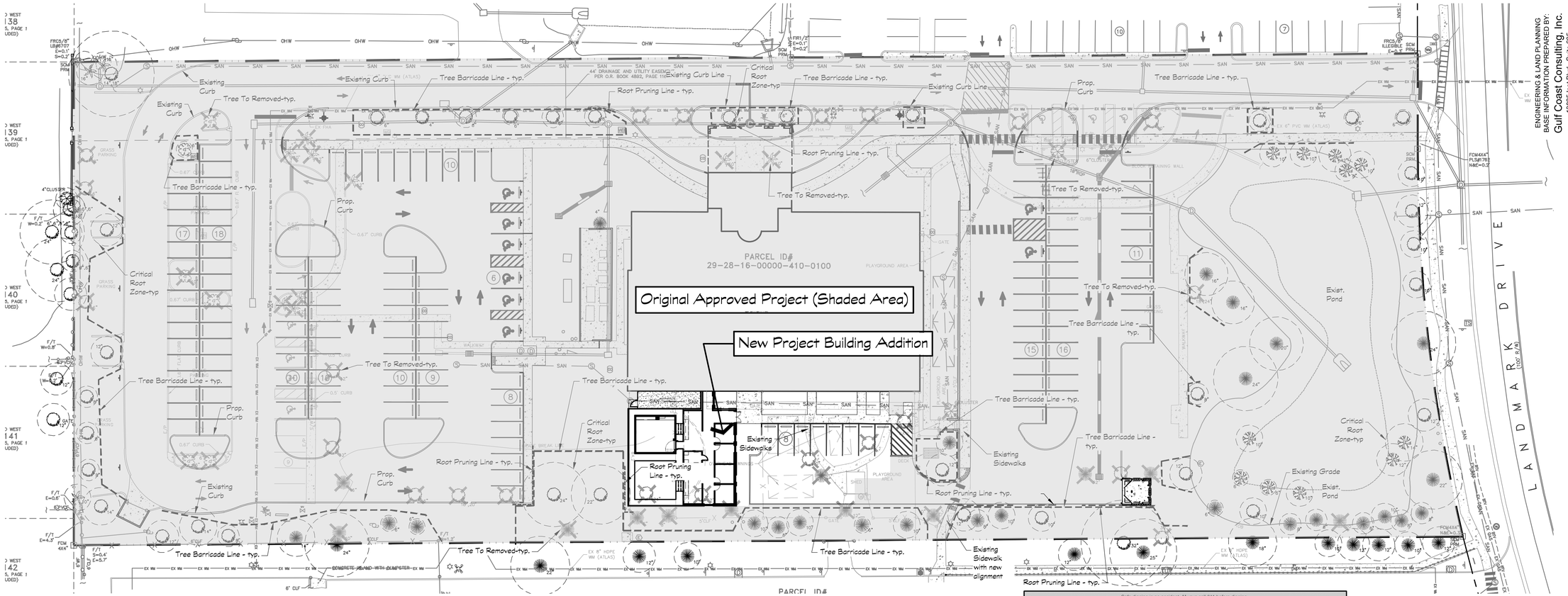
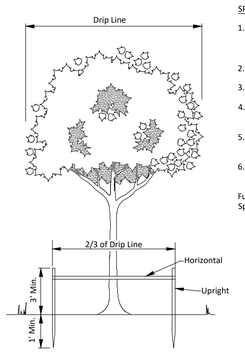


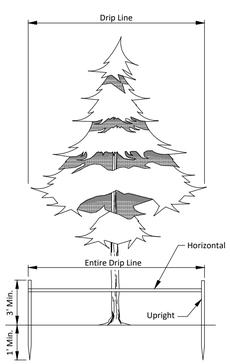

ENGINEERING & LAND PLANNING
BASE INFORMATION PREPARED BY:
Gulf Coast Consulting, Inc.
13825 Icot Blvd., Suite 605
Clearwater, Florida 33760
Phone - (727) 524-1818




SPECIFICATIONS - WOOD BARRIER

1. Minimum radius to be protected:
   A. Hardwoods - 2/3 drip line
   B. Conifers & Sabal Palms - Entire drip line.
2. Uprights - No less than 2" X 2" lumber.
3. Horizontals - No less than 1" X 4" lumber.
4. Barriers shall be erected around all protected trees and palms, and inspected by city representative before construction begins.
5. Upright posts are to be at least 4 feet in length with a minimum of 1 foot anchored in ground and 3 feet above ground.
6. Barriers to remain in place until all paving, construction and heavy equipment is out of area.

Further information may be obtained from the Land Resource Specialists at 562-4575 and 562-4558.




| CITY OF CLEARWATER PUBLIC WORKS - ENGINEERING 2022 DESIGN STANDARDS | 900 SERIES: LANDSCAPE DETAILS | TREE BARRICADES | INDEX NO. 909 | PAGE NO. 1 OF 1 |
|---|---|---|---|---|
| | | | LATEST REVISION | 10/22/18 |

SEE DEMOLITION SHEET, CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION ON EXISTING SITE ELEMENTS TO BE REMOVED

Irrigation Pipe Routing at Existing Trees to Remain

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

GENERAL TREE PRESERVATION PLAN NOTES:

THE TREE PRESERVATION PLAN INDICATES EXISTING & PROPOSED ELEMENTS, REVIEW THE DEMOLITION AND ENGINEERING PLANS FOR CLARIFICATION AND SPECIFIC DATA.

ROOT PRUNE OUTSIDE TREE BARRICADE AS INDICATED ON THE TREE PRESERVATION PLAN. FIELD ADJUST AS NECESSARY.

EXISTING TREES THAT ARE ROOT PRUNED SHALL BE WATERED AFTER ROOT PRUNING TO ALLOW TREE TO RECOVER. CERTIFIED ARBORIST FOR CONSTRUCTION/FIELD ACTIVITIES TO ESTABLISH SCHEDULE AND FINAL QUANTITY BASED ON EXTENT OF ROOT PRUNING PER TREE.

FINAL GRADE WITHIN CANOPY DRIP LINE OF EXISTING TREES TO REMAIN SHALL BE THE SAME AS EXISTING GRADE.

AT THE COMPLETION OF CONSTRUCTION, EXISTING TREES THAT ARE TO REMAIN SHOULD BE REVIEWED BY A CERTIFIED ARBORIST MINIMUM OF ONCE PER YEAR FOR THE FIRST THREE YEARS AND THERE AFTER DETERMINED BY THE OWNER AND ARBORIST.

EXISTING TREE PROTECTION GENERAL NOTES

PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA. THE FOLLOWING REPRESENTS MINIMUM PROTECTION BARRIER SPECIFICATIONS.

DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OF TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY.

EXISTING TREE REMOVAL NOTE:

TREES TO BE REMOVED WITHIN THE CANOPY DRIPLINE OF AN ADJACENT EXISTING TREE TO REMAIN SHALL BE CUT OFF BY HAND AT GRADE AND THE STUMP GROUND TO JUST BELOW THE GROUND SURFACE. USE NO HEAVY EQUIPMENT TO PULL/PUSH OVER THE TREE.

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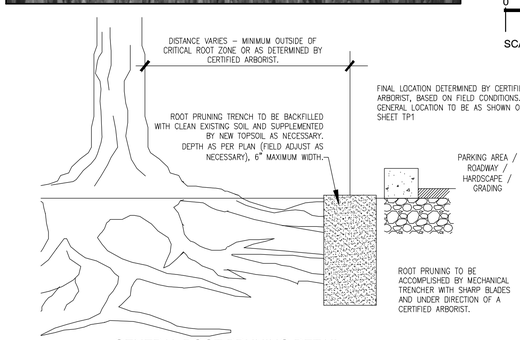
Safe digging is no accident. Always call 811 before digging.
Know what's below. Call before you dig. 811
Preventing damages to buried utilities by connecting excavators and utility members through the Internet

NORTH

0 30 60 90 feet

SCALE: 1" = 30'




GENERAL ROOT PRUNING DETAIL

ADDITIONAL CITY OF CLEARWATER REQUIREMENTS:

1. Install silt fences to the manufacturer's specifications. DO NOT TRENCH UNDER EXISTING TREES TO REMAIN.
2. Install tree barricades to the City of Clearwater standards, 2"x2" post with 1"x4" rails at two thirds of the trees drip line.
3. Use care in removing existing shrub materials not indicated to remain within the drip line of existing trees to remain.

EXISTING TREE PROTECTION / ROOT PRUNING GENERAL NOTES

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

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

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

Existing Tree Inventory preformed by ISA Certified Arborist:

Patrick Roberson
ISA Certification
#FL-1051A

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting
Patrick@RRGLA.com
Phone: 727-255-4258
FL License # LA0001461

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

Patrick Roberson

Digitally signed by Patrick Roberson
DN: c=US, serialNumber=PASUS-A30029844, sn=Roberson, givenName=Patrick, cn=Patrick Roberson
Date: 2026.07.08 20:37:19 -04'00'

| Revision | Date |
|---|---|
| A Rev. per Clearwater comments. | 07/08/26 |

Project Title: Advanced Urology Institute Medical Clinic
Clearwater, Florida

EXISTING TREE PRESERVATION PLAN

Project No. 26-018
Date 06/01/26
Sheet TP1

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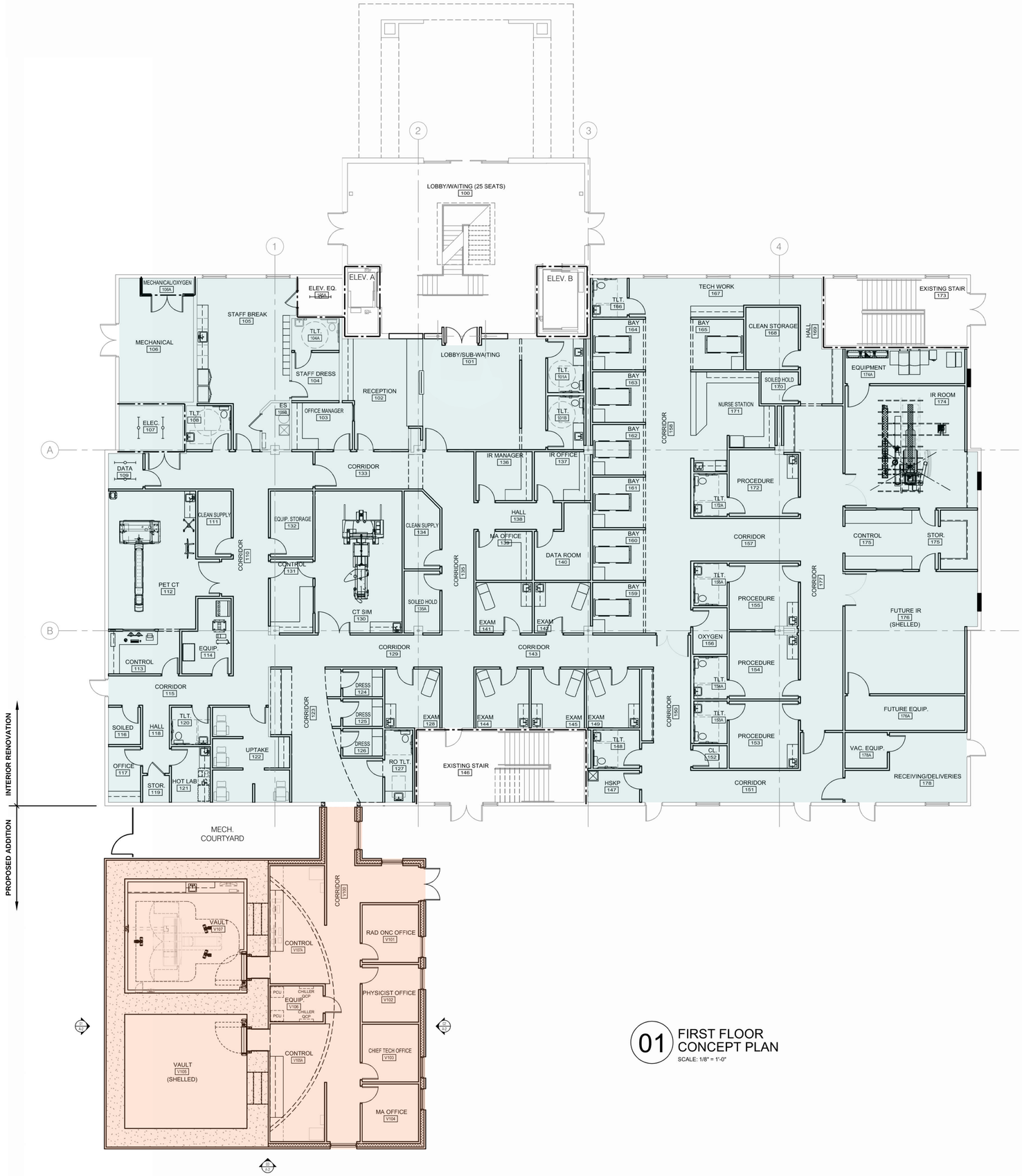


01 FIRST FLOOR CONCEPT PLAN
SCALE: 1/8" = 1'-0"

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H.H Design-Build
Architecture, Inc.
336 West Market Street New Albany, IN 47150
812-944-2396 phone 812-949-2396 fax
www.hhdesignbuild.com

| DATE | BY | REMARKS |
|---|---|---|
| | | |

REVISIONS

SEAL

CONCEPT PACKAGE

# Specialty Alliance / AUI Oncology Center Addition and Renovation

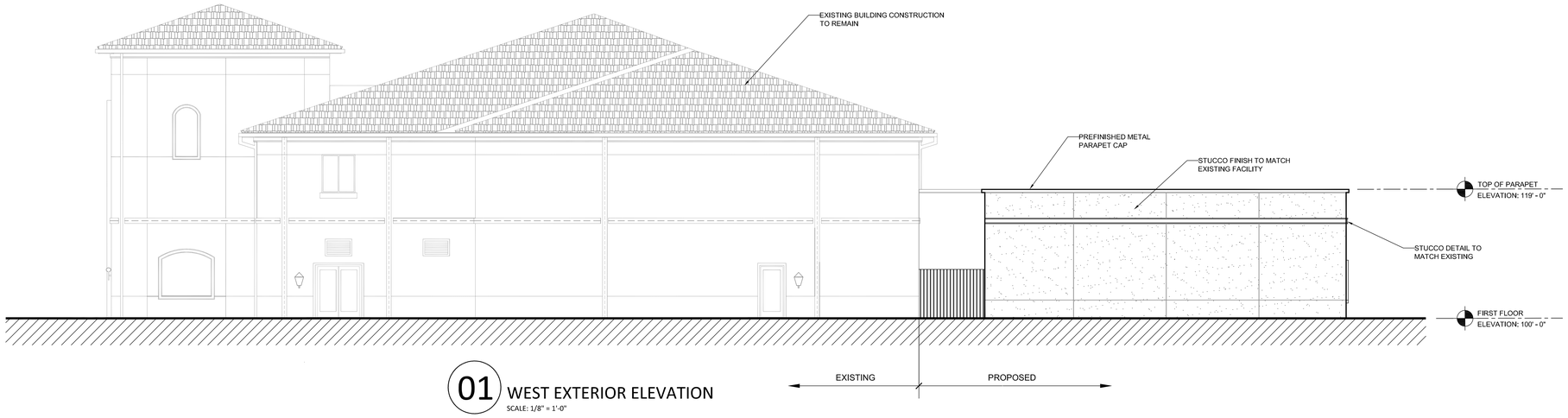
2650 Landmark Drive, Clearwater FL 33761

DATE: 06-01-2026
PROJECT NO.: 1552
DRAWN: JLW / KEM
CHECKED: HH

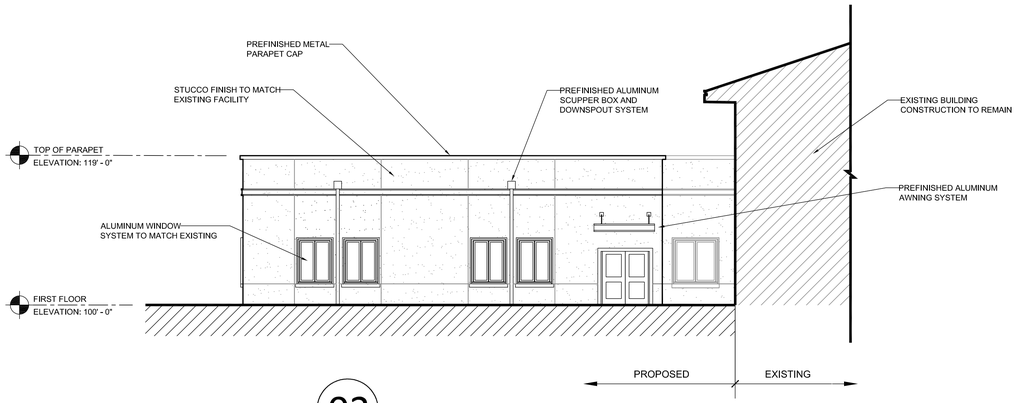
SHEET TITLE: FIRST FLOOR CONCEPT PLAN

SCALE: AS SHOWN

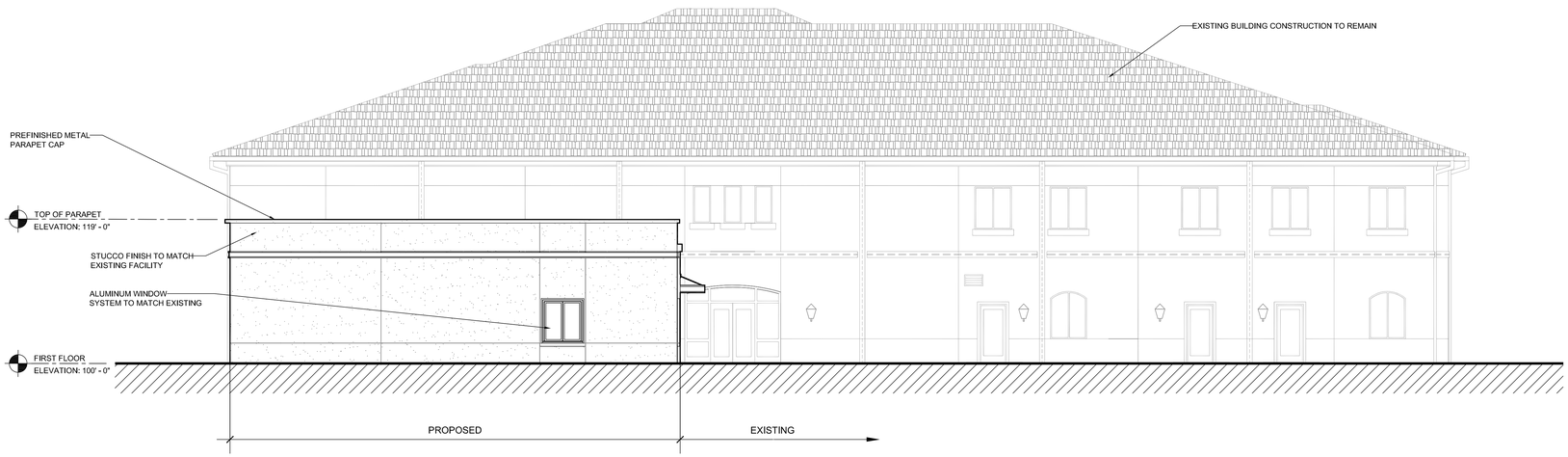
SHEET NO.: A-1




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




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




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

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www.hhdesignbuild.com

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REVISIONS

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CONCEPT PACKAGE

# Specialty Alliance / AUI Oncology Center Addition and Renovation

2650 Landmark Drive, Cleanwater FL 33761

DATE 06-01-2026
PROJECT NO. 1552
DRAWN JLW / KEM
CHECKED HH

SHEET TITLE EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NO. A-2

01 EAST PERSPECTIVE

02 WEST PERSPECTIVE

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REVISIONS

SEAL

CONCEPT PACKAGE

# Specialty Alliance / AUI Oncology Center Addition and Renovation

2650 Landmark Drive, Clearwater FL 33761

DATE: 06-01-2026

PROJECT NO.: 1552

DRAWN: JLW / KEM

CHECKED: HH

SHEET TITLE: CONCEPTUAL RENDERS

SCALE: AS SHOWN

SHEET NO.: A-3

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

0 50 100 200

CONCEPT PLAN ONLY
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY & TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.

# 2680 Landmark Dr
# Aerial Photograph

# ADVANCED UROLOGY INSTITUTE MEDICAL CLINIC
# PRELIMINARY SITE PLAN

SECTION 29, TOWNSHIP 28 S, RANGE 16 E
CLEARWATER, FLORIDA

## LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PER TITLE COMMITMENT PROVIDED)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 16 EAST, AND GO NORTH 89°38'22" EAST, 800.00 FEET, ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 29 (CENTERLINE OF STATE ROAD NO. 580); THENCE SOUTH 00°02'03" WEST, 544.51 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°38'22" EAST, 750.00 FEET, TO A POINT ON THE WEST RIGHT- OF-WAY LINE OF LANDMARK DRIVE AS SHOWN ON THE PLAT OF NORTHWOOD ESTATES - TRACT "C", AS RECORDED IN PLAT BOOK 75, PAGES 65 AND 66, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE FOLLOWING SAID WEST RIGHT-OF-WAY LINE, AND ITS SOUTHERLY EXTENSION, SOUTH 00°02'03" WEST, 53.15 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 934.75 FEET, AN ARC LENGTH OF 218.51 FEET, A CHORD LENGTH OF 218.02 FEET, A CHORD BEARING OF SOUTH 06°39'46" EAST; THENCE SOUTH 89°38'22" WEST, 775.42 FEET, THENCE NORTH 00°02'03" EAST, 269.85 FEET, TO THE POINT OF BEGINNING.

## LOCATION MAP

Safe digging is no accident. Always call 811 before digging.
sunshine state ONE CALL of Florida
Know what's below. Call before you dig.
811
Protecting underground facilities and those who dig or work around them for life, health and safety

## DRAWING INDEX


| SHEET | TITLE |
|---|---|
| C1 | COVER SHEET |
| C2 | NOTES & SPECIFICATIONS |
| C3 | OVERALL SITE PLAN |
| C4 | EXISTING CONDITIONS/DEMOLITION PLAN |
| C5 | HORIZONTAL CONTROL PLAN |
| ET1 | EXISTING TREE INVENTORY |
| ET2 | EXISTING TREE SUMMARY |
| LA1 | LANDSCAPE PLAN |
| LA2 | LANDSCAPE NOTES & DETAILS |
| IR1 | IRRIGATION PLAN |
| IR2 | IRRIGATION NOTES & DETAILS |
| TP1 | EXISTING TREE PRESERVATION PLAN |


## SITE DATA TABLE

| | | | |
|---|---|---|---|
| SITE ADDRESS: | 2650 LANDMARK DRIVE, CLEARWATER, FL 33761 | | |
| PARCEL ID: | 29/28/16/49870/000/0020 | | |
| PROPOSED USE: | MEDICAL CLINIC | | |
| FUTURE LAND USE MAP DESIGNATION: | I – INSTITUTIONAL | | |
| EXISTING ZONING: | I – INSTITUTIONAL | | |
| TOTAL LAND AREA: | ±204,215 SF (±4.6882 AC) | | |
| SITE DATA TOTALS | EXISTING | PROPOSED | MIN/MAX REQUIRED |
| BUILDING (FOOTPRINT) | 17,488 SF | 21,173 SF | |
| PAVEMENT | 84,227 SF | 87,807 SF | |
| CONCRETE | 9,139 SF | 8,965 SF | |
| IMPERVIOUS | 110,854 SF (54.3%) | 117,945 SF (57.8%) | 0.85 MAX |
| OPEN SPACE | 93,361 SF (45.7%) | 86,270 SF (42.2%) | 15% MIN |
| LOT AREA TOTAL | 204,215 SF | 204,215 SF | 10,000 SF MIN |
| LOT WIDTH | 269.85 FT | 269.85 FT | 100 FT MIN |
| LOT DEPTH | 775.42 FT | 775.42 FT | |
| FLOOR AREA RATIO (F.A.R.) | 0.16 (32,788 SF) | 0.18 (36,173 SF) | 0.65 MAX |
| PARKING SPACES | 140 SPACES (INC 8 ADA SPACES) | 148 SPACES (INC 8 ADA SPACES) | 164 SPACES (5/1,000 SF)** 96 SPACES (PER ITE)*** |
| BUILDING HEIGHT | EX 2-STORY | EX 2-STORY | 50 FT MAX |
| BUILDING SETBACKS: | | | |
| FRONT (EAST) | 277.7 FT | 277.7 FT | 25 FT |
| REAR (WEST) | 309.1 FT | 309.1 FT | 20 FT |
| SIDE (NORTH) | 63.9 FT | 63.9 FT 0 FT TO PAVEMENT | 10 FT |
| SIDE (SOUTH) | 82.9 FT | 19.4 FT | 10 FT |

FLOOD ZONE:
SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE X , ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0089H, DATED AUGUST 24, 2021 & 12103C0088G, DATED SEPTEMBER 3, 2003.

** PARKING AGREEMENT WITH HERITAGE UNITED METHODIST CHURCH
*** ITE PARKING GENERATION MANUAL 6TH EDITION

## PROJECT DIRECTORY


OWNER: UPIP, LLC
2650 LANDMARK DRIVE
CLEARWATER, FL 33761

DEVELOPER: UPIP LLC c/o ADVANCED UROLOGY INSTITUTE
26750 US HIGHWAY 19, SUITE 200
CLEARWATER, FL 33761
PHONE: 727-474-3715
ATTN: ERICA WILLIAMS, CAO

CIVIL ENGINEER: GULF COAST CONSULTING, INC
13825 ICOT BOULEVARD, SUITE 605
CLEARWATER, FL 33760
PHONE: 727-524-1818
ATTN: SEAN P. CASHEN, P.E. 42505

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

SURVEYOR: LAND PRECISION CORPORATION
2683 SUNSET POINT ROAD
CLEARWATER, FL 33759
PHONE: 727-796-2737


PREPARED FOR:

UPIP LLC
C/O ADVANCED UROLOGY INSTITUTE

26750 US HIGHWAY 19
SUITE 200
CLEARWATER, FL 33761


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


SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42505

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SEAN P. CASHEN, ON THE DATE INDICATED HERE USING A SHA AUTHENTICATION CODE.

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

23-001.02
DATE: 06/01/26
REVISED: 06/30/2026
ADVANCED UROLOGY INSTITUTE
MEDICAL CLINIC

Y:\SYNELLAS\Advanced Urology Institute\23-001\Drawings\PP 23-001.01\23-001.01 COVER.dwg, 6/30/2026 9:52:08 AM

## GENERAL CONSTRUCTION NOTES

1. ALL ELEVATIONS REFER TO NAVD 1988 DATUM.

2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.

4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.

6. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

7. 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.

8. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.

9. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY OF CLEARWATER LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.

10. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S 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 OWNER'S ENGINEER.

11. 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.

12. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

13. 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 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-100.

14. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.

15. REINFORCING SHALL BE BILLET STEEL BARS CONFORMING TO ASTM A615 GRADE OR BETTER.

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

17. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND/OR OWNER.

18. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE RESPECTIVE GAS COMPANY TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.

19. THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.

20. 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.

21. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

22. THE CONTRACTOR IS TO REVIEW THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.

23. THE IRRIGATION SYSTEM (IF APPLICABLE) SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.

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

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

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

27. DURING THE EXCAVATION OF THE STORMWATER PONDS, THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND.

28. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE.

29. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE WETLANDS PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.

30. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE DEWATERING BE DIRECTLY INTO ON-SITE WETLANDS.

31. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED.

32. DURING EXCAVATION THE CONTRACTOR SHALL NOT PENETRATE THE EXISTING CLAY LAYER. IF THE CONTRACTOR ENCOUNTER THE CLAY LAYER, HE/SHE IS TO PLACE A MINIMUM OF 2-FEET OF SANDY MATERIAL OVER THE CLAY LAYER AND TERMINATE THE DEPTH OF EXCAVATION.

33. IF THE CONTRACTOR ENCOUNTERS SILTY/CLAYEY SANDS, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH A CHEMICAL ADDITIVE SUCH AS ALLUM IN ORDER TO PROMOTE COAGULATION OF THE PARTICLES THE DEPTH OF EXCAVATION.

34. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

## CLEARING AND EROSION CONTROL NOTES

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 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CODITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE APPROPRIATE REGULATORY AGENCIES.

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.

3. THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED AND MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.

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.

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.

6. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT, RELOCATE OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.

8. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

9. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.

10. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.

11. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.

12. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED IN ACCORDANCE WITH ALL REGULATORY AGENCIES.

13. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE LOCAL AUTHORITIES.

14. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.

15. THERE IS TO BE NO DISCHARGE (i.e. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION.

16. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO REPLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

17. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

18. THE CONTRACTOR SHALL MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECCESSARILY REMOVE EXISTING VEGETATION AND ALTE EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.

19. THE CONTRACTOR SHALL ADEQUATELY STABILIZE (I.E., SODDING, PLUGGING, SPRIGGING OR SEEDING) AREAS SUBJECT TO EROSION WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SOD SHALL BE REQUIRED WHERE EROSION PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1.

## PAVING, GRADING AND DRAINAGE NOTES

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS REQUIRED BY THE OWNER'S SOIL TESTING COMPANY AND ALL REGULATORY AGENCIES.

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.

3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

4. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.

5. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.

6. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC, AND SHALL CONFORM TO FDOT STANDARD INDEX NO. 17346. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.

7. 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. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL."

8. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".

9. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.

10. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.

11. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES. PIPE LENGTH FOR MITERED END AND FLARED END SECTIONS ARE TO END OF PIPE.

12. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.

13. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.

14. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.

15. UNDERCUTTING AND/OR OVEREXCAVATING THE RETENTION/DETENTION AREAS WILL NOT BE ALLOWED.

16. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.

2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.

3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE OF ALL REGULATORY AGENCIES. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

## WATER/SEWER CLEARANCE REQUIREMENTS

PARALLEL INSTALLATION

1. POTABLE WATER, WASTEWATER GRAVITY/FORCE, OR RECLAIMED WATER LINES SHALL NOT BE PLACED IN THE SAME TRENCH. A MINIMUM OF HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER AND ANY TYPE OF WASTEWATER LINE WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN-FOOT SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE WASTEWATER LINE AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE WASTEWATER LINE.

2. IF IT IS IMPOSSIBLE TO MAINTAIN PROPOER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE, THE WATER SHALL BE CONSTRUCTED OF D.I.P. AND THE WASTEWATER LINE SHALL BE C900 P.V.C. AND PRESSURE TESTED TO 150 P.S.I. TO INSURE WATER TIGHTNESS BEFORE BACKFILLING.. THE PIPELINE JOINTS SHALL BE STAGGERED SO THAT THE WATER MAIN JOINTS SHALL BE AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE WASTEWATER LINE.

3. A MINIMUM HORIZONTAL SEPARATION OF 5 FEET CENTER TO CENTER AND 3 FEET OUTSIDE EDGE TO OUTSIDE EDGE SHALL BE MAINTAINED BETWEEN RECLAIMED WATER MAINS AND POTABLE WATER OR WASTEWATER GRAVITY OR FORCE MAINS.

CROSSINGS

1. WASTEWATER MAINS SHALL CROSS UNDER RECLAIMED WATER MAINS AND WASTEWATER AND RECALIMED MAINS SHALL CROSS UNDER POTABLE WATER MAINS, WHENEVER POSSIBLE. THE MINIMUM VERTICAL DISTANCE BETWEEN MAINS AT A CROSSING IS 18 INCHES. THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER/RECLAIMED MAIN JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

2. WHERE WASTEWATER OR RECLAIMED MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES OF VERTICAL CLEARANCE, THE RECLAIMED AND POTABLE WATER MAIN MUST BE CONSTRUCTED OF DUCTILE IRON PIPE AT THE CROSSING. A WASTEWATER GRAVITY OR FORCE MAIN SHALL BE CONSTRUCTED WITH C900 P.V.C. AT THE CROSSING. ALTERNATIVELY, ONE OF THE CROSSING MAINS SHALL BE ENCLOSED WITHIN A 20 FOOT LONG STEEL OR P.V.C. CASING CENTERED ON THE CROSSING.

3. WHERE A WATER MAIN MUST CROSS UNDER A WASTEWATER GRAVITY MAIN, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE GRAVITY MAIN TO MAINTAIN LINE AND GRADE.

## WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.

2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.

3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.

4. ALL DUCTILE IRON PIPE SHALL BE MINIMUM CLASS 50 IN CONFORMANCE WITH ANSI A21.51 AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 AND SHALL BE CEMENT MORTAR LINED WITH AN ASPHALTIC SEAL COAT CONFORMING TO ANSI/AWWA C104/A21.4.

5. ALL FITTINGS SHALL BE DUCTILE IRON IN ACCORDANCE WITH ANSI/AWWA A21.10/ C110 WITH A PRESSURE RATING OF 250 PSI. JOINTS SHALL BE MECHANCIAL JOINTS IN ACCORDANCE WITH ANSI STANDARD A21.11. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED AS SPECIFIED FOR DUCTILE IRON PIPE.

6. THE CONTRACTOR IS TO INSTALL CURB STOPS AT THE END OF WATER SERVICE LATERALS AND IDENTIFIERS AS REQUIRED BY CITY OF SAFETY HARBOR.

7. 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 DR 18 WATER MAIN PIPE LESS THAN 4" SHALL BE PER ASTM D2241-89.

8. ALL PVC PIPES AND FITTINGS 2" AND SMALLER SHALL BE SDR-21 AND SOLVENT WELD FITTINGS ARE NOT ALLOWED.

9. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C500/C509.

10. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.

11. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.

12. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE WATER DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE WATER DISTRIBUTION SYSTEM.

13. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLY-WRAPPED IN 8 MIL POLYETHYLENE, COLOR - CODED TO SERVICE.

## WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE REGULATORY AGENCIES. PRESSURE TESTS TO BE IN ACCORDANCE WITH AWWA C600-87 AND ANY WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR TO PERFORM CHLORINATION IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA C651-92 AND ALL REQUIREMENTS ESTABLISHED BY ANY REGULATORY AGENCIES. BACTERIOLOGICAL SAMPLING BY THE LOCAL UTILITY PERSONNEL OR LOCAL HEALTH DEPARTMENT PERSONNEL WITH ANALYSIS BY A STATE LICENSED LABORATORY TO OBTAIN CLEARANCE OF THE DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

## SANITARY SEWER NOTES

1. ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.

2. ALL GRAVITY SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, ASTM D3034,SDR 35.

3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.

4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

5. PVC PIPE AND FITTINGS FOR GRAVITY SYSTEMS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D3034. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.

6. ALL PVC FORCE MAINS SHALL CONFORM TO ASTM D2241, DR 21, COLOR GREEN, WITH ELECTRONIC LOCATOR TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "CAUTION FORCE MAIN BURIED" ON GREEN BACKGROUND.

7. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR HS20-44 AS DEFINED IN THE AASHTO SPECIFICATIONS.

8. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE SANITARY SEWER COLLECTION SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE SANITARY SEWER COLLECTION SYSTEM.

## SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.

2. THE CONTRACTOR SHALL PERFORM TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCIES INSPECTOR 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.

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.

4. ALL SANITARY SEWER WILL BE VIDEOTAPED.

## SAFETY NOTES

1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.

2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS: SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.

3. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

4. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.

5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

DESIGNED KGK
DRAWN MKC
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Q.C.


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SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42505

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SEAN P. CASHEN, P.E. #42505

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 23-001.02
DATE: 06/01/26
SHT. C2

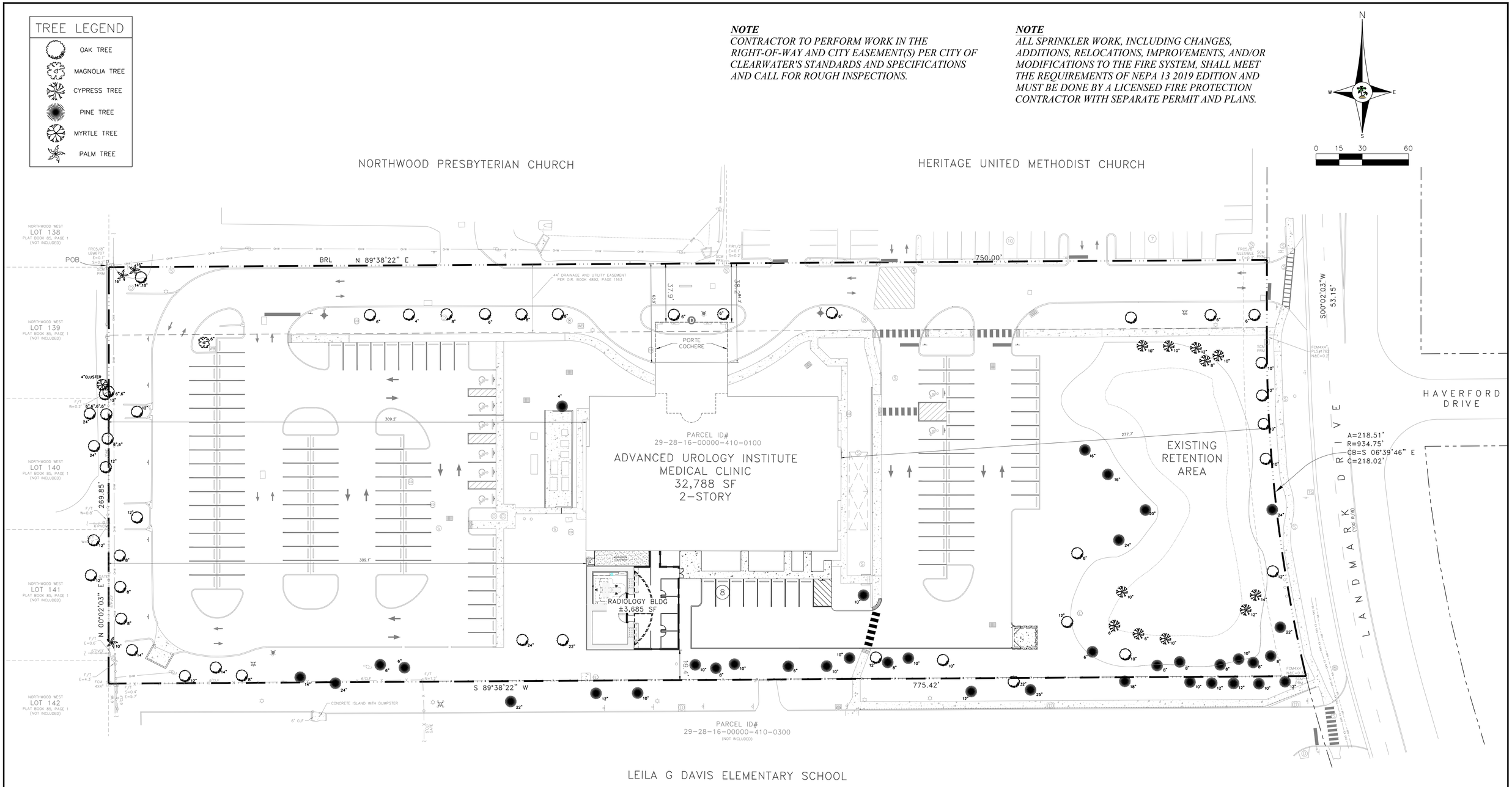

Y:\PINELLAS\Advanced Urology Institute (23-001)\Drawings\PSP 23-001.01\23-001.01 NOTES.dwg, 6/30/2026 9:02:19 AM

TREE LEGEND

- OAK TREE
- MAGNOLIA TREE
- CYPRESS TREE
- PINE TREE
- MYRTLE TREE
- PALM TREE

***NOTE***
*CONTRACTOR TO PERFORM WORK IN THE RIGHT-OF-WAY AND CITY EASEMENT(S) PER CITY OF CLEARWATER'S STANDARDS AND SPECIFICATIONS AND CALL FOR ROUGH INSPECTIONS.*

***NOTE***
*ALL SPRINKLER WORK, INCLUDING CHANGES, ADDITIONS, RELOCATIONS, IMPROVEMENTS, AND/OR MODIFICATIONS TO THE FIRE SYSTEM, SHALL MEET THE REQUIREMENTS OF NEPA 13 2019 EDITION AND MUST BE DONE BY A LICENSED FIRE PROTECTION CONTRACTOR WITH SEPARATE PERMIT AND PLANS.*




| | | | |
|---|---|---|---|
| DESIGNED KGK<br>DRAWN MKC<br>CHECKED SPC<br>QC. | Gulf Coast Consulting, Inc.<br>Land Development Consulting<br>ENGINEERING TRANSPORTATION PLANNING PERMITTING<br>13825 ICOT BLVD., SUITE 605<br>Clearwater, Florida 33760<br>Phone: (727) 524-1818 Fax: (727) 524-6090<br>WWW.GULFCOASTCONSULTINGINC.COM | PREPARED FOR:<br>UPIP LLC c/o<br>ADVANCED UROLOGY INSTITUTE<br>26750 US HIGHWAY 19, SUITE 200<br>CLEARWATER, FL 33761 | SHEET DESCRIPTION:<br>ADVANCED UROLOGY INSTITUTE<br>MEDICAL CLINIC<br>OVERALL PRELIMINARY SITE PLAN |

| NO. | DATE | REVISIONS | APPD BY |
|---|---|---|---|
| 1 | 06/30/26 | REVISED PER DRC COMMENTS | |

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42505

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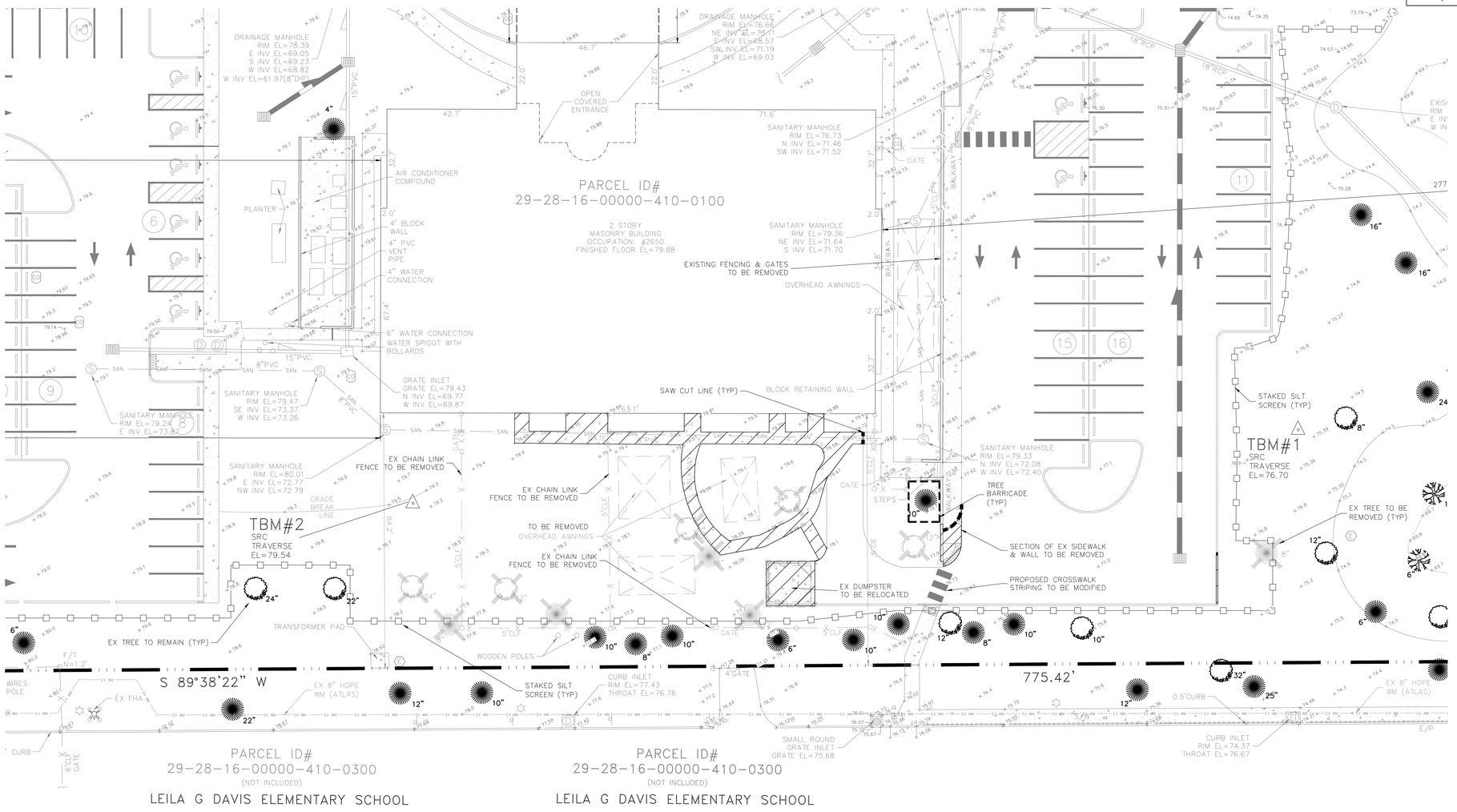
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 23-001.02

DATE: 06/01/26

SHT. C3

Y:\PROJ\L\ASh\Advanced Urology Institute\ 23-001.01\23-001.01 GASP.dwg, 6/30/2026 9:02:29 AM




## TREE LEGEND

- OAK TREE
- MAGNOLIA TREE
- CYPRESS TREE
- PINE TREE
- MYRTLE TREE
- PALM TREE

N
W E
S

0 10 20 40

sunshine state ONE CALL of FLORIDA, INC. Know what's below. Call before you dig. 811

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

**FLOOD ZONE NOTE:**

SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE X , ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0089H, DATED AUGUST 24, 2021 & 12103C0088G, DATED SEPTEMBER 3, 2003.

**DATUM NOTE :**

ALL ELEVATIONS BASED ON CITY OF CLEARWATER BENCHMARK #M-15, ELEVATION = 90.0257. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

## LEGEND

- EXISTING BOUNDARY
- TO BE REMOVED OR DEMOLISHED
- STAKED SILT SCREEN
- EXISTING SPOT ELEVATION
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM HANHOLE
- EXISTING STORM PIPE
- EXISTING WATER MAIN
- EXISTING OVER HEAD WIRES
- TREE TO BE REMOVED
- TREE TO REMAIN
- TBR — TO BE REMOVED

**NOTE:**

CERTIFIED ARBORIST PATRICK ROBERSON
ISA CERTIFICATION # FL-1051 A

SEE SHEET TP1 FOR TREE PRESERVATION.

DESIGNED KGK
DRAWN MKC
CHECKED SPC
QC

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

PREPARED FOR:

UPIP LLC c/o
ADVANCED UROLOGY INSTITUTE
26750 US HIGHWAY 19, SUITE 200
CLEARWATER, FL 33761

SHEET DESCRIPTION:

ADVANCED UROLOGY INSTITUTE
MEDICAL CLINIC
EXISTING CONDITIONS / DEMOLITION PLAN

| NO. | DATE | REVISIONS | APP'D BY |
|---|---|---|---|
| 1 | 06/30/26 | REVISED PER DRC COMMENTS | |

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42505

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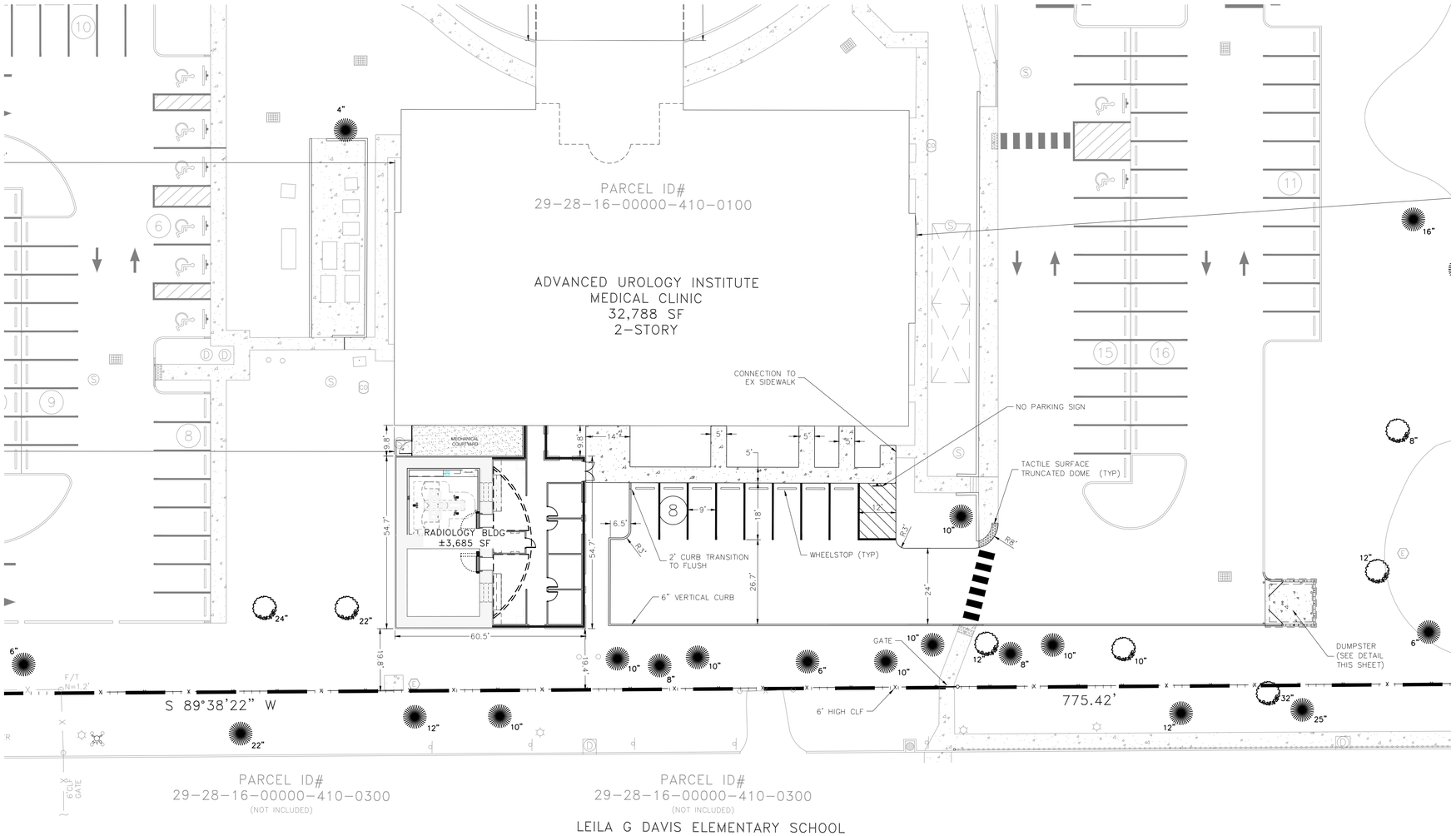
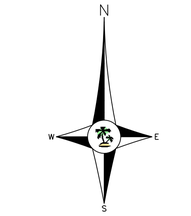
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 23-001.02
DATE: 06/01/26
SHT. C4

Y:\PROJECTS\Advanced Urology Institute (23-001)\Drawings\PSP 23-001.01\23-001.01 EX.Dwg, 6/30/2026 9:02:38 AM

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**FLOOD ZONE NOTE:**

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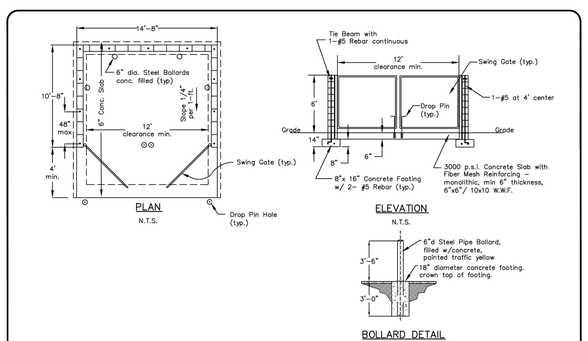
**DATUM NOTE :**

ALL ELEVATIONS BASED ON CITY OF CLEARWATER BENCHMARK #M-15, ELEVATION = 90.0257. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

NOTE:
ALL EXISTING UTILITY CONNECTIONS ARE TO REMAIN AS EXISTING.

| LEGEND | | | |
|---|---|---|---|
| BRL BEARING REFERENCE LINE | FIR FOUND REBAR NO CAP SIZE AS NOTED | | |
| POL POINT ON LINE | FOP FOUND OPEN PIPE SIZE AS NOTED | | |
| (R) RADIAL | FPP FOUND PINCHED PIPE SIZE AS NOTED | | |
| (PC) PLAT COMPUTED MEASUREMENT | SRM SET 4"x4" CONCRETE MONUMENT LB #6168 | | |
| (D) DEED (L) LEGAL | FRC FOUND REBAR AND CAP | | |
| (M) MEASURED (F) FIELD | FCM FOUND CONCRETE MONUMENT SIZE AS NOTED | | |
| (P) PLAT (T) TAX MAP | SRC SET 1/2" REBAR AND CAP LB #6168 | | |
| POB POINT OF BEGINNING | SN&D SET NAIL AND DISK LB #6168 | | |
| PCP PERMANENT CONTROL POINT | ERCP ELLIPTICAL REINFORCED CONCRETE PIPE | | |
| POC POINT OF COMMENCEMENT | VCP VITRIFIED CLAY PIPE | S/W SIDEWALK | |
| PC POINT OF CURVATURE | PVC POLYVINYL CHLORDE PIPE | GAS METER | |
| PI POINT OF INTERSECTION | TOS TOE OF SLOPE | CENTERLINE | |
| PRM PERMANENT REFERENCE MONUMENT | TOB TOP OF BANK | ELECTRIC OUTLET | |
| TBM TEMPORARY BENCHMARK | WATER VALVE | GAS VALVE | |
| DCVA DOUBLE CHECK VALVE ASSEMBLY | DRAINAGE MANHOLE | CLEANOUT | |
| MES MITERED END SECTION | SANITARY MANHOLE | WELL | |
| WF WOOD FENCE | COMMUNICATION MANHOLE | DIP DUCTILE IRON PIPE | |
| CLF CHAIN LINK FENCE | LIGHT POLE | GUY WIRE/ANCHOR | |
| PVCF POLYVINYL CHLORDE FENCE | POWER POLE | TRAFFIC ROAD SIGN | |
| FFE FINISHED FLOOR ELEVATION | FIRE HYDRANT | ASPHALT | |
| EL ELEVATION | TELEPHONE PEDESTAL | | |
| HDPE HIGH-DENSITY POLYETHYLENE | TELEPHONE BOX | CONCRETE | |
| E/P EDGE OF PAVEMENT | ELECTRIC BOX | | |
| OHW OVERHEAD WIRE | WATER METER | BRICK PAVERS | |
| RCP REINFORCED CONCRETE PIPE | WIRE PULL BOX | | |
| TS TRAFFIC SIGNAL CONTROL BOX | ELECTRIC METER | GRAVEL | |
| FIRE DEPARTMENT CONNECTION | F/T FENCE TIE W/T WALL TIE | | |
| WATER MAIN | EX WM EX WM EX WM EX WM | | |
| SANITARY SEWER LINE | SAN SAN SAN SAN | | |
| GAS MAIN | EX GAS EX GAS EX GAS EX GAS | | |
| BURIED CABLE LINE | BTV BTV BTV BTV | | |




| DATE | REVISION DESCRIPTION | APP |
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| | | |

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
MISCELLANEOUS DETAILS

SINGLE DUMPSTER ENCLOSURE

INDEX NO. 701 | PAGE NO. 1 of 3 | LATEST REVISION 2/22/2016

TREE LEGEND

- OAK TREE
- MAGNOLIA TREE
- CYPRESS TREE
- PINE TREE
- MYRTLE TREE
- PALM TREE

DESIGNED KGK
DRAWN MKC
CHECKED SPC
QC


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


PREPARED FOR:
UPIP LLC c/o
ADVANCED UROLOGY INSTITUTE
26750 US HIGHWAY 19, SUITE 200
CLEARWATER, FL 33761

SHEET DESCRIPTION:
ADVANCED UROLOGY INSTITUTE
MEDICAL CLINIC
HORIZONTAL CONTROL PLAN

| NO. | DATE | REVISIONS | APP'D BY |
|---|---|---|---|
| 1 | 06/30/26 | REVISED PER DRC COMMENTS | |

SEAN P. CASHEN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42505

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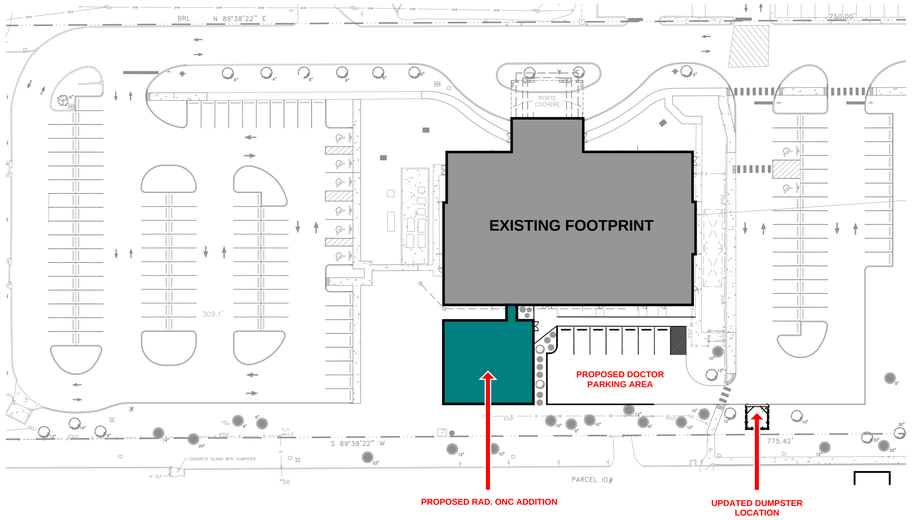
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 23-001.02
DATE: 06/01/26
SHT. C5

01 PARTIAL FIRST FLOOR SCHEMATIC DESIGN PLAN

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

- Shared Space
- PETCT Center
- Rad Onc Center
- IR Center
- Utility / Facilty
- Clinic / Procedure




02 SCHEMATIC SITE PLAN

SCALE: 1" = 40'-0"

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H. H Design-Build
Inc.
Hal Vincent, Sr. VP
15 Wisconsin Avenue New Atlantic, IN 47150
812-944-2399 phone 812.945.5296 fax
www.hhdesignbuild.com

| DATE | BY | REVISIONS |
|---|---|---|

REVISIONS

SEAL

# SOLARIS / AUI Cancer Center Renovation / Addition

2650 Landmark Drive, Clearwater FL 33761

DATE 11-19-2025

PROJECT NO. 1403

DRAWN JLW

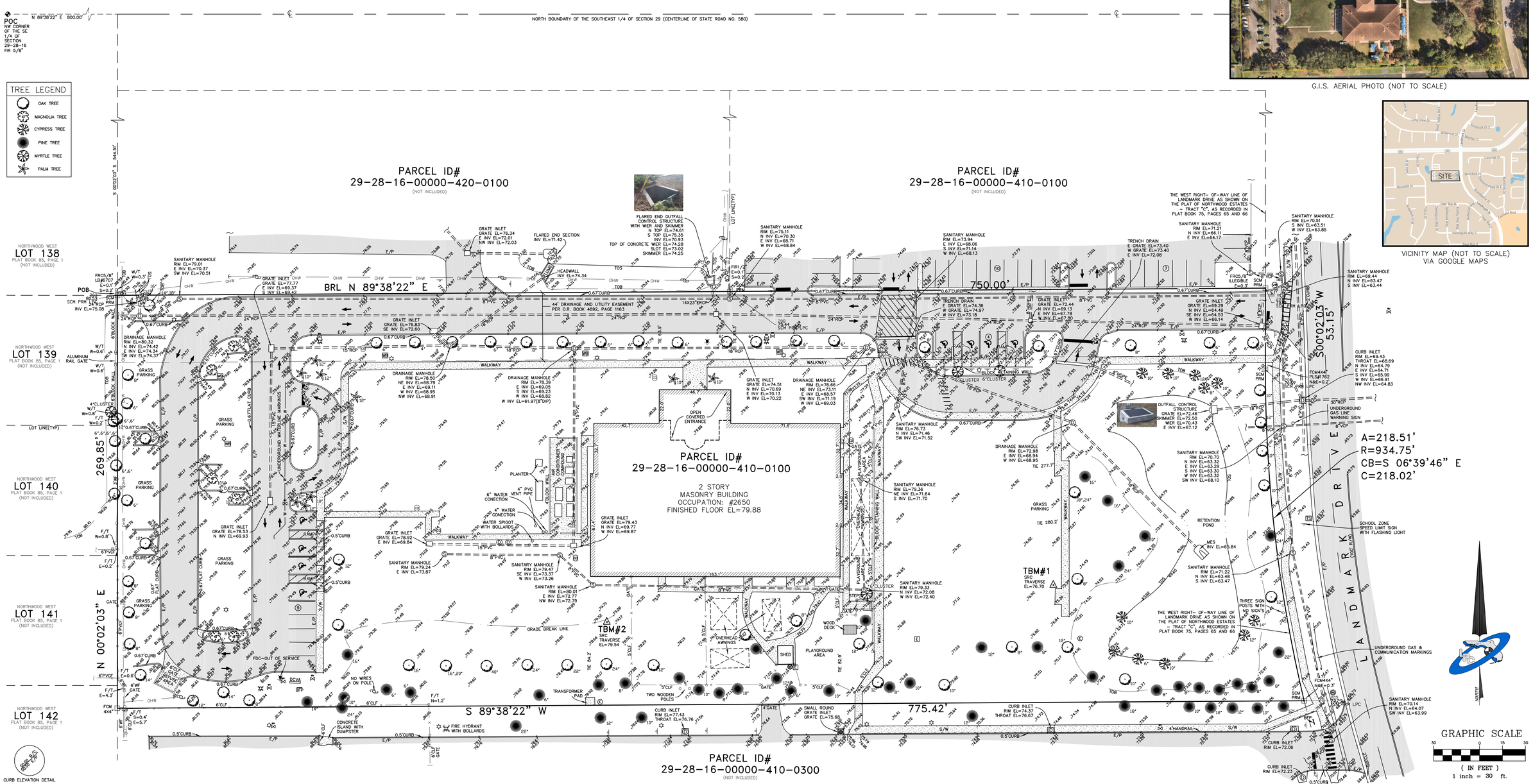
CHECKED HH

SHEET TITLE SCHEMATIC DESIGN PLAN FIRST FLOOR

SCALE: AS SHOWN

SHEET NO. SD1

# SECTION 29, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



G.I.S. AERIAL PHOTO (NOT TO SCALE)




VICINITY MAP (NOT TO SCALE)
VIA GOOGLE MAPS

CURB ELEVATION DETAIL

## LEGEND

| | | | |
|---|---|---|---|
| BRL BEARING REFERENCE LINE | FIR FOUND REBAR NO CAP SIZE AS NOTED | | |
| POL POINT ON LINE | FDP FOUND OPEN PIPE SIZE AS NOTED | | |
| (R) RADIAL | FPP FOUND PINCHED PIPE SIZE AS NOTED | | |
| (PC) PLAT COMPUTED MEASUREMENT | SRM SET 4"x4" CONCRETE MONUMENT LB #6168 | | |
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| POB POINT OF BEGINNING | SN&O SET NAIL AND DISK LB #6168 | | |
| PCP PERMANENT CONTROL POINT | ERCP ELLIPTICAL REINFORCED CONCRETE PIPE | | |
| POC POINT OF COMMENCEMENT | VCP VITRIFIED CLAY PIPE | S/W SIDEWALK | |
| PC POINT OF CURVATURE | PVC POLYVINYL CHLORIDE PIPE | (G) GAS METER | |
| PI POINT OF INTERSECTION | TOS TOE OF SLOPE | ℄ CENTERLINE | |
| PRM PERMANENT REFERENCE MONUMENT | TOB TOP OF BANK | ELECTRIC OUTLET | |
| TBM TEMPORARY BENCHMARK | WV WATER VALVE | GV GAS VALVE | |
| DCVA DOUBLE CHECK VALVE ASSEMBLY | (D) DRAINAGE MANHOLE | CO CLEANOUT | |
| MES MITERED END SECTION | (S) SANITARY MANHOLE | WELL | |
| WF WOOD FENCE | (C) COMMUNICATION MANHOLE | DIP DUCTILE IRON PIPE | |
| CLF CHAIN LINK FENCE | LIGHT POLE | GUY WIRE/ANCHOR | |
| PVCF POLYVINYL CHLORIDE FENCE | POWER POLE | TRAFFIC ROAD SIGN | |
| FFE FINISHED FLOOR ELEVATION | FIRE HYDRANT | ASPHALT | |
| EL ELEVATION | TELEPHONE PEDESTAL | CONCRETE | |
| HDPE HIGH-DENSITY POLYETHYLENE | (TB) TELEPHONE BOX | | |
| E/P EDGE OF PAVEMENT | (E) ELECTRIC BOX | BRICK PAVERS | |
| OHW OVERHEAD WIRE | WM WATER METER | | |
| RCP REINFORCED CONCRETE PIPE | WM WIRE PULL BOX | | |
| (TS) TRAFFIC SIGNAL CONTROL BOX | (E) ELECTRIC METER | GRAVEL | |
| FIRE DEPARTMENT CONNECTION | F/T FENCE TIE W/T WALL TIE | | |

LEGAL DESCRIPTION: (PER TITLE COMMITMENT PROVIDED)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 16 EAST, AND GO NORTH 89°38'22" EAST, 800.00 FEET, ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 29 (CENTERLINE OF STATE ROAD NO. 580); THENCE SOUTH 00°02'03" WEST, 544.51 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°38'22" EAST, 750.00 FEET, TO A POINT ON THE WEST RIGHT- OF-WAY LINE OF LANDMARK DRIVE AS SHOWN ON THE PLAT OF NORTHWOOD ESTATES – TRACT "C", AS RECORDED IN PLAT BOOK 75, PAGES 65 AND 66, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE FOLLOWING SAID WEST RIGHT-OF-WAY LINE, AND ITS SOUTHERLY EXTENSION, SOUTH 00°02'03" WEST, 53.15 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 934.75 FEET, AN ARC LENGTH OF 218.51 FEET, A CHORD LENGTH OF 218.02 FEET, A CHORD BEARING OF SOUTH 06°39'46" EAST; THENCE SOUTH 89°38'22" WEST, 775.42 FEET, THENCE NORTH 00°02'03" EAST, 269.85 FEET, TO THE POINT OF BEGINNING.

## BOUNDARY & TOPOGRAPHIC SURVEY

### SURVEYORS REPORT

1.) THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY. IT'S PRIMARY PURPOSE IS TO DOCUMENT THE PERIMETER OF THE DESCRIBED LANDS BY ESTABLISHING OR REESTABLISHING BOUNDARY CORNERS AND LOCATING IMPROVEMENTS & TO DOCUMENT SELECTED NATURAL AND ARTIFICIAL FEATURES OF THE SITE SURFACE TO DETERMINE HORIZONTAL AND VERTICAL SPATIAL RELATIONS.
2.) THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 5J-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET ANY ADDITIONAL OR NATIONAL STANDARDS.
3.) SURVEY DONE IN CONJUNCTION WITH TITLE COMMITMENT #2061–6266379, DATED 10/27/2022, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY PER SCHEDULE BII (B2);
THE SURVEY IS SUBJECT TO THE FOLLOWING:
*TC#9* – DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER O.R. BOOK 4309, PAGE 66. (NO PROTRACTABLE EASEMENTS CONTAINED THEREIN OR SHOWN HEREON)
*TC#10* – DRAINAGE AND UTILITY EASEMENT PER O.R. BOOK 4892, PAGE 1163. (SHOWN HEREON)
*TC#11* – DISTRIBUTION EASEMENT PER O.R. BOOK 16884, PAGE 1250. (NO PROTRACTABLE EASEMENTS CONTAINED THEREIN OR SHOWN HEREON)
*TC#12* – RESERVATIONS CONTAINED IN WARRANTY DEED PER O.R. BOOK 8225, PAGE 1231. (NO PROTRACTABLE EASEMENTS CONTAINED THEREIN OR SHOWN HEREON)
4.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
6.) THE BEARING BASIS IS PER LEGAL. THE BEARING REFERENCE LINE IS THE NORTH BOUNDARY LINE OF SAID PARCEL BEING N 89°38'22" E. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
7.) ANY MAPPING SHOWN HEREIN IS BASED ON ABOVE GROUND OBSERVABLE EVIDENCE. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
8.) IT IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" IN ACCORDANCE WITH F.I.R.M. MAP #12103C0089H & #12103C0088G, PINELLAS COUNTY, FLORIDA, EFFECTIVE DATES 8/24/2021 & 9/3/2003.
9.) CERTIFICATION IS NOT TRANSFERABLE.
10.) COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SKETCH/MAP WITHOUT AN ORIGINAL SIGNATURE WITH IMPRESSION SEAL OR AN ELECTRONIC SIGNATURE AND SEAL BY SECURE AUTHENTICATION CODE ARE NOT VALID.
11.) DIMENSION WITH "TIE" DENOTES MEASUREMENT FROM BUILDING WALL TO PROPERTY LINE.
12.) ELEVATIONS BASED ON CITY OF CLEARWATER BENCHMARK #M–15, ELEVATION 90.0257. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
13.) CONTAINING 204,215± SQUARE FEET OR 4.69± ACRES MORE OR LESS.

CERTIFY TO:

DRAWN BY: WT & JREIII | CHECKED BY: VEC

UPDATES/HISTORY: | SHEET 1 OF 1

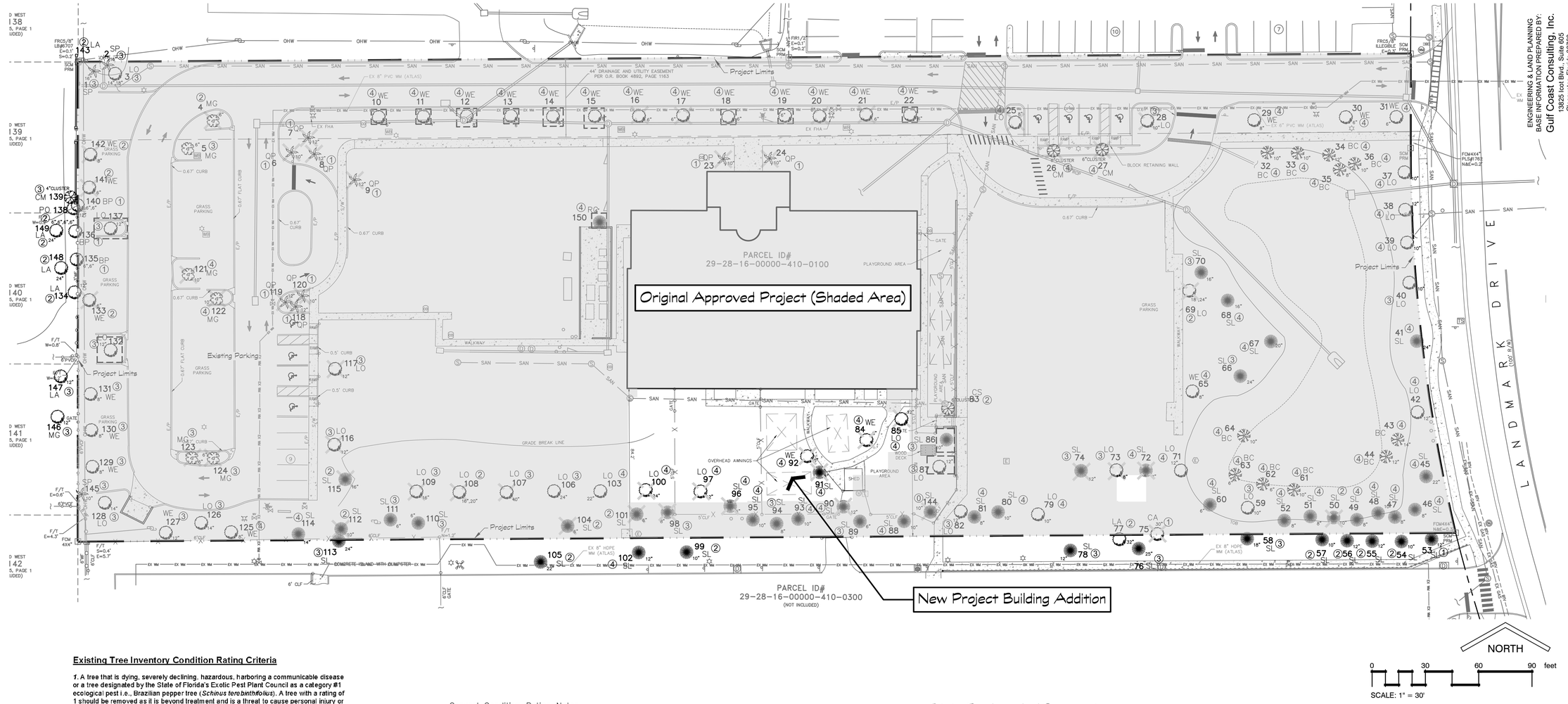
VINCENT E. CORBITT
LICENSE NUMBER
4808
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Vincent E Corbitt
DN: CN=Vincent E Corbitt, C=US, dnQualifier=A01410D000001 7F51EBFF8A00018E6C0, O=Land Precision Corporation
Reason: I attest to the accuracy and integrity of this document
This document is digitally signed and sealed
Date: 2023.02.10 15:32:51-05'00'

2650 LANDMARK DR.
CLEARWATER, FL


LAND PRECISION CORPORATION
2683 SUNSET POINT ROAD
CLEARWATER, FL 33759
727-796-2737
FAX 727-796-3326
LB#6168
SURVEYING
MAPPING – PLANNING


JOB NUMBER: 23003 | DATE SURVEYED: 1/24/2023




ENGINEERING & LAND PLANNING
BASE INFORMATION PREPARED BY:
Gulf Coast Consulting, Inc.
13825 Icot Blvd., Suite 605
Clearwater, Florida 33760
Phone - (727) 524-1818

## Existing Tree Inventory Condition Rating Criteria

**1.** A tree that is dying, severely declining, hazardous, harboring a communicable disease or a tree designated by the State of Florida's Exotic Pest Plant Council as a category #1 ecological pest i.e., Brazilian pepper tree (*Schinus terebinthifolius*). A tree with a rating of 1 should be removed as it is beyond treatment and is a threat to cause personal injury or property damage

**2.** A tree exhibiting serious structural defects such as codominant stems with included bark at or near the base, large cavities, large areas of decayed wood, crown dieback, cracked/split scaffold branches, etc. In addition, a tree with health issues such as low energy, low live crown ratio, serious disease or insect problems, nutritional deficiencies or soil pH problems. A tree with a rating of #2 should be removed unless the problem(s) can be treated. A tree with a #2 condition rating will typically require a considerable amount of maintenance to qualify for an upgrade of the condition rating.

**3.** A tree with average structure and systemic health and with problems that can be corrected with moderate maintenance. A tree with a codominant stem not in the basal area that will be subordinated or cabled and braced or a codominant stem that will soon have included bark can be included as a #3. A tree with a rating of #3 has average appearance, crown density and live crown ratio and should be preserved if possible.

**4.** A tree with a rating of 4 has good structure and systemic health with minor problems that can be easily corrected with minor maintenance. The tree should have an attractive appearance and be essentially free of any debilitating disease or insect problem. The tree should also have above average crown density and live crown ratio. Mature trees exhibiting scars, old wounds, small cavities or other problems that are not debilitating can be included in this group particularly if they possess unique form or other aesthetic amenities relating to their age. A tree with a rating of 4 is valuable to the property and should be preserved

**5.** A tree with very high live crown ratio and exceptional structure and systemic health and virtually free of insect of disease problems or nutritional deficiencies. A tree in this category should have a balanced crown with exceptional aesthetic amenities. A tree in this category should be of a species that possesses characteristics inherent to longevity and withstanding construction impacts. A tree with a #5 rating lends considerable value to the site and should be incorporated into the site design. A tree with a #5 rating is worthy of significant site plan modification to ensure its preservation.

**6.** A specimen tree. A specimen tree is a tree that possesses a combination of superior qualities in regards to systemic health, structural strength, crown density, live crown ratio, form (balanced crown), overall aesthetic appeal, size, species, age and uniqueness. A great effort should be made to preserve a specimen tree including shifting structures that would adversely impact the tree. In addition, a specimen tree should have an undisturbed area equal to its dripline (equal to the branch spread to grow in. Only an experienced and competent International Society of Arboriculture (I.S.A.) Certified Arborist should be allowed to work on a specimen tree.

General Condition Rating Notes:

Per City of Clearwater requirements, trees rated as 1 or 2 are to be removed.

Trees to remain that are rated as 2.5 are to be pruned for defects, disease and evaluated by a Certified Arborist based on detailed inspection on the limits of decay / defect. These trees may be upgraded to 3 at the time of this work or down graded to a lower rating, if detailed inspection indicates more extensive decay / defects at the time the pruning / maintenance work is been performed. These trees should be evaluated annually or as determined by Certified Arborist conducting the pruning / field work.

Trees to remain that are rated as 3 or greater may require minor pruning to remove dead wood or correct minor structure issues.

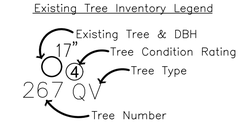
Existing Tree Inventory ratings are based on general observations of highly visible signs and indicators of the general condition of the tree from ground based observations.

The tree inventory is valid for one year, unless events such as, but not limited to, severe weather, lightning, drought, construction, poor maintenance or other man-made impacts occur on or adjacent to project site. At the time of any of these occurrences, the site should be re-inspected by a Certified Arborist to determine the impact(s) to the overall condition of the existing tree(s).

## Existing Tree Legend w/ Genus species

| | | |
|---|---|---|
| LA | Laurel Oak | *Quercus laurifolia* |
| LO | Live Oak | *Quercus virginiana* |
| SP | Sabal Palm | *Sabal palmetto* |
| WE | Winged Elm | *Ulmus alata* |
| BC | Bald Cypress | *Taxodium distichum* |
| SL | Slash Pine | *Pinus elliottii* |
| CM | Crape Myrtle | *Lagerstromia indica* |
| MG | Magnolia | *Magnolia grandiflora* |
| CS | Cassia | *Cassia spp.* |
| PO | Poinciana | *Delonix spp.* |
| RC | Southern Red Cedar | *Juniperus silicicola* |
| Exotics / Invasive Species | | |
| CA | Camphor Tree | *Cinnamomum camphora* |
| BP | Brazilian Pepper | *Schinus terebinthuifolius* |
| QP | Queen Palm | *Syagrus romanzoffiana* |

Existing Tree Inventory Legend




Existing Tree Inventory preformed by ISA Certified Arborist:

Patrick Roberson
ISA Certification
#FL-1051A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Patrick Roberson

Digitally signed by Patrick Roberson
DN: c=US, serialNumber=PASUS-A30029844, sn=Roberson, givenName=Patrick, cn=Patrick Roberson
Date: 2026.07.08 20:35:35 -04'00'

| Revision | Date |
|---|---|
| 4 | |
| 3 | |
| 2 | |
| 1 | |
| 0 | |
| Rev. per Clearwater comments. | 07/08/26 |

Project Title
Advanced Urology Institute Medical Clinic
Clearwater, Florida

EXISTING TREE SUMMARY

Project No. 26-018
Date 06/01/26
Sheet ET1

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| Tree Number | Tree Type | Genus / Species | Diameter at Breast Height | General Condition Rating | Tree to be Removed | Replacement Required | Required Replacement Inches |
|---|---|---|---|---|---|---|---|
| 1 | Sabal Palm | Sabal palmetto | 16 | 3 | Calculated in the Original Project | | |
| 2 | Sabal Palm | Sabal palmetto | 16 | 3 | Calculated in the Original Project | | |
| 3 | Live Oak | Quercus virginiana | 14,18 | 3 | Calculated in the Original Project | | |
| 4 | Magnolia | Magnolia grandiflora | 6 | 2 | Calculated in the Original Project | | |
| 5 | Magnolia | Magnolia grandiflora | 6 | 3 | Calculated in the Original Project | | |
| 6 | Queen Palm | Syagrus romanzoffiana | 12 | 1 | Calculated in the Original Project | | |
| 7 | Queen Palm | Syagrus romanzoffiana | 12 | 1 | Calculated in the Original Project | | |
| 8 | Queen Palm | Syagrus romanzoffiana | 10 | 1 | Calculated in the Original Project | | |
| 9 | Queen Palm | Syagrus romanzoffiana | 12 | 1 | Calculated in the Original Project | | |
| 10 | Winged Elm | Ulmus alata | 6 | 4 | Calculated in the Original Project | | |
| 11 | Winged Elm | Ulmus alata | 4 | 4 | Calculated in the Original Project | | |
| 12 | Winged Elm | Ulmus alata | 8 | 4 | Calculated in the Original Project | | |
| 13 | Winged Elm | Ulmus alata | 6 | 4 | Calculated in the Original Project | | |
| 14 | Winged Elm | Ulmus alata | 8 | 4 | Calculated in the Original Project | | |
| 15 | Winged Elm | Ulmus alata | 8 | 4 | Calculated in the Original Project | | |
| 16 | Winged Elm | Ulmus alata | 6 | 4 | Calculated in the Original Project | | |
| 17 | Winged Elm | Ulmus alata | 6 | 4 | Calculated in the Original Project | | |
| 18 | Winged Elm | Ulmus alata | 6 | 4 | Calculated in the Original Project | | |
| 19 | Winged Elm | Ulmus alata | 6 | 4 | Calculated in the Original Project | | |
| 20 | Winged Elm | Ulmus alata | 6 | 4 | Calculated in the Original Project | | |
| 21 | Winged Elm | Ulmus alata | 6 | 4 | Calculated in the Original Project | | |
| 22 | Winged Elm | Ulmus alata | 6 | 4 | Calculated in the Original Project | | |
| 23 | Queen Palm | Syagrus romanzoffiana | 10 | 1 | Calculated in the Original Project | | |
| 24 | Queen Palm | Syagrus romanzoffiana | 10 | 1 | Calculated in the Original Project | | |
| 25 | Live Oak | Quercus virginiana | 8 | 4 | Calculated in the Original Project | | |
| 26 | Crape Myrtle | Lagerstromia indica | 6 | 4 | Calculated in the Original Project | | |
| 27 | Crape Myrtle | Lagerstromia indica | 6 | 4 | Calculated in the Original Project | | |
| 28 | Live Oak | Quercus virginiana | 10 | 3 | Calculated in the Original Project | | |
| 29 | Winged Elm | Ulmus alata | 8 | 4 | Calculated in the Original Project | | |
| 30 | Winged Elm | Ulmus alata | 6 | 4 | Calculated in the Original Project | | |
| 31 | Winged Elm | Ulmus alata | 6 | 4 | Calculated in the Original Project | | |
| 32 | Bald Cypress | Taxodium distichum | 10 | 4 | Calculated in the Original Project | | |
| 33 | Bald Cypress | Taxodium distichum | 10 | 4 | Calculated in the Original Project | | |
| 34 | Bald Cypress | Taxodium distichum | 12 | 4 | Calculated in the Original Project | | |
| 35 | Bald Cypress | Taxodium distichum | 8 | 4 | Calculated in the Original Project | | |
| 36 | Bald Cypress | Taxodium distichum | 10 | 4 | Calculated in the Original Project | | |
| 37 | Live Oak | Quercus virginiana | 10 | 4 | Calculated in the Original Project | | |
| 38 | Live Oak | Quercus virginiana | 12 | 4 | Calculated in the Original Project | | |
| 39 | Live Oak | Quercus virginiana | 10 | 4 | Calculated in the Original Project | | |
| 40 | Live Oak | Quercus virginiana | 10 | 3 | Calculated in the Original Project | | |
| 41 | Slash Pine | Pinus elliottii | 24 | 4 | Calculated in the Original Project | | |
| 42 | Live Oak | Quercus virginiana | 12 | 4 | Calculated in the Original Project | | |
| 43 | Bald Cypress | Taxodium distichum | 14 | 4 | Calculated in the Original Project | | |
| 44 | Bald Cypress | Taxodium distichum | 12 | 4 | Calculated in the Original Project | | |
| 45 | Slash Pine | Pinus elliottii | 22 | 4 | Calculated in the Original Project | | |
| 46 | Slash Pine | Pinus elliottii | 8 | 4 | Calculated in the Original Project | | |
| 47 | Slash Pine | Pinus elliottii | 8 | 4 | Calculated in the Original Project | | |
| 48 | Slash Pine | Pinus elliottii | 10 | 4 | Calculated in the Original Project | | |
| 49 | Slash Pine | Pinus elliottii | 8 | 4 | Calculated in the Original Project | | |
| 50 | Slash Pine | Pinus elliottii | 10 | 2 | Calculated in the Original Project | | |
| 51 | Slash Pine | Pinus elliottii | 8 | 4 | Calculated in the Original Project | | |
| 52 | Slash Pine | Pinus elliottii | 8 | 4 | Calculated in the Original Project | | |
| 53 | Slash Pine | Pinus elliottii | 12 | 1 | Calculated in the Original Project | | |
| 54 | Slash Pine | Pinus elliottii | 10 | 2 | Calculated in the Original Project | | |
| 55 | Slash Pine | Pinus elliottii | 12 | 2 | Calculated in the Original Project | | |
| 56 | Slash Pine | Pinus elliottii | 12 | 2 | Calculated in the Original Project | | |
| 57 | Slash Pine | Pinus elliottii | 10 | 2 | Calculated in the Original Project | | |
| 58 | Slash Pine | Pinus elliottii | 18 | 3 | Calculated in the Original Project | | |
| 59 | Live Oak | Quercus virginiana | 10 | 3 | Calculated in the Original Project | | |
| 60 | Slash Pine | Pinus elliottii | 6 | 4 | Calculated in the Original Project | | |
| 61 | Bald Cypress | Taxodium distichum | 10 | 4 | Calculated in the Original Project | | |
| 62 | Bald Cypress | Taxodium distichum | 6 | 4 | Calculated in the Original Project | | |
| 63 | Bald Cypress | Taxodium distichum | 6 | 4 | Calculated in the Original Project | | |
| 64 | Bald Cypress | Taxodium distichum | 10 | 4 | Calculated in the Original Project | | |
| 65 | Winged Elm | Ulmus alata | 8 | 4 | Calculated in the Original Project | | |
| 66 | Slash Pine | Pinus elliottii | 24 | 3 | Calculated in the Original Project | | |
| 67 | Slash Pine | Pinus elliottii | 20 | 4 | Calculated in the Original Project | | |
| 68 | Slash Pine | Pinus elliottii | 16 | 4 | Calculated in the Original Project | | |
| 69 | Live Oak | Quercus virginiana | 18, 24 | 2 | Calculated in the Original Project | | |
| 70 | Slash Pine | Pinus elliottii | 16 | 3 | Calculated in the Original Project | | |
| 71 | Live Oak | Quercus virginiana | 12 | 4 | Calculated in the Original Project | | |
| **72** | **Slash Pine** | **Pinus elliottii** | **8** | **4** | **Yes** | **Yes** | **8** |
| 73 | Live Oak | Quercus virginiana | 8 | 3 | Calculated in the Original Project | | |
| 74 | Slash Pine | Pinus elliottii | 12 | 3 | Calculated in the Original Project | | |

| Tree Number | Tree Type | Genus / Species | Diameter at Breast Height | General Condition Rating | Tree to be Removed | Replacement Required | Required Replacement Inches |
|---|---|---|---|---|---|---|---|
| 75 | Camphor Tree | Cinnamomum camphora | 30 | 1 | Calculated in the Original Project | | |
| 76 | Slash Pine | Pinus elliottii | 25 | 3 | Calculated in the Original Project | | |
| 77 | Laurel Oak | Quercus laurifolia | 32 | 2 | Calculated in the Original Project | | |
| 78 | Slash Pine | Pinus elliottii | 12 | 3 | Calculated in the Original Project | | |
| 79 | Live Oak | Quercus virginiana | 10 | 4 | Calculated in the Original Project | | |
| 80 | Slash Pine | Pinus elliottii | 10 | 4 | Calculated in the Original Project | | |
| 81 | Slash Pine | Pinus elliottii | 8 | 4 | Calculated in the Original Project | | |
| 82 | Live Oak | Quercus virginiana | 12 | 3 | Calculated in the Original Project | | |
| 83 | Cassia Tree | Cassia spp. | 6 | 2 | Calculated in the Original Project | | |
| **84** | **Winged Elm** | **Ulmus alata** | **8** | **4** | **Yes** | **Yes** | **8** |
| 85 | Live Oak | Quercus virginiana | 12 | 4 | Calculated in the Original Project | | |
| 86 | Slash Pine | Pinus elliottii | 10 | 3 | Calculated in the Original Project | | |
| 87 | Live Oak | Quercus virginiana | 12 | 3 | Calculated in the Original Project | | |
| 88 | Slash Pine | Pinus elliottii | 10 | 4 | Calculated in the Original Project | | |
| 89 | Slash Pine | Pinus elliottii | 6 | 3 | Calculated in the Original Project | | |
| **90** | **Slash Pine** | **Pinus elliottii** | **12** | **4** | **Yes** | **Yes** | **12** |
| **91** | **Slash Pine** | **Pinus elliottii** | **8** | **4** | **Yes** | **Yes** | **8** |
| **92** | **Winged Elm** | **Ulmus alata** | **10** | **4** | **Yes** | **Yes** | **10** |
| 93 | Slash Pine | Pinus elliottii | 10 | 4 | Calculated in the Original Project | | |
| 94 | Slash Pine | Pinus elliottii | 8 | 3 | Calculated in the Original Project | | |
| 95 | Slash Pine | Pinus elliottii | 10 | 4 | Calculated in the Original Project | | |
| **96** | **Slash Pine** | **Pinus elliottii** | **6** | **4** | **Yes** | **Yes** | **6** |
| **97** | **Live Oak** | **Quercus virginiana** | **12** | **4** | **Yes** | **Yes** | **12** |
| **98** | **Slash Pine** | **Pinus elliottii** | **8** | **3** | **Yes** | **Yes** | **8** |
| 99 | Slash Pine | Pinus elliottii | 10 | 2 | Calculated in the Original Project | | |
| **100** | **Live Oak** | **Quercus virginiana** | **24** | **4** | **Yes** | **Yes** | **24** |
| 101 | Slash Pine | Pinus elliottii | 6 | 2 | Calculated in the Original Project | | |
| 102 | Slash Pine | Pinus elliottii | 12 | 4 | Calculated in the Original Project | | |
| 103 | Live Oak | Quercus virginiana | 22 | 4 | Calculated in the Original Project | | |
| 104 | Slash Pine | Pinus elliottii | 6 | 2 | Calculated in the Original Project | | |
| 105 | Slash Pine | Pinus elliottii | 22 | 2 | Calculated in the Original Project | | |
| 106 | Live Oak | Quercus virginiana | 24 | 3 | Calculated in the Original Project | | |
| 107 | Live Oak | Quercus virginiana | 40 | 3 | Calculated in the Original Project | | |
| 108 | Live Oak | Quercus virginiana | 16, 20 | 2 | Calculated in the Original Project | | |
| 109 | Live Oak | Quercus virginiana | 16 | 3 | Calculated in the Original Project | | |
| 110 | Slash Pine | Pinus elliottii | 6 | 3 | Calculated in the Original Project | | |
| 111 | Slash Pine | Pinus elliottii | 6 | 3 | Calculated in the Original Project | | |
| 112 | Slash Pine | Pinus elliottii | 10 | 2 | Calculated in the Original Project | | |
| 113 | Slash Pine | Pinus elliottii | 24 | 3 | Calculated in the Original Project | | |
| 114 | Slash Pine | Pinus elliottii | 14 | 4 | Calculated in the Original Project | | |
| 115 | Slash Pine | Pinus elliottii | 16 | 2 | Calculated in the Original Project | | |
| 116 | Live Oak | Quercus virginiana | 12 | 3 | Calculated in the Original Project | | |
| 117 | Live Oak | Quercus virginiana | 12 | 3 | Calculated in the Original Project | | |
| 118 | Queen Palm | Syagrus romanzoffiana | 12 | 1 | Calculated in the Original Project | | |
| 119 | Queen Palm | Syagrus romanzoffiana | 12 | 1 | Calculated in the Original Project | | |
| 120 | Queen Palm | Syagrus romanzoffiana | 10 | 1 | Calculated in the Original Project | | |
| 121 | Magnolia | Magnolia grandiflora | 10 | 4 | Calculated in the Original Project | | |
| 122 | Magnolia | Magnolia grandiflora | 10 | 4 | Calculated in the Original Project | | |
| 123 | Magnolia | Magnolia grandiflora | 6 | 3 | Calculated in the Original Project | | |
| 124 | Magnolia | Magnolia grandiflora | 6 | 3 | Calculated in the Original Project | | |
| 125 | Winged Elm | Ulmus alata | 8 | 4 | Calculated in the Original Project | | |
| 126 | Live Oak | Quercus virginiana | 14 | 3 | Calculated in the Original Project | | |
| 127 | Winged Elm | Ulmus alata | 12 | 3 | Calculated in the Original Project | | |
| 128 | Live Oak | Quercus virginiana | 14 | 3 | Calculated in the Original Project | | |
| 129 | Winged Elm | Ulmus alata | 8 | 3 | Calculated in the Original Project | | |
| 130 | Winged Elm | Ulmus alata | 8 | 3 | Calculated in the Original Project | | |
| 131 | Winged Elm | Ulmus alata | 8 | 3 | Calculated in the Original Project | | |
| 132 | Live Oak | Quercus virginiana | 12 | 3 | Calculated in the Original Project | | |
| 133 | Winged Elm | Ulmus alata | 6 | 2 | Calculated in the Original Project | | |
| 134 | Laurel Oak | Quercus laurifolia | 12 | 2 | Calculated in the Original Project | | |
| 135 | Brazilian Pepper | Schinus terebinthuifolius | 6, 6 | 1 | Calculated in the Original Project | | |
| 136 | Brazilian Pepper | Schinus terebinthuifolius | 6, 6, 6, 6 | 1 | Calculated in the Original Project | | |
| 137 | Live Oak | Quercus virginiana | 12 | 3 | Calculated in the Original Project | | |
| 138 | Poinciana Tree | Delonix spp. | 12 | 2 | Calculated in the Original Project | | |
| 139 | Crape Myrtle | Lagerstromia indica | 4 | 3 | Calculated in the Original Project | | |
| 140 | Brazilian Pepper | Schinus terebinthuifolius | 6, 6 | 1 | Calculated in the Original Project | | |
| 141 | Winged Elm | Ulmus alata | 6 | 2 | Calculated in the Original Project | | |
| 142 | Winged Elm | Ulmus alata | 8 | 2 | Calculated in the Original Project | | |
| 143 | Laurel Oak | Quercus laurifolia | 7 | 2 | Calculated in the Original Project | | |
| 144 | Slash Pine | Pinus elliottii | 10 | 0 | Yes | No | 0 |
| 145 | Sabal Palm | Sabal palmetto | 10 | 3 | Calculated in the Original Project | | |
| 146 | Magnolia | Magnolia grandiflora | 12 | 3 | Calculated in the Original Project | | |
| 147 | Laurel Oak | Quercus laurifolia | 12 | 3 | Calculated in the Original Project | | |
| 148 | Laurel Oak | Quercus laurifolia | 24 | 2 | Calculated in the Original Project | | |
| 149 | Laurel Oak | Quercus laurifolia | 24 | 2 | Calculated in the Original Project | | |
| 150 | S. Red Cedar | Juniperus silicicola | 4 | 4 | Calculated in the Original Project | | |

**Additional Replacement Inches Required Building Addition Project 96**

**ORIGINAL APPROVED PROJECT (SHADED AREA ON PLANS)**
EXISTING TREE REPLACEMENT REQUIREMENTS

REQUIRED REPLACEMENT – 198"
PROVIDED REPLACEMENT – 135"
63" REQUIRED REPLACEMENT DEFICIT
(35 SHADE @ 3" + 15 ACCENT @ 2")
TREE FUND CONTRIBUTION = 63" X $48 = $3,024
TREE FUND CONTRIBUTION PAID FOR ORIGINAL APPROVED PROJECT

**NEW PROJECT BUILDING ADDITION (X-RAY ROOM)**
EXISTING TREE REPLACEMENT REQUIREMENTS

REQUIRED REPLACEMENT – 96"
PROVIDED REPLACEMENT – 3"
93" REQUIRED REPLACEMENT DEFICIT
(1 SHADE @ 3" + 0 ACCENT @ 2")
TREE FUND CONTRIBUTION = 93" X $48 = $4,464
SEE EXISTING TREE SUMMARY SHEET ET2 FOR DETAILED SUMMARY FOR REQUIRED REPLACEMENT INCHES THIS PROJECT

Existing Tree Inventory preformed by ISA Certified Arborist:

Patrick Roberson
ISA Certification
#FL-1051A


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Patrick Roberson

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DN: c=US, serialNumber=PASUS-A30029844, sn=Roberson, givenName=Patrick, cn=Patrick Roberson
Date: 2026.07.08 20:35:52 -04'00'

| Revision | Date |
|---|---|
| 1 Rev. per Clearwater comments. | 07/08/26 |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

Project Title
Advanced Urology Institute
Medical Clinic
Clearwater, Florida

EXISTING TREE SUMMARY

Project No. 26-018
Date 06/01/26
Sheet ET2


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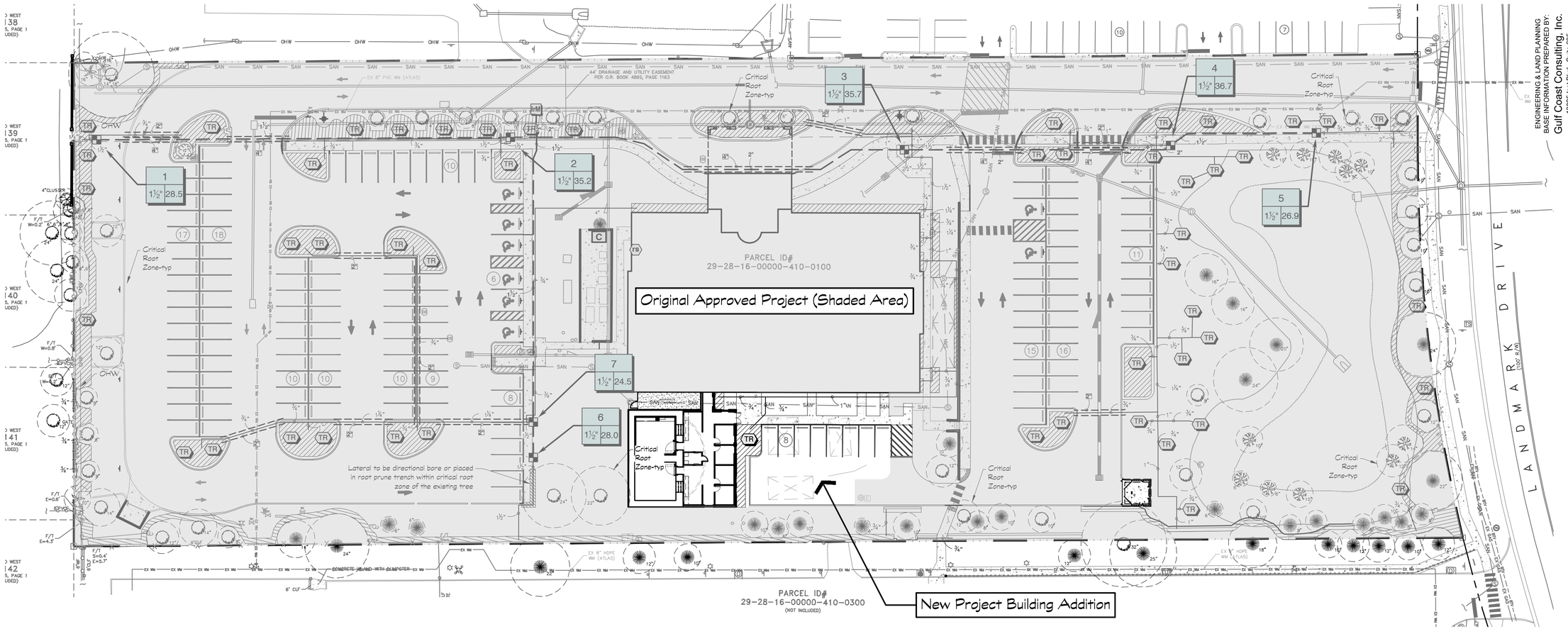


## IRRIGATION SCHEDULE NEW PROJECT BUILDING ADDITION

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Area to Receive Dripline<br>Hunter HDL-09-12-PC<br>HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. | 432.4 lf |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| TR | Dripline Tree Ring<br>Dripline Tree Ring per detail Sheet IR2 | 1 |
| | Irrigation Lateral Line: PVC Class 200 SDR 21 | 154.4 lf |

Valve Callout

Valve Number

Valve Flow

Valve Size

Irrigation Pipe Routing at Existing Trees to Remain

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

## VALVE SCHEDULE - OVERALL ORIGINAL + NEW ADDITION

| NUMBER | MODEL | SIZE | TYPE | GPM | WIRE | PSI | PSI @ POC | PRECIP |
|---|---|---|---|---|---|---|---|---|
| 1 | Hunter ICZ-151-XL-40 | 1-1/2" | Area for Dripline | 28.46 | 451.3 | 18.9 | 28.9 | 1.45 in/h |
| 2 | Hunter ICZ-151-XL-40 | 1-1/2" | Area for Dripline | 35.16 | 220.3 | 18.8 | 26.5 | 1.44 in/h |
| 3 | Hunter ICZ-151-XL-40 | 1-1/2" | Area for Dripline | 35.72 | 419.3 | 20.6 | 30.6 | 1.44 in/h |
| 4 | Hunter ICZ-151-XL-40 | 1-1/2" | Area for Dripline | 36.71 | 568.5 | 20.7 | 32.7 | 1.44 in/h |
| 5 | Hunter ICZ-151-XL-40 | 1-1/2" | Area for Dripline | 26.85 | 652.1 | 20.3 | 28.4 | 1.44 in/h |
| 6 | Hunter ICZ-151-XL-40 | 1-1/2" | Area for Dripline | 28.02 | 213.4 | 21.3 | 29.9 | 1.44 in/h |
| 7 | Hunter ICZ-151-XL-40 | 1-1/2" | Area for Dripline | 24.54 | 193.6 | 19.7 | 26.0 | 1.44 in/h |
| | Common Wire | | | | 886.5 | | | |

Irrigation for New Project Building Addition to be added to Original Approved Project Zone #3

sunshine state ONE CALL of florida
Safe digging is no accident. Always call 811 before digging.
Know what's below. Call before you dig.
811
Preventing damages to buried utilities by connecting excavators and utility members through the Internet

0 30 60 90 feet

SCALE: 1" = 30'

NORTH

### IRRIGATION PLANS ARE DIAGRAMMATIC

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

### DRIP TUBING SPACING NOTE

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

### PROPOSED TREES/PALMS IRRIGATION

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

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

Patrick Roberson

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DN: c=US, serialNumber=PASUS-A30029844, sn=Roberson, givenName=Patrick, cn=Patrick Roberson
Date: 2026.07.08 20:36:41 -04'00'

| Revision | Date |
|---|---|
| Rev. per Clearwater comments. | 07/08/26 |

Project Title
Advanced Urology Institute Medical Clinic
Clearwater, Florida

IRRIGATION PLAN

Project No. 26-018

Date 06/01/26

Sheet IR1

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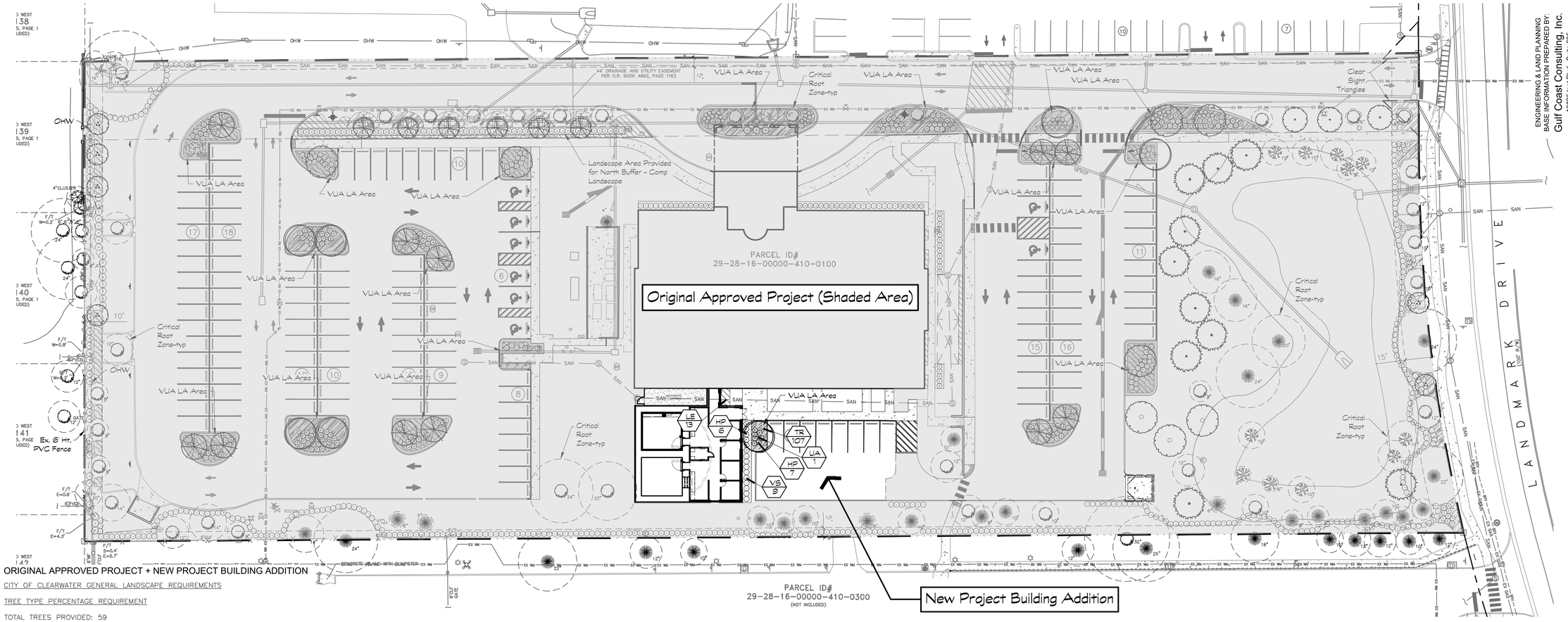


ORIGINAL APPROVED PROJECT + NEW PROJECT BUILDING ADDITION

CITY OF CLEARWATER GENERAL LANDSCAPE REQUIREMENTS

TREE TYPE PERCENTAGE REQUIREMENT

TOTAL TREES PROVIDED: 59
ACCENT TREES ARE 25.4% OF THE OVERALL TREES PROVIDED (15 ACCENT / 59 OVERALL = .254%)
4 ACCENT TREES PROVIDED DUE TO OHE ALONG PERIMETER BUFFER, NOT INCLUDED IN CALCULATION.

INTERNAL LANDSCAPE VUA REQUIREMENTS:

INTERNAL LANDSCAPE VUA AREA REQUIRED: 10% OF VUA PARKING AREA
VUA AREA: 85,243 SF
REQUIRED VUA LANDSCAPE AREA: 8,524 (10%)
PROVIDED VUA LANDSCAPE AREA: 8,682 (10.2%)

1 TREE REQUIRED PER 300 SF OF REQUIRED INTERNAL LANDSCAPE VUA AREA:
8,524 / 300 = 28 TREES REQUIRED

29 INTERNAL LANDSCAPE VUA AREA TOTAL TREES OVERALL (24 PROP. + 5 EXIST.)

SHRUBS ARE REQUIRED FOR 50% OF THE REQUIRED INTERNAL LANDSCAPE VUA AREA,
WITH REMAINING AREA COVERED BY GROUND COVERS, NOT INCLUDING SOD.
TOTAL SHRUB AREA 4,946 SF (57%) / TOTAL GROUND COVER AREA 3,736 SF (43%)

REQUIRED PERIMETER LANDSCAPE BUFFERS

NORTH BUFFER (NON-RESIDENTIAL) 750 LF
REQUIRED: 5' WIDE BUFFER WITH 1 TREE PER 35 LF (21 TREES REQ.) & 100% CONTINUOUS HEDGE
PROVIDED: 0'-5' WIDE BUFFER WITH 11 TREES OVERALL (9 PROP. + 12 EXIST.) AND CONTINUOUS HEDGE
(COMPREHENSIVE LANDSCAPE APPLICATION APPLIED FOR 588 LF OF THIS BUFFER DUE TO EXISTING CONDITIONS WIDTH)

SOUTH BUFFER (NON-RESIDENTIAL) 775 LF
REQUIRED: 5' WIDE BUFFER WITH 1 TREE PER 35 LF (22 TREES REQ.) & 100% CONTINUOUS HEDGE
PROVIDED: 5' WIDE BUFFER WITH 22 TREES OVERALL (0 PROP. + 24 EXIST.) AND CONTINUOUS HEDGE.

EAST BUFFER (LOCAL ROW) 272 LF
REQUIRED: 10' WIDE BUFFER WITH 1 TREE PER 35 LF (8 TREES REQ.) & 100% CONTINUOUS HEDGE
PROVIDED: 10' WIDE BUFFER WITH 9 TREES OVERALL (2 PROP. + 7 EXIST.) AND CONTINUOUS HEDGE.

WEST BUFFER (DETACHED-RESIDENTIAL) 270 LF
REQUIRED: 10' WIDE BUFFER WITH 1 TREE PER 35 LF (8 TREES REQ.) & 100% CONTINUOUS HEDGE, 6' HT. IN 3 YEARS
PROVIDED: 10' WIDE BUFFER WITH 8 TREES OVERALL (4 PROP. + 4 EXIST.)AND CONTINUOUS HEDGE TO BE 6' HT. IN 3 YEARS.

BUILDING FOUNDATION LANDSCAPE REQUIREMENTS

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

**ORIGINAL APPROVED PROJECT (SHADED AREA ON PLANS)**
EXISTING TREE REPLACEMENT REQUIREMENTS

REQUIRED REPLACEMENT – 198"
PROVIDED REPLACEMENT – 135"
63" REQUIRED REPLACEMENT DEFICIT
(35 SHADE @ 3" + 15 ACCENT @ 2")
TREE FUND CONTRIBUTION = 63" X $48 = $3,024
TREE FUND CONTRIBUTION PAID FOR ORIGINAL APPROVED PROJECT

**NEW PROJECT BUILDING ADDITION (X-RAY ROOM)**
EXISTING TREE REPLACEMENT REQUIREMENTS

REQUIRED REPLACEMENT – 96"
PROVIDED REPLACEMENT – 3"
93" REQUIRED REPLACEMENT DEFICIT
(1 SHADE @ 3" + 0 ACCENT @ 2")
TREE FUND CONTRIBUTION = 93" X $48 = $4,464
SEE EXISTING TREE SUMMARY SHEET ET2 FOR DETAILED SUMMARY FOR REQUIRED REPLACEMENT INCHES THIS PROJECT

GENERAL NOTES:

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

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

All landscaped areas must be covered with shrubs, ground cover, natural turf, three inches of organic mulch, artificial turf (where permissible), or other suitable material which permits percolation.

1. Where mulch is used, it must be protected from washing out of the planting bed.
2. Landscape rock with a minimum size or ¾ inch to one inch in diameter shall be used to redirect stormwater from gutter systems to prevent erosion.
3. Plastic sheets (Weed Barrier Fabric) shall not be installed under mulches.
4. Artificial turf shall be installed according to the standards in Section 3-1203.

0 30 60 90 feet
SCALE: 1" = 30'

NORTH

## PLANT SCHEDULE PROPOSED ADDITION PROJECT

| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| TREES | | | | | | | | |
| UA | 1 | Ulmus alata | Winged Elm | – | 3" Cal. | 10'–12' Ht., 5'–6' Sp. | | Native, Drought Tolerant |

| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| SHRUBS | | | | | | |
| HP | 13 | Hamelia patens 'Firefly' | Firefly Dwarf Firebush | 3 gal., 14" Ht. x 14" Sp. | 36" o.c. | Native, Drought Tolerant |
| VS | 9 | Viburnum suspensum | Sandankwa Viburnum | 3 gal., 20" Ht. x 20" Sp. | 36" o.c. | Drought Tolerant |
| GROUND COVERS | | | | | | |
| LE | 13 | Liriope muscari 'Emerald Goddess' | Emerald Goddess Liriope | 12"x18", 1 gal. | 24" o.c. | Drought Tolerant |
| TR | 107 | Trachelospermum asiaticum | Dwarf Asiatic Jasmine | 4"pot@ | 12" o.c. | Drought Tolerant |

CITY OF CLEARWATER PLANT QUALITY REQUIREMENT:

All plant materials shall conform to Florida Grades and Standards for Nursery Stock, Florida Grade #1. See notes 2.01 Materials, A. 3 & 4, on Sheet LA2.

IRRIGATION NOTE:

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


ENGINEERING & LAND PLANNING
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| Rev. per Clearwater comments. | 07/08/26 |

Project Title
Advanced Urology Institute Medical Clinic
Clearwater, Florida

LANDSCAPE PLAN

Project No. 26-018
Date 06/01/26
Sheet LA1

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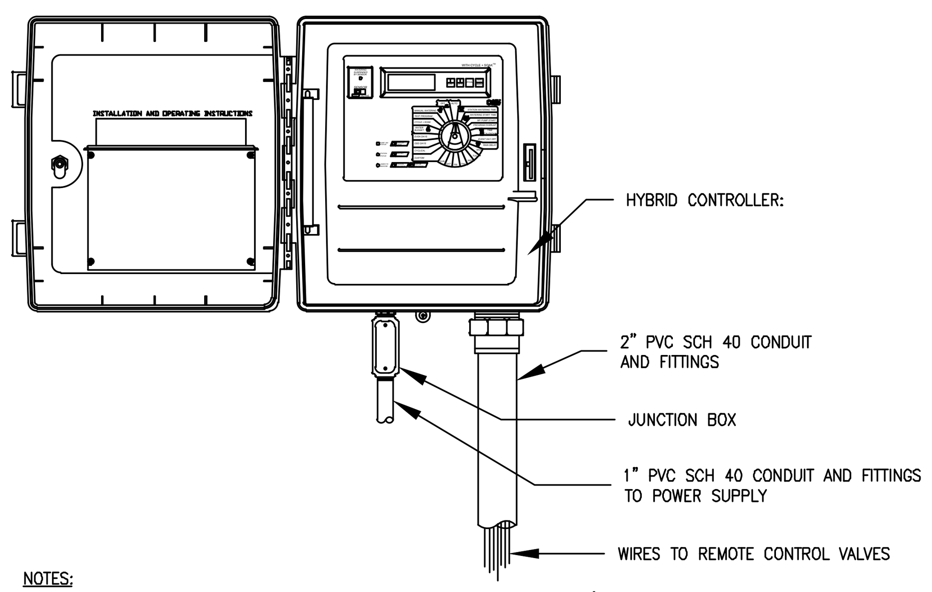
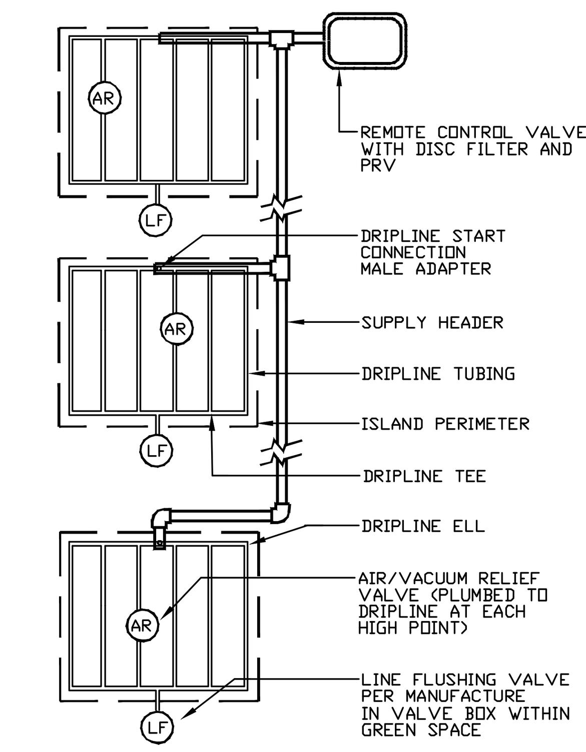
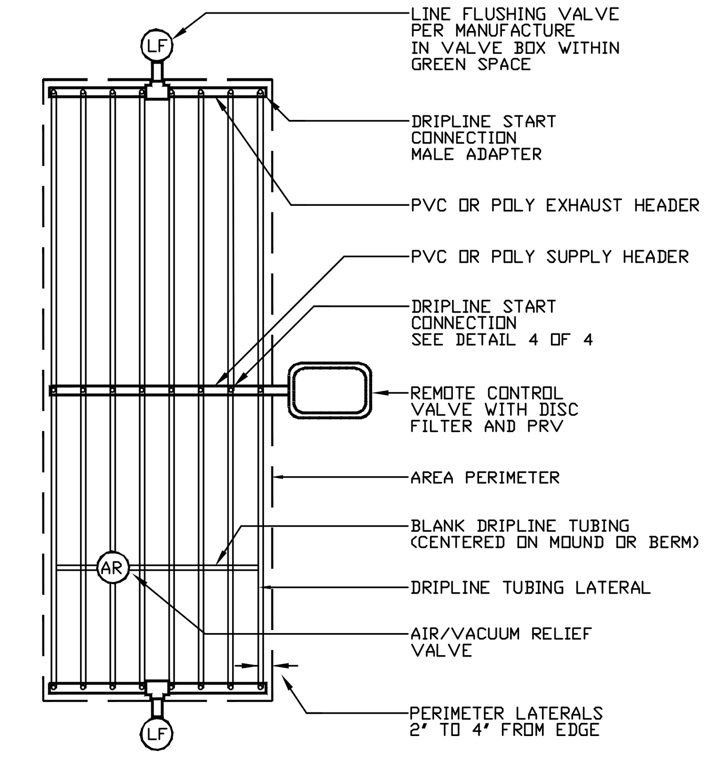



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. INSTALLATION TO BE IN ACCORDANCE WITH STATE AND LOCAL AGENCY CODE REQUIREMENTS.

## HYBRID CONTROLLER
OUTDOOR WALL MOUNT



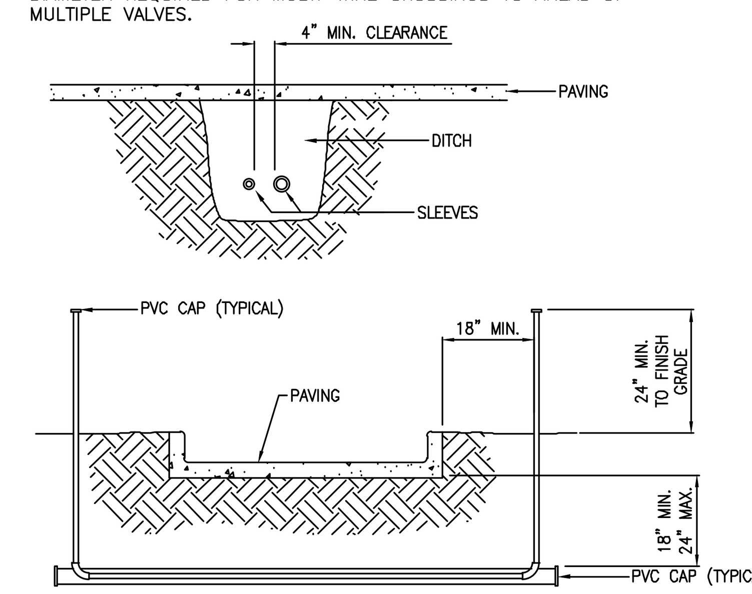

## TYPICAL DRIPLINE ISLAND LAYOUT
DRIPLINE TYPICAL DETAIL – NTS




## DRIPLINE CENTER FEED LAYOUT
DRIPLINE TYPICAL DETAIL – NTS

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

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




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

## SLEEVING LOADED W/LATERAL PIPE
SLEEVES UNDER HARDSCAPES

# IRRIGATION GENERAL NOTES

1. NO PLANTING SHALL OCCUR UNTIL THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS INSTALLED AND FULLY FUNCTIONAL. THE IRRIGATION SYSTEM IS TO SUPPLY 100% COVERAGE TO ALL REQUIRED LANDSCAPE PLANT MATERIAL AND ST. AUGUSTINE TURF.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.

3. THE CONTRACTOR SHALL BE FAMILIAR WITH BOTH PROPOSED AND EXISTING SITE CONDITIONS SUCH AS, UTILITIES, PLANT MATERIALS AND ARCHITECTURAL ELEMENTS IN ORDER TO AVOID CONFLICTS DURING INSTALLATION.

4. THE CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES AND SHRUBS ON SITE THAT MAY OR MAY NOT BE INDICATED ON THE PLANS.

5. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM IN CONFORMANCE TO ALL APPLICABLE STATE AND REGIONAL REGULATIONS AND CODES.

6. TURF/SODDED AREAS SHALL BE ON SEPARATE IRRIGATION ZONES, THAN OTHER LANDSCAPE PLANT MATERIAL.

7. DRIP LINE, BUBBLERS, SPRAY HEADS AND ROTORS SHALL NOT BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT. SPRAY AND ROTOR COMPONENTS SHALL HAVE MATCHING APPLICATION RATES WITHIN EACH IRRIGATION ZONE.

8. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND ADJUSTED TO AVOID OVERSPRAY AND RUNOFF ONTO SIGNS, BUILDINGS, WALLS, WALKWAYS, ROADWAY PAVEMENT OR OTHER IMPERVIOUS SURFACES.

9. THE IRRIGATION SYSTEM CONTROLLER SHALL HAVE PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES AND HAVE A BATTERY BACK-UP SYSTEM TO RETAIN IRRIGATION PROGRAMS. THE IRRIGATION CONTROL SYSTEM SHALL BE EQUIPPED WITH AN OPERABLE SOIL MOISTURE SENSOR SHUTOFF DEVICE EXPOSED PER THE MANUFACTURERS SPECIFICATIONS. THE CONTROLLER SHALL ALSO BE EQUIPPED WITH A PUMP START RELAY SYSTEM.

10. THE EXISTING AND PROPOSED IRRIGATION SYSTEMS SHALL BE RENOVATED, ADJUSTED, DESIGNED AND INSTALLED TO "STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS", LATEST EDITION, (FIFTH EDITION MINIMUM) AND ANY AMENDMENTS, BY THE FLORIDA IRRIGATION SOCIETY, INC.

11. RAIN BIRD DRIP TUBING SYSTEM COMPONENTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

12. SPRAY HEAD AND ROTOR LAYOUT SHALL PROVIDE FOR PROPER HEAD TO HEAD COVERAGE. SPRINKLER SPACING SHALL NOT TO EXCEED 55% OF THE SPRINKLERS DIAMETER OF COVERAGE.

13. LANDSCAPE OR SODDED AREAS 4' WIDE OR LESS ARE TO BE IRRIGATED WITH DRIP LINE (MICRO IRRIGATION) ONLY, THESE AREAS ARE INDICATED ON THE PLANS.

14. THE IRRIGATION CONTRACTOR SHALL ASCERTAIN THE IRRIGATION SYSTEM REQUIREMENTS FOR GPM AND PSI DEMAND AND DETERMINE IF THE WATER METER ASSEMBLY IS CAPABLE OF MEETING THE DEMAND WITHIN THE ALLOWABLE WATERING TIMES. WATER METER ASSEMBLY TO BE PER LOCAL JURISDICTIONAL REQUIREMENTS AND APPLICABLE STATE OF FLORIDA BUILDING CODES.

15. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE SITE/BUILDING CONTRACTOR TO VERIFY ANY REQUIRED ELECTRICALLY POWER FOR THE IRRIGATION SYSTEM IS AVAILABLE.

16. WIRE CONNECTIONS FOR ELECTRIC CONTROL VALVES ARE TO BE MADE WITH NORTHSTAR WATERPROOF SPLICE KITS (3M DBT).

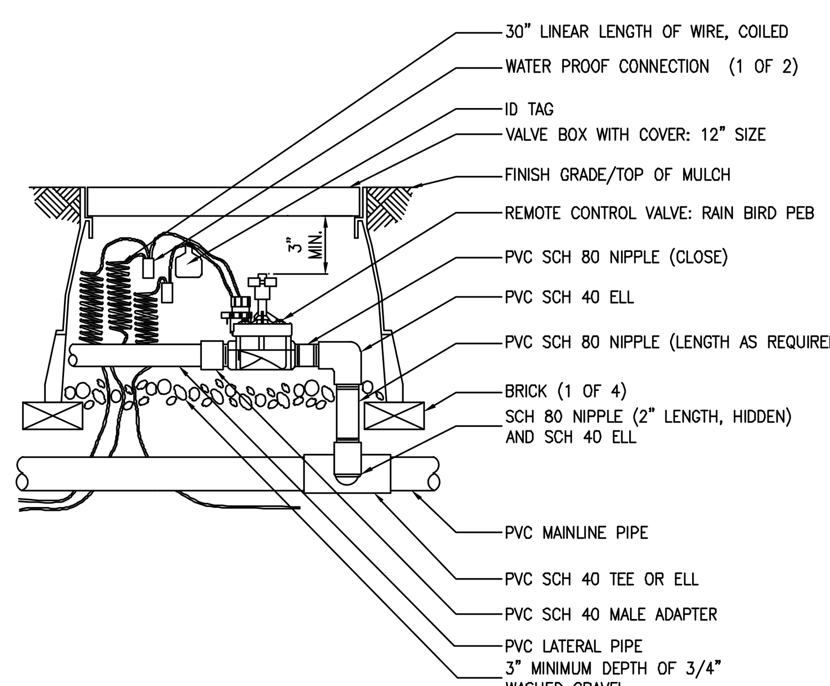
17. MAINLINE PIPE IS TO BE INSTALLED A MINIMUM OF 18" BELOW FINISH GRADE. LATERAL LINE PIPE IS TO BE INSTALLED A MINIMUM OF 12" BELOW FINISH GRADE.

18. THE IRRIGATION CONTROLLER SHALL HAVE PROPER LIGHTNING PROTECTION INSTALLED PER MANUFACTURE AND APPLICABLE CODES.

19. CONTROL VALVE WIRES SHALL RUN UNDER THE MAINLINE PIPE.

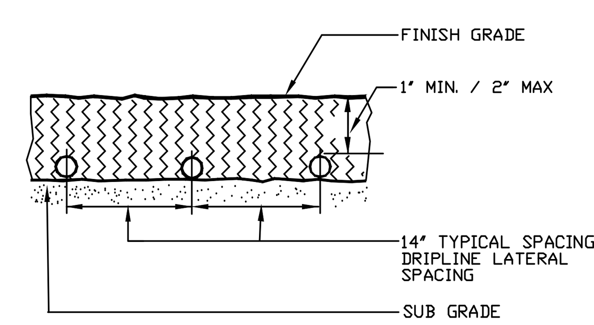
20. THE MAINLINE PIPE AND SLEEVES ARE TO BE SCHEDULE 40 PVC. LATERAL LINE PIPE IS TO BE CLASS 200 PVC. IRRIGATION PIPE SHALL BE PROPERLY SIZED TO A MAXIMUM OF 5 FEET PER SECOND OF WATER VELOCITY FLOW THROUGH THE IRRIGATION SYSTEM.

21. NO IRRIGATION COMPONENTS, MAINLINE PIPING, LATERAL PIPING OR TRENCHING SHALL OCCUR WITHIN THE PROTECTED ZONE OF EXISTING TREES ON SITE AS INDICATED ON THE PLANS.

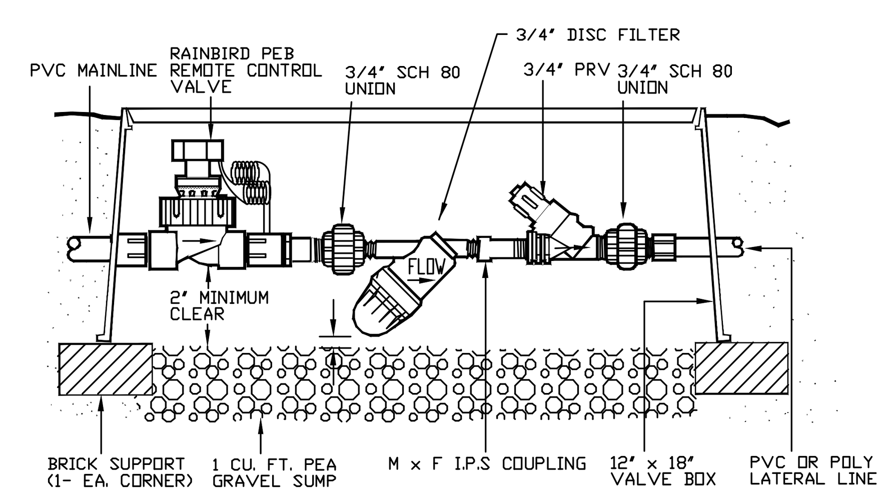



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

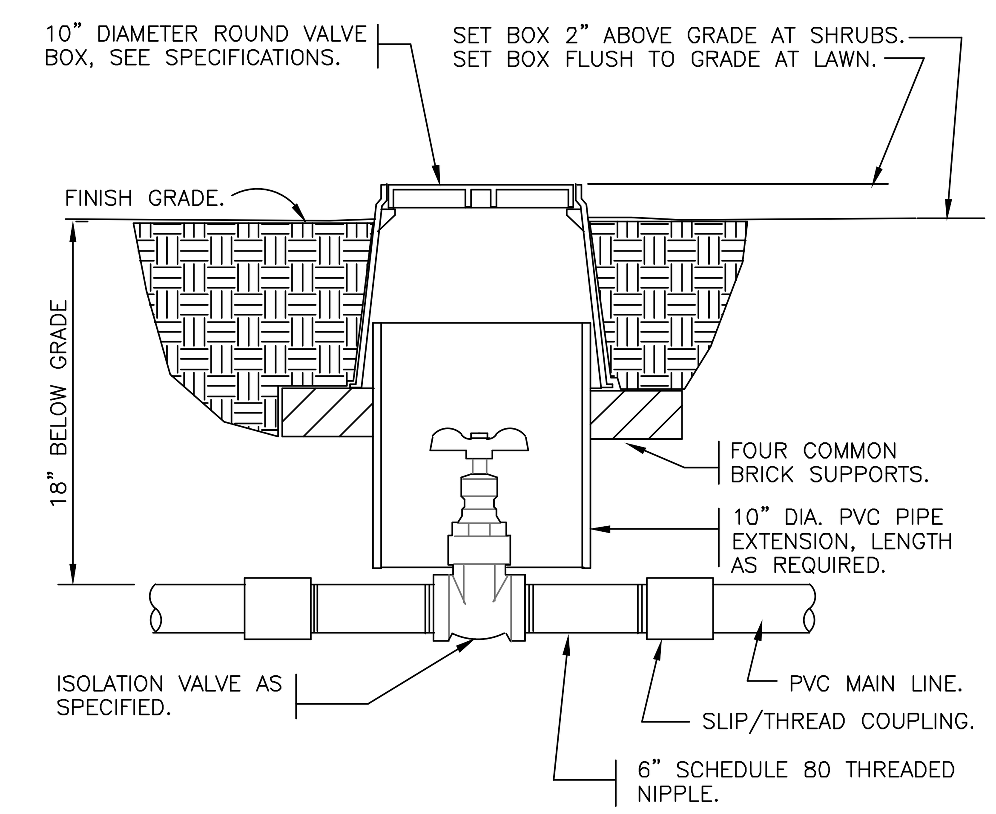
## REMOTE CONTROL VALVE
RAINBIRD PEB VALVE



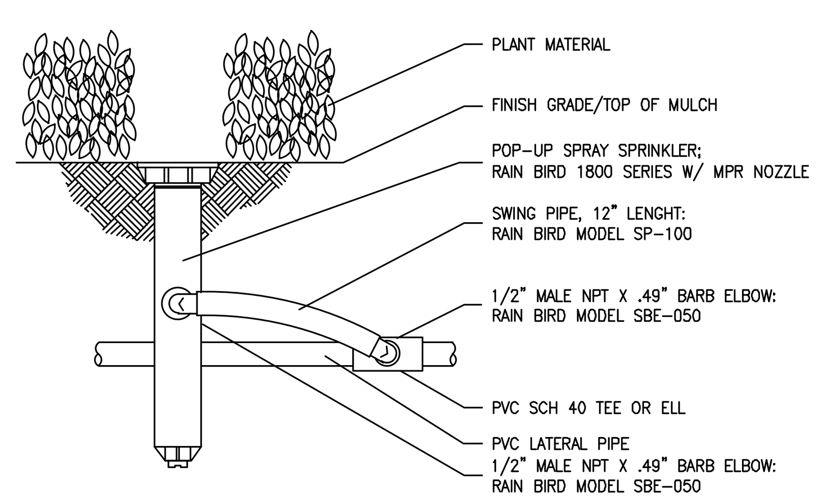

## DRIPLINE SUBGRADE INSTALLATION
DRIPLINE TYPICAL DETAIL – NTS




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

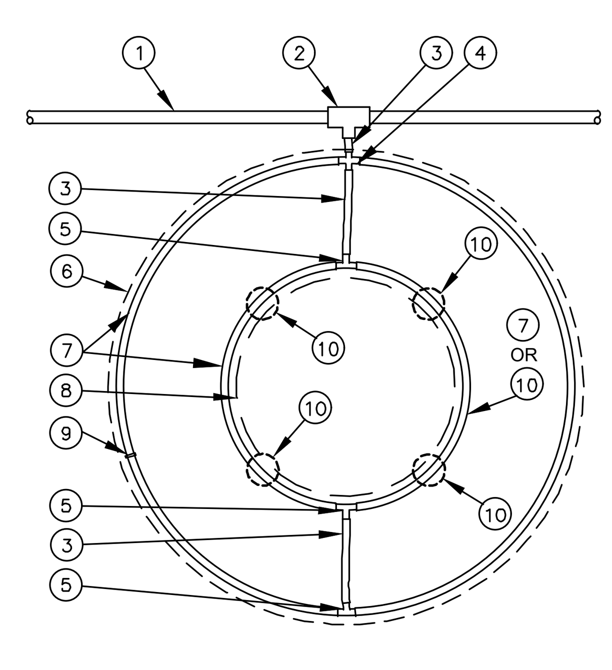



## BRASS ISOLATION VALVE
NTS




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

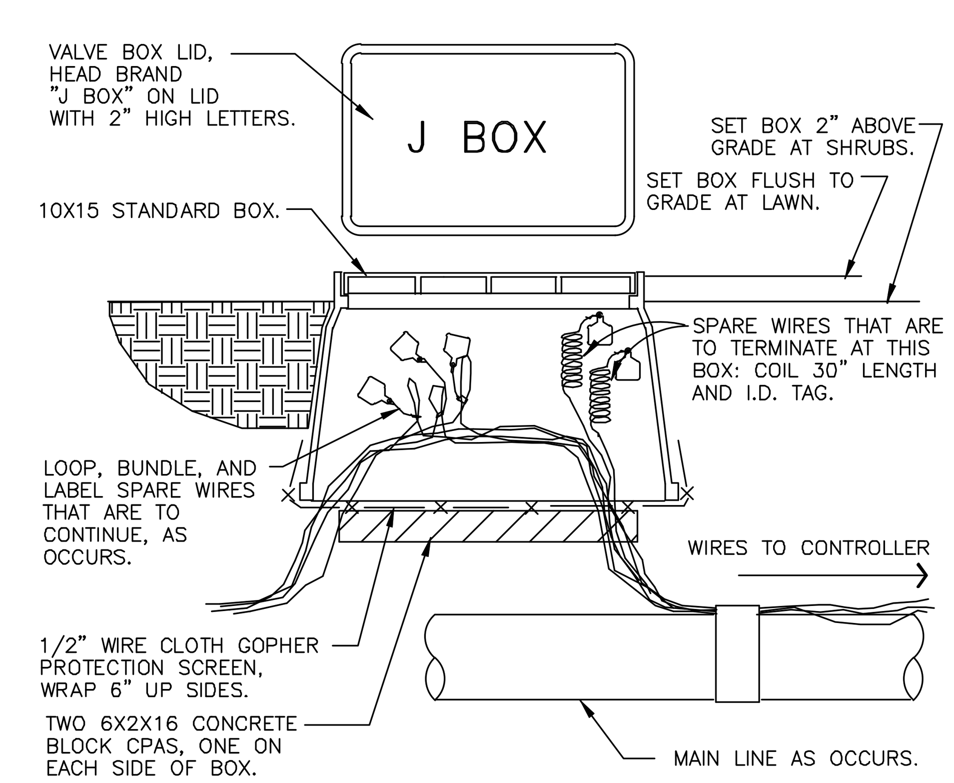
## POP-UP SPRAY SPRINKLER
RAINBIRD 1800 SERIES POP-UP SPRAY



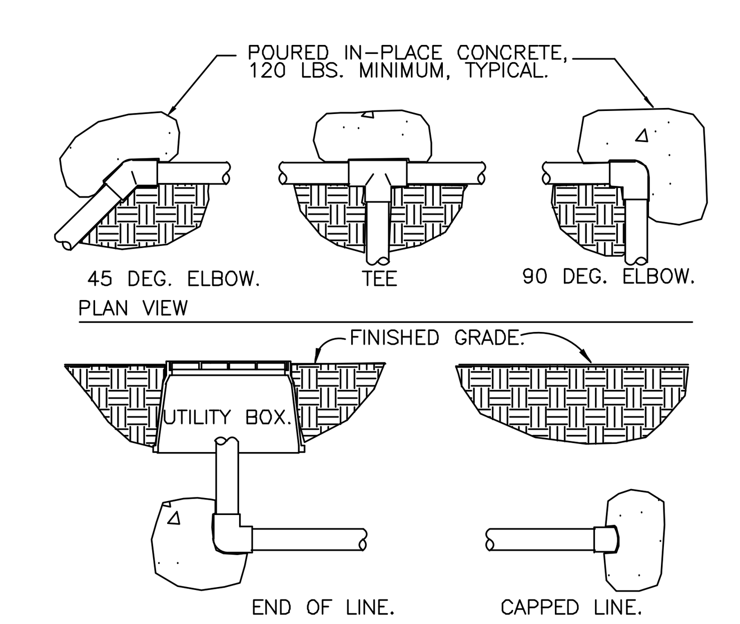

1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING
4. BARB CROSS INSERT FITTING: RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING: RAIN BIRD XFD-TEE
6. PROJECTED CANOPY LINE OF TREE
7. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
10. ALTERNATE: USE FOUR TO EIGHT DRIP BUBBLERS ALONG THE ROOTBALL AT LOCATION 10, SPACED EQUALLY APART AND OMIT THE DRIPLINE (7). ADJUST BUBBLERS PER TREE SIZE, SOIL CONDITIONS AND WATERING TIME.

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE DRIPLINE MANUFACTURE'S INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

## SUB-SURFACE DRIPLINE AROUND TREE
N.T.S.

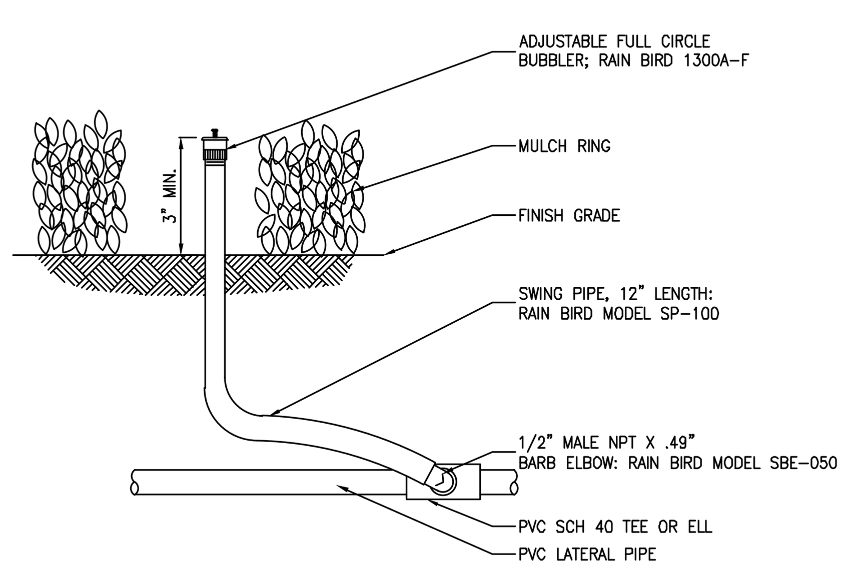



## WIRE BUNDLE JUNCTION BOX
NTS




## THRUST BLOCKING
NTS

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




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

## 1300A-F BUBBLER
RAINBIRD ADJUSTABLE FLOOD BUBBLER

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REGISTERED LANDSCAPE ARCHITECT PATRICK D. ROBERSON LA 0001461 STATE OF FLORIDA

Patrick Roberson

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DN: c=US, serialNumber=PASUS-A30029844, sn=Roberson, givenName=Patrick, cn=Patrick Roberson
Date: 2026.07.08 20:36:58 -04'00'

| Revision | | Date |
|---|---|---|
| 1 | Rev. per Clearwater comments. | 07/08/26 |
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Project Title
Advanced Urology Institute Medical Clinic
Clearwater, Florida

IRRIGATION NOTES & DETAILS

Project No. 26–018
Date 06/01/26
Sheet IR2

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# LANDSCAPE GENERAL NOTES

1. Permits required by any authority or governing jurisdiction, for any installation or construction work described in the contract documents, shall be obtained by the Contractor. Any applicable fees or financial requirements are to be paid by the Contractor for such permits, unless stipulated specifically in writing by the Owner.

2. The Contractor shall comply with all codes, safety requirements, and environmental regulations of federal, state, local and other regulatory agencies that have jurisdiction over the project, without additional cost to the owner. This includes any safety standards of the Occupational Safety and Health Act and amendments. The Owner and Owner's Representative shall be held harmless from any accident, injury or any other incident resulting from compliance or non–compliance with these standards.

3. The work included in this Section include the furnishing of all materials, equipment and labor necessary and incidental to the installation and preparation of planting areas, soil treatment, plants, grassing, protection of existing and proposed plants, hauling and spreading of topsoil, finish grading, removal and / or transplanting of existing plants as indicated, warranty, replacement of plants and / or materials, and related items as required to complete the work as indicated on the plans and fulfilling all warranty provisions, as specified herein.

4. The work shall also include the maintenance of all landscape plants and materials, planting areas, and sod / seeded areas until the Final Acceptance by the Owner's Representative. This time period of required maintenance may be extended through the full warranty period, as specified in the contract agreement, until Final Project Acceptance.

5. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, installed elements and utilities specified herein and / or on submitted plans. Removal or destruction of items described above is prohibited unless specifically authorized by the Owner.

6. The plant list as shown on the plans is for the Contractor's information only and no guarantee is expressed or implied that quantities shown therein are correct or that the list is complete. The Contractor shall verify that all plant material shown on the drawings are included in the Contractor's bid.

7. Substitutions of plant materials will not be permitted unless authorized in writing by the Owner's Representative. Proof is to be submitted in writing from 5 different regional sources that a plant specified is not obtainable. Consideration will be given to the nearest available size or similar variety with a corresponding adjustment of the contract price.

8. The Contractor shall review and verify the proposed and existing site elements, including but not limited to, storm drainage, water, sewer, phone, cable and electrical utilities, paving, site grading, buildings, walks, hardscape, and vegetation to preclude any misunderstanding and ensure a trouble free installation.

9. Stated dimensions shall govern over scaled dimensions on the plans.

10. Plants shall be subject to inspection for conformity to specification requirements and approval by the Owner's Representative at their place of growth, or upon delivery to the site, as determined by the Owner's Representative. Such approval shall not preclude the right of inspection and rejection during any phase of the work. Rejected plant materials shall be immediately removed from the project site and replaced with approved plant materials within seven (7) days or as approved by the Owner's Representative.

11. All plants may be selected and tagged by the Owner's Representative at their place of growth. For distance material, photographs may be submitted for pre–inspection review and approval by the Owner's Representative. Pictures shall be clear and contain the full image of the plant material to be reviewed and have a clear indication of size in foot increments for trees and palms and inches for shrubs and groundcovers. The photograph will become the representative sample for that plant type (species and size).

12. Submit certificates of inspection, as required by governmental authorities, and manufacturers or vendors certified analysis for soil amendments, herbicides, insecticides and fertilizer materials and any additional data that indicates that the materials comply with specified requirements.

13. The Contractor shall conduct a minimum of three (3) soil tests at locations as shown on the plans or determined by the Owner's Representative. The Contractor shall test each location for soil composition (type, strata, pH, soluble salts, and organic content) and sub–surface drainage conditions (percolation rate), as a minimum. Soil testing shall be conducted by an approved soil–testing laboratory. The Contractor shall provide the Owner's Representative with the results of the soil analyses prior to any installations throughout the project. If soil conditions are insufficient for proper plant growth, the Contractor is required to supply recommendations for improving the condition of the soil of each area, to the Owner's Representative for approval. The Contractor shall, at the discretion of the Owner's Representative, proceed with the recommendations for improving the soil conditions.

14. Trees designated as Ball and Burlap (B&B) shall be properly dug with firm natural balls of soil retaining as many fibrous roots as possible is sizes and shapes as specified in the most recent edition of the American Standard for Nursery Stock. Balls shall be firmly wrapped with nonsynthetic, rottable burlap and secured with heavy nonsynthetic, rottable twine. Root collar shall be apparent at the surface of the rootball. No trees with loose, broken, or manufactured rootballs will be planted, except with written approval of the Owner's Representative, prior to planting.

15. Sabal Palms shall have all frond removed prior to planting, leaving a minimum of twelve (12) inches of new frond growth above the bud. Boots shall be removed from the trunk of sabal palms unless otherwise specified by the Owner's Representative. Remove only a minimum number of fronds on other palm species to facilitate the handling of the palm material. Do not damage the buds of any palms and take necessary care to protect the bud during digging, handling, transportation and installation.

16. During transportation of plant material, the Contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, rootball damage, or areas of torn bark, the Owner's Representative may reject the injured plant material and require replacement of the rejected material at no additional cost to the Owner.

17. Plant material that is stored improperly shall receive a special review of acceptance or rejection, established on a case by case basis.

18. The Contractor shall protect existing pavement, buildings, walks, curbing, walls, hardscape elements, utilities and planting materials (trees, shrubs, ground covers, etc.) which are not designated for removal on the plans from damage.

19. The Contractor shall request the proper utility company to stake the exact location of all underground lines including but not limited to electric, gas, cable and/or telephone service prior to layout and excavating of any planting area. The Contractor shall contact Sunshine State One–Call of Florida, Inc. (SSOCOF) at 1–800–432–4770. Per SSOCOF, the calls shall be made a minimum of two days and a maximum of five days before beginning construction operations.

20. Not all utilities are members of the Sunshine State One–Call system and direct contact shall be taken as necessary.

21. The Contractor shall be responsible for the preservation and protection of all site conditions to remain from damage due to this work. In the event damage does occur, all damage shall be completely repaired to its original condition. All the costs of such work shall be charged to and paid by the Contractor.

22. The Contractor shall thoroughly examine the project site, including sub–surface soil conditions, existing and proposed elevations and general conditions under which the work is to be preformed. The Contractor shall notify in writing of any conflicts or unsatisfactory conditions discovered, prior to beginning work. If the Contractor begins work before the unsatisfactory condition have been resolved, this will indicate that the Contractor has accepted the existing conditions and is responsible to complete the work at no additional cost to the Owner.

23. The Contractor shall be responsible for all unauthorized cutting or damage to existing trees not marked for removal on the plans. Such damage may be caused by operation of equipment, stockpiling of materials, careless labor, etc. This shall include compaction by driving or parking inside the drip–line of trees or the spillage of oil, gasoline, or other deleterious materials within the drip–line of trees.

24. The Contractor shall have a clear understanding and identify each existing tree, shrub and / or palm that is designated to remain or to be removed.

25. The Contractor shall maintain tree barricades at all times during the construction activities on the project for all existing trees, palms and other plant material within and adjacent to the limits of construction that are specified to remain. The Contractor shall refer to the tree protection detail and notes provided within the Landscape Plans.

26. The Contractor shall provide an International Society of Arboriculture (I.S.A.) Certified Arborist with a minimum of five (5) years experience with similar projects, to direct appropriate pruning (roots, branches) and/or other treatment necessary to ensure the health, viability and attractiveness of trees and palms to remain. The Contractor shall be responsible for implementation of the Certified Arborist's instructions.

27. Uncover specified work when directed by the Owner's Representative without compensation. Should the material, workmanship, or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.

28. Rejected work shall be removed and corrected within seventy–two (72) hours upon notification of rejection by the Owner's Representative.

29. Plants shall be true to species, variety and size as specified on the plans and nursery grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project.

30. All plant material shall comply with all required inspections, grading standards and plant regulations, as set forth by the Florida Department of Agriculture and Consumer Services Division of Plant Industry, Grades and Standards for Nursery Plants, latest edition. All plant material shall also conform to ANSI Standards for Nursery Stock (ANSI Z60.1–1990).

31. Plant materials not specifically covered in "Florida's Grade and Standards for Nursery Plants" shall conform to a minimum grade of Florida No. 1 as to: health and vitality, condition of foliage, root system, freedom from pests or mechanical damage; heavily branched and densely foliated according to the accepted normal shape; freedom from low and/or "V" shaped crotches.

32. The minimum grade for all plant material shall be Florida No. 1 or better.

33. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 3/4 inch in diameter that are not completely closed will be rejected.

34. Palms shall have straight trunks (within 3 degrees of vertical) unless other wise stated on the plans. Palms shall be free from burn marks and / or other damage to the trunk.

35. Balled and burlapped (B&B) plants (field grown trees and palms) shall be dug with firm, natural balls of soil of sufficient size to encompass the fibrous and feeding roots of the plants. No plants moved with a ball shall be planted if the ball is cracked or broken. B&B root balls shall exhibit small white fibrous roots coming through the burlap. Field grown trees and palms shall be nursery grown material. Root pruning and hardening off of plant material shall be done a minimum of six (6) weeks or for a period as determined by the Owner's Representative, prior to planting at the project. The supplier of the tree material shall supply certification of the date of root pruning and harvest date of the tree material, prior to the installation of the trees at the project site.

36. Protect roots or balls of plants at all times from sun and drying winds, excess water and freezing, as necessary until planting.

37. Prepared planting soil shall be fertile, friable natural topsoil of loamy character, without admixture of subsoil material, obtained from a well–drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks and other foreign materials. The acidity range shall be between pH 5.5 and 6.5. Prepared planting soil mixture shall consist of three (3) parts native topsoil meeting the above requirements and one (1) part peat. The peat shall be brown to black in color, sterile, weed and seed free, granulated raw peat, containing not more than 9% mineral content on a dry basis.

38. Planting shall be coordinated with the underground automatic irrigation system(s) installation. The irrigation system is to supply 100 percent coverage of water to all required landscape plant material and turf at time of landscape installation.

39. The Contractor shall supply supplemental water; over the amount of water supplied by the irrigation system, for establishment to all newly installed trees and palms for ninety (90) days, commencing immediately after installation. Supplemental water can be supplied by water truck or direct water source on site (hose bib, reclaimed water, pump/well source), and shall be applied in such a manner to avoid disturbance to mulch and soil, and to avoid damage to plant materials.

40. It is the Contractor's responsibility to adjust watering amounts and frequency to ensure proper establishment of all plant material.

41. Fertilizer shall be complete, uniform in composition, dry and free flowing. Fertilizer shall be delivered to the site in the original unopened containers, each bearing the manufacturer's statement of analysis. Store in a manner to prevent wetting and deterioration.

42. Mulch is to be 100% organic shredded Melaleuca, Pine Bark Nuggets (2" max.) or Eucalyptus mulch, type as approved by the Owner, shall be utilized and installed to a wetted depth of three (3) inches. Mulch shall be free of extraneous sticks and other tree residue.

43. A pre–emergent herbicide (DOW Snapshot or approved equal) shall be applied to all planting areas as specified by manufacturer's recommendations.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

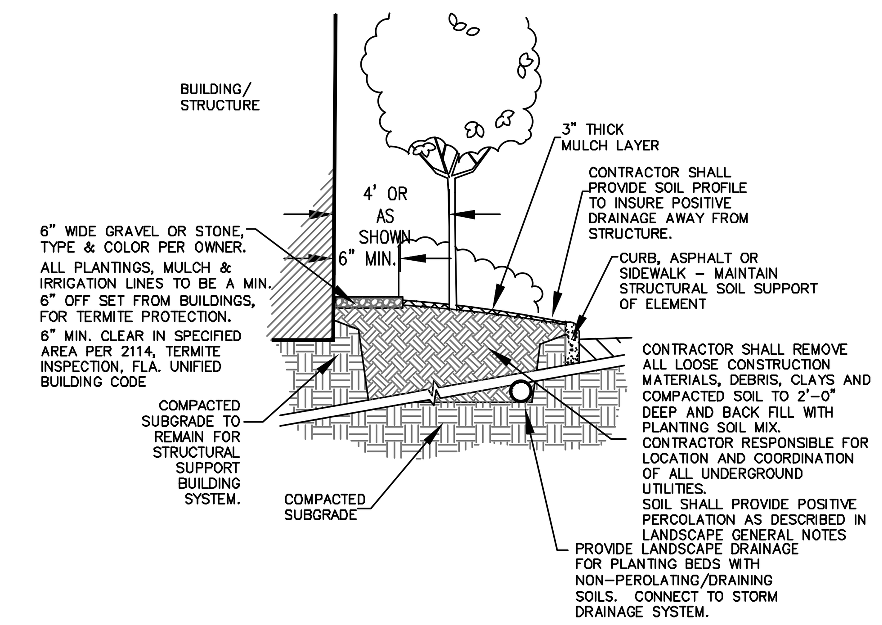
77. The Contractor shall notify the Owner's Representative in writing, a minimum of ten (10) days in advance, when all work is substantially complete to schedule a substantial completion. Based on this inspection, the Owner's Representative will develop a punch list of items to be addressed by the Contractor.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

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

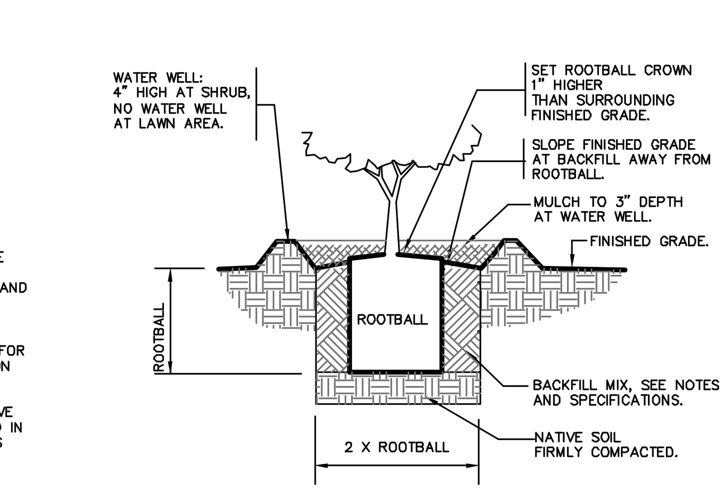
EXISTING TREES AND PALMS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES PER THE JURISDICTIONAL CITY/COUNTY REQUIREMENTS.

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

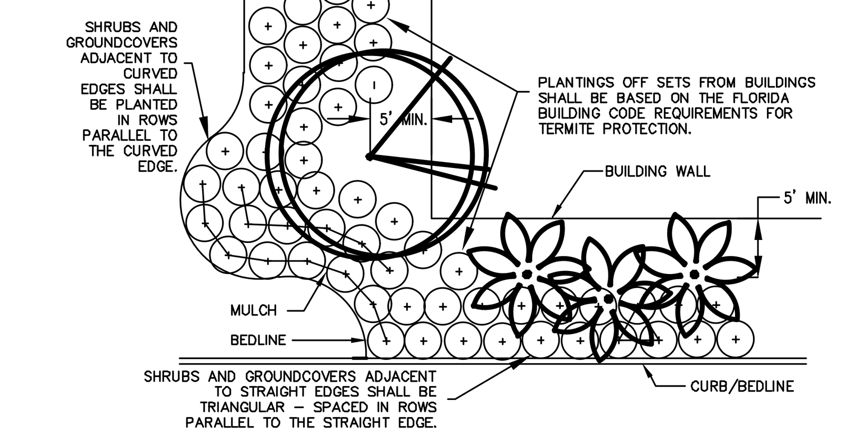
ALL TREE ROOTS EXISTING WITHIN IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THE PLANS. ROOT PRUNING SHALL BE ACCOMPLISHED BY MECHANICAL TRENCHER WITH SHARP BLADES AND UNDER THE DIRECT SUPERVISION OF THE CERTIFIED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




1 TYPICAL PERIMETER LANDSCAPE DETAIL

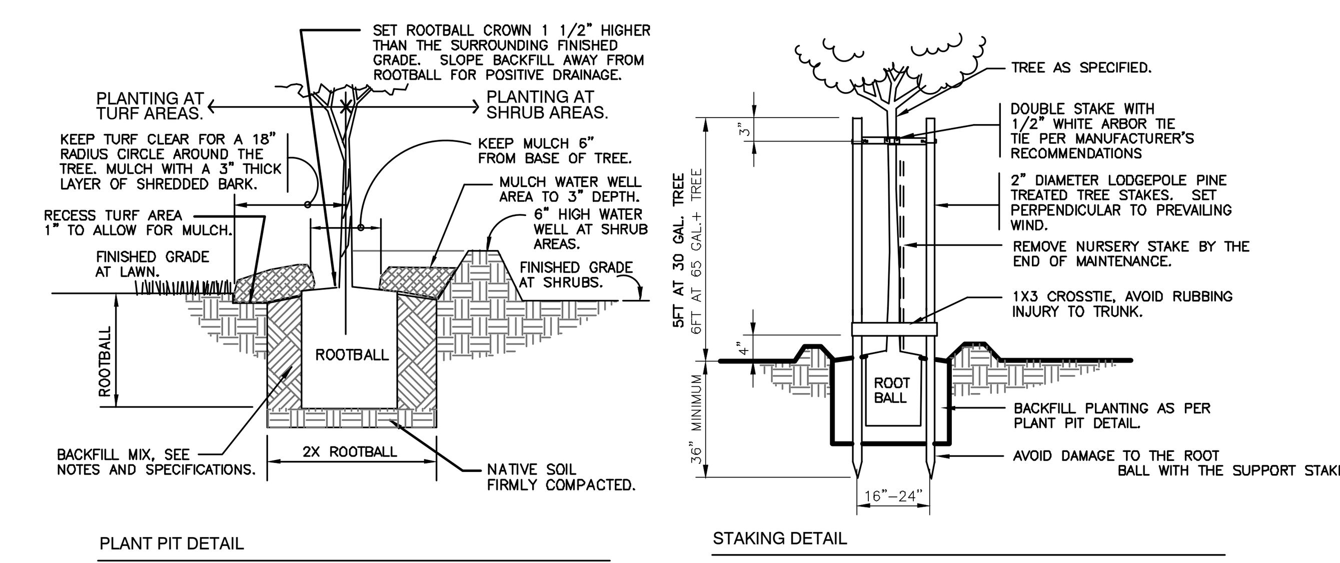



2 SHRUB PLANTING

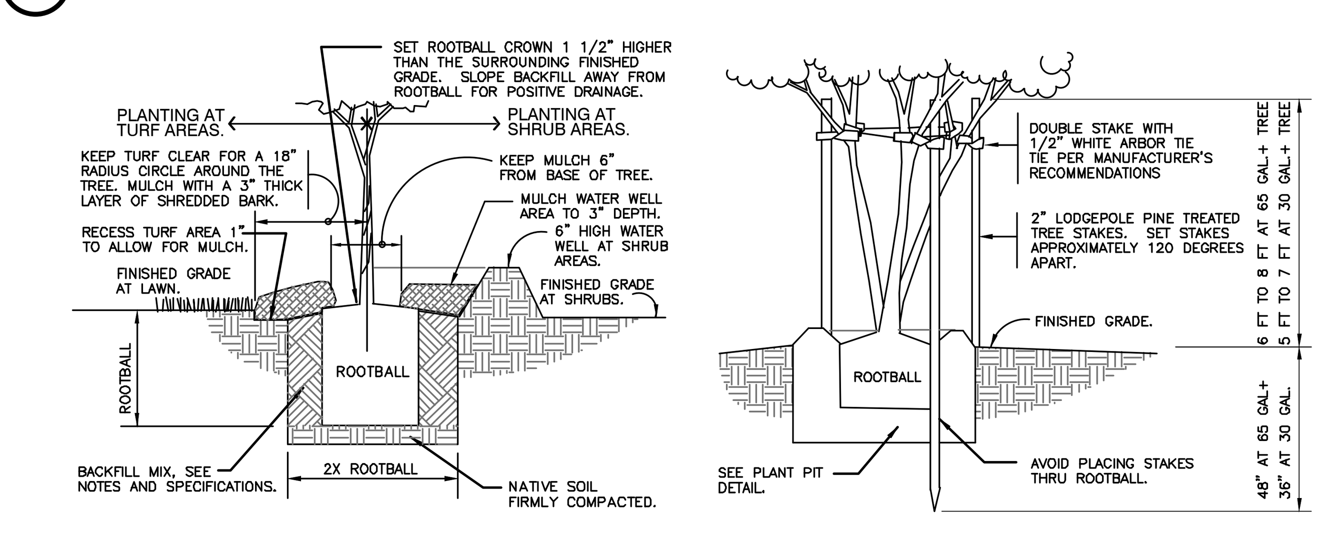



NOTES:
1. CENTER TO CENTER SPACING (O.C.) VARIES FOR DIFFERENT PLANT SPECIES. SPACE EACH VARIETY OF PLANT EQUALLY IN PLANTING AREAS PER SPACING SHOWN ON PLANS.
2. TREES ADJACENT TO BUILDING/STRUCTURE SHOULD BE PLANTED AT A MINIMUM OF 5' AWAY FROM THE BUILDING/STRUCTURE WALL.
3. PALMS SHOULD NOT BE PLANTED CLOSER THAN 5' FROM THE BUILDING/STRUCTURE WALL.
4. VENEER SUPPORTED BY A SHELF ANGLE OR LINTEL SECURED TO THE FOUNDATION SIDEWALL, PROVIDED AT LEAST 6–INCH CLEAR INSPECTION SPACE OF THE FOUNDATION SIDEWALL EXTERIOR EXIST BETWEEN THE VENEER AND THE TOP OF ANY SOIL, SOD, MULCH OR OTHER ORGANIC LANDSCAPING COMPONENT OR ANY OTHER WORK IMMEDIATELY ADJACENT TO OR ADJOINING THE STRUCTURE, PER SECTION 2114, TERMITE INSPECTION, FLORIDA UNIFIED BUILDING CODE, LATEST EDITION.

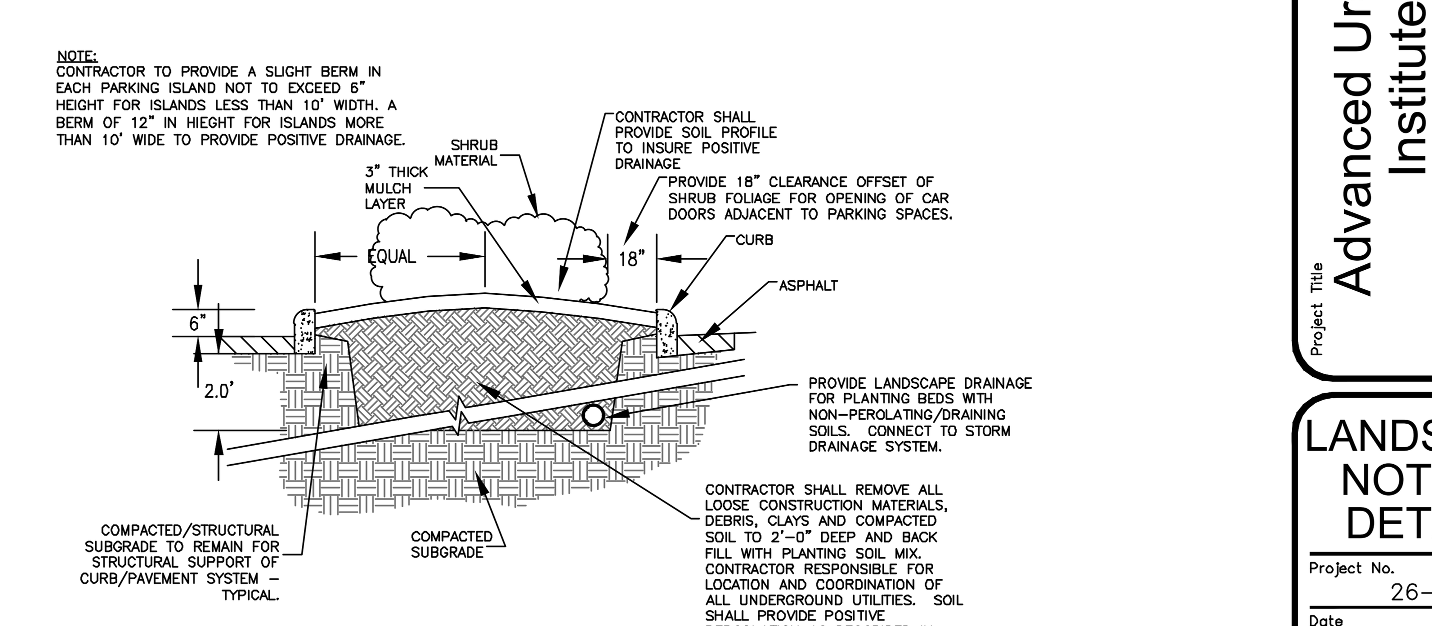
3 PLANT MATERIAL LAYOUT DETAIL




4 SINGLE TRUNK TREE STAKING




5 MULTI-TRUNK TREE STAKING




6 TYPICAL LANDSCAPE ISLAND DETAIL

ROBERSON RESOURCE GROUP
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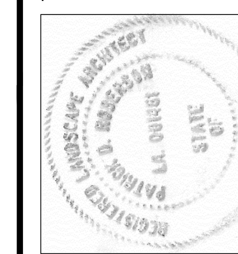
Phone: 727-255-4258
FL License # LA0001461

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




Patrick Roberson

Digitally signed by Patrick Roberson
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| Revision | | Date |
|---|---|---|
| 1 | Rev. per Clearwater comments. | 07/08/26 |
| 2 | | |
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Project Title
Advanced Urology Institute Medical Clinic
Clearwater, Florida

LANDSCAPE NOTES & DETAILS

Project No. 26–018
Date 06/01/26
Sheet LA2

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