G3.1

NOTES:

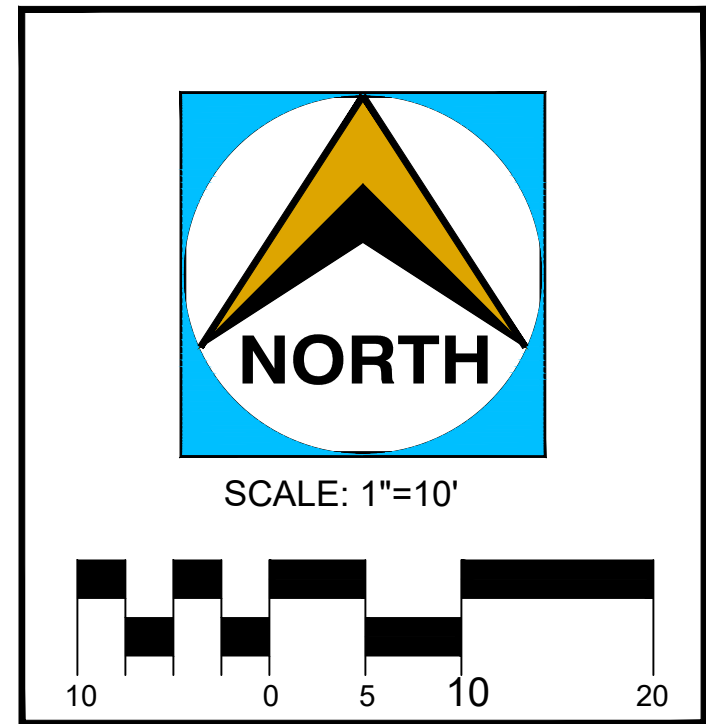
- CONTRACTOR TO COORDINATE WITH CITY REGARDING EXISTING WATER METERS, BACKFLOW DEVICE AND METER BOX REMOVAL, ALONG WITH SEWER LATERAL ABANDONMENT
- CONTRACTOR TO VERIFY LOCATION OF EXISTING SEWER SERVICE LATERAL, AND INSPECT CONDITION OF PIPE, INCLUDING CORRECT LATERAL SIZE. IF NEW PIPE IS WARRANTED, COORDINATE WITH CITY REGARDING LATERAL SERVICE ABANDONMENT. CONTRACTOR TO INSTALL NEW CLEAN-OUT PER CITY REQUIREMENTS.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF ALL UNDERGROUND UTILITIES. PROTECT AS NEEDED.



RICK ALBEE, OWNER
CERTIFIED ARBORIST
ISA #50 - 0989A
ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ)
P.O. BOX 88, TARPON SPRINGS, FL 34688
PHONE 727.224.2818
UFSLLC@VERIZON.NET



LEGEND	
NEW INLET	EXIST. ELEVATION
NEW INSPECTION RIM & COVER	PROP. ELEVATION
NEW CLEAN-OUT(C.O.)	NEW MITERED END
TEMP. SILT BARRIER	EXIST. GAS
POINT OF CONNECTION OF NEW UTILITY TO EXIST.	NEW GAS
FLOW ARROW	EXIST. SAN. SEWER
SWALE ARROW	NEW SAN. SEWER
FIRE HYDRANT ASSEMBLY	EXIST. STORM
T.B.O.	NEW STORM
T.&V.	EXIST. WATER SERVICE
M	NEW WATER SERVICE
F.D.C.	PROP. CONTOUR
TEMPORARY BLOW-OFF TAP AND VALVE METER	
FIRE DEPARTMENT CONNECTION	



Donald B. Fairbairn, P.E. #44971

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

PROJECT # 1912

ISSUE DATE: 08/25/25

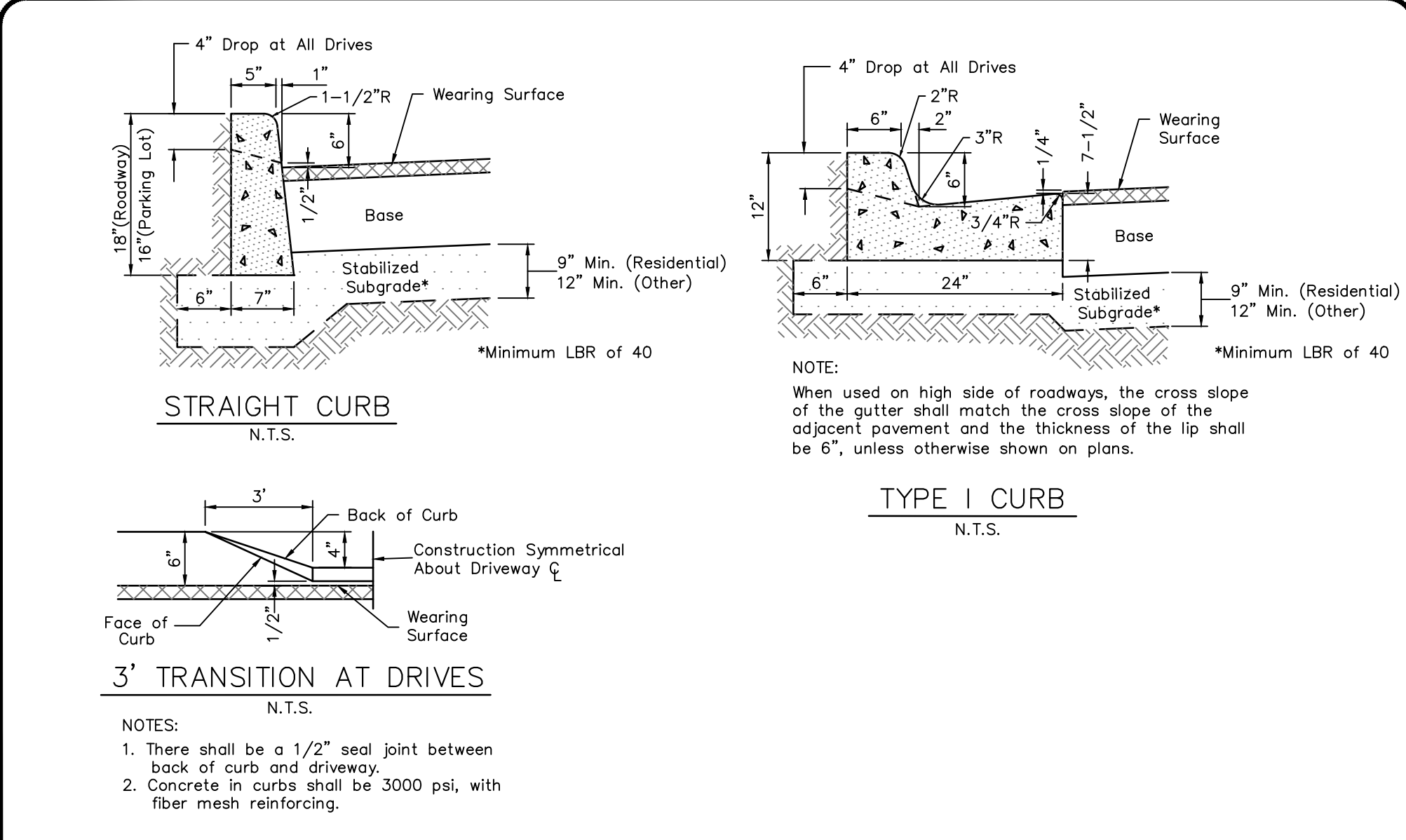
REVISIONS:

No.	Date	Description
1	08/29/25	FLD SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

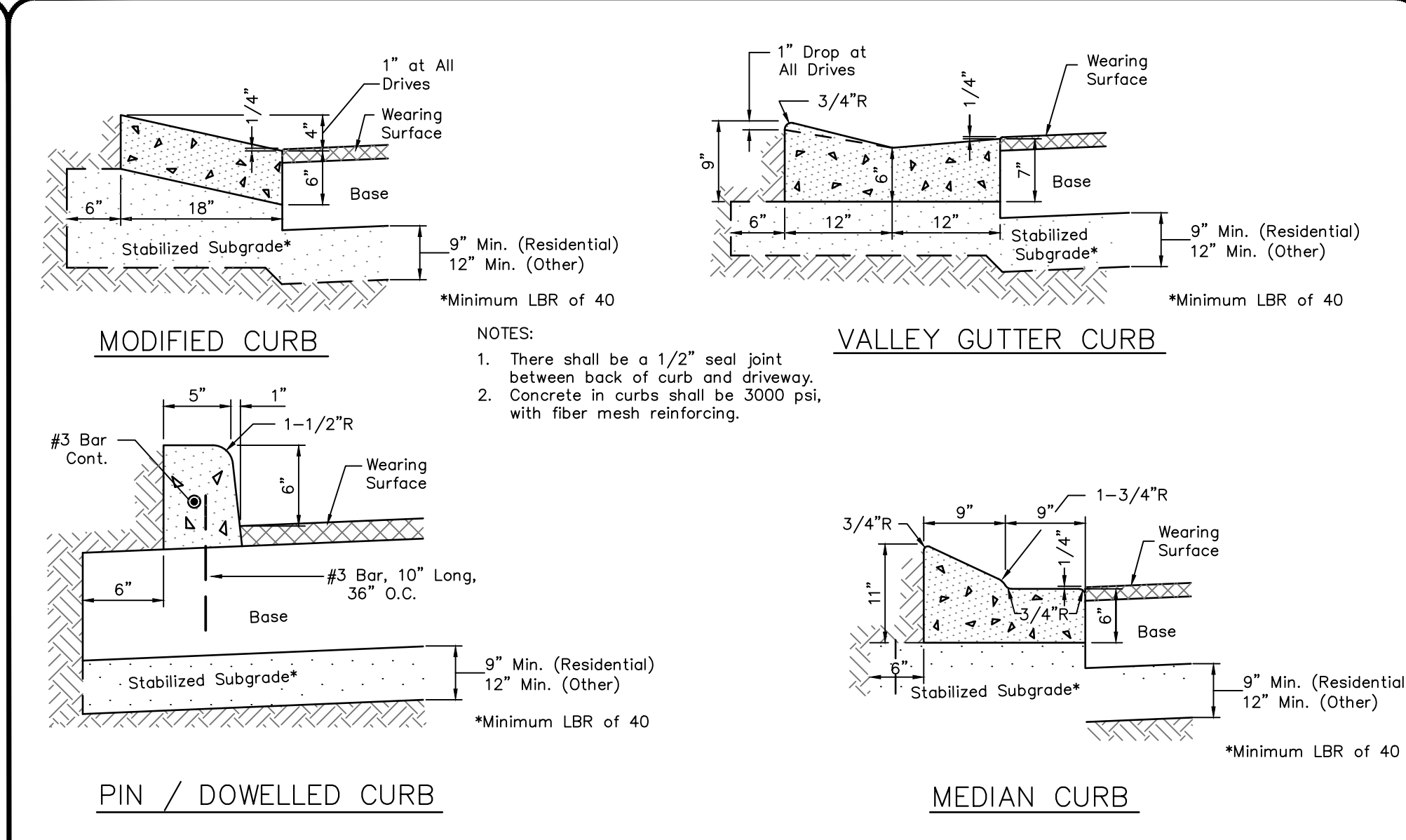
DRAWN BY: --

GRADING DRAINAGE & UTILITY PLAN

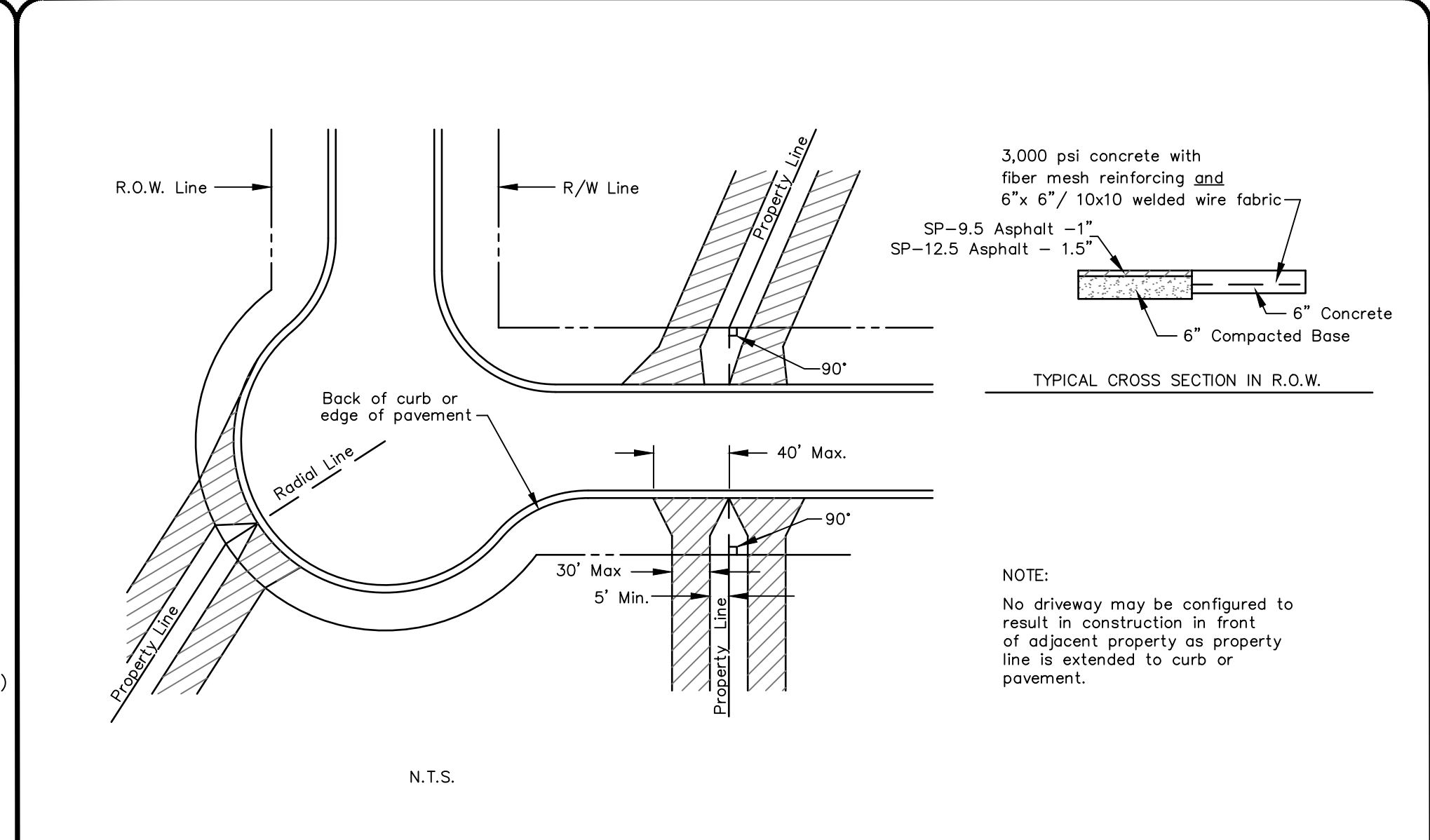
BAY ESPLANADE RESORT
ATTACHED DWELLINGS
612 BAY ESPLANADE
CLEARWATER, FL. 33767



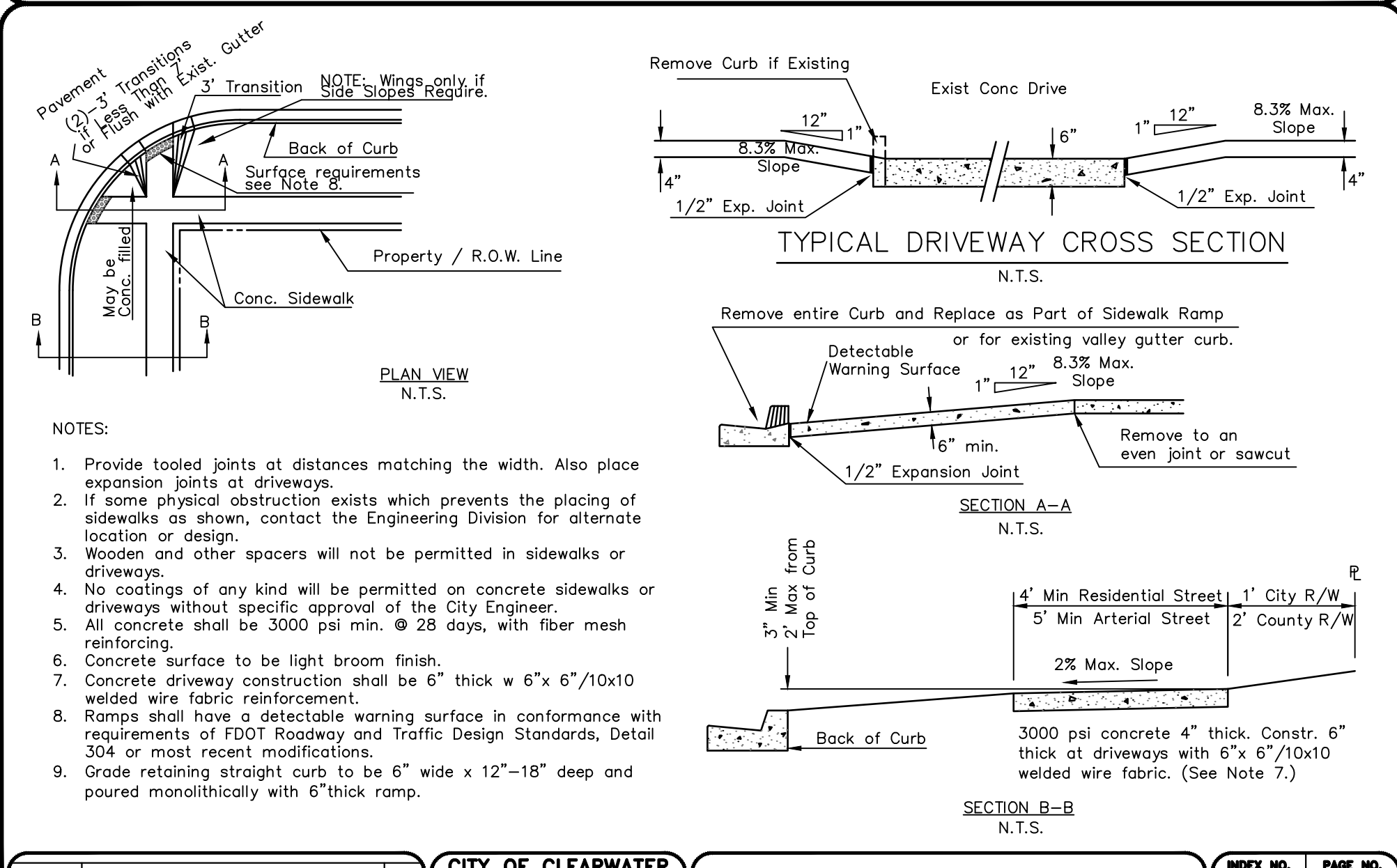
2/27/17	SUBGRADE UPDATED	JWS	CITY OF CLEARWATER ENGINEERING DEPARTMENT	INDEX NO. 101	PAGE NO. 1 OF 2
5/18/15	COMPACTON THICKNESS	S.R.	STREET SECTIONS AND DETAILS	LATEST REVISION 2/27/17	
DATE	REVISION DESCRIPTION	APP			



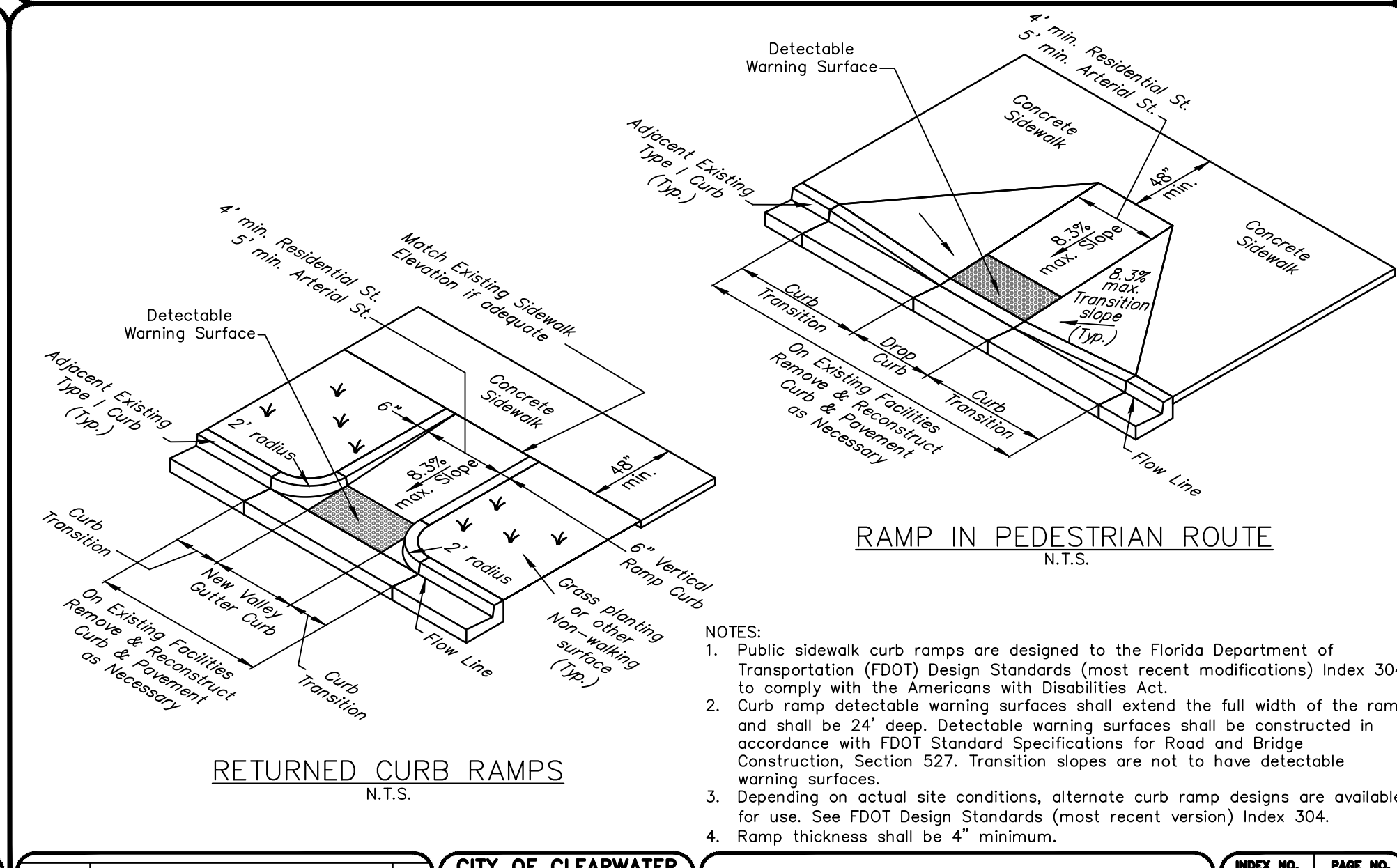
2/27/17	SUBGRADE UPDATED	JWS	CITY OF CLEARWATER ENGINEERING DEPARTMENT	INDEX NO. 101	PAGE NO. 2 OF 2
5/18/15	COMPACTON THICKNESS	S.R.	STREET SECTIONS AND DETAILS	LATEST REVISION 2/27/2017	
DATE	REVISION DESCRIPTION	APP			



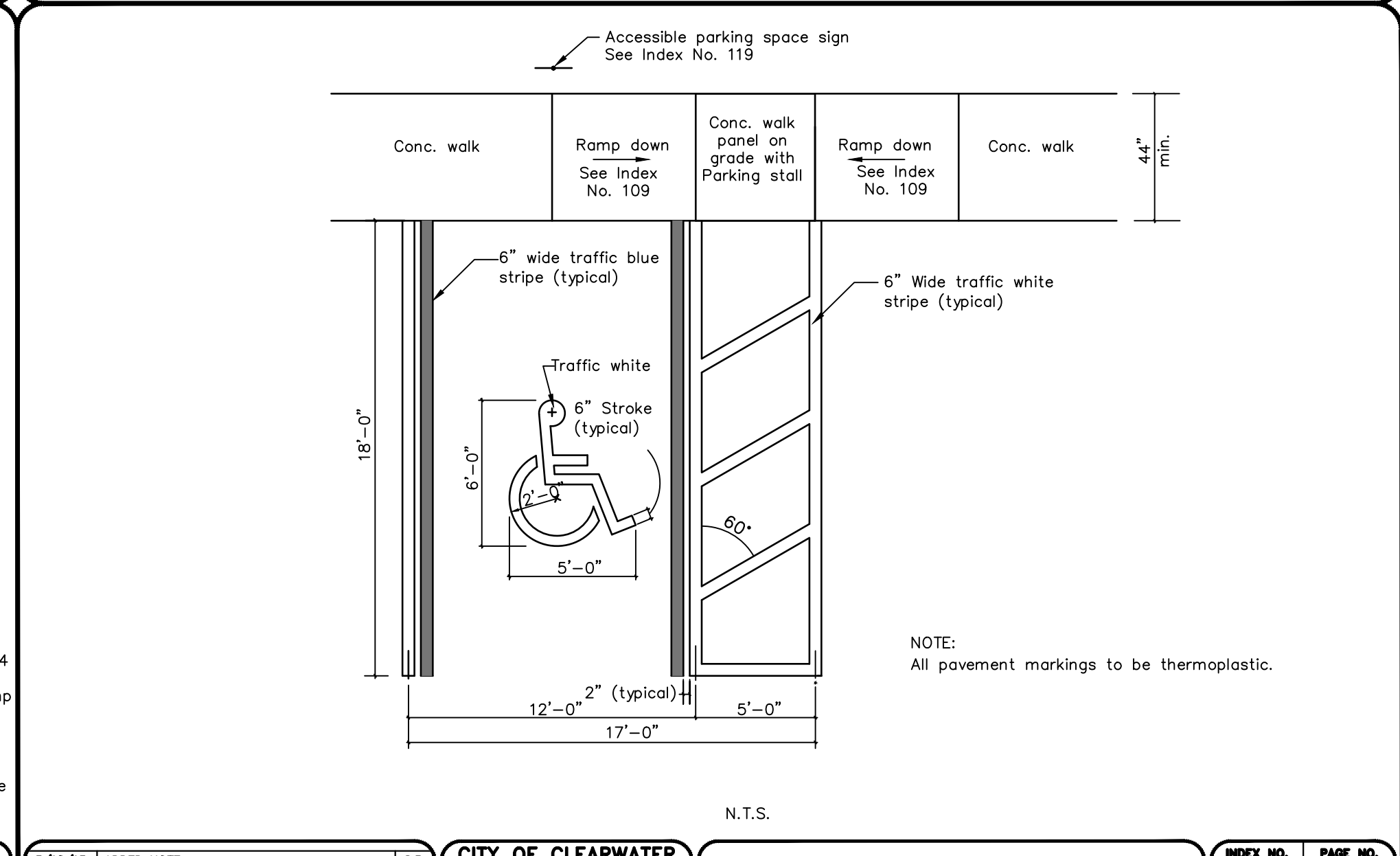
1/31/12	CONCRETE THICKNESS	R.L.M.	CITY OF CLEARWATER ENGINEERING DEPARTMENT	INDEX NO. 103	PAGE NO. 2 OF 2
DATE	REVISION DESCRIPTION	APP	STREET SECTIONS AND DETAILS	LATEST REVISION 2/22/2016	



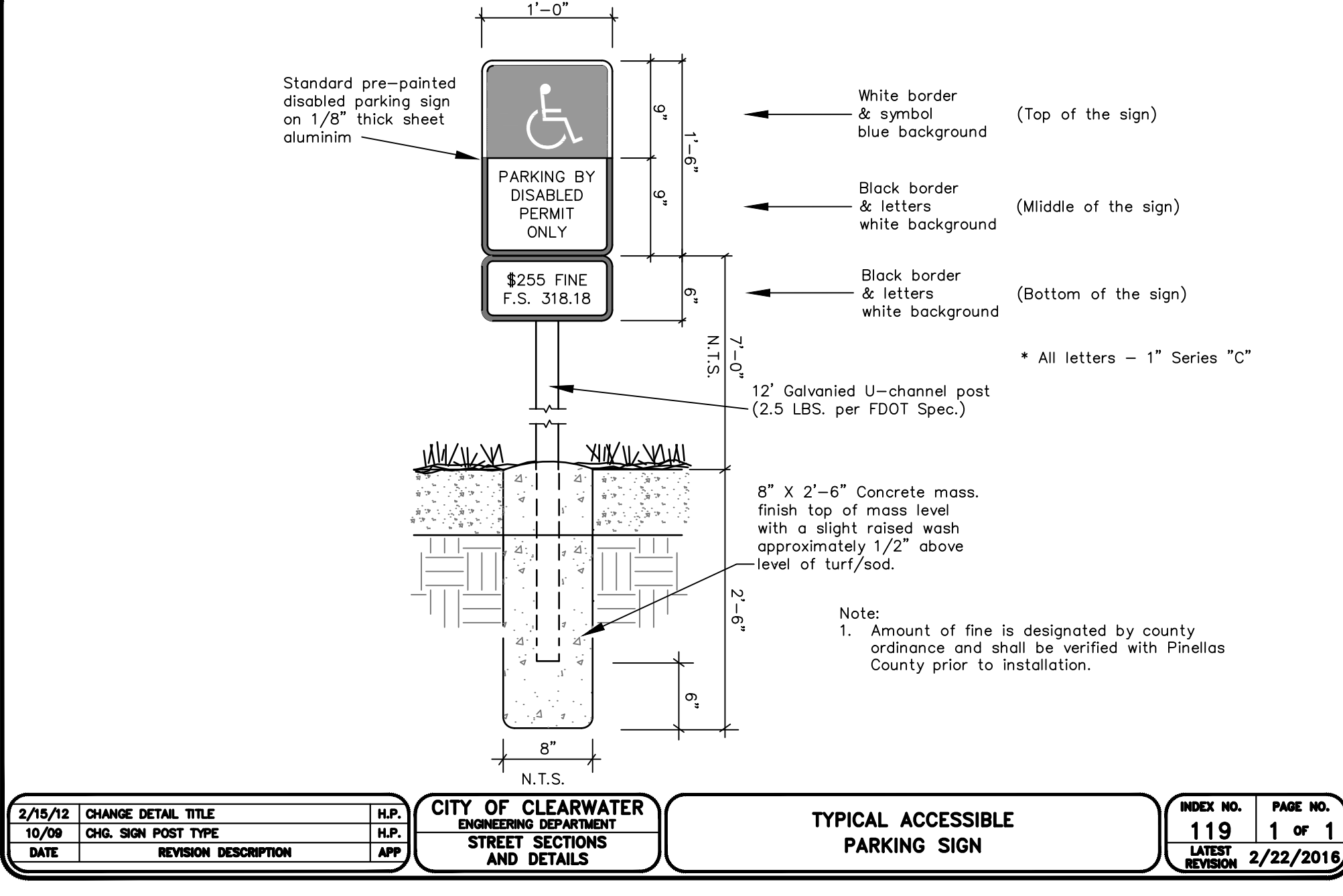
DATE	REVISION DESCRIPTION	APP	CITY OF CLEARWATER ENGINEERING DEPARTMENT	INDEX NO. 109	PAGE NO. 1 OF 5
			STREET SECTIONS AND DETAILS	LATEST REVISION 12/06/2019	



11/2/2015	DETAIL REDRAWN	S.R.	CITY OF CLEARWATER ENGINEERING DEPARTMENT	INDEX NO. 109	PAGE NO. 2 OF 5
DATE	REVISION DESCRIPTION	APP	STREET SECTIONS AND DETAILS	LATEST REVISION 2/22/2016	



5/18/15	ADDED NOTE	S.R.	CITY OF CLEARWATER ENGINEERING DEPARTMENT	INDEX NO. 118	PAGE NO. 1 OF 2
2/15/12	CHANGE DETAIL NAME	H.P.	STREET SECTIONS AND DETAILS	LATEST REVISION 2/22/2016	
DATE	REVISION DESCRIPTION	APP			



2/15/12	CHANGE DETAIL TITLE	H.P.	CITY OF CLEARWATER ENGINEERING DEPARTMENT	INDEX NO. 119	PAGE NO. 1 OF 1
10/09	CHG. SIGN POST TYPE	H.P.	STREET SECTIONS AND DETAILS	LATEST REVISION 2/22/2016	
DATE	REVISION DESCRIPTION	APP			

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

NOTES:
1. All parking space striping to be white in color.
2. If a parking lot serves a use which generates 2,500 or more vehicle trips a day, such parking spaces shall be marked by white thermoplastic lines.
3. All City of Clearwater projects shall be in thermoplastic.

12/09	CHANGED NOTE NO. 2	T.E.	CITY OF CLEARWATER ENGINEERING DEPARTMENT	INDEX NO. 120	PAGE NO. 1 OF 1
DATE	REVISION DESCRIPTION	APP	STREET SECTIONS AND DETAILS	LATEST REVISION 2/22/2016	

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

PROJECT #		1912
ISSUE DATE:		08/25/25
REVISIONS:		
No.	Date	Description
△	08/29/25	FLD SUBMITTAL
△	/ /	
△	/ /	
△	/ /	
△	/ /	
△	/ /	
DRAWN BY : --		

Cleanout Plug
Charlotte Pipe And Foundry Company Part No. 106
Or Equal

Concrete Pad
8" Thick x 1'-6" Sq.

Female Adapter
Charlotte Pipe And Foundry Company Part No. 101
Or Equal

Two-Way Cleanout
Charlotte Pipe And Foundry Company Part No. 448
Or Equal

N.T.S.

NOTE:
Cleanout Plug Cover for traffic areas
to be U.S. Foundry 7623 Or Equal.

Cleanout Plug
Charlotte Pipe And Foundry Company Part No. 106
Or Equal

Concrete Pad 8" Thick x
1'-6" Sq.

Female Adapter
Charlotte Pipe And Foundry Company Part No. 101
Or Equal

6" or 8"- 1/8 Bend

Plug

N.T.S.

NOTE:
Cleanout Plug Cover for traffic areas
to be U.S. Foundry 7623 Or Equal.

Rotatable swing joint to be positioned to eliminate
stress on service tubing. Swing joint will not
obstruct shut-off valve.

1" Threaded Corporation Stop
MUELLER H-10003N,
1 1/2" Threaded Corporation Stop
FORD FB 400-6, MUELLER B-2996N or
2" Threaded Corporation Stop
FORD FB 400-7, MUELLER B-2996N or
approved equal. See Note 5

N.T.S.

Water Main

45' max. & 3' min. cover from road
surface on 2" taps. (deflect main down
as necessary, see Note 5)

Water Service Tubing Driscopipe 5100 or
Endot/Yardley Blue Jet, SDR 9, PE3408

1", 1 1/2" or 2" Comp x MIP Adapter,
MUELLER H15428

1", 1 1/2" or 2" 90° Ell, Brass

1"x 2", 1 1/2"x 2" or 2"x 2" 90° Nipple Brass

Iron service saddle
Ford FC 202 series or
MUELLER DR25 w/stainless
steel band and epoxy coated
ductile iron body or approved
equal.

NOTES:

- Contractor to stake service connections, which are to be 2' from side lot line on either side of lot (See Index 401 Sheet 3 of 3). These services to be consistent within the subdivision. Driveways shall not be built over meters or service taps. Meters or service taps shall not be installed within or under driveways.
- All lines shall be chlorinated and pressure tested (Test for two hours @ 150 P.S.I.) under the direction of the Construction Inspector. After successful completion of the testing and chlorination, standard operating pressure shall remain on the system at all times.
- Ten (10) FT. separation required between parallel water & sanitary sewer lines.
- Saddle is required for all service connections to mains.
- Taps should be made on a 45° angle from top of pipe. For cover less than 30", City of Clearwater Engineering Department approval is required.
- Minimum distance between service taps to be not less than 36".
- Minimum 5' separation between potable & reclaimed services. See Index. No. 501.
- Curb Stop to be located approx. 1 foot back of Right-of-Way.
- Insert stiffeners at corporation stop and curb stop. Stiffeners shall be manufactured by Mars Company P.O. Box 830340, Ocala, FL 34483.
- See also City of Clearwater's Technical Specification Section IV.

Curb Stop
MUELLER H24350 or Ford
B43-332-WQ with Lock Wing and
Compression Inlet (3/4" or 1" use
meter swivel nut, 1 1/2" or 2" use
FIP outlet) or approved equal

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
SANITARY SEWER
DETAILS

STANDARD CLEANOUT
(SANITARY)

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

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
SANITARY SEWER
DETAILS

STANDARD TERMINAL END CLEANOUT
(SANITARY)

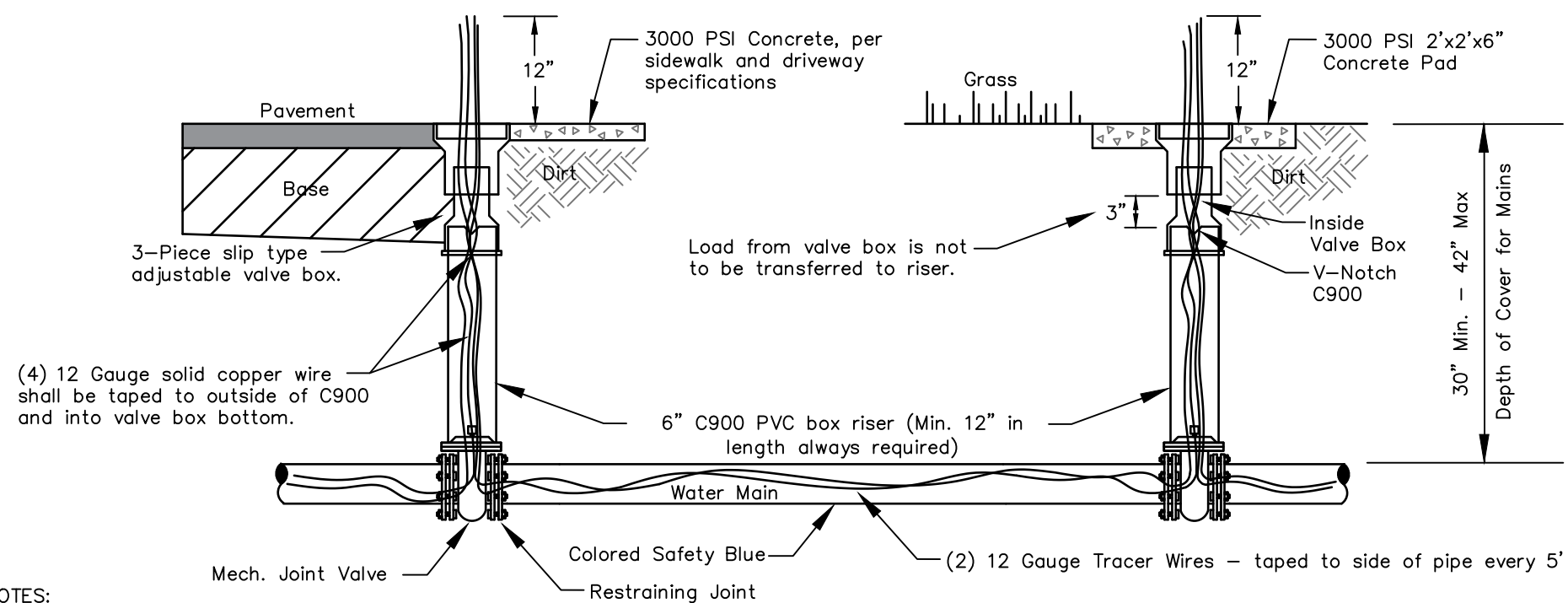
INDEX NO.
304
PAGE NO.
2 of 2
LATEST
REVISION
2/22/2016

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
POTABLE WATER
DETAILS

POTABLE WATER MAIN SERVICE
CONNECTION DETAIL

INDEX NO.
401
PAGE NO.
1 of 3
LATEST
REVISION
10/21/2019

Roadway/Sidewalk Installation



- NOTES:
- Must center operation nut in box.
 - C900 Riser to be one continuous section and color coded "Safety Blue."
 - Gate Valves shall be open left only.
 - Valve key extensions required on valves with operator nut over 3' deep.
 - Tracer Wire required in all applications including on D.I.P. and colored "Safety Blue."
 - See also City of Clearwater's Technical Specification Section IV.

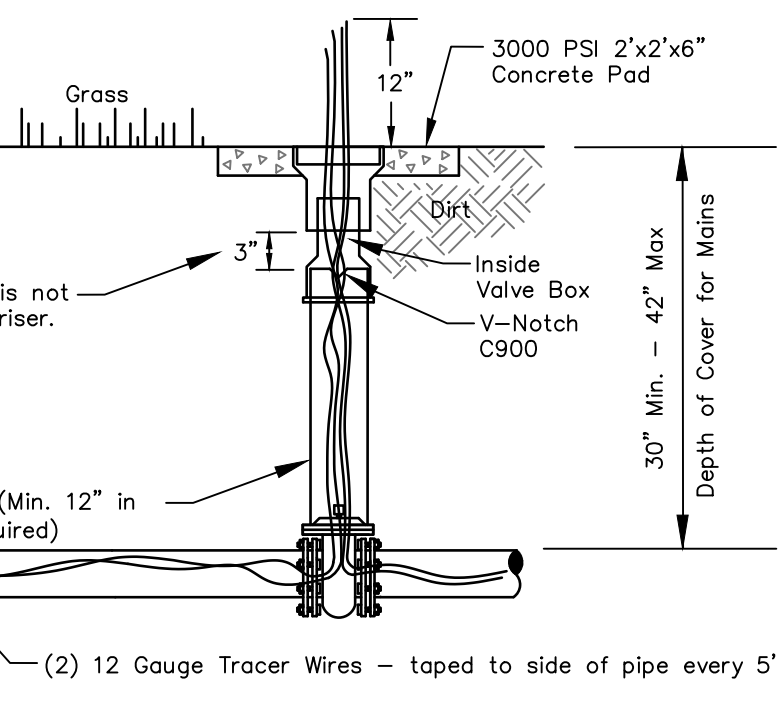
SECTION VIEW
N.T.S.

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
POTABLE WATER
DETAILS

TYPICAL VALVE AND BOX SETTING

INDEX NO.
402
PAGE NO.
1 of 3
LATEST
REVISION
10/21/2019

Green Space Installation



Load from valve box is not
to be transferred to riser.

6" C900 PVC box riser (Min. 12" in
length always required)

Colored Safety Blue

Restraining Joint

(2) 12 Gauge Tracer Wires — taped to side of pipe every 5'

Mech. Joint Valve

Inside Valve Box
V-Notch
C900

3"

12"

3000 PSI Concrete, per
sidewalk and driveway
specifications

Pavement

Base

Dir.

Grass

30" Min. — 42" Max
Depth of Cover for Mains

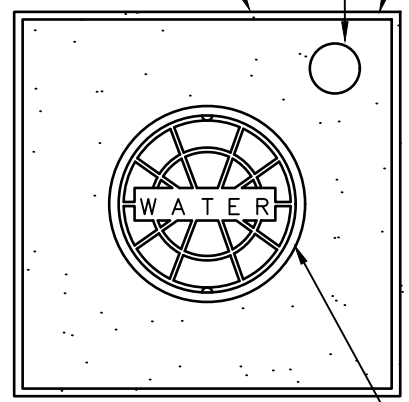
NOTES:

- Extension on valve box shall be set so as to reserve 1/2 of the adjustment length for future use.
- Valve key extension required on valves with operator nut over 3' deep.
- Install 3" brass identification disk in concrete, per detail below.
- Terminate insulated, solid 12 gauge copper tracer wire at 12" above box cover.
- Valve Box to be centered in concrete slab in green space only.
- See also City of Clearwater's Technical Specification Section IV.

3" Brass identification disk

2'x2'x6" Concrete pad

Expansion joint material on all
sides adjacent to concrete.



WATER VALVE BOX
CONCRETE PAD PLAN VIEW
N.T.S.

Type of valve:
Butterfly, Gate, or Plug

Direction & number of
turns to open valve

Size of valve
4"

Year of installation
L-13

WATER

GATE VALVE

YEAR

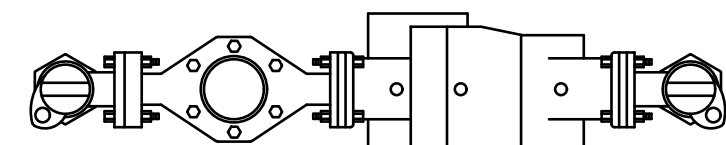
3" BRASS IDENTIFICATION DISK

N.T.S.

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
POTABLE WATER
DETAILS

POTABLE WATER VALVE BOX
CONCRETE PAD PLAN VIEW
GREEN SPACE ONLY

INDEX NO.
402
PAGE NO.
2 of 3
LATEST
REVISION
10/21/2019



Angle Valve (Flanged)

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

Flow

Meter Flange

Meter (Flanged)

12"

Main Slide

Ball valve

12"

N.T.S.

Customer connection point

Brass Nipple

Customer Side

12"

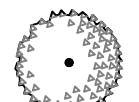





Flow

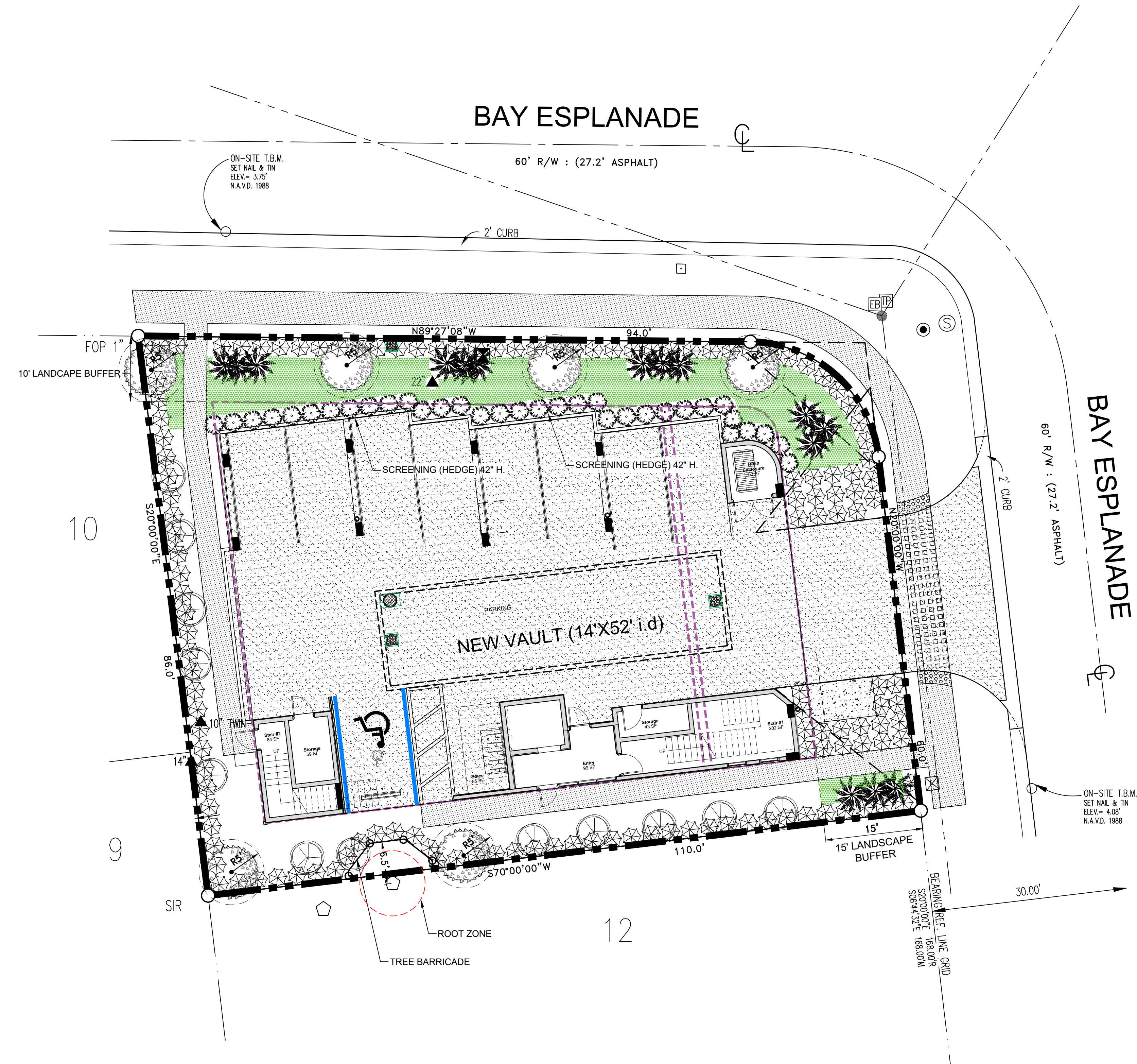
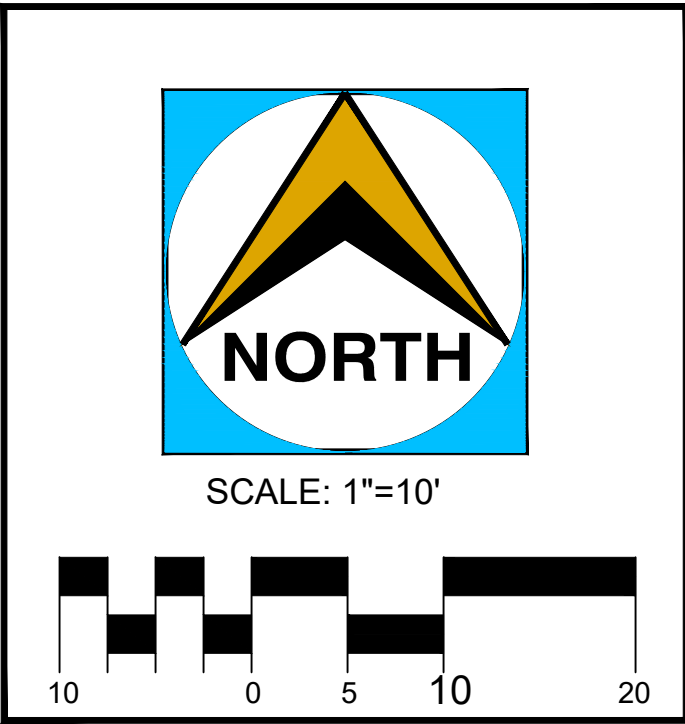
Meter Flange

Meter (Flanged)

12"

Main Slide

PLANT SCHEDULE							
TREES	QTY	COMMON	BOTANICAL	CONT	CAL	SIZE	GR.
	6	LIVE OAK	QUERCUS VIRGINIANA	45 gal	2.5" Cal	10' ht min	#1
	15	Sabal Palm	Sabal Palmetto	Field Grown	ROBUST	10' Clear Trunk	#1
	12	Wax Myrtle	Myrica Cerifera	30 gal	2.5" Cal	10' ht min	#1
SHRUBS	QTY	COMMON	BOTANICAL	CONT	HT.	O.C.	GR.
	137	Dwarf Oleander	Nerium oleander 'Petite Pink'	3 gal	24" ht	3' oc	#1
	34	WILD PRIVET	LIGUSTUM VULGARE	7 gal	36" MIN ht 42" MAX ht	3' oc	#1
GROUND COVER							
	560 s.f.	COONTIE	ZAMIA INTEGRIFOLIA	3 gal	24" ht	24" oc	#1



LANDSCAPE NOTES:

- All landscaped areas must be covered with shrubs, ground cover, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.
- Where mulch is used, it must be protected from washing out of the planting bed.
 - Landscape rock with a minimum size of ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.
 - Plastic sheets shall not be installed under mulches.
 - Artificial turf shall be installed according to the standards in Section 3-1203.



RICK ALBEE, OWNER
CERTIFIED ARBORIST
ISA #50 - 0989A
ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ)
P.O. BOX 88, TARPON SPRINGS, FL 34688
PHONE 727.224.2818
UFSLLC@VERIZON.NET

Northside
Engineering, Inc.
300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-2868 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989

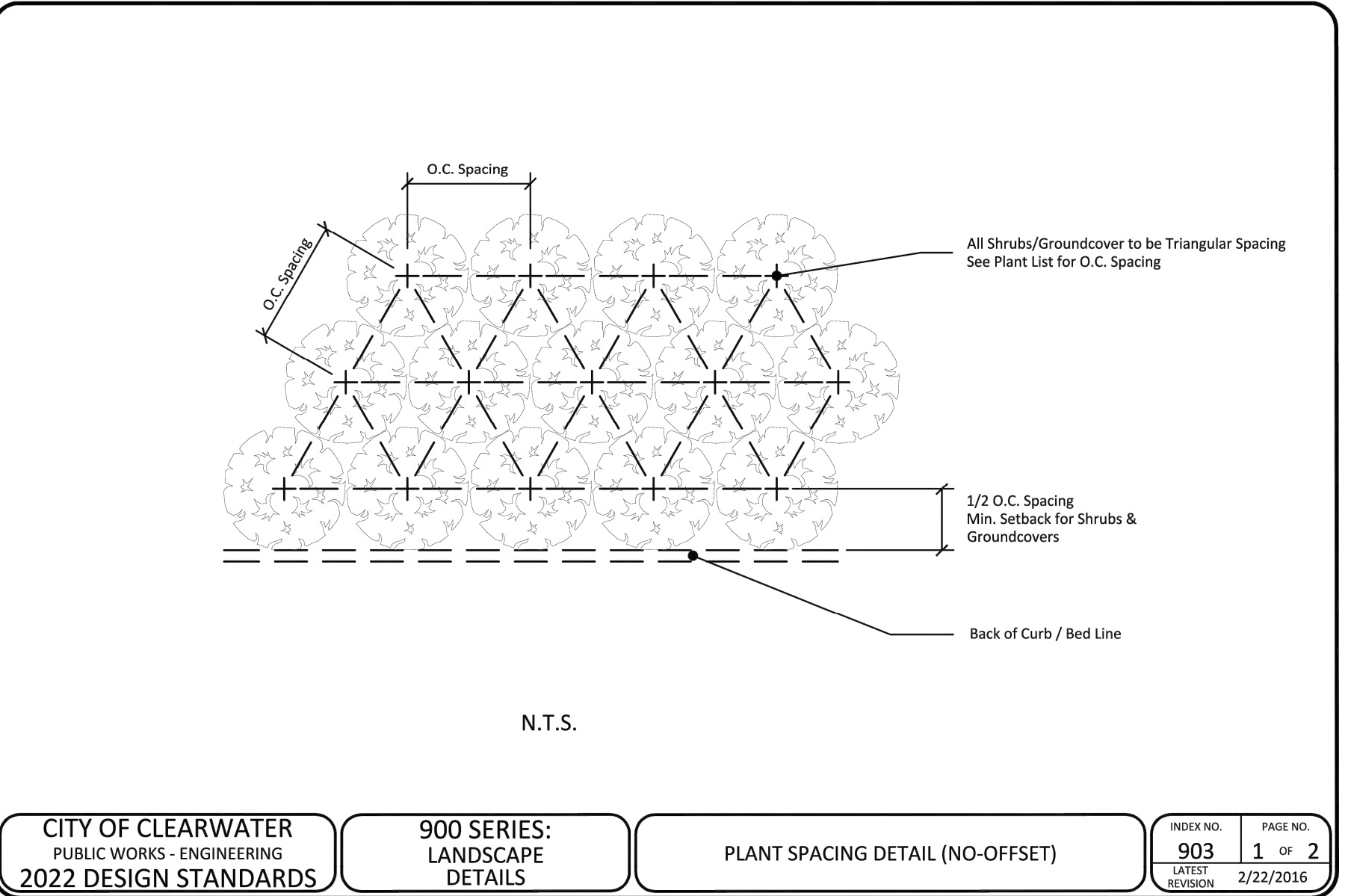
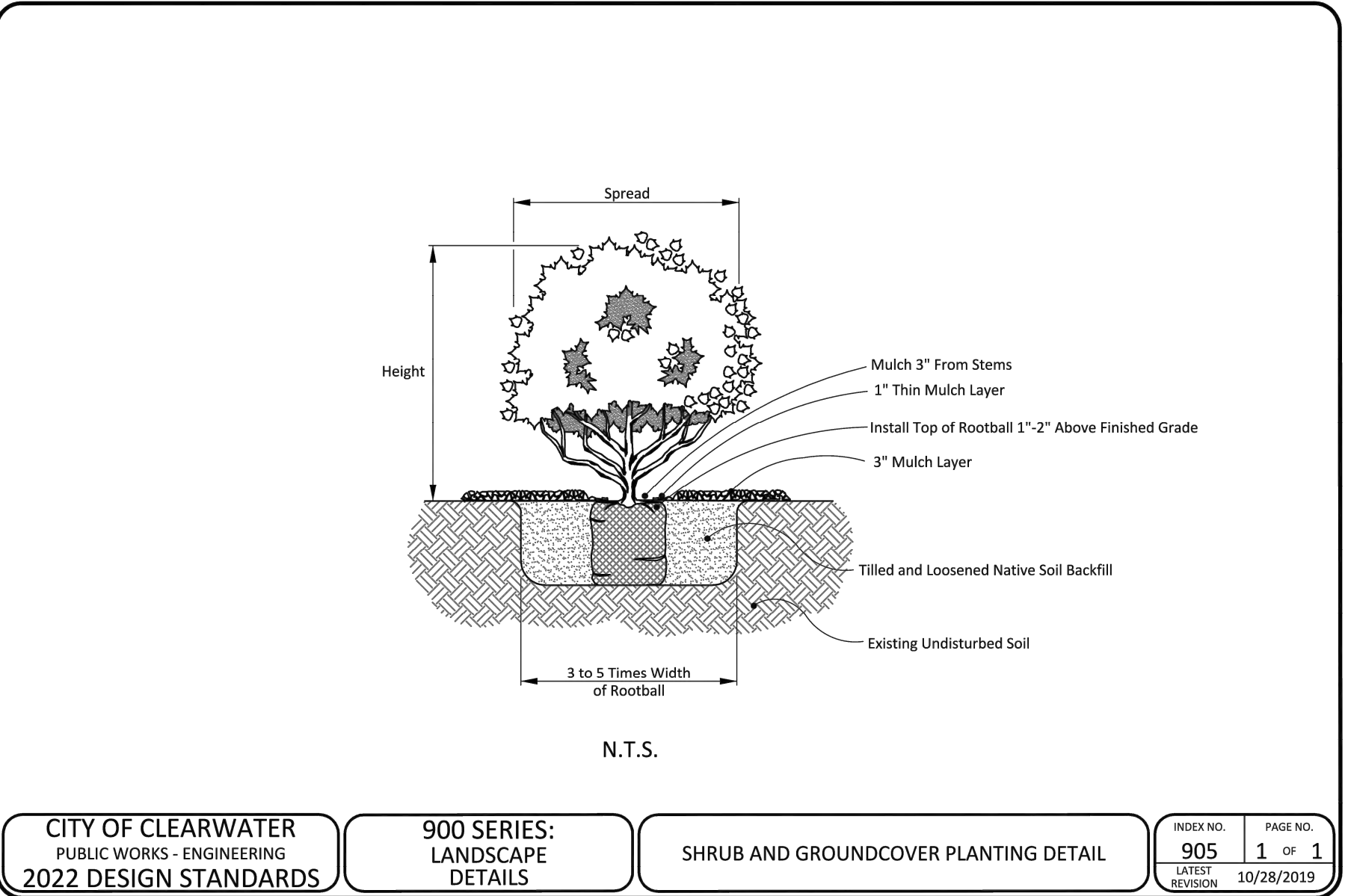
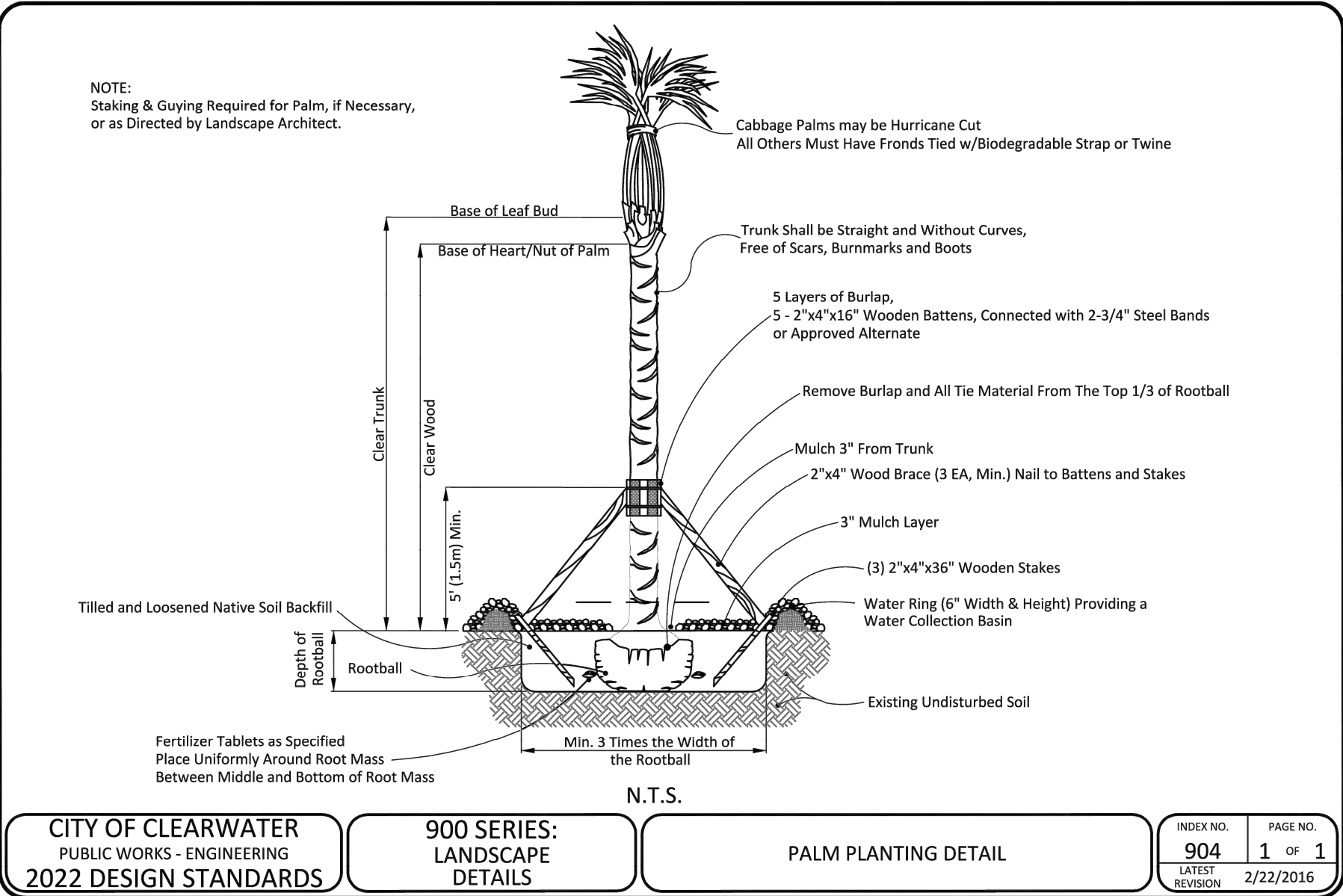
Civil · Land Planning · Traffic Studies · Landscape
Due Diligence Reports · Land Use · Re-Zoning
Stormwater Management · Utility Design
Construction Administration

Donald B. Fairbairn, P.E. #44971
Registry # 31306
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
Donald B. Fairbairn, P.E. ON THE DATE ADJACENT TO THE
SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT #		1912
ISSUE DATE:		08/25/25
REVISIONS:		
No.	Date	Description
1	08/29/25	FLD SUBMITTAL
DRAWN BY : -		

LANDSCAPING PLAN
BAY ESPLANADE RESORT
ATTACHED DWELLINGS
612 BAY ESPLANADE
CLEARWATER, FL. 33767

Northside
Engineering, Inc.
L1.1



GENERAL LANDSCAPE NOTES

- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- All recommended trees and plant materials will be graded as Nursery Grade No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and Standards for Nursery Plants", 7th Edition, 1998 as revised from time to time.
- All planting shall be done in accordance with the Florida Nurserymen's and Grower's Associations approved practices.
- All plants shall be fertilized with Agriform 20-10-5 tablets as per the manufacturers specifications in conjunction with note # 5.
- The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All planting areas shall receive a 3" layer of recycled hardwood log mulch, which is to be watered-in after installation.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations are subject to change. All locations shall be approved by the City Project Manager prior to planting.
- The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the City Project Manager in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless unavailable, at which time the City Project Manager will be notified by telephone and in writing of intended changes.
- Any and all questions concerning the plan set and/or specifications shall be directed to the City Project Manager at (727) 562-4737.
- There shall be no additions, deletions or substitutions without the written approval of the City Project Manager.
- The Landscape Contractor shall guarantee, in writing, plant survivability for a period of twelve (12) months from final acceptance by the City Project Manager.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the City Project Manager.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the City Project Manager with proper installation carried out by Landscape Contractor at no additional cost.
- All permits necessary are to be provided by the installing contractor unless otherwise specifically stated in the specifications.
- No contractor identification signs shall be permitted on the project, except for the project information signs.
- Existing sod shall be removed as necessary to accommodate new plantings.
- Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.

IRRIGATION NOTES

- A low volume irrigation system, that provides 100% coverage of all plantings and sod, will be designed and installed by contractor.
- The proposed irrigation system must meet or exceed all applicable City code requirements (ie, Back Flow Prevention, Automatic Rain Shutoff Device, etc...)
- Contractor must coordinate location and size of irrigation water meter with the City Project Manager.
- Contractor must coordinate the placement and power supply for the irrigation control timer with the City Project Manager.
- The proposed irrigation system must use irrigation components from the Parks & Recreation Department's most current approved products list, available from the City Project Manager.
- The proposed irrigation system must be designed in compliance with the Parks & Recreation Department's Irrigation System Design guidelines, available from the City Project Manager.
- Irrigation Shop Drawings must be prepared and submitted for approval by the City Project Manager prior to commencement of work.
- The irrigation system must be inspected and accepted by the City Project Manager prior to backfilling trenches or installation of mulch.
- Irrigation As-Built drawings, which accurately and clearly identify any and all modifications and/or substitutions, must be submitted to the City Project Manager prior to final inspection and acceptance.

FERTILIZATION NOTES

SHRUBS AND TREES

All trees and shrubs shall be fertilized with "Agriform" 20-15-5 planting tablets at time of installation and prior to completion of pit backfilling. Tablets shall be placed uniformly around the root mass at a depth that is between the middle and bottom of the root mass.

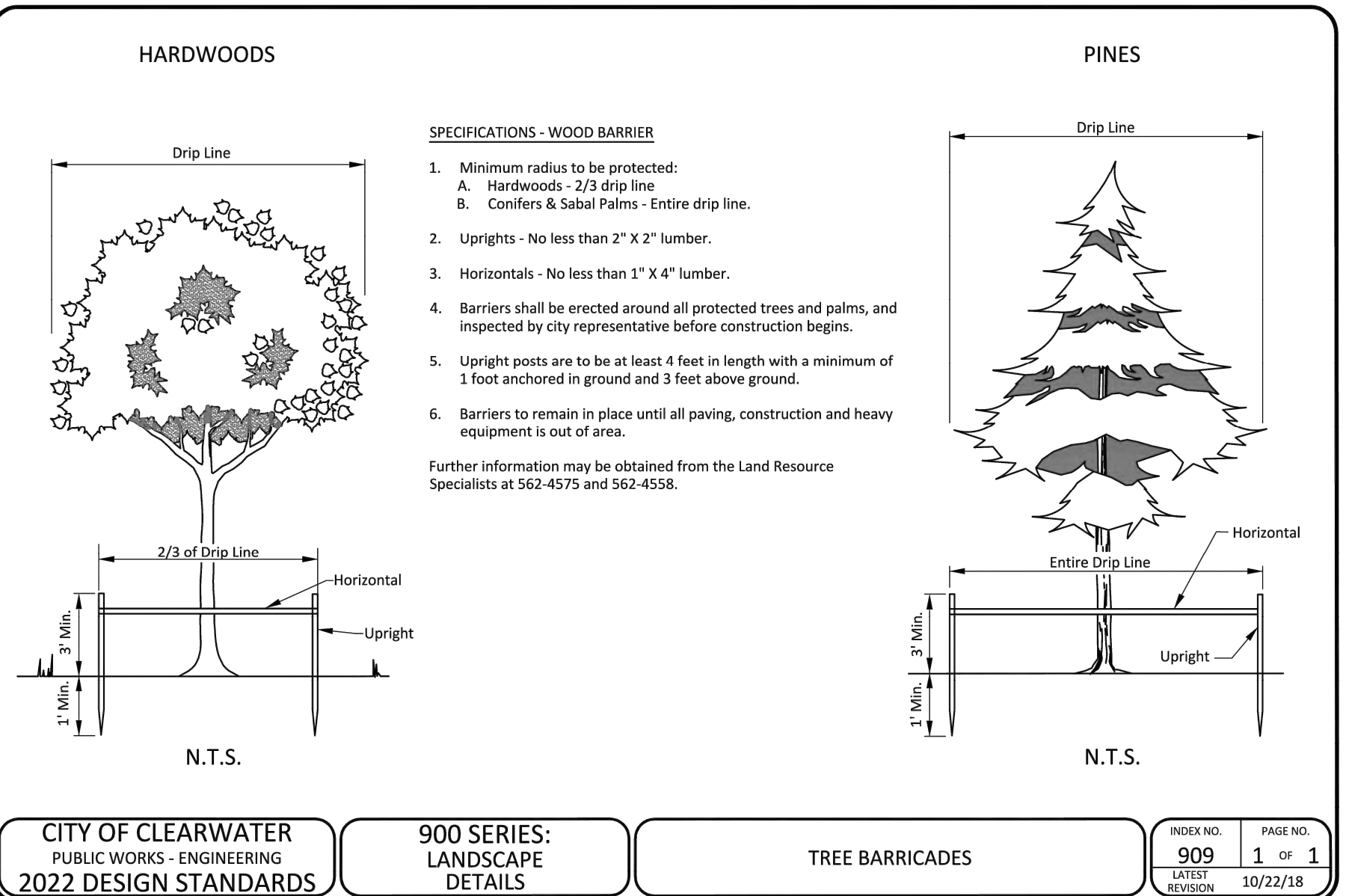
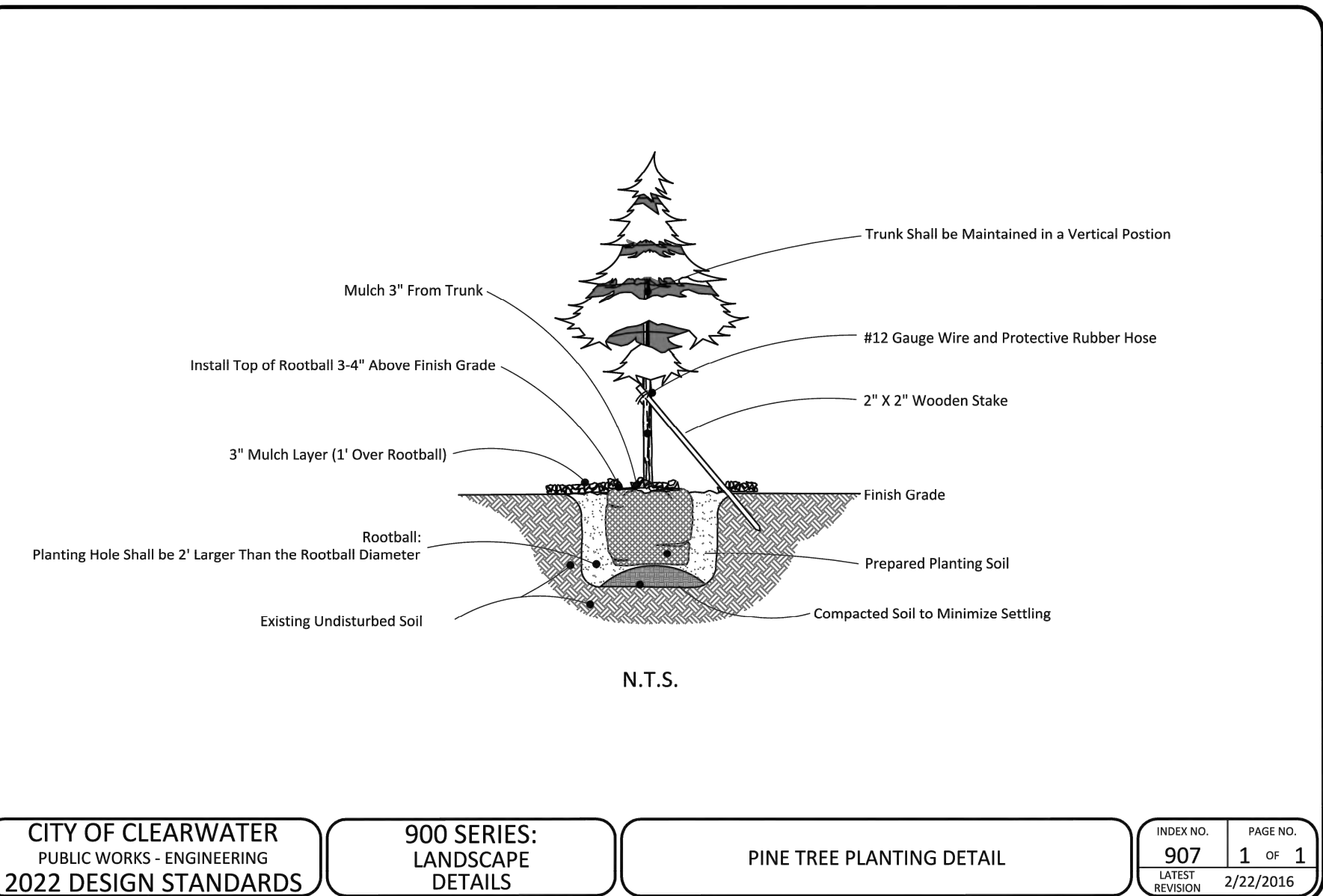
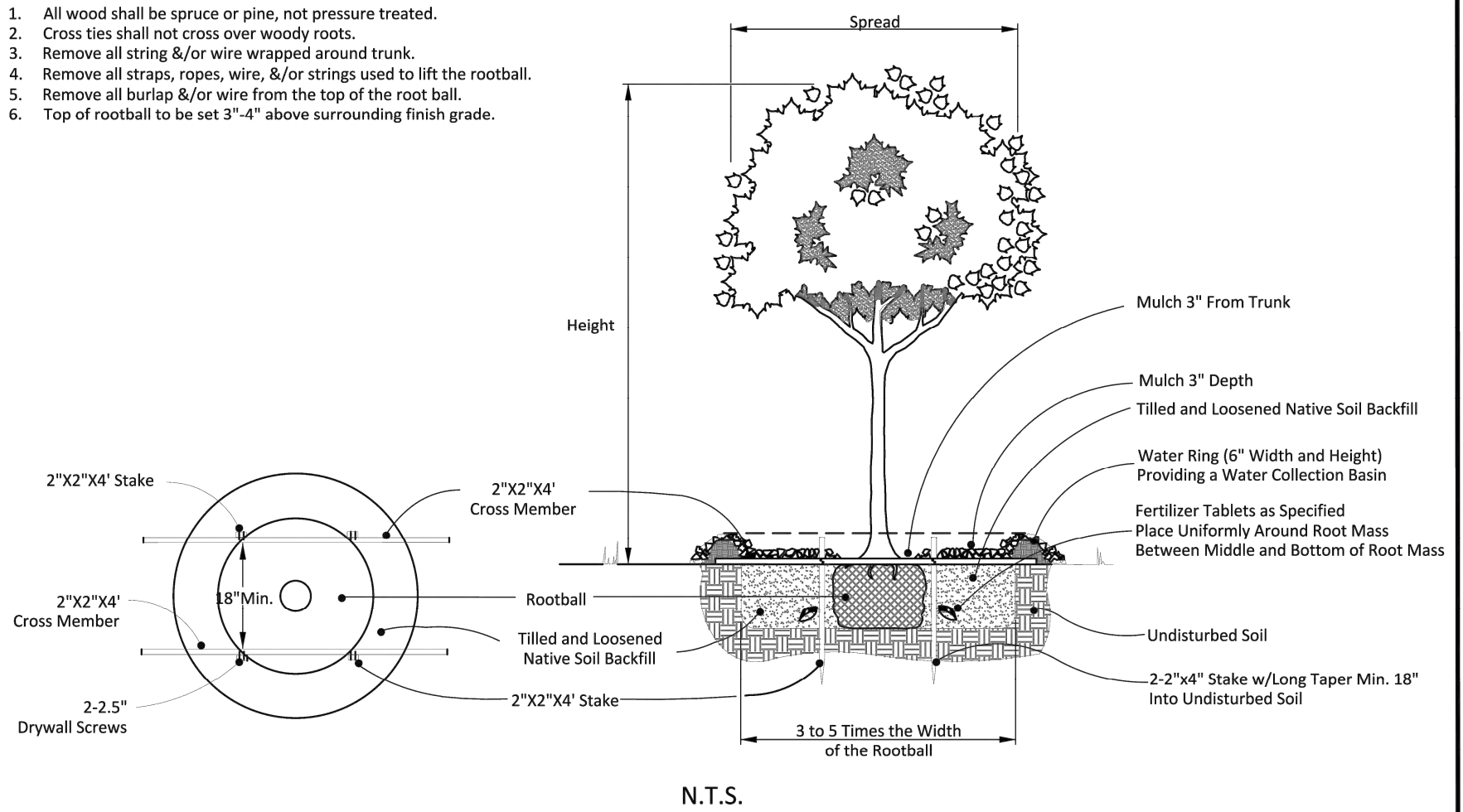
APPLICATION RATE:

1 Gallon Can:	1 - 21 Gram Tablets
3 Gallon Can:	2 - 21 Gram Tablets
5 Gallon Can:	3 - 21 Gram Tablets
7 Gallon Can:	4 - 21 Gram Tablets
Trees:	3 - 21 Gram Tablets Each 1/2" of Caliper
Palms:	7 - 21 Gram Tablets

GROUNDCOVER AREAS

All groundcover areas shall receive fertilization with "Osmocote" time release fertilizer as per manufacturer's specifications.

- NOTES:
- All wood shall be spruce or pine, not pressure treated.
 - Cross ties shall not cross over woody roots.
 - Remove all string &/or wire wrapped around trunk.
 - Remove all straps, ropes, wire, &/or strings used to lift the rootball.
 - Remove all burlap &/or wire from the top of the root ball.
 - Top of rootball to be set 3"-4" above surrounding finish grade.

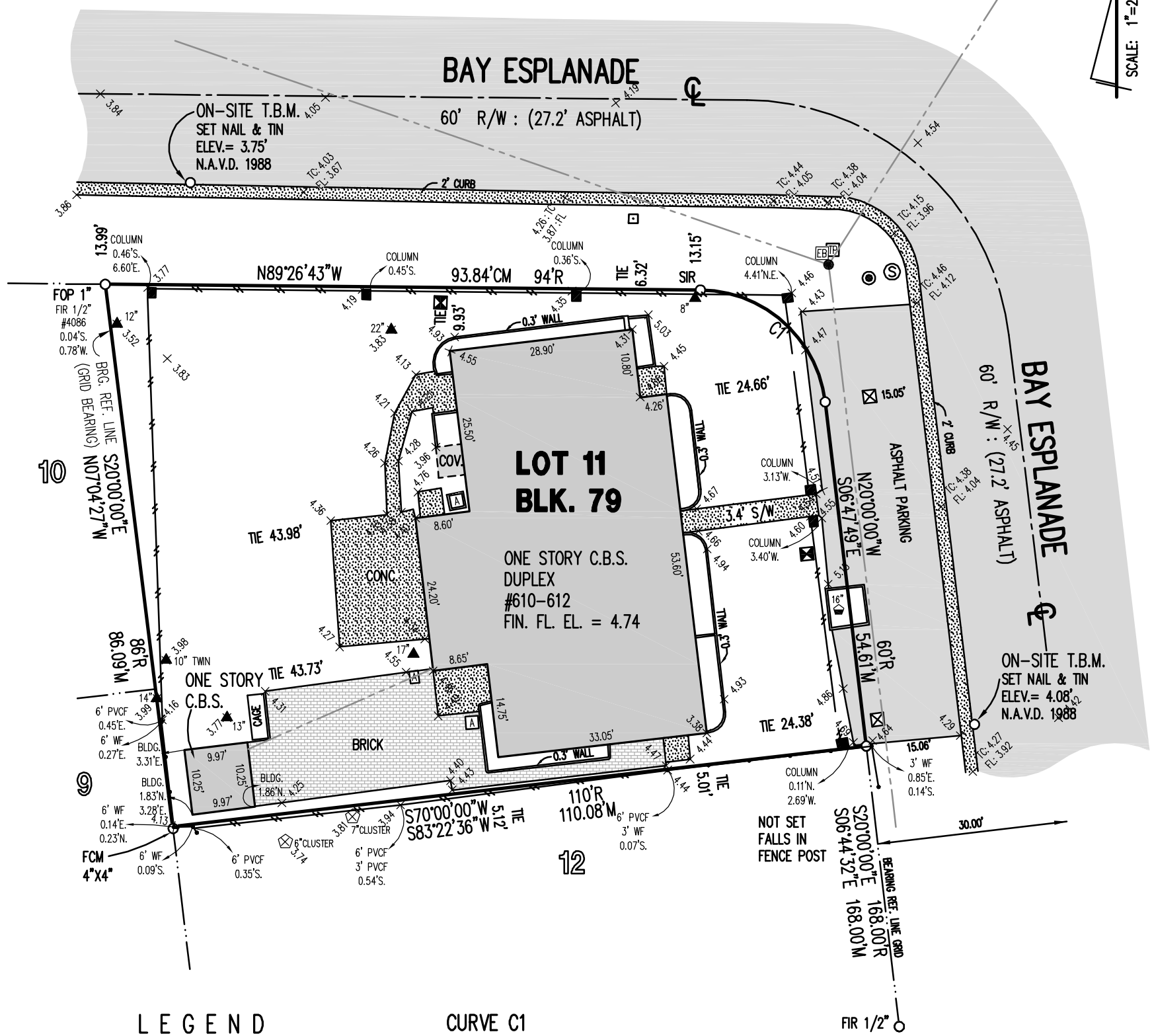
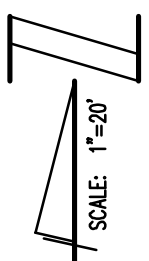


Donald B. Fairbairn, P.E. #4971

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

PROJECT #		1912
ISSUE DATE:		08/25/25
REVISIONS:		
No.	Date	Description
△	08/29/25	FLD SUBMITTAL
△	/ /	
△	/ /	
△	/ /	
△	/ /	
△	/ /	
DRAWN BY : --		

BOUNDARY and TOPOGRAPHIC SURVEY - SHEET 1 OF 2



LEGEND

- - AIR CONDITIONER
- - COLUMN
- - ELECTRIC BOX
- + 0.00 - ELEVATION
- - POWER POLE
- ⊠ - RECLAIMED WATER METER
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - SEWER CLEAN OUT
- - SIGN
- - TELCOM PEDESTAL
- ⊠ - WATER METER
- - OVERHEAD WIRES
- 00" ▲ - PALM
- 00" ◊ - UNKNOWN
- 00" ◊ - SEA GRAPE

CURVE C1

RADIUS = 20'R
ARC = 28.86'
CHORD = 26.38'M
CHD. BRG. = S48°07'59"E M

LEGAL DESCRIPTION

LOT 11, REPLAT OF BLOCK 79, MANDALAY UNIT NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE "AE" (BASE OF FLOOD ELEVATIONS OF 11 FEET), IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF CLEARWATER, PINELLAS COUNTY, COMMUNITY NUMBER 125096 (MAP NUMBER 12103C-0102-G), MAP DATED SEPTEMBER 3, 2003.

PREPARED FOR

OCTAVIO RAPOSO

© COPYRIGHT 2021
ALL RIGHTS RESERVED
George A. Shimp II & Associates, Inc.
Anyone copying this document in any manner without the expressed consent of GEORGE A. SHIMP II & ASSOCIATES, INC. shall be prosecuted to the full extent of the law.
DO NOT COPY OR REPRODUCE

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 61A-2.3, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARCELS OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp II, Florida Registered Land Surveyor No. 2512
THIS SURVEY IS NOT COMPLETE OR VALID WITHOUT THE SURVEYOR'S REPORT (SHEET 2)

JOB NUMBER: 190164
DRAWING FILE: 190164.DWG
LAST REVISION: N/A
DATE SURVEYED: 07-22-2019
DATE DRAWN: 7-25-2019
X REFERENCE: N/A



GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

K.R.
LB 1834

SURVEYOR'S REPORT

SHEET 2 OF 2

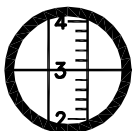
SURVEY ABBREVIATIONS

A = ARC LENGTH	D = DEED	LB = LAND SURVEYING BUSINESS	PK = PARKER KALON	SET N&D = SET NAIL AND DISK LB# 1834
A/C = AIR CONDITIONER	DOT = DEPARTMENT OF TRANSPORTATION	LFE = LOWEST FLOOR ELEV	PL = PROPERTY LINE	SIR = SET 1/2" IRON ROD LB# 1834
AF = ALUMINUM FENCE	DRNG = DRAINAGE	LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER	POB = POINT OF BEGINNING	SQ = SQUARE
ALUM = ALUMINUM	D/W = DRIVEWAY	LS = LAND SURVEYOR	POC = POINT OF COMMENCEMENT	SRF = SPLIT RAIL FENCE
ASPH = ASPHALT	EL OR ELEV = ELEVATION	M = MEASURED	POL = POINT ON LINE	SR = STATE ROAD
BFE = BASE FLOOD ELEVATION	EOP = EDGE OF PAVEMENT	MAS = MASONRY	PP = POWER POLE	STY = STORY
BLDG = BUILDING	EOW = EDGE OF WATER	MES = MITERED END SECTION	PRC = POINT OF REVERSE CURVATURE	SUB = SUBDIVISION
BLK = BLOCK	ESM'T = EASEMENT	MH = MANHOLE	PRM = PERMANENT REFERENCE MONUMENT	S/W = SIDEWALK
BM = BENCH MARK	FCM = FOUND CONCRETE MONUMENT	MHWL = MEAN HIGH WATER LINE	PROP = PROPERTY	TB = "T" BAR
BNDY = BOUNDARY	FES = FLARED END SECTION	MSL = MEAN SEA LEVEL	PSM = PROFESSIONAL SURVEYOR & MAPPER	TBM = TEMPORARY BENCH MARK
BRG = BEARING	FIP = FOUND IRON PIPE	N&B = NAIL AND BOTTLE CAP	PVCF = PVC FENCE	TC = TOP OF CURB
BWF = BARBED WIRE FENCE	FIR = FOUND IRON ROD	N&D = NAIL AND DISK	PVM'T = PAVEMENT	TOB = TOP OF BANK
C = CALCULATED	FL = FLOW LINE	N&T = NAIL AND TAB	RAD = RADIUS	TOS = TOE OF SLOPE
CB = CHORD BEARING	FLD = FIELD	NGVD = NATIONAL GEODETIC VERTICAL DATUM	R = RECORD	TRANS = TRANSFORMER
CBS = CONCRETE BLOCK STRUCTURE	FND = FOUND	NO = NUMBER	REF = REFERENCE	TWP = TOWNSHIP
CHD = CHORD	FOP = FOUND OPEN PIPE	O/A = OVERALL	RES = RESIDENCE	TYP = TYPICAL
CL = CENTERLINE	FPC = FLORIDA POWER CORP.	OHW = OVERHEAD WIRE(S)	RL = RADIAL LINE	UG = UNDERGROUND
CLF = CHAIN LINK FENCE	FPP = FOUND PINCHED PIPE	OR = OFFICIAL RECORDS	RLS = REGISTERED LAND SURVEYOR	UTIL = UTILITY
CLOS = CLOSURE	FRM = FRAME	O/S = OFFSET	RND = ROUND	WD = WOOD
COL = COLUMN	FZL = FLOOD ZONE LINE	P = PLAT	RNG = RANGE	WF = WOOD FENCE
CONC = CONCRETE	GAR = GARAGE	PB = PLAT BOOK	RRS = RAIL ROAD SPIKE	WFS = WOOD FRAME STRUCTURE
CR = COUNTY ROAD	G/E = GLASS ENCLOSURE	PC = POINT OF CURVE	R/W = RIGHT-OF-WAY	WIF = WROUGHT IRON FENCE
C/S = CONCRETE SLAB	HWF = HOG WIRE FENCE	PCC = POINT OF COMPOUND CURVE	SCM = SET CONCRETE MONUMENT	WIT = WITNESS
COR = CORNER	HWL = HIGH WATER LINE	PCP = PERMANENT CONTROL POINT	S/E = SCREENED ENCLOSURE	WRF = WIRE FENCE
COV = COVERED AREA	INV = INVERT	PG = PAGE	SEC = SECTION	WV = WATER VALVE

ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.
OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

GENERAL NOTES

- 1.) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHIMP II & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"), HEREINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- 2.) UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESSED, WRITTEN CONSENT.
- 3.) THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 4.) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- 5.) THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- 6.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- 7.) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8.) BASIS OF BEARINGS IS PLAT, UNLESS OTHERWISE SHOWN OR STATED.
- 9.) THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
- 10.) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- 11.) ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- 12.) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PREDICATED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 13.) UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 14.) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- 15.) BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- 16.) FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE EXAGGERATED FOR CLARITY AND OWNERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY CORNERS OR AT SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEANDER AND ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.
- 17.) THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18.) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- 19.) THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17, FLORIDA ADMINISTRATIVE CODE).
- 20.) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- 21.) THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.
- 22.) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 23.) TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST HEIGHT DIAMETER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER, THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- 24.) THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/BUYER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN INCORRECT SURVEY AFFIDAVIT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION OR TITLE COMPANY IN CONJUNCTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.
- 25.) BENCH MARK: THE ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM ON 1988 (N.A.V.D. 1988) AS ESTABLISHED USING REAL TIME KINEMATIC (R.T.K.) G.P.S. BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.).



GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

GEORGE A. SHIMP II
FLORIDA REGISTERED LAND SURVEYOR No. 2512

190164

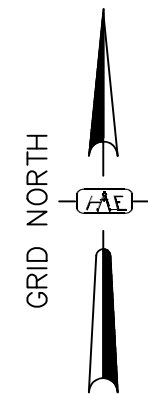
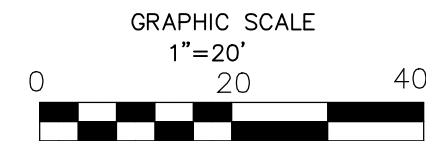
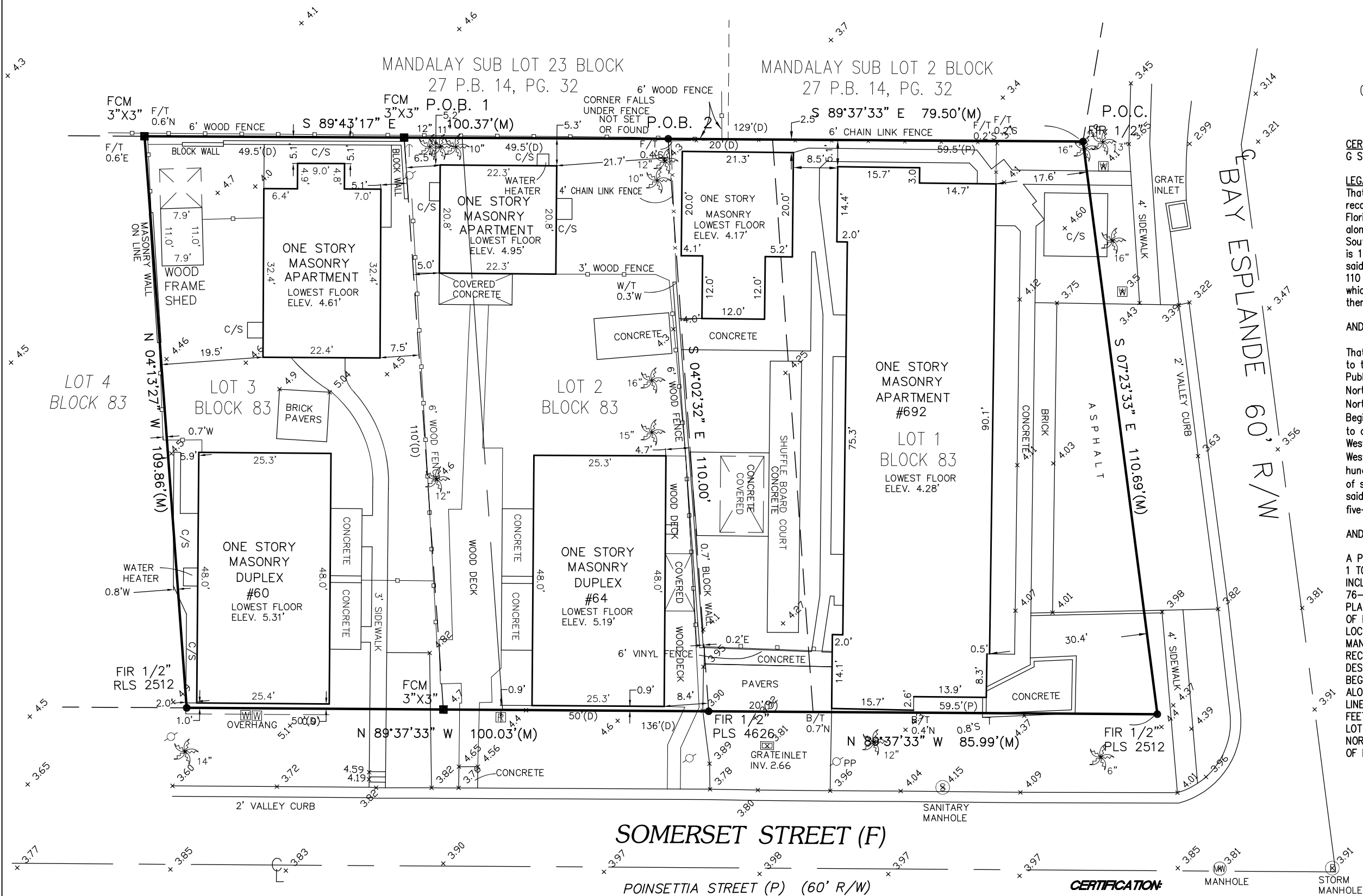
JOB NUMBER

07/22/2019

DATE SURVEYED

SECTION 8 TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

BOUNDARY SURVEY



CERTIFIED TO:
G S J FL INVESTMENTS INC.

LEGAL DESCRIPTION:
That part of Block 83, Unit 5, MANDALAY, according to the plat thereof, recorded in Plat Book 20, Page 48, Public Records of Pinellas County, Florida, described as: From the Northeast corner of said Block 83, run West along its North Boundary, 129 feet for the Point of Beginning; thence run Southerly 110 feet in a straight line to a point in the South boundary, which is 136 feet West along said South boundary from the Southeast-corner of said block; thence West along the South boundary 50 feet; thence Northerly 110 feet in a straight line to a point in the North boundary of said block which is 49.5 feet West along said boundary from the Point of Beginning; thence East 49.5 feet to the Point of Beginning.

AND

That part of Block Eighty-three (83) of Unit Five (5), MANDALAY, according to the plat of said subdivision recorded in Plat Book 20 on page 48 of the Public Records of Pinellas County, Florida, described as follows: From the Northeast corner of said Block Eighty-three (83) run thence West along its North boundary seventy-nine and five-tenths (79.5) feet for a Point of Beginning; run thence Southerly one hundred ten (110) feet in a straight line to a point in the South boundary of said Block which is eighty-six (86) feet West along said boundary from the Southeast corner of said Block; thence West along said South boundary fifty (50) feet; thence Northerly one hundred ten (110) feet in a straight line to a point in the North boundary of said Block which is forty-nine and five-tenths (49.5) feet West along said boundary from the Point of Beginning; thence East forty-nine and five-tenths (49.5) feet to the Point of Beginning.

AND

A PARCEL OF LAND THAT IS A PART OF BLOCK 83, OF A REPLAT OF LOTS 1 TO 8 INCL. BLOCK 83 - LOTS 11 TO 20 INCL. BLOCK 84 LOTS 9 TO 16 INCL. BLOCK 85 - LOTS 5-6-7 BLOCK 86 AND ALL OF BLOCKS 76-77-78-79-80-81-82-87 UNIT NO. 5 MANDALAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID PARCEL FOR THE PURPOSE OF LOCATION IS SHOWN AS LOT 1, AND A PORTION OF LOT 2, BLOCK 83, MANDALAY UNIT NO. 5, ACCORDING TO PLAT BOOK 20, PAGE 27, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID PART OF SAID LOT 2 IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF SAID LOT 2 AND RUNNING THENCE WEST ALONG ITS NORTH BOUNDARY 20 FEET, THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTH BOUNDARY OF SAID LOT 2, WHICH IS 20 FEET WEST ALONG SAID BOUNDARY FROM THE SOUTHEAST CORNER OF SAID LOT 2, THENCE EAST 20 FEET TO SAID SOUTHEAST CORNER AND THENCE NORTH ALONG THE EAST BOUNDARY OF SAID LOT 2, 110 FEET TO THE POINT OF BEGINNING.

LEGEND

P.O.C. = Point of Commencement	LB = Corporate Certificate Number
P.O.B. = Point of Beginning	P.L.S. = Professional Land Surveyor
PRM = Permanent Reference Monument	C/S = Concrete
FCM = Found Concrete Monument (No Number)	C = Centerline
(P) = Data per Description	FOP = Found Open Pipe (No Cap)
(M) = Measured Data	F/T = Fence Tie
(F) = Field Data	FIR = Found Iron Rod
PG(s) = Page(s)	FN/D = Found Nail & Disc
O.R. = Official Record Book	SN/D = Set Nail & Disc PLS #4626
P.B. = Plat Book	S.I.R. = Set Iron & Cap 1/2" L.S. #4626
R/W = Right-of-way	

+10.0 = Elevation Grade Shot
Palm Tree
Water Meter
Power Pole
Reclaimed Water Meter

SURVEYOR NOTES:

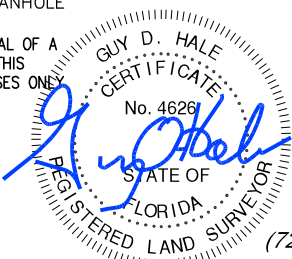
SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE GRID AND REFERENCED TO THE NORTH RIGHT OF WAY OF SOMERSET STREET, BEARING N 89°37'33" W. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON. ELEVATIONS ARE BASED ON FPRN GNSS NETWORK, NAVD 1988.

FLOOD STATEMENT: THIS PROPERTY LIES IN FLOOD ZONE "AE" BASE FLOOD 11, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP # 12103C0102G, DATED SEPTEMBER 3, 2003.

CERTIFICATION:

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

GUY D. HALE PLS # 4626
TREES & ELEV. 3-1-21
JOB NUMBER: 2017248 DATE: 11-14-17



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