

POOL AMENITIES BUILDING RENOVATIONS



1091 ELDORADO AVE.
CLEARWATER BEACH, FL

REVISIONS	BY
04.28.26 REVISIONS	SEH
OLIVERI ARCHITECTS AA-000291 Member of the American Institute of Architects 1004 Indiana Avenue • Palm Harbor, FL 34683 Phone 727.781.7825 www.oliveriarchitects.com	
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Joseph L. Oliveri, AIA, NCARB State of Florida License #A00014028	
Pool Amenities Building Renovations CARLOUET BEACH & YACHT CLUB 1091 Eldorado Ave, Clearwater Beach, FL Pinellas County	
Date: 04.10.26	
Scale: AS NOTED	
Project Mgr: SEH	
Drawn: SEH	
Job: 25-070	
Sheet T1	

Excluded from GFA (Gross Floor Area - Interior Spaces) - SF			Included in GFA (Gross Floor Area - Interior Spaces) - SF														
			CLUBHOUSE										PRIMARY USE	ACCESSORY USE	COMBINED		
	Covered Parking	Parking Count	Lobby & Corridors	BOH	Dining	Kitchen	Admin.	Restrooms	Retail	Storage	Wellness	Interior Waits				Amenity	Total:
Levels																	
Site Level	8,768	18	295	381			75							751			
Upper Level	-	-	1,615	1,027	4,405	2,375	976	398	170	325		715		12,006			
Crow's Nest Level	-	-	380	280	2,313	332		250				124		3,679			
Clubhouse Total GFA:	8,768	18	2,290	1,688	6,718	2,707	1,051	648	170	325	0	839	16,436	16,436			
			POOL AMENITY BUILDING										PRIMARY USE	ACCESSORY USE	COMBINED		
Site Level			122	382			2,037	1,463		68		495		4,567			
Pool Amenity Building Total GFA:			122	382			2,037	1,463		68		495	4,567	4,567			
			CABANA BUILDING										PRIMARY USE	ACCESSORY USE	COMBINED		
Site Level:														N/A			
Upper Level										1,114	31		(6) cabana units total 2,785	3,930			
Cabana Building Total GFA										1,114	31	1,145	2,785	3,930			
Project Total GFA:	8,768	18	2,412	2,070	6,718	2,707	3,088	2,111	170	393	1,114	1,365	22,148	2,785	24,933		
Not Included in GFA														Overnight Accessory Use		11.2%	

Not Included in GFA

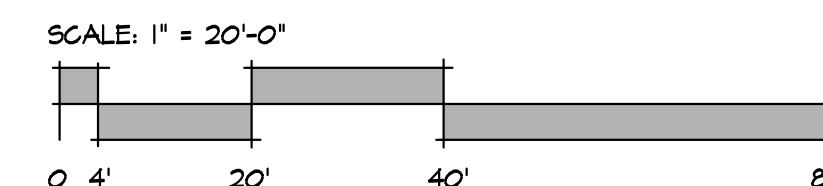
Overnight Accessory Use 11.2%

PARKING FOR PRIMARY USE	@5/1000SF	110.7
PARKING FOR ACCESSORY USE	1.2 x room	7.2
	total parking	118

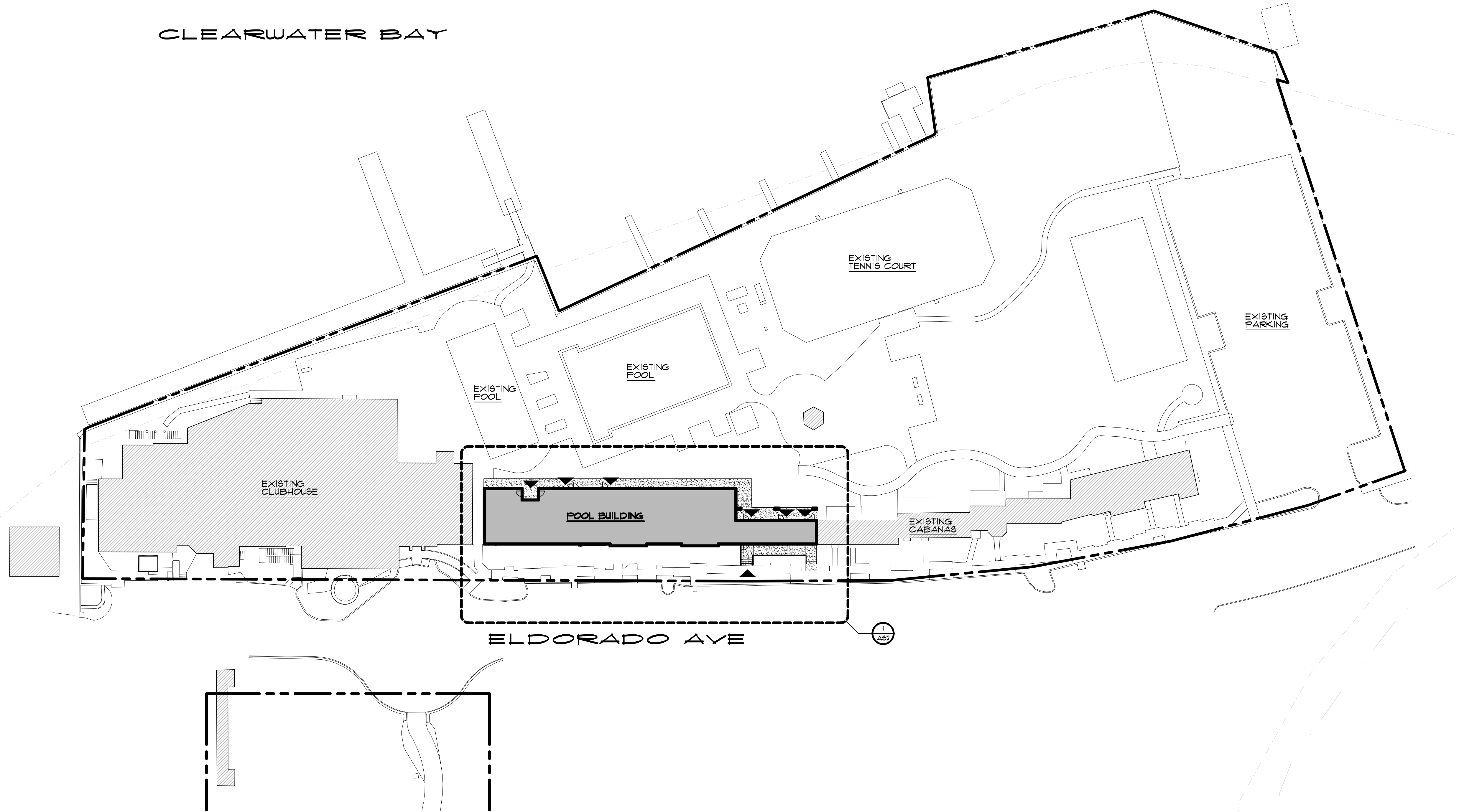
This detailed site plan illustrates a resort complex with the following key features and areas:

- Clubhouse Area:** Located on the left, it includes an **Elevated Clubhouse** (12,006 SF + 3,679 SF) with 18 covered parking spaces below. Adjacent areas include a **Service Yard**, **Gates**, **Fire Access**, **Storage**, **Mobile Kitchen**, **Birdcage**, **Entry Lanai**, **Entry Vest.**, **Courtyard**, **Awning**, and **Landscape** zones.
- Pool Amenities Building:** Situated in the center, it features a **Soft Edge Pool with Boardwalk, Lined with Cabanas**, a **(E) Lap Pool**, **Pool Deck**, **Beach Entry**, **Water Fall**, **Upper Lagoon Pool**, and **Lower Lagoon Pool**. Other nearby features include **Sand Area**, **Potential Dockage**, **Potential Observation Deck**, **Mobile Kitchen**, **Covered Gazebo**, **Pool Equip.**, **Pool Cabanas**, **Day Cabanas**, **Walk Path**, **Fire Pit**, **Hardscape**, **Sand Area w/ Palms**, **Play Area**, and **Vehicle Access**.
- Elevated Cabanas Above:** A structure measuring 3,930 SF, containing **Pool Equip.**, **Stor.**, and **Pool Cabanas**. It includes **Entry Vest.**, **UP**, **DN**, **COVERED ENTRY**, and **GATED ENTRY** points.
- Recreational Facilities:** Includes a **Clay Tennis Court** and a **Vehicle Access** point on the right side.
- Parking and Access:** Features two **(N) Parking Lot**s and a **Gated Entry** at the bottom right.

E L D O R A D O A V E N U E

[illegible]

CLEARWATER BAY



ELDORADO AVE

1/8\"/>

GENERAL NOTES

1. ALL FINISH GRADES ARE EXISTING AND TO REMAIN. EXISTING STORMWATER DRAINAGE IS NOT AFFECTED BY PROPOSED RENOVATION SCOPE.

1 ARCHITECTURAL OVERALL SITE PLAN
SCALE: 1" = 30'-0"

REVISIONS	BY

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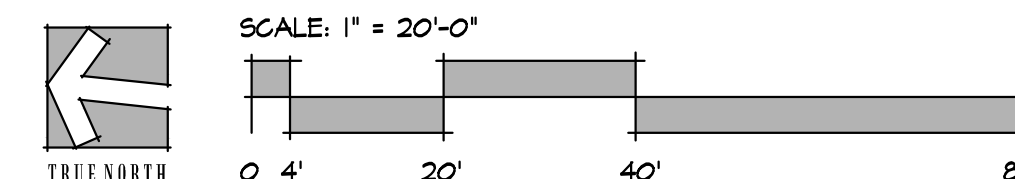
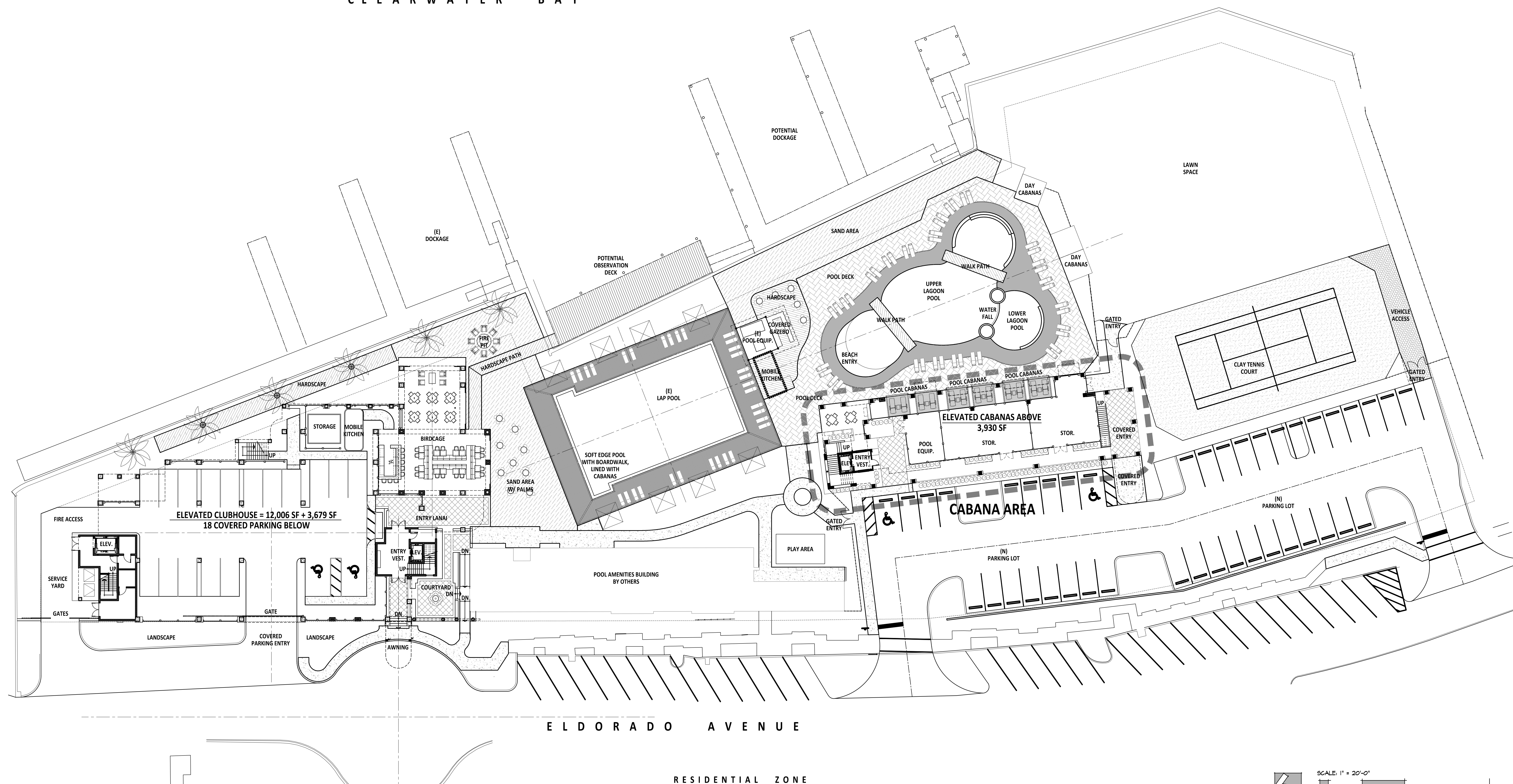
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North Arrow
Professional Seal: Joseph L. Oliveri, AIA, NCARB
License #A00014028
AP 14028

Pool Amenities Building Renovations
CARLOUEL BEACH & YACHT CLUB
1091 Eldorado Ave,
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Pinellas County

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C L E A R W A T E R B A Y





- 1 PROPERTY LINE - SEE CIVIL PLANS
- 2 SHADED AREA REPRESENTS PORTION OF EXISTING BUILDING
RENOVATION - SEE FLOOR PLANS
- 3 HATCHED AREA REPRESENTS EXISTING BUILDING AREA OF NO
WORK - SEE FLOOR PLANS
- 4 EXISTING LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS
- 5 EXISTING SIDEWALK - SEE CIVIL DRAWINGS
- 6 EXISTING PARKING AREA - SEE CIVIL DRAWINGS
- 7 EXISTING CONCRETE CURB - SEE CIVIL DRAWINGS
- 8 EXISTING DRIVE - SEE CIVIL DRAWINGS
- 9 HOSE BIB - SEE PLUMBING DRAWINGS DRAWINGS
- 10 CONCRETE SIDEWALK - SEE CIVIL DRAWINGS
- 11 CONCRETE STEPS / PLATFORM - SEE STRUCTURAL DRAWINGS
- 12 RAILING SYSTEM - SEE EXTERIOR ELEVATIONS
- 13 ELECTRICAL SERVICE MOUNTED ABOVE DESIGN FLOOD ELEVATION
- SEE ELECTRICAL PLANS
- 14 CONCRETE ADA RAMP / LANDING - SEE STRUCTURAL DRAWINGS

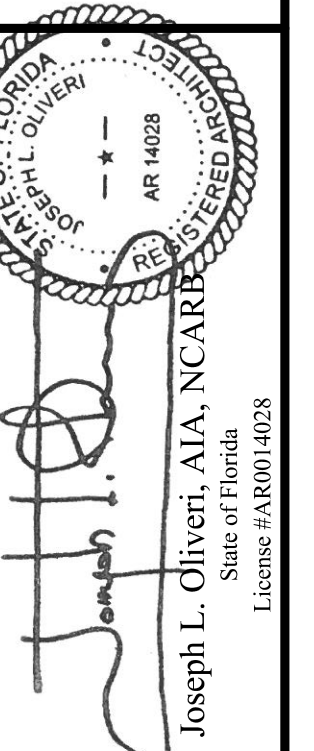
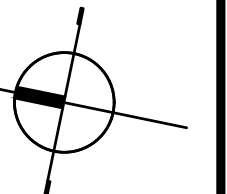
-  BUILDING ENTRANCE/ EXIT.
-  CONCRETE SURFACE

1. ALL NEW CONCRETE WALKS SHALL BE MINIMUM 4" CONCRETE WITH 6" x 6, 4 WJ.4" x WJ.4" UNLESS OTHERWISE NOTED,
2. SEE ELECTRICAL DRAWINGS FOR ALL SITE LIGHTING AND ELECTRICAL SERVICES.
3. REFER TO CIVIL PLANS FOR ALL SIDEWALK / PARKING LOCATIONS AND DIMENSIONS.
4. REFER TO LANDSCAPE DRAWINGS UNDER SEPARATE COVER FOR ALL IRRIGATION AND LANDSCAPE LOCATIONS.
5. ALL FINISH GRADES ARE EXISTING AND TO REMAIN. EXISTING STORMWATER DRAINAGE IS NOT AFFECTED BY PROPOSED RENOVATION SCOPE.

REVISIONS	BY

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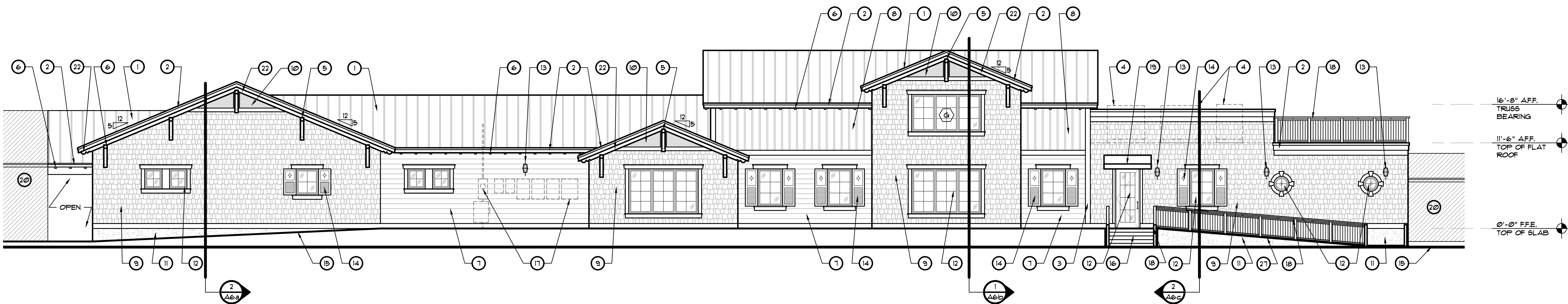
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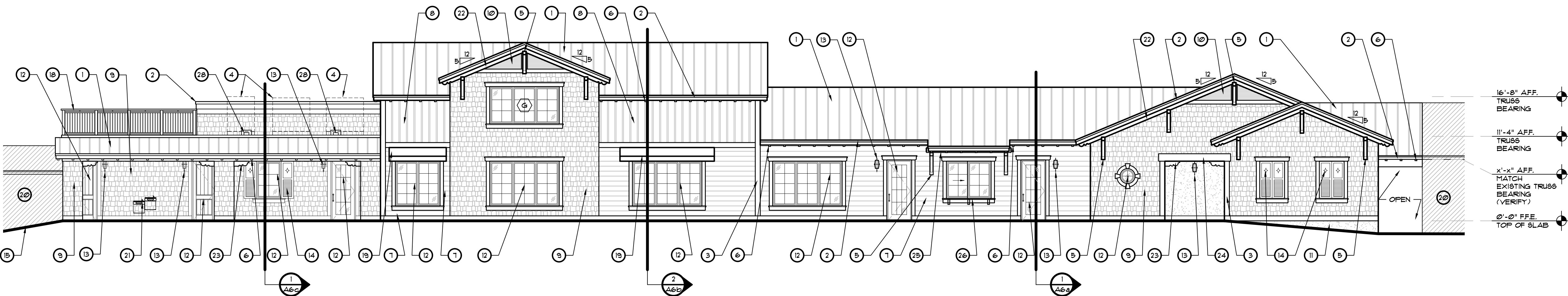
**CARLOUEL
BEACH & YACHT CLUB**
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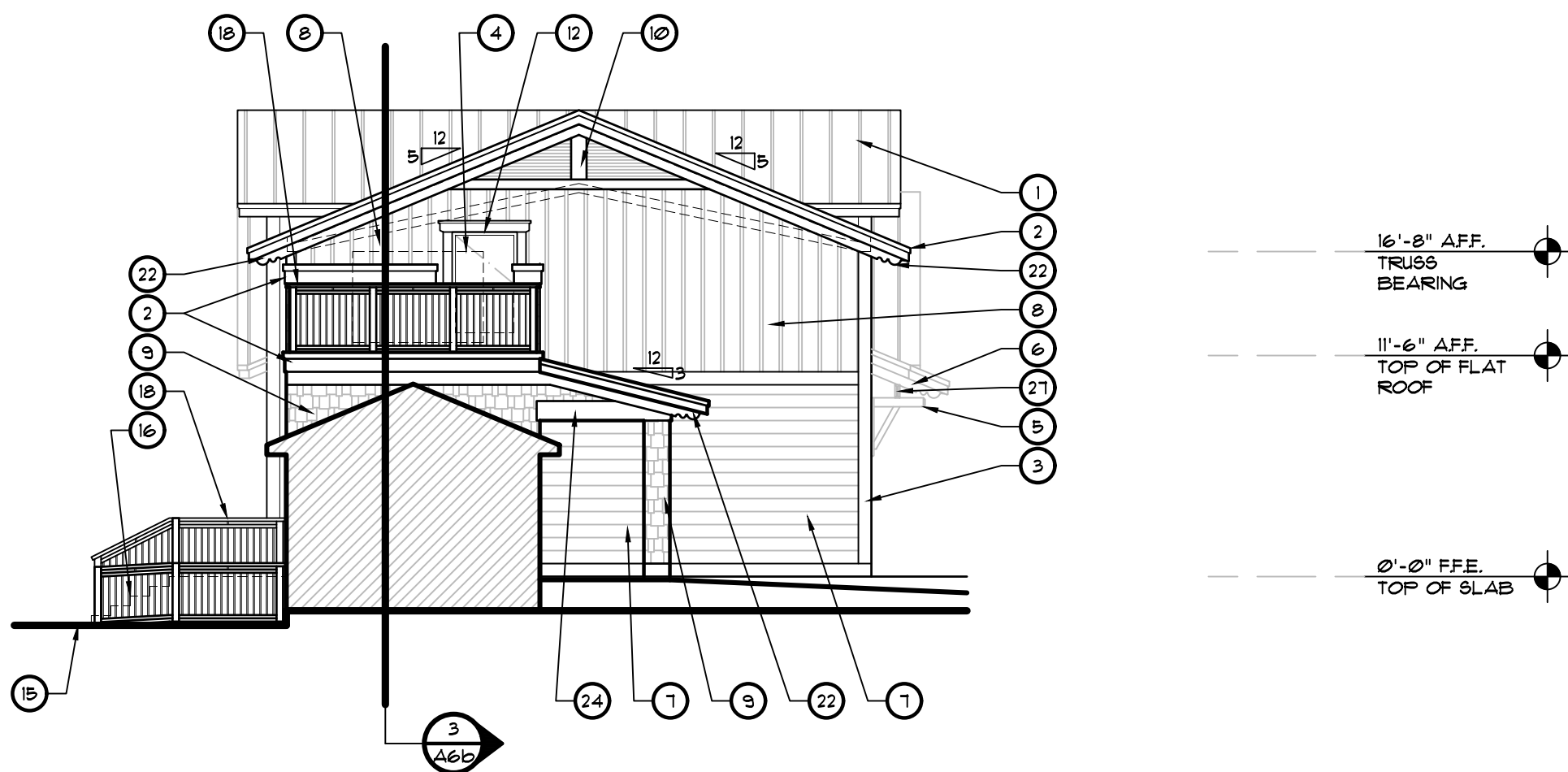
AS2



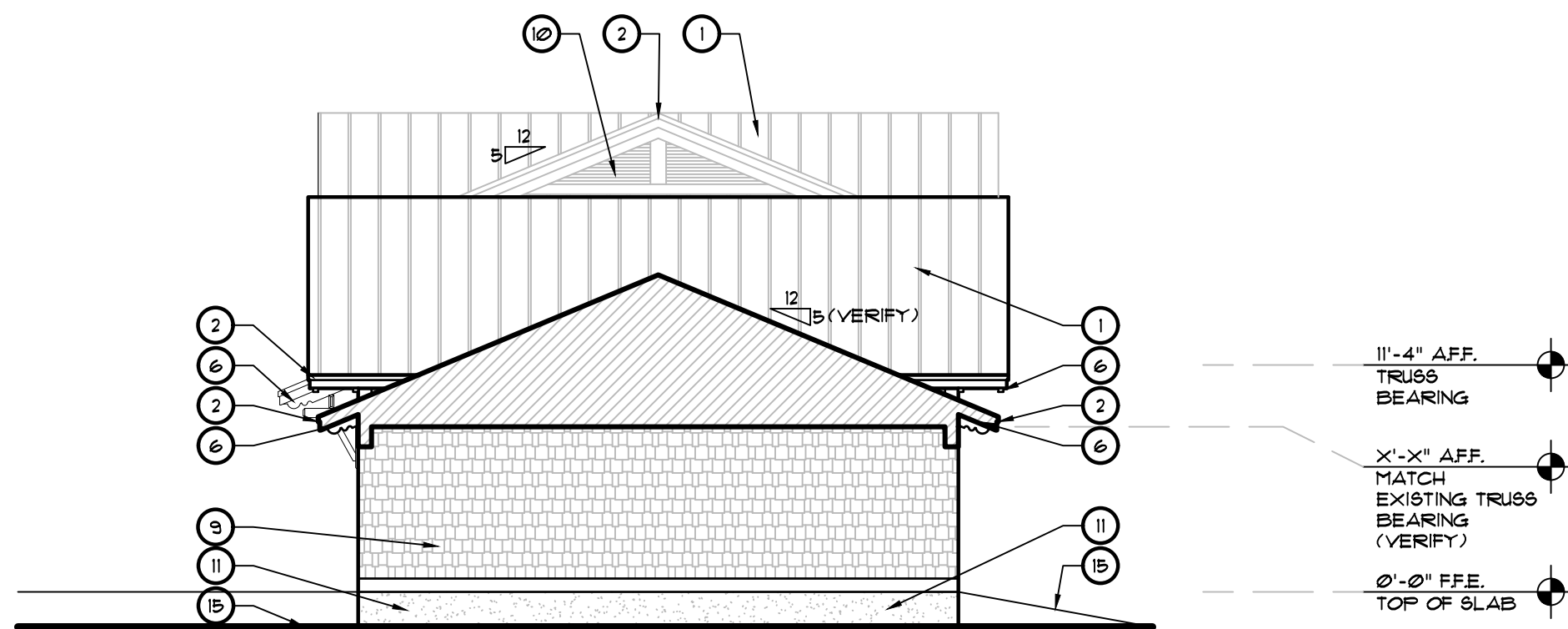
4 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

- 1 "CRAFTSMAN 88" ALUMINUM RIBBED PANEL ROOF SYSTEM WITH 18" O.C. BEAMS BY "MECI" (FPA #19823.4) - COLOR TO MATCH EXISTING METAL ROOF (COLONIAL RED)
- 2 COMPOSITE FASCIA / TRIM SYSTEM - SEE WALL SECTIONS
- 3 8" HARDIE TRIM AT CORNERS AND MATERIAL CHANGE
- 4 ROOF TOP MECHANICAL UNIT - SEE MECHANICAL PLANS
- 5 DECORATIVE COMPOSITE EAVE BRACKETS - SEE DETAIL 3/A5b AND WALL SECTIONS
- 6 DECORATIVE COMPOSITE RAFTER TAILS AT GABLES - SEE DETAIL 1/A5b AND WALL SECTIONS
- 7 HARDIE PLANK LAP SIDING SMOOTH WITH 8" HARDIE TRIM AT CORNERS - PAINT WHITE TO MATCH EXISTING CLUBHOUSE
- 8 HARDIE PANEL SIDING SMOOTH WITH 2" HARDIE TRIM BATTENS AT 12" O.C. AND 8" HARDIE TRIM AT CORNERS - PAINT WHITE TO MATCH EXISTING CLUBHOUSE
- 9 HARDIE SHINGLE SIDING STRAIGHT EDGE PANEL - NO CORNER TRIM UNLESS NOTED
- 10 COMPOSITE GABLE ATTIC VENTS - SEE DETAIL 6/A5b
- 11 SMOOTH SAND FLOAT STUCCO FINISH
- 12 DOOR / WINDOW SYSTEM - SEE FLOOR PLAN, SCHEDULES, AND TRIM DETAILS 4/A5b AND 5/A5b
- 13 EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- 14 DECORATIVE PVC SHUTTERS BY "TIMBERLANE" - COMBINATION STYLE LOUVERED PANEL BELOW SOLID PANEL WITH NAUTICAL THEME CUTOFF (TO BE SELECTED BY OWNER) - PROVIDE ALL HARDWARE, HINGES, AND SHUTTER DOGS
- 15 APPROXIMATE GRADE - VERIFY
- 16 CONCRETE STEPS / STAIR - SEE FLOOR PLANS
- 17 ELECTRICAL METER / SERVICE - SEE ELECTRICAL DRAWINGS
- 18 42" HIGH ALUMINUM RAILING SYSTEM AT FLAT ROOF - DESIGN TO BE DETERMINED AND SHALL MEET ALL CODE REQUIREMENTS
- 19 PRE-ENGINEERED CANVAS AWNING BY OTHERS
- 20 HATCHED AREA REPRESENTS EXISTING BUILDING AREA OF NO WORK
- 21 HI / LOW OUTDOOR MARINE GRADE ELECTRIC WATER COOLER - SEE PLUMBING DRAWINGS
- 22 DECORATIVE COMPOSITE GABLE RAFTER - SEE WALL SECTIONS AND DETAIL 1/A5b
- 23 DECORATIVE COMPOSITE BRACKETS - SEE DETAIL 2/A5b
- 24 12" HARDIE TRIM AT HEAD
- 25 DECORATIVE COMPOSITE EXTENSION BEAM AT OVERHANG
- 26 HORIZONTAL SLIDING WINDOW SYSTEM WITH SOLID SURFACE SHELF AND BRACKETS SEE DETAIL 7/A5b - SEE WINDOW SCHEDULE AND DETAILS
- 27 CONCRETE ADA RAMP - SEE FLOOR PLANS
- 28 ROOF SCUPPERS WITH 1 x 4 HARDIE TRIM - SEE ROOF PLAN

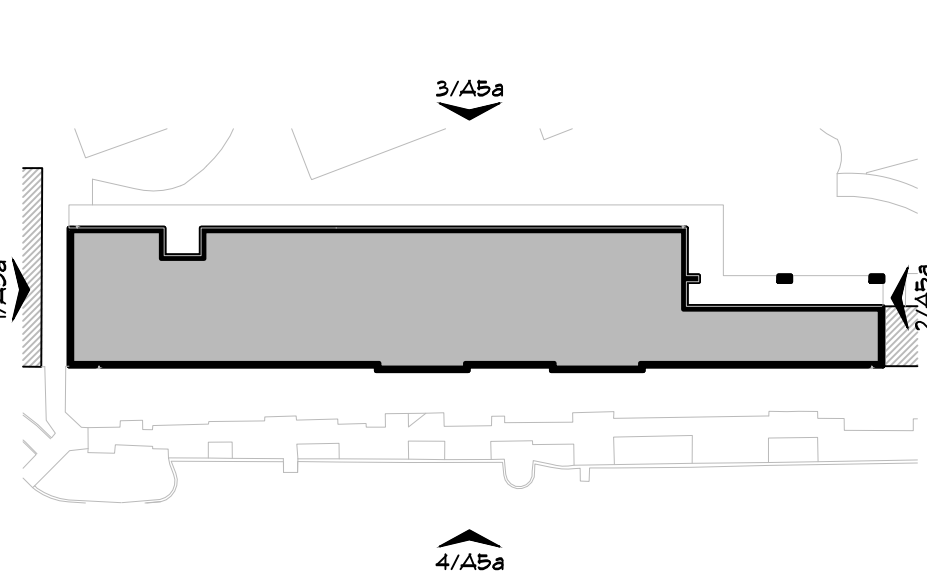
EXTERIOR FINISH LEGEND

- | | |
|--|---|
| | "CRAFTSMAN 88" ALUMINUM RIBBED PANEL ROOF SYSTEM WITH 18" O.C. BEAMS BY "MECI" (FPA #19823.4) - COLOR TO MATCH EXISTING METAL ROOF (COLONIAL RED) |
| | HARDIE SHINGLE SIDING STRAIGHT EDGE PANEL, NO CORNER TRIM - PAINTED |
| | HARDIE PLANK LAP SIDING SMOOTH WITH 8" HARDIE TRIM AT CORNERS - PAINT WHITE TO MATCH EXISTING CLUBHOUSE |
| | HARDIE PANEL SIDING SMOOTH WITH 2" HARDIE TRIM BATTENS AT 12" O.C. AND 8" HARDIE TRIM AT CORNERS - PAINT WHITE TO MATCH EXISTING CLUBHOUSE |
| | SMOOTH SAND FLOAT STUCCO FINISH - PAINTED |

GENERAL NOTES

1. ALL ROOF SLOPES SHALL BE 5/12 UNLESS NOTED OTHERWISE
2. GENERAL CONTRACTOR TO VERIFY ALL EXISTING FINISH GRADE ELEVATIONS
3. PROVIDE PROPER ALUMINUM FLASHING AT ALL REQUIRED AREAS TO ENSURE A WATERTIGHT CONDITION

KEY PLAN



REVISIONS	BY

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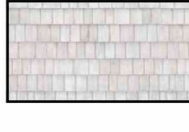
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A5a



ELEVATION LEGEND:

-  8" CEMENTITIOUS, SMOOTH, HORIZONTAL LAP SIDING. PAINT WHITE TO MATCH EXISTING CLUBHOUSE.
-  CEMENTITIOUS BOARD AND BATTEN SIDING WITH 2X VERTICAL BATTENS AT 12" O.C. PAINT WHITE TO MATCH EXISTING CLUBHOUSE.
-  CEMENTITIOUS SHINGLE SIDING WITH STRAIGHT EDGE, PAINTED.
-  18" O.C. STANDING SEAM ROOF IN "COLONIAL RED" OR SIMILAR.
-  TYPICAL EXTERIOR LIGHT SCONCE FIXTURE

2 CABANA EAST ELEVATION

SCALE: 1/8" = 1'-0"

AT EAVES:

DECORATIVE PAINTED WOOD BRACKET AND DECORATIVE RAFTER TAILS AT GABLES, TYP.



AT GABLES:

PAINTED WOOD ATTIC LOUVER AT GABLES, TYP.



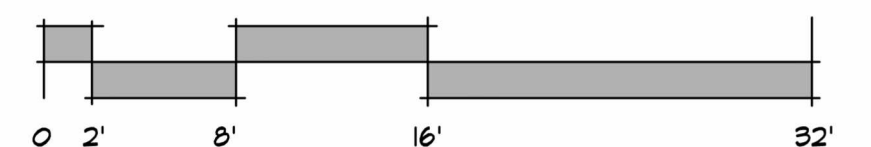
GENERAL NOTES:

- AT EAVES:
PRE-FINISHED EXTRUDED ALUMINUM BOX GUTTER
CEMENTITIOUS FASCIA.
- AT WALL CORNERS:
8" CEMENTITIOUS CORNER TRIM
- AT WALL BASE:
8" CEMENTITIOUS BASE TRIM
- FIBERGLASS FRAME WINDOWS, TYP.



1 CABANA WEST ELEVATION

SCALE: 1/8" = 1'-0"





3 CABANA NORTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"

AT EAVES:

DECORATIVE PAINTED WOOD BRACKET AND
DECORATIVE RAFTER TAILS AT GABLES, TYP.



AT GABLES:

PAINTED WOOD ATTIC LOUVER AT GABLES, TYP.



GENERAL NOTES:

AT EAVES:
PRE-FINISHED EXTRUDED ALUMINUM BOX GUTTER
CEMENTITIOUS FASCIA.

AT WALL CORNERS:
8" CEMENTITIOUS CORNER TRIM

AT WALL BASE:
8" CEMENTITIOUS BASE TRIM
FIBERGLASS FRAME WINDOWS, TYP.



2 CABANA SOUTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND:

- 8" CEMENTITIOUS, SMOOTH,
HORIZONTAL LAP SIDING.
PAINT WHITE TO MATCH
EXISTING CLUBHOUSE.
- CEMENTITIOUS BOARD AND
BATTEN SIDING WITH 2X
VERTICAL BATTENS AT 12"
O.C. PAINT WHITE TO MATCH
EXISTING CLUBHOUSE.
- CEMENTITIOUS SHINGLE SIDING
WITH STRAIGHT EDGE,
PAINTED.
- 18" O.C. STANDING SEAM
ROOF IN 'COLONIAL RED' OR
SIMILAR.
- TYPICAL EXTERIOR LIGHT
SCONCE FIXTURE



LAP SIDING



LIGHTING



SHINGLE SIDING



1 CABANA STREET WEST ELEVATION
SCALE: 1/8" = 1'-0"



BOARD & BATTEN SIDING



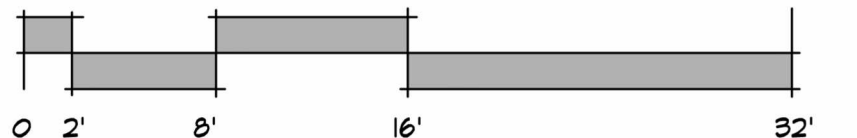
GABLE ATTIC VENTS

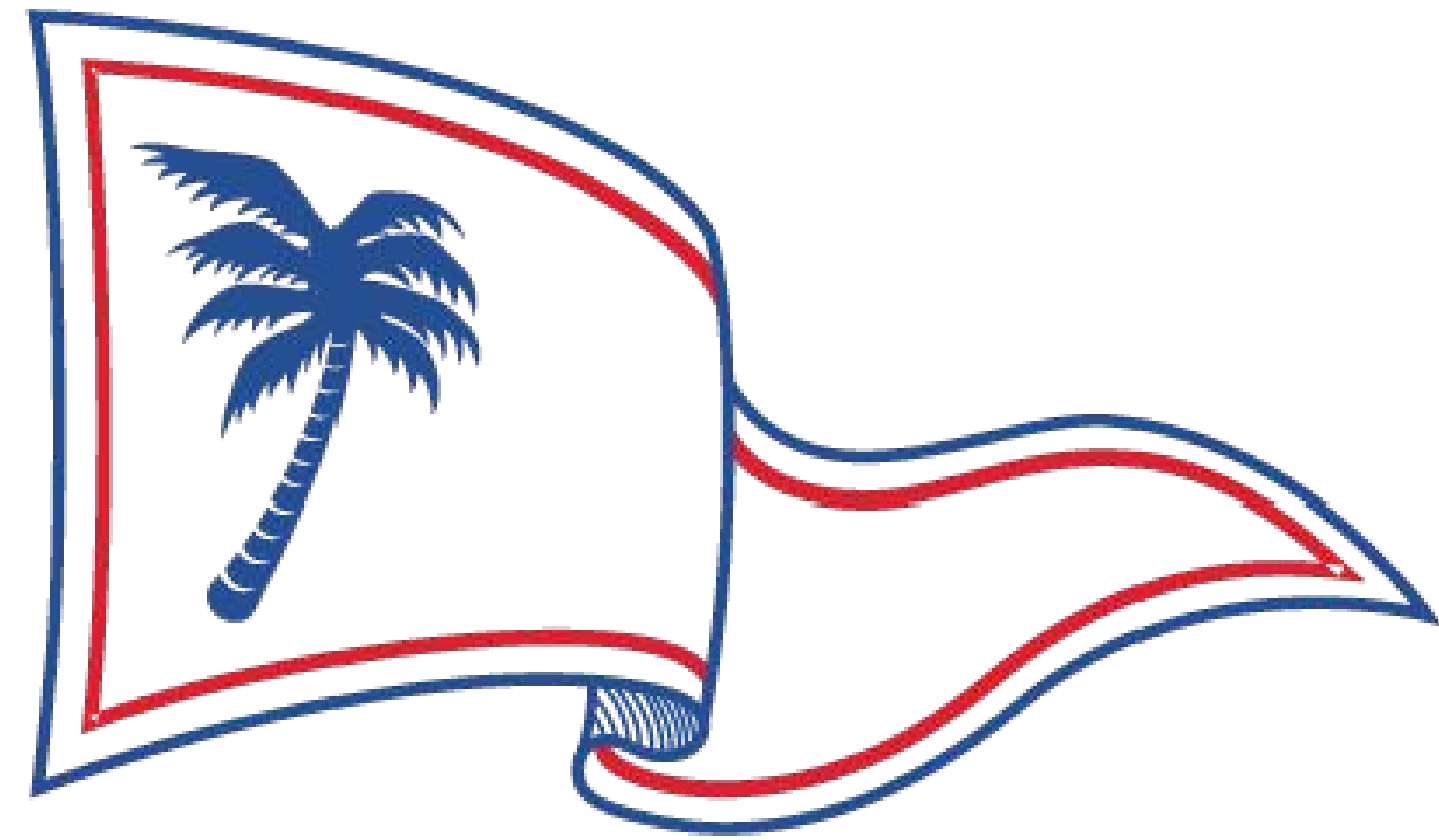


EAVE BRACKET



METAL ROOFING





CARLOUEL

— EST. 1934 —

BEACH & YACHT CLUB

CABANA BUILDING

CONCEPT DESIGN PACKAGE • FEBRUARY 19, 2026



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DATE	REVISIONS	BY

SITE IMPROVEMENT PLANS

FOR

CARLOUEL BEACH & YACHT CLUB

LEGAL DESCRIPTION

PARCEL 1:

THE NORTHERLY ONE-HALF OF LOT 11 AND ALL OF LOTS 12 AND 13, BLOCK 70, MANDALAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 32 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN THE LAND LYING WEST OF SAID LOTS DESCRIBED IN THAT CERTAIN DEED RECORDED IN DEED BOOK 1612, PAGE 455, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

LOTS SIX (6) TO ELEVEN (11) INCLUSIVE IN BLOCK ONE HUNDRED SEVENTY-ONE (171) ACCORDING TO REPLAT OF BLOCKS 65, 66, 71, 72, 73, 74 & 75 OF MANDALAY, AS RECORDED IN PLAT BOOK TWENTY (20), PAGE FIFTY-SEVEN (57) OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH PART OF LOTS FOUR (4) AND FIVE (5) OF SAID BLOCK 171 AND WATER LOT ONE (1) ACCORDING TO SAID PLAT, AND AN UNPLATTED STRIP OF LAND NORTH OF SAID LOT ELEVEN (11) WITH ALL APPURTENANT RIPARIAN AREA, MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID LOT ELEVEN (11) AND CONTINUING THENCE NORTHERLY ALONG THE PROJECTION OF ITS WEST BOUNDARY, SIX (6) FEET, TO INTERSECTION WITH THE SOUTH BOUNDARY OF MANDALAY POINT, ACCORDING TO THE PLAT OF THIS LATTERLY NAMED SUBDIVISION, RECORDED IN PLAT BOOK TWENTY (20), PAGE SIXTY-EIGHT (68) OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF MANDALAY POINT SUBDIVISION TO NAVIGABLE WATER IN CLEARWATER BAY; THENCE SOUTHEASTERLY ALONG THE LINE OF NAVIGABLE WATER, TO INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTHERLY BOUNDARY OF CARLOUEL, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK TWENTY (20), PAGES SIXTY (60), SIXTY-ONE (61), AND SIXTY-TWO (62) OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE WESTERLY ALONG THIS PROJECTION AND THE SAID NORTHERLY BOUNDARY OF CARLOUEL TO A POINT WHICH BEARS NORTH 55°54'30" EAST TWO HUNDRED THIRTEEN AND EIGHTY-FOUR HUNDREDTHS (213.84) FEET FROM THE NORTHWEST CORNER OF LOT FOUR (4) IN BLOCK TWO HUNDRED SEVENTY-ONE (271) OF SAID CARLOUEL SUBDIVISION; THENCE NORTH 1°11'30" WEST, SIX AND TWO-TENTHS (6.2) FEET; THENCE SOUTH 59°47'38" WEST, TWO HUNDRED EIGHTEEN AND THREE-TENTHS (218.3) FEET, TO THE WESTERLY BOUNDARY OF SAID LOT FIVE (5); AND THENCE NORTHERLY ALONG THE WESTERLY BOUNDARIES OF SAID LOTS 5, 6, 7, 8, 9, 10 AND 11, TO THE POINT OF BEGINNING.

NOTE:

THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.

UTILITY OWNERS

SPECTRUM
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PHONE: (727) 329-2847

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MC: FLOW6533
1280 CLEVELAND STREET
CLEARWATER, FLORIDA 33782
PHONE: (727) 562-1130

WIDE OPEN WEST (WOW)
FLSP2144
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PROJECT COORDINATOR
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PHONE: (727) 239-0224 OFFICE

DUKE ENERGY
ATTENTION: MR. RICO ASHLEY
2166 PALMETTO STREET, BLDG. F
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CITY OF CLEARWATER

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CITY OF CLEARWATER
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CITY OF CLEARWATER
ENGINEERING DEPARTMENT - CONSTRUCTION
MANAGEMENT
ATTENTION: MR. TIM KURTZ
100 SOUTH MYRTLE AVENUE, ROOM 220
CLEARWATER, FLORIDA 33756
PHONE: (727) 562-4737



SECTION 32, TOWNSHIP 28 SOUTH, RANGE 15 EAST
CLEARWATER, PINELLAS COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

OWNER/DEVELOPER
CARLOUEL YACHT CORP.
1091 ELDORADO AVE.
CLEARWATER, FL 33767

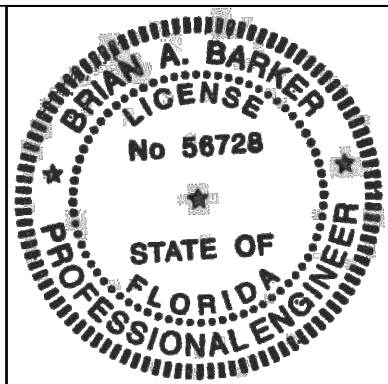
ENGINEER
CLYMER FARNER BARLEY, Inc.
314 S. MISSOURI AVE., SUITE 101
CLEARWATER, FLORIDA 33756
BRIAN A. BARKER, P.E.
FL LIC. NO. 56728
(727) 519-1030

SURVEYOR
CLYMER FARNER BARLEY, Inc.
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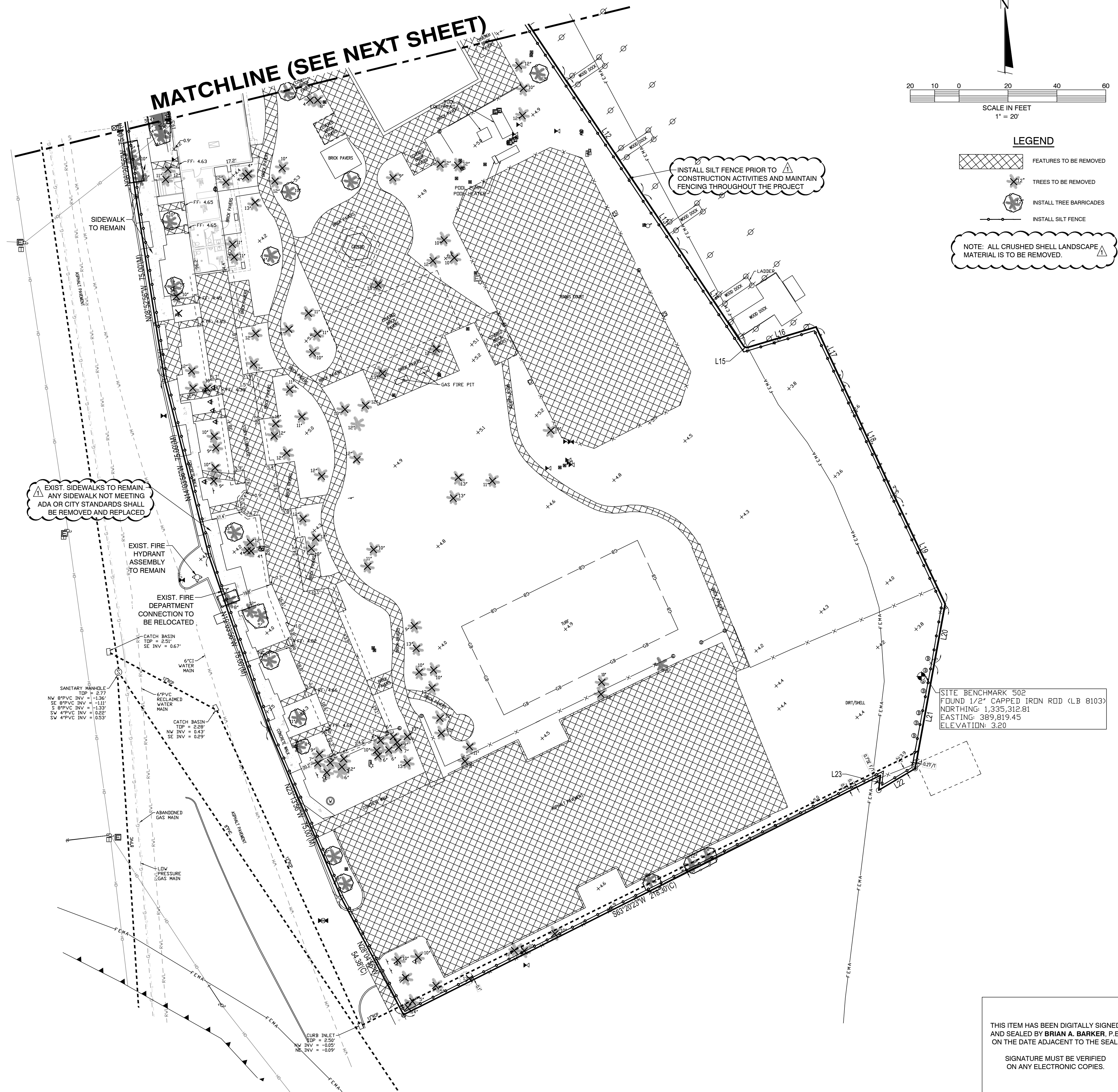
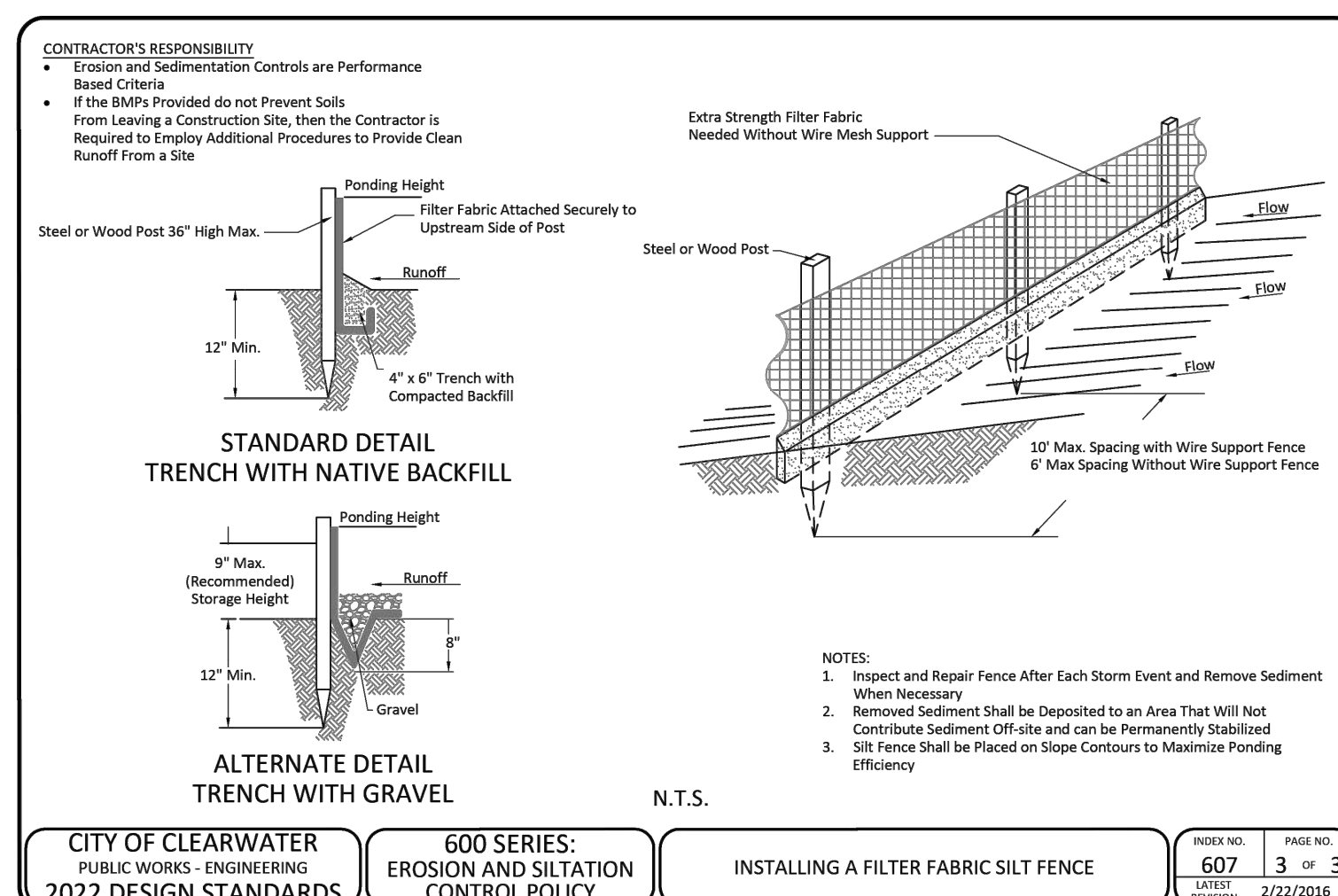


CLYMER FARNER BARLEY

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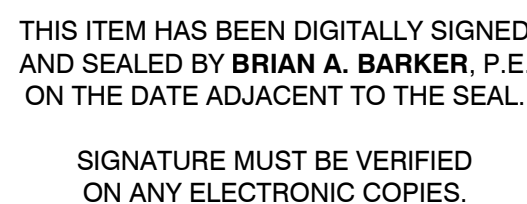
IS: F:\NELLAGAS\CARLOUEL BEACH AND YACHT CLUB\CIVIL\CONSTRUCTION\0002-CYC- NOTES.dwg (9/6) PLOT DATE: 02/06/2026 1:22 PM SAVE DATE: 4/27/2026 LAST SAVED BY: DSTRINE

GENERAL CONSTRUCTION NOTES:		GRADING AND DRAINAGE NOTES:		SANITARY SEWER NOTES:		SEDIMENT AND EROSION CONTROL:	
1. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.		1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNERS ENGINEER, OR OWNERS SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.		1. ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER UNLESS OTHERWISE SPECIFIED ON THE PLANS.		1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL AND PREVENT EROSION AND THE TRANSPORTATION OF SEDIMENT TO SURFACE DRAINS AND OUTFALLS.	
2. ALL WORKMANSHIP AND MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE LATEST CITY OF CLEARWATER STANDARDS, CONTRACT DOCUMENTS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.		2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.		2. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.		2. THE CONTRACTOR SHALL PREPARE AND SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CRITERIA FOR A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) ACTIVITIES PERMIT.	
3. SPECIFIC REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) "DESIGN STANDARDS" AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", MOST CURRENT EDITIONS, ARE INCORPORATED INTO THE CONTRACT DOCUMENTS BY REFERENCE.		3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.		3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.		3. THE CONTRACTOR MUST OBTAIN A FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER, IF DEWATERING WITH OFFSITE DISCHARGE WILL BE REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PRELIMINARY WATER SAMPLES TO SATISFY THE FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER. SAMPLING SHALL OCCUR THIRTY (30) DAYS PRIOR TO THE START OF DEWATERING.	
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.		4. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.		4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNERS ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.		4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND POLLUTION SHALL BE MINIMIZED. THE SUBMITTED SWPPP SHALL BE COMPLIED WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS SHALL BE COMPLIED WITH AT ALL TIMES. PLEASE NOTE THAT NO HAY BALES ARE ALLOWED ON CITY OF CLEARWATER PROJECTS.	
5. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNERS ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNERS ENGINEER.		5. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.		5. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.		5. BEST MANAGEMENT PRACTICES INSTALLED FOR SEDIMENT AND EROSION CONTROL SHALL BE INSPECTED MONTHLY AND AFTER EVERY 1/2" RAIN EVENT. MAINTAIN AND REPAIR AS NEEDED.	
6. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.		6. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.		6. ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".		<u>TREE PROTECTION:</u>	
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION, DEMOLITION AND/OR EXCAVATION IN ACCORDANCE WITH FLORIDA STATUTES.		7. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.		7. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A21.51 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51.		1. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADHERING TO ALL TREE PROTECTION MEASURES REQUIRED BY THE CITY OF CLEARWATER CODES, ORDINANCES AND STANDARD SPECIFICATIONS. THIS WILL INCLUDE ALL TREE BARRICADES, ROOT PRUNING AND TREE TRIMMING/PRUNING ACTIVITIES. THESE REQUIREMENTS WILL APPLY WITHIN THE SPECIFIED "LIMITS OF WORK" AND WILL ALSO BE APPLICABLE IN ALL AREAS WHERE THE CONTRACTOR AND/OR HIS SUBCONTRACTORS STAGE, STORE OR PARK VEHICLES, EQUIPMENT, MATERIALS AND DEBRIS.	
8. THE CONTRACTOR SHALL CALL SUNSHINE 811, PREVIOUSLY KNOWN AS SUNSHINE STATE ONE CALL OF FLORIDA, AT 1-800-432-4770 OR 811, A MINIMUM OF TWO (2) DAYS AND A MAXIMUM OF FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION.		<u>PAVING NOTES:</u>		8. ALL SANITARY SEWER MAINS OR SANITARY SEWER FORCEMAINS THAT REQUIRE D.I.P. ARE TO BE POLYLINED OR EPOXY LINED.		2. ALL TREE PRUNING AND/OR ROOT PRUNING ON EXISTING TREES TO BE PRESERVED WILL ONLY BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST. FURTHERMORE, ALL TREE WORK SHALL CONFORM TO THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) 2001, AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS - TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (PRUNING) ANSI A-300.	
9. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION.		1. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNERS ENGINEER FOR APPROVAL.		9. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.		3. WHERE CALLED FOR ON THE PLANS, INSTALL TREE BARRICADES, EROSION CONTROL/SILT FENCING OR OTHER APPROVED PROTECTIVE BARRIERS AROUND ALL TREES TO BE PRESERVED, PER CITY STANDARD DETAIL, WHERE APPLICABLE, AND SPECIFICALLY APPROVED BY THE CITY'S ENGINEERING REPRESENTATIVE. PROTECTIVE BARRIERS MAY BE PLACED IN ROOT PRUNE TRENCHES.	
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE SITE TO DETERMINE EXISTING CONDITIONS, ANYTHING NOT SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY'S ENGINEERING REPRESENTATIVE AND SHALL NOT CONSTITUTE ADDITIONAL SCOPE OF WORK APPROVED BY THE ENGINEER.		2. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.		10. CONNECTIONS MADE WHICH JOIN OTHER PIPE MATERIALS TO EXISTING VCP MAINS SHALL BE MADE USING A STAINLESS STEEL SHIELDED SEWER COUPLING AS MANUFACTURED BY MISSION RUBBER COMPANY, GASKET TO MEET ASTM C-425-91 TABLE 2-300 SERIES STAINLESS STEEL SHEAR RING WITH A MINIMUM THICKNESS OF 0.012". 316 SERIES STAINLESS STEEL CLAMPS WITH NUT & BOLT TAKE UP, SHEAR RING AND CLAMPS TO MEET ALL REQUIREMENTS OF ASTM A-167, TRANSITIONAL SIZES TO UTILIZE A ONE PIECE GASKET. EXISTING CLAY PIPE SHALL BE REMOVED TO UNDISTURBED PIPE BEDDING AND REPLACED WITH PVC OR DIP AS APPROVED BY THE CITY.		4. PRIOR TO ANY FIELD CHANGES TAKING PLACE, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE POTENTIAL IMPACTS TO EXISTING TREES WITH HIS CERTIFIED ARBORIST, AND INCLUDE ANY AND ALL RECOMMENDED TREE PROTECTION MEASURES IN HIS PROPOSAL TO MODIFY THE APPROVED DESIGN. THE CITY'S ENGINEERING REPRESENTATIVE MUST APPROVE, IN WRITING, ANY CHANGES TO THE APPROVED DESIGN PRIOR TO IMPLEMENTATION OF SAID CHANGE.	
11. THE CONTRACTOR SHALL CONTACT THE CITY'S ENGINEERING REPRESENTATIVE IMMEDIATELY CONCERNING ANY CONFLICTS ARISING DURING CONSTRUCTION.		3. ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.		11. A CCTV INSPECTION OF THE NEW SEWER SYSTEM IN DIGITAL FORMAT UTILIZING THE INDUSTRY STANDARD PIPELINE ASSESSMENT AND CERTIFICATION PROGRAM (PACP) CODING SYSTEM SHALL BE PROVIDED TO THE CITY. THE VIDEO SHALL BE TAKEN PRIOR TO PLACING THE NEW SEWER SYSTEM INTO SERVICE. DATA WILL BE COLLECTED UTILIZING CUES GRANITE SOFTWARE.		5. THE CONTRACTOR WILL AVOID ANY OPEN EXCAVATIONS, FILL OR OTHER CONSTRUCTION ACTIVITIES WHENEVER POSSIBLE WITHIN THE "CRITICAL ROOT ZONE" OF ANY EXISTING TREE (I.E., UNDER THE DRIP LINE/CANOPY).	
12. ALL CONSTRUCTION ACTIVITIES MUST CONFORM TO THE LOCAL NOISE ORDINANCE.		4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.		12. INSTALLATION OF GRAVITY SEWER PIPE SHALL BE IN CONFORMANCE WITH RECOMMENDED PRACTICES CONTAINED IN STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS ASTM D2321. CONNECTIONS TO MANHOLES WITH SANITARY PIPE SHALL USE A JOINT TWO (2) FEET IN LENGTH AND SHALL USE AN APPROVED WATER STOP AROUND PIPE JOINT ENTRY.		6. NO VEHICLES, EQUIPMENT OR MATERIALS SHALL BE PARKED OR STORED UNDER/WITHIN THE DRIP LINE/PROTECTIVE BARRIER AREA OF ANY TREE.	
13. HOURS OF WORK SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENTAL AGENCY.		5. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".		<u>SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS:</u>		7. WHERE CONSTRUCTION ACTIVITIES ARE ANTICIPATED TO LAST FOR AN EXTENDED PERIOD OF TIME NEAR EXISTING TREES, THE CONTRACTOR SHALL INSTALL AND MAINTAIN CITY APPROVED TREE BARRICADES AS SHOWN IN THE STANDARD DETAILS AND AS APPROVED BY THE CITY'S ENGINEERING REPRESENTATIVE.	
14. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.		<u>PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS:</u>		1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNERS CONTRACTOR. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.		8. WOODCHIPS, MULCH OR ANOTHER CUSHIONING SURFACE MATERIAL APPROVED BY THE CITY'S ENGINEERING REPRESENTATIVE SHALL BE PLACED TO A MINIMUM DEPTH OF TEN (10) INCHES OVER AREAS WHERE ROOTS ARE PRESENT AND CONSTRUCTION TRAFFIC OCCURS.	
15. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION "DESIGN STANDARDS".		1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNERS SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.		2. THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATION AGENCY HAVING JURISDICTION, MAXIMUM ALLOWABLE LEAKAGE RATE: 200 GPD PER INCH PIPE DIAMETER PER MILE. TEST RESULTS ARE TO BE SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.		9. ALL TREE PROTECTION MEASURES SHALL REMAIN IN PLACE AT ALL TIMES DURING CONSTRUCTION UNTIL THE CITY'S ENGINEERING REPRESENTATIVE AUTHORIZES REMOVAL.	
16. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN EFFECTIVE BARRICADES, DANGER SIGNALS, SIGNS AND PEDESTRIAN DETOURS IN ALL AREAS WHERE REQUIRED FOR THE PROTECTION OF THE WORK AND THE SAFETY OF THE PUBLIC.		2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.		3. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.		10. THE CONTRACTOR WILL COORDINATE WITH THE CITY'S ENGINEERING REPRESENTATIVE, TIM KURTZ, AT (727) 562-4737, TO OBTAIN APPROVAL IN ADVANCE OF ANY AND ALL WORK WITHIN THE CRITICAL ROOT ZONE OF ANY EXISTING TREE.	
17. MAINTENANCE OF TRAFFIC (MOT); IF IT BECOMES NECESSARY FOR THE CONTRACTOR TO CLOSE ANY STREET TO THROUGH TRAFFIC WITHIN THE LIMITS OF CONSTRUCTION, ACCESS FOR LOCAL TRAFFIC WITH DESTINATION WITHIN THE PROJECT LIMITS OF CONSTRUCTION SHALL BE MAINTAINED. IF DURING CONSTRUCTION, ACCESS FOR LOCAL TRAFFIC IS CHANGED, THE PROPERTY OWNERS AFFECTED SHALL BE GIVEN AT LEAST THREE (3) DAYS ADVANCE NOTICE. THE CONTRACTOR SHALL SUBMIT TO THE CITY'S ENGINEERING REPRESENTATIVE THE TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO IMPLEMENTATION.		<u>AMERICANS WITH DISABILITIES ACT (ADA) NOTES:</u>		<u>SWFWM/D / EROSION CONTROL NOTES:</u>			
18. A REGISTERED LAND SURVEYOR, AT THE CONTRACTOR'S EXPENSE, SHALL RESET ALL SECTION CORNERS OR PROPERTY CORNERS DISLOCATED OR DISTURBED BY ANY CONSTRUCTION RELATED ACTIVITIES.		ADA ACCESSIBLE PATHS SHALL MEET THE FOLLOWING:		1. DURING CONSTRUCTION SEDIMENT IS TO REMAIN ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO INITIATING AND DURING ALL PHASES OF LAND CLEARING AND CONSTRUCTION TO PREVENT SOIL EROSION AND SILTATION.			
19. ANY NATIONAL GEODETTIC SURVEY (NGS) MONUMENT WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED, IF IN DANGER OF DAMAGE, CONTRACTOR SHALL NOTIFY THE CITY'S FIELD REPRESENTATIVE IMMEDIATELY AND CONTACT THE NATIONAL GEODETTIC SURVEY INFORMATION CENTER.		1. ADA PATH SHALL HAVE A MAXIMUM 1:48 (2.08%) CROSS SLOPE.		2. ROUGH EXCAVATE RETENTION AREAS.			
20. UNLESS NOTED ON THE PLANS, FINAL GRADE IS TO GENERALLY BE THE SAME AS EXISTING GRADE. RESTORE UNIFORMLY AND FOR PROPER YARD DRAINAGE GRADE TOWARD ROADWAY.		2. IF THE ADA PATH DOES NOT TERMINATE AT A DRIVE AISLE AND HAS A LONGITUDINAL SLOPE THAT IS GREATER THAN 1:20 (5.00%) AND LESS THAN 1:12 (8.33%) ADA RAILINGS WILL BE REQUIRED.		3. DIRECT ALL SURFACE DRAINAGE TOWARD RETENTION AREA DURING CONSTRUCTION.			
21. ALL NEW UTILITIES SHALL BE INSTALLED WITH THE MINIMUM THIRTY SIX (36) INCHES OF COVER UNLESS OTHERWISE SPECIFIED ON PLANS.		3. IN THE EVENT THE ADA PATH IS CONSTRUCTED WITH A LONGITUDINAL SLOPE THAT IS GREATER THAN 1:12 (8.33%) OR THE CROSS SLOPE IS GREATER THAN 1:48 (2.08%) WILL REQUIRE THAT PORTION OF SIDEWALK BE REMOVED AND REBUILT BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DEVELOPER/OWNER.		4. AFTER PAVING, GRADE RETENTION AREAS TO CONTOURS, SHAPE AS SHOWN AND SOD.			
22. WHERE UTILITIES CROSS THE LOWEST PIPE SHALL BE INSTALLED FIRST.		<u>WATER SYSTEM NOTES:</u>		5. ALL DISTURBED AREAS SHALL BE RESTORED TO NATURAL CONDITIONS OR BETTER.			
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING OF ALL NEWLY CONSTRUCTED UTILITIES IN ACCORDANCE WITH CURRENT STANDARDS OF LOCAL JURISDICTION. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND THE OWNER OR AN AUTHORIZED REPRESENTATIVE AT LEAST FORTY EIGHT (48) HOURS IN ADVANCE OF PERFORMING TESTS.		1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER UNLESS OTHERWISE SPECIFIED ON THE PLANS.		6. ALL SIDE SLOPES OF RETENTION OR SWALE AREAS SHALL BE STABILIZED BY VEGETATION OR OTHER MATERIALS TO MINIMIZE EROSION AND PROTECT THE STORMWATER BASIN.			
24. THE CONTRACTOR SHALL PROVIDE ALL SHEETING, SHORING AND BRACING REQUIRED TO PROTECT ADJACENT STRUCTURES OR TO MINIMIZE TRENCH WIDTH. WHERE A SEPARATE PAY ITEM IS NOT PROVIDED, THE COST OF ALL SHEETING AND BRACING REQUIRED SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE ITEM OF WORK FOR WHICH SHEETING, SHORING AND BRACING IS ANTICIPATED TO BE REQUIRED IN ACCORDANCE WITH LOCAL, STATE, OR FEDERAL REGULATIONS FOR CONSTRUCTION.		2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.		NOTE: PLAN CONFLICTS, SHOWN OR UNSHOWN, WITH OTHER EXISTING SITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS AND PROTECT OR REINSTATE ALL DISTURBED EXISTING UTILITIES, PHONE LINES, POWER LINES, POWER SUPPORT CABLES, SPRINKLER LINES AND CONTROLS, MECHANICAL PIPELINES OR UNDERGROUND POWER CABLES AND RETURN EXISTING CONCRETE WALKS, DUMPSITER PADS, FENCE, HANDRAIL, VALVES, HYDRANTS, GUY WIRES, ELECTRIC BOXES AND PIPELINES WHICH SHALL BE REPAIRED OR REINSTALLED AS INCIDENTAL TO THE COST OF WORK SHOWN HEREUNDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY CONFLICTS PRIOR TO AWARD OF THE CONTRACT.			
25. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI (28-DAY STRENGTH), UNLESS OTHERWISE NOTED ON DRAWINGS.		3. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900, PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 19 IN ACCORDANCE WITH ASTM D-2241.		NOTE: REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AS PROVIDED BY CHAPTERS 400-4 & 400-40 F.A.C. INITIATION OF CIVIL PENALTY PROCEDURES PURSUANT TO SECTION 373.129, F.A.C. CAN RESULT IN A PENALTY NOT TO EXCEED \$10,000 PER OFFENSE WITH EACH DATE DURING WHICH SUCH VIOLATION OCCURS CONSTITUTING A OFFENSE.			
26. NO SURFACING MATERIAL IS TO BE APPLIED TO ANY MANHOLE COVERS, FRAMES, VALVE BOXES, GAS DROPS, ETC. ALL EXISTING AND PROPOSED UTILITY AND STORM SEWER STRUCTURES WHOSE TOPS WILL BE EXPOSED WITHIN ANY PAVED AREA SHALL BE ADJUSTED SO THAT THE TOP SURFACE OF COVERS OR FRAMES SHALL BE FLUSH WITH THE PAVEMENT SURFACE.		4. WATER MAINS LESS THAN 4" SHALL BE PVC SDR21.		<u>MAINTENANCE AND OPERATIONS INSPECTIONS FOR STORMWATER DISCHARGE FACILITY</u>			
27. MATERIALS INTERFERING WITH CONSTRUCTION SHALL BE DISPOSED OF AS DIRECTED BY THE CITY'S ENGINEERING REPRESENTATIVE, UNLESS OTHERWISE NOTED ON PLANS.		5. ALL FITTINGS 2" AND SMALLER SHALL BE PVC SDR21 WITH PUSH ON JOINTS. NO SOLVENT CEMENT WELD PIPE OR FITTINGS SHALL BE USED.		1. ALL SODDED AREAS SHALL BE MOWED AND MAINTAINED PROPERLY.			
28. ALL EXCESS SOIL RESULTING FROM CONSTRUCTION ACTIVITIES THAT IS NOT CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF BY THE CONTRACTOR.		6. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509		2. UNDER NO CIRCUMSTANCES SHALL THE RETENTION AREA BE FILLED WITH ANY OTHER SUBSTANCE THAN STORMWATER.			
29. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE SET OF MARKED-UP DRAWINGS (AS-BUILTS) AT THE CONSTRUCTION SITE.		7. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.		3. SWALE AREAS SHALL BE KEPT CLEAN AND FREE OF ANY OBSTRUCTIONS.			
30. THE BOTTOM TRENCH WIDTH IN AN UNSUPPORTED TRENCH SHALL BE LIMITED TO THE MINIMUM PRACTICABLE WIDTH ALLOWING WORKING SPACE TO PLACE AND COMPACT THE HAUNCHING MATERIAL. THE USE OF TRENCH BOXES AND MOVABLE SHEETING SHALL BE PERFORMED IN SUCH A MANNER THAT REMOVAL, BACKFILL AND COMPACTION WILL NOT DISTURB COMPACTED HAUNCHING MATERIAL OR PIPE ALIGNMENT. DEWATERING OF THE TRENCH BOTTOM SHALL BE ACCOMPLISHED USING ADEQUATE MEANS TO ALLOW PREPARATION OF BEDDING. PLACEMENT OF THE HAUNCHING MATERIAL WITHIN THE TRENCH WITHOUT STANDING WATER. DEWATERING SHALL CONTINUE UNTIL SUFFICIENT BACKFILL IS PLACED ABOVE THE PIPE TO PREVENT FLOTATION OR MISALIGNMENT.		8. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.		4. IF DAMAGE TO THE SYSTEM DOES OCCUR, THE SYSTEM SHALL BE RECONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN.			
31. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS, CONSTRUCTION DEBRIS, AND OTHER WASTE MATERIALS OFFSITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. ALL BACKFILL SHALL BE FREE OF UNSUITABLE MATERIALS.		9. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.		<u>OPERATION & MAINTENANCE OF THE STORMWATER SYSTEM</u>			
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A HURRICANE PREPARATION PLAN TO THE CITY'S ENGINEERING REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.		10. THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.		THE OWNER SHALL PERIODICALLY MONITOR THE STORMWATER SYSTEM (PIPE CONVEYANCE SYSTEM AND RETENTION POND) FOR SILT AND SEDIMENTATION BUILD UP. THE PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED, AS DEEMED NECESSARY NO LESS THAN TWICE A YEAR. ALL MATERIAL SHALL BE KEPT MOVED AND REMOVED. THE RETENTION POND SHALL BE KEPT MOVED AND REMOVED. THE BOTTOM FREE OF DEBRIS. IF WATER STANDS IN THE POND MORE THAN 48 HOURS THE OWNER SHALL RAKE AND/OR SCARIFY THE POND BOTTOM, AS DEEMED NECESSARY AND NO LESS THAN TWICE A YEAR TO RESTORE THE PERCOLATION CHARACTERISTICS OF THE POND. THE OWNER WILL BE RESPONSIBLE TO MAKE SURE THAT TO THE BEST OF HIS ABILITY NOTHING ENTERS THE SYSTEM BESIDES STORMWATER THAT COULD DETERIORATE THE FUNCTIONING CAPABILITIES OF THE SYSTEM, I.E. GASOLINE, OIL, GREASE, CHEMICALS, ETC.			
33. ANY DAMAGE TO CITY, COUNTY, OR STATE ROADS CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR IN A TIMELY MANNER AND TO THE SATISFACTION OF THE CITY'S ENGINEERING REPRESENTATIVE. PAYMENT SHALL NOT BE MADE FOR THIS WORK.		11. JOINT RESTRAINTS SHALL BE USED AS REQUIRED BY COUNTY SPECIFICATIONS. NO THRUST BLOCKS SHALL BE USED.		THE POND UNDERDRAIN SYSTEM SHALL BE INSPECTED ANNUALLY AND RETROFITTED AND FLUSHED SEMI-ANNUALLY. CLOGGED OR SPENT FILTER MATERIAL SHALL BE DISPOSED OF IN ALL MANNERS AS WITH THE HANDLING OF HAZARDOUS WASTE. THE SPENT FILTER MATERIAL SHALL BE DISPOSED OF IN A PERMITTED FACILITY.			
34. THE CONTRACTOR SHALL PROTECT PRIVATE PROPERTY.		<u>WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS:</u>		<u>CLEARING AND GRUBBING NOTES:</u>			
35. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.		1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNERS ENGINEER AND/OR PERMITTING AUTHORITY. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNERS ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.		1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.			
36. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.		2. CONTRACTOR TO PERFORM CHLORINATION, BACTERIOLOGICAL SAMPLING SHALL BE BY THE LOCAL PUBLIC HEALTH UNIT AND/OR LOCAL UTILITY OR AUTHORIZED DESIGNEE. CONTRACTOR SHALL OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNERS ENGINEER.		2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE, WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.			
37. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.		3. THE DOMESTIC WATER SYSTEM FOR THIS PROJECT MUST BE INSPECTED BY OUR OFFICE IN ORDER THAT THEY BE CERTIFIED TO THE APPROPRIATE GOVERNMENTAL AGENCY. IT IS, THEREFORE, IMPERATIVE THAT OUR OFFICE BE NOTIFIED AT LEAST 24 HOURS PRIOR TO BACKFILLING OVER THESE FACILITIES. FAILURE TO DO SO WILL RESULT IN THESE FACILITIES HAVING TO BE UNCOVERED AND INSPECTED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. YOUR CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL THE MATTER IS RESOLVED. TRANSYSYSTEMS (727) 822-4151		3. THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.			
38. COORDINATE THE CUTTING OF DRIVEWAYS WITH OWNER PRIOR TO CUT. ALL DRIVEWAYS WILL BE IN PASSABLE CONDITION AT END OF WORK DAY.		<u>HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR SEWER FORCE MAINS AND RECLAIMED WATER PIPELINES:</u>		4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.			
39. CONCRETE DRIVEWAYS PERMITTED TO BE CUT ARE TO BE RESTORED WITH 6" OF 3,500 PSI CONCRETE WITH 6" X 6" 8 GAUGE WIRE WELDED FABRIC. PLACE 1/2" EXPANSION JOINT BETWEEN BACK OF CURB AND NEW DRIVE. ANY PORTION OF DRIVEWAY AT OR NEAR CUT THAT BECOMES UNDERMINED WILL BE REMOVED PRIOR TO CONCRETE BEING PLACED. EXISTING CRACKS IN DRIVEWAYS ARE TO BE DOCUMENTED AS PRE-EXISTING OR THAT SECTION REPLACED AT CITY OF CLEARWATER ENGINEERING DEPARTMENT'S OPTION. AREA BENEATH PATCH TO BE MECHANICALLY TAMPED PRIOR TO PLACING CONCRETE. MINIMUM REPAIR WIDTH TO BE 5' WITH NO SECTION LEFT SMALLER THAN 5'.		A. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.		5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.			
40. ASPHALT DRIVES PERMITTED TO BE CUT ARE TO BE RESTORED UTILIZING THE SAME MATERIAL AS EXISTING BASE WITH MINIMUM 6" THICKNESS. COMPACTED AND PRIMED. ASPHALT IS TO MATCH EXISTING THICKNESS WITH A MINIMUM OF 1 1/2" THICKNESS. ASPHALT TO BE PC-3 OR ALTERNATE APPROVED BY CITY OF CLEARWATER ENGINEERING DEPARTMENT PRIOR TO USE. ASPHALT IS TO BE COMPACTED TO ACHIEVE DENSITY REQUIREMENTS FOR PC-3. RECEIPTS AND DELIVERY TICKETS SHOULD REFLECT SUPPLIER AND HIS CERTIFICATION AS TO TYPE OF ASPHALT SUPPLIED.		B. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.		6. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.			
41. TYPE OF SOD USED TO RESTORE OWNER-MAINTAINED AREA IN RIGHT OF WAY SHALL BE COORDINATED WITH OWNER.		C. NEW OR RELOCATED, UNDERGROUND					



 CFB CLYMER FARNER BARLEY CLYMER FARNER BARLEY, Inc. 7413 ALFORD AVE. MIAMI BEACH, FL 33142 (305)748-3126		DATE 6-05-2026 REVISIONS 1 REVISED AS PER DRC COMMENTS	BY DES
CARLOUEL BEACH & YACHT CLUB 1091 ELDORADO AVE. CLEARWATER, FL 33767 EXISTING CONDITIONS, EROSION CONTROL & DEMOLITION PLAN		SAVE DATE 6/10/2026 DRAWN BY DES CHECKED BY BAB PROJECT # EP2025.02244 FILE NAME 000-CYC_DEMO	SHEET NUMBER 03

3. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
4. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
5. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
6. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
7. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
8. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
9. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
10. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
12. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
13. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.
14. PROTECT ALL CURB INLETS & GRATE INLETS AS SHOWN IN DETAILS.
15. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
16. ALTERNATE EROSION CONTROL STRUCTURE: WOVEN FILTER FABRIC SILT FENCE IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL. FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.

[illegible]

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BARLEY**

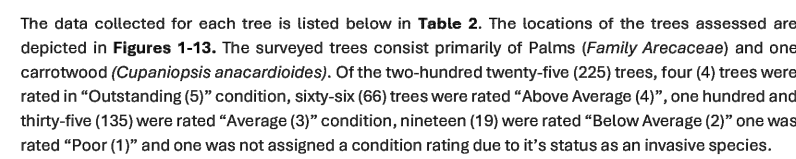
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. MIDDLETON, FL 34762
(352)748-3126

CARLOUEL BEACH & YACHT CLUB
1091 ELDORADO AVE.
CLEARWATER, FL 33767

SAVE DATE	6/10/2026
DRAWN BY	DES
CHECKED BY	BAB
PROJECT #	EP2025.02244
FILE NAME	003-CYC_DEMO

Grade	Evaluation Criteria
0	Dead; removal is required
1	Poor (nearly dead and/or hazardous); removal is required
2	Below average (declining, diseased, poor structure, potential hazard); removal is required
3	Average (minor problems, minor decline, minor tip die back, minor inclusion); problems can be corrected: worthy of preservation
4	Above average (healthy tree with only minor problems); worthy of preservation
5	Outstanding (very healthy); shall be preserved
6	Specimen (unique in size, age, exceptional quality); shall be preserved

1



Of the surveyed trees, 3 notes that tree number 1725 did not meet the height requirement to be included in this tree survey. The trunk of tree 1725 terminated at approximately 4 ft from the soil surface and the recorded DBH was measured across trimmed leaf bases. Along with DBH, species, and condition, CFB's certified arborist also noted palms with less than 10 feet of clear, straight trunk, as these are exempt from tree removal permits according to Article 3, Division 12, Section 3-1205 of the City of Clearwater Community Development Code. The locations of palms not requiring removal permits due to the 10' clear trunk exemption along with the listed invasive species recommended for removal are depicted in **Figures 14-20**.

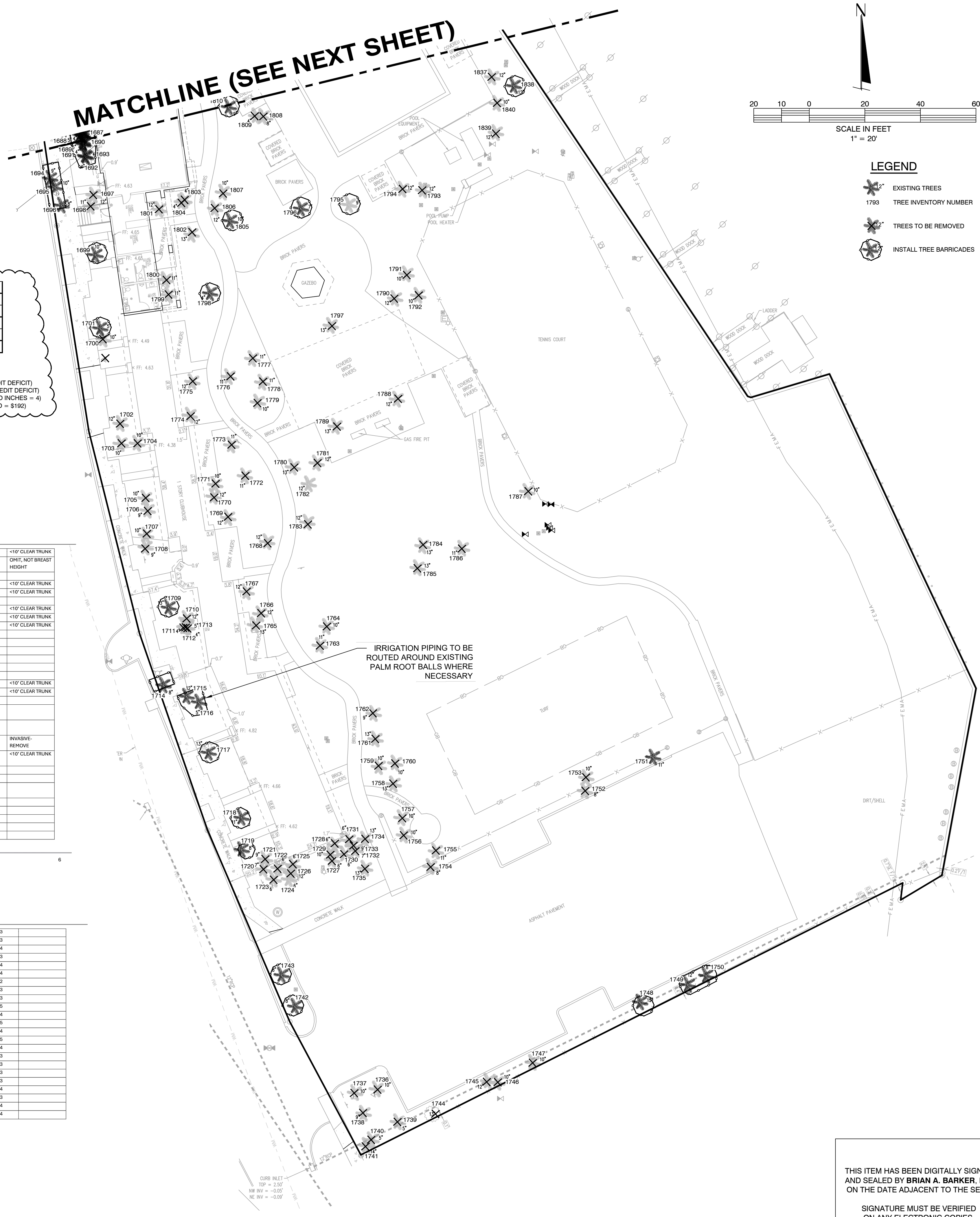
TREE ID	Common Name	Scientific Name	DBH (in)	CONDITION	COMMENTS
1562	Cabbage Palm	<i>Sabal palmetto</i>	13	3	<10' CLEAR TRUNK
1618	Cabbage Palm	<i>Sabal palmetto</i>	16	3	
1619	Cabbage Palm	<i>Sabal palmetto</i>	12	3	
1620	Cabbage Palm	<i>Sabal palmetto</i>	12	3	
1621	Cabbage Palm	<i>Sabal palmetto</i>	10	2	<10' CLEAR TRUNK
1622	Cabbage Palm	<i>Sabal palmetto</i>	8	3	
1624	Manilla Palm	<i>Adonidia merrillii</i>	5	4	<10' CLEAR TRUNK
1624	Manilla Palm	<i>Adonidia merrillii</i>	5	4	<10' CLEAR TRUNK
1626	Manilla Palm	<i>Adonidia merrillii</i>	5	4	<10' CLEAR TRUNK
1626	Cabbage Palm	<i>Sabal palmetto</i>	9	2	
1627	Manilla Palm	<i>Adonidia merrillii</i>	5	4	<10' CLEAR TRUNK
1628	Manilla Palm	<i>Adonidia merrillii</i>	5	4	<10' CLEAR TRUNK
1629	Manilla Palm	<i>Adonidia merrillii</i>	5	4	<10' CLEAR TRUNK
1630	Manilla Palm	<i>Adonidia merrillii</i>	5	4	<10' CLEAR TRUNK
1631	Manilla Palm	<i>Adonidia merrillii</i>	5	4	<10' CLEAR TRUNK
1632	Hyophorbe Palm	<i>Hyophorbe</i> sp.	8	3	<10' CLEAR TRUNK

1933	Hypophorbe sp.	<i>Hypophorbe</i> sp.	8	4	<10° CLEAR TRUNK
1934	Cabbage Palm	<i>Sabal palmetto</i>	9	3	
1935	Cabbage Palm	<i>Sabal palmetto</i>	10	4	
1937	Cabbage Palm	<i>Sabal palmetto</i>	10	2	
1938	Cabbage Palm	<i>Sabal palmetto</i>	10	3	
1939	Cabbage Palm	<i>Sabal palmetto</i>	11	4	
1940	Cabbage Palm	<i>Sabal palmetto</i>	12	4	
1941	Cabbage Palm	<i>Sabal palmetto</i>	13	2	
1942	Cabbage Palm	<i>Sabal palmetto</i>	11	3	
1943	Cabbage Palm	<i>Sabal palmetto</i>	8	3	
1944	Cabbage Palm	<i>Sabal palmetto</i>	9	3	
1945	Cabbage Palm	<i>Sabal palmetto</i>	9	3	
1946	Cabbage Palm	<i>Sabal palmetto</i>	10	3	
1947	Clayey Island Date Palm	<i>Phoenix carolinensis</i>	10	5	
1948	Date Palm	<i>Phoenix dactylopera</i>	8	4	
1949	Date Palm	<i>Phoenix dactylopera</i>	9	4	
1950	Date Palm	<i>Phoenix dactylopera</i>	9	4	
1951	Chinese Fan Palm	<i>Livistona chinensis</i>	7	3	
1952	Date Palm	<i>Phoenix dactylopera</i>	8	4	
1953	Date Palm	<i>Phoenix dactylopera</i>	8	4	
1954	Chinese Fan Palm	<i>Livistona chinensis</i>	7	3	<10° CLEAR TRUNK
1955	Chinese Fan Palm	<i>Livistona chinensis</i>	7	3	<10° CLEAR TRUNK
1956	Mantia Palm	<i>Adontia merriellii</i>	6	4	<10° CLEAR TRUNK
1957	Mantia Palm	<i>Adontia merriellii</i>	6	4	<10° CLEAR TRUNK
1958	Date Palm	<i>Phoenix dactylopera</i>	8	2	
1959	Date Palm	<i>Phoenix dactylopera</i>	8	2	
1961	Mantia Palm	<i>Adontia merriellii</i>	6	4	
1962	Mantia Palm	<i>Adontia merriellii</i>	6	4	
1963	Mantia Palm	<i>Adontia merriellii</i>	5	4	<10° CLEAR TRUNK
1964	Mantia Palm	<i>Adontia merriellii</i>	5	4	<10° CLEAR TRUNK
1965	Mantia Palm	<i>Adontia merriellii</i>	6	4	
1966	Mantia Palm	<i>Adontia merriellii</i>	6	4	



	# Trees Removed	Deficit
Palms	90	90
Specimen Palms	8	20
	Deficit	110
	Proposed Inches	106
	Total Deficit	4

TREE REMOVAL CALCULATIONS
 TOTAL TREES/PALMS TO BE REMOVED: 134
 TOTAL REGULATED TREES/PALMS TO BE REMOVED: 98
 -PALMS REMOVED: 90 (1 CREDIT DEFICIT PER = 90 CREDIT DEFICIT)
 -SPECIMEN PALMS: 8 (2.5 CREDITS DEFICIT PER = 20 CREDIT DEFICIT)
 TOTAL DEFICIT: 4 CREDIT DEFICIT (110 DEFICIT - 106 PROPOSED INCHES = 4)
 TREE FUND PAYOUT: \$192 (4 INCHES X \$48 PER INCH REMOVED = \$192)



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY **BRIAN A. BARKER, P.E.**
ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

TREE INVENTORY PREPARED BY: DAVID LOY (FL-5825A)
TREE PRESERVATION PLAN IMPLEMENTATION BY: ELIJAH ELLINGSON (FL-384059A)

DATE	REVISIONS	BV
06-09-2026	△ REVISIONS AS PER DRC COMMENTS	E/E
06-23-2026	△ REVISIONS AS PER DRC COMMENTS	E/E
06-29-2026	△ COMPREHENSIVE LANDSCAPE APPLICATION COMMENTS	E/E



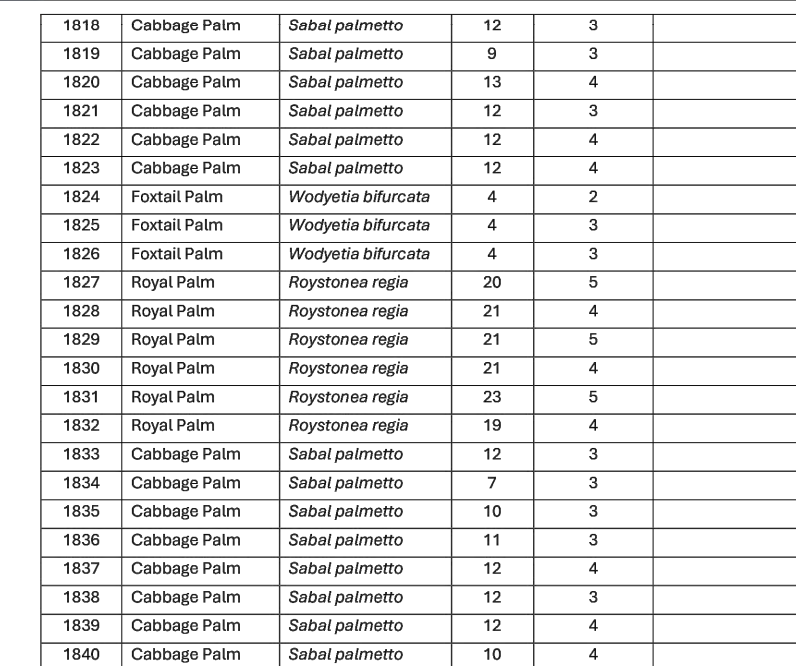
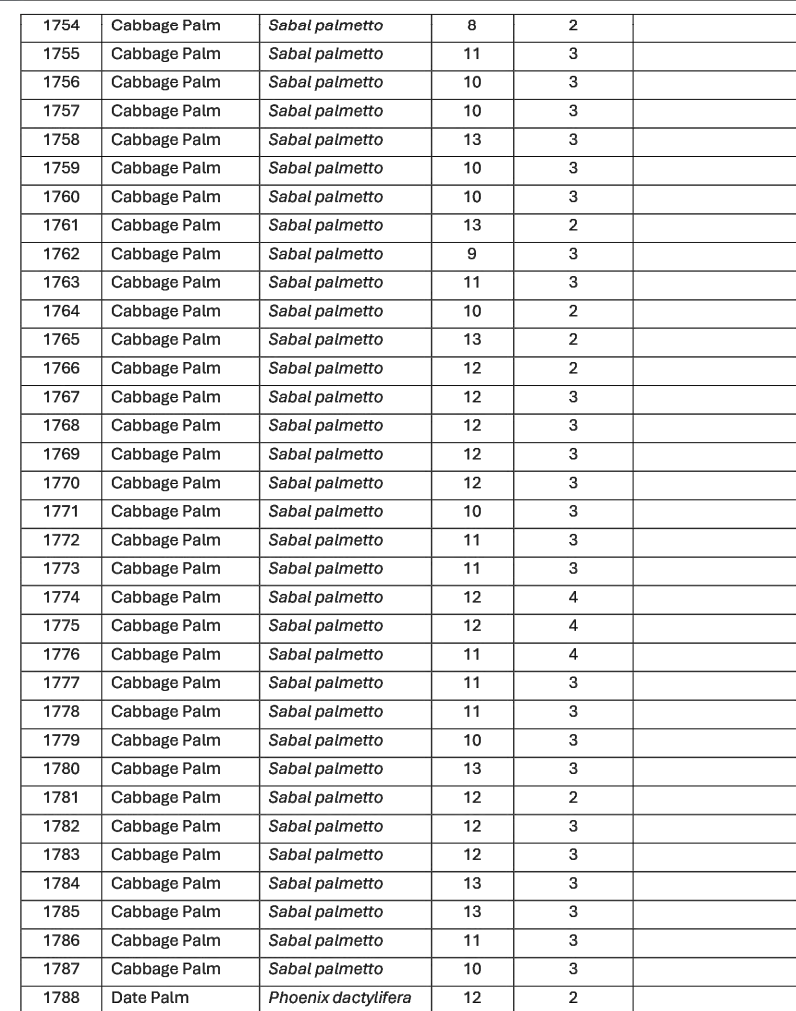
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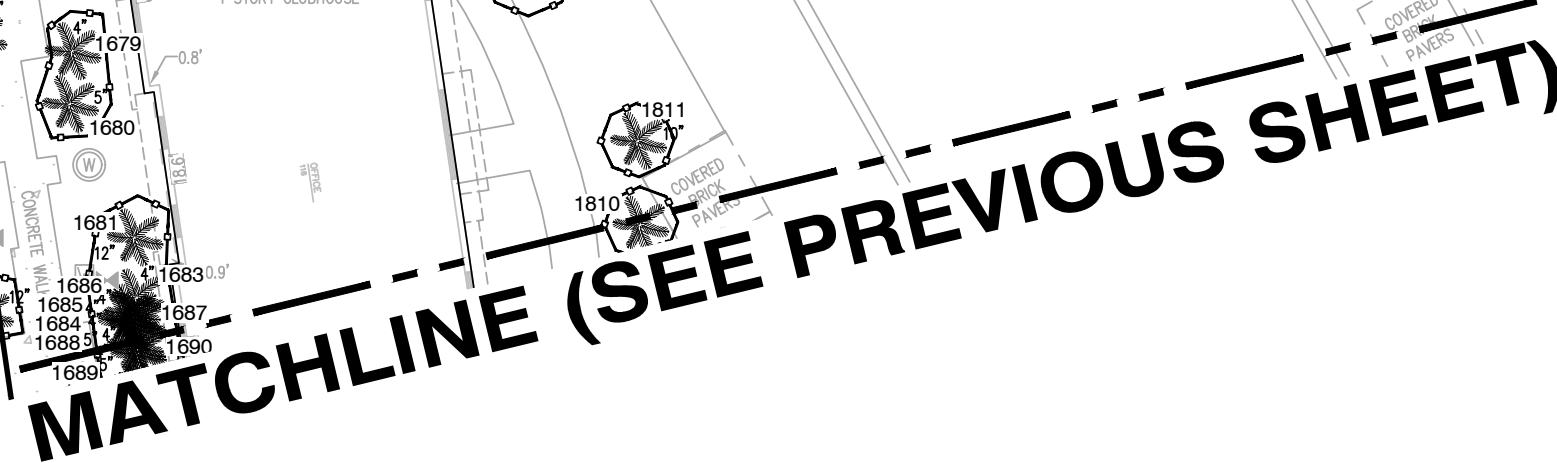
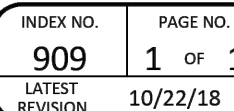
CLYMER FARNER BARLEY, Inc.
2413 ALFORD AVE. MIDDLETON, FL 34762

CARLOUEL BEACH & YACHT CLUB
1091 ELDORADO AVE.
CLEARWATER, FL 33767

SAVE DATE	6/29/2026
DRAWN BY	DES
CHECKED BY	BAB
PROJECT #	EP2025.02244
FILE NAME	008-CYC TREES

SHEET NUMBER 05



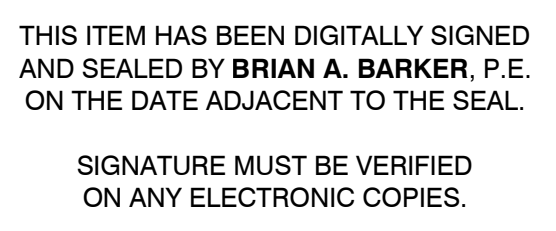
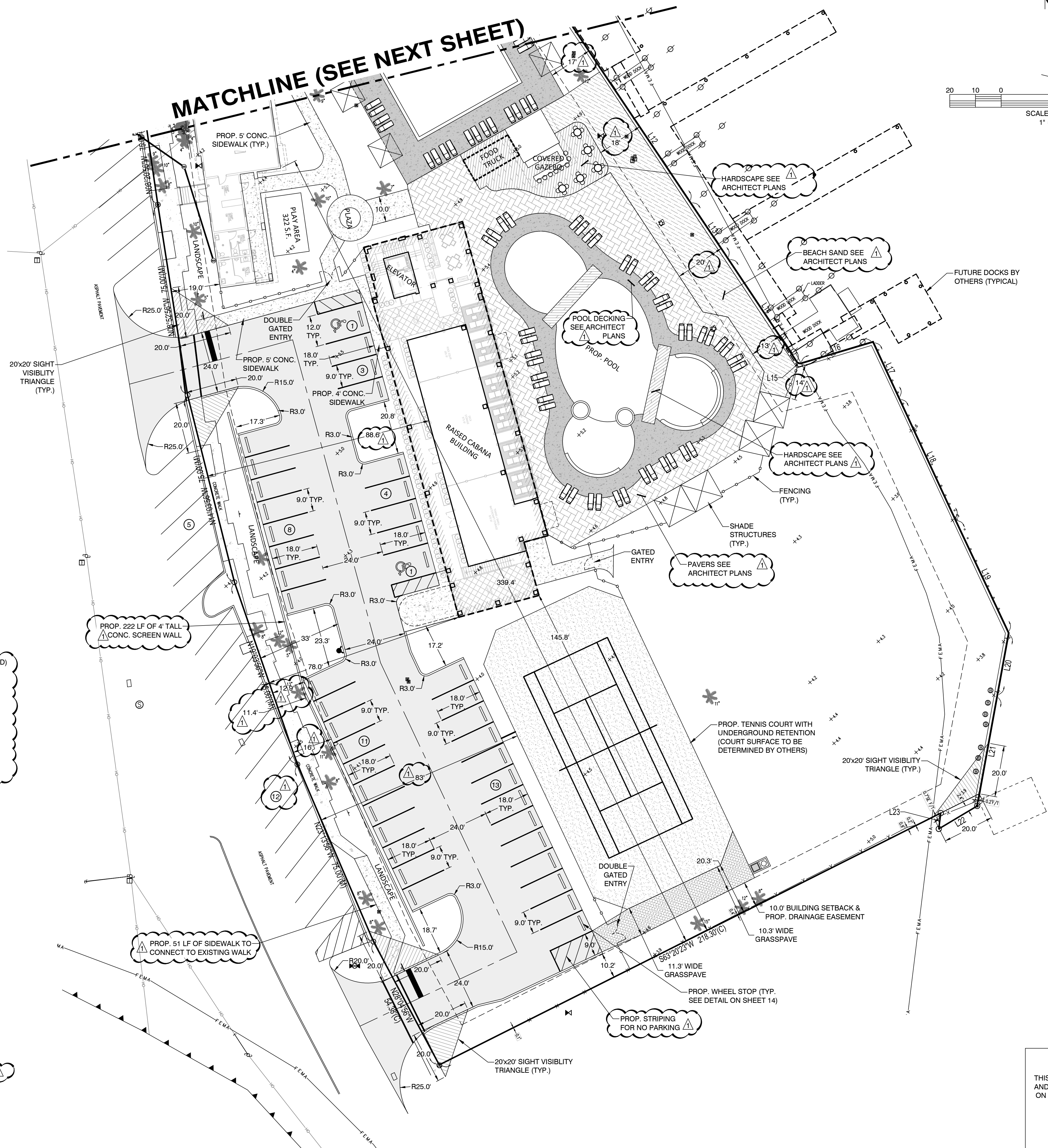


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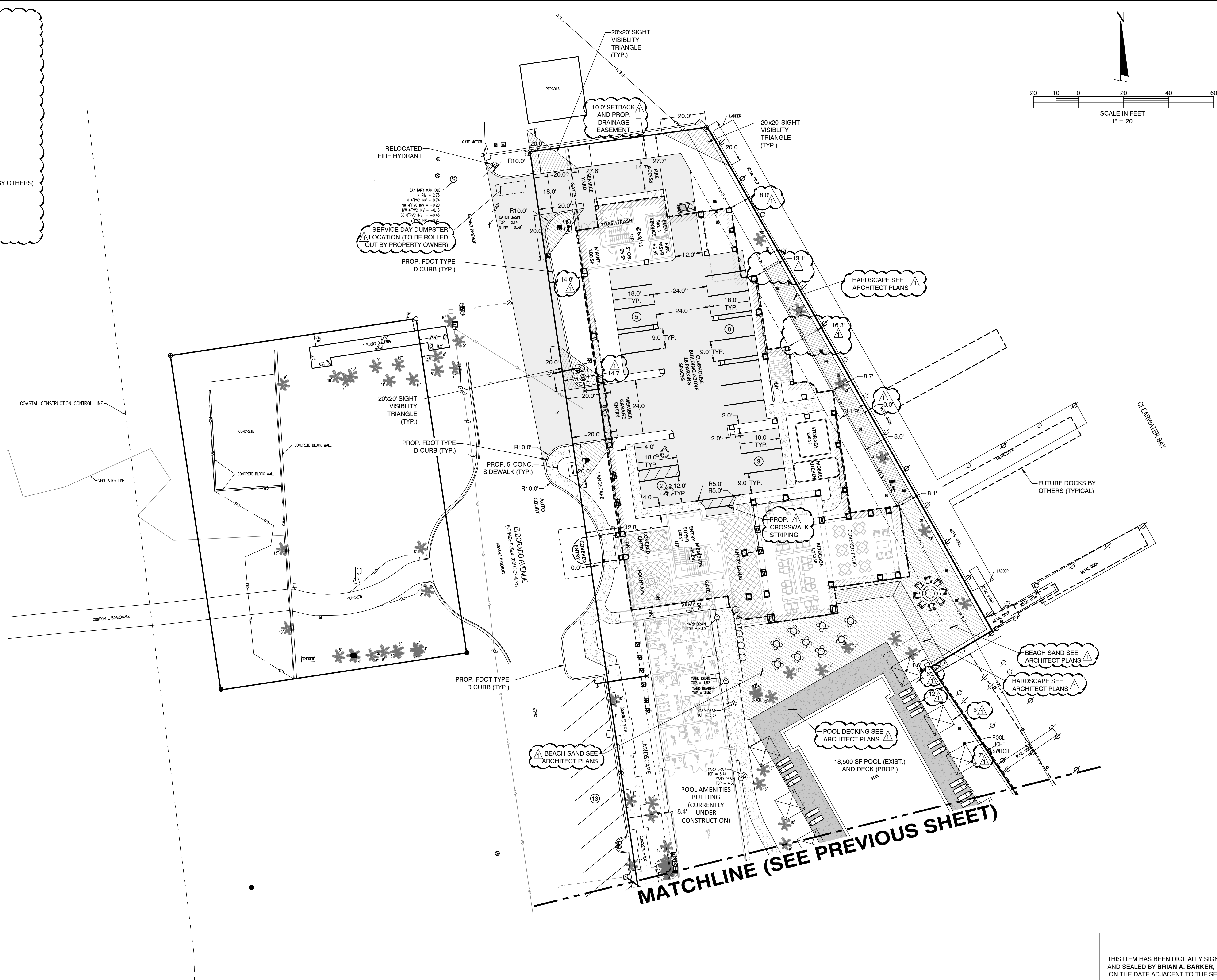
 **CFB** | **CLYMER
FARNER
BARLEY**

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. MIDDLETON, FL 34762
(352) 748-3125

SAVE DATE	6/29/2026
DRAWN BY	DES
CHECKED BY	BAB
PROJECT #	EP2025.02244
FILE NAME	008-CYC_TREES



CFB  CLYMER FARNER BARLEY CLYMER FARNER BARLEY Inc. 7413 ALFORD AVE. MIDDLETON, FL 34762 (352) 748-3126		DATE	REVISIONS	BY
		6-05-2026	Δ REVISED AS PER DRC COMMENTS	DES
CARLOUEL BEACH & YACHT CLUB 1091 ELDORADO AVE. CLEARWATER, FL 33767 SITE PLAN				
SAVE DATE		6/24/2026		
DRAWN BY		DES		
CHECKED BY		BAB		
PROJECT #		EP2025.02244		
FILE NAME		004-CYC_SITE		
SHEET NUMBER		07		

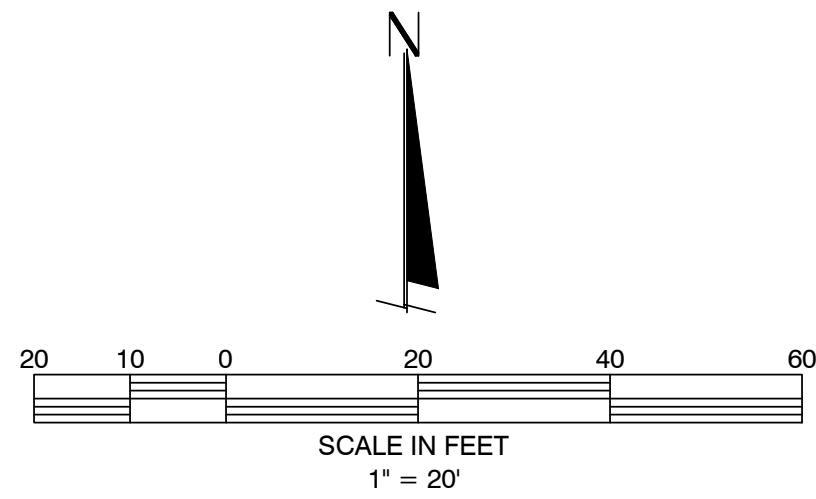


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SHEET NUMBER 08

IS:\PINELAS\CARLOUEL BEACH AND YACHT CLUB\CIVIL\CONSTRUCTION\005-CYC_POD.dwg PLOT DATE: 6/22/2026 1:22 PM SAVE DATE: 6/22/2026 LAST SAVED BY: DSTONE

MATCHLINE (SEE NEXT SHEET)



LEGEND

- EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
PROPOSED PAVEMENT ELEVATION
PROPOSED TOP OF CURB ELEVATION
PROPOSED PAVEMENT ELEVATION
EXISTING ELEVATION
DIRECTION OF DRAINAGE
- EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING INLET
PROPOSED INLET
PROPOSED MANHOLE
EXISTING MANHOLE
PROPOSED YARD DRAIN
DRAINAGE STRUCTURE NUMBER (PROPOSED)

PAVEMENT LEGEND

- PROPOSED ASPHALT
PROPOSED CONCRETE
EXISTING CONCRETE
PROPOSED POOL DECKING
BOARDWALK MATERIAL
PROPOSED TENNIS COURT
(COURT SURFACE TO BE DETERMINED BY OTHERS)
PROPOSED BEACH SAND
PROPOSED PAVERS

RUNOFF NOTE:
ALL RUNOFF FROM PROP. IMPROVEMENTS
IS TO BE CONVEYED TO THE SUBSURFACE
WATER QUALITY TREATMENT VAULT.

SITE BENCHMARK 502
FOUND 1/2" CAPPED IRON ROD (LB 8103)
NORTHING: 1,335,312.81
EASTING: 389,819.45
ELEVATION: 3.20

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY **BRIAN A. BARKER, P.E.**
ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

BY	DES	REVISIONS	DATE	6-05-2026	REVISED AS PER DRC COMMENTS
Clymer Farnner Barley CLYMER FARNNER BARLEY, INC. 7413 ALFORD AVE. MIDDLETON, FL 34762 (882)748-3126					
CARLOUEL BEACH & YACHT CLUB 1091 ELDORADO AVE. CLEARWATER, FL 33767 PAVING, GRADING & DRAINAGE PLAN					
SAVE DATE	6/22/2026				
DRAWN BY	DES				
CHECKED BY	BAB				
PROJECT #	EP2025.02244				
FILE NAME	005-CYC_POD				
SHEET NUMBER 09					

IS:\PINELAS\CARLOUEL BEACH AND YACHT CLUB\CIVIL\CONSTRUCTION\05-CYC_POD.dwg) PLOT DATE: 6/22/2026 1:22 PM SAVE DATE: 6/22/2026 LAST SAVED BY: DSTONE

PAVEMENT LEGEND

= PROPOSED ASPHALT

= PROPOSED CONCRETE

= EXISTING CONCRETE

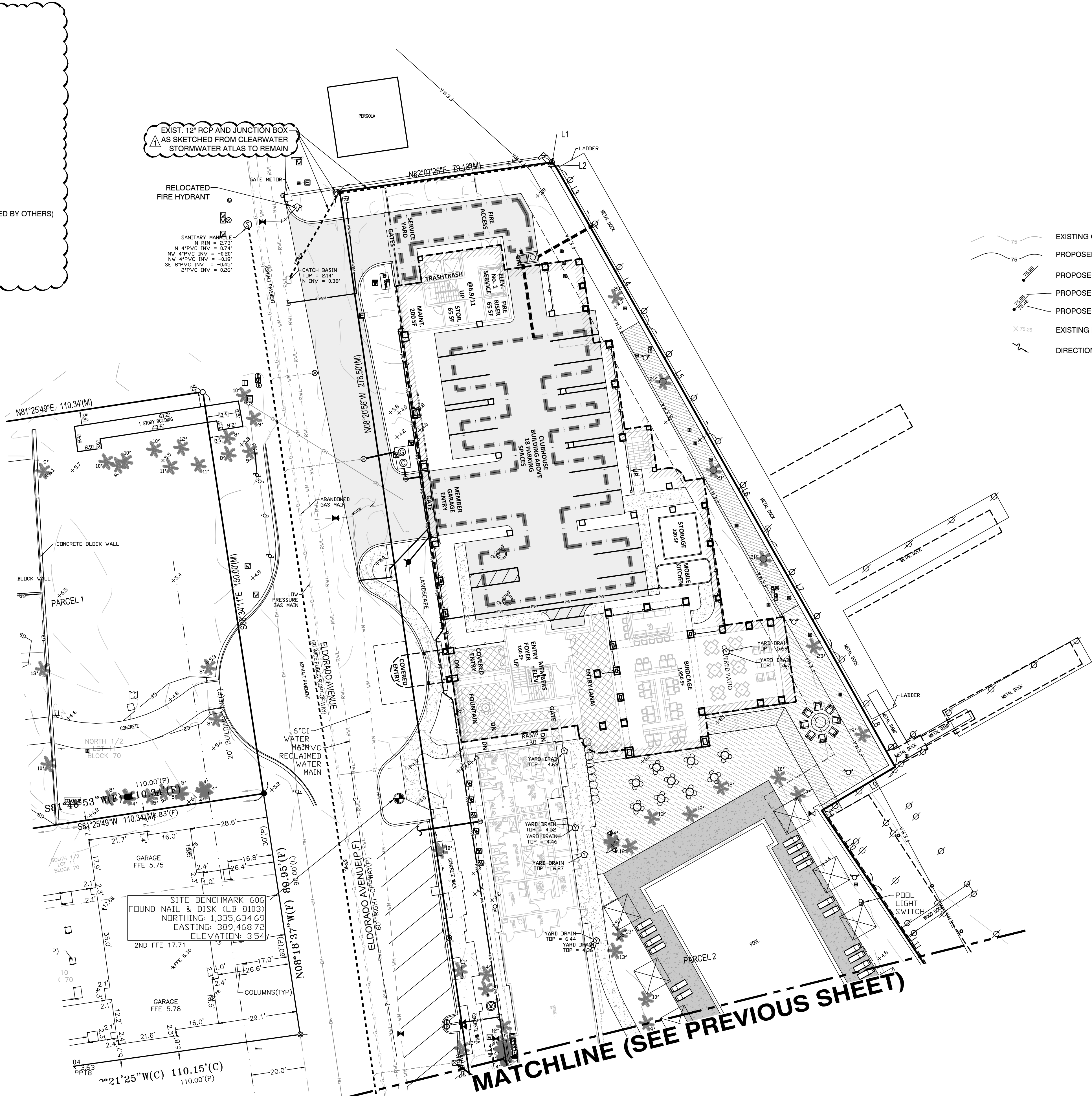
= PROPOSED POOL DECKING

= BOARDWALK MATERIAL

= PROPOSED TENNIS COURT
(COURT SURFACE TO BE DETERMINED BY OTHERS)

= PROPOSED BEACH SAND

= PROPOSED PAVERS



LEGEND

- EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

PROPOSED PAVEMENT ELEVATION

PROPOSED TOP OF CURB ELEVATION

PROPOSED PAVEMENT ELEVATION

EXISTING ELEVATION

DIRECTION OF DRAINAGE
- EXISTING STORM SEWER

PROPOSED STORM SEWER

EXISTING INLET

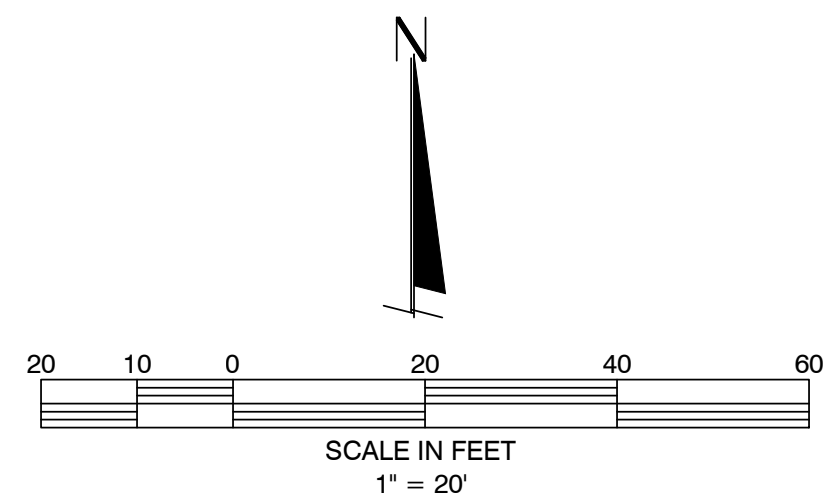
PROPOSED INLET

PROPOSED MANHOLE

EXISTING MANHOLE

PROPOSED YARD DRAIN

DRAINAGE STRUCTURE NUMBER (PROPOSED)



MATCHLINE (SEE PREVIOUS SHEET)

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY **BRIAN A. BARKER, P.E.**
ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

DATE
6-05-2026

REVISIONS

BY
DES

CLYMER FARNER BARLEY
CFB
CLYMER FARNER BARLEY, INC.
7413 ALFORD AVE. MIDDLETON, FL 34762
(882)748-3126

CARLOUEL BEACH & YACHT CLUB
1091 ELDORADO AVE.
CLEARWATER, FL 33767

PAVING, GRADING & DRAINAGE PLAN

SAVE DATE
6/22/2026

DRAWN BY
DES

CHECKED BY
BAB

PROJECT #
EP2025.02244

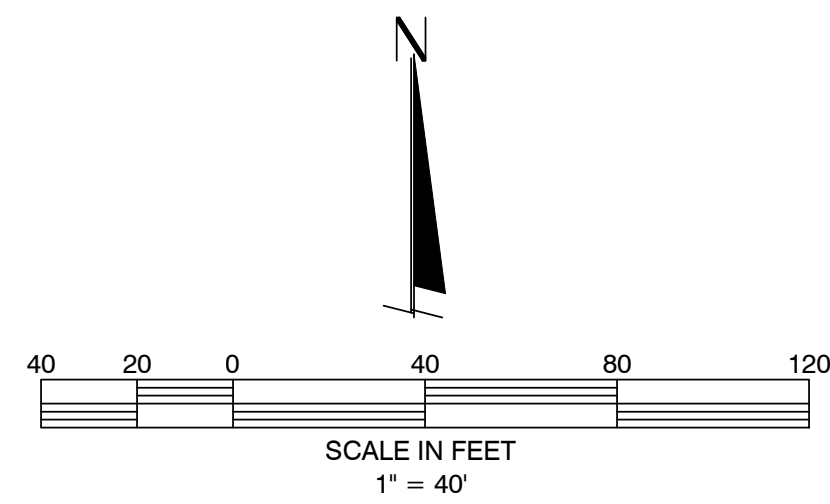
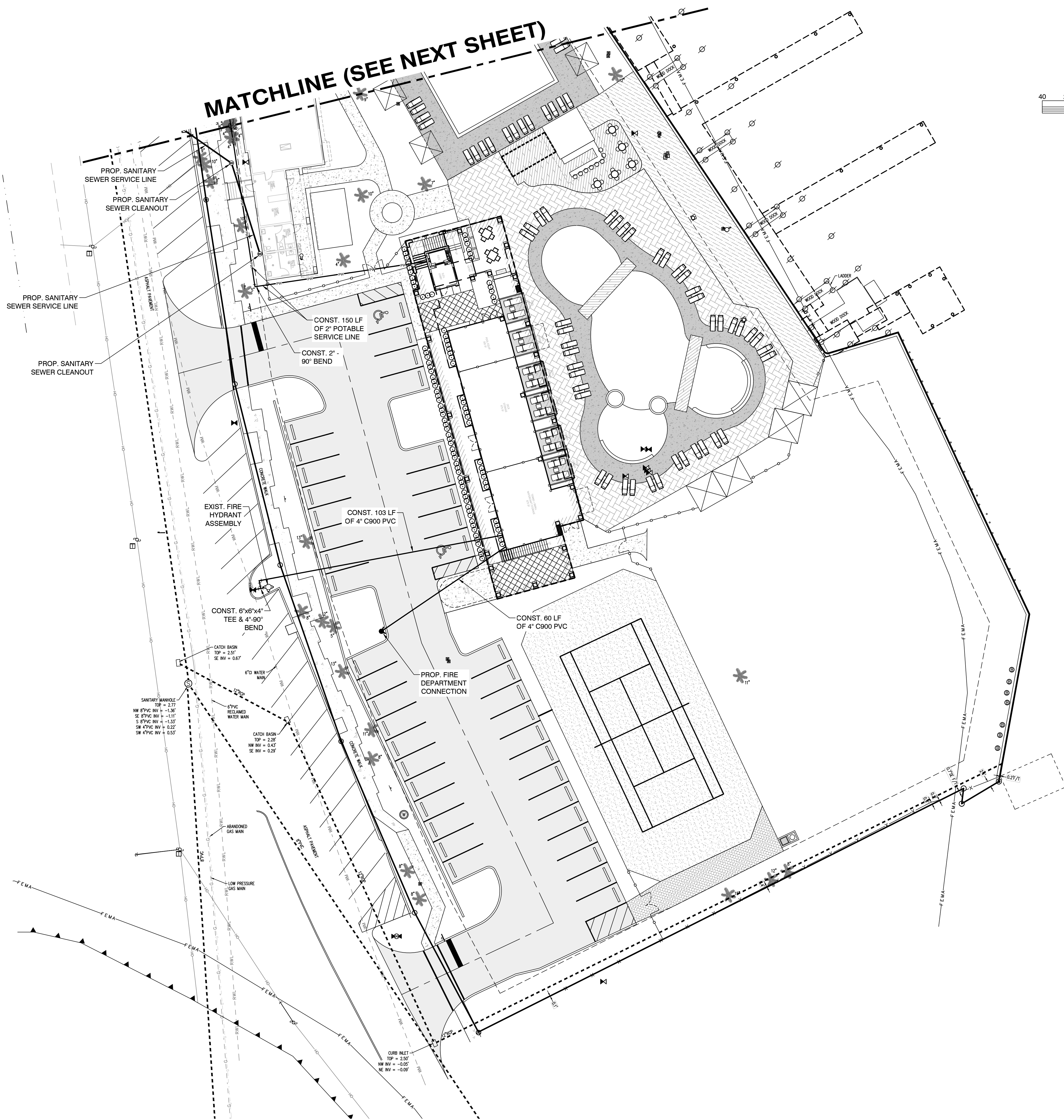
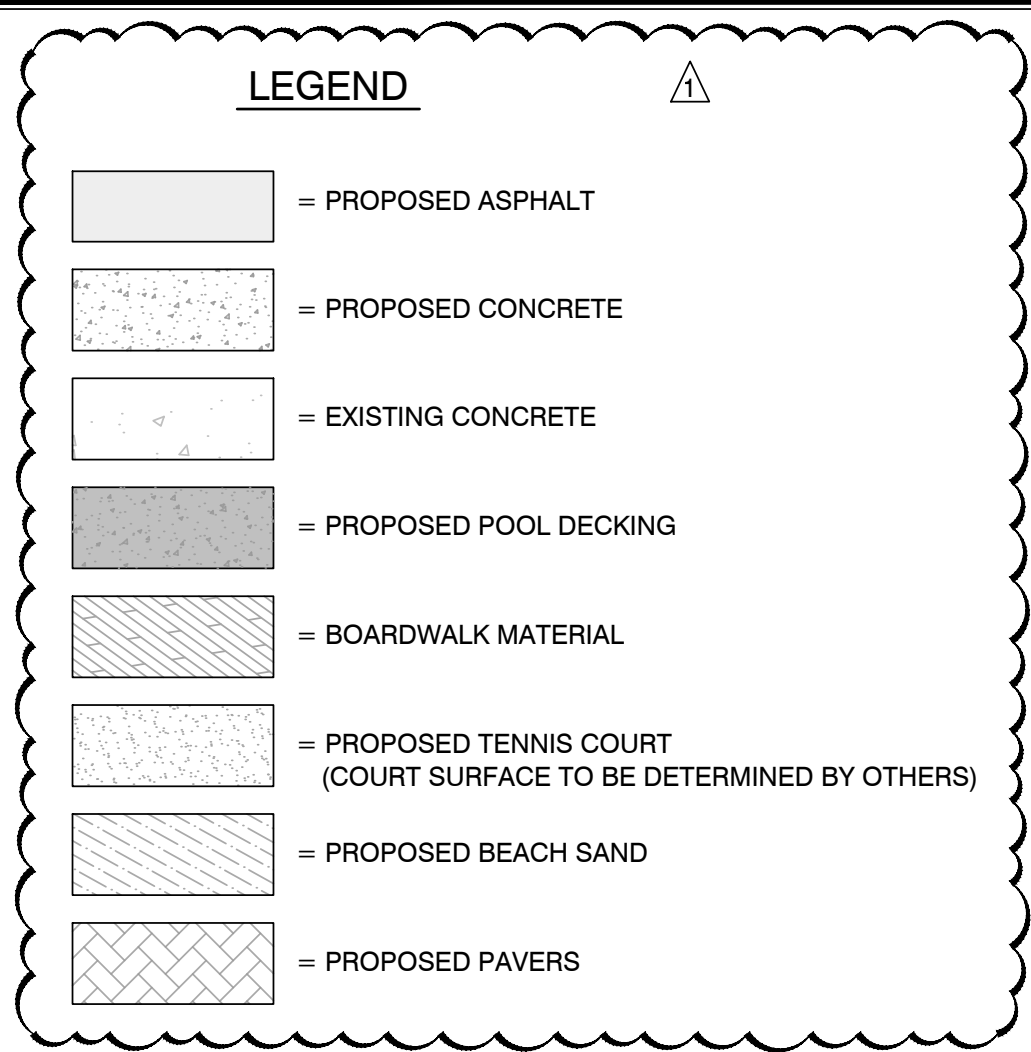
FILE NAME
005-CYC_POD

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SHEET NUMBER

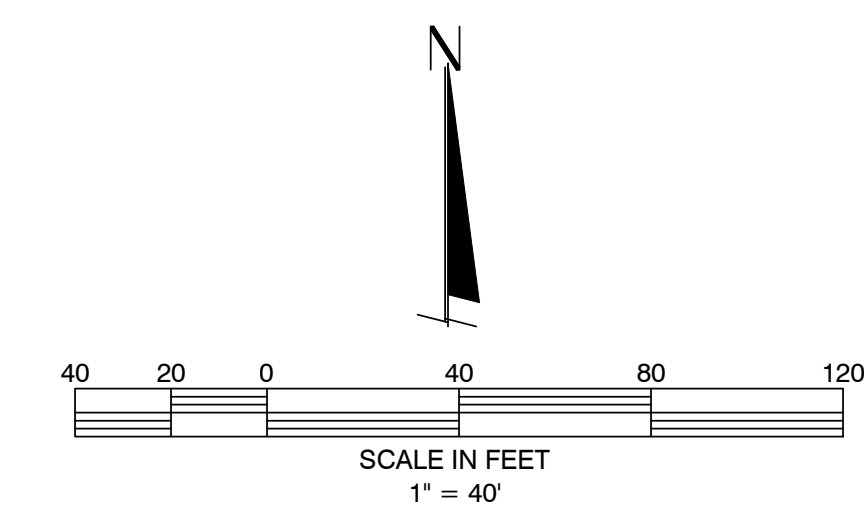
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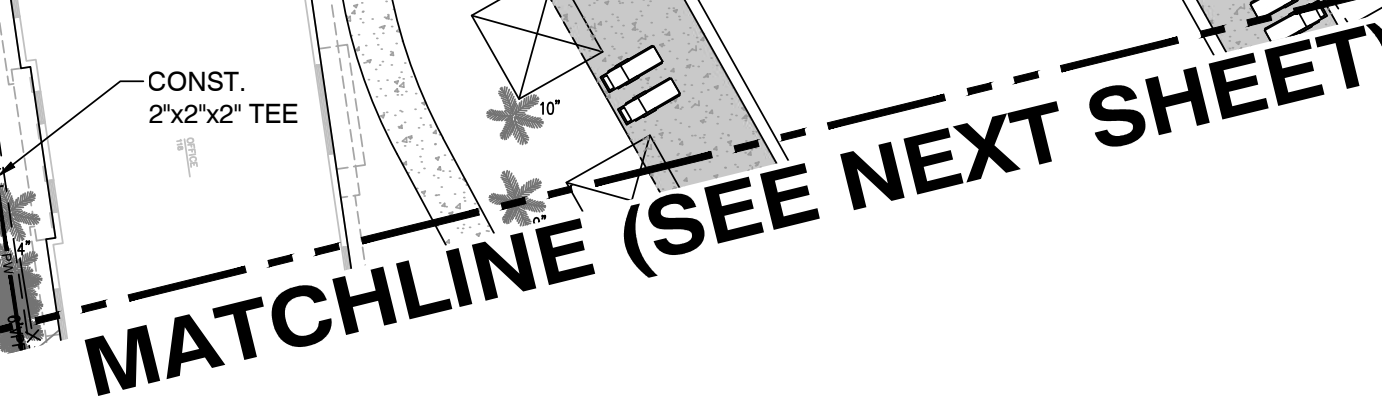
THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY **BRIAN A. BARKER, P.E.**
ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

CARLOUEL BEACH & YACHT CLUB 1091 ELDORADO AVE. CLEARWATER, FL 33767		UTILITY PLAN	
SAVE DATE	6/10/2026		
DRAWN BY	DES		
CHECKED BY	BAB		
PROJECT #	EP2025.02244		
FILE NAME	007-CYC UTIL		
SHEET NUMBER 11			

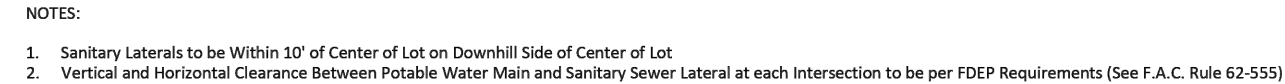


1. POINT OF CONNECTION #1 IS AT EXISTING CLEANOUT AT THE FACE OF CURB WHERE THE LATERAL #219 IS SHOWN ON THE CITY OF CLEARWATER SANITARY SEWER ATLAS.
2. POINT OF CONNECTION #2 LATERAL IS #338 ON THE CITY OF CLEARWATER SANITARY SEWER ATLAS HAS NO VISIBLE CLEANOUT TO CONNECT PROPOSED LATERAL. CONTRACTOR TO LOCATE LATERAL #338.

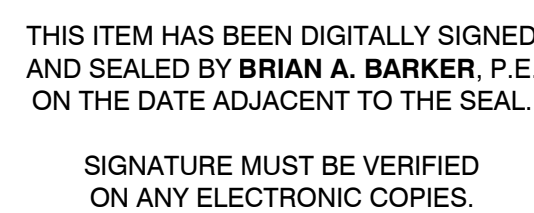
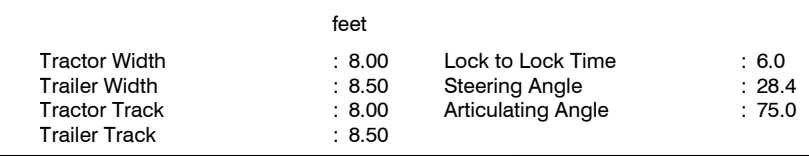
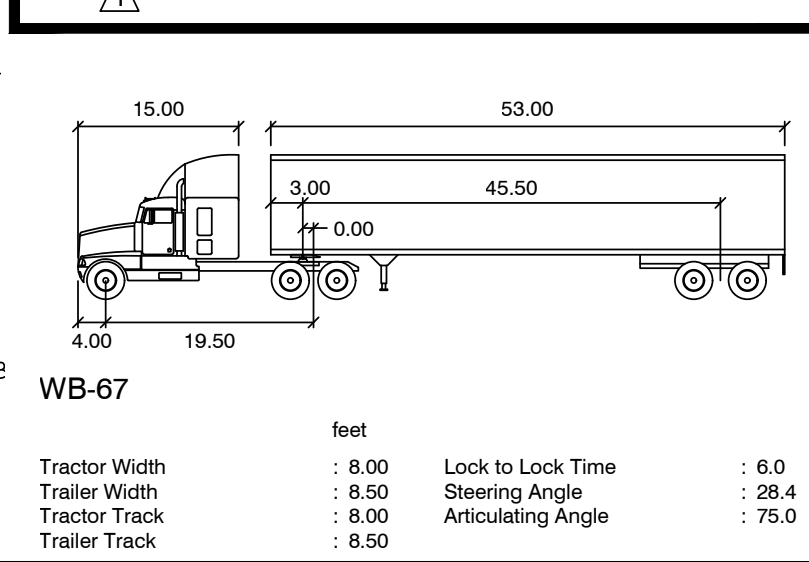
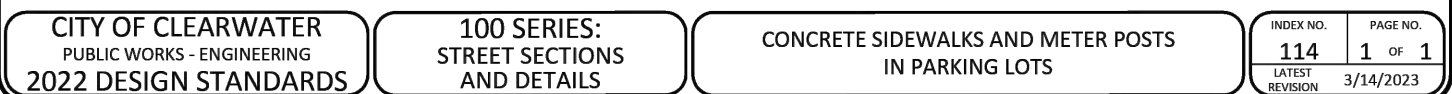


SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

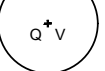
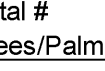
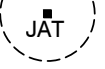
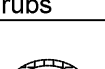
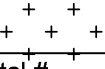
SHEET NUMBER 12

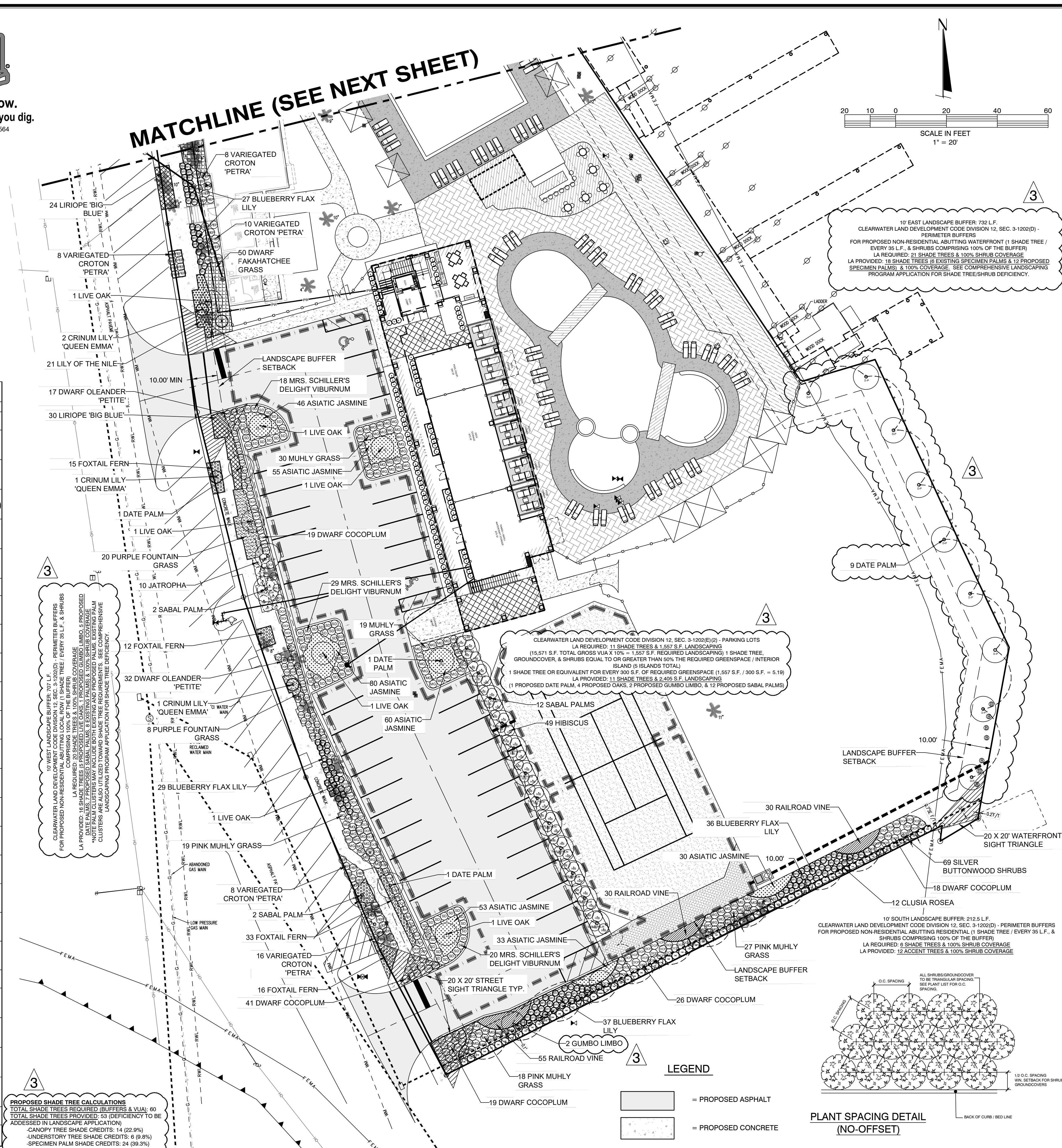
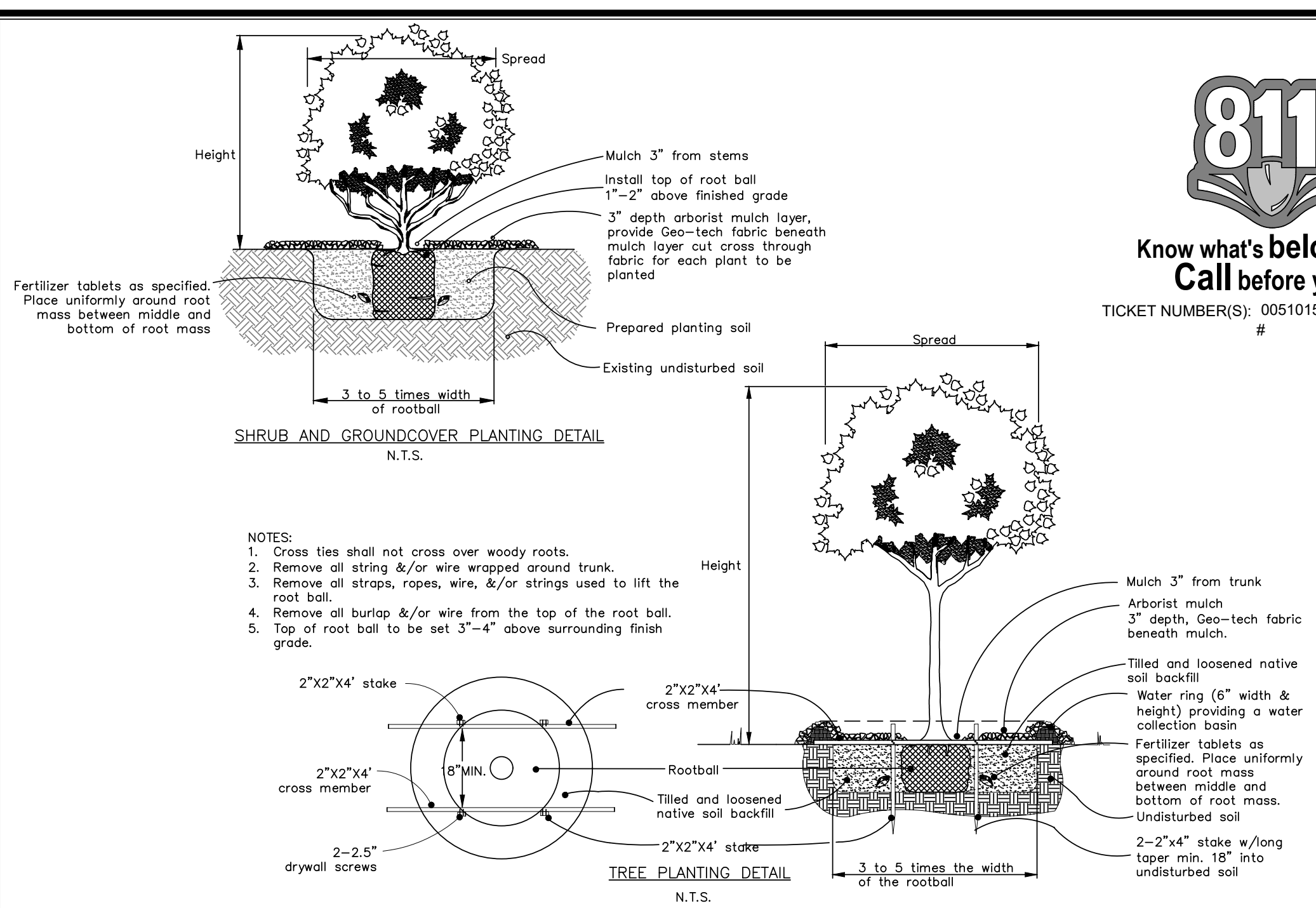


SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



\\S:\P\NELLAS\CARLOUEL BEACH & YACHT CLUB\CONSTRUCTION\000-CYC-15.dwg (PLOT DATE: 6/29/2026 3:44 PM) SAVE DATE: 6/29/2026 LAST SAVED BY: ELLINGSON

PROJECT NAME: CARLOUEL BEACH & YACHT CLUB - PLANT MATERIAL LIST					
SYM.	QTY.	PERCENTAGES	COMMON NAME, BOTANICAL NAME	PLANT SIZE	REMARKS
TREES/PALMS					
	12	19.05%	Pitch Apple, <i>Clusia rosea</i>	Non-Native, High drought & salt tolerance, 10' HT., 2.5' CAL., Florida Grade #1	Standard, Understory
	9	14.29%	Live Oak, <i>Quercus virginiana</i>	Native, High drought & Moderate salt tolerance, 12' HT., 3' CAL., Florida Grade #1	Canopy
	5	7.94%	Gumbo Limbo, <i>Bursera simaruba</i>	Native, High drought & Moderate salt tolerance, 12' HT., 3' CAL., Florida Grade #1	Canopy
	18	28.57%	Date Palm, <i>Phoenix dactylifera</i>	Non-native, High drought & Moderate salt tolerance, 10' CT HT Min., Florida Grade #1	Specimen Palm
	19	30.16%	Sabal Palm, <i>Sabal palmetto</i>	Native, High drought & salt tolerance, 10' CT HT Min., Florida Grade #1	Palm
Total # Trees/Palms	63		SHRUBS		
	10	0.92%	Queen Emma Purple Crinum Lily, <i>Crinum augustum</i> 'Queen Emma'	Non-native, Moderate drought & salt tolerance, 30" HT. at planting	Full, Florida Grade #1
	49	4.49%	Hibiscus, <i>Hibiscus tiliaceus</i>	Non-Native, Moderate drought & High salt tolerance, 30" HT. at planting	Full, Florida Grade #1 48" O.C.
	150	13.74%	Dwarf Cocoplum, <i>Chrysobalanus icaco</i> 'Horizontalis'	Native, High drought & salt tolerance, 30" HT. at planting	Full, Florida Grade #1 30" O.C.
	119	10.90%	Dwarf Oleander, <i>Nerium oleander</i> 'Petite Pink'	Non-native, High drought & salt tolerance, 30" HT. at planting	Full, Florida Grade #1 30" O.C.
	47	4.30%	Jatropha, <i>Jatropha integririma</i>	Native, High drought & Moderate salt tolerance, 30" HT. at planting	Full, Florida Grade #1 48" O.C.
	140	12.82%	Pink Muhly Grass, <i>Muhlenbergia capillaris</i>	Native, High drought & salt tolerance, 30" HT. at planting	Full, Florida Grade #1 36" O.C.
	86	7.88%	Silver Buttonwood, <i>Conocarpus erectus</i> var. <i>sericeus</i>	Native, High drought & salt tolerance, 30" HT. at planting	Full, Florida Grade #1 36" O.C., Shrub form
	100	9.16%	Dwarf Fakahatchee Grass, <i>Tripsacum floridana</i>	Native, High drought & Moderate salt tolerance, 24" HT. at planting	Full, Florida Grade #1 30" O.C.
	88	8.06%	Variegated Croton, <i>Codiaeum variegatum</i> 'Petra'	Non-native, Moderate drought & salt tolerance, 30" HT. at planting	Full, Florida Grade #1 36" O.C.
	44	4.03%	Lily of the Nile, <i>Agapanthus africanus</i>	Non-native, High drought & Moderate salt tolerance, 18-24" HT. at planting	Full, Florida Grade #1 24" O.C.
	98	8.97%	Purple Fountain Grass, <i>Pennisetum setaceum</i> 'Rubrum'	Non-native, High drought & Moderate salt tolerance, 24" HT. at planting	Full, Florida Grade #1 36" O.C.
	94	8.61%	Foxtail Fern, <i>Asparagus densiflorus</i> 'Myers'	Non-native, Moderate drought & salt tolerance, 18-24" HT. at planting	Full, Florida Grade #1 24" O.C.
	67	6.14%	Ms. Schillers Delight, <i>Viburnum obovatum</i> 'Ms. Schiller's Delight'	Native, High drought & Moderate salt tolerance, 30" HT. at planting	Full, Florida Grade #1 36" O.C.
Total # Shrubs	1092		GROUND COVERS		
	181	18%	Blueberry Flax Lily, <i>Dianella revoluta</i> 'Blueberry'	Non-Native, Moderate drought & salt tolerance, 18" HT. at planting	Full, Florida Grade #1 24" O.C.
	117	12%	Linope, <i>Linope muscari</i> 'Big Blue'	Non-Native, Moderate drought & salt tolerance, 12" HT. at planting	Florida Grade #1 24" O.C.
	211	21%	Railroad Vine, <i>Ipomoea pes-caprae</i>	Native, High drought & salt tolerance, 8-12" HT. at planting	Florida Grade #1 18" O.C.
	474	48%	Asiatic Jasmine, <i>Trachelospermum asiaticum</i>	Non-native, High drought & moderate salt tolerance, 8-12" HT. at planting	Florida Grade #1 18" O.C.
Total # Groundcover	983		OTHER LANDSCAPE MATERIALS		
	110 cubic yards		Arborist mulch @ 3" Depth of at All PROPOSED Landscape Planting Areas. (~11,631 S.F. TOTAL)		



BY
EJE
EJE
EJE

REVISIONS

DATE
06-09-2026
06-23-2026
06-29-2026

REVISIONS AS PER DRC COMMENTS
REVISIONS AS PER DRC COMMENTS
COMPREHENSIVE LANDSCAPE APPLICATION DEFICIENCY COMMENTS

CLYMER
FARNER
BARLEY

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVE. MIDDLETON, FL 34762
(882)748-3126

CARLOUEL BEACH & YACHT CLUB
1091 ELDORADO AVE.
CLEARWATER, FL 33767

LANDSCAPE PLAN

SAVE DATE
DRAWN BY
CHECKED BY
PROJECT #
FILE NAME

6/29/2026
EJE
BAB
EP2025.02244
000-CYC_LB

SHEET NUMBER LS1

BOUNDARY & TOPOGRAPHIC SURVEY

-FOR-

CARLOUEL BEACH & YACHT CLUB

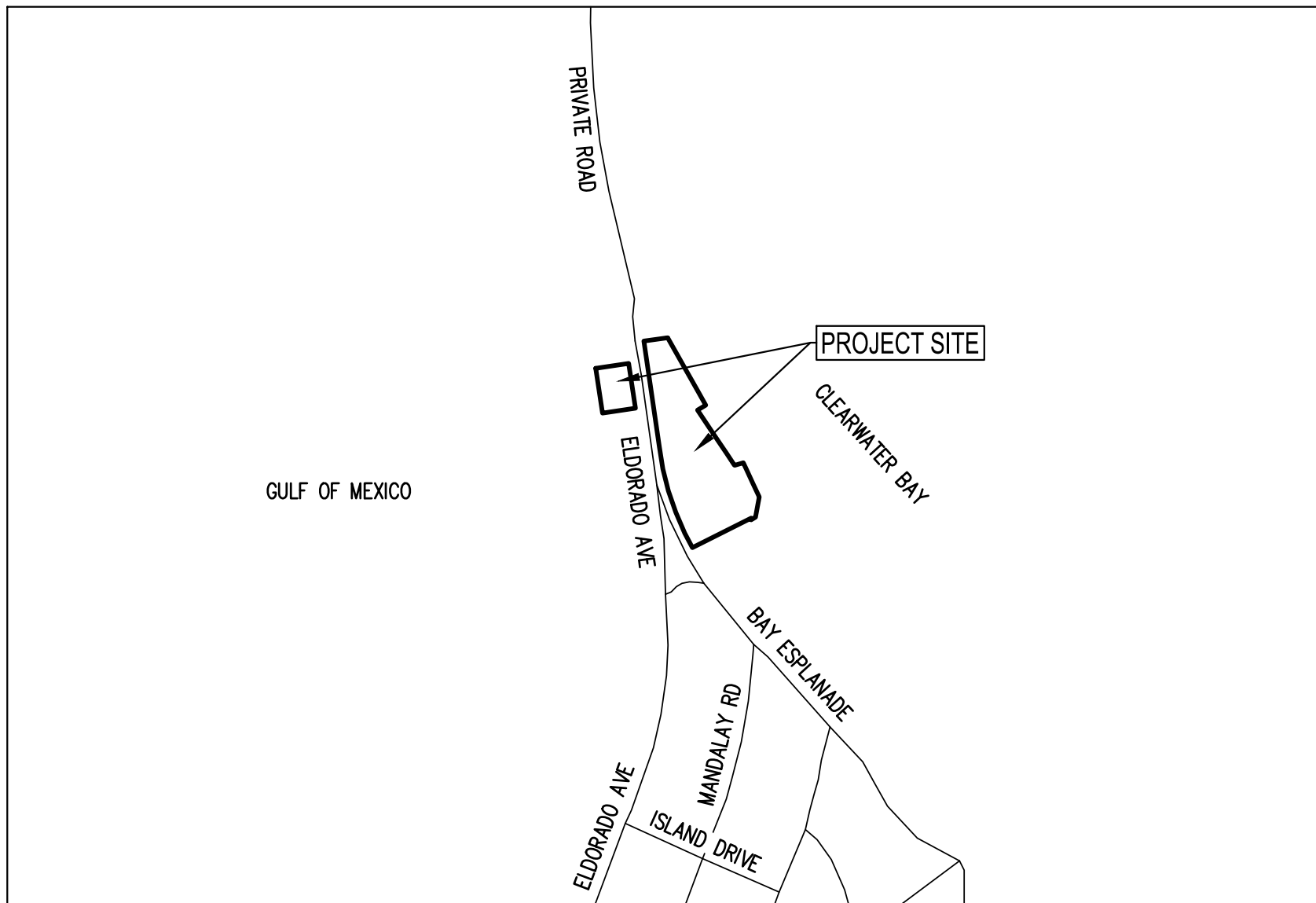
1091 ELDORADO AVE

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 15 EAST

SECTION 5, TOWNSHIP 29 SOUTH, RANGE 15 EAST

PINELLAS COUNTY, FLORIDA

VICINITY MAP



SCALE:
1" = 500'

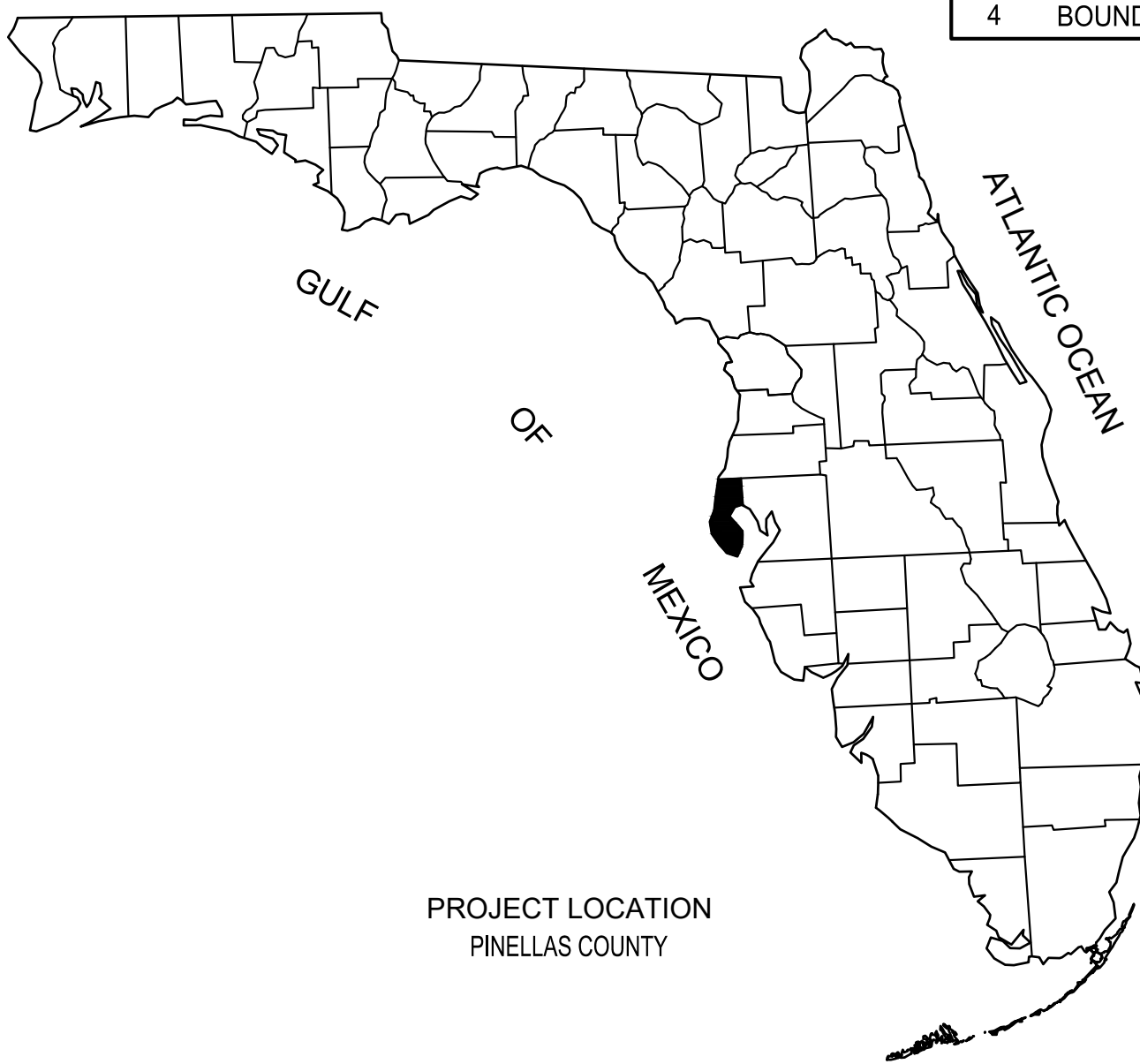
LEGAL DESCRIPTION:

LOT TWELVE (12) AND THE NORTHERLY ONE-HALF (N'LY 1/2) OF LOT ELEVEN (11) TOGETHER WITH ALL RIPARIAN AND WATER RIGHTS LYING ADJACENT TO OR CONNECTED THEREWITH, IN THE BLOCK SEVENTY (70) OF MANDALAY SUBDIVISION, ACCORDINGLY TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK FOURTEEN (14), PAGES THIRTY-TWO (32) TO THIRTY-FIVE (35) INCLUSIVE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO, LOTS SIX (6) TO ELEVEN (11) INCLUSIVE IN BLOCK ONE HUNDRED SEVENTY-ONE (171) ACCORDING TO REPLAT OF BLOCKS 65, 66, 71, 72, 73, 74 & 75 OF MANDALAY, AS RECORDED IN PLAT BOOK TWENTY (20) ON PAGE FIFTY-SEVEN (57) OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH PART OF LOTS FOUR (4) AND FIVE (5) OF SAID BLOCK 171 AND WATER LOT ONE (1) ACCORDING TO SAID PLAT, AND AN UNPLATTED STRIP OF LAND NORTH OF SAID LOT ELEVEN (11) WITH ALL APPURTENANT RIPARIAN AREA, MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID LOT ELEVEN (11) AND CONTINUING THENCE NORTHERLY ALONG THE PROJECTION OF ITS WEST BOUNDARY, SIX (6) FEET, TO INTERSECTION WITH THE SOUTH BOUNDARY OF MANDALAY POINT, ACCORDING TO THE PLAT OF THIS LATTERLY NAMED SUBDIVISION, RECORDED IN PLAT BOOK TWENTY (20) PAGE SIXTY-EIGHT (68) OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF MANDALAY POINT SUBDIVISION TO NAVIGABLE WATER IN CLEARWATER BAY; THENCE SOUTHEASTERLY ALONG THE LINE OF NAVIGABLE WATER, TO INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTHERLY BOUNDARY OF CARLOUEL, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK TWENTY (20) PAGES SIXTY (60), SIXTY-ONE (61), AND SIXTY-TWO (62) OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE WESTERLY ALONG THIS PROJECTION AND THE SAID NORTHERLY BOUNDARY OF CARLOUEL TO A POINT WHICH BEARS NORTH 55°54'30" EAST TWO HUNDRED THIRTEEN AND EIGHTY-FOUR HUNDREDTHS (213.84) FEET FROM THE NORTHWEST CORNER OF LOT FOUR (4) IN BLOCK TWO HUNDRED SEVENTY-ONE (271) OF SAID CARLOUEL SUBDIVISION; THENCE NORTH 1°11'30" WEST, SIX AND TWO-TENTHS (6.2) FEET; THENCE SOUTH 59°47'38" WEST, TWO HUNDRED EIGHTEEN AND THREE-TENTHS (218.3) FEET, TO THE WESTERLY BOUNDARY OF SAID LOT FIVE (5); AND THENCE NORTHERLY ALONG THE WESTERLY BOUNDARIES OF SAID LOTS 5, 6, 7, 8, 9, 10 AND 11, TO THE POINT OF BEGINNING.

INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	OVERALL BOUNDARY
3	BOUNDARY & TOPOGRAPHY
4	BOUNDARY & TOPOGRAPHY



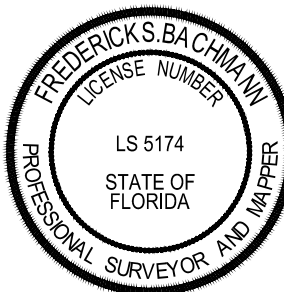
SURVEY NOTES:

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS).
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12119C01340, PINELLAS COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 10.0 FEET (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988) AND WITHIN ZONE "VE" WITH A BASE FLOOD ELEVATION OF 11.0 FEET (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988). FLOOD ZONES HAVE BEEN SCALED AND DEPICTED HEREON.
- THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10396, PAGE 1634 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL. ENCUMBRANCES SUCH AS EASEMENTS MAY EXIST THAT ARE NOT DEPICTED HEREON.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "-LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
- THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF PINELLAS COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ORIGINATING BENCHMARK FOR THE ELEVATIONS DEPICTED HEREON IS NATIONAL GEODETIC SURVEY BENCHMARK # AL0119, SAID POINT HAVING AN ELEVATION OF 5.40 FEET.
- THE AERIAL IMAGE DEPICTED HEREON IS DATED 8/12/2025 AND WAS OBTAINED BY THIS FIRM.
- DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
- BEACH ACCESS PARCEL CONTAINS: ±0.38 ACRES
YACHT CLUB PARCEL CONTAINS: ±2.91 ACRES
COMBINED PARCEL AREA: ±3.29 ACRES

LEGEND	
±	MORE OR LESS
A/C	AIR CONDITIONING UNIT
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
A.K.A.	ALSO KNOWN AS
ALTA	AMERICAN LAND TITLE ASSOCIATION
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
EL	ELEVATION
FD	FOUND
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE (DELTA)
CH	CHORD LENGTH
CB	CHORD BEARING
POB	POINT OF BEGINNING
POC	POINT ON CURVE (NON-TANGENT)
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
NAVD	NORTH AMERICAN VERTICAL DATUM
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(C)	CALCULATED MEASUREMENT
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ECP	ELLIPTICAL CONCRETE PIPE
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
WPF	WOOD PRIVACY FENCE
WRF	WOOD RAIL FENCE
OH	OVERHEAD UTILITIES
C/L	CENTERLINE
CM	CONCRETE MONUMENT
IP	IRON PIPE
IR	IRON ROD
IR	IRON ROD AND CAP
NOID	NO IDENTIFICATION
F/T	FENCE TIE
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
⊞	FOUND CONCRETE MONUMENT (AS NOTED)
⊞	FOUND NAIL (AS NOTED)
⊞	FOUND NAIL & DISK (AS NOTED)
⊞	FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊞	FOUND IRON PIPE (AS NOTED)
⊞	FOUND IRON ROD (AS NOTED)
⊞	SET NAIL & DISK (LB 8498)
⊞	SET 5/8" IRON ROD AND CAP (LB 8498)
⊞	SET CONCRETE MONUMENT (LB 8498)
⊞	SANITARY MANHOLE
⊞	SANITARY CLEANOUT
⊞	SEWER VALVE
⊞	STORM MANHOLE
⊞	CATCH BASIN
⊞	TELEPHONE MANHOLE
⊞	WELL (SIZE NOTED)
⊞	IRRIGATION CONTROL VALVE
⊞	WATER METER
⊞	WATER VALVE
⊞	BACKFLOW PREVENTOR
⊞	FIRE HYDRANT
⊞	WATER SPIGOT
⊞	CONCRETE UTILITY POLE
⊞	METAL UTILITY POLE
⊞	WOOD UTILITY POLE
⊞	GUY ANCHOR
⊞	LIGHT POLE
⊞	SIGN
⊞	BOLLARD
⊞	ELECTRIC RISER
⊞	ELECTRIC TRANSFORMER
⊞	ELECTRIC METER
⊞	CABLE TELEVISION RISER
⊞	PULLBOX (ELECTRIC)
⊞	PULLBOX (FIBER)
⊞	PULLBOX (TELEPHONE)
⊞	PULLBOX (TRAFFIC)
⊞	PULLBOX (TELEVISION)
⊞	TELEVISION RISER
⊞	UNDERGROUND FIBER OPTIC CABLE MARKER
⊞	UNDERGROUND GAS MARKER
⊞	UNDERGROUND CABLE TELEVISION MARKER
⊞	UNDERGROUND ELECTRIC MARKER
⊞	UNDERGROUND TELEPHONE MARKER
⊞	UNDERGROUND WATER LINE MARKER
⊞	UNDERGROUND RECLAIM WATER LINE MARKER
⊞	FLAG POLE
⊞	MAILBOX
⊞	GATE POST
⊞	FENCE
⊞	OVERHEAD UTILITY LINE
⊞	TOP OF BANK
⊞	TOP OF SLOPE
⊞	EXISTING CONTOUR
⊞	CONCRETE AREA
⊞	ASPHALT AREA
⊞	LINE BREAK
x 10.00	SPOT ELEVATION (HARD SURFACE)
x 10.0	SPOT ELEVATION (GROUND)

TREE LEGEND

⊞	BAY
⊞	CAMPHOR
⊞	CEDAR
⊞	CHERRY
⊞	CHINABERRY
⊞	CITRUS
⊞	CYPRESS
⊞	DOGWOOD
⊞	ELM
⊞	GUM
⊞	HACKBERRY
⊞	HICKORY
⊞	HOLLY
⊞	LAUREL OAK
⊞	LIVE OAK
⊞	MAGNOLIA
⊞	MAPLE
⊞	MIMOSA
⊞	MISCELLANEOUS
⊞	OAK
⊞	TURKEY OAK
⊞	PALM
⊞	PECAN
⊞	PINE
⊞	SYCAMORE
⊞	WATER OAK



FREDERICK S. BACHMANN, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5174

DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
CARLOUEL BEACH & YACHT CLUB

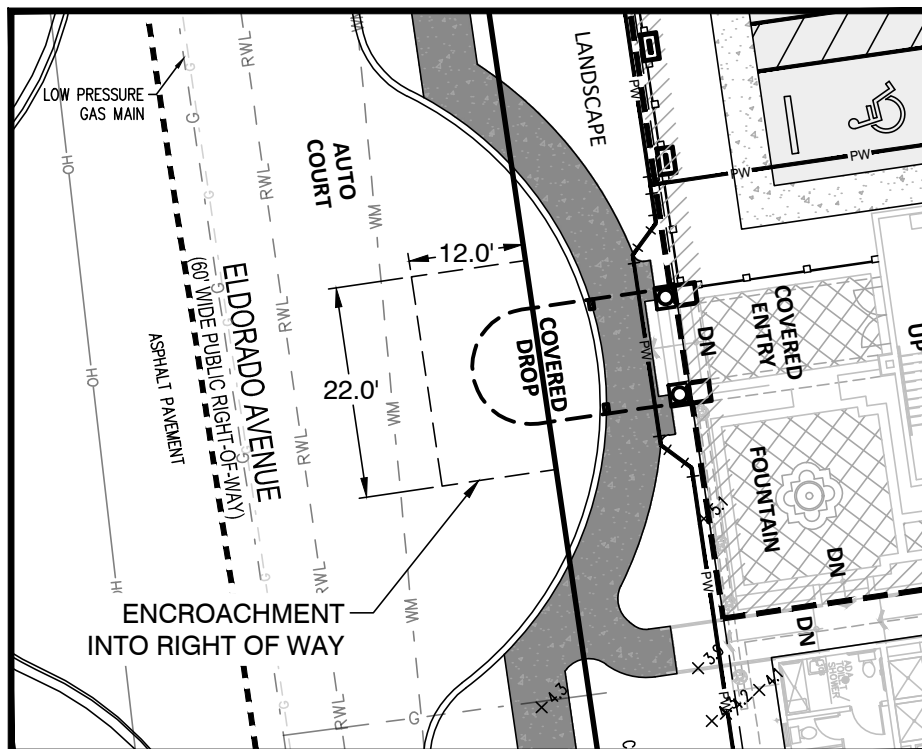
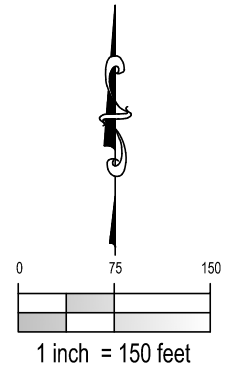
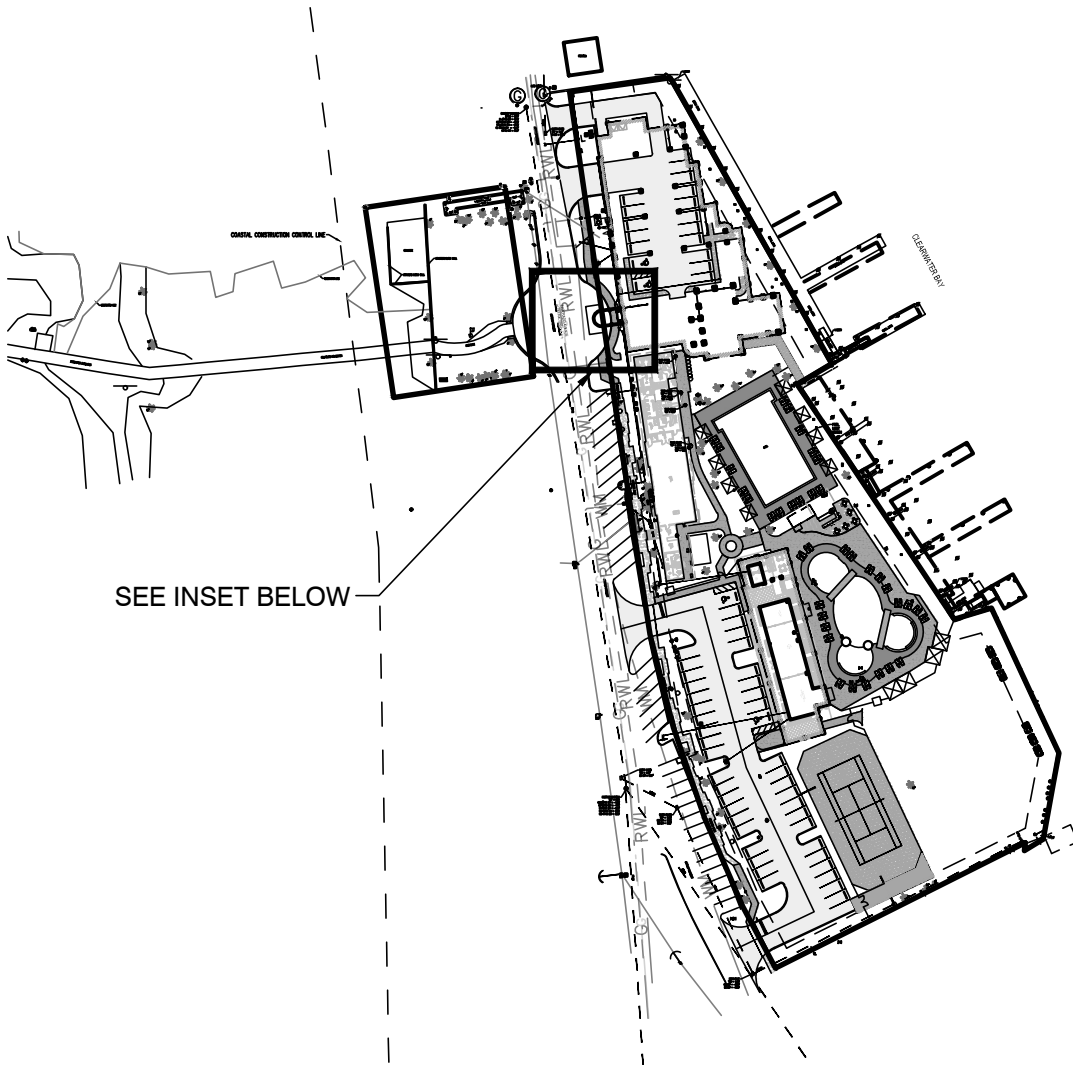
SHEET 01 OF 04

1091 ELDORADO AVE
SECTION 32,
TOWNSHIP 28 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

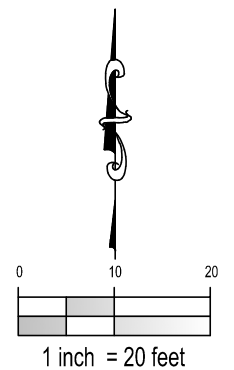
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JOB NO.: SP2025.03060
DRAWING DATE: / / 2024
DRAWN BY: TBM
CHECKED BY: FSB
FIELD BOOK: --, PAGE: --

REVISIONS
DATE





INSET



ENCROACHMENT EXHIBIT
FOR CARLOUEL BOAT &
YACHT CLUB
JOB NO. EP2025.02244

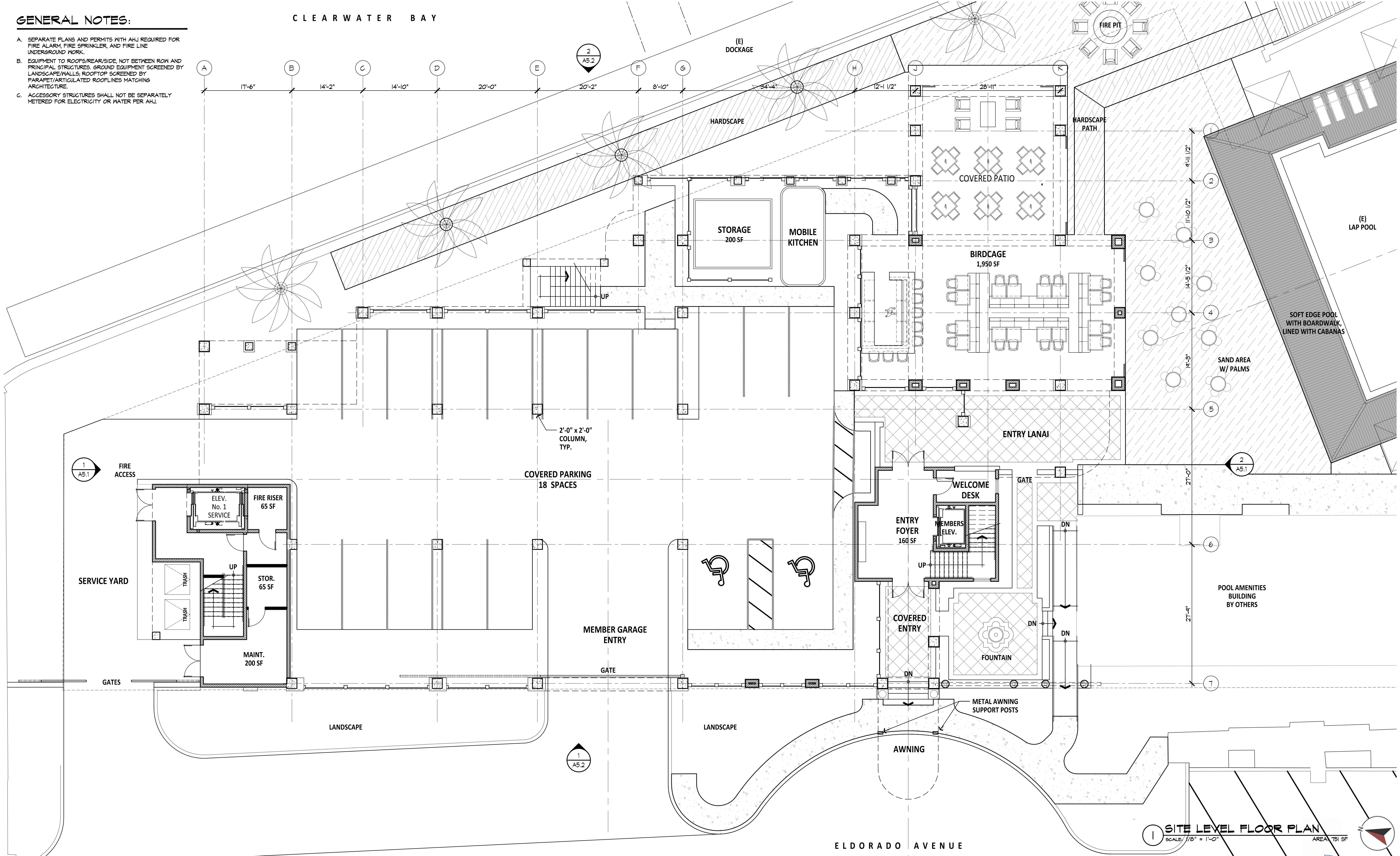
**CLYMER
FARNER
BARLEY**

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, MIDDLETON, FL 34762
(352) 748-3126
314 S. MISSOURI AVE, SUITE 101
CLEARWATER, FL 33756
(727) 519-1030

GENERAL NOTES:

- A. SEPARATE PLANS AND PERMITS WITH AHJ REQUIRED FOR FIRE ALARM, FIRE SPRINKLER, AND FIRE LINE UNDERGROUND WORK.
- B. EQUIPMENT TO ROOFS/REAR/SIDE, NOT BETWEEN ROW AND PRINCIPAL STRUCTURES. GROUND EQUIPMENT SCREENED BY LANDSCAPE/WALLS; ROOFTOP SCREENED BY PARAPET/ARTICULATED ROOFLINES MATCHING ARCHITECTURE.
- C. ACCESSORY STRUCTURES SHALL NOT BE SEPARATELY METERED FOR ELECTRICITY OR WATER PER AHJ.

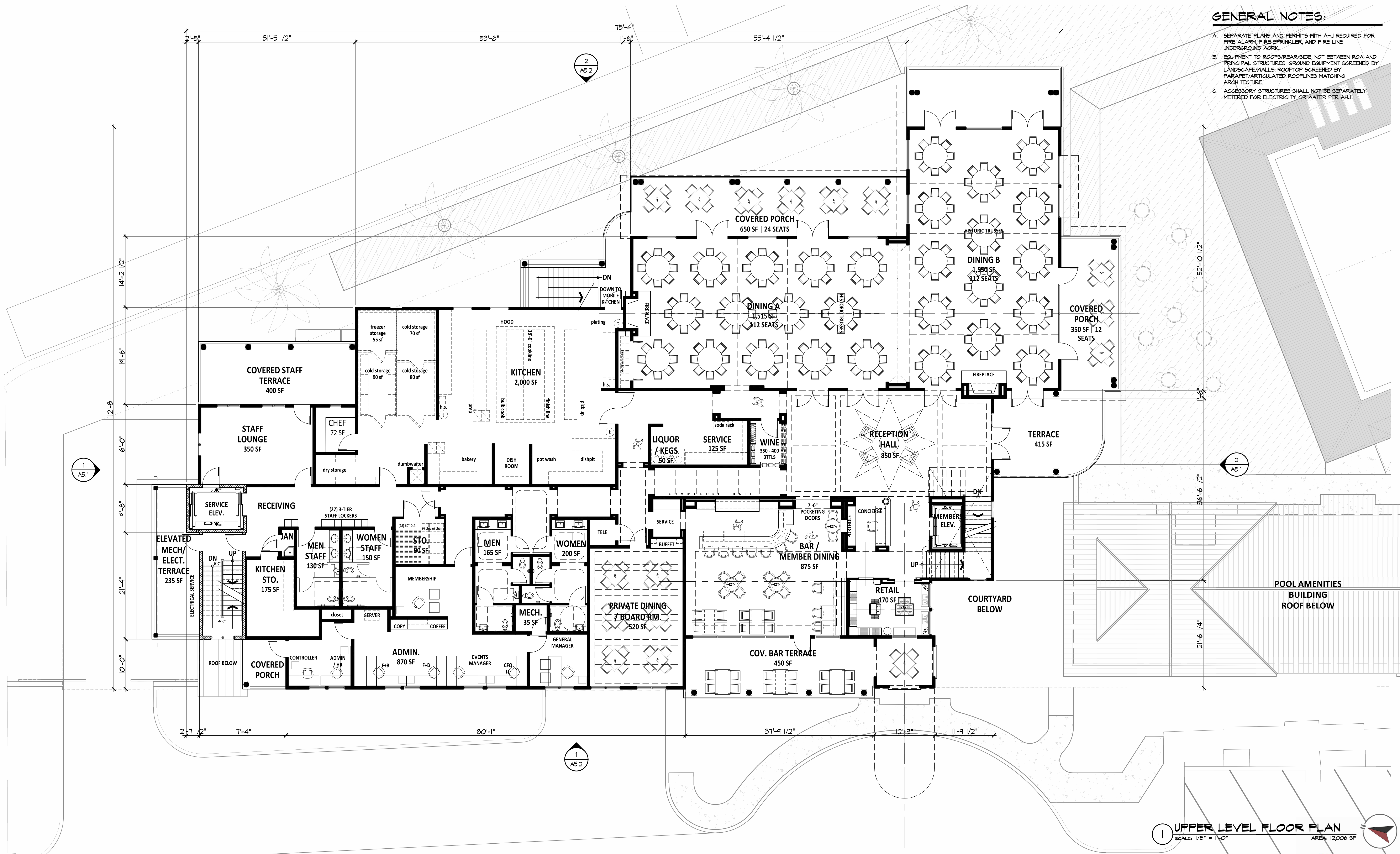
CLEARWATER BAY



1 SITE LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA: 751 SF

GENERAL NOTES:

- SEPARATE PLANS AND PERMITS WITH AHJ REQUIRED FOR FIRE ALARM, FIRE SPRINKLER, AND FIRE LINE UNDERGROUND WORK.
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- ACCESSORY STRUCTURES SHALL NOT BE SEPARATELY METERED FOR ELECTRICITY OR WATER PER AHJ.



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA: 12,006 SF



SITE LEVEL PLAN

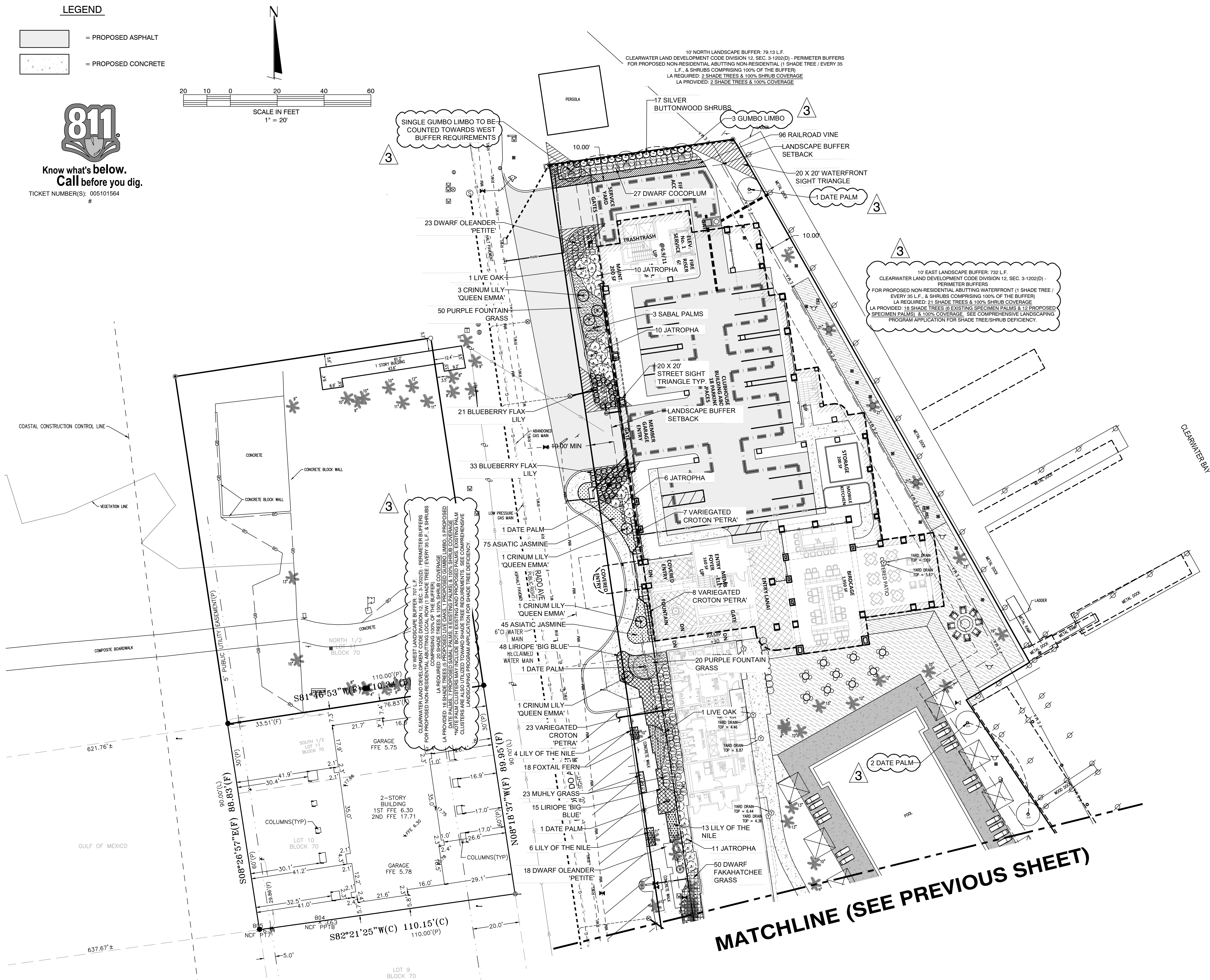
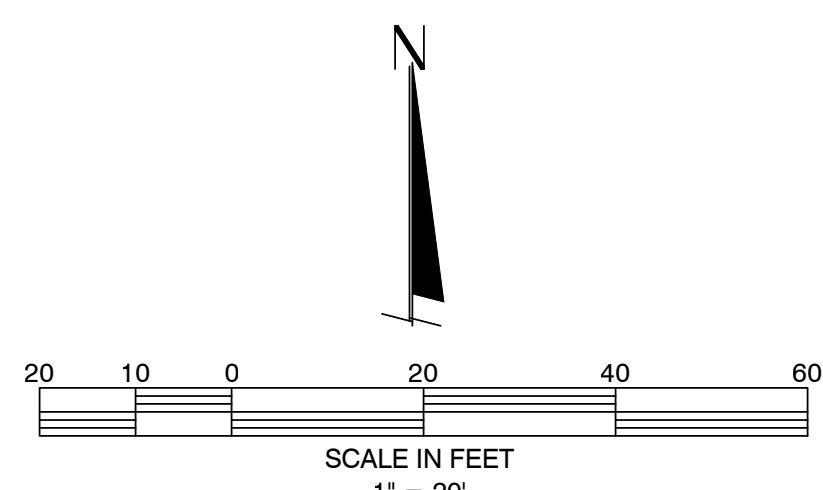
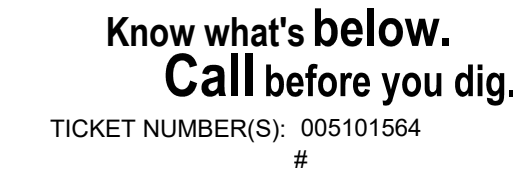
SCALE : 3/32" = 1'-0"



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4	BOUNDARY & TOPOGRAPHY	

LINE	BEARING	DISTANCE
L1	S41°28'35"E	0.35'
L2	S35°01'57"E	2.79'
L3	S29°46'18"E	22.73'
L4	S29°32'7"E	44.32'
L5	S29°27'08"E	44.87'
L6	S29°26'06"E	45.57'
L7	S29°33'07"E	47.09'
L8	S29°16'15"E	48.96'
L9	S29°17'15"W	31.47'
L10	S33°46'45"E	33.07'
L11	S33°46'36"E	54.09'
L12	S33°52'15"E	57.61'
L13	S33°46'25"E	26.98'
L14	S33°42'18"E	48.47'
L15	S71°58'19"E	1.24'
L16	N73°22'27"E	29.48'
L17	S24°49'40"E	24.28'
L18	S24°48'41"E	51.91'
L19	S25°15'53"E	48.70'
L20	S10°29'41"W	24.63'
L21	S10°19'12"W	43.61'
L22	S59°11'34"W	17.30'
L23	N07°27'16"E	6.20'





1 JATROPHA

50 DWARF FAKAHATCHEE GRASS

10'

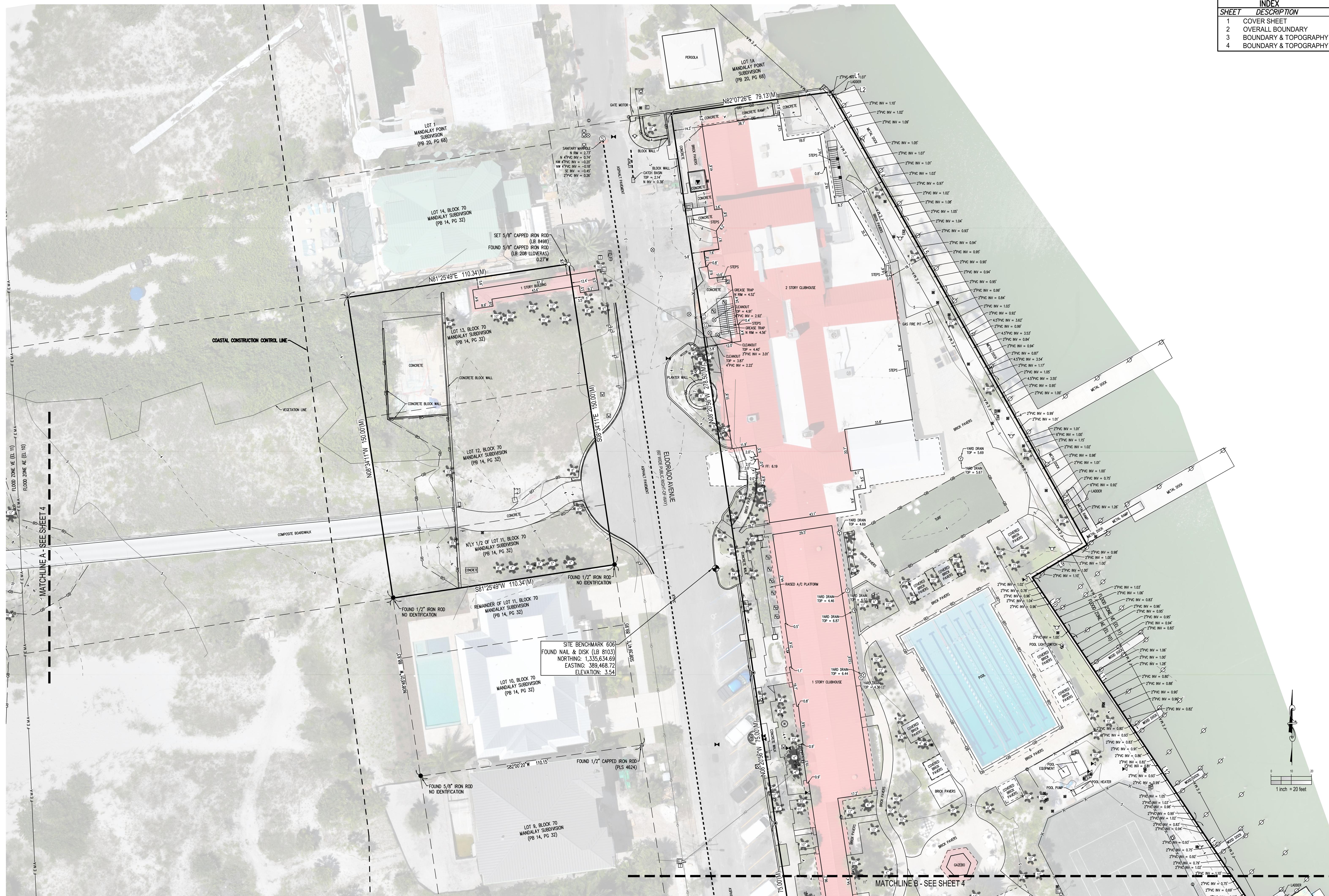
5'

MATCHLINE (SEE PREVIOUS SHEET)

1. WARNING: ABOVE-GROUND AND/OR UNDERGROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT. PROCEED WITH CAUTION: CALL 1-800-432-4770 48 HOURS PRIOR TO CONSTRUCTION.
2. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
3. A ONE HUNDRED PERCENT (100%) COVERAGE IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL LANDSCAPED AREAS. SHALLOW WELLS, OPEN SURFACE WATER BODIES, OR RECLAIMED WATER CANNOT BE USED AS A SOURCE OF IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL NOT BE CONNECTED TO CITY, COUNTY, OR MUNICIPAL WATER SOURCES UNLESS IT CAN BE DEMONSTRATED THAT THESE OTHER SOURCES ARE NOT AVAILABLE.
4. IN THE EVENT THE IRRIGATION SYSTEM IS CONNECTED TO THE PUBLIC POTABLE WATER SUPPLY, THE IRRIGATION SYSTEM SHALL INCLUDE AN APPROVED BACK FLOW PREVENTER AT THE SERVICE CONNECTION (POINT OF CONNECTION).
5. THE IRRIGATION SYSTEM MUST UTILIZE LOW VOLUME DESIGN SUCH AS LOW TRAJECTORY HEADS OR SOAKER HOSES TO PROVIDE DIRECT APPLICATION AND LOW EVAPORATION. SYSTEMS THAT REQUIRE AREAS THAT DO NOT REQUIRE IRRIGATION, SUCH AS PAVED AREAS WILL NOT BE ACCEPTABLE. HIGH IRRIGATION NEED AREAS MUST NOT OVER SPRAY LOW NEED AREAS.
6. HIGH WATER DEMAND LANDSCAPE AREAS SUCH AS TURF MUST BE SERVED BY A SEPARATE IRRIGATION ZONE THAN LOW WATER NEED AREAS, SUCH AS PLANTER BEDS OR MULCHED AREAS WITH TREES. IN NO CASE SHALL ANY PLANTED VEGETATION AREA BE MORE THAN 50' FROM A WATER SUPPLY HOSE BIB.
7. THE IRRIGATION SYSTEM MUST BE OPERATED BY AN IRRIGATION CONTROLLER CAPABLE OF DIFFERENTIATING BETWEEN THE SCHEDULES OF HIGH AND LOW WATER DEMAND AREAS. IRRIGATION AREAS MUST HAVE A CYCLOSTART CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM ABLE TO BE SET TO COMPLY WITH LOCAL OR WATER MANAGEMENT DISTRICT IMPOSED RESTRICTIONS.
8. THE SYSTEM MUST BE EQUIPPED WITH A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. GROUND MOISTURE SENSING DEVICES ARE ENCOURAGED WHERE APPROPRIATE.
9. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED.
10. SOILS WITHIN ALL PLANTING AREAS SHALL BE SUITABLE OR AMENDED FOR PROPOSED PLANTING WITH REGARDS TO PH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. LABORATORY CONTRAST OR SHALLOW CYCLOSTART SAMPLE FROM THE SITE AND SEND TO INDEPENDENT LABORATORY DETERMINE SOIL QUALITY FOR PLANTINGS AND PROVIDE SOIL AMENDMENTS REQUIRED TO PROMOTE HEALTHY PLANT GROWTH.
11. ALL AREAS DISTURBED DURING CONSTRUCTION OR NOT DESIGNATED FOR TREES AND SHRUBS, SHALL RECEIVE SOIL IN ORDER TO STABILIZE SOIL AND CONTROL STORMWATER RUNOFF.
12. PER THE NEW FLORIDA BUILDING CODE, ALL IRRIGATION LINES SHALL BE MAINTAINED A MINIMUM DISTANCE OF ONE FOOT FROM ALL STRUCTURES.
13. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS". LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
14. LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC. THE PLANT MATERIAL LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
15. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL.
16. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING LINES AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
17. ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 2" DEEP PINK BARK NUGGETS. TREE RINGS SHALL BE 60" RADIUS. ALL TREES SHALL BE STAKED.
18. ANY NEW SO/D SEED/ED AREA SHALL BE ARGENTINE BAHIA. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SO/D SEED/ED AREAS SHALL BE MAINTAINED BY THE CONTRACTOR (MOWING AND POLICING) OF THE SITE OF ANY TRASH AND TREES ARE PLUMB AND PROPERLY STAKE FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL INSPECTION. FINISHED BY THE OWNER. AN OWNER HAS RECEIVED CERTIFICATE OF OCCUPANCY AND PROVIDED FINAL PAYMENT FOR LANDSCAPE AND IRRIGATION SYSTEM WORK PERFORMED.
19. TREES SHALL NOT BE TOPPED OR IMPROPERLY PRUNED. THE SHAPING OF TREES TO FORM CIRCLES, OVALS, SQUARES OR OTHER HARD EDGED GEOMETRIC PATTERNS IS PROHIBITED. NOT MORE THAN ONE-THIRD OF THE TREE CANOPY SHALL BE TRIMMED OR PRUNED IN ANY YEAR UNLESS IT IS DEAD.
20. TREES, SHRUBS AND GROUND COVER SHALL BE INSTALLED IN PLANT PITS THAT ARE TWICE THE DIAMETER OF THE PLANT ROOT BALL. SOIL BACK FILL SHALL BE AERATED. CONTRACTOR SHALL ADD AGRIFORM FERTILIZER TABLETS TO EACH PLANT PIT.
21. ALL REQUIRED HEDGE MATERIAL MUST BE MAINTAINED AT A MINIMUM HEIGHT OF 3 FEET.
22. ALL LANDSCAPE MATERIALS PLANTED WITHIN THE SITE VISIBILITY TRIANGLES MUST BE MAINTAINED AT 36" IN HEIGHT.
23. ALL EXOTIC SPECIES, I.E., BRAZILIAN PEARL (SCHINUS TEREBINTHIFOLIUS), PUNK TREE (MELALEUCA QUINQUEVENERIA), AND CHINESE TALLOW (SAPIUM SEBIFERUM) MUST BE REMOVED AT A CONDITIONS OF SITE DEVELOPMENT. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, REMOVAL SHALL BE REQUIRED.
24. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RESTABILIZED WITH SUITABLE MATERIAL.
25. IT IS NOTED THAT ALL SODDING SHALL BE BAHIA SO & AREAS WHICH ARE DISTURBED SHALL RECEIVE REMEDIAL GRADING AS REQUIRED FOR PROPER DRAINAGE TOWARDS THE LOW POINT FOR FUTURE POTENTIAL FLOODING. ALL AREAS TO BE GRADED TO TWO-INCHES BELOW THE EXISTING ADJACENT SURFACES TO PROVIDE A
SMOOTH TRANSITION AFTER ROLLING ON NEWLY Laid BAHIA SO. AREAS TO BE TO WATERED TO PREVENT DRY IRRIGATION SYSTEM OR BY WATER TRUCK UNTIL NEWLY Laid SO HAS ESTABLISHED AND AFTER TWO MOWING CYCLES.

[illegible]

S:\PINELLAS\CARLOUEI\CONSTRUCTION\009-CYC (LS.dwg) PLOT DATE: 6/29/2026 3:39 PM SAVE DATE: 6/29/2026 LAST SAVED BY: EELLINGSON



INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	OVERALL BOUNDARY
3	BOUNDARY & TOPOGRAPHY
4	BOUNDARY & TOPOGRAPHY



DATE	REVISIONS

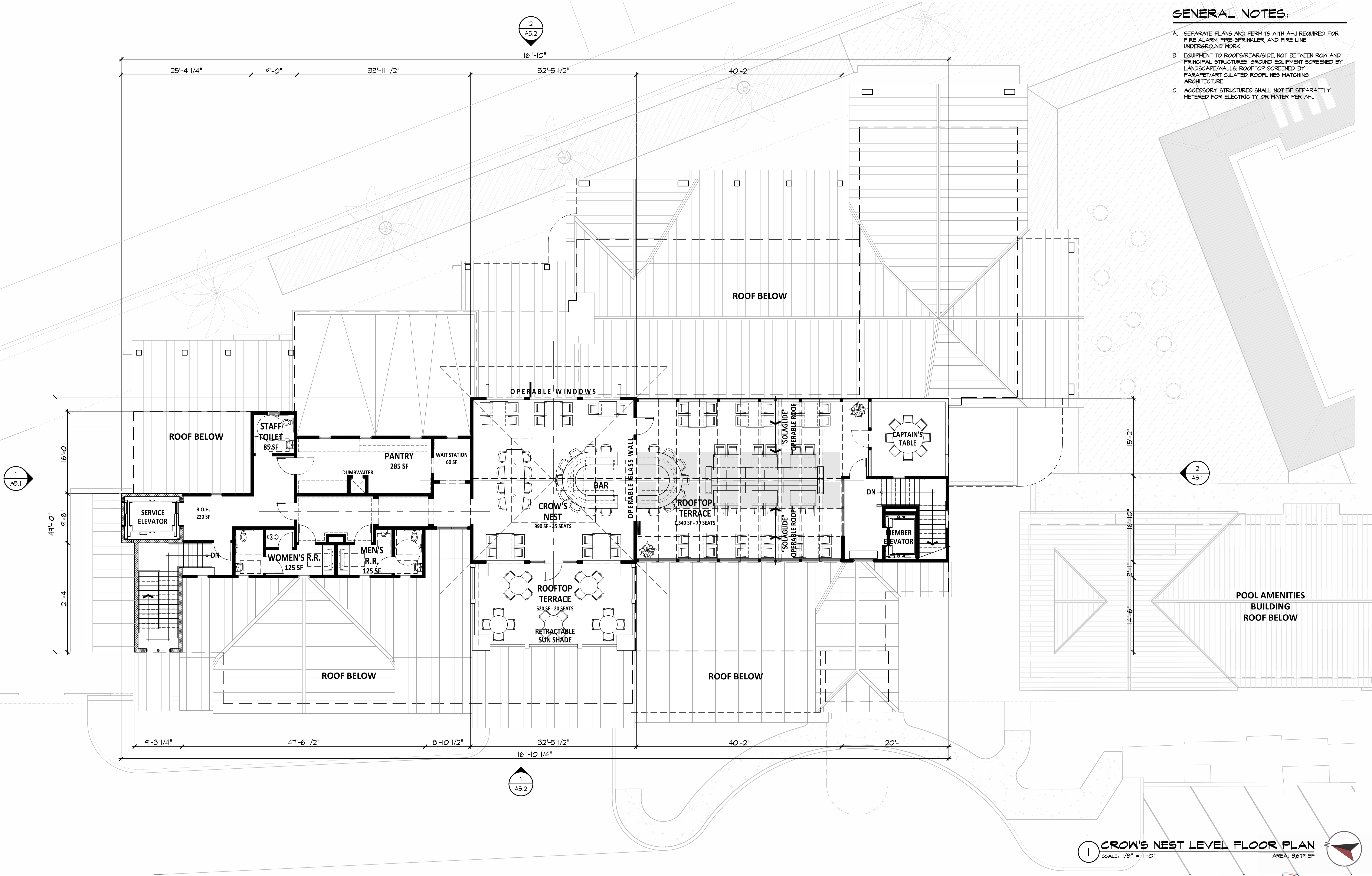
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JOB NO.: SP2025.0360	DATE: 7/2024	FIELD BOOK: ---, PAGE: ---
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1091 ELDORADO AVE
SECTION 32
TOWNSHIP 28 SOUTH, RANGE 15 EAST
PALM BEACH COUNTY, FLORIDA

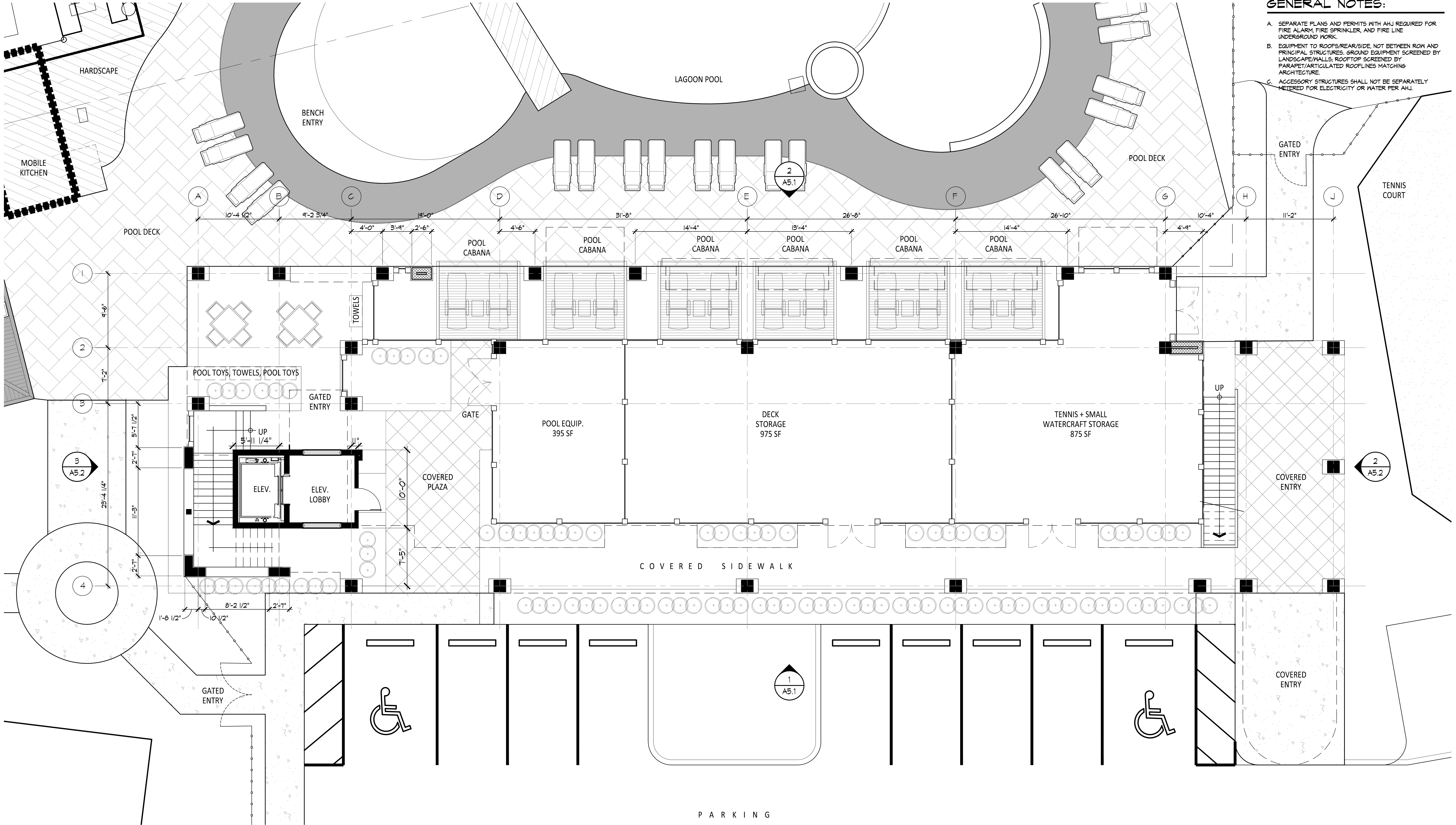
BOUNDARY & TOPOGRAPHIC SURVEY
FOR
CARLOUEL BEACH & YACHT CLUB

SHEET 03 OF 04

- GENERAL NOTES:**
- A. SEPARATE PLANS AND PERMITS WITH AHJ REQUIRED FOR FIRE ALARM, FIRE SPRINKLER, AND FIRE LINE UNDERGROUND WORK.
 - B. EQUIPMENT TO ROOFS/REAR/SIDE, NOT BETWEEN ROW AND PRINCIPAL STRUCTURES. GROUND EQUIPMENT SCREENED BY LANDSCAPE/WALLS; ROOFTOP SCREENED BY PARAPET/ARTICULATED ROOFLINES MATCHING ARCHITECTURE.
 - C. ACCESSORY STRUCTURES SHALL NOT BE SEPARATELY METERED FOR ELECTRICITY OR WATER PER AHJ.



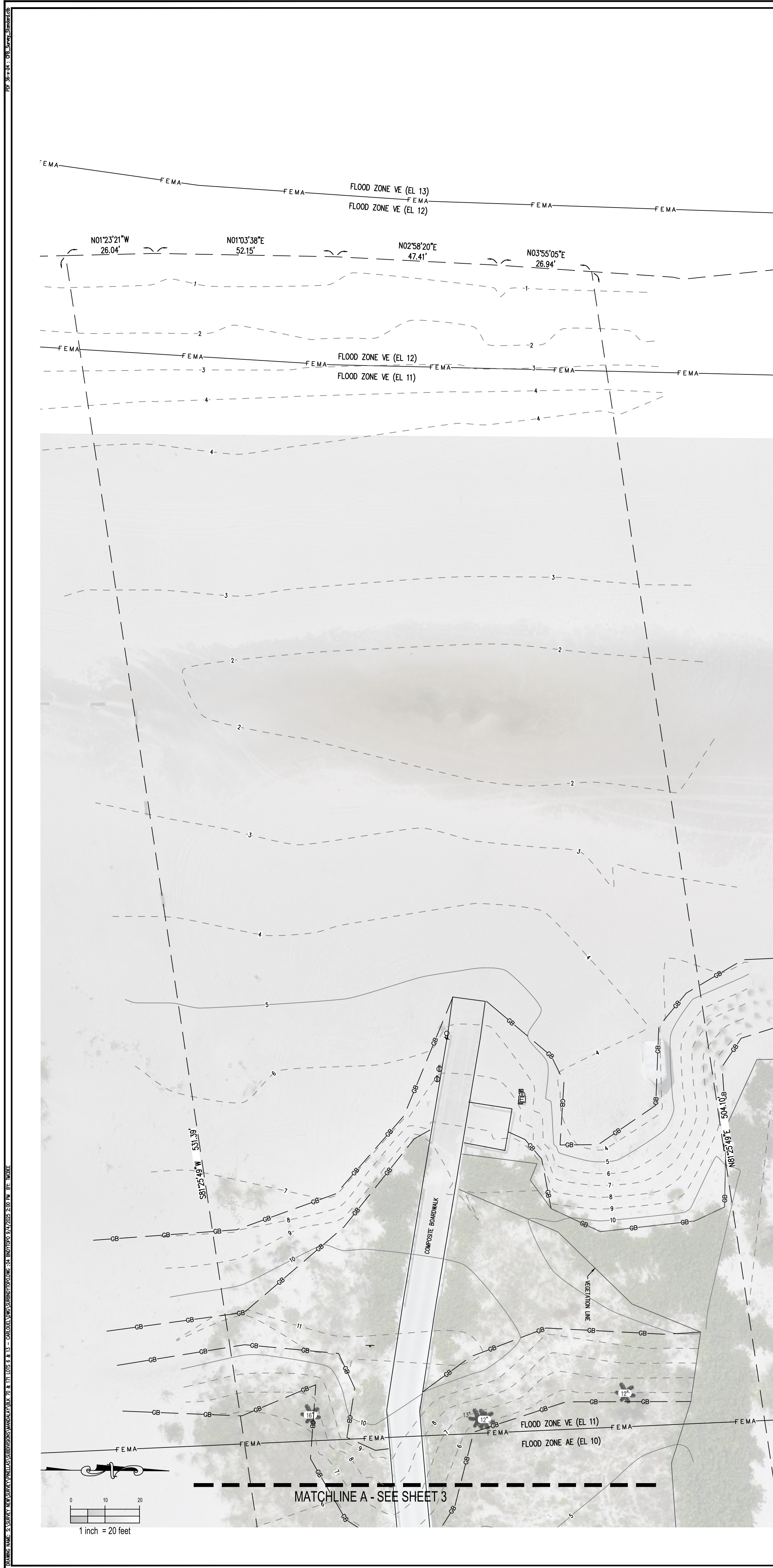
1 CROW'S NEST LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 AREA: 3,674 SF



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1 SITE LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"





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DATE	REVISIONS

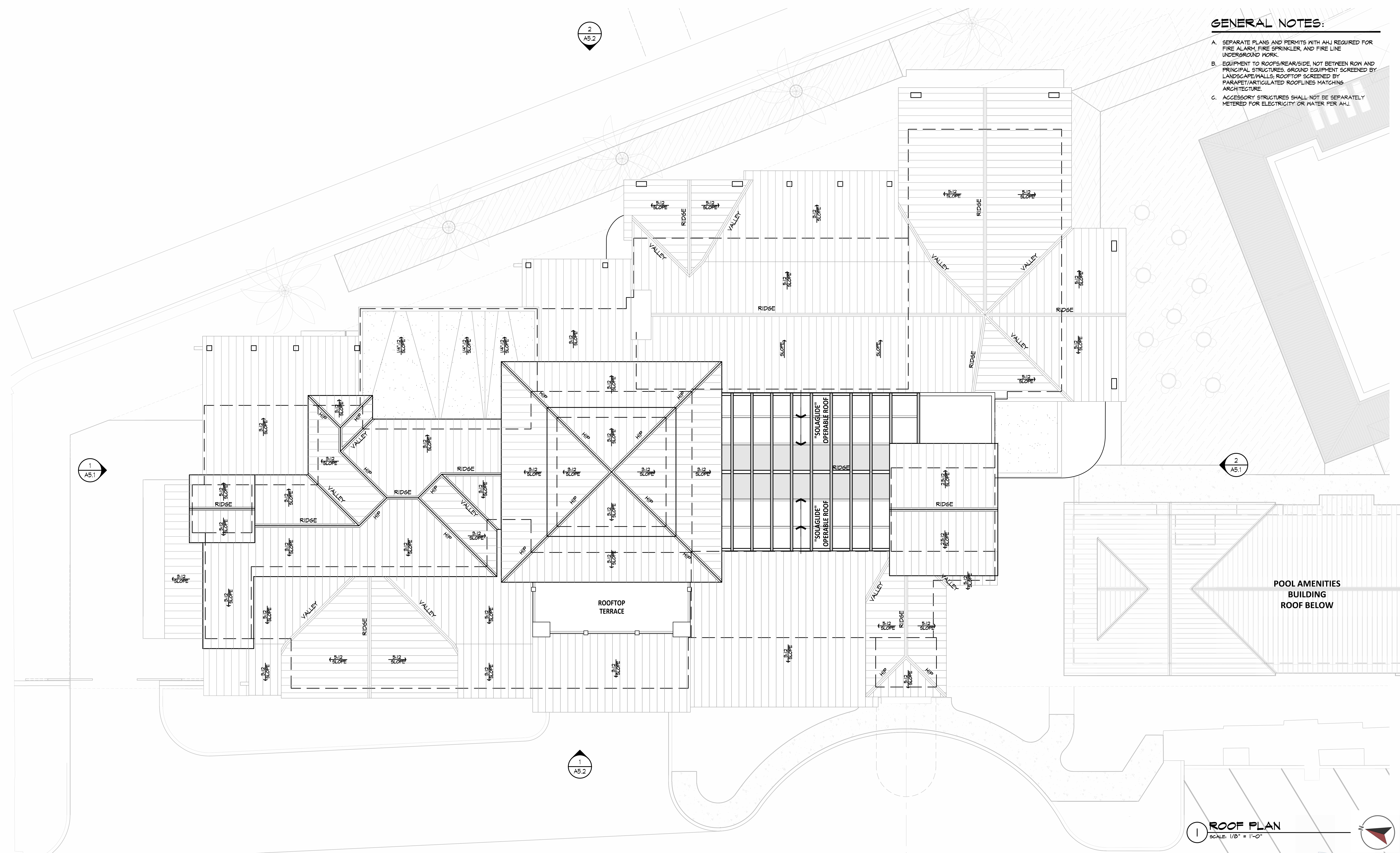
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1091 ELDORADO AVE
SECTION 32
TOWNSHIP 28 SOUTH, RANGE 15 EAST
PHELPS COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
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CARLOUE BEACH & YACHT CLUB

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1

ROOF PLAN
SCALE: 1/8" = 1'-0"



UPPER LEVEL PLAN

SCALE : 3/32" = 1'-0" 4,200 sq. ft.



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A2.2 Floor Plan

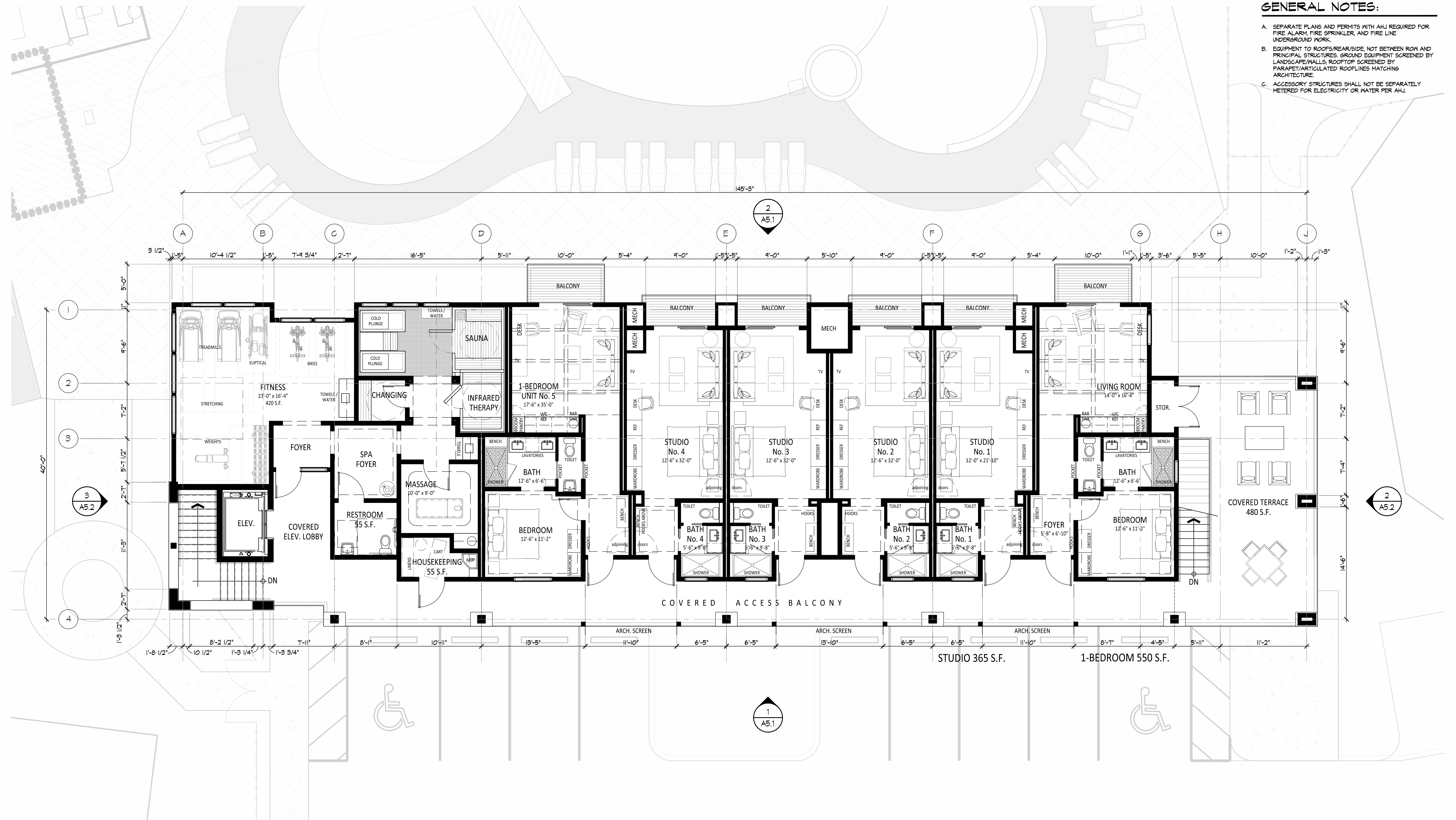
February 19, 2026

Cabana Building

CONCEPT DESIGN PACKAGE



- GENERAL NOTES:**
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1 UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"
AREA: 3,930 SF





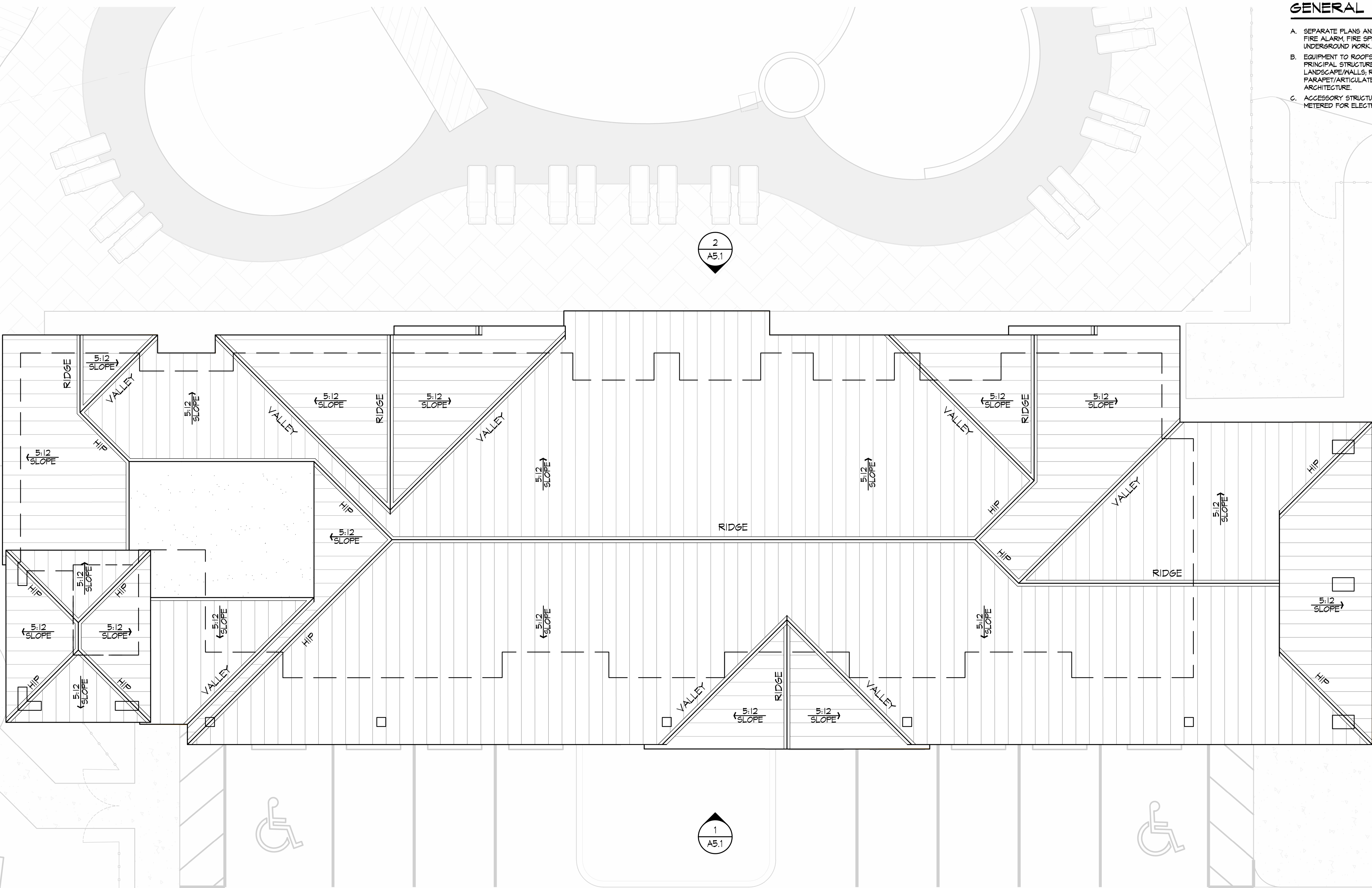
ELEVATION LEGEND:

--	--	--	--	--	--

GENERAL NOTES:
 AT EAVES:
 PRE-FINISHED EXTRUDED ALUMINUM BOX GUTTER
 CEMENTITIOUS FASCIA.
 AT WALL CORNERS:
 8" CEMENTITIOUS CORNER TRIM
 AT WALL BASE:
 8" CEMENTITIOUS BASE TRIM
 FIBERGLASS FRAME WINDOWS, TYP.

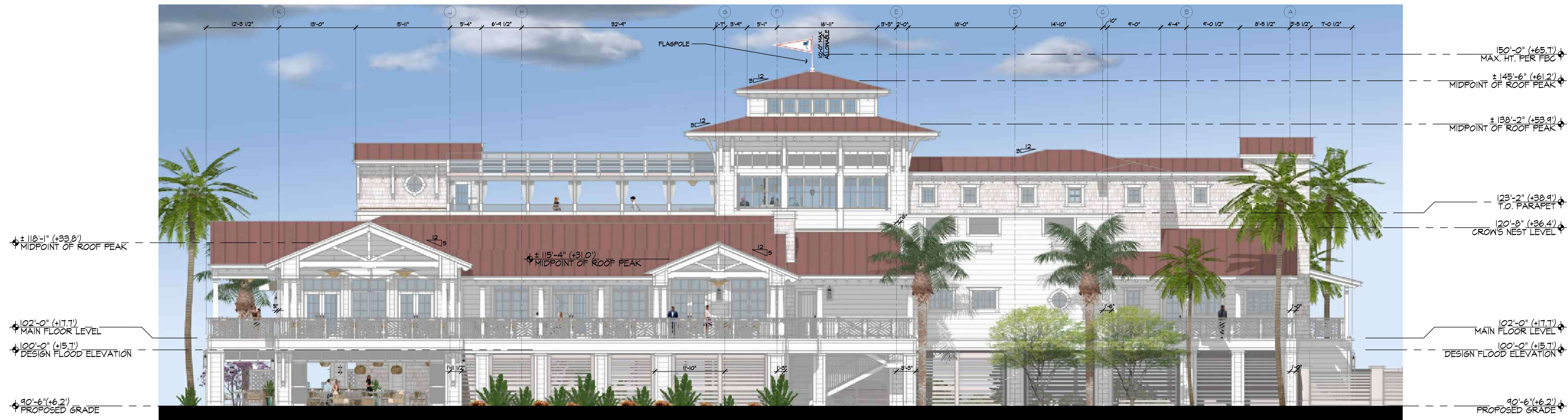


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1 ROOF PLAN
SCALE: 3/16" = 1'-0"





AT EAVES:

DECORATIVE PAINTED WOOD BRACKET AND DECORATIVE RAFTER TAILS AT GABLES, TYP.

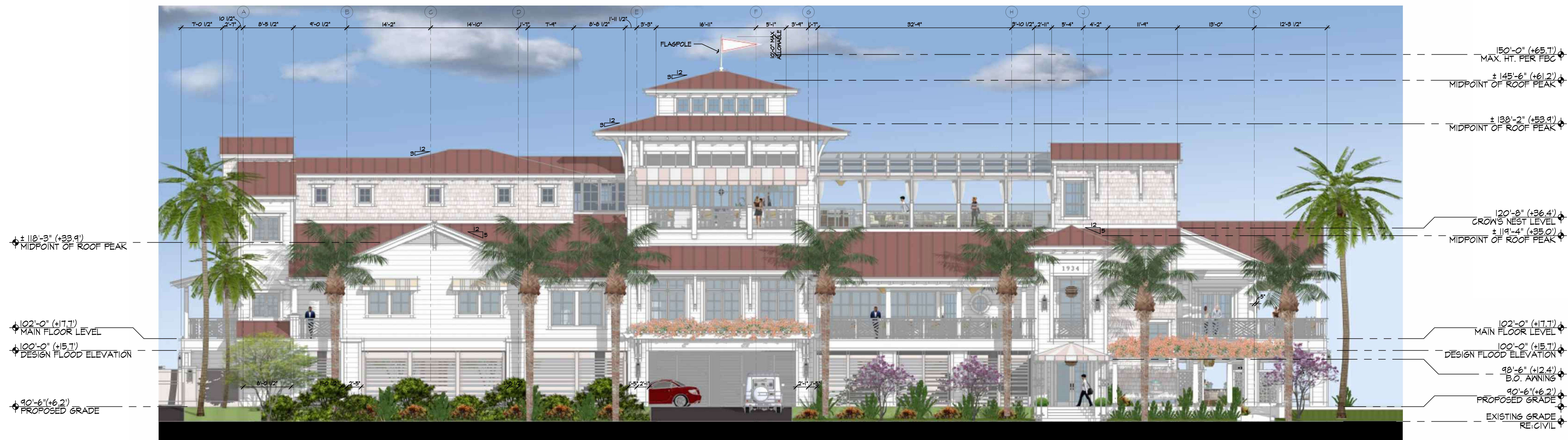


AT GABLES:

PAINTED WOOD ATTIC LOUVER AT GABLES, TYP.

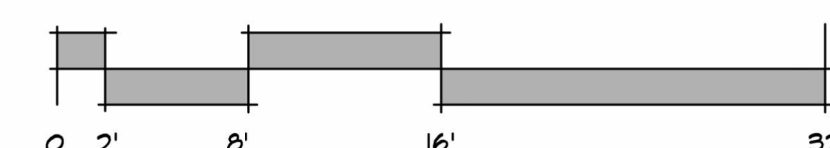


2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



NOTE: ALL LIGHTING AND GLASS ON WEST FACADE TO MEET FLORIDA REGULATIONS ON TURTLE GLASS.

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"





Conceptual Birdseye perspective



① ELDORADO AVENUE STREET ELEVATION
SCALE: 1" = 20'-0"

CABANAS *Concept*



bathroom concept



bedroom concept



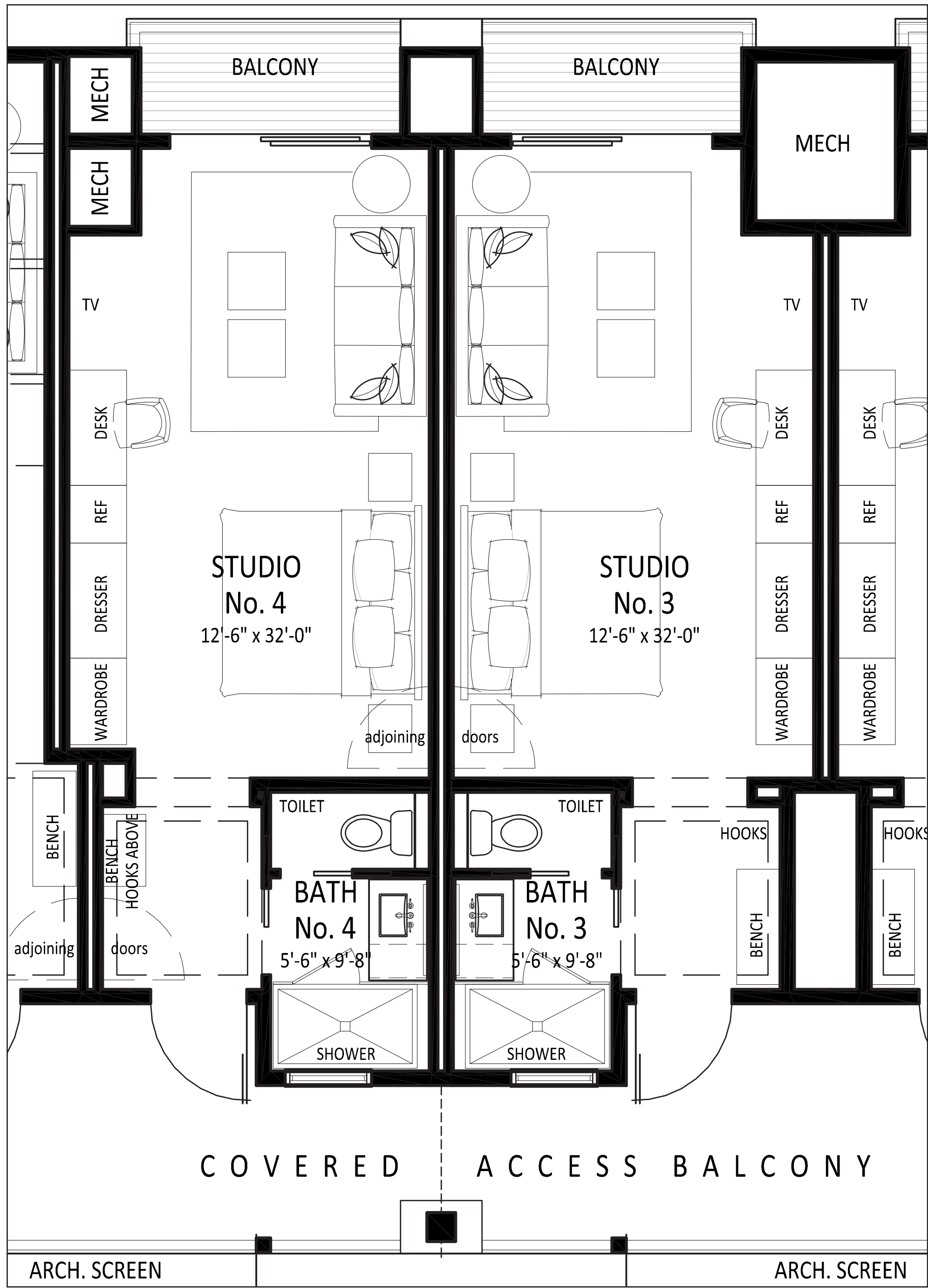
living room concept



furniture concepts



decorative lighting concepts



floor plan

FIXTURES & FURNISHINGS

FINISHES



paint



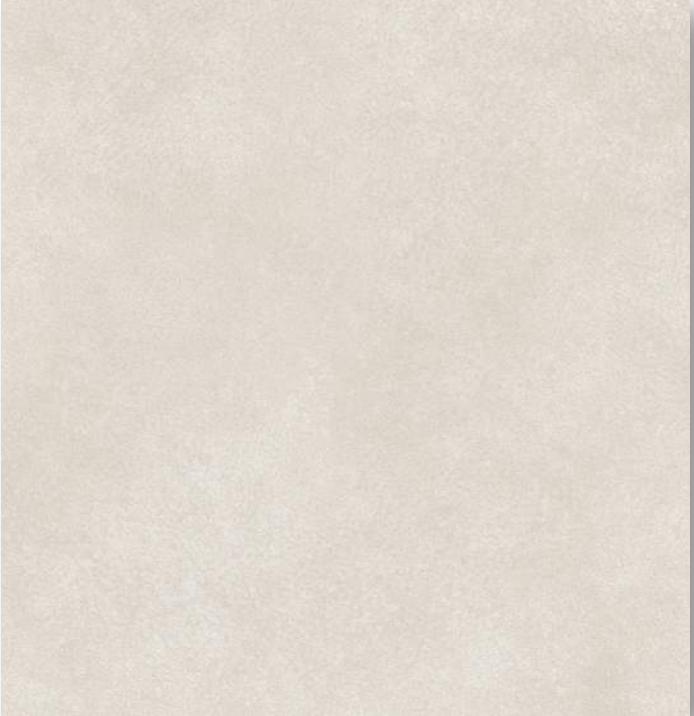
paint



floor tile



natural stone
counter top



wallcovering



wallcovering



wood floor



wood accents



wall tile

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CARLOUEL YACHT CLUB

2.19.2026

