City of Tarpon Springs, Florida

Planning and Zoning Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711
http://www.ctsfl.us/agenda.htm

PLANNING AND ZONING BOARD AGENDA
MONDAY, JUNE 15, 2026
6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. REFLECTION

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

6. ORDINANCES AND RESOLUTIONS

a. **Resolution 2026-22; (Quasi-Judicial)** Site Plan Revision to Remove Condition #7 from Site Plan Approval Resolution 2022-42 for property located at 121 East Tarpon Avenue **(Application 26-34)**

b. **Resolution 2026-23; (Quasi-Judicial)** Site Plan Approval for construction of a 32-unit single-family attached residential subdivision on property on the south side of Mango Street at 96 feet east of Disston Avenue **(Application 24-34)**

7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT

MEMORANDUM

To: Planning and Zoning Board

From: Allie Keen, Interim Planning Director

Date: June 15, 2026

Subject: **Resolution 2026-22,** Application 26-34 to Modify Site Plan Approval Resolution 2022-42 for "COhatch Tarpon Springs" Restaurant and Office Space.

RECOMMENDATION:
Staff is recommending **approval** of **Resolution 2026-22** to modify Site Plan Approval Resolution 2022-42 by removing Condition #7 of that resolution.

BACKGROUND:
The owner, CRDV Tarpon Springs LLC, received Site Plan approval for the "COhatch Tarpon Springs" restaurant and office space at 121 East Tarpon Avenue under Resolution 2022-42, adopted on January 24, 2023. That resolution contained the following condition #7:

> "7. COhatch shall provide for parking associated with building an additional 6,750 square feet. This additional parking shall be required until such time that a City-sponsored parking solution is implemented, or a formal parking study indicates that the additional parking is not needed."

The applicant obtained a parking lot lease to provide a minimum of 18 parking spaces. A Certificate of Occupancy for COhatch Tarpon Springs was issued in December 2024. The City has been implementing multiple solutions for new parking in the downtown area (see attached narrative) including:

- Availability of 325 public parking spaces owned or leased by the City,
- Initiation of 2-hour parking on the 100 block of East Tarpon Avenue to discourage all-day parking,
- Installation of banners at all Downtown lots indicating "Free Parking,"
- Installation of 7 municipal parking directional signs, and,
- Provision of new Explore Tarpon Springs Walking Map showing locations of parking lots.

The above efforts have added new parking spaces, improved operational efforts to ensure parking rotation for greater availability, and, expanded public awareness of parking availability.

The City issued a request for proposals (RFP) for a formal parking study in 2023 and received bids from 4 respondents. The tabulation of bids was presented to the Board of Commissioners (BOC) on September 5, 2023. The BOC voted unanimously to reject all bids and did not direct staff to issue a new RFP.

The need for 18 additional parking spaces required by condition #7 of Resolution 2022-42 has been fulfilled through the City-sponsored parking solutions listed above.

COHATCH TARPON SPRINGS SITE PLAN MODIFICATION #26-34

Planning & Zoning Board Meeting – June 15, 2026

Board of Commissioners Meeting – July 14, 2026

REQUEST

#26-34 – Site Plan Modification – COhatch Tarpon Springs, 121 E Tarpon Ave

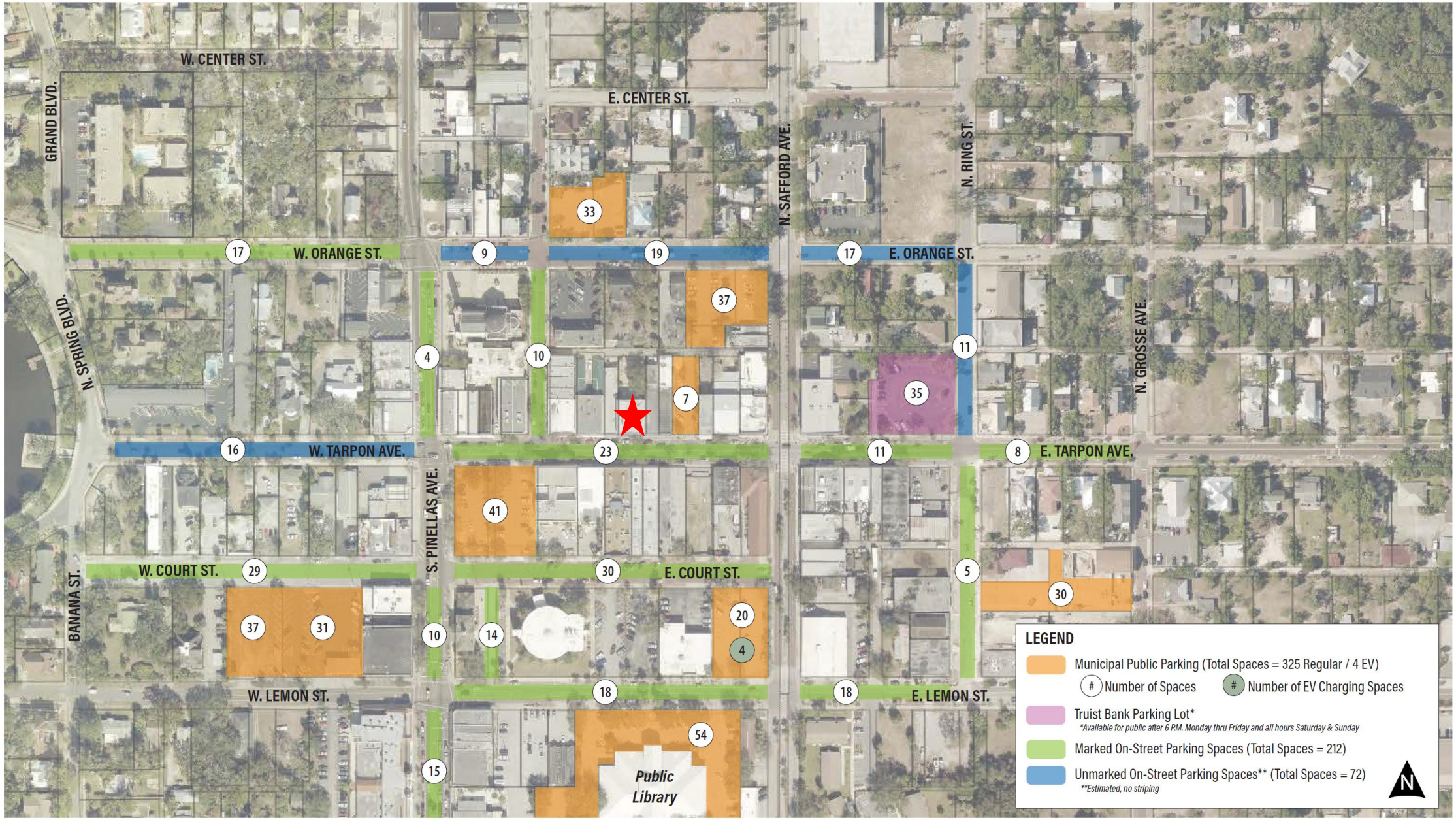
Resolution 2026-22: Request to remove Condition #7 from Site Plan Approval Resolution 2022-42 (adopted 1/24/2023)

- Applicant's current parking lease provides for the 18 spaces specified in Condition #7 of Resolution 2022-42.
- City-sponsored parking solutions have been implemented since Resolution 2022-42 was adopted.
- Smartcode does not require parking for the T5b Transect in which this use is located because there is parking available within a 5-minute walk of the property.

Owner/Applicant: CRDV Tarpon Springs, LLC. **Agent**: Cody Bracy

Staff Recommendation: Staff recommends approval of Resolution 2026-22 to remove Condition #7 from Resolution 2022-42, allowing the applicant to terminate the current parking lease.

DOWNTOWN TARPON SPRINGS PUBLIC PARKING



Updated 06/04/2026

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

RESOLUTION NO. 2026-22

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #26-34 REQUESTING MODIFICATION OF SITE PLAN APPROVAL RESOLUTION 2022-42 FOR COHATCH TARPON SPRINGS, LOCATED AT 121 EAST TARPON AVENUE, TO REMOVE CONDITION #7 REQUIRING THE PROVISION OF PARKING; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs adopted Resolution 2022-42 on January 24, 2023 approving a Site Plan for construction of the "COhatch Tarpon Springs" restaurant and office space; and

WHEREAS, Condition #7 of Resolution 2022-42 requires the provision of parking for 18 vehicles in order to serve 6,750 square feet of floor area "until such time that a City-sponsored parking solution is implemented, or a formal parking study indicates that the additional parking is not needed"; and

WHEREAS, the applicant has fulfilled the requirement under condition #7 of Resolution 2022-42 through the execution of a parking lot lease; and

WHEREAS, the City of Tarpon Springs has since implemented the aforementioned parking solution by providing additional parking spaces, operational improvements, and a public awareness campaign for the Downtown area serving the COhatch Tarpon Springs and nearby properties; and

WHEREAS, the applicant is now requesting the modification of Resolution 2022-42 to remove the parking requirement due to subsequent implementation of City-sponsored parking solutions obviating the need for the applicant to provide additional parking; and

WHEREAS, Section 210.05(C) of the Comprehensive Zoning and Land Development Code requires that revisions to approved site plans, including amendments to approval conditions, may only be authorized pursuant to a site plan approval process; and

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of June 15, 2026; and

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: SITE PLAN FINDINGS

Application Number 26-34 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 2: SITE PLAN APPROVAL

Site Plan Approval Resolution 2022-42 for property located at 121 East Tarpon Avenue and further described in Exhibit A, is hereby modified to remove Condition #7 (stated in Exhibit B) in its entirety.

SECTION 3: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner provided by law.

Exhibit A. Legal Description

"The East ½ of Lot 7 and the West ½ of Lot 8, Owners Division according to the Plat Thereof recorded in Plat Book 19 Page 77, of the public records of Pinellas County, Florida, And, The West 2.2 Feet of the East ½ of Lot 8, Owners Division according to the Plat Thereof recorded in Plat Book 19 Page 77, of the public records of Pinellas County, Florida,"

Exhibit B. Resolution 2022-42 Condition #7

"CoHatch shall provide for parking associated with building an additional 6,750 square feet. This additional parking shall be required until such time that a City-sponsored parking solution is implemented, or a formal parking study indicates that the additional parking is not needed."

DRAFT

CRDV LLC
1733 W. Lane Avenue
Columbus, OH 43221

April 13, 2026

City of Tarpon Springs Board of Commissioners
324 E Pine Street
Tarpon Springs, FL 34689

Re: Request to Remove Conditional Parking Requirement Property: 123 E. Tarpon Avenue (COhatch Tarpon Springs) Resolution No. 2022-42

Dear Mayor Koulianos and Members of the Board of Commissioners,

We appreciate the City's partnership and support in bringing the COhatch Tarpon Springs project to life. We are proud to be part of the continued growth of downtown and remain committed to being a strong community partner.

As you know, pursuant to Resolution No. 2022-42, COhatch agreed to provide additional parking associated with the building addition, equating to approximately 6,750 square feet, until such time as a City-sponsored parking solution is implemented or a formal parking study indicates that the additional parking is no longer required.

We are writing to formally request that the City remove this conditional requirement based on the following:

1. Original Intent of the Condition Has Been Fulfilled
   COhatch agreed to this condition during a period when the City was actively evaluating perceived downtown parking constraints. The condition was intended to be temporary and contingent upon broader City-led solutions.

2. The City Has Made Significant Progress Expanding Parking Supply
   Since approval of the project, the City and CRA have meaningfully increased parking availability and improved parking management, including:
   - Creation of nearly 190 new parking spaces
   - Addition of 141 leased parking spaces (2021–2025)
   - Installation of 2-hour parking zones to promote turnover
   - Installation of "Free Parking" signage across municipal lots
   - Installation of directional signage throughout downtown

   These actions have materially addressed the concerns that existed at the time of approval.

3. Current Conditions Demonstrate Adequate Parking Supply
   Based on actual operations:
   - COhatch is at or near full office capacity
   - There remains ample available parking in the surrounding area
   - The frequently cited 68-space lot at S. Pinellas / W. Court remains underutilized
   - Conversations with stakeholders now center on wayfinding and awareness, not lack of supply

4. COhatch Has Taken Responsible Operational Measures
   We have proactively worked with neighboring businesses to ensure:
   - COhatch members do not utilize parallel street parking
   - Parking behavior supports retail turnover and downtown vitality

5. Designated Overflow Parking Has Not Been Needed
   The overflow parking arrangement with the United Methodist Church has:
   - Never been utilized, even during peak demand periods (Epiphany, festivals, high season)

6. The Condition is No Longer Necessary Under the Resolution Standard
   The resolution explicitly contemplated removal of the requirement upon:
   - Implementation of a City parking solution **or**
   - Evidence that additional parking is no longer required

   We believe both thresholds have now been met.

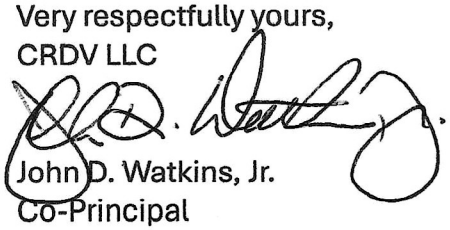
Accordingly, we respectfully request that the City:

Formally eliminate the conditional requirement for COhatch to secure or provide 18 additional parking spaces, as outlined in Resolution No. 2022-42.

We remain committed to working collaboratively with the City to support a vibrant and accessible downtown. We would welcome the opportunity to present this request and supporting data at an upcoming meeting.

Thank you for your leadership and continued partnership.

Very respectfully yours,
CRDV LLC



John D. Watkins, Jr.
Co-Principal

Lease Agreement

THIS LEASE AGREEMENT ("Lease") is entered into and made effective as of this 22nd day of March 2024 (the "Effective Date"), between FIRST UNITED METHODIST CHURCH TARPON SPRINGS INC ("Landlord") and CRDV TARPON SPRINGS, LLC, a Delaware limited liability company ("Tenant").

WITNESSETH: that, in consideration of the mutual covenants hereinafter contained, and each act performed hereunder by either of the parties, Landlord and Tenant agree as follows:

1. **Demised Premises.** Landlord hereby leases and demises to Tenant and Tenant hereby leases from Landlord, upon and subject to the terms and provisions of this Lease, the land commonly known as MAGNOLIA CT, TARPON SPRINGS, FL 34689 (Parcel Number 12-27-15-54396-001-0100), consisting of approximately 13,298 square feet, more or less (the "Demised Premises" or "Land"), together with: (i) use of ~~at least~~ eighteen (18) parking spaces from 8 a.m. until 5:00 p.m. Monday through Friday in the parking facilities south of the Methodist Church building at 501 E. Tarpon Ave., Tarpon Springs, FL 34689 (the "Property"); including its employees and invitees, use of such parking facilities upon request. The Landlord reserves the right to change the underlying property, build a new building on the Premises, and relocate the parking this lease grants to the Tenant to another location, so long as that other location is substantially similar to the first. The tenant has the right to terminate the Lease if the Tenant objects to being relocated.

2. **Term and Renewal.**

2.1 Term; Possession; Rent Commencement. Possession of the Demised Premises shall be as of the Effective Date provided the First Month's rent is paid in full. The original term of this Lease (the "Original Term") shall be for a period of twelve (12) months, commencing on May 1, 2024 (the "Commencement Date") and expiring April 30, 2025 at 12 o'clock midnight, local time (the "Termination Date"), unless sooner terminated in accordance with this Lease or unless renewed pursuant to Section 2.3. Notwithstanding the foregoing, Landlord may enforce, and Tenant agrees to be bound by the terms and conditions of this Lease as of the Effective Date.

2.2 Delay. If delivery of possession of the Demised Premises shall be delayed beyond the Commencement Date by an act or omission of Landlord, Tenant's obligation to pay Rent (hereinafter defined), shall be suspended and abated until possession of the Demised Premises is delivered to Tenant. In the event of such a delay, it is understood and agreed by Tenant that (a) in no event shall Landlord be liable to Tenant for any loss, damages or costs resulting from such delay, including without limitation, any incidental and/or consequential damages, and (b) the Commencement Date shall be postponed until delivery of possession of the Demised Premises and the Termination Date shall be correspondingly extended.

2.3 Renewal. This Lease and the Term hereof shall be automatically extended for another one (1) year period (each a "Renewal Term"), unless either party shall advise the other in writing no later than

Premises. Tenant's obligations to pay Base Rent shall not be reduced by any reimbursement for special costs pursuant to this Section 3.4, nor shall any reimbursement for special costs pursuant to this Section 3.4 be factored or considered in any manner in calculating the same.

4. Use and Occupancy

4.1 Use. The Demised Premises shall be used by Tenant for the parking of cars, vans, and other passenger vehicles and motorcyles used by its agents, employees, consultants, affiliates, guests, invitees and third party assignees, sublessors and designees in the conduct of Tenant's coworking and event space business. Storage of bicycles, household items, combustibles, contraband, furniture, tools, boxes, and other personal effects is hereby expressly prohibited.

4.2 Vehicles shall not be on blocks. Unless otherwise specified in Section 8 below, dead or non-functioning vehicles shall not be parked or stored in the Parking Space or anywhere in the Parking Area. Vehicle maintenance and repair, including without limitation oil changes and changing tires, shall not be done in the Parking Space or Parking Area. If a vehicle requires repair, Lessee shall tow the vehicle, at Lessee's sole cost and expense, off premises to a suitable location to effect such repairs. Lessee shall not load/unload in the Parking Area and shall not block any aisles, other (non-assigned) parking areas, or other areas within the Parking Area.

4.3 Right to Tow Vehicle. To the maximum extent permitted by applicable law, Landlord reserves the right to tow or have any vehicles towed if Tenant permits a vehicle to be parked on or to use the Demised Premises in violation of this Lease after providing advance written notice to Tenant; provided, however, if any vehicle is parked illegally, is blocking an aisle or other parking spot, is parked in the wrong assigned space, presents a hazardous threat or danger, or as otherwise required by law enforcement, prior notice of towing shall not be required.

4.4 Condition. Landlord shall deliver the Demised Premises in a condition satisfactory for Tenant's intended use specified in Section 4.1. Tenant shall not use the Demised Premises or fail to maintain the Demised Premises in any manner constituting a violation of any ordinance, statute, regulation or order of any governmental authority, including, but not limited to, those governing zoning, health, safety and occupational hazards, handicapped access, and pollution and environmental control. Tenant shall not do or permit anything to be done in or about the Demised Premises which will in any way obstruct or interfere with the rights of other tenants or occupants of the Property or injure them, and it shall not make any changes in its operation of the Demised Premises which will adversely affect the value of the Demised Premises and/or the Property as a whole or which are prohibited by, or may increase the premium rates for, any public liability, property damage, and/or fire or extended coverage insurance policies for or relating to the Demised Premises, the Property, and Landlord.

4.5 Signs/Advertising. The Tenant will, solely at their own expense, install signage in and around the Demised Premises that will:

(a) Define the boundaries of the designated parking area allotted for the Tenant's use;

holder) naming Landlord (and its employees and agents) and any first mortgage lien holder of the Demised Premises (if requested by Landlord) as additional insureds, and upon request, Tenant will furnish Landlord with a duplicate original of the policies insuring the risks referred to in this Section. Each such policy and certificate shall provide that the carrier shall not terminate the policy or amend the policy during the term without giving Landlord thirty (30) days prior written notice.

6.3 Insurance Policies. Insurance required hereunder to be maintained by Tenant shall be in companies rated AAA or better in "Best's Insurance Guide". Tenant shall deliver to Landlord copies of policies of the insurance required to be maintained by Tenant hereunder or certificates evidencing the existence and amount of such insurance with loss payable clauses satisfactory to Landlord. No such policy shall be cancelable or subject to reduction of coverage or other modification except after thirty (30) days' prior written notice to Landlord. Tenant shall, within thirty (30) days prior to the expiration of such policies, furnish Landlord with renewals or "binders" thereof, or Landlord may order such insurance and charge the cost thereof to Tenant, which amount shall be payable by Tenant upon demand. Tenant shall not do or permit to be done anything which shall invalidate the insurance policies maintained by Landlord or Tenant. Tenant shall not at any time during the Term change its stock of goods or its way of doing business in the Demised Premises which will in any way tend to increase the insurance rates upon any building comprising a part of the Property. Tenant shall pay to the Landlord upon demand, as an item of additional Rent, the entire amount of any increase in fire and extended coverage insurance premiums that may be charged during the Term on the amount of insurance to be carried by Landlord on any portions of the Property resulting from the foregoing or from any act of Tenant which shall increase the insurance rates upon any part of the Property, whether or not Landlord shall have consented to such act or omission of Tenant. In the event of a dispute with regard to the amount of any such increase in insurance premiums, a schedule or statement from the company providing the insurance coverage to be maintained by this Section 6 and the reason or reasons for such premium increase shall be deemed conclusive.

6.4 Indemnity. Tenant shall indemnify and hold harmless Landlord from and against any and all claims arising from Tenant's use of the Demised Premises, or from the conduct of Tenant's business or from any activity, work or things done, permitted or suffered by Tenant in or about the Demised Premises or elsewhere and shall further indemnify and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease, or arising from the gross negligence or willful misconduct of Tenant, or any of Tenant's agents, contractors or employees, and from and against all costs, attorneys' fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon; and in case any action or proceeding be brought against Landlord by reason of any such claim, Tenant upon notice from Landlord shall defend the same at Tenant's expense by counsel satisfactory to Landlord. Tenant, as a material part of the consideration to Landlord, hereby assumes all risk of damage to property or injury to persons, in, upon or about the Demised Premises arising from any cause and Tenant hereby waives all claims in respect thereof against Landlord.

6.5 Exemption of Landlord from Liability. Tenant hereby agrees that Landlord shall not be liable for injury to Tenant's business or any loss of income therefrom or for damage to the goods, wares,

(c) The filing or execution or occurrence of: an involuntary petition in bankruptcy against Tenant that is not dismissed within sixty (60) days after the filing thereof; a petition against Tenant seeking a reorganization, arrangement, composition, readjustment, liquidation, dissolution or other relief of the same or different kind under any provision of the Bankruptcy Act, that is not dismissed within sixty (60) days after the filing thereof; a general assignment for the benefit of creditors by Tenant; or the taking by any part of the leasehold created hereby, or any part thereof, upon foreclosure, levy, execution, attachment or other process of law or equity.

(d) If Tenant is other than a natural person, the dissolution, whether voluntarily or involuntarily, of such entity or any other termination or suspension of such entity's legal authority to do business in the State of Florida.

For purposes of this Paragraph 7, the term "Tenant" includes any assignee, subtenant, or guarantor of Tenant. This provision shall not, however, be construed to permit the assignment of this Lease, nor the subletting of the Demised Premises, except as may otherwise be permitted hereby. In no event shall this Lease be assigned or assignable by operation of law or by voluntary or involuntary proceedings or otherwise, and in no event, shall this Lease or any rights or privileges hereunder be an asset of Tenant or any of the persons constituting Tenant under any bankruptcy, insolvency or reorganization proceedings.

8. **Landlord's Remedies.**

8.1 Upon the occurrence of any Event of Default, Landlord may, at its option, in addition to any other remedy or right it has hereunder, at law or equity:

(a) Re-enter the Demised Premises, without demand or notice, and resume possession by an action in law or equity or by force or otherwise and without being liable in trespass or for any damages and without terminating this Lease. Landlord may remove all persons and property from the Demised Premises and such property may be removed and stored at the cost of Tenant.

(b) Terminate this Lease at any time upon the date specified in a notice to Tenant. Tenant's liability for damages shall survive such termination. Upon termination, such damages recoverable by Landlord from Tenant shall, at Landlord's option, be either an amount equal to "Liquidated Damages" or an amount equal to "Indemnity Payments."

"Liquidated Damages" means an amount equal to the excess of the Rent provided for in this Lease that would have been payable hereunder by Tenant, had this Lease not so terminated, for the period commencing with such termination and ending with the date set for the expiration of the Original Term or any applicable Renewal Term Tenant elects ("Unexpired Term"), over the reasonable rental value of the Demised Premises for the Unexpired Term.

"Indemnity Payments" means an amount equal to the Rent and other payments provided for in this Lease that would have become due and owing hereunder from time to time during the Unexpired

8.3 Landlord shall in no event be charged with default in the performance of its obligation under this Lease unless and until Landlord shall have received written notice from Tenant specifying wherein Landlord has failed to perform any obligation hereunder, and Landlord shall have failed to perform such obligation, or remedy such default, within ~~ten (10)~~ days of such notice from Tenant (or shall then have failed in good faith to start and be diligently pursuing the cure of any such default which reasonably takes longer than 10 days to cure).

9. **Attorneys Fees.** Tenant shall pay the Landlord's reasonable legal costs and attorneys' fees incurred in successfully enforcing against the Tenant any covenant, term or condition of this Lease.

10. **Tenant's Right to Terminate.** Notwithstanding all other provisions in this Lease, in the event the Town of Tarpon Springs determines that the ~~Parking Area north of the Methodist Church~~ cannot be applied to satisfy the condition of smartcode approved by the Planning and Zoning Board RESOLUTION NO. 2022-42 (Section 3 Item 7) regarding off-street parking for property located at 123 E. Tarpon Ave. or applies conditions to such approval as are not reasonably acceptable to Tenant, this Lease shall terminate upon thirty (30) days written notice to Landlord from Tenant.

11. **Limitation of Landlord's Liability.** Notwithstanding any other provision of this Lease, Tenant agrees that no officer, director, agent, partner, or employee of Landlord or any subsequent owners of the Property shall be responsible or liable for the performance or non-performance or any agreement, covenant or obligation of Landlord in this Lease in his or her individual or personal capacity. Further, if Landlord shall fail to perform or observe any term, covenant, condition or obligation required to be performed or observed by it under this Lease, and if Tenant shall, as a consequence thereof, recover a money judgment against Landlord, Tenant agrees that it shall look solely to Landlord's right, title, and interest in and to the Demised Premises for the collection of such judgment, that being the sole asset to which Tenant may look for payment of any such judgment; and Tenant agrees that no other assets of Landlord, wherever situated, shall be subject to levy, execution or other process for the satisfaction of Tenant's judgment and that Landlord shall not be liable for any deficiency. The references to "Landlord" in this Lease shall be limited to mean and include only the owner or owners, at the time, of the fee simple interest in the Demised Premises. In the event of a sale or transfer of such interest (except a mortgage or other transfer as security for a debt), the "Landlord" named herein, or in the case, of a subsequent transfer, the transferor, shall, after the date of such transfer, be automatically released from all personal liability for the performance or observance of any term, condition, covenant, or obligation required to be performed or observed by Landlord hereunder; and the transferee shall be deemed to have assumed all of such terms, conditions, covenants and obligations accruing after the date of transfer.

12. **General Agreement of Parties.**

12.1 Severability. If any term, covenant, condition or provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid, unenforceable or violate a party's legal rights, then such term, covenant, condition or provision shall be deemed to be null and void and unenforceable; provided, however, all other provisions of this Lease, or the application of such term or provision to persons or circumstances other than those which are held invalid, unenforceable or violative

be other than on account of the earliest stipulated rent; nor shall any endorsement or statement on any check or letter accompanying any check or payment as rent be deemed an accord or satisfaction, and Landlord may accept any such check or payment without prejudice to Landlord's right to recover the balance of such rent or to pursue any other remedy provided in this Lease.

12.8 Recording. This Lease shall not be recorded. Either party shall, however, upon request of the other, execute, acknowledge and deliver to the other a "short form" memorandum of this Lease, the provisions of which shall be mutually agreeable to Landlord and Tenant, for recording purposes.

12.9 Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall be cumulative with all other remedies at law or in equity.

12.10 Covenants and Conditions. Each provision of this Lease performable by Tenant and Landlord shall be deemed both a covenant and a condition.

12.11 Binding Effect. The covenants, agreements, terms, conditions and warranties of this Lease shall be binding upon and inure to the benefit of Landlord and Tenant and their respective heirs, executors, administrators, personal representatives, successors and assigns, but shall create no rights in any other person except as may be specifically provided herein.

12.12 Choice of Law; Choice of Forum. This Lease shall be governed by the laws of the State of Florida, and any action relating to this Agreement or the Property shall be brought, exclusively, in the Circuit or Superior Court of Pinellas County, and Tenant hereby consents to personal jurisdiction in Pinellas County, Florida for such purposes. Each party also waives trial by jury.

End of Lease. Signature Page Follows.

Exhibit A

Description of Leased Premises

MAGNOLIA CT TARPON SPRINGS, FL 34689. Parcel Number 12-27-15-54396-001-0100 with legal description MAGNOLIA HEIGHTS BLK A, LOTS 10 & 12

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
07-Sep-2021	$100	U	V	FIRST UNITED METHODIST CHURCH OF TARPON SPRINGS	FIRST UNITED METHODIST CHURCH OF TARPON SPRINGS INC	21794/1848
09-May-1973	$0			LEONARD, HARRY BELLE	FIRST UNITED METHODIST CHURCH OF TARPON SPRINGS	04027/1211

2023 Land Information

Land Area: 0.3053 acres | 13,299 sf Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	50x110	$11	13,298	SF	1.0000	$146,277

2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	0.00	7,568.0	$0	$0	0

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
971242	NEW IMPROVEMENT	12/05/1997	$2,220,000

Tarpon Springs Downtown Parking – City/CRA Sponsored Solutions as of June 2026

The City/Community Redevelopment Area (CRA) has been and continues to pursue Downtown parking solutions. Beginning in late 2018, the city constructed the first new parking lot Downtown at the former Public Works yard on S. Ring Ave. Ongoing efforts have resulted in more than 200 new on- and off-street parking spaces created in the Downtown. Partnering with private owners, the CRA has entered into four lease agreements for private lots to become municipal parking lots. In addition, creative solutions for on-street parking have resulted in additional parking capacity. A Request for Proposals for a parking study to determine need was denied by the Board of Commissioners in 2023; however, talks continue with property owners of sites considered in the CRA Master Plan for a parking garage. Recent local discussions have focused on making the existing parking lots more visible to motorists to overcome a perceived lack of parking.

Summary of City/CRA-sponsored solutions:

<u>Total of 207 New Parking Spaces</u>

- 136 new spaces in leased parking lots (2021-2025)
  - Cosgrove and Saroukos Lots (behind 116 S. Pinellas Ave.) – 68 spaces
  - St. Nicholas Lot (NE corner of Hibiscus and Orange) – 33 spaces
  - Truist Bank Lot (NW corner of E. Tarpon & Ring) – 35 spaces after 6 pm daily and all hours on weekends
- 30 new on-street parking spaces from reconstruction of W. Court St. (2020)
- 30 new spaces from new construction of S. Ring Ave. parking lot (Fall 2018)
- 11 new on-street parking spaces on E. Tarpon Ave. and E. Court streets from removing selected bulb-outs on E. Tarpon Ave. and re-striping on Court St. (2025)

<u>Operational and Physical Improvements</u>

- Two-hour parking signs installed along the 100 block of E. Tarpon Ave. to encourage vehicle turnover and discourage all-day parking.
- Banners installed at all Downtown lots indicating “Free Parking.”
- Seven municipal parking directional signs installed throughout the Downtown giving directions to motorists.

<u>Public Awareness Campaign</u>

- New “Explore Tarpon Springs Walking Map” contains locations of parking lots.

Pat - Pg2

RESOLUTION NO. 2022-42

A RESOLUTION OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #22-87 REQUESTING SITE PLAN APPROVAL FOR J.O. DELOTTO & SONS, INC., TO CONSTRUCT THE "COHATCH TARPON SPRINGS" RESTAURANT AND OFFICE SPACE IN 13,150 SQUARE FEET, MORE OR LESS, OF EXISTING AND NEW GROSS FLOOR AREA LOCATED AT 121 EAST TARPON AVENUE ON THE NORTH SIDE OF EAST TARPON AVENUE BETWEEN NORTH SAFFORD AVENUE AND HIBISCUS STREET IN THE T5B TARPON AVE MAIN STREET TRANSECT OF THE SPECIAL AREA PLAN; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for site plan approval to develop 13,150 square feet of restaurant and office uses, located on 0.17 acres at 121 East Tarpon Avenue in the T5b Tarpon Ave Main Street Transect of the Special Area Plan; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of November 21, 2022 and voted to recommend approval of the site plan with conditions; and,

WHEREAS, pursuant to Section 210.03(C)(4) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, approve with conditions, or, deny the application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

SECTION 1: FINDINGS

1. That the site plan, as conditioned, meets the applicable sections of the Comprehensive Zoning and Land Development Code.

2. That the site plan, as conditioned, is consistent with the Tarpon Springs Comprehensive Plan.

3. That the site plan, as conditioned, demonstrates that required facilities and services will be available at the prescribed level of service standards concurrent with the impact of the development and may, subject to Section 3 of this resolution, during the term of this site plan approval, receive a Certificate of Concurrency pursuant to Section 122.00 et seq.

SECTION 2: SITE PLAN APPROVAL

The site plan and architectural plan on a parcel located at 121 East Tarpon Avenue, on the north side of East Tarpon Avenue between North Safford Avenue and Hibiscus Street, described as,

"The East ½ of Lot 7 and the West ½ of Lot 8, Owners Division according to the Plat Thereof recorded in Plat Book 19 Page 77, of the public records of Pinellas County, Florida, And, The West 2.2 Feet of the East ½ of Lot 8, Owners Division according to the Plat Thereof recorded in Plat Book 19 Page 77, of the public records of Pinellas County, Florida,"

were prepared and sealed by Patrick M. Gessleman on October 6, 2022 and by Angela Hendershot on October 10, 2022, and are attached as Exhibit A, is hereby approved.

SECTION 3: CONDITIONS

1. The architectural design submitted with the building permit shall be revised to place the trash enclosure behind the staircase supports and to conform to the sizing and architectural design approved by the Heritage Preservation Board pursuant to the Certificate of Approval for Application #21-139.

2. The stormwater management solution is approved. The building permit plan submittal shall include all additional plan detail specified by the City.

3. The developer is strongly encouraged to schedule their choice of artist and public art proposal for review by the City's Public Art Committee as soon as possible in order to avoid delaying the issuance of a Certificate of Occupancy for the project.

4. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.

5. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.

6. The site plan shall expire at one year from the effective date unless an application has been filed for a building permit with construction plans signed and sealed by a registered engineer licensed in the State of Florida.

7. CoHatch shall provide for parking associated with building an additional 6,750 square feet. This additional parking shall be required until such time that a City-sponsored parking solution is implemented, or a formal parking study indicates that the additional parking is not needed.

PASSED and ADOPTED this 24th day of January, 2023.

COSTA S. VATIKIOTIS, MAYOR

CRAIG K. LUNT, VICE MAYOR

JACOB KARR, COMMISSIONER

MIKE EISNER, COMMISSIONER

PANAGIOTIS KOULIAS, COMMISSIONER

MOTION BY: COMMISSIONER EISNER
SECOND BY: VICE MAYOR LUNT

VOTE ON MOTION

COMMISSIONER KOULIAS	Yes
COMMISSIONER EISNER	Yes
COMMISSIONER KARR	Yes
VICE MAYOR LUNT	Yes
MAYOR VATIKIOTIS	Yes

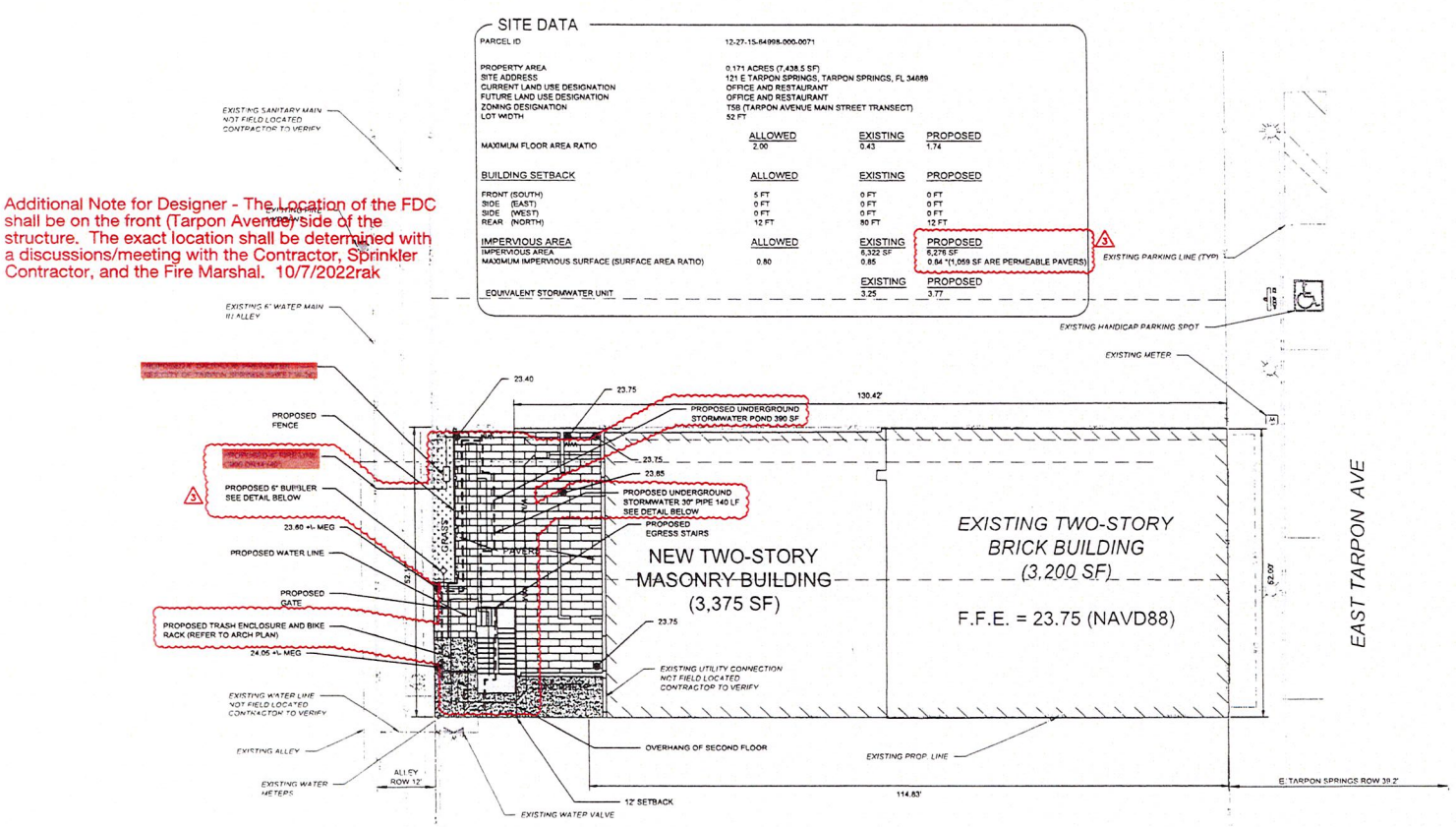
ATTEST:

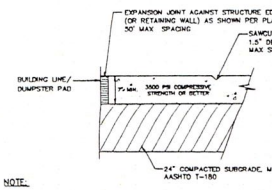
IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM:

ANDREW SALZMAN
ATTORNEY

Additional Note for Designer - The Location of the FDC shall be on the front (Tarpon Avenue) side of the structure. The exact location shall be determined with a discussions/meeting with the Contractor, Sprinkler Contractor, and the Fire Marshal. 10/7/2022rak

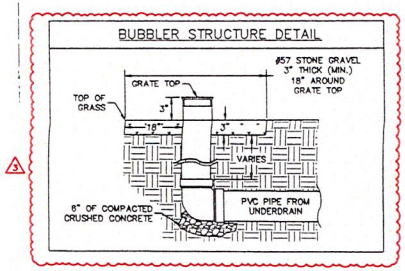


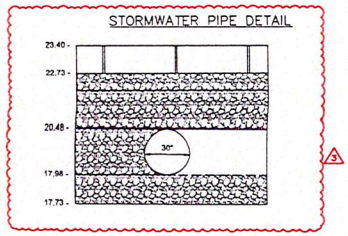


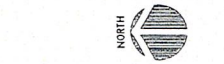
NOTE:

1. EXPANSION JOINT MATERIAL SHALL CONSIST OF CONTINUOUS 1/2" x 6" BITUMINOUS STRIP.
2. CONTRACTION JOINTS SHALL BE EQUALLY SPACED IN EACH DIRECTION NOT EXCEEDING 10 FEET SPACING IN EITHER DIRECTION. SAW CUT CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 522-3.2 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

CONCRETE PAVEMENT DETAIL







LEGEND

- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING PROPERTY LINE
- EXISTING FENCE
- EXISTING WATER VALVE
- EXISTING TREE
- EXISTING TELECOMMUNICATIONS MANHOLE
- EXISTING WATER METER
- EXISTING POWERPOLE
- EXISTING CLEAN OUT
- EXISTING LIGHT POLE
- EXISTING HANDICAP SIGN
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING PROPERTY LINE
- EXISTING FENCE
- EXISTING CURB AND GUTTER
- PROPOSED GRASS
- PROPOSED PAVERS
- PROPOSED UTILITY
- PROPOSED FENCE
- PROPOSED CONCRETE

GRADING NOTE:
CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING INTO THE ALLEY.CONTRACTOR TO ENSURE ADA COMPLIANCE THROUGH OUT.

UTILITY NOTE:
CONTRACTOR TO TIE IN EXISTING WATER LINES TO WATER METER 123 INTO WATER METER 121. WATER METER 123 TO BE ABANDONED.

SEWER NOTE:
CONTRACTOR TO FIELD LOCATE AND CONFIRM EXISTING SANITARY CONNECTION.

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OSBORN ENGINEERING
Patrick M. Gessleman
84962

Project Information
Tarpon Springs Tenant Fitout

COHatch Tarpon Springs

121 E Tarpon Ave
Tarpon Springs, FL 34689

Project Number J20211175.000
Distribution

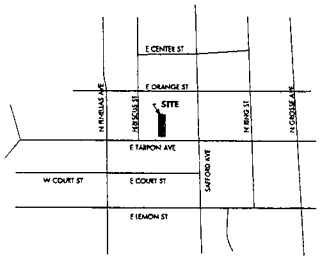
No.	Description	Date
01	Design Development	02.25.22
02	Permit Coordination	04.25.22
03	FINAL PERMIT	05.09.22

Revisions

No.	Description	Date
01	Addendum 3	07.11.22
02	Addendum 4	08.18.22
03	Addendum 5	10.03.22

Sheet Information
SITE PLAN

C300



PREPARED FOR **CRDV**
TARPON SPRINGS BY:

ROWE ARCHITECTS
100 MADISON STREET, SUITE 200
TAMPA, FLORIDA 33602

MASTER CONSULTING ENGINEERS
5523 WEST CYPRESS STREET, SUITE 200
TAMPA, FLORIDA 33607

OSBORN ENGINEERING
400 NORTH TAMPA STREET - SUITE 2230
TAMPA, FLORIDA 33602

PROPOSED FIRST FLOOR: (FITS WITHIN 80% MAXIMUM LOT COVERAGE)

FOOD AND BEVERAGE -	**2500 SF**
RECEPTION/OFFICES/MEETING ROOMS -	**3290 SF**
TOTAL FIRST FLOOR SF -	**5790 SF**
PROPOSED SECOND FLOOR:	
OFFICES/CO.WORKING/MEETING ROOMS -	**6650 SF**
TOTAL PROJECT:	**12440 SF**

ZONING INFORMATION : TSb
LOT COVERAGE - 80% MAX
FRONT SETBACK - 0'
REAR SETBACK - 12' MIN
HEIGHT - 2-3 STORIES MAX
SHOPFRONT/AWNING - MANDATORY
OFFICE/RETAIL - OPEN USE

FLOOD ZONE : X
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12103C0019G

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LS100	LIFE SAFETY INFORMATION		
LS101	LIFE SAFETY PLAN		
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C3.00	SITE PLAN	1	07/11/2022
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S201	FOUNDATION PLAN		
S202	SLAB ON GRADE PLAN		
S203	2ND FLOOR FRAMING PLAN		
S204	ROOF FRAMING PLAN		
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A111	FIRST FLOOR PLANS	1	06/01/2022
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FSE-7.3	HOOD 4		
FSE-7.4	HOOD 5		
FSE-7.5	HOOD 6		

COHATCH TARPON SPRINGS

121 East Tarpon Avenue, Tarpon Springs, Florida 34689

ADDENDA #04 2

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STATE OF FLORIDA
Angela Hendershot
AR94066
REGISTERED ARCHITECT

Angela Hendershot
AR94066 2022.08.17

To the best of my ability these drawings and the project manual are complete and comply with the Florida Building Code.

Project Information

CRDV Tarpon Springs

COhatch
Tarpon Springs

121 East Tarpon Avenue
Tarpon Springs, Florida
34689

Project Number 2110.00

Distribution

No.	Description	Date
01	DD SET	2022-01-21
02	PERMIT SET	2022-03-14
03	PERMIT COORDINATION	2022-04-25
04	FINAL PERMIT	2022-05-09

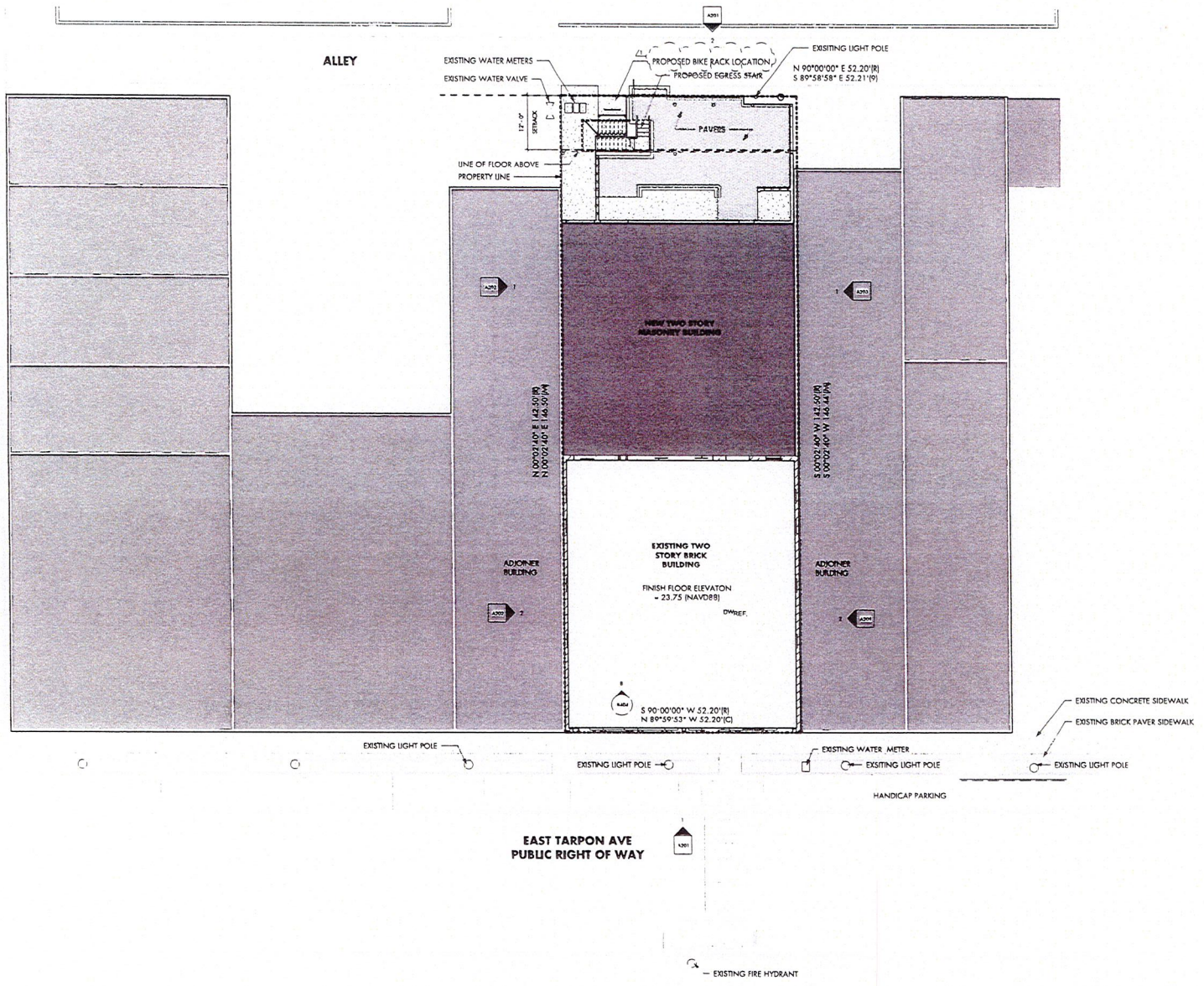
Revisions

No.	Description	Date
1	ADD 03	07/11/2022
2	ADD 04	07/29/2022

Sheet Information

COVER

G000



1 SITE PLAN
scale : 3/32" = 1'-0"

ROWE ARCHITECTS
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Angela Hendershot
AR94066 2022.08.17

Project Information

CRDV Tarpon Springs

COhatch
Tarpon Springs

121 East Tarpon Avenue
Tarpon Springs, Florida
34689

Project Number	2110.00

Distribution

No.	Description	Date
01	DD SET	2022-01-21
02	PERMIT SET	2022-03-14
03	PERMIT COORDINATION	2022-04-25
04	FINAL PERMIT	2022-05-09

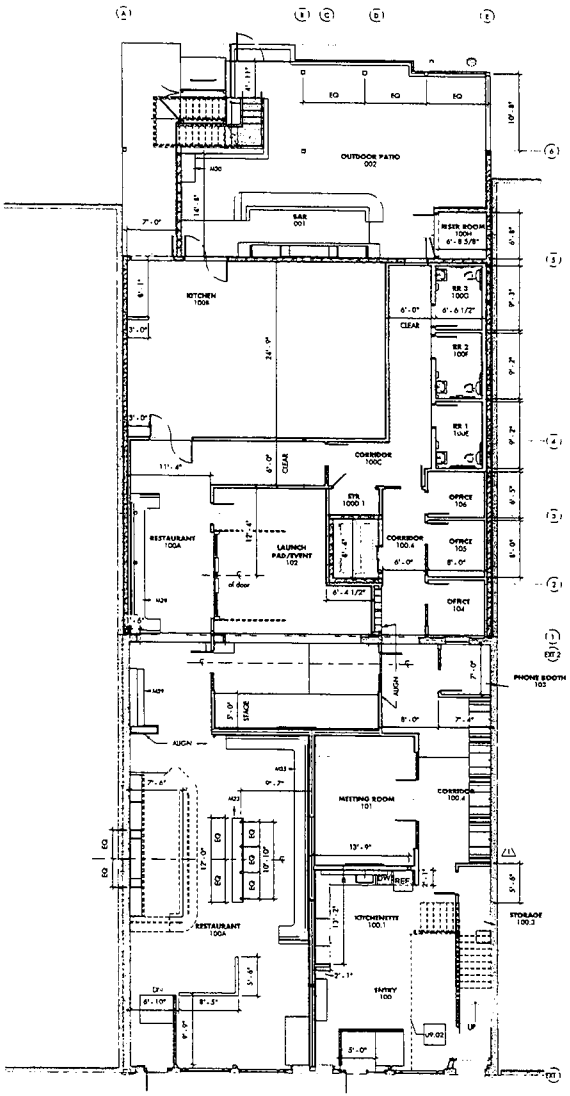
Revisions

No.	Description	Date
1	TRC COMMENTS	08/17/2022

Sheet Information

SITE PLAN

A101



2 LEVEL 1.0 - DIMENSION PLAN
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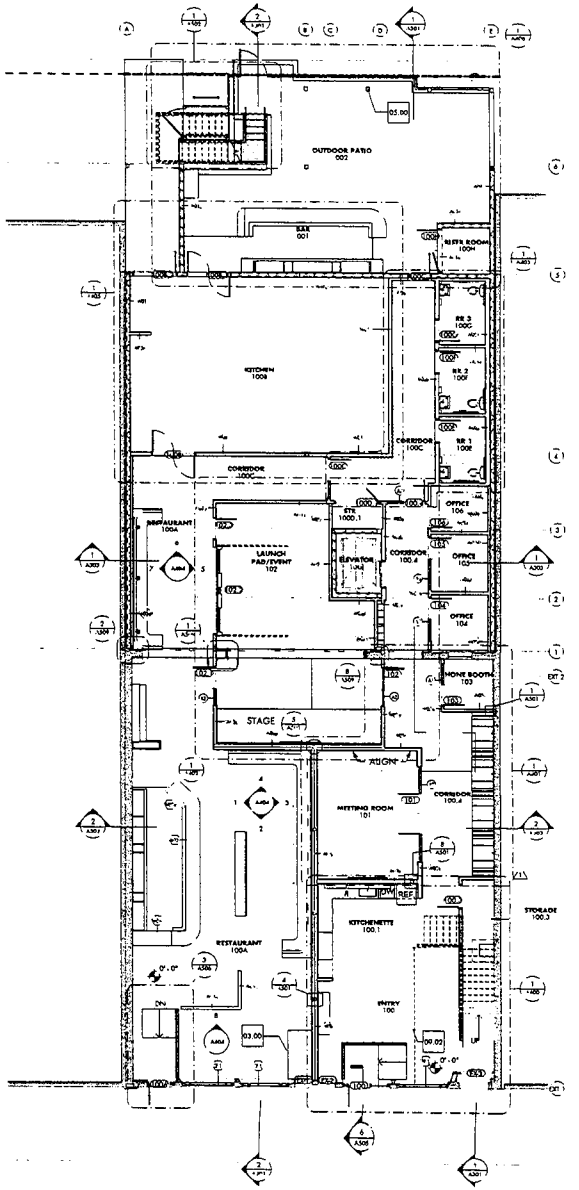

1 LEVEL 1.0 - FLOOR PLAN
scale : 1/8" = 1'-0"

KEYNOTES

03.00	EDGE OF EXISTING CONCRETE SLAB
05.00	SHADE STRUCTURE, SHADEFX RETRACTABLE CANOPY
09.02	LINE OF WALL ABOVE

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2022.08.17

Project Information

CRDV Tarpon Springs

COhatch
Tarpon Springs

121 East Tarpon Avenue
Tarpon Springs, Florida
34689

Project Number 2110.00

Distribution

No	Description	Date
01	DD SET	2022-01-21
02	PERMIT SET	2022-03-14
03	PERMIT COORDINATION	2022-04-25
04	FINAL PERMIT	2022-05-09

Revisions

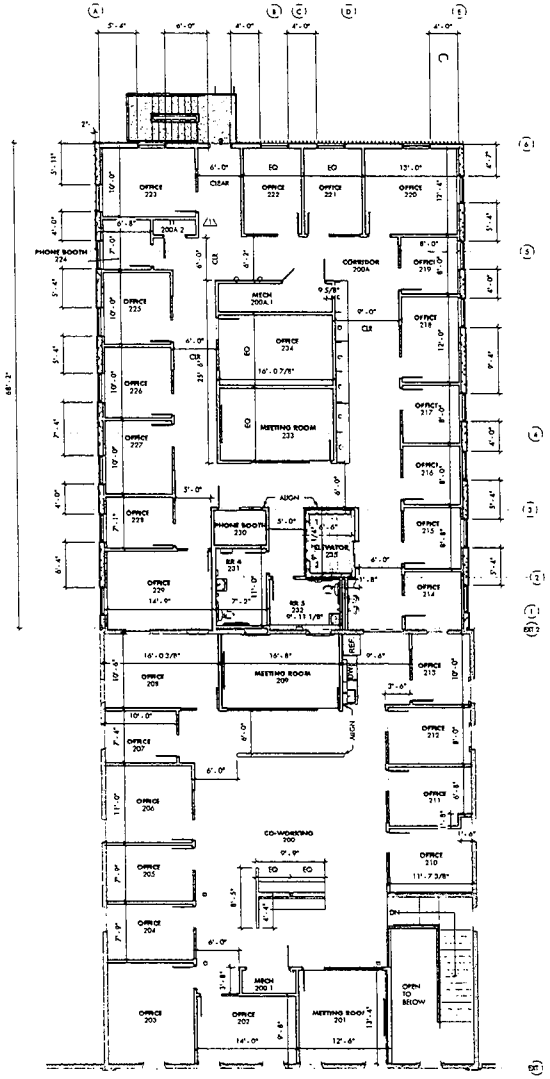
No	Description	Date
1	ADD.01	06/01/2022

Sheet Information

FIRST FLOOR PLANS

1" = 1'-0"

A111



2 LEVEL 2.0 - DIMENSION PLAN
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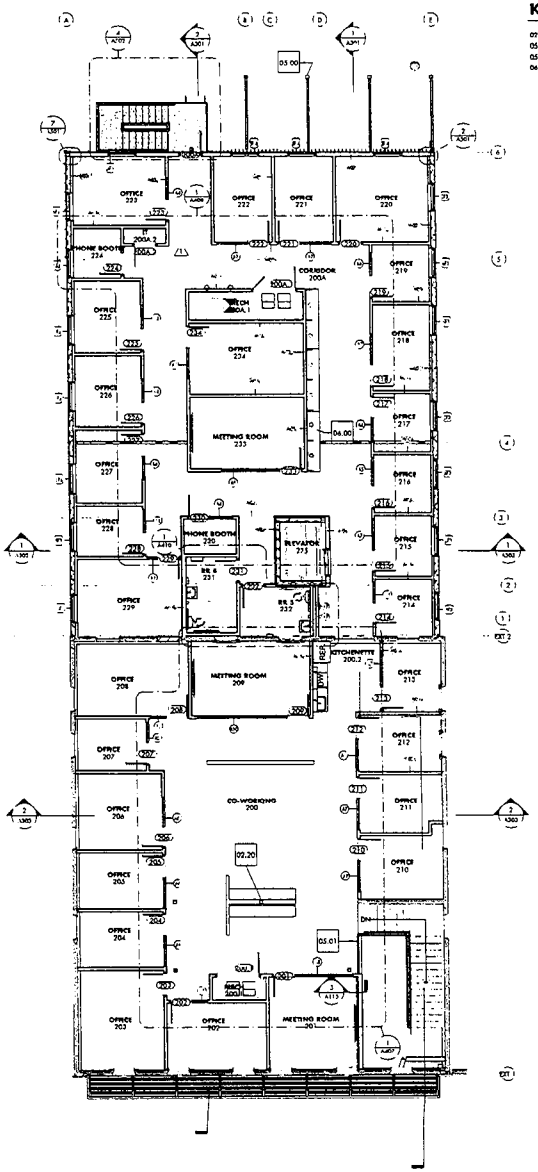

1 LEVEL 2.0 - FLOOR PLAN
scale : 1/8" = 1'-0"

KEYNOTES

05 20 EXISTING COLUMN, TYPICAL
05 00 SHADE STRUCTURE, SHADEFX RETRACTABLE CANOPY
05 01 GUARDRAIL, SEE DETAIL
06 00 ROPE FABRIC TOP

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Angela Hendershot
AR94686 2022.06.17

Project Information
CRDV Tarpon Springs

COhatch
Tarpon Springs

121 East Tarpon Avenue
Tarpon Springs, Florida
34689

Project Number	2110.00

Distribution

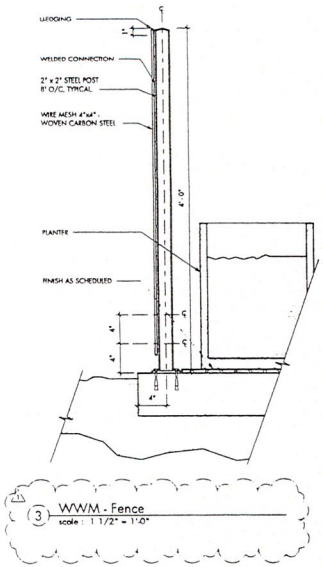
No.	Description	Date
01	DD SET	2022.01.21
02	PERMIT SET	2022.03.14
03	PERMIT COORDINATION	2022.04.25
04	FINAL PERMIT	2022.05.09

Revisions

No.	Description	Date
1	ADD 01	06/01/2022

Sheet Information
SECOND FLOOR PLANS

A121



3 WWM - Fence
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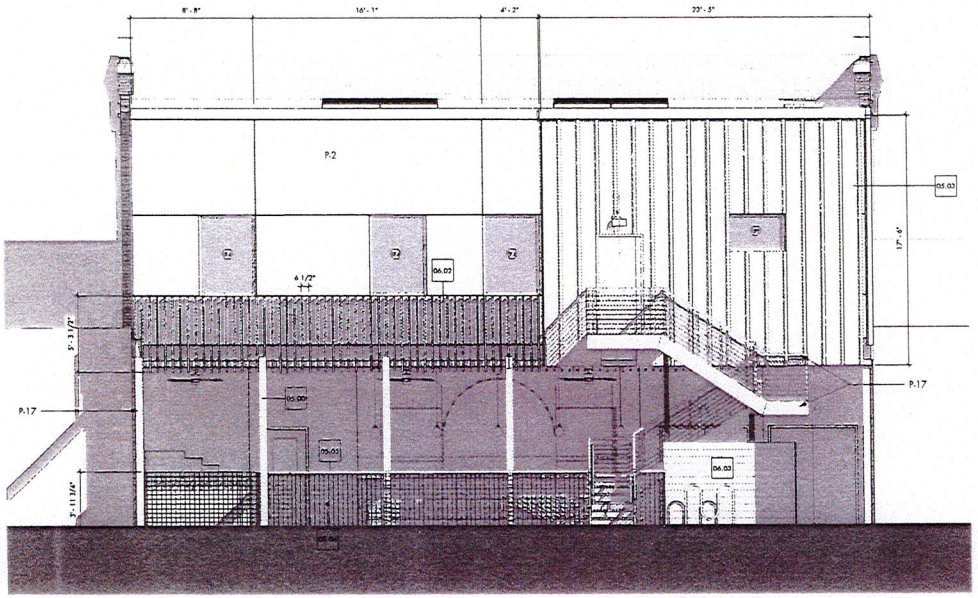

2 NORTH ELEVATION
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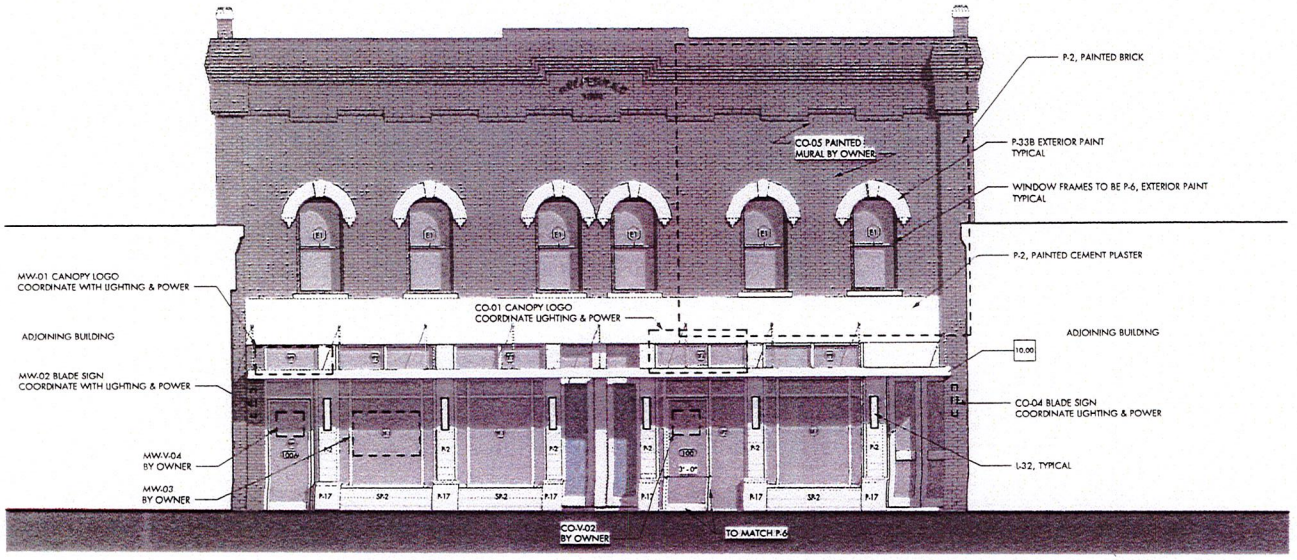

1 SOUTH ELEVATION
scale : 1/4" = 1'-0"

KEYNOTES

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05.04	MONOHOLS WIRE MESH - 4"x4" WOVEN CARBON STEEL PC-1
05.05	MONOHOLS LEDGING - 14 GAUGE TYPE 450 U EDGING, PC-1
06.02	GEOLAM - SOLEO 6008
06.03	GEOLAM - SOLEO 6030
10.00	MAMES SUPERSHADE ALUMINUM CANOPY

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Phone 813.221.8771
AR0013510

Angela Hendershot
AR94066 2022.08.17

Project Information
CRDV Tarpon Springs

COhatch
Tarpon Springs

121 East Tarpon Avenue
Tarpon Springs, Florida
34689

Project Number 2110.00

Distribution

No.	Description	Date
01	DD SET	2022-01-21
02	PERMIT SET	2022-03-14
03	PERMIT COORDINATION	2022-04-25
04	FINAL PERMIT	2022-05-09

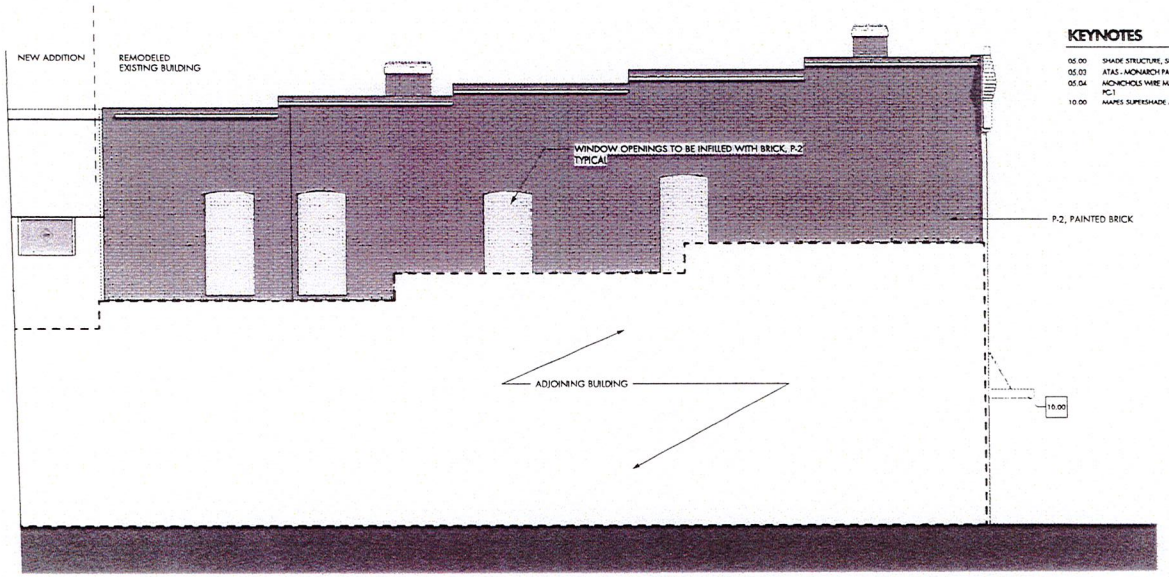
Revisions

No.	Description	Date
1	TRC COMMENTS	08/17/2022

Sheet Information
EXTERIOR ELEVATIONS

1/4" = 1'-0"

A201



2 WEST ELEVATION - EXISTING BUILDING
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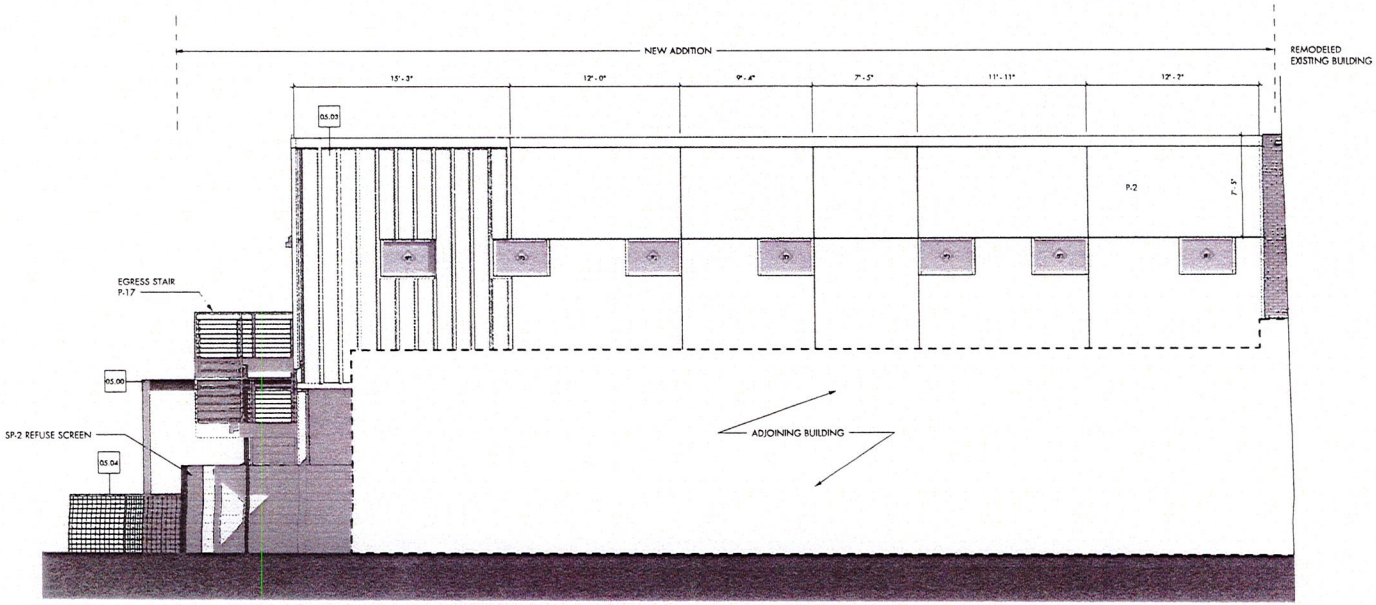

1 WEST ELEVATION - ADDITION
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KEYNOTES

05.00	SHADE STRUCTURE, SHADEFX RETRACTABLE CANOPY
05.03	ATAS - MONARCH PANEL, COLOR TO MATCH P-17
05.04	MCNICHOLS WIRE MESH - 4"x4" WOVEN CARBON STEEL PC-1
10.00	MAPES SUPERSHADE ALUMINUM CANOPY

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AR94066 2022.08.17

Project Information
CRDV Tarpon Springs

COhatch
Tarpon Springs

121 East Tarpon Avenue
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34689

Project Number 2110.00

Distribution

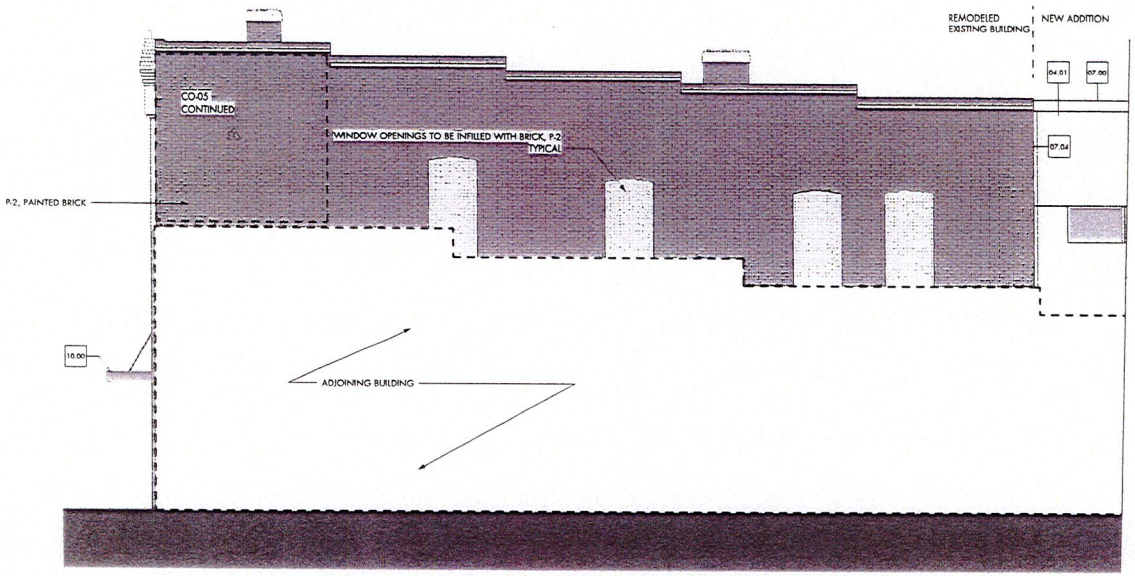
No.	Description	Date
01	DD SET	2022-01-21
02	PERMIT SET	2022-03-14
03	PERMIT COORDINATION	2022-04-25
04	FINAL PERMIT	2022-05-09

Revisions

No.	Description	Date

Sheet Information
EXTERIOR ELEVATIONS

A202



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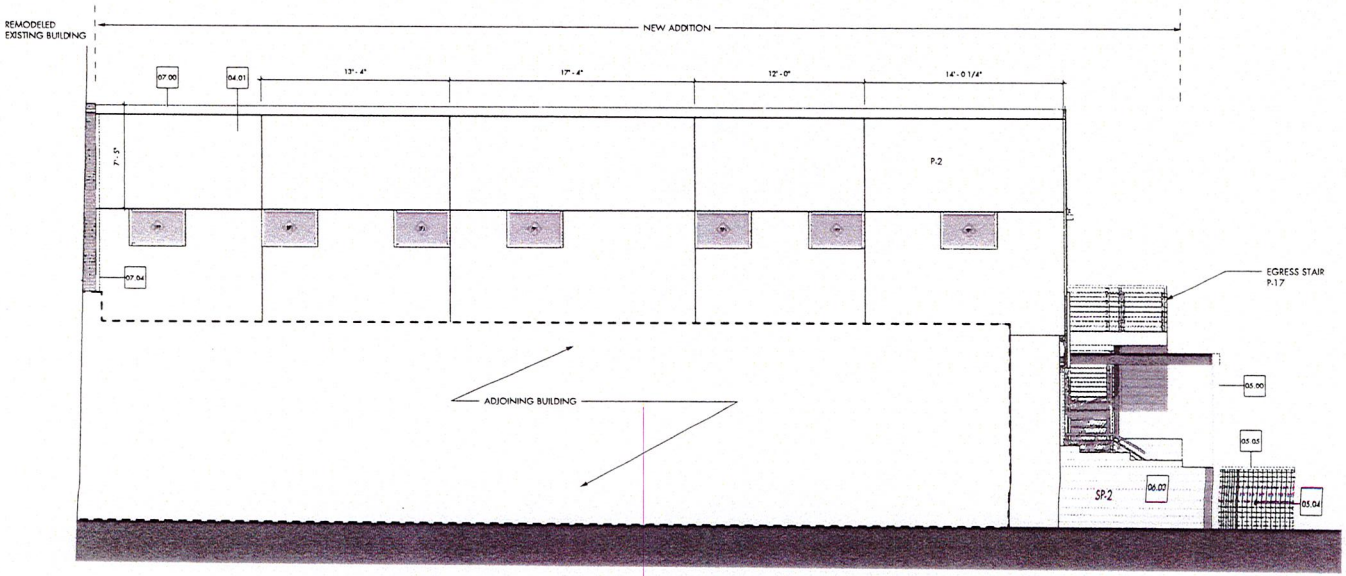

1 EAST ELEVATION - ADDITION
scale : 1/4" = 1'-0"

KEYNOTES

04.01	CONCRETE MASONRY UNIT
05.00	SHADE STRUCTURE, SHADEFX RETRACTABLE CANOPY
05.04	MONOHOLS WIRE MESH - 4"x4" WOVEN CARBON STEEL, PC.1
05.05	MONOHOLS LEDGING - 14 GAUGE TYPE 450 U EDGING, PC.1
06.02	OPTIONAL - SOLEO 6030
07.00	METAL COPING
07.04	EXPANSION JOINT COVER
10.00	MAPES SUPERSHADE ALUMINUM CANOPY

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AR94066 2022.08.17

Project Information
CRDV Tarpon Springs

COhatch
Tarpon Springs

121 East Tarpon Avenue
Tarpon Springs, Florida
34689

Project Number 2110.00
Distribution

No.	Description	Date
01	DD SET	2022.01.21
02	PERMIT SET	2022.03.14
03	PERMIT COORDINATION	2022.04.25
04	FINAL PERMIT	2022.05.09

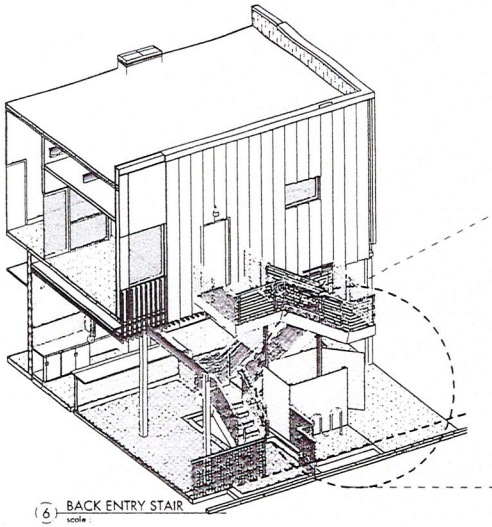
Revisions

No.	Description	Date
1	ADD.03	07/11/2022

Sheet Information
EXTERIOR ELEVATIONS

1" = 1'-0"

A203



6 BACK ENTRY STAIR
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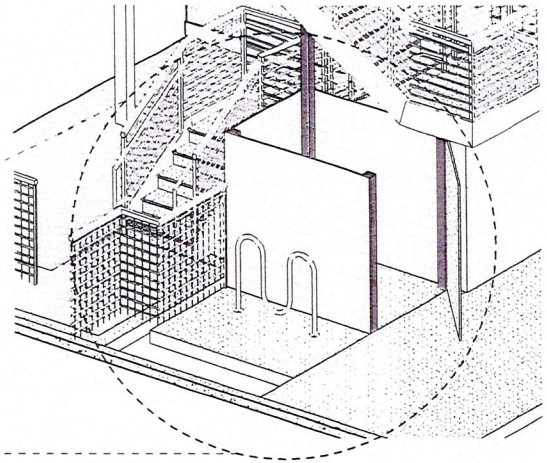

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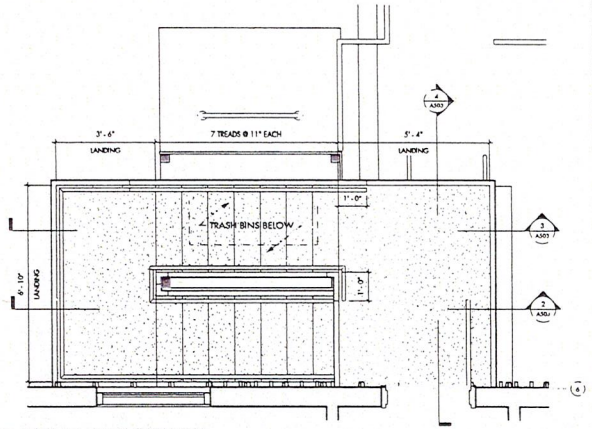

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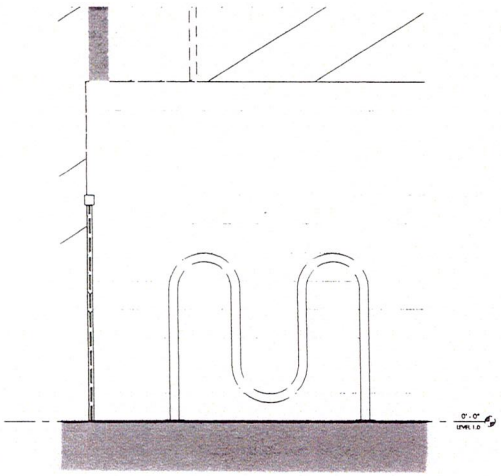

3 SECTION @ BIKE RACK
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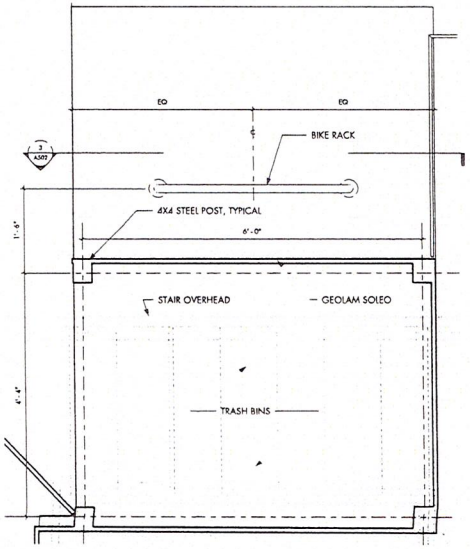

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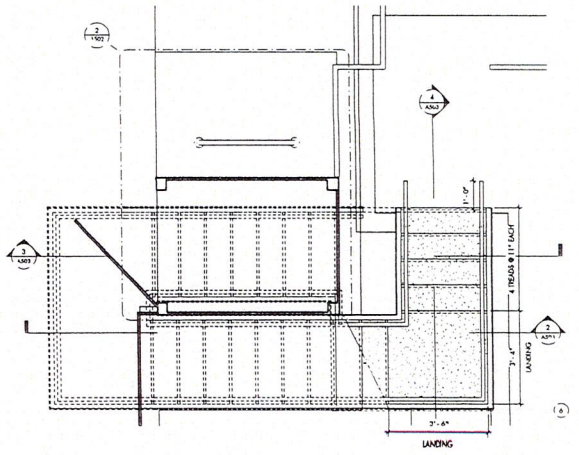

1 LEVEL 1.0 - BACK ENTRY STAIR
scale : 1/2" = 1'-0"

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2022.08.17

Project Information

CRDV Tarpon Springs

COhatch
Tarpon Springs

121 East Tarpon Avenue
Tarpon Springs, Florida
34689

Project Number	2110.00

Distribution

No.	Description	Date
01	DD SET	2022-01-21
02	PERMIT SET	2022-03-14
03	PERMIT COORDINATION	2022-04-25
04	FINAL PERMIT	2022-05-09

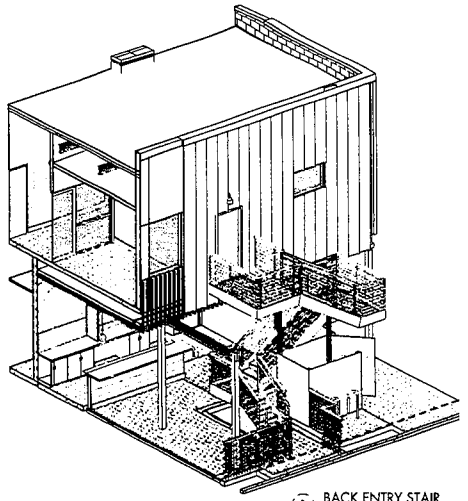
Revisions

No.	Description	Date

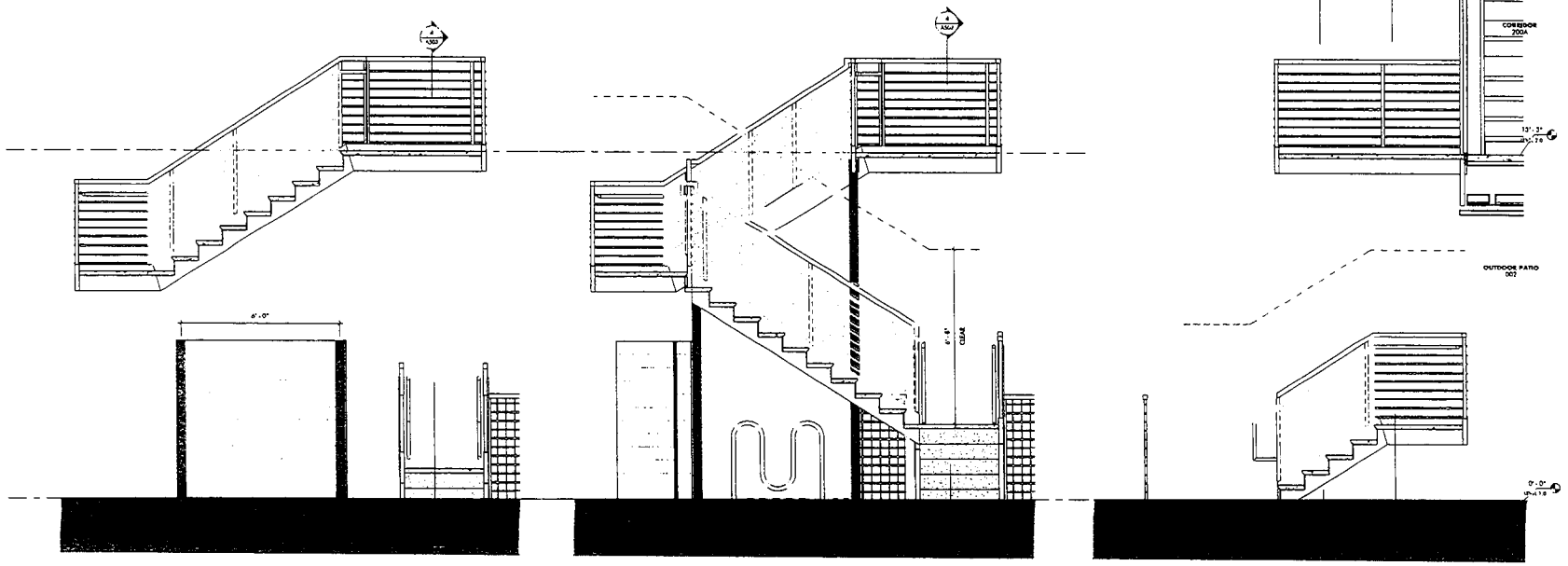
Sheet Information

STAIR DETAILS

A502



1 BACK ENTRY STAIR
scale :



3 SECTION @ BACK ENTRY STAIR
scale : 1/2" = 1'-0"

2 SECTION @ BACK ENTRY STAIR
scale : 1/2" = 1'-0"

4 SECTION @ BACK ENTRY STAIR
scale : 1/2" = 1'-0"

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Angela Hendershot
APPLIED 2022.08.17

Project Information

CRDV Tarpon Springs

COhatch
Tarpon Springs

121 East Tarpon Avenue
Tarpon Springs, Florida
34689

Project Number	2110.00
Distribution	

No.	Description	Date
01	DD SET	2022-01-21
02	PERMIT SET	2022-03-14
03	PERMIT COORDINATION	2022-04-25
04	FINAL PERMIT	2022-05-09

Revisions

No.	Description	Date

Sheet Information

STAIR DETAILS

A503

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[JUNE 15, 2026 / JULY 14, 2026]

STAFF REPORT
June 8, 2026

Application No. / Project Title:	#24-34 (Mango St Townhomes)
Staff:	Patricia L. McNeese, AICP, Planning Supervisor
Applicant / Owner:	H.P. Capital Group 6, LLC – Angelo Cappelli
Agent:	Matt Sylverain, P.E., Gulf Coast Consulting, Inc.
Property Size:	4.52 acres
Current Zoning:	Residential Multifamily (RM)
Current Land Use:	Residential Urban (RU)
Location / Parcel ID:	South side of Mango Street, 96 feet east of Disston Avenue / 18-27-16-47520-004-0010, 18-27-16-47520-004-0060 18-27-16-47520-004-0070, 18-27-16-47520-003-0110 18-27-16-47520-003-0170, 18-27-16-47520-003-0180 18-27-16-47520-003-0190, 18-27-16-47520-003-0200 18-27-16-47520-005-0010, 18-27-16-47520-005-0200
Resolution Number:	#2026-23

BACKGROUND SUMMARY:
The applicant is requesting site plan approval to construct 32 single family attached dwelling units (townhomes) on property located on the south side of Mango Street, 96 feet east of Disston Avenue.

PRELIMINARY STAFF RECOMMENDATION:
Staff finds the application for site plan approval consistent with the applicable review criteria and recommends ***APPROVAL*** of Resolution 2026-23, subject to the following waiver and conditions:

Waiver:
1. Pursuant to Section 165.00 of the Comprehensive Zoning and Land Development Code, the requirement for a sidewalk to be located along the entire perimeter of the proposed street is hereby waived in favor of the design alternative shown on the Approved Site Plan.

Conditions:
1. The project shall be master metered.
2. The project shall meet all requirements for minimum tree planting and for mitigation of protected tree removal.
3. This project is subject to the provision of public art.
4. Block C, Lot 16 shall not be denied access to the proposed private subdivision street.

5. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
6. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals including, but not limited to, Southwest Florida Water Management District for stormwater handling.
7. The site plan shall expire at six months from the effective date unless a building permit has been obtained with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
8. A Final Plat with all required materials shall be submitted for this project. The face of the plat shall specify that the community is privately maintained including all infrastructure and that the front 17.5 feet of the property is reserved for future right-of-way.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant, within unimproved portion of the Lake Butler Heights Subdivision plat
Site Features:	Vacant, wooded
Vehicle Access:	The property is accessed from Mango Street

SURROUNDING ZONING & USE:

	Zoning:	**Use:**
North:	Residential Multifamily (RM) R-60 One and Two Family Residential	Single family residential
South:	Mobile Home Park (MHP)	Mobile home park
East:	Residential Multifamily (RM)	Multifamily residential; church
West:	Residential Multifamily (RM) Agricultural (A)	Single family residential; City of Tarpon Springs Yard Waste Facility

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The property is in the Residential Urban (RU) Future Land Use Map (FLUM) category and in the Multifamily (MF) zoning district. It includes 32 market-rate townhomes with private roadway, utility and stormwater improvements and an open space park on site.
2. The Site Plan will be processed in conjunction with a partial vacation of the Lake Butler Heights Subdivision, platted in 1911. The applicant will reserve property along Mango Street for future widening. Resolution 2026-23, if adopted, would be effective upon adoption of Ordinance 2026-11 vacating a portion of the Lake Butler Heights Subdivision plat, including 37,035 square feet of unimproved rights-of-way.
3. This is proposed as a private subdivision with no dedicated public facilities. It will not be gated.
4. The site plan is predicated upon approval of vacation of rights-of-way of portions of Stachelberg Avenue, Burke Street and an unnamed alley. Block C, Lot 16, owned by the Tarpon Springs Housing Authority would have access to their lot via the dedicated alley to the east. Staff is also

recommending as a condition of site plan approval, that the applicant allow access to this lot from the subdivision street.

5. The applicant is providing a 0.5-acre open space area with tree preservation located adjacent to the four existing single family residences to the east. There is also an unimproved (wooded) alley that will not be vacated that further buffers these residences. There is approximately 55 feet of separation from the project's street and parking to the rear lot lines of the four single family homes. Also, the open space area will be approximately 6 feet higher in grade than the project roadway and parking. This will significantly prevent noise and lights from impacting the single family residential development to the west.
6. There are no wetlands on the property and no other environmental concerns. As noted on the plans, all Brazilian pepper trees will be eradicated from the site as required by the Land Development Code (LDC).
7. There are approximately 900 regulated trees on site. Approximately 40 trees will be retained in the open space. The remainder will be removed and mitigated pursuant to the tree preservation ordinance requirements of the LDC. The applicant will also be required to plant trees on each of the townhome lots and around the stormwater pond.
8. The project will be subject to the requirement to provide public art pursuant to Section 296.00 of the Land Development Code.

Residential Multifamily (RM) Zoning District

Standards			Proposed Project
Density and Impervious Surface Ratio Standards (Residential Urban FLUM category)			
	7.5 dwelling units/acre	✓	6.9 dwelling units per acre
	Max. Impervious Surface Ratio = 0.65	✓	0.42
Dimensional Standards [LDC Section 25.05(D) and 25.04(D)]*			
	Min. Lot Area = 2,000 square feet	✓	2000+ square feet
	Min. Lot Width = 20 feet	✓	20+ feet
	Min. Lot Depth = 100 feet		100+ feet
	Max. Front Yard = 15 feet	✓	20 feet
	Min. Side Yard = 7.5 feet	✓	7.5 feet
	Min. Rear Yard = 15 feet	✓	15 feet
	Max Height = 35 feet	✓	30 feet
Parking Requirements [LDC Section 127.00]			
	64 spaces required	✓	64+ spaces
Tree Mitigation [LDC Section 133.00]			
	Tree replacement requirement	✓	2 trees per lot and 20% of stormwater pond perimeter
Flood Zone Requirements [LDC Section 149.01(B)]			
	Southwest corner of property is in the Coastal High Hazard Area and in Flood Zone X (southwest corner). Structural finished floors must be elevated a minimum of 3 feet above the flood elevation.	✓	Per Pinellas County, the flood elevation for this area is 14.33. The proposed finished floor elevation is 21.20, or 6.87 feet above the flood elevation.

**Note: This project was reviewed under standards in place prior to adoption of Ordinance 2026-09.*

SITE PLAN REVIEW PROCEDURES & STANDARDS:
The process for site plan review is set forth in Section 210.03 of the Land Development Code (LDC) and calls for the Planning and Zoning Board to review the site plan for compliance with (1) the Comprehensive Plan, (2) the Comprehensive Zoning and Land Development Code, (3) the City's Concurrency Management System, and (4) the City's Building Codes to provide a written recommendation to the Board of Commissioners as enumerated in Section 210.03(C)(4) of the LDC. The Technical Review Committee (TRC) has reviewed and determined the application for site plan approval to be complete and in compliance with the standards for site plan review listed in LDC Section 210.04:

1. **The application is found to be compliant with the City's Land Development Code.**

   Staff Analysis: The property is located within the Residential Multifamily (RM) zoning district. The project complies with the standards of that district and with the remainder of the Land Development Code (LDC) with the exception of Section 132.00 of the LDC (see Waiver of Sidewalk Requirement below).

   THe applicant is reserving 17.5 feet along the front of the property for future widening of Mango Street. The applicant will also be preserving approximately 40 trees on site in the proposed open space area. Remaining tree removal will be mitigated through landscaping and payment to the City's Tree Fund.

   The site plan is predicated upon approval of vacation of rights-of-way of portions of Stachelberg Avenue, Burke Street and an unnamed alley. Block C, Lot 16, owned by the Tarpon Springs Housing Authority would have access to their lot via the dedicated alley to the east. Staff is also recommending as a condition of site plan approval, that the applicant allow access to this lot from the subdivision street.

   Waiver of Sidewalk Requirement: LDC Section 132.00 requires that a sidewalk be constructed "for the length of the site frontage along all abutting improved streets." The applicant has proposed sidewalks fronting all townhome units, open space and guest parking, with connection to a sidewalk to be installed along Mango Street. The applicant has opted to suspend the perimeter sidewalk along the roadway along the south side of the street between Buildings 2 and 3 (approximately 147 feet) in the area bordering the adjacent Eagle Ridge Apartments development. A strict application of LDC Section 132.00 would require a perimeter sidewalk along the entire street. Instead, the applicant is proposing a crosswalk to be installed connecting the south and north sidewalks at Building 2. This will reduce unnecessary additional impervious surface while providing adequate pedestrian circulation in this relatively small subdivision. It is felt that this alternative design fits the scale of the proposed development per LDC Section 165.00(B)(4) and, that it provides "an alternative which will achieve the purposes of the requirement through clearly superior design, efficiency, or performance" (LDC 165.00(C)). Staff recommends approval of the subdivision design waiver.

2. The application is found to be compliant with the City's Comprehensive Plan.

Staff Analysis: The property is located in the Residential Urban (RU) Future Land Use Map (FLUM) category. The Comprehensive Plan Future Land Use Categories & Rules Table states the purpose of the RU category as follows: "To depict areas that are now developed, or appropriate to be developed, in a moderate density residential manner; and to recognize such areas as primarily well-suited for a mix of single-family residential and context-sensitive infill development of two, three, and four-family dwellings." The FLUM designation of RU recognizes the established residential mix of housing in this area that includes single family, multi-family and mobile home units. The proposed project provides a townhome housing product that is new to this neighborhood and will lend to the continued stability of this area and the furthering of the RU intent.

3. The project is found to be compliant with the City's concurrency management system.

Staff Analysis: The project proposes a moderate level of new impacts to facilities. The City has the capacity to meet these needs. The applicant will be installing all infrastructure and this will be a private subdivision with no dedicated public facilities. All physical facilities will be maintained by the Homeowners' Association. The City will be supplying solid waste pickup to individual homes in this community. The project meets the City's Concurrency Management standards (see table below) and proposed impacts are not expected to degrade the levels of services for any of the listed facilities.

Facility	Proposed Impacts
Potable Water (gallons per day)	8,000
Wastewater (gallons per day)	7,200
Solid Waste (tons per year)	105
Transportation (peak hour trips)	15.27

The Comprehensive Plan identifies a deficiency in mini-parks within the City. Although this facility is not subject to concurrency (Policy CIE 1.2.2), it *is* subject to the provision of adequate facilities. The City has adopted a Level of Service standard of 0.8 acres per 1,000 persons (or 35 square feet per person) for mini-parks. The applicant is providing an open space park of 22,033 square feet (0.5 acres) in size. At a rate of 2.20 persons per household, this development provides 310 square feet per person of mini-park/open space service. The applicant has provided a narrative describing the potential open space amenities to be made available and managed by the Homeowners' Association to serve the residents of this development.

4. The project is found to be compliant with all other applicable City Building Codes.

Staff Analysis: The project has been reviewed by the City's Technical Review Committee (TRC) which includes the Development Services Department, Floodplain Manager and Fire Marshal. The project is expected to be able to meet all applicable technical codes.

TECHNICAL REVIEW COMMITTEE:
The Technical Review Committee (TRC) reviewed this project five times with the final review occurring on June 4, 2026. The TRC deemed the project complete and ready for further processing. All comments of the TRC have been resolved or are addressed as recommended conditions of approval.

ATTACHMENTS:
1. Staff Presentation
2. Draft Resolution #2026-23
3. Survey
4. Project Site Aerial
5. Plan Set
6. Preliminary Plat
7. Fire Path Exhibit
8. Site Lighting Exhibit
9. Tree Survey
10. Tree Overlay Exhibit
11. Elevations and Floor Plans
12. Elevation View from Mango Street
13. Drainage Report
14. Geotechnical Report
15. Utilities Hydraulic Analysis
16. Hurricane Shelter Analysis
17. Wildlife Report
18. Level 1 Cultural Resources Assessment Survey
19. Recreational Amenities Narrative
20. Homeowners' Association Declarations (Draft)
21. Application for Certificate of Concurrency

MANGO STREET TOWNHOMES
SITE PLAN APPROVAL
#24-34

Planning & Zoning Board Meeting – June 15, 2026

Board of Commissioners Meeting – July 14, 2026

REQUEST

#24-34 – Site Plan Approval – Mango Street Townhomes

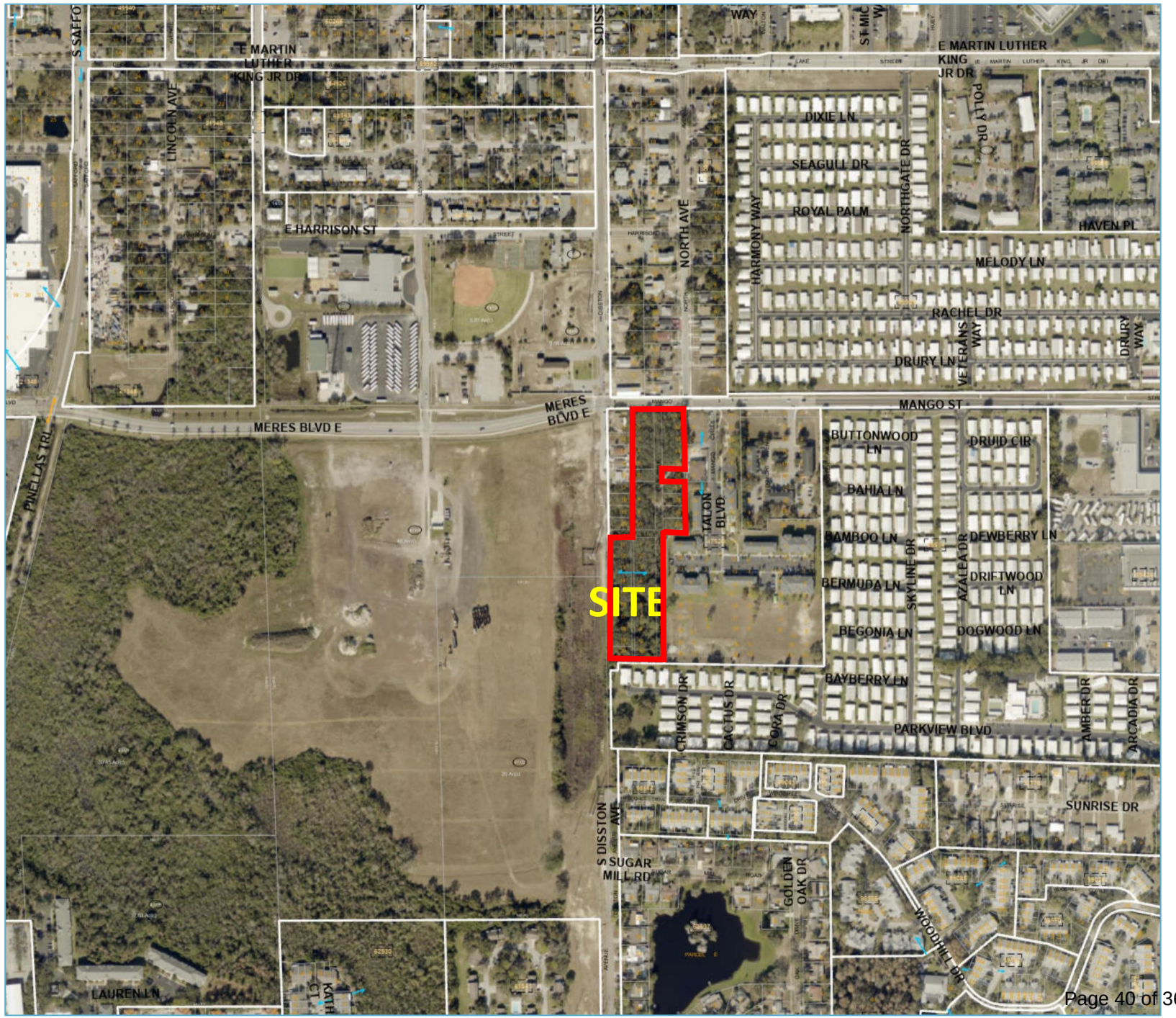
Located on the south side of Mango Street, 96 feet east of Disston Ave

Resolution #2026-23

- Property Size: 4.52 acres
- Current Land Use: Residential Urban
- Current Zoning: Residential Multifamily
- Proposed Development: 32-unit townhome community with infrastructure facilities and open space amenities.

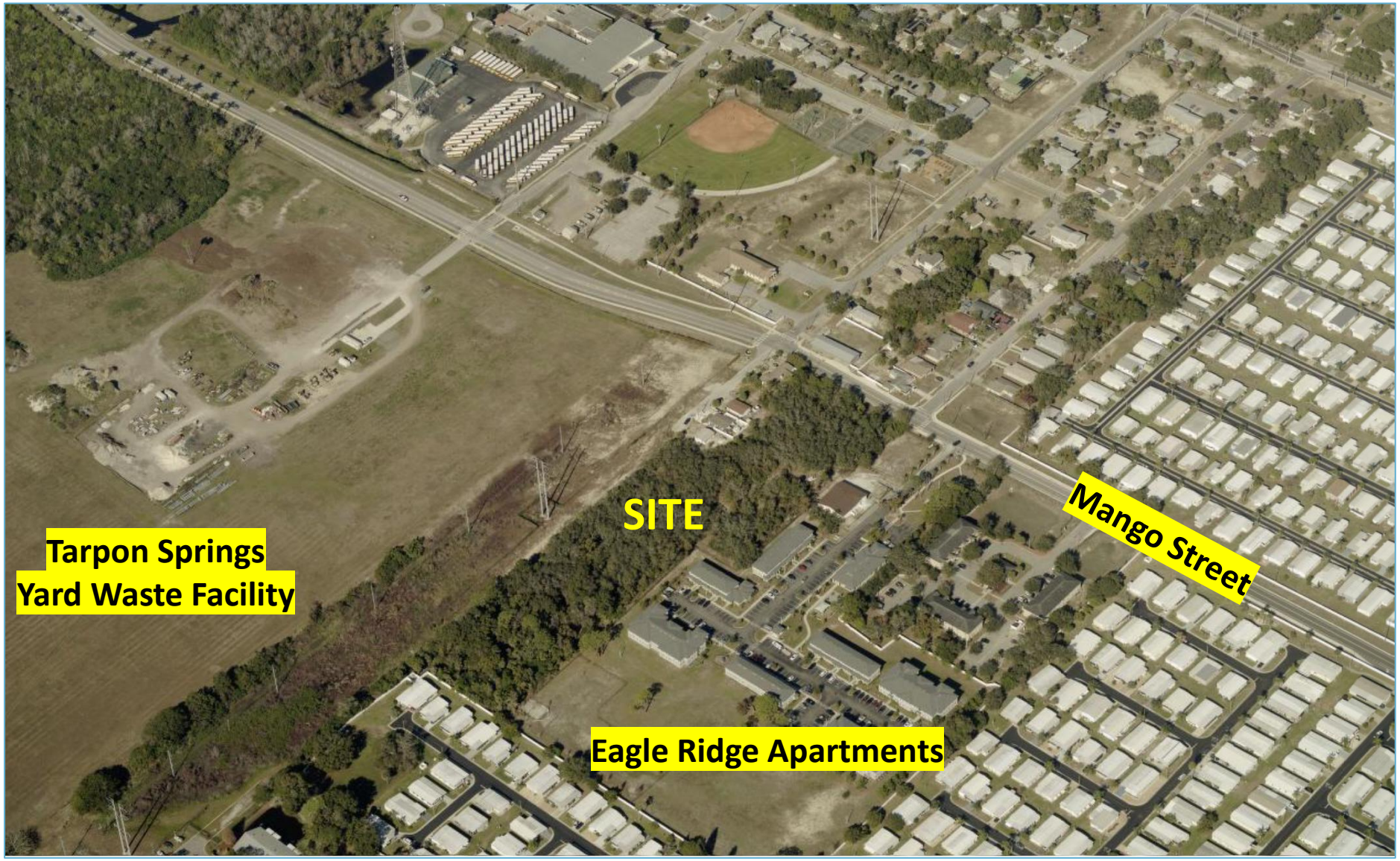
- **Applicant/Owner**: H.P. Capital Group 6, LLC
- **Agent**: Matt Sylverain, P.E., Gulf Coast Consulting, Inc.

LOCATION & CONTEXT



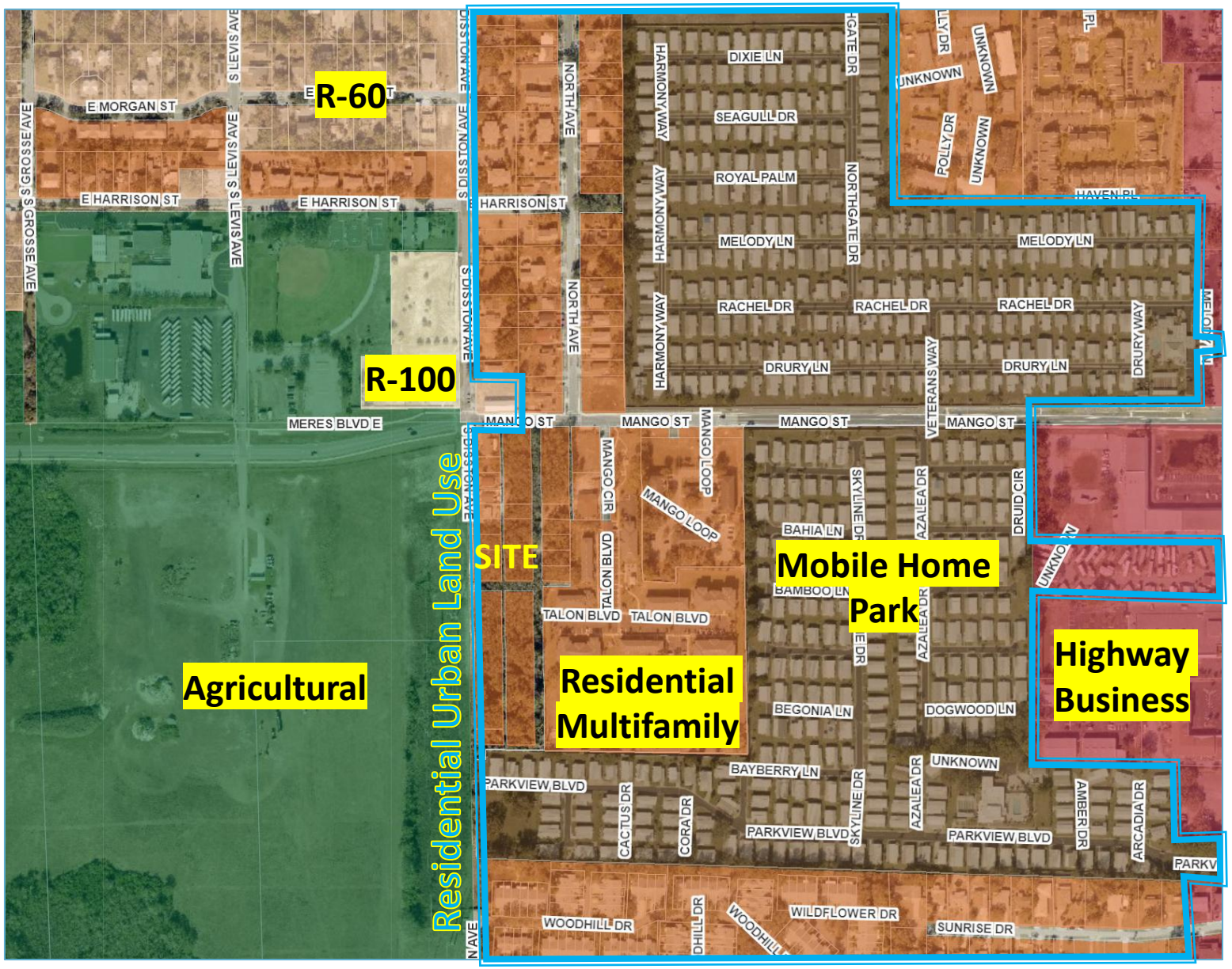
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ZONING AND RESIDENTIAL URBAN LAND USE

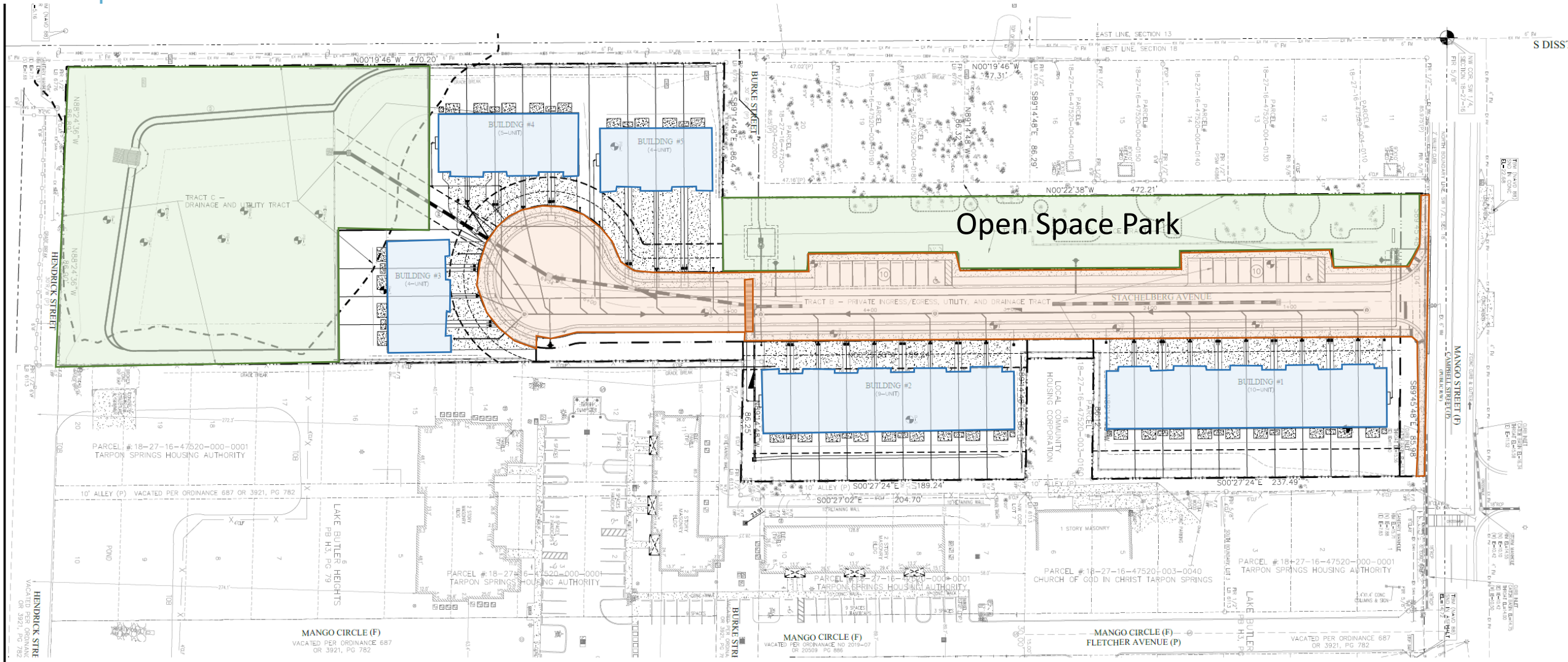


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

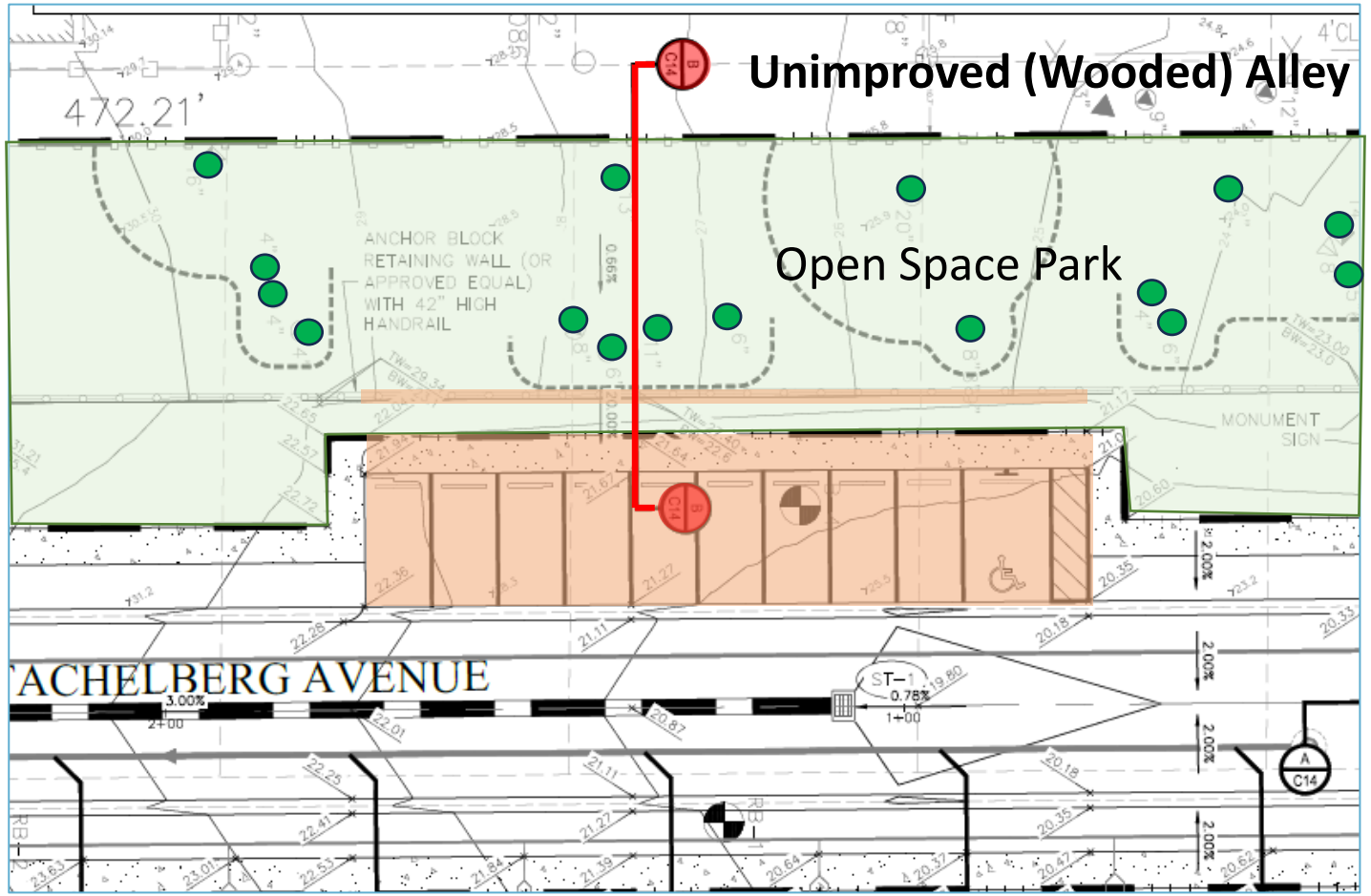
SURVEY

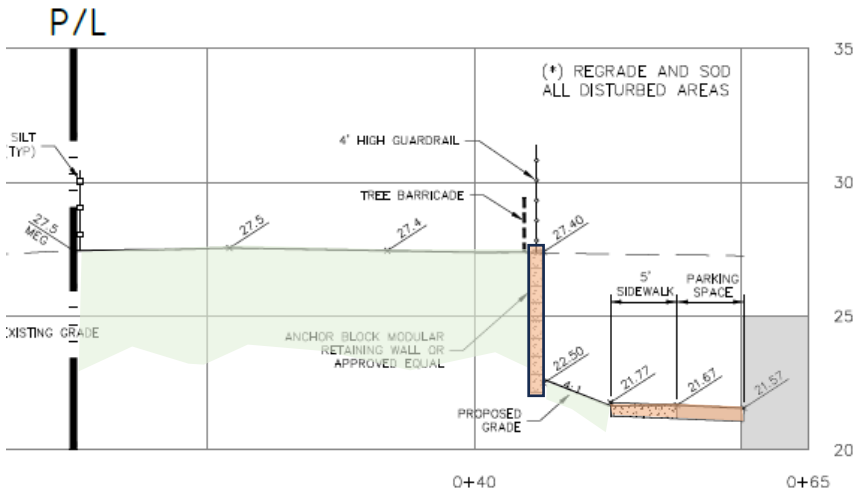
Right-of-Way to be Vacated
MANGO STREET (F)
HENDRICK STREET
BURKE STREET
LAKE BUTLER HEIGHTS
MANGO CIRCLE (F)
FLETCHER AVENUE (P)
STACHELBERG AVENUE
TARPON SPRINGS HOUSING AUTHORITY
CHURCH OF GOD IN CHRIST TARPON SPRINGS
LOCAL COMMUNITY HOUSING CORPORATION
POND

SITE PLAN


Open Space Park
BUILDING #1 (10-UNIT)
BUILDING #2 (9-UNIT)
BUILDING #3 (4-UNIT)
BUILDING #4 (5-UNIT)
BUILDING #5 (4-UNIT)
TRACT B – PRIVATE INGRESS/EGRESS, UTILITY, AND DRAINAGE TRACT
TRACT C – DRAINAGE AND UTILITY TRACT
STACHELBERG AVENUE
HENDRICK STREET
MANGO STREET (F)
BURKE STREET
MANGO CIRCLE (F)
VACATED PER ORDINANCE 687 OR 3921, PG 782
MANGO CIRCLE (F) FLETCHER AVENUE (P)
PARCEL #:18-27-16-47520-000-0001 TARPON SPRINGS HOUSING AUTHORITY
PARCEL #:18-27-16-47520-003-0040 CHURCH OF GOD IN CHRIST TARPON SPRINGS
LOCAL COMMUNITY HOUSING CORPORATION
LAKE BUTLER HEIGHTS PB H3, PG 79
10' ALLEY (P) VACATED PER ORDINANCE 687 OR 3921, PG 782
N00°19'46"W 470.20'
N00°22'38"W 472.21'
S89°14'48"E 86.47'
S89°45'48"E 85.98'
S00°27'24"E 237.49'
S00°27'02"E 204.70'

OPEN SPACE AND STREET ELEVATIONS

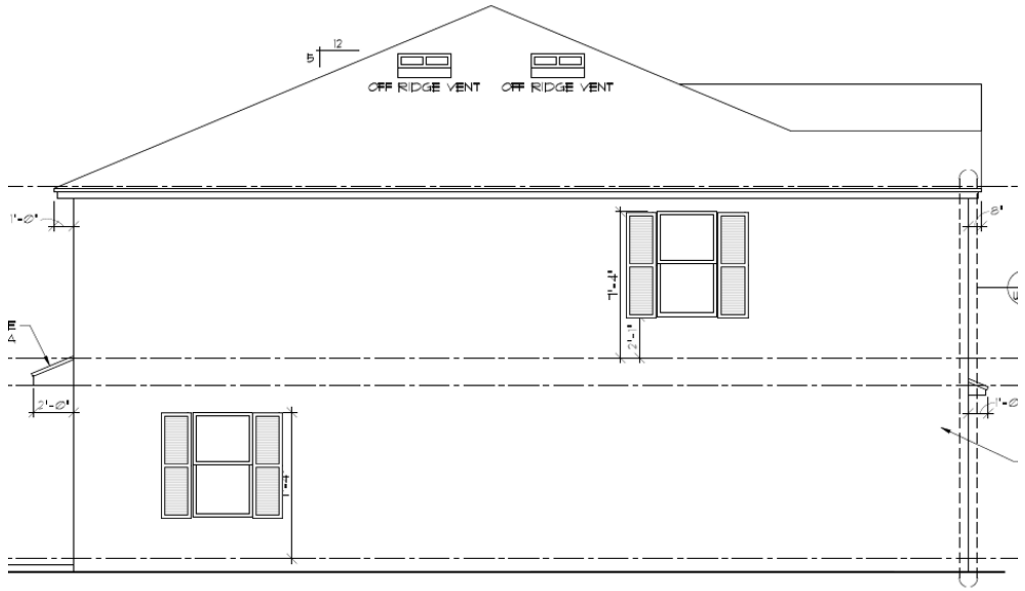




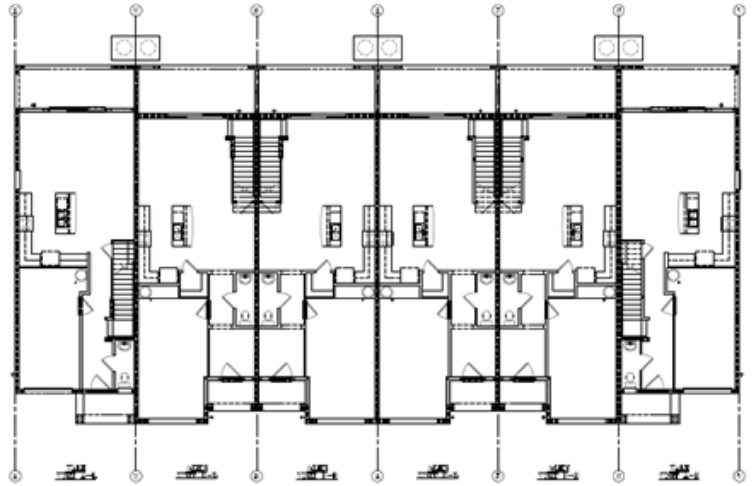
● = Trees Being Retained (typical)

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

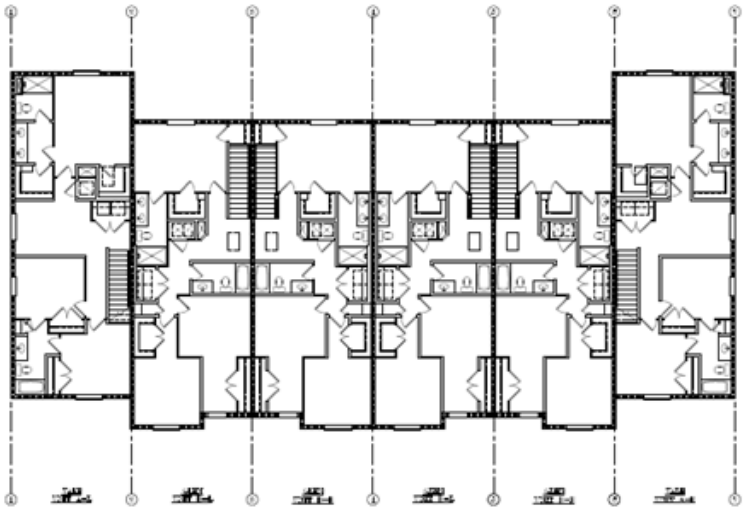
ELEVATIONS AND FLOOR PLANS



Mango Street Side Elevation, Building 1



FIRST FLOOR



SECOND FLOOR

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA – SITE PLAN

1) **Compliance with Land Development Code (LDC).** The Property is located within the Multifamily Residential zoning district. The project meets the standards of that district and all other Land Development Code requirements. Staff is recommending approval of a waiver for a portion of the perimeter sidewalk in favor of a crosswalk design.
2) **Compliance with the Comprehensive Plan.** The project is consistent with the intent of the Residential Urban Future Land Use Map category and with all policies of the Comprehensive Plan. It presents an appropriate and compatible infill project in an area with mixed housing products.
3) **Compliance with the City's Concurrency Management System.** The City has the capacity and infrastructure to serve the development for utilities, solid waste disposal and transportation. The applicant is also providing a half-acre open space park on site so as not to impact the City's current mini-park facilities deficiency.
4) **Compliance with the City's Building and Other Technical Codes.** The project was reviewed by the Technical Review Committee and is expected to be able to meet all building codes, fire codes and other technical codes.

PRELIMINARY STAFF RECOMMENDATION

Resolution #2026-23: Staff recommends ***approval*** of the proposed site plan subject to the following waiver and conditions:

Waiver:

1. Pursuant to Section 165.00 of the Comprehensive Zoning and Land Development Code, the requirement for a sidewalk to be located along the entire perimeter of the proposed street is hereby waived in favor of the design alternative shown on the Approved Site Plan.

PRELIMINARY STAFF RECOMMENDATION

Conditions:

1. The project shall be master metered. The contractor shall field verify utilities and the contractor shall complete and install both potable water and sanitary sewer taps. Potable water and fire shall be separated with a separate fire assembly. Potable water meter shall be an above ground reduced pressure meter assembly. Any adjustments to the utilities due to the project are the contractor's responsibility. All restoration is the contractor's responsibility.
2. The project shall meet all requirements for minimum tree planting and for mitigation of protected tree removal.
3. This project is subject to the provision of public art.

PRELIMINARY STAFF RECOMMENDATION

4. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
5. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals including, but not limited to, Southwest Florida Water Management District for stormwater handling.
6. The site plan shall expire at six months from the effective date unless a building permit has been obtained with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
7. A Final Plat with all required materials shall be submitted for this project. The face of the plat shall specify that the community is privately maintained including all infrastructure and that the front 17.5 feet of the property is reserved for future right-of-way.

RESOLUTION NO. 2026-23

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #24-34 REQUESTING SITE PLAN APPROVAL FOR 32 SINGLE FAMILY ATTACHED DWELLING UNITS INCLUDING STORMWATER HANDLING AND OPEN SPACE AMENITIES ON 4.52 ACRES (MORE OR LESS) OF PROPERTY LOCATED ON THE SOUTH SIDE OF MANGO STREET AND 96 FEET EAST OF DISSTON AVENUE IN THE RESIDENTIAL MULTIFAMILY ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR WAIVERS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for construction of 32 single family attached dwelling units located on the south side of Mango Street, 96 feet east of Disston Avenue; and

WHEREAS, the Residential Multifamily (RM) zoning district allows single family attached residential as a permitted use; and

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of June 15, 2026; and

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: SITE PLAN FINDINGS

Application Number 24-34 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 2: SITE PLAN APPROVAL

Site Plan application Number 24-34, on that portion of the property located on the south side of Mango Street at 96 feet east of Disston Avenue and further described in Exhibit A, prepared and sealed on June 8, 2026 by Matthias D. Sylverain, P.E. and attached as Exhibit B, is hereby approved with Waivers and Conditions described in Section 3 and Section 4 herein.

SECTION 3: SITE PLAN WAIVERS

1. Pursuant to Section 165.00 of the Comprehensive Zoning and Land Development Code, the requirement for a sidewalk to be located along the entire perimeter of the proposed street is hereby waived in favor of the design alternative shown on the Approved Site Plan.

SECTION 4: SITE PLAN CONDITIONS

1. The project shall be master metered.
2. The project shall meet all requirements for minimum tree planting and for mitigation of protected tree removal.
3. This project is subject to the provision of public art.
4. Block C, Lot 16 shall not be denied access to the proposed private subdivision street.
5. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
6. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals including, but not limited to, Southwest Florida Water Management District for stormwater handling.
7. The site plan shall expire at six months from the effective date unless a building permit has been obtained with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
8. A Final Plat with all required materials shall be submitted for this project. The face of the plat shall specify that the community is privately maintained including all infrastructure and that the front 17.5 feet of the property is reserved for future right-of-way.

SECTION 5: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner provided by law contingent upon and in conjunction with Ordinance 2026-11.

DRAFT

Resolution 2026-23 Exhibit A

LOTS 11, 12, 13, 14, 15, 17, 18, 19 AND 20, BLOCK C; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 17, BLOCK D; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK E, OF LAKE BUTLER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES(S) 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 3.748 ACRES, MORE OR LESS.

DRAFT

Resolution 2026-23 Exhibit B 25 pages

MANGO ST TOWNHOMES
SITE DEVELOPMENT PLAN

SECTION 18, TOWNSHIP 27 S, RANGE 16 E
TARPON SPRINGS, FLORIDA

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 11, 12, 13, 14, 15, 17, 18, 19 AND 20, BLOCK C; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 17, BLOCK D; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK E, OF LAKE BUTLER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES(S) 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Facilities Impact Calculations

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** 6/20/2025

JOB NO: 21-069 **BY:** AMK

Potable Water Consumption:

# of Units		Person Per Unit		Gallons Per Person Per Day		
32	x	2.5	x	100	=	8,000 GPD

Wastewater Generation:

Gallons per Day				
8,000	x	0.9	=	7,200 GPD

Solid Waste Generation:

# of Units		Person Per Unit		Pounds Per Day Per Person		Days Per Year		Pounds Per Ton		
32	x	2.5	x	7	x	365	÷	2,000	=>	105 Tons of Waste Per Year

Vehicular Trip Generation - Daily Trips:
Weekday
T=7.62(X)-50.48 X=#of units = 32 units T= 193.36 trips

Vehicular Trip Generation - Highest Peak Hour Trips
Weekday, Peak Hr of Adjacent Street Traffic, Hour Between 4 and 6 pm
T=0.60(X)-3.93 X=#of units = 32 units T= 15.27 trips

PROJECT DIRECTORY

OWNER: HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH
SUITE 200
ST PETERSBURG, FL 33702

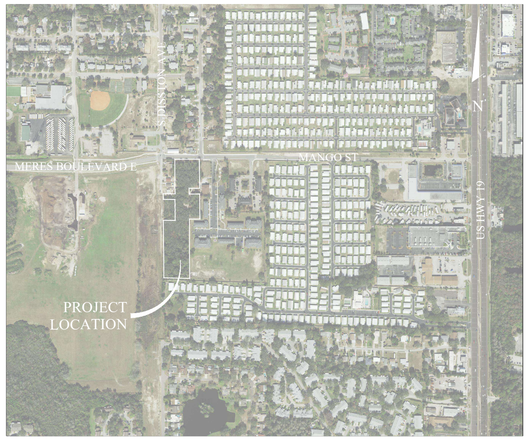
DEVELOPER: SAME AS OWNER

CIVIL ENGINEER: GULF COAST CONSULTING, INC
13825 ICOT BOULEVARD
SUITE 605
CLEARWATER, FL 33760
(727) 524-1818

SURVEYOR: POLARIS ASSOCIATES INC.
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FL 33765
(727) 461-6113

NOTE: MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, WALLS AND COMMON AREAS TO BE COMPLETED BY HOMEOWNER'S ASSOCIATION.

LOCATION MAP



sunshine state ONE CALL OF FLORIDA, INC.
Safe digging is no accident. Always call 811 before digging.
Know what's below. Call before you dig. 811
Please contact Sunshine 811 at least 2 working days before you dig to arrange for the location of underground facilities. It's the law. (Florida Statute 556)

HP CAPITAL GROUP 6, LLC

9800 4TH STREET NORTH
SUITE 200
ST PETERSBURG, FL 33702
(727) 735-1711

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

DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	NOTES & SPECIFICATIONS
C3	STORMWATER POLLUTION PREVENTION PLAN
C4	EXISTING CONDITIONS/DEMOLITION PLAN
C5	OVER ALL SITE PLAN
C6-C7	HORIZONTAL CONTROL PLAN
C8	MASTER DRAINAGE PLAN
C9-C10	PAVING, GRADING & DRAINAGE PLAN
C11-C13	PAVING, GRADING & DRAINAGE DETAILS
C14-C15	GRADING SECTIONS
C16	PLAN PROFILE
C17-C18	WATER & SANITARY SEWER PLAN
C19-C24	WATER & SANITARY SEWER DETAILS
C25	LIFT STATION DETAILS
ET1-ET4	EXISTING TREE INVENTORY
LA1-LA3	LANDSCAPE PLAN
LA4	LANDSCAPE NOTES & DETAILS
IR1-IR3	IRRIGATION PLAN
IR4	IRRIGATION NOTES & DETAILS

SITE DATA TABLE

SITE ADDRESS:	STACHELBERG AVE, TARPON SPRINGS, FL 34689 (ADDRESSES TO BE ASSIGNED)		
PARCEL ID:	18-27-16-47520-003-0110; 18-27-16-47520-003-0170; 18-27-16-47520-003-0180; 18-27-16-47520-003-0190; 18-27-16-47520-003-0200; 18-27-16-47520-004-0010; 18-27-16-47520-004-0060; 18-27-16-47520-004-0170; 18-27-16-47520-005-0010; 18-27-16-47520-005-0200		
PROPOSED USE:	32 SINGLE-FAMILY ATTACHED TOWNHOMES		
FUTURE LAND USE MAP DESIGNATION:	RU (RESIDENTIAL URBAN)		
EXISTING ZONING:	RM (RESIDENTIAL MULTI-FAMILY)		
TOTAL LAND AREA:	±196,813 SF (4.52 AC)		
SITE DATA TOTALS	EXISTING	PROPOSED	MIN/MAX REQUIRED
BUILDING:	N/A	27,984 SF	900 SF PER UNIT
PAVEMENT:	N/A	30,673 SF	N/A
CONCRETE	N/A	24,156 SF	
IMPERVIOUS:	N/A	82,813 SF	N/A
OPEN SPACE:	201,369 SF	118,556 SF	N/A
LOT AREA TOTAL:	N/A	2,000 SF	2,000 SF (MIN.)
LOT WIDTH	N/A	20'	20' (MIN.)
LOT DEPTH	N/A	100'	100' (MIN.)
DENSITY / INTENSITY	N/A	6.9 UNITS/ACRE	7.5 UNITS/ACRE
PARKING SPACES	N/A	2 SPACES/UNIT X 32 UNITS + 20 GUEST SPACES = 84	2 SPACES/UNIT => 2 X 32 = 64
BUILDING HEIGHT	N/A	30'	35'
BUILDING SETBACKS:			
FRONT	N/A	20'	20'
REAR	N/A	15'	15'
SIDE STREET	N/A	7.5'	7.5'
SIDE	N/A	7.5'	7.5'
FLOOD ZONE: PROJECT LIES WITHIN FLOOD ZONE X AS DELINEATED IN FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0038H, INDEX DATED AUG 24, 2021.			
ADDITIONAL INFORMATION			

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE USING A SHA AUTHENTICATION CODE.

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

Matthias D Sylverain

Digitally signed by Matthias D Sylverain
DN: c=US, o=Unaffiliated, dnQualifier=A01410D000001939D89380F0009F812, cn=Matthias D Sylverain
Date: 2026.06.08 13:15:36 -04'00'

21-069
DATE: 04/23/2024
MANGO STREET TOWNHOMES
REVISED: 06/05/26

GENERAL CONSTRUCTION NOTES

1. ALL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
8. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
9. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
10. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
11. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
12. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
13. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE, IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-100.
14. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
15. REINFORCING SHALL BE BILLET STEEL BARS CONFORMING TO ASTM A615 GRADE OR BETTER.
16. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
17. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY, ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND/OR OWNER.
18. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE RESPECTIVE GAS COMPANY TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
19. THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
20. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
21. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
22. THE CONTRACTOR IS TO REVIEW THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
23. THE IRRIGATION SYSTEM (IF APPLICABLE) SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
24. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
25. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
26. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
27. DURING THE EXCAVATION OF THE STORMWATER PONDS, THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND.
28. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE.
29. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE WETLANDS PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
30. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE DEWATERING BE DIRECTLY INTO ON-SITE WETLANDS.
31. DURING EXCAVATION THE CONTRACTOR SHALL NOT PENETRATE THE EXISTING CLAY LAYER. IF THE CONTRACTOR ENCOUNTER THE CLAY LAYER, HE/SHE IS TO PLACE A MINIMUM OF 2-FEET OF SANDY MATERIAL OVER THE CLAY LAYER AND TERMINATE THE DEPTH OF EXCAVATION.
32. IF THE CONTRACTOR ENCOUNTERS SILTY/CLAYEY SANDS, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH A CHEMICAL ADDITIVE SUCH AS ALLUM IN ORDER TO PROMOTE COAGULATION OF THE PARTICLES THE DEPTH OF EXCAVATION.
33. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

CLEARING AND EROSION CONTROL NOTES

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE APPROPRIATE REGULATORY AGENCIES.
2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE, WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED AND MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. A PORTION OF THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING MAY BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, AS DIRECTED BY THE OWNER.
5. ALL TRIMMING OF PROTECTED TREES DURING DEVELOPMENT SHALL BE DONE BY AN ISA CERTIFIED ARBORIST.
6. ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) SHALL BE REMOVED DURING THE SITE CONSTRUCTION PROCESS. A SITE INSPECTION WILL BE CONDUCTED TO ENSURE THAT ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) HAVE BEEN REMOVED. AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, RE-GROWTH OF BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) SHALL BE CONTROLLED IN PERPETUITY BY THE PROPERTY OWNER.
7. ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) LOCATED WITHIN A WETLAND SHALL BE REMOVED DURING THE SITE WORK PROCESS. A BRAZILIAN PEPPER MAINTENANCE PLAN WILL BE REQUIRED WHEN WORKING BEHIND WETLAND JURISDICTIONAL LINES.
8. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
9. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT, RELOCATE OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
11. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
13. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
14. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
15. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED IN ACCORDANCE WITH ALL REGULATORY AGENCIES.
16. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO PREVENT AND EXIT THE SITE. IF, IN THE OPINION OF THE LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE LOCAL AUTHORITIES.
17. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
18. THERE IS TO BE NO DISCHARGE (i.e. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION.
19. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO REPLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
20. ALL TRIMMING OF PROTECTED TREES DURING DEVELOPMENT SHALL BE DONE BY AN ISA CERTIFIED ARBORIST.
21. THE CONTRACTOR SHALL MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE EROSION 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.
22. THE CONTRACTOR SHALL ADEQUATELY STABILIZE (I.E., SODDING, PLUGGING, SPRIGGING OR SEEDING) AREAS SUBJECT TO EROSION WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SOD SHALL BE REQUIRED WHERE EROSION PRONE SOILS EXIST OR WHERE SLOPES ARE GREATER THAN 5:1.
23. ALL CAMPHOR TREE (CINNAMOMUM CAMPHORA) SHALL ALSO BE REMOVED FROM THE PROPERTY AND THE PROPRTY MAINTAINED FREE OF BOTH SPECIES IN PERPETUITY.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS REQUIRED BY THE OWNER'S SOIL TESTING COMPANY AND ALL REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
4. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
5. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
6. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC, AND SHALL CONFORM TO FDOT STANDARD INDEX NO. 17346. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
7. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL."
8. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
9. PROPOSED ROADWAY AND STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND NOT THE CITY.
10. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
11. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
12. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES. PIPE LENGTH FOR MITERED END AND FLARED END SECTIONS ARE TO END OF PIPE.
13. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
14. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
15. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
16. UNDERCUTTING AND/OR OVER EXCAVATING THE RETENTION/DETENTION AREAS WILL NOT BE ALLOWED.
17. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.
18. IF FILL MATERIAL IS USED DURING THE CONSTRUCTION, IT SHOULD CONSIST OF CLEAN SAND WITH A PERCENT PASSING THE #200 SIEVE OF 8 OR LESS. THE FINISHED POND BOTTOM SHALL BE LEFT IN AN UNCOMPACTED STATE TO PROMOTE PERMEABILITY.

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE OF ALL REGULATORY AGENCIES. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER/SEWER CLEARANCE REQUIREMENTS

PARALLEL INSTALLATION

1. POTABLE WATER, WASTEWATER GRAVITY/FORCE, OR RECLAIMED WATER LINES SHALL NOT BE PLACED IN THE SAME TRENCH. A MINIMUM OF HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER AND ANY TYPE OF WASTEWATER LINE WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN-FOOT SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE WASTEWATER LINE AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE WASTEWATER LINE.
2. IF IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE, THE WATER SHALL BE CONSTRUCTED OF D.I.P. AND THE WASTEWATER LINE SHALL BE C900 P.V.C. AND PRESSURE TESTED TO 150 P.S.I. TO INSURE WATER TIGHTNESS BEFORE BACKFILLING. THE PIPELINE JOINTS SHALL BE STAGGERED SO THAT THE WATER MAIN JOINTS SHALL BE AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE WASTEWATER LINE.
3. A MINIMUM HORIZONTAL SEPARATION OF 5 FEET CENTER TO CENTER 3 FEET OUTSIDE EDGE TO OUTSIDE EDGE SHALL BE MAINTAINED BETWEEN RECLAIMED WATER MAINS AND POTABLE WATER OR WASTEWATER GRAVITY OR FORCE MAINS.

CROSSINGS

1. WASTEWATER MAINS SHALL CROSS UNDER RECLAIMED WATER MAINS AND WASTEWATER AND RECLAIMED MAINS SHALL CROSS UNDER POTABLE WATER MAINS, WHENEVER POSSIBLE. THE MINIMUM VERTICAL DISTANCE BETWEEN MAINS AT A CROSSING IS 18 INCHES. THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER/RECLAIMED MAIN JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
2. WHERE WASTEWATER OR RECLAIMED MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES OF VERTICAL CLEARANCE, THE RECLAIMED AND POTABLE WATER MAIN MUST BE CONSTRUCTED OF DUCTILE IRON PIPE AT THE CROSSING. A WASTEWATER GRAVITY OR FORCE MAIN SHALL BE CONSTRUCTED WITH C900 P.V.C. AT THE CROSSING. ALTERNATIVELY, ONE OF THE CROSSING MAINS SHALL BE ENCLOSED WITHIN A 20 FOOT LONG STEEL OR P.V.C. CASING CENTERED ON THE CROSSING.
3. WHERE A WATER MAIN MUST CROSS UNDER A WASTEWATER GRAVITY MAIN, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE GRAVITY MAIN TO MAINTAIN LINE AND GRADE.

WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
4. ALL DUCTILE IRON PIPE SHALL BE MINIMUM CLASS 50 IN CONFORMANCE WITH ANSI A21.51 AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 AND SHALL BE CEMENT MORTAR LINED WITH AN ASPHALTIC SEAL COAT CONFORMING TO ANSI/AWWA C104/A21.4.
5. ALL FITTINGS SHALL BE DUCTILE IRON IN ACCORDANCE WITH ANSI/AWWA A21.10/C110 WITH A PRESSURE RATING OF 250 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH ANSI STANDARD A21.11. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED AS SPECIFIED FOR DUCTILE IRON PIPE.
6. THE CONTRACTOR IS TO INSTALL CURB STOPS AT THE END OF WATER SERVICE LATERALS AND IDENTIFIERS AS REQUIRED BY CITY OF ST. PETERSBURG.
7. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
8. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF DR 18 WATER MAIN PIPE LESS THAN 4" SHALL BE PER ASTM D2241-89.
9. ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
10. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C500/C509.
11. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.
13. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE WATER DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE WATER DISTRIBUTION SYSTEM.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE REGULATORY AGENCIES. PRESSURE TESTS TO BE IN ACCORDANCE WITH AWWA C600-87 AND ANY WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
2. CONTRACTOR TO PERFORM CHLORINATION IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA C651-92 AND ALL REQUIREMENTS ESTABLISHED BY ANY REGULATORY AGENCIES. BACTERIOLOGICAL SAMPLING BY THE LOCAL UTILITY PERSONNEL OR LOCAL HEALTH DEPARTMENT P

SEQUENCE OF MAJOR EVENTS:

1. INSTALL STAKED SILT FENCE AS INDICATED ON THE CONSTRUCTION PLANS.
2. CLEAR AND GRUB POND TO BE USED AS SEDIMENTATION BASIN.
3. EXCAVATE POND FOR SEDIMENT TRAPS FOR SITE RUNOFFS.
4. BEGIN BUILDING CONSTRUCTION.
5. CONSTRUCT DIVERSION SWALES AROUND PERIMETER OF SITE TO POND, AS NECESSARY.
6. INSTALL STORM SEWER SYSTEM AND ITS SILTATION PROTECTION, UTILITIES AND CUT FALL STRUCTURE.
7. EXCAVATE THE REMAINDER OF THE PONDS INCLUDING REMOVAL OF SILT DEPOSITS.
8. STABILIZE PARKING LOT.
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 EROSION PROTECTION DEVICES AND PLACE SOD AS NECESSARY.

STABILIZATION PRACTICES

WIND EROSION STABILIZATION – THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN 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 WITHIN FUTURE UNITS WHERE EARTHWORK IS COMPLETED 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 SURFACE SOILS ON A DAILY BASIS (OR AS NEEDED) 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 STABILIZATION – TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A 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 OF 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.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE, INCLUDING ANY OFFSITE WORK AREAS, WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY.

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 AREA(S)) 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.

WASTE DISPOSAL

WASTE MATERIALS – ALL WASTE MATERIAL SHALL BE COLLECTED AND CONTAINED IN A CONTROLLED AREA PURSUANT TO STATE AND LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION IS TO BE REMOVED FROM THE SITE AND DISPOSED OF APPROPRIATELY. NO CONSTRUCTION MATERIALS 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 AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE – IF ENCOUNTERED, ALL WASTE MATERIALS 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 FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE AND LOCAL CODES AND REGULATIONS.

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 FROM THE SITE SHALL BE COVERED WITH A TARPAULIN AT ALL TIMES.

TIMING OF CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT FENCE, 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 A 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 IS STABILIZED, THE ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE TRAPS AND THE STAKED SILT FENCES SHALL BE REMOVED.

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL:

1. LESS THAN ONE HALF OF THE SITE SHALL BE DENUDED AT ONE TIME.
2. ALL CONTROL MEASURES SHALL BE INSPECTED AT AT THE END OF EACH WORK DAY AND FOLLOWING ANY STORM EVENT OF 0.5–INCHES OR GREATER BY A CONTRACTOR'S REPRESENTATIVE.
3. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
4. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE–THIRD THE HEIGHT OF THE SILT FENCE.
5. SILT FENCE SHALL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT AND TEARS TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
6. THE SEDIMENT BASINS SHALL BE INSPECTED. DEPTH OF SEDIMENT AND BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN IT REACHES 10% OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
7. TEMPORARY AND PERMANENT GRASSING AND MULCHING AND SODDING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS AND HEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE.
9. EITHER THE SITE SUPERINTENDENT OR HIS DESIGNEES SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, REPAIR ACTIVITIES AND COMPLETING THE INSPECTION AND MAINTENANCE REPORT.
10. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON SITE IN GOOD WORKING ORDER.

NON–STORM WATER DISCHARGE

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

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

ALL NON–STORM WATER DISCHARGES SHALL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

NON–STORM WATER DISCHARGE

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

CONCRETE	DETERGENTS	PAINTS (ENAMEL AND LATEX)	METAL STUDS
SAND	FERTILIZERS	TAR	PETROLEUM BASED PRODUCTS AND FUELS
CLEANING SOLVENTS	WOOD	MASONRY BLOCK	ROOFING SHINGLES
STONE			

SPILL PREVENTION

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

GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT.

AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO COMPLETE THE PROJECT.
ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE.
PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURERS LABELED CONTAINERS.
SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
MANUFACTURERS RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.

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

PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.

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

FERTILIZERS:
FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNT RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:
DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER IS STRICTLY PROHIBITED. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.

PAINTS:

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE 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 CLEAN UP SUPPLIES.

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

ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARDOUS SUBSTANCE.

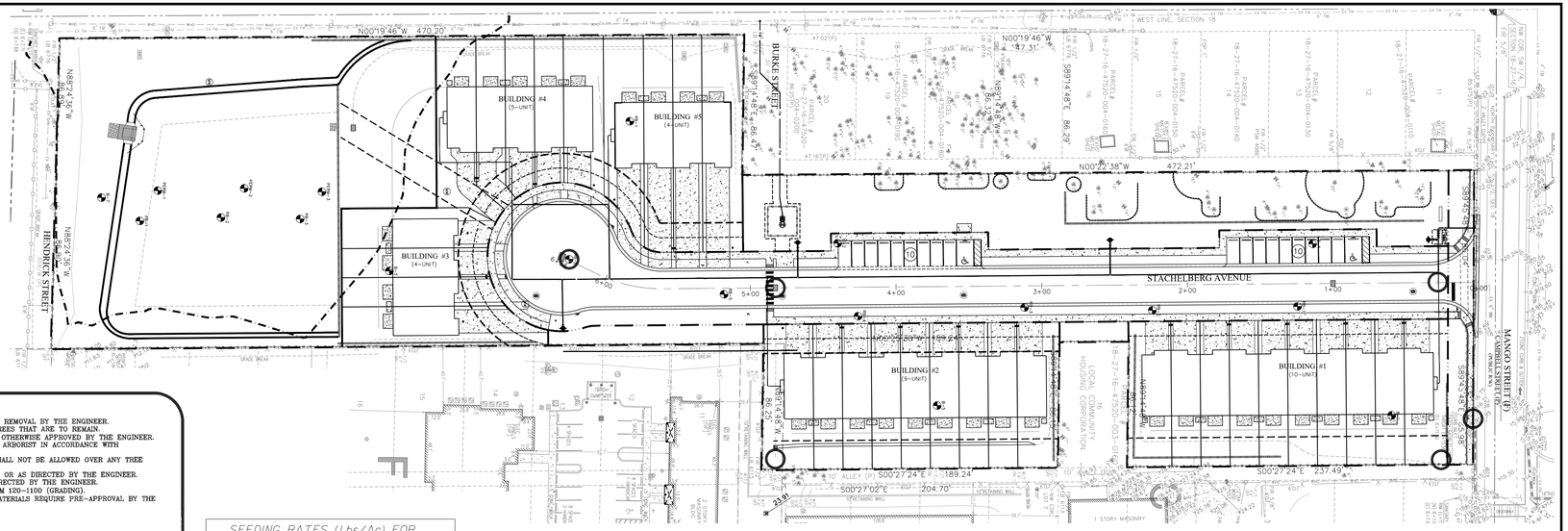
SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND THE CLEAN UP PROCEDURES FOR FUTURE USE. A DESCRIPTION OF THE SPILL, ITS CAUSE AND THE CLEAN UP MEASURES SHALL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEAN UP COORDINATOR. HE OR SHE SHALL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEAN UP TRAINING. THESE INDIVIDUALS SHALL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE 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 ON SITE, IF APPLICABLE.

LEGEND

- STAKED SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE
- SOD ALONG CURB & S/W
- TREE BARRICADE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N00°19'46"W 47.31'
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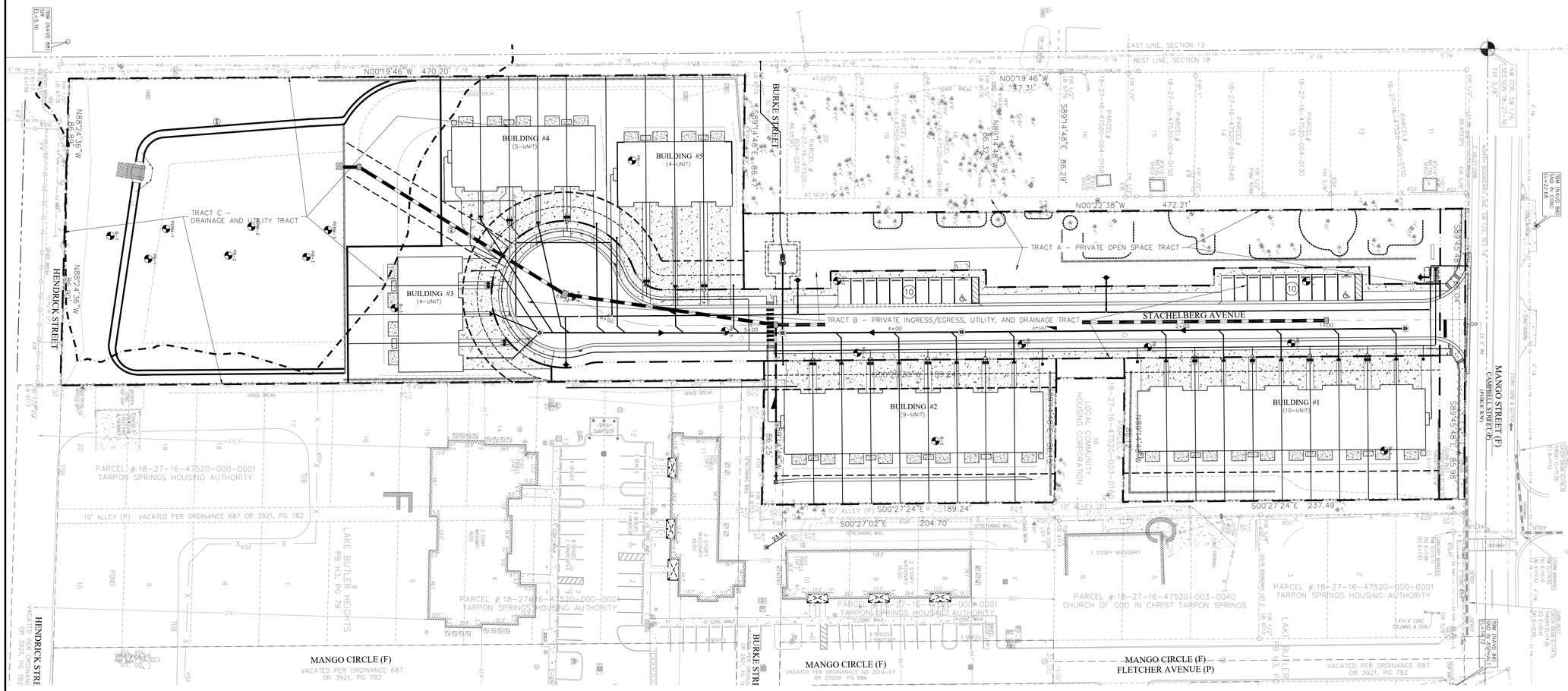
S89°14'18"E 86.79'
S89°14'18"E 86.79'
S89°14'18"E 86.79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NOTE TO CONTRACTORS:
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BUILDING #1 (10-UNIT)
BUILDING #2 (9-UNIT)
BUILDING #3 (4-UNIT)
BUILDING #4 (5-UNIT)
BUILDING #5 (4-UNIT)
TRACT A – PRIVATE OPEN SPACE TRACT
TRACT B – PRIVATE INGRESS/EGRESS, UTILITY, AND DRAINAGE TRACT
TRACT C – DRAINAGE AND UTILITY TRACT
STACHELBERG AVENUE
MANGO STREET (F)
BURKE STREET
HENDRICK STREET
MANGO CIRCLE (F) VACATED PER ORDINANCE 687 OR 3921, PG 782
MANGO CIRCLE (F) VACATED PER ORDINANCE NO. 2019-07 OR 20509 PG 886
MANGO CIRCLE (F) FLETCHER AVENUE (P) VACATED PER ORDINANCE 687 OR 3921, PG 782
PARCEL #:18-27-16-47520-000-0001 TARPON SPRINGS HOUSING AUTHORITY
PARCEL #:18-27-16-47520-003-0040 CHURCH OF GOD IN CHRIST TARPON SPRINGS
LOCAL COMMUNITY HOUSING CORPORATION
LAKE BUTLER HEIGHTS PB H3, PG 79
POND
10' ALLEY (P) VACATED PER ORDINANCE 687 OR 3921, PG 782
10' ALLEY (P) S00°27'24"E 189.24'
S00°27'24"E 237.49'
S00°27'02"E 204.70'
N00°19'46"W 470.20'
N00°19'46"W 47.31'
N00°27'38"W 472.21'
S89°14'48"E 86.47'
S89°14'48"E 86.29'
N88°24'36"W 86.83'
N88°24'36"W 86.32'
S89°45'48"E 85.96'
S89°45'48"E 85.97'
EAST LINE, SECTION 13
WEST LINE, SECTION 18
FOUND 5/8" IRON ROD NO ID
SET 5/8" IRON ROD W/ CAP "GULF COAST" LB 6715
FOUND 1/2" IRON ROD W/ CAP "PSM 4586"
FOUND 1/2" IRON ROD W/ CAP "LB 6715"
FOUND 1/2" IRON ROD W/ CAP "LB 6715"
FOUND 1/2" IRON ROD W/ CAP "PSM 4586"
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FOUND 5/8" IRON ROD W/ CAP "GULF COAST" LB 6715
FOUND 1/2" IRON ROD W/ CAP "PSM 4586"
FOUND 1/2" IRON ROD W/ CAP "LB 6715"
FOUND 1/2" IRON ROD W/ CAP "PSM 4586

TREE LEGEND

- = BAY TREE
- = BOTTLE BRUSH TREE
- = CAMPHOR TREE
- = CEDAR
- = CHINABERRY TREE
- = CITRUS TREE
- = CYPRESS TREE
- = ELM TREE
- = EUCALYPTUS TREE
- = MAGNOLIA TREE
- = MAPLE TREE
- = MULBERRY TREE
- = OAK TREE
- = OTHER SPECIES
- = PALM TREE
- = PECAN TREE
- = PERSIMMON TREE
- = PINE TREE
- = SYCAMORE TREE
- = WAX MYRTLE TREE
- = WILLOW TREE

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LEGEND
- EXISTING BOUNDARY
- STAKED SILT SCREEN
- TREE BARRICADE
- TO BE REMOVED OR DEMOLISHED
- EXISTING SPOT ELEVATION
- EXISTING WATER MAIN
- EXISTING SANITARY PIPE
- EXISTING SANITARY MANHOLE
- EXISTING POWER POLE
- EXISTING OVER HEAD WIRES
- EXISTING STORM HANHOLE
- EXISTING STORM PIPE
- EX TREE TO BE REMOVED
- EX TREE TO REMAIN

DESIGNED	MDS
DRAWN	CC4
CHECKED	MDS
Q.C.	

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

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
EXISTING CONDITIONS PLAN

NO.	DATE	REVISIONS	APPD BY
2	06/05/26	REVISED PER CITY OF TARPON SPRINGS COMMENTS	
1	08/09/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE.
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MATTHIAS D. SYLVERAIN, P.E. #91730
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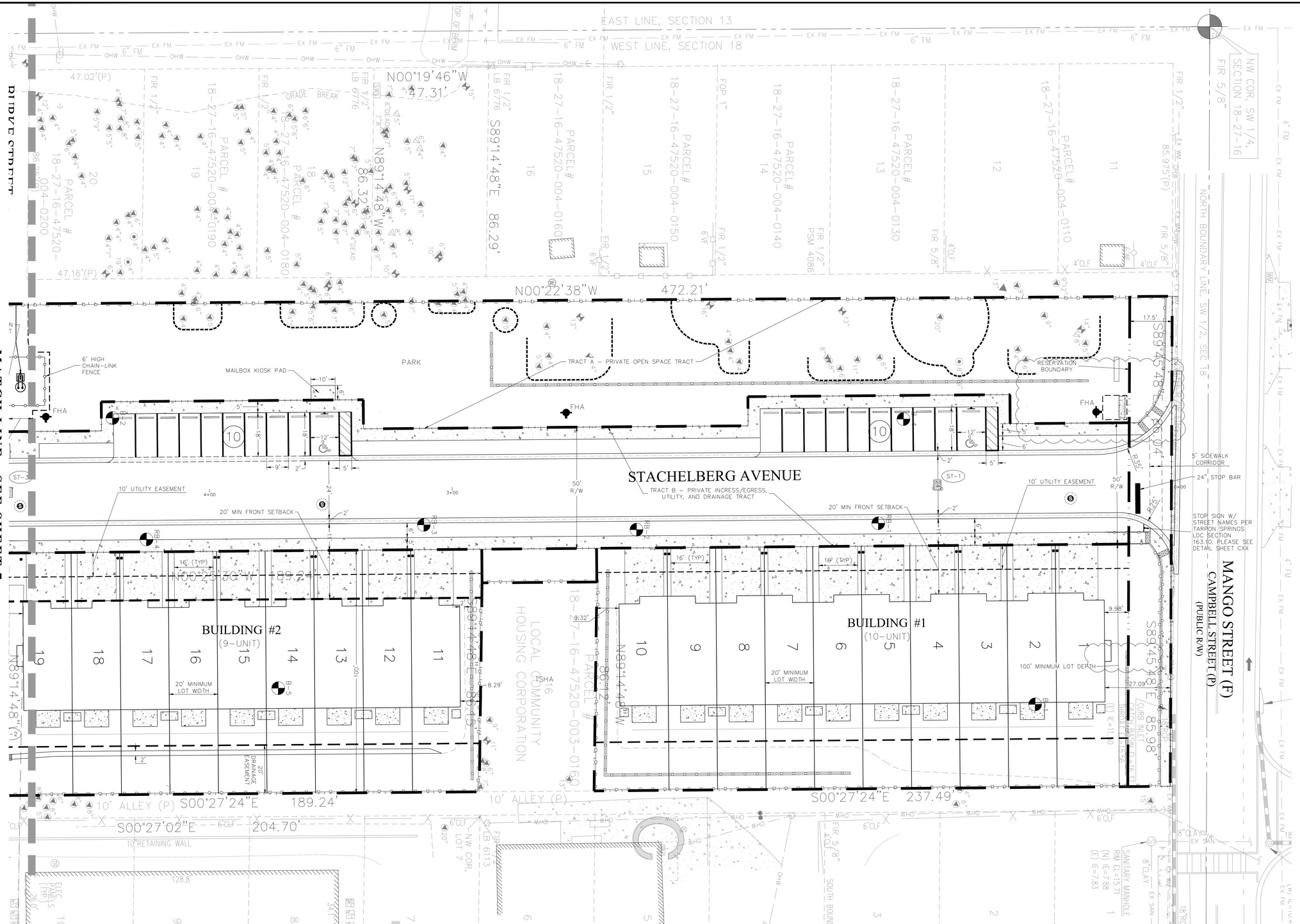
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT. C5



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CHECKED MDS
QC

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9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
HORIZONTAL CONTROL PLAN

NO.	DATE	REVISIONS	APPD BY
2	08/20/25	REVISED PER CITY OF TARPON SPRINGS COMMENTS	
1	09/05/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

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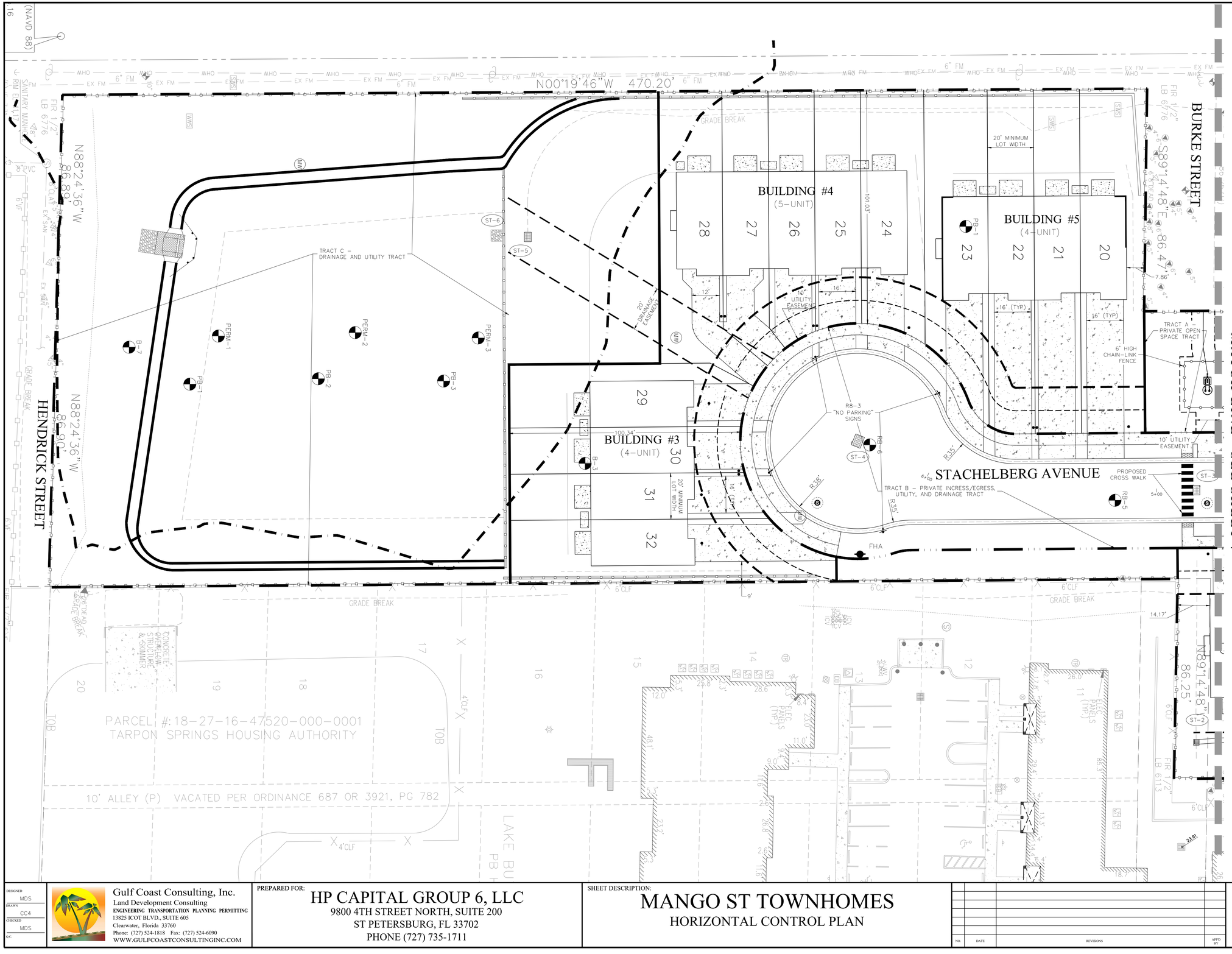
JOB NO. 21-069
DATE: 02/26/24
SHT. C6



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ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
HORIZONTAL CONTROL PLAN

NO.	DATE	REVISIONS	APPD BY

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PROFESSIONAL ENGINEER
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JOB NO. 21-069
DATE: 02/26/24
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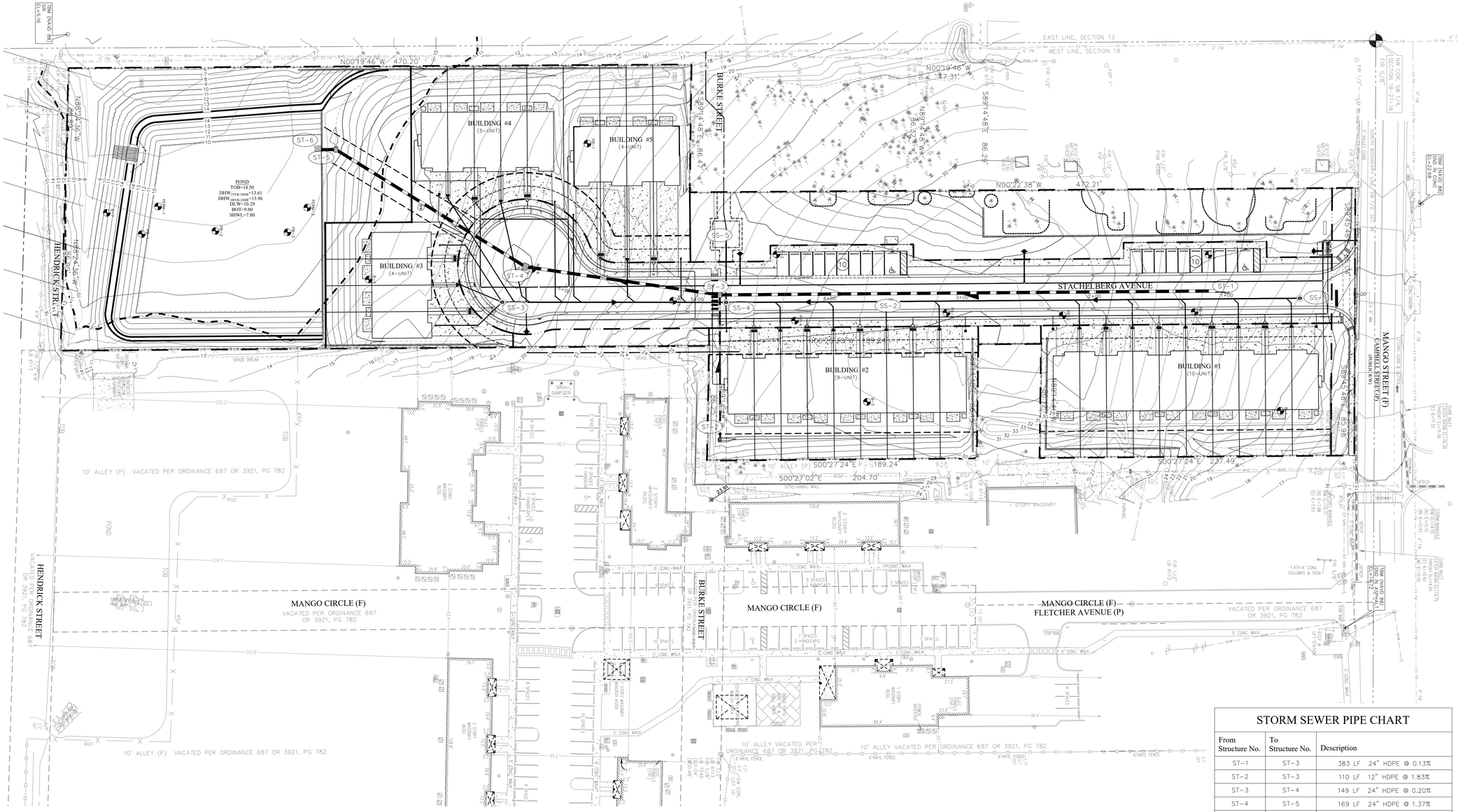

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STORM STRUCTURE CHART

#	DATA
ST-1	TYPE C INLET GRATE EL = 20.02 IE = 16.50 (S) (24" HDPE)
ST-2	YARD DRAIN GRATE EL = 24.90 IE = 22.50 (W) (12" HDPE)
ST-3	TYPE C INLET GRATE EL = 23.41 IE = 20.50 (E) (12" HDPE) IE = 16.00 (N) (24" HDPE) IE = 12.60 (S) (24" HDPE)
ST-4	TYPE D INLET GRATE EL = 20.15 IE = 12.30 (N) (24" HDPE) IE = 12.30 (SW) (24" HDPE)
ST-5	TYPE C INLET GRATE EL = 14.40 IE = 10.00 (NE) (24" HDPE) IE = 10.00 (S) (24" HDPE)
ST-6	PIPE THROUGH HEADWALL W/ 5'X5' RIP-RAP IE = 9.80 (N) (24" HDPE)

STORM SEWER PIPE CHART

From Structure No.	To Structure No.	Description
ST-1	ST-3	383 LF 24" HDPE @ 0.13%
ST-2	ST-3	110 LF 12" HDPE @ 1.83%
ST-3	ST-4	149 LF 24" HDPE @ 0.20%
ST-4	ST-5	169 LF 24" HDPE @ 1.37%
ST-5	ST-6	12 LF 24" HDPE @ 1.82%

DESIGNED MDS
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Land Development Consulting
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PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
MASTER DRAINAGE PLAN

NO.	DATE	REVISIONS	APPD BY
1	08/09/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
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CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT. C8

LEGEND

- PROPOSED STORM PIPE
- PROPOSED GRATE INLET
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- PROPOSED STORM CALLOUT
- EXISTING SPOT ELEVATION
- PROPOSED SPOT GRADE
- MATCH EXISTING GRADE (TYP)
- PROPOSED HIGH POINT GRADE
- TW=16.00 / BW=12.0 — TOP OF RETAINING WALL ELEVATION / BOTTOM OF RETAINING WALL ELEVATION
- SWALE DIRECTION
- FLOW DIRECTION
- CROSS SECTION DESIGNATION & SHEET NUMBER FOR DETAIL
- FFE = 16.00 — FINISHED FLOOR ELEVATION
- EXISTING BOUNDARY
- STAKED SILT SCREEN
- EXISTING WATER MAIN
- EXISTING SANITARY PIPE
- EXISTING RECLAIMED WATER LINE
- EXISTING SANITARY MANHOLE
- EXISTING POWER POLE
- EXISTING OVER HEAD WIRES
- EXISTING STORM HANHOLE
- EXISTING STORM PIPE

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MATCH LINE - SEE SHEET 10

EAST LINE SW 1/2 SEC 18

WEST LINE SW 1/2 SEC 18

N00°19'46"W 47.31'

S89°14'48"E 86.29'

N89°14'48"W 86.32'

N00°22'38"W 472.21'

S89°57'00"E 660.00'

ANCHOR BLOCK RETAINING WALL (OR APPROVED EQUAL) WITH 42" HIGH HANDRAIL

MONUMENT SIGN

STACHELBERG AVENUE

S00°22'38"E 189.24'

S00°27'02"E 204.70'

S00°27'24"E 237.49'

10' ALLEY (P)

2' WIDE SWALE

10' RETAINING WALL

BUILDING #2
(9-UNIT)
FFE = 26.70
PAD = 25.87

BUILDING #1
(10-UNIT)
FFE = 23.10
PAD = 22.27

ALL ROOFDRAIN RUNOFF TO THE FRONT

STRUCTURAL RETAINING WALL (OR APPROVED EQUAL) WITH 42" HIGH HANDRAIL

ANCHOR BLOCK RETAINING WALL (OR APPROVED EQUAL)

MANGO STREET (F)
CAMPBELL STREET (P)
(PUBLIC R/W)

PARCEL # 18-27-16-47520-004-0190

PARCEL # 18-27-16-47520-004-0180

LOCAL HOUSING AUTHORITY OF TARPON SPRINGS

1 STORY MASONRY

2 STORY MASONRY BLDG

SOUTH BOUNDARY

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NOTE :
PROPOSED ROADWAY AND STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND NOT THE CITY.

STORM STRUCTURE CHART

#	DATA
ST-1	TYPE C INLET GRATE EL = 20.02 IE = 16.50 (S) (24" HDPE)
ST-2	YARD DRAIN GRATE EL = 24.90 IE = 22.50 (W) (12" HDPE)
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STORM SEWER PIPE CHART

From Structure No.	To Structure No.	Description
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DESIGNED MDS
DRAWN CC4
CHECKED MDS
QC

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PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PAVING, GRADING & DRAINAGE PLAN

NO.	DATE	REVISIONS	APPD BY
2	09/05/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	
1	08/09/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

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LICENSE NO. 91730

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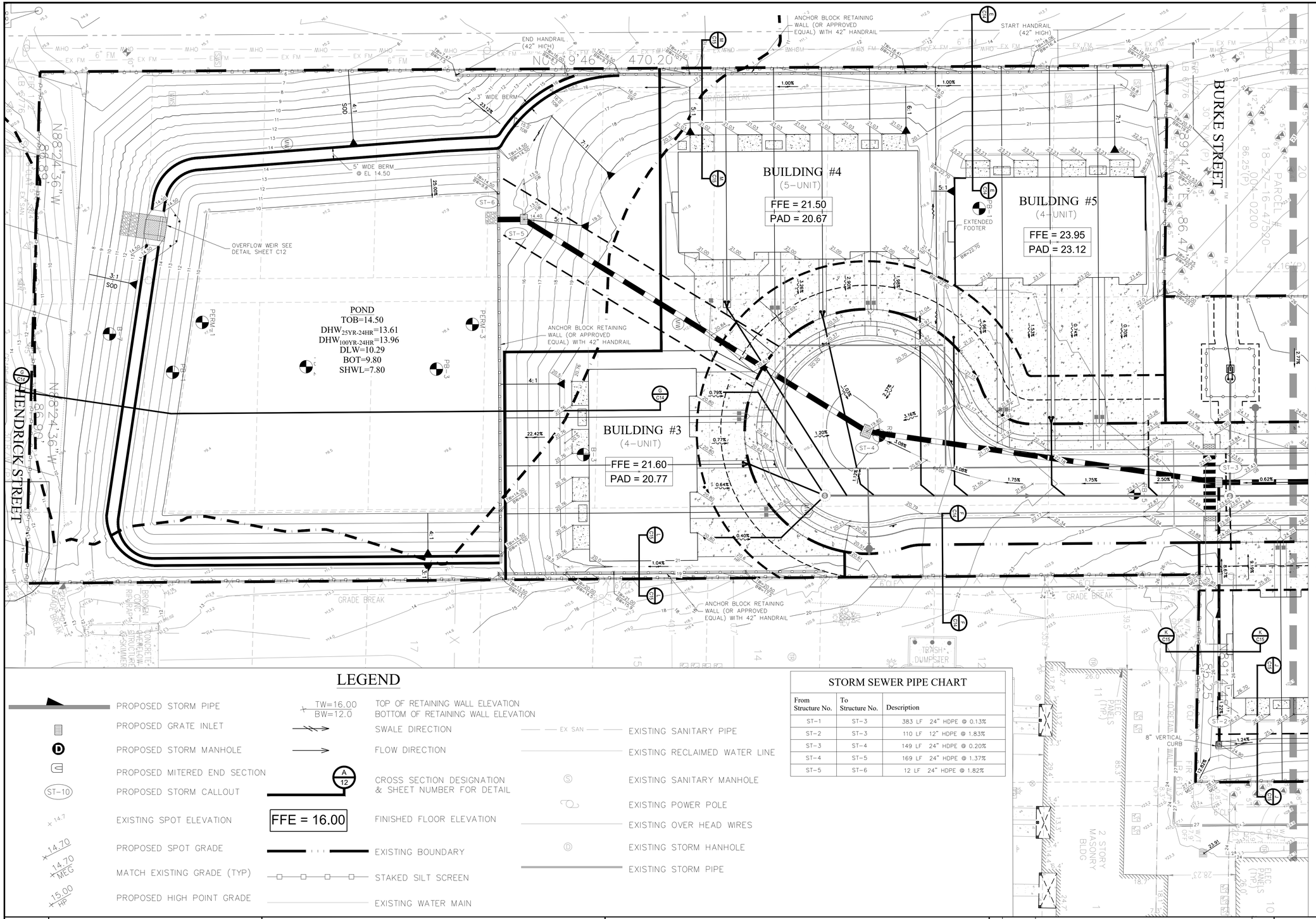
MATTHIAS D. SYLVERAIN, P.E. #91730

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

JOB NO. 21-069
DATE: 02/26/24
SHT. C9



MATCH LINE - SEE SHEET 9

LEGEND

- PROPOSED STORM PIPE
- PROPOSED GRATE INLET
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- PROPOSED STORM CALLOUT (ST-10)
- EXISTING SPOT ELEVATION (× 14.7)
- PROPOSED SPOT GRADE (14.70)
- MATCH EXISTING GRADE (TYP) (14.70 MEG)
- PROPOSED HIGH POINT GRADE (15.00 HP)
- TW=16.00 / BW=12.0 — TOP OF RETAINING WALL ELEVATION / BOTTOM OF RETAINING WALL ELEVATION
- SWALE DIRECTION
- FLOW DIRECTION
- A / 12 — CROSS SECTION DESIGNATION & SHEET NUMBER FOR DETAIL
- FFE = 16.00 — FINISHED FLOOR ELEVATION
- EXISTING BOUNDARY
- STAKED SILT SCREEN
- EXISTING WATER MAIN
- EX SAN — EXISTING SANITARY PIPE
- EXISTING RECLAIMED WATER LINE
- EXISTING SANITARY MANHOLE
- EXISTING POWER POLE
- EXISTING OVER HEAD WIRES
- EXISTING STORM HANHOLE
- EXISTING STORM PIPE

STORM SEWER PIPE CHART

From Structure No.	To Structure No.	Description
ST-1	ST-3	383 LF 24" HDPE @ 0.13%
ST-2	ST-3	110 LF 12" HDPE @ 1.83%
ST-3	ST-4	149 LF 24" HDPE @ 0.20%
ST-4	ST-5	169 LF 24" HDPE @ 1.37%
ST-5	ST-6	12 LF 24" HDPE @ 1.82%

STORM STRUCTURE CHART

#	DATA
ST-1	TYPE C INLET GRATE EL = 20.02 IE = 16.50 (S) (24" HDPE)
ST-2	YARD DRAIN GRATE EL = 24.90 IE = 22.50 (W) (12" HDPE)
ST-3	TYPE C INLET GRATE EL = 23.41 IE = 20.50 (E) (12" HDPE) IE = 16.00 (N) (24" HDPE) IE = 12.60 (S) (24" HDPE)
ST-4	TYPE D INLET GRATE EL = 20.15 IE = 12.30 (N) (24" HDPE) IE = 12.30 (SW) (24" HDPE)
ST-5	TYPE C INLET GRATE EL = 14.40 IE = 10.00 (NE) (24" HDPE) IE = 10.00 (S) (24" HDPE)
ST-6	PIPE THROUGH HEADWALL W/ 5'X5' RIP-RAP IE = 9.80 (N) (24" HDPE)

N

0 10 20 40

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

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

NOTE :
PROPOSED ROADWAY AND STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND NOT THE CITY.

DESIGNED MDS
DRAWN CC4
CHECKED MDS
Q.C.

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

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PAVING, GRADING & DRAINAGE PLAN

NO.	DATE	REVISIONS	APPD BY
1	08/09/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730
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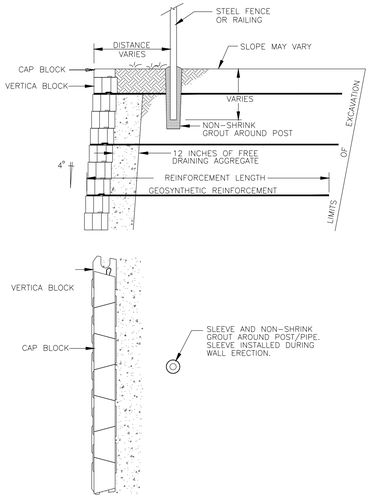
CERTIFICATE OF AUTHORIZATION No. 9774

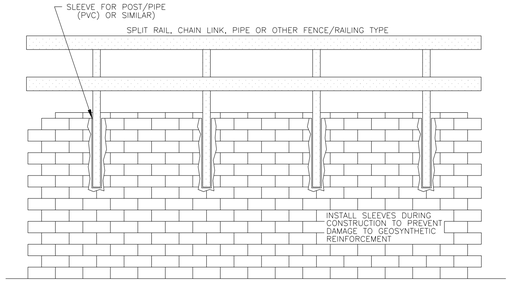
JOB NO. 21-069
DATE: 02/26/24
SHT. C10

NOTE:

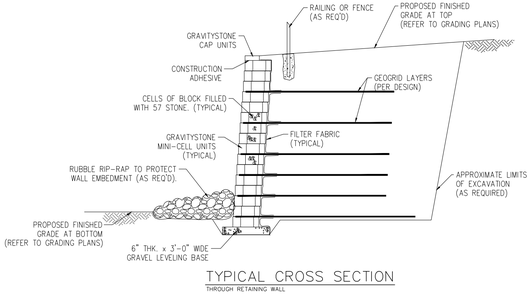
RETAINING WALLS WILL REQUIRE
A PERMIT FROM THE BUILDING DEPARTMENT



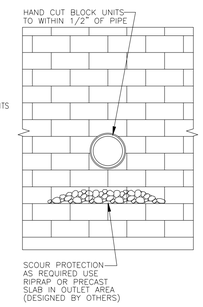
ANCHOR VERTICA BLOCK
FENCE RAIL DETAIL
NTS



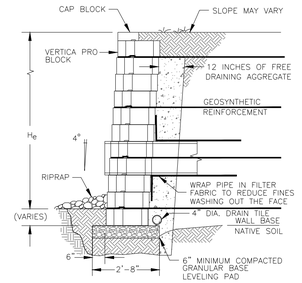
ANCHOR – WALL FACE VIEW
WITH RAILING OR FENCE
NTS



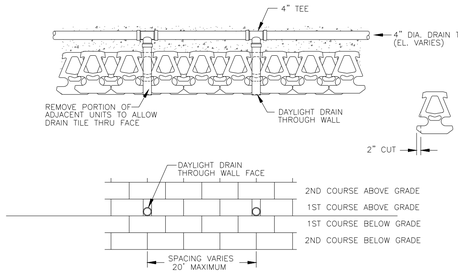
TYPICAL CROSS SECTION
THROUGH RETAINING WALL

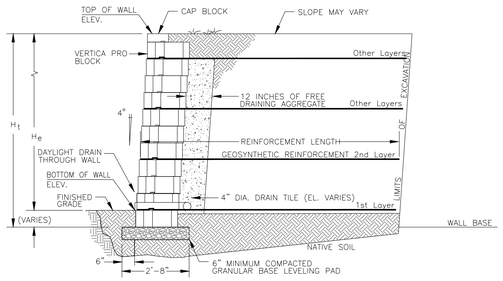


FACE WALL

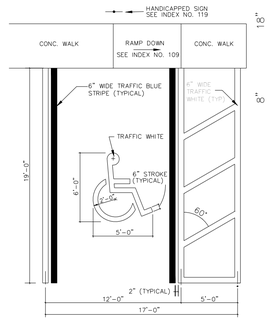


SIDE WALL



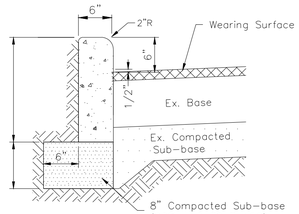


ANCHOR VERTICA PRO BLOCK
DAYLIGHT DRAIN THROUGH THE WALL
NTS



NOTE:
All pavement markings to be thermoplastic. Slip resistant.

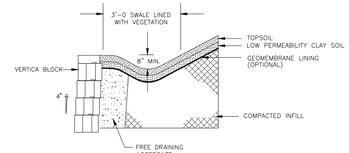
HANDICAPPED STALL DETAIL
NTS



NOTES:
1. There shall be a 1/2" seal joint between back of curb and driveway.
2. Concrete in curbs shall be 3000 psi, with fiber mesh reinforcing.
3. Provide expansion joints at 25' o.c. max. and at curves, tangents, and corners.

6" VERTICAL CURB
NTS

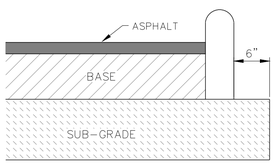
ANCHOR VERTICA PRO – LOW FLOW
THROUGH PIPE OUTLET DETAIL
NTS



ANCHOR VERTICA – DRAINAGE SWALE DETAILS
(REF. NCMA DESIGN MANUAL)
(NOT TO SCALE)

Concrete to be 3,000 psi, with fiber mesh reinforcing.

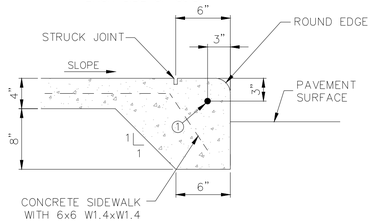
WHEEL STOP DETAIL
NTS



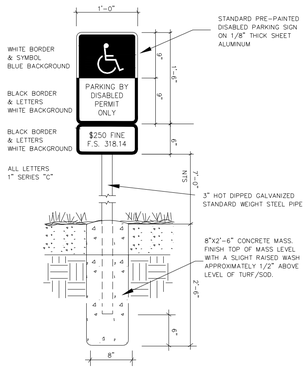
	STANDARD	
ASPHALT	1"	TYPE SP ASPHALTIC CONCRETE SURFACE COURSE
(*)BASE	6"	LIMEROCK – LBR–100 (*) COMPACTED TO 98% OF AASHTO T–180
SUB–GRADE	9"	NORMAL COMPACTED SUB–GRADE – LBR 40 COMPACTED TO 98% AASHTO T–180

(*) OR AS ALTERNATE CRUSHED CONCRETE (LBR 100)

TYPICAL PAVEMENT SECTION
NTS

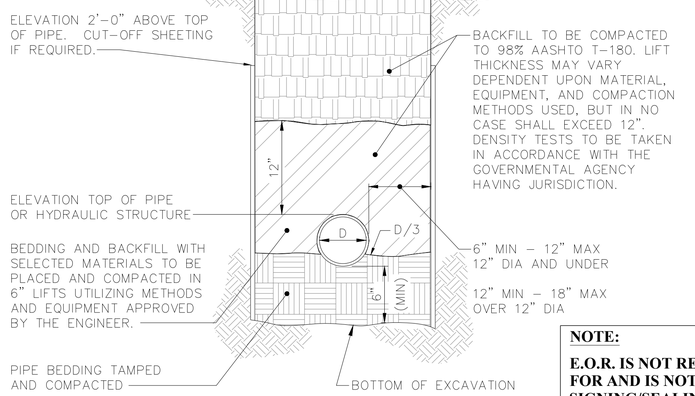


INTEGRAL CURB & SIDEWALK
NTS



HANDICAPPED SIGN DETAIL*
NTS

*NOTE: HANDICAPPED SIGN TO ADHERE TO TARPON SPRINGS LAND DEVELOPMENT CODE, SECTION 163.10 – STREET SIGNS AND NAMES



NOTE:
FOR TRENCHES IN PAVED AREAS OR AREAS TO RECEIVE NEW PAVEMENT, SEE PAVEMENT SPECIFICATIONS.

TYPICAL TRENCH SECTION
NTS

NOTE:

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DESIGNED MDS
DRAWN CC4
CHECKED MDS
QC

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SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PAVING, GRADING & DRAINAGE DETAILS

NO.	DATE	REVISIONS	APP'D BY

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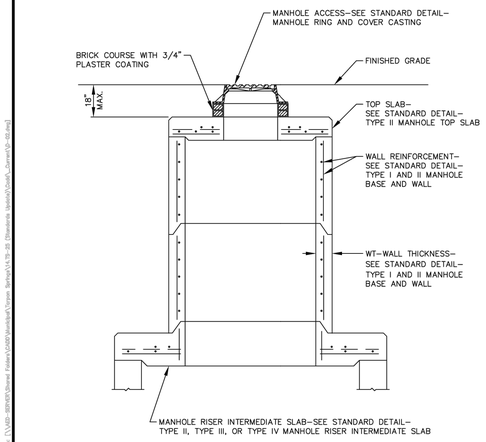
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT. C11

NOTES FOR STORM STRUCTURES

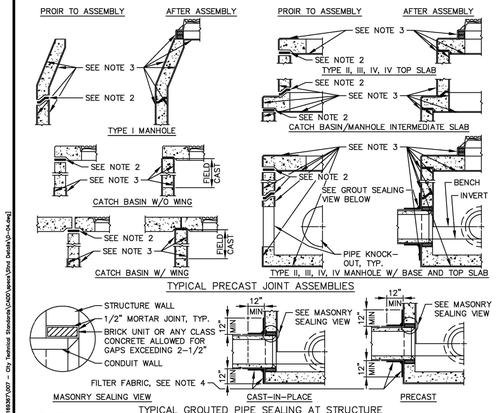
1. ALL PIPE STUBS FROM STRUCTURES FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FROM WITHIN THE STRUCTURE.
2. FOR APPLICABLE RING AND COVER, SEE STANDARD DETAIL–MANHOLE RING AND COVER CASTING.
3. STORM STRUCTURES SHALL NOT HAVE OUTSIDE DROP CONNECTIONS.
4. PROVIDE MINIMUM 8" SOLID WALL BETWEEN ALL OPENINGS FOR PIPES. SEAL BETWEEN PIPE AND STRUCTURE WITH NON SHRINK GROUT.
5. ALL BRICK SHALL BE CONCRETE OR CLAY BRICK AND SHALL HAVE A MINIMUM 3/4" CEMENT PLASTER COATING ON ALL SURFACES.
6. BENCH SHALL SLOPE @ 1:12 MINIMUM.
7. PRECAST AND CAST–IN–PLACE MANHOLES, CATCH BASINS, AND GRATE INLETS ARE DESIGNED FOR A MAXIMUM DEPTH OF 12 FEET, STRUCTURES IN EXCESS OF 12 FEET, AS MEASURED FROM THE FINISHED GRADE TO THE INSIDE OF THE BASE SLAB, SHALL REQUIRE VERIFICATION OF THE STRUCTURAL DESIGN AND SPECIFIC MODIFICATIONS TO THE REINFORCING REQUIREMENTS FOR THE DEPTH REQUIRED.
8. PRIOR TO PRECASTING STRUCTURES THE PRECASTER SHALL SUBMIT SITE SPECIFIC INDIVIDUAL SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SUBMITTED FOR NON–STANDARD STRUCTURES OR STRUCTURES THAT DEVIATE FROM THE STANDARD DETAILS MUST BE DESIGNED AND CERTIFIED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. PRECAST MANHOLES SHALL CONSIST OF A LIMITED NUMBER OF SECTIONS, AS APPROVED BY THE ENGINEER.
10. ALL PRECAST STRUCTURES SHALL HAVE AN INTEGRAL FLOOR AND BASE RISER SECTION.
11. SEE STANDARD DETAIL–PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING.
12. ALL EXPOSED EDGES TO HAVE 3/4" CHAMFER.
13. ALL REINFORCING STEEL SHALL HAVE A MINIMUM 2" CONCRETE COVER, UNLESS NOTED ELSEWHERE.
14. ADDITIONAL REINFORCEMENT IS REQUIRED IN ALL TYPE CATCH BASIN WALLS, GRATE INLETS, AND TYPE II, III, IV, AND TYPE V MANHOLE WALLS WITH OPENINGS FOR PIPE OR CULVERT. THE VERTICAL AND HORIZONTAL WALL REINFORCEMENT DISPLACED DUE TO OPENINGS SHALL BE REPLACED WITH ADDITIONAL REINFORCEMENT BARS ABOVE, BELOW, AND ON BOTH SIDES OF OPENING, EQUAL IN AREA TO THOSE DISPLACED. REPLACEMENT REINFORCEMENT SHALL BE PLACED WITH 3" CLEARANCE TO THE EDGES OF OPENINGS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	STORM STRUCTURE NOTES	DATE 12/15/15 · INDEX D-01 · SCALE N.T.S. · SHEET 1 OF 1



NOTE:
1. GENERAL NOTES, SEE STANDARD DETAIL–STORM STRUCTURE NOTES.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PRECAST MANHOLE RISER DETAIL	DATE 12/15/15 · INDEX D-02 · SCALE N.T.S. · SHEET 1 OF 1

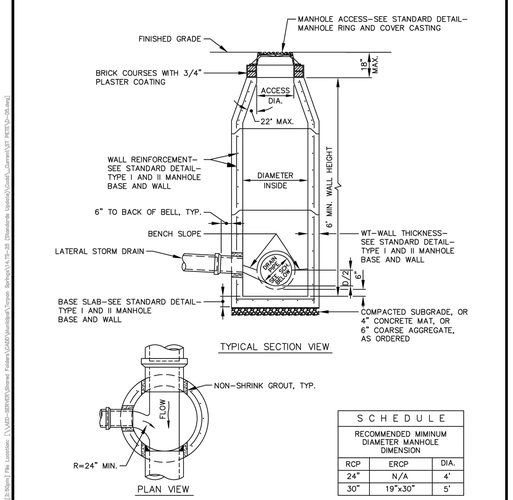


TYPICAL PRECAST JOINT ASSEMBLIES

TYPICAL GROUTED PIPE SEALING AT STRUCTURE

NOTES:
1. JOINTS SHALL CONFORM TO ASTM C443.
2. A LAYER OF PREFORMED JOINT SEALING COMPOUND SUCH AS "RAM–NEK" SHALL BE INSTALLED AT ALL PRECAST STRUCTURE JOINTS AND STRUCTURE TOP AND CATCH BASIN LID PEDESTALS PRIOR TO ASSEMBLY.
3. ONE COAT OF PROTECTIVE SEALER SHALL BE APPLIED TO THE EXTERIOR AND INTERIOR OF ALL PRECAST, CAST–IN–PLACE, AND BRICK STRUCTURES. THE EXTERIOR COATING SHALL COVER FROM THE BOTTOM OF THE BASE UPTO AND INCLUDING BRICK GRADE RINGS FOR THE COVER CASTING, THE INTERIOR COATING SHALL COVER FROM THE BENCH UPTO AND INCLUDING THE BOTTOM OF THE TOP SLAB, EXCLUDING CATCH BASIN COVER AND WING COVER(S). THE BOTTOM SLAB MAY ALSO BE EXCLUDED AT THE CONTRACTORS OPTION.
THE CONTRACTOR SHALL TOUCH UP THOSE PLACES DISTURBED DURING ASSEMBLY AND THOSE CAST–IN–PLACE PORTIONS OF CATCH BASINS PRIOR TO ACCEPTANCE AND BACK FILLING.
THE SEALER SHALL BE COAL TAR EPOXY SUCH AS "CARBOLINE" 300–M OR APPROVED EQUAL, WITH A DRY FILM THICKNESS OF 9 mils.
4. FILTER FABRIC SHALL BE MIRAFI 140–N, OR APPROVED EQUAL. FILTER FABRIC IS TO BE PLACED IN A BEDDING OF BITUMINOUS MASTIC AND APPLIED AS PER FDOT DESIGN STANDARDS INDEX NO. 425–001.
5. FOR ADDITIONAL NOTES, SEE STANDARD DETAIL–STORM STRUCTURE NOTES.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING DETAIL	DATE 10/05/20 · INDEX D-04 · SCALE N.T.S. · SHEET 1 OF 1



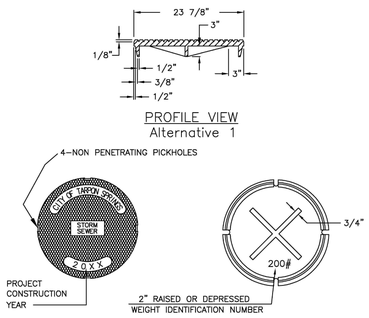
TYPICAL SECTION VIEW

PLAN VIEW

SCHEDULE		
RECOMMENDED MIMINUM DIAMETER MANHOLE DIMENSION		
RCP	ERCP	DIA.
24"	N/A	4'
30"	19"x30"	5'

NOTE:
FOR GENERAL NOTES, SEE STANDARD DETAIL–STORM STRUCTURE NOTES.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PRECAST STORM MANHOLE TYPE I DETAIL	DATE 12/15/15 · INDEX D-05 · SCALE N.T.S. · SHEET 1 OF 1



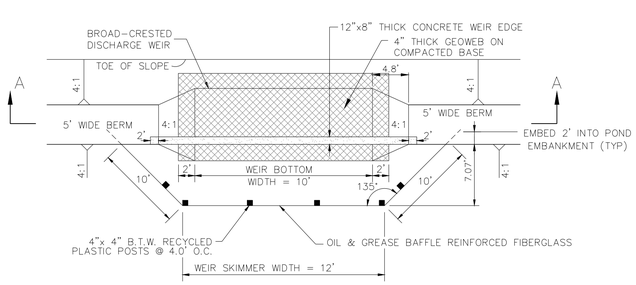
PROFILE VIEW
Alternative 1

TOP VIEW
Alternative 1

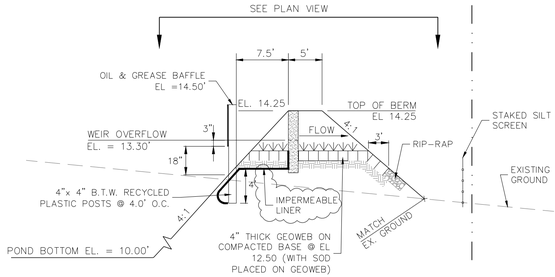
BOTTOM VIEW
Alternative 1

NOTES:
1. THIS COVER IS NOT TO BE USED FOR SANITARY SEWER MANHOLES.
2. THIS COVER MAY BE USED WITH FRAME TYPE I, II OR III AS DETAILED IN FDOT INDEX No. 425–001. THE ACTUAL FRAME TO BE USED SHALL BE AS SPECIFIED IN THE PLANS.
3. MATERIALS AND FABRICATION SHALL CONFORM TO SECTION 425 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. COVERS FOR UNDERDRAIN CLEANOUTS SHALL BE LABELED UNDERDRAIN AND NOT STORM SEWER.
5. COVERS SHALL BE U.S.F. TYPE X OR EQUAL. (200 LBS. MINIMUM)

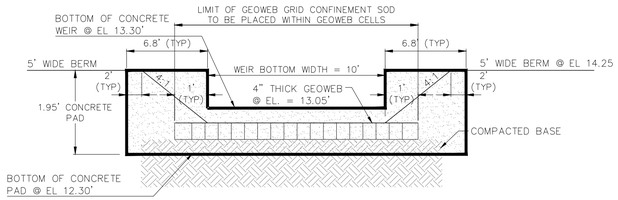
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	STORM SEWER COVER ALTERNATIVE 1	DATE 10/05/20 · INDEX D-09 · SCALE N.T.S. · SHEET 1 OF 1



PLAN VIEW



TYPICAL CROSS–SECTION



CROSS–SECTION A–A

OVERFLOW WEIR

NTS

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DESIGNED MDS · DRAWN CC4 · CHECKED MDS · Q.C.

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

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PAVING, GRADING & DRAINAGE DETAILS

NO.	DATE	REVISIONS	APP'D BY
1	08/20/25	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE.

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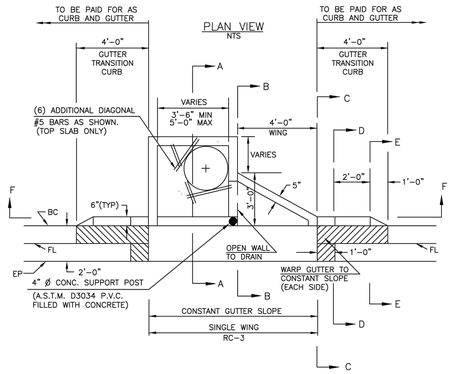
MATTHIAS D. SYLVERAIN, P.E. #91730
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

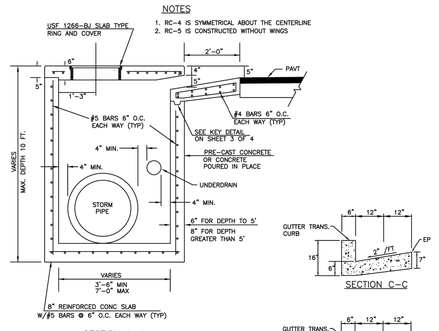
JOB NO. 21-069 · DATE: 02/26/24 · SHT. C12



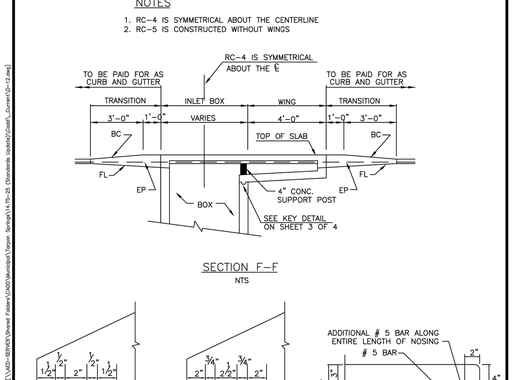
NOTES

1. SECTIONS 'A'–'A' AND 'B'–'B' ARE ON SHEET 2 OF 4.
2. SECTIONS 'C'–'C', 'D'–'D', AND 'E'–'E' 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.

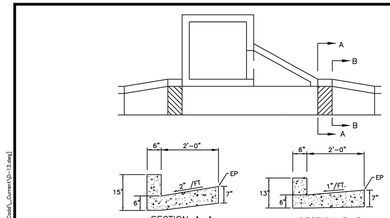
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	CURB INLET (TYPES RC-3, 4 &5)	DATE 12/15/15 · INDEX D-10 · SCALE N.T.S. · SHEET 1 OF 4



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	CURB INLET (TYPES RC-3, 4 &5)	DATE 12/15/15 · INDEX D-11 · SCALE N.T.S. · SHEET 2 OF 4



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	CURB INLET (TYPES RC-3, 4 &5)	DATE 12/15/15 · INDEX D-12 · SCALE N.T.S. · SHEET 3 OF 4



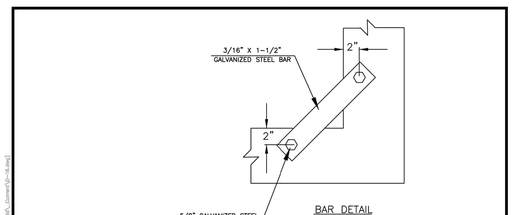
NOTE

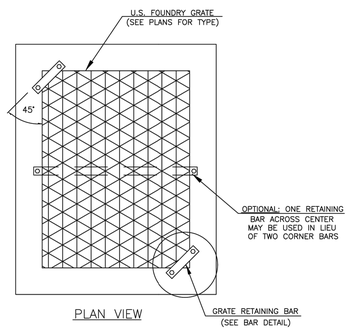
1. SECTIONS 'A'–'A' AND 'B'–'B' ON THIS SHEET SHOW TRANSITION FOR TYPE 'F' CURB

GENERAL NOTES

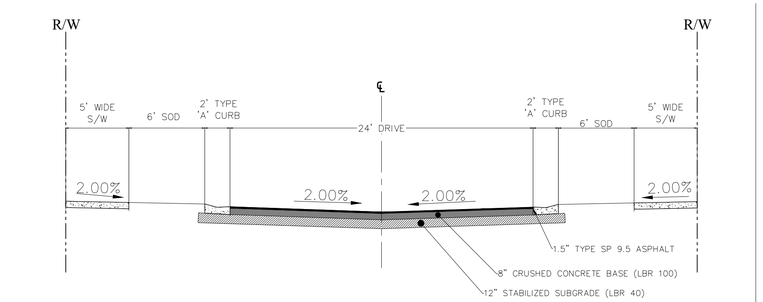
1. THESE INLETS FOR USE WITH CITY OF TARPON SPRINGS TYPE 'A' CURB AND GUTTER, AND WITH FDOT TYPE 'F' CURB (FOR USE WITH TYPE 'F', SEE DETAILS FOR TYPE 'F' CURB TRANSITION).
2. ℄ OF INLETS SHOULD BE LOCATED AT PROPERTY LINES UNLESS OTHERWISE APPROVED.
3. COVER FOR ALL REINFORCING STEEL SHALL BE 2" MINIMUM.
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.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	CURB INLET (TYPES RC-3, 4 &5)	DATE 12/15/15 · INDEX D-13 · SCALE N.T.S. · SHEET 4 OF 4





CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	GRATE RETAINING BAR	DATE 12/15/15 · INDEX D-16 · SCALE N.T.S. · SHEET 1 OF 1



TYPICAL ROADWAY SECTION

NTS

TARPON SPRINGS LAND DEVELOPMENT CODE

SECTION 163.10 – STREET SIGNS AND NAMES

(D) THE DESIGN FOR TRAFFIC CONTROL SIGNAGE SHALL BE AS SHOWN IN FIGURE 1 AND SHALL MEET THE FOLLOWING STANDARDS

(1) SIGN POSTS SHALL BE BLACK OR DARK GREEN IN COLOR

(2) SIGN POSTS SHALL BE ROUND OR FLUTED IN SHAPE.

(3) SIGN POSTS SHALL BE AT LEAST THREE INCHES IN DIAMETER.

(4) SIGN POSTS SHALL HAVE A ROUND OR FLUTED DECORATIVE BASE.

(5) SIGNS SHALL HAVE A BLACK OR DARK GREEN BOARDER OF AT LEAST ONE INCH IN WIDTH. SIGNS IDENTIFYING INDIVIDUAL PARKING SPACES ARE EXEMPT FROM THIS REQUIREMENT

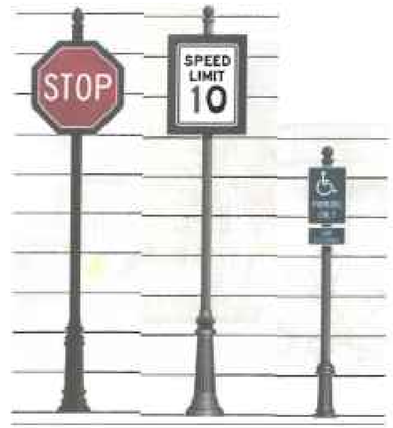


FIGURE 1

NOTE:

E.O.R. IS NOT RESPONSIBLE FOR AND IS NOT SIGNING/SEALING ANY STRUCTURAL DESIGN ELEMENTS OR COMPONENTS AS PART OF ANY STANDARD DETAILS INCORPORATED INTO THESE PLAN SHEETS. THIS IS THE RESPONSIBILITY OF THE MANUFACTURER OF THESE STRUCTURAL COMPONENTS.

DESIGNED MDS · DRAWN CC4 · CHECKED MDS · QC

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

PREPARED FOR:

HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:

MANGO ST TOWNHOMES
PAVING, GRADING & DRAINAGE DETAILS

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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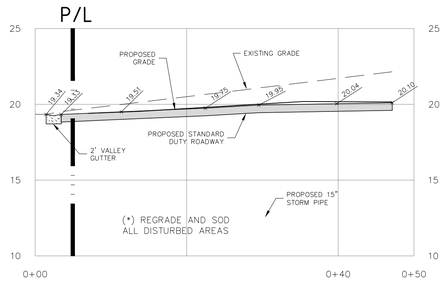
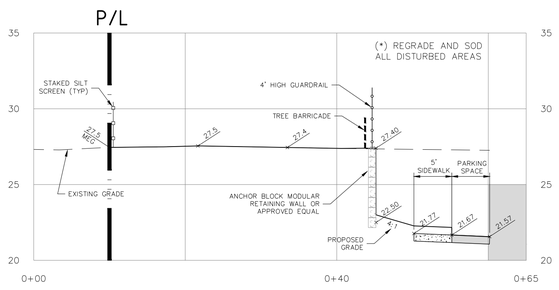
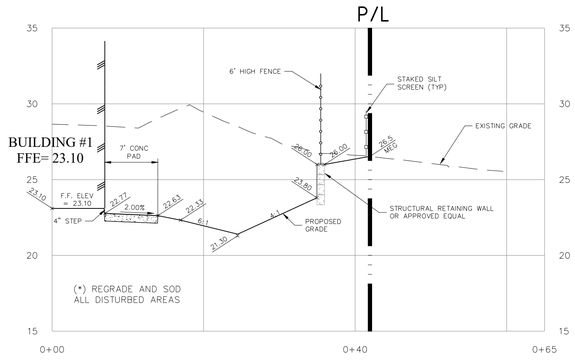
JOB NO. 21–069 · DATE: 02/26/24 · SHT. C13



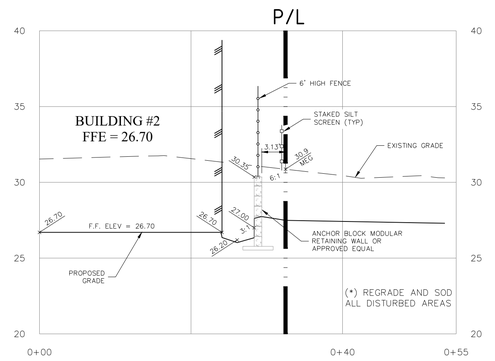
A STACHELBERG AVE. ENTRANCE CONDITION
HOR: 1"=10' VER: 1"=5'



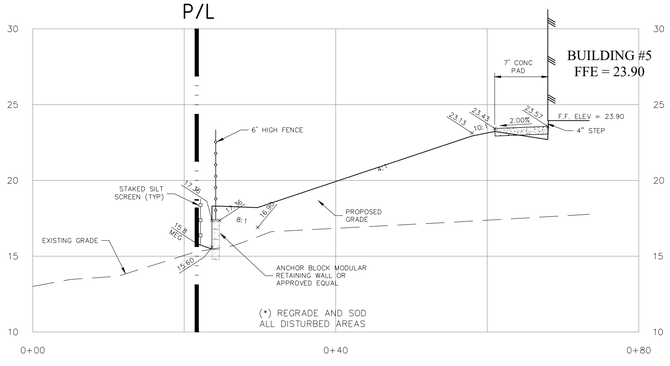
B WEST BOUNDARY CONDITION–NORTH
HOR: 1"=10' VER: 1"=5'



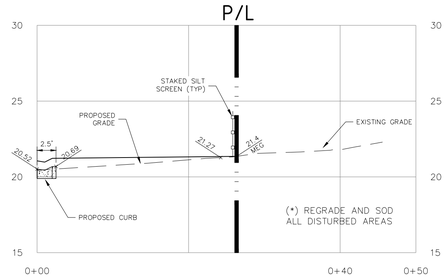
C EAST BOUNDARY CONDITION–NORTH
HOR: 1"=10' VER: 1"=5'



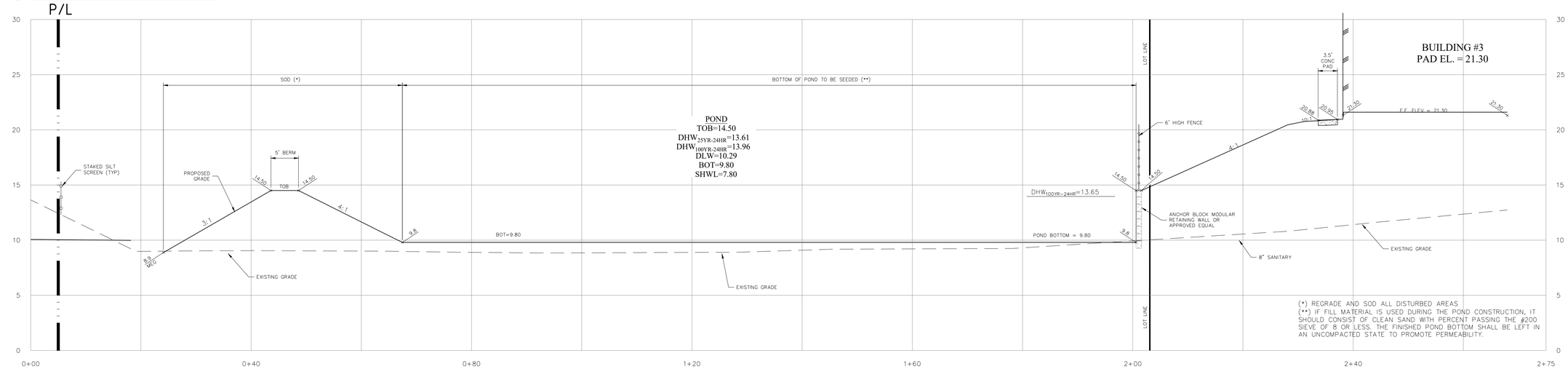
D INTERIOR BOUNDARY CONDITION
HOR: 1"=10' VER: 1"=5'



E WEST BOUNDARY CONDITION–SOUTH
HOR: 1"=10' VER: 1"=5'



F WEST BOUNDARY CONDITION–SOUTH
HOR: 1"=10' VER: 1"=5'



G PROPOSED POND CONDITION
HOR: 1"=10' VER: 1"=5'

DESIGNED MDS
DRAWN CC4
CHECKED MDS
Q.C.

Gulf Coast Consulting, Inc.
Land Development Consulting
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PREPARED FOR:
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9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
GRADING SECTIONS

NO.	DATE	REVISIONS	APPD BY
1	09/05/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730
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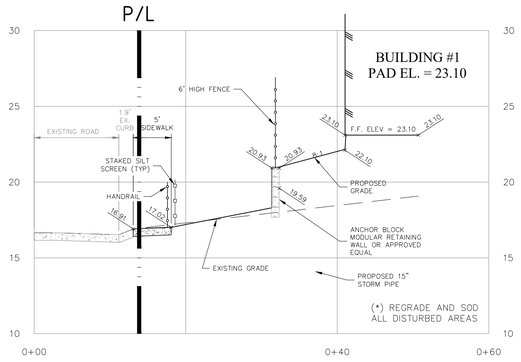
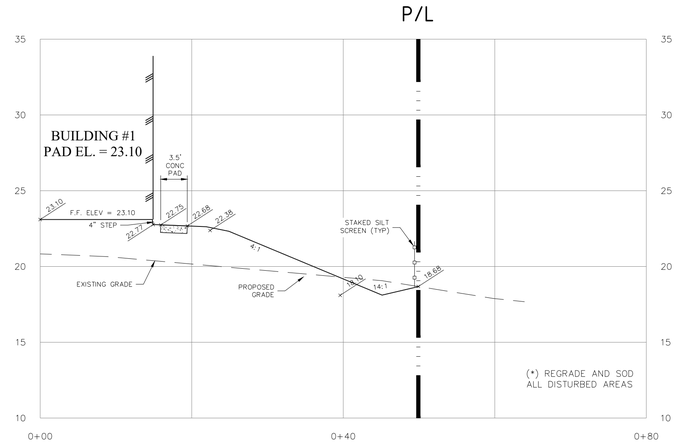
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT. C14



H STACHELBERG AVE. ENTRANCE CONDITION

HOR: 1"=10' VER: 1"=5'



I EAST BOUNDARY CONDITION

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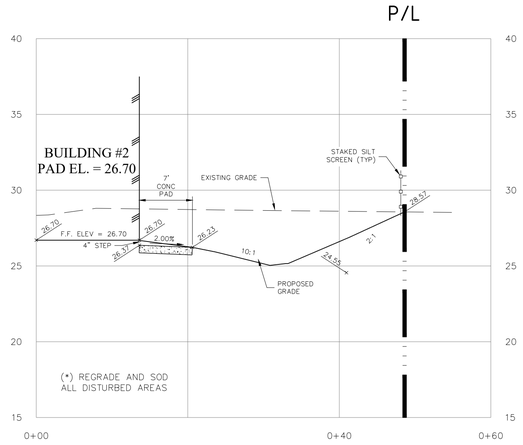

J EAST BOUNDARY CONDITION

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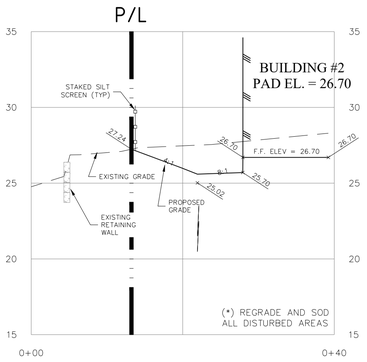
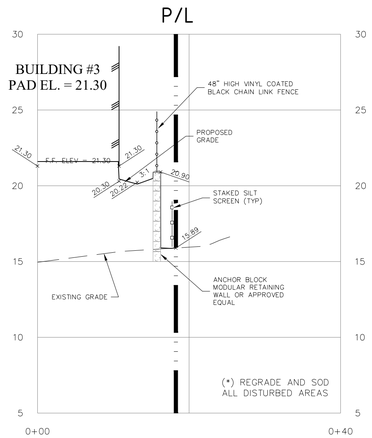


K SOUTH BOUNDARY CONDITION

HOR: 1"=10' VER: 1"=5'



L EAST BOUNDARY CONDITION

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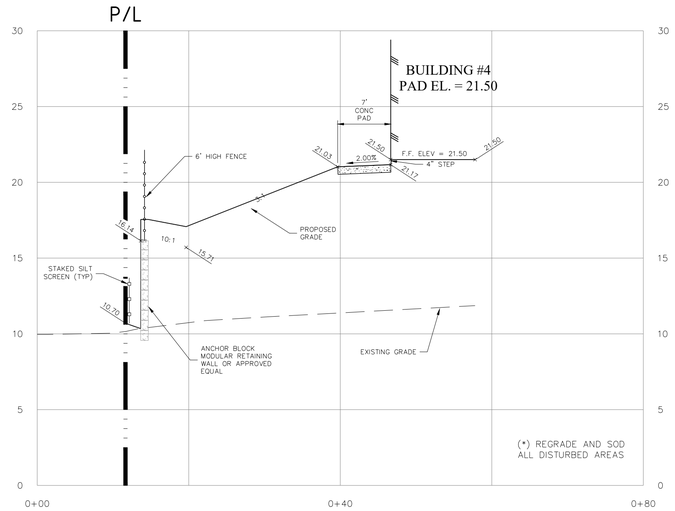

M WEST BOUNDARY CONDITION

HOR: 1"=10' VER: 1"=5'

DESIGNED MDS
DRAWN CC4
CHECKED MDS
Q.C.

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

PREPARED FOR:

HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:

MANGO ST TOWNHOMES
GRADING SECTIONS

NO.	DATE	REVISIONS	APPD BY
1	09/05/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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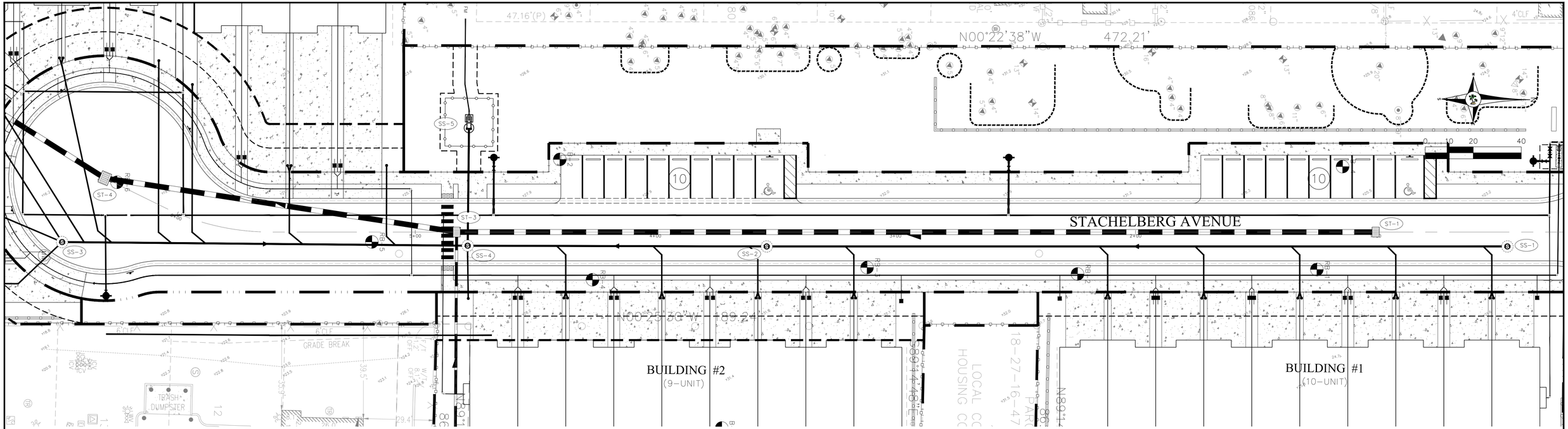
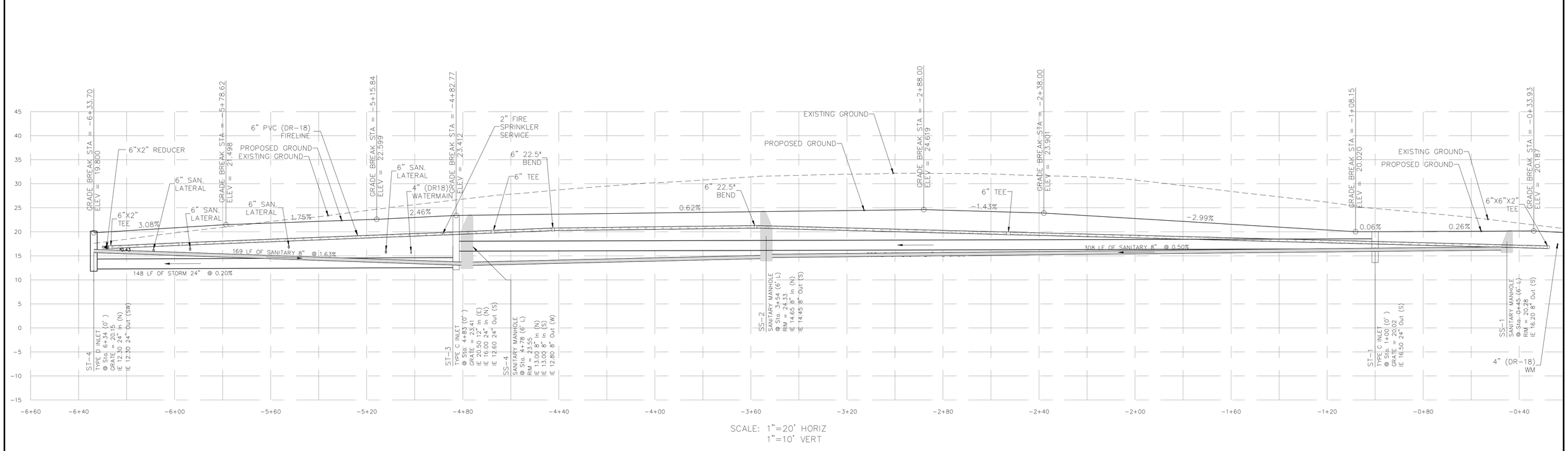
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069

DATE: 02/26/24

SHT. C15





SCALE: 1"=20' HORIZ
1"=10' VERT

DESIGNED MDS
DRAWN CC4
CHECKED MDS
Q.C.

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Land Development Consulting
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ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PLAN & PROFILE

NO.	DATE	REVISIONS	APPD BY

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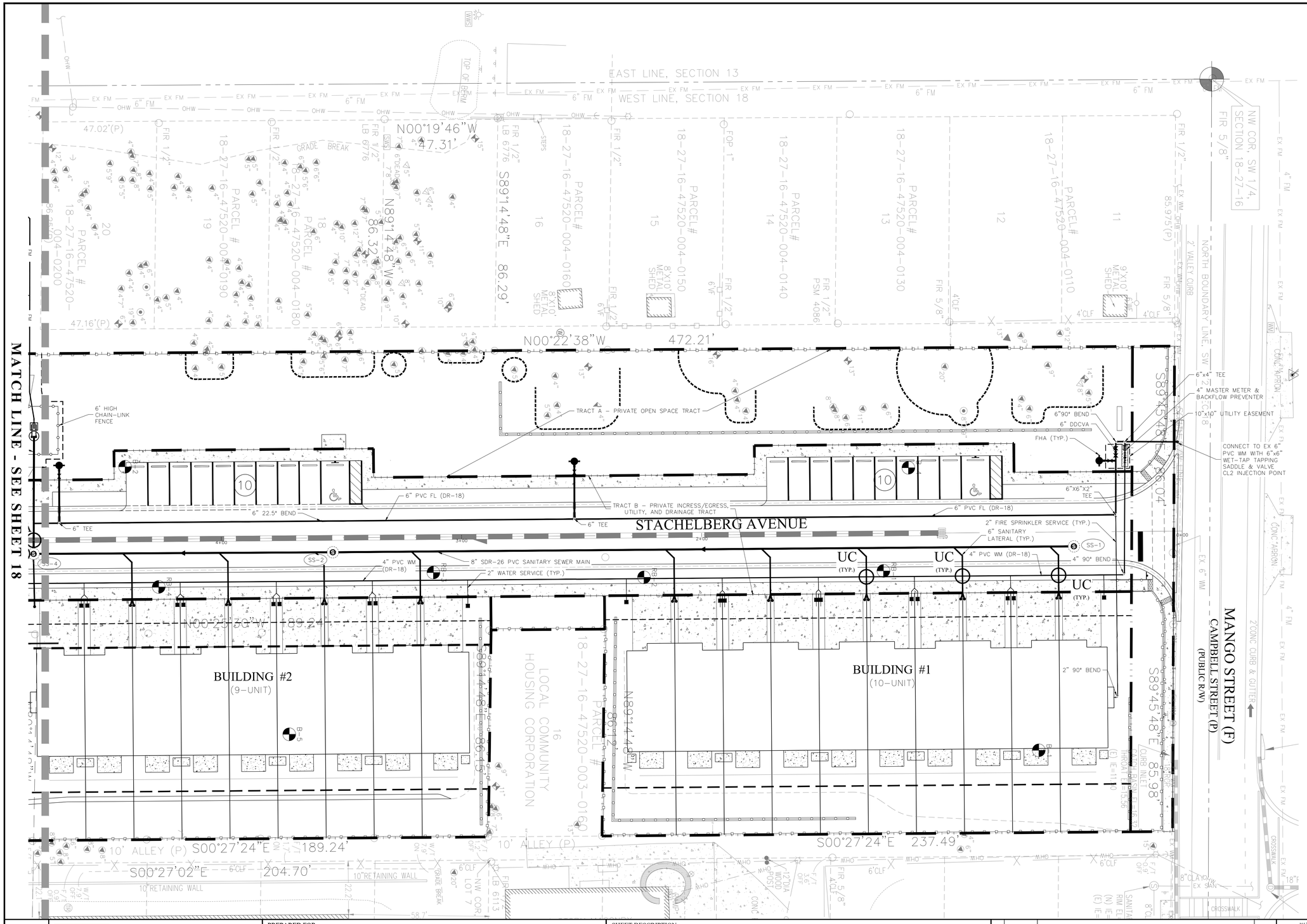
JOB NO. 21-069
DATE: 02/26/24
SHT. C16



0 10 20 40

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

SANITARY STRUCTURE CHART

#	DATA
SS-1	SANITARY MANHOLE RIM ELEV = 20.28 IE OUT = 16.20 (S) (8")
SS-2	SANITARY MANHOLE RIM ELEV = 24.33 IE IN = 14.65 (N) (8") IE OUT = 14.45 (S) (8")
SS-3	SANITARY MANHOLE RIM ELEV = 20.17 IE IN = 16.00 (SW) (6") IE IN = 16.00 (SW) (6") IE IN = 16.00 (SE) (6") IE OUT = 15.75 (N) (8")
SS-4	SANITARY MANHOLE RIM ELEV = 23.55 IE IN = 13.00 (N) (8") IE IN = 13.00 (S) (8") IE OUT = 12.80 (W) (8")
SS-5	LIFT STATION RIM ELEV = 24.23 IE IN = 11.60 (E) (8")

SANITARY SEWER PIPE CHART

From Structure No.	To Structure No.	Description
SS-1	SS-2	309 LF 8" @ 0.50%
SS-2	SS-4	125 LF 8" @ 1.16%
SS-3	SS-4	169 LF 8" @ 1.63%
SS-4	SS-5	50 LF 8" @ 2.45%

DESIGNED MDS
DRAWN CC4
CHECKED MDS
Q.C.

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PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER PLAN

NO.	DATE	REVISIONS	APPD BY
2	08/20/25	REVISED PER CITY OF TARPON SPRINGS COMMENTS	
1	08/09/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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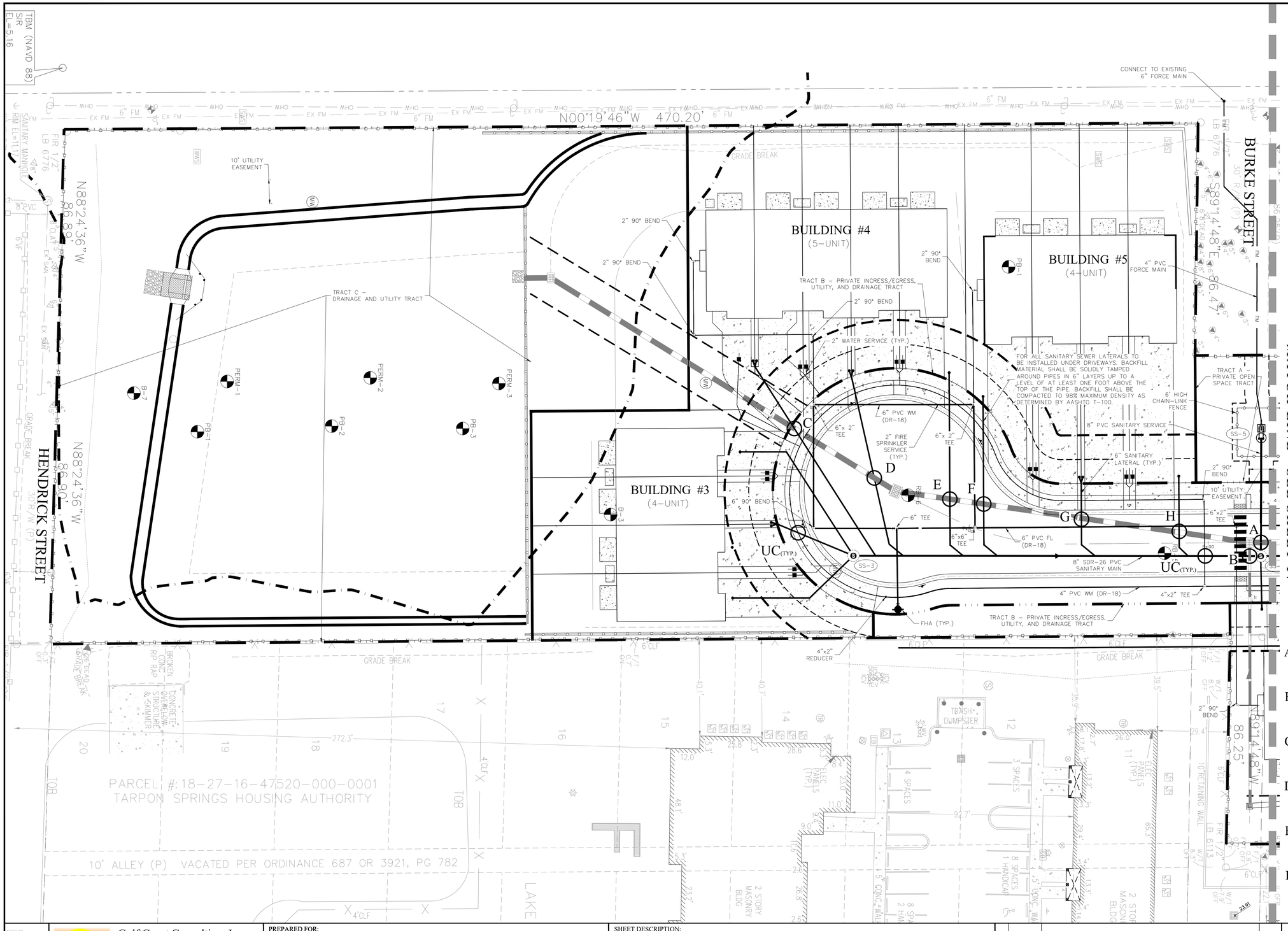
MATTHIAS D. SYLVERAIN, P.E. #91730
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT. C17



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

SANITARY STRUCTURE CHART

#	DATA
SS-1	SANITARY MANHOLE RIM ELEV = 20.28 IE OUT = 16.20 (S) (8")
SS-2	SANITARY MANHOLE RIM ELEV = 24.33 IE IN = 14.65 (N) (8") IE OUT = 14.45 (S) (8")
SS-3	SANITARY MANHOLE RIM ELEV = 20.17 IE IN = 16.00 (SW) (6") IE IN = 16.00 (SW) (6") IE IN = 16.00 (SE) (6") IE OUT = 15.75 (N) (8")
SS-4	SANITARY MANHOLE RIM ELEV = 23.55 IE IN = 13.00 (N) (8") IE IN = 13.00 (S) (8") IE OUT = 12.80 (W) (8")
SS-5	LIFT STATION RIM ELEV = 24.23 IE IN = 11.60 (E) (8")

SANITARY SEWER PIPE CHART

From Structure No.	To Structure No.	Description
SS-1	SS-2	309 LF 8" @ 0.50%
SS-2	SS-4	125 LF 8" @ 1.16%
SS-3	SS-4	169 LF 8" @ 1.63%
SS-4	SS-5	50 LF 8" @ 2.45%

A UTILITY CROSSING CHART
BOTTOM 18" HDPE = 13.04
TOP 8" SAN = 12.51
CLEARANCE = 0.53'

B UTILITY CROSSING CHART
BOTTOM 12" HDPE = 19.88
TOP 8" SAN = 13.76
CLEARANCE = 6.11'

C UTILITY CROSSING CHART
BOTTOM 6" SAN = 18.49
TOP 24" HDPE = 13.69
CLEARANCE = 4.79'

D UTILITY CROSSING CHART
BOTTOM 6" SAN = 16.59
TOP 24" HDPE = 14.23
CLEARANCE = 2.36'

E UTILITY CROSSING CHART
BOTTOM 6" SAN = 16.03
TOP 24" HDPE = 14.42
CLEARANCE = 1.61'

F UTILITY CROSSING CHART
BOTTOM 6" SAN = 16.15
TOP 24" HDPE = 14.44
CLEARANCE = 1.71'

G UTILITY CROSSING CHART
BOTTOM 6" SAN = 16.60
TOP 24" HDPE = 14.53
CLEARANCE = 2.07'

H UTILITY CROSSING CHART
BOTTOM 6" SAN = 15.58
TOP 24" HDPE = 14.61
CLEARANCE = 0.96'

DESIGNED MDS
DRAWN CC4
CHECKED MDS
QC

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Land Development Consulting
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PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER PLAN

NO.	DATE	REVISIONS	APPD BY
2	08/20/25	REVISED PER CITY OF TARPON SPRINGS COMMENTS	
1	08/09/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

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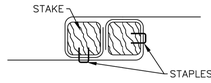
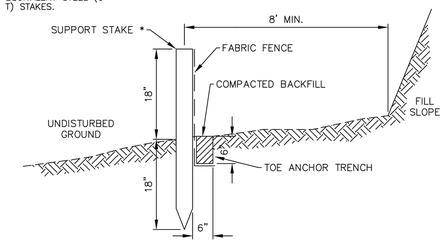
DATE: 02/26/24
SHT. C18

STANDARD SILT FENCE (18" HIGH)



JOINING FENCE SECTIONS

*STAKES SPACED @ 8' MAX. USE 2"x2" (± ¾") WOOD OR EQUIVALENT STEEL (U OR T) STAKES.



FABRIC WIDTH SHALL BE 30" MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE, BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

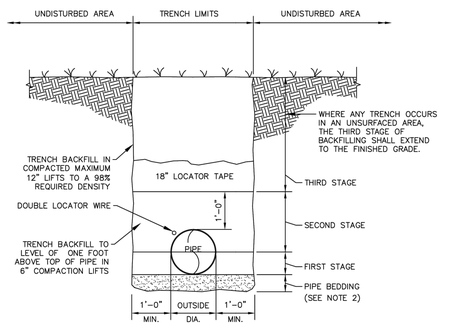
ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER.

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SILT FENCE INSTALLATION DETAIL	DATE 12/15/15 · INDEX G-01 · SCALE N.T.S. · SHEET 1 OF 1

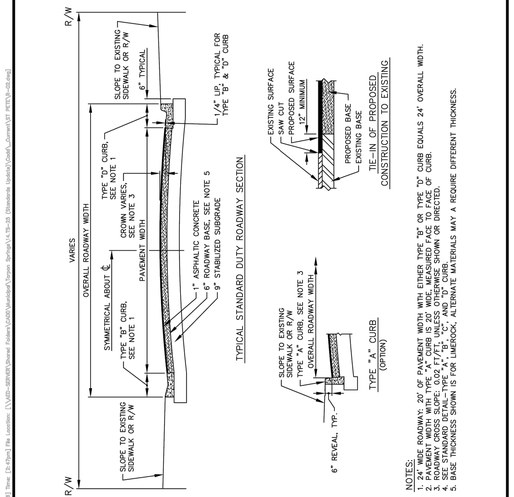
NOTES:
1. NO TRUCKS OR HEAVY EQUIPMENT ALLOWED WITHIN BARRIERS, ONLY HAND LABOR ALLOWED.
2. NO CONSTRUCTION MATERIALS, SOIL DEPOSITS, OR SOLVENTS SHALL BE ALLOWED INSIDE BARRIERS.
3. BARRIERS ARE TO BE IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES NEAR TREES.
4. BARRIERS ARE TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION, AND HEAVY EQUIPMENT ARE REMOVED FROM THE AREA.
5. FOR SINGULAR PALM TREES AND TREES FROM 1" TO 8" DBH.
6. FOR LARGER TREES LARGER THAN 8" DBH AND TREE CLUSTERS THAT NEED BARRIERS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TREE PROTECTION FENCE BARRIERS DETAIL	DATE 12/15/15 · INDEX G-02 · SCALE N.T.S. · SHEET 1 OF 1



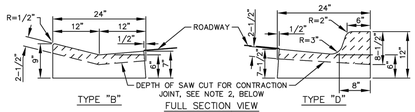
NOTES:
1. BACKFILL SHALL BE OF SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. BACKFILL MATERIAL SHALL CONSIST OF EARTH, LOAM, SANDY CLAY, GRAVEL OR OTHER APPROVED MATERIAL.
2. IF TRENCH BOTTOM CONTAINS ROCK, THEN A MINIMUM OF A 6" PIPE BEDDING SHALL BE USED.

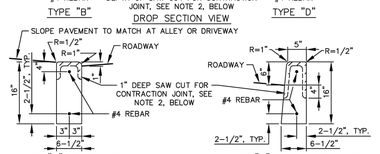
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	UNPAVED AREA TRENCH BACKFILL DETAIL	DATE 12/15/15 · INDEX G-04 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:
1. 24" WIDE ROADWAY: 20" OF PAVEMENT WIDTH WITH EITHER TYPE "B" OR TYPE "D" CURB EQUALS 24" OVERALL WIDTH.
2. PAVEMENT WIDTH WITH TYPE "A" CURB IS 20" WIDE, MEASURED FACE TO FACE OF CURB.
3. CROWN SHALL BE 1/4" PER FOOT UNLESS OTHERWISE SHOWN OR DIRECTED.
4. SEE STANDARD DETAIL–TYPE "A", "B", "C", AND "D" CURB.
5. BASE THICKNESS SHOWN IS FOR LIMEROCK. ALTERNATE MATERIALS MAY A REQUIRE DIFFERENT THICKNESS.

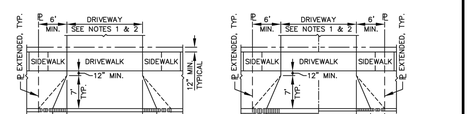
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	STANDARD DUTY ROADWAY DETAIL	DATE 12/15/15 · INDEX R-02 · SCALE N.T.S. · SHEET 1 OF 1

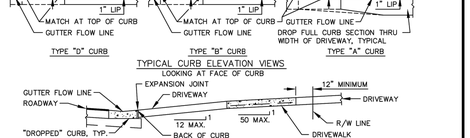


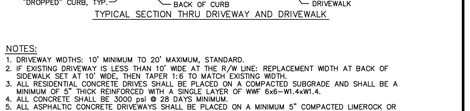


NOTES:
1. WHEN REMOVING EXISTING CURB, THE CURB SHALL BE SAW CUT AT THE NEAREST CONTRACTION JOINT AND A FULL SECTION OF CURB REPLACED.
2. INSTALL EXPANSION JOINTS AT 50' INTERVALS, SAW CUT CONTRACTION JOINTS AT 10' INTERVALS. SAW CUTS SHOULD BE AVOIDED WITHIN VALLEY GUTTERS AND WITHIN CURB AND GUTTER ENDINGS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPE "A", "B", "C", AND "D" CURB DETAIL	DATE 12/15/15 · INDEX R-05 · SCALE N.T.S. · SHEET 1 OF 1

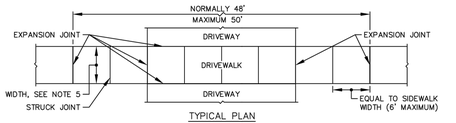


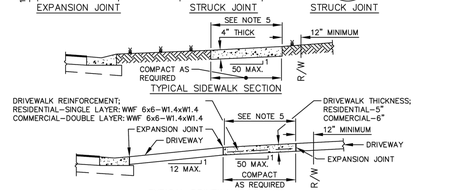




NOTES:
1. DRIVEWAY WIDTHS: 10' MINIMUM TO 20' MAXIMUM, STANDARD.
2. IF EXISTING DRIVEWAY IS LESS THAN 10' WIDE AT THE R/W LINE: REPLACEMENT WIDTH AT BACK OF SIDEWALK SET AT 10' WIDE, THEN TAPER 1:6 TO MATCH EXISTING WIDTH.
3. ALL RESIDENTIAL CONCRETE DRIVES SHALL BE PLACED ON A COMPACTED SUBGRADE AND SHALL BE A MINIMUM OF 5" THICK REINFORCED WITH A SINGLE LAYER OF WWF 6x6–W1.4xW1.4.
4. ALL CONCRETE SHALL BE 3000 psi @ 28 DAYS MINIMUM.
5. ALL ASPHALTIC CONCRETE DRIVEWAYS SHALL BE PLACED ON A MINIMUM 5" COMPACTED LIMEROCK OR SHELL BASE OVER A COMPACTED SUBGRADE, AS APPROVED BY THE ENGINEER. ASPHALTIC DRIVES SHALL BE A MINIMUM 1" THICK OF DOT TYPE S–III ASPHALTIC CONCRETE, OR OTHER ASPHALTS WITH APPROVAL BY THE ENGINEER.
6. ALL BRICK DRIVEWAYS SHALL BE PLACED ON A 1" COMPACTED SAND BED OVER A MINIMUM 5" COMPACTED SHELL SUBGRADE.
7. NO DRIVEWAYS SHALL BE ALLOWED IN CURB RADII.
8. WHEN THE SIDEWALK ABUTS THE CURB THE WING SHALL BE 6' WIDE AS SHOWN.
9. FOR DROPPED CURB REQUIREMENTS, SEE STANDARD DETAIL–TYPE "A", "B", "C", AND "D" CURB.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	RESIDENTIAL DRIVEWAY CONSTRUCTION DETAIL	DATE 12/15/15 · INDEX R-08 · SCALE N.T.S. · SHEET 1 OF 1





NOTES:
1. SIDEWALKS SHALL BE CONCRETE AND HAVE TOOLED EDGES.
2. RESTORATION AND UTILITY CUTS SHALL BE A MINIMUM FULL PANEL BETWEEN EXISTING JOINTS.
3. EXPANSION JOINTS SHALL BE INSTALLED WHERE SHOWN AND AT 50' MAXIMUM SPACING.
4. EXPANSION JOINTS SHALL CONSIST OF CONTINUOUS 1/2"x6" MINIMUM, BITUMINOUS EXPANSION STRIP.
5. SIDEWALKS SHALL CONFORM TO CITY CODE AS FOLLOWS: SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL MAJOR ARTERIAL AND COLLECTOR STREETS; ON THE NORTH AND WEST SIDES OF OF ALL LOCAL STREETS, COMMERCIAL SERVICE STREET; AND LOCAL STREETS LEADING TO SCHOOLS, PARKS, SHOPPING CENTERS, CHURCHES, AND OTHER PUBLIC FACILITIES. SIDEWALK WIDTHS SHALL BE NOT LESS THAN THE FOLLOWING:
   A–6' ALONG ARTERIAL AND COLLECTOR ROADWAYS.
   B–4' ALONG ROADWAYS NOT DESIGNATED ON TRAFFIC CORRIDORS MAP, IN RESIDENTIAL AND INDUSTRIAL ZONES.*
   C–5' ALONG ROADWAYS NOT DESIGNATED ON THE TRAFFIC CORRIDORS MAP, IN COMMERCIAL AND OFFICE ZONES.*
   D–4' FOR PEDESTRIAN CROSSWALKS.
   E–12' FOR PEDESTRIAN/BICYCLE JOINT USE.
*–ALL SIDEWALKS ABUTTING CURBS SHALL BE 6' WIDE, MININUM.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SIDEWALK AND DRIVEWALK CONSTRUCTION DETAIL	DATE 12/15/15 · INDEX R-10 · SCALE N.T.S. · SHEET 1 OF 1

NOTE:

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PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER DETAILS

NO.	DATE	REVISIONS	APPD BY

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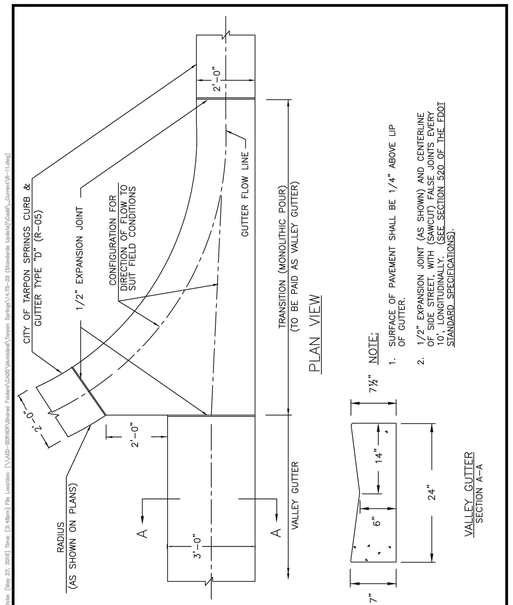
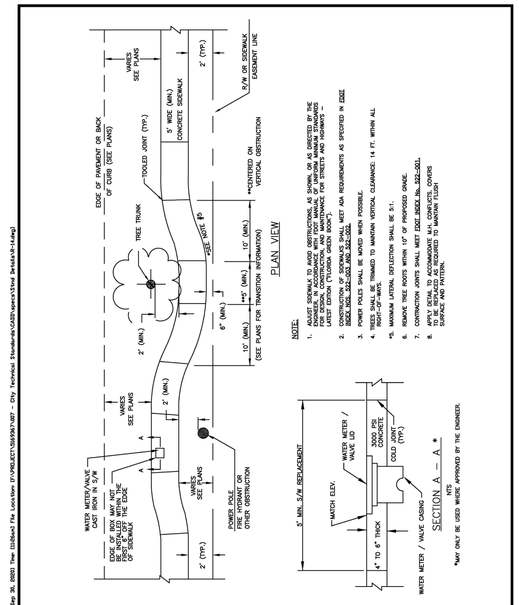


CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

VALLEY GUTTER & TRANSITION

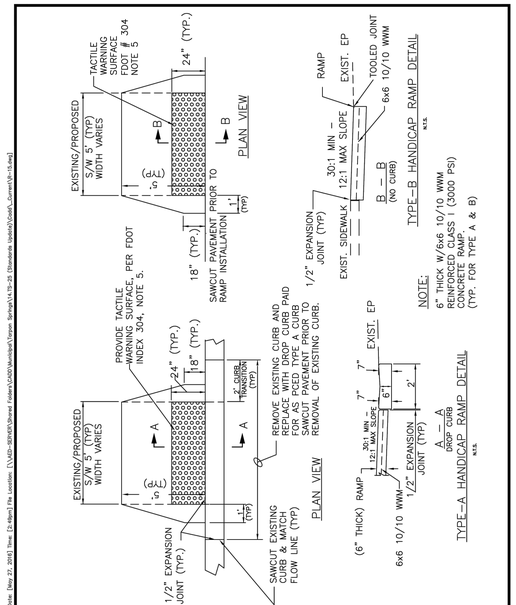
DATE 12/15/15 | INDEX R-11 | SCALE N.T.S. | SHEET 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

GUIDELINES FOR SIDEWALK ALIGNMENT

DATE 10/05/20 | INDEX R-14 | SCALE N.T.S. | SHEET 1 OF 1



CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

TYPE "A" AND "B" HANDICAP RAMP DETAIL

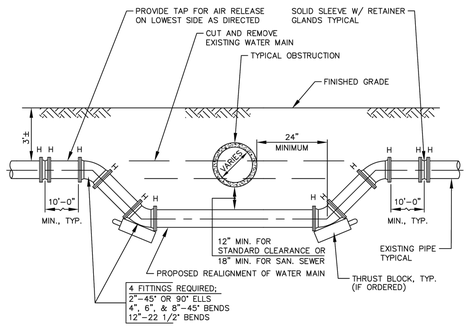
DATE 12/15/15 | INDEX R-15 | SCALE N.T.S. | SHEET 1 OF 1

1. ALL PRESSURE PIPE MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AS SHOWN HEREIN, OR AS DIRECTED BY THE ENGINEER.
2. PIPE JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURE REQUIREMENTS.
3. THE CONTRACTOR SHALL ADJUST PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY AS REQUIRED TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.
4. PRESSURE PIPE CLEARANCES SHALL BE AS FOLLOWS:
   A) POTABLE WATER MAINS IN PARALLEL INSTALLATIONS SHALL MAINTAIN A MINIMUM 10 FEET OUTSIDE TO OUTSIDE HORIZONTAL CLEARANCE FROM ALL SANITARY SEWERS, STORM DRAINS, AND FORCE MAINS.
   B) POTABLE WATER MAINS WHERE CROSSING SHALL MAINTAIN A MINIMUM OF 18 INCHES OUTSIDE TO OUTSIDE VERTICAL CLEARANCE FROM ALL SANITARY SEWERS, STORM DRAINS, AND FORCE MAINS.
   C) POTABLE WATER MAINS SHALL MAINTAIN A MINIMUM OF 5 FOOT CENTER TO CENTER HORIZONTAL CLEARANCE OR 3 FOOT OUTSIDE TO OUTSIDE HORIZONTAL CLEARANCE AND 18 INCHES OUTSIDE TO OUTSIDE VERTICAL CLEARANCE FROM RECLAIMED WATER MAINS.
5. THE CONTRACTOR SHALL PROVIDE ALL DEWATERING EQUIPMENT NECESSARY TO KEEP EXCAVATIONS DRY AND SHALL PROVIDE ALL SHORING, SHEETING, AND BRACING NECESSARY TO PROTECT WORKMEN, ADJACENT STRUCTURES, UTILITIES, EXISTING PAVEMENT, OR TO MINIMIZE TRENCH WIDTH AT NO ADDITIONAL COST TO THE CITY.
6. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER REGARDING SHUTTING DOWN WATER MAINS. PROPER AND ADEQUATE NOTIFICATION MUST BE MADE TO PROPERTY OWNERS, BUT IN NO CASE SHALL LESS THAN 24 HOURS WRITTEN NOTICE BE GIVEN.
7. THE OPENING AND/OR CLOSING OF EXISTING VALVES OR NEW VALVES INSTALLED IN PRESSURE PIPE SYSTEMS SHALL BE BY A CITY SANITARIAN AFTER COORDINATION WITH THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE NECESSARY EQUIPMENT AND LABOR TO MAKE TAPS IN PRESSURE PIPE MAINS WHERE TAPPING SLEEVES AND VALVES ARE SHOWN ON THE PLANS.
9. ALL NEW DUCTILE IRON PRESSURE PIPE, FITTINGS, AND VALVE BODIES SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH ANSI/AWWA C105.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING POTABLE AND RE-CLAIMED SERVICE LINES UNDER PAVEMENT OR ELSEWHERE IN THE CONSTRUCTION ZONE. REPLACE SERVICE LINES WHERE SHOWN OR DIRECTED BY THE ENGINEER. ALL RELOCATED SERVICE LINES SHALL BE RE-LOCATED SO THAT THE METER ASSEMBLY WILL NOT BE IN AN ALLEY, DRIVEWAY, OR OTHER VEHICULAR TRAVEL PATH.
11. ALL EXISTING POTABLE AND/OR RECLAIMED WATER SERVICE LINES SHALL BE TRANSFERRED TO THE NEW MAIN, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
12. MAINTAIN A MINIMUM COVER OF 36 INCHES UNDER ROADWAYS, ALLEYS, AND DRIVEWAYS. MAINTAIN A MINIMUM OF 30 INCHES OF COVER IN SODDED AND LANDSCAPED AREAS.
13. THRUST BLOCKING SHALL NOT BE USED, UNLESS ORDERED BY THE ENGINEER. HARNESSED PIPE JOINTS SHALL BE USED. THE LENGTH OF HARNESSED JOINTS SHALL BE AS SHOWN ON THE PLANS.
14. SANITARY SEWER FORCE MAINS SHALL NOT USE GREATER THAN 45° BENDS FOR OFFSETS OR REALIGN-MENT OF THE FORCE MAIN. THE 45° BENDS SHALL HAVE A MINIMUM OF 5 FEET BETWEEN THEM, WHEN POSSIBLE.

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

NOTES FOR PRESSURE PIPE

DATE 12/15/15 | INDEX W-01 | SCALE N.T.S. | SHEET 1 OF 1

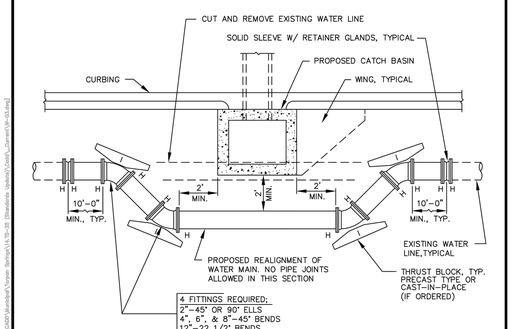


NOTES:
1. FOR 2" THROUGH 12" WATER MAIN.
2. ALL PIPE SHALL BE CUT AND PARTIALLY ASSEMBLED PRIOR TO THE CITY AUTHORIZING SHUTDOWN OF EXISTING MAIN(S) FOR TIE-IN.
3. SHUTDOWN PERIOD SHALL NOT EXCEED THREE (3) HOURS.
4. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED CITY CUSTOMERS PRIOR TO SHUTDOWN.
5. THE CONTRACTOR SHALL SWAB NEW PIPE AND FITTINGS WITH CHLORINE SOLUTION, AS DIRECTED.
6. H = HARNESSED JOINT. (MECHANICAL JOINT W/ D.I. RETAINER GLAND) (NOT APPLICABLE FOR 2" PIPE)
7. VERTICAL ADJUSTMENT MAY BE OVER AN OBSTRUCTION, IF MINIMUM PIPE COVER AND BOTTOM CLEARANCES ARE AVAILABLE.

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

WATER MAIN VERTICAL ADJUSTMENT DETAIL

DATE 12/15/15 | INDEX W-02 | SCALE N.T.S. | SHEET 1 OF 1

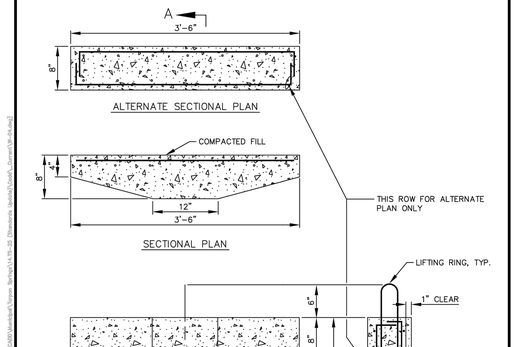


NOTES:
1. FOR WATER PIPELINES 2" THROUGH 12".
2. ALL PIPE SHALL BE CUT AND PARTIALLY ASSEMBLED PRIOR TO THE CITY AUTHORIZING SHUTDOWN OF EXISTING MAIN(S) FOR TIE-IN.
3. SHUTDOWN PERIOD SHALL NOT EXCEED THREE (3) HOURS.
4. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED CITY CUSTOMERS PRIOR TO SHUTDOWN.
5. THE CONTRACTOR SHALL SWAB NEW PIPE AND FITTINGS WITH CHLORINE SOLUTION.
6. H = HARNESSED JOINT. (MECHANICAL JOINT W/ D.I. RETAINER GLAND) (NOT APPLICABLE FOR 2" PIPE)

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

WATER MAIN HORIZONTAL ADJUSTMENT DETAIL

DATE 12/15/15 | INDEX W-03 | SCALE N.T.S. | SHEET 1 OF 1



NOTES:
1. BLOCK MAY BE TAPERED OR STRAIGHT, AT THE CONTRACTOR'S OPTION.
2. REINFORCEMENT TO BE : # 4 @ 6" E/W.
3. FLAT SIDE OF THRUST BLOCK SHALL BE PLACED AGAINST SOIL COMPACTED TO 100 % DENSITY.
4. USE WHERE SPECIFIED AND/OR ORDERED. 4" THRU 10" PRESSURE PIPE ONLY.

CITY OF TARPON SPRINGS
PINELLAS COUNTY, FLORIDA

PRECAST CONCRETE THRUST BLOCK DETAIL

DATE 12/15/15 | INDEX W-04 | SCALE N.T.S. | SHEET 1 OF 1

NOTE:

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DESIGNED MDS | DRAWN CC4 | CHECKED MDS | QC:

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Land Development Consulting
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Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
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PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER DETAILS

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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MATTHIAS D. SYLVERAIN, P.E. #91730

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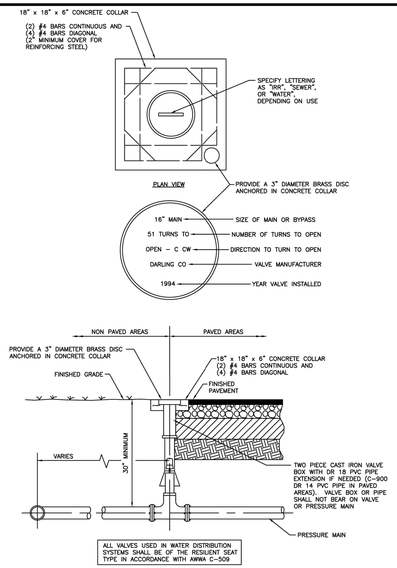
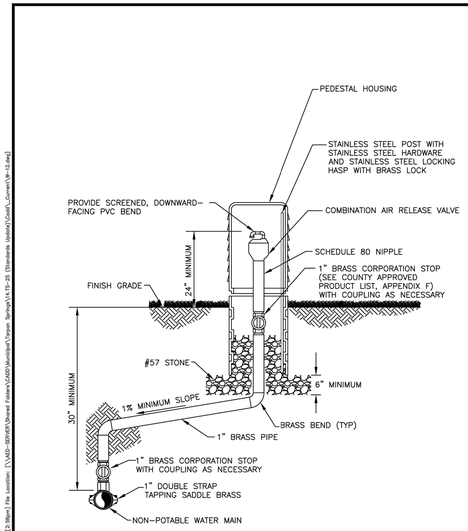
JOB NO. 21-069 | DATE: 02/26/24 | SHT. C20



USER: [Steven Torres] Date: [May 22, 2015] Time: [2:57pm] File Location: [\\MS-SERVER\Shared Folders\CAD\Municipal\Tarpon Springs\A15-25 Standards Update\Cad_Current\W-11.dwg]

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	TYPICAL VALVE SETTING DETAIL	DATE 12/15/15 · INDEX W-11 · SCALE N.T.S. · SHEET 1 OF 1



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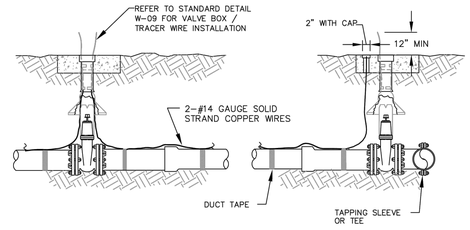
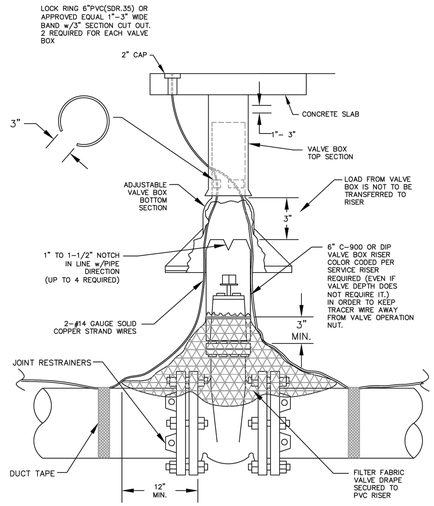
CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	RECLAIMED, RAW, AND SUPPLEMENTAL WATER AIR RELEASE VALVE DETAIL	DATE 12/15/15 · INDEX W-12 · SCALE N.T.S. · SHEET 1 OF 1



NOTES
1. USE 2 #14 GAUGE, SOLID COPPER STRAND WIRE WITH COLOR CODED INSULATION PER SERVICE.
2. THERE IS TO BE SUFFICIENT SLACK IN TRACER 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" INTERVALS.
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 PER STANDARD DETAIL W-05.

USER: [Steven Torres] Date: [May 22, 2015] Time: [2:57pm] File Location: [\\MS-SERVER\Shared Folders\CAD\Municipal\Tarpon Springs\A15-25 Standards Update\Cad_Current\W-13.dwg]

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	TRACER WIRE INSTALLATION	DATE 12/15/15 · INDEX W-13 · SCALE N.T.S. · SHEET 1 OF 1



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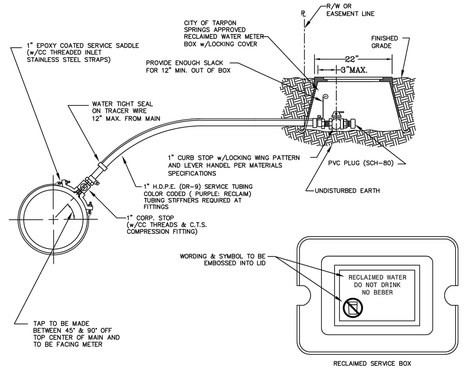
CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	VALVE BOX/TRACER WIRE INSTALLATION	DATE 12/15/15 · INDEX W-14 · SCALE N.T.S. · SHEET 1 OF 1

NOTES:
1. ALL CORPORATION STOPS TO BE FOR USE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
2. SERVICE SADDLE REQUIRED FOR ALL TAPS.
3. METER ONLY, TO BE FURNISHED BY CITY OF TARPON SPRINGS (IF REQUIRED).
4. METER BOXES SHALL BE PER CITY OF TARPON SPRINGS APPROVED MATERIAL SPECIFICATIONS WITH LOCKING LIDS.
5. ALL METER BOXES LOCATED WITHIN VEHICULAR AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
6. TRACER WIRE ONLY REQUIRED ON SERVICES OVER 40' IN LENGTH.
7. 1" SERVICE LINES OVER 60' SHALL BE INSTALLED USING 1-1/2" TUBING.



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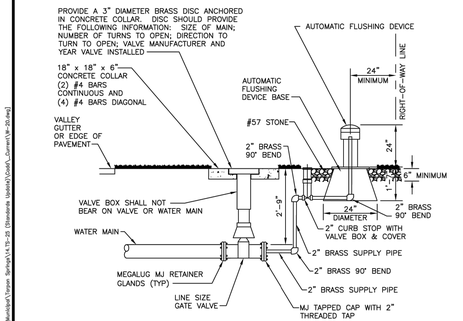
CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	1" METERED RECLAIM WATER SERVICE	DATE 12/15/15 · INDEX W-18 · SCALE N.T.S. · SHEET 1 OF 1

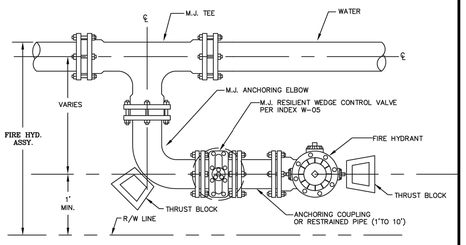


NOTES:
1. PIPING SHALL BE INSTALLED UP TO 2" CURB STOP WITH VALVE BOX AND COVER AT TIME OF MAIN INSTALLATION.
2. AUTOMATIC FLUSHING DEVICE SHALL BE SHUT OFF UNTIL MAIN LINE HAS BEEN BACTERIOLOGICALLY TESTED.
3. ALL THREAD HARD PIPING SHALL BE BRASS.
4. CITY OF TARPON SPRINGS TECHNICAL SPECIFICATIONS SECTION 331200 FOR GATE VALVE AND VALVE BOX REQUIREMENTS.
5. AT TIME OF ACCEPTANCE, WATER DEPARTMENT WILL INSTALL 2" METER.
6. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

USER: [Steven Torres] Date: [May 22, 2015] Time: [2:57pm] File Location: [\\MS-SERVER\Shared Folders\CAD\Municipal\Tarpon Springs\A15-25 Standards Update\Cad_Current\W-20.dwg]

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	AUTOMATIC WATER MAIN FLUSHING DEVICE DETAIL	DATE 12/15/15 · INDEX W-20 · SCALE N.T.S. · SHEET 1 OF 1

NOTES:
1. ALL BOLTED FITTINGS ARE TO BE POLYETHYLENE WRAPPED, COLOR CODED PER SERVICE.
2. IF FIRE HYDRANT IS TO BE LOCATED WITHIN 10 FT. OR LESS OF A VEHICULAR TRAVELED AREA, GUARD POSTS MAY BE REQUIRED UNLESS OTHERWISE APPROVED BY CITY OF TARPON SPRINGS ENGINEERING OR THEIR AUTHORIZED REPRESENTATIVE.
3. IF DISTANCE BETWEEN VALVE AND HYDRANT IS 10 FT. OR GREATER, AN ADDITIONAL VALVE IS TO BE INSTALLED FOR CONTROL OF HYDRANT UNLESS OTHERWISE APPROVED BY CITY OF TARPON SPRINGS ENGINEERING OR THEIR APPROVED REPRESENTATIVE.
4. HYDRANT IS TO BE INSTALLED PLUMB
5. HYDRANT TO BE PAINTED UPON INSTALLATION PER CITY OF TARPON SPRINGS APPROVED PRODUCTS AND COLORS.



1. TEE MAY BE ROTATED TO OBTAIN PROPER BURY ON FIRE HYD.
2. ANCHORING ELBOW MAY BE SWITCHED (LONG vs. SHORT END) AND ROTATED TO SET FIRE HYD. IN OPPOSITE DIRECTION.
3. ANCHORING COUPLINGS MAY BE REPLACED WITH RESTRAINED PIPE (1' TO 10').

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CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	PARALLEL FIRE HYDRANT	DATE 12/15/15 · INDEX W-21 · SCALE N.T.S. · SHEET 1 OF 1

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DESIGNED MDS · DRAWN CC4 · CHECKED MDS · QA/C:

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SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER DETAILS

NO.	DATE	REVISIONS	APP'D BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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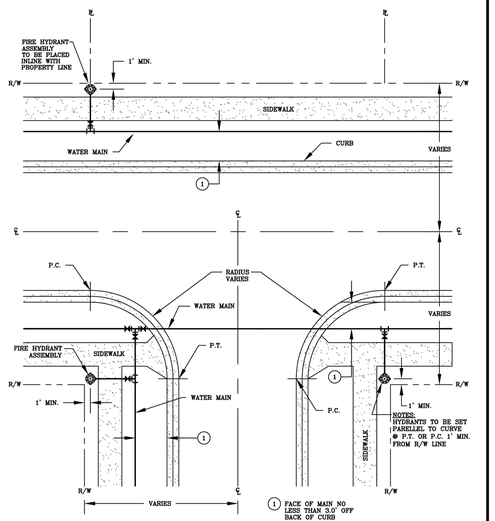
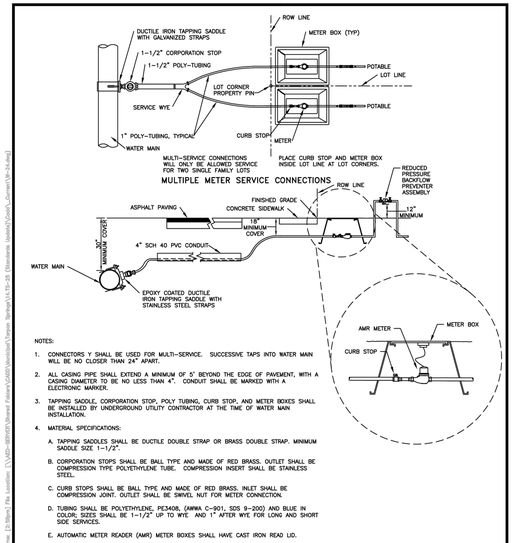


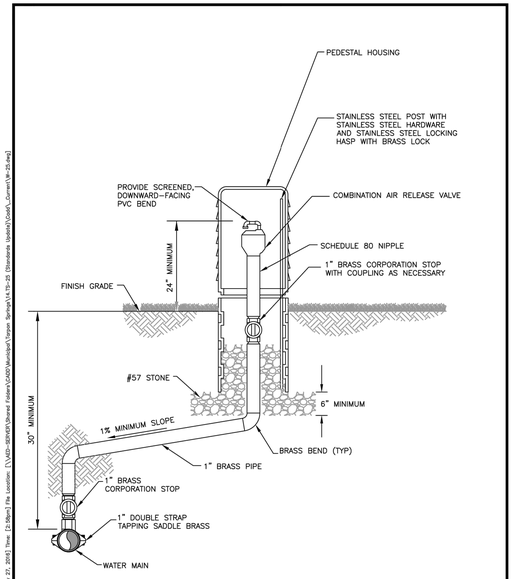
CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	TYPICAL FIRE HYDRANT LOCATIONS	DATE 12/15/15 INDEX W-22 SCALE N.T.S. SHEET 1 OF 1



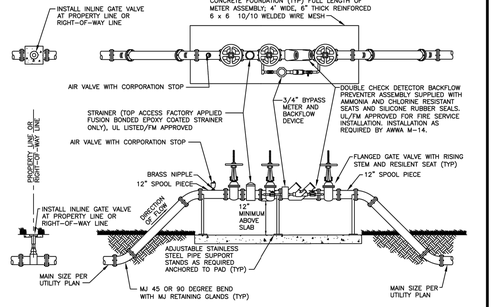
NOTES:

1. CONNECTORS Y SHALL BE USED FOR MULTI-SERVICE. SUCCESSIVE TAPS INTO WATER MAIN WILL BE NO CLOSER THAN 24" APART.
2. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 5' BEYOND THE EDGE OF PAVEMENT, WITH A CASING DIAMETER TO BE NO LESS THAN 4". CONDUIT SHALL BE MARKED WITH A ELECTRONIC MARKER.
3. TAPPING SADDLE, CORPORATION STOP, POLY TUBING, CURB STOP, AND METER BOXES SHALL BE INSTALLED BY UNDERGROUND UTILITY CONTRACTOR AT THE TIME OF WATER MAIN INSTALLATION.
4. MATERIAL SPECIFICATIONS:
   - A. TAPPING SADDLES SHALL BE DUCTILE DOUBLE STRAP OR BRASS DOUBLE STRAP. MINIMUM SADDLE SIZE 1-1/2".
   - B. CORPORATION STOPS SHALL BE BALL TYPE AND MADE OF RED BRASS. OUTLET SHALL BE COMPRESSION TYPE POLYETHYLENE TUBE. COMPRESSION INSERT SHALL BE STAINLESS STEEL.
   - C. CURB STOPS SHALL BE BALL TYPE AND MADE OF RED BRASS. INLET SHALL BE COMPRESSION JOINT. OUTLET SHALL BE SWIVEL NUT FOR METER CONNECTION.
   - D. TUBING SHALL BE POLYETHYLENE, PE340B, (AWWA C-901, SDS 9-200) AND BLUE IN COLOR; SIZES SHALL BE 1-1/2" UP TO WYE AND 1" AFTER WYE FOR LONG AND SHORT SIDE SERVICES.
   - E. AUTOMATIC METER READER (AMR) METER BOXES SHALL HAVE CAST IRON READ LID.
   - F. POLYETHYLENE PIPE (PE) SHALL MEET THE REQUIREMENTS OF AWWA C-901.
5. ALL PLANTINGS SHALL BE A MINIMUM 1.5' FROM METER BOX, AND SHALL PROVIDE A 3' ACCESS OPENING.
6. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	TYPICAL SHORT AND LONG SIDE WATER SERVICE METER SETTING DETAIL	DATE 12/15/15 INDEX W-24 SCALE N.T.S. SHEET 1 OF 1



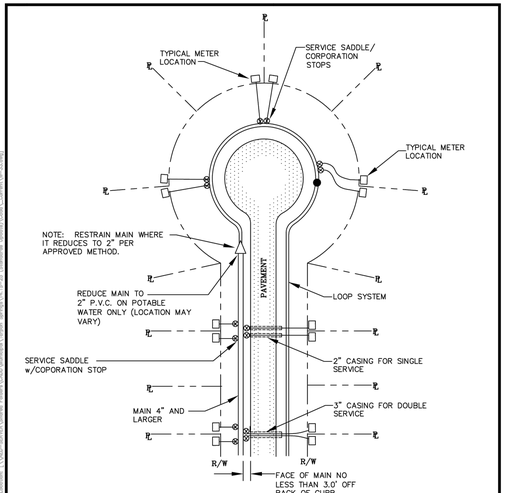
CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	POTABLE WATER AIR RELEASE VALVE DETAIL	DATE 12/15/15 INDEX W-25 SCALE N.T.S. SHEET 1 OF 1



NOTES:

1. ALL ABOVE GROUND PIPE WILL HAVE FLANGED END DUCTILE IRON PIPE, PRESSURE CLASS 350. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.
2. (4) VEHICULAR GUARD POSTS TO BE INSTALLED AROUND ASSEMBLY. CONFIGURATION TO BE ILLUSTRATED ON CONSTRUCTION DOCUMENTS SUBMITTED FOR REVIEW AND APPROVAL.
3. AS THIS UNIT WILL REQUIRE PERIODIC TESTING, FACILITIES REQUIRING CONTINUOUS WATER SERVICE MAY WISH TO INSTALL PARALLEL UNITS TO PREVENT SERVICE INTERRUPTIONS.
4. ASSEMBLY WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER, STARTING AFTER THE INLINE GATE VALVE AT THE PROPERTY LINE OR RIGHT-OF-WAY LINE.
5. CITY OF TARPON SPRINGS WILL REQUIRE DEDICATION OF MATERIAL UP TO AND INCLUDING THE INLINE GATE VALVE FROM THE FROM THE CITY'S WATER MAIN.
6. BACKFLOW DEVICE REQUIRES INITIAL CERTIFICATION BY AN APPROVED CERTIFIED TESTER.
7. ALL PLANTING SHALL BE A MINIMUM OF 1.5' FROM THE EDGE OF SLAB, AND SHALL PROVIDE A 3' ACCESS OPENING.
8. THIS ASSEMBLY SHALL BE PAINTED WITH RED EPOXY PAINT.
9. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.
10. A REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY SHALL BE USED WHEN HIGH HAZARDS, AS DEFINED BY AWWA M-14 (e.g., RISK OF CHEMICAL ADDITION, MEDICAL FACILITIES, INDUSTRIAL FACILITIES, PROPERTIES USING RECLAIMED WATER, ETC.), EXIST.

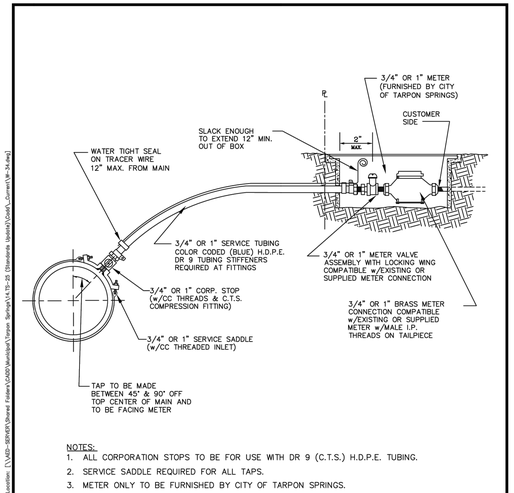
CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	FIRE SYSTEM ASSEMBLY DETAIL	DATE 12/15/15 INDEX W-27 SCALE N.T.S. SHEET 1 OF 1



NOTE:

1. CASINGS TO BE EXTENDED BEYOND E.P. OR B.O.C.
2. CASING TO BE COLORED CODED PER SERVICE

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	CUL-DE-SAC LAYOUT POTABLE WATER	DATE 12/15/15 INDEX W-33 SCALE N.T.S. SHEET 1 OF 1



NOTES:

1. ALL CORPORATION STOPS TO BE FOR USE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
2. SERVICE SADDLE REQUIRED FOR ALL TAPS.
3. METER ONLY TO BE FURNISHED BY CITY OF TARPON SPRINGS.
4. METER BOXES SHALL BE PER CITY OF TARPON SPRINGS APPROVED MATERIAL SPECIFICATIONS.
5. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
6. TRACER WIRE ONLY REQUIRED ON SERVICES OVER 40' IN LENGTH.
7. 1" SERVICE TUBING SHALL BE USED FOR ALL 3/4" SERVICES OVER 60' IN LENGTH.

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	¾" OR 1" POTABLE WATER SERVICE CONNECTION	DATE 12/15/15 INDEX W-34 SCALE N.T.S. SHEET 1 OF 1

NOTES FOR SANITARY STRUCTURES

1. ALL MANHOLES SHALL BE PRECAST CONCRETE OR FIBERGLASS REINFORCED POLYESTER (FRP), UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER.
2. ALL PIPE STUBS FROM PRECAST MANHOLES, FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FROM WITHIN THE MANHOLE.
3. ALL TYPE I CONE SECTIONS SHALL BE CONCENTRIC WITH RING CASTING CENTERED IN STRUCTURE, UNLESS OTHERWISE SHOWN OR DIRECTED BY THE ENGINEER.
4. THE CONE SECTION OF TYPE I PRECAST MANHOLE SHALL BE PRECAST.
5. NO PIPE SHALL BE IN THE MANHOLE CONE SECTION.
6. ALL MANHOLES WITH SLAB TOP SHALL BE TYPE II, SEE STANDARD DETAIL–TYPE II MANHOLE TOP SLAB.
7. A DROP MANHOLE SHALL BE REQUIRED WHEN THE INVERT OF ANY INCOMING PIPE IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. ALL DROP PIPE SHALL BE ON THE OUTSIDE OF THE MANHOLE.
8. PRIOR TO PRECASTING STRUCTURES THE PRECASTER SHALL SUBMIT SITE SPECIFIC INDIVIDUAL SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SUBMITTED FOR NONSTANDARD STRUCTURES OR STRUCTURES THAT DEVIATE FROM THE STANDARD DETAILS MUST BE DESIGNED AND CERTIFIED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. PRECAST MANHOLES SHALL CONSIST OF A MINIMUM NUMBER OF SECTIONS, AS APPROVED BY THE ENGINEER.
10. ALL PRECAST STRUCTURES SHALL HAVE AN INTEGRAL FLOOR AND BASE RISER SECTION, SEE STANDARD DETAIL–TYPE I AND II MANHOLE BASE AND WALL.
11. FOR PRECAST STRUCTURE JOINT, SEE STANDARD DETAIL–PRECAST STRUCTURE JOINT ASSEMBLY.
12. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
13. FOR THE APPLICABLE RING AND COVER, SEE STANDARD DETAIL–MANHOLE RING AND COVER CASTING.
14. PRECAST BASE SECTION SHALL BE INSTALLED ON A CONCRETE MAT WITHIN 2 HOURS OF PLACEMENT OF THE MAT.
15. ALL BRICK SHALL BE CLAY BRICK AND SHALL HAVE A MINIMUM 3/4" CEMENT PLASTER ON ALL SURFACES.
16. BENCH SHALL SLOPE @ 1:12 MINIMUM.
17. A PROTECTIVE COATING SHALL BE APPLIED TO THE INSIDE AND OUTSIDE SURFACES OF STRUCTURES, EXCEPT FRP'S. THE PROTECTIVE COATING SHALL COVER THE COMPLETE EXTERIOR AND INTERIOR SURFACE OF THE STRUCTURE, (INCLUDING CONE SECTIONS, RISERS, AND INVERT) FROM THE BOTTOM SLAB TO THE GROUND SURFACE EXCLUDING THE COVER CASTING, LID, AND THE HORIZONTAL PLANE OF THE PIPE PENTRATIONS OR CUT OPENINGS. THE UNDERSIDE OF THE BOTTOM SLAB MAY ALSO BE EXCLUDED AT THE CONTRACTORS OPTION. 2 COATS OF THE PROTECTIVE COATING SHALL BE APPLIED TO THE INSIDE, AND 1 SHALL BE APPLIED TO THE OUTSIDE. THE COATING SHALL BE OF TAR EPOXY, KOP–COAT BITUMASTIC 300–M OR APPROVED EQUAL. EACH COATING SHALL YIELD A FINAL DRY FILM 9 mils IN THICKNESS.
18. PRIOR TO MANUFACTURING OF FRP MANHOLE, MANUFACTURER SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR THE DESIGN OF INVERT AND BENCH AREA, PIPE CONNECTIONS, FABRICATION DETAILS AND INSTALLATION METHODS FOR APPROVAL.
19. FOR FRP MANHOLES A FIBERGLASS ENCLOSED INVERT AND BENCH MAY BE INSTALLED BY THE MANUFACTURER OR CONCRETE MAY BE USED FOR THE BENCH AREA AND INVERT, AS DIRECTED BY THE ENGINEER.
20. FRP STIFFENING RIBS ARE REQUIRED AT 10' DEPTH OR MORE.

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	SANITARY STRUCTURE NOTES	DATE 12/15/15 INDEX SS-01 SCALE N.T.S. SHEET 1 OF 1

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DRAWN CC4
CHECKED MDS
QAC

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PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER DETAILS

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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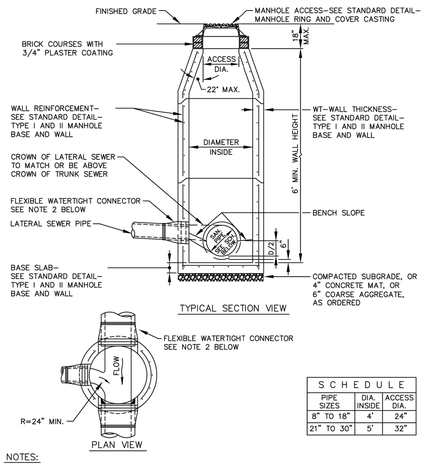
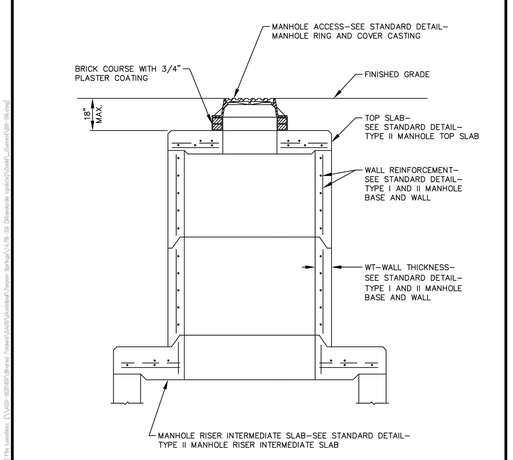
JOB NO. 21-069
DATE: 02/26/24
SHT. C22



SCHEDULE		
PIPE SIZES	DIA. INSIDE	ACCESS DIA.
8" TO 18"	4'	24"
21" TO 30"	5'	32"

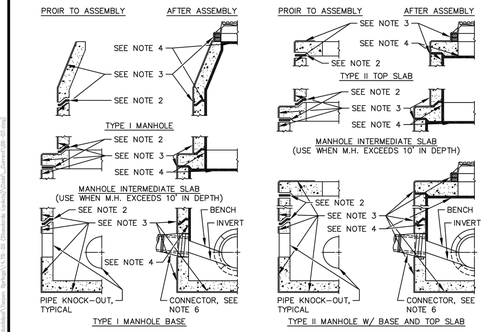
NOTES:
1. SEE GENERAL NOTES, STANDARD DETAIL–SANITARY MANHOLE NOTES.
2. FLEXIBLE WATERTIGHT CONNECTORS SHALL BE "KWIK SEAL" OR "PSX: POSITIVE SEAL GASKET SYSTEM" AS MANUFACTURED BY THE PRESS SEAL GASKET CORPORATION, OR APPROVED EQUAL, OR "KOR–N–SEAL" I CONNECTORS FOR PIPE SIZES UPTO 15" AND "KOR–N–SEAL" II CONNECTORS FOR PIPE SIZES 18" TO 30", AS MANUFACTURED BY THE NPC INC., OR APPROVED EQUAL.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SANITARY PRECAST MANHOLE TYPE I	DATE 12/15/15 · INDEX SS-02 · SCALE N.T.S. · SHEET 1 OF 1



NOTE:
1. GENERAL NOTES, SEE STANDARD DETAIL–SANITARY STRUCTURE NOTES.

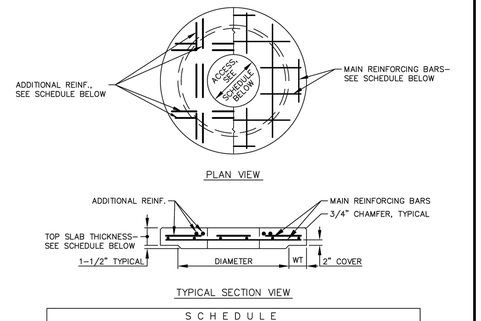
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PRECAST MANHOLE RISER	DATE 12/15/15 · INDEX SS-06 · SCALE N.T.S. · SHEET 1 OF 1



TYPICAL PRECAST JOINT ASSEMBLIES

NOTES:
1. JOINTS SHALL CONFORM TO ASTM C443.
2. A LAYER OF PREFORMED JOINT SEALING COMPOUND SUCH AS "RAM–NEK" SHALL BE INSTALLED AT ALL PRECAST STRUCTURE JOINTS AND STRUCTURE TOPS FOR TOP SLAB PRIOR TO ASSEMBLY.
3. ONE COAT OF PROTECTIVE SEALER SHALL BE APPLIED TO THE EXTERIOR OF ALL PRECAST, CAST–IN–PLACE, AND BRICK STRUCTURES. THE EXTERIOR COATING SHALL COVER FROM THE BOTTOM OF THE BASE UPTO AND INCLUDING THE BRICK GRADE RINGS FOR THE COVER CASTING, THE BOTTOM SLAB MAY ALSO BE EXCLUDED AT THE CONTRACTORS OPTION.
THE CONTRACTOR SHALL TOUCH UP THOSE PLACES DISTURBED DURING ASSEMBLY AND THOSE CAST–IN–PLACE STRUCTURES PRIOR TO ACCEPTANCE AND BACK FILLING.
THE SEALER SHALL BE COAL TAR EPOXY SUCH AS "CARBOLINE" 300–M OR APPROVED EQUAL, WITH A DRY FILM THICKNESS OF 9 mils.
4. ONE COAT OF 100% PURE–FUSED CALCIUM ALUMINATE CEMENTITIOUS LINING SHALL BE APPLIED TO THE INTERIOR SURFACES OF ALL STRUCTURES, WITH A FINAL DRY THICKNESS OF 1/2" MINIMUM.
IF LINER IS APPLIED PRIOR TO ASSEMBLY, THE LINER SHALL COVER THE KEY WAYS, FROM THE EXTERIOR TO THE INTERIOR OF THE STRUCTURE, INADDTION TO THOSE LIMITS DESCRIBED ABOVE.
5. RESTORATION OF THE PROTECTIVE SEALER AND LINER DUE TO CONNECTIONS TO EXISTING STRUCTURES, MADE BY APPROVED METHODS, SHALL MATCH THE EXISTING MATERIALS THAT ARE DISTURBED AND OR DAMAGED, AT NO ADDITIONAL COST TO THE CITY.
6. FLEXIBLE WATERTIGHT CONNECTORS SHALL BE "KWIK SEAL" OR "PSX: POSITIVE SEAL GASKET SYSTEM" AS MANUFACTURED BY THE PRESS SEAL GASKET CORPORATION, OR APPROVED EQUAL, OR "KOR–N–SEAL" I CONNECTORS FOR PIPE SIZES UPTO 15" AND "KOR–N–SEAL" II CONNECTORS FOR PIPE SIZES 18" TO 30", AS MANUFACTURED BY THE NPC INC., OR APPROVED EQUAL.
7. FOR ADDITIONAL NOTES, SEE STANDARD DETAIL–SANITARY STRUCTURE NOTES.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING	DATE 12/15/15 · INDEX SS-07 · SCALE N.T.S. · SHEET 1 OF 1

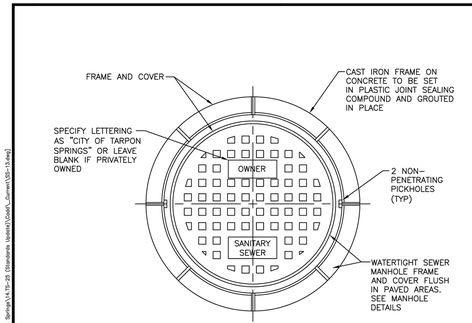


TYPICAL SECTION VIEW

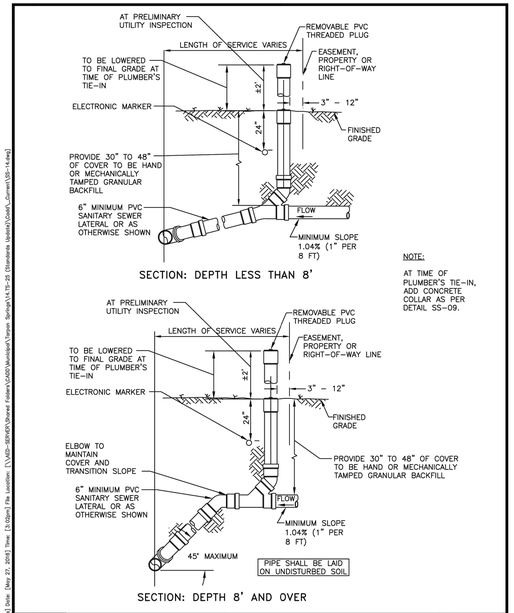
SCHEDULE						
TYPE	DIAMETER	WT WALL THICKNESS	TOP SLAB THICKNESS	ACCESS DIAMETER	MAIN REINFORCEMENT	ADDITIONAL REINFORCEMENT
PRECAST	4'	6"	8"	24"	#6 @ 12" EW	2–#8 @ 3" OC
	5'	8"	8"	32"	#6 @ 12" EW	2–#8 @ 3" OC
	6'	8"	8"	32"	#6 @ 12" EW	2–#8 @ 3" OC
	7'	8"	8"	32"	#6 @ 10" EW	2–#8 @ 3" OC
	8'	8"	8"	32"	#6 @ 10" EW	2–#8 @ 3" OC
BRICK	4'	8"	8"	24"	#6 @ 12" EW	2–#8 @ 3" OC
	5'	8"	8"	32"	#6 @ 12" EW	2–#8 @ 3" OC
	6' (3)	8"	8"	32"	#6 @ 12" EW	2–#8 @ 3" OC
	6' (3)	12"	8"	32"	#6 @ 10" EW	2–#8 @ 3" OC

NOTES:
1. FOR GENERAL NOTES, SEE STANDARD DETAIL–SANITARY STRUCTURE NOTES.
2. OPENING SHALL BE CENTERED IN TOP SLAB, UNLESS OTHERWISE NOTED, OR SHOWN.
3. SEE BRICK MANHOLE DETAIL FOR OTHER CONDITIONS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPE II MANHOLE TOP SLAB	DATE 12/15/15 · INDEX SS-08 · SCALE N.T.S. · SHEET 1 OF 1

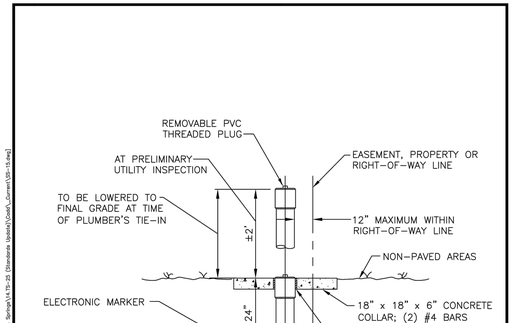


CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	MANHOLE RING AND COVER DETAIL	DATE 1/28/2015 · INDEX SS-13 · SCALE N.T.S. · SHEET 1 OF 1



NOTE:
AT TIME OF PLUMBER'S TIE–IN, ADD CONCRETE COLLAR AS PER DETAIL SS–09.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SEWER CONNECTION DETAILS PROPERTY, RIGHT–OF–WAY OR EASEMENT LINE	DATE 12/15/15 · INDEX SS-14 · SCALE N.T.S. · SHEET 1 OF 1



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SEWER CLEAN–OUT DETAIL NON PAVED AREAS	DATE 12/15/15 · INDEX SS-15 · SCALE N.T.S. · SHEET 1 OF 1

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PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER DETAILS

NO.	DATE	REVISIONS	APP'D BY

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LICENSE NO. 91730

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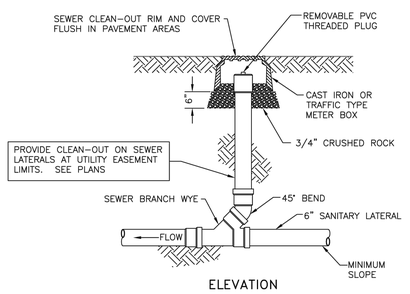
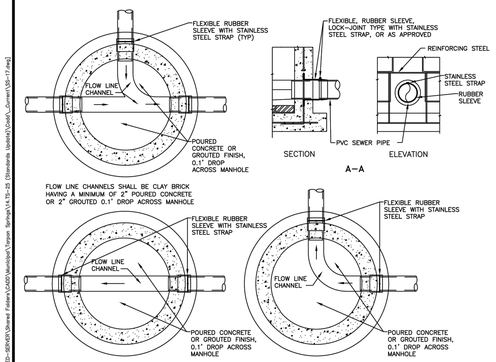
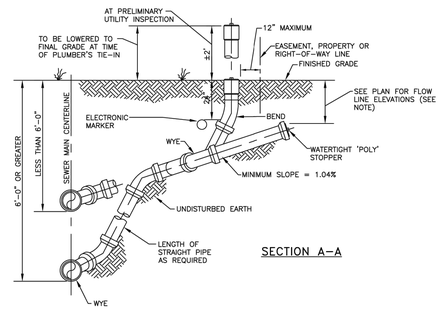
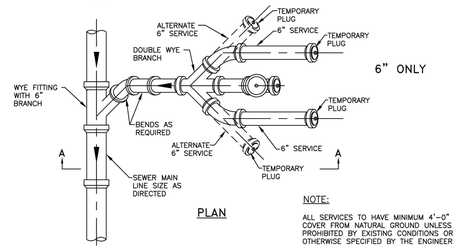


CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	SEWER CLEAN-OUT DETAIL PAVED AREAS	DATE 12/15/15 INDEX SS-16 SCALE N.T.S. SHEET 1 OF 1



CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	TYPICAL FLOW LINE CHANNELS DETAILS	DATE 1/28/2015 INDEX SS-17 SCALE N.T.S. SHEET 1 OF 1



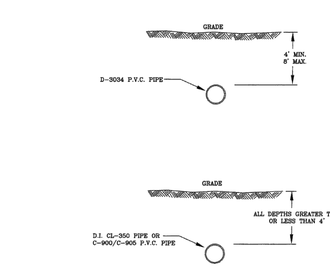


NOTE:
ALL SERVICES TO HAVE MINIMUM 4'-0" COVER FROM NATURAL GROUND UNLESS PROHIBITED BY EXISTING CONDITIONS OR OTHERWISE SPECIFIED BY THE ENGINEER

DOUBLE SEWER CLEAN-OUT DETAIL
NTS

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	DOUBLE SEWER CLEAN-OUT DETAIL	DATE 12/15/15 INDEX SS-18 SCALE N.T.S. SHEET 1 OF 1

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL



CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL	DATE 10/16/17 INDEX SS-27 SCALE N.T.S. SHEET 1 OF 1

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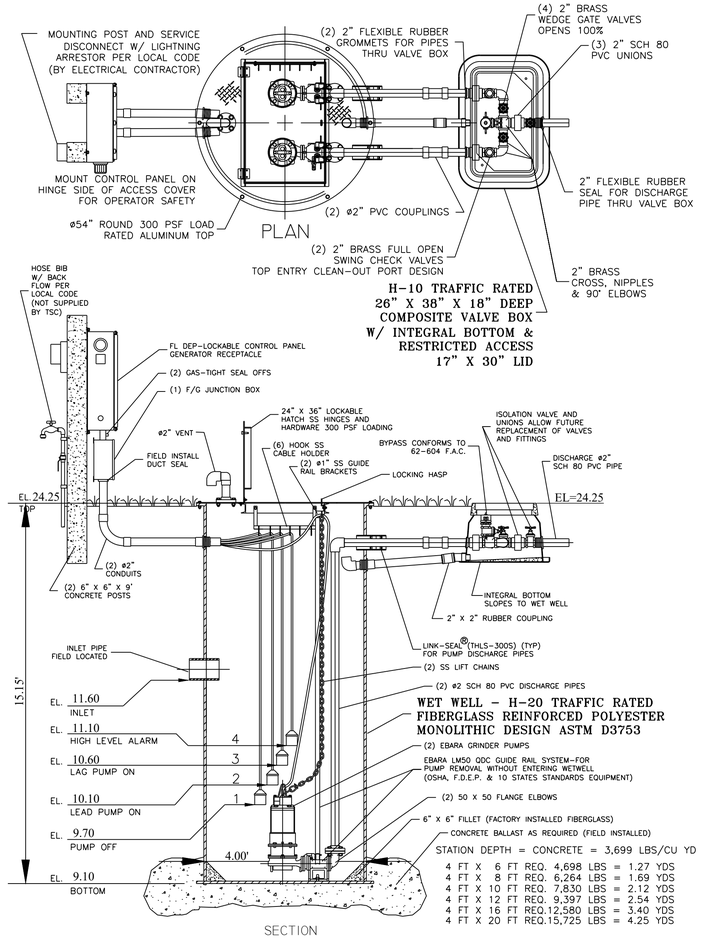


EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION - 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC2-48.0 R20.dwg©

2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER

FIELD INSTALL BY CONTRACTOR

JOB: _____

_____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	50 DGFU	5	HP
GPM	90	59.9	FT/TDH
VOLTAGE	120/240	SINGLE / [THREE]	PHASE
DISCHARGE	4"	123 MM	IMPELLER

SEWAGE GRINDER PUMP: RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

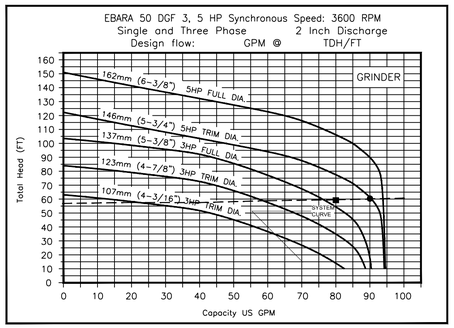
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:

TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

Ebara Submersible Pumps



ALL PUMPS ON

● Operating Point Q = 87.2 gpm TDH = 19.7 ft

■ Design Condition Q = 80 gpm TDH = 59.7 ft

PUMP PERFORMANCE CURVE

CONTROL PANEL -SHALL CONFORM TO FL DEP 62-604 F.A.C.

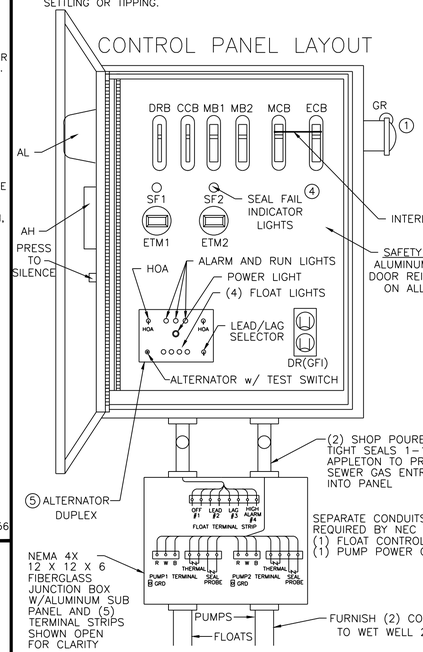
CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

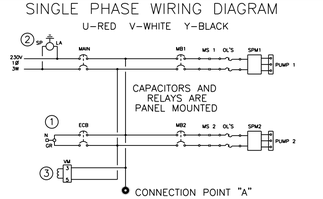


LEGEND

	AH	ALARM HORN
	AL	ALARM LIGHT
	ASB	ALARM SILENCE BUTTON
(5)	ATS	ALTERNATOR W/ TEST SWITCH
	CCB	CONTROL CIRCUIT BREAKER
	DR	DUPLEX RECEPTACLE
	DRB	DUPLEX RECEPTACLE BREAKER
	ECB	EMERGENCY CIRCUIT BREAKER
	ETM	ELAPSED TIME METER
	F	FUSE
	FL	FLASHER
	FS	FLOAT SWITCH (REGULATOR)
(1)	GR	GENERATOR RECEPTACLE
	GRD	GROUND
	HOA	HAND-OFF-AUTOMATIC SELECTOR
	LA	LIGHTNING ARRESTOR
	MB	MOTOR BREAKER
	MCB	MAIN CIRCUIT BREAKER
	MS	MOTOR STARTER
	N	NEUTRAL
	OL'S	OVERLOAD HEATERS
(3)	PM	PHASE MONITOR
	PTS	PUMP TERMINAL STRIP
	R	RELAY
	RC	RUN CAPACITOR
	RD	DISCHARGE RESISTOR
	RL	PUMP RUN INDICATORS
	RTS	REGULATOR TERMINAL STRIP
	SC	START CAPACITOR
(4)	SF	SEAL FAIL (SHAFT)
	SR	START RELAY
(2)	SP	SURGE PROTECTOR
	TTS	THERMAL TERMINAL STRIP

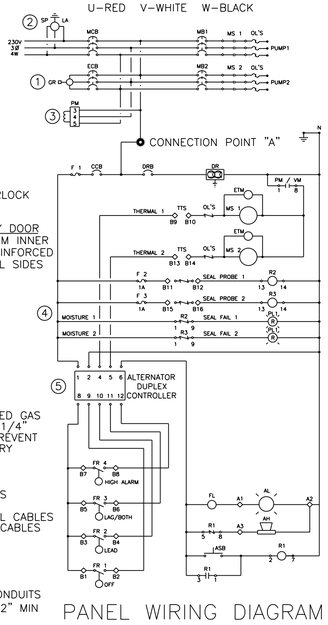
SINGLE PHASE WIRING DIAGRAM

U-RED V-WHITE Y-BLACK



THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK



PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 64-604.400

1. GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
2. SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
3. PHASE PROTECTION SHALL BE PROVIDED
4. SHAFT SEAL FAIL DETECTION
5. ALTERNATOR w/ TEST SWITCH

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION

TSC PRE-FAB PUMP SOLUTIONS©

WATERWORKS & WASTEWATER SPECIALTIES

Representing Innovative Manufacturers

MODEL TSCE2-48.0©

4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-9 SCALE: N.T.S.

NOTE:

E.O.R. IS NOT RESPONSIBLE FOR AND IS NOT SIGNING/SEALING:

- **ANY STRUCTURAL DESIGN ELEMENTS OR COMPONENTS AS PART OF ANY STANDARD DETAILS INCORPORATED INTO THESE PLAN SHEETS. THIS IS THE RESPONSIBILITY OF THE MANUFACTURER OF THESE STRUCTURAL COMPONENTS.**
- **ANY ELECTRICAL DESIGN OR COMPONENTS AS PART OF PUMP STATION DESIGN. THIS IS THE RESPONSIBILITY OF THE PUMP STATION MANUFACTURER .**

48" DUPLEX GRINDER STATION-2" PIPING W/ SLIDE RAIL SYSTEM, VALVE BOX AND F.D.E.P. PANEL TSCE2-48.0 R20©

DESIGNED MDS
DRAWN CC4
CHECKED MDS
QC

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

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
LIFT STATION DETAILS

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 91730
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE.
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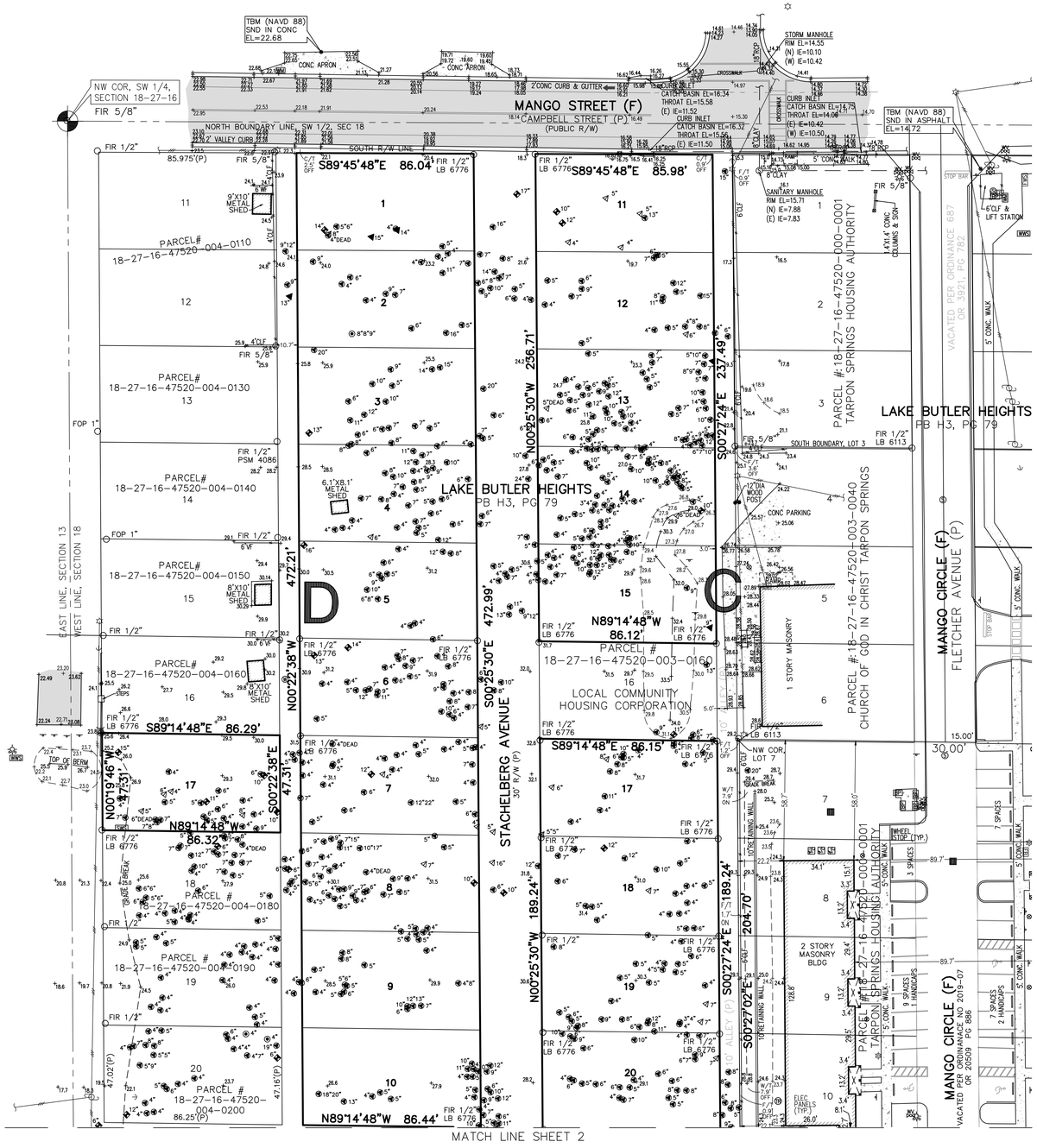
MATTHIAS D. SYLVERAIN, P.E. #91730
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT: C25



LEGEND

A/C = AIR CONDITIONER UNIT
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\+ 25.25 = POINT OF ELEVATION

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UFWS = UNDERGROUND FIBER OPTIC WARNING SIGN
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UGWS = UNDERGROUND GAS WARNING SIGN
URM = UNDERGROUND RECLAIMED WATER MARKER
URWS = UNDERGROUND RECLAIMED WATER WARNING SIGN
USM = UNDERGROUND SANITARY SEWER MARKER
USWS = UNDERGROUND SANITARY SEWER WARNING SIGN
UTM = UNDERGROUND TELEPHONE MARKER
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STORM CURB INLETS

= CONCRETE
= ASPHALT
= CONCRETE PAVERS
= BRICK

52.15 = BACK OF CURB
51.61 = FLOWLINE
51.63 = EDGE OF PAVEMENT

TREE LEGEND

= BAY TREE
= BOTTLE BRUSH TREE
= CAMPHOR TREE
= CEDAR
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= CYPRESS TREE
= ELM TREE
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= PECAN TREE
= PERSIMMON TREE
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= TOP OF BANK
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= OVERHEAD UTILITY LINES
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= APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
= APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
= APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

SECTION 18, TOWNSHIP 27 S, RANGE 16 E,

PINELLAS COUNTY, FLORIDA

DESCRIPTION

LOTS 11, 12, 13, 14, 15, 17, 18, 19 AND 20, BLOCK C; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 17, BLOCK D; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK E, OF LAKE BUTLER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES(S) 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 3.748 ACRES, MORE OR LESS.

SURVEY NOTES

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF MANGO STREET, BEING S89°39'16"E.
2. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLASES AND VISIBLE SURFACE EVIDENCE.
4. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
5. ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
7. THE SITE APPEARS TO BE IN FLOOD ZONES X AND X SHADED, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120259, MAP NUMBER 12103C0038H, EFFECTIVE DATE 8/24/2021 (MAP INDEX NUMBER 12103CIND1D, MAP REVISED DATE AUGUST 24, 2021). POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM".
8. ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
9. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
10. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
11. ELEVATIONS ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK, BM 1623L, HAVING AN ELEVATION OF 8.166, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)
12. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
13. THIS SURVEY IS BASED ON U.S. FEET.

TITLE COMMITMENT NOTES

DESCRIPTIONS AND EASEMENTS SHOWN HEREON WERE TAKEN FROM AN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 2211906JLP3, EFFECTIVE DATE: MARCH 29, 2023 AT 8:00 AM, ISSUED BY MACFARLANE, FERGUSON & MCMULLEN, 625 COURT STREET, SUITE 200, CLEARWATER, FL 33756.

THE FOLLOWING ARE SCHEDULE B II EXCEPTIONS:

ITEMS 1 THROUGH 7) ARE NOT MATTERS OF SURVEY.

ITEM 8) RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 1213, PAGE 114, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATIONS HAS BEEN RELEASED BY SEC. 270.11, F.S. (AFFECTS SUBJECT PROPERTY)

DATE	NUMBER	REVISIONS	BY
12/05/23	1	REVISE BOUNDARY	JJ

CERTIFICATION

CERTIFIED TO: GULF COAST CONSULTING

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOVEMBER 13, 2023
DATE OF SURVEY

DAN H. RIZZUTO
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER LS 5227
STATE OF FLORIDA

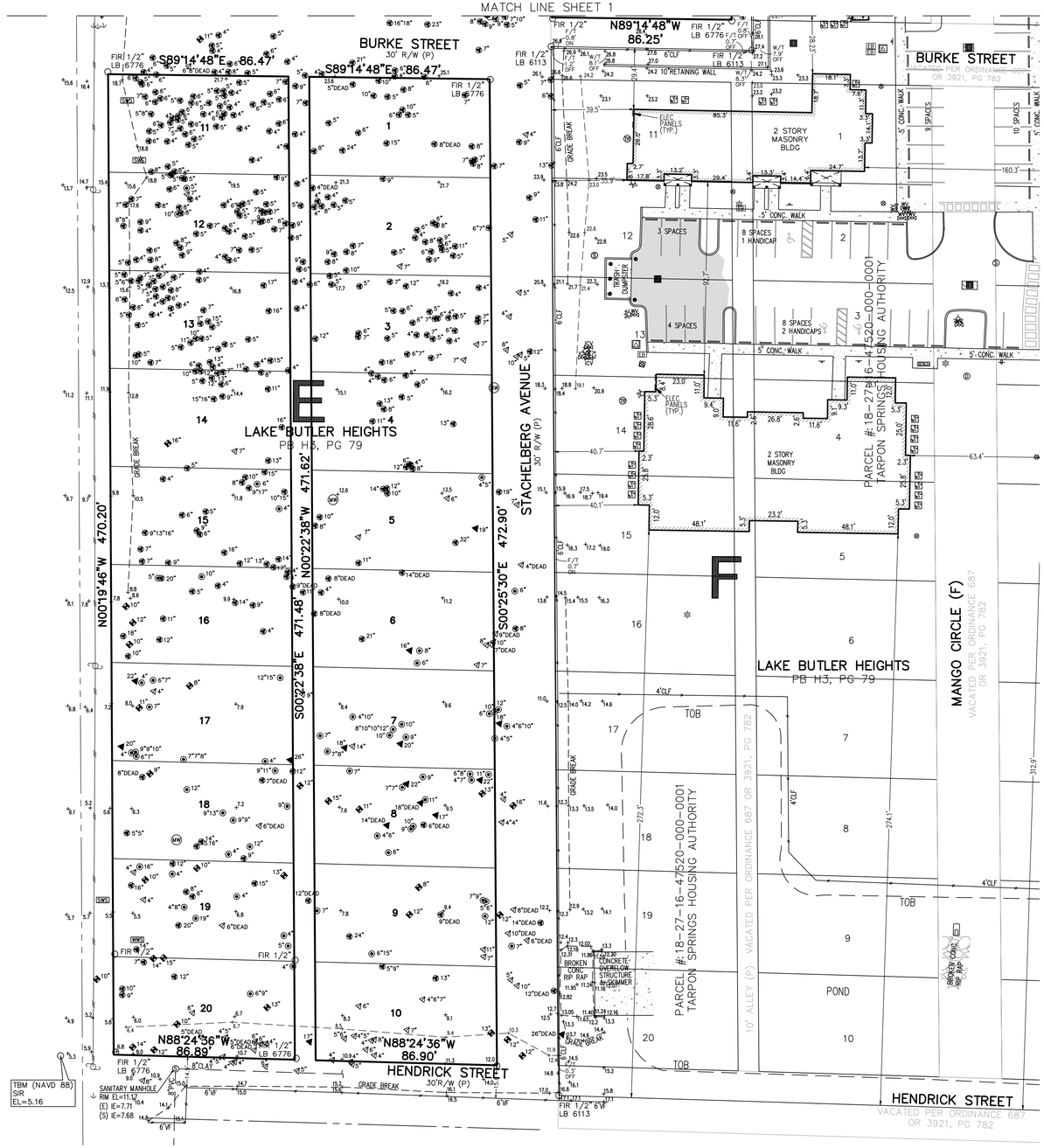
PROJECT:
MANGO STREET, TARPON SPRINGS

TYPE OF SURVEY:
BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR:
GULF COAST CONSULTING

POLARIS *ASSOCIATES INC.*
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

CHECKED BY:	SCALE:	DRAWN BY:	JOB NO.	DRAWING PATH:	SHEET
DHR	1" =30'	JT	5514-01	H:\JN\5514\DWG\5514BT.DWG	1 OF 2



SECTION 18, TOWNSHIP 27 S, RANGE 16 E,

PINELLAS COUNTY, FLORIDA

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= BRICK

= TOP OF BANK
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= 6' CHAIN LINK FENCE UNLESS OTHERWISE NOTED
= OVERHEAD UTILITY LINES
-G- = APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
-W- = APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
-F- = APPROXIMATE LOCATION OF UNDERGROUND FORCEMAIN
-R- = APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
12" PVC = APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
24" RCP = APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

52.15 = BACK OF CURB
51.81 = FLOWLINE
51.63 = EDGE OF PAVEMENT

T R E E L E G E N D

= BAY TREE
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= WILLOW TREE

DATE	NUMBER	REVISIONS	BY
12/05/23	1	REVISE BOUNDARY	JT

PROJECT:
MANGO STREET, TARPON SPRINGS

TYPE OF SURVEY:
BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR:
GULF COAST CONSULTING

POLARIS *ASSOCIATES INC.*
PROFESSIONAL SURVEYING LB 6113
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CLEARWATER, FLORIDA 33765
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CHECKED BY:	SCALE:	DRAWN BY:	JOB NO.	DRAWING PATH:	SHEET
DHR	1" =30'	JT	5514-01	H:\JN\5514\DWG\5514BT.DWG	2 OF 2

DESIGNED MDS
DRAWN CC4
CHECKED MDS
QC

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

PREPARED FOR:

HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:

MANGO ST TOWNHOMES

AERIAL MAP

NO.	DATE	REVISIONS	APP'D BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE.

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

JOB NO. 21-069

DATE: 02/26/24

SHT: --

TRACT A, D, E - PRIVATE OPEN SPACE TRACT

TRACT B - PRIVATE INGRESS/EGRESS, UTILITY, AND DRAINAGE TRACT

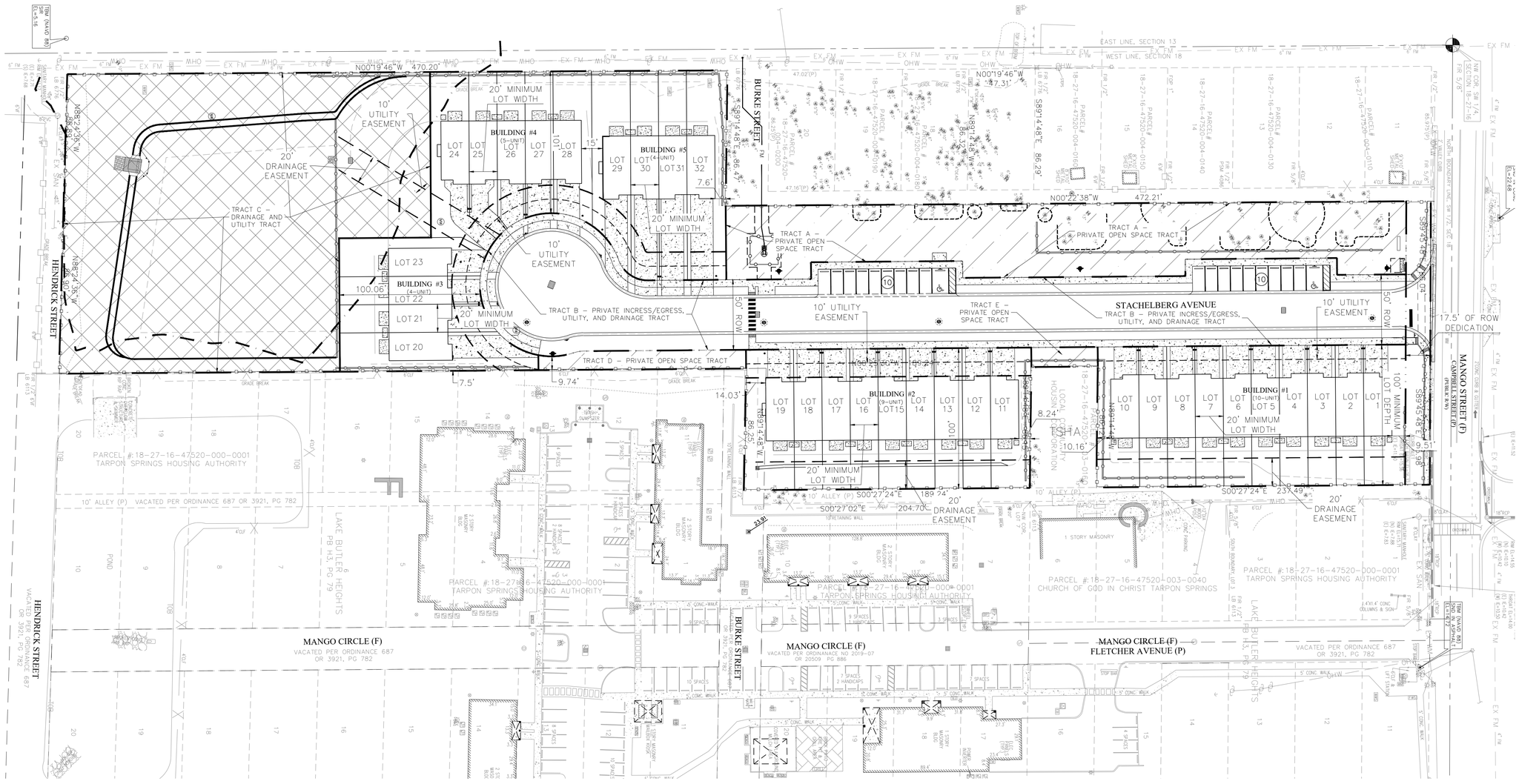
TRACT C- DRAINAGE AND UTILITY TRACT

HOA RESPONSIBILITY NOTE

ROADWAY AND STORMWATER FACILITIES SHALL BE MAINTAINED BY HOA (NOT THE CITY OF TARPON SPRINGS)

0 20 40 80

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



DESIGNED	MDS	PREPARED FOR:	SHEET DESCRIPTION:
DRAWN	CC4	HP CAPITAL GROUP 6, LLC	MANGO ST TOWNHOMES
CHECKED	MDS	9800 4TH STREET NORTH, SUITE 200	PRELIMINARY PLAT
QC		ST PETERSBURG, FL 33702	
		PHONE (727) 735-1711	

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

NO.	DATE	REVISIONS	APPD BY
1	07/31/25	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE.

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

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.

MATTHIAS D. SYLVERAIN, P.E., #91730
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

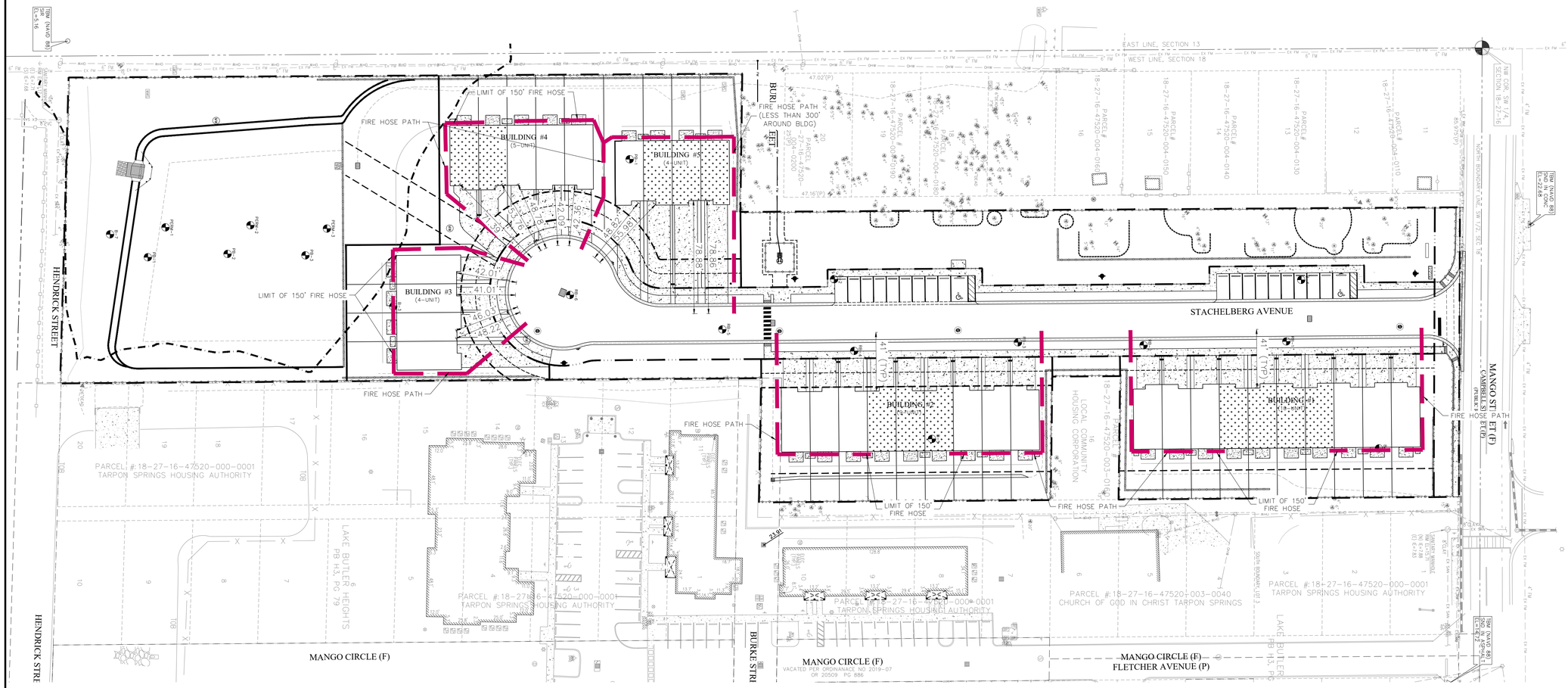
JOB NO. 21-069
SHT.
DATE: 02/26/24

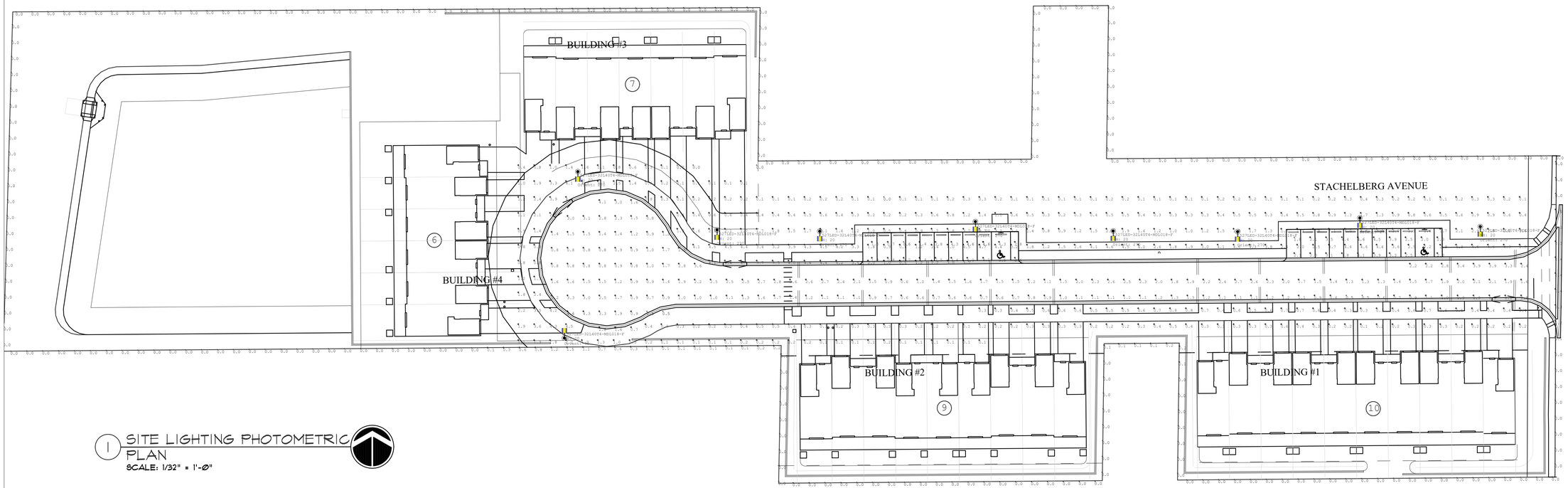
(12) UNITS TO BE SPRINKLED PER CITY OF TARPON SPRING FIRE CODE

0 20 40 80

Y: \Images\811banner bw.bmp

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


BUILDING #4
(5-UNIT)
BUILDING #5
(4-UNIT)
BUILDING #3
(4-UNIT)
BUILDING #2
(4-UNIT)
BUILDING #1
(4-UNIT)
LIMIT OF 150' FIRE HOSE
FIRE HOSE PATH
FIRE HOSE PATH (LESS THAN 300' AROUND BLDG)
HENDRICK STREET
STACHELBERG AVENUE
MANGO ST (F) ET (F)
CAMPBELL ST (F) ET (F)
PARCEL #:18-27-16-47520-000-0001
TARPON SPRINGS HOUSING AUTHORITY
PARCEL #:18-27-16-47520-003-0040
CHURCH OF GOD IN CHRIST TARPON SPRINGS
LOCAL COMMUNITY HOUSING CORPORATION
LAKE BUTLER HEIGHTS PB H3, PG 79
MANGO CIRCLE (F)
MANGO CIRCLE (F)
VACATED PER ORDINANACE NO 2019-07
OR 20509 PG 886
MANGO CIRCLE (F)
FLETCHER AVENUE (P)
BURKE STREET
EAST LINE, SECTION 13
WEST LINE, SECTION 18
NORTH BOUNDARY LINE SW 1/4, SEC 18
SOUTH BOUNDARY LOT 3
TBM (NAVD 88) SPK ELEV=5.16
TBM (NAVD 88) IRON ROD ELEV=4.74
TBM (NAVD 88) IRON ROD ELEV=4.94
TBM (NAVD 88) IRON ROD ELEV=5.16
TBM (NAVD 88) IRON ROD ELEV=4.78
TBM (NAVD 88) IRON ROD ELEV=4.76
TBM (NAVD 88) IRON ROD ELEV=4.74
TBM (NAVD 88) SND IN CONC ELEV=4.74
PK NAIL ELEV=4.78
PK NAIL ELEV=4.76
PK NAIL ELEV=4.74
PK NAIL ELEV=4.94
PK NAIL ELEV=5.16



1 SITE LIGHTING PHOTOMETRIC PLAN

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

Luminaire Schedule							
Scene: Scene_1							
Symbol	Qty	Arrangement	Description	Luminaire Lumens	Luminaire Watts	[MANUFAC]	Mounting Height
HB	9	SINGLE	1527LED-32L40T4-MDL018-FG-BLOC	11962	153.4	Sternberg Lighting	20

Calculation Summary							
Scene: Scene_1							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Driveway	Illuminance	Fc	1.60	4.6	0.5	3.20	9.20
Parking Lot 1	Illuminance	Fc	3.09	4.6	1.8	1.72	2.56
Parking Lot 2	Illuminance	Fc	2.62	4.6	0.6	4.37	7.67
Property Line	Illuminance	Fc	0.04	1.5	0.0	N.A.	N.A.
Side Walk	Illuminance	Fc	1.25	4.7	0.0	N.A.	N.A.

LOCAL ORDINANCES REQUIREMENTS

1. THESE PHOTOMETRIC PLANS ARE DESIGNED FOR CODE COMPLIANCE PINELLAS COUNTY COMPREHENSIVE DEVELOPMENT CODE, SEC. 127-06. PARKING LOT TRAFFIC CONTROL SIGNAGE AND LIGHTING DESIGN.
2. THE LIGHT POST SHALL MEET THE DESIGN STANDARDS, LIGHT POST SHALL BE BLACK OR DARK GREEN IN COLOR, ROUND OR FLUTED IN SHAPE, SHALL HAVE ROUND OR FLUTED DECORATIVE BASE.
3. LIGHT FIXTURES SHALL BE DIRECTED DOWNWARD.
4. A SUBSTANTIAL COMPLIANCE FOR LIGHTING WILL BE REQUIRED PRIOR TO CERTIFICATE OF COMPLIANCE TO VERIFY ALL LIGHTS ARE INSTALLED PER APPROVED PLANS, INCLUDING FOOT CANDLE MEASUREMENTS.

LIGHTING FIXTURES GENERAL NOTES

A. INSTALLATION OF LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS.

B. VERIFY THE EXACT MOUNTING HEIGHT AND FINISH OF ALL LIGHTING FIXTURES WITH ARCHITECT PRIOR TO PLACING ORDER OR COMMENCING ROUGH-IN.

C. LIGHT FIXTURES SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.

D. PHOTOMETRIC ANALYSIS IS BASED ON LIGHTING FIXTURES SHOWN. IF DIFFERENT FIXTURES ARE SELECTED, THE PHOTOMETRICS MUST BE ANALYZED AGAIN TO VERIFY COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. ADDITIONAL FEES PERFORM THIS ANALYSIS WILL APPLY. ADDITIONAL FEES SHALL BE CONSIDERED AS A PART OF ANY VALUE ENGINEERING CHANGES PACKAGE (IF PROVIDED).

E. POLES SHALL BE RATED FOR THE E.P.A. OF THE FIXTURE TO BE UTILIZED AND THE WIND SPEED BASED ON LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTALS AND ANY ADDITIONAL INFORMATION AS REQUESTED BY THE PERMITTING OFFICIALS. CONTRACTOR SHALL VERIFY WITH MANUFACTURER FOR ANY ADDITIONAL REQUIREMENTS WHEN POLES ARE LOCATED NEAR A WATER RETENTION/ POND AREA.

"ANY EXTERIOR LIGHTING SHALL BE DIRECTED TO THE INTERIOR OF THE PARCEL. OUTDOOR LIGHTING OR FIXTURES ON POLES, BUILDINGS AND ELSEWHERE OUTSIDE, SHALL HAVE FULL HORIZONTAL CUT-OFF OPTICS. ALL OUTDOOR LIGHTING SHALL CONFORM TO SITE LIGHTING STANDARDS INCLUDED IN THE LOCAL LAND DEVELOPMENT CODE."

SITE PLAN GENERAL NOTES

1. THIS CONTRACTOR SHALL REFER TO THE SITE UTILITIES PLAN FOR LOCATING ANY UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF WORK.
2. BURIED UTILITIES AND/OR STRUCTURES MAY EXISTIST ON THIS SITE. EXTREME CAUTION MUST BE USED IN ANY WORK WHICH MAY CONFLICT WITH ANY UNDERGROUND UTILITIES OR STRUCTURES
3. ANY CONFLICTS SHOULD BE RESOLVED IN WRITING WITH THE CIVIL ENGINEER AND GENERAL CONTRACTOR BEFORE PRECEDING WITH ANY UNDERGROUND ACTIVITY.
4. ALL EXCAVATION FOR THE ELECTRICAL WORK ON THIS SHEET SHALL BE DONE BY HAND.

This item has been electronically signed and sealed by Joseph H. Griner III using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROFESSIONAL SEAL

JOSEPH HENRY GRINER III LICENSE No. 39491 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joseph H. Griner III, P.E.
State of Florida
License #PE39491

GRINER ENGINEERING, INC.
3125 5th Avenue N, Ste. 300
St. Petersburg, Florida 33713
Phone: (727) 822-2335
Fax: (727) 821-3361
Certificate of Authorization #3173

Date	07/05/24
Drawn	HB
Designed	HB
E.O.R.	HC
Job no.	24124

SITE LIGHTING FOR
MANGO ST. SITE DEVELOPMENT
SECTION 18,TOWNSHIP 27 S, RANGE 16 E
TARPON SPRING, FLORIDA

CLIENT INFORMATION
Gulf Coast Consulting
Land Development
Consulting

CONTRACTOR INFORMATION

DRAWN BY
HB

REVIEWED BY
HC

GEI PROJECT NUMBER
24124

DATE
JULY 05, 2024

SHEET TITLE
SITE LIGHTING PLAN
PHOTOMETRIC STUDY

NO.	DATE	SET ISSUED FOR:

SHEET NUMBER
ES-1

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1527LED OMEGA SERIES

LED

EPA .33 (FT²) | WEIGHT 38 LBS | 7 YEAR WARRANTY | LUMEN RANGE 5,605 to 17,990 | LIFE SPAN L70 MINIMUM 100,000 HOURS | UL LISTED | CLICK FOR FAQ's | RATED IP65

JOB NAME

FIXTURE TYPE

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-1527LED-F-24L40T3-MDL018-SV1-HSHS/CA4/5214P5/RCC/BKT

Mounting Config.	Fixture	Shade Edge	LED	CCT	Distribution Type	Driver	Lens	Optional Control Receptacle	Optional Control	Option Fuse	Option Hangstraight	Option Term. Block	Option House Side Shield	Arm See Arm Spec Sheets	Pole See Pole Spec Sheets	Finish

Mounting Configuration
(Click here to link to mounting configuration specification page)

• 1V • 2A90 • 4A • SH44[1]
• 1A • 3A • 1AM • CH44[1]
• 2A • 3A90 • 2AM • CAT

W = Wall Mount **A** = Arm Mount **AM** = Arm Mid-Mount **SH** = Stem Hung **CH** = Chain Hung **CAT** = Catenary

[1]Include overall drop length in inches after designation for Stem/Chain application (E: CH44-48")

Fixture
• 1527LED • 1527LEDSM

Shade Edge
• **R** (Round Edge) • **F** (Flared Edge)

LED
• 32L • 24L • 12L

CCT - Color Temperature (K)
• 27(00) • 30(00) • 35(00)
• 40(00) • 50(00)

Distribution Type
• T2 • T3 • T4 • T5

Driver
• **MDL018** (120V-277V, 180mA)
• **MDH018** (347V-480V, 180mA)
• **MDL014**[2] (120V-277V, 140mA)
• **MDH014**[2] (347V-480V, 140mA)

[2] 32L or 24L system only

Lens
• **FG** (Flat Glass)
• **SG** (Sag Glass)
• **FSG** (Frosted Sag Glass)
• **SV1** (Flat Soft Vue Light Diffused Acrylic)
• **SV2** (Flat Soft Vue Moderate Diffused Acrylic)
• **SV4** (Flat Soft Vue Maximum Diffused Acrylic)

Options (Click here to view accessories sheet)
• **R7**[3] 7-Pin control receptacle only
• **PE**[4] Twist-Lock Photocontrol (120V-277V)
• **PE3**[4] Twist-Lock Photocontrol (347V)
• **PE4**[4] Twist-Lock Photocontrol (480V)
• **SC**[4] Shorting Cap
• **PEC** Electronic Button Photocontrol (120V-277V)
• **PEC4** Electronic Button Photocontrol (480V)
• **FHD**[5] Double Fuse and Holder
• **HSHS**[5] Standard Horizontal Hangstraight, Spike Finial
• **HSHN**[5] Standard Horizontal Hangstraight, No Finial
• **HSHB**[5] Standard Horizontal Hangstraight, Ball Finial
• **HSCB**[5] Clamp Style Horizontal Hangstraight, Ball Finial
• **HSCS**[5] Clamp Style Horizontal Hangstraight, Spike Finial
• **HSCN**[5] Clamp Style Horizontal Hangstraight, No Finial
• **EZ**[6] Vertical Hangstraight, Large, "EZ" Mount
• **TB** Terminal Block
• **HSS** 120° House Side Shield
• **BLOC** Bach Light Optical Control

[3] Only available with HSH_, HSC_, & SM.
[4] Requires control receptacle.
[5] Ships loose for installation in base.
[6] Not for use with 1527LEDSM.

Arm (Click here to link to arm specification page)
See Arms & Wall Brackets specification sheets.
• CA • CSA • FFA • CAS
• DAG • R2[7] • R3[7] • RA

[7] Luminaires above grade height to be 2' higher than pole height, REQUIRES "EZ" hangstraight.

Pole (Click here to link to pole specification page)
See Pole specification sheets.

Finish
Standard Urban Finishes (Click here to view paint finish sheet)
• **UGMT** Gun Metal Textured
• **UGM** Gun Metal Matte
• **UBT** Urban Bronze Textured
• **UB** Urban Bronze Matte
• **USLT** Urban Silver Textured
• **USL** Urban Silver Matte
• **UWHT** Urban White Textured
• **UWH** Urban White Matte
• **BKT** Blach Textured

Custom Urban Finishes[8]
• **CM** Custom Match

[8]Smooth finishes are available upon request.

Specifications

Fixture
The 1527LED Omega series is medium scale, decorative downlight fixture with a spun aluminum bell styled dome. The dome is available with two types of shades: round edge (R) and flared edge (F) styles. The luminaire measures 27" outside diameter and 19" overall height. The luminaire has a hinged door for tool-less driver and LED access. The luminaire is U.L. listed in U.S. and Canada.

LEDs
The luminaire shall use high output, high brightness LEDs. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be roof mounted to minimize up-light. The LEDs and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LEDs will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LEDs shall be 5000K (4500K, 3000K, 3500K or 2700K option) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Optics
The luminaire shall be provided with refractor type optics applied to each LED array. The luminaire shall provide Type ___ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.
BLOC Optic: An optional "Bach Light Optical Control" shield can be provided at the factory. This is an internal optic level "House Side

see next page

SternbergLighting
ESTABLISHED 1923

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
contactus@sternberglighting.com
www.sternberglighting.com

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1527LED OMEGA SERIES

LED

Shield" offering significantly reduced backlight and glare while maintaining the original design aesthetics of the luminaire.

Electronic Drivers
The LED driver shall be U.L. Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload, overheat and short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be a high efficiency driver with a THD less than 20% and a high power factor greater than .9. It shall be dimming capable using a 0-10v signal, consult factory for more information.

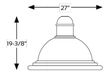
Photocontrols
Button Style: The photocontrol shall be mounted on the fixture pre-wired to driver. The electronic button type photocontrol is instant on with a 5-10 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years. This option removes the current IP rating. See pole spec sheet for pole mounted version.

Twist-Lock Style: The photocontrol shall be mounted externally on the fixture (1527LEDSM), or mounted on the hang-straight, and pre-wired to driver. The twist lock type photocontrol is instant on with a 3-6 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

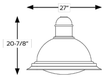
Warranty
Seven-year limited warranty. See product and finish warranty guide for details.

Finish
Refer to website for details.

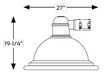
Fixtures



1527LED-R
(Flat Lens)



1527LED-F
(Sag Lens)

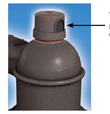


1527LEDSM-R
(Flat Lens)

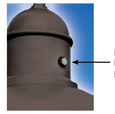
CAT-1527LED-R
(Sag Lens)

Options

R-PE


Twist-lock receptacle with photocell

PEC


Electronic button photocell

FHD
Fuse holder

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1527LED OMEGA SERIES

LED

Performance (Based on FG Lens)

MODEL #	T2 LUMENS	BUG	EFFICACY (LPW)	T3 LUMENS	BUG	EFFICACY (LPW)	T4 LUMENS	BUG	EFFICACY (LPW)	T5 LUMENS	BUG	EFFICACY (LPW)	WATTS
32L40T_-MDL018	17865	B3U0G3	116.0	17960	B3U0G3	116.6	17015	B3U0G3	110.5	17990	B4U0G2	116.8	154
32L30T_-MDL018	17035	B3U0G3	110.6	17125	B3U0G3	111.2	16225	B3U0G3	105.4	17155	B4U0G2	111.4	154
32L27T_-MDL018	15400	B2U0G2	100.0	15485	B2U0G2	100.6	14670	B2U0G2	95.3	15510	B4U0G2	100.7	154
32L40T_-MDL014	14750	B2U0G2	125.0	14840	B2U0G2	125.8	14030	B2U0G2	118.9	14845	B3U0G2	125.8	118
32L30T_-MDL014	14065	B2U0G2	119.2	14150	B2U0G2	119.9	13375	B2U0G2	113.3	14155	B3U0G2	120.0	118
32L27T_-MDL014	12715	B2U0G2	107.8	12795	B2U0G2	108.4	12095	B2U0G2	102.5	12795	B3U0G2	108.4	118
24L40T_-MDL018	13680	B2U0G2	116.9	13740	B2U0G2	117.4	13070	B2U0G2	111.7	13770	B3U0G2	117.7	117
24L30T_-MDL018	13045	B2U0G2	111.5	13100	B2U0G2	112.0	12460	B2U0G2	106.5	13130	B3U0G2	112.2	117
24L27T_-MDL018	11795	B2U0G2	100.8	11845	B2U0G2	101.2	11265	B2U0G2	96.3	11870	B3U0G2	101.5	117
24L40T_-MDL014	11015	B2U0G2	125.2	11050	B2U0G2	125.6	10505	B2U0G2	119.4	11090	B3U0G2	126.0	88
24L30T_-MDL014	10500	B2U0G2	119.3	10535	B2U0G2	119.7	10015	B2U0G2	113.8	10575	B3U0G2	120.2	88
24L27T_-MDL014	9495	B2U0G2	107.9	9525	B2U0G2	108.2	9055	B2U0G2	102.9	9560	B3U0G2	108.6	88
12L40T_-MDL018	6835	B1U0G1	113.9	6915	B1U0G1	115.3	6500	B1U0G2	108.3	6910	B3U0G1	115.2	60
12L30T_-MDL018	6515	B1U0G1	108.6	6595	B1U0G1	109.9	6195	B1U0G2	103.3	6590	B3U0G1	109.8	60
12L27T_-MDL018	5890	B1U0G1	98.2	5960	B1U0G1	99.3	5605	B1U0G1	93.4	5955	B2U0G1	99.3	60

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1 PROPOSED POLE MOUNT FIXTURES CUT SHEETS

SCALE: NOT TO SCALE

555 Lawrence Avenue | Roselle, IL 60172 | p 847.588.3400 | www.sternberglighting.com
CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

ARM NUMBER OF ARMS: 1
Number of Arms: One Arm (1)

ARM ARM FIXTURE: 1527LED
1527LED Omega is a medium scale, decorative downlight fixture featuring a spun aluminum bell styled dome with flared or rounded edge options. The luminaire has a hinged door for tool-less driver and LED access. It is UL listed in US and Canada.

Shade Style & Mounting: Round (R)

ARM LIGHT SOURCE: -12L40T4-MDL018
Array: 12 LEDS, 60W for MD_018 (12L)
Color Temp: 4000K (40)
Distribution: Type 4 (T4)
Driver: Multi-Volt Dimmable Low-Range Driver - 120-277V, 180mA (MDL018)

ARM OPTIONS: -FG-EZ
Lens: Flat Glass (FG)
Hangstraight: EZ Vertical (EZ)

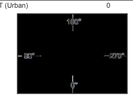
New Product: ODPT
ODPT

POLE: /RSS25-N500-P3-SL900-5
Urban Line round straight steel pole.
Model: RSS (/RSS)
Height: 25 Ft (25)
Gauge: 7 Gauge (N)
Shaft Size: Round Straight 5 Inch (500)
Fixture Mtg Type: Post Top With 3.00" Dia X 3.00" Tenon Mount (P3)
Base Cover: SL900-5 Round Solana Base (SL900-5)

FINISH: /BKT
Assembly shall be powder coated to Black Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphonic etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Catalog Number: 1A-1527LED-R-12L40T4-MDL018-FG-EZ / ODPT / RSS25-N500-P3-SL900-5 / BKT

Arms and Accessory	Orientation
ODPT (Urban)	0

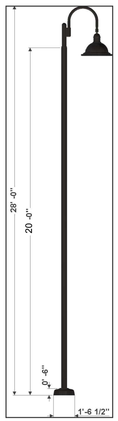


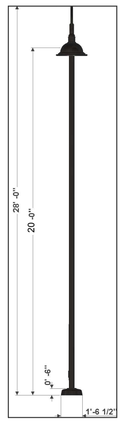
(4) 3/4"-1" Anchor Bolts, 8" Bolt Circle, Square pattern

Access Door Orientation: 0°
Street Side Orientation: 180°

Job Name: Customer Signature: Drawing #41795
Job Location: Date: 1 of 2

555 Lawrence Avenue | Roselle, IL 60172 | p 847.588.3400 | www.sternberglighting.com
CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY





LIGHT POST SHALL BE BLACK OR DARK GREEN

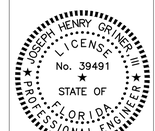
Catalog Number: 1A-1527LED-R-12L40T4-MDL018-FG-EZ / ODPT / RSS25-N500-P3-SL900-5 / BKT

Job Name: Customer Signature: Drawing #41795
Job Location: Date: 2 of 2

3 PROPOSED 20FT ROUND STEEL POLE CUT SHEET

SCALE: NOT TO SCALE

PROFESSIONAL SEAL



Joseph H. Griner III, P.E.
State of Florida
License #PE39491

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Fax: (727) 821-3361
Certificate of Authorization #31373

Date	07/05/24
Drawn	HB
Designed	HB
ECR	HC
Job no.	24124

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SITE LIGHTING FOR
MANGO ST. SITE DEVELOPMENT
SECTION 18,TOWNSHIP 27 S, RANGE 16 E
TARPON SPRINGS, FLORIDA

CLIENT INFORMATION
Gulf Coast Consulting
Land Development
Consulting

CONTRACTOR INFORMATION

DRAWN BY
HB

REVIEWED BY
HC

GEI PROJECT NUMBER
24124

DATE
JULY 05, 2024

SHEET TITLE
SITE LIGHTING
FIXTURES CUT SHEETS

NO.	DATE	SET ISSUED FOR:

SHEET NUMBER
ES-2

This item has been electronically signed and sealed by Joseph H. Griner III using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Our team conducted site visits and tree inventories for the above referenced parcels this week. The intention was to record the relevant information for the trees within the project boundary shown on the survey basemap sheets.

All trees were rated using a condition score range from 0 (Dead) to 5 (Extremely Healthy) and 6 (Rare Specimen), and the information can be seen in the attached tree tables. Most of the trees documented were in poor or declining condition, and there were several non-native trees found onsite. This site appears to have been partially cleared many decades ago, but has not been managed since. Please see each tree's number and the corresponding relative location on Sheets ET3 & ET4.

Environmental Solutions Florida, Inc.
P.O. Box 1412
Palm Harbor, FL 34682
813-362-0516

John T. Vogel, II
ISA Certified Arborist FL9208-A

&

Bryan Fast, PE

Tree	Species	Dbh	Condition
1	Cabbage Palm	14	2.5
1a	Cherry Laurel	8	2
2	Cabbage Palm	12	2.5
3	Dead	-	-
4	Cabbage Palm	10	3
5	Cherry Laurel	6	1.5
6	Laurel Oak	4	1
7	Laurel Oak	5	1.5
8	Laurel Oak	5	1
9	Laurel Oak	5	1.5
10	Laurel Oak	6	0
11	Laurel Oak	5	0
12	Laurel Oak	6	2
13	Laurel Oak	6	1.5
14	Laurel Oak	4	1.5
15	Slash Pine	17	1.5
16	Laurel Oak	5	1.5
17	Laurel Oak	6	1.5
18	Laurel Oak	4	1.5
19	Laurel Oak	5	1.5
20	Laurel Oak	6	1.5
21	Laurel Oak	4	1.5
22	Laurel Oak	4	1.5
23	Laurel Oak	4	2
24	Laurel Oak	8	1.5
25	Cherry Laurel	7	1.5
26	Cherry Laurel	4	1
27	Black Cherry	6	1
28	Cherry Laurel	7	0
29	Cabbage Palm	13	2.5
30	Cabbage Palm	12	3
31	Cabbage Palm	12	3
32	Slash Pine	12	2
33	Cherry Laurel	10	2
34	Cherry Laurel	5	3
35	Camphor	7	0
36	Laurel Oak	7	1.5
37	Laurel Oak	11	1.5
38	Cherry Laurel	6	0
39	Cherry Laurel	10	1
40	Slash Pine	14	0
41	Cherry Laurel	8	0
42	Cabbage Palm	12	2.5
43	Camphor	6	0
44	Camphor	5	0
45	Camphor	9	0
46	Camphor	7	0
47	Slash Pine	9	0
48	Live Oak	9	0
49	Laurel Oak	7	1.5
50	Laurel Oak	4	1.5
51	Camphor	15	0
52	Camphor	6	0
53	Cabbage Palm	12	2.5
54	Cabbage Palm	8	3
55	Laurel Oak	26	3
56	Camphor	7	0
57	Dead	-	-
58	Camphor	4	0
59	Camphor	5	0
60	Camphor	4	0
61	Cabbage Palm	13	2
62	Camphor	6	0
63	Camphor	9	0
64	Laurel Oak	13	2
65	Laurel Oak	9	1.5
66	Laurel Oak	12	1.5
67	Cabbage Palm	15	1.5
68	Brazilian Pepper	-	0
69	Cabbage Palm	16	2.5
70	Laurel Oak	15	2.5
71	Laurel Oak	22	3
72	Camphor	19	0
73	Dead	-	0
74	Camphor	4	0
75	Laurel Oak	16	2
76	Cabbage Palm	14	2.5
77	Laurel Oak	10	2.5
78	Camphor	12	0
79	Camphor	4	0
80	None	-	-
81	Cabbage Palm	6	2.5
82	Water Oak	8	2.5
83	Laurel Oak	6	1.5
84	Camphor	8	0
85	Camphor	4	0
86	Laurel Oak	4	1.5
87	Dead Oak	20	0
88	Cabbage Palm	10	2.5
89	Camphor	4	0
90	Live Oak	13,16	2.5
91	Live Oak	13	2.5
92	Live Oak	14	3
93	Camphor	16	0
94	Unknown	4	1
95	Laurel Oak	4	2.5
96	Laurel Oak	4	2.5
97	Camphor	4	0
98	Camphor	6,7	0

Tree	Species	Dbh	Condition
99	Cabbage Palm	10	2.5
99a	Dead Black Cherr	-	0
100	Camphor	12	0
101	Camphor	9,12	0
102	See 101	-	-
103	Camphor	9,9	0
104	See 103	-	-
105	Dead	-	0
106	Camphor	9	0
107	Camphor	-	0
108	See 107	-	-
110	Camphor	13	0
111	Cabbage Palm	12	3
112	Camphor	7,8	0
113	See 112	-	-
114	Cabbage Palm	15	3
116	Camphor	7	0
117	Camphor	7	0
118	Cabbage Palm	11	3
119	Slash Pine	14	0
120	Camphor	6	0
121	Camphor	4	0
122	Camphor	6	0
123	Camphor	10	0
124	Camphor	9	0
125	Live Oak	6	0
126	Slash Pine	22	0
127	Camphor	11	0
128	Camphor	9	2.5
129	Camphor	11	1.5
130	Camphor	6	0
131	Camphor	8	0
132	Slash Pine	17	0
133	Cabbage Palm	16	2.5
134	Cherry Laurel	4	2
136	Cabbage Palm	13	2.5
137	Cherry Laurel	4	0
138	Slash Pine	22	2.5
139	Camphor	11	0
140	Camphor	4	0
141	Camphor	7	0
142	Camphor	4	0
143	Camphor	5	0
144	Camphor	4	0
145	Camphor	6	0
146	Camphor	10	0
147	Slash Pine	21	1.5
148	Camphor	6	0
149	Camphor	10	0
150	Camphor	12	0
151	Water Oak	7	1
152	Slash Pine	20	1.5
153	Camphor	9	0
154	Camphor	10	0
155	Camphor	8,10,10,12	0
156	See 155	10	0
157	See 155	-	-
158	See 155	-	-
159	See 155	-	-
160	Camphor	4, 10	0
161	See 160	-	-
162	Monkey Ear	15	0
163	Slash Pine	19	1
164	Camphor	7	0
165	Black Cherry	10	1.5
166	Slash Pine	26	1.5
167	Camphor	-	0
168	Camphor	14,15	0
169	See 168	-	-
170	Camphor	7,7,8	0
171	See 170	-	-
172	See 170	-	-
173	See 98	-	-
174	See 176	-	-
175	See 176	-	-
176	Camphor	9,9,10	0
177	Slash Pine	21	3
178	Cabbage Palm	11	2.5
179	Camphor	7	0
180	Dead Oak	-	-
181	Cabbage Palm	8	3
182	Camphor	7	0
183	Camphor	6	0
184	Camphor	4	0
185	Slash Pine	26	3
186	Laurel Oak	12	2.5
187	Cabbage Palm	10	2.5
188	Live Oak	12	2
189	Laurel Oak	20	2.5
190	Cabbage Palm	12	2.5
191	Laurel Oak	12	2
192	Cabbage Palm	10	2.5
193	Camphor	5	0
194	Live Oak	22	1.5
195	Laurel Oak	9	2
196	Laurel Oak	4	2
197	Camphor	10	0
198	Camphor	4	0
199	Live Oak	13	2

Tree	Species	Dbh	Condition
200	Live Oak	19	2
201	Live Oak	15	1.5
202	Live Oak	10	1.5
203	Laurel Oak	4	1
204	Live Oak	12	1
204a	Dead Oak	9	0
205	Water Oak	4	1.5
206	Dead Oak	-	-
206a	Laurel Oak	4	2
207	Dead Oak	-	-
208	Laurel Oak	23	3
209	Slash Pine	17	0
210	Camphor	8	0
211	Camphor	6	0
212	Black Cherry	7	0
213	Black Cherry	10	1
214	Black Cherry	8	0
215	Live Oak	9	0
216	Live Oak	8	1
217	Camphor	6	0
218	Cherry Laurel	5	0
219	Slash Pine	19	1.5
220	Live Oak	38	1
221	Dead Oak	-	-
222	Water Oak	12	3
223	Black Cherry	7	1.5
224	Dead Oak	8	0
225	Live Oak	10	1.5
226	Dead Black Cherr	7	0
226	Laurel Oak	11	2
227	Live Oak	15	1.5
228	See 229		
229	Camphor	4, 5	0
230	Black Cherry	6	1.5
231	Laurel Oak	10	3
232	Laurel Oak	12	2.5
233	Laurel Oak	9	2.5
234	Laurel Oak	4	2
235	Laurel Oak	5	2.5
236	Laurel Oak	13	2.5
237	Laurel Oak	15	3
238	Camphor	5	0
239	Live Oak	10, 17	1.5
240	-	-	-
241	-	-	-
242	Live Oak	16	2.5
243	Live Oak	14	2.5
244	Black Cherry	7	3
246	Live Oak	9	1
247	Live Oak	18, 8	2
248	Camphor	6	0
249	Live Oak	13	1
250	Live Oak	17	1.5
251	Laurel Oak	6	2.5
252	Laurel Oak	10	2
253	Laurel Oak	10,14,18	2.5
254	Laurel Oak	7	2.5
255	Laurel Oak	7	2.5
256	See 253	-	-
257	See 253	-	-
258	Live Oak	7	2
259	Live Oak	6	1.5
260	Live Oak	4	1.5
261	Live Oak	5	1.5
262	Cabbage Palm	16	3
263	Live Oak	11	1.5
264	Live Oak	11	1.5
265	Live Oak	14	1.5
266	Live Oak	5	1
267	Live Oak	13	1.5
268	Live Oak	16, 17	1.5
269	see 268		
270	Live Oak	10	2
271	Live Oak	6	2
272	Live Oak	14	1.5
273	Live Oak	8	2
274	Live Oak	9	1.5
275	Live Oak	13	2
276	Live Oak	18	2
277	Live Oak	4	1.5
278	Live Oak	6	1.5
279	Live Oak	14	1.5
280	Live Oak	11	2
281	Live Oak	23	1.5
281a	Live Oak	6	1
282	Live Oak	5	1
283	Laurel Oak	13	2.5
284	Live Oak	6	1
285	Black Cherry	11	2
286	Black Cherry	5	2
287	Laurel Oak	14	2
288	Cherry Laurel	9	1.5
289	Cherry Laurel	4	1.5
290	Cherry Laurel	5	1.5
291	Live Oak	7	1
292	Live Oak	7	1.5
293	Live Oak	8	1.5
294	Black Cherry	7	2
295	Black Cherry	7	1.5

Tree	Species	Dbh	Condition
296	Live Oak	8	1.5
297	Live Oak	4	2
298	Live Oak	6	1.5
299	Live Oak	5	1.5
300	Live Oak	4	1.5
301	Live Oak	4	1.5
302	Live Oak	5	2
303	Live Oak	6	1
304	Live Oak	14	1.5
305	Live Oak	4	2
306	Live Oak	7	1.5
307	Live Oak	5	2
308	Live Oak	8	1.5
309	see 310		
310	Live Oak	6	1.5
311	Laurel Oak	6, 8	3
312	Turkey Oak	18	1.5
313	Live Oak	4	1.5
314	Laurel Oak	8	2.5
315	Laurel Oak	7	2.5
316	Dead Oak	5	0
317	Live Oak	4	1.5
318	Live Oak	7	2
319	Live Oak	8	2
320	Live Oak	12	2.5
321	Live Oak	6	2
322	Live Oak	5	2
323	Live Oak	6	2
324	Live Oak	7	1.5
325	Turkey Oak	14	2.5
326	Turkey Oak	4	2
327	Laurel Oak	4	1.5
328	Live Oak	16	2
329	Turkey Oak	18	2
330	Turkey Oak	4	1.5
331	Turkey Oak	18	0
332	Live Oak	8	2
333	Live Oak	11	2
334	Live Oak	7	1.5
335	Live Oak	8	1.5
336	Live Oak	7	1.5
337	Live Oak	4	1.5
338	Live Oak	8	2
339	Live Oak	17	2
340	Live Oak	6	2
341	Live Oak	5	1.5
342	Live Oak	6	1.5
343	Live Oak	5	2
344	Live Oak	4	1
345	Live Oak	12	2
346	Live Oak	4	2
347	Live Oak	14	1.5
348	Live Oak	7	2
349	Live Oak	7	1.5
350	Live Oak	8	2
351	Live Oak	5	1.5
352	Live Oak	8	2
353	Live Oak	4	1.5
354	Live Oak	11	1.5
355	Live Oak	8	2
356	Live Oak	4	1.5
357	Live Oak	4	2
358	Live Oak	7	1.5
359	Live Oak	5	2
360	Live Oak	6	2
361	Live Oak	5	1
362	-	-	-
363	Live Oak	6	2
364	Laurel Oak	5	1.5
365	Camphor	5,6	0
366	see 365		
367	Live Oak	5	1.5
368	Live Oak	8	2
369	Live Oak	5	1.5
370	Live Oak	8	2
371	Live Oak	4	1.5
372	Live Oak	7	2
373	Live Oak	7	1.5
374	Live Oak	4	1.5
375	Live Oak	8	2
376	Live Oak	9	1.5
377	Live Oak	10	2
378	Live Oak	4	1.5
379	Live Oak	7	2
380	Live Oak	6	2
381	Live Oak	10	1.5
382	Live Oak	6	1.5
383	Live Oak	8	1.5
384	Live Oak	10	2
385	Live Oak	10	1.5
386	Live Oak	12	2
387	Live Oak	8	1.5
388	Live Oak	8	2
389	Black Cherry	8	2
390	Live Oak	10	1.5
391	Live Oak	5	2
392	Laurel Oak	6	1.5
393	Live Oak	13	1.5
394	Live Oak	7	1

Tree	Species	Dbh	Condition
395	see 396		
396	Live Oak	6, 8	1.5
397	Cherry Laurel	5	1.5
398	Live Oak	12	1.5
399	Live Oak	9	1.5
400	Live Oak	10	1.5
401	Live Oak	10	1.5
402	Live Oak	7	2
403	Live Oak	7	2
404	Live Oak	4	1.5
405	Live Oak	6	2
406	Live Oak	6	1.5
407	Live Oak	10	2
408	Live Oak	4	1.5
409	Live Oak	6	1.5
410	Live Oak	10	1.5
411	Live Oak	4	1.5
412	Live Oak	4	1.5
413	Live Oak	4	1
414	Dead Oak	-	0
415	Live Oak	4	2
416	Live Oak	5	1.5
417	Live Oak	10	1.5
418	Live Oak	7	2
419	Live Oak	10	1.5
420	Live Oak	9	1
421	Live Oak	8	1.5
422	Live Oak	5	1.5
423	Live Oak	5	2
424	Live Oak	6	1
425	Live Oak	5	1.5
426	Live Oak	8	1.5
427	Live Oak	7	1
428	Live Oak	6	2
429	Live Oak	4	1.5
430	Live Oak	4	2
431	Live Oak	8	2.5
432	Live Oak	8	1.5
433	Live Oak	7	1.5
434	Live Oak	6	2
435	Live Oak	6	1
436	Live Oak	6	2
437	Live Oak	5	2
438	Live Oak	6	1.5
439	Cherry Laurel	8	2
440	Camphor	5	0
441	Live Oak	4	1.5
442	Live Oak	9	6
443	Live Oak	8	1.5
444	Live Oak	5	2
445	Camphor	11	0
446	Live Oak	4	2
447	Live Oak	11	2
448	Camphor	8,10	0
449	see 448	-	-
450	Live Oak	8	2
451	Live Oak	7	1.5
452	Live Oak	10	2
453	Live Oak	6	1.5
454	Live Oak	5	1.5
455	Live Oak	5	1
456	Live Oak	9	2
457	Live Oak	5	1.5
458	Live Oak	9	1.5
459	Live Oak	8	1
460	Live Oak	6	1.5
461	Live Oak	6	1.5
462	Live Oak	4	1.5
463	Live Oak	4	2
464	Live Oak	11	2
465	Live Oak	4	1.5
466	Live Oak	4	1.5
467	Live Oak	7	1
468	Live Oak	5	1.5
469	Live Oak	5	1.5
470	Live Oak	6	1.5
471	Live Oak	6	2
472	Live Oak	4	1.5
473	Live Oak	8	1.5
474	Turkey Oak	5	1.5
475	Live Oak	7	1
476	Live Oak	6	1.5
477	Live Oak	4	1
478	Live Oak	5,9	1.5
479	See 478		
480	Live Oak	8	1.5
481	Live Oak	5	1.5
482	Live Oak	7	1.5
483	Live Oak	7	1
484	Laurel Oak	8	2
485	Live Oak	6	1.5
486	Live Oak	6	1
487	Live Oak	6	1
488	Live Oak	7	1.5
489	Live Oak	5	1.5
490	Live Oak	7	1.5
491	Live Oak	5	1
492	Live Oak	5	2
493	Live Oak	5	1.5

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

ENVIRONMENTAL SOLUTIONS
FLORIDA, INC.
PO Box 1412, Palm Harbor, FL 34682
Phone: 813-362-0516

Revision	Date
1 Rev. per Tarpon Springs comments	02/24/25
2 Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

EXISTING TREE INVENTORY

Project No. 24-12
Date 04/19/24
Sheet ET1

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Tree	Species	Dbh	Condition
494	Live Oak	7	1
495	Live Oak	4	1.5
496	Live Oak	7	1.5
497	Live Oak	5	2
498	Live Oak	4	1
499	Live Oak	4	1.5
500	Live Oak	5	1.5
501	Live Oak	7	2
502	Live Oak	5	1.5
503	Live Oak	8	2
504	Live Oak	7	1.5
505	Live Oak	7	1.5
506	Live Oak	9	2
507	Laurel Oak	4	2.5
508	Live Oak	9	1.5
509	Live Oak	8	1
510	Live Oak	4	1.5
511	Live Oak	4	2
512	Live Oak	8	1.5
513	Live Oak	25	1
514	Dead Oak	6	0
515	Water Oak	4	3
516	Live Oak	22	1.5
517	Dead Oak	5	0
518	Live Oak	10	1.5
519	Dead Oak	5	0
520	Turkey Oak	6	1
521	Live Oak	15	1
522	Dead		0
523	Laurel Oak	6	3
524	Laurel Oak	8	3
525	Turkey Oak	8	3
526	Live Oak	14	2.5
527	Turkey Oak	9	2
528	Cherry Laurel	4	2
529	Laurel Oak	9	3
530	Laurel Oak	6	2.5
531	Dead	5	0
532	Live Oak	10	1
533	Live Oak	8	1.5
534	Laurel Oak	7	3
535	Live Oak	6	1.5
536	Turkey Oak	7	2
537	Live Oak	4	1.5
538	Turkey Oak	5	1.5
539	Live Oak	4	2
540	Live Oak	7	2
541	Live Oak	12	1.5
542	see 543		
543	Live Oak	17,19	2
544	Live Oak	26	2
545	Live Oak	10	1
545	Live Oak	11	2
546	Live Oak	8	2
547	Live Oak	7	1.5
548	Live Oak	9	2
549	Live Oak	10	2
550	Live Oak	5	1
552	Live Oak	8,10	1.5
553	Live Oak	11	2.5
554	Live Oak	6	2
555	Live Oak	10	2.5
556	Live Oak	12	1.5
557	Live Oak	6	1.5
558	Live Oak	5	1.5
559	Dead Oak	4	0
560	Live Oak	5	1.5
561	Live Oak	5	2
562	Live Oak	5	2
563	Live Oak	5	1.5
564	Live Oak	4	1.5
565	Turkey Oak	15	3
566	Live Oak	18,20	2.5
567	See 566		
568	Live Oak	4	2
569	Live Oak	11	2.5
570	Live Oak	10	2
571	Water Oak	4	2.5
572	Live Oak	10	2.5
573	Live Oak	12	2
574	Live Oak	8	2
575	Live Oak	5	2
576	Live Oak	10	2
577	Live oak	4	1
578	Live oak	6	1.5
579	Live oak	5	1
580	Live oak	5	1.5
581	Live oak	6	1.5
582	Live oak	4	1.5
583	Live oak	4	1.5
584	Live oak	5	1.5
585	Live oak	7	1.5
586	Live oak	8	2
587	Live oak	5	2
588	Offsite		
589	Offsite		
590	Live oak	5	1.5
591	Offsite		
592	Offsite		

Tree	Species	Dbh	Condition
593	Offsite		
594	Offsite		
595	Live oak	8	2
596	Offsite		
597	Offsite		
598	Live Oak	6,7	2
599	Live oak	6	2
600	Live oak	6	1.5
601	Cherry	7	0
602	Live oak	9	2
603	Live oak	7	1.5
604	Laurel Oak	4	1
605	See 598	-	-
606	Laurel Oak	4	1.5
607	Live oak	11	1.5
608	Live oak	10	1.5
609	Live oak	8	1.5
610	Live oak	12	2
611	Laurel Oak	4	2.5
612	Live oak	6	1.5
613	Live oak	10	1.5
614	Live oak	6	1.5
615	Live oak	10	2
616	Live oak	8	1.5
617	Live oak	4	1.5
618	Live oak	6	1.5
619	Live oak	4	1.5
620	Live Oak	9	1.5
621	Live Oak	10	1
622	Live oak	4	1.5
623	Laurel Oak	4,4	1.5
624	See 623	-	-
625	Cherry	7	0
626	Cherry	7	0
627	Laurel Oak	4	1
628	Live oak	5	1.5
629	Live oak	4, 5	1
630	Laurel Oak	5	1
631	Live oak	5	1
632	Live oak	9	1.5
633	Live oak	5	2
634	See 629	-	-
635	Live oak	4	1
636	Laurel Oak	5	1.5
637	Laurel Oak	6	2
638	Laurel Oak	4	1.5
639	Laurel Oak	5	0
640	Laurel Oak	5	2
641	Live oak	4	1.5
642	Live oak	4	1.5
643	Live oak	4	1.5
644	Live oak	4	1.5
645	Live Oak	10	2.5
646	Live Oak	5	1.5
647	Live Oak	6	1.5
648	Live oak	6	1.5
649	Cherry	7	1.5
650	Live oak	4	1.5
651	Live oak	4	1.5
652	Laurel Oak	5	1
653	Live oak	5	1.5
654	Laurel Oak	10	2.5
655	Laurel Oak	4	1
656	Live oak	12	0.5
657	Cabbage Palm	12	3
658	Live oak	7	2
659	Live oak	7	2
660	Monkey Ear Tree	5, 5	0
661	See 660	-	-
662	Live oak	4	0.5
663	Live oak	4	1.5
664	Laurel Oak	12	2.5
665	Live oak	4	1
666	Live oak	4	1
667	Laurel Oak	6	2.5
668	Cherry	4	0.5
669	Live oak	4	1
670	Laurel Oak	5	1
671	Laurel Oak	10	2
672	Laurel Oak	9	2
673	Laurel Oak	6	1.5
674	Ear tree	7	2
675	Laurel Oak	8	2
676	Cherry	6	1
677	Live oak	13	1
678	Cabbage Palm	8	2.5
679	Laurel Oak	5	3
680	Cabbage Palm	10	2.5
681	Monkey Ear	16	-
682	See 681		
683	Live Oak	7	2
684	Live Oak	14	2
685	Live Oak	14	2
686	Live Oak	6	2
687	Live Oak	11	2
688	Live Oak	7	2.5
689	Live Oak	6	2.5
690	Live Oak	4	2.5
691	Live Oak	6	2

Tree	Species	Dbh	Condition
692	Live Oak	6,6	2
693	Live Oak	6	2.5
694	Live Oak	8	2.5
695	Live Oak	8	1.5
696	Live Oak	5	1.5
697	Live Oak	4	2.5
698	Live Oak	4	2.5
699	Live Oak	5	2
700	Live Oak	4	2.5
701	Live Oak	4	2
702	Live Oak	4	2.5
703	Live Oak	4	2.5
704	Live Oak	10	2.5
705	Live Oak	4	2
706	Live Oak	4	2
707	Live Oak	6	2
708	Live Oak	5	1.5
709	Live Oak	4	1.5
710	Live Oak	5	2.5
711	Live Oak	5	2.5
712	Live Oak	9	2.5
713	Live Oak	4	1
714	Live Oak	7	2
715	Live Oak	5	2
716	Live Oak	4	2
717	Live Oak	4	2.5
718	Live Oak	8	1.5
719	Live Oak	5	2
720	Live Oak	5	1.5
721	Live Oak	4	1.5
722	Black Cherry	8	2.5
723	Live Oak	5	2.5
724	Live Oak	10	1.5
725	Live Oak	6	2.5
726	Live Oak	5	2
727	Crab Apple	4	2
728	Crab Apple	4	1.5
729	Water Oak	6	2
730	Live Oak	5	2.5
732	See 731		
733	Live Oak	10,19	2.5
734	Dead Oak		0
735	Live Oak	4	1.5
736	Live Oak	12	2
737	Live Oak	8	1.5
738	Live Oak	7	3
739	Live Oak	7	2.5
740	Live Oak	6	2
741	Live Oak	4	1.5
742	Live Oak	9	2.5
743	Live Oak	8, 17	3
744	Live Oak	5	1.5
745	-	-	-
746	Live Oak	9	2.5
747	Live Oak	4	2.5
748	Cabbage Palm	10	2.5
749	Live Oak	10	2.5
750	Live Oak	4	2
751	Live Oak	4	2
752	Live Oak	4	2.5
753	Cabbage Palm	10	2.5
753	Live Oak	6	2.5
753a	Live Oak	6	2.5
754	Live Oak	4	2.5
755	Laurel Oak	8	3
756	Live Oak	7	2.5
757	Live Oak	7	2.5
758	Turkey Oak	8	2.5
759	Laurel Oak	4	2.5
760	Cherry Laurel	5	3
761	Laurel Oak	6	0
762	Cabbage Palm	17	3
763	Cherry Laurel	6	3
764	Live Oak	4	2.5
765	Cherry Laurel	4	2.5
766	Live Oak	5	2.5
767	Live Oak	5	2
768			
769	Cherry Laurel	9	2
770	Live Oak	6	2.5
771	Black Cherry	8	2
772	Live Oak	4	2
773	Cabbage Palm	10	3
774	Water Oak	5	2.5
775	Live Oak	4	1.5
776	Live Oak	5	1.5
777	Live Oak	4	2
778	Live Oak	4	2
779	Live Oak	4	1.5
780	Live Oak	7	2.5
781	Live Oak	4	2
782	Live Oak	4	1.5
783	Laurel Oak	7	3
784	Cherry Laurel	4	2.5
785	Water Oak	4	1
786	Live Oak	6	2
787	Stump	4	0
788	Cabbage Palm	13"	3
789	Live Oak	4"	2

Tree	Species	Dbh	Condition
790	Live Oak	4	1.5
791	Live Oak	5	1.5
792	Live Oak	5	1.5
793	Laurel Oak	4	2
794	Laurel Oak	7	2.5
795	Live Oak	4	1.5
796	Live Oak	5	2
797	Live Oak	4	2
798	Laurel Oak	4	2
799	Cherry Laurel	4	2.5
800	Live Oak	6	2
801	Turkey Oak	10	1
802	Live Oak	8	1.5
803	Live Oak	8	1.5
804	Live Oak	8	2
805	Live Oak	4	2
806	Live Oak	5	2
807	Live Oak	10	2.5
808	Live Oak	9	2.5
809	Live Oak	12	2
810	Live Oak	9	2.5
811	Live Oak	12	2.5
812	Laurel Oak	6	2.5
813	-	-	-
814	Live Oak	8	1.5
815	Cabbage Palm	13	3
816	Cabbage Palm	14	3
817	Live Oak	4	1.5
818	Laurel Oak	7	2.5
819	Live Oak	6	2
820	Live Oak	4	2.5
820a	Live Oak	8	2.5
821	Live Oak	4	1.5
823	Live Oak	8	2
824	Live Oak	4	1.5
825	Live Oak	4	1
825	Live Oak	10	2.5
826	Live Oak	9	3
827	Live Oak	8	2.5
828	Live Oak	4	1.5
829	Live Oak	9	2
830	Live Oak	7	1.5
831	Turkey Oak	6	1.5
832	Laurel Oak	4	2.5
833	Laurel Oak	4	2.5
834	Laurel Oak	7	2
835	Laurel Oak	8	1
836	Live Oak	10	2.5
837	Live Oak	10	2
838	Live Oak	5	1.5
839	Live Oak	4	2.5
840	Cabbage Palm	17	3
841	Live Oak	4	0
842	Laurel Oak	5	0
843	Live Oak	4	1.5
844	Cherry Laurel	6	2.5
845	Live Oak	6	1.5
846	Live Oak	4	2
847	Live Oak	7	2
848	Live Oak	5	1.5
849	Live Oak	6	1.5
850	Live Oak	12	1.5
851	Live Oak	12	2
852	Live oak	4	1.5
853	Live oak	4	1.5
854	Live oak	11	2
855	Live oak	14	2
856	Live Oak	9,14	1.5
857	See 856	-	-
858	Live oak	6	2
858	Live oak	7	2
859	Live oak	4	1.5
860	Live Oak		
861	Live oak	8	1.5
862	Live oak	8	1
863	Live oak	4	1
864	Live oak	12	1.5
865	Live oak	8	1.5
867	Live oak	5	1
868	Live oak	8	1.5
869	Live oak	6	1
870	Live oak	12	2
871	Live oak	7	1.5
872	Live	4	1.5
873	Live oak	6	1
874	Longleaf pine	10	4
875	Turkey oak	9	1.5
876	Live oak	8	1.5
877	Live oak	10	1.5
878	Live oak	6	1.5
879	Laurel Oak	4	2
880	Live oak	5	1.5
881	Live oak	9	2
882	Live oak	5	1
883	Live oak	4	1.5
884	Live Oak	4	1
885	Laurel Oak	4	1.5
886	Live oak	6	1.5
887	Live oak	4	1.5

Tree	Species	Dbh	Condition
888	Live Oak	4	1.5
889	Live oak	9	1.5
890	Live oak	9	1.5
891	Live Oak	9	1.5
892	Live Oak	11	1.5
893	Live oak	10	2
894	Live oak	6	1.5
895	Live oak	5	1.5
896	Live oak	7	1.5
897	Live oak	8	1.5
898	Live oak	4	1.5
899	Live oak	4	1.5
900	Live oak	8,7,11	1
901	See 900	-	-
902	See 901	-	-
903	None	-	-
904	Live oak	12	1.5
905	Live oak	5	0
906	Live oak	8	1.5
907	Live oak	8	2
908	Live oak	4	0
909	Live oak	5	1.5
910	Live oak	7	1.5
911	Live oak	4	1
912	Live oak	9	1.5
913	Live oak	5	1
914	Live oak	4	1
915	Live oak	7	1.5
916	Live oak	9	1.5
917	Live oak	6	1
918	Live oak	14	1.5
919	Live oak	10	1.5
920	Live oak	5	1
921	Live oak	9,11	1.5
922	See 921		
923	Live oak	7	1.5
924	Laurel Oak	7	2
925	Live oak	4	1
926	Live oak	5	2
927	Live oak	4	1
928	Live oak	5	1.5
929	Live oak	5	1.5
930	Live oak	10	1.5
931	Live oak	7	2
932	Live oak	10	1.5
933	Live oak	4	1
934	Live oak	4	1
935	Live oak	6	1.5
938	Live oak	5	1.5
939	Live oak	4	1
940	Live oak	5	1.5
941	Live oak	6	1.5
942	Live oak	3,4	1
943	See 942	-	-
944	Live oak	5	1.5
945	Live oak	5	1
946	Live oak	8	1.5
947	Live oak	6	1.5
948	Laurel Oak	5	2
949	Live oak	4	1
950	Live oak	25	1.5
951	Live oak	10	1.5
952	Live oak	7	1
953	Live oak	4	1.5
954	Live oak	6	1.5
955	Live oak	4	1
956	Live oak	5	1.5
959	Live oak	5	1.5
959	Live oak	10	1.5
960	Live oak	4	1
960	Live oak	5	1.5
961	Live oak	6	1.5
962	Live oak	4	1
963	Live oak	10	1.5
964	Cherry	6	2
965	Live oak	12	2.5
966	Laurel Oak	4	1.5
967	Live oak	5	1.5
968	Live oak	9	1.5
969	Live oak	5	1
970	Laurel Oak	5	1.5
971	Live oak	11	2
972	Live oak	5	1.5
973	Unknown	5	0
974	Live oak	10	1.5
974	Live oak	5	2
975	Live oak	5	1.5
977	Live oak	4	1
978	Live oak	7	1.5
979	Live oak	6	1.5
980	Live oak	10	2
981	Live oak	5	1.5
982	Live oak	5	2
983	Live oak	6	3
984	Laurel Oak	4	2
985	Laurel Oak	5	2
986	Cherry	6	2
986	None	-	-
987	Live oak	9	2

Tree	Species	Dbh	Condition
987	None	-	-
988	Live oak	8	1
989	Slash Pine	7	4
990	Live oak	10	1
991	Laurel Oak	6	1.5
992	Oak	4	1.5
993	Live oak	8	1.5
994	See 995	-	-
995	Turkey oak	4, 8	1
996	Laurel Oak	11	3
997	Laurel Oak	7	3
998	Laurel Oak	5	2.5
999	Turkey oak	15	1.5
1000	Laurel Oak	12	3
1001	Laurel Oak	5	2
1002	Laurel Oak	7	2
1003	Laurel Oak	5	2
1004	Laurel Oak	13	2
1005	Cherry	5	0
1006	None	-	-
1007	Cherry	4	2.5
1008	Cherry	5	0
1009	Cabbage Palm	17	2.5
1010	Cabbage Palm	11	4
1011	Laurel Oak	6	1.5
1011	Cabbage Palm	13	4
1012	Plum	4	2.5
1013	Live oak	6	3
1015	Live oak	9	3
1016	Live oak	7	3
1017	Laurel Oak	4	1
1018	Laurel Oak	4	3
1019	Laurel Oak	5	1.5
1020	Cherry Laurel	8	2.5
1021	Laurel Oak	8	2.5
1022	Laurel Oak	16	3
1023	Laurel Oak	7	2.5
1024	Live oak	16	2
1025	Laurel Oak	10	1.5
1026	Laurel Oak	9	1
1027	Laurel Oak	8	1
1028	Laurel Oak	6	1
1029	Laurel Oak	7	1
1030	Laurel Oak	4	2
1031	Laurel Oak	5	2
1032	Laurel Oak	4	2.5
1033	Slash Pine	15	3
1034	Laurel Oak	4	2
1035	Slash Pine	17	3
1036	Laurel Oak	6	2.5
1037	Laurel Oak	5	2.5
1038	Cabbage Palm	14	3.5
1039	Laurel Oak	8	3
1039a	Laurel Oak	9	3.5
1039b	Laurel Oak	12	3.5
1040	Dead Oak	4	0
1041	Laurel Oak	9	3
1042	Laurel Oak	4	1
1043	Laurel Oak	5	2.5
1044	Laurel Oak	9	2.5
1045	Laurel Oak	4	3
1046	Laurel Oak	10	3
1047	Laurel Oak	7	1
1048	Laurel Oak	4	3
1049	Camphor	8	0
1049a	Laurel Oak	20	1
1050	Camphor	8	0
1051	Camphor	9	0
1052	Dead Oak	6	0
1053	Dead Oak	16	0
1054	Laurel Oak	5	1
1055	Laurel Oak	21	2
1056	Laurel Oak	6	1
1057	Laurel Oak	15	1.5
1058	Laurel Oak	9	1.5
1059	Laurel Oak	10	1.5
1060	Live Oak	6	1.5
1061	Live Oak	12	2
1062	Laurel Oak	5	1
1063	Laurel Oak	10	2
1064	Cabbage Palm	13	3
1065	Live Oak	11	2
1065a	Dead Oak	6	0
1066	Live oak	13	1.5
1067	Laurel Oak	7	1
1068	Laurel Oak	7	1.5
1069	Laurel Oak	5	1
1070	Live oak	7	1.5
1071	Laurel Oak	5	2
1072	Laurel Oak	7	1
1073	Laurel Oak	5	1.5
1074	Live Oak	7	1.5
1075	Live Oak	9	1
1075a	Live Oak	12	1
1076	Live Oak	13	1
1077	Live Oak	9	1
1078	Live Oak	10	1.5
1079	Laurel Oak	8	5
1080	Live Oak	4	1

Tree	Species	Dbh	Condition
1081	Live Oak	10	1.5
1082	Live Oak	9	1.5
1083	Laurel Oak	11	1
1084	Laurel Oak	6	3
1085	Live Oak	9	1
1086	Live Oak	8	1.5
1087	Live Oak	10	1
1088	Live Oak	8	1
1089	Live Oak	7	1.5
1090	Live Oak	8	1.5
1091	Live Oak	4	1
1092	Live Oak	8	1.5
1093	Laurel Oak	4	1
1094	Live Oak	4	2
1095	Live Oak	6	1.5
1096	Live Oak	2	2
1097	Live Oak	6	2
1098	Live Oak	6	2
1099	Live Oak	7	1.5
1100	Live Oak	7	1.5
1101	Live oak	7	2
1102	Live oak	5	1.5
1103	Live oak	5	1.5
1104	Live oak	5	2
1105	Live oak	4	1.5
1106	Live oak	5	1.5
1107	Live oak	5	1.5
1108	Laurel Oak	4	1.5
1109	Live oak	4	1.5

ENVIRONMENTAL SOLUTIONS FLORIDA, INC.
PO Box 1412, Palm Harbor, FL 34682
Phone: 813-362-0516

Revision	Date
1 Rev. per Tarpon Springs comments	02/24/25
2 Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

EXISTING TREE INVENTORY

Project No. 24-12
Date 04/19/24
Sheet ET2

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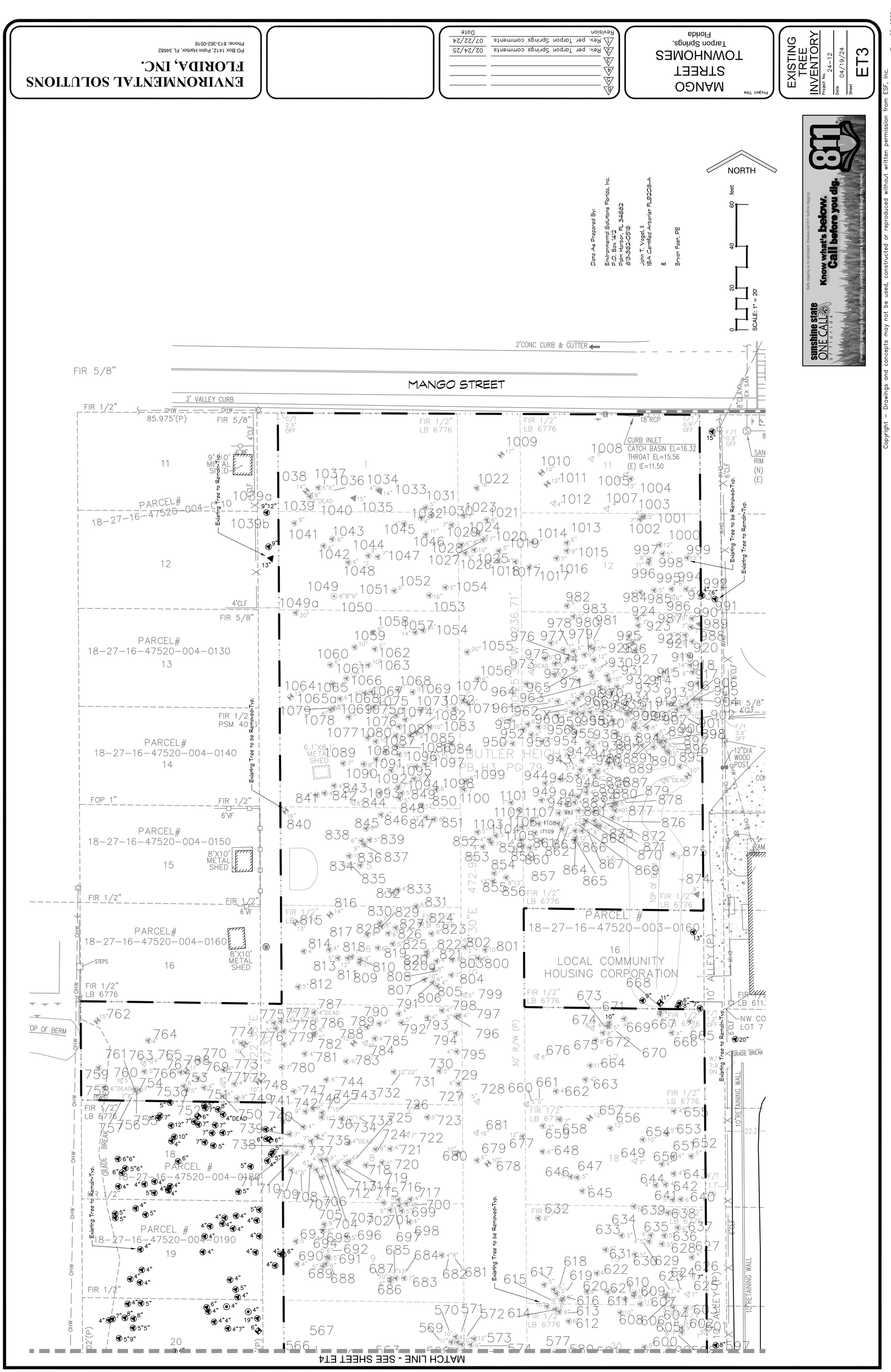

Sunshine State One Call of Florida
811
Know what's below. Call before you dig.
Safe digging is no accident. Always call 811 before digging
Proximity damage is buried utilities by connecting excavators and utility members through the internet

EXISTING TREE INVENTORY
Project No. 24-12
Date 04/19/24
Sheet ET3

MANGO STREET TOWNHOMES
Tarpon Springs, Florida
Project Title

Revision	Date
Rev. per Tarpon Springs comments	02/24/25
Rev. per Tarpon Springs comments	07/22/24

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Phone: 813-362-0516

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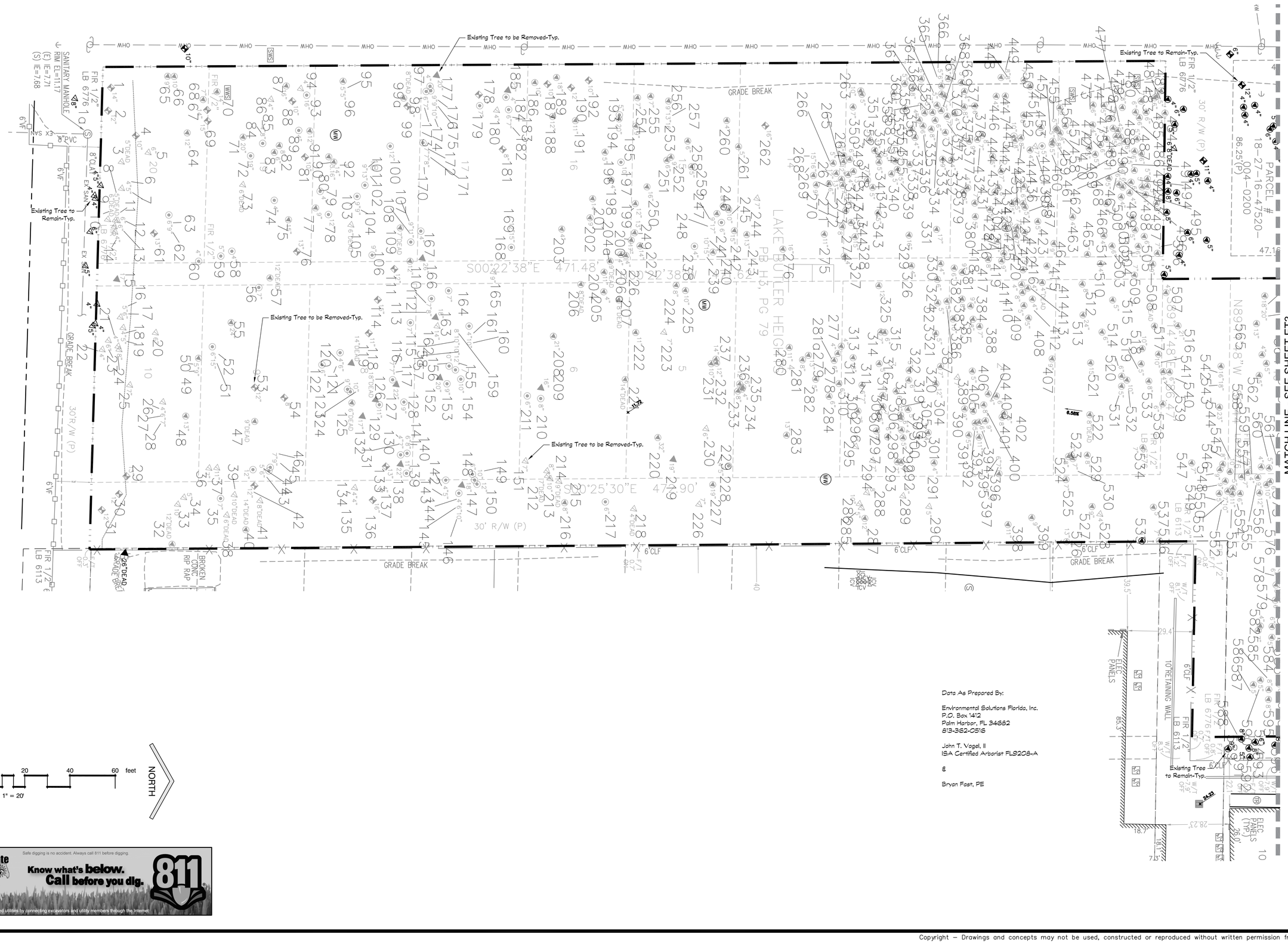

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

Data As Prepared By:

Environmental Solutions Florida, Inc.
P.O. Box 1412
Palm Harbor, FL 34682
813-362-0516

John T. Vogel, II
ISA Certified Arborist FL9208-A

&

Bryan Fast, PE

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

ENVIRONMENTAL SOLUTIONS FLORIDA, INC.
PO Box 1412, Palm Harbor, FL 34682
Phone: 813-362-0516

Revision	Date
Rev. per Tarpon Springs comments	02/24/25
Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

EXISTING TREE INVENTORY

Project No. 24-12
Date 04/19/24
Sheet ET4

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CITY OF TARPON SPRINGS GENERAL REQUIREMENTS

MINIMUM TREE PLANTING REQUIREMENTS:

OVERALL PROJECT AREA 90,479 SF
– UPLAND: 201,369 SF
– WETLAND: 0 SF

OVERALL REQUIRED TREE = 1 PER 2000 SF OF SITE AREA (201,369/2000) = 101 TREES REQUIRED

TOTAL TREES PROVIDED (LOTS, INTERNAL VUA, PONDS & COMMON AREAS) = 101 TREES

RESIDENTIAL UNIT LANDSCAPE REQUIREMENTS

2 TREES MINIMUM REQUIRED PER LOT
32 LOTS X 2 = 64 TREES REQUIRED
LOT TREES PROVIDED = 64 TREES
(52 TREES WITHIN LOTS + 12 TREE WITHIN COMMON AREAS)
COMMON AREA LOT TREES INDICATED BY "L"

INTERIOR LANDSCAPING REQUIRED:

100 SF OF REQUIRED INTERNAL LANDSCAPE AREA PER 5 PARKING SPACES
20 TOTAL PARKING SPACES PROPOSED = 20/5 X 100 = 400 SF INTERNAL VUA AREA REQUIRED
458.54 SF INTERNAL VUA LANDSCAPE AREA PROVIDED

1 TREE REQUIRED PER 100 SF = 400/100 = 4 TREES REQUIRED FOR INTERNAL VUA AREA
INTERNAL VUA LANDSCAPE AREA TREES PROVIDED = 4 PROPOSED TREES

RETENTION/DETENTION POND LANDSCAPE REQUIREMENTS

20% TREE COVERAGE RATE / 1 TREE PER 300 SF
POND AREA 28,189 SF x 20% = 5,638 SF / 300 SF = 19 TREES REQUIRED
POND AREA TREES PROVIDED = 19 TREES

BUFFER LANDSCAPE REQUIREMENTS:

SCREENING REQUIRED:

SOUTH BUFFER: RESIDENTIAL TO RESIDENTIAL

EAST BUFFER: RESIDENTIAL TO RESIDENTIAL

WEST BUFFER: RESIDENTIAL TO RESIDENTIAL

COMMON AREAS TREES:

14 TREES PROVIDED IN COMMON AREAS

TREE REMOVAL - PROJECT OVERALL

Non-Palm Species

	Tree Caliper (DBH)	Total inches removed	Percentage of total inches removed	Distribution of replacment inches based on % distribution of tree removals	Approximate net inches to be further replaced / contribution to tree bank / exempted, with final exemptions determined at individual lot building permitting	Tree Bank Contribution per inch	Total Tree Bank Contribution
1	4" to less than 8" DBH	269	27%	54.8	214.2	$ 25.00	$ 5,355.59
2	8" to less than 15" DBH	393	40%	80.0	313.0	$ 50.00	$ 15,648.69
3	15" to less than 25" DBH	278	28%	56.6	221.4	$ 75.00	$ 16,604.33
4	25" and greater DBH	52	5%	10.6	41.4	$ 100.00	$ 4,141.13
	Total	**992**	**100%**	**202**	**790**	Grand total	$ 41,749.75
	Total inches replaced	**202**	Based on 101 Trees @ 2" Caliper				

Palm Species

	Total inches removed	Inches to be planted	Net inches to be replaced	Tree Bank Contribution per inch for Palm Trees	Total Tree Bank Contribution-Palms
Palms	383	0	383	$ 10.00	$ 3,830.00

TREE REPLACEMENT REQUIRED:

TREES REQUIRING REPLACEMENT (INCH FOR INCH REPLACEMENT) TREES RATED FAIR OR GOOD:

TREES NOT REQUIRING REPLACEMENT (LESS THAN 19" DBH WITHIN BUILDING PAD, DRIVEWAY, S/W & TREES RATED POOR OR DECLINE/DEAD):

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
TREES								
	AR	11	Acer rubrum	Red Maple	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native
	ML	6	Magnolia grandiflora `Little Gem`	Dwarf Southern Magnolia	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native, Drought Tolerant
	PE	11	Pinus elliotti	Slash Pine	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native, Drought Tolerant
	QS	17	Quercus shumardii	Shumard Oak	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native, Drought Tolerant
	QH	10	Quercus virginiana `QVTIA`	Highrise Live Oak	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native, Drought Tolerant
	TX	11	Taxodium distichum	Bald Cypress	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native
	UF	35	Ulmus americana Floridana	Florida Elm	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native, Drought Tolerant
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS	
SHRUBS								
	DE	12	Duranta erecta `Gold Mound`	Gold Mound Duranta	3 Gal., 15" Ht. x 15" Sp.	36" o.c.	Drought Tolerant	
GROUND COVERS								
	LE	176	Liriope muscari `Emerald Goddess`	Emerald Goddess Liriope	14" x 14", 1 gal.	18" o.c.	Drought Tolerant	

SEE SHEET ET1–ET4 FOR EXISTING TREE INVENTORY

SEE SHEET LA4 FOR LANDSCAPE NOTES & DETAILS

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

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting
3152 Little Road, # 125, Trinity, Florida 34655
Phone: 727-255-4268 Web: RRGLA.com
LA0001461

CONSTRUCTION PLANS ARE NOT VALID UNLESS SIGNED & EMBOSSED WITH LANDSCAPE ARCHITECT'S SEAL

Date per Digital Signature
PATRICK JOHN ROBERSON
FLORIDA REGISTERED
LANDSCAPE ARCHITECT
NO. LA0001461

Digitally signed by Patrick Roberson
DN: c=US, sn=Roberson, givenName=Patrick, email=patrick@rrgla.com, cn=Patrick Roberson
Date: 2025.02.24 21:29:31 -05'00'

Revision	Date
6	
5	
4	
3	
2 Rev. per Tarpon Springs comments	02/24/25
1 Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

LANDSCAPE PLAN

Project No. 24–12
Date 04/19/24
Sheet LA1

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PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	TX	Bald Cypress
	ML	Dwarf Southern Magnolia
	UF	Florida Elm
	QH	Highrise Live Oak
	AR	Red Maple
	QS	Shumard Oak
	PE	Slash Pine
SHRUBS		
	DE	Gold Mound Duranta
GROUND COVERS		
	LE	Emerald Goddess Liriope

MATCH LINE - SEE SHEET LA3

MANGO STREET

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

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Date per Digital Signature
PATRICK D. ROBERSON FLORIDA REGISTERED LANDSCAPE ARCHITECT NO. LA0001461

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Date: 2025.02.24 21:29:57 -05'00'

Revision	Date
Rev. per Tarpon Springs comments	02/24/25
Rev. per Tarpon Springs comments	07/22/24

Project Title: MANGO STREET TOWNHOMES
Tarpon Springs, Florida

LANDSCAPE PLAN

Project No. 24-12
Date 04/19/24
Sheet LA2

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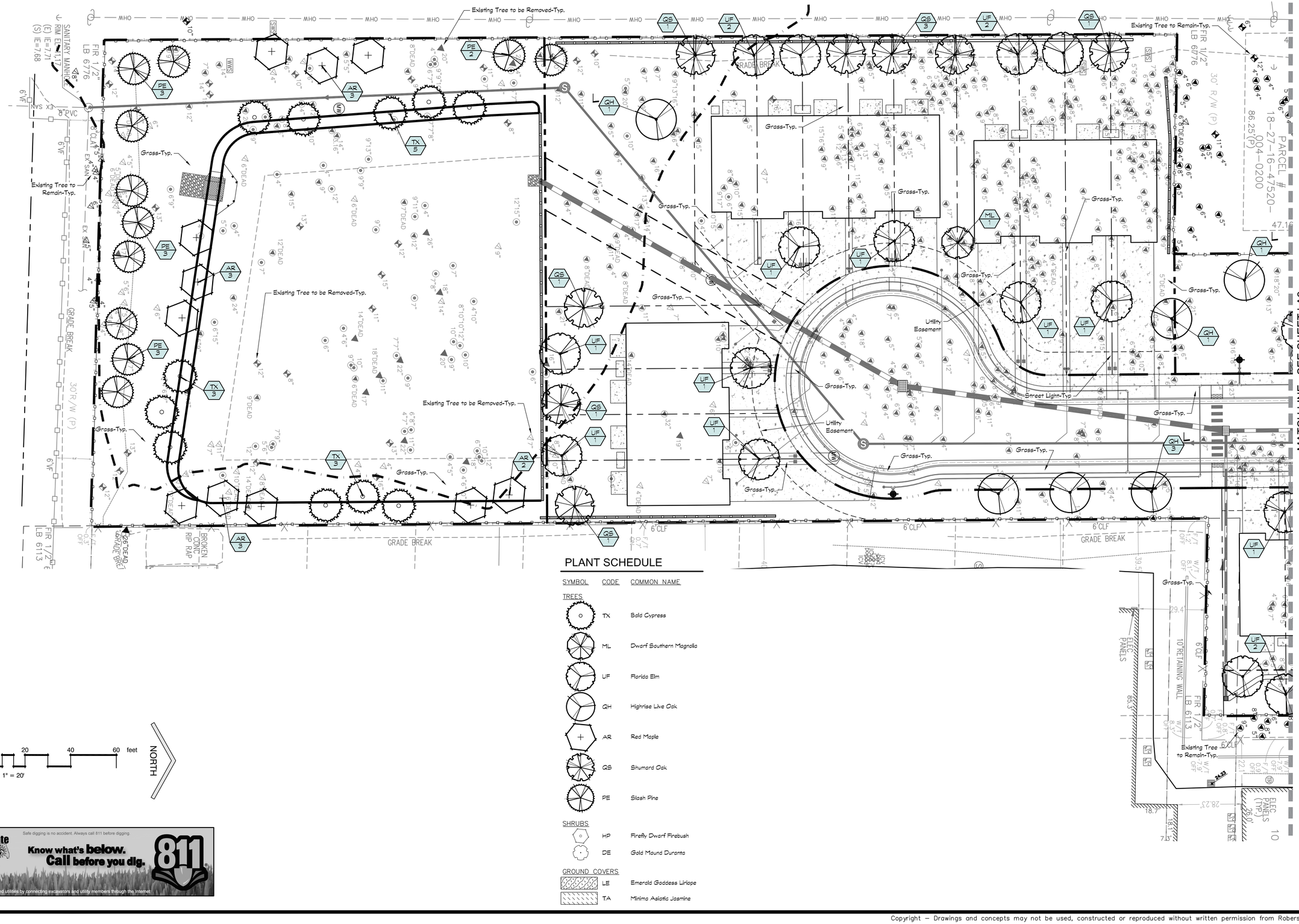

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
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	ML	Dwarf Southern Magnolia
	UF	Florida Elm
	QH	Highrise Live Oak
	AR	Red Maple
	QS	Shumard Oak
	PE	Slash Pine
SHRUBS		
	HP	Firefly Dwarf Firebush
	DE	Gold Mound Duranta
GROUND COVERS		
	LE	Emerald Goddess Liriope
	TA	Minima Asiatic Jasmine

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

sunshine state ONE CALL of florida
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Revision	Date
Rev. per Tarpon Springs comments	02/24/25
Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

LANDSCAPE PLAN

Project No. 24-12
Date 04/19/24
Sheet LA3

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LANDSCAPE GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

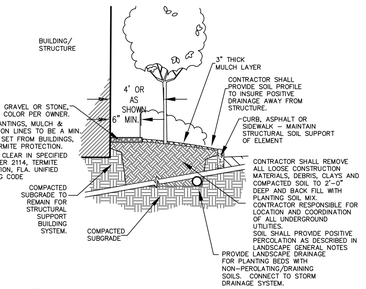
77. The Contractor shall notify the Owner's Representative in writing, a minimum of ten (10) days in advance, when all work is substantially complete to schedule a substantial completion. Based on this inspection, the Owner's Representative will develop a punch list of items to be addressed by the Contractor.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

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

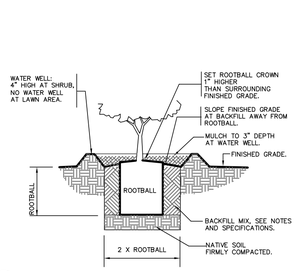
EXISTING TREES AND PALMS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES PER THE JURISDICTIONAL CITY/COUNTY REQUIREMENTS.

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

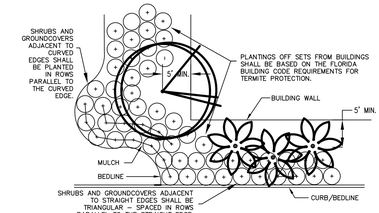
ALL TREE ROOTS EXISTING WITHIN IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THE PLANS. ROOT PRUNING SHALL BE ACCOMPLISHED BY MECHANICAL TRENCHER WITH SHARP BLADES AND UNDER THE DIRECT SUPERVISION OF THE CERTIFIED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



1 TYPICAL PERIMETER LANDSCAPE DETAIL

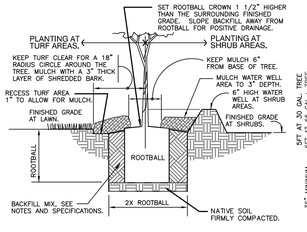


2 SHRUB PLANTING

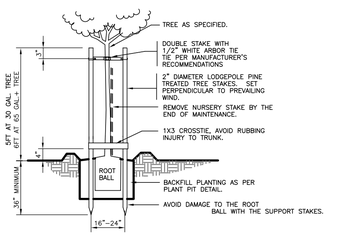


NOTES:
1. CENTER TO CENTER SPACING (O.C.) VARIES FOR DIFFERENT PLANT SPECIES. SPACE EACH VARIETY OF PLANT EQUALLY IN PLANTING AREAS PER SPACING SHOWN ON PLANS.
2. TREES ADJACENT TO BUILDING/STRUCTURE SHOULD BE PLANTED AT A MINIMUM OF 5' AWAY FROM THE BUILDING/STRUCTURE WALL.
3. PALMS SHOULD NOT BE PLANTED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

3 PLANT MATERIAL LAYOUT DETAIL

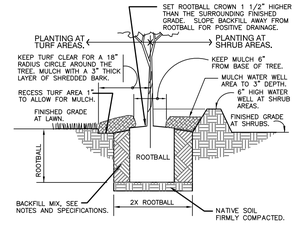


PLANT PIT DETAIL

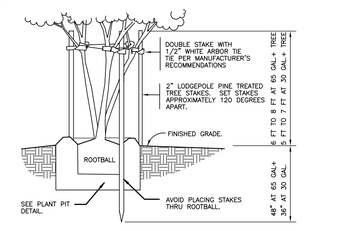


STAKING DETAIL

4 SINGLE TRUNK TREE STAKING

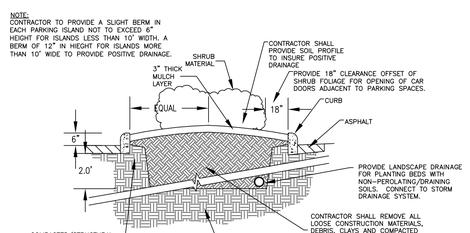


PLANT PIT DETAIL



STAKING DETAIL

5 MULTI-TRUNK TREE STAKING



6 TYPICAL LANDSCAPE ISLAND DETAIL

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting
3152 Little Road, # 125, Trinity, Florida 34655
Phone: 727-255-4268 Web: RRGLA.com
LA0001461

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Date per Digital Signature
PATRICK D. ROBERSON
FLORIDA REGISTERED
LANDSCAPE ARCHITECT
NO. LA0001461

Digitally signed by Patrick Roberson
DN: c=US, sn=Roberson, givenName=Patrick, email=patrick@rrgla.com, cn=Patrick Roberson
Date: 2025.02.24 21:30:23 -05'00'

Revision	Date
Rev. per Tarpon Springs comments	02/24/25
Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

LANDSCAPE NOTES & DETAILS

Project No. 24-12
Date 04/19/24
Sheet LA4

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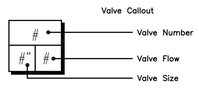
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	Hunter PCB 10 Flood Bubbler, 1/2in. FIPT.	101	360	15	1	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	1
FP	Hunter AFV-B 1/2in. automatic flush valve with 3/4in. barb connection. Removable top for diaphragm maintenance.	1
A	Hunter PLD-AVR PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2in. MPT connection with 80 PSI maximum rating.	1
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	458.0 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-151 Globe 1-1/2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Globe Configuration.
C	Hunter P2C-400 w/ (01) PCM-300 & (01) PCM-900 Light Commercial & Residential Controller, 16-station expanded module controller, 120 VAC, Outdoor/Indoor model
1	Hunter EZ-1 Single Station EZ Decoder for use with EZDM Decoder Module Only. To be installed on Universal Decoder Stake Kit (DECSTAKE10).
2W	Hunter EZDM EZDM decoder output module. Plug-in module converts any ICC2 controller to 2-wire decoder system (up to 54 stations maximum). To be installed on Universal Decoder Stake Kit (DECSTAKE10).
RS	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.
Ir Well	Point of Connection Submersible pump & well, capable of 30 GPM @ 50 PSI, Minimum
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40



IRRIGATION PLANS ARE DIAGRAMMATIC

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

DRIP TUBING SPACING NOTE

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

PROPOSED TREES/PALMS IRRIGATION

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

PIPE ROUTING AT EXISTING TREES TO REMAIN

IRRIGATION PIPE (LATERAL OR MAINLINE) IS TO BE TUNNELED UNDER THE MAIN ROOT SYSTEM (24" DEPTH MIN.) WHEN PROPOSED ALIGNMENT IS WITHIN THE CANOPY DRIP LINE / CRITICAL ROOT ZONE OF EXISTING TREES TO REMAIN.

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

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Landscape Architecture & Consulting
3152 Little Road, # 125, Trinity, Florida 34655
Phone: 727-255-4268 Web: RRGLA.com
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Date per Digital Signature
PATRICK D. ROBERSON
FLORIDA REGISTERED
LANDSCAPE ARCHITECT
NO. LA0001461

Digitally signed by Patrick Roberson
DN: c=US, sn=Roberson, givenName=Patrick, email=patrick@rrgla.com, cn=Patrick Roberson
Date: 2025.02.24 21:30:36 -05'00'

Revision	Date
1 Rev. per Tarpon Springs comments	07/22/24
2 Rev. per Tarpon Springs comments	02/24/25

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

IRRIGATION PLAN

Project No. 24-12
Date 04/19/24
Sheet IR1

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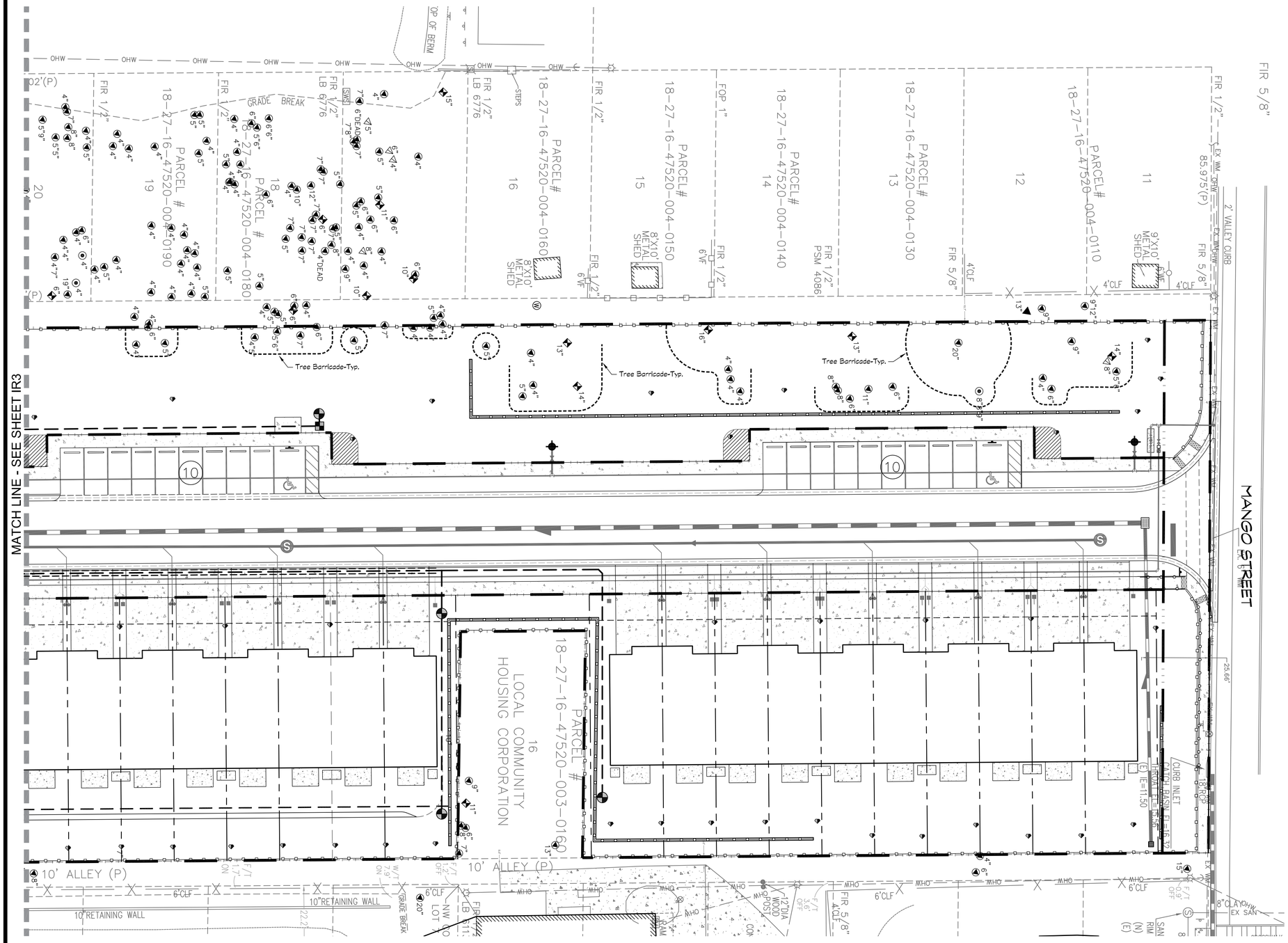

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter PCB 10

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-101-25
F	Hunter AFV-B
A	Hunter PLD-AVR
	Area to Receive Dripline Hunter HDL-09-12-PC

SYMBOL	MANUFACTURER/MODEL
	Hunter PGV-151 Globe
C	Hunter P2C-400 w/ (01) PCM-300 & (01) PCM-900
d1	Hunter EZ-1
2w	Hunter EZDM
FS	Hunter WR-CLIK
Ir Well	Point of Connection

- Irrigation Lateral Line: PVC Class 200 SDR 21
- Irrigation Mainline: PVC Schedule 40
- Pipe Sleeve: PVC Schedule 40

Valve Callout

- # — Valve Number
- #" — Valve Flow
- # — Valve Size

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

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PATRICK D. ROBERSON, FLORIDA REGISTERED LANDSCAPE ARCHITECT, NO. LA0001461

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Date: 2025.02.24 21:30:52 -05'00'

Revision	Date
1 Rev. per Tarpon Springs comments	02/24/25
2 Rev. per Tarpon Springs comments	07/22/24

Project Title: MANGO STREET TOWNHOMES
Tarpon Springs, Florida

IRRIGATION PLAN

Project No. 24-12
Date 04/19/24
Sheet IR2

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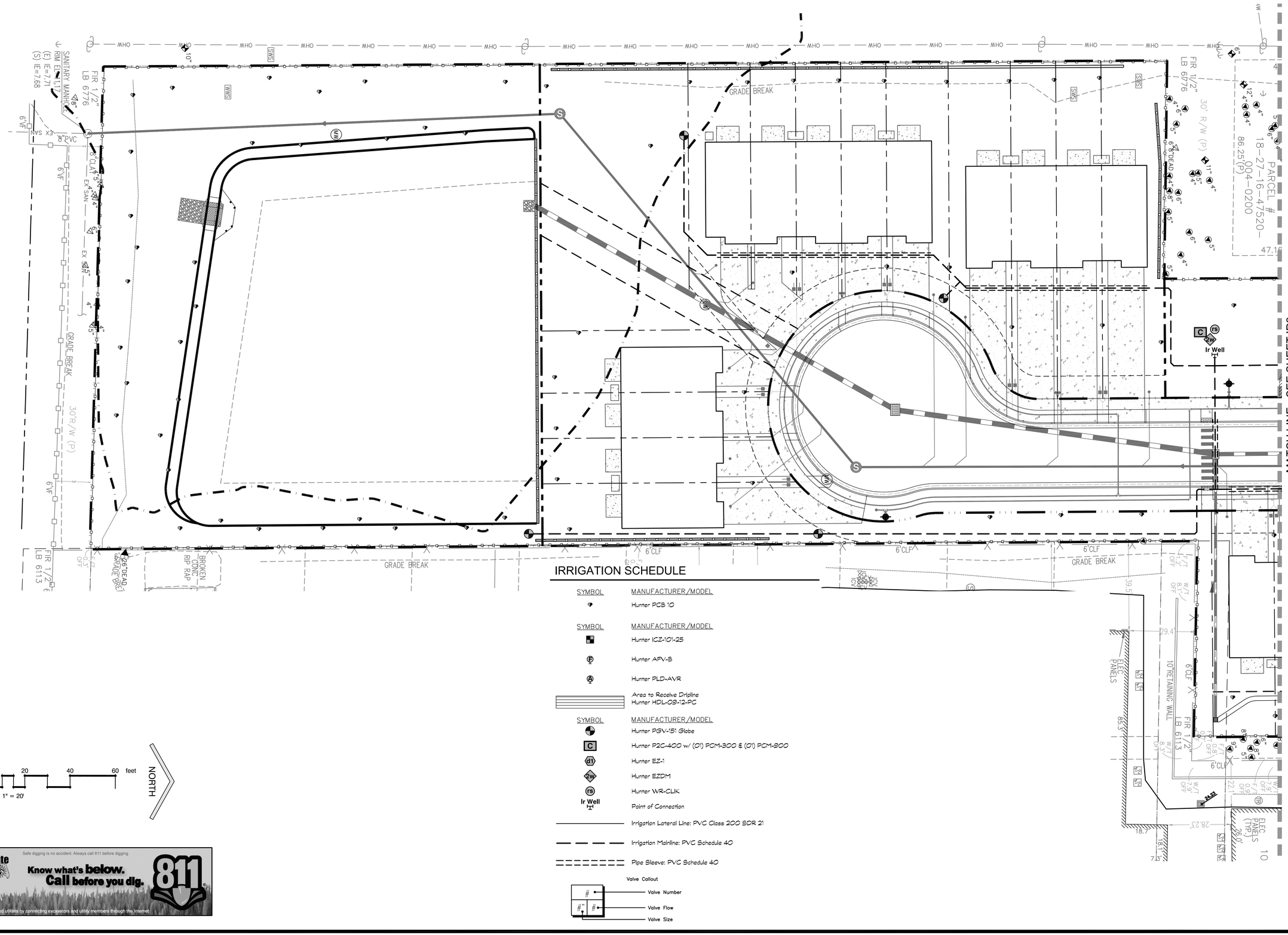

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter PCB 10

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-101-25
F	Hunter AFV-B
A	Hunter PLD-AVR
	Area to Receive Dripline Hunter HDL-09-12-PC

SYMBOL	MANUFACTURER/MODEL
	Hunter PGV-151 Globe
C	Hunter P2C-400 w/ (01) PCM-300 & (01) PCM-900
d1	Hunter EZ-1
2W	Hunter EZDM
rs	Hunter WR-CLIK
Ir Well	Point of Connection
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40

Valve Callout

#	Valve Number
#"	Valve Flow
#	Valve Size

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

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Date: 2025.02.24 21:31:09 -05'00'

Revision	Date
2 Rev. per Tarpon Springs comments	02/24/25
1 Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

IRRIGATION PLAN

Project No. 24-12
Date 04/19/24
Sheet IR3

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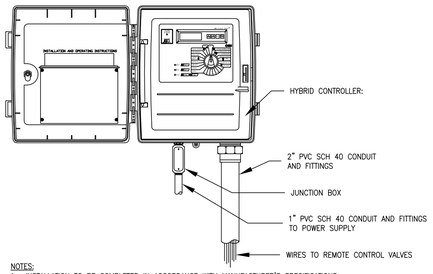
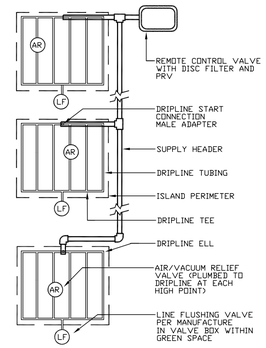
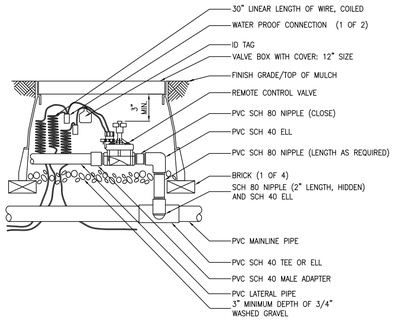


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. INSTALLATION TO BE IN ACCORDANCE WITH STATE AND LOCAL AGENCY CODE REQUIREMENTS.

HYBRID CONTROLLER
OUTDOOR WALL MOUNT

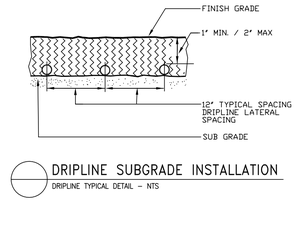


TYPICAL DRIPLINE ISLAND LAYOUT
DRIPLINE TYPICAL DETAIL – NTS

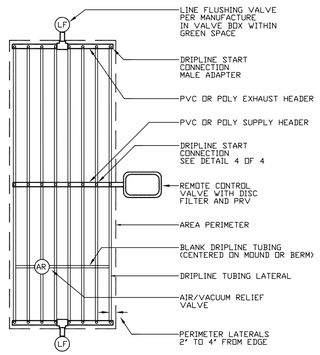


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

REMOTE CONTROL VALVE
NTS



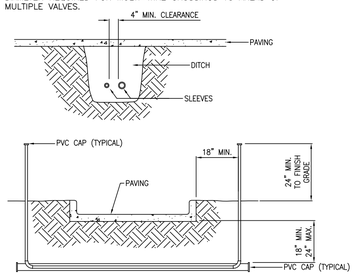
DRIPLINE SUBGRADE INSTALLATION
DRIPLINE TYPICAL DETAIL – NTS



DRIPLINE CENTER FEED LAYOUT
DRIPLINE TYPICAL DETAIL – NTS

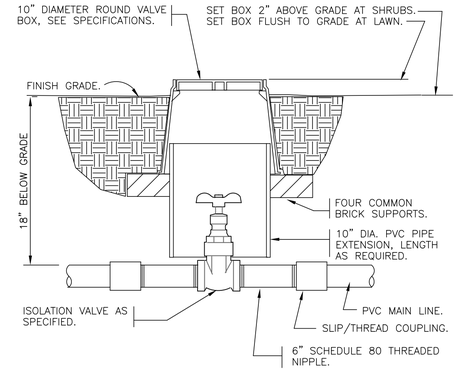
FOR OPEN TRENCH INSTALLATION OF SLEEVES. SLEEVES ARE TO BE PRE-LOADED WITH THE LATERAL PIPE TO BE CARRIED, SIZED PER IRRIGATION PLANS. THE PRE-LOADED LATERAL PIPE WITHIN THE SLEEVE SHALL BE CAPPED TO PREVENT DEBRIS AND SOIL FROM ENTERING LATERAL PIPE DURING INSTALLATION OF SLEEVE.

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

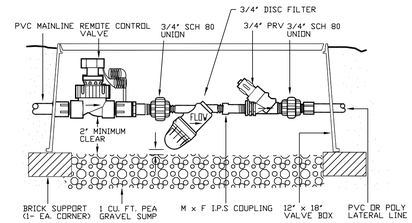


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PIPE.
4. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
5. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
6. MECHANICALLY TAMP TO 95% PROCTOR.
7. **SLEEVE TO7 BE 2 SIZES LARGER THAN MAIN LINE/LATERAL PIPE BEING CARRIED.**
8. SLEEVES TO BE LOADED WITH LATERAL PIPE SIZED PER PLAN

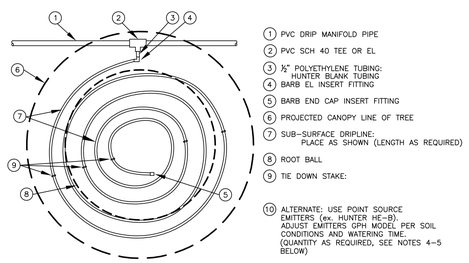
SLEEVING LOADED W/LATERAL PIPE
SLEEVES UNDER HARDSCAPES



BRASS ISOLATION VALVE
NTS



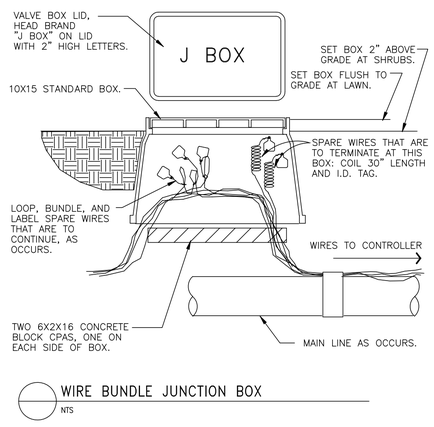
REMOTE CONTROL VALVE W/ PRV & FILTER
DRIPLINE TYPICAL DETAIL – NTS



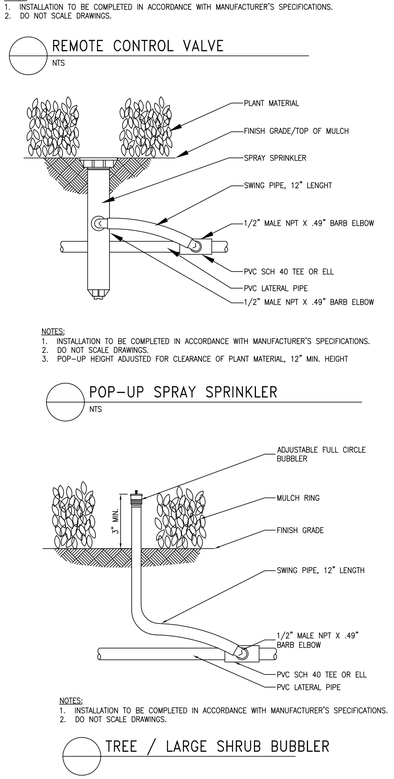
1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. ½" POLYETHYLENE TUBING: HUNTER BLANK TUBING
4. BARB EL INSERT FITTING
5. BARB END CAP INSERT FITTING
6. PROJECTED CANOPY LINE OF TREE
7. SUB-SURFACE DRIPLINE: PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE:
10. ALTERNATE: USE POINT SOURCE EMITTERS (ex. HUNTER HE-B). ADJUST EMITTERS GPH MODEL PER SOIL CONDITIONS AND WATERING TIME. (QUANTITY AS REQUIRED, SEE NOTES 4-5 BELOW)

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE DRIPLINE MANUFACTURE'S INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
4. IF USING ALTERNATE EMITTERS, PROVIDE 4 OR MORE – 4 GPH OR 6 GPH EMITTERS FOR TREES 5" CALIPER & LARGER, DEPENDING ON SOIL CONDITIONS AND TREE SIZE.
5. USE ALTERNATE EMITTERS, PROVIDE 4 OR MORE – 4 GPH OR 6 GPH EMITTERS FOR PHOENIX PALMS, DEPENDING ON SOIL CONDITIONS.

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



WIRE BUNDLE JUNCTION BOX
NTS



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

POP-UP SPRAY SPRINKLER
NTS

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

TREE / LARGE SHRUB BUBBLER

IRRIGATION GENERAL NOTES

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

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

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

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

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

6. ST. AUGUSTINE GRASS SPECIES SHALL BE CONFIGURED WITH A PERMANENT IRRIGATION SYSTEM. TURF/SODDED AREAS SHALL BE ON SEPARATE IRRIGATION ZONES, THAN OTHER LANDSCAPE PLANT MATERIAL.

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

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

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

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

11. DRIP TUBING SYSTEM COMPONENTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. DRIP TUBING SHALL BE SPACED MAXIMUM OF 12" WITHIN LANDSCAPE BED. SINGLE ROW OF DRIP TUBING ADJACENT TO PLANT MATERIAL IS NOT ACCEPTABLE. ENTIRE MATURE ROOT ZONE / LANDSCAPE BED OF SHRUBS/GROUNDCOVERS TO BE IRRIGATED.

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

13. LANDSCAPE OR SODDED AREAS 4' WIDE OR LESS ARE TO BE IRRIGATED WITH DRIP LINE (MICRO IRRIGATION) ONLY.

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

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

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

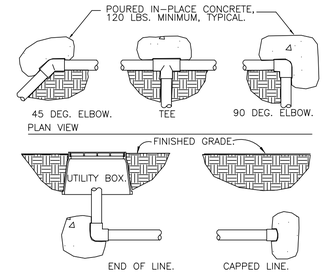
17. MAINLINE PIPE IS TO BE INSTALLED A MINIMUM OF 18" BELOW FINISH GRADE. LATERAL LINE PIPE IS TO BE INSTALLED A MINIMUM OF 12" BELOW FINISH GRADE.

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

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

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

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



THRUST BLOCKING
NTS

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

ROBERSON RESOURCE GROUP
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3152 Little Road, # 125, Trinity, Florida 34655
Phone: 727-255-4268 Web: RRGLA.com
LA0001461

CONSTRUCTION PLANS ARE NOT VALID UNLESS SIGNED & EMBOSSED WITH LANDSCAPE ARCHITECT'S SEAL

Date per Digital Signature
PATRICK D. ROBERSON
FLORIDA REGISTERED
LANDSCAPE ARCHITECT
NO. LA0001461

Digitally signed by Patrick Roberson
DN: c=US, sn=Roberson, givenName=Patrick, email=patrick@rrgla.com, cn=Patrick Roberson
Date: 2025.02.24 21:31:23 -05'00'

Revision	Date
Rev. per Tarpon Springs comments	02/24/25
Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

IRRIGATION NOTES & DETAILS

Project No. 24-12
Date 04/19/24
Sheet IR4

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NORTH
1" = 30'

TBM (NAVD 88)
SND IN CONC
EL=22.68

NW COR, SW 1/4,
SECTION 18-27-16
FIR 5/8"

MANGO STREET (F)
CAMPBELL STREET (P)
(PUBLIC R/W)

NORTH BOUNDARY LINE, SW 1/2, SEC 18

EAST LINE, SECTION 13
WEST LINE, SECTION 18

STACHELBERG AVENUE

BURKE STREET
30' R/W (P)

HENDRICK STREET
30'R/W (P)

BUILDING #1 (10-UNIT)
BUILDING #2 (9-UNIT)
BUILDING #3 (4-UNIT)
BUILDING #4 (5-UNIT)
BUILDING #5 (4-UNIT)

PARCEL# 18-27-16-47520-004-0110
PARCEL# 18-27-16-47520-004-0130
PARCEL# 18-27-16-47520-004-0140
PARCEL# 18-27-16-47520-004-0150
PARCEL# 18-27-16-47520-004-0160
PARCEL# 18-27-16-47520-004-0180
PARCEL# 18-27-16-47520-004-0190
PARCEL# 18-27-16-47520-004-0200
PARCEL# 18-27-16-47520-003-0160
LOCAL COMMUNITY HOUSING CORPORATION

PARCEL #:18-27-16-47520-000-0001
TARPON SPRINGS HOUSING AUTHORITY

10' ALLEY (P) VACATED PER ORDINANCE 687 OR 3921, PG 782

TBM (NAVD 88)
SIR
EL=5.16

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FLORIDA BUILDING CODE (FBCR) 2023 RES. ASCE-7-22

OCCUPANCY:
RESIDENTIAL, R3
CONSTRUCTION TYPE: V-B
UN-SPRINKLED
WIND DESIGN LOAD: 150 MPH EXP B
MIN. INT. FINISH CLASS: "B"

SPECIFIC PARAMETERS FROM FBCR 8TH ED. (2023) CH. R301 USED FOR DESIGN INCLUDE:

- SSTD-10
- CONCRETE MASONRY RESIDENTIAL CONSTRUCTION
- WOOD FRAME CONSTRUCTION MANUAL
- WOOD PRODUCTS PROMOTION COUNCIL
- AMERICAN SOCIETY OF CIVIL ENGINEERS 7-22

- STATE OF FLORIDA
CERTIFIED BUILDING CONTRACTOR:

- STATE OF FLORIDA
PROFESSIONAL ARCHITECT:
ROLAND A. ABOUCHACRA
AR NO. 93723

A.B. DESIGN GROUP, LLC.
1441 RONALD REAGAN NORTH
LONGWOOD, FLORIDA 32750
Tel: (407) 774-6078
Fax: (407) 774-4078

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE/RESIDENTIAL 8TH ED. (2023) PER SECTION R301 ASCE 7-22, BUILDING CODE AND ALL OTHER LOCAL APPLICABLE RULES AND REGULATIONS.
2. SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND SHALL BE NOTIFIED OF ANY DISCREPANCIES.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK IN QUESTION INCLUDING MATERIALS, FINISHES AND COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER.
5. MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND OBTAINING THEIR RESPECTIVE PERMITS.
6. NUMBER SHALL BE DISPLAYED TO BE EASILY SEEN FROM SHEET IN COLORS THAT CONTRAST TO BLDG.
7. STRUCTURAL DESIGN OF BUILDING LOCATED WITHIN WIND-BORNE DEBRIS REGIONS AS PER FLORIDA BUILDING CODE, RESIDENTIAL 8TH EDITION (2023) FIGURE R301.2(4), PER SECTION R301 ASCE 7-22, BASIC WIND SPEEDS FOR 50-YEAR RECURRING INTERVAL IS BASED ON ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 OR SUCH OPENINGS SHALL COMPLY WITH SECTION 1609 OF THE FLORIDA BUILDING CODE, BUILDING 8TH EDITION (2023).

ADDRESS CRITERIA

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS SO THAT THE NUMBER OR ADDRESS IS PLAINLY VISABLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMERALS SHALL BE NOT LESS THAN THREE INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDINGS, STRUCTURES. FFPC 3-7.1

REVISIONS

REV.	DATE	DESCRIPTION
	04/04/19	ISSUE MASTER PLAN
	10/10/19	REVISED TO L.E.D. LIGHTING
	05/20/20	UPDATED L.E.D. LIGHTING PER ELI ELLIS
	01/30/21	UPDATE TO FBCR 7th EDITION 2020 CODE
	05/20/21	CREATED 10 UNIT SET OF PLANS
	06/01/21	CONSOLIDATED XREFS
	02/19/23	UPDATED TO 2023 FBC

BUILDING DESCRIPTION

6 UNIT BUILDING
UNIT CONFIGURATION FROM LEFT TO RIGHT:
VALE
GLEN
GLEN
GLEN
GLEN
VALE

STRUCTURAL LOADS:

AS DESCRIBED ON SHEET SN-1

DESIGN CRITERIA:

1. ALLOWABLE UNIT STRESS AND DESIGN CRITERIA:
   A. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318
   B. FLORIDA BUILDING CODE / RESIDENTIAL 8TH EDITION (2023) AND ALL APPLICABLE LOCAL AND STATE CODES
2. SOIL
   A. NET ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN 2000 PSF FOR CONTINUOUS WALL FOOTINGS.
3. CONCRETE AND REINFORCING
   A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING ACI 301.
   B. ALL CONCRETE SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS
   C. REINFORCING BARS SHALL CONFORM TO ASIM A615 A616 OR 617, GRADE 60
4. DESIGN LOADS
   A. IN ACCORDANCE WITH THE FLORIDA BUILDING CODE / RESIDENTIAL (FBCR) 8TH EDITION (2023) PER SECTION R301 ASCE 7-22 CHAPTER 16 ROOF LIVE LOADS OF 20 PSF, DEAD LOAD 17 PSF WIND LOADS IN ACCORDANCE WITH FBCR, 8TH EDITION (2023) SECTION R301, FOR 160 MPH REGION, INTERIOR PARTITIONS PSF PERPENDICULAR TO WALL FACE. (DETERMINATION OF WIND FORCES AS PER FBCR 8TH ED. (2023), SECTION R301)
   B. BASIC WIND SPEED MPH (M/S)= 160 MPH EXP C
   C. INTERNAL PRESSURE CO-EFFICENT=+ .18
   D. BUILDING CATEGORY=II
5. LUMBER
   A. ALL STRUCTURAL LUMBER SHALL BE #2 SYP MACHINE GRADED.
   B. STRUCTURAL LUMBER CONSISTS (U.N.O) OF : RAFTERS, VERTICAL STRONGBACKS, LEDGERS, BEAMS, AND POSTS.
   C. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
6. TRUSSES
   A. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH FBC/RESIDENTIAL 8TH ED. (2023) TRUSS MANUFACTURER SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
7. GARAGE DOOR
   A. ENGINEERED FOR 160 MPH 3 SEC. GUST MIN. WIND LOAD.
   B. DETAIL TO BE SUPPLIED BY GARAGE DOOR SUPPLIER
   C. DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER

INDEX OF DRAWINGS

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	CS	COVER SHEET
	GN	GENERAL NOTES
	SN1	STRUCTURAL NOTES
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	F1.2	FIRE PROTECTION PLAN SECOND FLOOR
	F2.1	FIRE RATED WALL DETAILS
	F2.2	FIRE RATED WALL DETAILS
STRUCTURAL	S1.1	FOUNDATION PLAN
	S1.2	DOWEL PLAN FIRST FLOOR
	S1.3	DOWEL PLAN SECOND FLOOR
	S2.1	FOUNDATION DETAILS MONOLITHIC
	S3.1	FIXTURE PLAN
	S4.1	LINTEL PLAN FIRST FLOOR
	S4.2	LINTEL PLAN SECOND FLOOR
	S4.3	LINTEL SCHEDULE
	S6.1	WIND LOAD CALCULATIONS
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	S7.3	WALL DETAILS
	S8.1	FIRST FLOOR FRAMING PLAN
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	A5.1	LONGITUDINAL CROSS SECTIONS
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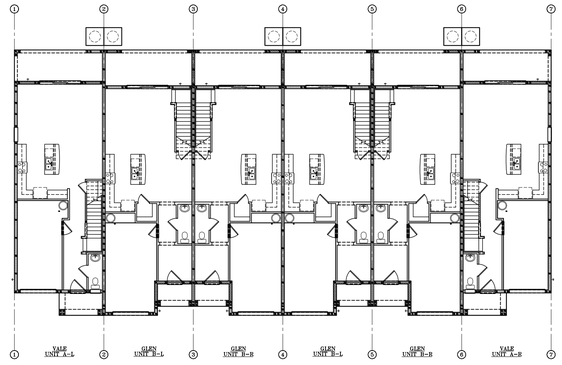
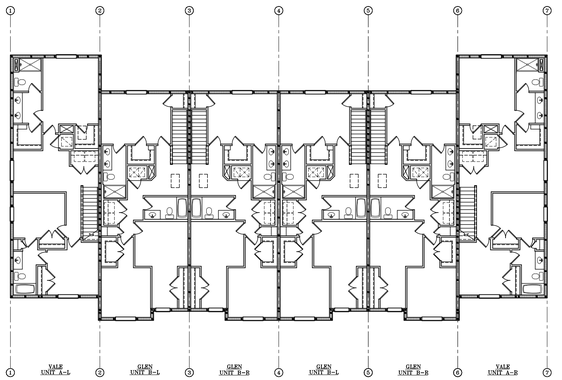
	WA1	WALL ASSEMBLY DETAILS
	WA2	WALL ASSEMBLY DETAILS
	WA3	WALL ASSEMBLY DETAILS
	WA4	WALL ASSEMBLY DETAILS
	WA5	WALL ASSEMBLY DETAILS
	WA6	WALL ASSEMBLY DETAILS
	SD1	SOFFIT DETAILS
	SD2	SOFFIT DETAILS

FLOOR PLAN CONFIGURATION



FIRST FLOOR



SECOND FLOOR

SQUARE FOOTAGE

SQ.FT. CALC.'S VALE		
1ST LIVING	709	SQ. FT.
2ND LIVING	1049	SQ. FT.
TOTAL AC	1758	SQ. FT.
GARAGE	237	SQ. FT.
LANAI	140	SQ. FT.
ENTRY	48	SQ. FT.
TOTAL UNDER ROOF	2183	SQ. FT.

SQ.FT. CALC.'S GLEN		
1ST LIVING	701	SQ. FT.
2ND LIVING	972	SQ. FT.
TOTAL AC	1673	SQ. FT.
GARAGE	268	SQ. FT.
LANAI	160	SQ. FT.
ENTRY	41	SQ. FT.
TOTAL UNDER ROOF	2142	SQ. FT.

ARCHITECTS
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AA #: 0003325

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A.B. DESIGN GROUP
DRAFTING INC.
5421 BEAUMONT CENTER BLVD.
SUITE 675
TAMPA, FLORIDA 33634
PH: 813-886-2628

△	DESCRIPTION	DATE

1 2 3 4 5 6 7 8 9 INT

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COMMUNITY
A-B-B-B-B-A
UNITS
LOTS # *-*
BLOCK # **
150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
COVER SHEET

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
CS

GENERAL NOTES

1. ALL WORK DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE RESIDENTIAL (FBCR) 8th EDITION, (2023). ALL REFERENCED CHAPTERS, CODE SECTIONS AND TABLES STATED IN THESE DOCUMENTS ARE UNDER FBCR 8TH EDITION (2023) UNO.

2. WHERE BUILDING LOCATIONS ARE DETERMINED TO BE IN WIND BORNE DEBRIS REGIONS, ALL EXTERIOR BUILDING OPENINGS SUCH AS WINDOWS AND DOORS SHALL BE PROTECTED AGAINST WINDBORNE DEBRIS BY THE INSTALLATION OF STRUCTURAL PANELS OR IMPACT-RESISTANT GLASS. THESE OPENING PROTECTIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH FBCR 2023 CHAPTER 3, SECTION R301.2.1.2.

3. DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.

4. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

5. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.

6. THE STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION UNTIL PERMANENT MEMBERS ARE COMPLETELY INSTALLED.

7. DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

8. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.

9. NO STRUCTURAL MEMBERS ARE TO BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY DETAILED.

GARAGES AND CARPORTS

1. GARAGE DOOR
   - A. ENGINEERED FOR MIN. WIND LOAD, LISTED ON COVER SHEET
   - B. DETAIL TO BE SUPPLIED BY GARAGE DOOR SUPPLIER
   - C. DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER

2. AS PER SECTION R302.5.1: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS.

3. AS PER SECTION R302.5.2: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL 1" MIN. RIGID ON-METALLIC CLASS OR CLASS 1 DUCT BOARD OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

4. AS PER SECTION R302.6 & TABLE R302.6: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 -INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5 / 8 -INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ½-INCH GYPSUM BOARD OR EQUIVALENT.

SITE WORK

1. REFER TO THE SOILS REPORT FOR SPECIFIC DESIGN REQUIREMENTS (IF REQUIRED BY BUILDING DEPARTMENT).

2. REFER TO THE CIVIL DRAWINGS FOR LOCATION OF BUILDING WORKING POINTS, ROUGH GRADING, ON-SITE UTILITIES, SITE IMPROVEMENTS, SITE RETAINING WALLS, AND SPECIFIC GENERAL NOTES. THE SOILS REPORT AND CIVIL DRAWINGS SHALL OVERRIDE CONFLICTS WITH SITE WORK NOTED HEREIN.SEE LANDSCAPE DRAWINGS FOR FINAL FINISH GRADES, PLANTING AND IRRIGATION.

3. ELEVATIONS SHOWN ON THE SITE DRAWINGS ARE MINIMUM REQUIRED DEPTHS, IF DIFFERENT CONTACT THE ARCHITECT.

4. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN ½ THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THE FOOTING.

5. ALL BACKFILL AT STRUCTURES, SLABS, STEPS, AND PAVEMENTS SHALL BE CLEAN GRANULAR FILL. PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557-2012 E1. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.

6. COMPACTION BY FLOODING OR JETTING IS STRICTLY PROHIBITED.

7. DO NOT BACKFILL UNTIL SLABS HAVE CURED OR HAVE BEEN PROPERLY BRACED. (WHERE APPLICABLE)

8. EXCAVATIONS TO BE A MINIMUM OF 3'- 0" BEYOND NEW FOOTING LINE.

9. THE GENERAL CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS.

10. THIS BUILDING IS NOT DESIGNED TO BE CONSTRUCTED WITHIN A FLOOD ZONE, UNO. CONTRACTOR IS TO VERIFY THE ELEVATION OF THE FINISHED FLOOR SLAB WITH THE SIGNED AND SEALED SURVEY WHICH COMPLIES WITH ALL LOCAL CODES HAVING JURISDICTION, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING AND ZONING CODES.

11. SWIMMING POOL, DECK, SPA, AND ASSOCIATED WORK IS TO BE PERMITTED SEPARATELY BY ENGINEERED SHOP DRAWING.

12. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

ROOFING

ROOFING TO COMPLY WITH R902.1, ROOFING COVERING MATERIALS AND ROOFING SHALL MEET A, B, OR C REQUIREMENTS COMPLYING WITH SECTIONS R904 AND R905

TIMBER

1. ALL WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES MODIFICATIONS AS SPECIFIED HEREIN:
   - A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (STANDARDS MANUAL)
   - B. NATIONAL FOREST PRODUCTS ASSOCIATION:
     - I. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION
   - C. SOUTHERN PINE INSPECTION BUREAU:
     - I. STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER
   - D. TRUSS PLATE INSTITUTE:
     - I. NATIONAL DESIGN STANDARDS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI 1-2014)
   - E. APA - THE ENGINEERED WOOD ASSOCIATION :
     - I. ENGINEERED WOOD CONSTRUCTION GUIDE
   - F. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS

2. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.

3. MINIMUM NAILING PER CHAPTER 6- WALL CONSTRUCTION AND TYPICAL NAILING SCHEDULE ON PLANS.

4. NOTCHING OR CUTTING OF WALL STUDS SHALL COMPLY WITH CHAPTER 6- WALL CONSTRUCTION AND STRUCTURAL DETAILS.

5. WALL SHEATHING SHALL BE PER STRUCTURAL, SEE ROOF/WALL/FLOOR SHEATHING FASTENER SCHEDULE ON SHEET SN1.

6. MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MINIMUM AREA SHALL BE 8 FT. SQ.

PLUMBING

1. SANITARY LINES SHALL BE OF CAST IRON OR PVC (SCHEDULE 40) AS APPROVED BY THE BUILDING OFFICIAL.
2. WATER SUPPLY LINES SHALL BE CPVC OR UPONOR PEX "A" (CROSS-LINKED POLYETHYLENE) WITH F1960 FITTINGS.
3. CONDENSATION LINES SHALL BE MINIMUM ¾" PVC (SCHEDULE 40), INSULATED WITH ½" AMAFLEX.
4. SHOWER HEADS SHALL HAVE A FLOW CONTROL DEVICE TO GIVE A MAXIMUM FLOW OF 2.5 GPM EACH IN ACCORDANCE WITH THE FBCR TABLES 2903.1 & 2903.2.
5. ALL CLEANOUTS SHALL BE FLUSH WITH GRADE.
6. NO VENT STACKS SHALL PASS THROUGH ROOF CRICKETS, VALLEYS, OR RIDGES.
7. SIZE AND LOCATION OF CLEANOUTS SHALL CONFORM TO FBCR SECTION P3005.2.
8. FIXTURE SUPPLY SIZES SHALL CONFORM TO FBCR SECTION P2903.
9. THE PLUMBER IS TO DIVERT ALL VENTS TO REAR ELEVATION WHEN POSSIBLE.
10. DRILLING & NOTCHING OF WOOD FRAMED STRUCTURAL MEMBERS SHALL FOLLOW PROVISIONS OF FBCR SECTION P2603.2.

EXTERIOR WALL COVERINGS

1. ALL EXTERIOR WALL COVERINGS AND SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED FOR THE WALLS FOR COMPONENTS AND CLADDING LOADS IN ACCORDANCE WITH FBCR TABLE R301.2(2) AS MODIFIED BY FBCR TABLE R301.2(3), MANUFACTURED SOFFITS SHALL BE TESTED AT 1.5 TIMES THE DESIGN PRESSURE

EXTERIOR FINISHES

1. WHEN PLASTERING WITH CEMENT, PLASTER SHALL NOT BE LESS THAN THREE COATS, 7/8" THICK, OVER FRAMED WALLS APPLIED OVER PAPER BACKED METAL LATH OR WIRE FABRIC LATH AND WITH TWO LAYERS OF VAPOR BARRIER, NOT LESS THAN 2 COATS, 1/2" THICK, WHERE APPLIED OVER MASONRY OR CONCRETE.
2. STUCCO OR PORTLAND CEMENT PLASTER SHALL BE INSTALLED, PROPORTIONED AND MIXED IN ACCORDANCE WITH ASTM-C926-18b, ASTM-C1063-18b & ASTM-C1787.
3. LATH & ACCESORIES PER ASTM-C-1063-18b & R703.7.1. ALL STUCCO APPLICATION DETAILS, INCLUDING BUT NOT LIMITED TO:
   - -- ALL STUCCO CONTROL JOINTS
   - -- "L" FLASHING
   - -- PIPE PENETRATION DETAILS
   - -- WEEP SCREED DETAILS
   - -- CASING BEAD DETAILS
   - -- CANTILEVER DRIP EDGE DETAILS
   - -- WINDOW CASING DETAILS
   - -- WINDOW FLASHING DETAILS
   - -- KICK-OUT DETAILS
   - -- HORIZONTAL LATH AND PAPER DETAILS
   - -- VENT PENETRATION DETAILS
   - -- CONDUIT PENETRATION DETAILS
   - -- DRIP EDGE DETAILS
   - -- CORNER BEAD DETAILS
   - -- STUCCO TO SIDING TRANSITION DETAILS
4. SIDING TO BE INSTALLED PER ASTM C1186 STANDARD SPECIFICATIONS FOR FLAT FIBER CEMENT SHEETS.

FIRE RESISTANT CONSTRUCTION

UNDER STAIR PROTECTION:

1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. R302.7.

EXTERIOR CEILINGS

1. EXTERIOR CEILING TO BE 1/2" GOLD BOND BRAND EXTERIOR SOFFIT BOARD INSTALLED PERPENDICULAR TO THE FRAMING MEMBERS. THE 1/2" GOLD BOND BRAND EXTERIOR SOFFIT BOARD IS TO BE SECURED TO THE FRAMING MEMBERS WITH 1 1/4" TYPE "W" DRYWALL SCREWS AT 12" O.C. (PER MANUFACTURER'S SPECIFICATIONS).

CONSTRUCTION OBSERVATION

CONSTRUCTION OBSERVATION SERVICES / CONSTRUCTION ADMINISTRATION SERVICES ARE NOT A PART OF AB DESIGN GROUP'S SERVICES FOR THIS PROJECT.

IT IS UNDERSTOOD AND AGREED THAT AB DESIGN GROUP'S SCOPE OF SERVICES DOES NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE BUILDER'S / CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED BY THE BUILDER. THE BUILDER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND FOR CONSTRUCTION OBSERVATION.

EXTERIOR SOFFITS

1. EXTERIOR SOFFITS (ALL REQUIRED SUPPORTS, BRACING, SUPPORT BRACING, ATTACHMENTS, ETC.) ARE TO BE INSTALLED SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE RESIDENTIAL (FBCR) 8th EDITION, (2023) R704.2 SUCH THAT THE SOFFIT IS CAPABLE OF WITHSTANDING THE PRESSURES.

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COMMUNITY
A-B-B-B-B-A
UNITS
LOTS # *-*
BLOCK # **
150-B MPH

TITLE SHEET

6 UNIT TOWNHOMES

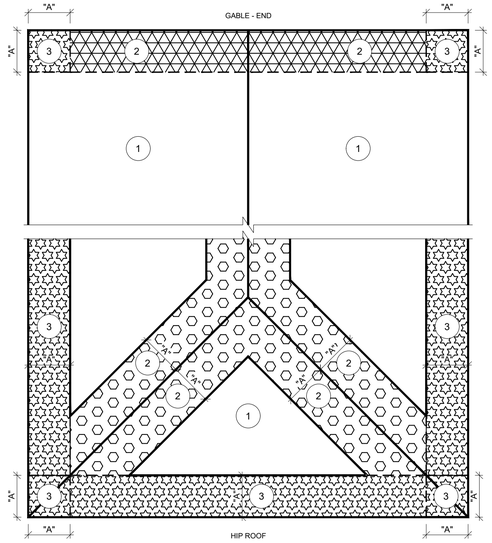
GENERAL NOTES

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
GN



ROOF WIND DESIGN PRESSURES

NET (GROSS) ASCE 7-22
ZONE 1 = -21.41 PSF (-31.41)
ZONE 2 = -27.82 PSF (-37.82)
ZONE 3 = -27.82 PSF (-37.82)

"A"= 4'-0" END ZONE DISTANCE
BASIC WIND SPEED: 150 MPH
EXPOSURE CATEGORY: "B"
RISK CATAGORY: II
APPLICABLE INTERNAL
PRESSURE COEFFICIENT: +/- 0.18

ROOF DIAPHRAGM
FOR ASPHALT SHINGLE ROOF, USE MIN 7/16" APA RATED (24/16) EXP 1 SHEATHING or 15/32" APA RATED (32/16) EXP 1 SHEATHING, FOR CEMENTITIOUS TILE AND METAL ROOFING, USE 15/32" APA RATED (32/16) EXP 1 SHEATHING. (SEE TABLE FOR FIELD AND EDGE SPACING) SEE DETAIL.
ROOF SHEATHING TO GABLE END FRAME USE 8d RING SHANK GUN NAILS @ 4" O.C. EDGEWISE 2x4 BLOCKING ALL PANEL JOINTS W/ IN 4' OF GABLE END.

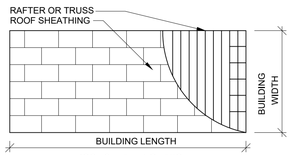
ROOF/ WALL/ FLOOR SHEATHING FASTENER SCHEDULE

NAIL REQUIREMENTS

SIZE	HEAD	LENGTH	DIA.	TENSILE STR.	SHANK	ASTM
8d	ROUND,MODIFIED	2 3/8"	0.113	170,000	RING (16-20 RINGS PER INCH)	F1667 RSRS-01

1. INTERNATIONAL STAPE, NAIL & TOOL ASSOCIATION (ISANTA) ESR-1539

EXTERIOR SHEATHING
USE 1/2" CDX OR 7/16" O.S.B. PLY OR 7/16" ZIP BOARD SYSTEM WITH 8d RING SHANK GUN NAILS AT 4" O.C. AT PANEL SIDES AND 8d RING SHANK GUN NAILS 4" O.C. TOP & BOTTOM PANEL AND 8d RING SHANK GUN NAILS AT 6" O.C. AT INTERMEDIATE SUPPORTS. SEE DETAIL.
NOTE:
RING SHANK GUN NAILS SHALL BE PERMITTED AS AN ACCEPTABLE FASTENER FROM ANY MANUFACTURER.

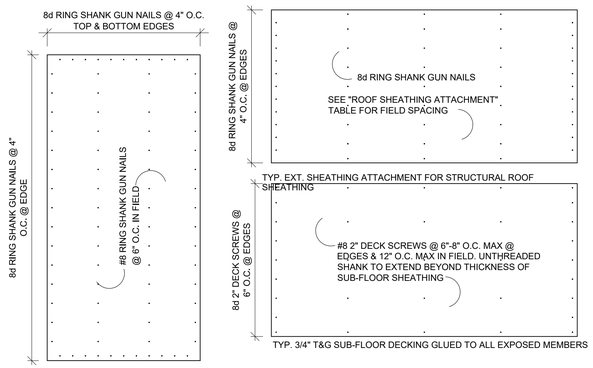


ROOF SHEATHING LAYOUT
AND ENDWALL BRACING
FOR GABLE END FRAMING

ROOF SHEATHING ATTACHEMENT SPACING
ZONE 1: 8d NAILS @ 4" O.C. ON EDGE AND 6" O.C. IN FIELD
ZONE 2: 8d NAILS @ 4" O.C. ON EDGE AND 4" O.C. IN FIELD
ZONE 3: 8d NAILS @ 4" O.C. ON EDGE AND 4" O.C. IN FIELD

NOTE: ROOF SHEATHING THICKNESS WAS CALCULATED AND ADHERES TO ASCE 7-22

NOTE: GABLES-DROP GABLE END & (1) ADDL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16"O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C. FIRST 4 BAYS W/ (2)12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS 2/ BLOCKING PER NAILING SCHEDULE



GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. APPLICABLE BUILDING CODE STANDARDS: FBC-R 2023, 8th EDITION
ACI 318-19, BUILDING CODE REQUIREMENTS
FOR STRUCTURAL CONCRETE, TMS 402/602-16 AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS 2016, ASCE 7-22 AND AISC SPECIFICATIONS

ALL DETAILS AND SECTIONS SHOW ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS.

THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND SLAB-ON-GRADE THICKNESS TO HANDLE CONSTRUCTION LOADS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND.

DESIGN LOADS:

ROOF: LIVE LOAD
20 psf TOP CHORD -non-concurrent
10 psf BTM CHORD -non-concurrent
200lb CONCENTRATED LOAD ALL BTM CHORD PANEL JOINTS (HVHZ ONLY)-non-concurrent

DEAD LOAD
15 psf TOP CHORD
(10 psf w/ ASPHALT SHINGLES)
10 psf BTM CHORD
DEAD LOAD TO RESIST WIND UPLIFT: 10psf

FLOOR: LIVE LOAD 40 psf

DEAD LOAD
20 psf TOP CHORD
(10 psf w/ No GYPCRETE)
5 psf BTM CHORD

BALCONY LIVE LOAD 60 psf

WIND: DEAD LOAD SPEED =150 MPH 3- SECOND GUST
(ASCE 7-22 (FBC R2023) EXPOSURE B, RISK CATEGORY II)
LIVE LOADS: UNINHABITABLE ATTIC WITHOUT STORAGE: 10psf, UNINHABITABLE ATTIC WITH LIMITED STORAGE: 20psf, HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS: 30psf,
DECKS: 40psf, GUARDS AND HANDRAILS: 200psf, GUARD IN-FILL COMPONENTS: 50psf, PASSENGER VEHICLE GARAGES: 50psf, ROOMS OTHER THAN SLEEPING ROOM: 40psf, SLEEPING ROOMS: 30psf, STAIRS: 40psf

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGNING INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTORS PRIOR TO SUBMITTAL TO THE ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWINGS IN THE FORM OF REPRODUCIBLE SEPIAS OF STRUCTURAL DRAWINGS (CON-TRACT DOCUMENTS) ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ENGINEER. IN ALL INSTANCES, THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS CHECKED, UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

FOUNDATION/ SITE PREPARATION:

FOOTINGS WERE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf, FOOTING EXCAVATIONS AND SLAB SUB-GRADE SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D-1557. TREAT ALL SOIL FOR TERMITE PROTECTION.

THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEO-TECHNICAL ENGINEER TO VERIFY SUCCESSFUL COMPLETION OF SITE PREPARATION EFFORTS. LOCATIONS FAILING TO MEET THE GEO-TECHNICAL ENGINEER'S REQUIREMENTS SHALL BE RE-COMPACTED AND RETESTED AT THE CONTRACTOR'S EXPENSE, AND AS DIRECTED BY THE ENGINEER. WRITTEN CERTIFICATION THAT THE MINIMUM DESIGN BEARING CAPACITY, AND THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY THE GEO-TECH. ENGINEER. IF BUILDING PAD AREA TESTING RESULTS IN SOIL BEARING CAPACITY THAT IS LESS THAN THE DESIGN BEARING CAPACITY, IT IS THE RESPONSIBILITY OF THE BUILDER TO NOTIFY THE ENGINEER OF RECORD (VIA WRITTEN R.F.I.) SO THAT THE FOUNDATION CAN BE MODIFIED ACCORDINGLY PRIOR TO START OF CONSTRUCTION. ENGINEER SHALL TAKE NO RESPONSIBILITY FOR NEGLIGENCE BY BUILDER IN THIS ASPECT OF CONSTRUCTION.

CONCRETE:

CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

2,500 PSI REGULAR WEIGHT FOR FOOTINGS, AND SLAB-ON-GRADE
3,000 PSI REGULAR WEIGHT FOR BEAMS, COLUMNS, AND 5" STRUCTURAL TERRACE SLAB.

CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 5" +/- PRIOR TO THE ADDITION OF PLASTICIZER.

CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 318-19 AND ASTM C-94/C-94M OR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY IN SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL NOT BE PLACED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NON COMPLIANCE WITH THE ABOVE.

REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:
A. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (FOUNDATIONS):
B. FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER:
1-1/2" FOR #5 AND SMALLER
2" FOR #6 AND LARGER
C. FOR CONCRETE NOT EXPOSED TO WEATHER
3/4" FOR SLABS, WALLS AND JOISTS
1-1/2" FOR BEAM AND COLUMN PRIMARY REINFORCEMENT, TIES, STIRRUPS

ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33/C33M. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".

PROVIDE 6% AIR ENTRAINED CONCRETE EXPOSED TO EARTH OR WEATHER

ALL EXPOSED EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".

PROVIDE 6-MIL CONTINUOUS POLYETHYLENE VAPOR BARRIER MEMBRANE UNDER ALL SLABS-ON-GROUND WHERE INDICATED ON DRAWINGS. SEAMS LAPPED 6 INCHES AND SEALED WITH ADHESIVE TAPE.

FORM-WORK:

FORM-WORK, SHORING, AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 347 LATEST EDITION, "RECOMMENDED PRACTICE FOR CONCRETE FORM-WORK.

EXCLUSIONS FROM THESE PLANS:

WATERPROOFING, FLASHING, SOUND ISOLATION, FIRE SEPARATION, OR OTHER NON STRUCTURAL ITEMS ARE NOT PART OF THE STRUCTURAL PLANS AS THEY ARE NOT CONSIDERED TO BE STRUCTURAL.DEPENDING ON THE TYPE OF CONSTRUCTION THESE ITEMS SOME OR ALL MAY BE REQUIRED BUT ARE BY OTHERS.

WELDED WIRE MESH:

WELDED WIRE MESH, SHALL BE ASTM A1064/1064M, GRADE 65, FREE FROM OIL, SCALE, AND RUST, AND BE PLACED IN ACCORDANCE WITH THE ACI TYPICAL DETAILS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES. WIRE MESH FOR SLABS SHALL BE SUPPORTED WITH 2" CHAIRS SPACED 3'-0" OC, EACH WAY.

REINFORCING STEEL:

REBAR SHALL BE ASTM A615/615M GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE W/ THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONTAL AND VERTICAL BARS SHALL LAP 6 x BAR NO. UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER'S REVIEW.
TYP. MIN LAPS SHALL BE AS FOLLOWS: #4 BAR - 25" #6 BAR - 36"
#5 BAR - 30" #7 BAR - 42"
PROVIDE 36" x 36" CORNER BARS, BOND BEAM ONLY, LAPPED AND TIED TO EACH BEAM REBAR, SEE DETAILS FOR ADDITIONAL INFORMATION.

ALL VERTICAL REINFORCING BARS IN CMU CELLS SHALL BE ANCHORED IN THE FOOTING, THICKENED SLAB, BEAM OR LINTEL SUPPORTING THE WALL AT THE TOP AND BOTTOM WITH MINIMUM 10 INCH HOOKS OR BENDS AND SHALL BE CONTINUOUS THROUGHOUT THE HEIGHT OF THE WALL.

RUN REINFORCING BARS CONTINUOUSLY LAPPED AT SPLICES AND AROUND CORNERS. DOWEL INTO INTERSECTING WALLS AND HOOK AT ENDS. STAGGER SPLICES WHEREVER POSSIBLE.

DO NOT CUT OR DISPLACE REINFORCING STEEL TO ACCOMMODATE THE INSTALLATION OF EMBEDDED ITEMS WITHOUT THE APPROVAL OF THE ENGINEER.

MASONRY:

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATION MASONRY STRUCTURES" (TMS 402, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARIES), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.

MASONRY WALLS SHALL BE LAID IN A RUNNING BOND PATTERN. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCING AT 16" O.C. TYP. (VERIFY WIDTH PER PLAN)

ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90, GRADE f'm = 2000 PSI. BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF TIE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS SHALL COMPLY WITH ASTM C-476, AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS SPECIFICALLY NOTED OTHERWISE ON FOUNDATION PLAN. THE GROUT MIX SHALL HAVE A MAXIMUM 3/8" COURSE AGGREGATE, AND SHALL BE PLACED W/ A SLUMP OF 8" TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT.

TYPE "M" OR "S" MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270. HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED. ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS.

FILL CMU CELLS SOLID WITH GROUT AT ALL CELLS TO RECEIVE EXPANSION ANCHORS AND/OR VERTICAL REINFORCING.

LAP VERTICAL REBAR 6 X BAR NO. (48 BAR DIAMETERS)., U.N.O.

MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THE PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASONRY" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FC&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CREDENTIALS FROM THE FC&PA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING.

STRUCTURAL STEEL:

THE MATERIAL, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 9TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. STRUCTURAL STEEL SHALL BE ASTM A36/A36M, Fy = 36 ksi FOR ANGLES, PLATES, AND W-SHAPES. STRUCTURAL TUBING SHALL BE ASTM A500/A500M, GRADE B, Fy = 46 ksi. STRUCTURAL PIPE SHALL BE ASTM-A53/A53M, GRADE B, TYPE E OR S, Fy = 35 ksi. TUBE AND PIPE COLUMNS SHALL BE CONCRETE-FILLED IN THE SHOP.

ANCHOR BOLTS AT THE COLUMN BASES SHALL BE ASTM A307 BOLTS WITH DOUBLE-NUT LEVELING. ALL OTHER BOLTS SHALL BE ASTM F3125/F3125M BOLTS WITH WASHERS UNDER THE TURNED ELEMENT. BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH THE TURN-OFF-THE-NUT METHOD.

ALL ANCHOR BOLTS SHALL BE GALVANIZED STEEL

WOOD:

ALL WOOD FOR BEAMS, BEARING WALLS, SOLE PLATES, TOP PLATES, BRACING, LEDGERS, BLOCKING, CRIPPLERS, SILLS, ETC., SHALL BE SOUTHERN PINE NO. 2 OR BETTER. Fb = 1100 PSI AND A MODULUS OF ELASTICITY = 1,400,000 PSI. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK SHALL BE PRESSURE TREATED. WOOD FOR NON-STRUCTURAL USES SHALL BE RATED TO RETENTION LEVELS OF 0.25 PCF OF A BORATE PRESERVATIVE TREATMENT: DISODIUM CORROBORATE TETRAHEDRAL (DOT). WOOD FOR STRUCTURAL USE THAT SHALL BE TREATED FOR ANY REASON SHALL BE RATED TO RETENTION LEVELS OF 0.42 PCF FOR DOT OR MORE. NAILS, SPIKE, BOLTS USED W/ DOT SHALL BE HOT DIPPED GALV. FOR STRUCTURAL USES, AVOID BUYING TREATED LUMBER THAT CONTAINS MORE THAN ½" OF HEARTWOOD.

MINIMUM NAILING PER FBCR 2023, 8th EDITION. SEE NAILING SCHEDULE ON PLANS.

PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS AND WOOD COLUMNS WITH 2x STRUCTURAL LUMBER SYP #2.

UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

WOOD TRUSSES:

TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY THE NFPA. TRUSS DESIGNS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN FLORIDA. SEE NOTED FOR SHOP DRAWINGS.

CONNECTOR PLATES SHALL BE A MINIMUM THICKNESS OF 0.036" AND BE MANUFACTURED FROM STEEL MEETING THE REQUIREMENTS OF ASTM A446/A446M, GRADE A, AND SHALL BE HOT-DIPPED GALVANIZED.

DESIGN, FABRICATE, AND ERECT WOOD TRUSSES IN ACCORDANCE WITH TPI-14, "DESIGN NATIONAL STANDARDS FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION;, AND "BCSI LATEST EDITION" COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION BRACING METAL-PLATE-CONNECTED WOOD TRUSSES.

TRUSS MANUFACTURER WILL PROVIDE CALCULATIONS INDICATING ADDITIONAL DEAD LOADS FOR THE ROOF LOCATIONS WITH GUSSETS, CRICKETS AND VALLEY LOCATIONS REQUIRING ADDITIONAL ROOF FRAMING FOR INTERSECTIONS OF HIGHER OR LOWER ROOFS IN ACCORDANCE WITH ANSI/ASCE 7 88: 1990.

HURRICANE STRAPS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

CONTRACTOR SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR ALTERNATE CONNECTION DETAILS AT TRUSSES/GIRDERS TO COLUMNS AND WALLS FOR APPROVAL.

ROOF & FLOOR LAYOUTS PROVIDED ON THESE PLANS ARE TO BE USED AS A GUIDE FOR BEARING DETERMINATIONS, FEASIBILITY & ARCHITECTURAL AIDE. TRUSS MANUFACTURER IS RESPONSIBLE FOR FINAL LAYOUT, SPANS & ALL TRUSS/ HEADER ENGINEERING. ANY DISCREPANCIES FROM THESE LAYOUTS THAT AFFECT THE STRUCTURAL BEARING AS CALLED OUT ON THESE PLANS SHALL BE NOTIFIED TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO MANUFACTURE OF TRUSSES. THE TRUSS FABRICATOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS OF EACH INDIVIDUAL TRUSS AND A FULLY DIMENSIONED ERECTION PLAN SHOWING COMPONENT LAYOUT. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.

THE HURRICANE STRAPS SPECIFIED ON THE WALL SECTIONS AND PLANS ARE PROVIDED TO FACILITATE THE CONSTRUCTION SCHEDULE, AND MAY CHANGE PREDICATED ON THE TRUSS AND GIRDER REACTIONS PROVIDED BY THE TRUSS ENGINEER.
THE TRUSS TO STRUCTURE CONNECTIONS AND LOADS SPECIFIED ON THIS PLAN SHALL SUPERCEDE THOSE OF THE DELEGATED TRUSS ENGINEER. WIND UPLIFT VALUES HAVE BEEN BASED ON ASCE 7-22 COMPONENT AND CLADDING WIND LOAD PRESSURES. THE DELEGATED TRUSS ENGINEER SHALL BE RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS.

ALL SHEET METAL FRAMING CONNECTORS SHOWN ON THE PLANS SHALL BE "SIMPSON" STRONG-TIE BY SIMPSON CO., OR EQUAL UNLESS NOTED OTHERWISE ON PLANS, INSTALL CONNECTIONS WITH THE SIZE AND NUMBER OF BOLTS/NAILS AS RECOMMENDED BY THE MANUFACTURER IN THE LATEST CATALOG.

CONSTRUCTION OBSERVATION

CONSTRUCTION OBSERVATION SERVICES / CONSTRUCTION ADMINISTRATION SERVICES ARE NOT A PART OF FLORIDA HORIZON ENGINEERING'S / AB DESIGN GROUP'S SERVICES FOR THIS PROJECT.

IT IS UNDERSTOOD AND AGREED THAT FLORIDA HORIZON ENGINEERING'S/AB DESIGN GROUP'S SCOPE OF SERVICES DOES NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE BUILDER'S / CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED BY THE BUILDER. THE BUILDER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND FOR CONSTRUCTION OBSERVATION.

FASTENER SCHEDULE

WINDOW AND DOOR BUCK FASTENERS

APPLICATION	SIZE	TYPE	SPACING	REMARKS
1x2 PT FURRING TO MASONRY / CONC.	CASE HARDENED COIL NAIL 1 1/2" LONG.		8" O/C	
SGD, AL. EXT. DOORS 1x PT, SEE NOTE 6	CASE HARDENED COIL NAIL 1 1/2" LONG.		9" O/C STAGGERED	WINDOW/DOOR/ FASTENED INTO MASONRY/CONC.
WINDOW BUCK 1x PT, SEE NOTE 6	CASE HARDENED COIL NAIL 1 1/2" LONG.		9" O/C STAGGERED	WINDOW/DOOR/ FASTENED INTO MASONRY/CONC.
EXT. SWING DOOR BUCK 2x PT, SEE NOTE 6	(2) 3/16"DIA. NO WASHER	"TAPCON" FASTNER	18" O/C	1 1/2" EMBED, 8" END. DIST., 1 1/2" EDGE DIST.
2x PT WINDOW BUCK PT TO STEEL COL., SEE NOTE 6	0.138" PAF x 2 1/8" W/ WASHER		9" O/C STAGGERED	4" END. DIST., 1 1/2" EDGE DIST.

FASTENER

APPLICATION	SIZE	TYPE	SPACING	REMARKS
GARAGE DOOR BUCK TO MASONRY/CONC.	1/4" DIA. NO WASHER	TAPCON MASONRY FASTENER	8" O/C	1 1/2" EMBED., 4" END DIST., 1 1/2" EDGE DIST.
GARAGE DOOR BUCK TO MASONRY/CONC.	3/8" DIA. OR 1/2" DIA. w/ WASHER	EXPANSION BOLT	16" O/C (3/8" DIA) 24" O/C (1/2" DIA)	4" EMBED., 4" END DIST., 3" EDGE DIST.
METAL STRAP TO MASONRY / CONC.	CONTACT THIS ENGINEER FOR SPACING REQUIREMENTS			
NON-BEARING WOOD WALL TO CONC. SLAB	1/2"" W/ WASHER	EXPANSION BOLT	24" O/C	4" EMBED, 4" END DIST., 3" EDGE DIST.

NOTES
1. STAPLES SHALL NOT BE USED FOR ANY STRUCTURAL APPLICATIONS
2. FASTENING OF GARAGE DOORS, WINDOWS AND EXTERIOR SWING DOORS TO FRAMING BUCKS SHALL BE AS PER MANUFACTURER'S SPECS AND / OR NOA
3. ALL FASCIA MATERIAL SHALL BE HAND FRAMED
4. PAF SHALL BE HILTI X-ZF HEAVY DUTY PINS OR EQUAL SAME DIAMETER AS SPECIFIED HEREIN
5. FASTENER SPACING FOR THE BUCKS SHALL BE THE STRICTER REQUIREMENT OF THE NOA OR THE SPACING DETAILED ABOVE
6. WINDOW AND DOOR BUCKS SHALL BE AS WIDE OR WIDER AS THE DOOR OR WINDOW FRAME EXCEPT FOR AN EXTERIOR SWING DOOR WITH A WOOD DOOR FRAME. 1x MEMBERS ARE NAILED AND 2x MEMBERS ARE SECURED W/ TAPCONS OR PAF TO THE SUBSTRATE.

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BLOCK # ●●
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TITLE SHEET
6 UNIT TOWNHOMES
STRUCTURAL NOTES
JOB # 01981.●●●-●●●●●

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

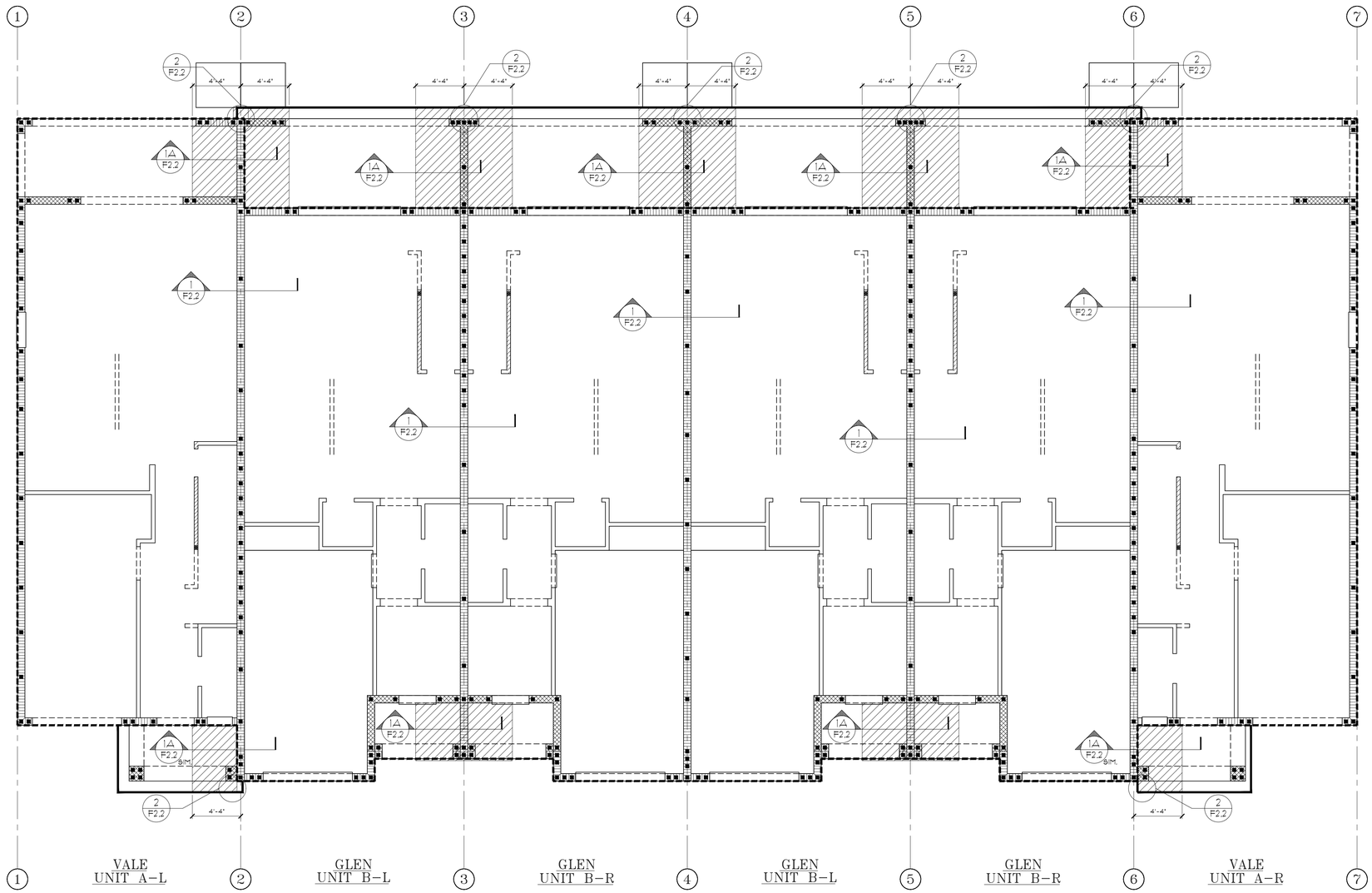
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
SN1

1/2" FIRE RESISTANT SHEATHING (CLASS 'B') MIN 4'-0" FROM FACE OF BLOCK WALL BOTH SIDES OF EXTERIOR WALLS TYPICAL. NO PENETRATIONS IN THIS AREA.

SHEATHING IS TO EXTEND TO THE UNDERSIDE OF ALL OVERHANGS AS INDICATED WITHIN THE 4'-4" PARAMETER

WALL LEGEND

- 19'-4" BRG. CMU WALL
- 9'-4" BRG. CMU FIRE RATED WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS



1/F1.1 FIRE PROTECTION PLAN

3/16"=1'-0"

ARCHITECTS

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TITLE SHEET

6 UNIT TOWNHOMES

FIRE PROTECTION PLAN

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
F1.1

1/2" FIRE RESISTANT SHEATHING (CLASS 'B') MIN. 4'-0" FROM FACE OF BLOCK WALL BOTH SIDES OF EXTERIOR WALLS TYPICAL. NO PENETRATIONS IN THIS AREA.

SHEATHING IS TO EXTEND TO THE UNDERSIDE OF ALL OVERHANGS AS INDICATED WITHIN THE 4'-4" PARAMETER.

1 HOUR RATED ROOF OVERHANG

NOTE: ROOF OVERHANG WITHIN 5'-0" OF THE SIDE SETBACK FROM THE LOT PROPERTY LINE SHALL BE 1 HOUR RATED AND MEET THE PROVISIONS OF THE FBCR 8TH ED. 2023 SECTION R302.1

VALE

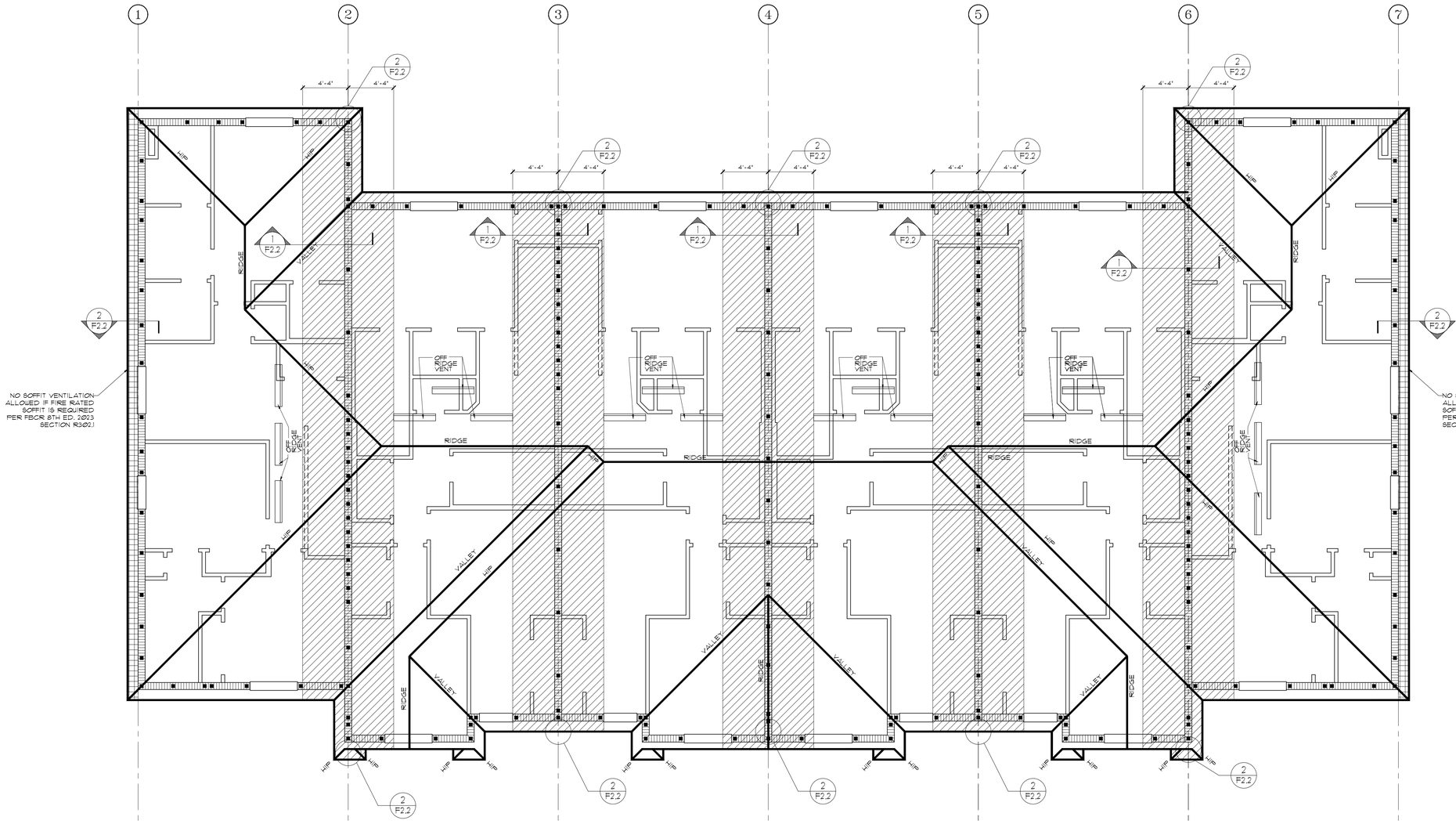
AREA OF ATTIC	=	1190 SQ. FT.
NET FREE VENTILATION AREA REQUIRED	=	1/ 300
REQUIRED VENTILATION AREA	=	1190 /300
	=	3.97
	=	571.2 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC	=	.5 X 571.2
	=	285.6 SQ. IN. (BALANCE TO BE PROVIDED IN SOFFIT OR EAVE VENTS)
OFF RIDGE VENTILATION AREA	=	115 SQ. IN. PER VENT
TOTAL # OF VENTS REQUIRED	=	2.48348
TOTAL # OF VENTS PROVIDED	=	3

GLEN

AREA OF ATTIC	=	1044 SQ. FT.
NET FREE VENTILATION AREA REQUIRED	=	1/ 300
REQUIRED VENTILATION AREA	=	1044 /300
	=	3.48
	=	501.12 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC	=	.5 X 501.12
	=	250.56 SQ. IN. (BALANCE TO BE PROVIDED IN SOFFIT OR EAVE VENTS)
OFF RIDGE VENTILATION AREA	=	115 SQ. IN. PER VENT
TOTAL # OF VENTS REQUIRED	=	2.17878
TOTAL # OF VENTS PROVIDED	=	3

WALL LEGEND

- 19'-4" BRG. CMU WALL
- 9'-4" BRG. CMU FIRE RATED WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS



1/F1.2 FIRE PROTECTION PLAN

3/16"=1'-0"

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TITLE SHEET

6 UNIT TOWNHOMES

FIRE PROTECTION PLAN

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

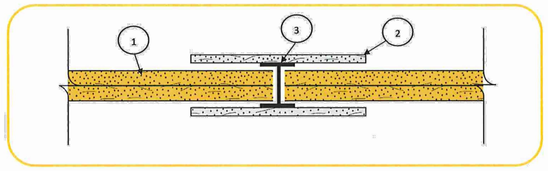
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
F1.2

intertek
Total Quality. Assured.

Division 09 – Finishes
09 21 00 Plaster and Gypsum Board Assemblies
09 21 16.33 Gypsum Board Area Separation Wall Assemblies

Georgia-Pacific Gypsum, LLC
Design No. GP/WA 120-05
Non-Bearing Wall Assembly
Area Separation Wall
ASTM E119
Rating: 2 hours



1. **CERTIFIED MANUFACTURER:** Georgia-Pacific Gypsum, LLC

   CERTIFIED PRODUCT: Gypsum Shaftliner

   CERTIFIED MODEL: ToughRock® Staftliner or DensGlass® Shaftliner

   Gypsum Shaftliner: Two layers 1-in. (25.4 mm) ToughRock® Staftliner or DensGlass® Shaftliner inserted in H-Studs 24-in. (610 mm) on center (oc).

2. **Gypsum Board:** Metal studs covered using 6-in. (152 mm) wide, 1/2-in. (12.7 mm) DensArmor Plus® Fireguard® C Interior Panels, 1/2-in. (12.7 mm) ToughRock® Fireguard® C gypsum board, or 5/8-in. (15.9 mm) ToughRock® Fireguard® X gypsum board mechanically fastened to steel studs Type 'S', #6 drywall screws, 12 in. oc starting 6 in. from top or bottom. Use 1-in. long screws for 1/2-in. gypsum board, use 1-1/4-in. long screws for 5/8-in. gypsum board.

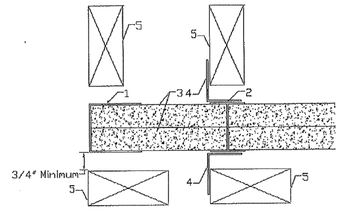
3. **Steel Studs:** 'H' shaped Studs, 1-1/2-in. (38.1 mm) wide × 2-in. (50.8 mm) deep, roll-formed from minimum 0.018-in. thick galvanized steel. Cut to length 1/2 in. less than the openings height and spaced a maximum of 24 in. (610 mm) oc

1 F2.1 DESIGN NO. GP/WA 120-05
2 HOUR

intertek
Total Quality. Assured.

Division 09 – Finishes
09 21 00 Plaster and Gypsum Board Assemblies
09 21 16.33 Gypsum Board Area Separation Wall

Georgia-Pacific Gypsum, LLC
Design No. GP/WA 120-06
Non-Bearing Wall Assembly
Area Separation Wall
ASTM E119
Rating: 120 minutes



1. **FLOOR, UPPER CORNER, AND INTERSECTION RUNNER:** U-shaped runner, 2-1/8-in. deep roll-formed from minimum 0.018-in. thick galvanized steel. Position runners at 3/4 in. minimum spacing from wood framing (Item 5) members. Runners attached to foundation or structural members with steel fasteners located not greater than 24-in. oc.

2. **STEEL STUDS:** Steel studs are H-shaped studs, 1-1/2-in. wide by 2-in. deep, roll-formed from minimum 0.018-in. thick galvanized steel. Cut to length 1/2 in. less than the openings height and spaced a maximum of 24-in. oc. within runner legs and between layers of 1-in. thick gypsum shaftliner (Item 3).

3. **COMPONENT NAME:** Gypsum Shaftliner

   CERTIFIED PRODUCT: Georgia-Pacific Gypsum, LLC, Gypsum Shaftliner;

   - ToughRock Fireguard Shaftliner
   - DensGlass Shaftliner

   Install two layers of nom. 1-in. thick gypsum shaftliner inserted against the web of the steel studs (Item 2).

4. **ALUMINUM CLIPS:** 2-in. long by 2-in. or 2-1/2-in. legs by 0.050-in. thick aluminum angle, spaced 108-in. oc maximum vertically, to wood framing (Item 5) with 4d box nails or 1-1/4-in. long drywall screws and to steel stud (Item 2) flanges with framing screws.

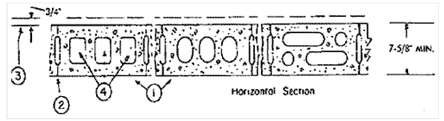
5. **WOOD FRAMING:** Wood framing used in unoccupied spaces, such as attics, consisting of conventional 2x framing, with engineered wood trusses, or with wood bracing. Spacing at maximum 16-in. oc. Wood framing may be installed parallel or perpendicular to the wall.

1A F2.1 DESIGN NO. GP/WA 120-06
2 HOUR

UL FIRE RATED

Design No. U905

Bearing Wall Rating - 2 HR.
Nonbearing Wall Rating - 2 HR.



1. **Concrete Blocks*** - Various designs. Classificaon D-2 (2 hr).

2. **Mortar** - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more th 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster** - If used, add 1/2 hr. to Classification. Where combustible members are framed in wall, plaster or stucco must be applied on teh face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1)

4. **Loose Masonry Fill** - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to Classification.

5. **Foamed Plastic*** - (Optional - not shown) 1-1/2 in thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

   Celotex Corp. - Type Thermax

*Bearing the UL Classification Marking

ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation" and "EnergyShield Pro 2 Wall Insulation"

CARLISLE COATINGS & WATERPROOFING INC — Type R2+ Sheath

FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS — Types Xci-Class A, Xci 286

RMAX OPERATING L L C — "TSX-8500", "TSX-8510", "Thermasheath-XP", "ECOMAXci", "Thermasheath-3", "Durasheath-3"

THE DOW CHEMICAL CO — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP) and TUFF-R™ ci Insulation

5A. **Building Units —** As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.

RMAX OPERATING L L C — "Thermasheath-SI", "ECOBASEci", "ThermaBase-CI"

2 F2.1 DESIGN NO. U905
2 HOUR FIRE RATED
BLOCK

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BLOCK # **
150-B MPH

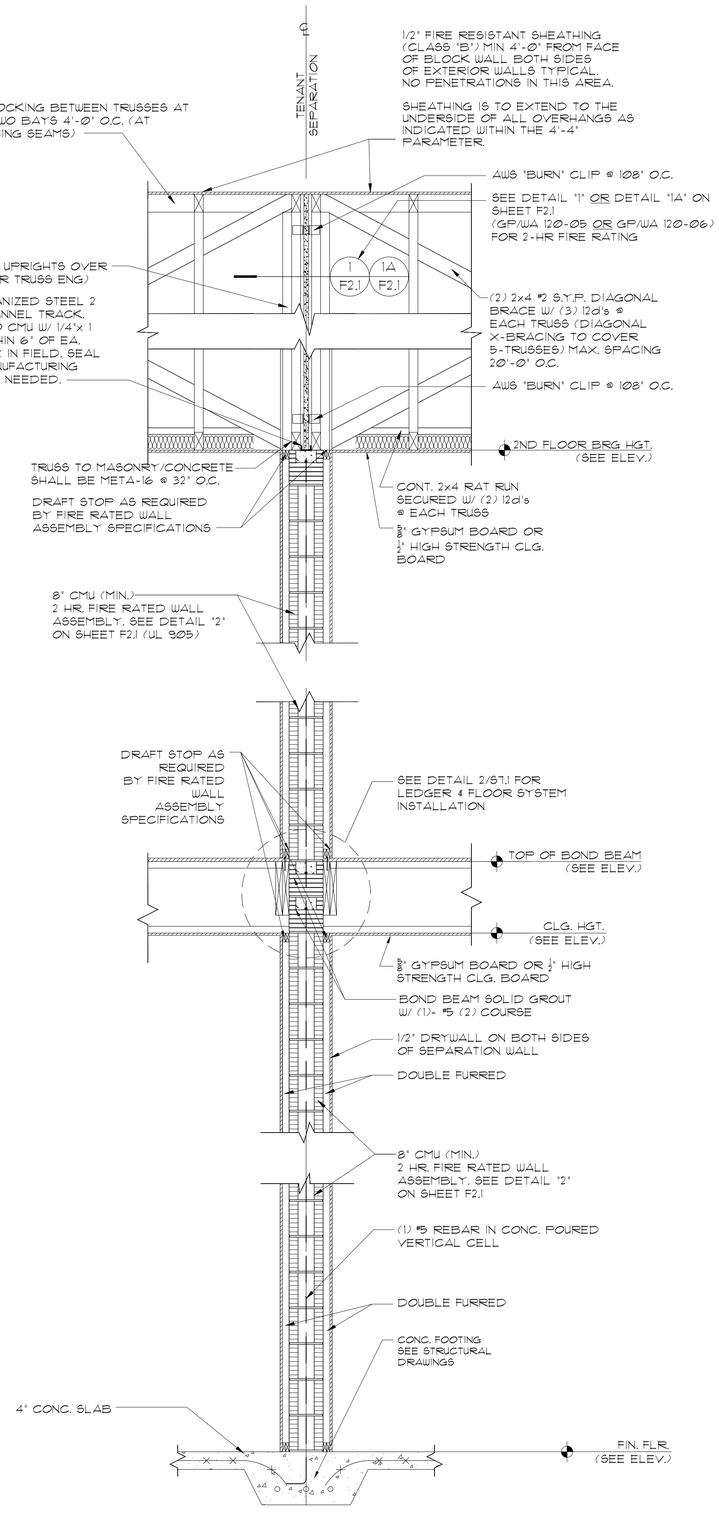
TITLE SHEET
6 UNIT TOWNHOMES
FIRE RATED
WALL DETAILS

JOB #
01981.***-*****

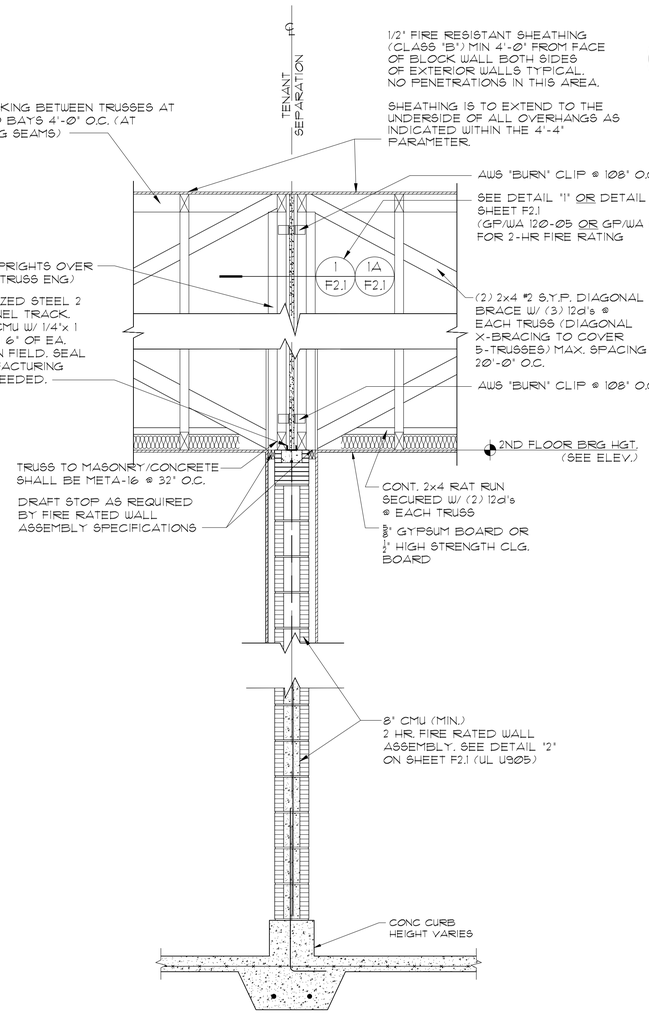
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

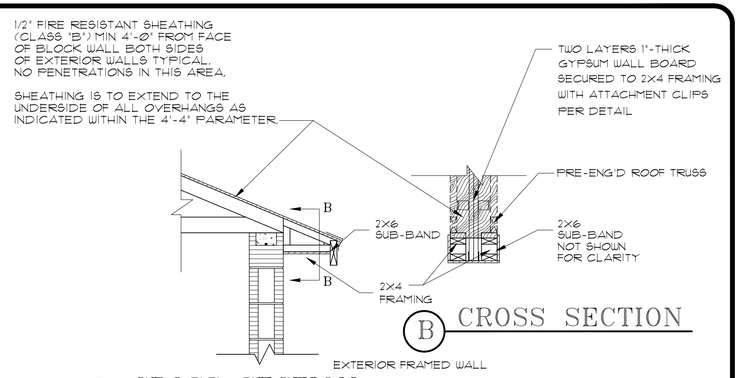
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
F2.1



1 2-HR FIRE RATED TENANT SEPARATION WALL



1A 2-HR FIRE RATED TENANT SEPARATION WALL
W/ NO UPLIFT



B CROSS SECTION

A CROSS SECTION

2 TENANT SEPARATION FIRE WALL AT SOFFIT

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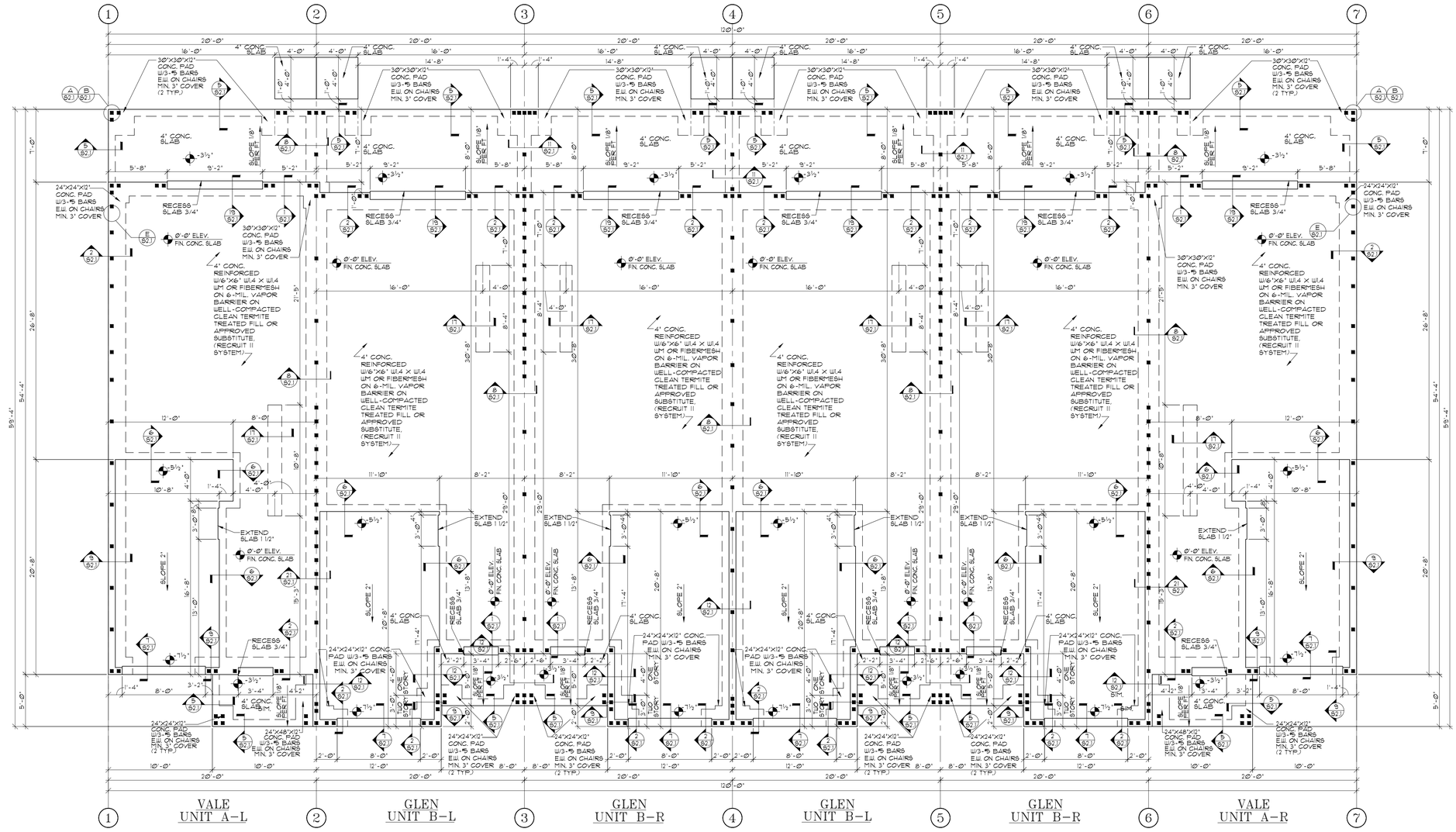
BLOCK # **
150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
FIRE RATED WALL DETAILS
JOB # 01981.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
F2.2



FOUNDATION PLAN

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

NOTE:
R311.3.1-FLOOR ELEVATIONS @ REQUIRED EGRESS DOOR SHALL MEET PROVISION OF SECTION R311.3.1 IN FBCR 8TH EDITION (2023).

FOUNDATION NOTES

1. FLOOR SHALL BE 4" CONCRETE SLAB REINFORCED W/ FIBERMESH ON 6-MIL POLY ETHYLENE VAPOR BARRIER ON WELL-COMPACTED CLEAN TERMITE TREATED FILL OR APPROVED SUBSITUTE, (RECRUIT 11 SYSTEM). SEE GENERAL NOTES FOR COMPACTING REQUIREMENTS.
2. TOP OF FINISHED SLAB SHALL BE; 0'-0"
3. COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
4. REFERENCE ELEVATION; 0'-0", SEE SURVEY PLOT FOR NGVD.
5. PROVIDE ISOLATION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE: PROVIDE 1/2" FELT PAPER AT THE JOINT.
6. COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
7. SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS (#5=30", #6= 36"), AND REINFORCING SHALL BE CONTINUOUS.
8. RATIONAL ANALYSIS WAS PERFORMED TO DETERMINE SIZE AND STEEL REINFORCING FOR ALL FOUNDATIONS. DESIGN WAS BASED ON ALL ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. TRANSFER REINFORCING (TOP STEEL) HAS BEEN DELETED UNLESS NOTED OTHERWISE.
9. VERTICAL REINFORCING IN CMU SHALL BE #5's AS SHOWN ON THIS PLAN. UNLESS OTHERWISE NOTED IN THE PLAN. ONE REINFORCING BAR SHALL BE:
   A) IN ALL WALL INTERSECTIONS
   B) CHANGES IN ELEVATION
   C) ALL CORNERS

DOWEL LEGEND

■ CONT. VERTICAL DOWEL TO LINTEL COURSE W/ 1 #5 REBAR

DESIGN CRITERIA

THIS FOUNDATION SYSTEM FOR THIS RESIDENCE HAS BEEN DESIGNED TO MEET ALL REQUIRMENTS FOR FOUNDATIONS DESIGNED TO 2000 PSF SOIL BEARING CAPACITY.

NOTE:
USE 3000 PSI CONCRETE W/ BROOM FINISH FOR FLATWORK

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FOUNDATION PLAN

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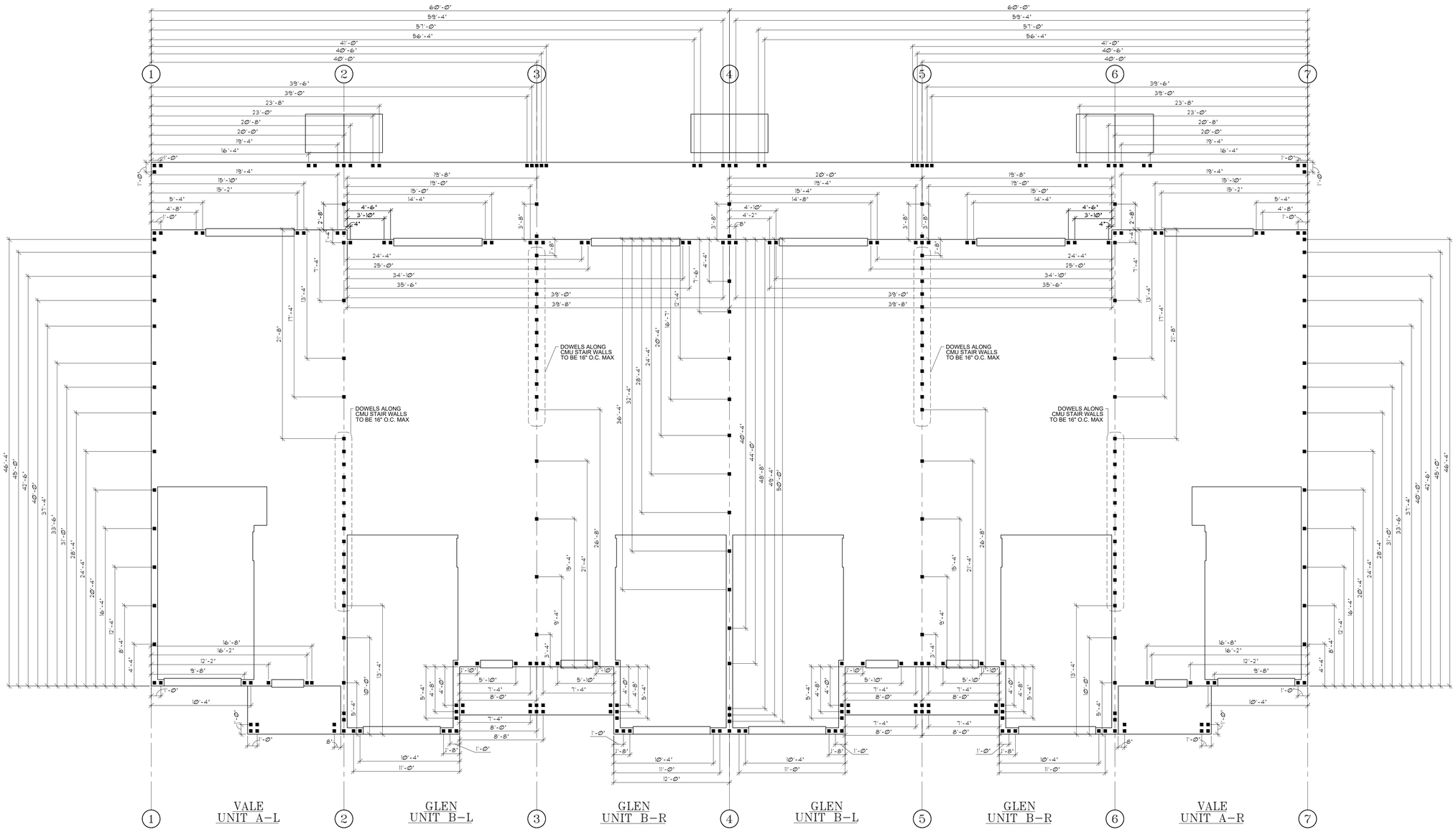

FIRST FLOOR DOWEL PLAN

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

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DOWEL PLAN
FIRST FLOOR

JOB #
01981.***-*****

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AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
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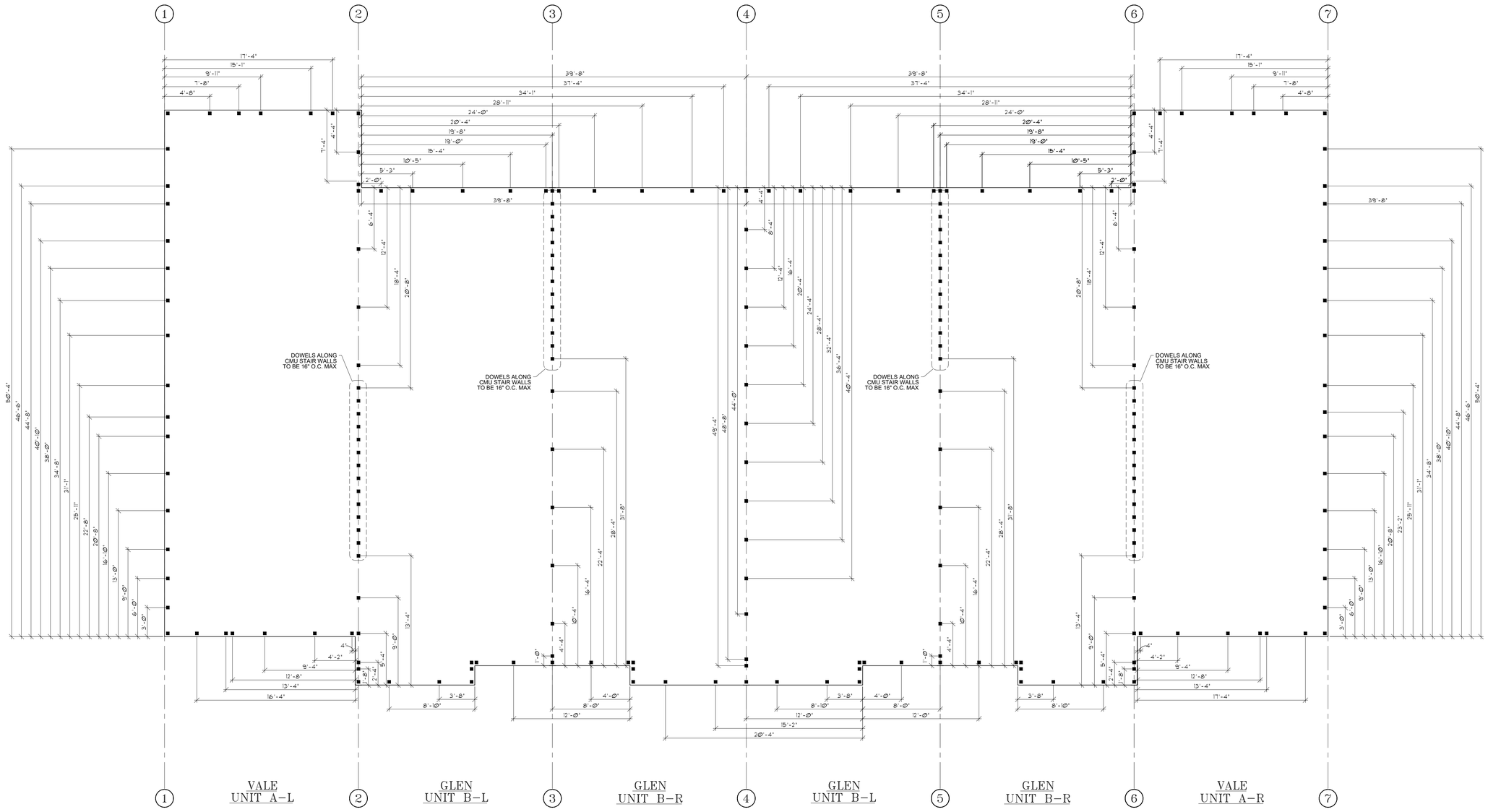

SECOND FLOOR DOWEL PLAN

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

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DOWEL PLAN
SECOND FLOOR

JOB #
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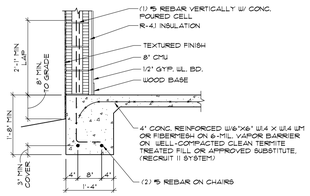
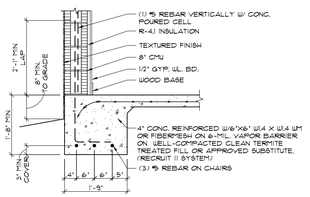
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S1.3

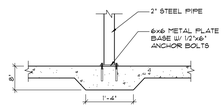


1 1-STORY FOOTING W/ BLOCK WALL
SCALE: 1/2"=1'-0"

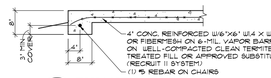


2 2-STORY FOOTING W/ BLOCK WALL
SCALE: 1/2"=1'-0"

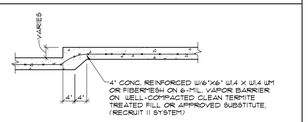
3 NOT USED



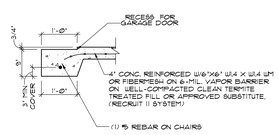
4 BOLLARD



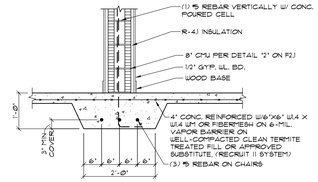
5 THICKEN EDGE
SCALE: 1/2"=1'-0"



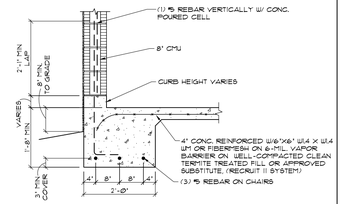
6 GARAGE STEP-UP NON-BEARING
SCALE: 1/2"=1'-0"



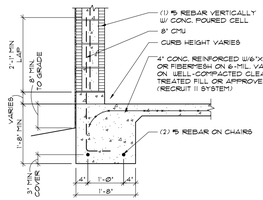
7 GARAGE DOOR FOOTING
SCALE: 1/2"=1'-0"



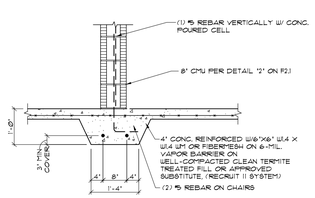
8 2-STORY INTERIOR WALL FOOTING
SCALE: 1/2"=1'-0" W/ UPLIFT



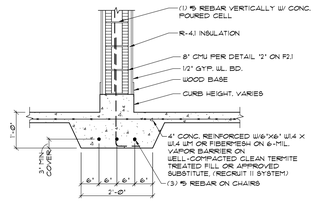
9 2-STORY FOOTING AT GARAGE
SCALE: 1/2"=1'-0"



10 1-STORY FOOTING AT GARAGE
SCALE: 1/2"=1'-0"

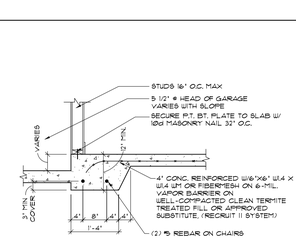


11 1-STORY EXTERIOR FOOTING
SCALE: 1/2"=1'-0" W/ UPLIFT

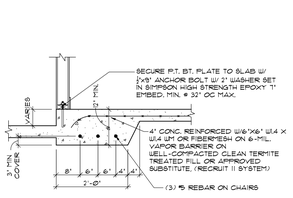


12 2-STORY INTERIOR WALL FOOTING W/ CURB
SCALE: 1/2"=1'-0" W/ UPLIFT

13 NOT USED

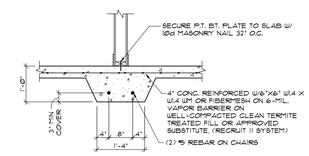


14 GARAGE STEP-UP 1-STORY L.B.W. (NO UPLIFT)
SCALE: 1/2"=1'-0"

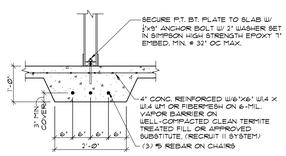


15 GARAGE STEP-UP 2-STORY L.B.W.
SCALE: 1/2"=1'-0"

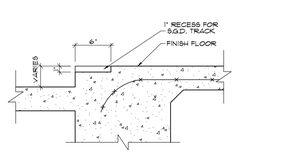
16 NOT USED



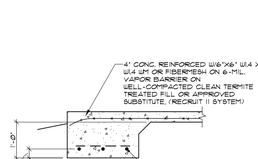
17 1-STORY FOOTING AT L.B.W. (W/ NO-UPLIFT)
SCALE: 1/2"=1'-0"



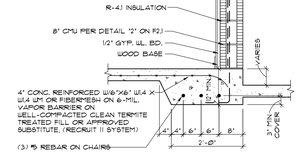
18 2-STORY FOOTING AT L.B.W.
SCALE: 1/2"=1'-0"



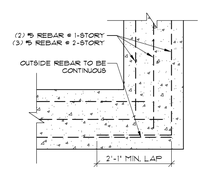
19 SLAB AT S.G.D.
SCALE: 1"=1'-0"



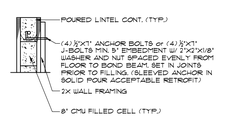
20 TYPICAL CONC. PAD
SCALE: 1/2"=1'-0"



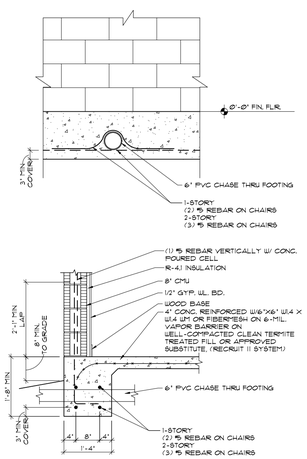
21 GARAGE STEP-UP 2-STORY L.B.W.
SCALE: 1/2"=1'-0"



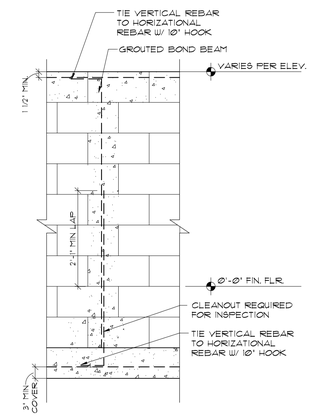
A REBAR LAP AT FOOTING
SCALE: 1/2"=1'-0"



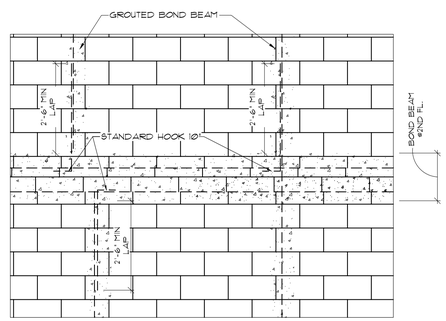
22 EXT./INT. FRAME WALL TO BLOCK WALL CONNECTION
SCALE: 1/2"=1'-0"



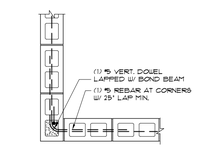
D CHASE THRU FOOTING
SCALE: 1/2"=1'-0"



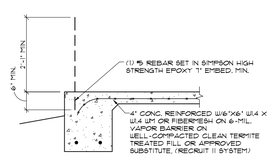
E HORIZONTAL/ VERTICAL REINFORCING
SCALE: 1/2"=1'-0"



F REBAR CONTINUITY DETAIL
SCALE: 1/2"=1'-0"



B TYP. REBAR LAP AT LINTEL CORNERS
SCALE: 1/2"=1'-0"



C TYP. RETROFIT FOR OMITTED DOWELS
SCALE: 1/2"=1'-0"

ALL EXTERIOR FOOTERS AT FINISH SLAB'S TO BE MIN. 12" BELOW UNDISTURBED SOIL

ARCHITECTS
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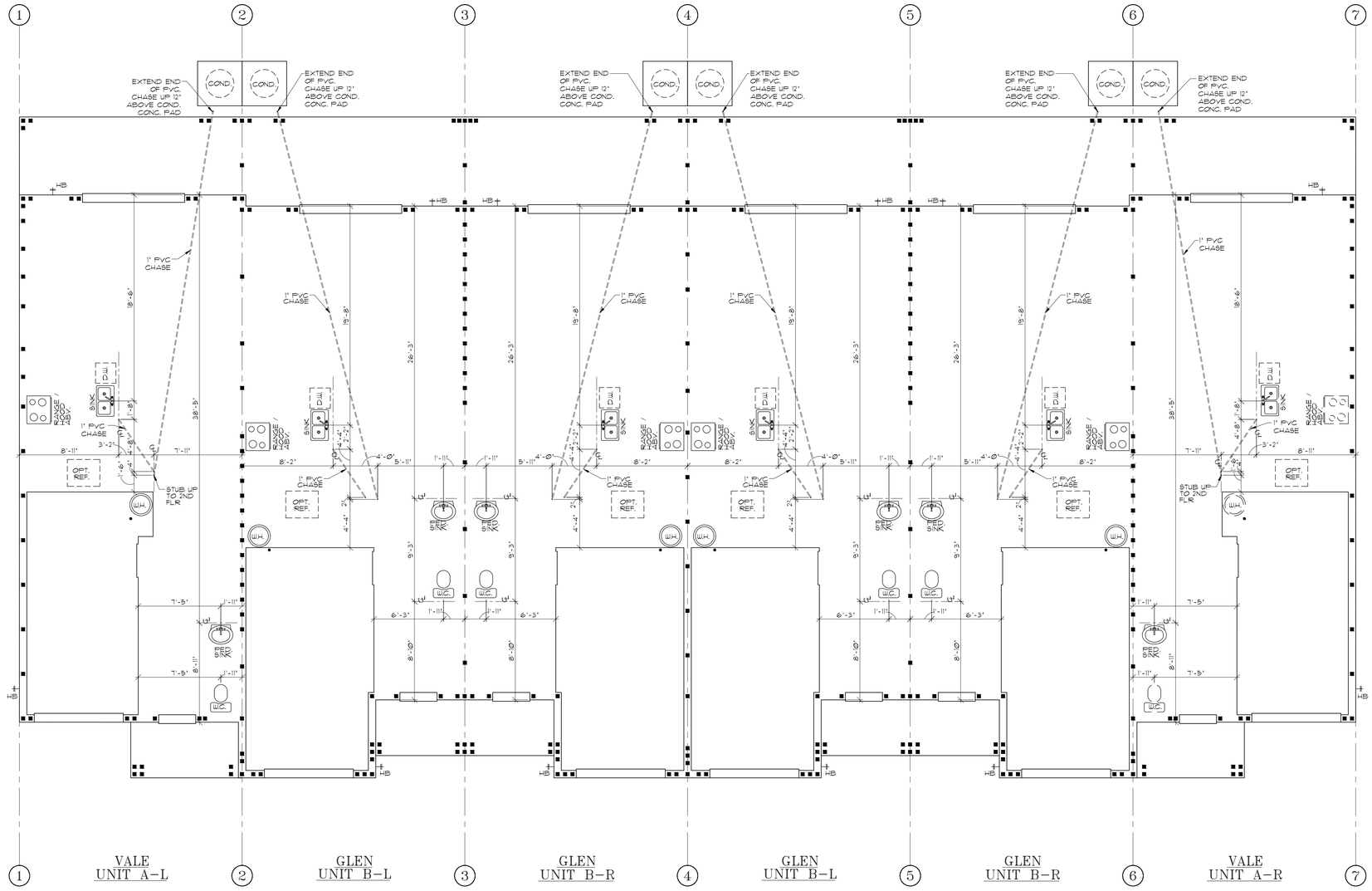

FIXTURE PLAN

3/16"=1'-0"

ARCHITECTS

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TITLE SHEET

6 UNIT TOWNHOMES

FIXTURE PLAN

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
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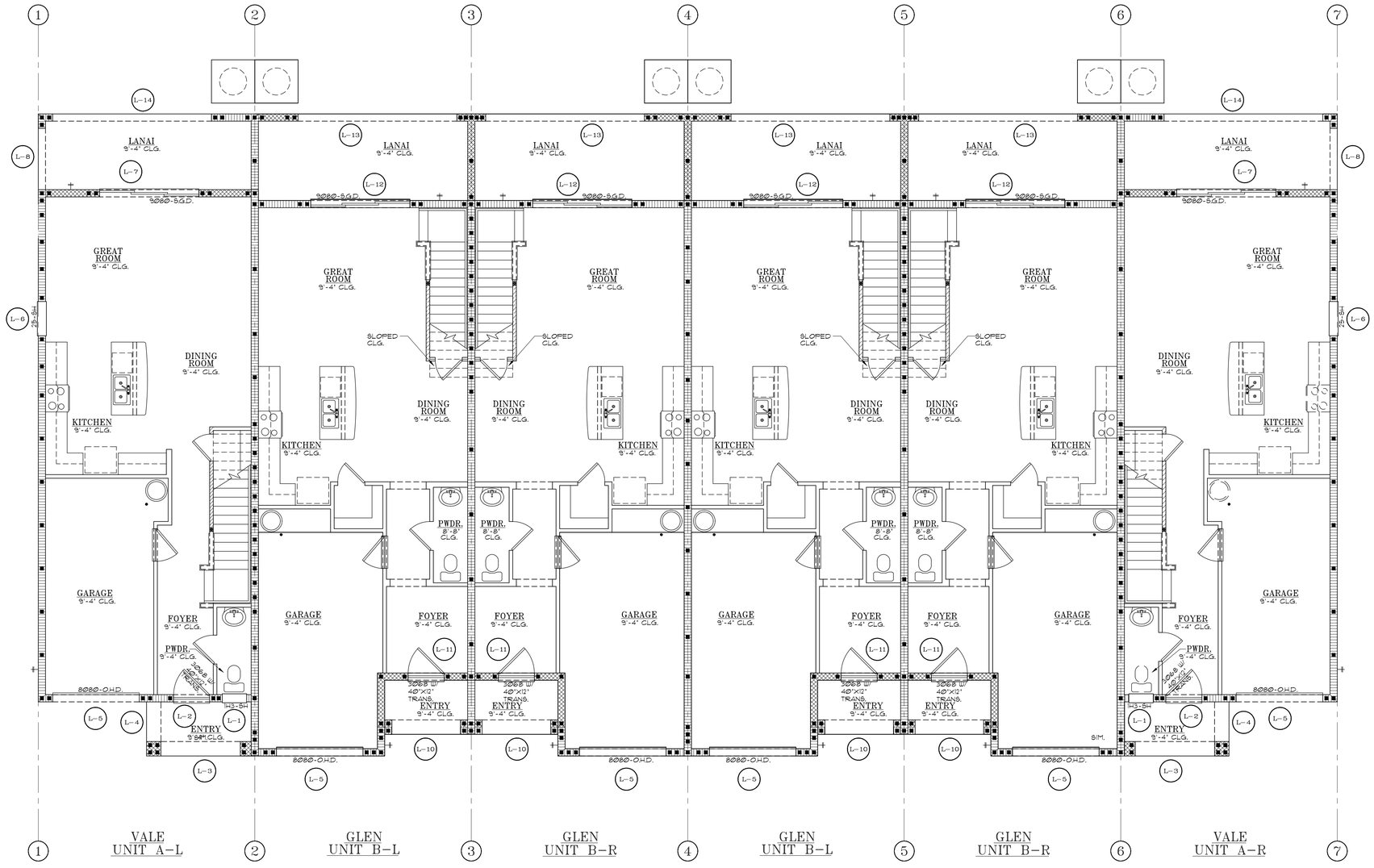
CAST-CRETE® LINTEL SCHEDULE

(SEE S4.3 FOR LOAD TABLES, CROSS SECTIONS, & NOTES)

MARK	LENGTH	TYPE	COMMENTS
L-1	3'-6"	8F32-ØB/IM/IT	
L-2	5'-4"	8RF36-ØB/IM/IT	RECESSED
L-3	9'-4"	8F16-1B/IT	
L-4	5'-4"	8F16-ØB/IT	
L-5	9'-4"	8F40-1B/IM/IT	
L-6	4'-6"	8F32-ØB/IM/IT	
L-7	10'-6"	8F16-1B/ØM/IT	
L-8	7'-6"	8F32-ØB/IM/IT	
L-9	19'-4"	8F32-1B/IM/IT	
L-10	9'-4"	8F24-1B/IT	
L-11	5'-4"	8RF36-ØB/IM/IT	RECESSED
L-12	10'-6"	8F32-1B/IM/IT	
L-13	17'-4"	8F16-1B/ØM/IT	
L-14	17'-4"	8F32-1B/IM/IT	
L-15	4'-6"	8F16-1B/IT	
L-16	5'-10"	8F16-1B/IT	

WALL LEGEND

- 19'-4" BRG. CMU WALL
- 9'-4" BRG. CMU FIRE RATED WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS



1 S4.1 LINTEL PLAN FIRST FLOOR

3/16"=1'-0"

ARCHITECTS

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A.B. DESIGN GROUP DRAFTING INC.
5421 BEAUMONT CENTER BLVD.
SUITE 675
TAMPA, FLORIDA 33634
PH: 813-886-2628

△	DESCRIPTION	DATE
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BLOCK # **
150-B MPH

TITLE SHEET

6 UNIT TOWNHOMES

LINTEL PLAN
FIRST FLOOR

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S4.1

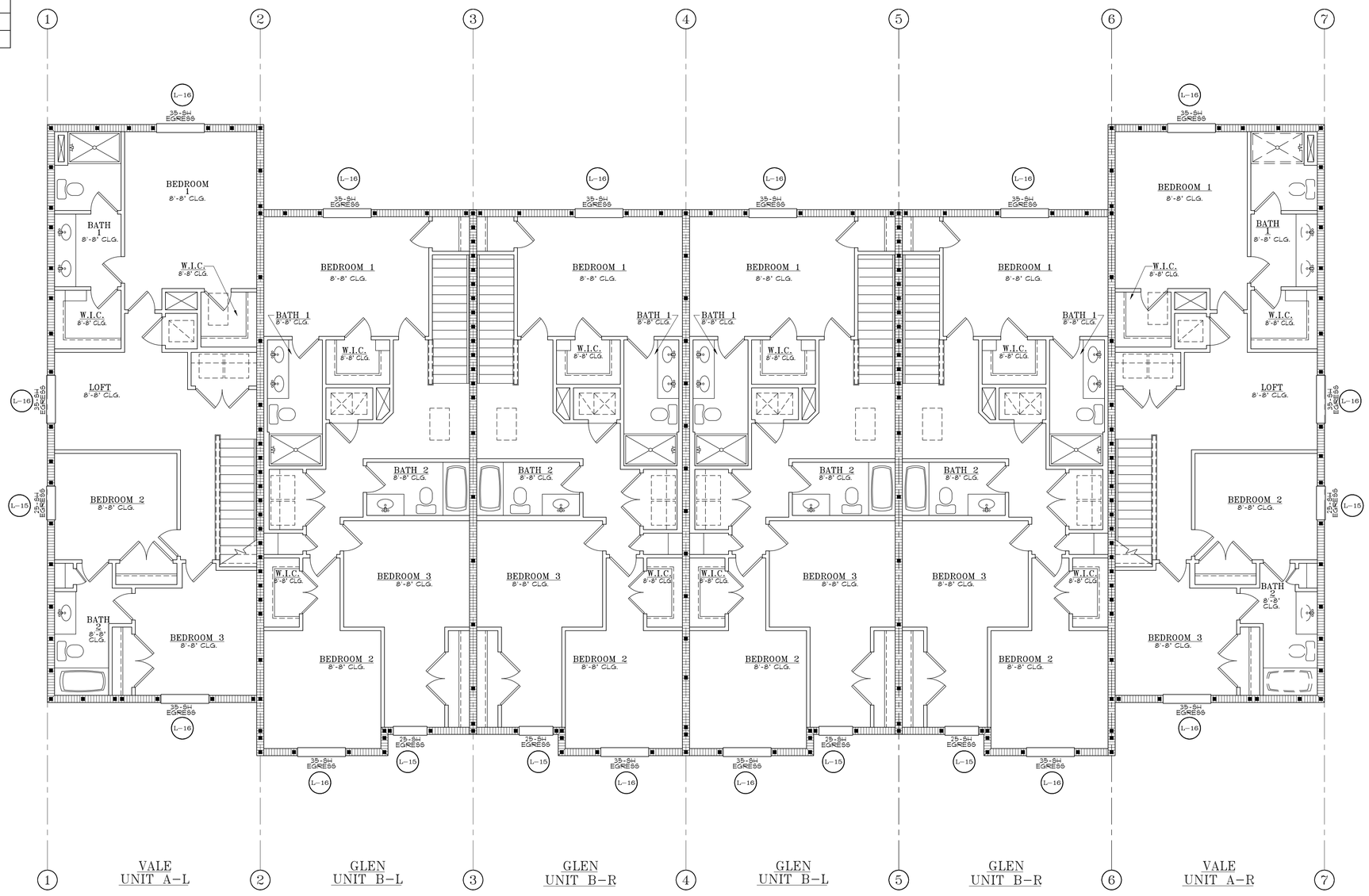
CAST-CRETE® LINTEL SCHEDULE

(SEE S4.3 FOR LOAD TABLES, CROSS SECTIONS, & NOTES)

MARK	LENGTH	TYPE	COMMENTS
L-1	3'-6"	8F32-ØB/IM/IT	
L-2	5'-4"	8RF36-ØB/IM/IT	RECESSED
L-3	9'-4"	8F16-1B/IT	
L-4	5'-4"	8F16-ØB/IT	
L-5	9'-4"	8F4Ø-1B/IM/IT	
L-6	4'-6"	8F32-ØB/IM/IT	
L-7	1Ø'-6"	8F16-1B/ØM/IT	
L-8	7'-6"	8F32-ØB/IM/IT	
L-9	19'-4"	8F32-1B/IM/IT	
L-1Ø	9'-4"	8F24-1B/IT	
L-11	5'-4"	8RF36-ØB/IM/IT	RECESSED
L-12	1Ø'-6"	8F32-1B/IM/IT	
L-13	17'-4"	8F16-1B/ØM/IT	
L-14	17'-4"	8F32-1B/IM/IT	
L-15	4'-6"	8F16-1B/IT	
L-16	5'-1Ø"	8F16-1B/IT	

WALL LEGEND

- 19'-4" BRG. CMU WALL
- 9'-4" BRG. CMU FIRE RATED WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS



1 S4.2 LINTEL PLAN SECOND FLOOR

3/16"=1'-Ø"

ARCHITECTS

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SUITE 675
TAMPA, FLORIDA 33634
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△	DESCRIPTION	DATE

1 2 3 4 5 6 7 8 9 INT

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BLOCK # **
150-B MPH

TITLE SHEET

6 UNIT TOWNHOMES

LINTEL PLAN
SECOND FLOOR

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S4.2

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE	SAFE LOAD - POUNDS PER LINEAR FOOT							
LENGTH \ TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
3'-6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
4'-6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547 (7)	8672	10294	11809
5'-4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'-10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (45)	6036 (19)	7181 (19)	8328 (20)
6'-6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (37)	8825 (14)
7'-6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (44)	6472 (15)
9'-4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (37)	6390 (47)
10'-6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (38)	4754 (45)
11'-4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1846	2423	3127	4006
12'-0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'-4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'-0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

SAFE LATERAL LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE	SAFE LOAD PLF		
LENGTH \ TYPE	8U8	8F8	RCMU
3'-6" (42") PRECAST	1025	1024	1598
4'-0" (48") PRECAST	765	763	1309
4'-6" (54") PRECAST	592	591	1073
5'-4" (64") PRECAST	411	411	745
5'-10" (70") PRECAST	340	339	616
6'-6" (78") PRECAST	507	721	490
7'-6" (90") PRECAST	424	534	363
9'-4" (112") PRECAST	326	512	230
10'-6" (126") PRECAST	284	401	180
11'-4" (136") PRECAST	260	452	154
12'-0" (144") PRECAST	244	402	137
13'-4" (160") PRECAST	217	324	110
14'-0" (168") PRECAST	205	293	100
14'-8" (176") PRESTRESSED	N.R.	284	91
15'-4" (184") PRESTRESSED	N.R.	259	83
17'-4" (208") PRESTRESSED	N.R.	194	64
19'-4" (232") PRESTRESSED	N.R.	148	52
21'-4" (256") PRESTRESSED	N.R.	125	42
22'-0" (264") PRESTRESSED	N.R.	116	40
24'-0" (288") PRESTRESSED	N.R.	91	33

SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE	SAFE LOAD - POUNDS PER LINEAR FOOT						
LENGTH \ TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T
	8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T
3'-6" (42") PRECAST	1569	2655	3524	4394	5263	6132	7001
	1569	2655	3524	4394	5263	6132	7001
4'-0" (48") PRECAST	1363	2305	3060	3815	4570	5325	6079
	1363	2305	3060	3815	4570	5325	6079
4'-6" (54") PRECAST	1207	2040	2707	3375	4043	4711	5379
	1207	2040	2707	3375	4043	4711	5379
5'-4" (64") PRECAST	1016	1715 (11)	2276 (4)	2838	3399	3961	4522
	1016	1715	2276	2838	3399	3961	4522
5'-10" (70") PRECAST	909	1567 (18)	2080 (13)	2593 (9)	3107 (6)	3620 (4)	4133 (3)
	929	1567	2080	2593	3107	3620	4133
6'-6" (78") PRECAST	835 (12)	1407 (26)	1868 (21)	2329 (18)	2790 (16)	3251 (14)	3712 (12)
	835	1407	1868	2329	2790	3251	3712
7'-6" (90") PRECAST	727 (23)	1065 (26)	1624 (31)	2025 (28)	2426 (26)	2827 (25)	3228 (24)
	727	1224	1624	2025	2426	2827	3228
9'-4" (112") PRECAST	591	708 (25)	1136 (34)	1474 (34)	1815 (34)	2157 (34)	2500 (34)
	591	862	1318	1643	1969	2294	2619
10'-6" (126") PRECAST	530	575 (24)	916 (33)	1188 (33)	1461 (33)	1736 (33)	2011 (33)
	530	695	1180 (8)	1472 (4)	1763 (2)	2055	2346
11'-4" (136") PRECAST	474	504 (23)	800 (32)	1037 (32)	1274 (32)	1513 (32)	1753 (32)
	494	607	1042 (10)	1372 (11)	1643 (8)	1915 (6)	2187 (5)
12'-0" (144") PRECAST	470 (9)	458 (23)	724 (31)	938 (32)	1153 (32)	1369 (32)	1585 (32)
	470	550	940 (10)	1302 (15)	1560 (13)	1818 (11)	2075 (10)
13'-4" (160") PRECAST	418 (15)	386 (22)	607 (30)	785 (30)	964 (30)	1143 (31)	1323 (31)
	428	460	780 (9)	1159 (21)	1418 (20)	1653 (19)	1887 (17)
14'-0" (168") PRECAST	384 (15)	358 (21)	560 (29)	724 (30)	889 (30)	1054 (30)	1220 (30)
	410	425	717 (9)	1063 (21)	1358 (23)	1582 (22)	1807 (21)
14'-8" (176") PRESTRESSED	239	334 (21)	520 (29)	672 (29)	825 (29)	978 (29)	1131 (30)
	246	395	663 (9)	980 (20)	1303 (26)	1518 (25)	1734 (24)
15'-4" (184") PRESTRESSED	224	313 (20)	486 (28)	627 (29)	769 (29)	911 (29)	1054 (29)
	230	368	616 (9)	908 (20)	1240 (28)	1460 (27)	1668 (26)
17'-4" (208") PRESTRESSED	187	263 (19)	405 (26)	521 (27)	638 (27)	756 (27)	873 (27)
	192	306	506 (8)	740 (19)	1005 (27)	1271 (31)	1473 (31)
19'-4" (232") PRESTRESSED	162	229 (17)	348 (25)	447 (25)	547 (25)	647 (25)	747 (25)
	166	263	429 (8)	623 (18)	841 (26)	1059 (30)	1227 (30)
21'-4" (256") PRESTRESSED	142	204 (16)	307 (23)	393 (23)	480 (23)	568 (24)	655 (24)
	142	232	373 (7)	537 (17)	721 (25)	905 (29)	1048 (29)
22'-0" (264") PRESTRESSED	137	197 (15)	295 (22)	379 (23)	462 (23)	546 (23)	630 (23)
	137	223	358 (7)	513 (17)	688 (24)	863 (28)	999 (28)
24'-0" (288") PRESTRESSED	124	179 (14)	267 (21)	342 (21)	416 (21)	492 (21)	567 (22)
	124	202	319 (7)	455 (16)	606 (23)	757 (27)	876 (27)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

MATERIALS (CAST-CRETE LINTELS)

f'c precast lintels = 3500 psi. 1. f'c prestressed lintels = 6000 psi. 2. f'c grout = 3000 psi w/ maximum 3/8" aggregate. 3. Concrete masonry units (CMU) per ASTM C90 w/ 4. minimum net area compressive strength = 1900 psi. Rebar provided in precast lintel per ASTM A615 GR60. 5. Field rebar per ASTM A615 GR40 or GR60. Prestressing strand per ASTM A416 grade 6. 270 low relaxation, 7/32 wire per ASTM A510. 7. Mortar per ASTM C270 type M or S. 8.

GENERAL NOTES (CAST-CRETE LINTELS)

Provide full mortar head and bed joints. 1. Snore filled lintels as required. 2. Installation of lintel must comply with the architectural and/or structural drawings. 3. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate 4. vertical cell reinforcing and grouting. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and 5. longer with a nominal height of 8" meet or exceed L/180. Bottom field added rebar to be located at the bottom of the lintel cavity. 6. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage. 7. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units. 8. Safe load ratings based on rational design analysis per ACI 318 and ACI 530 9.

SAFE LOAD TABLE NOTES (CAST-CRETE LINTELS)

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing. 2. N.R. = Not Rated. 3. Safe loads are total superimposed allowable load on the section specified. 4. Safe loads based on grade 40 or grade 60 field rebar. 5. Additional lateral load capacity can be obtained by the designer by providing addional reinforced masonry above the precast lintel. 6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only. The designer may evaluate concentrated loads from the safe load tables by 7. calculating the maximum resisting moment and shear at d-away from the face of support. 8. For composite lintel heights not shown, use safe load from next lower height. All safe loads in units of pounds per linear foot. 9.

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

CAST-CRETE	SAFE LOAD - POUNDS PER LINEAR FOOT							
LENGTH \ TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B
4'-4" (52") PRECAST	1635	1749	3355	3280	4349	5421	6493	7567
		1891	3699	5206	6639	8060	9479	10893
4'-6" (54") PRECAST	1494	1596	3063	2992	3968	4946	5924	6904
		1756	3699	5206	6639	8060	9479	10893
5'-8" (68") PRECAST	866	920	1770	1716	2277	2839	3402	3966
		1167	2481	4567	6389	8060 (34)	7917 (19)	9311 (19)
5'-10" (70") PRECAST	810	859	1653	1600	2124	2649	3174	3700
		1113	2342	4242	6639 (10)	8060 (39)	7402 (19)	8706 (19)
6'-8" (80") PRECAST	797	901	1825	3120	5048	7747	9448	7360
		901	1825	3120	5048	7915	9479	10893 (32)
7'-6" (90") PRECAST	669	755	1490	2459	3776	5743	7239	5623
		755	1490	2459	3776	5743	8998 (19)	10893 (68)
9'-8" (116") PRECAST	411	466	999	1568	2253	3129	4091	3146
		526	999	1568	2253	3129	4150	5891 (47)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

SAFE LATERAL LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

CAST-CRETE	SAFE LOAD PLF		
LENGTH \ TYPE	8RU6	8RF6	RCMU
4'-4" (52") PRECAST	758	757	1164
4'-6" (54") PRECAST	694	693	1073
5'-8" (68") PRECAST	408	407	655
5'-10" (70") PRECAST	382	381	616
6'-8" (80") PRECAST	595	788	464
7'-6" (90") PRECAST	509	674	363
9'-8" (116") PRECAST	370	490	214

SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

CAST-CRETE	SAFE LOAD - POUNDS PER LINEAR FOOT						
LENGTH \ TYPE	8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T
	8RF6-2T	8RF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T	8RF30-2T
4'-4" (52") PRECAST	905	1668	2362	3056	3751	4445	5140
	905	1668	2362	3056	3751	4445	5140
4'-6" (54") PRECAST	867	1604	2272	2939	3607	4275	4943
	867	1604	2272	2939	3607	4275	4943
5'-8" (68") PRECAST	675	1269 (16)	1797	2326 (5)	2854 (2)	3382	3911
	675	1269	1797	2326	2854	3382	3911
5'-10" (70") PRECAST	655	1207 (16)	1746 (11)	2259 (7)	2773 (5)	3286 (3)	2799 (1)
	655	1233	1746	2259	2773	3286	2799
6'-8" (80") PRECAST	570	929 (16)	1530 (22)	1980 (19)	2429 (16)	2879 (15)	3329 (14)
	570	1080	1530	1980	2429	2879	3329
7'-6" (90") PRECAST	506	742 (16)	1364 (30)	1765 (27)	2166 (25)	2567 (24)	2968 (23)
	506	898	1364	1765	2166	2567	2968
9'-8" (116") PRECAST	395	468 (15)	884 (32)	1222 (33)	1540 (34)	1859 (34)	2180 (34)
	395	560	1072	1386	1701	2016	2331

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

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5421 BEAUMONT CENTER BLVD.
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DESCRIPTION	DATE
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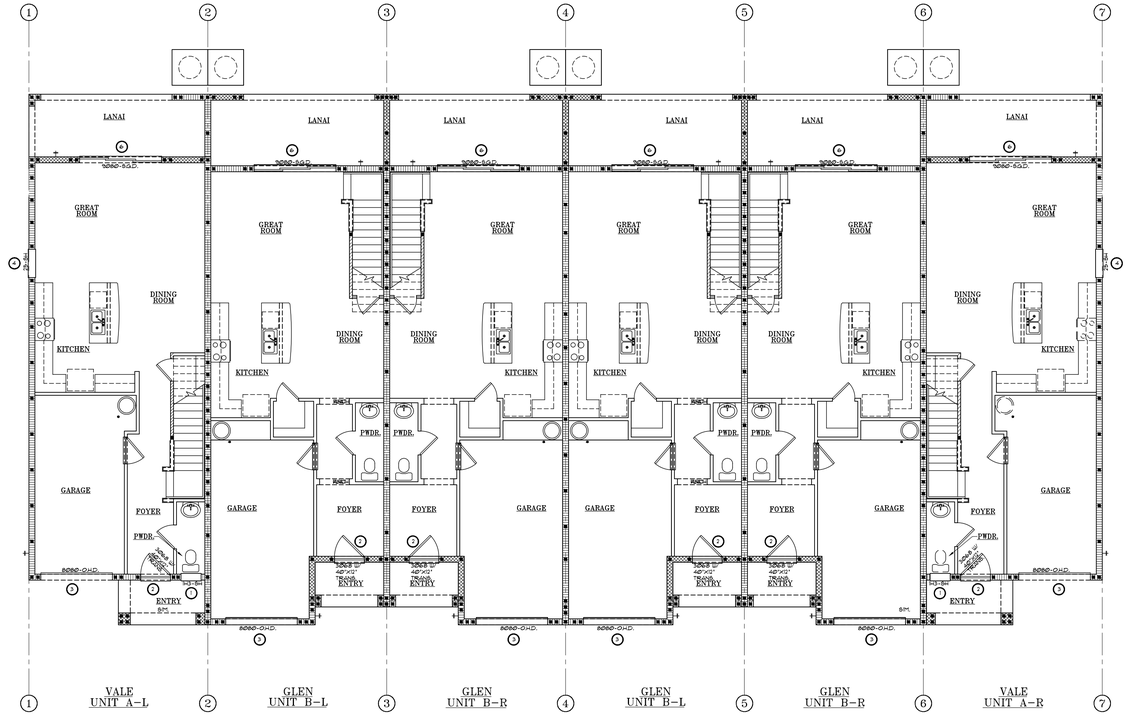
UNITS
LOTS # *-*
BLOCK # **
150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
LINTEL SCHEDULE
CAST CRETE
JOB # 0198.***-*****

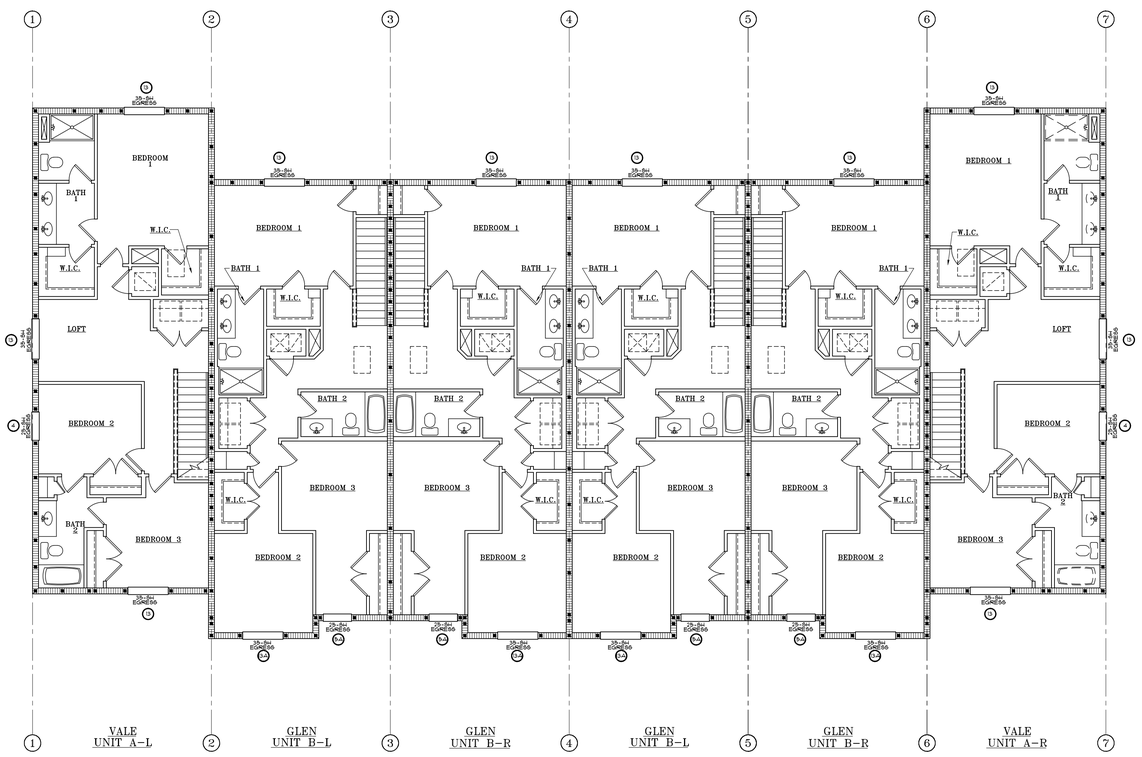
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S4.3



FIRST FLOOR



SECOND FLOOR

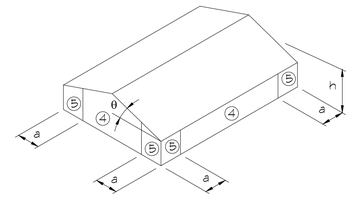
COMPONENT AND CLADDING WIND LOADS
BASIC WIND EXPOSURE FOR 3 SECOND GUSTS

CALL #	SQUARE FOOTAGE	WINDOW SIZE AND TYPE	ZONE	150 MPH WIND	REMARKS
1	8	1H3-SH	4	22.8/-24.7	
2	26	3068 W/ 40"X12" TRANS.	4	21.4/-23.3	
3	64	8080-O.H.D.	5	20.0/-25.0	
4	17	25-SH	4	22.0/-23.9	
5		NOT USED			
5A	17	25-SH	4	22.0/-23.9	
6	72	9080-S.G.D.	4	19.8/-21.8	
7	20	3068 W/ 1 LT.	4	21.7/-23.7	SALES CENTER
8		NOT USED			
9		NOT USED			
10		NOT USED			
11		NOT USED			
12		NOT USED			
13	24	35-SH	4	21.5/-23.4	
13A	24	35-SH	5	21.5/-27.9	

WIND DESIGN CRITERIA

A) BASIC WIND SPEED MPH (M/S)= 150
B) INTERNAL PRESSURE COEFFICIENT= +.18
C) BUILDING CATEGORY= II
D) EXPOSURE "B"

NOTE:
PRESSURES HAVE BEEN MODIFIED PER FBCR 8TH ED. (2023) SECTION 1609 TO MEET TESTED ALLOWABLE OR NOMINAL WIND LOAD LOAD VALUES FROM THE PRODUCT MFR.



ISOMETRIC VIEW
FOR WINDLOAD CALS.

1 WIND LOAD CALCS.
1/8"=1'-0"

ARCHITECTS
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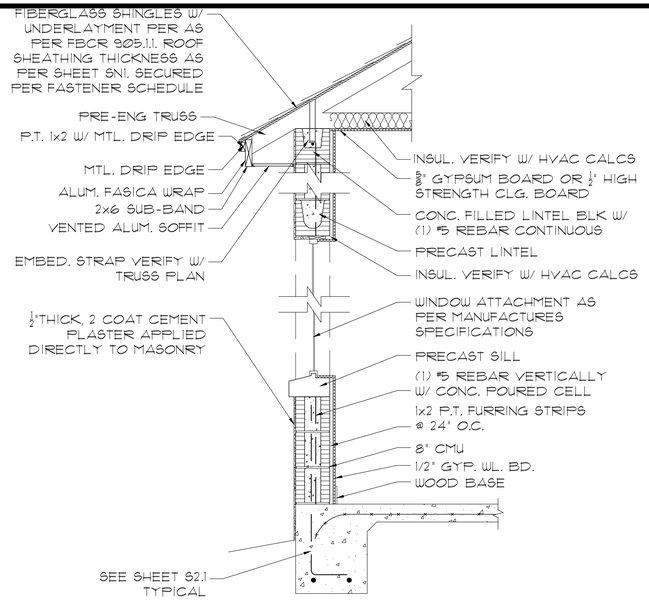
TITLE SHEET
6 UNIT TOWNHOMES
WIND LOAD CALCULATIONS

JOB #
0198I.***-*****

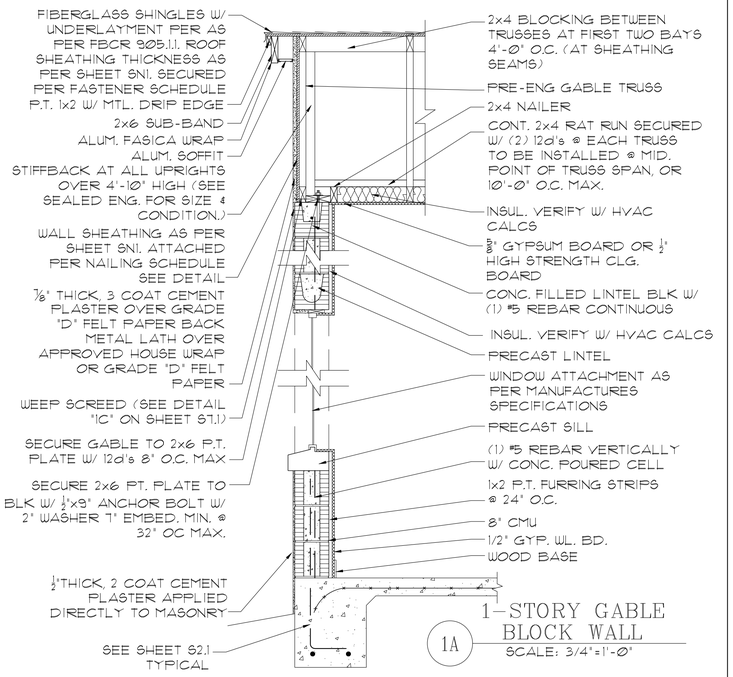
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

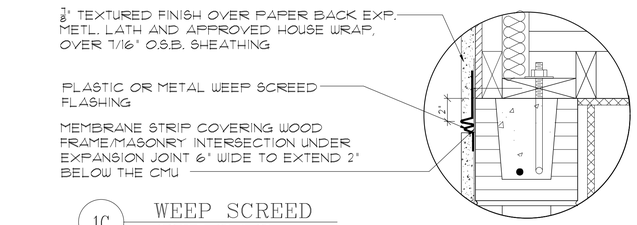
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S6.1



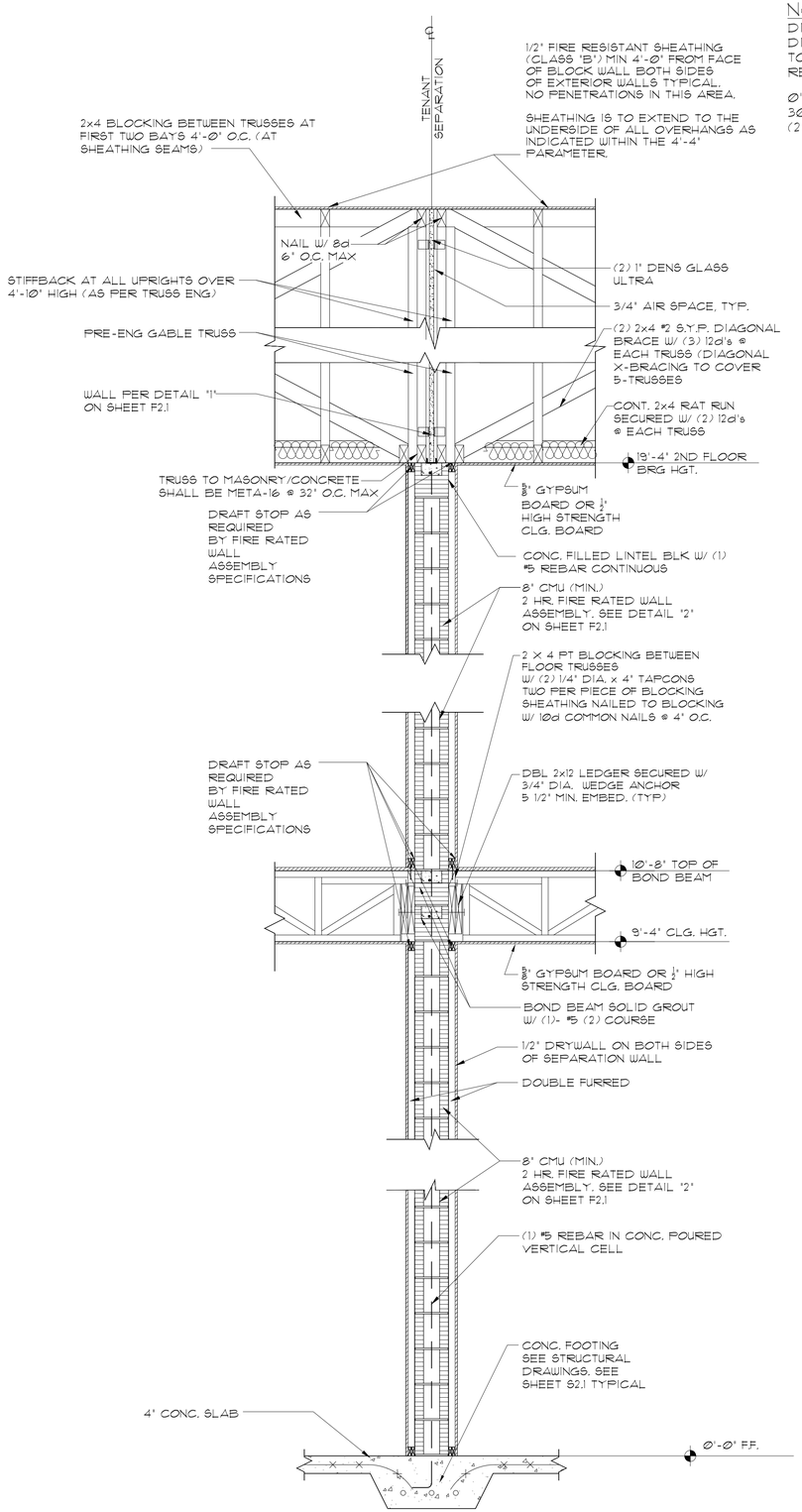
1 — 1-STORY BLOCK WALL
SCALE: 3/4"=1'-0"



1A — 1-STORY GABLE BLOCK WALL
SCALE: 3/4"=1'-0"



1C — WEEP SCREED
SCALE: 3"=1'-0"

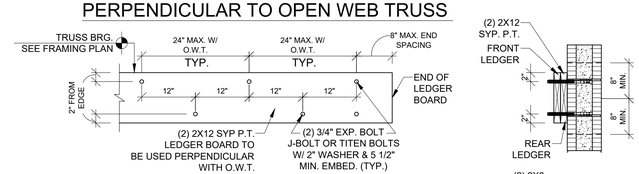


2 — 2-HR FIRE RATED TENANT SEPARATION WALL
SCALE: 3/4"=1'-0" W/ NO UPLIFT

NOTE:
DIAGONAL BRACE @ CENTER OF TRUSS SPAN OR HIGHEST RIDGE. DIAGONAL BRACE TO BE @ ANY SPAN 15'-0" OR GREATER REFER TO TRUSS ENG. FOR ADDITIONAL HORIZONTAL TRUSS REINFORCEMENT.

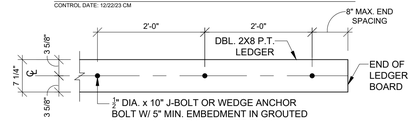
0'-0" TO 30'-0" (1) X-BRACE
30'-1" TO 60'-0" (3) X-BRACE (1) X-BRACE @ CENTER AND (2) BRACE DIVIDED EQUALLY FROM CENTER TO END

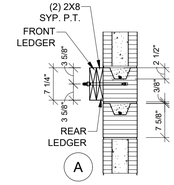
PERPENDICULAR TO OPEN WEB TRUSS



PARALLEL TO OPEN WEB TRUSS

CONTROL DATE: 12/22/23 CM





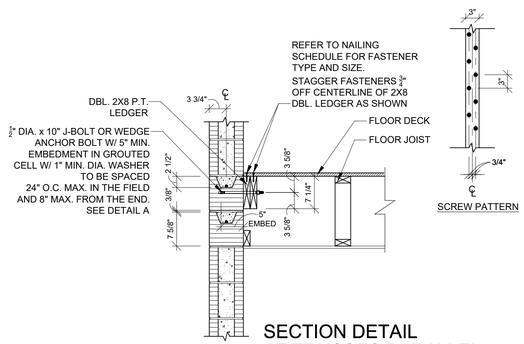
1. ENSURE THAT EXP. BOLTS/J-BOLTS/TITENS ARE PLACED INTO GROUTED CELLS, 8" ALL AROUND BOLT.
2. SPLICE OF FRONT AND REAR LEDGER SHOULD LAP A MIN OF 4'-0".
3. ALL BOLTS TO HAVE WASHERS.
4. EXP. BOLTS/J-BOLTS/TITEN BOLT SHOULD NOT BE ANY CLOSER THAN 6" O/C.
5. ONLY LEDGER IN DIRECT CONTACT (REAR LEDGER) WITH CMU REQUIRED TO BE P.T.

FLOOR JOIST LEDGER SCHEDULE

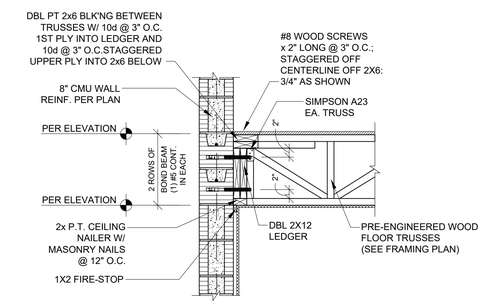
MARK	SIZE	BOLT SIZE	MIN. END DISTANCE	CENTRAL SPACING
A	DOUBLE SYP 2x8	1/2"	8"	24" O/C MAX.
E	DOUBLE SYP 2x12	(2) 3/4"	8"	24" O/C MAX.

A. FASTENERS FOR PERPENDICULAR LEDGERS SHALL BE 3/4" x 10" EXP. BOLT/J-BOLT/TITEN BOLTS W/ 5-1/2" MINIMUM EMBEDMENT
B. FASTENERS DO NOT NEED TO ALIGN HORIZONTALLY EXCEPT AT ENDS

2C — WOOD LEDGER DETAIL (OPEN WEB)
SCALE: 3/4"=1'-0"



2B — SECTION DETAIL AT TRUSSES PARALLEL TO EXTERIOR WALL
SCALE: 3/4"=1'-0"



2A — SECTION DETAIL AT TRUSSES PERPENDICULAR TO BEARING ON EXTERIOR WALL
SCALE: 3/4"=1'-0"

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6 UNIT TOWNHOMES
WALL SECTIONS
JOB # 0198[illegible]

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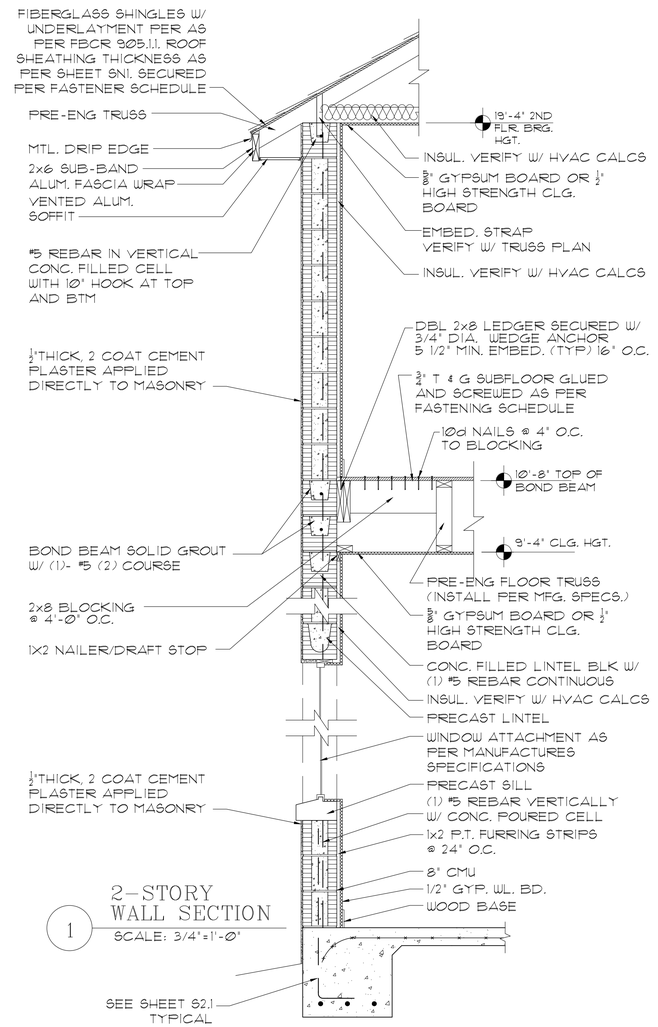
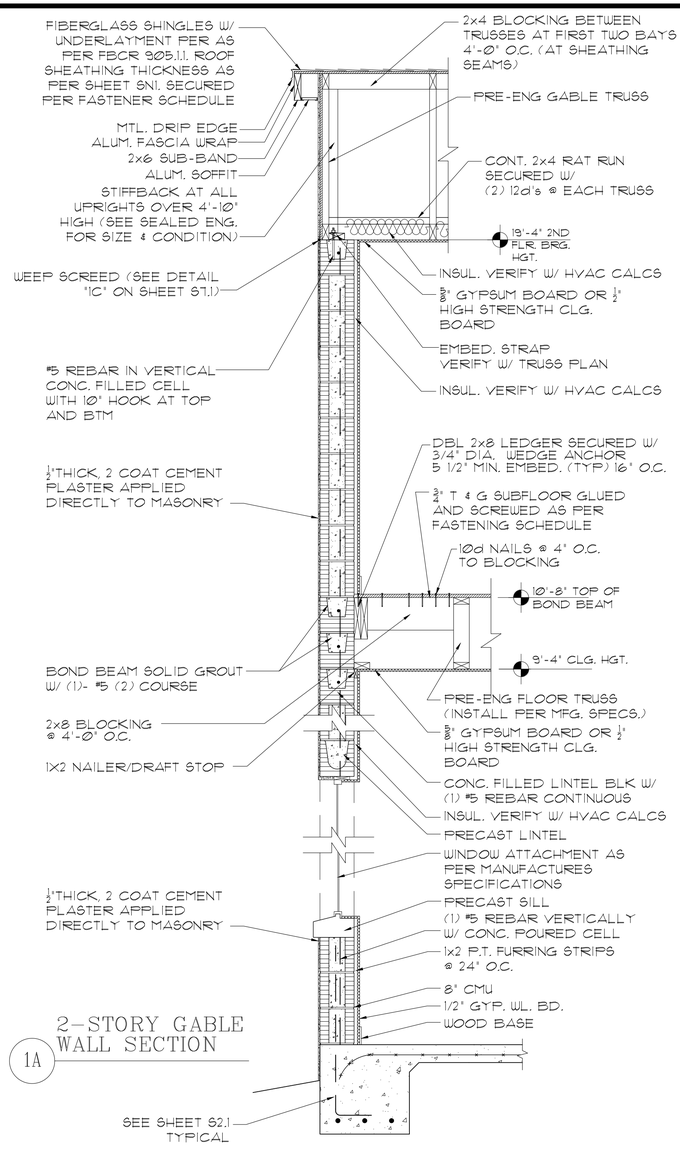
AR NO 93723

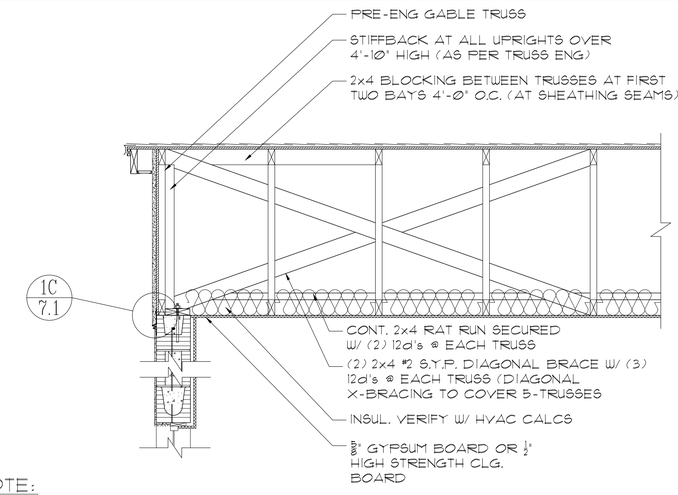
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S7.1



1 2-STORY WALL SECTION
SCALE: 3/4"=1'-0"



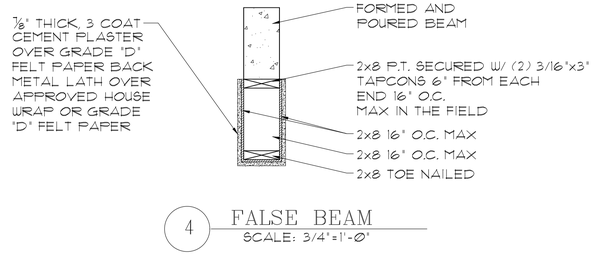
1A 2-STORY GABLE WALL SECTION



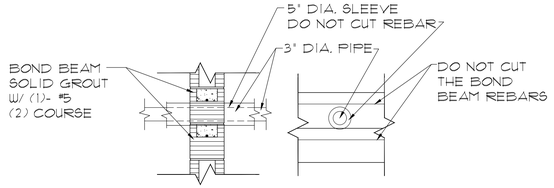
NOTE:
DIAGONAL BRACE @ CENTER OF TRUSS SPAN OR HIGHEST RIDGE. DIAGONAL BRACE TO BE @ ANY SPAN 15'-0" OR GRATER REFER TO TRUSS ENG. FOR ADDITIONAL HORIZONTAL TRUSS REINFORCEMENT.

0'-0" TO 30'-0" (1) X-BRACE
30'-1" TO 60'-0" (3) X-BRACE (1) X-BRACE @ CENTER AND (2) BRACE DIVIDED EQUALLY FROM CENTER TO END

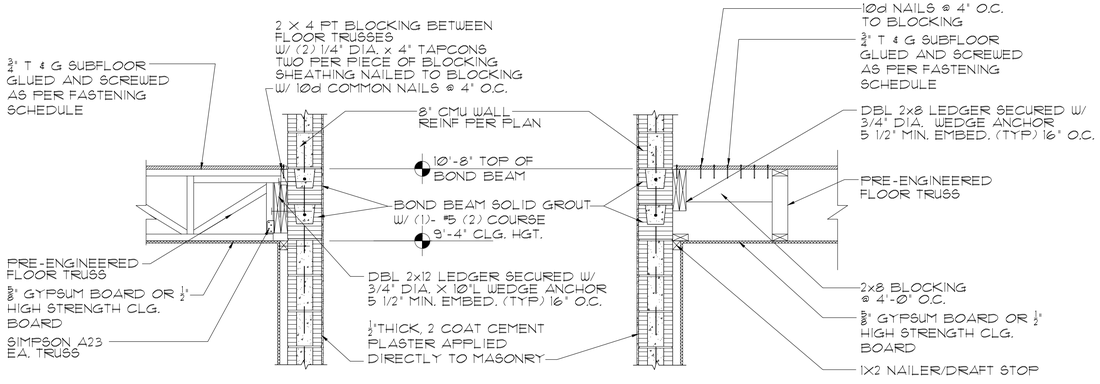
3 GABLE X-BRACING
SCALE: 3/4"=1'-0"



4 FALSE BEAM
SCALE: 3/4"=1'-0"



5 PIPE THROUGH BOND BEAM
SCALE: 3/4"=1'-0"



2 FLOOR CONNECTION AT PARALLEL/ PERPENDICULAR PRE-ENG FLOOR TRUSS
SCALE: 3/4"=1'-0"

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WALL SECTIONS
JOB # 0198I.●●●-●●●●●

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ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
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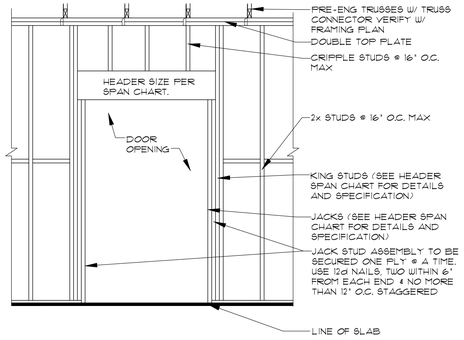
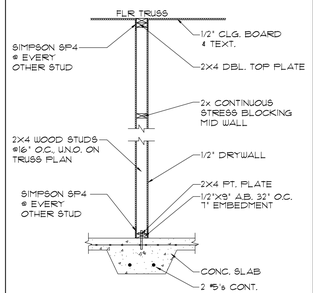
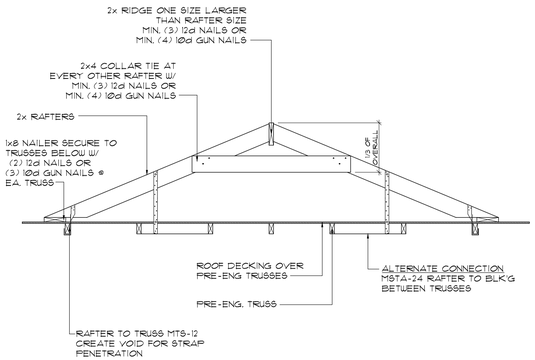


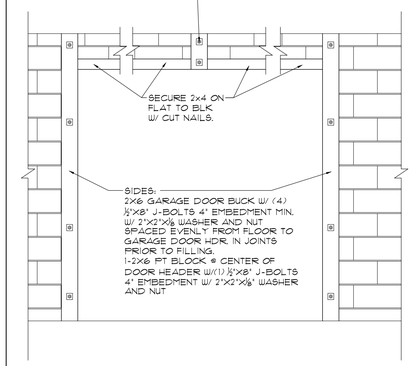
1 TYP. INTERIOR DOOR OPENING WD FRAMED
SCALE: 1/2"=1'-0"



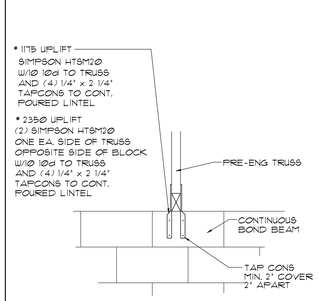
2 1-STORY INT. L.B.W. BRG. WALL
SCALE: 1/2"=1'-0"
NOTE: FOR WALLS W/NO UPLIFT OR HAS FLOOR LOAD ONLY, DO NOT INSTALL CONNECTORS.



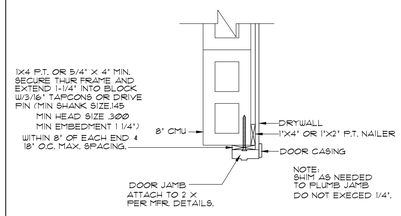
3 CONV. FRAMED ROOF
SCALE: 1/2"=1'-0"



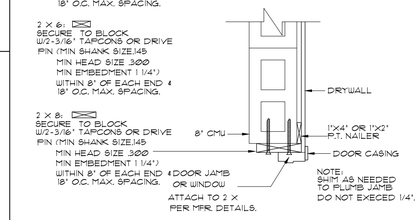
4 GARAGE DOOR BUCK ATTACHMENT
SCALE: 1/2"=1'-0"



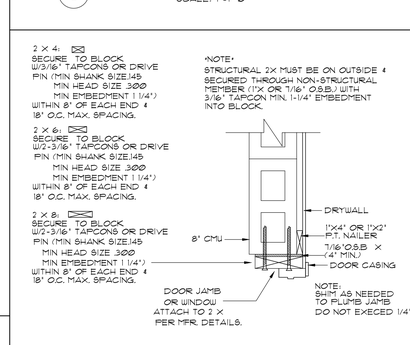
5 TRUSS ANCHOR RETROFIT
N.T.S.



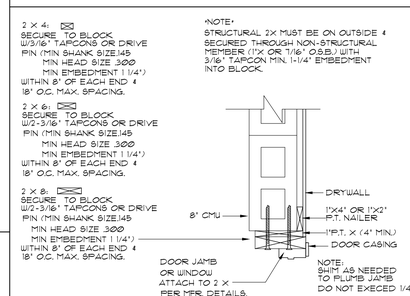
A DOOR JAMB TO BLOCK +3/4 OR +5/4 WINDOW TO BLOCK +3/4 OR +5/4
SCALE: 1"=1'-0"



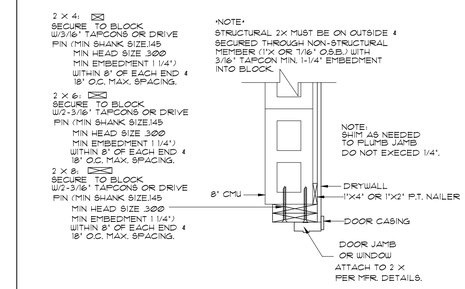
B DOOR JAMB TO BLOCK +1-1/2" WINDOW TO BLOCK +1-1/2"
SCALE: 1"=1'-0"



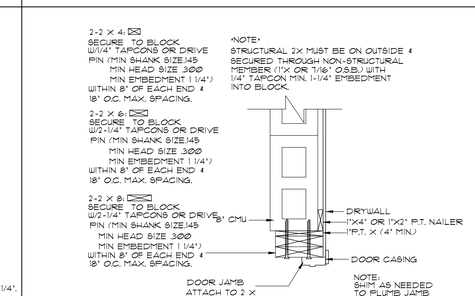
C DOOR JAMB TO BLOCK +1-15/16" WINDOW TO BLOCK +1-15/16"
SCALE: 1"=1'-0"



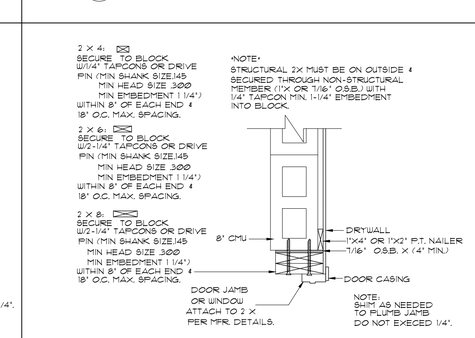
D DOOR JAMB TO BLOCK +2 1/4" WINDOW TO BLOCK +2 1/4"
SCALE: 1"=1'-0"



F DOOR JAMB TO BLOCK +3" WINDOW TO BLOCK +3"
SCALE: 1"=1'-0"



G DOOR JAMB TO BLOCK +3-7/16" WINDOW TO BLOCK +3-7/16"
SCALE: 1"=1'-0"



G DOOR JAMB TO BLOCK +3-7/16" WINDOW TO BLOCK +3-7/16"
SCALE: 1"=1'-0"

D DOOR JAMB TO BLOCK +2 1/4" WINDOW TO BLOCK +2 1/4"
SCALE: 1"=1'-0"

H DOOR JAMB TO BLOCK +3 3/4" WINDOW TO BLOCK +3 3/4"
SCALE: 1"=1'-0"

ARCHITECTS
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TITLE SHEET
6 UNIT TOWNHOMES
WALL DETAILS
JOB # 0198.***-*****

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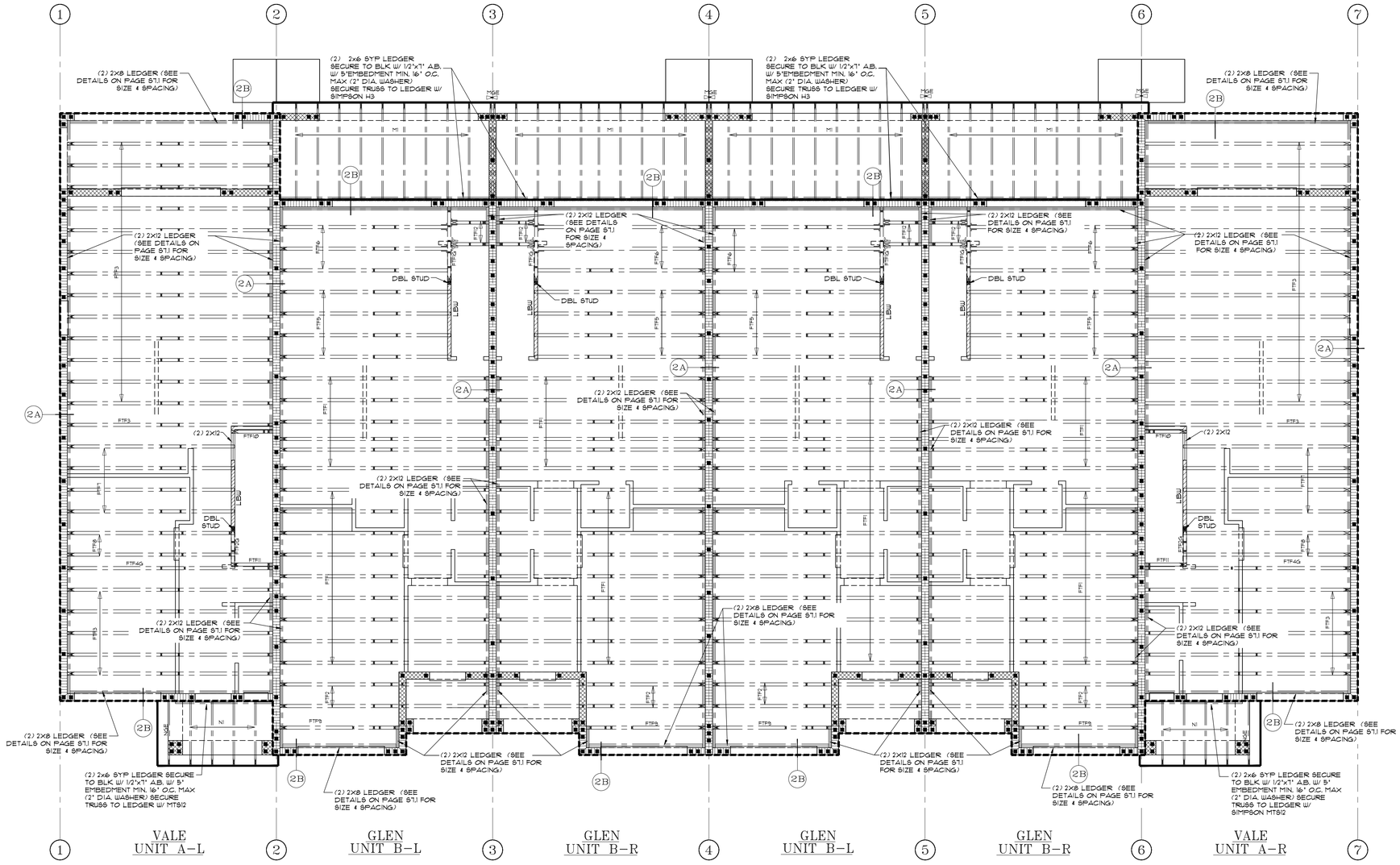
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S7.3

WALL LEGEND

- 9'-4" BRG. CMU WALL
- 9'-4" BRG. CMU FIRE RATED WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS



FIRST FLOOR FRAMING PLAN

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

SEE SHEET S8.3 FOR FRAMING NOTES AND CONNECTOR SCHEDULE

ARCHITECTS

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6 UNIT TOWNHOMES

FIRST FLOOR FRAMING PLAN

JOB # 0198[illegible]

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22

SCALE: AS NOTED

SHEET NO:

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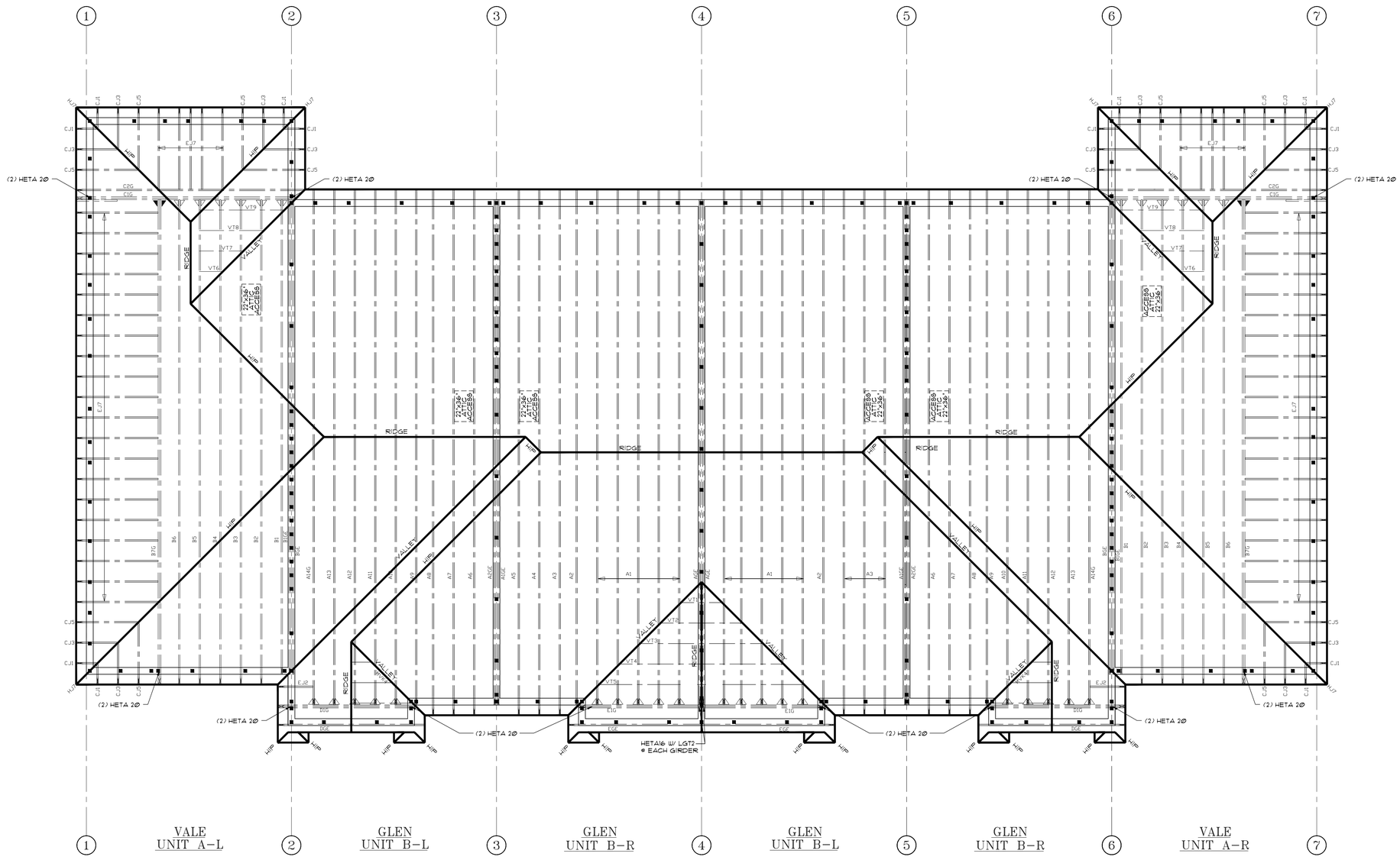

ROOF FRAMING PLAN

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

SEE SHEET S8.3 FOR FRAMING NOTES AND CONNECTOR SCHEDULE

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6 UNIT TOWNHOMES

SECOND FLOOR
ROOF FRAMING PLAN

JOB #
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AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S8.2

BRACING LEGEND

EXTERIOR GABLE TO BE BRACED W/2X4 BLOCKING @ 4'-Ø" O.C. BETWEEN TOP CHORD & 2X4 SYP #2 X-BRACING. REFER TO TYPICAL DETAIL SHTS FOR BRACING REQUIREMENTS

FASTEN 2X4 SYP #2 OR SPF BEVEL CUT TO TRUSS TOP CHORD W/10d x 3" NAILS @ 6" O.C. STAGGERED

NOTE:
REFER TO TRUSS MFR'S SIGNED & SEALED DRAWINGS FOR WEB BRACING LOCATION, SIZE & REQUIRED FASTENERS.

DENOTE RAT RUN @ 10' O/C MAX.

DENOTE 2X6 STRONGBACK @ 10' O/C MAX.

CONNECTOR SCHEDULE

CONTROL DATE: 12-28-23

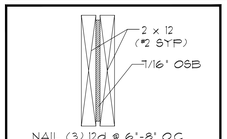
	SIMPSON			USP			
	DES.	UPLIFT	GRAVITY	DES.	UPLIFT	GRAVITY	FASTENER
MASONRY	META-16	1450		HTA 16-18	1625		(8) 10d x 1 1/2" 1-PLY, (6) 16d 2-PLY, (USP: (10) 10d x 1 1/2" - NO 16d OPTION)
	(2) META-16	1985		(2) HTA 16-18	2800		(10) 10d x 1 1/2" 1-PLY, (USP: (10) 10d x 1 1/2")
		2575					(14) 16d 2-PLY (USP: NO 16d OPTION)
	HETA-16	1810		HTA 16	1870		(9) 10d x 1 1/2" 1-PLY, (8) 16d 2-PLY USP: (10) 10d x 1 1/2", NO 16d OPTION
	HETA-20	1810		HTA 20	1870		(9) 10d x 1 1/2" 1-PLY, (8) 16d 2-PLY USP: (10) 10d x 1 1/2", NO 16d OPTION
	(2) HETA-20	2035		(2) HTA-20	3230		(10) 10d x 1 1/2" 1-PLY USP: (10) 10d x 1 1/2"
		2500					(12) 16d 2-PLY (USP: NO 16d OPTION)
	LGT-2	2150		LUGT-2	1550		(7) - 1/4" x 2 1/4" TITEN, 2 (USP: BLK (5) 1/4" WB, WOOD (16) 10d
	DETAL-20	2480		DHTA-20	2430		(18) - 10d x 1 1/2, 1 PLY
	MGT *	3965		MUGT	4175		(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 12" EMBED.), (22) 10d TO WOOD (USP: (28) 10d TO WOOD.)
	HGT-2 *	10980		HUGT-2	9790		(2) 3/4" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 12" EMBED.), (16) 10d TO WOOD (USP: WOOD (8) 10d)
	HGT-3 *	10530		HUGT-3	9860		(2) 3/4" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 12" EMBED.), (16) 10d TO WOOD (USP: WOOD (8) 10d)
	LGT3-SDS2.5	3285		LUGT-3	3525		(12) SDS 1/4"x3" TO GIRDER, (4) 3/8" x 5" TITEN HD TO WALL (USP: CONC. (4) 3/8" x 5" WEDGE BOLT, WOOD (12) WSS5)
	LTA2	1260 PARALLEL TO WALL 1260 PERPENDICULAR TO WALL		LPTA	1540		(10) 10d x 1-1/2" (USP: (10) 10d x 1 1/2"
	VGT	4940		NO USP CONVERSION FOR SIMPSON VGT			(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 12" EMBED), (16)-SDS 1/4"X3" TO WOOD
	(2) VGT	7185		NO USP CONVERSION FOR SIMPSON (2) VGT)			(2) 5/8" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 12" EMBED.) (32)-SDS 1/4"X3" / 2 PLY
STRAPS	MTS-12	1000		MTW 12	1195		(14) 10d x 1 1/2" (USP: (14) 10d x 1 1/2", (14) 10d)
	HTS-16	1150		HTW 16	1260		(16) 10d x 1 1/2" (USP: (16) 10d x 1 1/2", (16) 10d)
	HTS-20	1450		HTW 20	1530		(24) 10d x 1 1/2" (USP: (24) 10d x 1 1/2", (20) 10d)
	HTS-24	1450		HTW 24	1530		(24) 10d x 1 1/2" (USP: (24) 10d x 1 1/2", (20) 10d)
	LSTA-12 **	925		LSTA 12	930		(10) 10d USP, (10) 10d
	LSTA-18 **	1235		LSTA 18	1235		(14) 10d USP, (14) 10d
	MSTA-18 **	1315		MSTA-18	1310		(14) 10d USP, (14) 10d
	MSTA-24 **	1640		MSTA-24	1640		(18) 10d USP, (18) 10d
	MSTA-30 **	2050		MSTA-30	2065		(22) 10d USP, (22) 10d
	MSTA-36 **	2050		MSTA-36	2065		(26) 10d USP, (26) 10d
	MST1-36	3800		KST1 236	3830		(36) 10d x 1 1/2" USP, (36) 10d x 1 1/2"
	MST1-48	5065		KTS1 248	5140		(48) 10d x 1 1/2" USP, (48) 10d x 1 1/2"
	H6	950		LPTA 6	1210		(8) 8d TO PLATES, (8) 8d TO STUDS (USP: (16) 8d x 1 1/2", (16) 8d)
	SP4	885		SPT 4	945		(6) 10d x 1 1/2" TO STUDS USP, (6) 10d x 1 1/2" TO STUDS
	A34	395		MP 34	380		(4) 8d x 1 1/2" TO BEAM, (4) 8d x 1 1/2" TO POST, USP, (4) 8d x 1 1/2" TO BEAM, (4) 8d x 1 1/2" TO POST,
	HCP2	645		HHCP 2	800		(12) 10d x 1 1/2" USP, (10) 10d x 1 1/2" TO TRUSS, (10) 10d X 1 1/2" TO PLATE
	H10A	1140		RT 16A	1380		(18) 10d x 1 1/2" USP: (9) 10d x 1 1/2" TO TRUSS, (8) 10d X 1 1/2" TO PLATE
	VGT & HDU4	4940		PHD 4A	5215		(16)-SDS 1/4"x3" TO WOOD, (10)-SDS 1/4"x2 1/2" W/ THREADED ROD, (2) NUT&WASHER/2 PLY USP: 5/8" ATR MIN. 7" EMBED SET IN HIGH STRENGTH EPOXY, (10) WS3 WOOD SCREWS
	VGT & HDT8	4940		TDX 10	10140		(16)-SDS 1/4"x3" TO WOOD, (3)-3/4" STUD BOLTS W/ THREADED ROD, (2) NUTS&WASHER/2PLY USP: 7/8" ATR MIN. 11" EMBED SET IN HIGH STRENGTH EPOXY, (4) 7/8" THRU-BOLTS
ANCHORS	ABU 44Z	2120	6665	PAU 44	2535	6775	(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 7" EMBED.) IN CONC., (12) 16d TO WOOD USP: SAME AS SIMPSON
	ABU 66Z	2300	12000	PAU 66	2380	16005	(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 7" EMBED.) IN CONC., (12)16d TO WOOD USP: SAME AS SIMPSON
	LTT19 ***	1340		LTS 19	1205		(1) 3/4" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 7" EMBED.) IN CONC., (8)10d TO WOOD USP: SAME AS SIMPSON
	LTT20B ***	1500		LTS 20B	1165		(1) 1/2" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 7" EMBED.) IN CONC., (10)10d TO WOOD USP: 3/4" ATR MIN 7" EMBED SET IN HIGH STRENGTH EPOXY, (10) 10d, (10) 10d x 1 1/2", 2-1/2"
	HTT4	4455		HTT45	4160		(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 7" EMBED.) IN CONC., (18) SDW6 X 1 1/2" (USP: (20) 16d x 2-1/2") USP HAS MORE NAIL OPTIONS: (20) 10d, (20) 10d x 1-1/2", (20) 16d x 2 1/2"
	HTT5	5030		HTT45	5005		(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 7" EMBED.) IN CONC., (26) 16d X 2 1/2" (USP: (20) 16d X 2-1/2") USP HAS MORE NAIL OPTIONS: (28) 10d, (28) 10d x 1-1/2", (28) 16d x 2 1/2"
	HHDQII-SDS 2.5•	11,810		UPHD 11	14395		(1) 1" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 10" EMBED.) IN CONC., (24) SDS ¼" x 2½" WOOD SCREWS (USP: (24) WS3 WOOD SCREWS)
	HD7B	6645		TDX 10	10140		(1) 7/8" A.B. IN HIGH STRENGTH EPOXY, (MIN. 7" EMBED.) IN CONC., (3) 3/4" STUD BOLTS TO WOOD (USP: (4) 7/8" BOLTS)
HANGERS	MBHA 356/1125	3475	5330	NRM35X12U	2580	7130	SIMPSON: (1) 3/4" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 6.75" EMBEDMENT) IN CMU, TOP, (1) 3/4" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 6.75" EMBEDMENT) IN CMU, FACE, (18-)10d TO BEAM USP: (1) 1/2" J-BOLT W/ MINIMUM 6" EMBED, 4" NOT LESS THAN 4" FROM EDGE OF CONC W/ 3/4" DIA ITW RAMSET/REDHEAD DYNA BOLT SLEEVE ANCHOR OR EQ. W/ MIN. 5" EMBED DEPTH INSTALLED IN THE FACE. (14) 10d AT JOIST.
	HUSC412 (WOOD)	3635	2660 (FLR) 3265 (ROOF)	HUS412IF	3060	2710 (FLR) 3325 (ROOF)	(10) 16d TO HEADER, (10) 16d TO WOOD USP, SAME AS SIMPSON
	HUC410 (CMU)	1800	4920	HD410 IF	1305	5000	(18) 1/4" x 2-3/4" TITEN (9 PER FLANGE) TO CMU, (10) 10d TO WOOD: (USP: (18) 1/4" x 3" WS3 SCREWS, (10) 10d TO WOOD. USP (20) 3/16" TAPPER•, (10) 10d TO WOOD
	HUC210-2 (CMU)	1800	5085	HD210-2IF	1305	5000	(18) 1/4" x 2-3/4" TITEN (9 PER FLANGE) TO CMU, (10) 10d TO WOOD: (USP: (18) 1/4" x 3" WS3 SCREWS, (10) 10d TO WOOD. USP (20) 3/16" TAPPER•, (10) 10d TO WOOD
	HUC210-3 (CMU)	1800	5085	HD210-3IF	1305	5000	(18) 1/4" x 2-3/4" TITEN (9 PER FLANGE) TO CMU, (10) 10d TO WOOD: (USP: (18) 1/4" x 3" WS3 SCREWS, (10) 10d TO WOOD. USP (20) 3/16" TAPPER•, (10) 10d TO WOOD
	LGUM26-2-SDS	1430	5595	LGUM26-2	2125	6065	(4) 3/8" x 4" TITEN HD ANCHORS (2 PER FLANGE) TO CMU, (4) 1/4" X 2 1/2" SDS SCREWS TO WOOD, USP (4) 3/8" X 4" WEDGE BOLT+ WS3 WOODSCREWS
NOTES	HIGH STRENGTH EPOXY = SIMPSON "SET EPOXY-TIE". CONTACT THE ARCHITECT/ENGINEER OF RECORD FOR WRITTEN APPROVAL PRIOR TO SUBSTITUTING FOR SIMILAR EPOXY PRODUCTS OR USP - CIA ADHESIVE ANCHORING SYSTEMS.						
	• WHERE ANCHOR EMBEDMENT IS GREATER THAN 7" DEEP, THE VERTICAL CELL IN CMU WALL MUST BE FILLED SOLID W/ GROUT.						
	•• 10d COMMON NAILS CAN BE SUBSTITUTED WITH 10d x 1 1/2" NAILS IN CONJUNCTION WITH A 23% REDUCTION IN THE ALLOWABLE LOAD. WRITTEN APPROVAL FROM THE ARCHITECT IS REQUIRED FOR THIS APPLICATION PRIOR TO INSTALLATION.						
	••• MINIMUM EMBEDMENT INTO THE TOP OF A BONDBEAM WILL BE 5", MINIMUM EMBEDMENT INTO THE FOUNDATION WILL BE 7"						
	A.T.R. = A-307 ALL THREAD ROD (SIZE, PROTECTION TYPE, LENGTH, ETC. VARIES)						
	BECAUSE OF THE WIDE VARIETY OF MATERIALS, LOCATIONS, AND CONDITIONS THAT MAY AFFECT CONNECTORS, THE CONTRACTOR MUST BE RESPONSIBLE FOR MAKING SURE THAT THE PROPER CORROSION PROTECTION IS USED.						
	WHEN USING STAINLESS STEEL CONNECTORS, USE STAINLESS STEEL FASTENERS. WHEN USING ZMAX / HDG GALVANIZED CONNECTORS, USE FASTENERS GALVANIZED PER ASTM-A153						
	USE OF EXPANSION ANCHORS WILL BE EVALUATED ON AN INDIVIDUAL BASIS AND MUST HAVE WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER OF RECORD PRIOR TO USE.						
	ALL CONNECTOR VALUES BASED ON SIMPSON "WOOD CONSTRUCTION CONNECTORS C-C2017" , "HIGH WIND-RESISTANT CONSTRUCTION F-C-HURCAG16, AND ANCHORING & FASTENING SYSTEMS FOR CONCRETE & MASONRY CATALOG C-SAS-2012 & USP STRUCTURAL CONNECTORS 2015-2016.						

HEADER SPAN CHART

SINGLE STORY APPLICATION	
SIZE	CLEAR SPAN
DBL 2 x 6	UP TO 5'-4"
DBL 2 x 8	5'-4" TO 7'-Ø"
DBL 2 x 10	7'-Ø" TO 10"-Ø"
DBL 2 x 12	10'-Ø" AND OVER
TWO STORY APPLICATION DOWN STAIRS	
SIZE	CLEAR SPAN
DBL 2 x 6	UP TO 5'-Ø"
DBL 2 x 8	5'-Ø" TO 6'-4"
DBL 2 x 10	6'-4" TO 8'-Ø"
DBL 2 x 12	8'-Ø" AND OVER

MINIMUM WALL AND HEADER STUD REQUIREMENTS

MAXIMUM HEADER SPAN (ft.) U.N.O.	UP TO 4'-11 1/2"	5'-Ø" TO 7'-11 1/2"	8'-Ø" AND UP
NUMBER OF HEADER STUDS SUPPORTING END OF HEADER	1	2	3
NUMBER OF FULL LENGTH STUDS AT EACH END OF HEADER	1	2	3



TYP. 2x12 BM./HDR.

FRAMING NOTES:
1. HURRICANE STRAPS TO BE MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL, U.N.O.
2. TYPICAL HURRICANE STRAPS ARE AS FOLLOWS, U.N.O:
   - TRUSS TO MASONRY/CONCRETE SHALL BE HETA16
   - FLOOR JOIST TO MASONRY/CONCRETE SHALL BE HETA16 AT EACH END AND 32" ON CENTER ON JOISTS PARALLEL TO WALL.
   - TRUSS TO WOOD FRAMING SHALL BE MTS-12
3. TRUSS TO TRUSS CONNECTIONS AND HANGERS SHALL BE DESIGNED AND SUPPLIED BY TRUSS MANUFACTURER.
4. REFER TO TRUSS MANUFACTURER'S SIGNED AND SEALED DRAWINGS FOR LOCATIONS, PROFILE, AND SIZE OF ROOF/FLOOR TRUSSES.
5. HEADER SPAN CHART & MINIMUM WALL & HEADER STUD REQ. ARE STANDARD U.N.O ON FRAMING PLAN
6. MIN. 2X4 HIP CUT BLOCKING SECURED W/3-10d GUN NAILS OR 3-12d HAND DRIVES @ EA. END. CUT PITCH & BEVEL TO FIT TIGHT TO TRUSS AS PER APA REQUIREMENTS.
7. EXTEND AND ATTACH WALL SHEATHING PAST FLOOR TRUSSES TO TOP OF TRUSS BEARING.
8. PROVIDE DRAFT STOPPING IN FLOOR TRUSSES AS REQUIRED FOR MAX 1000 SF. COMPARTMENT PER 2023 FBC RESIDENTIAL-SECTION R302.12.

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COMMUNITY
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UNITS
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BLOCK # **
150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
FRAMING NOTES
JOB # 0198I.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

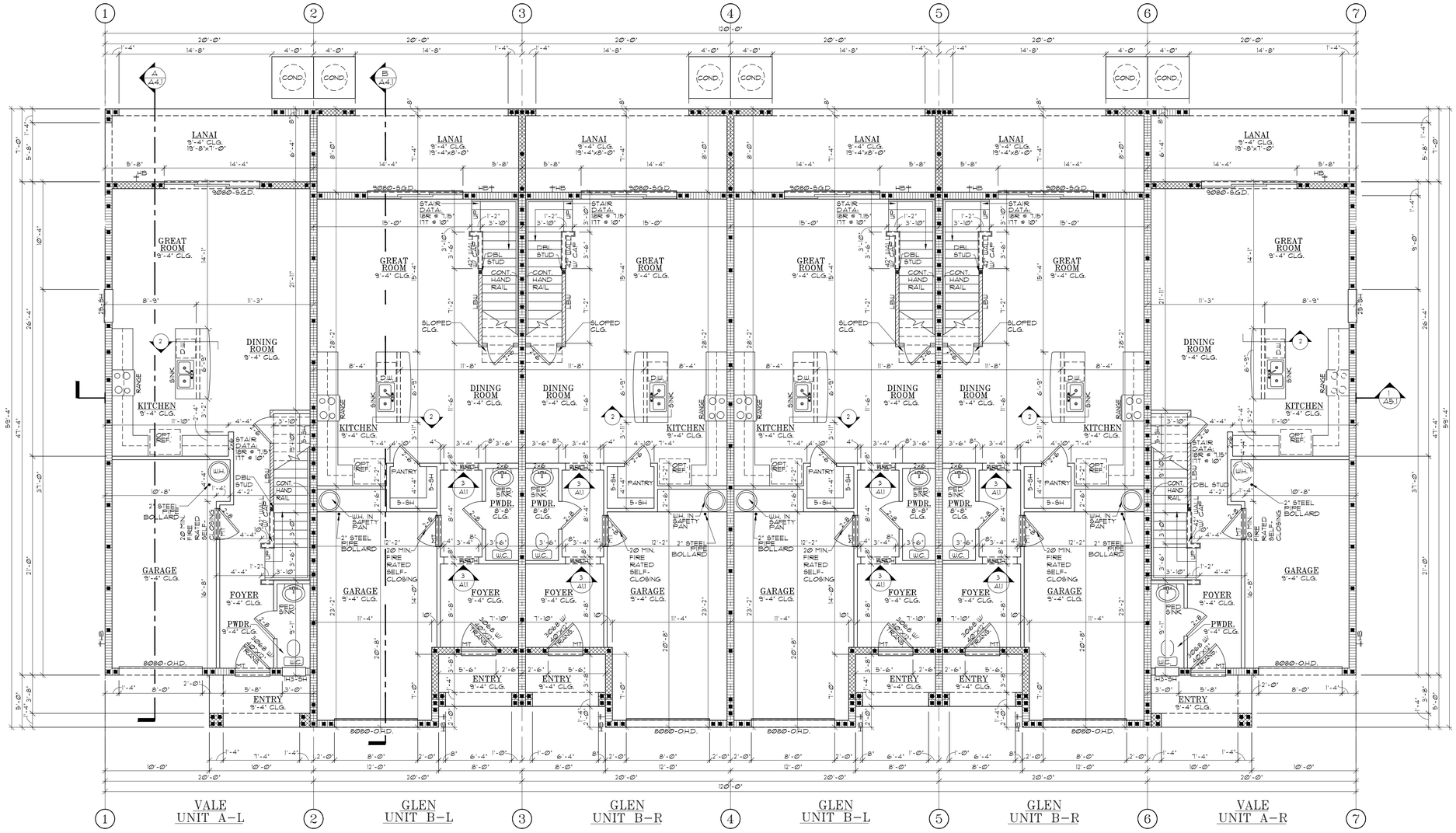
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S8.3

SQ.FT. CALC.'S VALE		
1ST LIVING	709	SQ. FT.
2ND LIVING	1049	SQ. FT.
TOTAL AC	1758	SQ. FT.
GARAGE	237	SQ. FT.
LANAI	140	SQ. FT.
ENTRY	48	SQ. FT.
TOTAL UNDER ROOF	2183	SQ. FT.

SQ.FT. CALC.'S GLEN		
1ST LIVING	701	SQ. FT.
2ND LIVING	972	SQ. FT.
TOTAL AC	1673	SQ. FT.
GARAGE	268	SQ. FT.
LANAI	160	SQ. FT.
ENTRY	41	SQ. FT.
TOTAL UNDER ROOF	2142	SQ. FT.

WALL LEGEND

- 18'-4" BRG. CMU WALL
- 9'-4" BRG. CMU FIRE RATED WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS



HORIZONTAL JOINT REINFORCMENT SPECIFICATIONS:
1. SHALL BE MANUFACTURED BY HOHMANN & BARNARD # 220 LADDER-MESH OR OWNER APPROVED EQUAL.
2. SHALL COMPLY WITH ASTM A951/A951M (STANDARD SPECIFICATION FOR STEEL WIRE FOR MASONRY (JOINT REINFORCEMENT)
3. SHALL COMPLY WITH ACI / ASCE 530 (BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES)
4. WIRE (CARBON STEEL) SHALL BE PREFABRICATED FROM COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A82/A82M
5. WIRE TENSILE STRENGTH - 80000 P.S.I. ¼ YIELD POINT - 70000 P.S.I. MINIMUM
6. ALL JOINT REINFORCEMENT SHALL BE COATED AS FOLLOWS:
INTERIOR WALLS: MILL GALVANIZED COATING (ZINC) COMPLYING WITH ASTM A641/A641M (0.1 OZ./SQ. FT.).
EXTERIOR WALLS: HOT- DIPPED GALVANIZED PER ASTM A153/A153M-B2 (1.5 OZ. PER SQ. FT.) PER FBCR 8TH ED. (2023) TABLE R606.3.4.1.
7. WIRE DIAMETER SHALL BE 9 GAUGE (.148" OR W1.7).
8. CROSS RODS SHALL BE 16" O/C MAXIMUM.
9. MINIMUM LAP OF HORIZONTAL JOINT REINFORCEMENT SHALL BE 8".
10. LOCATE DUR-O-WALL SUCH THAT A MINIMUM 5/8" COVER EXISTS.
11. PREFABRICATED TEE'S AND CORNERS SHALL COMPLY WITH THE ABOVE SPECIFICATIONS BY THE SAME MFR. HOT-DIP GALVANIZED EXTERIOR WALL INTERSECTIONS.
12. DRAFT STOPPING NOTE.

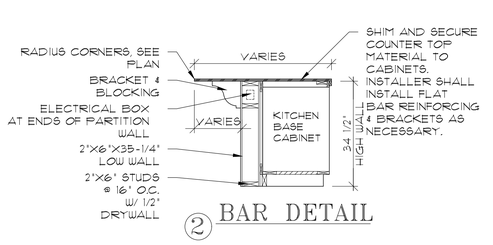
NOTE:
1. STAIR SECTIONS LOCATED ON A6.1 & A6.2
2. ALL WET AREAS AND KITCHEN WALLS TO BE FRAMED AT 16" O.C.
3. R311.3.1-FLOOR ELEVATIONS @ REQUIRED EGRESS DOOR SHALL MEET PROVISION OF SECTION R311.3.1 IN FBCR 8TH ED. (2023).

FIRST FLOOR PLAN

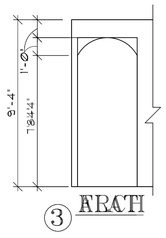
SCALE: 3/16" = 1'-0"

NOTE:
IN OCCUPANCIES REQUIRING RESCUE WINDOWS THE WINDOWS SHALL BE DESIGNED SO THAT THE WINDOW IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQUARE FEET IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 36 INCHES ABOVE THE FLOOR. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN 20 INCHES TO PASS FULLY THROUGH THE OPENING.

GARAGE NOTES:
1. DOOR BETWEEN GARAGE & RESIDENCE TO BE ONE OF THE FOLLOWING :
   1. SOLID WOOD DOOR NOT LESS THAN 1⅜" THICK OR
   2. SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1⅜" THICK OR
   3. 20 MIN. FIRE RATED
2. GARAGE CEILING BELOW LIVING SPACE TO BE MIN. ⅝" TYPE 'X'



2 BAR DETAIL



3 ARCH

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COMMUNITY
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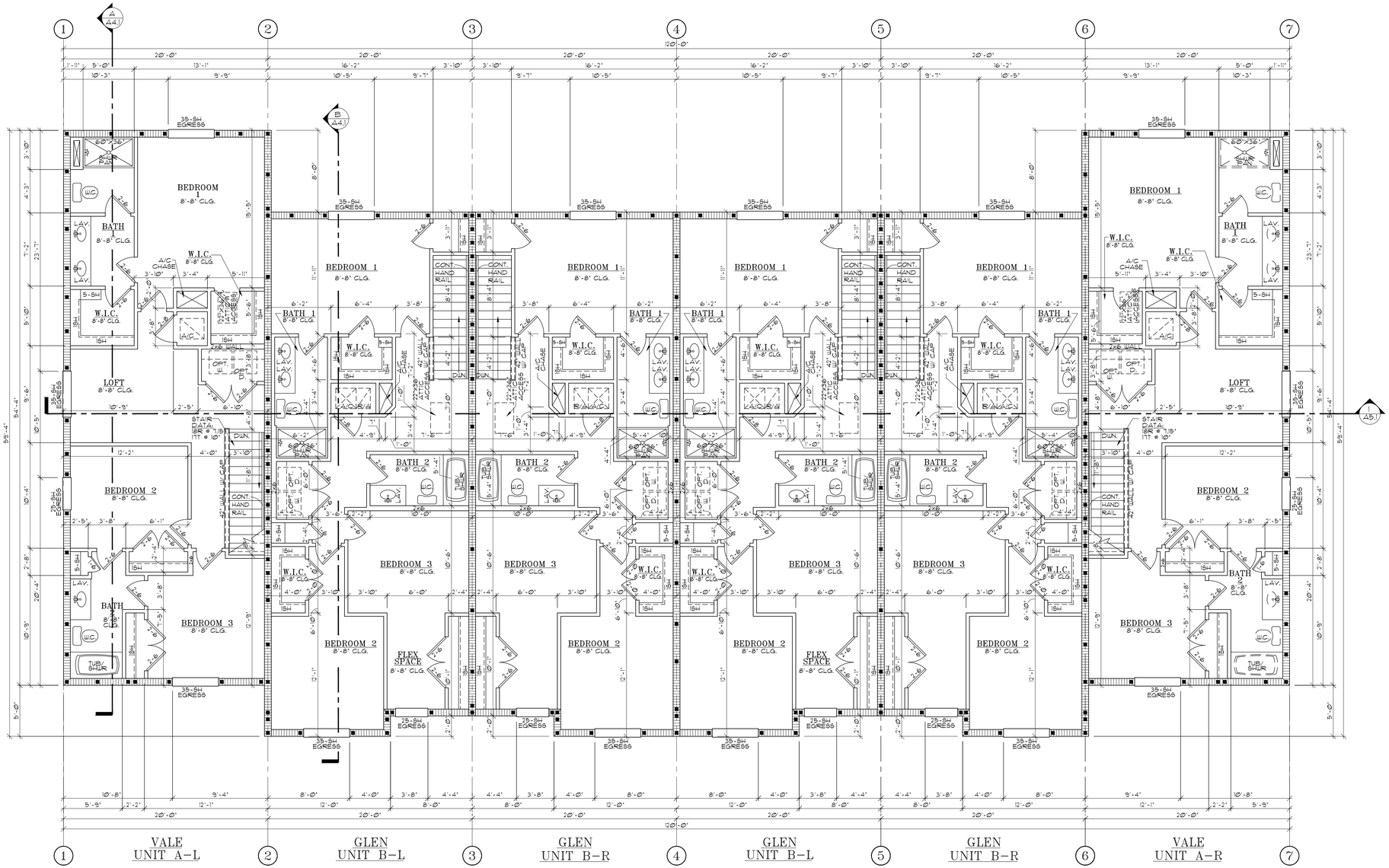
BLOCK # **
150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
FIRST FLOOR PLAN
JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
A1.1



HORIZONTAL JOINT REINFORCMENT SPECIFICATIONS:
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3. SHALL COMPLY WITH ACI / ASCE 530 (BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES).
4. WIRE (CARBON STEEL) SHALL BE PREFABRICATED FROM COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A82/A82M
5. WIRE TENSILE STRENGTH - 80,000 P.S.I. ½ YIELD POINT - 70,000 P.S.I. MINIMUM
6. ALL JOINT REINFORCEMENT SHALL BE COATED AS FOLLOWS:
INTERIOR WALLS: MILL GALVANIZED COATING (ZINC) COMPLYING WITH ASTM A641/A641M (0.1 OZ./SQ. FT.).
EXTERIOR WALLS: HOT- DIPPED GALVANIZED PER ASTM A153/A153M-B2 (1.5 OZ. PER SQ. FT.) PER FBCR 8TH ED. (2023) TABLE R606.3.4.).
7. WIRE DIAMETER SHALL BE 9 GAUGE (.148" OR W1.7).
8. CROSS RODS SHALL BE 16" O/C MAXIMUM.
9. MINIMUM LAP OF HORIZONTAL JOINT REINFORCEMENT SHALL BE 8".
10. LOCATE DUR-O-WALL SUCH THAT A MINIMUM 5/8" COVER EXISTS.
11. PREFABRICATED TEE'S AND CORNERS SHALL COMPLY WITH THE ABOVE SPECIFICATIONS BY THE SAME MFR. HOT-DIP GALVANIZED EXTERIOR WALL INTERSECTIONS.
12. DRAFT STOPPING NOTE.

SECOND FLOOR PLAN

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

NOTE:
STAIR SECTIONS LOCATED ON A6.1 & A6.2
NOTES:
1. ALL WET AREAS AND KITCHEN WALLS TO BE FRAMED AT 16" O.C.

NOTE:
IN OCCUPANCIES REQUIRING RESCUE WINDOWS THE WINDOWS SHALL BE DESIGNED SO THAT THE WINDOW IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQUARE FEET IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 36 INCHES ABOVE THE FLOOR. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN 20 INCHES TO PASS FULLY THROUGH THE OPENING.

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TITLE SHEET
6 UNIT TOWNHOMES
SECOND FLOOR PLAN
JOB # 0198[1,***-*****

ARCHITECT:
STATE OF FLORIDA

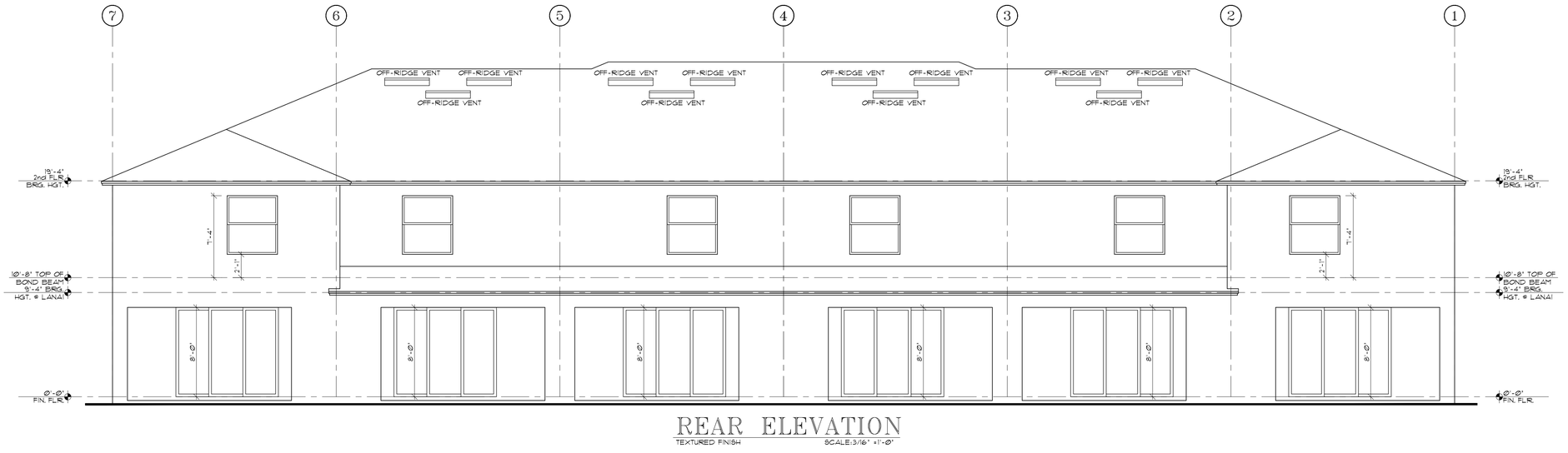
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
A1.2

FRONT ELEVATION

TEXTURED FINISH

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



REAR ELEVATION

TEXTURED FINISH

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

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TITLE SHEET

6 UNIT TOWNHOMES

FRONT & REAR ELEVATIONS

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

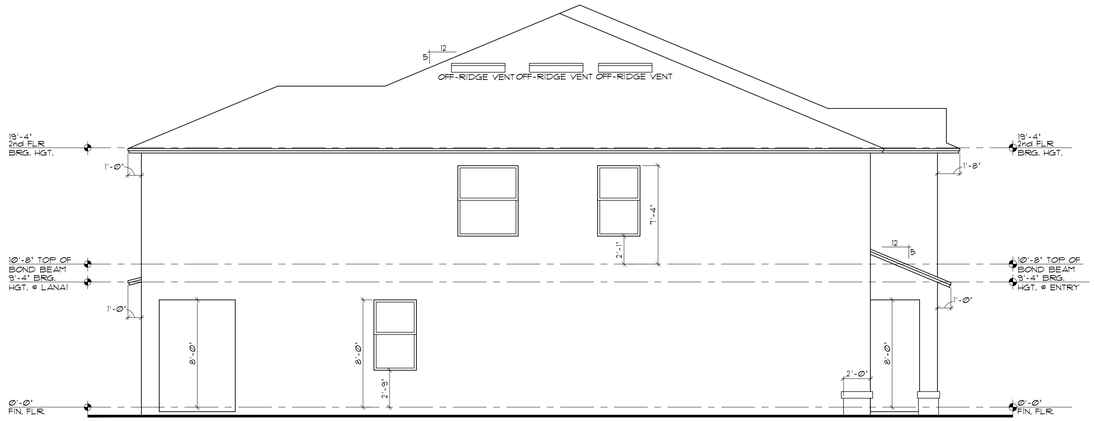
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22

SCALE: AS NOTED

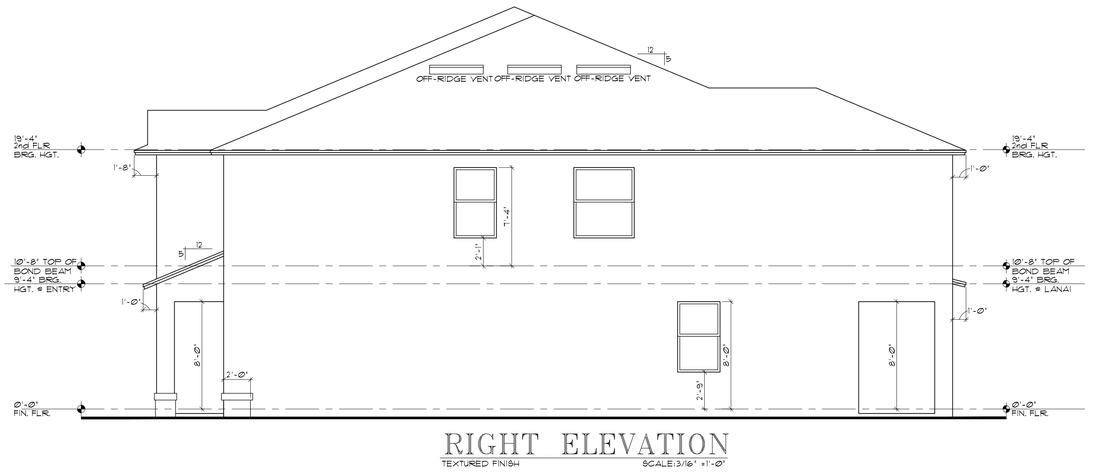
SHEET NO:

A2.1



LEFT ELEVATION

TEXTURED FINISH SCALE:3/16" =1'-0"



RIGHT ELEVATION

TEXTURED FINISH SCALE:3/16" =1'-0"

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TITLE SHEET

6 UNIT TOWNHOMES

LEFT & RIGHT ELEVATIONS

JOB #
0198I.●●●-●●●●●

ARCHITECT:
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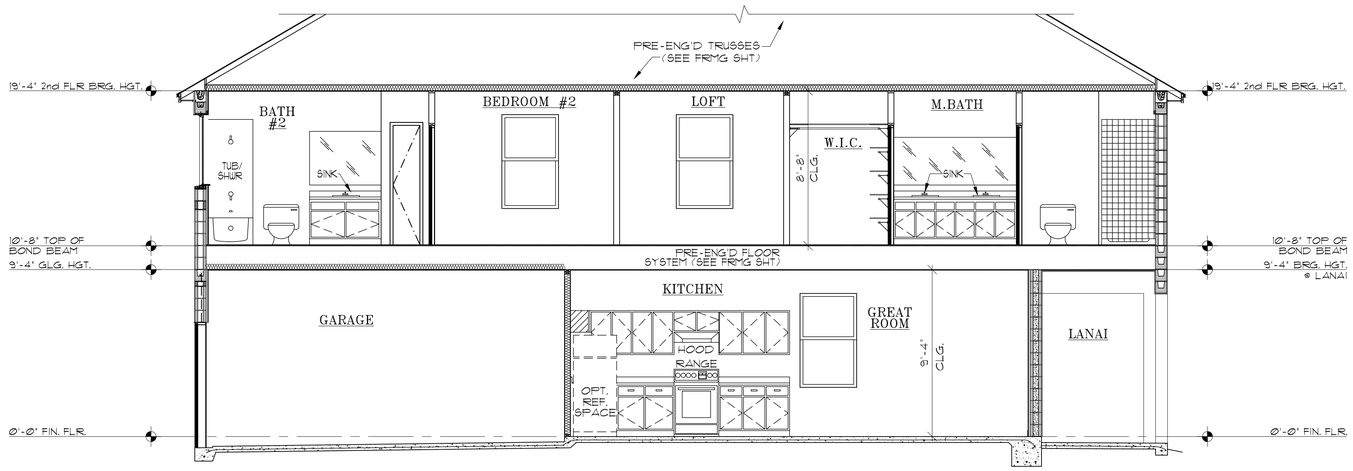
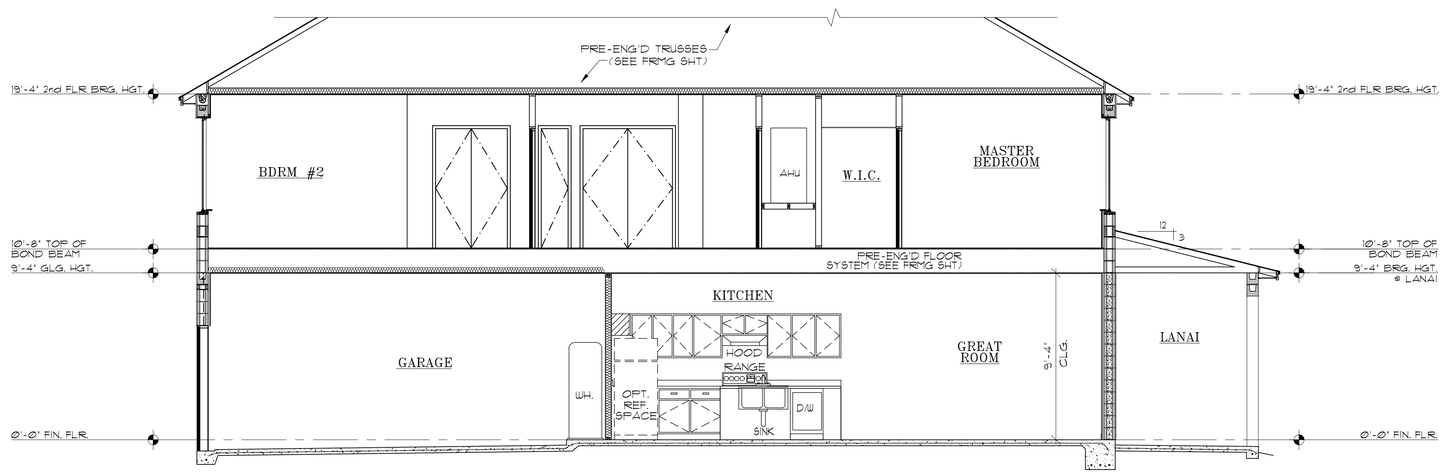
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
A2.2



A VALE UNIT BUILDING SECTION

1/4"=1'-0"



B GLEN UNIT BUILDING SECTION

1/4"=1'-0"

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TITLE SHEET

6 UNIT TOWNHOMES

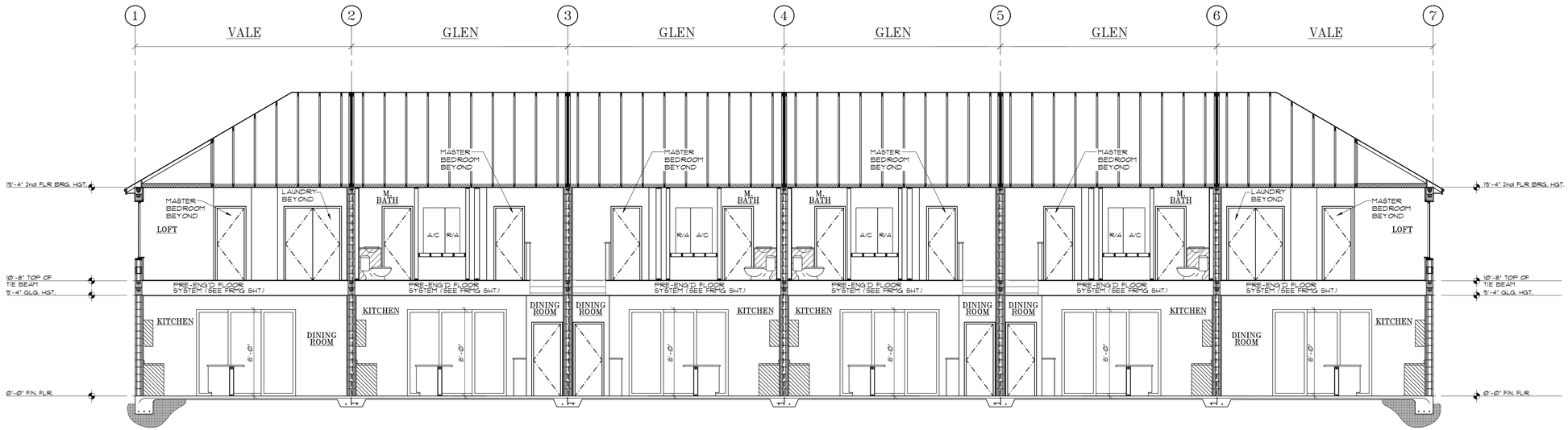
UNIT SECTIONS

JOB #
0198I.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
A4.1



1 LONGITUDINAL CROSS SECTION

3/16"=1'-0"

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TITLE SHEET

6 UNIT TOWNHOMES

LONGITUDINAL CROSS SECTION

JOB #
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ARCHITECT:
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ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
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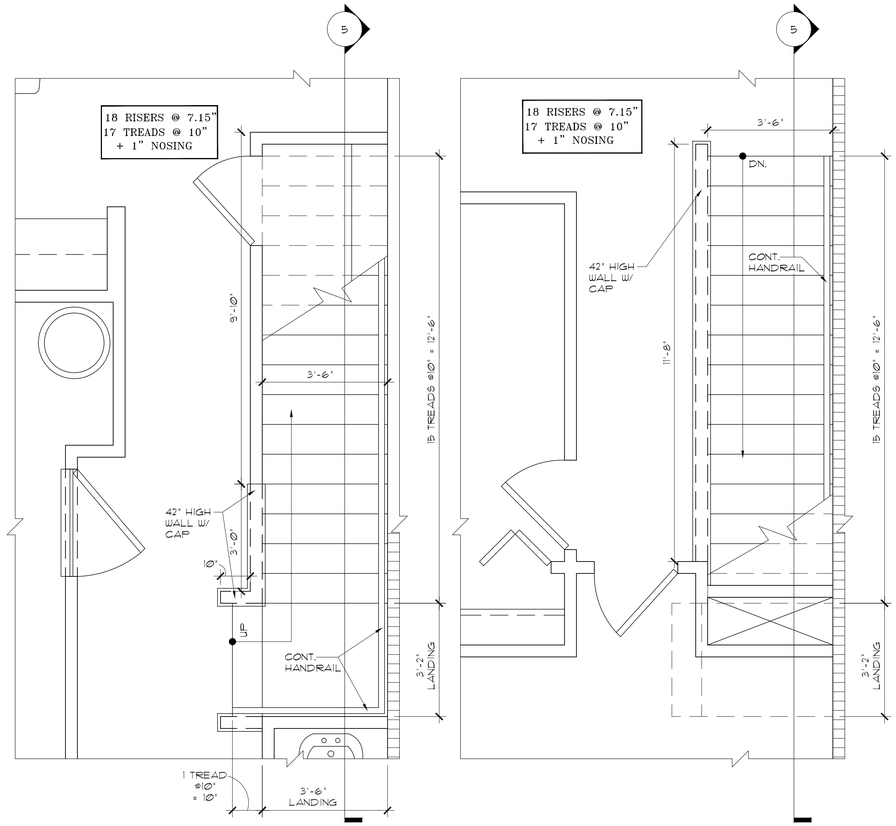
A5.1



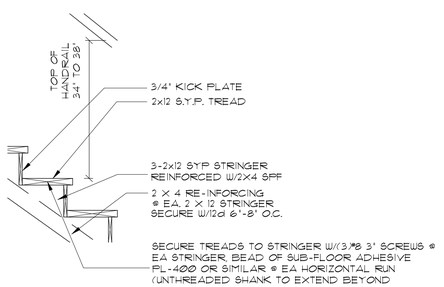
1ST. FLOOR STAIR PLAN

2ND. FLOOR STAIR PLAN

1 STAIR PLAN–VALE UNIT LEFT

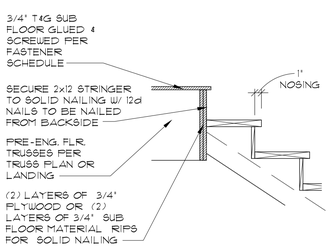
1/2"=1'-0" VALE UNIT RIGHT OPPOSITE

NOTE:
STAIRS RISERS TO CONFORM TO FBCR 8TH ED. (2023)
3/16" MAX. VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER
3/8" MAX. VARIATION IN ANY RISER/TREAD
HANDRAIL CIRCULAR CROSS SECTION DIA. TO BE 1 3/4" +-1/4" OR PROVIDE EQUIVALENT GRASPABILITY
WINDERS- MIN. 6" WIDE @ NARROW END
MIN. 11" WIDTH @ 12" FROM NARROW END
34" MIN. HANDRAIL HGT.



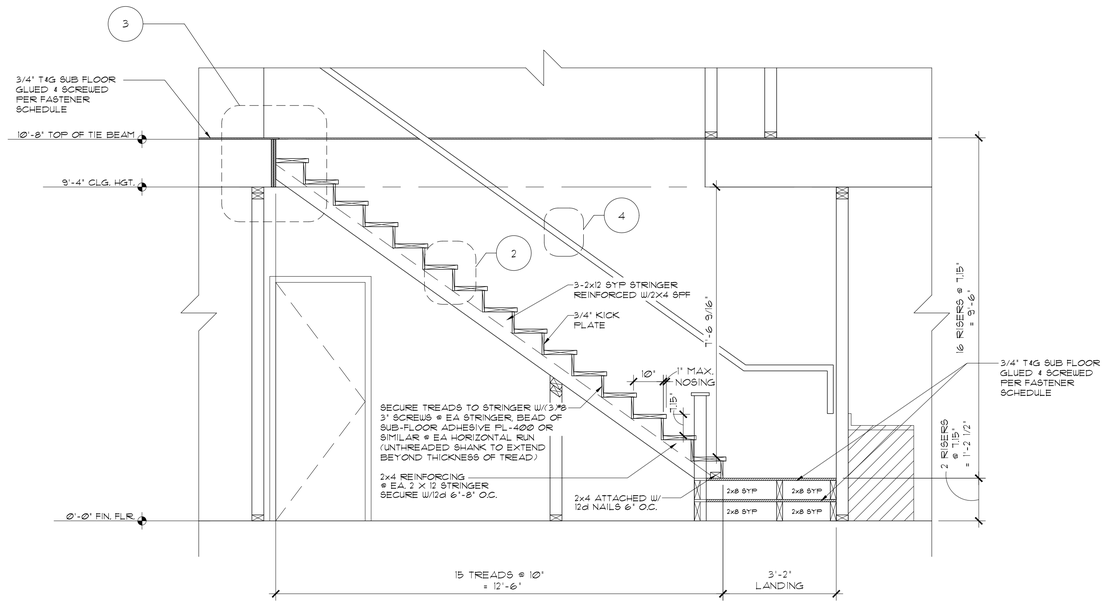
2 STAIR DETAIL

3/4"=1'-0"



3 STAIR LANDING DETAIL

3/4"=1'-0"



5 STAIR SECTION–VALE LEFT

1/2"=1'-0" A UNIT RIGHT OPPOSITE

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TITLE SHEET
6 UNIT TOWNHOMES
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STAIR SECTION
DETAILS
JOB #
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ARCHITECT:
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ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
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SHEET NO:
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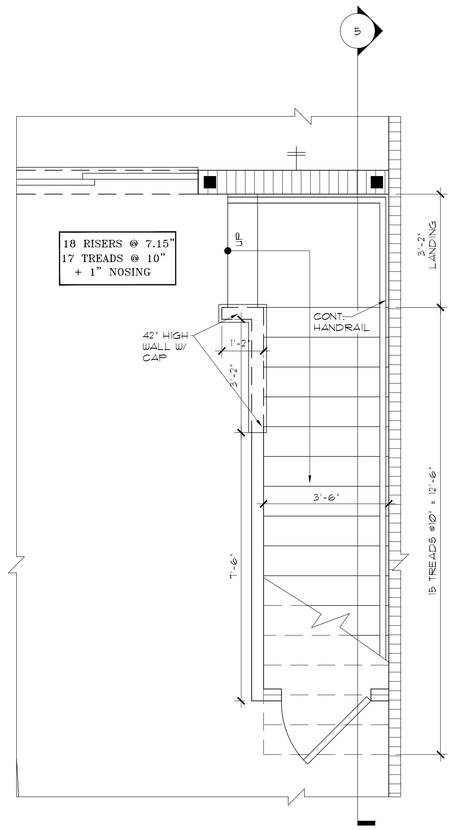
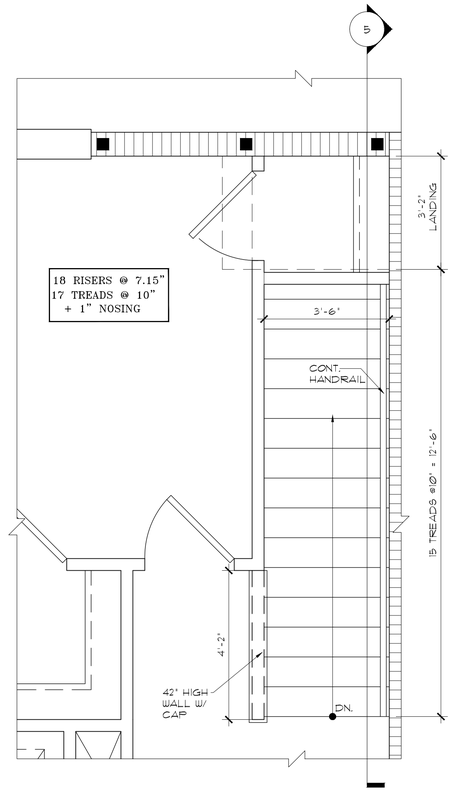


1ST. FLOOR STAIR PLAN

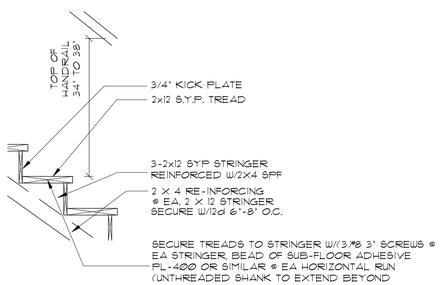


2ND. FLOOR STAIR PLAN

1 STAIR PLAN–GLEN UNIT LEFT

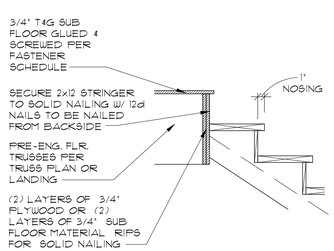
1/2"=1'-0" GLEN UNIT RIGHT OPPOSITE

NOTE:
STAIRS RISERS TO CONFORM TO FBCR 8TH ED. (2023.)
3/16" MAX. VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER
3/8" MAX. VARIATION IN ANY. RISER/TREAD
HANDRAIL CIRCULAR CROSS SECTION DIA. TO BE 1 3/4" +-1/4" OR PROVIDE EQUIVALENT GRASPABILITY
WINDERS- MIN. 6" WIDE @ NARROW END
MIN. 11" WIDTH @ 12" FROM NARROW END
34" MIN. HANDRAIL HGT.



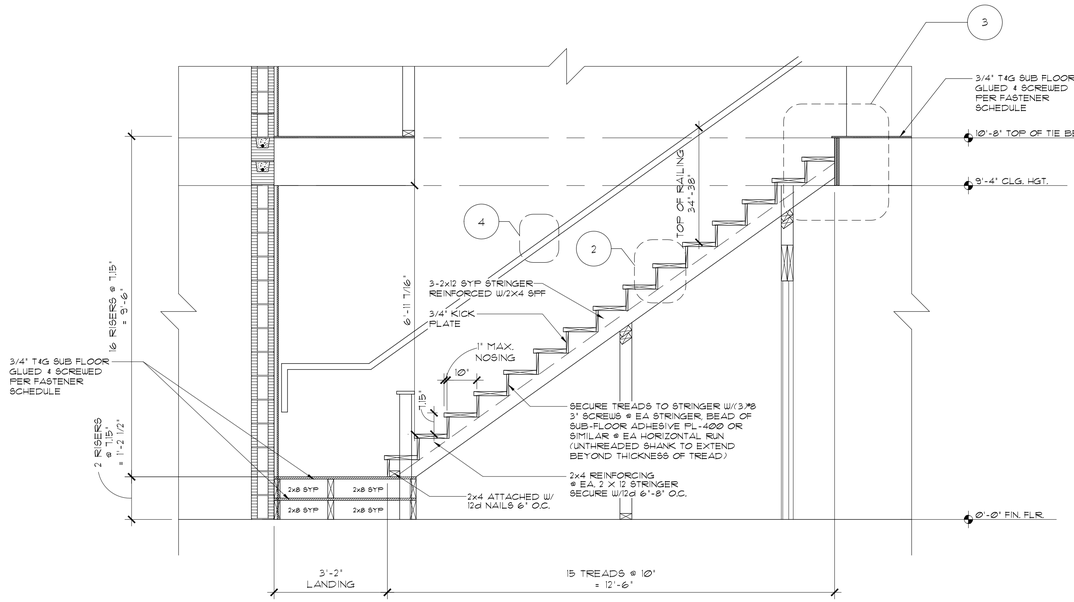
2 STAIR DETAIL

3/4"=1'-0"



3 STAIR LANDING DETAIL

3/4"=1'-0"



5 STAIR SECTION–GLEN LEFT

1/2"=1'-0" GLEN UNIT RIGHT OPPOSITE

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TITLE SHEET
6 UNIT TOWNHOMES
GLEN
STAIR SECTION DETAILS
JOB # 01981.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
A6.2

ELECTRICAL LEGEND		
SYMBOL	DEFINITION	NOTES
	125V OUTLET	20 AMP SINGLE POLE
	110V OUTLET	
	110V OUTLET	1/2 OF OUTLET WIRED TO SWITCH
GFI	110V OUTLET	EQUIPED W/GROND FAULT INTERUPTER (TAMPER RESISTANT TYPE)
	220V OUTLET	(4) WIRE CONNECTION
WP GFI	EXT. WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
S	SWITCH	
S_3	SWITCH	3-WAY OPER.
S_4	SWITCH	4-WAY OPER.
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
L	LED CLG LIGHT	
L VP	LED VAPOR PROOF LIGHT	
VP	VAPOR PROOF LIGHT	
	RECESSED CAN	
L	LED RECESSED CAN	
	VENT. FAN	1 CFM PER SQ. FT.
	VENT. FAN W/LIGHT	1 CFM PER SQ. FT.
	VANITY LIGHT FIXTURE (SPEC'S TBD BY BUILDER)	
	PANEL	
	METER	
S.D.	SMOKE DETECTOR	BATT. BACK-UP W/ HARDWIRE
S/CO	CARBON MONOXIDE/ SMOKE DETECTOR COMBO	BATT. BACK-UP W/ HARDWIRE INTER-CONNECTED SHALL BE A DISTANCE OF NOT LESS THEN 4' FROM WALL
	PENDANT LIGHT	
	NATURAL GAS OUTLET	
	TELEPHONE JACK	
WH	WATER HEATER DISCONNECT	IGNITION SOURCE TO BE ELEVATED MIN. 18" AFF
A/C	AIR. CONDITIONING DISCONNECT	TO BE 208V U.N.O. SEE A4.1 ON THIS SHEET
TV	TELEVISION JACK	
J	J-BOX	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
	CEILING FAN/LIGHT	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
		24" INCANDESCENT LIGHT STRIP
		36" INCANDESCENT LIGHT STRIP
		48" INCANDESCENT LIGHT STRIP
	FLOOD LIGHT	
P.B.	PUSH-BUTTON	FOR CHIMES
	USB PORT	

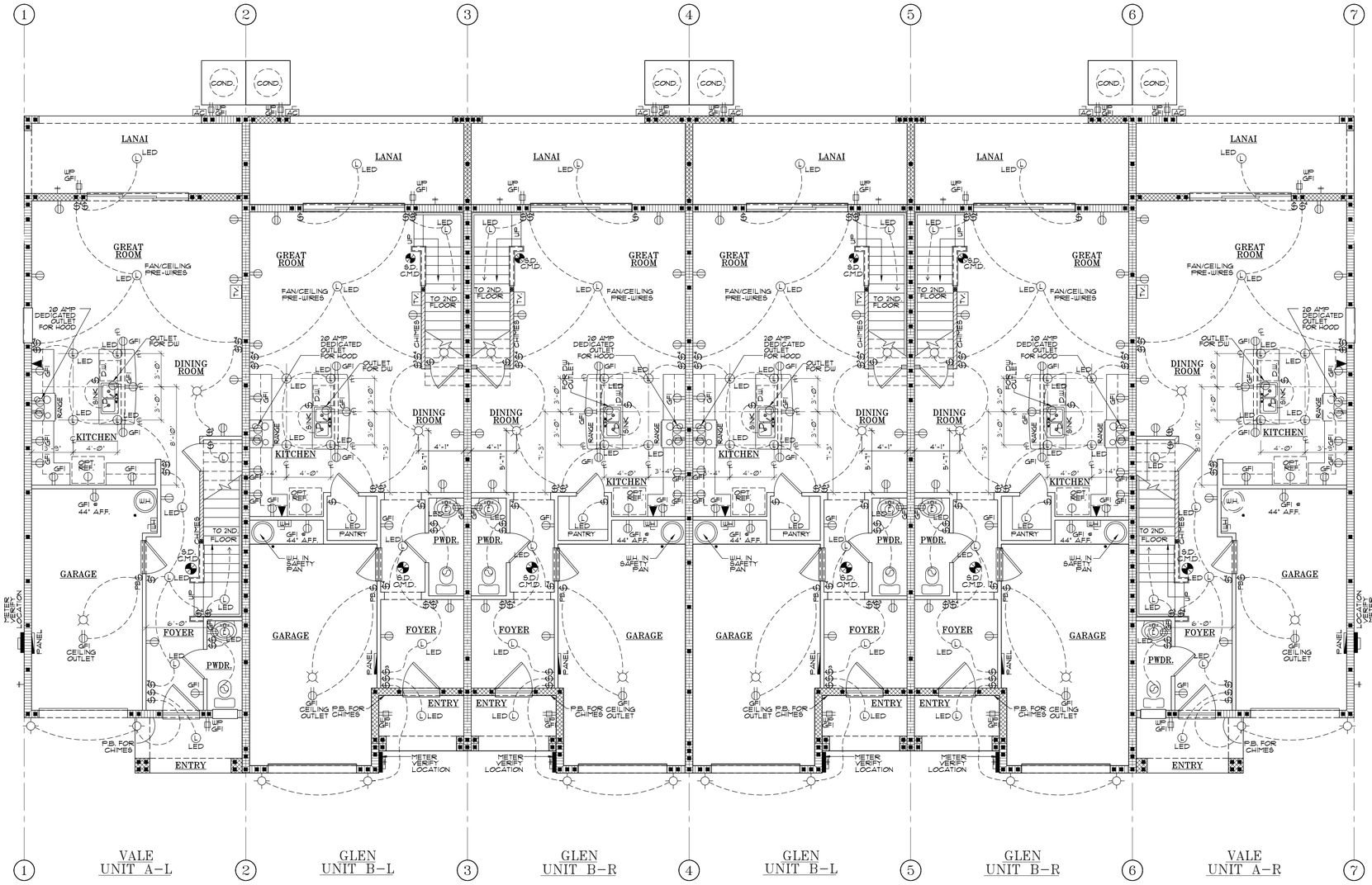
* LOCATION OF TV JACKS & PHONE OUTLETS & FANS TO BE VERIFIED @ HOMEOWNER PRE-CONSTRUCTION MEETING.

NOTES: AS PER FBCR 2023, 8TH EDITION & NEC 2020

* ALL 15 & 20 AMP BRANCH CIRCUITS TO BE ARC FAULT PROTECTED.
* 20 AMP DEDICATED LAUNDRY CIRCUIT.
* DISHWASHER DISCONNECT TO BE LOCKOUT IN PANEL
* BATHROOM EXHAUST FAN TO HAVE MIN. CAPACITY OF 50 CFM INTERMITTENT.
* LAUNDRY ROOM AND DISHWASHER RECEPTACLE SHALL BE GROUND FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL ON FEEDERS.
* WIRING METHOD SHALL BE NON METALLIC CABLE.
* THE RECEPTACLE FOR A BUILT-IN DISHWASHER SHALL BE LOCATED IN THE SPACE ADJACENT TO THE SPACE OCCUPIED BY THE DISHWASHER. WHERE THE FLEXIBLE CORD PASSES THROUGH AN OPENING, IT SHALL BE PROTECTED FROM DAMAGE BY A BUSHING, GROMET, OR OTHER APPROVED MEANS.
* SURGE PROTECTION: ALL SERVICES SUPPLYING DUELLING UNITS SHALL BE PROVIDED WITH A SURGE PROTECTION DEVICE (SPD).

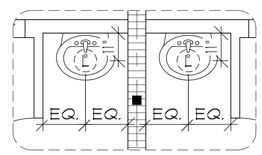
NOTES: ITEMS FROM CHANGES TO THE NEC 2020/NFPA 70

* ONE OR MORE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM(S) RECEPTACLE OUTLET(S) REQUIRED AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
* AT LEAST ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLE OUTLETS REQUIRED FOR ATTACHED GARAGES AND IN DETACHED GARAGES WITH ELECTRIC POWER. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.



FIRST FLOOR ELECTRICAL PLAN

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



LED LIGHTING @ SINGLE LAV.

POWDER BATH

ARCHITECTS

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TITLE SHEET

6 UNIT TOWNHOMES

FIRST FLOOR ELECTRICAL PLAN

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
E1.1

ELECTRICAL LEGEND		
SYMBOL	DEFINITION	NOTES
	125V OUTLET	20 AMP SINGLE POLE
	110V OUTLET	
	110V OUTLET	1/2 OF OUTLET WIRED TO SWITCH
GFI	110V OUTLET	EQUIPED W/GROND FAULT INTERUPTER (TAMPER RESISTANT TYPE)
	220V OUTLET	(4) WIRE CONNECTION
WP GFI	EXT. WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
$	SWITCH	
$3	SWITCH	3-WAY OPER.
$4	SWITCH	4-WAY OPER.
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
L	LED CLG LIGHT	
L VP	LED VAPOR PROOF LIGHT	
VP	VAPOR PROOF LIGHT	
	RECESSED CAN	
L	LED RECESSED CAN	
	VENT. FAN	1 CFM PER SQ. FT.
	VENT. FAN W/LIGHT	1 CFM PER SQ. FT.
	VANITY LIGHT FIXTURE (SPEC'S TBD BY BUILDER)	
	PANEL	
	METER	
S.D.	SMOKE DETECTOR	BATT. BACK-UP W/ HARDWIRE
S/CO	CARBON MONOXIDE/ SMOKE DETECTOR COMBO	BATT. BACK-UP W/ HARDWIRE INTER-CONNECTED SHALL BE A DISTANCE OF NOT LESS THEN 4' FROM WALL
	PENDANT LIGHT	
	NATURAL GAS OUTLET	
	TELEPHONE JACK	
WH	WATER HEATER DISCONNECT	IGNITION SOURCE TO BE ELEVATED MIN. 18" AFF
A/C	AIR CONDITIONING DISCONNECT	TO BE 208V U.N.O. SEE A4.0 ON THIS SHEET
TV	TELEVISION JACK	
J	J-BOX	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
	CEILING FAN/LIGHT	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
		24" INCANDESCENT LIGHT STRIP
		36" INCANDESCENT LIGHT STRIP
		48" INCANDESCENT LIGHT STRIP
	FLOOD LIGHT	
P.B.	PUSH-BUTTON	FOR CHIMES
	USB PORT	

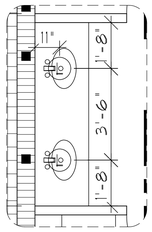
- LOCATION OF TV JACKS & PHONE OUTLETS & FANS TO BE VERIFIED @ HOMEOWNER PRE-CONSTRUCTION MEETING.

NOTES: AS PER FBCR 2023, 8TH EDITION & NEC 2020

- ALL 15 & 20 AMP BRANCH CIRCUITS TO BE ARC FAULT PROTECTED.
- 20 AMP DEDICATED LAUNDRY CIRCUIT.
- DISHWASHER DISCONNECT TO BE LOCKOUT IN PANEL
- BATHROOM EXHAUST FAN TO HAVE MIN. CAPACITY OF 50 CFM INTERMITTENT.
- LAUNDRY ROOM AND DISHWASHER RECEPTACLE SHALL BE GROUND FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL ON FEEDERS.
- WIRING METHOD SHALL BE NON METALLIC CABLE.
- THE RECEPTACLE FOR A BUILT-IN DISHWASHER SHALL BE LOCATED IN THE SPACE ADJACENT TO THE SPACE OCCUPIED BY THE DISHWASHER. WHERE THE FLEXIBLE CORD PASSES THROUGH AN OPENING, IT SHALL BE PROTECTED FROM DAMAGE BY A BUSHING, GROMET, OR OTHER APPROVED MEANS.
- SURGE PROTECTION- ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE PROTECTION DEVICE (SPD).

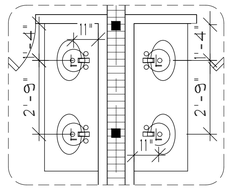
NOTES: ITEMS FROM CHANGES TO THE NEC 2020/NFPA 70

- ONE OR MORE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM(S) RECEPTACLE OUTLET(S) REQUIRED AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- AT LEAST ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLE OUTLETS REQUIRED FOR ATTACHED GARAGES AND IN DETACHED GARAGES WITH ELECTRIC POWER. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.



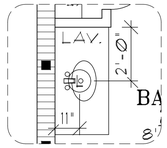
LED LIGHTING @ DOUBLE LAV.

VALE BATH 1



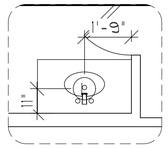
LED LIGHTING @ DOUBLE LAV.

GLEN BATH 1



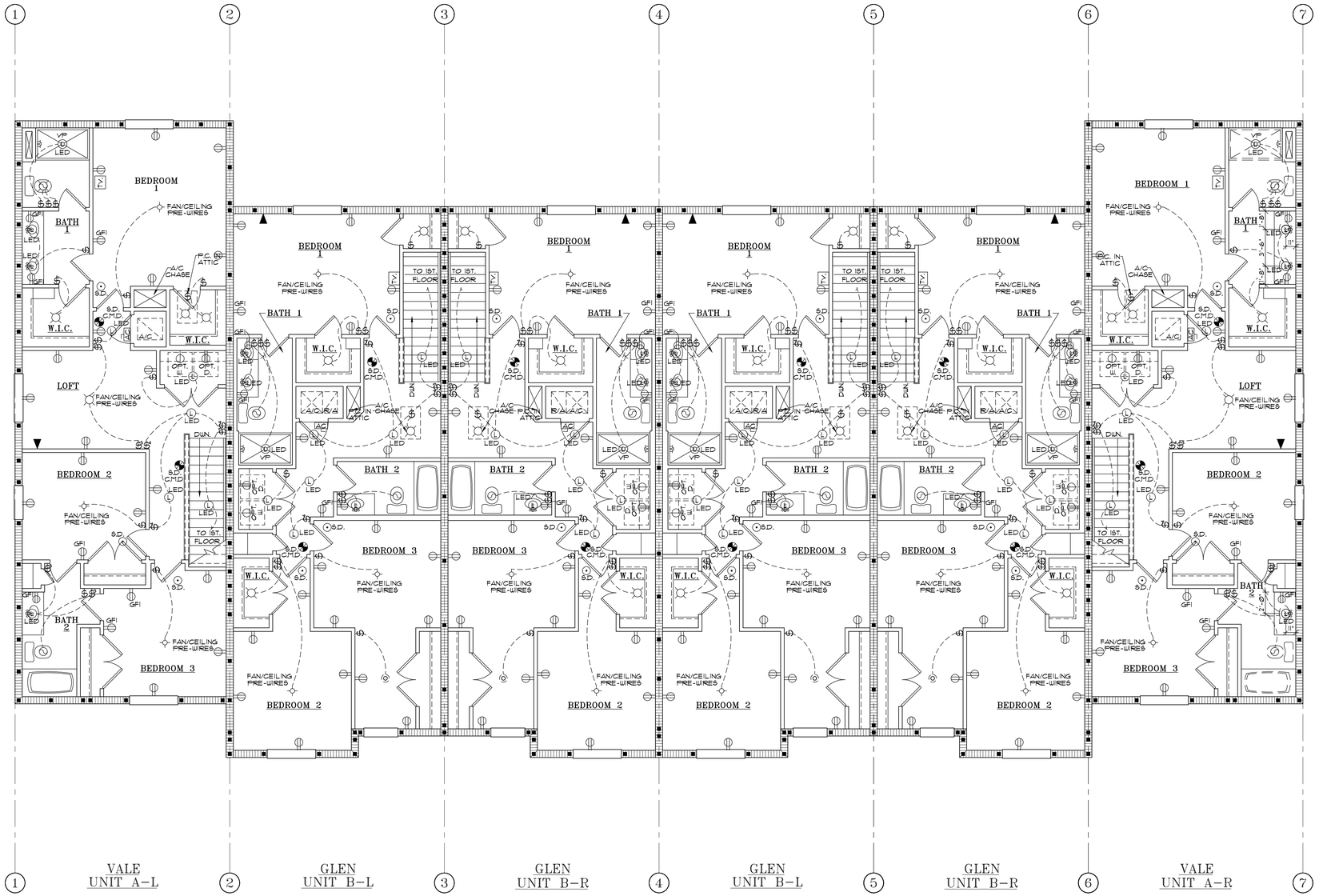
LED LIGHTING @ SINGLE LAV.

GLEN BATH 2



LED LIGHTING @ SINGLE LAV.

VALE BATH 2



SECOND FLOOR ELECTRICAL PLAN

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

ARCHITECTS

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TITLE SHEET:
6 UNIT TOWNHOMES
SECOND FLOOR ELECTRICAL PLAN

JOB #
0198[illegible]

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
E1.2

LOAD CALCULATIONS ONE FAMILY DWELLING WITH HEAT PUMP (NEC CODE #D2)

HOUSE PLAN: VALE MODEL [redacted]

1758	SQ. FT. GENERAL LIGHTING X 3 VA. PER SQ. FT.	5,274
2	20 AMP APPLIANCE CIRCUIT AT 1500 VA EA.	3,000
1	LAUNDRY CIRCUIT AT	1,500
1	RANGE AT NAME PLATE RATING OR COOKTOP/OVEN	12,000
1	WATER HEATER	4,500
1	DISHWASHER	1,200
1	CLOTHES DRYER	5,000
1	DISPOSAL	500
1	MICROWAVE	1,500
1	REF.	1,200
SUBTOTAL OF GENERAL LOAD		35,674
FIRST 10 KVA OF GENERAL LOAD AT 100%		10,000
REMAINDER OF GENERAL LOAD AT 40%	25674 VA. X 0.4	10,270
[redacted] TOTAL NET GENERAL LOAD		20,270
4 TON HEAT PUMP (W/5kw EMERGENCY HEAT STRIP) 21 AMP X 240 VA		———
4 TON COOLING SYSTEM 40 AMP X 240 VA		9,600
[redacted] NET GENERAL LOAD		20,270
[redacted] NET TOTAL HEAT		9,600
[redacted] TOTAL LOAD		29,870

CALCULATED LOAD FOR SERVICE
29,870 VA/ 240 V= 124 AMP
150 AMP SERVICE REQUIRED

NOTE: ALL BREAKERS SERVING HABITABLE RECEPTACLES SHALL BE ARC-FAULT TYPE PER NEC 210-12 REQUIREMENTS.

NEUTRAL CALCULATION:

LIGHTING, APPLIANCE, LAUNDRY LOADS: 3000 VA @ 100%, REMAINDER @ 35%	14,283 VA
NET LOAD	6,949 VA
RANGE: 12,000 @ 70%	8,400 VA
DRYER: 5,000 @ 70%	3,500 VA
TOTAL	18,849 VA

NEUTRAL AMPACITY: 18,489/240 = 78 A
#2 AL MINIMUM NEUTRAL CONDUCTOR.

LOAD CALCULATIONS ONE FAMILY DWELLING WITH HEAT PUMP (NEC CODE #D2)

HOUSE PLAN: GLEN MODEL [redacted]

1673	SQ. FT. GENERAL LIGHTING X 3 VA. PER SQ. FT.	5,019
2	20 AMP APPLIANCE CIRCUIT AT 1500 VA EA.	3,000
1	LAUNDRY CIRCUIT AT	1,500
1	RANGE AT NAME PLATE RATING OR COOKTOP/OVEN	12,000
1	WATER HEATER	4,500
1	DISHWASHER	1,200
1	CLOTHES DRYER	5,000
1	DISPOSAL	500
1	MICROWAVE	1,500
1	REF.	1,200
SUBTOTAL OF GENERAL LOAD		35,419
FIRST 10 KVA OF GENERAL LOAD AT 100%		10,000
REMAINDER OF GENERAL LOAD AT 40%	25419 VA. X 0.4	10,168
[redacted] TOTAL NET GENERAL LOAD		20,168
4 TON HEAT PUMP (W/5kw EMERGENCY HEAT STRIP) 21 AMP X 240 VA		———
4 TON COOLING SYSTEM 40 AMP X 240 VA		9,600
[redacted] NET GENERAL LOAD		20,168
[redacted] NET TOTAL HEAT		9,600
[redacted] TOTAL LOAD		29,768

CALCULATED LOAD FOR SERVICE
29,768 VA/ 240 V= 124 AMP
150 AMP SERVICE REQUIRED

NOTE: ALL BREAKERS SERVING HABITABLE RECEPTACLES SHALL BE ARC-FAULT TYPE PER NEC 210-12 REQUIREMENTS.

NEUTRAL CALCULATION:

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DRYER: 5,000 @ 70%	3,500 VA
TOTAL	18,849 VA

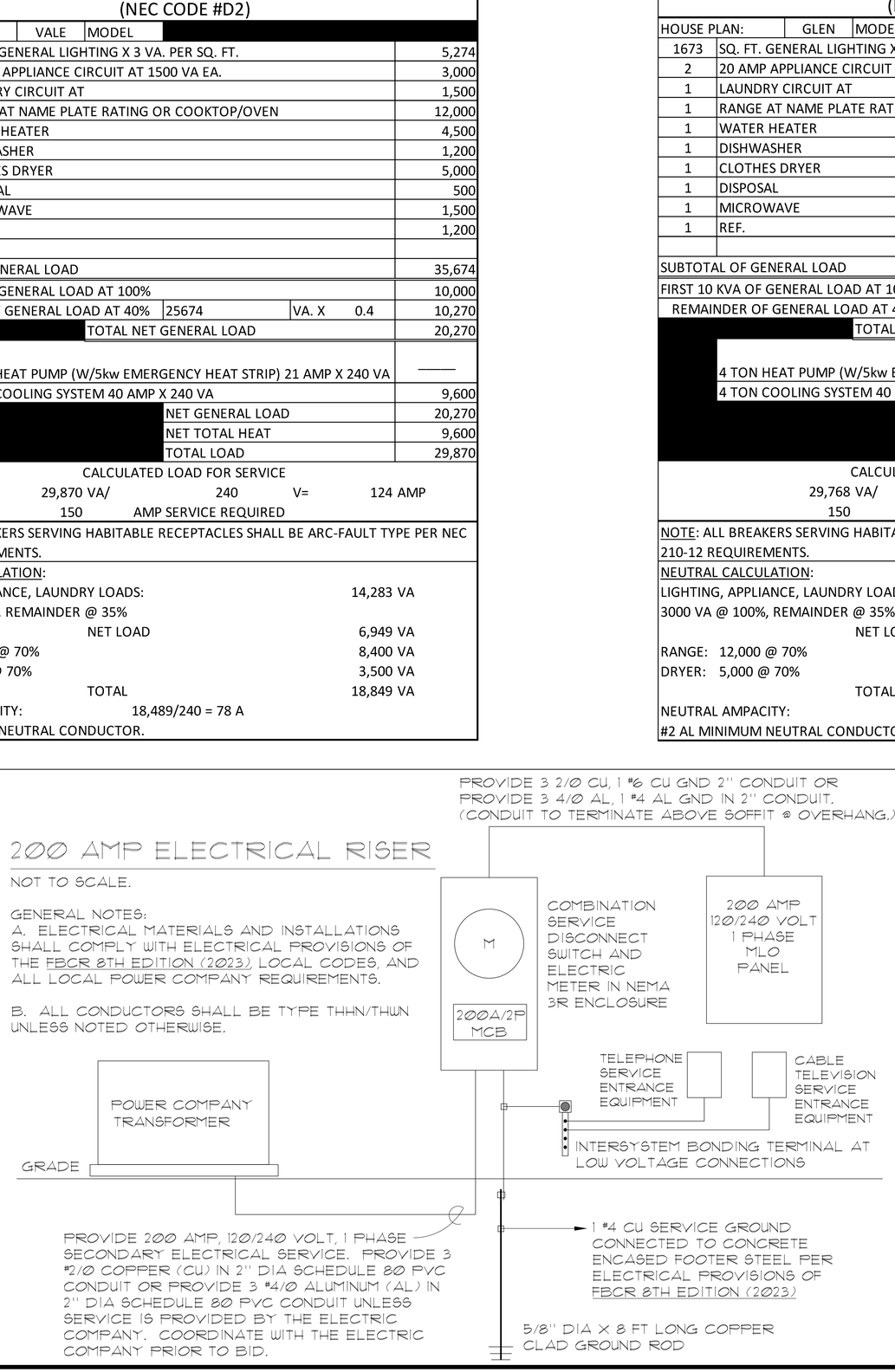
NEUTRAL AMPACITY: 18,489/240 = 78 A
#2 AL MINIMUM NEUTRAL CONDUCTOR.

200 AMP ELECTRICAL RISER

NOT TO SCALE.

GENERAL NOTES:
A. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH ELECTRICAL PROVISIONS OF THE FBCR 8TH EDITION (2023) LOCAL CODES, AND ALL LOCAL POWER COMPANY REQUIREMENTS.

B. ALL CONDUCTORS SHALL BE TYPE THHN/THWN UNLESS NOTED OTHERWISE.



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6 UNIT TOWNHOMES
ELECTRICAL SCHEDULES

JOB #
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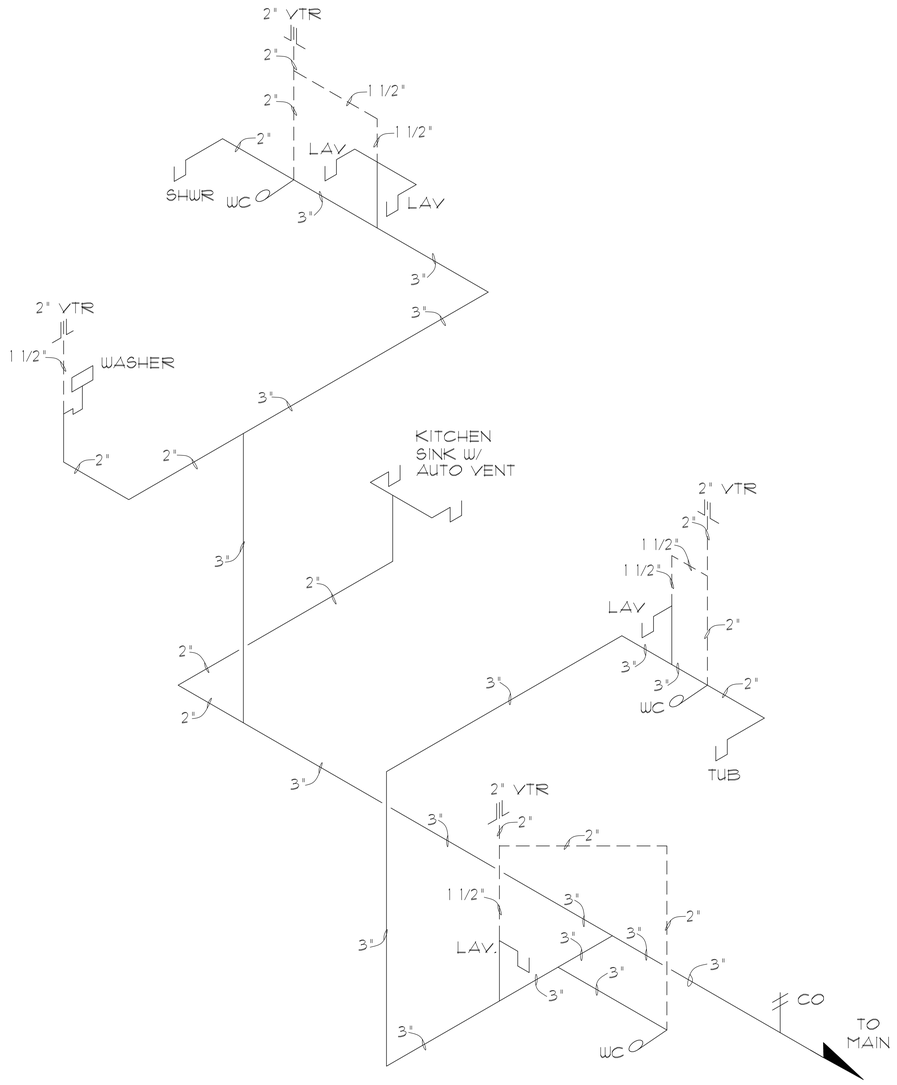
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

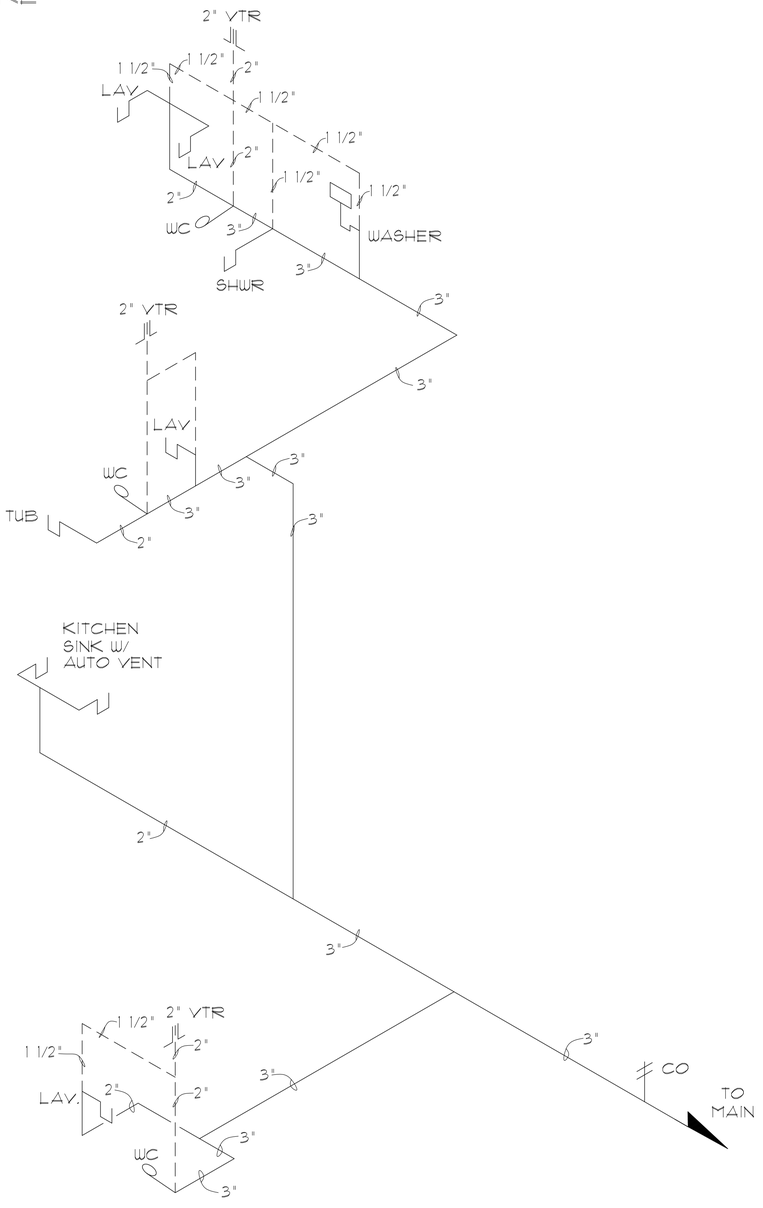
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
E2.1

NOTE:
NO PENETRATIONS IN THE 4' AREA OF FIRE RESISTANT SHEATHING .



PLUMBING RISER DIAGRAM

VALE A-R UNIT



PLUMBING RISER DIAGRAM

GLEN B-R UNIT

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PLUMBING RISERS

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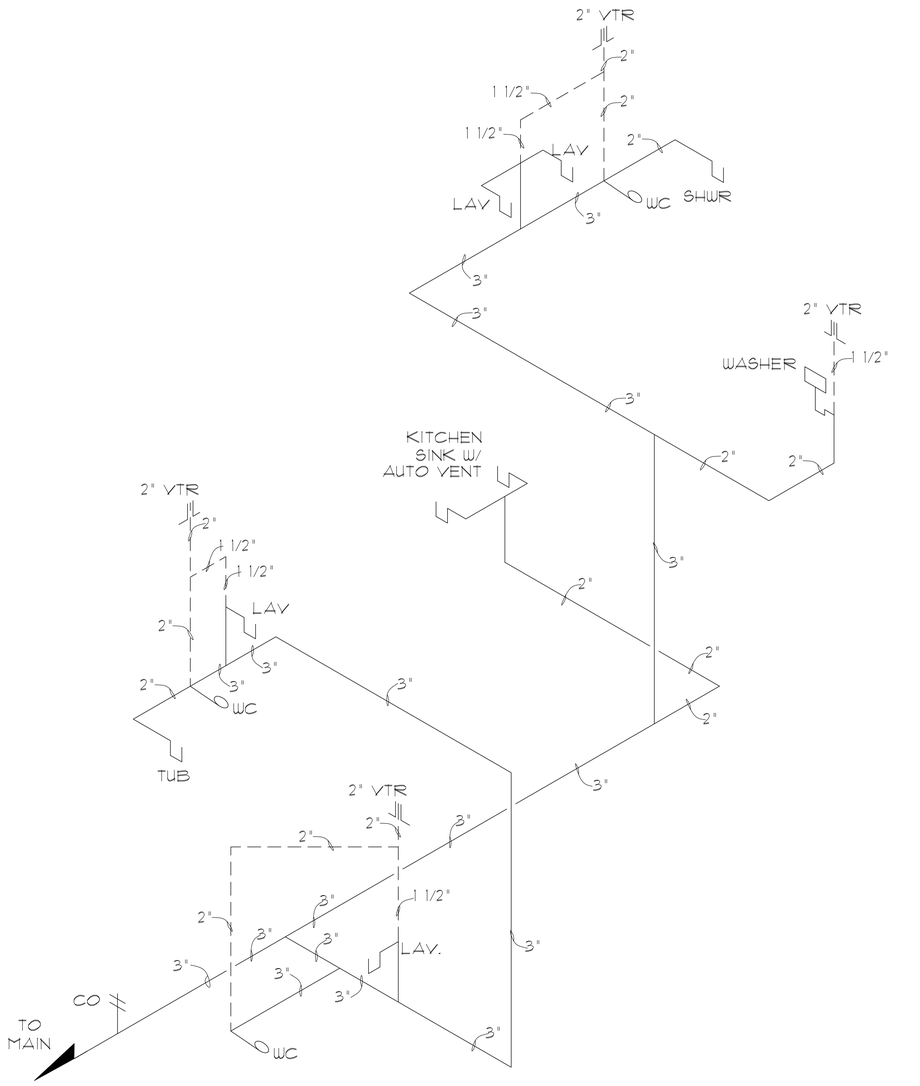
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

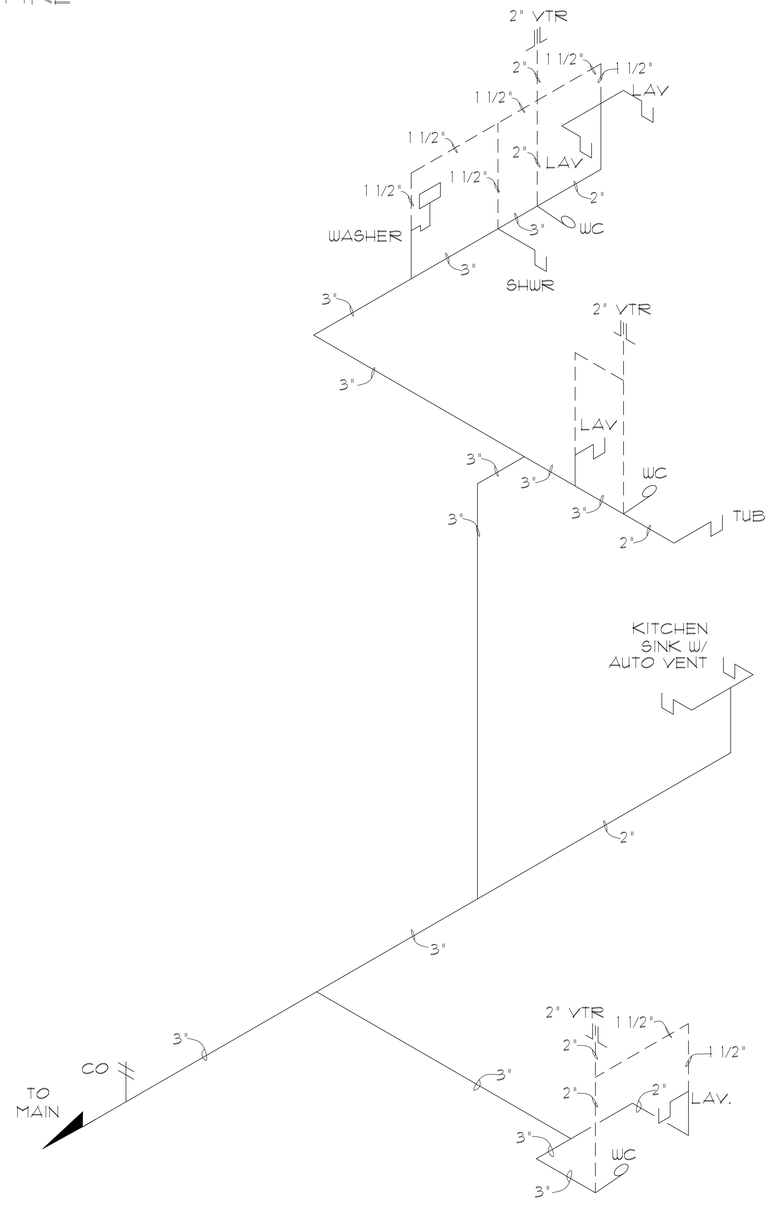
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
P1.1

NOTE:
NO PENETRATIONS IN THE 4' AREA OF FIRE RESISTANT SHEATHING .



PLUMBING RISER DIAGRAM

VALE A-L UNIT



PLUMBING RISER DIAGRAM

GLEN B-L UNIT

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ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
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PRODUCT APPROVAL LISTING SHINGLE (STANDARD)

FL #	MANUFACTURER	CATEGORY	DESCRIPTION	CODE VERSION	EXPIRATION DATE
11473.9	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
11473.7	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
11473.1	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
11473.10	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10456.3	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
13872.14	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
13872.4	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
13872.8	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
13872.7	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
13872.12	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10456.2	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
10456.10	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
10446.1	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10447.1	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
10446.5	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10441.4	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
11496.3	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10860.2	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
11496.5	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
11495.4	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10441.3	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
13904.6	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10531.20	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
10531.16	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
10531.9	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
7473.1	EAGLE PRODUCTS	ROOFING	ROOF TILES	2023 FBCR	12/31/2024
16503.1	KAYCAN LTD.	PANEL WALLS	EXT. SOFFITS	2023 FBCR	12/31/2024
12019.1	AMERICAN CONSTRUCTION METALS	WALL PANELS	EXT. SOFFITS	2023 FBCR	3/2/2030
16544 - R7	ALPHA ALUMINUM, INC.	WALL PANELS	EXT. SOFFITS	2023 FBCR	7/10/2033
17676.26	MI WINDOWS & DOORS	TWIN WINDOWS	3540 TWIN SINGLE HUNG	2023 FBCR	11/3/2025
18644.2	MI WINDOWS & DOORS	FIXED GLASS	-	2023 FBCR	4/30/2026
17676.10	MI WINDOWS & DOORS	SINGLE HUNG	-	2023 FBCR	8/27/2027
15332.9	MI WINDOWS & DOORS	SLIDING GLASS DOOR	-	2023 FBCR	12/31/2024
15353.3	MI WINDOWS & DOORS	WINDOWS	HORIZONTAL MULLIONS	2023 FBCR	12/31/2024
15353.4	MI WINDOWS & DOORS	WINDOWS	VERTICAL MULLIONS	2023 FBCR	12/31/2024
17869.1	GLOBAL PROTECTION PRODUCTS	SHUTTERS	STORM PANELS	2023 FBCR	12/31/2024
5678-R5	CLOPAY BLDG. PRODUCT CO.	EXT. DOORS	SECTIONAL	2023 FBCR	12/31/2038
15279.2	CLOPAY BLDG. PRODUCT CO.	EXT. DOORS	SECTIONAL	2023 FBCR	5/21/2028
15279.2	CLOPAY BLDG. PRODUCT CO.	EXT. DOORS	SECTIONAL	2023 FBCR	5/21/2028
23955.1	THERMA-TRU	EXT. DOORS	6'-8" EXTERIOR DOOR	2023 FBCR	12/31/2024
23955.4	THERMA-TRU	EXT. DOORS	8'-0" EXTERIOR DOOR	2023 FBCR	12/31/2024
23956.2	THERMA-TRU	EXT. DOORS	6'-8" SWINGING EXT. DOOR w/SIDELITE	2023 FBCR	12/31/2024
23956.5	THERMA-TRU	EXT. DOORS	8'-0" SWINGING EXT. DOOR w/SIDELITE	2023 FBCR	12/31/2024
23956.4	THERMA-TRU	EXT. DOORS	8'-0" SWINGING EXT. DOOR	2023 FBCR	12/31/2024
20461.9	THERMA-TRU	EXT. DOORS	SWINGING single lite EXT. DOOR	2023 FBCR	12/31/2024
10758.2	OWENS CORNING	ROOFING	ROOFING ACCESSORIES	2023 FBCR	12/31/2024
15216.1	OWENS CORNING - RHINO U20	ROOFING	UNDERLAYMENT	2023 FBCR	12/31/2024
3792.2	LOMANCO, INC.	ROOFING	ROOF VENTS	2023 FBCR	10/4/2025
10477.1	JAMES HARDIE BOARD		ARTISAN	2023 FBCR	12/31/2026
13192.2	JAMES HARDIE BOARD		PLANK	2023 FBCR	12/31/2026
13223.2	JAMES HARDIE BOARD		PANEL	2023 FBCR	12/31/2026
19901.1	JAMES HARDIE BOARD		REVEAL	2023 FBCR	12/31/2026
13265.1	JAMES HARDIE BOARD		SOFFIT	2023 FBCR	12/31/2026
30310-R2	IKO	SHINGLES	30 YEAR	2023 FBCR	12/31/2099
158.1	CASTCRETE	STRUCTURAL	LINTELS	2023 FBCR	5/21/2027
FL 15272.1	ALSIDE '2T' VINYL SOFFIT		SOFFIT	2023 FBCR	12/31/2024
FL 15272.2 R5	ALSIDE ALLIANCE 'T4' VINYL SOFFIT		SOFFIT	2023 FBCR	12/31/2024
FL 41778	GLOBAL BAMBOO TECHNOLOGIES, INC.	WALL PANELS	BAMCORE PRIME WALL SYSTEM	2023 FBCR	1/1/2025
17188-R5	MID-STATES ASPHALT & CANT STRIP, INC.	ROOFING	UNDERLAYMENT	2023 FBCR	11/2/2025
41886.1	MI WINDOWS & DOORS	SINGLE HUNG	-	2023 FBCR	8/27/2027

THIS IS A COMPILATION OF PRODUCT APPROVAL LISTING IN THE STATE OF FLORIDA

VERIFY PRODUCTS WITH THE APPROVED LIST PRIOR TO PURCHASE AND INSTALLATION.

REFER TO THE FLORIDA FBCR 2023 (8th EDITION) BUILDING CODE INFORMATION SYSTEM @

WWW.FLORIDABUILDING.ORG CONTROL DATE: 02/14/2024

PRODUCT APPROVAL LISTING SHINGLE (STANDARD)

FL #	MANUFACTURER	CATEGORY	DESCRIPTION	CODE VERSION	EXPIRATION DATE
16103.1	PLY-GEM WINDOWS	WINDOWS	SINGLE HUNG NON-IMPACT	2023 FBCR	11/30/2026
16100.1	PLY-GEM WINDOWS	WINDOWS	INTERGRAL MULL	2023 FBCR	11/30/2026
8248.3	WAYNE DALTON GARAGE DOORS	GARAGE DOOR	MODEL - #1105	2023 FBCR	12/31/2035
8248.9	WAYNE DALTON GARAGE DOORS	GARAGE DOOR	MODEL - #1122	2023 FBCR	12/31/2035
8248.1	WAYNE DALTON GARAGE DOORS	GARAGE DOOR	MODEL - #1100	2023 FBCR	12/31/2035
10737.11	WAYNE DALTON GARAGE DOORS	GARAGE DOOR	MODEL - #1123	2023 FBCR	12/31/2035

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VERIFY PRODUCTS WITH THE APPROVED LIST PRIOR TO PURCHASE AND INSTALLATION.

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WWW.FLORIDABUILDING.ORG CONTROL DATE: 02/14/2024

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PRODUCT APPROVAL LISTING
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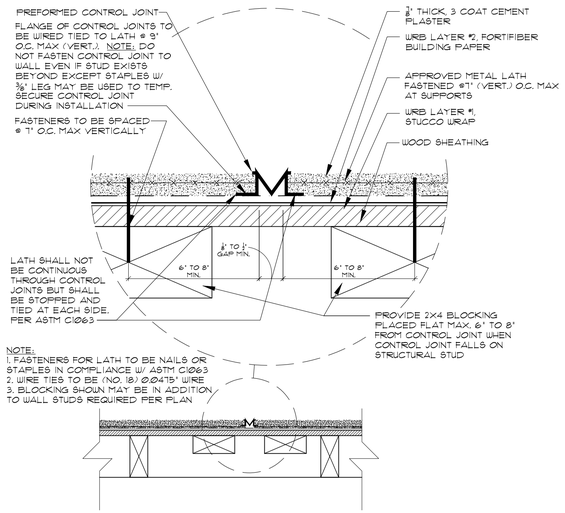
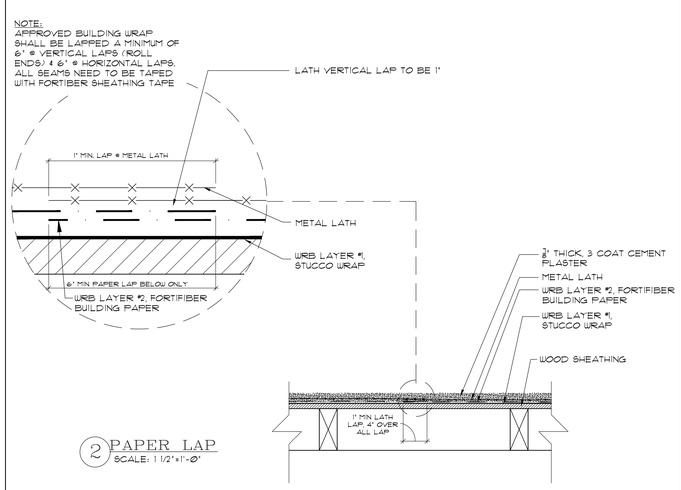
SHEET NO:
PA

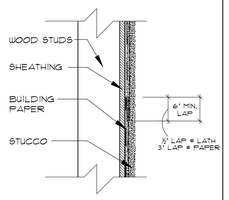


1 "M" TYPE CONTROL JOINT



2 PAPER LAP
SCALE: 1 1/2"=1'-0"

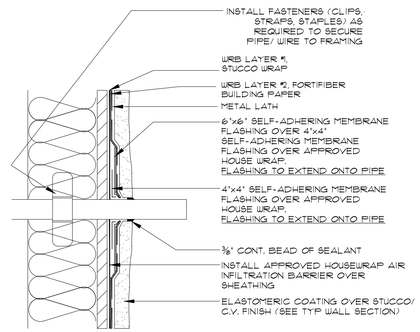
VERTICAL LATH & PAPER DETAIL



HORIZONTAL LATH & PAPER DETAIL

NOTE:
SIDE LAPS OF METAL PLASTER BASES SHALL BE SECURED TO FRAMING MEMBERS. THEY SHALL BE TIED BETWEEN SUPPORTS WITH Ø.0475-IN. (1.21-MM) WIRE AT INTERVALS NOT MORE THAN 9" (229-MM), AS PER ASTM C1063.

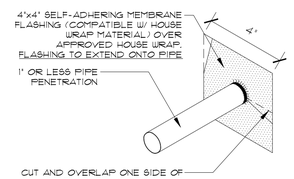
NOTE:
FOR REPAIR OF TEARS IN WRB LAYERS, TEARS MAY BE PATCHED W/HOUSE WRAP TAPE PER MANUF. SPEC. OR PEEL & STICK



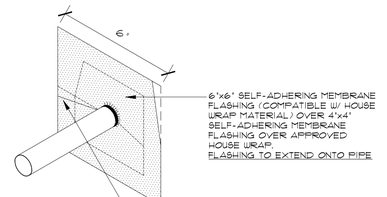
SECTION

PER SECTION R703.7
Exterior lathing and plastering
Exterior use of portland cement plaster shall comply with the application requirements of ASTM C 926-18b.

Installation of exterior lathing and framing shall comply with ASTM C 1063-19a, or ASTM 1787.

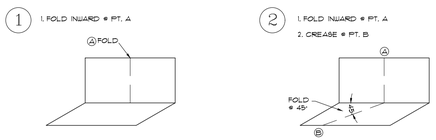


STEP #1

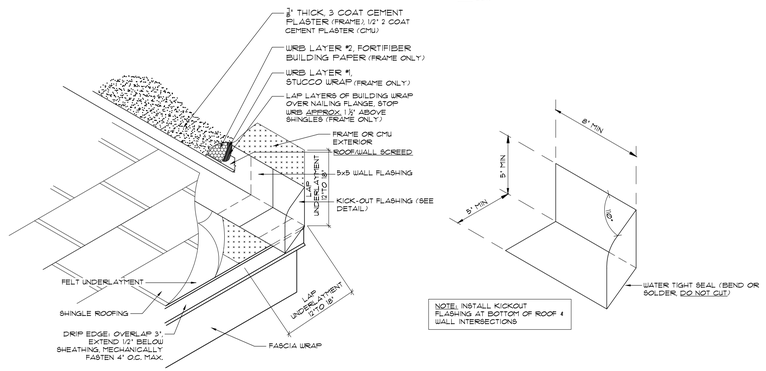


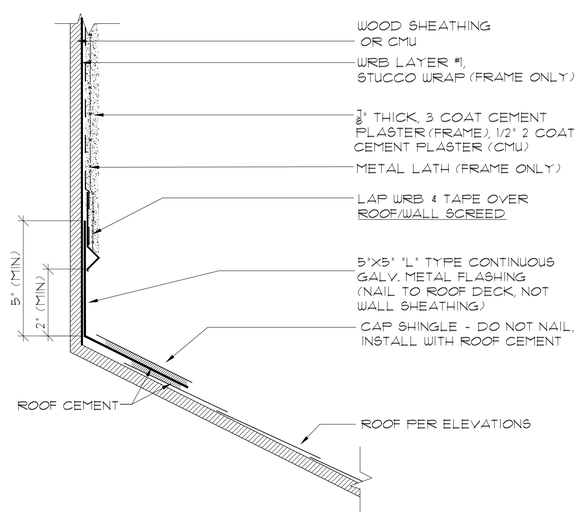
STEP #2

3A PIPE PENETRATION DETAIL (FRAME)
N.T.S.



4 KICKOUT DETAIL





5 "L" FLASHING
N.T.S.

LEGEND

DRAINAGE PLANE (WRB LAYER #1, STUCCO WRAP)	———
WRB LAYER #2 (FORTIFIBER BUILDING PAPER)	- - - - -
METAL LATH	X—X—X—X
STUCCO	
WOOD OR 7/16" ZIP WALL SHEATHING	
SELF-ADHESIVE FLASHING	— — — —

NOTE:
METAL LATH: LATH TO BE PER SECTION R703.7.1 / ASTM C1063-2018B, MIN. 2.5 LBS. PER SQ. YARD (UTILITY OR NOMINAL LATH DOES NOT MEET SPECIFICATIONS)

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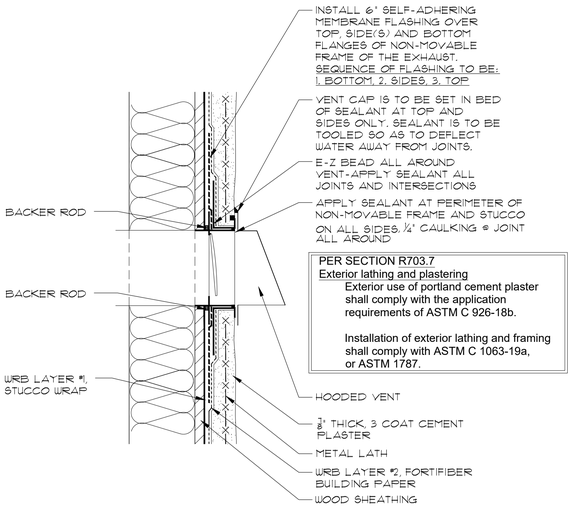
TITLE SHEET
6 UNIT TOWNHOMES
WALL ASSEMBLY DETAILS

JOB #
0198I.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

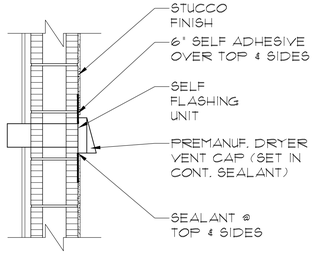
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA1



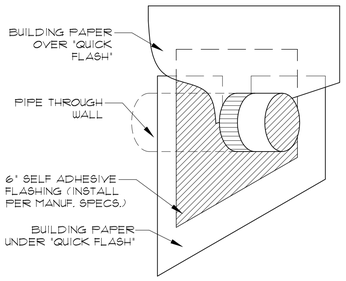
PER SECTION R703.7
Exterior lathing and plastering
Exterior use of portland cement plaster shall comply with the application requirements of ASTM C 926-18b.

Installation of exterior lathing and framing shall comply with ASTM C 1063-19a, or ASTM 1787.

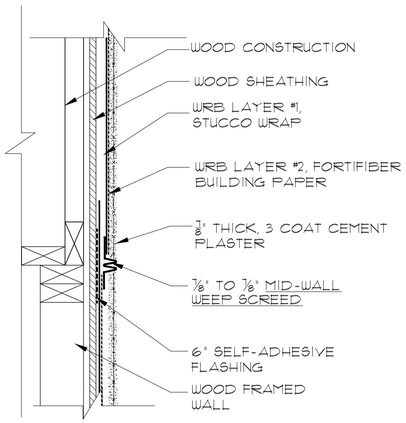
6A DRYER VENT (FRAME)



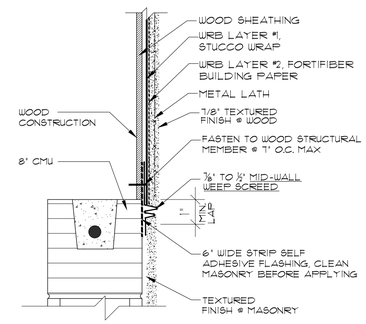
6B DRYER VENT (BLOCK)



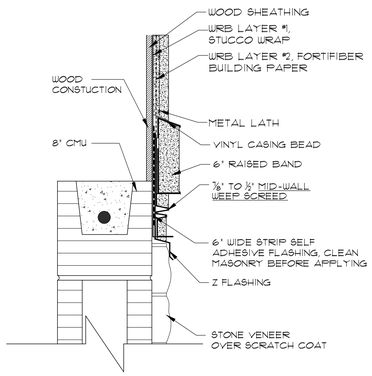
A VENT PENETRATION
SCALE: N.T.S.



7A HORIZONTAL WEEP SCREED (FRAME TO FRAME)



7B HORIZONTAL WEEP SCREED (FRAME TO BLOCK)

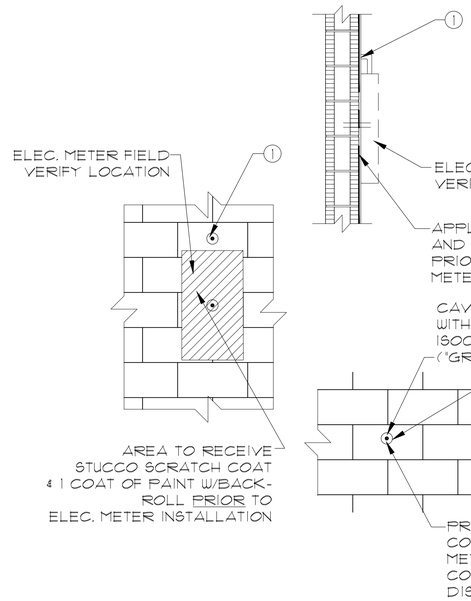


7C HORIZONTAL WEEP SCREED W/STONE VENEER (FRAME TO BLOCK)

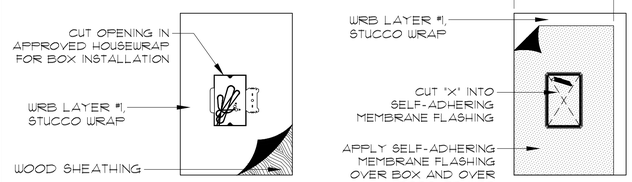
LEGEND

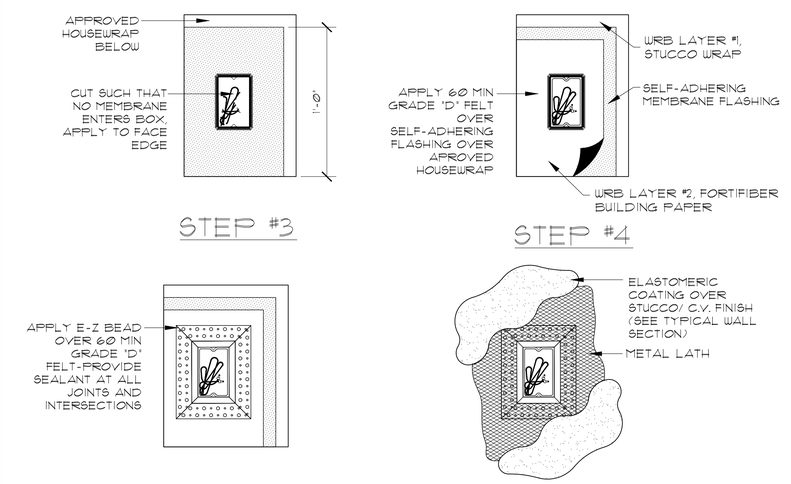
- DRAINAGE PLANE (WRB LAYER #1, STUCCO WRAP) ——————
- WRB LAYER #2 (FORTIFIBER BUILDING PAPER) — - — - —
- METAL LATH —X—X—X—X—
- STUCCO
- WOOD OR 7/16" ZIP WALL SHEATHING
- SELF-ADHESIVE FLASHING — — — — —

NOTE:
METAL LATH: LATH TO BE PER SECTION R703.7.1 / ASTM C1063-2018B, MIN. 2.5 LBS. PER SQ. YARD (UTILITY OR NOMINAL LATH DOES NOT MEET SPECIFICATIONS)



8 ELECTRICAL CONDUIT PENETRATION





9 ELECTRICAL RECEPTACLE

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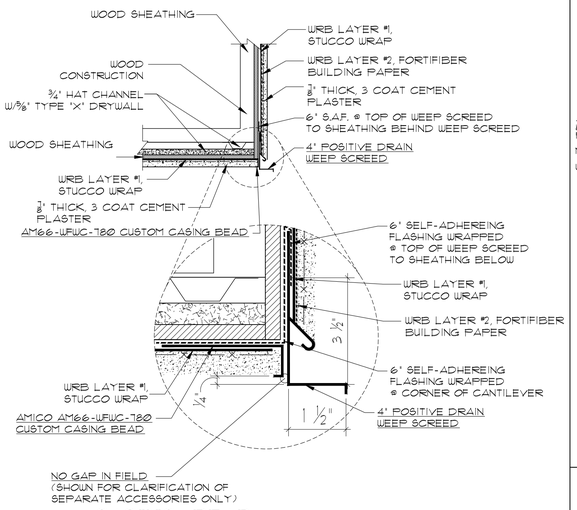
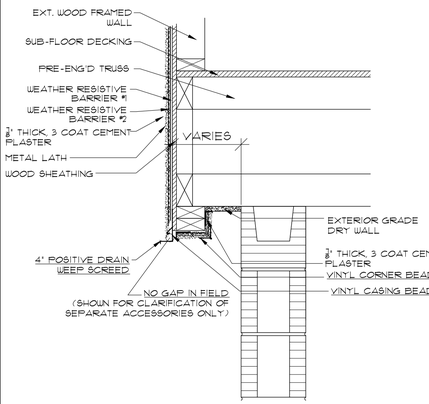
ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

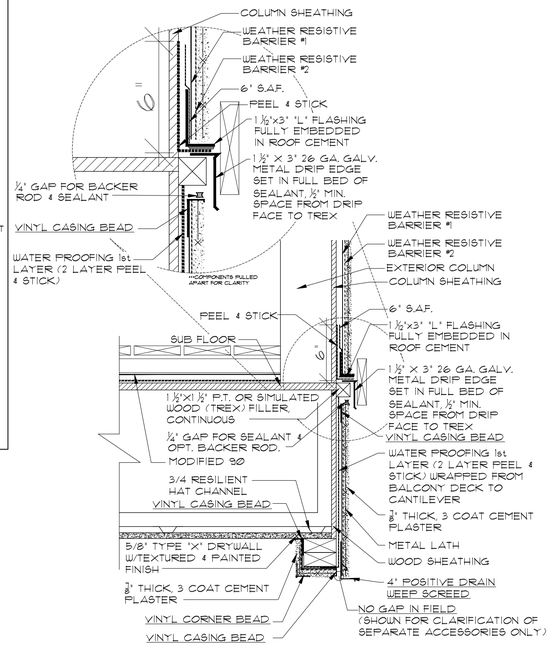
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA2



10A CASING BEAD DTL.@ CANT.
SCALE: 1 1/2"=1'-0"



10B CANTILEVER DRIP EDGE

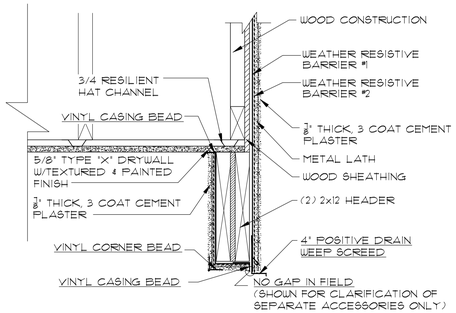


11C BALCONY DRIP EDGE INSTALLATION @ COLUMN (W/"L" FLASHING)
SCALE: NTS

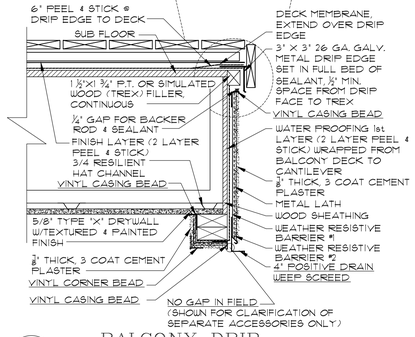
LEGEND

- DRAINAGE PLANE (WRB LAYER #1, STUCCO WRAP) ——————
- WRB LAYER #2 (FORTIFIBER BUILDING PAPER) — — — — —
- METAL LATH ×—×—×—×
- STUCCO
- WOOD OR 7/16" ZIP WALL SHEATHING
- SELF-ADHESIVE FLASHING — — — — —

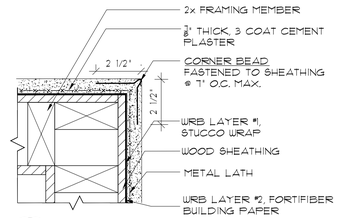
NOTE:
METAL LATH: LATH TO BE PER SECTION R703.7.1 / ASTM C1063-2018B, MIN. 2.5 LBS. PER SQ. YARD (UTILITY OR NOMINAL LATH DOES NOT MEET SPECIFICATIONS)



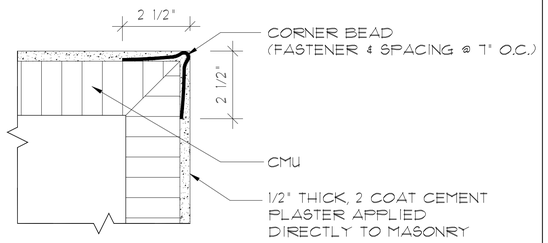
11D DRIP EDGE INSTALLATION



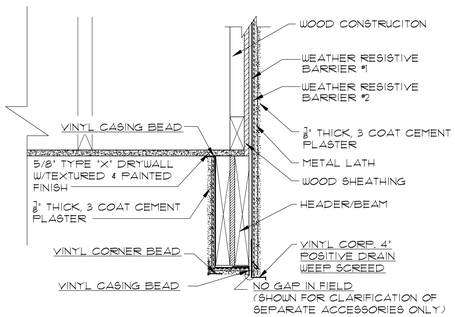
11A BALCONY DRIP EDGE INSTALLATION



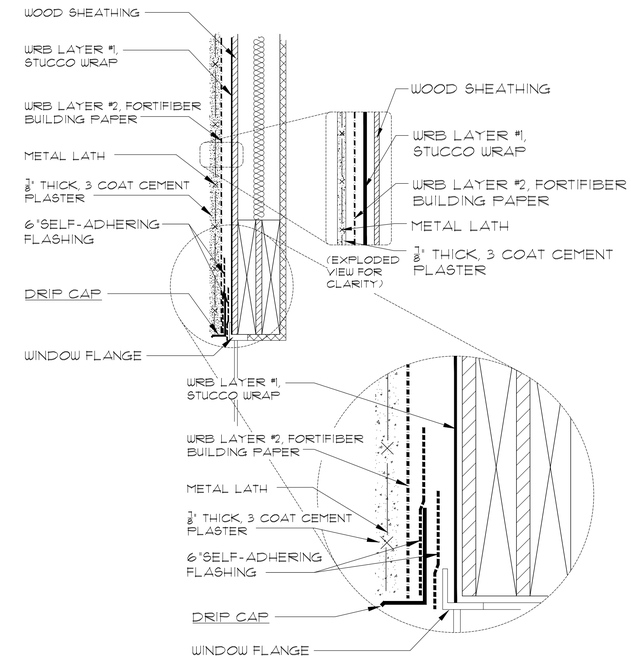
14A CORNER BEAD @ FRAME



14B CORNER BEAD @ BLOCK



11E DRIP EDGE INSTALLATION



15B CASING BEAD @ WINDOW (FRAME, NO BAND)

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ARCHITECT:
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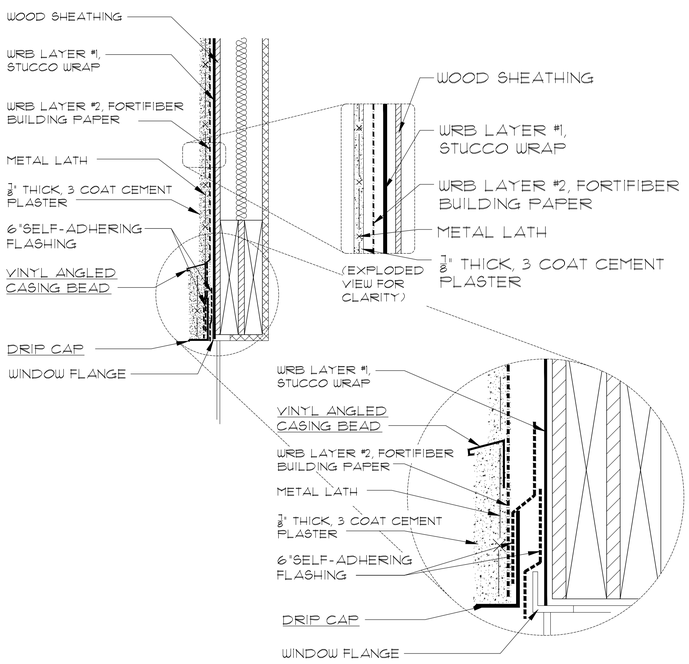
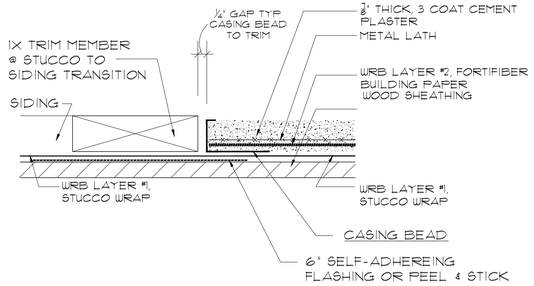
AR NO 93723

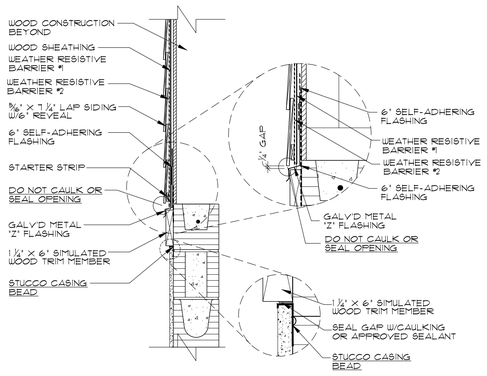
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA3



15C CASING BEAD @ WINDOW (FRAME, W/BAND)

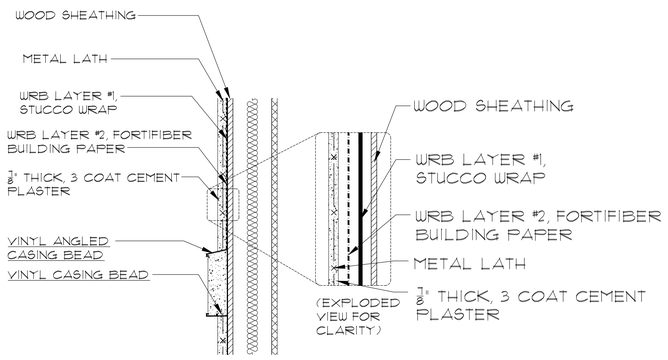


18 SIDING TO STUCCO CASING BEAD (CROSS SECTION)



SIDING TO STUCCO @ BLOCK TO FRAME TRANSITION

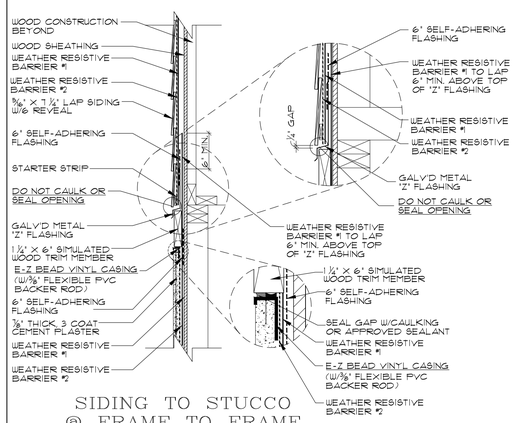
19A



17A CASING BEAD @ RAISED BAND (FRAME)

SCALE: 1 1/2"=1'-Ø"

NOTE:
METAL LATH: LATH TO BE PER SECTION R703.7.1 / ASTM C1063-2018B, MIN. 2.5 LBS. PER SQ. YARD (UTILITY OR NOMINAL LATH DOES NOT MEET SPECIFICATIONS)

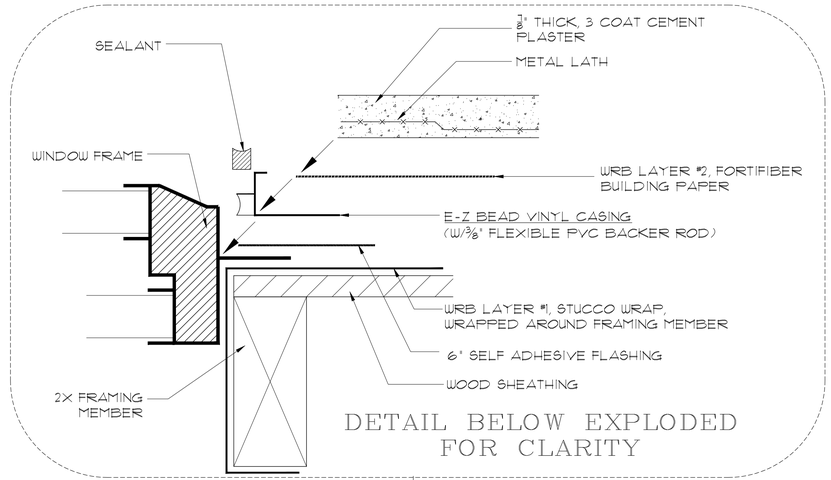


SIDING TO STUCCO @ FRAME TO FRAME TRANSITION

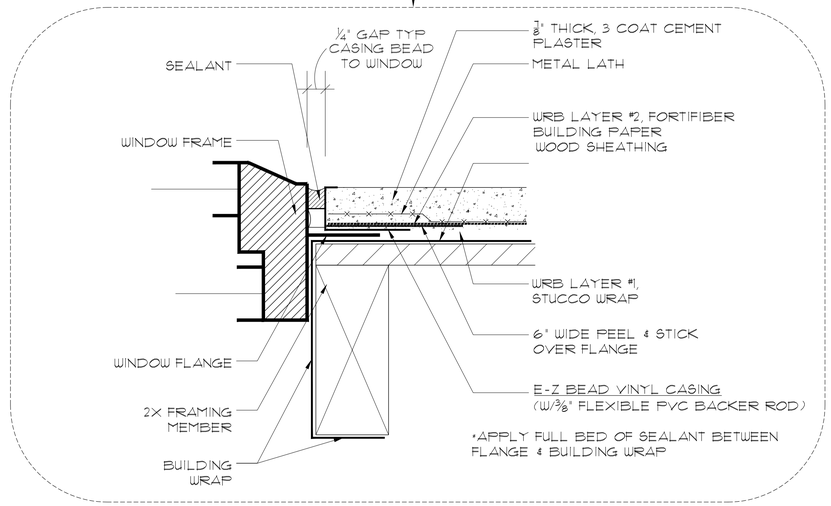
19B

LEGEND

- DRAINAGE PLANE (WRB LAYER #1, STUCCO WRAP)
- WRB LAYER #2 (FORTIFIBER BUILDING PAPER)
- METAL LATH
- STUCCO
- WOOD OR 7/16" ZIP WALL SHEATHING
- SELF-ADHESIVE FLASHING



DETAIL BELOW EXPLODED FOR CLARITY



16A EZ BEAD WINDOW CASING

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TITLE SHEET
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WALL ASSEMBLY DETAILS

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA4

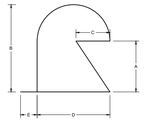
AVAILABLE SIZES

4", 6" AND 10"
SHOWN IN 4" GALVANIZED

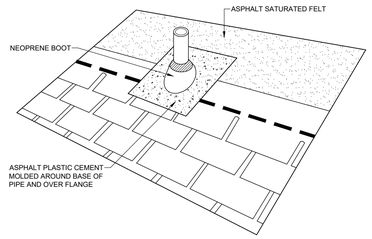
PREPARATION
CUT OUT THE GOOSENECK VENT OPENING IN THE ROOF SHEATHING. SIZE THE OPENING IN ACCORDANCE WITH THE CHART SHOWN. IN THE EVENT A MECHANICAL VENT FAN IS USED, SIZE THE VENT OPENING IN ACCORDANCE WITH VENT FAN MANUFACTURE'S PIPING CONNECTION INSTRUCTIONS.
DO NOT CUT INTO TRUSSES OR RAFTERS WHEN CUTTING THE OPENING IN THE ROOF.

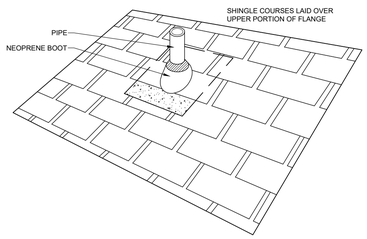
FITTING
REMOVE INTERFERING SHINGLE NAILS AROUND THE PERIMETER OF THE OPENING SO THAT THE NAILING FLANGE OF THE VENT LAYS FLAT TO THE ROOF SHEATHING. SLIDE THE
TOP AND SIDE FLANGES OF THE VENT UP AND UNDER SHINGLES. ALLOW THE BOTTOM VENT FLANGES TO LAY ON THE TOP OF THE SHINGLES.

MOUNTING
CARE SHOULD BE TAKEN IN KEEPING THE VENT PROPERLY ALIGNED. VENT PIPE IS SEALED IF UTILIZED. NAIL IN PLACE USING 1-1/4" NAILS AT EACH CORNER. ROOFING CEMENT SHOULD BE APPLIED TO ALL SHINGLE EDGES NEAR THE OUTER EDGE AND AROUND THE ENTIRE PERIMETER AS RECOMMENDED IN SEVERE WEATHER COASTAL CONSTRUCTION ZONES.

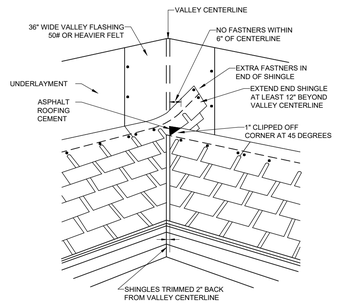


ROOF HOOD VENT DETAIL
SCALE: NTS





PLUMBING VENT DETAILS
SCALE: NTS



ROOF VALLEY DETAIL
SCALE: NTS

NOTE:
1. IT IS THE CONTACTORS RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION.

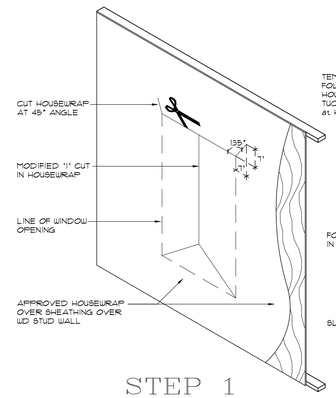
2. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

WARNING: SEALANTS MAY REACT ADVERSELY IF NOT COMPATIBLE.

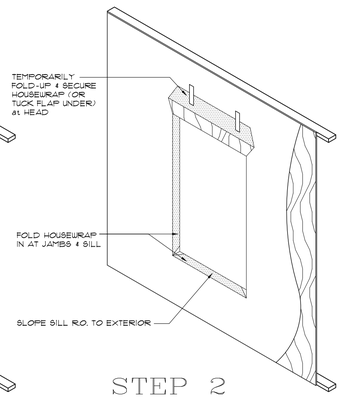
NOTE:
CLEAN AND SEAL JAMB TO SILL JOINTS WITH DOW 1199 FOLLOWING COMPLETION OF EXTERIOR RETROFIT WORK

NOTE:
REPAIR SCHEME SHOWN SHALL BE IMPLEMENTED AT ALL WINDOWS WITH EVIDENCE OF WATER INTRUSION BELOW THE WINDOW OPENING

NOTE:
SEAL INTERIOR PERIMETER OF WINDOW WITH SEALANT



STEP 1



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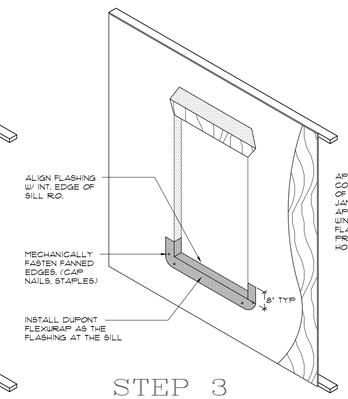

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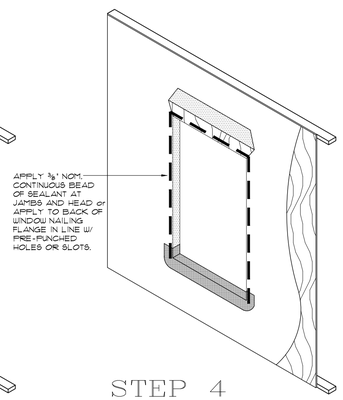

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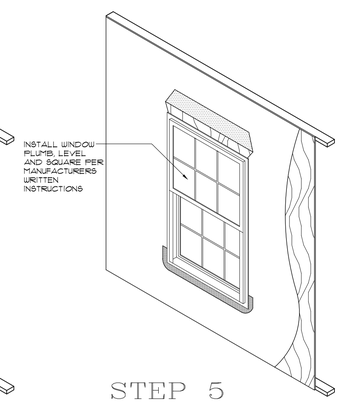

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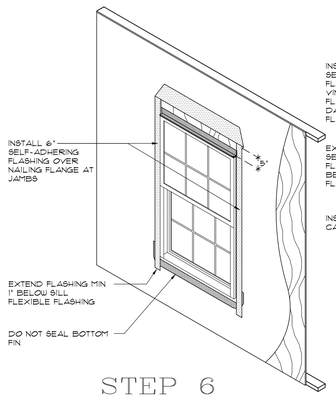
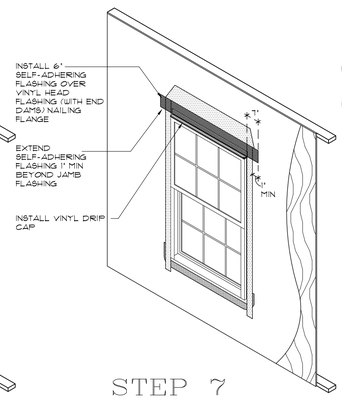


STEP 6



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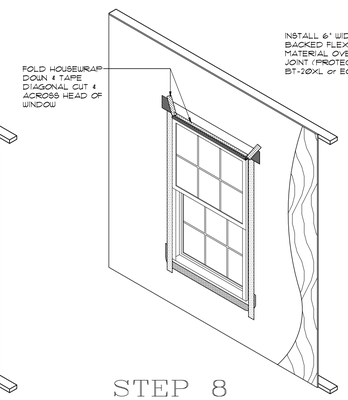

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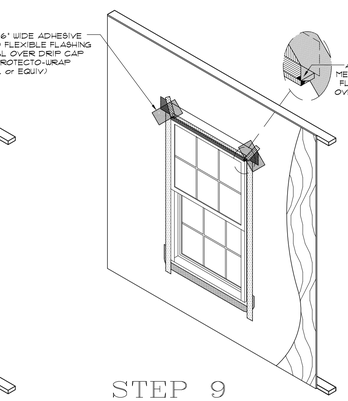
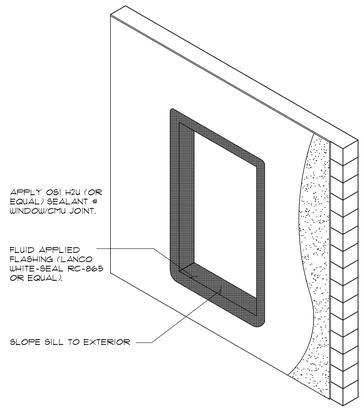


STEP 9

WINDOW FLASHING INSTALLATION DETAILS (FULL WRAP)
12
SCALE: NTS



NOTE:
1. IT IS THE CONTACTORS RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION.

2. FLASHING AT EXTERIOR WINDOWS AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED METHOD 1 OF FBC R703.4

1) IN ACCORDANCE WITH FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS.

WARNING: SEALANTS MAY REACT ADVERSELY IF NOT COMPATIBLE.

WALL FLASHING INSTALLATION DETAIL (MASONRY)
SCALE: NTS

ARCHITECTS
A.B. Design Group LLC.
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DRAFTING BY:
A.B. DESIGN GROUP DRAFTING INC.
5421 BEAUMONT CENTER BLVD.
SUITE 675
TAMPA, FLORIDA 33634
PH: 813-886-2628

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BLOCK # **
150-B MPH

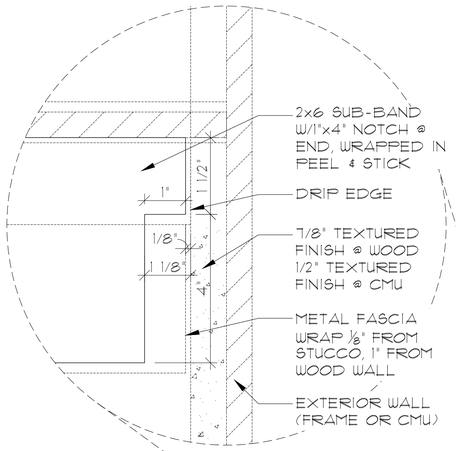
TITLE SHEET
6 UNIT TOWNHOMES
WALL ASSEMBLY DETAILS

JOB #
01981.***-*****

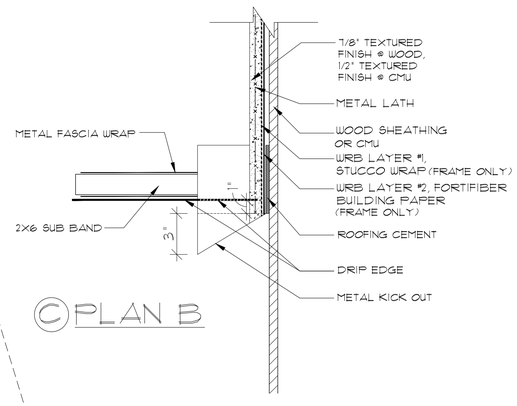
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

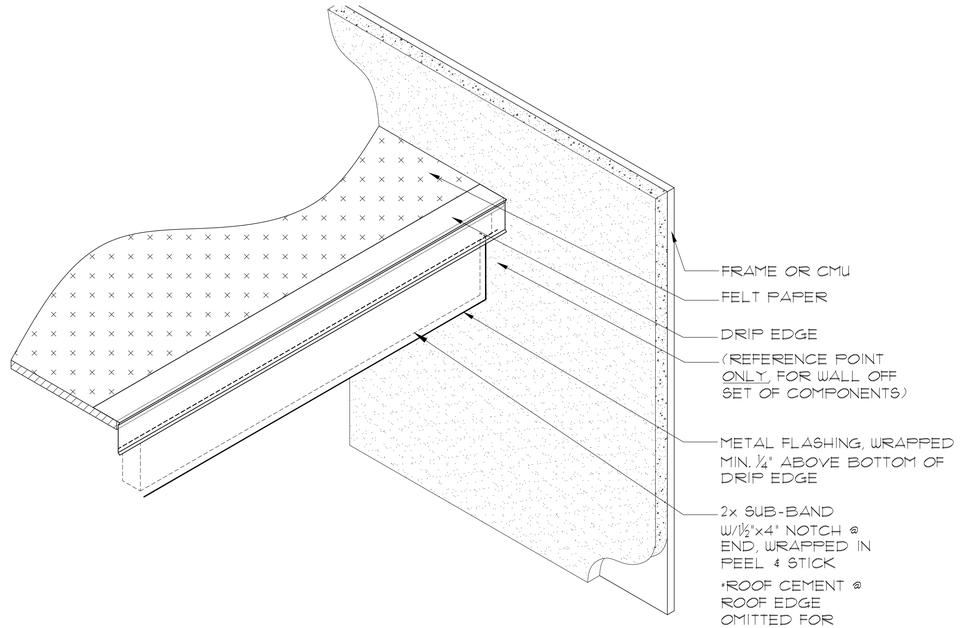
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA5



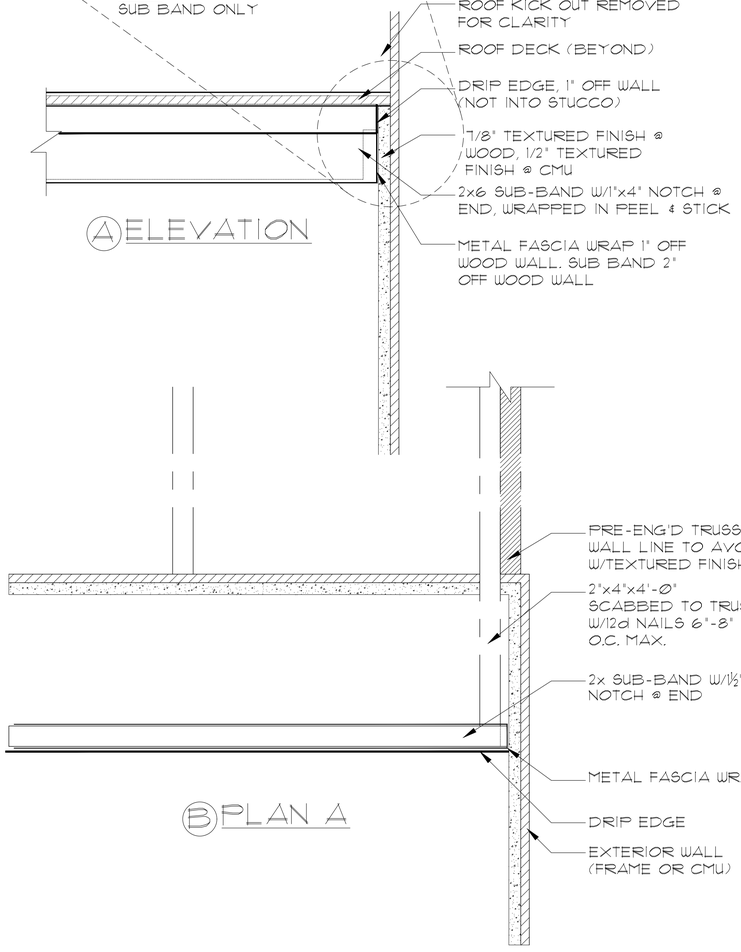
NOTE: NOTCH FOR 2X6 SUB BAND ONLY



Ⓒ PLAN B

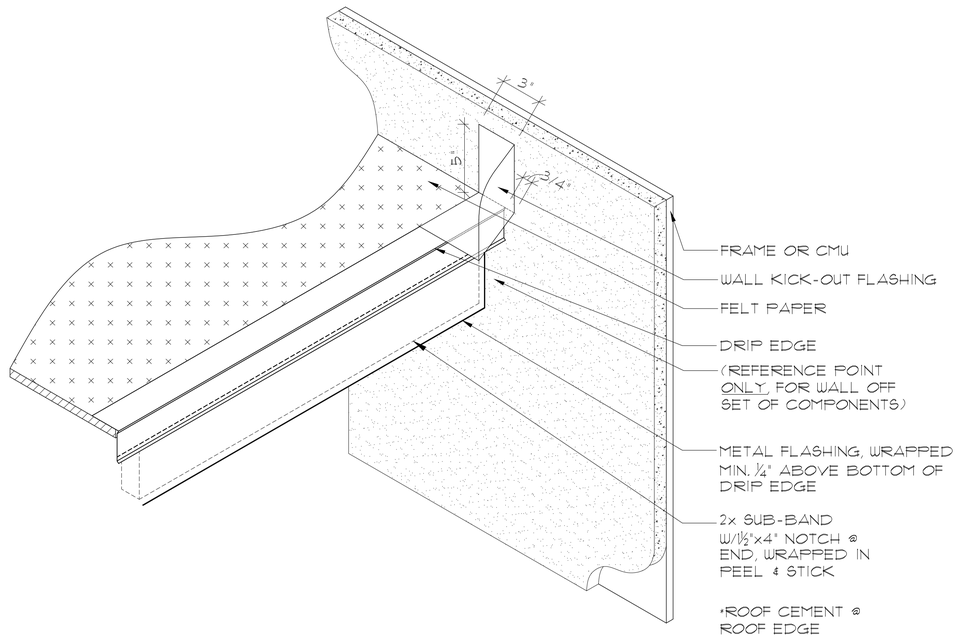


SUB BAND DETAIL @ WALL



Ⓐ ELEVATION

Ⓑ PLAN A



SUB BAND DETAIL @ WALL W/KICK-OUT

ARCHITECTS
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TAMPA, FLORIDA 33634
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BLOCK # **
150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
WALL ASSEMBLY DETAILS
JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA6

KAYCAN LTD
VINYL SOFFIT - SOLID AND VENTED WITH SINGLE SPANS
INSTALLATION ANCHORAGE DETAILS

GENERAL NOTES:

1. THIS PRODUCT HAS BEEN TESTED AND DESIGNED TO COMPLY WITH THE CURRENT EDITION OF FLORIDA BUILDING CODE- BUILDING AND RESIDENTIAL VOLUMES EXCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ) AT THE DESIGN PRESSURES SHOWN ON SHEET 1. THESE PRODUCTS WERE TESTED TO ASTM E330-14. STRUCTURAL TEST RESULTS BASED ON ASTM E330-14 WERE DIVIDED BY 1.5 AS REQUIRED BY THE BUILDING CODE.
2. DESIGN PRESSURE (DP) RATINGS SHOWN ON THIS SHEET ARE BASED ON 10' EAVE WIDTHS IN SINGLE SPANS. SPAN WIDTHS AT 10', 12', 14' AND 16' ARE SHOWN ON SHEET 2.
3. THE PRODUCT DETAILS CONTAINED HEREIN ARE BASED UPON TESTING PERFORMED AT MOLIMO ARCHITECTURAL PRODUCT TESTING, 11410 EDEN ROAD, YORK, PA 1740.
4. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE, MASONRY AND WOOD FRAMING COMPRISING THE ATTACHMENT SUBSTRATE FOR THE SOFFIT SHALL BE DETERMINED TO BE CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THAT STRUCTURE AND IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD FOR THE PROJECT.
5. OVERHANGS RECEIVING SOFFIT SHALL BE CHECKED FOR STRUCTURAL ADEQUACY, DAMAGE, CRACKS OR DEFECTS THAT MAY PRECLUDE THE SOFFIT FROM PERFORMING ITS INTENDED FUNCTIONS, SUCH DEFECTS SHALL BE ELIMINATED PRIOR TO SOFFIT INSTALLATION.
6. INSTALLATION OF SOFFIT AND ACCESSORIES SUCH AS CORNER POSTS, STARTER STRIPS, AND TRIM AROUND OPENINGS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE - BUILDING AND RESIDENTIAL VOLUMES AND THE MANUFACTURER'S INSTRUCTIONS.
7. SITE CONDITIONS THAT DEVIATE FROM THE DETAILS OF THIS DRAWING REQUIRE FURTHER ENGINEERING EVALUATION BY A LICENSED ENGINEER OR REGISTERED ARCHITECT
8. SOFFIT SHALL BE LABELED IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.
9. SOFFIT NET FREE AREA IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE ARE SHOWN IN THE APPROVED SOFFIT SCHEDULE ON SHEET 1.
10. MATERIALS:
    - 10.1. KAYCAN BUILDING PRODUCTS VINYL SOFFIT AND TRIM IS MANUFACTURED FROM A FORMULATED PVC POWDER COMPOUND MEETING THE SPECIFICATIONS OF ASTM D3679.
    - 10.2. KAYCAN BUILDING PRODUCTS ALUMINUM TRIM IS MANUFACTURED FROM ALUMINUM ALLOY WITH ASTM B5 TESTED TENSILE STRENGTH OF 21 KSI AND YIELD STRENGTH OF 9.86 KSI.

DESIGN PRESSURE (PSF) RATING AT 10" SPAN (NOTE 2)				
VINYL SOFFIT SERIES	**INSTALLATION METHOD (SEE NOTE 2)**	**DESIGN PRESSURE (PSF) (SEE NOTE 1)**	**NET FREE AREA (SQ. IN./LINEAL FT.)**	**NET FR (SQ. IN.**
12" TRIPLE 4 SOLID NO. 0623 SOLID SOFFIT	FASCIA / J–CHANNEL	+66.7/–63.3	N/A	N/A
	J–CHANNEL / J–CHANNEL	+66.7/–60	N/A	N/A
12" TRIPLE 4 FULL–O–VENT NO. 0622 VENTED SOFFIT	FASCIA / J–CHANNEL	+66.7/–56.7	4.18	4.18
	J–CHANNEL / J–CHANNEL	+66.7/–66.7	4.18	4.18
12" TRIPLE 4 FULL–O–VENT ECO NO. 0639 VENTED SOFFIT	FASCIA / J–CHANNEL	+66.7/–60	4.18	4.18
	J–CHANNEL / J–CHANNEL	+66.7/–60	4.18	4.18
NOTE 1: DESIGN PRESSURE RATINGS SHOWN ABOVE SHALL BE COMPARED TO LOADING BASED ON Vasd BASIC WIND SPEEDS. THUS PROJECT DESIGN PRESSURES AS DETERMINED FROM ASCE 7 BASED ON Vult BASIC WIND SPEEDS ARE PERMITTED TO BE MULTIPLIED BY 0.6 PER THE CURRENT EDITION OF THE FLORIDA BUILDING CODE FOR COMPARISON TO THE DESIGN PRESSURE RATINGS ABOVE.				
NOTE 2: SEE SHEET 2 FOR DESIGN PRESSURES AT 10", 12", 14" AND 16". SEE SHEETS 3 AND 4 FOR SINGLE SPAN INSTALLATIONS FOR TRUSS/WOOD FRAMING CANTILEVER AND OVERHANG EAVE CONSTRUCTION. SEE SHEET 5 FOR CONNECTION DETAILS.				

TABLE OF CONTENT	
SHEET	**DESCRIPTION**
1	GENERAL NOTES, PERFORMANCE RATINGS, SOFFIT SCHEDULE
2	INSTALLATION NOTES AND DP RATINGS AT VARIOUS SPANS
3	INSTALLATION DETAILS, CANTILEVER CONSTRUCTION
4	INSTALLATION DETAILS, OVERHANG CONSTRUCTION
5	INSTALLATION DETAILS A THROUGH E
6	SOFFIT PROFILE
7	CHANNEL AND FASCIA PROFILES / BOM

VINYL SOFFIT INSTALLATION INSTRUCTIONS
DP RATINGS AT VARIOUS SPANS

INSTALLATION NOTES:

1. EAVE WIDTHS (SPANS)
   - 1.1. THE INSTALLATION CROSS SECTIONS SHOWN ON SHEETS 3 AND 4 DEPICT SINGLE SPANS FOR EAVE CONSTRUCTION OF TRUSS/WOOD FRAMING IN EITHER CANTILEVER OR OVERHANG CONFIGURATIONS. HOWEVER, THIS DOES NOT LIMIT SOFFIT INSTALLATION TO THESE CONFIGURATIONS ONLY AS LONG AS MINIMUM FASTENER REQUIREMENTS AND SPAN LIMITS ARE MAINTAINED.
   - 1.2. SEE TABLE ON THIS SHEET FOR SPANS OF 10", 12", 12.75", 14" AND 16".
2. INSTALLATION FASTENERS
   - 2.1. FASTENERS SHALL BE THE TYPE, SIZE, EMBEDMENT AND EDGE DISTANCE SHOWN HEREIN FOR RESPECTIVE SUBSTRATE. SEE FASTENER SCHEDULE TABLE ON THIS SHEET.
   - 2.2. MINIMUM EMBEDMENT EXCLUDE WALL FINISHES (INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER AND SIDING). EDGE DISTANCES SHALL BE SUCH TO PREVENTIVE CRACKING OF SUBSTRATE MATERIAL
   - 2.3. FASTENER LENGTHS SHOWN IN THE INSTALLATION DETAILS DO NOT TAKE INTO ACCOUNT WALL FINISHES. WALL FINISH THICKNESS SHALL BE ADDED TO THE REQUIRED FASTENER LENGTHS. SEE FASTENER SCHEDULE TABLE ON THIS SHEET.
3. ALL FASTENERS SHALL HAVE CORROSION RESISTANT COATINGS OR BE MADE OF CORROSION RESISTANT MATERIALS COMPATIBLE WITH THE SUBSTRATE MATERIALS.

FASTENER SCHEDULE			
FASTENER DESCRIPTION	**SUBSTRATE**	**MIN. EMBEDMENT (SEE NOTE 1)**	**EDGE DISTANCE**
0.097" DIAMETER x 1–1/2" T–NAIL	CONCRETE OR MASONRY	1"	1/4"
0.072" DIAMETER X 1–3/4" TRIM NAIL	WOOD	1–3/4"	1/4"
16 GA. X 7/16" WIDTH CROWN STAPLE 1" MIN. LENGTH	WOOD	7/8"	1/4"
#8 x 3" FH WOOD SCREW OR #8 x 3" FH TAPPING SCREW.	WOOD	1–1/2"	5/8"
3/16" ITW TAPCON CONCRETE SCREW	CONCRETE OR MASONRY	1"	1–1/8"
10d NAIL	WOOD	2–1/4"	1/2"
NOTE 1: EMBEDMENT BASED ON NOMINAL LENGTH OF FASTENER THROUGH SOFFIT OR CHANNEL INTO SUPPORTING SUBSTRATE W/O WALL FINISHES. WHERE WALL FINISHES ARE PRESENT, THE FASTENER LENGTH WILL BE INCREASED AS REQUIRED TO MAINTAIN EMBEDMENT DEPTH INTO SUPPORTING SUBSTRATE.			

DESIGN PRESSURE (PSF) AT VARIOUS SINGLE SPAN LENGTHS

12" TRIPLE 4 SOLID / NO. 0623 SOLID SOFFIT

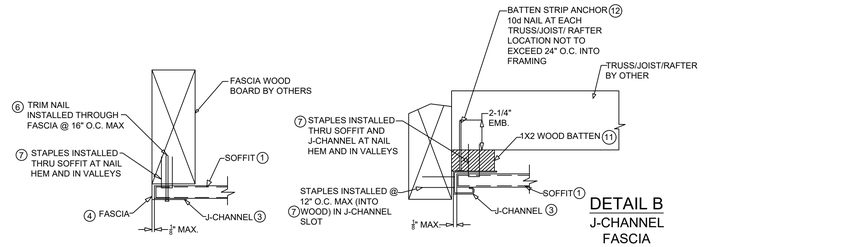
Single Span Length "L"	INSTALLATION DETAILS A THRU F (SHEET 5)	Positive	Negative
10	B & C or D & E	66.7	-63.3
	A & C	66.7	-60.0
12	B & C or D & E	55.6	-52.8
	A & C	55.6	-50.0
12.75	B & C or D & E	52.3	-49.6
	A & C	52.3	-47.1
14	B & C or D & E	47.6	-45.2
	A & C	47.6	-42.9
16	B & C or D & E	41.7	-39.6
	A & C	41.7	-37.5

12" TRIPLE 4 FULL-O-VENT ECO / NO. 0639 VENTED SOFFIT

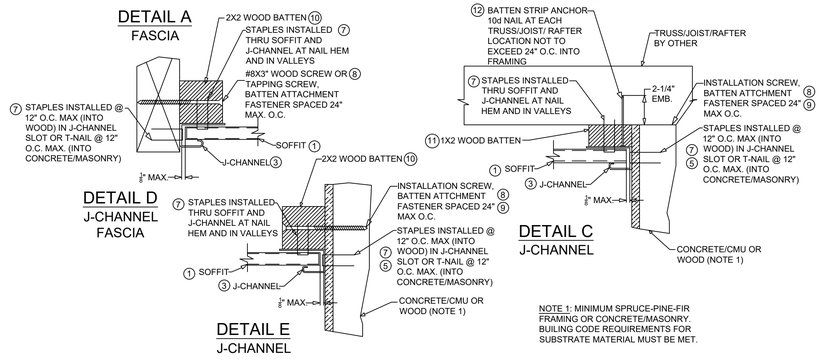
Single Span Length "L"	INSTALLATION DETAILS A THRU F (SHEET 5)	Positive	Negative
10	B & C or D & E	66.7	-60.0
	A & C	66.7	-60.0
12	B & C or D & E	55.6	-50.0
	A & C	55.6	-50.0
12.75	B & C or D & E	52.3	-47.1
	A & C	52.3	-47.1
14	B & C or D & E	47.6	-42.9
	A & C	47.6	-42.9
16	B & C or D & E	41.7	-37.5
	A & C	41.7	-37.5

12" TRIPLE 4 FULL-O-VENT / NO. 0622 VENTED SOFFIT

Single Span Length "L"	INSTALLATION DETAILS A THRU F (SHEET 5)	Positive	Negative
10	B & C or D & E	66.7	-56.7
	A & C	66.7	-66.7
12	B & C or D & E	55.6	-47.3
	A & C	55.6	-55.6
12.75	B & C or D & E	52.3	-44.5
	A & C	52.3	-52.3
14	B & C or D & E	47.6	-40.5
	A & C	47.6	-47.6
16	B & C or D & E	41.7	-35.4
	A & C	41.7	-41.7

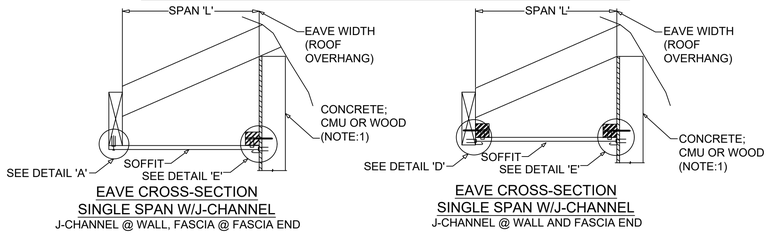


DETAIL B
J-CHANNEL FASCIA



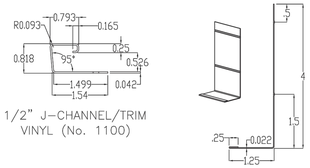
NOTE 1: MINIMUM SPRUCE-PINE-FIR FRAMING OR CONCRETE/MASONRY. BUILING CODE REQUIREMENTS FOR SUBSTRATE MATERIAL MUST BE MET.

TRUSS/FRAMING OVERHANG EAVE CONSTRUCTION

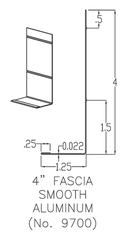


EAVE CROSS-SECTION
SINGLE SPAN W/J-CHANNEL
J-CHANNEL @ WALL, FASCIA @ FASCIA END

EAVE CROSS-SECTION
SINGLE SPAN W/J-CHANNEL
J-CHANNEL @ WALL AND FASCIA END



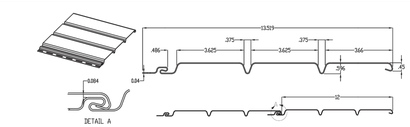
1/2" J–CHANNEL/TRIM
VINYL (No. 1100)



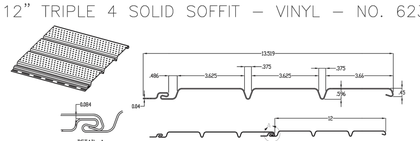
4" FASCIA
SMOOTH
ALUMINUM
(No. 9700)

BILL OF MATERIALS		
ITEM	**DESCRIPTION**	**MATERIAL**
1	SOFFIT – SEE SCHEDULE ON SHEET 1 AND DRAWINGS ON SHEETS 6	VINYL (SEE NOTE 10 ON SHEET 1)
2	NOT USED	
3	J–CHANNEL – SEE DRAWING ON SHEET 7	
4	FASCIA – SEE DRAWING ON SHEET 7	ALUMINUM (SEE NOTE 10 ON SHEET 1)
5	0.097" DIAMETER x 1–1/2" T–NAIL FOR CONCRETE AND MASONRY SUBSTRATES.	STEEL
6	0.072" DIAMETER X 1–3/4" TRIM NAIL	STEEL
7	16 GA. X 7/16" WIDTH CROWN STAPLE 1" MIN. LENGTH	STEEL
8	#8 x 3" FH WOOD SCREW OR #8 x 3" FH TAPPING SCREW. USED TO ATTACH BATTEN TO WOOD STRUCTURE.	STEEL
9	3/16" ITW TAPCON CONCRETE SCREW, MIN. 1" EMBEDMENT	STEEL
10	2" X 2" NOMINAL WOOD BATTEN – SG = 0.42 MIN.	WOOD
11	1" X 2" NOMINAL WOOD BATTEN – SG = 0.42 MIN.	WOOD
12	10d NAIL	STEEL

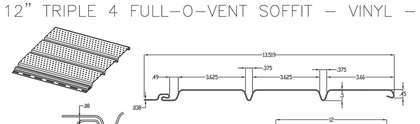
VINYL SOFFIT AND TRIM SCHEDULE		
VINYL SOFFIT SERIES	**J-CHANNEL**	**FASCIA**
12" TRIPLE 4 SOLID NO. 0623 SOLID SOFFIT	1/2" J–CHANNEL VINYL NO. 1100	4" FASCIA ALUMINUM NO. 9700
12" TRIPLE 4 FULL–O–VENT NO. 0622 VENTED SOFFIT		
12" TRIPLE 4 FULL–O–VENT ECO NO. 0639 VENTED SOFFIT		



12" TRIPLE 4 SOLID SOFFIT – VINYL – NO. 623



12" TRIPLE 4 FULL–O–VENT SOFFIT – VINYL – NO. 622



12" TRIPLE 4 FULL–O–VENT SOFFIT ECO – VINYL – NO. 639

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BLOCK # **
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TITLE SHEET
6 UNIT TOWNHOMES
SOFFIT DETAILS
JOB # 0198l.●●●-●●●●●

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
SD1

GENERAL REQUIREMENTS:

- HARDIESOFFIT® PANELS MAY BE INSTALLED AS A SOFFIT OR CEILING OVER EITHER WOOD OR STEEL 20 GAUGE (33 MILS) MINIMUM TO 16 GAUGE (54 MILS) FRAMING COMPLYING WITH THE LOCAL BUILDING CODE. SEE GENERAL FASTENING REQUIREMENTS. INSTALL SOFFITS TO NOMINAL 2X4 FRAMING MEMBERS SPACED A MAXIMUM OF 24 INCHES ON CENTER (FIG.1), WITH THE LONG DIMENSION PERPENDICULAR TO THE RAFTER OR JOIST FRAMING.
- ALL EDGES MUST BE SUPPORTED BY FRAMING. (FIGS. 3 & 4)
- INSTALL WATER BARRIERS AND AIR BARRIERS AS REQUIRED BY LOCAL BUILDING CODES. JAMES HARDIE WILL ASSUME NO RESPONSIBILITY FOR MOISTURE INFILTRATION.
- ENSURE GUTTERS HAVE END CAPS. MAINTAIN A MINIMUM 1" GAP BETWEEN END CAPS AND SIDING & TRIM.
- INSTALL KICKOUT FLASHING AT ROOF-WALL JUNCTIONS.
- JAMES HARDIE BUILDING PRODUCTS PROVIDES INSTALLATION /WIND LOAD INFORMATION FOR BUILDINGS WITH A MAXIMUM MEAN ROOF HEIGHT OF 85 FEET. FOR INFORMATION ON INSTALLATIONS ABOVE 60 FEET, PLEASE CONTACT JH TECHNICAL SUPPORT.

INSTALLATION:

- HARDIESOFFIT PANELS MUST BE FASTENED TO A SOLID, NAILABLE SUBSTRATE SUCH AS A WOOD 2X SUBFASCIA.
- ADDITIONAL FRAMING MAY BE NEEDED TO ENSURE PROPER FASTENING.
- SOFFITS CAN BE INSTALLED AS SHOWN IN FIGURE 1. POSITION THE VENT HOLES TOWARD THE OUTSIDE OF THE EAVE FOR OPTIMAL AIRFLOW.
- 12" TO 24" WIDE VENTED HARDIESOFFIT PANELS, PROVIDE 5.0 SQUARE INCHES OF NET FREE VENTILATION PER LINEAL FOOT.
- ALTERNATIVELY VENTS CAN BE INSTALLED INTO NON-VENTED SOFFIT.
- IF NECESSARY, AN INSECT SCREEN CAN BE INSTALLED USING CONSTRUCTION ADHESIVE. NOTE: NET FREE VENTILATION WILL BE REDUCED.

FASTENER POSITIONING:

- POSITION FASTENERS 3/8" FROM PANEL EDGES AND NO CLOSER THAN 2" AWAY FROM CORNERS WHEN USING SOFFIT GREATER THAN 12" WIDE (FIG. 4) AND NO CLOSER THAN 1" AWAY FROM CORNERS WHEN USING SOFFIT THAT IS LESS THAN OR EQUAL TO 12" WIDE (FIG. 3).

JOINTING METHODS:

- INSTALL PANELS IN MODERATE CONTACT AT ENDS, PROVIDE PVC OR METAL JOINTERS, BATTENS OR LEAVE APPROPRIATE GAP AND CAULK (FIG 2).

FASTENER REQUIREMENTS:

- FOR WOOD FRAME CONSTRUCTION A MINIMUM 4D COMMON NAILS SPACED 8" O.C. AT PANEL EDGES AND INTERMEDIATE FRAMING MEMBERS SPACED UP TO 24" ON CENTER ARE SUITABLE IN MOST LOCATIONS*.
- FOR CONVENTIONAL 20GA - 16GA STEEL FRAME CONSTRUCTION A MINIMUM NO. 8-18 X 0.323" HD X 1" LONG RIBBED BUGLE SCREWS SPACED 6" O.C. AT PANEL EDGES AND INTERMEDIATE FRAMING MEMBERS SPACED UP TO 24" ON CENTER ARE SUITABLE IN MOST LOCATIONS*.

*MINIMUM BASIC WIND SPEED DIFFERS BY LOCALITY. WHERE SPECIFIED LEVELS OF WIND RESISTANCE ARE REQUIRED, REFER TO APPLICABLE BUILDING CODE COMPLIANCE REPORTS.

MANUFACTURERS OF ACQ AND CA PRESERVATIVE-TREATED WOOD RECOMMEND SPACER MATERIALS OR OTHER PHYSICAL BARRIERS TO PREVENT DIRECT CONTACT OF ACQ OR CA PRESERVATIVE-TREATED WOOD AND ALUMINUM PRODUCTS. FASTENERS USED TO ATTACH HARDIETRIM TABS TO PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL AND IN ACCORDANCE TO 2009 IRC R317.3 OR 2009 IBC 2304.9.5."

FIGURE 1

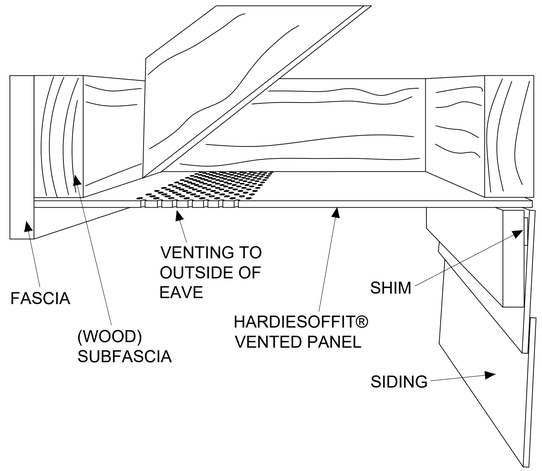


FIGURE 2

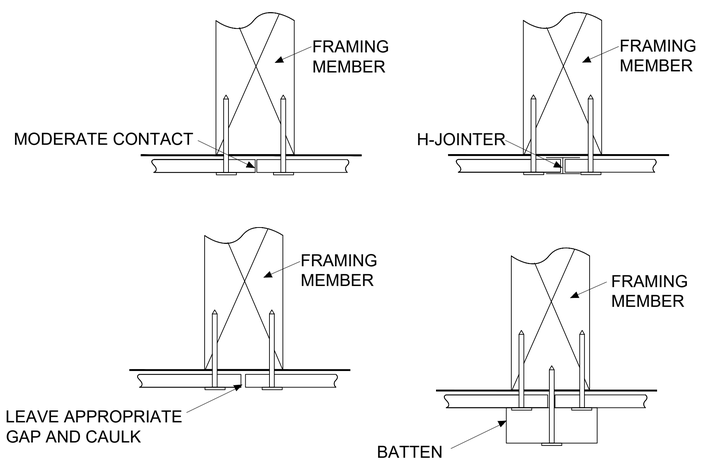


FIGURE 3

LESS THAN OR EQUAL TO 12" WIDE SOFFIT

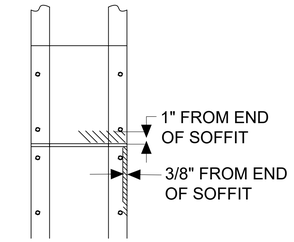
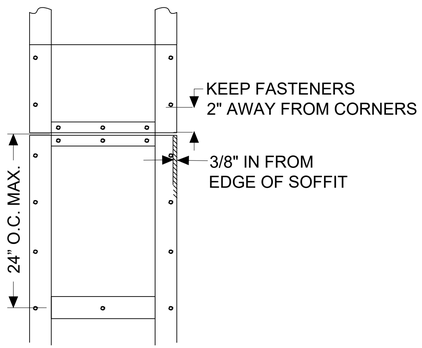


FIGURE 4

GREATER THAN 12" WIDE SOFFIT



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DESCRIPTION	DATE
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BLOCK # ✱✱
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TITLE SHEET
6 UNIT TOWNHOMES
SOFFIT DETAILS
JOB #
01981.✱✱✱-✱✱✱✱✱

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
SD2

LEFT ELEVATION

SCALE: 1/4 = 1'-0"

Drainage Report

FOR:

Mango Street Townhomes

Tarpon Springs, Florida 34689

Gulf Coast Consulting, Inc.

Engineering · Planning · Transportation · Permitting

13825 ICOT Boulevard - Suite 605

Clearwater, Florida 33760

Phone: (727) 524-1818

SUBMITTED TO:

City of Tarpon Springs

Matthias D Sylverain

Digitally signed by Matthias D Sylverain
DN: c=US, o=Unaffiliated, dnQualifier=A01410D000001939D89380F0009F812, cn=Matthias D Sylverain
Date: 2025.05.14 14:41:22 -04'00'

Matthias D. Sylverain, State of Florida, P.E. #91730

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GCC PROJECT No. 21-069

GCC PROJECT No. 21-069

Mango Street Townhomes

PINELLAS COUNTY, FLORIDA

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PART A – GENERAL INFORMATION

- **Project Summary**
- **Calculations Summary**
- **Drainage Results Summary**
- **Design Storm Summary**
- **Location Map**
- **Aerial Map**
- **FEMA Map**
- **Pinellas County Floodplain Map**
- **NRCS Soil Survey**

PROJECT SUMMARY

- **General Overview**

The following report addresses the stormwater drainage design for a proposed multi-family development, located on Stachelberg Avenue, just south of Mango Street, in Tarpon Springs, Pinellas County, Florida 34689. The proposed project consists of four (5) multi-unit townhomes with the associated parking lot, utilities, landscaping, and stormwater system. The townhomes will have a total of 32 units and be +/-36,950 SF. The 4.62-acre site lies within Section 18, Township 27 South, and Range 16 East.

- **Soils**

The on-site soils are identified by utilizing the NRCS Soil Survey are Astatula soils and Urban land, 0 to 5 percent slopes (4).

- **Flood Zone**

This site lies within Flood Zone X. The floodplain areas were determined from Flood Insurance Rate Map No. 12103C0038H dated August 24, 2021.

- **Impaired Water Body Analysis**

The stormwater runoff from this site drains into the Anclote River Bayou Complex (Spring Bayou) waterbody and is part of the Anclote River / Coastal Pinellas County Tributary drainage system. The site is within WBID #1440A and is impaired with Nutrients (Chlorophyll-a), per FDEP.

CALCULATIONS SUMMARY

- **Pre-Development Analysis**

The pre-development conditions of the site were determined using the survey. Currently the site is undeveloped and wooded. From Mango Street, the site slopes upward approximately 250 ft, to a high point, and then slopes steadily down to the southwest corner of the site, which is the low point.

Under existing conditions, the site is made up of three (3) basins. Ex. Basin 1 discharges to the southwest, Ex. Basin 2 discharges to the property to the east, and Ex. Basin 3 discharges to the Mango Street Right-of-Way. There is no existing stormwater conveyance system.

- **Post -Development Analysis**

The Stormwater Management System for this site falls under the jurisdiction of the City of Tarpon Springs. The proposed system will comprise of a dry pond, pipes, and inlets with the entirety of the runoff draining to the pond. The pond then outfalls to the southwest corner of the site via overflow weir where it continues to flow as it does in existing conditions.

The amount of treatment required for the dry pond is the greater of the standard of 0.50 inches of runoff and the amount needed to comply with the BMP requirements. In this instance, 2.60 inches of runoff is needed in order to meet the BMP requirements. Infiltration has been utilized for the recovery of the treatment to meet the City requirement of less than 72-hours. These calculations are shown in Part C – Drainage Calculations.

Per the City of Tarpon Springs, the Anclote River Watershed ICPR Model was analyzed to ensure that this project creates no adverse impacts to areas downstream. The Mango Street Townhomes site is part of Basin BTS059 which flows to Node NTS059. The nearest upstream and downstream nodes were also incorporated into the analysis. The 100-year, 3-day simulation was used to determine any impacts. All CN values for the basins included were determined by the Florida Land Use, Cover and Forms Classification System (FLUCCS) and the TR-55 CN tables. These results are shown in Part-C – Drainage Calculations and show that there were no adverse impacts found to those areas.

DRAINAGE RESULTS SUMMARY

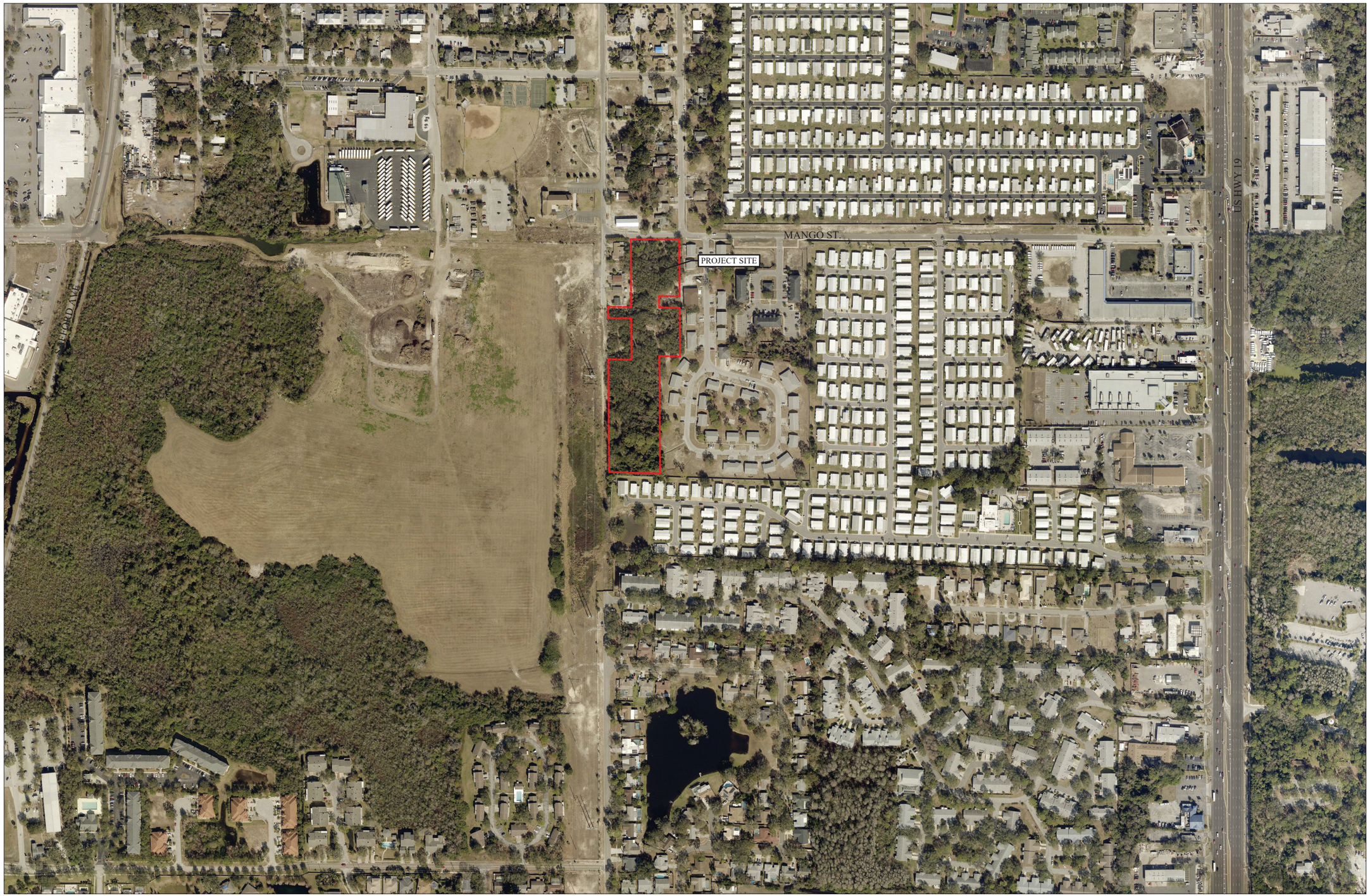
The 25-year, 24-hour and 100-year, 24-hour simulations were used to design the stormwater system. The post-development peak discharge rates for the site do not exceed the allowable pre-development peak discharge rates for the design storms. Please see below for a Summary Table of the design storm. Full results are provided in Part C.

Additionally, this system was designed to meet the 100-year, 24-hour volume discharge requirements from the City of Tarpon Springs Development Standards. Please see below for a Summary Table of the volumetric discharge rates. Full results are provided in Part C.

Design Storm Summary						
Design Storms	**Pre-Development Discharge Rate**	**Post-Development Discharge Rate**	**Pr. Wet Pond DHWL**	**Top of Pond**	**Freeboard (0.5' Required)**	**DLW**
25YR-24HR	**6.64**	**0.35**	**13.61**	**14.50**	**0.50**	**0.89**
100YR-24HR	**10.17**	**7.18**	**13.96**	**14.50**	**0.50**	**0.54**

Volumetric Discharge Rate Summary		
Design Storms	**Pre-Development Discharge Volume**	**Post-Development Discharge Volume**
100YR-24HR	**86,975 CF**	**54,098 CF**

LOCATION MAP



DESIGNED MDS
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CHECKED MDS
QC

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Land Development Consulting
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PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
AERIAL MAP

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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GULF COAST CONSULTING, INC.
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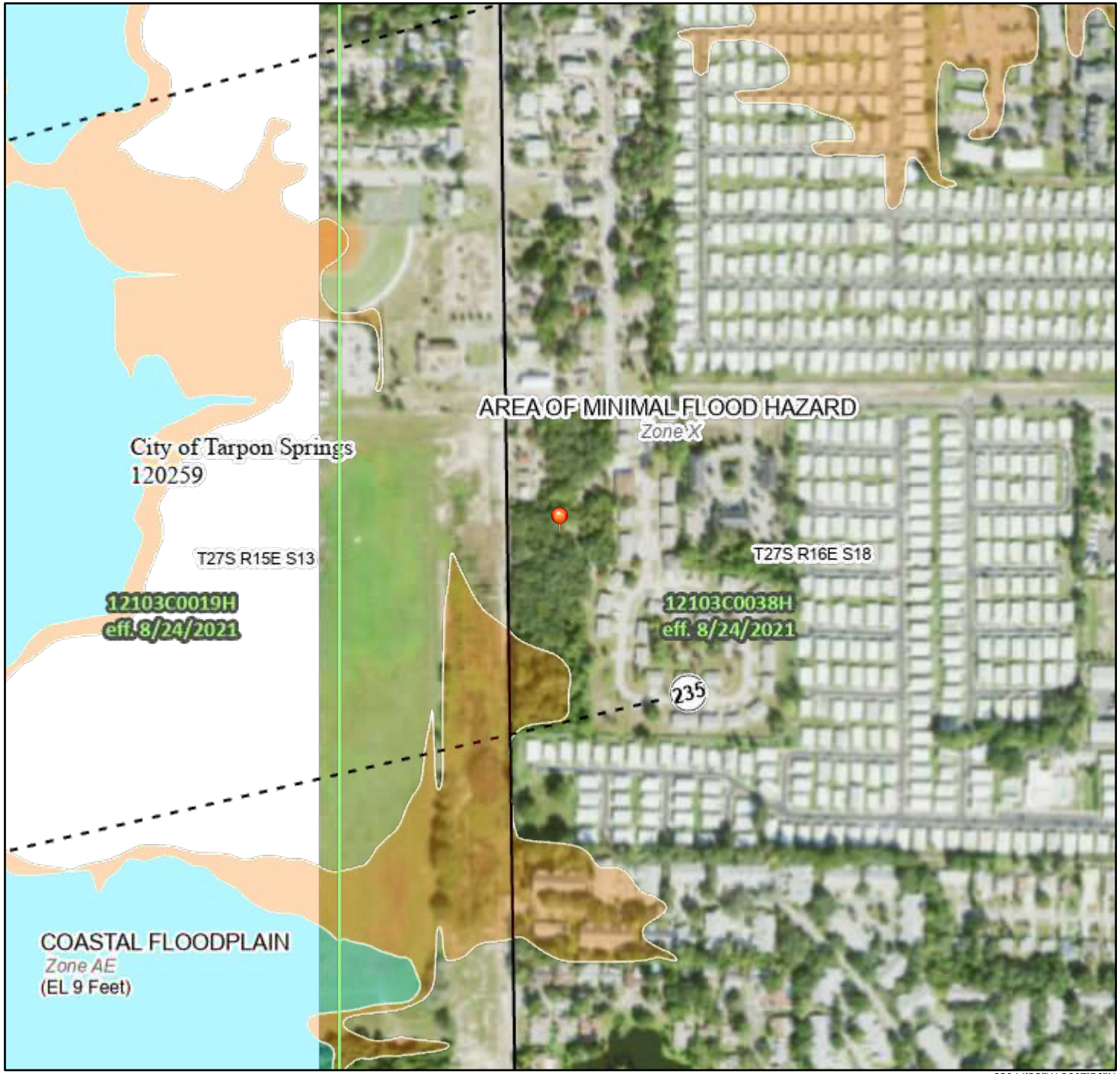
JOB NO. 21-069
DATE: 02/26/24
SHT: --

National Flood Hazard Layer FIRMette

FEMA

82°45'11"W 28°8'27"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°44'33"W 28°7'56"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

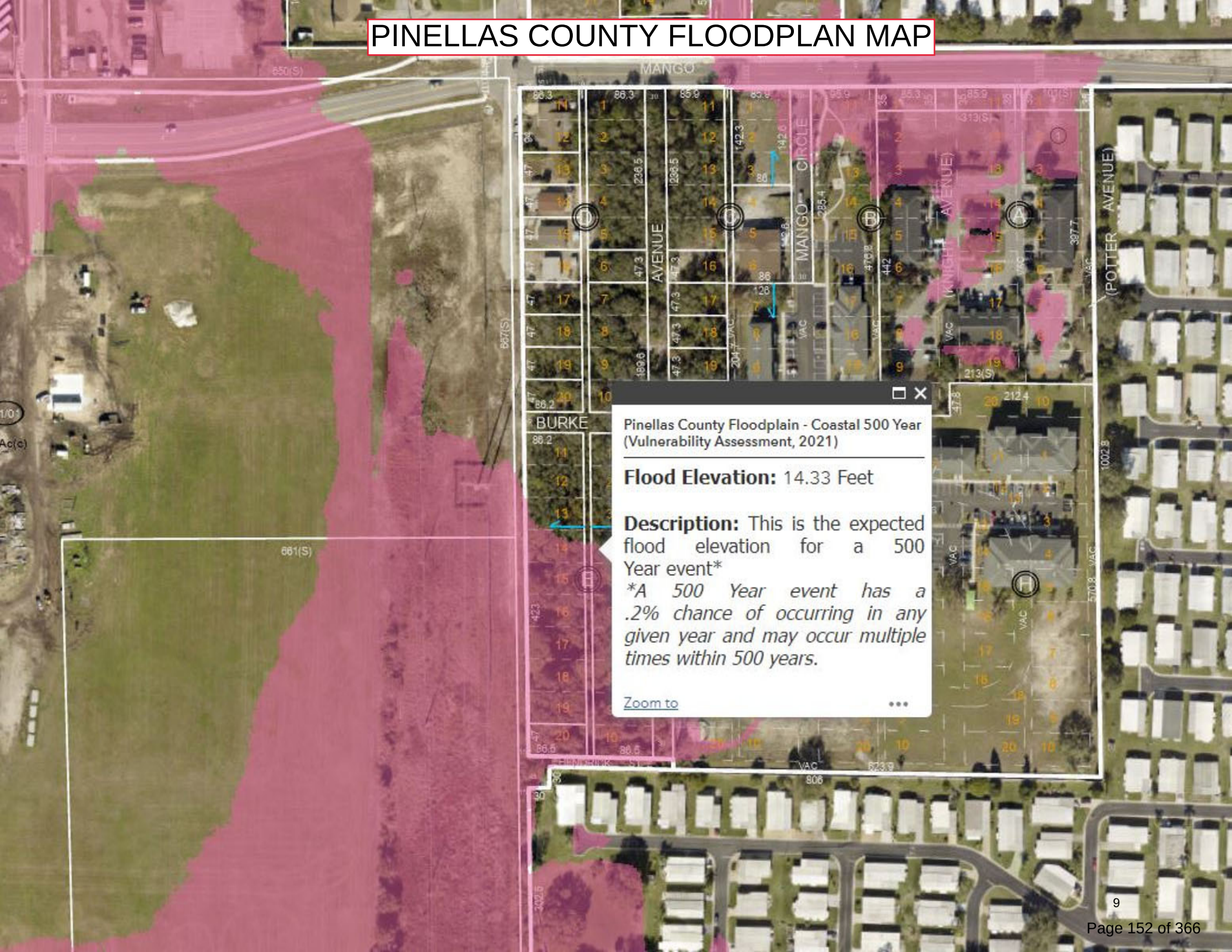
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/8/2024 at 12:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PINELLAS COUNTY FLOODPLAN MAP



United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Pinellas County, Florida

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Map Unit Descriptions..... 8
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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Map Scale: 1:1,740 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pinellas County, Florida
Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Astatula soils and Urban land, 0 to 5 percent slopes	4.6	100.0%
Totals for Area of Interest		**4.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Pinellas County, Florida

4—Astatula soils and Urban land, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 134cw
Elevation: 10 to 150 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 335 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Astatula and similar soils: 50 percent
Urban land: 45 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Astatula

Setting

Landform: Ridges on marine terraces, hills on marine terraces
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian or sandy marine deposits

Typical profile

A - 0 to 3 inches: fine sand
C - 3 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (20.00 to 50.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Unranked

Minor Components

Adamsville

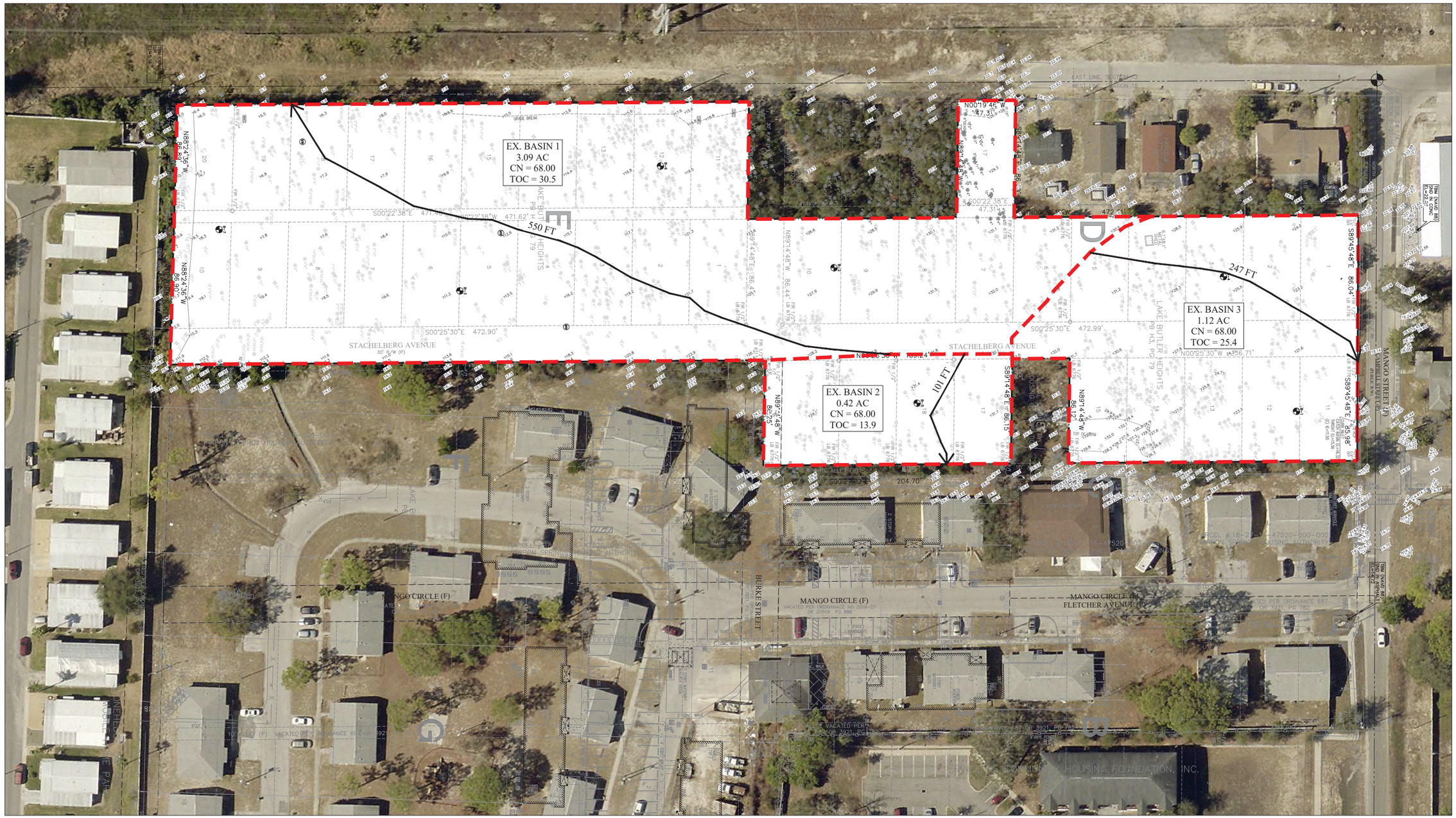
Percent of map unit: 3 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Upland Mesic Flatwoods and Hammocks on Rises and Knolls
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Tavares

Percent of map unit: 2 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

PART B – DRAINAGE ANALYSIS

- **Pre-Development Drainage Basin Map**
- **Post-Development Drainage Basin Map**
- **Percolation Map**
- **Time of Concentration**
- **Curve Number Calculations**
- **Non-DCIA Curve Number Calculations**
- **Pr. Dry Pond Standard Treatment Volume Calculations**
- **BMPTrains Treatment Volume Calculations**
- **Stormsewer Tabulations**



DESIGNED: MDS DRAWN: CC4 CHECKED: MDS QC:	Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING TRANSPORTATION PLANNING PERMITTING 13825 ICOT BLVD., SUITE 605 Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090 WWW.GULFCOASTCONSULTINGINC.COM	PREPARED FOR: HP CAPITAL GROUP 6, LLC 9800 4TH STREET NORTH, SUITE 200 ST PETERSBURG, FL 33702 PHONE (727) 735-1711	SHEET DESCRIPTION: MANGO ST TOWNHOMES PRE-DEVELOPMENT BASIN MAP

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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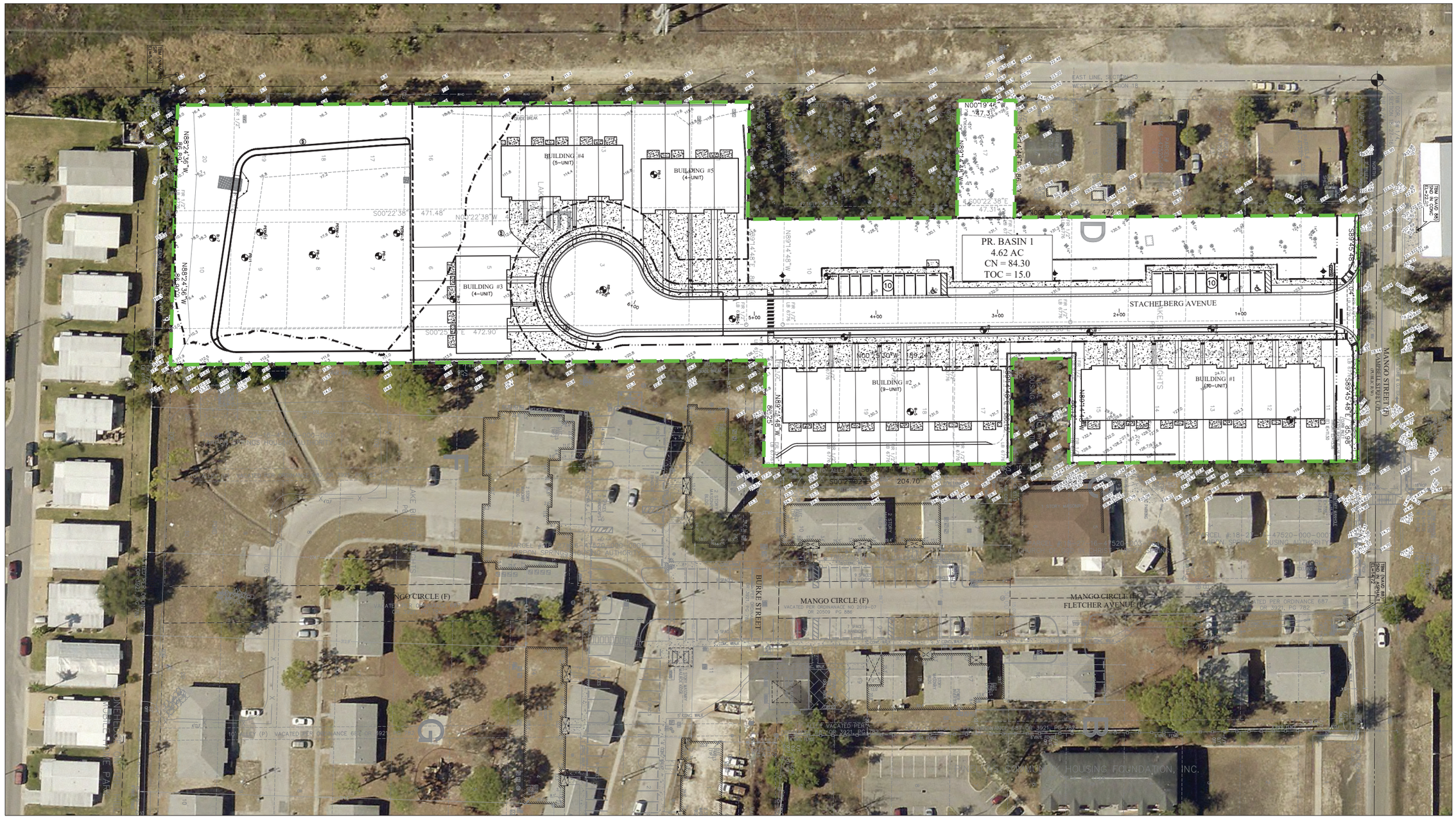
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO.: 21-069
DATE: 02/26/24
SHT.: D1



DESIGNED MDS DRAWN CC4 CHECKED MDS QC	Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING TRANSPORTATION PLANNING PERMITTING 13825 ICOT BLVD., SUITE 605 Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090 WWW.GULFCOASTCONSULTINGINC.COM	PREPARED FOR: HP CAPITAL GROUP 6, LLC 9800 4TH STREET NORTH, SUITE 200 ST PETERSBURG, FL 33702 PHONE (727) 735-1711	SHEET DESCRIPTION: MANGO ST TOWNHOMES POST-DEVELOPMENT BASIN MAP

NO.	DATE	REVISIONS	APPD BY

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PROFESSIONAL ENGINEER
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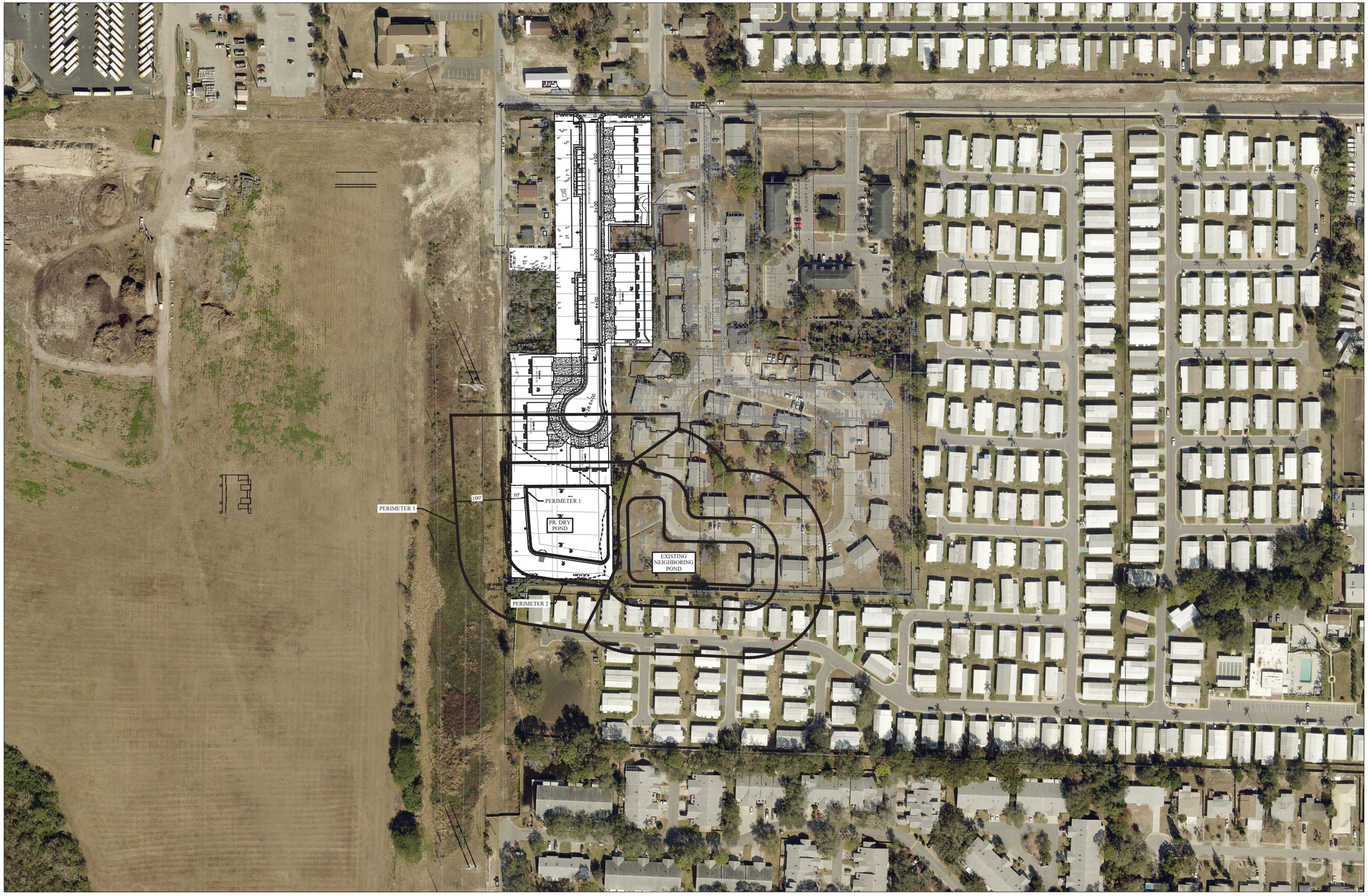
JOB NO. 21-069

DATE: 02/26/24

SHT. D2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MANGO STREET

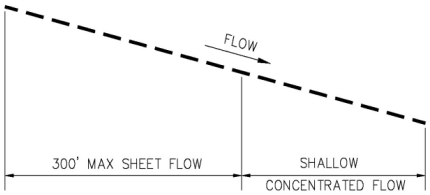
TIME OF CONCENTRATION CALCULTATIONS (EXISTING CONDITIONS)

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** June, 2024

JOB NO: 22-053 **BY:** ARD

Overland Flow:
Mannings Kinematic Equatio

$$T_{c1} = \frac{.007\,(nL)^{0.8}}{P_2^{0.5}\,S^{0.4}}$$



Where:
L = Flow Length
n = Manning's Roughness Coefficient
S = Average Watershed Slope
P_2 = 2-Year 24-Hour Storm

Concentrated Flow:

$$T_c = \frac{L}{V}$$

Where:
L = Flow Length
V = Velocity (See FDOT Figure 5-20)

Basin	Pre-Development Basin 1	Pre-Development Basin 2	Pre-Development Basin 3
Total Flow Length	550 ft	101 ft	247 ft
Sheet Flow Length (300' Max)	300 ft	101 ft	247 ft
Shallow Concentrated Flow Length	250 ft	0 ft	0 ft
Mannings Roughness Coefficient	0.40	0.40	0.40
2-Year 24-Hour Storm	4.50 in.	4.50 in.	4.50 in.
Sheet Flow Average Slope	5.49%	3.98%	5.26%
Concentrated Flow Avg. Slope	3.54%	3.98%	5.26%
(Shallow) V	3.05 ft/sec	3.05 ft/sec	3.60 ft/sec
Overland Flow T_c =	29.12 min.	13.86 min.	25.35 min.
Shallow Concentrated T_c =	1.37 min.	0.00 min.	0.00 min.
Total T_c =	**30.5 min**	**13.9 min**	**25.4 min**

CURVE NUMBER CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** February 3, 2025

JOB NO: 21-069 **BY:** ARD

Ex. Basin 1 — 3.09 Ac

	Area (SF)	Area (AC)	CN		
Impervious- Roofs, Driveways, Patio, etc.	-	0.00	98		
Open Space Poor Condition - Type A	134,472	3.09	68		
TOTAL	**134,472**	**3.09**	**68.0**	←	**CN**

Ex. Basin 2 — 0.42 Ac

	Area (SF)	Area (AC)	CN		
Impervious- Roofs, Driveways, Patio, etc.	-	0.00	98		
Open Space Poor Condition - Type A	18,196	0.42	68		
TOTAL	**18,196**	**0.42**	**68.0**	←	**CN**

Ex. Basin 3 — 1.12 Ac

	Area (SF)	Area (AC)	CN		
Impervious- Roofs, Driveways, Patio, etc.	-	0.00	98		
Open Space Poor Condition - Type A	48,701	1.12	68		
TOTAL	**48,701**	**1.12**	**68.0**	←	**CN**

Pr. Basin 1 — 4.62 Ac

	Area (SF)	Area (AC)	CN		
Impervious- Roofs, Driveways, Patio, etc.	82,813	1.90	98		
Open Space Poor Condition - Type A	94,008	2.16	68		
Pond	24,548	0.56	100		
TOTAL	**201,369**	**4.62**	**84.2**	←	**CN**

NON-DCIA CURVE NUMBER CALCULATIONS

PROJECT:	Mango Street - Affordable Housing Apartment Site	**DATE:**	February 3, 2025
JOB NO:	21-069	**BY:**	ARD

Ex. Basin 1 — 3.09 Ac

	Area (SF)	Area (AC)	Non-DCIA CN	Percentage
DCIA	0	0.00	0	0.00%
Impervious- Roofs, Driveways, Patio, etc.	0	0.00	98	0.00%
Open Space Poor Condition - Type A	134,471	3.09	68	100.00%
TOTAL	**134,471**	**3.09**	**68.0**	100.00%

Ex. Basin 2 — 0.42 Ac

	Area (SF)	Area (AC)	Non-DCIA CN	Percentage
DCIA	0	0.00	0	0.00%
Impervious- Roofs, Driveways, Patio, etc.	0	0.00	98	0.00%
Open Space Poor Condition - Type A	18,196	0.42	68	100.00%
TOTAL	**18,196**	**0.42**	**68.0**	**100.00%**

Ex. Basin 3 — 1.12 Ac

	Area (SF)	Area (AC)	Non-DCIA CN	Percentage
DCIA	0	0.00	0	0.00%
Impervious- Roofs, Driveways, Patio, etc.	0	0.00	98	0.00%
Open Space Poor Condition - Type A	48,701	1.12	68	100.00%
TOTAL	**48,701**	**1.12**	**68.0**	**100.00%**

Pr. Basin 1 — 2.80 Ac

	Area (SF)	Area (AC)	Non-DCIA CN	Percentage
DCIA	79,501	1.83	0	39.48%
Impervious- Roofs, Driveways, Patio, etc.	3,312	0.08	98	2.72%
Open Space Poor Condition - Type A	94,008	2.16	68	77.14%
Pond	24,548	0.56	100	20.14%
TOTAL	**121,868**	**2.80**	**75.3**	**100.00%**

PR. DRY POND STANDARD TREATMENT VOLUME CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** February 3, 2025

JOB NO: 22-053 **BY:** ARD

Site Basin - Post - Required BMPTrains Treatment Volume				
Site Basin - Post Area (SF)	Site Basin - Post Area (AC)	Required Treatment	Required Volume (AC-FT)	Required Volume (CF)
201,369	4.62	0.50 in.	0.193	8,390

	Pr. Wet Pond				
	Elevation	Area (SF)	Area (AC)	Treatment Volume (AC-FT)	Treatment Volume (CF)
TOB	14.50	24,548	0.564	2.214	96,453
	14.00	23,657	0.543	1.938	84,401
	13.00	21,913	0.503	1.415	61,616
	12.00	20,220	0.464	0.931	40,550
	11.00	18,576	0.426	0.486	21,152
DLW**	10.29	17,456	0.401	0.193	8,397
	10.00	16,987	0.390	0.077	3,366
BOT	9.80	16,677	0.383	0.000	0

BMP TRAINS TREATMENT VOLUME CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** February 3, 2025

JOB NO: 22-053 **BY:** ARD

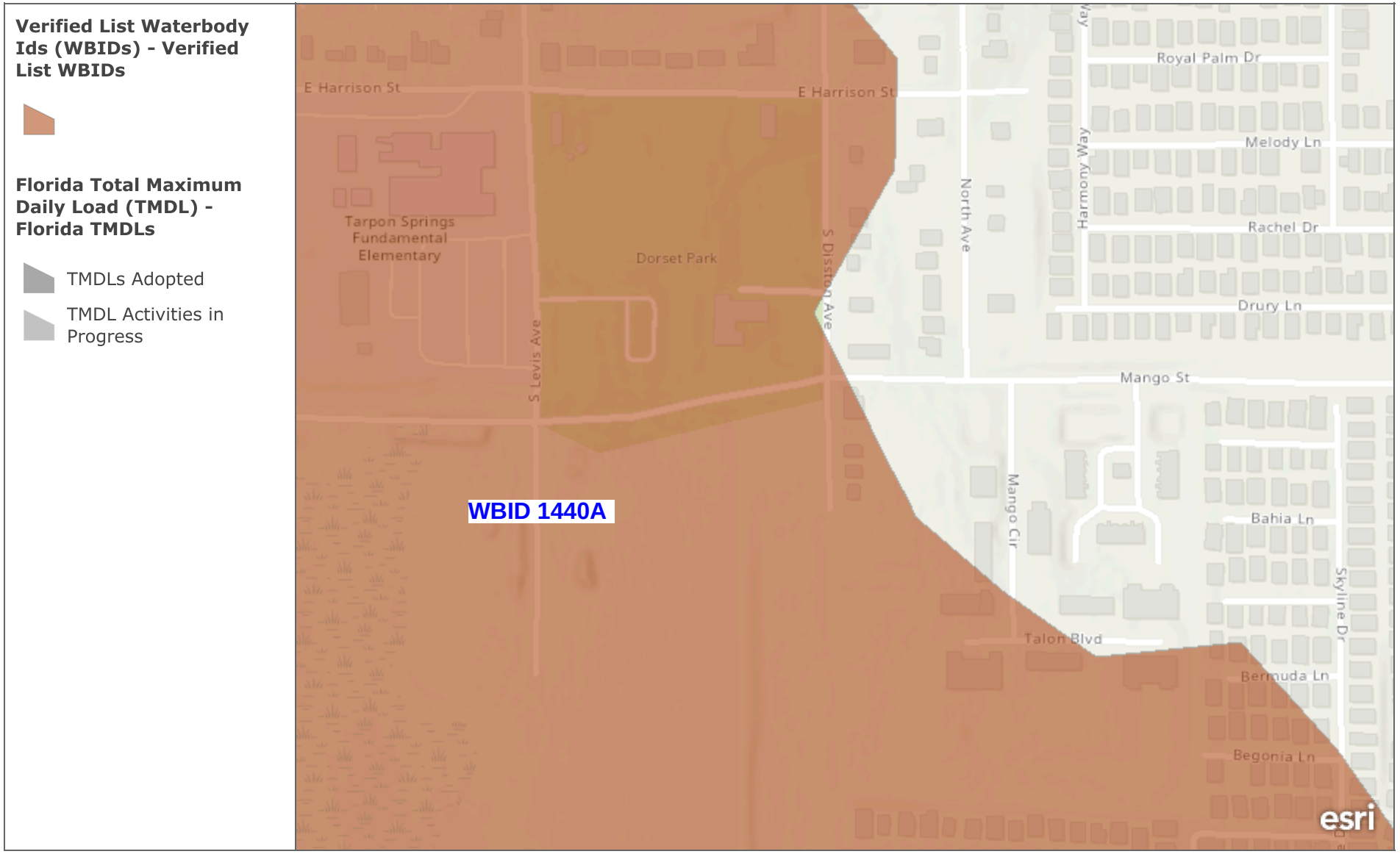
Site Basin - Post - Required BMPTrains Treatment Volume				
Site Basin - Post Area (SF)	Site Basin - Post Area (AC)	Required Treatment	Required Volume (AC-FT)	Required Volume (CF)
201,369	4.62	2.60 in.	1.002	43,630

	Pr. Wet Pond				
	Elevation	Area (SF)	Area (AC)	Treatment Volume (AC-FT)	Treatment Volume (CF)
TOB	14.50	24,548	0.564	2.214	96,453
	14.00	23,657	0.543	1.937	84,397
	13.00	21,913	0.503	1.414	61,612
BMP TREATMENT	12.32	20,767	0.477	1.083	47,165
	12.00	20,220	0.464	0.931	40,546
	11.00	18,576	0.426	0.485	21,148
	10.00	16,987	0.390	0.077	3,366
BOTTOM	9.80	16,677	0.383	0.000	0

PART C – DRAINAGE CALCULATIONS

- **WBID 1797B Bishops Harbor**
- **BMP Trains Report**
- **ICPR Nodal Diagram**
- **ICPR Hydrologic Input Data Summary**
- **ICPR Hydrologic Output Data Summary**
- **Treatment Recovery Analysis**
- **100-Year, 24-Hour Volumetric Discharge**
- **ICPR Nodal Diagram – Anclote River Watershed**
- **ICPR Hydrologic Input Data Summary – Anclote River Watershed**
- **ICPR Hydrologic Output Data Summary – Anclote River Watershed**

Verified List WBIDs and TMDLs Map



Map Direct focus for viewing TMDL Verified List data. Please refer to https://floridadep.gov/dear/water-quality-evaluation-tmdl/content/total-maximum-daily-loads-tmdl-program for more information.

Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Florida Department of Environmental Protection (FDEP), Division of Environmental Assessment and Restoration (DEAR) | Florida Department of Environmental Protection (FDEP), DEAR | FDEP | environment, TMDL Total Maximum Daily Load Impairment, Environmental Monitoring and Modeling | Florida Department of Environmental Protection (DEP), Division of

31

Verified List WBIDs: 1440A

WBID	1440A
CYCLE	3
GROUP NUMBER	5
OGC NUMBER	18-0307
GROUP NAME	Springs Coast
PLANNING UNIT	Anclote River / Coastal Pinellas County
WBID (ASSESSED)	1440A
WBID (CURRENT)	1440A
WATERBODY NAME	Anclote River Bayou Complex (Spring Bayou)
WATERBODY TYPE	Estuary
WATERBODY CLASS	3M
1998 303 (D) PARAMETER	
PARAMETER ASSESSED	Iron
PARAMETER GROUP	Metals

Complete Report (not including cost) Ver 4.3.5

Project: Mango Street
Date: 2/3/2025 11:43:01 AM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	Project Site
Rainfall Zone	Florida Zone 4
Annual Mean Rainfall	51.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Xeric Scrub: TN=1.596 TP=0.156
Area (acres)	4.62
Rational Coefficient (0-1)	0.06
Non DCIA Curve Number	68.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	1.596
Phosphorus EMC (mg/l)	0.156
Runoff Volume (ac-ft/yr)	1.261
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	2.481
Phosphorus Loading (kg/yr)	0.242

Post-Condition Landuse Information

Landuse	Single-Family: TN=2.070 TP=0.327
Area (acres)	4.62
Rational Coefficient (0-1)	0.38
Non DCIA Curve Number	75.30
DCIA Percent (0-100)	39.48
Wet Pond Area (ac)	0.00

Nitrogen EMC (mg/l)	2.070
Phosphorus EMC (mg/l)	0.327
Runoff Volume (ac-ft/yr)	7.547
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	19.262
Phosphorus Loading (kg/yr)	3.043

Catchment Number: 1 Name: Project Site

Project: Mango Street
Date: 2/3/2025

Retention Design

Retention Depth (in)	2.000
Retention Volume (ac-ft)	0.770

Watershed Characteristics

Catchment Area (acres)	4.62
Contributing Area (acres)	4.620
Non-DCIA Curve Number	75.30
DCIA Percent	39.48
Rainfall Zone	Florida Zone 4
Rainfall (in)	51.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	87
Provided TN Treatment Efficiency (%)	92
Required TP Treatment Efficiency (%)	92
Provided TP Treatment Efficiency (%)	92

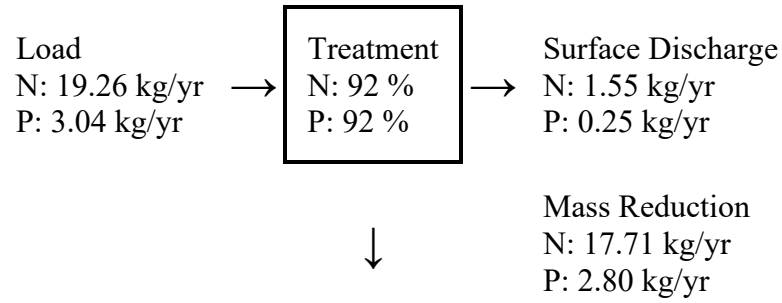
Media Mix Information

Type of Media Mix	SAT
Media N Reduction (%)	30
Media P Reduction (%)	45

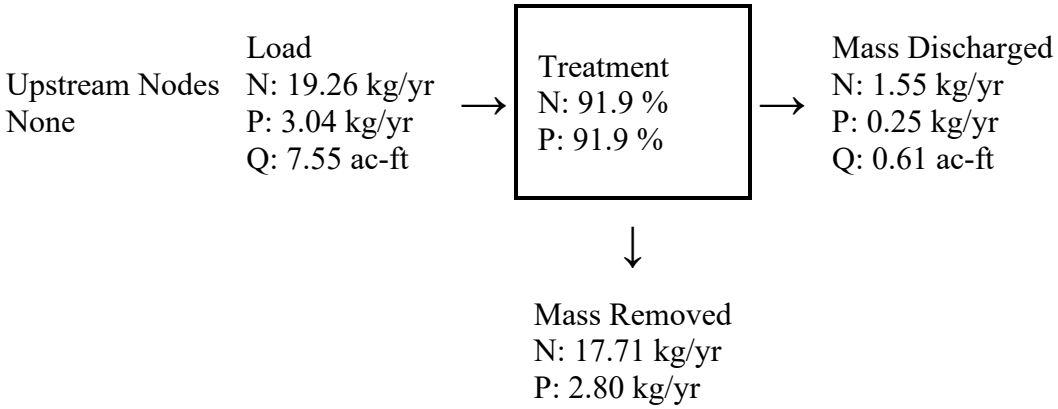
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	2.261
TN Mass Load (kg/yr)	12.397
TN Concentration (mg/L)	1.449
TP Mass Load (kg/yr)	1.539
TP Concentration (mg/L)	0.180

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: Mango Street

Analysis Type: Net Improvement

Date:2/3/2025

BMP Types:

Catchment 1 - (Project Site) Retention

Based on % removal values to the nearest percent

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

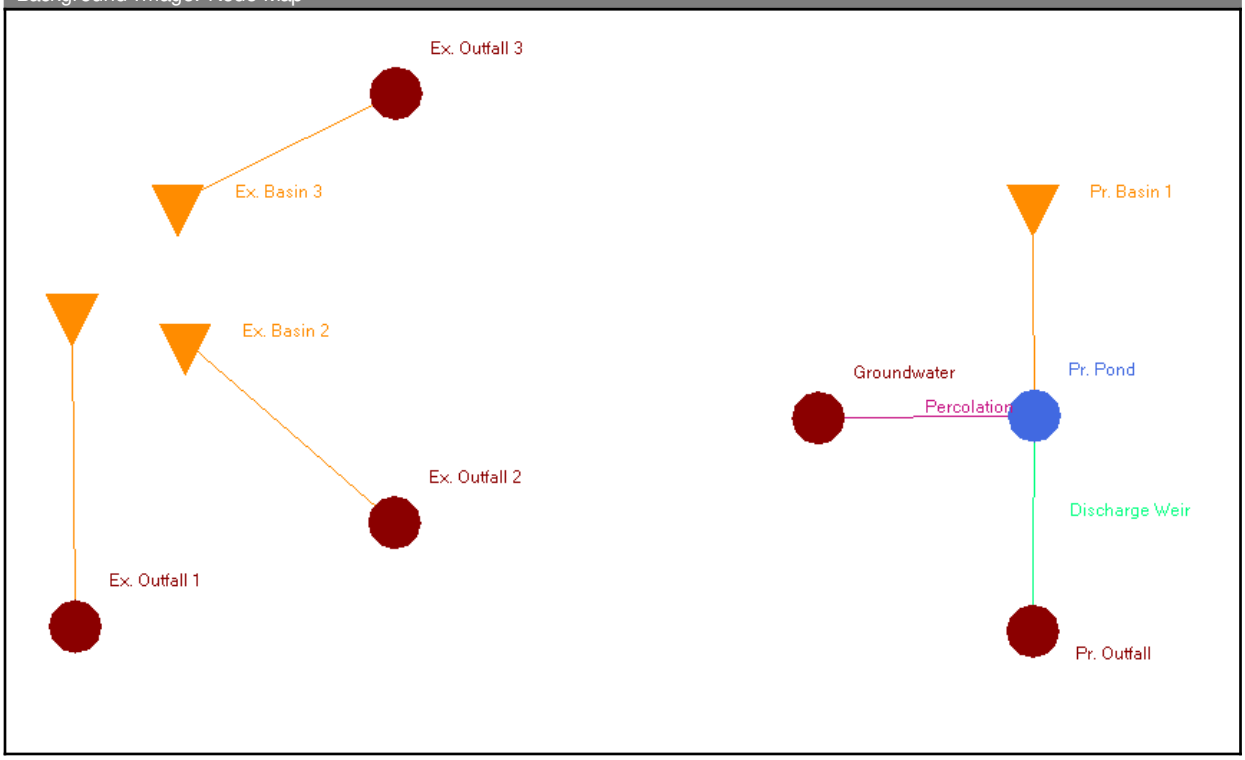
Total N pre load	2.48 kg/yr	
Total N post load	19.26 kg/yr	
Target N load reduction	87 %	
Target N discharge load	2.48 kg/yr	
Percent N load reduction	92 %	
Provided N discharge load	1.55 kg/yr	3.42 lb/yr
Provided N load removed	17.71 kg/yr	39.05 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	.242 kg/yr	
Total P post load	3.043 kg/yr	
Target P load reduction	92 %	
Target P discharge load	.242 kg/yr	
Percent P load reduction	92 %	
Provided P discharge load	.245 kg/yr	.54 lb/yr
Provided P load removed	2.798 kg/yr	6.169 lb/yr

Background Image: Node Map



Simulation: 010YR-24 HR

Scenario: Scenario1
Run Date/Time: 1/13/2025 4:39:47 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain: Global

		Opt:	
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	7.50 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025YR-24HR

Scenario: Scenario1
Run Date/Time: 1/13/2025 4:40:33 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	9.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-24HR

Scenario: Scenario1
Run Date/Time: 1/13/2025 4:41:23 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 12.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: TREATMENT

Scenario: Scenario1

Run Date/Time: 1/13/2025 11:08:11 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.2500

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	0.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simple Basin: Ex. Basin 1

Scenario:	Scenario1
Node:	Ex. Outfall 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	29.1200 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	3.0900 ac
Curve Number:	68.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Ex. Basin 2

Scenario:	Scenario1
Node:	Ex. Outfall 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	13.8600 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.4200 ac
Curve Number:	68.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00

Rainfall Name:

Comment:

Simple Basin: Ex. Basin 3

Scenario:	Scenario1
Node:	Ex. Outfall 3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	25.3500 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.1200 ac
Curve Number:	68.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pr. Basin 1

Scenario:	Scenario1
Node:	Pr. Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	4.6200 ac
Curve Number:	84.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Ex. Outfall 1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 5.00 ft
Warning Stage: 7.10 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.00
0	0	0	12.5000	7.00
0	0	0	30.0000	6.20

Comment:

Node: Ex. Outfall 2

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 19.00 ft
Warning Stage: 20.60 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	19.00
0	0	0	12.5000	20.50
0	0	0	30.0000	19.90

Comment:

Node: Ex. Outfall 3

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 11.50 ft
Warning Stage: 13.10 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.50
0	0	0	12.5000	13.00
0	0	0	30.0000	12.40

Comment:

Node: Groundwater

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 7.80 ft
Warning Stage: 100.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	7.80
0	0	0	30.0000	7.80

Comment:

Node: Pr. Outfall

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 5.00 ft
Warning Stage: 7.50 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.00
0	0	0	12.5000	7.00
0	0	0	30.0000	6.20

Comment:

Node: Pr. Pond

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 9.80 ft
Warning Stage: 14.00 ft

Stage [ft]	Area [ac]	Area [ft2]
14.50	0.5640	24568
14.00	0.5430	23653
13.00	0.5030	21911
12.00	0.4640	20212
11.00	0.4260	18557
10.00	0.3900	16988
9.80	0.3830	16683

Comment: Initial Stage set at Treatment Elevation, 10.29, for recovery analysis.

Percolation Link: Percolation			
Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pr. Pond		
To Node:	Groundwater	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	618.00 ft
Flow Direction:	Both	Perimeter 2:	963.00 ft
Aquifer Base Elevation:	-2.20 ft	Perimeter 3:	1637.00 ft
Water Table Elevation:	7.80 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	100.00 ft
Horizontal Conductivity:	23.000 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	18.500 fpd	# of Cells P2 to P3:	10
Fillable Porosity:	0.250		
Layer Thickness:	2.00 ft		

Comment: 37 in/hr vertical conductivity & 46 in/hr horizontal conductivity per Geotech. Safety Factor of 2 used.

Weir Link: Discharge Weir			
Scenario:	Scenario1	Bottom Clip	
From Node:	Pr. Pond	Default:	0.00 ft
To Node:	Pr. Outfall	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	13.56 ft	Discharge Coefficients	
Control Elevation:	13.56 ft	Weir Default:	2.800
Max Depth:	5.00 ft	Weir Table:	
Max Width:	10.00 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Ex. Outfall 1	010YR-24 HR	7.10	7.00	0.0013	4.94	0.00	0
Ex. Outfall 2	010YR-24 HR	20.60	20.50	0.0010	0.98	0.00	0
Ex. Outfall 3	010YR-24 HR	13.10	13.00	0.0010	1.93	0.00	0
Groundwater	010YR-24 HR	100.00	7.80	0.0000	1.22	0.00	0
Pr. Outfall	010YR-24 HR	7.50	7.00	0.0013	0.00	0.00	0
Pr. Pond	010YR-24 HR	14.00	12.99	0.0010	15.27	1.22	21897
Ex. Outfall 1	025YR-24HR	7.10	7.00	0.0013	6.64	0.00	0
Ex. Outfall 2	025YR-24HR	20.60	20.50	0.0010	1.31	0.00	0
Ex. Outfall 3	025YR-24HR	13.10	13.00	0.0010	2.59	0.00	0
Groundwater	025YR-24HR	100.00	7.80	0.0000	1.13	0.00	0
Pr. Outfall	025YR-24HR	7.50	7.00	0.0013	0.35	0.00	0
Pr. Pond	025YR-24HR	14.00	13.61	0.0010	19.00	1.13	22980
Ex. Outfall 1	100YR-24HR	7.10	7.00	0.0013	10.17	0.00	0
Ex. Outfall 2	100YR-24HR	20.60	20.50	0.0010	2.00	0.00	0
Ex. Outfall 3	100YR-24HR	13.10	13.00	0.0010	3.97	0.00	0
Groundwater	100YR-24HR	100.00	7.80	0.0000	1.46	0.00	0
Pr. Outfall	100YR-24HR	7.50	7.00	0.0013	7.18	0.00	0
Pr. Pond	100YR-24HR	14.00	13.96	0.0010	26.42	8.32	23590

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	0.0000	10.29
TREATMENT	Pr. Pond	0.2510	10.10
TREATMENT	Pr. Pond	0.5008	9.90
TREATMENT	Pr. Pond	0.7521	9.80
TREATMENT	Pr. Pond	1.0028	9.80
TREATMENT	Pr. Pond	1.2537	9.80
TREATMENT	Pr. Pond	1.5037	9.80
TREATMENT	Pr. Pond	1.7537	9.80
TREATMENT	Pr. Pond	2.0037	9.80
TREATMENT	Pr. Pond	2.2537	9.80
TREATMENT	Pr. Pond	2.5037	9.80
TREATMENT	Pr. Pond	2.7537	9.80
TREATMENT	Pr. Pond	3.0037	9.80
TREATMENT	Pr. Pond	3.2537	9.80
TREATMENT	Pr. Pond	3.5037	9.80
TREATMENT	Pr. Pond	3.7537	9.80
TREATMENT	Pr. Pond	4.0037	9.80
TREATMENT	Pr. Pond	4.2537	9.80
TREATMENT	Pr. Pond	4.5037	9.80
TREATMENT	Pr. Pond	4.7537	9.80
TREATMENT	Pr. Pond	5.0037	9.80
TREATMENT	Pr. Pond	5.2537	9.80
TREATMENT	Pr. Pond	5.5037	9.80
TREATMENT	Pr. Pond	5.7537	9.80
TREATMENT	Pr. Pond	6.0037	9.80
TREATMENT	Pr. Pond	6.2537	9.80
TREATMENT	Pr. Pond	6.5037	9.80
TREATMENT	Pr. Pond	6.7537	9.80
TREATMENT	Pr. Pond	7.0037	9.80
TREATMENT	Pr. Pond	7.2537	9.80
TREATMENT	Pr. Pond	7.5037	9.80
TREATMENT	Pr. Pond	7.7537	9.80
TREATMENT	Pr. Pond	8.0037	9.80
TREATMENT	Pr. Pond	8.2537	9.80
TREATMENT	Pr. Pond	8.5037	9.80
TREATMENT	Pr. Pond	8.7537	9.80
TREATMENT	Pr. Pond	9.0037	9.80
TREATMENT	Pr. Pond	9.2537	9.80
TREATMENT	Pr. Pond	9.5037	9.80
TREATMENT	Pr. Pond	9.7537	9.80
TREATMENT	Pr. Pond	10.0037	9.80
TREATMENT	Pr. Pond	10.2537	9.80

Pond recovers in 0.75 hours

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	10.5037	9.80
TREATMENT	Pr. Pond	10.7537	9.80
TREATMENT	Pr. Pond	11.0037	9.80
TREATMENT	Pr. Pond	11.2537	9.80
TREATMENT	Pr. Pond	11.5037	9.80
TREATMENT	Pr. Pond	11.7537	9.80
TREATMENT	Pr. Pond	12.0037	9.80
TREATMENT	Pr. Pond	12.2537	9.80
TREATMENT	Pr. Pond	12.5037	9.80
TREATMENT	Pr. Pond	12.7537	9.80
TREATMENT	Pr. Pond	13.0037	9.80
TREATMENT	Pr. Pond	13.2537	9.80
TREATMENT	Pr. Pond	13.5037	9.80
TREATMENT	Pr. Pond	13.7537	9.80
TREATMENT	Pr. Pond	14.0037	9.80
TREATMENT	Pr. Pond	14.2537	9.80
TREATMENT	Pr. Pond	14.5037	9.80
TREATMENT	Pr. Pond	14.7537	9.80
TREATMENT	Pr. Pond	15.0037	9.80
TREATMENT	Pr. Pond	15.2537	9.80
TREATMENT	Pr. Pond	15.5037	9.80
TREATMENT	Pr. Pond	15.7537	9.80
TREATMENT	Pr. Pond	16.0037	9.80
TREATMENT	Pr. Pond	16.2537	9.80
TREATMENT	Pr. Pond	16.5037	9.80
TREATMENT	Pr. Pond	16.7537	9.80
TREATMENT	Pr. Pond	17.0037	9.80
TREATMENT	Pr. Pond	17.2537	9.80
TREATMENT	Pr. Pond	17.5037	9.80
TREATMENT	Pr. Pond	17.7537	9.80
TREATMENT	Pr. Pond	18.0037	9.80
TREATMENT	Pr. Pond	18.2537	9.80
TREATMENT	Pr. Pond	18.5037	9.80
TREATMENT	Pr. Pond	18.7537	9.80
TREATMENT	Pr. Pond	19.0037	9.80
TREATMENT	Pr. Pond	19.2537	9.80
TREATMENT	Pr. Pond	19.5037	9.80
TREATMENT	Pr. Pond	19.7537	9.80
TREATMENT	Pr. Pond	20.0037	9.80
TREATMENT	Pr. Pond	20.2537	9.80
TREATMENT	Pr. Pond	20.5037	9.80
TREATMENT	Pr. Pond	20.7537	9.80

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	21.0037	9.80
TREATMENT	Pr. Pond	21.2537	9.80
TREATMENT	Pr. Pond	21.5037	9.80
TREATMENT	Pr. Pond	21.7537	9.80
TREATMENT	Pr. Pond	22.0037	9.80
TREATMENT	Pr. Pond	22.2537	9.80
TREATMENT	Pr. Pond	22.5037	9.80
TREATMENT	Pr. Pond	22.7537	9.80
TREATMENT	Pr. Pond	23.0037	9.80
TREATMENT	Pr. Pond	23.2537	9.80
TREATMENT	Pr. Pond	23.5037	9.80
TREATMENT	Pr. Pond	23.7537	9.80
TREATMENT	Pr. Pond	24.0037	9.80
TREATMENT	Pr. Pond	24.2537	9.80
TREATMENT	Pr. Pond	24.5037	9.80
TREATMENT	Pr. Pond	24.7537	9.80
TREATMENT	Pr. Pond	25.0037	9.80
TREATMENT	Pr. Pond	25.2537	9.80
TREATMENT	Pr. Pond	25.5037	9.80
TREATMENT	Pr. Pond	25.7537	9.80
TREATMENT	Pr. Pond	26.0037	9.80
TREATMENT	Pr. Pond	26.2537	9.80
TREATMENT	Pr. Pond	26.5037	9.80
TREATMENT	Pr. Pond	26.7537	9.80
TREATMENT	Pr. Pond	27.0037	9.80
TREATMENT	Pr. Pond	27.2537	9.80
TREATMENT	Pr. Pond	27.5037	9.80
TREATMENT	Pr. Pond	27.7537	9.80
TREATMENT	Pr. Pond	28.0037	9.80
TREATMENT	Pr. Pond	28.2537	9.80
TREATMENT	Pr. Pond	28.5037	9.80
TREATMENT	Pr. Pond	28.7537	9.80
TREATMENT	Pr. Pond	29.0037	9.80
TREATMENT	Pr. Pond	29.2537	9.80
TREATMENT	Pr. Pond	29.5037	9.80
TREATMENT	Pr. Pond	29.7537	9.80
TREATMENT	Pr. Pond	30.0037	9.80
TREATMENT	Pr. Pond	30.2537	9.80
TREATMENT	Pr. Pond	30.5037	9.80
TREATMENT	Pr. Pond	30.7537	9.80
TREATMENT	Pr. Pond	31.0037	9.80
TREATMENT	Pr. Pond	31.2537	9.80

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	31.5037	9.80
TREATMENT	Pr. Pond	31.7537	9.80
TREATMENT	Pr. Pond	32.0037	9.80
TREATMENT	Pr. Pond	32.2537	9.80
TREATMENT	Pr. Pond	32.5037	9.80
TREATMENT	Pr. Pond	32.7537	9.80
TREATMENT	Pr. Pond	33.0037	9.80
TREATMENT	Pr. Pond	33.2537	9.80
TREATMENT	Pr. Pond	33.5037	9.80
TREATMENT	Pr. Pond	33.7537	9.80
TREATMENT	Pr. Pond	34.0037	9.80
TREATMENT	Pr. Pond	34.2537	9.80
TREATMENT	Pr. Pond	34.5037	9.80
TREATMENT	Pr. Pond	34.7537	9.80
TREATMENT	Pr. Pond	35.0037	9.80
TREATMENT	Pr. Pond	35.2537	9.80
TREATMENT	Pr. Pond	35.5037	9.80
TREATMENT	Pr. Pond	35.7537	9.80
TREATMENT	Pr. Pond	36.0037	9.80
TREATMENT	Pr. Pond	36.2537	9.80
TREATMENT	Pr. Pond	36.5037	9.80
TREATMENT	Pr. Pond	36.7537	9.80
TREATMENT	Pr. Pond	37.0037	9.80
TREATMENT	Pr. Pond	37.2537	9.80
TREATMENT	Pr. Pond	37.5037	9.80
TREATMENT	Pr. Pond	37.7537	9.80
TREATMENT	Pr. Pond	38.0037	9.80
TREATMENT	Pr. Pond	38.2537	9.80
TREATMENT	Pr. Pond	38.5037	9.80
TREATMENT	Pr. Pond	38.7537	9.80
TREATMENT	Pr. Pond	39.0037	9.80
TREATMENT	Pr. Pond	39.2537	9.80
TREATMENT	Pr. Pond	39.5037	9.80
TREATMENT	Pr. Pond	39.7537	9.80
TREATMENT	Pr. Pond	40.0037	9.80
TREATMENT	Pr. Pond	40.2537	9.80
TREATMENT	Pr. Pond	40.5037	9.80
TREATMENT	Pr. Pond	40.7537	9.80
TREATMENT	Pr. Pond	41.0037	9.80
TREATMENT	Pr. Pond	41.2537	9.80
TREATMENT	Pr. Pond	41.5037	9.80
TREATMENT	Pr. Pond	41.7537	9.80

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	42.0037	9.80
TREATMENT	Pr. Pond	42.2537	9.80
TREATMENT	Pr. Pond	42.5037	9.80
TREATMENT	Pr. Pond	42.7537	9.80
TREATMENT	Pr. Pond	43.0037	9.80
TREATMENT	Pr. Pond	43.2537	9.80
TREATMENT	Pr. Pond	43.5037	9.80
TREATMENT	Pr. Pond	43.7537	9.80
TREATMENT	Pr. Pond	44.0037	9.80
TREATMENT	Pr. Pond	44.2537	9.80
TREATMENT	Pr. Pond	44.5037	9.80
TREATMENT	Pr. Pond	44.7537	9.80
TREATMENT	Pr. Pond	45.0037	9.80
TREATMENT	Pr. Pond	45.2537	9.80
TREATMENT	Pr. Pond	45.5037	9.80
TREATMENT	Pr. Pond	45.7537	9.80
TREATMENT	Pr. Pond	46.0037	9.80
TREATMENT	Pr. Pond	46.2537	9.80
TREATMENT	Pr. Pond	46.5037	9.80
TREATMENT	Pr. Pond	46.7537	9.80
TREATMENT	Pr. Pond	47.0037	9.80
TREATMENT	Pr. Pond	47.2537	9.80
TREATMENT	Pr. Pond	47.5037	9.80
TREATMENT	Pr. Pond	47.7537	9.80
TREATMENT	Pr. Pond	48.0037	9.80
TREATMENT	Pr. Pond	48.2537	9.80
TREATMENT	Pr. Pond	48.5037	9.80
TREATMENT	Pr. Pond	48.7537	9.80
TREATMENT	Pr. Pond	49.0037	9.80
TREATMENT	Pr. Pond	49.2537	9.80
TREATMENT	Pr. Pond	49.5037	9.80
TREATMENT	Pr. Pond	49.7537	9.80
TREATMENT	Pr. Pond	50.0037	9.80
TREATMENT	Pr. Pond	50.2537	9.80
TREATMENT	Pr. Pond	50.5037	9.80
TREATMENT	Pr. Pond	50.7537	9.80
TREATMENT	Pr. Pond	51.0037	9.80
TREATMENT	Pr. Pond	51.2537	9.80
TREATMENT	Pr. Pond	51.5037	9.80
TREATMENT	Pr. Pond	51.7537	9.80
TREATMENT	Pr. Pond	52.0037	9.80
TREATMENT	Pr. Pond	52.2537	9.80

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	52.5037	9.80
TREATMENT	Pr. Pond	52.7537	9.80
TREATMENT	Pr. Pond	53.0037	9.80
TREATMENT	Pr. Pond	53.2537	9.80
TREATMENT	Pr. Pond	53.5037	9.80
TREATMENT	Pr. Pond	53.7537	9.80
TREATMENT	Pr. Pond	54.0037	9.80
TREATMENT	Pr. Pond	54.2537	9.80
TREATMENT	Pr. Pond	54.5037	9.80
TREATMENT	Pr. Pond	54.7537	9.80
TREATMENT	Pr. Pond	55.0037	9.80
TREATMENT	Pr. Pond	55.2537	9.80
TREATMENT	Pr. Pond	55.5037	9.80
TREATMENT	Pr. Pond	55.7537	9.80
TREATMENT	Pr. Pond	56.0037	9.80
TREATMENT	Pr. Pond	56.2537	9.80
TREATMENT	Pr. Pond	56.5037	9.80
TREATMENT	Pr. Pond	56.7537	9.80
TREATMENT	Pr. Pond	57.0037	9.80
TREATMENT	Pr. Pond	57.2537	9.80
TREATMENT	Pr. Pond	57.5037	9.80
TREATMENT	Pr. Pond	57.7537	9.80
TREATMENT	Pr. Pond	58.0037	9.80
TREATMENT	Pr. Pond	58.2537	9.80
TREATMENT	Pr. Pond	58.5037	9.80
TREATMENT	Pr. Pond	58.7537	9.80
TREATMENT	Pr. Pond	59.0037	9.80
TREATMENT	Pr. Pond	59.2537	9.80
TREATMENT	Pr. Pond	59.5037	9.80
TREATMENT	Pr. Pond	59.7537	9.80
TREATMENT	Pr. Pond	60.0037	9.80
TREATMENT	Pr. Pond	60.2537	9.80
TREATMENT	Pr. Pond	60.5037	9.80
TREATMENT	Pr. Pond	60.7537	9.80
TREATMENT	Pr. Pond	61.0037	9.80
TREATMENT	Pr. Pond	61.2537	9.80
TREATMENT	Pr. Pond	61.5037	9.80
TREATMENT	Pr. Pond	61.7537	9.80
TREATMENT	Pr. Pond	62.0037	9.80
TREATMENT	Pr. Pond	62.2537	9.80
TREATMENT	Pr. Pond	62.5037	9.80
TREATMENT	Pr. Pond	62.7537	9.80

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	63.0037	9.80
TREATMENT	Pr. Pond	63.2537	9.80
TREATMENT	Pr. Pond	63.5037	9.80
TREATMENT	Pr. Pond	63.7537	9.80
TREATMENT	Pr. Pond	64.0037	9.80
TREATMENT	Pr. Pond	64.2537	9.80
TREATMENT	Pr. Pond	64.5037	9.80
TREATMENT	Pr. Pond	64.7537	9.80
TREATMENT	Pr. Pond	65.0037	9.80
TREATMENT	Pr. Pond	65.2537	9.80
TREATMENT	Pr. Pond	65.5037	9.80
TREATMENT	Pr. Pond	65.7537	9.80
TREATMENT	Pr. Pond	66.0037	9.80
TREATMENT	Pr. Pond	66.2537	9.80
TREATMENT	Pr. Pond	66.5037	9.80
TREATMENT	Pr. Pond	66.7537	9.80
TREATMENT	Pr. Pond	67.0037	9.80
TREATMENT	Pr. Pond	67.2537	9.80
TREATMENT	Pr. Pond	67.5037	9.80
TREATMENT	Pr. Pond	67.7537	9.80
TREATMENT	Pr. Pond	68.0037	9.80
TREATMENT	Pr. Pond	68.2537	9.80
TREATMENT	Pr. Pond	68.5037	9.80
TREATMENT	Pr. Pond	68.7537	9.80
TREATMENT	Pr. Pond	69.0037	9.80
TREATMENT	Pr. Pond	69.2537	9.80
TREATMENT	Pr. Pond	69.5037	9.80
TREATMENT	Pr. Pond	69.7537	9.80
TREATMENT	Pr. Pond	70.0037	9.80
TREATMENT	Pr. Pond	70.2537	9.80
TREATMENT	Pr. Pond	70.5037	9.80
TREATMENT	Pr. Pond	70.7537	9.80
TREATMENT	Pr. Pond	71.0037	9.80
TREATMENT	Pr. Pond	71.2537	9.80
TREATMENT	Pr. Pond	71.5037	9.80
TREATMENT	Pr. Pond	71.7537	9.80

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	0.0000	0
100YR-24HR	Ex. Outfall 1	0.2511	0
100YR-24HR	Ex. Outfall 1	0.5050	0
100YR-24HR	Ex. Outfall 1	0.7527	0
100YR-24HR	Ex. Outfall 1	1.0027	0
100YR-24HR	Ex. Outfall 1	1.2527	0
100YR-24HR	Ex. Outfall 1	1.5027	0
100YR-24HR	Ex. Outfall 1	1.7527	0
100YR-24HR	Ex. Outfall 1	2.0027	0
100YR-24HR	Ex. Outfall 1	2.2527	0
100YR-24HR	Ex. Outfall 1	2.5027	0
100YR-24HR	Ex. Outfall 1	2.7527	0
100YR-24HR	Ex. Outfall 1	3.0027	0
100YR-24HR	Ex. Outfall 1	3.2527	0
100YR-24HR	Ex. Outfall 1	3.5027	0
100YR-24HR	Ex. Outfall 1	3.7527	0
100YR-24HR	Ex. Outfall 1	4.0027	0
100YR-24HR	Ex. Outfall 1	4.2527	0
100YR-24HR	Ex. Outfall 1	4.5027	0
100YR-24HR	Ex. Outfall 1	4.7527	0
100YR-24HR	Ex. Outfall 1	5.0027	0
100YR-24HR	Ex. Outfall 1	5.2527	0
100YR-24HR	Ex. Outfall 1	5.5027	0
100YR-24HR	Ex. Outfall 1	5.7527	0
100YR-24HR	Ex. Outfall 1	6.0027	4
100YR-24HR	Ex. Outfall 1	6.2527	14
100YR-24HR	Ex. Outfall 1	6.5027	35
100YR-24HR	Ex. Outfall 1	6.7527	68
100YR-24HR	Ex. Outfall 1	7.0027	115
100YR-24HR	Ex. Outfall 1	7.2527	177
100YR-24HR	Ex. Outfall 1	7.5027	257
100YR-24HR	Ex. Outfall 1	7.7527	358
100YR-24HR	Ex. Outfall 1	8.0027	478
100YR-24HR	Ex. Outfall 1	8.2527	618
100YR-24HR	Ex. Outfall 1	8.5027	784
100YR-24HR	Ex. Outfall 1	8.7527	979
100YR-24HR	Ex. Outfall 1	9.0007	1207
100YR-24HR	Ex. Outfall 1	9.2503	1472
100YR-24HR	Ex. Outfall 1	9.5039	1778
100YR-24HR	Ex. Outfall 1	9.7520	2116
100YR-24HR	Ex. Outfall 1	10.0033	2508
100YR-24HR	Ex. Outfall 1	10.2506	2950

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	10.5009	3476
100YR-24HR	Ex. Outfall 1	10.7507	4090
100YR-24HR	Ex. Outfall 1	11.0008	4824
100YR-24HR	Ex. Outfall 1	11.2505	5681
100YR-24HR	Ex. Outfall 1	11.5012	6704
100YR-24HR	Ex. Outfall 1	11.7503	8377
100YR-24HR	Ex. Outfall 1	12.0001	12467
100YR-24HR	Ex. Outfall 1	12.2502	20394
100YR-24HR	Ex. Outfall 1	12.5004	29303
100YR-24HR	Ex. Outfall 1	12.7502	36792
100YR-24HR	Ex. Outfall 1	13.0021	42742
100YR-24HR	Ex. Outfall 1	13.2532	47463
100YR-24HR	Ex. Outfall 1	13.5038	51378
100YR-24HR	Ex. Outfall 1	13.7554	54718
100YR-24HR	Ex. Outfall 1	14.0028	57457
100YR-24HR	Ex. Outfall 1	14.2518	59721
100YR-24HR	Ex. Outfall 1	14.5018	61583
100YR-24HR	Ex. Outfall 1	14.7518	63119
100YR-24HR	Ex. Outfall 1	15.0018	64403
100YR-24HR	Ex. Outfall 1	15.2518	65543
100YR-24HR	Ex. Outfall 1	15.5018	66596
100YR-24HR	Ex. Outfall 1	15.7518	67587
100YR-24HR	Ex. Outfall 1	16.0018	68514
100YR-24HR	Ex. Outfall 1	16.2518	69386
100YR-24HR	Ex. Outfall 1	16.5018	70210
100YR-24HR	Ex. Outfall 1	16.7518	70996
100YR-24HR	Ex. Outfall 1	17.0018	71745
100YR-24HR	Ex. Outfall 1	17.2518	72464
100YR-24HR	Ex. Outfall 1	17.5018	73163
100YR-24HR	Ex. Outfall 1	17.7518	73845
100YR-24HR	Ex. Outfall 1	18.0018	74490
100YR-24HR	Ex. Outfall 1	18.2518	75103
100YR-24HR	Ex. Outfall 1	18.5018	75707
100YR-24HR	Ex. Outfall 1	18.7518	76307
100YR-24HR	Ex. Outfall 1	19.0018	76879
100YR-24HR	Ex. Outfall 1	19.2518	77423
100YR-24HR	Ex. Outfall 1	19.5018	77962
100YR-24HR	Ex. Outfall 1	19.7518	78501
100YR-24HR	Ex. Outfall 1	20.0018	79028
100YR-24HR	Ex. Outfall 1	20.2518	79538
100YR-24HR	Ex. Outfall 1	20.5018	80024
100YR-24HR	Ex. Outfall 1	20.7518	80491

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	21.0018	80944
100YR-24HR	Ex. Outfall 1	21.2518	81389
100YR-24HR	Ex. Outfall 1	21.5018	81828
100YR-24HR	Ex. Outfall 1	21.7518	82263
100YR-24HR	Ex. Outfall 1	22.0018	82694
100YR-24HR	Ex. Outfall 1	22.2518	83123
100YR-24HR	Ex. Outfall 1	22.5018	83551
100YR-24HR	Ex. Outfall 1	22.7518	83976
100YR-24HR	Ex. Outfall 1	23.0018	84388
100YR-24HR	Ex. Outfall 1	23.2518	84784
100YR-24HR	Ex. Outfall 1	23.5018	85171
100YR-24HR	Ex. Outfall 1	23.7518	85550
100YR-24HR	Ex. Outfall 1	24.0018	85910
100YR-24HR	Ex. Outfall 1	24.2518	86241
100YR-24HR	Ex. Outfall 1	24.5018	86489
100YR-24HR	Ex. Outfall 1	24.7518	86655
100YR-24HR	Ex. Outfall 1	25.0018	86769
100YR-24HR	Ex. Outfall 1	25.2518	86847
100YR-24HR	Ex. Outfall 1	25.5018	86901
100YR-24HR	Ex. Outfall 1	25.7518	86936
100YR-24HR	Ex. Outfall 1	26.0018	86957
100YR-24HR	Ex. Outfall 1	26.2518	86968
100YR-24HR	Ex. Outfall 1	26.5018	86974
100YR-24HR	Ex. Outfall 1	26.7518	86975
100YR-24HR	Ex. Outfall 1	27.0018	86975
100YR-24HR	Ex. Outfall 1	27.2518	86975
100YR-24HR	Ex. Outfall 1	27.5018	86975
100YR-24HR	Ex. Outfall 1	27.7518	86975
100YR-24HR	Ex. Outfall 1	28.0018	86975
100YR-24HR	Ex. Outfall 1	28.2518	86975
100YR-24HR	Ex. Outfall 1	28.5018	86975
100YR-24HR	Ex. Outfall 1	28.7518	86975
100YR-24HR	Ex. Outfall 1	29.0018	86975
100YR-24HR	Ex. Outfall 1	29.2518	86975
100YR-24HR	Ex. Outfall 1	29.5018	86975
100YR-24HR	Ex. Outfall 1	29.7518	86975
100YR-24HR	Ex. Outfall 1	30.0018	86975
100YR-24HR	Ex. Outfall 1	30.2518	86975
100YR-24HR	Ex. Outfall 1	30.5018	86975
100YR-24HR	Ex. Outfall 1	30.7518	86975
100YR-24HR	Ex. Outfall 1	31.0018	86975
100YR-24HR	Ex. Outfall 1	31.2518	86975

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	31.5018	86975
100YR-24HR	Ex. Outfall 1	31.7518	86975
100YR-24HR	Ex. Outfall 1	32.0018	86975
100YR-24HR	Ex. Outfall 1	32.2518	86975
100YR-24HR	Ex. Outfall 1	32.5018	86975
100YR-24HR	Ex. Outfall 1	32.7518	86975
100YR-24HR	Ex. Outfall 1	33.0018	86975
100YR-24HR	Ex. Outfall 1	33.2518	86975
100YR-24HR	Ex. Outfall 1	33.5018	86975
100YR-24HR	Ex. Outfall 1	33.7518	86975
100YR-24HR	Ex. Outfall 1	34.0018	86975
100YR-24HR	Ex. Outfall 1	34.2518	86975
100YR-24HR	Ex. Outfall 1	34.5018	86975
100YR-24HR	Ex. Outfall 1	34.7518	86975
100YR-24HR	Ex. Outfall 1	35.0018	86975
100YR-24HR	Ex. Outfall 1	35.2518	86975
100YR-24HR	Ex. Outfall 1	35.5018	86975
100YR-24HR	Ex. Outfall 1	35.7518	86975
100YR-24HR	Ex. Outfall 1	36.0018	86975
100YR-24HR	Ex. Outfall 1	36.2518	86975
100YR-24HR	Ex. Outfall 1	36.5018	86975
100YR-24HR	Ex. Outfall 1	36.7518	86975
100YR-24HR	Ex. Outfall 1	37.0018	86975
100YR-24HR	Ex. Outfall 1	37.2518	86975
100YR-24HR	Ex. Outfall 1	37.5018	86975
100YR-24HR	Ex. Outfall 1	37.7518	86975
100YR-24HR	Ex. Outfall 1	38.0018	86975
100YR-24HR	Ex. Outfall 1	38.2518	86975
100YR-24HR	Ex. Outfall 1	38.5018	86975
100YR-24HR	Ex. Outfall 1	38.7518	86975
100YR-24HR	Ex. Outfall 1	39.0018	86975
100YR-24HR	Ex. Outfall 1	39.2518	86975
100YR-24HR	Ex. Outfall 1	39.5018	86975
100YR-24HR	Ex. Outfall 1	39.7518	86975
100YR-24HR	Ex. Outfall 1	40.0018	86975
100YR-24HR	Ex. Outfall 1	40.2518	86975
100YR-24HR	Ex. Outfall 1	40.5018	86975
100YR-24HR	Ex. Outfall 1	40.7518	86975
100YR-24HR	Ex. Outfall 1	41.0018	86975
100YR-24HR	Ex. Outfall 1	41.2518	86975
100YR-24HR	Ex. Outfall 1	41.5018	86975
100YR-24HR	Ex. Outfall 1	41.7518	86975

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	42.0018	86975
100YR-24HR	Ex. Outfall 1	42.2518	86975
100YR-24HR	Ex. Outfall 1	42.5018	86975
100YR-24HR	Ex. Outfall 1	42.7518	86975
100YR-24HR	Ex. Outfall 1	43.0018	86975
100YR-24HR	Ex. Outfall 1	43.2518	86975
100YR-24HR	Ex. Outfall 1	43.5018	86975
100YR-24HR	Ex. Outfall 1	43.7518	86975
100YR-24HR	Ex. Outfall 1	44.0018	86975
100YR-24HR	Ex. Outfall 1	44.2518	86975
100YR-24HR	Ex. Outfall 1	44.5018	86975
100YR-24HR	Ex. Outfall 1	44.7518	86975
100YR-24HR	Ex. Outfall 1	45.0018	86975
100YR-24HR	Ex. Outfall 1	45.2518	86975
100YR-24HR	Ex. Outfall 1	45.5018	86975
100YR-24HR	Ex. Outfall 1	45.7518	86975
100YR-24HR	Ex. Outfall 1	46.0018	86975
100YR-24HR	Ex. Outfall 1	46.2518	86975
100YR-24HR	Ex. Outfall 1	46.5018	86975
100YR-24HR	Ex. Outfall 1	46.7518	86975
100YR-24HR	Ex. Outfall 1	47.0018	86975
100YR-24HR	Ex. Outfall 1	47.2518	86975
100YR-24HR	Ex. Outfall 1	47.5018	86975
100YR-24HR	Ex. Outfall 1	47.7518	86975
100YR-24HR	Ex. Outfall 1	48.0018	86975
100YR-24HR	Ex. Outfall 1	48.2518	86975
100YR-24HR	Ex. Outfall 1	48.5018	86975
100YR-24HR	Ex. Outfall 1	48.7518	86975
100YR-24HR	Ex. Outfall 1	49.0018	86975
100YR-24HR	Ex. Outfall 1	49.2518	86975
100YR-24HR	Ex. Outfall 1	49.5018	86975
100YR-24HR	Ex. Outfall 1	49.7518	86975
100YR-24HR	Ex. Outfall 1	50.0018	86975
100YR-24HR	Ex. Outfall 1	50.2518	86975
100YR-24HR	Ex. Outfall 1	50.5018	86975
100YR-24HR	Ex. Outfall 1	50.7518	86975
100YR-24HR	Ex. Outfall 1	51.0018	86975
100YR-24HR	Ex. Outfall 1	51.2518	86975
100YR-24HR	Ex. Outfall 1	51.5018	86975
100YR-24HR	Ex. Outfall 1	51.7518	86975
100YR-24HR	Ex. Outfall 1	52.0018	86975
100YR-24HR	Ex. Outfall 1	52.2518	86975

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	52.5018	86975
100YR-24HR	Ex. Outfall 1	52.7518	86975
100YR-24HR	Ex. Outfall 1	53.0018	86975
100YR-24HR	Ex. Outfall 1	53.2518	86975
100YR-24HR	Ex. Outfall 1	53.5018	86975
100YR-24HR	Ex. Outfall 1	53.7518	86975
100YR-24HR	Ex. Outfall 1	54.0018	86975
100YR-24HR	Ex. Outfall 1	54.2518	86975
100YR-24HR	Ex. Outfall 1	54.5018	86975
100YR-24HR	Ex. Outfall 1	54.7518	86975
100YR-24HR	Ex. Outfall 1	55.0018	86975
100YR-24HR	Ex. Outfall 1	55.2518	86975
100YR-24HR	Ex. Outfall 1	55.5018	86975
100YR-24HR	Ex. Outfall 1	55.7518	86975
100YR-24HR	Ex. Outfall 1	56.0018	86975
100YR-24HR	Ex. Outfall 1	56.2518	86975
100YR-24HR	Ex. Outfall 1	56.5018	86975
100YR-24HR	Ex. Outfall 1	56.7518	86975
100YR-24HR	Ex. Outfall 1	57.0018	86975
100YR-24HR	Ex. Outfall 1	57.2518	86975
100YR-24HR	Ex. Outfall 1	57.5018	86975
100YR-24HR	Ex. Outfall 1	57.7518	86975
100YR-24HR	Ex. Outfall 1	58.0018	86975
100YR-24HR	Ex. Outfall 1	58.2518	86975
100YR-24HR	Ex. Outfall 1	58.5018	86975
100YR-24HR	Ex. Outfall 1	58.7518	86975
100YR-24HR	Ex. Outfall 1	59.0018	86975
100YR-24HR	Ex. Outfall 1	59.2518	86975
100YR-24HR	Ex. Outfall 1	59.5018	86975
100YR-24HR	Ex. Outfall 1	59.7518	86975
100YR-24HR	Ex. Outfall 1	60.0018	86975
100YR-24HR	Ex. Outfall 1	60.2518	86975
100YR-24HR	Ex. Outfall 1	60.5018	86975
100YR-24HR	Ex. Outfall 1	60.7518	86975
100YR-24HR	Ex. Outfall 1	61.0018	86975
100YR-24HR	Ex. Outfall 1	61.2518	86975
100YR-24HR	Ex. Outfall 1	61.5018	86975
100YR-24HR	Ex. Outfall 1	61.7518	86975
100YR-24HR	Ex. Outfall 1	62.0018	86975
100YR-24HR	Ex. Outfall 1	62.2518	86975
100YR-24HR	Ex. Outfall 1	62.5018	86975
100YR-24HR	Ex. Outfall 1	62.7518	86975

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	63.0018	86975
100YR-24HR	Ex. Outfall 1	63.2518	86975
100YR-24HR	Ex. Outfall 1	63.5018	86975
100YR-24HR	Ex. Outfall 1	63.7518	86975
100YR-24HR	Ex. Outfall 1	64.0018	86975
100YR-24HR	Ex. Outfall 1	64.2518	86975
100YR-24HR	Ex. Outfall 1	64.5018	86975
100YR-24HR	Ex. Outfall 1	64.7518	86975
100YR-24HR	Ex. Outfall 1	65.0018	86975
100YR-24HR	Ex. Outfall 1	65.2518	86975
100YR-24HR	Ex. Outfall 1	65.5018	86975
100YR-24HR	Ex. Outfall 1	65.7518	86975
100YR-24HR	Ex. Outfall 1	66.0018	86975
100YR-24HR	Ex. Outfall 1	66.2518	86975
100YR-24HR	Ex. Outfall 1	66.5018	86975
100YR-24HR	Ex. Outfall 1	66.7518	86975
100YR-24HR	Ex. Outfall 1	67.0018	86975
100YR-24HR	Ex. Outfall 1	67.2518	86975
100YR-24HR	Ex. Outfall 1	67.5018	86975
100YR-24HR	Ex. Outfall 1	67.7518	86975
100YR-24HR	Ex. Outfall 1	68.0018	86975
100YR-24HR	Ex. Outfall 1	68.2518	86975
100YR-24HR	Ex. Outfall 1	68.5018	86975
100YR-24HR	Ex. Outfall 1	68.7518	86975
100YR-24HR	Ex. Outfall 1	69.0018	86975
100YR-24HR	Ex. Outfall 1	69.2518	86975
100YR-24HR	Ex. Outfall 1	69.5018	86975
100YR-24HR	Ex. Outfall 1	69.7518	86975
100YR-24HR	Ex. Outfall 1	70.0018	86975
100YR-24HR	Ex. Outfall 1	70.2518	86975
100YR-24HR	Ex. Outfall 1	70.5018	86975
100YR-24HR	Ex. Outfall 1	70.7518	86975
100YR-24HR	Ex. Outfall 1	71.0018	86975
100YR-24HR	Ex. Outfall 1	71.2518	86975
100YR-24HR	Ex. Outfall 1	71.5018	86975
100YR-24HR	Ex. Outfall 1	71.7518	86975
100YR-24HR	Ex. Outfall 1	72.0018	86975
100YR-24HR	Pr. Outfall	0.0000	0
100YR-24HR	Pr. Outfall		0
100YR-24HR	Pr. Outfall		0
100YR-24HR	Pr. Outfall		0
100YR-24HR	Pr. Outfall	1.0027	0

Pre-Development Total Discharge Volume

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	1.2527	0
100YR-24HR	Pr. Outfall	1.5027	0
100YR-24HR	Pr. Outfall	1.7527	0
100YR-24HR	Pr. Outfall	2.0027	0
100YR-24HR	Pr. Outfall	2.2527	0
100YR-24HR	Pr. Outfall	2.5027	0
100YR-24HR	Pr. Outfall	2.7527	0
100YR-24HR	Pr. Outfall	3.0027	0
100YR-24HR	Pr. Outfall	3.2527	0
100YR-24HR	Pr. Outfall	3.5027	0
100YR-24HR	Pr. Outfall	3.7527	0
100YR-24HR	Pr. Outfall	4.0027	0
100YR-24HR	Pr. Outfall	4.2527	0
100YR-24HR	Pr. Outfall	4.5027	0
100YR-24HR	Pr. Outfall	4.7527	0
100YR-24HR	Pr. Outfall	5.0027	0
100YR-24HR	Pr. Outfall	5.2527	0
100YR-24HR	Pr. Outfall	5.5027	0
100YR-24HR	Pr. Outfall	5.7527	0
100YR-24HR	Pr. Outfall	6.0027	0
100YR-24HR	Pr. Outfall	6.2527	0
100YR-24HR	Pr. Outfall	6.5027	0
100YR-24HR	Pr. Outfall	6.7527	0
100YR-24HR	Pr. Outfall	7.0027	0
100YR-24HR	Pr. Outfall	7.2527	0
100YR-24HR	Pr. Outfall	7.5027	0
100YR-24HR	Pr. Outfall	7.7527	0
100YR-24HR	Pr. Outfall	8.0027	0
100YR-24HR	Pr. Outfall	8.2527	0
100YR-24HR	Pr. Outfall	8.5027	0
100YR-24HR	Pr. Outfall	8.7527	0
100YR-24HR	Pr. Outfall	9.0007	0
100YR-24HR	Pr. Outfall	9.2503	0
100YR-24HR	Pr. Outfall	9.5039	0
100YR-24HR	Pr. Outfall	9.7520	0
100YR-24HR	Pr. Outfall	10.0033	0
100YR-24HR	Pr. Outfall	10.2506	0
100YR-24HR	Pr. Outfall	10.5009	0
100YR-24HR	Pr. Outfall	10.7507	0
100YR-24HR	Pr. Outfall	11.0008	0
100YR-24HR	Pr. Outfall	11.2505	0
100YR-24HR	Pr. Outfall	11.5012	0

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	11.7503	0
100YR-24HR	Pr. Outfall	12.0001	0
100YR-24HR	Pr. Outfall	12.2502	0
100YR-24HR	Pr. Outfall	12.5004	1
100YR-24HR	Pr. Outfall	12.7502	2888
100YR-24HR	Pr. Outfall	13.0021	9128
100YR-24HR	Pr. Outfall	13.2532	14931
100YR-24HR	Pr. Outfall	13.5038	19352
100YR-24HR	Pr. Outfall	13.7554	22688
100YR-24HR	Pr. Outfall	14.0028	25253
100YR-24HR	Pr. Outfall	14.2518	27384
100YR-24HR	Pr. Outfall	14.5018	29216
100YR-24HR	Pr. Outfall	14.7518	30834
100YR-24HR	Pr. Outfall	15.0018	32275
100YR-24HR	Pr. Outfall	15.2518	33574
100YR-24HR	Pr. Outfall	15.5018	34766
100YR-24HR	Pr. Outfall	15.7518	35877
100YR-24HR	Pr. Outfall	16.0018	36907
100YR-24HR	Pr. Outfall	16.2518	37865
100YR-24HR	Pr. Outfall	16.5018	38759
100YR-24HR	Pr. Outfall	16.7518	39599
100YR-24HR	Pr. Outfall	17.0018	40388
100YR-24HR	Pr. Outfall	17.2518	41134
100YR-24HR	Pr. Outfall	17.5018	41850
100YR-24HR	Pr. Outfall	17.7518	42545
100YR-24HR	Pr. Outfall	18.0018	43201
100YR-24HR	Pr. Outfall	18.2518	43814
100YR-24HR	Pr. Outfall	18.5018	44406
100YR-24HR	Pr. Outfall	18.7518	44988
100YR-24HR	Pr. Outfall	19.0018	45543
100YR-24HR	Pr. Outfall	19.2518	46066
100YR-24HR	Pr. Outfall	19.5018	46572
100YR-24HR	Pr. Outfall	19.7518	47074
100YR-24HR	Pr. Outfall	20.0018	47565
100YR-24HR	Pr. Outfall	20.2518	48040
100YR-24HR	Pr. Outfall	20.5018	48491
100YR-24HR	Pr. Outfall	20.7518	48914
100YR-24HR	Pr. Outfall	21.0018	49316
100YR-24HR	Pr. Outfall	21.2518	49700
100YR-24HR	Pr. Outfall	21.5018	50074
100YR-24HR	Pr. Outfall	21.7518	50441
100YR-24HR	Pr. Outfall	22.0018	50805

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	22.2518	51167
100YR-24HR	Pr. Outfall	22.5018	51529
100YR-24HR	Pr. Outfall	22.7518	51891
100YR-24HR	Pr. Outfall	23.0018	52243
100YR-24HR	Pr. Outfall	23.2518	52579
100YR-24HR	Pr. Outfall	23.5018	52900
100YR-24HR	Pr. Outfall	23.7518	53209
100YR-24HR	Pr. Outfall	24.0018	53497
100YR-24HR	Pr. Outfall	24.2518	53758
100YR-24HR	Pr. Outfall	24.5018	53948
100YR-24HR	Pr. Outfall	24.7518	54053
100YR-24HR	Pr. Outfall	25.0018	54094
100YR-24HR	Pr. Outfall	25.2518	54098
100YR-24HR	Pr. Outfall	25.5018	54098
100YR-24HR	Pr. Outfall	25.7518	54098
100YR-24HR	Pr. Outfall	26.0018	54098
100YR-24HR	Pr. Outfall	26.2518	54098
100YR-24HR	Pr. Outfall	26.5018	54098
100YR-24HR	Pr. Outfall	26.7518	54098
100YR-24HR	Pr. Outfall	27.0018	54098
100YR-24HR	Pr. Outfall	27.2518	54098
100YR-24HR	Pr. Outfall	27.5018	54098
100YR-24HR	Pr. Outfall	27.7518	54098
100YR-24HR	Pr. Outfall	28.0018	54098
100YR-24HR	Pr. Outfall	28.2518	54098
100YR-24HR	Pr. Outfall	28.5018	54098
100YR-24HR	Pr. Outfall	28.7518	54098
100YR-24HR	Pr. Outfall	29.0018	54098
100YR-24HR	Pr. Outfall	29.2518	54098
100YR-24HR	Pr. Outfall	29.5018	54098
100YR-24HR	Pr. Outfall	29.7518	54098
100YR-24HR	Pr. Outfall	30.0018	54098
100YR-24HR	Pr. Outfall	30.2518	54098
100YR-24HR	Pr. Outfall	30.5018	54098
100YR-24HR	Pr. Outfall	30.7518	54098
100YR-24HR	Pr. Outfall	31.0018	54098
100YR-24HR	Pr. Outfall	31.2518	54098
100YR-24HR	Pr. Outfall	31.5018	54098
100YR-24HR	Pr. Outfall	31.7518	54098
100YR-24HR	Pr. Outfall	32.0018	54098
100YR-24HR	Pr. Outfall	32.2518	54098
100YR-24HR	Pr. Outfall	32.5018	54098

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	32.7518	54098
100YR-24HR	Pr. Outfall	33.0018	54098
100YR-24HR	Pr. Outfall	33.2518	54098
100YR-24HR	Pr. Outfall	33.5018	54098
100YR-24HR	Pr. Outfall	33.7518	54098
100YR-24HR	Pr. Outfall	34.0018	54098
100YR-24HR	Pr. Outfall	34.2518	54098
100YR-24HR	Pr. Outfall	34.5018	54098
100YR-24HR	Pr. Outfall	34.7518	54098
100YR-24HR	Pr. Outfall	35.0018	54098
100YR-24HR	Pr. Outfall	35.2518	54098
100YR-24HR	Pr. Outfall	35.5018	54098
100YR-24HR	Pr. Outfall	35.7518	54098
100YR-24HR	Pr. Outfall	36.0018	54098
100YR-24HR	Pr. Outfall	36.2518	54098
100YR-24HR	Pr. Outfall	36.5018	54098
100YR-24HR	Pr. Outfall	36.7518	54098
100YR-24HR	Pr. Outfall	37.0018	54098
100YR-24HR	Pr. Outfall	37.2518	54098
100YR-24HR	Pr. Outfall	37.5018	54098
100YR-24HR	Pr. Outfall	37.7518	54098
100YR-24HR	Pr. Outfall	38.0018	54098
100YR-24HR	Pr. Outfall	38.2518	54098
100YR-24HR	Pr. Outfall	38.5018	54098
100YR-24HR	Pr. Outfall	38.7518	54098
100YR-24HR	Pr. Outfall	39.0018	54098
100YR-24HR	Pr. Outfall	39.2518	54098
100YR-24HR	Pr. Outfall	39.5018	54098
100YR-24HR	Pr. Outfall	39.7518	54098
100YR-24HR	Pr. Outfall	40.0018	54098
100YR-24HR	Pr. Outfall	40.2518	54098
100YR-24HR	Pr. Outfall	40.5018	54098
100YR-24HR	Pr. Outfall	40.7518	54098
100YR-24HR	Pr. Outfall	41.0018	54098
100YR-24HR	Pr. Outfall	41.2518	54098
100YR-24HR	Pr. Outfall	41.5018	54098
100YR-24HR	Pr. Outfall	41.7518	54098
100YR-24HR	Pr. Outfall	42.0018	54098
100YR-24HR	Pr. Outfall	42.2518	54098
100YR-24HR	Pr. Outfall	42.5018	54098
100YR-24HR	Pr. Outfall	42.7518	54098
100YR-24HR	Pr. Outfall	43.0018	54098

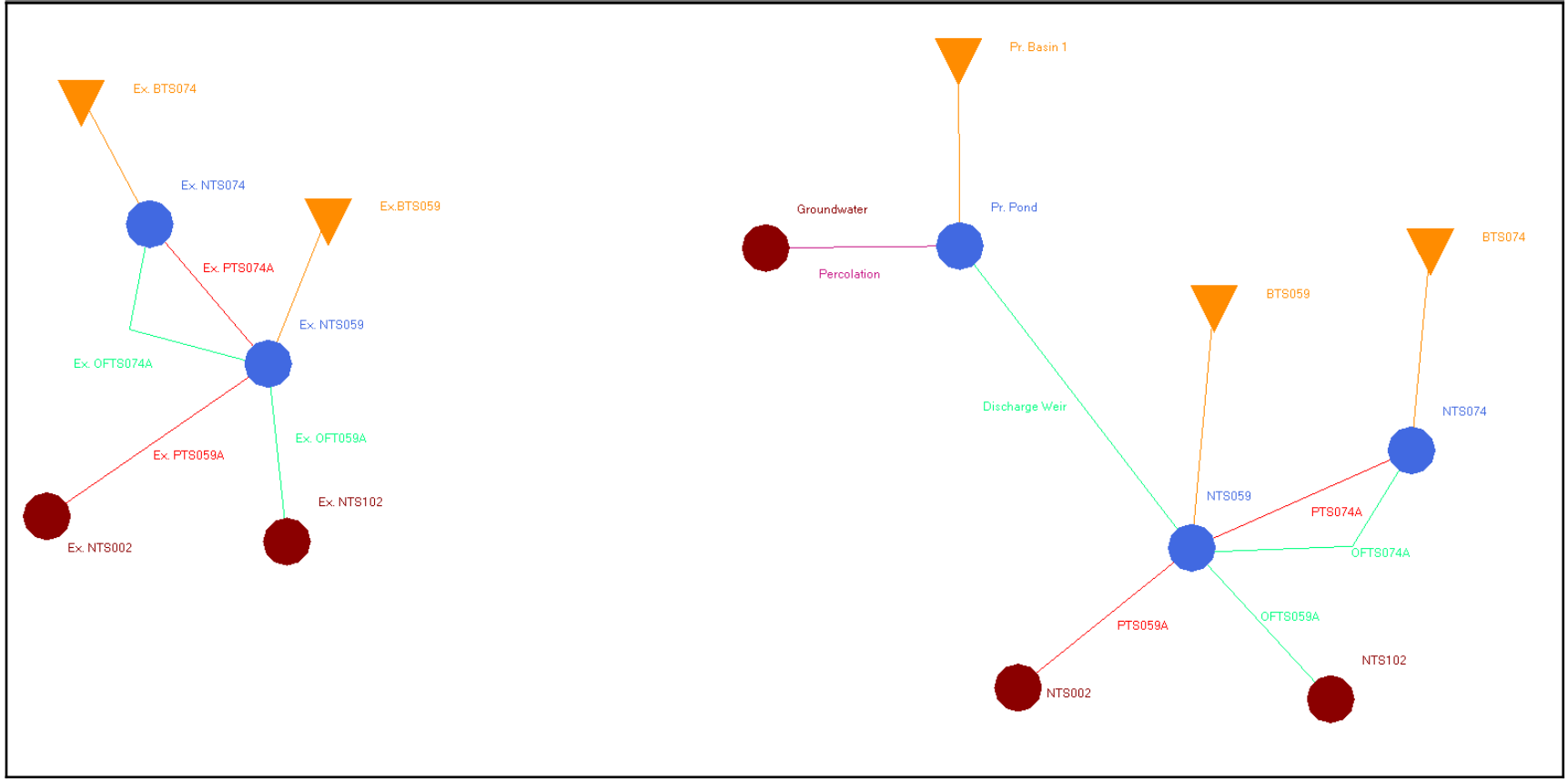
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	43.2518	54098
100YR-24HR	Pr. Outfall	43.5018	54098
100YR-24HR	Pr. Outfall	43.7518	54098
100YR-24HR	Pr. Outfall	44.0018	54098
100YR-24HR	Pr. Outfall	44.2518	54098
100YR-24HR	Pr. Outfall	44.5018	54098
100YR-24HR	Pr. Outfall	44.7518	54098
100YR-24HR	Pr. Outfall	45.0018	54098
100YR-24HR	Pr. Outfall	45.2518	54098
100YR-24HR	Pr. Outfall	45.5018	54098
100YR-24HR	Pr. Outfall	45.7518	54098
100YR-24HR	Pr. Outfall	46.0018	54098
100YR-24HR	Pr. Outfall	46.2518	54098
100YR-24HR	Pr. Outfall	46.5018	54098
100YR-24HR	Pr. Outfall	46.7518	54098
100YR-24HR	Pr. Outfall	47.0018	54098
100YR-24HR	Pr. Outfall	47.2518	54098
100YR-24HR	Pr. Outfall	47.5018	54098
100YR-24HR	Pr. Outfall	47.7518	54098
100YR-24HR	Pr. Outfall	48.0018	54098
100YR-24HR	Pr. Outfall	48.2518	54098
100YR-24HR	Pr. Outfall	48.5018	54098
100YR-24HR	Pr. Outfall	48.7518	54098
100YR-24HR	Pr. Outfall	49.0018	54098
100YR-24HR	Pr. Outfall	49.2518	54098
100YR-24HR	Pr. Outfall	49.5018	54098
100YR-24HR	Pr. Outfall	49.7518	54098
100YR-24HR	Pr. Outfall	50.0018	54098
100YR-24HR	Pr. Outfall	50.2518	54098
100YR-24HR	Pr. Outfall	50.5018	54098
100YR-24HR	Pr. Outfall	50.7518	54098
100YR-24HR	Pr. Outfall	51.0018	54098
100YR-24HR	Pr. Outfall	51.2518	54098
100YR-24HR	Pr. Outfall	51.5018	54098
100YR-24HR	Pr. Outfall	51.7518	54098
100YR-24HR	Pr. Outfall	52.0018	54098
100YR-24HR	Pr. Outfall	52.2518	54098
100YR-24HR	Pr. Outfall	52.5018	54098
100YR-24HR	Pr. Outfall	52.7518	54098
100YR-24HR	Pr. Outfall	53.0018	54098
100YR-24HR	Pr. Outfall	53.2518	54098
100YR-24HR	Pr. Outfall	53.5018	54098

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	53.7518	54098
100YR-24HR	Pr. Outfall	54.0018	54098
100YR-24HR	Pr. Outfall	54.2518	54098
100YR-24HR	Pr. Outfall	54.5018	54098
100YR-24HR	Pr. Outfall	54.7518	54098
100YR-24HR	Pr. Outfall	55.0018	54098
100YR-24HR	Pr. Outfall	55.2518	54098
100YR-24HR	Pr. Outfall	55.5018	54098
100YR-24HR	Pr. Outfall	55.7518	54098
100YR-24HR	Pr. Outfall	56.0018	54098
100YR-24HR	Pr. Outfall	56.2518	54098
100YR-24HR	Pr. Outfall	56.5018	54098
100YR-24HR	Pr. Outfall	56.7518	54098
100YR-24HR	Pr. Outfall	57.0018	54098
100YR-24HR	Pr. Outfall	57.2518	54098
100YR-24HR	Pr. Outfall	57.5018	54098
100YR-24HR	Pr. Outfall	57.7518	54098
100YR-24HR	Pr. Outfall	58.0018	54098
100YR-24HR	Pr. Outfall	58.2518	54098
100YR-24HR	Pr. Outfall	58.5018	54098
100YR-24HR	Pr. Outfall	58.7518	54098
100YR-24HR	Pr. Outfall	59.0018	54098
100YR-24HR	Pr. Outfall	59.2518	54098
100YR-24HR	Pr. Outfall	59.5018	54098
100YR-24HR	Pr. Outfall	59.7518	54098
100YR-24HR	Pr. Outfall	60.0018	54098
100YR-24HR	Pr. Outfall	60.2518	54098
100YR-24HR	Pr. Outfall	60.5018	54098
100YR-24HR	Pr. Outfall	60.7518	54098
100YR-24HR	Pr. Outfall	61.0018	54098
100YR-24HR	Pr. Outfall	61.2518	54098
100YR-24HR	Pr. Outfall	61.5018	54098
100YR-24HR	Pr. Outfall	61.7518	54098
100YR-24HR	Pr. Outfall	62.0018	54098
100YR-24HR	Pr. Outfall	62.2518	54098
100YR-24HR	Pr. Outfall	62.5018	54098
100YR-24HR	Pr. Outfall	62.7518	54098
100YR-24HR	Pr. Outfall	63.0018	54098
100YR-24HR	Pr. Outfall	63.2518	54098
100YR-24HR	Pr. Outfall	63.5018	54098
100YR-24HR	Pr. Outfall	63.7518	54098
100YR-24HR	Pr. Outfall	64.0018	54098

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	64.2518	54098
100YR-24HR	Pr. Outfall	64.5018	54098
100YR-24HR	Pr. Outfall	64.7518	54098
100YR-24HR	Pr. Outfall	65.0018	54098
100YR-24HR	Pr. Outfall	65.2518	54098
100YR-24HR	Pr. Outfall	65.5018	54098
100YR-24HR	Pr. Outfall	65.7518	54098
100YR-24HR	Pr. Outfall	66.0018	54098
100YR-24HR	Pr. Outfall	66.2518	54098
100YR-24HR	Pr. Outfall	66.5018	54098
100YR-24HR	Pr. Outfall	66.7518	54098
100YR-24HR	Pr. Outfall	67.0018	54098
100YR-24HR	Pr. Outfall	67.2518	54098
100YR-24HR	Pr. Outfall	67.5018	54098
100YR-24HR	Pr. Outfall	67.7518	54098
100YR-24HR	Pr. Outfall	68.0018	54098
100YR-24HR	Pr. Outfall	68.2518	54098
100YR-24HR	Pr. Outfall	68.5018	54098
100YR-24HR	Pr. Outfall	68.7518	54098
100YR-24HR	Pr. Outfall	69.0018	54098
100YR-24HR	Pr. Outfall	69.2518	54098
100YR-24HR	Pr. Outfall	69.5018	54098
100YR-24HR	Pr. Outfall	69.7518	54098
100YR-24HR	Pr. Outfall	70.0018	54098
100YR-24HR	Pr. Outfall	70.2518	54098
100YR-24HR	Pr. Outfall	70.5018	54098
100YR-24HR	Pr. Outfall	70.7518	54098
100YR-24HR	Pr. Outfall	71.0018	54098
100YR-24HR	Pr. Outfall	71.2518	54098
100YR-24HR	Pr. Outfall	71.5018	54098
100YR-24HR	Pr. Outfall	71.7518	54098
100YR-24HR	Pr. Outfall	72.0018	54098

Post-Development Total Discharge Volume

Background Image: Node Map



Simulation: Design100

Scenario: Scenario1
Run Date/Time: 1/13/2025 4:36:17 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		5.1210

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain: Global

		Opt:	
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	12.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	1000 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: Design100_3D

Scenario: Scenario1
Run Date/Time: 1/8/2025 11:41:54 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	150.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		5.1210

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	15.50 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	1000 ft2
		Energy Switch (1D):	Energy

Comment:

Simple Basin: BTS059

Scenario:	Scenario1
Node:	NTS059
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	25.2100 ac
Curve Number:	51.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: BTS074

Scenario:	Scenario1
Node:	NTS074
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	12.0000 ac
Curve Number:	53.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Ex. BTS074

Scenario:	Scenario1
Node:	Ex. NTS074
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	12.0000 ac
Curve Number:	53.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Ex.BTS059

Scenario:	Scenario1
Node:	Ex. NTS059
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	29.1100 ac
Curve Number:	50.7
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pr. Basin 1

Scenario:	Scenario1
Node:	Pr. Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	4.6200 ac
Curve Number:	84.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Ex. NTS002

Scenario:	Scenario1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	5.90 ft
Warning Stage:	8.15 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.90
0	0	0	1.0012	5.90
0	0	0	2.0011	5.90
0	0	0	3.0009	5.90
0	0	0	4.0007	5.90

Year	Month	Day	Hour	Stage [ft]
0	0	0	5.0005	5.90
0	0	0	6.0004	5.90
0	0	0	7.0002	5.90
0	0	0	8.0000	5.90
0	0	0	9.0012	5.90
0	0	0	10.0011	7.18
0	0	0	11.0009	7.66
0	0	0	12.0007	7.71
0	0	0	13.0005	7.62
0	0	0	14.0004	7.57
0	0	0	15.0002	7.56
0	0	0	16.0000	7.56
0	0	0	17.0012	7.46
0	0	0	18.0011	7.39
0	0	0	19.0009	7.37
0	0	0	20.0007	7.37
0	0	0	21.0005	7.33
0	0	0	22.0004	7.30
0	0	0	23.0002	7.28
0	0	0	24.0014	7.28
0	0	0	25.0012	7.31
0	0	0	26.0011	7.33
0	0	0	27.0009	7.34
0	0	0	28.0007	7.34
0	0	0	29.0005	7.40
0	0	0	30.0004	7.44
0	0	0	31.0002	7.44
0	0	0	32.0014	7.44
0	0	0	33.0012	7.66
0	0	0	34.0011	7.76
0	0	0	35.0009	7.77
0	0	0	36.0007	7.77
0	0	0	37.0005	7.67
0	0	0	38.0004	7.61
0	0	0	39.0002	7.60
0	0	0	40.0000	7.60
0	0	0	41.0012	7.49
0	0	0	42.0011	7.42
0	0	0	43.0009	7.40
0	0	0	44.0007	7.40
0	0	0	45.0005	7.35
0	0	0	46.0004	7.31
0	0	0	47.0002	7.30
0	0	0	48.0000	7.30
0	0	0	49.0012	7.35
0	0	0	50.0011	7.39
0	0	0	51.0009	7.39
0	0	0	52.0007	7.39
0	0	0	53.0005	7.47

Year	Month	Day	Hour	Stage [ft]
0	0	0	54.0004	7.55
0	0	0	55.0002	7.64
0	0	0	56.0000	7.74
0	0	0	57.0012	7.96
0	0	0	58.0011	8.15
0	0	0	59.0009	8.21
0	0	0	60.0007	8.23
0	0	0	61.0005	8.24
0	0	0	62.0004	8.24
0	0	0	63.0002	8.24
0	0	0	64.0000	8.24
0	0	0	65.0012	8.24
0	0	0	66.0011	8.23
0	0	0	67.0009	8.22
0	0	0	68.0007	8.21
0	0	0	69.0005	8.20
0	0	0	70.0004	8.19
0	0	0	71.0002	8.18
0	0	0	72.0000	8.16

Comment:

Node: Ex. NTS059

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.40 ft
Warning Stage: 9.35 ft

Stage [ft]	Area [ac]	Area [ft2]
2.86	0.0003	13
3.00	0.0020	87
3.50	0.4296	18713
4.00	1.3618	59320
4.50	1.9836	86406
5.00	2.4723	107693
5.50	3.1369	136643
6.00	3.6725	159974
6.50	4.1314	179964
7.00	4.6578	202894
7.50	5.2326	227932
8.00	5.8375	254282
8.50	6.4339	280261
9.00	7.1513	311511
9.50	7.9326	345544
10.00	8.4833	369533

Stage [ft]	Area [ac]	Area [ft2]
10.50	9.0007	392070
11.00	9.5678	416773
11.50	10.1488	442082
12.00	10.7029	466218
12.50	11.2074	488194
13.00	11.6707	508376
13.50	12.0889	526592
14.00	12.5218	545450
14.50	12.9389	563618
15.00	13.5128	588618
15.50	14.2866	622324
16.00	14.8323	646095
16.50	15.2557	664538
17.00	15.6887	683400
17.50	16.2157	706356
18.00	16.7499	729626
18.50	17.2680	752194
19.00	17.8951	779511
19.50	18.6213	811144
20.00	19.3812	844245
20.50	20.1736	878762
21.00	21.1044	919308
21.50	21.8641	952400
22.00	22.4989	980052
22.50	23.0570	1004363
23.00	23.6173	1028770
23.50	24.1030	1049927
24.00	24.4931	1066919
24.50	24.9053	1084875
25.00	25.2485	1099825
25.50	25.5373	1112405
26.00	25.8662	1126732
26.50	26.1339	1138393
27.00	26.4301	1151295
27.50	26.6652	1161536
28.00	26.9690	1174770
28.50	27.1952	1184623
29.00	27.5076	1198231
29.50	27.7164	1207326
30.00	27.9346	1216831
30.50	28.1401	1225783
31.00	28.3025	1232857
31.50	28.4838	1240754
32.00	28.6491	1247955
32.50	28.8364	1256114
33.00	28.9873	1262687
33.50	29.0866	1267012
34.00	29.1144	1268223
34.50	29.1144	1268223

Comment:

Node: Ex. NTS074

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 5.50 ft
Warning Stage: 11.15 ft

Stage [ft]	Area [ac]	Area [ft2]
5.21	0.0001	4
5.50	0.0661	2879
6.00	0.2202	9592
6.50	0.3029	13194
7.00	0.3406	14837
7.50	0.3634	15830
8.00	0.3805	16575
8.50	0.3927	17106
9.00	0.4053	17655
9.50	0.4144	18051
10.00	0.4248	18504
10.50	0.4347	18936
11.00	0.4421	19258
11.50	0.4507	19632
12.00	0.4586	19977
12.50	0.4685	20408
13.00	0.4778	20813
13.50	0.5036	21937
14.00	0.5475	23849
14.50	0.6537	28475
15.00	0.8108	35318
15.50	1.0643	46361
16.00	1.3130	57194
16.50	1.6172	70445
17.00	1.9568	85238
17.50	2.3023	100288
18.00	2.6047	113461
18.50	2.8758	125270
19.00	3.1523	137314
19.50	3.3607	146392
20.00	3.6461	158824
20.50	4.0229	175238
21.00	4.4991	195981
21.50	5.2512	228742
22.00	6.1158	266404
22.50	7.0301	306231

Stage [ft]	Area [ac]	Area [ft2]
23.00	8.1434	354727
23.50	9.0041	392219
24.00	9.6402	419927
24.50	10.0019	435683
25.00	10.3267	449831
25.50	10.6299	463038
26.00	10.8805	473955
26.50	11.0497	481325
27.00	11.1556	485938
27.50	11.3008	492263
28.00	11.5411	502730
28.50	11.5855	504664
29.00	11.6222	506263
29.50	11.6591	507870
30.00	11.6866	509068
30.50	11.7203	510536
31.00	11.7586	512205
31.50	11.7948	513781
32.00	11.8538	516352
32.50	11.8982	518286
33.00	11.9674	521300
33.50	11.9995	522698
34.00	11.9995	522698

Comment:

Node: Ex. NTS102

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 4.10 ft
Warning Stage: 6.35 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	4.10
0	0	0	1.0012	4.10
0	0	0	2.0011	4.10
0	0	0	3.0009	4.10
0	0	0	4.0007	4.10
0	0	0	5.0005	4.12
0	0	0	6.0004	4.14
0	0	0	7.0002	4.15
0	0	0	8.0000	4.16
0	0	0	9.0012	4.22
0	0	0	10.0011	4.28

Year	Month	Day	Hour	Stage [ft]
0	0	0	11.0009	4.31
0	0	0	12.0007	4.33
0	0	0	13.0005	4.31
0	0	0	14.0004	4.29
0	0	0	15.0002	4.28
0	0	0	16.0000	4.28
0	0	0	17.0012	4.25
0	0	0	18.0011	4.22
0	0	0	19.0009	4.21
0	0	0	20.0007	4.20
0	0	0	21.0005	4.19
0	0	0	22.0004	4.17
0	0	0	23.0002	4.17
0	0	0	24.0014	4.16
0	0	0	25.0012	4.16
0	0	0	26.0011	4.17
0	0	0	27.0009	4.17
0	0	0	28.0007	4.17
0	0	0	29.0005	4.19
0	0	0	30.0004	4.20
0	0	0	31.0002	4.21
0	0	0	32.0014	4.21
0	0	0	33.0012	4.28
0	0	0	34.0011	4.34
0	0	0	35.0009	4.37
0	0	0	36.0007	4.43
0	0	0	37.0005	4.47
0	0	0	38.0004	4.48
0	0	0	39.0002	4.50
0	0	0	40.0000	4.54
0	0	0	41.0012	4.54
0	0	0	42.0011	4.52
0	0	0	43.0009	4.52
0	0	0	44.0007	4.54
0	0	0	45.0005	4.55
0	0	0	46.0004	4.56
0	0	0	47.0002	4.57
0	0	0	48.0000	4.59
0	0	0	49.0012	4.62
0	0	0	50.0011	4.66
0	0	0	51.0009	4.69
0	0	0	52.0007	4.72
0	0	0	53.0005	4.78
0	0	0	54.0004	4.85
0	0	0	55.0002	4.91
0	0	0	56.0000	4.97
0	0	0	57.0012	5.17
0	0	0	58.0011	5.44
0	0	0	59.0009	5.68

Year	Month	Day	Hour	Stage [ft]
0	0	0	60.0007	5.91
0	0	0	61.0005	6.05
0	0	0	62.0004	6.14
0	0	0	63.0002	6.24
0	0	0	64.0000	6.34
0	0	0	65.0012	6.41
0	0	0	66.0011	6.48
0	0	0	67.0009	6.58
0	0	0	68.0007	6.70
0	0	0	69.0005	6.79
0	0	0	70.0004	6.86
0	0	0	71.0002	6.92
0	0	0	72.0000	6.97

Comment:

Node: Groundwater

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 7.80 ft
Warning Stage: 100.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	7.80
0	0	0	30.0000	7.80

Comment:

Node: NTS002

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 5.90 ft
Warning Stage: 8.15 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.90
0	0	0	1.0012	5.90
0	0	0	2.0011	5.90
0	0	0	3.0009	5.90
0	0	0	4.0007	5.90

Year	Month	Day	Hour	Stage [ft]
0	0	0	5.0005	5.90
0	0	0	6.0004	5.90
0	0	0	7.0002	5.90
0	0	0	8.0000	5.90
0	0	0	9.0012	5.90
0	0	0	10.0011	7.18
0	0	0	11.0009	7.66
0	0	0	12.0007	7.71
0	0	0	13.0005	7.62
0	0	0	14.0004	7.57
0	0	0	15.0002	7.56
0	0	0	16.0000	7.56
0	0	0	17.0012	7.46
0	0	0	18.0011	7.39
0	0	0	19.0009	7.37
0	0	0	20.0007	7.37
0	0	0	21.0005	7.33
0	0	0	22.0004	7.30
0	0	0	23.0002	7.28
0	0	0	24.0014	7.28
0	0	0	25.0012	7.31
0	0	0	26.0011	7.33
0	0	0	27.0009	7.34
0	0	0	28.0007	7.34
0	0	0	29.0005	7.40
0	0	0	30.0004	7.44
0	0	0	31.0002	7.44
0	0	0	32.0014	7.44
0	0	0	33.0012	7.66
0	0	0	34.0011	7.76
0	0	0	35.0009	7.77
0	0	0	36.0007	7.77
0	0	0	37.0005	7.67
0	0	0	38.0004	7.61
0	0	0	39.0002	7.60
0	0	0	40.0000	7.60
0	0	0	41.0012	7.49
0	0	0	42.0011	7.42
0	0	0	43.0009	7.40
0	0	0	44.0007	7.40
0	0	0	45.0005	7.35
0	0	0	46.0004	7.31
0	0	0	47.0002	7.30
0	0	0	48.0000	7.30
0	0	0	49.0012	7.35
0	0	0	50.0011	7.39
0	0	0	51.0009	7.39
0	0	0	52.0007	7.39
0	0	0	53.0005	7.47

Year	Month	Day	Hour	Stage [ft]
0	0	0	54.0004	7.55
0	0	0	55.0002	7.64
0	0	0	56.0000	7.74
0	0	0	57.0012	7.96
0	0	0	58.0011	8.15
0	0	0	59.0009	8.21
0	0	0	60.0007	8.23
0	0	0	61.0005	8.24
0	0	0	62.0004	8.24
0	0	0	63.0002	8.24
0	0	0	64.0000	8.24
0	0	0	65.0012	8.24
0	0	0	66.0011	8.23
0	0	0	67.0009	8.22
0	0	0	68.0007	8.21
0	0	0	69.0005	8.20
0	0	0	70.0004	8.19
0	0	0	71.0002	8.18
0	0	0	72.0000	8.16

Comment:

Node: NTS059

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.40 ft
Warning Stage: 9.35 ft

Stage [ft]	Area [ac]	Area [ft2]
2.86	0.0003	13
3.00	0.0020	87
3.50	0.4296	18713
4.00	1.3618	59320
4.50	1.9836	86406
5.00	2.4723	107693
5.50	3.1369	136643
6.00	3.6725	159974
6.50	4.1314	179964
7.00	4.6578	202894
7.50	5.2326	227932
8.00	5.8375	254282
8.50	6.4339	280261
9.00	7.1513	311511
9.50	7.9326	345544
10.00	8.4833	369533

Stage [ft]	Area [ac]	Area [ft2]
10.50	9.0007	392070
11.00	9.5678	416773
11.50	10.1488	442082
12.00	10.7029	466218
12.50	11.2074	488194
13.00	11.6707	508376
13.50	12.0889	526592
14.00	12.5218	545450
14.50	12.9389	563618
15.00	13.5128	588618
15.50	14.2866	622324
16.00	14.8323	646095
16.50	15.2557	664538
17.00	15.6887	683400
17.50	16.2157	706356
18.00	16.7499	729626
18.50	17.2680	752194
19.00	17.8951	779511
19.50	18.6213	811144
20.00	19.3812	844245
20.50	20.1736	878762
21.00	21.1044	919308
21.50	21.8641	952400
22.00	22.4989	980052
22.50	23.0570	1004363
23.00	23.6173	1028770
23.50	24.1030	1049927
24.00	24.4931	1066919
24.50	24.9053	1084875
25.00	25.2485	1099825
25.50	25.5373	1112405
26.00	25.8662	1126732
26.50	26.1339	1138393
27.00	26.4301	1151295
27.50	26.6652	1161536
28.00	26.9690	1174770
28.50	27.1952	1184623
29.00	27.5076	1198231
29.50	27.7164	1207326
30.00	27.9346	1216831
30.50	28.1401	1225783
31.00	28.3025	1232857
31.50	28.4838	1240754
32.00	28.6491	1247955
32.50	28.8364	1256114
33.00	28.9873	1262687
33.50	29.0866	1267012
34.00	29.1144	1268223
34.50	29.1144	1268223

Comment:

Node: NTS074

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 5.50 ft
Warning Stage: 11.15 ft

Stage [ft]	Area [ac]	Area [ft2]
5.21	0.0001	4
5.50	0.0661	2879
6.00	0.2202	9592
6.50	0.3029	13194
7.00	0.3406	14837
7.50	0.3634	15830
8.00	0.3805	16575
8.50	0.3927	17106
9.00	0.4053	17655
9.50	0.4144	18051
10.00	0.4248	18504
10.50	0.4347	18936
11.00	0.4421	19258
11.50	0.4507	19632
12.00	0.4586	19977
12.50	0.4685	20408
13.00	0.4778	20813
13.50	0.5036	21937
14.00	0.5475	23849
14.50	0.6537	28475
15.00	0.8108	35318
15.50	1.0643	46361
16.00	1.3130	57194
16.50	1.6172	70445
17.00	1.9568	85238
17.50	2.3023	100288
18.00	2.6047	113461
18.50	2.8758	125270
19.00	3.1523	137314
19.50	3.3607	146392
20.00	3.6461	158824
20.50	4.0229	175238
21.00	4.4991	195981
21.50	5.2512	228742
22.00	6.1158	266404
22.50	7.0301	306231

Stage [ft]	Area [ac]	Area [ft2]
23.00	8.1434	354727
23.50	9.0041	392219
24.00	9.6402	419927
24.50	10.0019	435683
25.00	10.3267	449831
25.50	10.6299	463038
26.00	10.8805	473955
26.50	11.0497	481325
27.00	11.1556	485938
27.50	11.3008	492263
28.00	11.5411	502730
28.50	11.5855	504664
29.00	11.6222	506263
29.50	11.6591	507870
30.00	11.6866	509068
30.50	11.7203	510536
31.00	11.7586	512205
31.50	11.7948	513781
32.00	11.8538	516352
32.50	11.8982	518286
33.00	11.9674	521300
33.50	11.9995	522698
34.00	11.9995	522698

Comment:

Node: NTS102

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 4.10 ft
Warning Stage: 6.35 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	4.10
0	0	0	1.0012	4.10
0	0	0	2.0011	4.10
0	0	0	3.0009	4.10
0	0	0	4.0007	4.10
0	0	0	5.0005	4.12
0	0	0	6.0004	4.14
0	0	0	7.0002	4.15
0	0	0	8.0000	4.16
0	0	0	9.0012	4.22
0	0	0	10.0011	4.28

Year	Month	Day	Hour	Stage [ft]
0	0	0	11.0009	4.31
0	0	0	12.0007	4.33
0	0	0	13.0005	4.31
0	0	0	14.0004	4.29
0	0	0	15.0002	4.28
0	0	0	16.0000	4.28
0	0	0	17.0012	4.25
0	0	0	18.0011	4.22
0	0	0	19.0009	4.21
0	0	0	20.0007	4.20
0	0	0	21.0005	4.19
0	0	0	22.0004	4.17
0	0	0	23.0002	4.17
0	0	0	24.0014	4.16
0	0	0	25.0012	4.16
0	0	0	26.0011	4.17
0	0	0	27.0009	4.17
0	0	0	28.0007	4.17
0	0	0	29.0005	4.19
0	0	0	30.0004	4.20
0	0	0	31.0002	4.21
0	0	0	32.0014	4.21
0	0	0	33.0012	4.28
0	0	0	34.0011	4.34
0	0	0	35.0009	4.37
0	0	0	36.0007	4.43
0	0	0	37.0005	4.47
0	0	0	38.0004	4.48
0	0	0	39.0002	4.50
0	0	0	40.0000	4.54
0	0	0	41.0012	4.54
0	0	0	42.0011	4.52
0	0	0	43.0009	4.52
0	0	0	44.0007	4.54
0	0	0	45.0005	4.55
0	0	0	46.0004	4.56
0	0	0	47.0002	4.57
0	0	0	48.0000	4.59
0	0	0	49.0012	4.62
0	0	0	50.0011	4.66
0	0	0	51.0009	4.69
0	0	0	52.0007	4.72
0	0	0	53.0005	4.78
0	0	0	54.0004	4.85
0	0	0	55.0002	4.91
0	0	0	56.0000	4.97
0	0	0	57.0012	5.17
0	0	0	58.0011	5.44
0	0	0	59.0009	5.68

Year	Month	Day	Hour	Stage [ft]
0	0	0	60.0007	5.91
0	0	0	61.0005	6.05
0	0	0	62.0004	6.14
0	0	0	63.0002	6.24
0	0	0	64.0000	6.34
0	0	0	65.0012	6.41
0	0	0	66.0011	6.48
0	0	0	67.0009	6.58
0	0	0	68.0007	6.70
0	0	0	69.0005	6.79
0	0	0	70.0004	6.86
0	0	0	71.0002	6.92
0	0	0	72.0000	6.97

Comment:

Node: Pr. Pond

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 9.80 ft
Warning Stage: 14.00 ft

Stage [ft]	Area [ac]	Area [ft2]
14.50	0.5640	24568
14.00	0.5430	23653
13.00	0.5030	21911
12.00	0.4640	20212
11.00	0.4260	18557
10.00	0.3900	16988
9.80	0.3830	16683

Comment:

Weir Link: Discharge Weir

Scenario: Scenario1
From Node: Pr. Pond
To Node: NTS059
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Rectangular
Invert: 13.56 ft

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients

Control Elevation:	13.56 ft		
Max Depth:	5.00 ft	Weir Default:	2.800
Max Width:	10.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Comment:

Weir Link: Ex. OFT059A

Scenario:	Scenario1	**Bottom Clip**	
From Node:	Ex. NTS059	Default:	0.00 ft
To Node:	Ex. NTS102	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Irregular	Ref Node:	
Invert:	10.94 ft	**Discharge Coefficients**	
Control Elevation:	10.94 ft	Weir Default:	2.800
Cross Section:	OFTS059A	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Comment:

Weir Link: Ex. OFTS074A

Scenario:	Scenario1	**Bottom Clip**	
From Node:	Ex. NTS074	Default:	0.00 ft
To Node:	Ex. NTS059	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Irregular	Ref Node:	
Invert:	13.24 ft	**Discharge Coefficients**	
Control Elevation:	13.24 ft	Weir Default:	2.800
Cross Section:	OFTS074A	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Comment:

Weir Link: OFTS059A

Scenario:	Scenario1	**Bottom Clip**	
From Node:	NTS059	Default:	0.00 ft

To Node:	NTS102
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	10.94 ft
Control Elevation:	10.94 ft
Cross Section:	OFTS059A

Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Weir Link: OFTS074A

Scenario:	Scenario1
From Node:	NTS074
To Node:	NTS059
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	13.24 ft
Control Elevation:	13.24 ft
Cross Section:	OFTS074A

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Percolation Link: Percolation

Scenario:	Scenario1
From Node:	Pr. Pond
To Node:	Groundwater
Link Count:	1
Flow Direction:	Both
Aquifer Base Elevation:	-2.20 ft
Water Table Elevation:	7.80 ft
Annual Recharge Rate:	0 ipy
Horizontal Conductivity:	23.000 fpd
Vertical Conductivity:	18.500 fpd
Fillable Porosity:	0.250
Layer Thickness:	2.00 ft

Surface Area Option:	Vary Based on Stage/Area Table
Vertical Flow Termination:	Horizontal Flow Algorithm
Perimeter 1:	618.00 ft
Perimeter 2:	963.00 ft
Perimeter 3:	1637.00 ft
Distance P1 to P2:	50.00 ft
Distance P2 to P3:	100.00 ft
# of Cells P1 to P2:	10
# of Cells P2 to P3:	10

Comment: 37 in/hr vertical conductivity & 46 in/hr horizontal conductivity per Geotech. Safety Factor of 2 used.

Pipe Link: Ex. PTS059A		Upstream		Downstream	
Scenario:	Scenario1	Invert:	7.10 ft	Invert:	5.90 ft
From Node:	Ex. NTS059	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Ex. NTS002	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0050 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	61.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Pipe Link: Ex. PTS074A		Upstream		Downstream	
Scenario:	Scenario1	Invert:	8.90 ft	Invert:	7.80 ft
From Node:	Ex. NTS074	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Ex. NTS059	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0050 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	85.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Pipe Link: PTS059A		Upstream		Downstream	
Scenario:	Scenario1	Invert:	7.10 ft	Invert:	5.90 ft
From Node:	NTS059	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	NTS002	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0050 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	61.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			

Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: PTS074A		Upstream		Downstream	
Scenario:	Scenario1	Invert:	8.90 ft	Invert:	7.80 ft
From Node:	NTS074	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	NTS059	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0050 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	85.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Ex. NTS002	Design100	8.15	8.24	0.0018	4.81	3.77	0
Ex. NTS059	Design100	9.35	8.16	0.0009	87.01	4.81	262572
Ex. NTS074	Design100	11.15	12.05	0.0010	38.26	9.68	20018
Ex. NTS102	Design100	6.35	6.97	0.0004	0.00	0.00	0
Groundwater	Design100	100.00	7.80	0.0000	1.46	0.00	0
NTS002	Design100	8.15	8.24	0.0018	4.80	3.77	0
NTS059	Design100	9.35	8.16	0.0010	78.68	4.80	262572
NTS074	Design100	11.15	12.05	0.0010	38.26	9.68	20018
NTS102	Design100	6.35	6.97	0.0004	0.00	0.00	0
Pr. Pond	Design100	14.00	13.96	0.0008	26.42	8.31	23589

PART D – OTHER INFORMATION

- **Operations & Maintenance Instructions**
- **Geotechnical Engineering Services Report**

OPERATION AND MAINTENANCE INSTRUCTIONS

Stormwater Management Systems should be inspected on a routine basis to ensure that they are functioning properly. Inspections should be performed on a monthly and semi-annual basis following major storms. Systems that incorporate percolation are most critical since poor maintenance practices can soon render them ineffective. Records should be kept on all maintenance operations to help plan future work and identify facilities requiring attention.

Considerable damage, as well as loss of structures and effective use of the stormwater facilities can result from a failure to protect and maintain the drainage systems. Providing maintenance in a timely manner often saves costly repair jobs when the unusual storms occur.

Remember, the permits dictates that the system must be maintained, and that the owner is responsible for system maintenance.

A. GENERAL

Normal maintenance requirements are as follows:

a. Retention areas and swales should be mowed at regular intervals. All clippings should be picked up and any accumulated debris should be removed.

b. Sod should be routinely thatched.

c. The bottom area of dry basins should be periodically broken with a disk to maintain design percolation rate.

d. Sod cover on slopes and embankments should be inspected and repaired or replaced as necessary.

e. Periodically, following a storm event, the outfall structure should be inspected to check that the orifice or weir is not clogged and is flowing at a substantial rate.

f. The discharge pipe(s) should be visually inspected to determine if the pipe(s) require cleaning. All debris found in the pipe should be removed.

g. Inlet structures should be inspected after each storm. All debris accumulated in the sump or on the grate should be removed.

h. Outlets should be inspected for clogging and erosion.

i. Berms and other structures should be inspected for breaks. Repairs, if necessary, should be performed immediately.

B. CATCH BASINS

Catch basins should be inspected after major storms and should be cleaned as often as needed. Various techniques and equipment are available for maintenance of catch basins. Filter bags can be used in catch basins at street grade to reduce the frequency of cleaning catch basins and outfall pipes.

C. UNDERGROUND STORMWATER CHAMBERS

Underground Chambers should be inspected after major storms and should be cleaned as often as needed. Maintenance and cleaning are accomplished with a Water Jet Spray. The Water Jet Spray technique will allow a high-pressure water nozzle to be fed into a chamber as needed and then pulled back which will collect any sediment or trash to an accessible point at which debris may be removed. Keeping the main header pipe leading into the chambers clean and free of debris will keep maintenance to a minimum.

D. CONTROL STRUCTURES AND SUMPS

Conduct inspections of control structures and sumps quarterly or following significant storm events. During the rainy season (May through September), increase inspections to a monthly basis to ensure functionality and clear passage.

Focus Areas: Examine for debris, sedimentation, and structural integrity. Check that inlets and outlets are free from obstructions and that the flow of water is not impeded. If sediment accumulation exceeds 6 inches in the control structure or sump, immediate removal is required.

Removal Techniques: Employ vacuuming, pumping, or manual excavation to clear sediment. Prioritize methods that minimize disturbance to the surrounding environment and ensure effective removal of sediment. Regularly inspect inlet pipes for blockages or sediment build-up and clean as necessary to maintain proper function. Promptly address any identified structural defects or damages to control structures, sumps, and associated infrastructure. This includes repairing cracks, reinforcing weakened areas, and ensuring the stability of the structures.

Apply rip-rap to the sides and bottom of the sump to prevent erosion. Maintain side slopes at a 3:1 ratio to ensure stability and effectiveness of the erosion control measures.

Regular Maintenance Activities: Incorporate the maintenance of stormwater facilities as a key component of the overall maintenance plan for the development. This should include regular cleaning, inspection, and repair as part of the routine maintenance schedule. Keep detailed records of all inspections, maintenance activities, and repairs. This documentation should include dates of service, specific actions taken, and any observations of changes in the system's performance or condition.

The integrity and function of the stormwater facilities within this development are dependent on **Structures** functioning properly. These structures must be maintained and inspected as outlined above and must be included as a regular maintenance work effort as part of the overall maintenance activities for this development.

E. UNDERDRAINS AND EFFLUENT FILTERS (NOT APPLICABLE)

Underdrains and effluent filtration systems should be periodically inspected to assure that they are functioning as designed. Failure to effectively maintain these systems will result in insufficient drawdown of detained stormwater runoff after rainfall events. The filter media should be routinely inspected for accumulation of excess debris and silt. Debris should be removed immediately following storm events.

Effluent filters are designed such that all detained runoff should discharge from the basin within a 72-hour period. Observations should be made periodically to verify that the filter is passing the runoff within the design time frame. Runoff remaining in the basin longer than 24 hours is indicative of a clogged or silt laden filter. Should this event occur, the filter should be thoroughly backwashed with clean water to remove silt and other fines from the media. If backwashing does not remedy the situation, the media may need to be replaced. The owner should retain a qualified contractor and should consult with the engineer prior to replacing filter media.

F. DRY BOTTOM RETENTION SYSTEMS

The retention area must become dry within **72 hours** after a rainfall event. If the retention area is regularly wet, it is out of compliance with the permitted design, and the pond bottom must be scarified, or the bottom foot or so replaced with clean sands, to ensure that the permitted percolation rate is maintained.

G. LITTORAL ZONES (NOT APPLICABLE, For Wet Detention Systems only)

The littoral shelf shall be maintained as follows:

1. Wetland topsoil, containing a suitable seed source, shall be spread over the littoral zone from the control elevation out to the waterward extent of the shelf, with a minimum thickness of four inches.

2. Littoral vegetation will become established via natural recruitment.

3. All desirable vegetation that becomes established in the littoral area must be maintained.

4. Nuisance/invasive exotic species (e.g., cattails) should be removed periodically.

The owner should consult the water management district prior to undertaking this activity.

H. METHODS AND EQUIPMENT FOR SYSTEM MAINTENANCE

Various types of equipment are commercially available for maintenance of stormwater management systems. The most frequently used equipment and techniques are listed below:

1. Vacuum Pump

This device is normally used to remove sediment from sumps and pipes. The equipment for this system is generally mounted on a vehicle. It requires a 200 to 300 gallon (0.757 to 1.136 m ^3) holding tank and a vacuum pump that has a 10-inch (254 mm) diameter flexible hose with a serrated metal end for breaking up cake sediment. A two-man crew can clean a catch basin in 5 to 10 minutes. This system can remove stones, bricks, leaves, litter, and sediment deposits. Normal working depth is 0 to 20 feet (0 to 6 m).

2. Water Jet Spray

This equipment is generally mounted on a vehicle equipped with a high pressure pump and a 200 to 300 gallon (0.760 to 1.140 m ^3) water supply. A 3-inch (76 mm) flexible hose line with a metal nozzle directs jets of water to loosen debris in pipes or trenches. Normal length of hose is approximately 200 feet (61 m). This system should not be used to clean erodible trench walls.

3. Fire Hose Flushing

This equipment consists of various fittings that can be placed on the end of a fire hose such as rotating nozzles, rotating cutter, etc. When this equipment is dragged through a pipe, it can be effective in removing light material from walls.

4. Sewer Jet Flusher

Sewer jet flushers are usually truck-mounted and consists of a large water tank of at least 1000 gallons (3.785 m ^3), a triple action water pump capable of producing 1000 psi (6900 kN/m^2) or more pressure, a gasoline motor to run the pump, a hose reel large enough for 500 feet (153 m) of 1-inch (25 mm) inside diameter high pressure hose, and a hydraulic pump to operate the hose reel. In order to clean pipes properly, a minimum nozzle pressure of 600 psi (4140 kN/m ^2) is required. All material is flushed ahead of the nozzle by spray action. This extremely mobile machine can be used for cleaning areas with light grease problems, sand and gravel infiltration, and for general cleaning.

STORMWATER MANAGEMENT FACILITIES
OPERATION AND MAINTENANCE CHECKLIST

1. VEGETATION: (Structures and Drainage swales)

    a. Need for cutting and/or spraying
    b. Need for reseeding
    c. Need for fertilizing
    d. Evidence of grazing
    e. Evidence of motorbikes or other vehicles

2. FENCES:

    a. Loose or damaged posts
    b. Loose or broken wires
    c. Accumulated debris in fence
    d. Condition of gates

3. CONCRETE FLUMES & SPILLWAYS:

    a. Obstructions in spillway
    b. Condition of outlet and inlet structure
        1) Signs of seepage
        2) Separation of joints
        3) Cracks, breaks or deterioration of concrete
        4) Differential settlement
    c. Sediment level in relation to crest inlet structure
    d. Scour at outlet
    e. Condition of trash
    f. Berms / Levees
        1) Settlement
        2) Any breaks
        3) Erosion
    g. Condition of riprap
        1) Undermining
        2) Damage or deterioration

4. GATES OR VALVES: **NOT APPLICABLE**

    a. Damage or debris

5. RETENTION AREA:

    a. Undesirable vegetation growth
    b. Slash and other debris
    c. Berms
        1) Erosion / Breaks

2) Settlements

d. Levees
   1) Settlement
   2) Any breaks

e. Slope failure

f. Surface drainage
   1) Condition of open channels
   2) Catch basin condition
      a) Manholes
      b) Outlets

6. DIVERSION STRUCTURES:

a) Pipes, free-flowing, no obstructions
b) Entrance and exit scour
c) Settlement or breaks in diversion

7. FILL AREAS:

a. Settlement or cracking
b. Erosion
c. Slope failure
d. Rodent or wildlife damage

8. SWALES / CHANNELS:

a. Sedimentation
b. Bank cutting
c. Debris accumulation
d. Condition of riprap or other works of improvements
   1) Undermining
   2) Damage or deterioration
   3) Adjacent channel scouring
e. Adjacent property damage

9. STRUCTURE DRAINAGE SYSTEM:

a. Drainage outlet pipes
   1) clean or dirty water
   2) Pipes free-flowing, no obstructions
   3) Evidence of seepage
      a) Adjacent to pipes
      b) Lower 1/3 slope

b. Rock toe drains—**not applicable**
   1) Free draining into collection channels or catch basins
   2) Clean or dirty water

10. SAFETY HAZARDS:

The items to be checked at time of inspection may include above, but are not limited to those listed.

a. At grates (outfall control structures)
b. Outfall Pipes and structures and the connection point of under drain to control structures.

11. UNDERDRAIN AND/OR VAULT SYSTEMS:

a. Flush system yearly (minimum)
    1) Undo cleanout caps and flush
    2) Filter material
b. Observe system for inordinate amount of sand or normal accumulation of debris
c. Backwash system if sluggish (i.e. if bleeddown takes longer than 36 hours or every 5 years minimum)
d. Allocate monies for replacement of filter material every 15-20 years.

12. BIOFOULING:

a. Check system yearly (at minimum) for accumulation or growth.
    1) At grates (outfall control structures)
    2) Outfall Pipes and structures and the connection point of underdrain to control structures.

References

1. Sewer Maintenance Manual Prepared by Municipal Engineers Association of Ontario for Ministry of the Environment, Ontario, Canada, March 1974.

2. Smith, T.W., Peter, R.R., Smith, R.E., Shirley, E.C., "Infiltration Drainage of Highway Surface Water", Transportation Laboratory, California Department of Transportation, Research Report
M & R 632820-1, August, 1969.

MAINTENANCE SCHEDULE:

Standard Maintenance:

Repair undercut and eroded areas at inflow and outflow pipes.

Remove sediment, trash and debris, oil and grease from structures.

Semi-Annual:

Remove trash, debris, grass clippings, trees, and other large vegetation from the trench perimeter and dispose of properly.

Mow and trim vegetation to prevent establishment of woody vegetation.

Annual:

Clean out inlet/outlet structures and outfall control structure.

Remove grass clippings, leaves, and accumulated sediment from system area

Re-sod area to restore ground cover as needed.

October 24, 2023

D.R. Horton
5901 N. Honore Ave., Suite 250
Sarasota, FL 34243

Attn: Mr. Cameron Miller
Entitlements Manager

RE: Geotechnical Engineering Services Report
Disston Avenue Residential Development
Pinellas County, Florida
GCGE Project No.: 23-014

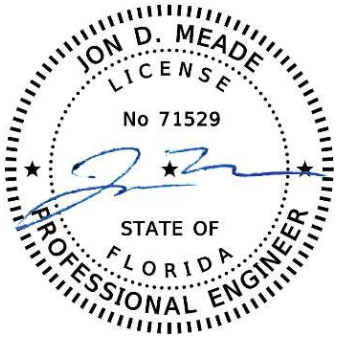
Mr. Miller:

Gulf Coast Geotechnical Engineering, LLC (GCGE) has completed geotechnical engineering services for the above referenced project. The results of our field exploration program and subsequent geotechnical recommendations are presented in this report.

GCGE appreciates the opportunity to be of service to D.R. Horton on this project. We look forward to working with you on future projects. If you have any questions or comments regarding this report, please contact GCGE at your earliest convenience.

Respectfully Submitted,

GCGE



Jon D. Meade, P.E.
Principal Geotechnical Engineer
Florida License No. 71529

This item has been digitally signed and sealed by **Jon D. Meade, P.E.** on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies. The official record of this report is the electronic file signed and sealed under Rule 61G15- 23.004, FAC.

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APPENDIX A

Boring Location Plan
Soil Profiles

APPENDIX B

Soil Standards for Basic Footers

PROJECT DESCRIPTION

Project Information

The project is located southeast of the intersection of S. Disston Avenue and Mango Street in Tarpon Springs, Florida. It is our understanding that D.R. Horton plans to build residential homes on approximately 4½ acres of vacant land. The scope of this proposal is intended to support the due diligence phase of this process and is preliminary in nature.

The site is heavily wooded and clearing operations were required to access the property with our truck-mounted drilling equipment.

This report has been prepared to provide preliminary geotechnical recommendations regarding site suitability for the construction of the residential community. Additional site-specific geotechnical services will be required prior to the anticipated residential construction, including HUD 79g exploration and testing requirements.

Scope of Services

The objective of our study was to obtain information concerning subsurface conditions at the site to in order to obtain data from which to base engineering estimates and recommendations in each of the following areas:

1. Feasibility of utilizing the *insitu* soils for support of the proposed structures using shallow foundations. Suitability of *insitu* soils for support of slab-on-grade.

2. General suitability of materials on-site for use as structural fill and general backfill. Recommendations for placement and compaction of approved fill materials.

3. General location and description of potentially deleterious materials discovered in the borings which may interfere with construction progress, pavement and structure performance, including existing fills or surficial organics.

4. Identification of groundwater levels; estimation of the Seasonal High Groundwater Table (SHGWT).

In order to meet the preceding objectives, we provided the following services:

1. Reviewed published soils and topographic information. This published information was obtained from the “Elfers, Florida” Quadrangle Map published by the United States Geological Survey (USGS) and the Web Soil Survey of Pinellas County, Florida, published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).

2. Executed a program of subsurface exploration consisting of borings, subsurface sampling and field testing. We performed a total of seven (7) Standard Penetration Test (SPT) borings to depths ranging from approximately 15 to 50 feet below existing grades throughout the property.

3. Visually classified the samples in the laboratory using the Unified Soil Classification System (USCS). Identified soil conditions at each boring location.

4. Collected groundwater level measurements and estimated the SHGWT.

5. Prepared this formal engineering report in accordance with the scope of services herein that summarizes the course of study pursued, the field data generated, subsurface conditions encountered and our engineering recommendations in each of the pertinent topic areas.

The scope of our services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, groundwater, or air, on or below or around this site. Any statements in this report or on the boring logs regarding odors, colors, unusual or suspicious items or conditions are strictly for the information of our client.

REVIEW OF PUBLISHED DATA

General Site Information

Based on the “Elfers, Florida” United States Geological Survey (USGS) Quadrangle Maps, the natural ground elevation at the project site ranges from approximately +5 to +25 feet National Geodetic Vertical Datum of 1929 (NGVD 29). The site generally slopes from higher elevations at the northern portion of the project to lower elevations at the southern portion of the project.

Based on a review of the “Potentiometric Surface of the Upper Floridan Aquifer in Florida” map published by the USGS, the potentiometric surface elevation of the upper Floridan Aquifer in the project vicinity is approximately +5 feet NGVD29. As indicated in above paragraph, the ground surface elevation at the project site is approximately +5 to +25 feet.

The SPT borings at the project site did not encounter artesian flow conditions during the field exploration program.

Pinellas County Web Soil Survey

Based on a review of the Pinellas County Soil Survey published by the USDA NRCS, it appears there is one (1) primary soil-mapping unit noted. The general soil description is presented in the following subsection, as described in the Soil Survey.

Astatula Soils and Urban Land, 0 to 5 Percent Slopes (Unit 4)

The Astatula component makes up 50 percent of the map unit. Slopes are 0 to 5 percent. This component is on ridges and hills on marine terraces. The parent material consists of eolian or sandy marine deposits. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no seasonal zone of water saturation in the upper 6 feet.

The Web Soil Survey does not provide soil and groundwater information for Urban Land.

It should be noted that information contained in the USDA/NRCS Web Soil Survey may not be reflective of current subsurface conditions, particularly if recent development in the project vicinity has modified existing soils or surface/subsurface drainage.

SUBSURFACE CONDITIONS

The subsurface conditions were explored using seven (7) SPT borings performed to depths ranging from approximately 15 to 50 feet below the existing grades. The borings were located in the field by a representative of GCGE using the site plan provided by D.R. Horton and from the recorded coordinates from our hand-held Global Positioning System (GPS) devices. The approximate boring locations are presented in **Appendix A**. If accurate determination of the boring locations and elevations are required then GCGE recommends the boring locations be survey located by the project surveyor.

The SPT borings were performed with the use of a drill rig using Bentonite Mud drilling procedures utilizing an Automatic Hammer. The soil sampling was performed in general accordance with American Society for Testing and Materials (ASTM) Test Designation D-1586 titled “Penetration Test and Split-Barrel Sampling of Soils.” SPT resistance N-values were continuously to 10 feet. The soil samples were classified in the field and transported to our laboratory for review.

The soil strata encountered in the borings performed at the proposed development site are summarized in the following table:

Stratum Number	Soil Description	USCS Symbol
1	Pale Brown to Brown to Gray Fine SAND to SAND with Silt	SP, SP-SM
2	Pale Brown Silty to Silty-Clayey SAND	SM, SM-SC
3	Highly Weathered LIMESTONE	---
4	Black Organic SAND	PT

The subsurface soil stratification is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The soil profiles included in **Appendix A** should be reviewed for specific information at individual boring locations. These profiles include soil descriptions, stratifications and penetration resistances. The stratifications shown on the boring profiles represent the conditions only at the actual boring location. Variations may occur and should be expected between boring locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual.

Groundwater Information

The water level was encountered in boring B-7 at a depth of 3 feet below existing grades during our field explorations. The water level was not apparent in borings B-1 through B-6 due to the introduction of drilling fluid at a depth of 10 feet. It should be noted that groundwater levels tend to fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. In addition, a seasonal effect will also occur in which higher groundwater levels are normally recorded in rainy seasons.

The SHGWT at boring B-7 is estimated to be above existing grades. This estimate is based on drier than normal seasonal conditions, the vegetation encountered, as well as indications of ponding seen in aerial photographs. If an accurate SHGWT estimate is required in this portion of the site, a project biologist should be consulted.

The SHGWT levels at Boring Locations B-1 through B-6 are anticipated to be greater than 6 feet below the existing ground surface.

EVALUATION AND RECOMMENDATIONS

General

Based on our understanding of the typical loading conditions for one to two story residential structures the foundations and floor slab may bear on imported approved fill or on the soils encountered in the borings when improved according to our recommendations below. The results of the borings generally indicate that the soils will provide adequate support for lightly loaded shallow foundation systems when prepared in accordance with the recommendations provided herein.

The building pads and pavement areas for the proposed development will require proper site preparation before development. Our recommendations for site preparation, foundation design criteria, settlement, floor slabs and construction considerations are presented in the following report sections.

It should be noted that if final design loads or final foundation criteria deviates from what is stated in this report, GCGE should be given the opportunity to review the new information and amend our recommendations, if necessary.

Site Preparation

Prior to construction, the location of any existing underground utilities within the construction area should be established. Material suitable for re-use may be stockpiled; however, any material stockpiled for re-use shall be tested for conformance to material specifications as indicated in the following sections of this report. Provisions should then be made to relocate any interfering utility lines within the construction area to appropriate locations and backfilling the resulting excavations with compacted structural fill. In this regard, it should be noted that if abandoned underground pipes are not properly removed or plugged, they might serve as conduits for subsurface erosion, which subsequently may result in excessive settlement.

As a minimum, it is recommended that the clearing operations extend to the depth needed to remove material considered deleterious at least 5 feet beyond the proposed development area. Deleterious materials to be removed include roots, organics, tree stumps or other buried or surface debris. Fill placement and subgrade preparation recommendations are presented in the "Construction Considerations" Section of this report.

Foundation Recommendations

Based on the anticipated construction and assumed loading conditions, field results indicate shallow foundations may be designed for a net maximum allowable bearing pressure of 2,000 psf. The foundation and floor slab should bear on properly placed and compacted cohesionless (sand) structural fill or properly compacted sandy soils encountered at the site. A modulus of subgrade reaction (k_g) of 75 pci can be utilized for structural slabs in direct contact with compacted select fill or compacted Stratum 1 soils. All structural slabs must bear on sand fill compacted to a dry density of at least 95% of the Modified Proctor maximum dry density. The existing near surface soils should be improved by compaction after clearing operations to improve foundation support and reduce total and differential settlement. Compaction criteria are presented under the "Construction Considerations" Section of this report.

GCGE has reviewed the proposed foundation design information provided by D.R. Horton. The foundation design information is summarized on the Soil Standards for Basic Footers Sheets presented in **Attachment B**. Based on our review, the proposed footing widths and embedment depths meet the minimum Florida Building Code requirements for the proposed construction. Our analyses indicate that the footing sizes and embedment depths will provide an adequate bearing capacity factor of safety for the proposed construction.

Settlement

The settlement of shallow foundations supported on compacted sand fill and/or natural sandy soils should occur rapidly after loading. Thus, the expected settlement should occur during construction as dead loads are imposed. Provided the recommended site preparation operations are properly performed and the recommendations previously

stated are utilized, the total settlement of wall and isolated column footings should not exceed approximately 1 inch. Differential settlement is estimated to be on the order of 1/480 (1 inch per 40 feet). Differential settlement of this magnitude is usually considered tolerable for the anticipated construction; however, the tolerance of the proposed structure to the predicted total and differential settlement should be confirmed by the structural engineer.

Floor Slab

The proposed floor slabs may be safely supported as a slab-on-grade provided any deleterious materials are removed and replaced with controlled structural fill. It is recommended that the floor slab bearing soils be covered in accordance with 1805 of the latest edition of the Florida Building Code.

CONSTRUCTION CONSIDERATIONS

Fill Placement and Subgrade Preparation

The following are our recommendations for overall site preparation and mechanical densification work for the construction of the proposed improvements based on the anticipated construction and our test boring results. These recommendations should be used as a guideline for the project general specifications prepared by the design engineer.

1. The site should be cleared; this primarily includes removing any deleterious materials currently on the site. It is recommended that any undesirable material be removed to the satisfaction of GCGE prior to beginning construction at the site. Resulting excavations should be backfilled with compacted structural fill. It is important that tree stumps, pavement and structure remnants, if encountered, be removed in their entirety. As a minimum, it is recommended that the clearing operations extend at least five (5) feet beyond the development perimeters.

2. Following the clearing operations, the entire site should be proofrolled. The proofrolling may consist of compaction with a large diameter, heavy vibratory drum roller (if not within 50 feet of existing structures). The vibratory drum roller should have a static drum weight on the order of eight (8) to ten (10) tons and should be capable of exerting a minimum impact force of 36,000 pounds (DYNAPAC CA-250 or equivalent is expected to provide acceptable results). **Vibratory rollers should not be used within 50 feet of any existing structures. Areas within 50 feet of existing structures should be compacted using a fully loaded 2 cubic yard capacity front-end loader or equivalent or through non-vibratory means.**

3. Careful observations should be made during proofrolling to help identify any areas of soft yielding soils that may require over excavation and replacement. The backfilling may be done with a well-compacted, suitable fill such as clean sand (i.e. less than 12% passing the No. 200 sieve), gravel, or crushed FDOT No. 57 or FDOT No. 67 stone.

4. The proofrolling equipment should make a minimum of eight (8) overlapping passes over the structure and pavement areas with the successive passes aligned perpendicular. It is recommended that within the building and pavement areas, the natural ground, to a minimum depth of one (1) foot below stripped grade, be compacted to a dry density of at least 95% of the Modified Proctor maximum dry density.

5. Following satisfactory completion of the initial compaction, the structure and pavement areas may be brought up to finished subgrade levels, if needed, using structural fill. Imported fill should consist of sand with less than 12% passing the No. 200 sieve, free of rubble, organics, clay, debris and other unsuitable material. Fill should be tested and approved prior to acquisition. Approved sand fill should be placed in loose lifts not exceeding 12 inches in thickness and should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density. Density tests to confirm compaction should be performed in each fill lift before the next lift is placed.

6. Prior to beginning compaction, soil moisture contents may need to be controlled in order to facilitate proper compaction. If additional moisture is necessary to achieve compaction objectives, then water should be applied in such a way that it will not cause erosion or removal of the subgrade soils. Moisture content within the percentage range needed to achieve compaction is recommended prior to compaction of the natural ground and fill.

7. After proofrolling and compaction, the building foundation excavations can begin. Foundation excavations should be observed by the geotechnical engineer or a representative to explore the extent of any loose, soft, or otherwise undesirable materials. If the foundation excavations appear suitable as load bearing materials, the bottom of the foundation excavations should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density for a minimum depth of one (1) foot below the bottom of the footing depth, as determined by field density compaction tests.

8. If soft pockets are encountered in the footing excavations, the unsuitable materials should be removed and the proposed footing elevation may be re-established by backfilling. This backfilling may be done with a well-compacted, suitable fill such as clean sand, gravel, or crushed FDOT No. 57 or FDOT No. 67 stone. Sand backfill should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

9. Immediately prior to reinforcing steel placement, it is suggested that the bearing surfaces of all footing and floor slab areas be compacted using hand operated mechanical tampers. In this manner, any localized areas, which have been loosened by excavation operations, should be adequately re-compacted.

10. Backfill soils placed adjacent to footings or walls should be carefully compacted with a light rubber-tired roller or vibratory plate compactor to avoid damaging the

footings or walls. Approved sand fills to provide foundation embedment constraint should be placed in loose lifts not exceeding 6 inches and should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

Drainage and Groundwater Concerns

The groundwater levels presented in this report are the levels that were measured at the time of our field activities. Fluctuation should be anticipated. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on this construction procedure.

Water should not be allowed to collect in the foundation excavations, on the floor slab areas, or on prepared subgrades of the construction either during or after construction. Undercut or excavated areas should be sloped toward one corner to facilitate removal of any collected rainwater, groundwater, or surface runoff. Positive site drainage should be provided to reduce infiltration of surface water around the perimeter of the building and beneath the floor slabs. The grades should be sloped away from the building and surface drainage should be collected and discharged such that water is not permitted to infiltrate the backfill and floor slab areas of the building.

Structural Fill

If necessary, all materials to be used for structural fill or backfill should be evaluated and tested by GCGE prior to placement to determine if the materials are suitable for the intended use. Imported fill materials should consist of fine to medium sand with less than 12% passing the No. 200 sieve, free of demolition debris, rubble, pavement, organics, clay, debris and other unsuitable material and evaluated against project engineering requirements.

In general, the soils of Stratum 1 (SP/SP-SM) may be moved and used for grading purposes, site leveling, general engineering fill, structural fill and backfill in other areas, provided the fill is free of organic materials, clay, debris or any other material deemed unsuitable for construction and evaluated against engineering fill requirements.

Temporary Side Slopes and Excavations

Temporary side slopes and excavations should comply with the Occupational Safety and Health Administration's (OSHA) trench safety standards, 29 C.F.R., s. 1926.650, Subpart P, all subsequent revisions or updates of OSHA's referenced standard adopted by the Department of Labor and Employment Security and Florida's Trench Safety Act, Section 553.62, Florida Statutes. Excavated materials should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth.

We are providing this information solely as a service to D.R. Horton. GCGE does not assume responsibility for construction site safety or the contractor's or other party's compliance with local, state, and federal safety or other regulations.

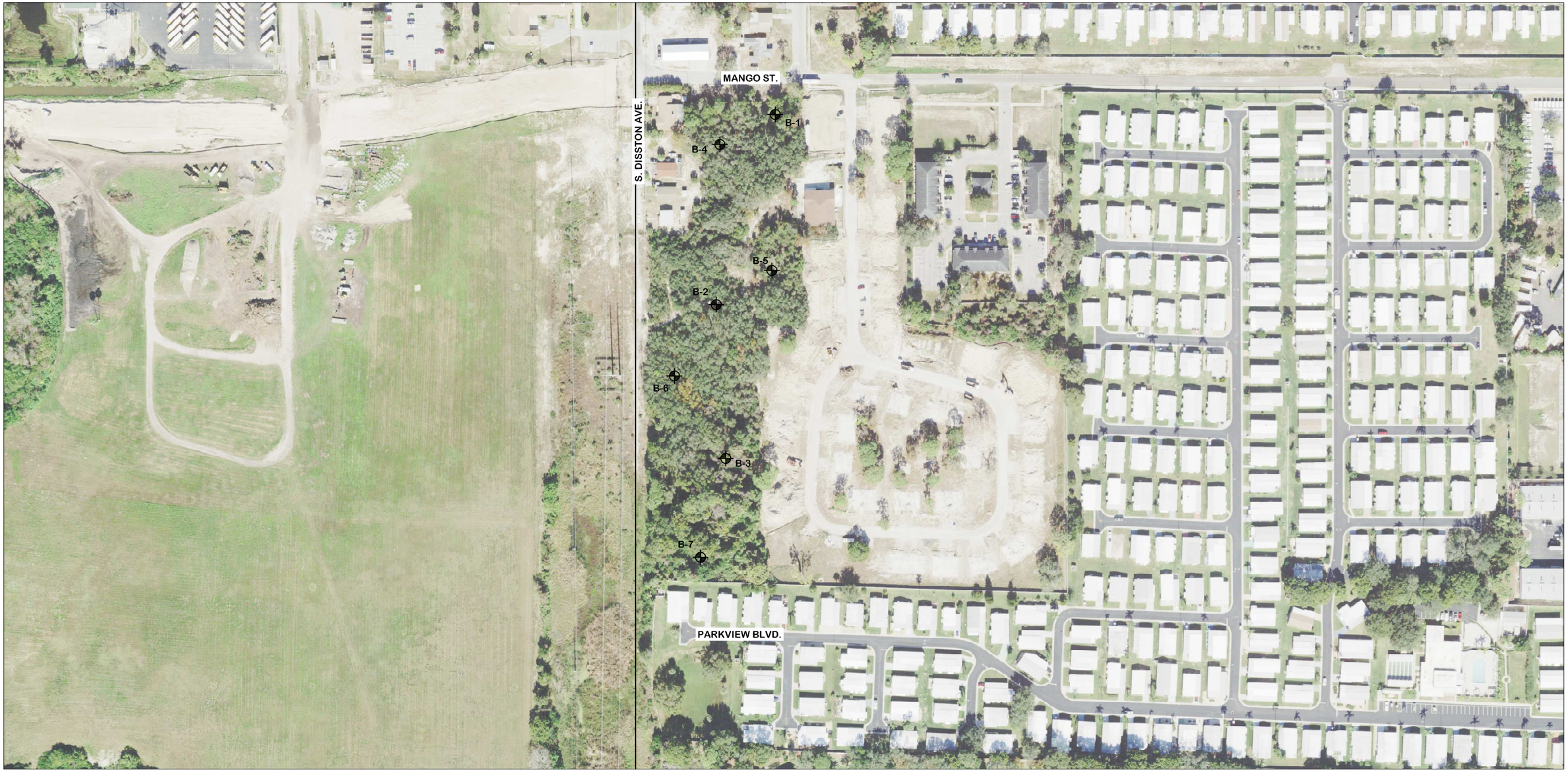
REPORT LIMITATIONS

The analyses, conclusions and recommendations contained in this report are our professional opinions based on the site conditions and project layout described herein and further assume that the conditions observed in the exploratory borings are representative of the subsurface conditions throughout the site, i.e., the subsurface conditions elsewhere on the site are the same as those disclosed by the borings. If, during construction, subsurface conditions different from those encountered in the exploratory borings are observed or appear to be present beneath excavations, we should be advised at once so that we can review these conditions and reconsider our recommendations where necessary.

This report was prepared for the exclusive use of D.R. Horton for evaluating the design of the project as it relates to the geotechnical aspects discussed herein. It should be made available to prospective contractors for information on factual data only and not as a warranty of subsurface conditions included in this report. Unanticipated soil conditions may require that additional expense be made to attain a properly constructed project. Therefore, some contingency fund is recommended to accommodate such potential extra costs.

Boring Location Plan

Soil Profiles



BORING LOCATION PLAN

0 200'

PLAN SCALE

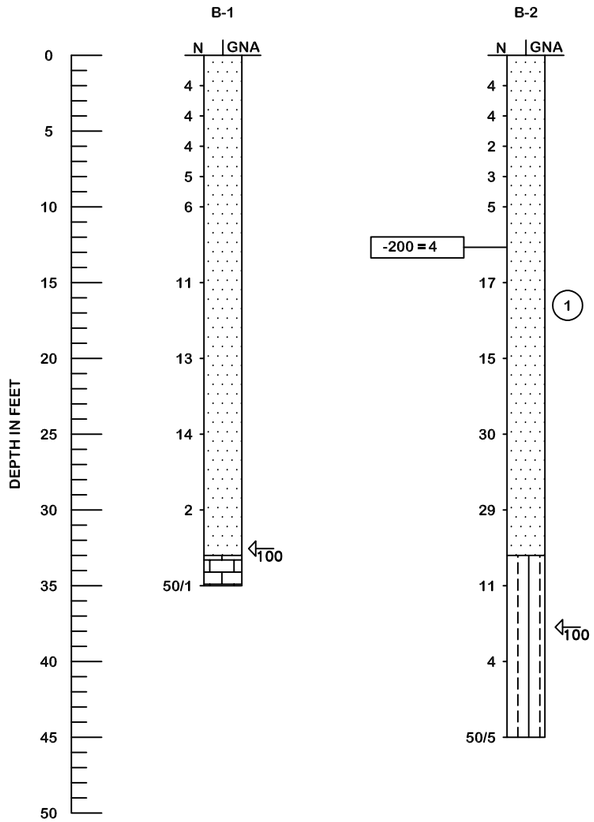
N

LEGEND

APPROXIMATE LOCATION OF SPT BORING

DRAWN BY: JDM CHECKED BY: JDM	APPROVED BY: JDM DATE: OCT 2023	ENGINEER OF RECORD: JON D. MEADE, P.E. FLORIDA LICENSE NO.: 71529	GCGe GULF COAST GEOTECHNICAL ENGINEERING	SCALE: NOTED	PROJECT NUMBER: 23-014	GEOTECHNICAL ENGINEERING SERVICES DISSTON AVENUE PASCO COUNTY, FLORIDA	SHEET 1

SOIL PROFILES



LEGEND

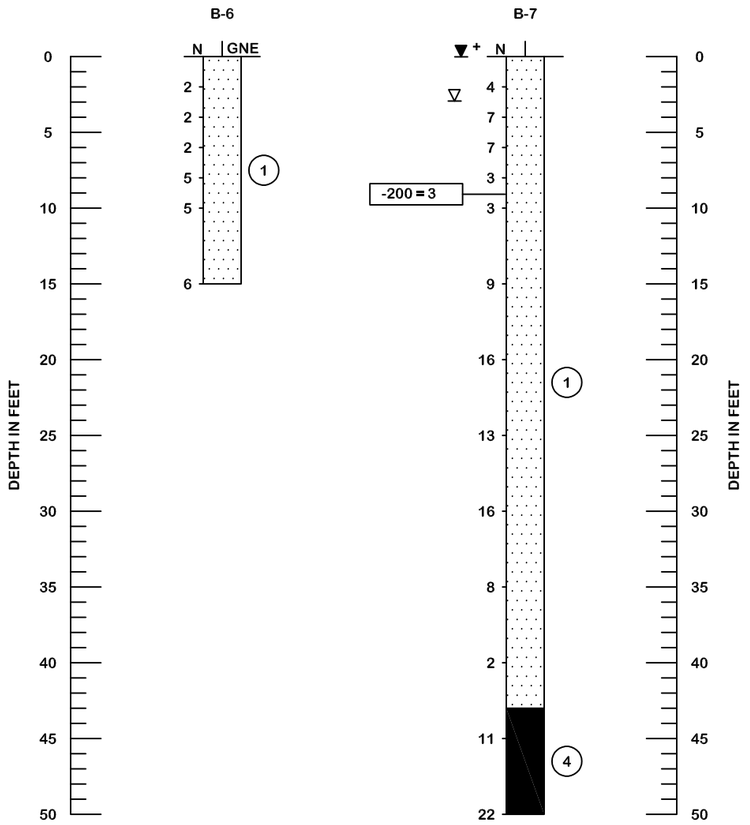
- PALE BROWN TO BROWN FINE SAND TO SAND WITH SILT (SP/SP-SM)
- PALE BROWN SILTY TO SILTY-CLAYEY SAND (SM, SM-SC)
- HIGHLY WEATHERED LIMESTONE
- BLACK ORGANIC SAND (PT)

▽	GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
GNE	GROUNDWATER TABLE NOT ENCOUNTERED
GNA	GROUNDWATER NOT APPARENT DUE TO DRILLING METHOD USED
▼+	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE ABOVE EXISTING GRADE
N	SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
SP	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
50/4	NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
-200	PERCENT PASSING #200 SIEVE
⇦100	LOSS OF CIRCULATION OF DRILLING FLUID (100%)

GRANULAR MATERIALS-RELATIVE DENSITY	SPT N-VALUE (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	**SPT N-VALUE (BLOWS/FT.)**
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: JDM
CHECKED BY: JDM
APPROVED BY: JDM
DATE: OCT 2023
ENGINEER OF RECORD: JON D. MEADE, P.E.
FLORIDA LICENSE NO.: 71529
GULF COAST GEOTECHNICAL ENGINEERING
SCALE: NOTED
PROJECT NUMBER: 23-014
GEOTECHNICAL ENGINEERING SERVICES
DISSTON AVENUE
PASCO COUNTY, FLORIDA
SHEET 2

SOIL PROFILES



LEGEND

PALE BROWN TO BROWN FINE SAND TO SAND WITH SILT (SP/SP-SM)

PALE BROWN SILTY TO SILTY-CLAYEY SAND (SM, SM-SC)

HIGHLY WEATHERED LIMESTONE

BLACK ORGANIC SAND (PT)

▽	GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
GNE	GROUNDWATER TABLE NOT ENCOUNTERED
GNA	GROUNDWATER NOT APPARENT DUE TO DRILLING METHOD USED
▼+	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE ABOVE EXISTING GRADE
N	SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
SP	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
50/4	NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
-200	PERCENT PASSING #200 SIEVE
⇦100	LOSS OF CIRCULATION OF DRILLING FLUID (100%)

GRANULAR MATERIALS-RELATIVE DENSITY	SPT N-VALUE (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40

SILTS AND CLAYS CONSISTENCY	SPT N-VALUE (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

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GULF COAST GEOTECHNICAL ENGINEERING
SCALE: NOTED
PROJECT NUMBER: 23-014
GEOTECHNICAL ENGINEERING SERVICES
DISSTON AVENUE
PASCO COUNTY, FLORIDA
SHEET 3
118

Soil Standards for Basic Footers

GENERAL NOTES:

1. DESIGN BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf.
2. THE CODE MINIMUM FOOTING DESIGNS ARE AS FOLLOWS:

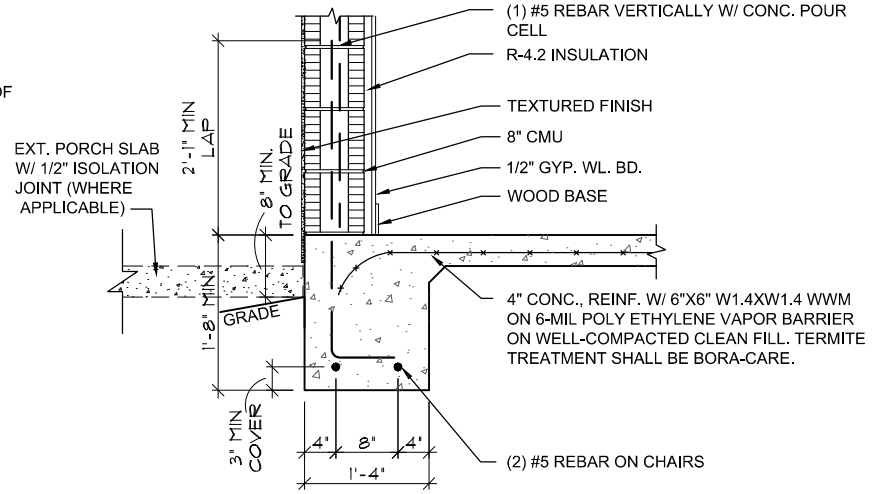
SINGLE FAMILY:

A. 1-STORY 20"d x 16" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.
B. 2-STORY 20"d x 20" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.

MULTI- FAMILY:

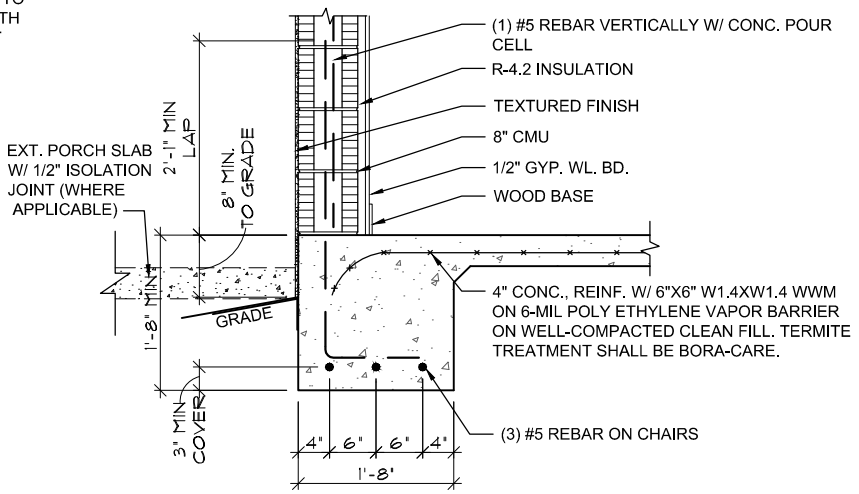
C. 1-STORY 20"d x 16" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.
D. 2-STORY 20"d x 20" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.

3. DO NOT BACK FILL UNTIL SLABS HAVE CURED OR PROPERLY BRACED.
4. ALL BACKFILL AT STRUCTURES, SLABS STEPS & PAVEMENTS SHALL BE FREE & CLEAR OF DEBRIS & ORGANIC FILL (AS PER GEOTECH SOILS REPORT). PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ATSM D-1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.
5. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE EDGE OF THE FOOTING (ANGLE OF REPOSE).



1 FOOTING W/ BLOCK WALL

SCALE: 1/2"=1'-0"



2 2-STORY FOOTING W/ BLOCK WALL

SCALE: 1/2"=1'-0"

ARCHITECTS

AB Design Group Inc.

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AA #: 0003325

ARCHITECT:
STATE OF FLORIDA

ROLAND ABOUCHACRA
AR NO 93723

D.R. HORTON SOIL STANDARDS FOR 'DIVISIONAL' DR HORTON PLAN FOOTINGS

SS-1

PROJECT: SOIL STANDARDS FOR DIVISIONAL FOOTINGS

REVISION: 1

DATE: 04/17/19 | REVISED DWG: | SCALE: AS NOTED

GENERAL NOTES:

1. DESIGN BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf.
2. THE CODE MINIMUM FOOTING DESIGNS ARE AS FOLLOWS:

SINGLE FAMILY:

A. 1-STORY 18"d x 12" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.
B. 2-STORY 18"d x 16" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.

MULTI- FAMILY:

C. 1-STORY 18"d x 12" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.
D. 2-STORY 18"d x 16" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.

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4. ALL BACKFILL AT STRUCTURES, SLABS STEPS & PAVEMENTS SHALL BE FREE & CLEAR OF DEBRIS & ORGANIC FILL (AS PER GEOTECH SOILS REPORT).PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ATSM D-1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.
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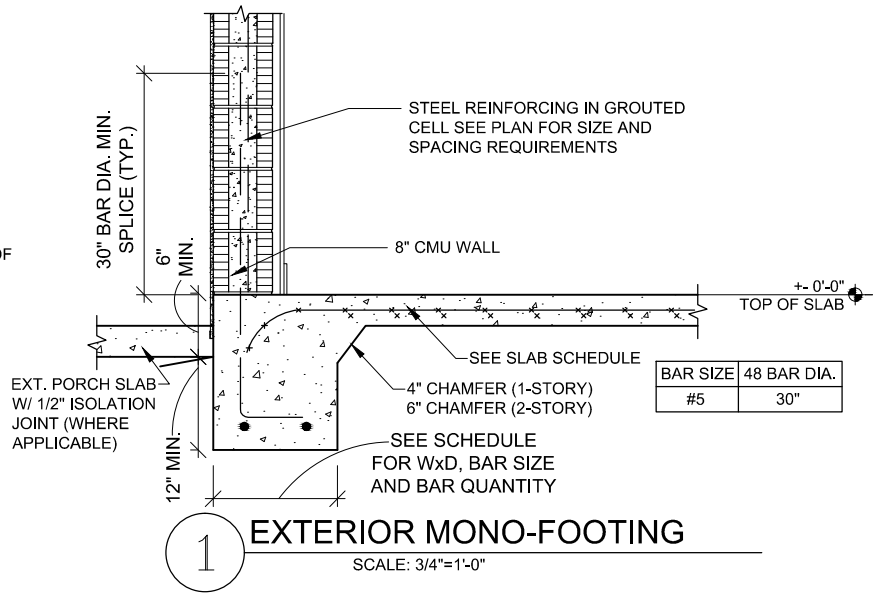
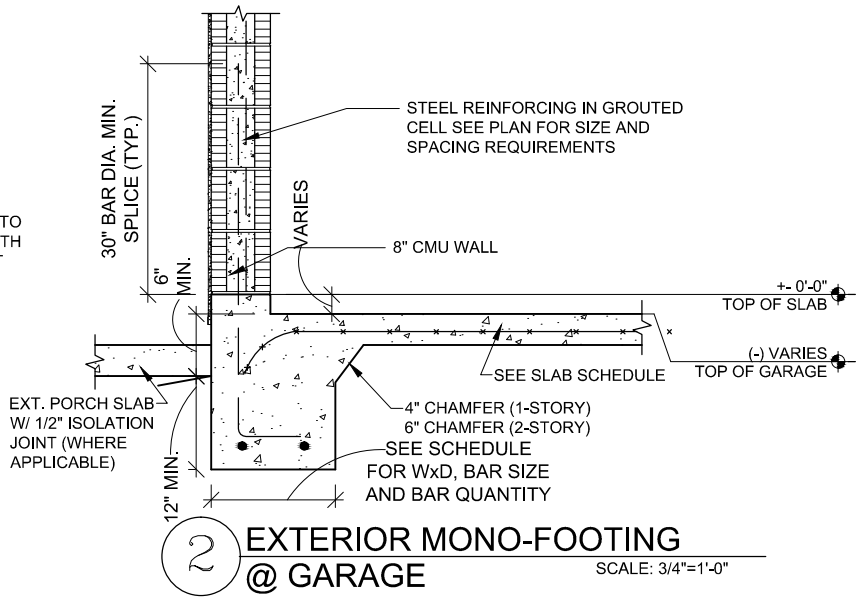


1 EXTERIOR MONO-FOOTING

SCALE: 3/4"=1'-0"



2 EXTERIOR MONO-FOOTING @ GARAGE

SCALE: 3/4"=1'-0"

ARCHITECTS

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ROLAND ABOUCHACRA
AR NO 93723

D.R. HORTON SOIL STANDARDS FOR 'CORPORATE' PLAN FOOTINGS

SS-2

PROJECT: SOIL STANDARDS FOR CORPORATE FOOTINGS

REVISION: 1

DATE: 04/17/19 | REVISED DWG: | SCALE: AS NOTED

GCGE

July 29, 2024

Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 34760

Attn: Mr. Matt Sylverain, P.E.
Principal

RE: Geotechnical Engineering Services Report
Mango Street Townhomes
Pinellas County, Florida
GCGE Project No.: 24-016

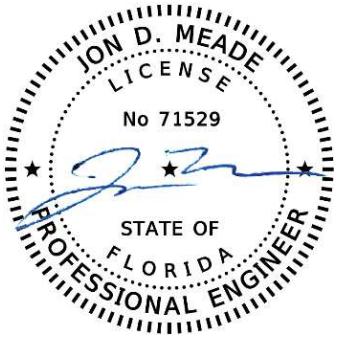
Mr. Sylverain:

Gulf Coast Geotechnical Engineering, LLC (GCGE) has completed geotechnical engineering services for the above referenced project. The results of our field exploration program and subsequent geotechnical recommendations are presented in this report.

GCGE appreciates the opportunity to be of service to D.R. Horton on this project. We look forward to working with you on future projects. If you have any questions or comments regarding this report, please contact GCGE at your earliest convenience.

Respectfully Submitted,

GCGE



Jon D. Meade, P.E.
Principal Geotechnical Engineer
Florida License No. 71529

This item has been digitally signed and sealed by **Jon D. Meade, P.E.** on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies. The official record of this report is the electronic file signed and sealed under Rule 61G15- 23.004, FAC.

Gulf Coast Geotechnical Engineering, LLC
P.O. Box 2671 • Oldsmar, FL 34677
Phone (813) 917-2787
Florida Certificate No. 32404

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PROJECT DESCRIPTION

Project Information

The project is located southeast of the intersection of S. Disston Avenue and Mango Street in Tarpon Springs, Florida. It is our understanding that D.R. Horton plans to build residential homes on approximately 4½ acres of vacant land. The scope of this report is intended to support the design phase of this process.

At the time of our field activities, the site was heavily wooded with some cleared paths. The site slopes generally from north to south.

Scope of Services

The objective of our study was to obtain information concerning subsurface conditions at the site in order to obtain data from which to base engineering estimates and recommendations in each of the following areas:

1. Feasibility of utilizing the *insitu* soils for support of the proposed structures using shallow foundations. Suitability of *insitu* soils for support of slab-on-grade.

2. General suitability of materials on-site for use as structural fill, pavement subgrade fill and general backfill. Recommendations for placement and compaction of approved fill materials.

3. General location and description of potentially deleterious materials discovered in the borings which may interfere with construction progress, pavement and structure performance, including existing fills or surficial organics.

4. Identification of groundwater levels; estimation of the Seasonal High Groundwater Table (SHGWT).

5. Estimate parameters for use in the stormwater pond design.

In order to meet the preceding objectives, we provided the following services:

1. Reviewed published soils and topographic information. This published information was obtained from the "Elfers, Florida" Quadrangle Map published by the United States Geological Survey (USGS) and the Web Soil Survey of Pinellas County, Florida, published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).

2. Executed a program of subsurface exploration consisting of borings, subsurface sampling and field testing. We performed a total of seven (7) Standard Penetration Test (SPT) borings to depths ranging from approximately 15 feet to 50 feet. We performed nine (9) hand auger borings to depths ranging from 5 to 10 feet below existing grades. Additionally, we performed four (4) field permeability tests within the footprint of the proposed stormwater pond.

3. Visually classified the samples in the laboratory using the Unified Soil Classification System (USCS). Performed laboratory testing on select soil samples. Identified soil conditions at each boring location.

4. Collected groundwater level measurements and estimated the SHGWT.

5. Prepared this formal engineering report in accordance with the scope of services herein that summarizes the course of study pursued, the field data generated, subsurface conditions encountered and our engineering recommendations in each of the pertinent topic areas.

The scope of our services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, groundwater, or air, on or below or around this site. Any statements in this report or on the boring logs regarding odors, colors, unusual or suspicious items or conditions are strictly for the information of our client.

REVIEW OF PUBLISHED DATA

General Site Information

Based on the "Elfers, Florida" United States Geological Survey (USGS) Quadrangle Maps, the natural ground elevation at the project site ranges from approximately +5 to +25 feet National Geodetic Vertical Datum of 1929 (NGVD 29). The site generally slopes from higher elevations at the northern portion of the project to lower elevations at the southern portion of the project.

Based on a review of the "Potentiometric Surface of the Upper Floridan Aquifer in Florida" map published by the USGS, the potentiometric surface elevation of the upper Floridan Aquifer in the project vicinity is approximately +5 feet NGVD29. As indicated in the above paragraph, the ground surface elevation at the project site is approximately +5 to +25 feet.

The SPT borings at the project site did not encounter artesian flow conditions during the field exploration program.

Pinellas County Web Soil Survey

Based on a review of the Pinellas County Soil Survey published by the USDA NRCS, it appears there is one (1) primary soil-mapping unit noted. The general soil description is presented in the following subsection, as described in the Soil Survey.

Astatula Soils and Urban Land, 0 to 5 Percent Slopes (Unit 4)

The Astatula component makes up 50 percent of the map unit. Slopes are 0 to 5 percent. This component is on ridges and hills on marine terraces. The parent material consists of eolian or sandy marine deposits. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no seasonal zone of water saturation in the upper 6 feet.

The Web Soil Survey does not provide soil and groundwater information for Urban Land.

It should be noted that information contained in the USDA/NRCS Web Soil Survey may not be reflective of current subsurface conditions, particularly if recent development in the project vicinity has modified existing soils or surface/subsurface drainage.

SUBSURFACE CONDITIONS

The subsurface conditions were explored using seven (7) SPT borings performed to depths ranging from approximately 15 to 50 feet below the existing grades. Additionally, we performed nine hand auger borings to depths ranging from approximately 5 to 10 feet below existing grades. The borings were located in the field by a representative of GCGE using the site plan provided by Gulf Coast Consulting and from the recorded coordinates from our hand-held Global Positioning System (GPS) devices. The approximate boring locations are presented in **Appendix A**. If accurate determination of the boring locations and elevations are required then GCGE recommends the boring locations be survey located by the project surveyor.

The SPT borings were performed with the use of a drill rig using Bentonite Mud drilling procedures utilizing an Automatic Hammer. The soil sampling was performed in general accordance with American Society for Testing and Materials (ASTM) Test Designation D-1586 titled “Penetration Test and Split-Barrel Sampling of Soils.” SPT resistance N-values were recorded continuously throughout the boring depths. The hand auger borings were performed with a manual auger retrieving samples on approximate 4 in. to 6 in intervals to the boring termination depths.

The soil strata encountered in the borings performed at the proposed development site are summarized in the following table:

Stratum Number	Soil Description	USCS Symbol
1	Pale Brown to Brown Fine Sand to Sand with Silt	SP, SP-SM
2	Pale Brown Silty to Silty-Clayey Sand	SM, SM-SC
3	Highly Weathered Limestone	**
4	Black Organic Sand	PT
**The USCS does not have a classification for naturally occurring rock		

The subsurface soil stratification is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The soil profiles included in **Appendix A** should be reviewed for specific information at individual boring locations. These profiles include soil descriptions, stratifications and penetration resistances. The stratifications shown on the boring profiles represent the conditions only at the actual boring location. Variations may occur and should be expected between boring locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual.

Groundwater Information

The water level encountered during our field explorations is shown adjacent to the boring profiles in **Appendix A**. It should be noted that groundwater levels tend to fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. In addition, a seasonal effect will also occur in which higher groundwater levels are normally recorded in rainy seasons.

The SHGWT levels at the boring locations was estimated based on a review of the soil samples, the Pinellas County, Florida USDA Soil Survey information and the surrounding topography. The estimated SHGWT is shown adjacent to the boring profiles in **Appendix A**.

EVALUATION AND RECOMMENDATIONS

General

Based on our understanding of the typical loading conditions for one to two story residential structures the foundations and floor slab may bear on imported approved fill or on the soils encountered in the borings when improved according to our recommendations below. The results of the borings generally indicate that the soils will provide adequate support for lightly loaded shallow foundation systems when prepared in accordance with the recommendations provided herein.

The building pads and pavement areas for the proposed development will require proper site preparation before development. Our recommendations for site preparation, foundation design criteria, settlement, floor slabs and construction considerations are presented in the following report sections.

It should be noted that if final design loads or final foundation criteria deviates from what is stated in this report, GCGE should be given the opportunity to review the new information and amend our recommendations, if necessary.

Site Preparation

Prior to construction, the location of any existing underground utilities within the construction area should be established. Material suitable for re-use may be stockpiled; however, any material stockpiled for re-use shall be tested for conformance to material specifications as indicated in the following sections of this report. Provisions should then be made to relocate any interfering utility lines within the construction area to appropriate locations and backfilling the resulting excavations with compacted structural fill. In this regard, it should be noted that if abandoned underground pipes are not properly removed or plugged, they might serve as conduits for subsurface erosion, which subsequently may result in excessive settlement.

As a minimum, it is recommended that the clearing operations extend to the depth needed to remove material considered deleterious at least 5 feet beyond the proposed development area. Deleterious materials to be removed include roots, organics, tree stumps or other buried or surface debris. Fill placement and subgrade preparation recommendations are presented in the "Construction Considerations" Section of this report.

Foundation Recommendations

Based on the anticipated construction and assumed loading conditions, field results indicate shallow foundations may be designed for a net maximum allowable bearing pressure of 2,000 psf. The foundation and floor slab should bear on properly placed and compacted cohesionless (sand) structural fill or properly compacted sandy soils encountered at the site. A modulus of subgrade reaction (k_g) of 75 pci can be utilized for structural slabs in direct contact with compacted select fill or compacted Stratum 1 soils. All structural slabs must bear on sand fill compacted to a dry density of at least 95% of the Modified Proctor maximum dry density. The existing near surface soils should be improved by compaction after clearing operations to improve foundation support and reduce total and differential settlement. Compaction criteria are presented under the "Construction Considerations" Section of this report.

GCGE has reviewed the proposed foundation design information provided by D.R. Horton. The foundation design information is summarized on the Soil Standards for Basic Footers Sheets presented in **Attachment B**. Based on our review, the proposed footing widths and embedment depths meet the minimum Florida Building Code requirements for the proposed construction. Our analyses indicate that the footing sizes and

embedment depths will provide an adequate bearing capacity factor of safety for the proposed construction when foundation soils are improved per the recommendations in this report.

Pavement Considerations

Actual pavement section thickness should be provided by the design civil engineer based on traffic loads, volume, and the owners design life requirements. The following sections represent minimum thicknesses representative of typical load and construction practices and as such periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to the appropriate City or County requirements.

In general, following the completion of the recommended clearing and grading operations and fill placement, the compacted fill should be acceptable for construction and support of a flexible (asphalt pavement with a limerock, crushed concrete, or shell base) or rigid (concrete pavement) type pavement section. The exposed subgrade soils when compacted to a minimum density of 95% of the Modified Proctor (AASHTO T180) maximum dry density to a minimum depth of 12 inches below stripped grade will be capable of achieving a subgrade modulus of 75 pci.

Any fill utilized to elevate the cleared pavement areas to subgrade elevation should consist of reasonably clean (maximum 10% passing #200 sieve sizes) sands uniformly compacted to a minimum depth of 12 inches to a minimum density of 95% of the Modified Proctor maximum dry density. In flexible pavement areas we recommend 12 inches of Type B stabilized subgrade (LBR = 40%) below the base course. Traffic should not be allowed on the subgrade as the base is placed to avoid rutting. The subgrade should be checked for soundness and be true to line and grade prior to the placement of the base course.

The choice of pavement base type will depend on final pavement grades. If a minimum separation of 18 inches between the bottom of the base and the seasonal high groundwater level is obtained, then a limerock, shell, or crushed concrete base can be utilized. A crushed concrete base should be utilized if the separation between bottom of the base and the seasonal high groundwater seasonal high groundwater is between 12 inches and less than 18 inches. Base material elevations should not be designed for saturated conditions. If the designer wishes to have base material closer than 12 inches to the SHGWT, then an underdrain system should be utilized that will maintain the 12 inches of separation. The SHGWT should be re-established relative to a known elevation prior to setting final grades. Limerock, shell and crushed concrete base material should meet Florida Department of Transportation (FDOT) requirements including compaction to a minimum density of 95% of the Modified Proctor maximum dry density and a minimum Limerock Bearing Ratio (LBR) of 100%. Crushed concrete should be graded in accordance with FDOT Standard Specification Section 901-5.

As a guideline for pavement design, we recommend that the base course be a minimum of 6 inches thick in parking areas and 8 inches thick in heavily traveled drives. Before paving, the base should be checked for soundness.

The asphaltic concrete structural course should consist of at least one and one-half (1½) inches of Type S or SP asphaltic concrete material. The asphaltic concrete should meet standard FDOT material requirements and placement procedures as outlined in the current FDOT Standard Specifications for Road and Bridge Construction.

As an alternative to the above referenced flexible pavement design, a rigid (concrete) pavement design could be used. The concrete should have a minimum compressive strength of 4,000 psi at 28 days when tested in accordance with ASTM C-39. Based on our experience, a minimum thickness of five (5) inches should be utilized for standard duty applications and a minimum thickness of six (6) inches should be utilized for heavy-duty applications. The steel reinforcement within the concrete pavement should be designed by the project civil engineer. The subgrade soils should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

Recommended Parameters for Pond Design

Three (3) field permeability tests were performed in the proposed pond area. The approximate permeability test locations are presented in **Appendix A**. The results of the permeability testing and recommended parameters for pond design are summarized in the following table. **If fill material is used during the pond construction, it should consist of clean sand with a percent passing the #200 sieve of 8 or less. The finished pond bottom shall be left in an uncompacted state to promote permeability.**

Permeability Test	Test Depth (ft)	Vertical Permeability Rate (ft/Day)	Horizontal Permeability Rate (ft/Day)	Estimated Fillable Porosity (%)	Estimated SHGWT Depth (ft)
Perm-1	2.5	40	50	25	1
Perm-2	2.5	37	46	25	2
Perm-3	2.5	45	56	25	>5
Note: Permeability rates are not factored. The pond designer should apply the appropriate factor of safety.					

Settlement

The settlement of shallow foundations supported on compacted sand fill and/or natural sandy soils should occur rapidly after loading. Thus, the expected settlement should occur during construction as dead loads are imposed. Provided the recommended site preparation operations are properly performed and the recommendations previously stated are utilized, the total settlement of wall and isolated column footings should not exceed approximately 1 inch. Differential settlement is estimated to be on the order of 1/480 (1 inch per 40 feet). Differential settlement of this magnitude is usually considered tolerable for the anticipated construction; however, the tolerance of the proposed

structure to the predicted total and differential settlement should be confirmed by the structural engineer.

Floor Slab

The proposed floor slabs may be safely supported as a slab-on-grade provided any deleterious materials are removed and replaced with controlled structural fill. It is recommended that the floor slab bearing soils be covered in accordance with 1805 of the latest edition of the Florida Building Code.

CONSTRUCTION CONSIDERATIONS

Fill Placement and Subgrade Preparation

The following are our recommendations for overall site preparation and mechanical densification work for the construction of the proposed improvements based on the anticipated construction and our test boring results. These recommendations should be used as a guideline for the project general specifications prepared by the design engineer.

1. The site should be cleared; this primarily includes removing any deleterious materials currently on the site. It is recommended that any undesirable material be removed to the satisfaction of GCGE prior to beginning construction at the site. Resulting excavations should be backfilled with compacted structural fill. It is important that tree stumps, pavement and structure remnants, if encountered, be removed in their entirety. As a minimum, it is recommended that the clearing operations extend at least five (5) feet beyond the development perimeters.

2. Following the clearing operations, the entire site should be proofrolled. The proofrolling may consist of compaction with a large diameter, heavy vibratory drum roller (if not within 50 feet of existing structures). The vibratory drum roller should have a static drum weight on the order of eight (8) to ten (10) tons and should be capable of exerting a minimum impact force of 36,000 pounds (DYNAPAC CA-250 or equivalent is expected to provide acceptable results). **Vibratory rollers should not be used within 50 feet of any existing structures. Areas within 50 feet of existing structures should be compacted using a fully loaded 2 cubic yard capacity front-end loader or equivalent or through non-vibratory means.**

3. Careful observations should be made during proofrolling to help identify any areas of soft yielding soils that may require over excavation and replacement. The backfilling may be done with a well-compacted, suitable fill such as clean sand (i.e. less than 10% passing the No. 200 sieve), gravel, or crushed FDOT No. 57 or FDOT No. 67 stone.

4. The proofrolling equipment should make a minimum of eight (8) overlapping passes over the structure and pavement areas with the successive passes aligned perpendicular. It is recommended that within the building and pavement areas, the natural ground, to a minimum depth of one (1) foot below stripped grade, be

compacted to a dry density of at least 95% of the Modified Proctor maximum dry density.

5. Following satisfactory completion of the initial compaction, the structure and pavement areas may be brought up to finished subgrade levels, if needed, using structural fill. Imported fill should consist of sand with less than 10% passing the No. 200 sieve, free of rubble, organics, clay, debris and other unsuitable material. Fill should be tested and approved prior to acquisition. Approved sand fill should be placed in loose lifts not exceeding 12 inches in thickness and should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density. Density tests to confirm compaction should be performed in each fill lift before the next lift is placed.

6. Prior to beginning compaction, soil moisture contents may need to be controlled in order to facilitate proper compaction. If additional moisture is necessary to achieve compaction objectives, then water should be applied in such a way that it will not cause erosion or removal of the subgrade soils. Moisture content within the percentage range needed to achieve compaction is recommended prior to compaction of the natural ground and fill.

7. After proofrolling and compaction, the building foundation excavations can begin. Foundation excavations should be observed by the geotechnical engineer or a representative to explore the extent of any loose, soft, or otherwise undesirable materials. If the foundation excavations appear suitable as load bearing materials, the bottom of the foundation excavations should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density for a minimum depth of one (1) foot below the bottom of the footing depth, as determined by field density compaction tests.

8. If soft pockets are encountered in the footing excavations, the unsuitable materials should be removed and the proposed footing elevation may be re-established by backfilling. This backfilling may be done with a well-compacted, suitable fill such as clean sand, gravel, or crushed FDOT No. 57 or FDOT No. 67 stone. Sand backfill should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

9. Immediately prior to reinforcing steel placement, it is suggested that the bearing surfaces of all footing and floor slab areas be compacted using hand operated mechanical tampers. In this manner, any localized areas, which have been loosened by excavation operations, should be adequately re-compacted.

10. Backfill soils placed adjacent to footings or walls should be carefully compacted with a light rubber-tired roller or vibratory plate compactor to avoid damaging the footings or walls. Approved sand fills to provide foundation embedment constraint should be placed in loose lifts not exceeding 6 inches and should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

Drainage and Groundwater Concerns

The groundwater levels presented in this report are the levels that were measured at the time of our field activities. Fluctuation should be anticipated. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on this construction procedure.

Water should not be allowed to collect in the foundation excavations, on the floor slab areas, or on prepared subgrades of the construction either during or after construction. Undercut or excavated areas should be sloped toward one corner to facilitate removal of any collected rainwater, groundwater, or surface runoff. Positive site drainage should be provided to reduce infiltration of surface water around the perimeter of the building and beneath the floor slabs. The grades should be sloped away from the building and surface drainage should be collected and discharged such that water is not permitted to infiltrate the backfill and floor slab areas of the building.

Structural Fill

If necessary, all materials to be used for structural fill or backfill should be evaluated and tested by GCGE prior to placement to determine if the materials are suitable for the intended use. Imported fill materials should consist of fine to medium sand with less than 10% passing the No. 200 sieve, free of demolition debris, rubble, pavement, organics, clay, debris and other unsuitable material and evaluated against project engineering requirements.

In general, the soils of Stratum 1 (SP/SP-SM) may be moved and used for grading purposes, site leveling, general engineering fill, structural fill and backfill in other areas, provided the fill is free of organic materials, clay, debris or any other material deemed unsuitable for construction and evaluated against engineering fill requirements. Strata 2, 3 and 4 are not considered suitable sources for fill material

Temporary Side Slopes and Excavations

Temporary side slopes and excavations should comply with the Occupational Safety and Health Administration's (OSHA) trench safety standards, 29 C.F.R., s. 1926.650, Subpart P, all subsequent revisions or updates of OSHA's referenced standard adopted by the Department of Labor and Employment Security and Florida's Trench Safety Act, Section 553.62, Florida Statutes. Excavated materials should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth.

We are providing this information solely as a service to Gulf Coast Consulting, LLC. GCGE does not assume responsibility for construction site safety or the contractor's or other party's compliance with local, state, and federal safety or other regulations.

REPORT LIMITATIONS

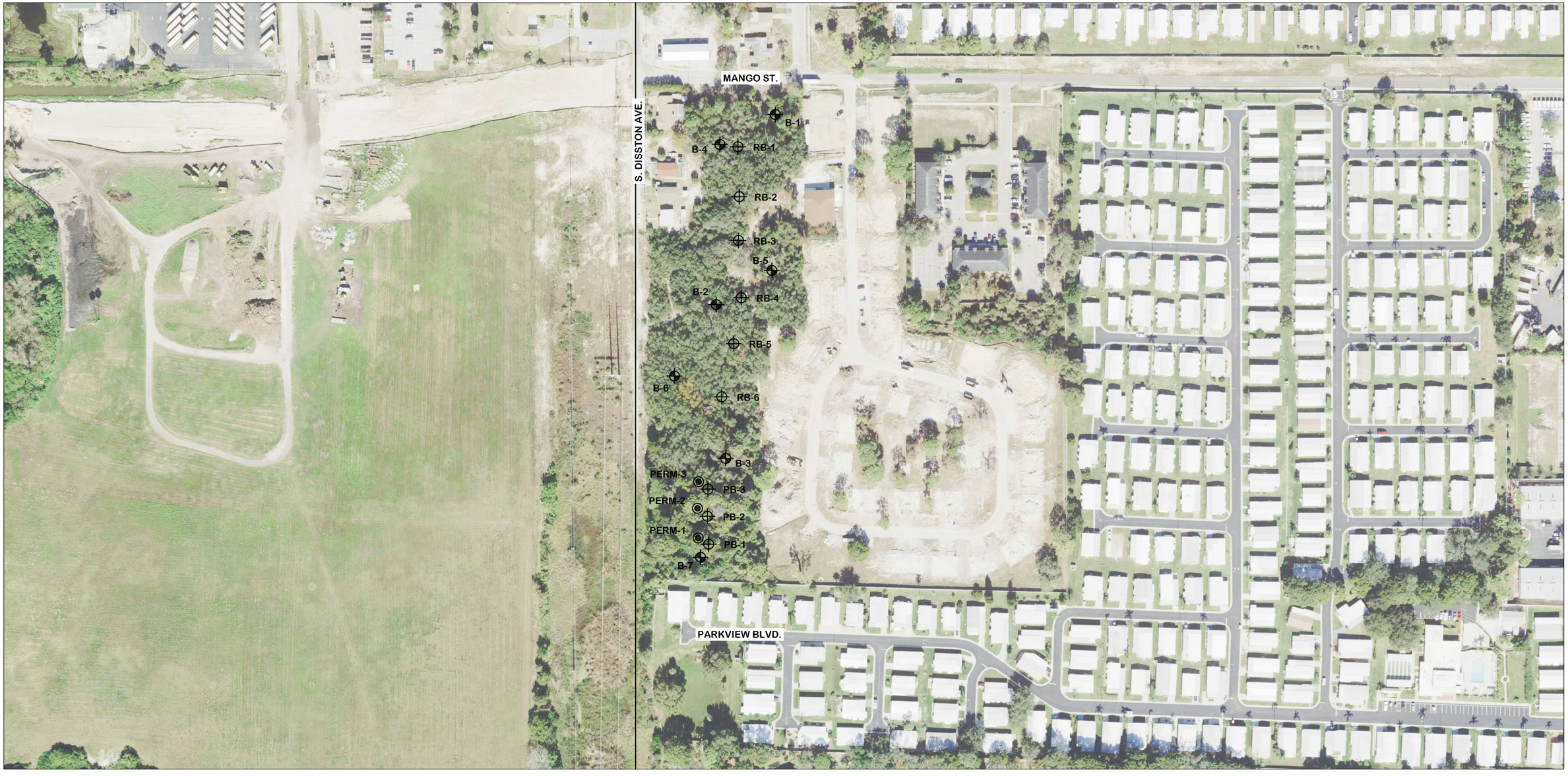
The analyses, conclusions and recommendations contained in this report are our professional opinions based on the site conditions and project layout described herein and further assume that the conditions observed in the exploratory borings are representative of the subsurface conditions throughout the site, i.e., the subsurface conditions elsewhere on the site are the same as those disclosed by the borings. If, during construction, subsurface conditions different from those encountered in the exploratory borings are observed or appear to be present beneath excavations, we should be advised at once so that we can review these conditions and reconsider our recommendations where necessary.

This report was prepared for the exclusive use of Gulf Coast Consulting, LLC for evaluating the design of the project as it relates to the geotechnical aspects discussed herein. It should be made available to prospective contractors for information on factual data only and not as a warranty of subsurface conditions included in this report. Unanticipated soil conditions may require that additional expense be made to attain a properly constructed project. Therefore, some contingency fund is recommended to accommodate such potential extra costs.

APPENDIX A

Boring Location Plan

Soil Profiles



BORING LOCATION PLAN

0 200'

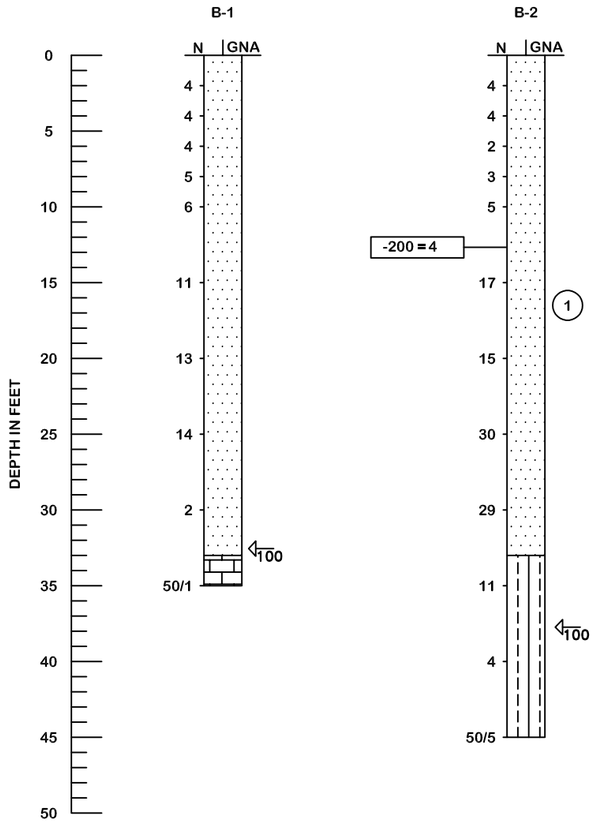
PLAN SCALE

LEGEND

- APPROXIMATE LOCATION OF FIELD PERMEABILITY TEST
- APPROXIMATE LOCATION OF AUGER BORING
- APPROXIMATE LOCATION OF SPT BORING

DRAWN BY: JDM CHECKED BY: JDM	APPROVED BY: JDM DATE: JULY 2024	ENGINEER OF RECORD: JON D. MEADE, P.E. FLORIDA LICENSE NO.: 71529	GCGE GULF COAST GEOTECHNICAL ENGINEERING	SCALE: NOTED	PROJECT NUMBER: 24-016	GEOTECHNICAL ENGINEERING SERVICES MANGO STREET TOWNHOMES PINELLAS COUNTY, FLORIDA	SHEET 1

SOIL PROFILES



LEGEND

PALE BROWN TO BROWN FINE SAND TO SAND WITH SILT (SP/SP-SM)

PALE BROWN SILTY TO SILTY-CLAYEY SAND (SM, SM-SC)

HIGHLY WEATHERED LIMESTONE

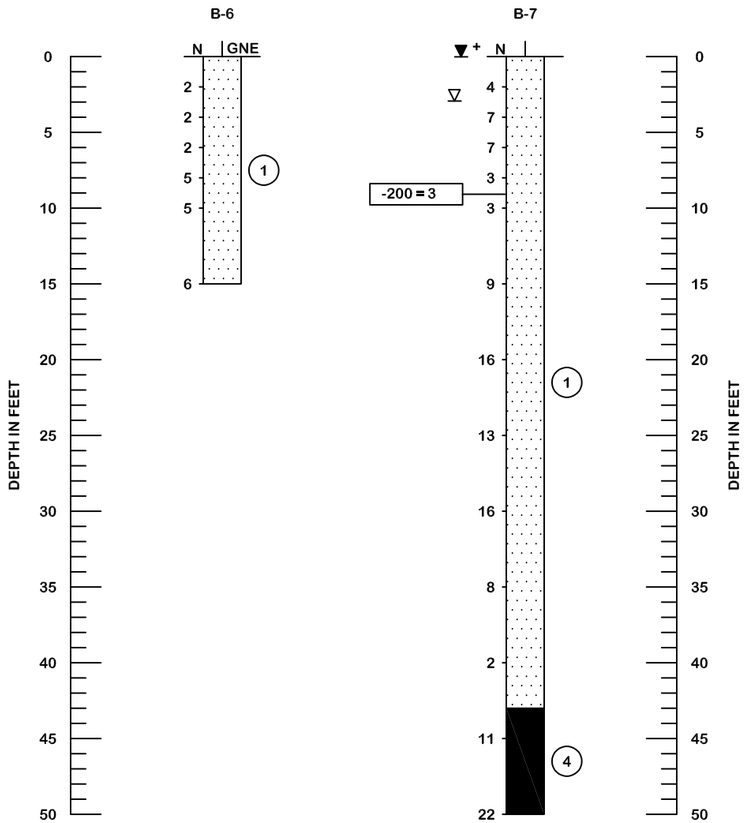
BLACK ORGANIC SAND (PT)

▽	GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
GNE	GROUNDWATER TABLE NOT ENCOUNTERED
GNA	GROUNDWATER NOT APPARENT DUE TO DRILLING METHOD USED
▼+	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE ABOVE EXISTING GRADE
N	SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
SP	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
50/4	NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
-200	PERCENT PASSING #200 SIEVE
⇦100	LOSS OF CIRCULATION OF DRILLING FLUID (100%)

GRANULAR MATERIALS-RELATIVE DENSITY	SPT N-VALUE (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	**SPT N-VALUE (BLOWS/FT.)**
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: JDM
CHECKED BY: JDM
APPROVED BY: JDM
DATE: JULY 2024
ENGINEER OF RECORD: JON D. MEADE, P.E.
FLORIDA LICENSE NO.: 71529
GULF COAST GEOTECHNICAL ENGINEERING
SCALE: NOTED
PROJECT NUMBER: 24-016
GEOTECHNICAL ENGINEERING SERVICES
MANGO STREET TOWNHOMES
PINELLAS COUNTY, FLORIDA
SHEET 2

SOIL PROFILES



LEGEND

- PALE BROWN TO BROWN FINE SAND TO SAND WITH SILT (SP/SP-SM)
- PALE BROWN SILTY TO SILTY-CLAYEY SAND (SM, SM-SC)
- HIGHLY WEATHERED LIMESTONE
- BLACK ORGANIC SAND (PT)

▽	GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
GNE	GROUNDWATER TABLE NOT ENCOUNTERED
GNA	GROUNDWATER NOT APPARENT DUE TO DRILLING METHOD USED
▼+	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE ABOVE EXISTING GRADE
N	SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
SP	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
50/4	NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
-200	PERCENT PASSING #200 SIEVE
⇦100	LOSS OF CIRCULATION OF DRILLING FLUID (100%)

GRANULAR MATERIALS-RELATIVE DENSITY	SPT N-VALUE (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40

SILTS AND CLAYS CONSISTENCY	SPT N-VALUE (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: JDM
CHECKED BY: JDM
APPROVED BY: JDM
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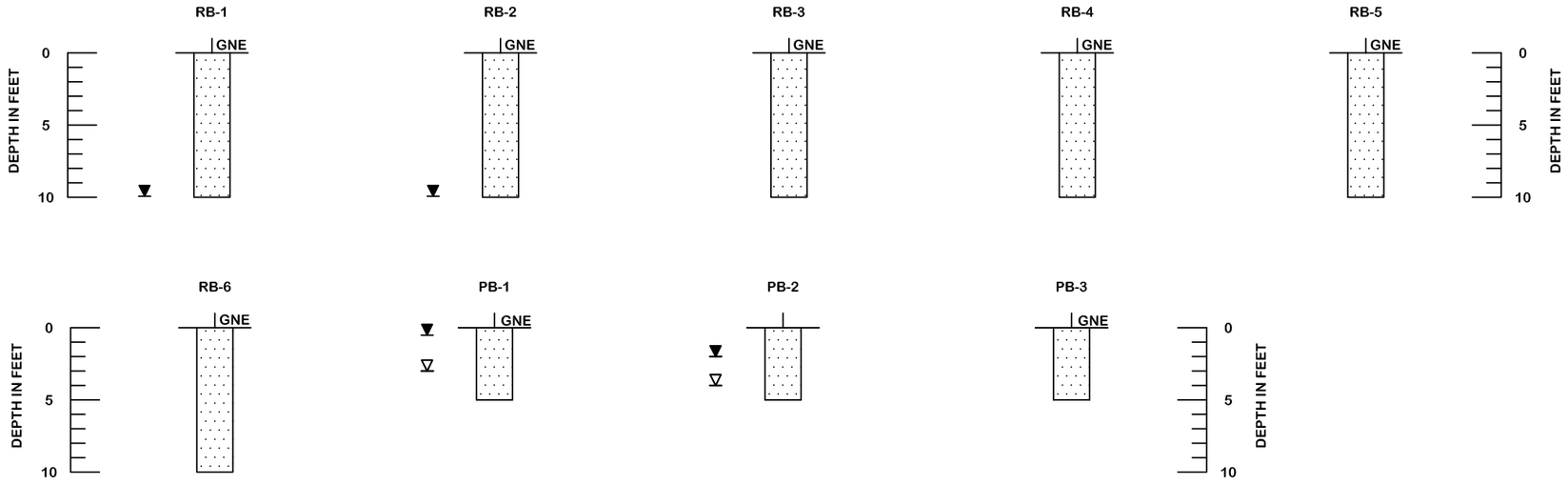
GULF COAST GEOTECHNICAL ENGINEERING
SCALE: NOTED
PROJECT NUMBER: 24-016
GEOTECHNICAL ENGINEERING SERVICES
MANGO STREET TOWNHOMES
PINELLAS COUNTY, FLORIDA
SHEET 3

SOIL PROFILES



LEGEND

- PALE BROWN TO BROWN FINE SAND TO SAND WITH SILT (SP/SP-SM)
- PALE BROWN SILTY TO SILTY-CLAYEY SAND (SM, SM-SC)
- HIGHLY WEATHERED LIMESTONE
- BLACK ORGANIC SAND (PT)

▽	GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
GNE	GROUNDWATER TABLE NOT ENCOUNTERED
GNA	GROUNDWATER NOT APPARENT DUE TO DRILLING METHOD USED
▼+	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE ABOVE EXISTING GRADE
N	SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
SP	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
50/4	NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
-200	PERCENT PASSING #200 SIEVE
⇦100	LOSS OF CIRCULATION OF DRILLING FLUID (100%)

GRANULAR MATERIALS-RELATIVE DENSITY	SPT N-VALUE (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40

SILTS AND CLAYS CONSISTENCY	SPT N-VALUE (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: JDM CHECKED BY: JDM	APPROVED BY: JDM DATE: JULY 2024	ENGINEER OF RECORD: JON D. MEADE, P.E. FLORIDA LICENSE NO.: 71529	GCGE GULF COAST GEOTECHNICAL ENGINEERING	SCALE: NOTED	PROJECT NUMBER: 24-016	GEOTECHNICAL ENGINEERING SERVICES MANGO STREET TOWNHOMES PINELLAS COUNTY, FLORIDA	SHEET 4

APPENDIX B

Soil Standards for Basic Footers

GENERAL NOTES:

1. DESIGN BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf.
2. THE CODE MINIMUM FOOTING DESIGNS ARE AS FOLLOWS:

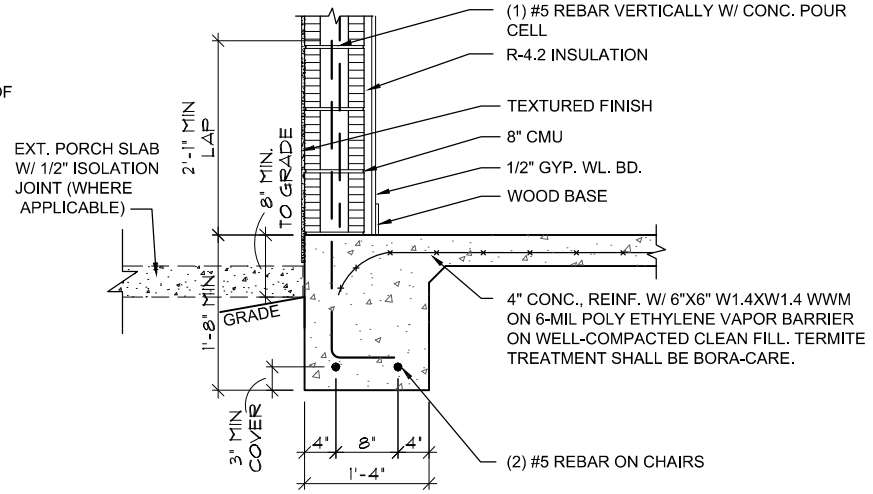
SINGLE FAMILY:

A. 1-STORY 20"d x 16" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.
B. 2-STORY 20"d x 20" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.

MULTI- FAMILY:

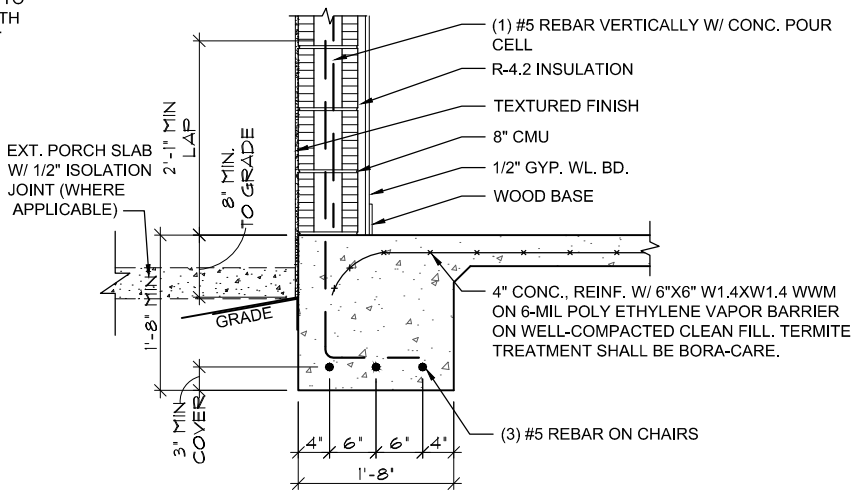
C. 1-STORY 20"d x 16" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.
D. 2-STORY 20"d x 20" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.

3. DO NOT BACK FILL UNTIL SLABS HAVE CURED OR PROPERLY BRACED.
4. ALL BACKFILL AT STRUCTURES, SLABS STEPS & PAVEMENTS SHALL BE FREE & CLEAR OF DEBRIS & ORGANIC FILL (AS PER GEOTECH SOILS REPORT). PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ATSM D-1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.
5. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE EDGE OF THE FOOTING (ANGLE OF REPOSE).



1 FOOTING W/ BLOCK WALL

SCALE: 1/2"=1'-0"



2 2-STORY FOOTING W/ BLOCK WALL

SCALE: 1/2"=1'-0"

ARCHITECTS

AB Design Group Inc.

1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: (407) 774-6078
FAX: (407) 774-4078
www.abdesigngroup.com
AA #: 0003325

ARCHITECT:
STATE OF FLORIDA

ROLAND ABOUCHACRA
AR NO 93723

D.R. HORTON SOIL STANDARDS FOR 'DIVISIONAL' DR HORTON PLAN FOOTINGS

SS-1

PROJECT: SOIL STANDARDS FOR DIVISIONAL FOOTINGS

REVISION: 1

DATE: 04/17/19 | REVISED DWG: | SCALE: AS NOTED

GENERAL NOTES:

1. DESIGN BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf.
2. THE CODE MINIMUM FOOTING DESIGNS ARE AS FOLLOWS:

SINGLE FAMILY:

A. 1-STORY 18"d x 12" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.
B. 2-STORY 18"d x 16" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.

MULTI- FAMILY:

C. 1-STORY 18"d x 12" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.
D. 2-STORY 18"d x 16" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.

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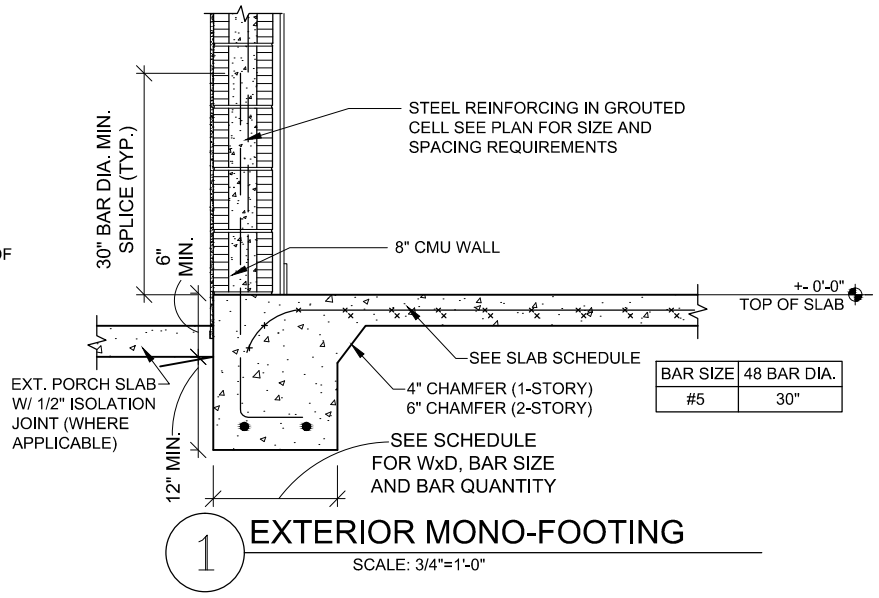
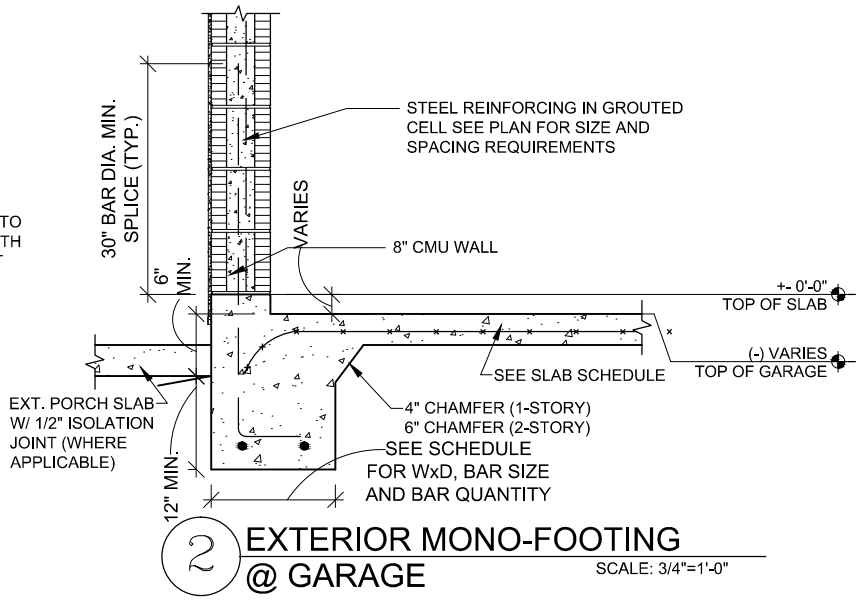
5. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE EDGE OF THE FOOTING (ANGLE OF REPOSE).



1 EXTERIOR MONO-FOOTING

SCALE: 3/4"=1'-0"



2 EXTERIOR MONO-FOOTING @ GARAGE

SCALE: 3/4"=1'-0"

ARCHITECTS

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AA #: 0003325

ARCHITECT:
STATE OF FLORIDA

ROLAND ABOUCHACRA
AR NO 93723

D.R. HORTON SOIL STANDARDS FOR 'CORPORATE' PLAN FOOTINGS

SS-2

PROJECT: SOIL STANDARDS FOR CORPORATE FOOTINGS

REVISION: 1

DATE: 04/17/19 | REVISED DWG: | SCALE: AS NOTED

Watermain Hydraulic Analysis
for
Mango Street Townhomes

Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering · Planning · Transportation · Permitting

13825 ICOT Boulevard - Suite 605
Clearwater, Florida 33760
Ph: (727) 524-1818

August 2025

GCC PROJECT No. 21-069

Nodal Summary

PROJECT: Mango Street Townhomes **DATE:** August 20, 2025

JOB NO: 21-069 **BY:** AMK

ONSITE (Proposed)						
Node ID	No. Units	Gal/Unit /Day	Total (Gal/Day)	Peaking Factor	Peak Flow (Gal/Min)	Phase
1	0	250	0	3	0.00	1
2	0	250	0	3	0.00	1
FH-1	0	250	0	3	0.00	1
4	10	250	2,500	3	5.21	1
5	9	250	2,250	3	4.69	1
FH-2	0	250	0	3	0.00	1
7	0	250	0	3	0.00	1
FH-3	0	250	0	3	0.00	1
9	13	250	3,250	3	6.77	1
FH-4	0	250	0	3	0.00	1
TOTAL	**32**		**8,000**		**16.67**	

Booster Pump Specification Sheet

Mango St Townhomes Booster Pump
Fire flow booster service for site distribution using all six inch piping

Service Description
Provide a variable frequency drive controlled booster pump to increase available pressure during fire flow while maintaining twenty psi residual

Design Basis
Target flow at duty point: 1020 gpm
Available suction static pressure at pump suction: 60 psi
Residual pressure required at fire flow: 20 psi
Backflow assembly in the discharge train is present and contributes approximately ten psi loss

Hydraulic Performance
Added head required at duty point: 81 ft at 1020 gpm
Shutoff head minimum: 95 ft
Preferred pump efficiency at duty point: 75 percent or better
Operating range: 600 gpm to 1500 gpm with stable head curve

Motor and Power
Estimated brake horsepower at duty point: 27.8 HP at 75 percent efficiency
Specified motor rating: 30 HP, TEFC, premium efficiency, 1800 rpm nominal
Power: three phase, site standard voltage and frequency

Pump Type and Materials
Pump type: horizontal split case or end suction, manufacturer standard for fire flow boosting
Casing rating: 150 to 175 psi working pressure
Materials: ductile iron or cast steel casing, stainless steel shaft, mechanical seal suitable for potable water
Flanges: six inch suction and six inch discharge

Controls and Instrumentation
Control mode: VFD with discharge pressure setpoint to maintain twenty psi residual at design flow
Transmitters: suction pressure, discharge pressure, flow meter on discharge
Protection: pump minimum flow strategy, pressure relief valve or VFD ramp control for transient mitigation

NPSH and Suction Conditions
Suction static of sixty psi corresponds to approximately one hundred thirty nine feet of head available
Maintain low suction losses and avoid entrained air
Require NPSHR less than fifteen feet at 1020 gpm with full published curve submitted

Expected Friction References for Six Inch, C equals 130
At 1020 gpm, head loss is approximately 7.7 feet per 100 feet of equivalent length
Use project specific equivalent length to refine final duty head

Submittals To Be Provided to EOR
Certified performance curve showing 1020 gpm at eighty one feet added head
NPSHR curve
Motor data sheet and VFD data sheet
General arrangement with suction and discharge nozzle elevations and centerline dimensions
Piping and valve schedule including backflow assembly details

```
******************************************************************
*                          E P A N E T                           *
*                   Hydraulic and Water Quality                  *
*                   Analysis for Pipe Networks                   *
*                         Version 2.2                            *
******************************************************************

Input File: Mango St Townhomes EPANet - With Booster Pump.net
```

Link - Node Table:

Link ID	Start Node	End Node	Length ft	Diameter in	
3	2	FH-1	21	6	
4	2	4	35	6	
5	4	5	227	6	
6	5	FH-2	48	6	
7	5	7	213	140	
9	7	FH-3	48	6	
10	7	9	126	6	
11	9	FH-4	4	6	
1	Roadway	1	#N/A	#N/A	Pump
2	1	2	#N/A	#N/A	Pump

Energy Usage:

Pump	Usage Factor	Avg. Effic.	Kw-hr /Mgal	Avg. Kw	Peak Kw	Cost /day
1	100.00	75.00	222.61	14.43	14.43	0.00
2	100.00	75.00	331.36	21.07	21.07	0.00
				Demand Charge:		0.00
				Total Cost:		0.00

Node Results:

Node ID	Demand GPM	Head ft	Pressure psi	Quality
1	20.00	53.14	13.55	0.00
2	20.00	132.25	48.58	0.00
FH-1	0.00	132.25	48.02	0.00
4	6.23	129.82	47.57	0.00
5	5.63	114.21	39.45	0.00
FH-2	0.00	114.21	35.79	0.00

7	20.00	114.21	39.08	0.00
FH-3	0.00	114.21	38.97	0.00
9	8.13	105.94	37.09	0.00
FH-4	1000.00	105.68	36.91	0.00

Node Results: (continued)

Node ID	Demand GPM	Head ft	Pressure psi	Quality	
Roadway	-1079.99	0.00	0.00	0.00	Reservoir

Link Results:

Link ID	Flow GPM	Velocity fps	Unit Headloss ft/Kft	Status	
3	0.00	0.00	0.00	Open	
4	1039.99	11.80	69.53	Open	
5	1033.76	11.73	68.76	Open	
6	0.00	0.00	0.00	Open	
7	1028.13	0.02	0.00	Open	
9	0.00	0.00	0.00	Open	
10	1008.13	11.44	65.63	Open	
11	1000.00	11.35	64.66	Open	
1	1079.99	0.00	-53.14	Open	Pump
2	1059.99	0.00	-79.11	Open	Pump

Hurricane Shelter Space Impact

For

Mango Street - Affordable Housing Apartment Site

Job #

21-069

Date

June 26, 2024

By

AMK

AT-RISK POPULATION CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** 6/26/2024

JOB NO: 21-069 **BY:** AMK

Table 1. Calculations for estimating the 2024 At-Risk Evacuation Zone Population.

Evac Level	# of Households[1]	Household Unit Rate (HUR)[2]	At-Risk Evacuation Population (EVACPOP)
Mobile Home	43,881	× 1.86 =	81,619
A	138,519	× 1.86 =	257,645
B	43,332	× 1.86 =	80,598
C	46,601	× 1.86 =	86,678
D	63,856	× 1.86 =	118,772
E	29,139	× 1.86 =	54,199
Non Evac	176012	× 1.86 =	327,382

[1] Source: Pinellas County Property Appraiser (PAO). *Parcel Boundaries*. GIS Dataset, accessed 2/1/2024. Online metadata: https://www.pcpao.org/. *Variable = TOTAL LIVING UNITS.*

[2] Household Unit Rate = *Total Annual Population ÷ Total Housing Units*, calculated annually and averaged across years from 2010 – 2022. Census Data Source: U.S. Census Bureau. *Population Estimates, American Community Survey (ACS) 5-year estimates data profiles.* https://www.census.gov/programs-surveys/acs/data/summary-file.2019.html.

Evac Level	Existing # of Households		Proposed Additional Households		2024 # of Households
B	43,332	+	32	=	43,364

Evac Level	2024 # of Households		Household Unit Rate		Updated At-Risk Population
B	43,364	x	1.86	=	80,657

TOTAL SHELTER DEMAND CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** 6/26/2024

JOB NO: 21-069 **BY:** AMK

Table 2. Calculation of 2024 Total Shelter Demand.

Evac Level	At-Risk Evacuation Population EVACPOP, *from Table 1*	Remaining Non-Evacuating Population	Shadow Evac Factor	Shadow Evac Population SHADOW	Total Evacuation Population EVACPOP + SHADOW	Shelter Use Factor	# Shelterees per Zone	Total Shelter Population Demand by Evac Level, e.g. Level B = MH + A + B
MH	81,619				81,619	× 0.07 =	5,713	
A	257,645	667,628	× 0.003 =	2,003	259,648	× 0.05 =	12,982	18,696
B	80,598	587,031	x 0.003 =	1,761	82,359	× 0.05 =	4,118	22,814
C	86,678	500,353	x 0.003 =	1,501	88,179	× 0.05 =	4,409	27,223
D	118,772	381,581	x 0.003 =	1,145	119,917	× 0.05 =	8,394	35,617
E	54,199	327,382	x 0.003 =	982	55,181	× 0.07 =	3,863	39,479
Non-Evac	327,382							

Evac Level	Updated At-Risk Evacuation Population		Remaining Non-Evacuating Population		Shadow Evac Factor		Shadow Evac Population
B	80,657		587,031	x	0.003	=	1761

Total Evacuation Population		Shelter Use Factor		# of Shelterees per Zone		Total Shelter Population Demand
82,418	x	0.05	=	4,121	=	22,817

2023/2024 POPULATION ANALYSIS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** 6/26/2024

JOB NO: 21-069 **BY:** AMK

Table 3. Results from the 2024 population analysis and comparison to 2023 results.

2024 Population Results					2023		
EVAC ZONE	**Total Households**	**Population[1]**	**Cumulative Population**	**Cumulative %**	***Total Households***	***Population***	***Difference 2024-2023***
MOBILE HOME	43,881	81,619			*43,949*	*81,745*	*-68*
A	138,519	257,645	339,264	34%	*137,646*	*256,022*	*+873*
B	43,332	80,598	419,862	42%	*43,807*	*81,481*	*-475*
C	46,601	86,678	506,539	50%	*46,652*	*86,773*	*+51*
D	63,856	118,772	625,312	62%	*63,847*	*118,755*	*+9*
E	29,139	54,199	679,510	67%	*29,557*	*54,976*	*-418*
Non Evac	176,012	327,382			*176,142*	*327,624*	*-130*
TOTALS	**541,340**				*541,600*		

[1] Households * PCEM Household Unit Rate (1.86 persons/household)

2024 Population Results				2023		
Evac Level	**2024 # of Households**	**Population**	**Cumulative Population**	**Total Households**	**Population**	**Household Difference 2024-2024**
B	43,364	80,657	419,921	43807	81,481	-443

Total for All Evac Levels = 541,372

TOTAL SHELTER DEMAND CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** 6/26/2024

JOB NO: 21-069 **BY:** AMK

Table 5. Shelter Demand and Capacity results for 2024 and comparison to 2023 results.

Evacuation Level[1]	Total Shelter Demand *# of expected shelterees*	General Population @ 20sqft Capacity			2023 Results		
		# of Shelters Used[2]	# of Spaces Available	# of Spaces Remaining [3]	# of Shelters[2]	# of Spaces Available	# of Spaces Remaining [3]
A	**18,696**	6	19556	**860**	6	19,556	**932**
B	**22,814**	8	23003	**189**	8	23,003	**217**
C	**27,223**	14	27637	**414**	15	28,172	**972**
D	**35,617**	21	34628	**-989**	23	36,278	**85**
E	**39,479**	21	34628	**-4851**	23	36,278	**-3832**

[1] all Levels include Mobile Homes

[2] General population shelters only, i.e. does not include special needs shelters

[3] Number of Spaces Remaining = # Spaces Available - Total Shelter Demand

2024 Population Results				
Evac Level	**Total Shelter Demand**	**# of Shelters Used**	**# of Spaces Available**	**# of Spaces Remaining**
B	22,817	8	23,003	186

The construction of this project would require 3 additional shelter spaces.

LISTED SPECIES SURVEY AND REPORT

Prepared For:

Gulf Coast Consulting, Inc.
13825 Icot Blvd, Suite 605
Clearwater, FL 33760

Mango Street Site- Tarpon Springs

Prepared By:

Bryan Fast
Environmental Solutions Florida, Inc
PO Box 1412
Palm Harbor, FL 34682

July, 2024

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Methodology- page 5

Listed Species Information- page 5

Appendix Exhibits- page 7

Executive Summary

Environmental Solutions Florida, Inc (ESF) team members performed a search of the state databases and a site field review on June 29th, 2024, which documented the existing site conditions. The weather was partly cloudy, with summer thunderstorms off in the distance, and temperatures around 85 degrees Fahrenheit. The site is not currently developed, but most of the areas around it were developed for residential purposes many decades ago. The site is a low quality oak hammock, where a high density of small diameter oaks compete with each other for space and have shaded out most of the vegetation at ground level. There was no standing water or seasonal wetland systems observed onsite. This site does not appear ideal for listed species. Two pictures are included from the field review below, which help illustrate the current condition of the site. In the appendix are several exhibits (by Natural Resource Planning Services) which also help paint a picture about the parcel itself and adjacent areas.

Site Information

The site in question consists of several parcels totaling about 4.62 acres, starting along Mango Street at parcels 18-27-16-47520-004-0010 and 18-27-16-47520-003-0110, and then including the undeveloped parcels south and southwest. The site is located on the southside of Mango Street, a couple miles south of downtown Tarpon Springs in northwestern Pinellas County. Years of dumping and wind driven trash have been deposited onto the site. Please also see the Location Map and Boundary Map, located in the Appendix.

Natural Site Conditions

Soils-

For the coastal part of the Tampa Bay area, this site has a varied elevation. There is a ridge of higher elevation running through the middle of the site, and generally lower near the property's northern (Mango Street) and southern boundaries. According to the NRCS soil survey, the soils on this property are very well drained and sandy (Astatula series). Please see the Soils Map in the Appendix for the underlying soils.

4- Astatula Soils and Urban Lands-Very deep, excessively well drained, and rapidly permeable soils found in the uplands of central and south Florida. This group was formed eolian and marine sand deposits. The water table is typically greater than 60in below grade.

Vegetation-

This site is heavily treed, and overwhelmingly comprised of Live Oaks and Laurel Oaks. There are also a few other oaks (mostly turkey oaks and water oaks), cabbage palms, cherry laurels and pines mixed in. The pertinent FLUCCS Code for this site is 1400: Mixed Hardwood-Coniferous. As for invasive vegetation, there were some Camphor Trees and a few Brazilian Peppers, but they were a small percentage of the tree canopy. A very small percentage of the site had stands of grass growing, so the forage quality was very low. The Land Cover Map and Wetland Map are located in the appendix.

Methodology

In addition to the field review on June 29th, 2024, team members also searched the state databases listed below, which resulted in a list of species which are possible or probable to find on a site visit. Please see the FNAI Biodiversity Matrix Query Results in the Appendix.

-Florida Natural Area Inventory (FNAI)
-SWFWMD FLUCCS
-USDA NRCS Web Soil Survey
-FWC/AUDUBON Bald Eagle Database

Team members performed a field review on June 29th, 2024, following the database searches listed above. The weather was partly cloudy, with summer thunderstorms off in the distance, and temperatures around 85 degrees Fahrenheit. The site appears to have been developed and used as a plant nursery in the past, which resulted in compacted soils and an odd mix of native and non native vegetation. The current conditions are not ideal as natural habitat for the species identified in the FNAI Biodiversity Matrix. We were expecting to encounter a gopher tortoise burrow or two on the eastern side (higher elevation) of the site, but none were observed while team members were onsite.

Listed Species Information

The subject site is not ideal habitat for listed species, given the site's location among developed sites and lack of suitable forage. As stated before no listed species (or their burrows/nests) were observed onsite during our site visit. A few of the "Likely" and "Potential" species from the FNAI Biodiversity Matrix are discussed below, and the matrix itself can be found in the appendix.

Wood Stork (mycteria americana) are a federally listed (threatened) species of bird which stands 35"-45" tall and has a wingspan of 60-65". They feed on small fish, crayfish, amphibians and reptiles, found in shallow water bodies. They are unlikely to be found onsite because of the lack of shallow natural water bodies, and all the activity on the adjacent developed sites.

Gopher Tortoises (Gopherus Polyphemus) are a state listed (threatened) species that inhabit places such as sandhills, xeric oak hammocks, and dry flatwoods, where the water table is well below the ground surface and there are a variety of forbs and grasses to feed on. While this site is sandy and the groundwater table is well below ground, there was very little in the form of grasses or forbes for them to eat. No gopher tortoises or their burrows were observed onsite, so it is unlikely that they or any commensal species would be found onsite. Permitting and relocation of the gopher tortoises will be required in accordance with state (FWC) regulations, if any burrows are observed onsite prior to development.

Florida Sandhill Cranes (Antigone canadensis pratensis) are a state listed (threatened) bird which typical inhabits open spaces like agricultural areas and pastureland near shallow ponds or marshes. They are versatile and can often be found on golf courses and suburban yards. No Florida Sandhill Cranes were observed onsite, and the lack of shallow open water bodies or shallow marshy grass means the site is not ideal habitat.

Florida Burrowing Owls (Athene cunicularia floridana) are small owls that are active during the day

and prefer to hunt open prairies with limited tree cover. No burrows were observed onsite, but this site would not be ideal habitat anyway because of the dense tree cover and lack of open grassy land.

Southeastern Fox Squirrels (Sciurus niger niger) are large rodents, with large bushy tails that inhabit central and northern Florida. According to FWC, they prefer open habitat (mostly flatwoods or sandhills) where the canopy is dominated by Longleaf Pines and Turkey Oaks. Given the development in the area and the high density of lower quality oaks, the site does not offer the ideal habitat for the Southeastern Fox Squirrel. No Southeastern Fox Squirrels were observed during the site visit.

Florida Black Bears (Ursus americanus floridanus) once roamed most of Florida but their numbers declined sharply about 100 years ago because of reduced habitat and unregulated hunting. The state of Florida listed them as "threatened" for a while, but removed them from that list in 2012, once they felt the population had sufficiently recovered. They are omnivores who wander widely looking for food and habitat. Given the adjacent residential development and daily activity in the area, black bears would almost certainly stay away from the subject site.

Bald Eagles (Haliaeetus leucocephalus) are a large bird species that is not listed but protected under various federal protection actions. They tend to inhabit areas near large water bodies that provide habitat for large numbers of fish and wading birds. Nests can often be found in very tall pine trees, or other situations where they have a clear view of the surrounding area. A review of Audobon Florida's Eagle Watch database shows that there are three nests in the general area. The nearest documented nests are P1034 and P1034a (about 4,000 feet east of the site on Lake Tarpon) and P1052 (about 3,200 south of the site)

In summary, no listed species were observed onsite during the site visit. This is understandable given the reasons listed above. While we can't rule out that listed, threatened, or endangered species will visit the area in the future, none seem to be onsite presently.

Appendix Exhibits
(see the following pages)

HP Capital Group 6, LLC
Mango Street Tract
Location Map

Section: 18
Township: 27 South
Range: 16 East
Pinellas County, Florida

0 1,250 2,500 5,000 Feet

Legend

Property Boundary

NOTICE:

This map is not a survey. Therefore, any derived acreage numbers on this map or accompanying report are approximate and should only be used for planning and management.

This map is not suitable for engineering design or construction. Further, the use of any associated acreage numbers for sales or negotiations is entirely at the risk of the buyer and seller.

ESRI World Basemap
Mapping Scale: 1" = 2,500 ft.

Map Created on: 07/01/2024
Map Created by: C.M. Cherro

NATURAL RESOURCE PLANNING SERVICES, INC.
P.O. Box 564
San Antonio, FL 33576
(352) 588-2580

HP Capital Group 6, LLC
Mango Street Tract
Boundary Map

Section: 18
Township: 27 South
Range:16 East
Pinellas County, Florida

0 75 150 300 Feet

Legend

Property Boundary

NOTICE:

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This map is not suitable for engineering design or construction. Further, the use of any associated acreage numbers for sales or negotiations is entirely at the risk of the buyer and seller.

ESRI World Basemap
Mapping Scale: 1": 150 ft

Map Created on: 07/01/2024
Map Created by: C.M. Cherro

NATURAL RESOURCE PLANNING SERVICES, INC.
P.O. Box 564
San Antonio, FL 33576
(352) 588-2580

HP Capital Group 6, LLC
Mango Street Tract
Soil Map

Section: 18
Township: 27 South
Range:16 East
Pinellas County, Florida

Legend

Property Boundary

Soil Types

4: ASTATULA SOILS AND URBAN LAND, 0 TO 5 PERCENT SLOPES (4.2 acres)

0 80 160 320 Feet

NOTICE:

This map is not a survey. Therefore, any derived acreage numbers on this map or accompanying report are approximate and should only be used for planning and management.

This map is not suitable for engineering design or construction. Further, the use of any associated acreage numbers for sales or negotiations is entirely at the risk of the buyer and seller.

ESRI World Basemap
Mapping Scale: 1": 160 ft.

Map Created on: 07/01/2024
Map Created by: C.M. Cherro

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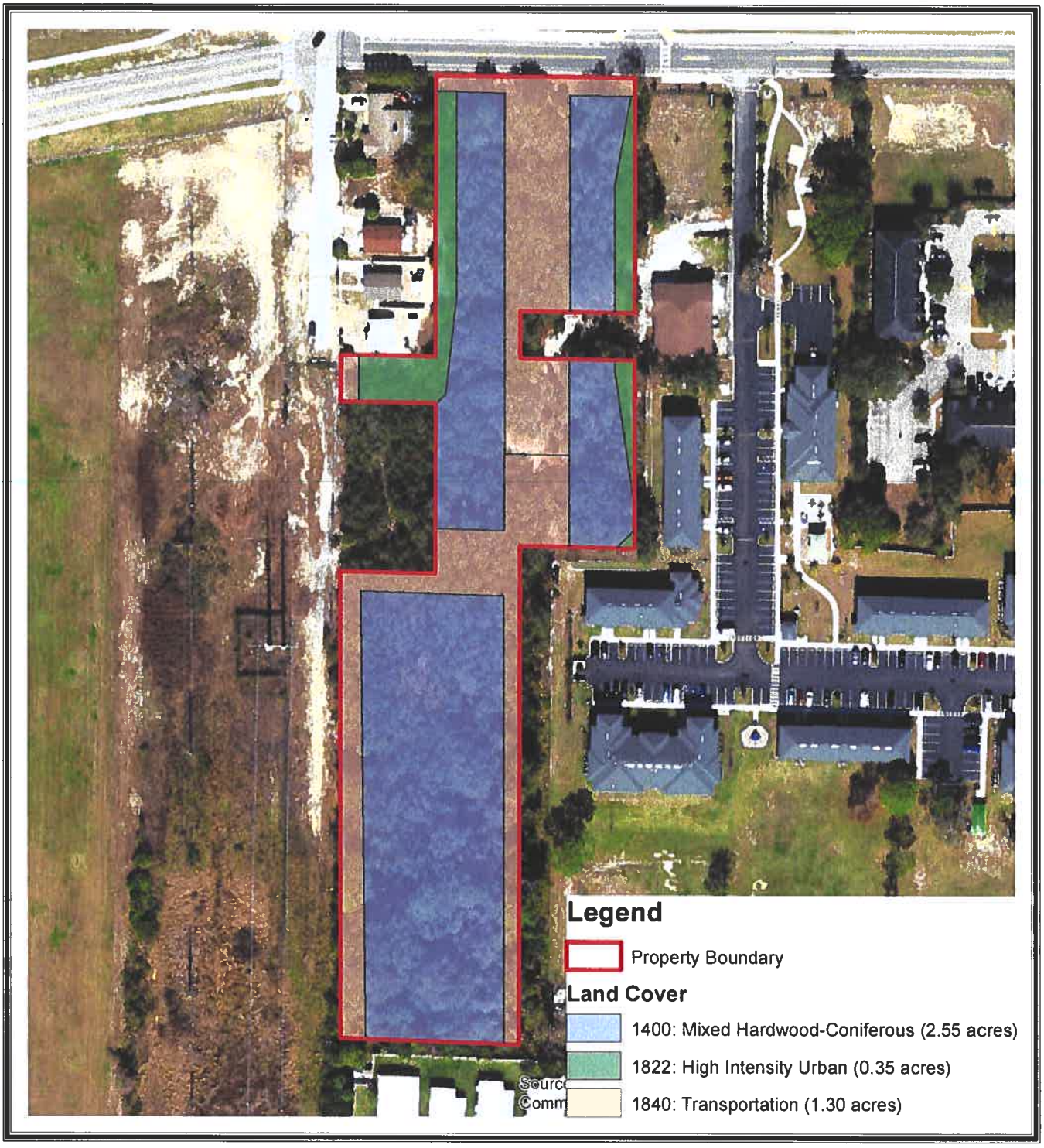
P.O. Box 564
San Antonio, FL 33576
(352) 588-2580

HP Capital Group 6, LLC
Mango Street Tract
Land Cover Map

Section: 18
Township: 27 South
Range:16 East
Pinellas County, Florida



0 75 150 300 Feet

NOTICE:

This map is not a survey. Therefore, any derived acreage numbers on this map or accompanying report are approximate and should only be used for planning and management.

This map is not suitable for engineering design or construction. Further, the use of any associated acreage numbers for sales or negotiations is entirely at the risk of the buyer and seller.

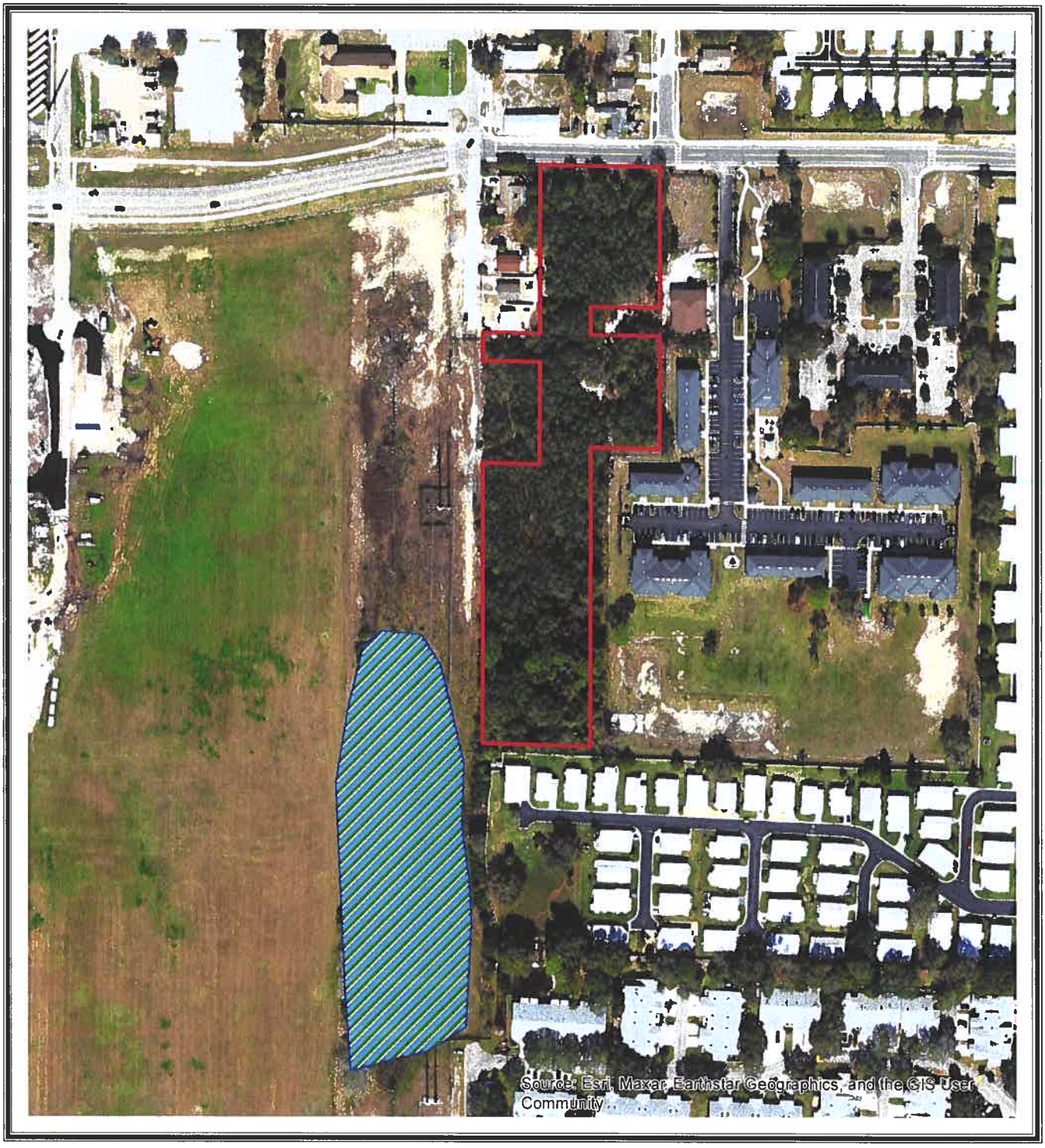
ESRI World Basemap
Mapping Scale: 1": 150 ft

Map Created on: 07/01/2024
Map Created by: C M. Cherro

NATURAL RESOURCE PLANNING SERVICES, INC.
P.O. Box 564
San Antonio, FL 33576
(352) 588-2580

HP Capital Group 6, LLC
Mango Street Tract
Adjacent Wetlands Map (NWI)

Section: 18
Township: 27 South
Range:16 East
Pinellas County, Florida



0 125 250 500 Feet

Legend

Wetland Type

Freshwater Emergent Wetland (3.17 acres)

Property Boundary

ESRI World Basemap
Mapping Scale: 1" = 250 ft

Map Created on: 07/01/2024
Map Created by: C.M. Cherro

NOTICE

This map is not a survey. Therefore, any derived acreage numbers on this map or accompanying report are approximate and should only be used for planning and management.

This map is not suitable for engineering design or construction. Further, the use of any associated acreage numbers for sales or negotiations is entirely at the risk of the buyer and seller.

NATURAL RESOURCE PLANNING SERVICES, INC.
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(352) 588-2580

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

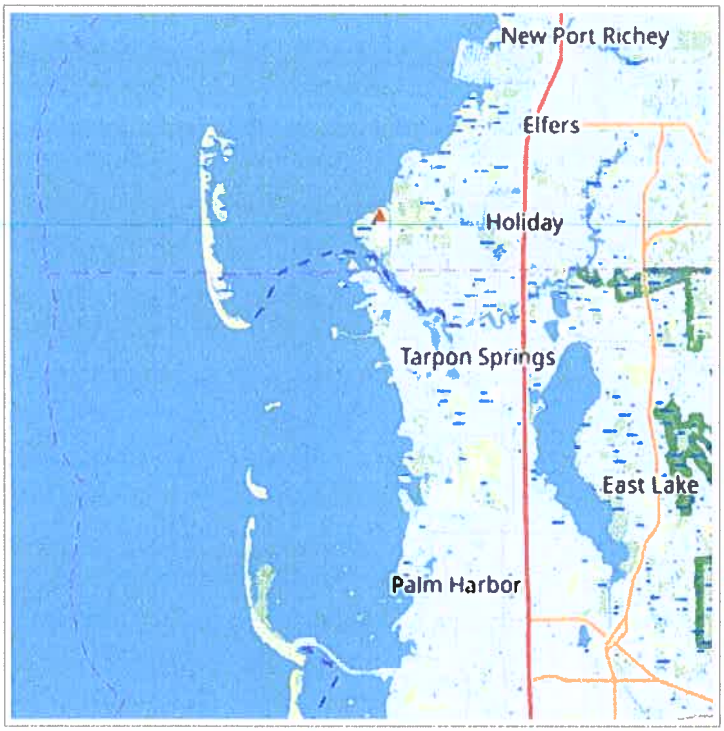
UNOFFICIAL REPORT

Created 7/15/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 21271



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 21271

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 21271

22 **Potential** Elements for Matrix Unit 21271

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Acipenser oxyrinchus desotoi Gulf Sturgeon	G3T2T3	S2?	T	FT
Antigone canadensis pratensis Florida Sandhill Crane	G5T2	S2	N	ST
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Bigelowia nuttallii Nuttall's rayless goldenrod	G3G4	S1	N	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Coleataenia abscissa cutthroatgrass	G3	S3	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Lithobates capito Gopher Frog	G2G3	S3	N	N
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Podomys floridanus Florida Mouse	G3	S3	N	N
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	N
Trichechus manatus latirostris Florida Manatee	G2G3T2	S2S3	T	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

SWCA®
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

2008 Riverside Avenue, Suite 100
Jacksonville, Florida 32204
Tel 904.384.7020
www.swca.com

July 17, 2024

Sent via e-mail: [redacted]

Matt Sylverain, P.E.
Gulf Coast Consulting, Inc.
13825 ICOT Blvd, Suite 605
Clearwater, FL 33760

Re: Cultural Resources Services Associated with the Mango Street Townhomes Tract, Tarpon Springs, Pinellas County, Florida (P91551)

Dear Mr. Sylverain:

SWCA has completed a preliminary Cultural Resource Desktop Review of the Mango Street Townhomes Tract in Tarpon Springs. SWCA gathered all available information from the Florida Master Site File (FMSF) database (FMSF 2024) regarding previously conducted cultural resources surveys to determine whether the Project tract has been previously tested according to DHR testing standards and whether testing would be required within the parcel. Previously documented cultural resources, including archaeological sites, resource groups, and aboveground historical resources, were identified within the project area and the general vicinity. According to the FMSF online viewer, there have been six cultural resources surveys conducted within 0.5-mile radius of the project area (Table 1 and Figure 1). Two of these surveys included an archaeological component, while four concentrated solely on above ground resources. No archaeological testing has been conducted within the subject property.

Table 1. Cultural resource investigations within and adjacent to the Survey Areas.

Survey No.	Project	Year	Reference	Agency/Sponsor
1732	Historic Properties Survey, Tarpon Springs	1988	Adams, William R. *	City Of Tarpon Springs
2827	An Archaeological and Historical Survey of the Unincorporated Areas of Pinellas County, Florida	1991	Austin, Robert J.	Pinellas County Commissioners
5373	Cultural Resource Assessment of Harbor Oaks at Tarpon Springs, Pinellas County, Florida	1998	Jones, Paul L.	Bayshore Broadway Developers
16115	Countywide Cultural Resources Survey, Pinellas County, Florida	2008	Pinellas County Planning Department	Pinellas County
25403	Pinellas County Bridges Historic Resources Survey	2018	Hinder, Kimberly	Christopher Moore
27632	Historic Resources Survey of Flood Hazard Areas for Pinellas County (Mid-century 1945-1975)	2021	Linda Stevenson	Pinellas County Planning Division

Source: FMSF (2024)

Within the surrounding 0.5-miles is one archaeological site (PI09615) and four historic structures (Table 2 and Figure 1). All these resources have been determined to be ineligible for listing in the NRHP or Not Evaluated by SHPO. There are no previously recorded cultural resources within or adjacent to the project area.

Table 2. Previously recorded cultural resources within 0.5 miles of the project area

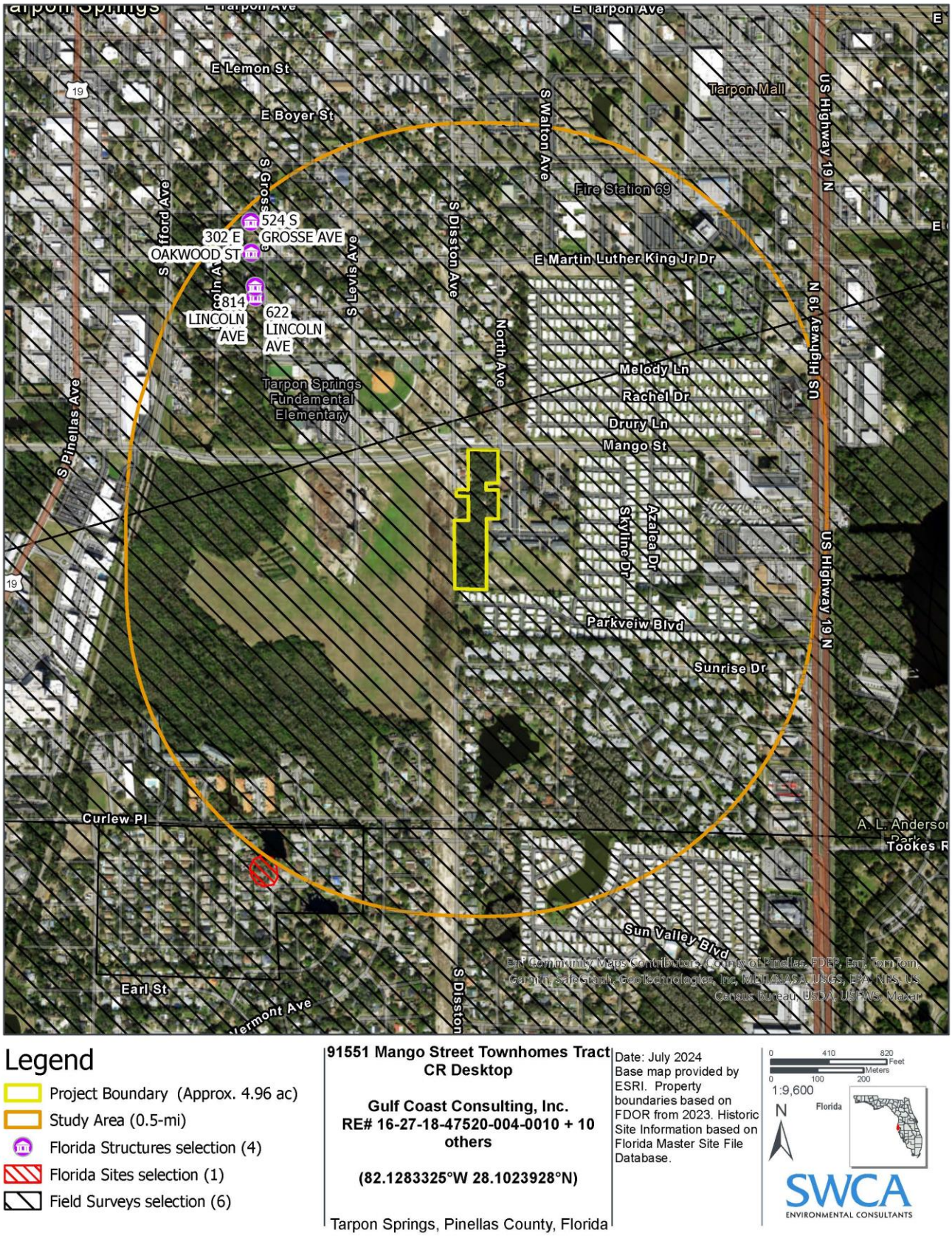
Site Number	Site Type	Date	Nrhp Status
PI09615	Land-terrestrial	Prehistoric	Ineligible for NRHP
PI01454	524 S GROSSE AVE	c1926	Not Evaluated by SHPO
PI01513	622 LINCOLN AVE	c1915	Not Evaluated by SHPO
PI01514	814 LINCOLN AVE	c1926	Not Evaluated by SHPO
PI01516	302 E OAKWOOD ST	c1930	Not Evaluated by SHPO

Source: FMSF (2024)

Historical topographic maps and aerial photographs were examined in consideration towards the possibility of fieldwork. The USGS topographic map series for the general vicinity, and the 1940s aerial photographs and Google Earth historic satellite imagery show mostly vacant land. Historically the project area is depicted as an urban area with a roadway system in place indicating development as early as 1955. On the 1974 series map, a Church is indicated to the east of Mango Circle. This potentially historic church appears to be still active on a Google Earth Streetview and identified as the Oak Hill Church of God and Christ.
The following historical sources were reviewed by SWCA:

- 1943, 1944, 1948 1955 1959, 1964, 1974, 1978, 1988 Elfers USGS topographic quadrangles
- Historical aerial imagery (Google Earth; Esri)

In summary, the project area has been subjected to several large-scale historic resource surveys but have not been subjected to archaeological testing. There are no known (previously recorded) cultural resources (archaeological sites or historic buildings) within the project boundaries. There is one possible historic building to the east of the project area. Historic maps suggest the project tract has been developed in the past as urbanization spread in the immediate throughout the area.



Legend

- Project Boundary (Approx. 4.96 ac)
- Study Area (0.5-mi)
- Florida Structures selection (4)
- Florida Sites selection (1)
- Field Surveys selection (6)

91551 Mango Street Townhomes Tract
CR Desktop

Gulf Coast Consulting, Inc.
RE# 16-27-18-47520-004-0010 + 10 others

(82.1283325°W 28.1023928°N)

Tarpon Springs, Pinellas County, Florida

Date: July 2024
Base map provided by ESRI. Property boundaries based on FDOR from 2023. Historic Site Information based on Florida Master Site File Database.

0 410 820 Feet
0 100 200 Meters
1:9,600
N
Florida

SWCA ENVIRONMENTAL CONSULTANTS

Figure 1. Previously recorded cultural resources and cultural resource surveys.

Please let me know if you have any questions regarding this desktop review. I can be reached by phone (904-626-9735) or email [redacted].

Sincerely,

Brent M. Handley

Brent M. Handley

Cultural Resource Director - Southeast

SWCA

Recreational Amenities Narrative

The community of Mango Street Townhomes is designed with a deep appreciation for the natural beauty and serenity that open space provides. At the NW corner of our subdivision lies a vast expanse of untouched land, a recreational amenity that offers residents a tranquil retreat from the hustle and bustle of daily life. This open space, with its lush greenery, gentle rolling hills, and scenic views, is a testament to our commitment to preserving the natural environment while providing a harmonious living experience.

This area is more than just an untouched landscape; it is a canvas of untapped potential. The Homeowners Association (HOA) could recognizes the immense value this space holds and envisions a future where it can be transformed into a vibrant hub of community activity. While maintaining the integrity of the natural surroundings, the HOA would be able to explore opportunities to enhance the recreational offerings within this open space, creating amenities that will enrich the lives of all residents.

Potential developments could include:

1. **Community Gardens**: A space where residents can come together to cultivate their own fruits, vegetables, and flowers. This initiative would not only promote healthy living but also foster a sense of community as neighbors work side by side.
2. **Outdoor Fitness Areas**: Strategically placed workout stations that blend seamlessly with the environment, allowing residents to enjoy a workout in the fresh air, surrounded by nature.
3. **Playgrounds and Picnic Areas**: Family-friendly spaces where children can play and families can gather for outdoor meals. These areas would be designed with safety and enjoyment in mind, offering a perfect spot for socializing and relaxation.
4. **Event Spaces**: Open lawns or amphitheaters that could host community events, from outdoor movie nights to seasonal festivals, encouraging residents to come together and celebrate.

This Instrument Prepared By:
Hand Arendall Harrison Sale LLC
c/o Leslie D. Sheekley, Esq.
35008 Emerald Coast Parkway, Fifth Floor
Destin, Florida 32451

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF DISSTON AND MANGO STREET

This Declaration of Covenants, Conditions and Restrictions of Disston and Mango Street is hereby made by HP Capital Group 6, LLC, a Florida limited liability company, whose address is 9800 4th Street North, Suite 200, St. Petersburg, Florida 33702.

WITNESSETH:

WHEREAS, HP Capital Group 6, LLC is the owner in fee simple of the property described in **Exhibit "A"** attached hereto and made a part hereof (the **"Property"**); and

WHEREAS, HP Capital Group 6, LLC, for purposes of this Declaration is the (**"Declarant"**); and

WHEREAS, the Property is being developed as a residential subdivision, and to construct single family Townhomes upon Lots therein; provided that in any event such Lots and improvements will be subject to the covenants, conditions, restrictions, reservations, easements, liens and charges hereinafter set forth.

NOW, THEREFORE, incorporating the foregoing, Declarant does hereby declare that the Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the protective covenants, conditions, restrictions, reservations, easements, liens and charges as hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, desirability and plan of development for the same. Said covenants, conditions, restrictions, reservations, easements, liens and charges shall run with the Property, and shall be binding upon all parties having and/or acquiring any right, title or interest in said property or any portion thereof, and shall inure to the benefit of each and every person or party, from time to time, owning or holding an interest in said Property.

ARTICLE I
DEFINITIONS

The following words and terms when used in this Declaration or any supplemental declaration hereto or any amendment thereto (unless the context shall clearly indicate otherwise) shall have the following meanings:

Section 1. "Articles" shall mean and refer to the Articles of Incorporation of Disston and Mango Street Homeowners' Association, Inc., a not-for-profit Florida corporation, attached hereto as **Exhibit "B",** and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 2. "Association" shall mean Disston and Mango Street Homeowners' Association, Inc., a not-for-profit Florida corporation, its successors and assigns.

Section 3. "Board of Directors" or "Board" shall mean the body responsible for administration of the Association, selected as provided in the Bylaws.

Section 4. "Builder" shall mean any person or entity that purchases more than one Lot for the purpose of constructing Homes on such Lots for sale to third party purchasers, and shall include D. R. Horton, Inc., a Delaware corporation.

Section 5. "Bulk Service Agreement" shall mean an agreement for the delivery of goods and/or services on a bulk basis to the Lots and/or Community, including but not limited to those for communications services, information services or Internet services, refuse disposal and security services. At no time may Declarant, nor may the Board of Directors prior to Turnover, enter into a Bulk Service Agreement relating to any portion of the Property without the prior written consent of D.R. Horton so long as D.R. owns a Lot or a Lot is the subject of a D.R. Horton Builder's Lot Purchase Agreement.

Section 6. "Bylaws" shall mean the Bylaws of Disston and Mango Street Homeowners' Association, Inc., attached hereto as **Exhibit "C"** and all exhibits attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 7. "City" shall mean and refer to Tarpon Springs, Florida.

Section 8. "Common Area" shall mean the property owned, whether in fee simple, as the holder of easement or leasehold rights, or otherwise by, or dedicated to, the Association for the common use and enjoyment of the Members and all improvements constructed thereon and such other property as determined by Declarant or Association, which may include entrance features, signage, mail kiosk(s), private roads, private lift-station, irrigation lines, equipment and well, landscape buffers and open space, and the Surface Water Management System to be owned, whether in fee simple, as the holder of easement or leasehold rights, or otherwise by, or dedicated to the Association.

Section 9. "Community" or "Disston and Mango Street" shall mean the community planned for development upon the property described in **Exhibit "A"** or any property annexed as provided herein; the said being within the County, in the State of Florida.

Section 10. "County" shall mean Pinellas County, Florida.

Section 11. "Declarant" shall mean HP Capital Group 6, LLC, or any successor of Declarant who may be assigned all or a part of the rights and obligations of Declarant pursuant to a written assignment executed by Declarant and recorded among the Public Records of the County, in the State of Florida. Use of the term "Declarant" herein shall have the meaning of the term "developer" in Sections 720.303 - 720.315 of the HOA Act, but references to "Declarant" herein are not intended to mean one who constructed and was responsible for the site development and infrastructure for the Community including, but not limited to, underground utilities, grading, excavating, erosion control and road work, to the extent such

may be a person or entity different from Declarant. If Declarant assigns only a portion of its rights and obligations as Declarant hereunder to an assignee, then the term Declarant as used in this Declaration shall mean such assignee only when necessary to give such assignee the rights and obligations of Declarant hereunder which were assigned to such assignee to the same extent as if such assignee had been the original Declarant, and said assignee shall not have any of the rights and obligations of Declarant hereunder which were not specifically assigned to such assignee.

Section 12. "Declaration" shall mean this instrument, together with the Exhibits attached hereto and made a part hereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms hereof.

Section 13. "Developer" shall mean HP Capital Group 6, LLC.

Section 14. "Development Period" shall mean the period of time from the date of recording of this Declaration until the Declarant, or its successors or assigns, have sold the last Lot within the Property or any property annexed to the Property and becoming a part of the Property as provided herein to a third-party purchaser other than D.R. Horton, Inc., or a D.R. Horton related entity, or to a Builder.

Section 15. "Governing Documents" shall mean the Declaration, Articles, Bylaws, Rules and other documents governing the administration and operation of the Community.

Section 16. "HOA Act" shall mean Chapter 720, Florida Statutes, as amended from time to time.

Section 17. "Home" shall mean an attached single-family dwelling constructed upon and including a Lot and for which a certificate of occupancy has been issued.

Section 18. "Institutional First Mortgage" shall mean a mortgage executed in favor of an Institutional First Mortgagee, which mortgage is a first and prior mortgage encumbering a Home.

Section 19. "Institutional First Mortgagee" shall mean a bank, federal savings bank and loan association, any insurance company, pension fund, real estate trust, Federal National Mortgage Association or its assigns, Federal Home Loan Mortgage Company or its assigns, or any other party engaged in the business of mortgage financing, which owns or holds a first and prior mortgage encumbering a Home, and shall include any corporate subsidiary of such entity.

Section 20. "Lot" shall mean a designated lot within the property described on the Plat or any property annexed thereto and becoming a part of the Property conveyed or to be conveyed to an Owner upon which there has been constructed or will be constructed a Home.

Section 21. "Member" shall mean every person or entity who is a Member in the Association by ownership of a Lot or as otherwise provided herein in accordance with Article III herein.

Section 22. "Operating Expense" shall mean and refer to the actual and estimated expense of operating the Association, including but not limited to, salaries and management fees,

professional fees, service, and material costs, telecommunications service costs, costs of supplies and equipment, including but not limited to Association-sponsored social events, and any and all costs relating to the discharge of the Association's obligations hereunder; and further in meeting the costs to be incurred by the Association in performing its contractual or other duties and in exercising its prerogatives, including without limitation costs incurred for the operation, maintenance, repair, replacement, insurance and improvement of the Common Area. Operating Expenses shall not include reserves.

Section 23. "Owner" shall mean the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those parties having such interest merely as security for the performance of any obligation.

Section 24. "Permit" shall mean the Environmental Resource Permit or other permits issued for Surface Water Management System (hereinafter defined) by the WMD (hereinafter defined) and attached hereto as **Exhibit "D"**. Copies of the Permit and any future permit action of the WMD shall be maintained by the Association for the benefit of the Association and by the Registered Agent of the Association.

Section 25. "Plat" shall mean the Plat or Plats of the Property for the Community, recorded or to be recorded in the Public Records of Pinellas County, Florida as the same may be amended or re-platted from time to time. The term Plat shall also include any additional plats of property subsequently added to the terms of this Declaration.

Section 26. "Property" shall mean the property described in Exhibit "A", and such additions thereto as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration.

Section 27. "Rules" shall mean collectively the rules and regulations which the Board of Directors of the Association may promulgate or impose and thereafter modify, alter, amend, rescind and augment any of the same with respect to the use, operation and enjoyment of the Property and any improvements located thereon. For any Rules adopted and as amended from time to time, the Association shall have the right to take enforcement actions, including but not limited to the imposition of fines, against any Owner to compel compliance with the Rules.

Section 28. "Supplemental Declaration" shall mean and refer to an instrument filed in the Public Records of the County pursuant to Article II, Section 3, which subjects the additional property to this Declaration, creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions, and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership with such rights, privileges, and obligations as may be specified in such Supplemental Declaration in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

Section 29. "Surface Water Management System" shall mean a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise

affect the quantity and quality of discharges from the system, as permitted pursuant to section 62-330, F.A.C. and the City's code of ordinances and shall include, but are not limited to, all the following surface water management facilities: all inlets, ditches, swales, culverts, underground drainage pipes which may be located on Lots as well as Common Areas, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas and wetland mitigation areas. The Surface Water Management System is located on land that is owned by or dedicated to the Association or located on Lots, on, over and through which there exists an easement and right of access in favor of the Association and its successors.

Section 30. "Townhome" shall mean and refer to any single-family dwelling unit contained within a structure consisting of more than two attached dwelling units.

Section 31. "Townhome Lot" shall mean a Lot improved with a single Townhome.

Section 32. "Turnover" shall mean the termination of the Class B Membership and transfer of operation of the Association by the Declarant, or a successor Declarant, to Class A Members.

Section 33. "WMD" shall mean and refer to the Southwest Florida Water Management District.

The foregoing definitions shall be applicable to this Declaration and to any Supplemental Declaration hereto or any amendment to this Declaration, unless otherwise expressly provided herein or therein.

ARTICLE II
PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in the County, and is the property described in Exhibit "A", and such additions as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration.

Section 2. Application of Declaration. The Property shall be held, transferred, sold, conveyed and occupied subject to the terms and conditions of this Declaration, and any and all supplements and lawful amendments hereto and any and all supplements and lawful amendments thereto. By receipt of delivery and acceptance of a deed to any of the Property or other instrument evidencing ownership, whether or not it shall be so expressed in any such deed or other conveyance or adjudication, each Owner hereby agrees to abide by and accept title to such portion of the Property and all terms and provisions of this Declaration. The filing of this Declaration and subjecting the Property to the covenants, conditions, restrictions, reservations, easements, liens and charges contained herein shall not be construed in any way as inhibiting or prohibiting the Declarant from conveying the Lots or improvements within the Property to third parties free and clear of any covenants, conditions, restrictions, reservations, easements, liens and charges, except for those specifically provided for in this Declaration. Lots so conveyed by the Declarant to third parties shall be used and held by said third parties in accordance with this Declaration.

Section 3. Additional Property. Additional property may become subject to this Declaration or be withdrawn from the terms of this Declaration in the following manner:

(a) Annexation Without Approval of Class "A" Membership. As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege and option, from time to time at any time to annex, subject to the provisions of this Declaration and the jurisdiction of the Association, all or any portion of the real property described in a Supplemental Declaration. Such Supplemental Declaration shall not require the consent of the Members. Any such annexation shall be effective upon the filing of record of such Supplemental Declaration unless otherwise provided therein. Declarant shall have the unilateral right to transfer to any other person said right, privilege and option to annex additional property which is herein reserved to Declarant, provided that such transfer or assignment is memorialized in a written, recorded instrument executed by Declarant. Notwithstanding the foregoing, nothing herein shall be construed as an obligation of Declarant to annex in additional Property to the Community or construct the Community pursuant to the plan of development approved on the date of this Declaration, which may be modified by the Declarant in the future.

(b) Annexation With Approval of Class "A" Membership. Subject to the consent of the owner thereof, after the expiration of the Class B Membership the Association may annex additional real property to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of not less than sixty-seven (67%) percent of the Class "A" Members of the Association. Annexation shall be accomplished by filing of record in the public records of the County, a Supplemental Declaration describing the property being annexed. Any such Supplemental Declaration shall be signed by an authorized officer of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided therein. The relevant provisions of the Bylaws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section and to ascertain the presence of a quorum at such meeting.

(c) Acquisition of Additional Common Area. The Declarant may convey to the Association additional real property, or any interest therein, improved or unimproved, and upon conveyance or dedication to the Association the same shall be accepted by the Association and thereafter shall be maintained by the Association at its expense as a Common Area for the benefit of all of its Members. Annexation of additional property or future development phases of the Community, if annexed herein, may result in additional Common Areas being owned and maintained by the Association and conveyance of Common Areas therein shall not require the consent of any other Owner or Builder.

(d) Withdrawal of Property. Declarant shall be entitled to withdraw portions of the Property owned by Declarant, or with the consent of the Owner, from the terms and conditions of this Declaration, subject to the terms and conditions of this Section. For purposes of this Declaration, the portion of the Property withdrawn from the terms hereof shall be referred to as the "Withdrawn Property". In order to withdraw such portion of the Property from the terms of this Declaration, Declarant shall record in the Public Records of the County an instrument executed with the formalities of a deed, which instrument shall make reference to this Declaration, state that

the purpose of the instrument is to withdraw the Withdrawn Property from the terms and conditions of this Declaration and contain a legal description of the Withdrawn Property. Declarant shall have the right to withdraw portions of the Property from the terms and conditions of this Declaration without the joinder, ratification or approval of the Association, any Owner, or any lienholder, provided that Declarant is the fee simple owner of the Withdrawn Property or with the consent of the owner, and provided that the withdrawal of the Withdrawn Property shall not result in a material change to the scheme of development of the Community. Upon the withdrawal of the Withdrawn Property from the terms and conditions of this Declaration, the Withdrawn Property shall no longer be subject to the terms of this Declaration, including all exhibits hereto, or any other covenants, restrictions and/or regulations provided herein or adopted hereunder, except for those easements, rights-of-way, or other portions hereof which, by their terms, specifically survive the termination of this Declaration, which shall include the withdrawal of such lands from the terms and conditions of this Declaration. Notwithstanding the provisions of this section, Lots which are the subject of a Lot purchase agreement may not be withdrawn from the terms and conditions of the Declaration, unless the lot purchase agreement has been terminated or unless the Owner consents in writing to the withdrawal of the Lot(s).

(e) Amendment. This Article II, Section 3 shall not be amended without the prior written consent of Declarant during the Development Period or so long as the Declarant holds Lots for sale in the ordinary course of business.

ARTICLE III
MEMBERSHIP

Membership. Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject to the covenants, conditions, restrictions, reservations, easements, liens and charges, of this Declaration, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership for each Lot owned. Membership shall be appurtenant to a Lot and may not be separated from ownership of the Lot. Ownership of a Lot shall be the sole qualification for membership. The Owner of record of each Lot shall be subject to assessment by the Association, as hereinafter provided, and shall be subject to enforcement by the Association in accordance with the terms and provisions of this Declaration and the HOA Act.

ARTICLE IV
VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A Members shall be those Owners defined in Article III with the exception of the Declarant until the expiration of the Class B Membership. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by Article III. When more than one (1) person or entity holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised in accordance with the Bylaws.

Class B. The Class B Member shall be the Declarant, its successors and assigns. The Class B member shall be entitled to three (3) votes for each Class A Member vote, provided that the

Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier, unless or as otherwise required by Florida law:

(a) Three months after ninety (90%) percent of the Lots to be developed have been conveyed to Class A Members (other than Builders); provided however this event shall not be deemed to have occurred based on Lots conveyed to a person or entity who becomes a successor Declarant by assignment; or

(b) Thirty (30) days after Declarant elects to terminate the Class B Membership; or

(c) As otherwise required by Florida law.

Notwithstanding the foregoing, following termination of the Class B membership, Declarant shall be entitled to appoint at least one (1) member of the Board of Directors of the Association as long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots within the Property. After Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant owned a voting interest in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

ARTICLE V
PROPERTY RIGHTS

Section 1. General. The Common Areas, if any, shall be operated, maintained, and administered at the sole cost of the Association for all purposes and uses reasonably intended. The Declarant shall be the sole judge of the composition of any Common Area improvements constructed by the Declarant. The Declarant shall have the right to use and access Common Areas without interference from any Owner or any other person or entity whatsoever. Owners shall have no right in or to any Common Areas referred to in this Declaration unless and until the same are actually constructed, completed, and conveyed or dedicated to the Association. Prior to the expiration of the Development Period, the Declarant reserves the absolute right, on behalf of itself and its assigns and designees, to add to, delete from, or modify any of the Common Areas referred to herein at its sole discretion without notice. The Declarant is not obligated to and has not represented that it will, construct any Common Area improvements.

Section 2. Paramount Right of Declarant. Notwithstanding anything to the contrary herein, prior to completion of the Development Period, the Declarant shall have the paramount right to dedicate, transfer, and/or convey (by absolute conveyance, easement, or otherwise) portions of the Property for various public purposes or for the provision of telecommunication systems, or to make any portions of the Property part of the Common Areas, or to create and implement a special taxing district which may include all or any portion of Braden Pointe. SALES BROCHURES, SITE PLANS, AND MARKETING MATERIALS ARE CURRENT CONCEPTUAL REPRESENTATIONS AS TO WHAT IMPROVEMENTS, IF ANY, WILL BE INCLUDED WITHIN THE COMMON AREAS. THE DECLARANT SPECIFICALLY RESERVES THE RIGHT TO CHANGE THE LAYOUT, COMPOSITION, AND DESIGN OF ANY AND ALL COMMON AREAS, AT ANY TIME, WITHOUT NOTICE AND AT ITS SOLE DISCRETION. The Declarant is the sole judge of the Common Area improvements constructed by

the Declarant, including the plans, specifications, design, location, completion schedule, materials, size, and contents of the facilities, improvements, appurtenances, personal property, color, textures, finishes or changes or modifications to any of them.

Section 3. Use of Common Areas by Declarant. Until completion of the Development Period, the Declarant shall have the right to use any portion of the Common Areas, without charge, for any purpose deemed appropriate by the Declarant.

Section 4. Membership Easements of Enjoyment. Every Member shall have a right and easement of enjoyment in and to the non-exclusive use of Common Area, and such easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association, in accordance with its Articles of Incorporation and Bylaws, to borrow money for the purpose of improving the Common Area, and in aid thereof, to mortgage said Common Area, provided, the rights of such mortgagee in said Common Area shall be subordinate to the rights of the Owners hereunder. The right to mortgage the Common Area provided herein shall not become effective until a Home has been constructed upon each Lot within the Property and each Lot has been conveyed from the Declarant to a purchaser. No such rights to mortgage shall be effective unless approved by a vote of two-thirds (2/3) of the Members at a duly noticed meeting for the purpose of approving such mortgage;

(b) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes, and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless approved by a vote of two-thirds (2/3) of the Members at a duly noticed meeting and the vote of the Class B membership, if any, agreeing to such dedication or transfer, and unless written notice of the proposed action is sent to every Member not less than thirty (30) days nor more than sixty (60) days in advance of the duly called meeting at which the vote on such dedication or transfer is held;

(c) The right of the Declarant or the Association to establish, from time to time, certain easements over the Common Area for utilities, broadband communications, cable television and other common services purposes;

(d) The right of the Association to charge reasonable fees for the use of designated facilities (if any) on the Common Area and to temporarily close facilities for repair or maintenance;

(e) Existing easements and agreements of record and those easements granted by the Declarant or the Association in accordance herewith;

(f) Easements referred to in Article X hereof;

(g) The right to the use and enjoyment of the Common Area and facilities thereon; once construction has been completed, shall extend to all Members and their family, tenants, contract purchasers and invited guests, provided there is delegation of the right of enjoyment in accordance with the Bylaws and subject to regulation from time to time by the Association in its Rules;

(h) Access to certain Common Area within the Property may not be obtained from an Owner's or Member's Lot or other Common Area or publicly dedicated streets or properties. Thus, to obtain access to certain Common Area for which access cannot be obtained from the Owner's or Member's Lot, other Common Area or publicly dedicated streets or properties, the Owner or Member shall need to obtain the permission of a Lot Owner whose Lot is contiguous to said Common Area. The fact that a Member or Owner shall not have access to certain Common Area from his or her Lot, Common Area or publicly dedicated streets or properties does not allow an Owner to avoid liability for assessments provided for in Article VI of this Declaration; and

(i) The other provisions of this Declaration, the Articles and Bylaws.

Section 5. Common Area.

(a) Ownership. The Declarant hereby represents that the fee simple title to the Common Area has been or will be conveyed to the Association and the Association shall maintain the Common Area. In addition, any easement granted in favor of the Association shall be maintained by the Association in accordance with the terms of any such grant or dedication as if such easements were Common Areas; provided, however, the use and enjoyment of such easements shall be limited to the purpose for which they were intended. The Association shall be obligated to accept conveyance of any Common Areas or grants of easements from the Declarant or third parties as deemed necessary or advisable by the Declarant. The Association shall have the right to promulgate rules and regulations for the use of Common Areas and such restrictions shall be enforceable against all Owners and their guests, tenants and invitees.

(b) Maintenance. The Association shall be responsible for the maintenance of the Common Areas in a continuous and satisfactory manner in good order, condition, and repair. In addition, the Association shall replace as scheduled any and all improvements situated on the Common Areas (upon completion of construction by Declarant), including, but not limited to, all landscaping, paving, drainage structures, street lighting fixtures, signs, irrigation systems, water management systems, sidewalks, and other structures, including entry features, perimeter fences, signage installed, if any, by Declarant or Association. The Association shall be authorized, but not required, to provide other services and to make emergency repairs and perform other work on Lots reasonably necessary for the proper maintenance and operation of the Community and shall have easement rights necessary to perform same. All work pursuant to this Section and all expenses hereunder shall be paid for by the Association through Assessments as provided in this Declaration; provided, however, that the cost of any maintenance, repair or replacement caused by the negligent conduct of an Owner or its guest, tenants or other invitees or by the failure of an Owner to comply with the lawfully adopted rules and regulations of the Association shall be levied as an Individual Assessment against such Owner individually. No Owner may waive or otherwise escape liability for the assessments for such maintenance by non-use of the Common Areas or abandonment of his right to use the Common Areas.

(c) Optional Services. The Association shall be authorized, but not required, to provide other services, such as installation and maintenance of entry features, the employment of stationary or patrolling guards within the Community, party wall or other services for maintenance or repair of the townhome structures, and performing emergency repairs and other work on Lots reasonably necessary for the proper maintenance and operation of the Community, including, but not limited to party wall repairs, and shall have easement rights necessary to

perform same. All work pursuant to this Section and all expenses hereunder shall be paid for by the Association through Assessments as provided in this Declaration; provided, however, that the cost of any maintenance, repair or replacement caused by the negligent conduct of an Owner or its guest, tenants or other invitees or by the failure of an Owner to comply with the lawfully adopted rules and regulations of the Association shall be levied as an Individual Assessment against such Owner individually. No Owner may waive or otherwise escape liability for the Assessments for such maintenance by non-use of the Common Areas or abandonment of his right to use the Common Areas.

(d) Rules and Regulations. The Association, through its Board of Directors, may make and enforce reasonable Rules governing the Common Areas, which rules and regulations shall be consistent with the rights and duties established by this Declaration. Sanctions for violations of the Rules or these covenants may include reasonable monetary fines levied in accordance with the Declaration and applicable law and suspension of Common Area use rights and of the right to vote. The Board of Directors shall, in addition, have the power to seek relief in any court for violations or to abate nuisances, for which the prevailing party is to be awarded prevailing party attorneys' fees. Imposition of sanctions shall be as provided herein and in the Bylaws of the Association.

Section 6. Declarant's Reserved Rights. Notwithstanding any provision herein to the contrary, the property rights under this Article V shall be subject to:

(a) The right of Declarant to execute all documents and take such actions and do such acts affecting the Property or the Common Area which, in the Declarant's sole discretion, are desirable or necessary to facilitate the Developer or Declarant's development, construction, sales and marketing of the Property. However, nothing contained herein shall authorize Declarant to take any action that will diminish the rights of any lienholder or the holder of any mortgage on any Lot or on the Common Area; take any action that will affect title to any of the Lots after conveyance to third parties; or unilaterally change the Declaration, Articles, Bylaws and Rules in violation of the HOA Act, after the Class B Membership has terminated;

(b) Easements of record on the date hereof and any easements which may hereafter be granted by Declarant to any public or private utilities or governmental bodies for the installation and maintenance of cable television, electrical and telephone conduit and lines, sewers or water pipes, or any other utilities or services to any Lots within the Property or any portion of the Common Area or such easements as Declarant may determine are necessary or beneficial for the maintenance or preservation of the Property;

(c) The Developer, Declarant and Builders shall have full rights of ingress and egress to and through, and over and about the Property, including all Common Areas, during the Development Period and such additional period of time as Declarant is engaged in any development, construction or improvement work, sales, leasing or marketing of the Community on or within the Property, and the Declarant shall further have an easement thereon for the purpose of storage of materials, vehicles, tools, equipment, etc., which are being utilized in such development or construction and for the use and maintenance of signs, banners, and the like being used in connection with the sale or promotion of the Property, or any portion thereof. The Declarant shall further have the right to operate and maintain models, sales centers and leasing offices and to operate and to facilitate sales and marketing of the Community in Declarant's sole and absolute discretion during the Development Period and such additional period of time as Declarant is

engaged in any construction or improvement work, sales, leasing or marketing of the Community or within the Property. No Owner, his guests, employees, servants, agents and invitees shall in any way interfere or hamper Developer, Declarant or their agents, servants, employees, invitees, successors or assigns, or Builders, or their agents, employees, or invitees in connection with such construction, development, promotion or sales activity;

(d) The Declarant shall have full right to assign any or all of its right, title and interest in the Property, both as Declarant and as a Member of the Association, to another party by the execution and recording of a proper instrument in the Public Records of the County. This provision shall not, however, be construed to allow Declarant to assign a membership in the Association in a transaction separate from ownership of a Lot. Notwithstanding the foregoing, the Declarant, in its sole discretion, shall also have the right to grant a Builder certain rights reserved hereunder to the Declarant for the purpose of constructing Homes in the Community and conducting construction, sales and marketing thereof by executing a partial, non-exclusive assignment of rights in favor of the Builder to be kept in the official records of the Association; and

(e) Notwithstanding anything contained herein to the contrary, neither the Declarant, nor the Builders, nor the Association make any representation whatsoever as to the commencement, completion or construction of any optional or recreational facilities within or upon the Common Areas. No amenities are planned for the Community. Title to any portion of the Common Areas owned by Developer or Declarant may be transferred to the Association at any time, provided that title to all portions of the Common Areas owned by Declarant shall be transferred to the Association no later than the expiration of the Development Period. The transfer of title to any portion of the Common Areas to the Association shall be subject to: (i) all rights of Declarant and other persons set forth in this Declaration; and (ii) any restrictions or limitations contained in the instrument conveying such portion to the Association.

Section 7. No Dedication to Public Use. Nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area for use by the public, except for access to and from and throughout the property described in the Plat or any additions thereto for emergency access, law enforcement and persons providing essential services to the Community and its Members. Portions of the Common Area roadways in the Community shall be private. Easements are reserved over each Lot and the Common Area for public and private service purposes including but not limited to, police protection, bulk cable and Internet services, fire protection, emergency services, postal service, utilities and meter reading. Among such easements there is reserved an easement over, under, on and through each Lot for the installation, operation and maintenance of a bank electric meter system and placement of a single meter box on the side of the Townhome buildings for service of all Homes within the building.

Section 8. Incorporation of Easements by Reference. Reference in the respective deeds of conveyance, or any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said parcels as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

Section 9. Surface Water Management. It is acknowledged that the Property is located within the boundaries of the WMD and the City, and that an easement is hereby created over the

entire Property for the surface water drainage and storage, and for the installation and maintenance of the Surface Water Management System for the Property in accordance with the Permit; provided, however that such easement shall be subject to improvements constructed within the Property as permitted by controlling governmental authorities from time to time. The Surface Water Management System shall be operated and maintained by the Association or its agents, in compliance with all approvals, codes and regulations of governmental authorities and the WMD and the City. Such operation and maintenance shall specifically include all utility costs and equipment related to the obligations hereunder. Maintenance of the Surface Water Management System shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water management capabilities as permitted by the WMD and the City, and shall specifically include, but not be limited to, maintenance of aquatic vegetation, lake beds, lake banks, littoral planting and lake maintenance easements which, pursuant to the terms of this Declaration, are not the responsibility of others, as well as water quality and wetland monitoring or testing. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved, by the WMD and the City.

ARTICLE VI
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments to be Paid to the Association. Each Owner of any Lot, excepting Declarant and Builders, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance (including any purchaser at a judicial sale), is deemed to covenant, which covenant shall run with the land and be binding on every such Owner, and agrees to pay to the Association: (1) any regular assessments or charges for the payment of operating expenses of the Association (including payment of property taxes which may be assessed against Common Area or any personal property which may in the future be owned by the Association) ("**Regular Assessments**" or "**Annual Assessments**"); and (2) any special assessments for improvements, or to fund any deficits between the amount collected for regular assessments in accordance with the annual budget and the amount determined necessary by the Association for the proper management and maintenance of the Common Area, together with other costs and/or expenses of the Association or property of the Association ("**Special Assessments**"); and (3) any individual assessments or charges incurred by the Association on behalf of one or more Lots but not all Lots ("**Individual Assessments**"). All such Regular Assessments, Special Assessments; Townhome Assessments and Individual Assessments, collectively referred to as Assessments, shall be fixed, established and collected from time to time as hereinafter provided. The Assessments, together with such interest thereon and costs of collection thereof, including attorney's fees, as hereinafter provided and any applicable late fee imposed by the Board of Directors of the Association, shall be a charge on the Property and shall be a *continuing lien* relating back to the date of recordation of the Declaration upon any Lot against which each such assessment is made, and said lien may be enforced in the same manner in which mortgages are enforced. Each such assessment, together with interest, costs (including applicable late fees), and reasonable attorneys' fees for its collection, including attorneys' fees involved at all appellate levels and whether or not suit is instituted, shall also be the personal obligation of the person or entity who was the Owner of the Lot at the time when the assessment becomes due. Each Owner shall be jointly and severally responsible with the previous Owner for all Assessments due to the Association prior to the transfer of title, without prejudice to any right the present Owner may have to recover any amounts paid by the present Owner from the previous Owner.

Section 2. Purpose of Assessments. The Assessments to be levied by the Association shall be used for the purpose of promoting the health, safety, and welfare of the residents of the Property and shall specifically include, but not be limited to: payment of all water or utility charges for the Lots and/or Common Area billed through the master meter (if any) or to the Association; any fees due under a bulk service agreement entered into on behalf of the Owners by the Association or Declarant; the maintenance of the Common Area and any improvements or equipment maintained by the Association; the payment of taxes, if any, for the Common Area; insurance for the Common Area and as required under the HOA Act or pursuant to the Governing Documents for the Association; payment for the improvement and maintenance of the Common Area; and services and facilities related to the administration of the association and the use and enjoyment of the Common Area. Special Assessments shall be used to fund capital improvements, deficits in the collection of Regular Assessments to cover operating expenses of the Association, and other purposes deemed necessary by a majority vote of Owners of the Association as set forth in Section 5 hereof. Individual Assessments shall be for the costs incurred by the Association which by nature are applicable only to one or more Lots, but less than all Lots. By way of example and not limitation, in the event an Owner fails to maintain their Lot in a manner required by the Governing Documents, the Association shall have the right, through its agents and employees, to enter upon the Lot and to repair, restore, and maintain the Lot and/ or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents, shall be an Individual Assessment charged against the Lot.

Section 3. Basis of Annual Assessments. For the initial year of operation of the Association, the monthly Assessment shall be the amount as set forth in the estimated operating budget of the Association for the initial year of operation. From and after January of the next operating year, the Annual Assessment shall be determined in accordance with the Articles of Incorporation and Bylaws of the Association taking into account current maintenance costs and future needs of the Association. Each Owner acknowledges the Association is responsible for the repair and maintenance of capital improvements that may result in a Special Assessment due to reserves not being collected. Reserve accounts are not initially provided for herein by the Declarant; however, the Members of the Association may elect to collect reserves after the expiration of the Class B Membership upon the affirmative approval of a majority of the total voting interests of the Association obtained by a vote of the Members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the Association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the Board of Directors shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once reserves are established as provided in this subsection, the reserve accounts must be maintained with the collection of the Annual Assessments or have their funding waived in the manner provided by the HOA Act. Notwithstanding the same, Builders are exempt from reserve funding obligations for each Lot owned by the Builder during the period of time prior to sale of the Lot to a third-party who is not a Builder or Declarant, and the Declarant is exempt from reserve funding obligations for the Lots Declarant owns so long as Declarant is funding any deficits in operating costs pursuant to Section 12 herein.

Section 4. Uniform Rate of Assessment. Unless otherwise provided for herein, both Annual and Special Assessments must be fixed at a uniform rate for all Lots with a Home and

may be collected on an annual, quarterly or monthly basis or at any other interval as determined by the Board of Directors. Payments of all Assessments will be made directly to the Association or its designated management company and in no instance shall any mortgagees have the obligation to collect Assessments.

Section 5. Special Assessment for Capital Improvements. In addition to the Annual Assessment authorized above, the Association may levy in any assessment year, a Special Assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Area, including the necessary fixtures and personal property related thereto, or to cover deficits in the collection of Regular Assessments to cover Operating Expenses of the Association; provided that any such Special Assessments shall have the assent of a majority of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members not less than 15 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting.

Section 6. Quorum for Any Action Authorized Under Section 5. At each meeting called, as provided in Section 5 hereof, the presence of the meeting of Members or of proxies entitled to cast thirty percent (30%) of the total voting interests shall constitute a quorum. If the required quorum is not forthcoming at any meeting, one additional meeting may be called, subject to the notice requirements set forth in Section 5 and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The Annual Assessments provided for herein shall commence as to each Lot on the conveyance of a Lot improved with a Home by the Declarant or a Builder to a third-party purchaser (other than Declarant, a successor Declarant or a Builder). For all Lots conveyed to third parties by Declarant or a Builder, the first Annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Association shall fix the amount of the Annual Assessment against each Lot for which an assessment obligation has commenced, including those specified for Builders herein, as applicable, in the budget of the Association and amendments thereto. Written notice of the Annual Assessment shall be sent to every Owner subject thereto together with the due date of such Assessment payment(s), monthly, quarterly, bi-annually, or annually, established by the Board of Directors. The Board of Directors may institute late payment fees and interest at the highest legal rate in accordance with the HOA Act for delinquent payment of the Annual Assessment. The Association shall, upon demand and as required by the HOA Act, furnish an estoppel certificate in writing signed by an officer of the Association setting forth whether the Assessments on a specified Lot have been paid and the information set forth in the HOA Act. A reasonable charge, in accordance with the HOA Act, may be made by the Board or its agent for the issuance of these certificates.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any Assessments which are not paid when due shall be delinquent. If the Assessment is not paid within ten (10) days (or such other period of time established by the Board of Directors) after the due date, an administrative late fee of the greater of Twenty-Five and no/100 Dollars ($25.00) or 5% of the amount of the installment that is past due, together with interest in an amount equal to the maximum rate per annum allowable by law beginning from the due date until paid in full may be levied. The Association, acting through its Board of Directors, may bring an action at law against

the Owner personally obligated to pay the same, or foreclose the lien against the Lot to which the Assessment is levied, and interest, costs and reasonable attorneys' fees, including at all appellate levels and whether or not suit is instituted, in collection or enforcement shall be added to the amount of such Assessment. Additionally, the Board of Directors of the Association may at its discretion accelerate the Assessments then due from a delinquent Owner for the next twelve (12) months. The Association may also notify any mortgagees or lenders of Owner, any co-borrowers and/or guarantor(s) without recourse to Declarant and/or the Association of delinquencies in the payment of Assessments. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or abandonment of his or her Lot. All payments on accounts shall be first applied to fines levied in accordance with the terms of the Declaration, interest accrued by the Association, then to any administrative late fees, then to collection costs and attorney fees, and then to the delinquent Assessments. The allocation of payments described herein shall apply notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment. Additionally, if a Home is occupied by a tenant and the Owner is delinquent in the payment of Assessments, the Association may demand from the tenant payment to the Association of all monetary obligations, including without limitation, Assessments due from the Owner to the Association. So long as the Owner remains delinquent, future rent payments due to the Owner may be collected by the Association and shall be credited to the monetary obligations of the Owner to the Association. If within fourteen (14) days from written demand of the Association, the tenant provides the Association with written evidence of making prepaid rent payments, the tenant shall receive credit for the prepaid rent for the applicable period of such prepaid rent.

Section 9. Individual Assessment Against a Particular Owner of Lot. In the event an Owner of any Lot in the Property shall fail to maintain the premises and the improvements situated thereon in accordance with the terms and conditions of the Governing Documents and any promulgated Rules in a manner satisfactory to the Board of Directors to a minimum standard of consistency with the general appearance of the Property as initially constructed and improved by the Declarant (taking into account normal wear and tear and exposure to normal exterior conditions, but not to the point of unsightliness), the Association, after approval by a majority of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot, and the exterior of the buildings and any other improvements erected thereon. The costs of such exterior maintenance performed on behalf of the Lot Owner by the Association may be assessed to the Lot as an Individual Assessment; and said Individual Assessment shall be enforced in the same manner as provided for in Section 8. In addition, in the event any Owner, its guests, tenants or invitees cause any damage to the Common Areas, including landscaping, irrigation, sidewalks, or Surface Water Management Systems such Owner shall be responsible for the cost of any repairs required to correct such damage and the cost thereof may be assessed to the Lot Owner as an Individual Assessment.

Section 10. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be superior to all other liens except tax liens and the liens of any bona fide Institutional First Mortgage to an Institutional First Mortgagee recorded prior to any lien for Assessments by the Association; provided, however, that said mortgage liens are first liens against the property encumbered thereby, subject only to tax liens, and secure indebtednesses payable in monthly, quarterly or annual payments over a period of not less than ten (10) years.

Section 11. Exempt Property. The following Property subject to this Declaration shall be exempt from the Assessments created herein: (a) any portion of the Property dedicated to and accepted by a local public authority; (b) the Common Area; (c) any vacant portion of the Property owned by Developer during the Development Period; and (d) any portion of the Property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida; however, no land with improvements devoted to dwelling use shall be exempt from said Assessments. In addition, Lots owned by the Declarant may be exempt from payment of Assessments during any period of time that Declarant is funding deficits in operating expenses in accordance with Section 12 hereof and Lots and unoccupied Homes owned by Builders prior to conveyance of Homes to third-parties are exempt from an obligation to pay Annual, Special or Individual Assessments.

Section 12. Declarant's Right to Fund Deficits in Operating Expenses. Notwithstanding any provision that may be contained to the contrary in this Declaration, for as long as Declarant is in control of the Association, the Declarant shall not be liable for Assessments against such Lots owned by the Declarant, provided that the Declarant funds any deficit in operating expenses exclusive of reserves, cost of capital improvements, and non-budgeted repairs or replacement, as specified in Chapter 720.308(1)(b), Florida Statutes. For the purposes hereof, a deficit shall be computed by subtraction from said operating expenses (exclusive of the items described in the foregoing sentence) all Assessments, contributions, income and other sums and income received or receivable by the Association during the deficit funding period. The deficit, if any, to be paid by Declarant pursuant to this Section shall be determined by looking at the period of deficit funding as a whole, without regard to quarterly, annual or any other accounting or fiscal periods and without regard to intraperiod allocations. The Declarant may at any time commence to pay Assessments to the Lots that it owns and thereby automatically terminate its obligations to fund a deficit in the operating expenses of the Association, or any time or from time to time elect again to fund deficits as aforesaid. When all Lots within the Property are sold and conveyed to purchasers, the Declarant shall have no further liability of any kind to the Association for the payment of Assessments or deficits other than those that arose to prior to such time. Should Declarant, in its sole discretion, elect to fund cash shortfalls caused by delinquencies or other matters which would not otherwise require deficit funds from the Declarant, such funds shall be considered a loan to the Association to be paid back to the Declarant by the Association upon turnover. The Declarant's rights under this Section 12 shall not be construed as a guarantee of Assessments under Section 720.308(2), Florida Statutes.

Section 13. Surface Water Management System. The Association will be responsible for assessing and collecting fees for the operation, maintenance, and, if necessary, replacement of the Surface Water Management System. Fees shall be assessed and collected through Assessments. In the event the Community contains on-site wetland mitigation requiring monitoring and maintenance, the Association shall budget and collect sufficient funds for the monitoring and maintenance of the mitigation areas in accordance with the Permit.

ARTICLE VII
WORKING FUND CONTRIBUTION

Section 1. Working Fund Contribution on Sale by Declarant. At the time of a conveyance of a Lot and Home by the Declarant or a Builder to a third-party purchaser, each purchaser, excepting Builders, shall pay to the Association the amount of $200.00 as a contribution to working capital. These monies (hereinafter called **"Working Fund Contribution")** shall be the Association's property and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income, may be applied to offset Operating Expenses both during and after the deficit funding period, and need not be separated from or held or applied differently than Assessments. No refund of a Working Fund Contribution will be made on re-sale. Notwithstanding the foregoing, the Declarant may elect, in its sole discretion to waive the Working Fund Contribution on the initial sale of a Lot.

Section 2. Working Fund Contribution on Sale By Owner Other Than Declarant. At the time of the closing of a Home pursuant to a sale by an Owner other than Declarant or a Builder, each purchaser shall pay to the Association the amount of $200.00 at the time of the conveyance as a Working Fund Contribution. These monies shall be the Association's property and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary association income, may be used for Operating Expenses, and need not be separated from or held or applied differently than assessments. No refund of a Working Fund Contribution will be made on re-sale.

ARTICLE VIII
ARCHITECTURAL CONTROL

Section 1. Review of Proposed Construction. Subject to Section 2 below and requirements of the Declaration, no improvement or alteration of any kind, including, but not limited to, a fence, wall or other addition, structure, or equipment (including exterior paint, roofing, landscaping, antennas, awnings, and shutters) additional impervious surface of any kind, or alteration of ground topography, shall be installed, painted, erected, removed or maintained within the Property, until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by, a majority of the Board of Directors of the Association and, if required, the Architectural Review Committee ("**ARC**") of the Association. With respect to the approval of the Association, for so long as Declarant has the authority to appoint the entire Board of Directors, Declarant shall have the option to appoint a Board member or other individual ("**Declarant ARC Appointee**") to receive, review and approve or disapprove applications for construction, alterations or additions contemplated by this Article, in lieu of the Board or a committee acting in that capacity. Any reference in Article to "Board" or "Board of Directors" shall mean the Declarant ARC Appointee where such appointment has been made. The Board of Directors of the Association shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Property and that the appearance of any improvement or other structure affected thereby will be in harmony with surrounding structures and improvements (or the surrounding area contemplated by Declarant, if within the Development Period) and it otherwise desirable. The Board of Directors of the Association may condition its approval of proposals and plans and specifications as it deems appropriate and may

require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Board of Directors of the Association may also issue rules or guidelines setting forth procedures for the submission of plans for approval. The Board of Directors of the Association may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Board of Directors of the Association of any required plans and specifications, the Board of Directors of the Association may postpone review of any plans submitted for approval. The Board of Directors of the Association shall have forty-five (45) days after delivery of all required materials to approve or reject any such plans. If an Owner's plans are not approved within such 45-day period, said plans shall be deemed not approved; provided, however, if the Owner resubmits the plans and the Owner's plan are still not approved 45 days thereafter, the plans shall be deemed approved. All changes and alterations shall be subject independently to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees. Any alteration or modification to the location and/or placement of exterior walls of any Home shall be further conditioned on compliance with the County ordinances and the obtaining of applicable governmental approvals, if any.

Section 2. No Waiver of Future Approvals. The approval of the Board of Directors of the Association of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Board of Directors of the Association, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whether subsequently or additionally submitted for approval or consent.

Section 3. Liability of the Board of Directors of the Association. No member of the Board of Directors of the Association, the ARC Appointee or Declarant shall be liable to any Owner or other person by reason of mistake in judgment, failure to point out deficiencies in plans, or any other act or omission in connection with the approval of any plans. Any Owner submitting plans hereunder by the submitting of same, agrees (i) not to seek any damages or make any claim arising out of approval of plans hereunder, and (ii) to indemnify and hold the Board of Directors of the Association, the Association, the ARC Appointee and Declarant harmless from any cost, claim, damage, expense or liability whatsoever, including attorneys' fees and costs at all tribunal and appellate levels (and whether or not suit is instituted), arising out of the approval of any plans regardless of the negligence of the committee members, their representatives, or appointing entity.

Section 4. Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

Upon the completion of any work for which approved plans are required hereunder the applicant for such approval ("**Applicant**") shall give written notice of completion to the Board of Directors of the Association.

(a) Within thirty (30) days thereafter, the Board of Directors of the Association (or its duly authorized representative) may inspect such completed work. If the Board of Directors of the Association finds that such work was not affected in substantial compliance with the approved plans, it shall notify the Applicant in writing of such noncompliance within such thirty (30) day period, specifying the particulars of noncompliance, and shall require the Applicant to remedy the same. If an Applicant is notified of any noncompliance,

the Applicant shall remedy or remove the same within a period of not more than forty-five (45) days from the date of announcement of the Board of Directors ruling. If Applicant does not comply with the Board of Directors of the Association ruling within such period, the Board of Directors, at its option, may either remove the noncomplying improvement or remedy the noncompliance (an easement therefore being hereby created), and Applicant shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. This amount, together with interest thereon at the rate of eighteen (18%) percent per annum from the date the noncompliance was to have been remedied or removed, the maximum late fee allowed under Florida Statutes for each month that a violation exists if payment is not made within thirty (30) days after announcement, and all costs and reasonable attorneys' fees incurred by the Association in collection, enforcement or abatement, as appropriate (including attorneys' fees incurred at all appellate levels and whether or not suit is instituted) shall be a personal obligation of Owner and shall not pass to the successors in title of Owner unless expressly assumed by such successors. Such amount (including interest, costs, late fees and attorneys' fees as provided above) shall also be a *continuing lien* and run with the land on the Owner's Property if not paid within thirty (30) days after notice enforceable in the same manner in which mortgages are enforced by foreclosure, or by bringing an action at law or equity against the Owner.

(b) If for any reason the Board of Directors of the Association fails to notify the Applicant of any noncompliance within forty-five (45) days after receipt of written notice of completion from the Applicant, the improvement shall be deemed to have been made in accordance with the approved plans.

Section 5. Variances. The Board of Directors of the Association may authorize variances from compliance with any of the architectural provisions of this Declaration when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variance must be evidenced in writing and must be signed by at least two (2) members of the Board of Directors of the Association. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot and Home, including, but not limited to, zoning ordinances and lot setback lines or requirements imposed by any governmental or municipal authority.

Section 6. Architectural Review Committee. The Board of Directors of the Association may assign all of its responsibilities under this Article to an Architectural Review Committee to be appointed by the Board of Directors of the Association (the **"ARC"**). Reference herein to approval by the ARC shall include approval by the Board where an ARC has not been established or where the Board has not assigned such approval authority to the ARC.

Section 7. Declarant's Exemption. Notwithstanding anything to the contrary, this Article does not apply to the Declarant. Notwithstanding anything to contrary, the Declarant shall have the right to approve any of the foregoing for any Builder in lieu of the Association. The Declarant's review and approval of any Builder plans shall be deemed approval of the ARC and the Association and such approval may not be revoked or modified and any modifications of such approved plans shall only require approval of the Declarant.

ARTICLE IX
USE RESTRICTIONS

Section 1. Residential Purposes. No Lot shall be used for any purpose except for residential purposes. The occupancy of each Home shall be limited to the maximum number of person allowable in accordance with Federal Regulations and local ordinances based on the size and configuration of the Home. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home, related appurtenances, and other structures originally constructed by the Declarant or in accordance with ARC approval.

Section 2. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, barn, shed or other out-building shall be used on any Lot at any time as a residence or appendage to such residence, either temporary or permanent, except for temporary construction trailer of Declarant.

Section 3. Offensive Activity. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Community, or any matter which affects the health, safety or welfare of the owners or occupants of the Property, in the Association's reasonable discretion.

Section 4. Animals. No animals of any kind, including but not limited to livestock, swine, poultry, reptiles or insects, shall be kept, maintained, or bred on any Lot or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of four (4) domestic dogs (other than dogs which in the reasonable determination of the Board of Directors or under applicable codes or regulations are determined to be a threat to the safety of the occupants of the Property which shall not be allowed under any circumstances in the Property) or four (4) domestic cats shall be permitted to be kept in a Home or Lot, provided such animals are not kept, bred or raised for commercial purposes. Notwithstanding the foregoing, animals permitted by this Section 4 may be kept in a Home only so long as such pets or animals do not constitute a nuisance. The Board of Directors shall specifically have the power to require the removal and relocation of an animal that is a nuisance, or which has harmed, or presents a threat of harm, to residents and others in the Community. Each person bringing or keeping an animal/ pet within the Property shall be absolutely liable to the Association, other Owners and their invitees for any damage to persons or property caused by any pet brought upon or kept upon the Property and it shall be the duty and responsibility of each such Owner to clean up after such animals which have deposited droppings or otherwise used any portion of the Property or public street abutting or visible from the Property. Animals belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the animal. No pets shall be "tied out" in a yard or on a porch or patio and left unattended for any extended period of time. Outdoor kennels, cages and dog runs are not permitted on any Lot. The Association shall have the right to promulgate Rules and Regulations relating to animals and the right to restrict or require removal any such animals determined by the Board or applicable codes or regulations to constitute a nuisance or danger to the Community. In addition, all animal/pet owners shall be required to maintain at all times adequate homeowners' insurance coverage for any and all liabilities related to the pet(s) owned and kept on the Lot, which insurance shall name the Association as an additional insured to the extent such endorsement is available. Proof of such insurance coverage shall be provided by the Owner to the Association upon reasonable request not more than one time per calendar year. If such coverage is not provided as required herein, the Association shall have the

right to require the pet to be removed from the Lot until the appropriate insurance coverage is obtained. Notwithstanding anything to the contrary contained herein, all restrictions in this Section 4 are subject to the Americans with Disabilities Act and the Federal Fair Housing Act.

Section 5. Signs. During the Development Period, no sign of any kind shall be displayed to the public view on any Lot, except one sign, subject to prior approval by the Board as to materials and aesthetic features, which sign is not larger than 24" x 24", placed in the ground on the front of the Lot advertising the property for sale or for rent. Once the Declarant, or successor Declarant, has conveyed all Lots it owns within the Property, then the size of the signs can be modified as authorized by the Board. The location of signs, as well as the color, materials, and other aesthetic features of such may be set forth in the ARC guidelines or Rules by the Board or ARC. A sign provided by a contractor for security services, to the extent permitted by the HOA Act, and signs used by the Declarant or Builders to advertise the Property during the Development Period, are specifically excluded from the terms of this Section.

Section 6. Garbage. No Lot shall be used or maintained as a dumping ground for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the roadway, from neighboring Property or within property contained in the Plat, except for periods of no more than 24 hours prior to and after scheduled trash collection, and in all events in compliance with the County Code.

Section 7. Outdoor Property. No garments, rugs, towels or blankets or any other materials may by hung, exposed or displayed from the windows or from the front facade of any Home when such would be visible from the Lot's frontage or an adjacent Lot. Further, unless otherwise permitted by applicable local, State or Federal law, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard, side yard or back yard of any Home. Excepting that permitted under the HOA Act, all personal property of Owners or other occupants shall be stored inside; provided, however, patio furniture or other personal property which is specifically for the use and enjoyment of designated outdoor areas of the Home shall be permitted.

Section 8. Parking. Parking in the Community is limited to designated driveways, garages and guest parking spaces. There shall be no parking on the grass, the street, or any portion of any sidewalk which is not part of a designated driveway. An Owner may park in the Home's garage or in the driveway on the Lot. Car covers are prohibited and license tags on all vehicles must be current. No vehicle which cannot operate on its own power shall remain in the Community for more than forty-eight (48) hours, except in the garage of a Home. No repair or maintenance, except for emergency repairs of vehicles shall be made unless in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view. Any trailer, commercial vehicle (as defined in Section 320.01(25). Fla. Stat.), recreational vehicle, boat, rowboat, canoe, jet ski, watercraft or boat trailer shall not be permitted to be parked outside of an enclosed garage except in the event and under visibility circumstances by which such items are permitted pursuant to Section 720.3045. Fla. Stat. and not otherwise prohibited by general law or local governmental regulation or ordinance. This restriction shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service

to the Lot Owners or the Association during normal working hours or for work performed for the Declarant or the Association which are necessary in the development, maintenance or management of the Association. The parking of commercial vehicles is prohibited, as such are defined in accordance with the HOA Act. Automobiles issued by the County or other governmental entity (i.e., police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles (ATVs) or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common Areas. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, Builders or their agents. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein, the Association is authorized to order the towing of any vehicle (at said vehicle owner's expense) for a violation of this Section if a vehicle remains in violation of this Section for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot and to the extent allowed by law, the roadways in the Community, which are in violation of this Declaration. An affidavit of the person posting the foresaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

(a) Owners and operators of low-speed vehicles in the Community, as defined by §320.01(41), Florida Statutes, shall comply with §316.2122, Florida Statutes and any other applicable governmental regulation as well as these covenants and Association Rules. Upon application by a Lot Owner and issuance of a permit and sticker from the Association, compliant low-speed vehicles may be temporarily parked in Common Area parking locations during amenity use and as may be further regulated by the Board of Directors. Low-speed vehicles are not permitted on any sidewalk, grassed, or unpaved area within the Community. Operators of low-speed vehicles shall obey all traffic signs and laws, yield to pedestrians and move to the far right side of the road when approached from behind by a motor vehicle, to allow its safe passage. Low-speed vehicles must be in good working order and equipped with headlamps, stop lamps, turn signal lamps, taillamps, reflex reflectors, parking brakes, rearview mirrors, windshields, seat belts, and vehicle identification numbers. Under no circumstances may anything be pulled or towed behind a low-speed vehicle when in use, and the number of passengers is restricted to the specifications of the vehicle manufacturer. All passengers must be seated inside the low-speed vehicle while it is in motion. Owners shall maintain liability insurance for their low-speed vehicle, with the Association as an additional named insured, and shall provide proof of such insurance to the Association upon request. Owners and/or operators will be held personally liable for injuries and damage caused to persons or property associated with the use of a low-speed in the Community. Operators of low-speed vehicles must have a valid state issued driver's license. A violation of any of the provisions of this paragraph or Association Rules governing use of low speed vehicles in the Community may result in suspension or revocation of low-speed vehicle use rights.

Section 9. Septic Tanks. No septic tanks or individual wells will be permitted on any Lot.

Section 10. Garages. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must obtain approval of any replacement door from the Board of Directors or ARC, if one is appointed). No garage may be used for the operation of a business or for any commercial purpose of any kind.

Section 11. Window Covering. No external window covering, reflective window covering or iron or decorative bars (either interior or exterior) may be placed or permitted to remain on any window of any building without the prior written approval of the Board of Directors of the Association. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted. No bars shall be placed on the windows of any Home without prior written approval of the ARC. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ARC. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the ARC. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones. Window or wall air conditioner units are prohibited.

Section 12. Flags and Banners. No flags or banners other than a Flag permitted by Chapter 720.304, Florida Statutes, or other local, state or federal law, which must be displayed in a respectful manner and which is subject to reasonable standards for size, placement and safety as may be adopted by the Association will be permitted. The foregoing sentence shall not apply to the Declarant.

Section 13. Reconstruction. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance this Declaration within 6 months of the date of the loss. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ARC of the Association and the ARB of the Association, if applicable. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

Section 14. Business Activity. Except for normal construction activity, marketing, sale, and resale of a Home, or sale or re-sale of other property owned by Declarant or Builder, administrative offices of Declarant, or a Builder's model home or construction trailer, no commercial or business activity shall be conducted in the Community that disrupts the residents, including without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not disrupt the residential nature of the Community unless the Board of Directors provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within the Community. No solicitors of a commercial nature shall be allowed within the Community, without the prior written consent of Association. No day care center, childcare facility, elder care facility, assisted living facility or halfway house may be operated out of a Home. No garage sales are permitted, except as permitted by Association.

Section 15. Telecommunications. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the ARC as required by this Declaration. The ARC will require all such improvements to comply with the Declaration and may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission (**"FCC"**) rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the Board of Directors and shall be governed by the then current rules of the FCC.

Section 16. Fences. No Owner shall be permitted to install a fence to enclose any portion of the Lot without the prior approval of the Board or ARC in accordance with Article VIII, which shall approve the material, location and height. Any perimeter fences originally installed by the Declarant, any Builder or the Association shall be maintained by the Association for the benefit of all Owners. All other fences located on a Lot or approved fences installed by an Owner or Owners shall be maintained by the Owner or Owners of such benefitted Lots at such Owner's or Owners' sole cost and expense.

Section 17. Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved under hurricane protection standards adopted by the Board in accordance with the HOA Act. Panel, accordion and roll-up style hurricane shutters may not be left closed during hurricane season. Any such approved hurricane shutters may be installed upon forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board or ARC may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than in relation to a storm event.

Section 18. Ponds. No Owner shall use bodies of water located within the Community, if any, for recreational purposes, including boating, jet skiing, or any other types of water sports. Swimming in any body of water within the Community is prohibited. No planting, fencing or other improvements or additions to the landscape area or the grassed area surrounding any body of water in the Community and within the maintenance easements surrounding the bodies of water are permitted. No installation of sand or other materials intended to simulate a beach shall be permitted along the lake banks, within the maintenance easements surrounding the lake or rear yards of Lots adjacent to the lakes. The Association has the right to further restrict use of bodies of water in the Community in promulgated Rules. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ANY WATER BODIES IN THE COMMUNITY MAY VARY FROM TIME TO TIME. THERE IS NO GUARANTEE BY THE DECLARANT OR ASSOCIATION AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME. AT TIMES, AREAS IN THE COMMUNITY WHICH ARE DESIGNED TO RETAIN WATER, MAY HAVE LITTLE TO NO WATER RETENTION AND WATER LEVELS MAY BE NON-EXISTENT.

Section 19. Exemptions. Notwithstanding anything to the contrary, any restrictions contained in this Article that would disrupt the construction, sales, and marketing of Homes in

the Community shall not apply to the Declarant or a Builder, except to the extent expressly required by applicable laws.

ARTICLE X
EASEMENTS

Section 1. Public Services. Easements are reserved over each Lot and the Common Area for public service purposes including but not limited to, police protection, fire protection, emergency services, and postal service.

Section 2. Utilities. Easements for ingress and egress and for the installation and maintenance of all utilities, irrigation lines and equipment, Surface Water Management Systems and drainage facilities, landscaping, fencing, signage, and street lighting are reserved on and over each Lot and the Common Area in favor of the Association and other entities with maintenance responsibilities related to the same. Such easements are reserved for their intended purpose and shall not be removed by subsequent Owners. The right is also reserved to the Declarant and the Association to create additional utility easements by separate instrument as may be required from time to time.

Section 3. Encroachments. Notwithstanding any other provisions contained in this Declaration, in the event that any Home, as constructed by the Declarant or a Builder on a Lot, encroaches upon any portion of the Common Area or adjoining Lot, then a perpetual easement appurtenant to such Lot shall exist for the continuance of any such encroachment on the Common Area or adjoining Lot. In the event any fence, roof, overhanging roof, or portion of the Home, as constructed upon any Lot by Declarant or a Builder, encroaches or overlaps upon any other Lot or the Common Area, then, in such event, a perpetual easement appurtenant to the Lot upon which the fence, roof, overhanging roof, or Home is construction shall exist for the continuation of any such encroachment or overlapping upon the adjoining Lots and Common Area.

Section 4. Drainage. The Association shall have the responsibility to maintain all Common Area drainage easements, drainage facilities and drainage pipes and equipment within the Property, landscape buffers and easements and to maintain irrigation lines and facilities within the landscape and utility easements, and the expense for same will be an Operating Expense. Notwithstanding the foregoing, Owners shall have the responsibility to maintain Drainage Swales and easements on their Lots. There shall be, and Declarant hereby grants reciprocal, perpetual non-exclusive easements between all adjacent Lots, as easements appurtenant to the Lots, for the natural run-off of rainwater, in accordance with any surface water management plan which may be applicable to the development of the Community, provided, however, that in no event shall any Owner of any Lot be required to allow surface water drainage across its Lot in such a manner as shall damage any permissibly located permanent improvements located thereon. It is contemplated that certain of the Lots shall have underground drainage pipes as part of the Surface Water Management System, which pipes shall not be removed, altered or damaged.

Section 5. Common Area Maintenance. An easement is reserved over the Property, including each Lot, in favor of the Association for maintenance of the Common Area and to allow the Association to fulfill any and all of its maintenance obligations hereunder.

Section 6. Declarant and Builders. An easement is reserved over the Property, including each Lot, in favor of the Developer, Declarant and Builders for the purpose of carrying out any

obligations of the Developer, Declarant or Builders, as applicable, under the terms of this Declaration or any governmental permit, order or applicable law in connection with the development of the community and construction of Homes therein. In addition, the Declarant and Builders shall also have an easement over, upon, across, and under the Property as may be required in connection with the development of the community and construction of Homes, including the right to public access and to use all roads and rights of way for vehicular and pedestrian ingress and egress for construction and maintenance purposes. Further, the Declarant and Builders shall have an easement to use all portions of the Property, including Common Areas, for all types of promotional and sales activity in connection with marketing, sales, and leasing of Homes in the Community including the right to public access from 7 AM to 7 PM and to use all roads and rights of way for vehicular and pedestrian ingress and egress. The easements created by this section shall be broadly construed and supplement other rights of the Declarant, Declarant and Builders herein, running with the land until such time as the Developer, Declarant or Builders no longer own any Lots in the Community and all of the Developer's, Declarant's and Builder's obligations hereunder are satisfied.

Section 7. Maintenance of Easement Areas. Within the easement areas hereby reserved or created, or shown on the Plat of the Community, or within any designated Common Areas containing any component of the Surface Water Management System, no digging, excavation, depositing fill material, debris or any other material or item, or altering any water control structure, or any other construction to modify the Surface Water Management System shall be allowed, and no permanent structure may be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow or drainage canals in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The area of each Lot upon which an easement is located shall be maintained continuously by the Owner of the Lot, except that those improvements which are the property of a public authority or utility company shall be maintained by such authority or utility company.

Section 8. Right of Entry. The Association, through its duly authorized employees, agents or contractors, shall have the right after reasonable notice to the Owner thereof, to enter any Lot at any reasonable hour of the day to perform such maintenance, replacement or repair of the Surface Water Management System, or any other items for which the Association has maintenance responsibility or as may be authorized herein. In the event of any emergency which might reasonably result in damage to any Lot or the improvements located thereon, the Association shall have the right, though not the obligation, to enter any Lot as may be reasonably necessary to resolve such emergency without prior notice to the Owner thereof. Any such entrance by the Association shall not be deemed to be a trespass upon such Lot.

ARTICLE XI
COVENANTS FOR HOME MAINTENANCE

Section 1. Maintenance of Homes/Lots. Each Lot Owner shall be responsible for maintaining, repairing, and replacing the Home and all other improvements situated on his Lot in a clean, sanitary, neat, safe and orderly condition, including without limitation, all obligations for structural maintenance, repair or replacement of walls, roofs, windows, window and patio screens, screened enclosures, doors, framing and casing, gutters, downspouts and skylights, and maintenance, repair and replacement of any air-conditioning or water softening fixtures or equipment, or any equipment, facilities or other items whatsoever installed within or placed upon any Lot by any Owner, including its agents, or

other designees, and/or any other maintenance obligations designated as the Owners' responsibilities from time to time in the Governing Documents. Notwithstanding the foregoing, the Association shall repair and replace as an Operating Expense all gutters installed by a Builder and located on the rear exterior of Townhomes. Owners are responsible for the maintenance, repair and replacement of any gutters installed, subject to Article VIII, and located on the sides or front of their Townhome. The Association shall also repair and replace, as necessary and as an Operating Expense any retaining wall installed by Declarant or a Builder at the rear of Lots 21 – 34, as such Lots are identified on the Plat. No retaining wall may be modified, removed or replaced without the prior written approval of the Board or the ARC. Each Owner shall also maintain, repair and replace its own mailbox; provided, however, any common mail kiosks shall be maintained, repaired and replaced by the Association. It will also be the duty of each Lot Owner to maintain in good repair any driveway servicing a single Lot. If any Lot Owner breaches these covenants, the Association may enforce these covenants in accordance with the provisions of this Declaration. The Lot Owner shall obtain the written consent of the Association prior to making any additions or modifications requiring approval under Article VIII hereof.

Section 2. Lawn Maintenance. It shall be the duty of the Association to mow, edge, and trim the grass located on the Townhome Lots improved with a Home, the cost of such grass maintenance being assumed by the Association for the benefit of Townhome Lots as if same were Common Area of the Association, but with such costs being considered with the budget as part of grounds' maintenance. The Lot Owner shall be responsible for the cost of replacing any such grass or landscape that has died and requires replacing. The Association is hereby granted an easement over and across the Townhome Lots for the purpose of mowing, edging and trimming the grass, and the Lot Owner shall not place any obstruction, fence, wall, tree or shrubbery on such ground without the consent of the Association, the said consent being conditioned on the Association having free access to the property for the purpose of providing such grass maintenance. Owners shall not take any actions which result in its lawn being damaged or dying. Any Owner violating the restrictions of this section resulting in lawns or grass needing to be repaired or replaced will be charged the cost of such work as an Individual Assessment.

Section 3. Irrigation. It shall be the duty of the Association to maintain the irrigation system for the Community, including irrigation of Common Areas and Townhome Lots. Said irrigation system will run on both on Townhome Lots and Common Area and easements may run on or over Association property. The cost of maintenance of the irrigation system on a Lot shall be assumed by the Association for the benefit of the entire Property as if same were Common Area, and such costs being considered with the budget as part of grounds' maintenance. The Association shall have the right to irrigate both lawns and landscaping on a schedule appropriate for the climate and conditions, provided a Townhome Lot Owner may elect to supplement the irrigation schedule by hand watering in between scheduled irrigation. The Association shall have sole discretion in determining the irrigation schedule, which may be limited by local or state restrictions. The Association is hereby granted an easement over and across the Townhome Lots for the purpose of installing and maintaining the irrigation system. No Townhome Lot Owner shall place any obstruction, fence, wall, tree or shrubbery over the irrigation system without the prior written consent of the Association. A Townhome Lot Owner shall be responsible for payment of any costs related to the repair and/or replacement necessary as a result of any damage done to the irrigation system, whether on the Townhome Lots or the Common Area, caused by the Townhome Lot

Owner, any member of Townhome Lot Owner's family, any guests, invitees, contractors, workers or agents of Owner. Each Townhome Lot Owner acknowledges that irrigation water may be effluent or reclaimed water from the County, or Association, and therefore such irrigation water should not be ingested. Due to water quality, irrigation systems may cause staining on Homes and other improvements, structures or paved areas and it shall be each Townhome Lot Owners' responsibility to treat and remove any such staining at the Townhome Lot Owner's expense. Further, the Owner shall not place any obstruction, fence, wall, tree or shrubbery over the irrigation system without the written consent of the Association.

Section 4. Landscaping. Unless otherwise provided, the Association shall only be responsible for the maintenance of landscaping within any landscape easement or buffer originally installed to comply with governmental requirements by the Declarant or by the Association. Such maintenance shall include routine trimming, weeding and pruning of the landscaping. The Association is hereby granted an easement over and across Townhome Lots for the purpose of maintaining the landscaping in accordance herewith. Owners hereby acknowledge the landscape material on the Property and within any landscape easement is intended to fulfill required landscape buffers of adjacent properties. Owners shall not cut or remove any landscape materials on landscape easements, landscape materials installed by the Declarant or the Association or any landscape materials required to remain pursuant to a permit or other governmental regulation. Each Owner shall be solely responsible for all maintenance and replacement of all landscaping installed on the Lot, unless such landscaping is part of an easement or buffer and therefore required to be maintained by the Association by a governmental agency. Pursuant to Section 373.185, Florida Statutes, an Owner shall be permitted to implement Florida-friendly landscaping™ on his Lot in accordance with the statute, local conditions, ordinances and governmental standards and principles. Notwithstanding the foregoing, any such implementation of Florida-friendly landscaping on a Lot is subject to the prior approval of the Board or ARC regarding design and other criteria established by the Board or the ARC. Owner shall perform routine trimming, weeding and pruning of landscaping on the Lot and shall replace any dead or dying landscaping promptly. Subject to §163.045, Florida Statutes, the Owner of each Lot shall be responsible for the planting and maintenance of the trees on each such Lot as required by the County and applicable codes or ordinances, if any. ARC approval as required by the Declaration shall be withheld until such time as the plans and submissions presented for each Lot comply with this provision. Upon such initial planting, each Lot Owner shall be responsible for maintenance of the trees and such trees may not be removed without appropriate permits and authorizations provided by the County, as applicable, or as otherwise permitted under §163.045, Florida Statutes. In the event that a tree planted in compliance with the requirements of this paragraph dies or is removed, the Owner of the Lot is responsible to replace the tree within thirty (30) days thereafter. All trees must be trimmed to maintain a vertical clearance of 13.5 feet above any access road, and a clearance of 10 feet over any sidewalk and/or right-of-way. Any Owner violating the restrictions of this Section resulting in landscaping needing to be repaired or replaced will be charged the cost of such work.

Section 5. Insurance. Each Owner of a Home, excepting Declarant and Builders, shall obtain insurance coverage, insuring the Home located thereon in an amount equal to the maximum insurable replacement value. Such coverage shall afford protection against (i) loss or damage by fire, hurricane, tornado, wind-storm, or other hazards covered by a standard extended coverage endorsement, and (ii) such other risks as from time to time shall be customarily covered with respect to similar construction, location and use as the Home including but not limited to vandalism and malicious mischief. Such coverage shall name the Association as an additional insured party. The Owner shall furnish proof of insurance to the

Association at the time of purchase of a Lot and shall furnish proof of renewal of such insurance on the anniversary date thereof. In addition, any Owner owning or keeping a pet on a Lot shall also obtain and maintain adequate homeowners' insurance to cover pet liability, naming the Association as an additional insured. Owner shall hold the Association, its Directors, Officers, and any Agents harmless for any noncompliance with this Section of the Declaration.

Section 6. Party Walls; Shared Roof and Fences. Each common wall shared by two Lots shall be a party wall for the perpetual benefit of and use by the Owners of each respective Lot. Each such Lot and Owner is hereby granted an easement for the existence of the party wall and for the common roof shared by two lots to the extent either the party wall or roof encroaches on the adjoining Lot, whether encroachment exists as a result of initial construction, reconstruction or natural settling or shifting. Except as otherwise provided herein, each Owner shall bear the responsibility to repair and maintain the unfinished surface of the exterior portion of the party wall which is located within his residence as well as the portion of the roof of the Home located on the Owner's Lot. Both Owners shall equally share the cost of repair and maintenance of the structural and interior portions of the party wall or structural portions of the common roof line shared by the Lot Owners. However, if either Owner's negligence or willful misconduct causes damage to the party wall or the roof, such Owner causing the damage shall bear the entire cost of repair. Each Owner shall have the right to enter the adjacent Lot, including the residence located thereon, where necessary in connection with the repair, maintenance or replacement of a party wall or portion of the roof, upon reasonable prior notice to the affected Owner(s) and at reasonable times and an easement for same is hereby created. Any repair or reconstruction of a party wall or roof shall utilize substantially similar materials, design and location as originally existed. No openings may be cut in the party wall or structural changes made thereto, unless agreed upon by Owners sharing the party wall. Any common fences constructed on the property line between Lots and roofing between Lots on attached Homes shall be treated in the same manner as a party wall. Any party by negligence or willful act that causes a shared fence or roof to be exposed to elements, infestations or other injurious activity, shall bear the entire cost of furnishing necessary treatments, protections or repairs resulting from damage.

Section 7. Exterior Painting and Pressure Cleaning. Each Lot Owner shall be responsible for exterior painting and pressure cleaning of the Home and improvements thereon as required by the Association in accordance with this section. It is anticipated that the Association shall require the roof, exterior walls, sidewalks, patios and driveways of all Homes to be pressured washed every three years. It is anticipated that the Association shall require all Homes to be painted every five to seven years. The Board of Directors shall convene a duly noticed meeting to determine when the uniform exterior painting and pressuring washing shall be required for all Homes in the Community and each Owner shall have at least 120 days to commence the work after the Association provides written notification of required painting or cleaning. Each Owner shall have the right to paint or clean more frequently than required by the Association; provided that prior written approval of paint color is obtained from the Board. Notwithstanding the foregoing, by majority vote of the Members at a duly notice meeting, the Association may enter into a bulk contract for uniform painting and/or pressuring washing of all Homes in the Community and charge each Owner its equal share of the cost thereof as a Special Assessment. If any Lot Owner fails or refuses to paint or pressure wash his Home or other improvements as required herein, the Association may perform the work and charge the Owner the cost thereof as an Individual Assessment.

ARTICLE XII
COVENANTS RELATING TO FIRST MORTGAGEES

Section 1. The following actions will require the prior written approval of two-thirds (2/3) of the holders of record of Institutional First Mortgages on Lots within the Property, (based upon one (1) vote for each Institutional First Mortgage holder): the abandonment, partition, subdivision, encumbrance, sale or transfer of the Common Area by the Association, other than the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Area; a material change in the method of determining the assessments or other charges that may be levied against an Owner; the failure of the Association to maintain fire and extended coverage on any insurable improvements hereafter on the Common Area and any insurable improvements thereon in an amount that shall not be less than one hundred (100%) percent of the insurable value, based on the current replacement costs; the use of the insurance proceeds paid to the Association for any loss to the Common Area, or the improvements thereon, for any purpose other than the repair, replacement or reconstruction of the Common Area and the improvements thereon; the amendment of the Declaration in any manner which materially affects or impairs the rights of an Institutional First Mortgagee; the conveyance, encumbrance or hypothecation in any manner of the Common Area.

Section 2. An Institutional First Mortgage encumbering any Lot in the Property may singly or jointly with other Institutional First Mortgagees: pay the taxes or other charges which are in default and which may or have become a charge against the Common Area; pay overdue premiums on hazard insurance policies for the Common Area; or secure new hazard insurance coverage for the Common Area after lapse of the existing coverage. In the event any Institutional First Mortgagee makes any of the aforementioned payments, such Institutional First Mortgagee shall be entitled to immediate reimbursement from the Association for the payments advanced, and such Mortgagee shall be subrogated to the assessment and lien rights of the Association against the Owners for the repayment of such advance, and the expense of making such reimbursement to the Institutional First Mortgagee shall be deemed a common expense of the Association.

Section 3. No provision of this Declaration shall be interpreted to give an Owner, or any other party, priority over the rights of any Institutional First Mortgagee pursuant to the terms of its Mortgage on any Lot on the Property in the event of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

Section 4. Any Institutional First Mortgagee of a Lot on the Property who obtains title to a Lot pursuant to the remedies provided in said Mortgagee's Institutional First Mortgage on that Lot, or obtains title by deed in lieu of foreclosure, shall not be jointly and severally liable with the prior owner for unpaid assessment or charges accrued against said Lot prior to the acquisition of title to said Lot by such Mortgagee; however, such Mortgagee, or its successors or assigns as a subsequent holder of the first mortgage, acquiring title to a Lot by foreclosure or by deed in lieu of foreclosure, shall be liable for the unpaid Assessments that became due before the mortgagee's acquisition of title in the amount equal to the lesser of (i) the Lot's unpaid Assessments and Special Assessments that accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the Association; or (ii) one percent of the original mortgage debt on the Lot. The limitations on Assessment liability for Institutional First Mortgagees obtaining title through foreclosure provided by this paragraph apply only if the Institutional First Mortgagee filed suit against the Lot Owner and initially joined the Association as a defendant in the mortgagee foreclosure action. Joinder of the Association is not required if, on the date the complaint is

filed, the Association was dissolved or did not maintain an office or agent for service of process at a location that was known to or reasonably discoverable. Institutional First Mortgagees shall be responsible for all Assessments on the Lot as of the date of acquisition, including any Special Assessment or Individual Assessment assessed or coming due after the date of acquisition of title to the Lot.

Section 5. The Institutional First Mortgagee of any Lot on the Property is entitled, upon request, to written notification from the Association of any default in the performance by the Owner of any of such Owner's obligations pursuant to the terms of this Declaration, which default is not cured after sixty (60) days' notice to such Owner.

Section 6. Any Institutional First Mortgagee who acquires title to any portion of the Property by way of foreclosure, deed in lieu of foreclosure, or otherwise, shall be entitled to any exemption from the restrictions on sales and leasing of Homes and Lots to the same extent that Declarant would be exempt from such restrictions.

ARTICLE XIII
LEASE AND OCCUPANCY RESTRICTIONS

Leases. All leases shall be in writing and shall provide that the Association shall have the right to terminate the lease in the name of and as agent for the lessor upon default by tenant in observing any of the provisions of the Declaration, the Articles of Incorporation, Bylaws of the Association and applicable rules and regulations, if any. No lease shall be approved for a term of less than seven (7) months. No Home may be leased more than two (2) times in any calendar year unless otherwise approved by Association in the case of hardship. The Owner will be jointly and severally liable with the tenant to the Association for any sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. The Board of Directors may require that a sum of money not to exceed One Thousand and No/100 ($1,000.00) Dollars or one month's rent, whichever is greater, be deposited in escrow with the Association as a security deposit for the purpose of covering the cost of any damage to the Common Area or other portions of the Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The number of occupants must comply with applicable Federal Laws and local codes regarding the size of the Home. The tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by Association. Notwithstanding the foregoing, should an Owner fail to perform his or her obligations under this Section, the Association shall have the right, but not the obligation, to evict such tenant and the costs of the same shall be charged to the Owner as an Individual Assessment. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home. If a Home is occupied by a tenant and the Owner is delinquent in paying any monetary obligation due to the Association, the Association may demand that the tenant pay to the Association all rental payments becoming due and continue to make such payments until all the monetary obligations of the Owner related to the Lot have been paid in full and the Association releases the tenant or until the tenant discontinues tenancy, in accordance with Florida law.

ARTICLE XIV
WATER MANAGEMENT SYSTEMS

Section 1. Transfer of Surface Water Management System. The Association shall own, operate and maintain the Surface Water Management System. The Association is intended to exist in perpetuity. However, should the Association dissolve, the Surface Water Management System, property containing the Surface Water Management System and water management portions of Common Area shall be conveyed to one of the following: (i) local governing unit, municipal service taxing unit or special taxing unit, (ii) active water control district created pursuant to Chapter 298, Florida Statues, drainage district created by special act, special district defined in Chapter 189, Florida Statues, community development district created pursuant to Chapter 190, Florida Statutes, special assessment district created pursuant to Chapter 170, Florida Statues, or water management district created pursuant to Chapter 373, Florida Statues, (iii) state or federal agency, (iv) duly constituted communication, water, sewer, surface water, electrical or other public utility, (v) construction permittee so long as such construction permittee continues to own the Surface Water Management System and water management portions of Common Area, or (vi) non-profits corporation, including homeowner's association, property owners' association, condominium owners' or master association so long as it submits the required paperwork and has the financial, legal and administrative capability to provide for the long term operation and maintenance of the Surface Water Management System (each an "**Approved Entity**"). The Approved Entity must have the powers listed in Section 12.3 .4(b)1. through 8. of the WMD Applicant Handbook Volume 1 effective June 1, 2018 (the **"WMD Handbook"**), the covenants and restrictions required in Section 12.3.4(c)1. through 9. of the WMD Handbook, and the ability to accept responsibility for the operation and maintenance of the system described in Section 12.3.4(d)1. or 2. of the WMD Handbook. In the event the WMD Handbook is revised, the entity assuming ownership and control of the Surface Water Management System Facilities must be of the type and have the powers in listed in the WMD Handbook or otherwise required by the WMD and the City at the time of such conveyance.

Section 2. Amendments Pertaining to Surface Water Management System. Any amendment of this Declaration which would affect the Surface Water Management System or the responsibility of the Association, or its agents, to maintain, or cause to be maintained, the Surface Water Management System must be approved by the Association, the WMD and the City for a determination of whether the amendment necessitates a modification of the Permit. The amendment may not be finalized until any necessary Permit modification is approved.

Section 3. Surface Water Management. No Owner or any other person or entity other than Declarant shall do anything to adversely affect the surface water management and drainage of the Property without the prior written approval of the Association, the WMD, the City and any controlling governmental authority, including but not limited to the excavation or filling in of any lake or canal, addition of impervious surface of any kind, or the changing of the elevation of any portion of the Property, provided the foregoing shall not be deemed to prohibit or restrict the initial construction of improvements upon the Property by Declarant or by the Developer of any portion of the Property in accordance with permits issued by controlling governmental authorities. In particular, no Owner other than Declarant or the Association shall install any landscaping, place any fill on a Lot, remove or cut littoral plantings or native vegetation, spray herbicide or grade portions of the

Property which would adversely affect the drainage of any contiguous Lot. No construction activities may be conducted relative to any portion of the surface water management system, including but not limited to digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the system as permitted without the consent of the Association,the WMD or the City. No Owner or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair or landscaping purposes by the Declarant, Association, the WMD, the City or Association or any appropriate governmental agency that may require access. No person shall fill, dike, rip-rap, block, divert or change the water retention and drainage areas that have been or may be created without the prior written consent of the Association, the WMD and the City. If such actions are permitted by the Association, the WMD and the City, the Declarant, or the Association may draw water for irrigation or other purposes from any water management area. All recreational activities, including without limitation, boating, swimming, wading or fishing, in water management areas are strictly prohibited.

If wetland mitigation monitoring is required by the Permit and if the Association is responsible thereunder to carry out such obligation, the rules and regulation of the Association shall state that it will be the Association's responsibility to complete the task successfully, including meeting all conditions associated with mitigation maintenance and monitoring.

Section 4. Drainage Swales. A drainage swale may be constructed upon each Lot for the purpose of managing and containing the flow of surface water if any, found upon such lot from time to time ("**Drainage Swale**"). Each Lot Owner, including Builders, shall be responsible for the maintenance, operation and repair of any Drainage Swale on the Lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the Drainage Swales to provide drainage, direct water flow, water storage, conveyance or other surface water management capabilities as permitted by the WMD and the City. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the Drainage Swales is prohibited. No alteration of the Drainage Swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or human- induced phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the Drainage Swale is located. In the event a Lot Owner fails to maintain or repair the Drainage Swale on the Owner's Lot in accordance with this Section 4, the Association, upon reasonable advance notice and opportunity to cure, may, through its employees, agents, or contractors, enter upon the Lot and perform such maintenance and repairs at the Owner's sole expense. All such costs shall be deemed an Individual Assessment on such Lot. The remedy provided hereunder is not exclusive. The Association may levy fines and or seek equitable and other relief in the courts as otherwise provided in this Declaration.

Section 5. Preservation Easements. The Property, including the Common Areas and some Lots, may contain conservation tracts, wetland preservation areas and upland buffers (collectively, the **"Preservation Areas"**) subject to conservation and preservation easements for same. Preservation easements on the Property may be established or dedicated on the Plat, by a separate instrument and/or this Declaration. In addition to any additional restrictions set forth in the foregoing documents, the following activities are prohibited in the Preservation Areas: (1) construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground; (2) dumping or placing of soil or other substances or materials as landfill, or dumping or placing of trash, waste or unsightly or offensive materials; (3) removal or destruction of trees, shrubs or other vegetation, except for the removal of exotic or nuisance

vegetation in accordance with a district approved maintenance plan; (4) excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to affect the surface; (5) surface use, except for purposes that permit the land or water easement to remain in its natural condition; (6) activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, including, but not limited to, ditching, digging and fencing; (7) acts or uses detrimental to aforementioned retention of land or water easement; and (8) acts or uses which are detrimental to the preservation of any features or aspects of the preservation easements having historical or archaeological significance.

Section 6. Littoral Areas. The ponds and wetlands within the Community may contain littoral areas which are required by State and County regulations to be vegetated with native plants and maintained in perpetuity. Littoral areas aid in shoreline stabilization and nutrient uptake and provide habitat for native animal species. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the WMD. Removal includes dredging, the application of herbicide, cutting of and the introduction of grass carp.

Section 7. Rights of Enforcement. The WMD, the City, the Association, the Declarant and each Owner shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, monitoring, repair and replacement of the Surface Water Management System. Such rights include the right of the WMD and the City to take enforcement action, including a civil action for injunction and penalties, against the Association, as applicable, to compel it to correct any outstanding problems with the Surface Water Management System facilities or the mitigation or preservation areas under the responsibility or control of the Association.

ARTICLE XV
INSURANCE AND HAZARD LOSSES

Section 1. Authority. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance, if available at commercially reasonable rates, for all insurable improvements on the Common Areas. If blanket all-risk coverage is not available at commercially reasonable rates, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. Insurance that shall be carried on the Common Areas and the Association Property, to the extent provided in this Article XV, shall be governed by the following provisions:

Section 2. Named Insured. All insurance policies upon the Common Areas and the Association Property shall be purchased by the Association and shall be placed in a single agency or company, if possible, licensed by the State of Florida. The named insured shall be the Association. The Association has the authority to use their discretion in obtaining the coverage listed hereinafter, as some of the requirements may be or become unobtainable or may be cost prohibitive.

Section 3. Coverage. The Association shall use its best efforts to maintain insurance covering the following:

(a) Casualty. The Common Areas including any structures thereon, and all fixtures, installations or additions comprising that part of the Common Areas to be insured under the Association's policy(ies) and such improvements from time to time, together with all

fixtures, building service equipment, personal property and supplies constituting the Common Areas or owned by the Association (collectively the "**Insured Property**"), shall be insured in an amount not less than 100% of the full insurance replacement value thereof. Such policies may contain reasonable deductible provisions as determined by the Board of Directors of the Association. Such coverage shall afford protection against:

(b) Loss or Damage by Fire and Other Hazards covered by a standard extended coverage endorsement;

(c) Such Other Risk as from time to time are customarily covered with respect to the Common Areas and improvements similar to the Insured Property in construction, location and use, including, but not limited to, vandalism and malicious mischief;

(d) Flood Insurance. If any part of the Common Areas or Association Property is in a Special Flood Hazard Area as designated on a Flood Insurance Rate Map, the Association may maintain a master or blanket policy of flood insurance. The amount of flood insurance should be at least equal to the lesser of 100% of the insurable value of the facilities or the maximum coverage available under the appropriate National Flood Insurance Administration program;

(e) Liability Insurance. If the policy does not include "severability of interest" in its terms, a specific endorsement must be obtained to preclude the insurer's denial of an Owner's claim because of negligent acts of the Association or of other Owners;

(f) Public Liability Insurance. The Association shall obtain public liability and property damage insurance covering all of the Common Areas and the Association Property and insuring the Association and the Members as their interests appear in such amounts and providing such coverage as the Board of Directors of the Association may determine from time to time. The liability insurance shall include, but not be limited to, hired and non-owned automobile coverage;

(g) Workmen's Compensation Insurance. The Association shall obtain workmen's compensation insurance in order to meet the requirements of law, as necessary;

(h) Directors and Officers Liability Insurance. The Association shall obtain directors and officers liability insurance providing such coverage as the Board of Directors of the Association may determine from time to time;

(i) Fidelity Bond/Theft Insurance. The Association shall obtain insurance or a fidelity bond for all persons who control or disburse funds of the Association, with coverage in the amount of the maximum funds that will be in the custody of the association or its management at any one time, unless waived for any period in accordance with the HOA Act; and

(j) Other Insurance. The Board of Directors of the Association shall obtain such other insurance as they shall determine from time to time to be desirable.

Section 4. Subrogation Waiver. If available, the Association shall obtain policies which provide that the insurer waives its right to subrogation as to any claim against Members, the Association and their respective servants, agents and guests.

Section 5. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association. The cost of insurance premiums and other incidental expenses incurred by the Association in administering and carrying out any of the provisions of this Section shall be assessed against and collected from Members as part of the Annual Assessments.

Section 6. Association's Power to Compromise Claims. The Board of Directors of the Association is hereby irrevocably appointed agent for each Member and for each holder of a mortgage or other lien, for the purpose of compromising and settling all claims arising under insurance policies purchased by the Association, and to execute and deliver releases upon payment of claims.

ARTICLE XVI
GENERAL PROVISIONS

Section 1. Covenants Run With the Land. All covenants, conditions, restrictions, reservations, easements, liens and charges contained in this Declaration shall constitute covenants running with the land, and all grantees, devisees, or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through or under such persons, agree to be bound by the provisions of (a) this Declaration of Covenants, Restrictions, Conditions and Easements, and (b) the Articles of Incorporation and Bylaws of the Association. The Association shall be the entity responsible for the operation and maintenance of the Common Area.

Section 2. Enforcement. The Declarant or the Association shall have the right during the Development Period to enforce all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration by proceedings at law or in equity. After the Development Period, the Association or any lot Owner shall have the right to enforce, by proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. In any such legal or equitable proceedings to enforce any restriction, condition, covenant, reservation, lien or charge now or hereafter imposed by these covenants, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs including at all appellate levels.

The Association shall not be obligated to take action to enforce any covenant, restriction or rule which the Board reasonably determines is, or is likely to be construed as, inconsistent with applicable law, or in any case in which the Board reasonably determines that the Association’s position is not strong enough to justify taking enforcement action. Any such determination shall not be construed as a waiver of the right to enforce such provision under other circumstances or estop the Association from enforcing any other covenant, restriction, or rule.

The WMD and the City shall retain the right to enforce, by a proceeding at law or in equity, the provisions contained in the Declaration which related to the maintenance, operation and repair of the Surface Water Management System.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 4. Duration. The covenants, conditions, restrictions, reservations, easements,

liens and charges provided for in this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time said covenants, as amended from time to time, shall automatically renew for successive ten (10) year periods, or if required by the law then in effect, shall be extended for successive periods in accordance with Florida Statutes, Chapters 720 and 712, as amended from time to time. In the event the Association ceases to exist, except as provided in Article XIV, Section 1 herein, any Owner may petition the Circuit Court for the appointment of a Receiver to manage the affairs of the Association and all Common Area and the corresponding infrastructure will be dedicated or conveyed to a similar non-profit organization or entity to assure continued maintenance and operation.

Section 5. Amendment. So long as there is a Class B Membership, Declarant reserves the right to amend this Declaration without the consent of the Lot Owners. Such amendments shall not require the consent of the Institutional First Mortgage Lenders. Amendments made by the Declarant in accordance herewith and shall become effective when executed by Declarant and recorded in the Public Records of the County. After the Class B Membership terminates, the covenants and restrictions of this Declaration may be amended by an affirmative vote of not less than two-thirds (2/3) of the Lot Owners present in person or by proxy at a meeting of the owners at which a quorum is present. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or Bylaws affecting any aspect of the surface water management system must receive prior written approval of the WMD. Any amendments must be properly recorded in the Public Records of the County in the State of Florida.

Section 6. Remedies for Violation. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, tenants or employees, to comply with any covenant, restriction, rule or regulation, provided the notice and committee hearing requirements of the HOA Act are followed. In the sole discretion of the Board, a tenant may be fined, jointly and severally with the landlord Owner, for such violation(s).

(a) Amounts: A fine may be levied as follows:

(1) Single non-compliance or violation: a fine of One Hundred and No/100 ($100.00) Dollars.

(2) First non-compliance or violation which is of a continuing nature: a fine not be in excess of One Hundred and No/100 ($100.00) Dollars per day not to exceed One Thousand and No/100 ($1,000.00) Dollars in the aggregate.

(3) Second non-compliance or violation which is of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day without a limitation on the aggregate amount of the amount due.

(b) Payment of Penalties. Fines shall be paid not later than five (5) days after notice of the imposition or assessment of the penalties.

(c) Collection of Fines. Fines shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

(d) Application of Proceeds. All monies received from fines shall be allocated as directed by the Board of Directors of the Association.

(e) Non-Exclusive Remedies. Fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

(f) Right of Entry. In addition to the foregoing rights, whenever (a) there shall have been built within the Property any structure which is in violation of this Declaration or in the event of any damage or destruction of any of the Property or portion thereof by an Owner or any of its guests, invitees, tenants or occupants, into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, or (b) any portion of the Property and/or Home owned by an Owner has fallen into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, a duly authorized representative of the Association may enter upon the Property where such violation, damage or destruction exists and summarily abate, remove or correct the same at the expense of the Owner; provided, however, that the Association shall then make the necessary repairs, constructions, etc., to insure that the Property and improvements where such violation occurred is restored to the same condition in which it existed (or should have existed) prior to such violation, and any such entry, abatement, removal or restoration and construction work shall not be deemed a trespass. All amounts expended by the Association, together with interest thereon at the rate of eighteen (18%) percent per annum from thirty (30) days after the date of notification of the violation and all costs and reasonable attorneys' fees incurred by the Association shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

Section 7. Effect of Waiver of Violation. No waiver of a breach of or violation of any of the terms, provisions and covenants in this Declaration, or in the Articles or Bylaws, shall be construed to be a waiver of any succeeding breach or violation of the same term, provision or covenant of this Declaration, or the Articles or Bylaws.

Section 8. Instruments Governing Common Area and Owners of Lots. This Declaration and the Articles and Bylaws, and any lawful amendments thereto shall govern the Common Area and the rights, duties and responsibilities of the Owners of Lots.

Section 9. HUD/FHA, VA, FNMA Approval. If the Property is approved by the Department of Housing and Urban Development ("**HUD**") as a Planned Unit Development, as long as there is a Class B membership, the following actions may require the prior approval of HUD/FHA or the Veterans Administration or the Federal National Mortgage Association: Annexation of additional properties, mergers and consolidations, mortgaging of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions affecting or modifying rights of Institutional First Mortgagees hereunder.

Section 10. Agreements for Professional Management. Any agreement for Professional management, or any other contract providing for services of the Declarant may not exceed three (3) years. Any such agreement must allow for the termination by either party without a cause, but

in such an event, may provide for payment of a termination fee on sixty (60) days or less written notice.

Section 11. Declarant's Disclaimer of Representations. Notwithstanding anything to the contrary herein, Declarant makes no warranties or representations whatsoever that the plans presently envisioned for the development of the Property or surrounding land can or will be carried out, or that any real property now owned or hereafter acquired by the Declarant is or will be subjected to this Declaration, or that any such real property (whether or not it has been subjected to this Declaration) is or will be committed to or developed for a particular (or any) use, or that if such real property is once used for a particular use, such use will continue in effect. While Declarant has no reason to believe that any of the restrictive covenants and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold Declarant harmless therefrom.

Section 12. Security. The Association may, but shall not be obligated to, maintain or support certain activities within the Community designed to make the Property safer than it otherwise might be. Neither the Association, Builder, the original Declarant, nor any successor Declarant shall in any way be considered insurers or guarantors of security within the Community, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system or other security system or measures, including any mechanism or system for limiting access to the Property, cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform all occupants of their Homes that the Association, its Board of Directors and committees, Builder, Declarant, and any successor Declarant are not insurers and that each Person using the Property assumes all risks of personal injury and loss or damage to property, including Homes and the contents of Homes, resulting from acts of third parties.

Section 13. Notice to Owners. Except as otherwise provided by the HOA Act, whenever notices are required to be given hereunder, the same shall be sent to the Owner by United States First Class Mail, postage prepaid, at the address of the Home situated upon the Lot. Such notices shall be deemed given when deposited in the United States Mail. Any Owner may change his mailing address by written notice given to the Association, absent which the mailing address of the Owner for purposes of notices shall be deemed to be the Lot address, or of different, the last address provided by the Owner to the Association. Notices may alternatively be transmitted to owners electronically for those Owners who provide written notice to the Association of such election, in accordance with the HOA Act.

Section 14. Grammatical Construction. Wherever the context so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural, and the plural shall include the singular.

Section 15. Conflicts. In the event of any conflict between the provisions of this

Declaration, the Articles and the Bylaws, the provisions of this Declaration, the Articles and the Bylaws shall control in that order.

Section 16. CABLE TELEVISION, INTERNET AND HOME SECURITY MONITORING SERVICES. THE ASSOCIATION IS NOT OBLIGATED TO BUT MAY ENTER TO AN AGREEMENT WITH A CABLE TELEVISION COMPANY, INTERNET SERVICE PROVIDER AND/OR SECURITY MONITORING COMPANY PURSUANT TO WHICH ALL OF THE OWNERS WILL BE PROVIDED CABLE TELEVISION AND/OR INTERNET SERVICE AND/OR HOME SECURITY MONITORING SERVICES WHICH WILL BE CHARGED AS ASSESSMENTS. IN THE EVENT SECURITY MONITORING IS PROVIDED TO THE OWNERS BY THE ASSOCIATION, DECLARANT AND THE ASSOCIATION WILL HAVE NO LIABILITY OF ANY KIND OR NATURE DUE TO THE FAILURE OF THE SECURITY MONITORING COMPANY TO DETECT OR REACT TO FIRE, UNAUTHORIZED ENTRY, OR OTHER SECURITY PROBLEM IN ANY HOME.

Section 17. LIMITATION OF LIABILITY OF ASSOCIATION. NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BYLAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING.

(a) IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTY HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTY AND THE VALUE THEREOF; AND

(b) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, THE COUNTY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(c) ANY PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON; AND

(d) EACH OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS HOME) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING USE OF ANY PORTION OF THE PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OF MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.

AS USED IN THIS SECTION, ("**ASSOCIATION**") SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD OF DIRECTORS MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DECLARANT AND ITS AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

Section 18. CONSTRUCTION ACTIVITIES. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DEVELOPER, DECLARANT, ANY BUILDER, THE ASSOCIATION, OR ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE **"LISTED PARTIES"**) WILL BE, FROM TIME TO TIME, CONDUCTING EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO THE PROPERTY. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, OR BY USING ANY PORTION OF THE PROPERTY, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO THE PROPERTY WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THE LISTED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, (iv) ANY PURCHASE OR USE OF ANY PORTION OF THE PROPERTY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING AND (v) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO DEVELOPER, AND DECLARANT TO SELL, CONVEY, LEASE AND/OR ALLOW THE USE OF THE APPLICABLE PORTION OF THE PROPERTY.

Section 19. NO AMENITIES. AS OF THE DATE OF THIS DECLARATION, THERE ARE NO AMENITIES PLANNED FOR IN THE COMMUNITY, AND IT IS POSSIBLE THAT

NO AMENITIES WILL EVER BE CONSTRUCTED OR INSTALLED EITHER WITHIN OR OUTSIDE THE COMMUNITY TO SERVE THE RESIDENTS OF THE COMMUNITY.

[Signatures on the Following Pages]

IN WITNESS WHEREOF, Declarant has executed this Declaration by and through its duly authorized representative.

Signed, sealed and delivered
in the presence of:

Witnesses:

_____
Signature
Printed Name: _____
Address: 3501 Riga Blvd., Suite 100
Tampa, Florida 33619

_____
Signature
Printed Name: _____
Address: 3501 Riga Blvd., Suite 100
Tampa, Florida 33619

DECLARANT:

HP Capital Group 6, LLC, a Florida limited liability company

By: _____
Printed Name: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me **by means of ☐ physical presence or ☐ online notarization**, this ___ day of _____, 2025, by _____, on behalf of _____.

___ Personally known to me, OR
___ Produced _____ as identification.

_____
Notary Signature

_____
Notary Name [Printed/Typed/Handwritten]
Commission No.: _____
My Commission Expires: _____

ASSOCIATION JOINDER

Disston and Mango Street Homeowners' Association, Inc., a Florida corporation not-for-profit, hereby approves and joins in the Declaration of Covenants, Conditions and Restrictions of Disston and Mango Street and the Exhibits attached thereto, and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Declaration.

Signed, sealed and delivered
in the presence of:

Disston and Mango Street Homeowners' Association, Inc., a Florida not for profit corporation

_____
Signature
Printed Name: _____
Address: 3501 Riga Blvd., Suite 100
Tampa, Florida 33619

By: _____
Printed Name: _____
Its: President

_____
Signature
Printed Name: _____
Address: 3501 Riga Blvd., Suite 100
Tampa, Florida 33619

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me **by means of ☐ physical presence or ☐ online notarization**, this ___ day of _____, 2025, by _____, on behalf of _____.

___ Personally known to me, OR
___ Produced _____ as identification.

_____
Notary Signature

_____
Notary Name [Printed/Typed/Handwritten]
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "B"
ARTICLES OF INCOPORATION

EXHIBIT "C"
BYLAWS

EXHIBIT "D"
PERMIT

Certificate of Concurrency Form

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit with the associated development application. Applications must be submitted **DIGITALLY** through the Planning and Zoning goPost portal.

Project Name*	**Project Location***
Mango Street Site	Mango Street, Tarpon Springs FL, 34689 (Address to be assigned)

Type of Development Activity*

- ☐ Conditional Use
- ☐ Final Subdivision Plat
- ☐ Planned Development - Commercial
- ☐ Planned Development - Industrial
- ☐ Planned Development - Residential
- ☐ Site Plan - Commercial Development
- ☑ Site Plan - Residential Development

Residential Project Information

Provide the applicable information below.

(Skip to the next page for non-residential projects)

Total Units

32

Single Family	**Two-Family**	**Multifamily**
32	Number of Units	Number of Units

Mobile Homes	**Recreation Vehicle Sites**	**Beds (ACLF, ALF, etc.)**
Number of Units	Number of Sites	Number of Beds

Non-Residential Project Information

Provide additional information below.

Type of Use(s)

NA

Gross Square Footage

Level of Service Impacts*

Provide both the existing and proposed facility usage for the following services.

****This information must also be included in the site plan set.***

Potable Water Existing*	Potable Water Proposed*
0	8000

Sanitary Sewer Existing*	Sanitary Sewer Proposed*
0	7200

Solid Waste Existing*	Solid Waste*
0	105

Transportation ITE Category*

215: Single - Family Attached Housing

Trips Per Day Existing*	Peak Hour Trips Existing*	Trips Per Day Proposed*	Peak Hour Trips*
0	0	193.36	15.27

Stormwater Drainage*

A separate drainage analysis will be provided for review.

☑ Acknowledged

Mobility Management*

If the proposed development project is located within deficient road corridors and generates more than 50 new peak hour trips, the following items are required:

(Refer to LDC Section 122.11.03)

- ☐ Transportation Management Plan
- ☐ Traffic Study
- ☑ Does Not Apply to Proposed Project

Hurricane Shelter*

If the proposed development project is a residential development of 50 or more units and involves a site that is wholly or partially located within the Pinellas County Evacuation Zones A, B, or C, please submit the following, consistent with LDC Section 122.12:

- ☑ Hurricane Shelter Impact Analysis
- ☐ Does not Apply to Proposed Project

Electronic Signatures Agreement*

By checking the **"I Agree"** box below, you as the property owner/applicant/agent agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

- ☑ I Agee

Electronic Signature*	**Date***
Matt Sylverain	6/17/2025

Steps to Download Form

1. Click the **'Print Only'** button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to **'PDF'**.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at 727-942-5611.