LEGAL DESCRIPTION

LOT 16, HIGHLAND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE NORTH 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 5.498 ACRES MORE OR LESS.

SURVEYOR

LAND PRECISION CORPORATION
2683 SUNSET POINT ROAD
CLEARWATER, FLORIDA 33759
LB #6168
PH.: 727-796-2737

DATUM INFORMATION

ELEVATIONS SHOWN ON PLAN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988

FLOOD ZONE INFORMATION

THE SUBJECT LAND LIES IN ZONES "X" AND "X" SHADED OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12103C0107H (EFFECTIVE DATE 5/17/2005) SUBJECT TO VERIFICATION.

NOTE TO CONTRACTOR

THIS SET OF PLANS IS COMPRISED OF SEVERAL SHEETS THAT REFER TO EACH OTHER FOR VARIOUS DESIGN DATA AND DESCRIPTIVE PURPOSES. NO SHEET SHALL STAND ALONE. FOR BIDDING, CONSTRUCTION AND COORDINATION PURPOSES, ALL PAGES WITHIN THIS SET OF PLANS SHALL BE PRESENTED TOGETHER, NOT IN PART. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF PLANS TO ALL THOSE CONDUCTING WORK ON THIS PROJECT. INCOMPLETE PLAN PACKAGES MAY BE CONSIDERED INVALID BY THE ENGINEER OF RECORD.

SECTION 35, TOWNSHIP 28 S., RANGE 15 E
CITY OF DUNEDIN
PINELLAS COUNTY, FLORIDA

CONSTRUCTION PLANS
LEXINGTON ESTATES

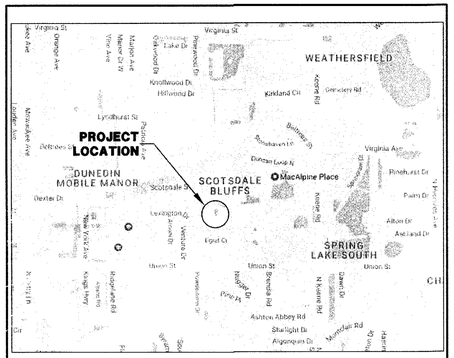
SITE INFORMATION

PARCEL ID #:

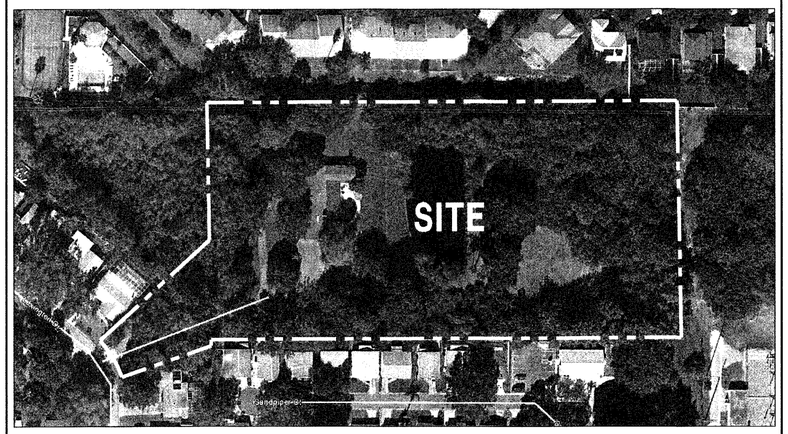
PARCEL ID #: 35-28-15-00000-430-0300
PARCEL ID #: 35-28-15-38682-000-0160

PROPERTY ADDRESS:

93 LEXINGTON DRIVE, DUNEDIN FL



LOCATION MAP
NTS



AERIAL PHOTOGRAPH
NTS

SITE DATA

DESCRIPTION			BEFORE DEVELOPMENT		TOTAL AFTER DEVELOPMENT		MIN./MAX. REQUIRED	NOTES
ZONING			R-75		RPD		-	-
LAND USE			RU		RU		-	-
FACILITY USE			VACANT		SINGLE FAMILY RESIDENTIAL SUBDIVISION		-	-
PROJECT SITE AREA			239,496 SF	5.20 AC MOL	239,496 SF	5.2 AC MOL	-	-
NUMBER OF LOTS			0		20		-	-
INDIVIDUAL LOTS	LOT DATA	LOT WIDTH			56.50' MIN.		-	-
		LOT DEPTH			115' STANDARD		-	-
		LOT AREA			3,952 SF MIN.		-	-
	BUILDING DATA	BUILDING FOOTPRINT			52,000		-	-
		BUILDING HEIGHT			27' OR LESS		35' MAX.	
	BUILDING SETBACKS	FRONT			20'		20'	-
		SECONDARY FRONT			20'		20'	-
		SIDE			5'		5'	-
		REAR			10'		20'	-
							-	-
							-	-
ROADWAY/CURBS/SIDEWALK AREA			10,789 SF	0.25 AC MOL	27,860 SF	0.64 AC MOL	-	-
DRIVEWAYS/CONCRETE			12,394 SF	0.28 AC MOL	13,200 SF	0.30 MOL	-	-
IMPERVIOUS SURFACE RATIO			23,183 SF	9.68%	93,060 SF	38.86%	-	-
OPEN SPACE			216,313 SF	4.96 AC MOL	105,406 SF	2.42 AC MOL	-	-
GENERAL NOTES								

PROJECT INFORMATION

PROPERTY OWNER:

BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

DESCRIPTION OF WORK:

DEVELOP 20 SINGLE FAMILY LOTS FOR RESIDENTIAL SUBDIVISION ALONG WITH ASSOCIATED WATER MANAGEMENT SYSTEM, AND WATER/SEWER UTILITIES

CIVIL SITE INDEX

C1.1 CIVIL SITE INFORMATION
C1.2 CIVIL NOTES AND PROCEDURES
C1.3 CIVIL NOTES AND SPECIFICATIONS
C1.4 PRELIMINARY PLAT
C2.1 EXISTING CONDITIONS/SITE DEMOLITION PLAN
B1.1 CONSTRUCTION SURFACE WATER MANAGEMENT
B2.1 BEST MANAGEMENT PRACTICES FOR EROSION CONTROL
B3.1 BEST MANAGEMENT DETAILS
B3.2 BEST MANAGEMENT DETAILS
C3.1 SITE LAYOUT AND GEOMETRY PLAN
C4.1 GRADING AND DRAINAGE PLAN
C4.2 POND CROSS SECTION AND STORMWATER MANAGEMENT DETAILS
C4.3 PERIMETER CROSS SECTIONS
C4.4 PERIMETER CROSS SECTIONS
C5.1 SITE UTILITIES PLAN
C6.1 SITE DETAILS
C6.2 SITE DETAILS
C7.1 CITY OF DUNEDIN DETAILS
C7.2 CITY OF DUNEDIN DETAILS
C7.3 CITY OF DUNEDIN DETAILS
C7.4 FDOT DETAILS
TP.1 TREE PRESERVATION AND MITIGATION PLAN
TP.2 TREE INVENTORY
CL1.1 LANDSCAPE PLAN
CL1.2 LANDSCAPE DETAILS
C8.1 PLAN & PROFILE ROADWAY

Reviewed For
Code Compliance
City of Dunedin
By Joseph A. DiPasqua
Date 5.11.18
Permit # 16-2057

JOB COPY

CONFORMS TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION
This conformance of conformance with City Code represents that the plans appear to meet the requirements of series City Ordinances, and no other representations regarding safety, environmental or other public welfare, engineering, or compliance with laws, regulations, ordinances or laws of other jurisdictions are implied or intended. Conformance does not imply the adequacy or safety of good design is to be inferred from the conformance or any inspections made by City personnel. This does not constitute an indication of or compliance with good engineering design or practice or with other laws, regulations, ordinances and codes of other jurisdictions and specifically the regulations of the City of Dunedin. The Engineer of Record for the project is the responsible for all details of engineering, including tests and inspections. Such Engineer of Record is also responsible for all maintenance concerns, and Engineer must file with the City Engineer a Certificate of Design and a Certificate of Completion, together with two sets of "as-built" plans, certifying that the installations have been made in substantial conformance with the approved plans and specifications or variances in accordance with City ordinances; that County and State agencies have approved such installation for use; and that all required tests and inspections have been conducted.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State or Federal governments may be necessary. A permit then may be issued upon receipt of evidence that all necessary approvals have been obtained or upon the City's determination of evidence that indicates that such approvals should be forthcoming or that good faith efforts to obtain such approvals have been obtained.
4/24/18
Date

CIVIL SITE INFORMATION
SCALE: NONE

REVISIONS
1 01.23.18 Rev. per City of Dunedin BH
2 03.15.18 Rev. per City of Dunedin BH

I HEREBY CERTIFY THAT THE PLAN AND SPECIFICATIONS HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.
Gary A. Boucher, P.E. #22885

STATE CERT. OF AUTH. #0000422
Ozona Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: -
ORIG. DATE: -
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C1.1

SURVEYOR NOTES

THE FOLLOWING NOTES WERE IMPORTED FROM THE SURVEYOR'S PLAN FOR GENERAL REFERENCE:

S U R V E Y O R S R E P O R T

1.) THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY. IT'S PRIMARY PURPOSE IS TO DOCUMENT THE PERIMETER OF THE DESCRIBED LANDS BY ESTABLISHING OR REESTABLISHING CORNERS AND LOCATING IMPROVEMENTS & 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.) 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.
4.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
5.) THE BEARING BASIS IS PER PLAT. THE BEARING REFERENCE LINE IS EAST LINE OF HIGHLAND ESTATES BEING N 00°08'48" E. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
6.) 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.
7.) IT IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" & "X" SHADED, IN ACCORDANCE WITH F.I.R.M. MAP #12103C0069G, PINELLAS COUNTY, FLORIDA. EFFECTIVE DATE 9/3/03 & F.I.R.M. MAP #12103C0107H, PINELLAS COUNTY, FLORIDA, MAP REVISED 5/17/05.
8.) CERTIFICATION IS NOT TRANSFERABLE.
9.) 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 PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.
10.) DIMENSION WITH "TIE" DENOTES MEASUREMENT FROM BUILDING FOUNDATION TO PROPERTY LINE.
11.) ELEVATIONS BASED PINELLAS COUNTY BENCHMARK #HIGHLAND 1973, EL=34.46 & CITY OF CLEARWATER BENCHMARK #J-10, EL=55.24. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.

SURVEYOR MASTER LEGEND

NOTE:
ALL (OR MOST) EXISTING ITEMS ILLUSTRATED ON THE PLANS HEREIN ARE FROM THE SURVEYOR'S DRAWING. THIS LEGEND IS PROVIDED FOR REFERENCE OF SYMBOLS OF EXISTING ITEMS ON THE PLAN.

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	
(C) COMPUTED MEASUREMENT	F "x" CUT FOUND "x" CUT IN CONCRETE	
(D) DEED	FRC FOUND REBAR AND CAP	
(M) MEASURED	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED	
(P) PLAT	SIR SET IRON ROD	
POB POINT OF BEGINNING	SRC SET 1/2" REBAR AND CAP LB #6168	
PCP PERMANENT CONTROL POINT	SN&D SET NAIL AND DISK LB #6168	
POC POINT OF COMMENCEMENT	N&TT NAIL AND TIN TAB	
PC POINT OF CURVATURE	GAS VALVE	
PI POINT OF INTERSECTION	WATER VALVE	
PRM PERMANENT REFERENCE MONUMENT	FIRE HYDRANT	
TBM TEMPORARY BENCHMARK	DRAINAGE MANHOLE	
C/T CURB TIE	SANITARY MANHOLE	
F/T FENCE TIE	TOS TOE OF SLOPE	
EM ELECTRIC BOX	TOB TOP OF BANK	
℄ CENTERLINE	LIGHT POLE	
WF WOOD FENCE	POWER POLE	
CLF CHAIN LINK FENCE	TELEPHONE PEDESTAL	ASPHALT
WELL	MB MAILBOX	CONCRETE
EL ELEVATION	EB ELECTRIC BOX	
E/P EDGE OF PAVEMENT	CB CABLE BOX	
OHW OVERHEAD WIRE	RWM RECLAIMED WATER METER	TILE
N&D NAIL AND DISK	WM WATER METER	

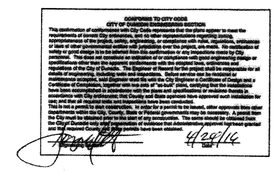
SURVEYS AND AS-BUILTS:

1. The contractor commissioned to do the site work is responsible for providing as-built surveys during the course of the project and at the end of the job.
2. As-Built Surveys shall include but not be limited to the following:
   - Sanitary Sewer
   - Water (Domestic, Fire and Reclaim)
   - Stormwater Infrastructure
   - Grading
   - Building Tie-in and Finish Floor Elevation
3. All surveys shall be conducted and provided in the following manner:
   a. Sanitary Sewer:
   The sanitary sewer as-builts shall be provided to the engineer of record prior to any further construction above the underground utilities. The sewer as-builts shall include but not be limited to the following data:
   - Manhole locations, top elevations, inverts, etc.
   - Pipe run sizes, types and lengths
   - Lift station top, inflow inverts and outflow invert
   b. Water:
   All water utility as-builts shall be provided to the engineer of record prior to any further construction above underground utilities. The water as-builts shall include but not be limited to the following data:
   - Meter & Backflow preventer locations and sizes
   - Pipe run sizes, types and lengths
   - Locations and types of fittings such as tees, gate valves, etc.
   c. Stormwater Infrastructure:
   All underground stormwater as-builts shall be provided to the engineer of record prior to any further construction above the underground element. The stormwater infrastructure as-builts shall contain but not be limited to the following data:
   - Inlet, junction box or end section type and location including top elevations and all inverts
   - Pipe run sizes, types and lengths
   - Pond top of bank, bottom, water elevation, geometry, littoral shelf elevation, etc.
   - Control structure top and invert elevations
   - Weir invert, width, shape and baffle dimensions.
   d. Grading:
   All pertinent grading such as floodplain mitigation areas, wetland work, paving, etc. shall be provided. The grading as-builts shall include but not be limited to the following data:
   - Grades at high points and low points along pavement, swales and other flow lines.
   - Grades at immediate perimeter of building(s).
   - Grades at top and toe of slope of areas exceeding 5:1 slope.
   - Grades at wetland buffer areas.
   - Grades at perimeter of site.
   - Grades at all handicap ramps and handicap parking.
   e. Building Tie-In and Finish Floor:
   All buildings shall be located on the survey. The as-builts shall include but not be limited to the following data:
   - Dimension of all corners of buildings to each other and to the surrounding property lines. The dimensions shall be perpendicular to the property line.
   - Finish floor elevation(s) of the buildings.
4. All surveys shall be conducted by a licensed surveyor. No as-built information shall be provided to the engineer of record in any other form unless specifically approved by the engineer of record.
5. All surveys shall be provided to the engineer of record signed and sealed with a digital copy in CAD form.
6. Surveys may require specific criteria per local jurisdictional requirements. Contractor/surveyor shall coordinate such requirements with the local jurisdictions to assure all needed data is provided and is in the proper format.

SHOP DRAWINGS NOTE:
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ITEMS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
DRAINAGE STRUCTURES
DRAINAGE PIPES
WATER PIPES AND FITTINGS
VALVES AND RELATED ITEMS
SANITARY SEWER MANHOLES
SANITARY SEWER PIPES, FITTINGS, ETC.
PAVEMENT SPECIFICATIONS
HANDRAILS AND GUARDRAILS
FENCES, GATES AND RELATED HARDWARE
ALL SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO PURCHASE AND INSTALLATION OF THESE ITEMS.

ADDITIONALLY, SPECIFIC ITEMS CONTAINED WITHIN THE DETAIL PAGES HAVE BEEN FLAGGED INSTRUCTING THE CONTRACTOR TO PROVIDE A SHOP DRAWING. (SHOP DRAWINGS SHALL NOT BE LIMITED TO THE DESIGNATED ITEMS.)

SYMBOL FOR SHOP DRAWING REQUIREMENT: SD


CONFORMS TO CITY CODE
CITY OF CLEARWATER BUILDING SECTION
This confirmation of conformance with City Code represents that the plans appear to meet the requirements of Pinellas County ordinances, and no other requirements regarding zoning, appropriateness of the project, safety, engineering, or compliance with rules, regulations, ordinances or laws of other governmental agencies. This confirmation does not imply that the adequacy of safety of and design to be by others from this confirmation in any respects, nor do City personnel. This does not constitute an indication of or compliance with good engineering practice or specifications other than the approved specimens with the original bids, ordinances and regulations of the City of Dunedin. The Engineer of Record for the project shall be responsible for all deviations from the approved specimens with the original bids, ordinances and regulations, and Engineer shall file with the City Engineer a Certificate of Design and a Certificate of Completion, together with two sets of "as-built" plans, certifying that the installations have been accomplished in accordance with the plans and specifications or revisions thereto in accordance with City ordinances; the County and State agencies have approved such installation for the portions of work over which they have jurisdiction. This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State or Federal governments may be necessary. A permit from the City must be obtained prior to the start of any construction. The same should be obtained from the City of Dunedin only after presentation of evidence that Amer... Permit Conditions have been satisfied. Permit granted
4/28/16

CONTRACTOR PROCEDURE NOTES:

1. New Water Mains:
   After completion of installation of new water mains, pressure testing shall be performed in accordance with the local jurisdiction water system standards and specifications, sampling of new water mains shall conform with county public health unit requirements and results forwarded to the engineer. Under no circumstances shall a new water system be placed into service until the certification by the engineer has been completed and a release from county public health unit and/or the Florida Dept. of Environmental Regulation (or other applicable local authority) has been issued.
2. Tree Barricades And Erosion Control Measures:
   Required tree barricades and erosion control measures must remain intact throughout the project duration. Encroachment into or failure to maintain these barricades will result in enforcement action, which may include citations and/or permit revocations.
3. Runoff Management:
   All retention areas, storm sewer piping, storm sewer structures, etc. Must be in place as part of the first phase of construction. It is the responsibility of the contractor to accommodate positive drainage throughout construction to avoid flooding of the adjacent properties. Any flooding that may occur due to this work will be the sole responsibility of the contractor.
4. Public Utility Connections:
   Any new public utilities to be constructed within the right of way as part of the project must be inspected and accepted by the local jurisdiction prior to private connection from the project.
5. Electronically Stored Data:
   The use of electronically stored data (i.e. CAD files) whether transmitted via. disk, direct modem, e-mail, digitization, etc. is intended for informational purposes only. This information is not to be used for construction. Contractor must utilize signed and sealed documents for construction.

COORDINATION BETWEEN SITEWORK AND BUILDINGS:

1. Most projects have transitional construction items that include, but are not limited to the following:
1. Roof leader connections and locations
2. Drainage sleeves under walks
3. Necessity of a stem wall at grade transitions at the building(s)
4. Connection of the fire line into the building from the main
5. Transformer pads
6. Inverts of sanitary sewer piping at the building edge
7. Handicap ramps, walks, etc. leading to the entryways of a building
8. Protective pipe bollards
9. Dumpster enclosures attached to or near buildings
10. Loading areas with specific criteria
2. During the bidding process, it shall be the sitework contractor's responsibility to either bid on or acknowledge transitional construction items. The bid shall include a specific description of each item. In cases where the sitework contractor does not provide any particular transitional item, he/she must acknowledge each item in writing attached to their bid.
3. Some buildings have specific criteria for sitework adjacent to the buildings. In cases where there is a discrepancy between design items within the site plan and design items within the building plans, the contractor(s) must notify both the engineer of record and the building architect prior to conducting any work related to that item.
4. Dumpster enclosures in general may be referenced both on the site plan and on the building plans. If the enclosure is referenced on the site plan, it is only to meet the permit requirements for the site plan. Contractor shall refer to the building plans for additional information as the architectural design of the dumpster enclosure is more specific for purposes of finish, gate design, footings, wind load requirements, etc.

CONTRACTOR RESPONSIBILITIES:

1. It is the contractor's responsibility to perform a site visit accompanied by the architect and the owner(s) of the entire project area including building(s) and site immediately upon occupying the work area.
2. Provide photographic and written correspondence detailing any areas that are not in first class condition that is proposed to remain.
3. Existing surfaces and materials that are unbroken, non-cracked, non-rusting, without chips, without splinters, of texture matching its surroundings, with new appearing finishes and operating as originally designed or intended to operate which will remain in their present condition at the conclusion of the project shall remain in such condition at the conclusion of the project. Any damage or alteration to such materials must be repaired, replaced or refinished to the owner's / architect's satisfaction at the expense of the contractor.
4. The contractor will be responsible for providing the owner with a complete project in first class condition meeting industry wide standards in quality, performance and workmanship throughout the entire project area including buildings and sitework (regardless of whether or not an area is specifically identified within the drawings and specifications)-unless a particular area has been described in the aforementioned photographs and written details describing pre-construction disrepair or damage.
5. Existing buildings, utilities, landscaping, etc. designed to remain must be protected throughout the project duration. Any area of the buildings, utilities, etc. that become damaged must be repaired or replaced to the full satisfaction of the owner / architect at no additional cost.
6. The owner, architect, engineer, surveyor and their agents assume no responsibility for their preparation, completeness nor accurateness of the locations of existing utilities above or below ground. The contractor should only use this information as a guide to the suspected location and type of these utilities including but not limited to water supply, storm sewer, electrical power, irrigation lines, fiber optic cables, fire alarm system cables, control wiring systems, sanitary sewer, gas, reclaimed water, television cables, telephone line, security wiring, site underground mechanical systems, etc.
7. It is the contractor's responsibility to determine the specific location of underground services by careful hand excavation only. Alternative excavation procedures must be approved by the project engineer and the owner prior to beginning the work.
8. Contractor shall replace or repair, per specifications, any and all damaged underground services at no additional cost to the owner.

CIVIL NOTES AND PROCEDURES

SCALE: NONE

REVISIONS
1 03.15.18 Rev. per City of Dunedin BH
2 01.23.18 Rev. per City of Dunedin BH

STATE CERT. OF AUTH. #0000402
Ozona Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

I HEREBY CERTIFY THAT THE ATTACHED SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.
Gary A. Boucher, PE# 22885

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

[PROJECT]
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C1.2

FDOT NOTES

1. Any new proposed plan shall include cross sections of the state road adequately reflecting all right of way features including existing utilities, storm drain structures and any above or below ground appurtenances where applicable.
2. No pedestrian pathway is to be removed, blocked, or disturbed without having a sufficient designated temporary pedestrian pathway with all appropriate pedestrian maintenance of traffic signs (Index 660) in place prior to pathway being affected.
3. All temporary pedestrian pathways must be firm and unyielding.
4. Sidewalk must be replaced from property line to property line, using Standard #300, #304 and
5. #310 for the construction of sidewalk and meet current ADA Standards. All concrete placed in the right of way shall be a minimum of 6" thick, Class 1 non-structural, 3000 PSI concrete with fiber mesh material.
6. The detectible warning surface materials must be on the State's Approved Products List. (Non- proprietary).
7. Any sidewalk damaged as a result of work being performed in association with the permittee and contractor shall be removed and replaced per FDOT Specifications.
8. Any sidewalk disturbed will be replaced by section within 72 hours, to FDOT specifications
9. Pipe culverts shown on the permit must meet FDOT specifications, type, size, and length as described on the permit. Each joint or length of pipe shall have FDOT stamps affixed verifying this approval. All concrete pipe joints other than 1" ring joints must be diapered. All culverts to be inspected by FDOT prior to placement of fill.
10. The FDOT retains the right to make alterations to the permit, attached sketch or character of work as may be considered necessary or desirable during the progress of the work for satisfactory completion of the proposed construction.
11. The permittee shall notify the FDOT of date of completion, request a final inspection and a notice of final acceptance.
12. All construction and/or maintenance on the FDOT right of way shall conform to the federal manual on uniform traffic devices (MUTCD). The FDOT roadway and traffic design standards. The standard specifications for road and bridge construction, plans preparation manual and drainage manual.
13. No lane closures of any state road are allowed without 48 hour advance notice and approval from FDOT.
14. Lane closures must be limited to Sunday through Thursday 8:00 PM to 5:30 AM unless otherwise approved by the FDOT.
15. No work shall be performed during the weeks of any state or federal holidays unless otherwise approved in writing by the FDOT.
16. Open cutting of any roadway, driveway, or sidewalk outside those limits identified within the permit are not allowed without prior approval by the FDOT.
17. Prior to the removal of any materials the area must be saw-cut to prevent any damage to the roadway.
18. The contractor shall have an authorized person available at/or near the work site on a 24 hour basis, 7 days a week in order to address emergency issues associated with the project.
19. No stock piling, storing, or semi-permanent use of the right of way is authorized unless specifically identified within the permit.
20. The permitted work schedule is defined as Monday through Friday 7:00 AM to 5:30 PM unless otherwise noted within the permit. Any work desired outside of this period must be requested in advance and approved before working the alternate schedule.
21. The Department of Transportation reserves the right to make adjustments to any permitted method of installation, scope, restoration that may be required to positively support life, safety and environmental well-being of all users of the transportation system.
22. Roadway restoration shall utilize 100 PSI flowable fill material and asphalt placed within the state right of way shall be placed "Full Depth", (2) 2.5 lifts of SP 12.5, and (2) lifts of SP 9.5 at 1.5" each typical sections will need to be provided within the plans for the pavement placement. A stair step method should be incorporated, prior to placing asphalt, in order to avoid vertical joints. Milling of the patch may be required based on the patched surface performance. The milling shall be utilized for surface leveling to a thickness equal to or greater than the existing friction course material.
23. The milling limits are 50 FT of the patch along the longitudinal path of the lane, full lane width and to include any adjacent bike lanes, shared path or urban shoulder sections. "
24. The Department will review the revisions to the plans and if needed changes are necessary the Department will address it at that time.

STORM DRAINAGE NOTES:

1. The retention areas shall be rough graded prior to construction, with all storm water directed to it. After completion of all related interim drainage work, remove debris and siltation from the bottom of the retention basin and fine grade the final six inches (6") and sod banks from 2' beyond top of bank to 2' beyond toe of slope or normal water level.
2. Contractor shall maintain the side slopes required and shown on plans.
3. Notify the project engineer prior to sodding.
4. The retention areas and outfall control structures shall be constructed early in the construction period to mitigate any adverse water quantity off site.
5. Catch basins within the property shall be of 3,000-psi concrete and reinforced as shown on plans.
6. Contractor shall provide shop drawings of all drainage structures to the project engineer for approval prior to their fabrication.
7. Reinforced concrete pipe within the property shall conform to the requirements of ASTM C-76, Class III, Wall "B" unless otherwise noted.
8. All storm structures shall be grouted to the invert elevations of the storm pipes.
9. Storm pipes shall be saw-cut even with the structure walls
10. Grout around pipes and pipe ends for a smooth and watertight finish.
11. All PVC storm pipes shall comply with AWWA C-900.
12. After completion of the project, the owner will be responsible for the operation and maintenance of the stormwater utilities. Actions included shall be regular mowing of the side slopes and bottoms of dry ponds, plus periodic inspections and removal of debris, trash, etc. that may block the openings in the control structures.
13. The storm sewer system shall be flushed and cleaned as necessary and be free of all silt, sand and debris at time of final inspection.

WATER/SEWER SEPARATION NOTES

VERTICAL CLEARANCE AT CROSSINGS:

Gravity sewers or force mains crossing under 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. The crossing shall be arranged so that no joint is less than 10 feet from the point of crossing. Where the minimum 18-inch separation cannot be maintained, the sewer shall be constructed from water main grade materials and shall be either sleeved or encased in concrete for a distance of at least 20 feet, centered on the point of crossing. All crossings of less than 18 inches clearance shall be reviewed by the engineer prior to construction.

Where there is no alternative to sewer pipes crossing over water mains, the pipes shall be centered at the crossing as indicated above, and the water main shall be placed sleeved or encased in concrete for 20 feet centered on the point of crossing. Adequate structural support shall be provided for the sewer to prevent damage to the water main. All crossings of less than 18 inches clearance shall be reviewed by the engineer prior to construction.

HORIZONTAL SEPARATION BETWEEN PARALLEL LINES:

Gravity sewers and force mains shall be installed at least 10 feet horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain 10 feet of separation, the water main shall be installed in a separate trench or on an undisturbed earth shelf located on one side of the sewer at an elevation such that the bottom of the water main is at least 18 inches above the top of the sewer with water and sewer joints shall be staggered.

All installations with less than 10 feet of clearance shall be reviewed by the engineer prior to construction.

SANITARY SEWER/RECLAIMED WATER AND POTABLE WATER/RECLAIMED WATER SEPARATIONS:

WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION:
Maximum obtainable separation of reclaimed water lines and domestic water lines shall be practiced. A minimum horizontal separation of 5 feet (center to center) or 3 feet (outside to outside) shall be maintained between reclaimed water lines and either potable water mains or sewage collection lines. An 18-inch vertical separation shall be maintained at crossings.

WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR NON-PUBLIC ACCESS IRRIGATION:
The reclaimed water main shall be treated like a sanitary sewer, a 10-foot horizontal and 18 inch vertical separation shall be maintained between the reclaimed water main and all existing or proposed potable water mains. No minimum separation is required between the reclaimed water main and sanitary sewers, other than that necessary to ensure structural integrity and protection of the lines themselves.

NOTE: When it is impossible to obtain proper horizontal and vertical separations as stipulated above, the Department of Environmental Protection (DEP) may allow deviation on a case-by-case basis if supported by data from the design engineer. Approval for the deviation must be obtained prior to construction.

EROSION CONTROL NOTES:

1. Sediment trapping measures: sediment basins and traps, perimeter berms, filter fences, berms, sediment barriers, vegetative buffers, hay bales and other measures intended to trap sediment and/or prevent the transport of sediment into adjacent properties, existing water bodies or public drainage systems must be installed, constructed or (in the case of vegetative buffers) protected from disturbance, as a first step in the land alteration process. Such systems shall be fully operative and inspected by the project engineer before any other disturbance to the site begins.
2. Protection of existing storm sewer systems: 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 as construction progresses. Such systems shall be fully operative and inspected by the project engineer before any other disturbance to the site begins.
3. Sedimentation basin: the contractor will be required to prohibit discharge of silt through the outfall structure during construction of any retention area and will be required to clean out the retention area before installing any subdrain pipe. Permanent retention areas must be totally cleaned out and operating per design at final inspection and at the end of the warranty period.
4. Swales ditches and channels: all swales ditches and channels leading from the site shall be sodded within three (3) days of excavation. All other interior swales, etc. Including detention areas will be sodded prior to issuance of certificate of occupancy.
5. All sod shall be installed green side up, unless otherwise approved in writing by all applicable jurisdictions and the engineer of record.
6. Protection and stabilization of soil stockpiles: fill material stockpiles shall be protected at all times by on-site drainage controls, which prevent erosion of the stockpiled material. Control of dust from such stockpiles may be required, depending upon their location and the expected length of time the stockpiles will be present. In no case shall an unstabilized stockpile remain after thirty (30) calendar days. Temporary and permanent stabilization measures will be taken within 7 days, not 14 or 21 days..
7. Maintenance: all erosion and siltation control devices shall be checked regularly, especially after each rainfall and will be cleaned out and/or repaired as required.

STANDARD DETAILS, SPECIFICATIONS AND TYPICAL CONCEPTS

1. Standard details, as provided by local jurisdictions for utilities, rights-of-way, etc., are provided as required by the local governing agencies. The engineer of record does not claim himself to be the author or otherwise creator of the jurisdictional details. They are provided as a standard reference or a requirement.
2. Items for construction that are to be built per typical standards such as local utilities, right-of-way, etc. shall be built specifically per those standards. The details and notes in this regard provided on the plan are for reference purposes. It is the contractor's responsibility to obtain typical standard details and specifications for such work from the governing municipalities where the work is located and/or referenced. Any jurisdictional details provided herein may not stand alone and may require additional references to published standards. It is also recommended that the contractor coordinate all work with the local inspector(s) to assure proper specifications and practices are used relative to actual field conditions.
3. All items called out with an FDOT reference are from the latest edition of the Florida Department of Transportation Design Standards. Some details are provided within the plans, however it is the contractor's responsibility to reference these standards for specific requirements.
4. All items called out with a reference to a city or county highway standard are from the latest edition of that standard. Some details are provided within the plans, however it is the contractor's responsibility to reference the relevant standards for specific requirements.
5. All items called out with a reference to Handicap Code or ADA standards require a reference to the latest edition of the Accessibility Code or Americans with Disabilities Act. Some details are provided within the plans, however it is the contractor's responsibility to reference this manual for specific requirements.
6. All items called out with a reference to LDC (Land Development Code) or other relative source are from the city or county governing manual dictating minimum standards for all work hereon. Some details are provided within the plans, however it is the contractor's responsibility to reference the published standards for specific requirements.
7. It is the contractor's responsibility to coordinate final construction with the associated inspectors of that work to guarantee final construction will be acceptable regardless of what the approved plans call out, reference or design.

GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS:

1. All design and construction of the project shall conform to all local jurisdictional standards, specifications, land development, zoning and/or related ordinances.
2. The contractor shall notify all utility companies at least 48 hours prior to the commencement of construction (unless specified otherwise).
3. Contractor shall "Call Sunshine" 1-800-432-9770 a minimum of 2 days and a maximum of 5 days prior to the commencement of construction.
4. All underground utilities must be installed before base and surfaces are placed.
5. Locations of existing utilities are based upon surveys, jurisdictional atlas maps, as-built construction drawings and/or field observation. Locations are therefore considered approximate. Contractor shall conform to the design intent of the plans. Any required changes or adjustments must be approved by the project engineer prior to execution of work.
6. It is the responsibility of the contractor to use whatever means necessary to control and prevent erosion and to control the movement of sediment to open surface drains, catch basins, water-bodies and retention ponds. See erosion and siltation control notes for additional information.
7. All pipe lengths are plus or minus. Pipe measurements are center to center of structures or fittings.
8. Existing pavement shall be saw-cut where new pavement is to be added or existing pavement is to be eliminated.
9. Contractor is solely responsible for construction safety. Special precautions may be required in the vicinity of power lines and other utilities. Special precautions may be required for site access.
10. Contractor shall restore all areas disturbed by their operation to their original or better condition.
11. Contractor shall verify the location and elevation of all utility connection points prior to the start of construction and shall immediately notify the engineer and owner of any discrepancies that may be found.
12. Adjustments of existing inlets, junction boxes, manhole tops, water valves, water meters, etc. shall be included in the contractor's bid. No claim shall be made against the owner or the engineer for these adjustments, if required.
13. All backfill over any pipe (storm sewer, sanitary sewer, waterlines, etc.) That is installed under roadways or within the embankment of the roadway, shall be compacted in accordance with F.D.O.T. Standard Specifications, Section 125-8.3, latest edition.
14. The contractor is responsible for testing all sanitary sewer and water mains in accordance with current standards of the local jurisdiction. Contractor shall notify the local jurisdiction and the owner or his / her authorized representative at least 48 hours in advance of performing tests. (Some jurisdictions may require more notice.)
15. The contractor shall provide certified record drawings (as-builts), signed and sealed by a professional land surveyor. The record drawings shall depict final grades for retention basins, control structures and inlets with top and invert elevations, slot and baffle dimensioning and criteria. Locations of all utilities including sanitary sewer and water piping as well as any pertinent private utilities shall be provided. The contractor shall provide two copies of the certified record drawings to the project engineer. These drawings shall be sufficient in detail in order to be accepted by agencies having jurisdiction.
16. Site clearing and stripping upon initial site preparation shall consist of clearing the vegetation with their root system and then stripping the surface topsoil.
17. After stripping the site, the exposed near surface soil beneath the construction area located at least 6" below grade shall be compacted to densities equivalent to 95% of modified proctor, maximum dry density (ASTM D-1557).
18. All sodding, seeding and mulching shall include watering and fertilization. The contractor shall be responsible for maintaining these areas up to and including the initial mowing. Per Pinellas County fertilizer ordinance no fertilizers containing nitrogen or phosphorus may be used in Pinellas County between June 1st and September 30th. Between October 1st and May 30th, fertilizers applied within Pinellas County may contain 50% nitrogen and 0% phosphorus.
19. The contractor performing trench excavation, in excess of five feet (5') in depth, shall comply with the occupational safety and health administration's (OSHA) Trench Excavation Safety Standards, 29 C.F.R., S.1926.650, Subpart P, including all subsequent revisions or updates to the standards as adopted by the department of labor and employment security (DLES).
20. Contractor shall coordinate the points of connections of the utilities with all corresponding subcontractors. Site contractor shall construct the underground infrastructures (i.e. sanitary sewer, storm sewer, water lines, fire lines, etc.) To 5' outside of the buildings. The plumbing contractor shall connect and meet the invert elevations of these utilities. Any utility work performed within 5' of the building shall be the responsibility of the plumbing contractor. All work shall comply with all applicable federal, state and local codes, ordinances and requirements. (Local jurisdictions may have different requirements to features such as the fire line.)
21. All work shall be performed and completed in a workmanlike manner in complete satisfaction of the owner, architect and the project engineer in full accord with the best recognized trade practices and procedures.
22. Deviations to these plans and specifications without consent of the engineer may be cause for the work to be unacceptable. Any deviations must have written approval from the project engineer.
23. All necessary permits and licenses shall be obtained and paid for by the contractor.
24. Signs, buffer walls, fences and construction trailers are subject to separate submittals and permitting.

CONSTRUCTION IN RIGHT OF WAY GENERAL NOTES

1. Compaction for pipe backfill shall comply with AASHTO T-99 (100%).
2. All proposed work must comply with all applicable FDOT Indexes.
3. All right-of-way installations shall comply with the State of Florida Utilities Accommodations Guide.
4. All construction shall be in compliance with local county and/or city development ordinances and minimum testing frequency requirements.
5. Signs and barricades shall be per the FDOT Manual of Safe Practices; reference FDOT Indexes 600 through 650 and 17349 per Roadway and Traffic Design Standards, latest edition.
6. A "Maintenance of Traffic Plan" shall be submitted prior to the commencement of right of way construction whenever one or more of the following conditions apply:
   a. A street is closed to thru traffic for periods exceeding 15 minutes
   b. One physical lane supports two-way traffic movement.
   c. Traffic lane(s) normally designed to handle movement in one direction are being rechanneled to accommodate an opposing movement.
7. Sidewalks are to be reconstructed within three (3) days after removal and safe pedestrian traffic is to be maintained at all times. When existing sidewalk is removed, it is to be removed to the nearest expansion joint.
8. Place expansion joints where 4" and 6" sidewalks abut.
9. Saw-cut existing edge of pavement prior to removal of curb.
10. Disturbed area within the right-of-way shall be compacted to 100% of maximum density, restore to original conditions and sod.

CONFORMS TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION
This confirmation of conformance with City Code represents that the plans appear to meet the requirements of current City ordinances, and no other representations regarding zoning, substantiveness of the project, safety, engineering, or compliance with rules, regulations, ordinances of any other governmental agencies are implied or intended. Neither the City nor its agents assume liability of safety or proof design to be inferred from this confirmation or any representations made by City personnel. This does not constitute an indication of or compliance with good engineering design or specifications other than the aforementioned conformance with the adopted laws, ordinances and regulations of the City of Dunedin. The Engineer of Record for the project shall be responsible for all design, specifications, and compliance with applicable laws, ordinances, rules and regulations. Upon completion, said Engineer shall file with the City Engineer a Certificate of Design and a Certificate of Completion, together with two sets of "as-built" plans, certifying that the installations have been accomplished in accordance with the plans and specifications or revisions thereto as approved by the City environment, but County and State agencies have approved such installation for use; and that all fees owed to the City have been paid in full.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State or Federal governments may be necessary. A permit from the City must be obtained prior to the start of any construction. The same should be obtained from the City only after receipt of evidence that Administrative approval has been granted and that all fees have been paid.
4/24/18
Date

CIVIL NOTES AND SPECIFICATIONS

SCALE: NONE

REVISIONS		
1	01.23.18 Rev. per City of Dunedin	BH
2	03.15.18 Rev. per City of Dunedin	BH

STATE CERT. OF AUTH. #00009422

I HEREBY CERTIFY THAT THE ATTACHED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF FLORIDA. THIS DOCUMENT IS SIGNED BY MY HAND AND SEAL.
Gary A. Boucher, PE# 22885

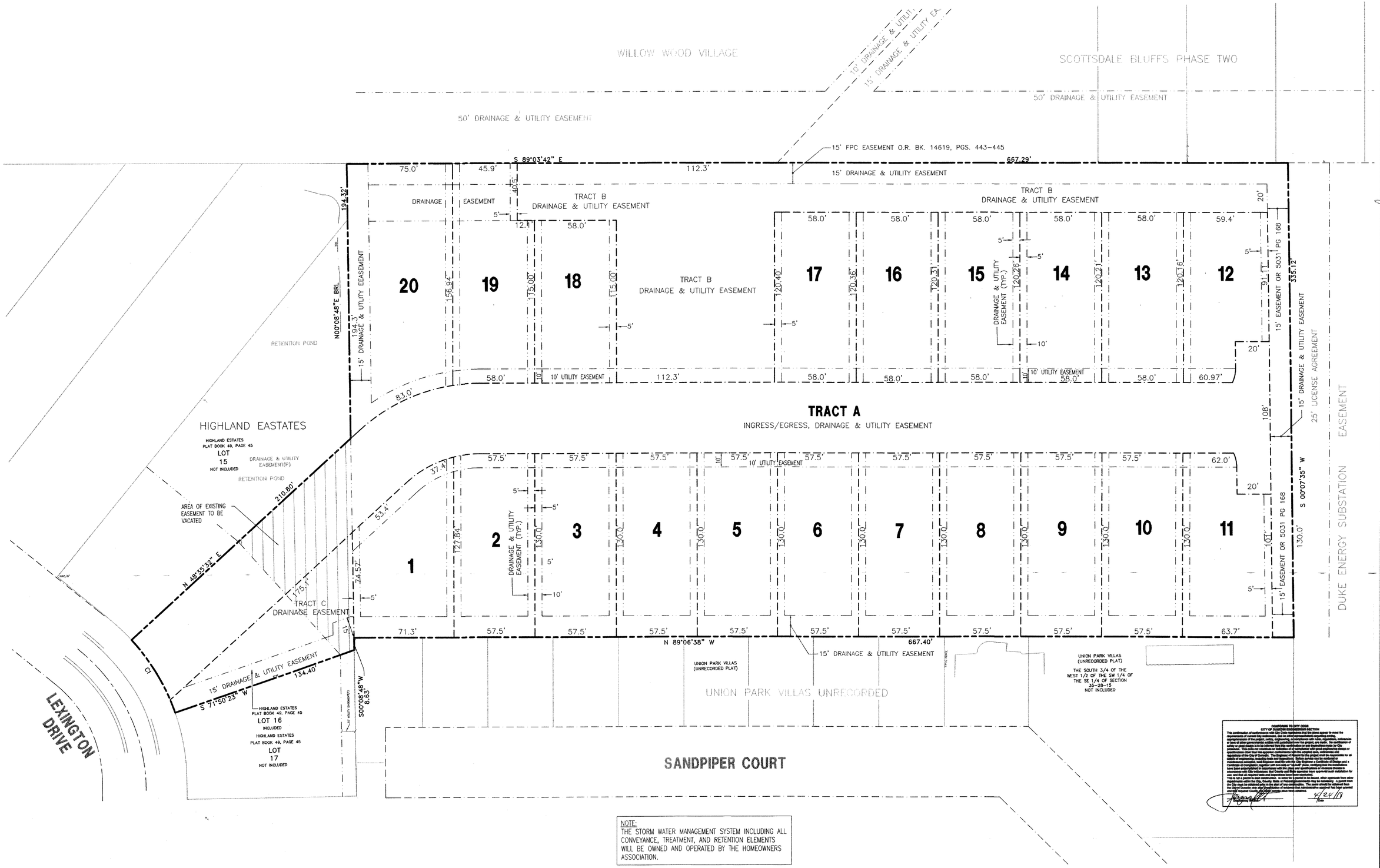
Ozona
Engineering, Inc.
P.O. Box 432 34660-432
Oldsmar, FL
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C1.3



NOTE:
THE STORM WATER MANAGEMENT SYSTEM INCLUDING ALL CONVEYANCE, TREATMENT, AND RETENTION ELEMENTS WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.

NOTES:

ALL TRACTS TO BE OWNED BY HOA.

THE HOMEOWNER'S ASSOCIATION SHALL HAVE A BLANKET EASEMENT OVER ALL LOTS FOR ROADWAY, SIDEWALK, DRAINAGE AND UTILITY MAINTENANCE.

PRELIMINARY PLAT

SCALE: 1"=30'

REVISIONS

1 01.23.18	Rev. per City of Dunedin	BH
2 02.27.18	Added Top of Wall Elevations per Client	BH
3 03.15.18	Rev. per City of Dunedin	BH

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.
Gary A. Boucher, P.E# 22885

STATE CERT. OF AUTH. #00004402

Ozona Engineering, Inc.
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Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-5434
www.ozonawebsite.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C1.4

DEMOLITION LEGEND

- SILT BARRIER
- BUILDING TO BE REMOVED – REFER TO ARCHITECTURAL PLANS FOR PARTIAL REMOVAL OF BUILDINGS
- PAVEMENT OR OTHER VEHICULAR SURFACE TO BE REMOVED
- CONCRETE OR SIDEWALK TO BE REMOVED
- (A) DEMOLITION NOTE FLAG – REFER TO DEMOLITION NOTES FOR SPECIFIC DESCRIPTIONS OF ITEMS
- SINGLE TREE BARRICADE – REFER TO TREE BARRICADE DETAIL FOR LIMITS OF BARRICADES AS THEY RELATE TO INDIVIDUAL TREES
- MULTIPLE TREE BARRICADE – CONFIGURATION WILL VARY DEPENDING UPON TREE LOCATIONS AND SIZES
- INDICATES TREE TO BE REMOVED
- INDICATES ROOT PRUNING AREA

DEMOLITION NOTES

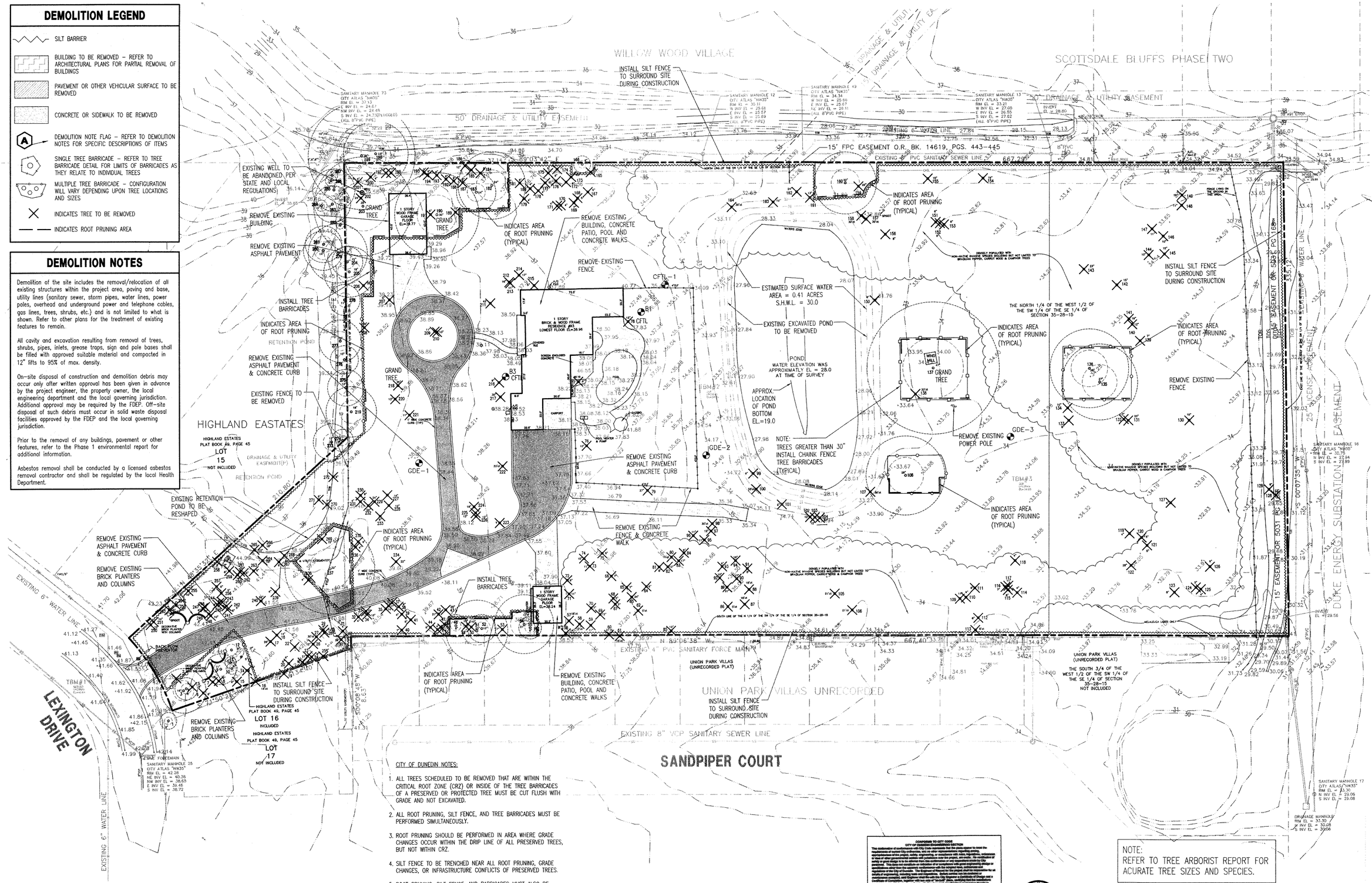
Demolition of the site includes the removal/relocation of all existing structures within the project area, paving and base, utility lines (sanitary sewer, storm pipes, water lines, power poles, overhead and underground power and telephone cables, gas lines, trees, shrubs, etc.) and is not limited to what is shown. Refer to other plans for the treatment of existing features to remain.

All cavity and excavation resulting from removal of trees, shrubs, pipes, inlets, grease traps, sign and pole bases shall be filled with approved suitable material and compacted in 12" lifts to 95% of max. density.

On-site disposal of construction and demolition debris may occur only after written approval has been given in advance by the project engineer, the property owner, the local engineering department and the local governing jurisdiction. Additional approval may be required by the FDEP. Off-site disposal of such debris must occur in solid waste disposal facilities approved by the FDEP and the local governing jurisdiction.

Prior to the removal of any buildings, pavement or other features, refer to the Phase 1 environmental report for additional information.

Asbestos removal shall be conducted by a licensed asbestos removal contractor and shall be regulated by the local Health Department.



CITY OF DUNEDIN NOTES:

1. ALL TREES SCHEDULED TO BE REMOVED THAT ARE WITHIN THE CRITICAL ROOT ZONE (CRZ) OR INSIDE OF THE TREE BARRICADES OF A PRESERVED OR PROTECTED TREE MUST BE CUT FLUSH WITH GRADE AND NOT EXCAVATED.
2. ALL ROOT PRUNING, SILT FENCE, AND TREE BARRICADES MUST BE PERFORMED SIMULTANEOUSLY.
3. ROOT PRUNING SHOULD BE PERFORMED IN AREA WHERE GRADE CHANGES OCCUR WITHIN THE DRIP LINE OF ALL PRESERVED TREES, BUT NOT WITHIN CRZ.
4. SILT FENCE TO BE TRENCHED NEAR ALL ROOT PRUNING, GRADE CHANGES, OR INFRASTRUCTURE CONFLICTS OF PRESERVED TREES.
5. ROOT PRUNING, SILT FENCE, AND BARRICADES MUST ALSO BE INSTALLED WHERE TREE WALLS/WELLS ARE REQUIRED.
6. ROOT PRUNING IS REQUIRED WHERE ANY UTILITY OR STORM PIPE MAY CONFLICT WITH A PRESERVED TREE.
7. EXISTING GRADE TO REMAIN FOR ALL PRESERVED TREES WITHIN THEIR TREE BARRICADES AND CRZ'S.
8. ALL GRAND TREES WILL REQUIRE 4"-6" OF MULCH TO BE INSTALLED INSIDE THE GALVANIZED FENCING.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	60.86	150.00	N29°47'02"W	60.45

CONFORMS TO CITY CODE
CITY OF DUNEDIN, FLORIDA
CONSTRUCTION

The certification of conformity with the City Code represents that the plans appear to meet the requirements of applicable City ordinances, and no other representations regarding zoning, compliance of the project, utility, engineering, or compliance with other laws, regulations, ordinances or rules of other governmental entities with jurisdiction over the project, are made. No certification of plans and specifications by the City shall be construed to be a waiver of any provisions of the City Code. The City shall not be liable for any omission or commission of any contractor, engineer, or other person in preparing plans or specifications other than for minimal conformance with the adopted land, subdivision and development codes of the City of Dunedin. The Engineer of Record for the project shall be responsible for all details of engineering, including roads and drainages. Before service can be rendered or connections made to the City's utilities, the Engineer of Record must provide a Letter of Certification of Completion. Inspector will not sign off "as-built" plans, certifying that the improvements have been accomplished in accordance with the plans and specifications or minimum thereto in accordance with City ordinances. Our County and State agencies have established such institutions for use; and that all required tests and inspections have been completed.
Approval of these plans does not constitute a waiver of any other permits required, other approvals from other departments within the City, County, State or Federal governments may be necessary. A permit from the City must be obtained prior to the start of any construction. The above must be obtained from the City of Dunedin prior to the commencement of construction. Permits have been granted and the above conditions have been obtained.

4/26/18
Date

NORTH
SCALE: 1" = 30'
30 20 10 0 30

NOTE:
REFER TO TREE ARBORIST REPORT FOR ACURATE TREE SIZES AND SPECIES.

NOTE:
REFER TO OTHER PLANS FOR ADDITIONAL DEMOLTION TREATMENT INFORMATION SUCH AS EROSION CONTROL AND EXISTING TREES, IF ANY.

EXISTING CONDITIONS/ SITE DEMOLITION PLAN

SCALE: 1"=30'

REVISIONS		
1	01.23.18 Rev. per City of Dunedin	BH
2	02.27.18 Added Top of Wall Elevations per Client	BH
3	03.15.18 Rev. per City of Dunedin	BH

STATE OF FLORIDA
GARY A. BOUCHER
No. 22885

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT MEETS THE FLORIDA STANDARDS OF PRACTICE AS SCRIBED BY LAW PURSUANT TO CHAPTER 61G17-6 F.A.C. AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SHOWN HEREON.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
Gary A. Boucher, PLS 22885

Ozona Engineering, Inc.
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Ozona, Florida 34660-432
Phone: (727) 785-3489 Fax: (727) 785-3434
www.ozonaengineering.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C2.1

I. GENERAL INFORMATION

A. SITE DESCRIPTION:

PROJECT NAME: LEXINGTON ESTATES
SECTION/TOWNSHIP/RANGE: 35–28–15
LOCATION: 93 LEXINGTON DRIVE, DUNEDIN
OWNER'S NAME: BELLEAIR GRANDE, LP/DEEB FAMILY HOMES, LTD.
OWNER'S ADDRESS: 9400 RIVER CROSSING BLVD. NEW PORT RICHEY, FL

B: PURPOSE AND WORK DESCRIPTION:

DEVELOP 20 SINGLE FAMILY LOTS FOR RESIDENTIAL SUBDIVISION ALONG WITH ASSOCIATED WATER MANAGEMENT SYSTEM, AND WATER/SEWER UTILITIES

C. SEQUENCE OF MAJOR EVENTS:

1. INSTALL STAKED SILT FENCE AS INDICATED ON THE CONSTRUCTION PLANS
2. CLEAR AND GRUB FOR PONDS TO BE USED AS SEDIMENTATION BASINS.
3. EXCAVATE POND FOR SEDIMENTATION TRAPS FOR SITE RUNOFFS.
4. BEGIN BUILDING CONSTRUCTION.
5. CONSTRUCT DIVERSION SWALES AROUND PERIMETER OF SITE TO PONDS, AS NECESSARY.
6. INSTALL STORM SEWER SYSTEM AND ITS SILTATION PROTECTION, UTILITIES AND OUTFALL STRUCTURES.
7. EXCAVATE THE REMAINDER OF THE PONDS INCLUDING REMOVAL OF SILT DEPOSITS.
8. STABILIZE STREETS AND PARKING AREAS.
9. CONSTRUCT CURB, BASE AND ASPHALT
10. COMPLETE FINAL SITE GRADING.
11. INSTALL PERMANENT LANDSCAPING ON SITE. REPAIR ANY WASHED OUT AREAS.
12. WHEN CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE PROTECTION DEVICES AND PLACE SOD AS NECESSARY.

D. TIMING OF CONTROL MEASURES:

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT FENCING, STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT BASINS SHALL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY, THAT AREA SHALL BE STABILIZED WITH PERMANENT SOD. AFTER THE ENTIRE SITE STABILIZED, THE ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE TRAPS AND THE STAKED SILT FENCES SHALL BE REMOVED. TEMPORARY AND PERMANENT STABILIZATION MEASURES WILL BE TAKEN WITH 7 DAYS, NOT 14 OR 21 DAYS.

II. POLLUTION PREVENTION CONTROLS

A. EROSION AND SEDIMENT CONTROLS

1. STABILIZATION PRACTICES:

WIND EROSION STABILIZATION
THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITH A TWO (2) WEEK TIME FRAME. ALL PERVIOUS AREAS OF THE SITE INCLUDED IN GRADING THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE GRADED AND PREPARED WITH A COMBINATION OF SOD AND/OR SEEDING AND MULCHING. PAD AREAS CONSTRUCTED IN FUTURE WORK AREAS, WHERE GRADING IS COMPLETE, SHALL BE COMPLETELY SEEDED AND MULCHED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SOIL ON A DAILY BASIS (OR MORE OFTEN IF NEED) TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL BE MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST. TEMPORARY AND PERMANENT STABILIZATION MEASURES WILL BE TAKEN WITHIN 7 DAYS, NOT 14 OR 21 DAYS.

TEMPORARY STABILIZATION
THE TOPS OF SOILS STOCK PILES AND DISTURBED PORTIONS OF THE SITE, WHERE CONSTRUCTION ACTIVITY WILL CEASE FOR 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE AS MIXTURE OF 20 PARTS OF BERMUDA AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY CONSISTING OR OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL, SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE. TEMPORARY AND PERMANENT STABILIZATION MEASURES WILL BE TAKEN WITHIN 7 DAYS, NOT 14 OR 21 DAYS.

PAVEMENT STABILIZATION
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAY AFTER LAST CONSTRUCTION ACTIVITY. TEMPORARY AND PERMANENT STABILIZATION MEASURES WILL BE TAKEN WITHIN 7 DAYS, NOT 14 OR 21 DAYS.

2. STRUCTURAL PRACTICES:

EROSION PROTECTION
DURING THE CONSTRUCTION PHASES, APPROPRIATE PRACTICES INCLUDING BUT NOT LIMITED TO SILT FENCE BARRIERS, HAY BALES AND WATERING OR OTHER METHODS NECESSARY WILL BE IMPLEMENTED TO CONTROL FUGITIVE DUST.

SEDIMENT BASINS
THE STORM WATER MANAGEMENT AREAS (RETENTION AREAS) WILL SERVE AS SEDIMENT BASINS DURING THE CONSTRUCTION PERIOD. AT THE CONTRACTOR'S DISCRETION, THE SEDIMENT BASINS WILL BE CONSTRUCTED TO THE DESIGN CROSS–SECTION OR A MINIMUM OF 2–FEET BELOW EXISTING GROUND TO ALLOW THE SILT TO BE COLLECTED AND REMOVED PRIOR TO COMPLETION OF THE GRADING.

3. STORM WATER MANAGEMENT:
STORM WATER DRAINAGE WILL BE PROVIDED BY A CURB, STORM WATER AND CATCH BASINS SYSTEM FOR THE DEVELOPED AREAS. THE AREAS NOT DEVELOPED SHALL BE GRADED TO LESS THAN 2% SLOPES AND HAVE PERMANENT SEEDING OR PLANTINGS. WHEN CONSTRUCTION IS COMPLETE THE SITE WILL DRAIN TO STORM WATER PONDS THAT WERE UTILIZED AS THE TEMPORARY SEDIMENT BASINS DURING THE CONSTRUCTION PROCESS. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED FORM THE SEDIMENT BASINS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT AL RETENTION/DETENTION AREAS IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.

B. SPECIFIED OTHER CONTROLS

1. WASTE DISPOSAL:
WASTE MATERIALS
ALL WASTE MATERIAL SHALL BE COLLECTED AND CONTAINED IN A CONTROLLED AREAS PURSUANT TO STATE AND LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION IS TO BE REMOVED FORM THE SITE AND DISPOSED OF APPROPRIATELY. NO CONSTRUCTION MATERIAL SHALL BE BURIED ON SITE. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE ON–SITE OFFICE TRAILER. THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAILY SITE OPERATIONS SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE
IF ENCOUNTERED, ALL WASTE MATERIAL SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE
ALL SANITARY WASTE SHALL BE COLLECTED FORM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE AND LOCAL CODES AND REGULATIONS.

2. OFF–SITE VEHICLE TRACKING:
STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE OFF–SITE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS SHALL BE CLEANED AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL SHALL BE COVERED WITH A TARPAULIN AT ALL TIMES.

III. MAINTENANCE INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL – INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES SHALL BE USED TO CONTROL EROSION AND SEDIMENT:

1. NO MORE THAN ONE HALF OF THE SITE IS TO BE DENUDED AT ONE TIME.
2. ALL CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR'S REPRESENTATIVE AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT WITH A RAINFALL AMOUNT OF ½–INCH OR GREATER.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AND REPAIRED AS NECESSARY WITHIN 24 HOURS OF REPORT.
4. BUILT UP SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHED ONE–THIRD THE HEIGHT OF THE SILT FENCE.
5. SILT FENCE SHALL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT AND TEARS AND TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE IF THE POST REMAIN FIRMLY IN THE GROUND.
6. THE SEDIMENT BASINS SHALL BE INSPECTED FOR DEPTH OF SEDIMENT. BUILT–UP SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES 10% OF THE DESIGN CAPACITY AND AT THE END OF THE PROJECT.
7. TEMPORARY AND PERMANENT GRASSING, MULCHING AND SODDING SHALL BE INSPECTED FOR BARE SPOTS, WASH–OUTS AND CONDITION.
8. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG THAT IS READILY AVAILABLE AT THE JOB SITE.
9. EITHER THE SITE SUPERINTENDENT OR HIS DESIGNEES SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, REPAIR ACTIVITIES AND FOR COMPLETION OF THE INSPECTION AND MAINTENANCE REPORTS.

PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING AND INSTRUCTION FROM THE SITE SUPERINTENDENT AND BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION CONTROLS USED ON–SITE IN GOOD WORKING ORDER.

IV. SPILL PREVENTION

A. MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF.

GENERAL MANAGEMENT:
THE FOLLOWING PRACTICES SHALL BE FOLLOWED DURING THE CONSTRUCTION PROJECT TO MAINTAIN ORDER:

EFFORTS SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT TO COMPLETE THE PROJECT.
ALL MATERIALS STORED ON SITE SHALL KEPT IN A NEAT ORDERLY MANNER IN APPROPRIATE CONTAINERS AND, IF POSSIBLE AND APPROPRIATE, UNDER A ROOF, OR IN A CONTAINER OR ENCLOSURE.
PRODUCTS SHALL BE KEPT IN THE ORIGINAL MANUFACTURER'S LABELED CONTAINER.
SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS IT IS RECOMMENDED TO DO SO BY THE MANUFACTURER.
WHENEVER POSSIBLE , ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
EMPTY CONTAINERS SHALL BE DISPOSED PROPERLY ON A REGULAR BASIS.
MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
THE SITE SUPERINTENDENT SHALL INSPECT THE SITE DAILY FOR PROPER USE AND DISPOSAL OF CONSTRUCTION MATERIAL.

HAZARDOUS PRODUCTS:
THE FOLLOWING PRACTICES ARE TO BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE–SEALABLE.
ORIGINAL LABELS AND MATERIAL SAFETY INFORMATION SHALL BE RETAINED, AS THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S AS WELL AS LOCAL AND STATE RECOMMENDED DISPOSAL METHODS SHALL BE FOLLOWED.

PETROLEUM PRODUCTS:
ALL ON–SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE POSSIBILITY OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON THE SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:
FERTILIZERS USED ON–SITE SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNT RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, THE FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS ON ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS. PER PINELLAS COUNTY FERTILIZER ORDINANCE NO FERTILIZERS CONTAINING NITROGEN OR PHOSPHORUS MAY BE USED IN PINELLAS COUNTY BETWEEN JUNE 1st AND SEPTEMBER 30th. BETWEEN OCTOBER 1st AND MAY 30th, FERTILIZERS APPLIED WITHIN PINELLAS COUNTY MAY ONLY CONTAIN 50% NITROGEN AND 0% PHOSPHORUS.

PAINTS:
ALL PAINT CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT BEING USED. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM WATER SYSTEM OR TO THE GROUND, BUT MUST BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

THE CONTRACTOR SHALL DESIGNATE AN AREA FOR THE DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER AND SHALL INSTALL A CONTAINMENT BERM AROUND THE AREA TO PREVENT RUNOFF TO THE SITE. HARDENED CONCRETE WASTE SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.

B. SPILL CONTROL PRACTICES

IN ADDITION TO THE GENERAL SITE AND MATERIAL MANAGEMENT PRACTICES PRESENTED IN PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND THE CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN UP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON THE SITE. EQUIPMENT AND MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, GLOVES, GOGGLES, RAGS , SHOVELS, SAND, SAWDUST AND PLASTIC AND METAL TRASH CONTAINERS.

ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER THEY ARE DISCOVERED.

SPILLS SHALL BE KEPT WELL–VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FORM CONTACT WITH HAZARDOUS SUBSTANCES.

SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE STATE OF LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT SPILLS FROM REOCCURRING AND THE PROPER CLEANUP PROCEDURES FOR FUTURE USE. A DESCRIPTION OF THE SPILL, ITS CAUSE AND THE CLEANUP MEASURES USED SHALL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAILY SITE OPERATION SHALL BE THE SPILL PREVENTION AND CLEAN UP COORDINATOR. HE OF SHE SHALL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEAN UP TRAINING. THESE INDIVIDUALS SHALL EACH BECOME RESPONSIBLE FOR T A PARTICULAR PHASE(S) OF PREVENTION AND CLEAN UP. THE NAMES OF THE RESPONSIBLE SPILL PERSONNEL SHALL BE POSTED IN THE MATERIAL STORAGE AREA OR IN THE OFFICE TRAILER.

V. NON-STORMWATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON–STORM WATER DISCHARGES WILL OCCUR FORM THE SITE DURING THE CONSTRUCTION PERIOD:

1. WATER FROM WATER MAIN FLUSHING.
2. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
3. UNCONTAMINATED GROUNDWATER (FROM EXCAVATION DEWATERING).

CLEAN DISCHARGES FROM WELLPOINTING MAY BE DISCHARGED DIRECTLY TO COMPLETED/CONNECTED STORM SEWER AND/OR COMPLETED AND STABILIZED STORMWATER OUTFALLS. ALL OTHER DISCHARGES SHALL BE DIRECTED TO SEDIMENT BASINS PRIOR TO DISCHARGE.

IT IS EXPECTED THAT THE FOLLOWING NON–STORM WATER DISCHARGES SHALL NOT OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

FERTILIZERS	DETERGENTS	CLEANING SOLVENTS
TAR	SAND	MASONRY BLOCKS
STONE	WOOD	ROOFING SHINGLES
GLASS	METAL STUDS	PETROLEUM PRODUCTS
PAINT	CONCRETE	

VI. COMPLIANCE AND CERTIFICATIONS

NOTICE OF TERMINATION:

A NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE EPA, OR ITS DESIGNEE, AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

REGULATORY COMPLIANCE:

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS:

THE STORM WATER POLLUTION PREVENTION PLAN REFLECTS THE LOCAL GOVERNING JURISDICTION AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) REQUIREMENTS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL AS ESTABLISHED BY THE LOCAL JURISDICTION'S LAND DEVELOPMENT CODE AND THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 40D–4 AND 40D–40. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH SWFWMD WITH SWFWMD'S "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT".

PREPARER'S CERTIFICATION:

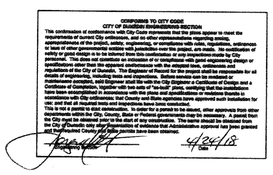
POLLUTION PREVENTION PLAN CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSON DESIGNATED TO MANAGE THE SYSTEM, OR THOSE PERSON DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER:_____

NAME:_____ TITLE _____

SIGNATURE:_____ DATE:_____


COMPLIANCE TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION
This confirmation of compliance with City Code represents that the plans appear to meet the requirements of current City ordinances, and no other representations regarding zoning, accomplishments of the project, safety, engineering, or compliance with rules, regulation, ordinances or laws of other governmental entities with jurisdiction over the project, are made. No certification of safety or good design is to be inferred from this confirmation or any inspections made by City personnel. The Engineer of Record for the project shall be responsible for all design changes or specifications other than the aspects conformance with the adopted laws, ordinances and regulations of the City of Dunedin. The Engineer of Record for the project shall be responsible for all details of engineering, including tests and inspections. Before service can be rendered or maintenance complete, said Engineer shall file with the City Engineer a Certificate of Design and a Certificate of Completion, respectively, stating that the work has been properly inspected and tests have been accomplished in accordance with the plans and specifications or medotes thereto in accordance with City ordinances; that County and State agencies have approved such installation for which they have jurisdiction and such approvals have been submitted.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State, and Federal governmental agencies may be required. Copies of the City Engineer's approval must be obtained prior to the start of any construction. The name should be checked from the City of Dunedin site plan preparation of evidence that Administrative approval has been granted and Engineered Clearing and Grading permits have been obtained.
4/24/18

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW...

SIGNATURE	*COMPANY NAME & ADDRESS*	*RESPONSIBLE FOR:*
SIGNATURE:_____ NAME:_____ DATE:_____	COMPANY:_____ ADDRESS:_____ PHONE: ( ) –	GENERAL CONTRACTOR
SIGNATURE:_____ NAME:_____ DATE:_____	COMPANY:_____ ADDRESS:_____ PHONE: ( ) –	TEMPORARY AND PERMANENT STABILIZATION
SIGNATURE:_____ NAME:_____ DATE:_____	COMPANY:_____ ADDRESS:_____ PHONE: ( ) –	STABILIZED CONSTRUCTION ENTRANCE, EARTH BERMS AND SEDIMENT BASIN(S)

SIGNATURE: _____
OWNER

CONSTRUCTION SURFACE WATER MANAGEMENT

SCALE: NONE

1	01.23.18	Rev. per City of Dunedin BH
2	03.15.18	Rev. per City of Dunedin BH

REVISIONS

STATE CERT. OF AUTH. #0000402

I HEREBY CERTIFY THAT THE PLAN HEREIN PROPERLY REPRESENTS THE WORK I PERFORMED AND SUPERVISED WITH MY DIRECTION AND CONTROL. THIS LANDSCAPE ARCHITECTURE IS NOT VALID UNLESS SIGNED AND SEALED BY ANY HAND AND SEAL.
Gary A. Boucher, PE# 22885

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FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

"PROJECT"
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #:–
ORIG. DATE:–
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
B1.1

BEST MANAGEMENT LEGEND

- SILT FENCE – ALSO REFER TO DEMOLITION PLAN AND GRADING PLAN
- OTHER SILT BARRIER TREATMENT IF REQUIRED
- A / B3.1 — CONTROL DESCRIPTION TAG – REFER TO CORRESPONDING DETAIL SHEET

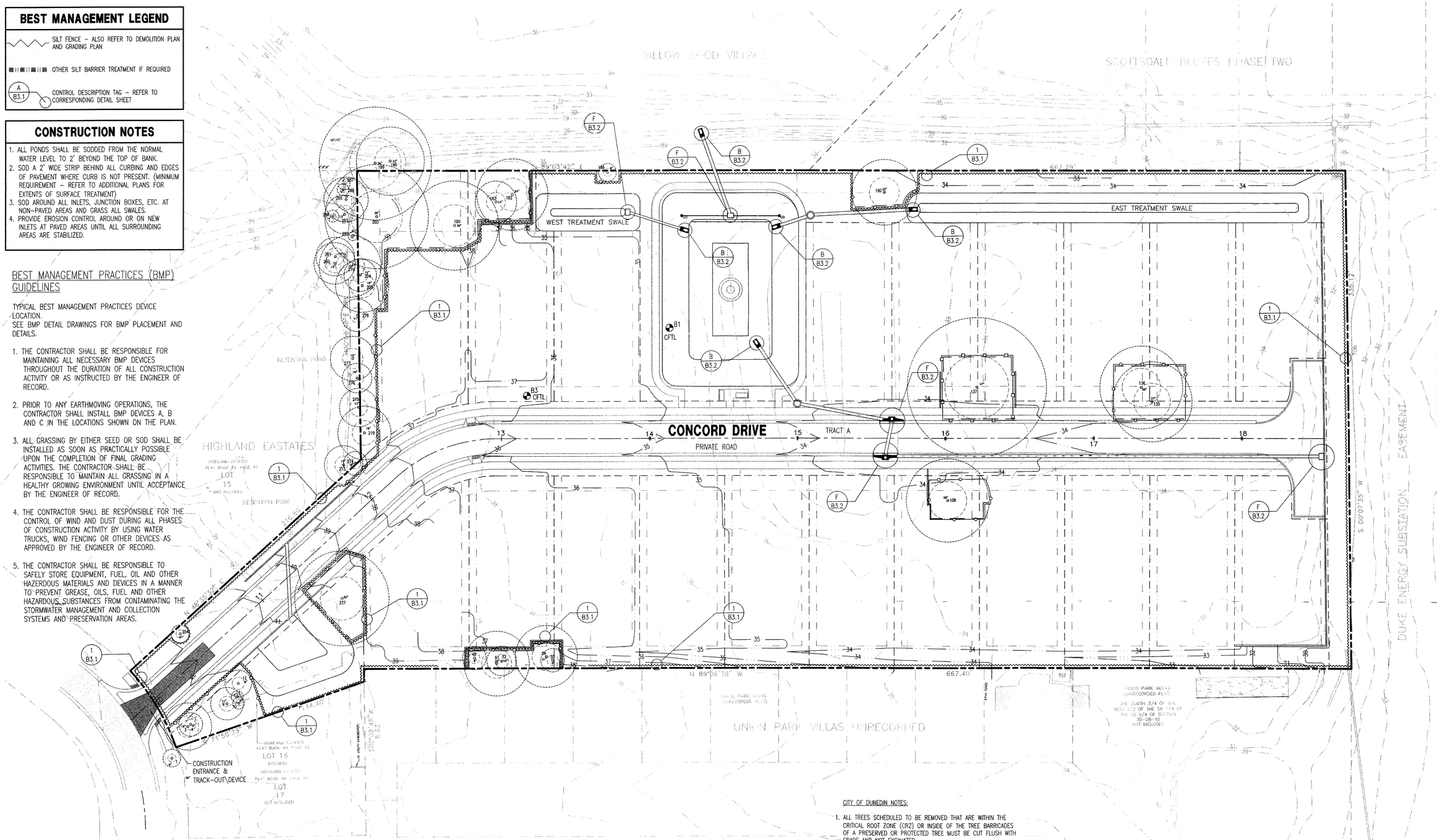
CONSTRUCTION NOTES

1. ALL PONDS SHALL BE SODDED FROM THE NORMAL WATER LEVEL TO 2' BEYOND THE TOP OF BANK.
2. SOD A 2' WIDE STRIP BEHIND ALL CURBING AND EDGES OF PAVEMENT WHERE CURB IS NOT PRESENT. (MINIMUM REQUIREMENT – REFER TO ADDITIONAL PLANS FOR EXTENTS OF SURFACE TREATMENT)
3. SOD AROUND ALL INLETS, JUNCTION BOXES, ETC. AT NON-PAVED AREAS AND GRASS ALL SWALES.
4. PROVIDE EROSION CONTROL AROUND OR ON NEW INLETS AT PAVED AREAS UNTIL ALL SURROUNDING AREAS ARE STABILIZED.

BEST MANAGEMENT PRACTICES (BMP) GUIDELINES

TYPICAL BEST MANAGEMENT PRACTICES DEVICE LOCATION.
SEE BMP DETAIL DRAWINGS FOR BMP PLACEMENT AND DETAILS.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITY OR AS INSTRUCTED BY THE ENGINEER OF RECORD.
2. PRIOR TO ANY EARTHMOVING OPERATIONS, THE CONTRACTOR SHALL INSTALL BMP DEVICES A, B AND C IN THE LOCATIONS SHOWN ON THE PLAN.
3. ALL GRASSING BY EITHER SEED OR SOD SHALL BE INSTALLED AS SOON AS PRACTICALLY POSSIBLE UPON THE COMPLETION OF FINAL GRADING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL GRASSING IN A HEALTHY GROWING ENVIRONMENT UNTIL ACCEPTANCE BY THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF WIND AND DUST DURING ALL PHASES OF CONSTRUCTION ACTIVITY BY USING WATER TRUCKS, WIND FENCING OR OTHER DEVICES AS APPROVED BY THE ENGINEER OF RECORD.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, FUEL, OIL AND OTHER HAZERDOUS MATERIALS AND DEVICES IN A MANNER TO PREVENT GREASE, OILS, FUEL AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORMWATER MANAGEMENT AND COLLECTION SYSTEMS AND PRESERVATION AREAS.



CITY OF DUNEDIN NOTES:

1. ALL TREES SCHEDULED TO BE REMOVED THAT ARE WITHIN THE CRITICAL ROOT ZONE (CRZ) OR INSIDE OF THE TREE BARRICADES OF A PRESERVED OR PROTECTED TREE MUST BE CUT FLUSH WITH GRADE AND NOT EXCAVATED.
2. ALL ROOT PRUNING, SILT FENCE, AND TREE BARRICADES MUST BE PERFORMED SIMULTANEOUSLY.
3. ROOT PRUNING SHOULD BE PERFORMED IN AREA WHERE GRADE CHANGES OCCUR WITHIN THE DRIP LINE OF ALL PRESERVED TREES, BUT NOT WITHIN CRZ.
4. SILT FENCE TO BE TRENCHED NEAR ALL ROOT PRUNING, GRADE CHANGES, OR INFRASTRUCTURE CONFLICTS OF PRESERVED TREES.
5. ROOT PRUNING, SILT FENCE, AND BARRICADES MUST ALSO BE INSTALLED WHERE TREE WALLS/WELLS ARE REQUIRED.
6. ROOT PRUNING IS REQUIRED WHERE ANY UTILITY OR STORM PIPE MAY CONFLICT WITH A PRESERVED TREE.
7. EXISTING GRADE TO REMAIN FOR ALL PRESERVED TREES WITHIN THEIR TREE BARRICADES AND CRZ'S.
8. ALL GRAND WILL REQUIRE 4"-6" OF MULCH TO BE INSTALLED INSIDE OF THE GALVANIZED FENCING.

NORTH
SCALE: 1" = 30'
30 20 10 0 30

CONFORMS TO CITY CODE
CITY OF DUNEDIN COMMUNITY DEVELOPMENT SECTION
This confirmation of conformance with City Code represents that the plans signed for meet the requirements of current City ordinances and another representation regarding zoning, concurrency, or other matters of City Code does not constitute approval of the plans, or continuance or issue of other governmental permits with jurisdiction over the project, and made. No confirmation of safety or proof design is to be inferred from this confirmation or any inspections made by City personnel. This does not constitute an indication of or compliance with good engineering design or specifications other than the standards contained with the adopted laws, ordinances and regulations of the City of Dunedin. The Engineer of Record is solely responsible for the adequate design of engineering, including laws and regulations. Partial review can be expected or maintenance accepted, and Engineer shall file with the City Engineer a Certificate of Design and a Certificate of Completion, together with two sets of "as-built" plans, certifying that the installations have been completed in conformance with the plans and specifications of revisions thereto in accordance with Chapter 177 of the Dunedin Code of Ordinances, applicable rules and regulations, and that all required tests and inspections have been introduced.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other Federal agencies and the City, County, State or Federal governments may be necessary. A permit from the City must be obtained prior to the start of any construction. The notice should be obtained from the City Building Department after all other necessary approvals have been granted and the required Construction Plans have been obtained.
4/24/18
Date

BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

SCALE: 1"=30'

REVISIONS

1 01.23.18	Rev. per City of Dunedin	BH
2 02.27.18	Added Top of Wall Elevations per Client	BH
3 03.15.18	Rev. per City of Dunedin	BH

I HEREBY CERTIFY THAT THIS PLAN AND SUPPLEMENTAL DOCUMENTATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SCHED. 61G15-18.007 F.A.C.
Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #00009422

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FOR:
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DRAWN BY:	BH
SCALE:	AS SHOWN

SHEET #:
B2.1

NOTES FOR SILT FENCES:

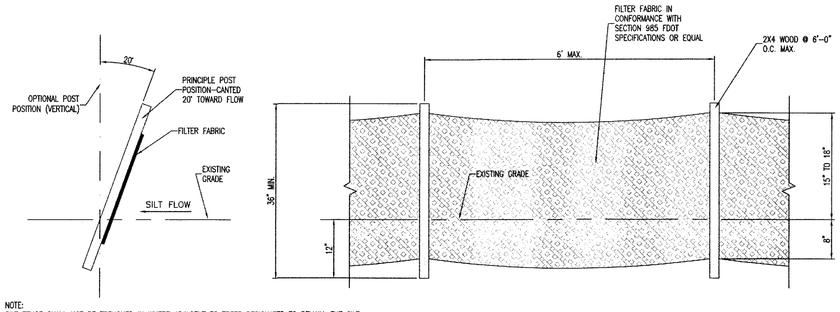
1. Type III Silt Fence to be used at most locations. Where used in ditches, the spacing for Type III Silt Fence shall be in accordance with Chart I.

2. Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested use is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travel lanes or off the right of way.

3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.

4. Where used as slope protection, silt fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.

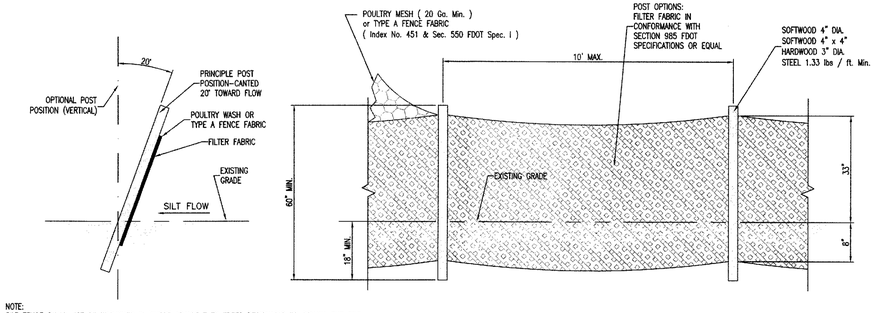
5. Silt fence to be paid for under the contract unit price for Staked Silt Fence, (L.F.).



NOTE:
SILT FENCE SHALL NOT BE TRENCHED IN WHERE ADJACENT TO TREES DESIGNATED TO REMAIN. THE SILT FENCE MUST BE SECURED THROUGH THE PLACEMENT OF FILL OVER THE LOWER LIP OF THE BARRICADE IN THESE AREAS.

SILT FENCE TO BE TRENCHED NEAR ALL ROOT PRUNING, GRADE CHANGES, OR INFRASTRUCTURE CONFLICTS OF PRESERVED TREES.

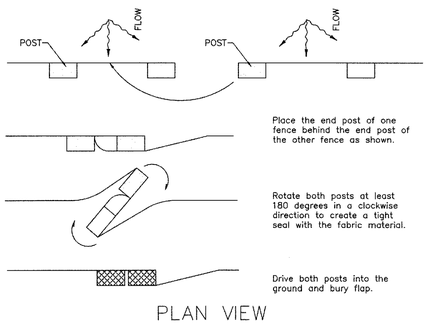
1 TYPE III SILT FENCE DETAIL
NTS



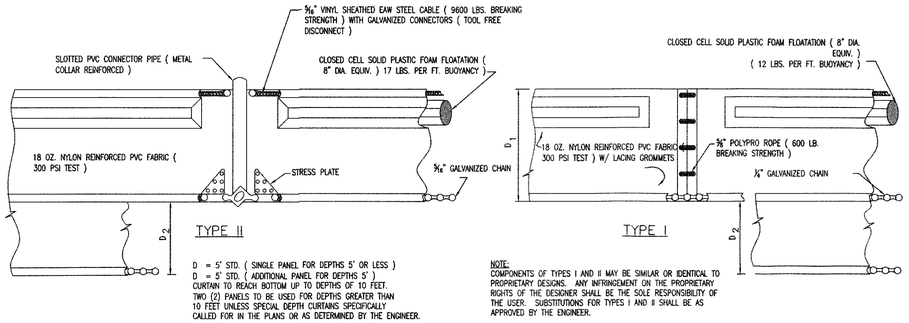
NOTE:
SILT FENCE SHALL NOT BE TRENCHED IN WHERE ADJACENT TO TREES DESIGNATED TO REMAIN. THE SILT FENCE MUST BE SECURED THROUGH THE PLACEMENT OF FILL OVER THE LOWER LIP OF THE BARRICADE IN THESE AREAS.

SILT FENCE TO BE TRENCHED NEAR ALL ROOT PRUNING, GRADE CHANGES, OR INFRASTRUCTURE CONFLICTS OF PRESERVED TREES.

2 TYPE IV SILT FENCE DETAIL
NTS

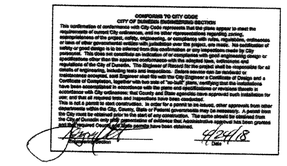


JOINING TWO SILT FENCES
NTS



NOTE:
COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

3 FLOATING TURBIDITY BARRIERS
NTS


CONFORMS TO CITY CODE
CITY OF DUNEDIN ENGINEERING DIVISION

This notification of conformance with City Code represents that the plans appear to meet the requirements of the City ordinances, and no other representations regarding zoning, nonconformance, prior permit, notice, engineering, or compliance with rules, regulations, ordinances or laws of other governmental agencies are implied or intended. Acceptance of this notification or issuance of a notice of plan design is to be inferred from this confirmation or any representation made by City personnel. This does not constitute an indication of or compliance with good engineering design or practice, nor does it constitute an indication of compliance with the adopted building codes, ordinances and regulations of the City of Dunedin. The Engineer of Record for this project shall be responsible for all details of engineering, including tests and inspections. Certification of compliance with the approved construction plans, and Engineer must file with the City Engineer a Certificate of Design and a Certificate of Completion, together with two sets of "as-built" plans, certifying that the installations have been inspected and found to be in substantial compliance with the approved plans and in accordance with City ordinances that County and State agencies have approved such installation for use, and that all required tests and inspections have been completed.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State or Federal governments may be necessary. A permit from the City of Dunedin Building Division is required before any work can begin. No work should be started from the City of Dunedin only after receipt of ordinance that approval has been granted and all required permits have been obtained.

4/24/18
Date

STATE CERT. OF AUTH. #A00004422

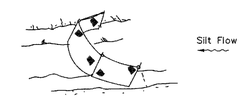
I HEREBY CERTIFY THAT THE PLAN AND SPECIFICATIONS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.
Gary A. Boucher, P.E.# 22885

Ozona
Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

REVISIONS		
1	01.23.18	Rev. per City of Dunedin BH
2	03.15.18	Rev. per City of Dunedin BH

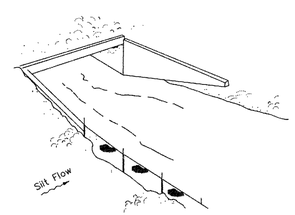
FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

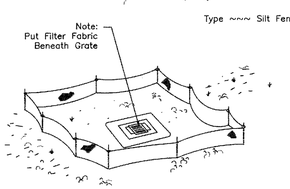


Note: Spacing for Type ~~~ Fence to be in accordance with Chart ~, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

Type ~~~ Silt Fence



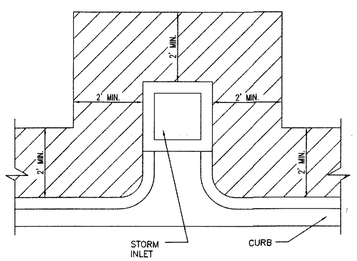
Type ~~~ Silt Fence



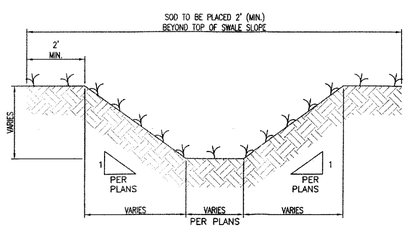
Type ~~~ Silt Fence Protection Around Ditch Bottom Inlets.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

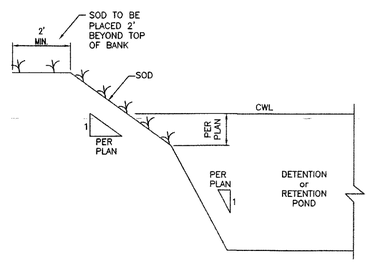
TYPICAL SILT FENCE APPLICATIONS
NTS



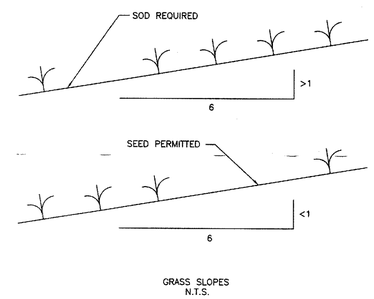
TYPICAL CURB AND INLET SOD
NTS



TYPICAL SWALE SECTION
NTS



TYPICAL POND SECTION
NTS



TYPICAL SLOPE - SEED vs. SOD
NTS

BEST MANAGEMENT PRACTICES (BMP) GUIDELINES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITY OR AS INSTRUCTED BY THE ENGINEER OF RECORD.
2. PRIOR TO ANY EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL INSTALL BMP DEVICES A, B AND C IN THE LOCATIONS SHOWN ON THE PLAN.
3. ALL GRASSING BY EITHER SEED OR SOD SHALL BE INSTALLED AS SOON AS PRACTICALLY POSSIBLE UPON THE COMPLETION OF FINAL GRADING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL GRASSING IN A HEALTHY GROWING ENVIRONMENT UNTIL ACCEPTANCE BY THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF WIND AND DUST DURING ALL PHASES OF CONSTRUCTION ACTIVITY BY USING WATER TRUCKS, WIND FENCING OR OTHER DEVICES AS APPROVED BY THE ENGINEER OF RECORD.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFELY STORE EQUIPMENT, FUEL, OIL AND OTHER HAZARDOUS MATERIALS AND DEVICES IN A MANNER TO PREVENT GREASE, OILS, FUEL AND OTHER HAZARDOUS SUBSTANCES FROM CONTAMINATING THE STORMWATER MANAGEMENT AND COLLECTION SYSTEMS AND PRESERVATION AREAS.
6. ALL PONDS SHALL BE SODDED FROM THE NORMAL WATER LEVEL TO 2' BEYOND THE TOP OF BANK.
7. SOD A 2' WIDE STRIP BEHIND ALL CURBING AND EDGES OF PAVEMENT WHERE CURB IS NOT PRESENT. (MINIMUM REQUIREMENT - REFER TO ADDITIONAL PLANS FOR EXTENTS OF SURFACE TREATMENT)
8. SOD AROUND ALL INLETS, JUNCTION BOXES, ETC. AND GRASS ALL SWALES.

NOTE:
ALL EROSION CONTROL AND BEST MANAGEMENT PRACTICES SHALL BE CONDUCTED PER THE FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL (LATEST EDITION) AND FDOT INDEX #106.

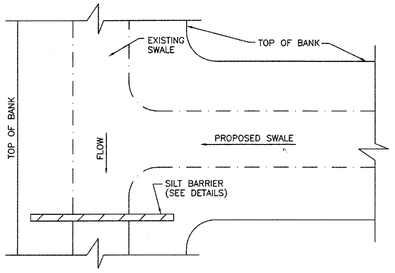
DETAILS CONTAINED HEREIN ARE GENERAL. SOME DETAILS MAY NOT BE RELEVANT TO THE PROJECT BUT ARE PROVIDED IN THE EVENT SUCH CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION.

SD = SHOP DRAWING REQUIRED - REFER TO STANDARD NOTES FOR CONDITIONS

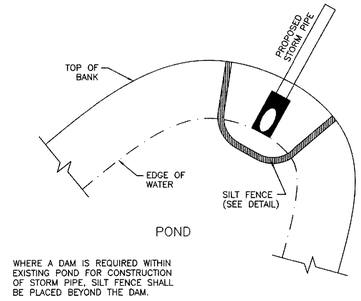
BEST MANAGEMENT DETAILS
SCALE: NONE

PROJECT #:	–
ORIG. DATE:	–
DRAWN BY:	BH
SCALE:	AS SHOWN

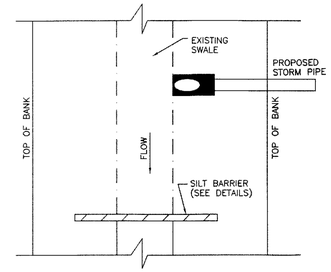
SHEET #:
B3.1



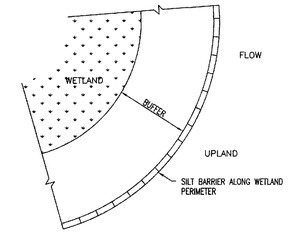
A SILT BARRIER APPLICATION AT SWALE INTERSECTION
NTS



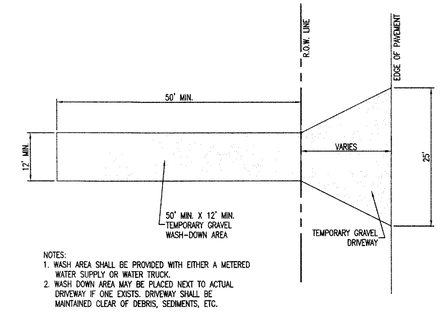
B SILT BARRIER APPLICATION AT POND STORM PIPE
NTS



C SILT BARRIER APPLICATION AT SWALE STORM PIPE
NTS

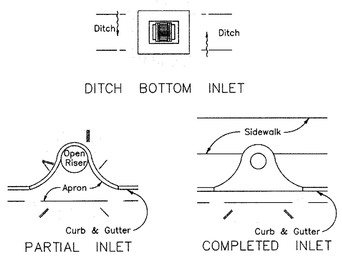


D WETLAND SILT BARRIER
NTS

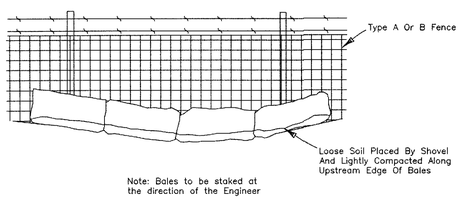


NOTES:
1. WASH AREA SHALL BE PROVIDED WITH EITHER A METERED WATER SUPPLY OR WATER TRUCK.
2. WASH DOWN AREA MAY BE PLACED NEXT TO ACTUAL DRIVEWAY IF ONE EXISTS. DRIVEWAY SHALL BE MAINTAINED CLEAR OF DEBRIS, SEDIMENTS, ETC.

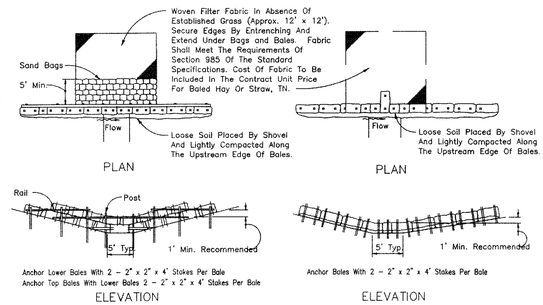
E WASH-DOWN AREA TRACK OUT DEVICE
NTS



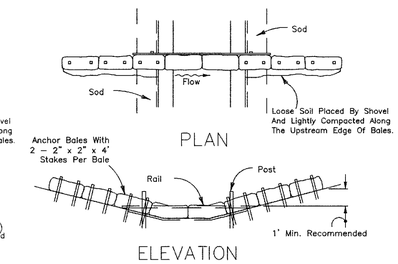
F PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
NTS



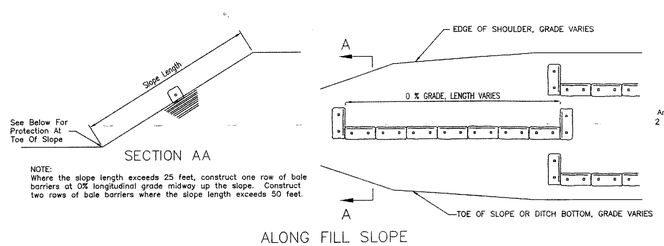
G BALES BACKED BY FENCE
NTS

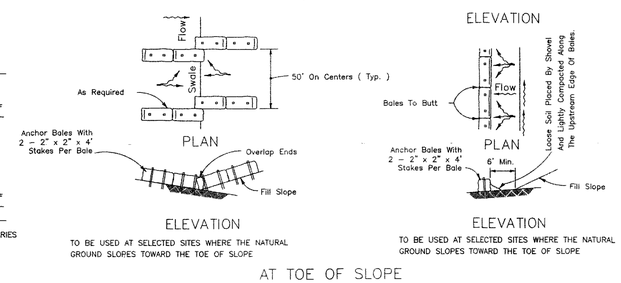


H BARRIER FOR UNPAVED DITCHES
NTS



J BARRIER FOR PAVED DITCH
NTS





K BARRIERS FOR FILL SLOPES
NTS

NOTES FOR BALED HAY OR STRAW BARRIERS

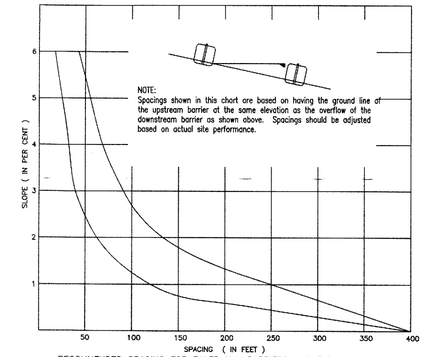
1. Type I and II Barriers should be spaced in accordance with Chart I.

2. Hay bales shall be trenched 3" to 4" and anchored with two (2) 1" x 2" (or 1" dia.) x 4' wood stakes. Stakes of other material or space providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.

3. Rails and posts shall be 2" x 4" wood. Other materials providing equivalent strength may be used if approved by the Engineer.

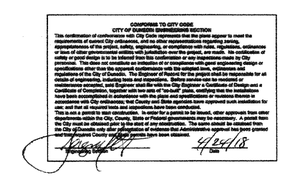
4. Adjacent bales shall be butted firmly together. Unavoidable gaps shall be plugged with hay or straw to prevent silt from passing.

5. Bales to be paid for under the contract unit price for Baled Hay or Straw, EA. The unit price shall include the cost of filter fabric for Type I and II Barriers. Sand bags shall be paid for under the unit price for Sandbagging, CY. Rock bags to be paid for under the contract unit price for Rock Bags, EA.



RECOMMENDED SPACING FOR BALED HAY BARRIERS AND TYPE III SILT FENCE
REFER TO F.D.O.T. INDEX #102 FOR SPECIFIC INFORMATION

CHART I



SD = SHOP DRAWING REQUIRED
REFER TO STANDARD NOTES FOR CONDITIONS

BEST MANAGEMENT DETAILS
SCALE: NONE

REVISIONS		
1 01.23.18	Rev. per City of Dunedin	BH
2 03.15.18	Rev. per City of Dunedin	BH

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BELOW WITH SEAL.
Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #:0000422

Ozona Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
B3.2

PAVEMENT LEGEND

- STANDARD ON-SITE ASPHALT PAVEMENT
- HEAVY DUTY ON-SITE ASPHALT PAVEMENT
- RIGHT-OF-WAY ASPHALT PAVEMENT
- PAVEMENT PATCH, REPAIR OR OVERLAY
- TURF-BLOCK PAVEMENT
- GRAVEL SURFACE
- CONCRETE SURFACE OR WALK

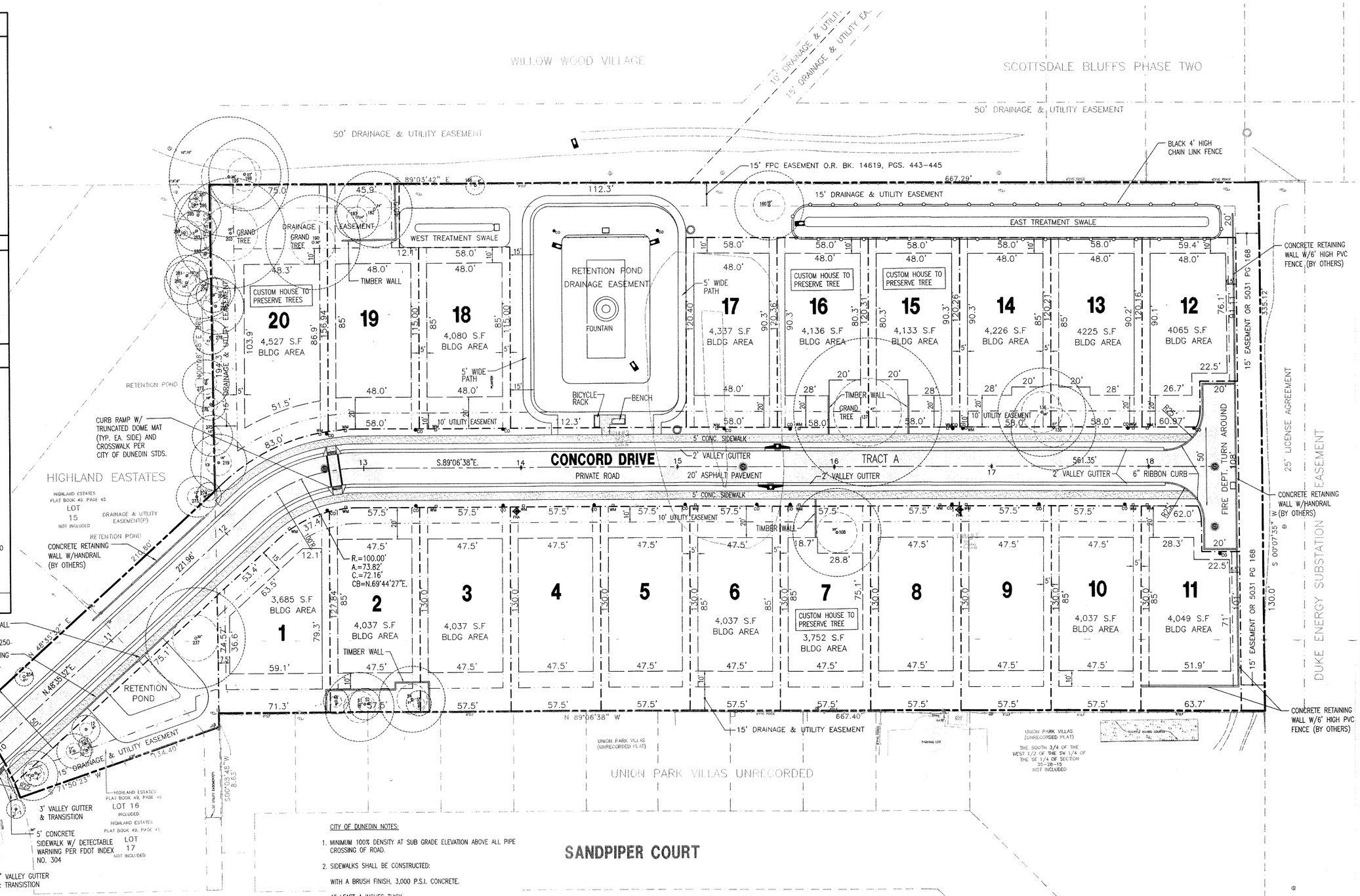
CURB LEGEND

- CURB AND GUTTER
- VERTICAL CURB OR EXTRUDED CURB (CALLED OUT ON THE PLAN)
- CURB WALL OR GRAVITY WALL

SURFACE UTILITY LEGEND

- FIRE HYDRANT – REFER TO UTILITY PLAN
- FIRE DEPT. CONNECTION – REFER TO UTILITY PLAN
- WATER METER – REFER TO UTILITY PLAN
- SITE LIGHTS – REFER TO UTILITY PLANS AND ARCHITECTURAL PLANS
- CATCH BASIN – REFER TO GRADING PLAN
- CURB INLETS – REFER TO GRADING PLAN
- MITERED OR FLARED END SECTION – REFER TO GRADING PLAN
- MANHOLE – REFER TO UTILITY PLAN

REFER TO OTHER PLANS FOR LEGENDS RELATIVE TO WORK CALLED OUT ON THOSE PLANS



CITY OF DUNEDIN NOTES:

1. MINIMUM 100% DENSITY AT SUB GRADE ELEVATION ABOVE ALL PIPE CROSSING OF ROAD.
2. SIDEWALKS SHALL BE CONSTRUCTED:

WITH A BRUSH FINISH, 3,000 P.S.I. CONCRETE.

AT LEAST 4 INCHES THICK.

WITH A 1/2 INCH EXPANSION JOINT EVERY 50 LINEAR FEET. WITH 1/2 INCH EXPANSION JOINTS ON BOTH SIDES OF DRIVEWAY ENTRANCES AND AT ROADWAY CONNECTIONS OF CURB OR EDGE OF PAVEMENT.

WITH A CONTRACTION OR "DUMMY" JOINT EVERY FIVE LINEAR FEET.

WITH A TRAVERSE SLOPE OF 1/4 INCH PER FOOT.

WITH ELEVATION TRANSITION SLOPES NOT IN EXCESS OF 12:1 (12 HORIZONTAL TO 1 VERTICAL

TO INCLUDE STANDARD HANDICAPPED RAMPS AT PAVEMENT CONNECTIONS. HANDICAP RAMPS AT ALL INTERSECTIONS ON SIDEWALK.

TO BE 6 INCHES THICK WITH REINFORCING MESH AT ALL DRIVEWAY CROSSINGS.

NOTE:
THE STORM WATER MANAGEMENT SYSTEM INCLUDING ALL CONVEYANCE, TREATMENT, AND RETENTION ELEMENTS WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	60.86	150.00	N29°47'02"W	60.45

NORTH
SCALE: 1" = 30'
30 20 10 0 30

DEVIATIONS TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION

This confirmation of construction plans, specifications, and other documents and drawings appear to meet the requirements of current City ordinances, and no other representations are made regarding zoning, appropriateness of the project, safety, engineering, or compliance with rules, regulations, ordinances or laws of other governmental entities with jurisdiction over the project, are made. No certification of safety or good design is to be inferred from this confirmation or any inspections made by City personnel. The Engineer of Record for the project shall be responsible for all design, drainage or construction errors that may be apparent or discovered with the completed task, ordinances and regulations of the City of Dunedin. The Engineer of Record for the project shall be responsible for all details of engineering, including tests and inspections. Before service can be rendered or maintenance accepted, with Engineer must file with the City Engineer a Certificate of Design and a Certificate of Completion, signed and sealed by the Engineer of Record, that all inspections and tests have been accomplished in accordance with the plans and specifications or exceptions thereto in accordance with City ordinances. Not County and State agencies have approved such installation for use, and that all required tests and inspections have been conducted.
Approval of these plans does not constitute approval of any permit, other approvals from other agencies within the City, County, State or Federal government may be necessary. A permit from the City must be obtained prior to the start of any construction. The work must be obtained from the City of Dunedin only after presentation of evidence that Administrative approval has been granted with the required Conditions have been satisfied.

4/24/18

SITE LAYOUT AND GEOMETRY PLAN

SCALE: 1"=30'

REVISIONS		
1	01.23.18 Rev. per City of Dunedin	BH
2	02.27.18 Added Top of Wall Elevations per Client	BH
3	03.15.18 Rev. per City of Dunedin	BH

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA.
Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #00009422
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FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

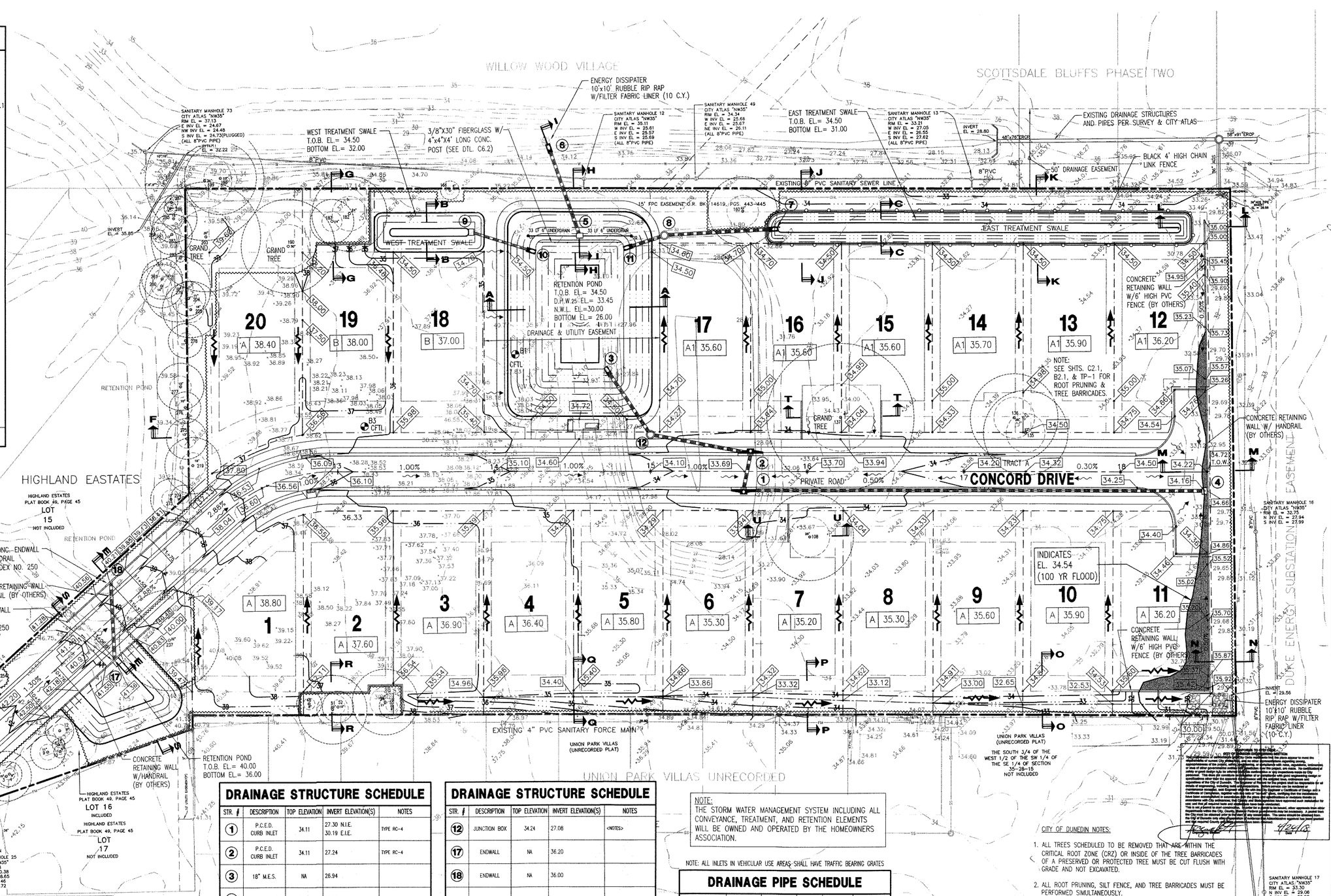
PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

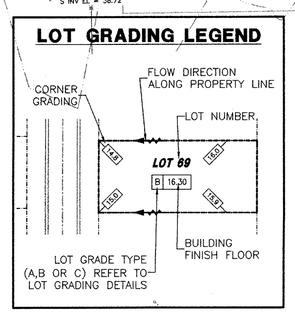
SHEET #:
C3.1

GRADING LEGEND

- SILT BARRIER
- EXISTING SPOT GRADE – REFER TO SHEET C2.1 FOR DATUM
- PROPOSED SPOT GRADE – REFER TO SHEET C2.1 FOR DATUM
- PROPOSED HIGH-POINT GRADE
- PROPOSED TOP-OF-WALK GRADE
- EXISTING TOPOGRAPHIC CONTOUR
- PROPOSED TOPOGRAPHIC CONTOUR
- SWALE/INVERTED CROWN ARROW
- FLOW DIRECTION ARROW
- EXISTING STORMWATER PIPE
- PROPOSED STORMWATER PIPE
- EXISTING/PROPOSED GRATED INLET – TYPE SPECIFIED ON THE PLAN
- EXISTING/PROPOSED JUNCTION BOX – TYPE SPECIFIED ON THE PLAN
- PROPOSED CURB INLET – TYPE SPECIFIED ON THE PLAN
- EXISTING/PROPOSED MITERED END SECTION
- EXISTING/PROPOSED FLARED END SECTION



LOT GRADING LEGEND



DRAINAGE STRUCTURE SCHEDULE

STR. #	DESCRIPTION	TOP ELEVATION	INVERT ELEVATION(S)	NOTES
1	P.C.E.D. CURB INLET	34.11	27.30 N.I.E. 30.19 E.I.E.	TYPE RC-4
2	P.C.E.D. CURB INLET	34.11	27.24	TYPE RC-4
3	18" M.E.S.	NA	26.94	
4	TYPE C INLET	34.16	31.66	
5	TYPE C INLET	34.00	28.39	CONTROL STRUCTURE
6	24" M.E.S.	NA	27.80	<NOTES>
7	18" M.E.S.	NA	30.21	<NOTES>
8	JUNCTION BOX	34.60	30.06	<NOTES>
9	TYPE C INLET	34.50	30.20	SLOT @ EL 34.00
10	15" M.E.S.	NA	30.00	<NOTES>
11	18" M.E.S.	NA	30.00	<NOTES>

DRAINAGE STRUCTURE SCHEDULE

STR. #	DESCRIPTION	TOP ELEVATION	INVERT ELEVATION(S)	NOTES
12	JUNCTION BOX	34.24	27.08	<NOTES>
17	ENDWALL	NA	36.20	
18	ENDWALL	NA	36.00	

NOTE: THE STORM WATER MANAGEMENT SYSTEM INCLUDING ALL CONVEYANCE, TREATMENT, AND RETENTION ELEMENTS WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.

NOTE: ALL INLETS IN VEHICULAR USE AREAS SHALL HAVE TRAFFIC BEARING GRATES

DRAINAGE PIPE SCHEDULE

STRUCTURES FROM	STRUCTURES TO	LENGTH (FT.)	DIAMETER (IN.)	PIPE TYPE	SLOPE (%)	NOTES
1	2	24	18"	RCP	0.25	
2	12	65	24"	RCP	0.25	
12	3	54	24"	RCP	0.25	
17	18	50	15"	RCP	0.4	
1	4	294	15"	RCP	0.5	
5	6	62	24"	RCP	0.95	
7	8	75	18"	RCP	0.2	
8	11	29	18"	RCP	0.2	
9	10	38	15"	RCP	0.5	

CITY OF DUNEDIN NOTES:

1. ALL TREES SCHEDULED TO BE REMOVED THAT ARE WITHIN THE CRITICAL ROOT ZONE (CRZ) OR INSIDE OF THE TREE BARRICADES OF A PRESERVED OR PROTECTED TREE MUST BE CUT FLUSH WITH GRADE AND NOT EXCAVATED.
2. ALL ROOT PRUNING, SILT FENCE, AND TREE BARRICADES MUST BE PERFORMED SIMULTANEOUSLY.
3. ROOT PRUNING SHOULD BE PERFORMED IN AREA WHERE GRADE CHANGES OCCUR WITHIN THE DRIP LINE OF ALL PRESERVED TREES, BUT NOT WITHIN CRZ.
4. SILT FENCE TO BE TRENCHED NEAR ALL ROOT PRUNING, GRADE CHANGES, OR INFRASTRUCTURE CONFLICTS OF PRESERVED TREES.
5. ROOT PRUNING, SILT FENCE, AND BARRICADES MUST ALSO BE INSTALLED WHERE TREE WALLS/WELLS ARE REQUIRED.
6. ROOT PRUNING IS REQUIRED WHERE ANY UTILITY OR STORM PIPE MAY CONFLICT WITH A PRESERVED TREE.
7. EXISTING GRADE TO REMAIN FOR ALL PRESERVED TREES WITHIN THEIR TREE BARRICADES AND CRZ'S.
8. ALL GRAND TREES WILL REQUIRE 4"-6" OF MULCH TO BE INSTALLED INSIDE OF THE GAVANIZED FENCING.

GRADING AND DRAINAGE PLAN

SCALE: 1"=30'

REVISIONS		
1 01.23.18	Rev. per City of Dunedin	BH
2 02.27.18	Added Top of Wall Elevations per Client	BH
3 03.15.18	Rev. per City of Dunedin	BH

I HEREBY CERTIFY THAT THE PLAN AND SPECIFICATION WAS PREPARED UNDER MY SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.

Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #0000422

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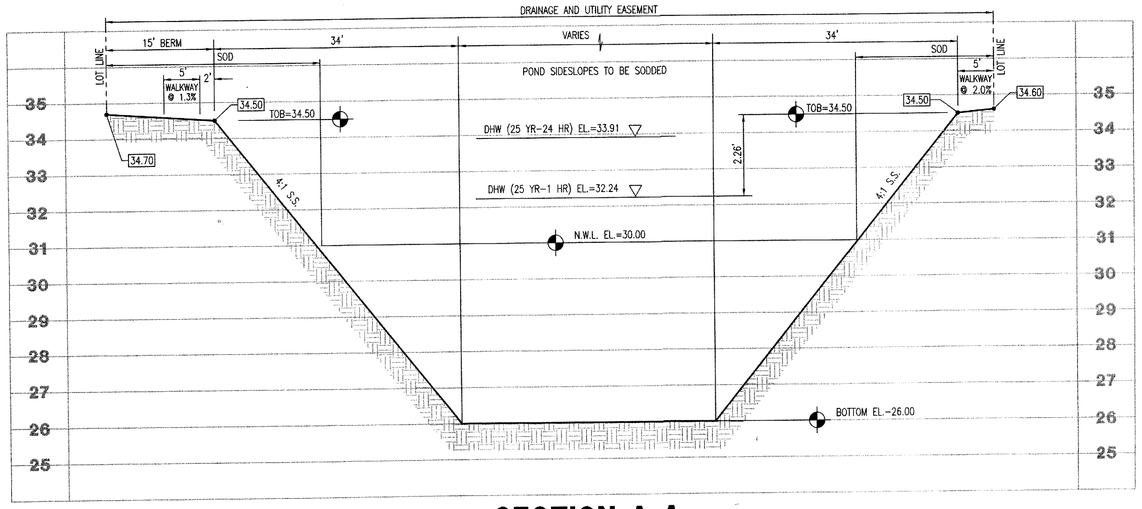
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3359 Fax: (727) 785-3434
www.ozonawebsite.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

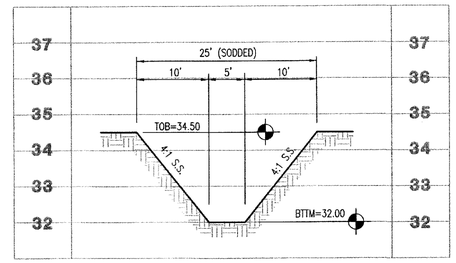
PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C4.1



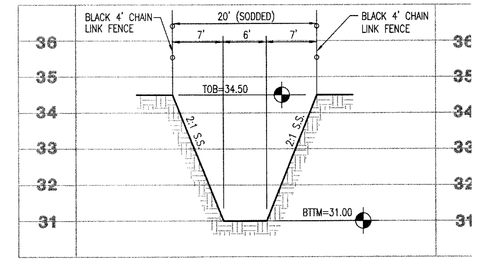
SECTION A-A
POND SECTION

SCALE: 1"=10' HORIZ.
1"=2' VERT.



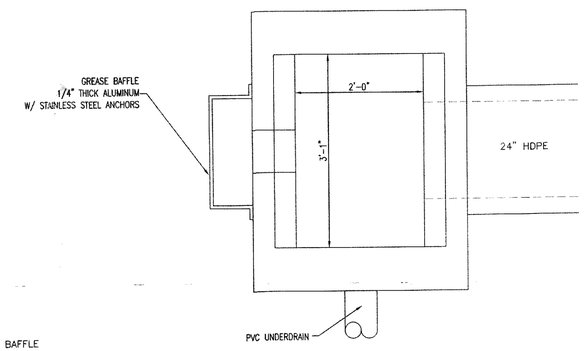
SECTION B-B
WEST TREATMENT SWALE

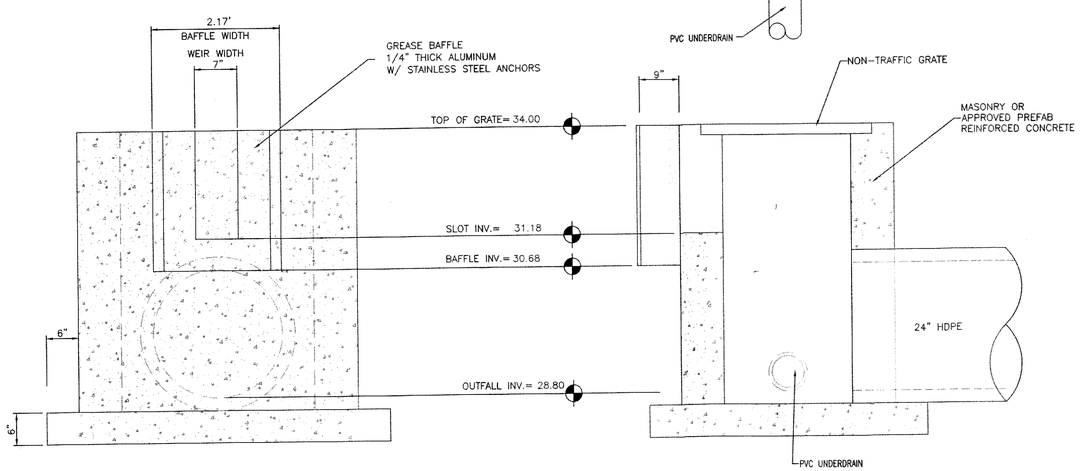
SCALE: 1"=10' HORIZ.
1"=2' VERT.



SECTION C-C
EAST TREATMENT SWALE

SCALE: 1"=10' HORIZ.
1"=2' VERT.

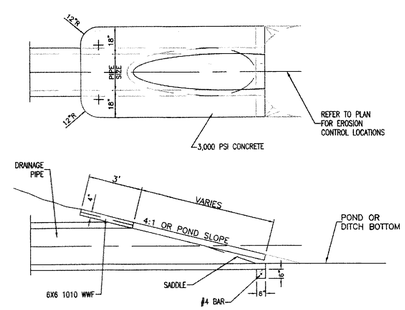




CONTROL STRUCTURE DETAIL

NTS

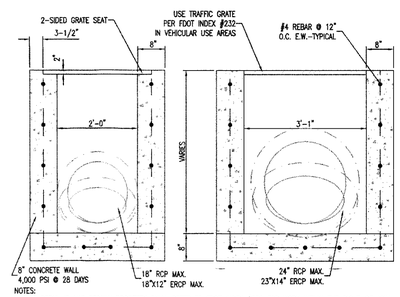
SD



MITERED END SECTION DETAIL

NTS

SD

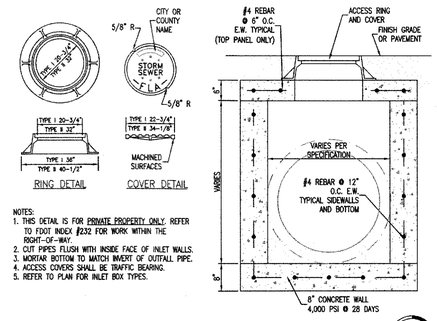


NOTES:
1. THIS DETAIL IS FOR PRIVATE PROPERTY ONLY. REFER TO FDOT INDEX #232 FOR WORK WITHIN THE RIGHT-OF-WAY.
2. CUT PIPES FLUSH WITH INSIDE FACE OF INLET WALLS.
3. MORTAR BOTTOM TO MATCH INVERT OF OUTFALL PIPE.

TYPE 'C' INLET DETAIL

NTS

SD



NOTES:
1. THIS DETAIL IS FOR PRIVATE PROPERTY ONLY. REFER TO FDOT INDEX #232 FOR WORK WITHIN THE RIGHT-OF-WAY.
2. CUT PIPES FLUSH WITH INSIDE FACE OF INLET WALLS.
3. MORTAR BOTTOM TO MATCH INVERT OF OUTFALL PIPE.
4. ACCESS COVERS SHALL BE TRAFFIC BEARING.
5. REFER TO PLAN FOR INLET BOX TYPES.

JUNCTION BOX DETAIL

NTS

SD

COMPLIES TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION
This confirmation of conformance with City Code requirements that the plans appear to meet the requirements of current City ordinances, and are in accordance with rules, regulations, ordinances and standards of the City of Dunedin. Such review is not a guarantee that all errors, omissions, conflicts or lack of other governmental approvals have been made. The confirmation of safety or good design is to be inferred from this confirmation of any inspections made by City personnel. This does not constitute approval of any deviations from the approved plans or specifications when that is required. The Engineer of Record for the project shall be responsible for all details of engineering, including safety precautions. Before work can be restarted or continued unchecked, said Engineer shall file with the City Engineer a Certificate of Design and a Certificate of Completion, in accordance with the plans and specifications. Before Certificates of Completion are issued, in accordance with the plans and specifications, proofs of matters (tests) in accordance with City ordinances, Pinellas County and State agencies have approved such installation for use, and that all required tests and inspections have been completed.
This is not a permit to start construction, to enter for a permit to do work, nor approval from other departments or agencies. This is not a permit to start construction. A permit from Dunedin must be obtained prior to the start of any construction. This plan should be obtained from the City of Dunedin only after permissions of ordinances that Administration approval has been granted and the required Council action has been obtained.
4/26/18

SD = SHOP DRAWING REQUIRED
REFER TO STANDARD NOTES
FOR CONDITIONS

POND CROSS SECTION AND STORMWATER MANAGEMENT DETAILS

SCALE: NONE

REVISIONS
1 01.23.18 Rev. per City of Dunedin BH
2 03.15.18 Rev. per City of Dunedin BH

STATE CERT. OF AUTH. #00008422

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF FLORIDA. BY MY SIGNATURE AND SEAL.
Gary A. Boucher, PE# 22885

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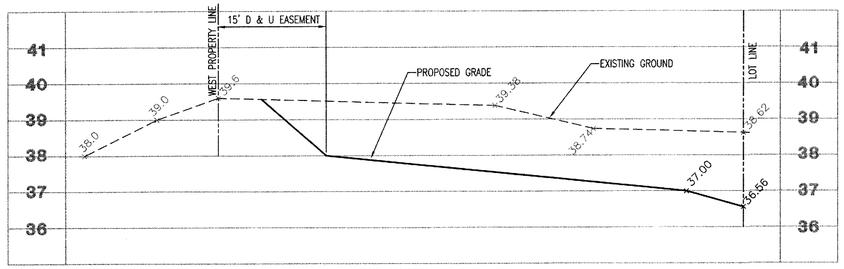
FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

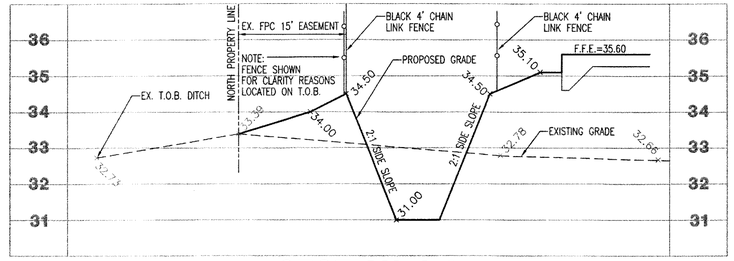
PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C4.2



SECTION F-F

SCALE: 1"=10' HORIZ.
1"=2' VERT.



SECTION J-J

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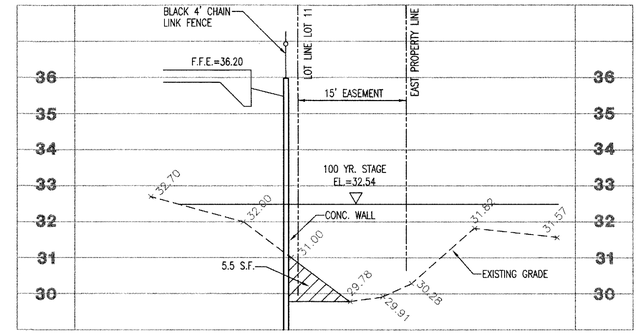
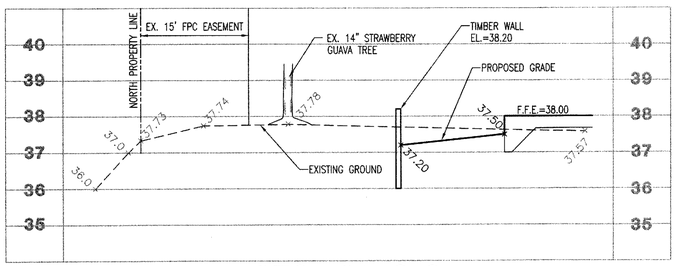
1"=2' VERT.



SECTION N-N

SCALE: 1"=10' HORIZ.
1"=2' VERT.



SECTION G-G

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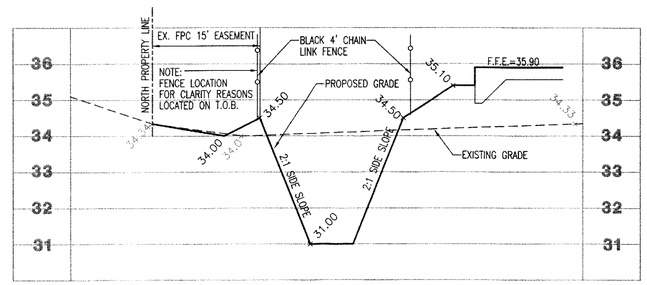
1"=2' VERT.



SECTION K-K

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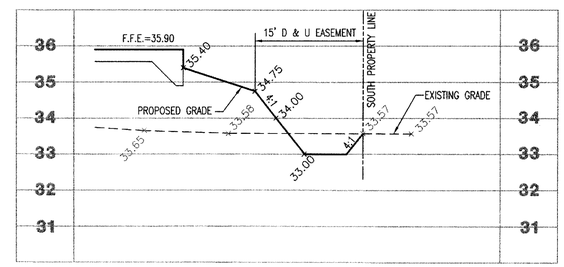
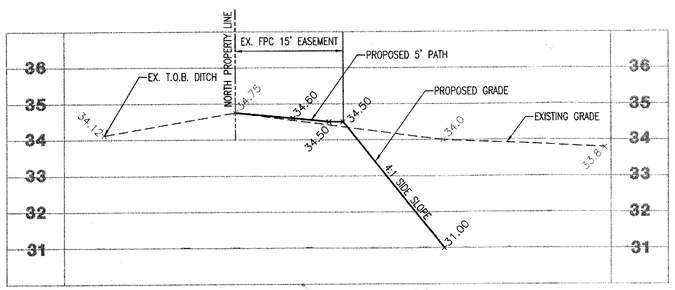
1"=2' VERT.



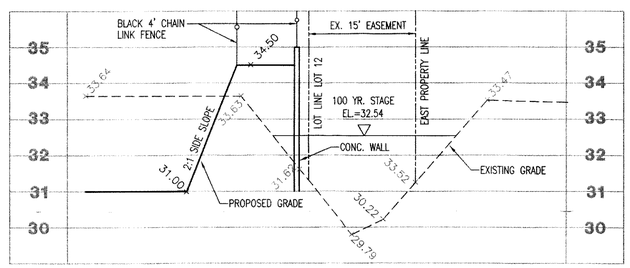
SECTION O-O

SCALE: 1"=10' HORIZ.
1"=2' VERT.



SECTION H-H

SCALE: 1"=10' HORIZ.
1"=2' VERT.



SECTION L-L

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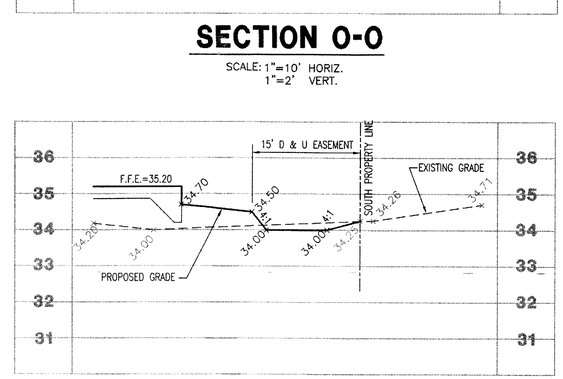
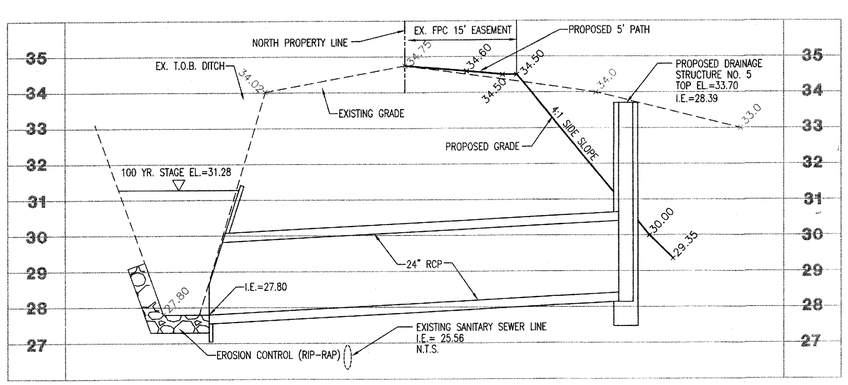


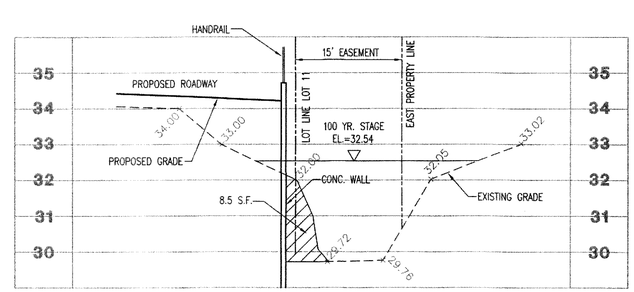
SECTION P-P

SCALE: 1"=10' HORIZ.
1"=2' VERT.



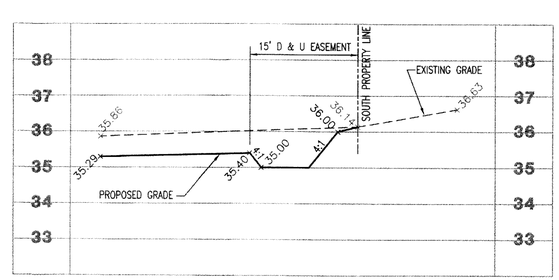
SECTION I-I

SCALE: 1"=10' HORIZ.
1"=2' VERT.



SECTION M-M

SCALE: 1"=10' HORIZ.
1"=2' VERT.



SECTION Q-Q

SCALE: 1"=10' HORIZ.
1"=2' VERT.

COMPLIES TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION
This confirmation of conformance with City Code represents that the plans register to meet the requirements of current City Code, and that the plans have been reviewed for compliance with the applicable sections of the City Code, engineering in accordance with rules, regulations, ordinances and laws of other governmental entities and jurisdiction over the project, are valid. No confirmation of safety or of any design is to be inferred from this confirmation of any regulations made by City officials. This does not constitute an indication of or compliance with good engineering design or practice, or of compliance with any other laws or regulations. The Engineer of Record for the project shall be responsible for all aspects of engineering, including laws and regulations. Before service can be rendered or utilities extended, said Engineer shall file with the City Engineer a Certificate of Design and a Certificate of Completion, together with two sets of "as-built" plans, certifying that the construction of the improvements has been in all respects in accordance with approved plans and in accordance with City ordinances, that County and State agencies have signed-off such inspection for use, and that all required tests and inspections have been completed.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State or Federal governments may be necessary. A permit from the City of Dunedin shall not be issued until all other required permits have been obtained from the City of Dunedin and other governmental agencies and evidence that such required permits have been posted and the Permit Card for such permits have been obtained.
4/23/18

NOTE:
ALL AREAS ABOVE EL. 30.0 TO BE SODDED.

SD = SHOP DRAWING REQUIRED REFER TO STANDARD NOTES FOR CONDITIONS

PERIMETER CROSS SECTIONS

SCALE: NONE

REVISIONS
01.23.18 Rev. per City of Dunedin BH
03.15.18 Rev. per City of Dunedin BH

I HEREBY CERTIFY THAT THE PLAN AND SPECIFICATIONS HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AND I HAVE AFFIXED MY SEAL BELOW.
Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #00009422

Ozona Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
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FOR:
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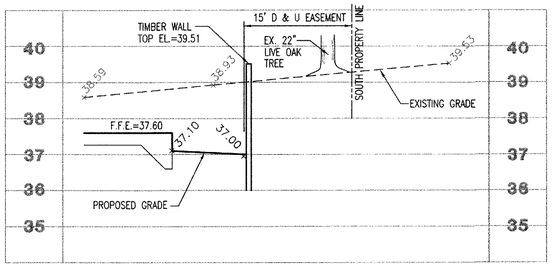
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

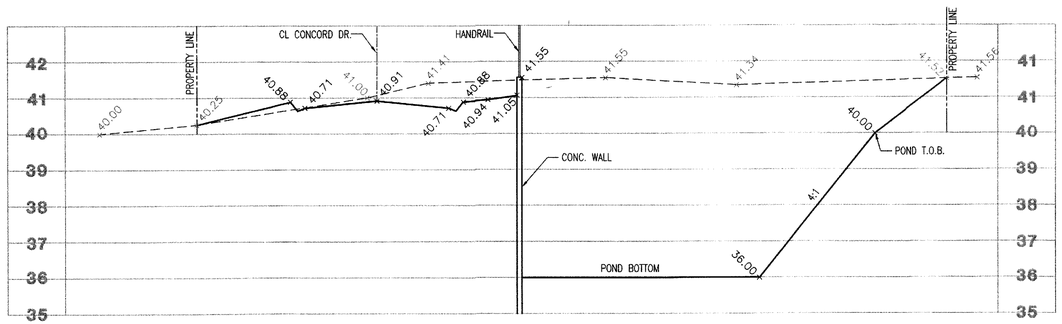
PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C4.3



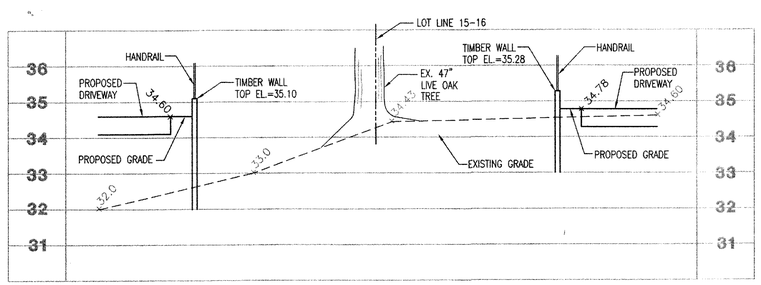
SECTION R-R

SCALE: 1"=10' HORIZ.
1"=2' VERT.



SECTION S-S

SCALE: 1"=10' HORIZ.
1"=2' VERT.



SECTION T-T

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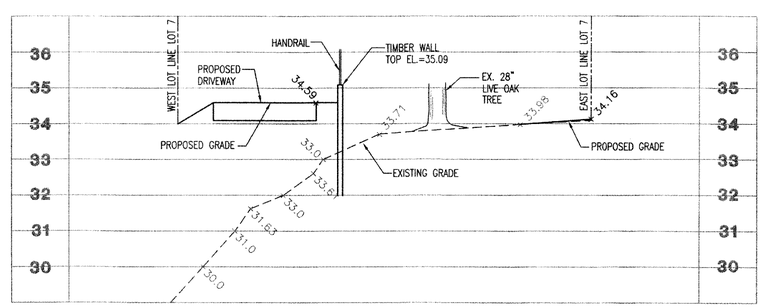
1"=2' VERT.



SECTION U-U

SCALE: 1"=10' HORIZ.
1"=2' VERT.

CONFORMS TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION

This conformance of conformance with City Code represents that the plans appear to meet the requirements of current City ordinances, and no other representations regarding zoning, setbacks, easements, or other matters of a legal nature are implied. Further, this conformance in no way of other plan review, permits, or inspections by the public, utility, and other agencies is implied or plan changes to be effected from this conformance or any inspections made by City personnel. This does not constitute an indication of or conformance with good engineering design or specifications other than the apparent conformance with the adopted state, ordinances and regulations. The Engineer of Record is fully responsible for the design and specifications for all aspects of engineering, including work and dependents, unless details are to be contained in subsequent receipts, and Engineer shall file with the City Engineer a Certificate of Design and a Certificate of Completion, together with two sets of "as-built" plans, certifying that the installations have been accomplished in accordance with the plans and specifications of revisions thereto in accordance with the City Code and that the facilities are in operation and approved turn installation for use, and that all required tests and inspections have been conducted.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State or Federal governments may be necessary. A permit from the City must be obtained prior to the start of any construction. The same should be obtained from the City Building Department. Plans submitted for building permit must be approved by plans review and fees paid. Fees shall be based on the current fee schedule.

4/24/18

NOTE:
ALL AREAS ABOVE EL. 30.0
TO BE SODDED.

SD = SHOP DRAWING REQUIRED
REFER TO STANDARD NOTES
FOR CONDITIONS

PERIMETER CROSS SECTIONS

SCALE: SHOWN

REVISIONS

1	01.23.18	Rev. per City of Dunedin BH
2	03.15.18	Rev. per City of Dunedin BH

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA.
Gary A. Boucher, PE# 23885

STATE CERT. OF AUTH. #00009422

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Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

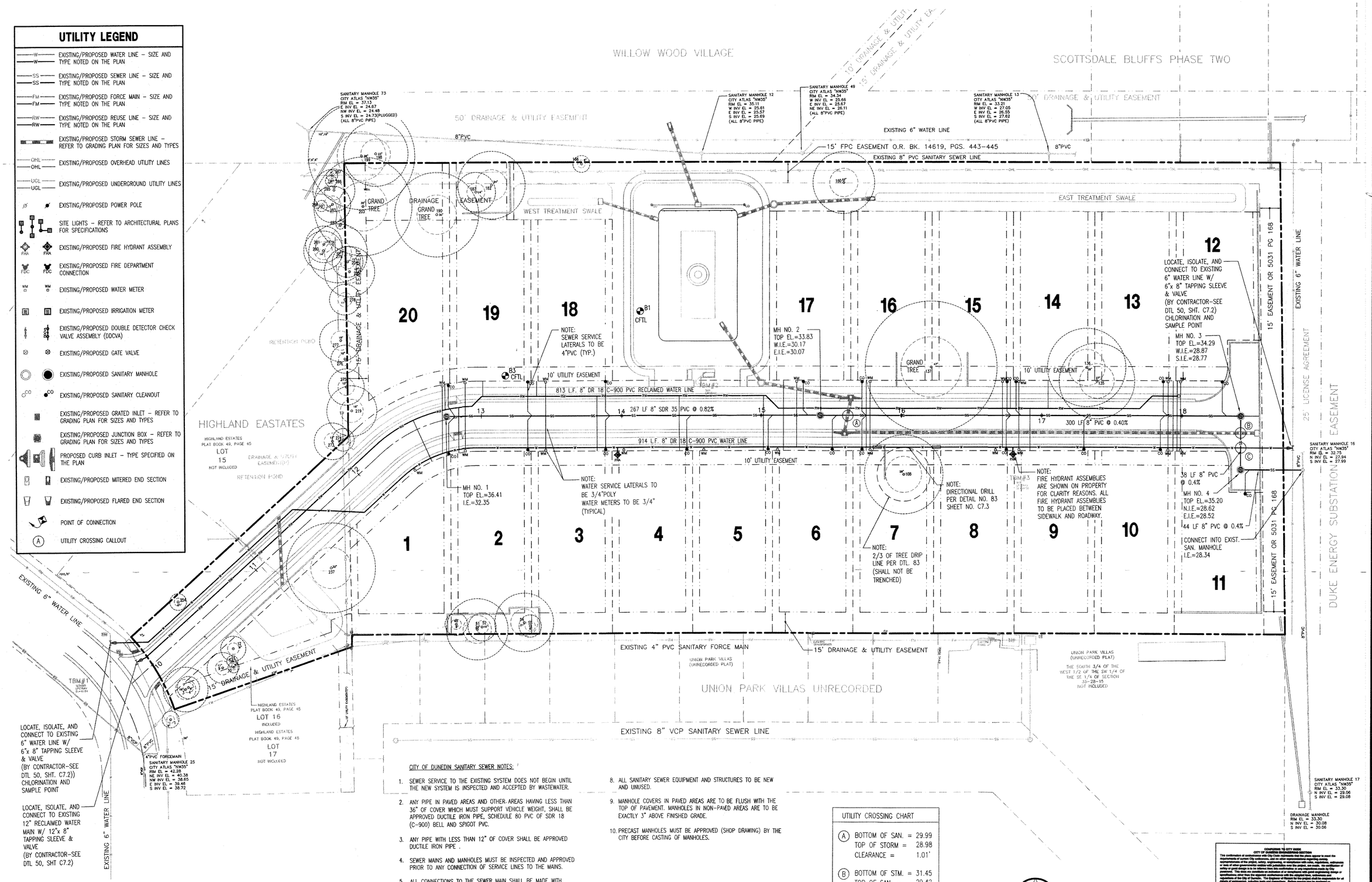
PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C4.4

UTILITY LEGEND

- W / W — EXISTING/PROPOSED WATER LINE – SIZE AND TYPE NOTED ON THE PLAN
- SS / SS — EXISTING/PROPOSED SEWER LINE – SIZE AND TYPE NOTED ON THE PLAN
- FM / FM — EXISTING/PROPOSED FORCE MAIN – SIZE AND TYPE NOTED ON THE PLAN
- RW / RW — EXISTING/PROPOSED REUSE LINE – SIZE AND TYPE NOTED ON THE PLAN
- EXISTING/PROPOSED STORM SEWER LINE – REFER TO GRADING PLAN FOR SIZES AND TYPES
- OHL / OHL — EXISTING/PROPOSED OVERHEAD UTILITY LINES
- UGL / UGL — EXISTING/PROPOSED UNDERGROUND UTILITY LINES
- EXISTING/PROPOSED POWER POLE
- SITE LIGHTS – REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS
- FHA / FHA — EXISTING/PROPOSED FIRE HYDRANT ASSEMBLY
- FDC / FDC — EXISTING/PROPOSED FIRE DEPARTMENT CONNECTION
- WM / WM — EXISTING/PROPOSED WATER METER
- IR / IM — EXISTING/PROPOSED IRRIGATION METER
- DCDA / DCDA — EXISTING/PROPOSED DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA)
- EXISTING/PROPOSED GATE VALVE
- EXISTING/PROPOSED SANITARY MANHOLE
- CO / CO — EXISTING/PROPOSED SANITARY CLEANOUT
- EXISTING/PROPOSED GRATED INLET – REFER TO GRADING PLAN FOR SIZES AND TYPES
- EXISTING/PROPOSED JUNCTION BOX – REFER TO GRADING PLAN FOR SIZES AND TYPES
- PROPOSED CURB INLET – TYPE SPECIFIED ON THE PLAN
- EXISTING/PROPOSED MITERED END SECTION
- EXISTING/PROPOSED FLARED END SECTION
- POINT OF CONNECTION
- (A) UTILITY CROSSING CALLOUT



CITY OF DUNEDIN SANITARY SEWER NOTES:

1. SEWER SERVICE TO THE EXISTING SYSTEM DOES NOT BEGIN UNTIL THE NEW SYSTEM IS INSPECTED AND ACCEPTED BY WASTEWATER.
2. ANY PIPE IN PAVED AREAS AND OTHER AREAS HAVING LESS THAN 36" OF COVER WHICH MUST SUPPORT VEHICLE WEIGHT, SHALL BE APPROVED DUCTILE IRON PIPE, SCHEDULE 80 PVC OF SDR 18 (C-900) BELL AND SPIGOT PVC.
3. ANY PIPE WITH LESS THAN 12" OF COVER SHALL BE APPROVED DUCTILE IRON PIPE .
4. SEWER MAINS AND MANHOLES MUST BE INSPECTED AND APPROVED PRIOR TO ANY CONNECTION OF SERVICE LINES TO THE MAINS.
5. ALL CONNECTIONS TO THE SEWER MAIN SHALL BE MADE WITH "TEE-WYE" FITTINGS INSTALLED SUCH THAT THE INCOMING FLOW ENTERS THE SEWER MAIN IN ONE OF THE UPPER TWO SEWER MAIN QUADRANTS.
6. NO DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM FROM THE NEW SYSTEM.
7. WHEN LAYING PIPE, A WELL GRADED, CRUSHED STONE OR CRUSHED GRAVEL OF NUMBER 89 GRADIENT MUST BE USED TO ACHIEVE PROPER PIPE BEDDING.
8. ALL SANITARY SEWER EQUIPMENT AND STRUCTURES TO BE NEW AND UNUSED.
9. MANHOLE COVERS IN PAVED AREAS ARE TO BE FLUSH WITH THE TOP OF PAVEMENT. MANHOLES IN NON-PAVED AREAS ARE TO BE EXACTLY 3" ABOVE FINISHED GRADE.
10. PRECAST MANHOLES MUST BE APPROVED (SHOP DRAWING) BY THE CITY BEFORE CASTING OF MANHOLES.

UTILITY CROSSING CHART	
(A) BOTTOM OF SAN. =	29.99
TOP OF STORM =	28.98
CLEARANCE =	1.01'
(B) BOTTOM OF STM. =	31.45
TOP OF SAN. =	29.42
CLEARANCE =	2.03'
(C) BOTTOM OF SAN. =	28.68
TOP OF WATER =	25.68
CLEARANCE =	3.0'

NORTH
SCALE: 1" = 30'
30 20 10 0 30

COMPLIANCE TO CITY CODES
CITY OF DUNEDIN CONDITIONAL APPROVAL CERTIFICATION
This confirmation of conditional approval with City Codes represents that the plans appear to meet the requirements of current City ordinances, and no other representations regarding zoning, appropriateness of the project, safety, engineering, or compliance with rules, regulations, ordinances or laws of other governmental entities with jurisdiction over the project, are made. No certification of safety of the design is to be inferred from this conditional approval. Any inspections made by City personnel, or the absence of such inspections, shall not be construed as a representation of safety or compliance other than the apparent conformance with the adopted laws, ordinances and regulations of the City of Dunedin. The Engineer of Record for the project shall be responsible for all design and construction, and shall certify that the project has been constructed, tested, and maintained acceptably, and Engineer shall file with the City Engineer a Certificate of Completion, together with two sets of "as-built" plans, certifying that the items have been accomplished in accordance with the plans and specifications or variances thereof in accordance with City ordinances, that County and State agencies have approved such installation for which they have jurisdiction, and that such approvals have been obtained. This is not a permit to start construction. In order for a permit to be issued, other approvals may also be required within the City, County, State or Federal governments prior to construction. A permit from the City must be obtained prior to the start of any construction. The same should be obtained from the City of Dunedin only after presentation of evidence that Administrative approval has been granted and that required County, State, and Federal permits have been obtained.
Approved 4/24/18
Date

UTILITIES SITE PLAN

SCALE: 1"=30'

REVISIONS		
01.23.18	Rev. per City of Dunedin	BH
02.27.18	Added Top of Wall Elevations per Client	BH
03.15.18	Rev. per City of Dunedin	BH

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA. SIGNED BY: Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #00001422
Ozona Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
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FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
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(PROJECT)
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
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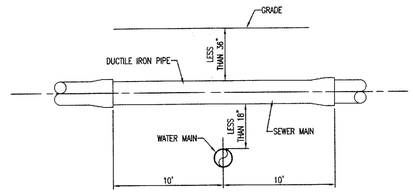
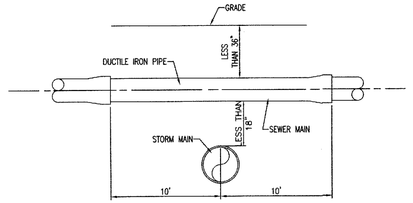
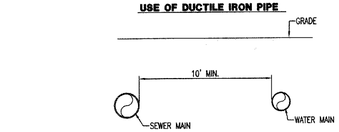
SHEET #:
C5.1



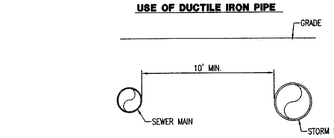
USE OF DUCTILE IRON PIPE



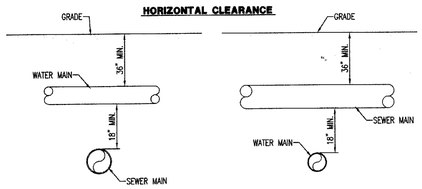
USE OF DUCTILE IRON PIPE



HORIZONTAL CLEARANCE

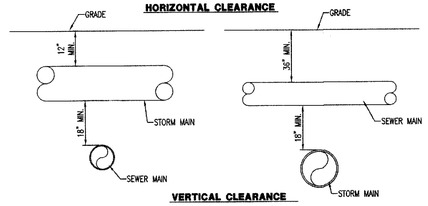


HORIZONTAL CLEARANCE



VERTICAL CLEARANCE

WATER / SEWER



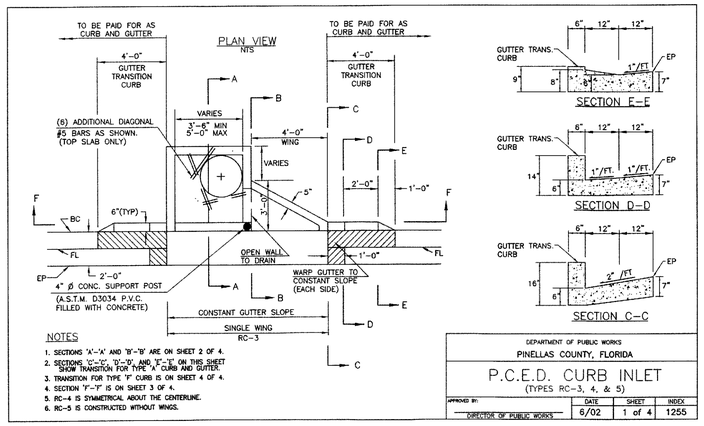
VERTICAL CLEARANCE

SEWER / STORM

NOTES:
1. PROVIDE 36" MIN. COVER OVER DOMESTIC WATER MAINS AND SANITARY SEWER MAINS.
2. PROVIDE 12" MIN. COVER OVER STORM SEWER MAINS (UNLESS NOTED OTHERWISE).
3. PROVIDE 18" MIN. VERTICAL AND 10' HORIZONTAL CLEARANCE BETWEEN WATER AND SANITARY SEWER MAINS.
4. PROVIDE 18" MIN. VERTICAL AND 10' HORIZONTAL CLEARANCE BETWEEN WATER AND STORM SEWER MAINS.
5. PROVIDE 10' MIN. HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAINS.
6. PROVIDE 10' MIN. HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER AND STORM MAINS.
7. DUCTILE IRON PIPE SANITARY SEWER SHALL BE USED UNDER THE FOLLOWING CONDITIONS:
   A. MINIMUM COVER FOR SANITARY SEWER IS LESS THAN 36".
   B. VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER MAINS IS LESS THAN 18".
   C. VERTICAL CLEARANCE BETWEEN WATER AND STORM MAINS IS LESS THAN 18".
8. CONCRETE ENCASEMENT OF SANITARY SEWER GRAVITY MAIN IS NOT PERMITTED.
9. SEE OTHER DETAILS FOR CONFLICT BOXES IF PROPOSED.
10. LATERALS INTO BUILDINGS SHALL NOT APPLY TO THESE RESTRICTIONS WITHIN 5' OF THE STRUCTURAL LINE OF BUILDING(S).

WATER MAIN AND SANITARY SEWER CLEARANCES

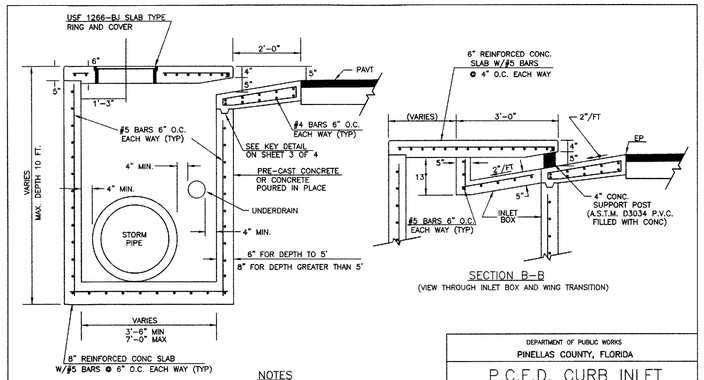
NTS



NOTES
1. SECTIONS 'A'-'A' AND 'B'-'B' ARE ON SHEET 2 OF 4.
2. SECTIONS 'D'-'D', 'E'-'E', AND 'F'-'F' ON THIS SHEET SHOW TRANSITION FOR TYPE 'A' CURB AND GUTTER.
3. TRANSITION FOR TYPE 'F' CURB IS ON SHEET 4 OF 4.
4. SECTION 'F'-'F' IS ON SHEET 3 OF 4.
5. RC-4 IS SYMMETRICAL ABOUT THE CENTERLINE.
6. RC-5 IS CONSTRUCTED WITHOUT WINGS.

DEPARTMENT OF PUBLIC WORKS
PINELLAS COUNTY, FLORIDA
P.C.E.D. CURB INLET
(TYPES RC-3, 4, & 5)

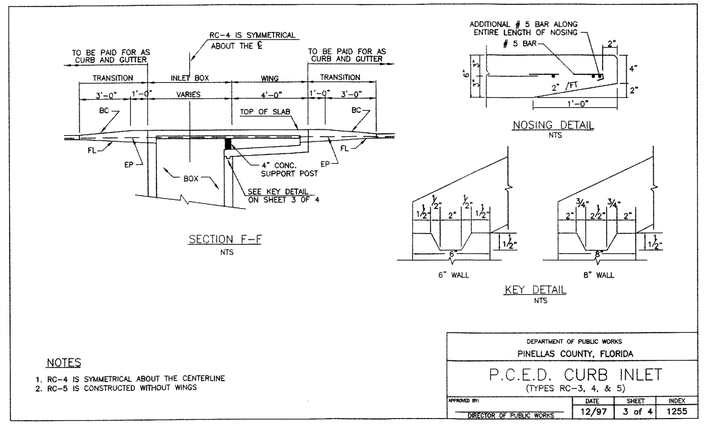
APPROVED BY:	DATE	SHEET	INDEX
DIRECTOR OF PUBLIC WORKS	6/02	1 of 4	1255



NOTES
1. RC-4 IS SYMMETRICAL ABOUT THE CENTERLINE
2. RC-5 IS CONSTRUCTED WITHOUT WINGS

DEPARTMENT OF PUBLIC WORKS
PINELLAS COUNTY, FLORIDA
P.C.E.D. CURB INLET
(TYPES RC-3, 4, & 5)

APPROVED BY:	DATE	SHEET	INDEX
DIRECTOR OF PUBLIC WORKS	9/99	2 of 4	1255



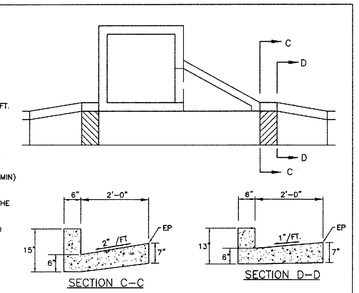
NOTES
1. RC-4 IS SYMMETRICAL ABOUT THE CENTERLINE
2. RC-5 IS CONSTRUCTED WITHOUT WINGS

DEPARTMENT OF PUBLIC WORKS
PINELLAS COUNTY, FLORIDA
P.C.E.D. CURB INLET
(TYPES RC-3, 4, & 5)

APPROVED BY:	DATE	SHEET	INDEX
DIRECTOR OF PUBLIC WORKS	12/97	3 of 4	1255

GENERAL NOTES

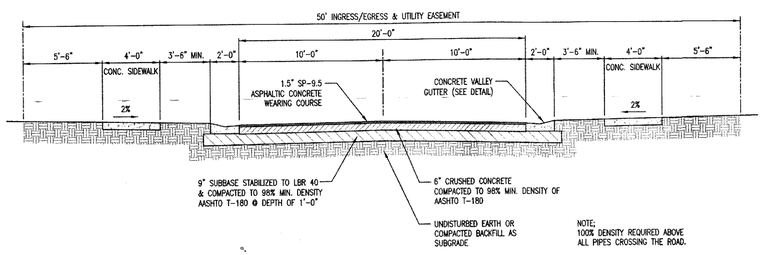
1. THESE INLETS FOR USE WITH PINELLAS COUNTY TYPE 'A' CURB AND GUTTER, AND WITH FDOT TYPE 'F' CURB (FOR USE WITH TYPE 'F', SEE DETAILS FOR TYPE 'F' CURB TRANSITION).
2. ℄ OF INLETS SHOULD BE LOCATED AT PROPERTY LINES UNLESS OTHERWISE APPROVED.
3. COVER FOR ALL REINFORCING STEEL SHALL BE 2" MINIMUM.
4. SUGGESTED MAXIMUM INLET DESIGN FLOWS FOR 0.4% PROFILE GRADE AND 1/4"/FT. CROSS SLOPE
   RC-3: 4.5 CFS (3'-6" WIDTH) / 5.5 CFS (5'-0" WIDTH)
   RC-4: 6.5 CFS (3'-6" WIDTH) / 7.5 CFS (5'-0" WIDTH)
   RC-5: 3 CFS (3'-6" WIDTH) / 4 CFS (5'-0" WIDTH)
5. INLETS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE, AND MAY BE EITHER PRECAST OR POURED IN PLACE.
6. CONCRETE SHALL BE CLASS II , WITH Fc' = 3400 PSI (MIN). (Fc' = 4000 PSI (MIN) FOR TOP SLAB).
7. REINFORCING STEEL SHALL BE GRADE 40, DEFORMED, AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION A 615 (GRADE 60 FOR TOP SLAB.)
8. WHEN INLET TOPS EXTEND INTO SIDEWALK OR OTHER PAVED AREAS, THE FINISHED SURFACE OF THE INLET TOPS SHALL CONFORM TO THE FINISHED GRADE AND CROSS SLOPE OF THE ADJACENT SIDEWALK OR PAVEMENT. TO ACHIEVE THIS CONFORMITY THE DEPTH OF THE INLET SLAB MAY BE INCREASED WHERE NECESSARY, AND/OR THE HEIGHT OF THE INLET SIDE AND REAR WALLS MAY BE INCREASED OR DECREASED AS REQUIRED. HOWEVER, THE THICKNESS OF THE INLET SLAB AT ANY POINT SHALL NOT BE LESS THAN THAT SHOWN IN THE PLANS, AND NO ADJUSTMENT SHALL BE MADE TO THE DEPTH OF INLET OPENINGS OR THE HEIGHT OF THE TOP FRONT EDGE OF THE INLET SLAB.
9. UNLESS OTHERWISE NOTED, ALL EXPOSED EDGES AND CORNERS OF CONCRETE SHALL HAVE A 3/4" CHAMFER.
10. FDOT TYPE 'J' BOTTOM MAY BE USED WITH 'RC-3', 'RC-4' AND 'RC-5' INLETS. IN SUCH CASES THE STRUCTURE BOTTOM MAY BE ROTATED AS DIRECTED BY ENGINEER IN ORDER TO FACILITATE CONNECTIONS BETWEEN THE STRUCTURE WALLS AND STORM SEWER PIPES.
11. INLET SHOWN IS TYPE 'RC-3' (SINGLE WING). TYPE 'RC-4' (DOUBLE WING) IS THE SAME AS 'RC-3', EXCEPT THAT IT IS SYMMETRICAL ABOUT CENTERLINE OF BOX, AND RC-5 IS THE SAME, EXCEPT THAT IT IS CONSTRUCTED WITHOUT WINGS.



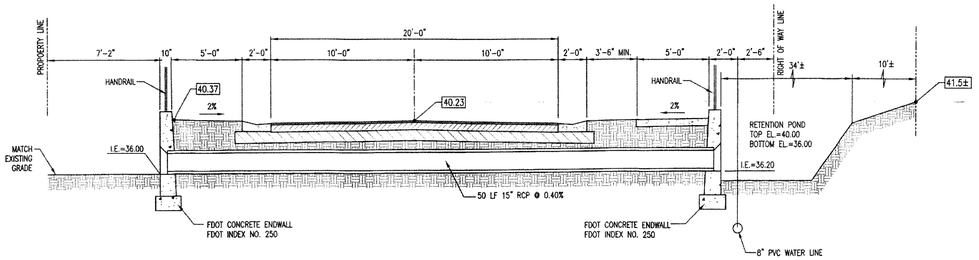
NOTE
1. SECTIONS 'C'-'C' AND 'D'-'D' ON THIS SHEET SHOW TRANSITION FOR TYPE 'F' CURB

DEPARTMENT OF PUBLIC WORKS
PINELLAS COUNTY, FLORIDA
P.C.E.D. CURB INLET
(TYPES RC-3, 4, & 5)

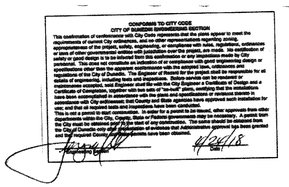
APPROVED BY:	DATE	SHEET	INDEX
DIRECTOR OF PUBLIC WORKS	12/97	4 of 4	1255

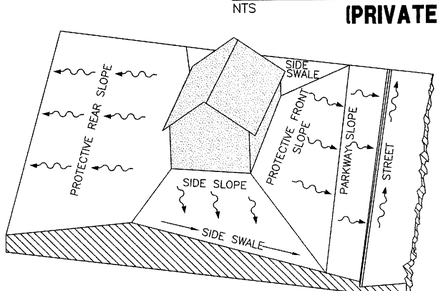


TYPICAL ROADWAY CROSS SECTION
NTS
(PRIVATE DRIVE)

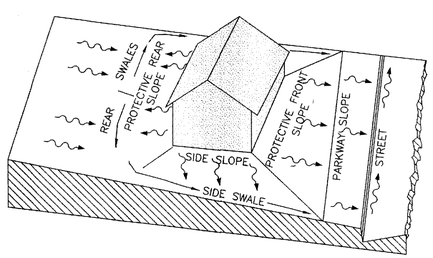


SECTION E-E
CROSS SECTION STRUCTURE NO. 4 TO WALL
NTS

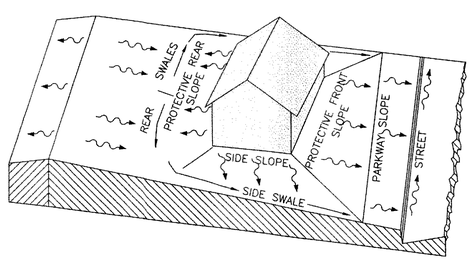

CONFORMS TO CITY CODE
CITY OF DUNEDIN DETERMINATION SECTION
This confirmation of conformance with City Code represents that the plans appear to meet the requirements of current City Code, including but not limited to, requirements for building, zoning, engineering, or compliance with rules, regulations, ordinances or resolutions of the City, and/or conflicts with jurisdiction over the project, are made. No confirmation of conformance with City Code is intended to be or shall be construed to be a representation of the safety or fitness of design or to be inferred from the confirmation or any liability shall be by charge or personal. This does not constitute an indication of or waiver of compliance with requirements of other agencies or jurisdictions which may be required for the project. Other permits and approvals may be required for the City of Dunedin. The Engineer of Record for the project shall be responsible for all details of engineering, including tests and inspections. Before service can be requested or approved, the Engineer of Record must file with the City Engineer a letter of design and a maintenance guarantee, and Engineer shall file with the City Engineer certifying that the construction Certificate of Completion, together with two sets of "as-built" specifications or revisions thereto in accordance with City ordinances, that County and State agencies have approved such instruction for use, and that all required tests and inspections have been completed.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State or Federal agencies may be necessary. A permit from the City of Dunedin does not grant authorization to begin construction. The name should be obtained from the City of Dunedin and any other agency or agencies that Administration approval has been granted and the required Construction Permits have been obtained.
4/26/18



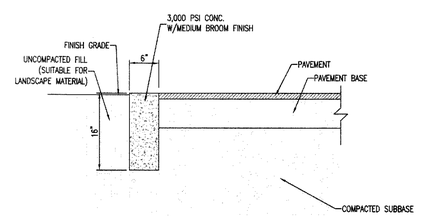
MODIFIED
LOT GRADING TYPE "A1"
DRAINAGE BOTH TO STREET
AND TO REAR LOT LINE
N.T.S.



LOT GRADING TYPE "A"
ALL DRAINAGE TO STREET
N.T.S.



LOT GRADING TYPE "B"
DRAINAGE TO STREET
N.T.S.



NOTES:
1. INSTALL EXPANSION JOINTS EVERY 50 FEET.
2. CURBS SHALL HAVE 1" DEEP CONTROL JOINT EVERY 10 FEET.
3. THIS DETAIL IS FOR ON-SITE CONDITIONS ONLY. DO NOT USE FOR RIGHT-OF-WAY CONSTRUCTION.

RIBBON CURB DETAIL
NTS

SD = SHOP DRAWING REQUIRED
REFER TO STANDARD NOTES FOR CONDITIONS

SITE DETAILS
SCALE: NONE

REVISIONS
1 01.23.18 Rev. per City of Dunedin BH
2 03.15.18 Rev. per City of Dunedin BH

STATE CERT. OF AUTH. #00009422

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS CONTAINED IN CHAPTER 471 F.S.
Gary A. Boucher, PE# 23885

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FOR:
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(P/R/O JUIE C'T'.)
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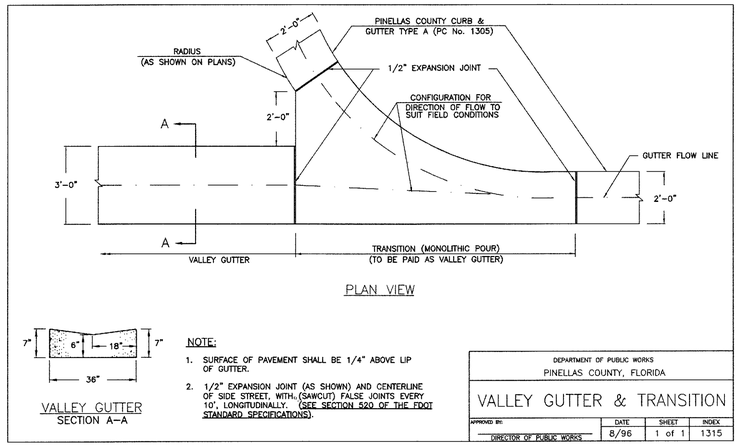
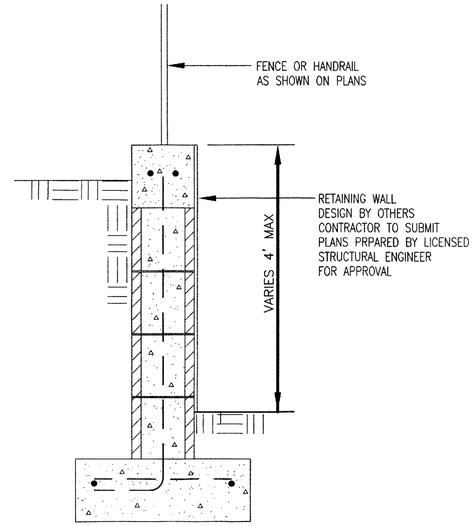
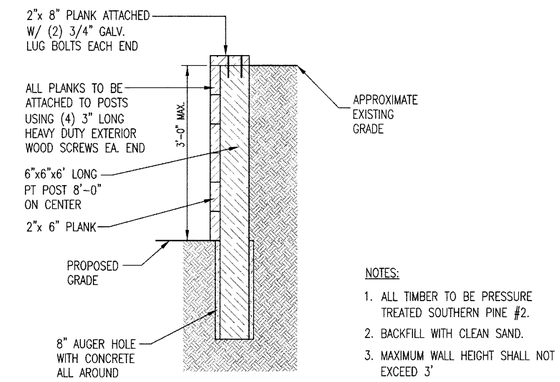




SECTION

CONC. RETAINING WALL DETAIL

N.T.S.



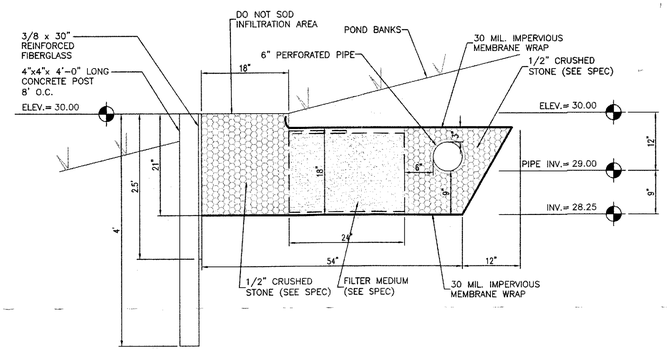
NOTES:

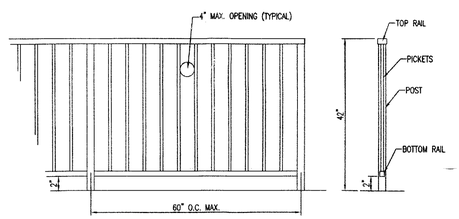
1. ALL TIMBER TO BE PRESSURE TREATED SOUTHERN PINE #2.
2. BACKFILL WITH CLEAN SAND.
3. MAXIMUM WALL HEIGHT SHALL NOT EXCEED 3'

SECTION

TIMBER RETAINING WALL DETAIL

NTS





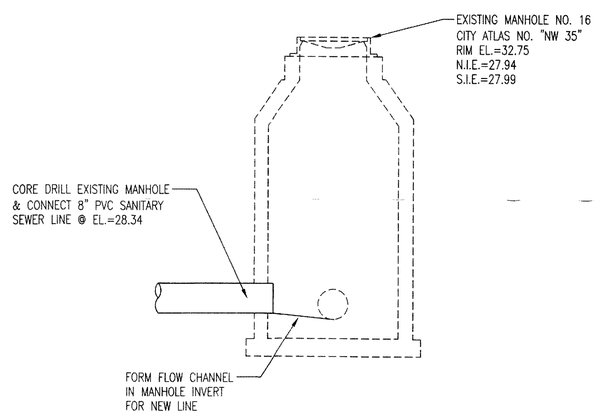
STANDARD PICKET RAILING

NOTES:
1. REFER TO MANUFACTURER FOR FASTENING SPECIFICATIONS.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION OF THIS ITEM.

SD

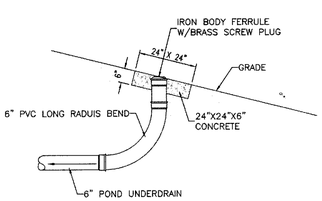
PEDESTRIAN GUARDRAIL DETAIL

NTS



CONNECTION TO EXISTING SANITARY SEWER MANHOLE NO. 16 (CITY ATLAS NO. NW 35)

NTS



UNDERDRAIN CLEANOUT

NTS

NOTES:
1. FILTER SAND SHALL BE MARTIN MARRIETTA, RADCLIFF FINE #6B, OR EQUAL AS APPROVED BY THE ENGINEER.
2. SAND SHALL HAVE A MINIMUM PERMIABILTY RATE OF 130 FPD.
3. SAND SHALL BE OF SUITABLE CONDITION MEETING THE RULES OF THE LOCAL REGULATORY AGENCIES.
4. FILTER SAND MUST BE WASHED (LESS THAN ONE PERCENT SILT, CLAY AND ORGANIC MATTER) AND HAVE AN EFFECTIVE GRAIN SIZE OF 0.20 TO 0.55 MILLIMETERS IN DIAMETER AND A UNIFORMITY COEFFICIENT OF 1.5 OR GREATER (OR A REDESIGN OF THE FILTER SYSTEM WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE).
5. THE CONTRACTOR SHALL HAVE THE SAND TESTED AND APPROVED PRIOR TO THE PURCHASE AND/OR DELIVERY TO THE PROJECT LOCATION.
6. THE PERFORATED PIPE SHALL HAVE A MINIMUM OF SIXTEEN 3/8" DIAMETER PERFORATIONS PER LINEAR FOOT AND BE ON THE BOTTOM 135' OF THE PIPE.
7. THE CONTRACTOR SHALL NOT BACKFILL THE DRAIN PIPE UNTIL THE ENGINEER HAS VERIFIED AND APPROVED THE DRAIN PIPE GRADES.
8. THE CONTRACTOR SHALL SUBMIT TECHNICAL DATA ON THE FILTER SAND AND FILTER FABRIC TO BE USED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
9. CRUSHED STONE SHALL BE NON-LIMESTONE MATERIAL SUCH AS GRANITE.

POND UNDERDRAIN DETAIL

NTS

CONFORMS TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION
This confirmation of conformance with City Code represents that the plans appear to meet the requirements of earlier City ordinances, and no other representations regarding zoning, appropriateness of the project, safety, engineering, or compliance with rules, regulations, ordinances or laws of other governmental agencies is implied or intended. Approval of the plans does not guarantee of safety of good design or to be relieved from civil construction or any liabilities made by City personnel. This does not constitute an indication of or compliance with good engineering design or practices other than that appears conformance with the subject rules, ordinances and regulations of the City of Dunedin. The Engineer of Record for the project shall be responsible for all deviations from the approved plans and shall notify the City Engineer of any deviations, omissions, exemptions, and Engineer shall file with the City Engineer a Certificate of Design and a Certificate of Completion, together with two sets of "as-built" plans, certifying that the installations were inspected and found to be in accordance with the plans and specifications or previous thereto in accordance with City and in accordance with County and State agencies have approved such installation for use, and that all required permanent Erosion Control Measures have been installed. This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State or Federal governments may be necessary. A permit from the City of Dunedin shall not be issued until all fees are paid and all required permits have been issued by the City of Dunedin and/or other agencies or evidence that adequate financial guarantee (bond and/or Insurance Certificate) has been obtained.
4/24/18

SD = SHOP DRAWING REQUIRED
REFER TO STANDARD NOTES FOR CONDITIONS

SITE DETAILS

SCALE: NONE

REVISIONS
1 01.23.18 Rev. per City of Dunedin BH
2 03.15.18 Rev. per City of Dunedin BH

I HEREBY CERTIFY THAT THIS PLAN AND REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BY FLORIDA LICENSE NO. 22885
Gary A. Boucher, PE # 22885

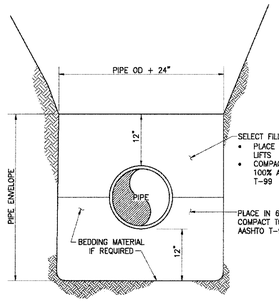
STATE CERT. OF AUTH. #C0000422
Ozona Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

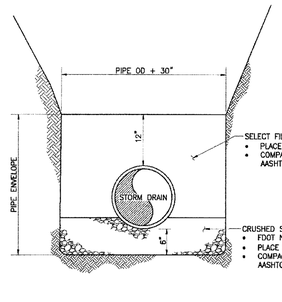
PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C6.2



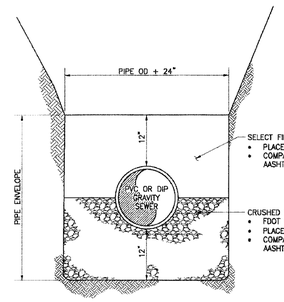
BEDDING MATERIAL:
1. SUITABLE UNDISTURBED SOIL
2. SELECT FILL
3. FDOT NO. 89 GRAVEL WHEN REQUIRED FOR DRY, FIRM BEDDING

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	PIPE BEDDING ENVELOPE FOR PRESSURE PIPE	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	FEB 2011	3B
				SHEET 2 OF 4



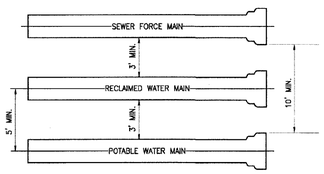
NOTE:
SEE PLAN DETAILS WHEN STORM DRAIN IS SLOTTED PIPE

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	PIPE BEDDING ENVELOPE FOR STORM DRAIN	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	FEB 2011	3C
				SHEET 3 OF 4



NOTES:
1. TYPE 5 STANDARD LAYING CONDITION
2. PIPE STIFFNESS (PVC) OR PRESSURE CLASS (DIP) OF INSTALLED PIPE ASTM SPECIFICATIONS SHALL LIMIT DEFLECTION TO A MAXIMUM OF 5% BEFORE APPLYING SAFETY FACTOR.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	PIPE BEDDING ENVELOPE FOR GRAVITY SANITARY SEWER	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	MAR. 2011	3D
				SHEET 4 OF 4

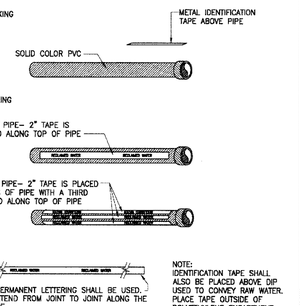


NOTES:
1. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWER FORCE MAINS OR SEWER COLLECTION LINES.
2. A MINIMUM HORIZONTAL SEPARATION OF TEN FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND SEWER COLLECTION LINES OR SEWER FORCE MAINS.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	MINIMUM PIPE SEPARATION REQUIREMENTS DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE		5
				SHEET 1 OF 1

BURIED PIPE IDENTIFICATION SCHEDULE

USE	PVC PIPE COLOR	MARKING TAPE BACKGROUND COLOR	MARKING TAPE WORDING	LOCATOR WIRE JACKET COLOR
CONCENTRATE (BRINE)	WHITE	BROWN OR TAN	TRANSMISSION MAIN	BLACK
POTABLE	BLUE	BLUE	POTABLE WATER MAIN	BLUE
RAW	BLUE	YELLOW	RAW WATER MAIN	BLACK
RECLAIMED	PANTONE PURPLE 522C	PURPLE	RECLAIMED WATER MAIN	PURPLE
SANITARY SEWER	GREEN	GREEN	SEWER LINE	—
SEWAGE FORCE MAIN	GREEN	GREEN	SEWER LINE	GREEN
STORMWATER FORCE MAIN	WHITE	BROWN OR TAN	TRANSMISSION MAIN	BLACK



CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	BURIED PIPE IDENTIFICATION DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	JULY 2011	6
				SHEET 1 OF 1

MECHANICAL RESTRAINERS

A. PVC PIPE
1. MJ FITTINGS:
FORD UNI-FLANGE SERIES 1500;
EBAA IRON SERIES 2000 PV
2. PUSH-ON JOINTS:
FORD UNI-FLANGE SERIES 1390;
EBAA IRON SERIES 1500

B. DI PIPE
1. MJ FITTINGS:
FORD UNI-FLANGE SERIES 1400;
EBAA IRON MEGA-LUG SERIES 1100
2. PUSH-ON JOINTS:
FORD UNI-FLANGE SERIES 1390-C;
EBAA IRON SERIES 1100 HD

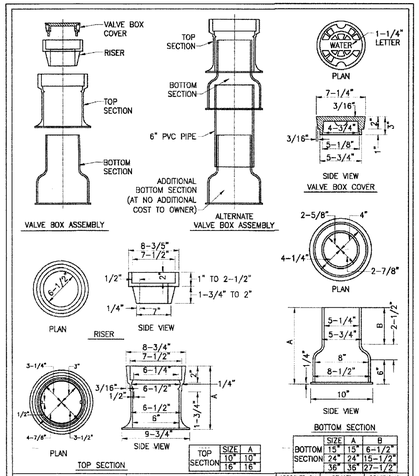
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING

PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	TEE	CAPPED END
4	20	20	20	20	80
6	34	20	20	34	120
8	40	20	20	56	150
10	50	20	20	85	180
12	61	25	20	120	200

ALL FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE FILM.

NOTES:
1. VALVES SHALL BE RESTRAINED BASED ON THE LENGTH SPECIFIED FOR CAPPED ENDS.
2. FOR TEES, THE BRANCH DIAMETER SHALL BE UTILIZED TO DETERMINE THE REQUIRED RESTRAINED LENGTH.
3. REDUCERS AND COUPLINGS SHALL BE RESTRAINED BASED ON LENGTH SPECIFIED FOR 90° BEND. FOR REDUCERS, THE LARGER DIAMETER SHALL BE UTILIZED TO DETERMINE THE REQUIRED RESTRAINED LENGTH.
4. DESIGN RESTRAINT FOR 150 PSI TEST PRESSURE, MINIMUM.

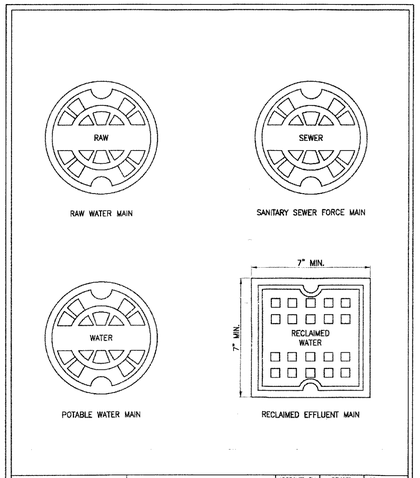
CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	RESTRAINED JOINT LENGTHS	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	JUN 2013 MAY 2011 NOV 2008	16
				SHEET 1 OF 1



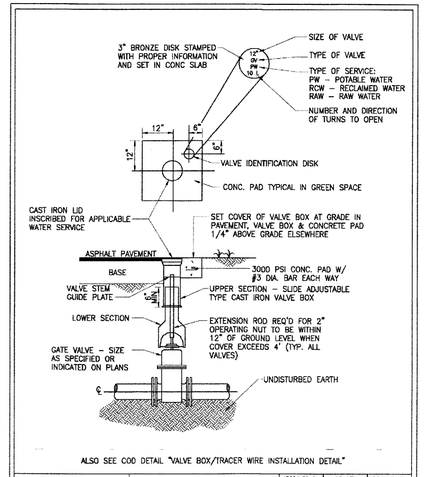
TOP SECTION	SIZE	A
	10"	10"
	16"	16"

BOTTOM SECTION	SIZE	A	B
	15"	15"	6-1/2"
	24"	24"	15-1/2"
	36"	36"	27-1/2"

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	VALVE BOX DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	JUN 2013	17
				SHEET 1 OF 1

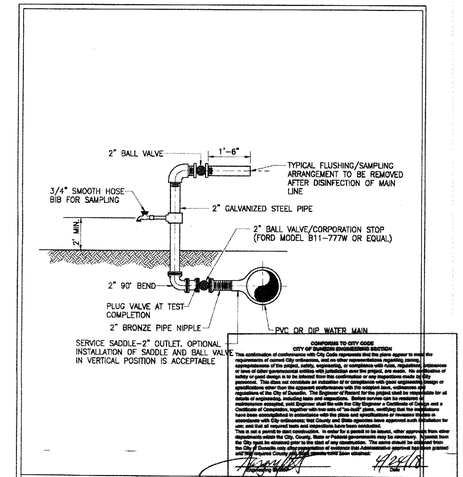


CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	VALVE COVER IDENTIFICATION DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	FEB 2009	18
				SHEET 1 OF 1



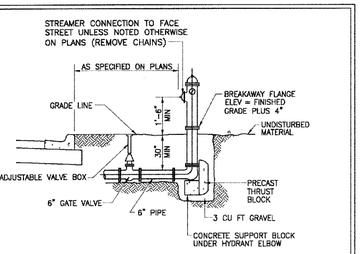
ALSO SEE COD DETAIL "VALVE BOX/TRACER WIRE INSTALLATION DETAIL"

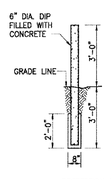
CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	GATE VALVE W/BOX DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	JUN 2010	19
				SHEET 1 OF 1



CONFORMS TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION
The confirmation of conformance with City Code represents that the plans appear to meet the requirements of such City ordinances, and no other representations regarding the accuracy, completeness of the project, safety, engineering, or compliance with rules, regulations, ordinances or laws of other governmental agencies or authorities, including but not limited to the Federal, State or local of such design is to be inferred from this confirmation of conformance by the City of Dunedin personnel. This does not constitute an indication of or concurrence with good engineering practice or specifications other than the approved specifications with the original issue, ordinances and regulations of the City of Dunedin. The Engineer of Record for the project shall be responsible for all deviations from approved specifications and shall notify the City Engineer of any such deviations discovered, and shall finalize such deviations with the City Engineer a Certificate of Deviation and a Certificate of Completion, together with two sets of "as-built" plans, verifying that the deviations have been established in accordance with the as-built and specifications or revisions made in accordance with City ordinances; that County and State agencies have approved such deviations for which they are responsible; and that such deviations are acceptable.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State or Federal governments may be necessary. Absent from the City must be obtained prior to the start of any construction. This same should be contrued from the City of Dunedin only upon presentation of evidence that Administrative approval has been granted and that the required permit fees have been paid.
4/24/14

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	TEMPORARY 2" FLUSH/SAMPLING ARRANGEMENT FOR RAW, RECLAIMED AND POTABLE WATER MAINS DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	JUN 2010	21
				SHEET 1 OF 1

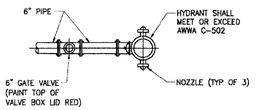




NOTES:
1. PAINT POST CHROME-YELLOW.
2. PROVIDE PROTECTION POSTS AS SHOWN ON THE PLANS AND FOR HYDRANTS LOCATED IN PAVED AREAS, PARKING LOTS, OR AREAS OF TRAFFIC HAZARD.

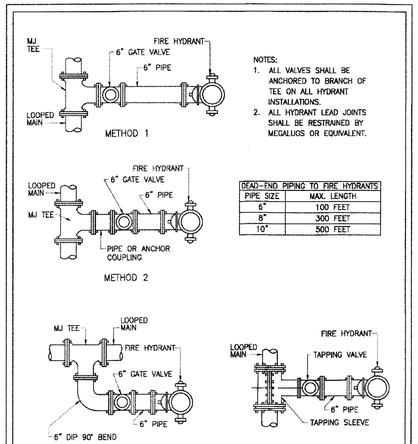
PROTECTION POST DETAIL

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	FIRE HYDRANT ASSEMBLY DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	OCT 2014 JUN 2010	24
				SHEET 1 OF 2



NOTES:
1. ALL POTABLE WATER FIRE HYDRANTS SHALL BE PAINTED WITH A HIGH GRADE ENAMEL, FEDERAL SAFETY YELLOW (OSHA APPROVED) ABOVE THE GROUND LINE. PAINT USED FOR FLOW TEST COLOR CODING SHALL ALSO BE AN OSHA APPROVED COLOR. FIRE HYDRANTS LOCATED WITHIN THE CRA DISTRICT SHALL BE PAINTED SAFETY RED WITH A FOREST GREEN (GLOSS) TOP AND NOZZLE CAPS.
2. HYDRANT LEAD PIPE SHALL BE DIP (PRESSURE CLASS 350) OR PVC (AWWA C900, DR 18).
3. HYDRANT SHALL STAND PLUMB. STANDARD DEPTH SHALL BE 2'-6" FEET TO 5 FEET OF COVER.
4. THRUST RESTRAINT FOR HYDRANT AS FOLLOWS:
A. HYDRANT SHALL BE FIRMLY SUPPORTED UNDER ELBOW.
B. ALL BACKFILL SHALL BE THOROUGHLY COMPACTED BEHIND THRUST BLOCK.
C. ALL PIPE JOINTS IN HYDRANT LEADS SHALL BE RESTRAINED BY USE OF MEGALUGS OR EQUIVALENT.
5. ALL FIRE HYDRANTS PUBLIC OR PRIVATE, SHALL BE INSTALLED AND MAINTAINED WITH A CLEARANCE OF: CLEAR TO ROAD IN FRONT, AND 3'-0" CLEARANCE TO SIDES AND REAR OF THE HYDRANT.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	FIRE HYDRANT ASSEMBLY DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	JAN 2015 OCT 2014 JUN 2013	25
				SHEET 2 OF 2

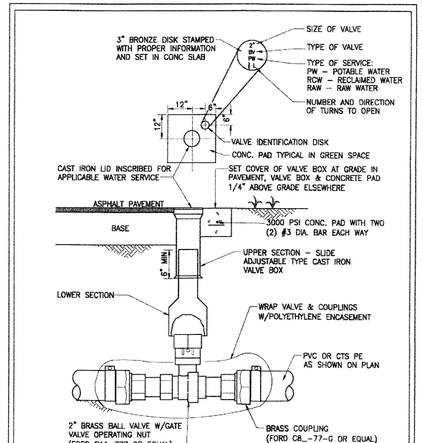


NOTES:
1. ALL VALVES SHALL BE ANCHORED TO BRANCH OF TEE ON ALL HYDRANT INSTALLATIONS.
2. ALL HYDRANT LEAD JOINTS SHALL BE RESTRAINED BY MEGALUGS OR EQUIVALENT.

DEAD-END PIPING TO FIRE HYDRANTS

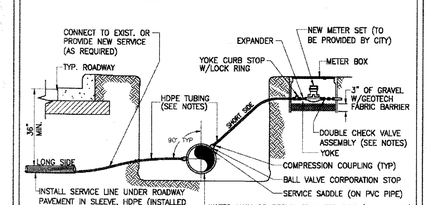
PIPE SIZE	MAX. LENGTH
6"	100 FEET
8"	300 FEET
10"	500 FEET

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	FIRE HYDRANT LEADS METHOD OF INSTALLATION	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	OCT 2014 JUN 2010	26
				SHEET 1 OF 1



CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	2" BURIED VALVE DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	NOV 2011 JUN 2010	32
				SHEET 1 OF 1

NOTES:
1. A DOUBLE WIDE SINGLE FLEXIBLE BAND SADDLE SHALL BE USED ON ALL PVC MAINS.
2. FIELD LOCATE ALL EXISTING WATER SERVICE LINES AND METERS AS DIRECTED BY CITY ENGINEER.
3. SERVICE LINE SHALL GENERALLY BE ONE SIZE LARGER THAN EXISTING, BUT IN NO CASE SMALLER THAN 1".
4. FOR ALL NEW WATER SERVICES PROVIDED, THE CONTRACTOR SHALL FURNISH AND INSTALL CORP. STOP, SERVICE LINE AND YOKE CURB STOP.
5. COMPRESSION COUPLINGS ON ALL CONNECTIONS TO HDPE TUBING SHALL HAVE METAL INSERT STIFFENERS.
6. RECLAIMED WATER SERVICE SHALL BE LOCATED FIVE FEET FROM SANITARY SEWER LATERALS WHERE FEASIBLE AND/OR AT LEAST TEN FEET FROM POTABLE WATER SERVICE CONNECTIONS.
7. HDPE TUBING SHALL HAVE PERMANENT IMPRINTING AS MANUFACTURED BY ENDOT/YARDLEY, ORANGEBURG OR APPROVED EQUAL.
COLOR: POTABLE – BLUE, RECLAIM – PURPLE
8. DOUBLE CHECK VALVE ASSEMBLIES ARE NOT REQUIRED ON RECLAIMED WATER SERVICES.
9. AT SELECT LOCATIONS WHERE RECLAIMED WATER SERVICES ARE PROVIDED, INSTALL NEW METER BOX(ES) AND DOUBLE CHECK BACKFLOW DEVICE ON EXISTING POTABLE WATER SERVICE AS DIRECTED BY THE PROJECT ENGINEER.



CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	POTABLE AND RECLAIMED WATER SERVICE CONNECTION DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	JUN 2013 NOV 2011 APRIL 2011	34
				SHEET 1 OF 1

NOTE:
DETAILS CONTAINED ON THIS PAGE WERE CREATED BY THE LOCAL JURISDICTION THEY SERVE. ENGINEER OF RECORD IS NOT THE AUTHOR IN ANY WAY OF THESE DETAILS AND CLAIMS NO RESPONSIBILITY FOR ACCURACY OR RELEVENCE AS THEY ARE PROVIDED AS A DIRECT REQUIREMENT OF THE UTILITY PROVIDER. CONTRACTOR SHALL ALSO REFER TO THE LOCAL JURISDICTIONAL PUBLICLY AVAILABLE SPECIFICATIONS.

(SD) = SHOP DRAWING REQUIRED
REFER TO STANDARD NOTES FOR CONDITIONS

CITY OF DUNEDIN DETAILS

SCALE: NONE

REVISIONS

01.23.18	Rev. per City of Dunedin	BH
03.15.18	Rev. per City of Dunedin	BH

STATE CERT. OF AUTH. #00009422

I HEREBY CERTIFY THAT THE PLANS, SPECIFICATIONS AND REPORT FOR THE SUBJECT PROJECT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF FLORIDA, AS SIGNED BY MY HAND AND SEAL.
Gary A. Boucher, PE# 22865

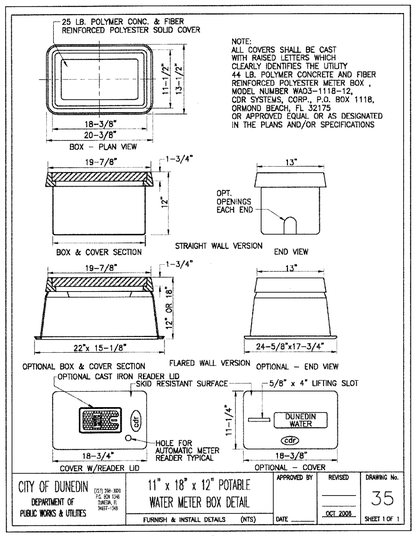
Ozona Engineering, Inc.
P.O. Box 432, Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C7.1



NOTE:
ALL COVERS SHALL BE CAST WITH RAISED LETTERS WHICH CLEARLY IDENTIFIES THE UTILITY.
44 LB. POLYMER CONCRETE AND FIBER REINFORCED POLYESTER METER BOX , MODEL NUMBER WA03-1118-12, CDR SYSTEMS, CORP., P.O. BOX 1118, ORMOND BEACH, FL 32175
OR APPROVED EQUAL OR AS DESIGNATED IN THE PLANS AND/OR SPECIFICATIONS

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	11" x 18" x 12" POTABLE WATER METER BOX DETAIL	APPROVED BY	REVISED	DRAWING No. 35
	FURNISH & INSTALL DETAILS (NTS)	DATE	OCT. 2006	SHEET 1 OF 1

PREFERRED MATERIAL LIST:

BACK FLOW ASSEMBLIES:
DCVA – WATTS SERIES 007
RPBP – WATTS SERIES 009

BALL VALVES:
FORD B11-333W, 3/4"" AND McDONALD 6101W 3/4"
FORD B11-444W, 1" AND McDONALD 6101W 1"
FORD B11-666W, 1 1/2" AND McDONALD 6101W 1 1/2""
FORD B11-777W, 2" AND McDONALD 6101W 2"

CDR BOXES:
11X32 (#2) 5/8" x 3/4"
1X18 (#1) RECLAIMED
7X30 (#3) 1 1/2" , 2"

CORPORATION STOPS:
McDONALD 4101B-22, 3/4" OR FORD F1000-3-G
McDONALD 4101B-22, 1" OR FORD F1000-4-G

FIRE HYDRANTS:
CLOW MEDALLION
MUELLER A-423 CENTURION 5 1/4"
AMERICAN DARLING B84B
KENNEDY HYDRANTS

INSERTS:
STAINLESS STEEL – FORD OR McDONALD

RESILIENT SEAT GATE VALVES:
MUELLER (4"-12" SERIES A2360, 14" & LARGER SERIES A2361)
CLOW (4" & LARGER MODEL 2638)
KENNEDY (KS-RW)
AMERICAN FLOW CONTROL (SERIES 2500)

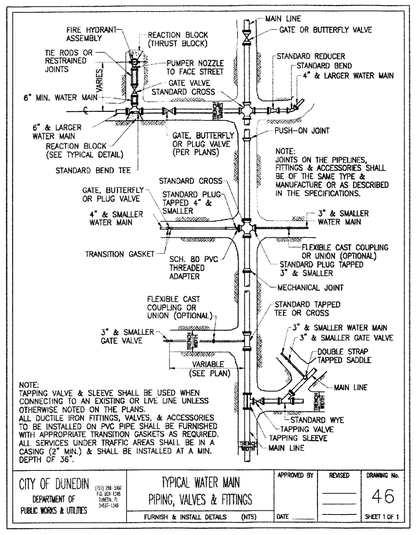
SADDLES:
JCM 406 SERIES, STAINLESS STEEL STRAP, DI BODY FUSION EPOXY COATED
FORD FC202, STAINLESS STEEL STRAP, DI BODY FUSION EPOXY COATED

YOKE CURB STOPS:
FORD MODEL NO. B94-324W OR BA94-324W, 3/4" x 1"
FORD MODEL NO. B94-344W OR BA94-344W, 1"

YOKES:
FORD Y502, 5/8" x 3/4" AND McDONALD 14-2
FORD Y504, 1" AND McDONALD 14-4

ANY SUBSTITUTIONS SHALL BE REVIEWED BY THE CITY OF DUNEDIN PRIOR TO ACCEPTANCE.
FITTINGS AND VALVES SHALL BE "NO-LEAD" BRASS OR BRONZE.

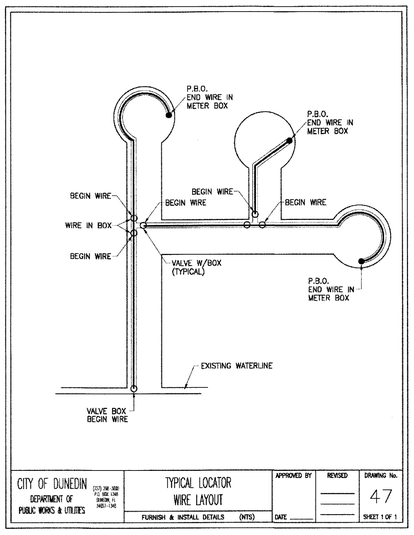
CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	APPROVED MATERIAL LIST	APPROVED BY	REVISED JUN. 2013 NOV. 2011 MAY. 2006	DRAWING No. 45
	FURNISH & INSTALL DETAILS (NTS)	DATE		SHEET 1 OF 1



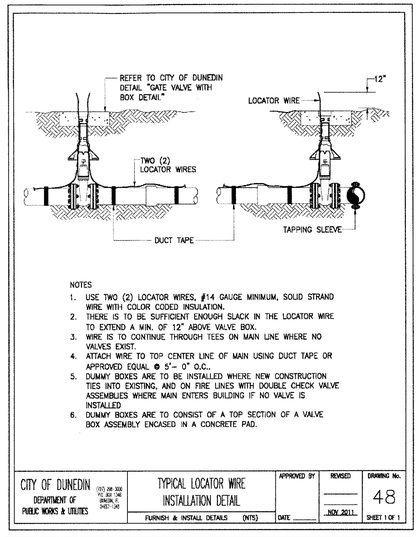
NOTE:
JOINTS ON THE PIPELINES, FITTINGS & ACCESSORIES SHALL BE OF THE SAME TYPE & MANUFACTURE OR AS DESCRIBED IN THE SPECIFICATIONS.

NOTE:
TAPPING VALVE & SLEEVE SHALL BE USED WHEN CONNECTING TO AN EXISTING OR LIVE LINE UNLESS OTHERWISE NOTED ON THE PLANS.
ALL DUCTILE IRON FITTINGS, VALVES, & ACCESSORIES TO BE INSTALLED ON PVC PIPE SHALL BE FURNISHED WITH APPROPRIATE TRANSITION GASKETS AS REQUIRED.
ALL SERVICES UNDER TRAFFIC AREAS SHALL BE IN A CASING (2" MIN.) & SHALL BE INSTALLED AT A MIN. DEPTH OF 36".

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	TYPICAL WATER MAIN PIPING, VALVES & FITTINGS	APPROVED BY	REVISED	DRAWING No. 46
	FURNISH & INSTALL DETAILS (NTS)	DATE		SHEET 1 OF 1

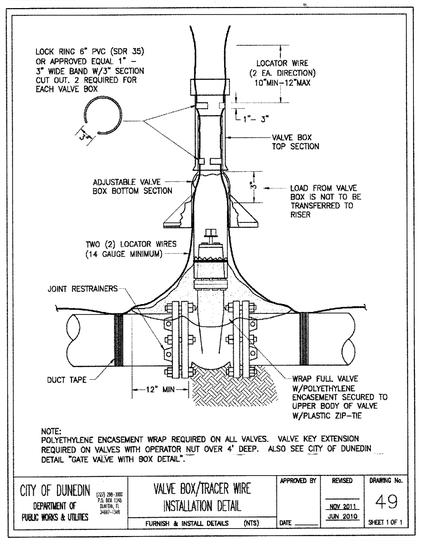


CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	TYPICAL LOCATOR WIRE LAYOUT	APPROVED BY	REVISED	DRAWING No. 47
	FURNISH & INSTALL DETAILS (NTS)	DATE		SHEET 1 OF 1



NOTES
1. USE TWO (2) LOCATOR WIRES, #14 GAUGE MINIMUM, SOLID STRAND WIRE WITH COLOR CODED INSULATION.
2. THERE IS TO BE SUFFICIENT ENOUGH SLACK IN THE LOCATOR WIRE TO EXTEND A MIN. OF 12" ABOVE VALVE BOX.
3. WIRE IS TO CONTINUE THROUGH TEES ON MAIN LINE WHERE NO VALVES EXIST.
4. ATTACH WIRE TO TOP CENTER LINE OF MAIN USING DUCT TAPE OR APPROVED EQUAL @ 5'- 0" O.C..
5. DUMMY BOXES ARE TO BE INSTALLED WHERE NEW CONSTRUCTION TIES INTO EXISTING, AND ON FIRE LINES WITH DOUBLE CHECK VALVE ASSEMBLIES WHERE MAIN ENTERS BUILDING IF NO VALVE IS INSTALLED
6. DUMMY BOXES ARE TO CONSIST OF A TOP SECTION OF A VALVE BOX ASSEMBLY ENCASED IN A CONCRETE PAD.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	TYPICAL LOCATOR WIRE INSTALLATION DETAIL	APPROVED BY	REVISED	DRAWING No. 48
	FURNISH & INSTALL DETAILS (NTS)	DATE	NOV. 2011	SHEET 1 OF 1



NOTE:
POLYETHYLENE ENCASEMENT WRAP REQUIRED ON ALL VALVES. VALVE KEY EXTENSION REQUIRED ON VALVES WITH OPERATOR NUT OVER 4' DEEP. ALSO SEE CITY OF DUNEDIN DETAIL "GATE VALVE WITH BOX DETAIL".

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	VALVE BOX/TRACER WIRE INSTALLATION DETAIL	APPROVED BY	REVISED NOV. 2011 JUN. 2010	DRAWING No. 49
	FURNISH & INSTALL DETAILS (NTS)	DATE		SHEET 1 OF 1

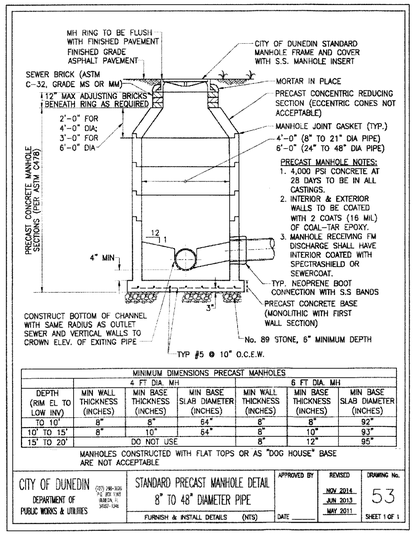
WATER NOTES

1. WATER SERVICE LOCATIONS SHALL BE MARKED ON CURB WITH PAINT (OSHA BLUE); AND WHERE APPLICABLE AN ETCHED "W".
2. UPON PAYMENT OF APPLICABLE FEES, CITY WILL CONSTRUCT SERVICE LINE FROM THE MAIN TO AND INCLUDING THE METER SET (2" METER SIZE AND SMALLER). CONTRACTOR'S PLUMBER, LICENSED TO WORK IN THE CITY OF DUNEDIN, SHALL EXTEND SERVICE FROM METER SET TO BUILDING.
3. CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTS OF MASTER METER ASSEMBLIES (GREATER THAN 2" SIZE) AND DOUBLE DETECTOR CHECK VALVE ASSEMBLIES. CONTRACTOR FURNISHED ITEMS INCLUDE METER AND BACKFLOW PREVENTION DEVICE (MAKE AND MODEL AS SHOWN IN THE CITY DETAILS). COMPLETED ASSEMBLY SHALL BE PRESSURE TESTED AT 150 PSI FOR ONE (1) HOUR.
4. TAP VALVES AND SLEEVES SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR. AFTER INSTALLATION, CONTRACTOR SHALL TEST VALVE AND SLEEVE INSTALLATION AT 150 PSI FOR ONE (1) HOUR. AFTER SUCCESSFUL TEST, CITY WILL TAP THE MAIN.
5. ALL TESTS SHALL BE WITNESSED BY CITY INSPECTOR. PROVIDE A MINIMUM OF 24 HOUR NOTICE.

SEWER NOTES

1. SEWER MAINS AND MANHOLES SHALL BE INSPECTED AND APPROVED BY THE WASTEWATER DIVISION PRIOR TO ANY CONNECTION OF SERVICE LINES TO THE MAINS. SEWER SERVICE TO THE EXISTING SYSTEM DOES NOT BEGIN UNTIL THE NEW SYSTEM IS INSPECTED AND ACCEPTED BY WASTEWATER.
2. THE CONTRACTOR SHALL NOTIFY THE CITY OF DUNEDIN ENGINEERING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF MAKING ANY CONNECTION TO THE EXISTING SEWER SYSTEM.
3. THE CONNECTION TO THE EXISTING SEWER SYSTEM MUST BE PLUGGED FROM THE TIME OF PHYSICAL CONNECTION TO THE TIME THAT WRITTEN ACCEPTANCE OF THE PROJECT'S SEWER SYSTEM HAS BEEN RECEIVED BY THE PROJECT'S REPRESENTAITVE.
4. NO DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING SYSTEM FROM CONSTRUCTION OF THE NEW SYSTEM.
5. ANY SEWER SYSTEM PIPE IN PAVED AREAS, OR OTHER AREAS HAVING LESS THAN 36" OF COVER WHICH MUST SUPPORT VEHICLE WEIGHT, SHALL BE APPROVED DUCTILE IRON PIPE, SCHEDULE 80 PVC, OR BELL AND SPIGOT PVC (AWWA C-900, DR 18).
6. ANY SEWER SYSTEM PIPE WITH LESS THAN 12" OF COVER SHALL BE APPROVED DUCTILE IRON PIPE.
7. MANHOLES SHALL BE FULLY ACCESSIBLE TO SERVICE EQUIPMENT FROM AT LEAST ONE SIDE. PROVIDE 2 FOOT MINIMUM CLEARANCE BETWEEN OUTSIDE OF MANHOLE AND ANY SURFACE OBSTRUCTION IN ANY DIRECTION.
8. A PLUMBER, LICENSED TO WORK IN THE CITY OF DUNEDIN, SHALL INSTALL BUILDING SEWERS FROM THE TAP TO THE BUILDING. THE TAP IS DEFINED AS THE CONNECTION TO THE PUBLIC SEWER, WHICH IS NORMALLY LOCATED AT THE PROPERTY LINE.
9. SHOP DRAWINGS FOR PRECAST MANHOLES SHALL BE APPROVED BY THE CITY ENGINEERING SECTION BEFORE CASTING OF MANHOLES.
10. PROVIDE A COPY OF ALL TEST RESULTS TO THE CITY OF DUNEDIN ENGINEERING SECTION.
11. CONTRACTOR SHALL NOTIFY AND CALL SUNSHINE (1-800-432-4770) PRIOR TO STARTING ANY EXCAVATION.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	STANDARD NOTES FOR WATER & SEWER INFRASTRUCTURE DEVELOPMENT	APPROVED BY	REVISED	DRAWING No. 50
	FURNISH & INSTALL DETAILS (NTS)	DATE	JUN. 2013	SHEET 1 OF 1

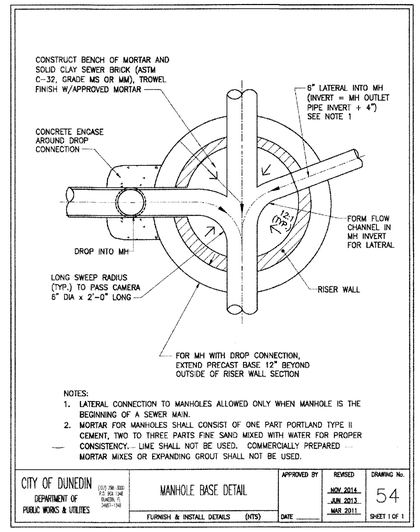


MINIMUM DIMENSIONS PRECAST MANHOLES

DEPTH (RIM EL TO LOW INV)	4 FT DIA. MH: MIN WALL THICKNESS (INCHES)	4 FT DIA. MH: MIN BASE THICKNESS (INCHES)	4 FT DIA. MH: MIN BASE SLAB DIAMETER (INCHES)	6 FT DIA. MH: MIN WALL THICKNESS (INCHES)	6 FT DIA. MH: MIN BASE THICKNESS (INCHES)	6 FT DIA. MH: MIN BASE SLAB DIAMETER (INCHES)
TO 10'	8"	6"	54"	8"	8"	92"
10' TO 15'	8"	10"	64"	8"	10"	93"
15' TO 20'	DO NOT USE			8"	12"	95"

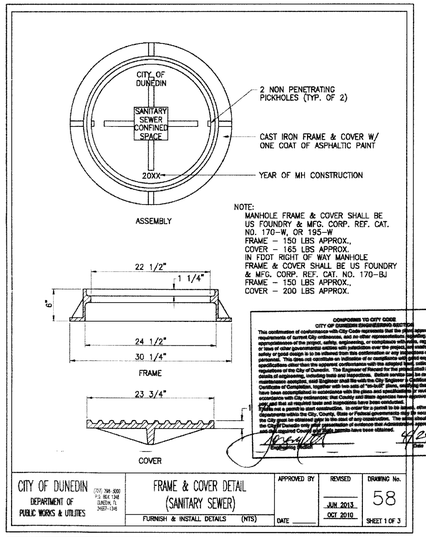
MANHOLES CONSTRUCTED WITH FLAT TOPS OR AS "DOG HOUSE" BASE ARE NOT ACCEPTABLE

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	STANDARD PRECAST MANHOLE DETAIL 8" TO 48" DIAMETER PIPE	APPROVED BY	REVISED NOV. 2014 JUN. 2013 MAY. 2011	DRAWING No. 53
	FURNISH & INSTALL DETAILS (NTS)	DATE		SHEET 1 OF 1



NOTES:
1. LATERAL CONNECTION TO MANHOLES ALLOWED ONLY WHEN MANHOLE IS THE BEGINNING OF A SEWER MAIN.
2. MORTAR FOR MANHOLES SHALL CONSIST OF ONE PART PORTLAND TYPE II CEMENT, TWO TO THREE PARTS FINE SAND MIXED WITH WATER FOR PROPER CONSISTENCY. LIME SHALL NOT BE USED. COMMERCIALLY PREPARED MORTAR MIXES OR EXPANDING GROUT SHALL NOT BE USED.

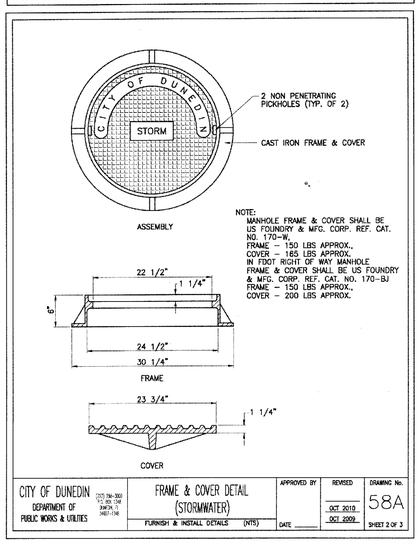
CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	MANHOLE BASE DETAIL	APPROVED BY	REVISED NOV. 2014 JUN. 2013 MAR. 2011	DRAWING No. 54
	FURNISH & INSTALL DETAILS (NTS)	DATE		SHEET 1 OF 1



NOTE:
MANHOLE FRAME & COVER SHALL BE US FOUNDRY & MFG. CORP. REF. CAT. NO. 170-W, OR 195-W
FRAME – 150 LBS APPROX.,
COVER – 165 LBS APPROX.
IN FDOT RIGHT OF WAY MANHOLE FRAME & COVER SHALL BE US FOUNDRY & MFG. CORP. REF. CAT. NO. 170-BJ
FRAME – 150 LBS APPROX.,
COVER – 200 LBS APPROX.

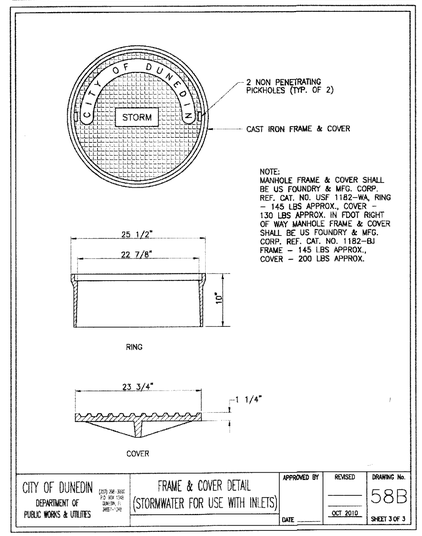
CONFORMS TO CITY CODE
CITY OF DUNEDIN
This confirmation of conformance with City Code represents that the plans appear to meet the requirements of current City ordinances, and no other requirements of the City Code, including ordinances, regulations, ordinances, approximations of the project, safety, and protection, or current practice, have been reviewed. Re-verification of compliance with current requirements may be required at the time of permit application if a period of time elapses prior to permit issuance. Minor changes made by City personnel. This does not constitute an indication of or compliance with good engineering design or practice, or with any other laws, codes, or regulations of any other jurisdiction, nor does it waive any specifications of the City of Dunedin. The Building Department Plan Review Fee is due upon approval of the plans and is required before permit issuance. Building permits can be obtained or Certificate of Completion, together with two sets of "as-built" plans, can be issued that the installation has been completed in accordance with the approved plans and specifications, and that all required fees have been paid. Only the City and County will issue permits for work within their jurisdiction. Permits from other agencies may be required, such as Pinellas County Health Department, Southwest Florida Water Management District, and Florida Department of Transportation. Approval of the plans does not imply that the required permits have been obtained.
4/24/18
Date

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	FRAME & COVER DETAIL (SANITARY SEWER)	APPROVED BY	REVISED JUN. 2013 OCT. 2010	DRAWING No. 58
	FURNISH & INSTALL DETAILS (NTS)	DATE		SHEET 3 OF 3



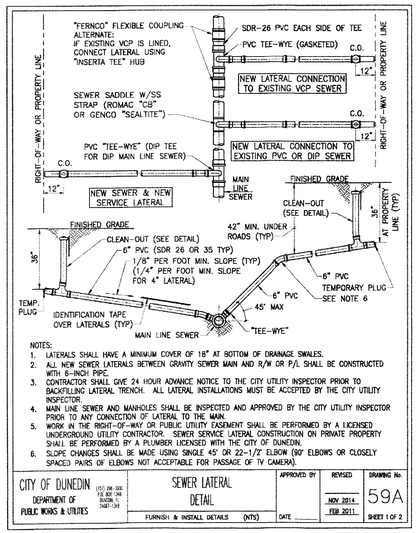
NOTE:
MANHOLE FRAME & COVER SHALL BE US FOUNDRY & MFG. CORP. REF. CAT. NO. 170-W,
FRAME – 150 LBS APPROX.,
COVER – 165 LBS APPROX.
IN FDOT RIGHT OF WAY MANHOLE FRAME & COVER SHALL BE US FOUNDRY & MFG. CORP. REF. CAT. NO. 170-BJ
FRAME – 150 LBS APPROX.,
COVER – 200 LBS APPROX.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	FRAME & COVER DETAIL (STORMWATER)	APPROVED BY	REVISED OCT. 2010 OCT. 2009	DRAWING No. 58A
	FURNISH & INSTALL DETAILS (NTS)	DATE		SHEET 2 OF 3



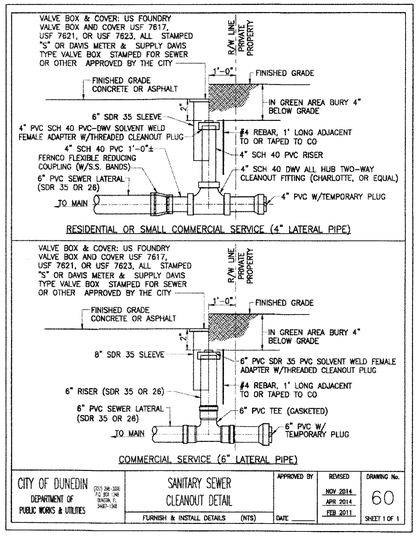
NOTE:
MANHOLE FRAME & COVER SHALL BE US FOUNDRY & MFG. CORP. REF. CAT. NO. USF 1182-WA, RING – 145 LBS APPROX., COVER – 130 LBS APPROX. IN FDOT RIGHT OF WAY MANHOLE FRAME & COVER SHALL BE US FOUNDRY & MFG. CORP. REF. CAT. NO. 1182-BJ
FRAME – 145 LBS APPROX.,
COVER – 200 LBS APPROX.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	FRAME & COVER DETAIL (STORMWATER FOR USE WITH INLETS)	APPROVED BY	REVISED	DRAWING No. 58B
	FURNISH & INSTALL DETAILS (NTS)	DATE	OCT. 2010	SHEET 3 OF 3

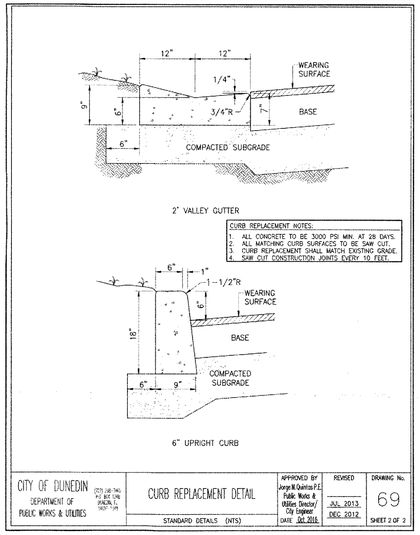


NOTES:
1. LATERALS SHALL HAVE A MINIMUM COVER OF 18" AT BOTTOM OF DRAINAGE SWALES.
2. ALL NEW SEWER LATERALS BETWEEN GRAVITY SEWER MAIN AND R/W OR P/L SHALL BE CONSTRUCTED WITH 6-INCH PIPE.
3. CONTRACTOR SHALL GIVE 24 HOUR ADVANCE NOTICE TO THE CITY UTILITY INSPECTOR PRIOR TO BACKFILLING LATERAL TRENCH. ALL LATERAL INSTALLATIONS MUST BE ACCEPTED BY THE CITY UTILITY INSPECTOR.
4. MAIN LINE SEWER AND MANHOLES SHALL BE INSPECTED AND APPROVED BY THE CITY UTILITY INSPECTOR PRIOR TO ANY CONNECTION OF LATERAL TO THE MAIN.
5. WORK IN THE RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT SHALL BE PERFORMED BY A LICENSED UNDERGROUND UTILITY CONTRACTOR. SEWER SERVICE LATERAL CONSTRUCTION ON PRIVATE PROPERTY SHALL BE PERFORMED BY A PLUMBER LICENSED WITH THE CITY OF DUNEDIN.
6. SLOPE CHANGES SHALL BE MADE USING SINGLE 45° OR 22-1/2° ELBOW (90° ELBOWS OR CLOSELY SPACED PAIRS OF ELBOWS NOT ACCEPTABLE FOR PASSAGE OF TV CAMERA).

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	SEWER LATERAL DETAIL	APPROVED BY	REVISED NOV. 2014 FEB. 2011	DRAWING No. 59A
	FURNISH & INSTALL DETAILS (NTS)	DATE		SHEET 1 OF 2



CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	SANITARY SEWER CLEANOUT DETAIL	APPROVED BY	REVISED NOV. 2014 APR. 2014 FEB. 2011	DRAWING No. 60
	FURNISH & INSTALL DETAILS (NTS)	DATE		SHEET 1 OF 1



CURB REPLACEMENT NOTES:
1. ALL CONCRETE TO BE 3000 PSI MIN. AT 28 DAYS.
2. ALL MATCHING CURB SURFACES TO BE SAW CUT.
3. CURB REPLACEMENT SHALL MATCH EXISTING GRADE.
4. SAW CUT CONSTRUCTION JOINTS EVERY 10 FEET.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES (727) 298-3930 P.O. BOX 1346 DUNEDIN, FL 34697-1346	CURB REPLACEMENT DETAIL	APPROVED BY Jorge M. Quintana P.E. Public Works & Utilities Director/ City Engineer DATE Oct. 2016	REVISED JUL. 2013 DEC. 2012	DRAWING No. 69
	STANDARD DETAILS (NTS)			SHEET 2 OF 2

NOTE:
DETAILS CONTAINED ON THIS PAGE WERE CREATED BY THE LOCAL JURISDICTION THEY SERVE. ENGINEER OF RECORD IS NOT THE AUTHOR IN ANY WAY OF THESE DETAILS AND CLAIMS NO RESPONSIBILITY FOR ACCURACY OR RELEVENCE AS THEY ARE PROVIDED AS A DIRECT REQUIREMENT OF THE UTILITY PROVIDER. CONTRACTOR SHALL ALSO REFER TO THE LOCAL JURISICTIONAL PUBLICLY AVAILABLE SPECIFICATIONS.

(SD) = SHOP DRAWING REQUIRED REFER TO STANDARD NOTES FOR CONDITIONS

CITY OF DUNEDIN DETAILS

SCALE: NONE

REVISIONS
1 01.23.18 Rev. per City of Dunedin BH
2 03.15.18 Rev. per City of Dunedin BH

STATE CERT. OF AUTH. #00026422

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA. SIGNED BY AUTHORITY AND SEAL.
Gary A. Boucher, Reg. 22885

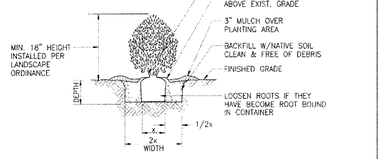
Ozona Engineering, Inc.
P.O. Box 1432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

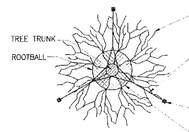
PROJECT #:–
ORIG. DATE:–
DRAWN BY: BH
SCALE: AS SHOWN

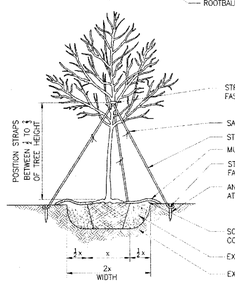
SHEET #:
C7.2



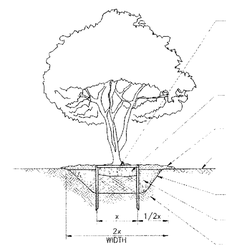
NOTES:
1. WIDTH OF PLANTING PIT SHALL EQUAL TWICE THE DIAMETER OF THE ROOTBALL, x.
2. THE FINISHED GRADE OF THE PLANT SHALL BE SLIGHTLY HIGHER THAN THE ORIGINAL GRADE TO ALLOW FOR PROPER DRAINAGE AND SETTLING.
3. WHEN MULTIPLE SHRUBS ARE PLANTED, THE AREA BETWEEN PLANTINGS SHALL BE COVERED WITH 3" OF MULCH.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	PLANTING & LANDSCAPING DETAIL	APPROVED BY Jorge M. Quintero P.E. Public Works & Utilities Director/ City Engineer	REVISED	DRAWING No.
	STANDARD DETAILS (NTS)	DATE Oct. 2016	DEC. 2016	79A
				SHEET 1 OF 3



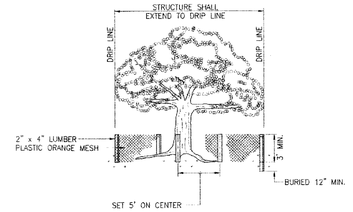


CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	PLANTING & LANDSCAPING DETAIL	APPROVED BY Jorge M. Quintero P.E. Public Works & Utilities Director/ City Engineer	REVISED	DRAWING No.
	STANDARD DETAILS (NTS)	DATE Oct. 2016	DEC. 2016	79B
				SHEET 2 OF 3



CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	PLANTING & LANDSCAPING DETAIL	APPROVED BY Jorge M. Quintero P.E. Public Works & Utilities Director/ City Engineer	REVISED	DRAWING No.
	STANDARD DETAILS (NTS)	DATE Oct. 2016	DEC. 2016	79C
				SHEET 3 OF 3

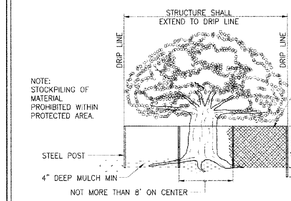
STANDARD TREE BARRICADE:
BARRICADES SHALL BE CONSTRUCTED USING 2" x 4" LUMBER FOR UPRIGHT POSTS, INSTALLED 5' ON CENTER, TO A MINIMUM DEPTH OF 12", WITH A HEIGHT OF AT LEAST 3' EXTENDING ABOVE GRADE. THE UPRIGHT POSTS SHALL BE CONNECTED CONTINUOUSLY WITH PLASTIC ORANGE MESH EQUAL TO THE HEIGHT OF THE UPRIGHTS AND FASTENED SECURELY TO THE UPRIGHT POSTS.



NOTE:
STOCKPILING OF MATERIAL PROHIBITED WITHIN PROTECTED AREA.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	PROTECTIVE BARRIERS FOR STANDARD TREES DURING CONSTRUCTION DETAIL	APPROVED BY Jorge M. Quintero P.E. Public Works & Utilities Director/ City Engineer	REVISED	DRAWING No.
	STANDARD DETAILS (NTS)	DATE Oct. 2016	DEC. 2016	80
				SHEET 1 OF 1

GRAND TREE BARRICADE:
- A GRAND TREE EVALUATION FORM MUST BE USED TO DETERMINE WHETHER OR NOT A SPECIFIC TREE (TYPICALLY LARGE IN DIAMETER) WILL REQUIRE GRAND TREE BARRICADE WITH 6' GALVANIZED CHAIN LINK FENCING. THIS FORM SHALL BE OBTAINED FROM THE CITY ARBORIST.
- ALL GRAND TREES SHALL BE PROTECTED WITH CHAIN-LINK FENCING. TREE BARRICADES SHALL BE CONSTRUCTED WITH CHAIN LINK FENCING AS FOLLOWS: UPRIGHT POSTS SHALL BE CONSTRUCTED OF STEEL POSTS WITH A MINIMUM OUTSIDE DIAMETER OF 1-5/8" AND A MINIMUM STRENGTH OF 18 GAUGE, INSTALLED TO A MINIMUM DEPTH OF 12" BELOW GRADE, AND EXTENDING VERTICALLY ABOVE GRADE A MINIMUM DISTANCE OF 6'. THE POSTS SHALL BE PLACED A MAXIMUM DISTANCE OF 8' APART. THE UPRIGHT POST SHALL BE CONNECTED CONTINUOUSLY BY CHAIN LINK MESH THAT IS SECURELY FASTENED TO THE POST, CONSTRUCTED OF GALVANIZED STEEL WITH A MINIMUM MESH OPENING OF 2-3/8", AND A MINIMUM STRENGTH OF 11 GAUGE.
- A MINIMUM OF 4" DEEP MULCH SHALL BE INSTALLED WITHIN THE DRIP LINE OF ALL GRAND TREES
- AT THE CONSTRUCTION PERMIT PHASE, ALL SITES RETAINING PROTECTED TREES SHALL SUBMIT A PRESERVATION PLAN WITH THE CONSTRUCTION PLANS, PREPARED AND SIGNED BY AN APPROVED ARBORIST. THE PLAN SHALL DESCRIBE IN DETAIL THE MEASURES THAT WILL BE IMPLEMENTED TO ENSURE THE SURVIVAL OF TREES CHOSEN FOR PRESERVATION.
- THE PRESERVATION PLAN SHALL INCLUDE THE MEASURES TAKEN TO ENSURE SURVIVAL OF TREES GROWING ON THE SITE AND ADJACENT PROPERTIES WITHIN 25' OF THE PROPERTY LINE
- THE PRESERVATION PLAN SHALL BE A SEPARATE PAGE OF THE CONSTRUCTION PLANS AND SHALL CLEARLY DELINEATE PRESERVATION MEASURES TO BE UTILIZED. IE: TYPE AND LOCATION OF ALL TREE BARRICADES, ROOT PRUNE LINES INCLUDING DEPTH AND LENGTH, PRE-CONSTRUCTION PRUNING, LOCATION AND DESIGN OF: AERATION SYSTEMS, MULCH, CABLING AND BRACING PROCEDURES, RETAINING WALLS, STRUCTURAL PRUNING PLANS, ETC.



CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	PROTECTIVE BARRIERS FOR GRAND TREES DURING CONSTRUCTION DETAIL	APPROVED BY Jorge M. Quintero P.E. Public Works & Utilities Director/ City Engineer	REVISED	DRAWING No.
	STANDARD DETAILS (NTS)	DATE Oct. 2016	DEC. 2016	81
				SHEET 1 OF 1

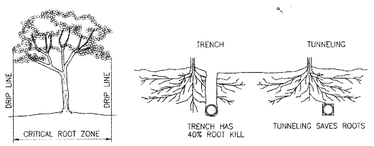
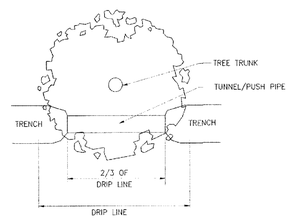


FIGURE 1 FIGURE 2

ROOT PRUNING SPECIFICATIONS:
WHEN CONSTRUCTION ACTIVITIES AFFECT PROTECTED TREES SO THAT THE CRITICAL ROOT ZONE (SEE FIGURE 1) IS DISTURBED ADHERENCE TO THE FOLLOWING ARBORICULTURAL TECHNIQUES IS REQUIRED:

ROOT PRUNING:
WHEN CRITICAL ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS. ROOTS CAN BE PRUNED BY UTILIZING TRENCHING EQUIPMENT DESIGNED FOR THIS PURPOSE OR BY HAND DIGGING A TRENCH AND PRUNING ROOTS WITH A PRUNING SAW, CHAIN SAW OR OTHER EQUIPMENT DESIGNED FOR TREE PRUNING. ROOTS LOCATED WITHIN THE CRITICAL ROOT ZONE THAT WILL BE IMPACTED BY CONSTRUCTION, MUST BE PRUNED TO A DEPTH OF 12" BELOW THE EXISTING GRADE OR TO THE DEPTH OF DISTURBANCE IF LESS THAN 12" FROM THE EXISTING GRADE. WHEN UNDERGROUND UTILITY LINES ARE TO BE INSTALLED WITHIN THE CRITICAL ROOT ZONE, THE ROOT PRUNING REQUIREMENTS MAY BE WAIVED IF THE LINES ARE INSTALLED VIA TUNNELING AS OPPOSED TO OPEN TRENCHING (SEE FIGURE 2).

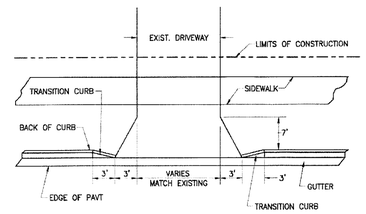
CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	ROOT PRUNING SPECIFICATIONS	APPROVED BY Jorge M. Quintero P.E. Public Works & Utilities Director/ City Engineer	REVISED	DRAWING No.
	STANDARD DETAILS (NTS)	DATE Oct. 2016	DEC. 2016	82
				SHEET 1 OF 1



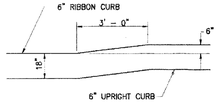
TUNNELING SPECIFICATIONS:
WHEN CONSTRUCTION ACTIVITIES AFFECT PROTECTED TREES SO THAT THE CRITICAL ROOT ZONE (SEE FIGURE 1) IS DISTURBED ADHERENCE TO THE FOLLOWING ARBORICULTURAL TECHNIQUES IS REQUIRED:

INSTALLATION OF UTILITY UNDER TREE DRIP LINE:
1. 2/3 OF THE TREE DRIP LINE SHALL NOT BE TRENCHED
2. TRENCH SHALL BE 3 TO 4 FEET DEEP
3. PUSH PIPE WITH BACKHOE UNDER THE TREE'S ROOT SYSTEM, 3 TO 4 FEET BELOW GROUND

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	TUNNELING SPECIFICATIONS	APPROVED BY Jorge M. Quintero P.E. Public Works & Utilities Director/ City Engineer	REVISED	DRAWING No.
	STANDARD DETAILS (NTS)	DATE Oct. 2016	DEC. 2016	83
				SHEET 1 OF 1

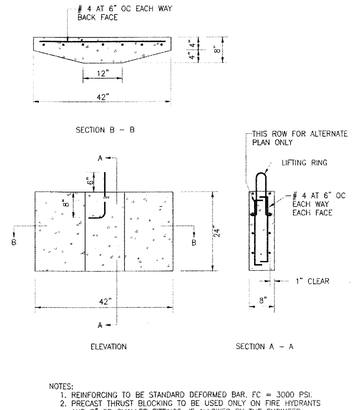


TYPICAL CURB TRANSITION AT DRIVEWAY



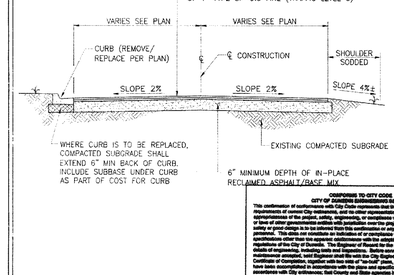
TRANSITION FROM UPRIGHT TO FLUSH CURBING

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	CURB TRANSITION DETAILS	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	FEB. 2009	89
				SHEET 1 OF 1



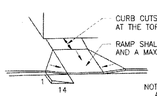
NOTES:
1. REINFORCING TO BE STANDARD DEFORMED BAR. FC = 3000 PSI.
2. PRECAST THRUST BLOCKING TO BE USED ONLY ON FIRE HYDRANTS AND 8" OR SMALLER FITTINGS, IF ALLOWED BY THE ENGINEER.
3. A 12"x18" SPACER BLOCK SHALL BE PLACED BETWEEN THE PRECAST THRUST BLOCK AND FITTING IF SO DIRECTED BY THE ENGINEER.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	PRECAST CONCRETE THRUST BLOCK DETAIL	APPROVED BY Jorge M. Quintero P.E. Public Works & Utilities Director/ City Engineer	REVISED	DRAWING No.
	STANDARD DETAILS (NTS)	DATE Oct. 2016		12
				SHEET 1 OF 1



CONFORMS TO CITY CODE
CITY OF DUNEDIN COMMUNITY DEVELOPMENT DIRECTOR
This confirmation of conformance with City Code represents that the plans appear to meet the requirements of the zoning, public, engineering, or compliance sub sections of the zoning code, regulations, ordinances or technical codes of the dunedin, public, engineering, or compliance sub sections of the zoning code, regulations, ordinances or technical codes of the City of Dunedin. The City of Dunedin assumes no responsibility for any deviations made by City personnel. This does not constitute an instruction of or compliance with good engineering design or workmanship or with any other specifications or requirements of the contract documents, or any specifications of the City of Dunedin. The Engineer of Record is the person or firm responsible for all details of engineering, construction, and compliance with the contract documents. The Engineer of Record shall be responsible for all changes to the plans, and shall submit all changes to the City Engineer for approval. Upon completion, the Engineer of Record shall file with the City Engineer a Certificate of Design and a Certificate of Completion, together with two sets of "as-built" plans, showing that the installations have been inspected and found to conform to the approved plans and specifications, and that the work has been in accordance with Pinellas County and State Health Department requirements, that approval has been received such installation for use, and that all required tests and inspections have been completed.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State or Federal governments may be necessary. A permit from the City of Dunedin will not be issued until all other approvals are received. The work cannot be started from the City of Dunedin until all other approvals of evidence that all other requirements have been granted and the required County, State or Federal permits have been obtained.
4/24/18

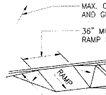
CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	FULL DEPTH STREET RECLAMATION DETAIL	APPROVED BY Jorge M. Quintero P.E. Public Works & Utilities Director/ City Engineer	REVISED	DRAWING No.
	STANDARD DETAILS (NTS)	DATE Oct. 2016		95
				SHEET 1 OF 1



NOTE:
ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH ADA 4.29.2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOME'S WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL BE PAINTED BLACK.
IF POSSIBLE, NEW RAMPS SHALL BE POSITIONED SO THAT THEY DO NOT INTERFERE WITH EXISTING STOP BARS AND STOP SIGNS. IF IT IS IMPOSSIBLE TO INSTALL THE RAMP WITHOUT INTERFERING WITH THE STOP BAR/STOP SIGN, THE CONTRACTOR IS TO REMOVE THE EXISTING STOP BAR, INSTALL THE NEW STOP BAR AND RELOCATE THE STOP SIGN. COST OF THIS WORK IS TO BE INCLUDED IN THE RAMP COST PER EACH.

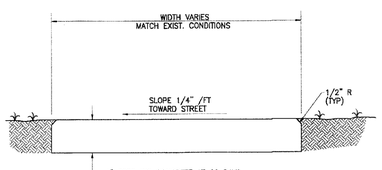
MAX. COUNTERSLOPE OF ADJOINING ROAD SURFACE AND GUTTERS SHALL NOT EXCEED A SLOPE OF 1:20

36" MINIMUM OR 48" MINIMUM WHERE RAMP IS PART OF A REQUIRED EGRESS



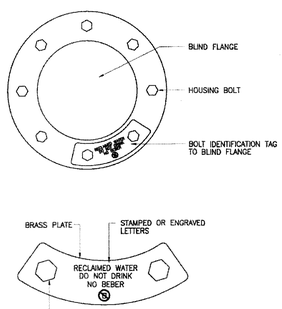
BUILT-UP CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	CURB RAMP DETAIL	APPROVED BY Jorge M. Quintero P.E. Public Works & Utilities Director/ City Engineer	REVISED	DRAWING No.
	STANDARD DETAILS (NTS)	DATE Oct. 2016	JUL. 2013	72B
				SHEET 2 OF 2



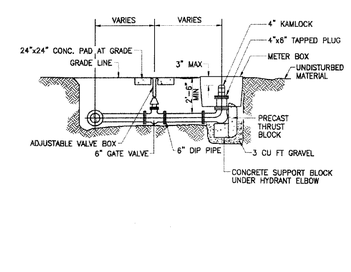
NOTES:
1. TOOL OR SAW CUT JOINTS EVERY 5 FEET.
2. EXPANSION JOINT MATERIAL EVERY 50 FEET.

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	SIDEWALK RESTORATION DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE	JUL. 2013 OCT. 2010	71A
				SHEET 1 OF 3

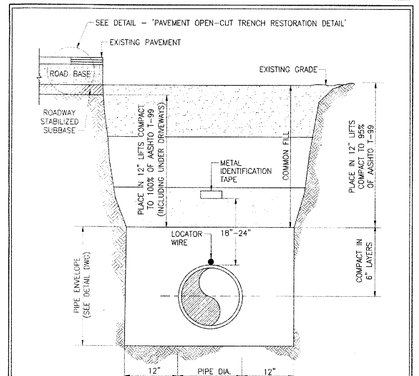


CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	TOP OF RECLAIMED WATER BLOW-OFF AND IDENTIFICATION TAG DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE		51
				SHEET 1 OF 1

NOTE:
FINISH WITH TWO (2) COATS OF LAVENDER ENAMEL PAINT FOR RECLAIMED WATER



CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	RECLAIMED WATER BLOW-OFF DETAIL	APPROVED BY	REVISED	DRAWING No.
	FURNISH & INSTALL DETAILS (NTS)	DATE		52
				SHEET 1 OF 1



NOTES:
1. TRENCHES SHALL BE FULLY BACKFILLED DAILY, AND THERE SHALL BE NO OPEN TRENCHES LEFT OVERNIGHT, ON WEEKENDS, OR ON HOLIDAYS.
2. SEE ALSO CITY OF DUNEDIN DETAIL "PAVEMENT OPEN-CUT TRENCH RESTORATION DETAIL"
3. LOCATOR WIRE SHALL BE USED WITH ALL NONMETALLIC PRESSURE PIPE.
4. METAL IDENTIFICATION TAPE SHALL BE USED WITH ALL PIPES EXCEPT STORM DRAIN AND GRAVITY SEWER. (SANITARY LATERALS SHALL HAVE MARKER TAPE).

CITY OF DUNEDIN DEPARTMENT OF PUBLIC WORKS & UTILITIES	TRENCH BACKFILL DETAIL	APPROVED BY Jorge M. Quintero P.E. Public Works & Utilities Director/ City Engineer	REVISED	DRAWING No.
	STANDARD DETAILS (NTS)	DATE Oct. 2016	JAN. 2012 JULY. 2013 MAR. 2011	3A
				SHEET 1 OF 4

NOTE:
DETAILS CONTAINED ON THIS PAGE WERE CREATED BY THE LOCAL JURISDICTION THEY SERVE. ENGINEER OF RECORD IS NOT THE AUTHOR IN ANY WAY OF THESE DETAILS AND CLAIMS NO RESPONSIBILITY FOR ACCURACY OR RELEVENCE AS THEY ARE PROVIDED AS A DIRECT REQUIREMENT OF THE UTILITY PROVIDER. CONTRACTOR SHALL ALSO REFER TO THE LOCAL JURISDITIONAL PUBLICLY AVAILABLE SPECIFICATIONS.

SD = SHOP DRAWING REQUIRED
REFER TO STANDARD NOTES FOR CONDITIONS

CITY OF DUNEDIN DETAILS

SCALE: NONE

REVISIONS		
1	01.23.18 Rev. per City of Dunedin	BH
2	03.15.18 Rev. per City of Dunedin	BH
3		
4		
5		
6		

STATE CERT. OF AUTH. #00091422

I HEREBY CERTIFY THAT THE PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA. AS SIGNED BY MY HAND AND SEAL.
Gary A. Boucher, P.E. # 22885

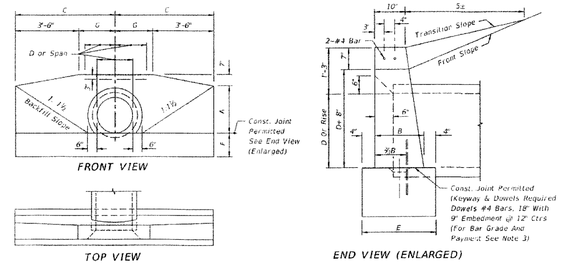
Ozona Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

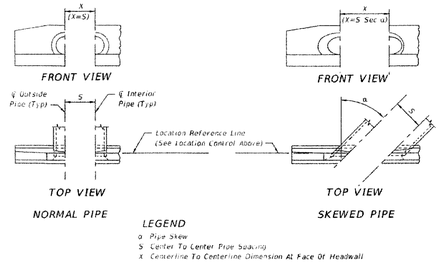
[PROJECT]:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: -
ORIG. DATE: -
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C7.3



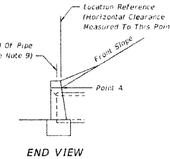
ENDWALL DIMENSIONS (EXCLUSIVE OF MULTIPLE PIPE SPACING)



LEGEND

α Pipe Skew
S Center To Center Pipe Spacing
X Centerline To Centerline Dimension At Face Of Headwall

PIPE AND SPACING FOR MULTIPLE PIPE
ENDWALL POSITIONS FOR SINGLE AND MULTIPLE



END VIEW

1. Position is set by the intersection of the front slope and Point A where this intersection falls outside the clear zone.
2. Where the front slope and Point A intersects inside the clear zone, the endwall is positioned so the location reference point is at the clear zone limit. The front slope is transitioned to the endwall as shown in Index No. 280.

STANDARD
LOCATION CONTROL

COMPLIANCE TO CITY CODE
CITY OF CLEARWATER ENGINEERING SECTION

This certification of certificate(s) with City Code signifies that the plans appear to meet the requirements of current City ordinances, and no other representations regarding zoning, environmental, or other City Code requirements are implied or inferred. Any other ordinances or laws of other governmental entities will particular over the project, are made. No certification of safety or good design is to be inferred from this confirmation or any inspections made by City personnel. This does not constitute an indication of or compliance with good engineering design or specifications other than the aforesaid ordinances with the adopted laws, ordinances and specifications of the City of Clearwater. Contractor shall be solely responsible for all details of engineering, including laws and inspections. Before service can be rendered or maintenance accepted, and Engineer shall file with the City Engineer a Certificate of Design and a Certificate of Completion, together with two sets of "as-built" plans, certifying that the installations have been constructed in accordance with the plans and specifications or variances thereto in compliance with the City Code. Engineer shall be responsible for performing a post-construction audit evaluation for one year and that all required tests and inspections have been completed.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other departments within the City, County, State or Federal governments may be necessary. A permit from the City must be obtained before the start of any construction. The name should be removed from the "Plans Under Review" list when all required approvals have been obtained, and the plans are ready for the Permit Coordinator to issue a permit.

4/24/18
Date

GENERAL NOTES

1. Endwall dimensions, locations and positions are for round and elliptical concrete pipe and for round and pipe-arch corrugated metal pipe. Round concrete pipe shown.
2. Front slope and ditch transitions shall be in accordance with Index No. 280.
3. Endwalls may be cast in place or precast concrete. Reinforcing steel shall be Grades 40 or 60. Additional reinforcement necessary for handling precast units shall be determined by the Contractor or the supplier. Cost of reinforcement shall be included in the contract unit price for Concrete, (Endwalls).
4. All exposed corners and edges of concrete are to be chamfered ¾".
5. Concrete shall be Class I, except ASTM C478 (4000 psi) concrete may be substituted for precast items manufactured in plants meeting the requirements of Section 449 of the Specifications.
6. On outfall ditches with side slopes flatter than 1:1½ provide 20' transitions from the endwall to the flatter side slopes, right of way permitting.
7. For sodding around endwalls see Index No. 281.
8. Payment for concrete quantities for endwalls skewed to the pipe shall be made on the following basis:

Endwall Skew to Pipe	Use Tabulated Value
0° to 5°	0°
6°	15°
16°	30°
31° or over	45°

9. Pipe length plan quantities shall be based on the pipe end locations shown in the standard location control end view, or lengths based on special endwall locations called for in the plans.
10. Payment for pipe in pipe culverts shall be based on plan quantities, adjusted for endwall locations subsequently established by the Engineer.
11. Endwalls to be paid for under the contract unit price for Class I Concrete (Endwalls), CY.

LAST REVISION	REVISION	DESCRIPTION:	FDOT 2016 DESIGN STANDARDS	STRAIGHT CONCRETE ENDWALLS SINGLE AND MULTIPLE PIPE	INDEX NO.	SHEET NO.
07/01/09					250	1 of 2

DATA AND ESTIMATED QUANTITIES FOR ONE ENDWALL

ROUND CONCRETE AND CORRUGATED METAL PIPE

D	Opening Area (SF) Number Of Pipes 1	2	3	4	Dimensions A	B	C	E	F	G	S	X 0°	15°	30°	45°	Class I Concrete (CY) Number And Type Of Pipe And Skew Angle Of Pipe: Single Conc 0°	Single Metal 0°	Double Concrete 0°	15°	30°	45°	Double Metal 0°	15°	30°	45°	Triple Concrete 0°	15°	30°	45°	Triple Metal 0°	15°	30°	45°	Quadruple Concrete 0°	15°	30°	45°	Quadruple Metal 0°	15°	30°	45°	D
15"	1.23	2.46	3.69	4.92	1'-11"	1'-7"	4'-0"	1'-10"	1'-2"	0'-6"	2'-7"	2'-7"	2'-8"	3'-0"	3'-8"	1.23	1.24	1.59	1.60	1.65	1.74	1.62	1.63	1.68	1.78	1.94	1.96	2.05	2.23	1.99	2.02	2.11	2.30	2.30	2.34	2.47	2.74	2.37	2.41	2.75	2.84	15"
18"	1.77	3.54	5.31	7.08	2'-2"	1'-7"	4'-0"	1'-11"	1'-3"	1'-0"	2'-10"	2'-10"	2'-11"	3'-2"	4'-0"	1.56	1.59	1.99	2.01	2.06	2.17	2.04	2.06	2.11	2.23	2.43	2.46	2.56	2.79	2.51	2.54	2.65	2.89	2.86	2.91	3.06	3.40	2.96	3.01	3.17	3.53	18"
21"	2.41	4.82	7.23	9.64	2'-5"	1'-4"	5'-0"	2'-0"	1'-4"	1'-6"	3'-2"	3'-2"	3'-3"	3'-8"	4'-6"	1.97																										21"
24"	3.14	6.28	9.42	12.56	2'-8"	1'-4"	5'-6"	2'-0"	1'-4"	2'-0"	3'-5"	3'-5"	3'-6"	3'-11"	4'-10"	2.24	2.29	2.82	2.84	2.91	3.06	2.91	2.93	3.01	3.17	3.39	3.43	3.57	3.87	3.57	3.56	3.71	4.03	3.97	4.03	4.24	4.69	4.14	4.20	4.43	4.91	24"
27"	3.98	7.96	11.94	15.92	2'-11"	1'-5"	6'-0"	2'-1"	1'-5"	2'-6"	3'-10"	3'-10"	4'-0"	4'-5"	5'-5"	2.73																										27"
30"	4.91	9.82	14.73	19.64	3'-2"	1'-6"	6'-6"	2'-2"	1'-6"	3'-0"	4'-3"	4'-3"	4'-5"	4'-11"	6'-0"	3.26	3.34	4.13	4.16	4.26	4.49	4.28	4.31	4.43	4.67	4.98	5.04	5.25	5.69	5.20	5.27	5.49	5.97	5.84	5.93	6.24	6.91	6.13	6.23	6.56	7.29	30"
36"	7.07	14.14	21.21	28.28	3'-8"	1'-8"	7'-6"	2'-4"	1'-8"	4'-0"	5'-1"	5'-1"	5'-3"	5'-10"	7'-2"	4.53	4.64	5.73	5.77	5.92	6.23	5.95	6.00	6.15	6.49	6.92	7.00	7.29	7.91	7.25	7.34	7.65	8.33	8.13	8.26	8.69	9.62	8.57	8.71	9.18	10.20	36"
42"	9.62	19.24	28.86	38.48	4'-2"	1'-10"	8'-6"	2'-6"	2'-0"	5'-0"	6'-0"	6'-0"	6'-3"	6'-11"	8'-6"	6.33	6.49	8.11	8.17	8.39	8.85	8.43	8.50	8.73	9.23	9.90	10.02	10.45	11.38	10.38	10.52	10.98	11.99	11.68	11.87	12.51	13.89	12.32	12.52	13.22	14.73	42"
48"	12.57	25.14	37.71	50.28	4'-8"	2'-1"	9'-6"	2'-9"	2'-0"	6'-0"	6'-9"	6'-9"	7'-0"	7'-10"	9'-7"	8.15	8.38	10.40	10.48	10.75	11.33	10.83	10.94	11.23	11.87	12.64	12.80	13.34	14.50	13.34	13.51	14.11	15.39	14.89	15.13	15.93	17.68	15.82	16.08	16.97	18.90	48"
54"	15.90	31.80	47.70	63.60	5'-2"	2'-6"	10'-6"	3'-2"	2'-3"	7'-0"	7'-8"	7'-8"	7'-11"	8'-12"	10'-10"	11.71	11.77	13.23	13.35	13.78	16.69	15.35	15.48	15.90	16.83	18.77	19.02	19.86	21.69	18.93	19.18	20.04	21.89	22.29	22.66	23.93	26.67	22.51	22.89	24.17	26.96	54"

CORRUGATED METAL PIPE ARCH

Span	Rise	Opening Area (SF) Number Of Pipes 1	2	3	4	Dimensions A	B	C	E	F	G	S	X 0°	15°	30°	45°	Class I Concrete (CY) Number Of Pipe And Skew Angle Of Pipe: Single 0°	Double 0°	15°	30°	45°	Triple 0°	15°	30°	45°	Quadruple 0°	15°	30°	45°	Span	Rise	Approx. Equiv. Round Pipe
17"	13"	1.1	2.2	3.3	4.4	1'-9"	1'-2"	3'-10"	1'-10"	1'-2"	0'-4"	2'-6"	2'-6"	2'-7"	2'-11"	3'-6"	1.16	1.47	1.48	1.52	1.60	1.78	1.80	1.88	2.04	2.09	2.12	2.23	2.48	17"	13"	15"
21"	15"	1.6	3.2	4.8	6.4	1'-11"	1'-2"	4'-3"	1'-10"	1'-2"	0'-9"	2'-10"	2'-10"	2'-11"	3'-3"	4'-0"	1.33	1.69	1.70	1.75	1.84	2.04	2.06	2.15	2.33	2.40	2.44	2.57	2.84	21"	15"	18"
28"	20"	2.8	5.6	8.4	11.2	2'-4"	1'-3"	5'-2"	1'-11"	1'-3"	1'-8"	3'-5"	3'-5"	3'-6"	3'-11"	4'-10"	1.78	2.31	2.33	2.39	2.53	2.83	2.87	2.99	3.26	3.36	3.42	3.60	4.01	28"	20"	24"
35"	24"	4.3	8.6	12.9	17.2	2'-8"	1'-4"	5'-11½"	2'-0"	1'-4"	2'-3½"	4'-0"	4'-0"	4'-2"	4'-7"	5'-8"	2.34	3.03	3.05	3.14	3.32	3.72	3.77	3.93	4.29	4.40	4.47	4.72	5.25	35"	24"	30"
42"	29"	5.9	11.8	17.7	23.6	3'-1"	1'-5"	6'-10½"	2'-1"	1'-5"	3'-4½"	4'-9"	4'-9"	4'-11"	5'-6"	6'-9"	3.13	4.06	4.09	4.20	4.45	4.99	5.06	5.26	5.76	5.93	6.03	6.36	7.09	42"	29"	36"
49"	33"	8.4	16.8	25.2	33.6	3'-5"	1'-6"	7'-8"	2'-2"	1'-6"	4'-2"	5'-6"	5'-6"	5'-8"	6'-4"	7'-9"	3.83	5.00	5.04	5.18	5.48	6.16	6.24	6.52	7.12	7.32	7.44	7.86	8.76	49"	33"	42"
57"	38"	11.2	22.4	33.6	44.8	3'-10"	1'-7"	8'-7½"	2'-3"	1'-7"	5'-1½"	6'-4"	6'-4"	6'-7"	7'-4"	8'-11"	4.87	6.31	6.36	6.53	6.91	7.74	7.84	8.18	8.93	9.18	9.33	9.85	10.96	57"	38"	48"
64"	43"	13.2	26.4	39.6	52.8	4'-2"	1'-8"	9'-6½"	2'-4"	1'-8"	6'-0½"	7'-1"	7'-1"	7'-4"	8'-2"	10'-0"	5.88	7.64	7.70	7.91	8.37	9.40	9.52	9.94	10.86	11.15	11.33	11.97	13.33	64"	43"	54"
71"	47"	16.9	33.8	50.7	67.6	4'-7"	1'-10"	10'-4"	2'-6"	2'-0"	6'-10"	7'-10"	7'-10"	8'-1"	9'-1"	11'-1"	7.80	10.15	10.23	10.51	11.12	12.49	12.65	13.22	14.43	14.85	15.10	15.94	17.77	71"	47"	60"

Note: Use the guidelines of General Note No. 8 for selecting tabular quantities.

CONCRETE ELLIPTICAL PIPE

Rise	Span	Opening Area (SF) Number Of Pipes 1	2	3	4	Dimensions A	B	C	E	F	G	S	X 0°	15°	30°	45°	Class I Concrete (CY) Number Of Pipe And Skew Angle Of Pipe: Single 0°	Double 0°	15°	30°	45°	Triple 0°	15°	30°	45°	Quadruple 0°	15°	30°	45°	Rise	Span	Approx. Equiv. Round Pipe
12"	18"	1.3	2.6	3.9	5.2	1'-8"	1'-2"	3'-9"	1'-10"	1'-2"	0'-3"	2'-10"	2'-10"	2'-11"	3'-3"	4'-0"	1.09	1.45	1.46	1.51	1.60	1.80	1.82	1.91	2.09	2.16	2.20	2.33	2.60	12"	18"	15"
14"	23"	1.8	3.6	5.4	7.2	1'-10"	1'-3"	4'-2½"	1'-11"	1'-3"	0'-8½"	3'-5"	3'-5"	3'-8"	3'-11"	4'-10"	1.36	1.82	1.84	1.89	2.01	2.29	2.32	2.43	2.68	2.75	2.80	2.97	3.33	14"	23"	18"
19"	30"	3.3	6.6	9.9	13.2	2'-3"	1'-4"	5'-1½"	2'-0"	1'-4"	1'-7½"	4'-2"	4'-2"	4'-4"	4'-10"	5'-11"	1.89	2.55	2.57	2.65	2.82	3.22	3.27	3.43	3.77	3.88	3.95	4.19	4.70	19"	30"	24"
24"	38"	5.1	10.2	15.3	20.4	2'-9"	1'-5"	6'-1"	2'-1"	1'-5"	2'-9"	5'-2"	5'-2"	5'-4"	6'-0"	7'-4"	2.64	3.55	3.58	3.69	3.93	4.48	4.54	4.77	5.24	5.39	5.49	5.82	6.53	24"	38"	30"
29"	45"	7.4	14.8	22.2	29.6	3'-1"	1'-6"	7'-0"	2'-2"	1'-6"	3'-6"	6'-0"	6'-0"	6'-3"	6'-11"	8'-6"	3.32	4.48	4.52	4.66	4.96	5.64	5.72	6.00	6.60	6.80	6.92	7.34	8.24	29"	45"	36"
34"	53"	10.1	20.4	30.6	40.8	3'-6"	1'-7"	7'-11½"	2'-3"	1'-7"	4'-5½"	7'-1"	7'-1"	7'-4"	8'-2"	10'-0"	4.24	5.76	5.81	6.00	6.39	7.29	7.40	7.76	8.55	8.81	8.97	9.52	10.70	34"	53"	42"
38"	60"	12.9	25.8	38.7	51.6	3'-10"	1'-8"	8'-9"	2'-4"	1'-8"	5'-3"	7'-11"	7'-11"	8'-2"	9'-2"	11'-2"	5.22	7.16	7.22	7.46	7.96	9.10	9.24	9.70	10.71	11.05	11.25	11.95	13.46	38"	60"	48"
43"	68"	16.6	33.2	49.8	66.4	4'-3"	1'-10"	9'-8½"	2'-6"	1'-10"	6'-2½"	8'-10"	8'-10"	9'-2"	10'-2"	12'-6"	6.63	9.01	9.09	9.38	10.00	11.39	11.36	12.13	13.36	13.77	14.02	14.86	16.73	43"	68"	54"
48"	76"	20.5	41.0	61.5	82.0	4'-8"	2'-1"	10'-8"	2'-9"	2'-0"	7'-2"	9'-9"	9'-9"	10'-1"	11'-3"	13'-9"	8.86	11.74	11.85	12.22	13.01	14.82	15.04	15.77	17.37	17.91	18.23	19.34	21.74	48"	76"	60"
53"	83"	24.8	49.6	74.4	99.2	5'-1"	2'-6"	11'-7"	3'-2"	2'-6"	8'-1"	10'-7"	10'-7"	10'-11"	12'-3"	15'-0"	12.50	16.98	16.98	17.67	18.83	21.47	21.78	22.86	25.18	25.97	26.44	28.06	31.55	53"	83"	66"
58"	91"	29.5	59.0	88.5	118.0	5'-6"	2'-10"	12'-6½"	3'-6"	2'-10"	9'-0½"	11'-4"	11'-4"	11'-9"	13'-1"	16'-0"	16.46	22.26	22.46	23.16	24.66	28.05	28.46	29.85	32.85	33.85	34.46	36.55	41.05	58"	91"	72"

LAST REVISION	REVISION	DESCRIPTION:	FDOT 2016 DESIGN STANDARDS	STRAIGHT CONCRETE ENDWALLS SINGLE AND MULTIPLE PIPE	INDEX NO.	SHEET NO.
07/01/01					250	2 of 2

NOTE:
DETAILS CONTAINED ON THIS PAGE WERE CREATED BY THE LOCAL JURISDICTION THEY SERVE. ENGINEER OF RECORD IS NOT THE AUTHOR IN ANY WAY OF THESE DETAILS AND CLAIMS NO RESPONSIBILITY FOR ACCURACY OR RELEVENCE AS THEY ARE PROVIDED AS A DIRECT REQUIREMENT OF THE UTILITY PROVIDER. CONTRACTOR SHALL ALSO REFER TO THE LOCAL JURISDICTIONAL PUBLICLY AVAILABLE SPECIFICATIONS.

SD = SHOP DRAWING REQUIRED
REFER TO STANDARD NOTES FOR CONDITIONS

FDOT DETAILS

SCALE: NONE

01.23.18	Rev. per City of Dunedin	BH
03.15.18	Rev. per City of Dunedin	BH

REVISIONS

I HEREBY CERTIFY THAT THE PLAN AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA. SEAL AND SIGNATURE
Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #00009422

Ozona Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

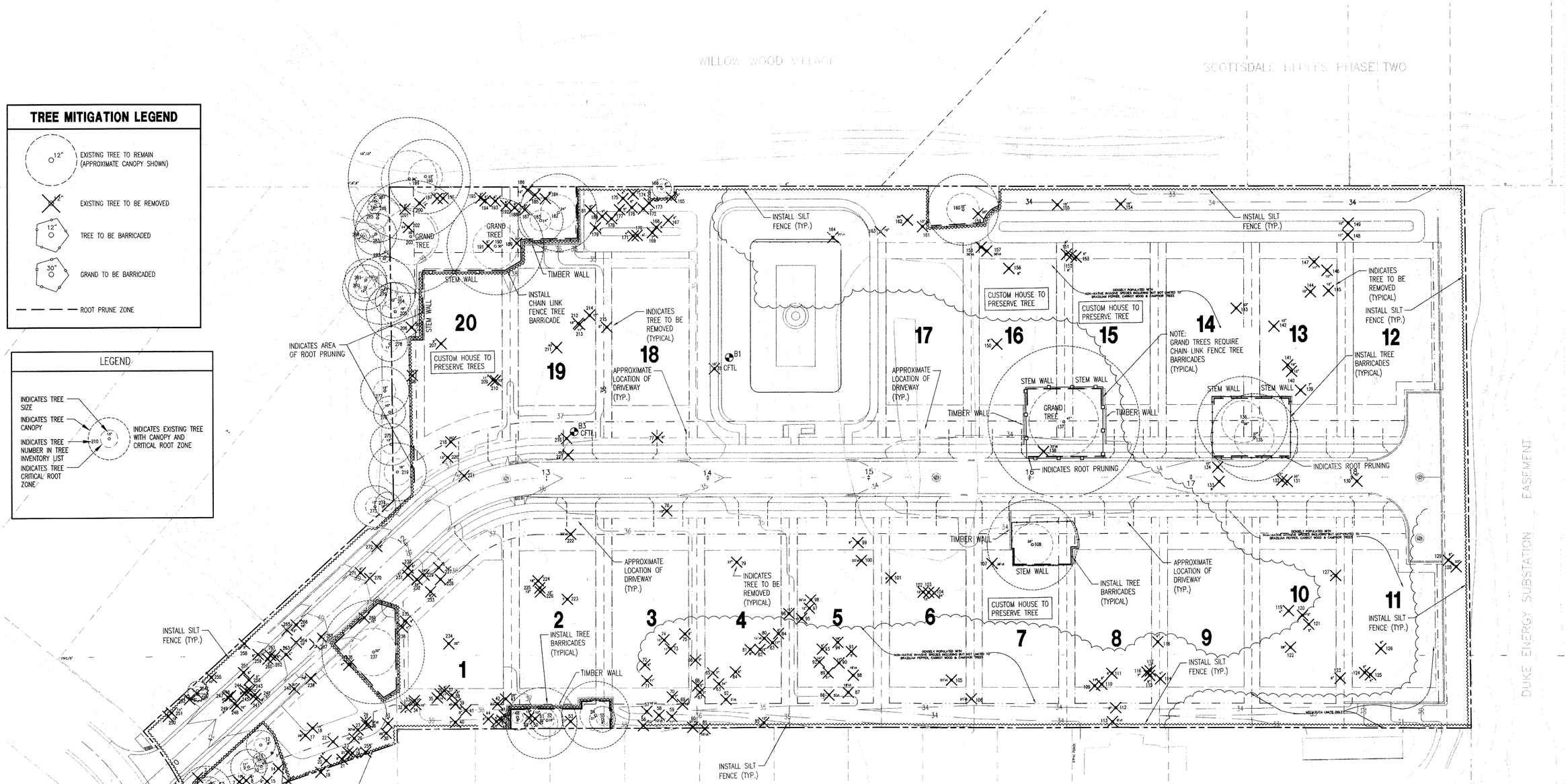
SHEET #:
C7.4

TREE MITIGATION LEGEND

- EXISTING TREE TO REMAIN (APPROXIMATE CANOPY SHOWN)
- EXISTING TREE TO BE REMOVED
- TREE TO BE BARRICADED
- GRAND TO BE BARRICADED
- ROOT PRUNE ZONE

LEGEND

- INDICATES TREE SIZE
- INDICATES TREE CANOPY
- INDICATES TREE NUMBER IN TREE INVENTORY LIST
- INDICATES TREE CRITICAL ROOT ZONE
- INDICATES EXISTING TREE WITH CANOPY AND CRITICAL ROOT ZONE



CITY OF DUNEDIN NOTES:

1. ALL TREES SCHEDULED TO BE REMOVED THAT ARE WITHIN THE CRITICAL ROOT ZONE (CRZ) OR INSIDE OF THE TREE BARRICADES OF A PRESERVED OR PROTECTED TREE MUST BE CUT FLUSH WITH GRADE AND NOT EXCAVATED.
2. ALL ROOT PRUNING, SILT FENCE, AND TREE BARRICADES MUST BE PERFORMED SIMULTANEOUSLY.
3. ROOT PRUNING SHOULD BE PERFORMED IN AREA WHERE GRADE CHANGES OCCUR WITHIN THE DRIP LINE OF ALL PRESERVED TREES, BUT NOT WITHIN CRZ.
4. SILT FENCE TO BE TRENCHED NEAR ALL ROOT PRUNING, GRADE CHANGES, OR INFRASTRUCTURE CONFLICTS OF PRESERVED TREES.
5. ROOT PRUNING, SILT FENCE, AND BARRICADES MUST ALSO BE INSTALLED WHERE TREE WALLS/WELLS ARE REQUIRED.
6. ROOT PRUNING IS REQUIRED WHERE ANY UTILITY OR STORM PIPE MAY CONFLICT WITH A PRESERVED TREE.
7. EXISTING GRADE TO REMAIN FOR ALL PRESERVED TREES WITHIN THEIR TREE BARRICADES AND CRZ'S.
8. ALL GRAND TREES WILL REQUIRE 4"-6" MULCH TO BE INSTALLED IN THE GALVANIZED FENCEING.

ARBORIST'S NOTES:

1. PERFORM A CLASS II PRUNING ON ALL TREES TO BE PRESERVED AND ELEVATE TO 8' OVER SIDEWALKS, 11' OVER DRIVEWAYS AND 14' OVER ROADWAYS WHERE NEEDED TO ACCOMMODATE THE PROPOSED STRUCTURES.
   CLASS II PRUNING CONSISTS OF:
   CROWN CLEANING-REMOVE DEAD, DYING, DISEASED, DECAYED, AND BROKEN BRANCHES 1" IN DIAMETER OR LARGER WITHIN CROWN.
2. ALL TREE PRUNING SHALL CONFORM TO ANSI A-300 PRUNING STANDARDS AND ITS COMPANION PUBLICATION "BEST MANAGEMENT PRACTICES-TREE PRUNING, SECOND EDITION" AND BE PERFORMED OR SUPERVISED BY AN ISA CERTIFIED ARBORIST.
3. PLACE 2"-4" OF MULCH WITHIN THE TREE BARRICADE LIMITS. PLACE 4"-6" OF MULCH WITHIN THE GRAND TREE FENCING.
4. THOROUGHLY SATURATE THE SOIL WITHIN THE BARRICADE LIMITS WITH WATER ONCE PER WEEK TO TREES BEING PRESERVED.
5. ALL TREES DESIGNED FOR REMOVAL THAT ARE WITHIN A PRESERVED TREE STAND OR ADJACENT TO A TREE OF TREES BEING PRESERVED SHALL BE CHAIN SAWED TO THE GROUND AND NOT EXCAVATED.
6. WHENEVER A PROTECTIVE BARRIER IS REQUIRED, IT SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITY IS TERMINATED.
7. WHEN THE CRITICAL ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS. ROOTA CAN BE PRUNED BY UTILIZING TRENCHING EQUIPMENT DESIGNED FOR THIS PURPOSE OR BY HAND DIGGING A TRENCH AND PRUNING ROOTS WITH A SAW, CHAIN SAW OF OTHER EQUIPMENT DESIGNED FOR TREE PRUNING AND PERFORMED OR SUPERVISED BY AN ISA CERTIED ARBORIST.

NORTH
SCALE: 1" = 30'
30 20 10 0 30

CONFORMS TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION
This confirmation of conformance with City Code requirements that the plans appear to meet the requirements of the City Code. This confirmation does not constitute approval of the design, the accomplishment of the project, safety, adequacy, or compliance with rules, regulations, ordinances or laws of other governmental entities with jurisdiction over the project, are made. No confirmation of safety or good design is to be inferred from this confirmation or any inspections made by City personnel. This does not constitute an indication of or compliance with good engineering design or practice or compliance with all laws, rules, regulations, and ordinances of the State of Florida or regulations of the City of Dunedin. The Engineer of Record for the project shall be responsible for all details of engineering, including tests and inspections. Before permits can be mailed or maintenance accepted, said Engineer shall file with the City Engineer a Certificate of Design and a Certificate of Completion, together with test sets of "as-built" plans, certifying that the improvements have been constructed in accordance with the approved plans, that materials used in accordance with City ordinances, that County and State agencies have approved such certifications for use, and that all required tests and inspections have been conducted.
This is not a permit to start construction. A permit for a permit to be issued, other approvals from other departments within the City, County, State or Federal governments may be necessary. A permit from the City of Dunedin does not imply that other governmental permits may be issued or obtained from the City of Dunedin until after presentation of evidence that determination approval has been granted and all required fees have been obtained.
4/24/18
Date

PLAN PREPARED BY:
URBAN FORESTRY SOLUTIONS, LLC

Rick Albee 4/11/18
RICK ALBEE, CERTIFIED ARBORIST, #SO-0989A
ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ)

TREE PRESERVATION AND MITIGATION PLAN

SCALE: 1"=30'

REVISIONS

01.23.18	Rev. per City of Dunedin	BH
02.27.18	Added Top of Wall Elevations per Client	BH
03.15.18	Rev. per City of Dunedin	BH

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AND HAVE AFFIXED MY SEAL BELOW.
Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #00009422

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FOR:
BELLEAIR GRANDE, LP
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9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: -
ORIG. DATE: -
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
TP.1

Tree #	Size	Species	Condition Rating
1	6″	magnolia (*Magnolia grandiflora*)	3.0
2	4″	cherry laurel (*Prunus caroliniana*)	2.5
3	16″	podocarpus (*Podocarpus macrophyllus*)	3.0
4	8″	podocarpus	3.0
5	8″	podocarpus	2.0
6	16″	camphor (*Cinnamomum camphora*)	2.5
7	12″	podocarpus	2.5
8	4″	podocarpus	2.5
9	11″	water oak (*Quercus nigra*)	3.5
10	4″	podocarpus	3.0
11	4″	podocarpus	3.0
12	9″	podocarpus	3.0
13	5″	Chinaberry (*Melia azederach*)	Exempt
14	6″	Chinaberry	Exempt
15	6″	cherry laurel	2.5
16	16′ CT	Queen Palm (*Syagrus romanzoffiana*)	Exempt
17	26″	water oak	1.0
18	14″	live oak (*Quercus virgiana*)	2.0
19	7″	Chinaberry	Exempt
20	8″	Chinaberry	Exempt
21	8″	Chinaberry	Exempt
22	4″	podocarpus	3.0
23	21″	Chinaberry	Exempt
24	6″	Chinaberry	Exempt
25	8″	carrotwood (*Cupaniopsis anacardioides*)	Exempt
26	15″	cherry laurel	2.5
27	30′ CT	Queen palm	Exempt
28	14′ CT	Queen palm	Exempt
29	6″	cherry laurel	2.5
30	20″	Brazilian pepper-tree (*Schinus terebinthifolius*)	Exempt
31	4″	cherry laurel	2.5
32	4″	carrotwood	Exempt
33	7″	carrotwood	Exempt
34	15″	slash pine (*Pinus elliottii*)	3.0
35	14″	camphor	2.5
36	17″	slash pine	3.0
37	6″	laurel oak (*Quercus laurifolia*)	3.0
38	6″	cherry laurel	2.5
39	4″	cherry laurel	2.5
40	7″	sweet viburnum (*Viburnum odoratissimum*)	2.5
41	5″	cherry laurel	2.5
42	21″	live oak	3.0
43	25″	water oak	2.0
44	6″	sweet viburnum	1.0
45	4″	sweet viburnum	3.0
46	5″	sweet viburnum	3.0
47	4″	unknown	0.0
48	8″	sweet viburnum	3.0
49	15″	live oak	2.5
50	10″	sweet viburnum	2.0
51	22″	live oak	3.0
52	10″	sweet viburnum	3.0
53	17″	chinaberry	Exempt
54	21″	live oak	3.5
55	8″	sweet viburnum	3.0
56	14″	water oak	2.5
57	18′ CT	Canary Island date palm (*Phoenix canariensis*)	Exempt
58	12′ CT	Senegal date palm (*Phoenix reclinata*)	Exempt
59	11″	carrotwood	Exempt
60	21′ CT	Queen Palm (*Syagrus romanzoffiana*)	Exempt
61	15′ CT	Queen Palm	Exempt
62	5′ CT	Senegal date palm	Exempt
63	34″	camphor	2.5
64	6″	camphor	2.5
65	7″	camphor	2.5
66	7″	camphor	2.5
67	7″	camphor	2.5
68	5″	camphor	2.5
69	12″	camphor	2.5
70	7″	camphor	2.5
71	11″	camphor	2.5
72	6″	Chinese tallow (*Sapium sebiferum L.*)	Exempt

Tree #	Size	Species	Condition Rating
73	11″	camphor	2.5
74	25″	magnolia	4.0
75	6″	camphor	2.5
76	25″	water oak	3.5
77	9′	Senegal date palm	My opinion (4.0) Exempt
78	15′	paurotis palm (*Acoelorrhaphe wrightii*)	My opinion (4.0) Exempt
79	27″	magnolia	2.0
80	16′ Ct	Senegal date palm	Exempt
81	8″	camphor	2.5
82	12″	camphor	2.5
83	17″	camphor	2.0
84	8″	camphor	2.5
85	12″	camphor	3.5
86	5′ CT	sabal palm	Exempt
87	18′ CT	sabal palm	4.5
88	18′ CT	sabal palm	4.0
89	21″	camphor	2.0
90	17″	camphor	3.0
91	5″	camphor	2.5
92	10″	camphor	2.5
93	6″	camphor	2.5
94	18″	camphor	2.5
95	11″	camphor	2.5
96	11″	camphor	2.5
97	12″	camphor	2.0
98	30′ CT	Senegal date palm	My opinion (3.5) Exempt
99	9″	water oak	2.5
100	33′ CT	Senegal date palm	My opinion (4.0) Exempt
101	9″	magnolia	2.5
102	12″	bottle brush (*Callistemon citrinus*)	2.0
103	19″	bottle brush	2.5
104	24″	bottle brush	2.5
105	21′ CT	sabal palm	4.5
106	21′ CT	sabal palm	4.5
107	39′ CT	Senegal date palm	My opinion (4.5) Exempt
108	29.8″	live oak	4.5
109	11″	camphor	2.5
110	9″	camphor	2.5
111	6″	Chinaberry	Exempt
112	8″	Chinaberry	Exempt
113	8′ CT	Senegal date palm	My opinion (4.0) Exempt
114	4″	Chinaberry	Exempt
115	8″	Chinaberry	Exempt
116	7″	Chinaberry	Exempt
117	5″	Chinaberry	Exempt
118	4″	carrotwood	Exempt
119	4″	laurel oak	3.5
120	5″	live oak	3.0
121	5″	laurel oak	3.0
122	28″	camphor	3.0
123	8″	water oak	3.0
124	5″	water oak	2.5
125	4″	laurel oak	2.5
126	6″	laurel oak	2.5
127	4″	laurel oak	3.5
128	23″	camphor	3.5
129	8″	live oak	2.5
130	10″	Chinaberry	Exempt
131	20″	live oak	2.5
132	13″	live oak	2.5
133	8″	laurel oak	3.0
134	10″	laurel oak	3.0
135	27″	live oak	3.5
136	28″	live oak	3.5
137	47″	live oak	My opinion (4.5) 5.5
138	33′ CT	Senegal date palm	My opinion (3.0) Exempt
139	7″	Chinaberry	Exempt
140	12″	Chinaberry	Exempt
141	19″	camphor	3.5
142	15″	Chinaberry	Exempt
143	23″	camphor	2.5
144	10″	laurel oak	3.0
145	15″	Chinaberry	Exempt
146	10″	Chinaberry	Exempt
147	11″	Chinaberry	Exempt

Tree #	Size	Species	Condition Rating
148	11″	Chinaberry	Exempt
149	10″	Chinaberry	Exempt
150	8″	live oak	3.5
151	6″	water oak	3.0
152	6″	water oak	3.0
153	6″	water oak	3.0
154	19″	Chinaberry	Exempt
155	15″	Chinese tallow	Exempt
156	8″	laurel oak	3.5
157	30′ CT	Senegal date palm	My opinion (4.0) Exempt
158	30′ CT	Senegal date palm	My opinion (4.0) Exempt
159	25″	camphor	2.0
160	22″	live oak	3.0
161	13″	bottle brush	2.5
162	24″	bottle brush	2.0
163	10″	bottle brush	2.0
164	30′ CT	Senegal date palm	My opinion (4.0) Exempt
165	9″	water oak	2.5
166	6″	laurel oak	3.0
167	6″	cherry laurel	2.5
168	5″	cherry laurel	2.5
169	7″	cherry laurel	2.5
170	4″	cherry laurel	2.5
171	4″	cherry laurel	2.5
172	5″	cherry laurel	0.5
173	10″	cherry laurel	2.0
174	7″	cherry laurel	1.0
175	4″	cherry laurel	1.0
176	6″	cherry laurel	2.5
177	5″	cherry laurel	2.0
178	4″	cherry laurel	2.0
179	4″	cherry laurel	2.5
180	4″	cherry laurel	2.5
181	6″	live oak	2.0
182	24″	long leaf pine (*Pinus palustris*)	3.0
183	14″	strawberry guava (*Psidium cattleyanum*)	3.0
184	8″	laurel oak	2.5
185	7″	laurel oak	2.5
186	12″	water oak	2.5
187	5″	unknown	0.0
188	9″	sweet viburnum	2.0
189	10″	unknown	0.0
190	30″	long leaf pine	My opinion (4.0) 5.5
191	5″	carrotwood	Exempt
192	6″	sweet viburnum	1.0
193	4″	sweet viburnum	1.0
194	6″	sweet viburnum	1.5
195	9″	sweet viburnum	2.0
196	7″	sweet viburnum	1.0
197	6″	sweet viburnum	1.5
198	23″	live oak	3.0
199	38″	live oak	My opinion (3.0) 4.0
200	4″	sweet viburnum	2.0
201	6″	sweet viburnum	2.0
202	24″	camphor	2.5
203	35″	live oak	My opinion (3.5) 5.5
204	11″	water oak	2.5
205	18″	water oak	3.0
206	20″	water oak	2.0
207	5″	magnolia	2.5
208	39″	live oak	My opinion (1.0) 3.0
209	11″	camphor	2.5
210	13″	laurel oak	3.0
211	43″	laurel oak	My opinion (1.0) 2.5
212	16″	podocarpus	2.5
213	11″	camphor	2.5
214	17″	camphor	3.0
215	5″	live oak	2.0
216	9″	podocarpus	2.5
217	35″	camphor	2.0
218	35″	laurel oak	My opinion (3.0) 5.0
219	18″	water oak	3.0
220	13″	laurel oak	2.5
221	11″	laurel oak	2.5
222	33′ CT	Queen palm	Exempt
223	??	Queen palm	Exempt
224	18″	camphor	3.0
225	13″	camphor	3.0

Tree #	Size	Species	Condition Rating
226	12″	water oak	2.5
227	14″	Brazilian pepper	Exempt
228	12″	southern red cedar (*Juniperus virginiana*)	2.0
229	24″	monkey puzzle (*Araucaria araucana*)	3.0
230	6″	cherry laurel	2.5
231	4″	cherry laurel	2.5
232	24″	Brazilian pepper	Exempt
233	8″	southern red cedar	2.0
234	22″	water oak	0.5
235	6″	Chinaberry	Exempt
236	4″	cherry laurel	3.0
237	32″	live oak	My opinion (3.0) 5.5
238	4″	cherry laurel	2.5
239	4″	carrotwood	Exempt
240	20″	live oak	3.0
241	8″	Chinaberry	Exempt
242	5″	Chinaberry	Exempt
243	12″	podocarpus	3.0
244	9″	podocarpus	3.0
245	8″	podocarpus	3.0
246	15″	camphor	3.0
247	6″	podocarpus	2.5
248	10″	podocarpus	1.5
249	6″	camphor	2.0
250	12″	podocarpus	2.5
251	14″	podocarpus	2.5
252	5″	Chinaberry	Exempt
253	11″	podocarpus	2.5
254	6″	podocarpus	3.0
255	10″	podocarpus	2.5
256	5″	Chinaberry	Exempt
257	6″	Chinaberry	Exempt
258	5″	sweet viburnum	2.5
259	8″	Chinaberry	Exempt
260	6″	sweet viburnum	2.0
261	6″	sweet viburnum	1.0
262	6″	sweet viburnum	0.0
263	4″	sweet viburnum	1.0
264	10″	camphor	2.0
265	12″	cherry laurel	2.0
266	18″	camphor	2.5
267	6″	cherry laurel	2.0
268	11″	camphor	
269	15″	cherry laurel	2.0
270	7″	water oak	0.5
271	6″	live oak	2.5
272	6″	water oak	1.5
273	13″	water oak	2.0
274	8″	black cherry (*Prunus serotina*)	0.5
275	13″	live oak	2.5
276	10″	water oak	3.0
277	15″	water oak	1.0
278	11″	camphor	3.0
279	21″	water oak	3.0
280	14″	live oak	3.0
281	13″	water oak	0.5
282	3″	sweet viburnum	Exempt
283	13	water oak	0.5
284	4″	cherry laurel	3.0
285	15″	laurel oak	1.0
286	4″	black cherry	2.5
287	4″	black cherry	1.0

CONFORMS TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION
This confirmation of compliance with City ordinances, codes, and other requirements does appear to meet the requirements of normal City ordinances, codes, and other requirements regarding zoning, appropriateness of the project, safety, engineering, or compliance with rules, regulations, ordinances or laws of other governmental entities with jurisdiction over the project, are made. No certification of safety of any design is implied or intended by this review or any other approval or permit issued by the City. This confirmation is not a certificate of compliance with good engineering design or specifications other than for apparent conformance with the adopted laws, ordinances and regulations of the City of Dunedin. The Engineer of Record for the project shall be responsible for all aspects of engineering, including tests and inspections. Either service can be rendered at contractor's request for an additional fee. Contact the City Engineer for details on Inspection and a Certificate of Completion, together with two sets of "As-Built" plans, certifying that the inspections have been accomplished in accordance with the plans and specifications or revisions thereto in accordance with City ordinances; that County and State agencies have approved such installation for use; and that all required tests and inspections have been conducted.
Approval of this plan does not relieve the owner of the property, or his lessee, other applicants from other requirements within the City, County, State or Federal governments may be necessary. A permit from the City must be obtained prior to the start of any construction. The same should be received from the City of Dunedin only after presentation of evidence that Administrative approval has been granted and all required County and State permits have been obtained.
4/24/18
Date

TREE INVENTORY PREPARED BY:
URBAN FORESTRY SOLUTIONS, LLC

Rick Albee 4/11/18

RICK ALBEE, CERTIFIED ARBORIST, #SO-0989A
ISA TREE RISK ASSESSMENT QUALIFIED (TRAQ)

TREE INVENTORY

REVISIONS

BH

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF FLORIDA. I HAVE SIGNED, SEALED AND DATED THIS PLAN AND SPECIFICATION.
Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #0009422

Ozona Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

FOR:
RICHARD J. DEEB
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

(PROJECT)
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

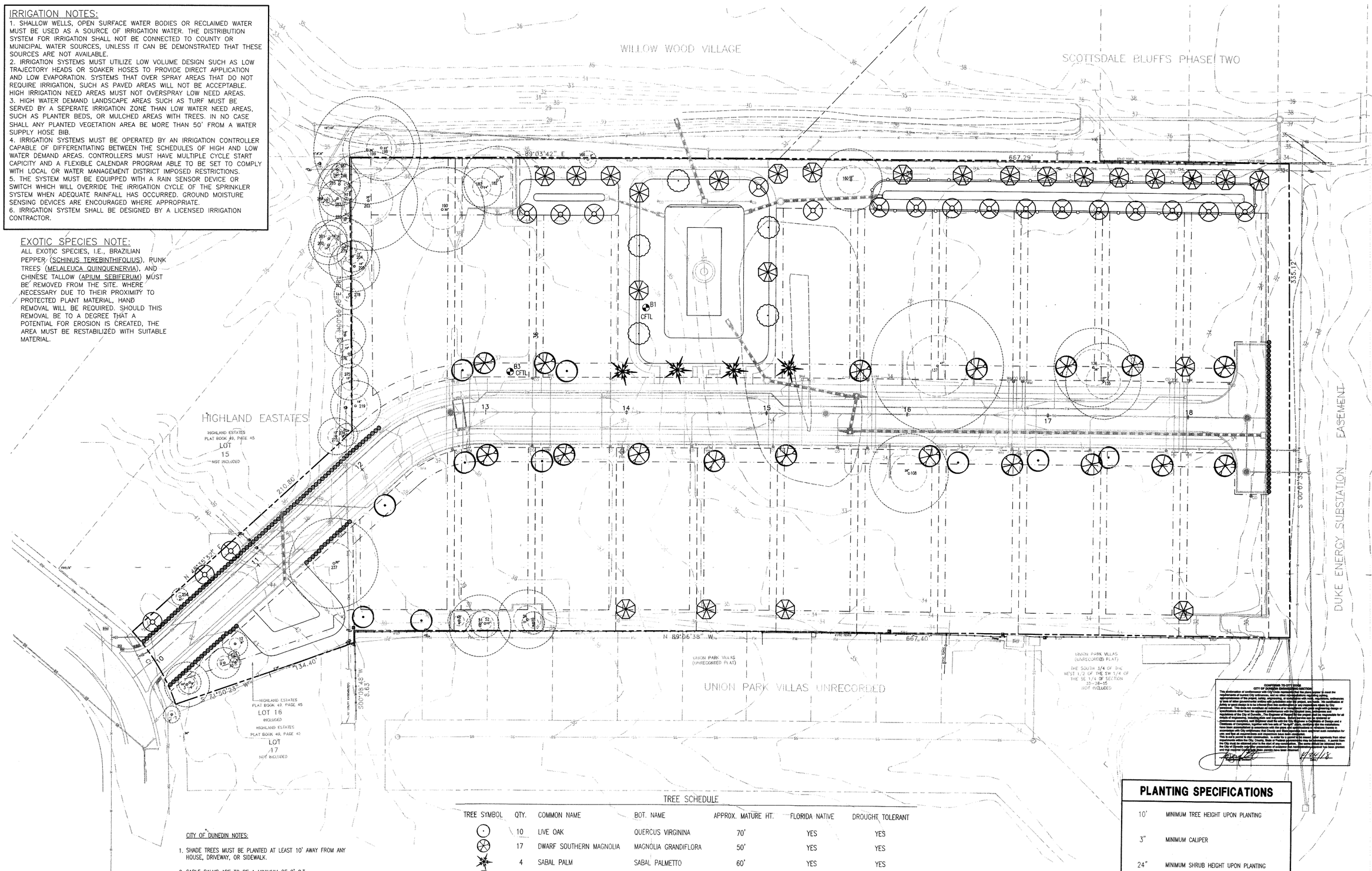
SHEET #:
TP-2

IRRIGATION NOTES:

1. SHALLOW WELLS, OPEN SURFACE WATER BODIES OR RECLAIMED WATER MUST BE USED AS A SOURCE OF IRRIGATION WATER. THE DISTRIBUTION SYSTEM FOR IRRIGATION SHALL NOT BE CONNECTED TO COUNTY OR MUNICIPAL WATER SOURCES, UNLESS IT CAN BE DEMONSTRATED THAT THESE SOURCES ARE NOT AVAILABLE.
2. IRRIGATION SYSTEMS MUST UTILIZE LOW VOLUME DESIGN SUCH AS LOW TRAJECTORY HEADS OR SOAKER HOSES TO PROVIDE DIRECT APPLICATION AND LOW EVAPORATION. SYSTEMS THAT OVER SPRAY AREAS THAT DO NOT REQUIRE IRRIGATION, SUCH AS PAVED AREAS WILL NOT BE ACCEPTABLE. HIGH IRRIGATION NEED AREAS MUST NOT OVERSPRAY LOW NEED AREAS.
3. HIGH WATER DEMAND LANDSCAPE AREAS SUCH AS TURF MUST BE SERVED BY A SEPERATE IRRIGATION ZONE THAN LOW WATER NEED AREAS, SUCH AS PLANTER BEDS, OR MULCHED AREAS WITH TREES. IN NO CASE SHALL ANY PLANTED VEGETATION AREA BE MORE THAN 50' FROM A WATER SUPPLY HOSE BIB.
4. IRRIGATION SYSTEMS MUST BE OPERATED BY AN IRRIGATION CONTROLLER CAPABLE OF DIFFERENTIATING BETWEEN THE SCHEDULES OF HIGH AND LOW WATER DEMAND AREAS. CONTROLLERS MUST HAVE MULTIPLE CYCLE START CAPICITY AND A FLEXIBLE CALENDAR PROGRAM ABLE TO BE SET TO COMPLY WITH LOCAL OR WATER MANAGEMENT DISTRICT IMPOSED RESTRICTIONS.
5. THE SYSTEM MUST BE EQUIPPED WITH A RAIN SENSOR DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE OF THE SPRINKLER SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. GROUND MOISTURE SENSING DEVICES ARE ENCOURAGED WHERE APPROPRIATE.
6. IRRIGATION SYSTEM SHALL BE DESIGNED BY A LICENSED IRRIGATION CONTRACTOR.

EXOTIC SPECIES NOTE:

ALL EXOTIC SPECIES, I.E., BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PUNK TREES (MELALEUCA QUINQUENERVIA), AND CHINESE TALLOW (APIUM SEBIFERUM) MUST BE REMOVED FROM THE SITE. WHERE NECESSARY DUE TO THEIR PROXIMITY TO PROTECTED PLANT MATERIAL, HAND REMOVAL WILL BE REQUIRED. SHOULD THIS REMOVAL BE TO A DEGREE THAT A POTENTIAL FOR EROSION IS CREATED, THE AREA MUST BE RESTABILIZED WITH SUITABLE MATERIAL.



CONFORMS TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION
This determination of conformance with City Code represents that the plans appear to meet the requirements of our Public City ordinances, and no other representations regarding safety, environmental or other impacts are implied or intended. It does not imply that other ordinances or laws of other governmental entities with jurisdiction over the project, exist. No confirmation of safety or good design is to be inferred from this confirmation or any inspections made by City personnel. This does not constitute an indication of or acceptance of responsibility for any engineering design or construction. The Engineer of record for the project shall be responsible for all regulations of the City of Dunedin. The Engineer of record for the project shall be responsible for all details of engineering, including plan and construction. Substantial changes to approved or conditionally accepted, said Engineer shall file with the City Engineer a Certificate of Design and a Certificate of Construction, both in accordance with the City Code, and in the two instances have been accomplished in accordance with the City Code. Substantial changes in accordance with City ordinances; that County and State permits have been secured; such installation for utility and fire protection and inspection have been completed.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other agencies may be required. Such as: Pinellas County Health Department, Pinellas County Water System, the City must be obtained prior to the start of any construction. The owner is advised to contact the the City of Dunedin and the preservation of endangered flora and fauna has been granted and that required Corps of Engineers permits have been obtained.
4/24/18

TREE SCHEDULE

TREE SYMBOL	QTY.	COMMON NAME	BOT. NAME	APPROX. MATURE HT.	FLORIDA NATIVE	DROUGHT TOLERANT
	10	LIVE OAK	QUERCUS VIRGININA	70'	YES	YES
	17	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	50'	YES	YES
	4	SABAL PALM	SABAL PALMETTO	60'	YES	YES
	5	POND CYPRESS	TAXODIUM ASCENDENS	70'	YES	YES
	24	RED MAPLE	RACER RUBRUM	40'	YES	YES
	19	WINGED ELM	ULMUS ALATA	60'	YES	YES
TOTAL	78					
	149	WALTER'S VIBURNUM	VIBURNUM OBOVATUM "WALTERS'	10'	YES	YES

PLANTING SPECIFICATIONS

10'	MINIMUM TREE HEIGHT UPON PLANTING
3"	MINIMUM CALIPER
24"	MINIMUM SHRUB HEIGHT UPON PLANTING
3' O.C.	MINIMUM SPACING OF SHRUBS

ALL PROPOSED PLANTINGS SHALL BE FLORIDA GRADE #1 OR BETTER

CITY OF DUNEDIN NOTES:

1. SHADE TREES MUST BE PLANTED AT LEAST 10' AWAY FROM ANY HOUSE, DRIVEWAY, OR SIDEWALK.
2. SABLE PALMS ARE TO BE A MINIMUM OF 8' C.T..

TREE SUBSTITUTIONS:

DUE TO AVAILABILITY AND PREFERENCES, CONTRACTOR MAY SUBSTITUTE TREE SPECIES FOR OTHERS IN THE SCHEDULE, SO LONG AS DIVERSITY AND SIZES ARE MAINTAINED AND PROPOSED TREES ARE ON THE APPROVED SPECIES LIST. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LOCAL JURISDICTION BEFORE INSTALLATION.

NORTH
SCALE, 1" = 30'
30 20 10 0 30

LANDSCAPE PLAN

SCALE: 1"=30'

REVISIONS		
1 01.23.18	Rev. per City of Dunedin	BH
2 02.27.18	Added Top of Wall Elevations per Client	BH
3 03.15.18	Rev. per City of Dunedin	BH

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF FLORIDA AS STATED BY MY HAND AND SEAL.
Gary A. Boucher, FEG 22885

STATE CERT. OF AUTH. #00004422

Ozona Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

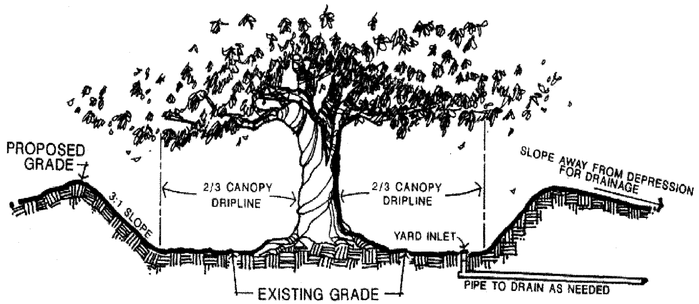
FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

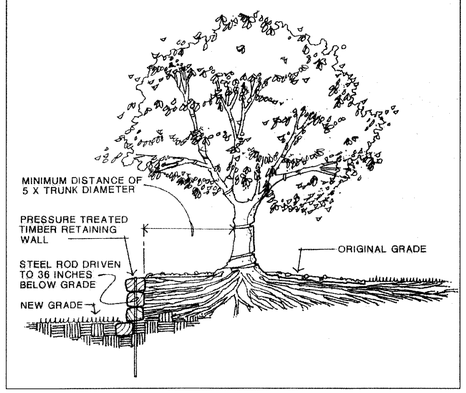
SHEET #:
CL1.1

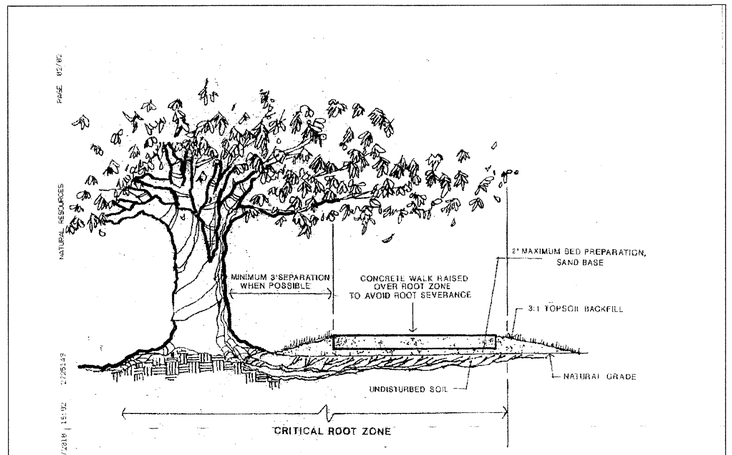
"DISHING" DIAGRAM



RETAINING WALL DETAIL

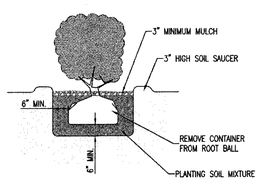
CUT SCENARIO





CONCRETE WALK OVER CRITICAL ROOT ZONE DETAIL NO SCALE

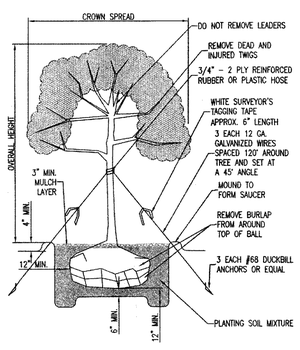
SHRUB PLANTING NOTES:
1. REFER TO LANDSCAPE PLAN FOR GROUPINGS.
2. PLANTING HOLES MUST BE SLOPED (NOT COMPACTED)
3. SHRUBS SHALL BE INSTALLED SUCH THAT THE TOP OF THE ROOT MASS IS LEVEL WITH THE SURFACE OF THE PLANTING HOLE.
4. TO PREVENT FUNGAL INFECTION, MULCH SHALL BE PULLED BACK A FEW INCHES FROM THE BASE OF NEW SHRUBS.
5. ALL REQUIRED LANDSCAPING SHALL BE FLORIDA GRADE #1 OR BETTER.



SHRUB PLANTING DETAIL

NTS

TREE PLANTING NOTES:
1. REMOVE STAKES AND SUPPORT WIRE AFTER ONE COMPLETE GROWING SEASON.
2. PLANTING HOLES MUST BE SLOPED (NOT COMPACTED) AND A MINIMUM OF 18-24 INCHES WIDER THAN THE DIAMETER OF THE ROOT BALL.
3. TREES SHALL BE INSTALLED SUCH THAT THE TOP OF THE ROOT MASS IS LEVEL WITH THE SURFACE OF THE PLANTING HOLE.
4. TO PREVENT FUNGAL INFECTION, MULCH SHALL BE PULLED BACK A FEW INCHES FROM THE BASE OF NEW TREES.
5. IF SOIL AMENDMENTS ARE NECESSARY, A SUITABLE SOIL MIXTURE SHALL BE USED IN THE ENTIRE PLANTING AREA (NOT JUST THE PLANT PIT) TO A DEPTH CONSISTENT WITH THE ROOT DEVELOPMENT OF THE PROPOSED PLANT MATERIAL.
6. ALL REQUIRED LANDSCAPING SHALL BE FLORIDA GRADE #1 OR BETTER.



TREE PLANTING DETAIL

NTS

CONFORMS TO CITY CODE
CITY OF DUNEDIN ENGINEERING SECTION
This confirmation of conformance with City Code represents that the plans appear to meet the requirements of current City ordinances, and no other representations regarding zoning, appropriateness of the project, safety, engineering, or compliance with rules, regulations, ordinances or laws of other governmental entities with jurisdiction over the project, are made. No certification of compliance with other rules, regulations, ordinances or laws of other governmental entities is implied or assumed. This does not constitute an indication of or compliance with good engineering design or specifications other than the approved conformance with the adopted rock, settlement and regulations of the City of Dunedin. The Engineer of Record for the project shall be responsible for all notice of engineering, material tests and inspections. Substantial service not received or inspections not made may result in the refusal by the City of Dunedin to issue a Completion and a Certificate of Completion, together with two sets of "as-built" plans, showing that the improvements have been accomplished in accordance with the plans and specifications or revisions thereto in conformance with the approved rock, settlement and regulations have approved such installation for use and that all required tests or inspections have been made.
This is not a permit to start construction. In order for a permit to be issued, other approvals from other governmental entities (to City, County, State or Federal governments) may be necessary. A permit from the City must be obtained prior to the start of any construction. The same should be obtained from the City of Dunedin only after all other approvals of evidence that jurisdictions approved by them (permit and City Planned Development approvals) have been obtained.
4/24/18
Date

CITY OF DUNEDIN NOTES:

1. SHADE TREES MUST BE PLANTED AT LEAST 10' AWAY FROM ANY HOUSE, DRIVEWAY, OR SIDEWALK.
2. SABLE PALMS ARE TO BE A MINIMUM OF 8' C.T..

LANDSCAPE AND IRRIGATION NOTES AND SPECIFICATIONS

1. ALL PROPOSED LANDSCAPING SHALL BE FLORIDA GRADE #1 OR BETTER.
2. ALL MINIMUM STANDARDS PER THE LOCAL LAND DEVELOPMENT CODE SHALL BE FOLLOWED. HIGHER STANDARDS SUCH AS HEIGHT, CALIPER OR DBH MAY BE SPECIFICALLY CALLED OUT ON THE PLAN AND SHALL BE INSTALLED PER THAT SPECIFICATION.
3. PRUNING OF EXISTING TREES MAY BE REQUIRED AND SHALL BE DONE IN A MANNER IN ACCORD WITH GOOD PRACTICE AND LOCAL CODES.

SD = SHOP DRAWING REQUIRED REFER TO STANDARD NOTES FOR CONDITIONS

LANDSCAPE CODE DETAILS

SCALE: NONE

REVISIONS		
01.23.18	Rev. per City of Dunedin	BH
03.15.18	Rev. per City of Dunedin	BH

STATE CERT. OF AUTH. #00009422

I HEREBY CERTIFY THAT THE ATTACHED PLANS AND SPECIFICATIONS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA.
Gary A. Boucher, PE# 22985

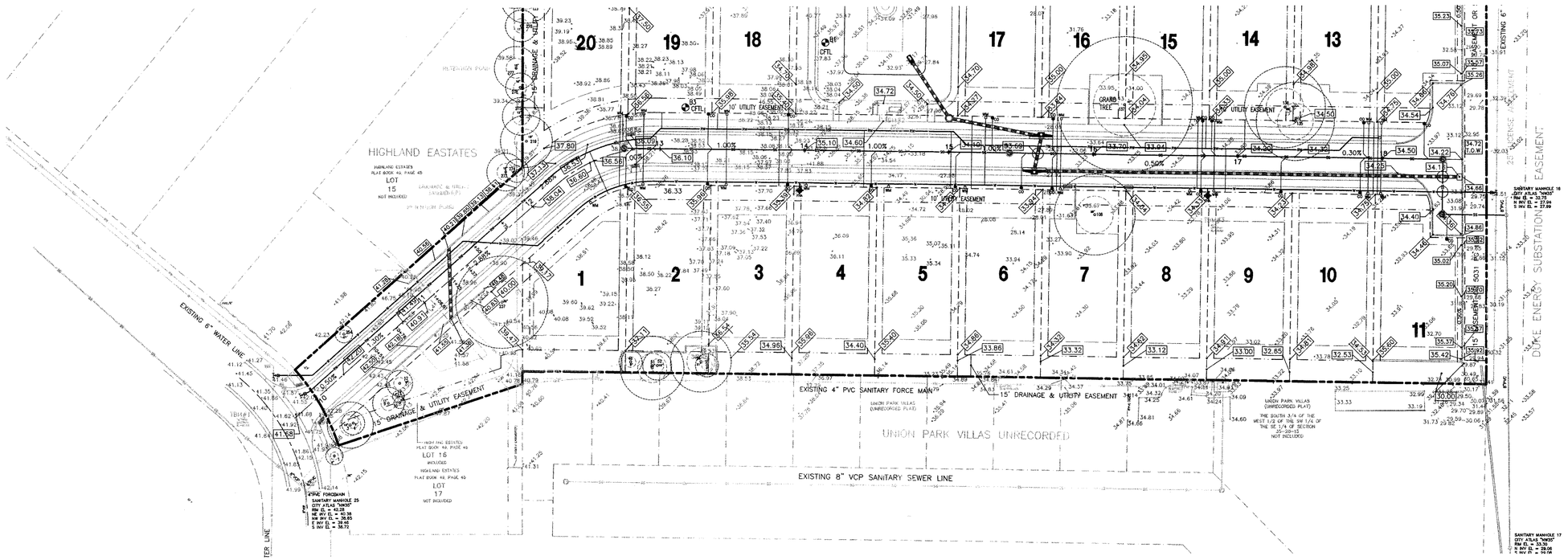
Ozona
Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonaengineering.com

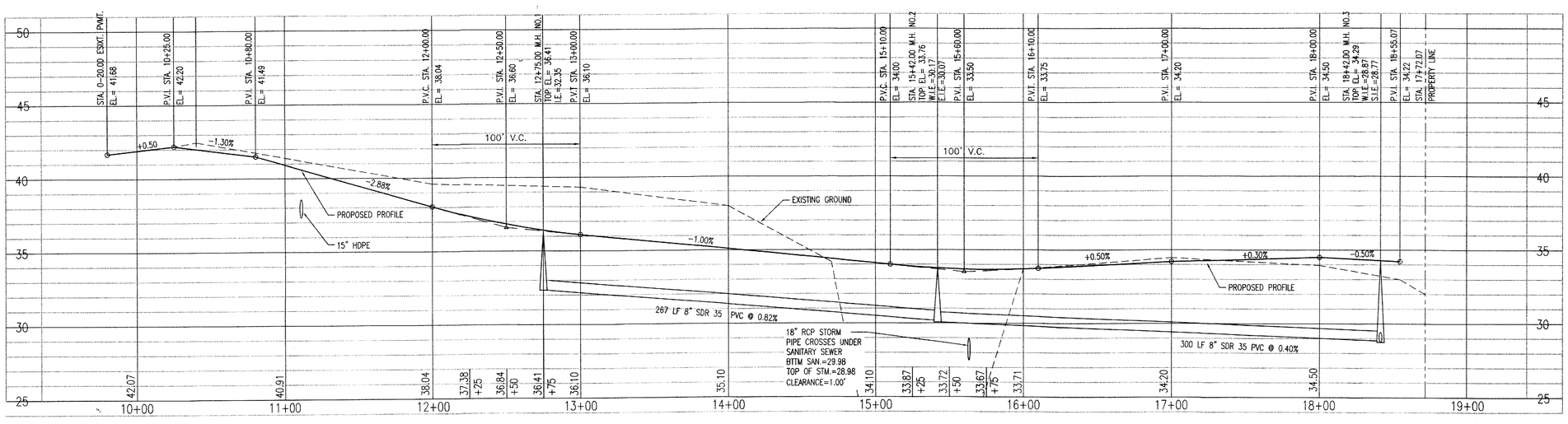
FOR:
BELLEAIR GRANDE, LP
DEEB FAMILY HOMES, LTD.
9400 RIVER CROSSING BLVD.
NEW PORT RICHEY, FL 34655

PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: –
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
CL1.2





PLAN & PROFILE

SCALE: 1"=40' H., 1"=4' V.

REVISIONS		
01.23.18	Rev. per City of Dunedin	BH
02.27.18	Added Top of Wall Elevations per Client	BH
03.15.18	Rev. per City of Dunedin	BH

STATE CERT. OF AUTH. #C0000422

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I HEREBY CERTIFY THAT THE PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF FLORIDA BEARING MY SEAL

Gary A. Boucher, Reg 22885

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PROJECT:
LEXINGTON ESTATES
93 LEXINGTON DRIVE
DUNEDIN, FLORIDA

PROJECT #: -
ORIG. DATE: -
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
C8.1