

DEMOLITION NOTES

1. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL COORDINATE ACTIVITIES WITH ALL UTILITY SERVICE PROVIDERS IN THE AREA. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION ACTIVITIES.
2. THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND OTHER IMPROVEMENTS AS NOTED ON THE PLANS. THIS INCLUDES FOUNDATIONS, TIMBER, BRUSH, STUMPS, ROOTS, PAVEMENT AND BASE MATERIAL AND OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.
3. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.
4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
5. THE LOCATION OF ALL EXISTING UTILITIES AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED BASED UPON THE BEST AVAILABLE INFORMATION. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR ACCURACY. ALL UTILITIES, SURFACE IMPROVEMENTS AND TREE LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.
7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR).
8. ALL EROSION CONTROL MEASURES NOTED BELOW AND IN THE PLANS SHOULD BE IN PLACE PRIOR TO THE START OF DEMOLITION.

EROSION CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONAL CHANGES.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.
6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.
7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE THE LIMITS OF CONSTRUCTION.
8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO THE SITE.
9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
10. FOR ADDITIONAL INFORMATION AND DETAILS, SEE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL.
11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF SYNTHETIC BARRIERS.
12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE GOVERNING JURISDICTION OR BY OTHER REGULATORY AGENCIES.
14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC BALES/WATTLES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.
15. THE BOTTOM AND SIDE SLOPES OF RETENTION PONDS SHALL BE UNDER EXCAVATED BY ROUGHLY 12 INCHES AT THE BEGINNING OF CONSTRUCTION. ONCE THE ENTIRE SITE IS STABILIZED, THE RETENTION POND SHALL BE EXCAVATED TO THE DESIGN DEPTH AND STABILIZED WITH SEED OR SOD AS SPECIFIED IN THE LANDSCAPING PLANS. NO MUCK GROWN SOD SHALL BE USED.

GENERAL NOTES

- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND THESE PLANS PRIOR TO THE START OF CONSTRUCTION. ANY CONFLICTS BETWEEN CONDITIONS IN THE FIELD AND THESE PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD AT ONCE.
- A. GENERAL

1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

2. SITE LOCATION: STATE ROAD 19, SOUTH OF REVELS ROAD, HOWEY IN THE HILLS, FLORIDA 34737.

3. THIS SITE LIES IN FLOOD ZONE X & A, F.I.R.M. PANEL NO. 120585, HOWEY IN THE HILLS, STATE, DATED DECEMBER 18, 2012.

4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY IRELAND & ASSOCIATES SURVEYING, INC., 800 CURRENCY CIRCLE, SUITE 1020 LAKE MARY, FLORIDA 32746.

5. BENCHMARK – REFER TO TOPOGRAPHIC SURVEY BY IRELAND & ASSOCIATES SURVEYING, INC.

6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. THE ENGINEER ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.

7. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC. THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN. IF ADDITIONAL SERVICES ARE REQUIRED, THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER.

8. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.
9. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF-SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.
11. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH THE CITY OF HOWEY IN THE HILLS AND FLORIDA DEPARTMENT OF TRANSPORTATION.
13. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. ALL DISTURBED AREAS SHALL BE SODDED.

15. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING, WITHOUT LIMITATION:

a. SURVEYED "AS-BUILTS" MEETING THE REQUIREMENTS OF THE LOCAL JURISDICTION.

b. COMPACTION AND DENSITY TEST REPORTS, AND

c. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.

THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FROM Z DEVELOPMENT SERVICES COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO THE ENGINEER BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

16. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.
17. VEHICLE PARKING SPACES SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.
18. ACCESSIBLE PARKING PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.
19. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.
20. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.
21. ALL BUILDING DIMENSIONS AND TIES ARE TO FACE OF BUILDING. SEE ARCHITECTURAL PLANS.
22. ALL PARKING LOT CURB RETURN RADII ARE 3' UNLESS OTHERWISE NOTED.

23. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE UNLESS OTHERWISE NOTED.

UTILITY NOTES

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

- A. GENERAL

1. THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION OR DEMOLITION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.

2. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN – UNLESS OTHERWISE LOCATED BY DIMENSIONS – REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS DURING THE CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOWEY IN THE HILLS, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

4. CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.

5. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION), TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPING FACING UPSTREAM.

6. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER WORK STOPS.

7. MAINTAIN 36" COVER OVER MAINS, AND 30" OVER SERVICES/LATERALS UNLESS OTHERWISE NOTED.

8. WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL MODIFY THE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.

9. INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.

10. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.S.H.T.O.–T–99.

11. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES AND SITE LIGHTING UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.

12. ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOATATION OF UTILITY/STORM PIPES DURING INSTALLATION.

13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING, WITHOUT LIMITATION: SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

14. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

15. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
- B. MATERIALS (WATER)

1. SERVICE PIPE SHALL BE POLYETHYLENE (PE) TUBING, DR9 MINIMUM.

2. WATER MAINS SHALL BE PVC ASTM C900, OR 14 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.

3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.

4. CORPORATION STOPS SHALL BE BRASS, SIZED TO MATCH THE TAP DIAMETER, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.

5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.

6. TAPPING SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER.

7. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE BLUE IN COLOR VIA INTEGRAL PIPE COLOR, STRIPING, OR OTHER METHODS.
- C. MATERIALS (SEWER)

1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.

3. BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.
- D. MATERIALS (STORM)

1. REINFORCED CONCRETE PIPE (RCP): O-RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.

2. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.

3. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-252 (3"-10"), M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE – SMOOTH INSIDE, 4"-60"), AND MP7 (60" TYPE S).

A. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F-477.

4. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D3034, SDR26, WITH PUSH-ON RUBBER GASKET JOINTS.

UTILITY DISINFECTING & TESTING NOTES

WATER MAINS THAT ARE INCLUDED IN THIS PROJECT THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605. ALL OTHER WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

LEAKAGE TESTS ARE REQUIRED AS FOLLOWS: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE PIPE; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C 828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 DISINFECTING WATER MAINS. SATISFACTORY BACTERIOLOGICAL TEST RESULTS SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT THE ACTIVE EXISTING MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAIN, AS SPECIFIED IN AWWA C651-92.

CONTRACTOR SHALL UTILIZE A JUMPER CONNECTION DURING WATER MAIN TESTING. ALTERNATE TYPES OF BACKFLOW PREVENTION MAY BE UTILIZED AS APPROVED BY INSPECTION STAFF AND ENGINEER.

UTILITY SEPARATION NOTES

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY – OR VACUUM – TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

3. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY – OR PRESSURE – TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

UTILITY CONTACTS

- STORM DRAINAGE

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
JACKSONVILLE SERVICE CENTER
7775 BAYMEADOWS WAY, SUITE 102
JACKSONVILLE, FL 32286
PHONE: (904) 730-6270
- SEWER / WATER

TOWN OF HOWEY IN THE HILLS
316 W. CENTRAL AVENUE
HOWEY-IN-THE-HILLS, FL 34737
352-805-0135
JAMES SOUTHALL
NOTE: PUBLIC WATER AND SEWER SERVICE ARE NOT AVAILABLE TO THIS SITE
- ELECTRIC

SUMTER ELECTRIC COOPERATIVE INC
390 N ORANGE AVENUE
ORLANDO, FL 320801
352-569-9642
JANET COX
- COMMUNICATION

UNITI FIBER LLC
805 EXECUTIVE CENTER DRIVE W
SAINT PETERSBURG, FL 33702
251-214-7059
CHARLIE CROFT
- PHONE / FIBER

CENTURY LINK
1806 WINTER PARK ROAD
ORLANDO, FL 32789
850-599-1444
BILL MCCLOUD

SITE DATA


SITE AREA	193,897 SF	(±4.45 AC)
PERVIOUS AREA	154,395 SF	(79.6%)
IMPERVIOUS AREA	39,502 SF	(20.4%) }
BUILDING AREA	6,000 SF	(3.1%)
PAVEMENT	33,502 SF	(17.3%)
ZONING	NC (NEIGHBORHOOD COMMERCIAL)	
BUILDING HEIGHT	30.5 FEET	
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (EAST, U.S. 19)	30 FT	74.5 FT
SIDE (NORTH)	20 FT	44.7 FT
SIDE (SOUTH)	20 FT	609.4 FT
REAR (WEST)	30 FT	117.5 FT
LANDSCAPE BUFFER		
FRONT (EAST, U.S. 19)	15 FT	15 FT
SIDE (NORTH)	10 FT	10 FT
SIDE (SOUTH)	10 FT	N/A FT
REAR (WEST)	10 FT	N/A FT

PARKING REQUIRED	
1 SPACE PER 200 S.F. OF GROSS FLOOR AREA	
= 6,000 S.F. / 200 S.F.	
= 30 PARKING SPACES	
PARKING PROVIDED	
REGULAR	38 SPACES
ACCESSIBLE	2 SPACES
TOTAL	40 SPACES

LEGEND

PROPOSED CONTOUR	PROPOSED 73.50
MEET EXISTING GRADE	MEG
EDGE OF PAVEMENT	EOP
SIDEWALK	SW
GRADE BREAK	GB 12.55
SPOT ELEVATION	1.0%
DIRECTION OF FLOW AND PERCENT SLOPE	
STORM SEWER & INLET	DSD

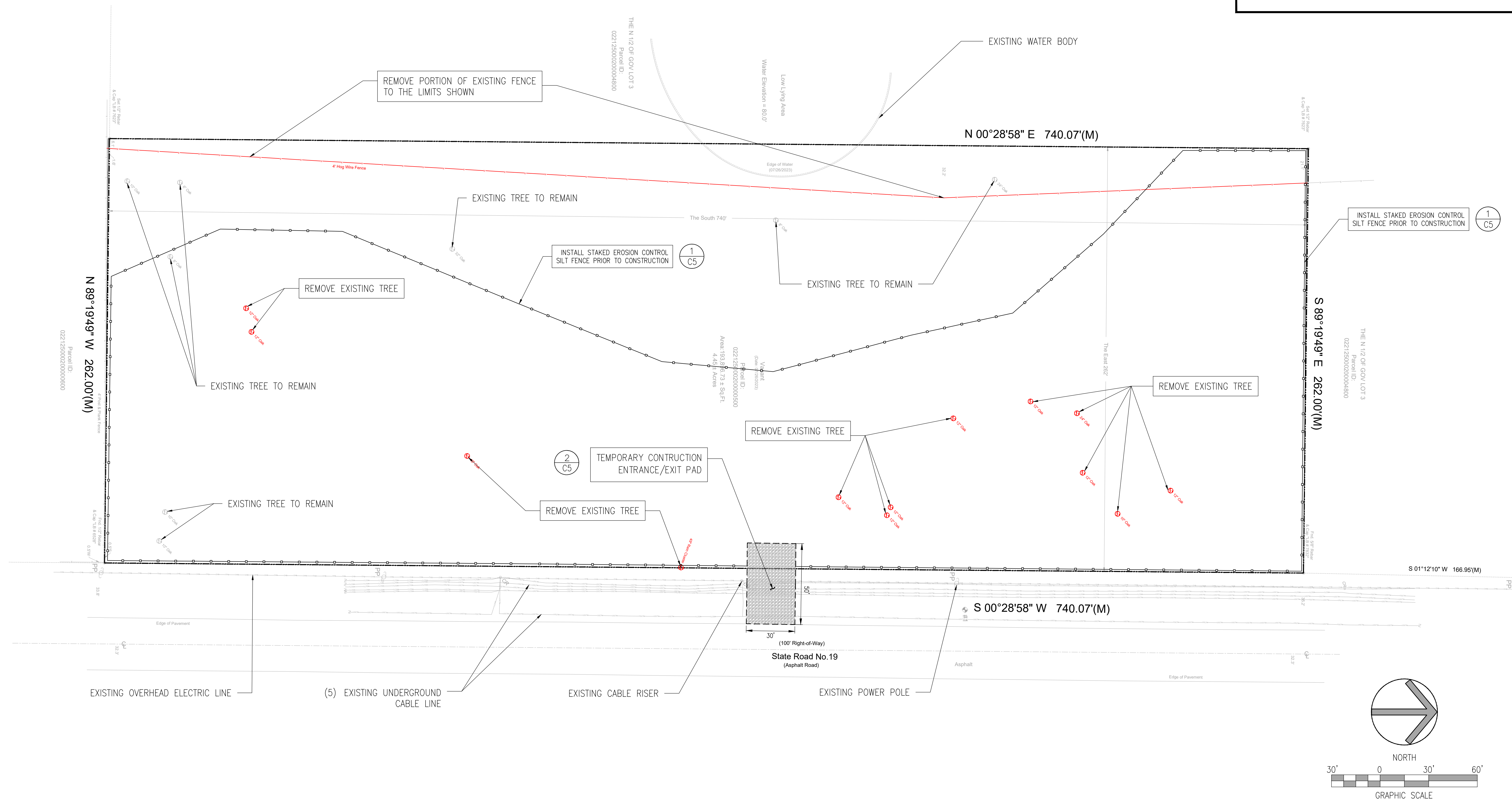
BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
DIGGING OR DISTURBING EARTH



811

**Know what's below.
Call before you dig.**

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2. THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND OTHER IMPROVEMENTS AS NOTED ON THE PLANS. THIS INCLUDES FOUNDATIONS, TIMBER, BRUSH, STUMPS, ROADS, PAVEMENT AND BASE MATERIAL AND OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.
3. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.
4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF COVERED FACILITIES (THAT ARE OFF-SITE), ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
5. THE LOCATION OF ALL EXISTING UTILITIES AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED BASED UPON THE BEST AVAILABLE INFORMATION. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR ACCURACY. ALL UTILITIES, SURFACE IMPROVEMENTS AND TREE LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR.
6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.
7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION (UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR).
8. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION.



**Z DEVELOPMENT
SERVICES**
CIVIL ENGINEERING CONSULTANTS

CA 29334
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

[illegible][illegible]

This item has been digitally signed and sealed by ROBERT ZIEGENFUSS on the date adjacent to the seal.

[illegible]

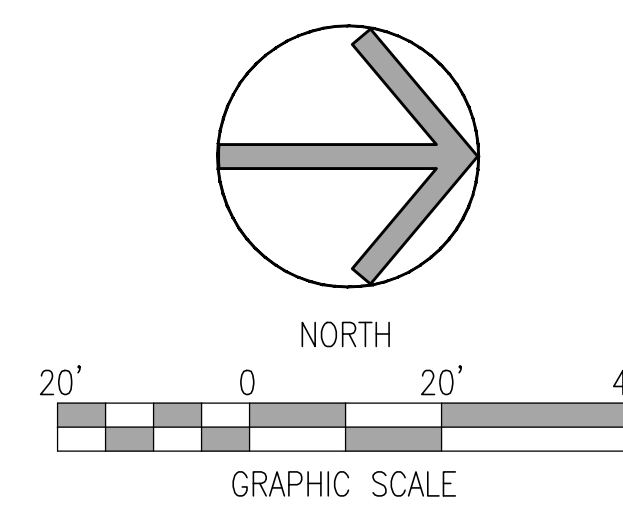
VETERINARY OFFICE
STATE ROAD 19
SOUTH OF REVELS ROAD
HOWEY IN THE HILLS, FL 34737

DATE: 08/28/24
DRAWN: LF
CHECKED: DL

C1

DEMOLITION PLAN

PROJECT NO.: 2023.179

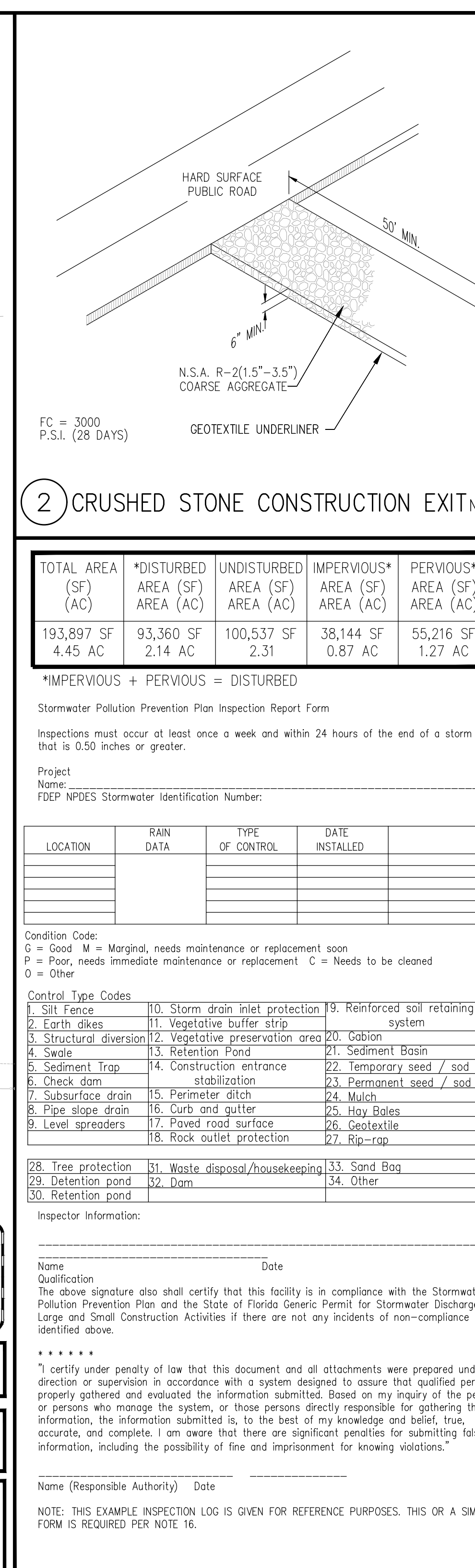
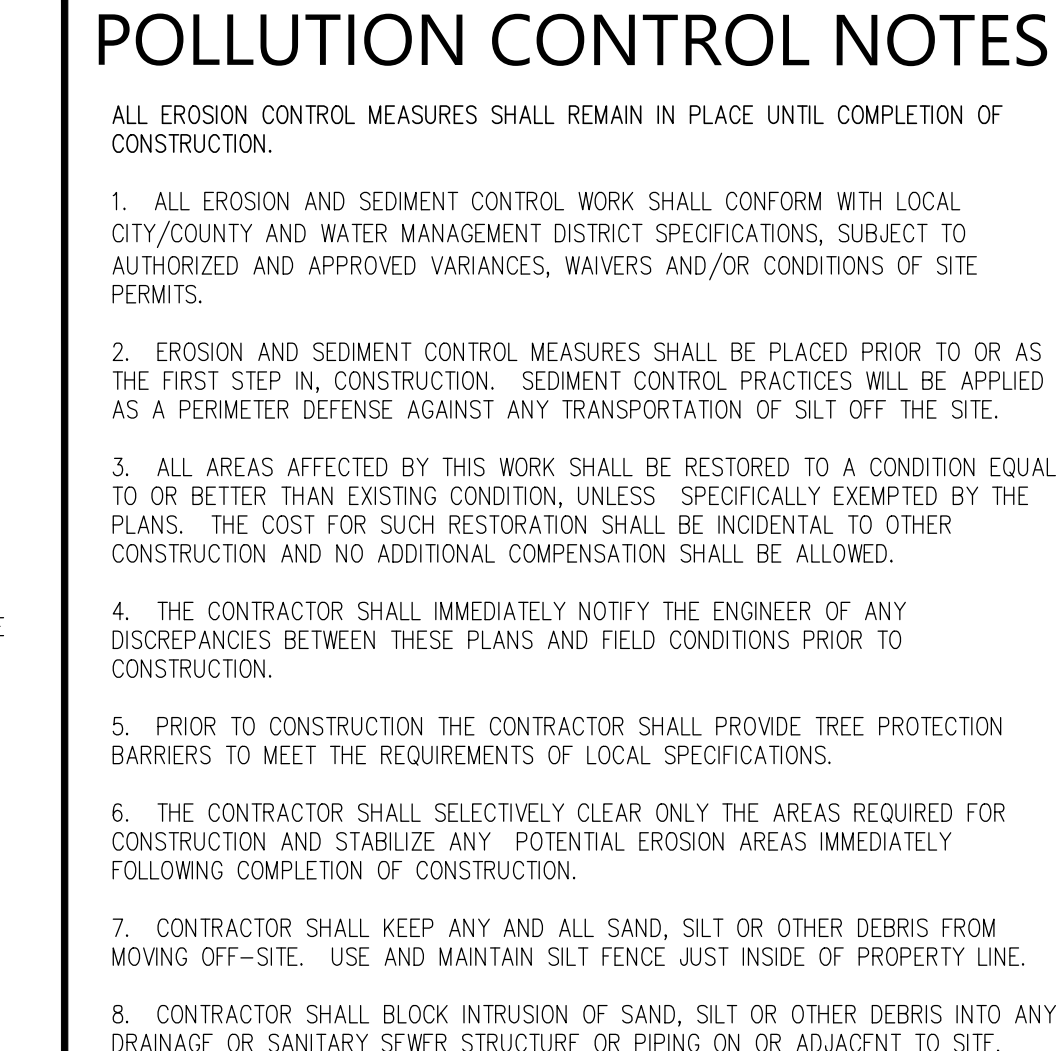


- 1 ACCESSIBLE PARKING, STRIPING, & ACCESS AISLE 1
C6
- 2 ACCESSIBLE PARKING SIGN - 2 SPACES 2
C6
- 3 PAVEMENT MARKING 3
C6
- 4 4" WHITE STRIPING PAINT
- 5 24" WHITE STOP BAR
- 6 CROSSWALK STRIPING
- 7 CONCRETE PAVEMENT 4
C6
- 8 ASPHALT PAVEMENT 5
C6
- 9 6" CONCRETE CURB 11
C6
- 10 MONOLITHIC CURB AND SIDEWALK 12
C6
- 11 CONCRETE WALK W/ EXPANSION JOINTS 6
C6
- 12 SIDEWALK END RAMP 8
C6
- 13 ACCESSIBLE CORNER RAMP 9
C6
- 14 FLARED RAMP 10
C6
- 15 DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
- 16 STORM STRUCTURE (REFER TO SHEET C4)
- 17 WATER STRUCTURE (REFER TO SHEET C3)
- 18 SITE LIGHTING (REFER TO SITE LIGHTING PLANS FOR SPECIFICATIONS)
- 19 MONUMENT SIGN
- 20 "STOP" SIGN
- 21 RETAINING WALL (DESIGN BY OTHERS)
42" ALUMINUM RAIL FENCE TO BE PROVIDED ALONG THE TOP OF THE ENTIRE
WALL LENGTH 14
C6
- 22 TRANSITION CURB 13
C6
- 23 TRANSFORMER
- 24 BOLLARDS 7
C6
- 25 FIRE HYDRANT (SEE SHEET C3)
- 26 FIRE DEPARTMENT CONNECTION (SEE SHEET C3)
- 27 DOUBLE GATE
- 28 GEOGRID MAT

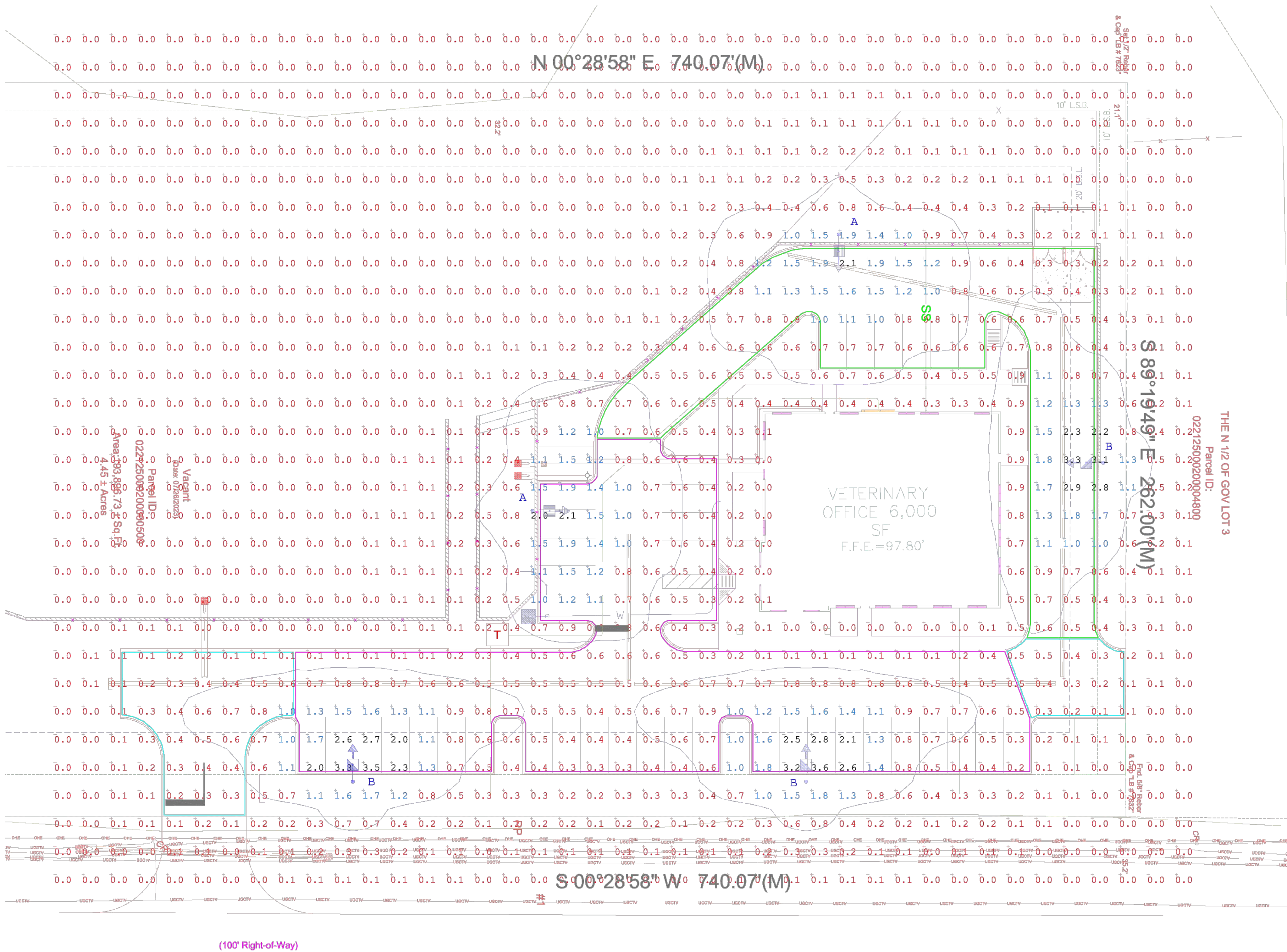
GC NOTE:
A COPY OF SHEET CO SHALL BE PROVIDED TO ALL BIDDERS
AND SUB-CONTRACTORS

CONTRACTOR'S NOTE:
CONTRACTOR SHALL PROVIDE A COMPREHENSIVE ASBUILT SURVEY
FOR THE PROJECT AS REQUIRED BY THE GOVERNING AGENCY.
CONTACT THE ENGINEER OF RECORD FOR THE REQUIREMENTS OF
THE AS-BUILT SURVEY





REVISIONS		
REV #	DATE	BY:
1	7/28/25	J.P.
2	8/14/25	J.P.



BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpdLr	PtSpdCb
ENTRANCE DRIVES	Fc	0.40	1.0	0.1	4.00	10.00	10	10
PARKING	Fc	0.95	3.6	0.2	4.75	18.00		
REAR & SIDE	Fc	0.98	3.3	0.2	4.90	16.50		

Luminaire Schedule								
WLS17710	VET CLINIC	HOWEY IN THE HILLS, FL	PM: KEN	PLEASE EMAIL US FOR PRICING AT KRONSTAD@WLSLIGHTING.COM				
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts		
	2	A	8307	0.950	WLS-NV-1-T4-32L-7-40K-SLM 25' MOUNTING HEIGHT	71		
	3	B	8449	0.950	WLS-NV-1-T3-32L-7-40K-SLM 25' MOUNTING HEIGHT	71		

VET CLINIC HOWEY IN THE HILLS, FL



6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM

WLS-17710 DATE -9/24/24 SCALE: 1"=20'

817-731-0020

PM:KEN

BY: J.P.

SHEET 1 OF 1

VETERINARY OFFICE
STATE ROAD 19
SOUTH OF REVELS ROAD
HOWEY IN THE HILLS, FL 34737

DATE: 08/28/24
DRAWN: LF
CHECKED: DL

SL1
PHOTOMETRIC PLAN

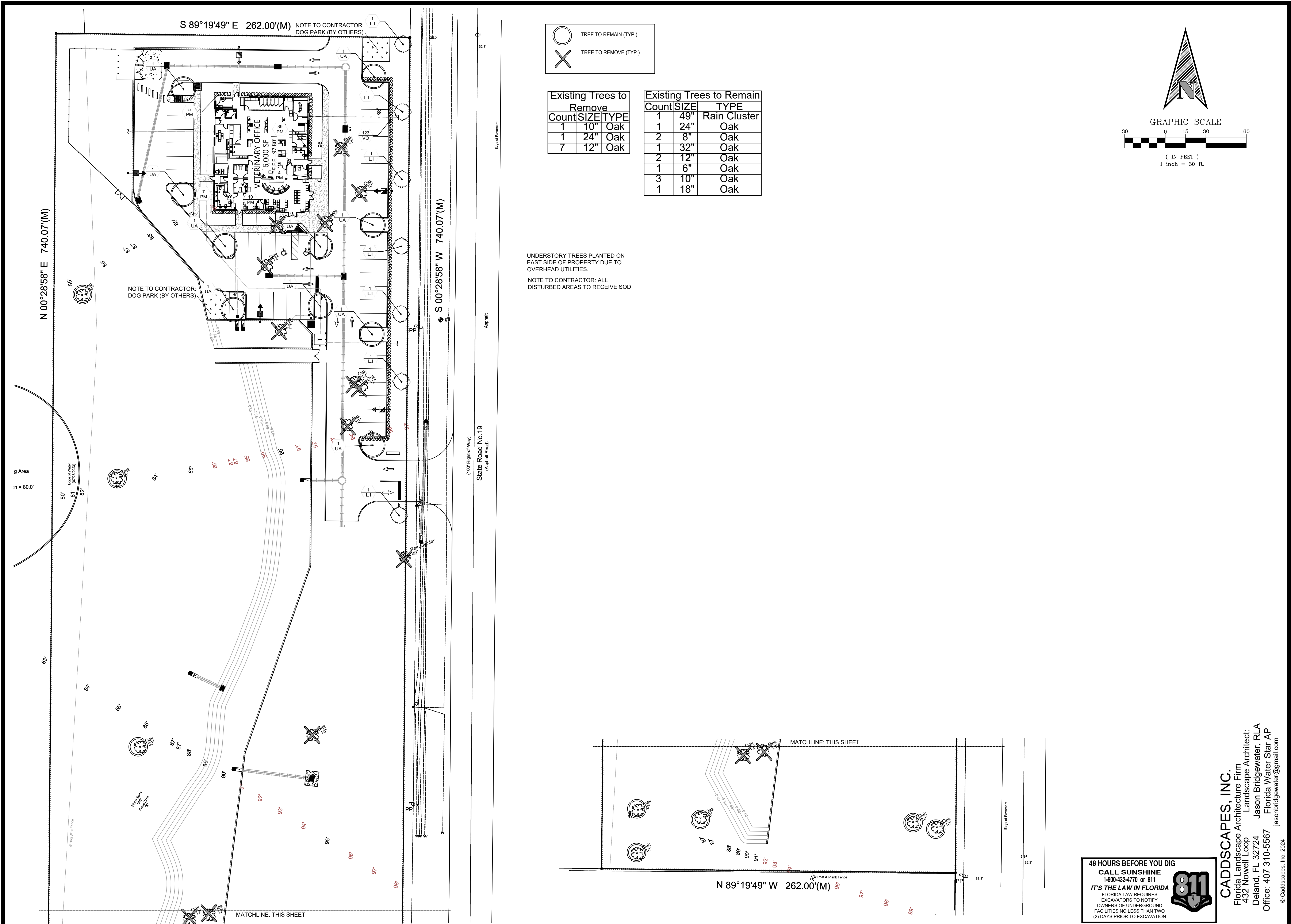
REVISION	DATE

This item has been digitally signed and sealed by ROBERT ZIEGENFUSS on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



1201 E. ROBINSON STREET
ORLANDO, FL 32801
CA 29354
PH: (407) 271-8910



TREE TO REMAIN (TYP.)

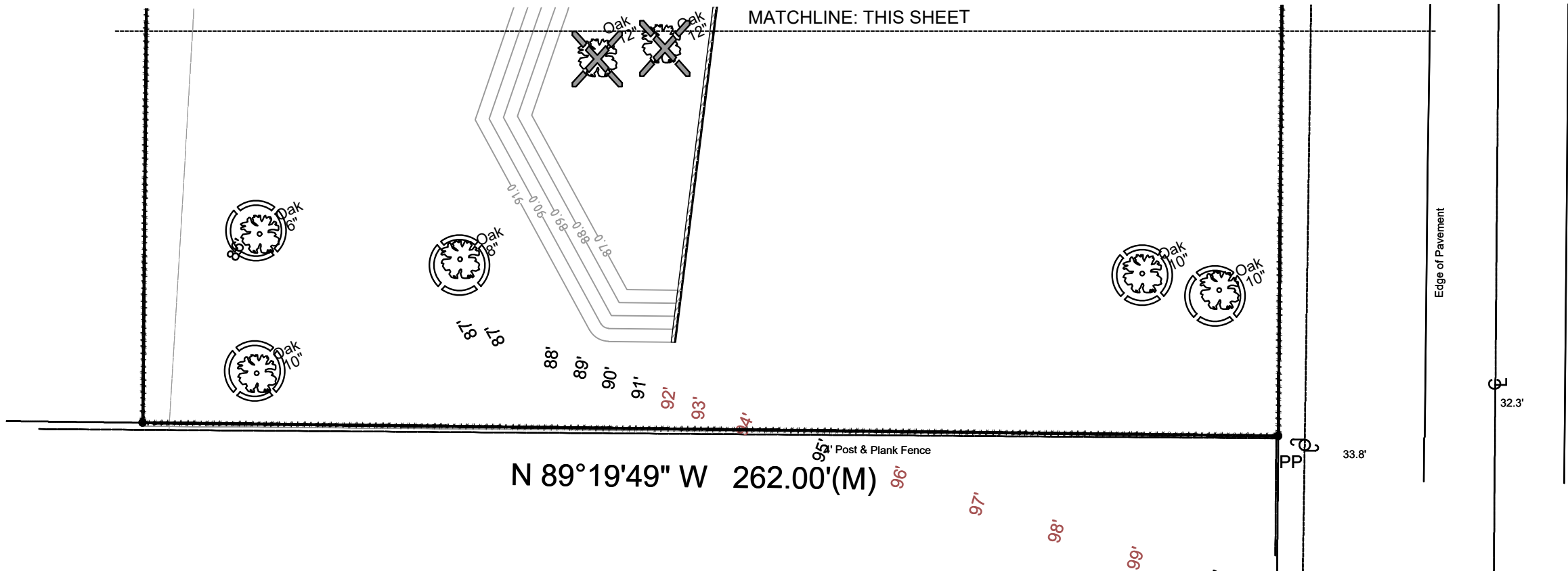
TREE TO REMOVE (TYP.)

Existing Trees to Remove		
Count	SIZE	TYPE
1	10"	Oak
1	24"	Oak
7	12"	Oak

Existing Trees to Remain		
Count	SIZE	TYPE
1	49"	Rain Cluster
1	24"	Oak
2	8"	Oak
1	32"	Oak
2	12"	Oak
1	6"	Oak
3	10"	Oak
1	18"	Oak

UNDERSTORY TREES PLANTED ON EAST SIDE OF PROPERTY DUE TO OVERHEAD UTILITIES.

NOTE TO CONTRACTOR: ALL DISTURBED AREAS TO RECEIVE SOD



48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION



CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com
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STATE ROAD 19
SOUTH OF REVELS ROAD
HOWEY IN THE HILLS, FL 34737

DATE: 08/28/24
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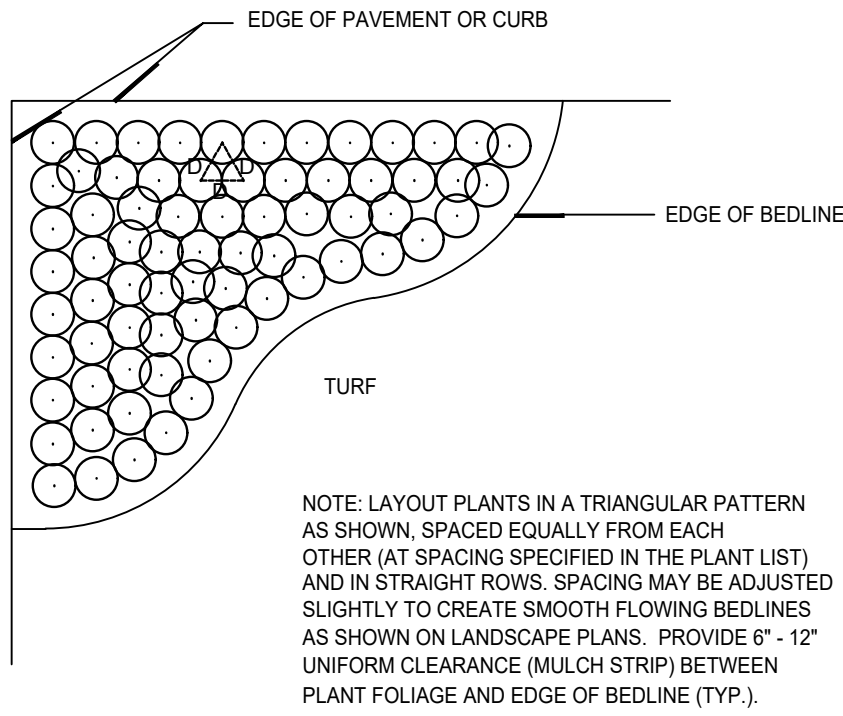
LANDSCAPE PLAN
L1
PROJECT NO.: 2023.179

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

DATE: 2025-08-12

REVISION	REVISED BASE	DATE
		8/7/25

ZDEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910



SHRUB/GROUNDCOVER SPACING DETAIL
NOT TO SCALE

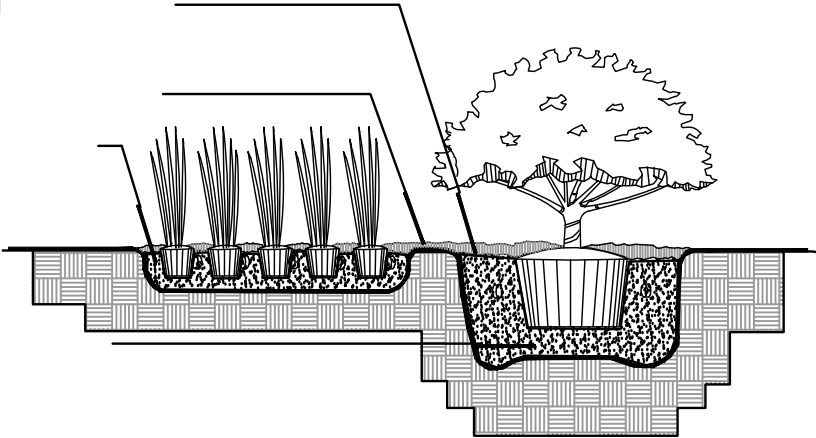
PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL./ 2 TABLETS: 1 GAL./1 TABLET.

PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM).

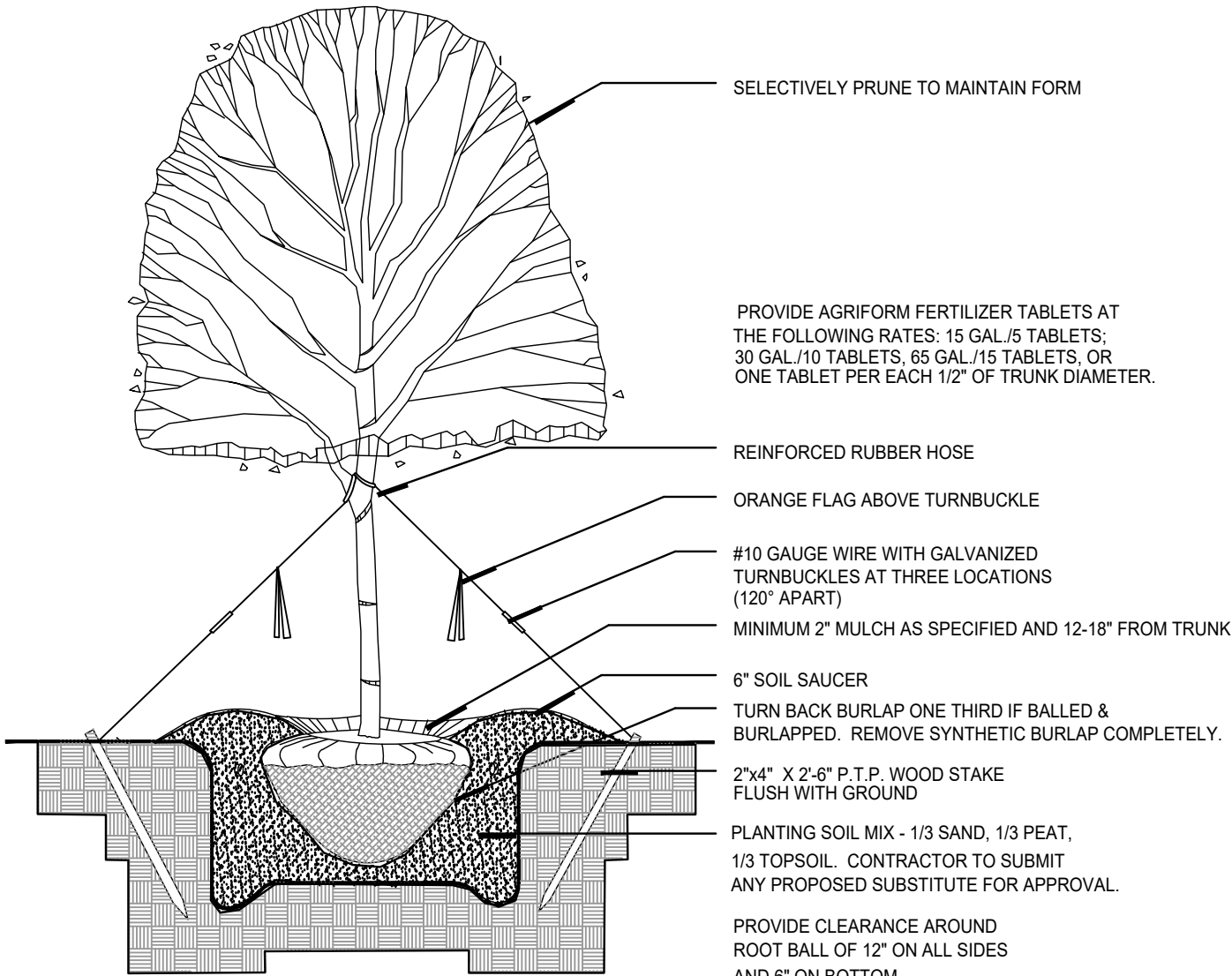
2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

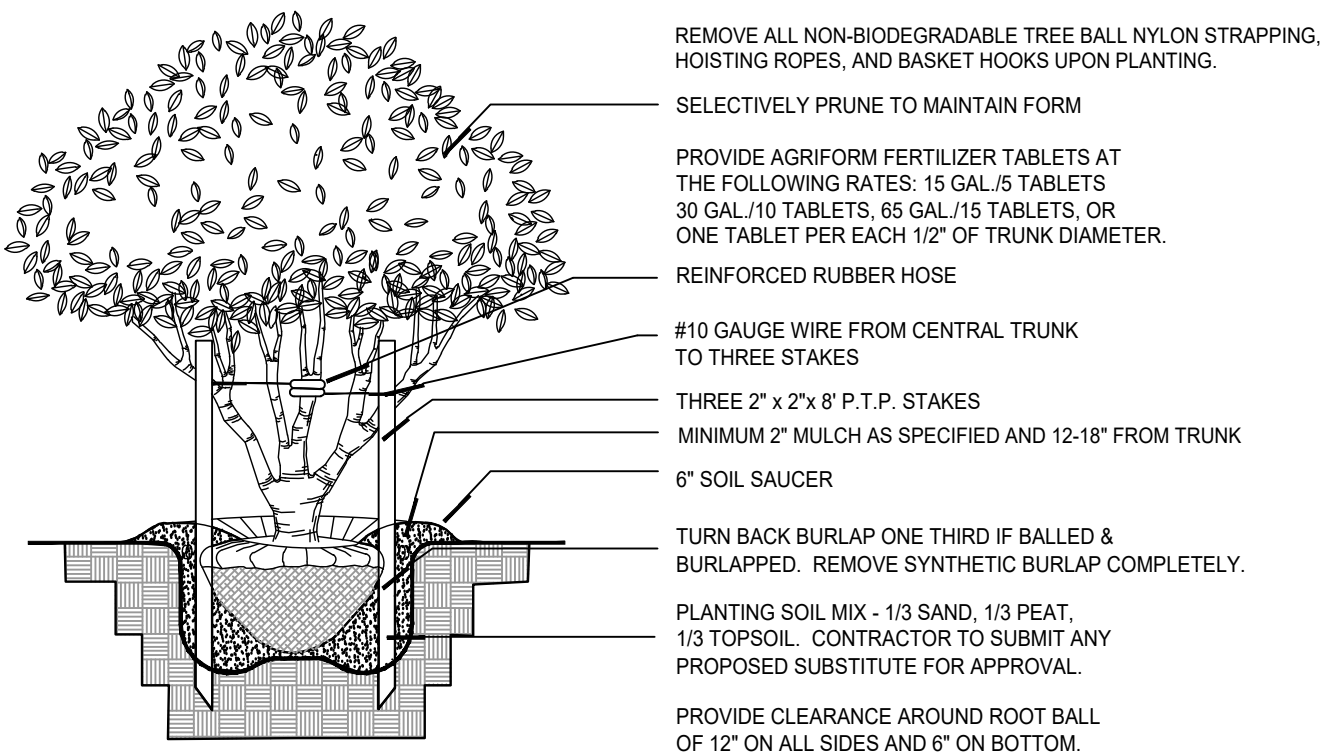
PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.



SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE

PLANT LIST					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
LI	7	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8 FT HEIGHT, 2.5" CALIPER MINIMUM, MULTI-TRUNK	SPACE AS SHOWN GUY
UA	10	ULMUS ALATA	WINGED ELM	4" CALIPER, MINIMUM	SPACE AS SHOWN GUY
SHRUBS					
PM	65	PODOCARPUS MACROPHYLLUS	PODOCARPUS HEDGE	18" HEIGHT, 3 GAL CAN FULL MINIMUM AT TIME OF PLANTING	30" O.C.
VO	123	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	18" HEIGHT, 3 GAL CAN FULL MINIMUM AT TIME OF PLANTING	30" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

LANDSCAPE PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
- ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
- ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
- ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
- ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
- ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
- ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
- CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTNG TREES THAT ARE OUT OF PLUMB.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
- THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE. OF HIS WORK.

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



CADSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com

VETERINARY OFFICE & RETAIL
STATE ROAD 19
SOUTH OF REVELS ROAD
HOWEY IN THE HILLS, FL 34737

DATE: 08/28/24
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LANDSCAPE
DETAILS
L2

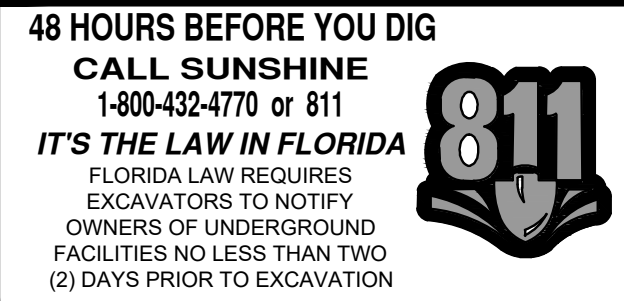
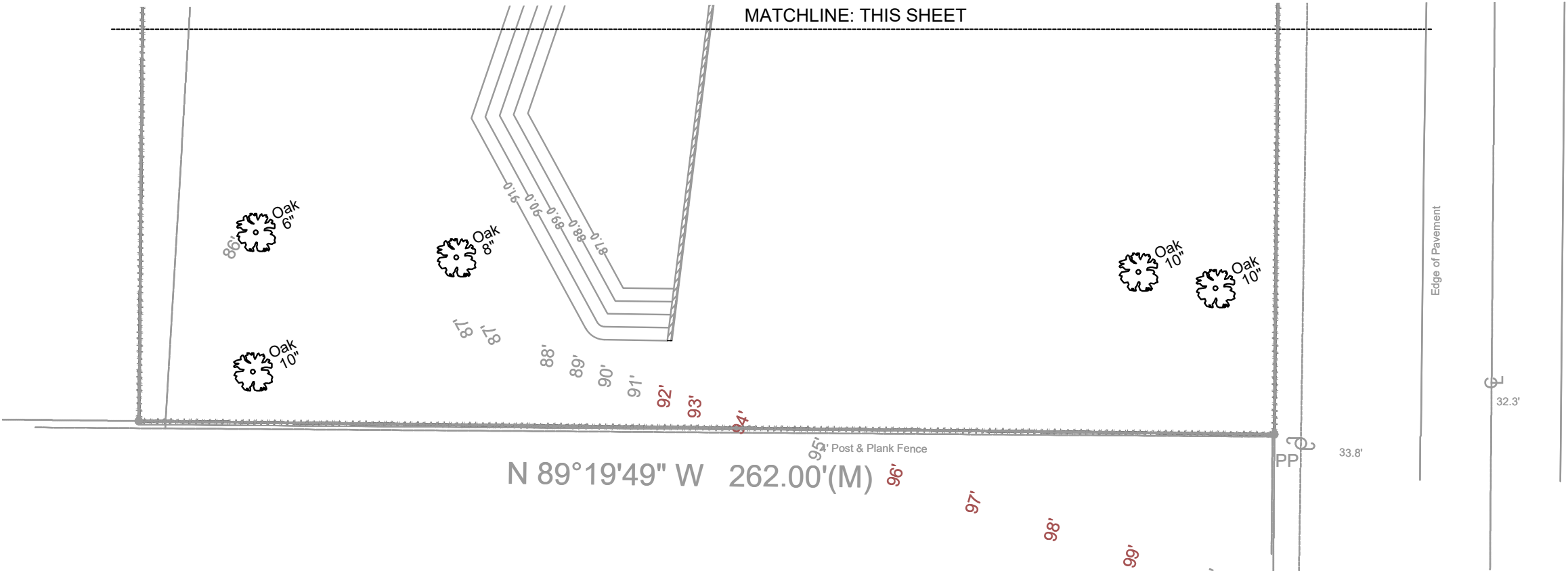
PROJECT NO.: 2023.179

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SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

DATE	8/7/25						
REVISION							
REVISED BASE							


DATE: 2025-08-12

Jason P. Bridgewater
Registered Landscape Architect
FL Registration -LA 6667308



CADDSCAPES, INC.

DATE: 08/28/24
DRAWN: JB/JC
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**IRRIGATION
PLAN
L3**

PROJECT NO.: 2023.179

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308



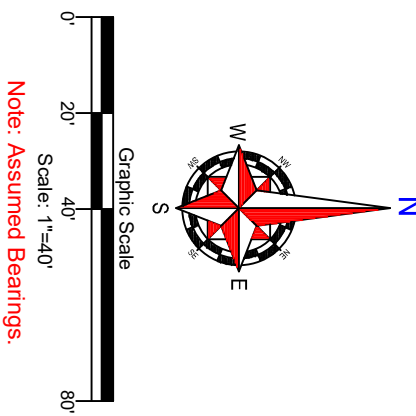
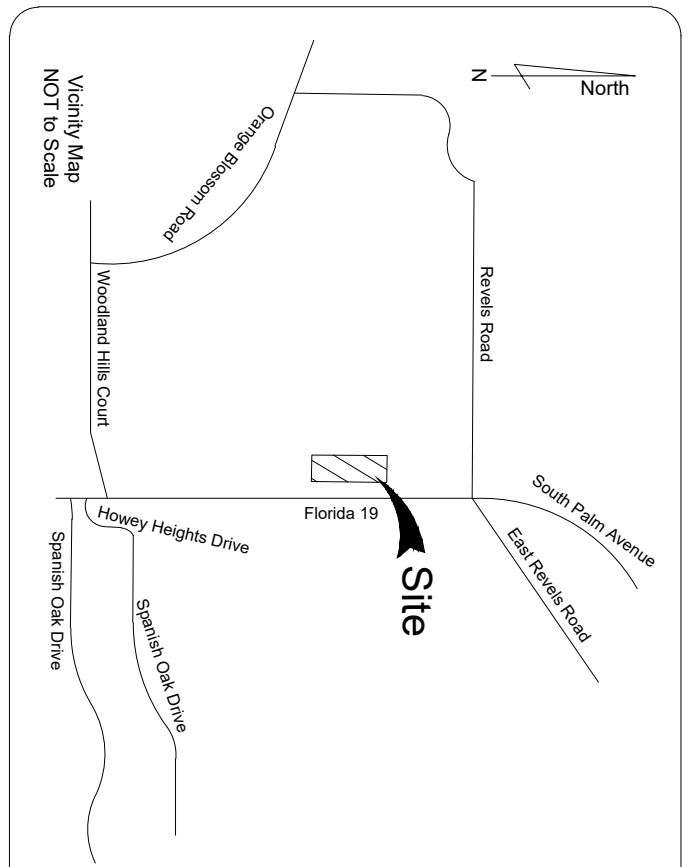
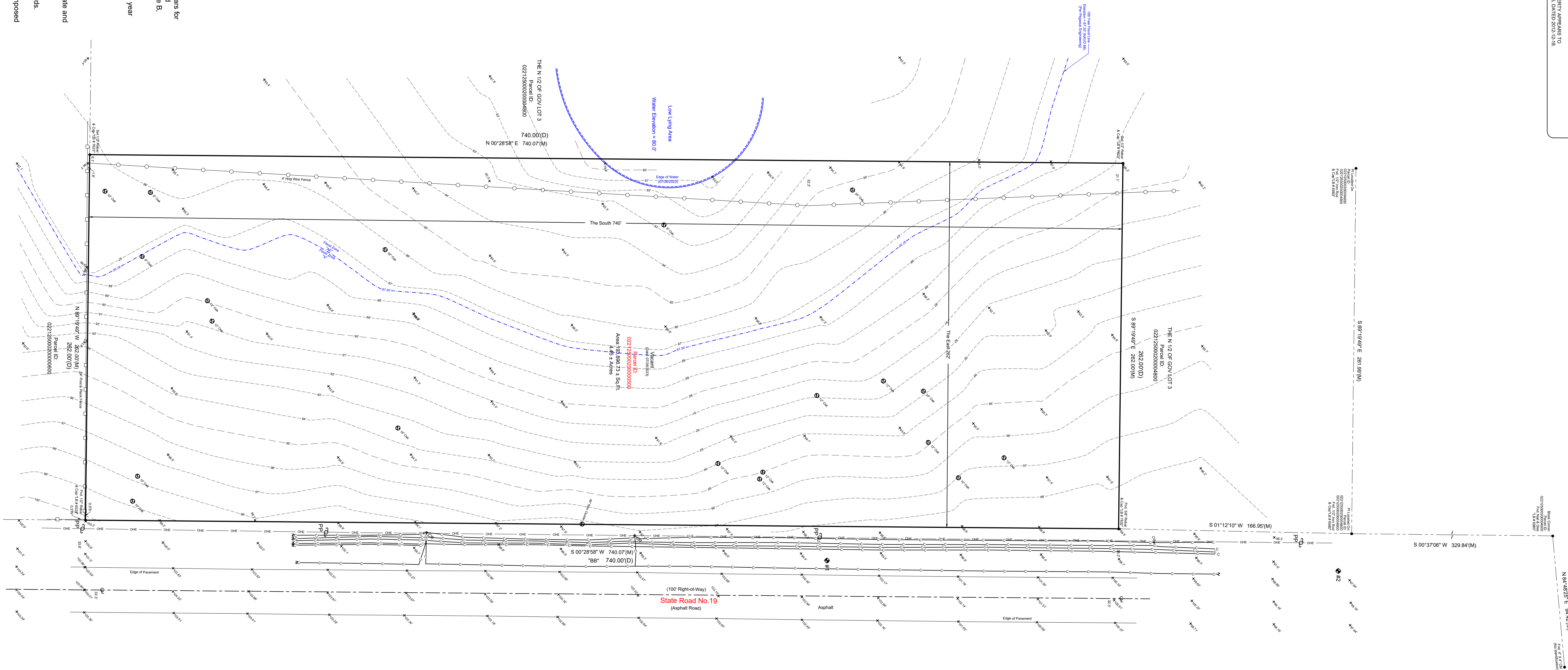
Boundary Survey:

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONES X & A. THIS PROPERTY WAS FOUND IN LAKE COUNTY, COMMUNITY NUMBER 120385, DATED 2012-12-18

Benchmark Information:
National Geodetic Survey Datum
Datum: NAD 83
Elevation: 48.89
(Elevations are based upon NAVD 83 datum)

Site Benchmark Information:
BM1
Fid. 1, 1/2" Metal & Con 1.8 x 7625"
Elevation: 100.44

Notes:
Survey Notes:
No Wellhead Flag located at Time of Survey
Post Survey Provided by Client to Behman
Surveying & Mapping Inc. used for Reference
Elevation 82.44

[illegible][illegible][illegible][illegible]