

VETERINARY OFFICE

FOR DR. JEFFREY ESCH, DVM

STATE ROAD 19
SOUTH OF REVELS ROAD
HOWEY IN THE HILLS, FLORIDA 34737

JURISDICTION: HOWEY IN THE HILLS
PARCEL ID: 02-21-25-0002-000-00500

DEVELOPER & CONSULTANTS

OWNER/DEVELOPER

DR. JEFFREY ESCH, DVM
EMAIL: JESCHDVM@GMAIL.COM
CONTACT: JEFFREY S. ESCH

CIVIL ENGINEER

Z DEVELOPMENT SERVICES
1201 E. ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: 407-271-8910
EMAIL: BOB@ZDEVELOPMENTSERVICES.COM
CONTACT: ROBERT ZIENGENFUSS

LANDSCAPE

CADDSCAPES, INC.
432 NOWELL LOOP
DELAND, FL 32724
PHONE: 407-310-5567
EMAIL: JASONBRIDGEWATER@GMAIL.COM
CONTACT: JASON BRIDGEWATER

ARCHITECT

TREBARC ARCHITECTURE DESIGN STUDIO
7501 NW 4TH STREET, SUITE 212 E
PLANTATION, FLORIDA 33317
PHONE: 954-530-1765
EMAIL: ERIC@TREBARC.COM
CONTACT: ERIC TREBBIEN

SURVEYOR

IRELAND & ASSOCIATES SURVEYING, INC.
800 CURRENCY CIRCLE, SUITE 1020
LAKE MARY, FLORIDA 32746
PHONE: 407-678-3366
EMAIL: ORDERS@IRELANDSURVEYING.COM
CONTACT: BO DAVIS

GEOTECHNICAL ENGINEER

GEO-TECHNOLOGY ASSOCIATES, INC.
4617 PARKBREEZE COURT
ORLANDO, FLORIDA 32808
PHONE: 321-482-4239
EMAIL: GPILLAPPA@GTAENG.COM
CONTACT: GAUTHAM PILLAPPA

INDEX OF DRAWINGS

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	SURVEY

PROJECT REVISIONS

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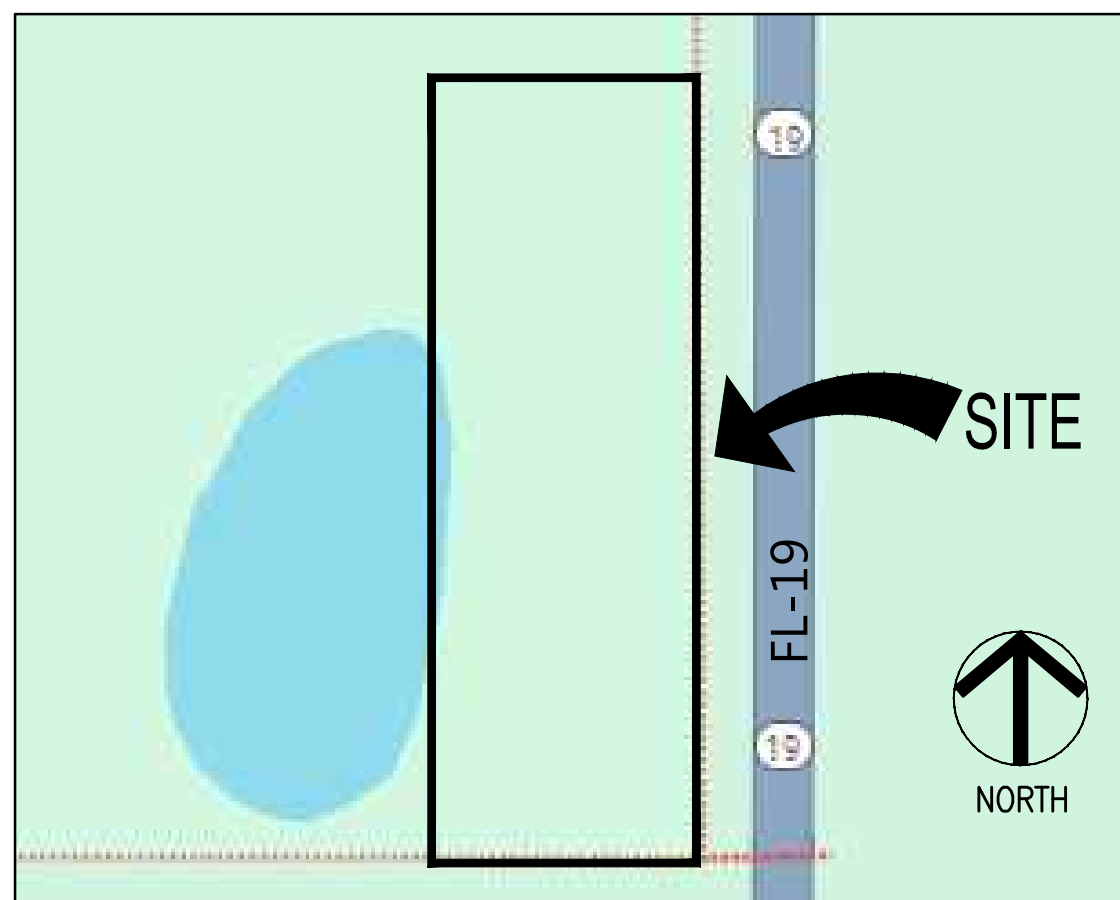
LEGAL DESCRIPTION

THE SOUTH 740 FEET OF THE EAST 262 FEET OF THE FOLLOWING DESCRIBED PROPERTY; NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKELAND COUNTY, FLORIDA. LYING WEST OF THE RIGHT OF WAY FOR HIGHWAY NO. 19.

VICINITY MAP NTS



LOCATION MAP NTS



**Z DEVELOPMENT
SERVICES**
CIVIL ENGINEERING CONSULTANTS
CA 99354

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

[illegible]

bert Ziegenfuss
US, o=Z Development Services,
Qualifier=A01410D00000190E
802BC000371EF, cn=Robert
Ziegenfuss
25.08.28 11:02:44 -04'00'

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

DATE: 08/28/24

DRAWN: LF

CHECKED: DL

CV

COVER SHEET

PROJECT NO.: 2023.179

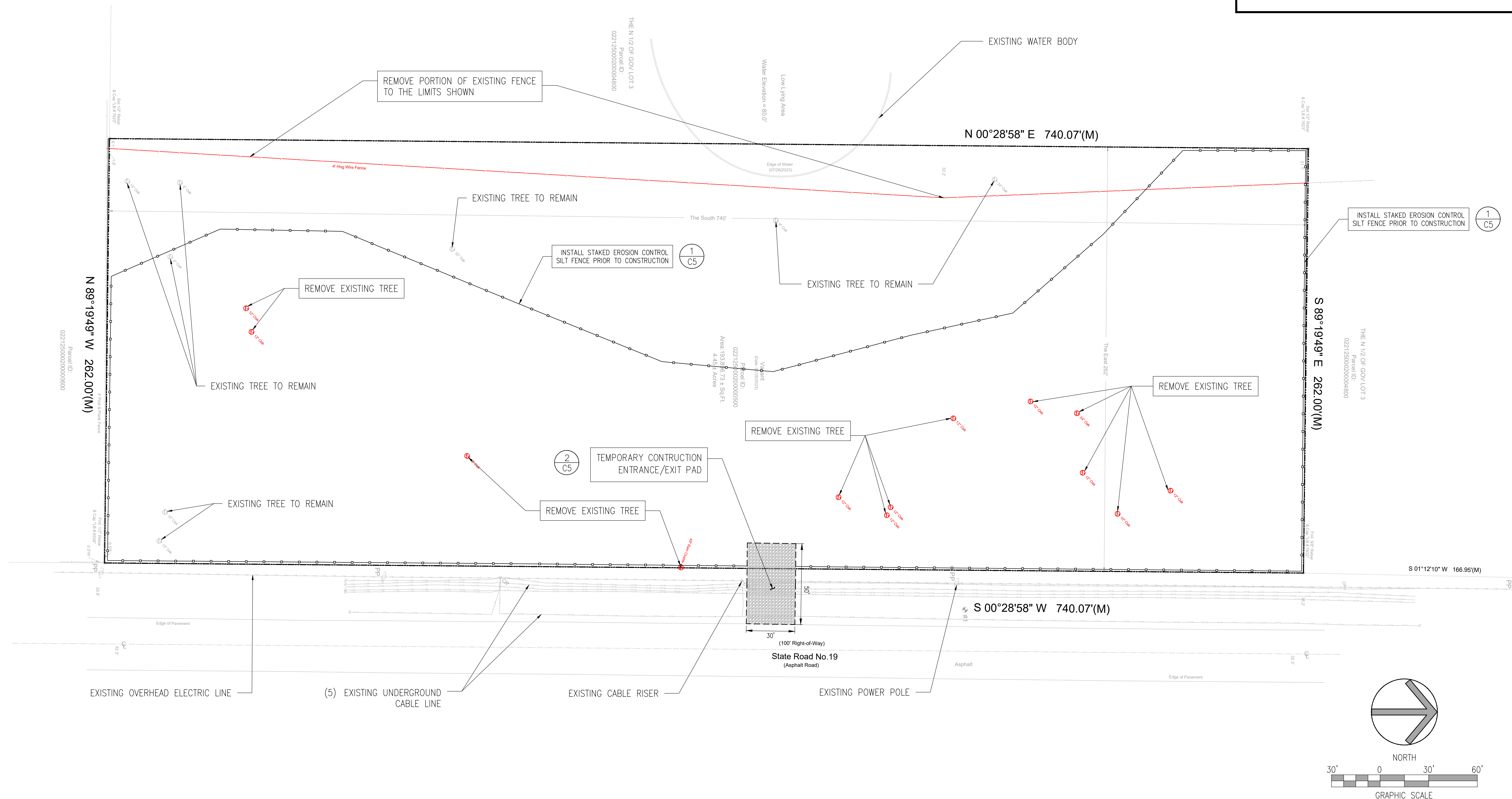
BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
 AT LEAST TWO FULL BUSINESS DAYS BEFORE
 DIGGING OR DISTURBING EARTH



811

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

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, 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]

ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG. # 56752

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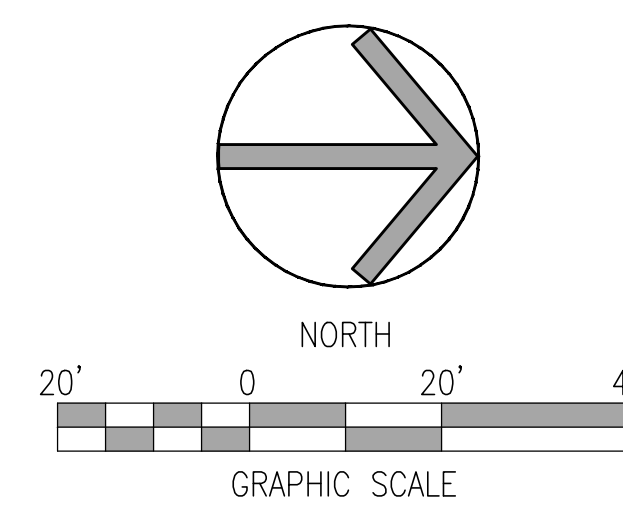
VETERINARY OFFICE
STATE ROAD 19
SOUTH OF REVELS ROAD
HOWEY IN THE HILLS, FL 34737

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

C1

DEMOLITION PLAN

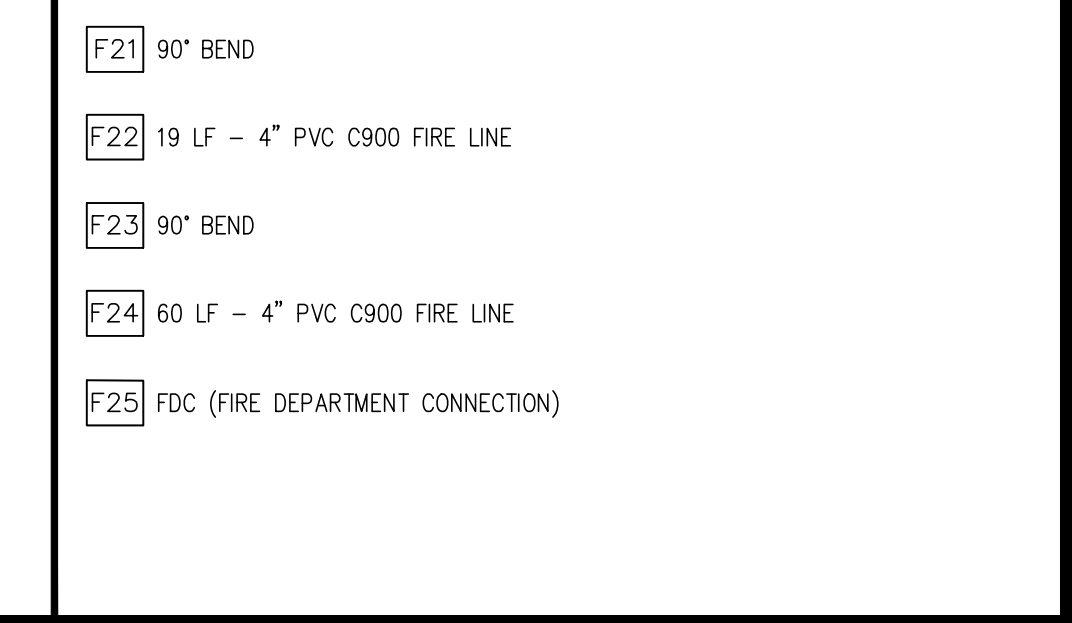
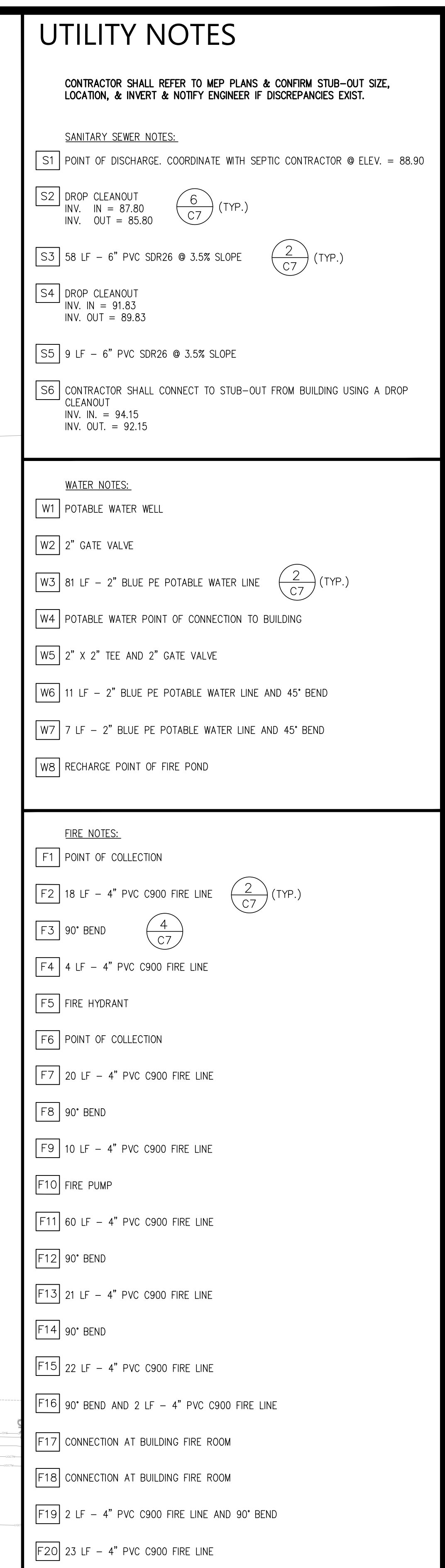
PROJECT NO.: 2023.179



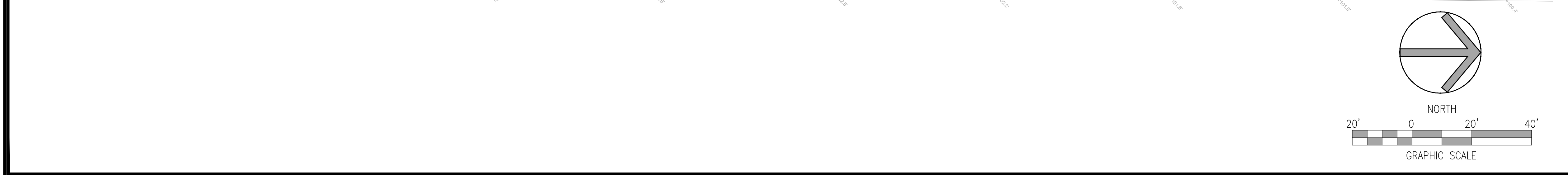
- 1 ACCESSIBLE PARKING, STRIPING, & ACCESS AISLE 1
C6
- 2 ACCESSIBLE PARKING SIGN - 2 SPACES 2
C6
- 3 PAVEMENT MARKING 3
C6
- 4 4" WHITE STRIPING PAINT
- 5 24" WHITE STOP BAR
- 6 CROSSWALK STRIPING
- 7 CONCRETE PAVEMENT 4
C6
- 8 ASPHALT PAVEMENT 5
C6
- 9 6" CONCRETE CURB 11
C6
- 10 MONOLITHIC CURB AND 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



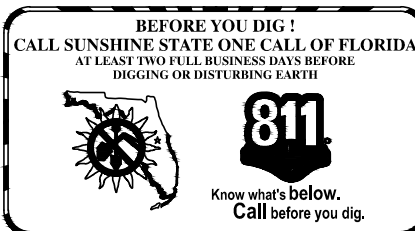
VETERINARY OFFICE STATE ROAD 19 SOUTH OF REVELS ROAD HOWEY IN THE HILLS, FL 34737		Z DEVELOPMENT SERVICES  CIVIL ENGINEERING CONSULTANTS	
		CA 29354 1201 E. ROBINSON STREET ORLANDO, FL 32801 PH: (407) 271-8910	
DATE:			
DRAWN: LF			
CHECKED: DL			
C3 UTILITY PLAN		PROJECT NO.: 2023.179	



	MITERED END SECTION @ INV. ELEV. = 88.00 (POINT OF DISCHARGE)	
2	17 LF - 18" RCP @ 1.0% SLOPE	$\frac{2}{C7}$ (TYP.) $\frac{1}{C7}$ (TYP.)
3	CONTROL STRUCTURE INV. ELEV. = 88.17	$\frac{5}{C7}$ (TYP.)
4	END OF PIPE @ INV. INV. = 87.00	
5	21 LF - 24" HDPE @ 1.0% SLOPE	
6	STORMWATER MANHOLE #1 TOP OF FRAME = 89.30 W. INV. (OUT) = 87.21 N. INV. (IN) = 90.56 S. INV. (IN) = 91.00	$\frac{7}{C7}$ $\frac{8}{C7}$ (TYP.)
7	147 LF - 18" HDPE @ 0.5% SLOPE	
8	TYPE "F" INLET #1 TOP OF FRAME = 96.50 S. INV. (OUT) = 91.30 W. INV. (IN) = 93.04 N. INV. (IN) = 91.42	$\frac{3}{C7}$ (TYP.)
9	52 LF - 18" HDPE @ 0.5% SLOPE	
10	TYPE "F" INLET #2 TOP OF FRAME = 96.35 W. INV. (OUT) = 93.30	
11	105 LF - 18" HDPE @ 0.5% SLOPE	
12	TYPE "F" INLET #3 TOP OF FRAME = 96.30 S. INV. (OUT) = 91.95 N. INV. (IN) = 92.07	
13	42 LF - 18" HDPE @ 0.5% SLOPE	
14	STORMWATER MANHOLE #2 TOP OF FRAME = 96.85 S. INV. (OUT) = 91.85 W. INV. (IN) = 91.97	
15	46 LF - 18" HDPE @ 0.5% SLOPE	
16	TYPE "F" INLET #4 TOP OF FRAME = 96.70 E. INV. (OUT) = 92.20 W. INV. (IN) = 92.30	
17	79 LF - 15" HDPE @ 0.5% SLOPE	
18	TYPE "F" INLET #5 TOP OF FRAME = 96.30 E. INV. (OUT) = 92.70 S. INV. (IN) = 92.81	
19	98 LF - 15" HDPE @ 0.5% SLOPE	
20	TYPE "F" INLET #6 TOP OF FRAME = 96.35 N. INV. (OUT) = 93.30	
21	32 LF - 18" HDPE @ 0.5% SLOPE	
22	18" HDPE STUB-OUT FOR FUTURE STORMWATER CONNECTION	
23	CULVERT #1 TOP OF PIPE ELEV. = 100.15 MITERED END SECTION @ INV. ELEV. = 98.90	$\frac{1}{C7}$ (TYP.)
24	82 LF - 15" RCP @ 0.37% SLOPE	
25	CULVERT #2 TOP OF PIPE ELEV. = 99.85 MITERED END SECTION @ INV. ELEV. = 98.60	

GRADING

	ADA ACCESSIBLE AREA, NOT TO EXCEED 2.0% SLOPE IN ANY DIRECTION.
	ADA ACCESSIBLE ROUTE, NOT TO EXCEED 2.0% CROSS SLOPE AND/OR 5.0% RUNNING SLOPE.



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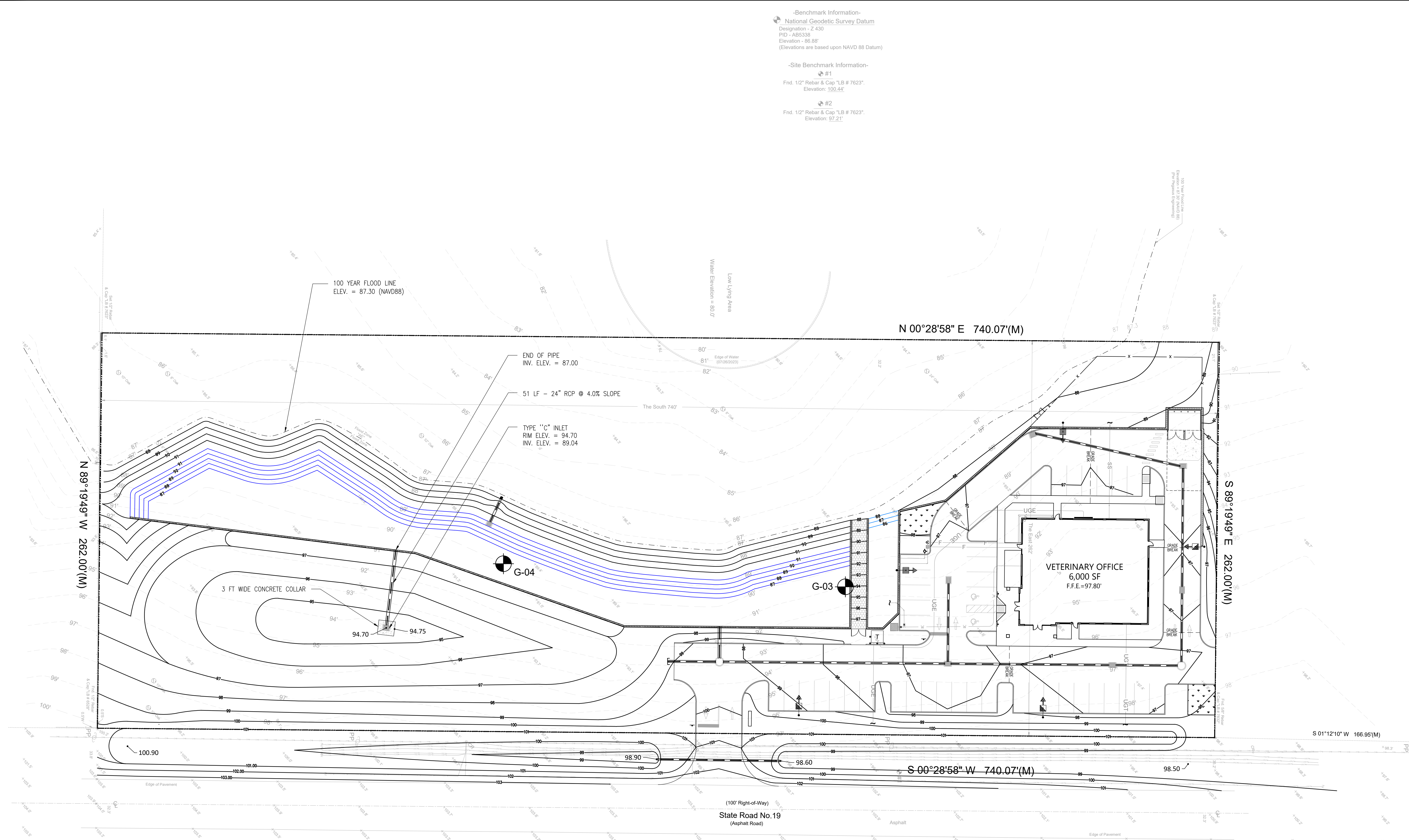
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C4

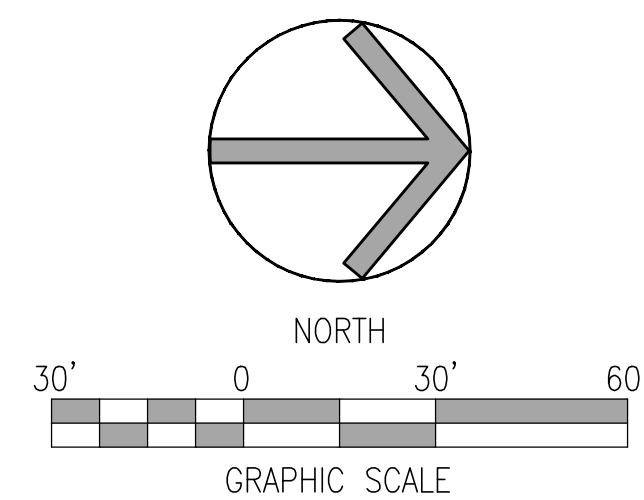
GRADING AND DRAINAGE PLAN

PROJECT NO.: 2023.179



PER GEOTECHNICAL REPORT BY GEO-TECHNOLOGY ASSOCIATES, INC PERFORMED IN 08-28-24		
DESIGN PARAMETERS	ESTIMATED VALUES	
BORING LOG	G-03	G-04
GROUND SURFACE ELEVATION	91 FT	89.4 FT
ESTIMATED SEASONAL HIGH WATER TABLE	5.5 FT	3.5 FT

ALL DISTURBED AREA THAT WILL REMAIN UNDEVELOPED
SHALL BE SODDED AND WATERED UNTIL ESTABLISHED



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

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CA 29354

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ORLANDO, FL 32801

PH: (407) 271-8910

[illegible]

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FL REG. # 56752

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C4.1

MASS GRADING PLAN

PROJECT NO.: 2023.179

ROUND CORNERS

SOD

1.5'

1.5'

1.5' R

2'

6"

WIDTH 6" ABOVE FLOW LINE

SOD

CONCRETE SLAB 3" OR 5-1/2" THICK
REINFORCED WITH WWF 6x6-WL4xWL4

PLAN

NO UNPLEASANT JUNCTIONS PERMITTED
UNLESS APPROVED BY THE ENGINEER

4" SOD

3" OR 5-1/2"

HOPE

CONNECTOR

SADDLE

DEEPEN AROUND
OUTSIDE EDGE OF
PIPE FOR 5-1/2" SLAB

2'

NOT LESS
THAN D

6"

#4 BAR

CONCRETE LINED
POND BOTTOM

PAID FOR AS
PIPE CULVERT

F (PIPE TO BE INCLUDED UNDER UNIT
PRICE FOR MITERED END SECTION)

SECTION

STORM SEWER PIPE LENGTHS NOTED IN THE DRAWINGS REFLECT ONLY THE PIPE ITSELF. WHERE A MITERED END SECTION IS INSTALLED ON SAID PIPE, ITS ADDITIONAL PIPE LENGTH SHALL BE INCLUDED IN THE COST OF THE MITERED END SECTION.

NTS



NTS



NTS



NTS



NTS

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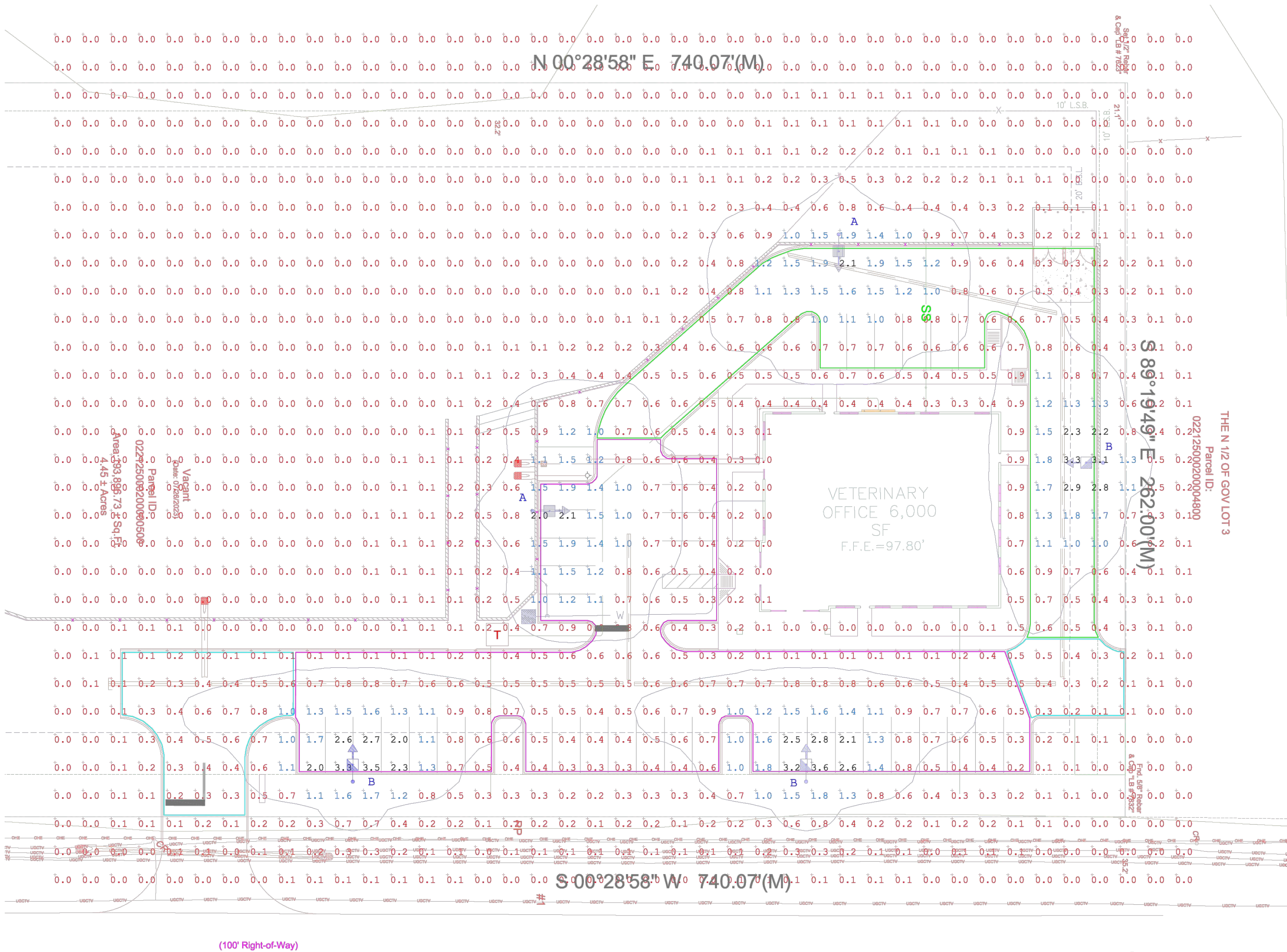
DATE: 08/28/24
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C7

CONSTRUCTION
DETAILS

PROJECT NO.: 2023.179

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

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SL1
PHOTOMETRIC PLAN

PROJECT NO.: 2023.179

REVISION	DATE



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

 Made in the U.S.A. of the U.S. and imported parts.
Meets *Buy American* requirements for ARRA.

WLS LIGHTING SYSTEMS

6820 Corporation Pkwy
Fort Worth, TX 76126
800.633.8711
www.wslighting.com

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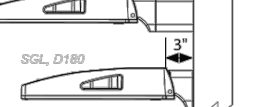
Part Number	Test Parameters												Test Results				
	AS	LMW	TS	LMW	DC	TS	LMW	DC	TS	LMW	DC	TS	LMW	DC	TS	W	
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WEL-WS1-16.0-25.00	2084	116	2238	105	P	2086	127	P	1316	67	2250	125	P	1304	76	1188	66
WEL-WS1-16.0-25.00	2100	120	2576	123	P	2100	133	P	1279	67	2368	131	P	1440	80	1260	75
WEL-WS1-16.0-25.00	2100	124	2112	114	P	2100	124	P	1279	67	2368	131	P	1440	80	1260	75
WEL-WS1-16.0-25.00	2144	116	3472	124	P	2147	124	P	1294	67	2444	123	P	1176	78	1688	66
WEL-WS1-16.0-25.00	2144	120	3012	120	P	2146	120	P	1288	67	2484	120	P	1240	80	1560	75
WEL-WS1-16.0-25.00	4032	132	1040	130	P	4060	130	P	2085	68	3973	109	P	2092	62	2232	62
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WEL-WS1-16.0-25.00	4320	148	4040	420	P	4350	425	P	3536	133	4028	423	P	3578	126	4040	425
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WEL-WS1-16.0-25.00	4608	160	1212	120	P	4608	123	P	3732	137	4676	131	P	4514	136	3036	66
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WEL-WS1-16.0-25.00	7968	176	1040	130	P	7975	130	P	4473	143	7729	105	P	4522	142	4788	111
WEL-WS1-16.0-25.00	7968	180	1040	130	P	7975	130	P	4473	143	7729	105	P	4522	142	4788	111
WEL-WS1-16.0-25.00	8236	184	1037	127	P	8246	118	P	4473	143	8207	117	P	5598	173	4686	66
WEL-WS1-16.0-25.00	8236	188	1037	127	P	8246	118	P	4473	143	8207	117	P	5598	173	4686	66
WEL-WS1-16.0-25.00	8236	192	1037	127	P	8246	118	P	4473	143	8207	117	P	5598	173	4686	66
WEL-WS1-16.0-25.00	11920	192	1336	132	P	11920	132	P	1304	122	11920	132	P	1304	122	11920	132
WEL-WS1-16.0-25.00	11920	196	1336	132	P	11920	132	P	1304	122	11920	132	P	1304	122	11920	132
WEL-WS1-16.0-25.00	11920	200	1336	132	P	11920	132	P	1304	122	11920	132	P	1304	122	11920	132
WEL-WS1-16.0-25.00	12464	192	13440	132	P	12464	132	P	1304	122	12464						

WLS LIGHTING SYSTEMS
6820 Corporation Pkwy.
Fort Worth, TX 76126
800.633.8711
www.wslighting.com

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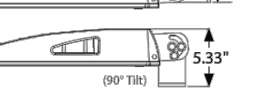
STANDARD POLE (SP) - Standard mounting arm is extruded aluminum in lengths of 3" and 7". 3"m lengths may vary depending on configuration



WALL MOUNT (WM) - Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box



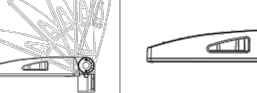
TRUSSION MOUNT (TM) - Steel, built on mounting for adjustable installation with a maximum uplift of 90 degrees.



TENNIS ARM (TA) - Steel fitter slips over 3.5" x 1.5" rectangular arm. See Tennis Arm Spec Sheet for details/Unpainted stainless steel is standard mounts



KNUCKLE MOUNT (KM) - One Cast Knuckle great for adjustable installation on 2.5" OD vertical or horizontal beams.



- Max Uplift of 114 degrees
- Adjustable in 6-degree increments directly to a cast wall mount box.



ARCHITECTURAL SWEEP ARM (ASA) - Cast Sweep Arm includes (as standard) Internal Quick Mount Bracket. Standard mounts directly to a cast wall mount box.



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Seminole Pole
incorporated

www.SeminolePole.com
Phone: 866-246-5545

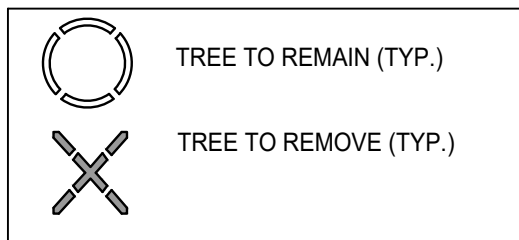
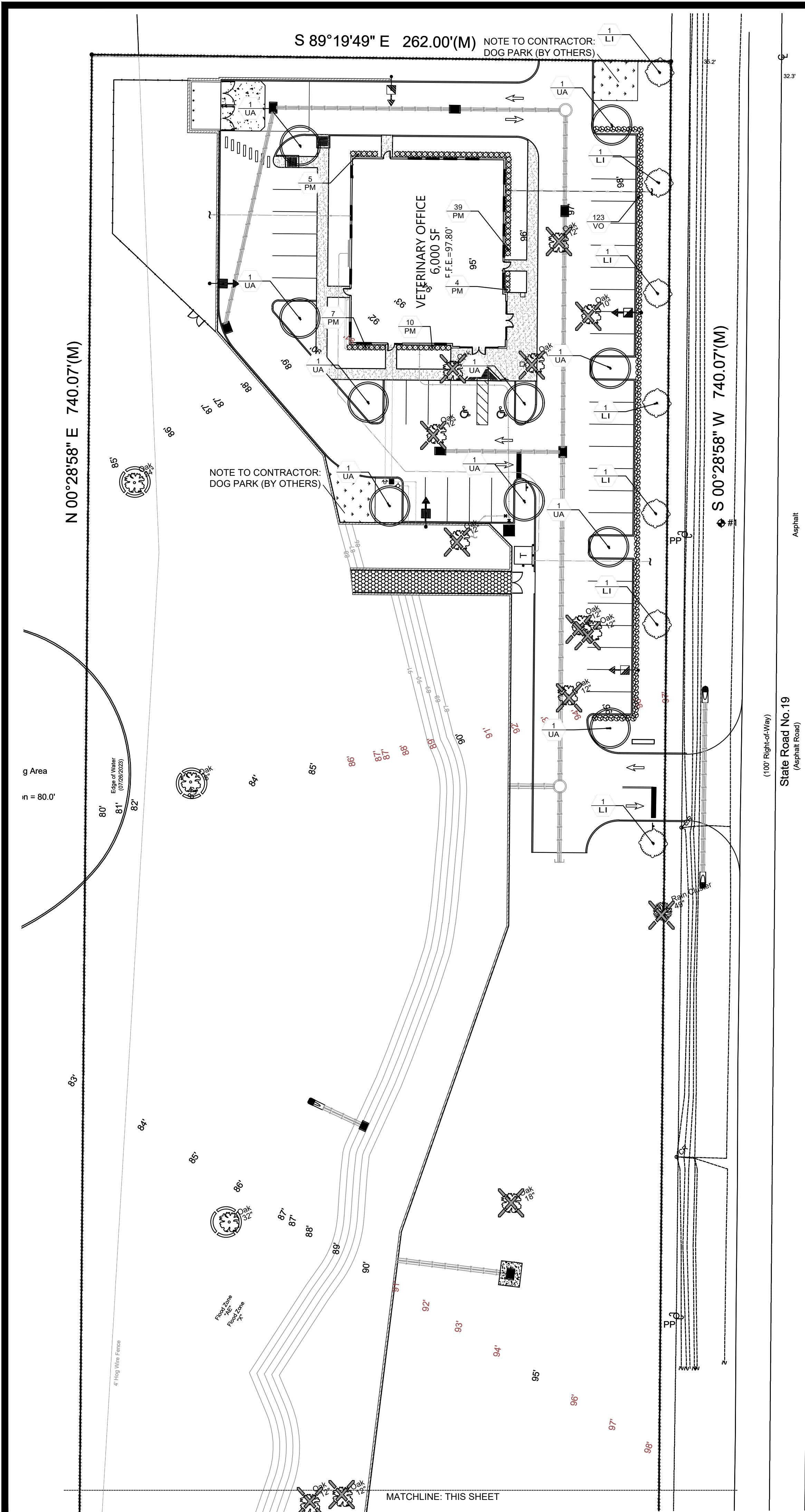
Email: SeminolePole@gmail.com
Fax: 229-524-2866

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SL2

LIGHTING CUT
SHEETS

PROJECT NO.: 2023.179

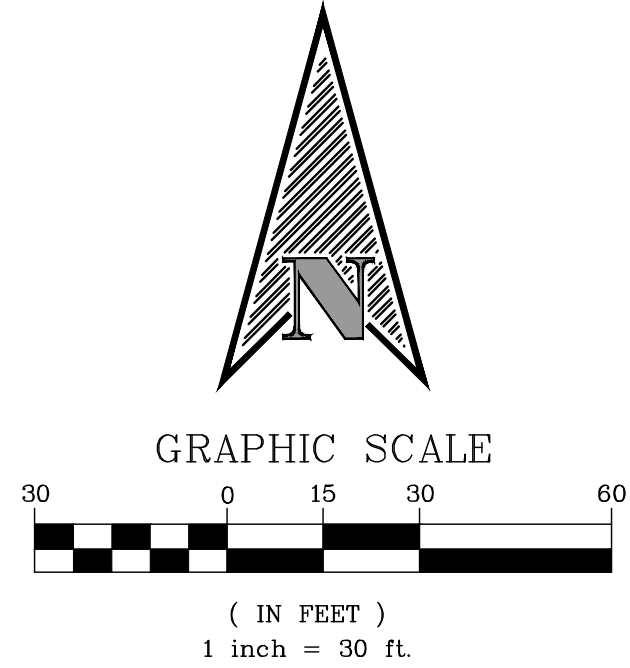
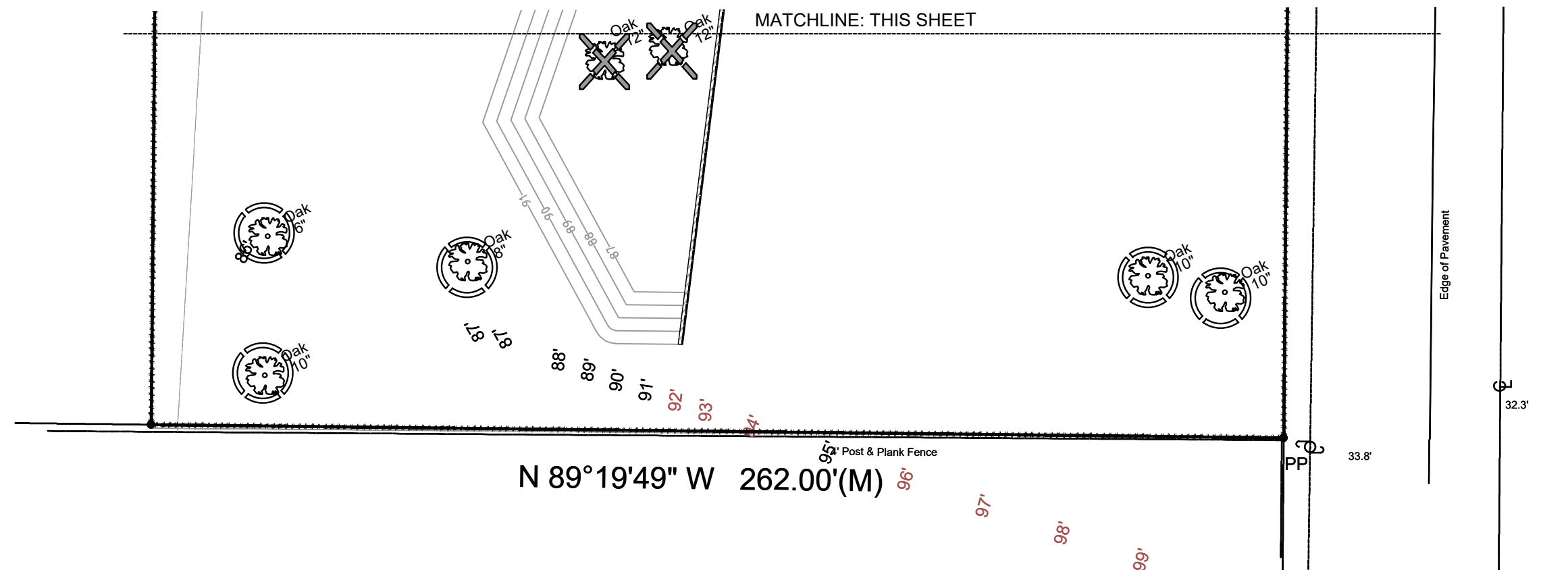


Existing Trees to Remove		
Count	SIZE	TYPE
1	10"	Oak
1	24"	Oak
7	12"	Oak

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



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811

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432 Nowell Loop
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Office: 407 310-5567
jasonbridgewater@gmail.com

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LANDSCAPE PLAN
L1

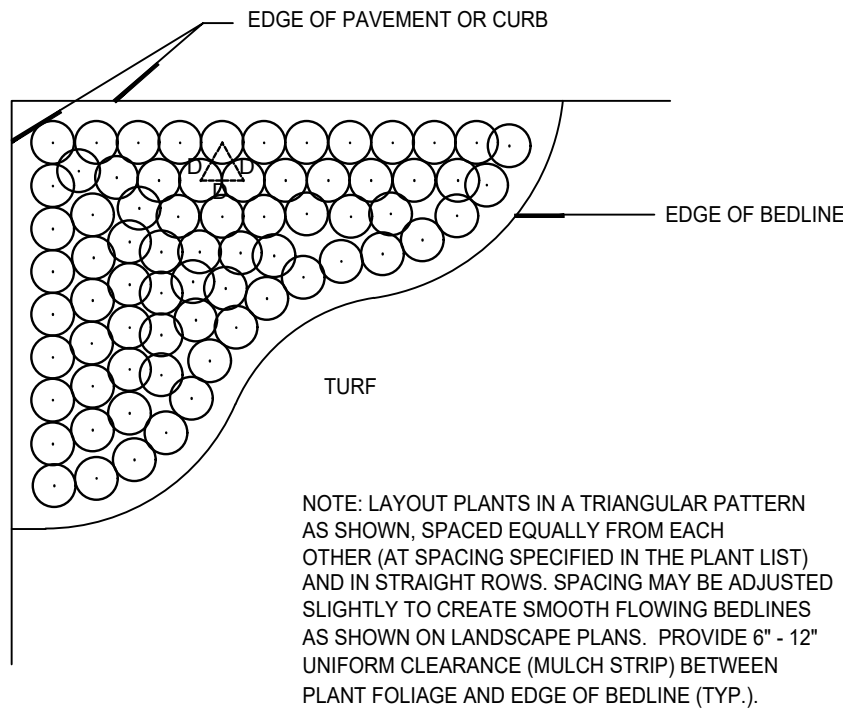
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REVISION
REVISED BASE
DATE
8/7/25

DATE: 2025-08-28

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
FLA 6667308
Registered Landscape Architect
FL - Registration -LA 6667308



SHRUB/GROUNDCOVER SPACING DETAIL
NOT TO SCALE

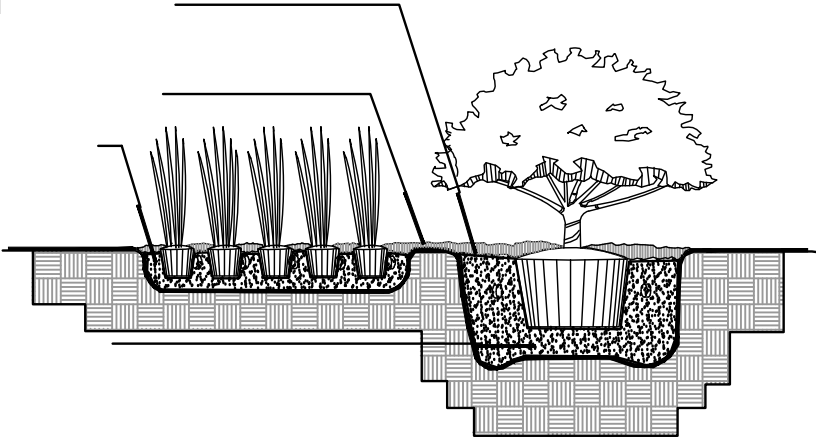
PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL./ 2 TABLETS: 1 GAL./1 TABLET.

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

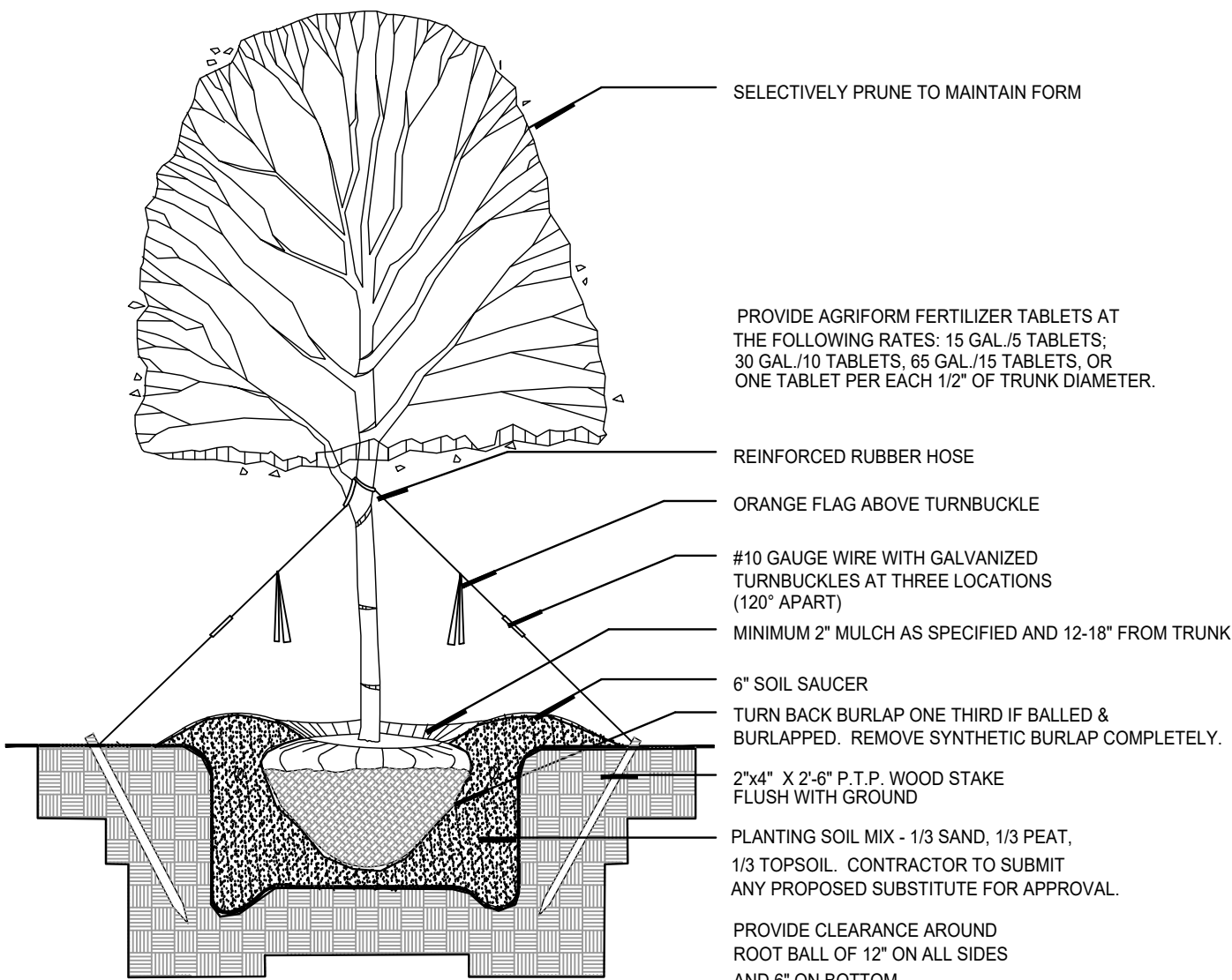
2" MULCH MINIMUM - DO NOT COVER MAIN STEM

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

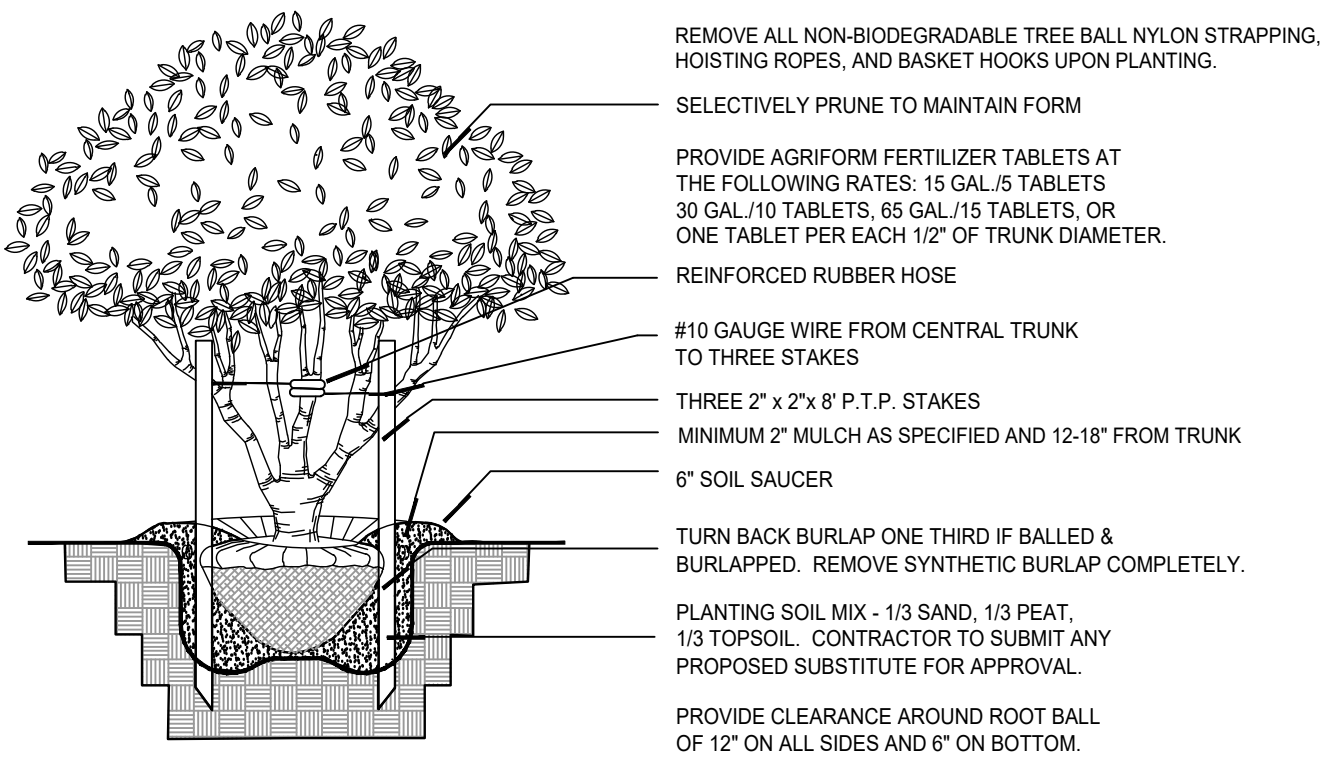
PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.



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.

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OWNERS OF UNDERGROUND
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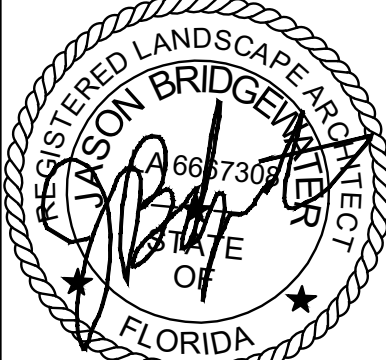
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jasonbridgewater@gmail.com

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LANDSCAPE
DETAILS
L2

PROJECT NO.: 2023.179

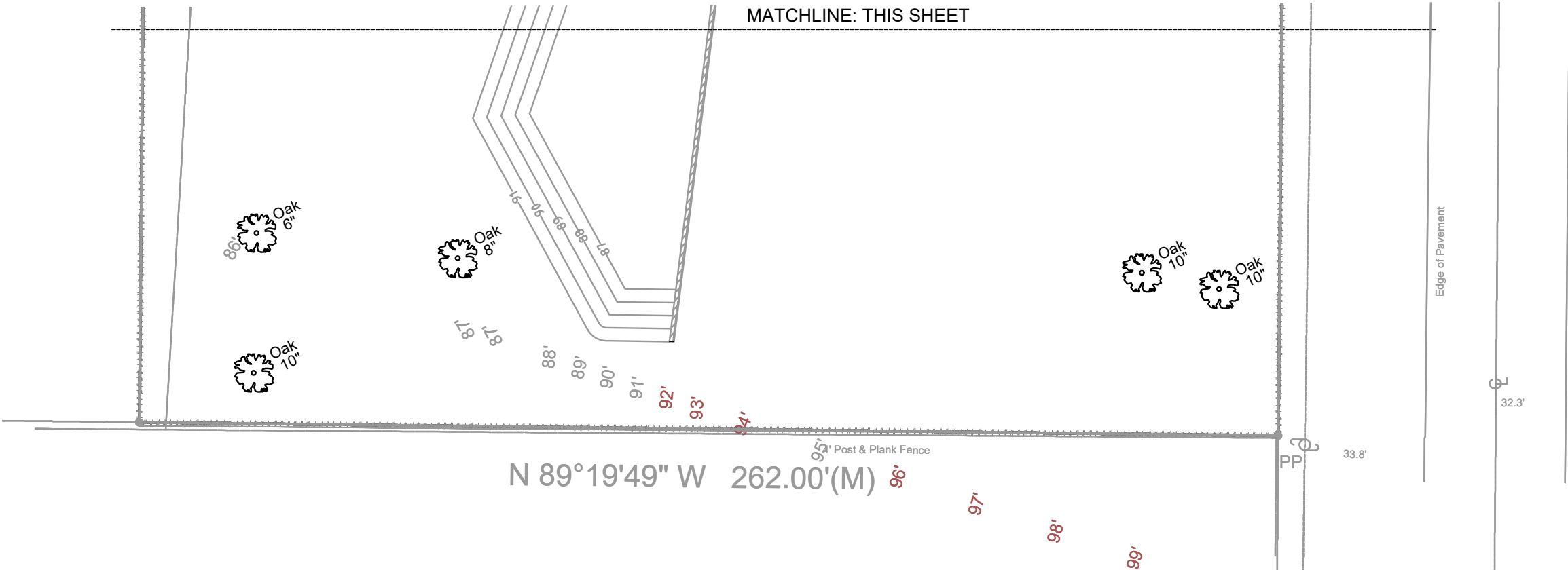
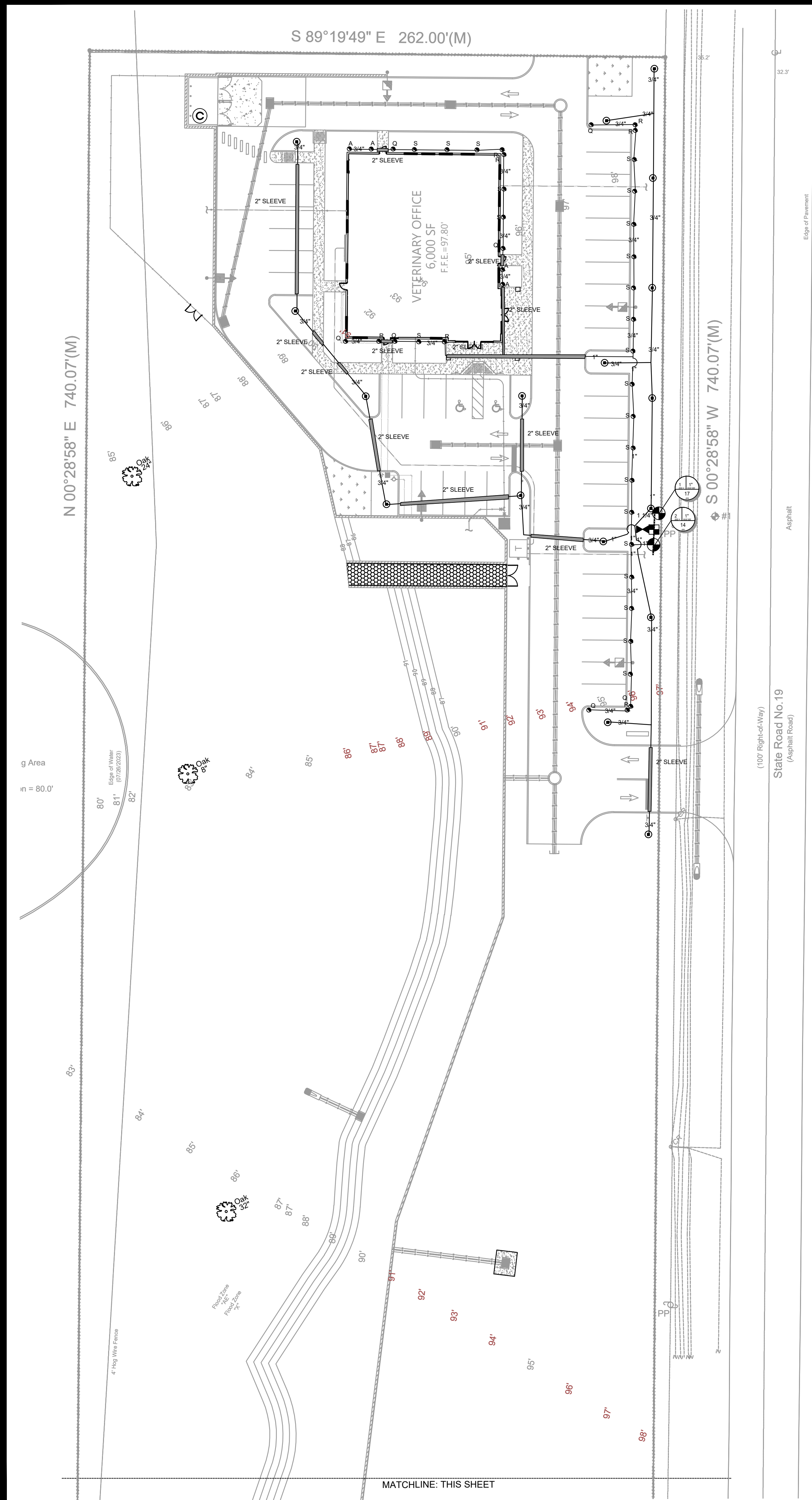


Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

DATE	8/7/25								
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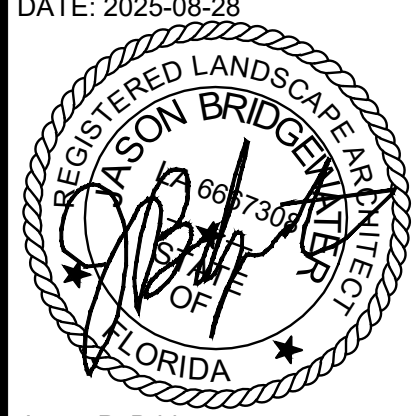
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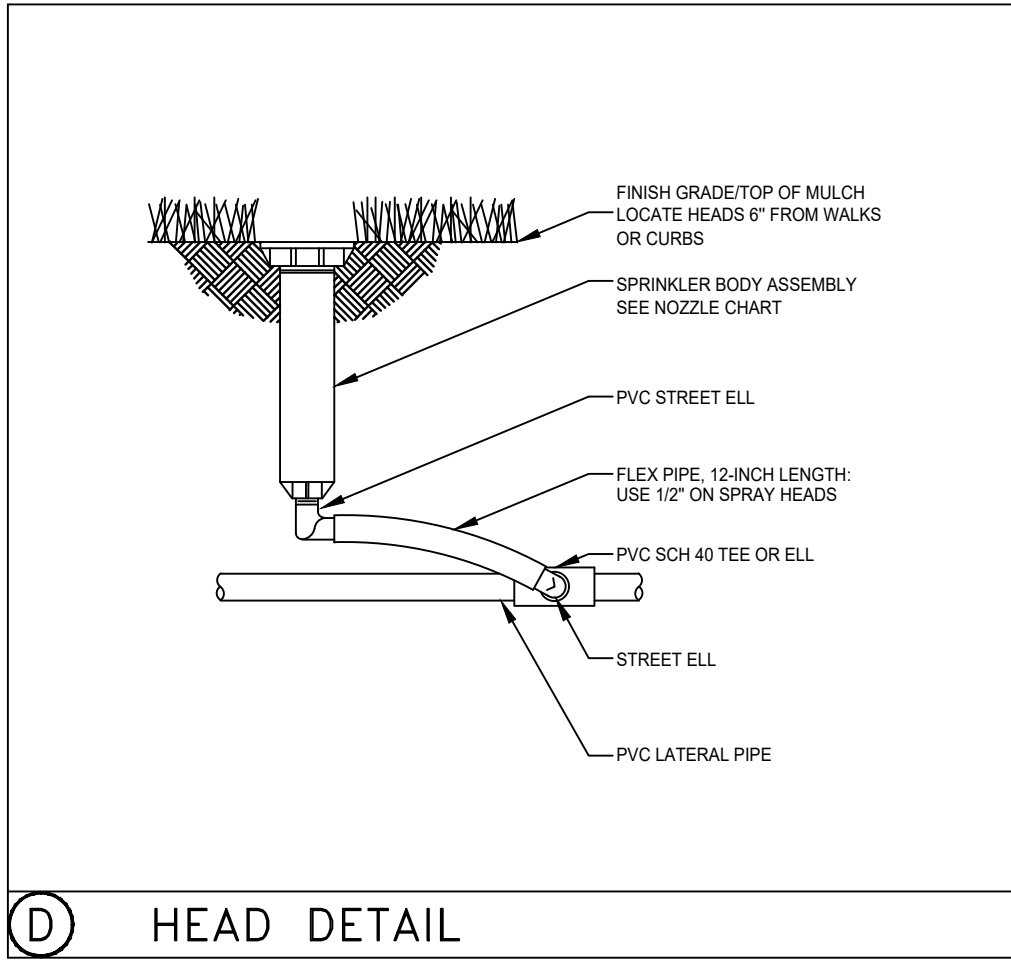
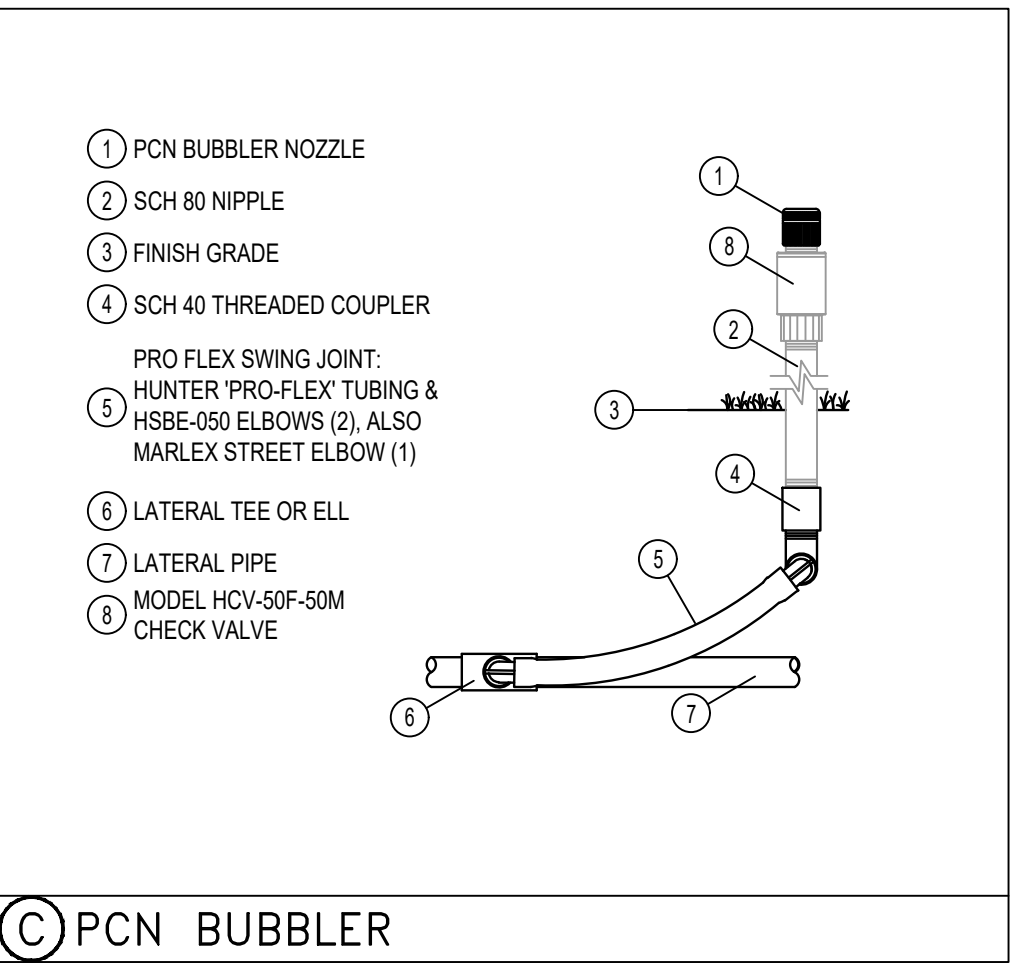
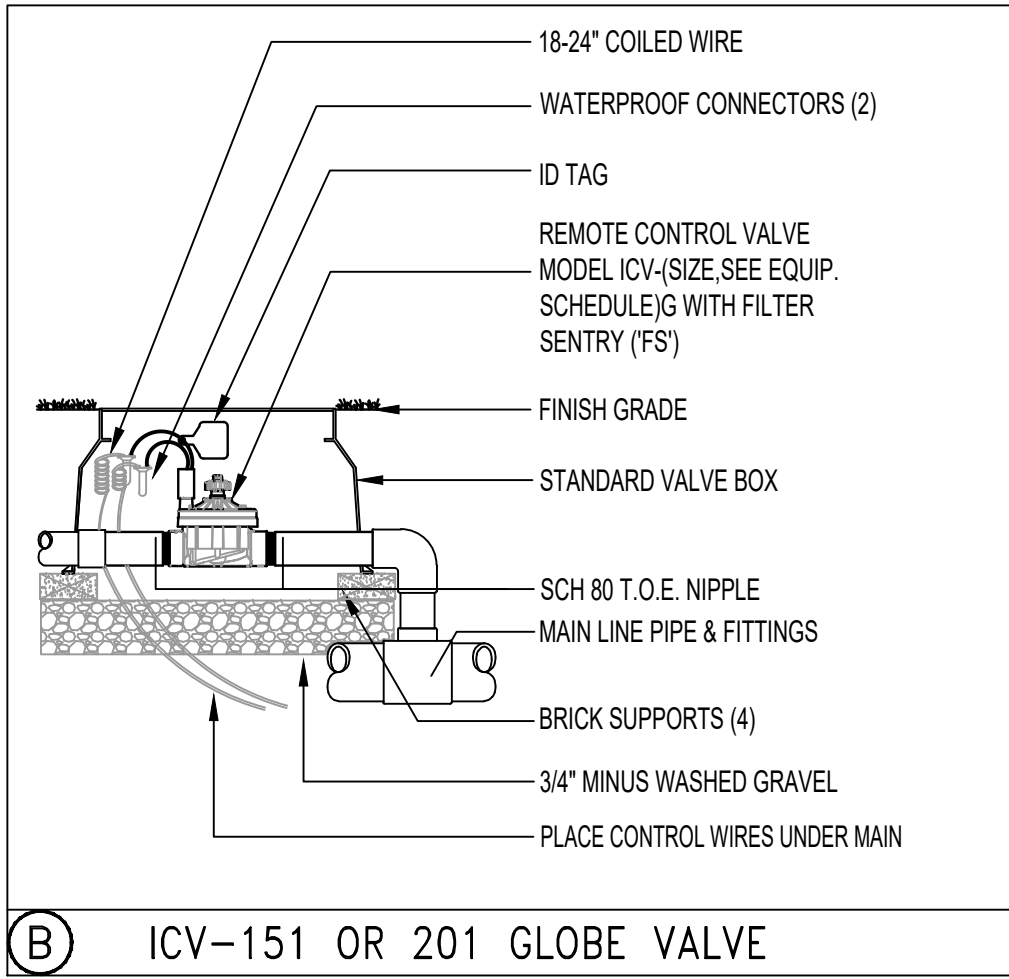
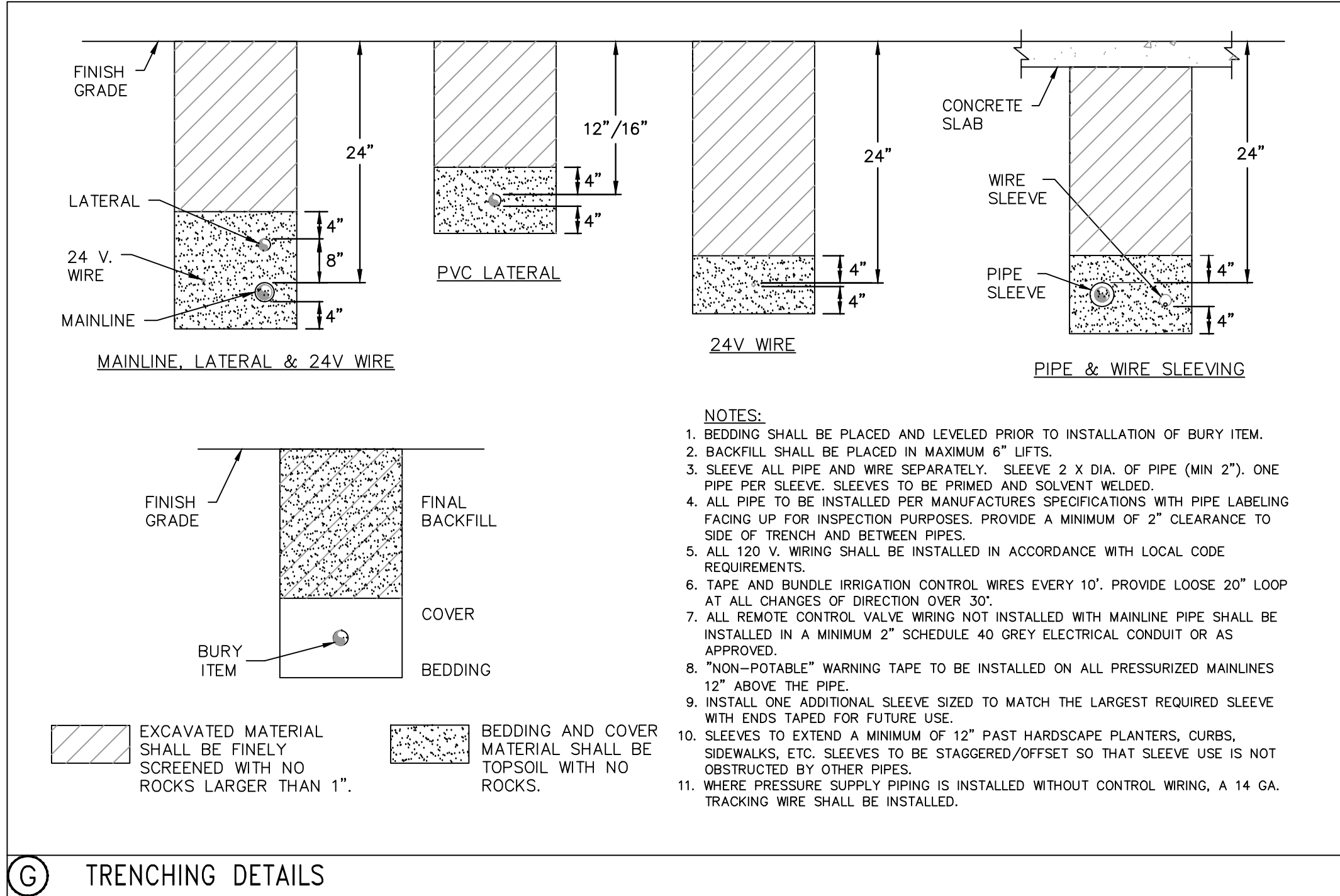
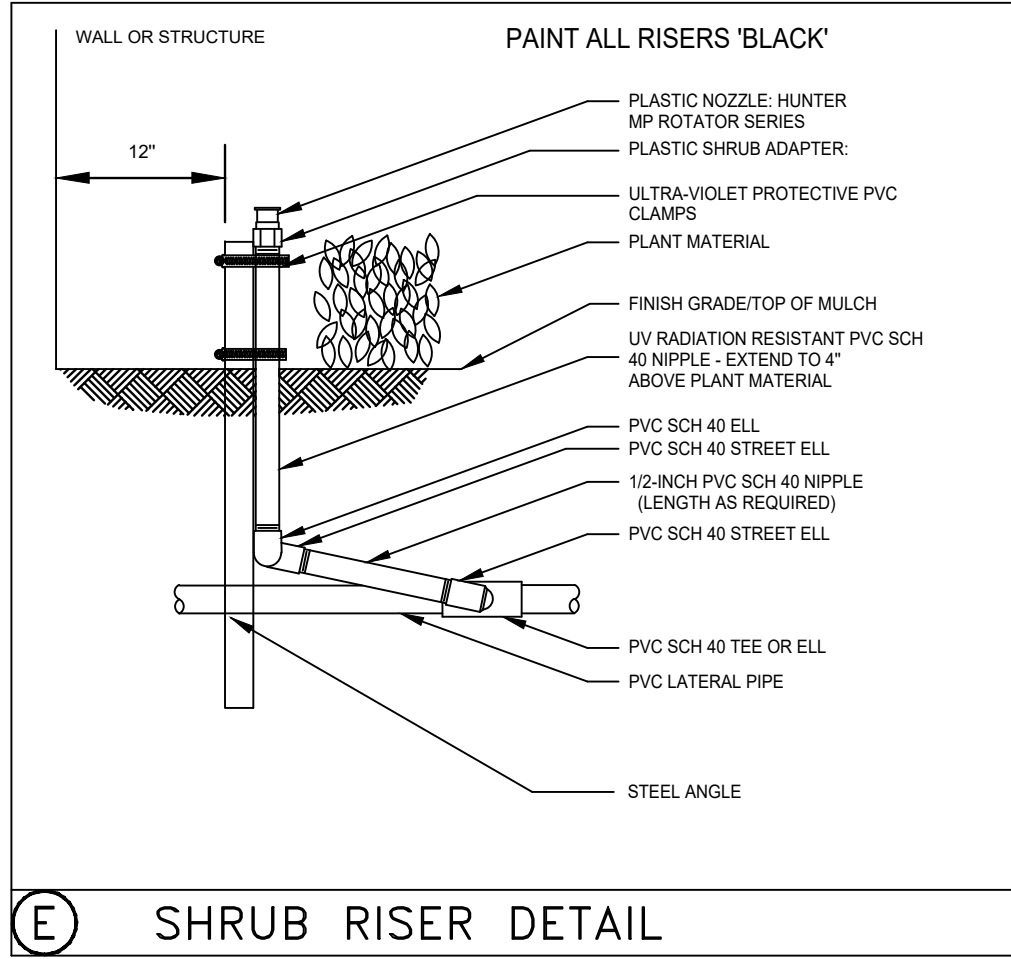
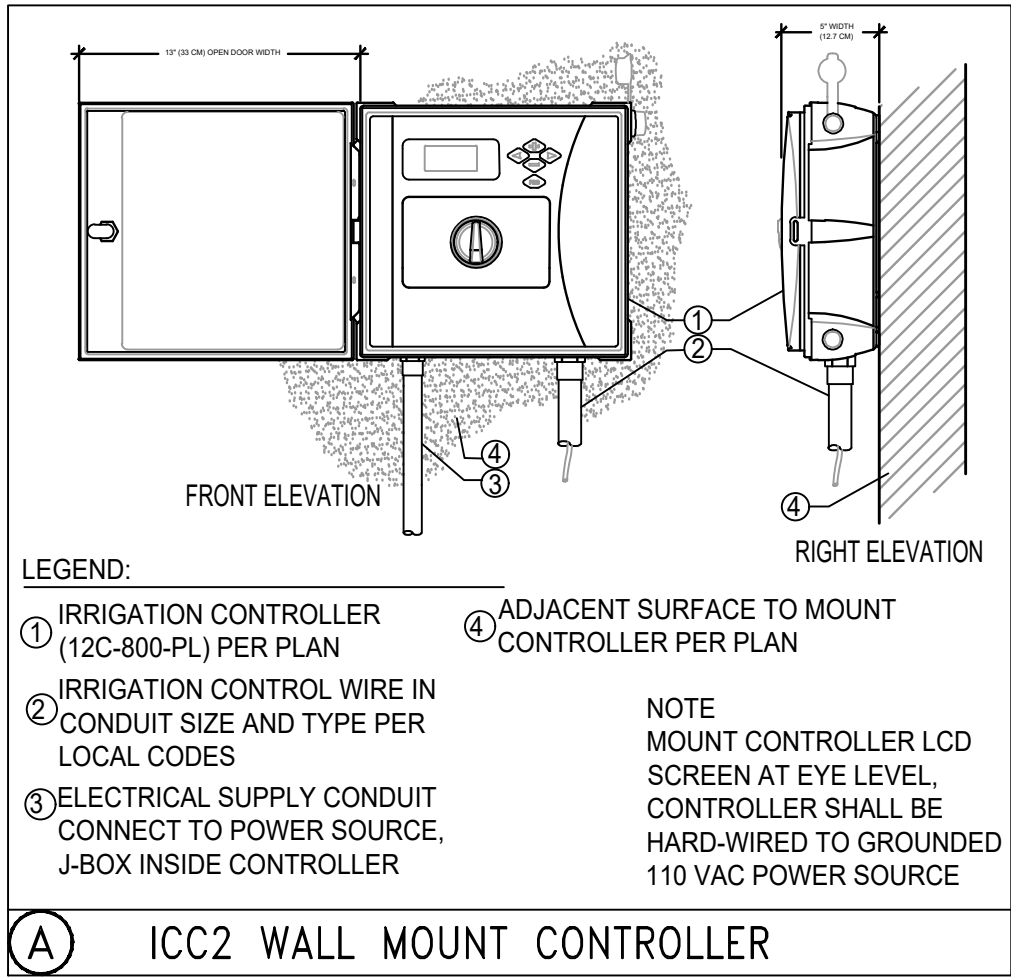
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IRRIGATION PLAN
L3
PROJECT NO.: 2023.179



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ORLANDO, FL 32801
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IRRIGATION DETAILS



IRRIGATION NOTES

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- 5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- 6) ALL RISERS SHALL BE PAINTED BLACK.
- 7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
- 8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- 9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- 12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- 13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- 14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- 17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- 18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
●	0.50 GPM BUBBLER (2 PER TREE)	34
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	0
●	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	0
●	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	41
▲	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- PART RADIUS	0
▲	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- FULL RADIUS	0
▲	HUNTER INDUSTRIES - 1-40 ROTORS - PART 60" RADIUS	0
●	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	2
●	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1 1/2"	0
Ⓒ	HUNTER ICC2 8 STATION CONTROLLER, 120VOLT. INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8' COPPER CLAD ROD.	1
■	1" POTABLE IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
⌵	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
—	LATERAL LINE SIZE PER PLAN	SEE PLAN
—	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
—	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN

SPRAY NOZZLE CHART

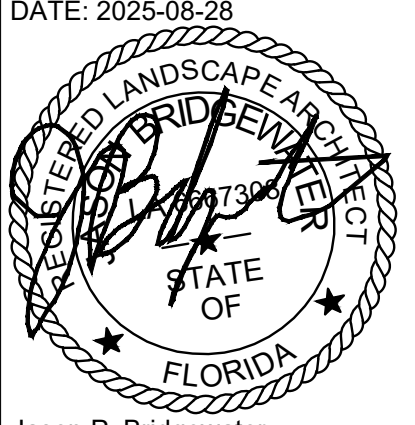
	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
	F	BLACK	90° ADJUSTABLE ARC	.40
MP2000 13'-21' radius	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
MP3000 22'-30' radius	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
	P	TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
STRIPS & CORNERS	S	BROWN	5'x30' SIDE STRIP	.44
	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
BUBBLERS AND MICRO-SPRAYS	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50

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REVISED BASE	



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IRRIGATION
DETAILS
L4

PROJECT NO.: 2023.179

Boundary Survey:

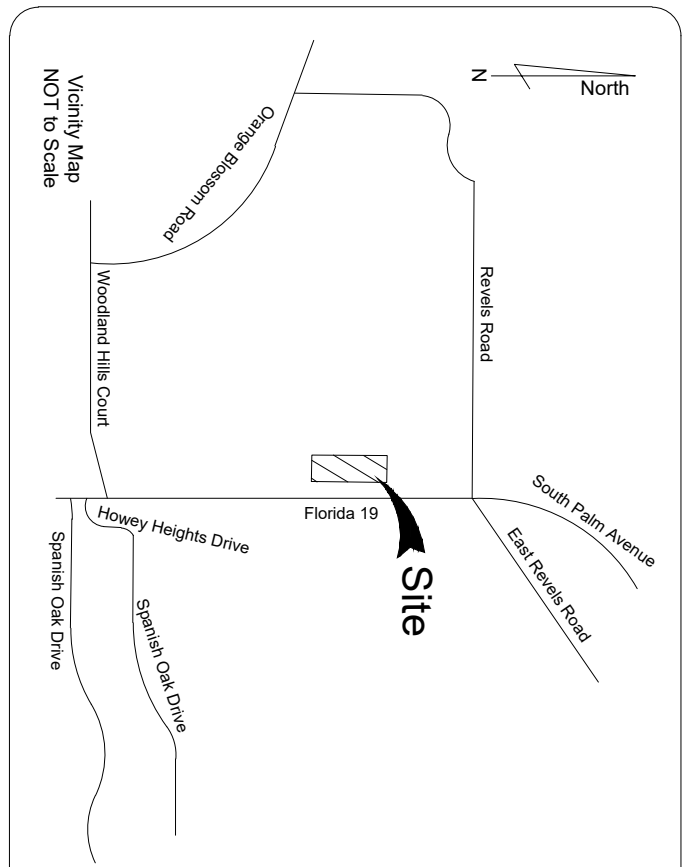
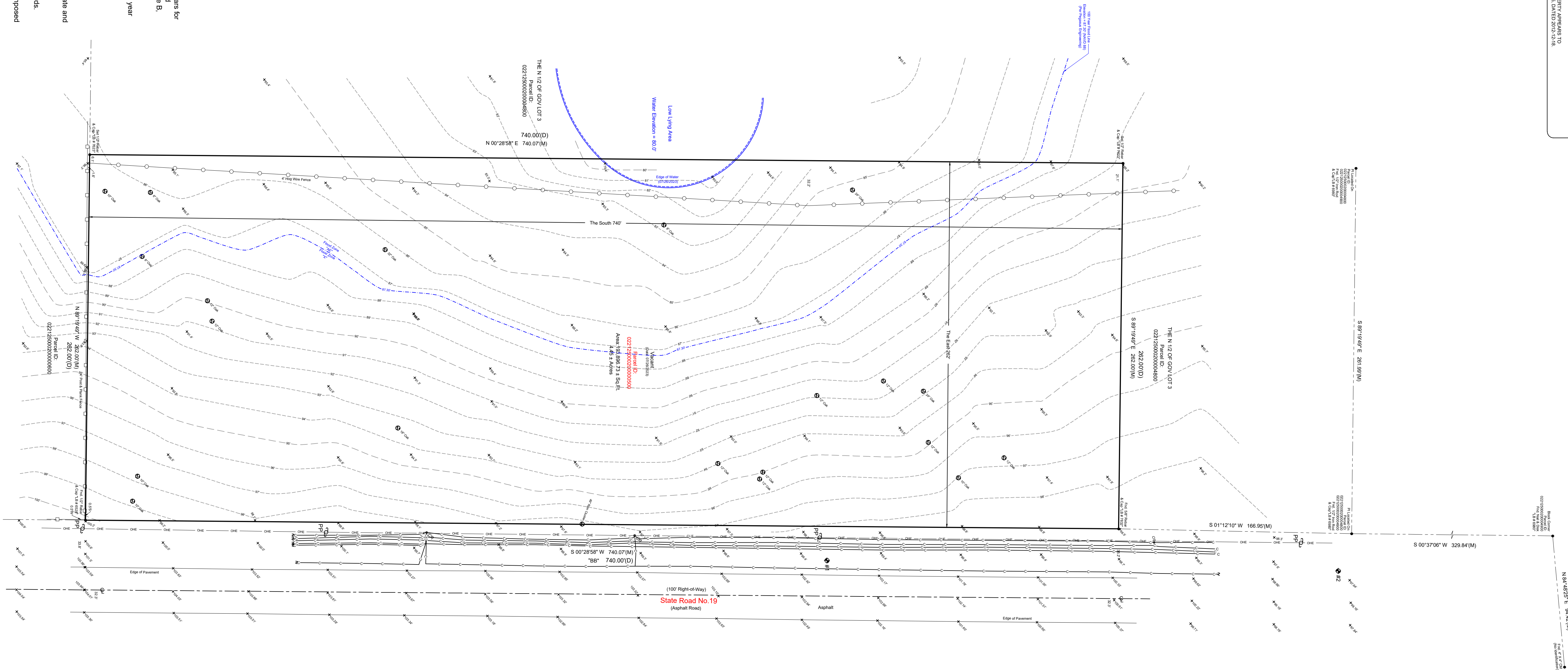
FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONES X & A. THIS PROPERTY WAS FOUND IN LAKE COUNTY, COMMUNITY NUMBER 120385, DATED 2012-12-18

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 7623"
Elevation: 100.44

Notes:
Survey Notes:
No Wildfire Hazard Located at Time of Survey
Post Survey Provided by Client to Bham
Surveying & Mapping Inc. used for Reference

Photo:
Fid. 1/2" Metal & Con 1.8 x 7623"
Elevation: 92.44



3. Any Owner's Policy issued by a title insurance company under Chapter 4, the following authority: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
4. Any lien provided by County ordinance or by Chapter 159, F.S., in favor of any person or entity, including any lien in favor of the State of Florida, or any other water systems, sewer systems or gas systems serving the land described herein, and any lien for waste fees in favor of any county or municipality.
5. Right of Way Easement, as created by Sunamer Electric Cooperative, Inc. recorded in O.R. Book 6172, Page 489, as affected by Our Claim Deed recorded in O.R. Book 17824, Page 5963, Public Records in the County of Pinellas.
6. Rights of the reserved water and mineral interests.
7. Coverage is accepted as to riparian and littoral rights, the possible right of the public to use beach area and/or waterways, and including any filled lands, herein that was formerly or is currently submerged, including any filled lands, artificially exposed lands, and lands accreted to such lands, for the rights of the United States and the State of Florida.
8. Easement, including but not limited to, the right of the State of Florida to enforce Enforcement is attached to this policy and made a part hereof. The coverage afforded hereby shall not extend to any portion of the land and subject to a claim of ownership by the State of Florida by right of sovereignty. Commitment exception #43 is hereby deleted in its entirety.

[illegible][illegible]

A graphic scale bar at the top shows distances in feet (0, 20', 40', 60') and meters (0, 10m). Below it is a compass rose indicating North (N), South (S), East (E), and West (W) directions.