



**CONSTRUCTION NOTES:**

1. INFRASTRUCTURE CONSTRUCTION SHALL COMMENCE UPON RECEIPT OF CONSTRUCTION/FINAL SITE PLAN APPROVAL. CONSTRUCTION SHALL BE COMPLETE WITHIN THREE YEARS OF ALL REQUIRED APPROVALS.
2. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS BONE OR SHELL TOOLS, HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND CITY OF PALMETTO SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
3. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND CITY OF PALMETTO SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.
4. NO BURN PERMIT SHALL BE ISSUED UNTIL CONSTRUCTION/FINAL SITE PLANS ARE APPROVED.
5. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS OR WITHIN 24 HOURS AFTER A 0.5" OR GREATER RAINFALL. MAINTENANCE SHALL BE PERFORMED WITHIN 24 HOURS IF THE EROSION AND SEDIMENT CONTROL DEVICES ARE NOT PERFORMING AS INDICATED ON THE CONSTRUCTION PLANS.

**GENERAL NOTES**

1. THIS SITE IS CURRENTLY ZONED CG.
2. INFRASTRUCTURE CONSTRUCTION SHALL COMMENCE UPON RECEIPT OF CONSTRUCTION/FINAL SITE PLAN APPROVAL. CONSTRUCTION SHALL BE COMPLETE WITHIN THREE YEARS OF ALL REQUIRED APPROVALS.
3. DRAINAGE RUNOFF (POST DEVELOPMENT) WILL BE COLLECTED AND DIRECTED TO EXISTING RIGHTS-OF-WAY, AS THE EXISTING CONDITION IS.
4. THE SITE IS LOCATED WITHIN FLOOD ZONE "C" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 120159-0003-C (MAP DATED 11-19-83), SUBJECT TO VERIFICATION.
5. THE CONTRACTOR IS TO CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS APPROVED BY THE OWNER OR ITS AUTHORIZED REPRESENTATIVE.
6. THE CONSTRUCTION PLANS ARE PREPARED IN ACCORDANCE WITH THE CURRENT VERSION OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS", STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.
7. THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AS SHOWN AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF THE UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY. THE CONTRACTOR SHALL NOTIFY ALL CONCERNED PUBLIC AGENCIES AND UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION, INCLUDING "SUNSHINE" AT 1-800-432-4770.
8. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES TO BE EXTENDED, CONNECTED TO, OR CROSSED FOR VERIFICATION OF THEIR LOCATION AND ELEVATION. ANY CONFLICTS SHALL BE SATISFACTORILY RESOLVED BY THE CONTRACTOR.
9. ALL PRACTICABLE AND NECESSARY EFFORT, INCLUDING BUT NOT LIMITED TO THE USE OF STAKED HAY BALES OR STAKED SILT SCREEN BARRIERS, SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIALS TO INLETS, SURFACE DRAINS, WETLANDS AND POND AREAS. STAKED HAY BALES AND STAKED SILT SCREEN BARRIERS ARE TO BE INSTALLED PRIOR TO AND MAINTAINED THROUGH CONSTRUCTION COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
10. THE CONTRACTOR IS TO EXERCISE EXTREME CAUTION IN THE VICINITY OF TREES TO REMAIN AND IS RESPONSIBLE FOR ANY DAMAGE RESULTING FROM ITS WORK.
11. EROSION CONTROL MAINTENANCE WILL OCCUR PRIOR TO ANY ON SITE CLEARING.
12. WELL MANAGEMENT PLAN: THERE ARE NO KNOWN EXISTING WELL(S) WITHIN THE BOUNDARIES OF THIS PLAN. EXISTING WELL(S) AND ANY WELLS DISCOVERED DURING CONSTRUCTION MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN ACCORDANCE WITH SWFWMD RULE CHAPTER 400-3.531. WELLS SHALL BE PLUGGED PRIOR TO CONSTRUCTION, OR PROTECTED UNTIL PLUGGED.
13. THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN, EXISTING EASEMENTS, OR PLATTED STREETS LOCATED ON THIS SITE.
14. THERE ARE NO WETLANDS UNDER THE JURISDICTION OF SWFWMD AND WITHIN THE BOUNDARIES OF THIS PLAN.
15. IF OUTSIDE LIGHTING IS PROPOSED, A PHOTOMETRIC PLAN WILL BE PROVIDED WITH THE BUILDING PERMIT.
16. SOLID WASTE DISPOSAL WILL BE PROVIDED BY CITY OF PALMETTO BY INDIVIDUAL CAN PICK-UP.
17. ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS ARE TO BE TO FLOOD ZONE REQUIREMENTS WHERE APPLICABLE, OR AS SPECIFIED ON THE PLANS WITHIN.
18. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF PALMETTO BLDG & DEV SERVICES IF ANY TREE OR UPLAND PRESERVATION AREA DESIGNATED TO REMAIN IS ADVERSELY IMPACTED.
19. REMOVAL OF ALL EXOTIC NUISANCE PLANT SPECIES FROM UPLAND PORTIONS OF THE SITE SHALL BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY ISSUANCE OR FINAL PLAT APPROVAL, IN ACCORDANCE WITH CITY OF PALMETTO REGULATIONS.
20. PRIOR TO CONSTRUCTION, GRADING OR TREE REMOVAL FROM THE SITE, REQUIRED TREE PROTECTIVE BARRIERS SHALL BE INSTALLED TO PROTECT TREES 4" DBH AND GREATER AND NATIVE VEGETATION AREAS IDENTIFIED FOR PROTECTION. LOCATIONS FOR ALL SILT, CHAIN LINK AND OTHER PROTECTIVE BARRIERS SHALL BE SURVEYED AND APPROVED BY MANATEE COUNTY PRIOR TO INSTALLATION.
21. ALL CONTRACTORS, SUBCONTRACTORS AND CONSTRUCTION CREW MEMBERS SHALL ATTEND A PRE CONSTRUCTION MEETING AS REQUIRED BY THE LDC. THE PURPOSE OF THE MEETING IS TO DISCUSS TREE PROTECTION AND INSURE THAT TREES IDENTIFIED TO REMAIN ARE RETAINED AND PROTECTED, AND THAT ALL PROTECTIVE BARRICADES REMAIN UP DURING ALL PHASES OF CONSTRUCTION. PENALTIES FOR NONCOMPLIANCE OR UNAUTHORIZED TREE REMOVAL MAY BE APPLIED IN ACCORDANCE WITH THE CITY OF PALMETTO LAND DEVELOPMENT CODE.

**SANITARY SEWER & WATER DISTRIBUTION NOTES**

1. ALL SEWER AND WATER PIPE MATERIAL AND INSTALLATIONS ARE TO BE IN ACCORDANCE WITH THE MANATEE COUNTY SPECIFICATIONS. SANITARY SEWER PIPE SHALL BE PVC (SDR-26). ALL SANITARY SEWER SHALL BE COLORED GREEN. WATER PIPE 2" THROUGH 3" SHALL BE HDPE AND 4" THROUGH 12" SHALL BE PVC AWWA C-900, DR-18. ALL WATER PIPE SHALL BE COLORED BLUE.
2. ALL 2" PVC PIPE MARKER WITH A PAINTED END CAP SHALL BE INSERTED BY THE CONTRACTOR AT THE ROW LINE INDICATING EACH INDIVIDUAL NEW SERVICE LOCATION OR STUB OUT. THE MARKER SHALL BE A 6 FOOT LENGTH OF PVC PIPE INSERTED 2 FEET INTO THE GROUND AND SHALL BE PAINTED BLUE FOR POTABLE WATER, PURPLE FOR RECLAIMED WATER AND GREEN FOR SEWER.
3. CONFLICTS OF WATER LINES WITH SANITARY SEWER AND STORM SEWER SYSTEMS TO BE RESOLVED WITH THE APPROVAL OF A MANATEE COUNTY REPRESENTATIVE.
4. WATER LINES AND SANITARY SEWER LINES TO HAVE A MINIMUM OF 36-INCHES OF COVER FROM PROPOSED GRADE.
5. APPROXIMATE WATER LINE DISTANCES ARE SHOWN BETWEEN CENTERS OF MAIN FITTINGS. THE CONTRACTOR SHALL PROVIDE ALL FITTINGS REQUIRED FOR COMPLETE SYSTEMS IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE.
6. MINIMUM SEPARATION BETWEEN WATER AND SEWER LINES OR FORCE MAIN TO BE 10 FEET HORIZONTAL AND 18 INCHES VERTICAL.
7. SEWAGE DISPOSAL WILL BE PROVIDED BY CITY OF PALMETTO.
8. POTABLE WATER WILL BE PROVIDED BY CITY OF PALMETTO.
9. FIRE PROTECTION WILL BE PROVIDED BY CITY OF PALMETTO.
10. ALL WATER LINE PIPE JOINTS SHALL BE A MINIMUM OF 3 FEET FROM THE CENTERLINE OF ANY STORM SEWER STRUCTURE (MANHOLES, INLETS OR CATCH BASINS).
11. CONTRACTOR SHALL INSTALL THE FORCE MAIN WITH A UNIFORM SLOPE FROM THE LOW POINTS IDENTIFIED BY THE CONSTRUCTION PLANS TO THE AIR RELEASE VALVE. CONTRACTOR SHALL INSTALL AIR RELEASE VALVES AT HIGH POINTS IN THE FORCE MAIN PROFILE.
12. PROPOSED WATER MAIN CROSSINGS OF EXISTING WATER MAIN SHALL BE MADE WITH 20' LENGTHS CENTERED OVER EXISTING MAINS.
13. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE MANATEE COUNTY UTILITY STANDARDS.
14. THE POTABLE WATER SYSTEM AND THE SANITARY SEWER SYSTEM SHALL BE COUNTY OWNED AND MAINTAINED. THE ROADWAY SHALL BE PRIVATELY OWNED AND MAINTAINED EXCEPT SILVERLEAF AVENUE WILL BE PUBLICLY OWNED AND MAINTAINED. THE RECLAIM LINE WILL BE PRIVATELY MAINTAINED.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PRODUCTION OF REPRODUCIBLE RECORD DRAWINGS. PRIOR TO SCHEDULING OF ANY UNDERGROUND UTILITY PRESSURE TESTS, THE CONTRACTOR SHALL HAVE OBTAINED (FROM A PROFESSIONAL SURVEYOR) ALL NECESSARY FIELD DATA REQUIRED FOR THE PRODUCTION OF RECORD DRAWINGS. SAID RECORD DRAWINGS ARE TO MEET THE REQUIREMENTS OF MANATEE COUNTY HEALTH DEPARTMENT AND MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS AND FDEP. THE CONTRACTOR SHALL PROCESS SAID DRAWINGS THROUGH MANATEE COUNTY PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT (MCPPI) AND UPON COMPLETION SHALL PROVIDE ONE SET OF REPRODUCIBLE MYLARS, FIVE SETS OF PRINTS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR, AND ONE COPY IN CADD FORMAT OF THE RECORD DRAWINGS TO THE ENGINEER. THESE RECORD DRAWINGS SHALL BE CERTIFIED TO THE OWNER, APPROPRIATE GOVERNMENTAL AGENCIES, AND KING ENGINEERING ASSOCIATES, INC.
16. IF CONSTRUCTION STAKE OUT IS PROVIDED BY THE OWNER, THE CONTRACTOR SHALL ACCURATELY RECORD THE LOCATION OF ALL WORK THAT MAY SUBSEQUENTLY BECOME CONCEALED OR INACCESSIBLE, AS WELL AS MARK OR EXPOSE UNDERGROUND FACILITIES AS NECESSARY TO FACILITATE THE PREPARATION OF THE RECORD DRAWINGS BY THE OWNER, AND PROVIDE SAID INFORMATION TO THE OWNER.
17. RECORD DRAWING INFORMATION FOR PRESSURE PIPE SHALL INCLUDE HORIZONTAL & VERTICAL LOCATIONS AT ALL FITTINGS/VALVES AND HORIZONTAL & VERTICAL LOCATIONS ALONG THE PRESSURE PIPE AT INTERVALS OF NO LESS THAN 50 FEET.
18. WHERE DIRECTIONAL BORES ARE USED OR REQUIRED, THE CONTRACTOR SHALL PROVIDE COMPLETE LEGIBLE BORING LOGS THAT IDENTIFY HORIZONTAL AND VERTICAL LOCATIONS.
19. ALL ABOVE NOTES APPLY TO ALL SANITARY SEWER AND WATER DISTRIBUTION PLAN SHEETS.

**PAVING, GRADING AND DRAINAGE NOTES**

1. THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AS SHOWN AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION PRIOR TO CONSTRUCTION IN THEIR VICINITY.
2. CONTRACTOR TO NOTIFY ONE CALL OF FLORIDA, WEC, AND ANY OTHER UTILITY COMPANIES NOT REPRESENTED BY ONE CALL OF FLORIDA 148 HOURS PRIOR TO CONSTRUCTION FOR LOCATION FOR LOCATION OF EXISTING UTILITIES. CALL ONE CALL OF FLORIDA 1-800-432-4770.
3. ALL UNDERGROUND UTILITIES MUST BE INSTALLED BEFORE SUB-BASE, BASE AND SURFACE ARE CONSTRUCTED.
4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF PALMETTO STANDARDS AND/OR FOOT STANDARDS, AS REQUIRED.
5. DRAINAGE RUNOFF (POST DEVELOPMENT) WILL BE COLLECTED AND DIRECTED TO EXISTING RIGHTS-OF-WAY, AS THE EXISTING CONDITION IS.
6. ALL ROADWAY CONSTRUCTION IS TO COMPLY WITH THE CURRENT VERSION OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS", STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.
7. SILT BARRIER FENCING WILL BE INSTALLED AT LOCATIONS SHOWN PRIOR TO CONSTRUCTION ACTIVITIES IN THE VICINITY OF ADJACENT WETLAND AREAS AND IS TO BE MAINTAINED THROUGHOUT THE PROJECT COMPLETION.
8. IMPROVEMENTS ARE UNDER CITY OF PALMETTO JURISDICTION.
9. CONTRACTOR TO PROVIDE DEWATERING PLAN PRIOR TO CONSTRUCTION. DEWATERING PLAN TO INCLUDE DISCHARGE RATES AND SUMP LOCATION.
10. THE CONTRACTOR IS TO PROVIDE THE ENGINEER OF RECORD WITH REPRODUCIBLE RECORD DRAWINGS SHOWING ALL IMPROVEMENT LOCATIONS AND ELEVATIONS IN ACCORDANCE WITH LATEST MANATEE COUNTY PLANNING, PERMITTING AND INSPECTIONS (MCPPI) AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) STANDARDS. THE CONTRACTOR SHALL ALSO PROVIDE FIVE SETS OF PRINTS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR, ALONG WITH THE CADD FILE(S) OF THE RECORD DRAWINGS TO THE ENGINEER OF RECORD. THESE RECORD DRAWINGS SHALL BE CERTIFIED TO THE OWNER, APPROPRIATE GOVERNMENTAL AGENCIES AND TO KING ENGINEERING ASSOCIATES, INC. RECORD DRAWINGS SHALL SPECIFICALLY INCLUDE STORMWATER FACILITY LOCATIONS, INCLUDING TOP OF BANK, UNDERDRAIN AND CONTROL STRUCTURES AND SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ACCEPTANCE AND PAYMENT. BENCH MARKS WITH THE ELEVATIONS CLEARLY AND PERMANENTLY MARKED ARE TO BE PLACED ON THE TOP OF ALL PROPOSED OUTFALL CONTROL STRUCTURES. RECORD DRAWINGS OF ALL MITIGATION AREAS INCLUDING ELEVATIONS, ZONES AND LIMITS SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ACCEPTANCE AND PAYMENT. THE RECORD DRAWINGS SHALL SPECIFICALLY INCLUDE THE SURFACE AREA OF STORMWATER FACILITIES AT TOP OF BANK AND ALL MITIGATION AND/OR LITTORAL SHELF AREAS.
11. THE PLAT SHALL INCLUDE CONSERVATION AND PUBLIC FLOWING EASEMENTS FOR ALL WETLAND AREAS.
12. ALL ABOVE NOTES APPLY TO ALL PAVING, GRADING AND DRAINAGE PLAN SHEETS.
13. ALL RCP SHALL BE TV INSPECTED AND HDPE (IF TAKES ROAD DRAINAGE) SHALL BE LASER PROFILE INSPECTED PER MANATEE CO. REQUIREMENTS.

**TRAFFIC NOTES**

1. ANY AND ALL TRAFFIC CONTROL DEVICES INSTALLED ON THE COUNTY OR CITY ROAD SYSTEM SHALL CONFORM TO FLORIDA STATE STATUTE 316.0745, UNIFORM SIGNALS AND DEVICES. THIS STATUTE REQUIRES THAT ALL DEVICES CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS. THE FDOT HAS ADOPTED THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AS THE STANDARDS TO BE USED IN THE STATE OF FLORIDA.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC; RAISED PAVEMENT MARKERS SHALL BE CLASS "B".
3. PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE INSTALLED ON ALL ROADS CLASSIFIED OTHER THAN RESIDENTIAL WITH AN ADT GREATER THAN 500 VEHICLES, OR IF OTHER CONDITIONS EXIST THAT REQUIRE PAVEMENT MARKINGS (MANATEE COUNTY SPECIFICATIONS).
4. ALL SIGN BLANKS SHALL BE OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA. ALL SIGNS SHALL BE NO LESS THAN THE STANDARD SIZES AS SPECIFIED BY THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. STREET NAME SIGNS SHALL BE 6-INCHES ON LOCAL ROADS WITH 4-INCH SERIES "C" LETTERS, AND 9-INCHES ON COLLECTOR AND ARTERIAL ROADS WITH 6-INCH SERIES "B" LETTERS.
5. ALL SIGN FACES SHALL BE HIGH INTENSITY GRADE AND OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA. STOP AND STREET NAME SIGNS SHALL BE DIAMOND GRADE.
6. DELINEATORS SHALL BE YELLOW / GREEN PER F.D.O.T. INDEX 17346.
7. ALL SIGNS OTHER THAN STREET NAMES SHALL BE DATE CODED WITH A 2' X 4' YELLOW REFLECTIVE LABEL AFFIXED TO THE BACK OF THE SIGN. IT WILL BE PUNCHED TO SHOW MONTH, DAY AND YEAR OF INSTALLATION.
8. ALL POST SYSTEMS, MOUNTING BRACKETS, AND HARDWARE SHALL BE OF A TYPE CURRENTLY IN USE BY MANATEE COUNTY PUBLIC WORKS DEPARTMENT AND CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA. ALTERNATIVE SYSTEMS, ETC., SHALL ONLY BE USED IF APPROVED BY THE MANATEE COUNTY ENGINEER. SEE ALTERNATE STANDARDS - STREET SIGNAGE & LIGHTING THIS SHEET. SIGNS (ALTERNATE AND/OR STANDARDS) AND SIGN HEIGHTS SHALL MEET FOOT STANDARDS AND ALL POSTS SHALL BE BREAKAWAY.
9. ALL TRAFFIC CONTROL DEVICES AND MATERIALS SHALL BE ON THE CURRENT FDOT APPROVED PRODUCTS LIST. PROOF OF CERTIFICATION IS REQUIRED FOR ALL TRAFFIC CONTROL DEVICES.

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CHECKED	DDG
DATE	XXX



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**DR. CONSTANTINE  
 CHIROPRACTIC OFFICE**

**NOTES**

NO.	DATE	DESCRIPTION	APPROVED BY

JOB NO.	4890-000-000	SHEET NO.	C1.02
DATE	11-07-13	SCALE	AS SHOWN



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**NOTES**

1. THE SITE IS CURRENTLY ZONED CG AND IS USED AS A MEDICAL OFFICE
2. THERE ARE NO KNOWN FOUNDATIONS, MOUNDS, MIDDEN AREAS, HISTORIC SITES, OR HISTORIC BUILDINGS LOCATED ON THIS SITE.
3. THERE ARE NO WETLANDS UNDER THE JURISDICTION OF SWFWMD AND/OR FDEP WITHIN THE BOUNDARIES OF THE PROJECT AREA.
4. THERE ARE NO PERENNIAL STREAMS ON SITE OR ADJACENT TO THE PROJECT.
5. SOLID WASTE COLLECTION VIA CAN PICK-UP.
6. THE PROJECT IS TO BE BUILT IN ONE PHASE.
7. MAXIMUM BUILDING HEIGHT SHALL BE 35'.
8. NO LOADING ZONES PROPOSED.
9. SITE IS NOT LOCATED IN A FLOOD WAY.

**SITE DATA**

TOTAL PROJECT AREA 0.31 ac.

PROPERTY LIES WITHIN FLOOD ZONE "C", PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 120159 0003C, DATED NOVEMBER 16, 1983.

TOTAL PROPOSED IMPERVIOUS=0.26 ac.  
 TOTAL PROPOSED PERVIOUS =0.05 ac.  
 PERCENT IMPERVIOUS =85%

**MINIMUM SETBACKS:**

FRONT - 10'  
 SIDE - 0'  
 REAR - 15'

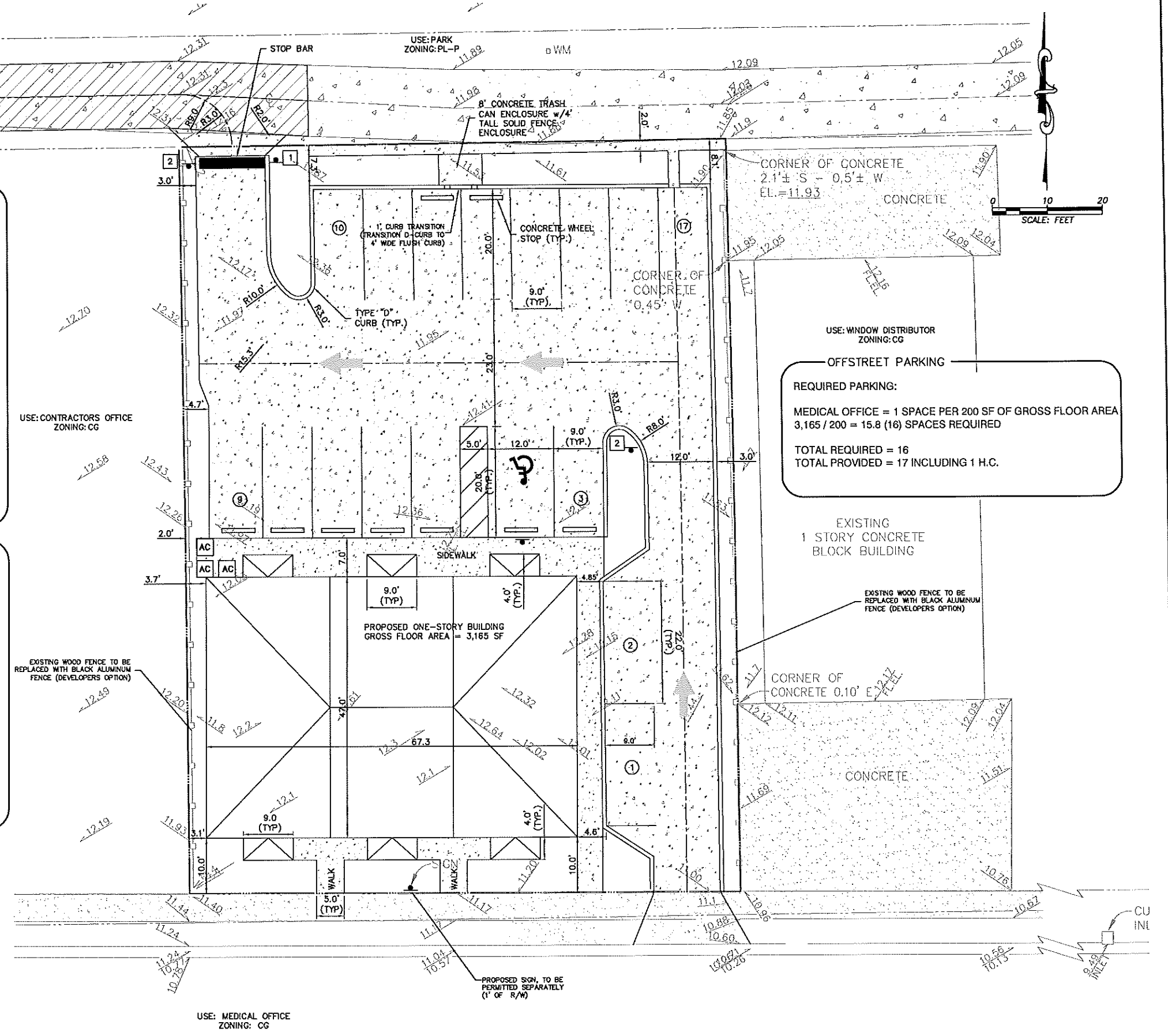
**FLOOR AREA RATIO:**

PROPOSED - .23 (3,165 SF/13,503=0.23)

OPEN SPACE REQUIRED - 20% (2701 SF)  
 OPEN SPACE PROVIDED - 15.1% (2045 SF)

**SIGN LEGEND**

NO.	SYMBOL	DESCRIPTION	REGULATORY NO.	SIZE
1		STOP	R1-1	30"x30"
2		DO NOT ENTER	RS-1	24"x30"



**OFFSTREET PARKING**

**REQUIRED PARKING:**

MEDICAL OFFICE = 1 SPACE PER 200 SF OF GROSS FLOOR AREA  
 $3,165 / 200 = 15.8$  (16) SPACES REQUIRED

TOTAL REQUIRED = 16  
 TOTAL PROVIDED = 17 INCLUDING 1 H.C.

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**FINAL SITE PLAN**

JOB NO.  
4890-000-000

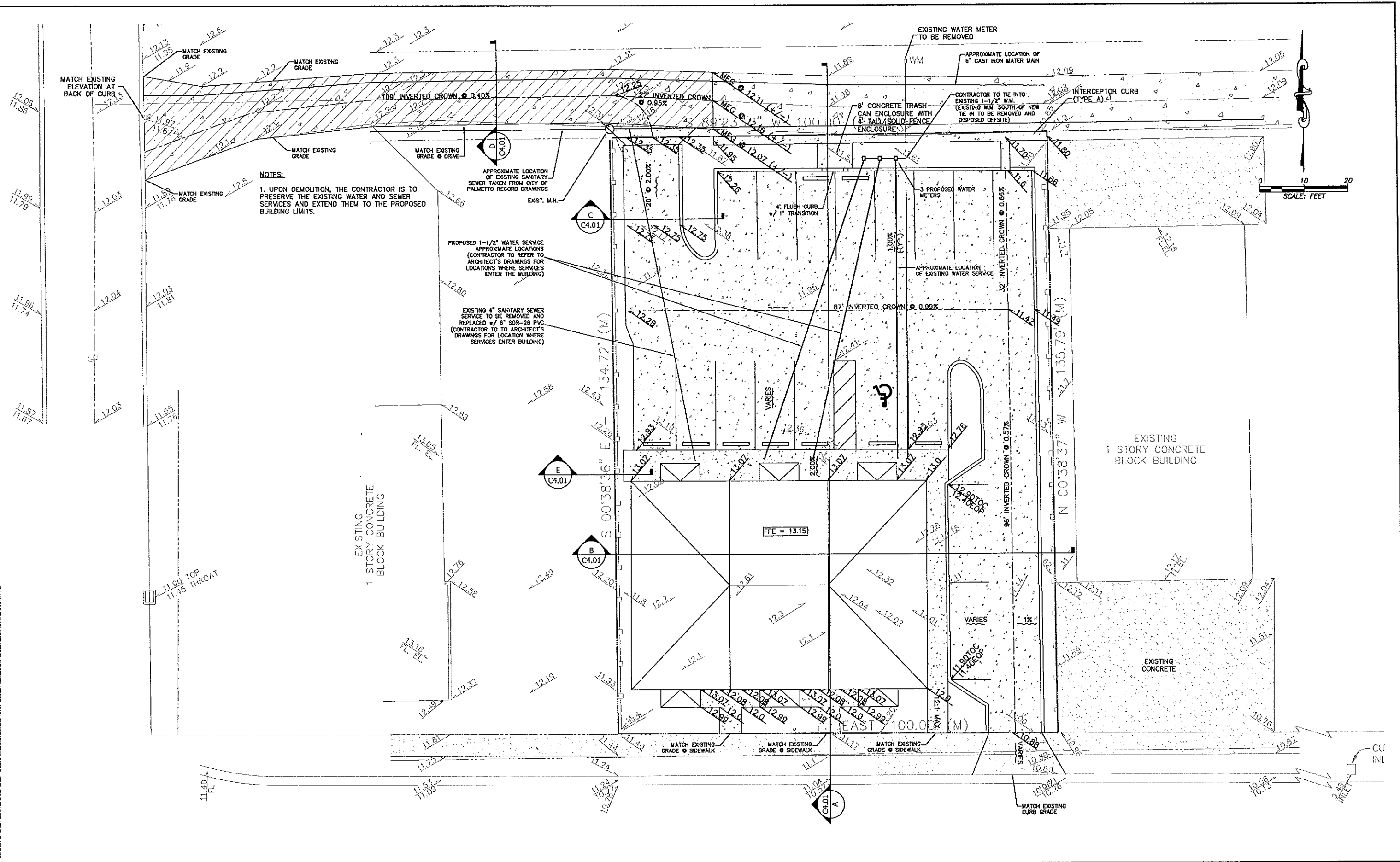
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SCALE  
AS SHOWN

SHEET NO.  
**C3.01**

NO.	DATE	DESCRIPTION	APPROVED

On: C:\Users\king\OneDrive\Documents\CAD\CAD\CBS\PLAN\FGD-UTL.dwg, April 24, 2014 4:30 PM, King Engineering Associate, Inc.  
 CONSTRUCTION OF THIS PLAN IS SUBJECT TO THE APPROVED PERMITS AND CONDITIONS OF THE CITY OF SARASOTA, FLORIDA. THE CITY OF SARASOTA, FLORIDA, HAS REVIEWED THIS PLAN AND HAS GRANTED APPROVAL TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH A CHAPTER 119.



**NOTES:**  
 1. UPON DEMOLITION, THE CONTRACTOR IS TO PRESERVE THE EXISTING WATER AND SEWER SERVICES AND EXTEND THEM TO THE PROPOSED BUILDING LIMITS.

PROPOSED 1-1/2" WATER SERVICE  
 APPROXIMATE LOCATIONS  
 (CONTRACTOR TO REFER TO ARCHITECT'S DRAWINGS FOR LOCATIONS WHERE SERVICES ENTER THE BUILDING)

EXISTING 4" SANITARY SEWER SERVICE TO BE REMOVED AND REPLACED w/ 6" SDR-26 PVC  
 (CONTRACTOR TO ARCHITECT'S DRAWINGS FOR LOCATION WHERE SERVICES ENTER BUILDING)

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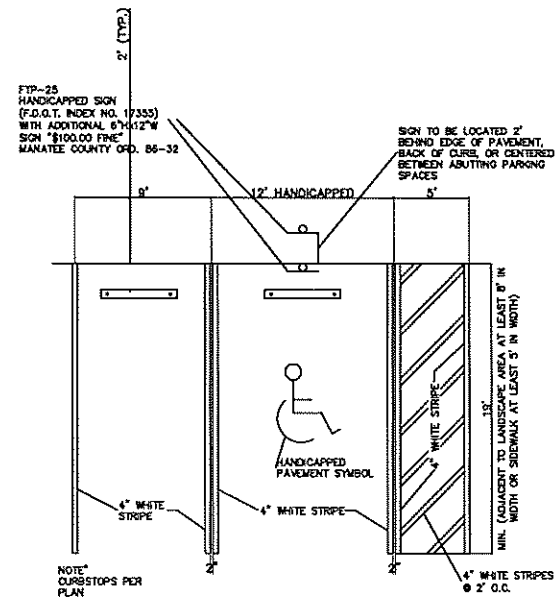
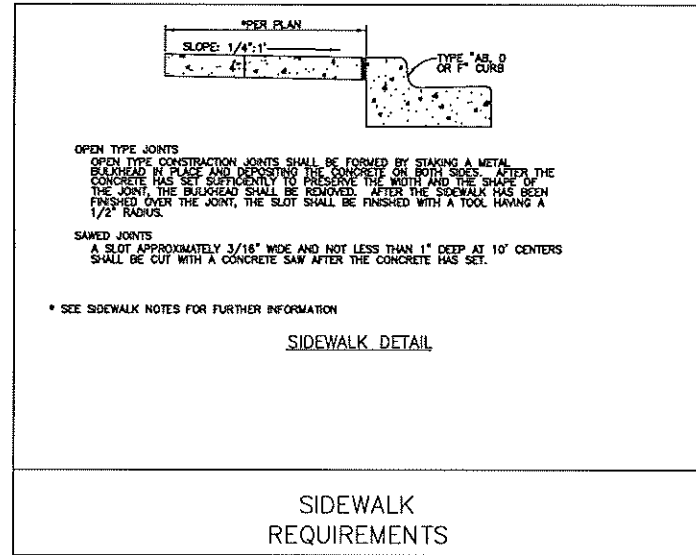
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**PAVING, GRADING, DRAINAGE,  
 AND UTILITY PLAN**

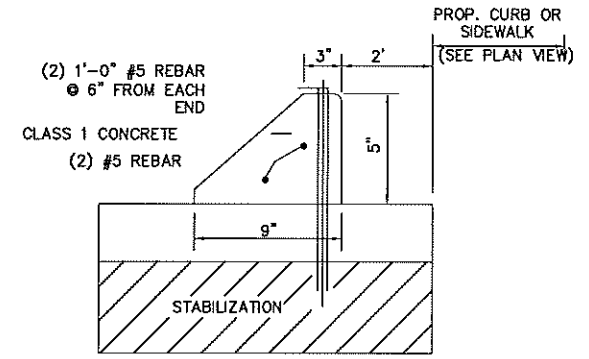
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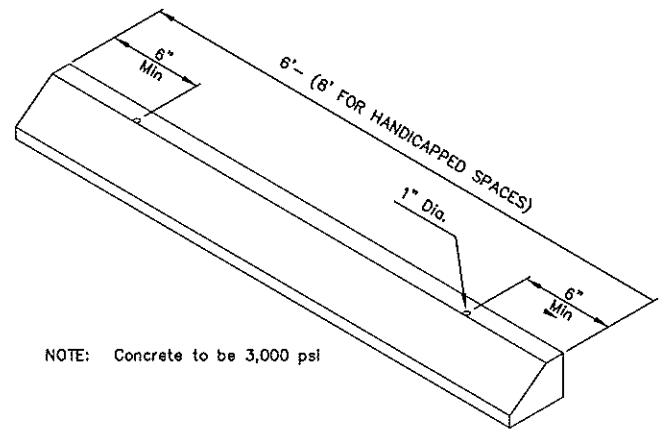


**TYPICAL PARKING SPACE**



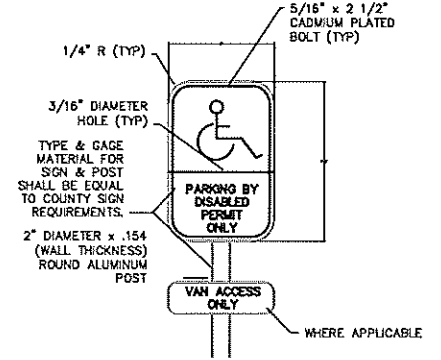
**NOTES FOR SIGN:**

1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.
2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 2A-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)



NOTE: Concrete to be 3,000 psi

**PRECAST WHEEL STOP NTS**



**SIGN DETAIL**

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DESIGNED	THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.
DRAWN	
CHECKED	
BY	
XXX	

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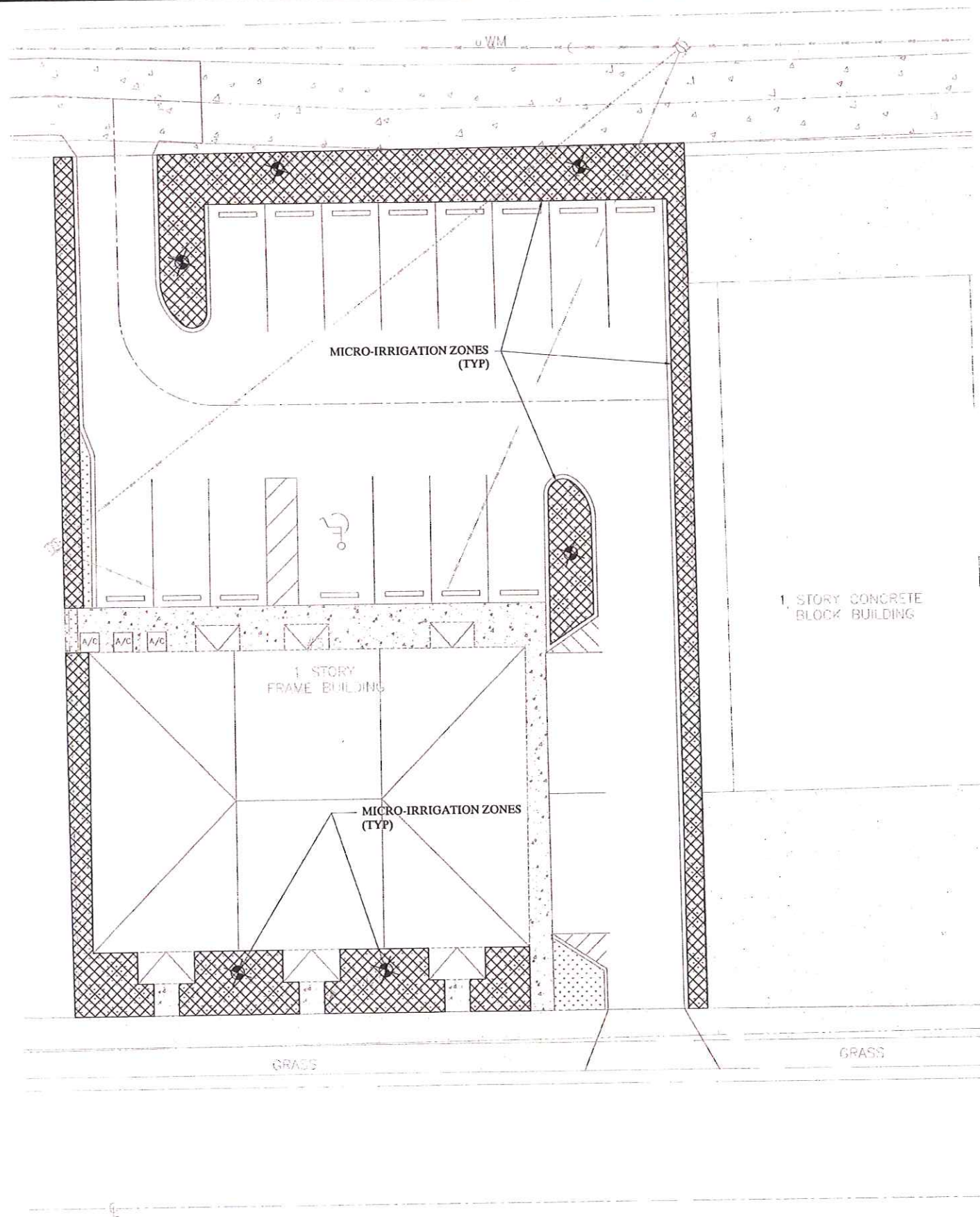
**DETAILS**

NO.	DATE	DESCRIPTION	APPROVED BY

JOB NO. 4890-000-000	SHEET NO. C4.02
DATE 11-07-13	SCALE AS SHOWN







**IRRIGATION NOTES:**

ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT SUPPLIES 100% COVERAGE TO ALL REQUIRED LANDSCAPING MATERIAL. THE IRRIGATION SYSTEM MAY CONSIST OF AN AUTOMATIC OR MANUAL UNDERGROUND SYSTEM, DRIP SYSTEM, QUICK COUPLING VALVES, OR HOSE BIBS WITHIN 50 FEET OF ALL REQUIRED LANDSCAPING PLANT MATERIAL. A LOW VOLUME IRRIGATION SYSTEM SHALL BE USED WHEREVER POSSIBLE.

THE IRRIGATION SYSTEM WILL BE DESIGNED TO MINIMIZE ROOT DISTURBANCE TO EXISTING TREES AND OTHER VEGETATION TO BE RETAINED. NO IRRIGATION IS REQUIRED WITHIN THESE AREAS.

IRRIGATION ZONES ARE DELINEATED AS MICRO-IRRIGATION OR WITH IRRIGATION TECHNIQUES OTHER THAN MICRO-IRRIGATION. TURF AREAS ARE TO BE ON SEPARATE IRRIGATION ZONES FROM OTHER LANDSCAPE PLANT ZONES. IRRIGATION SPRAYS AND ROTORS ARE NOT TO BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT.

THE IRRIGATION SYSTEM WILL AVOID OVER-SPRAY AND RUNOFF ONTO WALKWAYS, ROADWAYS, STRUCTURES OR OTHER NON-LANDSCAPED AREAS. FOUR FEET WIDE OR LESS LANDSCAPE AREAS SHALL CONTAIN MICRO-IRRIGATION ONLY. SPRINKLER SPACING SHALL NOT EXCEED 55% OF THE SPRINKLER'S DIAMETER OF COVERAGE.

THE IRRIGATION CONTROL EQUIPMENT WILL INCLUDE AN AUTOMATIC IRRIGATION CONTROLLER WITH PROGRAM FLEXIBILITY. UNLESS MECHANICAL, THE AUTOMATIC IRRIGATION CONTROLLER MUST CONTAIN A BATTERY BACKUP TO RETAIN IRRIGATION PROGRAMS. AN OPERABLE RAIN SENSOR DEVICE MUST BE INSTALLED EXPOSED TO UNOBSTRUCTED RAINFALL.

THE IRRIGATION SYSTEM WILL BE DESIGNED TO STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, FOURTH EDITION, 2000, FLORIDA IRRIGATION SOCIETY.

THE 'CITY INSTALLATION CERTIFICATION FOR LANDSCAPE IRRIGATION SYSTEMS ON COMMERCIAL PROPERTIES' SHALL BE FILLED OUT AND SUBMITTED BY THE IRRIGATION CONTRACTOR ASSERTING THAT ALL OF THE ABOVE CONDITIONS HAVE BEEN MET. THIS FORM WILL BE SUBMITTED WITH THE IRRIGATION PLAN BY THE IRRIGATION CONTRACTOR TO THE NATURAL RESOURCE TEAM OF THE PLANNING AND GROWTH MANAGEMENT DEPARTMENT UPON REQUEST FOR A FINAL LANDSCAPE INSPECTION TO OBTAIN A BUILDING CERTIFICATE OF OCCUPANCY.

THE UNDERGROUND IRRIGATION PIPES PROPOSED THAT ARE NEAR EXISTING TREES THAT ARE TO REMAIN MUST BE HAND DUG TO AVOID ROOT DISTURBANCE.

**LEGEND:**

-  MICRO-IRRIGATION ZONES (BUBBLERS)
-  MICRO-IRRIGATION ZONES (DRIP IRRIGATION)
-  NON MICRO-IRRIGATION ZONES (ALL SOD AREAS)

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**DR. CONSTANTINE  
CHIROPRACTIC OFFICE**

**IRRIGATION PLAN**

NO.	DATE	DESCRIPTION	APP'D BY

*Clark L. Williams*  
APR 23 2014  
148667167

JOB NO. 4890-000-000	SHEET NO. L1.02
DATE 11-07-13	SCALE AS SHOWN