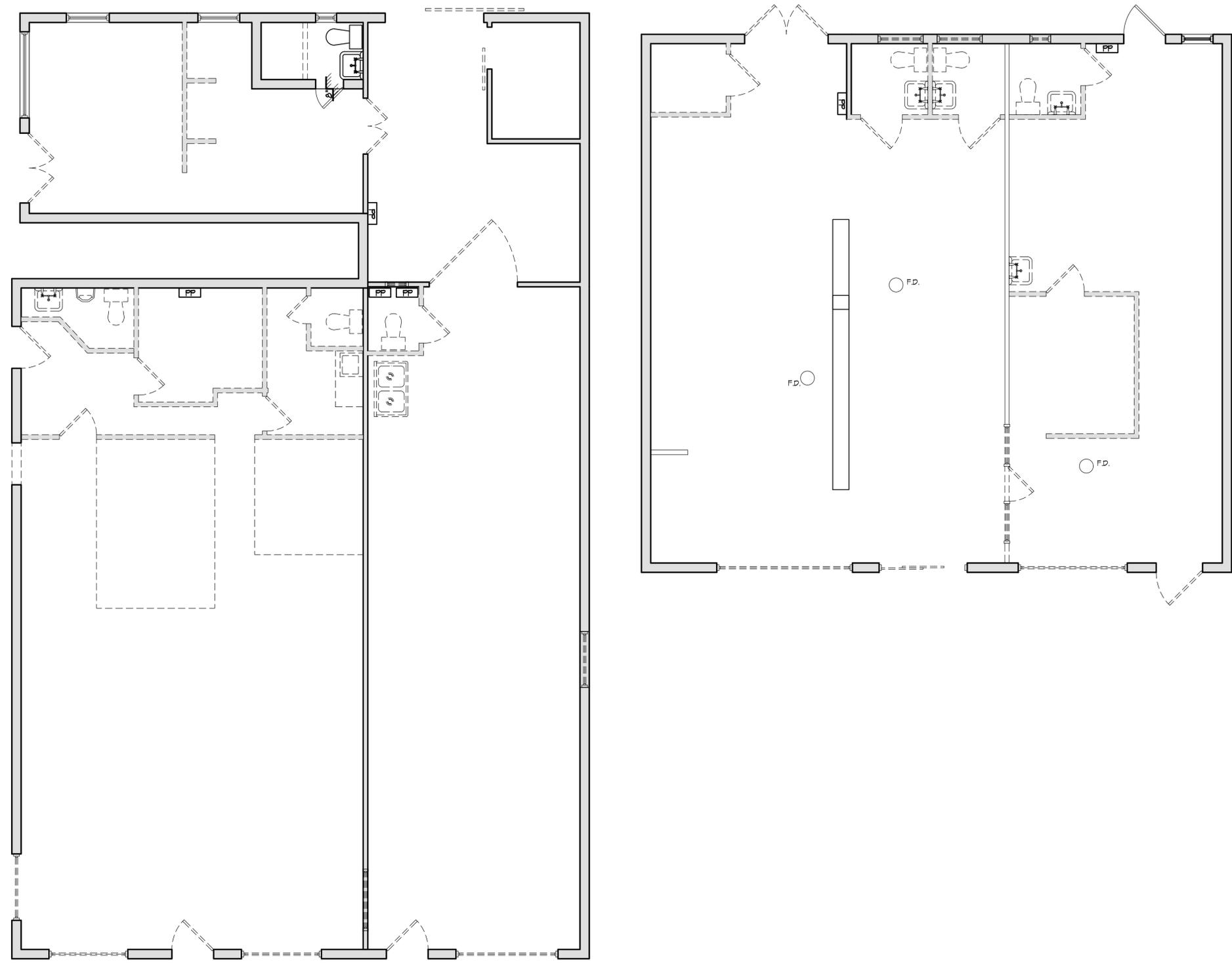


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 NORTH  1/4" = 1'-0" **FIRST FLOOR DEMO PLAN**

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 architects + interior designers



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clearwater, fl 33761
727-799-5420

American Institute of Architects
member firm

- Tim G. Knowles
- Kristina F. Novisk

AA 0002321

- Preliminary
- Permitting Set
- Construction Set

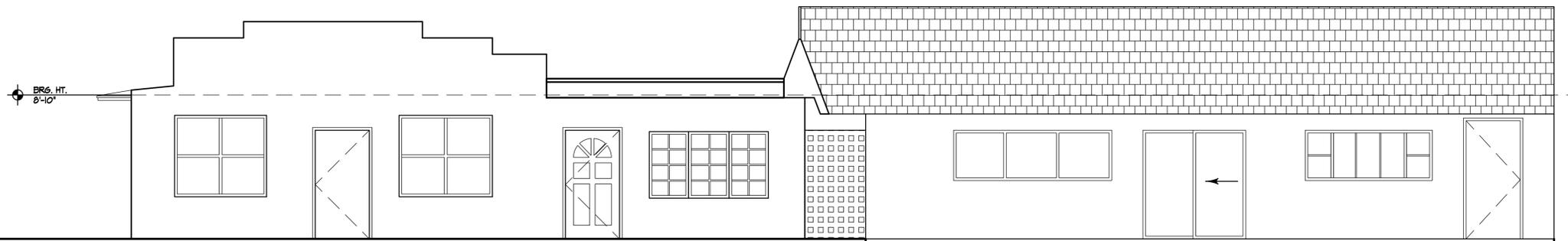
Project No.: 28K21-01

Date: 11.14.2024

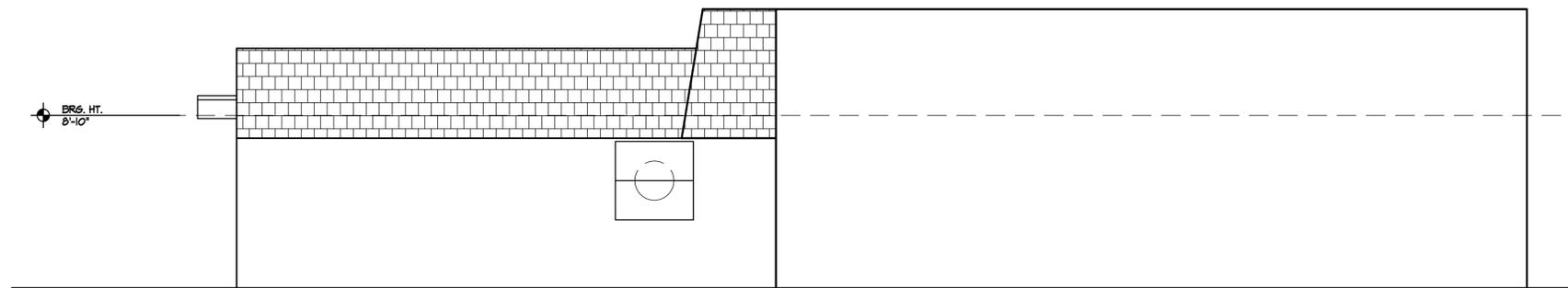
Drawn: KI/DM

Sheet:

A0.5



1
A0.6
EXISTING WEST ELEVATION
1/4" = 1'-0"



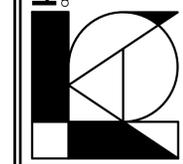
2
A0.6
EXISTING SOUTH ELEVATION
1/4" = 1'-0"

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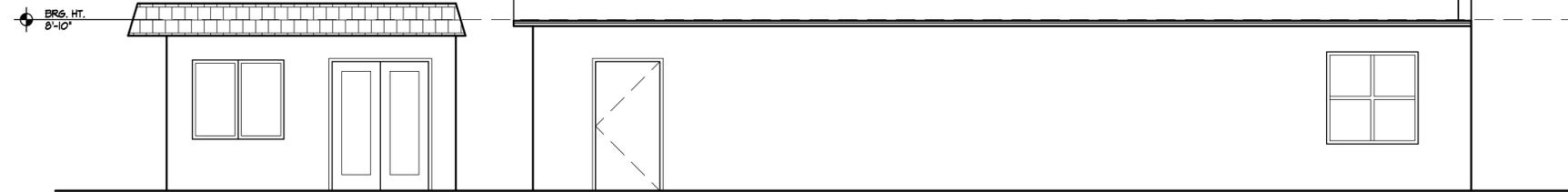
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Date: 11.14.2024

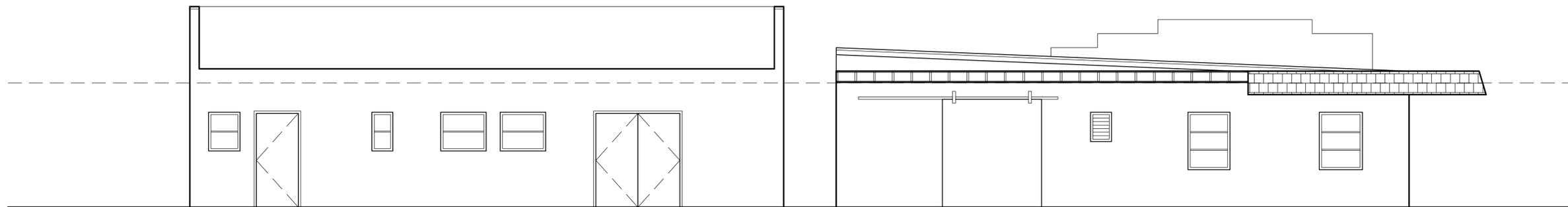
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EXISTING NORTH ELEVATION
1/4" = 1'-0"

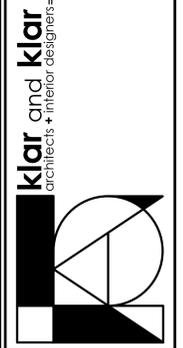


2
A0.7
EXISTING EAST ELEVATION
1/4" = 1'-0"

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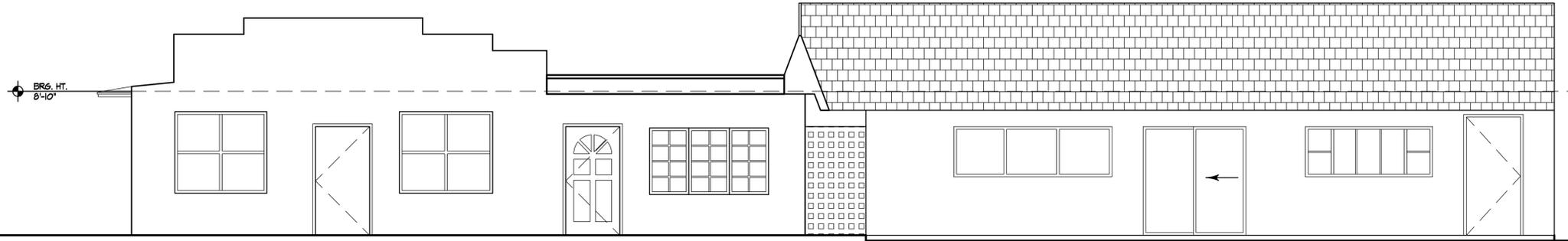
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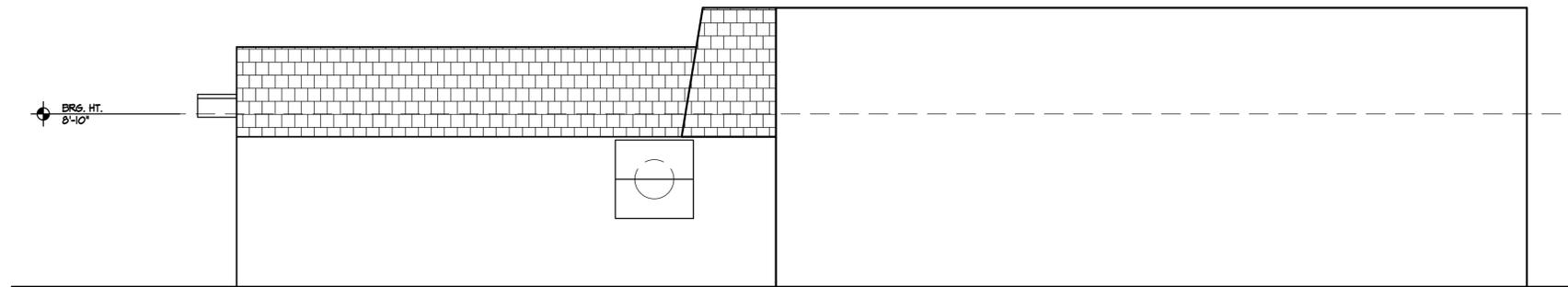
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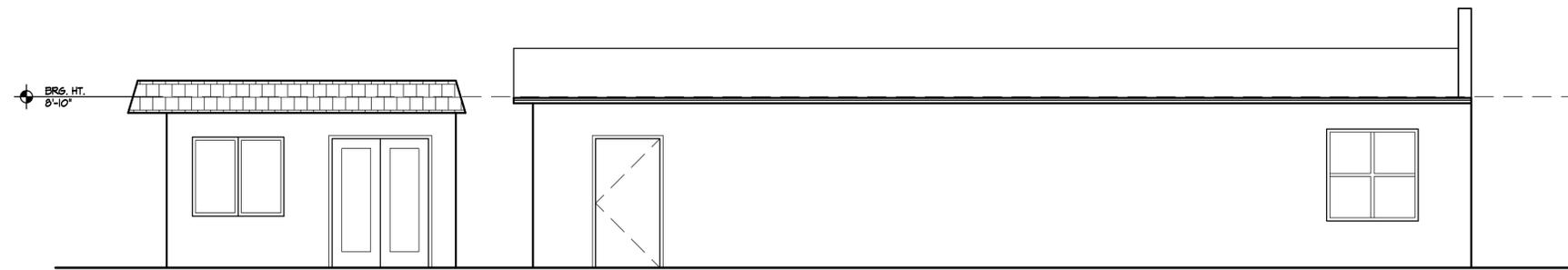
A0.7



1
A3.0
FRONT ELEVATION
1/4" = 1'-0"



1
A3.1
RIGHT ELEVATION
1/4" = 1'-0"

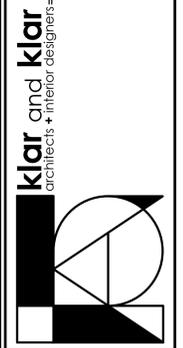


2
A3.1
LEFT ELEVATION
1/4" = 1'-0"

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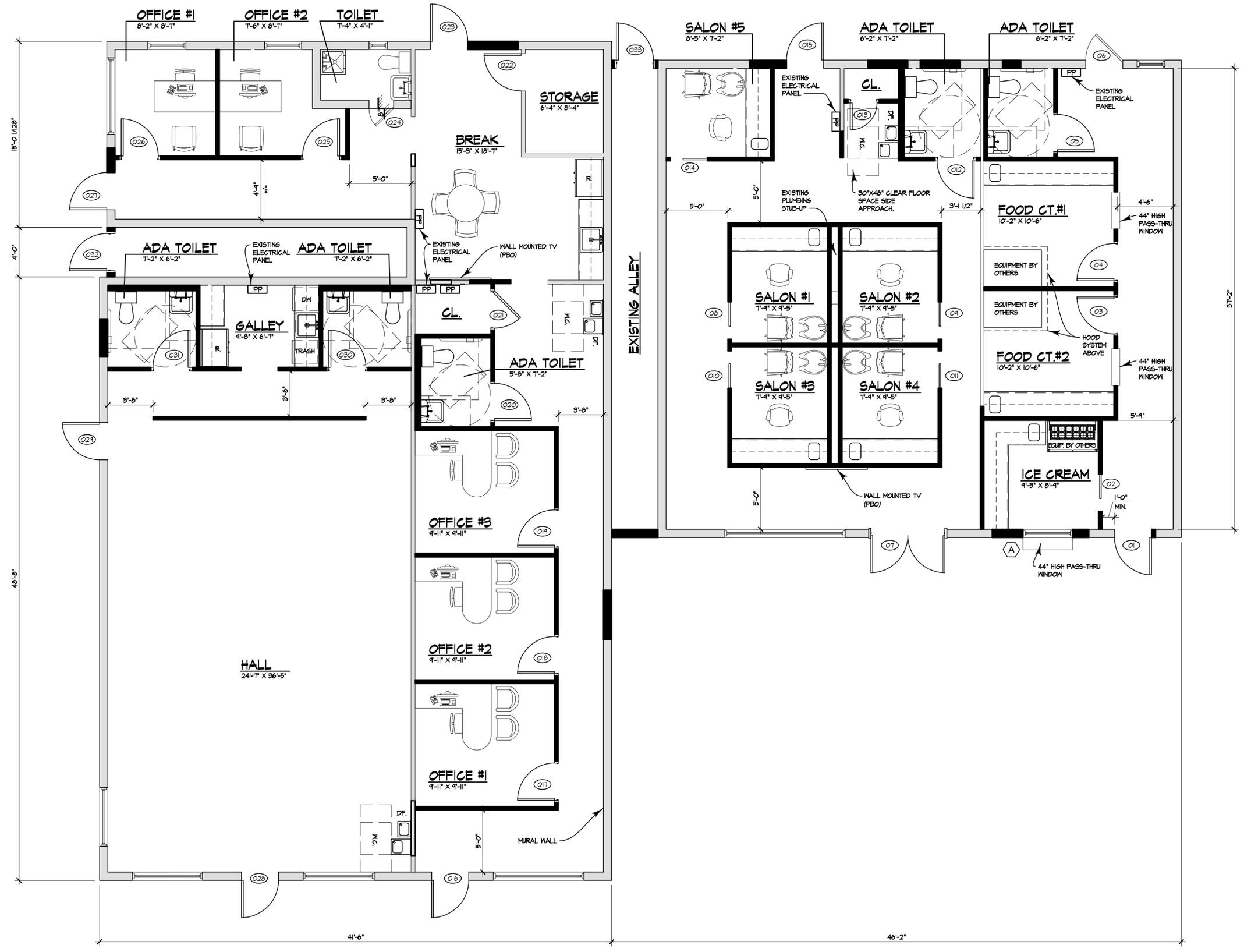


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 Construction Set
Project No.: 28K21-01
Date: 11.22.2023
Drawn: KI/DM

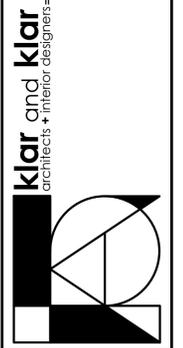
Sheet:
A0.5



FLOOR PLAN
 NORTH
 ALO
 1/4" = 1'-0"

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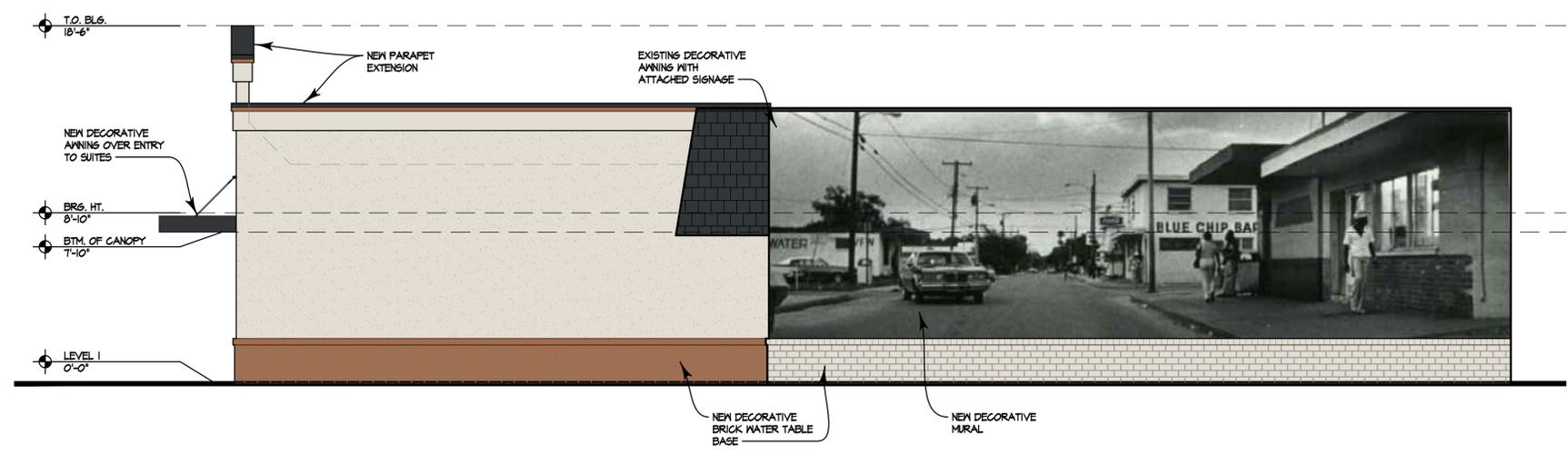
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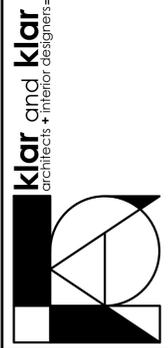
1 WEST ELEVATION
A3.2 1/4" = 1'-0"



2 SOUTH ELEVATION
A3.2 1/4" = 1'-0"

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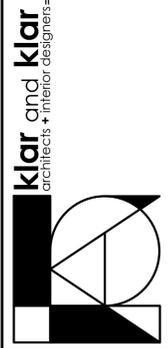
Drawn: KL/DM

Sheet:

A3.2

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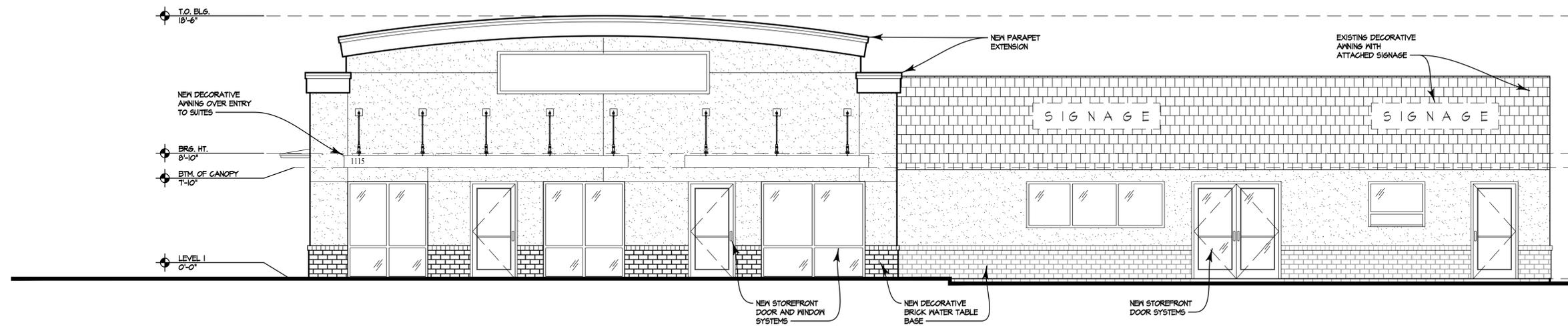
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Date: 11.14.2024

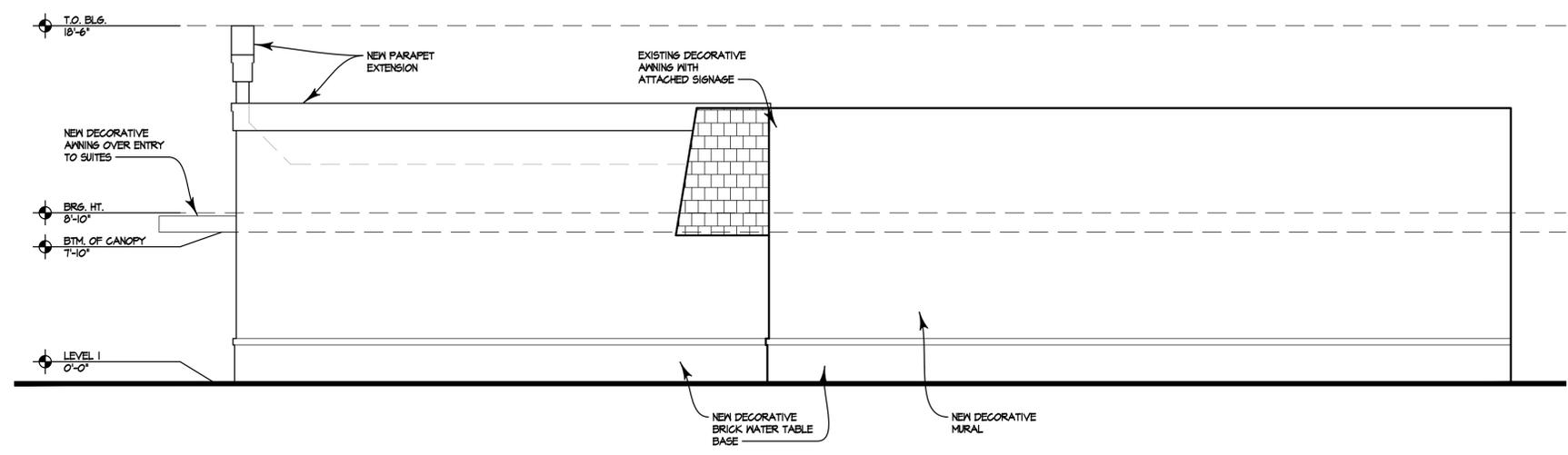
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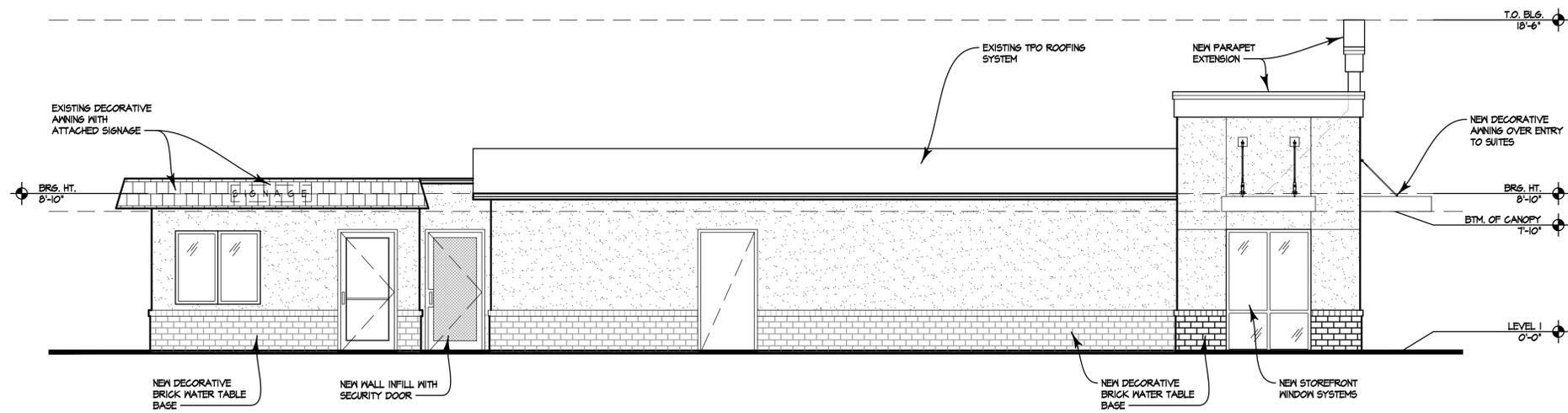


WEST ELEVATION
 1
 A3.0 1/4" = 1'-0"

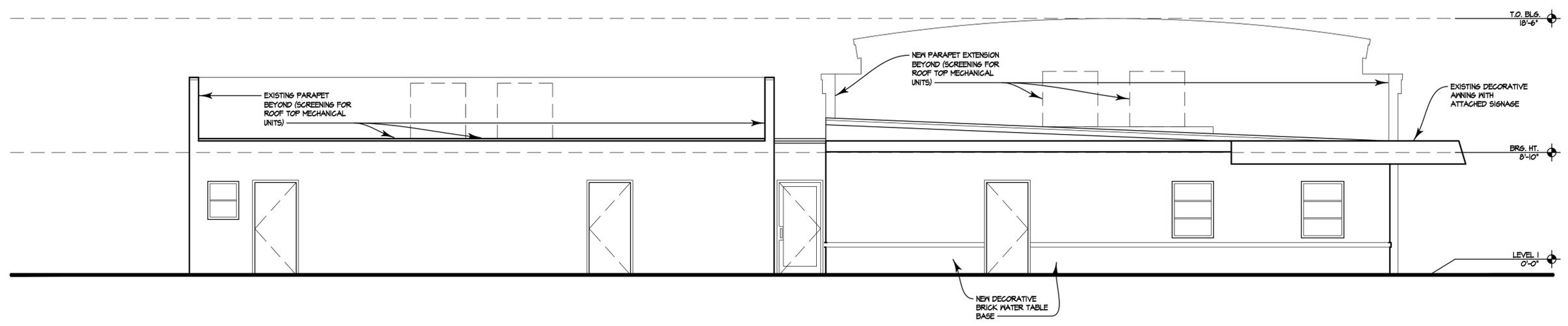


SOUTH ELEVATION
 2
 A3.0 1/4" = 1'-0"

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1 NORTH ELEVATION
A3.1 1/4" = 1'-0"

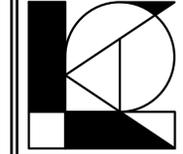


2 EAST ELEVATION
A3.1 1/4" = 1'-0"

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Date: 11.14.2024

Drawn: KJ/DM

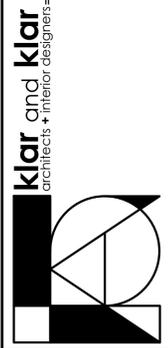
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A3.1

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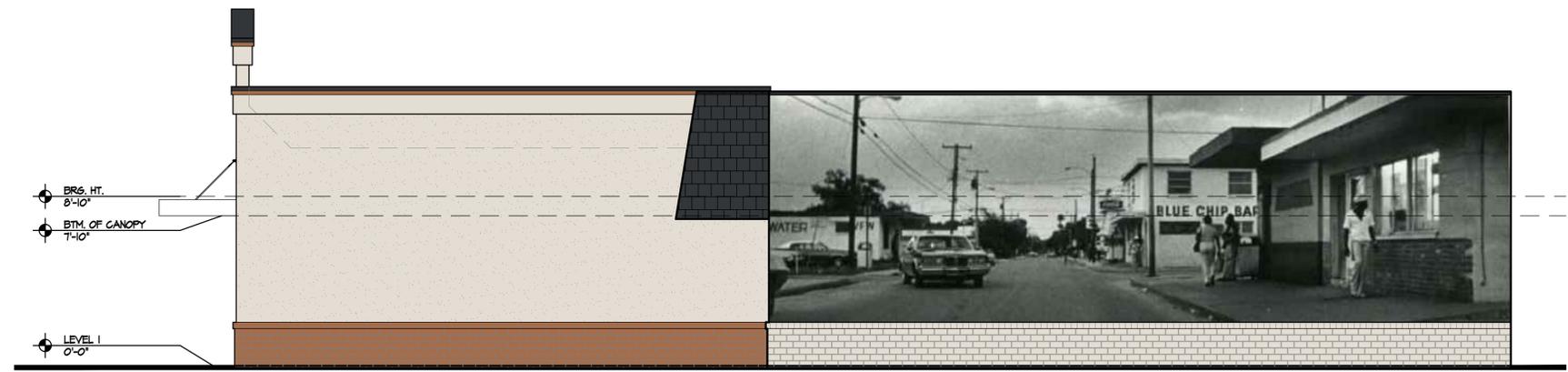
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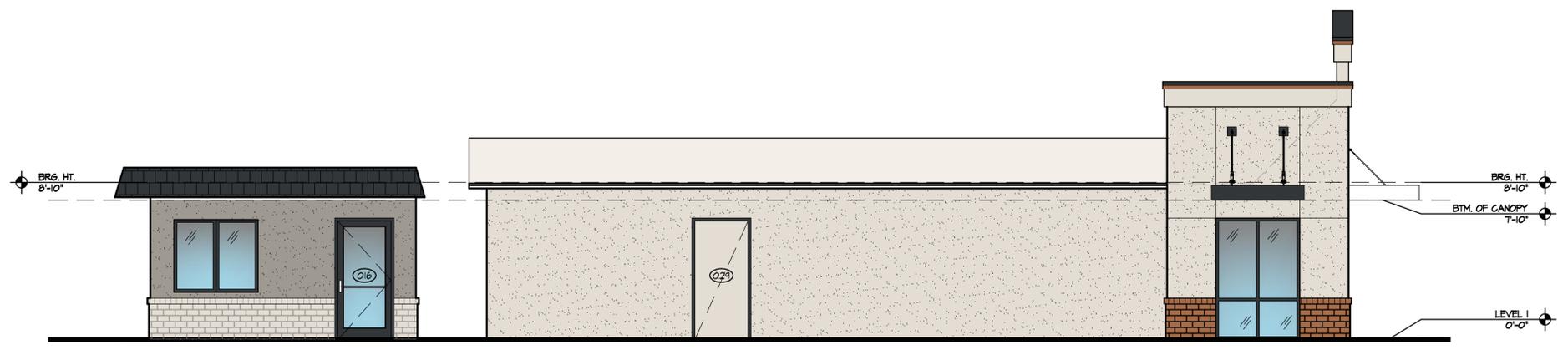
A3.0



1 FRONT ELEVATION
 A3.0 1/4" = 1'-0"

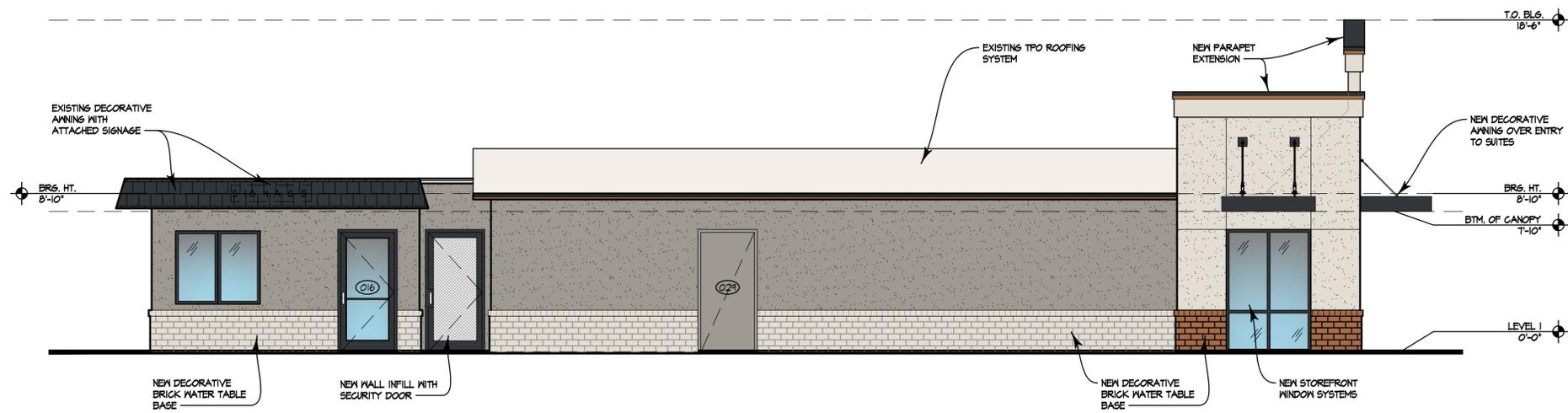


1 RIGHT ELEVATION
 A3.1 1/4" = 1'-0"

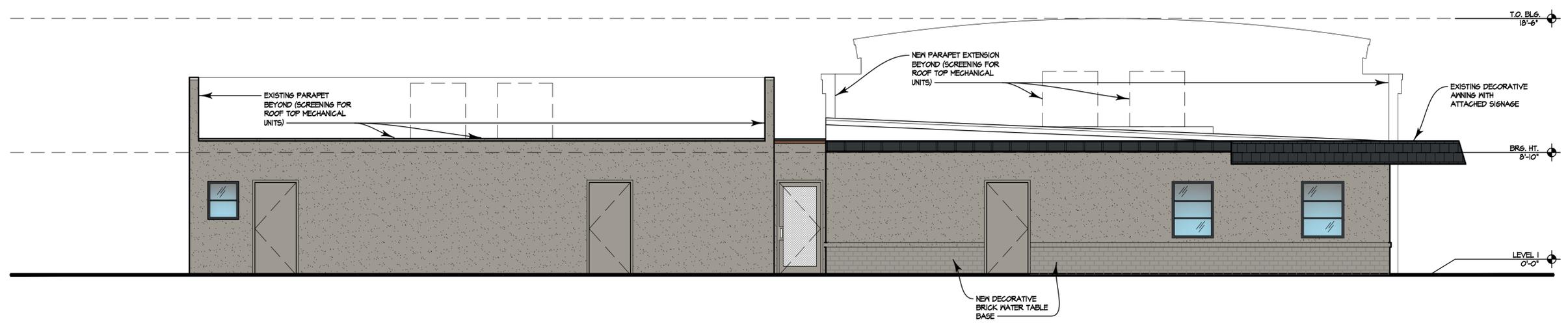


2 LEFT ELEVATION
 A3.1 1/4" = 1'-0"

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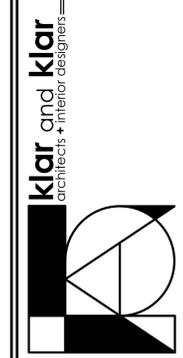
1 NORTH ELEVATION
A33 1/4" = 1'-0"



2 EAST ELEVATION
A33 1/4" = 1'-0"

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Project No.: 28K21-01

Date: 11.14.2024

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Sheet:

A33

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MARTIN LUTHER KING JR AVENUE MIXED USE SITE

PRELIMINARY SITE PLAN

SECTION 10, TOWNSHIP 29 S, RANGE 15 E
CLEARWATER, FLORIDA

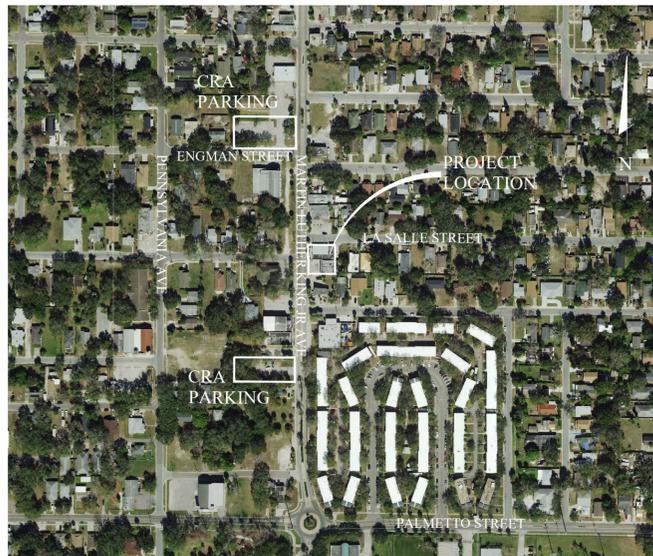
LEGAL DESCRIPTION

LOT 32, BLOCK F, GREENWOOD PARK NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

LOT 33, LESS THE WEST 2.00 FEET THEREOF, BLOCK F, GREENWOOD PARK NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LOCATION MAP



DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS/DEMOLITION PLAN
C3	PRELIMINARY SITE PLAN

SITE DATA TABLE

SITE ADDRESS:	1107 & 1115 MARTIN LUTHER KING JR AVENUE, CLEARWATER FL		
PARCEL ID:	10-29-15-33552-006-0320; 10-29-15-33552-006-0330		
PROPOSED USE:			
FUTURE LAND USE MAP DESIGNATION:	CG - COMMERCIAL GENERAL		
EXISTING ZONING:	C		
TOTAL LAND AREA:	7,602.5 SF (0.17 AC)		
SITE DATA TOTALS	EXISTING	PROPOSED	MIN/MAX REQUIRED
BUILDING:	4,065 SF	4,065 SF	4,181 SF (0.55 FAR)
PAVEMENT:	3,012.5 SF	3,012.5 SF	
IMPERVIOUS:	7077.5 SF (93.1%)	7077.5 SF (93.1%)	6,842.25 SF (0.90 ISR)
OPEN SPACE:	525 SF (6.9%)	525 SF (6.9%)	
LOT AREA TOTAL:	7,602.5 SF (0.17 AC)	7,602.5 SF (0.17 AC)	
LOT WIDTH	85 FT	85 FT	
LOT DEPTH	90 FT	90 FT	
PARKING SPACES	3 SPACES INCLUDES 1 ADA SPACE	1 ADA SPACE PARKING WAIVER REQUEST	22 SPACES PER CODE
BUILDING HEIGHT	1-STORY	1-STORY	
BUILDING SETBACKS:			
FRONT (WEST)	16.2 FT	16.2 FT	
FRONT (NORTH)	1.9 FT	1.9 FT	
SIDE (SOUTH)	0.6 FT	0.6 FT	
SIDE (EAST)	0 FT	0 FT	
FLOOD_ZONE:	SUBJECT PROPERTY APPEARS TO LIE IN FLOOD_ZONE "X" & "AE" (EL 20) , ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0106J, DATED AUGUST 24, 2021.		
ADDITIONAL INFORMATION			

PROJECT DIRECTORY

OWNER/DEVELOPER: KILLARNEY 6 INVESTMENTS GROUP INC

12802 KILLARNEY COURT
ODESSA, FL 33556-5419

CIVIL ENGINEER: GULF COAST CONSULTING, INC

13825 ICOT BOULEVARD, SUITE 605
CLEARWATER, FL 33760
PHONE: 727-524-1818
ATTN: SEAN P. CASHEN, P.E. 42505

LANDSCAPE ARCHITECT ROBERSON RESOURCE GROUP

3152 LITTLE ROAD, #125
TRINITY, FL 34655
PHONE: 727-255-4258
ATTN: PATRICK ROBERSON, RLA

SURVEYOR: GEODATA SERVICES

1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: 727-447-1763



PREPARED FOR:

KLAR & KLAR ARCHITECTS

28473 US HIGHWAY 19 NORTH
SUITE 602
CLEARWATER, FL 33761



Gulf Coast Consulting, Inc.

Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING

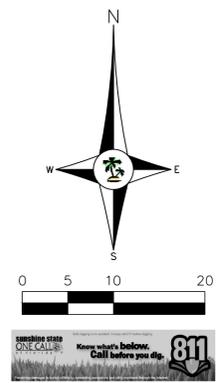
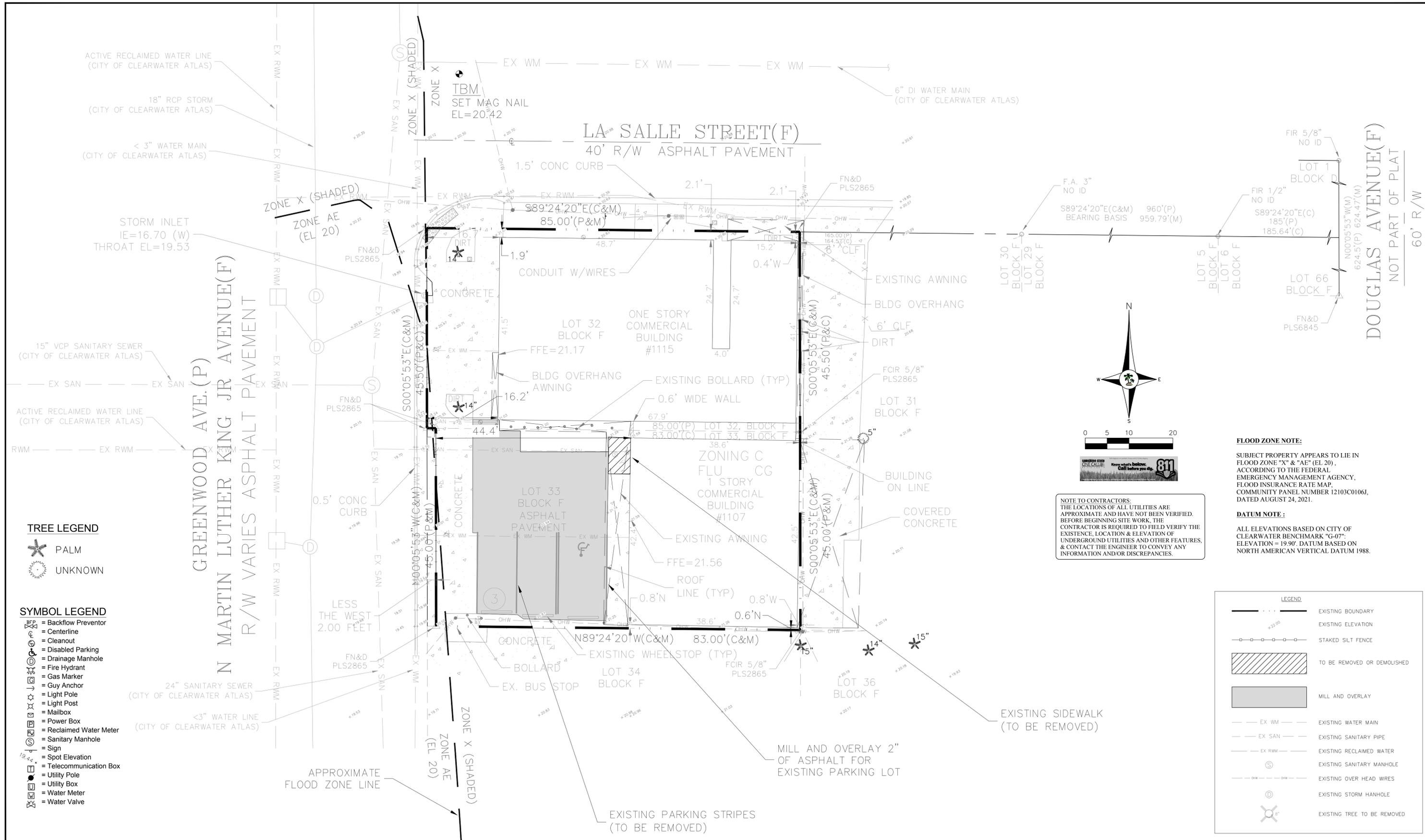
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760

Phone: (727) 524-1818 Fax: (727) 524-6090

www.gulfcoastconsultinginc.com

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24-040
DATE: 10/01/2024
REVISED: 11/15/2024
MARTIN LUTHER KING JR AVENUE MIXED USE SITE



NOTE TO CONTRACTORS:
 THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

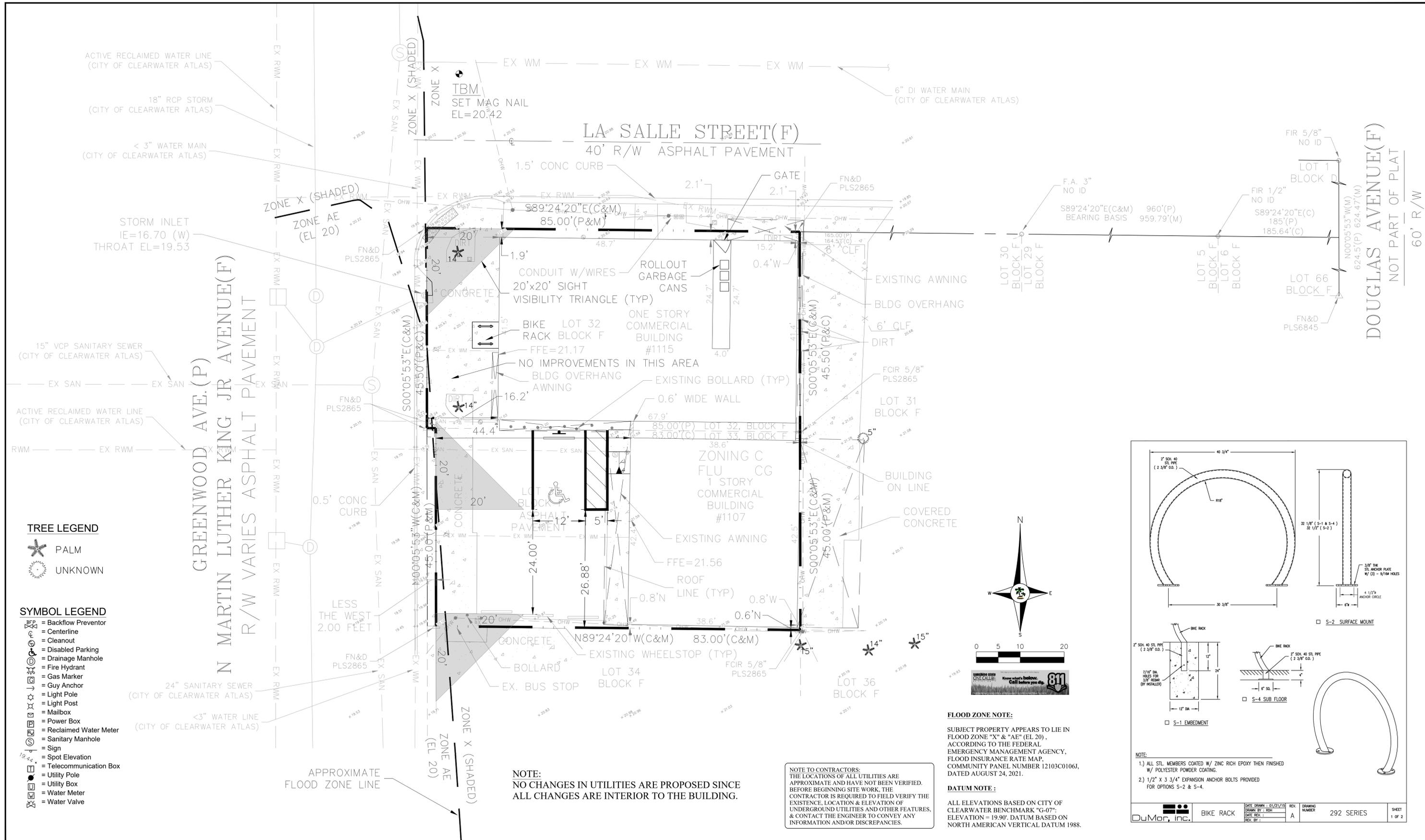
FLOOD ZONE NOTE:
 SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" & "AE" (EL 20), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0106J, DATED AUGUST 24, 2021.

DATUM NOTE:
 ALL ELEVATIONS BASED ON CITY OF CLEARWATER BENCHMARK "G-07": ELEVATION = 19.90'. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

- TREE LEGEND**
- PALM
 - UNKNOWN
- SYMBOL LEGEND**
- = Backflow Preventor
 - = Centerline
 - = Cleanout
 - = Disabled Parking
 - = Drainage Manhole
 - = Fire Hydrant
 - = Gas Marker
 - = Guy Anchor
 - = Light Pole
 - = Light Post
 - = Mailbox
 - = Power Box
 - = Reclaimed Water Meter
 - = Sanitary Manhole
 - = Sign
 - = Spot Elevation
 - = Telecommunication Box
 - = Utility Pole
 - = Utility Box
 - = Water Meter
 - = Water Valve

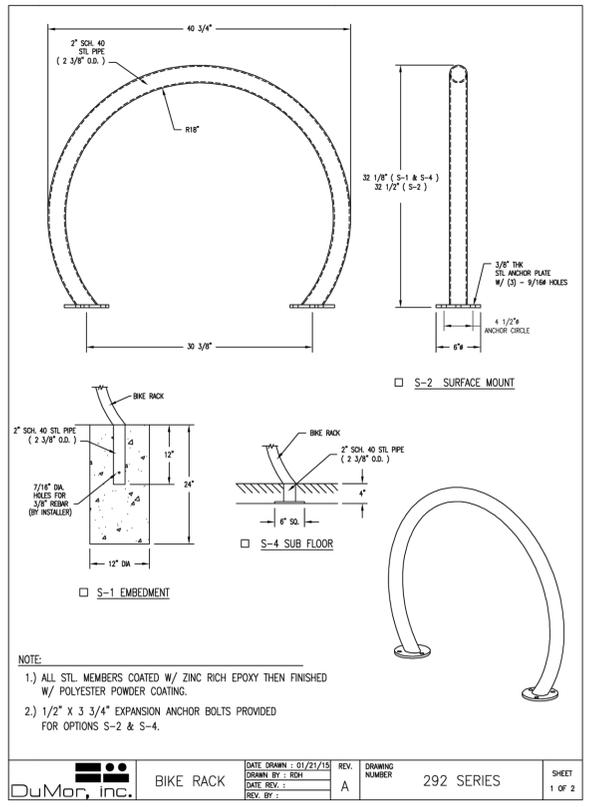
- LEGEND**
- = EXISTING BOUNDARY
 - = EXISTING ELEVATION
 - = STAKED SILT FENCE
 - = TO BE REMOVED OR DEMOLISHED
 - = MILL AND OVERLAY
 - = EXISTING WATER MAIN
 - = EXISTING SANITARY PIPE
 - = EXISTING RECLAIMED WATER
 - = EXISTING SANITARY MANHOLE
 - = EXISTING OVER HEAD WIRES
 - = EXISTING STORM MANHOLE
 - = EXISTING TREE TO BE REMOVED

DESIGNED: K GK DRAWN: MKC CHECKED: SPC QC:	Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING TRANSPORTATION PLANNING PERMITTING 13825 ICOT BLVD., SUITE 605 Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090 WWW.GULFCOASTCONSULTINGINC.COM	PREPARED FOR: KLAR & KLAR ARCHITECTS 28473 US HIGHWAY 19 NORTH SUITE 602 CLEARWATER, FL 33761	SHEET DESCRIPTION: MARTIN LUTHER KING JR AVENUE MIXED USE SITE EXISTING CONDITIONS / DEMOLITION PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> <tr> <td>1</td> <td>11/15/24</td> <td>REVISED PER DRC COMMENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS	1	11/15/24	REVISED PER DRC COMMENTS							SEAN P. CASHEN STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 42505 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SEAN P. CASHEN ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC. DATE: 10/01/24 SHEET: 24-040 C2
NO.	DATE	REVISIONS																
1	11/15/24	REVISED PER DRC COMMENTS																



- TREE LEGEND**
- PALM
 - UNKNOWN

- SYMBOL LEGEND**
- = Backflow Preventor
 - = Centerline
 - = Cleanout
 - = Disabled Parking
 - = Drainage Manhole
 - = Fire Hydrant
 - = Gas Marker
 - = Guy Anchor
 - = Light Pole
 - = Light Post
 - = Mailbox
 - = Power Box
 - = Reclaimed Water Meter
 - = Sanitary Manhole
 - = Sign
 - = Spot Elevation
 - = Telecommunication Box
 - = Utility Pole
 - = Utility Box
 - = Water Meter
 - = Water Valve



NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SCALE BY REPRODUCTION

W.O. 7151

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 10, TOWNSHIP 29 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

ADDRESS:
1107 & 1115 NORTH MARTIN LUTHER KING JR AVENUE
CLEARWATER, FLORIDA

LEGAL DESCRIPTION:
LOT 32, BLOCK F, GREENWOOD PARK NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
AND
LOT 33, LESS THE WEST 2.00 FEET THEREOF, BLOCK F, GREENWOOD PARK NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 16, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TREE LEGEND

- PALM
- UNKNOWN

SYMBOL LEGEND

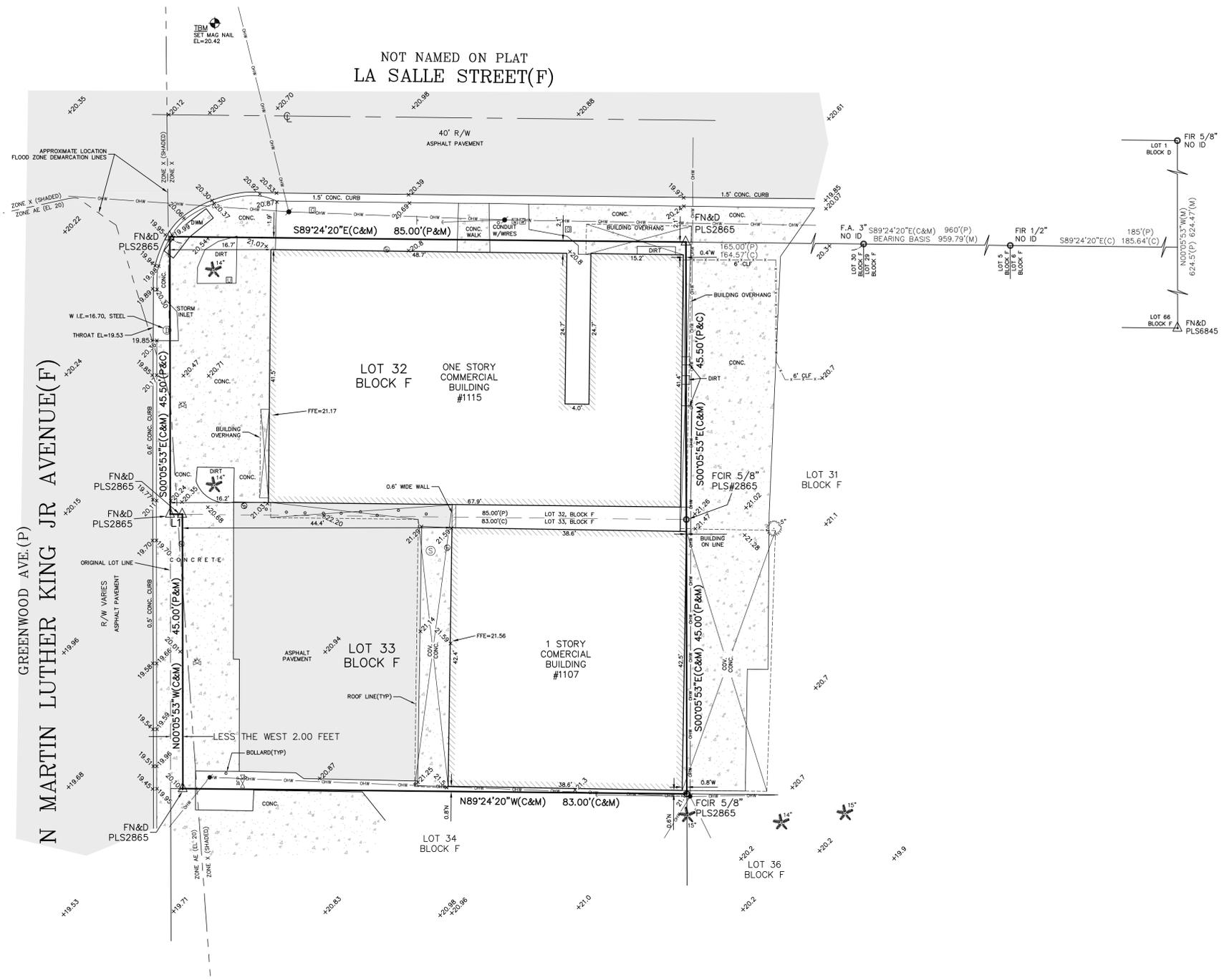
- Backflow Preventor
- Centerline
- Cleanout
- Disabled Parking
- Drainage Manhole
- Fire Hydrant
- Gas Marker
- Guy Anchor
- Light Pole
- Light Post
- Mailbox
- Power Box
- Reclaimed Water Meter
- Sanitary Manhole
- Sign
- Spot Elevation
- Telecommunication Box
- Utility Pole
- Water Meter
- Water Valve

ABBREVIATION LEGEND

- (C) = Calculated Data
- (D) = Data per Description
- (F) = Field Determined
- (M) = Measured Data
- (P) = Data per Plat
- ± = Plus or Minus
- AC/CS = Air Conditioner on C/S
- BWF = Barbed Wire Fence
- BFE = Base Flood Elevation
- BFP = Backflow Preventor
- CB = Chord Bearing
- CH = Chord
- C.P.B. = Condominium Plat Book
- CC = Covered Concrete
- C/S = Concrete Slab
- CSW = Concrete Sidewalk
- CLF = Chain Link Fence
- COV = Covered
- CLP = Concrete Light Pole
- CMP = Corrugated Metal Pipe
- CONC. = Concrete
- ∠ = Delta Angle
- D.B. = Deed Book
- DW = Driveway
- DMH = Drainage Manhole
- DWM = Detectable Warning Mat
- EP = Edge of Pavement
- EL = Elevation
- EQW = Edge of Water
- F.A. = Found Aisle
- FCR = Found Concrete Monument
- FCM = Found Concrete Monument
- FFE = Finished Floor Elevation
- FIP = Found Iron Pipe
- FIR = Found Iron Rod - No Cap
- FLA = Florida
- FN&D = Found Nail & Disk
- PPP = Found Pinched Pipe
- G.I. = Gate Inlet
- GV = Gate Valve
- HYD = Fire Hydrant
- ID = Identification
- I.E. = Invert Elevation
- LB = Corporate Certificate Number
- LP = Light Pole
- LFE = Lowest Floor Elevation
- LMWA = Limit of Moderate Wave Action
- M.F. = Metal Fence
- M.O.L. = More or Less
- MES = Mitered End Section
- N&D = Nail & Disk
- NFNS = Not Found and Not Set
- OCS = Outfall Control Structure
- OHV = Overhead Wire
- O.R. = Official Records Book
- P.B. = Plat Book
- PCP = Permanent Control Point
- Page(s) = Page(s)
- P.L.S. = Professional Land Surveyor
- POB = Point of Beginning
- POC = Point of Commencement
- PRC = Point of Reverse Curvature
- PRM = Permanent Reference Monument
- R = Radius
- RGE = Range
- R/W = Right-of-Way
- RCP = Reinforced Concrete Pipe
- SCM = Set Concrete Monument PLS #2865
- SCR = Set Iron Rod & Cap 5/8" PLS #2865
- SN&D = Set Nail & Disk PLS #2865
- SMH = Sanitary Manhole
- STM = Storm Pipe
- TBM = Temporary Benchmark
- TOB = Top of Bank
- TOS = Top of Slope
- TWP = Township
- TYP = Typical
- UB = Utility Box
- UP = Utility Pole
- VF = Vinyl Fence
- W = With
- WF = Wood Fence
- WM = Water Meter
- W.O. = Work Order
- WV = Water Valve

LINE	BEARING	LENGTH
L1(C&M)	N89°24'20"W	2.00'

SCALE: 1" = 10'



DOUGLAS AVENUE(F)
NOT PART OF PLAT
60' R/W

SURVEY NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.
- PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
- BEARING BASIS IS THE SOUTHERLY RIGHT-OF-WAY LINE OF LA SALLE STREET BEING S89°24'20"E, ASSUMED.
- ALL HORIZONTAL AND VERTICAL MEASUREMENTS SHOWN ON THIS DRAWING ARE IN U.S. SURVEY FEET.
- ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS PARCEL APPEARS TO BE IN FLOOD ZONES "X" AND "AE (20 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 1210300106J, MAP EFFECTIVE DATE: 08/24/2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
FLOOD ZONE LINES AND/OR LMWA LINE SHOWN HEREON WERE TRANSFERRED BY GRAPHIC METHODS FROM THE FLOOD ZONE MAP, AND ARE SUBJECT TO THE INHERENT INACCURACIES OF SUCH TRANSFERS.
THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.
- ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BENCHMARK UTILIZED: "G-07", ELEVATION = 19.90' AS PUBLISHED BY THE CITY OF CLEARWATER ENGINEERING DEPARTMENT.
- LOCATIONS OF TREES SHOWN HEREON WERE LIMITED TO TREES 4" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER.
GEODATA SERVICES CAN ACCEPT NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON, ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, TREE IDENTIFICATION IS OUTSIDE THE EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

Dennis J. Eyre PLS
2865
Digitally signed by
Dennis J. Eyre PLS
2865
Date: 2024.09.10
10:19:18 -0400
DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865
DATE: SEPTEMBER 10, 2024

THIS SURVEY IS COMPOSED OF 2 SHEETS. SURVEY NOT COMPLETE WITHOUT BOTH SHEETS.
AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. 7151	FIELD DATE: SEPTEMBER 9, 2024
DRAWN BY: HW	
CHECKED BY: D.J.E.	
SCALE: 1"=10'	
FIELD BOOK / PAGE(S): 2-22/50 2-23/62; 3-22/96,98,104	
SHEET 1 OF 2	

GEODATA SYSTEMS INC. D/B/A
GEODATA SERVICES
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763
LB 7466

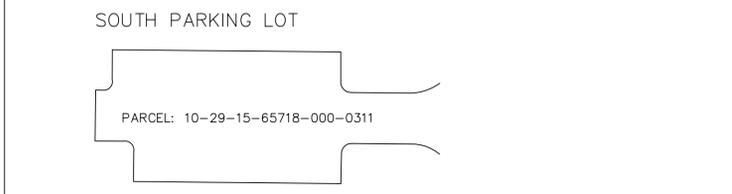
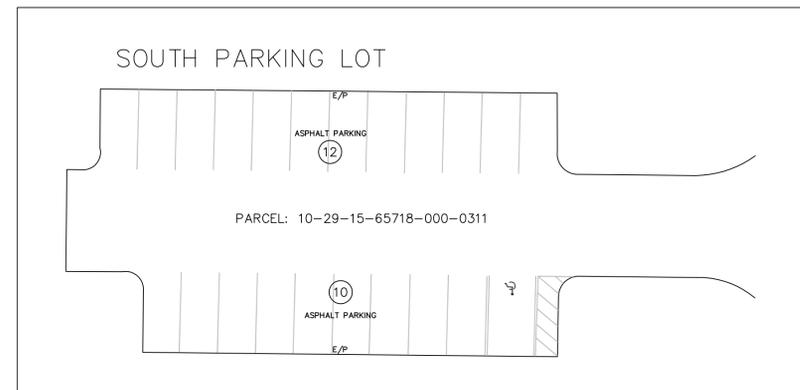
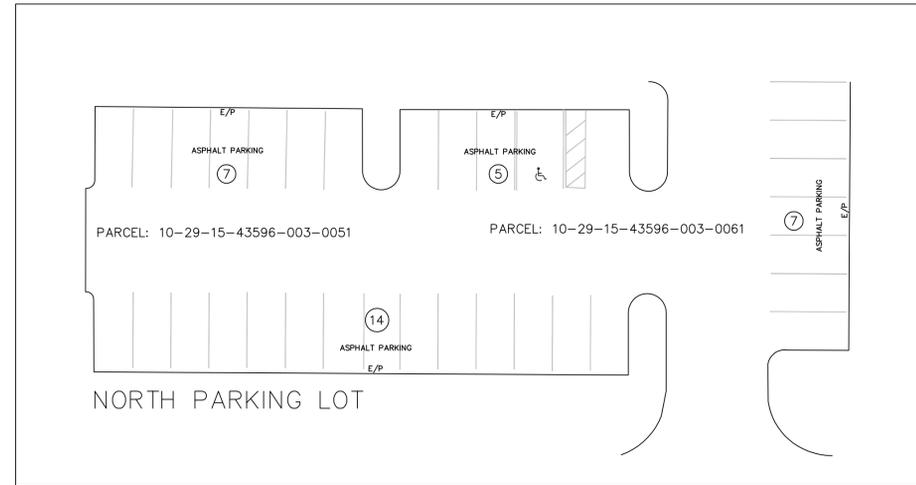
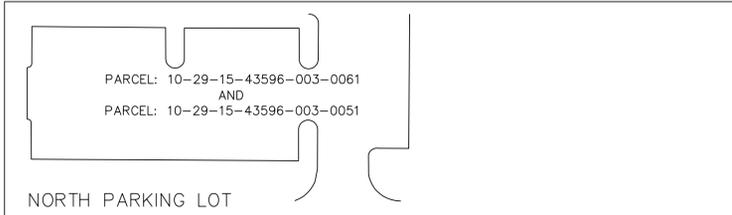
NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SCALE BY REPRODUCTION

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W.O. 7151

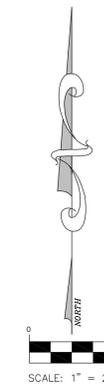
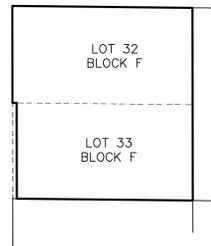
BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 10, TOWNSHIP 29 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



GREENWOOD AVE. (P)
N MARTIN LUTHER KING JR AVENUE(F)
R/W VARIES

LA SALLE STREET(F)
40' R/W



SYMBOL LEGEND

- ⊠ = Backflow Preventor
- ⊙ = Centerline
- ⊕ = Cleanout
- ⊗ = Disabled Parking
- ⊚ = Drainage Manhole
- ⊛ = Fire Hydrant
- ⊜ = Gas Marker
- ⊝ = Guy Anchor
- ⊞ = Light Pole
- ⊟ = Light Post
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- ⊢ = Reclaimed Water Meter
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- ⊤ = Spot Elevation
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- ⊦ = Utility Pole
- ⊧ = Utility Box
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- CLP = Concrete Light Pole
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- CONC = Concrete
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- FIR = Found Iron Rod - No Cap
- FLA = Florida
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- GV = Gate Valve
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W.O. 7151	FIELD DATE: SEPTEMBER 9 2024
DRAWN BY: HW	
CHECKED BY: D.J.E.	
SCALE: AS NOTED	
FIELD BOOK / PAGE(S): 2-22/50 ; 2-23/62 ; 3-22/96,98,104	
SHEET 2 OF 2	

GEODATA SYSTEMS INC. D/B/A
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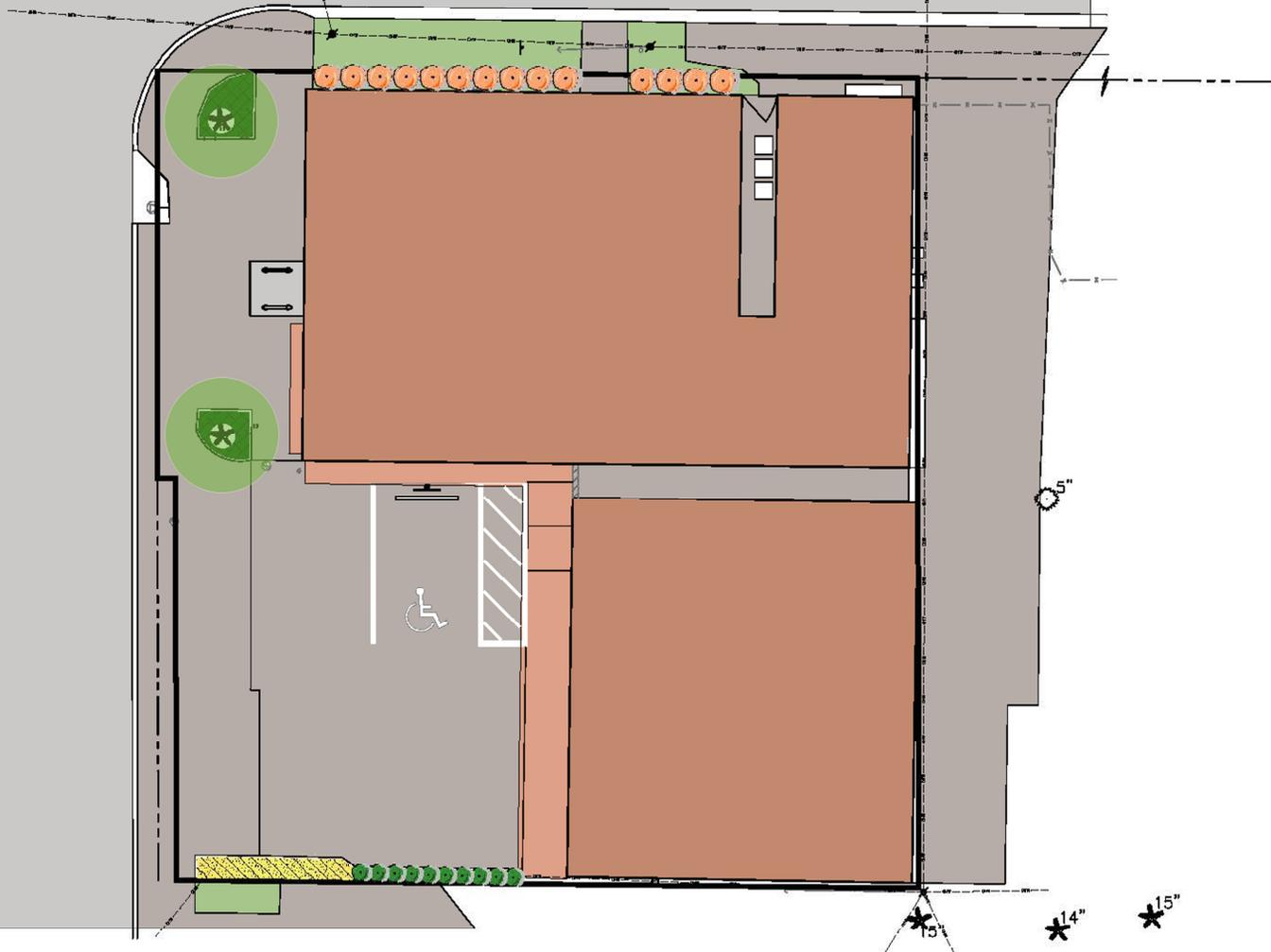
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Drawing name: X:\Geodata\98_LOCA\7151-6500\7151-6500\7151-20240830-1204-811.dwg SHEET 2 Sep 10, 2024 9:53am

NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION.

GREENWOOD AVE.(P)
 N MARTIN LUTHER KING JR AVENUE(F)
 R/W VARIES ASPHALT PAVEMENT

LA SALLE STREET(F)
 40' R/W ASPHALT PAVEMENT



ENGINEERING & LAND PLANNING
 BEST INFORMATION PROVIDED BY:
 CONSULTING ENGINEER, P.E.
 CONSULTING ARCHITECT, P.A.
 CONSULTING PLUMBER, P.E.
 CONSULTING ELECTRICAL ENGINEER, P.E.
 PHONE: (772) 334-9111

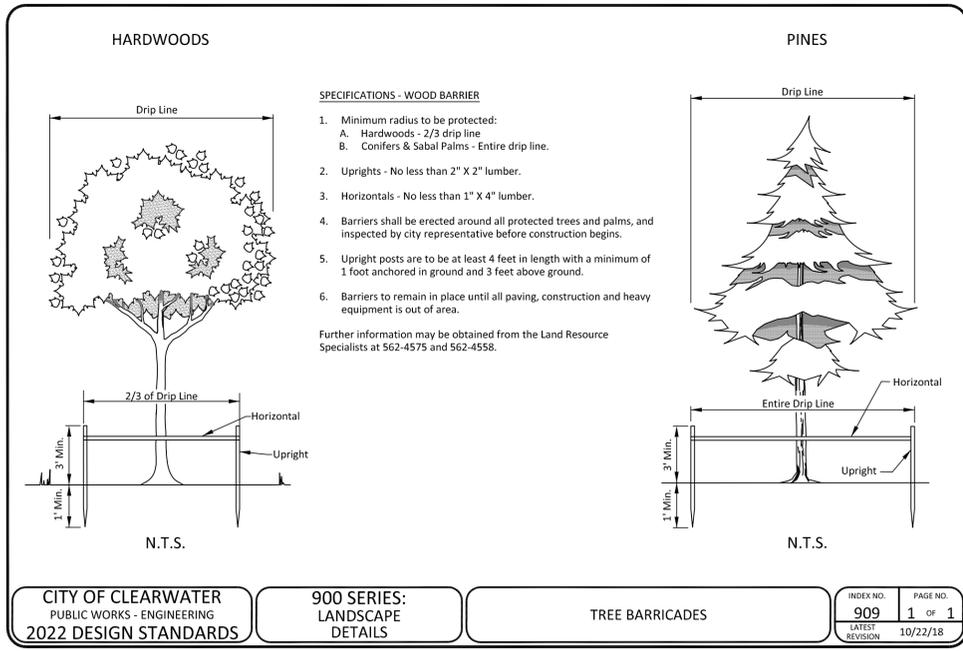
ROBERSON RESOURCE GROUP
 Landscape Architecture & Consulting
 100 West 10th, Mayfield, TN 37082
 Phone: (615) 489-1100
 Fax: (615) 489-1101
 Website: www.rrg.com



Revision	Date
1	11/29/21
2	11/24/21
3	10/27/21

MARTIN LUTHER KING JR AVENUE MIXED USE SITE
 City of Mayfield, Florida

LANDSCAPE/SITE PLAN RENDERING
 Project No. 24-28
 Date: 09/29/24
EX1



GENERAL NOTES:

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

All shade trees must be a minimum of 5 feet from any impervious surface or utility (adjust landscape to conform)

IRRIGATION NOTE:

See the Irrigation Plan, Sheet IR1, for requirements to provide 100% irrigation coverage for all proposed plant materials by automatic permanent irrigation system.

CITY OF CLEARWATER PLANT QUALITY REQUIREMENT:

All plant materials shall conform to Florida Grades and Standards for Nursery Stock, Florida Grade #1. See notes 2.01 Materials, A, B & 4, on Sheet LA2.

TREE BARRICADE NOTE:

All existing trees to remain and be preserved.

CITY OF CLEARWATER GENERAL LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE VUA REQUIREMENTS:

PARKING AREA LESS THAN 4000 SF, EXEMPT FROM VUA LANDSCAPE REQUIREMENTS.

EXISTING TREE REPLACEMENT REQUIREMENTS

REQUIRED REPLACEMENT - 0'
PROVIDED REPLACEMENT - 0'
0' REQUIRED REPLACEMENT DEFICIT
TREE FUND CONTRIBUTION = 0' X \$48 = \$0.00

REQUIRED PERIMETER LANDSCAPE BUFFERS PARKING AREA

NORTH BUFFER (LOCAL ROW) 85 LF
REQUIRED: 10' WIDE BUFFER WITH 1 TREE PER 35 LF & 100% CONTINUOUS HEDGE
PROVIDED: 1.9'-2.1' WIDE BUFFER WITH 0 TREES AND HEDGE AS POSSIBLE

SOUTH BUFFER (NON-RESIDENTIAL) 83 LF
REQUIRED: 5' WIDE BUFFER WITH 1 TREE PER 35 LF & 100% CONTINUOUS HEDGE
PROVIDED: 0.6'-2.9' WIDE BUFFER WITH 0 TREES AND HEDGE AS POSSIBLE

EAST BUFFER (RESIDENTIAL) 90.5 LF
REQUIRED: 10' WIDE BUFFER WITH 1 TREE PER 35 LF & 100% CONTINUOUS HEDGE
PROVIDED: 0'-0.8' WIDE BUFFER WITH 0 TREES AND HEDGE NOT POSSIBLE WITH EXISTING PAVEMENT

WEST BUFFER (LOCAL ROW) 90.5 LF
REQUIRED: 5' WIDE BUFFER WITH 1 TREE PER 35 LF (5 TREES REQ.) & 100% CONTINUOUS HEDGE
PROVIDED: 0' WIDE BUFFER WITH 2 EXISTING PALM TREES AND HEDGE NOT POSSIBLE WITH EXISTING PAVEMENT

BUILDING FOUNDATION LANDSCAPE REQUIREMENTS

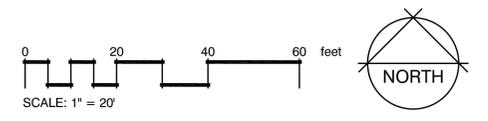
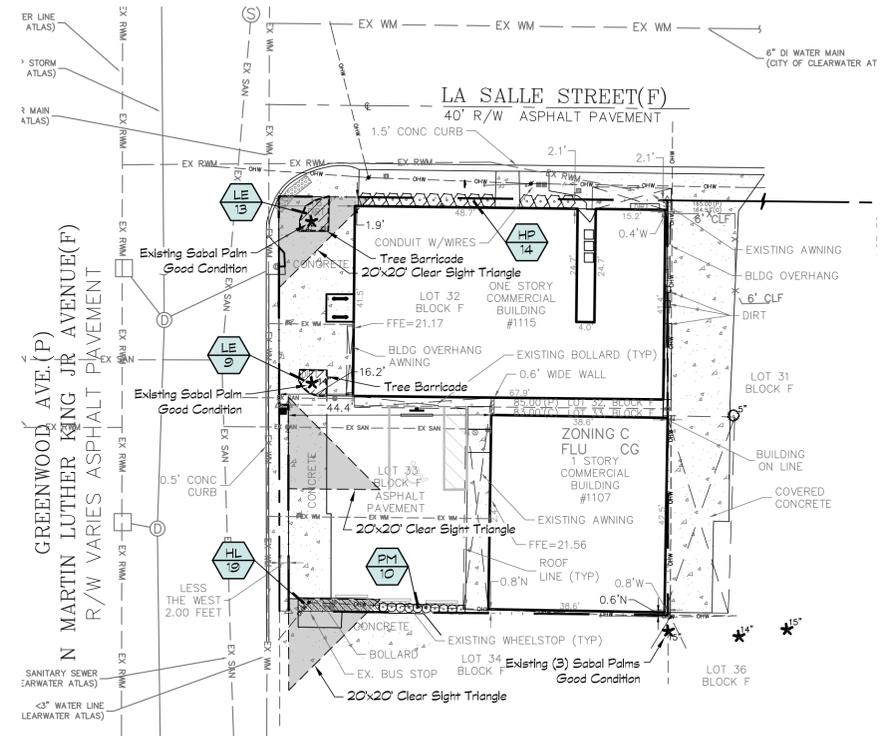
FOUNDATION PLANTINGS TO BE PROVIDED FOR 100% OF BUILDING FACADE ALONG STREET RIGHT OF WAY WITHIN THE COMMERCIAL LAND USE, EXCLUDING AREAS FOR BUILDING INGRESS AND EGRESS. MINIMUM 5' WIDE WITH 50% OF LANDSCAPE AREA TO BE SHRUBS WITH REMAINING AREA TO BE GROUND COVERS.

NO FOUNDATION PLANTINGS PROVIDED ALONG BUILDING FACADE PER EXISTING PAVEMENT.

SEE THE RELATED COMPREHENSIVE LANDSCAPE APPLICATION.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
SHRUBS						
HP	14	Hamella patens 'Firefly'	Firefly Dwarf Firebush	3 gal., 14' Ht. x 14' Sp.	36' o.c.	Native, Drought Tolerant
PM	10	Podocarpus macrophyllus 'pringle'	Pringle Podocarpus	3 gal., 20' Ht. x 20' Sp.	24' o.c.	Drought Tolerant
GROUND COVERS						
HL	19	Helianthus debilis vestitus	West Coast Beach Sunflower	1 gal.	18' o.c.	Native, Drought Tolerant
LE	22	Liriope muscari 'Emerald Goddess'	Emerald Goddess Liriope	12"x18", 1 gal.	18' o.c.	Drought Tolerant



ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting

PO Box 5565, Maryville, TN 37802
Phone: 727-254-2638 Web: RRGLA.com
13825 Icot Blvd., Suite 605
Clearwater, Florida 33760
Phone - (727) 524-1818

Florida License # LA0001461

This item has been digitally signed and sealed by Patrick Roberson, License # LA0001461 on the date of the Digital Signature. Signatures must be verified on any electronic copies.

Patrick Roberson

Digitally signed by Patrick Roberson
DN: cn=US, sn=Roberson, givenName=Patrick, email=patrick@rrgla.com, cn=Patrick Roberson
Date: 2024.11.19 09:02:17 -0500

Revision	Date
6	
5	
4	11/19/24
3	11/19/24
2	11/14/24
1	10/07/24

Project: **MARTIN LUTHER KING JR AVENUE MIXED USE SITE**
Clearwater, Florida

LANDSCAPE PLAN

Project No. 24-26
Date 09/29/24
Sheet **LA1**

IRRIGATION PLANS ARE DIAGRAMMATIC

- ALL IRRIGATION EQUIPMENT TO BE INSTALLED IN LANDSCAPE/SODDED AREAS AND WITHIN PROPERTY LINES.
- ANY PIPING, VALVES, OR OTHER EQUIPMENT SHOWN OUTSIDE OF THE LANDSCAPE/SODDED AREAS OR PROPERTY LINES IS FOR CLARITY PURPOSES OF THE IRRIGATION PLAN ONLY.
- SLEEVES UNDER SIDEWALKS AND PAVEMENT ARE TO BE PLACED AS NECESSARY WITH ENDS IN LANDSCAPE/SODDED AREAS.

DRIP TUBING SPACING NOTE

- DRIP TUBING IS TO BE SPACED EVENLY THROUGHOUT THE LANDSCAPE BED AS PER THE LAYOUT DETAILS ON SHEET IR2. LATERAL RUNS SHOULD BE SPACED AT 12" ON CENTER TO PROVIDE COVERAGE OVER THE ENTIRE PLANTING BED. INSTALLING ONLY ONE LATERAL RUN NEXT TO AN INDIVIDUAL PLANT OR ROW OF PLANTS IS NOT AN ACCEPTABLE LAYOUT.

PROPOSED TREES/PALMS IRRIGATION

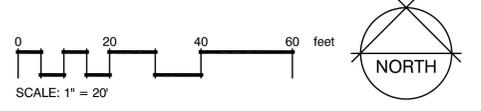
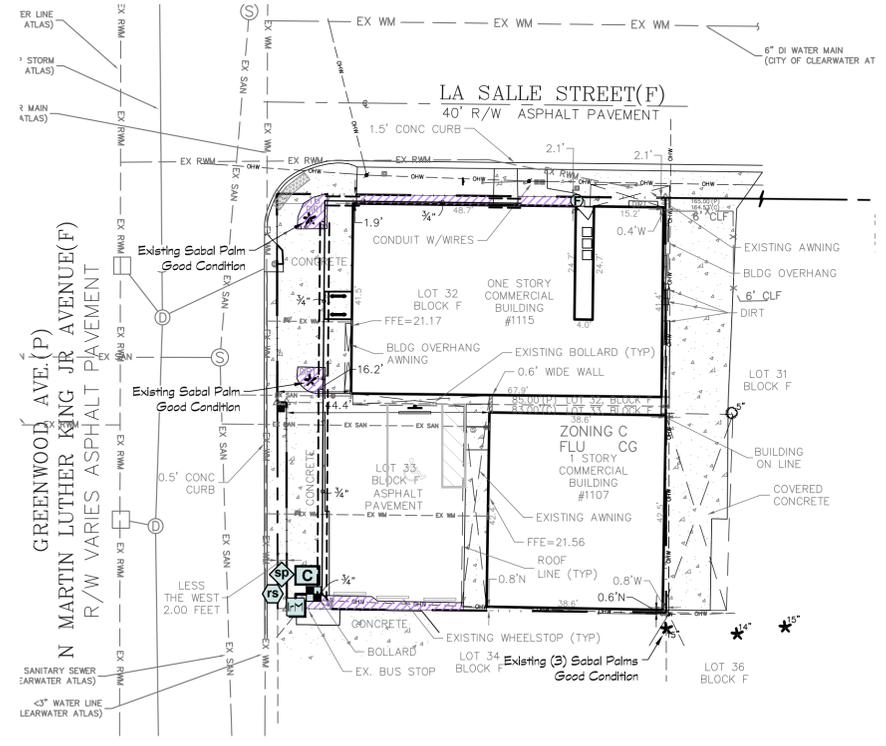
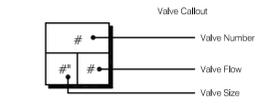
- ALL PROPOSED TREES ARE TO HAVE DRIP TREE RINGS AS DETAILED ON SHEET IR2 OR AS AN ALTERNATE FOUR TO EIGHT DRIP BUBBLERS CAN BE ATTACHED TO THE DRIP TUBING ON OPPOSITE SIDES OF THE ROOTBALL, PER EACH TREE, AND ADJUSTED TO PROVIDE IRRIGATION CONSISTENT WITH THE DRIP TREE RING. SEE IRRIGATION DETAILS.

Pipe Routing at Existing Trees to Remain

Irrigation pipe (lateral or mainline) is to be tunneled under the main root system (24" depth min.) when proposed alignment is within the canopy drip line / critical root zone of existing trees to remain.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit, 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation; 25psl. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	1
	Hunter APV-B 1/2in. automatic flush valve with 3/4in. barb connection. Removable top for diaphragm maintenance.	1
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC; Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	239.9 l.f.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter NODE-100 Single Station Controller, Outdoor, Battery Powered. DC Latching Solenoid Included.	1
	Hunter MINI-CLIK Rain Sensor, mount as noted	1
	Hunter SPNODE Solar panel for NODE controller. Eliminates the need for batteries and provides maintenance free operation by harnessing the sun's energy.	1
	Water Meter 3/4" Irrigation Meter & Backflow - Verify 22 GPM @ 50 PSI	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	133.8 l.f.
	Irrigation Mainline: PVC Schedule 40	6.8 l.f.
	Pipe Sleeve: PVC Schedule 40	92.6 l.f.



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Patrick Roberson

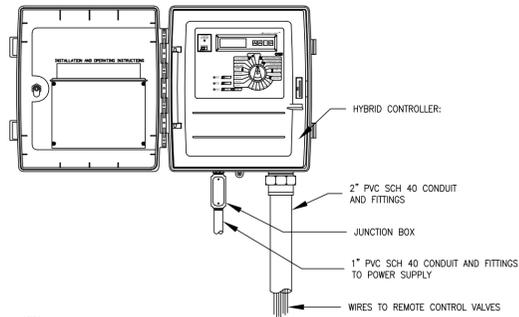
Digitally signed by Patrick Roberson
DN: c=US, sn=Roberson, givenName=Patrick, email=patrick@rrgla.com, cn=Patrick Roberson
Date: 2024.11.19 09:01:48 -0500

Revision	Date
Rev. per Clearwater comments	11/19/24
Rev. per Clearwater comments	11/14/24
Rev. per Clearwater comments	10/07/24

MARTIN LUTHER KING JR AVENUE MIXED USE SITE
Clearwater, Florida

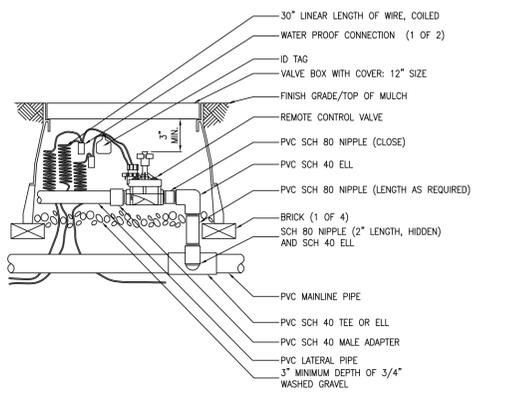
IRRIGATION PLAN

Project No. 24-26
Date 09/29/24
Sheet **IR1**



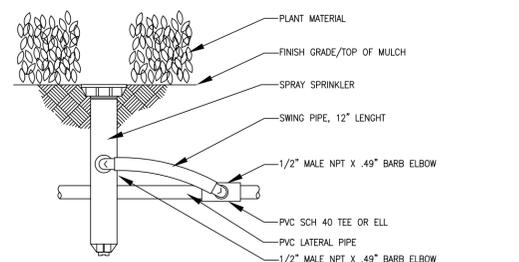
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. INSTALLATION TO BE IN ACCORDANCE WITH STATE AND LOCAL AGENCY CODE REQUIREMENTS.

HYBRID CONTROLLER
OUTDOOR WALL MOUNT



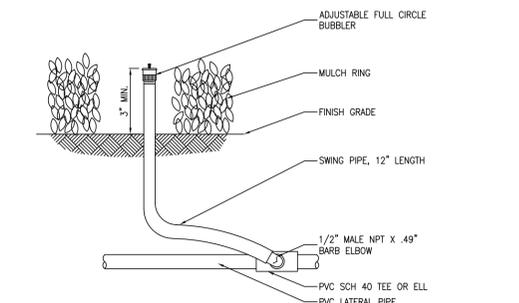
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

REMOTE CONTROL VALVE
NTS



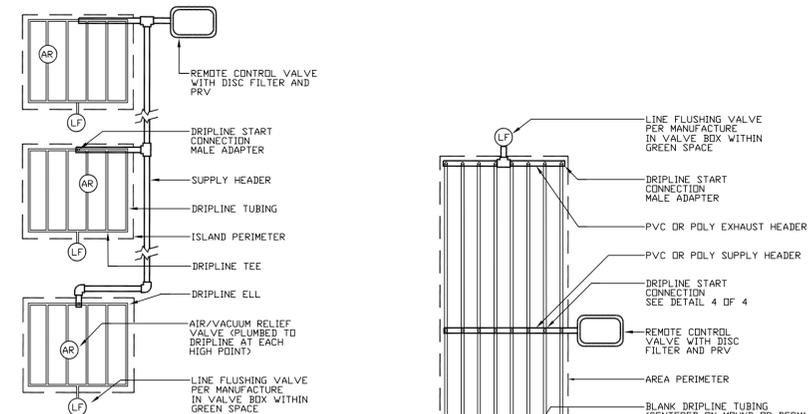
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. POP-UP HEIGHT ADJUSTED FOR CLEARANCE OF PLANT MATERIAL, 12" MIN. HEIGHT

POP-UP SPRAY SPRINKLER
NTS

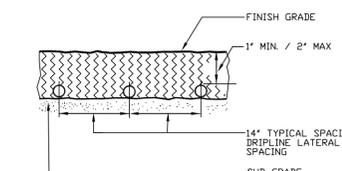


- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

TREE / LARGE SHRUB BUBBLER
NTS



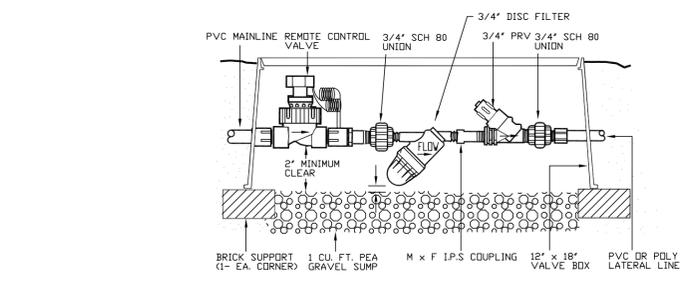
TYPICAL DRIPLINE LAYOUT
DRIPLINE TYPICAL DETAIL - NTS



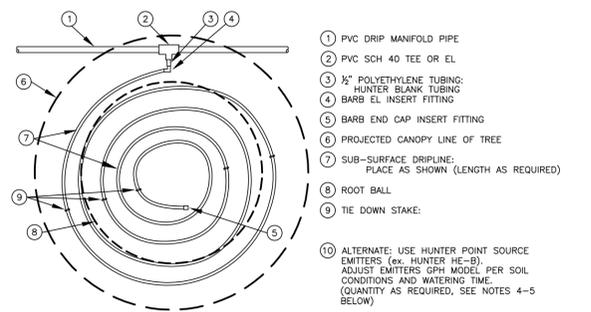
DRIPLINE CENTER FEED LAYOUT
DRIPLINE TYPICAL DETAIL - NTS



DRIPLINE SUBGRADE INSTALLATION
DRIPLINE TYPICAL DETAIL - NTS



REMOTE CONTROL VALVE W/ PRV & FILTER
DRIPLINE TYPICAL DETAIL - NTS

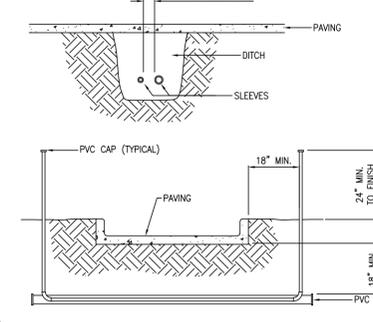


- NOTES:**
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE DRIPLINE MANUFACTURER'S INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 4. IF USING ALTERNATE EMITTERS, PROVIDE 4 OR MORE - 4 GPH OR 6 GPH EMITTERS FOR TREES 5' CALIPER & LARGER, DEPENDING ON SOIL CONDITIONS AND TREE SIZE.
 5. USE ALTERNATE EMITTERS, PROVIDE 4 OR MORE - 4 GPH OR 6 GPH EMITTERS FOR PHOENIX PALMS, DEPENDING ON SOIL CONDITIONS.

SUB-SURFACE DRIPLINE AROUND TREE
NTS

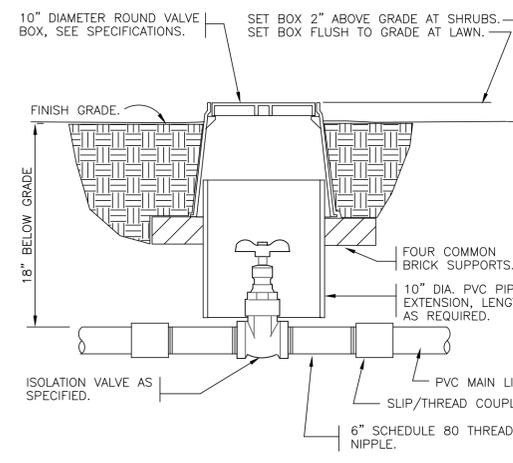
FOR OPEN TRENCH INSTALLATION OF SLEEVES. SLEEVES ARE TO BE PRE-LOADED WITH THE LATERAL PIPE TO BE CARRIED, SIZED PER IRRIGATION PLANS. THE PRE-LOADED LATERAL PIPE WITHIN THE SLEEVE SHALL BE CAPPED TO PREVENT DEBRIS AND SOIL FROM ENTERING LATERAL PIPE DURING INSTALLATION OF SLEEVE.

MAINLINE PIPE SLEEVES TO ALSO INCLUDE SEPARATE SLEEVE FOR CONTROL WIRES. WIRE SLEEVE TO BE 1", SCHEDULE 40 MIN. FOR INDIVIDUAL WIRES TO ONE VALVE OR 1" LARGER THAN DIAMETER REQUIRED FOR MULTI-WIRE CROSSINGS TO AREAS OF MULTIPLE VALVES.

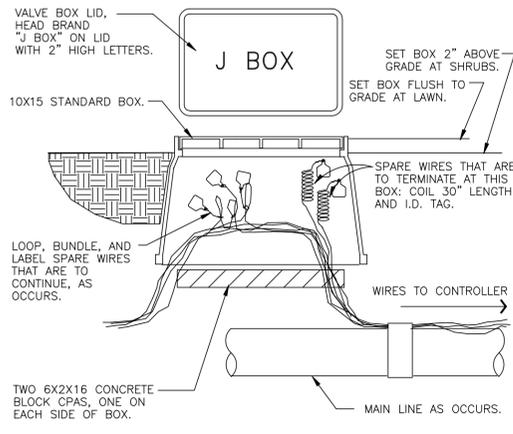


- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PIPE.
 4. ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.
 5. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
 6. MECHANICALLY TAMP TO 95% PROCTOR.
 7. SLEEVE TO BE 2 SIZES LARGER THAN MAIN LINE/LATERAL PIPE BEING CARRIED.
 8. SLEEVES TO BE LOADED WITH LATERAL PIPE SIZED PER PLAN

SLEEVING LOADED W/LATERAL PIPE
SLEEVES UNDER HARDSCAPES



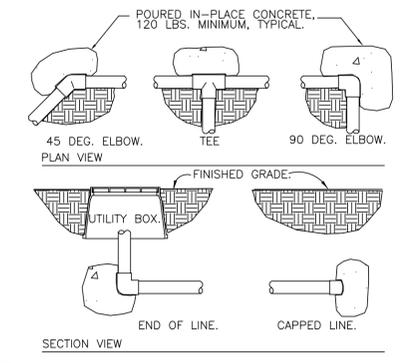
BRASS ISOLATION VALVE
NTS



WIRE BUNDLE JUNCTION BOX
NTS

IRRIGATION GENERAL NOTES

1. NO PLANTING SHALL OCCUR UNTIL THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS INSTALLED AND FULLY FUNCTIONAL. THE IRRIGATION SYSTEM IS TO SUPPLY 100% COVERAGE TO ALL REQUIRED LANDSCAPE PLANT MATERIAL AND ANY ST. AUGUSTINE TURF.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.
3. THE CONTRACTOR SHALL BE FAMILIAR WITH BOTH PROPOSED AND EXISTING SITE CONDITIONS SUCH AS UTILITIES, PLANT MATERIALS AND ARCHITECTURAL ELEMENTS IN ORDER TO AVOID CONFLICTS DURING INSTALLATION.
4. THE CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES AND SHRUBS ON SITE THAT MAY OR MAY NOT BE INDICATED ON THE PLANS.
5. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM IN CONFORMANCE TO ALL APPLICABLE STATE AND REGIONAL REGULATIONS AND CODES.
6. A MAXIMUM OF 50% OF THE ON-SITE GREEN SPACE MAY BE ALLOWED TO BE PLANTED WITH ST. AUGUSTINE GRASS SPECIES, CONFIGURED WITH A PERMANENT IRRIGATION SYSTEM. TURF/SODDED AREAS SHALL BE ON SEPARATE IRRIGATION ZONES, THAN OTHER LANDSCAPE PLANT MATERIAL.
7. DRIP LINE, BUBBLERS, SPRAY HEADS AND ROTORS SHALL NOT BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT. SPRAY AND ROTOR COMPONENTS SHALL HAVE MATCHING APPLICATION RATES WITHIN EACH IRRIGATION ZONE.
8. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND ADJUSTED TO AVOID OVERSPRAY AND RUNOFF ONTO SIGNS, BUILDINGS, WALLS, WALKWAYS, ROADWAY PAVEMENT OR OTHER IMPERVIOUS SURFACES.
9. THE IRRIGATION SYSTEM CONTROLLER SHALL HAVE PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES AND HAVE A BATTERY BACK-UP SYSTEM TO RETAIN IRRIGATION PROGRAMS. THE IRRIGATION CONTROL SYSTEM SHALL BE EQUIPPED WITH AN OPERABLE MOISTURE SENSOR SHUTOFF DEVICE EXPOSED PER THE MANUFACTURERS SPECIFICATIONS. THE CONTROLLER SHALL ALSO BE EQUIPPED WITH A PUMP START RELAY SYSTEM.
10. THE IRRIGATION SYSTEM SHALL BE INSTALLED TO "STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS", LATEST EDITION, (FIFTH EDITION MINIMUM) AND ANY AMENDMENTS, BY THE FLORIDA IRRIGATION SOCIETY, INC.
11. DRIP TUBING SYSTEM COMPONENTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
12. SPRAY HEAD AND ROTOR LAYOUT SHALL PROVIDE FOR PROPER HEAD TO HEAD COVERAGE. SPRINKLER SPACING SHALL NOT TO EXCEED 55% OF THE SPRINKLERS DIAMETER OF COVERAGE.
13. LANDSCAPE OR SODDED AREAS 4' WIDE OR LESS ARE TO BE IRRIGATED WITH DRIP LINE (MICRO IRRIGATION) ONLY.
14. THE IRRIGATION CONTRACTOR SHALL ASCERTAIN THE IRRIGATION SYSTEM REQUIREMENTS FOR GPM AND PSI DEMAND AND DETERMINE IF THE METER & BACKFLOW ASSEMBLY IS CAPABLE OF MEETING THE DEMAND WITHIN THE ALLOWABLE WATERING TIMES. METER & BACKFLOW ASSEMBLY TO BE PER LOCAL JURISDICTIONAL REQUIREMENTS AND APPLICABLE STATE OF FLORIDA BUILDING CODES.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE SITE/BUILDING CONTRACTOR TO VERIFY ANY REQUIRED ELECTRICALLY POWER FOR THE IRRIGATION SYSTEM IS AVAILABLE.
16. WIRE CONNECTIONS FOR ELECTRIC CONTROL VALVES ARE TO BE MADE WITH NORTHSTAR WATERPROOF SPLICE KITS (3M DBT).
17. MAINLINE PIPE IS TO BE INSTALLED A MINIMUM OF 18" BELOW FINISH GRADE. LATERAL LINE PIPE IS TO BE INSTALLED A MINIMUM OF 12" BELOW FINISH GRADE.
18. THE IRRIGATION CONTROLLER SHALL HAVE PROPER LIGHTNING PROTECTION INSTALLED PER MANUFACTURE AND APPLICABLE CODES.
19. CONTROL VALVE WIRES SHALL RUN UNDER THE MAINLINE PIPE.
20. THE MAINLINE PIPE AND SLEEVES ARE TO BE SCHEDULE 40 PVC. LATERAL LINE PIPE IS TO BE CLASS 200 PVC. IRRIGATION PIPE SHALL BE PROPERLY SIZED TO A MAXIMUM OF 5 FEET PER SECOND OF WATER VELOCITY FLOW THROUGH THE IRRIGATION SYSTEM.
21. NO IRRIGATION COMPONENTS, MAINLINE PIPING, LATERAL PIPING OR TRENCHING SHALL OCCUR WITHIN THE PROTECTED ZONE OF EXISTING TREES ON SITE AS INDICATED ON THE PLANS.



THRUST BLOCKING
NTS

THRUST BLOCKS ARE REQUIRED ON ALL UNRESTRAINED, PUSH-ON GASKETED PIPE JOINTS AND FITTINGS AT DEAD ENDS, AND WHENEVER THE LINE CHANGES DIRECTION OF 30 DEGREES OR MORE. CONCRETE HAVING A COMPRESSIVE STRENGTH OF 2000 PSI OR HIGHER WILL BE SPECIFIED. THRUST BLOCKS WILL BE FORMED AGAINST SOLID, UNEXCAVATED EARTH THAT HAS BEEN UNDAMAGED BY MECHANICAL EQUIPMENT. THE SPACE BETWEEN THE PIPE AND TRENCH WALL WILL BE FILLED TO THE HEIGHT OF THE OUTSIDE DIAMETER OF THE PIPE. SIZE THRUST BLOCKS IN ACCORDANCE WITH ASAE (AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS) STANDARD S-376.2.

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting

PO Box 5565, Maryville, TN 37802.
Phone: 727-254-2538 Web: RRGGLA.com
Florida License # LA0001461

This item has been digitally signed and sealed by Patrick Roberson, License # LA0001461 on the date of the Digital Signature. The signature must be verified on any electronic copies.

Patrick Roberson

Digitally signed by Patrick Roberson
DN: c=US, sn=Roberson, givenName=Patrick, email=patrick@rrgla.com, cn=Patrick Roberson
Date: 2024.11.19 09:01:29 -0500

Rev.	per	Clearwater	comments	11/19/24	11/14/24	10/07/24	Date
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MARTIN LUTHER KING JR AVENUE MIXED USE SITE
Clearwater, Florida

IRRIGATION NOTES & DETAILS

Project No. 24-26
Date 09/29/24
Sheet

IR2

LANDSCAPE GENERAL NOTES

- Permits required by any authority or governing jurisdiction, for any installation or construction work described in the contract documents, shall be obtained by the Contractor. Any applicable fees or financial requirements are to be paid by the Contractor for such permits, unless stipulated specifically in writing by the Owner.
- The Contractor shall comply with all codes, safety requirements, and environmental regulations of federal, state, local and other regulatory agencies that have jurisdiction over the project, without additional cost to the owner. This includes any safety standards of the Occupational Safety and Health Act and amendments. The Owner and Owner's Representative shall be held harmless from any accident, injury or any other incident resulting from compliance or non-compliance with these standards.
- The work included in this Section include the furnishing of all materials, equipment and labor necessary and incidental to the installation and preparation of planting areas, soil treatment, soil grading, protection of existing and proposed plants, hauling and spreading of topsoil, finish grading, removal and / or transplanting of existing plants as indicated, warranty, replacement of plants and / or materials, and related items as required to complete the work as indicated on the plans and fulfilling all warranty provisions, as specified herein.
- The work shall also include the maintenance of all landscape plants and materials, planting areas, and sod / seeded areas until the Final Acceptance by the Owner's Representative. This time period of required maintenance may be extended through the full warranty period, as specified in the contract agreement, until Final Project Acceptance.
- During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, installed elements and utilities specified herein and / or on submitted plans. Removal or destruction of items described above is prohibited unless specifically authorized by the Owner.
- The plant list as shown on the plans is for the Contractor's information only and no guarantee is expressed or implied that quantities shown therein are correct or that the list is complete. The Contractor shall verify that all plant material shown on the drawings are included in the Contractor's bid.
- Substitutions of plant materials will not be permitted unless authorized in writing by the Owner's Representative. Proof is to be submitted in writing from 5 different regional sources that a plant specified is not obtainable. Consideration will be given to the nearest available size or similar variety with a corresponding adjustment of the contract price.
- The Contractor shall review and verify the proposed and existing site elements, including but not limited to, storm drainage, water, sewer, phone, cable and electrical utilities, paving, site grading, buildings, walks, hardscape, and vegetation to preclude any misunderstanding and ensure a trouble free installation.
- Stated dimensions shall govern over scaled dimensions on the plans.
- Plants shall be subject to inspection for conformity to specification requirements and approval by the Owner's Representative at their place of growth, or upon delivery to the site, as determined by the Owner's Representative. Such approval shall not preclude the right of inspection and rejection during any phase of the work. Rejected plant materials shall be immediately removed from the project site and replaced with approved plant materials within seven (7) days or as approved by the Owner's Representative.
- All plants may be selected and tagged by the Owner's Representative at their place of growth. For distance material, photographs may be submitted for pre-inspection review and approval by the Owner's Representative. Pictures shall be clear and contain the full image of the plant material to be reviewed and have a clear indication of size in foot increments for trees and palms and inches for shrubs and groundcovers. The photograph will become the representative sample for that plant type (species and size).
- Submit certificates of inspection, as required by governmental authorities, and manufacturers or vendors certified analysis for soil amendments, herbicides, insecticides and fertilizer materials and any additional data that indicates that the materials comply with specified requirements.
- The Contractor shall conduct a minimum of three (3) soil tests at locations as shown on the plans or determined by the Owner's Representative. The Contractor shall test each location for soil composition (type, strata, pH, soluble salts, and organic content) and sub-surface drainage conditions (percolation rate), as a minimum. Soil testing shall be conducted by an approved soil-testing laboratory. The Contractor shall provide the Owner's Representative with the results of the soil analyses prior to any installations throughout the project. If soil conditions are insufficient for proper plant growth, the Contractor is required to supply recommendations for improving the condition of the soil of each area, to the Owner's Representative for approval. The Contractor shall, at the discretion of the Owner's Representative, proceed with the recommendations for improving the soil conditions.
- Trees designated as Ball and Burlap (B&B) shall be properly dug with firm natural balls of soil retaining as many fibrous roots as possible in sizes and shapes as specified in the most recent edition of the American Standard for Nursery Stock. Balls shall be firmly wrapped with nonsynthetic, rottable burlap and secured with heavy synthetic, rottable twine. Root color shall be apparent at the surface of the rootball. No trees with loose, broken, or manufactured rootballs will be planted, except with written approval of the Owner's Representative, prior to planting.
- Sabal Palms shall have all frond removed prior to planting, leaving a minimum of twelve (12) inches of new frond growth above the bud. Boots shall be removed from the trunk of sabal palms unless otherwise specified by the Owner's Representative. Remove only a minimum number of fronds on other palm species to facilitate the handling of the palm material. Do not damage the buds of any palms and take necessary care to protect the bud during digging, handling, transportation and installation.
- During transportation of plant material, the Contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, rootball damage, or areas of torn bark, the Owner's Representative may reject the injured plant material and require replacement of the rejected material at no additional cost to the Contractor.
- Plant material that is stored improperly shall receive a special review of acceptance or rejection, established on a case by case basis.
- The Contractor shall protect existing pavement, buildings, walks, curbing, walls, hardscape elements, utilities and planting materials (trees, shrubs, ground covers, etc.) which are not designated for removal on the plans from damage.
- The Contractor shall request the proper utility company to stake the exact location of all underground lines including but not limited to electric, gas, cable and/or telephone lines prior to layout and excavation of any planting area. The Contractor shall contact Sunshine State One-Call of Florida, Inc. (SSOCOF) at 1-800-432-4770. Per SSOCOF, the calls shall be made a minimum of two days and a maximum of five days before beginning construction operations.
- Not all utilities are members of the Sunshine State One-Call system and direct contact shall be taken as necessary.
- The Contractor shall be responsible for the preservation and protection of all site conditions to remain from damage due to this work. In the event damage does occur, all damage shall be completely repaired to its original condition. All the costs of such work shall be charged to and paid by the Contractor.
- The Contractor shall thoroughly examine the project site, including sub-surface soil conditions, existing and proposed elevations and general conditions under which the work is to be performed. The Contractor shall notify in writing of any conflicts or unsatisfactory conditions discovered, prior to beginning work. If the Contractor begins work before the unsatisfactory condition has been resolved, this will indicate that the Contractor has accepted the existing conditions and is responsible to complete the work at no additional cost to the Owner.
- The Contractor shall be responsible for all unauthorized cutting or damage to existing trees not marked for removal on the plans. Such damage may be caused by operation of equipment, stockpiling of materials, careless labor, etc. This shall include compaction by driving or parking inside the drip-line of trees or the spillage of oil, gasoline, or other deleterious materials within the drip-line of trees.
- The Contractor shall have a clear understanding and identify each existing tree, shrub and / or palm that is designated to remain or to be removed.
- The Contractor shall maintain tree barricades at all times during the construction activities on the project for all existing trees, palms and other plant material within and adjacent to the limits of construction that are specified to remain. The Contractor shall refer to the tree protection detail and notes provided within the Landscape Plans.
- The Contractor shall provide an International Society of Arboriculture (I.S.A.) Certified Arborist with a minimum of five (5) years experience with similar projects, to direct appropriate pruning (roots, branches) and/or other treatment necessary to ensure the health, viability and attractiveness of trees and palms to remain. The Contractor shall be responsible for implementation of the Certified Arborist's instructions.
- Uncover specified work when directed by the Owner's Representative without compensation. Should the material, workmanship, or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.
- Rejected work shall be removed and corrected within seventy-two (72) hours upon notification of rejection by the Owner's Representative.
- Plants shall be true to species, variety and size as specified on the plans and nursery grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project.
- All plant material shall comply with all required inspections, grading standards and plant regulations, as set forth by the Florida Department of Agriculture and Consumer Services Division of Plant Industry, Grades and Standards for Nursery Plants, latest edition. All plant material shall also conform to ANSI Standards for Nursery Stock (ANSI Z60.1-1999).
- Plant materials not specifically covered in "Florida's Grade and Standards for Nursery Plants" shall conform to a minimum grade of Florida No. 1 as to: health and vitality, condition of foliage, root system, freedom from pests or mechanical damage; heavily branched and densely foliated according to the accepted normal shape, freedom from low and/or "V" shaped croches.
- The minimum grade for all plant material shall be Florida No. 1 or better.
- Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 3/4 inch in diameter that are not completely closed will be rejected.
- Palms shall have straight trunks (within 3 degrees of vertical) unless other wise stated on the plans. Palms shall be free from burn marks and / or other damage to the trunk.
- Balled and burlapped (B&B) plants (field grown trees and palms) shall be dug with firm, natural balls of soil of sufficient size to encompass the fibrous and feeding roots of the plants. No plants moved with a ball shall be cracked or broken. B&B root balls shall exhibit small white fibrous roots coming through the burlap. Field grown trees and palms shall be nursery grown material. Root pruning and hardening off of plant material shall be done a minimum of six (6) weeks or for a period as determined by the Owner's Representative, prior to planting at the project. The supplier of the tree material shall supply certification of the date of root pruning and harvest date of the tree material, prior to the installation of the trees at the project site.
- Protect roots or balls of plants at all times from sun and drying winds, excess water and freezing, as necessary until planting.
- Prepared planting soil shall be fertile, friable natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks and other foreign materials. The acidity range shall be between pH 5.5 and 6.5. Prepared planting soil mixture shall consist of three (3) parts native topsoil meeting the above requirements and one (1) part peat. The peat shall be brown to black in color, sterile, weed and seed free, granulated raw peat, containing not more than 9% mineral content on a dry basis.
- Planting shall be coordinated with the underground automatic irrigation system(s) installation. The irrigation system is to supply 100 percent coverage of water to all required landscape plant material and turf at time of landscape installation.
- The Contractor shall supply supplemental water; over the amount of water supplied by the irrigation system, for establishment to all newly installed trees and palms for ninety (90) days, commencing immediately after installation. Supplemental water can be supplied by water truck or direct water source on site (hose bib, reclaimed water, pump/well source), and shall be applied in such a manner to avoid disturbance to mulch and soil, and to avoid damage to plant materials.
- It is the Contractor's responsibility to adjust watering amounts and frequency to ensure proper establishment of all plant material.
- Fertilizer shall be complete, uniform in composition, dry and free flowing. Fertilizer shall be delivered to the site in the original unopened containers, each bearing the manufacturer's statement of analysis. Store in a manner to prevent wetting and deterioration.
- Mulch is to be 100% organic shredded Melaleuca, Pine Bark Nuggets (2" max.) or Eucalyptus mulch, type as approved by the Owner, shall be utilized and installed to a wetted depth of three (3) inches. Mulch shall be free of extraneous sticks and other tree residue.
- A pre-emergent herbicide (DOW Snapshot or approved equal) shall be applied to all planting areas as specified by manufacturer's recommendations.

44. Sod shall be as specified on the plans, in areas designated on the plans, and for disturbed areas within the construction limits, grass sod type shall be well matted with grass roots. The sod shall be taken up in rectangles, preferably 12" x 24", shall be a minimum of 2" in thickness, and shall be live, fresh, and unjured at the time of planting. Sod shall be a minimum of 95% free from all noxious weeds, other grasses, and extraneous materials. The sod shall have a soil mat of sufficient thickness adhering to the roots to withstand all necessary handling.

45. The sod shall be planted as soon as possible after being dug, and kept moist and shaded until it is planted. Dumping from vehicles will not be permitted and damaged sod will be rejected. Replanting shall be performed within 24 hours after time of harvesting or sod shall be stacked in an approved manner and properly moistened until planted. Sod which has been cut for more than 72 hours shall not be used unless specifically authorized by the Owner's Representative, after inspection of the sod.

The sod shall be kept in a moist condition to the full depth of the rooting zone for at least two (2) weeks after placement. It is the responsibility of the Contractor to apply water as necessary until the sod roots begin to grow. This period shall be extended for a period of 30 days during low rainfall period for any non-irrigated Bahia sod and/or seeded areas. St. Augustine species sod shall have a permanent underground irrigation system providing 100% head to head coverage at time of installation.

46. The work area may have existing utilities, such as, but not limited to, irrigation, phone, cable, electrical, water, sanitary sewer, and storm sewer. The locations of some of these existing utilities may have been indicated on the Plans. However, no guarantee is implied that the Plans are accurate or complete in reference to existing utility information. It shall be the responsibility of the Contractor to verify the location of all such utilities, structures, etc., by hand excavation or other appropriate measures before performing any work that could result in damage or injury to persons, utilities, structures, or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particular location.

47. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities or other facilities which are disrupted due to the Contractor's operations. The Contractor shall also engage any additional outside repair or a continuous basis until services are restored. Contractor shall provide and operate any supplemental temporary services to maintain uninterrupted use of the facilities. All responsibility for damage due to negligence on the part of the Contractor shall be borne by the Contractor and the Contractor shall also be fully responsible for any and all claims resulting from the damage.

48. The Contractor shall notify the Owner's Representative, in writing, of soil conditions that the Contractor considers detrimental to the growth of plant material. These conditions are to be described, as well as suggestions for correcting them. Proper soil percolation must be assured at a minimum rate of 1/2" percolation per hour to a depth of a typical tree planting pit.

49. Planting areas are to be finished graded to conform to grades on engineering drawings or as noted on the landscape drawings, after full settlement and installation has occurred. The Contractor shall correct or repair the grades as necessary to conform to the finished grades specified. All planting areas shall be free from concrete debris, lumps, depressions, rocks, sticks or other debris and shall be raked and graded smooth to conform to the finish grades after the installation of landscape materials. The planting areas shall provide positive surface drainage without puddling of water. This requirement is applicable to sodded areas also. Sodded areas shall present a smooth and finished appearance, meeting finished grades as specified after installation.

50. All materials and equipment shall be installed in a neat and workmanlike manner. The Owner's Representative reserves the right to direct the removal and replacement of any items, which, in his opinion, do not present an orderly and workmanlike appearance. Plant locations may also be adjusted by the Owner's Representative due to unforeseen on-site conditions.

51. Clean-up work and planting areas of rubbish or objectionable matter. Mortar, concrete and toxic material shall be removed from the surface of all plant beds. These materials shall not be mixed with the soil. Should the Contractor find conditions beneath the soil, which will in any way adversely affect the plant growth, he shall immediately call it to the attention of the Owner's Representative. Failure to do so before planting shall make the corrective measures the responsibility of the Contractor.

52. If underground construction, utilities or obstructions are encountered during the excavation of planting areas or pits, alternative locations for the plant material shall be selected by the Owner's Representative. Such changes in location shall be made by the Contractor without additional compensation.

53. All required trees and palms shall be placed a minimum of four (4) feet from impervious surfaces; shrubs shall be placed a minimum of 18 inches as measured from the edge of the plant.

54. All shrub beds shall be considered as a single mulched area. There shall be no sod incorporated within such planted areas. All shrub and groundcovers shall be mulched curb-to-curb or edge of planting bed, unless otherwise indicated. Top of mulch shall be level with the top of curb or surrounding grade.

55. Sides of pits and trenches shall be vertical. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, and/or obstructions, the Owner's Representative shall be notified before planting. Sites with poor drainage may require the use of sloped sides, for pits or trenches.

56. In planting areas where soils have been compacted to a density, which is detrimental to plant growth, loosen soils to allow root penetration beyond the planting pit.

57. Width of planting pit shall be 3 times the diameter of the rootball in highly compacted or poorly draining soils, with the sides of the pit sloped.

58. Shrubs fertilizer shall be Osmocote Time Released Fertilizer and composed of a fertilizer ratio of 3:1:1 or 3:1:2, (nitrogen: phosphorus: potassium) and contain all primary and secondary trace elements, or approved equal.

59. Sod fertilizer shall be composed of sixteen percent (16%) nitrate nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium and contain all primary and secondary trace elements for sodded areas, or approved equal.

60. Palms: Fertilizer shall be composed of twelve percent (12%) nitrogen, four percent (4%) phosphorus, twelve percent (12%) potassium and contain all primary and secondary trace elements for Florida palm trees.

61. Fertilizer shall be applied at the rates recommended by the manufacture and soil testing laboratory. Fertilizer shall be applied as a top dressing only and shall not be mixed in with the backfill material at time of installation. The Contractor shall apply fertilizers at the time of installation. Fertilizer shall be applied per ANSI 300, Part 2 - 1998 and Best Management Practices, Tree and Shrub Fertilization, ISA.

62. Trees, shrubs and ground cover shall be set straight and at such a level, that after settlement, the plant ball will stand flush, to 1" - 1/2" above grade. Each plant shall be set in the center of the planting pit (see planting details). Planting goal shall be thoroughly "watered-in" to remove all air pockets around the root ball. Do not rely on the irrigation system to achieve this task. All burlap, rope wires, etc. shall be loosened from the top and sides of the ball, but no burlap shall be pulled from underneath. No more than two (2) inches of soil shall remain over the first major root closest to the soil surface. Remove non-biodegradable nursery wrappings and unwrap burlap from the top 1/3 of the rootball.

63. Plant materials such as trees, shrubs and groundcovers shall be planted prior to the planting of the grassed / sodded areas. The grassed / sodded areas shall be protected during and repaired if damaged during the planting installation activities.

64. All new furnished trees and palms shall be set plumb at the time they are installed to within a tolerance of three (3) degrees from vertical. Trees and palms found not to be vertically aligned will not be accepted.

65. A basin shall be built around all plants or trees that stand-alone and are not located in larger mulched beds. A water-holding soil-dam shall be built on the outside edge of the planting pit to form a basin of sufficient volume to hold water, as per the Planting Details.

66. Each tree shall be pruned to preserve the natural character of the plant as shown on the Plans. All softwood (sucker growth) and all broken or badly damaged branches shall be removed with a clean cut. Pruning procedures shall conform to ANSI A300 Part 1 - 2001 and Pruning and Best Management Practices, Tree Pruning, by the International Society of Arboriculture. All pruning shall be previously approved by the Owner's Representative.

67. Within one week after the planting, mulch material, as specified, shall be uniformly applied to a minimum wetted thickness of three (3) inches or as indicated on the Plans, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection.

68. All trees not within planting beds shall be mulched within a three (3) foot diameter of the tree.

69. Do not place mulch immediately against trunks of trees and palms.

70. Soft spots and inequalities in grade shall be corrected before starting sod work. Soil shall be watered before starting sod work. Tamp or roll all newly installed sod. Sod shall be thoroughly watered in.

71. The setting of the sod pieces shall be staggered so as to avoid a continuous seam. The offsets of individual strips shall not exceed 6". In order to prevent erosion caused by vertical edges at the outer limits, the outer pieces of sod shall be tamped so as to produce a feathered edge effect. On steep slopes, the Contractor shall, if so directed, prevent the sod from sliding by means of wooden pegs driven through the sod blocks into firm earth, at directed intervals. Sod shall be placed in rows perpendicular to the slope.

72. The project site shall be kept in a relative neat and clean appearance throughout the course of the landscape installation. Perform cleaning during installation of the work and upon completion of the work. Remove from the site all excess materials, soil, debris, and equipment. Repair damage resulting from planting and other landscape installation operations. Landscape beds and sodded areas shall be kept weed free until acceptance by Owner and maintenance period commences.

73. Provide one (1) year warranty covering the life and satisfactory condition of all planted materials. All sod shall be warranted for 90 days after Final Acceptance. The one (1) year warranty does not begin until the entire landscape installation has been accepted by the Owner's Representative at the time of Final Acceptance for Landscape work. After the one (1) year warranty period, the Owner's Representative shall conduct the Project's Final Inspection.

74. All plant material and turf not found in a healthy growing condition, questionable survivability or dead at the end or at any time during the warranty period shall be removed from the site and replaced within ten (10) calendar days after written notice.

75. All plant material replacements shall be of the same kind and size as specified in the Plant List. They shall be furnished, planted, mulched and watered-in as specified at no additional cost to the Owner. These replacement materials shall be bound to the same warranty conditions as the original materials.

76. Damage to plant material from obvious vandalism, theft, Owner's neglect, or acts of providence (i.e., prolonged flooding, gale force winds, etc.), or incidents beyond the Contractor's control will not be covered under this warranty.

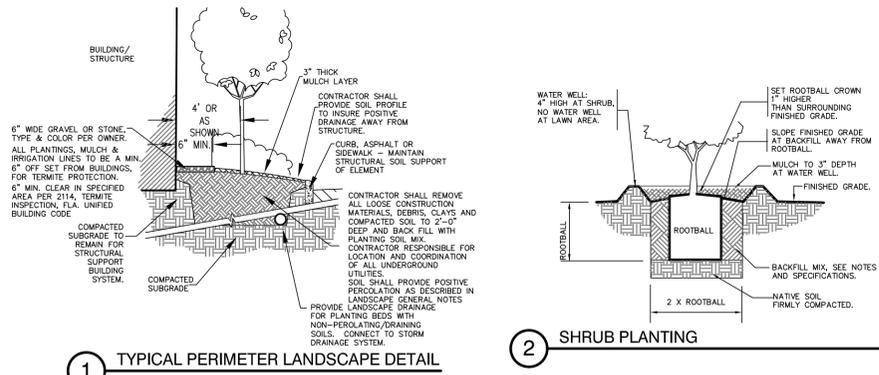
77. The Contractor shall notify the Owner's Representative in writing, a minimum of ten (10) days in advance, when all work is substantially complete to schedule a substantial completion. Based on this inspection, the Owner's Representative will develop a punch list of items to be addressed by the Contractor. Upon completion of Punch List items, the Contractor shall coordinate with the Owner's Representative to schedule a Final Acceptance Inspection. At the time of Final Acceptance, the warranty period shall begin.

78. Upon Final Acceptance of the plant material, the Contractor shall submit two (2) written maintenance instructions recommending procedures for the maintenance of plant materials and sod, for a one year period.

EXISTING TREES AND PALMS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES PER THE JURISDICTIONAL CITY/COUNTY REQUIREMENTS.

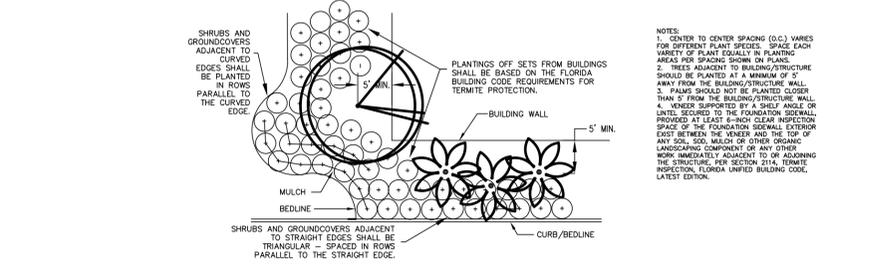
THE CONTRACTOR SHALL PROVIDE AN INTERNATIONAL SOCIETY OF ARBORIST (ISA) CERTIFIED ARBORIST WITH A MINIMUM OF 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS, TO DIRECT APPROPRIATE PRUNING (ROOTS, BRANCHES) AND/OR OTHER TREATMENT NECESSARY TO ENSURE THE HEALTH, VIABILITY AND ATTRACTIVENESS OF TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE CERTIFIED ARBORIST'S INSTRUCTIONS. PRUNING SHALL CONFORM TO ANSI A-300 PRUNING STANDARDS.

ALL TREE ROOTS EXISTING WITHIN IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE IMPROVED AREA WHERE INDICATED ON THE PLANS. ROOT PRUNING SHALL BE ACCOMPLISHED BY MECHANICAL TRENCHER WITH SHARP BLADES AND UNDER THE DIRECT SUPERVISION OF THE CERTIFIED ARBORIST. ROOT PRUNING SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE JURISDICTIONAL CITY/COUNTY AND ISA.

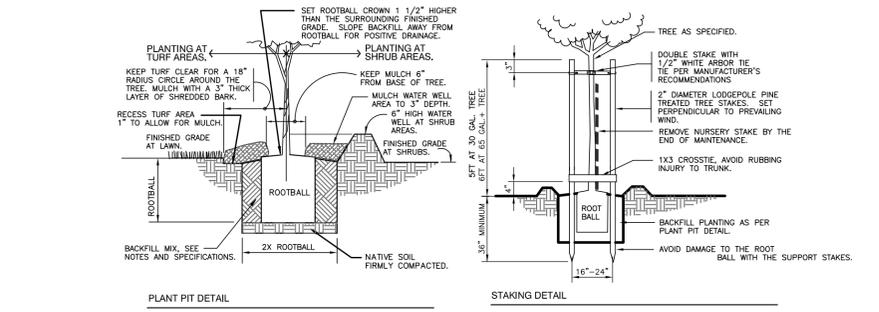


1 TYPICAL PERIMETER LANDSCAPE DETAIL

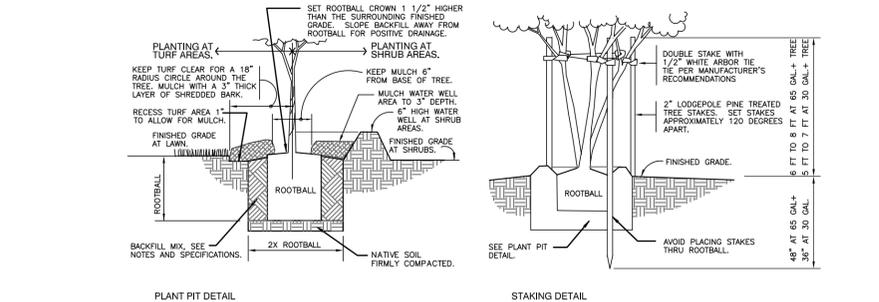
2 SHRUB PLANTING



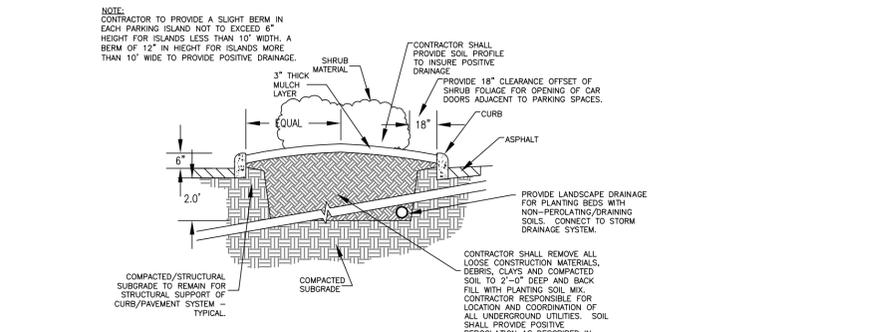
3 PLANT MATERIAL LAYOUT DETAIL



4 SINGLE TRUNK TREE STAKING



5 MULTI-TRUNK TREE STAKING



6 TYPICAL LANDSCAPE ISLAND DETAIL

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting

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Phone: 727-265-4258 Web: RRGLA.com
Florida License # LA0001461

This item has been digitally signed and sealed by Patrick Roberson, License # LA0001461 on the date of the Digital Signature. The signature shall be verified on any electronic copies.



Patrick Roberson

Digitally signed by Patrick Roberson
DN: c=US, o=Roberson, givenName=Patrick, email=patrick@rrgla.com, cn=Patrick Roberson
Date: 2024.11.19 09:03:03 -0500

Rev.	per	Clearwater	comments	11/19/24	11/14/24	10/07/24	Date
6							
5							
4							
3							
2							
1							

Project: **MARTIN LUTHER KING JR AVENUE MIXED USE SITE**
Clearwater, Florida

LANDSCAPE NOTES & DETAILS

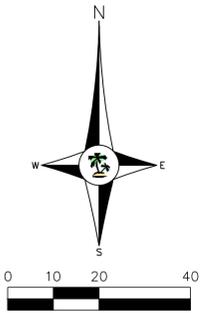
Project No. 24-26
Date 09/29/24
Sheet LA2

TREE LEGEND

-  PALM
-  UNKNOWN

SYMBOL LEGEND

-  = Backflow Preventer
-  = Centerline
-  = Cleanout
-  = Disabled Parking
-  = Drainage Manhole
-  = Fire Hydrant
-  = Gas Marker
-  = Guy Anchor
-  = Light Pole
-  = Light Post
-  = Mailbox
-  = Power Box
-  = Reclaimed Water Meter
-  = Sanitary Manhole
-  = Sign
-  = Spot Elevation
-  = Telecommunication Box
-  = Utility Pole
-  = Utility Box
-  = Water Meter
-  = Water Valve

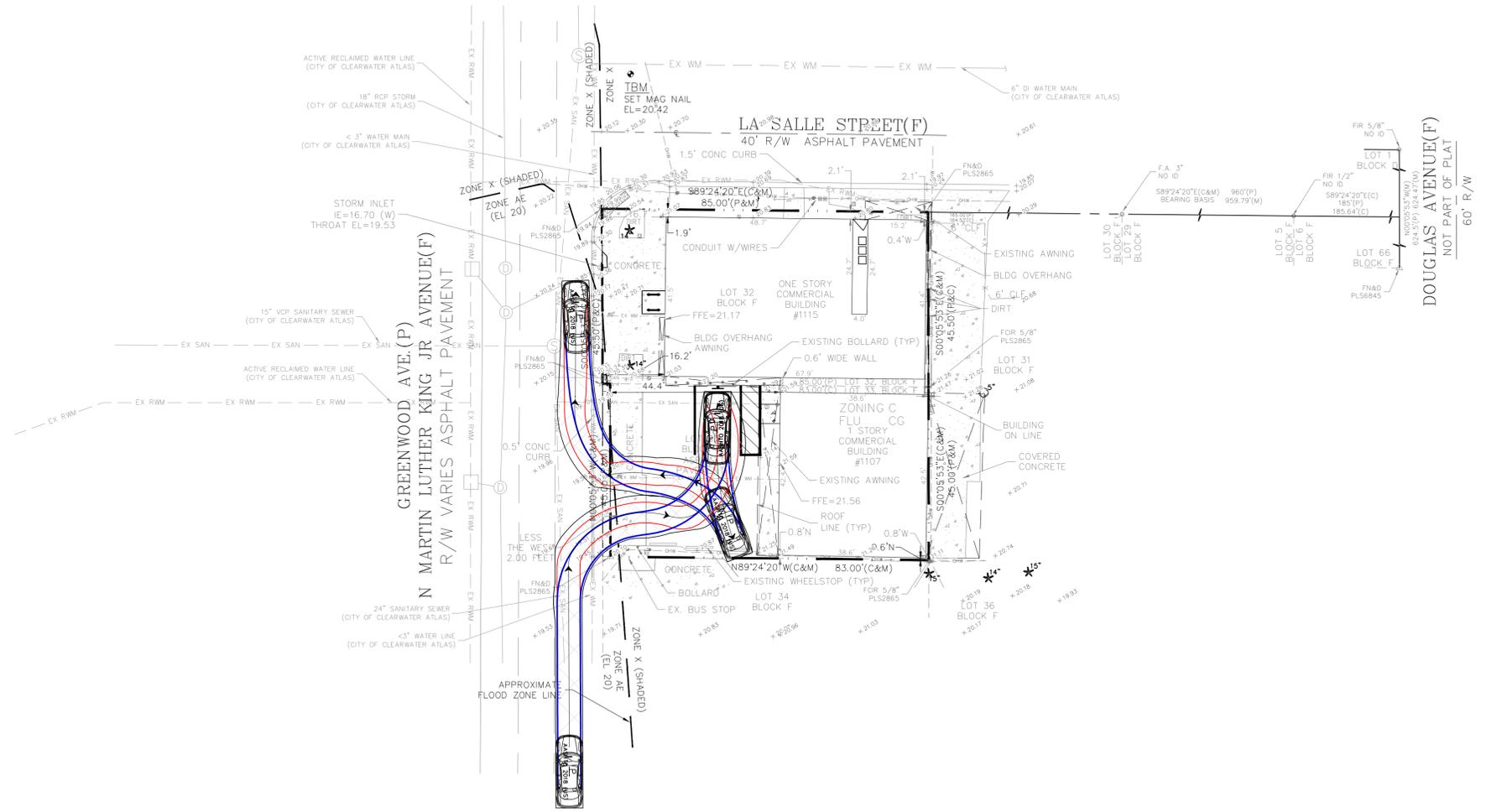


NOTE TO CONTRACTORS:
 THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

FLOOD ZONE NOTE:
 SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" & "AE" (EL 20), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0106J, DATED AUGUST 24, 2021.

DATUM NOTE:
 ALL ELEVATIONS BASED ON CITY OF CLEARWATER BENCHMARK "G-07"; ELEVATION = 19.90'. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

NOTE:
 NO CHANGES IN UTILITIES ARE PROPOSED SINCE ALL CHANGES ARE INTERIOR TO THE BUILDING.



DESIGNED	KGK
DRAWN	MKC
CHECKED	SPC
QC	

Gulf Coast Consulting, Inc.
 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
 13825 ICOT BLVD, SUITE 605
 Clearwater, Florida 33760
 Phone: (727) 524-1818 Fax: (727) 524-6090
 WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
KLAR & KLAR ARCHITECTS
 28473 US HIGHWAY 19 NORTH
 SUITE 602
 CLEARWATER, FL 33761

SHEET DESCRIPTION:
**MARTIN LUTHER KING JR AVENUE
 MIXED USE SITE
 VEHICLE TURNING TEMPLATE**

NO	DATE	REVISIONS
1	11/15/24	REVISED PER DRC COMMENTS

SEAN P. CASHEN
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 42505
 THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED BY
 SEAN P. CASHEN
 ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT
 ARE NOT CONSIDERED SIGNED AND
 SEALED AND THE SIGNATURE MUST BE
 VERIFIED ON ANY ELECTRONIC COPIES.

THESE PLANS MAY NOT BE COPIED OR
 MODIFIED WITHOUT WRITTEN PERMISSION
 FROM GULF COAST CONSULTING, INC.
 SEAN P. CASHEN, P.E. #42505
 NOT VALID UNLESS SIGNED & EMBOSSED
 BY A REGISTERED ENGINEER
 GULF COAST CONSULTING, INC.
 CERTIFICATE OF AUTHORIZATION No. 9774

PROJECT NO.	24-040
SHEET	
DATE	10/01/24