September 12, 2025

Austen Dole
Planner
City of Clearwater
Planning & Development Services
100 S. Myrtle Avenue
Clearwater, FL 33756

Re: FLD2025-07019 -- 39 TURNER ST - RESUB
Turner Townhomes - Level Two Flexible Development (FLD) Application
39 Turner St, Clearwater
PID # 16-29-15-92628-013-0010

To Ms. Dole,

We are resubmitting a Flexible Development (FLD) Application package per the Plan Room Issues comments issued by the city on August 29, 2025.

The following items are included in this submittal package to support this request:

- Flexible Development Civil & Landscape Plans - REVISED
  - Civil Plans
  - Landscape and Tree Survey, Inventory, and Preservation Plan, Irrigation
- Architectural Plans (see clouded revisions)
- Color Renderings with material / color call outs
- Response to Comments (below)

Response to Comments

ENGINEERING - Prior to CDB (Acknowledge) - General Comments:
raymond.dresch@myclearwater.com - 727-444-8775

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
   Response: Provided below.

2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
   Response: Acknowledged.

3. Applicant shall be responsible for maintaining all landscaping, hardscaping, and lighting located within Right of Way.
   Response: Acknowledged.

4. Work on right-of-way shall require a permit with the appropriate entity.
   Response: Acknowledged.

5. Per Sec. 47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
   Response: Acknowledged. Note added to the plans.

6. Contractor shall request an easement inspection prior to any construction near an easement.
   Response: Acknowledged. Note added to Demo Plans.

ENVIRONMENTAL - Prior to issuance of Building Permit
sarah.kessler@myclearwater.com • 727-444-8233

1. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.
   Response: Acknowledged. Note added to Demo Plans.

2. Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.
   Response: Acknowledged. Will be included with permit submittal.

3. Continue to provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.
   Response: Acknowledged. Details for silt fence and other BMPs are shown on sheet C-9.0. Note added to sheet C-3.0 on where to find BMP Details. Construction Entrance added to sheet C-3.0.

FIRE - Prior to DO Acknowledge Comments
walter.ramos@myclearwater.com - 727-444-7723

1. Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge and describe on plans.
   Response: Acknowledged. Note added to the Utility Plans.

LAND RESOURCE - Prior to CDB: Landscape
danny.mcdonnell@myclearwater.com - 727-444-8765

1. Arborist Mitigation is not required for trees that rate below a 3. Tree #1 is rated a 2 so please change the "Required Replacement" to 0. Additionally, Date palms are considered a specimen palm and receive a 2.5 inch deficit when removed. Please revise.
   Response: Ok, Plans have been revised.

2. Shade trees are required to be a minimum of 5 feet from any impervious surface or utility. It appears the magnolia trees are too close to the driveway. Please revise.
   Response: Shade trees have been swapped for accent in the west buffer.

3. Accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. The buttonwoods and hollies only receive a 2 inch credit. Please revise the inches spreadsheet.
   Response: Ok, Plans have been revised.

4. There appears to be plenty of greenspace in the front yards along Orange Avenue to plant additional shade trees. Please provide additional shade trees in these areas.
   Response: There is not much room due to the overhand of the structure. Any shade trees would soon be hitting the upper floor of the structure. We have revised plans and added trees where we can while still meeting the 50-20-20 rule.

5. Little gem magnolia is considered a shade tree. Shade trees must be 10 feet in height and 2.5 inch caliper at time of planting. Please revise.
   Response: Ok, Plans have been revised.

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement
danny.mcdonnell@myclearwater.com - 727-444-8765

1. 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.
   Response: Acknowledged.

2. Where mulch is used, it must be protected from washing out of the planting bed.
   Response: Acknowledged.

3. Landscape rock with a minimum size or ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.
   Response: Acknowledged.

4. Plastic sheets shall not be installed under mulches.
   Response: Acknowledged.

5. Artificial turf shall be installed according to the standards in Section 3-1203.
   Response: Acknowledged.

LAND RESOURCE - Prior to CDB: Tree Preservation Plan
danny.mcdonnell@myclearwater.com - 727-444-8765

1. Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed driveway impacts the critical root zones (drip lines) of trees to be preserved (the two Camphor trees on the neighboring property) and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. Please detail how the tree(s) will be pruned as several branches that are

overhanging the property line will likely need to be removed. Provide prior to CDB.
Response: TPP was revised to include Root Pruning and barricades for the camphor trees to the west.

PARKS AND REC - Parks & Rec Impact Fees
mark.parry@myclearwater.com - 727-444-8768

1. Please be aware that a Parks and Recreation Impact Fee based on the number of dwelling units will be required prior to the issuance of any Certificate of Occupancy.
   Response: Acknowledged.

2. It appears that the proposal is for three new market rate attached dwelling units.
   A Parks and Recreation Impact Fee of $2,024 per dwelling unit less a credit for the two attached dwellings (estimate of $6,072 total) will be due prior to the issuance of any Certificate of Occupancy.
   Response: Acknowledged.

3. Please acknowledge prior to issuance of a Development Order.
   Response: Acknowledged.

4. Please coordinate with Parks and Recreation Staff to determine the final amount due. NO FEES ARE DUE AT THIS POINT THIS IS JUST A NOTIFICATION.
   Response: Acknowledged.

PLANNING - General Comments (Acknowledge)
austen.dole@myclearwater.com - 727-444-7351

1. Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.
   Response: Acknowledged.

2. All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.
   Response: Acknowledged.

3. Pursuant to Fla. Stat. § 166.033, “Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasijudicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.
   Response: Acknowledged.

4. Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.
   Response: Acknowledged.

PLANNING - Prior to CDB: Design and Materials
austen.dole@myclearwater.com - 727-444-7351

1. Please provide colored renderings and building elevations of the proposed attached dwellings. Staff will use these to verify the overall design, color scheme, and aesthetics of the development. Higher quality materials are expected, especially when facing public streets.
   Response: Please see the provided color renderings with material and color call outs.

PLANNING - Prior to CDB: Plat
austen.dole@myclearwater.com - 727-444-7351

1. Please provide a proper plat map for the property.
   Response: This comment has been removed per emails discussions with City staff.

PLANNING - Prior to CDB-Cantiliver clearance
austen.dole@myclearwater.com - 727-444-7351

1. Please provide the dimensions and vertical clearance information for the western cantilevers.
   Response: Cantilevers vertical clearance added to call out on sheet C-5.0. Heights and dimensions have been coordinated with architectural building plans.

PLANNING - Prior to CDB-Consistent plans
austen.dole@myclearwater.com - 727-444-7351

1. Please ensure that all plans, site plans, and elevations are coordinated and consistent throughout the entire plan set.
   Response: Cantilever widths have been coordinated and corrected between site and building plans. All plans now match accordingly.

PUBLIC UTILITIES - Prior to permitting
mike.vacca@myclearwater.com - 727-265-1831

1. Call -out & acknowledge on drawings - Contractor shall coordinate with city regarding existing water & RCW meters, backflow devices and meter box removal, along with sewer lateral abandonment prior to finalization of plans to the satisfaction of Public Utilities Department Staff.
   Response: Acknowledged. Notes added to sheet C-7.0.

2. Call -out & acknowledge on drawings - Contractor shall verify existing sewer service lateral location, inspect condition of pipe, and determine correct lateral size. If a new pipe is warranted, contractor shall coordinate with Public Utilities Department Staff regarding lateral

service abandonment. Contractor shall install new clean-out at each connection point per city requirements. If PVC is proposed call out SDR-26.
Response: Acknowledged. Notes added to sheet C-7.0.

3. Call -out & acknowledge on drawings - Sizes of existing water main, proposed tap sizes, including pipe sizes and pipe material being installed, shall be included in the building permit plans to the satisfaction of Public Utilities Department Staff.
Response: Acknowledged. Notes added to sheet C-7.0.

4. Call -out & acknowledge on drawings - irrigation systems shall be connected to the City reclaimed water system. No Backflow device is required on RCW meter assembly.
Response: Acknowledged. Notes added to sheet C-7.0.

SOLID WASTE - Road access
brandi.portalatin@myclearwater.com - 727-562-4920

1. If the road that goes behind the buildings is at 24 and the overhang for each of the two levels is 4ft. then that would leave 16 ft. of road width that a garbage can fit, correct?
Response: Individual unit refuse cans proposed with Curbside pick up on Turner St and Orange Ave. Notes added to the sheet C-5.0.

STORMWATER - Prior to CDB (acknowledge)
phuong.vo@myclearwater.com - 727-444-8228

1. DRC review is a prerequisite for Building Permit Review. A comprehensive review of the submittal was not performed at this time; additional comments will be forthcoming upon submittal of a Building Permit Application.
Response: Acknowledged.

2. At building permit application, revisions to the submitted drainage narrative/calculations/plans as well as additional supporting data (including but not limited to geotechnical and SUE data) will be required to be submitted and demonstrated complying with the City's specifications and drainage design criteria.
Response: Acknowledged.

3. SWFWMD ERP permit is required prior to CO issuance.
Response: Acknowledged.

TRAFFIC ENG - Prior to CDB - SVTs
raymond.dresch@myclearwater.com - 727-444-8775

1. Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of each driveway at the front property line (not the edge of the street) and at the corner for parcels with double frontages (corner lot). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT. See markup - 6 total SVTs.
Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

Response: Six sight triangles shown on the sheet C-5.0. The fence and buffer plantings have been trimmed back to be out of the triangle. Additionally, the parking and fence have been pushed east out of the triangle. Please see sheet C-5.0.

2. Section 3-803.F. Fences and walls shall comply with the sight visibility triangle requirements of Section 3-904.A. The fence on both sides of the driveway along Turner encroaches into the SVT clear zone.
   Response: Per above comments response this has been corrected.

   *** NOTE: Per Section 8-102 Mulberry Alley affords only a secondary means of access to an abutting property and therefore the structure is authorized to be within the SVT.
   Response: Acknowledged.

Please feel free to call with any questions or if any additional information is needed.

Respectfully,

Baysite Engineering, LLC.

P. Ely Payne, P.E.
Principal

July 30, 2025

City of Clearwater
Planning & Development Services
100 S. Myrtle Avenue
Clearwater, FL 33756

Subject: Turner Townhomes - Stormwater Narrative
39 Turner Street, Clearwater, Florida 33756
PID # 16-29-15-92628-013-0010

To Whom It May Concern,

The purpose of this document is to provide a summary of the proposed stormwater design for the Turner Townhomes project. This document will assist with the Level Two Flexible Development (FLD) application. The Turner Townhomes project is in City of Clearwater at 39 Turner Street, Clearwater, FL 33756. The parcel is currently three multifamily homes and will be developed into five single family-attached townhomes.

The property is in Clearwater and the adjacent stormwater system discharges directly to Clearwater Harbor. The site has recently been used as three multifamily homes with various storage buildings on the lot as well.

The site drains via sheet flow north to Turner Street and east to Orange Avenue following the curb line to the city's stormwater curb inlet at the intersection of Turner Street and Orange Avenue. The proposed condition includes a stormwater vault / exfiltration trench under the proposed driveway. The trench will outfall into the right of way and follow the existing flow patterns east into the stormwater curb inlet at the intersection of Turner Street and Orange Avenue.

The proposed stormwater vault / exfiltration trench system with meet water quality and quantity requirements. See attached preliminary supporting documents and calculations.

Please feel free to call with any questions or if any additional information is needed.

Respectfully,

Baysite Engineering, LLC.

P. Ely Payne, P.E.
Principal

PATRICK ELY PAYNE
LICENSE
NO. 85381
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Patrick Payne
Date: 2025.07.30 23:15:21 -04'00'

Pre-Development Criteria

Project:	Turner Townhomes	
Municipality:	City of Clearwater	
Basin:	Pre Basin	
Area:	0.36 ac	15809 sf

SCS Time of Concentration Calculations

Sheet Flow

Surface Description (table 3-1)	Short grass	
Manning's Roughness coeff. (n)	0.15	
Flow Length (L)	100	ft
Slope (s)	1.14%	
Tt = 60 * 0.007 * (n*L)^0.8 / (P^0.5 * s^0.4)	10.65	min
Shallow concentrated flow		
Surface Description (table 3-1)	Unpaved	
Flow Length (L)	10	ft
Slope (s)	4.00%	
Velocity	3.23	ft/s
Tt = 60 * L / (3600 * V)	0.05	min
Tc = Tt + Tt	**10.70**	min

Modified Rational Curve Number Calculations

Dry Vault Basin

	AREA (SF)	CN	C X A	AREA (AC)	C	C X A
POND	0	100	0	0.00	1	0.00
IMP	5,823	98	570654	0.13	0.95	0.13
PERV	9,986	84	838,824	0.23	0.2	0.05
TOTAL	15,809	89.16	1,409,478	0.36	**0.48**	0.17

Post - Development Criteria

Project:	Turner Townhomes	
Municipality:	City of Clearwater	
Basin:	Vault	
Area:	0.36 ac	15809.00 sf

Vault Calculations

Stage (ft)	Area (Ac.)	Depth Interval (ft)	Storage Sub-Total (ac-ft)	Storage Total (ac-ft)	Remarks	Area (Sf.)
32.50	0.0310	0.00	0.0000	0.0000	Bottom of Pond	1350.00
33.50	0.0310	1.00	0.0310	0.0310		1350.00
34.50	0.0310	1.00	0.0310	0.0620	Top of Bank	1350.00

Elevations are conceptual at this time.

Modified Rational Curve Number Calculations

Dry Vault Basin

	AREA (SF)	CN	C X A	AREA (AC)	C	C X A
POND	0	100	0	0.00	1	0.00
IMP	10,455	98	1024590	0.24	0.95	0.23
PERV	5,354	84	449,736	0.12	0.2	0.02
TOTAL	15,809	93.26	1,474,326	0.36	**0.70**	0.25

Required Water Quality Calculations	0.5	in
Contributing Area (ac) * 0.5" * (1'/12") =	0.015	Ac-FT

Water Quality - Interpolation	
0.0000	32.50
0.0151	**32.99**
0.0310	33.50

Water Quantity - Interpolation	
0.0310	33.50
0.0451	**33.96**
0.0620	34.50

Required Volume =	0.03	Ac-FT
Total Volume=	0.045	Ac-FT
See Drainage spreadsheet		

Modified Rational Pond Storage Volume Calculations

FDOT Zone =	6	Use 1 through 11
Storm =	25	Year Event - Use 2, 3, 5, 10, 25, or 50 Years

Project Acreage =	0.36	acres
Pre Devel. Runoff Coef =	0.48	
Intensity (in/hr) =	3.65	in/hr
Allowable Discharge =	0.64	cfs

Intensity at Time of Concentration Value from IDF Curves

Project Acreage =	0.36	acres
Post Devel. Runoff Coef =	0.70	
Allowable Discharge =	0.64	cfs

DHW =	33.95	ft
DLW =	32.98	ft
Weir C =	3.32	
Weir Width =	0.20	ft → 2.41 in

Required Volume =	0.030	acre-feet (ac-ft) or
	1,305	cubic feet (cf) - from Accumulated Rainfall Method Below

Coefficient of discharge - C is calculated from table 5-3 on edition of Brater and King's Handbook of Hydraulics and is

Pond Volume

Pond Bottom = >	Elev. (feet)	Surface Area (sq. ft)	Surface Area (acres)

Rational Formula Accumulated Rainfall Method

Rainfall Duration (min)	Rainfall Intensity (in/hr)	Rainfall Duration (hrs)	Accum. Rain (in)	Inflow (ac-ft)	Outflow (ac-ft)	Storage (ac-ft)	Storage (cf)
8	9.15	0.13	1.22	0.03	0.01	0.0186	811
10	8.46	0.17	1.41	0.03	0.01	0.0209	909
15	7.25	0.25	1.81	0.04	0.01	0.0249	1,086
20	6.44	0.33	2.15	0.05	0.02	0.0275	1,200
25	5.83	0.42	2.43	0.05	0.02	0.0291	1,269
30	5.35	0.50	2.68	0.06	0.03	0.0299	1,305
45	4.36	0.75	3.27	0.07	0.04	0.0293	1,276
60	3.72	1.00	3.72	0.08	0.05	0.0255	1,111
75	3.25	1.25	4.07	0.09	0.07	0.0197	860
90	2.90	1.50	4.35	0.09	0.08	0.0126	548
105	2.62	1.75	4.59	0.10	0.09	0.0044	192
120	2.39	2.00	4.79	0.10	0.11	-0.0045	-198
150	2.04	2.50	5.11	0.11	0.13	-0.0241	-1,048
180	1.79	3.00	5.36	0.11	0.16	-0.0450	-1,961

Rational Formula Stored Rate Method

Rainfall Duration (min)	Peak Runoff (cfs)	Storm Runoff (cf)	Release Runoff (cf)	Required Storage (cf)
8	2.31	1,107	305	802
10	2.13	1,279	382	898
15	1.83	1,645	572	1,072
20	1.62	1,946	763	1,183
25	1.47	2,204	954	1,250
30	1.35	2,428	1,145	1,284
45	1.10	2,967	1,717	1,250
60	0.94	3,371	2,290	1,082
75	0.82	3,690	2,862	828
90	0.73	3,948	3,434	513
105	0.66	4,162	4,007	155
120	0.60	4,343	4,579	-236
150	0.51	4,634	5,724	-1,090
180	0.45	4,863	6,869	-2,006

I#: 2024250309 BK: 22940 PG: 677, 10/03/2024 at 03:56 PM, RECORDING 3 PAGES $27.00 D DOC STAMP COLLECTION $5600.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk106661

PREPARED BY AND RETURN TO:
D. SCOTT McLANE, Esquire
275 Clearwater-Largo Rd. N.
Largo, FL 33770

Sales Price $800,000.00

FIDUCIARY WARRANTY DEED

Whenever used herein, the term party shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural and the plural the singular; the use of any gender shall include either gender, or

THIS INDENTURE, made this 27th day of September A. D., 2024, between MICHAEL DAVIS BURKE, individually and as Successor Co-Trustee and SARA EVELYN McLANE, as Successor Co-Trustee of the JUDY BEA DAVIS REVOCABLE TRUST dated May 6, 2010, the Grantors, and DEOL PARTNERS LLC, a Florida Limited Liability Company, the Grantee, whose address is: 2090 PARAGON CIR E, CLEARWATER, FL 33755

WITNESSETH, that the Grantors for and in consideration of valuable consideration, the receipt whereof is hereby acknowledged, have conveyed full fee simple title to the said Grantee, to the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

The West forty-eight (48) feet of Lot One (1) of Block Thirteen (13) of A.C. TURNER'S SUBDIVISION NUMBER THREE (3), according to the map or plat thereof as the same appears of record in Plat Book 1 on Page 53 of the Official Records of Hillsborough County, Florida of which county Pinellas was formerly a part.

Said property being further described as beginning at a point where the West line of Orange Place intersects the South line of Turner Street, in the City of Clearwater and run then South (187) feet; thence West (48) feet, thence North (187) feet; thence East (48) feet of point of beginning.

and

East thirty-six (36) feet of Lot Two (2) Block 13, A.C. TURNER'S SUBDIVISION NUMBER THREE (3), according to the map or plat thereof as the same appears of record in Plat Book 1 on Page 53 of the Official Records of Hillsborough County, Florida of which county Pinellas was formerly a part.

Real Estate Parcel Number: 16/29/15/92628/013/0010

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and said Grantors do hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple, that the and said Grantors in his/her/their fiduciary and individual capacities do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments for the year 2024 and subsequent.

This is not the homestead of MICHAEL DAVIS BURKE nor is it contiguous thereto.

SIGNED, SEALED and DELIVERED in Our Presence:

JUDY BEA DAVIS REVOCABLE TRUST
dated May 6, 2010

Signature - Witness #1

SARA EVELYN McLANE
Successor Co-Trustee

Curtis Chambers
Printed Name - Witness #1
285 Clearwater-Largo Rd. N., Largo FL 33770

275 Clearwater-Largo RD. N
Street Address of SARA EVELYN McLANE

Largo, FL 33770
City/State/Zip Code

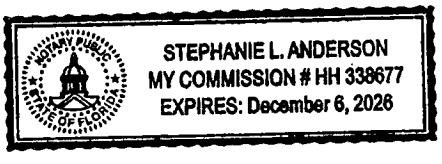
Stephanie L. Anderson
Signature - Witness #2

STEPHANIE L. ANDERSON
Printed Name - Witness #2
275 Clearwater-Largo Rd. N., Largo FL 33770

State of FLORIDA}
County of PINELLAS}

I, a duly qualified officer hereby certify that the foregoing instrument was acknowledged before me this 25th day of September, 2024, by SARA EVELYN McLANE, Successor Co-Trustee of the JUDY BEA DAVIS REVOCABLE TRUST dated May 6, 2010 who is/are personally known to me or who has/have produced a _____ as identification proving himself to be the person described therein and who executed the foregoing instrument and acknowledged before me the execution of the same, who (✓) appeared physically in the presence of the notary or (___) via electronic notarization, and who did take an oath.

Stephanie L. Anderson
Notary Public



IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

SIGNED, SEALED and DELIVERED in Our Presence:

JUDY BEA DAVIS REVOCABLE TRUST
dated May 6, 2010

Stephanie L. Anderson
Signature - Witness #1

STEPHANIE L. ANDERSON
Printed Name - Witness #1
275 Clearwater-Largo Rd. N., Largo FL 33770

Signature - Witness #2

D. Scott McLane
Printed Name - Witness #2
275 Clearwater-Largo Rd. N., Largo FL 33770

Michael D. Burke TR
MICHAEL DAVIS BURKE
Individually and as Successor Co-Trustee

275 CLEARWATER LARGO RD N
Street Address

Largo FL 33771
City/State/Zip Code

State of FLORIDA}
County of PINELLAS}

I, a duly qualified officer hereby certify that the foregoing instrument was acknowledged before me this 27th day of September, 2024, by MICHAEL DAVIS BURKE, individually and as Successor Co-Trustee of the JUDY BEA DAVIS REVOCABLE TRUST dated May 6, 2010 who is/are personally known to me or who has/have produced FLORIDA DRIVER LICENSE as identification proving himself to be the person described therein and who executed the foregoing instrument and acknowledged before me the execution of the same, who (X) appeared physically in the presence of the notary or (___) via electronic notarization, and who did take an oath.

DONALD SCOTT MCLANE
MY COMMISSION # HH 429979
EXPIRES: September 16, 2027

Notary Public

MFM
EST.1884
Macfarlane Ferguson & McMullen

One Tampa City Center, Suite 2000
201 N. Franklin Street
P.O. Box 1531 (33601)
Tampa, FL 33602
813.273.4200

WWW.MFMLEGAL.COM
EMAIL: INFO@MFMLEGAL.COM

625 Court Street, Suite 200
P.O. Box 1669 (33757)
Clearwater, FL 33756
727.441.8966

August 6, 2025

City of Clearwater
Planning & Development Department
Attn: Austen Dole, Planner II
P.O. Box #4748
Clearwater, FL 33758
Austen.Dole@myclearwater.com

Re: FLD2025-07019 – 39 Turner Street – Letter of Incompleteness

Dear Austen:

Please accept the re-submittal documents following receipt of the Letter of Incompleteness related to FLD2025-07019 for 39 Turner Street. Below each comment is addressed and the revised documents have been uploaded to Accela prior to the August 8, 2025 deadline.

1. Please revise Page 1 of the FLS application to include the correct code reference for the requested flexibility. The appropriate citation is CDC Section 2-304(G).
   - Page 1 of the FLS application was revised to include the appropriate citation to CDC Section 2-304(G).

2. Please verify that the Authorized Agent Affidavit matches the ownership information listed on both the Pinellas County Property Appraiser and Sunbiz websites. Note that the ownership listed on Sunbiz differs from what was provided on the affidavit.
   - The Authorized Agent Affidavit was revised to reflect the correct ownership listed on both the Pinellas County Property Appraiser and Sunbiz.

Sincerely yours,

Brian Aungst, Jr.

PLANNING AND DEVELOPMENT DEPARTMENT
COMPREHENSIVE LANDSCAPING APPLICATION

IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT COMPLETE AND CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPLICATION.

ALL APPLICATIONS ARE TO BE FILLED OUT COMPLETELY AND CORRECTLY, AND SUBMITTED IN PERSON (NO FAX OR DELIVERIES) TO THE PLANNING & DEVELOPMENT DEPARTMENT.

A TOTAL OF 11 COMPLETE SETS OF PLANS AND APPLICATION MATERIALS (1 ORIGINAL AND 10 COPIES) AS REQUIRED WITHIN ARE TO BE SUBMITTED FOR REVIEW BY THE DEVELOPMENT REVIEW COMMITTEE. SUBSEQUENT SUBMITTAL FOR THE COMMUNITY DEVELOPMENT BOARD, IF NECESSARY, WILL REQUIRE 15 COMPLETE SETS OF PLANS AND APPLICATION MATERIALS (1 ORIGINAL AND 14 COPIES). PLANS AND APPLICATIONS ARE REQUIRED TO BE COLLATED, STAPLED AND FOLDED INTO SETS.

THE APPLICANT, BY FILING THIS APPLICATION, AGREES TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT CODE.

PROPERTY OWNER (PER DEED):	DEOL PARTNERS LLC
MAILING ADDRESS:	2090 Paragon Circle E, Clearwater, FL 33755-1390
PHONE NUMBER:	(813) 934-0710
EMAIL:	limakov@everstone-development.com
AGENT OR REPRESENTATIVE:	Brian J. Aungst, Jr., Esq. // Macfarlane Ferguson & McMullen P.A.
MAILING ADDRESS:	625 Court Street, Suite 200, Clearwater, FL 33756
PHONE NUMBER:	(727) 444-1403
EMAIL:	bja@macfar.com
ADDRESS OF SUBJECT PROPERTY:	39 Turner Street, Clearwater, FL 33756
DESCRIPTION OF REQUEST: *Specifically identify the request (include all requested code flexibility; e.g., reduction in required number of parking spaces, height, setbacks, lot size, lot width, specific use, etc.):*	Flexible development request for a residential infill project (attached dwellings) in the MDR zoning district due to flexibility under CDC Section 2-304(G) needed in the front setback along Orange Avenue (14' where 25'is required). Applicant is also requesting flexibility to the western landscape buffer to allow for a 5' buffer where 10' is required due to the size of the site and two frontages.

STATE OF FLORIDA, COUNTY OF PINELLAS

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge and authorize City representatives to visit and photograph the property described in this application.

Sworn to and subscribed before me this 16th day of August, 2025. to me and/or by Ruslan Oleksenko, who is personally known has produced FL Drivers License as identification.

VALERIE A. SULECKI
MY COMMISSION # HH 636724
EXPIRES: April 21, 2029

Signature of property owner or representative

RUSLAN OLEKSENKO

Notary public,

My commission expires: 4/21/2029

PLANNING AND DEVELOPMENT DEPARTMENT
COMPREHENSIVE LANDSCAPING APPLICATION
FLEXIBILITY CRITERIA

PROVIDE COMPLETE RESPONSES TO EACH OF THE FIVE (5) FLEXIBILITY CRITERIA EXPLAINING HOW, IN DETAIL, THE CRITERION IS BEING COMPLIED WITH PER THIS COMPREHENSIVE LANDSCAPING PROPOSAL.

1. Architectural Theme:
   a. The landscaping in a Comprehensive Landscaping program shall be designed as a part of the architectural theme of the principal buildings proposed or developed on the parcel proposed for the development.

   The proposed development will meet the required minimum planting schedule for the subject property as well as include a 6' PVC fence along the western boundary.

   OR
   b. The design, character, location and/or materials of the landscape treatment proposed in the Comprehensive Landscaping program shall be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards.

   N/A

2. *Lighting*. Any lighting proposed as a part of a Comprehensive Landscaping program is automatically controlled so that the lighting is turned off when the business is closed.

   No additional lighting is proposed as part of the Comprehensive Landscaping program. All lighting will be controlled by the residential infill/attached dwelling use itself.

3. *Community Character*. The landscape treatment proposed in the Comprehensive Landscape Program will enhance the community character of the City of Clearwater.

   Applicant is proposing to meet all of the minimum requirements of the landscaping planting schedule for the subject property which will beautify the site and enhance the community character of the City of Clearwater. Moreover, a 6' PVC fence is proposed to provide additional privacy for the residential uses adjacent to the west.

4. *Property Values*. The landscape treatment proposed in the Comprehensive Landscaping program will have a beneficial impact on the value of the property in the immediate vicinity of the parcel proposed for development.

   The proposed landscape treatment will benefit the immediate vicinity by going above and beyond the minimum planting schedule by providing a 6' PVC fence for additional privacy for the properties directly adjacent to the west. The proposed landscaping and fencing will re-energize the subject parcel and boost the character of the community.

5. *Special Area or Scenic Corridor Plan*. The landscape treatment proposed in the Comprehensive Landscape Program is consistent with any special area or scenic corridor plan which the City of Clearwater has prepared and adopted for the area in which the parcel proposed for development is located.

   The subject property is not located within any special area or scenic corridor plan in the City of Clearwater.

February 28, 2025

City of Clearwater
Planning & Development Services
100 S. Myrtle Avenue
Clearwater, FL 33756

Subject: Turner Townhomes - Traffic Impact Study Determination
39 Turner Street, Clearwater, FL 33756
PID # 16-29-15-92628-013-0010

To Whom It May Concern,

The purpose of this document is to provide a determination on whether a Traffic Impact Study will be required for the Turner Townhomes project. This document will assist with the Level Two Flexible Development (FLD) application. The Turner Townhomes project is in City of Clearwater at 39 Turner Street, Clearwater, FL 33756. The parcel is currently three multifamily homes and will be developed into five single family-attached townhomes with garage and driveway parking.

Please see the following requirements and responses. A traffic impact study shall be required for all proposed developments if the total generated net new trips meet one or more of the following conditions:

1. is expected to generate 100 or more new trips in any given hour (directional trips, inbound or outbound on the abutting streets) and/or 1,000 or more new trips per day; or

			PM Trips		Daily Trips	
	Land Use	Size	Rate Peak Hr	Trips	Rate Daily Traffic	Trips
Existing	(ITE 210) Family Homes	3 DU	3.00 * 1.01	3.03	3.00 * 9.57	28.71
Proposed	(ITE 230) Residential Townhomes	5 DU	5.00 * 0.52	2.60	5.00 * 5.81	29.05
			Net (Proposed-Existing)	-0.43		0.34

   - **Proposed New Trips: 5 Units = 1 Daily Trips (ITE 230)**

2. Anticipated new trip generation degrades the level of service as adopted in the City's Comprehensive Plan to unacceptable levels; or
   - **Projects proposed trips are de minimis. Project will have no impact on the LO**

PATRICK ELY PAYNE LICENSE NO. 85381 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Patrick Payne
Date: 2025.07.30 23:15:38 -04'00'

3. The study area contains a segment of roadway and/or intersection with five reportable accidents within a prior twelve-month period, or the segment and/or intersection exists on the City's annual list of most hazardous locations, provided by the City of Clearwater Police Department; or
    - **Zero accidents are shown within the last year adjacent to our project location. See attached map.**

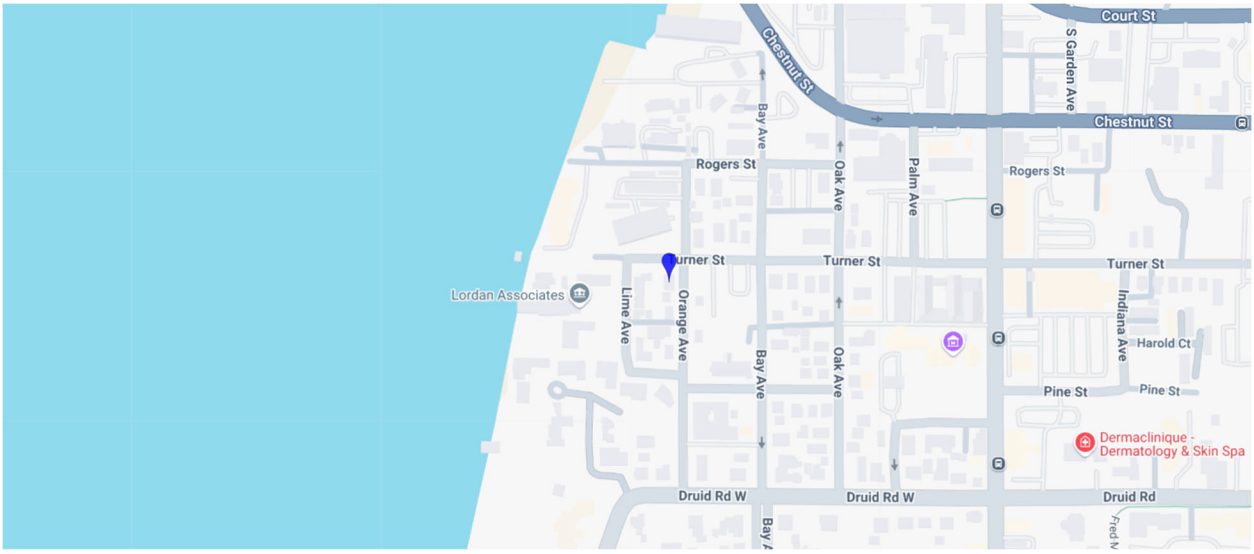
4. The Traffic Operations Manager or their designee deems it necessary to require such assessment in the plan review process. Examples include developments that are expected to negatively impact a constrained roadway or developments with unknown trip generation and/or other unknown factors.
    - **Five single family-attached townhomes will not have a negative impact on the surrounding roadway. Project results in 1 new trip per day.**

Please feel free to call with any questions or if any additional information is needed.

Respectfully,
Baysite Engineering, LLC.

P. Ely Payne, P.E.
Principal

Community Crime Map
Traffic Accidents



GEOTECHNICAL EXPLORATION

TURNER PROPOSED RESIDENCE

CLEARWATER, FL

39 TURNER STREET
CLEARWATER, PINELLAS COUNTY FL 33756

UES PROJECT NO.: 1230.2500031.0000
UES REPORT NO.: 25031

Prepared For:

Everstone Development
600 Cleveland
Clearwater, FL, 33755

Prepared By:

UES Professional Solutions, LLC
3018 22nd Avenue South
St. Petersburg, FL 33712
(727) 209-1500

April 25, 2025

April 25, 2025

Everstone Development
600 Cleveland
Clearwater, FL, 33755

Attention: Katrin Monarshe

Reference: **GEOTECHNICAL EXPLORATION**
Turner Proposed Residence
39 Turner Street
Clearwater, Pinellas County FL 33756
UES Project No.: 1230.2500031.0000
UES Report No.: 25031

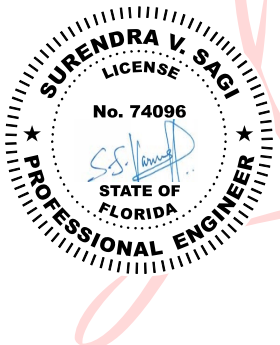
UES Professional Solutions, LLC. (UES) has completed the subsurface exploration for the above referenced project. The scope of our exploration was planned in conjunction with and authorized by you.

This report contains the results of our exploration, an engineering interpretation of these results with respect to the project characteristics described to us, and recommendations to aid in foundation design, and site preparation.

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please do not hesitate to contact us if you should have any questions, or if we may further assist you as your plans proceed.

Respectfully submitted,

UES Professional Solutions, LLC.
Certificate of Authorization Number 549



Digitally signed by Surendra V Sagi
DN: c=US, st=Florida, l=Sarasota, serialNumber=AATL202401233329 19, o=Universal Engineering Sciences, LLC, cn=Surendra V Sagi, email=ssagi@universalengineering .com
Reason: This item has been digitally signed and sealed by SURENDRA V SAGI 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.
Date: 2025.04.25 13:12:48 -04'00'

Manan Prajapati
Project Engineer

Surendra Sagi, M.S., P.E. #74096
Principal Engineer

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SECTION **PAGE**

LIST OF APPENDICES

1.0 INTRODUCTION

1.1 GENERAL

In this report, we present the results of the subsurface exploration of the proposed Turner residential structure. A general location plan of the project appears in Appendix A: Site Location Plans. We have divided this report into the following sections:

- SCOPE OF SERVICES - Defines what we did
- FINDINGS - Describes what we encountered
- RECOMMENDATIONS - Describes what we encourage you to do
- LIMITATIONS - Describes the restrictions inherent in this report
- APPENDICES - Presents support materials referenced in this report.

2.0 SCOPE OF SERVICES

2.1 PROJECT DESCRIPTION

The project consists of design and construction of a new single family residence at referenced address. The property is approximately 0.36 acres of developed lot located in Clearwater, FL. An aerial was provided to us.

Should any of the above information or assumptions made by UES be inconsistent with the planned development and construction, we request that you contact us immediately to allow us the opportunity to review the new information in conjunction with our report and revise or modify our engineering recommendations accordingly, as needed.

No site or project facilities/improvements, other than those described herein, should be designed using the soil information presented in this report. Moreover, UES will not be responsible for the performance of any site improvement so designed and constructed.

2.2 PURPOSE

The purposes of this exploration were:

- To explore the general subsurface conditions at the site.
- To interpret and review the subsurface conditions with respect to the proposed construction; and
- To provide geotechnical engineering recommendations for foundation design, groundwater control, and site preparation.

Recommendations concerning other soil-related

considerations were beyond the scope of our exploration. This report presents an evaluation of site conditions on the basis of traditional geotechnical procedures for site characterization. Our work did not address the potential for surface expression of deep geological conditions, such as sinkhole development related to karst activity. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards. Universal Engineering Sciences would be pleased to perform these services, if you desire.

2.3 FIELD EXPLORATION

The subsurface conditions were explored by drilling and sampling two (2) Standard Penetration Test (SPT) borings designated (B-1 and B-2) to a depth of **30 feet** below existing grade and sampling two (2) Hand augers designated (HA-1 and HA-2) to a depth of **6 feet** below existing ground surface. within the accessible areas. We recommend performing post-demolition borings to confirm the soils beneath the existing structure are consistent with current soil profiles and make necessary changes as applicable.

We performed the Standard Penetration Test using our truck mounted drill rig utilizing mud rotary procedures according to the procedures of ASTM D-1586, with continuous sampling performed above a depth of 10 feet, to detect slight variations in the soil profile at shallow depths, and then at five-foot intervals thereafter. The basic procedure for the Standard Penetration Test is as follows: A standard split-barrel sampler is driven into the soil by a 140-pound hammer falling 30 inches. The number of blows required to drive the sampler 1-foot, after seating 6 inches, is designated the penetration resistance, or N-value; this value is an index to soil strength and consistency.

The boring locations were located by our drill crew based on the site plan and existing site conditions. The test boring locations are shown on the attached Boring Location Plan in Appendix A.

3.0 FINDINGS

3.1 SURFACE CONDITIONS

A UES Professional Solutions representative performed a visual site observation of the subject property to gain a "hands-on" familiarity of the project area. At the time of our exploration, the site was relatively level and developed with a residential building.

3.2 SOIL SURVEY-PUBLISHED INFORMATION

The “Soil Survey of Pinellas County, Florida”, published by the United States Department of Agriculture (USDA) - Soil Conservation Service (SCS), was reviewed for general near-surface soil information prior to development within the general project vicinity. The USDA, SCS primary soil mapping group within the proposed project area, and some characteristics and properties are summarized below. The location of these groups can be observed on the SCS Soil Survey Map provided in the Appendix A. ***Please note the soils presented below are the predevelopment soils and may have been altered during the past development of the site.***

Matlacha & St. Augustine **(Soil Group No. 16):** This soil group consists of sand from the surface to a depth of about 42 inches below grade, and fine sand from 42 to 80 inches. Based on the soil survey, the water table is from 24 to 36 inches below grade.

Urban Land **(Soil Group No. 30):** Under natural conditions, this soil group consists of areas where most of the soil surface is covered with impervious materials, such as shopping malls, large parking lots, large commercial buildings, highways, and large industrial areas.

3.3 SUBSURFACE CONDITIONS

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT borings, such as soil profiles, penetration resistance and groundwater levels are shown on the boring logs included in Appendix A. The Key to Boring Logs, Soil Classification Chart is also included in Appendix A. The soil profiles were prepared from field logs after the recovered soil samples were examined by a Geotechnical Engineer. The stratification lines shown on the boring logs represent the approximate boundaries between soil types and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A generalized profile of the soils encountered at our boring locations is presented in Table I below. For detailed soil profile, please refer to the attached boring logs.

TABLE 1
General Soil Profile

Typical depth (ft)		Soil Descriptions	Range of SPT "N" Values (blows/ft)
From	To		
0	17	Loose fine sand with silt [SP-SM]	4 to 9
17	22	Medium dense to dense sandy clay and clayey sand [CL, SC]	15 to 31
22	25	Loose sandy clay [CL]	5 to 8
25	30*	Dense to very dense sandy clay [CL]	32 to 60

*** Termination Depth of Deepest Boring**
[ ] Bracketed Text Indicates: Unified Soil Classification

Variations in the depth, thickness and consistency of the aforementioned soil strata occurred at the individual test boring locations.

Notable Features:

- The presence of loose soils encountered in the borings from 0 to approximately 17 feet below grade with N-value 5 to 9 blows per foot.
- The presence of dense clay encountered in boring B-2 from depth of 17 to approximately 22 feet below grade. **This soil may vary across the site in depth and consistency and may be difficult to excavate.**

3.4 GROUNDWATER CONDITIONS

3.4.1 Existing Groundwater Level

We encountered groundwater at a depth of 8.0 to 8.5 feet below existing grade at the time of our exploration. The variations in the measured water levels are attributed to the variation in the ground surface elevation at this site as well as the soil type encountered. The encountered groundwater level at each of the boring locations is shown on the attached boring logs in Appendix A.
Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, and other factors that may vary from the time the borings were conducted.

3.4.2 Seasonal High Groundwater Level

The groundwater table will fluctuate seasonally depending upon local rainfall. The normal seasonal high groundwater level typically occurs in the August-September period at the end of the rainy season. In order to estimate the seasonal high-water level at the boring locations, many factors are examined, including the following:

- Measured groundwater level
- Drainage characteristics of existing soil types
- Current & historical rainfall data
- Natural relief points (such as lakes, rivers, wetlands, etc.)
- Man-made drainage systems (ditches, canals, retention basins, etc.)
- On-site types of vegetation
- Review of available data (soil surveys, USGS maps, etc.)
- Redoximorphic features (mottling, stripping, etc.)

Based upon our visual inspection of the recovered soil samples and existing site conditions, our best estimate is that the seasonal high groundwater level could be 6.0 feet below existing grade. Water could be temporarily ponded in the ditches and other low-lying areas of the overall site especially during periods of heavy rainfall.

It should be noted that the estimated seasonal high-water levels do not provide any assurance that groundwater levels will not exceed these estimated levels during any given year in the future. Should the impediments to surface water drainage be present, or should rainfall intensity and duration, or total rainfall quantities, exceed the normally anticipated rainfall quantities, groundwater levels may exceed our seasonal high estimates.

We recommend enough fill will be placed in the building and pavement areas to mitigate the effect of groundwater on shallow excavations, such as foundations. Further, we recommend the bottom of the base course used in pavement construction be maintained at least 18 inches above the seasonal high-water levels.

Temporary dewatering may be required during site preparation, especially if construction proceeds during the wet season or periods of heavy rainfall. Temporary dewatering may also be required for deeper excavations, such as utility trenches, the backfilling of the drainfield area and other excavations. We recommend that the contract documents provide for determining the groundwater level just prior to construction and for any dewatering measures which might be required. We recommend that the groundwater table be maintained at least 24 inches below all earthwork and compaction surfaces.

4.0 RECOMMENDATIONS

4.1 GENERAL

The following recommendations are made based upon a review of the attached soil test data, our understanding of the proposed construction, and experience with similar projects and subsurface conditions. If the assumed structural loadings, building locations, building sizes, or grading plans change or are different from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes.

Additionally, if subsurface conditions are encountered during construction which was not encountered in the borings, report those conditions immediately to us for observation and recommendations.

In this section of the report, we present our detailed recommendations for building foundations, and site preparation.

4.2 STRUCTURAL AND GRADING INFORMATION

Based on our experience with similar projects, we have assumed that structural loads for the proposed buildings will be carried by exterior load bearing walls having a maximum loading of **5 kips per linear foot (klf) or less** and isolated interior columns with maximum loads of **50 kips or less**. We assume grade changes will be on the order of ±2 feet.

Prior to finalizing any design, the structural/grading information outlined above should be confirmed by the project structural/civil engineer. This is crucial to our evaluation and estimates of settlements. If any of this information is incorrect or if you anticipate any changes, please inform UES immediately so that we may review and modify our recommendations as appropriate.

4.3 BUILDING FOUNDATIONS

We believe the proposed structure can be supported on conventional shallow foundation provided the site is properly prepared and the foundation loading conditions do not exceed the values outlined earlier in this report. The following parameters may be used for foundation design.

4.3.1 Bearing Pressure

Provided our suggested site preparation procedures are followed, we recommend designing shallow footing foundations for a **maximum allowable net soil bearing pressure of 2,500 pounds per square foot (psf) or less**. Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions.

4.3.2 Foundation Size

The minimum widths recommended for any isolated column footing and continuous wall footing is 24 inches and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be achieved, this width recommendation should control the size of the foundations.

4.3.3 Bearing Depth

The exterior foundations should bear at a depth of at least 18 inches below the exterior final grades. We recommend stormwater and surface water be diverted away from the building exteriors, both during and after construction to reduce the possibility of erosion beneath the exterior footings.

4.3.4 Bearing Material

The foundations may bear on either the compacted suitable natural soils or compacted structural fill as recommended in the site preparation of this report. The bearing level soils, after compaction should have compaction to at least 95 percent of the maximum dry density of the bearing soils as determined by ASTM D-1557 (Modified Proctor), to the depth described subsequently in the Site Preparation section of the report. In addition to compaction the bearing soils must exhibit stability and be free of "pumping" conditions. If moisture sensitive soils are encountered and compaction is difficult to achieve, the footings can be treated with dry suitable material or acceptable crushed aggregate.

4.3.5 Settlement Estimates

Post-construction settlement of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics of the bearing soils to a depth of approximately twice the width of the footing; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundation; (3) site preparation and earthwork construction techniques used by the contractor, and (4) external factors, including but not limited to vibration from offsite sources and groundwater fluctuations beyond those normally anticipated for the naturally-occurring site and soil conditions which are present.

Our settlement estimates for the structure are based upon the use of successful adherence to the site preparation recommendations presented later in this report and the maximum loading conditions previously discussed. Any deviation from these recommendations could result in an increase in the estimated post-construction settlement of the structure.

Due to the sandy nature of the surficial soils, following the compaction operations, we expect a significant portion of settlement to be elastic in nature and occur relatively quickly on application of the loads, during and immediately following construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field and laboratory test data which we have correlated into the strength and compressibility characteristics of the subsurface soils, **we estimate the total settlements of the structure to be 1 inch or less.**

Differential settlement results from differences in applied bearing pressures and the variations in the compressibility characteristics of the subsurface soils. Assuming our site preparation recommendations are followed, **we anticipate differential settlement of less than ½ inch.**

4.2.6 Floor Slabs

The floor slabs will be supported on compacted fill and either is structurally isolated from the other foundation elements or monolithic floor slabs adequately reinforced to prevent distress due to differential movements. For building design, we recommend using a subgrade reaction modulus of 100 pounds per cubic inch (pci) which can be achieved by compacting the subgrade soils as recommended in the site preparation procedure. We recommend the use of a sheet vapor barrier such as visqeen beneath the building slab on grade to help control moisture migration through the slab.

4.3 SITE PREPARATION

We recommend only good practice, site preparation procedures in conjunction with the densification of the upper 1 foot of existing subgrade soils. These procedures include stripping the site of all existing improvements, vegetation, roots and topsoil, proof-rolling and compacting the subgrade to a depth of 1 foot, and filling to grade with engineered fill.

A more detailed synopsis of this work is as follows:

1. If required, perform remedial dewatering prior to any earthwork operations.

2. Strip the proposed construction limits of all existing improvements, vegetation, grass, roots, topsoil, and other deleterious materials within 10 feet beyond the perimeter of the proposed building and in all paved areas. Moreover, any existing and/or former below grade elements, such as foundations and utilities should be removed from the limits of the planned building and pavement areas. Any resulting excavations should be replaced with compacted fill according to the recommendations provided later in this section of our report. You should anticipate 6 to 12 inches of stripping.

3. After stripping the site as outlined above in Item #2, proof-roll the subgrade with a heavily loaded, rubber-tired vehicle under the observation of a UES Professional Solutions geotechnical engineer or his representative. Proof-rolling will help locate any zones of especially loose or soft soils not encountered in the soil test borings. Then undercut, or otherwise treat these zones as recommended by the engineer.

4. Compact the subgrade from the surface until you obtain a minimum density of 95 percent of the Modified Proctor maximum dry density (ASTM D-1557), to a depth of 1 foot below existing grade in the building areas.

5. Test the subgrade for compaction at a frequency of not less than one test per 2,500 square feet per foot of depth improvement in the building area.

6. Place fill and backfill material, as required. The fill should consist of "clean," fine sand with less than 5 percent soil fines. You may use fill materials with soil fines between 5 and 10 percent, but strict moisture control may be required. Place fill in uniform 12-inch compacted lifts and compact each lift to a minimum density of 95 percent of the Modified Proctor maximum dry density.

7. Perform in-place density tests within the fill at a frequency of not less than one test per 2,500 square feet per lift in the building areas.

8. Compact all footings to a depth of 1 foot below the foundation bearing level. Additionally, we recommend that you test one out of every four-column footings, and one test per every 50 lineal feet of wall footing to verify the required compaction is obtained.

Using vibratory compaction equipment at this site may disturb adjacent and other nearby structures and roadways. We recommend that you monitor adjacent and nearby structures before and during proof-compaction. If disturbance is noted, halt vibratory compaction and inform Universal Engineering Sciences immediately. We will review the compaction procedures and evaluate if the compactive effort results in a satisfactory subgrade, complying with our original design assumptions.

4.4 CONSTRUCTION RELATED SERVICES

We recommend the owner retain UES Professional Solutions to perform construction materials tests and observations on this project. Field tests and observations include verification of foundation and pavement subgrades by monitoring proof-rolling operations and performing quality assurance tests on the placement of compacted structural fill and pavement courses.

The geotechnical engineering design does not end with the advertisement of the construction documents. The design is an on-going process throughout construction. Because of our familiarity with the site conditions and the intent of the engineering design, we are most qualified to address problems that might arise during construction in a timely and cost-effective manner.

5.0 LIMITATIONS

This report has been prepared for the exclusive use of ***Everstone Development*** and other designated members of their design/construction team associated with the proposed construction for the specific project discussed in this report. No other site or project facilities should be designed using the soil information contained in this report. As such, UES will not be responsible for the performance of any other site improvement designed using the data in this report.

This report should not be relied upon for final design recommendations or professional opinions by unauthorized third parties without the expressed written consent of UES. Unauthorized third parties that rely upon the information contained herein without the expressed written consent of UES assume all risk and liability for such reliance.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of the variations.

Borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information for estimation of material quantities unless our contracted services specifically include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or environmental hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

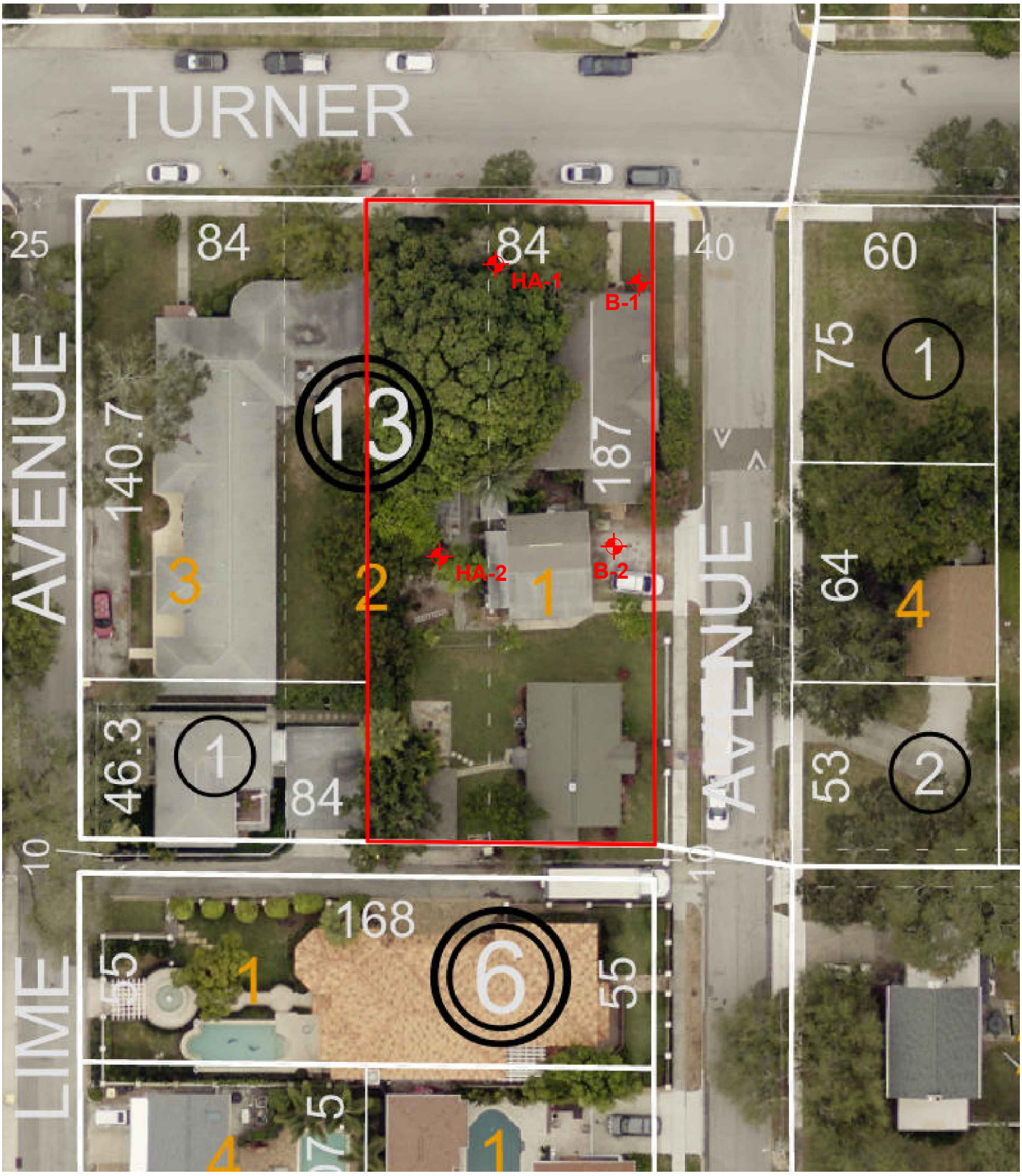
During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A Geoprofessional Business Association (GBA), "Important Information About Your Geotechnical Engineering Report" appears in Appendix B, and will help explain the nature of geotechnical issues.

Further, we present documents in Appendix B: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

APPENDIX A

N

A-1	**SITE LOCATION PLAN** OBTAINED FROM USGS 2025	PROPOSED TURNER RESIDENCE 39 TURNER STREET CLEARWATER, FL	PROJECT NO: 1230.2500031.0000 REPORT NO: 25031 SCALE NOT TO SCALE	UES 1748 INDEPENDENCE BLVD. SARASOTA, FL. 941-358-7410



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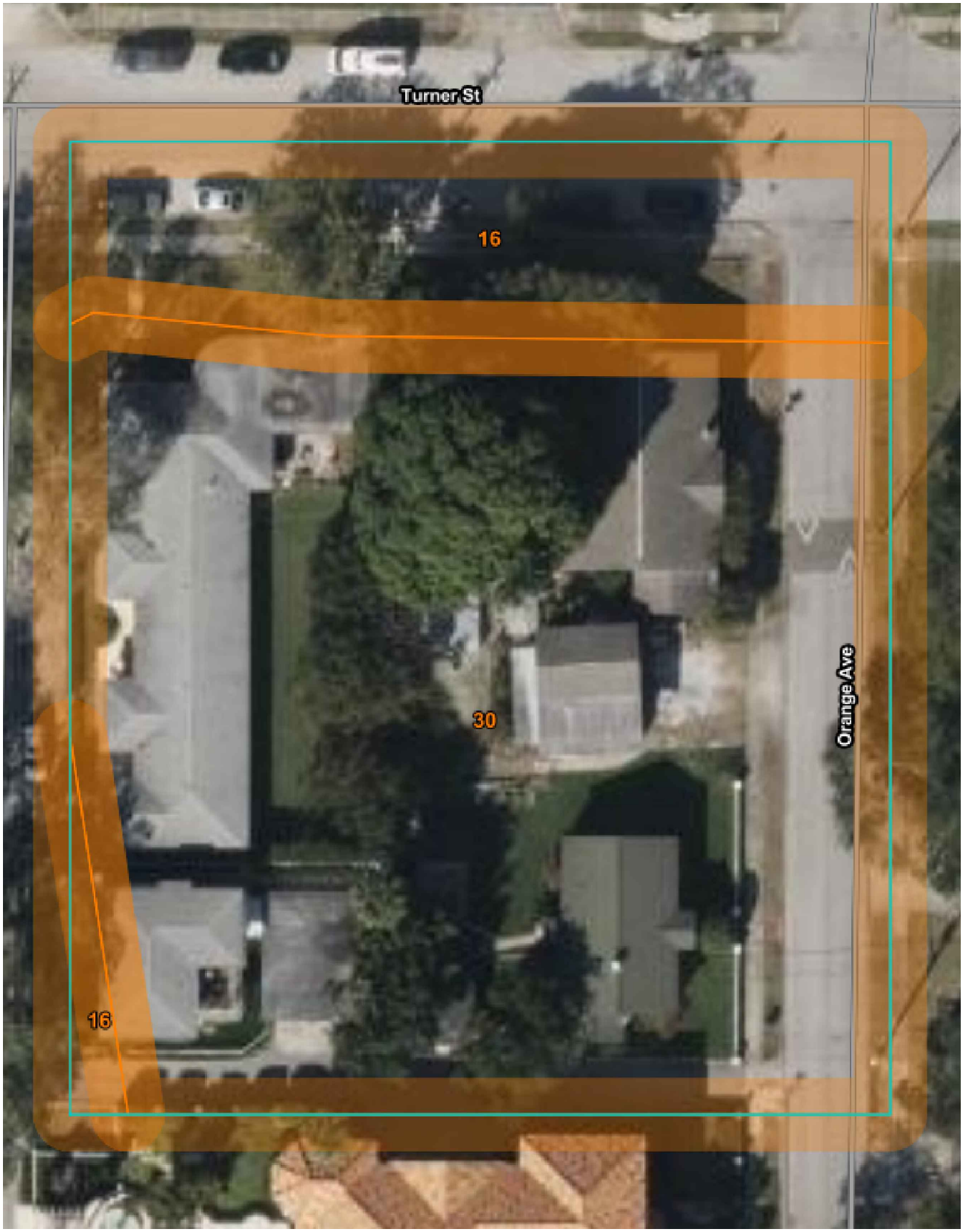
A-2	**BORING LOCATION PLAN** THIS MAP SHOWS APPROXIMATE LOCATION	PROPOSED TURNER RESIDENCE 39 TURNER STREET CLEARWATER, FL	PROJECT NO: 1230.2500031.0000 REPORT NO: 25031 SCALE NOT TO SCALE	UES 1748 INDEPENDENCE BLVD. SARASOTA, FL. 941-358-7410



N

A-3	**SCS SOIL SURVEY MAP** OBTAINED FROM WEB SOIL SURVEY 2025	PROPOSED TURNER RESIDENCE 39 TURNER STREET CLEARWATER, FL	PROJECT NO: 1230.2500031.0000 REPORT NO: 25031 SCALE NOT TO SCALE	UES 1748 INDEPENDENCE BLVD. SARASOTA, FL. 941-358-7410

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	1230.2500031.0000
REPORT NO.:	25031
PAGE:	1

PROJECT: Proposed Turner Residence
39 Turner Street
Clearwater, FL

BORING DESIGNATION: **B-01** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: Everstone Development

LOCATION: See Boring Location Plan

REMARKS:

G.S. ELEVATION (ft):
WATER TABLE (ft): 8.5
DATE OF READING: 3/4/25
EST. W.S.W.T. (ft):

DATE STARTED: 3/4/25
DATE FINISHED: 3/4/25
DRILLED BY: A&S
TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	UCS (tsf)	ORG. CONT. (%)
0						Light brown to brown fine sand with silt (SP-SM)						
5			6									
			9	▼								
10			8									
15			8			Grey to olive sandy clay (CL)						
20			15									
25			8									
30			60			Boring terminated at 30 feet below grade						

BORING_LOG 031.GPJ UNIENGSC.GDT 3/6/25

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	1230.2500031.0000
REPORT NO.:	25031
PAGE:	2

PROJECT: Proposed Turner Residence
39 Turner Street
Clearwater, FL

BORING DESIGNATION: **B-02** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: Everstone Development

LOCATION: See Boring Location Plan

REMARKS:

G.S. ELEVATION (ft):
WATER TABLE (ft): 8.0
DATE OF READING: 3/4/25
EST. W.S.W.T. (ft):

DATE STARTED: 3/4/25
DATE FINISHED: 3/4/25
DRILLED BY: A&S
TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	UCS (tsf)	ORG. CONT. (%)
0						Light brown to brown fine sand with silt (SP-SM)						
5			4									
			5	▼								
10			8									
15			6									
						Brown clayey sand (SC)						
20			31									
						Grey to olive sandy clay (CL)						
25			5									
30			32									
						Boring terminated at 30 feet below grade						

BORING_LOG 031.GPJ UNIENGSC.GDT 3/6/25

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	1230.2500031.0000
REPORT NO.:	25031
PAGE:	3

PROJECT: Proposed Turner Residence
39 Turner Street
Clearwater, FL

BORING DESIGNATION: **HA-01** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: Everstone Development

LOCATION: See Boring Location Plan

REMARKS:

G.S. ELEVATION (ft):
WATER TABLE (ft):
DATE OF READING: 3/4/25
EST. W.S.W.T. (ft):

DATE STARTED: 3/4/25
DATE FINISHED: 3/4/25
DRILLED BY: A&S
TYPE OF SAMPLING: ASTM D 1452

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	UCS (tsf)	ORG. CONT. (%)
0						Dark grey fine sand with silt (SP-SM)						
						Light brown fine sand with silt (SP-SM)						
5												

BORING_LOG 031.GPJ UNIENGSC.GDT 3/6/25

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	1230.2500031.0000
REPORT NO.:	25031
PAGE:	4

PROJECT: Proposed Turner Residence
39 Turner Street
Clearwater, FL

BORING DESIGNATION: **HA-02** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: Everstone Development

LOCATION: See Boring Location Plan

REMARKS:

G.S. ELEVATION (ft):
WATER TABLE (ft):
DATE OF READING: 3/4/25
EST. W.S.W.T. (ft):

DATE STARTED: 3/4/25
DATE FINISHED: 3/4/25
DRILLED BY: A&S
TYPE OF SAMPLING: ASTM D 1452

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	UCS (tsf)	ORG. CONT. (%)
0						Brown fine sand with silt (SP-SM)						
						Light brown fine sand with silt (SP-SM)						
5												

BORING_LOG 031.GPJ UNIENGSC.GDT 3/6/25

UNIVERSAL ENGINEERING SCIENCES
9802 Palm River Road
Tampa, Florida 33619

(813) 740-8506

SOIL CLASSIFICATION CHART

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE-GRAINED SOILS (major portions retained on No. 200 sieve): includes (1) clean gravel and sands and (2) silty or clayey gravels and sands. Condition is rated according to relative density as determined by laboratory tests or standard penetration resistance tests.

Descriptive Terms	Relative Density	SPT Blow Count
Very loose	0 to 15 %	< 4
Loose	15 to 35 %	4 to 10
Medium dense	35 to 65 %	10 to 30
Dense	65 to 85 %	30 to 50
Very dense	85 to 100 %	> 50

FINE-GRAINED SOILS (major portions passing on No. 200 sieve): includes (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as indicated by penetrometer readings, SPT blow count, or unconfined compression tests.

Descriptive Terms	Unconfined Compressive Strength kPa	SPT Blow Count
Very soft	< 25	< 2
Soft	25 to 50	2 to 4
Medium stiff	50 to 100	4 to 8
Stiff	100 to 200	8 to 15
Very stiff	200 to 400	15 to 30
Hard	> 400	> 30

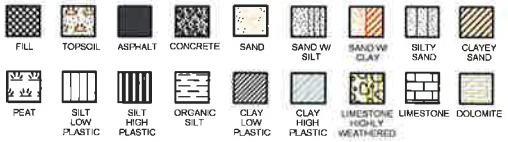
GENERAL NOTES

1. Classifications are based on the United Soil Classification System and include consistency, moisture, and color. Field descriptions have been modified to reflect results of laboratory tests where deemed appropriate.

2. Surface elevations are based on topographic maps and estimated locations.

3. Descriptions on these boring logs apply only at the specific boring locations and at the time the borings were made. They are not guaranteed to be representative of subsurface conditions at other locations or times.

SOIL SYMBOLS



OTHER SYMBOLS

▼ Measured Water Table Level

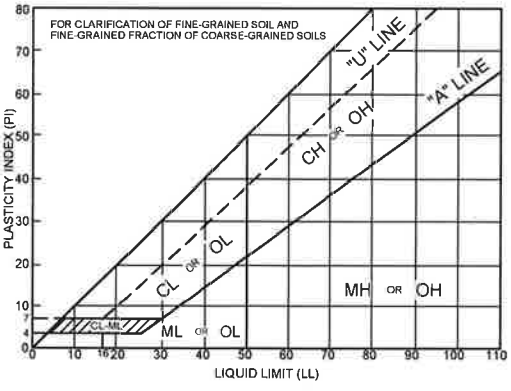
▽ Estimated Seasonal High Water Table

Major Divisions			Group Symbols	Typical Names	Laboratory Classification Criteria
Coarse-Grained soils (More than half the material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravel (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	$C_U = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3
			GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW
		Gravel with fines (Appreciable amount of fines)	GM	Silty gravels, gravel-sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4 / Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
			GC	Clayey gravels, gravel-sand-silt mixtures	Atterberg limits above "A" line or P.I. greater than 7
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_U = \frac{D_{60}}{D_{10}}$ greater than 6; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3
			SP	Poorly-graded sands, gravelly sands, little or no fines	Not meeting all gradation requirements for SW
		Sands with fines (Appreciable amount of fines)	SM	Silty sands, sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4 / Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
			SC	Clayey sands, sand-clay mixtures	Atterberg limits above "A" line or P.I. greater than 7
Fine-Grained soils (More than half the material is smaller than No. 200 sieve size)	Silts and Clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock floor, silty or clayey fine sands or clayey silts with slight plasticity	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
			OL	Organic silts and organic silty clays of low plasticity	
	Silts and Clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, organic silts	
			CH	Inorganic clays of high plasticity, fat clays	
			OH	Organic clays of medium to high plasticity, organic silts	
	Highly Organic Soils		Pt	Peat and other highly organic soils	

Determine percentages of sand and gravel from grain size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve) coarse-grained soils are classified as follows:
Less than 5 percent..... GW, GP, SW, SP
More than 12 percent..... GM, GC, SM, SC
5 to 12 percent..... Borderline cases requiring dual symbols*

Particle Size	Sieve sizes	mm	Material
	< #200	< 0.074	Silt or clay
	#200 to #40	0.074 to 0.42	Sand
	#40 to #10	0.42 to 2.00	Fine
	#10 to #4	2.00 to 4.76	Medium

Particle Size	Sieve	mm	Material
	#4 to 3/4 in.	4.76 to 19.1	Gravel
	3/4 in. to 3 in.	19.1 to 76.2	Fine
	3 in. to 12 in.	76.2 to 304.8	Coarse
	12 in. to 36 in.	304.8 to 914.4	Cobble
			Boulders



Plasticity Chart

* When the percent passing a No. 200 sieve is between 5% and 12%, a dual symbol is used to denote the soil. For example; SP-SC, poorly-graded sand with clay content between 5% and 12%.

APPENDIX B

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled.* No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be*, and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

CONSTRAINTS AND RESTRICTIONS

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until construction begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other explorations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

UES Professional Solutions, LLC
GENERAL CONDITIONS

SECTION 1: RESPONSIBILITIES **1.1** *UES Professional Solutions, LLC*, and its affiliated companies ("UES"), is responsible for providing the services described under the Scope of Services. The term "UES" as used herein includes all of UES's agents, employees, professional staff, and subcontractors. **1.2** The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product. **1.3** The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES's provision of the services so described, unless otherwise agreed upon by both parties in writing.

SECTION 2: STANDARD OF CARE **2.1** Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made. **2.2** Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.

SECTION 3: SITE ACCESS AND SITE CONDITIONS **3.1** Client will grant or obtain free access to the site for all equipment and personnel necessary for UES to perform the work set forth in this Agreement. The Client will notify any possessors of the project site that Client has granted UES free access to the site. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Scope of Services. **3.2** The Client is responsible for the accuracy of locations for all subterranean structures and utilities. UES will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against UES, and agrees to defend, indemnify, and hold UES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 4: BILLING AND PAYMENT **4.1** UES will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications. **4.2** Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. **4.3** If UES incurs any expenses to collect overdue billings on invoices, the sums paid by UES for reasonable attorneys' fees, court costs, UES's time, UES's expenses, and interest will be due and owing by the Client.

SECTION 5: OWNERSHIP AND USE OF DOCUMENTS **5.1** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES. Neither Client nor any other entity shall change or modify UES's instruments of service. **5.2** Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose. **5.3** UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report or completion of the Scope of Services, during which period the records will be made available to the Client in a reasonable time and manner. **5.4** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of UES. Client is the only entity to which UES owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

SECTION 6: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS **6.1** Client represents that a reasonable effort has been made to inform UES of known or suspected hazardous materials on or near the project site. **6.2** Under this agreement, the term hazardous materials include hazardous materials, hazardous wastes, hazardous substances (40 CFR 261.31, 261.32, 261.33), petroleum products, polychlorinated biphenyls, asbestos, and any other material defined by the U.S. EPA as a hazardous material. **6.3** Hazardous materials may exist at a site where there is no reason to believe they are present. The discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. The discovery of unanticipated hazardous materials may make it necessary for UES to take immediate measures to protect health and safety. Client agrees to compensate UES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. **6.4** UES will notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client will make any disclosures required by law to the appropriate governing agencies. Client will hold UES harmless for all consequences of disclosures made by UES which are required by governing law. In the event the project site is not owned by Client, Client it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials. **6.5** Notwithstanding any other provision of the Agreement, Client waives any claim against UES, and to the maximum extent permitted by law, agrees to defend, indemnify, and save UES harmless from any claim, liability, and/or defense costs for injury or loss arising from UES's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by UES which are found to be contaminated.

SECTION 7: RISK ALLOCATION **7.1** Client agrees that UES's liability for any damage on account of any breach of contract, error, omission, or professional negligence will be limited to a sum not to exceed $50,000 or UES's fee, whichever is greater. If Client prefers to have higher limits on contractual or professional liability, UES agrees to increase the limits up to a maximum of $1,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or $1,200.00, whichever is greater. If Client prefers a $2,000,000.00 limit on contractual or professional liability, UES agrees to increase the limits up to a maximum of $2,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or $2,000.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance. **7.2** Client shall not be liable to UES and UES shall not be liable to Client for any incidental, special, or consequential damages (including lost profits, loss of use, and lost savings) incurred by either party due to the fault of the other, regardless of the nature of the fault, or whether it was committed by Client or UES, their employees, agents, or subcontractors; or whether such liability arises in breach of contract or warranty, tort (including negligence), statutory, or any other cause of action. **7.3** As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

SECTION 8: INSURANCE **8.1** UES represents it and its agents, staff and consultants employed by UES, is and are protected by worker's compensation insurance and that UES has such coverage under public liability and property damage insurance policies which UES deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, UES agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by UES, its agents, staff, and consultants employed by it. UES shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 7, whichever is less. The Client agrees to defend, indemnify, and save UES harmless for loss, damage or liability arising from acts by Client, Client's agents, staff, and others employed by Client. **8.2** Under no circumstances will UES indemnify Client from or for Client's own actions, negligence, or breaches of contract. **8.3**

To the extent damages are covered by property insurance, Client and UES waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance.

SECTION 9: DISPUTE RESOLUTION **9.1** All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement will be submitted to mediation or non-binding arbitration, before and as a condition precedent to other remedies provided by law. **9.2** If a dispute arises and that dispute is not resolved by mediation or non-binding arbitration, then: (a) the claim will be brought in the state or federal courts having jurisdiction where the UES office which provided the service is located; and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, expert witness fees, and other claim related expenses.

SECTION 10: TERMINATION **10.1** This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, UES shall be paid for services performed to the termination notice date plus reasonable termination expenses. **10.2** In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, UES may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of UES in completing such analyses, records, and reports.

SECTION 11: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS **11.1** Plan review, private provider inspections, and building inspections are performed for the purpose of observing compliance with applicable building codes. Threshold inspections are performed for the purpose of observing compliance with an approved threshold inspection plan. Construction materials testing ("CMT") is performed to document compliance of certain materials or components with applicable testing standards. UES's performance of plan reviews, private provider inspections, building inspections, threshold inspections, or CMT, or UES's presence on the site of Client's project while performing any of the foregoing activities, is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.2** If UES is retained to provide construction monitoring or observation, UES will report to Client any observed work which, in UES's opinion, does not conform to the plans and specifications provided to UES. UES shall have no authority to reject or terminate the work of any agent or contractor of Client. No action, statements, or communications of UES, or UES's site representative, can be construed as modifying any agreement between Client and others. UES's performance of construction monitoring or observation is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.3** Neither the activities of UES pursuant to this Agreement, nor the presence of UES or its employees, representatives, or subcontractors on the project site, shall be construed to impose upon UES any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety conditions at the project site. Client acknowledges that Client or its contractor is solely responsible for project jobsite safety. **11.4** Client is responsible for scheduling all inspections and CMT activities of UES. All testing and inspection services will be performed on a will-call basis. UES will not be responsible for tests and inspections that are not performed due to Client's failure to schedule UES's services on the project, or for any claims or damages arising from tests and inspections that are not scheduled or performed.

SECTION 12: ENVIRONMENTAL ASSESSMENTS Client acknowledges that an Environmental Site Assessment ("ESA") is conducted solely to permit UES to render a professional opinion about the likelihood or extent of regulated contaminants being present on, in, or beneath the site in question at the time services were conducted. No matter how thorough an ESA study may be, findings derived from the study are limited and UES cannot know or state for a fact that a site is unaffected by reportable quantities of regulated contaminants as a result of conducting the ESA study. Even if UES states that reportable quantities of regulated contaminants are not present, Client still bears the risk that such contaminants may be present or may migrate to the site after the ESA study is complete.

SECTION 13: SUBSURFACE EXPLORATIONS **13.1** Client acknowledges that subsurface conditions may vary from those observed at locations where borings, surveys, samples, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed or provided by UES. **13.2** Subsurface explorations may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated zone and links it to an aquifer, underground stream, or other hydrous body not previously contaminated. UES is unable to eliminate totally cross-contamination risk despite use of due care. Since subsurface explorations may be an essential element of UES's services indicated herein, Client shall, to the fullest extent permitted by law, waive any claim against UES, and indemnify, defend, and hold UES harmless from any claim or liability for injury or loss arising from cross-contamination allegedly caused by UES's subsurface explorations. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 14: SOLICITATION OF EMPLOYEES Client agrees not to hire UES's employees except through UES. In the event Client hires a UES employee within one year following any project through which Client had contact with said employee, Client shall pay UES an amount equal to one-half of the employee's annualized salary, as liquidated damages, without UES waiving other remedies it may have.

SECTION 15: ASSIGNS Neither Client nor UES may delegate, assign, sublet, or transfer its duties or interest in this Agreement without the written consent of the other party.

SECTION 16: GOVERNING LAW AND SURVIVAL **16.1** This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the UES office performing the services hereunder is located. **16.2** In any of the provisions of this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this agreement for any cause.

SECTION 17: INTEGRATION CLAUSE **17.1** This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein. **17.2** This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

SECTION 18: WAIVER OF JURY TRIAL Both Client and UES waive trial by jury in any action arising out of or related to this Agreement.

SECTION 19: INDIVIDUAL LIABILTY PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

CITY OF CLEARWATER
Planning & Development Department

Impervious Surface Ratio (ISR) Worksheet

Project Address: 39 TURNER ST CLEARWATER, FL 33756

Case Number:

IMPERVIOUS SURFACE RATIO (ISR): means a measurement of intensity of hard surface development on a parcel in relation to the total area of the parcel. The impervious area includes any surface that is not grass or landscaped areas on the parcel which includes pavers, wood decks, pools, building area, driveways, walkways etc. ISR is different than stormwater requirements. Maximum permitted ISR is established by the future land use category. There is no flexibility for exceeding the maximum permitted ISR.

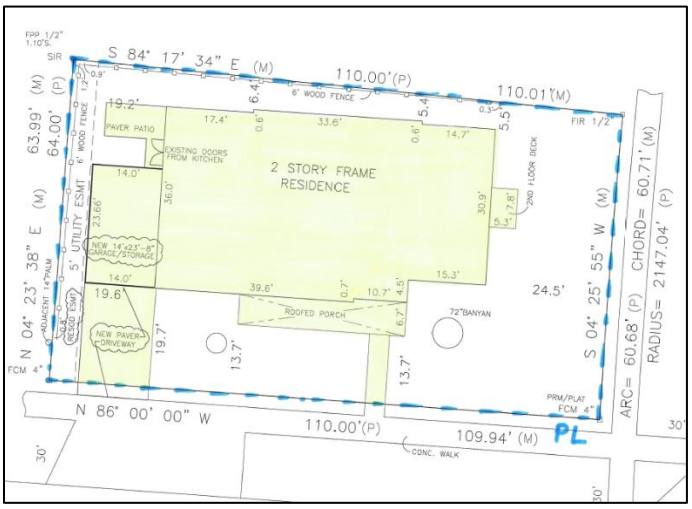
ISR is calculated by dividing the square footage of the total area of all impervious surfaces on the parcel by the total square footage of the total land area.

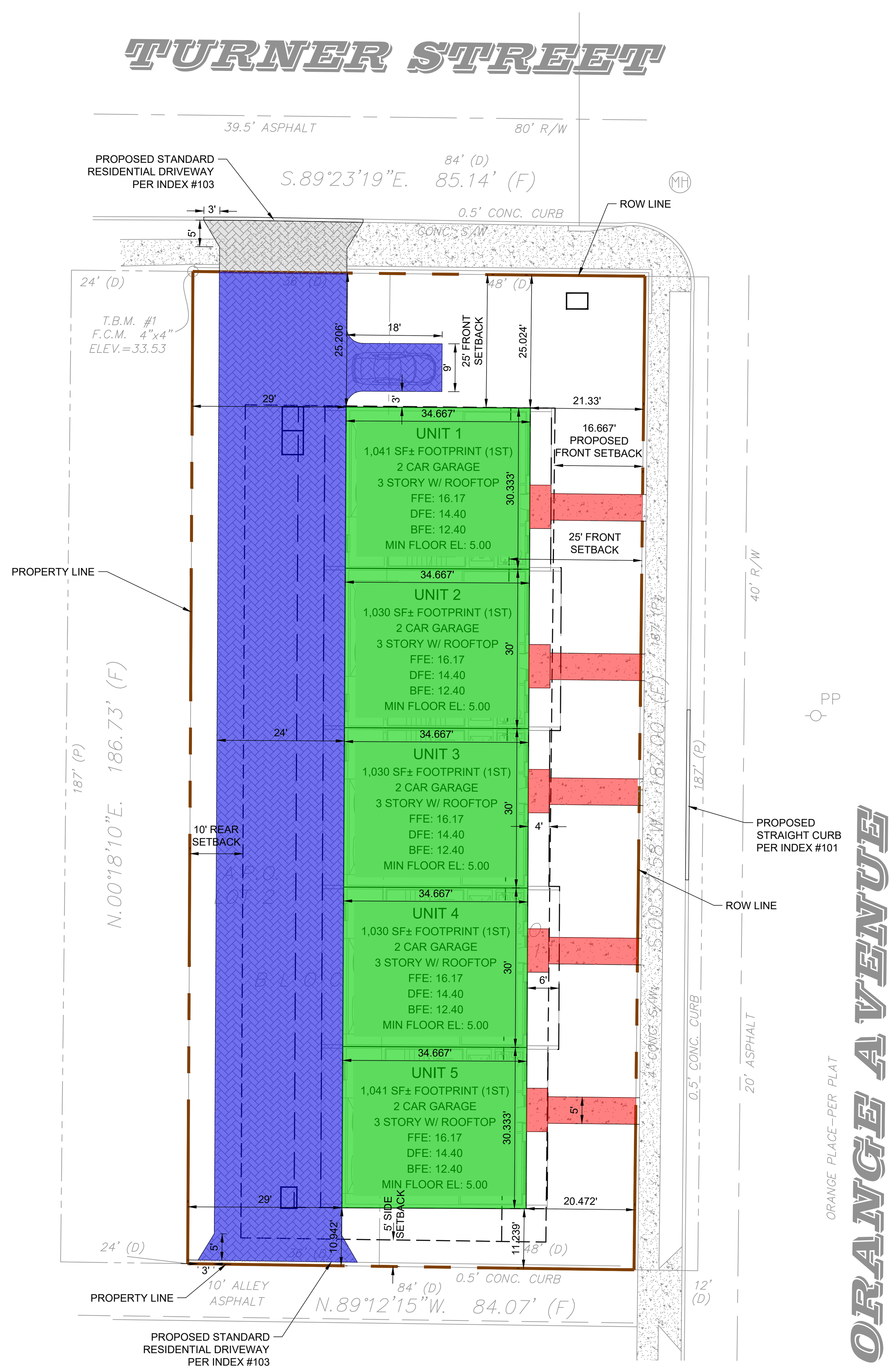
LIST OF IMPERVIOUS ITEMS:
House (first floor footprint) 5,223
Driveway 4,646
Walkways 586
Patio/Lanai
Pool 0
Deck 0
Shed(s) 0
Pavers/concrete slab 0

TOTAL SQUARE FEET 10,455

IMPERVIOUS AREA 10,455 **DIVIDED BY LAND AREA** 15,708 **EQUALS** 67 **%**

Applications must provide a to-scale site plan or copy of the survey highlighting the areas that are included in the ISR calculation. The example to the right shows the impervious areas in yellow and property line with blue dashes.





A VENUE

C:\Users\Louie\OneDrive - baysiteeng.com\Projects\Active\057-01 Turner Townhomes\Drawings\057-01-01 - Turner Townhomes FLD Plans\Current Plans\C-5.1 SITE PLAN - ISR CALCS.dwg
7/25/2025 8:11:54 AM PLOTTED BY: louie

Site Data Table

PROJECT LOCATION	CITY OF CLEARWATER, FLORIDA
PARCEL ID & ADDRESS	16-29-15-92628-013-0010
	39 TURNER ST, CLEARWATER
PROPERTY AREA	0.36 AC (15,708 SF)
FLU	RM - RESIDENTIAL MEDIUM
ZONING	MDR - MEDIUM DENSITY RESIDENTIAL
PROPOSED	SINGLE FAMILY ATTACHED
CURRENT USE	MULTI-FAMILY
DENSITY	15 DU/AC
DENSITY PROPOSED	5
MIN. LOT AREA REQUIRED	10,000 SF
MIN. LOT AREA PROPOSED	15,708 SF
MAX BUILDING HEIGHT	30' TO 50' UNDER MDR FLEXIBLE STANDARDS
MAX BUILDING HEIGHT PROPOSED	41'-3"± (SEE BUILDING PLANS)
MAX FAR	0.50
FAR PROPOSED	0.45
MAX ISR	0.75 (11,781 SF)
ISR PROPOSED	0.67 (10,455 SF)
BUILDING SETBACKS	
	ORANGE AVE (FRONT) = 25 FT
	TURNER ST (SIDE) = 5 FT
	SIDE (SOUTH) = 5 FT
	REAR (WEST) = 10 FT
PARKING REQUIRED	
MDR	2 SPACES PER UNIT
	5 * 2 = 10 SPACES REQUIRED
PARKING PROPOSED	
MDR	11 SPACES (2 GARAGE SPACES PER UNIT
	AND 1 GUEST SPACE)
EXISTING SITE AREA	
TOTAL PROPETY AREA	0.36 AC (15,708 SF)
EX BUILDING	3,280 SF±
EX DRIVEWAY & SIDEWALK	2,543 SF±
EX IMPERVIOUS TOTAL	5,823 SF± (37%)
EX OPEN SPACE (PERVIOUS)	9,885 SF± (63%)
PROP SITE AREA	
PROP BUILDING	5,223 SF±
PROP ASPHALT & SIDEWALK	5,232 SF±
PROP IMPERVIOUS TOTAL	10,455 SF± (67%)
PROP OPEN SPACE (PERVIOUS)	5,253 SF± (33%)
IMPERVIOUS DIFFERENCE	10,455 SF± - 5,823 SF± = 4,632 SF±
UTILITIES	
WATER	CITY OF CLEARWATER
SEWER	CITY OF CLEARWATER
TRASH	CITY OF CLEARWATER - CURBSIDE PICKUP

LEGEND:

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

CITY OF CLEARWATER NOTES:

1. WORK WITHIN RIGHT-OF-WAY SHALL REQUIRE A PERMIT WITH THE APPROPRIATE ENTITY.

2. APPLICANT SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, HARDSCAPING AND LIGHTING LOCATED WITHIN RIGHT-OF-WAY.

3. CONTRACTOR SHALL REQUEST AN EASEMENT INSPECTION PRIOR TO ANY CONSTRUCTION NEAR AN EASEMENT.

4. ALL SOD, SIDEWALK, CURB AND SPRINKLER DAMAGE, IF ANY, WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED/REPLACED PRIOR TO ENGINEERING FINAL INSPECTION.

5. THE OWNER, MAINTENANCE, OR RENTERS WILL BE RESPONSIBLE TO SET TRASH AND RECYCLING BARRELS OUT FOR SERVICE NO EARLIER THAN 24HRS PRIOR TO THE COLLECTION DAY.

SIGHT VISIBILITY TRIANGLE NOTE:

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

SITE COVERAGE BREAKDOWN (EXISTING):

LOT AREA: 15,708 SQ.FT.

IMPERVIOUS AREA:
- BUILDING AREA: 3,280 SQ.FT.
-WALKWAYS: 2,543 SF

PERVIOUS AREA:
- LAWN: 9,885 SQ.FT.

SITE COVERAGE BREAKDOWN (PROPOSED):

LOT AREA: 15,708 SF

IMPERVIOUS AREA:
BUILDING/SCREEN WALLS: 5,223 SF
DRIVEWAY: 4,646 SF
WALKWAYS: 586 SF
TOTAL = 10,455 SF (0.67%)

PERVIOUS AREA:
LAWN: 5,253 SF (0.33%)

ISR COLOR LEGEND:

- FIRST FLOOR FOOTPRINT
- DRIVEWAY
- DECK
- POOL
- PATIO/LANAI
- WALKWAYS

BAY SITE ENG.

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

0 10 20
Feet

REVISION DATE:

PROJECT: COMPANY # 057-01-01

TURNER TOWNHOMES
ADDRESS: 39 TURNER ST,
CLEARWATER, FL 33756
PARCEL ID: 16-29-15-92628-013-0010

CLIENT:

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

PATRICK ELY PAYNE
LICENSE
NO. 85381
7/25/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 7/25/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:

SITE PLAN - ISR CALCS

SHEET:

C-1

July 31, 2025

City of Clearwater
Planning & Development Services
100 S. Myrtle Avenue
Clearwater, FL 33756

Subject: Turner Townhomes–
Prelim Plat Application
39 Turner Street, Clearwater
PID # 16-29-15-92628-0010

To Whom It May Concern,

The proposed Turner Townhomes project is located at 39 Turner Street within the City of Clearwater. The scope of the project includes the demolition of three existing multi-family residential structures currently located on the site. The proposed development consists of five (5) single-family attached townhome units. Each unit will feature garage access, with all vehicular access provided via a private drive aisle located on the west side of the property. This private drive aisle will be accessible from both Turner Street and the adjacent alley to the south of the site. The development includes associated guest and resident parking.

This document will assist the Level Two Flexible Development (FLD) application submitted under the same name, but separate application. However, the FLD application will be submitted before tomorrow's (08/01/2025) 12 pm deadline by Macfarlane Ferguson & McMullen. The following items are included in this submittal package to support this request:

Documents have been combined into one PDF:

1. Transmittal Letter
2. Prelim Plat Application
3. Proof of Ownership
4. Prelim Plat - Sheet C 5.1 separated from the below plans
5. Survey
6. Fee – To be paid online

Should you have any questions or require additional information, please do not hesitate to call.

Respectfully,

Baysite Engineering, LLC.

P. Ely Payne, P.E.
Principal