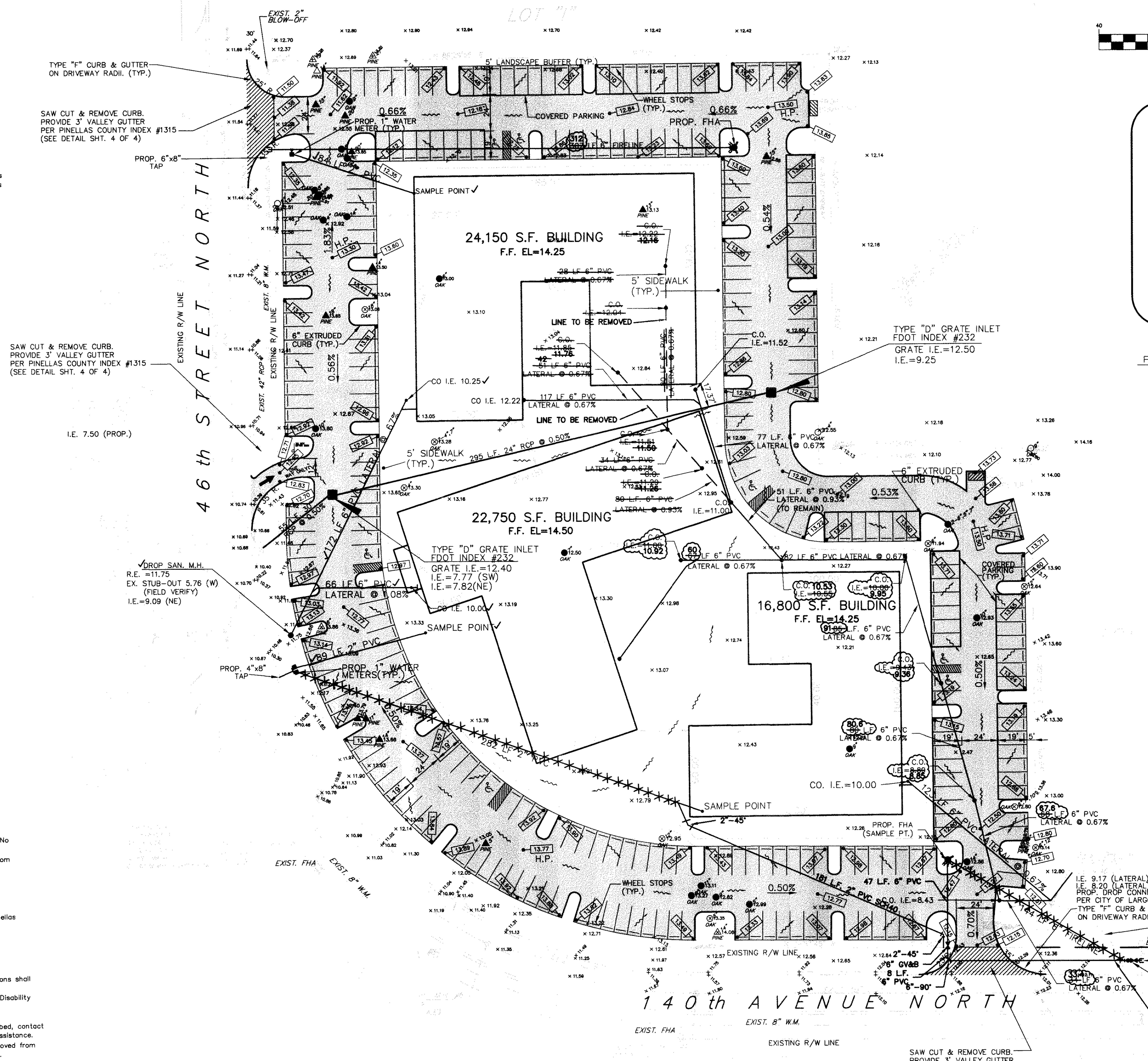
Section 4, Township 30 South, Range 16 East
Pinellas County, Florida

GENERAL NOTES

1. All sidewalks to be a minimum 3,000 p.s.i. concrete and 4" thick.
2. All proposed work must comply with F.D.O.T. Index No. 700.
3. All proposed work must comply with Pinellas County Subdivision Regulations, Minimum Testing Frequency Requirements and/or Pinellas County Zoning Regulations.
4. Signs and barricades to be according to F.D.O.T. Manual of Safety Practices; reference F.D.O.T. Indexes 600 thru 650 and 17,349 per Roadway and Traffic Design Standards latest edition or D.C. Indexes 100 thru 116.
5. All backfill over any pipe (waterline, sanitary sewer) that is to be installed under roadways or within the embankment etc. of the roadway is to be 1986 Edition (or latest edition). This particular section specifies compaction to 100% of maximum density as determined by AASSHTO T-99.
6. All proposed work must comply with the State of Florida Utilities Accommodations
7. Guide. No grade changes may occur within the 2/3 dripline of all desirable trees to be retained.
8. Connection to sanitary sewer cleanout by Building Contractor.
9. Required tree barricades and erosion control measures must remain intact throughout construction. Encroachment into or failure to maintain these barricades will result in enforcement action which may include citations and/or permit revocation as provided by Chapter 166 of the Pinellas County Land Development Code.
10. Any damage to 140th. Avenue due to curb removal shall be repaired to the satisfication of the Airport Authority and Project Engineer.
11. All parking stripping (double-sided lines) and required signage included with pavement construction. Standard parking space markings shall be white. Handicap spaces shall be painted blue and white.
12. This site lies within a F.E.M.A. Flood Zone C according to firm, panel No. 125139-0139 C dated June 1, 1983.
13. All onsite water installation and testing, and sanitary sewer installation and testing shall meet current Pinellas County Building Department Codes.
14. All offsite sanitary sewer work shall comply with the City of Largo Sewer System Technical Specifications.
15. All waterline/fireline work shall comply with Pinellas County Technical Specifications.
16. The Contractor shall remove all abandoned utility lines, pipes, structure and other subterranean objects to minimum depth of four (4) feet below grade, or otherwise directed by the Engineer.
17. The Contractor shall provide at least 48 hours notice to the various utility companies in order to permit the relocation of the existing underground utilities in advance of construction.
18. The Contractor shall prepare and submit an erosion control plan for review by the Engineer and approval by the Southwest Florida Water Management District and Pinellas County DEMS. The plan shall incorporate site specific best erosion control management practices and shall conform to Section 104 of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction latest edition.
19. Maintenance of traffic will be the responsibility of the Contractor.
20. The County reserves the right to perform quality assurance testing on all materials delivered to project.
21. All pipe excavation, replacement, materials, and trench safety to be per FDOT specification.
22. All elevations refer to National Geodetic Vertical Datum 1929 (NGVD).
23. 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.
24. The Contractor shall notify the utility companies in the area 48 hours before beginning construction.
25. All underground utilities must be installed before base and surface are constructed.
26. Special care is to be taken so trees remain unharmed during construction.
27. Sidewalk construction along 140th Avenue North is not required since this is an industrial park. (See sidewalk waiver).
28. All practicable and necessary effort shall be taken during construction to control and prevent erosion transport of sediment to surface drains and adjacent drainage systems.
29. All pipe lengths are plus or minus and are measured to center of structures.
30. All disturbed areas within the project to be completely sodded.
31. All water and sanitary sewer lines are to be PVC unless otherwise noted.
32. All waterlines 4" and larger shall be AWWA C-900, DR 18. All waterlines less than 4" shall be ASTM D2241-89.
33. All existing information as provided by topographic survey prepared by Greg White and Associates.
34. The Contractor shall use extreme caution when connecting proposed sanitary sewer, and water mains to existing mains or structures. Any damages caused shall be the Contractor's responsibility.
35. Plans are not valid for construction unless signed and sealed with embossed seal by Professional Engineer Registered in Florida.
36. Any discrepancies between the engineering plans, architectural plans, or Pinellas County Municipal codes shall be brought to the Engineers attention prior to construction.
37. All waterline construction shall maintain a minimum of 10' horizontal separation from sewer lines. All crossing shall maintain an 18" vertical clearence with the waterline located on top. Where these separations cannot be met the waterline shall be 20 lf DIP centered on conflict or concrete encased.
38. Minimum pavement slope shall be .5%. Any areas of ponding shall be repaired at the contractors expense.
39. Driveway shoulder/clear zone is 6' with a max. slope of 3/4" per linear foot. No permanent obstacles are allowed from any edge within this area.
40. Minimum required roadway shoulder/clear zone is 6' from back of curb or 8' from edge of pavement for roadway with a maximum slope of 3/4".
41. Compaction for pipe backfill shall comply with AASHTO T-99 (100%).
42. Saw cut existing edge-of-pavement prior to removal of curb.
43. Disturbed area within the right-of-way will be compacted to 100% of maxium density and sodded.
44. A "Maintenance of Traffic Plan" must be submitted to and approved by the Pinellas County Traffic Engineering prior to FAA approval whenever one or more of the following conditions are anticipated.
    A. Street closed to thru traffic for periods exceeding 15 minutes.
    B. One physical lane supports two-way traffic movement.
    C. Traffic lane(s) normally designated to handle movement in direction are being rechanneled to accommodate an opposing movement.
45. These plans contain information on primary drainage, secondary drainage questions shall be brought to the engineer's attention prior to completion.
46. All construction including slopes, walls, rails, and striping must meet American Disability Act Specifications.
47. Roadway pavement is not to be open cut.
48. Do not disturb existing underdrain or storm systems. If filtration bed is disturbed, contact the area inspector with Pinellas County Highway Department @ 464-8900 for assistance.
49. No stockpiling of material in roadway or on sidewalk; all dirt debris will be removed from job site daily. Roads and sidewalk to be swept daily as part of daily clean-up.
50. Any portion of the roadway that sustains excessive construction related damage, in the opinion of Pinellas County Highway Department, shall be repaired at contractor expense in a manner specified by Pinellas County Highway Department. The Developer & Contractor shall not be responsible for damage caused by Pinellas County Water Department.
51. All abandoned pipe within the right-of-way shall be removed.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

EXISTING		PROPOSED
× 12.60	ELEVATION	15.41
	LIGHT POLE	N/A
	MANHOLE	
	GATE VALVE	
	WATER METER	
N/A	FIRE HYDRANT	
	WATER MAIN	
	SAN. SEWER LINE	
N/A	FLOW ARROW	
N/A	SAN. LATERAL	
12" OAK 12.19	DENOTES EXISTING GRADE	N/A

PAVEMENT IN PINELLAS COUNTY R/W

2" ASPHALTIC CONC. (PC-3)
8" COMPACTED BASE (98% T-180)(LBR 100)
(RECONSTITUTED CONC. PER PINELLAS COUNTY)
12" SUBBASE (LBR 40)(98% T-180)

NOTE: COVERED PARKING IS SUBJECT TO DEMAND BY TENANTS AND RELOCATION.

DENOTES AS-BUILT DATA

NOTE: MAINTENANCE OF TRAFFIC PER FDOT INDEX #603. PROPER SIGNAGE, CONES AND FLAGGER TO BE IN PLACE AT ALL TIMES DURING CONSTRUCTION IN WORK ZONES.

RECORD DRAWING CERTIFICATION

THESE RECORD DRAWINGS HAVE BEEN PREPARED ON 1-10-00 BASED ON INFORMATION PROVIDED BY OTHERS. THE DESIGN PROFESSIONAL HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMMISIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. THE TERM "CERTIFICATION" AS USED HEREIN SHALL BE AS SET FORTH IN FLORIDA STATE BOARD RULE 61G15-18.011(4).

FINAL SITE PLAN

SITE PLAN #4194

REVISIONS

8-9-99	REVISIONS MADE PER COUNTY COMMENTS DATED 6-29-99
8-11-99	REVISED LOCATION OF FHA PER FIRE MARSHALL
8-17-99	ADDED ADDITIONAL WHEELSTOPS PER COMMENTS DATED 8-16-99
8-17-99	ADDED FHA, PVC FIRELINE, AND LEAKMETER PER FIRE MARSHALL
1-10-00	ADDED AS-BUILT INFO. PER GENE HOWARD CONTRACTORS
5-22-00	REVISED TWO BUILDINGS SIZE AND SHAPES
8-07-00	MOVED CENTER BUILDING 8' NORTH PER OWNERS REQUEST.
8-29-00	REVISED SANITARY LATERALS AT CENTER BLDG. PER OWNER

Design: TLL | Scale: 1"=40'
Drawn: TLL | Date: MAY,1999
Checked: LEM | Job No.: 165-12.200
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AIRPORT BUSINESS CENTER
LOT "H"

HALLMARK DEVELOPMENT of FLORIDA, INC.
4500 140th AVENUE NORTH, SUITE 101
CLEARWATER, FLORIDA 33762 PHONE (727) 531-5750 FAX (727) 536-3574

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SHEET 2 OF 4

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