

SITE CONSTRUCTION PLANS

FOR

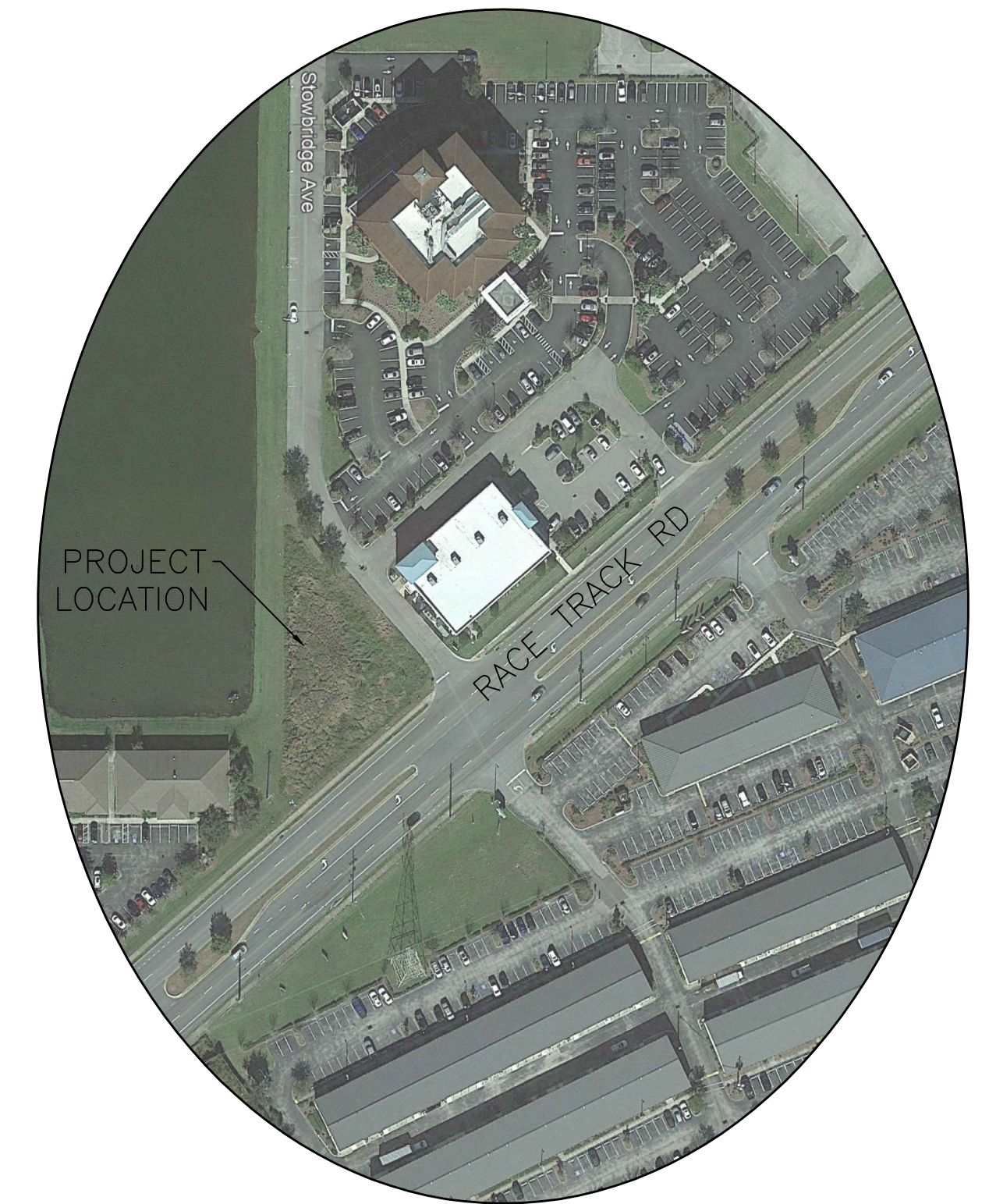
MAIN STREET PARCEL A1

SECTION 07, TOWNSHIP 28, RANGE 17
HILLSBOROUGH COUNTY, FL

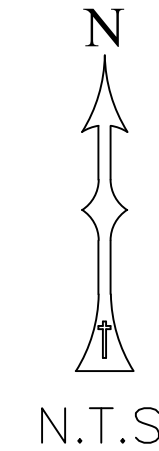
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PREPARED FOR:
RK DEVELOPMENT
PARTNERS, LLC
5795 ULMERTON (SUITE 102) RD
CLEARWATER, FL 33762
727-559-2990



LOCATION MAP
N.T.S



PREPARED BY:

NATIVE 
engineering,pllc

P.O. BOX 2995
LAND O' LAKES, FL 34639
(813) 536-2539
C.O.A. #28759

ORIGINAL SET: JULY 2020
REVISIONS

NO.	DATE	DESCRIPTION
2	10-28-20	REVISED PER COUNTY APPROVAL CHECKLIST
1	10-1-20	REVISED PER COUNTY COMMENTS

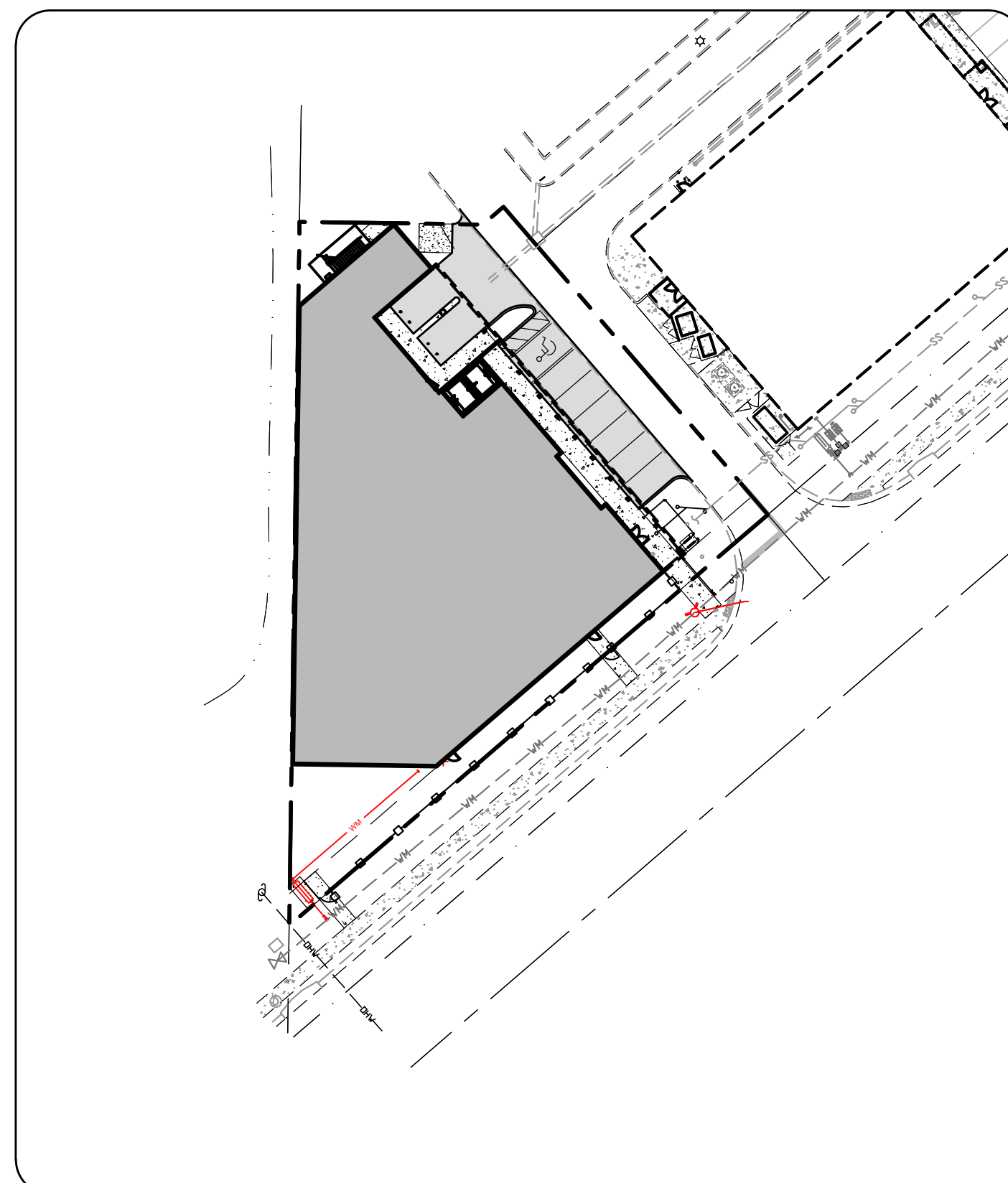
CONTRACTOR SHALL CALL
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
AT LEAST 48 HOURS PRIOR TO EXCAVATION
1-800-432-4770

JOSHUA S. BRADLEY
State of Florida, Professional Engineer,
License No. 60020
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA S. BRADLEY, P.E. ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRIC COPIES.

C1.0

LEGAL DESCRIPTION

PARCEL A1:
A TRACT OF LAND LYING IN SECTION 7, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 7; RUN THENCE SOUTH 00°51'05" WEST, ALONG THE EAST BOUNDARY OF SAID SECTION 7 ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF NINE EAGLES ROAD, 71.91 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 49°20'31" WEST, 1727.46 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 40°39'29" WEST, 29.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 49°20'31" WEST, ALONG A LINE LYING 29.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, 2056.53 FEET; THENCE NORTH 00°50'23" EAST, 233.77 FEET; THENCE SOUTH 89°09'37" EAST, 60.86 FEET; THENCE NORTH 49°20'31" EAST, 9.05 FEET; AND THENCE SOUTH 40°39'29" EAST, 134.76 FEET TO THE POINT OF BEGINNING.
TRACT CONTAINS 0.50 ACRE, MORE OR LESS.



GENERAL NOTES

- 1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROPOSED IMPROVEMENTS, THE ENGINEER, AND THE ARCHITECT.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DETAILED PLAN APPROVED BY THE WATER MANAGEMENT DISTRICT OR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AS APPLICABLE.
3. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE CURRENT REVISION.
4. THE FOLLOWING DOCUMENTS ARE CONSIDERED THE GOVERNING STANDARDS FOR THE PREPARATION OF THE SITE CONSTRUCTION PLANS.
- FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (JANUARY 2019 VERSION)
- FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2018-2019)
- HILLSBOROUGH COUNTY WATER DEPARTMENT TECHNICAL MANUAL
- HILLSBOROUGH COUNTY WASTEWATER DEPARTMENT TECHNICAL STANDARDS GUIDELINE FOR CONSTRUCTION OF WASTEWATER FACILITIES
- HILLSBOROUGH COUNTY DEPARTMENT OF PUBLIC WORKS TRANSPORTATION TECHNICAL MANUAL
- HILLSBOROUGH COUNTY CONSTRUCTION CODE
5. THE CONTRACTOR SHALL OBTAIN AND FULLY FAMILIARIZE HIMSELF WITH THE CONTENTS OF THE ABOVE SPECIFICATIONS AND GUIDELINES. IN THE EVENT THAT A DISCREPANCY OCCURS BETWEEN THESE PLANS AND THE AFOREMENTIONED SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING. THE CONTRACTOR SHALL MAINTAIN AN 'APPROVED FOR CONSTRUCTION' PLANS SET ALONG WITH A COPY OF ALL THE DOCUMENTS NOTED ABOVE ON THE PROJECT SITE AT ALL TIMES.
6. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE HILLSBOROUGH COUNTY CODE OF ORDINANCES AND STANDARDS.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE FABRICATION AND/OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. A MINIMUM OF TWO WEEKS SHOULD BE PROVIDED FOR ENGINEER'S REVIEW.
8. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS AND UTILITY COMPANIES WITHIN AND ADJACENT TO THIS PROJECT. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES (INCLUDING, BUT NOT LIMITED TO LIGHTING, POWER, TELEPHONE, CABLE, GAS, ETC...).
9. THE WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF APPLICABLE AGENCIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE REQUIRED PERMITS TO PERFORM WORK IN THE PUBLIC RIGHT-OF-WAY, IF APPLICABLE.
10. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT COORDINATION DRAWINGS SHOWING PIPE SIZES, STRUCTURES, AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE UNDERGROUND WORK ASSOCIATED WITH THIS PROJECT.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ENVIRONMENTAL PROTECTION AGENCY PERMITTING WHERE REQUIRED. THIS INCLUDES FILING A NPDES NOTICE OF INTENT.
12. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
13. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.
14. FORTY-EIGHT (48) HOUR NOTICE IS REQUIRED TO THE ENGINEER PRIOR TO SITE INSPECTIONS AND/OR WITNESSING OF STORM, WATER, AND SEWER TESTING.
15. CONTRACTOR SHALL SCHEDULE AND COORDINATE A PRE-CONSTRUCTION CONFERENCE WITH AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER OR ENGINEER IMMEDIATELY FOR RESOLUTION.
17. THE DIMENSIONS AND LOCATIONS OF THE PROPOSED BUILDINGS SHOWN HEREON ARE APPROXIMATE ONLY. DO NOT UTILIZE SAID MEASUREMENTS FOR BUILDING LAYOUT. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, LOCATION, AND CONNECTION TO ADJACENT STRUCTURES, DESIGNED BY OTHERS.
18. LAND SURVEYS, SOIL REPORTS AND LEGAL DESCRIPTIONS ARE BASED UPON THE DRAWINGS COMPLETED FOR THE SKYCENTER SITE DEVELOPMENT, ATRIUM AN PEDESTRIAN BRIDGE BY STANTEC. CONTRACTOR SHALL UTILIZE THESE DRAWINGS FOR REFERENCE POINTS, BENCHMARKS, AND HORIZONTAL AND VERTICAL DATUMS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHETHER OR NOT THEY ARE INDICATED ON THESE PLANS, AND SHALL NOTIFY ALL UTILITY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT. CONTRACTOR SHALL ABIDE BY FLA. STATUTE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT (CALL 1-800-432-4770). THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT TO AS-NEW CONDITION OF ANY EXISTING FACILITY OR UTILITY DAMAGED BY HIM, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT, INCLUDING BUT NOT LIMITED TO THE HILLSBOROUGH COUNTY WATER & WASTEWATER DEPARTMENTS, TAMPA ELECTRIC COMPANY, TECO PEOPLES GAS, FRONTIER, AND SPECTRUM.
20. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN PERMITS FOR ALL ON-SITE AND OFF-SITE WORK REQUIRED BY APPROPRIATE AGENCIES.
21. DEVIATIONS FROM THIS DRAWING ARE NOT PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO PROCEEDING.
22. ALL REQUIRED FILL SHALL MEET THE ARCHITECT'S SPECIFICATIONS.
23. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED FOR THE CONSTRUCTION, TESTING, INSPECTION AND COMPLETION OF THE PROJECT.
24. THE CONTRACTOR SHALL REPLACE ALL SURVEY STAKES DESTROYED.
25. THE CONTRACTOR SHALL NOTIFY ALL HILLSBOROUGH COUNTY INSPECTION PERSONNEL OF THE CONSTRUCTION SCHEDULE AS THEY SO REQUIRE.
26. IT IS THE INTENT OF THIS DESIGN TO CONFORM TO ALL APPLICABLE ADA CODES AND REGULATIONS, BUT THE ENGINEER DOES NOT WARRANT OR GUARANTEE SAME TO THE USER OF THESE PLANS. THE USER OF THIS PLAN SHALL BECOME FAMILIAR WITH SAID ADA PROVISIONS AND ADD SAME TO THIS PLAN AS NECESSARY TO CONFORM TO SAID CODES.
27. ALL CONSTRUCTION WILL COMPLY WITH THE LATEST FLORIDA FIRE PREVENTION CODE AND FLORIDA BUILDING CODE.
28. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER AND/OR THE OWNER COPIES OF ALL PERTINENT PERMITS AND APPROVALS RELATED TO THIS PROJECT. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT CONDITIONS AND INSPECTION REQUIREMENTS SPECIFIED BY THE PERMITS AND VARIOUS GOVERNMENTAL AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY POST ALL PERMITS ON-SITE AND TO ASSURE ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS. THE CONTRACTOR SHALL SCHEDULE ANY NECESSARY INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
29. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION.
30. THE CONTRACTOR SHALL NOT UNDERTAKE ANY WORK HE BELIEVES OR DEEMS WILL CONSTITUTE A CHANGE ORDER WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER AND THE OWNER.
31. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD DRAWINGS DEPICTING AS-BUILT CONDITIONS OF ALL IMPROVEMENTS, NOTING ANY FIELD ADJUSTMENTS. THE DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL LOCATIONS OF ALL IMPROVEMENTS AND SYSTEMS, INCLUDING SLOPE OF PIPES, TYPES OF PIPE FOR UTILITY SYSTEMS IF DIFFERENT FROM DESIGN, STORM STRUCTURES AND PIPE INVERTS, INCLUDING OUTFALL PIPE DATING, UTILITY CROSSING DETAILS IF DIFFERENT FROM DESIGN, HORIZONTAL LOCATION OF PRESSURE PIPE SYSTEMS IF DIFFERENT FROM DESIGN LOCATIONS; AND ALL OTHER DATA INDICATING DEVIATIONS FROM DESIGN, AS APPLICABLE. THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT A CERTIFIED SET OF "AS BUILTS", PREPARED IN ACCORDANCE WITH F.A.C. RULE 6J-17.052(1), TO THE ENGINEER. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PERFORM LAND SURVEYING SERVICES IN THE STATE OF FLORIDA. THE ENGINEER SHALL REVIEW THE "AS BUILTS" AND CONVERT THEM INTO RECORD DRAWINGS.
32. WORK PERFORMED BY THE CONTRACTOR SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE OR ADJACENT TO THE SITE, BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO COUNTY SUBCONTRACTORS AND UTILITY COMPANIES LISTED IN NOTE 5 ABOVE.
33. CONSTRUCTION HYGIENE AND OVERALL CLEANUP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND COUNTY STANDARDS, OR AS DIRECTED BY THE ENGINEER AND OWNER, TO THE SATISFACTION OF THE OWNER.
34. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ACCESS TO PRIVATE PROPERTY. ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER AT THE CONTRACTOR'S EXPENSE.
35. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER, THE OWNER, AND THE APPLICABLE GOVERNMENTAL AGENCY.
36. ANY U.S.C. & G.S. MONUMENT WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR.
37. THIS DRAWING DELINEATES PAVEMENT AND DRAINAGE CONSTRUCTION ONLY (TO WITHIN 5 FT. OF ANY BUILDING) AND EXCLUDES WATERPROOFING, RETAINING WALL, VENTILATION DESIGN. THE CONTRACTOR SHALL REFER TO THE DRAWINGS BY OTHERS TO INSURE SAID SUPPORT DESIGNS ARE COMPLETE AND DO NOT CONFLICT WITH THIS DRAWING PRIOR TO ANY OTHER CONSTRUCTION.
38. EROSION / SEDIMENTATION CONTROL - THE CONTRACTOR SHALL SUPPLY ALL EROSION / SEDIMENTATION BARRIERS (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. EROSION CONTROL MEASURES ARE TO BE IN PLACE AT THE START OF CONSTRUCTION AND TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. THE CONTRACTOR IS TO INSPECT BARRIERS FOR DAMAGE DURING CONSTRUCTION AND MAINTAIN AS NEEDED. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES. THE SITE SHALL BE FINE GRADED SUCH THAT ONLY STORM WATER RUNOFF INTENDED TO ENTER THE POND SHALL DO SO. ALL OTHER RUNOFF SHALL BE DIVERTED AROUND THE POND SO AS NOT TO CREATE A POINT DISCHARGE OR DETRIMENTALLY AFFECT ANY ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
39. ALL METALLIC CULVERT PIPE MUST BE BITUMINOUS COATED PER AASHOM-190. ONLY D.I.P. AND R.C.P. CULVERT PIPE MAY BE INSTALLED WITHIN THE HILLSBOROUGH COUNTY RIGHTS-OF-WAY. ONLY FLORIDA REGISTERED STORM SEWER CONTRACTORS MAY INSTALL DRAINAGE CULVERTS WITHIN PRIVATE PROPERTY. REGISTERED UTILITY CONTRACTORS MAY INSTALL CULVERT PIPES WITHIN HILLSBOROUGH COUNTY RIGHTS-OF-WAY.
40. CONSTRUCTION SHOWN ON THIS PLAN IS PERMITTED ONLY FOR THE WORK LOCATED WITHIN PRIVATE PROPERTY. ALL WORK WITHIN CITY RIGHTS-OF-WAY AND EASEMENTS WILL REQUIRE A SEPARATE PERMIT TO BE OBTAINED BY THE CONTRACTOR AND MAY REQUIRE ALTERATION TO THE CONSTRUCTION OR MATERIALS SHOWN ON THESE PLANS. RIGHT-OF-WAY PERMIT APPLICATIONS

- SHOULD BE SUBMITTED NO LATER THAN 30 DAYS BEFORE THE RIGHT-OF-WAY OR EASEMENT WORK IS TO COMMENCE. RIGHT-OF-WAY PERMIT REQUIRED PRIOR TO INITIATING CONSTRUCTION WITHIN CITY RIGHT-OF-WAY.
38. ALL SIGNAGE AND STRIPING TO COMPLY WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.
39. WITHIN 30 DAYS OF CONSTRUCTION COMPLETION THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH AN AS-BUILT SURVEY SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR SHOWING ALL DIMENSIONS, ELEVATIONS AND IMPROVEMENTS SHOWN ON THIS PLAN TO SUCH DETAIL AS THE ENGINEER NEEDS IN ORDER TO VERIFY WHETHER CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE DESIGN DRAWINGS.
40. ALL INLETS AND GRATE TOPS SHALL BE DESIGNED AND FURNISHED AS H-20 LOAD BEARING.
41. ALL EXISTING STORM MANHOLES THAT CONFLICT WITH THE PROPOSED ROAD AND/OR SIDEWALK GRADE SHALL BE ADJUSTED TO MATCH THE PROPOSED ROAD OR SIDEWALK ELEVATION IN ACCORDANCE WITH CITY STANDARDS, UNLESS OTHERWISE NOTED IN THE PLANS. ADJUSTED MANHOLE LIDS SHALL BE REPLACED WITH U.S. FOUNDRY 575 RING AND COVER.
42. ASPHALT & BASE TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND AS NOTED BELOW.
42.a. LOT SIZE SHALL BE BASED ON 2,000 TONS OF ASPHALT WITH A MINIMUM OF TWO PAVEMENT CORE SAMPLES REQUIRED PER SUBLOT. CORE SAMPLE LOCATIONS SHALL BE RANDOMLY SELECTED BY THE ENGINEER.
42.b. BASE TESTING SHALL BE IN ACCORDANCE WITH SECTION 200. ALL TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO ACCEPTANCE.

PROJECT SPECIFIC NOTES (HILLSBOROUGH)

- 1. THE CONTRACTOR IS TO COORDINATE HIS WORK AND SITE ACCESS WITH THE OTHER ENTITIES THAT MAY BE WORKING ON SITE. ANY CONFLICTS ON COORDINATION ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR ENGINEER FOR MUTUAL RESOLUTION.
2. PORTIONS OF THIS SITE HAVE BEEN DEMOLISHED AND/OR MAY BE DIFFERENT THAN DEPICTED IN THESE DRAWINGS. PRE-BID SITE VISITS ARE REQUIRED BY ALL BIDDERS TO FAMILIARIZE THEMSELVES WITH SITE CONDITIONS. ALL ADDITIONAL DEMOLITION REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. FORTY-EIGHT (48) HOUR NOTICE IS REQUIRED BY THE ENGINEER PRIOR TO SITE INSPECTIONS AND/OR WITNESSING OF WATER AND/OR SEWER TESTING.
4. ALL EXISTING TREES TO REMAIN SHALL BE BARRICADE PROTECTED FROM DAMAGE BY EQUIPMENT AND/OR PERSONNEL.
5. THE PROPOSED PROJECT WILL NOT ADVERSELY AFFECT SIGNIFICANT HISTORICAL OR ARCHEOLOGICAL RESOURCES UNDER THE PROVISIONS OF SECTION 267.061, F.S. IF EVIDENCE OF THE EXISTENCE OF HISTORIC OR ARCHEOLOGICAL RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER IMMEDIATELY, AND THE DEPARTMENT OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF EVIDENCE OF HISTORIC RESOURCES INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MADDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS AND MITIGATE ANY ADVERSE EFFECTS AS SOON AS POSSIBLE, BUT NO LATER THAN THREE WORKING DAYS OF NOTIFICATION.
6. PROPOSED BUILDING WILL USE THE SAME ARCHITECTURAL MATERIALS ON ALL SIDES OF THE BUILDING (EXCLUDING WINDOWS) PER LDC SECTION 6.11.30.C.

SAFETY NOTES

- 1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL OSHA SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AND APPROVED BY APPLICABLE AGENCIES AND ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION WORK PER STANDARD 1910.12.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH ITS HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUB CONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUB CONTRACTORS AND SUB CONTRACTOR'S EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS FOR SHIELDING AND SAFETY ACT, PART 1926. SUBPART P.
6. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
7. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
8. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE STATE ONE CALL AT 800-432-4770.

TESTING NOTES

- 1. TESTS SHALL BE LOCATED NO MORE THAN 500 FEET APART. TESTS SHALL BE PERFORMED ON EACH LIFT, EXCEPT THAT TESTS SHALL NOT BE FURTHER APART THAN ONE (1) FOOT VERTICALLY. FIELD DENSITIES SHALL BE TAKEN OVER ALL ROAD CROSSINGS. FIELD DENSITIES FOR SANITARY LINES SHALL BE STAGGERED TO INCLUDE RESULTS OVER SERVICE LATERALS. THERE SHALL BE A MINIMUM OF ONE (1) TEST SERIES FOR EACH 6 INCHES OF LIFT OVER PIPELINE BETWEEN MANHOLES. TESTS AROUND STRUCTURES SHALL BE SPIRALED IN 6 INCH LIFTS. TESTS AROUND BOX CULVERTS SHALL BE DONE ON BOTH SIDES EVERY LIFT.
2. FOR FLEXIBLE PIPE (CORRUGATED STEEL OR ALUMINUM), 95% OF MAXIMUM DENSITY (AASHTO-199) PER FDOT SUPPLEMENTAL SPECIFICATIONS SUB ARTICLE 125-8.3.2 AS MODIFIED.
3. TESTS SHALL BE LOCATED NO MORE THAN 300 FEET APART. THERE SHALL BE NO LESS THAN THREE (3) TESTS PER ROAD.
4. APPLIES TO SITE CONCRETE SUCH AS CURBS, GUTTERS, FLUMES, DRIVEWAYS AND SIDEWALKS.
5. ENGINEER OF RECORD SHALL RECEIVE MATERIAL TESTING REPORTS NO LATER THAN ONE (1) WEEK FROM THE TEST DATE.
6. TESTING FOR RCP SHALL BEGIN AT THE SPRING LINE OF THE PIPE.
7. EMBANKMENT, FILL, AND BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS NOT TO EXCEED TWELVE (12) INCHES VERTICALLY. EACH COMPACTED LIFT SHALL PASS THE AFOREMENTIONED TESTING CRITERIA BEFORE PROCEEDING TO THE NEXT VERTICAL LIFT.
8. DENSITY TESTS SHALL BE PERFORMED AT A MINIMUM FREQUENCY OF ONE TEST PER EVERY 250 SQUARE YARDS OF FILL MATERIAL BEING PLACED, PER VERTICAL LIFT.
9. IF SUCCESSIVE VERTICAL LIFTS ARE PLACED, THE DENSITY TESTS SHALL BE STAGGERED SO AS TO NOT BE REPEATED IN THE SAME LOCATION.

TESTING SCHEDULE

Table with 3 columns: ITEM, TEST, TEST FREQUENCY. Rows include: PIPE TRENCH BACK FILL OVER PIPELINES AND AROUND STRUCTURES FROM R.O.W., STABILIZED SUB GRADE, BASE (OTHER THAN SOIL CEMENT), BASE (SOIL CEMENT), CONCRETE (SEE NOTE 4 IN TESTING NOTES), ASPHALTIC CONCRETE (PER FDOT SECTION 320).

SEPARATION OF WATER AND SEWER LINES

Table with 3 columns: MINIMUM SEPARATION DISTANCE, HORIZONTAL SEPARATION OF PIPELINES, ALTERNATE CONSTRUCTION. Rows include: THREE FEET, AND PREFERABLY TEN FEET; SIX FEET, AND PREFERABLY TEN FEET; TEN FEET; VERTICAL SEPARATION OF PIPELINES.

REVISIONS table with columns: NO., DATE, DESCRIPTION. Includes NATIVE engineering,plc logo and address: P.O. BOX 2985, LAND O' LAKES, FL 34659.

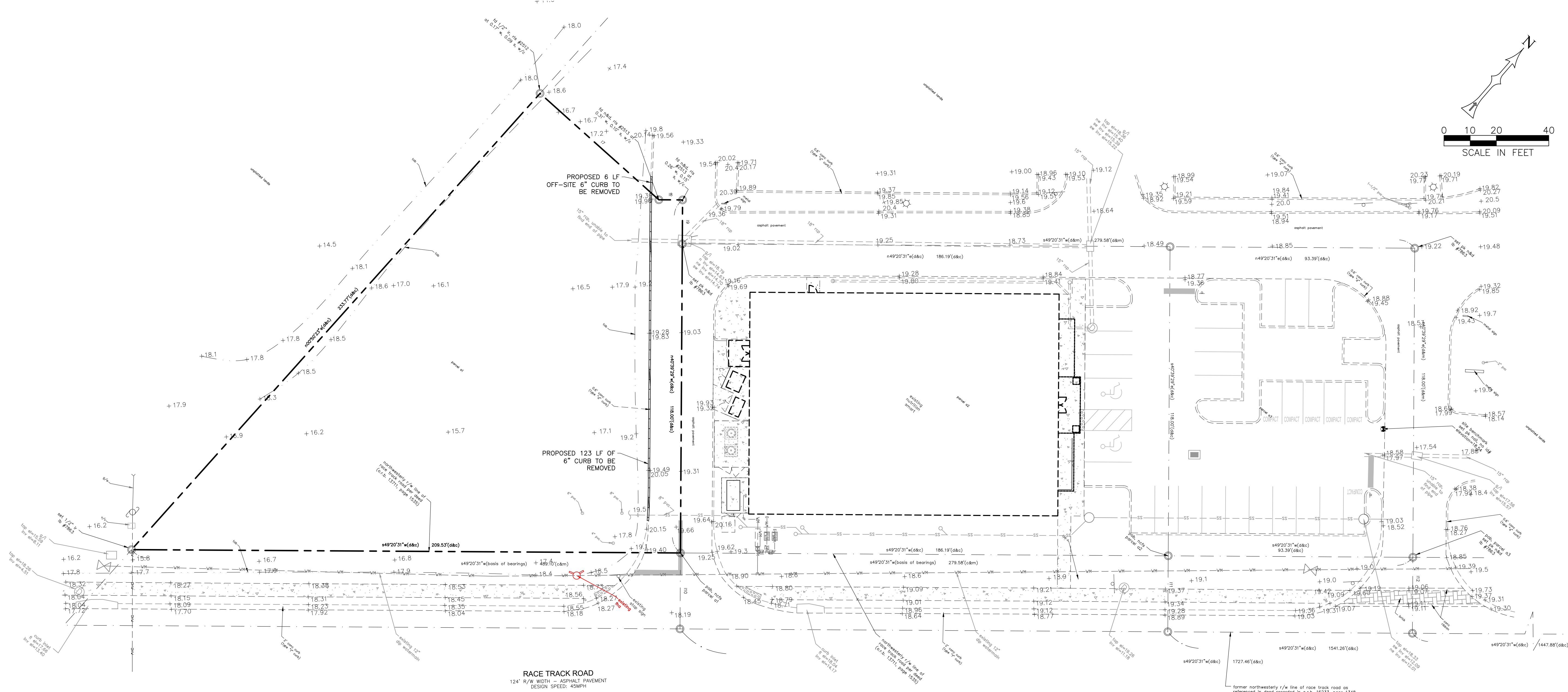
MAIN STREET PARCEL A1 FOR RK DEVELOPMENT PARTNERS, LLC 5795 ULMERTON (SUITE 102) RD CLEARWATER, FL 33762

GENERAL NOTES

JOSHUA S. BRADLEY State of Florida, Professional Engineer, License No. 60620. SHEET NUMBER C2.0 S-T-R 07-28-17

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SURVEYORS LEGEND

+ 25.25 = POINT OF ELEVATION	⊠ = UNDERGROUND CABLE TELEVISION MARKER
⊠ = BACKFLOW PREVENTER	⊠ = UNDERGROUND CABLE TELEVISION WARNING SIGN
⊠ = BOLLARD or POST	⊠ = UNDERGROUND ELECTRIC MARKER
⊠ = BOX, CABLE TELEVISION	⊠ = UNDERGROUND ELECTRIC WARNING SIGN
⊠ = BOX, ELECTRIC UTILITY	⊠ = UNDERGROUND FIBER OPTIC MARKER
⊠ = BOX, ELECTRIC UTILITY	⊠ = UNDERGROUND FIBER OPTIC WARNING SIGN
⊠ = BOX, TELEPHONE	⊠ = UNDERGROUND FORCEMAIN MARKER
⊠ = DECORATIVE LIGHT POLE	⊠ = UNDERGROUND FORCEMAIN WARNING SIGN
⊠ = ELECTRIC OUTLET	⊠ = UNDERGROUND GAS MARKER
⊠ = FIRE HYDRANT	⊠ = UNDERGROUND GAS WARNING SIGN
⊠ = FLAGPOLE	⊠ = UNDERGROUND RECLAIMED WATER MARKER
⊠ = FLARED END SECTION	⊠ = UNDERGROUND RECLAIMED WATER WARNING SIGN
⊠ = GRATE INLET	⊠ = UNDERGROUND SANITARY SEWER MARKER
⊠ = GROUND LIGHT	⊠ = UNDERGROUND SANITARY SEWER WARNING SIGN
⊠ = GUY ANCHOR	⊠ = UNDERGROUND TELEPHONE MARKER
⊠ = LIGHT POLE, CONCRETE	⊠ = UNDERGROUND TELEPHONE WARNING SIGN
⊠ = LIGHT POLE, METAL	⊠ = UNDERGROUND WATER MARKER
⊠ = LIGHT POLE, WOOD	⊠ = UNDERGROUND WATER WARNING SIGN
⊠ = MAILBOX	⊠ = UTILITY POLE, CONCRETE
⊠ = MANHOLE, ELECTRIC	⊠ = UTILITY POLE, METAL
⊠ = MANHOLE, GREASE TRAP	⊠ = UTILITY POLE, WOOD
⊠ = MANHOLE, SANITARY SEWER	⊠ = VALVE, GAS
⊠ = STORM SEWER STRUCTURE	⊠ = VALVE, RECLAIMED WATER
⊠ = MANHOLE, TELEPHONE	⊠ = VALVE, SANITARY
⊠ = METER, ELECTRIC	⊠ = VALVE, WATER
⊠ = METER, GAS	⊠ = WELL
⊠ = METER, RECLAIMED WATER	⊠ = TOP OF BANK
⊠ = METER, WATER	⊠ = TOE OF SLOPE
⊠ = MITERED END SECTION	⊠ = 6" CHAIN LINK FENCE
⊠ = MONITORING WELL	⊠ = OVERHEAD UTILITY LINES
⊠ = PEDESTRIAN CROSSING SIGNAL	⊠ = UNDERGROUND GAS LINE
⊠ = SANITARY CLEANOUT	⊠ = UNDERGROUND WATER LINE
⊠ = SCHEDULE B-2 ITEM	⊠ = UNDERGROUND FORCEMAIN
⊠ = TELEPHONE RISER	⊠ = UNDERGROUND RECLAIMED WATER LINE
⊠ = TRAFFIC SIGNAL	⊠ = UNDERGROUND SANITARY SEWER LINE
⊠ = TRAFFIC SIGNAL BOX	⊠ = UNDERGROUND STORM SEWER LINE
⊠ = TRAFFIC SIGNAL POLE	

ENGINEER'S NOTE

THIS IS NOT A SURVEY. THIS PLAN WAS CREATED BY NATIVE ENGINEERING, PLLC. IN REFERENCE TO A SURVEY DONE BY W.C. SHERILL AND COMPANY, LLC.

BENCHMARK NOTE

A PLATTED SUBDIVISION BENCHMARK BEING A BOX CUT ON A CURB INLET ON THE WEST SIDE OF STILTON STREET, EAST SIDE OF BUILDING #7, LYING IN HAMPTON LAKES AT MAIN STREET, PLAT BOOK 106, PAGE 92, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ELEVATION = 19.38 FEET (N.A.D. OF 1929), CONVERTED TO N.A.V.D. OF 1988 DATUM, ELEVATION = 18.53 FEET (N.A.V.D. OF 1988).

FLOOD ZONE INFORMATION

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X PER F.I.U.M. NUMBER 12057C 0160 H, DATED 8/28/08, THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

SURVEYORS NOTES

- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR OWNERSHIP AND ENCUMBRANCE REPORT.
- SURVEY FIELD WORK WAS COMPLETED ON JANUARY 23, 2014.
- LEGAL DESCRIPTION OF PARCEL A1 SHOWN HEREON WAS OBTAINED FROM DEED RECORDED IN O.R. BOOK 17505, PAGE 1820, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF SOUTH 49°20'31" WEST FOR THE NORTHWESTERLY R/W LINE OF RACE TRACK ROAD AND ARE TIED TO THE FLORIDA COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED 1990.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.V.D. OF 1988 (CONVERSION TO N.G.V.D. 29 = N.A.V.D. 88 + 0.85').
- ADDITIONS OR DELETIONS OF SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION

PARCEL A1:
 A TRACT OF LAND LYING IN SECTION 7, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 7; RUN THENCE SOUTH 00°51'05" WEST, ALONG THE EAST BOUNDARY OF SAID SECTION 7 ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF NINE EAGLES ROAD, 71.91 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 49°20'31" WEST, 1727.46 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 40°39'29" WEST, 23.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 49°20'31" WEST, ALONG A LINE LYING 28.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, 209.53 FEET; THENCE NORTH 00°52'03" EAST, 233.77 FEET; THENCE SOUTH 89°09'37" EAST, 60.86 FEET; THENCE NORTH 49°20'31" EAST, 9.05 FEET; AND THENCE SOUTH 40°39'29" EAST, 134.76 FEET TO THE POINT OF BEGINNING.
 TRACT CONTAINS 0.50 ACRE, MORE OR LESS.

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

REVISIONS

NO.	DATE	DESCRIPTION
1		
2	10-28-20	REVISED PER COUNTY APPROVAL CHECKLIST
3	10-28-20	REVISED PER COUNTY APPROVALS

NATIVE engineering,plc
 P.O. BOX 2935
 LAND O' LAKES, FL 34659
 (813) 536-2539
 CERTIFICATE OF AUTHORIZATION NUMBER: 28789

MAIN STREET PARCEL A1 FOR RK DEVELOPMENT PARTNERS, LLC
 5795 ULMERTON (SUITE 102) RD CLEARWATER, FL 33762

EXISTING CONDITIONS & DEMOLITION PLAN

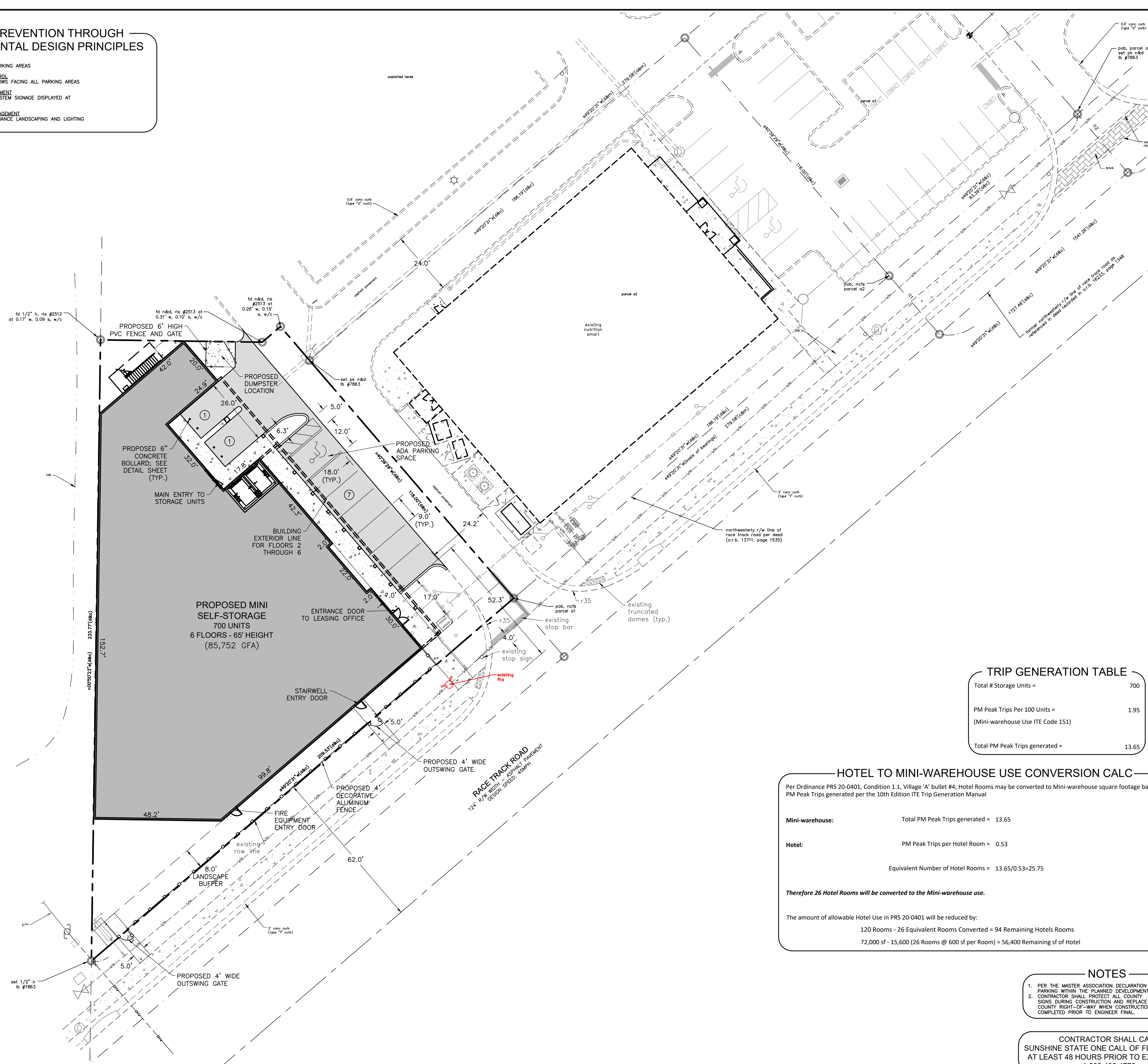
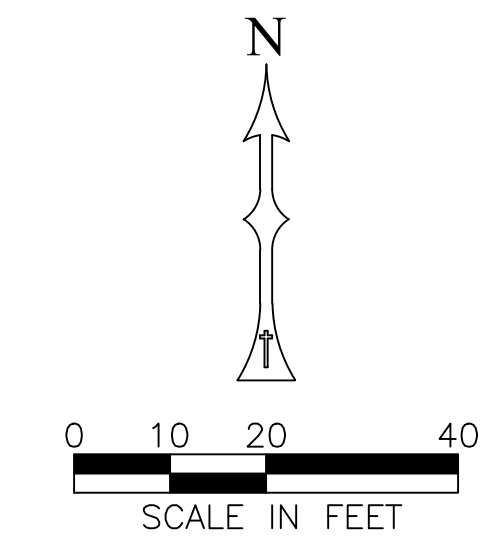
JOSHUA S. BRADLEY
 State of Florida,
 Professional Engineer,
 License No. 60020

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SHEET NUMBER **C3.0**
 S-T-R
 07-28-17

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES

- NATURAL SURVEILLANCE**
B. WELL LIT PARKING AREAS
- NATURAL ACCESS CONTROL**
A. STORE WINDOWS FACING ALL PARKING AREAS
- TERRITORIAL REINFORCEMENT**
B. SECURITY SYSTEM SIGNAGE DISPLAYED AT ACCESS POINTS
- MAINTENANCE AND MANAGEMENT**
A. LOW MAINTENANCE LANDSCAPING AND LIGHTING TREATMENTS



SITE DATA

FOLIO NUMBER: 003521-0655
 SITE ADDRESS: 12690 RACE TRACK RD, TAMPA, FL 33626
 EXISTING ZONING: PD (PRS 05-0192 & 20-0401)
 EXISTING LAND USE: VACANT
 FUTURE LAND USE: RCP
 EXISTING FLOOD ZONE: ZONE 'X'
 PANEL #: 12057C 0160 H
 DATED: 6/28/2008

DEVELOPMENT TYPE: COMMERCIAL
 BUILDING USE: STORAGE FACILITY
 BUILDING SETBACKS: 0 FT (FRONT, REAR AND SIDE)
 MAX ALLOWABLE BUILDING HEIGHT: 65 FT (REFER TO VILLAGE 'A' STANDARD IN TABLE 4 OF ADDENDUM TO THE MAIN STREET DESIGN STANDARDS)

PROPOSED BUILDING HEIGHT: 65 FT

PARKING CALCULATIONS:

REQUIRED MINI SELF STORAGE PARKING: 14 SPACES (700/100)x2 (2 SPACES PER 100 STORAGE UNITS)
 PROVIDED REGULAR PARKING: 6 SPACES
 PROVIDED LOADING BAY PARKING: 2 SPACES
 PROVIDED ADA PARKING: 1 SPACE
 OFF-SITE COMMON PROPERTY OWNERS ASSOCIATES SPACES: 5 SPACES (SEE NOTE #1)
 TOTAL PROVIDED PARKING: 14 SPACES

PROPOSED IMPERVIOUS SURFACE:

BUILDING 13,051 SF (FOOTPRINT ONLY)
 *PEDESTRIAN CONCRETE 1,245 SF
 *VEHICLE USE CONCRETE 105 SF
 *PROPOSED PAVEMENT (VUA) 2,454 SF
 TOTAL: 16,855 SF = 0.387 AC (77%)
 OPEN SPACE: 4,986 SF = 0.114 AC (23%)
 TOTAL AREA: 21,841 SF = 0.501 AC (±)
 FLOOR AREA: 85,752 SF
 F.A.R.: 85,752 SF/21,841 SF = 3.93

*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY

OWNER: MAIN STREET OUTPARCEL I LLC
 221 TURNER ST CLEARWATER, FL 33756
 727-424-9605
 GWEBER@BAYSHOREBROADWAY.COM

APPLICANT: RK DEVELOPMENT PARTNERS, LLC
 5595 ULMERTON (SUITE 102) RD CLEARWATER, FL 33762
 727-559-2990
 KEVIN@KDEVPARTNERS.COM

SURVEYOR: W.C. SHERRILL AND COMPANY, LLC
 P.O. BOX 203 ODESSA, FL 33556
 813-345-4270
 WWW.WCSHERRILL.COM

TRIP GENERATION TABLE

Total # Storage Units =	700
PM Peak Trips Per 100 Units = (Mini-warehouse Use ITE Code 151)	1.95
Total PM Peak Trips generated =	13.65

HOTEL TO MINI-WAREHOUSE USE CONVERSION CALC

Per Ordinance PRS 20-0401, Condition 1.1, Village 'A' bullet #4; Hotel Rooms may be converted to Mini-warehouse square footage based upon the PM Peak Trips generated per the 10th Edition ITE Trip Generation Manual

Mini-warehouse:	Total PM Peak Trips generated = 13.65
Hotel:	PM Peak Trips per Hotel Room = 0.53

Equivalent Number of Hotel Rooms = 13.65/0.53=25.75

Therefore 26 Hotel Rooms will be converted to the Mini-warehouse use.

The amount of allowable Hotel Use in PRS 20-0401 will be reduced by:
 120 Rooms - 26 Equivalent Rooms Converted = 94 Remaining Hotels Rooms
 72,000 sf - 15,600 (26 Rooms @ 600 sf per Room) = 56,400 Remaining sf of Hotel

- NOTES**
- PER THE MASTER ASSOCIATION DECLARATION ALL OF THE PARKING WITHIN THE PLANNED DEVELOPMENT ARE SHARED.
 - CONTRACTOR SHALL PROTECT ALL COUNTY REGULATORY SIGNS DURING CONSTRUCTION AND REPLACE THOSE IN THE COUNTY RIGHT-OF-WAY WHEN CONSTRUCTION IS COMPLETED PRIOR TO ENGINEER FINAL.
- CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

LEGEND

- PROPERTY LINE
- PROPOSED CENTERLINE
- EXISTING EDGE OF PAVEMENT & BACK OF CURB
- PROPOSED EDGE OF PAVEMENT & BACK OF CURB
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED 4" THICK PEDESTRIAN CONCRETE (UNLESS OTHERWISE NOTED)
- PROPOSED 6" THICK 4,000 PSI FIBERMESH REINFORCED CONCRETE PAVEMENT
- PROPOSED RED ADA TRUNCATED DOMES
- PROPOSED ADA RAMP
- PARKING NUMBERS
- EXISTING TREE TO REMAIN

REVISIONS

NO.	DATE	DESCRIPTION
1		
2	10-28-20	REVISED PER COUNTY APPROVAL CHECKLIST
3	10-28-20	REVISED PER COUNTY APPROVALS
4	10-28-20	REVISED PER COUNTY APPROVALS

NATIVE engineering,plc
 P.O. BOX 2995
 LAND O' LAKES, FL 34639
 (813) 536-2539
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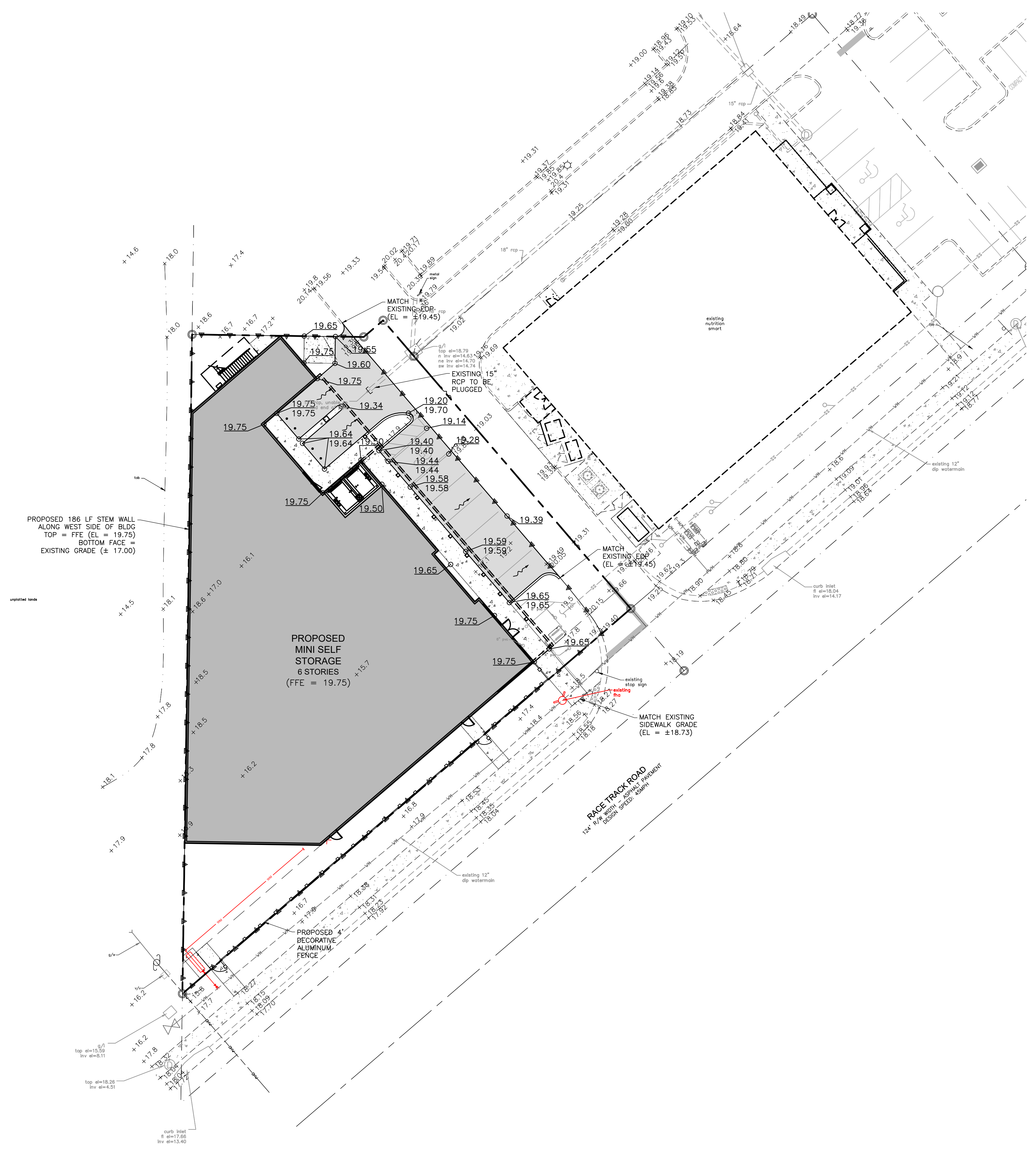
SITE PLAN

JOSHUA S. BRADLEY
 State of Florida,
 Professional Engineer,
 License No. 60020

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SHEET NUMBER
C4.0
 S-T-R
 07-28-17

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PROPOSED 186 LF STEM WALL
ALONG WEST SIDE OF BLDG
TOP = FFE (EL = 19.75)
BOTTOM FACE =
EXISTING GRADE (± 17.00)

PROPOSED
MINI SELF
STORAGE
6 STORIES
(FFE = 19.75)

RACE TRACK ROAD
124' R/W WITH ASPHALT PAVEMENT
SPEED 43MPH

GRADING NOTES

- WHENEVER AN AREA IN THE PUBLIC ROW ADJACENT TO THE WORK IS DISTURBED, THE AREA SHALL BE RESTORED, INCLUDING THE INSTALLATION OF SOD OR ALTERNATE APPROVED METHODS.
- ALL SLOPES STEEPER THAN 3:1 SHALL BE SODDED.
- ALL SLOPES STEEPER THAN 3:1 SHALL BE REINFORCED WITH STAKED SOD.
- CONTRACTOR TO ADJUST CROSS SLOPE IN ACCORDANCE WITH E.O.R. DIRECTION FOR INLETS NOT IMMEDIATELY ADJACENT TO LOW POINT CENTERLINE OF ROADWAY.
- ALL PROPOSED CURB SHALL BE FDOT TYPE 'D' CURB UNLESS OTHERWISE NOTED.
- LENGTH OF STORM DRAINAGE PIPES IS APPROXIMATE - MEASURED FROM THE CENTER OF INLETS.
- EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- DURING THE CONSTRUCTION PERIOD, GRATED INLETS AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH AN APPROVED FILTER FABRIC (MIRAFI 140H OR APPROVED EQUAL) TO PREVENT DEBRIS FROM ENTERING THE INLET.
- ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX 280. CONTRACTOR SHALL USE 3500 PSI REINFORCED CONCRETE FOR ROADWAY USE AND/OR DRAINAGE STRUCTURES.
- ALL ROOF RUNOFF FROM PROPOSED BUILDING SHALL BE ROUTED TOWARDS & THROUGH PROPOSED DRAINAGE SYSTEM.
- WHERE PROPOSED ASPHALT PAVEMENT IS SHOWN FLUSH WITH PROPOSED CURBING, THE CONTRACTOR SHALL INSTALL A 3" (MIN.) TO 6" (MAX.) TRANSITION FROM NORMAL CURBING TO FLUSH.
- WHERE DETECTIBLE WARNING MATS ARE REQUIRED, INSTALL ADA COMPLIANT BLUE DETECTIBLE WARNING MATS.
- SIDEWALK ADJACENT TO PROPOSED ASPHALT PAVEMENT TO BE CONSTRUCTED WITH TRENCH CURB.
- AC CONDENSATE DRAIN LINES SHALL DISCHARGE TO THE PUBLIC STORM SYSTEM, DRY WELL, GRASS AREAS, OR TO WHERE THEY DON'T CREATE A TRIP AND FALL HAZARD BUT NOT TO THE SANITARY SEWER SYSTEM.
- WHERE ADA ACCESSIBLE ROUTES ARE LOCATED, SIDEWALK, LANING, AND/OR DRIVE AREAS SHALL MEET FLORIDA ADA STANDARDS INCLUDING, BUT NOT LIMITED TO, 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE (50' MAX). IF THIS PLAN SHOWS PROPOSED GRADES EXCEEDING THESE SLOPES, CONTRACTOR SHALL CONTACT EOR IMMEDIATELY TO DISCUSS BEFORE CONSTRUCTING THE ROUTE. ANY NEWLY CONSTRUCTED SIDEWALK THAT IS NOT ADA COMPLIANT WILL NOT BE CERTIFIED BY THE EOR.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.V.D. OF 1988 (CONVERSION TO N.G.V.D. 29 = N.A.V.D. 88 + 0.85')

CONTRACTOR SHALL CALL
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
AT LEAST 48 HOURS PRIOR TO EXCAVATION
1-800-432-4770

FLOOD ZONE INFORMATION

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X PER F.I.R.M. NUMBER 12057C 0160 H, DATED 8/28/08. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LEGEND

- EXISTING SPOT ELEVATION
- EOP
- BOC/TOP OF S/W
- FLOW ARROW
- EXISTING STORM SEWER
- PROPOSED SILT FENCE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED 4" THICK PEDESTRIAN CONCRETE (UNLESS OTHERWISE NOTED)
- PROPOSED 6" THICK 4,000 PSI FIBERMESH REINFORCED CONCRETE PAVEMENT

BENCHMARK NOTE

A PLATTED SUBDIVISION BENCHMARK BEING A BOX OUT ON A CURB INLET ON THE WEST SIDE OF STILTON STREET, EAST SIDE OF BUILDING #7, LYING IN HAMPTON LAKES AT MAIN STREET, PLAT BOOK 106, PAGE 92, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ELEVATION = 19.39 FEET (N.G.V.D. OF 1929), CONVERTED TO N.A.V.D. OF 1988 DATUM, ELEVATION = 18.53 FEET (N.A.V.D. OF 1988).

REVISIONS	
NO.	DATE
1	10-29-20
2	10-28-20
3	10-28-20

NATIVE engineering,plc
 P.O. BOX 2905
 LAND O' LAKES, FL 34659
 (813) 536-2539
 CERTIFICATE OF AUTHORIZATION NUMBER: 28789

MAIN STREET PARCEL A1
 FOR
RK DEVELOPMENT PARTNERS, LLC
 5795 ULMERTON (SUITE 102) RD CLEARWATER, FL 33762

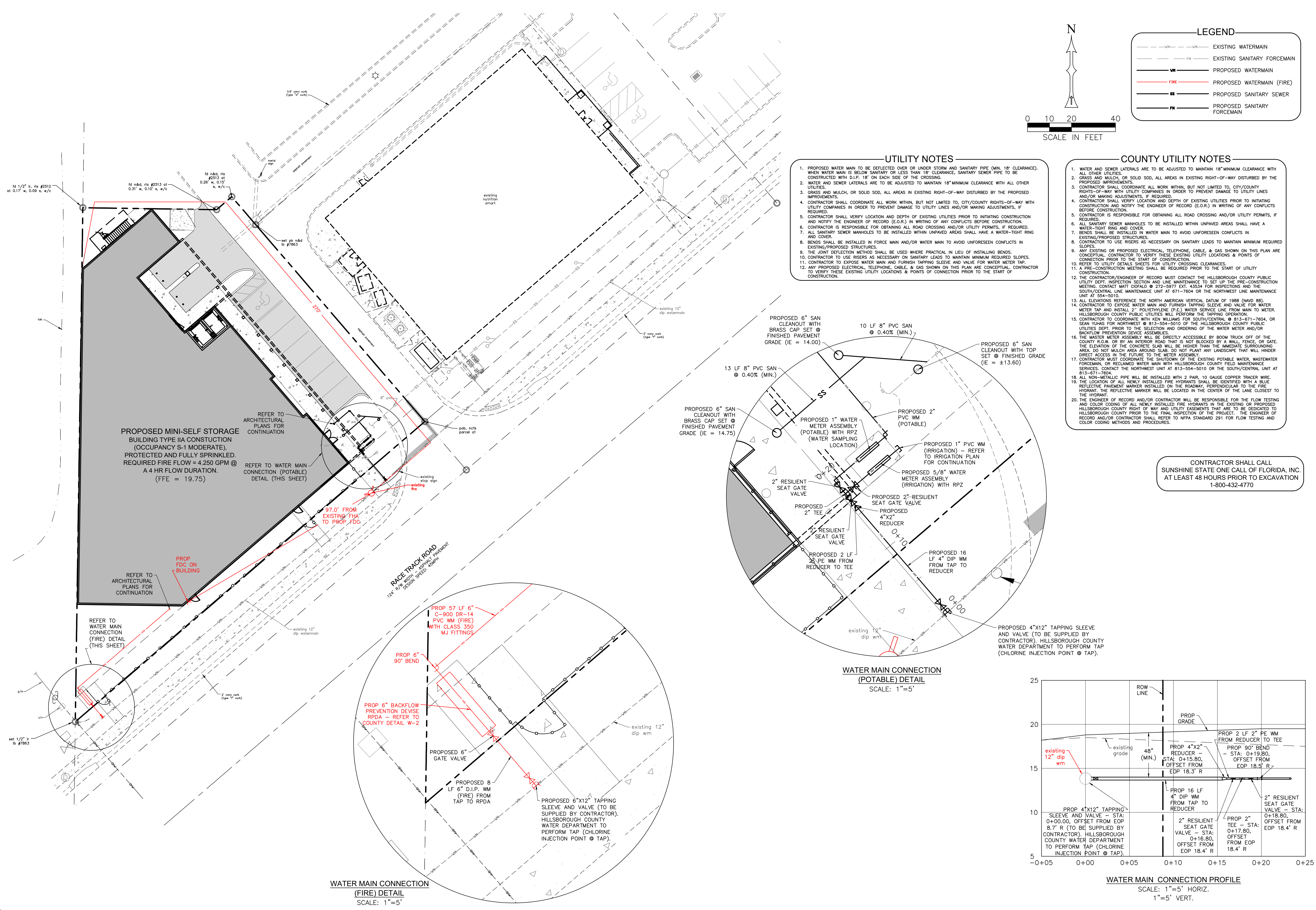
PAVING, GRADING & DRAINAGE PLAN

JOSHUA S. BRADLEY
 State of Florida,
 Professional Engineer,
 License No. 60020

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SHEET NUMBER
C5.0
 S-T-R
 07-28-17

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REVISIONS

NO.	DATE	DESCRIPTION
1	10-28-20	REVISED PER COUNTY APPROVAL CHECKLIST
2	10-28-20	REVISED PER COUNTY COMMENTS

NATIVE engineering,plc
P.O. BOX 2905
LAND O' LAKES, FL 34659
(813) 536-2539
CERTIFICATE OF AUTHORIZATION NUMBER: 28789

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FOR
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5795 ULMERTON (SUITE 102) RD CLEARWATER, FL 33762

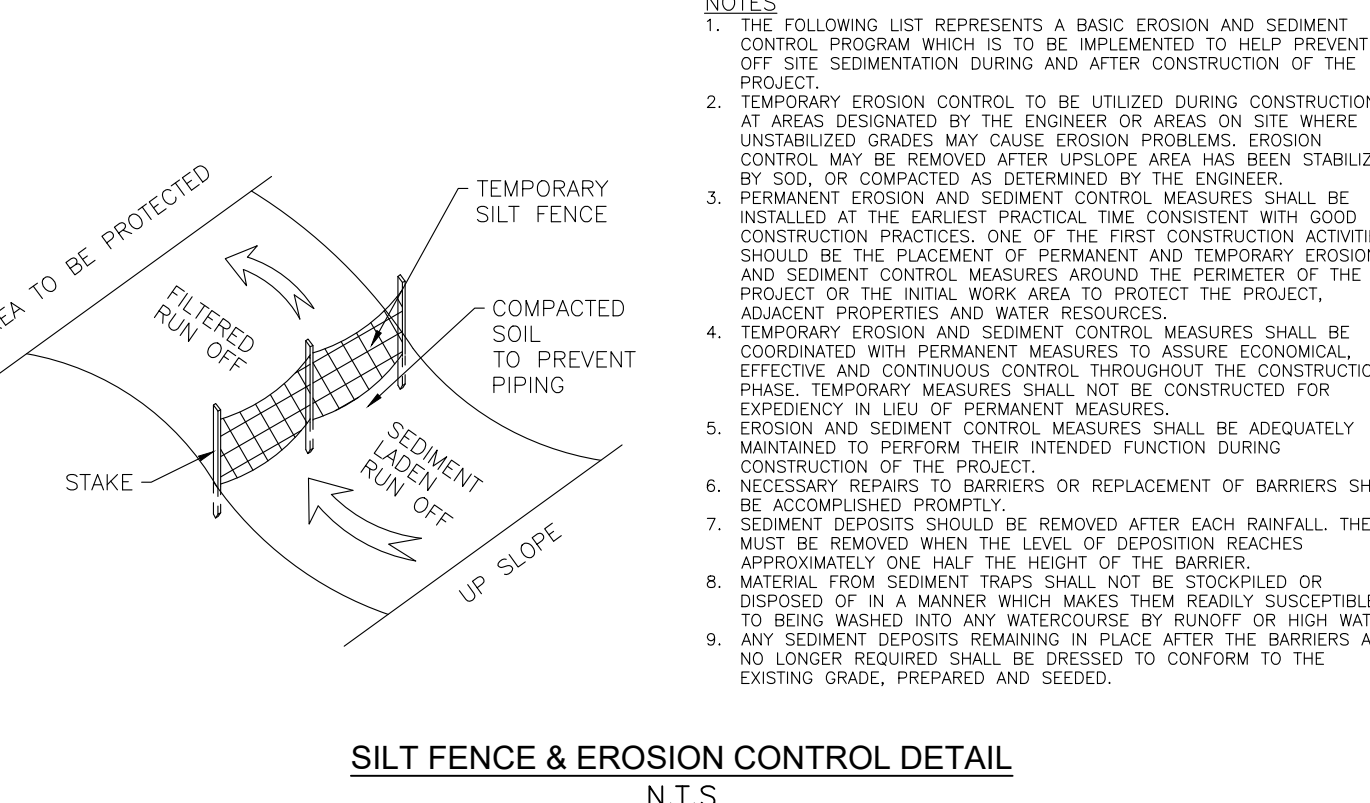
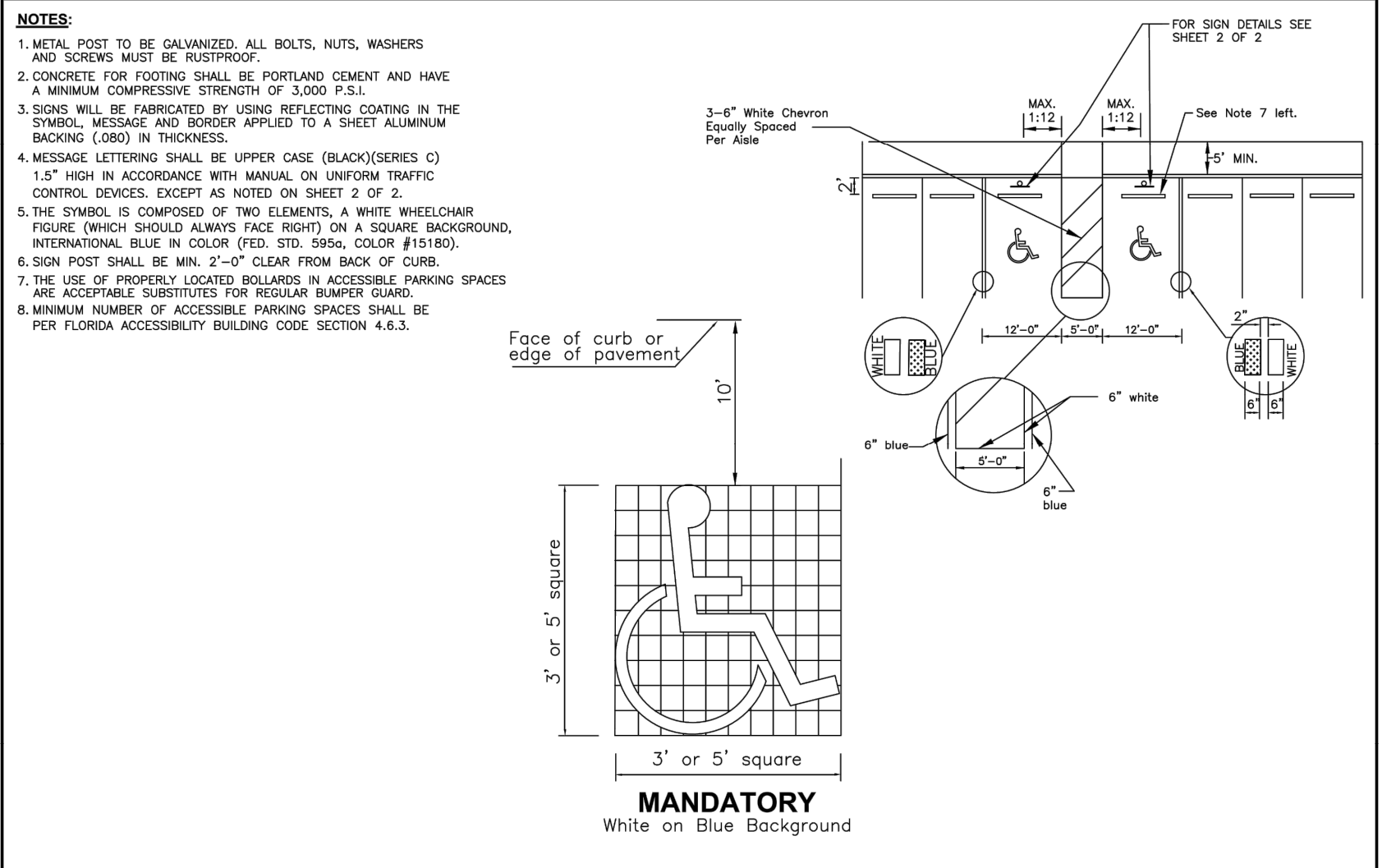
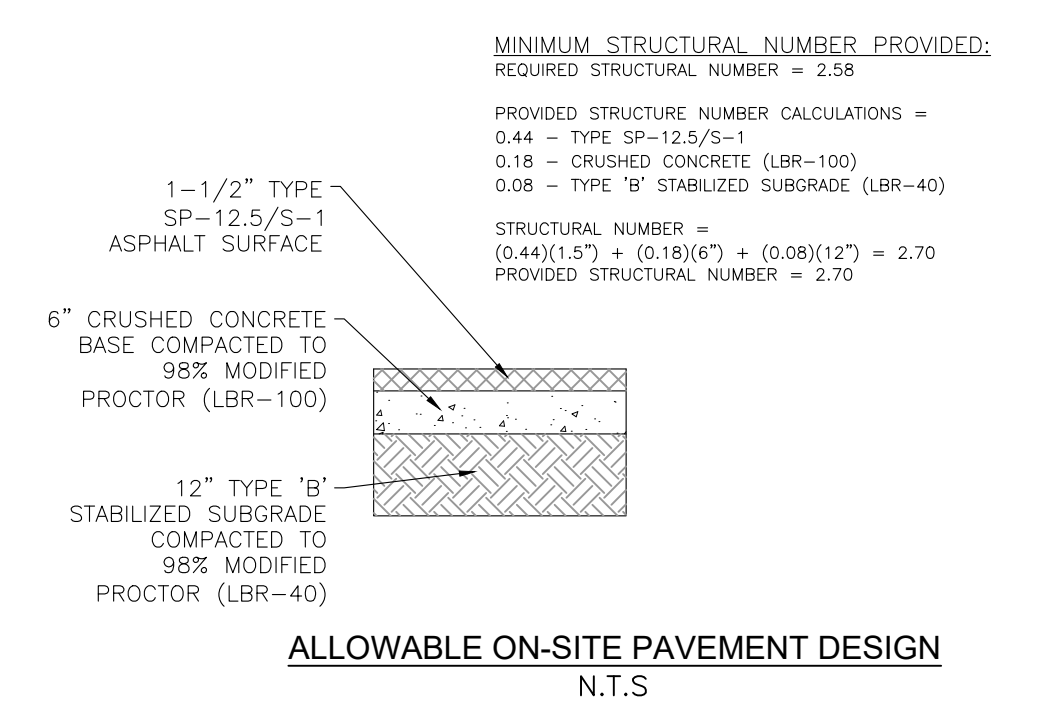
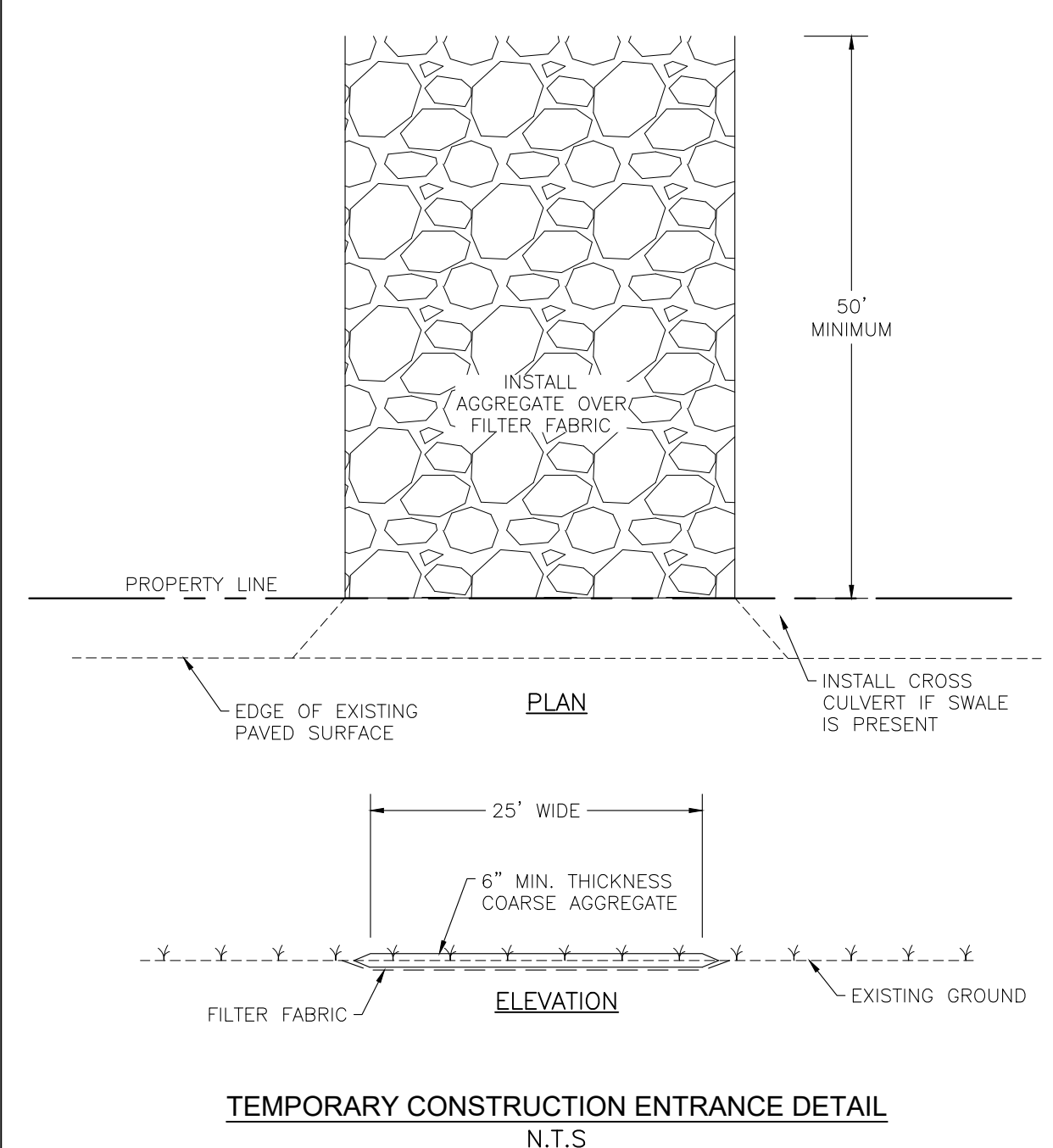
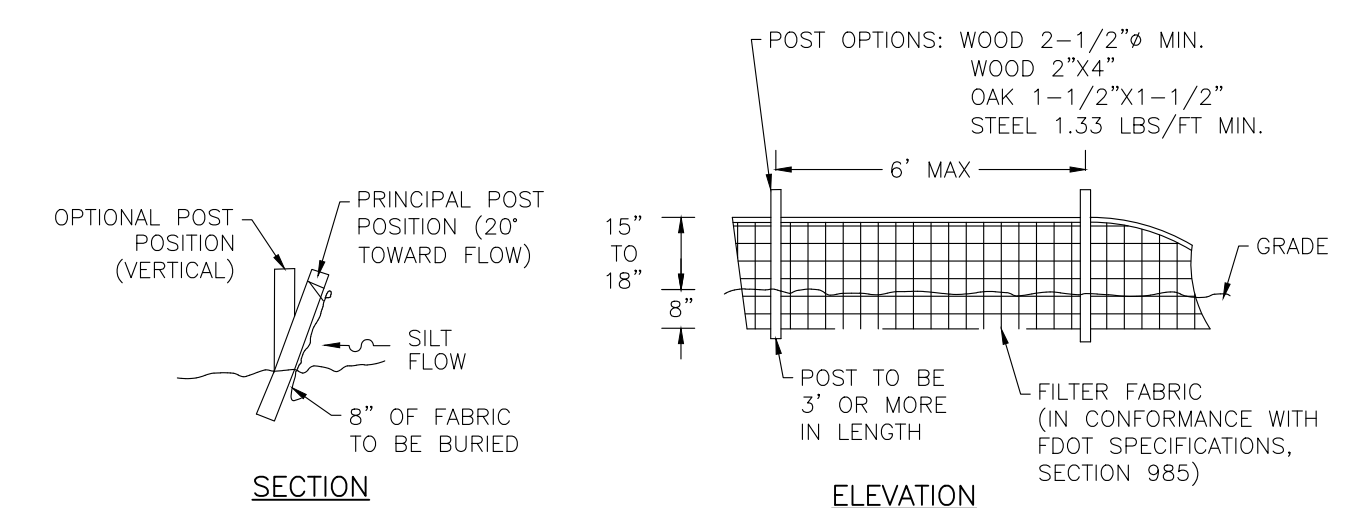
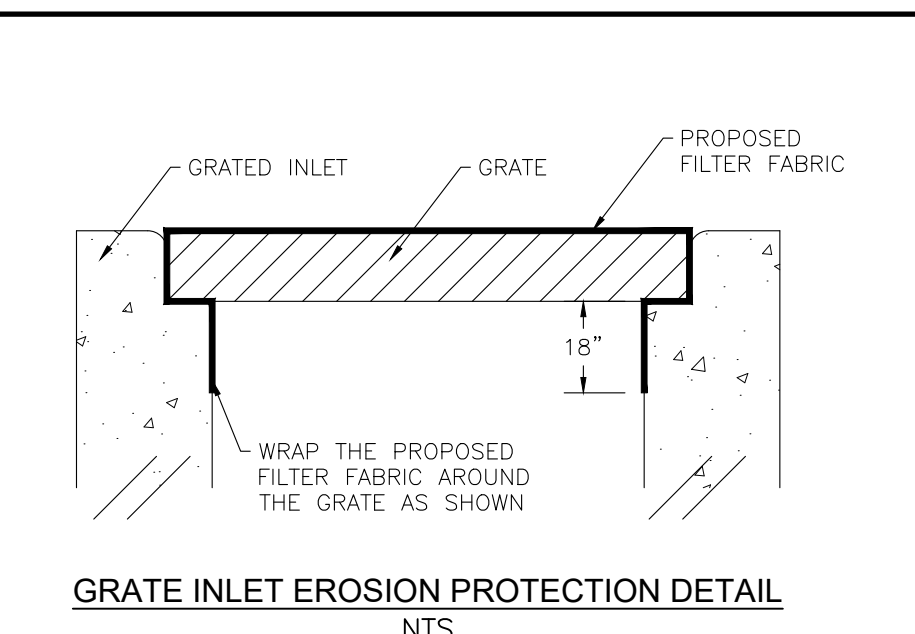
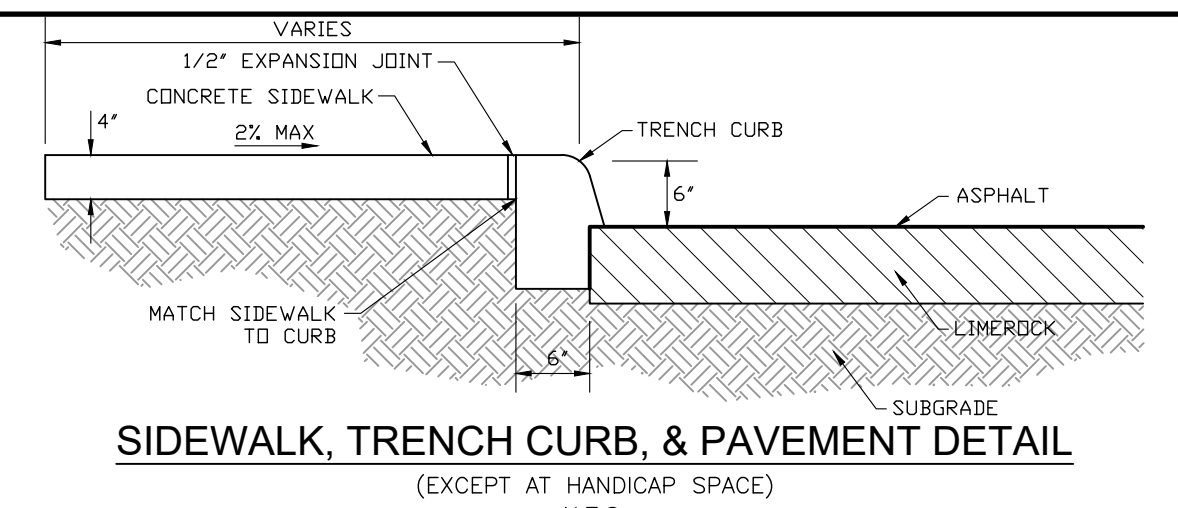
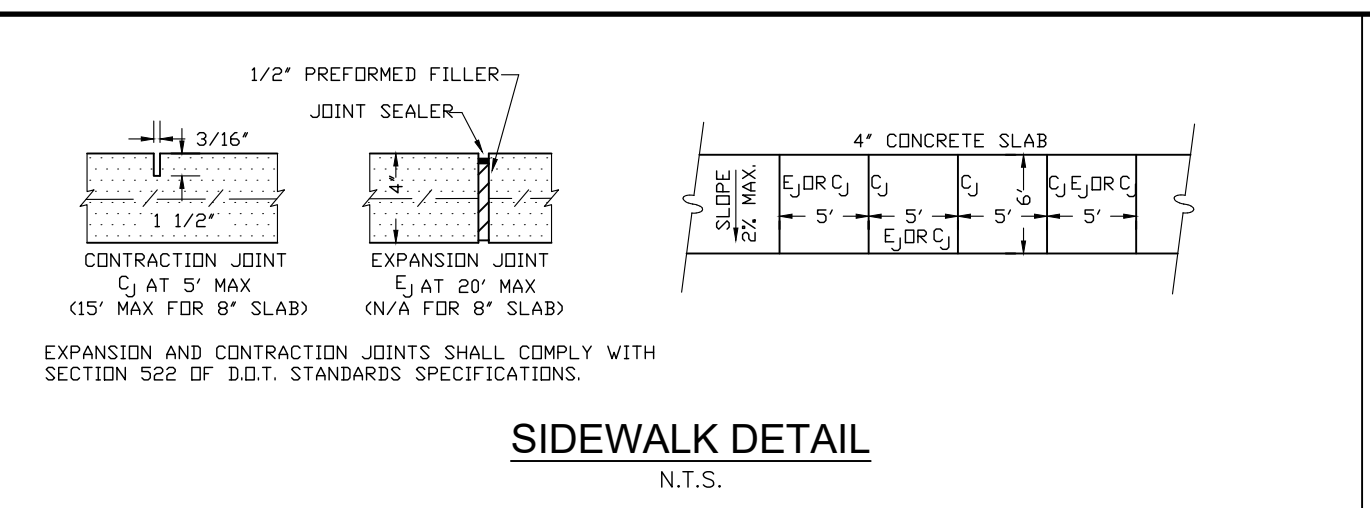
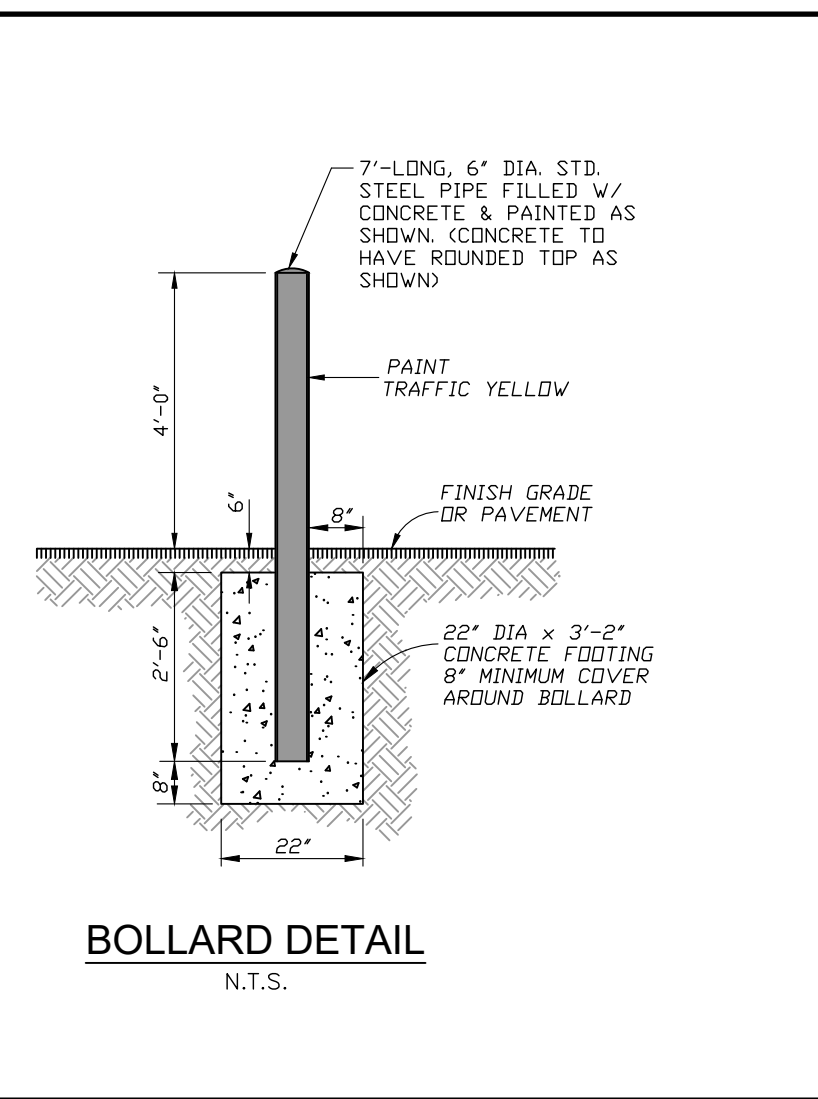
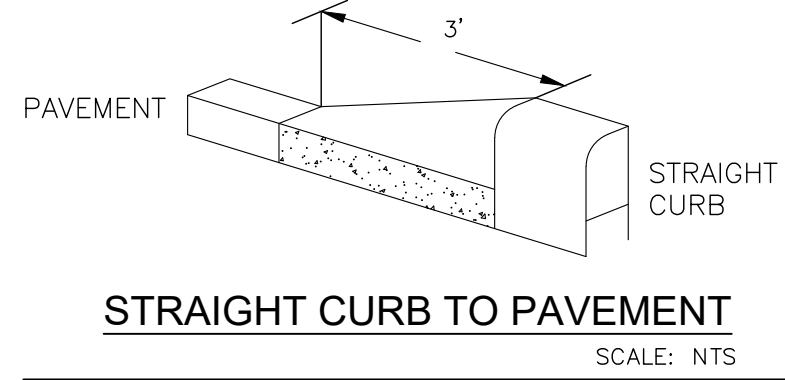
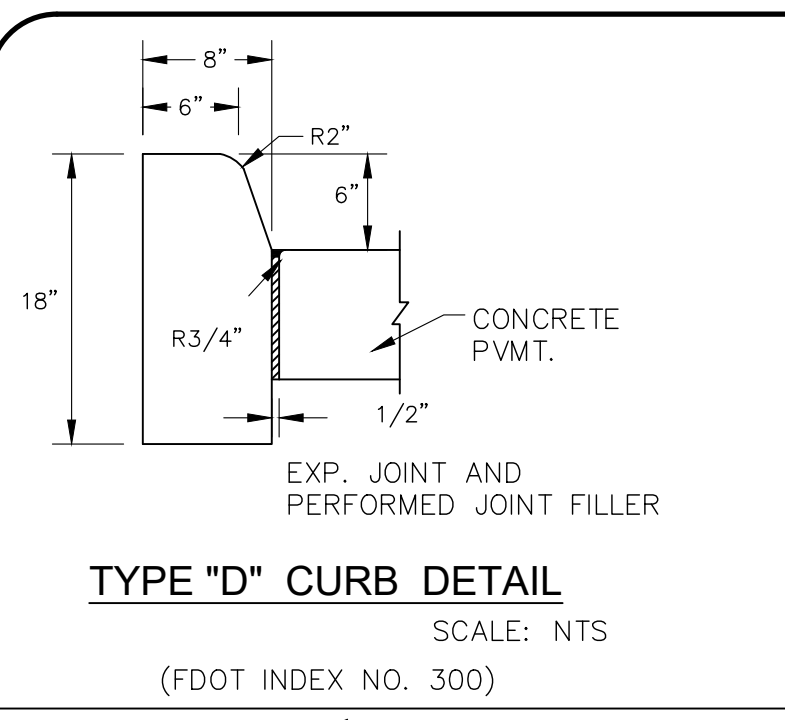
UTILITY PLAN

JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020

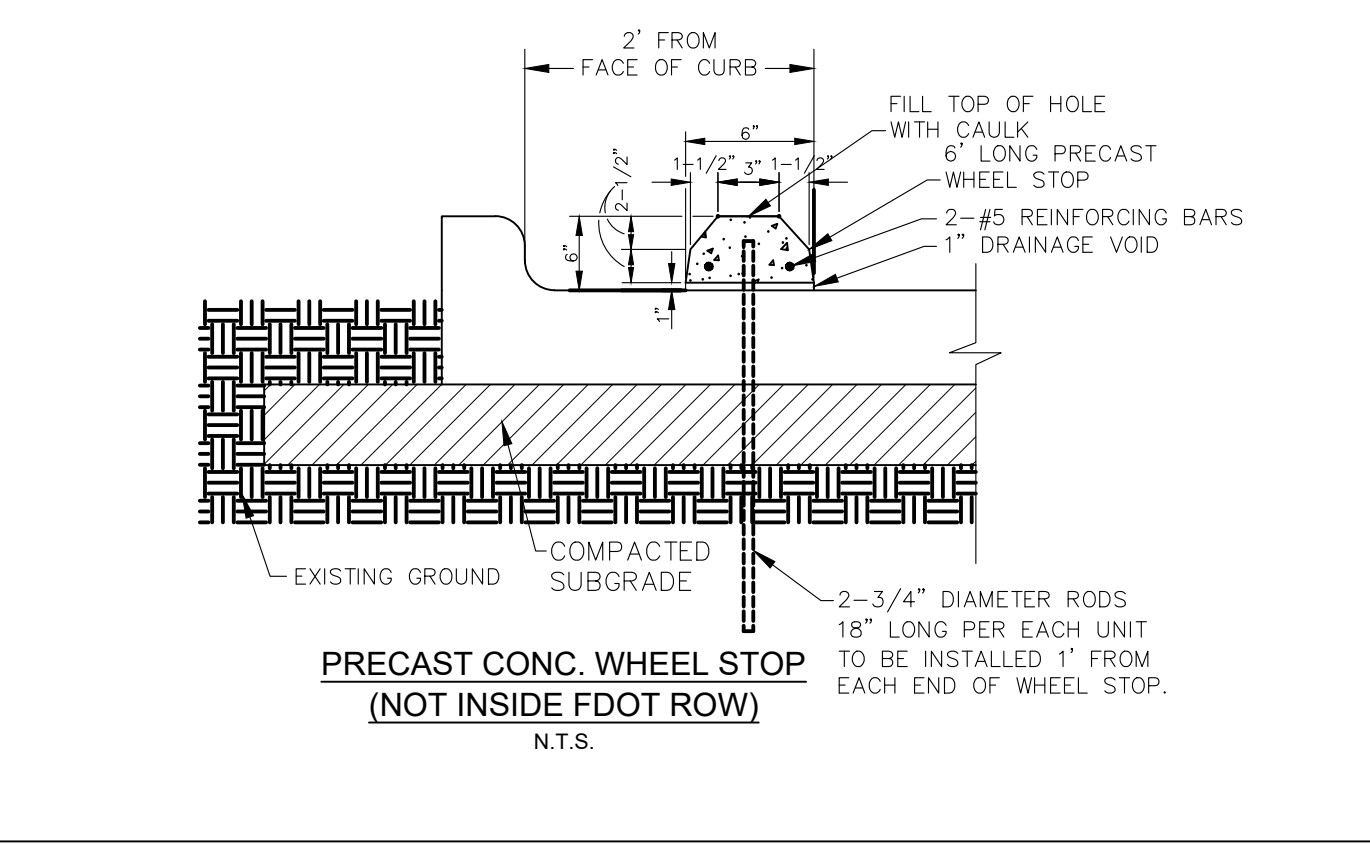
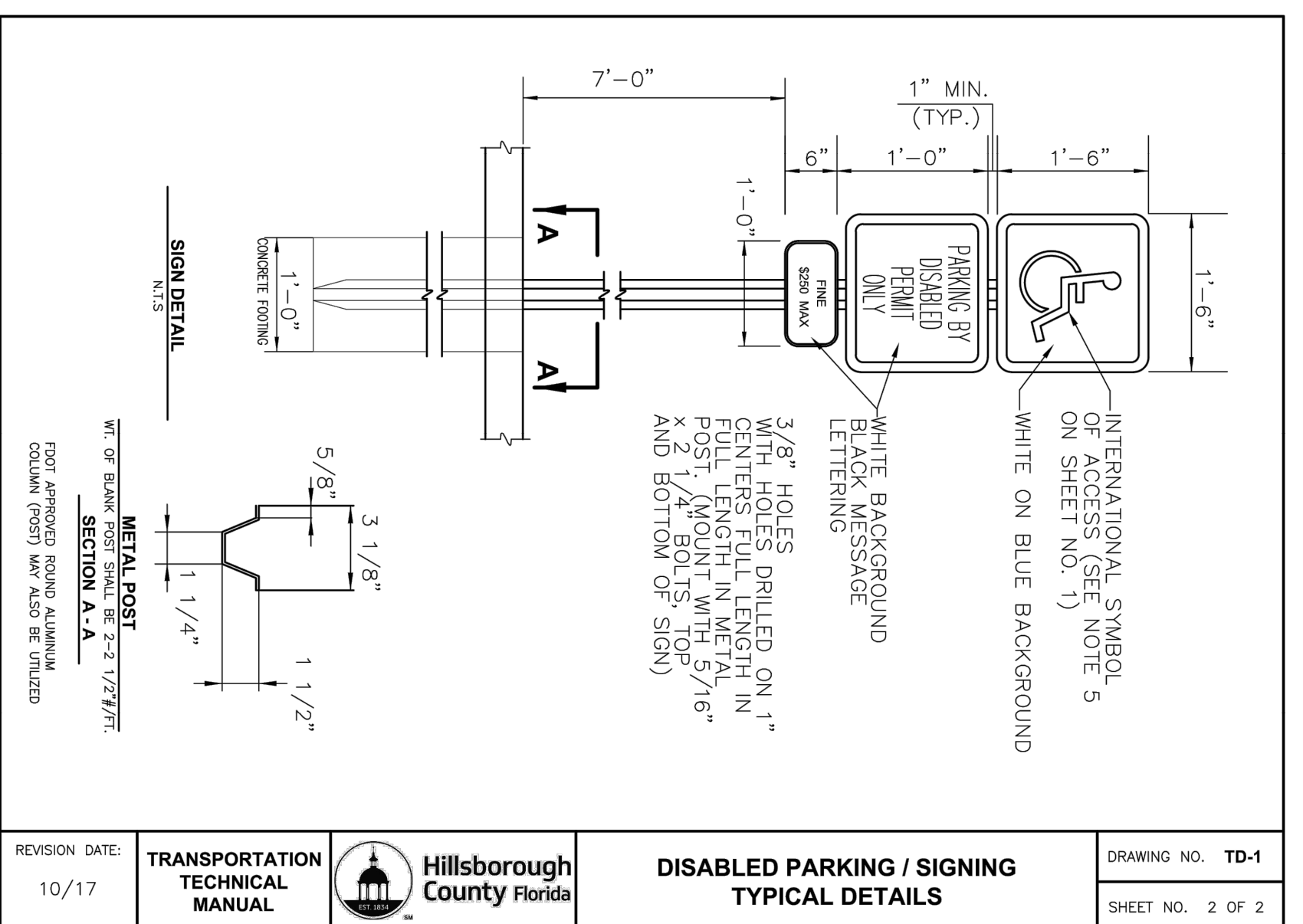
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S-T-R
07-28-17

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REVISION DATE: 12/08	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	DISABLED PARKING / PAVEMENT MARKING TYPICAL DETAILS	DRAWING NO. TD-1 SHEET NO. 1 OF 2
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REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	DISABLED PARKING / SIGNING TYPICAL DETAILS	DRAWING NO. TD-1 SHEET NO. 2 OF 2
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REVISIONS

NO.	DATE	DESCRIPTION
1	10-28-20	REVISED PER COUNTY APPROVAL CHECKLIST
2	10-28-20	REVISED PER COUNTY APPROVAL CHECKLIST

NATIVE engineering.plc
P.O. BOX 2995
LAND O' LAKES, FL 34639
(813) 536-2539
CERTIFICATE OF AUTHORIZATION NUMBER: 28789

MAIN STREET PARCEL A1
FOR
RK DEVELOPMENT PARTNERS, LLC
5795 ULMERTON (SUITE 102) RD CLEARWATER, FL 33762

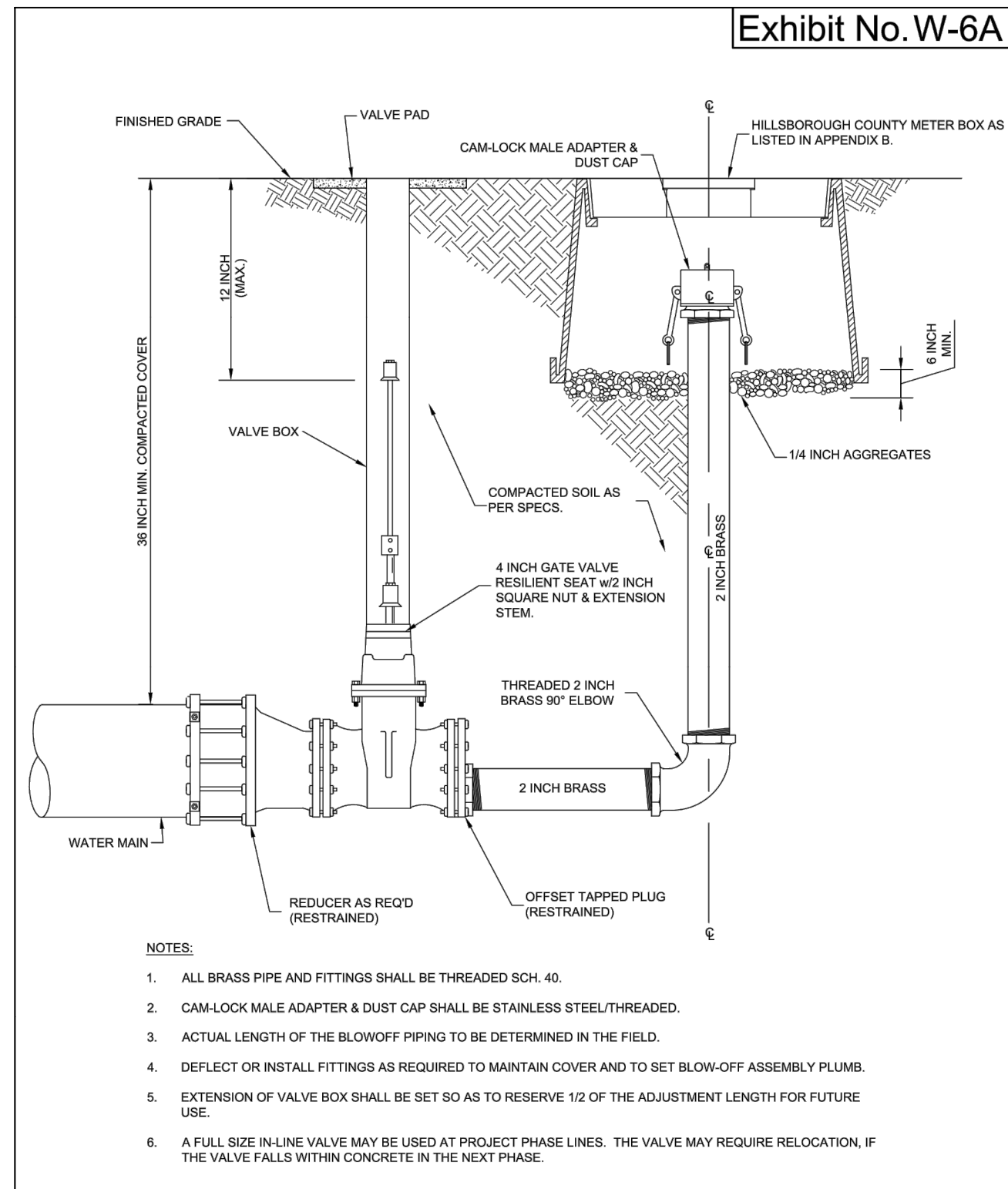
DETAILS SHEET

JOSHUA S. BRADLEY
State of Florida,
Professional Engineer,
License No. 60020

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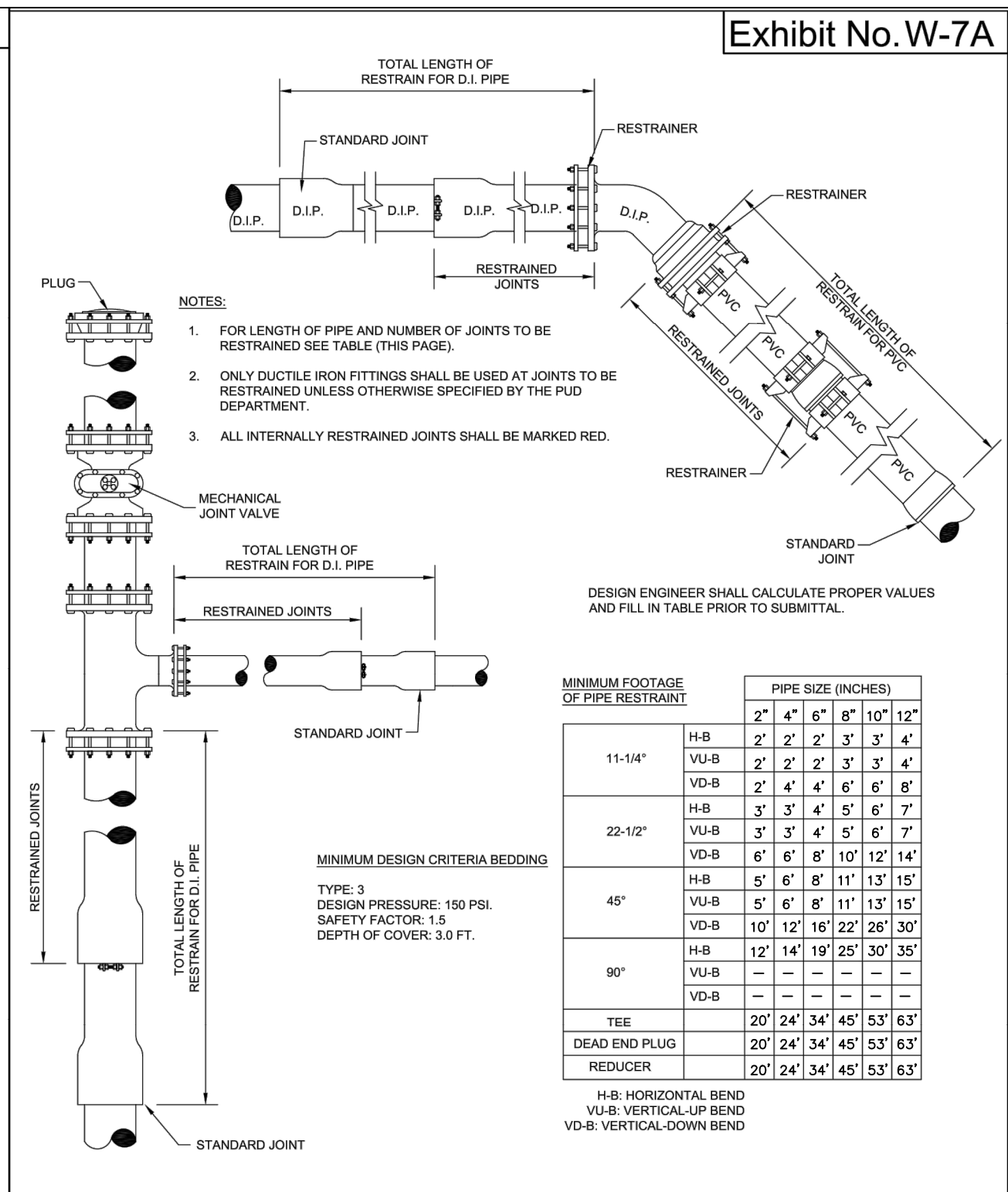
SHEET NUMBER
C7.0
S-T-R
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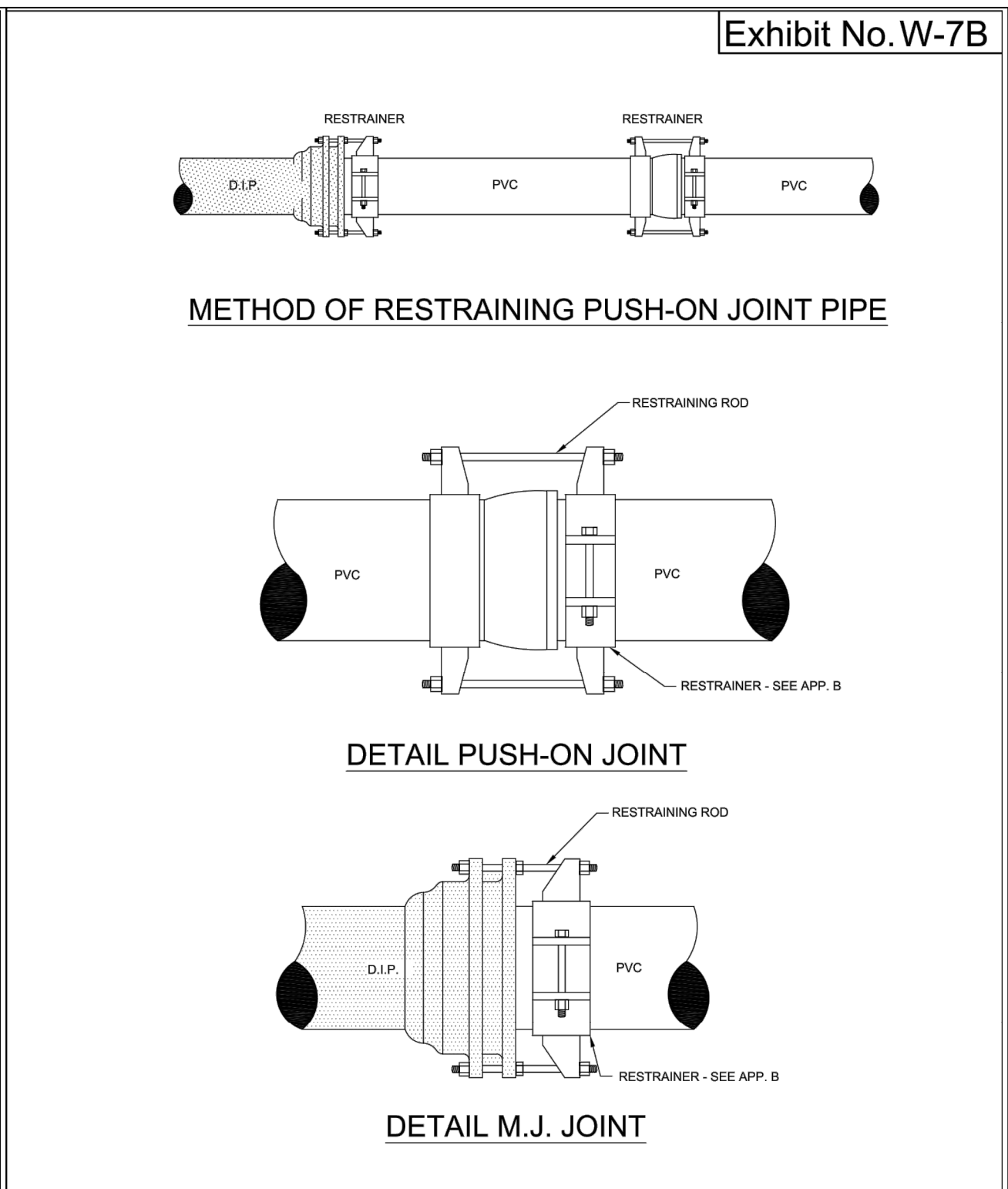
BLOWOFF ASSEMBLY
HILLSBOROUGH COUNTY, FLORIDA

3/2020
SCALE: N.T.S.



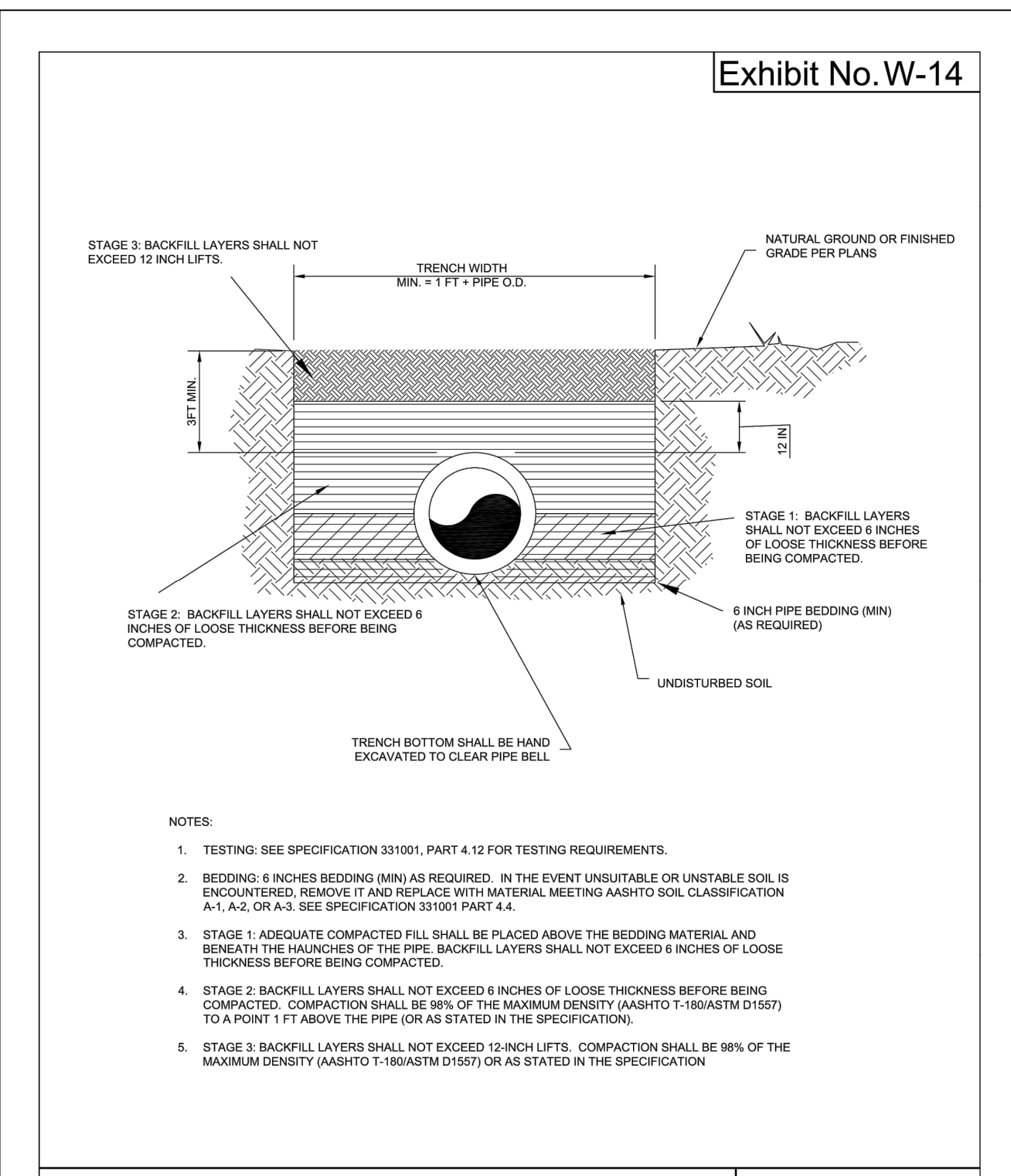
RESTRAINED JOINT-STANDARD
HILLSBOROUGH COUNTY, FLORIDA

3/2020
SCALE: N.T.S.



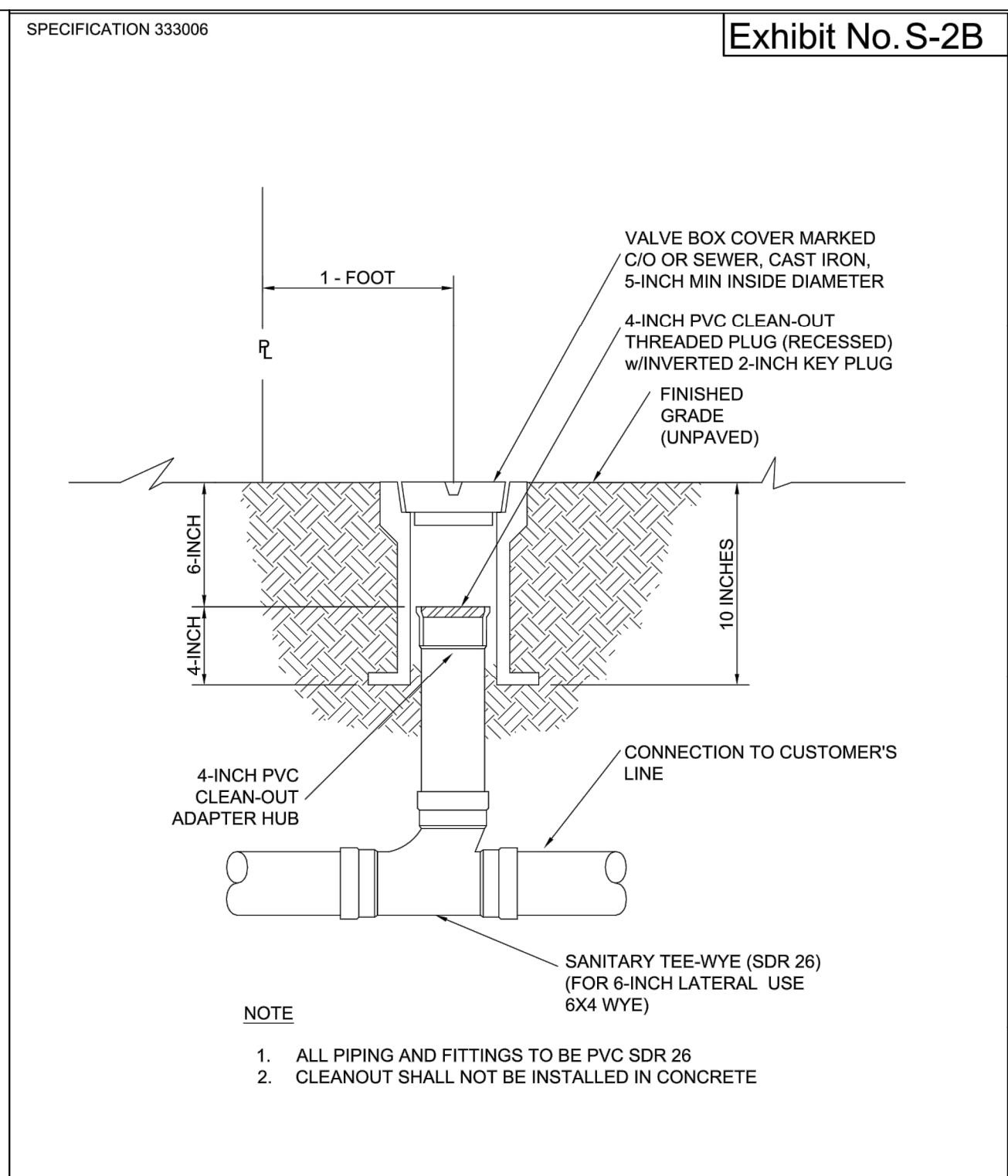
RESTRAINED JOINT FOR PVC C-900 PIPE (4 IN TO 12 IN)
HILLSBOROUGH COUNTY, FLORIDA

3/2020
SCALE: N.T.S.



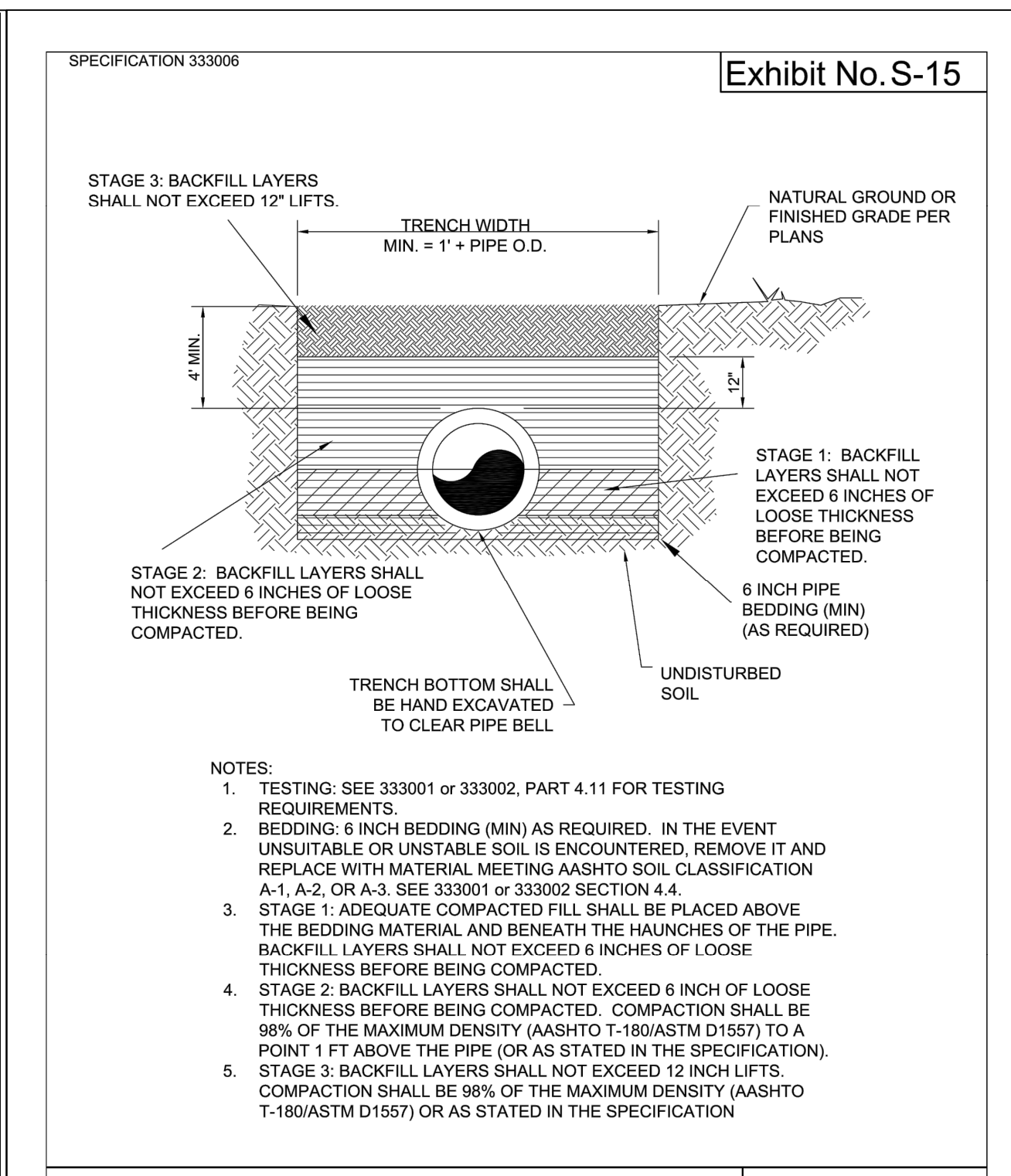
TRENCH DETAIL BACKFILL & COMPACTION
HILLSBOROUGH COUNTY, FLORIDA

3/2020
SCALE: N.T.S.



CLEAN-OUT DETAIL WITH VALVE BOX COVER
HILLSBOROUGH COUNTY, FLORIDA

3/2020
SCALE: N.T.S.



TRENCH DETAIL BACKFILL & COMPACTION
HILLSBOROUGH COUNTY, FLORIDA

3/2020
SCALE: N.T.S.

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NATIVE engineering,plc
P.O. BOX 2995
LAND O' LAKES, FL 34639
(813) 536-2539
CERTIFICATE OF AUTHORIZATION NUMBER: 28759

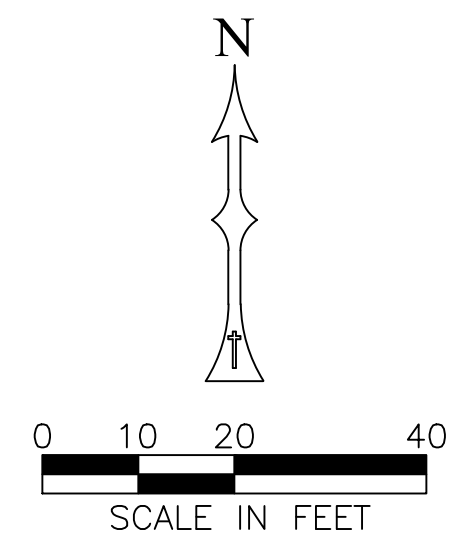
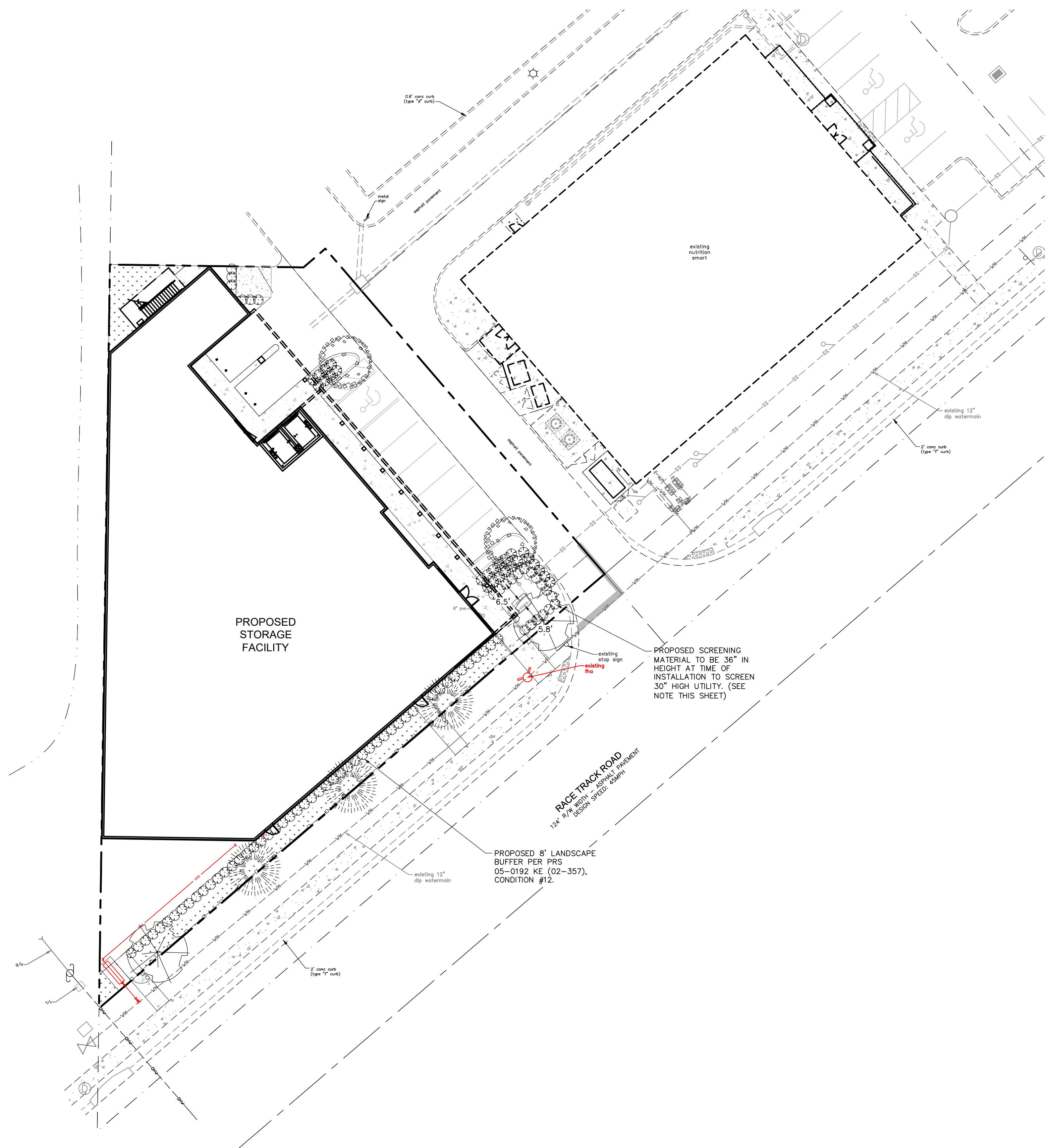
MAIN STREET PARCEL A1
FOR
RK DEVELOPMENT PARTNERS, LLC
5795 ULMERTON (SUITE 102) RD CLEARWATER, FL 33762

UTILITY DETAILS SHEET

JOSHUA S. BRADLEY
State of Florida,
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License No. 60020

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SHEET NUMBER
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S-T-R
07-28-17



LANDSCAPE DATA TABLE

PROPOSED SITE AREA:	21,841 SF 0.51 AC
TREES REQUIRED:	7
TREES PRESERVED:	0
CODE REQUIRED TREES PROVIDED:	7
MINIMUM SPECIES REQUIRED:	1
SPECIES PROVIDED:	1

NATIVE TREE REQUIREMENT
 OVERALL SITE: 50% OF REQUIRED TREES ARE TO BE NATIVE
 7 OF 7 TREES ARE NATIVE = 100% NATIVE

SHADE TREE REQUIREMENT
 OVERALL SITE: 75% OF REQUIRED PARKING LOT TREES ARE TO BE SHADE TREES
 2 OF 2 REQUIRED PARKING LOT TREES ARE SHADE = 100% SHADE

UTILITY SCREENING
 THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED IN SECTION 6.06.06.C.10 OF THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST COMPLY WITH REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE, AND MUST BE LOCATED A MINIMUM OF 5' FROM WATER METER ASSEMBLIES PER WATER, WASTEWATER AND RECLAIMED WATER TECHNICAL SPECIFICATIONS SPEC 331001, PART 2.6.4.2.

MATERIALS SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SPECS	CAL.	NATIVE	DROUGHT TOL.
TREES							
MGR	2	Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	10' HT; 5' SPR 65 GAL	3"	Yes	Yes
QSH	2	Shumard Oak	Quercus shumardii	12' HT; 5' SPR 65 GAL	3"	Yes	Yes
PPA	3	Longleaf Pine	Pinus palustris	12' HT; 5' SPR 65 GAL	3"	Yes	Yes
SHRUBS							
VOB	73	Walter's Viburnum	Viburnum obovatum	36" TALL; 7 GAL 36" O.C.		Yes	Yes
ICO	26	Ixora	Ixora coccinea	24" TALL; 7 GAL 30" O.C.		No	No
GROUNDCOVER							
SODDED AREA, SEE NOTE BELOW							

- NOTES:**
- CONTRACTOR TO CONFIRM ALL PLANT COUNTS FROM DRAWING PRIOR TO INSTALLATION.
 - ALL SPECIFICATIONS ARE MINIMUMS FOR EACH PART OF THE SPECIFICATION.
 - IN ORDER TO COMPLY WITH SECTION 4.01.05.A OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE TO MINIMIZE SOIL EROSION PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
 - ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
 - FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E., ST. AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.
 - SHRUBBERY USED FOR SCREENING SHALL BE A MINIMUM HEIGHT OF 36 INCHES, SPACED A MAXIMUM 3 FEET ON CENTER AND BE INSTALLED AT AN ELEVATION EQUIVALENT TO THE PROPOSED ADJACENT FINISHED ELEVATION.

SODDED AREA
 ALL LANDSCAPE AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE SODDED. SOD TO BE ST. AUGUSTINE (STENOTAPHRUM SECUNDATUM), OR OTHER APPROVED SHALLOW-ROOTED TURF GRASS IN AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS (SEE L3.0). SOD TO BE BAHIA GRASS (PASPALUM NOTATUM), OR OTHER APPROVED DEEP-ROOTED GRASS IN ALL OTHER AREAS UNLESS OTHERWISE SPECIFIED. MAX 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED (I.E., ST. AUGUSTINE) TURF GRASS VARIETIES.
 OVERALL SITE: MAX 50% OF REQUIRED LANDSCAPED AREA TO BE SHALLOW-ROOTED TURF GRASS
 869 SF OF 1,841 SF TOTAL AREA = 47%

CONTRACTOR SHALL CALL
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.
 AT LEAST 48 HOURS PRIOR TO EXCAVATION
 1-800-432-4770

REVISIONS

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2	10-28-20	REVISED PER COUNTY APPROVAL CHECKLIST

NATIVE engineering,pllc
 P.O. BOX 2905
 LAND O' LAKES, FL 34659
 (813) 536-2539
 CERTIFICATE OF AUTHORIZATION NUMBER: 28789

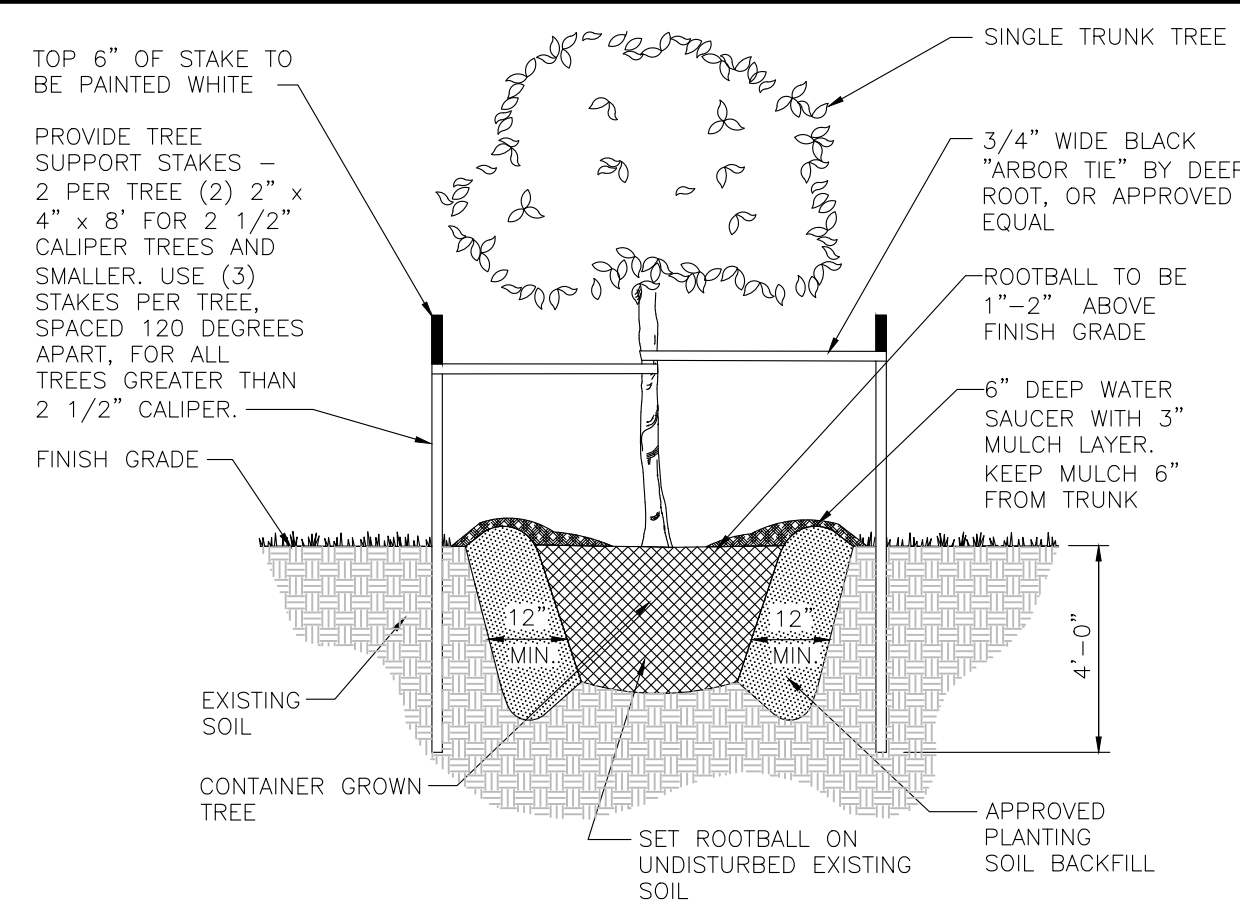
MAIN STREET PARCEL A1
 FOR
RK DEVELOPMENT PARTNERS, LLC
 5795 ULMERTON (SUITE 102) RD CLEARWATER, FL 33762

LANDSCAPE PLAN

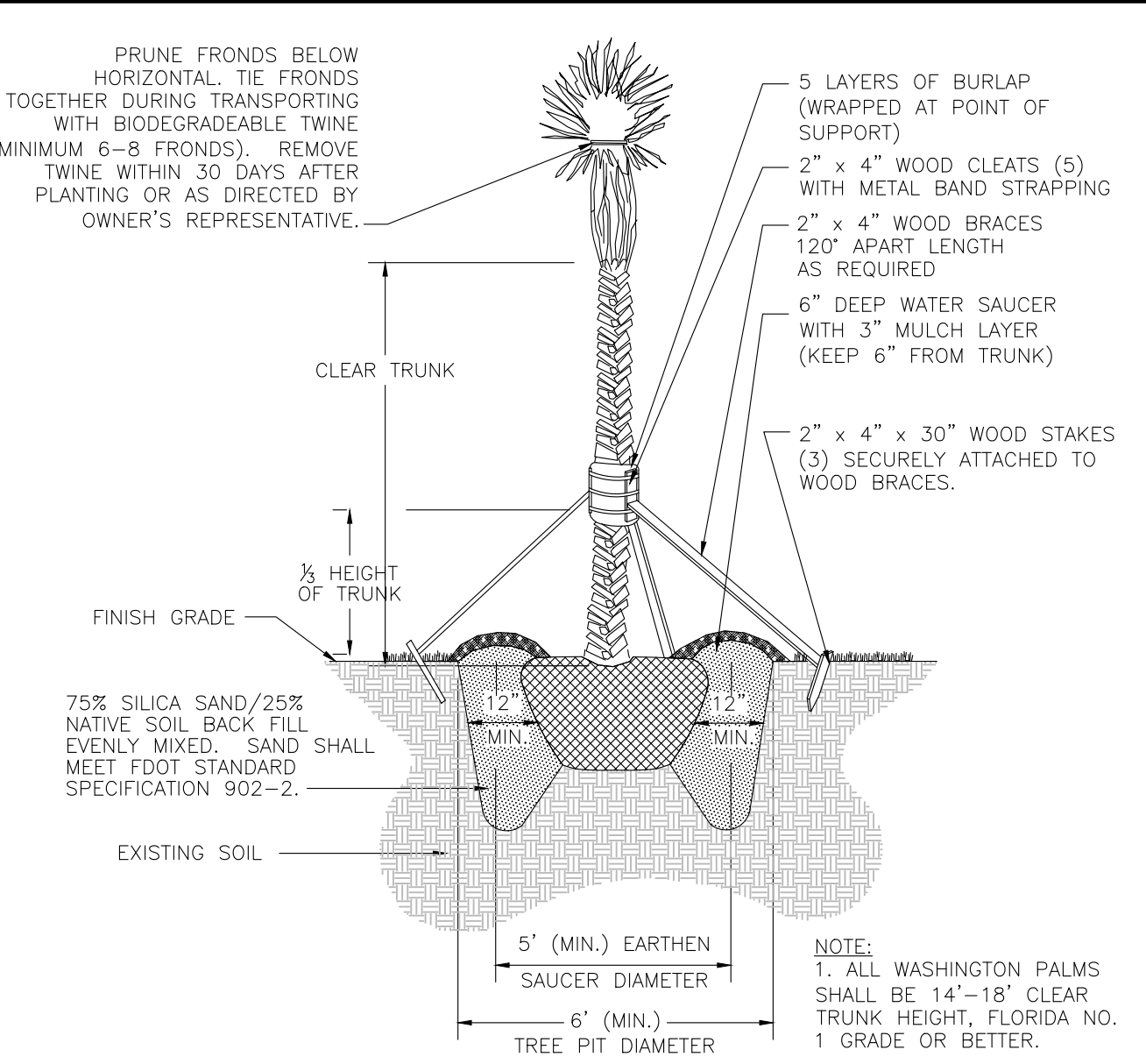
BRIAN BLAZEWICK
 State of Florida,
 Registered Landscape
 Architect
 License No. LA6667484
 THIS PLAN HAS BEEN DIGITALLY
 SIGNED AND SEALED BY BRIAN
 BLAZEWICK, RLA ON THE DATE
 INDICATED HERE. PRINTED COPIES
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 S-T-R
 07-28-17

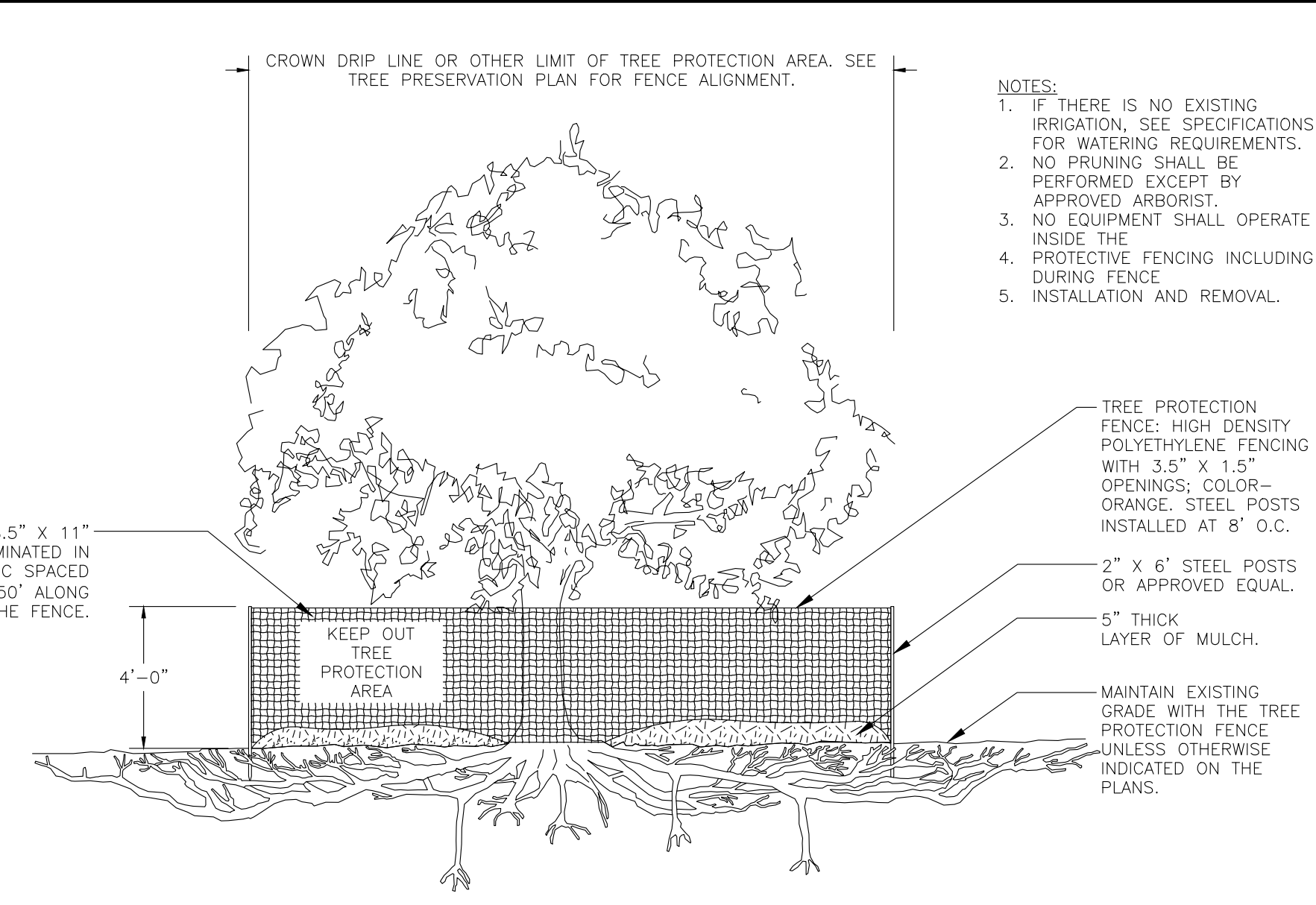
c:\My Drive\Company\Clients\yk development partners\1.20.014.00-main street parcel 01\Drawings\1.0 Landscape Plans.dwg - Oct 28, 2020 @ 5:17pm



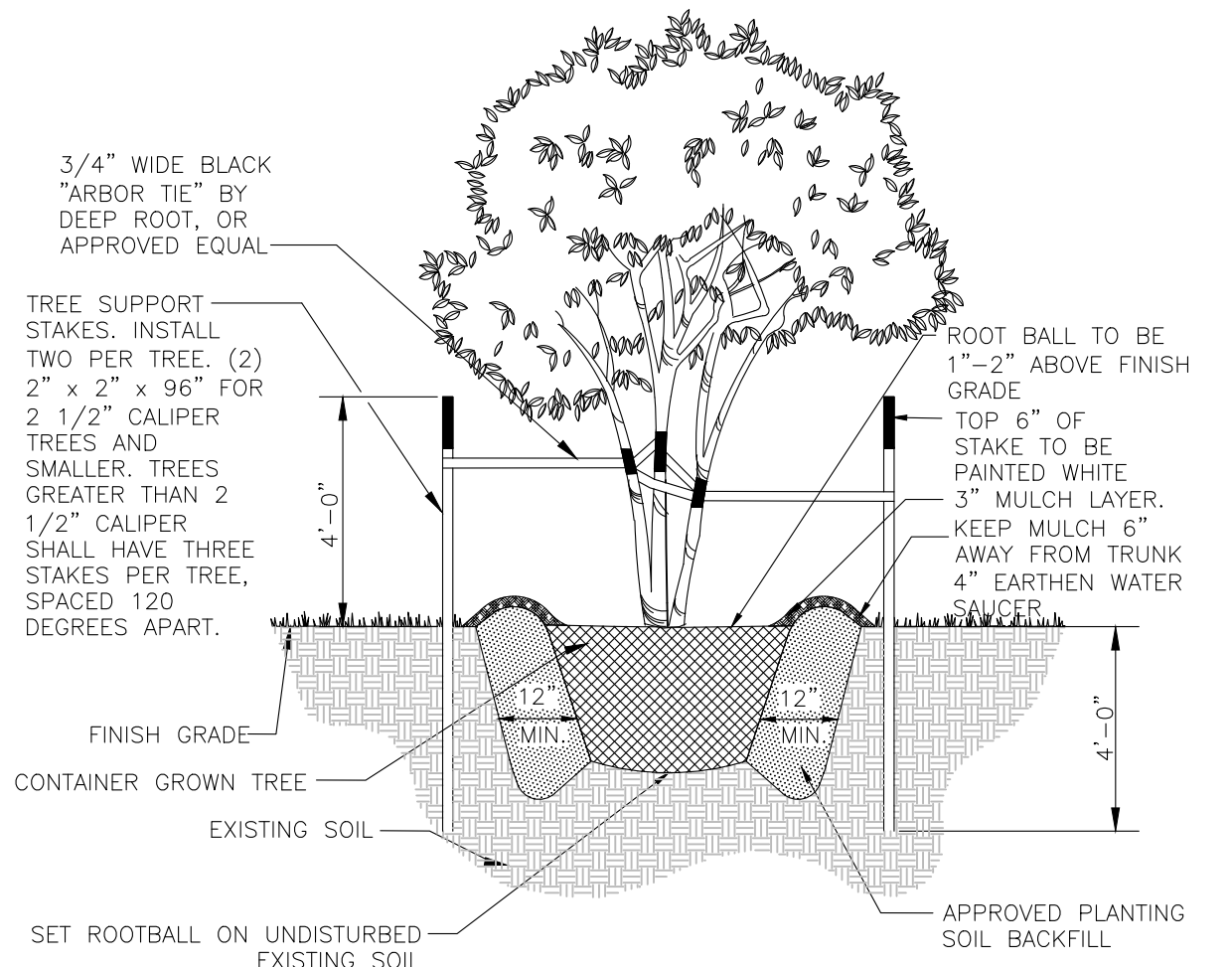
4 TYPICAL SINGLE TRUNK TREE PLANTING N.T.S.



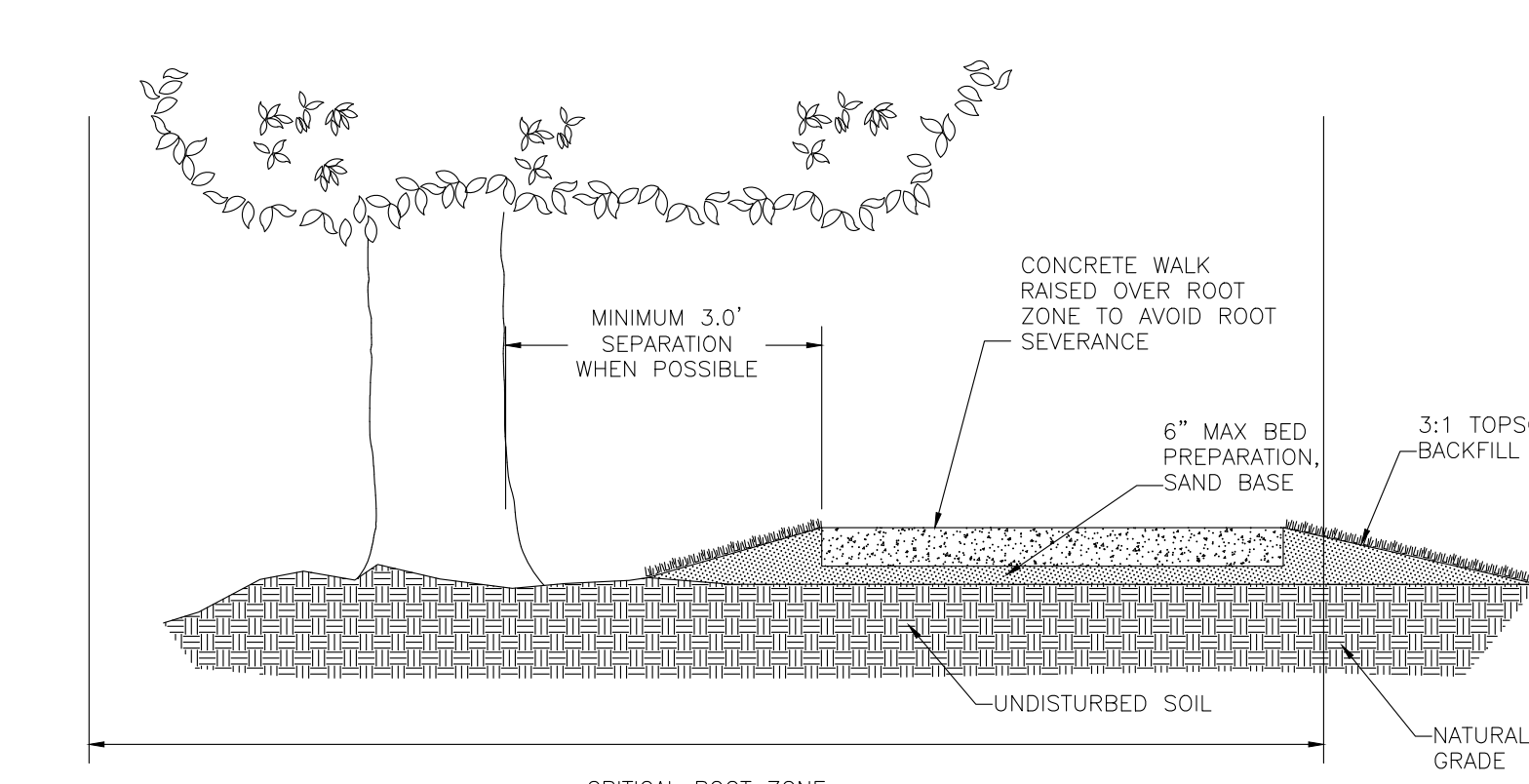
7 TYPICAL PALM TREE PLANTING N.T.S.



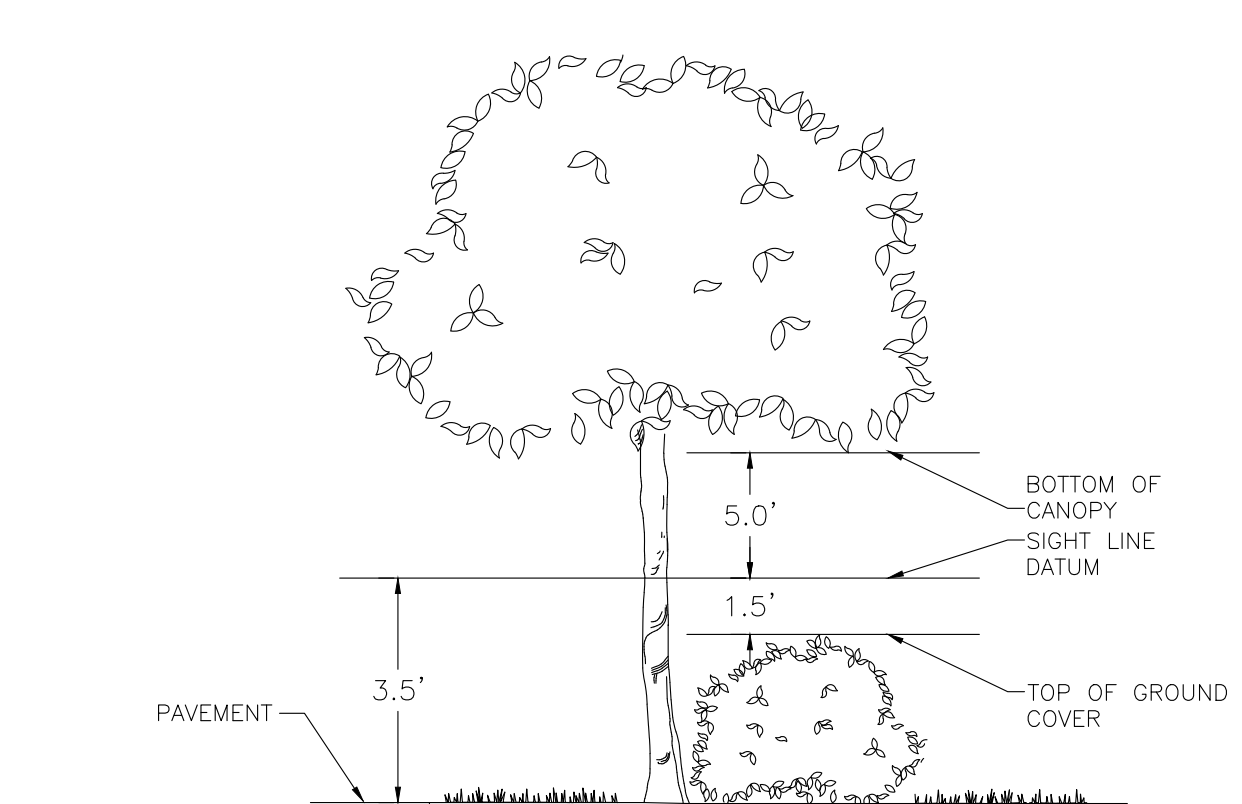
8 TREE PROTECTION DETAIL N.T.S.



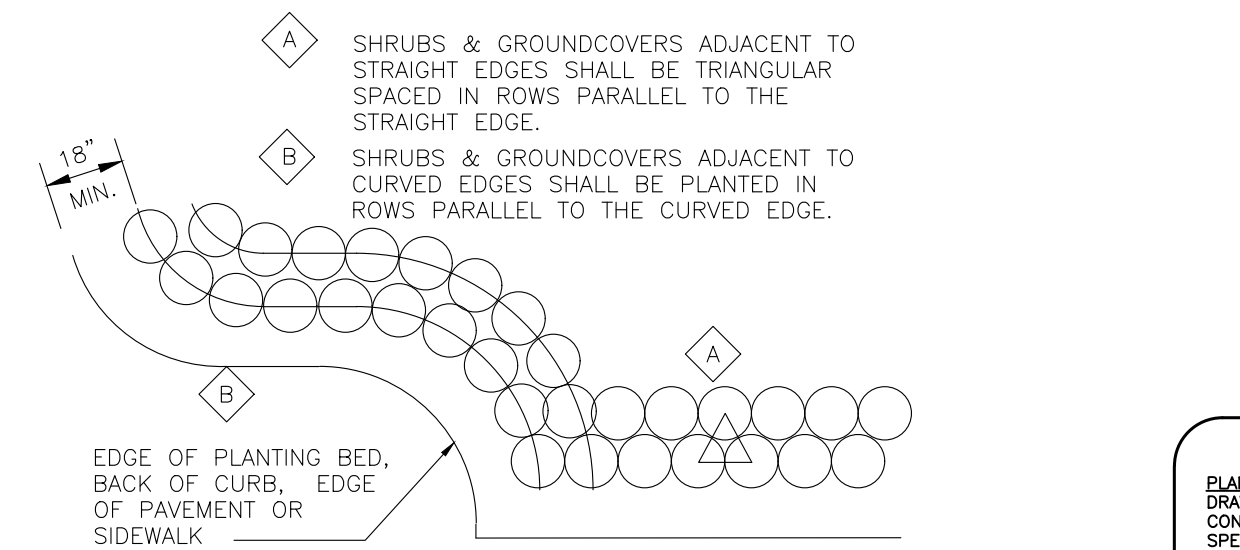
3 TYPICAL MULTI-TRUNK TREE PLANTING N.T.S.



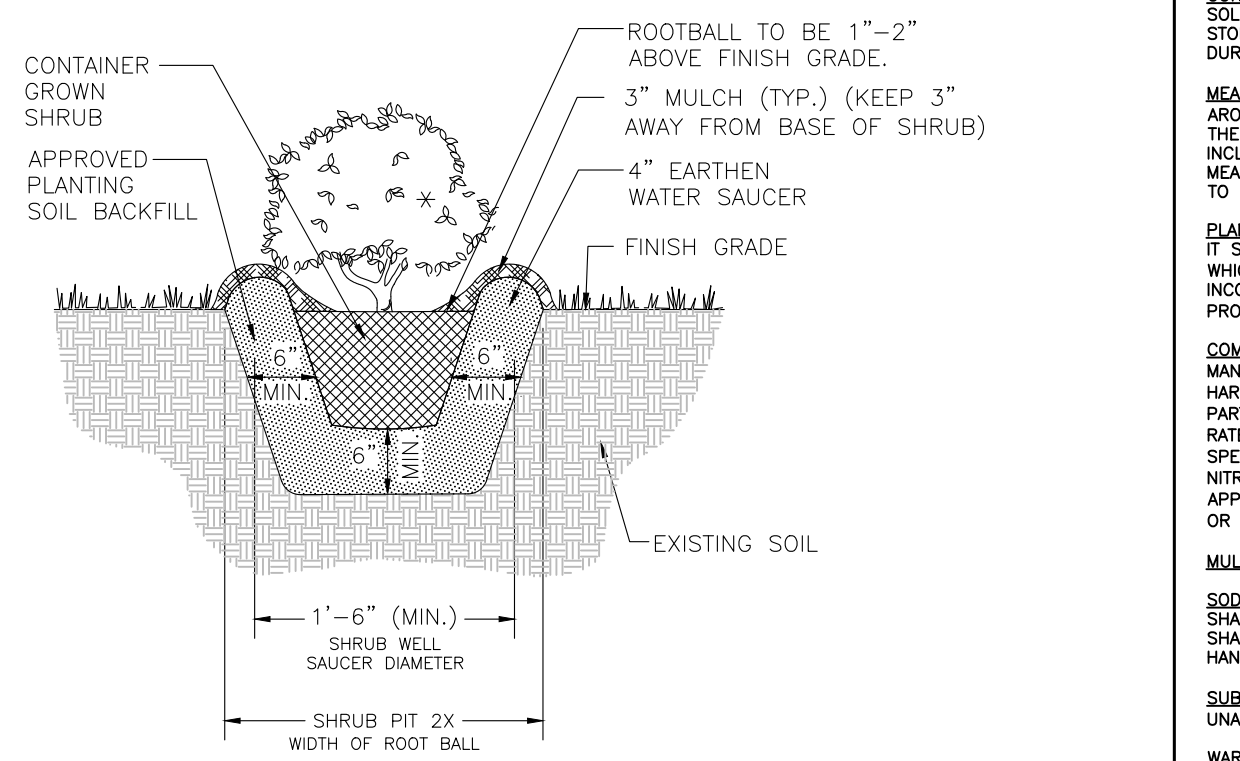
5 CONCRETE WALK OVER CRITICAL ROOT ZONE DETAIL N.T.S.



6 CLEAR SIGHT TRIANGLE N.T.S.



2 TYPICAL SHRUB BED PLANTING N.T.S.



1 TYPICAL SHRUB PIT PLANTING N.T.S.

SPECIFICATIONS

PLANT MATERIALS: ALL TREES, PALMS, SHRUBS, GROUNDCOVERS, LITTORALS, WATER PLANTS, SOO AND VINES SHALL CONFORM TO THOSE SPECIES AND SIZES INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRASSES AND STANDARDS FOR NURSERY PLANTS AS DETERMINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS A PLANT THAT IS TRAINED IN ITS DEVELOPMENT TO POSSESS UNDISTURBED AND OUTSTANDINGLY SUPERIOR FORM, BRANCHING, COMPACTNESS AND SYMMETRY. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. SINGLE TRUNK TREES SHALL HAVE A STRAIGHT, CENTRAL LEADER. MULTI-TRUNK TREES ARE TO HAVE 3-5 EQUAL SIZED TRUNKS UNLESS OTHERWISE SPECIFIED. PLANTS WITH WARRIED OR BURNED TRUNKS WILL NOT BE ACCEPTED. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORIST GUIDELINES TO INSURE PROPER HEALTH AND VIGOROUS GROWTH. ALL MATERIALS SHALL BE SUBJECT TO NATIVE ENGINEERING PLLC'S APPROVAL.

BALLED & BURLAPPED: ALL BALLED & BURLAPPED STOCK SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, FREE FROM DISEASE AND INSECTS, SECURE IN THE ROOTBALL, AND POSSESS ADEQUATE ROOT SYSTEMS. ALL BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE BALL TO PREVENT WINDING. ANY BURLAP THAT IS NOT BIODEGRADABLE SHALL BE CAREFULLY REMOVED TO PROTECT DAMAGE TO FEEDER ROOTS. GROW BAGS SHALL BE REMOVED IN THEIR ENTIRETY. ALL BALLED & BURLAPPED STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE HELED IN AND THOROUGHLY WATERED UNTIL PLANTING. LIFTING, MOVING, OR ADJUSTING THE PLANT MATERIAL BY THE TRUNK IS PROHIBITED.

CONTAINER GROWN STOCK: ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED (NOT ROOT BOUND), AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION. ALL CONTAINER GROWN STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE STORED IN A MANNER TO SHADE THE CONTAINERS FROM DIRECT SUNLIGHT TO MINIMIZE ROOT DAMAGE. ALL CONTAINER STOCK SHALL BE THOROUGHLY WATERED PRIOR TO PLANTING AND DURING STORAGE UNTIL PLANTING. LIFTING AND MOVING OF THE PLANT MATERIAL SHALL BE BY THE CONTAINER ONLY.

MEASUREMENTS: TREES' HEIGHTS SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS SHALL NOT INCLUDE ANY TERMINAL GROWTH. SHRUBS' HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT SHALL NOT INCLUDE ANY TERMINAL GROWTH. PALMS SHALL BE MEASURED BY THREE HEIGHT CLASSIFICATIONS: OVERALL HEIGHT, CLEAR WOOD, AND GRAY WOOD. OVERALL HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE FROND HEIGHT AT TIME OF INSTALLATION. CLEAR WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE BOTTOM OF THE FROND SHEATH. GRAY WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF HARDED WOOD.

PLANTING SOIL AND BACKFILL: PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRAGILE NATIVE SOIL WITHOUT MIXTURE OF SUBSOIL MATERIALS. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LIME LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, NOXIOUS GRASSES OR WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. AMEND BEDS WITH 3" MINIMUM OF ORGANICS TO ACHIEVE OPTIMAL PH LEVELS AND SOIL AERATION. ROTOTILL TO A DEPTH OF 6" AND INCORPORATE A COMPLETE, SLOW RELEASE FERTILIZER AT A 3-1-2 RATIO. THE RESULTS OF POST SOIL MODIFICATION TESTING, BASED ON LAND PLANTING CONDITIONS AND AREA PROXIMITY, SHALL BE SUBMITTED TO NATIVE ENGINEERING PLLC'S FOR APPROVAL PRIOR TO PLANTING.

COMMERCIAL FERTILIZERS: FERTILIZERS SHALL BE UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND DELIVERED TO THE SITE IN ORIGINAL UNOPENED BAGS BEARING ALL THE MANUFACTURER'S LABELS. ALL FERTILIZER IS TO BE SLOW RELEASE AND COMPLETE WITH NECESSARY MICRONUTRIENTS. AFTER INSTALLATION, FERTILIZER SHALL BE CLEANED FROM ALL HARDSCAPE SURFACES AND WATERED IN THOROUGHLY PER MANUFACTURER'S SPECIFICATIONS. TREES AND SHRUBS MIXTURE SHALL CONSIST OF A SLOW RELEASE THE FORMULATION OF 3 PARTS NITROGEN TO 1 PART PHOSPHORUS TO 2 PARTS POTASSIUM (3-1-2 RATIO). ALL TREES AND SHRUBS SHALL BE FERTILIZED BI MONTHLY DURING THE GROWING SEASON AT A RATE OF 4-8 LBS. OF A PER 100 SQ. FT. OF BEDS / TREE CANOPY (3" FORM BASE TO DRILLING) OR PER MANUFACTURER'S RECOMMENDATION. SOO FERTILIZER SHALL BE TURF SPECIFIC FOR ESTABLISHING NEW LAWNS AND APPLIED PER MANUFACTURER'S RECOMMENDATION. UPON ESTABLISHMENT, THE TURF SHALL BE FERTILIZED AT A RATE OF 1 LB OF ACTUAL NITROGEN PER 1000 FT. SQ. OR PER MANUFACTURER'S RECOMMENDATION. (NOTE: BAKHA TURF SHALL RECEIVE FERTILIZATION AT A HALF RATE OF THE ABOVE TURF RECOMMENDATIONS.) APPLY A 1/2 LBS. OF A PALM SPECIFIC (1 PART NITROGEN TO 1 PART POTASSIUM WITH 0.3 PARTS MAGNESIUM) FERTILIZER QUARTERLY FOR ALL ESTABLISHED PALMS PER 2' OF HEIGHT OR PER MANUFACTURER'S RECOMMENDATION.

MULCH: MULCH MATERIAL SHALL BE PINE BARK MULCH OR APPROVED EQUAL, FREE FROM WEED SEEDS, AND APPLIED TO A MINIMUM 3" DEPTH.

SOO: ALL SOO SHALL MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, INSECTS, AND DISEASES OF ANY KIND. JOINTS SHALL BE STAGGERED AND BUTT JOINT MANIFEST AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITHIN 7 DAYS OF THE ABOVE TURF RECOMMENDATIONS. THE SOO SHALL BE ROLLED IN TWO DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AFTER INSTALLATION TO ENSURE PROPER GROUND CONTACT. IN AREAS WHERE A ROLLER CANNOT BE USED, HAND TAMPING SHALL BE REQUIRED. SOO SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS AFTER HARVESTING.

SUBSTITUTIONS: NO SUBSTITUTION OF ANY MATERIALS' VARIETIES, GRADES, OR SIZES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM NATIVE ENGINEERING, INC. ANY UNAUTHORIZED SUBSTITUTIONS MAY REQUIRE REPAIRING/REPLACING AT THE CONTRACTOR'S EXPENSE AT NATIVE ENGINEERING, PLLC'S DISCRETION.

WARRANTY: THE CONTRACTOR SHALL WARRANT ALL WORKMANSHIP FOR THE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM THE OWNER AND NATIVE ENGINEERING, INC. ANY DEAD, UNHEALTHY, NON-CONFORMING PLANT MATERIALS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITHIN 7 DAYS OF NOTICE FROM THE OWNER OR JOHNSON ENGINEERING, INC. THE CONTRACTOR SHALL NOT BE LIABLE FOR 'ACTS OF GOD' AND VANDALISM, NEGLIGENCE AND THEFT BY OTHERS.

QUALITY ASSURANCE: THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL PROOF THAT HE / SHE HAS A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF LANDSCAPE CONTRACTING WITH PROJECTS OF SIMILAR SCOPE. THE CONTRACTOR MUST SUPPLY AT ALL TIMES ON SITE WHEN WORK IS BEING PERFORMED A QUALIFIED SUPERVISOR WITH A MINIMUM OF 18 MONTHS FIELD EXPERIENCE.

PROTECTIVE BARRIER NOTES

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

1. TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRUPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 4 FEET IN HEIGHT, COMPRISED OF WOOD POSTS OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRUPLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRUPLINE.

THE CANOPY DRUPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND, UNLESS OTHERWISE SHOWN ON THE PLANS. FIG. A

BARRIER SPECIFICATIONS FOR TREES
UPRIGHT STAKES SPACED AT 8' INTERVALS OF NO LESS THAN 2" X 2" X 6' LUMBER CONNECTED BY HIGH DENSITY POLYETHYLENE FENCING OR MATERIAL OF COMPARABLE DURABILITY. DETAIL B THIS SHEET.

2. NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT SHALL BE PLACED ALONG THE PERIMETER OF SUCH AREAS.

BARRIER SPECIFICATIONS FOR NATURAL AREAS
UPRIGHT STAKES OF NO LESS THAN 2" X 2" X 6' LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5'-10'. OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE. FIG. C

LANDSCAPE CONSTRUCTION NOTES

1. ALL EXOTIC SPECIES, IE, BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS), PUNK TREES (MELALEUCA QUINQUENARIA), AND CHINESE TALLOW (SAPULUM AMERICANUM), MUST BE REMOVED AS A CONDITION OF SITE DEVELOPMENT, 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.

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

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

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES BOTH UNDERGROUND AND OVERHEAD PRIOR TO THE COMMENCEMENT OF WORK. PROTECTION OF ALL UTILITIES AND SERVICES THROUGHOUT THE COURSE OF WORK IS EXPECTED.

5. ALL LANDSCAPE AREAS (EXCEPT FOR PLANTING BEDS) SHALL BE SOODED UNLESS OTHERWISE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF TURF. GRADING FOR LANDSCAPE BERMING SHOWN ON PLANS AND DETAILS IS APPROXIMATE ONLY. CONTRACTOR SHALL CONFER WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING THIS WORK TO CONFIRM ACTUAL SHAPES AND ELEVATIONS OF THE LANDSCAPE BERMING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS ELIMINATING ALL BUMPS, DEPRESSIONS, ROCKS, STICK, OR OTHER DEBRIS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING POSITIVE SHEET FLOW DRAINAGE AWAY FROM ALL STRUCTURES AND TO ALL DRAINAGE WAYS SHOWN OR IMPLIED ON THE DRAWINGS.

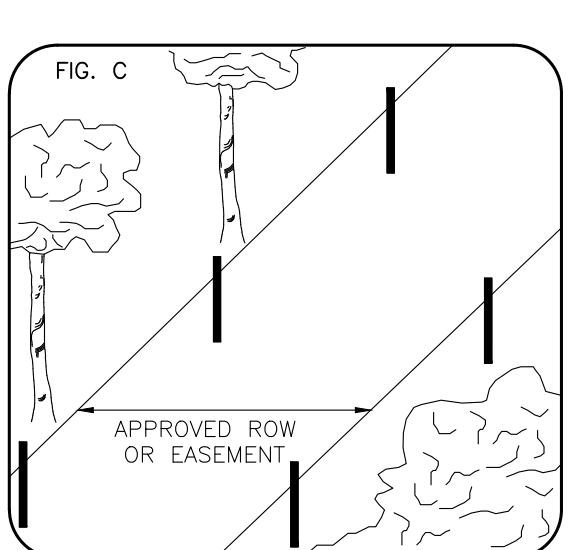
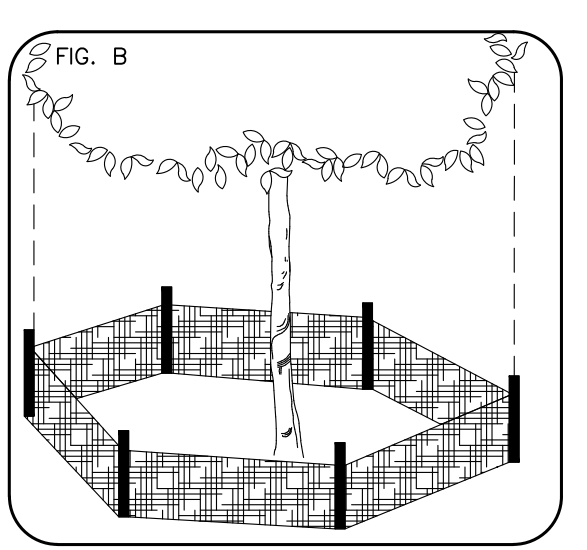
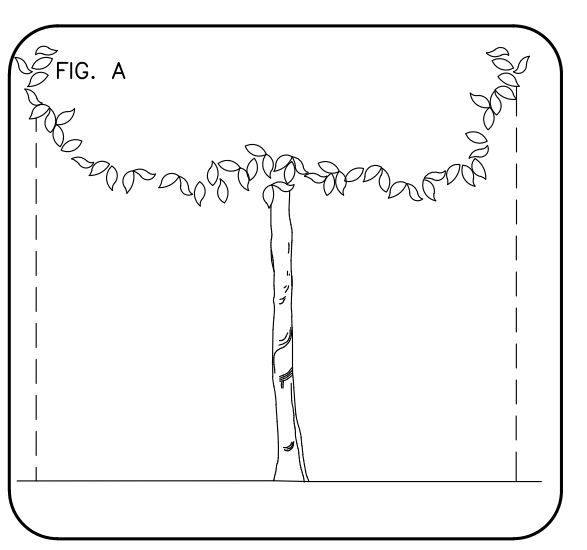
6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL TRADES SO AS TO AVOID ANY CONFLICT WITH THE EXECUTION OF WORK BY OTHERS. OWNER SHALL NOT BE RESPONSIBLE FOR THE DAMAGE TO PLANT MATERIALS CAUSED BY OTHER TRADES OR SUBCONTRACTORS. THE CONDITION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE COUNTY CODE.

7. INSTALLATION OF INTERLOCKING PAVERS SHALL HAVE A BASE USING ROAD-BASE CRUSHED STONE OR ASTM D2940, COMPACTED TO 90% DENSITY FOR PEDESTRIAN & LIGHT VEHICULAR TRAFFIC, 80% FOR HEAVY VEHICULAR TRAFFIC. PROVIDE FIRM FINISH SURFACE. TO BE DONE DURING SUB-GRADE PREPARATION. BEDDING SAND SHOULD BE 1" TO 1 1/2" THICK, USING CONCRETE SAND (ASTM C33). WHEN COMPACTING PAVERS A RUBBER PAD SHOULD BE ATTACHED TO THE PLATE BOTTOM OF THE MECHANICAL VIBRATING MACHINE. FOR BEST PAVEMENT COMPACTATION USE A ROLLER COMPACTOR. FOR PRECISE CUTS, USE A DIAMOND BLADE SAW. A SORT-BOND, MATRIX-BLADE IS RECOMMENDED.

8. ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCRoACHMENT BY WHEELSTOPS AND/OR CURBING WHERE IMMEDIATELY ADJACENT TO PAVEMENT.

9. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS PRIOR TO BIDDING. ALL QUANTITIES ON THE DRAWINGS ARE PROVIDED FOR CONVENIENCE ONLY.

10. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS.



REVISIONS

NO.	DATE	DESCRIPTION
1	10-28-20	REVISED PER COUNTY APPROVAL CHECKLIST
2	10-28-20	REVISED PER COUNTY APPROVAL CHECKLIST

NATIVE engineering,pllc
P.O. BOX 2905
LAND O' LAKES, FL 34659
(813) 536-2539
CERTIFICATE OF AUTHORIZATION NUMBER: 28789

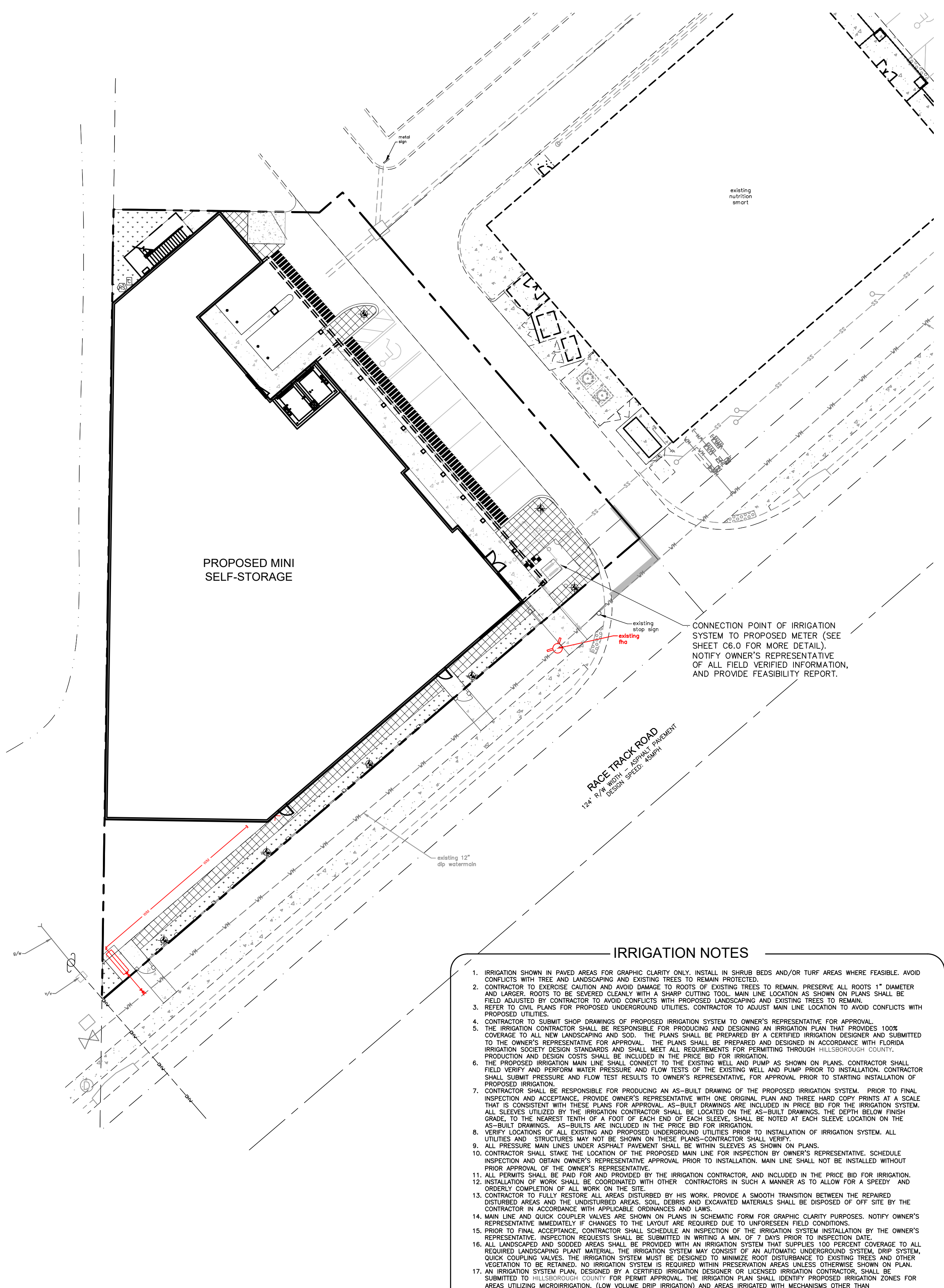
MAIN STREET PARCEL A1
FOR
RK DEVELOPMENT PARTNERS, LLC
5795 ULMERTON (SUITE 102) RD CLEARWATER, FL 33762

LANDSCAPE DETAILS

BRIAN BLAZEWICK
State of Florida,
Registered Landscape
Architect
License No. LA0667484
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY BRIAN
BLAZEWICK, RLA ON THE DATE
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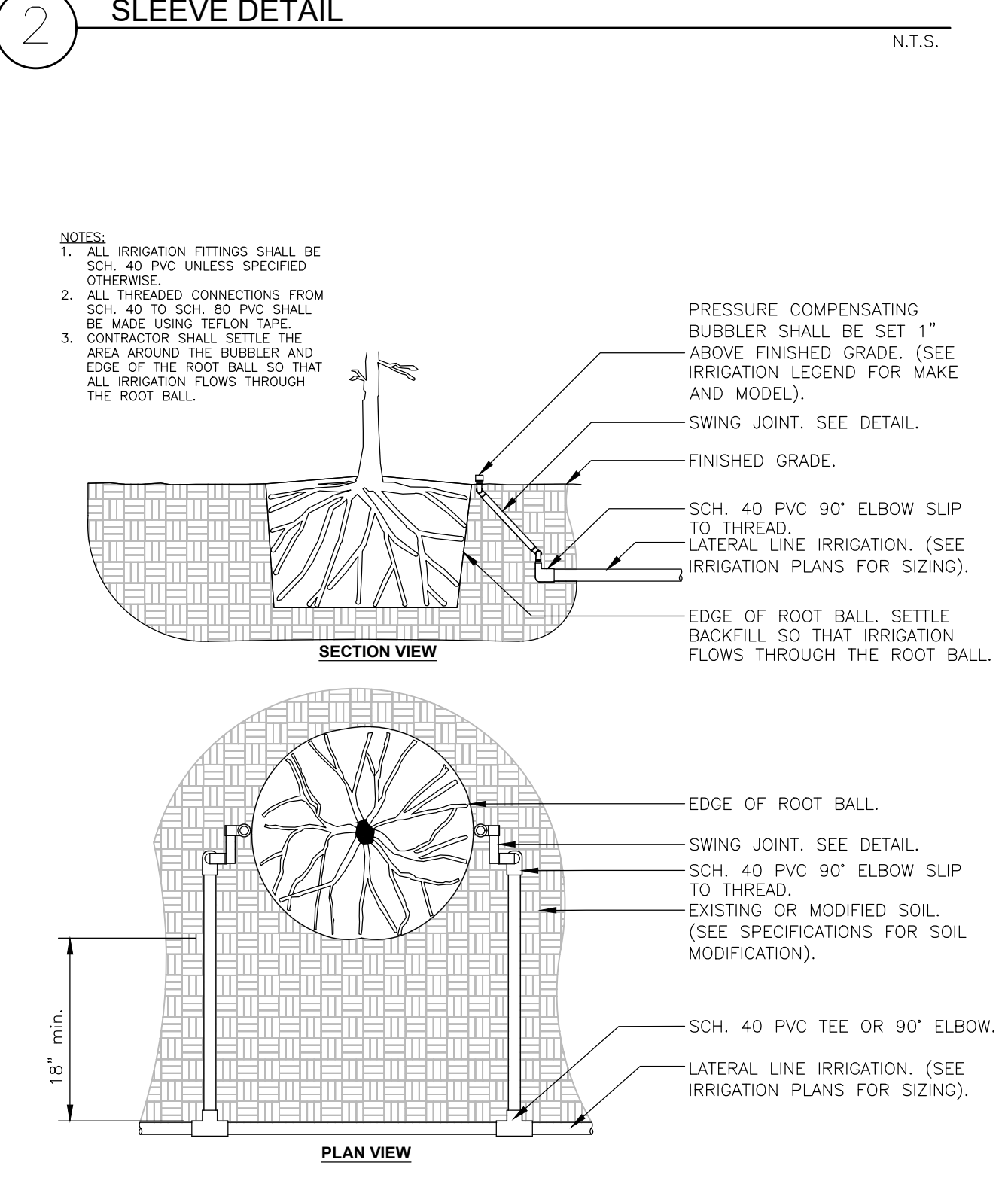
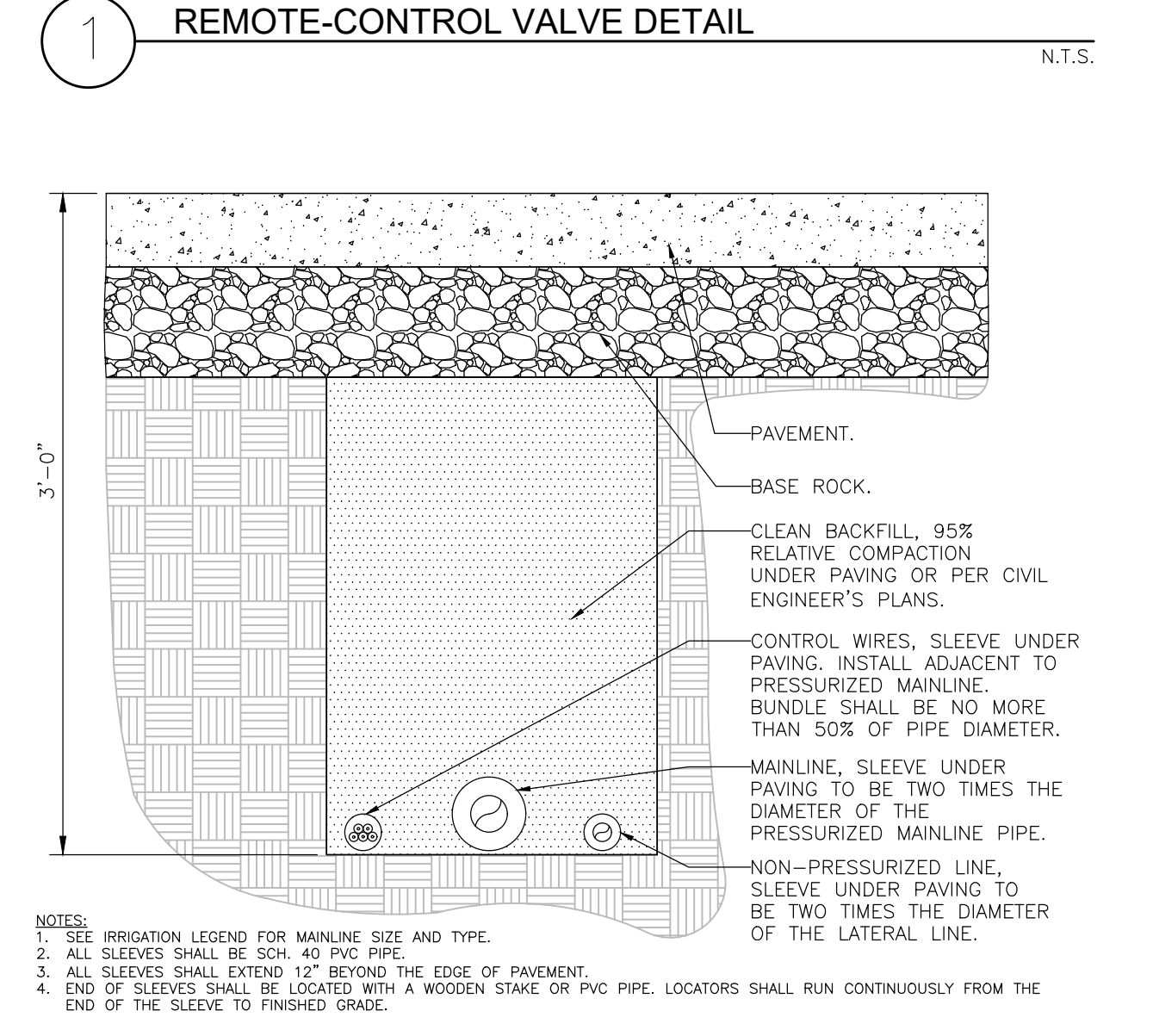
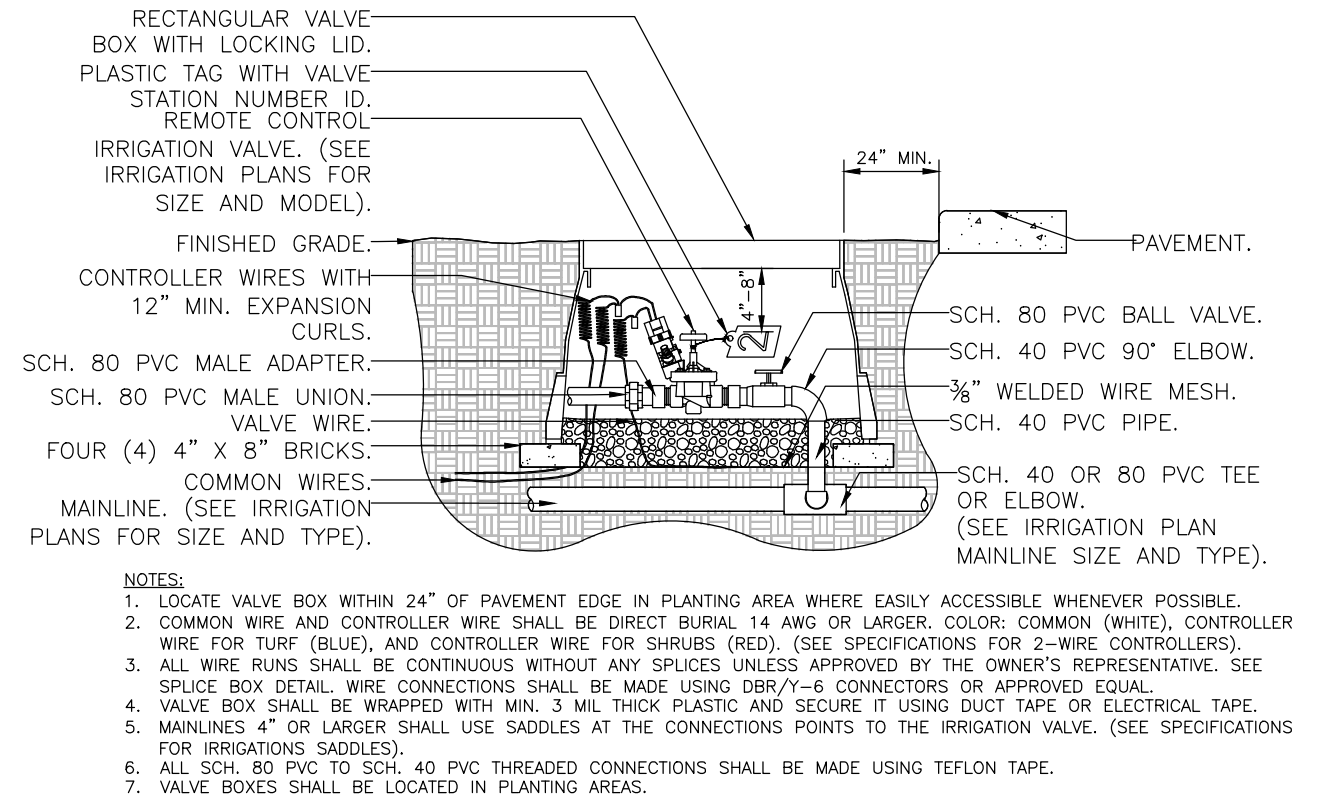
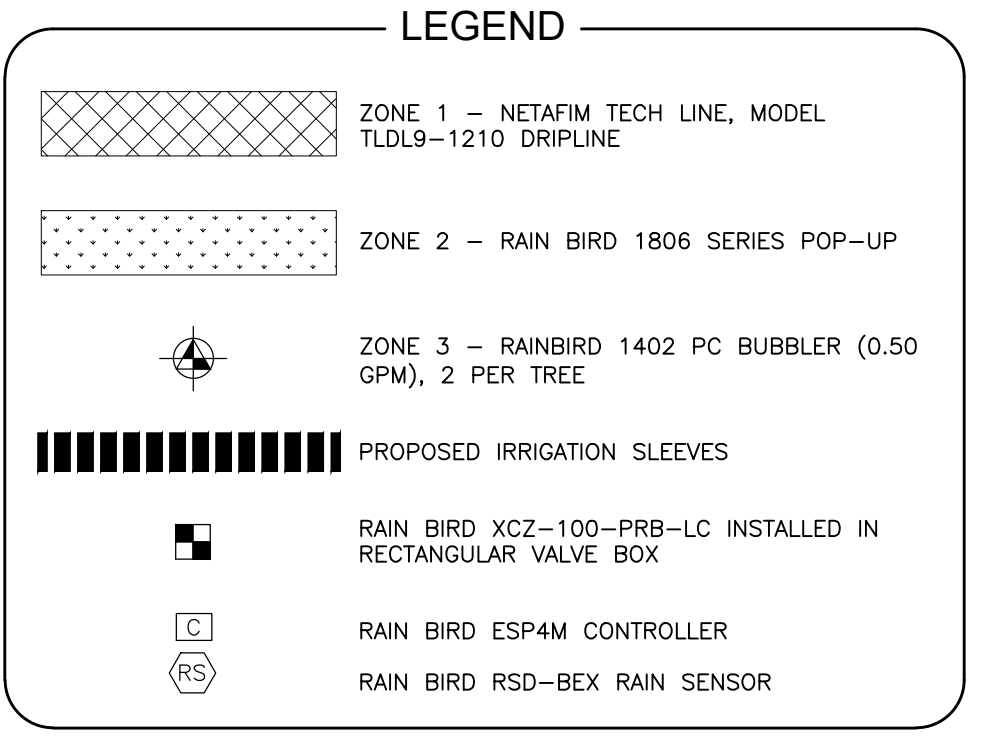
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07-28-17

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CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

- ### IRRIGATION NOTES
- IRRIGATION SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. INSTALL IN SHRUB BEDS AND/OR TURF AREAS WHERE FEASIBLE. AVOID CONFLICTS WITH TREE AND LANDSCAPING AND EXISTING TREES TO REMAIN PROTECTED.
 - CONTRACTOR TO EXERCISE CAUTION AND AVOID DAMAGE TO ROOTS OF EXISTING TREES TO REMAIN. PRESERVE ALL ROOTS 1" DIAMETER AND LARGER. ROOTS TO BE SEVERED CLEANLY WITH A SHARP CUTTING TOOL. MAIN LINE LOCATION AS SHOWN ON PLANS SHALL BE FIELD ADJUSTED BY CONTRACTOR TO FIT ROOTS WITH PROPOSED LANDSCAPING AND EXISTING TREES TO REMAIN.
 - REFER TO CIVIL PLANS FOR PROPOSED UNDERGROUND UTILITIES. CONTRACTOR TO ADJUST MAIN LINE LOCATION TO AVOID CONFLICTS WITH PROPOSED UTILITIES.
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM TO OWNER'S REPRESENTATIVE FOR APPROVAL.
 - THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING AND DESIGNING AN IRRIGATION PLAN THAT PROVIDES 100% COVERAGE TO ALL NEW LANDSCAPING AND SOIL. THE PLANS SHALL BE PREPARED BY A CERTIFIED IRRIGATION DESIGNER AND SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. THE PLANS SHALL BE PREPARED AND DESIGNED IN ACCORDANCE WITH FLORIDA IRRIGATION SOCIETY DESIGN STANDARDS AND SHALL MEET ALL REQUIREMENTS FOR PERMITTING THROUGH HILLSBOROUGH COUNTY. PRODUCTION AND DESIGN COSTS SHALL BE INCLUDED IN THE PRICE BID FOR IRRIGATION.
 - THE PROPOSED IRRIGATION MAIN LINE SHALL CONNECT TO THE EXISTING WELL AND PUMP AS SHOWN ON PLANS. CONTRACTOR SHALL FIELD VERIFY AND PERFORM WATER PRESSURE AND FLOW TESTS OF THE EXISTING WELL AND PUMP PRIOR TO INSTALLATION. CONTRACTOR SHALL SUBMIT PRESSURE AND FLOW TEST RESULTS TO OWNER'S REPRESENTATIVE, FOR APPROVAL PRIOR TO STARTING INSTALLATION OF PROPOSED IRRIGATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING AN AS-BUILT DRAWING OF THE PROPOSED IRRIGATION SYSTEM. PRIOR TO FINAL INSPECTION AND ACCEPTANCE, PROVIDE OWNER'S REPRESENTATIVE WITH ONE ORIGINAL PLAN AND THREE HARD COPY PRINTS AT A SCALE THAT IS CONSISTENT WITH THESE PLANS FOR APPROVAL. AS-BUILT DRAWINGS ARE INCLUDED IN PRICE BID FOR THE IRRIGATION SYSTEM. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR SHALL BE LOCATED ON THE AS-BUILT DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST TENTH OF A FOOT OF EACH END OF EACH SLEEVE, SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE AS-BUILT DRAWINGS. AS-BUILTS ARE INCLUDED IN THE PRICE BID FOR IRRIGATION.
 - VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY.
 - ALL PRESSURE MAIN LINES UNDER ASPHALT PAVEMENT SHALL BE WITHIN SLEEVES AS SHOWN ON PLANS.
 - CONTRACTOR SHALL STAKE THE LOCATION OF THE PROPOSED MAIN LINE FOR INSPECTION BY OWNER'S REPRESENTATIVE. SCHEDULE INSPECTION AND OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION. MAIN LINE SHALL NOT BE INSTALLED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
 - ALL PERMITS SHALL BE PAID FOR AND PROVIDED BY THE IRRIGATION CONTRACTOR, AND INCLUDED IN THE PRICE BID FOR IRRIGATION.
 - INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
 - CONTRACTOR TO FULLY RESTORE ALL AREAS DISTURBED BY HIS WORK. PROVIDE A SMOOTH TRANSITION BETWEEN THE REPAIRED DISTURBED AREAS AND THE UNDISTURBED AREAS. SOIL, DEBRIS AND EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE ORDINANCES AND LAWS.
 - MAIN LINE AND QUICK COUPLER VALVES ARE SHOWN ON PLANS IN SCHEMATIC FORM FOR GRAPHIC CLARITY PURPOSES. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF CHANGES TO THE LAYOUT ARE REQUIRED DUE TO UNEXPECTED FIELD CONDITIONS.
 - PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE IRRIGATION SYSTEM INSTALLATION BY THE OWNER'S REPRESENTATIVE. INSPECTION REQUESTS SHALL BE SUBMITTED IN WRITING A MIN. OF 7 DAYS PRIOR TO INSPECTION DATE.
 - ALL LANDSCAPED AND SOILED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT SUPPLIES 100 PERCENT COVERAGE TO ALL REQUIRED LANDSCAPING PLANT MATERIAL. THE IRRIGATION SYSTEM MAY CONSIST OF AN AUTOMATIC UNDERGROUND SYSTEM, DRIP SYSTEM, QUICK COUPLING VALVES. THE IRRIGATION SYSTEM MUST BE DESIGNED TO MINIMIZE ROOT DISTURBANCE TO EXISTING TREES AND OTHER VEGETATION TO BE RETAINED. NO IRRIGATION SYSTEM IS REQUIRED WITHIN PRESERVATION AREAS UNLESS OTHERWISE SHOWN ON PLAN.
 - AN IRRIGATION SYSTEM PLAN DESIGNED BY A CERTIFIED IRRIGATION DESIGNER OR LICENSED IRRIGATION CONTRACTOR, SHALL BE SUBMITTED TO HILLSBOROUGH COUNTY FOR PERMIT APPROVAL. THE IRRIGATION PLAN SHALL IDENTIFY PROPOSED IRRIGATION ZONES FOR AREAS UTILIZING MICROIRRIGATION, (LOW VOLUME DRIP IRRIGATION) AND AREAS IRRIGATED WITH MECHANISMS OTHER THAN MICROIRRIGATION. THE IRRIGATION SYSTEM SHOULD BE DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, FOURTH EDITION, 2000 BY THE FLORIDA IRRIGATION SOCIETY AND IN ACCORDANCE WITH THE REQUIREMENTS REMOVED ON THE DESIGN CERTIFICATION FOR LANDSCAPE IRRIGATION SYSTEMS ON COMMERCIAL PROPERTIES FORM AVAILABLE FROM HILLSBOROUGH COUNTY. THE CERTIFICATION FORM MUST BE SUBMITTED WITH THE REQUIRED IRRIGATION PLAN FOR APPROVAL BY HILLSBOROUGH COUNTY. ADDITIONALLY, THE "INSTALLATION CERTIFICATION" MUST BE SUBMITTED TO THE NATURAL RESOURCES TEAM OF THE HILLSBOROUGH COUNTY PLANNING AND GROWTH MANAGEMENT DEPARTMENT UPON REQUEST FOR A FINAL LANDSCAPE INSPECTION TO OBTAIN BUILDING CERTIFICATE OF OCCUPANCY.



REVISIONS

NO.	DATE	DESCRIPTION
1		
2	10-28-20	REVISED PER COUNTY APPROVAL CHECKLIST
3	10-28-20	REVISED PER COUNTY COMMENTS

NATIVE engineering,plc
 P.O. BOX 2905
 LAND O' LAKES, FL 34659
 (813) 536-2539
 CERTIFICATE OF AUTHORIZATION NUMBER: 28789

MAIN STREET PARCEL A1
 FOR
RK DEVELOPMENT PARTNERS, LLC
 5795 ULMERTON (SUITE 102) RD CLEARWATER, FL 33762

IRRIGATION PLAN

BRIAN BLAZEWICK
 State of Florida,
 Registered Landscape Architect
 License No. LA0667484
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN BLAZEWICK, RLA ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE VOID AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRIC COPIES.

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