

# Bay Esplanade Resort Attached Dwellings

612 Bay Esplanade Clearwater, Florida 33767

## ARCHITECTURE

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LIC. # AR93026

SHEET INDEX - Architectural				
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Architectural Sheet Total: 15				



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Octavio Raposo

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ISSUE DATE  
10/10/2025  
SCALE

JOB NUMBER  
23-005

PROJECT STATUS  
DRC

SHEET NAME  
Cover & Sheet Index

LOCATION / INN CODE

SHEET NUMBER  
**A000**

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

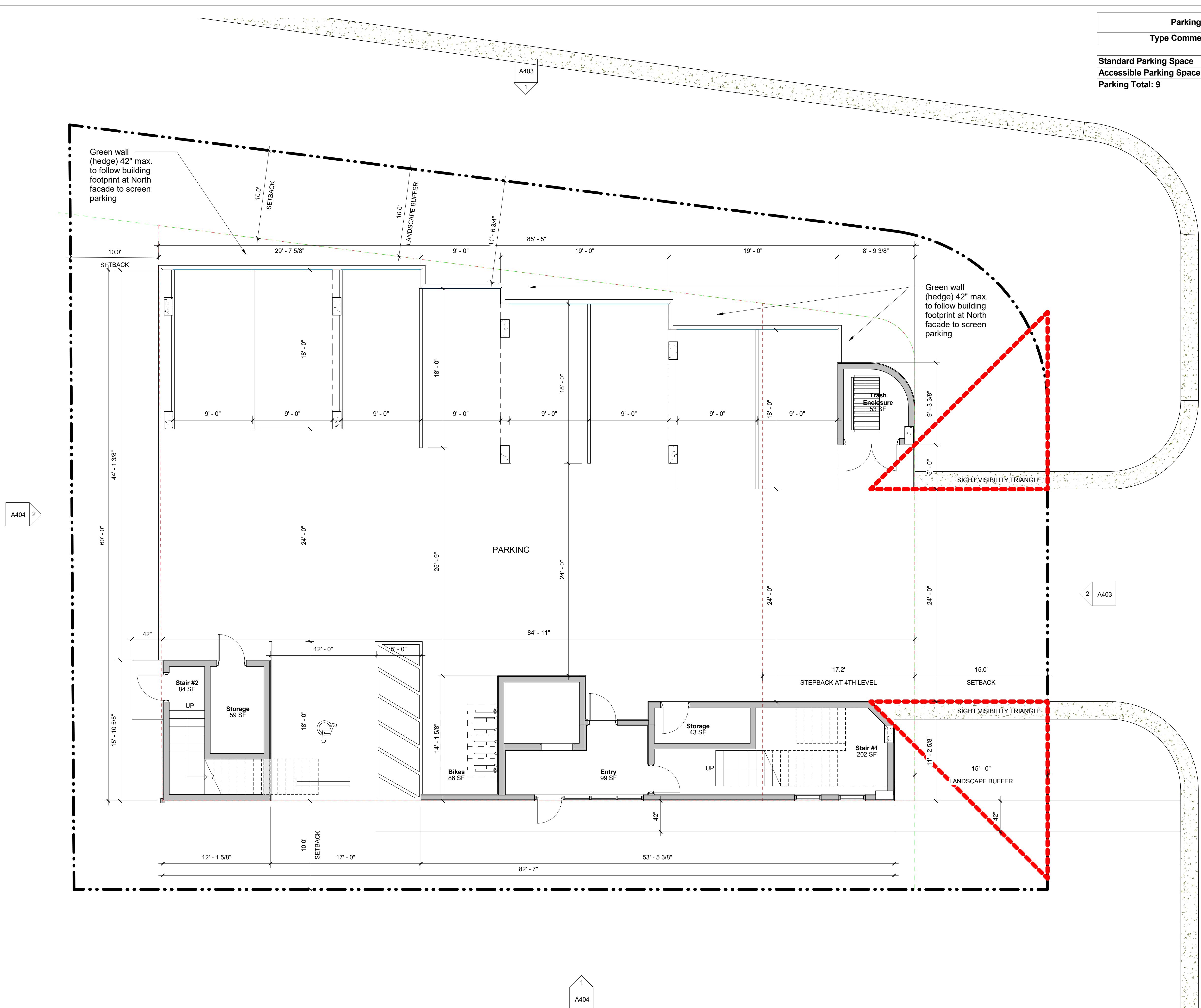
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1. *What is the primary purpose of the study?*

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PROTOTYPE VERSION

SCALE  
3/16" = 1'-0"  
JOB NUMBER

23-005  
PROJECT STATUS  
DRC  
SHEET NAME

STREET NAME  
LEVEL 1 - Floor Plan

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LOCATION / INN CODE

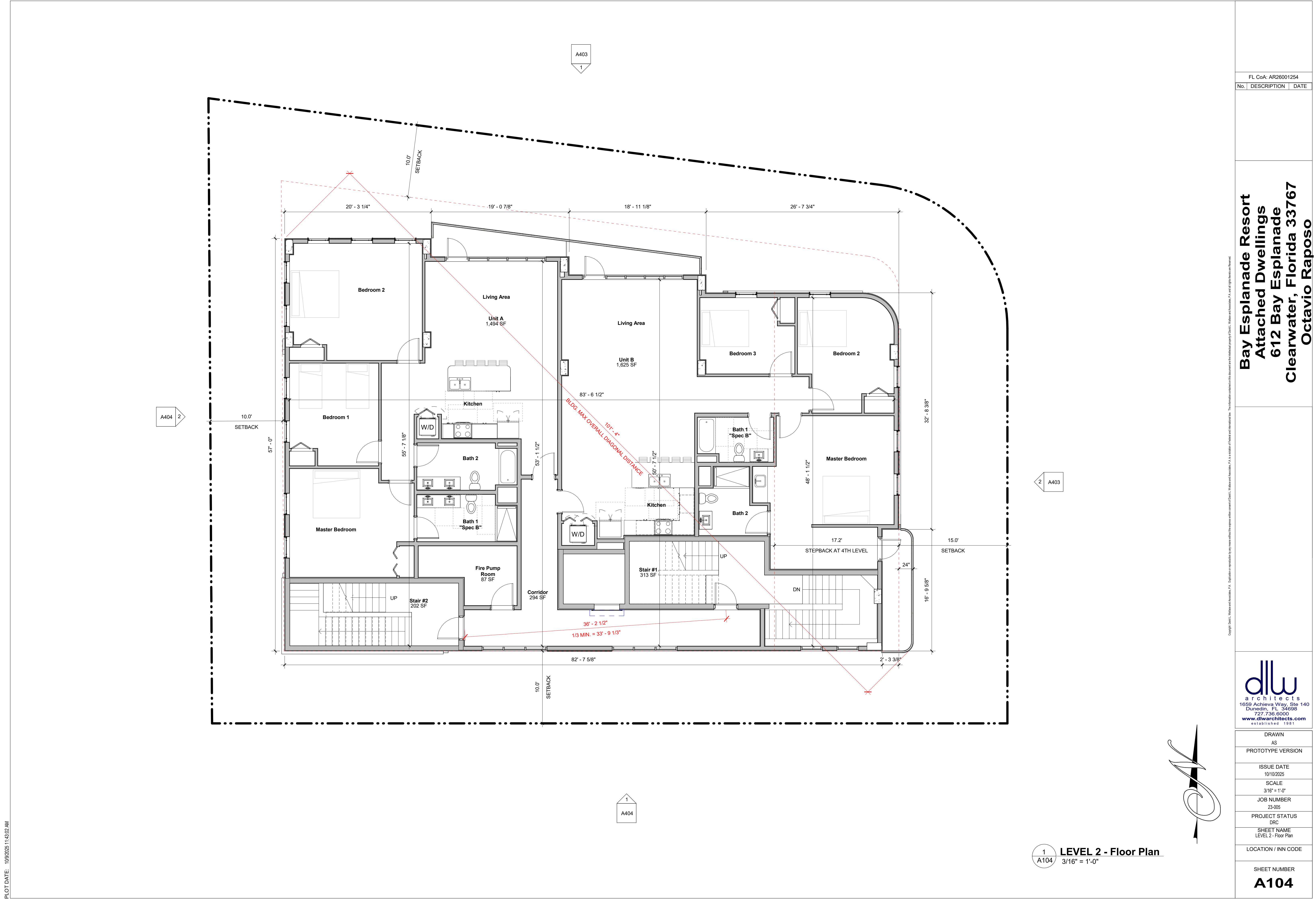
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**A101**

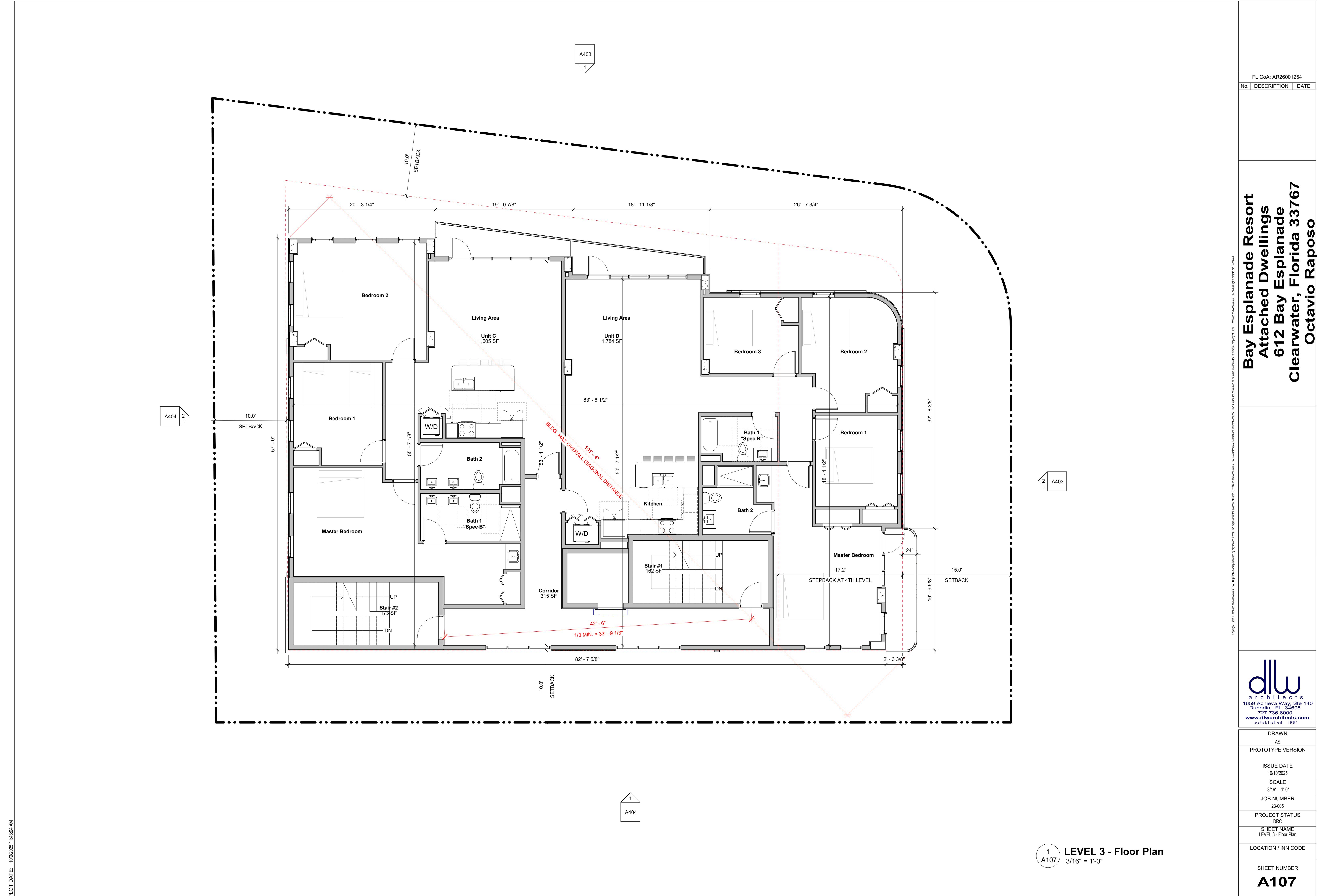
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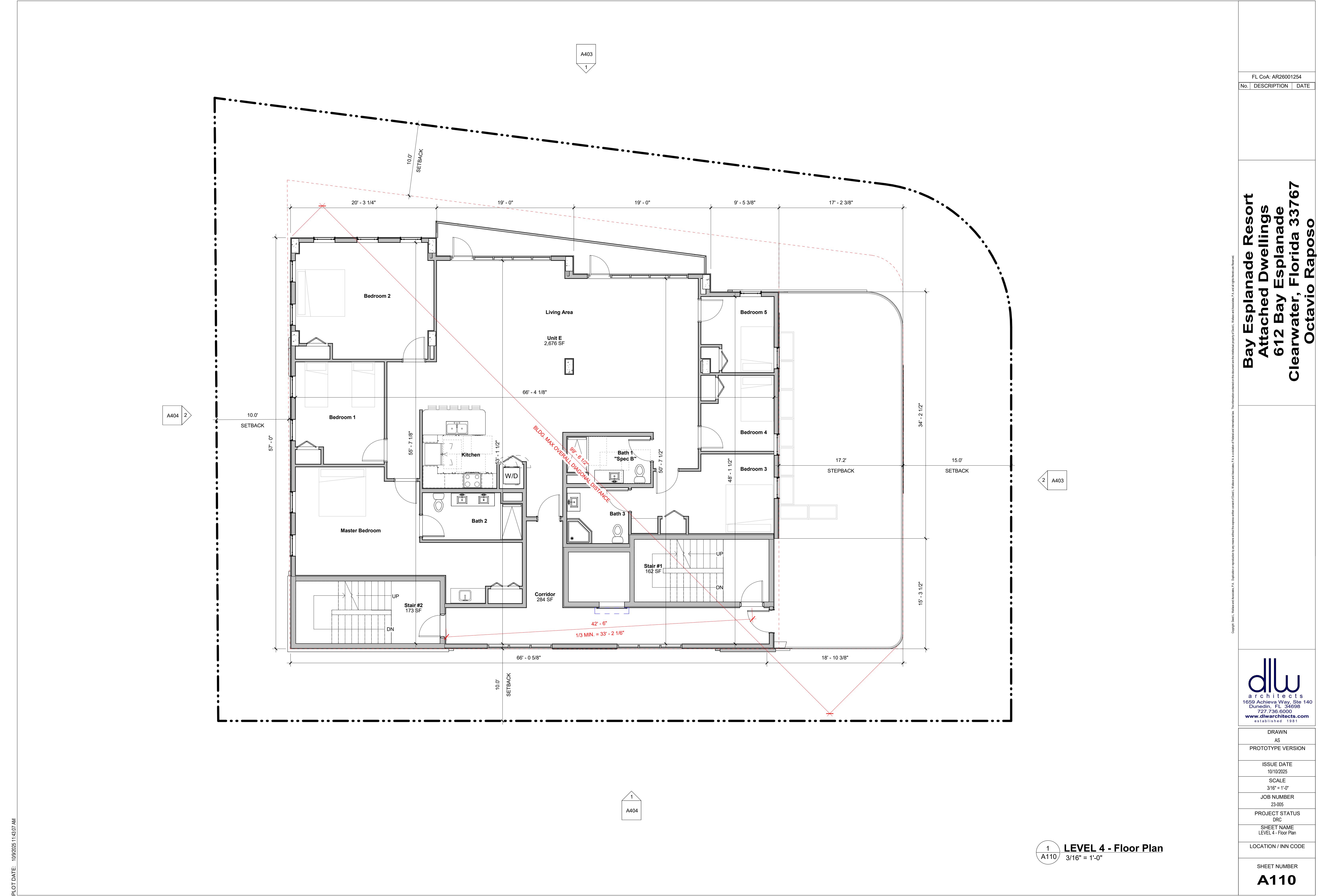
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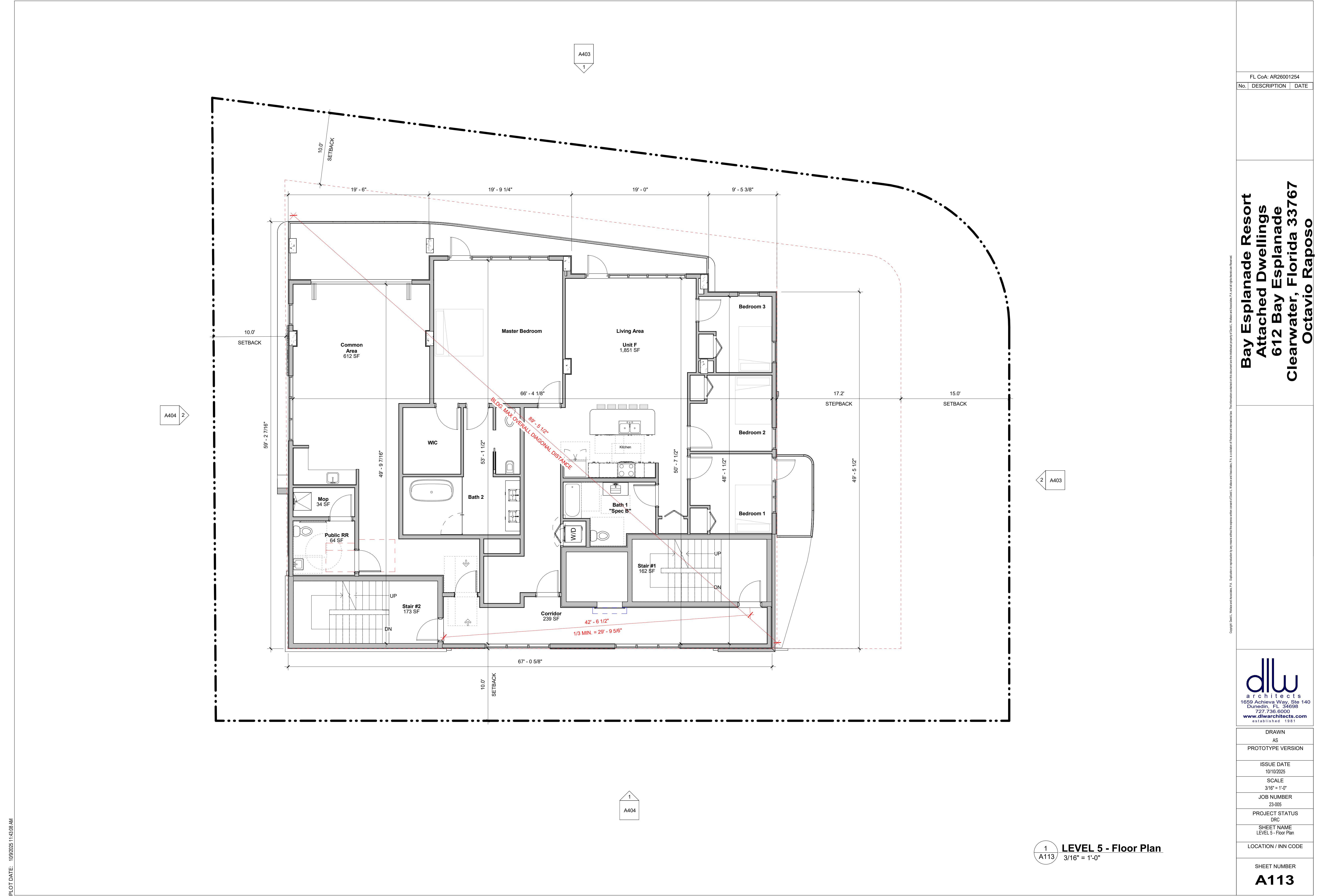
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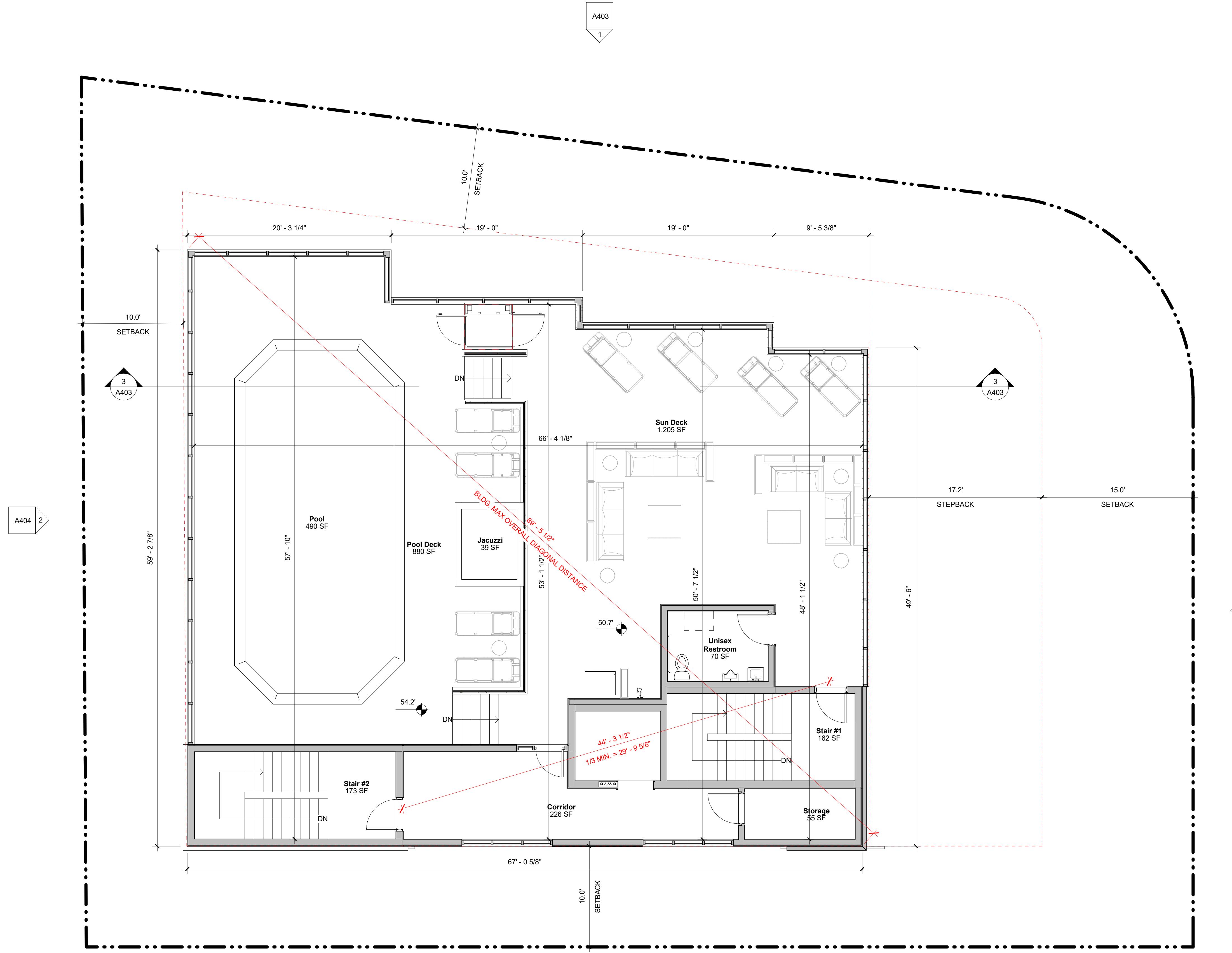
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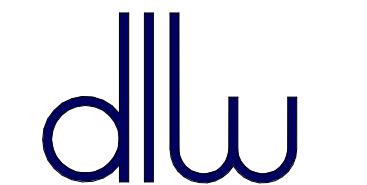




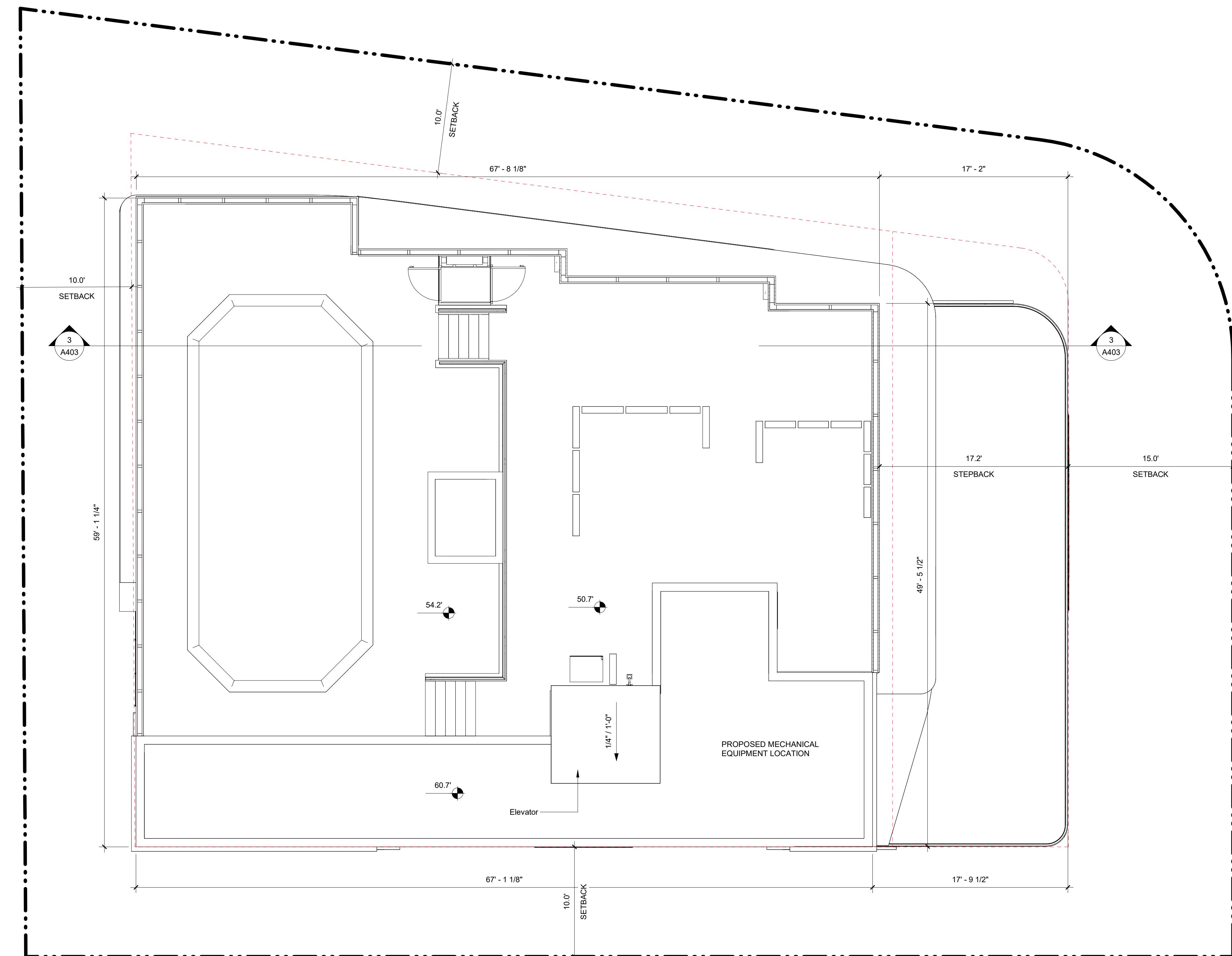




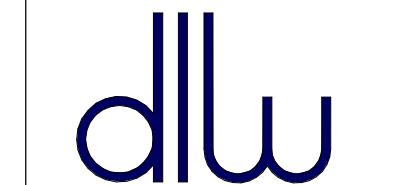
1  
A116  
LEVEL 6 - Floor Plan  
3/16" = 1'-0"

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JOB NUMBER
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LEVEL 6 - Floor Plan
LOCATION / INN CODE
SHEET NUMBER
<b>A116</b>



1  
A121  
Roof Plan  
3/16" = 1'-0"

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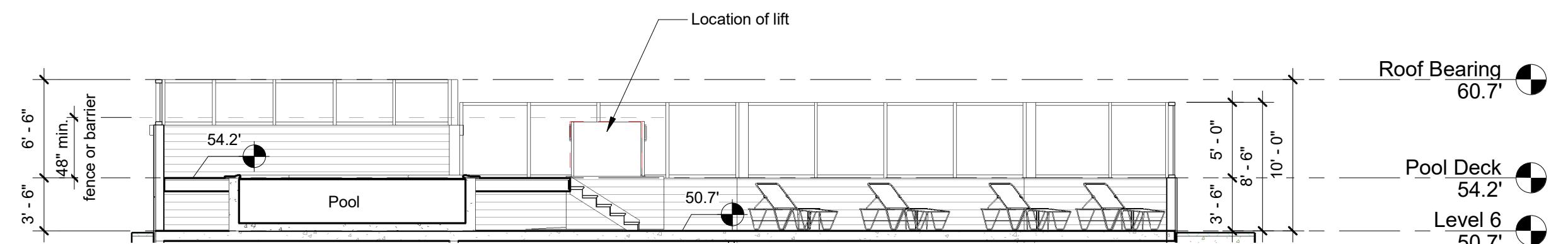




FL CoA: AR26001254  
 No. | DESCRIPTION | DATE

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 Clearwater, Florida 33767  
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3 A403 1/8" = 1'-0"

**Pool Deck Section**

1 A403 1/8" = 1'-0"

**North Elevation**



2 A403 1/8" = 1'-0"

**East Elevation**

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

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 DRC  
 SHEET NAME  
 Color Building Elevations  
 LOCATION / INN CODE  
 SHEET NUMBER  
**A403**



## 1 South Elevation



## 2 West Elevation

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

Bay English and  
American

DRAWN  
AS  
PROTOTYPE VERSION

ISSUE DATE  
10/10/2025

1/8" = 1'-0"  
JOB NUMBER  
23-005

PROJECT STATUS  
DRC  
SHEET NAME  
Color Building Elevations

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**LOCATION / INN CODE**

**SHEET NUMBER**  
**A404**

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VIEW 1 - NORTHEAST



VIEW 2 - SOUTHEAST



VIEW 3 - NORTHWEST



VIEW 4 - SOUTHWEST

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VIEW 5 - ROOFTOP



VIEW 6 - SOUTHEAST - NIGHT



VIEW 7 - NORTHWEST - NIGHT



VIEW 8 - SOUTHWEST - NIGHT

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VIEW 9 - ROOFTOP



VIEW 10 - POOL DECK



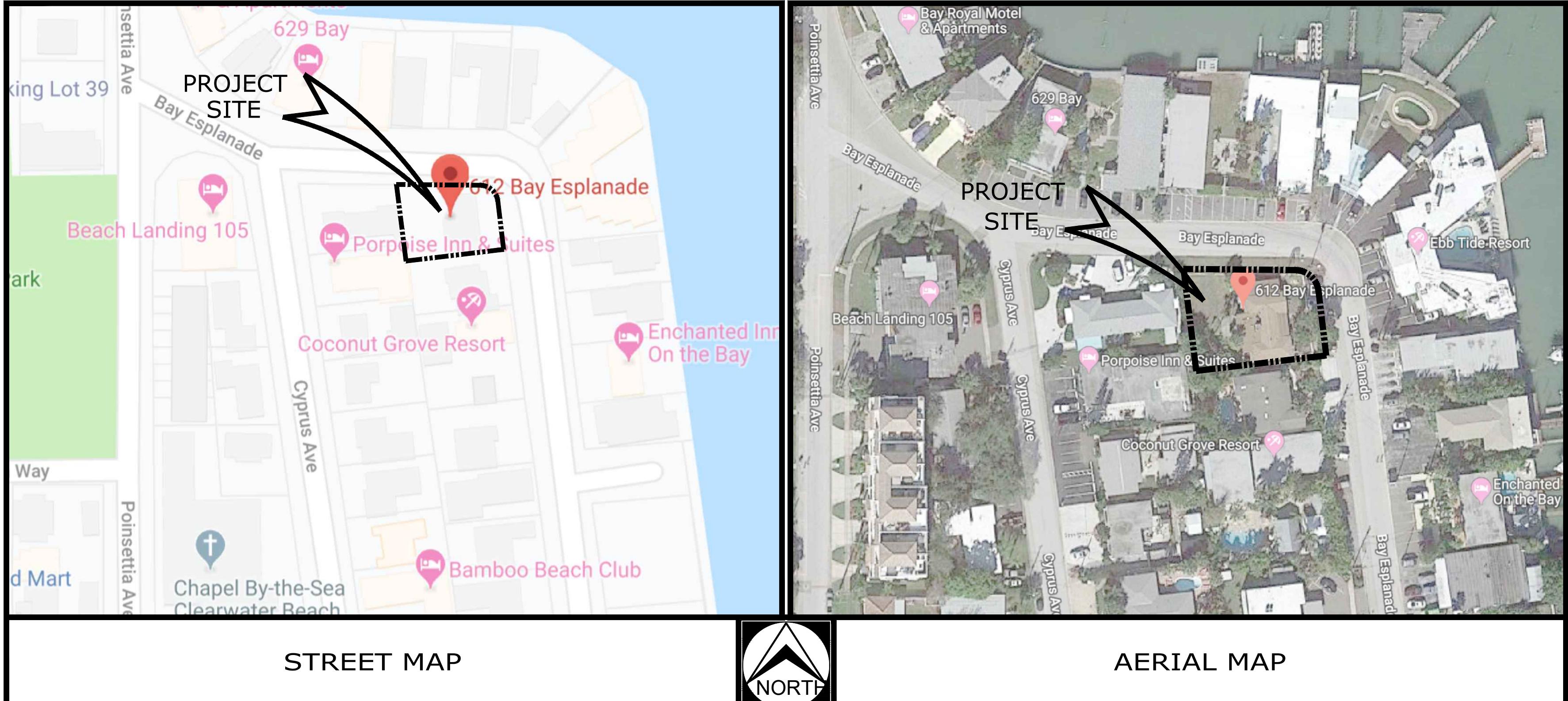
VIEW 11 - SUNDECK

# BAY ESPLANADE RESORT ATTACHED DWELLINGS

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

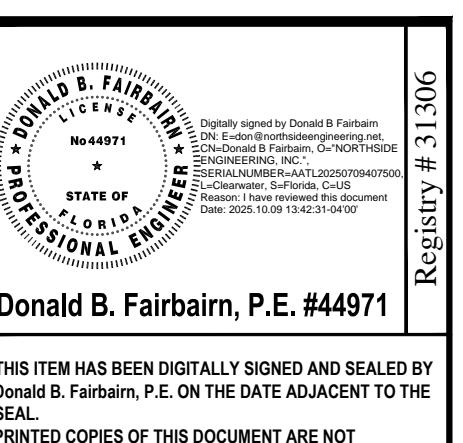
### LEGAL DESCRIPTION

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 PINELAS COUNTY, FLORIDA.



### 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



300 South Fletcher Road, Clearwater, Florida 33765  
Tel: 727-443-2869 Fax: 727-446-0366  
tech@northsideengineering.net

**Northside** Engineering, Inc.  
Civil - Land Planning - Traffic Studies - Landscape  
Dwelling Management - Land Use - Re-Zoning  
Stormwater Management - Utility Design  
Construction Administration

### OWNER CONTACT

OGAND, LLC.  
4705 104th STREET  
CORONA, NY 11368

### DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:	ARCHITECT
NORTHSIDE ENGINEERING, INC 300 SOUTH FLETCHER ROAD CLEARWATER, FLORIDA 33765 727-443-2869	IEC ARCHITECTURE 112 PONSETTIA STREET ST. AUGUSTINE, FL 32080 727-469-1422
SURVEY	



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  
UFLSLC@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, PINELAS 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 ) FRONT ( NORTH ) SIDE ( SOUTH ) SIDE ( WEST )	24.2' 5.7' 5.1' 43.7'	15' 10.6' 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

### 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.  
 2. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN CITY OF CLEVERLAND LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.  
 3. ALL ELEVATIONS ARE REFERENCED FROM NORTH AMERICAN VERTICAL DATUM (1988)  
 4. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO 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.  
 5. 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.  
 6. 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 1-800-432-4700, MINIMUM 24 HOURS AND MAXIMUM 5 DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.  
 7. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.  
 8. 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 LOCAL CONSTRUCTION.

9. THE CONTRACTOR SHALL OBTAIN APPROVAL TO THE OWNER'S ENGINEER; SHOP DRAWINGS, CONSTRUCTION AND MANUFACTURED MATERIALS ON 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, PROJECT NUMBER, AND OTHER INFORMATION REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFY THE ENGINEER, OR WITHOUT 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 UNLESS 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 WASHOUTS, 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 ALL TESTING REQUIREMENTS, REQUIREMENTS FOR THE SOILS ENGINEER, 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 MITRED 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 ADOTED BY THE DEPARTMENT OF LABOR AND ENERGY 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 THE OUTSIDE OF THE BLDGS. 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 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), PAGE 60).

29. ALL PAVEMENT MARKING, EXCEPT PARKING STALS, SHALL BE "ALKYD 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 DISABILITIES ACT AND THE FLORIDA ACCESSIBILITY CODE.

32. TRENCH EXCAVATION  
 a- INCLUDE OSHA 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.  
 3. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A.21.50 (AWWA C-150) AND ANSI A.21.51 (AWWA C-151) AND SPEC. SHALL BE REINFORCED CONCRETE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A.21.6, A.21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A.21.6 (AWWA C.104-71).  
 4. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 52 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.  
 5. 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.  
 6. WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER ASTM D2241-89.  
 7. ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.  
 8. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.  
 9. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHALL.  
 10. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.  
 11. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.  
 12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.  
 13. 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 THE LOCAL WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.  
 2. NEW WATER MAINS  
 AFTER COMPLETION OF INSTALLATION OF NEW WATER MAINS, PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL JURISDICTION WATER SYSTEM STANDARDS AND SPECIFICATIONS. CONTRACTOR TO PERFORM CHLORINATION. SAMPLING OF NEW WATER MAINS SHALL CONFORM WITH COUNTY PUBLIC HEALTH UNIT REQUIREMENTS AND RESULTS FORWARDED TO THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL A NEW WATER SYSTEM BE PLACED INTO SERVICE UNTIL CERTIFICATION BY THE ENGINEER HAS BEEN COMPLETED AND A RELEASE FROM COUNTY PUBLIC HEALTH UNIT HAS BEEN ISSUED.

## SANITARY SEWER NOTES

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. TO ENSURE THAT THE CONTRACTOR IS TO FOLLOW THE REQUIREMENTS OF THE AWWA C-900, PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-303/D-37C, MUL 35 AND SDR 35. CONSTRUCTION OF SDR 35 PIPE SHALL BE IN STRENGTH ACCORDING 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.21.51 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE AN EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A.21.6, A.21.8, OR A 21.51.  
 8. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCEMAINS THAT REQUIRE D.I.P. ARE TO BE POLYLINE OR EPOXY LINED.  
 9. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC 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 PERFORM 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 REGULATION 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 REGULATION AGENCY HAVING JURISDICTION. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

## DRAINAGE NOTES

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE REMOVED AND NOT REUSED WITHIN THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE REPACKED 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.

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 PIPE(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 VISUAL INSPECTION BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.

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 AND INSPECTION REQUIREMENTS. TESTS WILL BE REQUIRED PURSUANT TO 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 PLANTS, PROCESS PIPELINES, CONVEYING WATER, RAILROADS, TRUCKS, PARTIALLY FILLED, OR FINISHED DRINKING WATER, 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 SEWAGE, 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 FROM THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY OR STORM SEWER, WASTEWATER OR 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 TWELVE FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE OTHER PIPELINE.  
 (D) 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 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.

(E) 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 SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE.

(F) 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 SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE.

(G) 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 A CROSSING, THE WATER MAIN AND THE OTHER PIPELINE SHALL BE CENTERED IN A VACUUM-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST THREE FEET FROM THE JOINTS IN GRAVITY-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(H) 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 1, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE, WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER, AND WHERE THE DEPARTMENT OF TRANSPORTATION, OR THE DEPARTMENT OF TRANSPORTATION IS NOT TECHNICALLY FEASIBLE, OR IS NOT ECONOMICALLY SENSIBLE, THE DEPARTMENT WILL ALLOW EXCEPTIONS. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT THE EXISTING BUILDING(S), UTILITIES AND SITE THROUGHOUT THE PROJECT TIME FRAME. THE CONTRACTOR MUST PROVIDE THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER, AND MUST PROVIDE

## 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"	3.0	OFF-SITE	-

## SITE PREPARATION NOTES

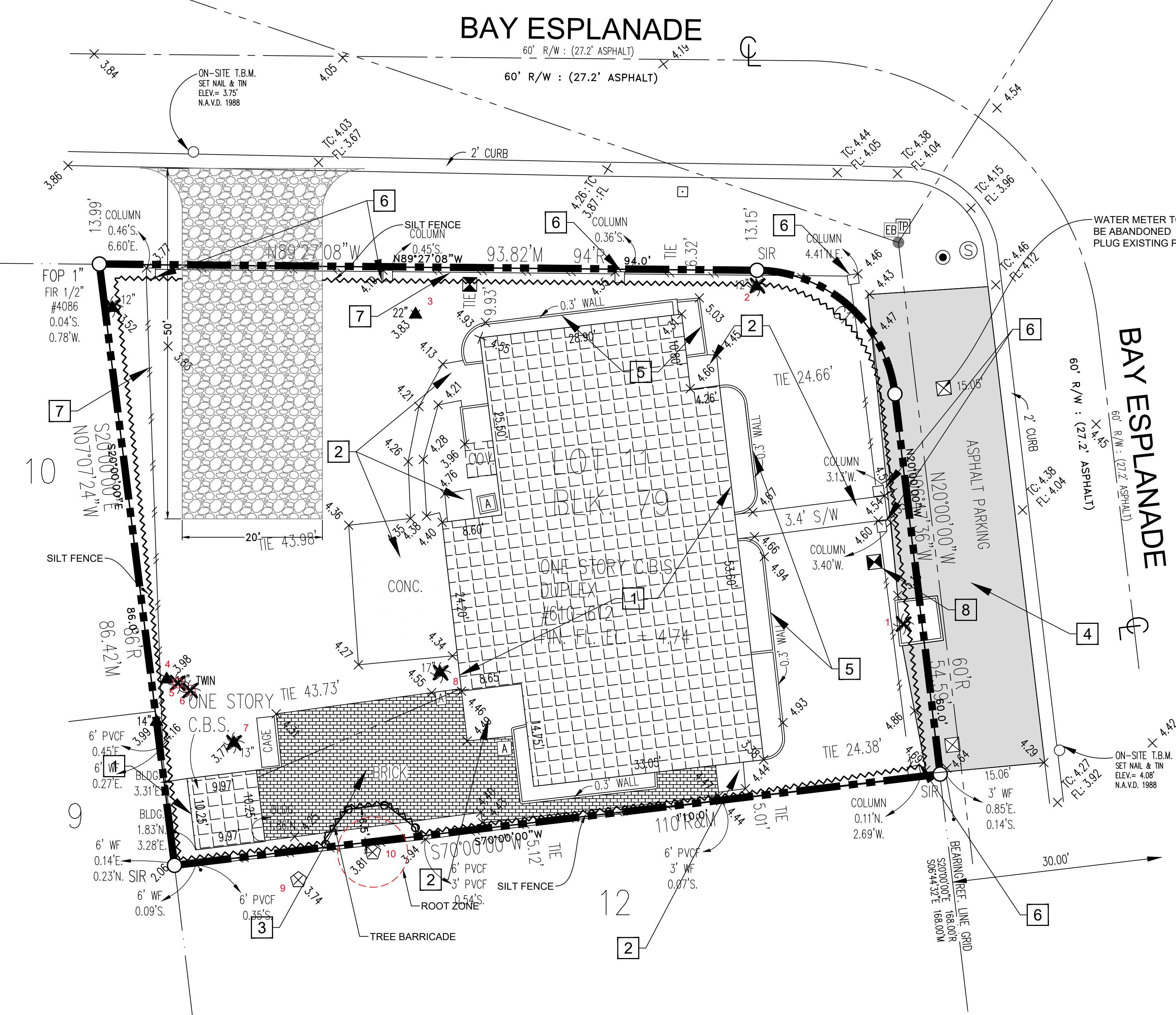
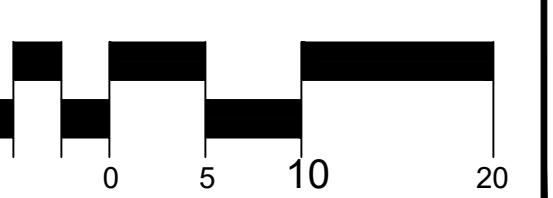
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- 2 REMOVE EX. CONC. WALK
- 3 REMOVE EX. BRICK
- 4 REMOVE EX. ASPH. & BASE
- 5 REMOVE EX. WALL
- 6 REMOVE EX. COLUMN
- 7 REMOVE EX. FENCE
- 8 REMOVE EX. VM
- 9 REMOVE EX. TREES

PREPARATION OF THE SITE INCLUDES THE REMOVAL/RELOCATION OF ALL EXISTING STRUCTURES WITHIN PROPERTY, EXCLUDING 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 COMPAKTED IN 12" LIFTS TO 95% OF MAX DENSITY.
- b. OFF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND DISPOSAL DEBRIS SHALL OCCUR IN SOLID WASTE DISPOSAL FACILITIES APPROVED BY F.D.E.P., AND PINELANDS COUNTY.



SCALE: 1"=10'



RICK ALBEE, OWNER  
CERTIFIED ARBORIST  
ISA #EO\_09890  
ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ)  
P.O.BOX 88, TARPON SPRINGS, FL 34688  
PHONE 727.224.2818  
UFSLLC@VERIZON.NET

## SITE PREPARATION NOTES

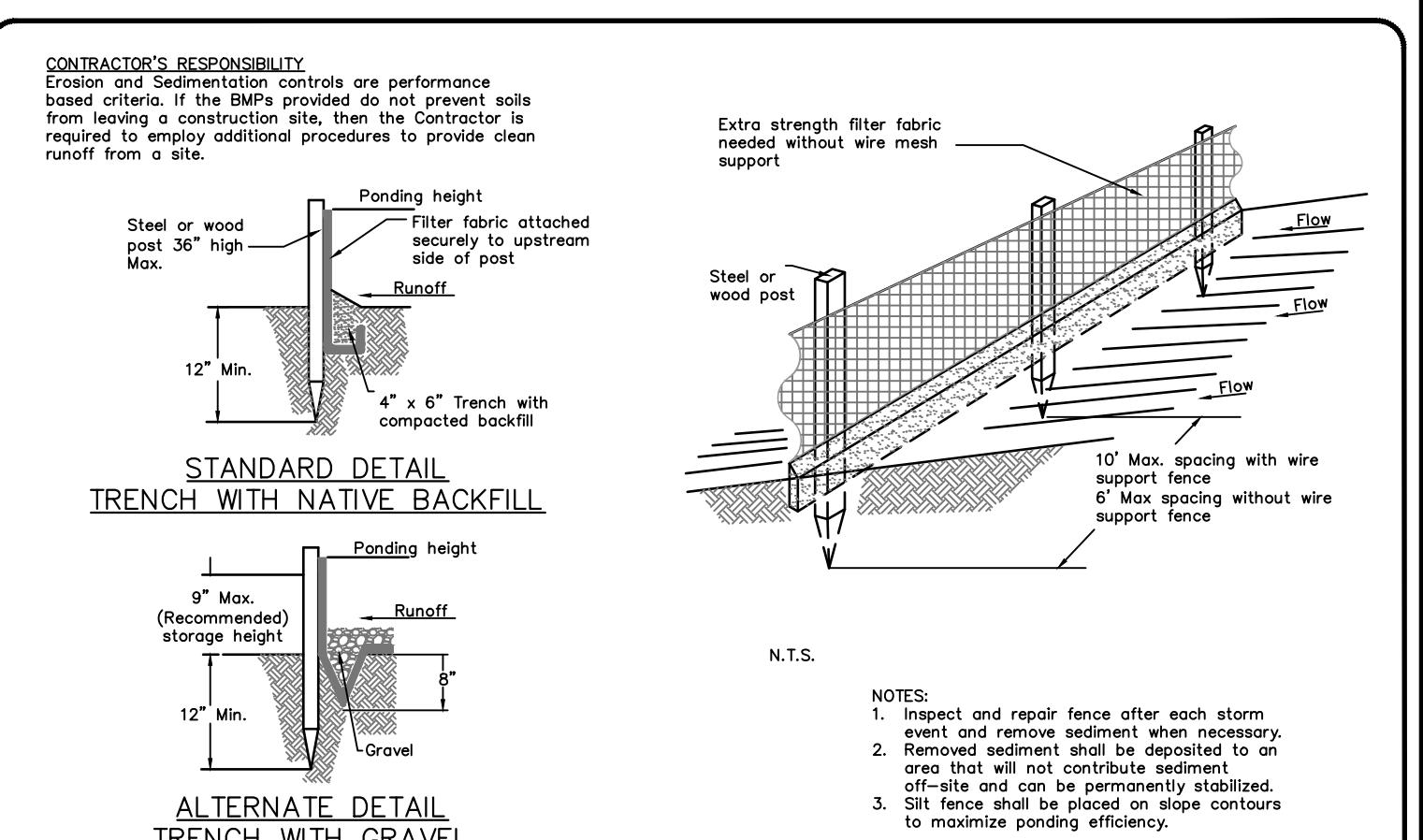
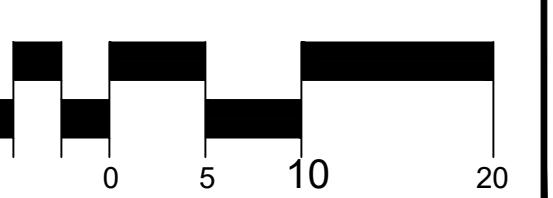
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SCALE: 1"=10'



NOTES:  
1. Impact and repair fence after each storm event and remove sediment when necessary.  
2. Remove sediment when necessary and deposit on areas that will not contribute sediment off-site and can be permanently stabilized.  
3. Set fence posts on slope contours to maximize ponding efficiency.

REGISTRY # 31306

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 SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REGISTRY # 31306



**GRADING DRAINAGE & UTILITY PLAN**

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

Donald B. Fairbairn, P.E. #44971

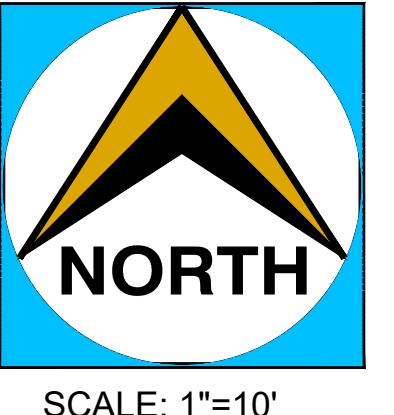
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Donald B. Fairbairn, P.E. ON THE DATE ADJACENT TO THE  
SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE  
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**PROJECT #** 1912  
**ISSUE DATE:** 08/25/25  
**REVISIONS:**  
No. Date Description  
△ 08/29/25 FLD SUBMITTAL  
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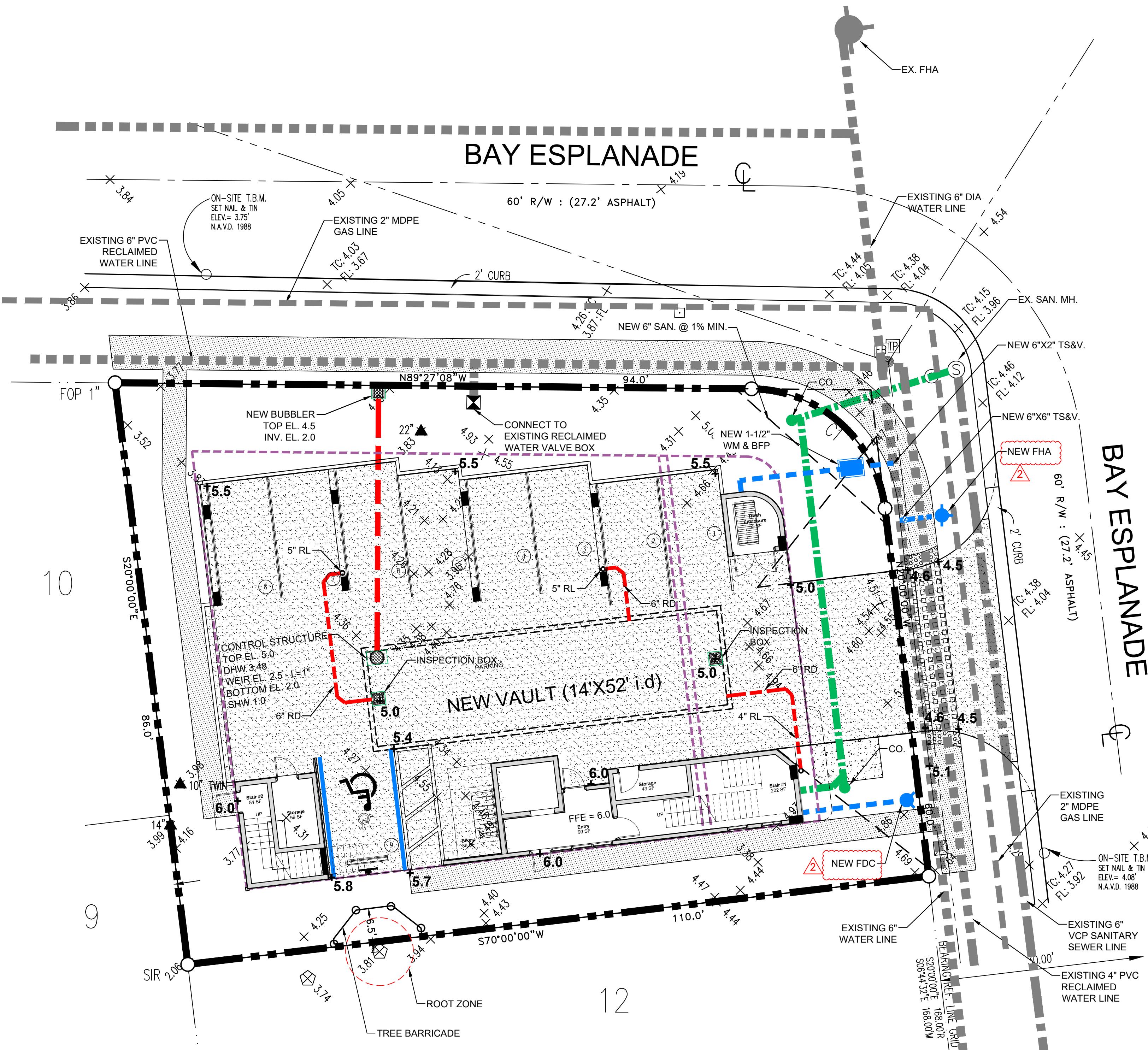
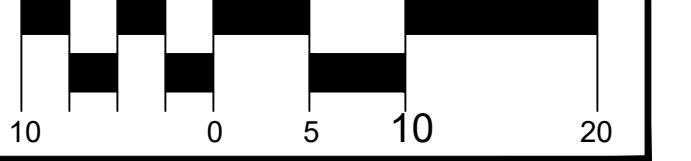
**Northside**  
Engineering, Inc.  
**C4.1**

**LEGEND**

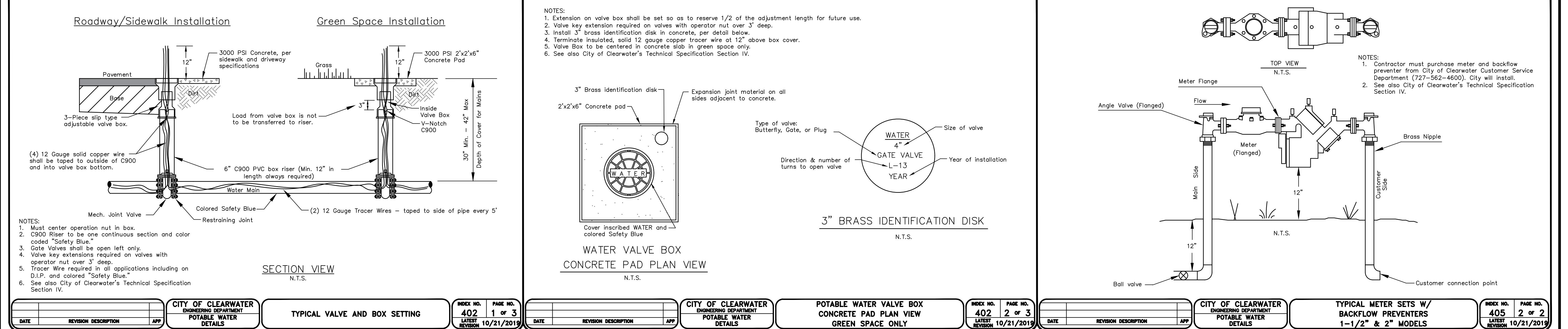
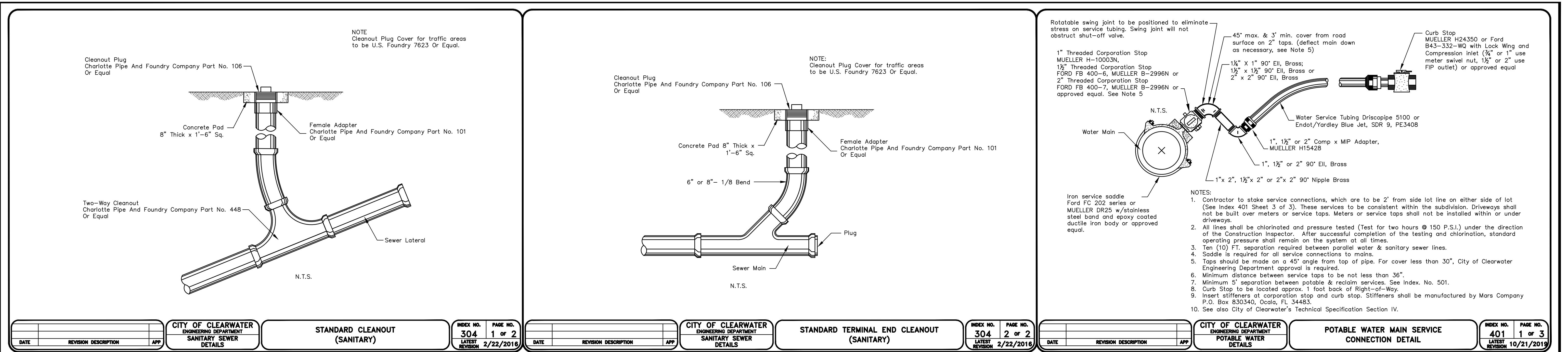
NEW INLET	■	EXIST. ELEVATION	X 5.60
NEW INSPECTION RIM & COVER	●	PROP. ELEVATION	+ 5.5
NEW CLEAN-OUT(C.O.)	□ C.O.	NEW MITERED END	
TEMP. SILT BARRIER	~~~~~	EXIST. GAS	
POINT OF CONNECTION OF NEW UTILITY TO EXIST.	↔	NEW GAS	
FLOW ARROW	~~~~~	EXIST. SAN. SEWER	
SWALE ARROW	~~~~~	NEW SAN. SEWER	
FIRE HYDRANT ASSEMBLY	●	EXIST. STORM	
T.B.O. T.V. M F.D.C.		NEW STORM	
		EXIST. WATER SERVICE	
		NEW WATER SERVICE	
		PROP. CONTOUR	



SCALE: 1"=10'







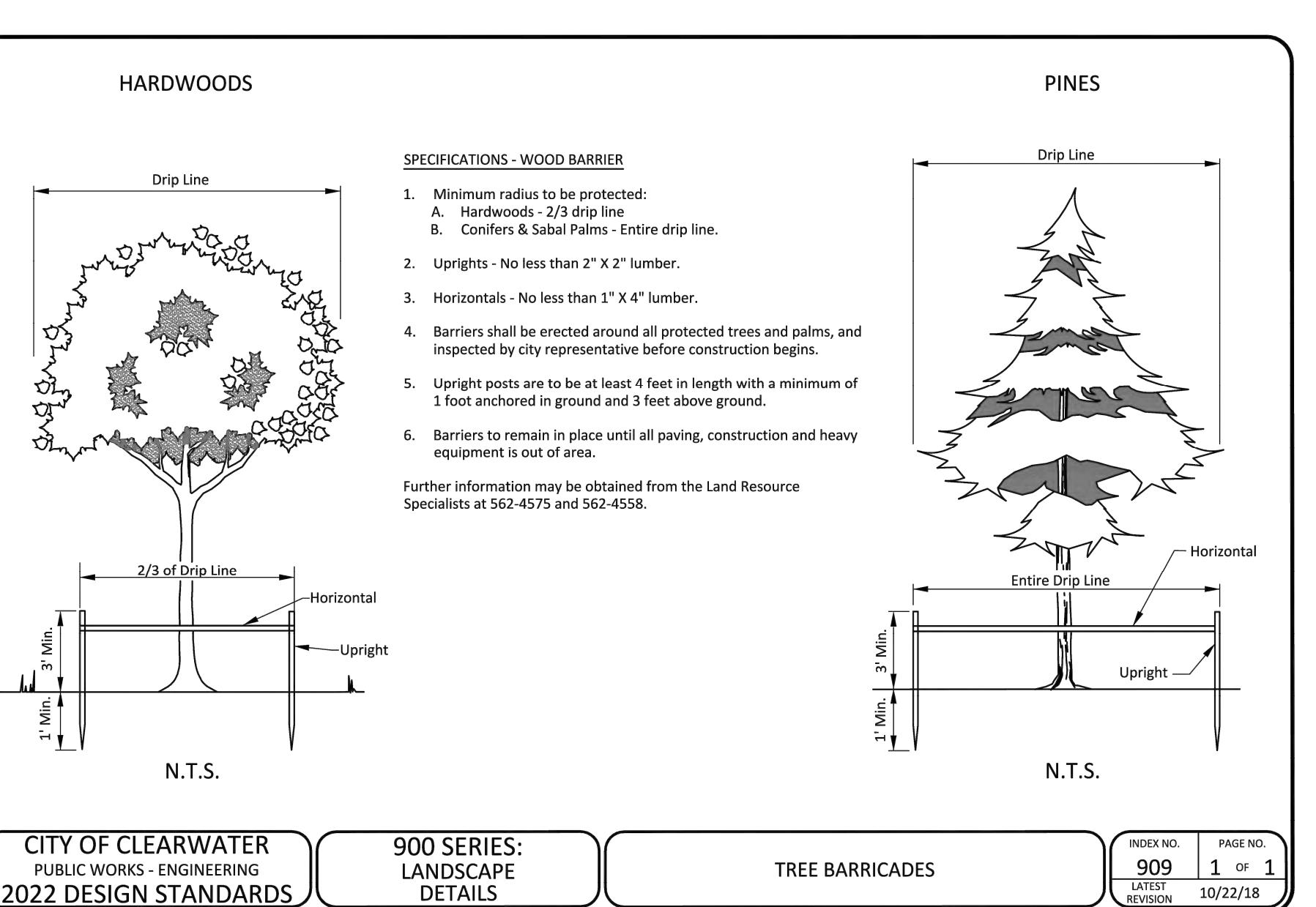
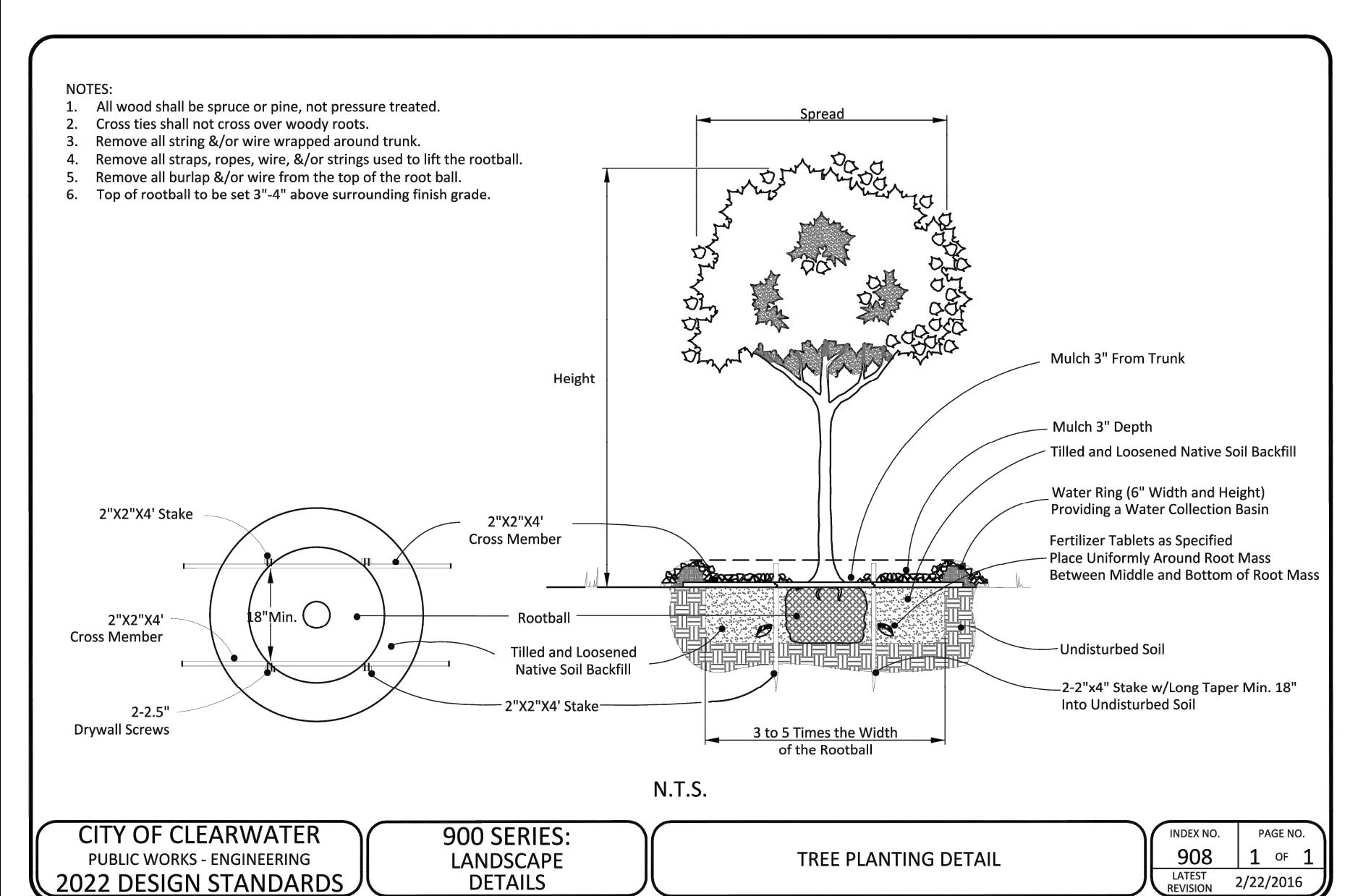
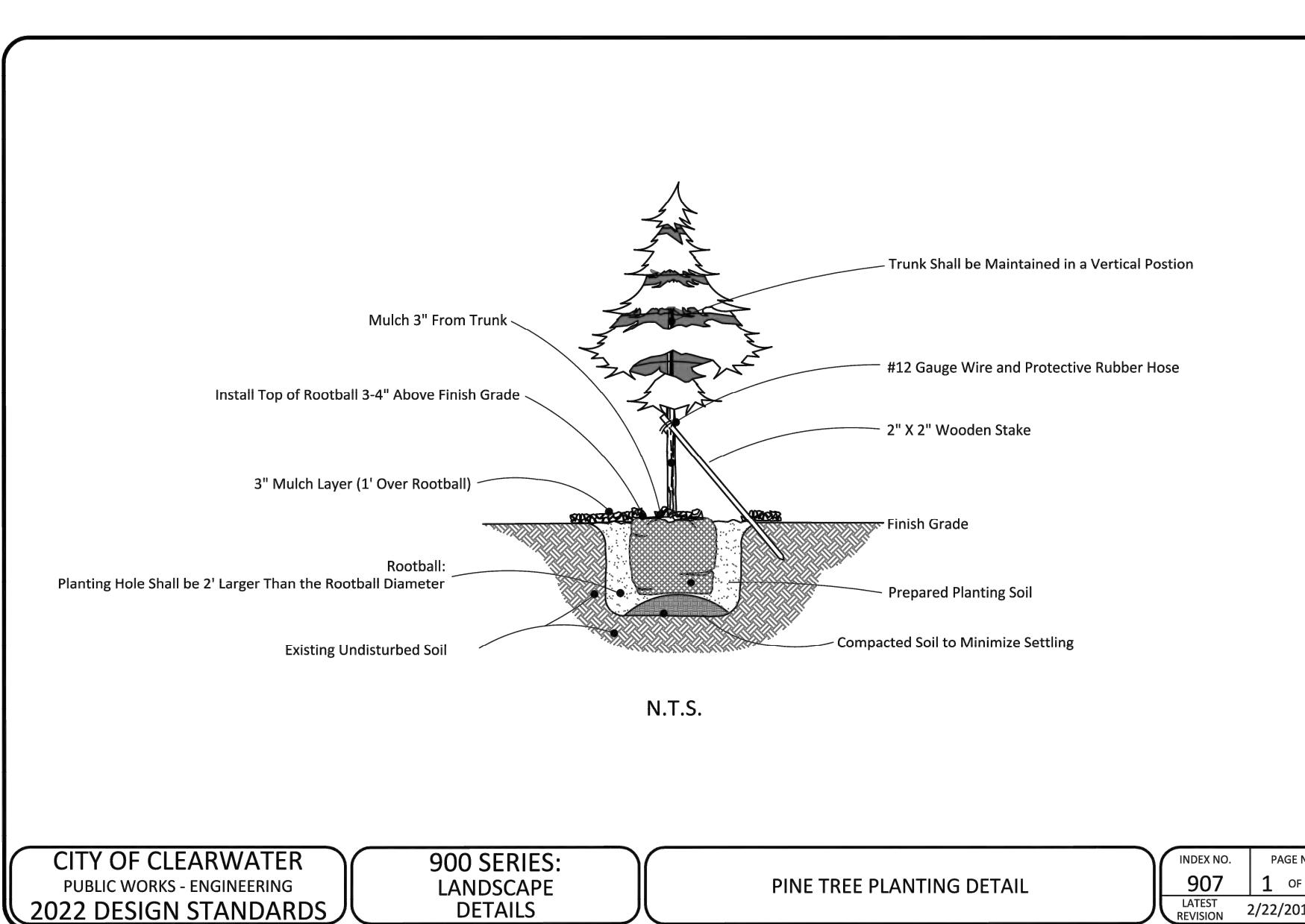
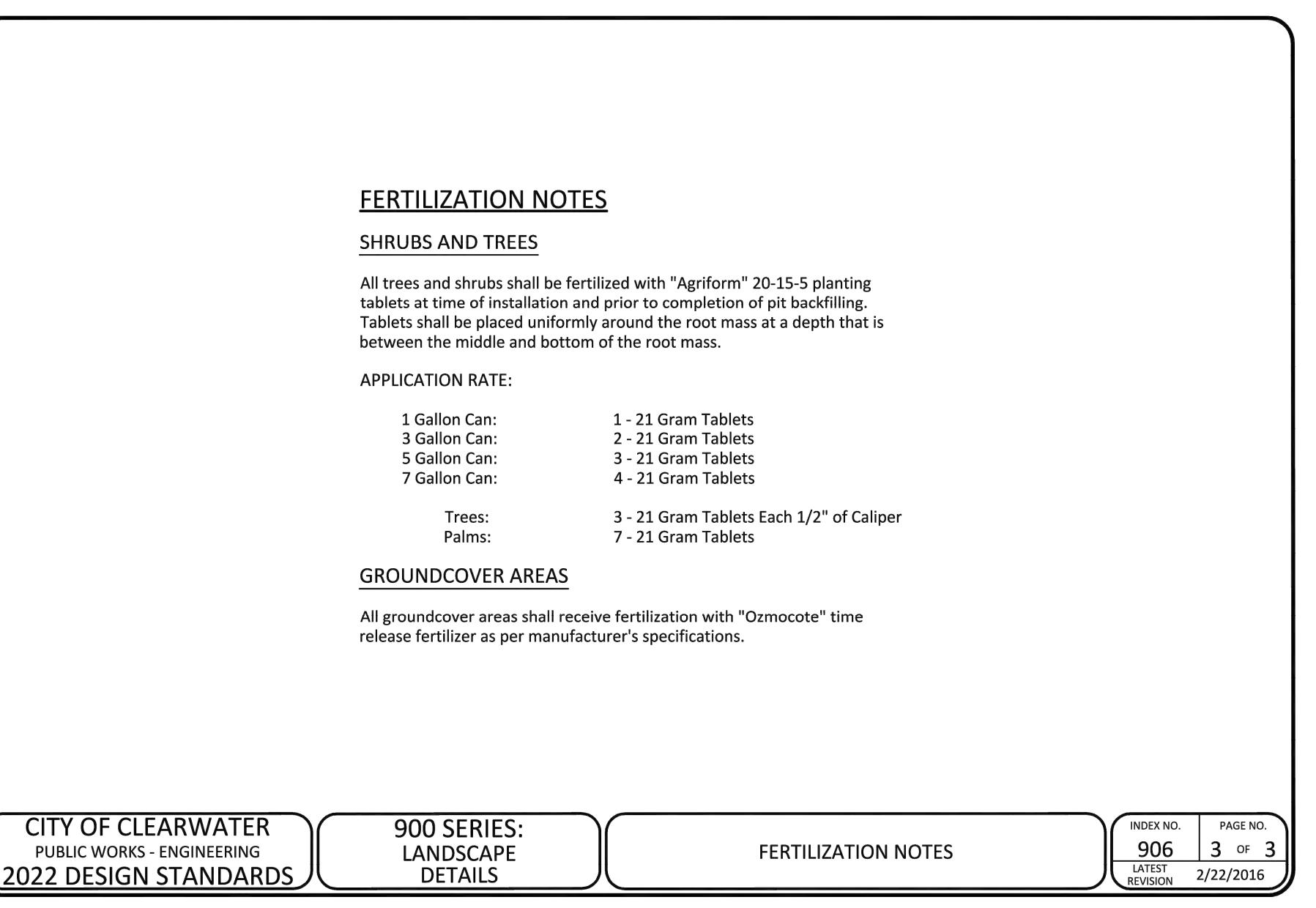
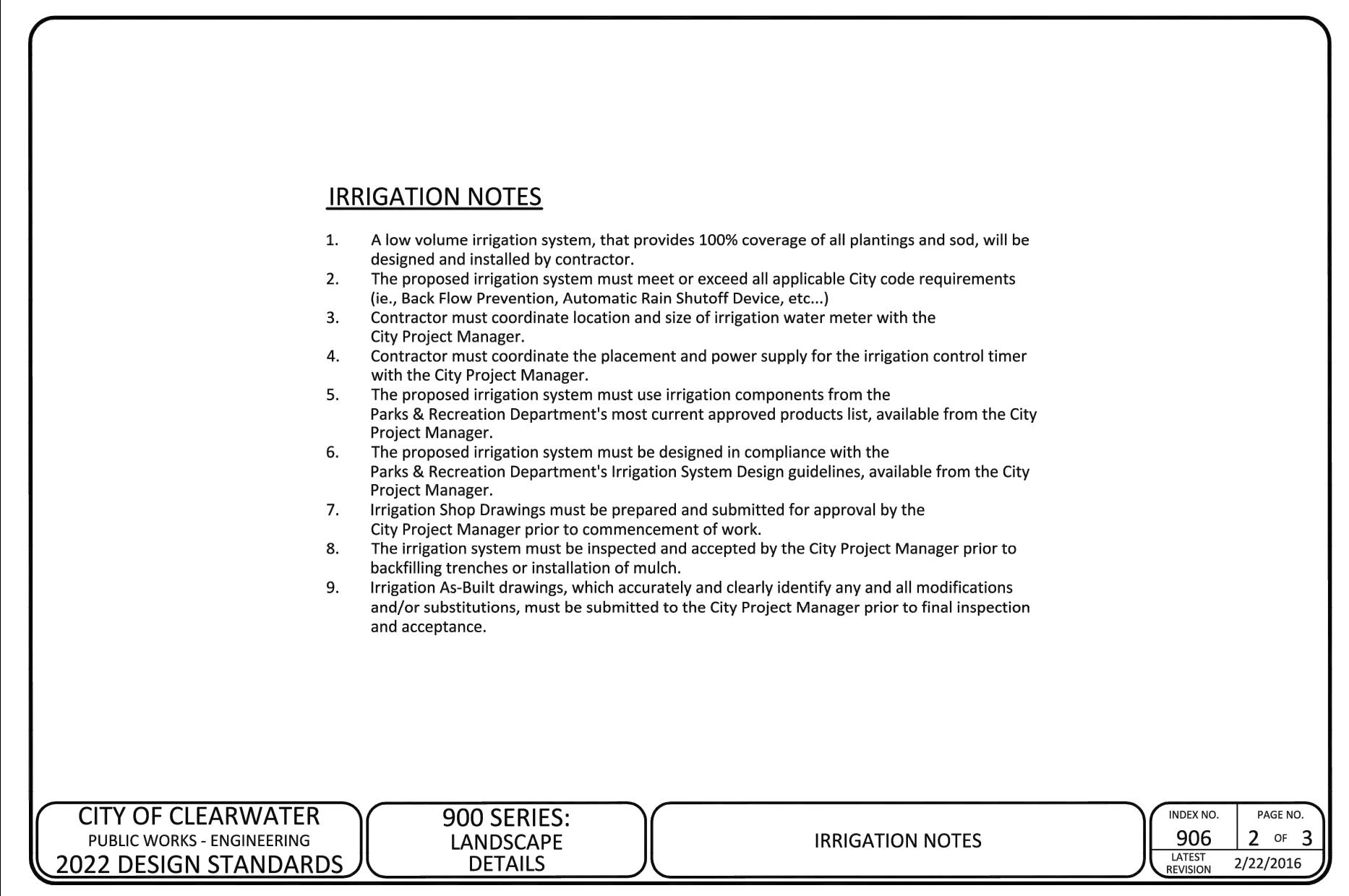
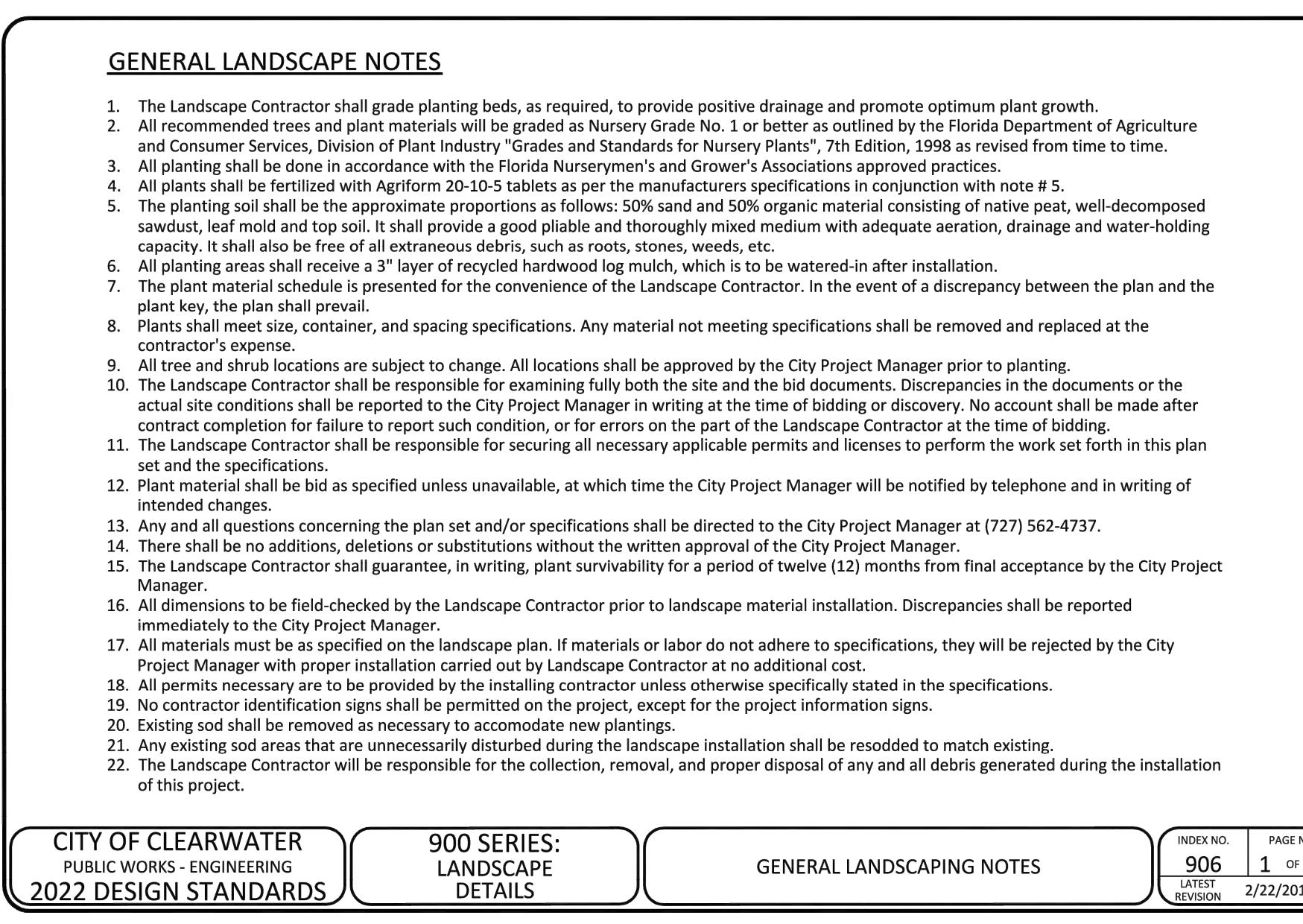
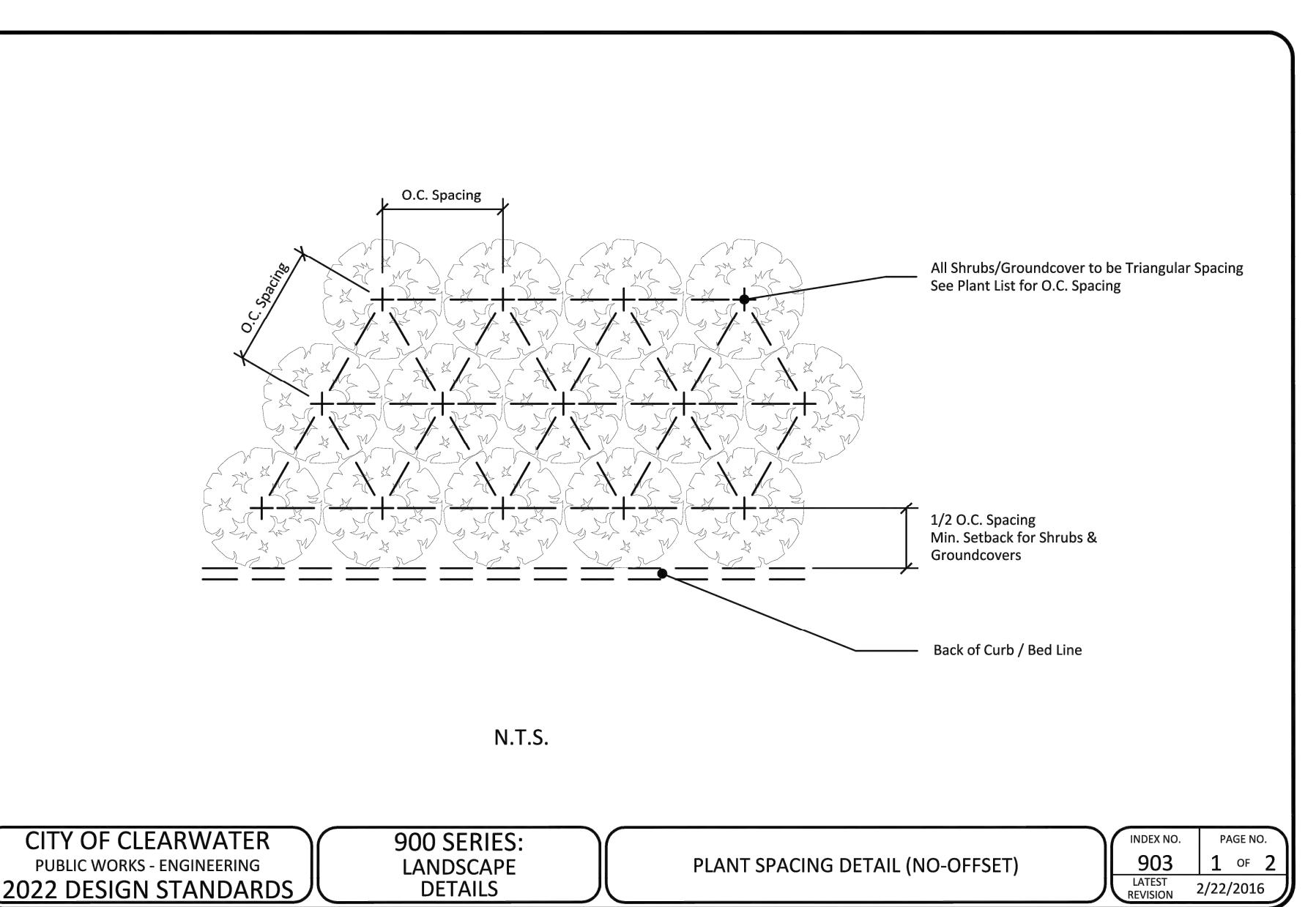
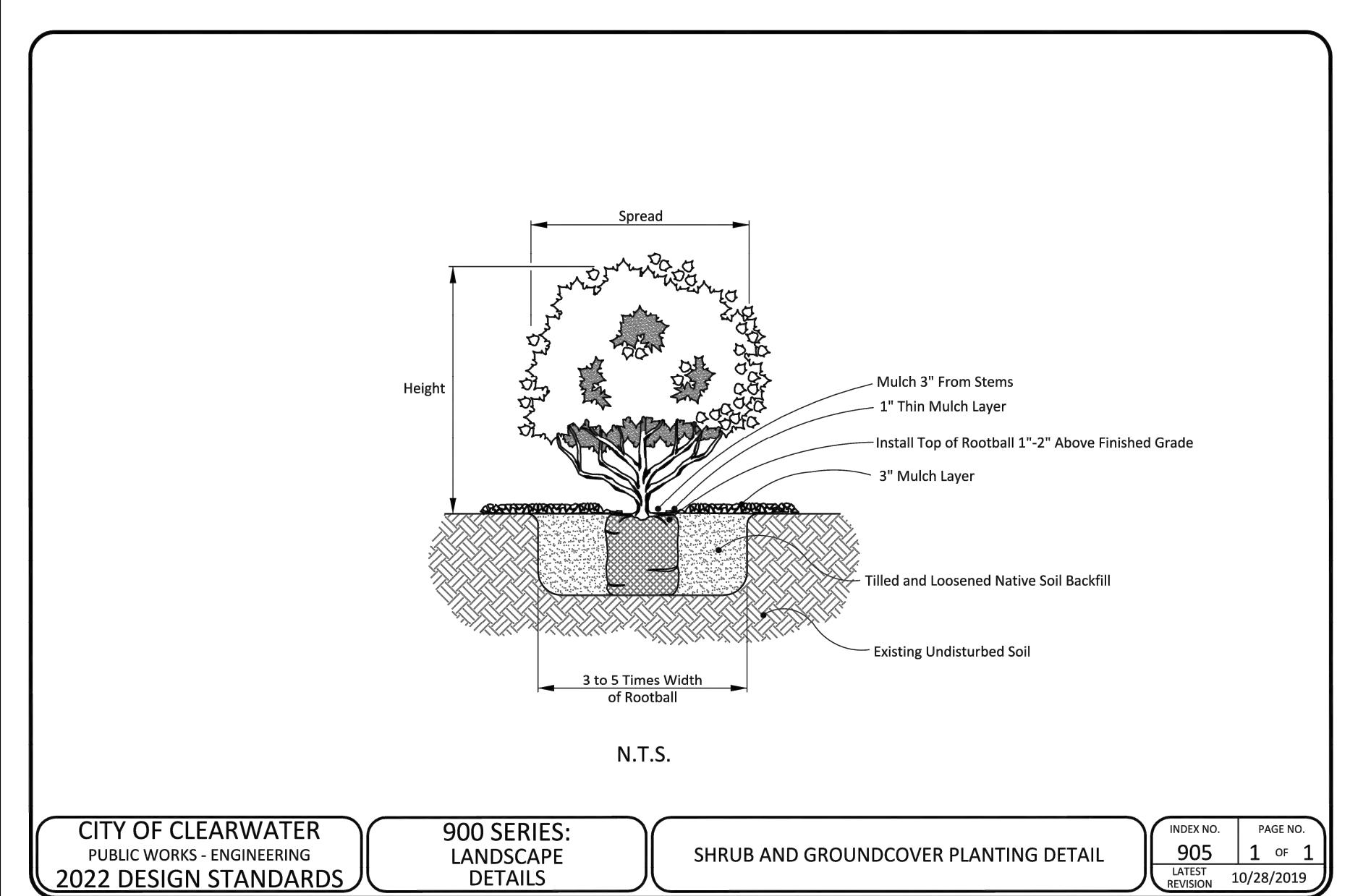
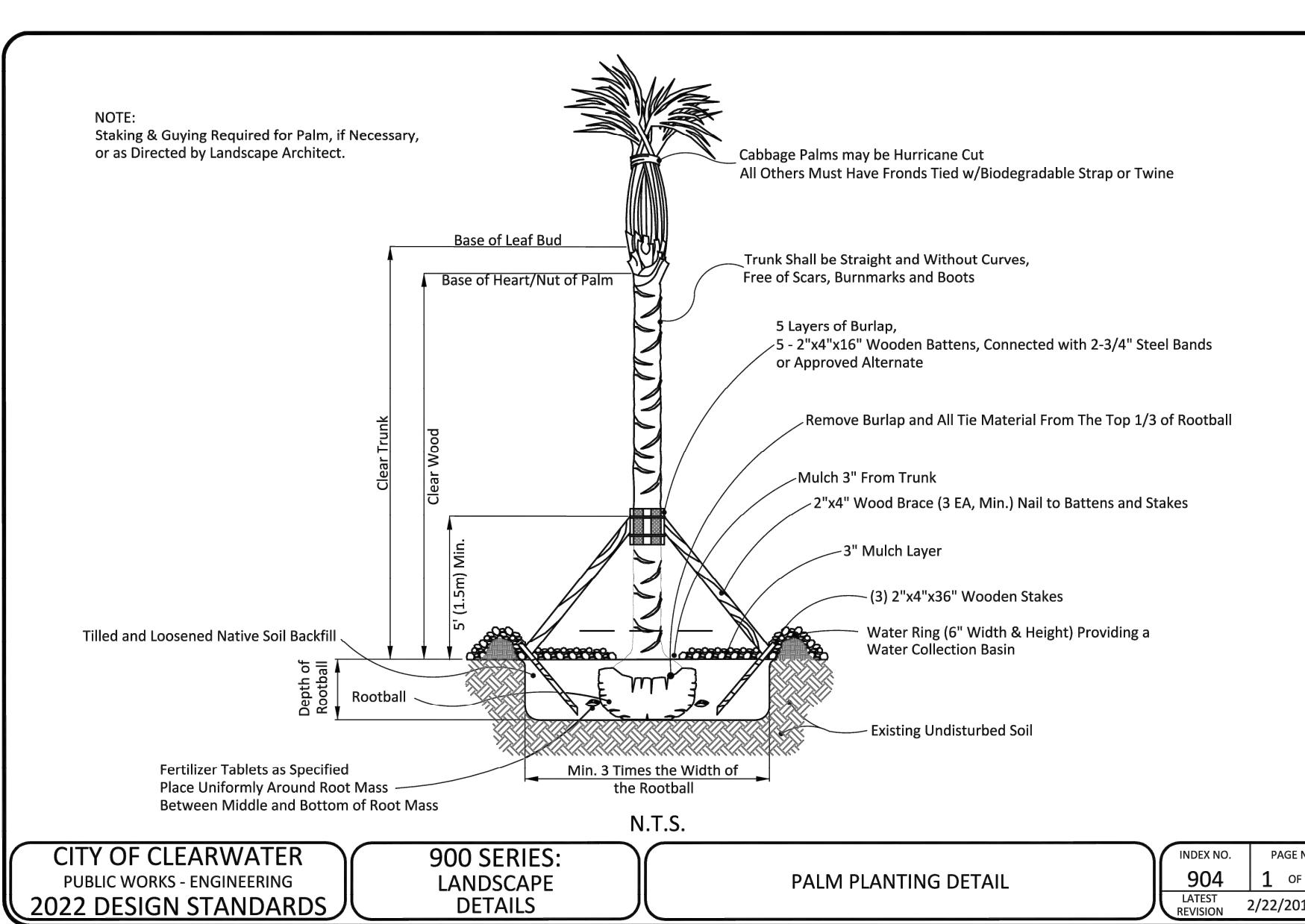


## Landscape Details & Notes

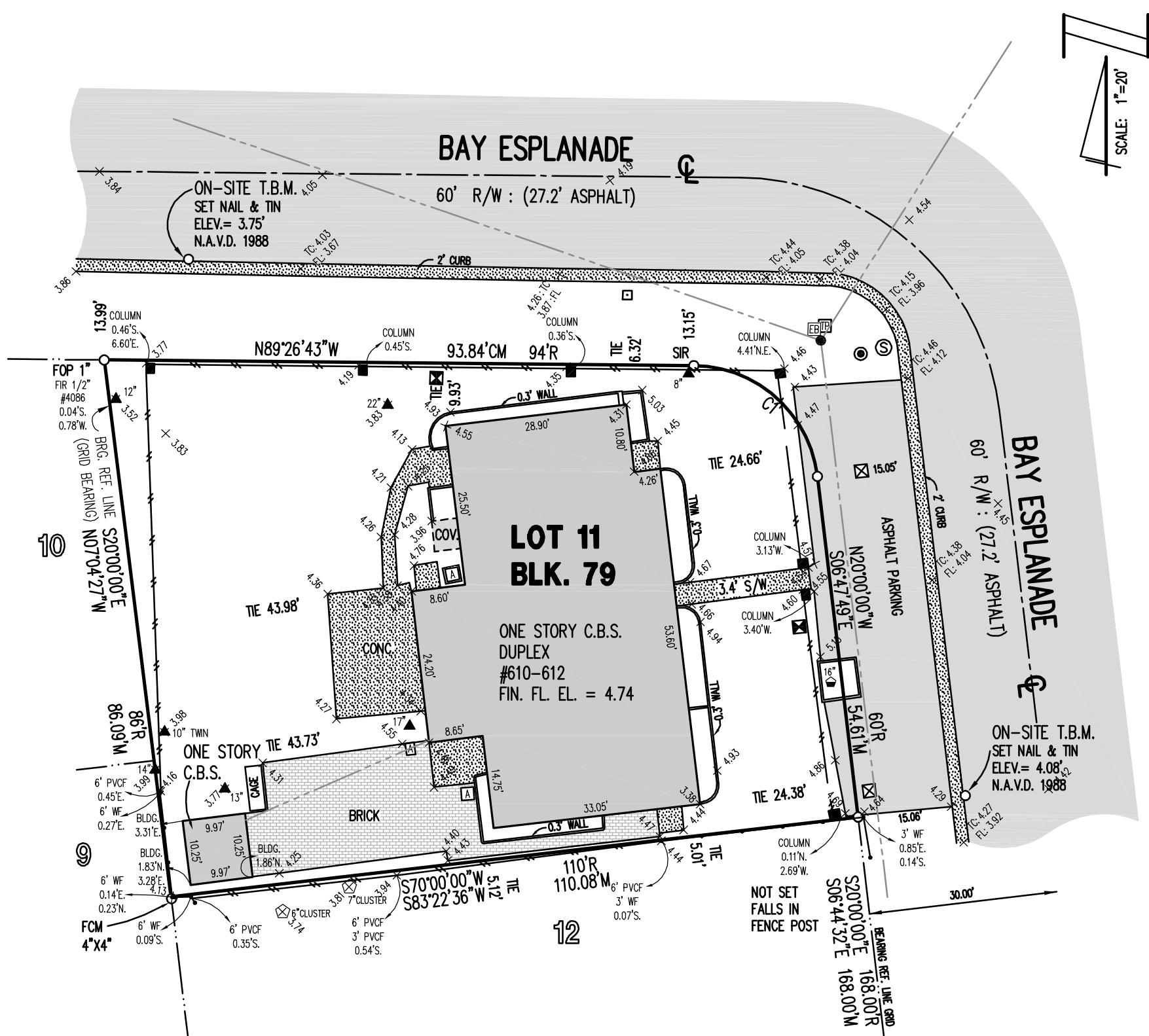
### BAY ESPLANADE RESORT ATTACHED DWELLINGS

612 BAY ESPLANADE  
CLEARWATER, FL 33767

**Northside**  
 Engineering, Inc.  
 L1.2



BOUNDARY and TOPOGRAPHIC SURVEY - SHEET 1 OF 2



## LEGEND

- [A] - AIR CONDITIONER
  - [■] - COLUMN
  - [EB] - ELECTRIC BOX
  - + 0.00 - ELEVATION
  - - POWER POLE
  - [x] - RECLAIMED WATER METER
  - (S) - SANITARY SEWER MANHOLE
  - (C) - SEWER CLEAN OUT
  - [□] - SIGN
  - [P] - TELCOM PEDESTAL
  - [x] - WATER METER
  - OVERHEAD WIRES

---

  - 00°▲ - PALM
  - 00°⌚ - UNKNOWN
  - 00°▷ - SEA GRAPES

## CURVE C1

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

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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

DATE SURVEYED: 07-22-2019

DRAWING FILE: 190164.DWG

DATE DRAWN: 7-25-2019

LAST REVISION: N/A

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	PVC = 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.

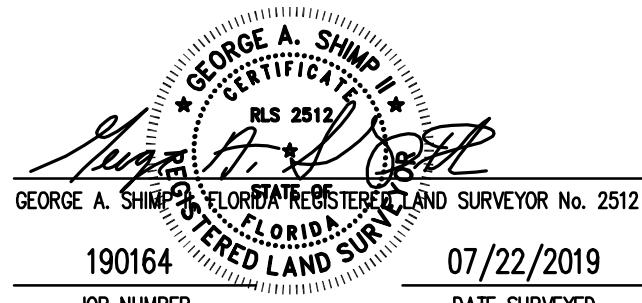
### GENERAL NOTES

- 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  
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PALM HARBOR, FLORIDA 34683  
PHONE (727) 784-5496 FAX (727) 786-1256

LB 1834



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

## BOUNDARY SURVEY

## GRAPHIC SCALE

$$1'' = 20'$$

20

GRID NORTH

## SOMERSET STREET (F)

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

### **CERTIFICATION**

CERTIFIED AS A BOUNDARY SURVEY  
UNLESS IT BEARS THE SIGNATURE OF  
A FLORIDA LICENSED SURVEYOR & MAP  
DRAWING, SKETCH, PLAT OR MAP IS  
AND IS NOT VALID.

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

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

**GUY  
HALE,  
LAND SURVEYING**

406 SO. ARCTURAS AVENUE  
SUITE ONE  
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