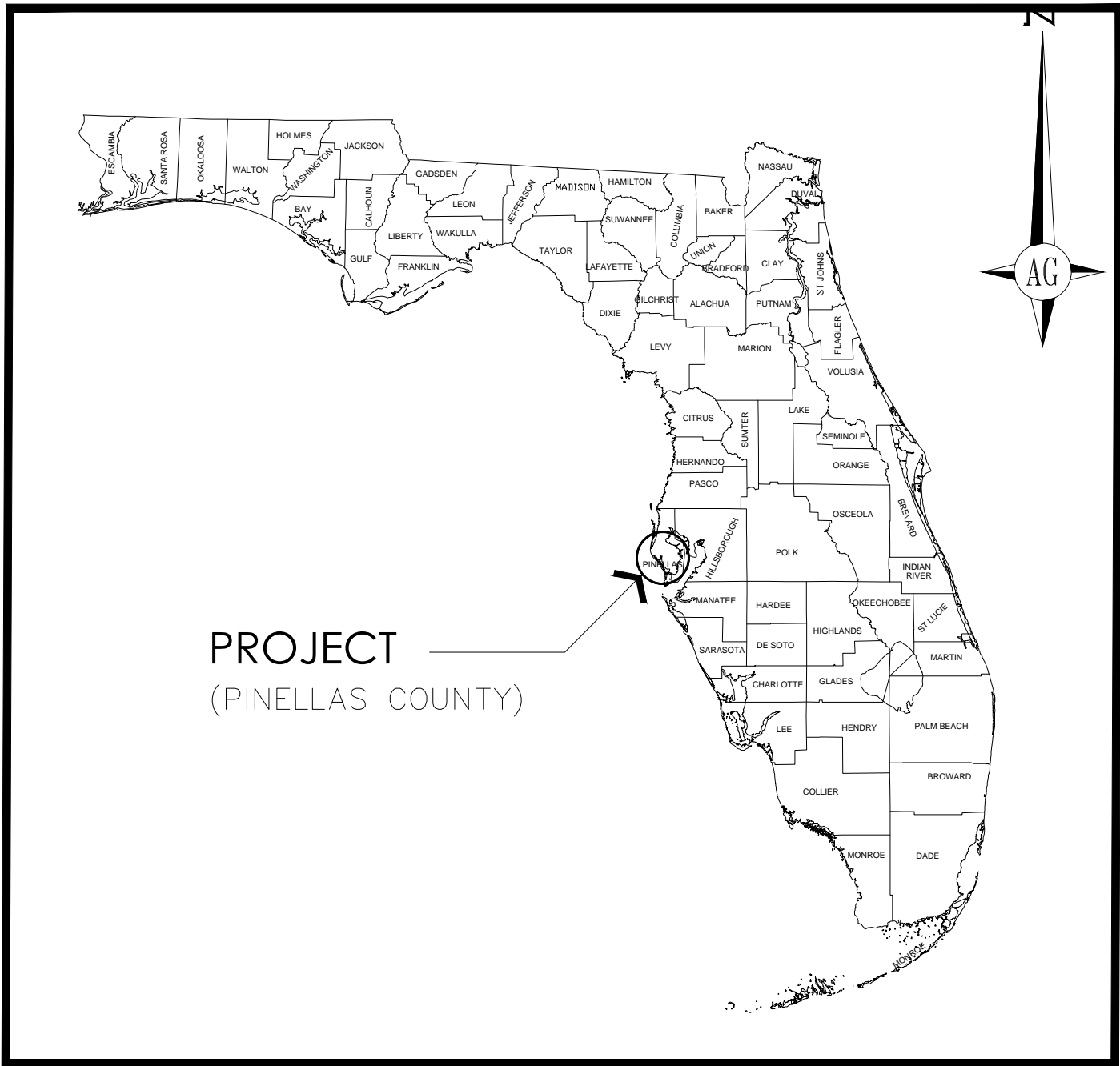


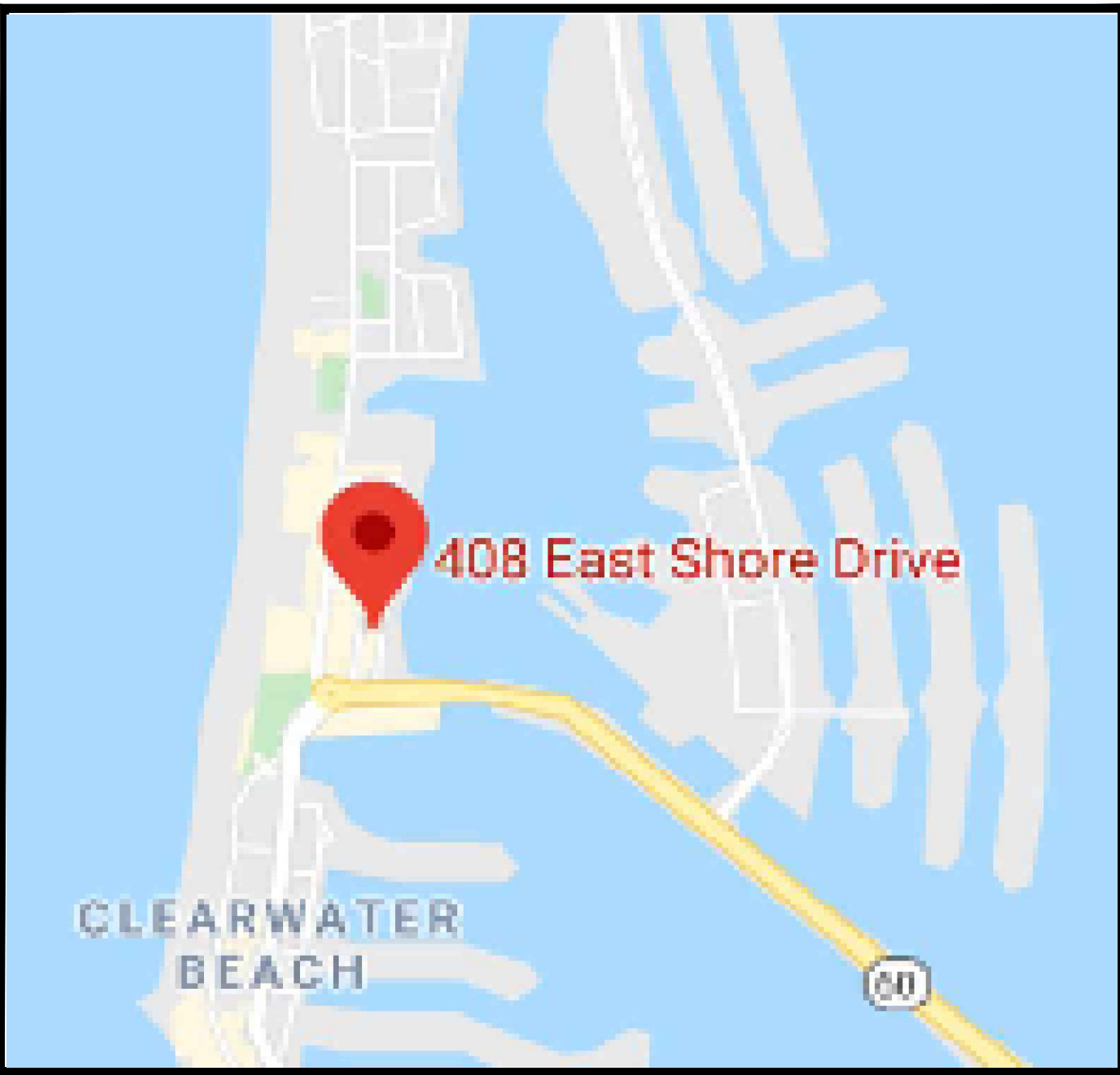
PRELIMINARY / CONSTRUCTION PLANS
FOR
HARBORVIEW HOTEL

411 EAST SHORE DRIVE,
CLEARWATER, FLORIDA 33767

PIN #08-29-15-02592-002-0090
#08-29-15-02592-002-0100
#08-29-15-02592-002-0120



VICINITY MAP



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:
LOTS 9 AND 10, BLOCK B, BARBOUR-MORROW SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:
THE SOUTH 35 FEET OF LOT 11 AND THE NORTH 25 FEET OF LOT 12, BLOCK C, BARBOUR-MORROW SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING PROPERTY:

THAT PORTION OF BLOCK C, BARBOUR-MORROW SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING SOUTH OF THE EXTENDED NORTHERN BOUNDARY AND NORTH OF THE EXTENDED SOUTHERN BOUNDARY OF A PARCEL DESCRIBED AS THE SOUTH 35 FEET OF LOT 11 AND THE NORTH 25 FEET OF LOT 12, BLOCK C, BARBOUR-MORROW SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 3:
LOT 10 AND THE NORTH 15 FEET OF LOT 11, BLOCK C, BARBOUR-MORROW SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 45 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

UTILITIES / AGENCIES

POWER - DUKE ENERGY FLORIDA
WATER & SEWER - CITY OF CLEARWATER
CABLE - SPECTRUM
TELEPHONE - FRONTIER
GAS - CLEARWATER GAS SYSTEM
FIRE PROTECTION - CLEARWATER FIRE DEPARTMENT
RIGHT-OF-WAY - CITY OF CLEARWATER

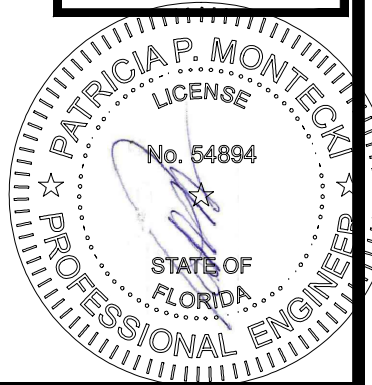
OWNER/DEVELOPER
411ES, LLC
625 COURT ST., STE 200
CLEARWATER, FL 33756

SURVEYOR
GEODATA SERVICES, INC.
1166 KAPP DR
CLEARWATER, FL 33765
TELEPHONE: (727) 447-1763

BENCHMARK
VERTICAL DATA SHOWN HEREON ARE IN NAVD 88 DATUM, HOLDING AURAL A, HAVING A PID NUMBER OF AG0298 AND A PUBLISHED ELEVATION OF 11.82 FEET UTILIZED TO SET A SITE TBM, BENCHMARK DESIGNATIONS AND INFORMATION SHOWN HERE ARE FROM THE NGS DATA SHEETS PUBLISHED BY NATIONAL GEODETIC SURVEY.

FLOOD INFORMATION
THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "AE" (EL 11), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12103C 0102G PANEL EFFECTIVE DATE 9-03-2003

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
PATRICIA P. MONTECKI, P.E. ON OCTOBER 12, 2021.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.



GENERAL NOTES

1. THE DRAWING IS CURRENTLY UNDER REVIEW BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND OTHER REGULATORY AGENCIES. THE FINAL APPROVED PLANS MAY DEVIATE CONSIDERABLY FROM THIS DRAWING. THE CONTRACTOR MUST ASSURE CONSTRUCTION IS IN ACCORDANCE WITH APPROVED DRAWINGS.
2. THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION PRIOR TO OBTAINING REQUIRED PERMITS FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WORK WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY AND ENSURE THAT ALL OTHER REQUIRED PERMITS ARE APPROVED PRIOR TO COMMENCING THE WORK.
3. CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION OF POTABLE WATER AND/OR SANITARY SEWER COLLECTION SYSTEMS PRIOR TO ASSURING THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) PERMITS HAVE BEEN ACQUIRED. CONTRACTOR SHALL REVIEW SPECIFIC CONDITIONS DEPICTED ON FDEP PERMITS, WHICH MAY NOT BE SHOWN HEREON.
4. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
5. CONTRACTOR IS TO COORDINATE ALL WORK WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY OWNERS PRIOR TO CONSTRUCTION.
6. SURVEY INFORMATION AND LEGAL DESCRIPTIONS SHOWN HEREON WERE OBTAINED BY OTHERS. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THIS INFORMATION AND BE FAMILIAR WITH ALL SITE CONDITIONS (INCLUDING SUB-SURFACE CONDITIONS AND UTILITIES) PRIOR TO COMMENCING THE WORK. DAMAGES TO ANY EXISTING FACILITIES (ABOVE OR BELOW GROUND) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND UTILITY NOTIFICATION CENTER (CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770) 48 HOURS PRIOR TO COMMENCING THE WORK.
7. DEMOLITION WORK SHALL NOT BE LIMITED TO THESE DOCUMENTS TO COMPLETE PROJECT AS SHOWN. CONTRACTOR TO REMOVE ALL ITEMS AS NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE FEASIBILITY OF CONSTRUCTING GRAVITY SEWER SYSTEMS (IE VERIFY EXISTING INVERTS AT POINTS OF CONNECTION, EXIT INVERTS OF BUILDING PLUMBING, GREASE TRAP CONFIGURATION, MINIMUM SLOPES, ETC.).
9. REFERENCED INDEX NUMBERS REFER TO DETAILS DEPICTED IN THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
10. CONSTRUCTION SHOWN ON THESE PLANS IS PERMITTED ONLY FOR WORK LOCATED WITHIN THE PRIVATE PROPERTY. ALL WORK WITHIN THE RIGHT-OF-WAY AND EASEMENTS WILL REQUIRE A SEPARATE PERMIT AND MAY REQUIRE AN ALTERATION TO THE CONSTRUCTION MATERIALS SHOWN ON THESE PLANS.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MAINTENANCE OF TRAFFIC AND PEDESTRIAN CONTROL. SEE FDOT INDEXES 600 THROUGH 660.
12. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
13. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF FDOT STANDARD SPECIFICATIONS, LATEST EDITION, AS SUPPLEMENTED.
14. ALL DISTURBED AREAS WITHIN R.O.W SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
15. CONTRACTOR SHALL LOCATE PROPERTY LINES AS REQUIRED TO AVOID ENCROACHMENT ONTO ADJACENT PROPERTY. CONTRACTOR SHALL INVESTIGATE FOR EXISTING UTILITIES PRIOR TO TO CONSTRUCTION & SHALL NOTIFY A/E IN THE EVENT OF CONFLICT.
16. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY STREETS, STORM SEWERS AND WATERWAYS. BARRIERS ARE TO BE BUILT BEFORE LAND ALTERATION, MAINTAINED EFFECTIVELY DURING CONSTRUCTION, AND REMOVED AFTER FINAL SOIL STABILIZATION. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE, VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
17. ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PROTECTION BARRICADES MEETING THE MINIMUM STANDARDS SHOWN. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
18. ALL FILL SHALL CONSIST OF SATISFACTORY SOIL MATERIALS, DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SM, SW AND SP. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GC, SC, ML, MH, CL, CH, OL, OH AND PT. UNLESS OTHERWISE NOTED, ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% AASHTO T-180, METHOD D.
19. EXISTING TREES AND LANDSCAPING NOT SHOWN ON THIS PLAN. SEE PROPOSED LANDSCAPING PLAN FOR TREE RELOCATION OR REMOVAL AND NEW LANDSCAPING. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES WHICH ARE NOT MARKED TO BE REMOVED.
20. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS TO BE REMOVED, IT SHALL BE REMOVED TO THE NEAREST JOINT.
21. ALL PEDESTRIAN SIDEWALKS AND RAMPS, AS WELL AS HANDICAPPED SIGNS, SYMBOLS, PARKING SPACES, ETC. SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL ADA REQUIREMENTS WHETHER OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH LOCAL INSPECTORS PRIOR TO POURING SIDEWALKS AND RAMPS.
22. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES AND BUILDING REGULATIONS. ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE NFPA, SBCCI STANDARD PLUMBING CODE AND LOCAL REGULATORY REQUIREMENTS.
23. ALL PROPOSED WORK MUST COMPLY WITH FDOT INDEX NO. 700.
24. PORTIONS OF WORK AND/OR MATERIALS FOR THE UTILITY CONNECTIONS MAY BE PROVIDED BY THE GOVERNING MUNICIPALITY. CONTRACTOR TO VERIFY AND COORDINATE.
25. WATER AND SANITARY SEWER SYSTEMS SHALL NOT BE PLACED INTO SERVICE UNTIL INSPECTED AND APPROVED BY THE FDEP AND OTHER APPROPRIATE REGULATORY AGENCIES. INSPECTIONS, CERTIFICATIONS, RECORD DRAWINGS, ETC. ARE REQUIRED PRIOR TO FINAL ACCEPTANCE AND PLACEMENT INTO OPERATION.
26. ALL RIGHT-OF-WAY INSTALLATIONS SHALL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.

27. COMPACTION FOR ALL PIPE BACKFILL SHALL MEET AASHTO T-99 (100%)
28. PIPE LENGTHS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED AS REQUIRED.
29. PROVIDE PAVEMENT MARKINGS PER FDOT INDEX NO. 17346.
30. SIGNS AND BARRICADES TO BE ACCORDING TO FDOT MANUAL OF SAFE PRACTICES, REFERENCE FDOT INDEXES 600 THROUGH 660.
31. AREA ADJACENT TO PROPOSED STRUCTURE SHALL BE GRADED AS REQUIRED TO ENSURE ALL ROOF RUNOFF IS DIRECTED TO THE STORMWATER POND.
32. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, ETC. WITH MATERIALS OF THE SAME TYPE OR BETTER THAN THAT REMOVED DURING CONSTRUCTION.
33. ALL DISTURBED AREAS SHALL BE SODDED AND RESTORED TO PREDEVELOPMENT CONDITION OR BETTER.

CITY OF CLEARWATER NOTES

1. ANY CURB REMOVED OR DAMAGED SHALL BE REPLACED AND TO MATCH EXISTING CURB.
2. ALL WORK IN THE RIGHT-OF-WAY MUST MEET CITY STANDARDS.
3. A STANDARD RIGHT-OF-WAY PERMIT WILL BE NEEDED FOR WORK ON CITY RIGHT-OF-WAY (E.G. DRIVEWAYS, SIDEWALKS, UTILITY CONNECTIONS, CLOSURES OF LANES/SIDEWALKS, ETC.). THE CITY MUST APPROVE A MAINTENANCE OF TRAFFIC DIAGRAM (M.O.T.) PLANS TO ISSUE A RIGHT-OF-WAY PERMIT. A LINK TO THE ROW APPLICATION <https://www.myclearwater.com/home/showdocument?id=540>.
4. CONSTRUCTION PLAN SHALL SHOW THE EXACT LOCATION OF ALL PROPOSED FACILITIES TO BE INSTALLED PURSUANT TO THIS PERMIT. SAID CONSTRUCTION PLAN TO BE SUFFICIENTLY DETAILED TO ALLOW LOCATION OF SAID INSTALLATION BY REFERENCE THERETO.
5. APPLICATION FOR RIGHT OF WAY USE PERMIT: PROVIDE CITY STAFF THREE COMPLETED RIGHT OF WAY USE APPLICATION PACKAGES INCLUDING RELEVANT CONSTRUCTION PLAN SHEETS, CITY CONSTRUCTION DETAILS; IF PEDESTRIAN AND/OR VEHICULAR TRAFFIC WILL BE IMPACTED A MOBILIZATION OF TRAFFIC (MOT) PLAN IS REQUIRED TO THE ENGINEERING DEPARTMENT OR EMAIL TO IVAN.DIMITROV@MYCLEARWATER.COM.
6. ONCE THE PACKET IS APPROVED, THE APPLICANT SHALL RECEIVE THE RIGHT OF WAY USE PERMIT AFTER PAYMENT OF THE APPROPRIATE FEE.
7. ANY PARKING METER AFFECTED BY THE PROPOSED WORK OR MOT PLANS WILL REQUIRE PARKING FEES TO BE PAID. CONTACT CITY PARKING DEPARTMENT.
8. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF FORTY-EIGHT (48) HOURS OF NOTIFICATION BY PHONE AT 727-562-4750 PRIOR TO THE COMMENCEMENT OF WORK IN THE RIGHT OF WAY.
9. DURING CONSTRUCTION IN THE RIGHT OF WAY OR WHEN THE CITY WILL HAVE AN EASEMENT TO MAINTAIN THE SYSTEM:
 1. DRIVEWAY ROUGH
 2. SIDEWALK ROUGH
 3. SANITARY SEWER ROUGH
 4. STORM SEWER ROUGH
 5. WATER MAIN ROUGH
10. PRIOR TO RECEIPT OF THE CERTIFICATE OF OCCUPANCY (C.O.) THE ROW PERMIT SHALL BE CLOSED OUT AND THE FINAL C.O. SHALL BE CONTINGENT ON PASSING RESULTS FOR THE FOLLOWING INSPECTIONS PERFORMED BY THE ENGINEERING AND UTILITIES DEPARTMENT FIVE SETS OF SITE AS-BUILT SIGNED AND SEALED BY THE ENGINEER OF RECORD CERTIFYING THE PROJECT WAS CONSTRUCTED PER PROJECT PLANS AND SPECIFICATIONS:
 1. DRIVEWAY FINAL
 2. SIDEWALK FINAL
 3. SANITARY SEWER FINAL
 4. STORM SEWER FINAL
 5. WATER FINAL
 6. TRAFFIC FINAL
11. ENGINEERING FINAL CONTACT THE ENGINEERING DEPARTMENT FOR ENGINEERING FINAL INSPECTION AFTER ALL OTHER ENGINEERING & UTILITY FINALS HAVE BEEN PASSED AND ALL C.O. CONDITIONS HAVE BEEN MET.
12. WORK PERFORMED IN THE RIGHT OF WAY WITHOUT AND APPROVED RIGHT OF WAY PERMIT (STOP WORK ORDER) MAY BE CHARGED A FEE DOUBLE THE REQUIRED PERMIT FEE, PER ORDINANCE NO. 6856-01.

EROSION CONTROL MEASURES

REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AS PROVIDED BY CHAPTERS 40D-4 AND 40D-40 F.A.C., INITIATION OF CIVIL PENALTY PROCEDURES PURSUANT TO SECTION 373.129, F.A.C. CAN RESULT IN A PENALTY NOT TO EXCEED \$10,000.00 PER PER OFFENSE WITH EACH DATE DURING WHICH SUCH VIOLATION OCCURS CONSTITUTING A SEPARATE OFFENSE.

EROSION CONTROL SHALL BE ACCOMPLISHED BY PLACEMENT OF SILT FENCE ALONG LIMITS OF CONSTRUCTION AS SHOWN HEREON. FILTER FABRIC SHALL BE PLACED BENEATH GRATES OF ALL EXISTING INLETS, AND STAKED HAY BALES SHALL BE PLACED AROUND EACH EXISTING INLET. EROSION CONTROL MEASURES SHALL BE CHECKED REGULARLY DURING CONSTRUCTION AND AFTER EACH RAINFALL AND SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN ADEQUATE CONTROL OF EROSION AND SEDIMENTATION FOR THE DURATION OF THE PROJECT.

NOTE: PLAN CONFLICTS, SHOWN OR UNSHOWN, WITH OTHER EXISTING SITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS AND PROTECT OR REINSTALL ALL DISTURBED EXISTING UTILITIES, PHONE LINES, POWER LINES, POWER SUPPORT CABLES, SPRINKLER LINES AND CONTROLS, MECHANICAL PIPELINES OR UNDERGROUND POWER CABLES AND RETURN EXISTING CONCRETE WALKS, DUMPSTER PADS, FENCE, HANDRAIL, VALVES, HYDRANTS, GUY WIRES, ELECTRIC BOXES AND PIPELINES WHICH SHALL BE REPAIRED OR REINSTALLED AS INCIDENTAL TO THE COST OF WORK SHOWN HEREUNDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY CONFLICTS PRIOR TO AWARD OF CONTRACT.

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CITY OF CLEARWATER UTILITIES DEPARTMENT ORDINANCES AND REGULATIONS.
2. WATER MAIN SHALL BE LAID 3.0 FEET OR MORE BELOW PROPOSED GRADE.
3. CONFLICTS BETWEEN WATER AND STORM, SANITARY SEWER AND UNDERDRAIN SYSTEMS ARE TO BE RESOLVED BY ADJUSTING WATER LINES AS NECESSARY UPON APPROVAL BY OWNER'S ENGINEER AND CITY OF CLEARWATER UTILITIES.
4. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE PUBLIC AGENCY(IES) PRIOR TO COMMENCING WORK WITHIN THEIR JURISDICTION(S).
5. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL APPLICABLE PERMITS ON-SITE AND SHALL BE RESPONSIBLE TO ADHERE TO ALL PERMIT CONDITIONS DURING CONSTRUCTION.
6. ALL WORK WITHIN RIGHTS-OF-WAY AND EASEMENT WILL REQUIRE A SEPARATE PERMIT AND MAY REQUIRE AN ALTERATION TO THE CONSTRUCTION OF MATERIALS SHOWN ON THESE PLANS. RIGHT-OF-WAY PERMIT APPLICATION SHOULD BE SUBMITTED NO LATER THAN THIRTY (30) DAYS BEFORE THAT RIGHT-OF-WAY OR EASEMENT WORK IS TO COMMENCE.
7. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF VALVE BOX COVERS, MANHOLE RIMS AND COVER, GRATES, ETC., NECESSARY TO MATCH FINAL GRADES.
8. ALL PIPE LENGTHS ARE PLUS OR MINUS AND ARE MEASURED FROM CENTER OF FITTINGS.
9. ALL SANITARY SEWER LINES SHALL BE SDR-26 P.V.C. UNLESS OTHERWISE NOTED ON PLANS.
10. ALL P.V.C. SANITARY SEWER PIPE SHALL BE COLOR CODED GREEN, P.V.C. SANITARY GRAVITY SEWER PIPE SHALL CONFORM TO ASTM D-3034 SDR-35. JOINTS SHALL BE BELL AND SOCKET WITH A SOLID RUBBER RING.
11. ALL UNDERGROUND UTILITIES WITHIN PAVEMENT MUST BE INSTALLED BEFORE ROADWAY BASE AND SUBSURFACE COURSES ARE CONSTRUCTED.
12. COMPACTION FOR PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%).
13. ALL WATER MAINS LARGER THAN 2" SHALL BE D.I.P. UNLESS OTHERWISE SPECIFIED. ALL MAINS 2" AND SMALLER SHALL BE PE TUBING. WATER MAINS SHALL CONFORM TO AWWA C 151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT LAYING LENGTHS. PIPE SHALL BE LINED WITH A STANDARD THICKNESS CEMENT MORTAR LINING AND SEAL COATED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C 104/A21.4. PIPE THICKNESS CLASS SHALL BE CLASS 50 UNLESS OTHERWISE SPECIFIED. ALL JOINTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA C 111/A21.11.
14. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) TO COMPLY WITH CITY OF CLEARWATER REQUIREMENTS, THE SCHEDULING, COORDINATION, AND NOTIFICATION TO ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
15. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THEN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (D.I.P.) AT THE CROSSING. (D.I.P. IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.) SUFFICIENT LENGTHS OF D.I.P. MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING, WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER THE WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES AND 10 FEET BETWEEN JOINTS SHALL BE REQUIRED. ALL CROSSING SHALL BE ARRANGED SO THAT THE ANSWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
16. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF D.I.P. AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF D.I.P. (IF AVAILABLE IN THE SIZE PROPOSED) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
17. ALL WATER MAIN JOINTS SHALL BE RESTRAINED JOINTS WHERE APPLICABLE AND SHALL CONFORM TO CITY OF CLEARWATER SPECIFICATIONS AND DETAILS.
18. SIGN AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "ROADWAY AND TRAFFIC DESIGN STANDARDS" INDEXES 600 THROUGH 665 (LATEST EDITION).
19. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
20. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE CONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
21. PLACE EXPANSION JOINT WHERE 4" AND 6" CONCRETE ABUT.
22. PLACE EXPANSION JOINT BETWEEN BACK-OF-CURB AND CONCRETE DRIVEWAY.
23. COMPACTION OF PIPE BACKFILL SHALL COMPLY WITH AASHTO T-99 (100%).
24. DISTURBED AREA WITHIN RIGHT-OF-WAY WILL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
25. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEEP DAILY AS PART OF DAILY CLEAN UP.
26. STREET CLOSURES SHALL COMPLY WITH THE APPLICABLE AGENCY'S REQUIREMENTS.
27. CONTRACTOR SHALL CALL FOR A 000-SITE DEVELOPMENT MEETING WITH THE ENGINEERING DEPARTMENT'S UTILITY CONSTRUCTION INSPECTORS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES ON SITE.

NOTES FOR SANITARY SEWER MANHOLES

1. ALL MANHOLES SHALL BE PRECAST CONCRETE, UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER.
2. ALL PIPE STUBS FROM MANHOLES, FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FROM WITHIN THE MANHOLE.
3. ALL TYPE I CONE SECTIONS SHALL BE CONCENTRIC WITH RING CASTING CENTERED IN STRUCTURE, UNLESS OTHERWISE SHOWN OR DIRECTED BY THE ENGINEER.
4. THE CONE SECTION OF TYPE I PRECAST MANHOLE SHALL BE PRECAST.
5. NO PIPE SHALL BE IN THE MANHOLE CONE SECTION.
6. ALL MANHOLES WITH SLAB TOP SHALL BE TYPE II, SEE STANDARD DETAIL-MANHOLE SLABS.
7. A DROP MANHOLE SHALL BE REQUIRED WHEN THE INVERT OF ANY INCOMING PIPE IS MORE THAN 24" ABOVE THE INVERT OF THE MANHOLE. ALL DROP PIPE SHALL BE ON THE OUTSIDE OF THE MANHOLE.
8. PRIOR TO PRECASTING STRUCTURES, THE PRECASTER SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR DESIGN OF STRUCTURE WALL(S), CONE SECTION, BASE SLAB AND TOP SLABS FOR APPROVAL.
9. PRECAST MANHOLES SHALL CONSIST OF A MINIMUM NUMBER OF SECTIONS, AS APPROVED BY THE ENGINEER.
10. ALL PRECAST STRUCTURES SHALL HAVE AN INTEGRAL FLOOR AND BASE RISER SECTION, SEE STANDARD DETAIL-STRUCTURE BASE SLABS.
11. FOR PRECAST STRUCTURE JOINT, SEE STANDARD DETAIL-PRECAST STRUCTURE JOINT ASSEMBLY.
12. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
13. FOR THE APPLICABLE RING AND COVER, SEE STANDARD DETAIL-MANHOLE RING AND COVER CASTING.
14. PRECAST BASE SECTION SHALL BE INSTALLED ON A CONCRETE MAT WITHIN 2 HOURS OF PLACEMENT OF THE MAT.
15. ALL BRICK SHALL BE CLAY BRICK AND SHALL HAVE A MINIMUM 3/4" CEMENT PLASTER ON ALL SURFACES.
16. BENCH SHALL SLOPE @ 1:12 MINIMUM.
17. A COAL TAR EPOXY PROTECTIVE COATING SHALL BE APPLIED TO ALL CONE SECTION, RISER SECTIONS, RISER SLABS, AFTER PROPER SURFACE CLEANING, FOR BRICK AND PRECAST MANHOLES. TWO (2) COATS SHALL BE APPLIED TO THE INSIDE, AND ONE (1) COAT SHALL BE APPLIED TO THE OUTSIDE. EACH COAT SHALL YIELD A FINAL DRY FILM THICKNESS OF 9 MILS.

Seal:

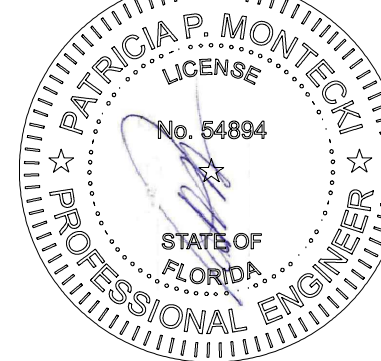
PATRICIA P. MONTECKI
FL. No. 54894
DATE:

Date:
15 MAY 2021

Drawn: CVO
Checked: PPM

Revisions:

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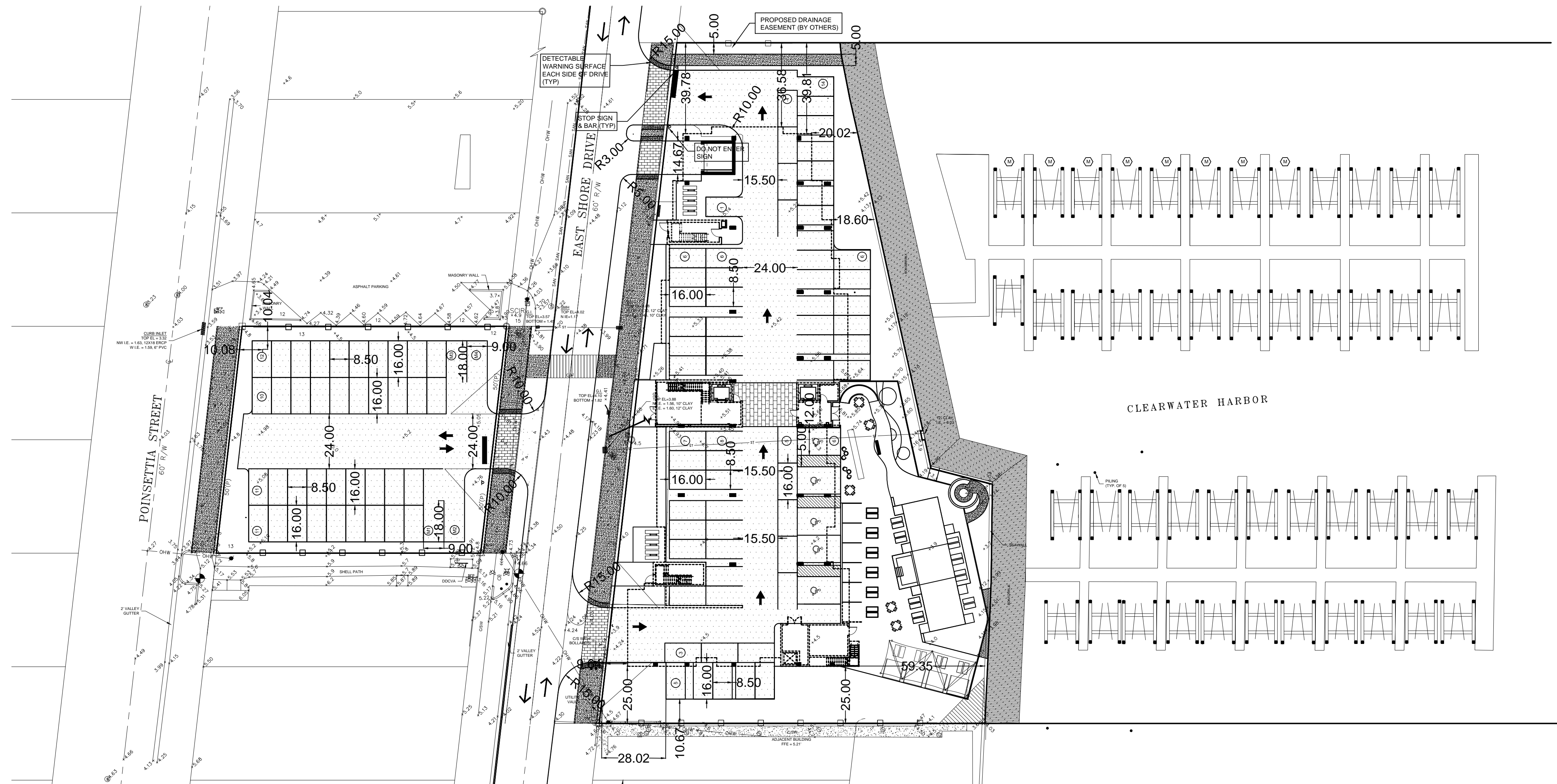


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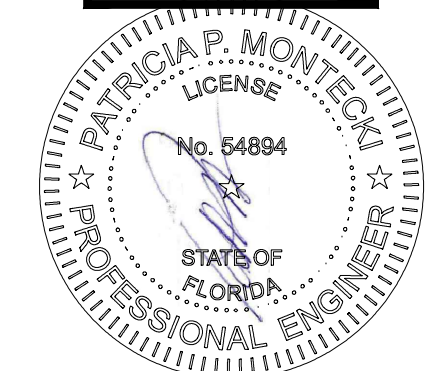
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HARBORVIEW HOTEL

411 EAST SHORE DRIVE
CLEARWATER, FLORIDA 33767

PATRICIA P. MONTECKI

FL. NO. 54894

Date:
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3611

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C-2

ALL ROOF RUNOFF SHALL BE DIRECTED TO THE PAVEMENT AND/OR THE STORMWATER COLLECTION SYSTEM/VAULT.

PRIOR TO THE ISSUANCE OF ANY PERMITS, EXCEPT FOR CLEARING AND GUBBING, DEMOLITION OR THE PROVISION OF FILL, ALL SUB-STANDARD SIDEWALKS AND SIDEWALK RAMPS ADJACENT TO OR A PART OF THE PROJECT SHALL BE IMPROVED TO MEET THE REQUIREMENTS OF LOCAL, STATE AND/OR FEDERAL STANDARDS INCLUDING ADA REQUIREMENTS (TRUNCATED DOMES PER FDOT INDEX #304)

THE MINIMUM VERTICAL HEIGHT CLEARANCE FOR COVERED PARKING SHALL BE A MINIMUM OF 8' 2" FROM THE GROUND TO THE LOWEST OVERHANGING STRUCTURE I.E. CONDUITS, BEAMS, LIGHT FIXTURES, PIPES AND ANY OTHER STRUCTURES FOR ADA PARKING COMPLIANCE.

THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL NOT BE LESS THAN 7 FEET (2134 mm). VEHICLE AND PEDESTRIAN AREAS ACCOMMODATING VAN-ACCESSIBLE PARKING SHALL BE IN ACCORDANCE WITH CHAPTER 11.

NOTES FOR DRIVEWAYS AND SIDEWALKS IN PUBLIC R.O.W.

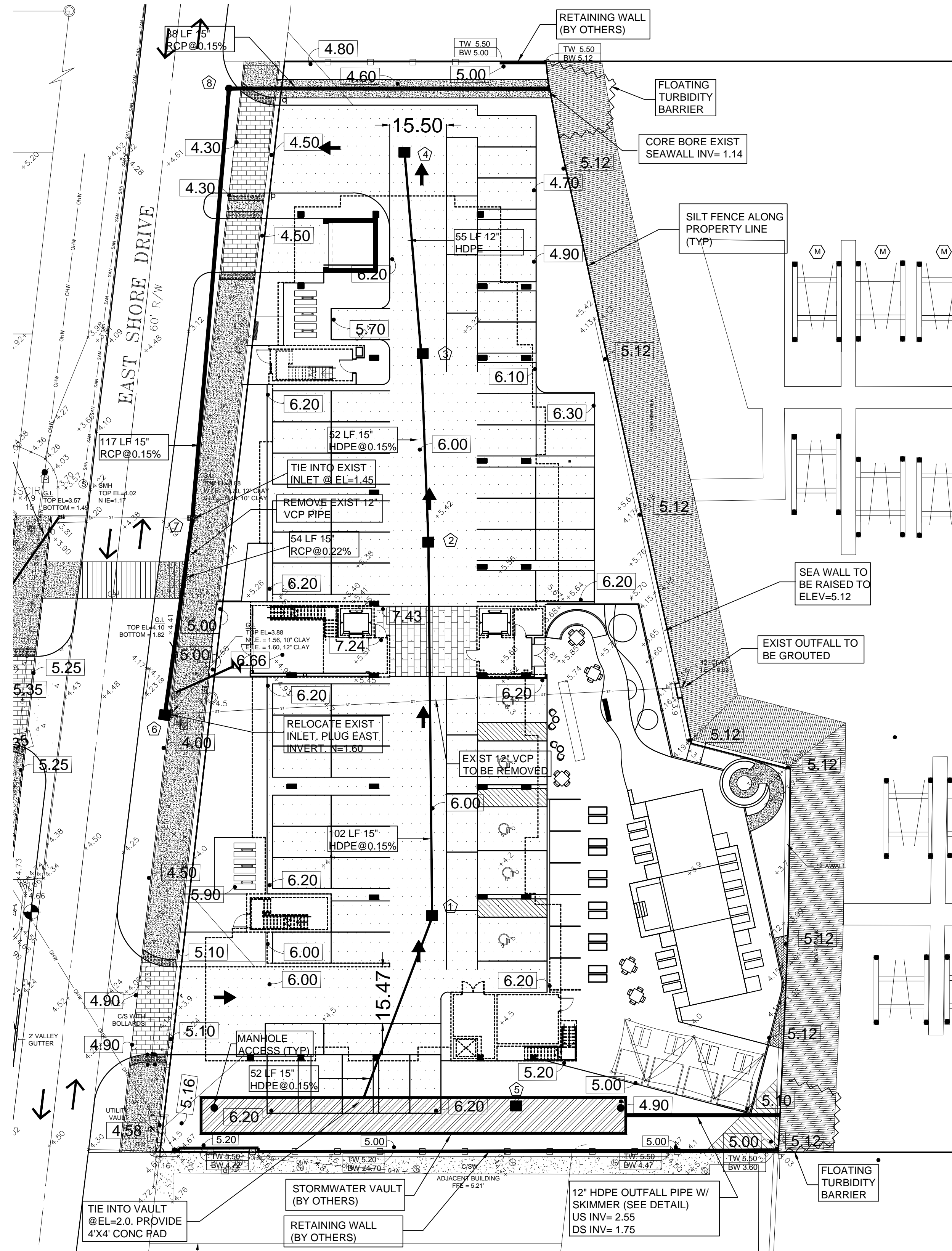
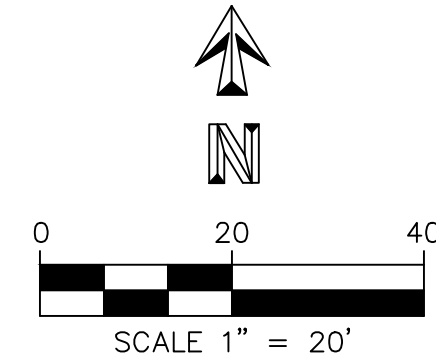
- ANY NEW CONCRETE DRIVEWAY APRON(S) CONSTRUCTED WITHIN THE RIGHT-OF-WAY SHALL BE A MINIMUM 6" THICK FIBROUS CONCRETE, A MINIMUM 3000 PSI WITH 6"x6"/10 X 10 WELDED WIRE FABRIC, AND 3' TRANSITION PER CITY OF CLEARWATER ENGINEERING CONSTRUCTION STANDARDS INDEX #103, PAGE 2/2.
- SIDEWALK PORTION PASSING THROUGH DRIVEWAY(S) SHALL BE 6" THICK, 3000 PSI FIBER MESH REINFORCED CONCRETE WITH 6"x6"/10 X 10 WELDED WIRE FABRIC PER CITY OF CLEARWATER ENGINEERING CONSTRUCTION STANDARDS INDEX #109, PAGE 1/5.
- SIDEWALKS TO BE CONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL AND SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES. WHEN EXISTING SIDEWALK IS TO BE REMOVED, IT IS TO BE REMOVED TO THE NEAREST EXPANSION JOINT.
- ANY CURB REMOVED OR DAMAGED SHALL BE REPLACED TO MATCH EXISTING CURB.
- ALL WORK WITHIN THE RIGHT-OF-WAY MUST MEET CITY STANDARDS.

STORM STRUCTURE CHART										
STRUCTURE NUMBER	TYPE	GRATE	N	S	E	W	NE	NW	SE	SW
1	FDOT TYPE C*	5.70	2.07	-	-	-	-	-	-	2.07
2	FDOT TYPE C*	5.70	2.22	-	-	-	-	-	-	2.22
3	FDOT TYPE C*	5.70	-	-	-	-	2.30	-	2.30	-
4	FDOT TYPE C	4.50	-	-	-	-	-	-	2.43	-
5	GRATE IN VAULT	4.90	-	-	-	-	-	-	-	-
6	RELOCATED (EXIST)	3.88	-	-	-	-	1.60	-	-	-
7	EXISTING	3.88	1.45	1.45	-	1.70	-	-	-	-
8	MANHOLE	±4.60	-	1.27	1.27	-	-	-	-	-
9	GRATE IN VAULT	5.25	-	-	-	-	-	-	-	-

* DENOTES TRAFFIC-BEARING, H-20 MINIMUM

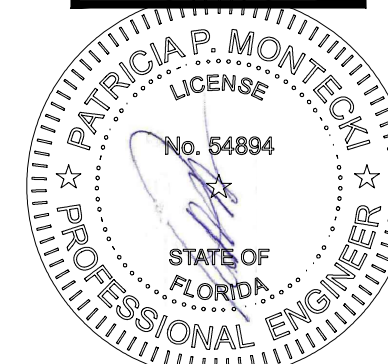
BRICK PAVERS, STAMPED PAVING OR SIMILAR TECHNIQUE SHALL BE USED WHERE SIDEWALKS CROSS A DRIVEWAY.

SEC. 08, TWN. 29 S, RNG. 15 E.
PINELLAS COUNTY, FLORIDA



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PAVING, GRADING & DRAINAGE PLAN – EAST

HARBORVIEW HOTEL
411 EAST SHORE DRIVE
CLEARWATER, FLORIDA 33767

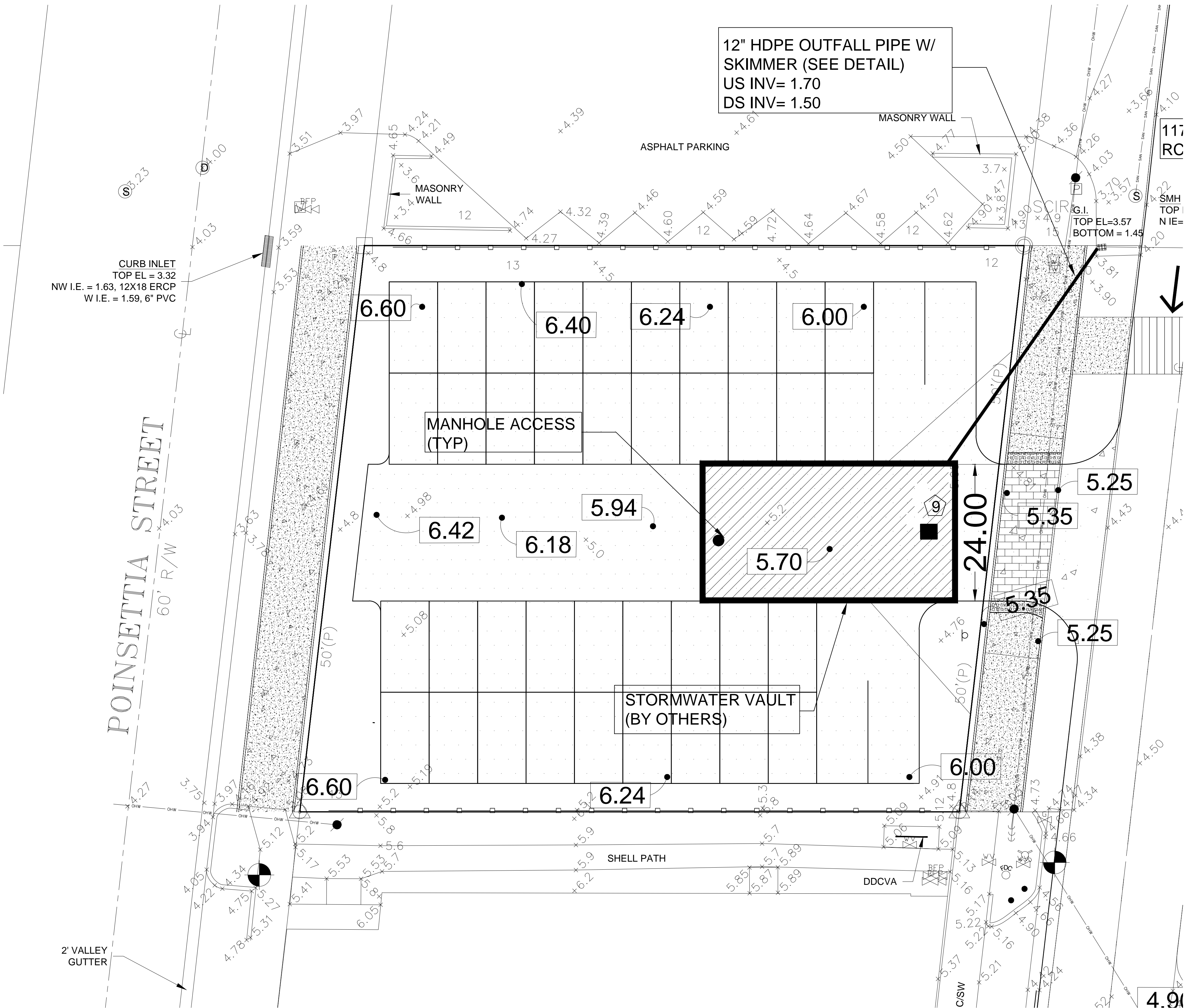
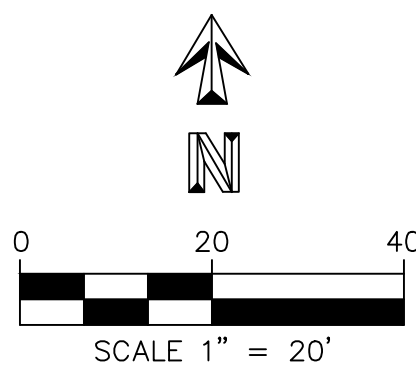
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3611

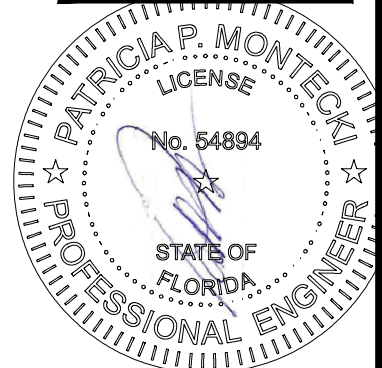
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PAVING, GRADING & DRAINAGE PLAN – WEST	
HARBORVIEW HOTEL 411 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767	
Seal:	PATRICIA P. MONTECKI FL. NO. 54894 DATE:
Date:	15 MAY 2021
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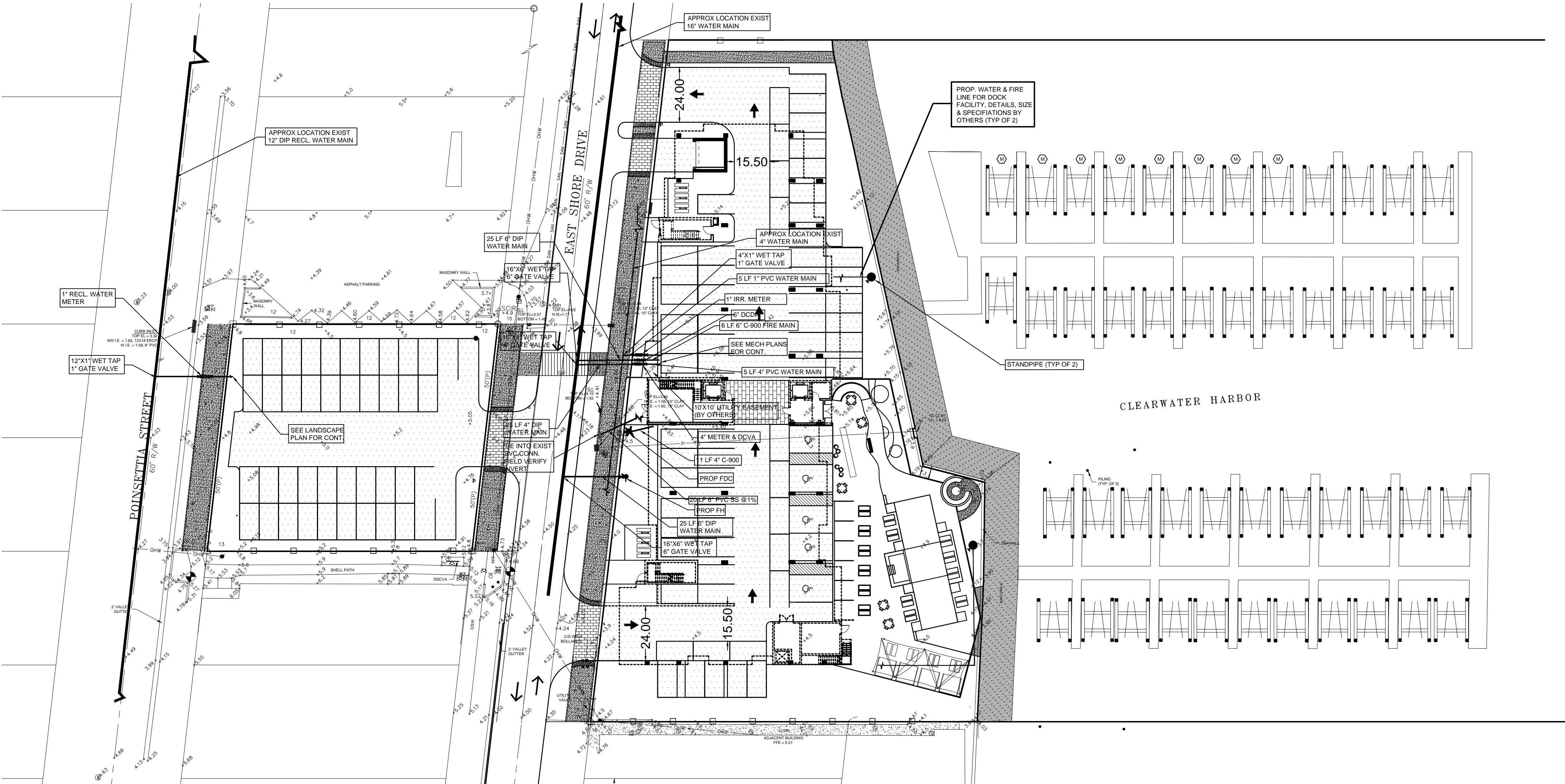
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Sheet No.	C-4

ALL UNDERGROUND FIRE PROTECTION SYSTEMS SHOWN HEREON FOR REFERENCE ONLY. ALL FIRE PROTECTION UNDERGROUND FIRE LINES SHALL BE INSTALLED PER NFPA-24 2013 EDITION BY A LICENSED CLASS 1, 2 OR 5 FIRE PROTECTION SYSTEM CONTRACTOR WITH SEPARATE PERMIT AND PLANS.

THE CITY OF CLEARWATER HAS A TRENCHING ORDINANCE WHICH STATES THAT IF ANY TRENCH WORK 5 FEET OR GREATER IS TO BE CONDUCTED, A SEPARATE TRENCH DIGGING PERMIT MUST BE APPLIED FOR THROUGH THE BUILDING DEPARTMENT AND SUBMITTED FOR PLAN REVIEW. CONTRACTOR SHALL APPLY FOR SAID PERMIT FOR ALL WORK TO BE PERFORMED PURSUANT TO THE TRENCH SAFETY ACT.

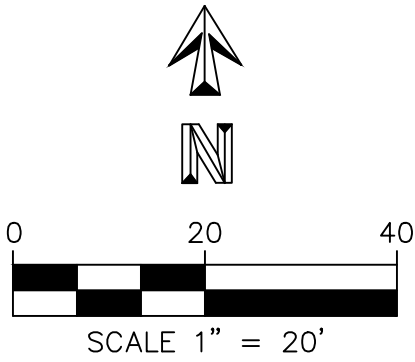
PRIOR TO THE ISSUANCE OF ANY PERMITS FOR CONSTRUCTION EXCEPT FOR CLEARING AND GRUBBING, DEMOLITION OR THE PROVISION OF FILL, ADJACENT ABOVEGROUND UTILITIES SHALL BE PLACED UNDERGROUND UNLESS UNDERGROUNDING IS SHOWN TO BE IMPRACTICAL PURSUANT TO CDC SECTION 3-912.

- GENERAL NOTES**
1. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND ADVISE THE ENGINEER OF RECORD OF ANY CONFLICTS IMMEDIATELY.
 2. CONTRACTOR TO COORDINATE INSTALLATION OF ELECTRICAL, GAS, & TELEPHONE.
 3. INFORMATION DEPICTED REGARDING EXISTING UTILITIES IS APPROXIMATE AND IS NOT FIELD VERIFIED. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR WILL FIELD LOCATE & VERIFY EXISTING UTILITIES e.g. TYPE OF UTILITY, INVERT, CONDUIT MATERIAL ECT. AND CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES AND/OR CONFLICTS.
 4. PROPOSED FIRE HYDRANT MUST NOT HAVE ANY VEGETATION, TREES, OR BRUSHES, PLANTED WITH SEVEN AND ONE HALF FEET OF OR TO THE SIDES, AND HAVE A FOUR FEET CLEARANCE TO THE REAR OF THE FIRE HYDRANT OR FIRE DEPARTMENT SPRINKLER CONNECTION (FDC) SHOULD BE LOCATED OFF THE BLDG. AND WITHIN 50' OF THE FIRE HYDRANT.
 5. ALL UNDERGROUND FIRE LINE MUST BE INSTALLED BY CONTRACTOR.



NOTE: ALL PROPOSED UTILITIES FROM THE RIGHT-OF-WAY TO THE PROPOSED BUILDING SHALL BE PLACED UNDERGROUND.

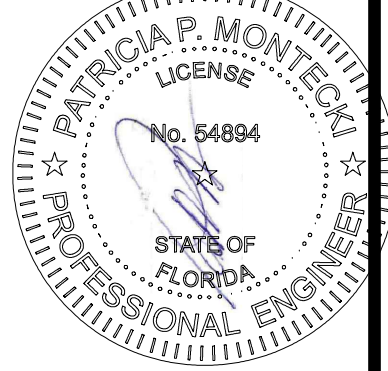
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PINELLAS COUNTY, FLORIDA



PATRICIA MONTECKI, P.E.
5032 CHANCELLOR, ST NE
ST. PETERSBURG FL
(727) 235-1650

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UTILITIES PLAN		HARBORVIEW HOTEL 411 EAST SHORE DRIVE CLEARWATER, FLORIDA 33767	
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