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SITE PLAN DRAWINGS FOR LEGACY POINTE COTTAGES

SECTION 11, TOWNSHIP 12 S, RANGE 31 E
11-12-31-0650-000D0-0050
LESLIE STREET
FLAGLER BEACH, FL 32136

OCTOBER 2024

PROJECT TEAM

PROPERTY OWNER / APPLICANT:	ALT HOMES LLC 39 AUDUBON LANE FLAGLER BEACH, FL 32136 PHONE: (386) 931-6018 EMAIL: ALTHOMESLLC@GMAIL.COM
ENGINEER/ LANDSCAPE ARCHITECT/ AGENT:	NEWKIRK ENGINEERING, INC. 1230 NORTH US1, SUITE 3 ORMOND BEACH, FL 32174 PHONE: (386) 872-7794 EMAIL: HARRY@NEWKIRK-ENGINEERING.COM
ARCHITECT:	ROBERT HALL ARCHITECTS, INC. 217 ROBERTS ROAD NEW SMYRNA BEACH, FL 32169 PHONE: (386) 214-4529 EMAIL: HALLARCHITECTS@RHALLARCH.COM
SURVEYOR:	CPH, INC. 520 PALM COAST PARKWAY SW PALM COAST, FL 32137 PHONE: (386) 445-6569
GEOTECHNICAL:	UNIVERSAL ENGINEERING SCIENCES 911 BEVILLE ROAD, SUITE 3 SOUTH DAYTONA BEACH, FL 32119 PHONE: (386) 756-1105 EMAIL: BPOHL@UNIVERSALENGINEERING.COM
ENVIRONMENTAL:	ECOLOGICAL CONSULTING SOLUTIONS, INC. 235 HUNT CLUB BOULEVARD, SUITE 202 LONGWOOD, FL 32779 PHONE: (407) 869-9434 EMAIL: BGRIFY@ECSFL.CC

CONTACT NUMBERS

PLANNING DIVISION - CITY OF FLAGLER BEACH (386) 517-2016
BUILDING SERVICES - CITY OF FLAGLER BEACH (386) 517-2016
WATER - CITY OF FLAGLER BEACH UTILITY DEPARTMENT (386) 517-2000
WASTEWATER - FLAGLER BEACH UTILITY DEPARTMENT (386) 517-2000
GAS - TECO PEOPLES GAS - (386) 672-2232
ELECTRIC - FLORIDA POWER & LIGHT (386) 257-7502
TELEPHONE/CABLE - AT&T (386) 254-8550

PROJECT STATEMENT

PROPOSE A 22 UNIT, 1-STORY COTTAGE STYLE MULTIFAMILY DEVELOPMENT. THE SITE CONSISTS OF 3.159 ACRES WITH 1.096 ACRES IMPERVIOUS SURFACE.



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C.A. # 30209
L.C. # 26000584
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Civil Engineering, Transportation, CEI & Landscape Architecture
NEWKIRK ENGINEERING INC

LEGAL DESCRIPTION

DESCRIPTION: PARCEL 1:
A PARCEL OF LAND LYING SOUTH OF STATE ROAD 100 WITHIN GOVERNMENT SECTION 11, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE SOUTH HALF (1/2) OF TRACT 4, BLOCK D, ACCORDING TO THE PLAT BUNNELL DEVELOPMENT COMPANY, RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING THE NORTHWEST CORNER OF HILLCREST UNRECORDED SUBDIVISION, THENCE SOUTH 01° 20' 27" EAST ALONG THE WEST LINE OF TRACT 4, BLOCK D, A DISTANCE OF 320.00 FEET, THENCE DEPARTING TRACT 4, BLOCK D, SOUTH 88° 39' 33" WEST A DISTANCE OF 331.10 FEET, THENCE NORTH 01° 20' 27" WEST A DISTANCE OF 64.70 FEET TO A POINT ON THE BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 244, PAGE 576 THROUGH 578, THENCE NORTH 05° 21' 24" WEST A DISTANCE OF 267.29 FEET, THENCE SOUTH 89° 29' 02" EAST ALONG THE SOUTH LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 244, PAGES 576 THROUGH 578, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 2.5303 ACRES MORE OR LESS.

TOGETHER WITH, PARCEL 2:

A PARCEL OF LAND LYING SOUTH OF STATE ROAD 100 WITHIN GOVERNMENT SECTION 11, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF THE SOUTH HALF (1/2) OF TRACT 4, BLOCK D, ACCORDING TO THE PLAT BUNNELL DEVELOPMENT COMPANY, RECORDED IN MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING THE NORTHWEST CORNER OF HILLCREST UNRECORDED SUBDIVISION, THENCE SOUTH 01° 20' 27" EAST ALONG THE WEST LINE OF TRACT 4, BLOCK D, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 01° 20' 27" EAST A DISTANCE OF 60.00 FEET, THENCE DEPARTING TRACT 4, BLOCK D, SOUTH 88° 39' 33" WEST A DISTANCE OF 391.10 FEET, THENCE NORTH 01° 20' 27" WEST A DISTANCE OF 126.65 FEET TO A POINT ON THE BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 244, PAGE 576 THROUGH 578, THENCE SOUTH 89° 29' 02" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 244, PAGES 576 THROUGH 578, A DISTANCE OF 60.03 FEET, THENCE DEPARTING SAID BOUNDARY SOUTH 01° 20' 27" EAST A DISTANCE OF 64.70 FEET, THENCE NORTH 88° 39' 33" EAST A DISTANCE OF 331.10 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINING 0.6292 ACRES MORE OR LESS.

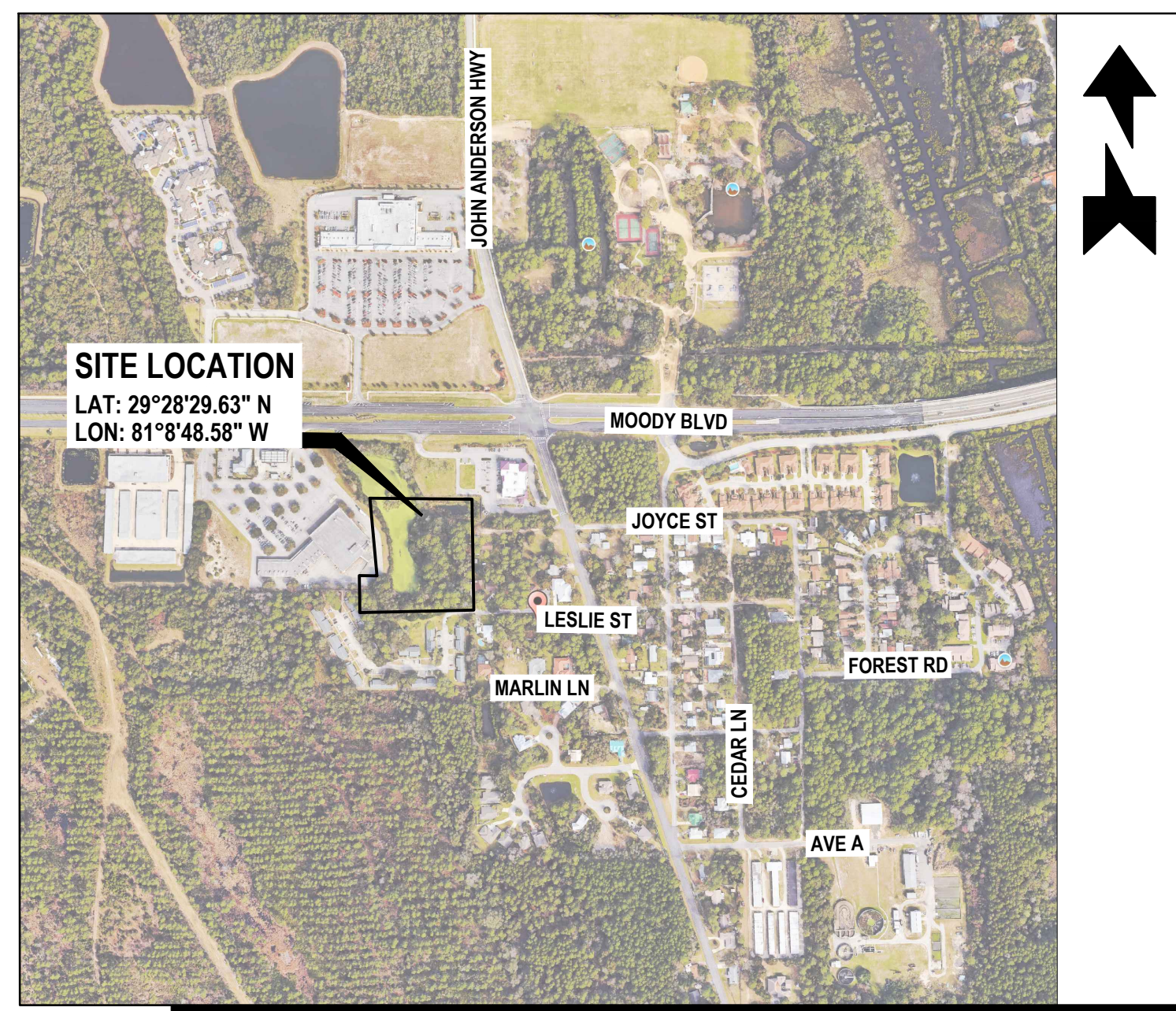
PARCEL 2, SUBJECT TO AN EXISTING EASEMENT FOR ACCESS AND UTILITIES.
PARCELS 1 AND 2 CONTAINING 3.1595 ACRES MORE OR LESS.

JURISDICTIONAL AGENCY PERMIT No.

CITY OF FLAGLER BEACH (DEVELOPMENT ORDER)	SP#23-04-01
SJRWMD (STORMWATER)	199375-1
FDEP (WATER)	.
FDEP (WASTEWATER)	.
FDEP (NPDES NOI)	FLR

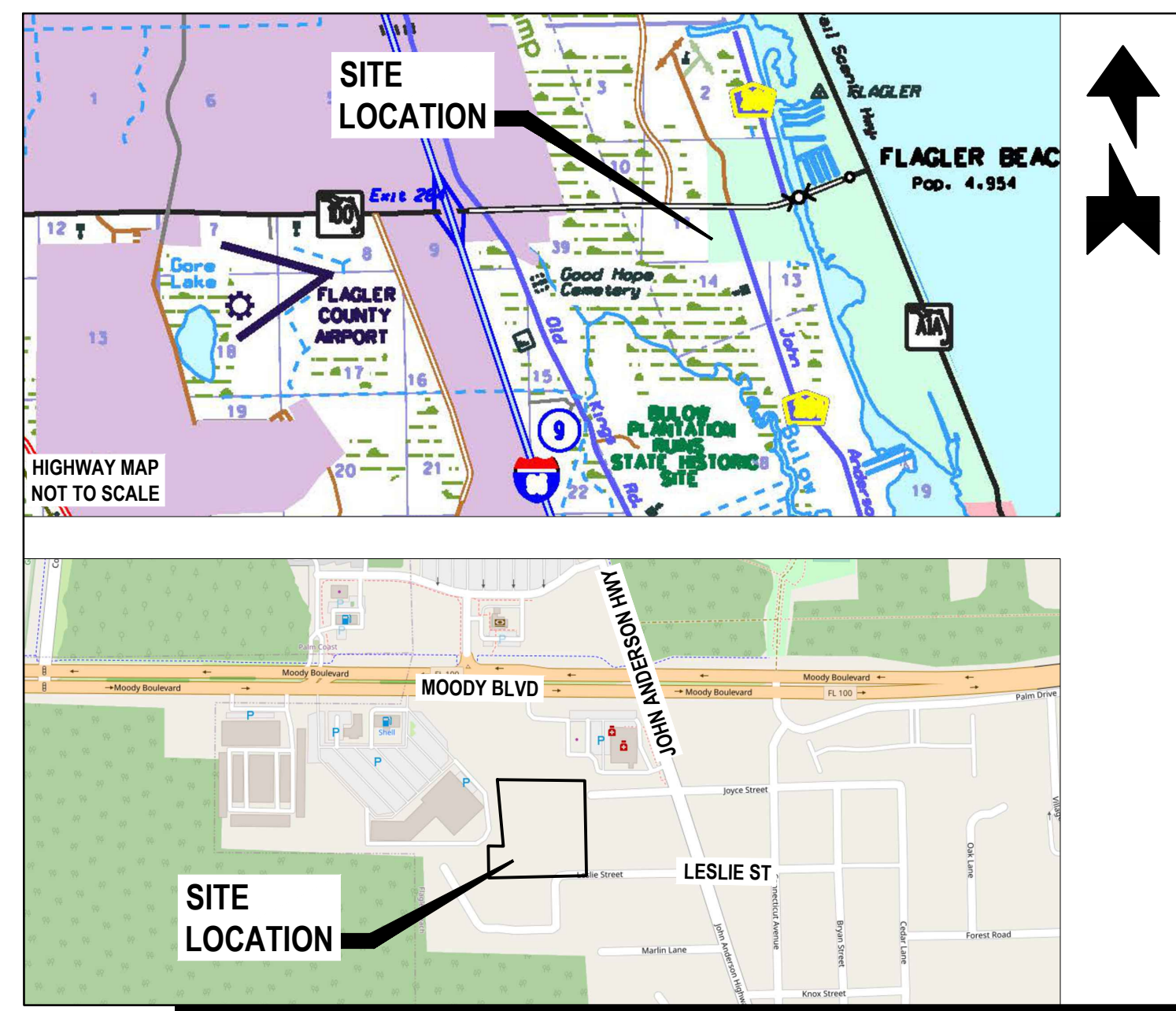
THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

THESE DRAWINGS ARE THE PROPERTY OF NEWKIRK ENGINEERING, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING, INC. COPYRIGHT 2013 ALL RIGHTS RESERVED.



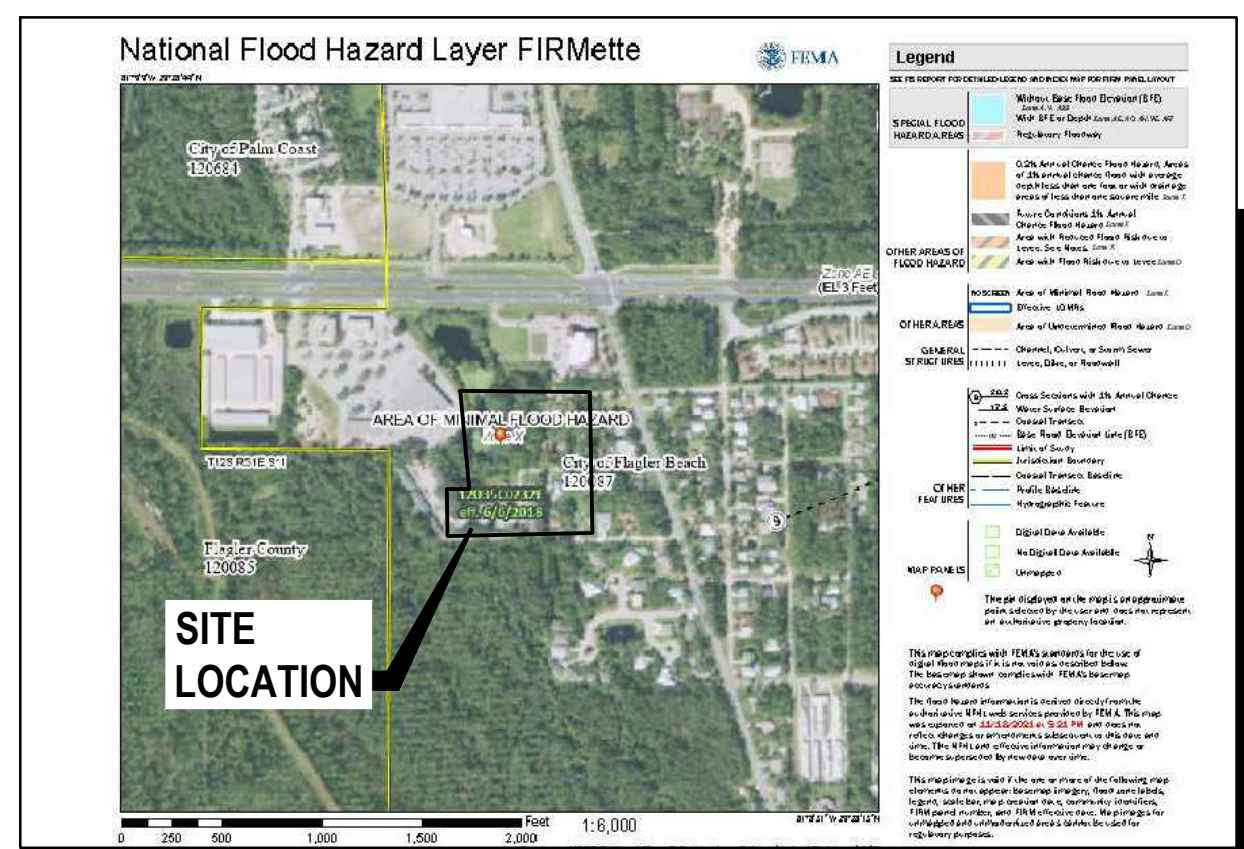
AERIAL MAP

SCALE: 1" = 600'



LOCATION MAP

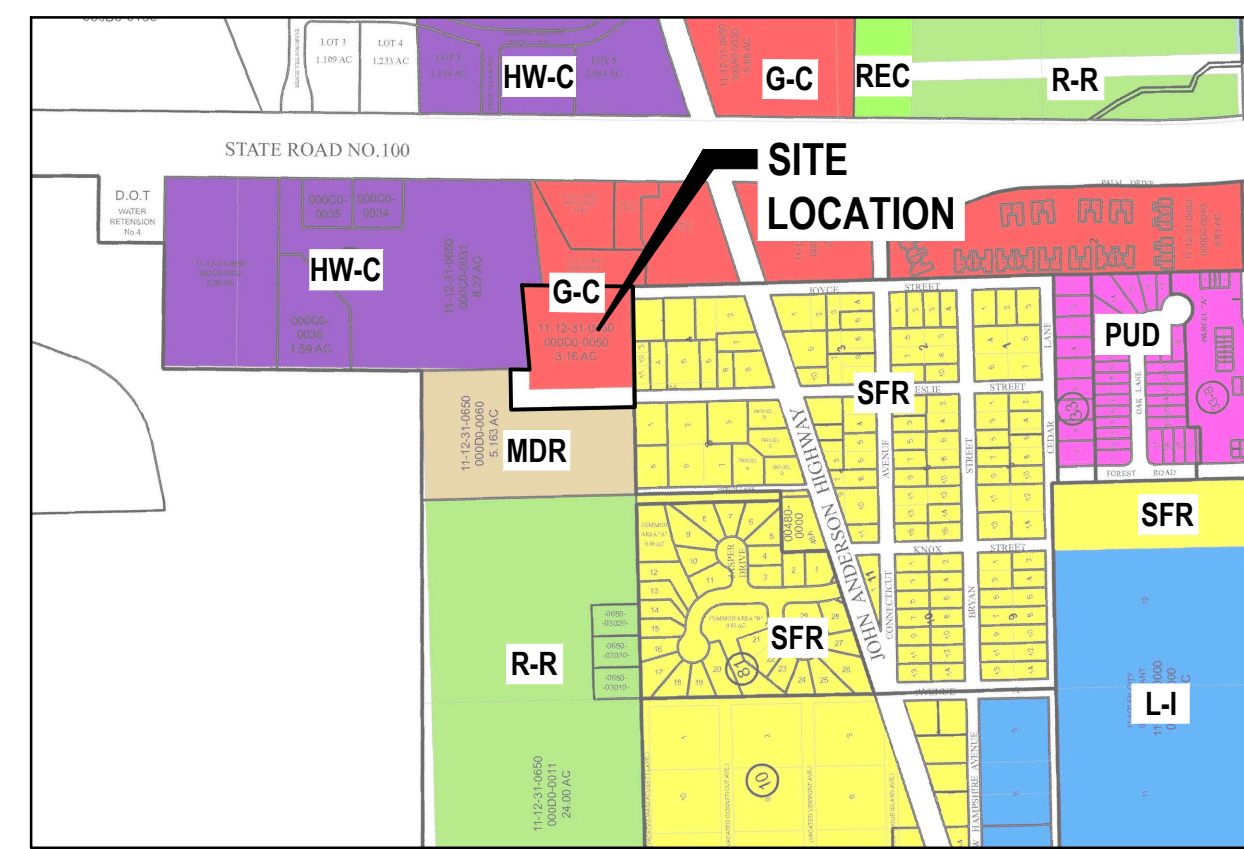
SCALE: 1" = 700'



FLOOD ZONE MAP

SCALE: 1" = 600'

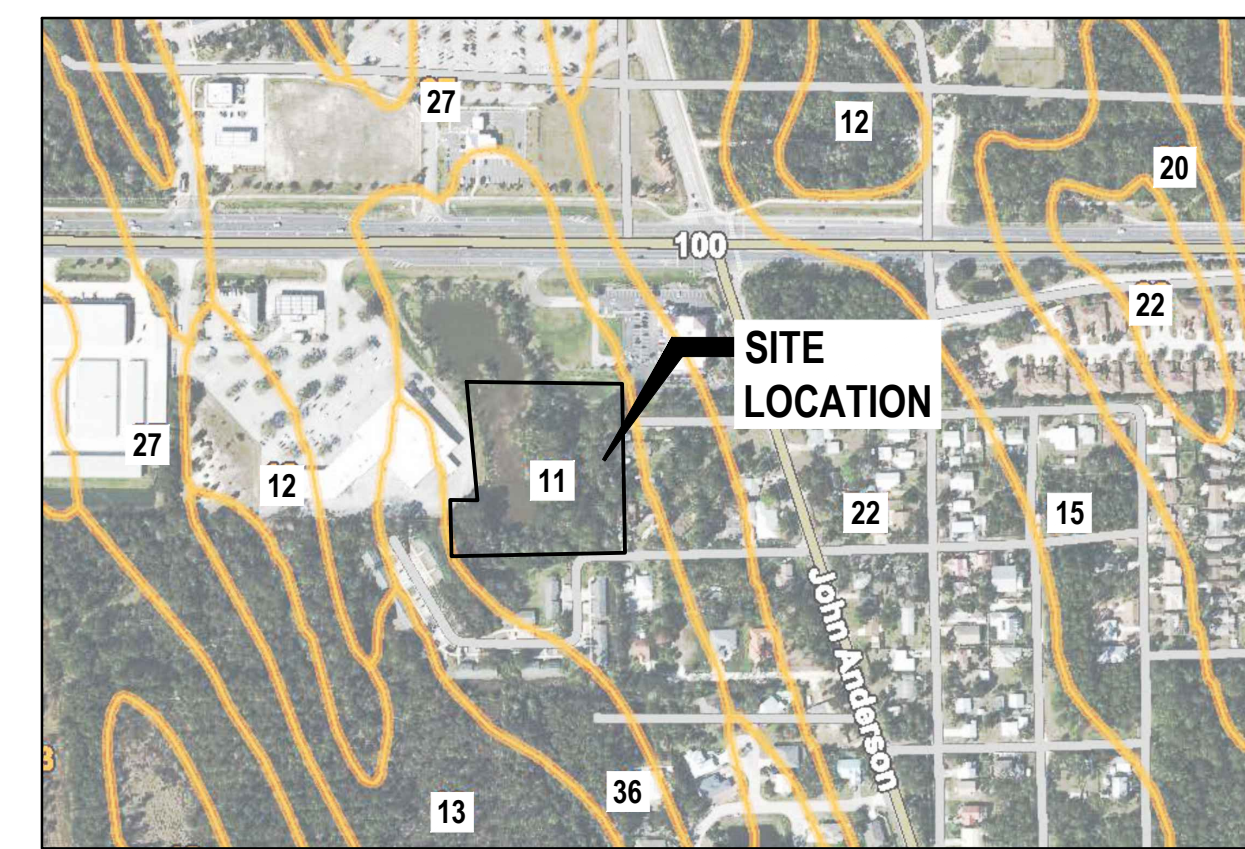
PANEL NO. 12035C0232 E
FLOOD ZONE "X"



ZONING MAP

SCALE: 1" = 700'

PROJECT ZONING DISTRICT:
GC (GENERAL COMMERCIAL)



SOILS MAP

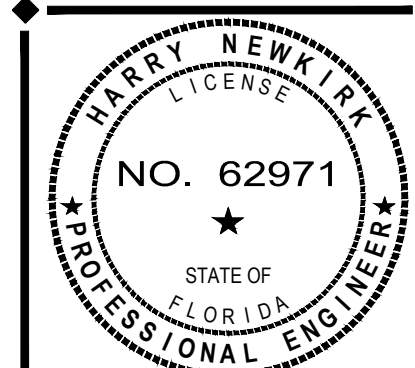
SCALE: 1" = 500'

SOIL TYPES: (1) MYAKKA-MYAKKA, WET, FINE SANDS, 0 TO 2 PERCENT SLOPES

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

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



HARRY H. NEWKIRK, P.E. # 62971
DRAWING NUMBER

1

Field Crew:	D.S.	By	Date
Drawn by:	B.L.B.		
Checked by:	R.L.R.		
Approved by:	J.W.P.		
Scale:	1"=20'		
Date:	2/2/2022		
Job No.:	U3401.1		
File:	U3401.1.dwg		

Survey Prepared By:
CPH, Inc.
520 Palm Coast Parkway SW
Palm Coast, FL 32137
Ph: 386.445.6569
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC000298

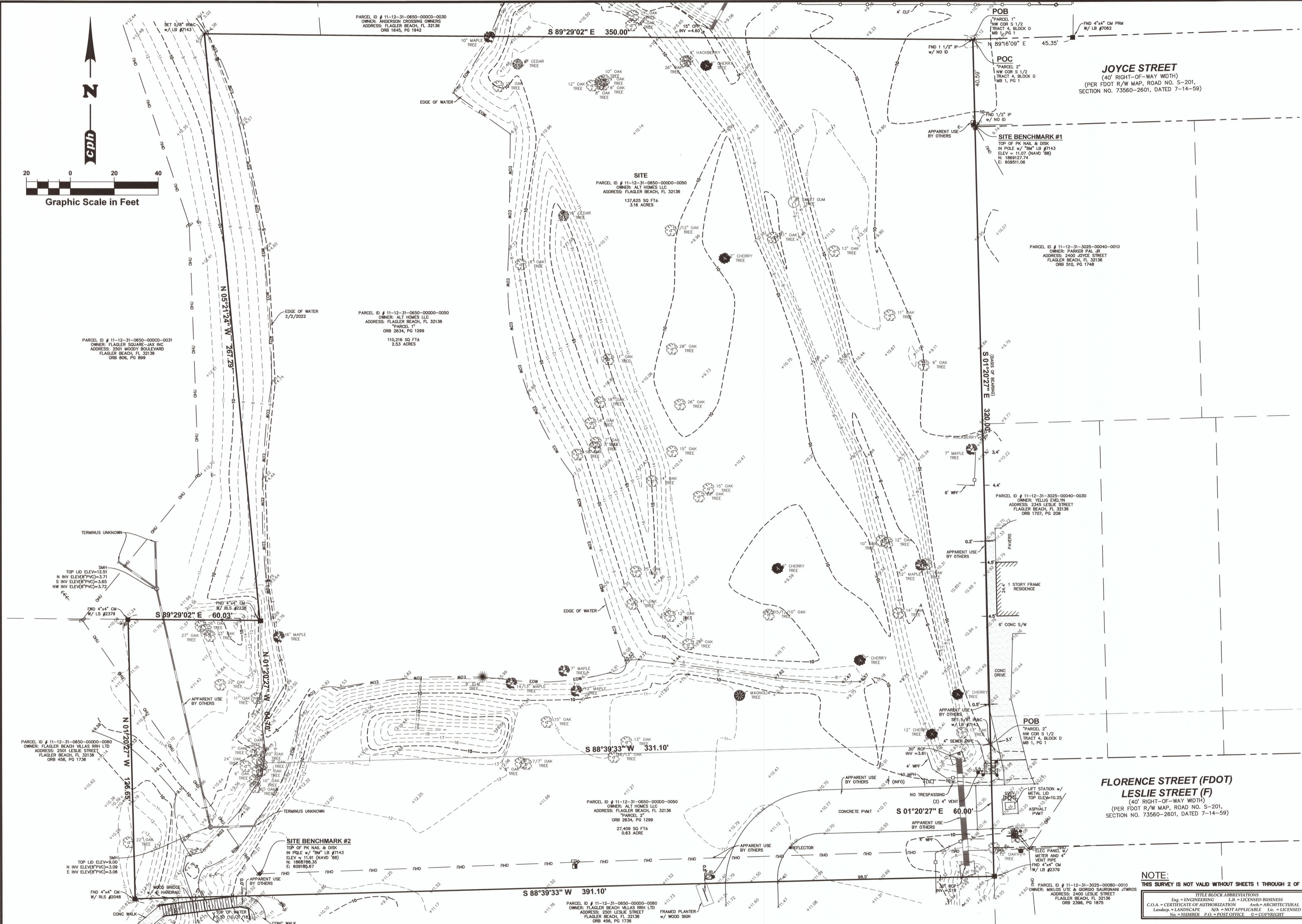
BOUNDARY & TOPOGRAPHIC SURVEY

ALT HOMES LLC

FLAGLER BEACH
SECTION 11-TOWNSHIP 12 SOUTH-RANGE 31 EAST
FLAGLER COUNTY, FLORIDA

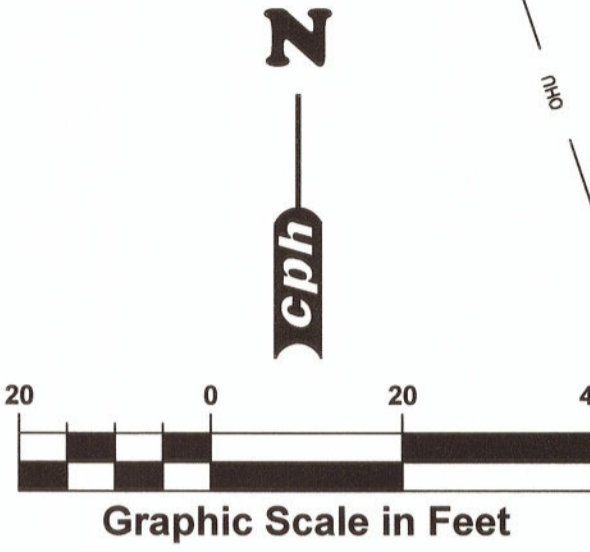
Sheet No.

SU-2



NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

TITLE BLOCK ABBREVIATIONS
Eng = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch = ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT



GENERAL CONSTRUCTION NOTES

- GOVERNING SPECIFICATIONS: CITY OF FLAGLER BEACH LAND DEVELOPMENT CODE, CITY OF FLAGLER BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, CURRENT EDITION.
- ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT EDITION OF THE FDOT DESIGN STANDARD INDEXES, THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE FDOT UTILITY ACCOMMODATIONS MANUAL.
- ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF FLAGLER BEACH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF FLAGLER BEACH INSPECTOR.
- THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (386) 517-2016 FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
- THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
- ONLY ONE TEMPORARY CONSTRUCTION SIGN IS PERMITTED, NOT TO EXCEED 32 SQUARE FEET IN SIGN AREA, MAXIMUM HEIGHT OF 8 FEET AND NO CLOSER THAN 10 FT FROM PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR A TEMPORARY SIGN PERMIT AT THE CITY OF FLAGLER BEACH BUILDING DEPARTMENT. THE SIGN MUST BE REMOVED UPON RECEIPT OF THE CERTIFICATE OF OCCUPANCY.
- LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
- AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
- AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY OR ENGINEER AT THE CONTRACTOR'S EXPENSE.
- THERE SHALL BE NO DEVIATIONS FROM THESE PLANS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
- THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER, TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
- WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
- PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
- ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
- CONCRETE WALKS SHALL BE 4 INCHES THICK HAVING A 3,500 PSI STRENGTH, POURED OVER PROPERLY PREPARED SUBGRADE. ALL CONCRETE SIDEWALKS SHALL BE 8 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 50'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTERS.
- CORE TESTS SHALL BE TAKEN TO VERIFY THICKNESS AND SUBSURFACE COMPACTION. PROVIDE FOR THREE SAMPLES, RANDOMLY LOCATED. TEST FOR EXTRACTION, GRADATION, LABORATORY DENSITY, AND MARSHALL'S STABILITY. PROVIDE A CERTIFICATE FROM THE TESTING AGENCY THAT MATERIALS AND INSTALLATION COMPLY WITH SPECIFICATIONS, SIGNED BY THE ASPHALTIC CONCRETE PRODUCER AND CONTRACTOR. ALL COSTS OF TESTS SHALL BE PAID BY THE CONTRACTOR. IF TESTS SHOW THE INSTALLATION DOES NOT MEET SPECIFICATIONS, THE PAVING SHALL BE REMOVED, REPLACED, AND RETESTED.
- IF ANY MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
- FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (98% FOR PAVED AREAS AND 95% FOR BUILDING PADS AND ALL OTHER AREAS AS PER AASHTO T-180).
- NO BURYING OF ANY ORGANIC MATERIALS ALLOWED.
- THERE WILL BE NO PROPOSED OVERHEAD UTILITY AND SERVICE LINES ASSOCIATED WITH THIS PROJECT. ALL UTILITY LINES AND SERVICES WILL BE INSTALLED UNDERGROUND AT THE OWNER'S, DEVELOPER'S OR BUILDER'S EXPENSE.

SITE AND GENERAL INFORMATION

- THE PROPERTY AREA BOUNDARY CONSISTS OF 137,625 SF OR 3.159 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY SLIGER & ASSOCIATES, INC. (SEE SHEET No. 2 OF THESE PLANS).
- THE EXISTING AND PROPOSED ZONING IS GC (GENERAL COMMERCIAL).
- THE TAX PARCEL NUMBER IS 11-12-31-0650-000D0-0050.
- FLORIDA BUILDING CODE-ACCESSIBILITY (FBCA) AS THE CONTROLLING REGULATION FOR ACCESSIBLE PARKING REQUIREMENTS.
- THE EXISTING SITE CONDITION IS UNDEVELOPED AND PARTIALLY CLEARED AND GRADED. THE FLUCFCS LAND USE IS (191) UNDEVELOPED LAND WITHIN URBAN AREAS.
- PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR FLAGLER COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF (11) MYAKKA-MYAKKA, WET, FINE SANDS, 0 TO 2 PERCENT SLOPES.
- THE SITE IS LOCATED WITHIN ZONE "X" PER FEMA MAP PANEL No. 12035C0232 E, DATED JUNE 6, 2018.
- ELECTRICAL UTILITY SERVICE WILL BE PROVIDED BY FLORIDA POWER & LIGHT. NATURAL GAS WILL BE PROVIDED BY TECO PEOPLES GAS COMPANY. TELEPHONE, CABLE AND INTERNET SERVICE WILL BE PROVIDED BY AT&T. CABLE TV AND INTERNET CAN ALSO BE PROVIDED BY SPECTRUM.
- SOLID WASTE WILL BE COLLECTED AND DISPOSED OF BY WASTE PRO, INC.
- THE SITE IS NOT LOCATED WITHIN THE LIMITS OF A WELLHEAD PROTECTION ZONE AND THERE IS NO ORDINARY HIGH WATER (OHW) LINE WITHIN THE SITE.
- STORMWATER WILL BE PROVIDED BY INTERCONNECTED DRY RETENTION TO EXFILTRATION TRENCH SYSTEM.
- POTABLE WATER AND WASTEWATER UTILITIES PROVIDED BY CITY OF FLAGLER BEACH.
- IRRIGATION SERVICE WILL BE PROVIDED BY A PRIVATE WELL.

LEGEND

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

	BENCHMARK ID		4" BY 4" CONCRETE MONUMENT
	BORING ID		EXISTING EASEMENT
	EXISTING CABLE TV PEDESTAL		EXISTING UNDERGROUND FIBER OPTIC CABLE
	EXISTING CAP OR PLUG		EXISTING FORCE MAIN (# INDICATES SIZE)
	EXISTING CLEAN OUT		EXISTING GAS MAIN
	EXISTING CONDUIT RISER/ MARKER		EXISTING OVERHEAD ELECTRIC CABLES
	EXISTING ELECTRIC METER		EXISTING OVERHEAD TRAFFIC SIGNAL CABLE
	EXISTING ELEVATION (SOFT)		EXISTING RAW WATER MAIN (# INDICATES SIZE)
	PROPOSED ELEVATION (SOFT)		EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
	EXISTING ELEVATION (HARD)		PROPOSED SANITARY SEWER (# INDICATES SIZE)
	PROPOSED ELEVATION (HARD)		PROPOSED WATER MAIN (# INDICATES SIZE)
	EXISTING FIRE HYDRANT		EXISTING CONTOUR
	PROPOSED FIRE HYDRANT		PROPOSED CONTOUR (SOFT)
	EXISTING FLOW DIRECTION		PROPOSED CONTOUR (HARD)
	PROPOSED FLOW DIRECTION		EXISTING UNDERGROUND TELEPHONE CABLE
	EXISTING GAS METER		EXISTING UNDERGROUND TELEVISION CABLE
	EXISTING GAS VALVE		EXISTING UNDERGROUND ELECTRICAL POWER CABLE
	EXISTING GUY WIRE & ANCHOR PIN		JURISDICTIONAL WETLAND LINE
	EXISTING MAIL BOX		EXISTING SANITARY SEWER (# INDICATES SIZE)
	EXISTING MANHOLE (UNKNOWN)		EXISTING WATER MAIN (# INDICATES SIZE)
	PROPOSED MANHOLE		EXISTING PIPE OR CONDUIT (TYPE SPECIFIED)
	EXISTING SANITARY SEWER CLEANOUT		EXISTING SWALE OR CENTER OF DITCH
	EXISTING SANITARY SEWER MANHOLE		PROPOSED SWALE OR CENTER OF DITCH
	EXISTING ROAD SIGNS AND POSTS		EXISTING TOP OF DITCH BANK
	PROPOSED SIGN AND POST		EXISTING BOTTOM OF DITCH BANK
	EXISTING TEE		EXISTING WOOD FENCE
	EXISTING UTILITY POLE		EXISTING WIRE OR CHAIN LINK FENCE
	EXISTING VALVE IRRIGATION		PROPOSED WIRE OR CHAIN LINK FENCE
	EXISTING VALVE WATER		PROPOSED SILT/SEDIMENT FENCE
	PROPOSED WATER VALVE		PROPOSED COIR ROLL OR WATTLE
	EXISTING WATER METER		PROPOSED FLOATING TURBIDITY BARRIER
	EXISTING STORM SEWER WITH INLET		PROPOSED TREE PROTECTION
	PROPOSED STORM SEWER WITH INLET		
	1/2" IRON ROD (NO I.D.)		

SITE DEVELOPMENT USAGE

1. SETBACK:	BUILDING SETBACK REQUIRED	7. REQUIRED RECREATIONAL AREA	
FRONT (EAST)	25 FEET	200 SF PER UNIT = 200 SF x 22 UNITS =	4,400 SF
REAR (WEST)	25 FEET	PROVIDED ACTIVE AREA = PLAY AREA AND GRILL AREA =	9,164 SF
SIDE (NORTH)	15 FEET	PROVIDED PASSIVE AREA = BENCHES, FLOATING FOUNTAIN AND CONVERSATION AREA =	571 SF
SIDE (SOUTH)	15 FEET	TOTAL RECREATION AREA =	9,735 SF
MAXIMUM BUILDING HEIGHT	35 FEET		
ZONING	GC (GENERAL COMMERCIAL)	8. COMMON OPEN SPACE	
FLUM	MEDIUM DENSITY RESIDENTIAL	REQUIRED COMMON OPEN SPACE	
BUILDING HEIGHT	BUILDING 1 = 34'-11/2"	250 SF PER UNIT = 250 SF x 22 UNITS =	5,500 SF
	BUILDING 2 = 35'-0"	PROVIDED COMMON OPEN SPACE =	15,313 SF
DENSITY	12.35 UNITS/ACRE	(ACTIVE AND PASSIVE RECREATION AND SIDEWALKS)	
MULTI-FAMILY UNITS			
2 BEDROOM	22		
TOTAL UNITS	22 UNITS		

2. PROPOSED SITE COVERAGE

SITE COVERAGE - PROPOSED			
AREA TYPE	SF	ACRE	% OF SITE
BUILDING	17,248	0.396	12.5%
ASPHALT PAVEMENT/ VUA	24,905	0.572	18.1%
CONCRETE / SIDEWALKS	5,578	0.128	4.1%
GREEN SPACE	89,894	2.064	65.3%
TOTAL SITE	137,625	3.159	100.0%
TOTAL IMPERVIOUS	47,731	1.096	34.7%
TOTAL OPEN SPACE	89,894	2.064	65.3%

FLOOR AREA RATIO (FAR) 0.125

3. PARKING REQUIREMENTS

MULTI-FAMILY: 2 SPACES PER DWELLING UNIT
2 SPACES x 22 UNITS = 44
TOTAL REQUIRED: 44 SPACES

4. PARKING PROVIDED	SPACES	%
HANDICAP	2	4.5
STANDARD	39	88.6
PARALLEL	3	6.9
TOTAL PARKING PROVIDED	44	100.0

5. BICYCLE PARKING REQUIRED

10% OF REQUIRED VEHICULAR PARKING
0.1 x 44 SPACES = 4.4
5 BICYCLE SPACES REQUIRED

6. BICYCLE PARKING PROVIDED

6 BICYCLE SPACES PROVIDED

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2024 / 2025 AND QUALIFIED PRODUCTS LIST

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425-010	STRUCTURE BOTTOMS - TYPES J AND P	330-001	TURNOUTS
205	PIPE BACKFILL	546	SIGHT DISTANCE AT INTERSECTIONS
425-024	CURB INLET TOP - TYPE 9	102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
425-052	DITCH BOTTOM INLETS - TYPES C, D, E AND H	102-602	TWO-LANE AND MULTILANE, WORK ON SHOULDER
430-022	SIDE DRAIN MITERED END SECTION	102-603	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY
520-001	CURB & CURB AND GUTTER	700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE-COLUMN SIGNS
522-002	PUBLIC SIDEWALK CURB RAMPS	711-001	SPECIAL MARKING AREAS
350-001	CONCRETE PAVEMENT JOINTS		
522-001	CONCRETE SIDEWALK		
120-001	EMBANKMENT UTILIZATION		

ABBREVIATIONS

AWWA WORKS	AMERICAN WATER ASSOCIATION	HOPE	HIGH DENSITY POLYETHYLENE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL	INV	INVERT	REQ'D	REQUIRED
PIPE		K _H	HORIZONTAL PERMEABILITY	RPM	REFLECTIVE PAVEMENT MARKER
CPP	CORRUGATED PLASTIC PIPE	K _v	VERTICAL PERMEABILITY	R/W	RIGHT-OF-WAY
CTV	CABLE TELEVISION	KO	KNOCK OUT	SAN	SANITARY
DIP	DUCTILE IRON PIPE	LF	LINEAL FEET	SH	SEASONAL HIGH
ESMT	EASEMENT	MB	MAP BOOK	SMH	SANITARY MANHOLE
EXIST	EXISTING	MES	MITERED END SECTION	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FAC	FLORIDA ADMINISTRATIVE CODE	MJ	MECHANICAL JOINT	SS	SANITARY SEWER
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MPD	MULTI-PRODUCT DISPENSER (FUEL PUMP)	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	N/A	NOT APPLICABLE	TSB	TEMPORARY SEDIMENT BASIN
FH	FIRE HYDRANT	NIC	NOT IN CONTRACT	TYP	TYPICAL
FOC	FIBER OPTIC CABLE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	UGE	UNDERGROUND ELECTRIC
FF EL	FINISH FLOOR ELEVATION	OHE	OVERHEAD ELECTRIC	UGT	UNDERGROUND TELEPHONE
FM	FORCE MAIN	OR	OFFICIAL RECORD	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
FPD	FEET PER DAY	PG	PAGE	W	WATER (POTABLE)
G	GAS	PSI	POUNDS PER SQUARE INCH		
GPC	GULF POWER COMPANY	PVC	POLYVINYL CHLORIDE		
GW	GROUND WATER	PVMT	PAVEMENT PROPOSED		
H/C	HANDICAP	PROP	PROPOSED		
		R	RADIUS		

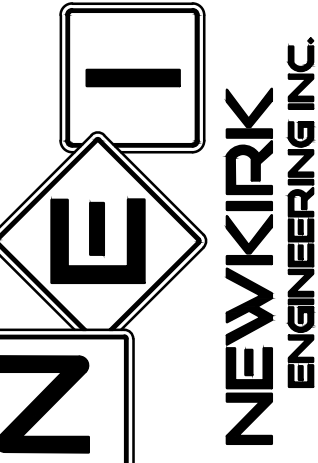
SITE GEOTECHNICAL CONSIDERATIONS

SEE GEOTECHNICAL REPORT UNIVERSAL ENGINEERING SCIENCES. (REPORT No. 134233, DATED JANUARY 14, 2019) FOR ALL SUBSURFACE CONDITIONS, GROUNDWATER, SITE PREPARATION FOR PAVEMENT AND ALL EARTHWORK REQUIREMENTS.

REVISIONS

DATE	DESCRIPTION

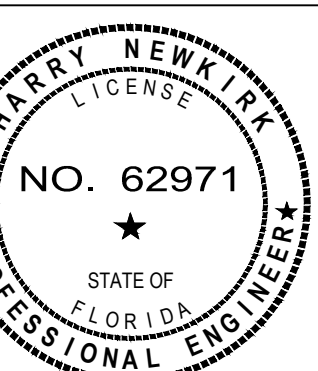
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DEVELOPMENT INFORMATION
LEGACY POINTE COTTAGES
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DATE: OCTOBER 2024

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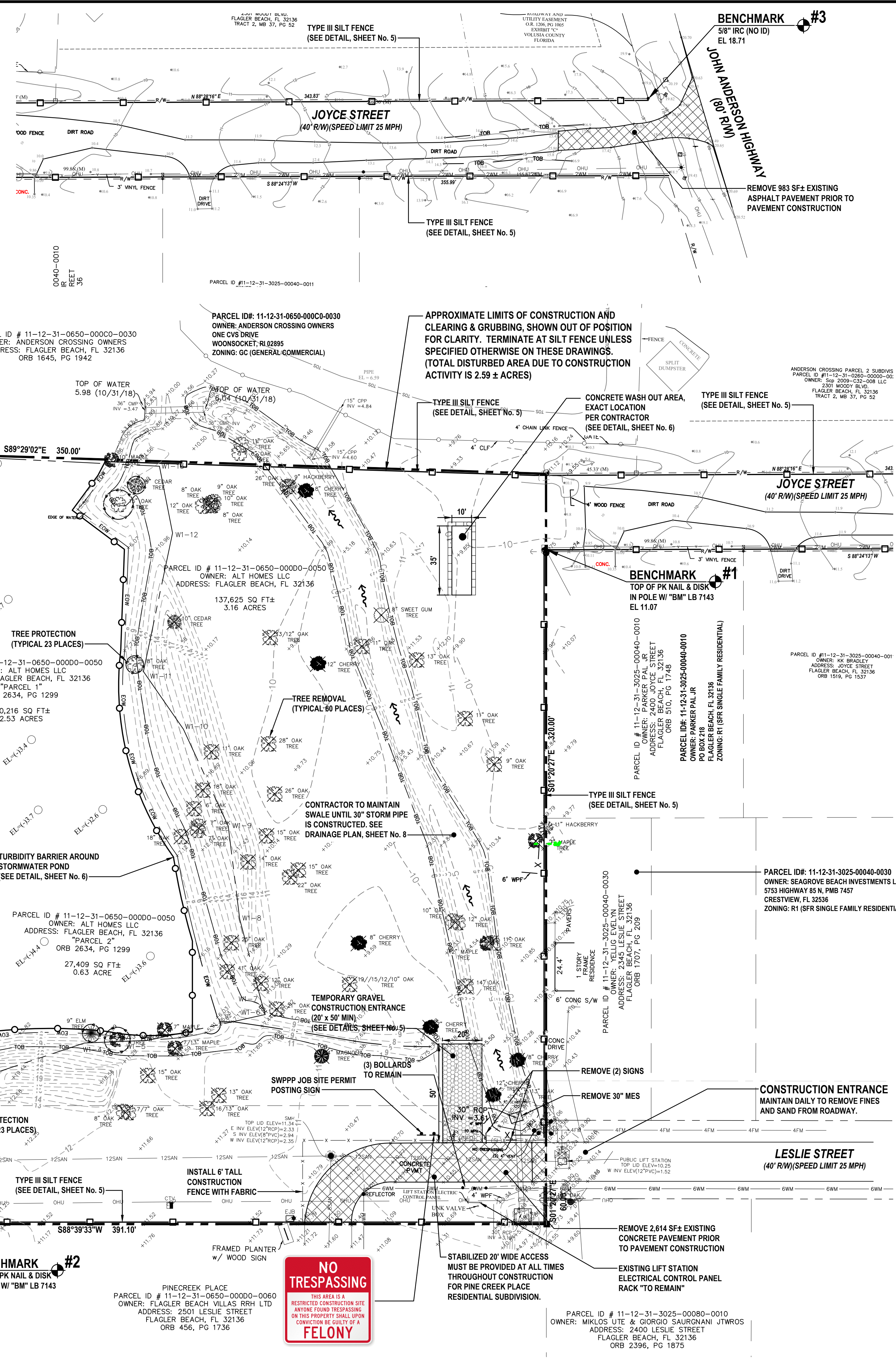
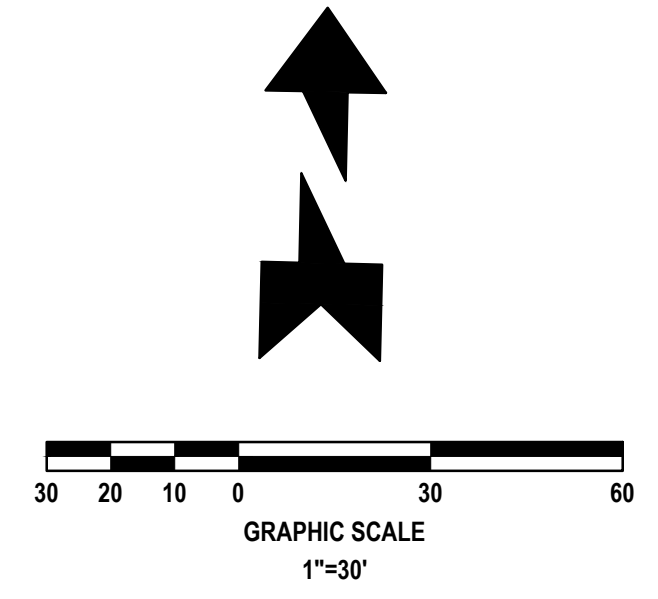
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CHECKED BY: HHN

SCALE:

DRAWING NUMBER

3



DEMOLITION AND EROSION CONTROL NOTES:

- ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
- THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY FLAGLER BEACH UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
- ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
- ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES.
- ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
- SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
- IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS OR METAL IMPLEMENTS, DUGOUT CANOES, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN CULTURES, OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHOULD CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITEE, OR OTHER DESIGNEE, SHOULD CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION AT (850) 245-6333 OR (800) 847-7278, AS WELL AS THE APPROPRIATE PERMITTING AGENCY OFFICE. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

SWPPP INSPECTIONS AND RECORD KEEPING:

INSPECTIONS ARE REQUIRED AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (1/2) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE SITE COMPLIES WITH FINAL STABILIZATION (NOTICE OF TERMINATION). INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A. HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B. HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C. THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL. EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER. IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

LEGEND:

- PROPOSED SILT FENCE WITH WIRE (SEE DETAIL, SHEET No. 5)
- PROPOSED TREE PROTECTION (SEE DETAIL, SHEET No. 5)
- PROPOSED TURBIDITY BARRIER (SEE DETAIL SHEET No. 6)
- PROPOSED 6' TALL CONSTRUCTION FENCE WITH FABRIC
- PROPOSED AGGREGATE
- CONCRETE PAVEMENT REMOVAL
- EXISTING TREE (NO. INDICATES SIZE)
- TREE TO BE REMOVED
- INLET PROTECTION

OVERALL TREE LEGEND:

NAME	SYMBOL	EXISTING	REMOVE	REMAIN
CEDAR		2	1	1
CHERRY		7	7	0
ELM		1	0	1
HACKBERRY		2	1	1
MAGNOLIA		1	1	0
MAPLE		9	5	4
OAK		60	44	16
SWEET GUM		1	1	0
TOTALS:		83	60	23

BENCHMARK INFORMATION:

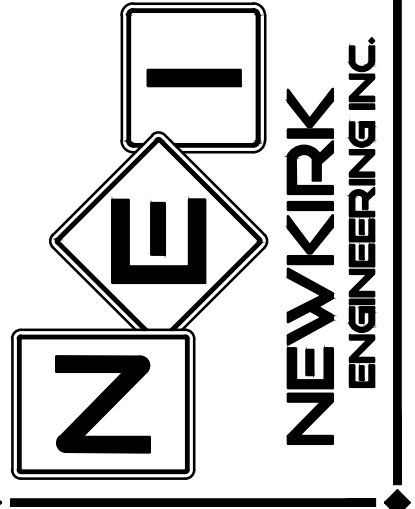
- #1** TOP OF PK NAIL & DISK IN POLE W/ "BM" LB 7143 ELEVATION = 11.07
- #2** TOP OF PK NAIL & DISK IN POLE W/ "BM" LB 7143 ELEVATION = 11.91
- #3** 5/8" IRC (NO ID) ELEVATION = 18.71

VERTICAL DATA ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988. FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988.

REVISIONS

DATE	DESCRIPTION

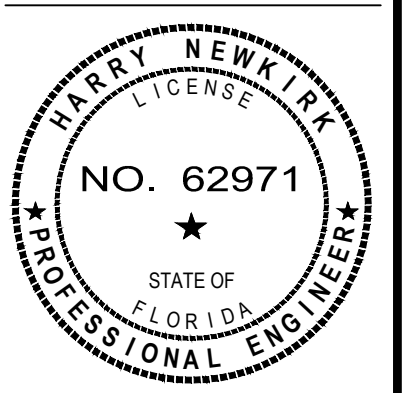
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DEMOLITION, TREE REMOVAL AND SWPPP PLAN
LEGACY POINTE COTTAGES
 LESLIE STREET
 FLAGLER BEACH, FL 32136

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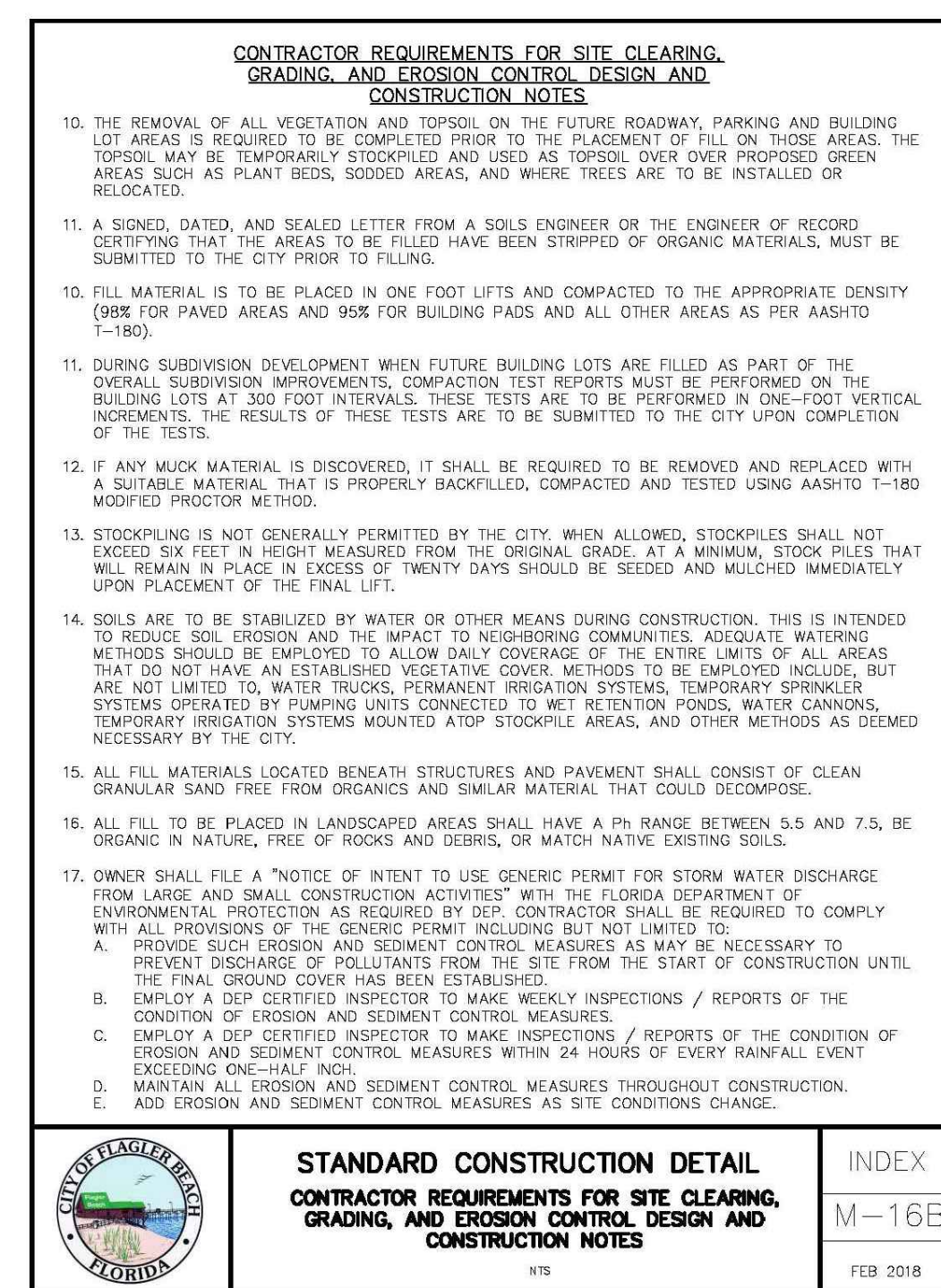
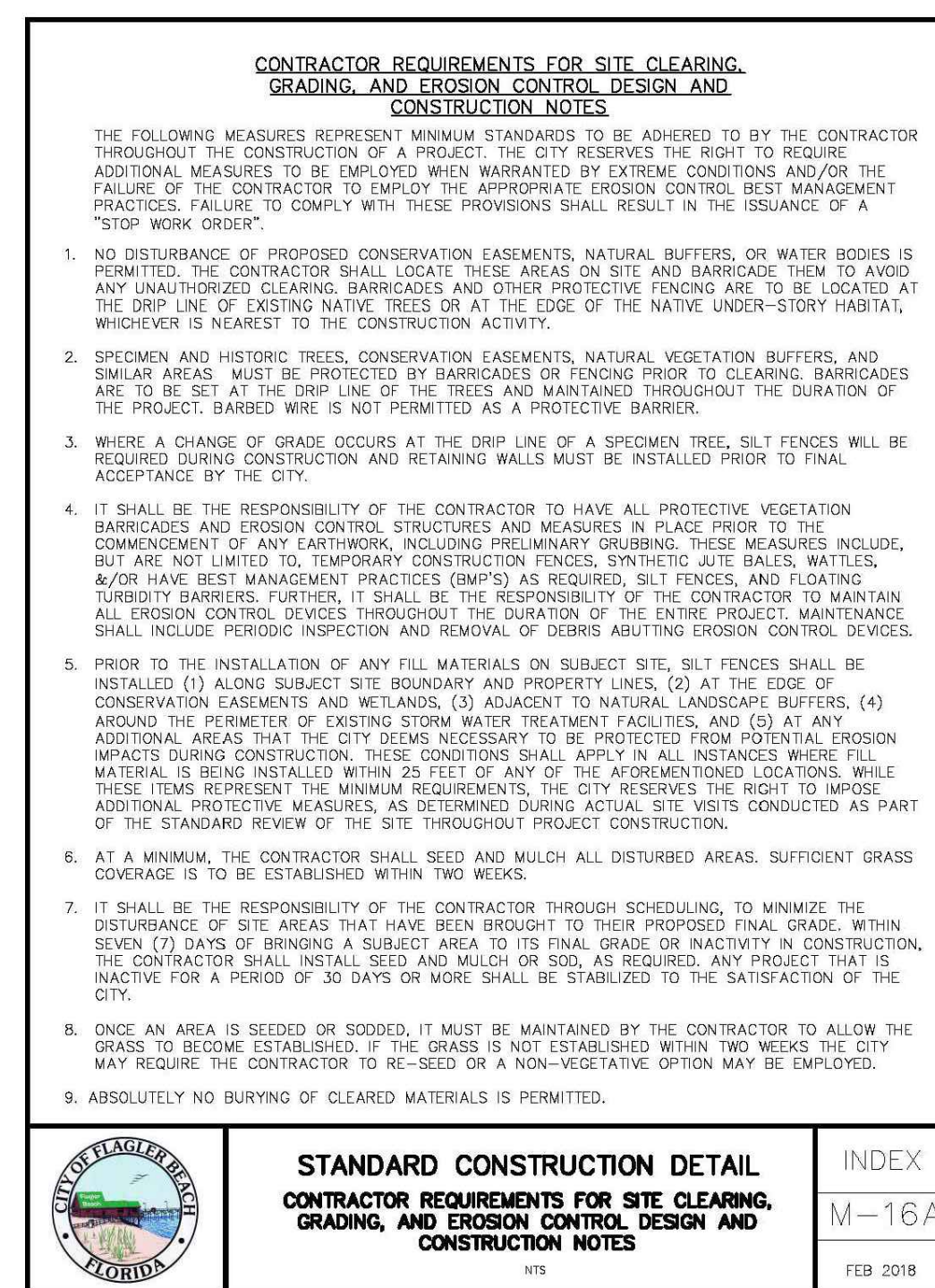
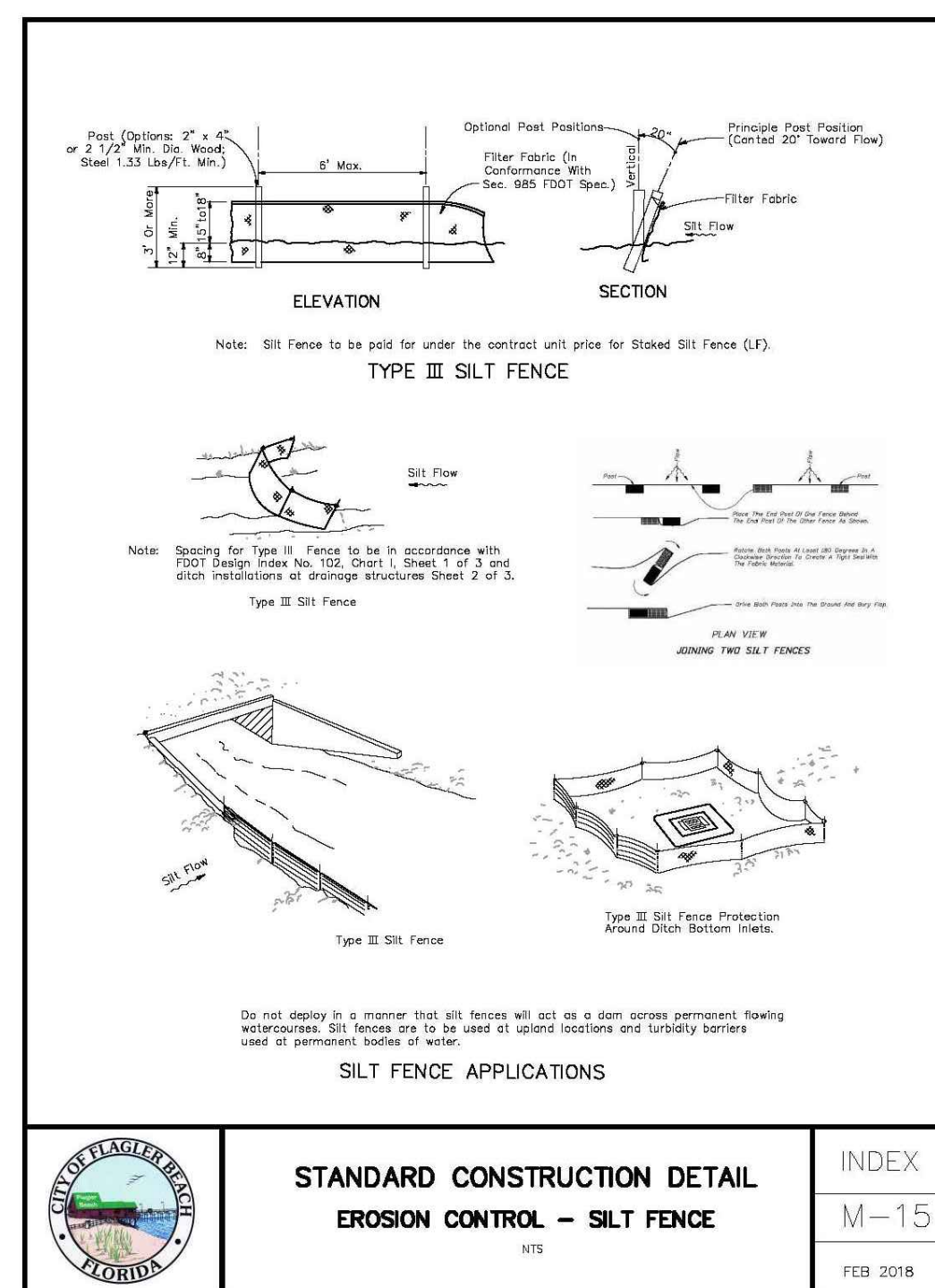
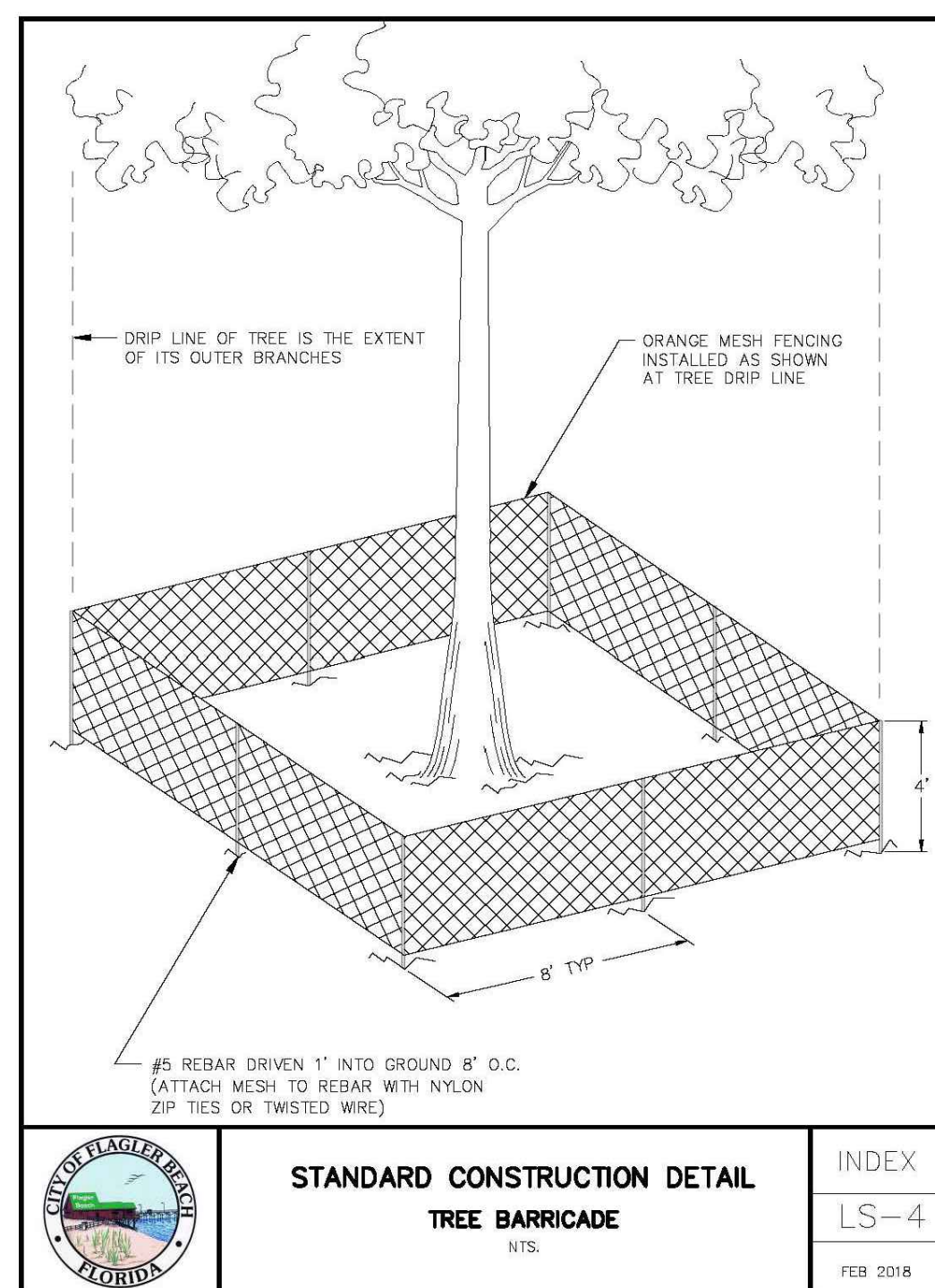
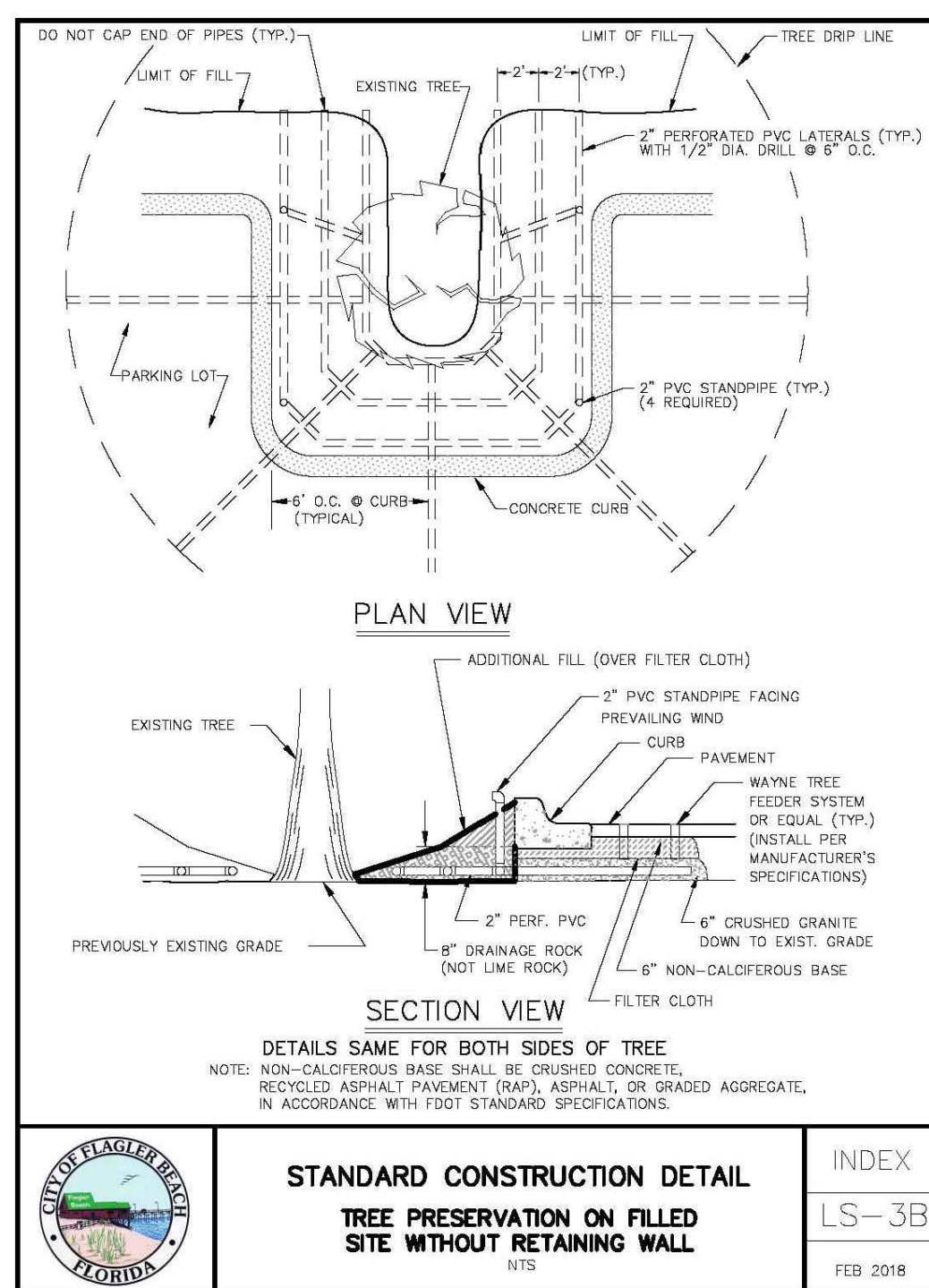
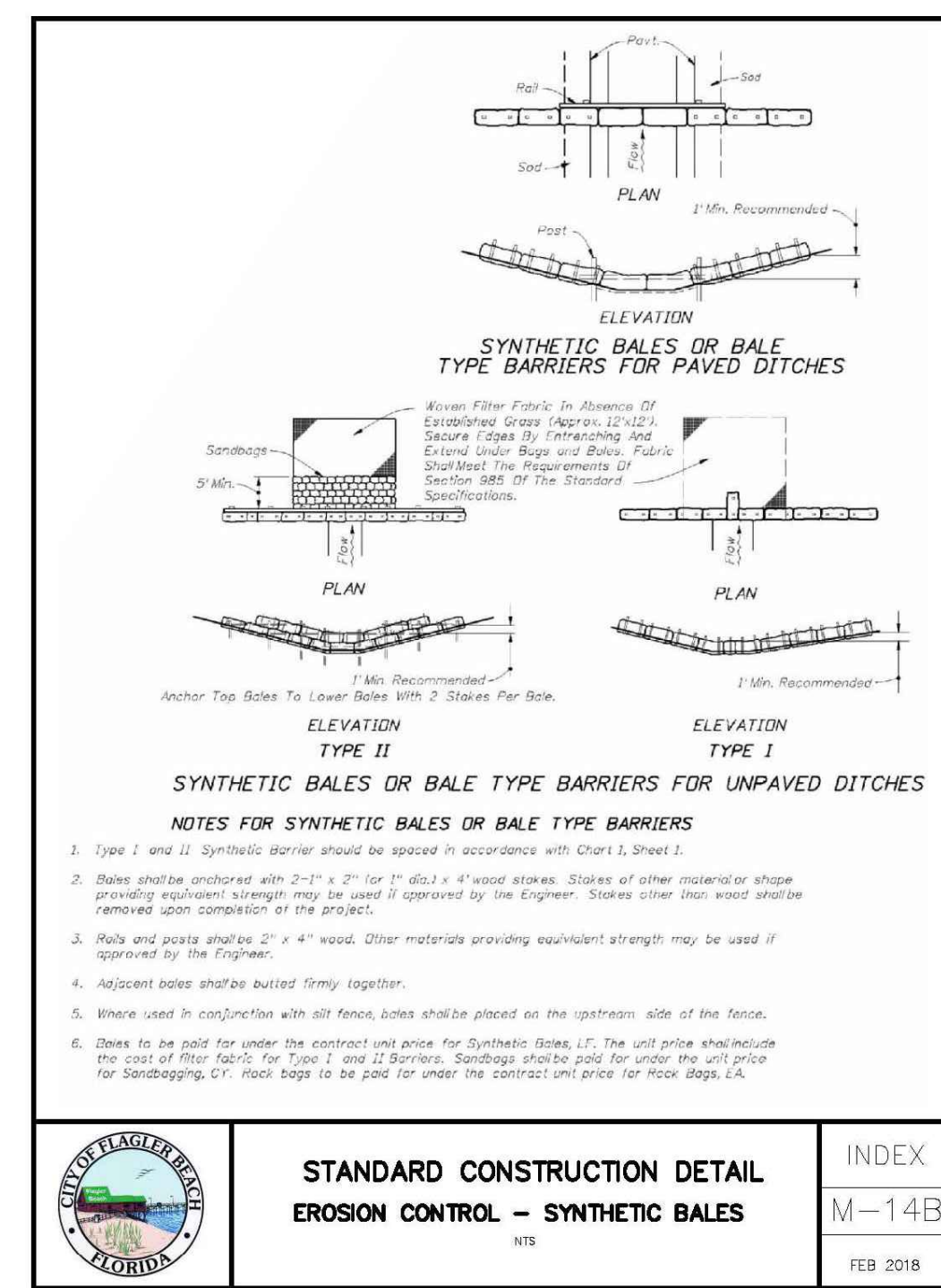
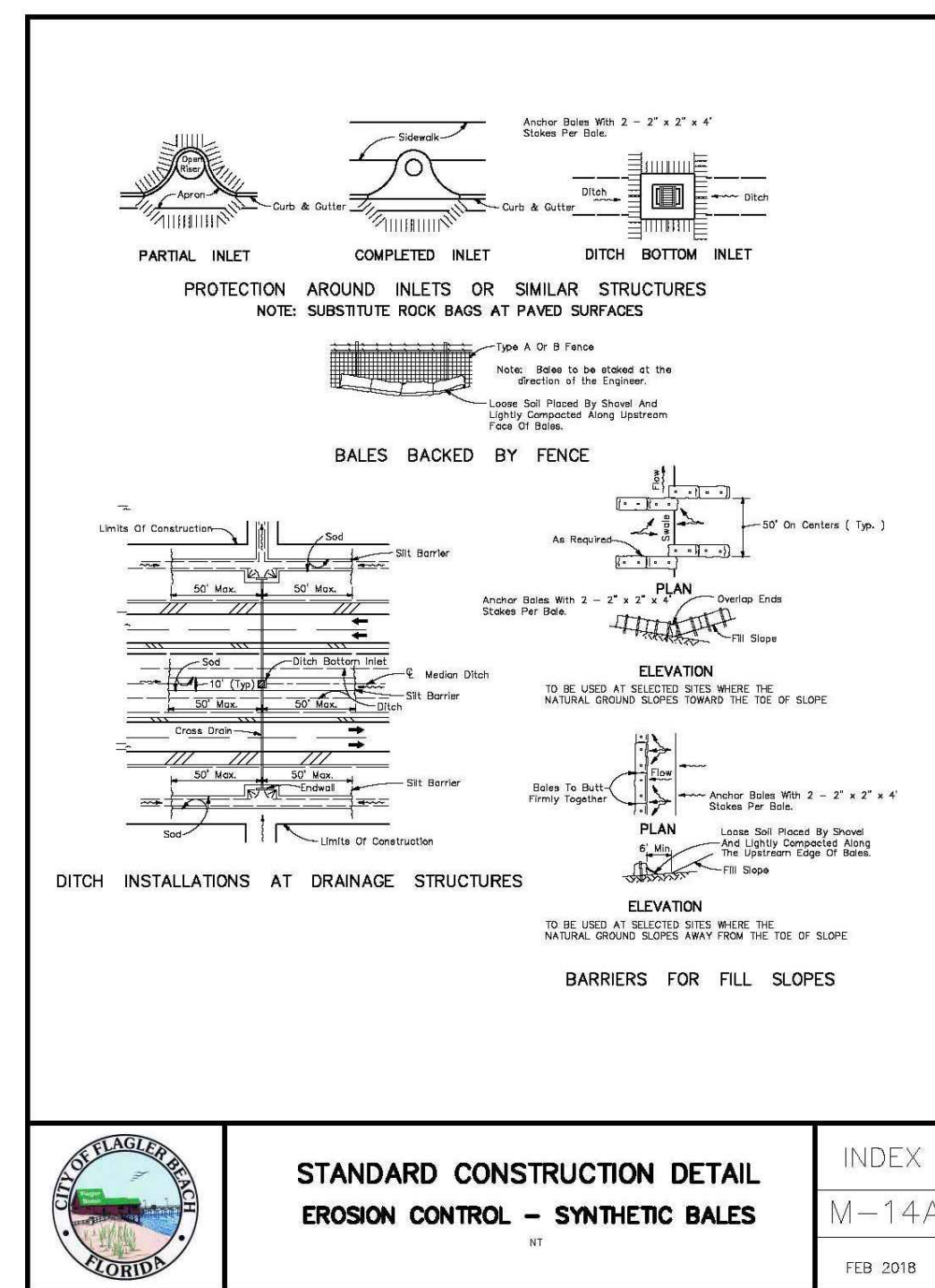
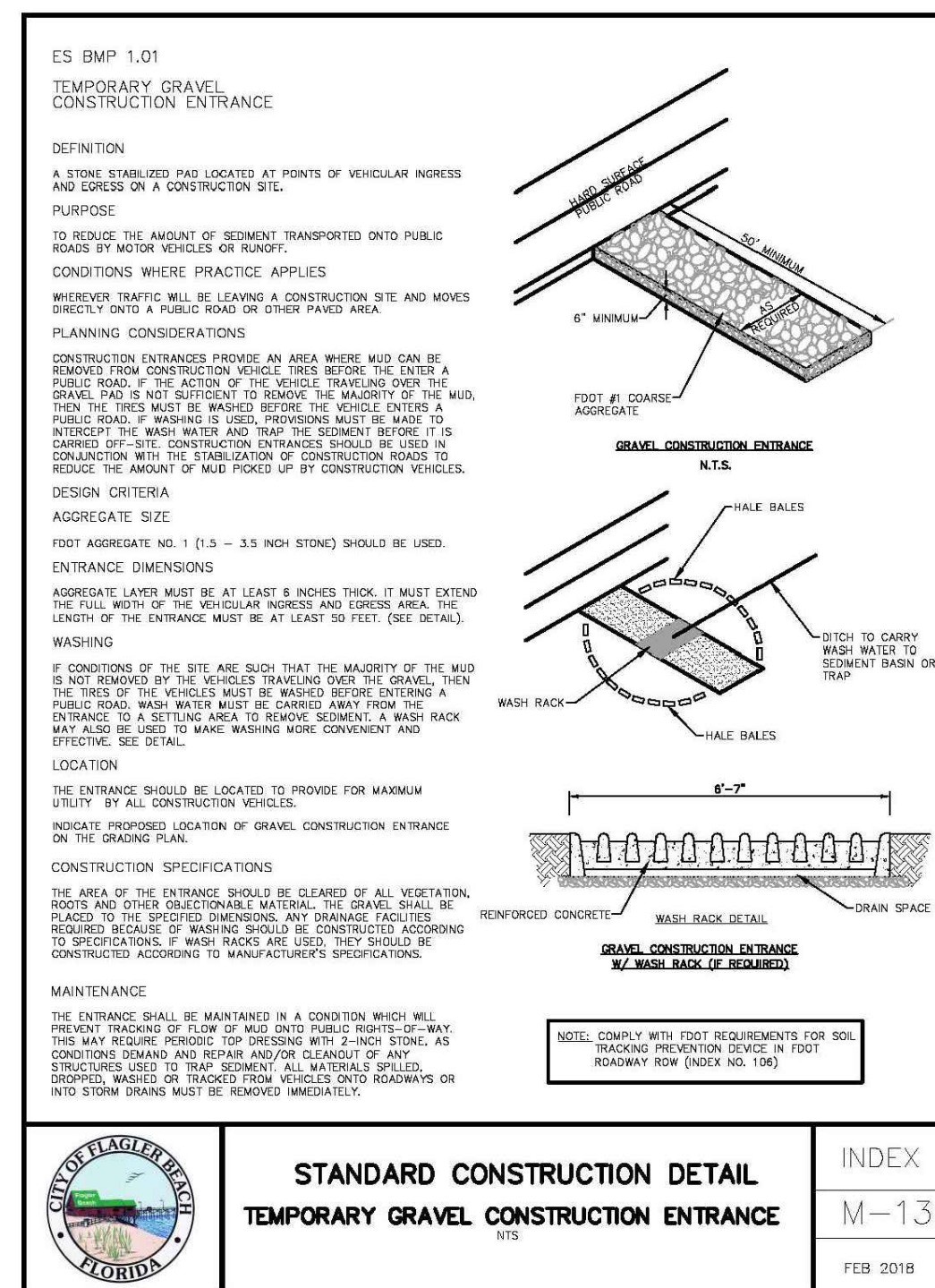
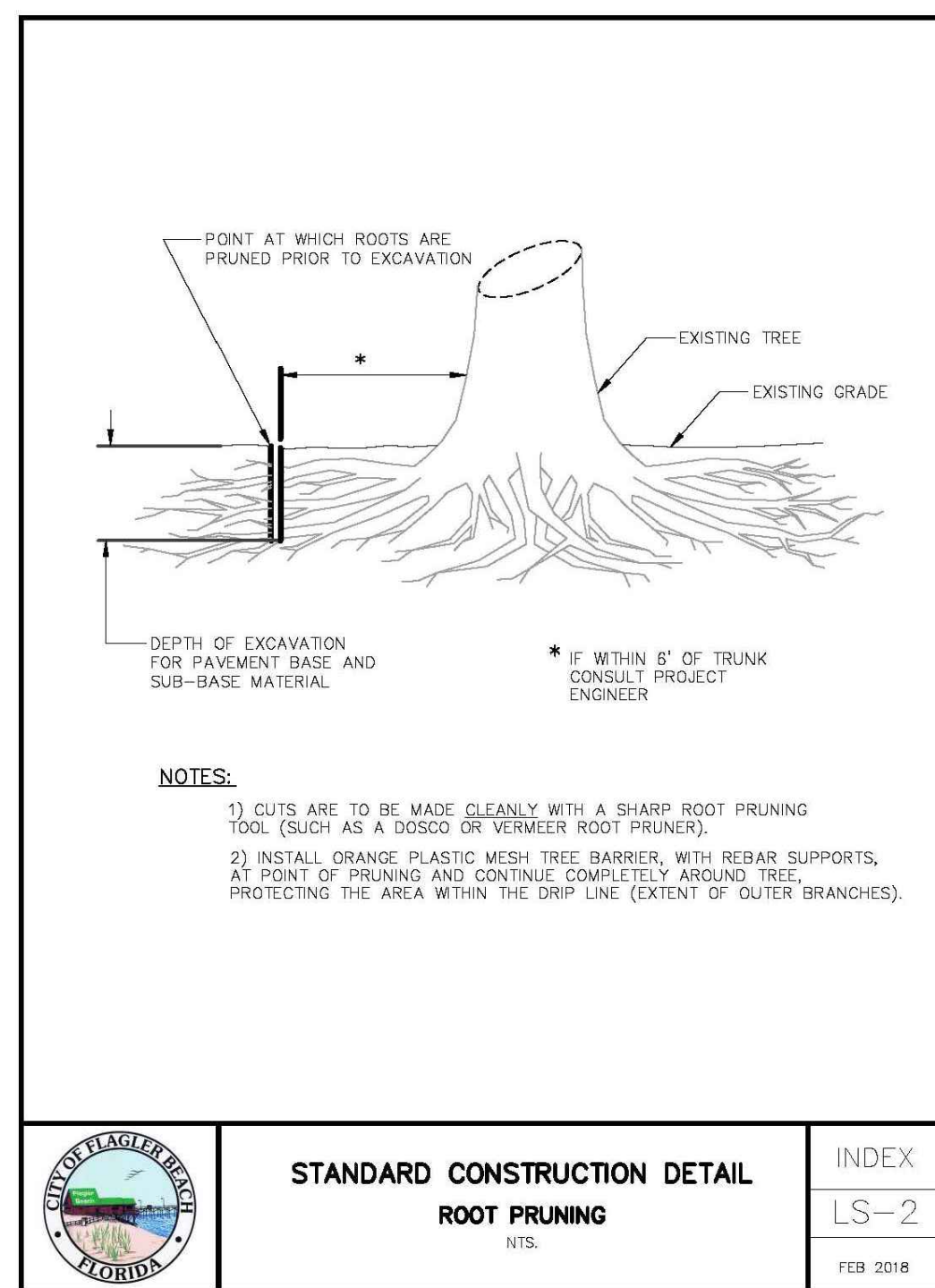
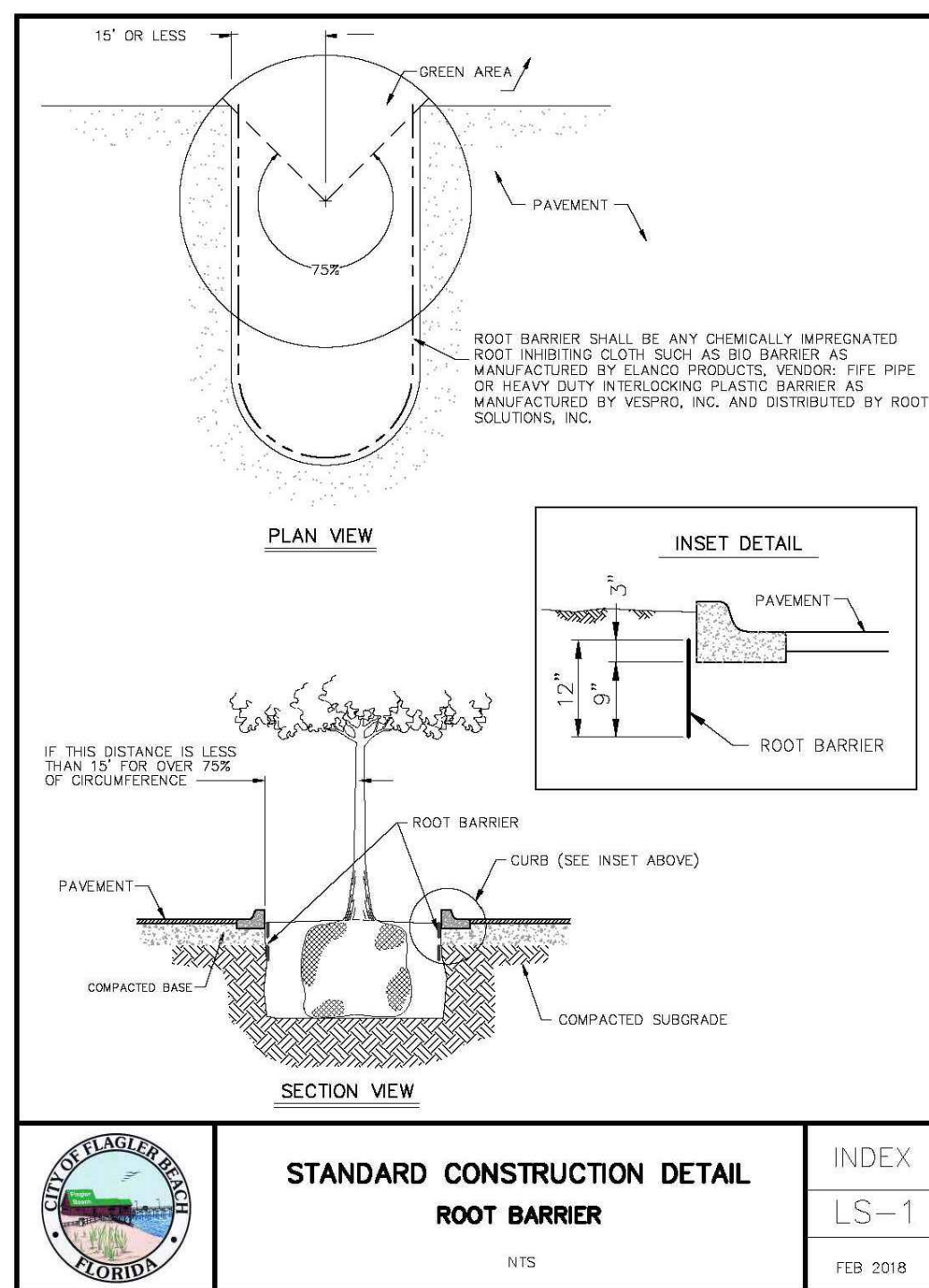
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DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 30'
DRAWING NUMBER

4



WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



REVISIONS	
DATE	DESCRIPTION

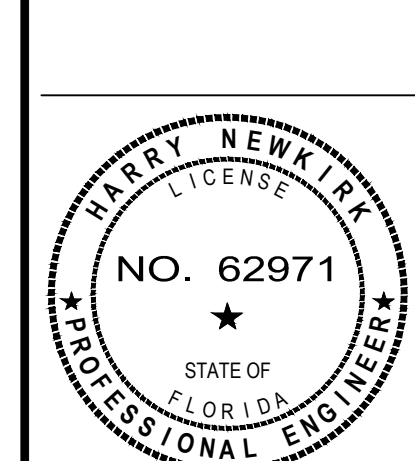
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SWPPP DETAILS AND NOTES
LEGACY POINTE COTTAGES
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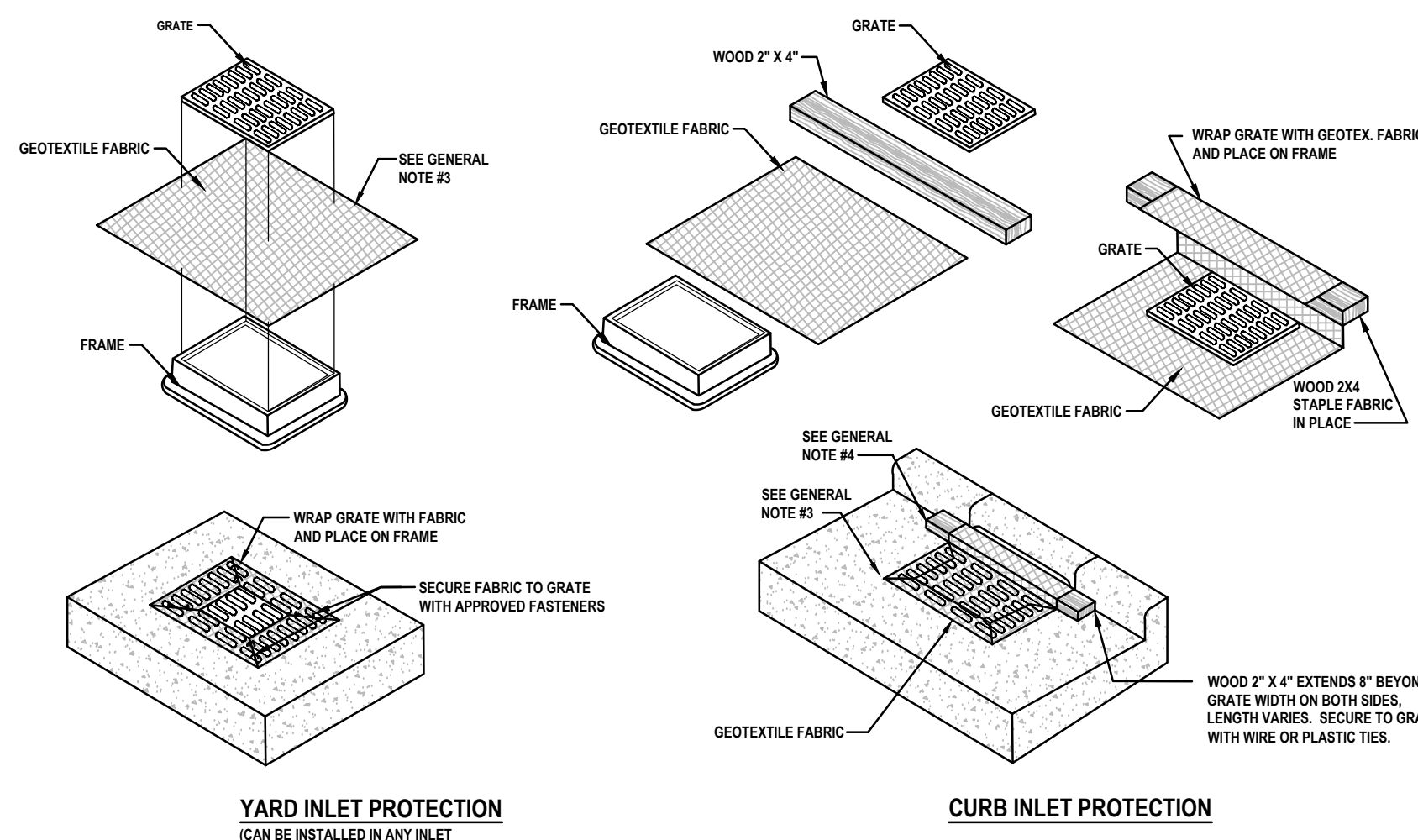
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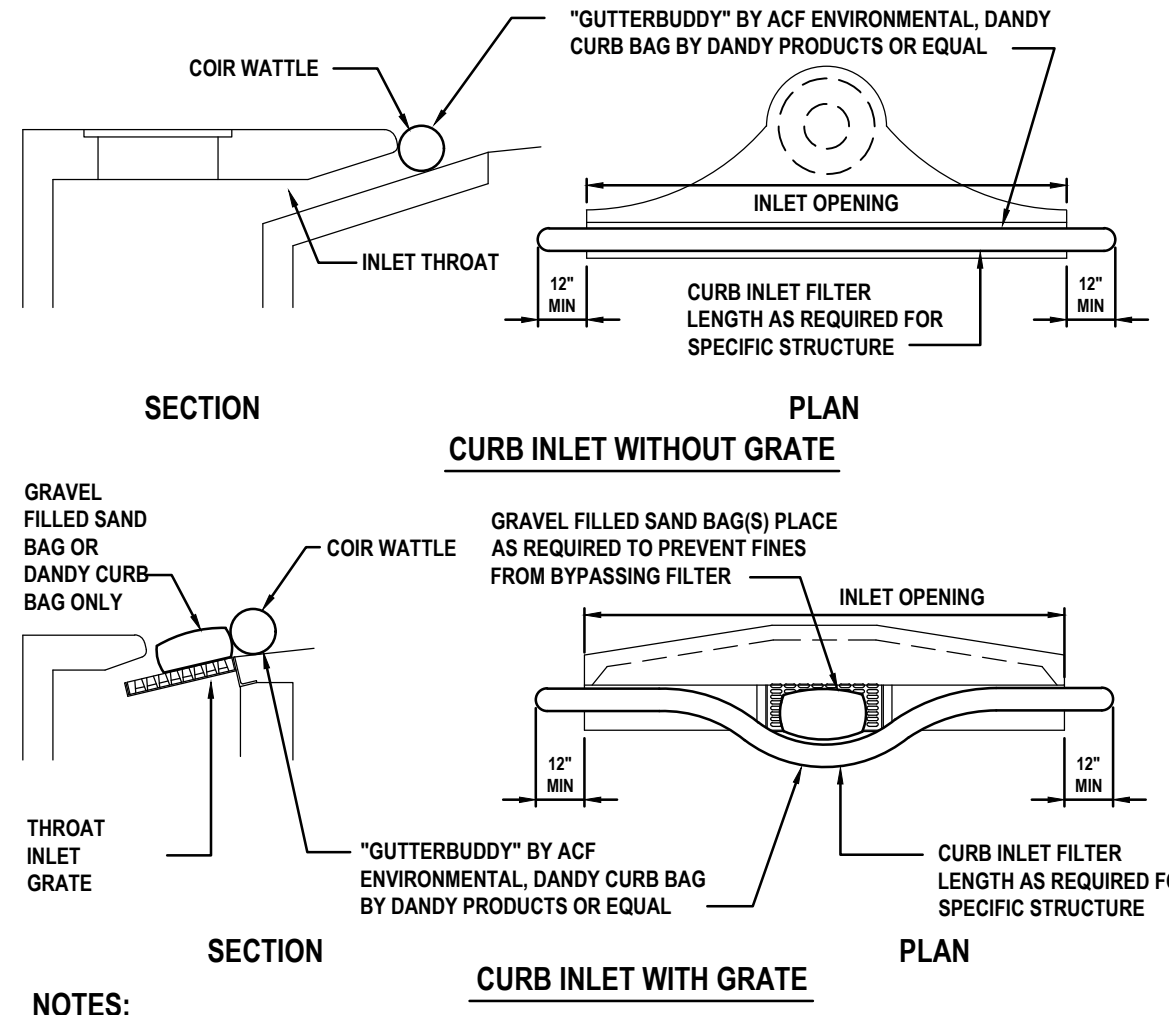


GENERAL NOTES:

1. GEOTEXTILE TO BE MIRAFI FILTERWEAVE 402 OR GEOTEX 111F. ALTERNATIVES INCLUDE APPROVED EQUAL ASTM D4491 OR 100 TO 150 GALLON PER MINUTE PER SQUARE FOOT.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR CURB INLET PROTECTION AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
6. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS, OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

GEOTEXTILE FABRIC INLET PROTECTION

NOT TO SCALE

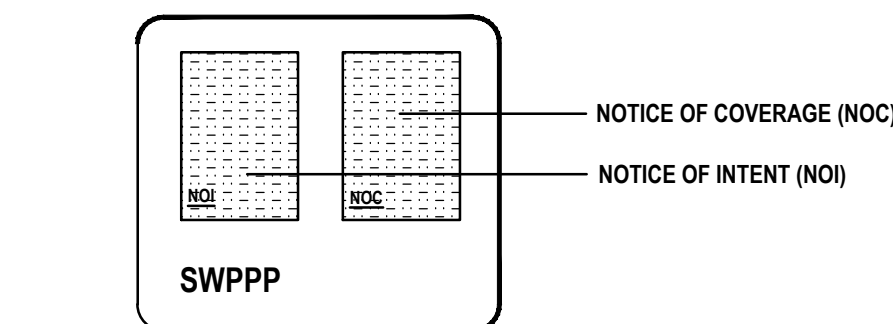


NOTES:

1. INSTALL FILTER PRIOR TO BEGINNING CONSTRUCTION.
2. INSPECT ONCE EACH WEEK AND AFTER ANY RAIN EVENT. REMOVE ANY FINES AND DEBRIS THAT MAY HAVE ACCUMULATED AND DISPOSE OF PROPERLY.

CURB INLET SEDIMENT PREVENTION DETAIL

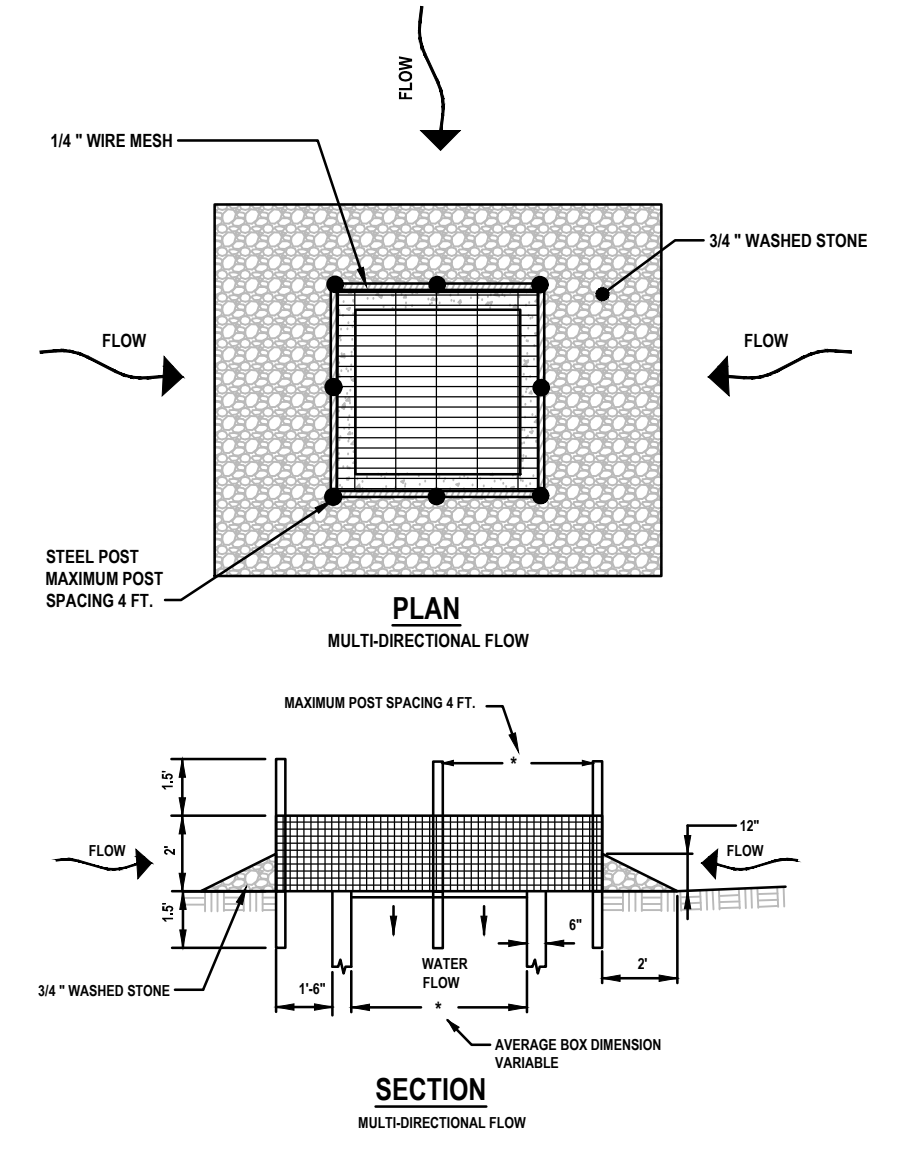
NOT TO SCALE



1. NOTICE OF INTENT (NOI) (APPLICATION FOR PERMIT COVERAGE) AND NOTICE OF COVERAGE (NOC) (OR APPROVAL FROM REGULATORY AGENCY) ARE TO BE POSTED.
2. ALL POSTING IS TO BE AT JOB SITE ENTRANCE WHERE IT MAY BE VIEWED BY AUTHORITIES HAVING JURISDICTION AND THE PUBLIC.
3. POSTING IS REQUIRED FROM THE DAY CONSTRUCTION ACTIVITIES START UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED.
4. PROJECT MUST BE POSTED IN TWO LOCATIONS: AT THE JOB SITE ENTRANCE AND INSIDE WALL OF JOB TRAILER.

JOB SITE PERMIT POSTING DETAIL

NOT TO SCALE

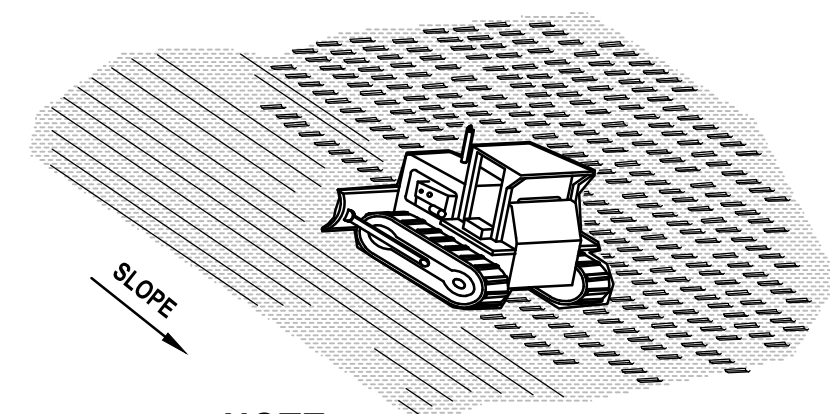


NOTE:

1. SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4" INCH MESH.
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN LENGTH, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 4 FT.

HARDWARE CLOTH INLET PROTECTION

NOT TO SCALE

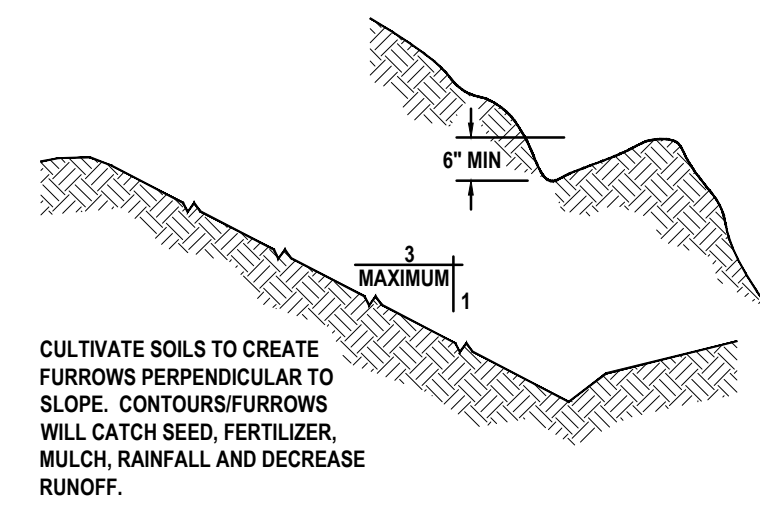


NOTE:

USE DOZER TRACKS TO CREATE GROOVES PERPENDICULAR TO THE SLOPE. GROOVES WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE SEDIMENT IN RUNOFF.

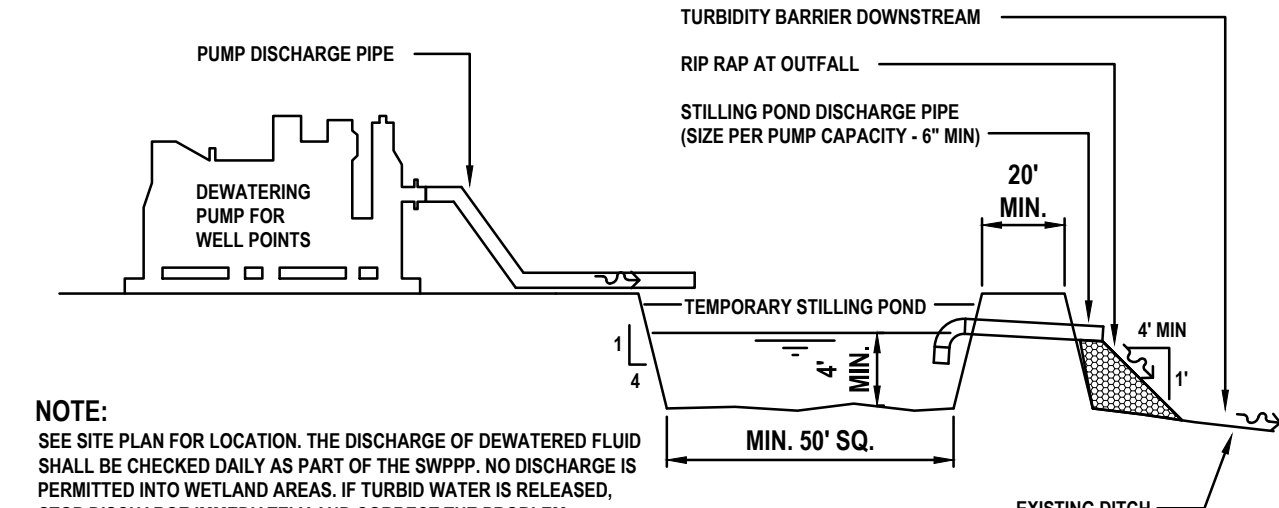
TRACKING DETAIL

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SURFACE ROUGHENING

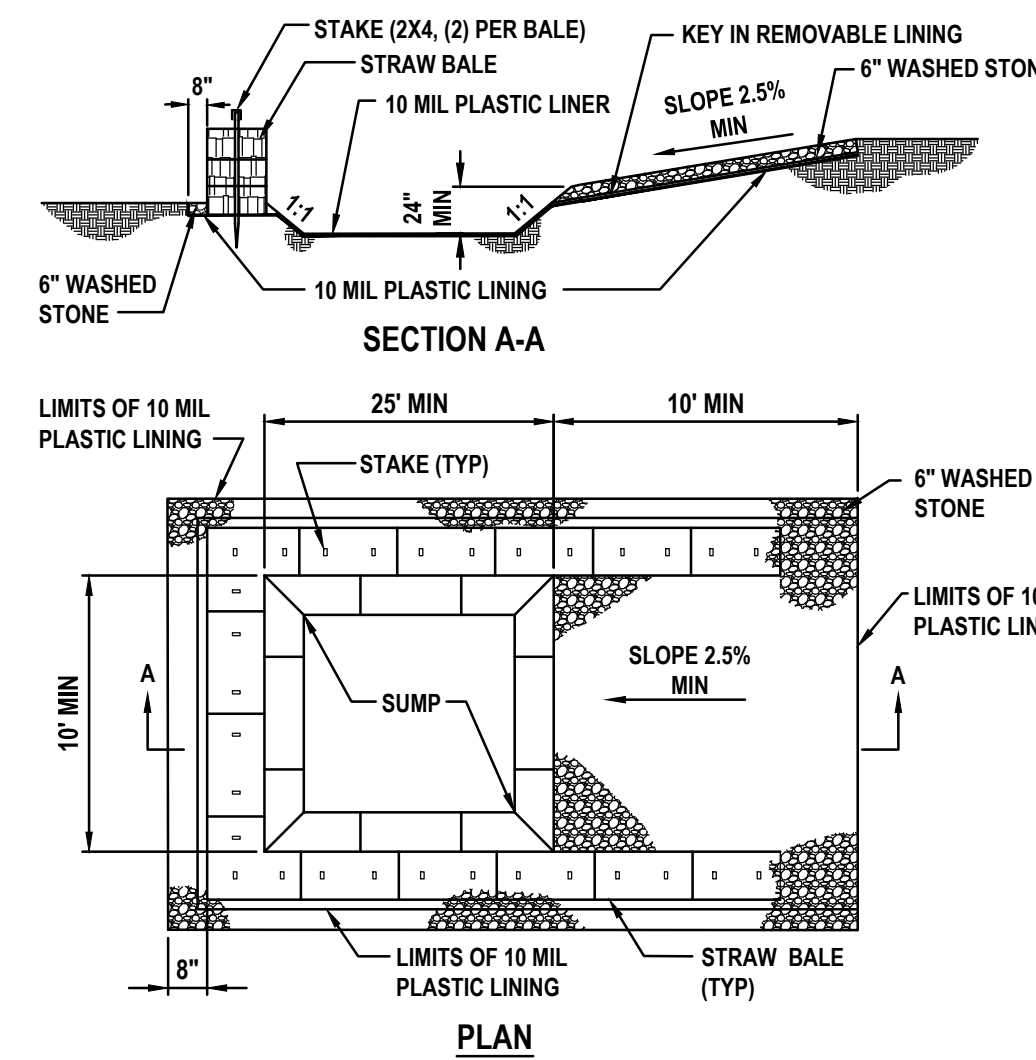
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NOTE:

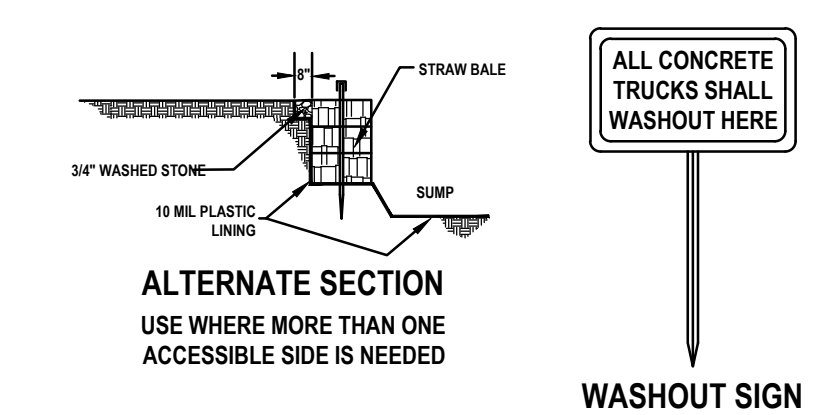
SEE SITE PLAN FOR LOCATION. THE DISCHARGE OF DEWATERED FLUID SHALL BE CHECKED DAILY AS PART OF THE SWPPP. NO DISCHARGE IS PERMITTED INTO WETLAND AREAS. IF TURBID WATER IS RELEASED, STOP DISCHARGE IMMEDIATELY AND CORRECT THE PROBLEM.

TYPICAL DEWATERING DISCHARGE DETAIL



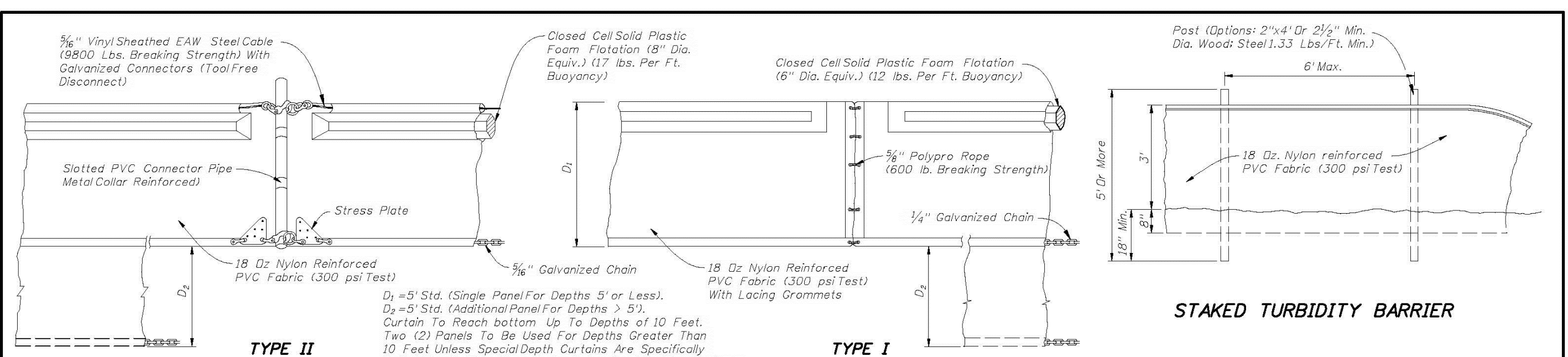
CONCRETE WASHOUT AREA

NOT TO SCALE



NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.



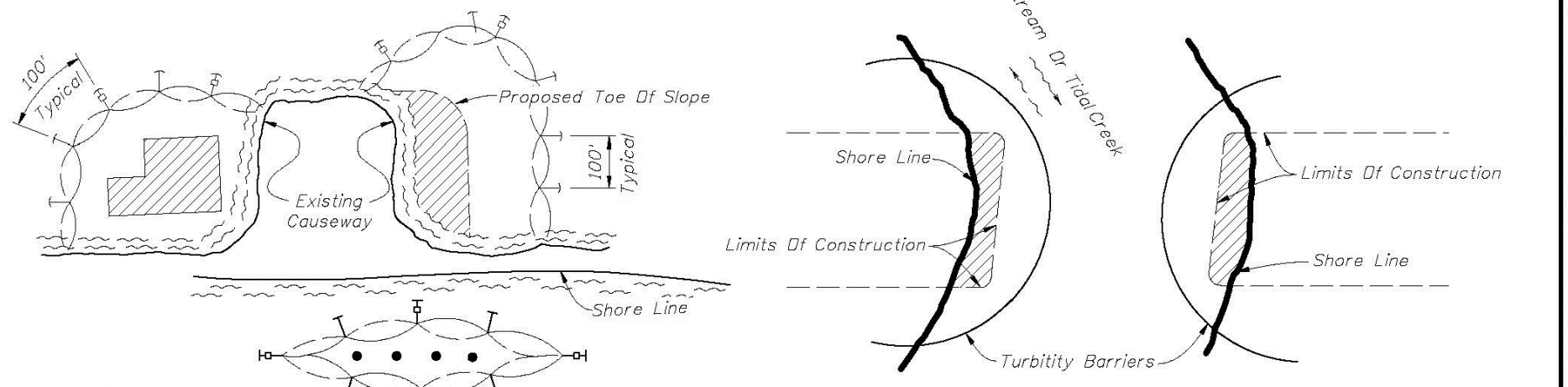
NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

LEGEND

- Pile Locations
- ▨ Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action

Notes:

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.



GENERAL NOTES

1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

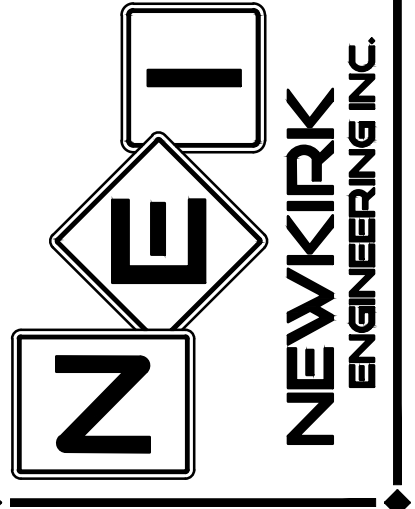
TURBIDITY BARRIER APPLICATIONS

2010 FDOT Design Standards	Sheet No. 1 of 1
TURBIDITY BARRIERS	103

REVISIONS

DATE	DESCRIPTION

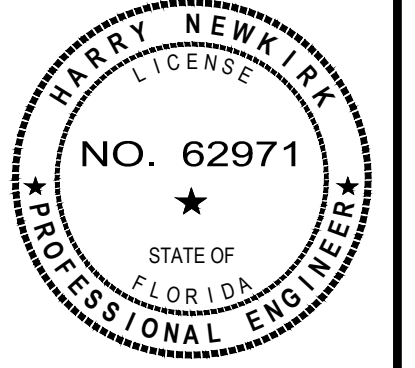
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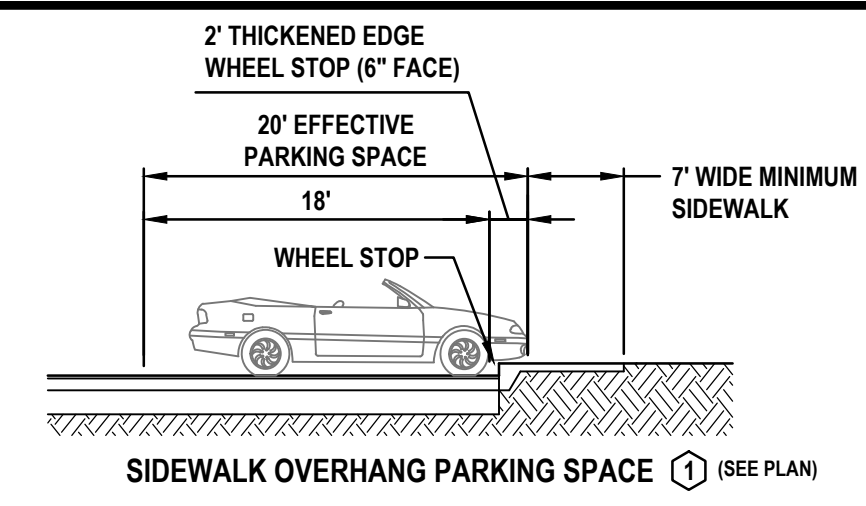
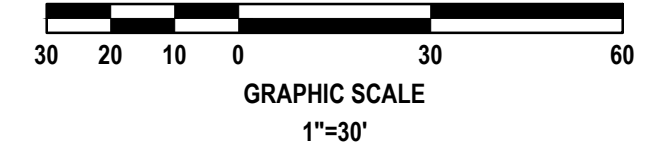
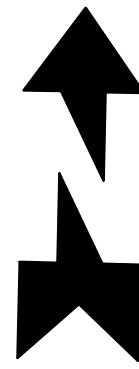
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PROJECT No:	2023-17
DATE:	OCTOBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	
DRAWING NUMBER	

6



PAVING LEGEND

- ASPHALT PAVEMENT**
 - 1.5" SP-12.5 (TL-C) WITH TACK COAT PER FDOT SPECIFICATIONS
 - 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
 - 12" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)
 - * ALTERNATE 12" STABILIZED SUBBASE: 6.5" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS) (TYPE B STABILIZATION)
 - *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- CONCRETE PAVEMENT**
 - 6" CONCRETE (4,000 P.S.I. @ 28 DAYS)
 - 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS) (TYPE B STABILIZATION). SEE DETAIL, SHEET No. 21 & 24
- CONCRETE SIDEWALK**
 - 4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-001 (SEE DETAIL, SHEET No. 20, 24 & 25)
- ARTIFICIAL TURF**
 - ARTIFICIAL TURF (INSTALL PER MANUFACTURER SPECIFICATIONS)

LEGEND

- TYPE 'F' CURB
- MIAMI CURB
- 24" DETECTABLE WARNING MAT
- TRANSITION FROM "F" CURB ENVIRONMENTAL CURB
- SITE LIGHTING
- SEE SITE LIGHTING PLAN FOR COMPLETE SPECIFICATIONS (SITE LIGHTING SHALL NOT EMIT MORE THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE. ADD GLARE GUARDS IF REQUIRED). (SEE SHEET, No. 29-30)
- FLOATING FOUNTAIN
- FOUNTAIN SPECIFICATIONS: MANUFACTURER - EAGLE FOUNTAINS MODEL - EFS-3000 (BIG FOUNTAIN) MOTOR - 230V, 1 PHASE
- 6" BENCH
- SEE DETAIL, SHEET No. 9

SIDEWALK RAMP KEYNOTES:

- (A) SIDEWALK CURB RAMP C (SEE DETAIL, SHEET No. 25)
- (B) SIDEWALK CURB RAMP E (SEE DETAIL, SHEET No. 25)
- (C) SIDEWALK CURB RAMP G (SEE DETAIL, SHEET No. 25)

GENERAL NOTES:

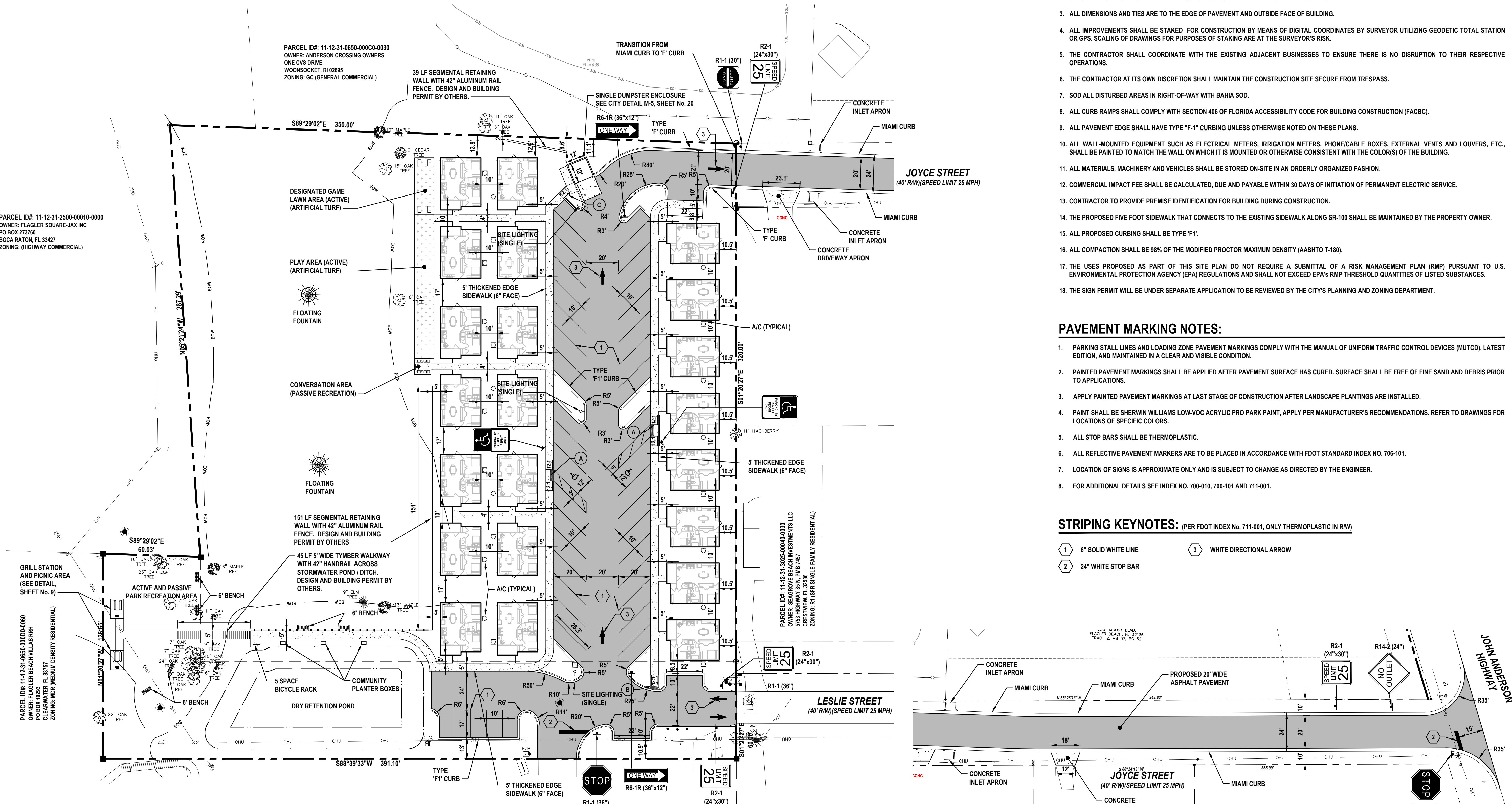
- CITY OF FLAGLER BEACH BUILDING PERMITS ARE REQUIRED FOR BUILDING, CANOPIES, DUMPSTER ENCLOSURE, LIGHT POLES, FENCE AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, ETC.) AT TIME OF BUILDING PERMIT.
- ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFIRM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS [INDEXES], THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE FDOT UTILITY ACCOMMODATION MANUAL.
- ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
- ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
- THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
- THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
- SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
- ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
- ALL PAVEMENT EDGE SHALL HAVE TYPE "F-1" CURBING UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL WALL-MOUNTED EQUIPMENT SUCH AS ELECTRICAL METERS, IRRIGATION METERS, PHONE/CABLE BOXES, EXTERNAL VENTS AND LOUVERS, ETC., SHALL BE PAINTED TO MATCH THE WALL ON WHICH IT IS MOUNTED OR OTHERWISE CONSISTENT WITH THE COLOR(S) OF THE BUILDING.
- ALL MATERIALS, MACHINERY AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
- COMMERCIAL IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF INITIATION OF PERMANENT ELECTRIC SERVICE.
- CONTRACTOR TO PROVIDE PREMISE IDENTIFICATION FOR BUILDING DURING CONSTRUCTION.
- THE PROPOSED FIVE FOOT SIDEWALK THAT CONNECTS TO THE EXISTING SIDEWALK ALONG SR-100 SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL PROPOSED CURBING SHALL BE TYPE 'F-1'.
- ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).
- THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN (RMP) PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
- THE SIGN PERMIT WILL BE UNDER SEPARATE APPLICATION TO BE REVIEWED BY THE CITY'S PLANNING AND ZONING DEPARTMENT.

PAVEMENT MARKING NOTES:

- PARKING STALL LINES AND LOADING ZONE PAVEMENT MARKINGS COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND MAINTAINED IN A CLEAR AND VISIBLE CONDITION.
- PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
- APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
- PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
- ALL STOP BARS SHALL BE THERMOPLASTIC.
- ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 706-101.
- LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
- FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 700-101 AND 711-001.

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

- (1) 6" SOLID WHITE LINE
- (2) 24" WHITE STOP BAR
- (3) WHITE DIRECTIONAL ARROW



PARCEL ID#: 11-12-31-2500-00010-0000
OWNER: FLAGLER SQUARE-JAX INC
PO BOX 273780
BOCA RATON, FL 33427
ZONING: (HIGHWAY COMMERCIAL)

PARCEL ID#: 11-12-31-0650-000C0-0030
OWNER: ANDERSON CROSSING OWNERS
ONE CVS DRIVE
WOONSOCKET, RI 02895
ZONING: GC (GENERAL COMMERCIAL)

PARCEL ID#: 11-12-31-3025-00040-0030
OWNER: SEAGROVE BEACH INVESTMENTS LLC
5783 HIGHWAY 85 N, PMB 7457
ZONING: R1 (SFR SINGLE FAMILY RESIDENTIAL)

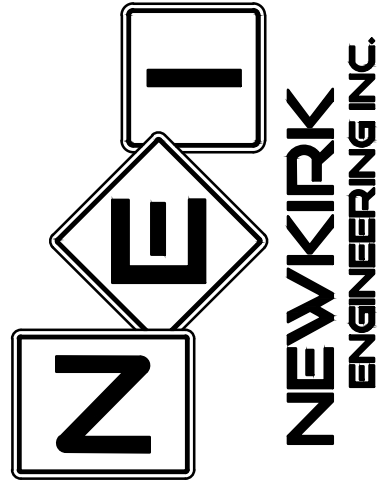
PARCEL ID#: 11-12-31-0650-000D0-0060
OWNER: FLAGLER BEACH VILLAS RRH
PO BOX 10293
CLEARWATER, FL 33757
ZONING: MDR (MEDIUM DENSITY RESIDENTIAL)

PARCEL ID#: 11-12-31-0650-000D0-0060
OWNER: FLAGLER BEACH VILLAS RRH
PO BOX 10293
CLEARWATER, FL 33757
ZONING: MDR (MEDIUM DENSITY RESIDENTIAL)

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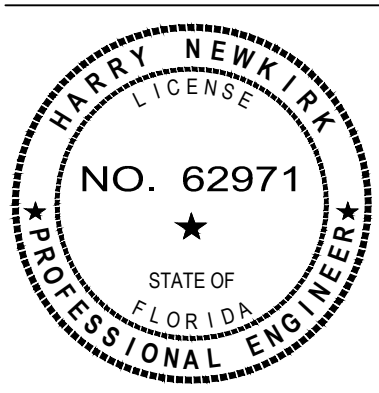
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SITE LAYOUT PLAN
LEGACY POINTE COTTAGES
LESLIE STREET
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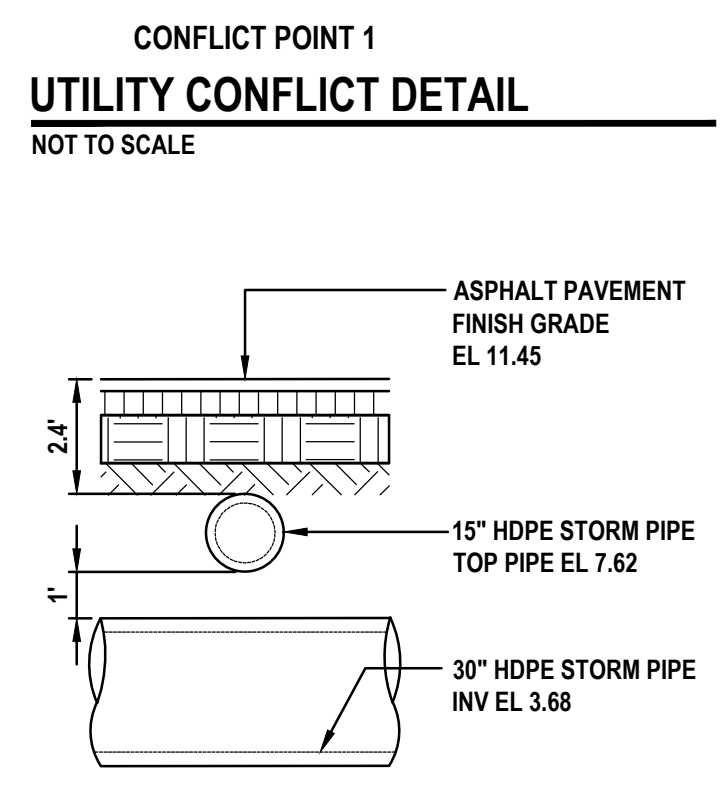
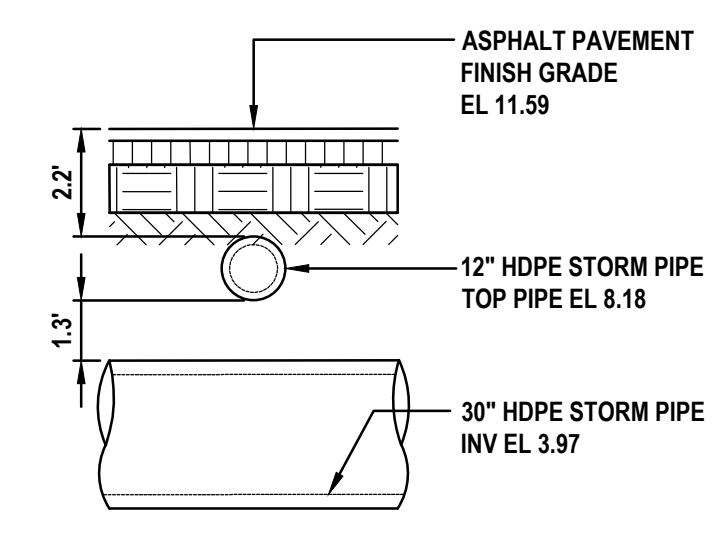
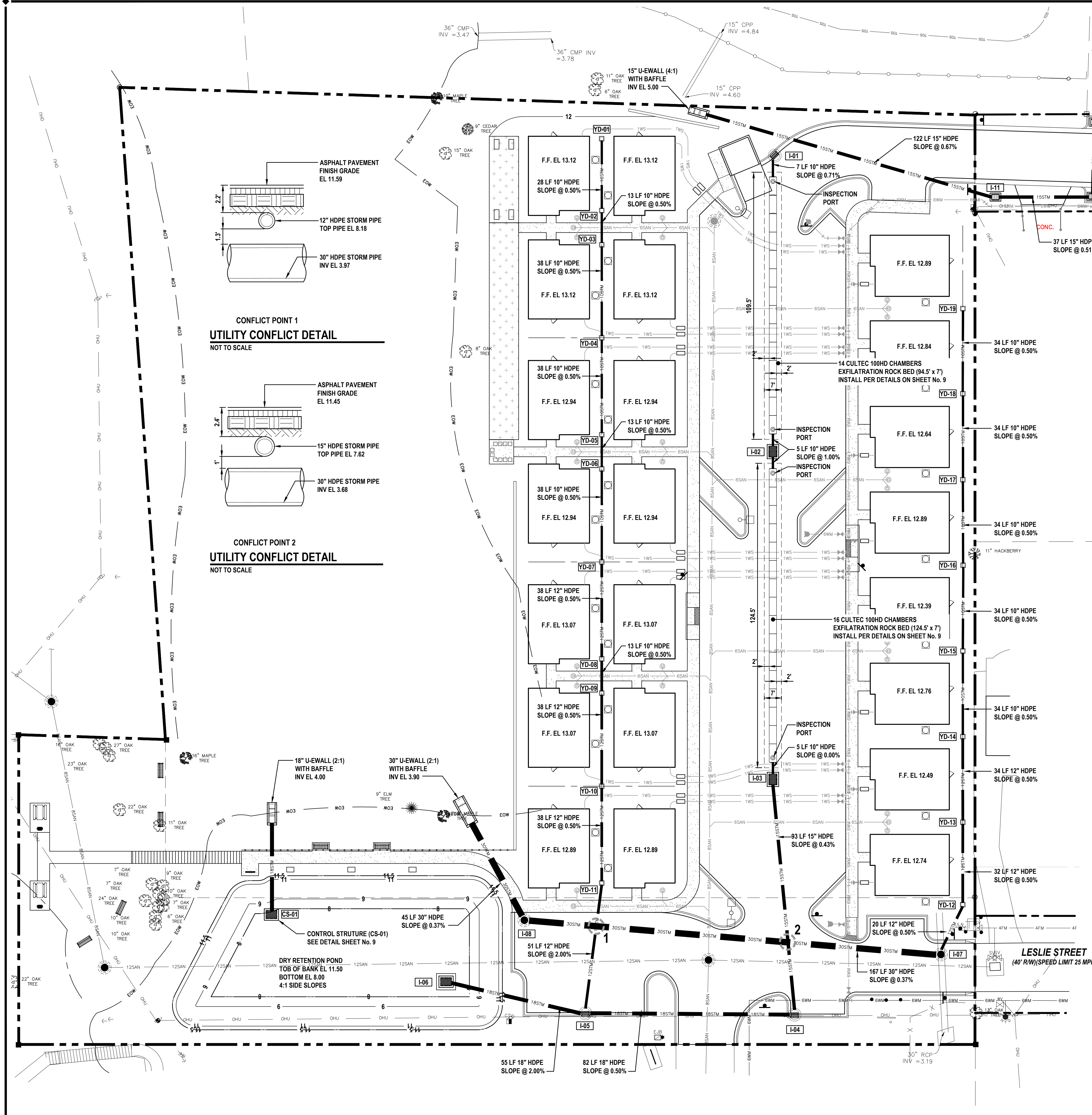
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DRAINAGE STRUCTURE NOTES:

- SEE SHEET No. 9 FOR STORM STRUCTURE SCHEDULE AND CONTROL STRUCTURE DETAIL.
- ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
- SQUARE / RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
- 4'-0" DIAMETER AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FDOT TYPE DESIGNATED 'P' LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
- ALL STRUCTURES SHALL HAVE A 12" SUMP.
- NO WEEP HOLES ALLOWED.
- CONTRACTOR SHALL WORK WITH STRUCTURE FABRICATOR TO DETERMINE ADEQUATE STRUCTURE BOTTOM SIZE FOR THE PROPOSED PIPE SIZES AND ANGLES.

SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS THE GREATER OF 0.5-INCHES OF RUNOFF OVER THE DRAINAGE RETENTION AREA OR 1.25-INCHES OVER THE IMPERVIOUS SURFACE. STORMWATER TREATMENT IS PROVIDED BY DRY RETENTION. AN ADDITIONAL 0.5-INCH IS ADDED TO THE REQUIRED TREATMENT VOLUME FOR AN ONLINE SYSTEM. THE STORMWATER SYSTEM DISCHARGES TO AN OFW, THEREFORE AN ADDITIONAL 50% IS ADDED TO THE REQUIRED TREATMENT VOLUME. THE TREATMENT SYSTEM IS DESIGNED TO ENSURE THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PRE-DEVELOPMENT RATE AND VOLUME FOR THE MEAN ANNUAL, 25 YEAR-24 HOUR, AND 100 YEAR-24 HOUR STORM EVENTS.

Design Storm	Rainfall (inches)	Discharge Rate (cfs)	Outflow Volume (ft ³)	Peak Stage (ft)
Mean Annual, 24-Hour	PRE	4.5	16,223	10.39
	POST	0.17	4,909	
25 Year, 24-Hour	PRE	8.9	44,888	10.98
	POST	6.36	31,300	

EXFILTRATION NOTES:

- CULTEC CONTACTOR 100 HD STORM CHAMBERS TO BE INSTALLED PER CULTEC DETAILS AND MANUFACTURER SPECIFICATIONS (SEE DETAILS ON SHEET No. 10). CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE SHOP DRAWING OF CLASS 1 AND CLASS 2 NON-WOVEN FILTER FABRIC.
- SELECT BACKFILL SHALL CONSIST OF WELL-GRADED ROCK, OR ROCK AND COARSE SAND FILL. FILL HAVING A HIGH PROPORTION OF SAND AND/OR FINES WILL NOT BE ACCEPTED. BACKFILL SHALL BE COMPACTED BY MECHANICAL TAMPERS TO 98% MAX. DENSITY (AASHTO T-180). CALICAREOUS MATERIAL IS PROHIBITED.
- TRENCH MATERIAL SHALL CONSIST OF 1.5-INCH TO 3-INCH ANGULAR COARSE AGGREGATE MEETING F.D.O.T. SECTION 901 AND ASTM C-33 AND SHALL BE WASHED, AND FREE OF DELETERIOUS MATERIAL. CRUSHED RECYCLED CONCRETE IS ACCEPTABLE.
- STONE SHALL BE CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION 1.5-INCHES TO 3-INCHES WITH A 50% VOID RATIO. CONTRACTOR TO PROVIDE SHOP DRAWING TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- AFTER AGGREGATE HAS BEEN PLACED TO DESIRED ELEVATION, WASH DOWN WITH CLEAR WATER TO ALLOW FOR INITIAL SETTLEMENT. IF SETTLEMENT OCCURS ADD ADDITIONAL AGGREGATE TO REQUIRED ELEVATION.
- AGGREGATE SHALL BE COMPACTED IN TWO LIFTS, THE FIRST PRIOR TO PLACING PIPE, AND THE SECOND AFTER THE TOP AGGREGATE IS PLACED WITH MECHANICAL TAMPERS. DO NOT COMPACT WITH VIBRATORY ROLLERS.
- TRENCH TO BE CONSTRUCTED AND ADHERED TO OSHA'S TRENCH SAFETY CODE. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH BY FOREIGN MATERIAL.
- INSPECTION PORT TO BE INSTALLED ON EACH CULTEC CONTACTOR 100 HD TERMINAL END CAP AND MIDDLE POINT ON LONG RUNS. (SEE INSPECTION PORT DETAIL SHEET No. 9).
- OPERATION, INSPECTION AND MAINTENANCE TO BE PERFORMED PER GUIDELINES PROVIDED ON SHEET No. 10.

GENERAL DRAINAGE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
- ALL PIPE FROM THE BUILDING DRAINS SHALL BE PVC SDR 35 OR SMOOTH INTERIOR HDPE.
- ALL STORM PIPE SHALL BE CONSTRUCTED OF HDPE (SIC) PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER. ACCEPTABLE HDPE PIPE SHALL BE HANCOR SUR-LOK WT, ADS SERIES 35, ADS N-12 WITH WT JOINT OR EQUAL. ALTERNATE STORM PIPE MATERIAL IS RCP PER FDOT SPECIFICATIONS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING. WASH DOWN WITH CLEAR WATER TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND & DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURER SPECIFICATIONS RESPECTIVELY.
- ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
- ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).

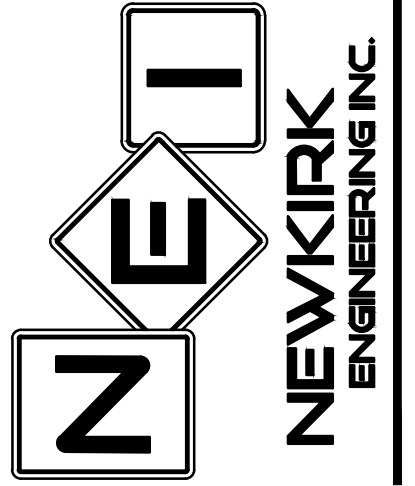
HDPE PIPE MINIMUM SLOPE REQUIREMENTS

PIPE SIZE (IN)	SELF-CLEANSING VELOCITY (FPS)	MANNINGS (N)	RADIUS (FT)	CROSS-SECTIONAL AREA (FT ²)	WETTED PERIMETER (FT)	MINIMUM SLOPE (FT/FT)
12	3.0	0.012	0.5	0.78538	1.1415	0.0036
15	3.0	0.012	0.6	1.22715	3.9269	0.0027
18	3.0	0.012	0.8	1.76709	4.7123	0.0021
24	3.0	0.012	1.0	3.14150	6.2830	0.0015
30	3.0	0.012	1.3	4.90859	7.8538	0.0011

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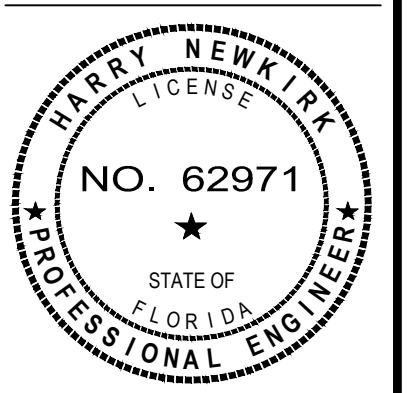
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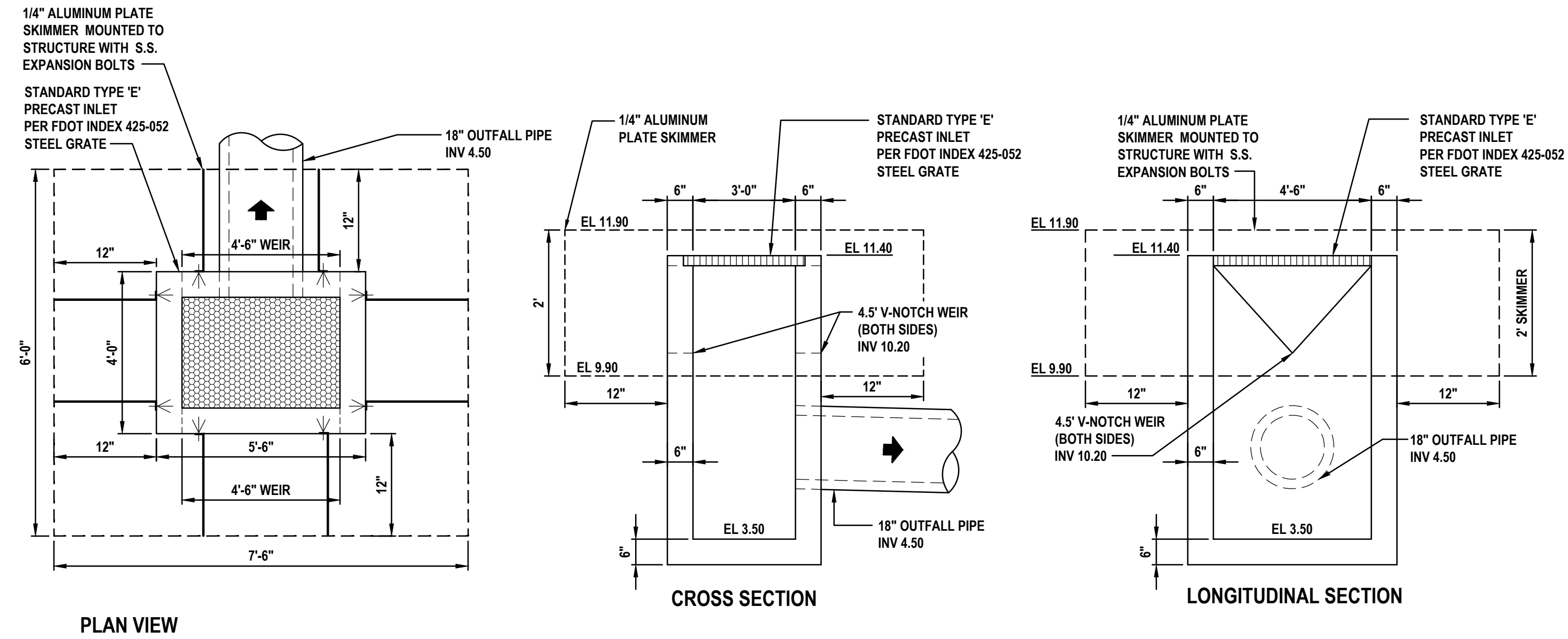
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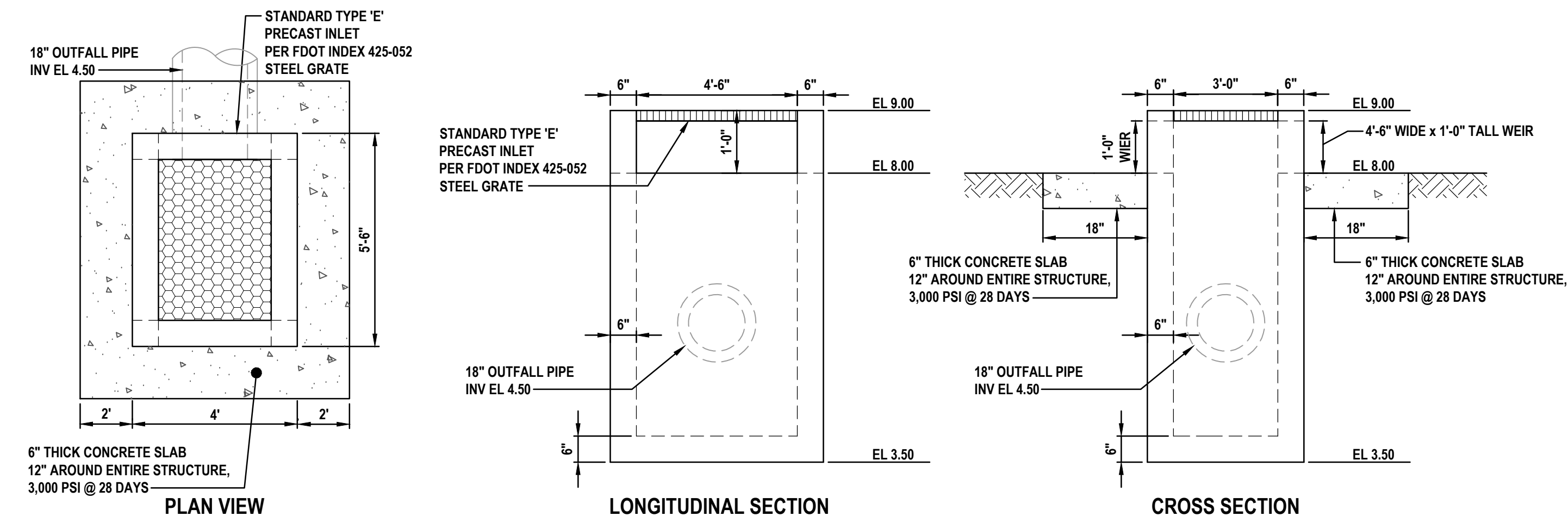
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CONTROL STRUCTURE CS-01 DETAIL

NOT TO SCALE



TYPE 'E' BUBBLE-UP STRUCTURE DETAIL: INLET 06

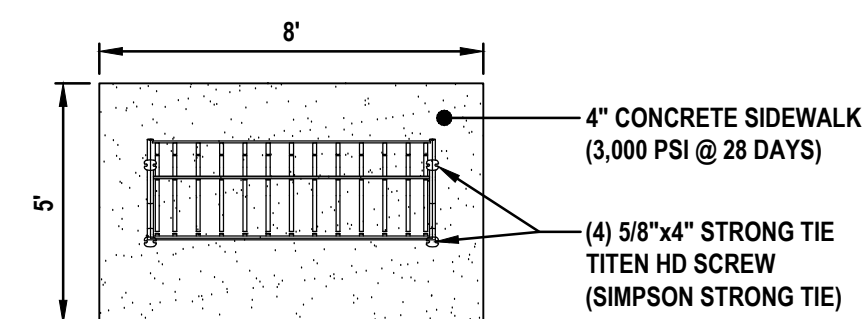
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46" METAL ROUND OR SQUARE PICNIC TABLE BY ULINE. COLOR = BLACK



BELSON OUTDOORS (MODEL G620-3)
ADJUSTABLE ROTATING METAL PEDESTAL GRILL (14"x20")
POST: 3.5" DIAMETER x 40" HEIGHT
MOUNT PER MANUFACTURER SPECIFICATIONS



BENCH MOUNTING WITH CONCRETE PAD DETAIL

NOT TO SCALE

STORM STRUCTURE SCHEDULE

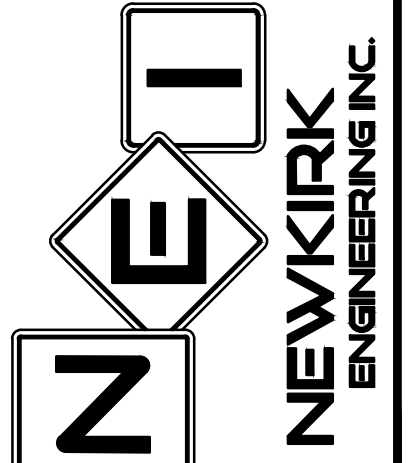
I.D.	SIZE	TYPE BOT	TYPE TOP	TOP ELEV	BOT ELEV	N INV	S INV	E INV	W INV
I-01	---	ALT-B	E	10.90	7.55	---	10"	8.55	---
I-02	---	ALT-B	E	10.90	7.55	10"	10"	8.55	---
I-03	---	ALT-B	E	10.90	6.90	10"	15"	7.90	---
I-04	---	ALT-A	9	EOP 10.90	6.50	15"	7.50	---	18"
I-05	---	ALT-A	9	EOP 10.90	4.60	12"	7.50	---	18"
I-06	---	ALT-B	E	9.00	3.50	---	---	---	18"
I-07	5' DIA.	ALT-B	M.H.	10.50	2.45	12"	30"	3.45	30"
I-08	5' DIA.	ALT-B	M.H.	11.65	3.07	4.07	---	30"	4.07
I-09	---	ALT-B	C	9.60	5.10	---	15"	6.10	---
I-10	---	ALT-B	C	9.60	5.01	6.01	---	---	15"
I-11	---	ALT-B	C	9.60	4.82	---	---	15"	5.82
CS-01	---	ALT-B	E	SEE DETAIL, THIS SHEET					

I.D.	SIZE	TOP ELEV	N INV	S INV	E INV	W INV
YD-01	12"	12.00	---	10"	10.00	---
YD-02	12"	12.00	10"	10"	9.86	9.86
YD-03	12"	12.00	10"	10"	9.80	9.80
YD-04	12"	12.00	10"	10"	9.61	9.61
YD-05	12"	12.00	10"	10"	9.42	9.42
YD-06	12"	12.00	10"	10"	9.35	9.35
YD-07	12"	12.00	10"	12"	9.16	9.16
YD-08	12"	12.00	12"	12"	8.97	8.97
YD-09	12"	12.00	12"	12"	8.90	8.90
YD-10	12"	12.00	12"	12"	8.71	8.71
YD-11	12"	12.00	12"	12"	8.52	8.52
YD-12	12"	10.00	12"	12"	6.57	6.57
YD-13	12"	10.00	12"	12"	6.73	6.73
YD-14	12"	10.50	10"	12"	6.90	6.90
YD-15	12"	10.50	10"	10"	7.07	7.07
YD-16	12"	10.00	10"	10"	7.24	7.24
YD-17	12"	10.00	10"	10"	7.41	7.41
YD-18	12"	10.00	10"	10"	7.58	7.58
YD-19	12"	10.00	---	10"	7.75	7.75

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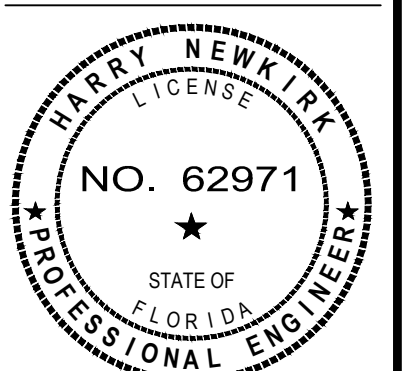
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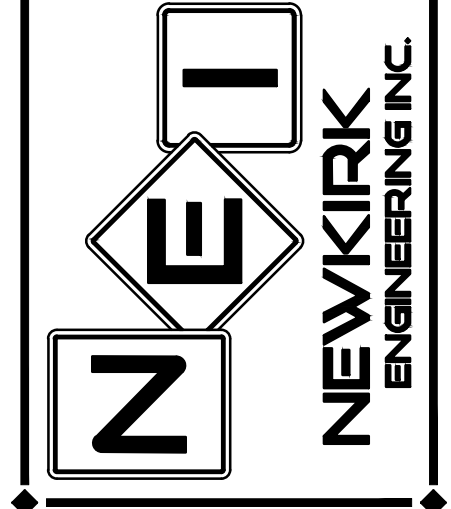
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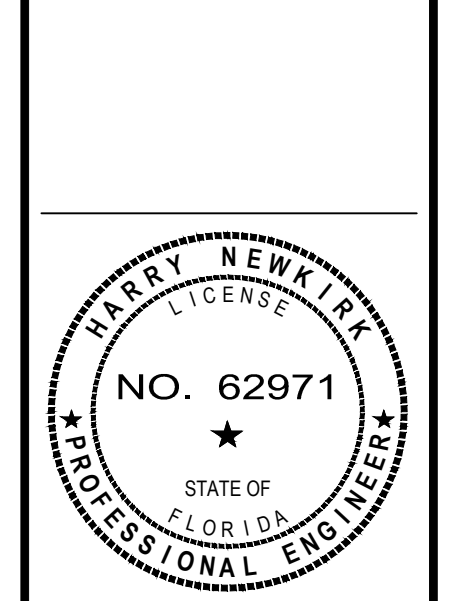
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CULTEC CONTACTOR 100HD CHAMBER PRODUCT SPECIFICATIONS

GENERAL
CULTEC CONTACTOR 100HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

- THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE CHAMBER SHALL BE ARCHED IN SHAPE.
- THE CHAMBER SHALL BE OPEN-BOTTOMMED.
- THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COURSEWORK OR SEPARATE END WALLS.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC CONTACTOR 100HD SHALL BE 12.5 INCHES (318 mm) TALL, 36 INCHES (914 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED CONTACTOR 100HD SHALL BE 7.5 FEET (2.29 m).
- MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 10 INCHES (250 mm).
- THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV SFC2x2 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL INSIDE DIMENSIONS OF EACH SIDE PORTAL SHALL BE 5.75 INCHES (146 mm) HIGH BY 7.5 INCHES (191 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 6.5 INCHES (165 mm).
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV SFC2x2 FEED CONNECTOR SHALL BE 7.5 INCHES (191 mm) TALL, 12 INCHES (305 mm) WIDE AND 19.7 INCHES (500 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE CONTACTOR 100HD CHAMBER SHALL BE 1.866 FT³ (0.173 m³) / UNIT. WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED CONTACTOR 100HD SHALL BE 13.395 FT³ / UNIT (0.396 m³ / UNIT) - WITHOUT STONE.
- THE NOMINAL STORAGE VOLUME OF THE HVLV SFC2x2 FEED CONNECTOR SHALL BE 0.294 FT³ (0.027 m³) / UNIT - WITHOUT STONE.
- THE CONTACTOR 100HD CHAMBER SHALL HAVE FORTY-FOUR DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS TO PROMOTE LATERAL CONVEYANCE OF WATER.
- THE CONTACTOR 100HD CHAMBER SHALL HAVE 16 CORRUGATIONS.
- THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
- THE CONTACTOR 100HD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
- THE CONTACTOR 100HD MIDDLE/END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
- THE HVLV SFC2x2 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CONTACTOR 100HD AND ACT AS CROSS FEED CONNECTIONS.
- CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
- THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
- THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
- THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
- THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
- THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF ASTM PS 83-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
- MAXIMUM ALLOWED COVER ON TOP OF UNIT SHALL BE 12.0 FEET (3.66 m).

CULTEC HVLV SFC2x2 FEED CONNECTOR

GENERAL
CULTEC HVLV SFC2x2 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC CONTACTOR 100HD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

- THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE CHAMBER SHALL BE ARCHED IN SHAPE.
- THE CHAMBER SHALL BE OPEN-BOTTOMMED.
- THE HVLV SFC2x2 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CONTACTOR 100HD STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
- THE NOMINAL STORAGE VOLUME OF THE HVLV SFC2x2 FEED CONNECTOR SHALL BE 0.294 FT³ (0.027 m³) / UNIT - WITHOUT STONE.
- THE HVLV SFC2x2 FEED CONNECTOR CHAMBER SHALL HAVE 3 CORRUGATIONS.
- THE HVLV SFC2x2 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CONTACTOR 100HD STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
- THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410 NON-WOVEN GEOTEXTILE
CULTEC NO. 410 NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR AND RECHARGE STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

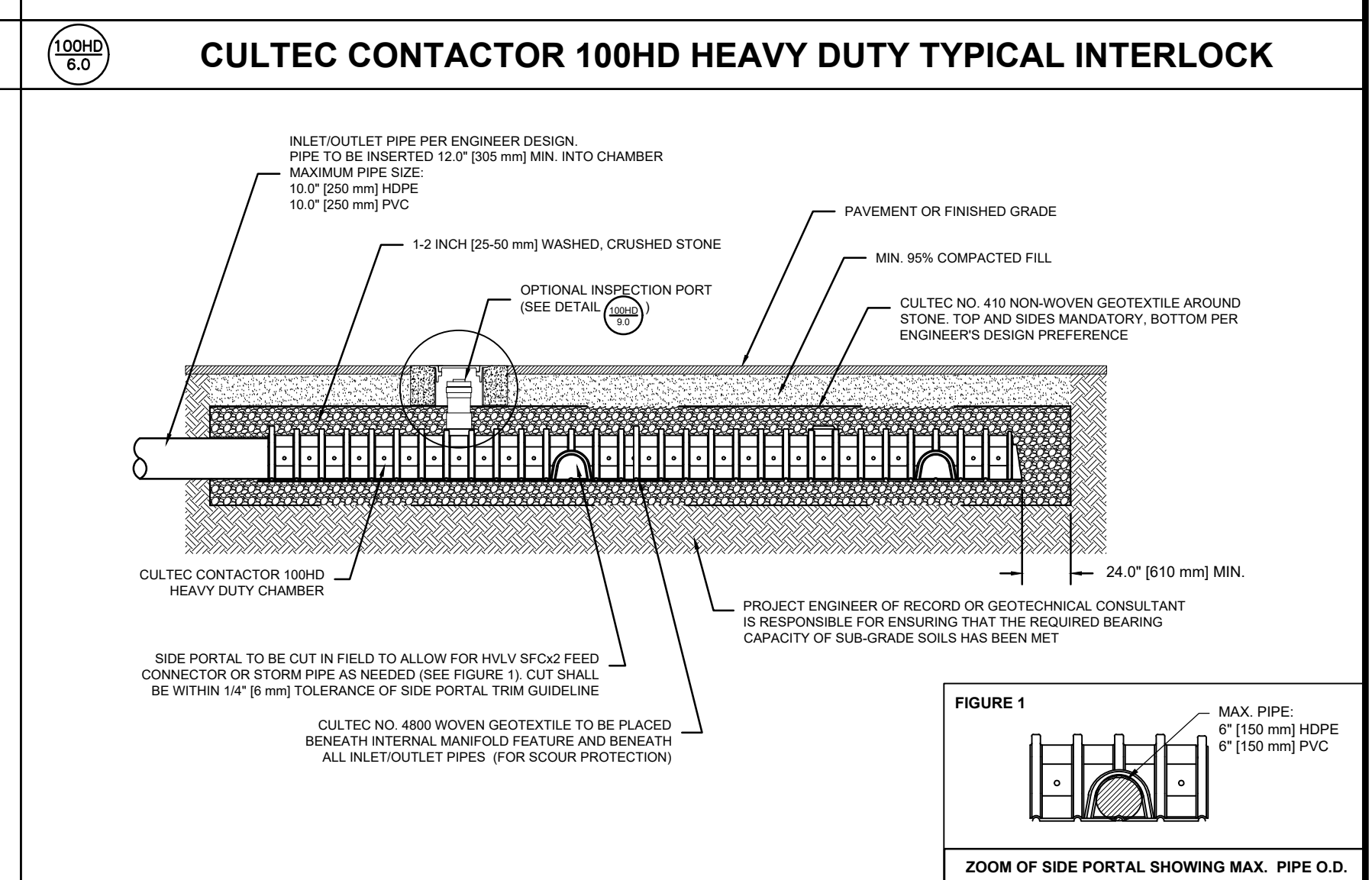
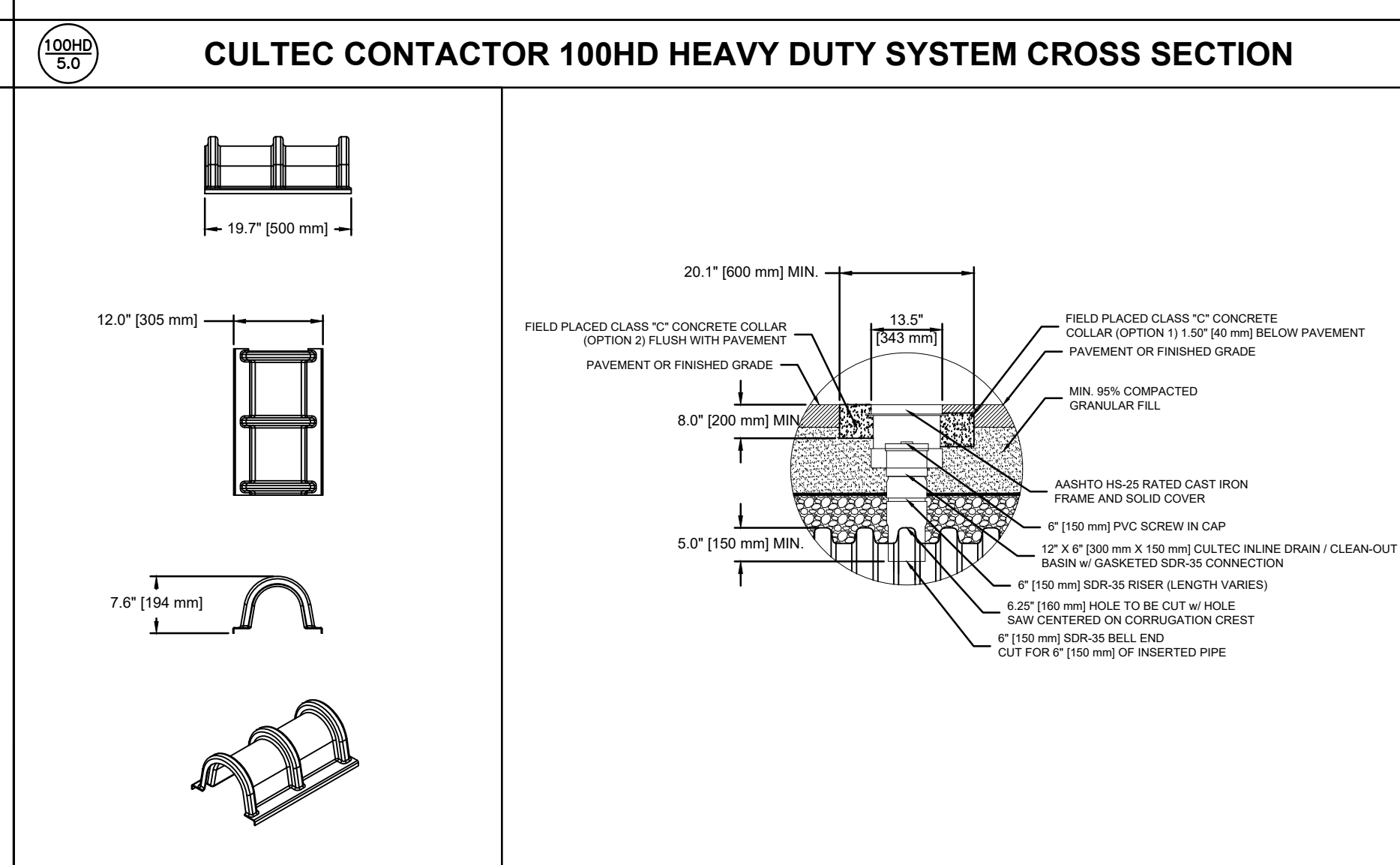
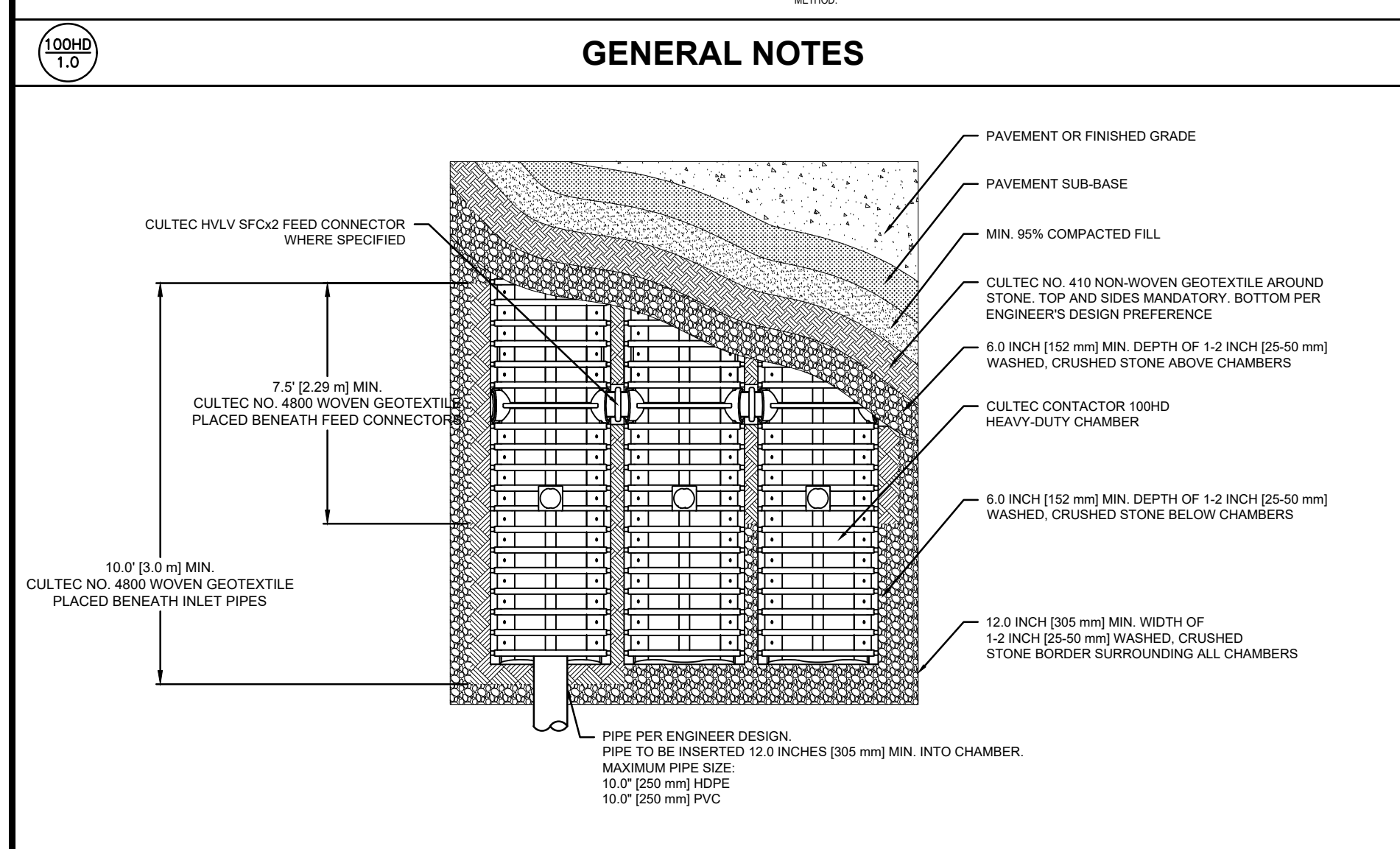
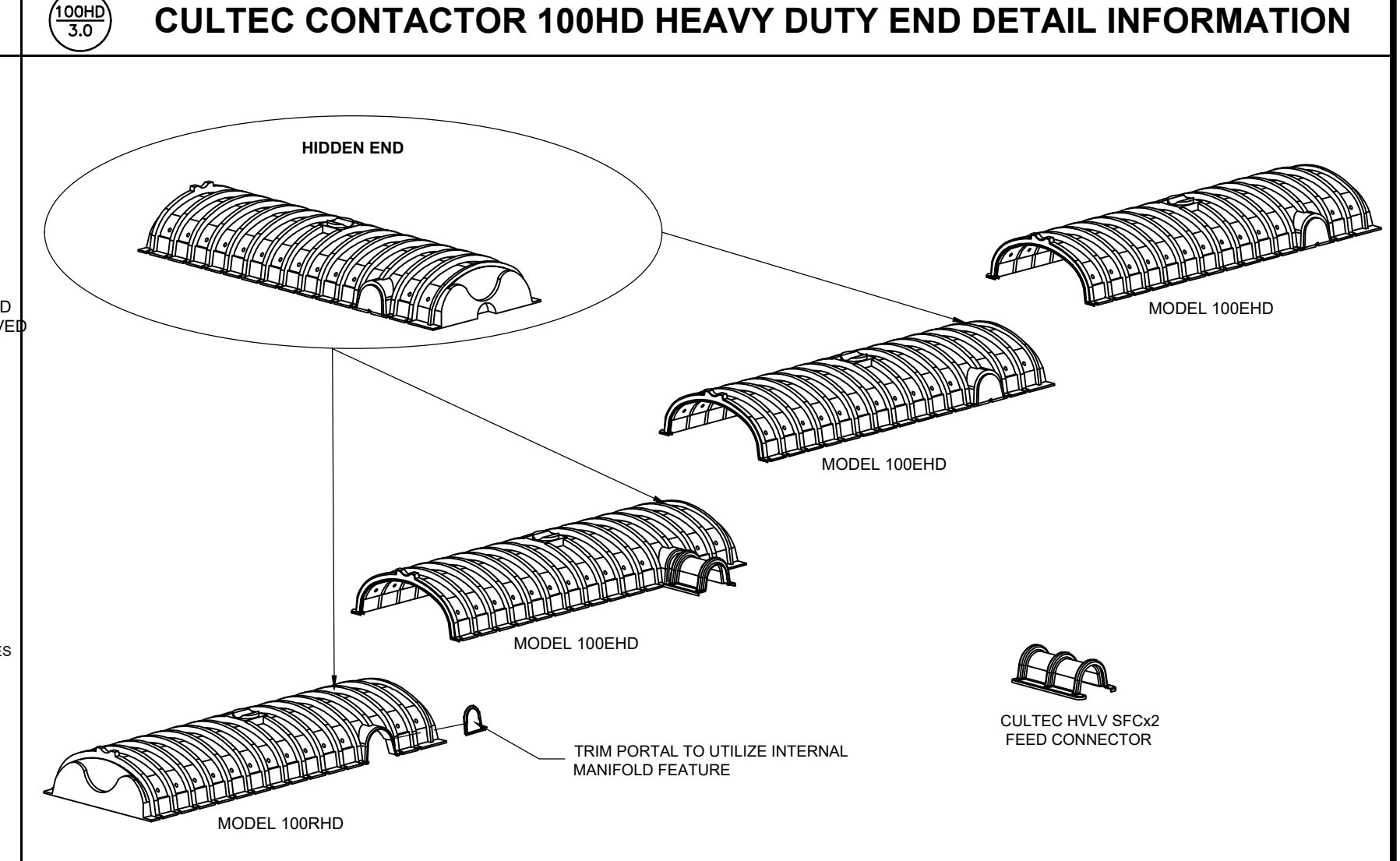
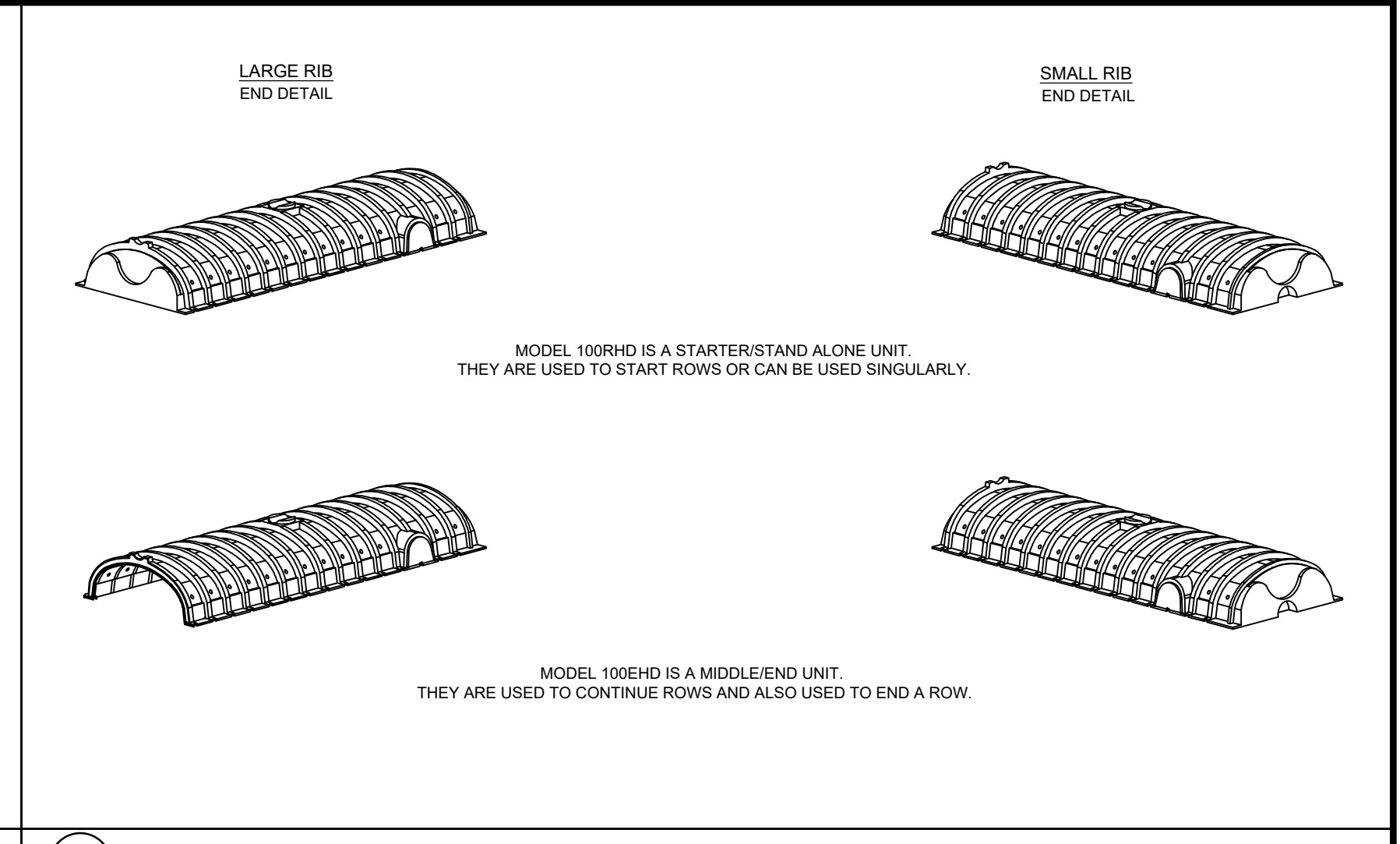
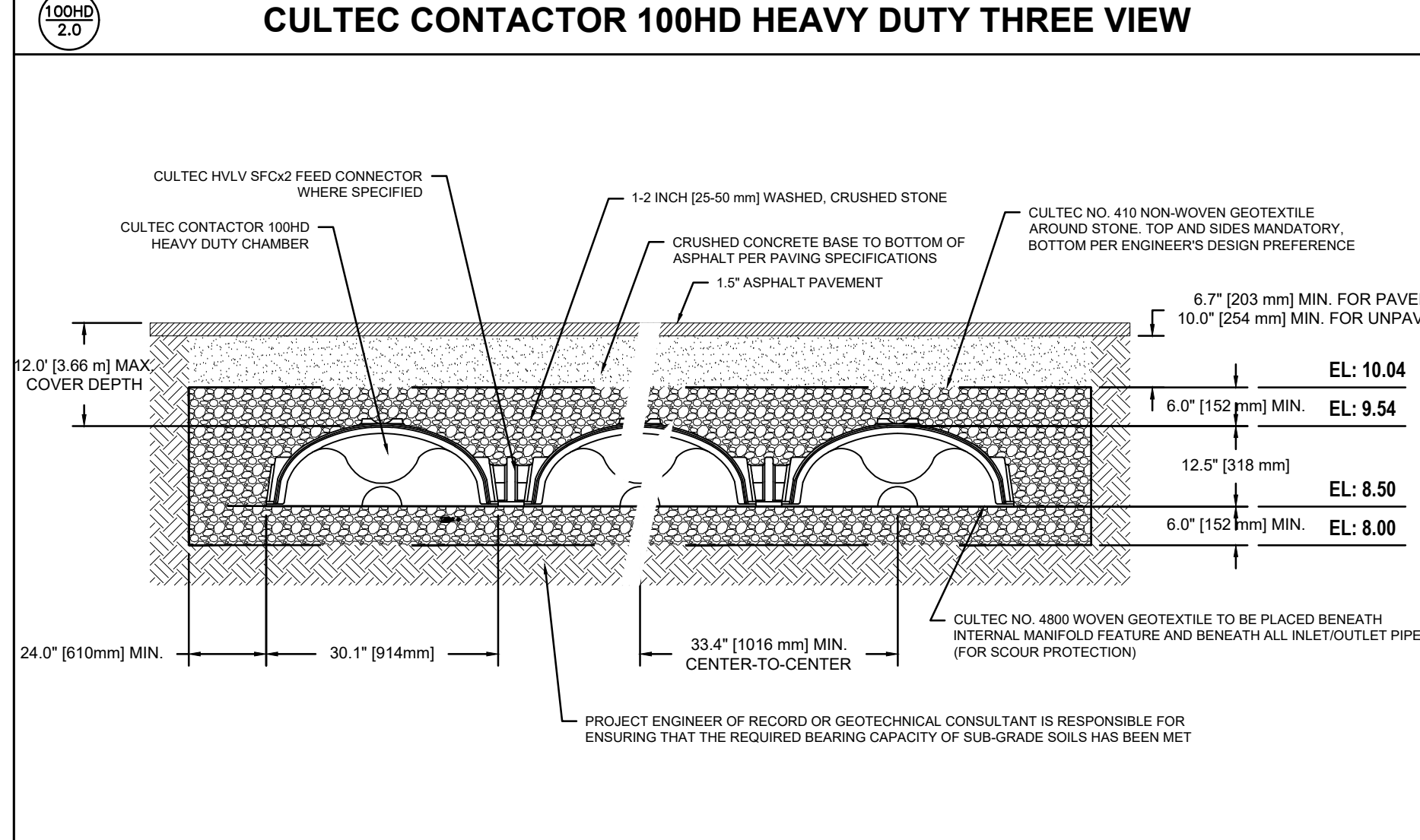
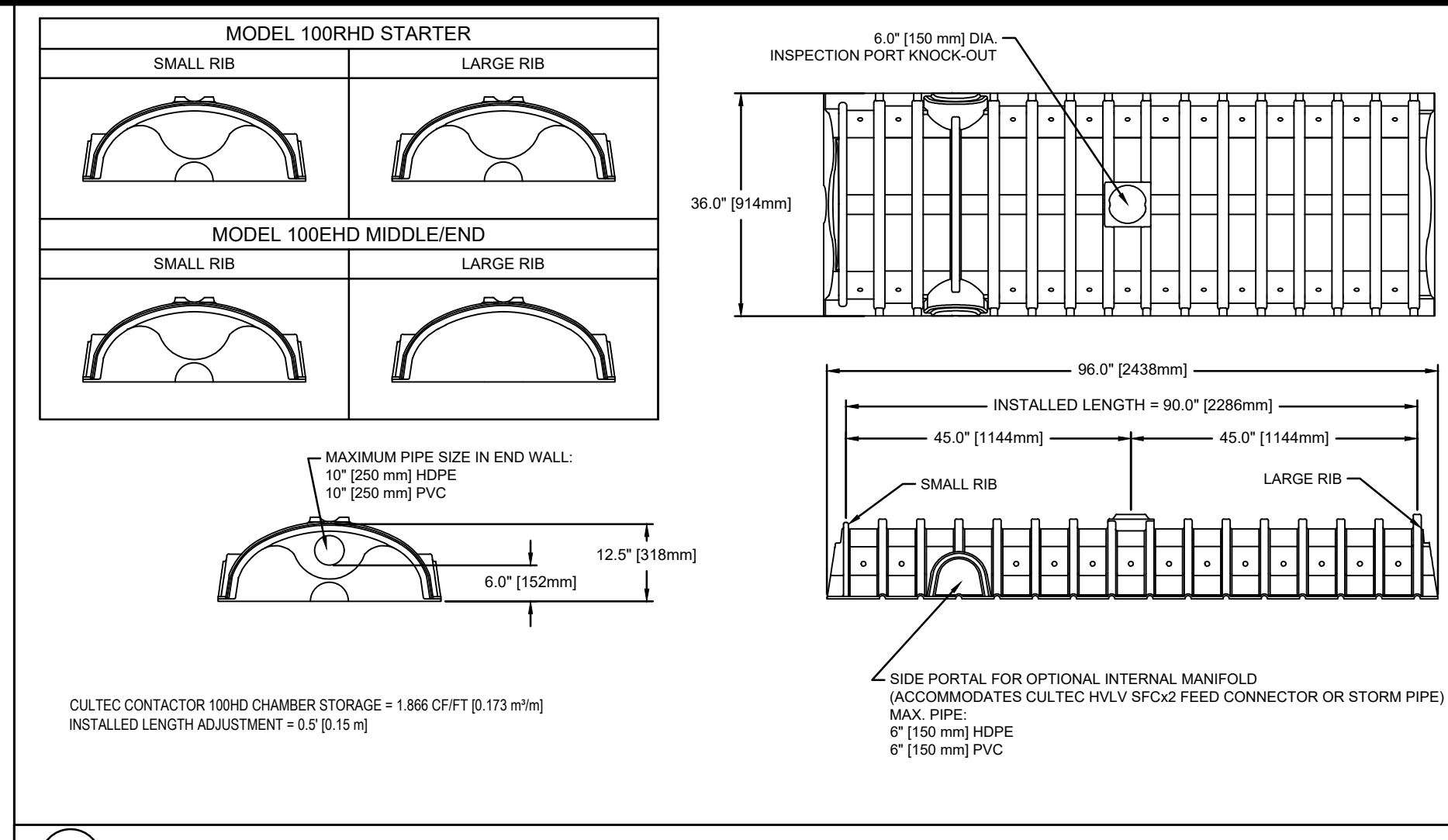
GEOTEXTILE PARAMETERS

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 100 LBS (45.36 kN) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (29.4 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (153 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE VALUE OF 50 LBS (22.7 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TENSILE RESISTANCE VALUE OF 70 LBS (31.2 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4891 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 132 GAL/MIN/500 L/MIN/50 PER ASTM D4891 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 800 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A SIEVE # 20 VALUE OF 70 U.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4891 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 132 GAL/MIN/500 L/MIN/50 PER ASTM D4891 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 800 HOURS VALUE OF 70% PER ASTM D4832 TESTING METHOD.

CULTEC NO. 4800 WOVEN GEOTEXTILE
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 550 X 950 LBS (2.48 X 4.28 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5.075 X 5.075 LB/FT (14 X 14 N/M) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 900 X 1.506 LB/FT (14 X 14 N/M) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LB/FT (140 X 140 N/M) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LB/FT (197 X 197 N/M) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (760 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (81 X 81 N) PER ASTM D4832 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 USD SIEVE (4.75 MM) PER ASTM D4891 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 1.5 SEC-1 PER ASTM D4891 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/72 LPM/40 PER ASTM D4891 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 800 HRS. PER ASTM D4832 TESTING METHOD.



CULTEC CONTACTOR 100HD HEAVY DUTY PLAN VIEW

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Subsurface Stormwater Management Systems
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tech@cultec.com

CULTEC HVLV SFC2x2 FEED CONNECTOR

OPTIONAL INSPECTION PORT - ZOOM DETAIL

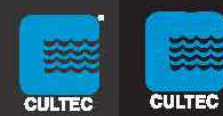
CONTACTOR 100HD DETAIL SHEET TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

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This manual contains guidelines recommended by CULTEC, Inc. and may be used in conjunction with, but not to supersede, local regulations or regulatory authorities. OSHA Guidelines must be followed when inspecting or cleaning any structure.

Introduction

The CULTEC Subsurface Stormwater Management System is a high-density polyethylene (HDPE) chamber system arranged in parallel rows surrounded by washed stone. The CULTEC chambers create arch-shaped voids within the washed stone to provide stormwater detention, retention, infiltration, and reclamation. Filter fabric is placed between the native soil and stone interface to prevent the intrusion of fines into the system. In order to minimize the amount of sediment which may enter the CULTEC system, a sediment collection device (stormwater pretreatment device) is recommended upstream from the CULTEC chamber system. Examples of pretreatment devices include, but are not limited to, an appropriately sized catch basin with sump, pretreatment catchment device, oil grit separator, or baffled distribution box. Manufactured pretreatment devices may also be used in accordance with manufacturer's recommendations. Installation, operation, and maintenance of these devices shall be in accordance with manufacturer's recommendations. Almost all of the sediment entering the stormwater management system will be collected within the pretreatment device.

Best Management Practices allow for the maintenance of the preliminary collection systems prior to feeding the CULTEC chambers. The pretreatment structures shall be inspected for any debris that will restrict inlet flow rates. Outfall structures, if any, such as outlet control must also be inspected for any obstructions that would restrict outlet flow rates. OSHA Guidelines must be followed when inspecting or cleaning any structure.

Operation and Maintenance Requirements

I. Operation

CULTEC stormwater management systems shall be operated to receive only stormwater run-off in accordance with applicable local regulations. CULTEC subsurface stormwater management chambers operate at peak performance when installed in series with pretreatment. Pretreatment of suspended solids is superior to treatment of solids once they have been introduced into the system. The use of pretreatment is adequate as long as the structure is maintained and the site remains stable with finished impervious surfaces such as parking lots, walkways, and pervious areas are properly maintained. If there is to be an unstable condition, such as improvements to buildings or parking areas, all proper silt control measures shall be implemented according to local regulations.

II. Inspection and Maintenance Options

- A. The CULTEC system may be equipped with an inspection port located on the inlet row. The inspection port is a circular cast box placed in a rectangular concrete collar. When the lid is removed, a 6-inch (150 mm) pipe with a screw-in plug will be exposed. Remove the plug. This will provide access to the CULTEC Chamber row below. From the surface, through this access, the sediment may be measured at this location. A stadia rod may be used to measure the depth of sediment if any in this row. If the depth of sediment is in excess of 3 inches (76 mm), then this row should be cleaned with high pressure water through a culvert cleaning nozzle. This would be carried out through an upstream manhole or through the CULTEC StormFilter Unit (or other pretreatment device). CCTV inspection of this row can be deployed through this access port to determine if any sediment has accumulated in the inlet row.
- B. If the CULTEC bed is not equipped with an inspection port, then access to the inlet row will be through an upstream manhole or the CULTEC StormFilter.
 - 1. **Manhole Access**
This inspection should only be carried out by persons trained in confined space entry and sewer inspection services. After the manhole cover has been removed a gas detector must be lowered into the manhole to ensure that there are not high concentrations of toxic gases present. The inspector should be lowered into the manhole with the proper safety equipment as per OSHA requirements. The inspector may be able to observe sediment from this location. If this is not possible, the inspector will need to deploy a CCTV robot to permit viewing of the sediment.

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- 2. **StormFilter Access**
Remove the manhole cover to allow access to the unit. Typically a 30-inch (750 mm) pipe is used as a riser from the StormFilter to the surface. As in the case with manhole access, this access point requires a technician trained in confined space entry with proper gas detection equipment. This individual must be equipped with the proper safety equipment for entry into the StormFilter. The technician will be lowered onto the StormFilter unit. The hatch on the unit must be removed. Inside the unit are two filters which may be removed according to StormFilter maintenance guidelines. Once these filters are removed the inspector can enter the StormFilter unit to launch the CCTV camera robot.
- C. The inlet row of the CULTEC system is placed on a polyethylene liner to prevent scouring of the washed stone beneath this row. This also facilitates the flushing of this row with high pressure water through a culvert cleaning nozzle. The nozzle is deployed through a manhole or the StormFilter and extended to the end of the row. The water is turned on and the inlet row is back-flushed into the manhole or StormFilter. This water is to be removed from the manhole or StormFilter using a vacuum truck.

III. Maintenance Guidelines

The following guidelines shall be adhered to for the operation and maintenance of the CULTEC stormwater management system:

- A. The owner shall keep a maintenance log which shall include details of any events which would have an effect on the system's operational capacity.
- B. The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.
- C. Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.
- D. Debris removed from the stormwater management system shall be disposed of in accordance with applicable laws and regulations.

IV. Suggested Maintenance Schedules

- A. **Minor Maintenance**
The following suggested schedule shall be followed for routine maintenance during the regular operation of the stormwater system:

Frequency	Action
Monthly in first year	Check inlets and outlets for clogging and remove any debris, as required.
Spring and Fall	Check inlets and outlets for clogging and remove any debris, as required.
One year after commissioning and every third year following	Check inlets and outlets for clogging and remove any debris, as required.

- B. **Major Maintenance**
The following suggested maintenance schedule shall be followed to maintain the performance of the CULTEC stormwater management chambers. Additional work may be necessary due to insufficient performance and other issues that might be found during the inspection of the stormwater management chambers. (See table on next page)

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	Frequency	Action
Inlets and Outlets	Every 3 years	<ul style="list-style-type: none"> • Obtain documentation that the inlets, outlets and vents have been cleaned and will function as intended.
	Spring and Fall	<ul style="list-style-type: none"> • Check inlet and outlets for clogging and remove any debris as required.
CULTEC Stormwater Chambers	2 years after commissioning	<ul style="list-style-type: none"> • Inspect the interior of the stormwater management chambers through inspection port for deficiencies using CCTV or comparable technique. • Obtain documentation that the stormwater management chambers and feed connectors will function as anticipated.
	9 years after commissioning every 9 years following	<ul style="list-style-type: none"> • Clean stormwater management chambers and feed connectors of any debris. • Inspect the interior of the stormwater management structures for deficiencies using CCTV or comparable technique. • Obtain documentation that the stormwater management chambers and feed connectors have been cleaned and will function as intended.
	45 years after commissioning	<ul style="list-style-type: none"> • Clean stormwater management chambers and feed connectors of any debris. • Determine the remaining life expectancy of the stormwater management chambers and recommended schedule and actions to rehabilitate the stormwater management chambers as required. • Inspect the interior of the stormwater management chambers for deficiencies using CCTV or comparable technique. • Replace or restore the stormwater management chambers in accordance with the schedule determined at the 45-year inspection. • Attain the appropriate approvals as required. • Establish a new operation and maintenance schedule.
Surrounding Site	Monthly in 1 st year	<ul style="list-style-type: none"> • Check for depressions in areas over and surrounding the stormwater management system.
	Spring and Fall	<ul style="list-style-type: none"> • Check for depressions in areas over and surrounding the stormwater management system.
	Yearly	<ul style="list-style-type: none"> • Confirm that no unauthorized modifications have been performed to the site.

For additional information concerning the maintenance of CULTEC Subsurface Stormwater Management Chambers, please contact CULTEC, Inc. at 1-800-428-5832.

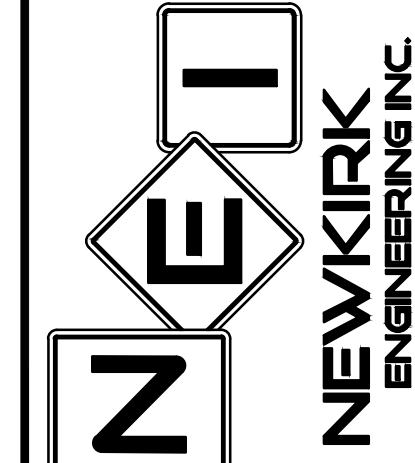
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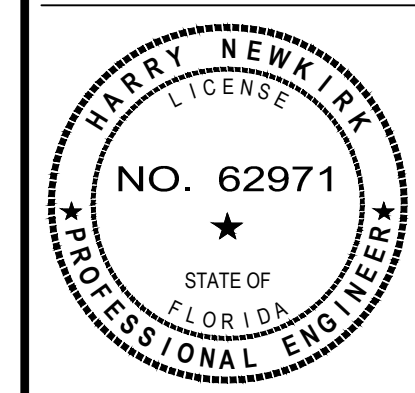
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CULTEC OPERATION AND MAINTENANCE
LEGACY POINTE COTTAGES
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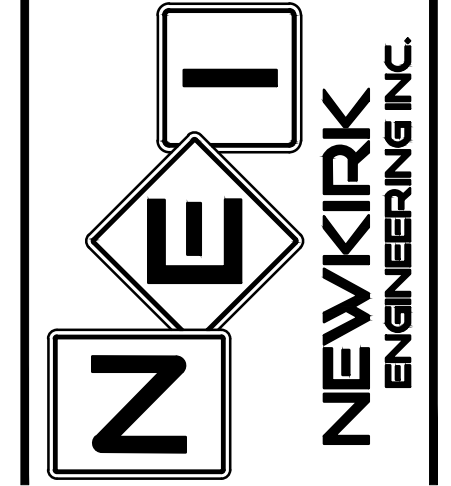
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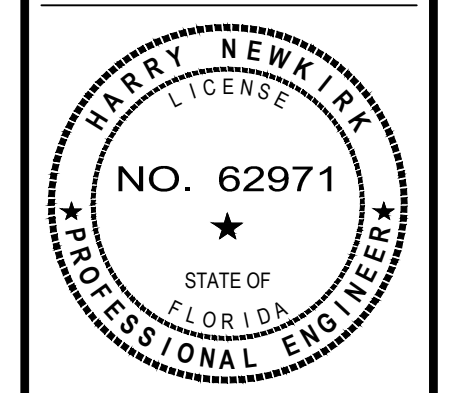
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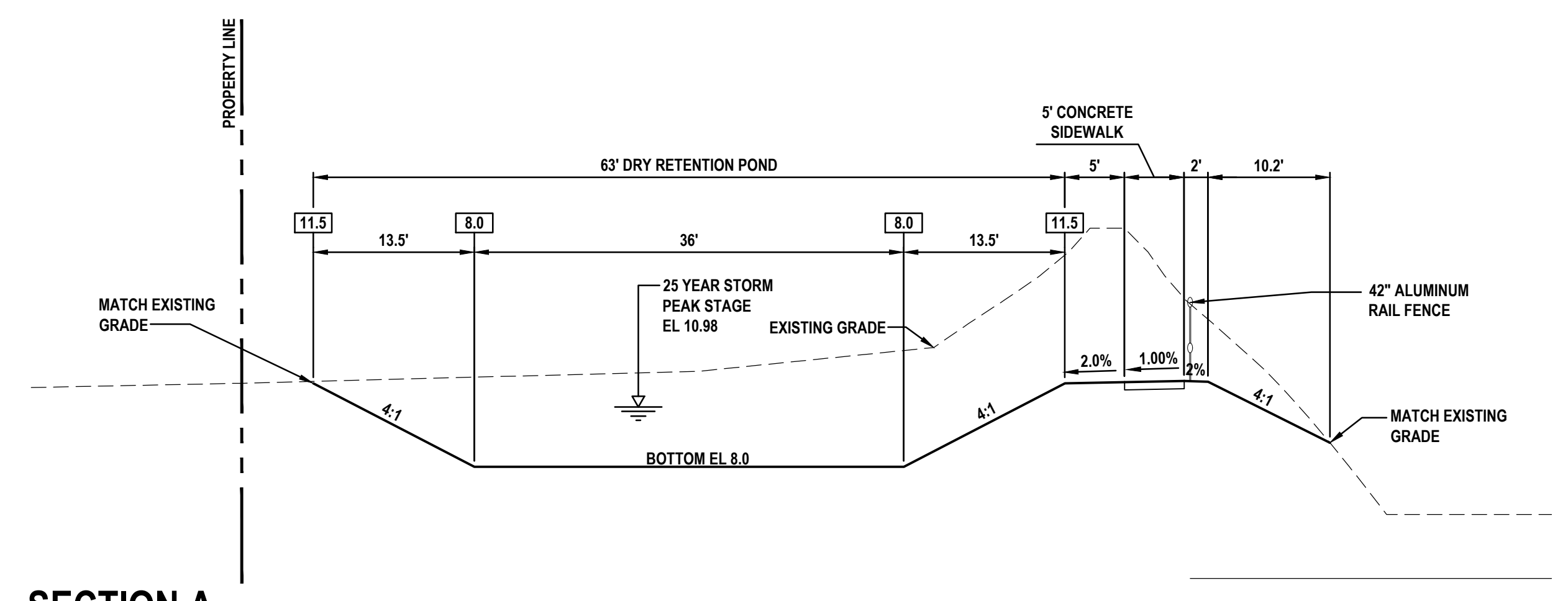
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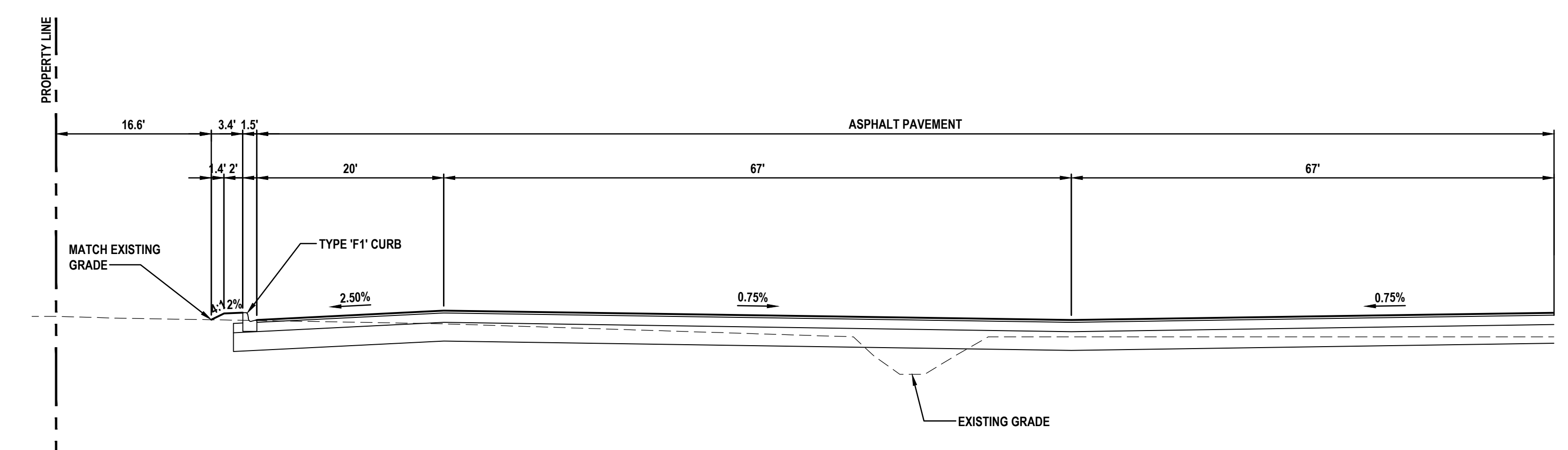
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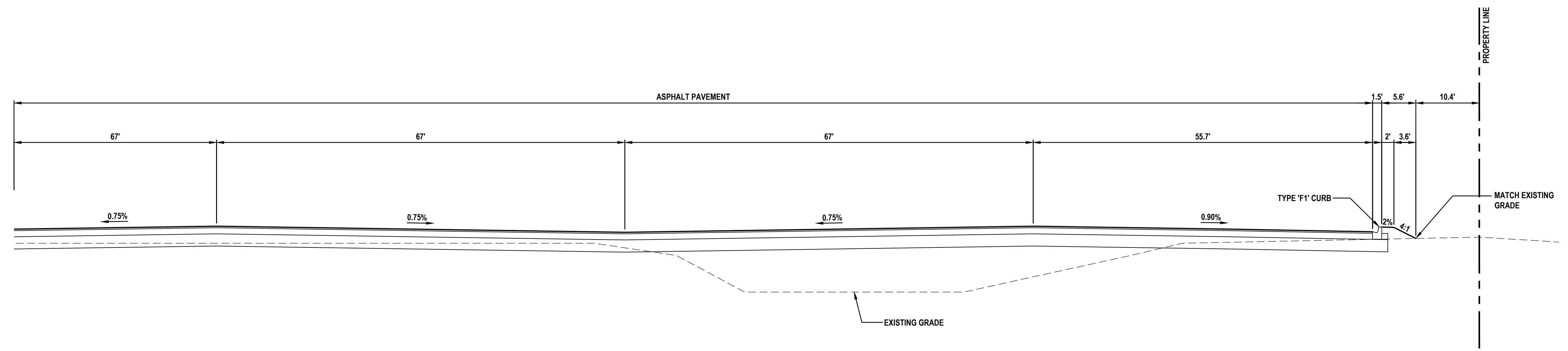
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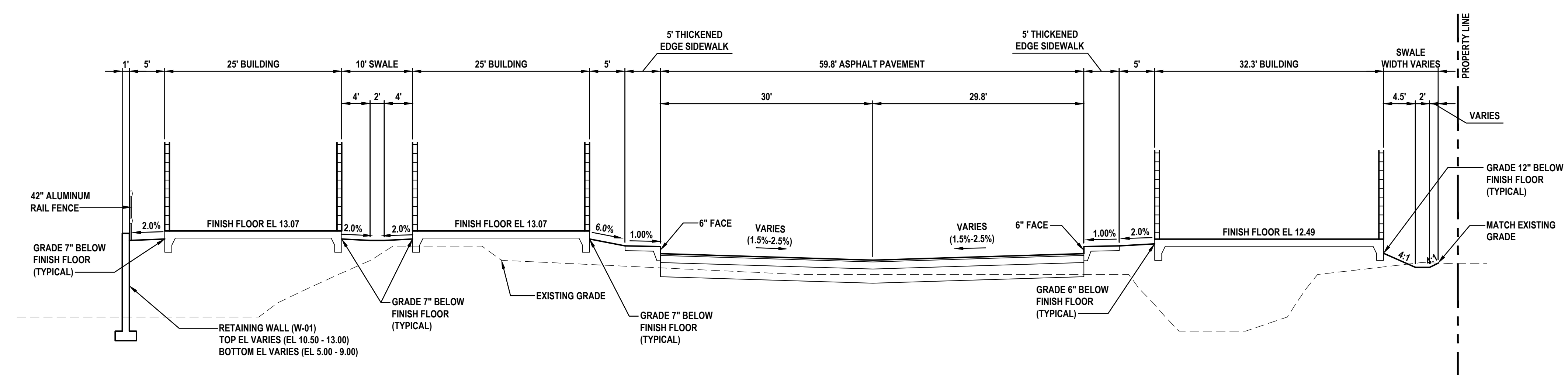
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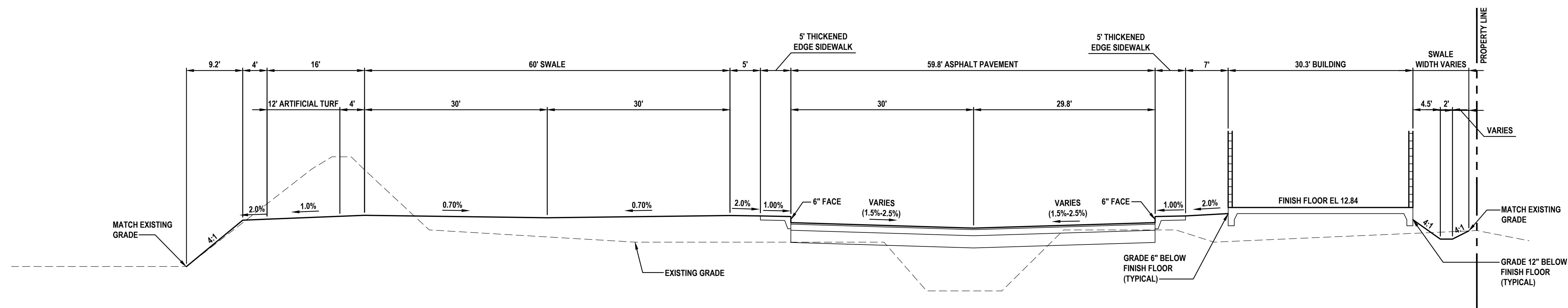
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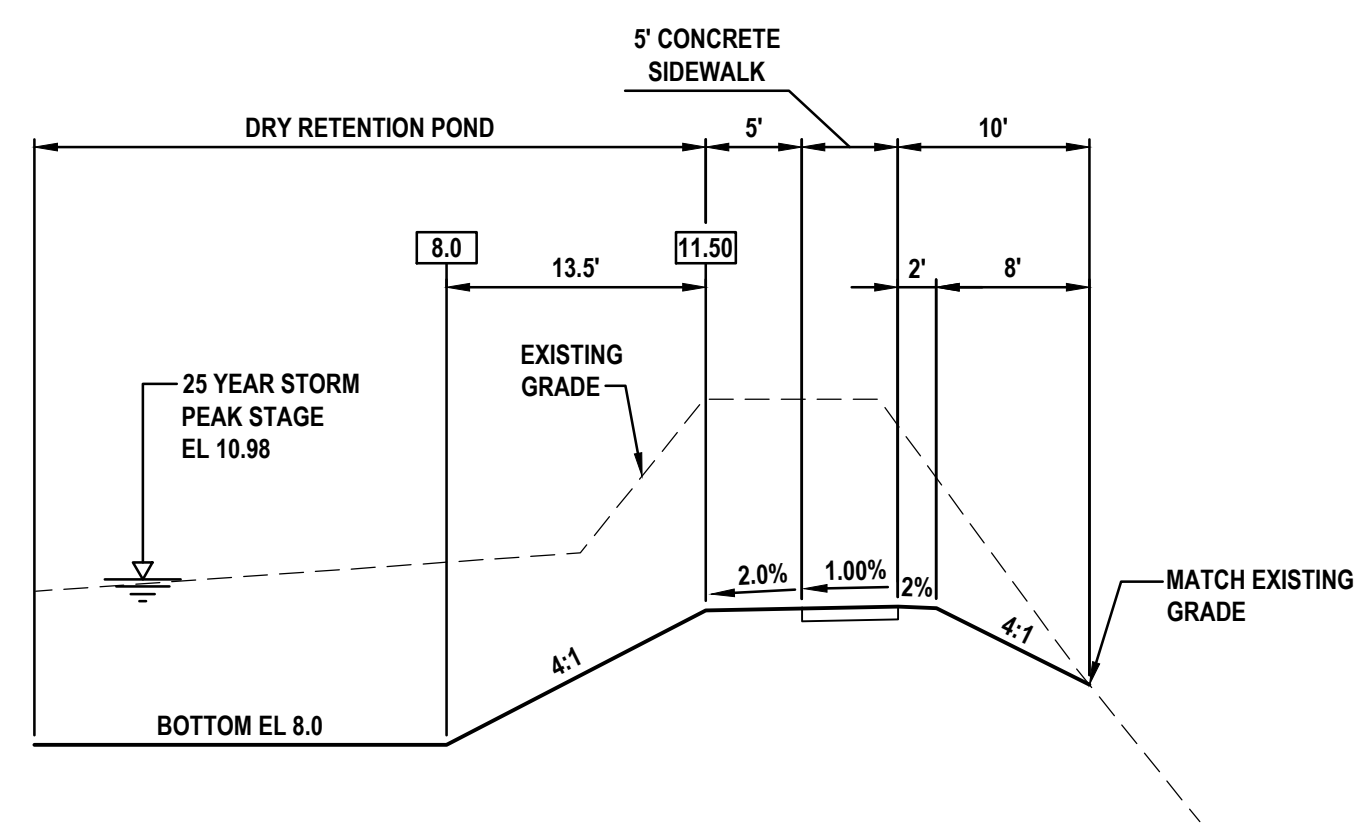
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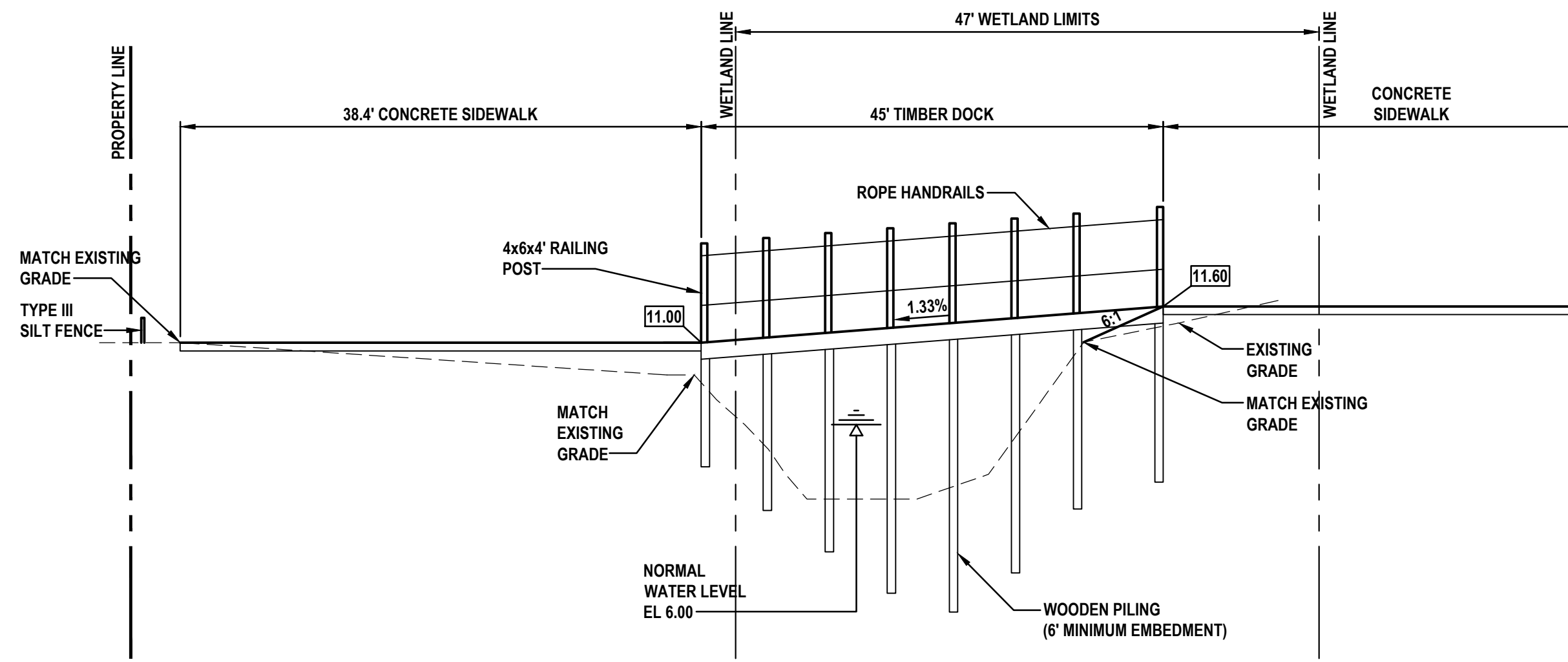
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SECTION D
NOT TO SCALE



SECTION E
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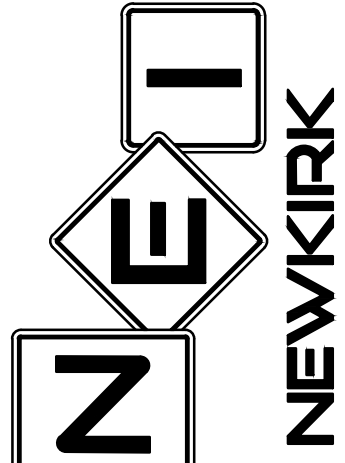


SECTION F
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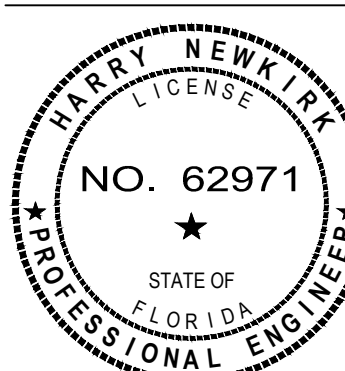
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CROSS SECTIONS
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

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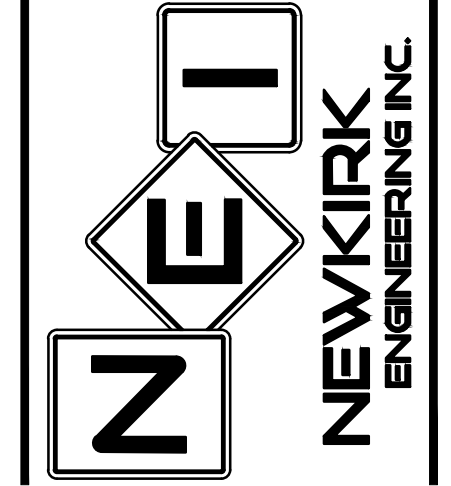
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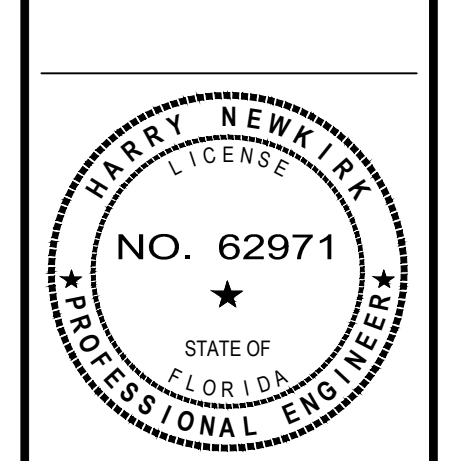


UTILITY PLAN
LEGACY POINTE COTTAGES
LESLIE STREET
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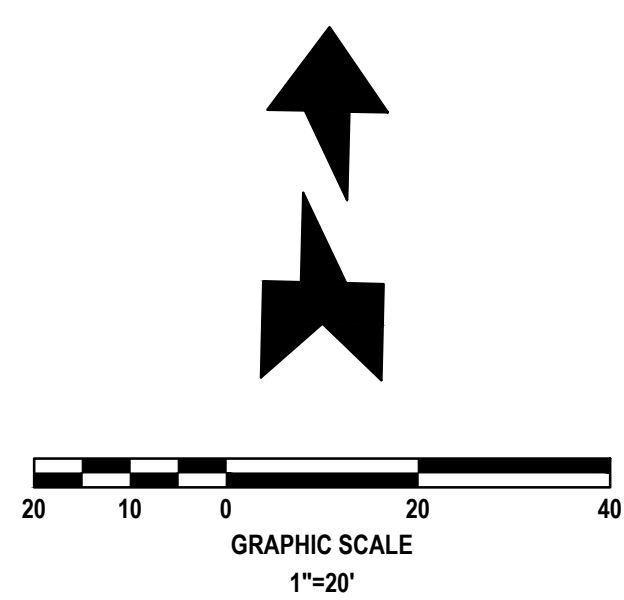
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15

15



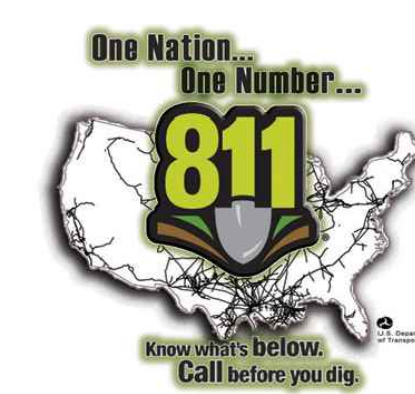
BUILDING FIRE PROTECTION NOTES:

- FIRE ALARM PER NEFA 72.

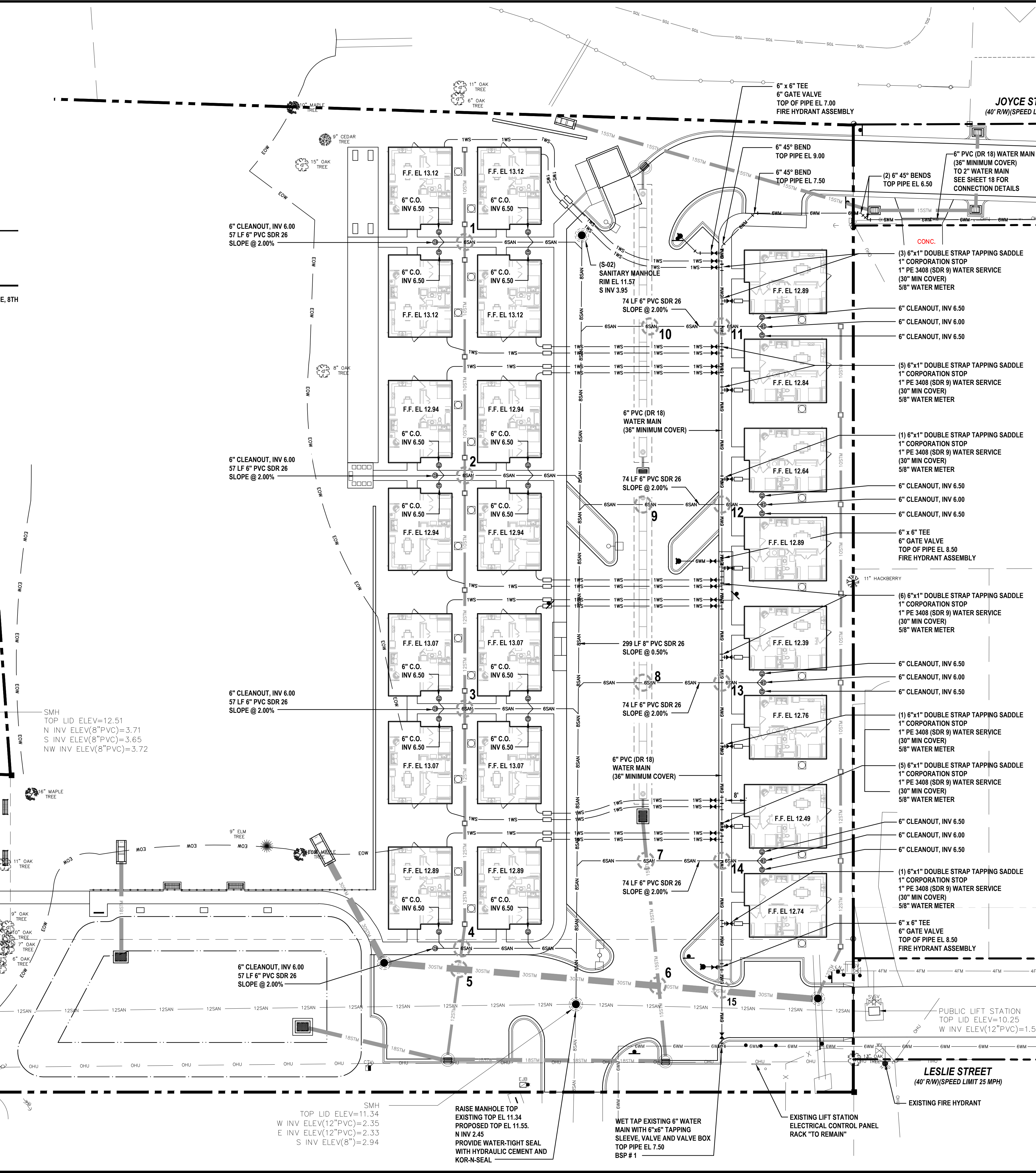
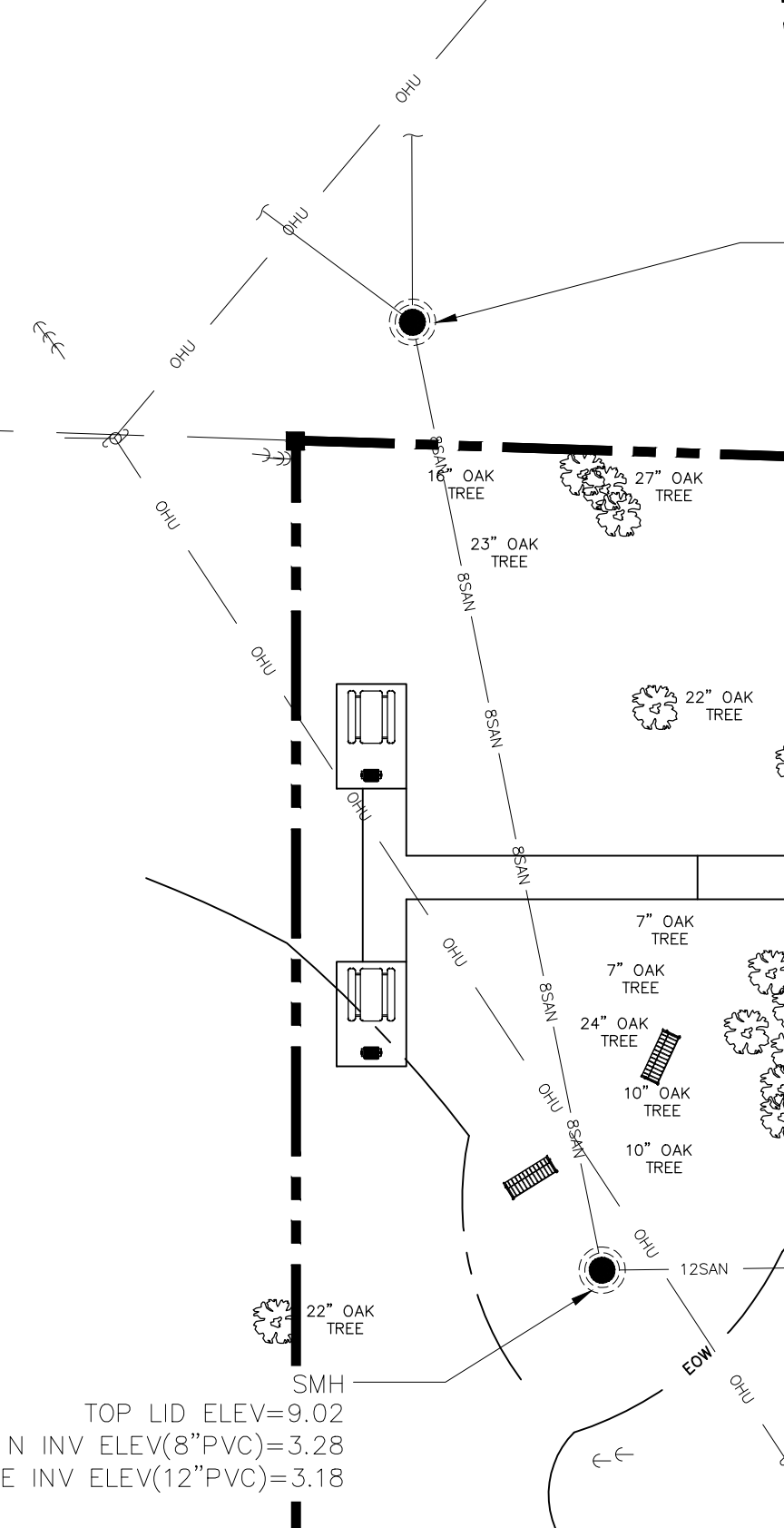
REQUIRED FIRE FLOW:

*SITE DESIGNED IN ACCORDANCE TO THE FLORIDA FIRE PREVENTION CODE, 8TH EDITION (2023).

FLORIDA BUILDING CODE CONSTRUCTION TYPE:	VB - UN-PROTECTED
FIRE AREA:	784 SF
REQUIRED FIRE FLOW:	1,500 GPM @ 2 HOURS
FIRE SPRINKLER SYSTEM REDUCTION (75%)	0 GPM
REQUIRED FIRE FLOW	1,500 GPM @ 2 HOURS



WARNING !!
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UTILITY LEGEND

- 11.25" BEND
- 22.5" BEND
- 45" BEND
- 90" BEND
- TEE
- GATE VALVE
- FIRE HYDRANT ASSEMBLY
- RPZ
- REDUCED PRESSURE BACKFLOW PREVENTER
- 1" SERVICE SADDLE, 1" CORPORATION STOP, 1" PE 3408 (SDR 9), 5/8" WATER METER. SEE CITY DETAIL W-3 ON SHEET 23.
- PROPOSED SANITARY SEWER MANHOLE
- 6" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.50% MIN.
- 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE
- UTILITY CONFLICT (SEE DETAILS, SHEET No. 19)

GENERAL WATER NOTES:

- THE CITY OF FLAGLER BEACH WATER UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
- ALL WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND THE CITY OF FLAGLER BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
- CONTRACTOR IS TO VERIFY THE LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ANY EXISTING PAVEMENT, SIDEWALK, CURBING, UTILITIES AND DRAINAGE SYSTEMS DAMAGED DURING CONSTRUCTION. ALL DAMAGED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
- LOCATION OF TELEPHONE, T.V. CABLE AND ELECTRICAL SERVICE CONNECTIONS TO BE DETERMINED BY APPROPRIATE UTILITIES PERSONNEL IN COOPERATION WITH CONTRACTOR.
- ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
- TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO-T198).
- WATER SERVICES FROM 3/4" TO 2" POLYETHYLENE (ENDOTRACE) WITH 30" MINIMUM COVER.
- WATER MAIN FROM 4" TO 12" SHALL BE PVC CLASS 150 (DR 18) WITH 36" MINIMUM COVER.
- ALL WATER AND FIRE SERVICES ARE REQUIRED TO HAVE A HARD BODY GATE VALVE OFF THE MAIN LINE.
- ALL VALVES SHALL BE BOLTED TO TEES.
- ALL POTABLE WATER PIPE SHALL HAVE "NSF POTABLE WATER" IMPRINTED ON THE PIPE.
- ALL WATER MAIN FITTINGS 4 INCHES OR LARGER SHALL BE CEMENT LINED DIP.
- A TAPPING CONTRACTOR ACCEPTABLE TO THE CITY OF FLAGLER BEACH WILL BE REQUIRED FOR TAPS.
- THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO LOCATE BURIED UTILITIES AND NOTIFY THE UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION.
- UTILITY TRENCH CONSTRUCTION SHALL CONFORM TO CITY OF FLAGLER BEACH AND OSHA REQUIREMENTS.
- IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN THE TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE CITY OF FLAGLER BEACH UTILITY DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.

GENERAL SEWER NOTES:

- CITY OF FLAGLER BEACH SHALL BE NOTIFIED PRIOR TO ANY SEWER CONSTRUCTION.
- ALL SEWER CONSTRUCTION MUST COMPLY WITH FDEP REGULATIONS AND THE CITY OF FLAGLER BEACH UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
- ALL SANITARY SEWER LINES SHALL BE PVC SDR 26 DUE TO THE MINIMUM AMOUNT OF COVER. WATER LINES, RECLAIMED LINES AND STORM DRAINAGE CROSSINGS SHALL FOLLOW THE C-900 OR CONCRETE ENCLOSURE REQUIREMENT FOR THESE STANDARDS AND AS FDEP REQUIREMENTS.
- SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY CITY OF FLAGLER BEACH.
- THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
- ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY OF FLAGLER BEACH.
- SANITARY SEWER PIPE SHALL BE PVC SDR 26.
- EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY OF FLAGLER BEACH, THE DESIGN ENGINEER, AND THE DEVELOPER.
- ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO MINIMUM COMPACTION OF (95) PERCENT OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO-T180 MODIFIED PROCTOR TEST.
- ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.
- GRAVITY MAINS MUST HAVE A TELEVISION INSPECTION. A VIDEO INSPECTION FORM MUST BE FAXED TO THE CITY OF FLAGLER BEACH WASTEWATER COLLECTION DEPARTMENT 48 HOURS PRIOR TO VIDEO INSPECTION. A CITY INSPECTOR MUST BE PRESENT.
- SEWER CLEANOUT LOCATED ON PAVEMENT AND SIDEWALK AREA SHALL BE TRAFFIC BEARING FLAT TOP BRASS CAP.
- ALL GREASE TANKS SHALL HAVE A MINIMUM CAPACITY OF 1,250 GALLONS.
- PLUMBING CONTRACTOR SHALL INSTALL TANK AND COORDINATE PIPE INVERTS TO BUILDING WITH UTILITY CONTRACTOR.

CITY OF FLAGLER BEACH NOTES:

- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- CONTRACTOR TO ATTEND A MANDATORY PRECONSTRUCTION MEETING WITH CITY STAFF PRIOR TO ANY DISTURBANCE OF THE PROPERTY.

SMH
TOP LID ELEV=9.02
N INV ELEV(8"PVC)=3.28
E INV ELEV(12"PVC)=3.18

SMH
TOP LID ELEV=12.51
N INV ELEV(8"PVC)=3.71
S INV ELEV(8"PVC)=3.65
NW INV ELEV(8"PVC)=3.72

6" CLEANOUT, INV 6.00
57 LF 6" PVC SDR 26
SLOPE @ 2.00%

SMH
TOP LID ELEV=11.34
W INV ELEV(12"PVC)=2.35
E INV ELEV(12"PVC)=2.33
S INV ELEV(8")=2.94

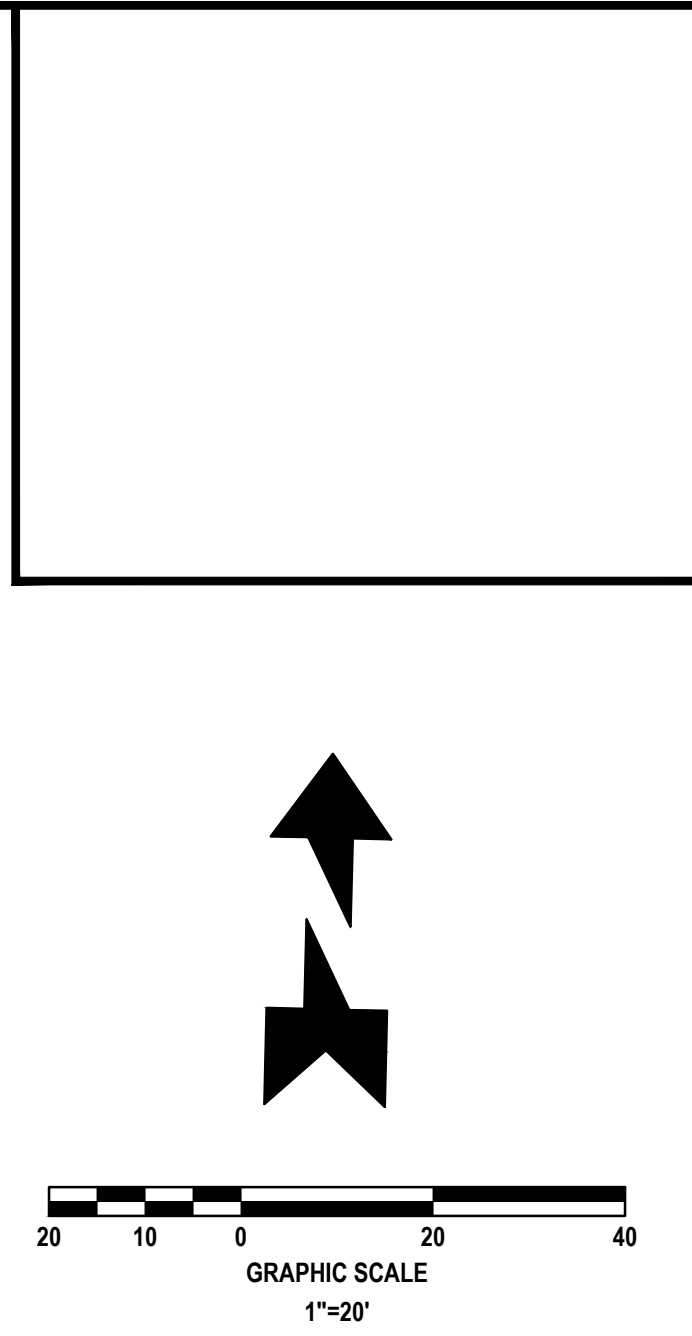
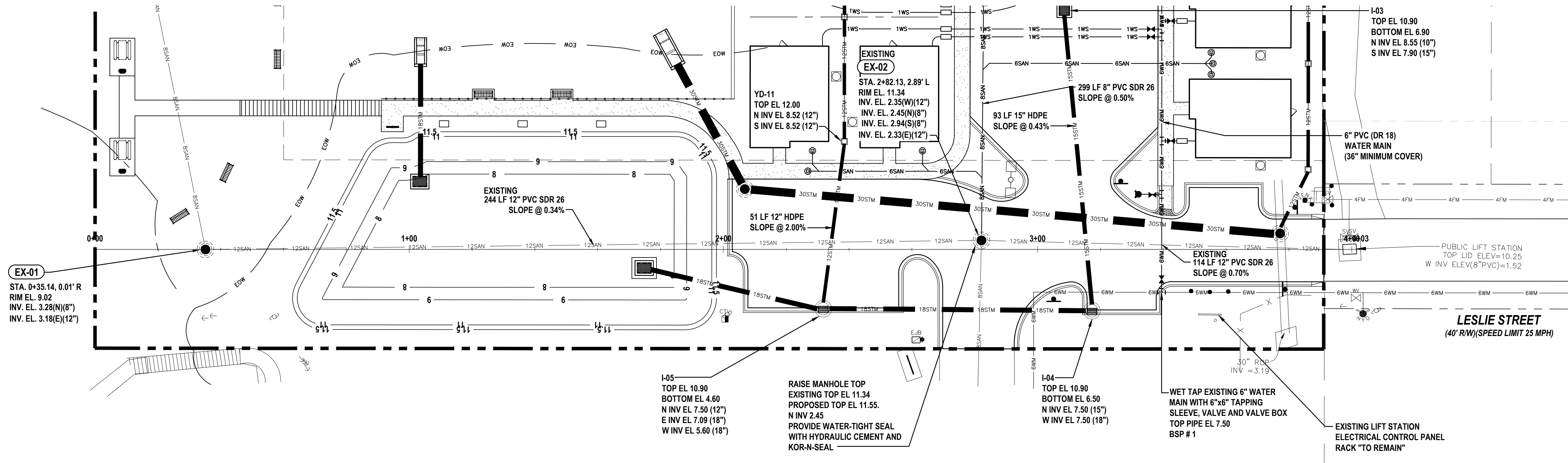
RAISE MANHOLE TOP
EXISTING TOP EL 11.34
PROPOSED TOP EL 11.55.
N INV 2.45
PROVIDE WATER-TIGHT SEAL
WITH HYDRAULIC CEMENT AND
KOR-N-SEAL

WET TAP EXISTING 6" WATER
MAIN WITH 6"x6" TAPPING
SLEEVE, VALVE AND VALVE BOX
TOP PIPE EL 7.50
BSP # 1

EXISTING LIFT STATION
ELECTRICAL CONTROL PANEL
RACK TO REMAIN

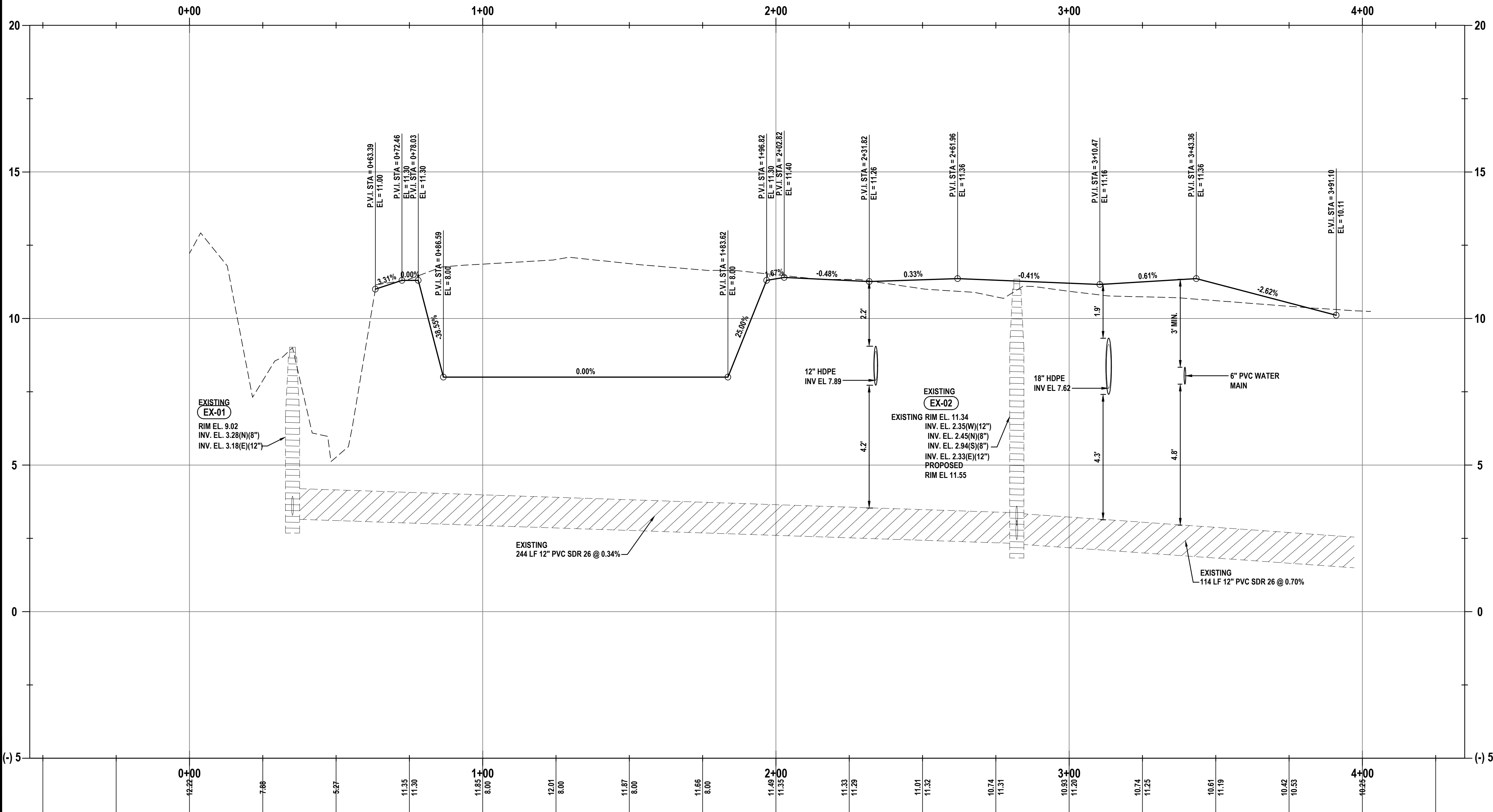
LESLE STREET
(40' RW)(SPEED LIMIT 25 MPH)

PUBLIC LIFT STATION
TOP LID ELEV=10.25
W INV ELEV(12"PVC)=1.52



STATION 0+00 TO 4+03

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

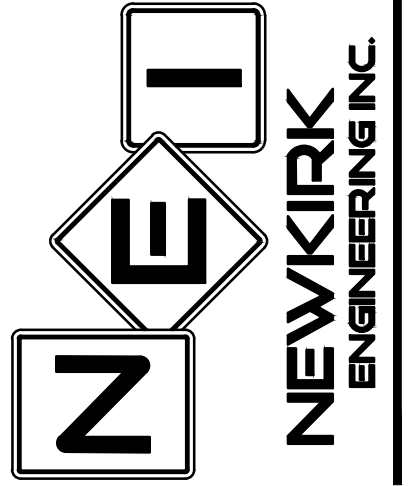


UTILITY LEGEND

- PROPOSED 11.25° BEND
- PROPOSED 22.5° BEND
- PROPOSED 45° BEND
- PROPOSED 90° BEND
- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- REDUCED PRESSURE BACKFLOW PREVENTER
- PROPOSED 6"x1" SERVICE SADDLE, 1" CORPORATION STOP, 1" PE 3408 (SDR 9), 5/8" WATER METER. SEE CITY DETAIL W-3 ON SHEET 23.
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 6" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
- PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.50% MIN.
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE

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DATE	DESCRIPTION

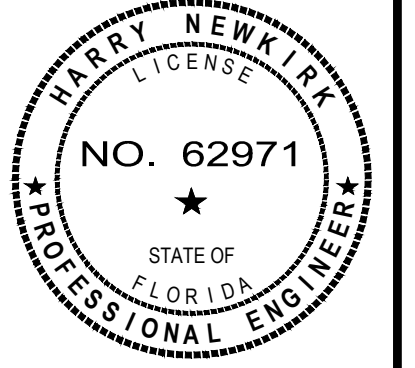
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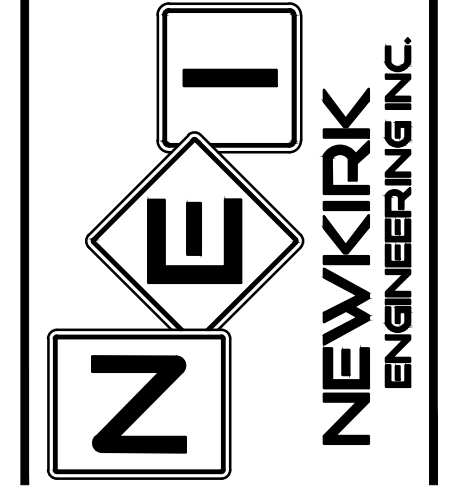


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16

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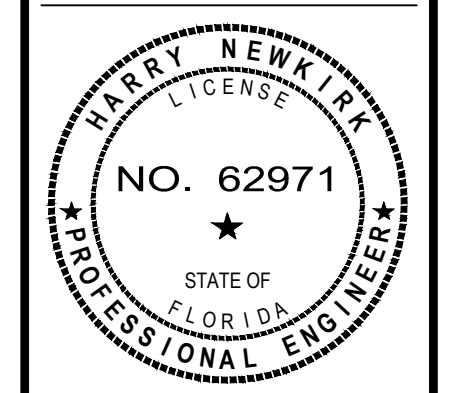
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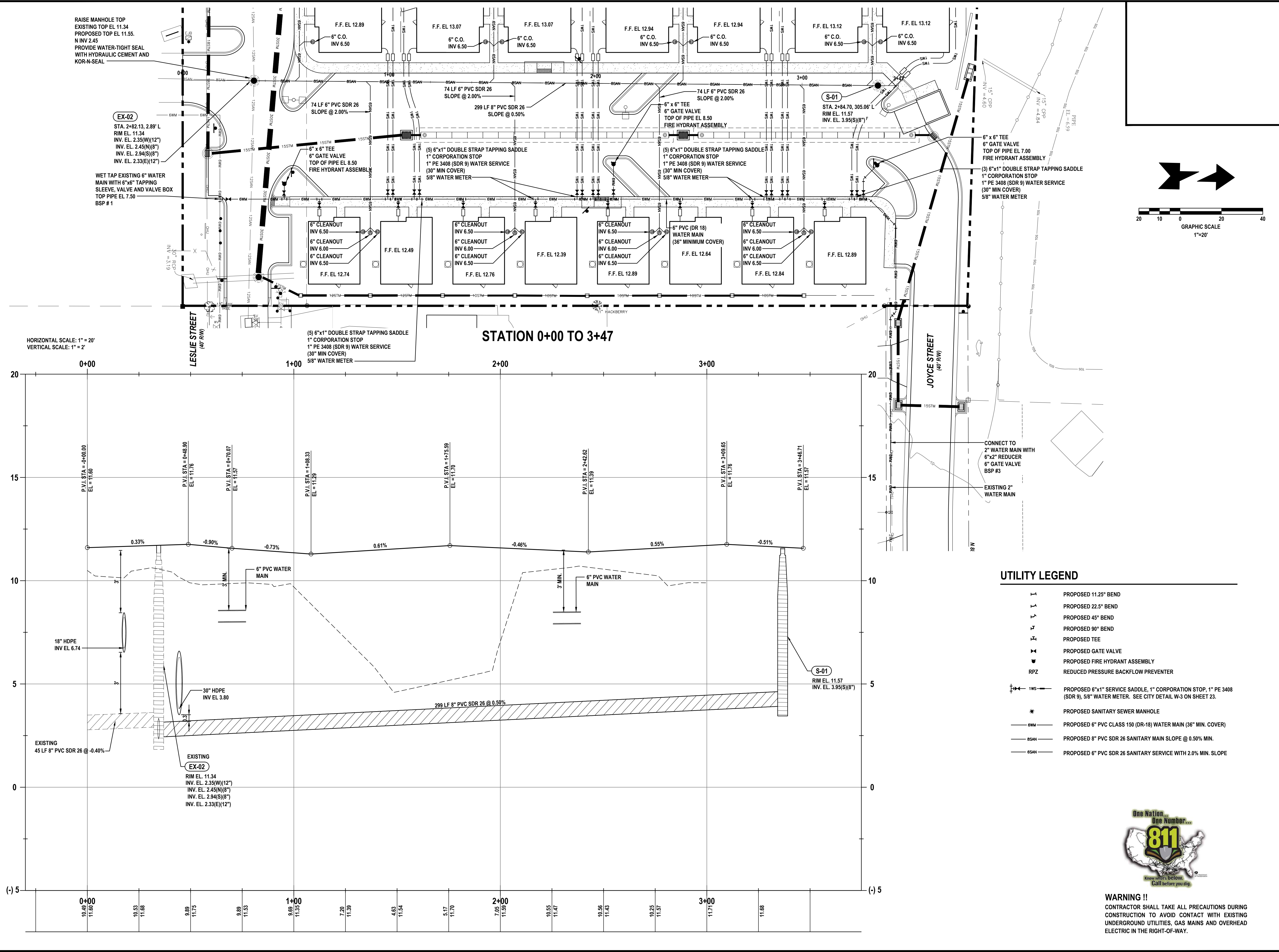
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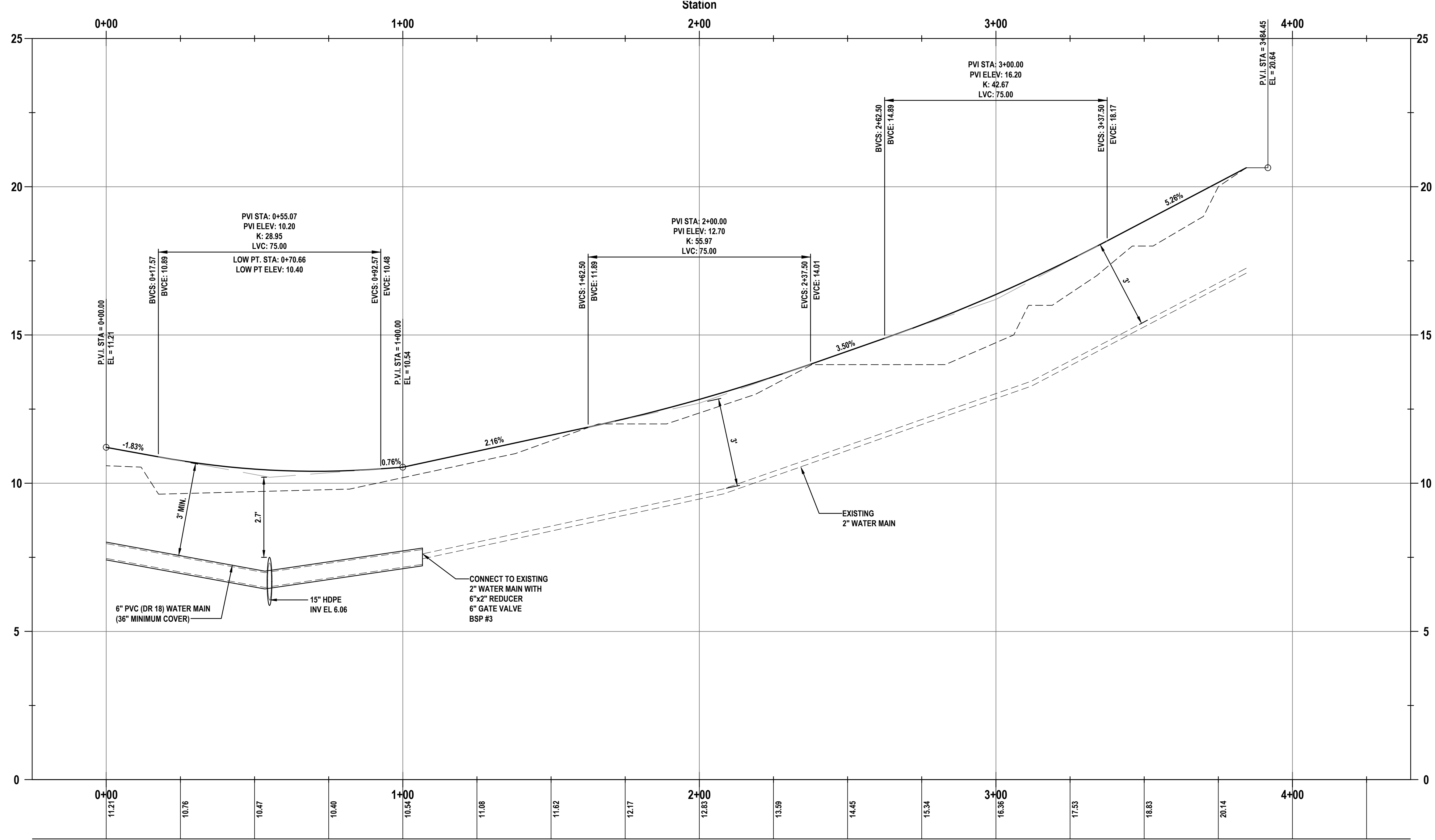
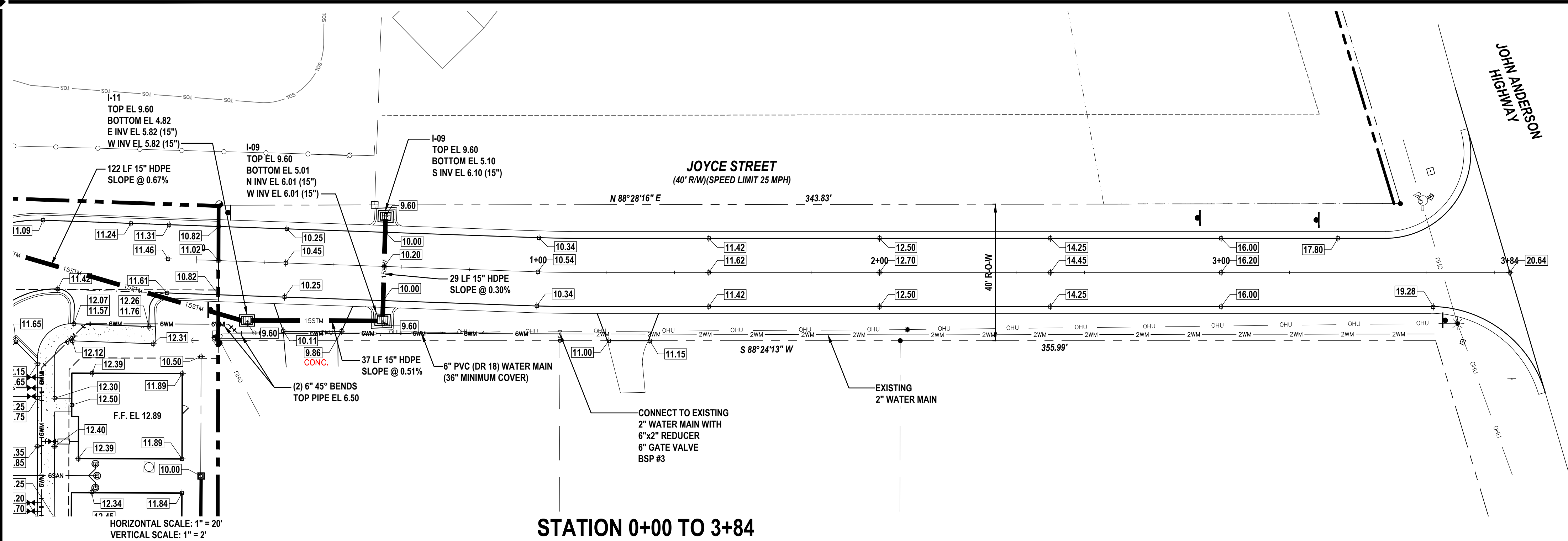


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UTILITY LEGEND

	PROPOSED 11.25° BEND
	PROPOSED 22.5° BEND
	PROPOSED 45° BEND
	PROPOSED 90° BEND
	PROPOSED TEE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
	REDUCED PRESSURE BACKFLOW PREVENTER
	1WS PROPOSED 6"x1" SERVICE SADDLE, 1" CORPORATION STOP, 1" PE 3408 (SDR 9), 5/8" WATER METER. SEE CITY DETAIL W-3 ON SHEET 23.
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED 6" PVC CLASS 150 (DR-18) WATER MAIN (36" MIN. COVER)
	PROPOSED 8" PVC SDR 26 SANITARY MAIN SLOPE @ 0.50% MIN.
	PROPOSED 6" PVC SDR 26 SANITARY SERVICE WITH 2.0% MIN. SLOPE



WARNING!
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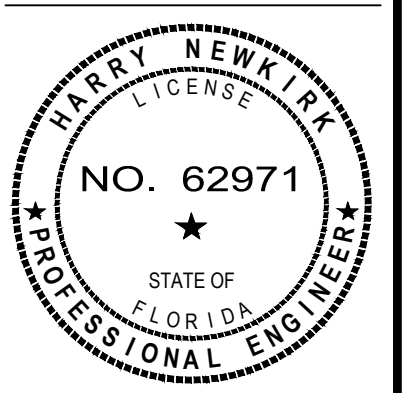
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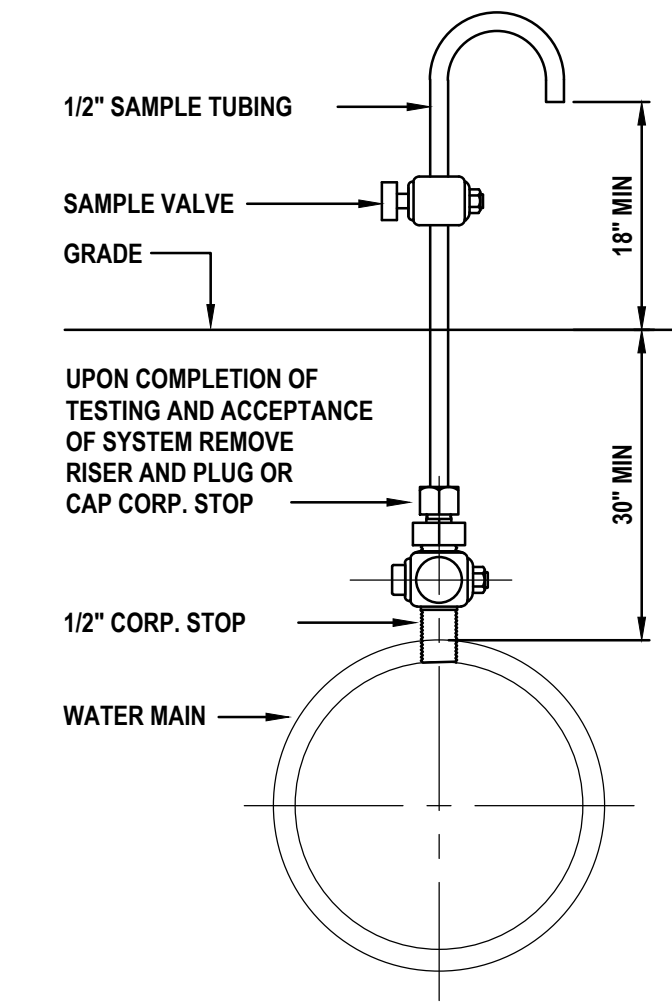
TABLE 1: CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

ASTM D 2321 MATERIAL CLASS	ASTM D 2487 USCS SOIL GROUP	MATERIAL TYPE	% PASSING			ATTERBERG LIMITS	
			1 1/2 IN.	NO. 4	NO. 200	LL	PI
IA	NONE	MANUFACTURED OPEN GRADED AGGREGATES	100%	≤10%	<5%	NON PLASTIC	
IB	NONE	MANUFACTURED DENSE GRADED AGGREGATES	100%	≤50%	<5%	NON PLASTIC	
II	GW	COARSE-GRAINED SOILS, CLEAN	100%	<50% OF "COARSE FRACTION"	<5%	NON PLASTIC	
	GP						
	SW						
	SP						
III	GM	COARSE-GRAINED SOILS W/ FINES	100%	<50% OF "COARSE FRACTION"	12% TO 50%	<4 OR <"A" LINE <7 OR >"A" LINE >4 OR <"A" LINE >7 OR >"A" LINE	
	GC						
	SM						
	SC						
IV-A	ML	FINE-GRAINED SOILS	100%	100%	>50%	<4 OR <"A" LINE >7 OR >"A" LINE	
	CL						

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

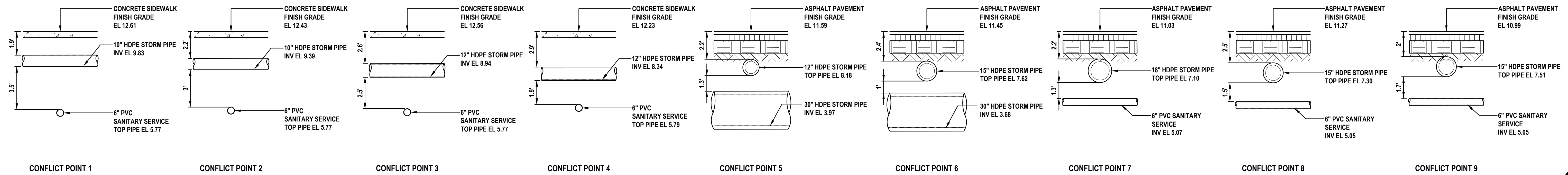
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	3 FT MINIMUM	12 INCHES IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT MINIMUM
VACUUM SANITARY SEWER	10 FT PREFERRED 3 FT MINIMUM	12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT MINIMUM
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	10 FT PREFERRED 6 FT MINIMUM (3)	12 INCHES IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT MINIMUM
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10 FT MINIMUM (3)	—	—

- (1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- (2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- (3) 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
- (4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.



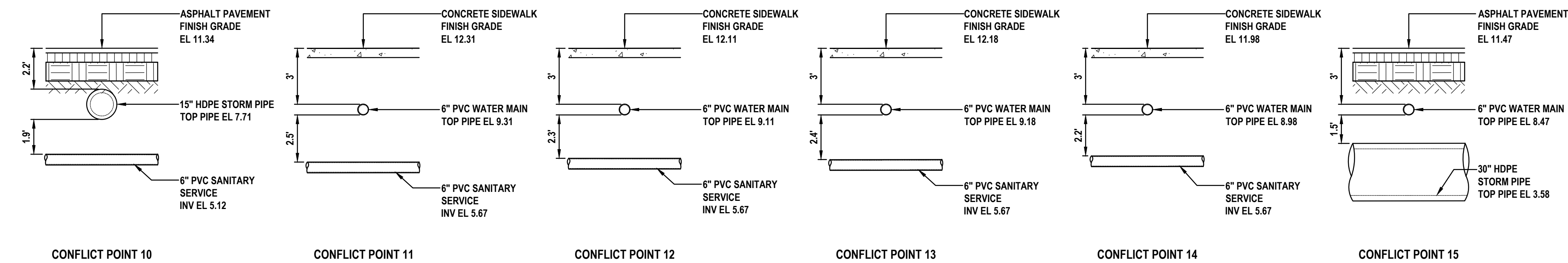
BACTERIOLOGICAL SAMPLE POINT DETAIL

NOT TO SCALE



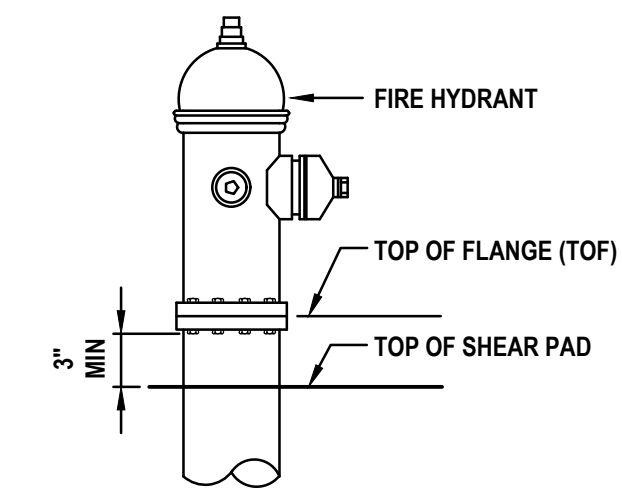
UTILITY CONFLICT DETAIL

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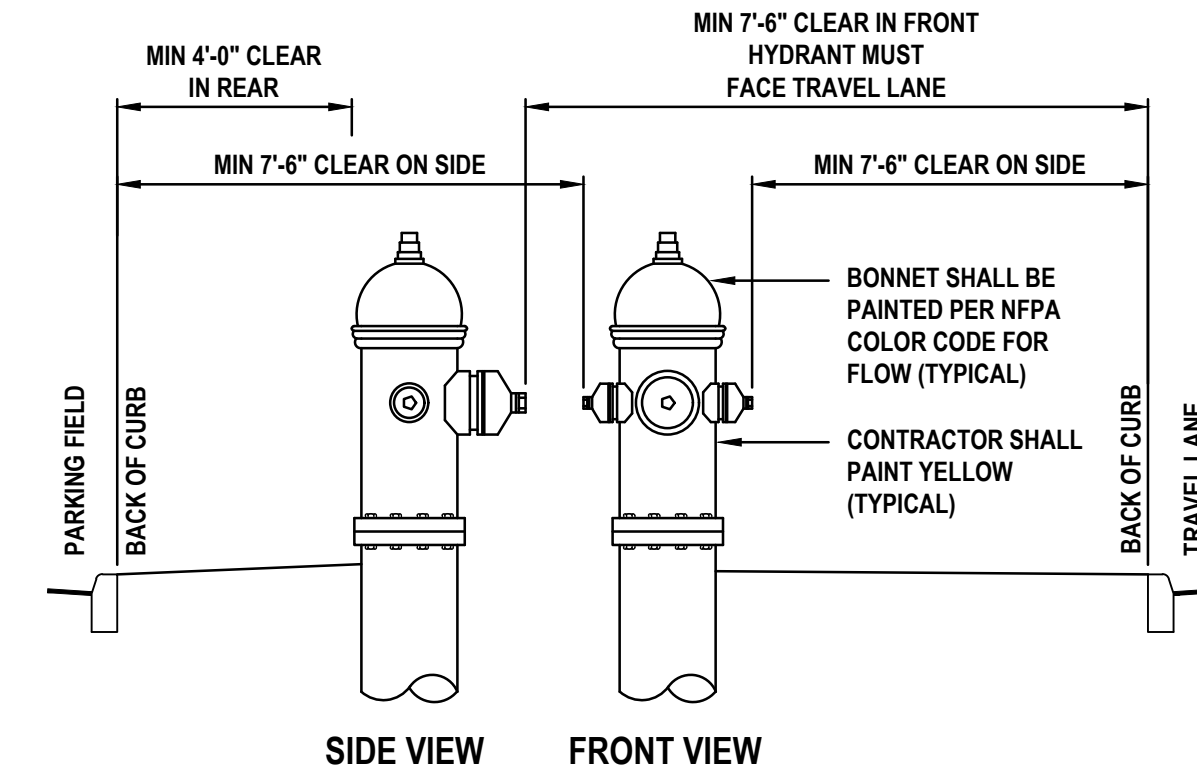
UTILITY CONFLICT DETAIL

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TOP OF FLANGE REFERENCE POINT DETAIL

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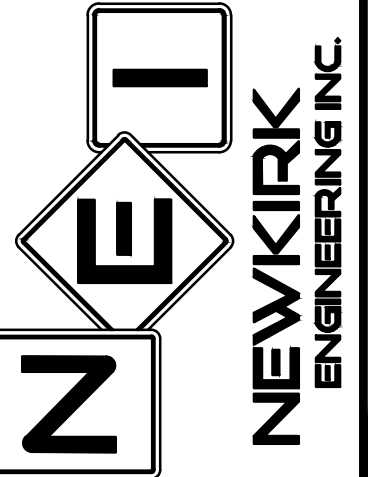
TYPICAL FIRE HYDRANT CLEARANCE REQUIREMENT

NOT TO SCALE

REVISIONS

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Civil Engineering,
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Landscape Architecture



UTILITY DETAILS AND NOTES
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

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PROJECT No:	2023-17
DATE:	OCTOBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER

IN ORDER TO ENSURE THAT NEW DEVELOPMENTS WITHIN THE CITY ARE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH CITY REGULATIONS AND THE APPROVED DRAWINGS "AS-BUILT" DRAWINGS ARE REQUIRED:


1. PAVEMENT AND CURB WIDTHS SHALL BE VERIFIED AND DIMENSIONS FROM CENTERLINE SHALL BE CLEARLY INDICATED AS "AS-BUILT" INFORMATION.
2. ROADWAY MARKINGS SHALL BE RECORDED AT ALL GRADE CHANGES OR OTHER INTERVALS AS NOTED ALONG ALL STREETS. STREET CENTERLINE AND CURB LOCATION INFORMATION SHALL BE RECORDED AS NOTED. THE "AS-BUILT" CENTERLINE AND CURB LOCATION SHALL ALSO BE SHOWN. CHANGES TO THE "AS-BUILT" CENTERLINE OR CURB LOCATION SHALL BE LABELED WITH STREET NAME AND LOCATION. ALL STREET CENTERLINE AND CURB LOCATION SHALL BE LABELED WITH STREET NAME AND LOCATION.
3. STORM DRAINAGE STRUCTURES SHALL BE LOCATED AND DIMENSIONS FROM CENTERLINE OR LOT LINES AS APPROPRIATE.
4. STORM DRAINAGE PIPE MATERIAL, LENGTH, AND SIZE SHALL BE RECORDED AND CLEARLY INDICATED AS "AS-BUILT" INFORMATION. DESIGN ELEVATIONS SHALL BE CROSSED OUT AND "AS-BUILT" INFORMATION WRITTEN ABOVE IT.
5. STORM DRAINAGE PIPE MATERIAL, LENGTH, AND SIZE SHALL BE RECORDED AND CLEARLY INDICATED AS "AS-BUILT" INFORMATION.
6. ALL APPLICABLE TOPGRAPHIC INFORMATION PERTAINING TO THE ON SITE DRAINAGE SYSTEM SUCH AS ELEVATIONS, SPACES, ETC. THAT ARE DEEMED APPROPRIATE TO THE CITY SHALL BE NOTED. NORMAL MEASUREMENTS SHALL BE TAKEN AND RECORDED IN ORDER TO ACCURATELY TO CORRELATE THESE FEATURES TO THE ROADWAY CENTERLINE AND TO LOT LINES WHERE POSSIBLE. CONTOUR LINES SHALL BE UTILIZED TO GRAPHICALLY DESCRIBE THESE TOPOGRAPHIC FEATURES.
7. RETENTION AREAS SHALL HAVE THEIR TOP-OF-BANK AND BOTTOM ELEVATIONS RECORDED. ACTUAL MEASUREMENTS SHALL BE TAKEN AND DIMENSIONS FROM CENTERLINE SHALL BE NOTED. RETENTION AREAS MEASUREMENTS SHALL BE DONE FROM TOP-OF-BANK TO TOP-OF-BANK WITH SIDE SLOPES INDICATED. REPAIR CALCULATIONS SHALL BE SUBMITTED TO INDICATE REPAIRS AND PROVIDED RETENTION VOLUMES.
8. STORM DRAINAGE SINKS CENTERLINE SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE SHALL BE RECORDED EVERY 10 FEET.
9. ANY SPECIAL FEATURES SUCH AS CONCRETE FLOWLINES, LAKE BANKS, WALLS, FENCING, ETC. WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHOULD ALSO BE LOCATED AND DIMENSIONS.
10. ACTUAL MATERIALS USED AND DIMENSIONS OF OVERFLOW WEIR STRUCTURES AND SHOWERS SHALL BE NOTED ON THE "AS-BUILT".
11. THE FOLLOWING INFORMATION IS REQUIRED ON ALL WATER AND SEWER "AS-BUILT" DRAWINGS:
 - a. SANITARY SEWER MAINS SHALL BE IDENTIFIED AND DIMENSIONS FROM STREET CENTERLINE OR LOT LINES AS APPROPRIATE. ALL SANITARY SEWER MAINS SHALL BE LABELED WITH STREET NAME AND LOCATION. ALL SANITARY SEWER MAINS SHALL BE LABELED WITH STREET NAME AND LOCATION.
 - b. SANITARY SEWER LINE (UNDER SIZE) MATERIAL, SIZE, SHALL BE RECORDED AND CLEARLY INDICATED AS "AS-BUILT" INFORMATION.
12. SANITARY SEWER LINE (UNDER SIZE) MATERIAL, SIZE, SHALL BE RECORDED AND CLEARLY INDICATED AS "AS-BUILT" INFORMATION.

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13. SEWER LATERALS SHALL BE WRITTEN AND RECORDED AT THEIR CLEAR-OUT LOCATION, STATIONS AND OFFSET DISTANCES SHALL BE RECORDED FROM CENTERLINE MANHOLES TOWARD UPSTREAM MANHOLES.
14. LEFT STATIONS AND OFFSET MARKS SHALL BE IDENTIFIED AND DIMENSIONS FROM STREET CENTERLINE OR LOT LINES AS APPROPRIATE. FORCE MAIN, SEWER AND LOCATION INCLUDING VALVES WILL BE PROVIDED AND NOTED. PERMANENT ROAD MARKS SHALL BE WRITTEN AND RECORDED. THE INFORMATION TO BE CLEARLY INDICATED AS "AS-BUILT" INFORMATION. ROAD MARKS SHALL BE WRITTEN AND RECORDED AS "AS-BUILT" INFORMATION.
15. CURB CUTS OR METAL BARS USED TO MARK SEWER LATERALS, WATER SERVICES AND WATER MAINS, SHALL BE VERIFIED FOR PRESENCE AND ACCURACY OF LOCATION.
16. WATER MAIN LINES SHALL BE DIMENSIONED ON THE BACK OF CURB ON FOOT OF PAVEMENT IF NO CURB IS PRESENT. WATER MAIN LINES, MATERIAL, SIZE, LENGTH AND OFFSET PLACES SHALL BE NOTED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
17. WATER VALVES, TEST ALL SERVICES, BLOW-OFFS AND HYDRANTS SHALL BE LABELED BY THEIR TYPE TO SANITARY SEWER MAINS, STATIONS AND OFFSET DISTANCES SHALL BE RECORDED FROM CENTERLINE MANHOLES TO UPSTREAM MANHOLES.
18. THE FOLLOWING INFORMATION IS GENERAL REQUIREMENTS OF ALL "AS-BUILT" DRAWINGS:
 - a. FOR PERPENDICULAR CROSSINGS OF STORM WATER, SANITARY SEWER, POTABLE WATER, OR RECLAIMED WATER, THE "AS-BUILT" PLANS SHALL CLEARLY INDICATE WHICH UTILITIES ARE LOCATED OVER OR UNDER OTHER UTILITIES, AS NECESSARY.
 - b. WHEN STORM WATER, POTABLE WATER, RECLAIMED WATER, OR SANITARY SEWER IMPROVEMENTS ARE LOCATED WITHIN AN EXISTING "AS-BUILT" PLAN, ACCURATELY IDENTIFY THE LOCATION OF THE EXISTING UTILITIES AS WELL AS THE LOCATION OF THE IMPROVEMENTS WITHIN THE EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE DESIGNER TO VERIFY THAT THE IMPROVEMENTS ARE NOT LOCATED IN OR OVER EXISTING UTILITIES AND TO ENSURE THAT FOLLOW-UP SURFACE INDICATION TO PERFORM REPAIR CAN BE ACCOMPLISHED WITHOUT DISTURBANCE TO THE EXISTING UTILITIES. DOCUMENTATION AND THE ASSOCIATED PROPOSED EXISTING DOCUMENT WITH LEGAL DESCRIPTION SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL PRIOR TO BEGINNING OF ANY CONSTRUCTION. THE "AS-BUILT" DRAWINGS SHALL BE RECORDED IN A SEPARATE FILE, INSTRUMENT AND SHALL NOT BE INCLUDED AS PART OF UNDERGROUND COVERS AND RESTRICTIONS.
 - c. SUBMIT CERTIFIED PAPER PRELIMINARY "AS-BUILT" ("AS-BUILT") WITH REQUEST FOR FINAL INSPECTION. SUBMIT 3 SETS SHOWING WATER FACILITIES, 3 SETS WITH SEWER FACILITIES, AND 3 SETS WITH PAVING AND DRAINAGE FACILITIES. FOLLOWING FINAL INSPECTION AND COMMENTS, THE CONTRACTOR SHALL REVISION AS-BUILT TO REFLECT CITY COMMENTS AND SUBMIT 3 SETS OF REVISIONS FOR EACH FACILITY TO THE CITY ENGINEER. ALL "AS-BUILT" DRAWINGS SHALL BE LABELED WITH STREET NAME AND LOCATION.
 - d. INDICATE VERTICAL DATUM REFERENCE ON ALL SHEETS.
 - e. GAS FILE OF "AS-BUILT" SHALL BE IN STATE PLANE COORDINATES. FILE SHOULD INCLUDE REFERENCES TO PROVISIONS, FLORIDA STATUTE, HANDBOOK.
 - f. ALL "AS-BUILT" DRAWINGS SHALL BE PREPARED BY A FLORIDA REGISTERED LAND SURVEYOR USING THE FINAL APPROVED SITE DESIGN PREPARED BY THE ENGINEER OF RECORD. LINE WEIGHTS, LINE TYPES, AND ANNOTATION SHALL BE MARKED IN A MANNER THAT CLEARLY DETERMINES DESIGN INFORMATION FROM "AS-BUILT" INFORMATION.
 - g. ALL "AS-BUILT" SHEETS SHALL INCLUDE A TITLE BLOCK AND CLEARLY STATE PROJECT NAME, PROJECT SURVEYOR, DATE OF FIELD WORK, AS WELL AS PROJECT CERTIFICATION FROM THE ENGINEER OF RECORD AND APPROVAL FROM THE ENGINEER OF RECORD AND APPROVAL FROM THE ENGINEER OF RECORD.
19. INDICATE VERTICAL DATUM REFERENCE ON ALL SHEETS.
20. GAS FILE OF "AS-BUILT" SHALL BE IN STATE PLANE COORDINATES. FILE SHOULD INCLUDE REFERENCES TO PROVISIONS, FLORIDA STATUTE, HANDBOOK.
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22. ALL "AS-BUILT" SHEETS SHALL INCLUDE A TITLE BLOCK AND CLEARLY STATE PROJECT NAME, PROJECT SURVEYOR, DATE OF FIELD WORK, AS WELL AS PROJECT CERTIFICATION FROM THE ENGINEER OF RECORD AND APPROVAL FROM THE ENGINEER OF RECORD AND APPROVAL FROM THE ENGINEER OF RECORD.
23. INDICATE VERTICAL DATUM REFERENCE ON ALL SHEETS.
24. GAS FILE OF "AS-BUILT" SHALL BE IN STATE PLANE COORDINATES. FILE SHOULD INCLUDE REFERENCES TO PROVISIONS, FLORIDA STATUTE, HANDBOOK.

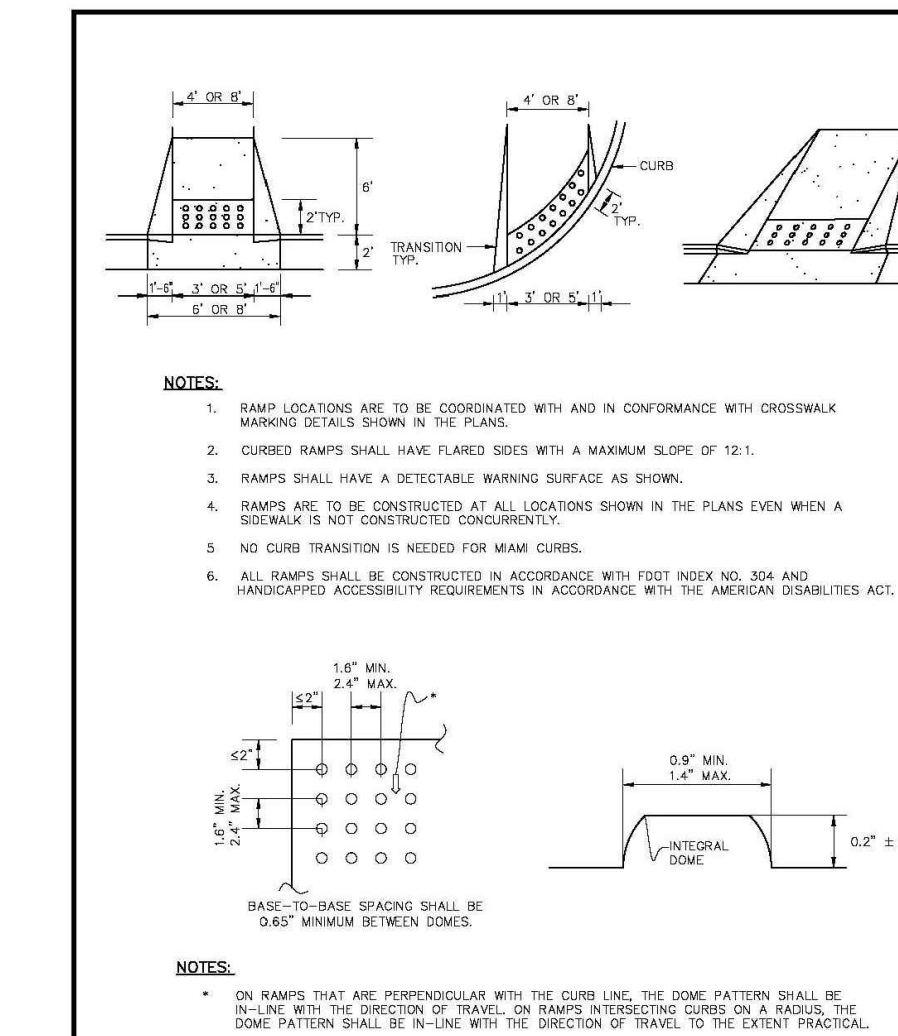
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- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY'S LAND DEVELOPMENT CODE REQUIREMENTS, AND THE STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS (SCSOS), AN ENGINEERING PERMIT AND TREE REMOVAL PERMIT IS REQUIRED PRIOR TO STARTING CONSTRUCTION.
 2. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED OR NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMITS AS REQUIRED BY THE CITY.
 3. NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 4. ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO PERFORMING THE WORK.
 5. ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTED AND DENSITY TESTING SHALL CONFORM TO THE CITY'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY.
 6. A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
 7. A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY, SHALL BE PERFORMED ON CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY WHEN REQUESTING A FINAL INSPECTION.
 8. THREE (3) COMPLETE SETS OF AS-BUILT DRAWINGS (5 FOR SUBDIVISIONS) ARE REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO REQUESTING A FINAL INSPECTION.
 9. THE CITY HAS A CONTRACTOR FOR ROLL OFF SERVICE. NO OTHER CONTRACTOR SHALL BE PERMITTED TO PROVIDE THIS SERVICE. VERIFY COMPANY UNDER CONTRACT WITH THE CITY.
 10. CONSTRUCTION SITES THAT DISTURB ONE ACRE OR MORE WILL BE REQUIRED TO SEEK COVERAGE UNDER THE GENERAL PERMIT FOR STORM WATER DISCHARGE FROM LARDES AND SMALL CONSTRUCTION ACTIVITIES. IN ACCORDANCE WITH THIS REQUIREMENT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION TO BE IN COMPLIANCE WITH THE PERMIT.
 11. CONTRACTOR WILL FOLLOW REQUIRED WASTE MANAGEMENT PRACTICES.
 12. SEEDING OR SODDING SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS POSSIBLE AND TEMPORARILY OR PERMANENTLY CEASED. WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
 13. ANY FIELD MODIFICATIONS OR DEVIATIONS TO THIS CONSTRUCTION PLAN REQUIRES WRITTEN APPROVAL BY BOTH THE ENGINEER OF RECORD AND THE CITY.

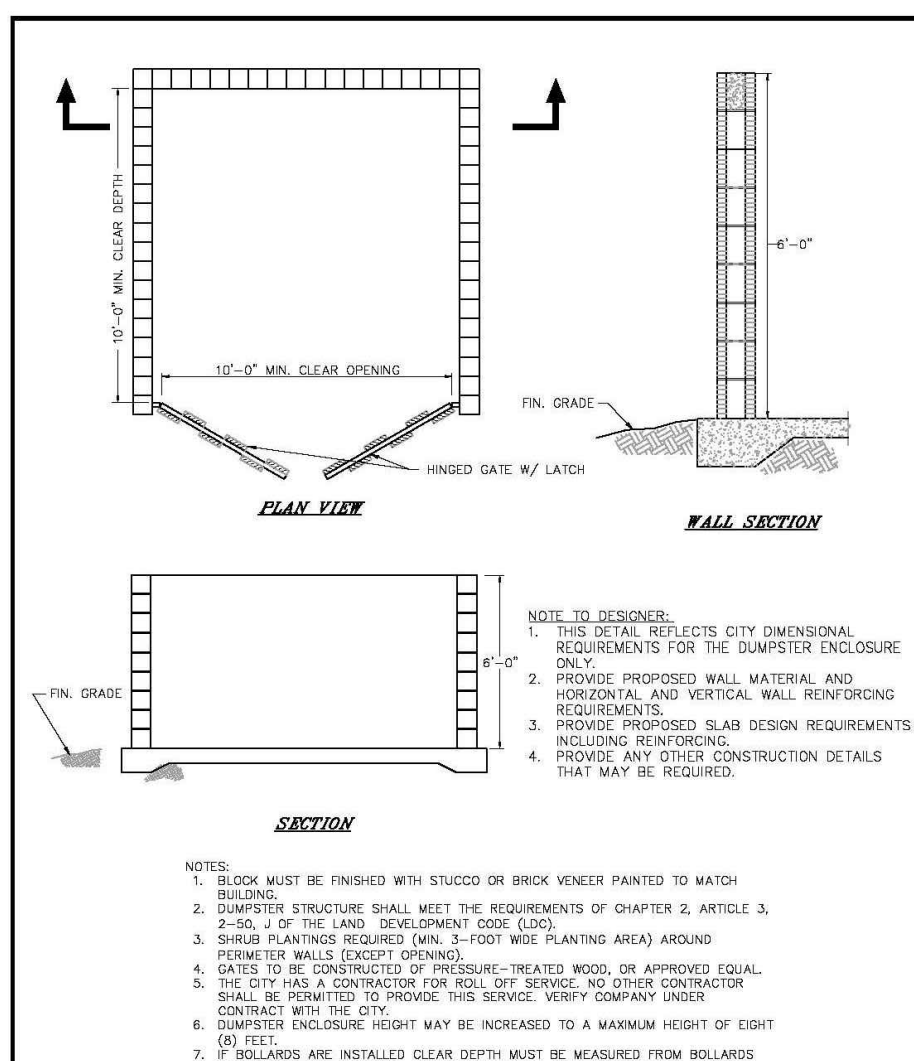
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- GENERAL NOTES:**
1. SIDEWALK, BRICKPAVEMENT, AND DRIVEWAY APRON SHALL BE CONSTRUCTED OF PLAN PORTLAND CEMENT CONCRETE WITH A MAXIMUM SLUMP OF 3 INCHES. A MAXIMUM DELAIDED CONCRETE FINISH OF FROM 3/8" TO 1/2" IS REQUIRED. ANY A MAXIMUM THICKNESS OF 4 INCHES ARE REQUIRED EXCEPT FOR SIDEWALKS AND DRIVEWAY APRONS WHICH ARE REQUIRED TO BE 5 INCHES. SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE SHOWN ON PLANS.
 2. SIDEWALKS AND BIKE PATHS SHALL BE PLACED PARALLEL TO, AND ONE FOOT WITHIN THE RIGHT-OF-WAY LINE EXCEPT WHERE THE CITY MAY APPROVE OR WARRANT TO BE PLACED OUTSIDE THE RIGHT-OF-WAY LINE. SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE SHOWN ON PLANS.
 3. THE TOP OF THE CONCRETE FINISH SHALL BE AT LEAST 1/4" ABOVE THE DESIGN FINISH GRADE. SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE SHOWN ON PLANS. SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE SHOWN ON PLANS. SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE SHOWN ON PLANS.
 4. ALL WALKS SHALL HAVE A CROSS SLOPE OF 1/4" PER FOOT AND SHALL NOT EXCEED A LONGITUDINAL SLOPE OF 1.5% EXCEPT AT ACCESSIBLE RAMP WHICH SHALL NOT EXCEED 1:12. SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE SHOWN ON PLANS. SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE SHOWN ON PLANS. SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE SHOWN ON PLANS.
 5. ISOLATION JOINTS (TYPE A JOINTS) SHALL BE PROVIDED BETWEEN EXISTING SLABS OR STRUCTURES AND NEW CONCRETE ON EXISTING SIDEWALKS OR DRIVEWAY APRONS. ISOLATION JOINTS SHALL BE PROVIDED TO SEPARATE FRESH PLACEMENT FROM EXISTING WHICH HAS SET FOR MORE THAN 60 DAYS, AND NO FURTHER THAN 120 FEET IN EITHER DIRECTION. ISOLATION JOINTS SHALL BE SPECIFIED IN FOOT STAPLES AND ISOLATION JOINTS SHALL BE RUBBER, PLASTIC OR OTHER PROVED NON-RODUCIBLE MATERIALS. ISOLATION JOINTS SHALL BE 1/2" WIDE AND 1/2" DEEP. ISOLATION JOINTS SHALL BE 1/2" WIDE AND 1/2" DEEP. ISOLATION JOINTS SHALL BE 1/2" WIDE AND 1/2" DEEP.
 6. CONCRETE JOINTS (TYPE B JOINTS) SHALL BE TOGGED INTO THE FRESH CONCRETE TO A DEPTH EQUAL TO 1/4 THE SLAB THICKNESS AND AT A DISTANCE EQUAL TO THE WIDTH OF THE SLAB, AT MINIMUM SPACING OF 5' MAX SPACING OF 12'.
 7. THE SLAB SURFACE SHALL BE FINISHED TO BE SLIP RESISTANT AND SHALL MATCH AS CLOSELY AS POSSIBLE THE FINISH OF THE EXISTING ADJACENT SLABS AND ALL JOINTS SHALL BE TOGGED TO ELIMINATE SHARP CORNERS.
 8. THE BEARING SURFACE SHALL HAVE ALL ORGANIC, LOOSE, AND SOLIDIFIED MATTER REMOVED AND THE REMAINING CLEAR SOIL SHALL BE SMOOTH, SOUND, AND SELF-WATERING. MATERIAL SHALL BE A MINIMUM OF 1/2" THICK AND SHALL BE SMOOTH, SOUND, AND SELF-WATERING. MATERIAL SHALL BE A MINIMUM OF 1/2" THICK AND SHALL BE SMOOTH, SOUND, AND SELF-WATERING. MATERIAL SHALL BE A MINIMUM OF 1/2" THICK AND SHALL BE SMOOTH, SOUND, AND SELF-WATERING.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE FINISHED SLAB FROM ALL DAMAGE AND VANDALISM UNTIL THE CITY ACCEPTS OR APPROVES THE SLAB. AFTER WHICH THE OWNER OF THE ADJUTING LAND SHALL BE RESPONSIBLE FOR THE SLAB IN ACCORDANCE WITH THE CITY CODE. ANY DAMAGE TO THE FINISHED SLAB SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ANY DAMAGE TO THE FINISHED SLAB SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 10. SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE TINTED, STAINED, COLORED, OR FLUSH WITH THE ADJACENT RAMP.
 11. SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE TINTED, STAINED, COLORED, OR FLUSH WITH THE ADJACENT RAMP.
 12. ALL FORMS SHALL BE REINFORCED PRIOR TO ACCEPTANCE OF APPROVAL AND THE DISTURBED SURFACE SHALL BE REINFORCED WITH 3" X 6" REBAR OR SOLOID SO THAT THE REAR SURFACE OF THE CONCRETE IS READILY FLUSH WITH THE ADJACENT RAMP.

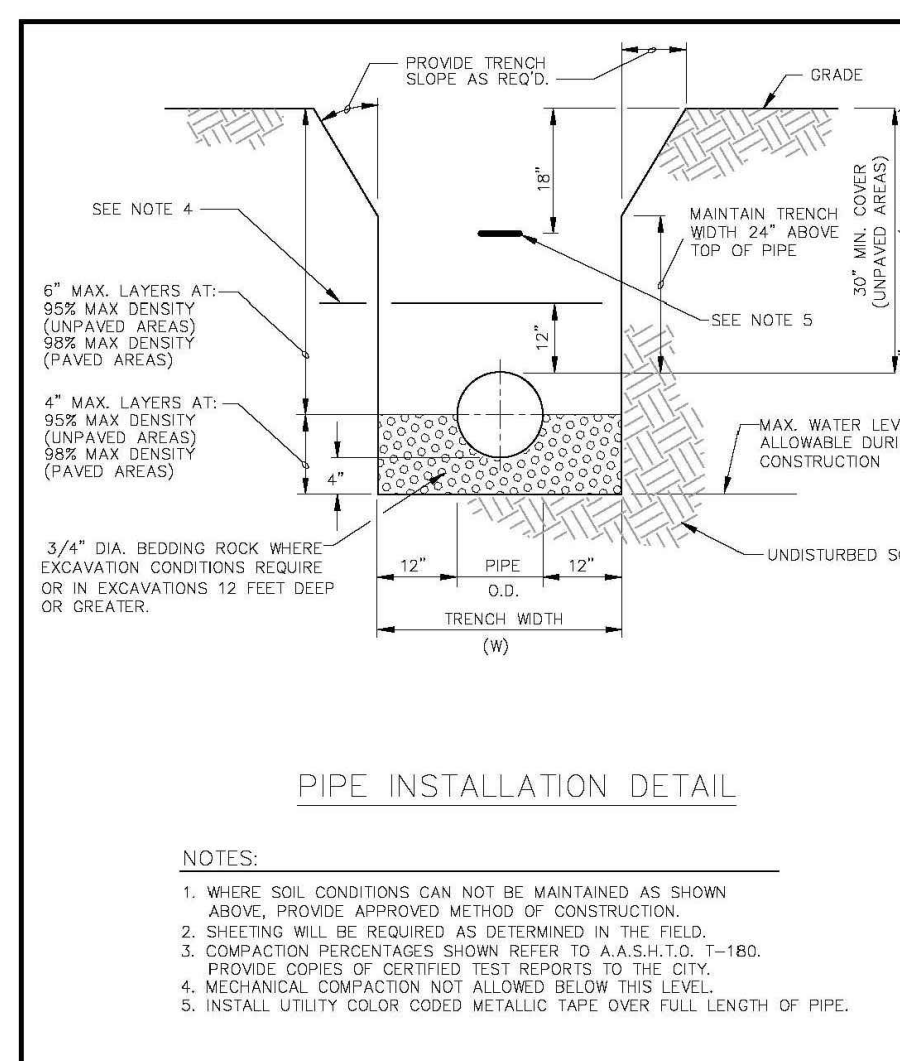
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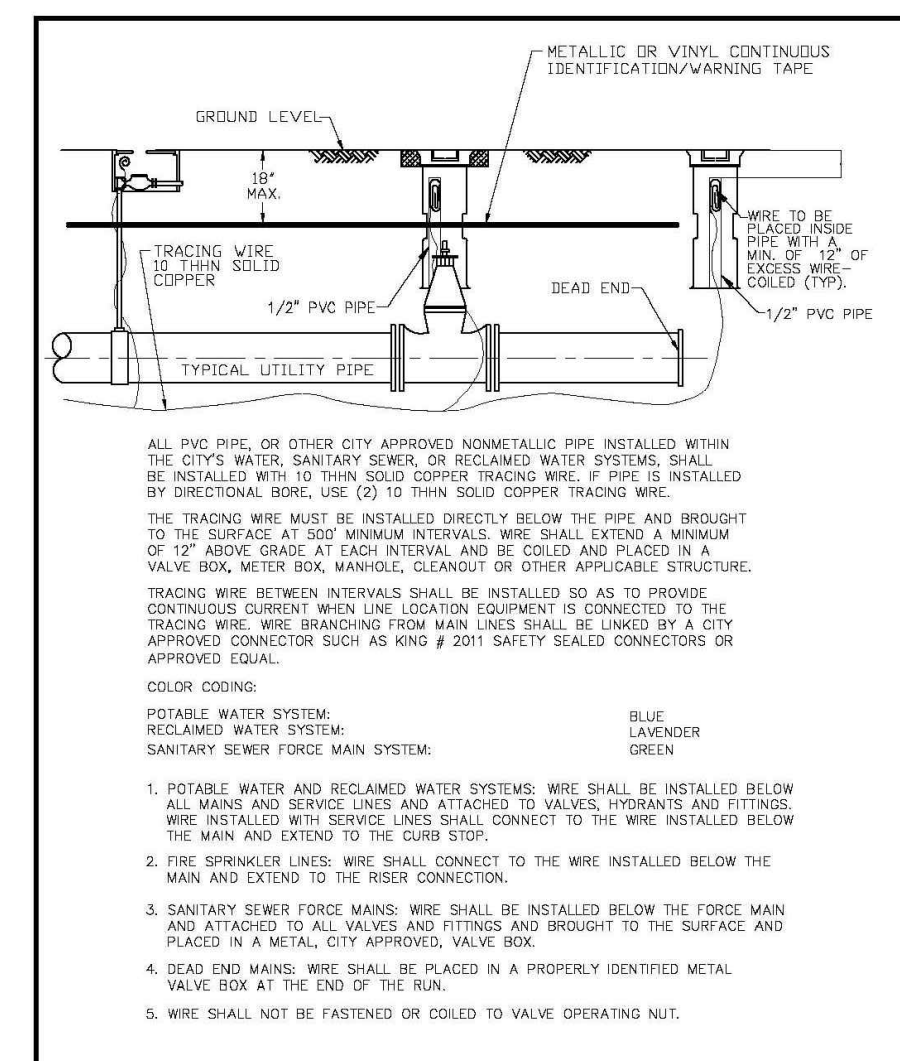
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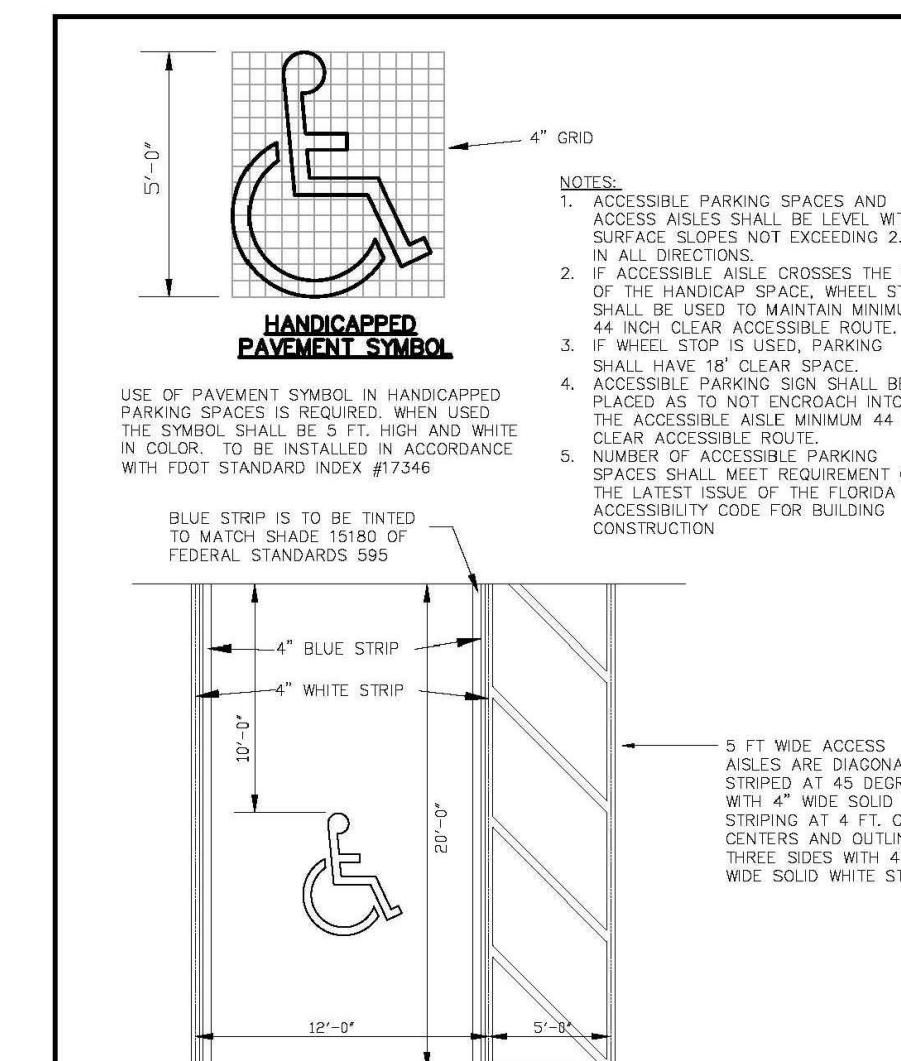
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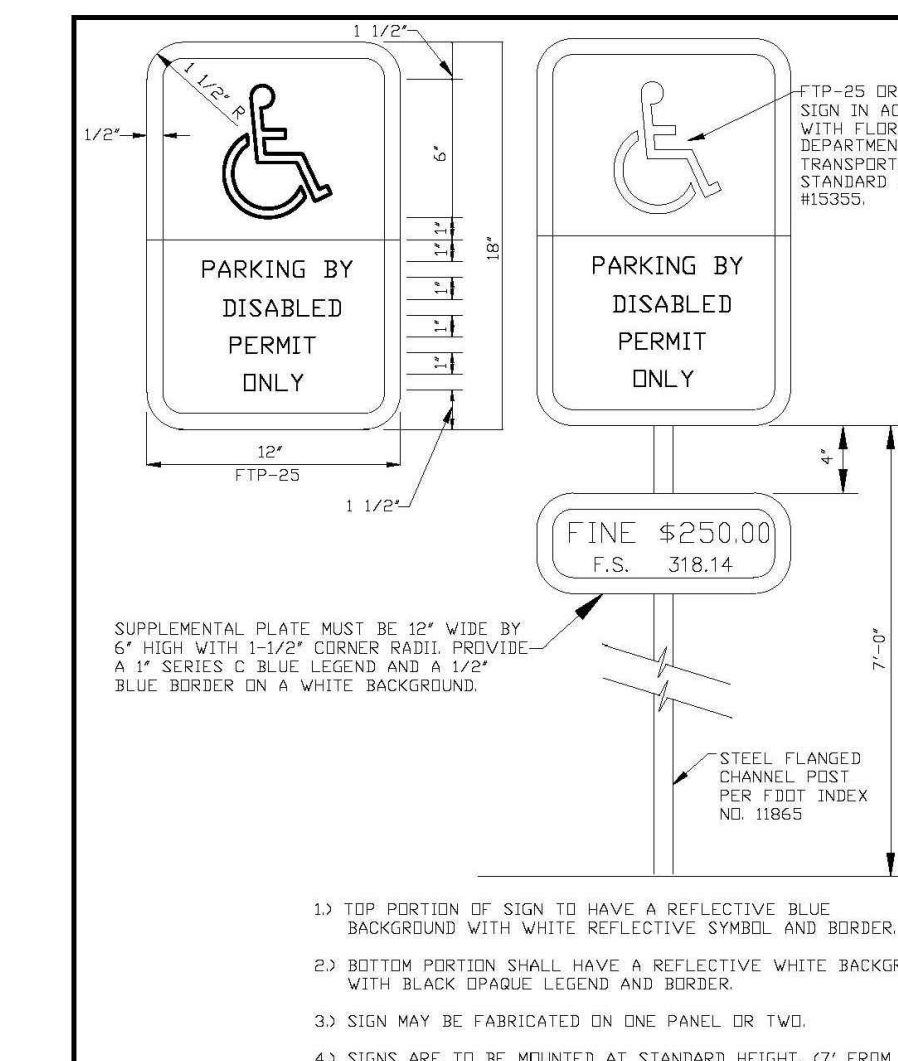
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- ROADWAY CONSTRUCTION NOTES**
1. ALL RIGHT OF WAY OTHER THAN ROADWAY AREAS SHALL BE SEEDS AND MULCHED OR SODDING. ALL SLOPES GREATER THAN 8% SHALL BE SODDING. THE CITY RESERVES THE RIGHT TO REQUIRE SODDING IN SPECIAL AREAS WHERE EROSION IS A CONCERN.
 2. THE FOLLOWING WILL BE THE STANDARD PROTECTION FOR DITCHES UNLESS DRAINAGE CALCULATIONS INDICATE OTHERWISE:

SWALE PROFILE GRADES	PROTECTION REQUIRED
0.2% - 1.0%	SEEDING AND MULCHING
1.0% - 4.0%	SODDING
4.0% AND GREATER	DITCH PAVING
 3. ALL FRANCHISE UTILITY CROSSINGS, INCLUDING BUT NOT LIMITED TO FPL, BELL SOUTH AND CABLE SHALL BE INSTALLED PRIOR TO INSTALLATION AND COMPACTION OF THE ROAD SUB BASE. ANY CROSSINGS AFTER INSTALLATION OF THE SUB BASE SHALL BE BY DIRECTIONAL BORE.
 4. THE LIMITS OF STABILIZED SUB BASE SHALL EXTEND TO A DEPTH OF SIX INCHES (6") BELOW THE BOTTOM OF THE BASE AND OUTWARD TO TWELVE INCHES (12") BEYOND THE CURBS.
 5. THE STABILIZING MATERIAL, IF REQUIRED, SHOULD BE A HIGH BEARING VALUE SOIL, SAND-CLAY, LIMESTOCK, RECYCLED CONCRETE, SHALL OR OTHER MATERIAL AS APPROVED BY THE CITY AND A LICENSED SOILS ENGINEER.
 6. THE SUB BASE SHALL BE STABILIZED NOT LESS THAN FORTY (40) POUNDS LIMESTOCK BEARING RATIO (LBR). A COMPACTION OF NO LESS THAN NINETY-EIGHT (98%) PERCENT DENSITY BASED ON AASHTO T-99 SHALL BE REQUIRED.
 7. TESTS FOR SUB BASE BEARING CAPACITY AND COMPACTION SHALL BE DONE AT A MINIMUM OF EVERY 300 FEET AND SHALL BE STAGGERED TO THE LEFT, RIGHT AND AT CENTER LINE OF THE ROADWAY.
 8. BASES FOR ALL STREETS SHALL HAVE A MINIMUM SIX INCH (6") DEPTH. PRIME AND SANDING SHALL BE REQUIRED AS SOON AS BEARING CAPACITY AND COMPACTION HAS BEEN ACHIEVED.
 9. MAXIMUM DENSITY BASES OR SANDING SHALL BE REQUIRED. MODIFIED PROCTOR TEST RECYCLED CONCRETE OR LIMESTOCK BASES SHALL BE COMPACTION TO (98%) DENSITY.
 10. MATERIAL DELIVERY TICKETS SHALL BE PROVIDED TO THE CITY AT THE TIME OF PLACEMENT.
 11. TESTING OF THE IN-PLACE BASE SHALL BE DONE AT INTERVALS EQUIVALENT TO SUB BASE TESTING AND SHALL COMPOST OF, AS A MINIMUM, EQUIVALENT SECTION FROM COMPACTION TEST.

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12. DESIGN MIXES SHALL BE SUBMITTED TO THE CITY FOR THEIR APPROVAL NO LESS THAN THREE (3) WORKING DAYS PRIOR TO ANY ROADWAY CONSTRUCTION.
13. ASPHALT SPECIFICATIONS SHALL BE SUBMITTED BY THE DESIGN ENGINEER WITH FINAL PLANS TO THE CITY. FLORIDA STATE CERTIFIED BATCH PLANTS MUST THEN CERTIFY THAT THESE APPROVED SPECIFICATIONS HAVE BEEN MET.
14. EXTRACTION AND GRADATION TESTS ON ASPHALT MIXES SHALL BE PROVIDED TO THE CITY TO INSURE THAT DESIGN MIXES MEET THE CITY STANDARD SPECIFICATIONS.
15. THE ROADWAY CROWN SHALL HAVE A STANDARD ONE QUARTER INCH (1/4") PER FOOT SLOPE.
16. ALL ROADWAYS WITH CURB AND GUTTER SECTIONS SHALL HAVE AS A STANDARD A MINIMUM LONGITUDINAL SLOPE OF 0.30%.
17. THE FINISHED PAVEMENT SHALL BE WITHIN ONE QUARTER INCH (1/4") OF THE ADJACENT CONCRETE CURBS.
18. CONCRETE CURBS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AND CONSTRUCTED WITH 2500 PSI CONCRETE AT 28 DAYS.
19. CONCRETE CURBS SHALL BE SAW CUT TO A DEPTH EQUAL TO 1/4 OF CURB THICKNESS AT INTERVALS OF TEN FEET (10') WITH EXPANSION JOINTS AT STREET INTERSECTIONS, STRUCTURES AND ALONG CURVES AT SIXTY FEET (60') INTERVALS. ALL EXPANSION JOINT MATERIAL IS REQUIRED TO BE INSTALLED THROUGH THE ENTIRE DEPTH OF THE CONCRETE CURBS.
20. AN "X" SHALL BE CUT IN THE CURBS TO MARK THE LOCATION OF WATER DISTRIBUTION SYSTEM VALVES.
21. AN "X" SHALL BE CUT INTO THE CURBS TO MARK THE LOCATION OF ALL VALVES OTHER THAN WATER DISTRIBUTION VALVES.
22. A "V" SHALL BE CUT IN THE CURBS TO MARK THE LOCATION OF ALL SEWER SERVICES.
23. A "J" SHALL BE CUT IN THE CURBS TO MARK THE LOCATION OF ALL RECLAIMED WATER SERVICES.
24. A "W" SHALL BE CUT IN THE CURBS TO MARK THE LOCATION OF ALL WATER SERVICES.

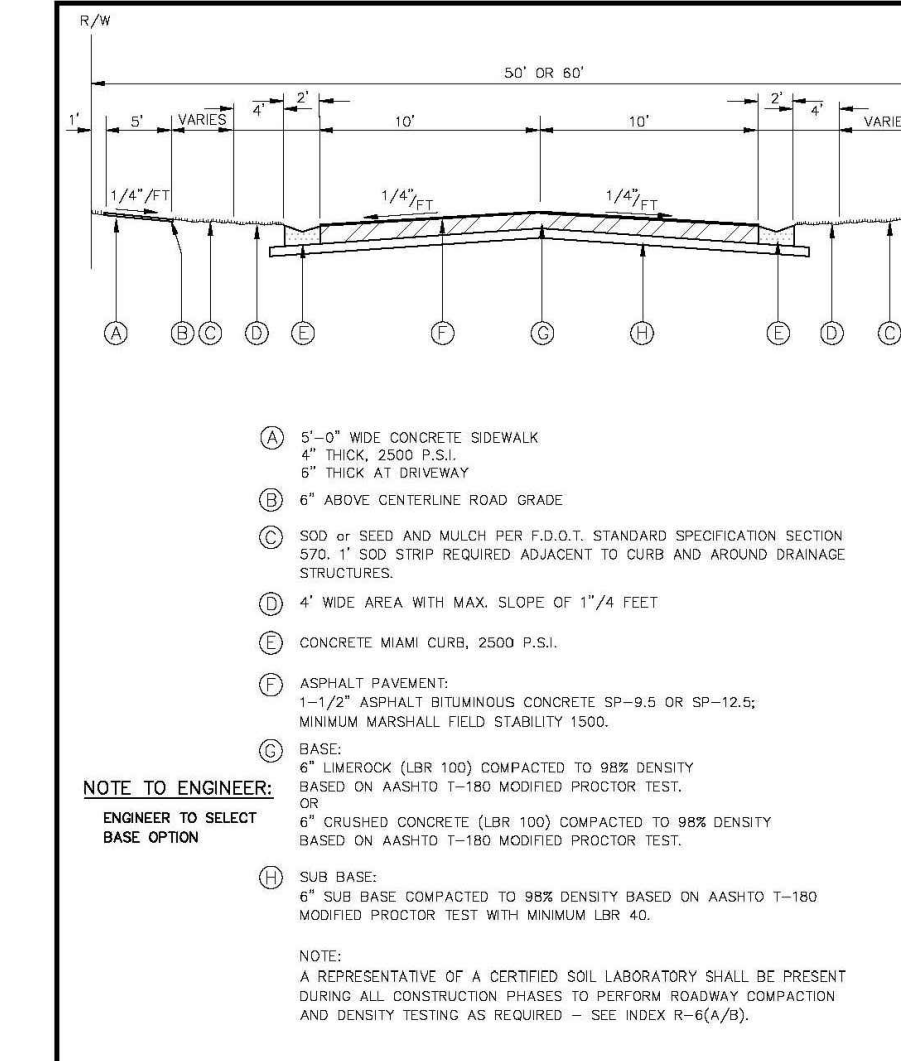
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25. THREE (3) CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED FOR EVERY THREE HUNDRED (300) FEET OF ROADWAY CONSTRUCTION. TEST RESULTS SHALL THEN BE PROVIDED TO THE CITY AS THEY BECOME AVAILABLE.
26. THE DEVELOPER SHALL PROVIDE ALL REQUIRED PAVEMENT MARKINGS ON ALL ROADWAYS PER CITY, COUNTY AND STATE REQUIREMENTS. CENTERLINE STRIPES SHALL BE PROVIDED ON EXTENSIONS OF CITY COLLECTOR OR ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS ONLY.
27. STOP BARS SHALL BE PLACED AT ALL SUBDIVISION ENTRANCES AND INTERSECTIONS CONTAINING CITY COLLECTOR AND ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS.
28. ALL TRAFFIC CONTROL DEVICES PLACED AT INTERSECTIONS, PRIVATE STREETS, PUBLIC STREETS, COUNTY ROADS AND STATE HIGHWAYS WITHIN THE CITY LIMITS SHALL BE INSTALLED ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
29. THE DEVELOPER IS RESPONSIBLE FOR PAYING FEES FOR ALL STREET LIGHTS PRIOR TO ACCEPTANCE OF THE PROJECT BY THE CITY.
30. STANDARD TURNING RADI FOR INTERSECTIONS:

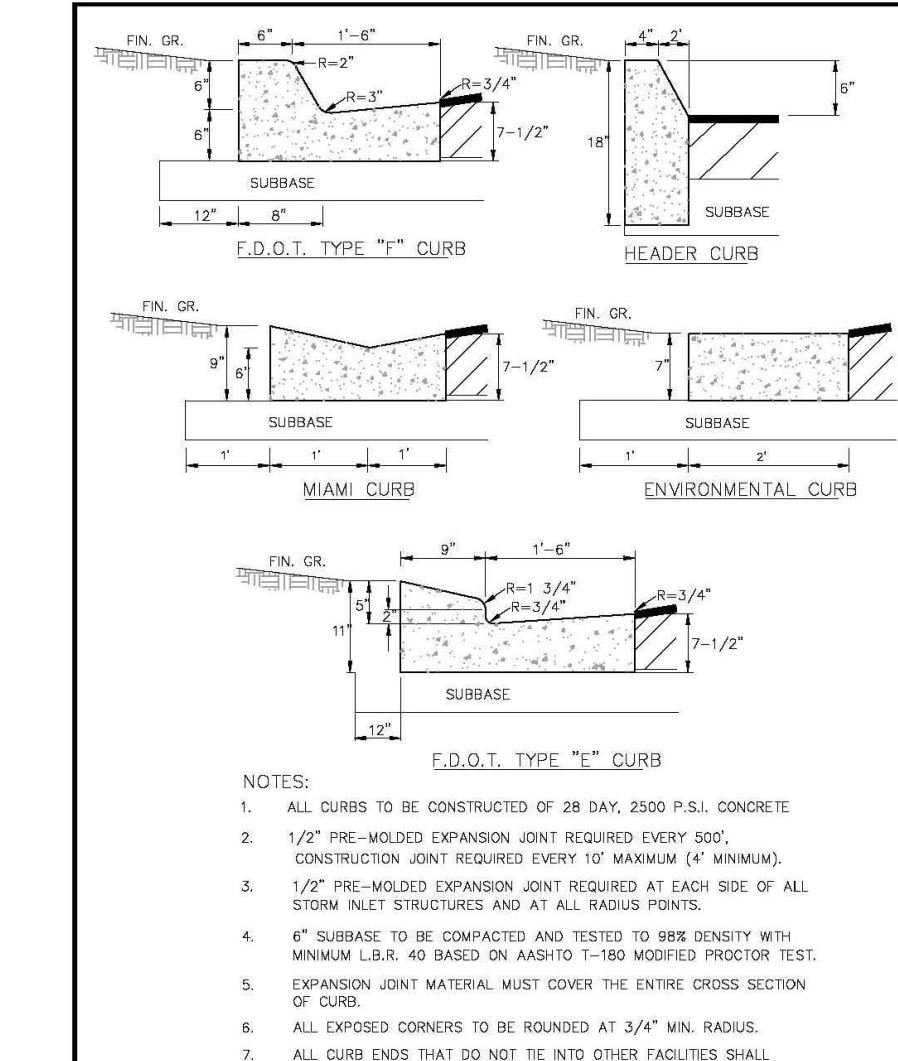
2-LANE ACCESS OR FEEDER	35'
LOCAL TO COLLECTOR	35'
LOCAL OR COLLECTOR TO ARTERIAL	40'
ARTERIAL TO ARTERIAL	50'
31. THE CITY SHALL BE PRESENT DURING PAVING OF ALL PUBLIC AND PRIVATE ROADS. PAVING SHOULD BE PERFORMED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY. PAVING DURING WEEKENDS IS NOT PERMITTED.
32. CONSTRUCTION METHODS AND DESIGN FOR CONCRETE PAVEMENT SHALL CONFORM TO FOOT STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
33. ALL CONTRACTORS THAT ARE PERFORMING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS (WATER MAIN, SANITARY SEWER MAIN, RECLAIMED WATER MAIN, STORM WATER PIPES AND RILES) AND ALSO CONSTRUCTION OF ROADWAYS SHALL BE CERTIFIED WITH THE FLORIDA STATE DEPARTMENT OF PROFESSIONAL REGULATIONS CORP FOR THE TYPE OF WORK THAT THEY PERFORM. A COPY OF THE VALID LICENSE IS REQUIRED AT PRE CONSTRUCTION MEETING.
34. UTILITY DEPTH:

HIGH VOLTAGE UTILITIES SUCH AS POWER (FEEDER, SERVICE AND DROPS)	SHALL BE BURRED A MINIMUM OF 30 INCHES IN DEPTH.
LOW VOLTAGE UTILITIES SUCH AS PHONE AND CABLE TV SHALL BE BURRED A MINIMUM OF 12 INCHES IN DEPTH FOR FEEDERS AND SERVICES. SERVICE DROPS SHALL BE BURRED A MINIMUM OF 6 INCHES IN DEPTH.	
LOW VOLTAGE UTILITIES INSTALLED PARALLEL TO PRESSURE MAINS SHALL MAINTAIN A MINIMUM FIVE FOOT SEPARATION.	
35. GEOTECHNICAL TESTING REPORTS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL SIGN OFF. REPORTS SHALL CLEARLY LABEL PROJECT NAME AND PHASE.

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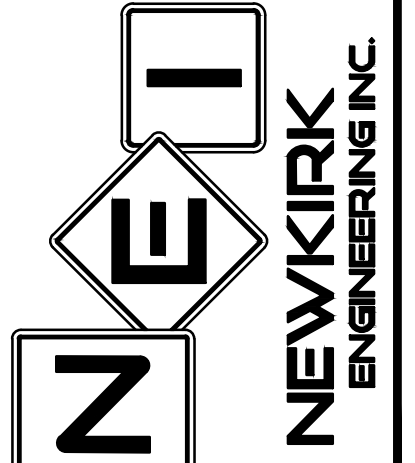
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DATE	DESCRIPTION

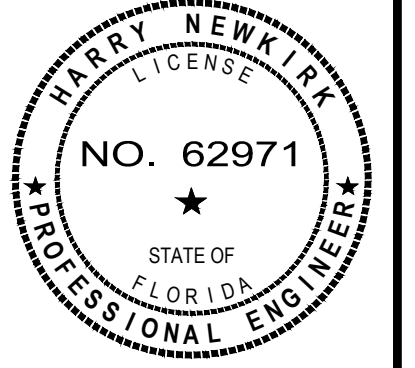
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.newkirk-engineering.com
C.A. # 30209
L.C. # 2600084
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CITY OF FLAGLER BEACH
UTILITY DETAILS
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

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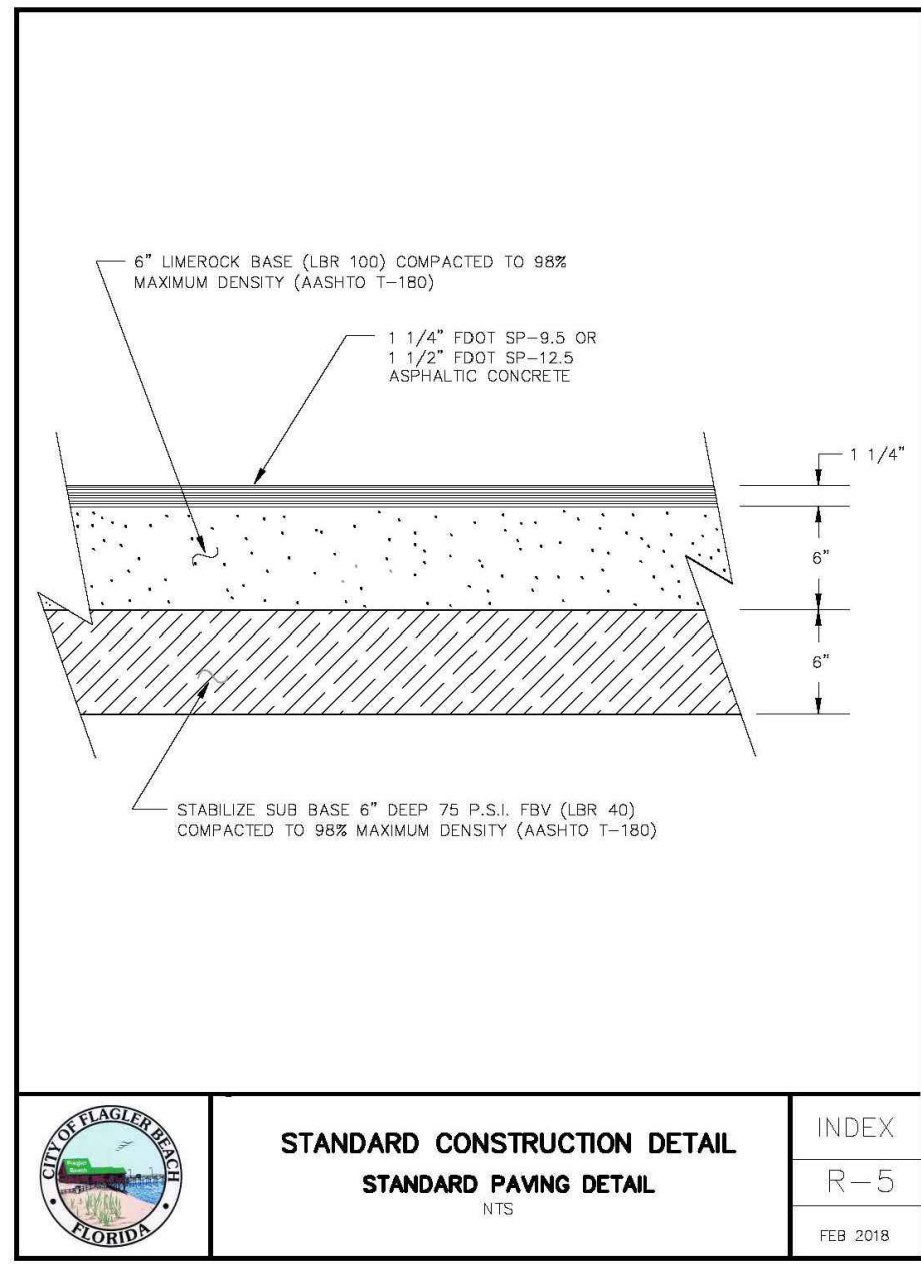
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON



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PROJECT No: 2023-17
DATE: OCTOBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE:

DRAWING NUMBER
20



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ROADWAY COMPACTION AND DENSITY TESTING REQUIREMENTS

ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
ROADWAY SURFACE (SECTION 1-107)	N-PLACEMENT DENSITY	ONE (1) TEST/200 LF	SEE MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 D-2922 D-1558
STABILIZED SUBBASE	N-PLACEMENT DENSITY	ONE (1) TEST/200 LF	SEE MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 D-2922 D-1558
STABILIZED SUBBASE	FLUIDITY (WATER CONTENT)	ONE (1) TEST/200 LF	FW = 75	
STABILIZED SUBBASE	UNIFORMITY (S&W)	ONE (1) TEST/200 LF	LBR 40	
UNLOCKED BASE	N-PLACEMENT DENSITY	ONE (1) TEST/200 LF	SEE MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 D-2922 D-1558
UNLOCKED BASE	UNIFORMITY (S&W)	ONE (1) TEST/200 LF	LBR 100	
UNLOCKED BASE	PROVE DEFLECTIVE FROM PLATE	ONE (1) TEST/200 LF	LBR 100	FW 3-815
COVERED CONCRETE BASE	N-PLACEMENT DENSITY	ONE (1) TEST/200 LF	SEE MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 D-2922 D-1558
COVERED CONCRETE BASE	UNIFORMITY (S&W)	ONE (1) TEST/200 LF	LBR 100	
COVERED CONCRETE BASE	PROVE DEFLECTIVE FROM PLATE	ONE (1) TEST/200 LF	LBR 100	FW 3-815
ASPHALT	EXTRACTION AND GRAVIMETRY	(1) PER DAY PER MIX	PER MIX DESIGN	D-2922
ASPHALT	THICKNESS	(1) PER 300 LF	PER MIX DESIGN AND JOB PRACTICE	CORING OR SECTION (CONCRETE ONLY)
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	(1) FOR EACH 10,000 SQ YD	SEE MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-1557 (MODIFIED) AASHTO T-99 (MODIFIED) AASHTO T-99 (STANDARD)
SOIL SUBBASE	N-PLACEMENT DENSITY	ONE (1) TEST/200 LF	SEE MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-2937 D-2922 D-1558
DENSE SUBBASE (S&W)	UNIFORMITY (S&W)	(1) TEST/200 LF	LBR 40	

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PIPED UTILITY INSTALLATION REQUIREMENTS

ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
PVC TRENCH SUBBASE (1" SPECIFIED)	N-PLACEMENT DENSITY	ONE (1) TEST/500 LF	SEE MODIFIED PROCTOR	ASTM D-2937 D-2922 D-1558
RPD BACKFILL IN PAVED AREAS	N-PLACEMENT DENSITY	ONE (1) TEST/500 LF PER ONE (1) FOOT VERTICAL LIFT OF FILL	SEE MODIFIED PROCTOR	ASTM D-2937 D-2922 D-1558
RPD BACKFILL IN GREEN AREAS	N-PLACEMENT DENSITY	ONE (1) TEST/500 LF PER ONE (1) FOOT VERTICAL LIFT OF FILL	SEE MODIFIED PROCTOR	ASTM D-2937 D-2922 D-1558
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	ONE (1) PER SOIL OR BASE TYPE	SEE MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-99)	ASTM D-1557 (MODIFIED) AASHTO T-99 (MODIFIED) AASHTO T-99 (STANDARD)

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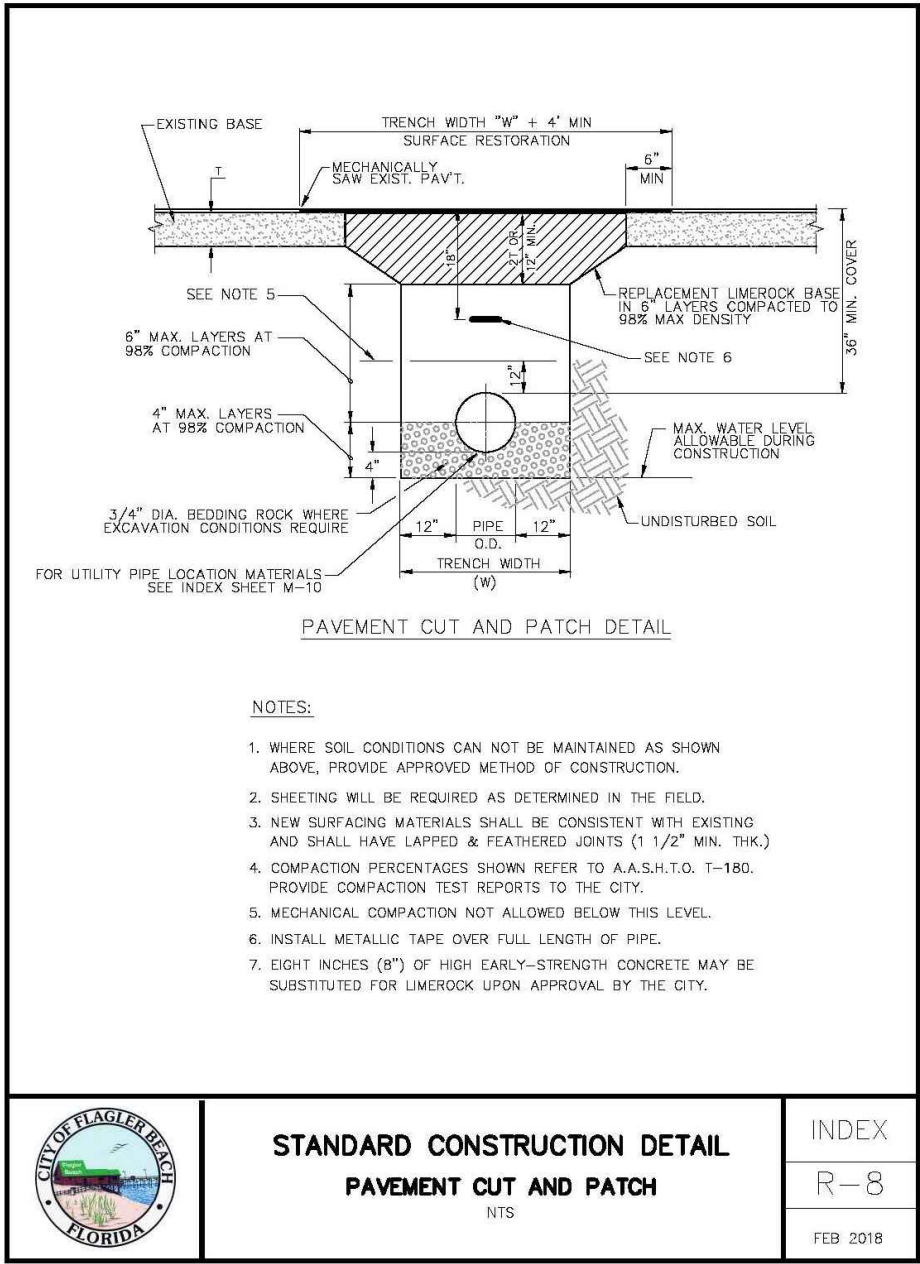
A. SCOPE OF WORK - THE WORK IN THIS SECTION CONSISTS OF FURNISHING AND COMPLETELY INSTALLING SEED AND MULCH OVER THE LIMITS CALLED FOR ON THE CONSTRUCTION DRAWINGS.

B. MATERIALS - GRASS SEED SHALL BE A MIXTURE OF:
PENSACOLA BAHIA (50% SCARIFIED SEED) 80 LBS/ACRE
HULLY BERBERMUDA 20 LBS/ACRE
BROWNS TOP MILLET 20 LBS/ACRE

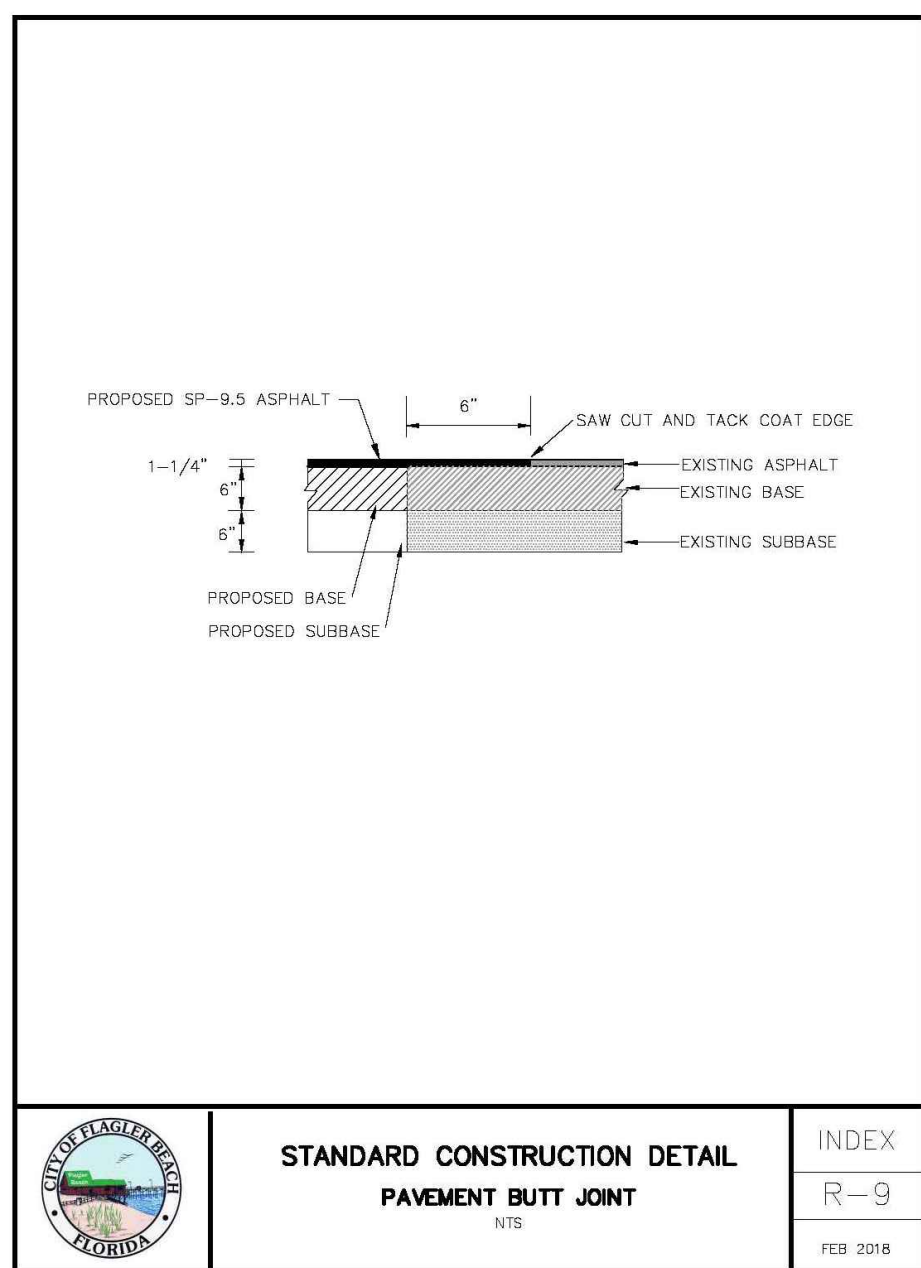
IN THE FALL AND WINTER MONTHS (OCT. THRU FEB.) AND WITH THE APPROVAL OF THE CITY, ANNUAL RYE GRASS SHALL BE SUBSTITUTED IN EQUAL AMOUNTS FOR THE BROWNS TOP MILLET SEED SHALL BE PROVIDED BY A SEED COMPANY TO THE PROPORTIONS DESCRIBED ABOVE, WITH CERTIFICATION FROM THE SUPPLIER PROVIDED TO THE CITY PRIOR TO USE. MULCH (WOOD SHAVINGS OR STRAW OR HAY CONSISTING OF OATS, RYE OR WHEAT STRAW OF PANOLA, PENULT, CONASTA, BERBERMUDA OR BAHIA GRASS) MAY MULCH SHALL BE FREE FROM UNDESIRABLE WEED AND OTHER UNDESIRABLE GRASS.

C. METHODS - GRASSING SHALL BE DONE IMMEDIATELY UPON COMPLETION OF THE FINE GRADING OPERATION. HOWEVER, NO SEEDING SHALL BE DONE WHEN THE GROUND IS FROZEN OR UNLIFTY. THE RATE OF SPREAD FOR THE SEED MATERIAL SHALL BE ONE HUNDRED AND THIRTY (130) POUNDS PER ACRE. APPROXIMATELY TWO INCHES (2") LOOSE THICKNESS OF MULCH MATERIAL SHALL BE APPLIED UNIFORMALLY OVER THE GRASSED AREAS (APPROXIMATELY 1 1/2 BALES PER 1000 SQUARE FEET). THE MULCH MATERIAL SHALL BE CUT INTO THE SOIL WITH A DISC HARROW OR OTHERWISE ANCHORED DOWN.

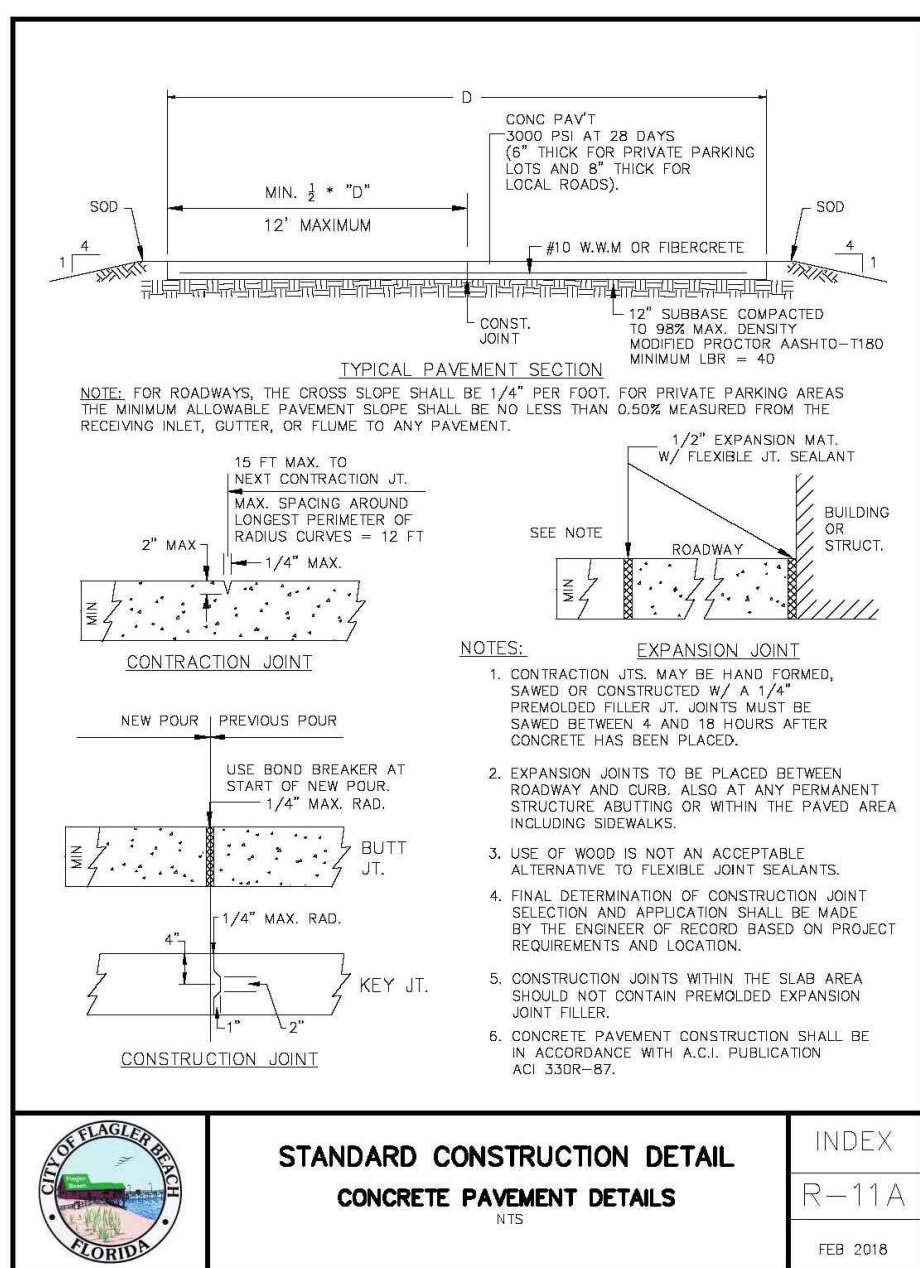
D. FERTILIZER
1. ANALYSIS OF SOILS SHALL BE OBTAINED BY SUBMITTAL OF SAMPLES TO FLAGLER COUNTY. ALL APPLICATION RATES WILL BE BASED ON THIS REPORT. SUBMIT A COPY OF THIS REPORT TO THE CITY PRIOR TO COMMENCING ANY SOIL MODIFICATION.
2. THE FERTILIZER SHALL BE A COMMERCIAL GRANULAR TYPE WITH A CHEMICAL DESIGNATION AS RECOMMENDED IN THE SOIL ANALYSIS REPORT.
3. THE NUMERICAL DESIGNATIONS FOR FERTILIZER INDICATE THE MINIMUM PERCENTAGES (RESPECTIVELY) OF (1) TOTAL NITROGEN, (2) AVAILABLE PHOSPHORUS ACID AND (3) WATER SOLUBLE POTASH CONTAINED IN THE FERTILIZER.
4. AT LEAST 30 PERCENT (30%) OF THE PHOSPHORUS ACID SHALL BE FROM A NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE WHICH WILL PROVIDE A MINIMUM OF TWO UNITS OF SULFUR.
5. THE AMOUNT OF SULFUR SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO EACH BAG OR CONTAINER.
6. COMMERCIAL FERTILIZERS SHALL COMPLY WITH THE STATE FERTILIZER LAWS.
7. FERTILIZER MAY, AT THE DISCRETION OF THE ENGINEER/ARCHITECT, UPON THE PRESENTATION BY THE MANUFACTURER OF SATISFACTORY FACTORY EVIDENCE OF ITS FEASIBILITY, BE APPLIED IN LIQUID FORM.



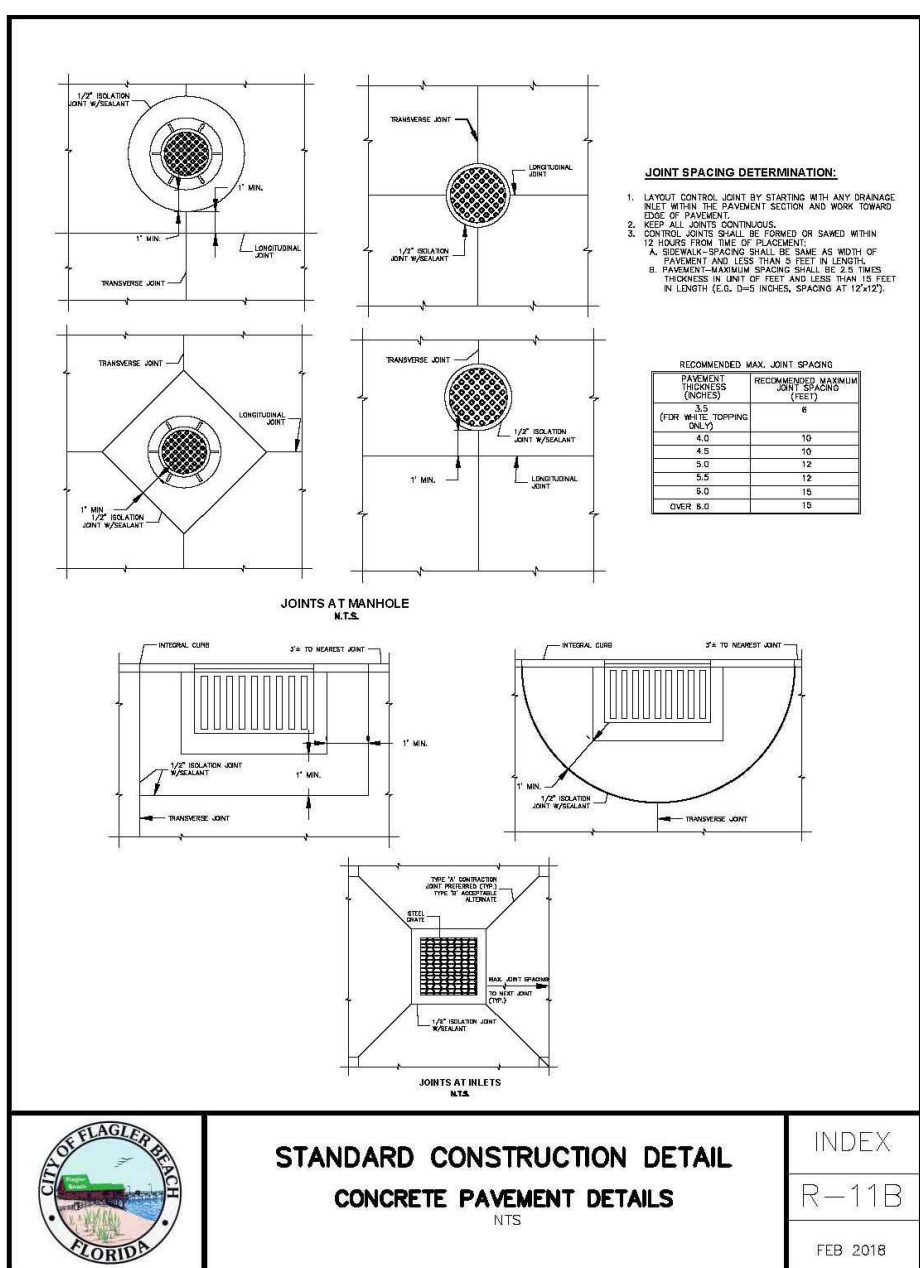
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SANITARY SEWER CONSTRUCTION GENERAL NOTES

- THE CITY SHALL BE NOTIFIED PRIOR TO BEGINNING ANY SEWER CONSTRUCTION.
- ALL SANITARY SEWER LINES SHALL BE A MINIMUM OF 8" IN DIAMETER. SERVICE LATERALS SHALL BE A MINIMUM OF 4" IN DIAMETER (RESIDENTIAL) OR A MINIMUM OF 6" IN DIAMETER (COMMERCIAL).
- ALL SANITARY SEWER LINES SHALL BE PVC SDR 26, IN PLACES WHERE A MINIMUM COVER OF 4.0' CANNOT BE MAINTAINED, C-900 GREEN PVC DR-26, CLASS 100 OR CONCRETE (COMMERCIAL) SHALL BE USED.
- MINIMUM ALLOWABLE SANITARY SEWER SLOPES ALLOWED ARE:
8" PIPE 0.40%
12" PIPE 0.30%
18" PIPE 0.22%
- SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT.
- THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, MAINTAIN THE GROUND SURFICED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE TRENCH.
- ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION, SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY.
- TRENCHES SHALL BE BACKFILLED WITH CLEAN GRANULAR MATERIAL IN MAX. 1' LIFTS WITH A MINIMUM COMPACTION OF 98 PERCENT (ASTM D-1558) IN PAVED AREAS AND 90 PERCENT IN UNPAVED AREAS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET, AND TO FURNISH COPIES OF TEST REPORTS PROMPTLY TO THE CITY.
- EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK OR USE OF TRENCH BOX IN ORDER TO PROVIDE FOR THE SAFETY AND REPRESENTATIVES OF THE CITY, THE DESIGN ENGINEER, AND THE DEVELOPER.
- THE CONTRACTOR SHALL INSTALL A METALLIZED FOL LOCATOR TAPE, OR SIMILAR DEVICE AND MAY BE APPROVED BY THE CITY FOR THE FULL LENGTH OF ALL PVC LINES. THE TAPE SHALL BE INSTALLED (10) INCHES BELOW FINISHED GRADE OR AS DIRECTED BY THE MANUFACTURER AND IN ADDITION TO THE LOCATOR WIRE REQUIRED IN THE UTILITY PIPE LOCATION MATERIALS DETAIL (MISCELLANEOUS DETAILS SECTION - M10).
- CONTRACTORS SHALL BE LOCATED AT INTERVALS NOT EXCEEDING 400 FEET.
- MANHOLE RINGS SHALL MATCH FLUSH WITH THE FINISH GRADE ELEVATION IN PAVED AREAS AND A MINIMUM OF 0.2 FEET ABOVE GRADE IN UNPAVED AREAS.

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SANITARY SEWER CONSTRUCTION GENERAL NOTES

- THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER MANHOLES IN SUCH A MANNER THAT SEWER LINES DO NOT INTERSECT SEALED JOINTS BETWEEN SECTIONS OF THE MANHOLE.
- RUBBER BOOTS AND STAINLESS STEEL BANDS SHALL BE UTILIZED IN THE CONNECTION OF THE SEWER MAIN TO THE MANHOLES (SEE RUBBER BOOT AND PRECAST JOINT CONNECTION DETAIL).
- DOORHOUSE TYPE MANHOLES ARE NOT PERMITTED WITHIN THE CITY.
- INDIVIDUAL SANITARY SEWER CONNECTIONS ON NEW CONSTRUCTION SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES, BUT TO SEWER MAIN LINES BY USE OF WIRE CONNECTIONS.
- FOR SINGLE FAMILY HOMES, SINGLE FOUR INCH SEWER MAINS SHALL BE CONSTRUCTED AT EACH LOT OR UNIT AND LOCATED ON THE DOWNSTREAM SIDE OF THE LOT CENTER LINE. THESE SERVICES SHALL BE EXTENDED 4 FEET ABOVE GROUND AT THE PROPERTY LINE, WITH A PVC SBR AND PLUG BEING EASILY VISIBLE FROM THE ROAD. RUBBER SEAL FITTINGS TO BE USED ON ALL LINES, NO GLUED JOINTS.
- FOR MULTI-FAMILY AND COMMERCIAL SITES, SIX INCH MINIMUM SEWER SERVICES AND CLEANOUTS SHALL BE PROVIDED AS APPROVED BY THE CITY.
- SANITARY SEWER MANHOLES WHICH HAVE SEWER FORCE MAINS DISCHARGING DIRECTLY INTO THEM, OR ANY MANHOLE WITHIN 200 FEET OF A LIFT STATION, SHALL BE FIBERGLASS OR PVC LINED, RETRO-FITTING OF MANHOLES WITH LINES SHALL BE REQUIRED WHEN NEW CONNECTIONS SUCH AS FIRST ARE MADE. LINES SHALL BE ASGRU SURE-GRIP, RAVEN, SEMI-COMMERCIAL, GREEN MONSTER, OR PRE-APPROVED EQUAL.
- SEE CHART ON DETAIL INDEX S-10 FOR FORCE MAIN AND REUSE PIPE SIZE AND MATERIALS.
- ALL SEWER MAINS PRIOR TO ACCEPTANCE BY THE CITY SHALL BE TESTED BY A REPUTABLE COMPANY THAT ENGAGES IN THIS TYPE OF WORK. THE DVD SHALL BE NON-STOP WITH AUDIO DESCRIBING WHAT IS BEING RUN. WRITTEN DVD LOGS DESCRIBING THE CONDITION OF THE LINES SHALL COMPLY THE DVD SUBMISSION TO THE CITY.
- CONTRACTORS SHALL BE REQUIRED TO TELEPHONE ALL SEWER MAINS AND LATERAL LINES IN THE PRESENCE OF THE CITY AND PROVIDE TWO COPIES OF THE DVD ALONG WITH WATER LOSS TO THE CITY. ANY DEFECTS NOTED SHALL BE CORRECTED PRIOR TO ACCEPTANCE BY THE CITY.

SANITARY SEWER CONSTRUCTION GENERAL NOTES

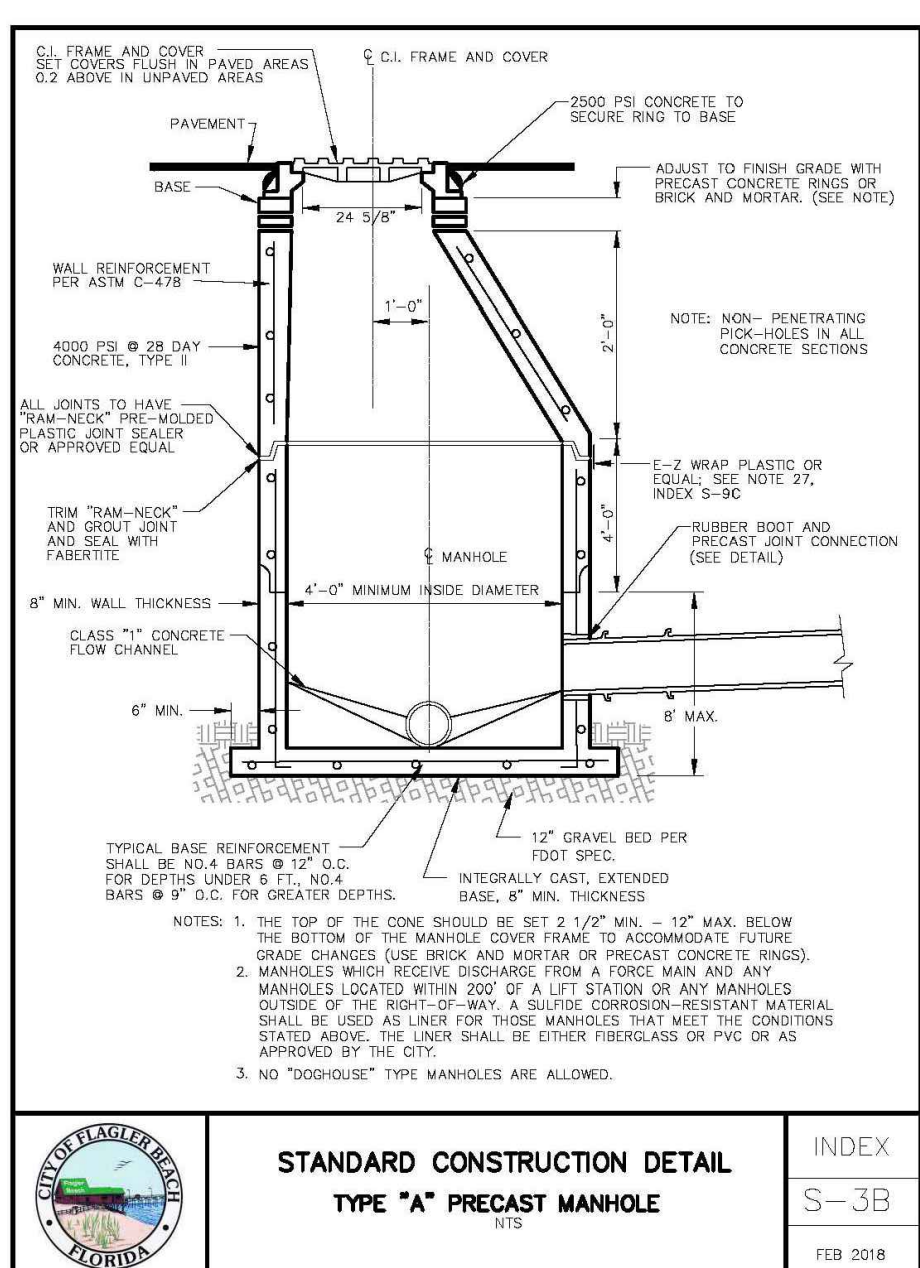
- ALL MANHOLES CONSTRUCTED IN SIDE YARDS, BACKYARDS, AND EASEMENTS OFF THE RIGHT-OF-WAY SHALL BE CONSTRUCTED WITH FIBERGLASS LINED OR OTHER TYPES OF LINES OR COATINGS APPROVED BY THE CITY. IN ADDITION THE CITY MAY REQUIRE LINES OR COATINGS TO BE INSTALLED IN OTHER AREAS WHERE THE PUBLIC UTILITY DEPARTMENTS BELIEVE THE NEED IS JUSTIFIED.
- SEWER LINES WHICH ARE CONSTRUCTED OFF PUBLIC RIGHTS-OF-WAY WITHIN SIDE YARDS, BACKYARDS, AND OTHER POORLY ACCESSIBLE AREAS SHALL BE CONSTRUCTED OF C-900 PVC OR EQUIVALENT QUALITY RIBBED PIPE. ABSOLUTELY NO USE OF PLASTIC FITTINGS SHALL BE ALLOWED.
- SEWER LATERAL LOCATIONS SHALL BE MARKED ALONG THE OUTSIDE OF THE CURB WITH A SAW CUT V. OR BY A METAL TAG SET INTO THE PAVEMENT.
- EZ-WRAP PLASTIC, AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION OR APPROVED EQUAL, SHALL BE USED ON THE OUTSIDE OF ALL MANHOLE AND WELL JOINTS. APPLY ONE LAYER OF 6" WRAP CENTERED ON EACH JOINT. THE CITY SHALL PERSONALLY INSPECT ALL JOINT SEALS PRIOR TO BACKFILLING OPERATIONS.
- ALL JOINTS TO HAVE 6" WRAP PLASTIC OR APPROVED EQUAL.
- ALL JOINTS TO HAVE 6" WRAP PLASTIC OR APPROVED EQUAL.
- ALL JOINTS TO HAVE 6" WRAP PLASTIC OR APPROVED EQUAL.
- SEWER SYSTEMS SHALL BE PRESSURE TESTED AT 100 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS. TESTS SHALL BE CONDUCTED BEFORE FINAL PAVING AND IN THE PRESENCE OF THE CITY.
- DURING CONSTRUCTION, CONTRACTOR SHALL ISOLATE NEW SANITARY SEWER CONSTRUCTION FROM EXISTING SANITARY SEWER MAINS. THIS ISOLATION MAY BE BY INSTALLATION OF A BLADDER/PLUG PLACED AT POINT OF CONNECTION OR BY OTHER METHODS. THE PURPOSE OF THIS ISOLATION IS TO ENSURE SURFACE WATER IS NOT RELEASED TO THE TREATMENT PLANT. SURFACE WATER SHALL BE REMOVED PRIOR TO THE BLADDER BEING REMOVED.

FORCE MAIN & REUSE MAIN STANDARDS

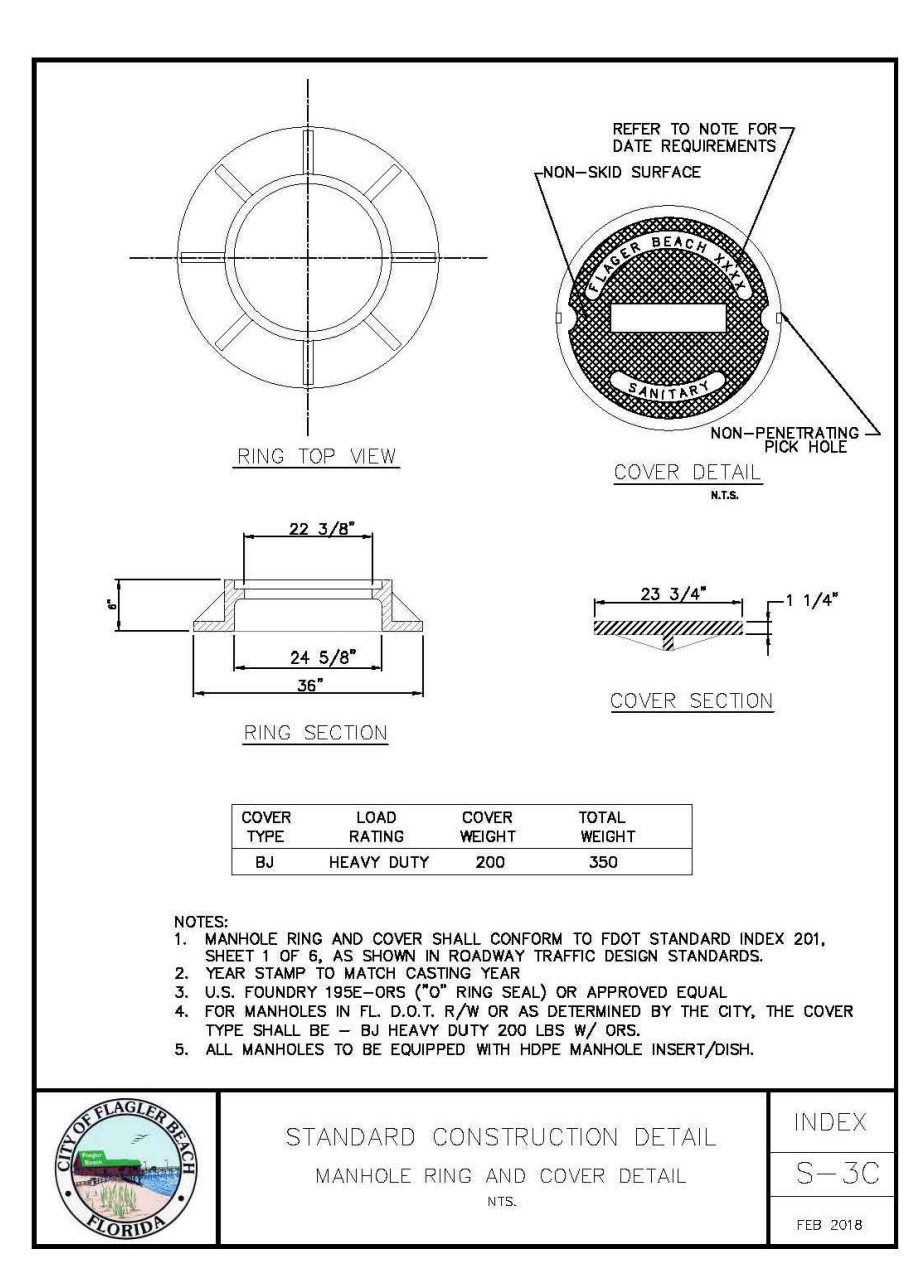
DIAMETER	MATERIAL	STANDARD
2" - 4"	PVC 1120 / SDR 21	ASTM D 2241
> 4" - 12"	PVC 1120 / CLASS 100	AWWA C 900
14" - 36"	PVC 1120	AWWA C 900
{ 16" - 24" - DR - 18 } { 30" - 36" - DR - 21 }	PVC 1120	AWWA C 900
ALL SIZES	HOPE (DIPS) DR 13.5	ASTM F 714

NOTE: PVC PIPE COLOR SHALL BE GREEN OR WHITE FOR SEWER FORCE MAIN, AND PURPLE FOR REUSE MAIN.

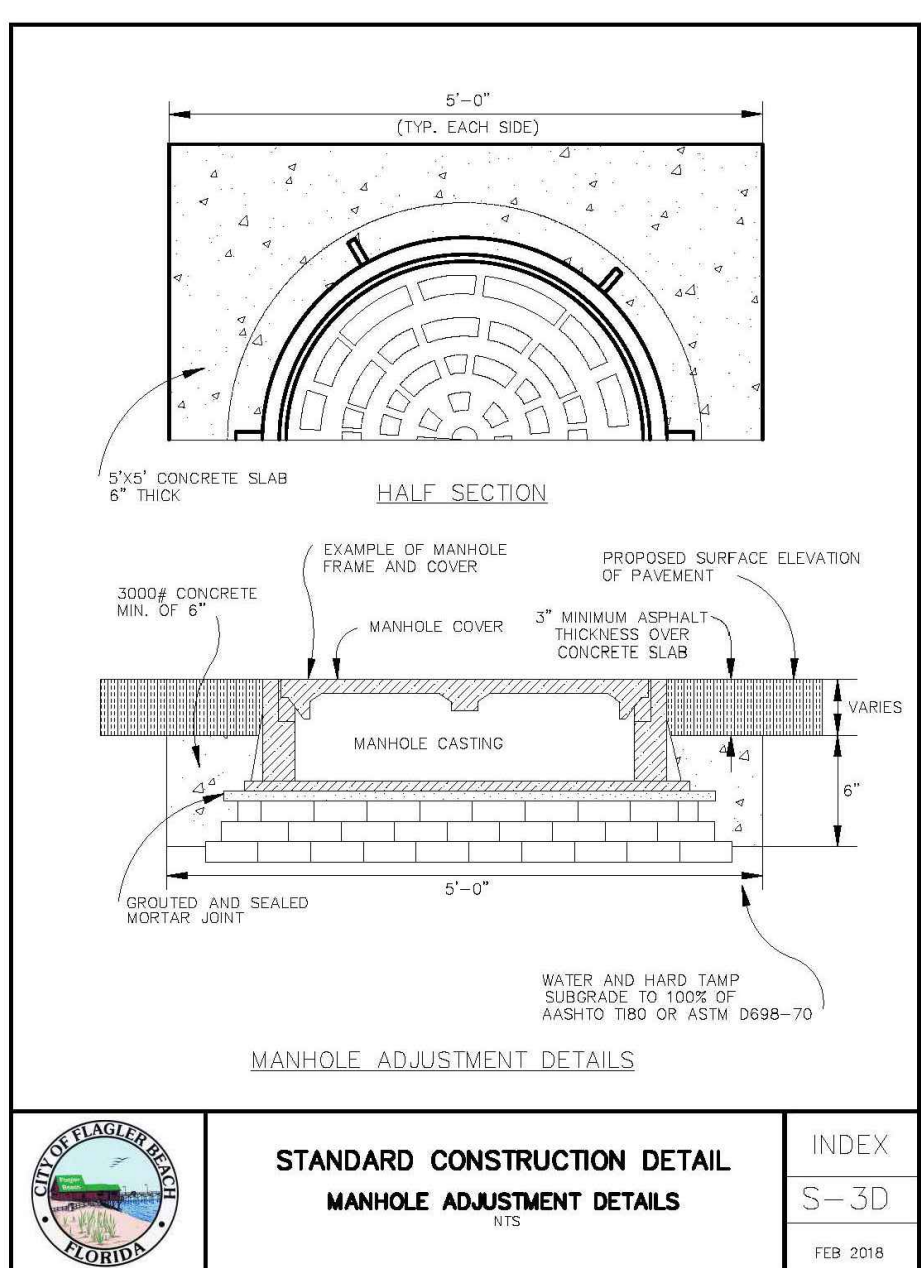
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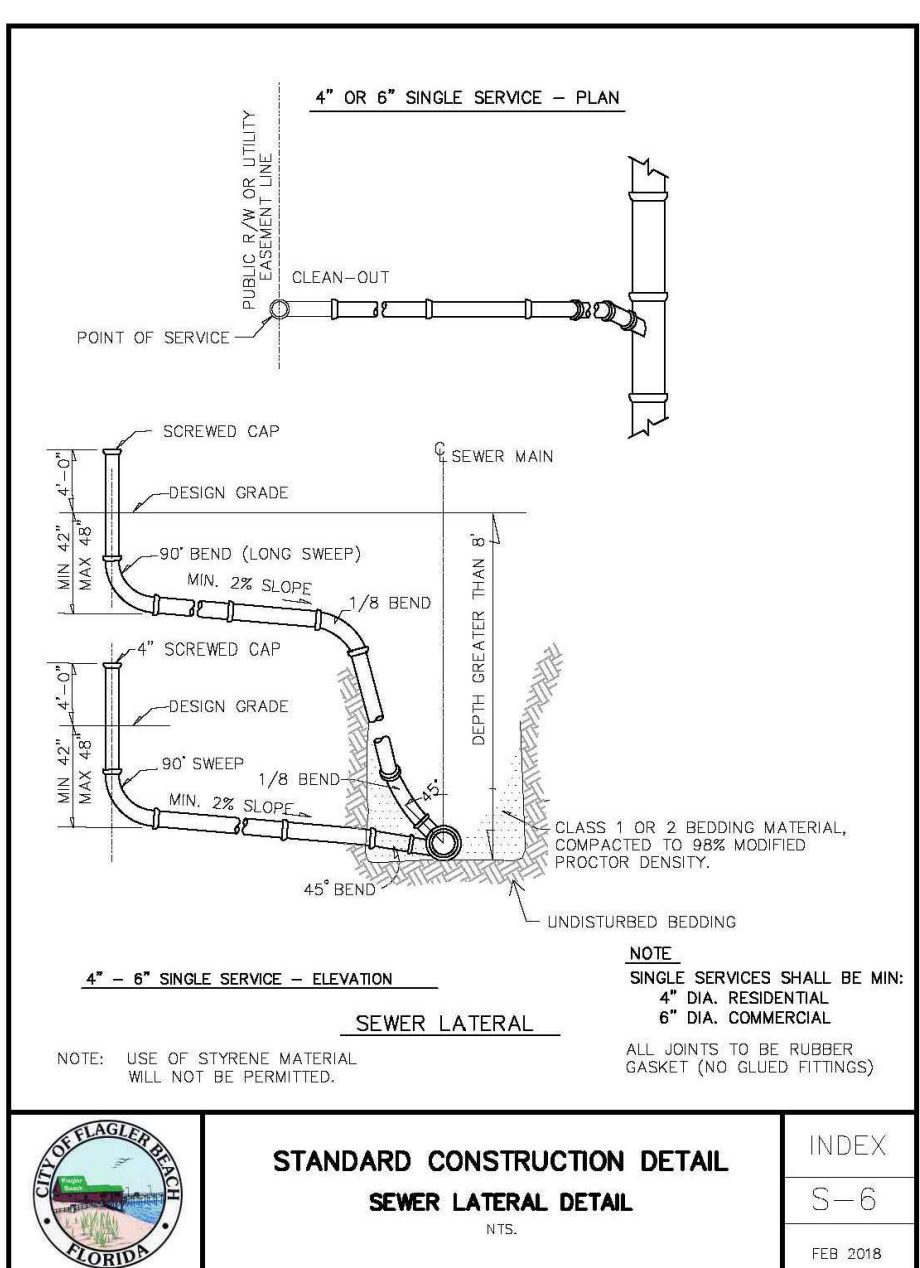
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REVISIONS

DATE	DESCRIPTION

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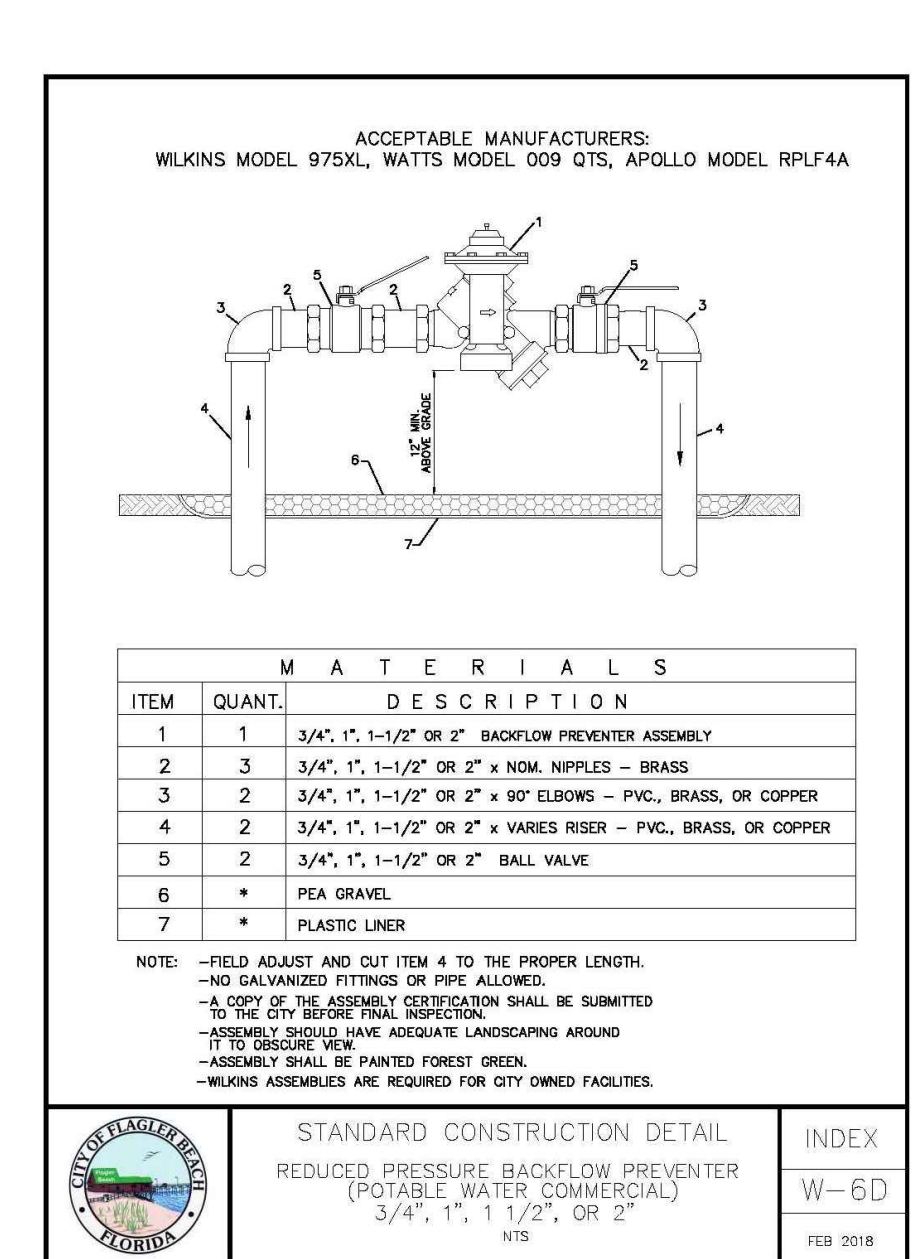
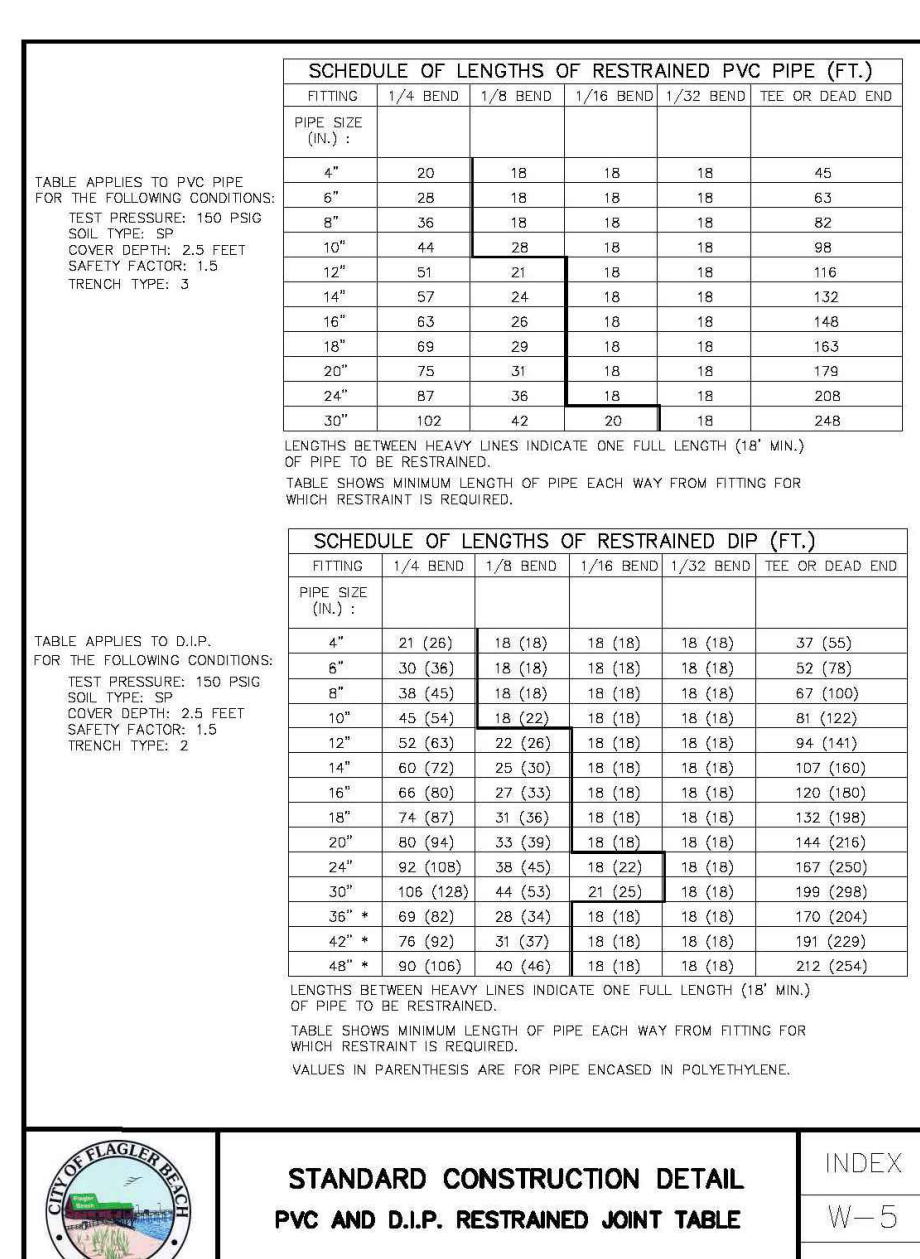
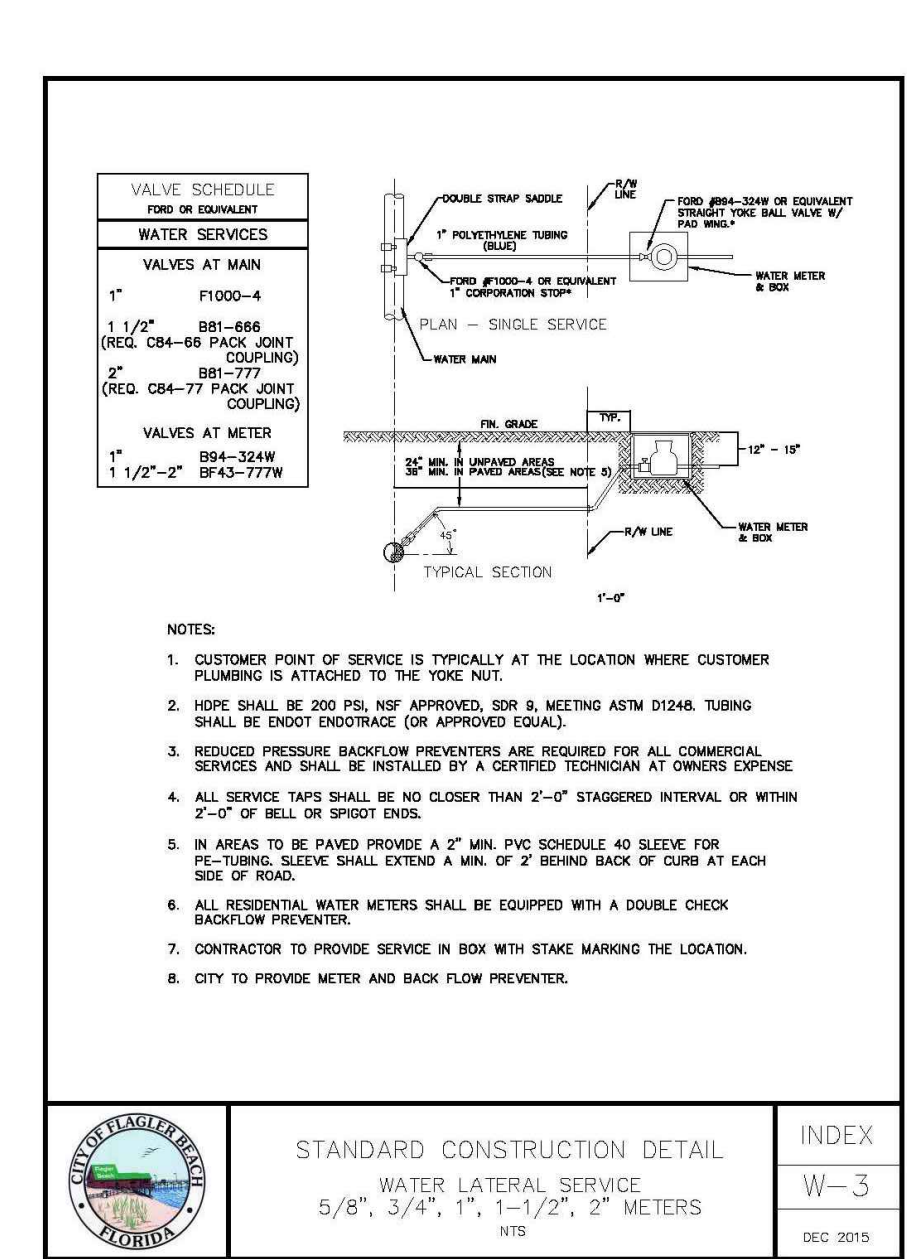
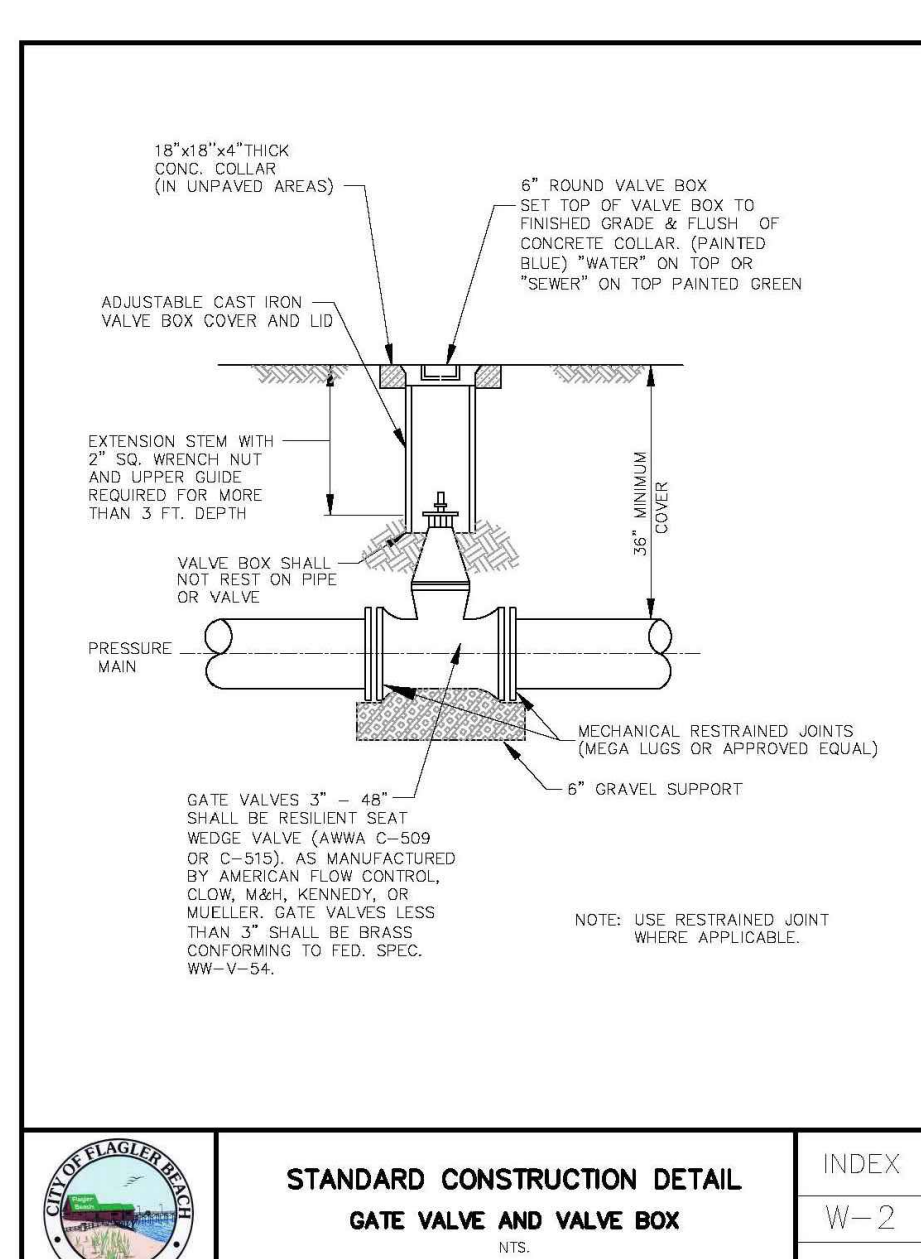
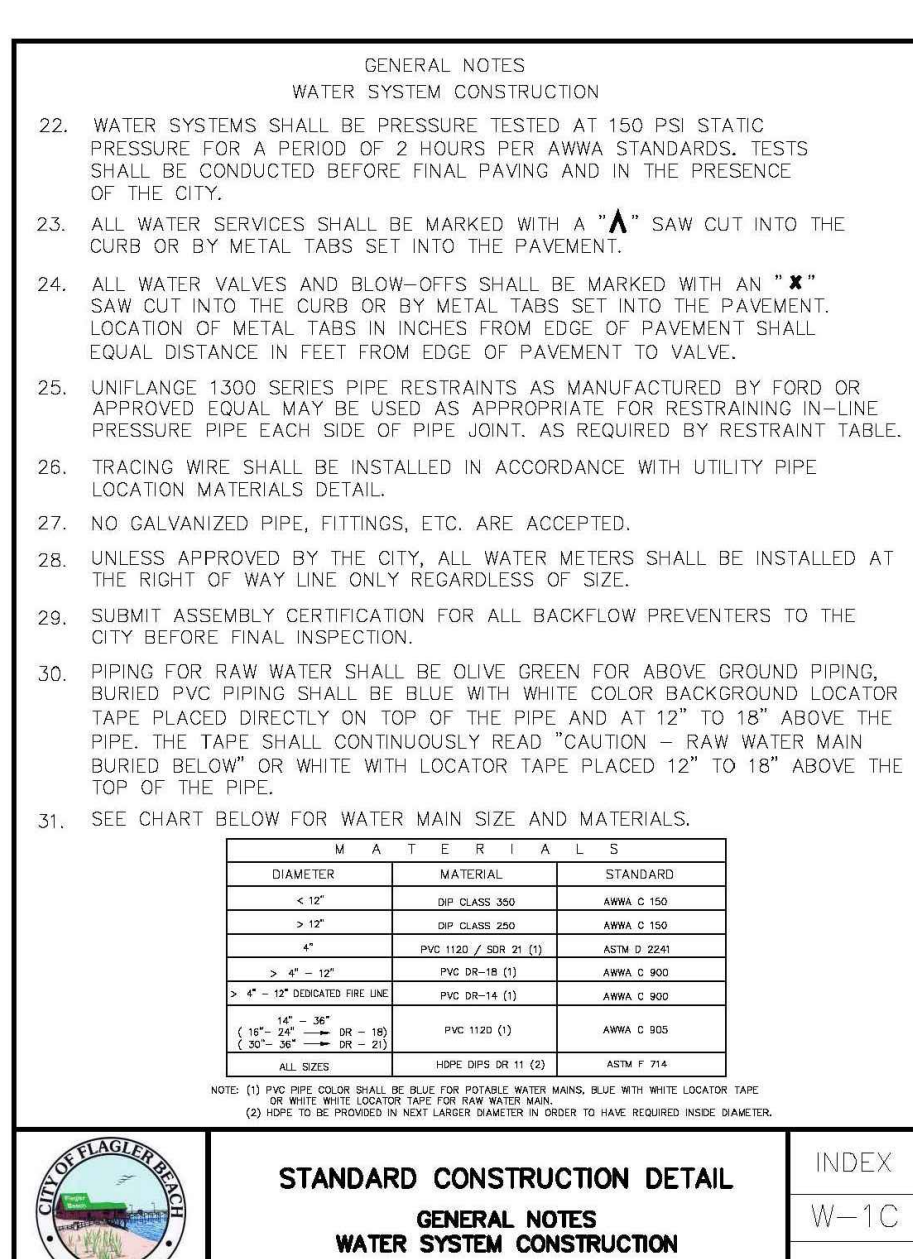
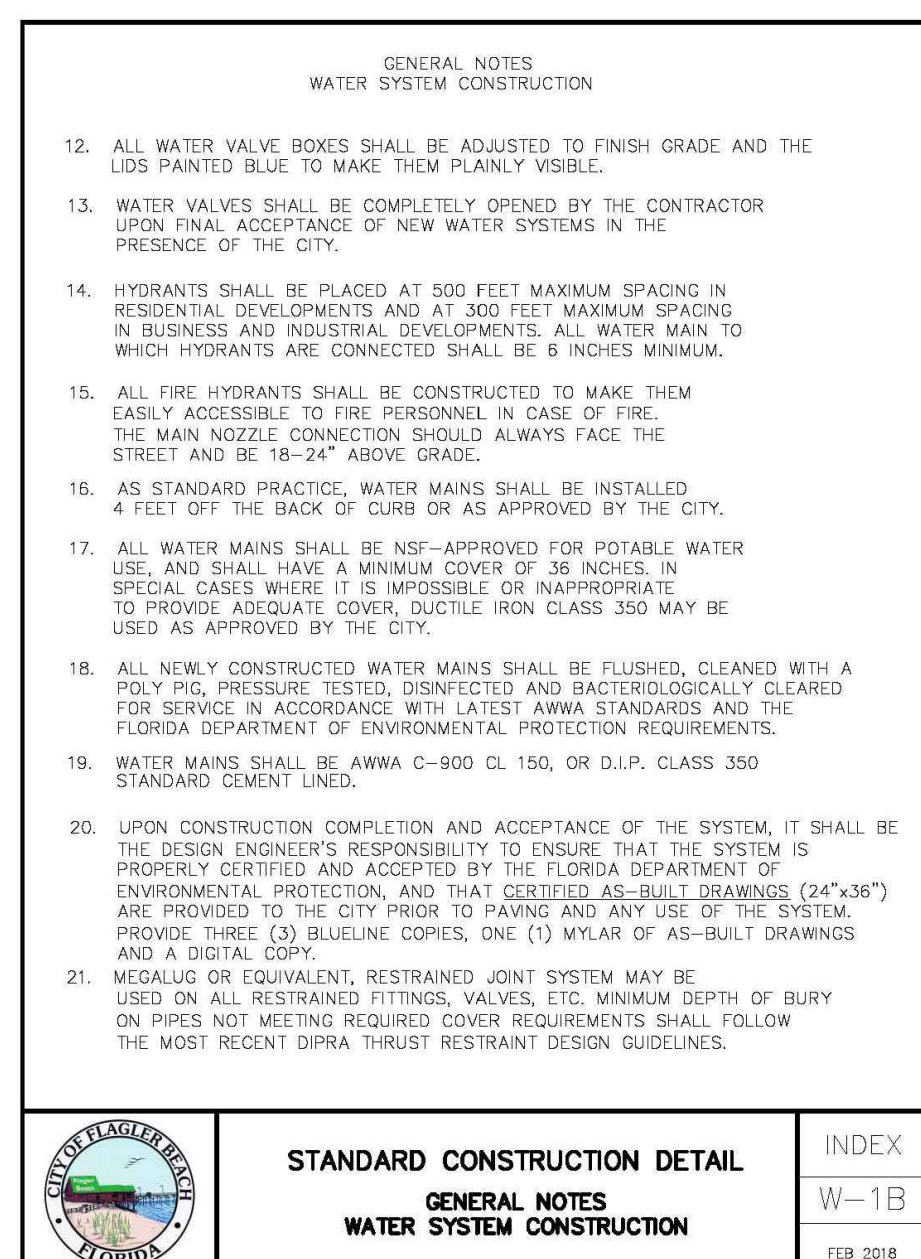
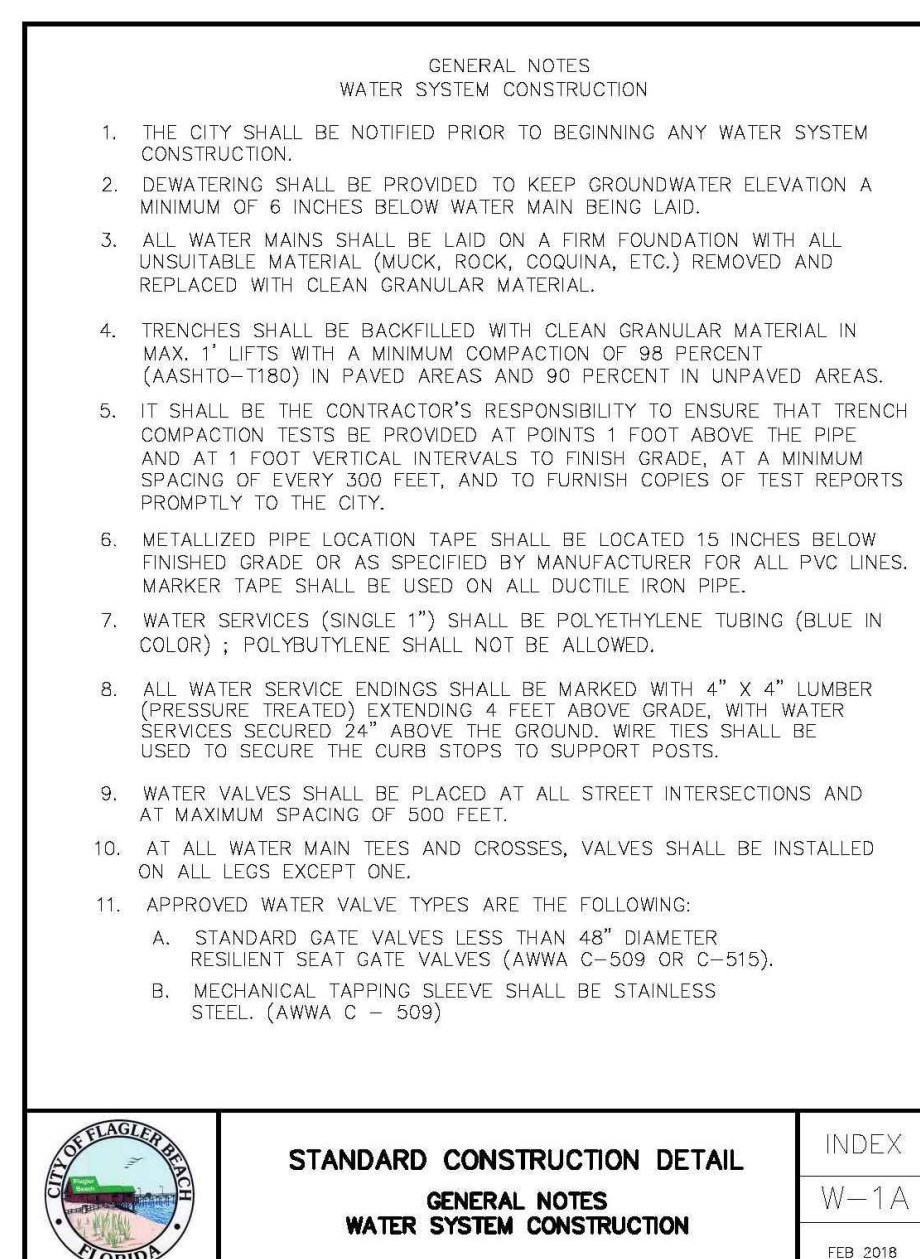
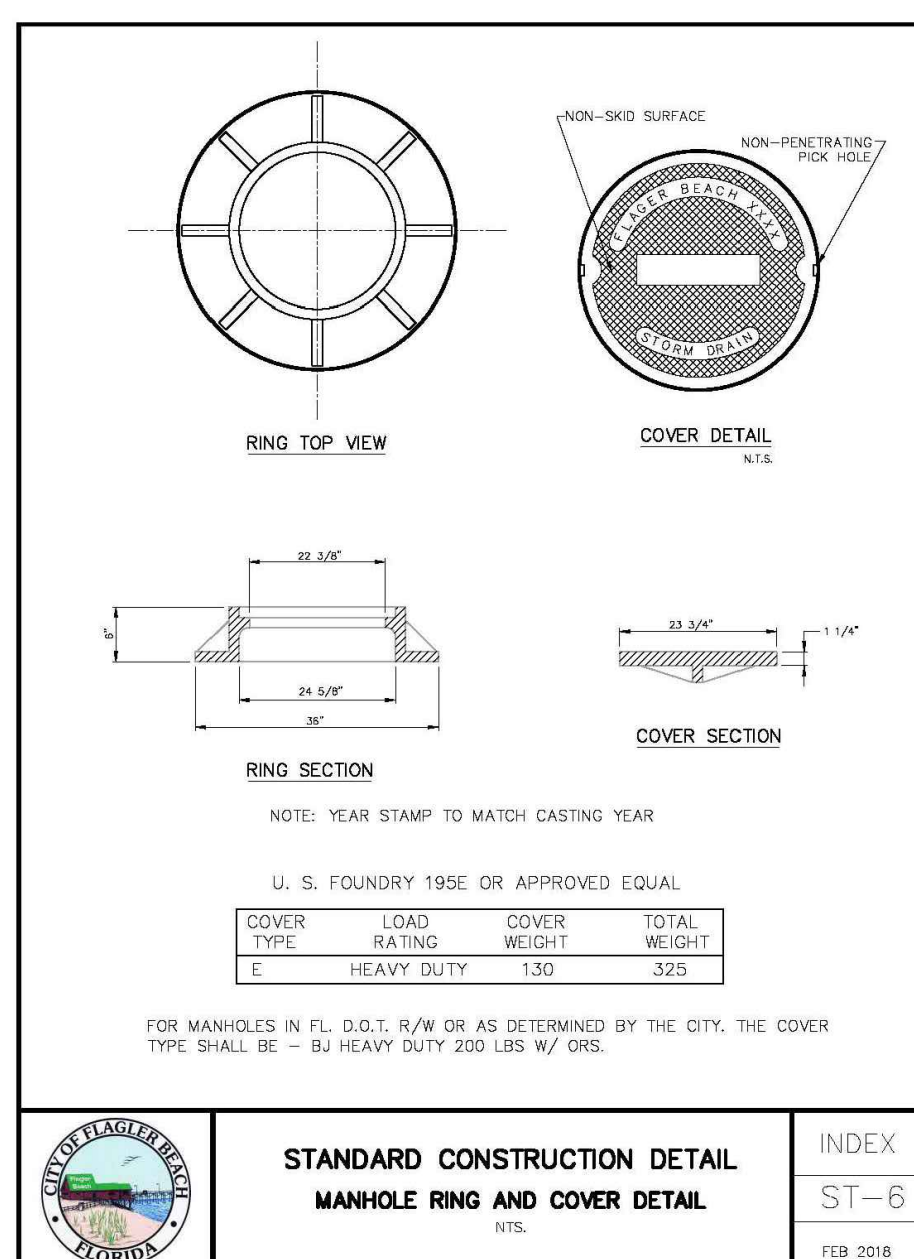
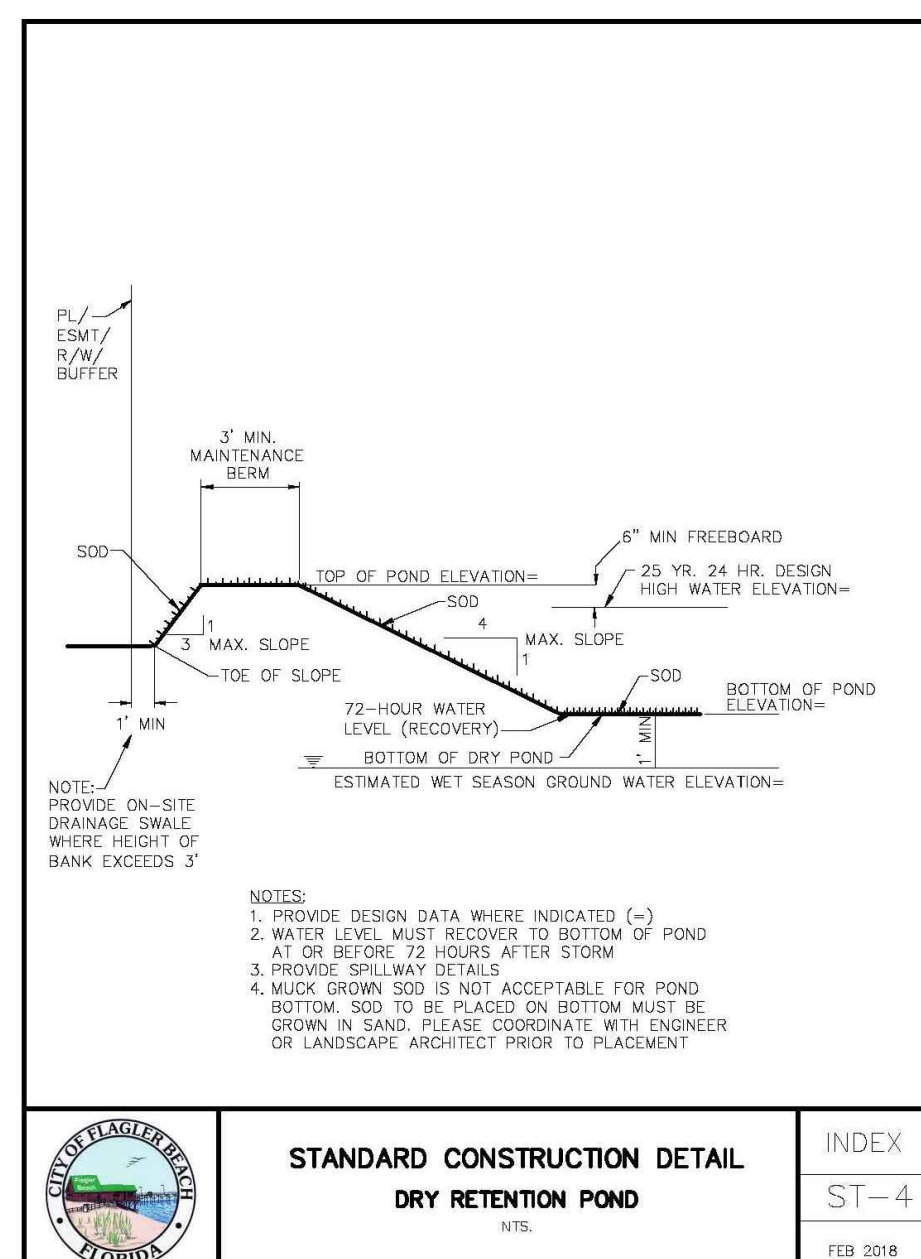
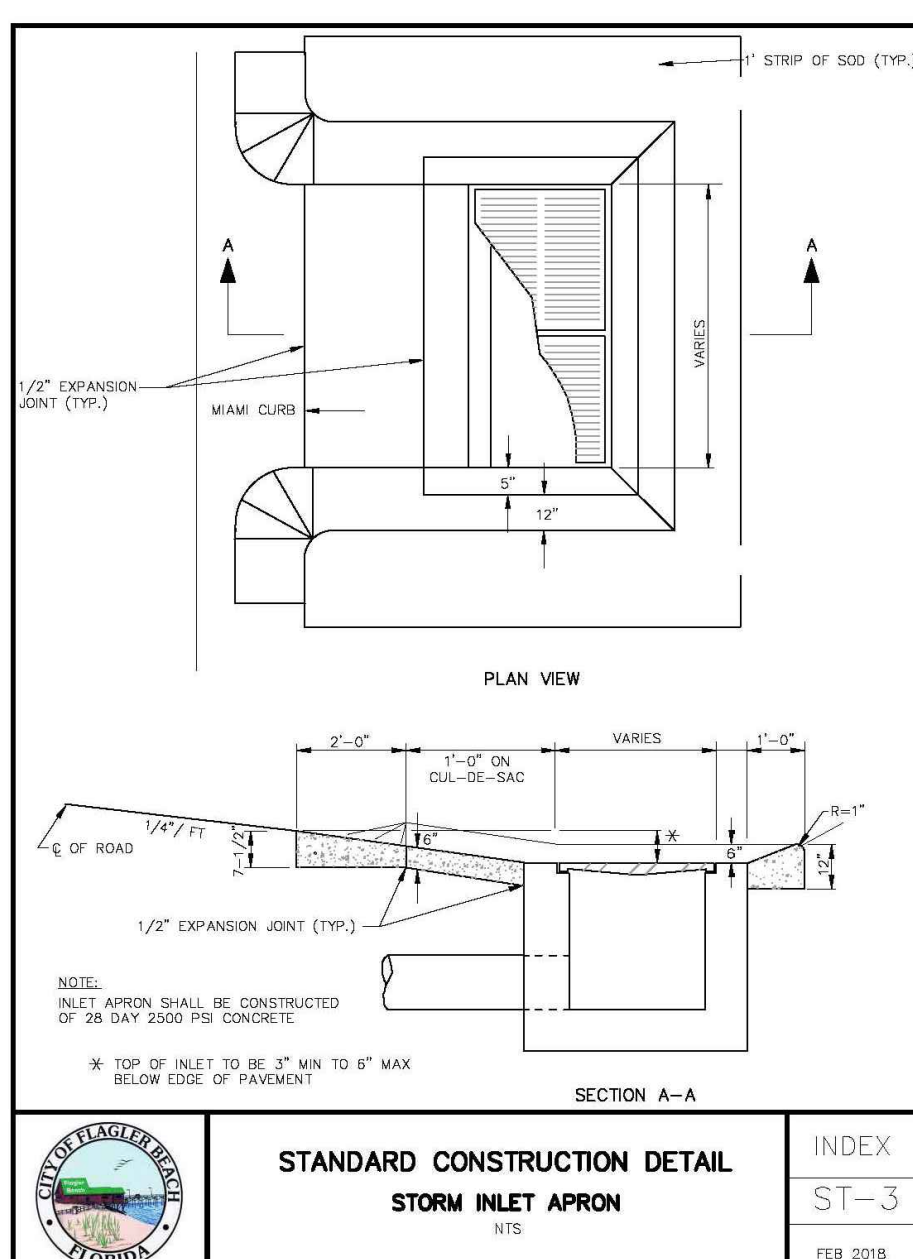
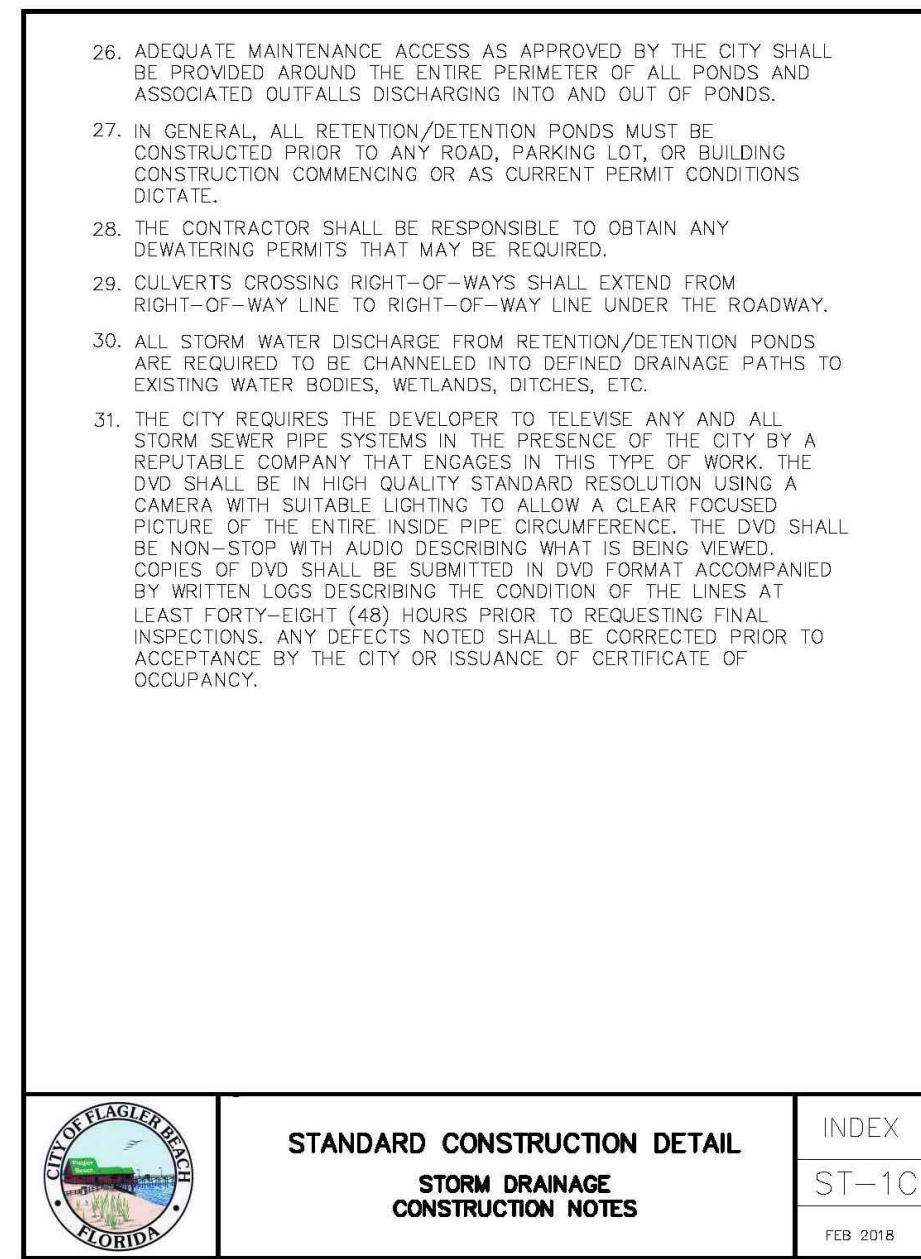
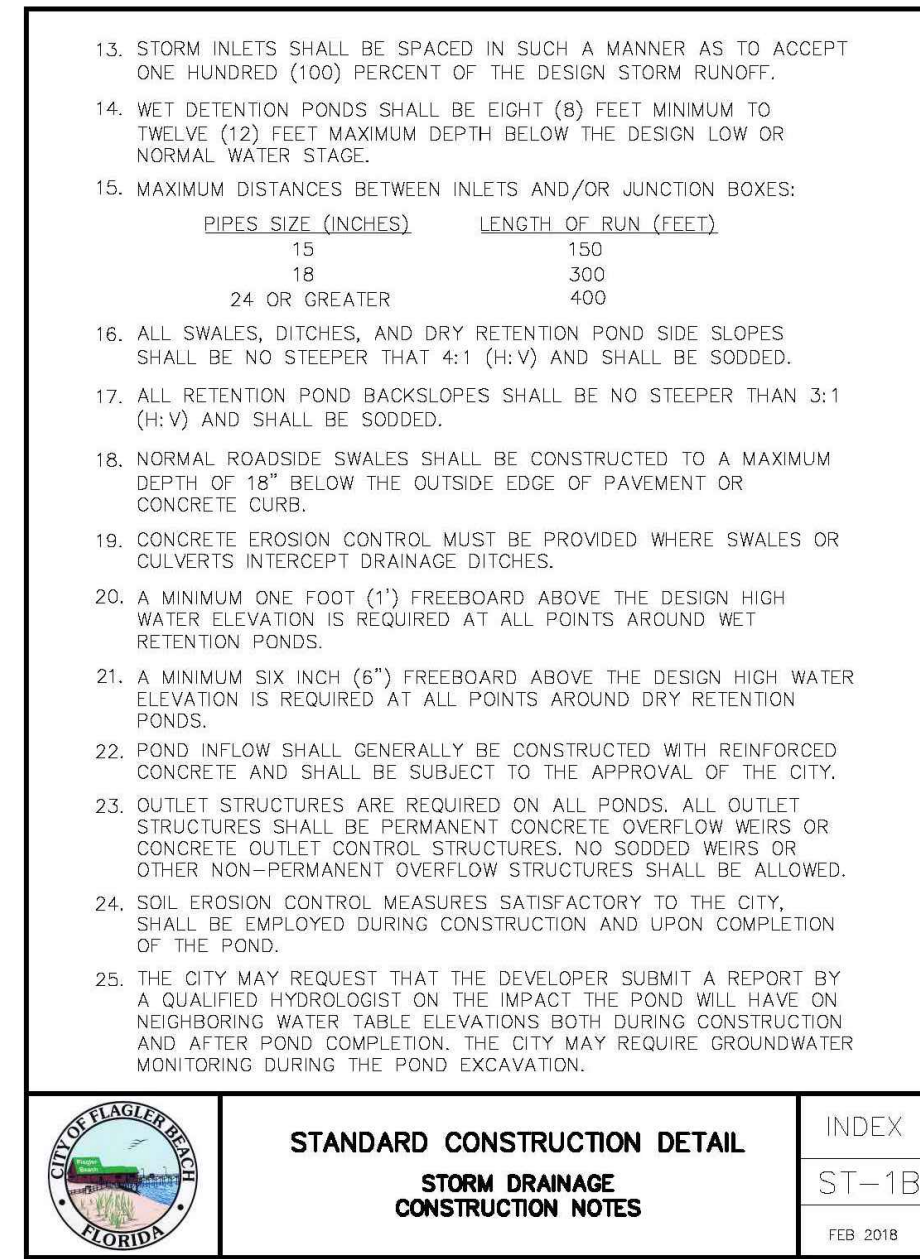
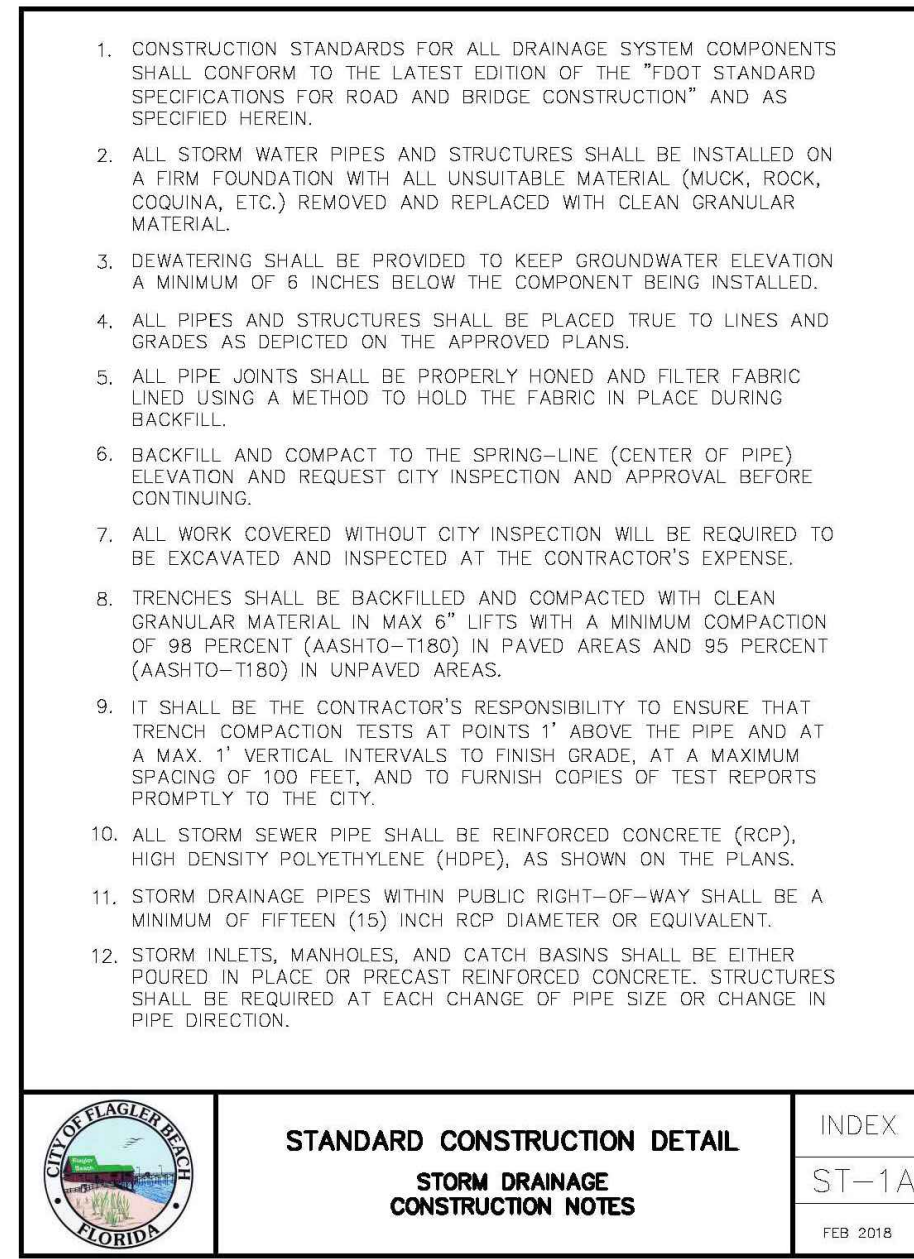
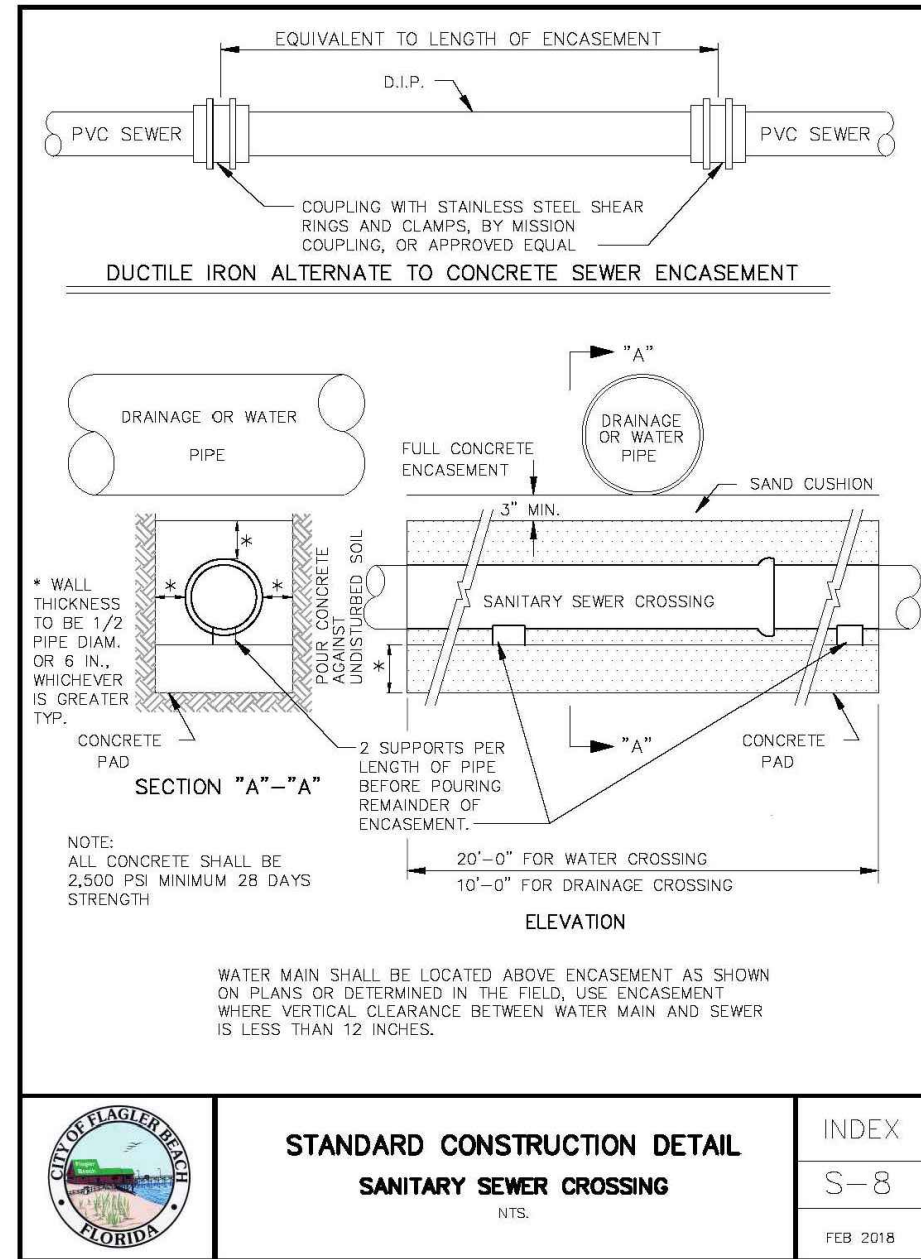
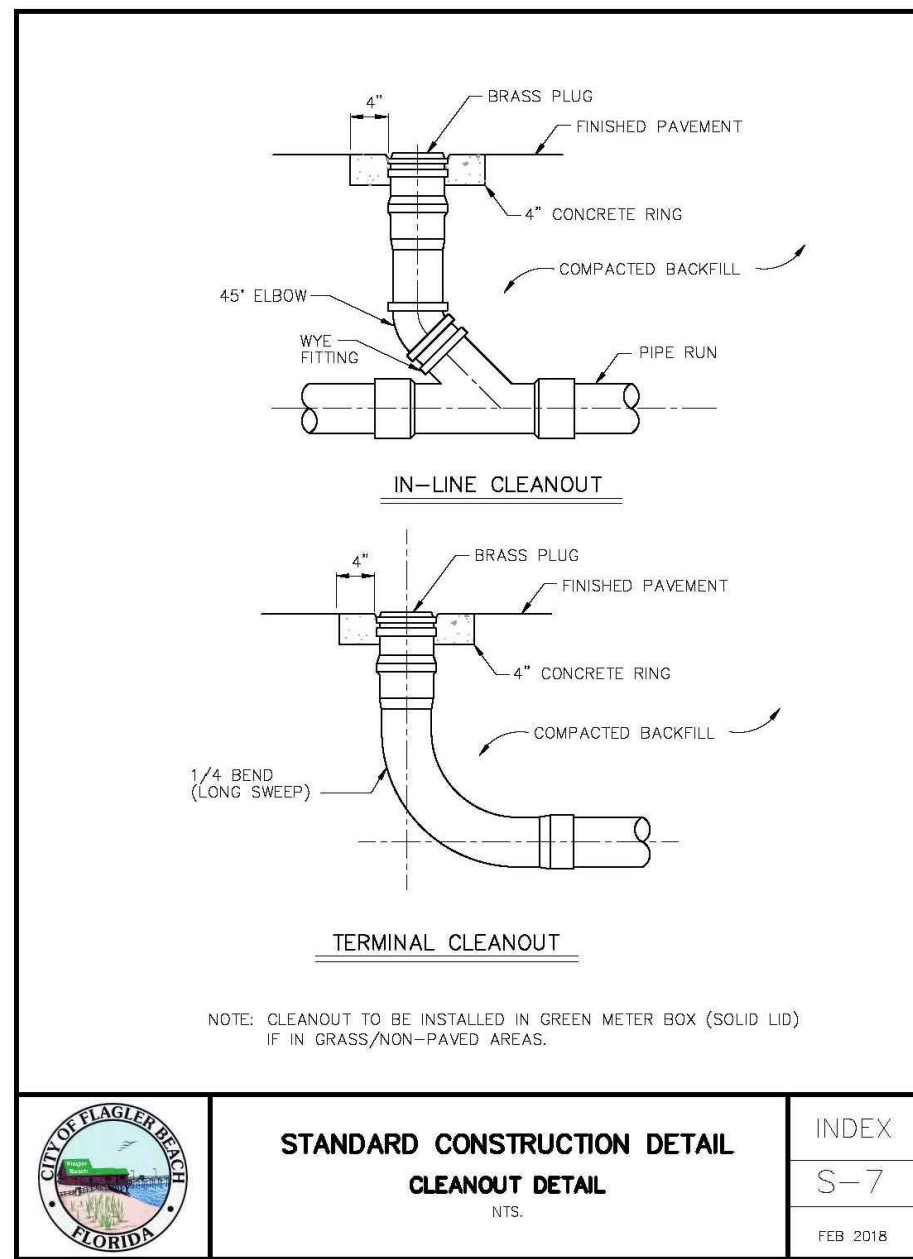
CITY OF FLAGLER BEACH
UTILITY DETAILS
LEGACY POINTE COTTAGES
LESLIE STREET
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CITY OF FLAGLER BEACH
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LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

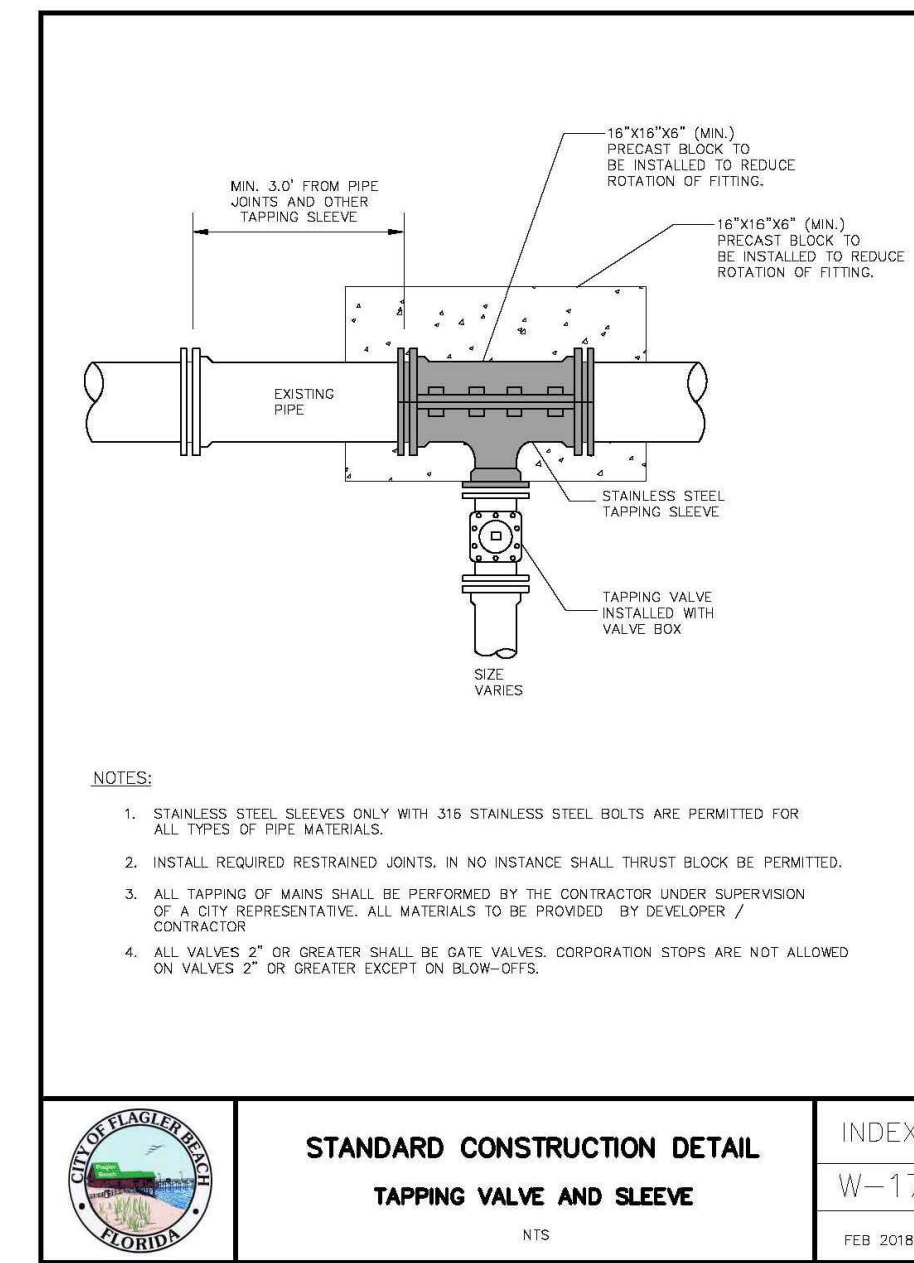
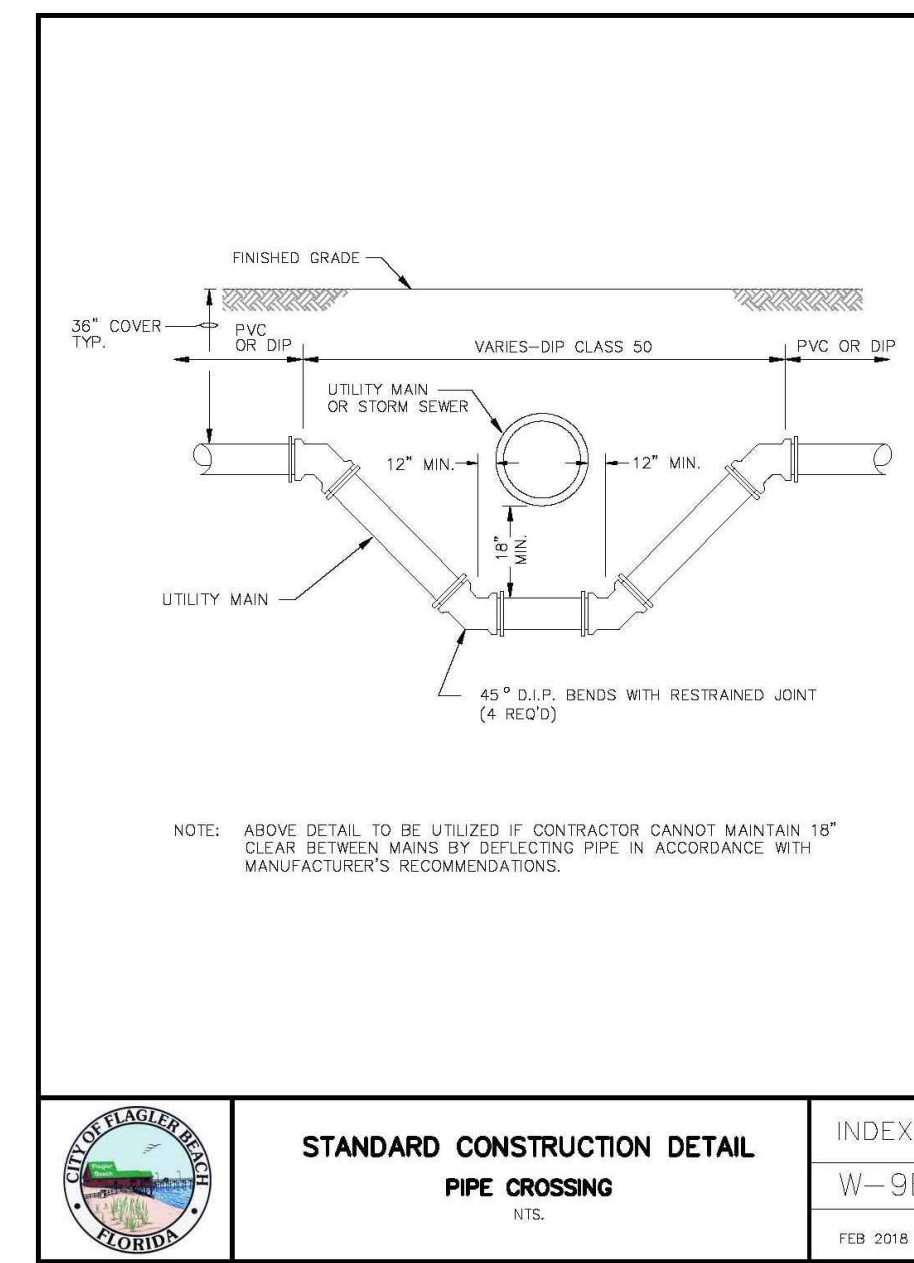
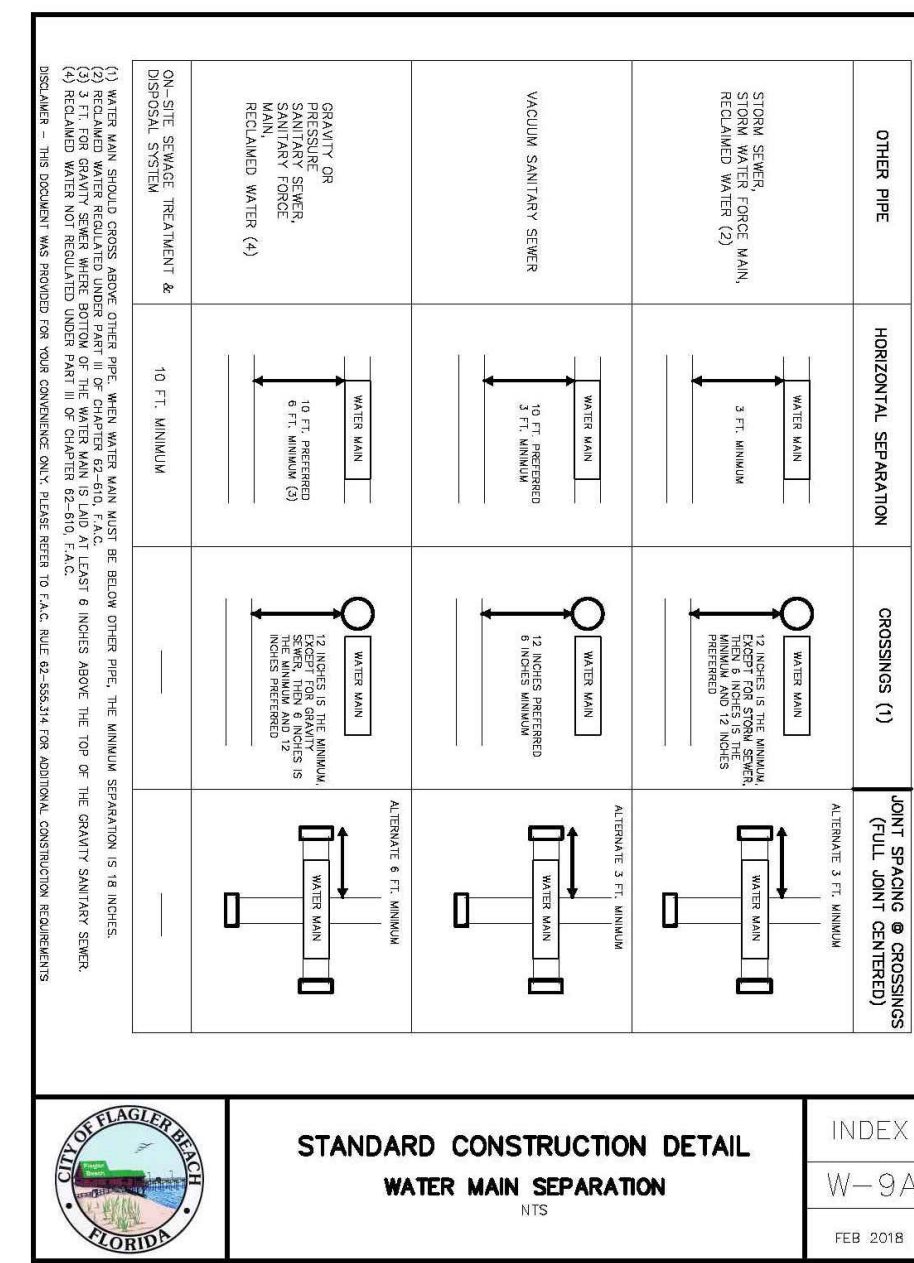
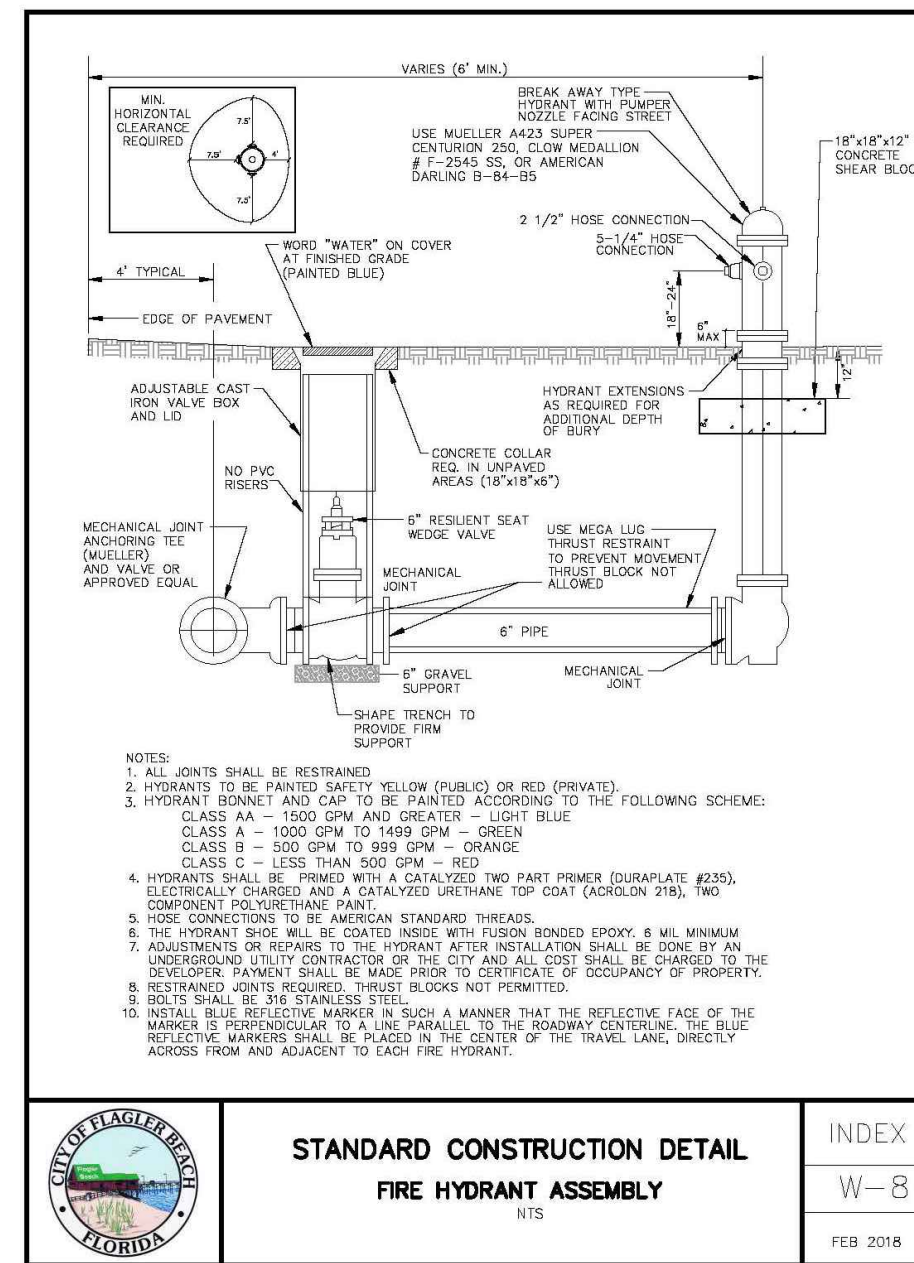
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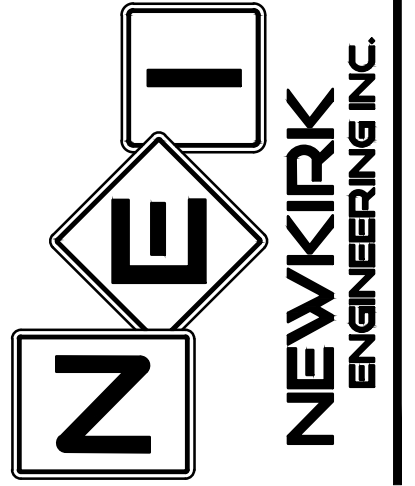
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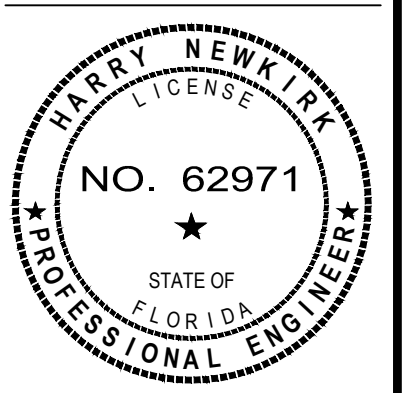
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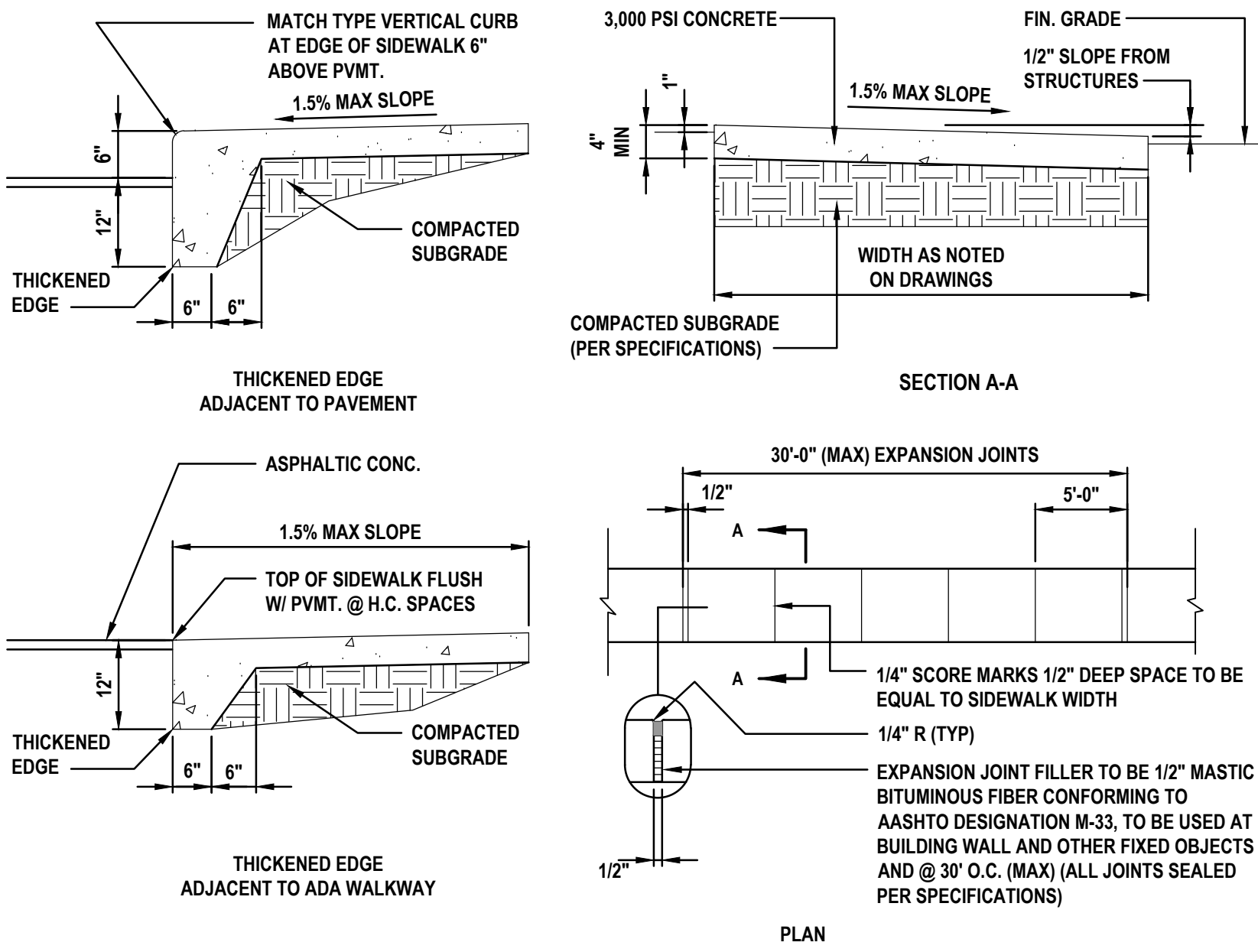


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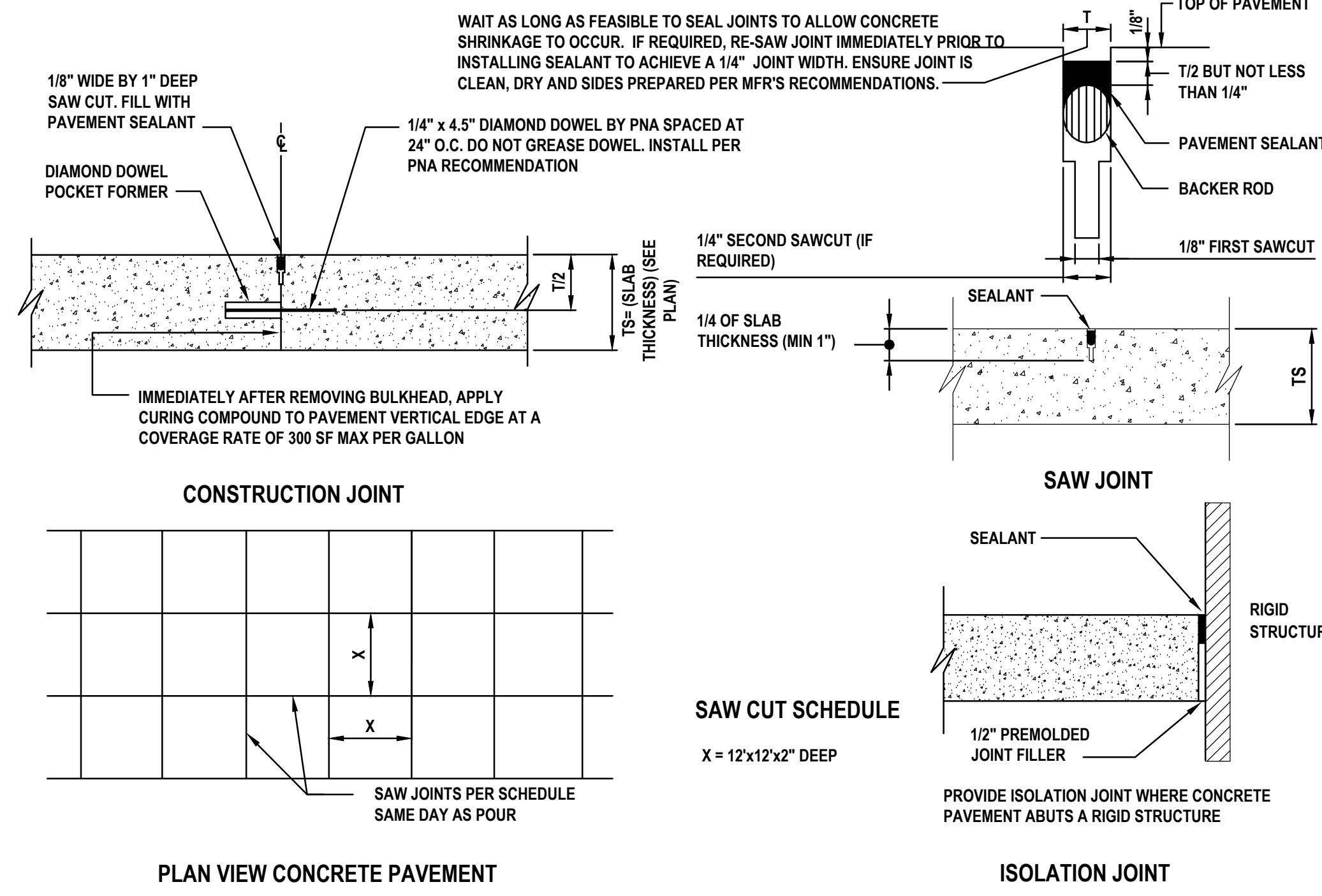
23

CONCRETE WALKS SHALL BE 4 INCHES THICK, CLASS 1, HAVING A 3,000 PSI STRENGTH @ 28 DAYS, POURED OVER PROPERLY PREPARED SUBGRADE. ALL CONCRETE SIDEWALKS SHALL BE 8 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 30'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTERS.



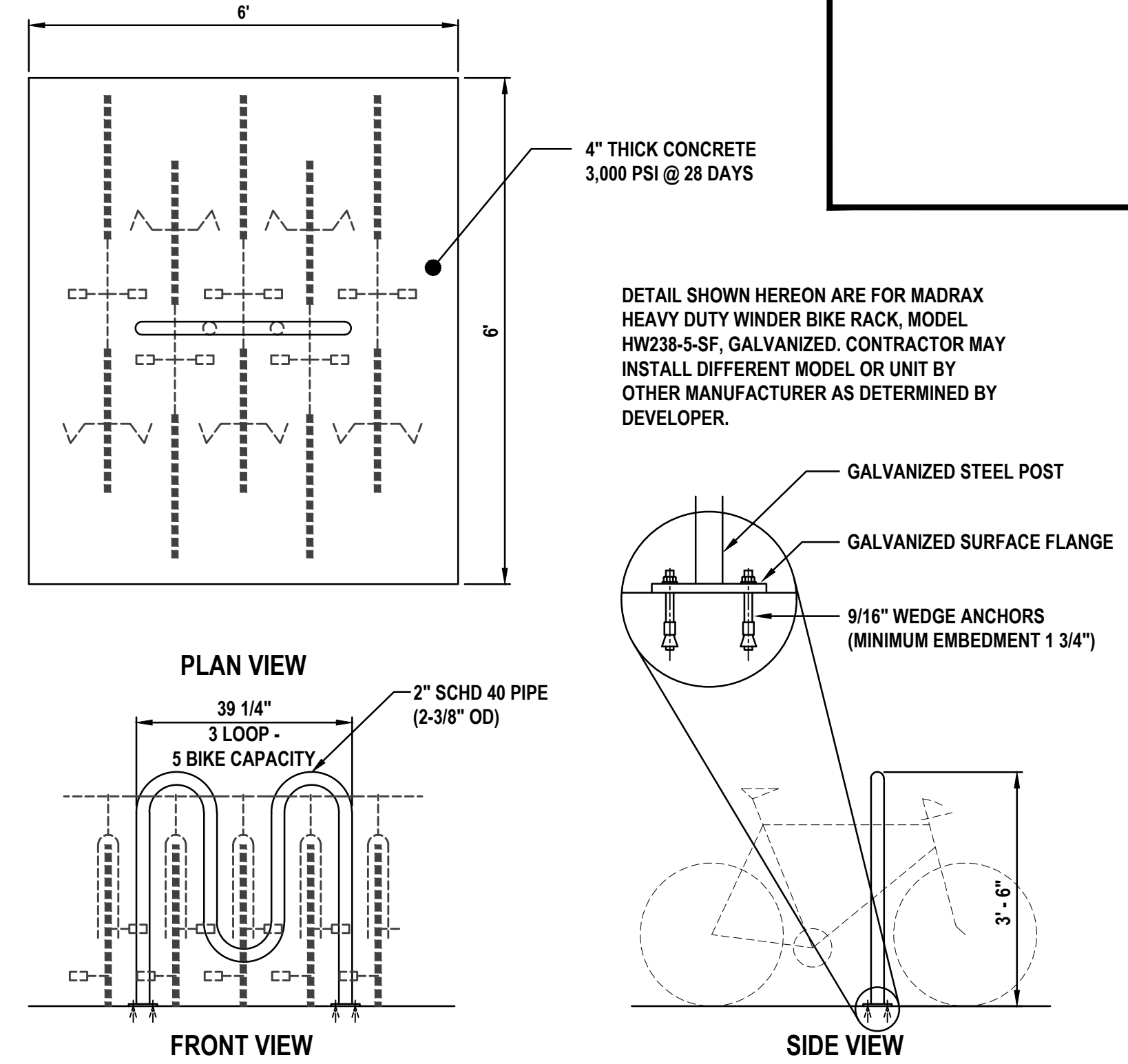
SIDEWALK DETAILS

NOT TO SCALE



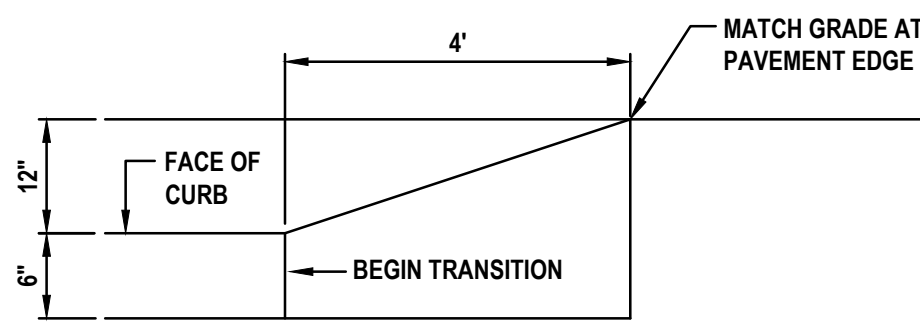
CONCRETE PAVEMENT JOINT DETAILS

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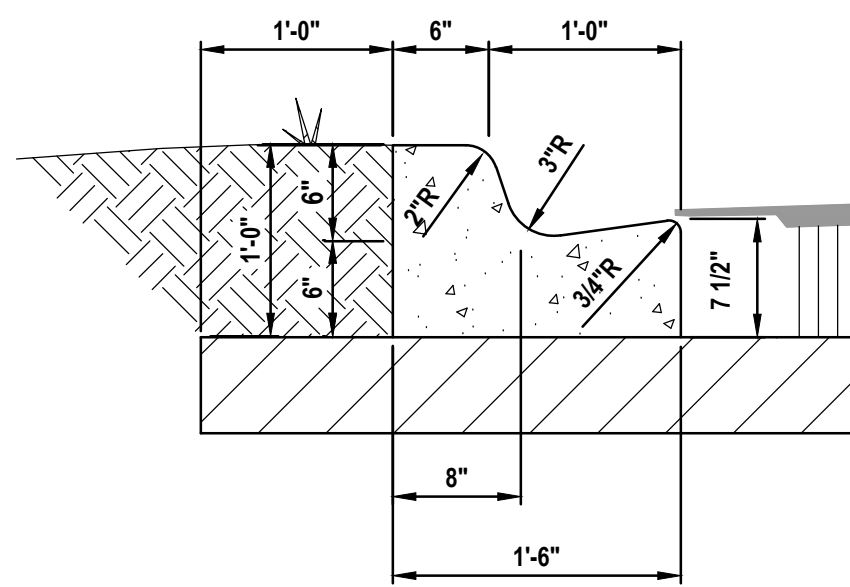
BICYCLE RACK DETAIL

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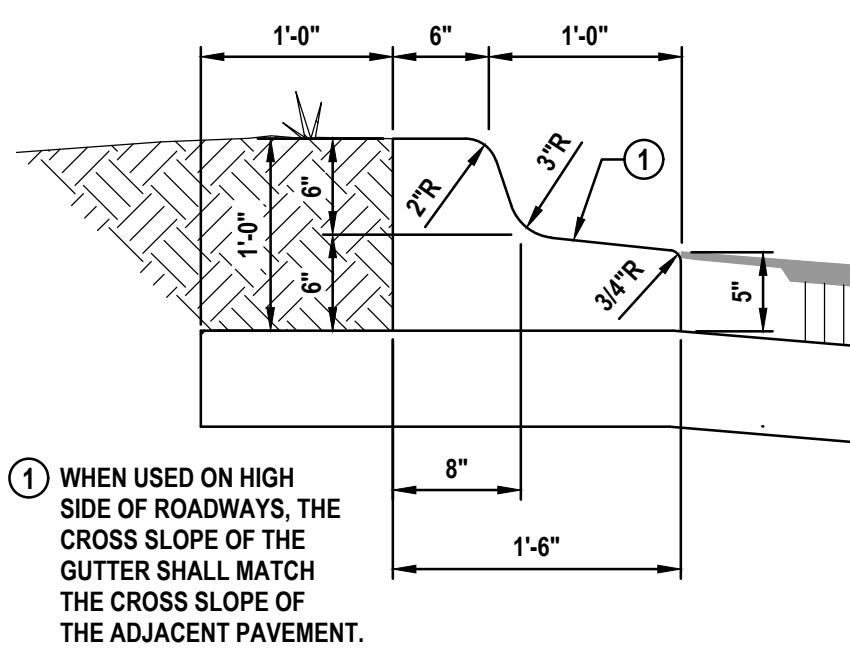
"F1" CURB TRANSITION TO FLAT DETAIL

NOT TO SCALE



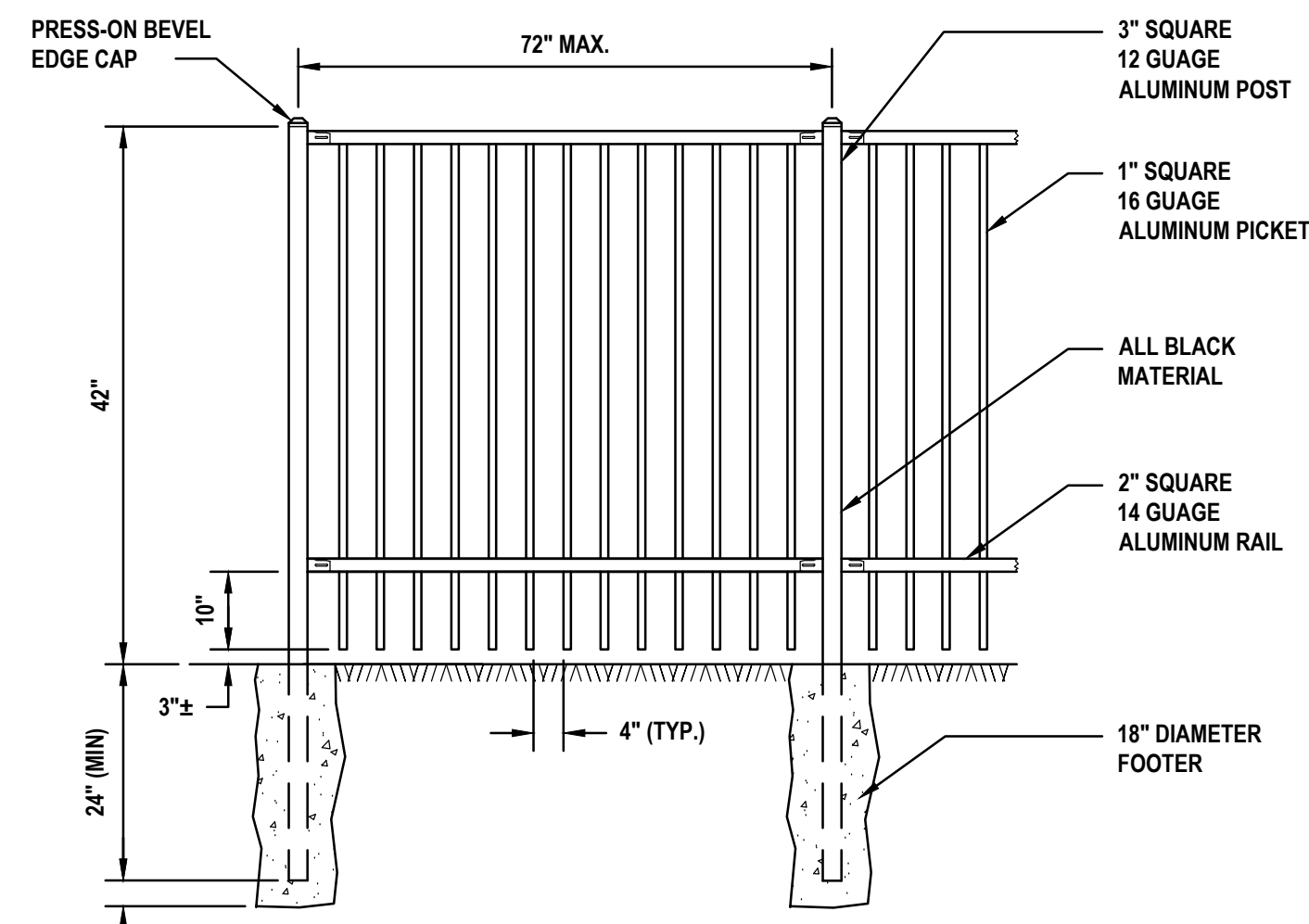
TYPE "F1" CATCH CURB DETAIL

NOT TO SCALE



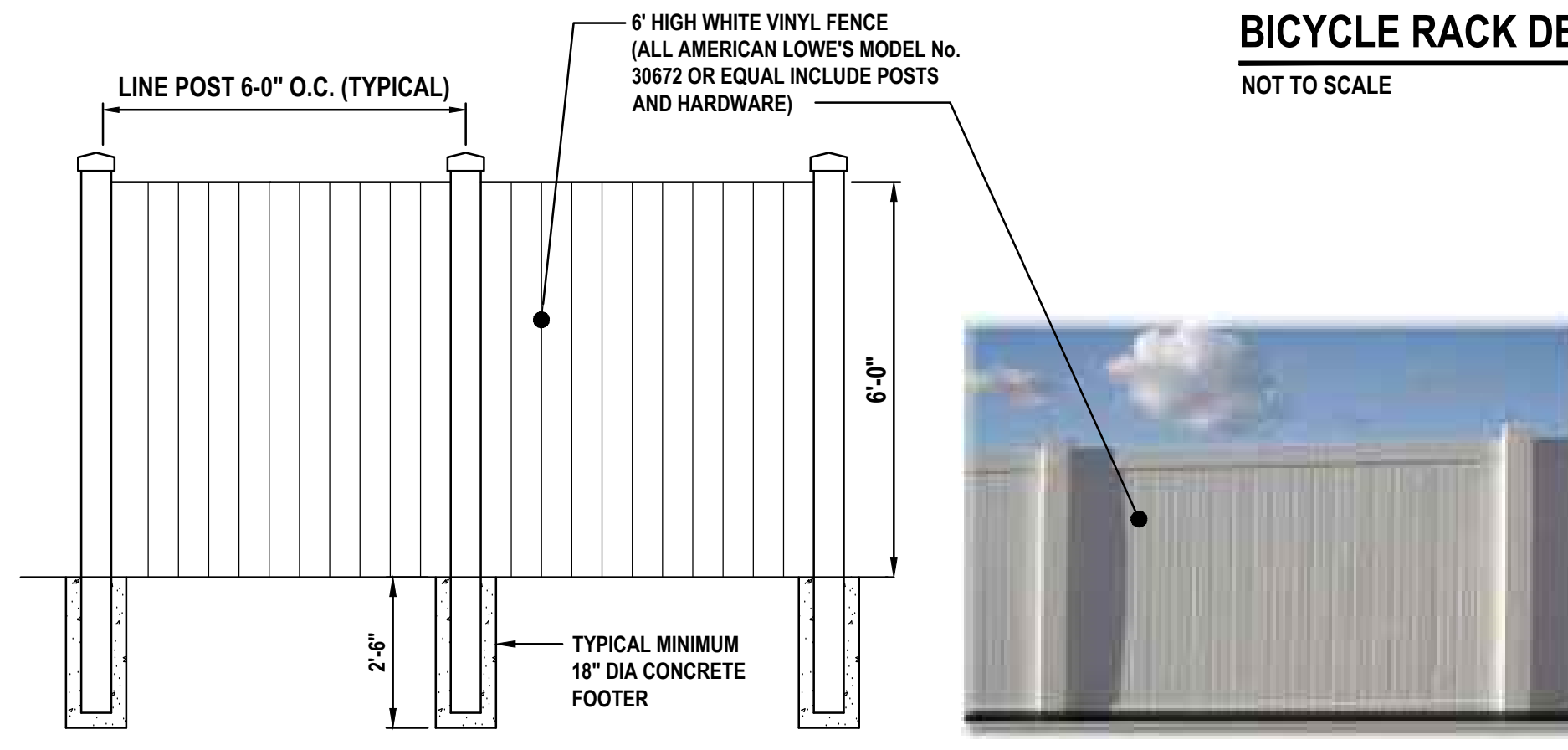
TYPE "F1" SPILLOVER CURB DETAIL

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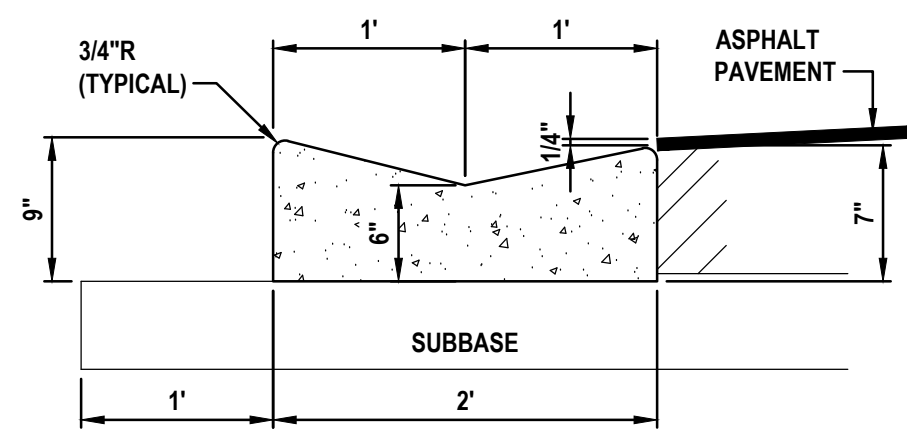
ALUMINUM RAIL FENCE DETAIL

NOT TO SCALE



VINYL FENCE DETAIL

NOT TO SCALE

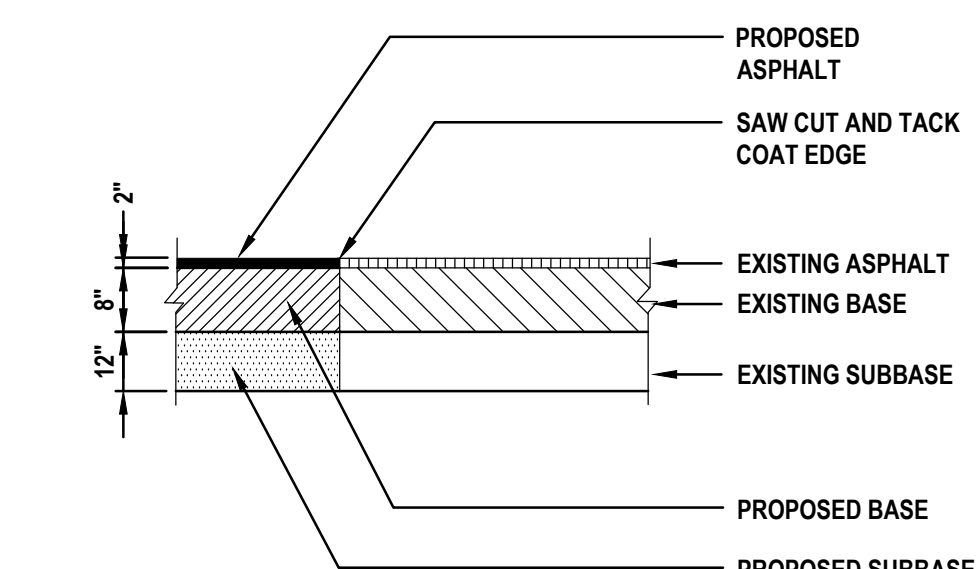


MIAMI CURB

NOT TO SCALE

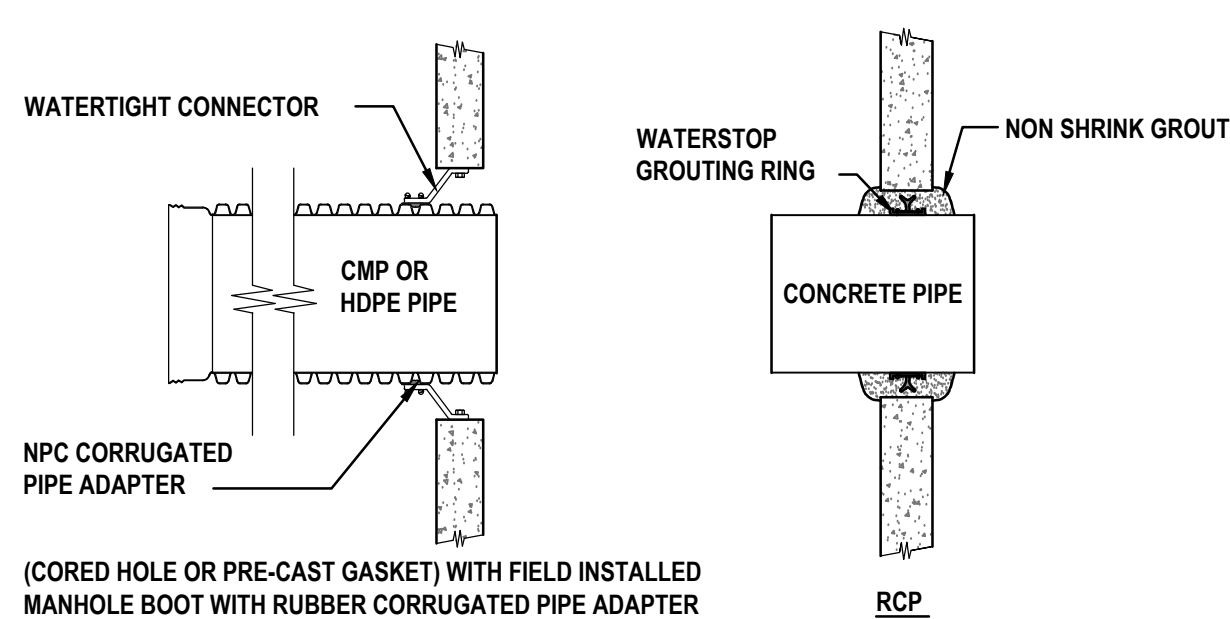
CURB CONSTRUCTION NOTES

1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE.
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 50'. CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY BASED ON AASHTO T-190 MODIFIED PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 40.
5. EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
6. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.



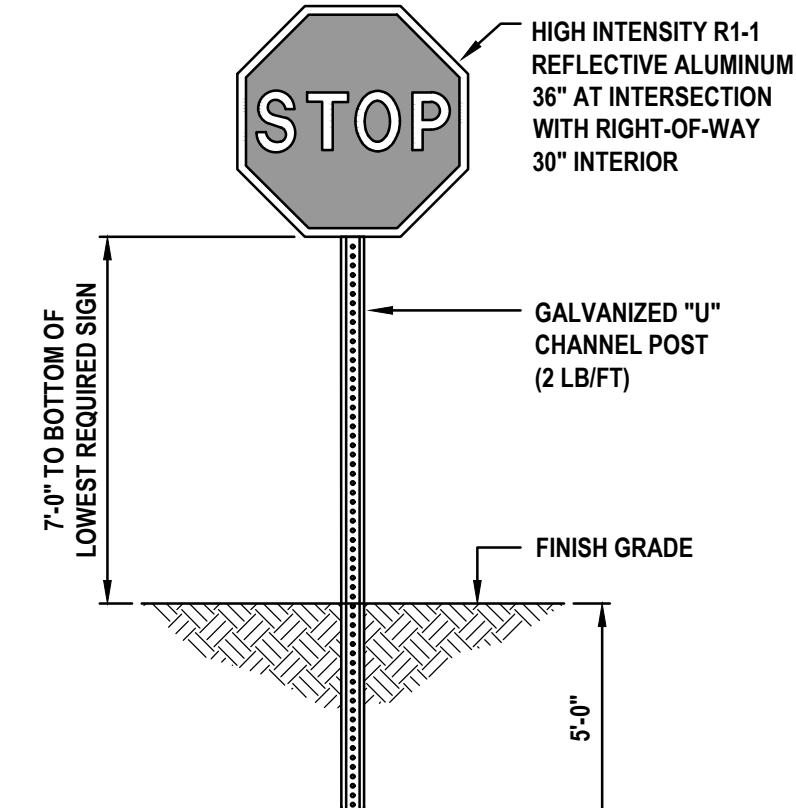
PAVEMENT BUTT JOINT DETAIL

NOT TO SCALE



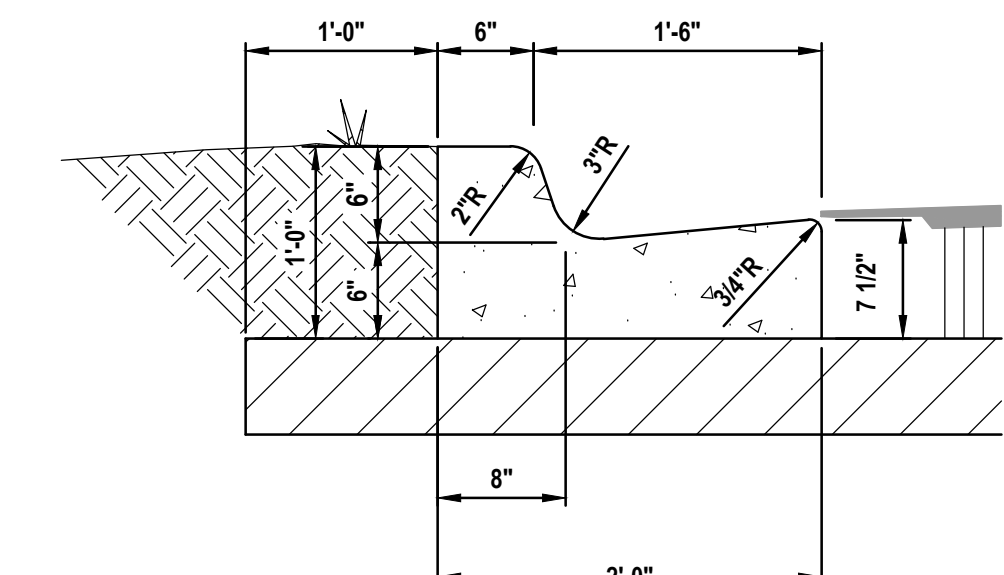
WATER-TIGHT PIPE TO MANHOLE CONNECTION DETAIL

NOT TO SCALE



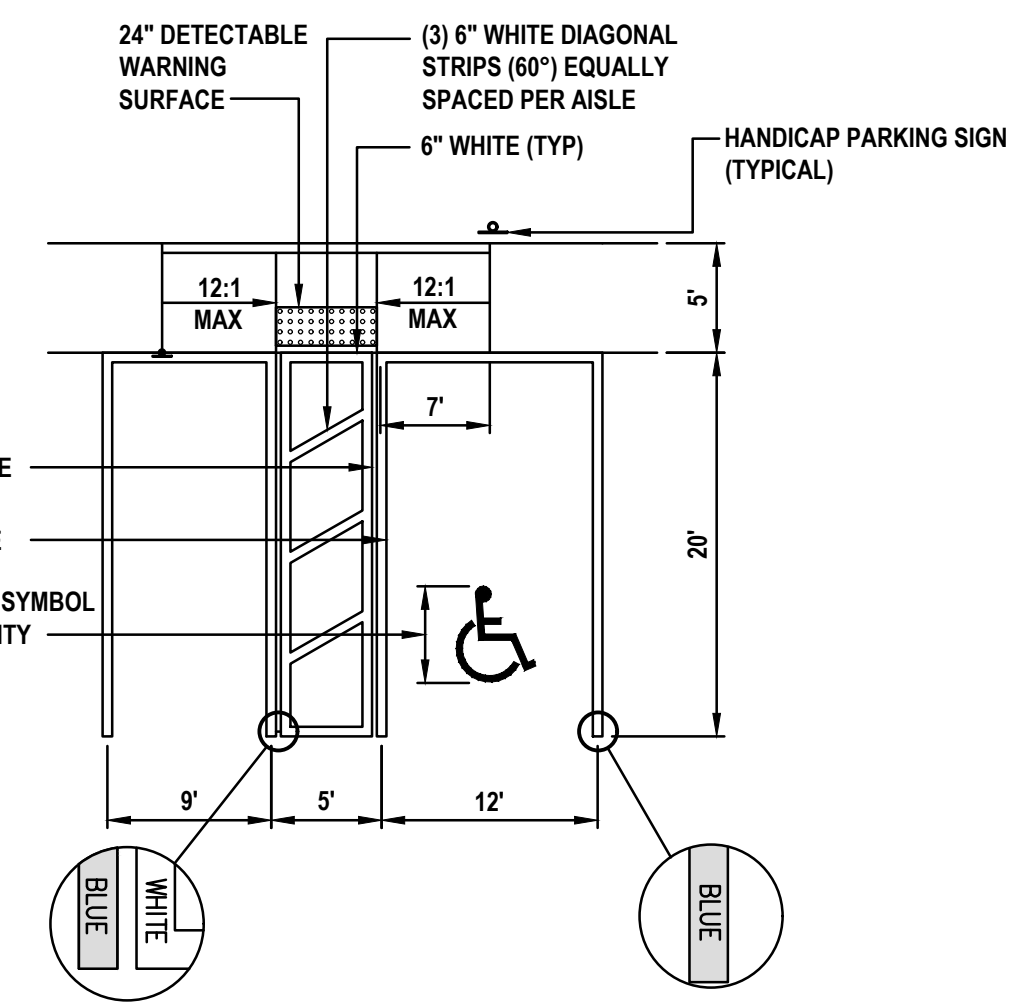
STOP SIGN DETAIL

NOT TO SCALE



TYPE "F" CATCH CURB DETAIL

NOT TO SCALE



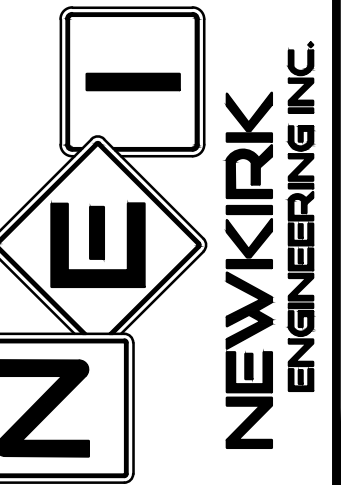
HANDICAP PARKING STRIPING

SCALE: 1" = 10'

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DATE	DESCRIPTION

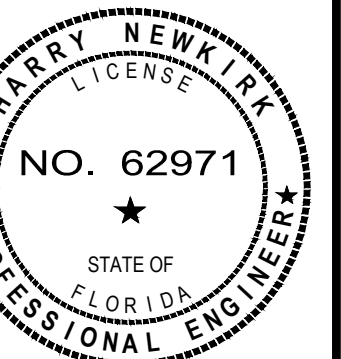
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MISCELLANEOUS
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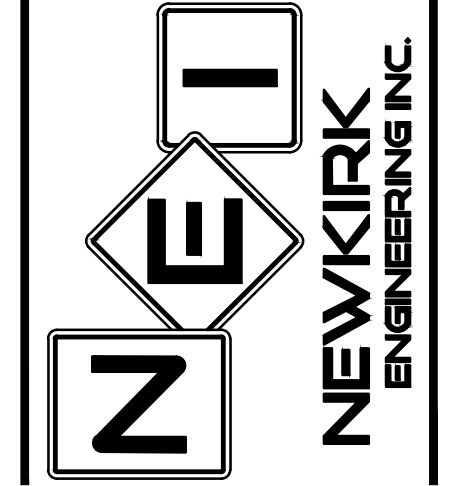
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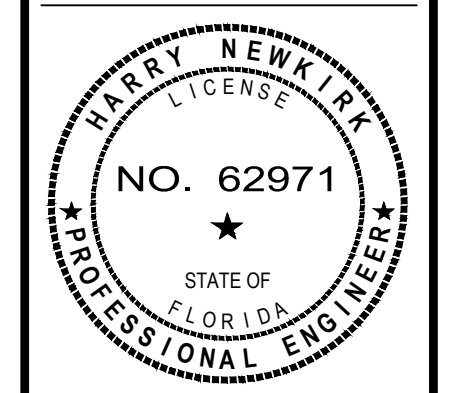
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FDOT DETAILS
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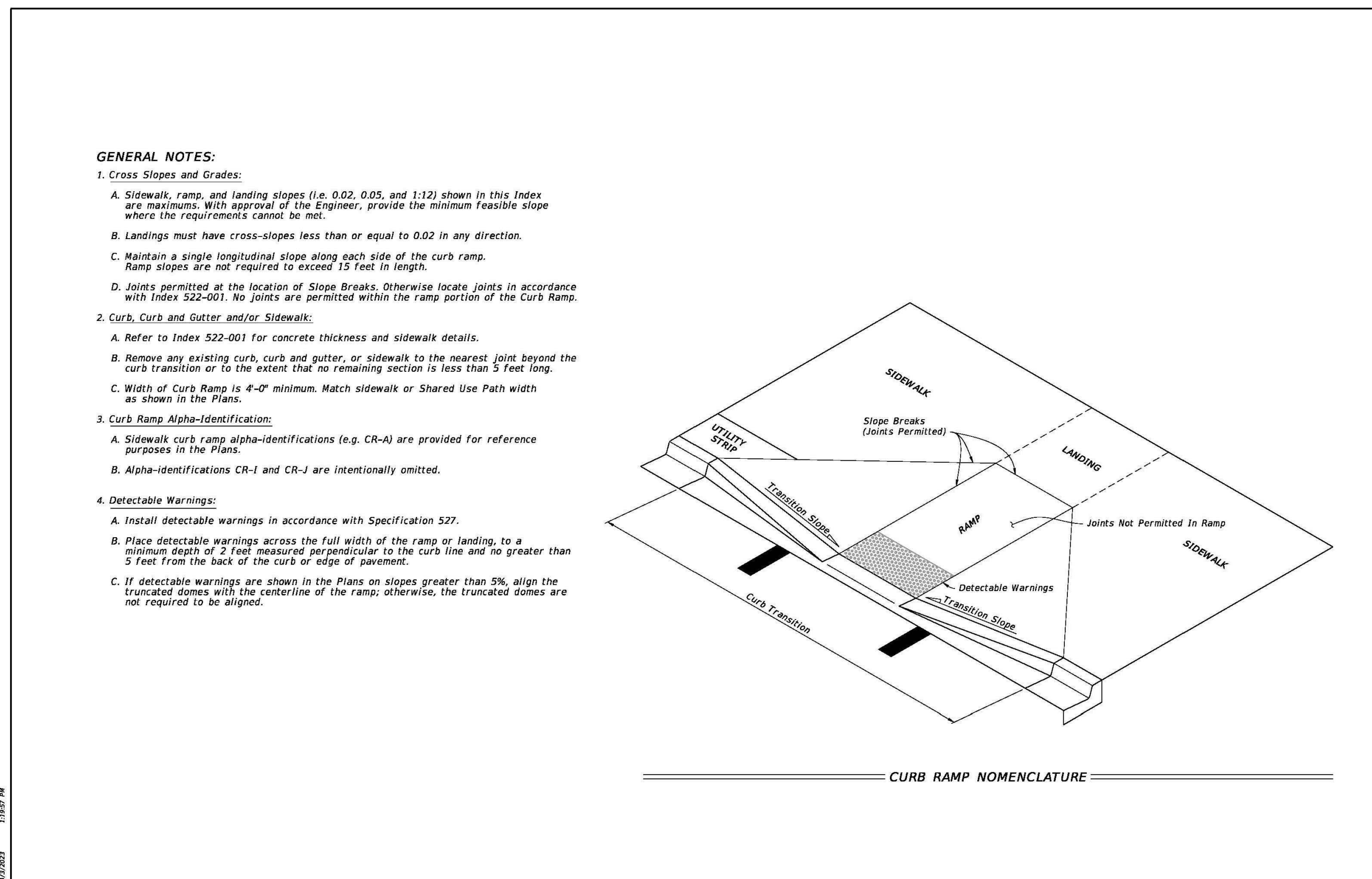
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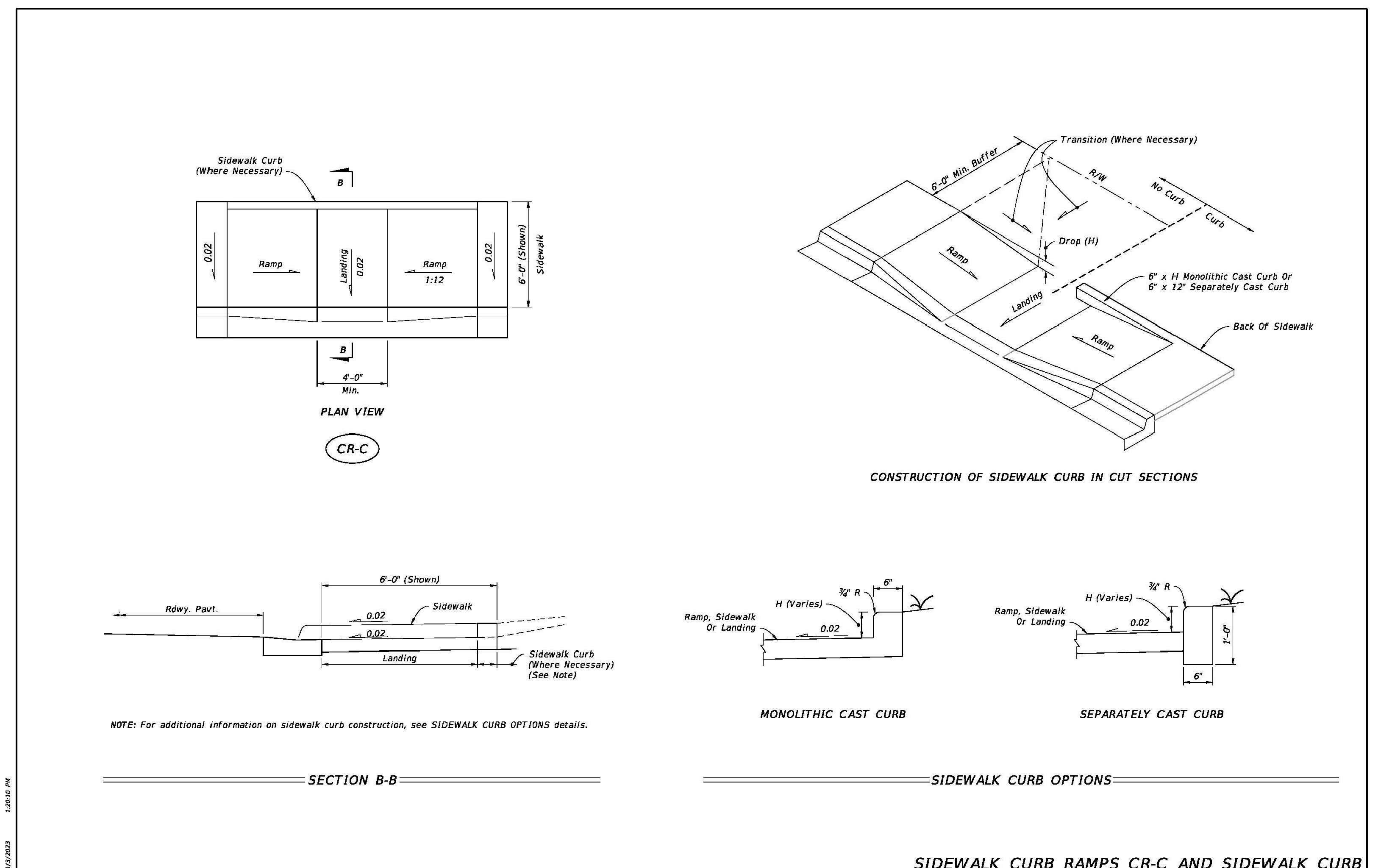
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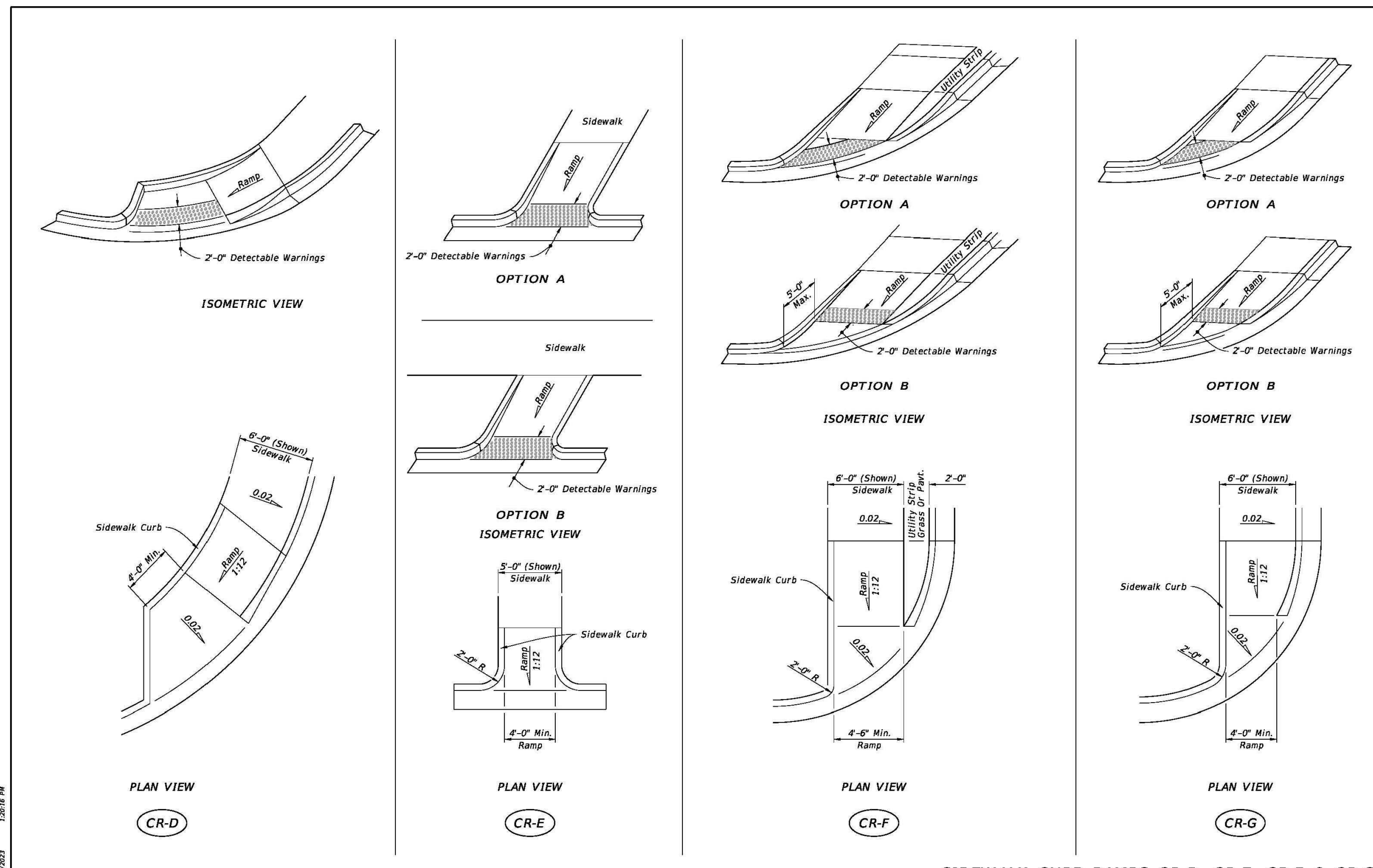
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LAST REVISION 11/01/21	DESCRIPTION:	FDOT FY 2024-25 STANDARD PLANS	INDEX 522-002	SHEET 1 of 7
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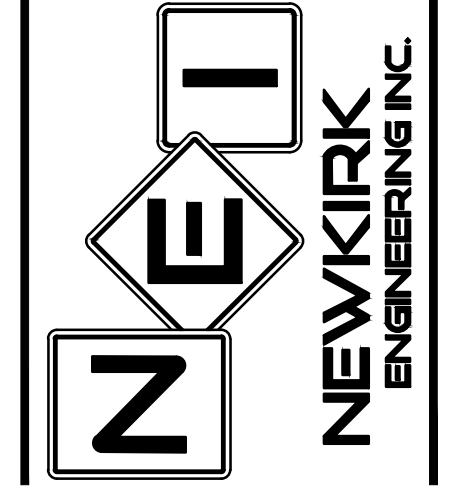
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LAST REVISION 11/01/21	DESCRIPTION:	FDOT FY 2024-25 STANDARD PLANS	INDEX 522-002	SHEET 4 of 7
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REVISIONS	
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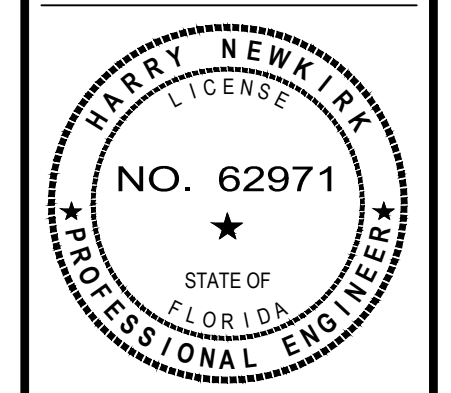
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MAINTENANCE OF TRAFFIC
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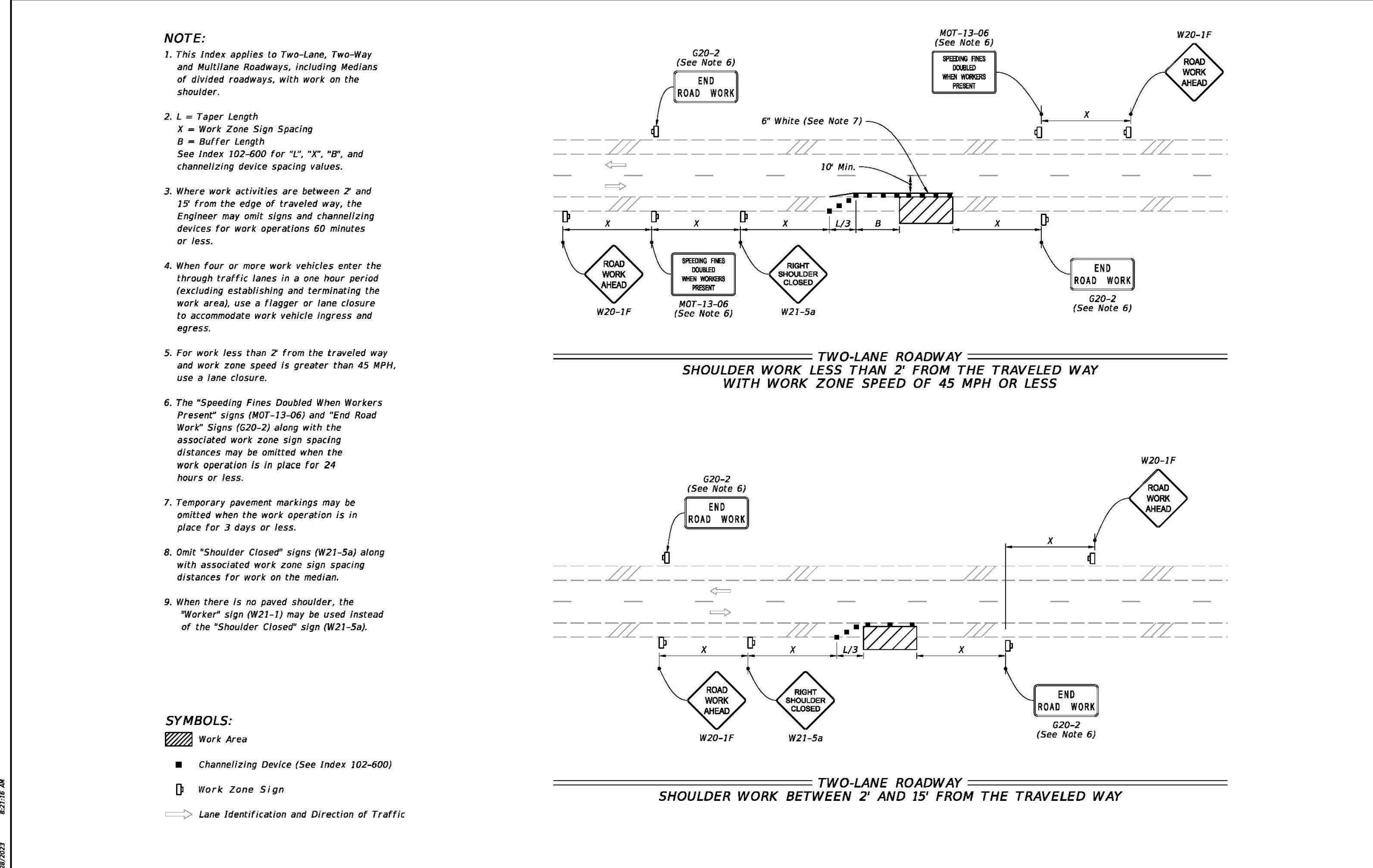
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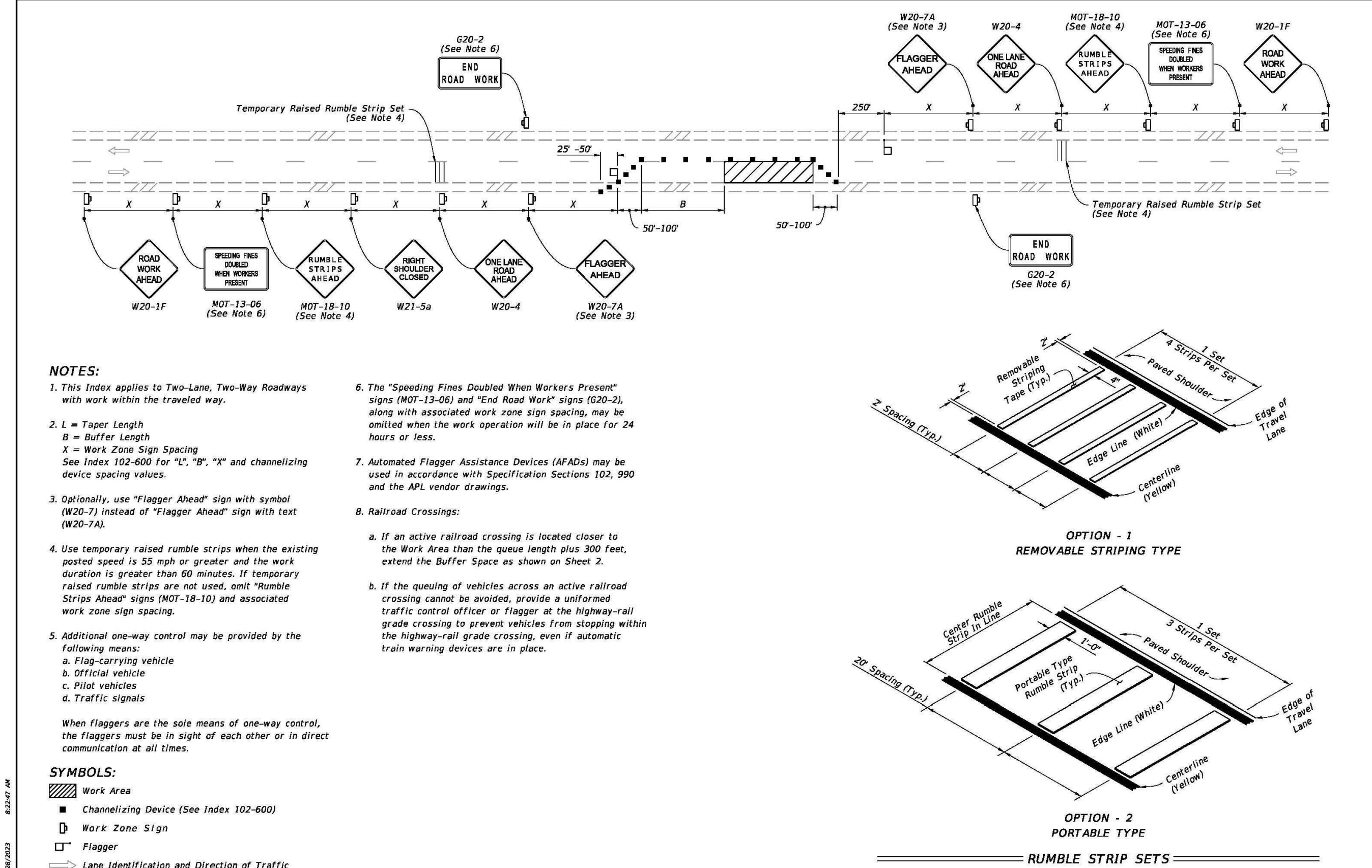
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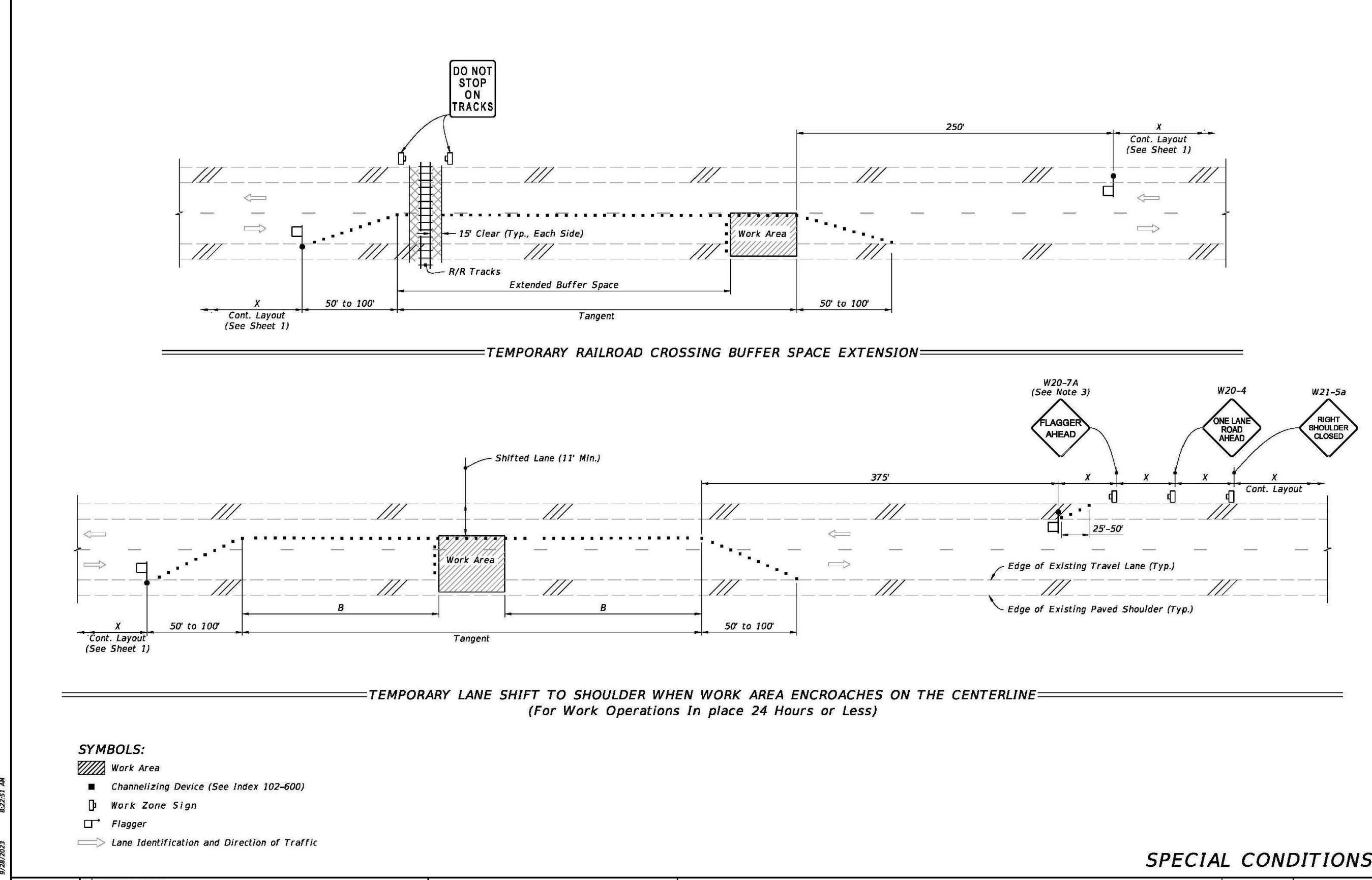
26



LAST REVISION 11/01/21	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2
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LAST REVISION 11/01/21	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 1 of 2
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LAST REVISION 11/01/21	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 2 of 2
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NOTE:

- This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
- L = Taper Length
X = Work Zone Sign Spacing
B = Buffer Length
See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
- Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
- When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
- For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
- The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
- Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
- Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
- When there is no paved shoulder, the "Warning" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

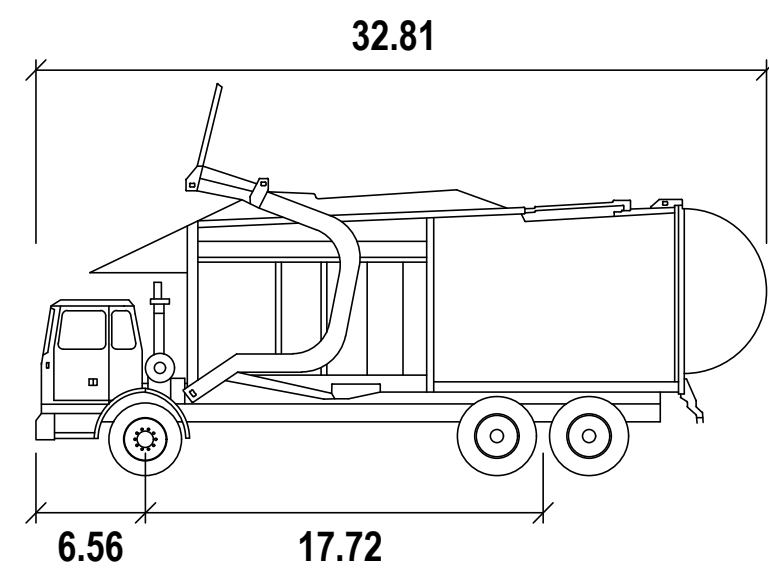
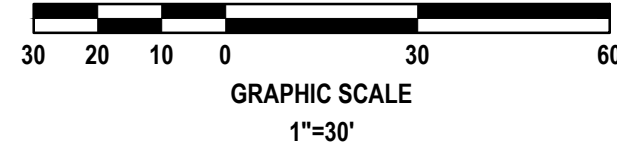
- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

NOTES:

- This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
- L = Taper Length
B = Buffer Length
X = Work Zone Sign Spacing
See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
- Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
- Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
- Additional one-way control may be provided by the following means:
 a. Flag-carrying vehicle
 b. Official vehicle
 c. Pilot vehicles
 d. Traffic signals
 When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
- The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
- Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
- Railroad Crossings:
 a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
 b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

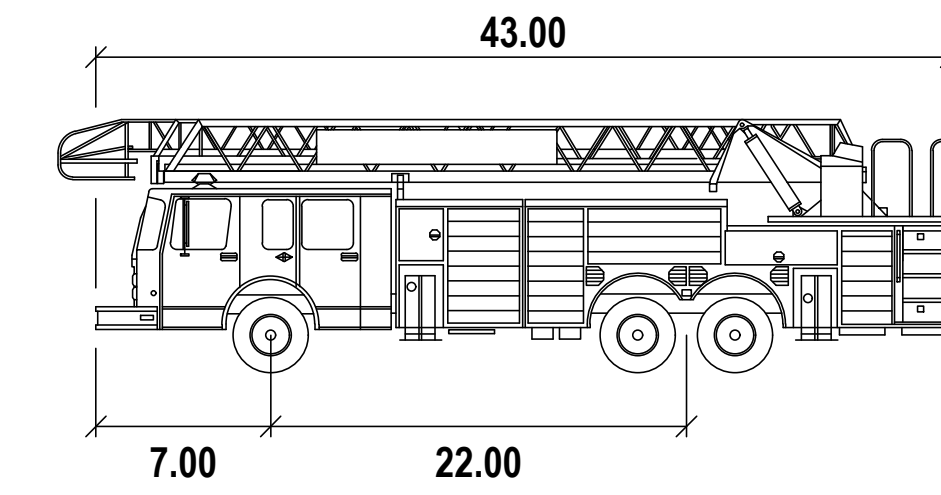
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



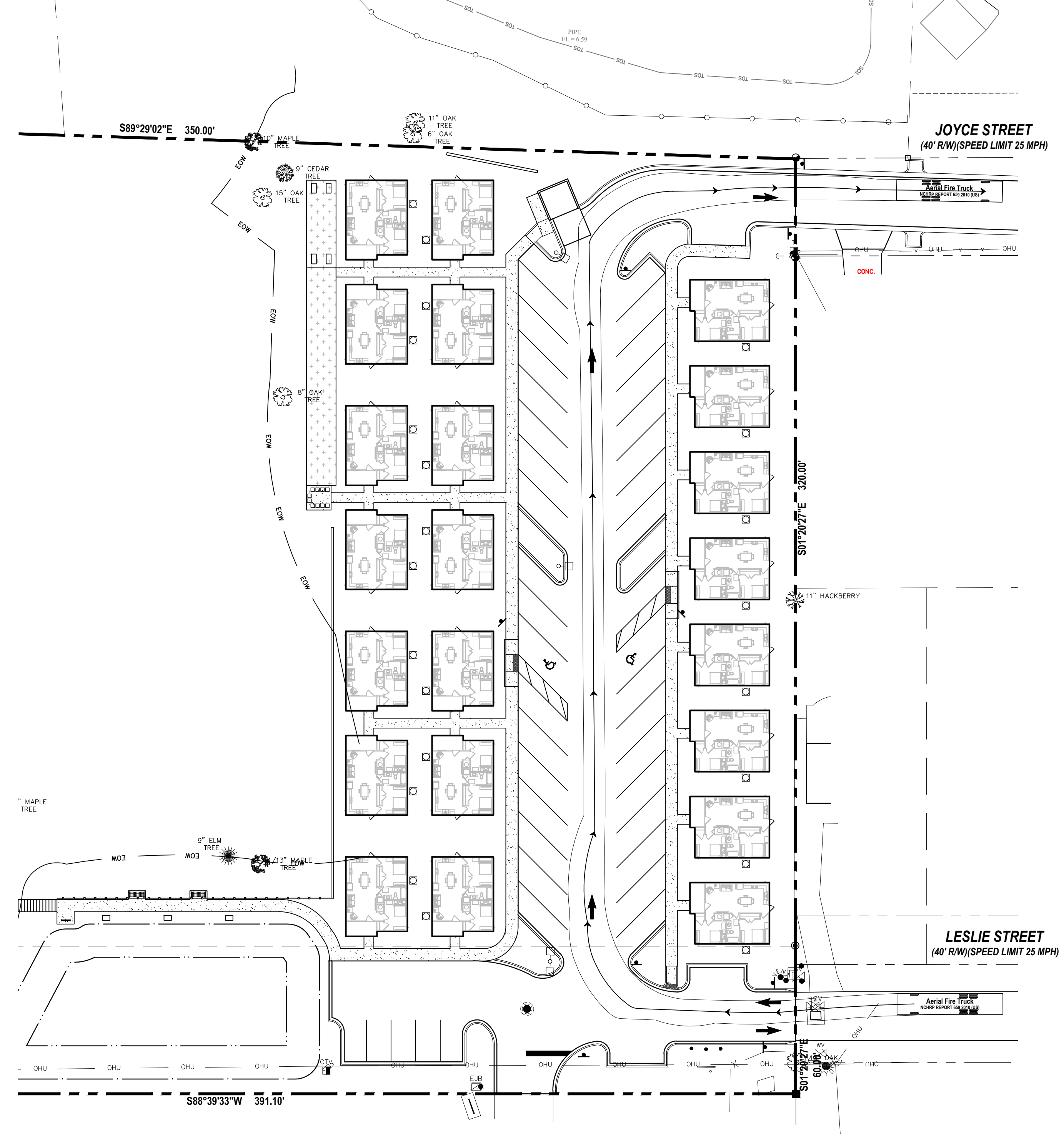
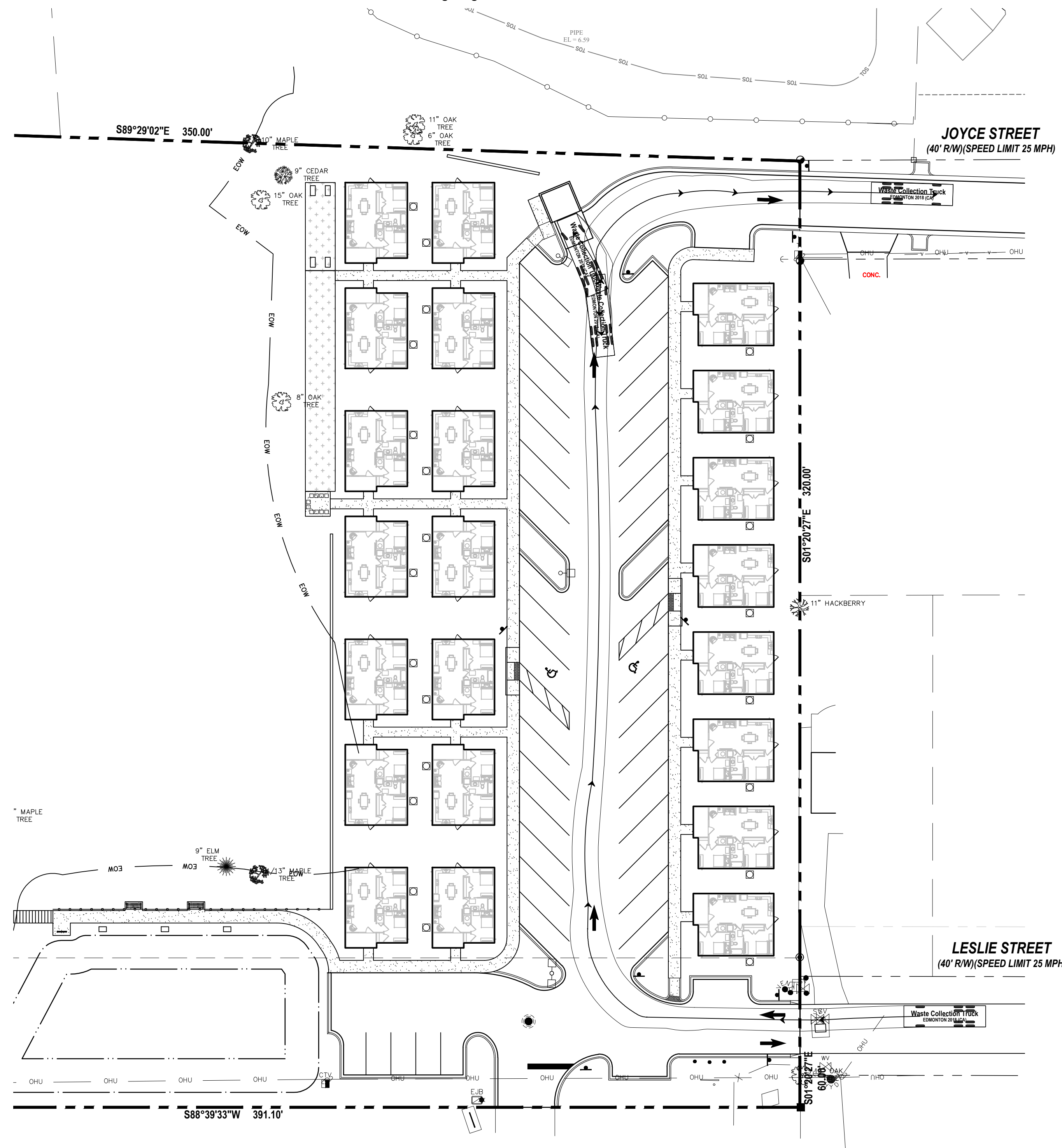
Waste Collection Truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7



Aerial Fire Truck

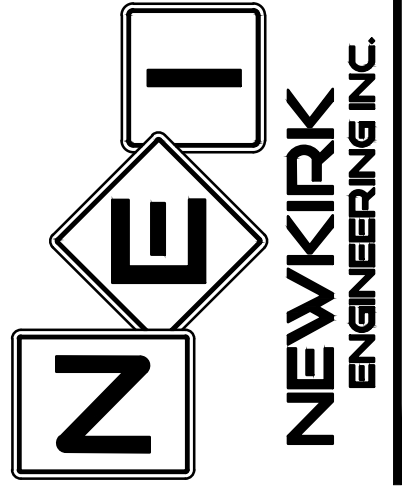
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



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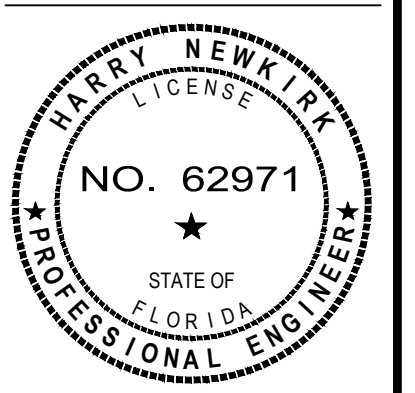
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AUTOTURN TRUCK PLAN
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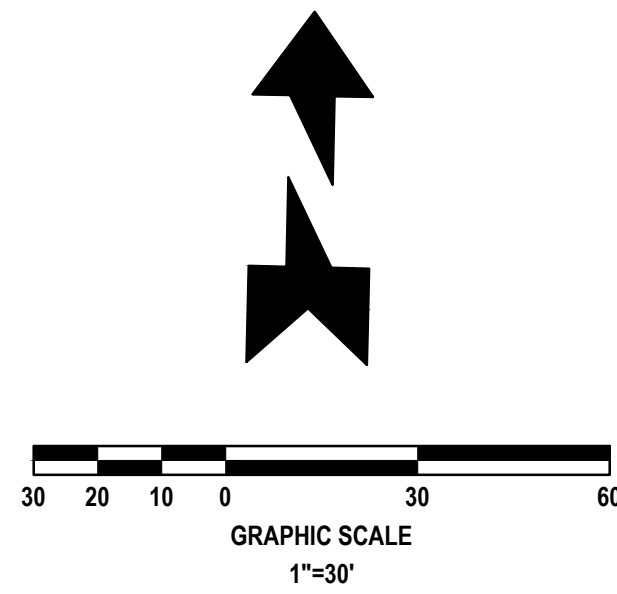
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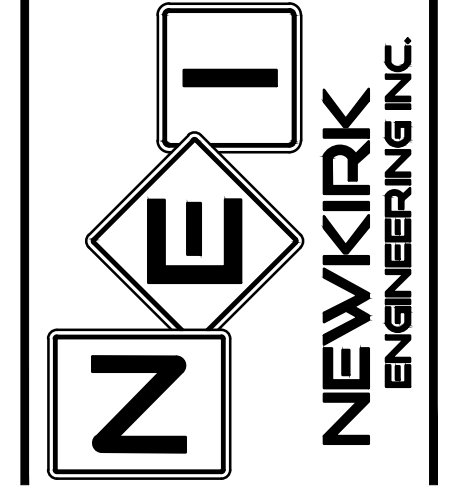
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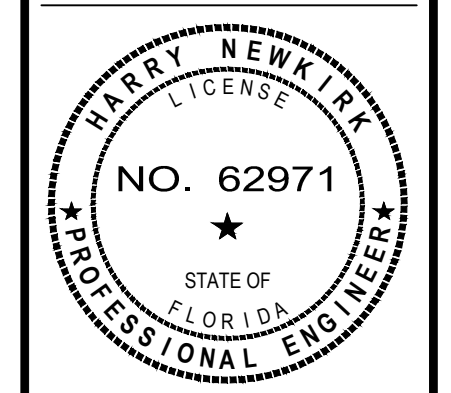
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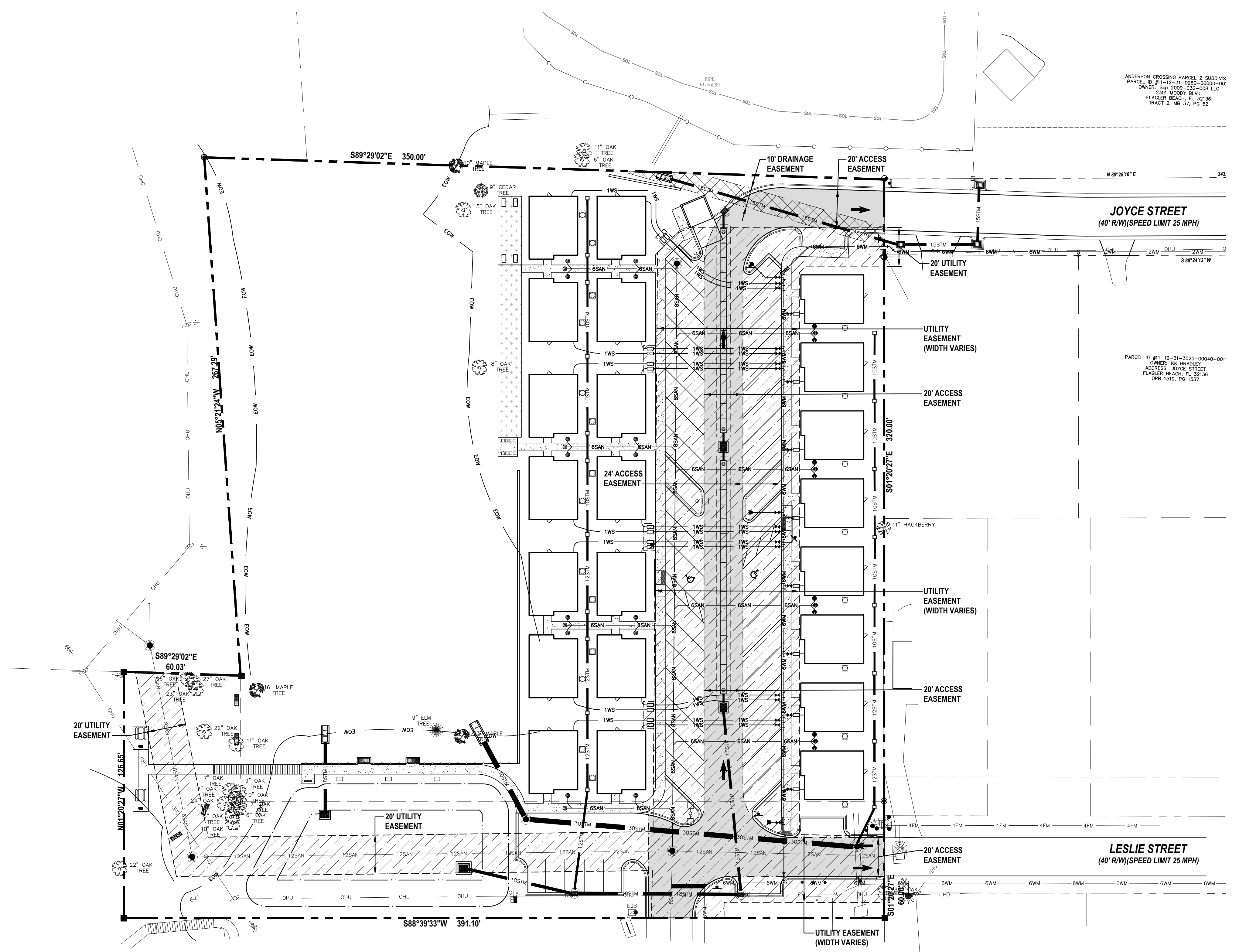
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PROJECT No: 2023-17
DATE: OCTOBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 30'
DRAWING NUMBER

28

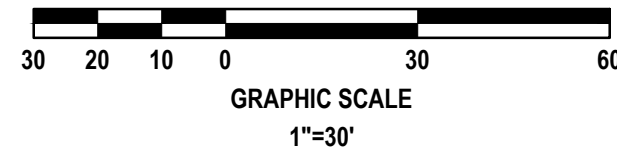
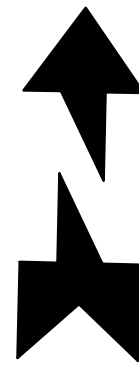
EASEMENT LEGEND:

- PROPOSED ACCESS EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT



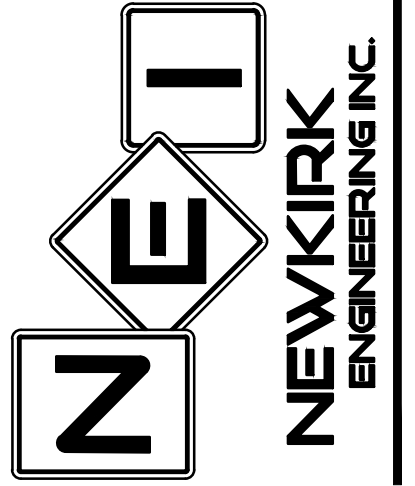
ANDERSON CROSSING PARCEL 2 SUBDIVISION
PARCEL ID: #11-12-31-0000-0000-000
OWNER: SGP 2009-032-008 LLC
3201 MOODY BLVD
FLAGLER BEACH, FL 32136
TRACT 2, MD 31, PG 52

PARCEL ID: #11-12-31-0000-0000-001
OWNER: KR BRUNDEL
ADDRESS: 4015 LESIE STREET
FLAGLER BEACH, FL 32136
ORB 1519, PG 1537



REVISIONS	
DATE	DESCRIPTION

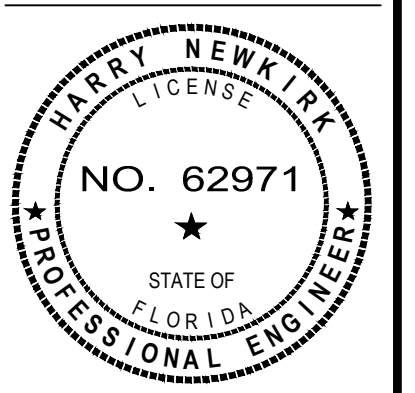
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



PHOTOMETRIC PLAN
LEGACY POINTE COTTAGES
 LESLIE STREET
 FLAGLER BEACH, FL 32136

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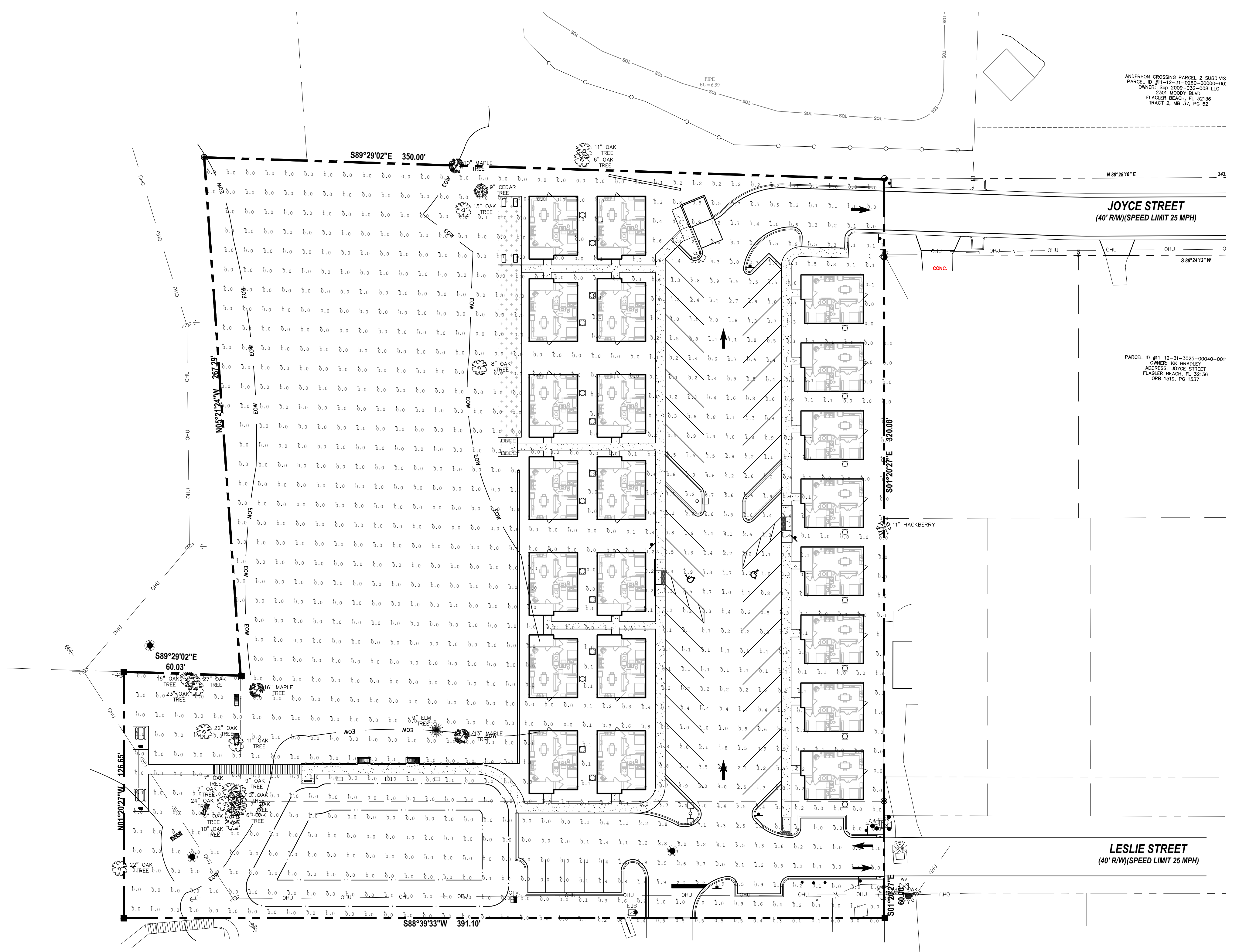
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SCALE:	1" = 30'
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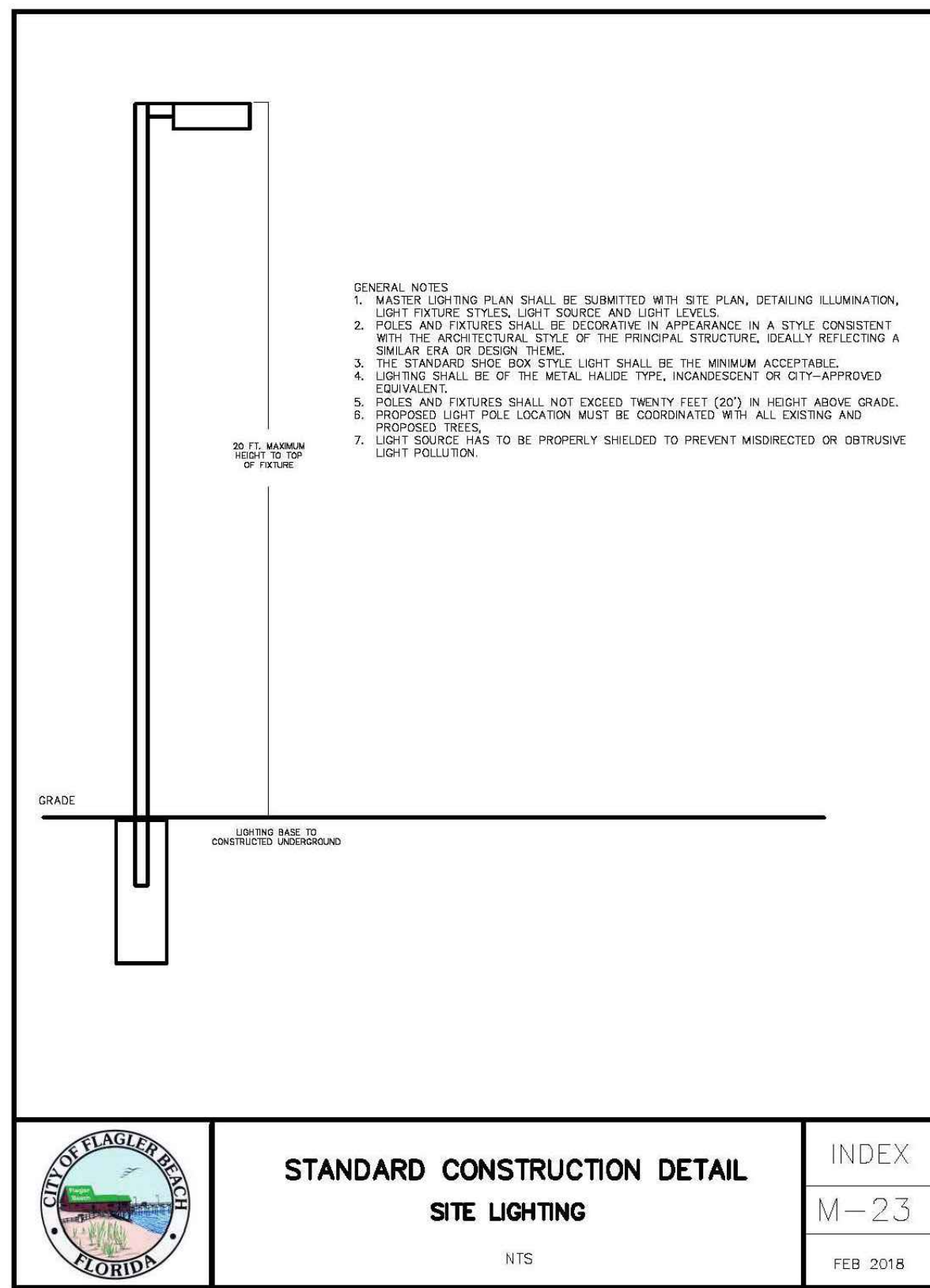
ANDERSON CROSSING PARCEL 2 SUBDIVISION
PARCEL ID: #11-12-31-0000-0000-000
OWNER: SEP 2009-032-008 LLC
5205 MOODY BLVD
FLAGLER BEACH, FL 32136
TRACT 2, MD 31, PG 52

PARCEL ID: #11-12-31-0000-00040-001
OWNER: KH BRISLEY
ADDRESS: JOYCE STREET
FLAGLER BEACH, FL 32136
ORB 1519, PG 1537

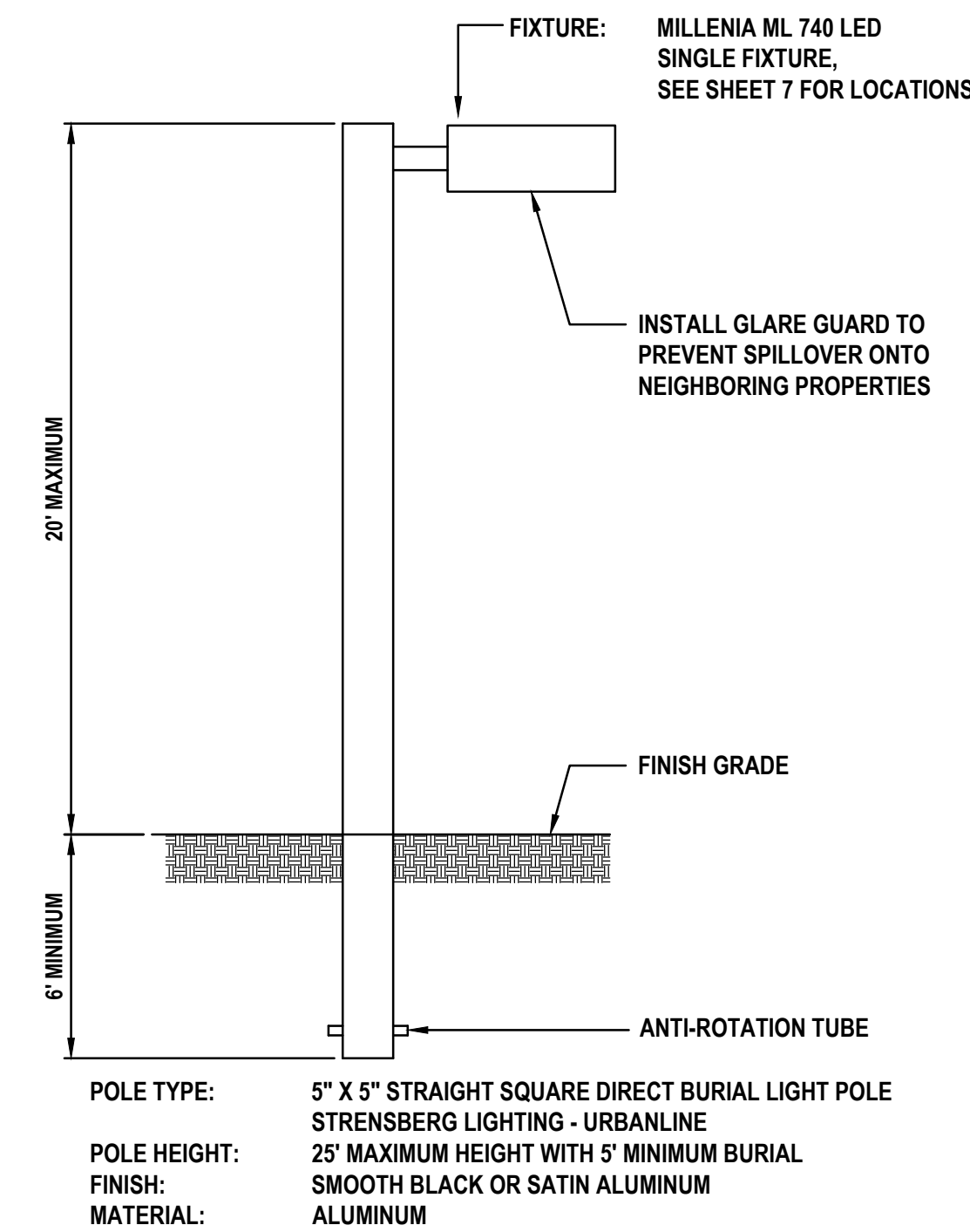
Luminaire Schedule				
Qty	Symbol	Label	Arrangement	LLF
1	☐	ML740-CA-24L40T4-MDL014-CA	SINGLE	1.000
1	☐	ML740-CA-24L40T3-MDL018-CA	SINGLE	1.000
1	☐☐	ML740-CA-24L40T4-MDL014-CA	BACK-TO-BACK	1.000

Calculation Summary				
Label	Units	Avg	Max	Min
BOUNDARY	Fc	0.29	0.5	0.0
SITE	Fc	0.32	7.1	0.0

- LIGHTING NOTES:**
- NO LIGHTS ALLOWED 90 DEGREES ABOVE HORIZONTAL PLANE, EXCEPT ACCENT LIGHTING.
 - LIGHT SHIELDING REQUIREMENTS SHALL PROTECT FROM GLARE, LIGHT SPILLAGE TO PEDESTRIANS, AIRCRAFT AND CARS.
 - MERCURY VAPOR SHALL NOT BE ALLOWED.
 - LIGHTING PLAN MEET THE REQUIREMENTS OF SECTION 14 OF IESNA RP-20-88 LIGHTING 1998 OR CURRENT EDITION.



	STANDARD CONSTRUCTION DETAIL	INDEX
	SITE LIGHTING	M-23
NTS		FEB 2018



1. CONTRACTOR MUST OBTAIN CITY OF FLAGLER BEACH BUILDING PERMIT FOR LIGHT POLES. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, ETC.) FOR LIGHT FIXTURES AT TIME OF PERMIT REVIEW.
2. DESIGNED TO HANDLE A MINIMUM 140 MPH WIND SPEED, EXPOSURE B OR C.
3. MAKE THE HOLE, GENERALLY HOLES SHALL BE ROUND WITH SMOOTH VERTICAL SIDES CONSISTING OF UNDISTURBED SOIL FOR BEST COMPACTION AND STABILITY OF POLES. DIAMETER OF POLE SHALL BE ABOUT TWICE THE DIAMETER OF THE POLE AT ITS BASE. HOLES SHALL BE AUGURED.
4. WIRE THE POLE UTILIZING APPROVED METHODS.
5. INSTALL THE POLE, IN MANY CASES COMPOSITE POLES CAN BE MANUALLY LIFTED INTO PLACE AND INSERTED INTO THE HOLE.
6. ALIGN AND LEVEL THE POLE.
7. BACKFILL THE HOLE, FILL AND TAMP EVERY 6 TO 8 INCHES OF BACKFILL, FREQUENT TAMPING IS IMPORTANT FOR INSTALLATION.
8. SITE LIGHTING MUST NOT SHINE DIRECTLY UPON ANY ADJACENT RESIDENCE AND MUST NOT PRODUCE EXCESSIVE GLARE. GLARE GUARDS WILL BE INSTALLED IF NEEDED.

SITE LIGHTING DETAIL
NOT TO SCALE

ML740 MILLENIA SERIES LED

EPA 22 (FF) WEIGHT 45 LBS | 7 YEAR WARRANTY | LUMEN RANGE 9,265 to 21,055 | LIFE SPAN L70 MINIMUM 100,000 HOURS | UL LISTED | CLICK FOR FAD'S

JOB NAME: _____
FIXTURE TYPE: _____
MEMO: _____

BUILD A PART NUMBER

ORDERING EXAMPLE: **PT-ML740-32L40T3-MDL014-CA-FHD/55Q-14-188/UGMT**

Mounting Config.	Fixture	LED	CCT	Distribution Type	Driver	Lens	Optim. Pole Adapter	Optional Control Receptacle	Option Control	Option Face	Option House Side Shield	Pole See Pole Spec Sheet	Finish
------------------	---------	-----	-----	-------------------	--------	------	---------------------	-----------------------------	----------------	-------------	--------------------------	--------------------------	--------

Mounting Configuration

- PT Post Top

Fixture

- ML740

LED

- 40L • 32L • 24L

CCT - Color Temperature (K)

- 2700 • 3000 • 4000 • 5000

Distribution Type

- T2 • T3 • T4 • T5

Driver

- MDL01B (120V-277V, 180mA)
- MDL01B (347V-480V, 180mA)
- MDL01F (120V-277V, 180mA)
- MDL01F (347V-480V, 180mA)
- MDL014 (120V-277V, 140mA)
- MDL014 (347V-480V, 140mA)

Lens

- CA (Clear Acrylic)
- SV1 (Flat Soft Vue Light Diffused Acrylic)
- SV2 (Flat Soft Vue Moderate Diffused Acrylic)

Options [Click here to view accessories sheet](#)

- SQ4 Square pole adapter for 4" square pole shafts
- R 3-Pin control receptacle only
- RS 5-Pin control receptacle only
- RT 7-Pin control receptacle only
- PE Twix-Loch Photocontrol (120V-277V)
- PE2 Twix-Loch Photocontrol (200V-277V)
- PE4 Twix-Loch Photocontrol (480V)
- SC Shoring Cap
- FHD Double Fuse and Holder
- HSS 120" House Side Shield
- BLOC Back Light Optical Control

Specifications

Fixture

The large scale ML740 Millenia® vertical tenon mount luminaire is a breakthrough in modern area lighting technology. Its new world urban design transcends traditional lighting convention by seamlessly interweaving form and function to yet another level. Our convective AAD™ "Advanced Air-Flow Dynamics" maximizes heat sink expulsion to deliver unsurpassed thermal management for long-life LED performance and energy efficiency. Available with a myriad of options, the Millenia is perfect for commercial, institutional and municipal markets. The cast aluminum slipfitter slips a 3" OD x 3" tall tenon. The luminaire shall be UL listed in US 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 LED's 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 LED's 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 LED's shall be 4000K (2700K, 3000K or 5000K 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 "Back Light Optical Control" shield can be provided at the factory. This is an internal optic level "House Side Shield" offering significantly reduced backlight and glare while maintaining the original design aesthetics of the luminaire.

Electronic Drivers

The LED driver shall be UL 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.

Sternberg Lighting ESTABLISHED 1923 / EMPLOYEE OWNED

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

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Independence Series

Small LED Wall Light
REPLACES UP TO 100W MH

3,913 LUMENS
31 WATTS
125 LPW
80 CRI
4500K CCT
0-10V DIMMING
REC MNT HT 10 FT to 12 FT

8.75"Wx8.5"Hx9.05"D
6.6 LBS

Reduced Glare & Offensive Light
Less Wasted Light
More Footcandles on the Ground
Creates a Smooth & Uniform Light Pattern

ORDERING INFORMATION

CATALOG #	DESCRIPTION	CCT	REPLACES UP TO	VOLTS
WSG4L45K	Small LED Wall Light	4500K	100W MH	120-277

Specs shown are for 4500K CCT. Also available in 3000K, 4000K and 5000K. See Cut Sheet for more information.

FOOTCANDLES ON THE GROUND

10' Mtg Height | 12' Mtg Height

Beam Spread	10' Mtg Height	12' Mtg Height
90°	11.2	7.6
45°	11.2	7.6
0°	11.2	7.6
5°	10.2	7.5
10°	4.3	3.9
15°	2.3	1.8

Average 6.0 | Average 4.7

ENERGY SAVINGS

WATTAGE	LED		HID	
	ANNUAL COST	SOURCE WATTAGE	TOTAL WATTAGE USED	ANNUAL SAVINGS
31	\$14	50	72	\$38
31	\$14	70	90	\$45
31	\$14	100	129	\$77

200,000+ HOURS | UL LISTED | The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. *Qualifies for Buy American under ARRA.

Atlas

REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.newkirk-engineering.com

Civil Engineering,
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NEWKIRK ENGINEERING INC.

PHOTOMETRIC DETAILS
LEGACY POINTE COTTAGES
LESLIE STREET
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HARRY NEWKIRK
LICENSE
NO. 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DATE: OCTOBER 2024

DESIGN BY: HHN

DRAWN BY: NWS

CHECKED BY: HHN

SCALE:

DRAWING NUMBER
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TREE PROTECTION AND ROOT PRUNING SPECIFICATIONS

PART 1 GENERAL

1.1 SUMMARY

A. This item shall consist of furnishing all labor, materials, tools and equipment required to protect those trees designated to remain on the site. Protection of designated trees shall include directing heavy construction work activity away from the protected trees. Section includes the protection, trimming, and pruning of trees that interfere with, or are affected by, execution of the Work, whether temporary or new construction.

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Tree Pruning Schedule: Written schedule from certified arborist detailing scope and extent of pruning of trees to remain that interfere with or are affected by construction.
- C. Qualification Data: For tree service firm and arborist, ISA certification required.
- D. Certification: From arborist, certifying that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly pruned and repaired when damaged.
- E. Maintenance Recommendations: From certified arborist, for care and protection of trees affected by construction during and after completion of the Work.
- F. Provide final log of work performed including any damage that occurred during construction and subsequent repairs.

1.3 QUALITY ASSURANCE

- A. Tree Service Qualifications: An experienced tree service firm that has successfully completed tree protection and trimming work similar to that required for this Project and that will assign an experienced, qualified arborist to Project site on a full-time basis during execution of the Work.
- B. Arborist qualifications: An arborist certified by the International Society of Arboriculture.
- C. Tree Pruning Standards: Comply with ANSI A300 (Part 1), Trees, Shrubs, and other Woody Plant Maintenance--Standard Practices (Pruning) and Part 8 - Root Management Standard.
- D. Pre-installation Conference: Before starting tree protection and trimming, meet with representatives of authorities having jurisdiction, Owner, Architect, consultants, and other concerned entities to review tree protection and trimming procedures and responsibilities.

PART 2 PRODUCTS

2.1 MATERIALS

A. Materials for tree/vegetation protection barriers shall conform to the following requirements:

1. Mesh Construction Fencing by Conwed or Approved Equal (orange or green color)
2. Wood Posts (minimum length 6.0 feet)
3. #14 gauge steel wire

PART 3 EXECUTION

3.1 PREPARATION

- A. Temporary Fencing: Install temporary fencing around the tree protection zones designated on the plans or where directed by the engineer to protect remaining vegetation from construction damage. Maintain temporary fence and remove when construction is complete. See detail this sheet.
- B. Root Zone Protection: During the entire construction period all reasonable efforts shall be made to protect from damage those trees and their root system designated to remain. Around the trees to be protected, the Contractor shall avoid excessive excavation or compaction and damage during the removal of trees and shrubs designated to be removed. All plant material designated to be saved, or outside of the limits of construction, shall be protected during subsequent construction work. Work under these items will include construction and maintenance of temporary fencing to protect the root zones of existing trees and other plantings, construction and maintenance of tree trunk protection.

A protection barrier or temporary fence of at least 4 feet in height shall be installed around each tree to be protected and preserved. The tree protection shall be installed prior to the actual construction start and maintained for the duration of the project.

Within this protection zone, construction materials shall not be stored, equipment operated and/or temporary storage buildings or work trailers placed.

The protection barrier shall be constructed of orange snow fencing securely fastened to fence posts spaced a maximum of 6 feet on center. Posts are 6 feet in length with 2 feet set into the ground and 4 feet extending above ground. The fencing shall be attached to the post with a minimum of four (4) nylon-locking ties evenly placed at each post.

3.2 EXCAVATION

- A. Install shoring or other protective support systems to minimize shoring or benching of excavations.
- B. Do not excavate within tree protection zones, unless otherwise indicated on plans.
- C. Where excavation for new construction is required within drip line of trees, clear and excavate to minimize damage to root systems. Use narrow-tine spading forks and comb soil to expose roots.

1. Relocate roots in backfill areas where possible. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and relocate them without breaking. If encountered immediately adjacent to location of new construction and relocation is not practical; cut roots approximately 3 inches back from new construction.
2. Do not allow exposed roots to dry out before placing permanent backfill. Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect

- D. Root Pruning: Cut roots with sharp pruning instruments. All roots that are broken or chopped by excavators during excavation will be required to be saw cut cleanly with a sharp saw and do not paint cut root end.
- E. When excavating, place excavated soil on opposite side of trench from tree.

3.3 ROOT PRUNING

- A. Root pruning shall take place only where the roots of existing trees have been damaged by the Contractor during construction of the Project, as directed by the Certified Arborist.
- B. If construction is to occur within the root zone of existing plant material, root pruning and special plant care including fertilizing and watering will be required, as directed by the Certified Arborist and hereinafter specified. Prior to root pruning, remove all weeds growing in existing tree mulch rings. Root pruning using an approved mechanical root pruning saw shall be performed prior to digging where noted on the plans, or directed by the Certified Arborist. Air Spading excavation consisting of hand and/or pneumatic excavation may be required if indicated on plans or as directed by Certified Arborist. Whenever roots of plant material to remain are exposed during construction, the damaged root ends are to be removed by cutting them off cleanly.
- C. Initial watering shall be performed on all trees, which are designated for root pruning. Water trees immediately by thoroughly saturating root balls and provide a horticultural watering bag, such as a Gator Bag or equivalent, filled with water to keep root balls thoroughly saturated during first three weeks following root pruning. Thereafter refill bags as required, according to weather conditions, to keep root balls in a moist condition during growing seasons, through the duration of the Project. Test root balls for optimal moisture once a week using a soil auger.
- D. All pruning shall be overseen by a professional arborist (someone whose principal occupation is the care and maintenance of trees). All pruning shall be done according to the National Arborist Association's Pruning Standards for Shade Trees Class 11 - Standard Pruning Specifications.
- E. Any damage to the root zone, as determined by the Certified Arborist, will be compensated by pruning an equivalent amount of the top vegetative growth of the material within 1 week following root damage, fertilization and supplemental watering.
- F. Fertilize damaged trees with fertilizer that promotes root growth. Fertilizer nutrients shall be applied within 48 hours after root damage occurs. Fertilizer nutrients shall be applied within 48 hours after root damage occurs. A fertilizer with a 1: 1: 1 ratio shall be applied at the rate of .5 pounds of nutrients per 1000 square feet (2 kg per 90 square meters).
- G. Application shall be accomplished by placing dry fertilizer in holes in the soil. The holes shall be 8 inches (200 mm) to 12 inches (300 mm) deep and spaced 24 inches (600 mm) apart in an area beginning 30 inches (1 meter) from the base of the plant. Holes can be punched with a punch bar, dug with a spade, drilled with an auger or any other method approved by the Certified Arborist.
- H. Approximately 0.02 pounds (10 grams) of fertilizer nutrients shall be placed in each hole 250 holes per 1000 square feet (90 square meters). Fertilizer Nutrients shall not be measured for payment but considered incidental to root pruning. If the Certified Arborist determines that the whole method of fertilizer placement is not practical or desirable, an approved method of uniform surface application will be allowed. Neither separate measurement nor payment will be made for fertilization, but will be considered incidental to the cost of TREE PROTECTION.
- I. Supplemental water shall be applied within 48 hours of any root damage. The water shall be applied at the rate of 7 quarts per square yard of surface area within the root zone of plant material having sustained damage to the root zone. Root zone shall be calculated as the areas, which extend three meters beyond the limits of the crown's branches. Subsequent weekly watering shall be applied if deemed necessary by the Certified Arborist. Neither separate measurement nor payment will be made for supplemental watering but will be considered incidental to the cost of TREE PROTECTION.
- J. The Contractor shall repair or replace any and all damage determined by the Certified Arborist and City of Flagler Beach to any existing or newly installed plant material at its own expense. Unnecessary damage to ground cover or turf shall be repaired or replaced as specified for restoration of similar areas within the plans, or as directed by the Certified Arborist and City of Flagler Beach, and shall be at the Contractor's expense.
- K. Materials shall be disposed of in accordance with specifications.

3.4 REGRADING

- A. Do not fill within tree protection zones, unless otherwise indicated.
- B. Where filling for new construction is required within drip line of trees, perform work by hand to minimize damage to root systems.
 1. Where existing grade is below elevation of finish grade, fill with topsoil. Place topsoil by hand in a single uncompacted layer and hand grade to required finish elevations.

3.5 TREE PRUNING

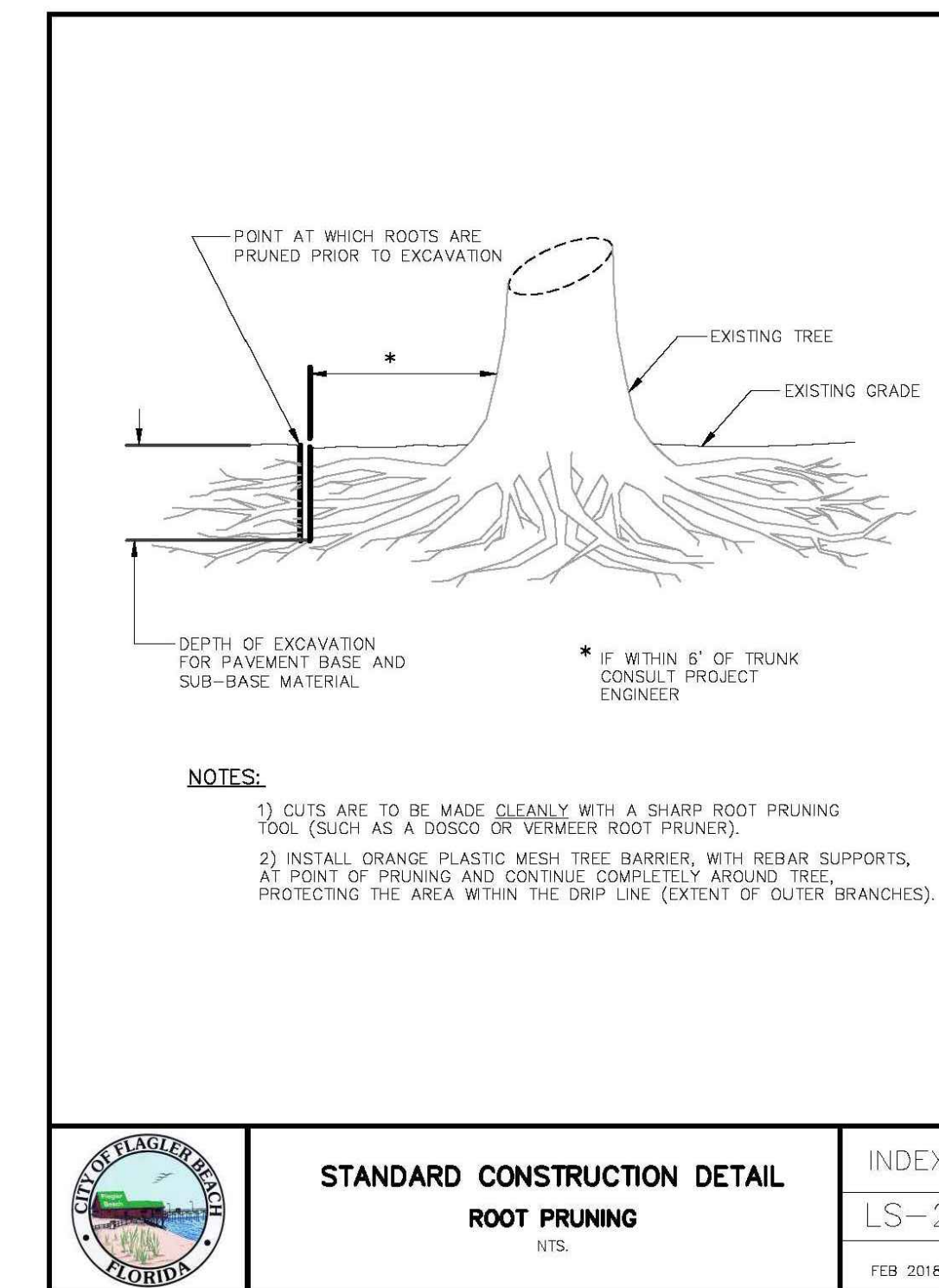
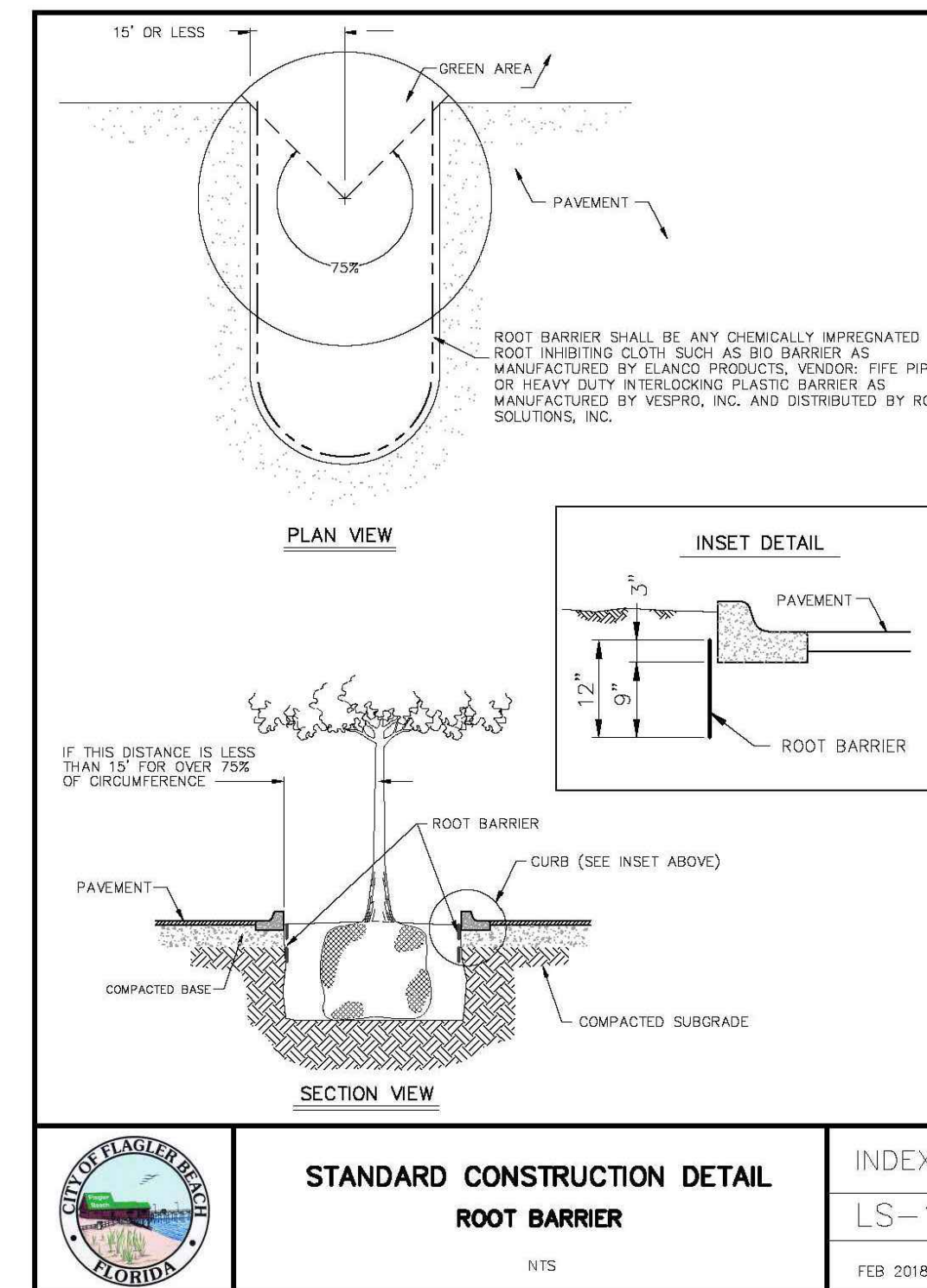
- A. Prune trees to remain that are affected by temporary and permanent construction.
- B. Pruning Standards: Prune trees according to ANSI A300 (Part 1).
- C. Cut branches with sharp pruning instruments; do not break or chop.
 1. Clean all pruning instruments with antimicrobial solution between performing work on separate trees to avoid the potential spread of pathogens.
- D. Chip removed tree branches and uses as organic mulch or dispose of off-site.

3.6 TREE REPAIR AND REPLACEMENT

- A. Promptly repair trees damaged by construction operations within 24 hours. Treat damaged trunks, limbs, and roots according to arborist's written instructions.
- B. Aerate surface soil, compacted during construction, 10 feet (3 m) beyond drip line. Drill 2-inch (50-mm) diameter holes a minimum of 12 inches (300 mm) deep at 24 inches (600 mm) o.c. Backfill holes with an equal mix of augered soil and sand.

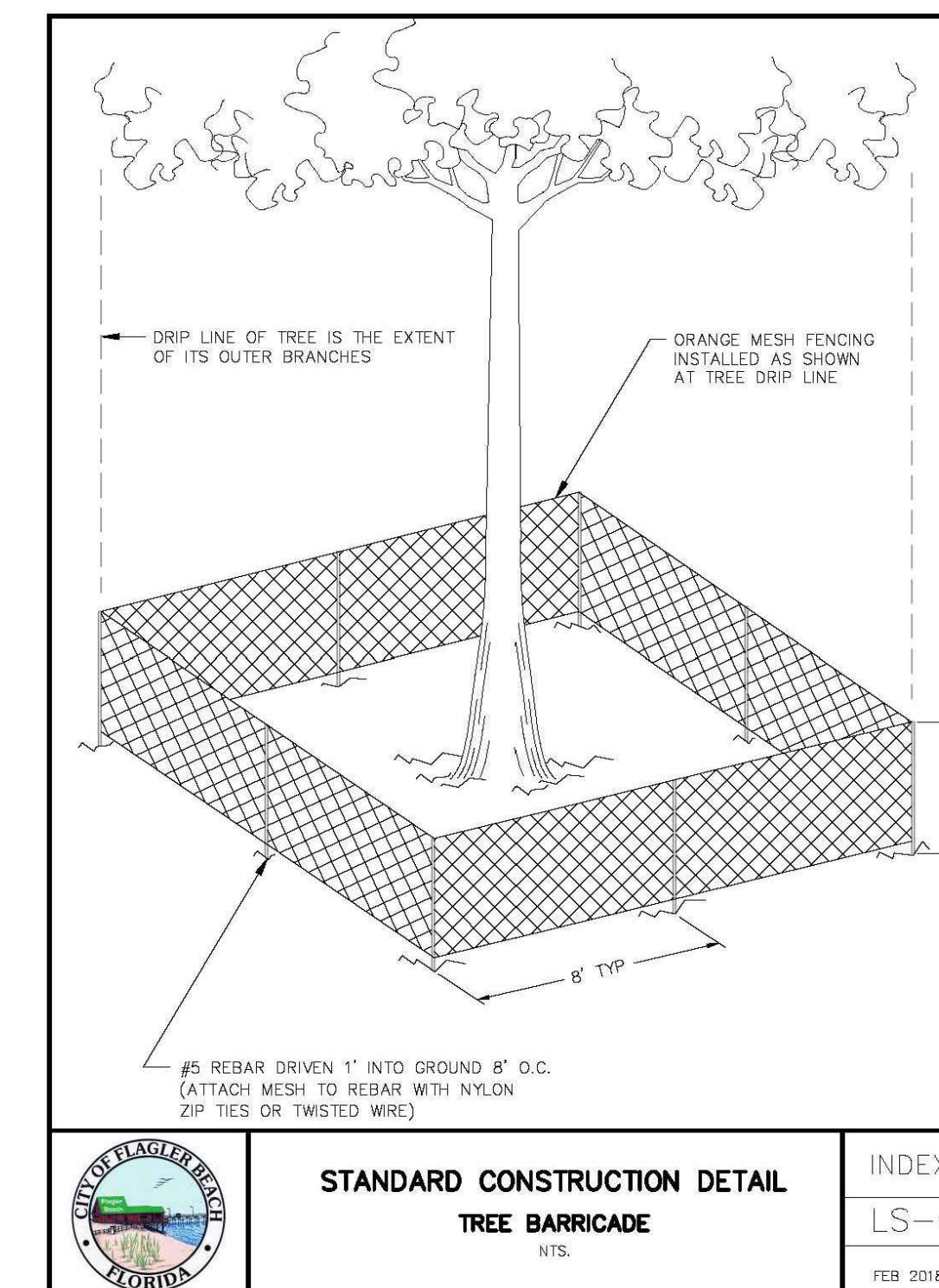
3.7 DISPOSAL OF WASTE MATERIALS

- A. Burning is not permitted.
- B. Disposal: Remove excess excavated material, displaced trees, and excess chips from Owner's property. Disposal shall be local landfill.



CONTRACTOR TO USE DOSKO OR VERMEER MECHANICAL ROOT PRUNER EQUIPMENT WHEN WITHIN CRITICAL ROOT ZONE OR TREE PROTECTION AREA FOR INSTALLATION OF 4" CONDUITS FOR ELECTRICAL, CABLE, TELECOMMUNICATIONS AND IRRIGATION SERVICES

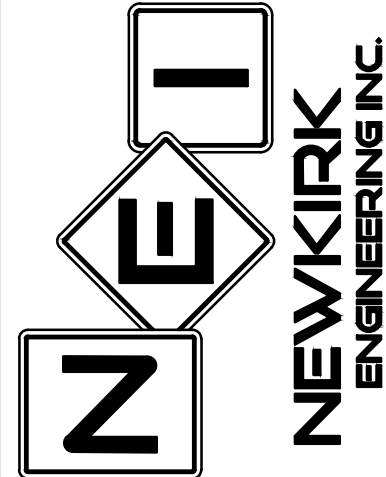
MECHANICAL ROOT PRUNER EQUIPMENT DETAIL
NOT TO SCALE



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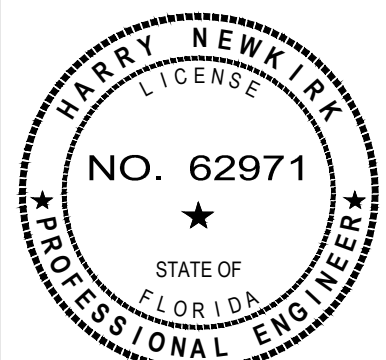
1230 North US1, Suite 3
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TREE PROTECTION DETAILS
LEGACY POINTE COTTAGES
LESIE STREET
FLAGLER BEACH, FL 32136

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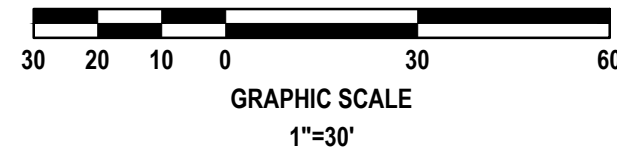
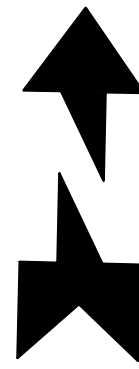


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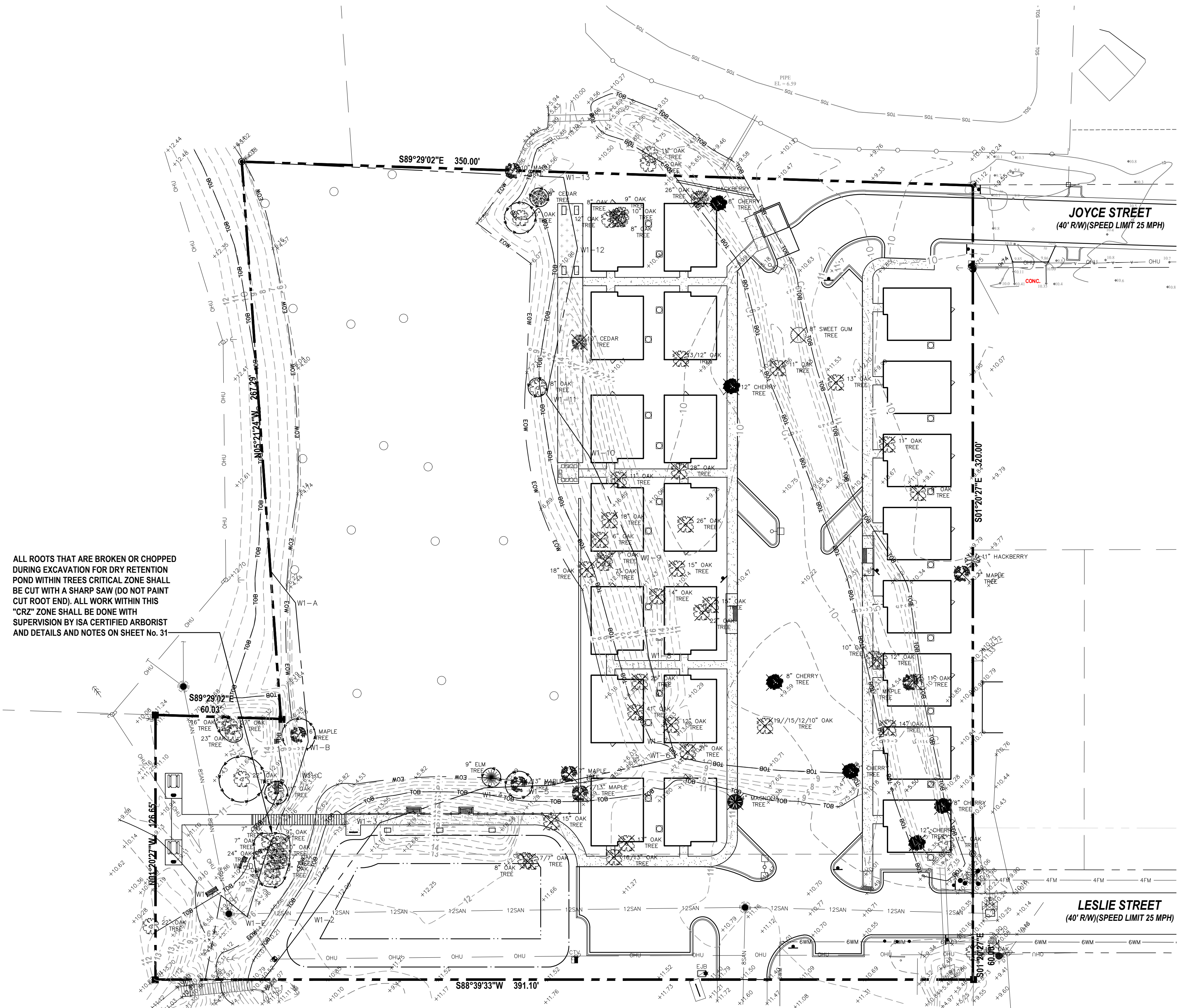
DRAWING NUMBER

31



OVERALL TREE LEGEND:

NAME	SYMBOL	EXISTING	REMOVE	REMAIN
CEDAR		2	1	1
CHERRY		7	7	0
ELM		1	0	1
HACKBERRY		2	1	1
MAGNOLIA		1	1	0
MAPLE		9	5	4
OAK		60	44	16
SWEET GUM		1	1	0
TOTALS:		83	60	23



ALL ROOTS THAT ARE BROKEN OR CHOPPED DURING EXCAVATION FOR DRY RETENTION POND WITHIN TREES CRITICAL ZONE SHALL BE CUT WITH A SHARP SAW (DO NOT PAINT CUT ROOT END). ALL WORK WITHIN THIS "CRZ" ZONE SHALL BE DONE WITH SUPERVISION BY ISA CERTIFIED ARBORIST AND DETAILS AND NOTES ON SHEET No. 31

MAPLE	TREES REMOVED	TREES REMAIN
7"	3	
10"		1
12"	1	
13"	1	1
14"		1
16"		1
TOTAL	5	4

CEDAR	TREES REMOVED	TREES REMAIN
9"		1
10"	1	
TOTAL	1	1

OAK	TREES REMOVED	TREES REMAIN
6"	1	1
7"	4	3
8"	3	1
9"	2	1
10"	3	3
11"	4	1
12"	5	
13"	5	
14"	2	
15"	4	1
16"	1	1
18"	2	
19"	1	
21"	1	
22"	1	1
23"		1
24"		1
25"	1	
26"	2	
27"		1
28"	1	
41"	1	
TOTAL	44	16

ELM	TREES REMOVED	TREES REMAIN
9"		1
TOTAL	0	1

CHERRY	TREES REMOVED	TREES REMAIN
7"	1	
8"	3	
11"	1	
12"	2	
TOTAL	7	0

SWEET GUM	TREES REMOVED	TREES REMAIN
8"	1	
TOTAL	1	0

MAGNOLIA	TREES REMOVED	TREES REMAIN
14"	1	
TOTAL	1	0

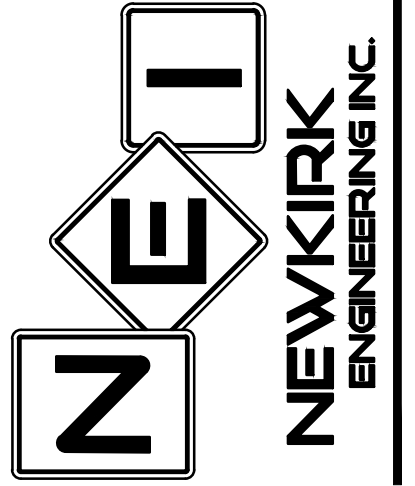
TOTALS	TREES REMOVED	TREES REMAIN
TOTAL TREES REMOVED	59	59
TOTAL DBH REMOVED		767"

REQUIRED TREE REPLACEMENT: 59 CANOPY TREES (6' MINIMUM HEIGHT)

REVISIONS

DATE	DESCRIPTION

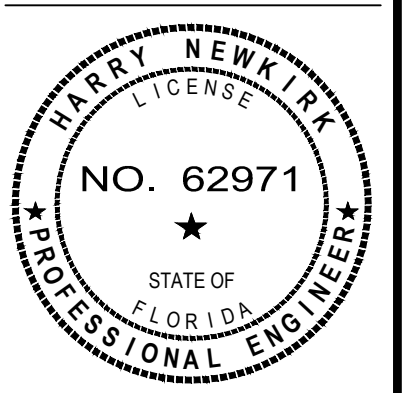
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



TREE PRESERVATION PLAN
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

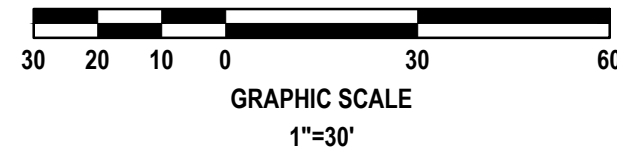
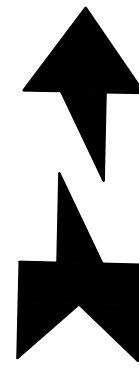
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PROJECT No: 2023-17
DATE: OCTOBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 30'
DRAWING NUMBER





GRAPHIC SCALE
1"=30'



WETLAND AREAS SUMMARY CHART

1. WETLAND / UPLAND AREAS:	SQ. FT.	ACRE	%
WETLAND/SURFACE WATER IMPACT AREA 1	468	0.011	0.9
WETLAND/SURFACE WATER IMPACT AREA 2	4,839	0.111	9.5
WETLAND/SURFACE WATER IMPACT AREA 3	773	0.018	1.5
TOTAL WETLAND/SURFACE WATER IMPACTS	6,080	0.140	100.0

LEGEND

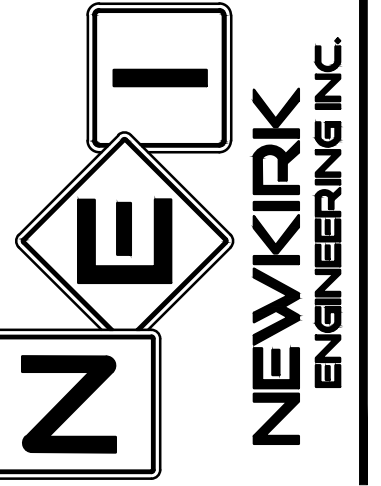
-  TOTAL WETLAND / SURFACE WATER
(51,108 SF / 1.173 AC) TOTAL
-  WETLAND / SURFACE WATER IMPACT AREA
(6,080 SF / 0.140 AC) TOTAL

REVISIONS

DATE	DESCRIPTION

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
C 2013

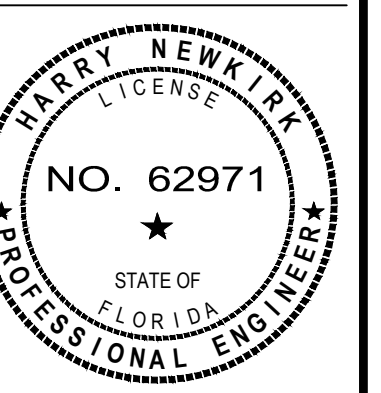
Civil Engineering,
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**SURFACE WATER /
WETLAND IMPACT PLAN**
LEGACY POINTE COTTAGES
LESLIE STREET
FLAGLER BEACH, FL 32136

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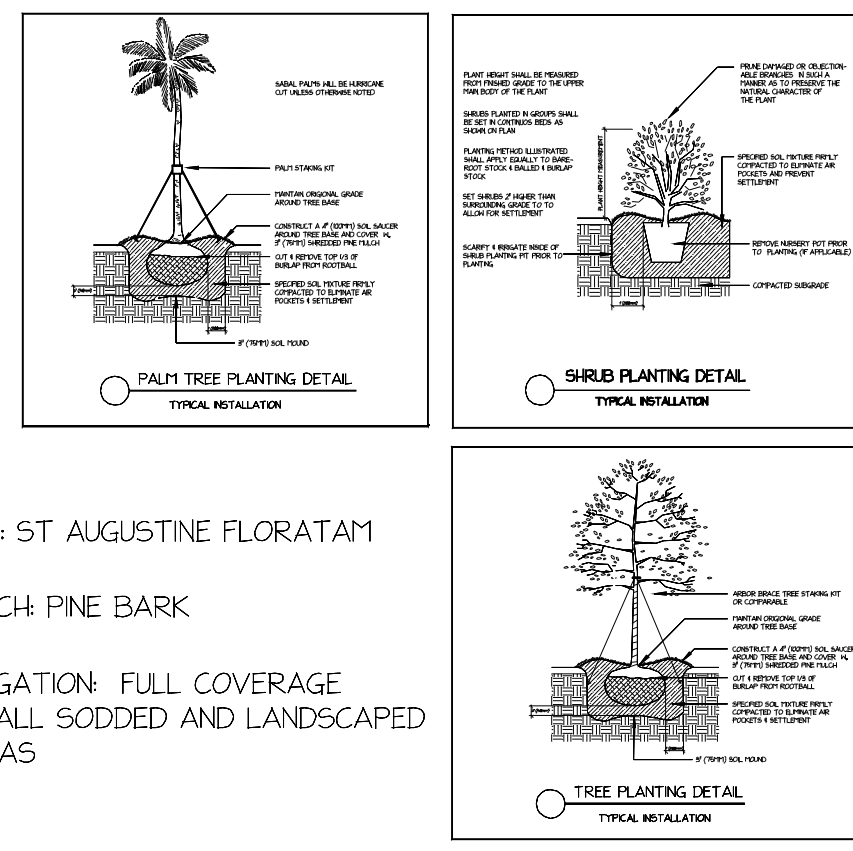


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PROJECT No: 2023-17
DATE: OCTOBER 2024
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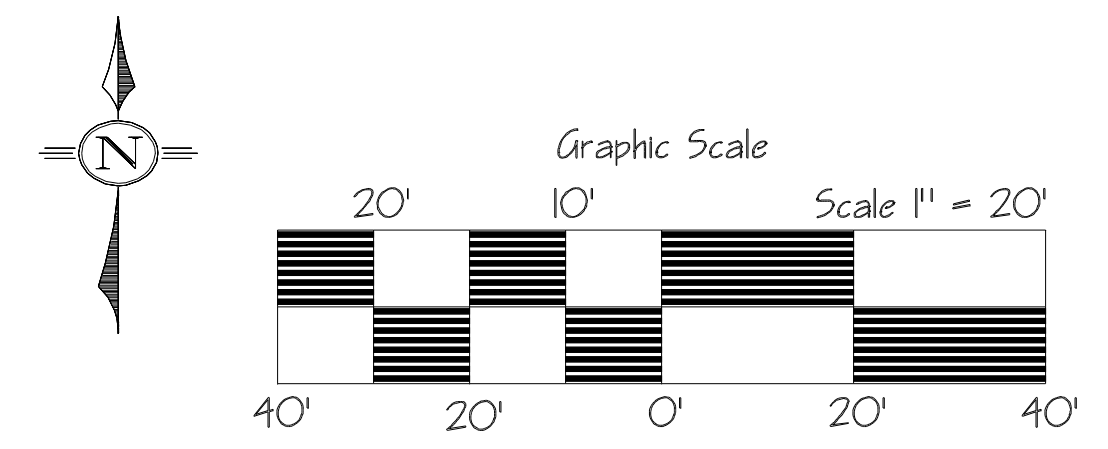
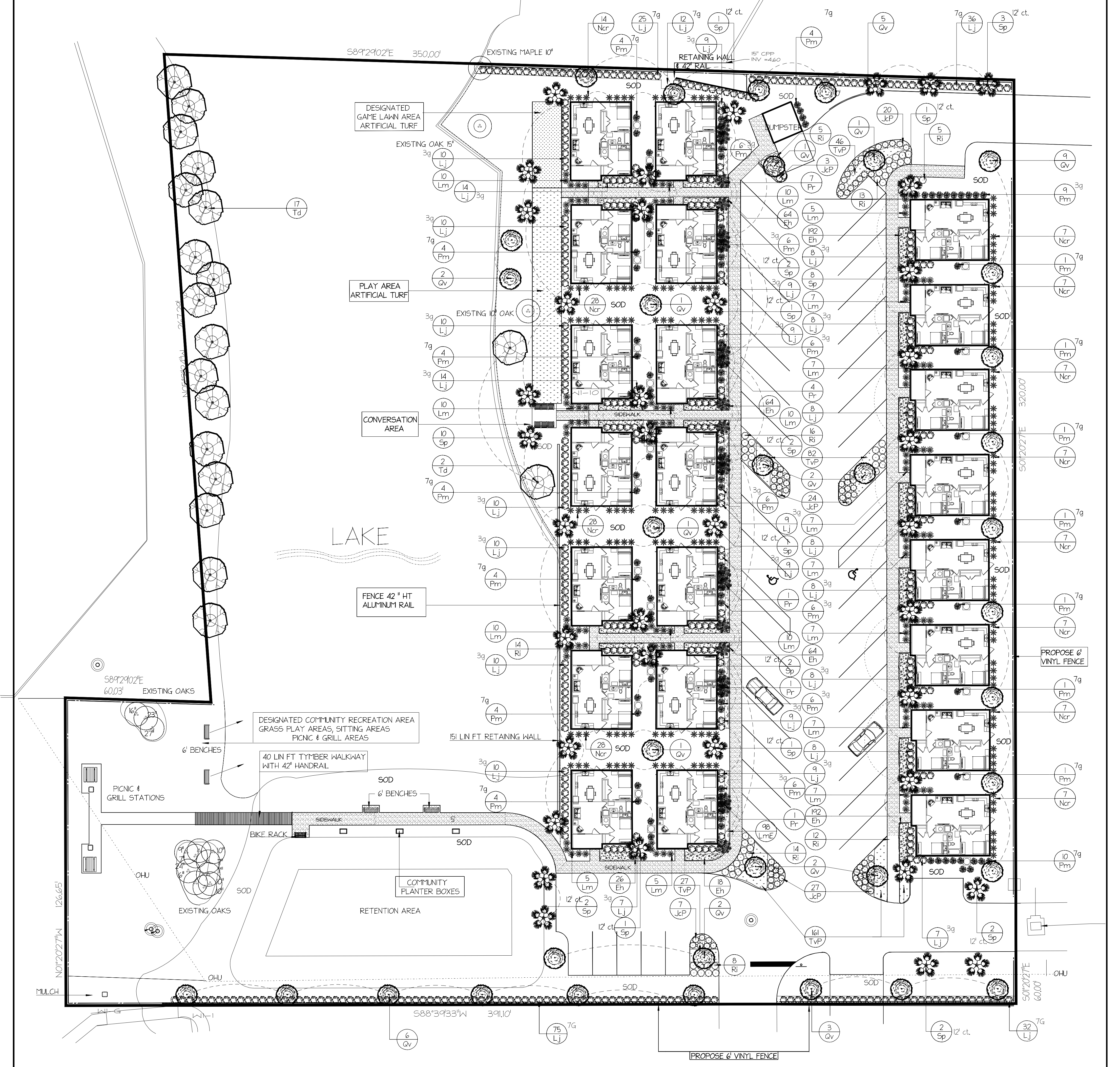
33

Key	Qty	Botanical Name	Common Name	Size/Condition	Spacing
Trees					
Qv	36	Quercus virginiana	SOUTHERN LIVE OAK	30g	2' cal. 8-10' ht.
Td	19	Taxodium distichum	CYPRESS, BALD	30g	2' cal. 8-10' ht.
Palms					
Pr	7	Phoenix roebelenii-Single	PYGMY DATE PALM, SINGLE	b4b	5'-6'
Pr	7	Phoenix roebelenii	PYGMY DATE PALM, DOUBLE	b4b	5'-6' oa
Sp	39	Sabal palmetto	SABAL PALM	b4b	12' ct.
Shrubs					
Lj	336	Ligustrum japonicum	LIGUSTRUM, GREEN	3g	16" x 16"
Lj	73	Ligustrum japonicum	LIGUSTRUM, GREEN	7g	24" hl.
Lm	124	Liriope muscari	LIRIOPE, EVERGREEN GIANT	3g	18" x 18"
JkP	81	Juniperus chinensis 'Parsonii'	JUNIPER, PARSONII	3g	14-16" Spread
Pm	49	Podocarpus macrophyllus	PODOCARPUS	7g	24" hl.
Pm	51	Podocarpus macrophyllus	PODOCARPUS	3g	18" x 18"
Ri	87	Rhaphiolepis indica	INDIAN HAWTHORN	3g	12' x 14"
Perennials					
Eh	620	Evolvulus hybrid	BLUE DAZE 'BLUE MY MIND'	lg	Full Plant
LmE	124	Liriope muscari 'Evergreen Giant'	LIRIOPE, EVERGREEN GIANT	lg	Full Plant
Nar	154	Neomarica caerulea 'regina'	IRIS, REGINA	3g	18" x 18"
TVP	36	Tulbaghia violacea 'Purple'	SOCIETY GARLIC, PURPLE	lg	Full Plant



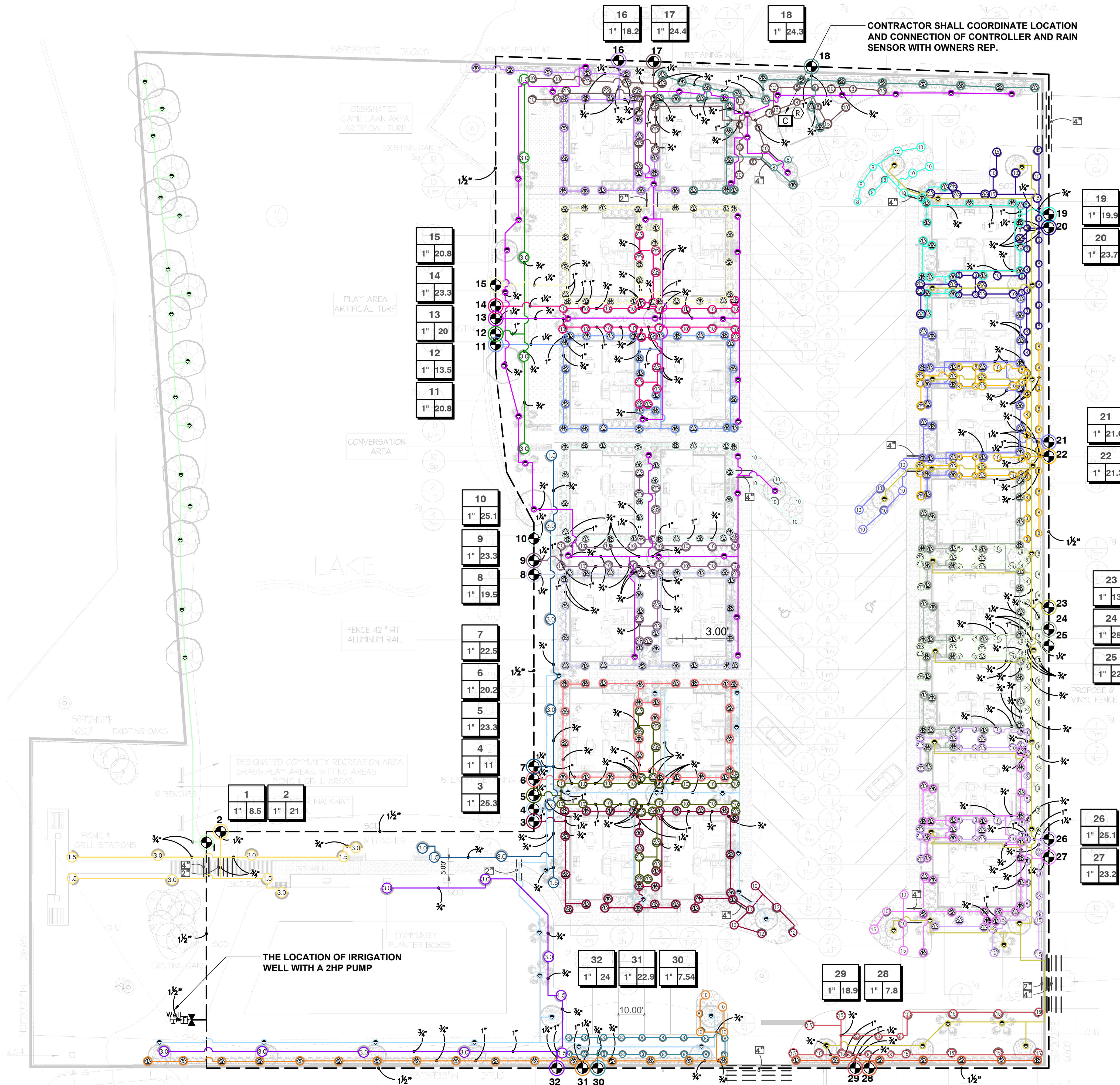
- ### Landscape Notes
- All proposed materials shall be Florida #1 or better in quality based on the grades and standards for nursery plants by the Florida Department of Agriculture. All updated amendments apply.
 - All trees and plant material shall be planted in a professional manner according to the highest nursery standards.
 - Plant list quantities are for convenience only. The landscape contractor is responsible for all materials shown on the landscape plan. The plan always takes precedence over the plant list.
 - All mulch and stone beds are to have a 3" layer.
 - The landscape contractor is responsible for the stability and plumb condition of all trees planted. All hardwood and palm trees are to be staked.
 - All work performed on site must be done in a professional manner. The landscape contractor is responsible to leave the site clean of all materials and debris within the scope of their work.
 - All plant material will be trimmed as needed for a finished professional appearance. All labels and tags will be removed.
 - All work performed must meet or exceed all local codes and requirements.

SOD: ST AUGUSTINE FLORATAM
 MULCH: PINE BARK
 IRRIGATION: FULL COVERAGE TO ALL SODDED AND LANDSCAPED AREAS



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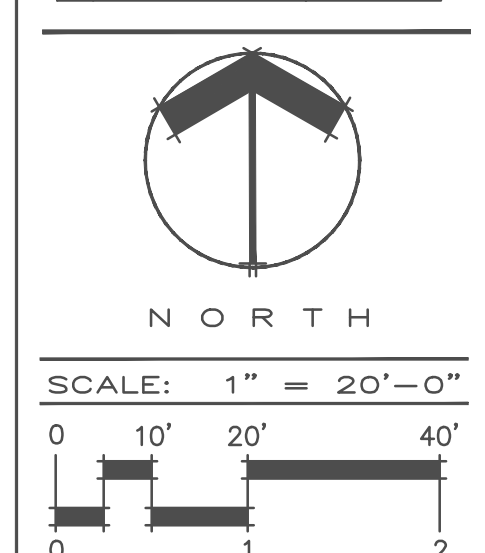
Job #	Date 5-1-24	<h2>Landscape Design</h2>	
Revisions 6-19-24 10-16-24	<h3>Legacy Pointe</h3> <p>Leslie Street Flagler Beach, FL 32136</p>		
Designer B.P.	VERDEGO Design Center <p style="font-size: small; margin-top: 5px;">Main Office/Garden Center 3335 North State Street, Bunnell FL 32110 P. 386.437.3122 F. 386.437.6883</p>		



LEGACY POINTE
 FLAGLER BEACH, FL 32136
 Irrigation Plan

JOB NUMBER: 23FIS-01256
 DRAWN BY: ZM
 CHECKED BY: LG
 DATE: 10-22-24

REVISIONS	DATE
1	00-00-00
2	00-00-00
3	00-00-00
4	
5	
6	
7	



IR-1.01A

HCSG
 DESIGN
 DISCLAIMER

A - The irrigation design services provided by HCSG are crafted to assist our customers during the project bidding process. These services are intended to facilitate preliminary planning and are not to be used for construction purposes. We strongly recommend that all designs, estimates, and related documents be reviewed and utilized by professionals who have the requisite experience and educational background in the field.

It is important to note that Heritage Commercial Services Group (HCSG), along with our brands, affiliates, vendors, and contractors, assumes no liability for inaccuracies, omissions, errors, or any potential financial losses (including lost income or revenue) arising from the use of our products and services. Our goal is to support your project planning efforts with quality designs and estimates, while emphasizing the need for further professional review and validation.

B - HCSG's irrigation design work is specifically tailored for bid preparation and is not intended for use in actual construction projects. For clients requiring detailed construction-ready drawings, our affiliate, WC3, a specialized irrigation design firm within the Heritage Landscape Supply Group, offers professional services. WC3 is equipped to create comprehensive construction drawings, which can be formally stamped and/or submitted for necessary approvals and reviews.

Please be aware that HCSG is not to be considered the "Designer/Architect of Record" for any irrigation design projects. Our role is to provide initial design assistance, with the understanding that final design responsibility and verification lie with the hiring of appropriately licensed professionals for construction purposes.

VALVE_SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP	
1	Hunter PGV-101G	1"	Turf Spray	24.4	339.2	37.5	37.8	0.69 in/h	
2	Hunter PGV-101G	1"	Turf Spray	18.87	190.4	35.4	36.5	0.82 in/h	
3	Hunter PGV-101G	1"	Turf Spray	20.54	186.1	36.4	37.7	1.28 in/h	
4	Hunter PGV-101G	1"	Shrub Spray	19.5	146.9	36.7	38.1	1.24 in/h	
5	Hunter PGV-101G	1"	Bubbler	15	65.7	35.3	36.4	1.7 in/h	
6	Hunter PGV-101G	1"	Turf Spray	20.87	65.7	37.6	40.1	0.89 in/h	
7	Hunter PGV-101G	1"	Turf Spray	24.69	72.7	36.2	39.6	1.01 in/h	
8	Hunter PGV-101G	1"	Shrub Spray	22.75	77.3	38.1	41.1	1.3 in/h	
9	Hunter PGV-101G	1"	Turf Rotor	18	240.0	49.5	51.2	0.65 in/h	
10	Hunter PGV-101G	1"	Shrub Spray	24.7	247.0	39.6	42.5	1.41 in/h	
11	Hunter PGV-101G	1"	Turf Spray	20.87	252.5	36.6	38.7	1.14 in/h	
12	Hunter PGV-101G	1"	Shrub Spray	22.1	414.2	36.7	39.2	1.48 in/h	
13	Hunter PGV-101G	1"	Turf Spray	22.17	438.5	35.1	37.5	1.31 in/h	
14	Hunter PGV-101G	1"	Turf Spray	21.59	650.4	37.7	40.0	0.74 in/h	
15	Hunter PGV-101G	1"	Shrub Spray	23.4	654.8	37.7	40.4	1.53 in/h	
16	Hunter PGV-101G	1"	Turf Spray	23.3	682.6	38.1	40.8	0.76 in/h	
17	Hunter PGV-101G	1"	Shrub Spray	7.8	653.2	32.3	32.6	1.54 in/h	
18	Hunter PGV-101G	1"	Turf Spray	21.97	648.1	34.6	36.7	1.3 in/h	
19	Hunter PGV-101G	1"	Bubbler	21.5	638.9	39.7	41.7	1.7 in/h	
20	Hunter PGV-101G	1"	Turf Spray	24.93	469.4	37.8	39.2	0.99 in/h	
21	Hunter PGV-101G	1"	Shrub Spray	18.2	461.4	34.7	35.4	1.53 in/h	
Common Wire									

WATERING_SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter PGV-101G	Turf Spray	0.69 in/h	1.01	88	2,147	716
2	Hunter PGV-101G	Turf Spray	0.82 in/h	1.01	75	1,415	472
3	Hunter PGV-101G	Turf Spray	1.28 in/h	1.01	48	986	329
4	Hunter PGV-101G	Shrub Spray	1.24 in/h	1.01	50	975	325
5	Hunter PGV-101G	Bubbler	1.7 in/h	0.75	27	405	135
6	Hunter PGV-101G	Turf Spray	0.89 in/h	1.01	69	1,440	480
7	Hunter PGV-101G	Turf Spray	1.01 in/h	1.01	61	1,506	502
8	Hunter PGV-101G	Shrub Spray	1.3 in/h	1.01	47	1,069	356
9	Hunter PGV-101G	Turf Rotor	0.65 in/h	1.01	94	1,692	564
10	Hunter PGV-101G	Shrub Spray	1.41 in/h	1.01	43	1,062	354
11	Hunter PGV-101G	Turf Spray	1.14 in/h	1.01	54	1,127	376
12	Hunter PGV-101G	Shrub Spray	1.48 in/h	1.01	41	906	302
13	Hunter PGV-101G	Turf Spray	1.31 in/h	1.01	47	1,042	347
14	Hunter PGV-101G	Turf Spray	0.74 in/h	1.01	83	1,792	597
15	Hunter PGV-101G	Shrub Spray	1.53 in/h	1.01	40	936	312
16	Hunter PGV-101G	Turf Spray	0.76 in/h	1.01	80	1,864	621
17	Hunter PGV-101G	Shrub Spray	1.54 in/h	1.01	40	312	104
18	Hunter PGV-101G	Turf Spray	1.3 in/h	1.01	47	1,033	344
19	Hunter PGV-101G	Bubbler	1.7 in/h	0.75	27	581	194
20	Hunter PGV-101G	Turf Spray	0.99 in/h	1.01	62	1,546	515
21	Hunter PGV-101G	Shrub Spray	1.53 in/h	1.01	40	728	243
TOTALS:					1,163	24,564	8,188

CRITICAL ANALYSIS

Generated:
P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Custom Max Flow: 25 GPM
Flow Available: 25 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 65 PSI
Pressure Available: 65 PSI

DESIGN ANALYSIS
Maximum Station Flow: 24.93 GPM
Flow Available at POC: 25 GPM
Residual Flow Available: 0.07 GPM

Critical Station: 9
Design Pressure: 45 PSI
Friction Loss: 1.73 PSI
Fittings Loss: 0.17 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.62 PSI
Pressure Req. at Critical Station: 49.5 PSI
Loss for Fittings: 0.15 PSI
Loss for Main Line: 1.48 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 51.2 PSI
Pressure Available: 65 PSI
Residual Pressure Available: 13.8 PSI

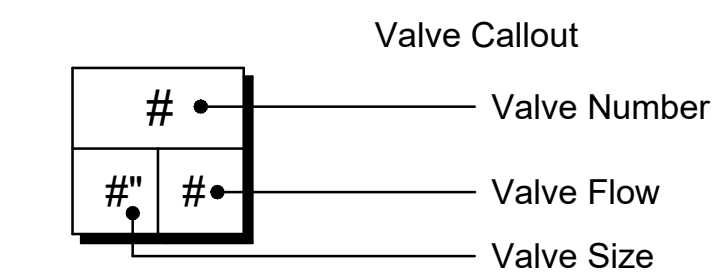
IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PROS-06-NSI Strip Series	19
	Hunter PROS-06-NSI 8 Series	171
	Hunter PROS-06-NSI 10 Series	36
	Hunter PROS-06-NSI 12 Series	18
	Hunter PROS-06-NSI 15 Series	55
	Hunter PROS-06-NSI Adj Series	15
	Hunter PROS-12-NSI Strip Series on riser	147
	Hunter PCB-50 (One per Tree)	73

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGP-04 1.5	4
	Hunter PGP-04 3.0	4

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-101 Globe 1"	21
	Gate Valve 1-1/2"	1
	Hunter I-Core Controller-Wall Mount	1
	Hunter WR-CLIK	1
	Irrigation Well with a 2HP Pump	1

-----	Irrigation Lateral Line: PVC Class 160 SDR 26 3/4"	6,920 l.f.
-----	Irrigation Lateral Line: PVC Class 160 SDR 26 1"	860 l.f.
-----	Irrigation Lateral Line: PVC Class 160 SDR 26 1 1/4"	480 l.f.
-----	Irrigation Lateral Line: PVC Class 160 SDR 26 1 1/2"	10 l.f.
-----	Irrigation Mainline: PVC Class 200 SDR 21 1 1/2"	1,520 l.f.
-----	Pipe Sleeve: Conduit 1-1/4" (Control Wire)	100 l.f.
-----	Pipe Sleeve: PVC Schedule 40 2"	110 l.f.
-----	Pipe Sleeve: PVC Schedule 40 4"	160 l.f.



SLEEVING SIZE SCHEDULE

PIPE SIZE	SLEEVE SIZE
3/4"	2" SLV
1"	2" SLV
1 1/4"	2" SLV
1 1/2"	4" SLV
2"	4" SLV
2 1/2"	4" SLV
3"	6" SLV

VALVE SIZING REQUIREMENTS

MAX.FLOW RANGE	VALVE SIZE
1 TO 25 GPM	1"
26 TO 50 GPM	1-1/2"
51 TO 75 GPM	2"

LATERAL PIPE SIZING REQUIREMENTS

PVC CLASS 200		PVC SCH 40	
3/4"	10 GPM	3/4"	8 GPM
1"	16 GPM	1"	12 GPM
1 1/4"	26 GPM	1 1/4"	22 GPM
1 1/2"	35 GPM	1 1/2"	30 GPM
2"	55 GPM	2"	50 GPM
2 1/2"	80 GPM	2 1/2"	70 GPM
3"	120 GPM	3"	110 GPM

GENERAL IRRIGATION NOTES

- IRRIGATION SYSTEM DESIGN IS BASED ON 25 GPM AND 65 PSI. EACH IRRIGATION ZONE SHALL BE PROGRAMMED ON THE BASIS OF WATER REQUIREMENT 0.75 (LOW VOLUME IRRIGATION) 1 (HIGH VOLUME IRRIGATION) INCH WATER PER WEEK TO THE LANDSCAPE IRRIGATION SYSTEM.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION (POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE (GPM) AND POUNDS PER SQUARE INCH (PSI) FURNISHED BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL SITE UTILITIES AND MAKING THE NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ACCOMMODATE THE INFRASTRUCTURE.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- PIPE LOCATIONS ARE DIAGRAMATIC. MAINLINE, LATERAL & VALVES SHOWN IN OUTSIDE OF CURBS FOR GRAPHIC CLARITY ONLY.
- CONTRACTOR TO VERIFY WATER PRESSURE AND AVAILABILITY PRIOR TO INSTALLATION.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14-AWG, UL APPROVED DIRECT BURY.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
- CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW AND THE CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCE AND ANY HARD STRUCTURE.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER (S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION (INDOOR VS OUTDOOR).
- SLEEVE SHALL BE PLACED UNDER PAVEMENT AS SHOWN ON PLANS AND SHALL BE A MINIMUM OF 2X THE SIZE OF THE IRRIGATION PIPE. SEE SLEEVE SIZE CHART.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER AND ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL REMOTE CONTROL VALVES, GATE VALVES AND QUICK COUPLER VALVE SHALL BE INSTALLED IN VALVE BOXES.
- ANY PIPING OR VALVES SHOWN OUTSIDE OF THE PROPERTY LINE OR OUTSIDE OF LANDSCAPE AREA IS SHOWN THERE FOR DESIGN CLARITY ONLY. ALL PIPING AND VALVES SHALL BE INSTALLED ON THE PROPERTY AND WITHIN LANDSCAPE AREAS.

PREPARED FOR:

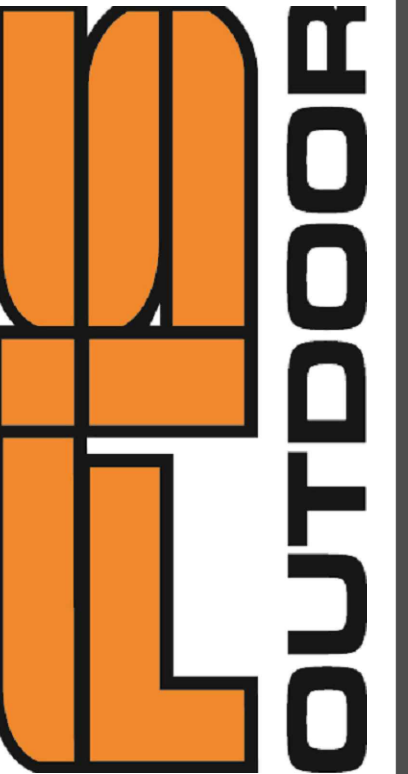
LEGACY POINTE APARTMENTS

FLAGLER BEACH, FL

PREPARED BY:

FIS OUTDOOR
1112 Samples
Industrial Dr.
Cumming, GA 30041

770-844-7899
www.fisoutdoor.com



IRRIGATION DETAILS

REVISION	COMMENTS	DATE
1		02-28-2023
2		05-03-2023
3		08-25-2023
4		xx-xx-xxxx
5		xx-xx-xxxx

DRAWING SCALE: NTS

PROJECT NUMBER: F56801

DRAWING TITLE: IRRIGATION DETAILS

DRAWN BY: ZN

CHECKED BY: JF

AUTHORIZED: JF

ISSUE: DESIGN

ISSUE DATE: 02-14-2023

SHEET NUMBER:

IRR-02

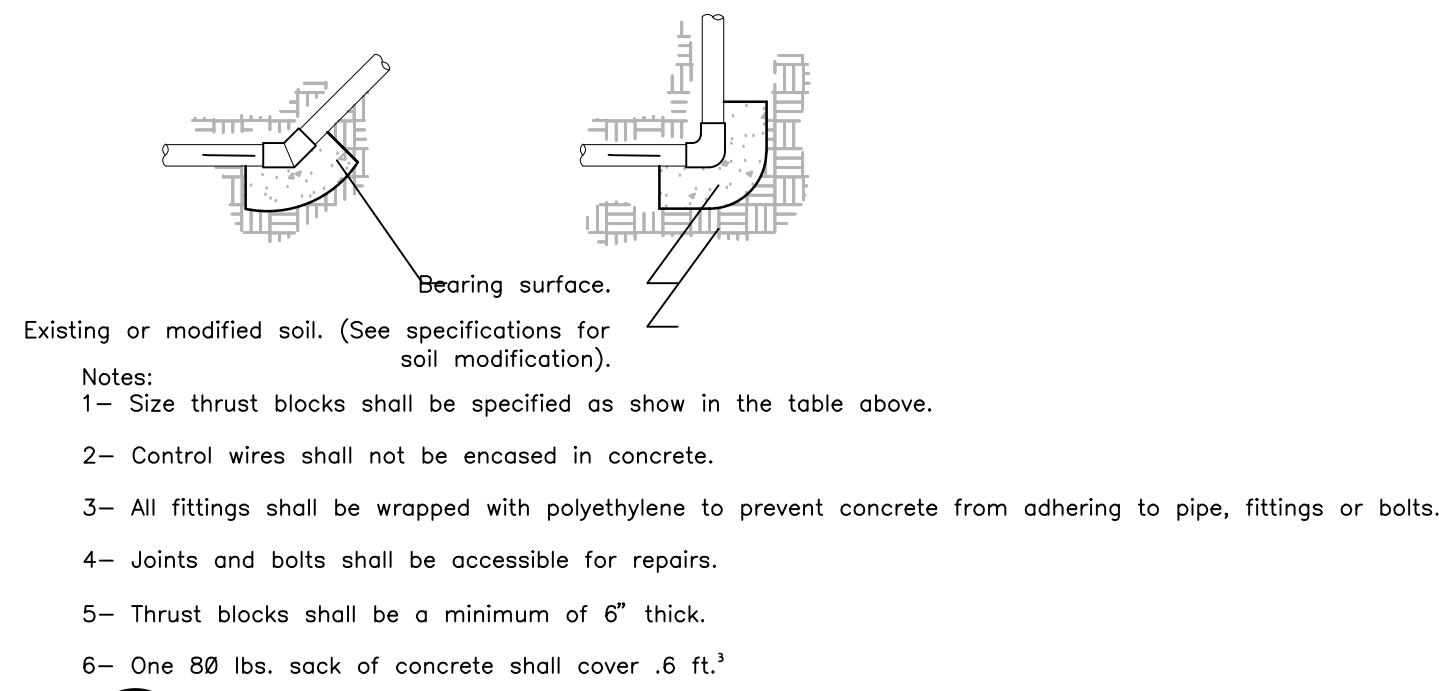
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2
2 of 3
IRRIGATION DETAILS LAYOUT



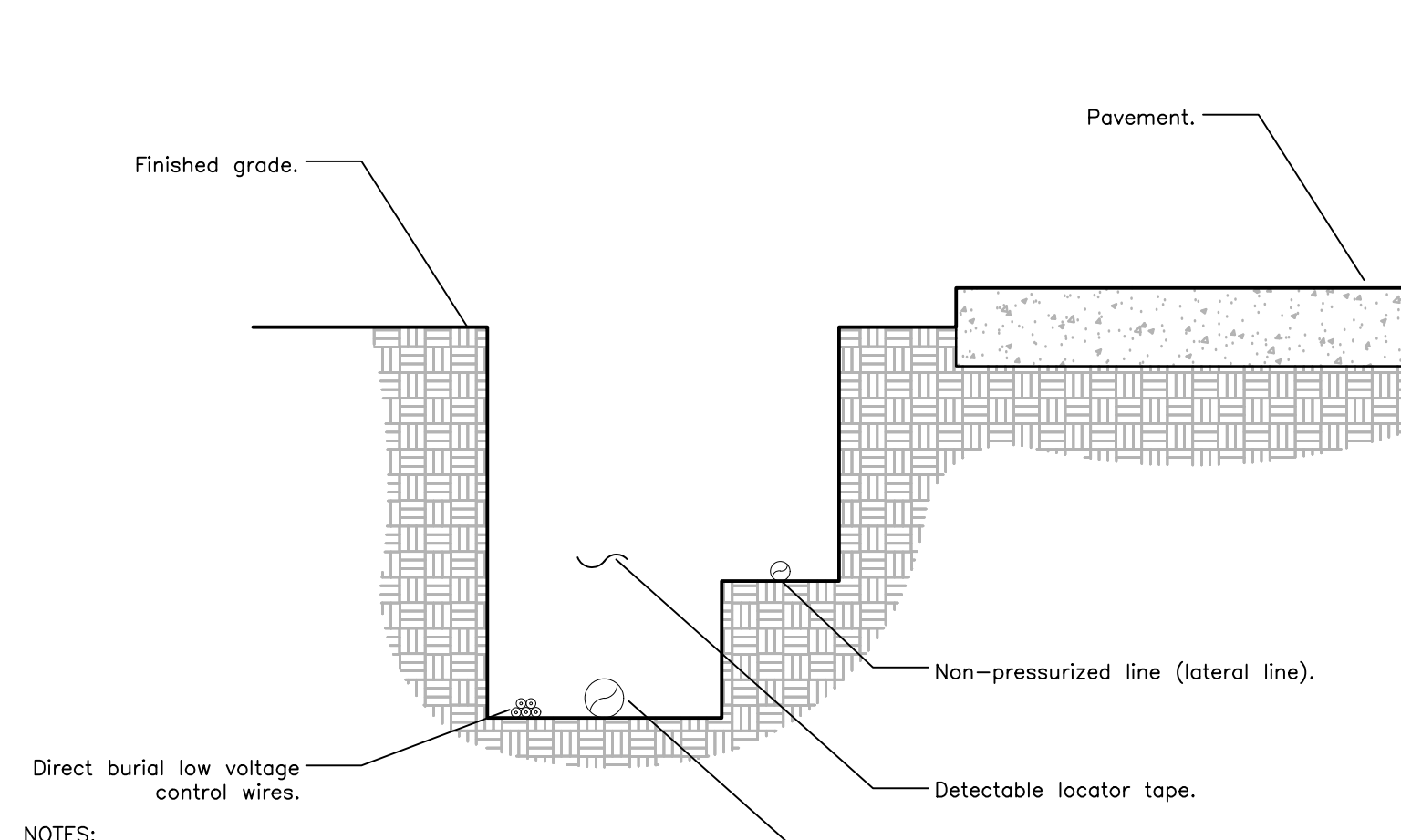
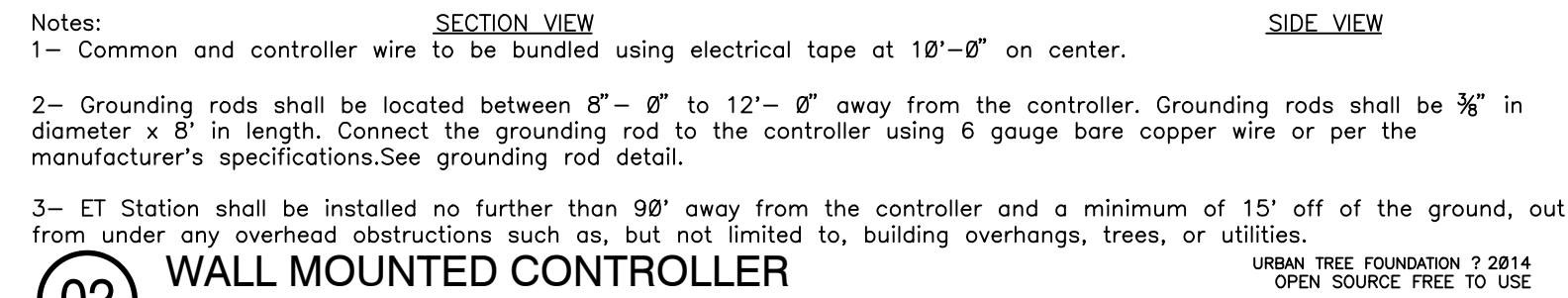
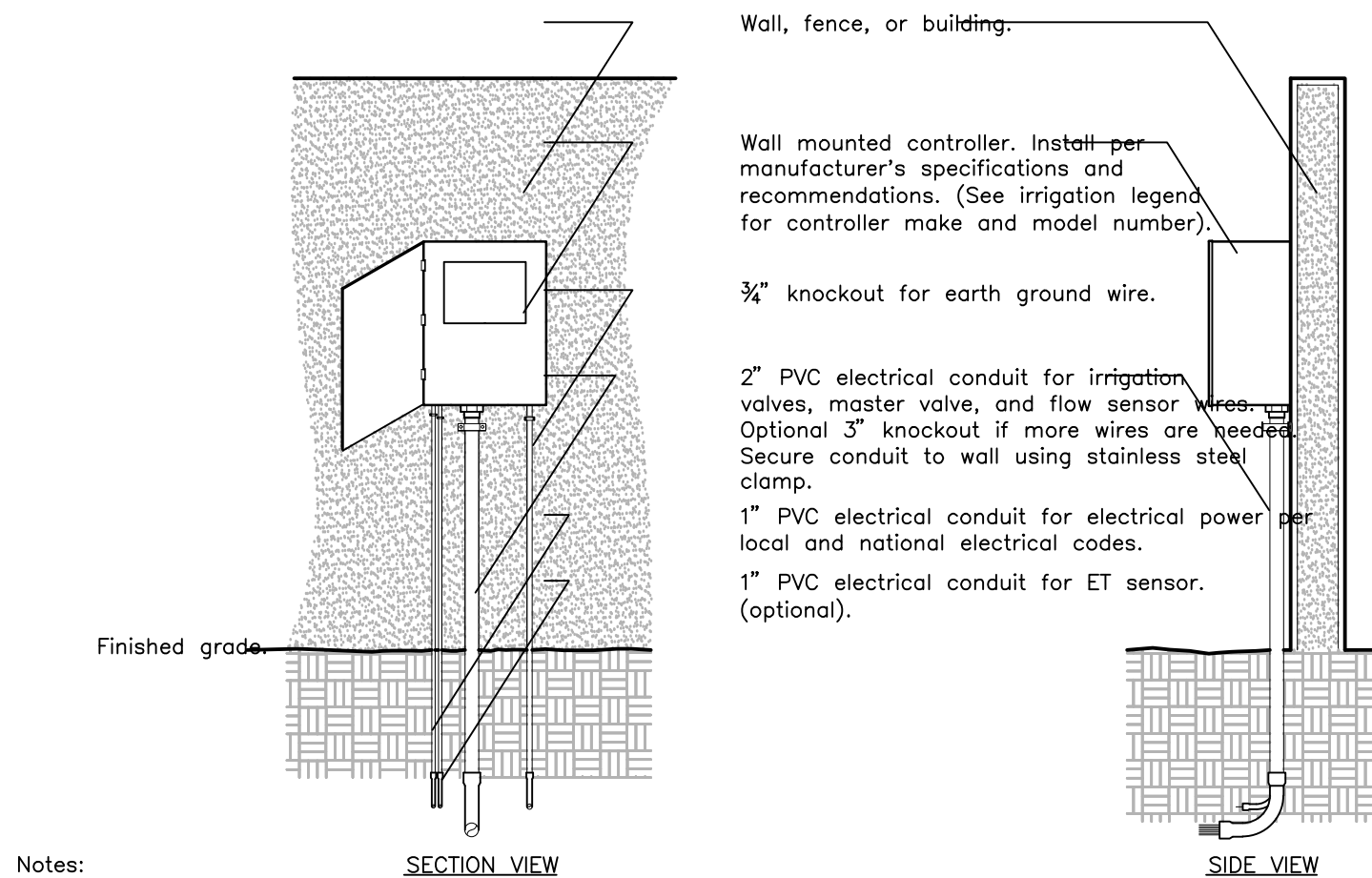
MINIMUM BEARING SURFACE AREA

PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.45 FEET ²	0.63 FEET ²	0.34 FEET ²
2"	0.69 FEET ²	0.97 FEET ²	0.53 FEET ²
2-1/2"	1.0 FEET ²	1.41 FEET ²	0.77 FEET ²
3"	1.48 FEET ²	2.10 FEET ²	1.14 FEET ²
4"	2.43 FEET ²	3.45 FEET ²	1.87 FEET ²
6"	5.25 FEET ²	7.41 FEET ²	4.02 FEET ²
8"	9.08 FEET ²	12.83 FEET ²	6.96 FEET ²
10"	14.93 FEET ²	21.07 FEET ²	11.44 FEET ²



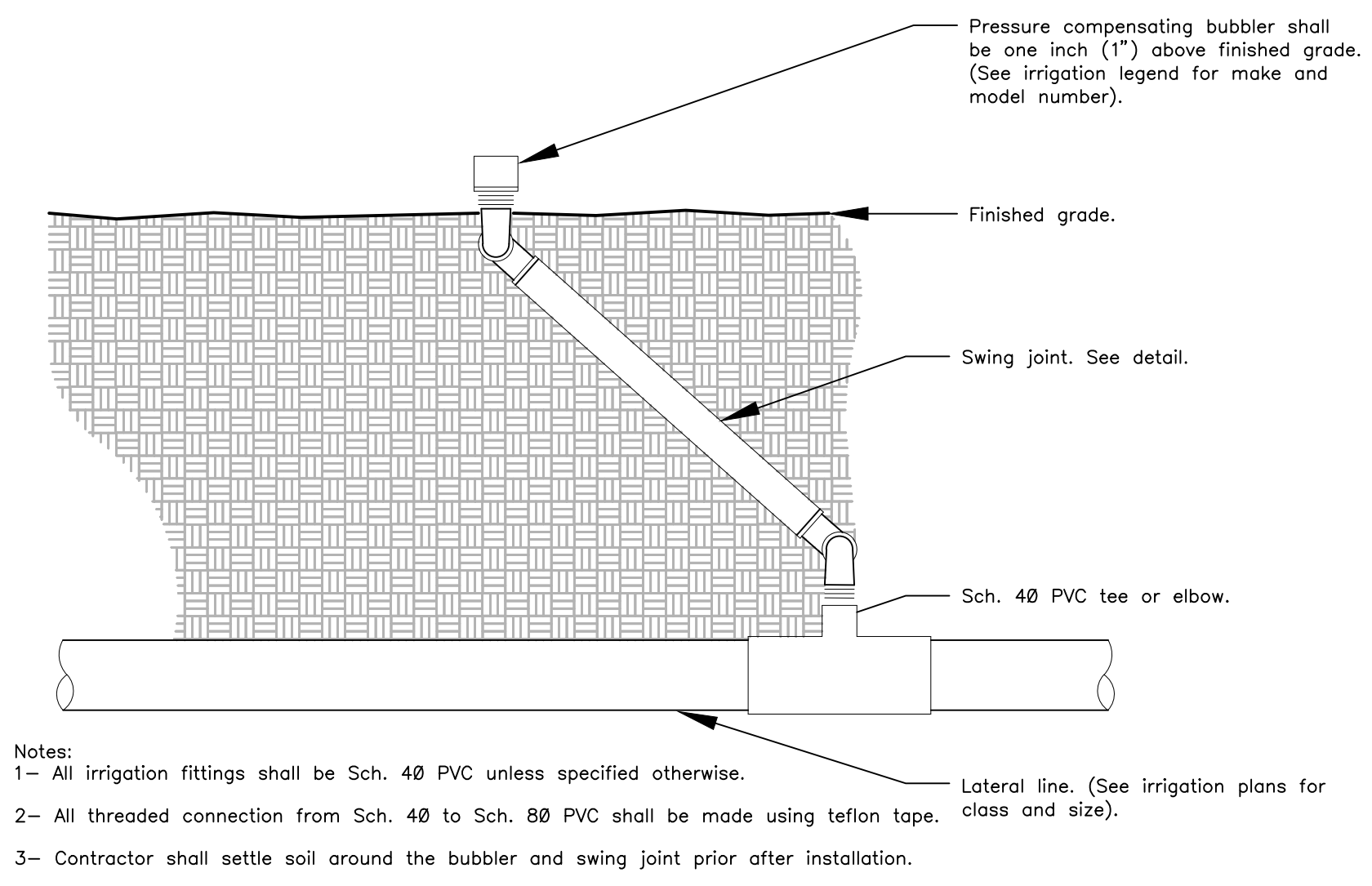
01 THRUST BLOCK

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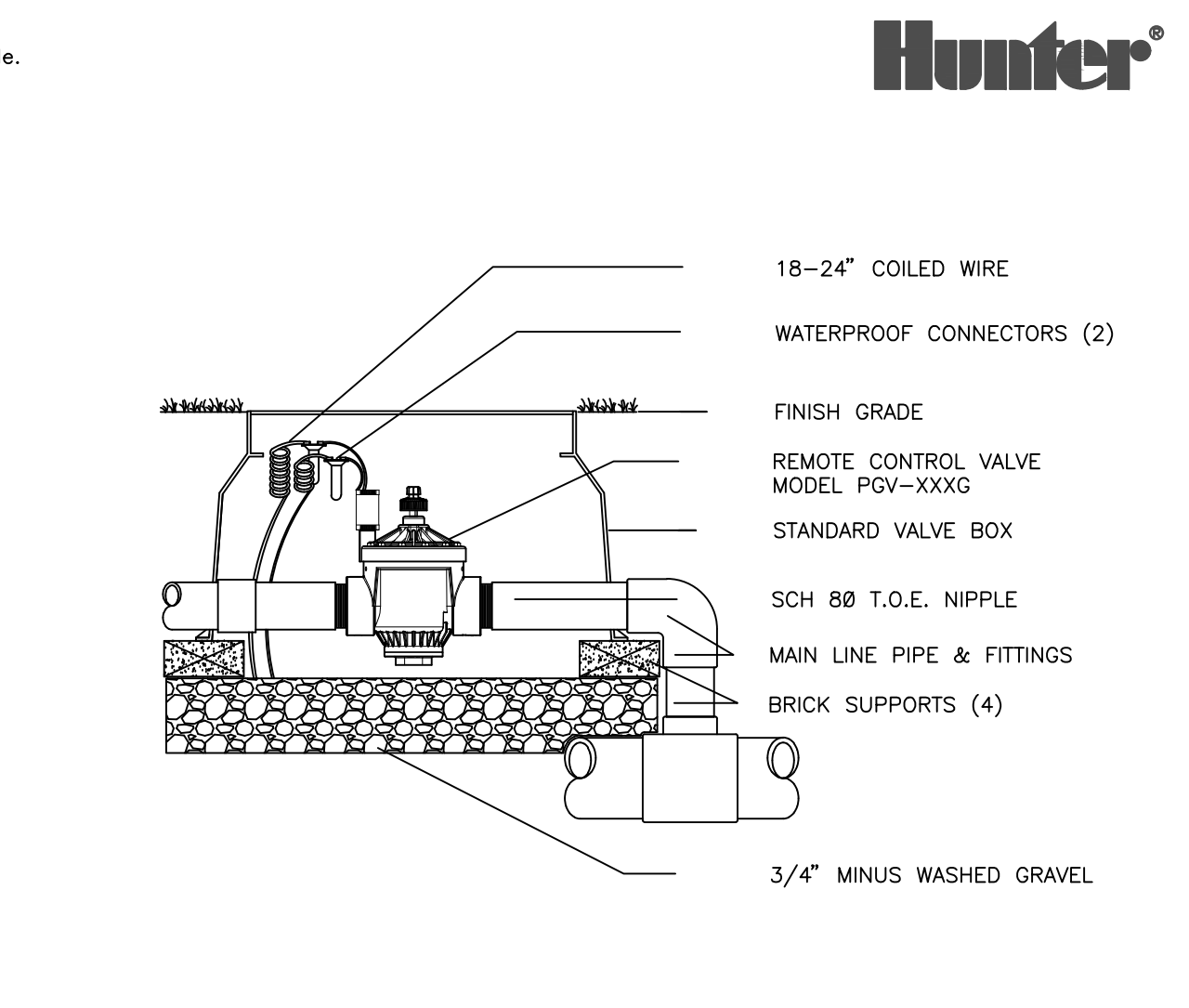
03 IRRIGATION TRENCHING

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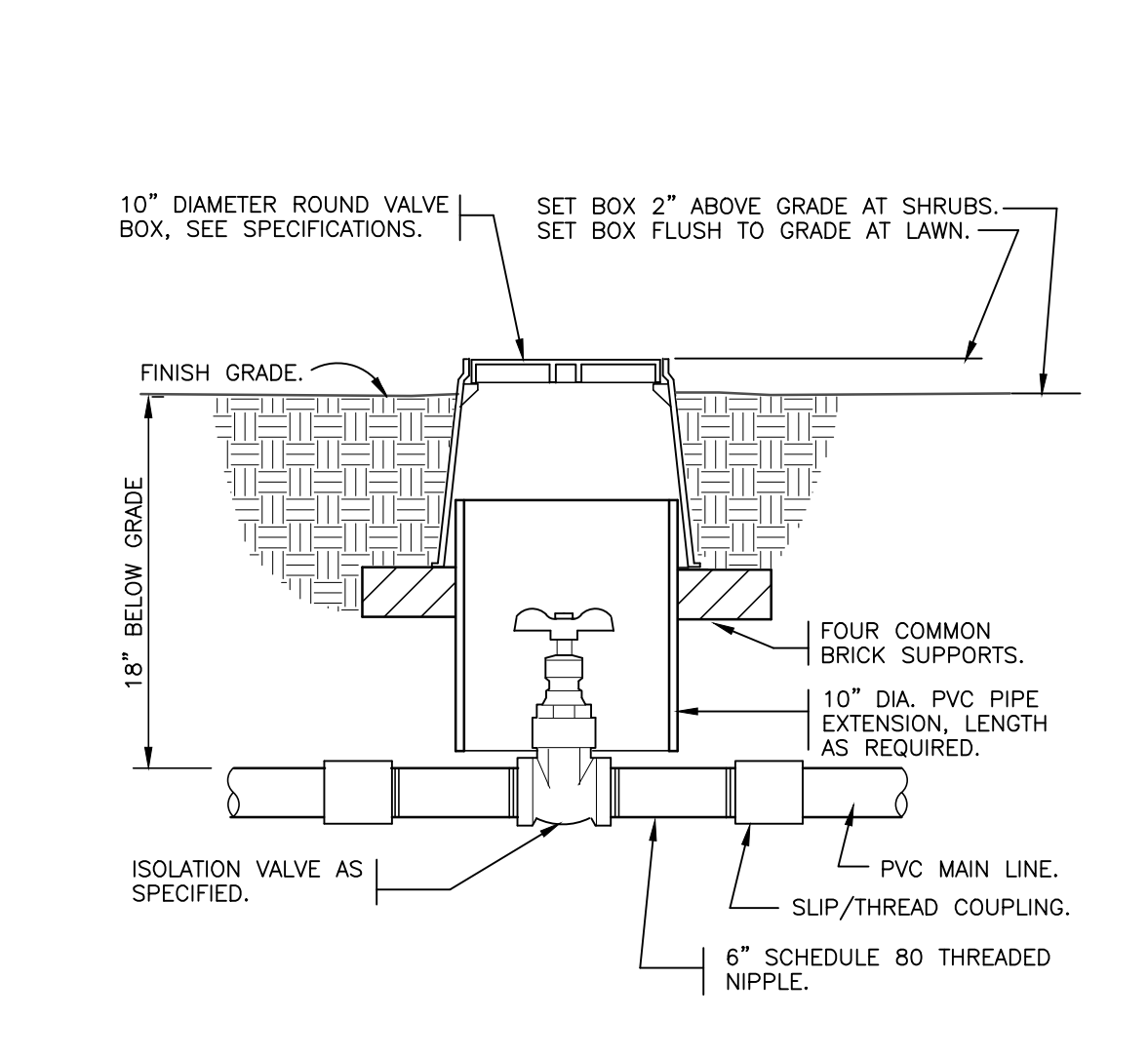


04 BUBBLER ON SWING JOINT

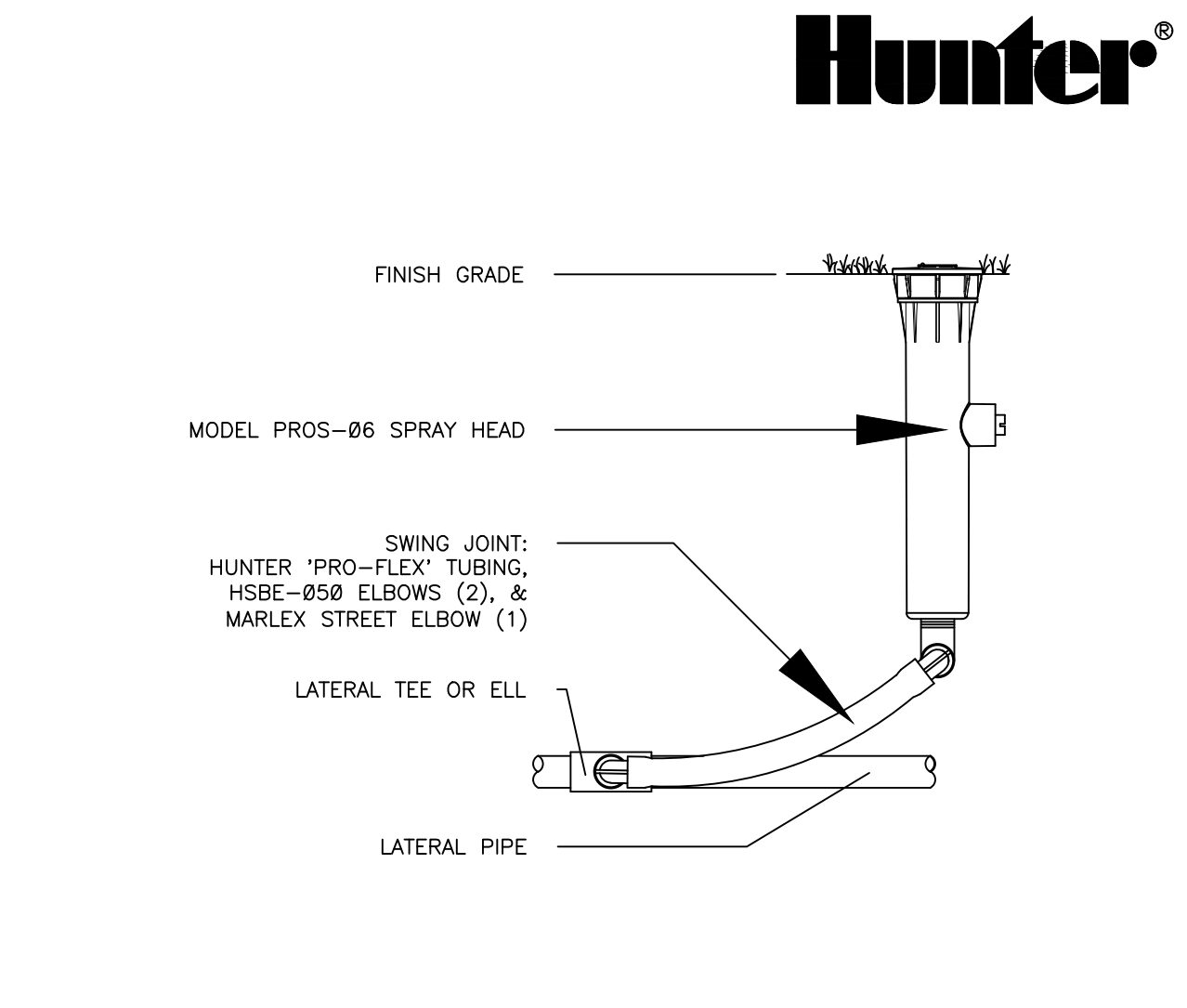
URBAN TREE FOUNDATION © 2014
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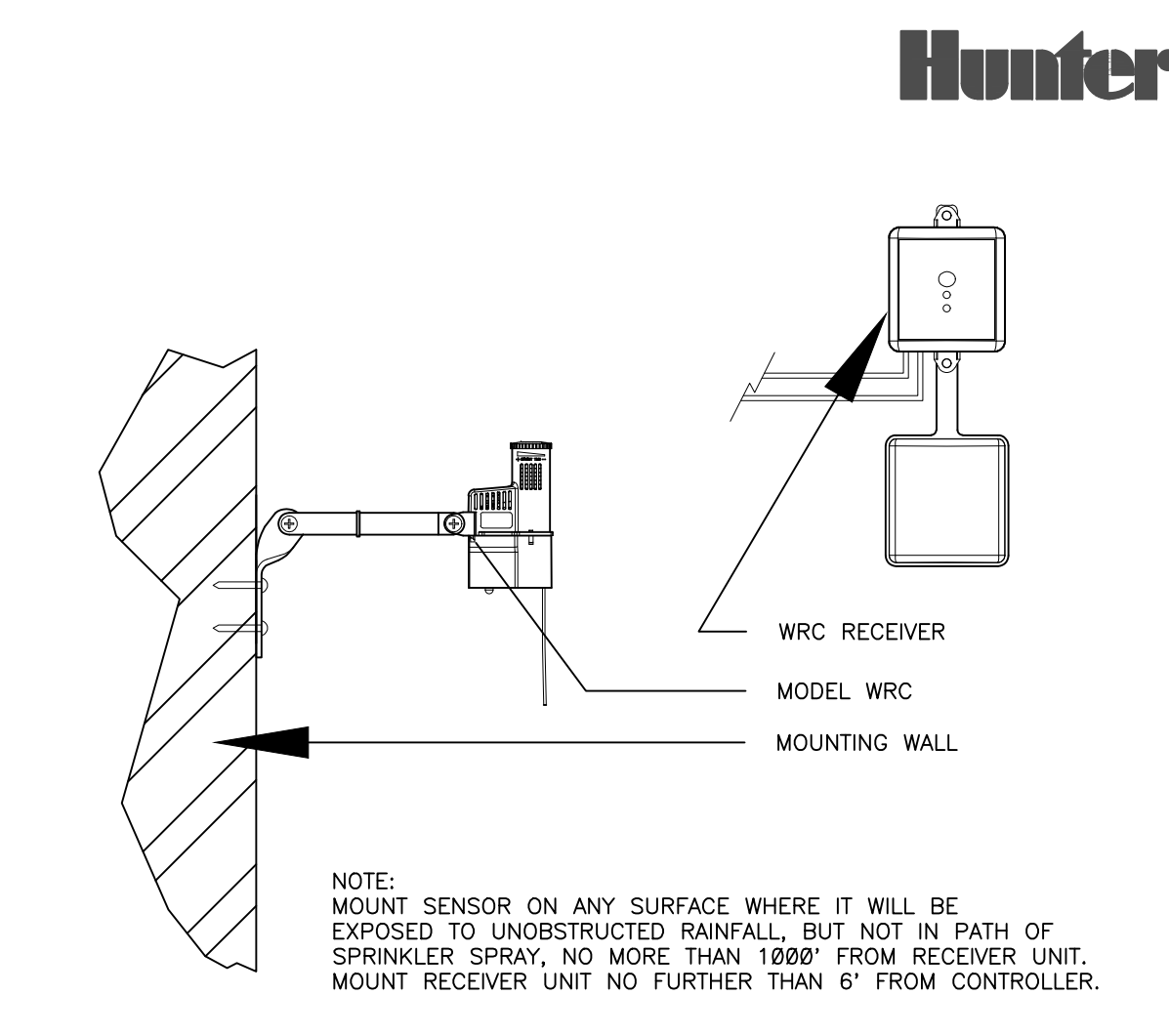
05 PGV GLOBE VALVE



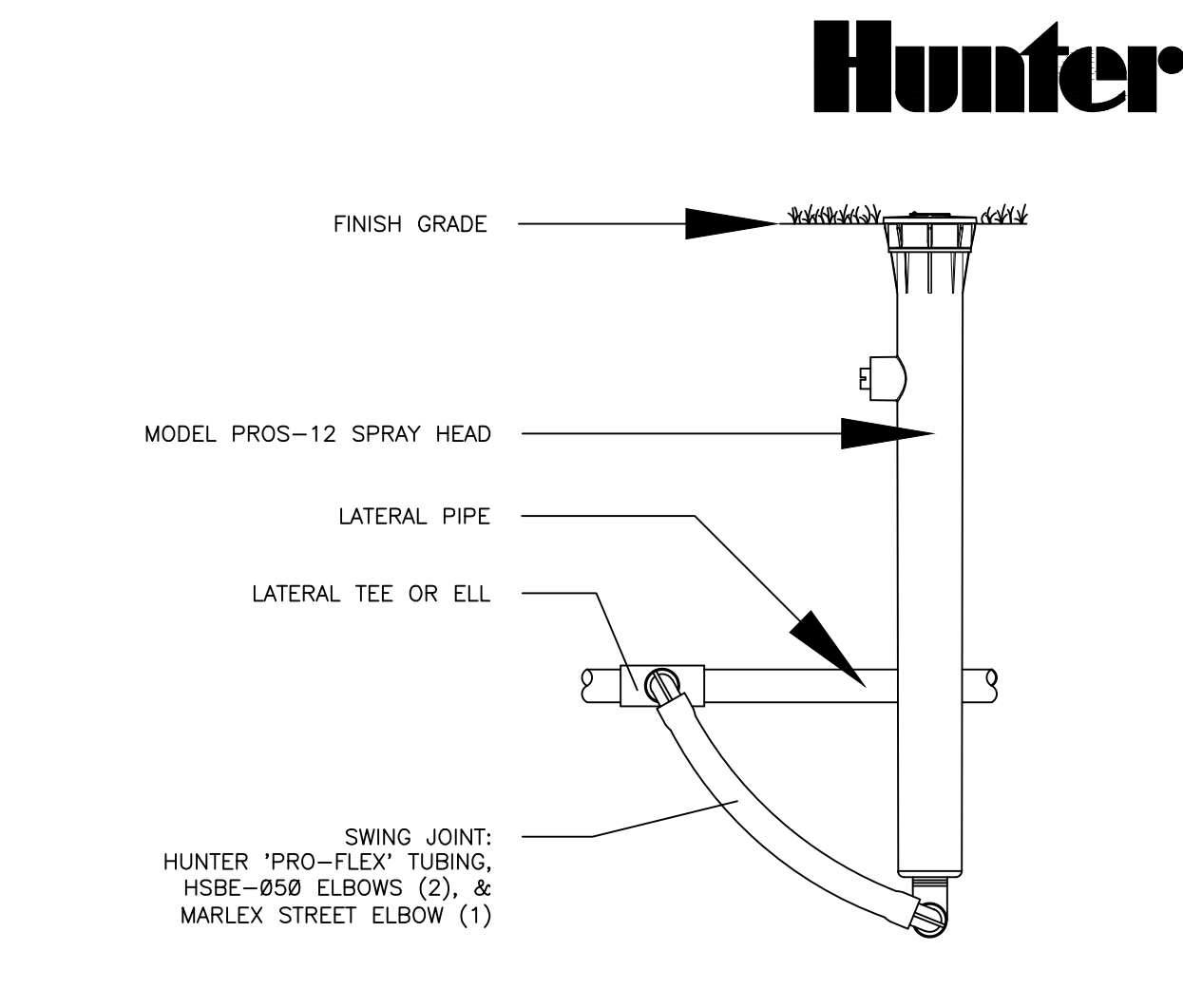
06 BRASS ISOLATION VALVE



07 PROS-06 SPRAY HEAD WITH PRO-FLEX TUBING



08 WIRELESS RAIN-CLIK

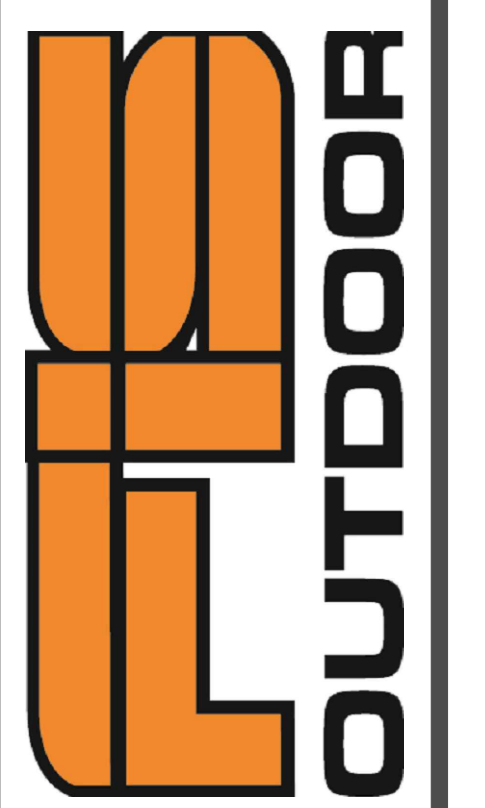


09 PROS-12 SPRAY HEAD WITH PRO-FLEX TUBING



PREPARED FOR:
 LEGACY POINTE APARTMENTS
 FLAGLER BEACH, FL

PREPARED BY:
 FIS OUTDOOR
 1112 Samples Industrial Dr.
 Cumming, GA 30041
 770-844-7899
 www.fisoutdoor.com



INSTALLATION DETAILS

REVISION	COMMENTS	DATE
1		02-28-2023
2		05-03-2023
3		08-25-2023
4		XX-XX-XXXX
5		XX-XX-XXXX

DRAWING SCALE: NTS

PROJECT NUMBER: F56801

DRAWING TITLE: IRRIGATION DETAILS

DRAWN BY: ZN

CHECKED BY: JF

AUTHORIZED: JF

ISSUE: DESIGN

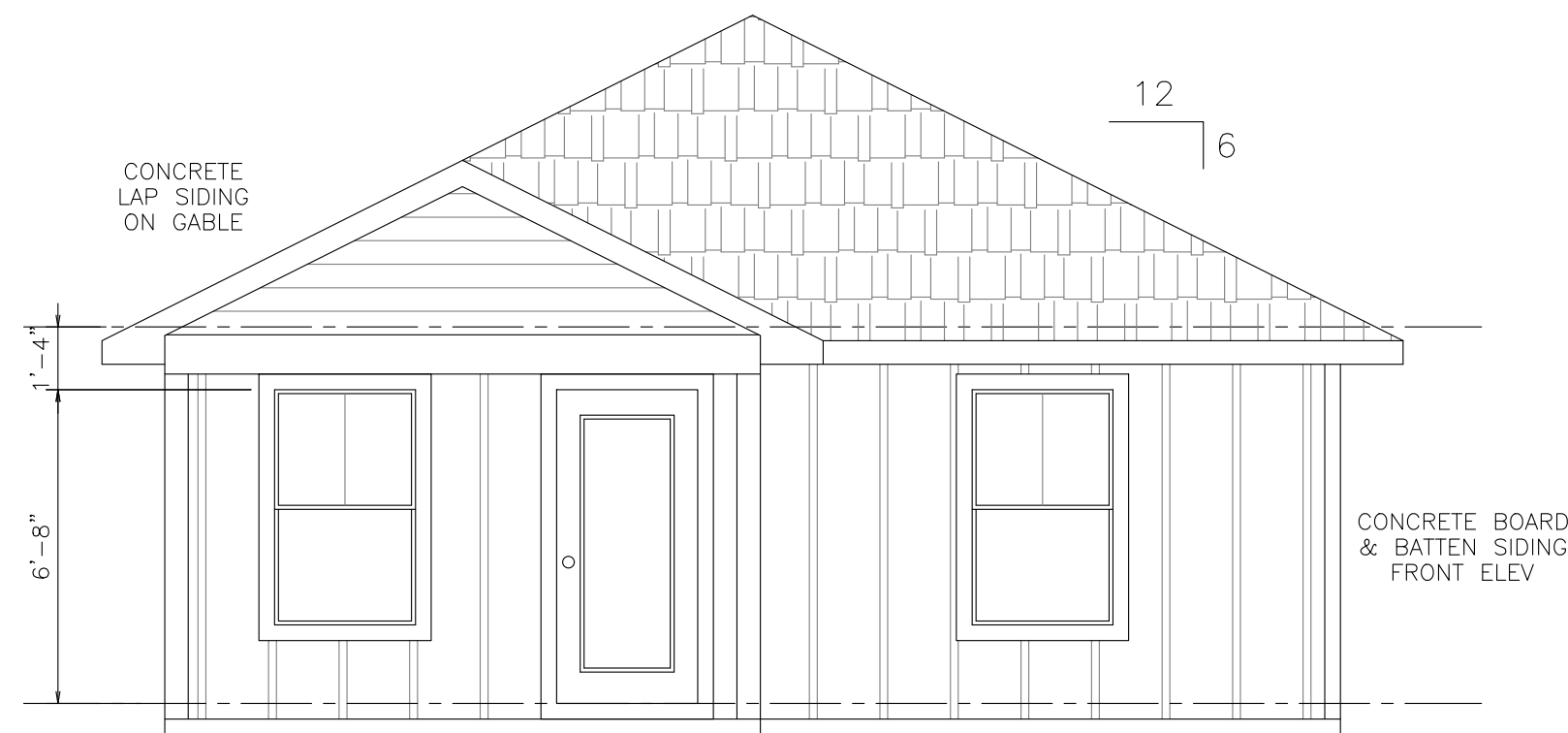
ISSUE DATE: 02-14-2023

SHEET NUMBER: IRR-03

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ELEVATION "A"

UNIT 1

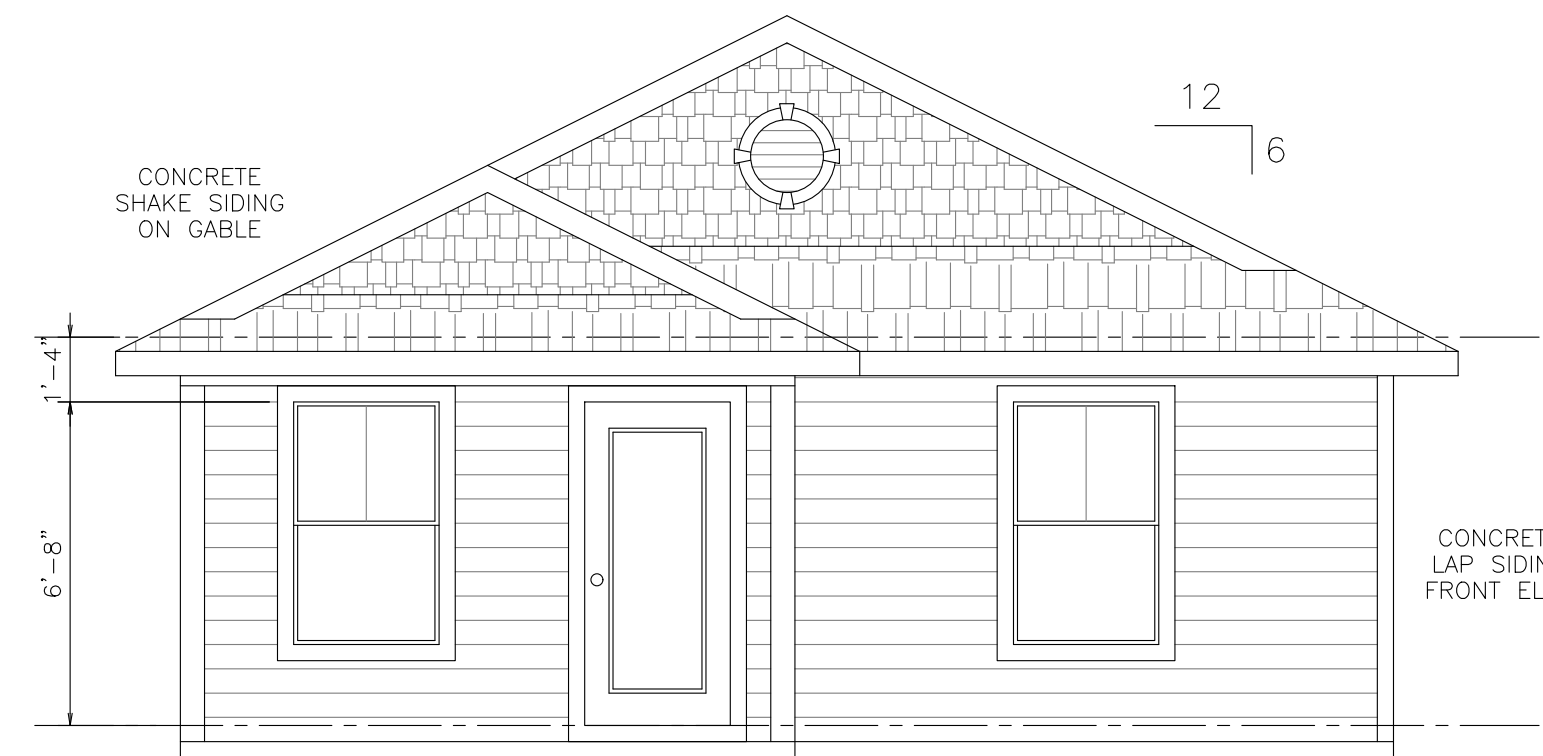


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION "B"

UNIT 2

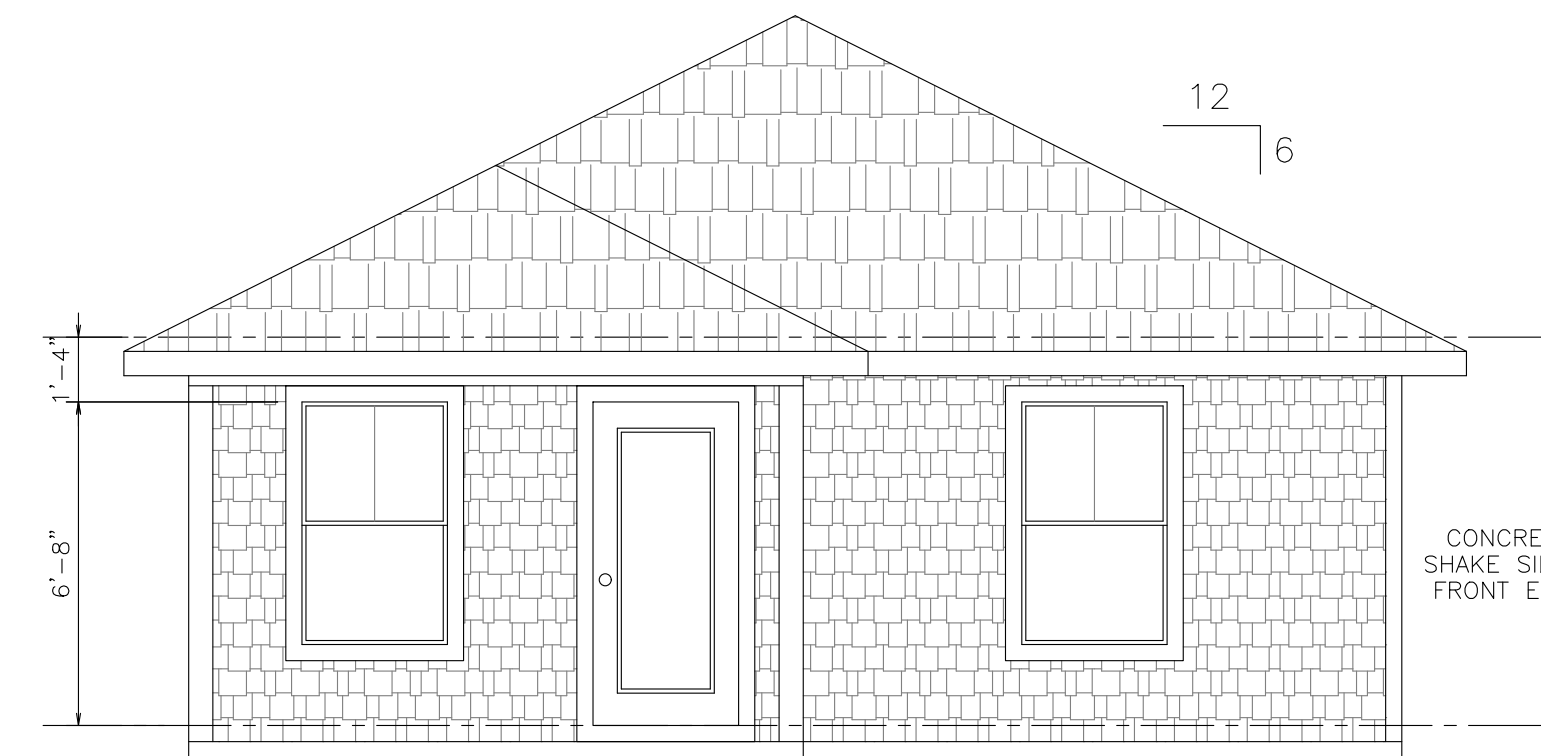


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION "C"

UNIT 3



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION "D"

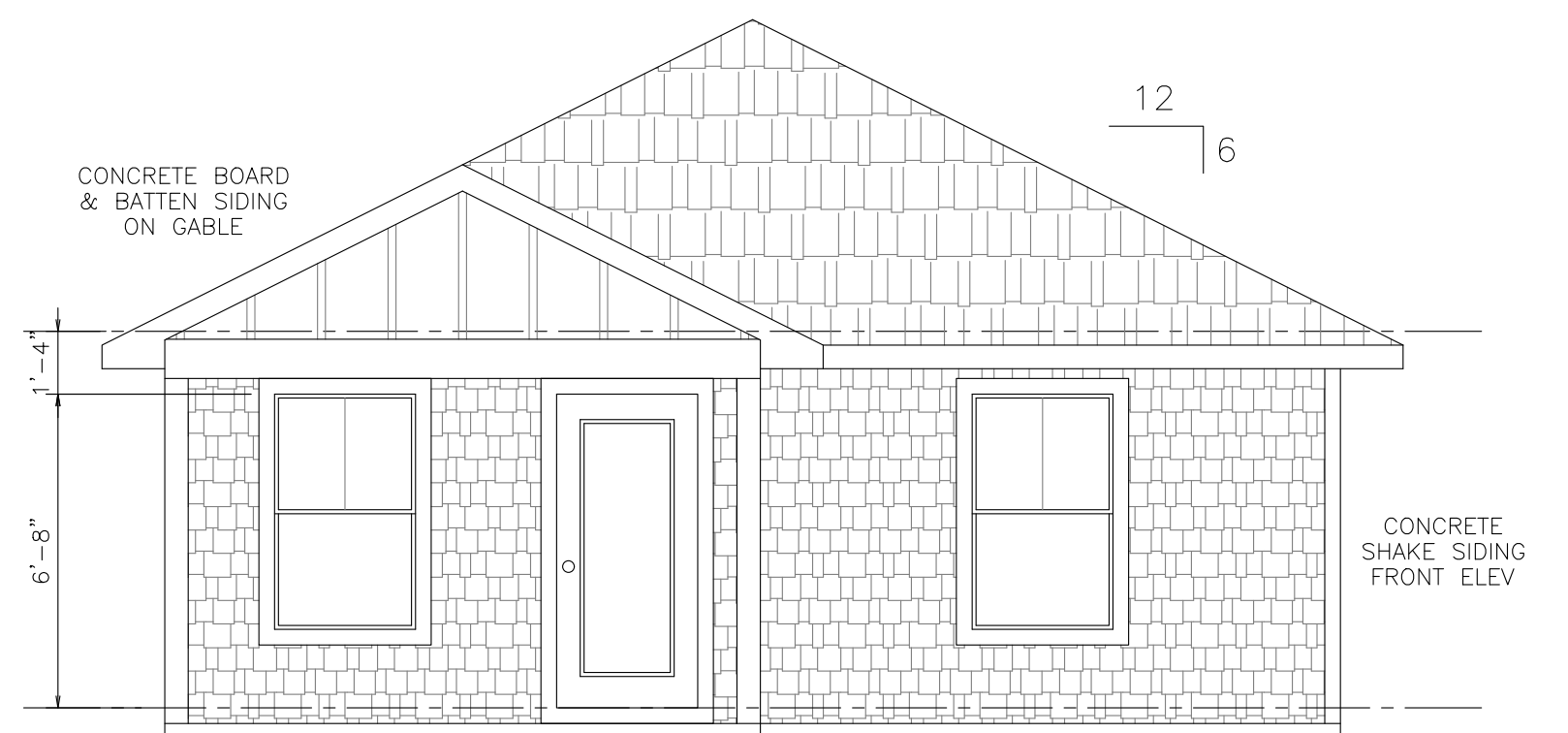
UNIT 4



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

UNIT 5



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

UNIT 6



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

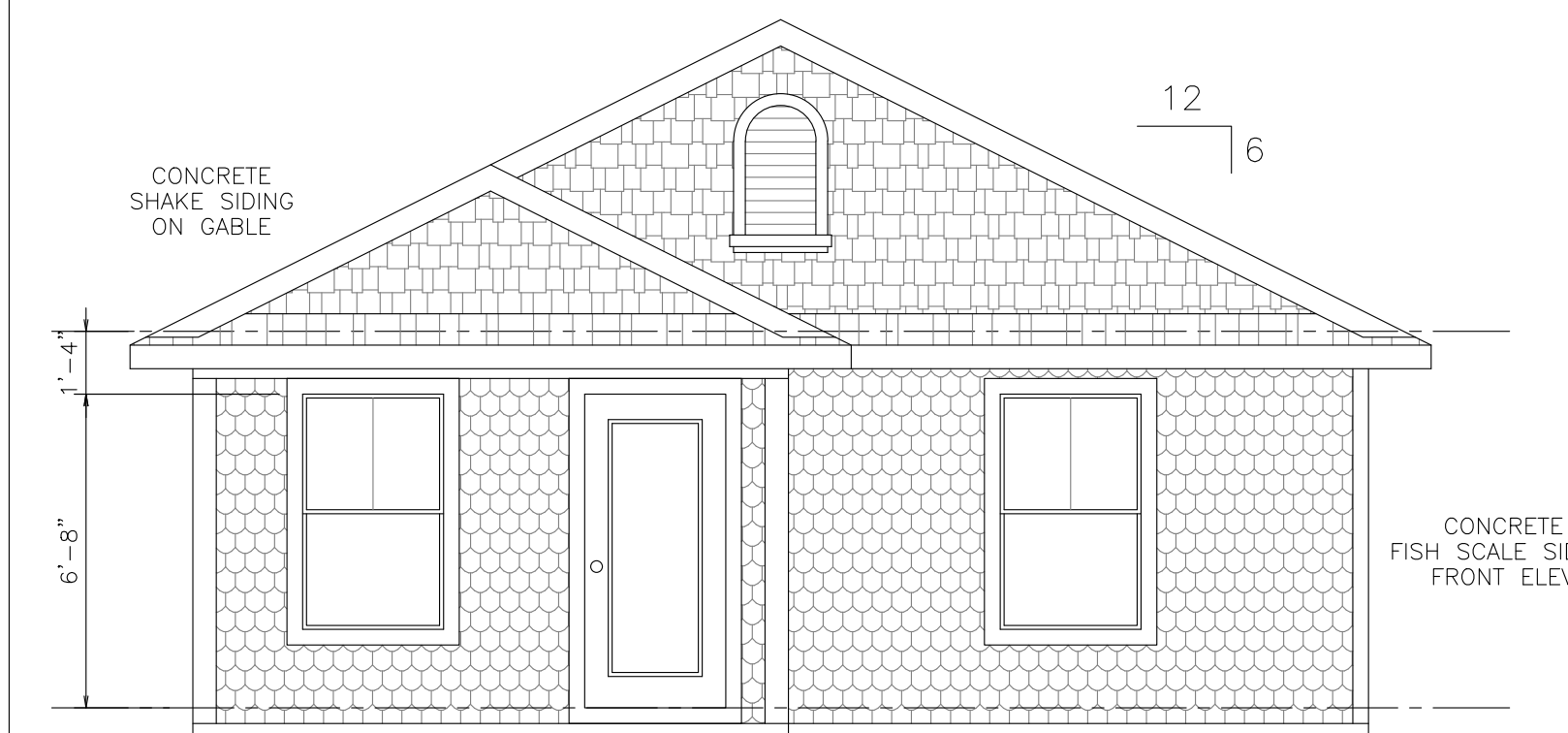
UNIT 7



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

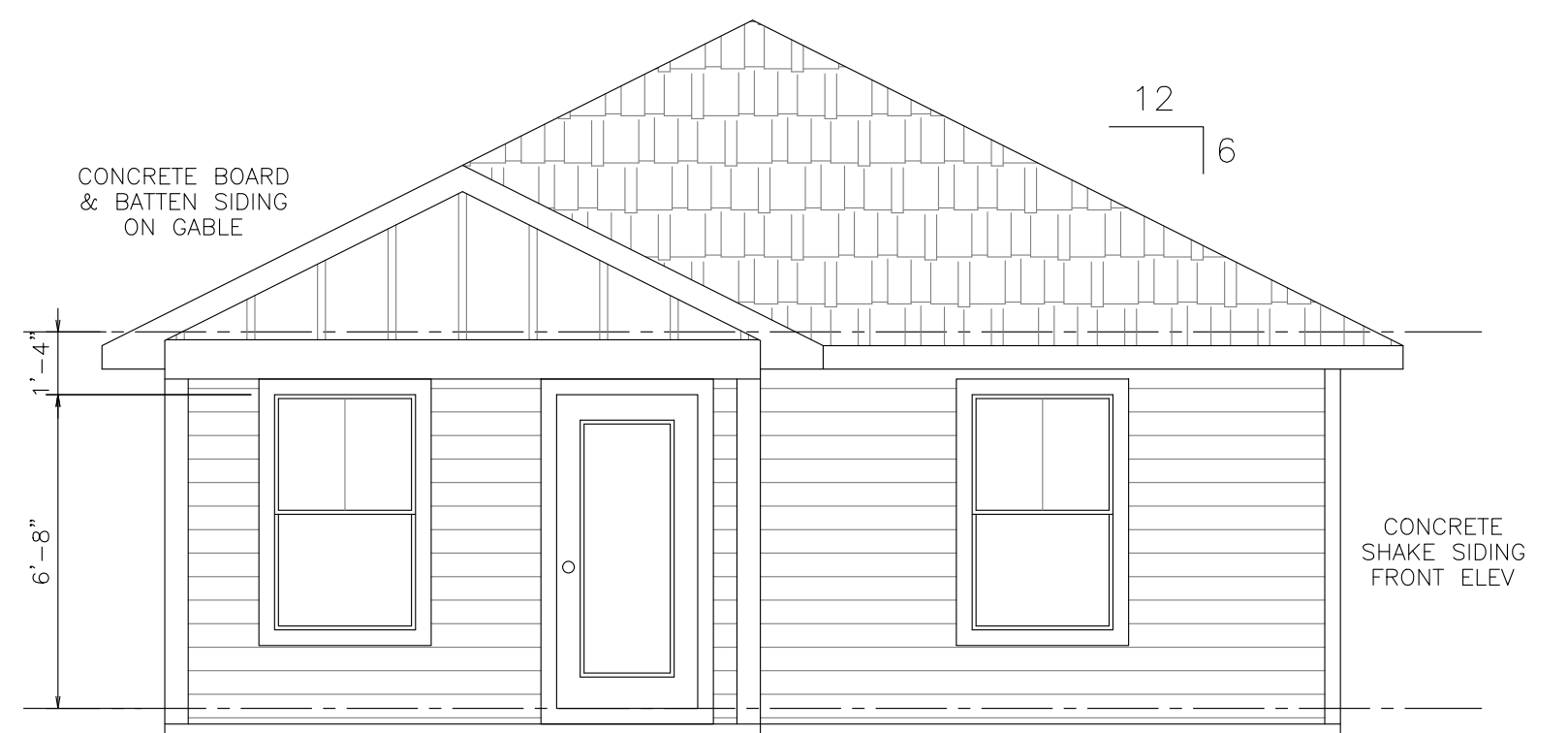
UNIT 8



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

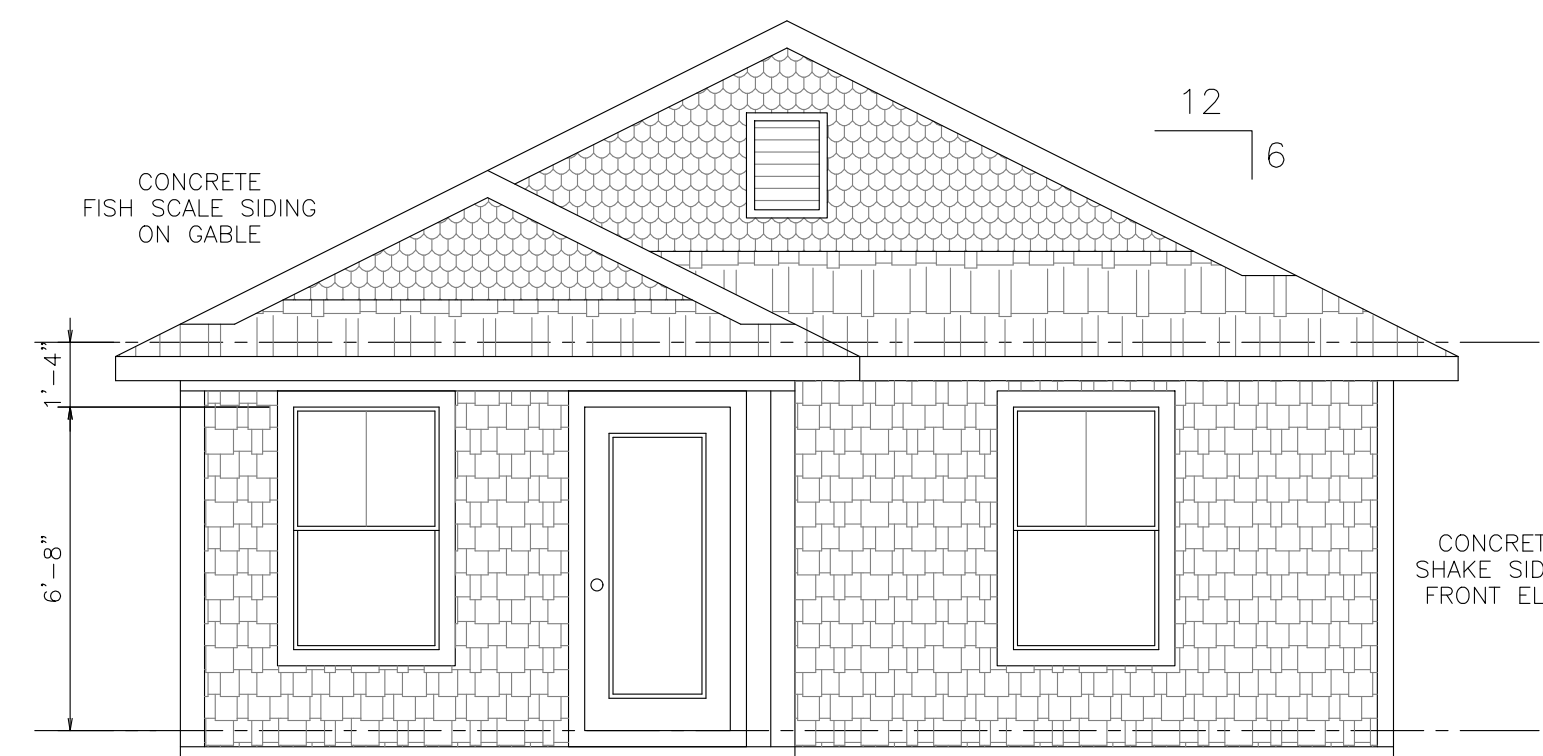
UNIT 9



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

UNIT 10



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

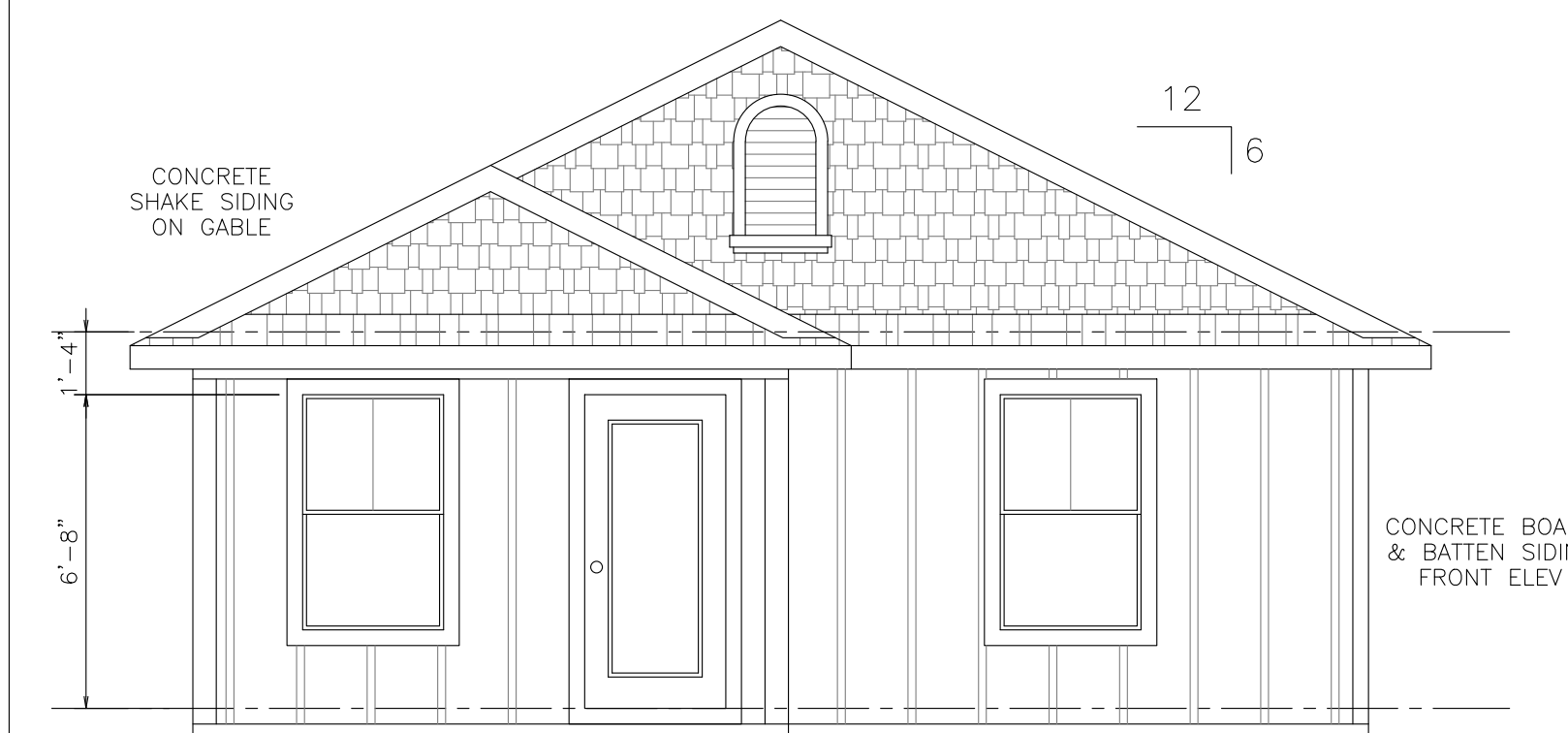
UNIT 11



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

UNIT 12

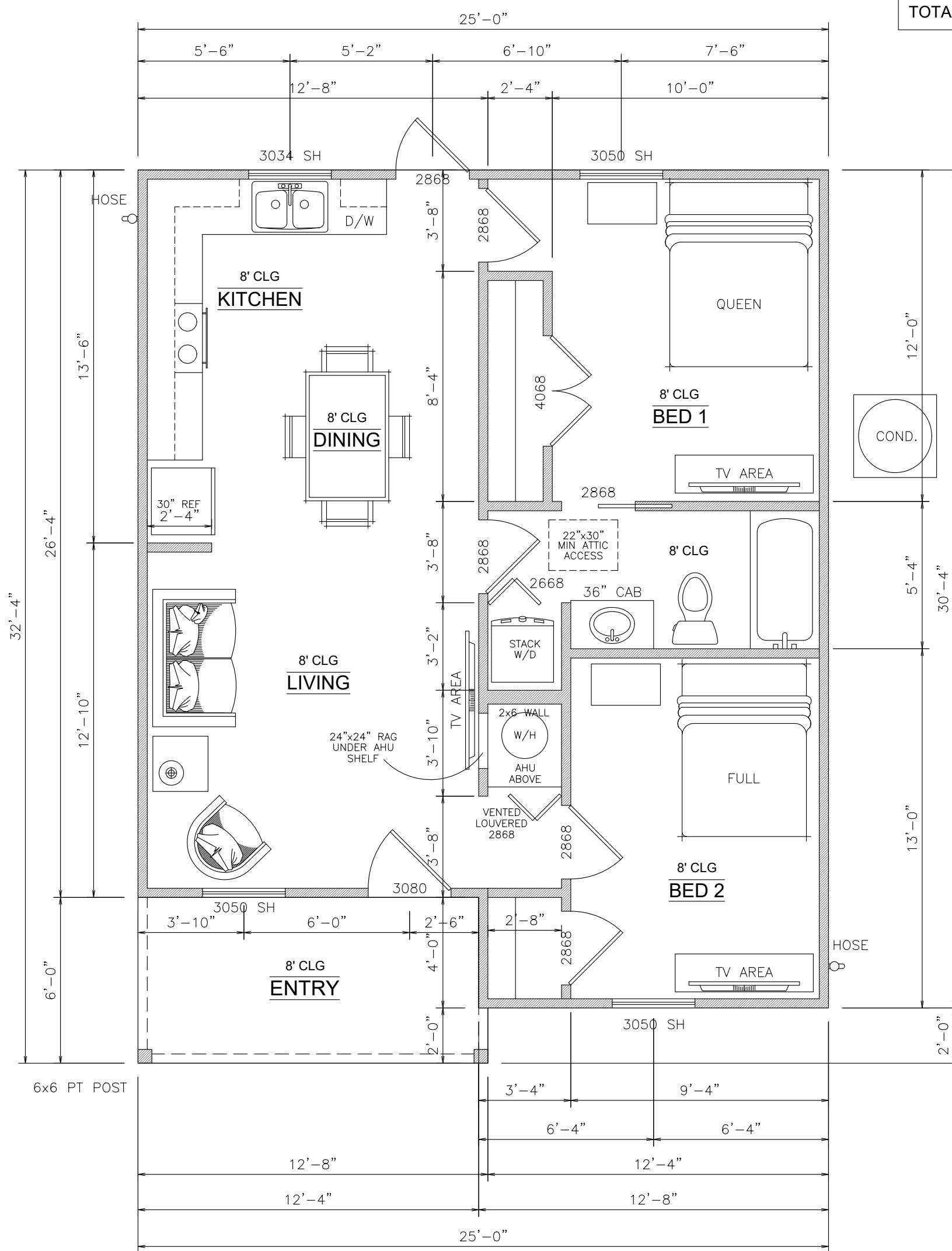


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

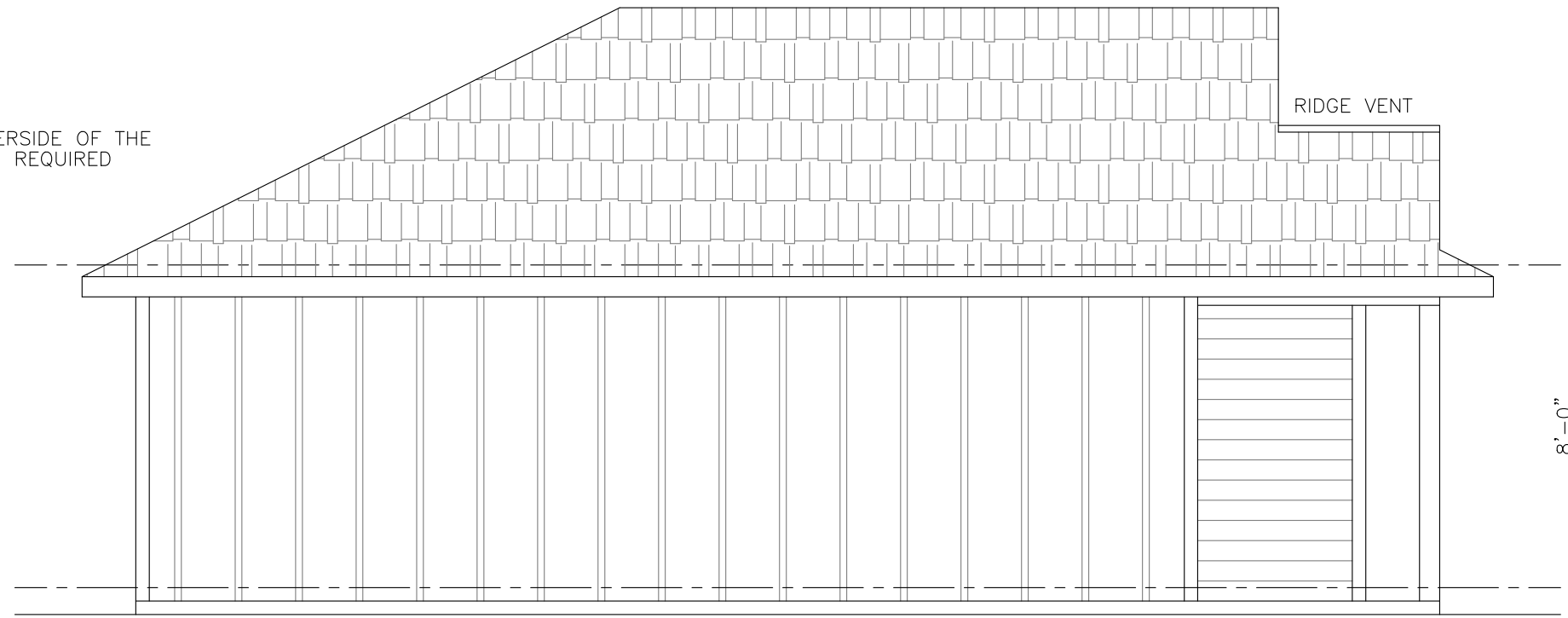
FLOOR PLAN

SCALE: 1/4" = 1'-0"



LIVING	709 sf
ENTRY	75 sf
TOTAL	784 sf

LIVING AREA ROOF VENTILATION
 SPRAY FOAM INSULATION BLOWN IN ON THE UNDERSIDE OF THE ROOF SHEATHING, NO ROOF OR SOFFIT VENTS REQUIRED



LEFT ELEVATION

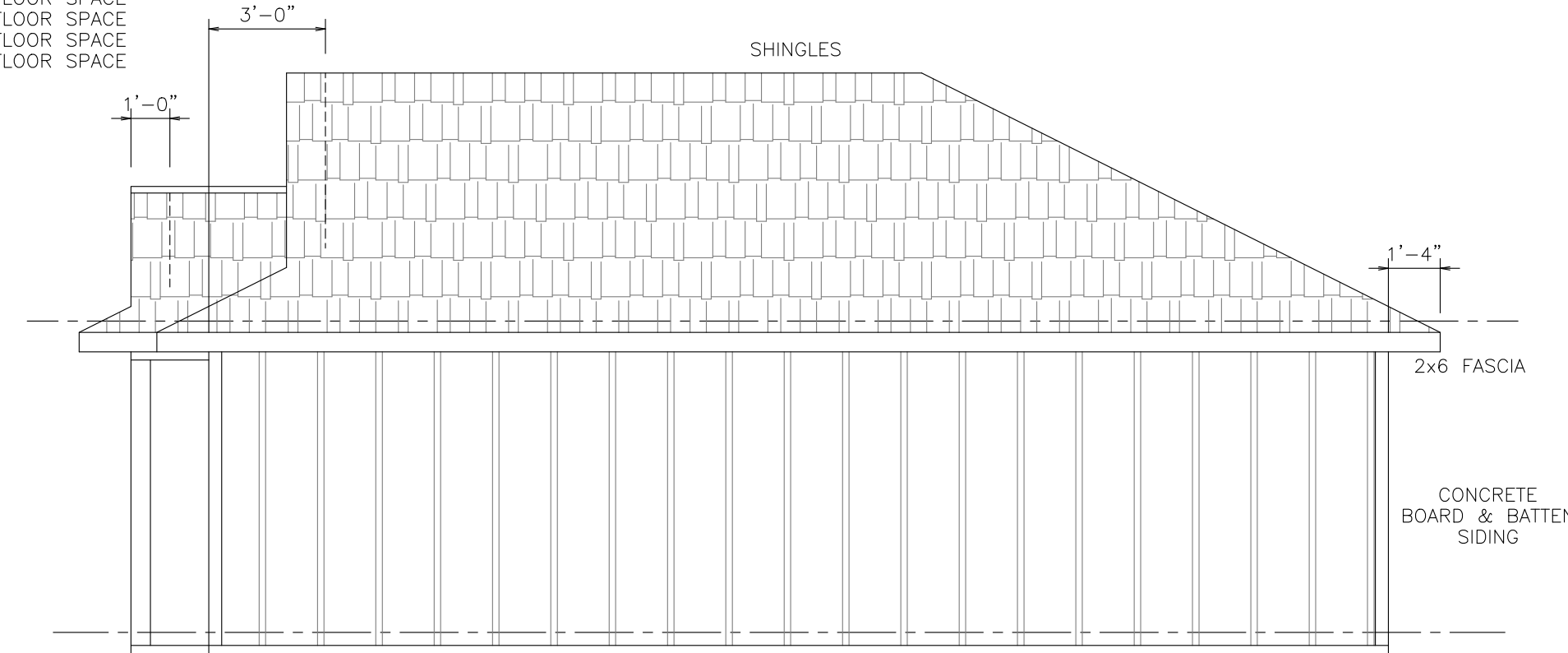
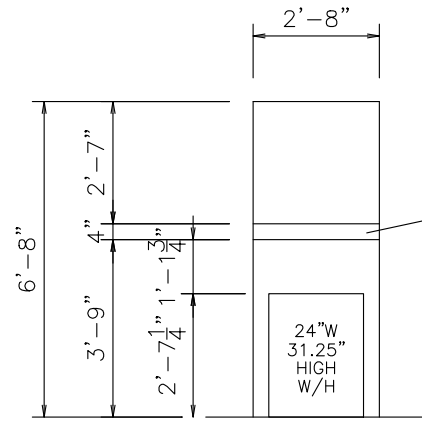
SCALE: 1/4" = 1'-0"

ENTRY ROOF VENTILATION

THE 1/300th RULE EQUATED TO 1 sq.ft. OF ATTIC VENTILATION # BETWEEN THE SOFFITS AND RIDGE OR HIGH LOW APPLICATIONS WHERE SOFFIT VENTS ARE ELIMINATED

METAL ROOF	=	1' OF RIDGE VENT	=	75 sq.ft. OF ATTIC FLOOR SPACE
SHINGLE ROOF	=	1' OF RIDGE VENT	=	75 sq.ft. OF ATTIC FLOOR SPACE
SHINGLE ROOF	=	4' OFF RIDGE VENT	=	1000 sq.ft. OF ATTIC FLOOR SPACE
TILE ROOF	=	1' OF RIDGE VENT	=	406 sq.ft. OF ATTIC FLOOR SPACE
TILE ROOF	=	FLAT VENT	=	411 sq.ft. OF ATTIC FLOOR SPACE
SOFFIT	=	1' sq.ft. OF VENT	=	102 sq.ft. OF ATTIC FLOOR SPACE

EXAMPLE:
 ATTIC FLOOR SPACE = 3000 sq.ft.
 1' OF RIDGE VENT = 75 sq.ft.
 TOTAL RIDGE VENT = 40 feet



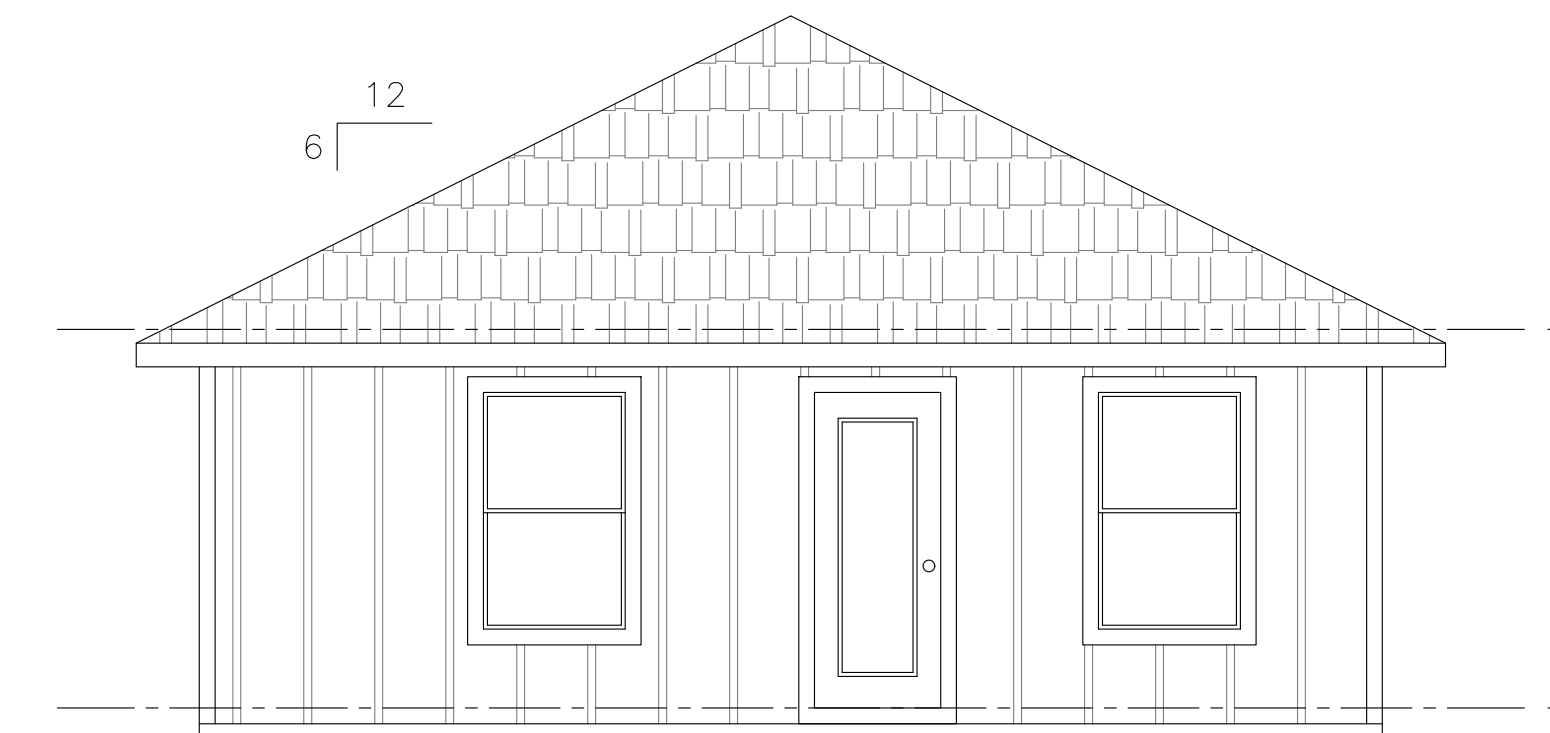
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

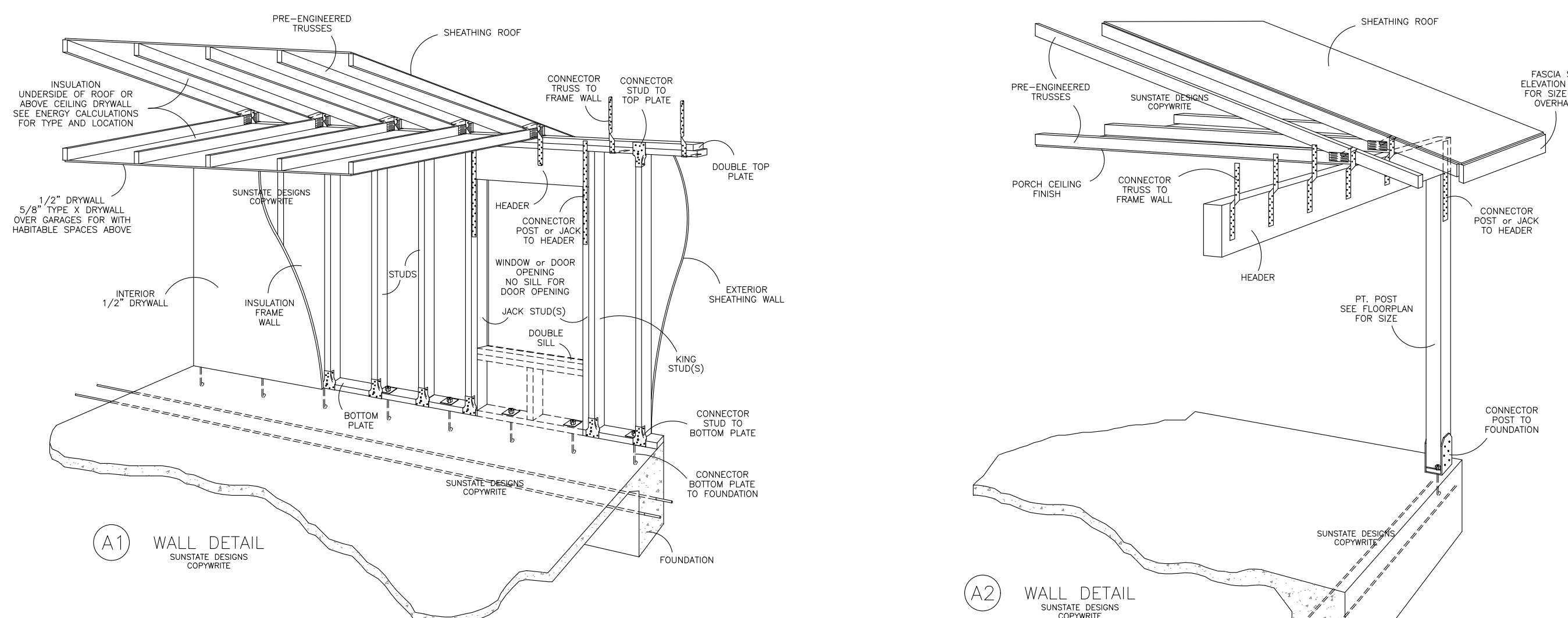
SCALE: 1/4" = 1'-0"

COMPONENTS AND CLADDING
 WALLS
 Structures less than or equal to 60 ft

COMPONENT PRESSURES:

AREA	PRESSURE (psf)
4	MAX = 25.45
4	MIN = -27.61
5	MAX = 25.45
5	MIN = -34.08

Dimension a = 5.60 ft



WALL SECTION NOTES:

GENERAL
 ROOF/WALL SHEATHING 15/32" OR LESS (2 3/8"x113") RING SHANK NAILS 6" O.C. EDGE & FIELD
 ROOF/WALL SHEATHING GREATER THAN 15/32" (2.5"x131") RING SHANK NAILS 6" O.C. EDGE & FIELD
 ROOF SHINGLE AND TILE ROOF 20 PSF LIVE LOAD & 15 PSF DEAD LOAD

FOUNDATION
 SEE FOUNDATION PLAN AND FOOTER DETAILS FOR INFORMATION.
 BOTH MONOLITHIC AND OR STEMWALL FOUNDATIONS CAN BE USED FOR ALL WALL DETAILS.
 ALL FOUNDATION AND WALL REBAR IS TO BE MINIMUM GRADE SCHEDULE 40 KSI!

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 CEILING FINISH CAN BE MOISTURE RESISTANT DRYWALL, DENZBOARD STUCCO, CONCRETE PANELS, VINYL BEADBOARD, 1x6 T&G OR ANY OTHER STATE APPROVED EXTERIOR CEILING PRODUCTS

FLOORS AND SEALED DECKS
 3/4" SHEATHING = T&G GLUED AND NAILED 10d SCREW OR RING SHANK 6" O.C. EDGES 6" O.C. FIELD

EXTERIOR FINISH
 SEE ELEVATIONS FOR EXTERIOR FINISH (EXAMPLES: LAP SIDING OR TEXTURED FINISH).
 MASONRY WALLS = ADD 1x2 PT FURRING HORIZ. OR VERT. 24" MAX. O.C. FOR LAP OR PANEL SIDING.
 FRAME WALLS AND GABLES = 1 LAYER HOUSE WRAP, TEXTURED FINISH ADD PAPER BACK WIRE LATH.
 TEXTURED FINISH = STUCCO OR EXTERIOR PORTLAND CEMENT PLASTER. 3-COAT WORK OVER METAL PLASTER BASE THICKNESS 0.875 MINIMUM. 2-COAT WORK OVER MASONRY UNIT THICKNESS 0.5 MINIMUM. 2-COAT WORK OVER CAST-IN-PLACE OR PRECAST CONCRETE THICKNESS 0.375 MINIMUM.

ROOFING & SOFFIT STANDARD SHEATHING
 ROOF SHEATHING, EXPOSURE B MIN 7/16", EXPOSURE C MIN 15/32", EXPOSURE D MIN 19/32"
 ROOF SHEATHING, MIN 19/32" FOR ALL FLAT OR BARREL TILE ROOF
 ROOF SHEATHING (G) SPECIFIC GRAVITY, PLYWOOD 0.67, OSB 0.62
 UNDERLAYMENT TYPE II
 WOOD OR CONCRETE SOLID SOFFITS 3/8" THICK, 6d NAILS (2 x 0.099 x HEAD DIAMETER) GALVANIZED NAILS 8" O.C. OF STAINLESS STEEL NAILS 4" O.C.

ZIP SYSTEM ROOF AND WALL SHEATHING
 ZIP SYSTEM STRUCTURAL SHEATHING WITH WATER-RESISTIVE BARRIER DOES NOT REQUIRE HOUSE WRAP OR FELT DRY IN UNLESS MENTIONED IN THE NOTES BELOW. ZIP SYSTEM TAPE ALL SEAMS.
 ZIP WALL SHEATHING = 7/16" THICK PANELS WITH GREEN SURFACE EXTERIOR OUTSIDE.
 ZIP ROOF SHEATHING = 1/2" THICK PANELS WITH RED SURFACE UP. USE STANDARD FLASHING FOR ROOF VALLEYS AND WHERE ROOF SURFACES MEET GABLE & WALL SURFACES.
 SEE ELEVATIONS FOR ROOFING TYPE, EXAMPLES: SHINGLE, METAL OR TILE ROOFING.
 SHINGLE ROOF = APPLY DIRECTLY TO ROOF SHEATHING. ADD ONE LAYER 15lb FELT FOR ROOF PITCH FROM 2/12 TO LESS THAN 4/12.
 METAL ROOF = APPLY DIRECTLY TO ROOF SHEATHING.
 TILE ROOF = USE 5/8" THICK PANELS ADD ONE LAYER OF MIN 30lb FELT
 1 LAYER OF SELF ADHERING SYNTHETIC UNDERLAYMENT CAN REPLACE ALL FELT REQUIREMENTS AND CAN BE ADDED TO ALL ROOFS EVEN WHERE FELT IS NOT REQUIRED

FRAME WALLS
 SHEATHING WALL = 7/16" SHEATHING ON EXTERIOR SIDE OF WALL
 USE PRESSURE TREATED LUMBER OR VAPOR BARRIER WHERE FRAMING IS IN CONTACT WITH CONCRETE STUDS = 2x4 MIN STUDS UNLESS OTHERWISE SPECIFIED ON PLAN = SPP#2 OR SYP#2, 18" O.C. TOP PLATE = (2) 2x4 OVERLAP ENDS 2' LOAD BEARING WALLS (2) 10d NAILS EA END 6" BETWEEN BOTTOM PLATE - SAME SIZE AS STUDS = SYP#2 PT TO CONCRETE FLOOR & SPP#2 TO WOOD FLOOR

2x12 HEADERS SYP#2

NUMBER	4' SPAN	6' SPAN	8' SPAN	10' SPAN	12' SPAN	14' SPAN	16' SPAN	18' SPAN
30lb live load, 10lb dead load, DEFLECTION L/240, ALL FRAME HEADERS MIN (2) 2x12 UNLESS OTHERWISE SPECIFIED								
PLF TOTAL	178	246	328	426	540	672	822	990
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PLF TOTAL	178	246	328	426	540	672	822	990

HEADERS MAX DOWNLOAD NUMBER JACKS & KINGS

NUMBER	4' SPAN	6' SPAN	8' SPAN	10' SPAN	12' SPAN	14' SPAN	16' SPAN	18' SPAN
1350 LBS DOWNLOAD PER STUD HDR = HEADER, J = JACK, K = KING, J/KING & JACK STUD POSTS = SPP#2 OR SYP#2								
OF 2x12's	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL	PLF TOTAL
(2) PLY 2x12	2020	1800	1833	1718	1461	1178	844	513
(3) PLY 2x12	3425	13700	1633	9798	937	7498	603	4270
(4) PLY 2x12	4566	118264	2178	113068	1250	10000	804	8040
557	6684	406	5684	308	4928	241	4338	

SIMPSON HURRICANE TIE DOWN CONNECTORS

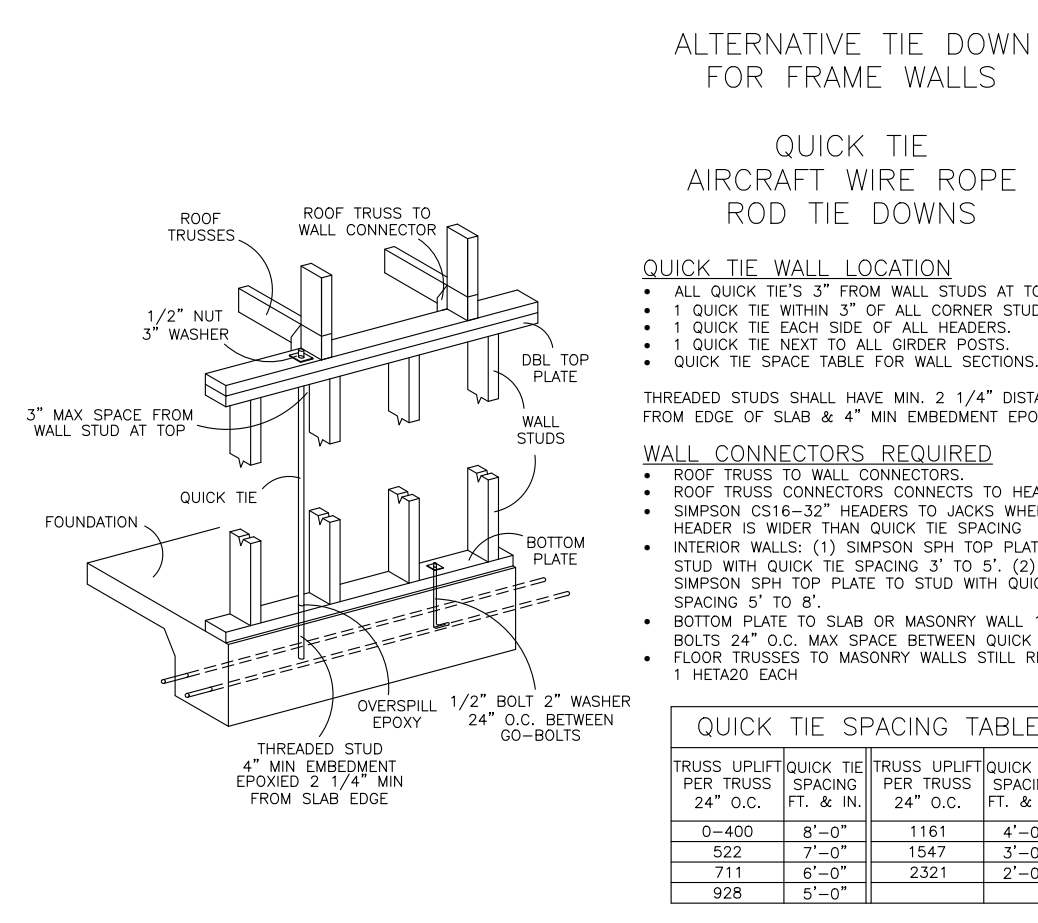
TRUSS TO CONCRETE WALL - HTS16 OR LONGER - 8x8 POST TO SLAB - ABUS6 (2) 5/8"x7" BOLT'S
 TRUSS TO FRAME WALL - MTS12 OR LONGER - JACK/POST TO HEADER SPAN 0' TO 48" - (1) LSTA24 ea SIDE
 STUD TO TOP PLATE - SP2 OR SP4,6,8 - JACK/POST TO HEADER SPAN 48" TO 72" - (2) LSTA24 ea SIDE
 STUD TO BOTTOM PLATE - SP1 OR SP4,6,8 - JACK/POST TO HEADER SPAN 72" TO 97" - (2) LSTA24 ea SIDE
 BOTTOM PLATE TO SLAB - 1/2" BOLT & UP - (1) JACK/POST TO HEADER SPAN 97" & UP - (1) MST27 ea SIDE
 WASHER 2" O.C. 6" EMBEDMENT EXPOSED OR (1) HEADER JACK TO BOTTOM PLATE - SP1
 J-BOLT 2" MIN DIST FROM EDGE OF SLAB (2) HEADER JACKS TO SLAB - LTT208 1/2"x16" BOLT
 4x4 POST TO SLAB - ABU44 5/8"x7" BOLT (3) HEADER JACKS TO SLAB - HTT4 5/8"x7" BOLT
 6x6 POST TO SLAB - ABU66 5/8"x7" BOLT (4) HEADER JACKS TO SLAB - HTS5 5/8"x7" BOLT

OTHER CONNECTORS MAY BE CALLED OUT ON FLOOR, STRUCTURAL OR TRUSS SHEETS
 OTHER SAME/SIMILAR USE TYPE CONNECTORS OF EQUAL OR GREATER STRENGTHS ARE ACCEPTABLE SUBSTITUTES

TRUSS COMPANY NOTES:

DO NOT START TRUSS DESIGN UNLESS TRUSS COMPANY ACCEPTS ALL TRUSS NOTES

- LOAD BEARING WALLS AND HEIGHTS ARE PROVIDED ON THE PLAN; PLEASE DO NOT ADD OR CHANGE LOAD BEARING WALLS WITHOUT CALLING THE DESIGNER OR RECORD THE REQUESTED CHANGE, NEVER EXPECT CHANGES TO BE FOUND ON THE TRUSS LAYOUT
- LEDGER BOARDS: ARE NEVER TO BE USED ON ANY 10 STORY HOUSES MASONRY OR FRAME WALLS
- ALL AREAS OF FLOOR AND ROOF TRUSS SYSTEM ARE TO BE PROVIDED BY TRUSS COMPANY, NO AREAS ARE TO BE PROVIDED BY OTHERS
- BALCONY FLOOR TRUSSES: 6" STEP DOWN TO BALCONY. BALCONY IS ROOF OVER AREA BLOW, MIN 1/4" IN 12" DOWN SLOPE TO ALL OUTER EDGES OF THE BALCONY
- LAMINATE BEAMS: CALLED OUT ON PLANS ARE TO BE PROVIDED BY TRUSS CO, THANKS



QUICK TIE WALL LOCATION

- ALL QUICK TIES 3" FROM WALL STUDS AT TOP
- 1 QUICK TIE WITHIN 3" OF ALL CORNER STUDS
- 1 QUICK TIE EACH SIDE OF ALL HEADERS
- 1 QUICK TIE NEXT TO ALL GROUND POSTS
- QUICK TIE SPACE TABLE FOR WALL SECTIONS

QUICK TIE WALL SPACING TABLE

TRUSS UP/ROOF TIE PER TRUSS SPACING	TRUSS UP/ROOF TIE PER TRUSS SPACING	TRUSS UP/ROOF TIE PER TRUSS SPACING	TRUSS UP/ROOF TIE PER TRUSS SPACING
24" O.C. FT. & IN.	24" O.C. FT. & IN.	24" O.C. FT. & IN.	24" O.C. FT. & IN.
0-400	8'-0"	1161	4'-0"
522	7'-0"	1447	3'-0"
711	6'-0"	2321	2'-0"
928	5'-0"		

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CORY A BROCKETT, PE
 LICENSE #74677
 2939 NW 39th PLACE
 GAINESVILLE, FL 32605
 352-359-1982

THE TRILEGACY GROUP
 UNIT 2
 2401 LESLIE ST., FLAGLER BCH
 FLORIDA

JOB NUMBER
3748

PLAN DATE
4/21/24

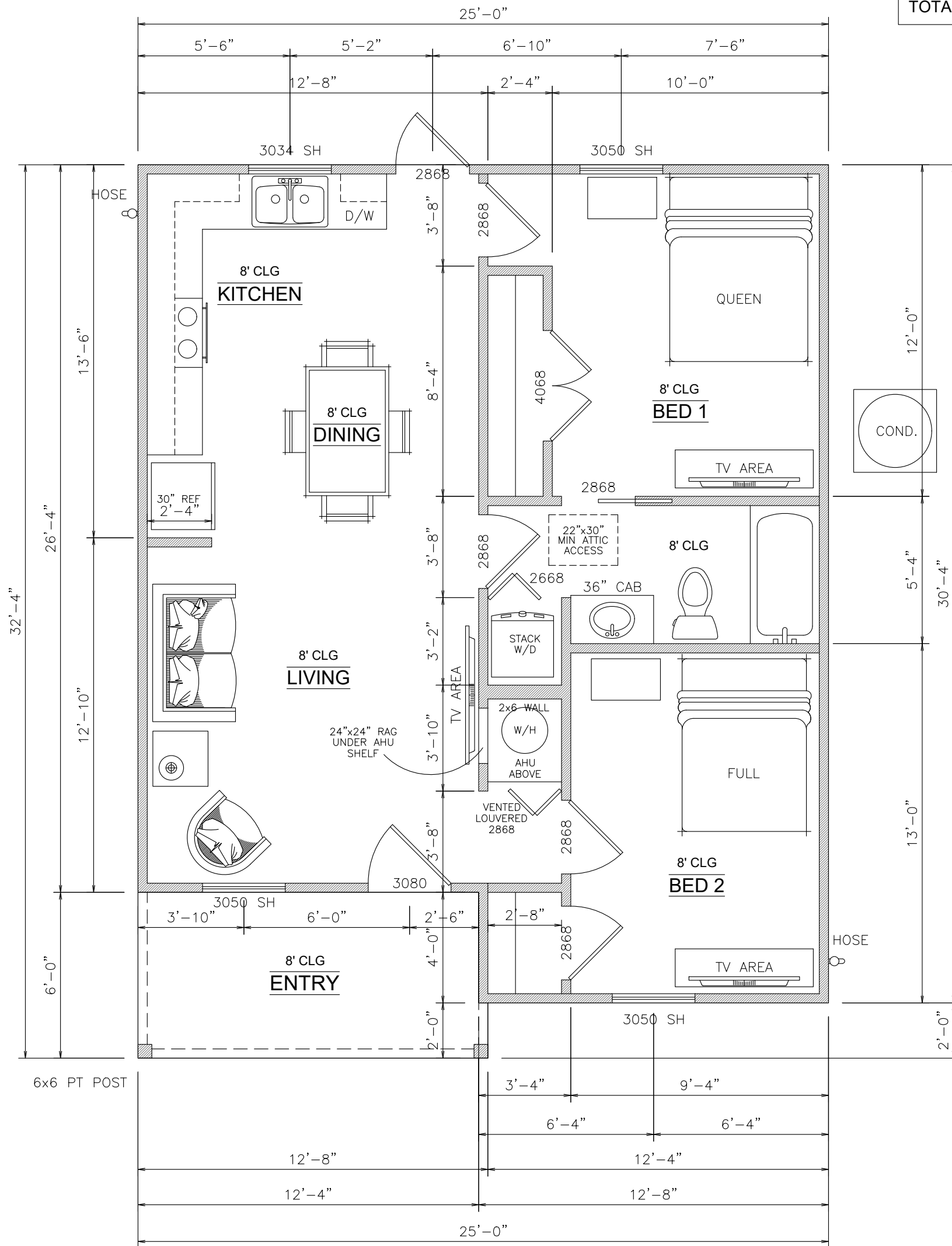
"PLANS CONFORM TO"
 2023 FLORIDA BUILDING CODE
 2018 NFPA DESIGN CRITERIA
 2014 ASCE24 FLOOD DESIGN
 STRUCTURALLY ADEQUATE FOR
 ALTERATION LEVEL N/A
 RISK CATEGORY: 2
 WIND VELOCITY (MPH): 140
 EXPOSURE CATEGORY: C
 INTERNAL PRESSURE: 18
 CONSTRUCTION TYPE: VB

LOT:
 2401 LESLIE ST
 FLAGLER BEACH
 FLORIDA

FLOOR ELEV
SHEET
A-03

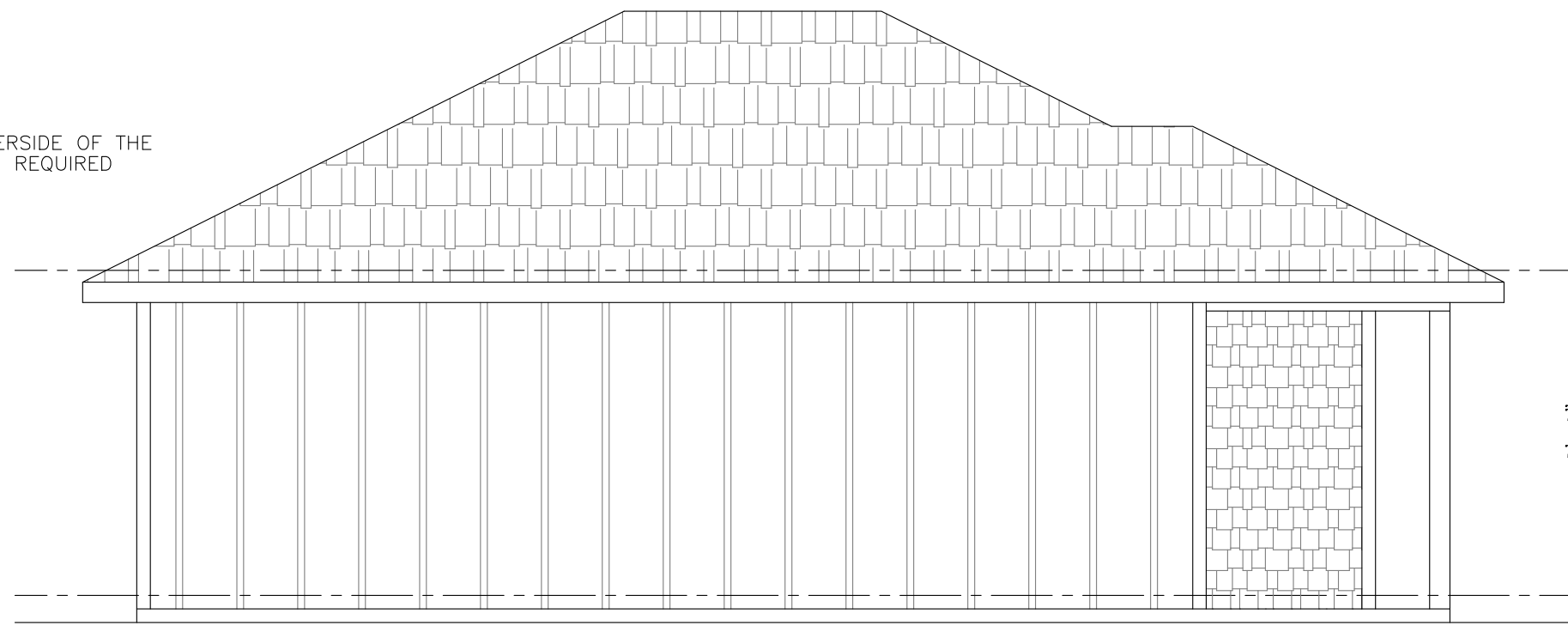
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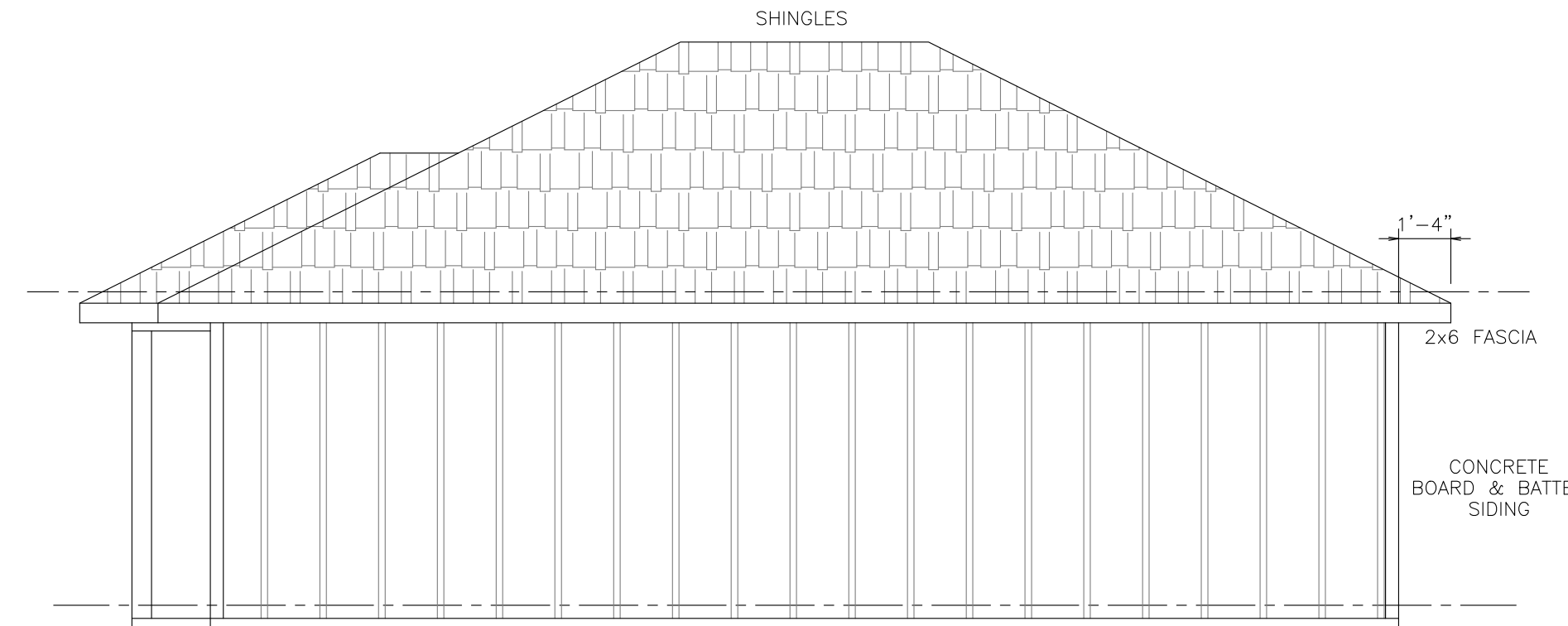
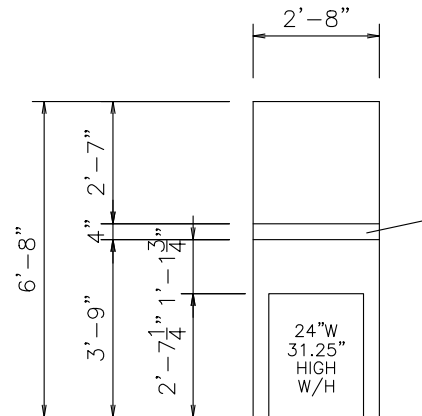
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LEFT ELEVATION

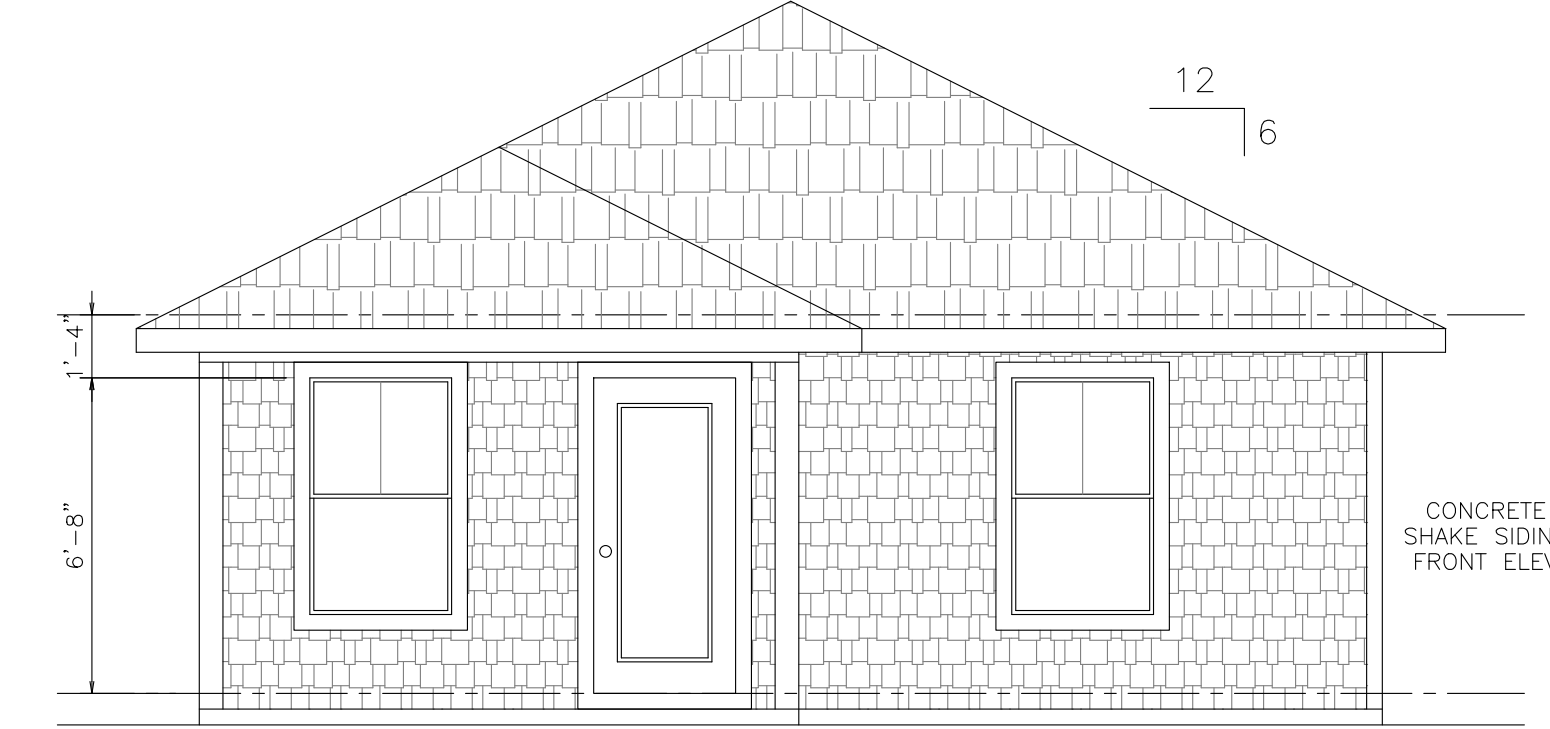
SCALE: 1/4" = 1'-0"

ENTRY SOFFIT VENTS ONLY
 R806.2 MINIMUM VENT AREA
 THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.



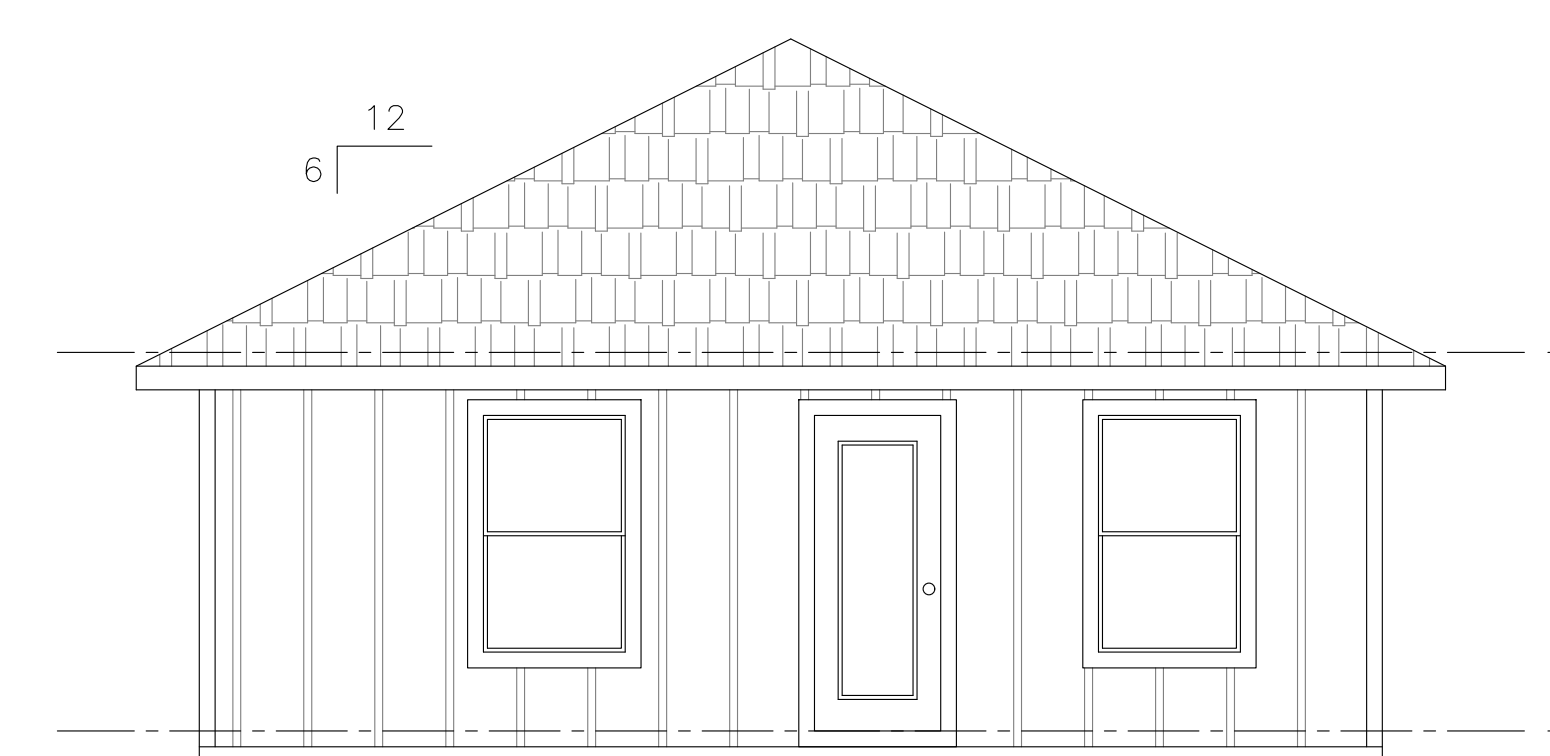
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

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REAR ELEVATION

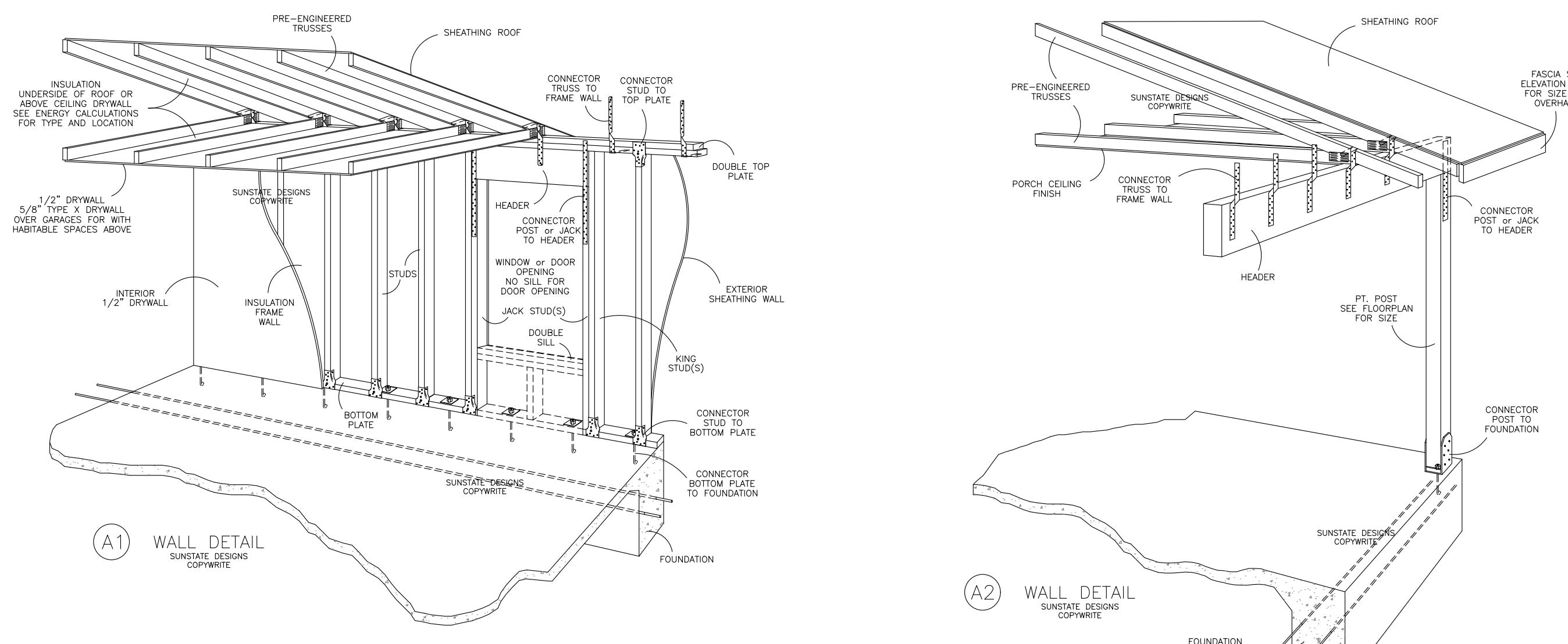
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EXTERIOR FINISH
 SEE ELEVATIONS FOR EXTERIOR FINISH (EXAMPLES: LAP SIDING OR TEXTURED FINISH).
 MASONRY WALLS = ADD 1x2 PT FURRING HORIZ. OR VERT. 24" MAX. O.C. FOR LAP OR PANEL SIDING.
 FRAME WALLS AND GABLES = 1 LAYER HOUSE WRAP, TEXTURED FINISH ADD PAPER BACK WIRE LATH.
 TEXTURED FINISH = STUCCO OR EXTERIOR PORTLAND CEMENT PLASTER. 3-COAT WORK OVER METAL PLASTER BASE THICKNESS 0.875 MINIMUM. 2-COAT WORK OVER MASONRY UNIT THICKNESS 0.5 MINIMUM. 2-COAT WORK OVER CAST-IN-PLACE OR PRECAST CONCRETE THICKNESS 0.375 MINIMUM.

ROOFING & SOFFIT STANDARD SHEATHING
 ROOF SHEATHING, EXPOSURE B MIN 7/16", EXPOSURE C MIN 15/32", EXPOSURE D MIN 19/32"
 ROOF SHEATHING, MIN 19/32" FOR ALL FLAT OR BARREL TILE ROOF
 ROOF SHEATHING (SP) SPECIFIC GRAVITY, PLYWOOD 0.57, OSB 0.62
 UNDERLAYMENT TYPE II
 WOOD OR CONCRETE SOLID SOFFITS 3/8" THICK, 6d NAILS (2 x 0.099 x HEAD DIAMETER) GALVANIZED NAILS 8" O.C. OF STAINLESS STEEL NAILS 4" O.C.

ZIP SYSTEM ROOF AND WALL SHEATHING
 ZIP SYSTEM STRUCTURAL SHEATHING WITH WATER-RESISTIVE BARRIER DOES NOT REQUIRE HOUSE WRAP OR FELT DRY IN UNLESS MENTIONED IN THE NOTES BELOW. ZIP SYSTEM TAPE ALL SEAMS.
 ZIP WALL SHEATHING = 7/16" THICK PANELS WITH GREEN SURFACE EXTERIOR OUTSIDE.
 ZIP ROOF SHEATHING = 1/2" THICK PANELS WITH RED SURFACE UP. USE STANDARD FLASHING FOR ROOF VALLEYS AND WHERE ROOF SURFACES MEET GABLE & WALL SURFACES.
 SHINGLE ROOF = APPLY DIRECTLY TO ROOF SHEATHING. ADD ONE LAYER 15lb FELT FOR ROOF PITCH FROM 2/12 TO LESS THAN 4/12.
 METAL ROOF = APPLY DIRECTLY TO ROOF SHEATHING.
 TILE ROOF = USE 5/8" THICK PANELS ADD ONE LAYER OF MIN 30lb FELT
 1 LAYER OF SELF ADHERING SYNTHETIC UNDERLAYMENT CAN REPLACE ALL FELT REQUIREMENTS AND CAN BE ADDED TO ALL ROOFS EVEN WHERE FELT IS NOT REQUIRED

FRAME WALLS
 SHEATHING WALL = 7/16" SHEATHING ON EXTERIOR SIDE OF WALL
 USE PRESSURE TREATED LUMBER OR VAPOR BARRIER WHERE FRAMING IS IN CONTACT WITH CONCRETE STUDS = 2x4 MIN STUDS UNLESS OTHERWISE SPECIFIED ON PLAN = SPF#2 OR SYP#2, 18" O.C. TOP PLATE = (2) 2x4 OVERLAP ENDS 2' LOAD BEARING WALLS (2) 10d NAILS EA END 6" BETWEEN BOTTOM PLATE = SAME SIZE AS STUDS = SYP#2 PT TO CONCRETE FLOOR & SPF#2 TO WOOD FLOOR

2x12 HEADERS SYP#2
 30lb LIVE LOAD, 10lb DEAD LOAD, DEFLECTION L/240, ALL FRAME HEADERS MIN (2) 2x12 UNLESS OTHERWISE SPECIFIED
 HEADER TABLE (P1) DOWNLOAD POUNDS PER LINEAR FOOT (TOTAL) TOTAL MAX DOWNLOAD POUNDS

NUMBER	4' SPAN	6' SPAN	8' SPAN	10' SPAN	12' SPAN	14' SPAN	16' SPAN	18' SPAN
(1) PLY 2x12	2020	1800	1633	1518	1443	1380	1326	1281
(2) PLY 2x12	3425	3170	2933	2746	2603	2490	2403	2328
(3) PLY 2x12	4425	4070	3798	3577	3400	3257	3140	3048
(4) PLY 2x12	4566	4186	3908	3677	3490	3347	3230	3138

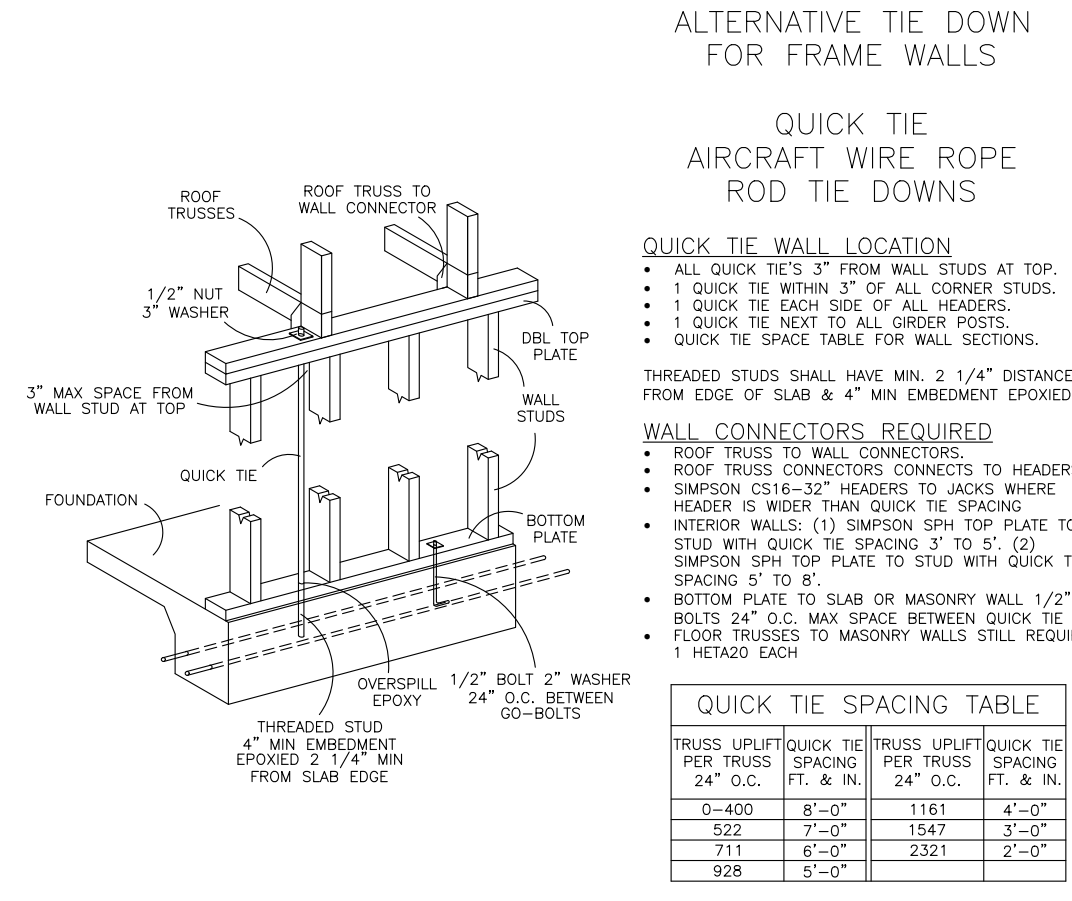
HEADERS MAX DOWNLOAD NUMBER JACKS & KINGS
 1350 LBS DOWNLOAD PER STUD | HDR = HEADER, J = JACK, K = KING, J/KING & JACK STUD POSTS = SPF#2 OR SYP#2
 NUMBER KINGS & JACKS EA SIDE OF HDR | (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20)
 TOTAL STUDS UNDER BOTH SIDE OF HDR | (4) STUDS (8) STUDS (12) STUDS (16) STUDS (20) STUDS
 HEADER MAX LES. POUNDS DOWNWARD | 3,400 | 3,100 | 2,800 | 2,600 | 2,400 | 2,200 | 2,000 | 1,800 | 1,600

SIMPSON HURRICANE TIE DOWN CONNECTORS
 TRUSS TO CONCRETE WALL - HTS16 OR LONGER - 8x6 POST TO SLAB - ABUS6 (2) 5/8"x7" BOLTS
 TRUSS TO FRAME WALL - MTS12 OR LONGER - JACK/POST TO HEADER SPAN 0' TO 48" = (1) LSTA24 ea SIDE
 STUD TO TOP PLATE - SP2 OR SP4, 6, 8 - JACK/POST TO HEADER SPAN 49' TO 75' = (2) LSTA24 ea SIDE
 STUD TO BOTTOM PLATE - SP1 OR SP4, 6, 8 - JACK/POST TO HEADER SPAN 75' TO 97' = (2) LSTA24 ea SIDE
 BOTTOM PLATE TO SLAB - 1/2" BOLT & 2" - JACK/POST TO HEADER SPAN 97' & UP - (1) MST27 ea SIDE
 WASHER 2" O.C. 6" EMBEDMENT EXPOSED OR (1) HEADER JACK TO BOTTOM PLATE - (1) MST27 ea SIDE
 J-BOLT 2" MIN DIST FROM EDGE OF SLAB (2) HEADER JACKS TO SLAB - LTT208 1/2"x16" BOLT
 4x4 POST TO SLAB - ABU44 5/8"x7" BOLT (3) HEADER JACKS TO SLAB - HTT4 5/8"x7" BOLT
 6x6 POST TO SLAB - ABU66 5/8"x7" BOLT (4) HEADER JACKS TO SLAB - HTS5 5/8"x7" BOLT

OTHER CONNECTORS MAY BE CALLED OUT ON FLOOR, STRUCTURAL OR TRUSS SHEETS
 OTHER SAME/SIMILAR USE TYPE CONNECTORS OF EQUAL OR GREATER STRENGTHS ARE ACCEPTABLE SUBSTITUTES

TRUSS COMPANY NOTES:
 DO NOT START TRUSS DESIGN UNLESS TRUSS COMPANY ACCEPTS ALL TRUSS NOTES

- LOAD BEARING WALLS AND HEIGHTS ARE PROVIDED ON THE PLAN; PLEASE DO NOT ADD OR CHANGE LOAD BEARING WALLS WITHOUT CALLING THE DESIGNER OF RECORD THE REQUESTED CHANGE, NEVER EXPECT CHANGES TO BE FOUND ON THE TRUSS LAYOUT
- LEDGER BOARDS: ARE NEVER TO BE USED ON ANY 10 STORY HOUSES MASONRY OR FRAME WALLS
- ALL AREAS OF FLOOR AND ROOF TRUSS SYSTEM ARE TO BE PROVIDED BY TRUSS COMPANY, NO AREAS ARE TO BE PROVIDED BY OTHERS
- BALCONY FLOOR TRUSSES: 6" STEP DOWN TO BALCONY. BALCONY IS ROOF OVER AREA BLOW, MIN 1/4" IN 12" DOWN SLOPE TO ALL OUTER EDGES OF THE BALCONY
- LAMINATE BEAMS: CALLED OUT ON PLANS ARE TO BE PROVIDED BY TRUSS CO, THANKS



QUICK TIE SPACING TABLE

TRUSS UP/LOOK TO THE	TRUSS UP/LOOK TO THE	TRUSS UP/LOOK TO THE	TRUSS UP/LOOK TO THE
24" O.C. FT. & IN.	24" O.C. FT. & IN.	24" O.C. FT. & IN.	24" O.C. FT. & IN.
0-400	8'-0"	1161	4'-0"
522	7'-0"	1447	3'-0"
711	6'-0"	2321	2'-0"
928	5'-0"		

CORY A BROCKETT, PE
 LICENSE #74677
 2939 NW 39th PLACE
 GAINESVILLE, FL 32605
 352-359-1982

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THE TRILEGACY GROUP
 UNIT 3
 2401 LESLIE ST., FLAGLER BCH



JOB NUMBER
3749
 PLAN DATE
4/21/24
 "PLANS CONFORM TO"
 2023 FLORIDA BUILDING CODE
 2018 NFPA DESIGN CRITERIA
 2014 ASCE24 FLOOD DESIGN
 STRUCTURALLY ADEQUATE FOR
 ALTERATION LEVEL: N/A
 RISK CATEGORY: 2
 WIND VELOCITY (MPH): 140
 EXPOSURE CATEGORY: C
 INTERNAL PRESSURE: 18
 CONSTRUCTION TYPE: VB

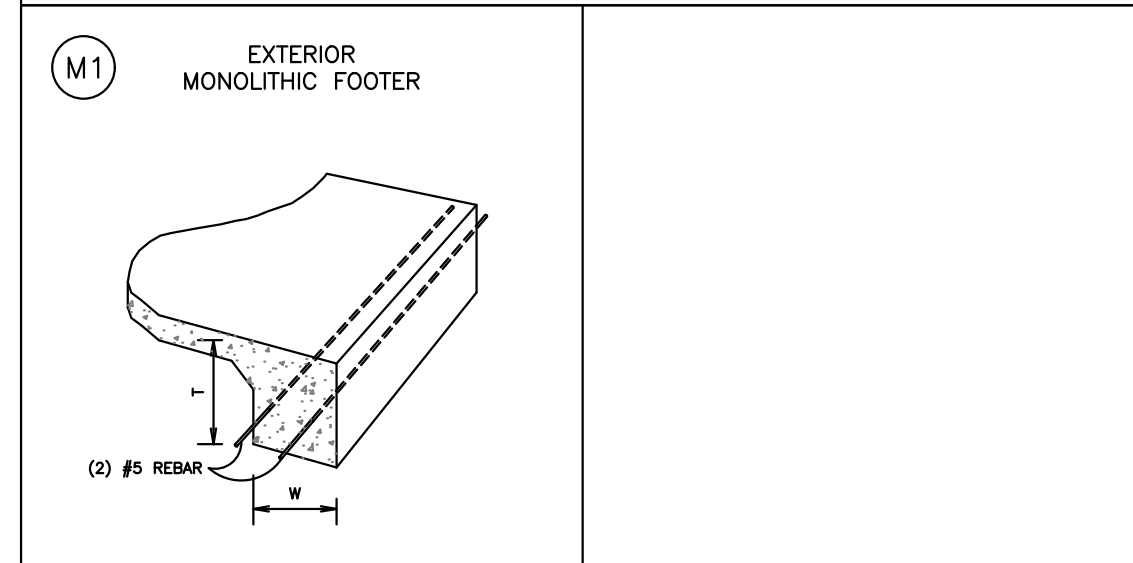
LOT:
 2401 LESLIE ST
 FLAGLER BEACH
 FLORIDA

FLOOR ELEV

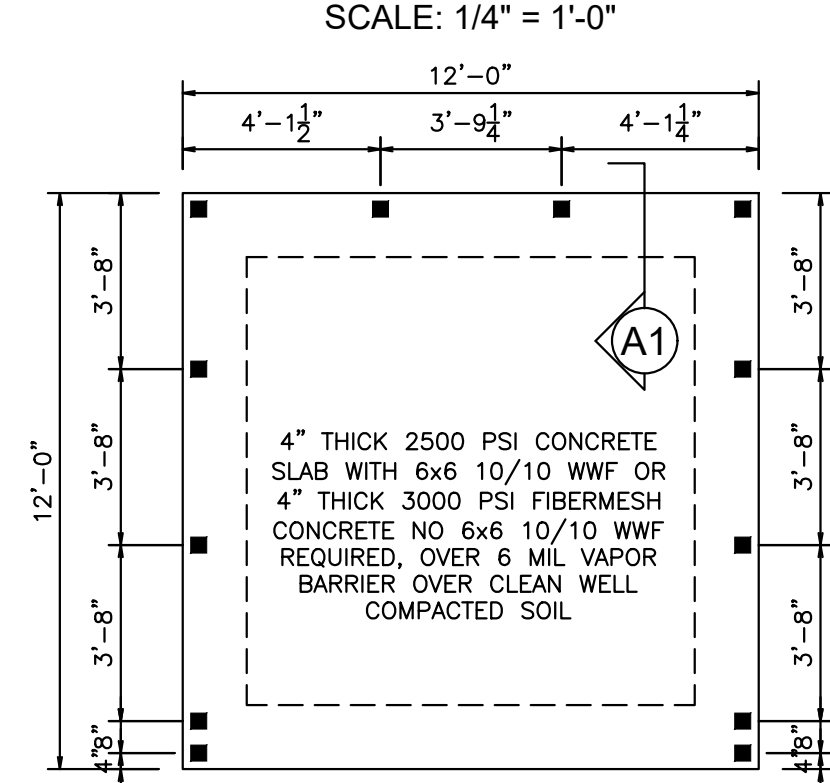
SHEET
A-04

MONOLITHIC FRAME 1, 2, 3 STORY	(W) WIDTH 16" MIN	(T) THICKNESS 20" MIN
MONOLITHIC MASONRY 1 & 2 STORY	(W) WIDTH 16" MIN	(T) THICKNESS 20" MIN
MONOLITHIC MASONRY 3 STORY	(W) WIDTH 25" MIN	(T) THICKNESS 20" MIN

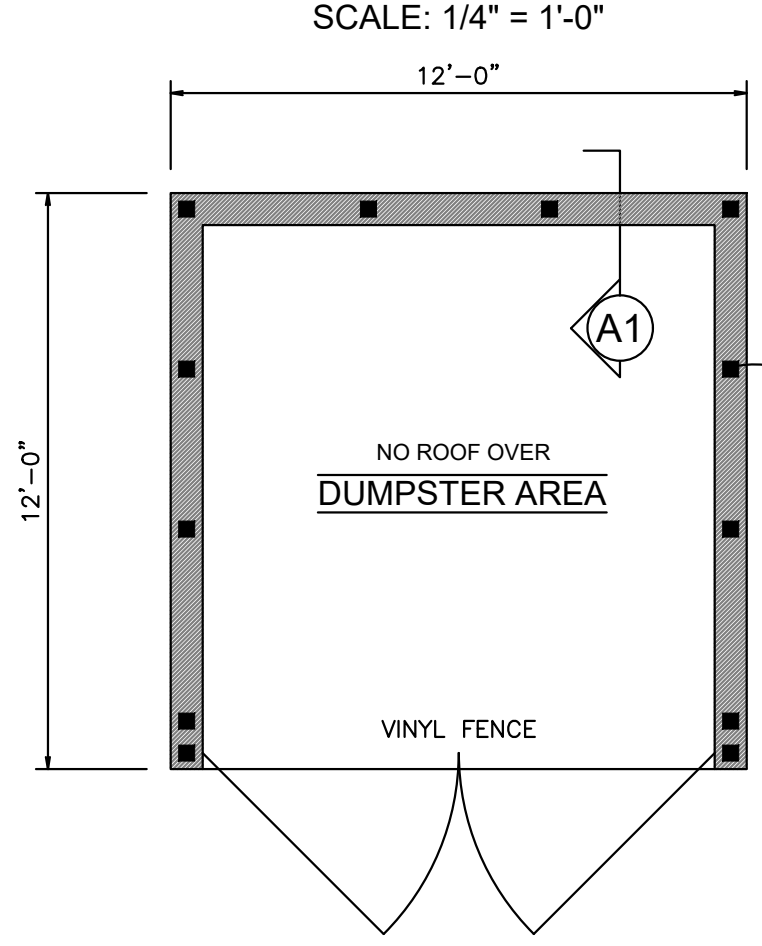
- BOTTOM OF ALL FOOTERS MIN 12" BELOW GRADE BELOW THE FROST LINE
- MONOLITHIC FOOTERS MIN 20" HIGH BOTTOM MIN 12" BELOW GRADE THE FROST LINE, TOP OF ALL SLABS 8" ABOVE GRADE.
- MONOLITHIC FOOTERS MAX 32" HIGH WITH (2) #5 REBAR
- MONOLITHIC FOOTERS 33" TO 48" HIGH USE FOOTER DETAIL H1 TO REPLACE M1, USE FOOTER DETAIL H2 TO REPLACE M2
- PORCH AND GARAGE SLAB SLOPE MIN 1/4" IN 12"



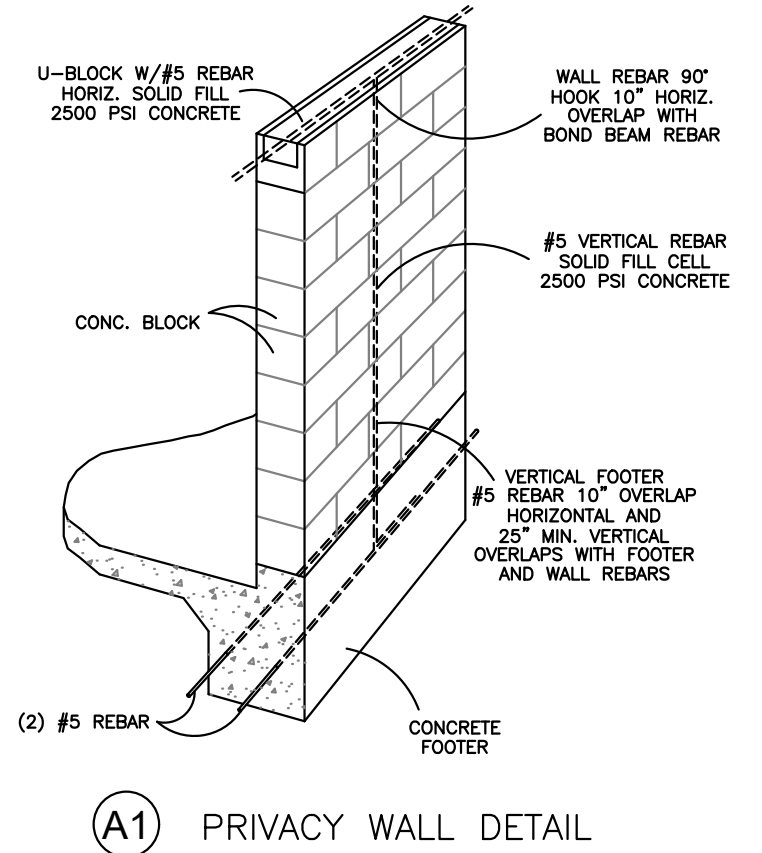
FOUNDATION



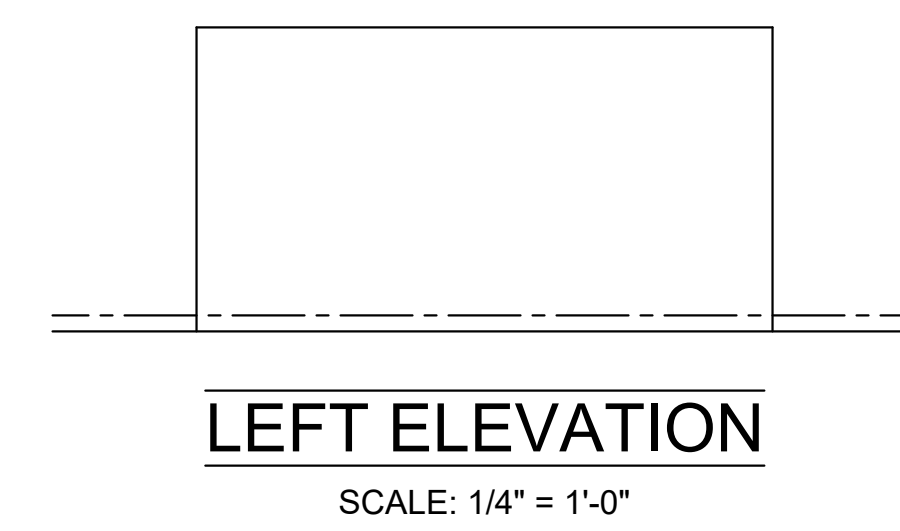
FLOOR PLAN



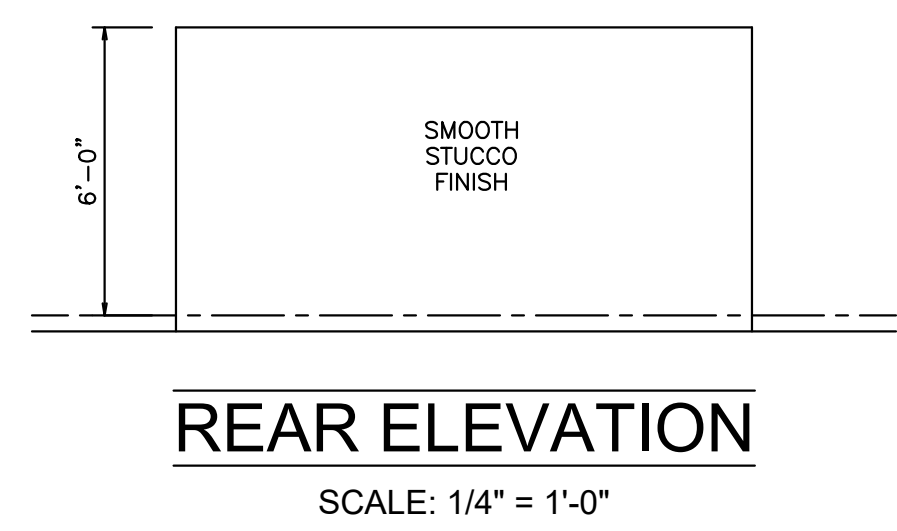
DUMPSTER 144 sf



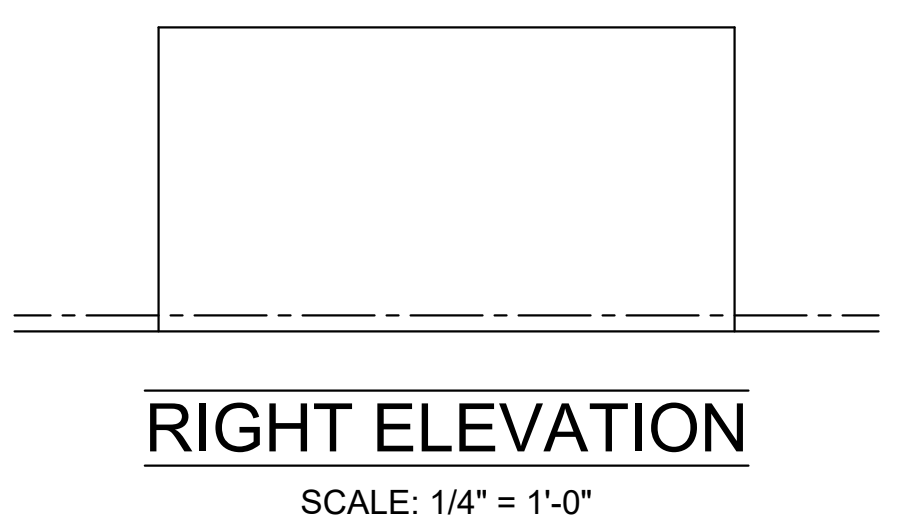
WALL SECTION NOTES:	
GENERAL	
ROOF/WALL SHEATHING 15/32" OR LESS (2 3/8"x113") RING SHANK NAILS 6" O.C. EDGE & FIELD. ROOF/WALL SHEATHING GREATER THAN 15/32" (2.5"x131") RING SHANK NAILS 6" O.C. EDGE & FIELD. ROOF SHINGLE AND TILE ROOF 20 PSF LIVE LOAD & 15 PSF DEAD LOAD.	
FOUNDATION	
SEE FOUNDATION PLAN AND FOOTER DETAILS FOR INFORMATION. BOTH MONOLITHIC AND OR STEMWALL FOUNDATIONS CAN BE USED FOR ALL WALL DETAILS. ALL FOUNDATION AND WALL REBAR IS TO BE MINIMUM GRADE SCHEDULE 40 KSI.	
PORCH CEILINGS	
CEILING FINISH CAN BE MOISTURE RESISTANT DRYWALL, DENZBOARD STUCCO, CONCRETE PANELS, VINYL BEADBOARD, 1x6 T&G OR ANY OTHER STATE APPROVED EXTERIOR CEILING PRODUCTS.	
FLOORS AND SEALED DECKS	
3/4" SHEATHING = T&G GLUED AND NAILED 10d SCREW OR RING SHANK 6" O.C. EDGES 6" O.C. FIELD.	
EXTERIOR FINISH	
SEE ELEVATIONS FOR EXTERIOR FINISH (EXAMPLES: LAP SIDING OR TEXTURED FINISH). MASONRY WALLS = ADD 1x2 PT FURRING HORIZ. OR VERT. 24" MAX. O.C. FOR LAP OR PANEL SIDING. FRAME WALLS AND GABLES = 1 LAYER HOUSE WRAP, TEXTURED FINISH ADD PAPER BACK WIRE LATH. TEXTURED FINISH = STUCCO OR EXTERIOR PORTLAND CEMENT PLASTER. 3-COAT WORK OVER METAL PLASTER BASE THICKNESS 0.875 MINIMUM. 2-COAT WORK OVER MASONRY UNIT THICKNESS 0.5 MINIMUM. 2-COAT WORK OVER CAST-IN-PLACE OR PRECAST CONCRETE THICKNESS 0.375 MINIMUM.	
MASONRY BLOCK WALLS	
CONCRETE = SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. BLOCK WALL = STANDARD 8" WIDE WALL. HEIGHT AND LENGTH OF EACH BLOCK CAN VARY. BLOCK COLUMN = SIZE, SHAPE AND HEIGHT MAY PER PLAN CAN VARY. W/(1) #5 REBAR MIN. VERTICAL SOLID FILLED CONCRETE. SEE FLOOR PLAN OR STRUCTURAL PLAN FOR NUMBER OF REBAR. BOND BEAM = HORIZ COURSE U-BLOCK WITH (1)#5 REBAR HORIZONTAL SOLID CONCRETE FILLED REBAR CONTINUOUS OVERLAP = #5 REBAR OVERLAP MIN 25" CONTINUOUS HORIZ OR VERT REBAR 90° HOOK = (1)#5 REBAR 10" OVERLAP REBAR HORIZ. AND 25" OVERLAP REBAR VERTICAL. VERTICAL REINFORCED CELL = (1)#5 REBAR VERTICAL SOLID FILLED CONCRETE.	



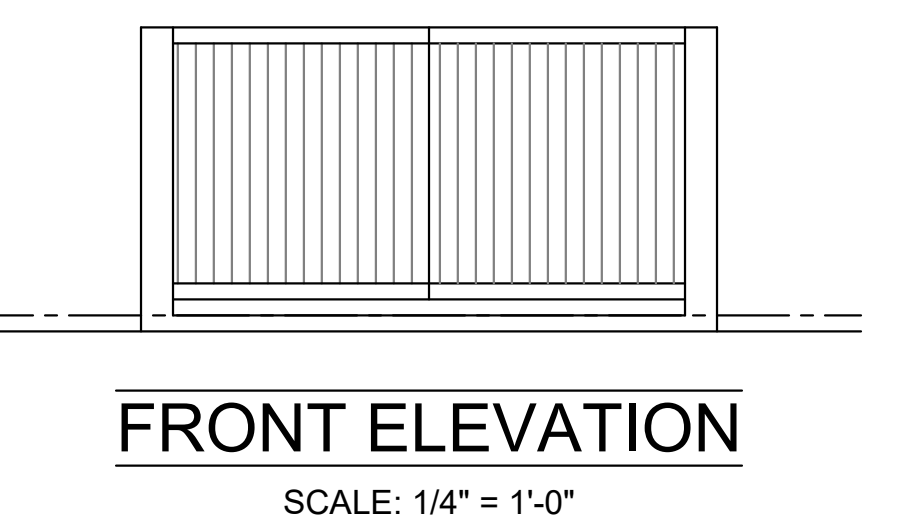
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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THE TRILEGACY GROUP
DUMPSTER
2401 LESLIE ST., FLAGLER BCH
THE TRILEGACY GROUP

JOB NUMBER
3814
PLAN DATE
10/19/24
"PLANS CONFORM TO"
2023 FLORIDA BUILDING CODE
2020 NATIONAL ELEC CODE
2018 WFCM DESIGN CRITERIA
2014 ASCE24 FLOOD DESIGN
STRUCTURALLY ADEQUATE FOR
ALTERATION LEVEL: N/A
RISK CATEGORY: 2
WIND VELOCITY (MPH): 140
EXPOSURE CATEGORY: C
INTERNAL PRESSURE: .18
CONSTRUCTION TYPE: VB

LOT:
2401 LESLIE ST
FLAGLER BEACH
FLORIDA

SHEET
A-06