

PASADENA & 14TH - PHASE 2

SECTION 30 - TOWNSHIP 31 S - RANGE 16 E
 PARCEL NO. 30-31-16-00000-310-0100
 30-31-16-00000-310-1700
 CITY OF SOUTH PASADENA, FL

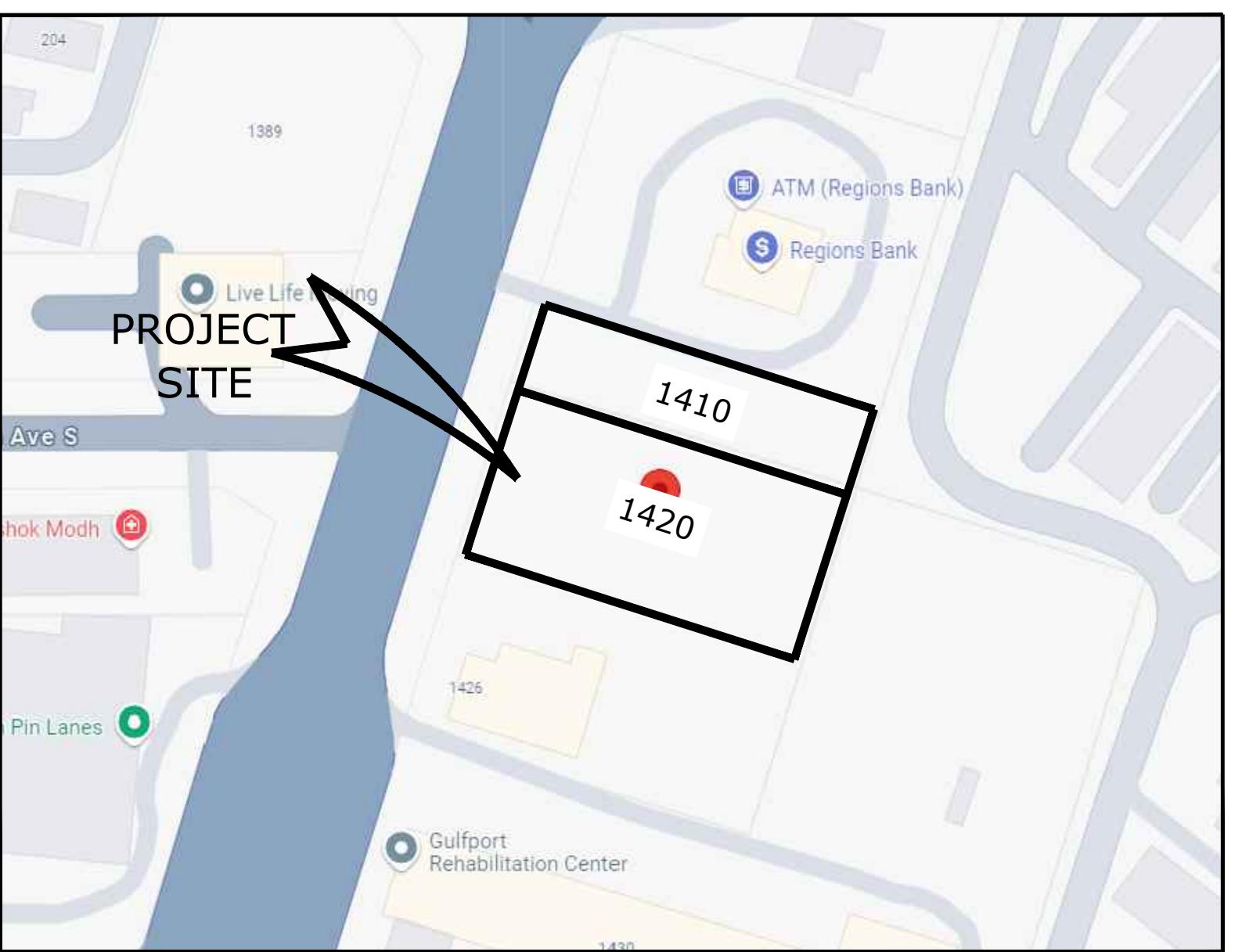
LEGAL DESCRIPTION

PARCEL 1 (1420):
 PART OF NE 1/4 OF SW 1/4 OF SEC 30-31-16 DESC FROM FROM N 1/4 COR OF SD SEC TH S00D13'40"W 1869.46FT TH S17D41'20"W 900FT FOR POB TH CONT S17D41'20"W 100FT TH S72D18'40"E 200FT TH N17D41'20"E 100FT TH N72D18'40"W 200FT TO POB.

PARCEL 2 (1410):
 PART OF NE 1/4 OF SW 1/4 OF SEC 30-31-16 DESC FROM FROM N 1/4 COR OF SD SEC TH S00D13'40"W 1869.46FT TH S17D41'20"W 848FT FOR POB TH S72D18'40"E 200FT TH S17D41'20"W 52FT TH N72D18'40"W 200FT TH N17D41'20"E 52FT TO POB.



STREET MAP



AERIAL MAP

INDEX OF SHEETS

C1.1	CIVIL SITE DATA
C1.2	CIVIL SPECIFICATIONS
C2.1	SITE PREPARATION PLAN
C2.2	N.P.D.E.S.
C3.1	PROPOSED SITE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C5.1	UTILITY PLAN
C6.1	CIVIL DETAILS
C6.2	CIVIL DETAILS

Donald B. Fairbairn, P.E. #44971

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
 Donald B. Fairbairn, P.E. ON THE DATE ADJACENT TO THE
 SEAL.
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PROJECT # 2427

ISSUE DATE: 09/04/24

REVISIONS:

No.	Date	Description
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DRAWN BY : HS

OWNER CONTACT

PASADENA CROSSINGS, LLC

18167 US HIGHWAY 19 N STE 450
 CLEARWATER, FL 33764-6574

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:

NORTHSIDE ENGINEERING, INC.
 300 SOUTH BELCHER ROAD
 CLEARWATER, FLORIDA 33765
 727-443-2869

SURVEY

AMERICAN SURVEYING, INC.
 4847 NORTH FLORIDA AVENUE
 TAMPA, FL 33603
 (813)234-0103

FLOOD ZONE INFORMATION

FLOOD ZONE "AE" (EL=10.0') , ACCORDING TO THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP
 (FIRM) 12103C0213H, EFFECTIVE DATE 8/24/2021.

SITE DATA			
MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	COMMERCIAL GENERAL (C-2)	COMMERCIAL GENERAL (C-2)	OK.
USAGE:	VACANT	RETAIL / RESTAURANT	OK.
FUTURE LAND USE:	COMMERCIAL GENERAL	COMMERCIAL GENERAL	OK.
LOT AREA (GROSS):	30,400 S.F. 0.698 ACRES	30,400 S.F. 0.698 ACRES	10,000 S.F. (MIN)
BUILDING COVERAGE:	-	7,000 S.F.	OK.
FLOOR AREA RATIO: (FAR)	-	7,000 S.F. (0.23)	0.55 (MAX)
BLDG. SETBACKS:	FRONT	-	80.0' W 5' (MIN)
	SIDE	-	42.0' N 0 (MIN)
	SIDE	-	10.0' S 0 (MIN)
	REAR	-	50.0' E 20' (MIN)
BLDG. HEIGHT:	-	1-STY	36' (MAX)
VEHICULAR USE AREA (VUA):	3,353 S.F.	11,600 S.F.	OK.
IMPERVIOUS SURFACE RATIO: (I.S.R.)	5,239 S.F. (0.172)	21,143 S.F. (0.695)	0.80 (MAX)
OPEN SPACE: (S.F. & % OF GROSS SITE)	25,161 S.F. (82.8%)	9,257 S.F. (30.5%)	0.20 (MIN)
PARKING:	-	30 SPACES	30 SPACES
PARKING CALCULATIONS:	1 PER 200 S.F. FLOOR AREA USED FOR TRANSACTION OF BUSINESS (6,000 S.F.) 6,000 / 200 = 30 SPACES		



AGENCY RESPONSE STAMPS

CIVIL SITE DATA

PASADENA & 14TH - PH 2
 1410 & 1420 PASADENA AVE S
 SOUTH PASADENA, FLORIDA 33707

Northside

Engineering, Inc.

C1.1

GENERAL CONSTRUCTION NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN CITY OF CLEARWATER LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.
- ALL ELEVATIONS ARE REFERENCED FROM NORTH AMERICAN VERTICAL DATUM (1988).
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR WILL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-7778. MINIMUM OF 5 DAYS AND MAXIMUM OF 5 DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS FOR ALL CONSTRUCTION, AND A COPY OF THE CONTRACTOR'S INSPECTION REPORT. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
- AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AN AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
- ALL PRIVATE AND PUBLIC PROPERTY ACCEPTED BY THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCURRED TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
- ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DAY STANDARDS AND MAINTAINED UNTIL THE SATISFACTION OF THE GRASS, ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, AT HIS EXPENSE UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
- THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, AS PROVIDED BY THE REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE REQUIREMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
- THESE DRAWINGS MAY NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
- ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
- ALL PIPE LENGTHS ARE PLUS OR MINUS. PIPE MEASUREMENTS ARE CENTER TO CENTER OF STRUCTURES OR FITTINGS. PIPE MEASUREMENTS FOR MITERED END SECTIONS ARE TO THE END OF PIPE.
- EXISTING PAVEMENT SHALL BE SAW-CUT WHERE NEW PAVEMENT IS TO BE ADDED OR EXISTING PAVEMENT TO BE ELIMINATED.
- ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC., SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.
- ALL BACKFILL OVER ANY PIPE (STORM SEWER, SANITARY SEWER, OR WATERLINES) THAT IS INSTALLED UNDER ROADWAYS OR WITHIN THE EMBANKMENT OF THE ROADWAY, SHALL BE COMPACTED IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS, SECTION 125-8.3, LATEST EDITION.
- THE CONTRACTOR PERFORMING TRENCH EXCAVATION, IN EXCESS OF 5' FEET IN DEPTH, SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) TRENCH EXCAVATION SAFETY STANDARDS, 29 C.F.R., S.1926.650, SUBPART P, INCLUDING ALL SUBSEQUENT REVISIONS OR UPDATES TO THE STANDARDS AS ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY (DLES).
- CONTRACTOR TO COORDINATE THE POINTS OF CONNECTIONS OF THE UTILITIES WITH DIFFERENT SITES. SITE CONTRACTOR TO CONSTRUCT THE UNDERGROUND INFRASTRUCTURES (i.e. SANITARY SEWER, STORM SEWER, WATER LINES, FIRE LINES, ETC., TO 5' OUTSIDE OF THE BLDG(S)). THE PLUMBING CONTRACTOR TO CONNECT AND MEET THE INVERT ELEVATIONS OF THE SAID UTILITIES. ANY UTILITY WORK PERFORMED WITHIN 5' OF THE BLDG. SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REQUIREMENTS.
- ALL WORK SHALL BE PERFORMED AND FINISHED IN A WORKMANLIKE MANNER TO COMPLETE SATISFACTION OF THE ARCHITECT/ENGINEER IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- DEVIATIONS TO THESE PLANS AND SPECIFICATIONS WITHOUT CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE. DEVIATIONS SHALL RECEIVE WRITTEN APPROVAL FROM THE ENGINEER.
- SIGNS, BUFFER WALLS & FENCES ARE SUBJECT TO SEPARATE SUBMITTAL(S) AND PERMITTING. DEVIATIONS SHALL RECEIVE WRITTEN APPROVAL FROM THE ENGINEER.
- ALL IMPROVEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND WILL NOT BE DEDICATED TO THE PUBLIC OR MAINTAINED BY THE PUBLIC. (ARTICLE III, SECTION 74-63(1), PAGE 60).
- ALL PAVEMENT MARKING, EXCEPT PARKING STALLS, SHALL BE "ALKYL THERMOPLASTIC 90 MILS IN THICKNESS" IN ACCORDANCE WITH FDOT, SPECIFICATIONS.
- ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX 280.
- ALL SIDEWALKS AND RAMPS MUST BE IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT AND THE FLORIDA ACCESSIBILITY CODE.
- TRENCH EXCAVATION
 - o INCLUDE OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART P, WHICH IS NOW A PART OF LAWS OF FLORIDA CHAPTER 90-96.
 - b- THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
 - c- A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE.
 - d- A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR
- THE USE OF ELECTRONICALLY STORED DATA IS INTENDED FOR INFORMATIONAL PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. CONTRACTOR MUST UTILIZE SIGNED AND SEALED DOCUMENTS FOR CONSTRUCTION.

WATER SYSTEM NOTES

- ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.51 (AWWA C 151). ALL PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 1.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A 21.6 (AWWA C 104-71).
- ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. FITTINGS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
- ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2244.
- WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER ASTM D2241-89.
- ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVES TYPE JOINTS.
- ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.
- ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHALL.
- THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
- THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES.
- THE IRRIGATION SYSTEM SHALL HAVE PURPLE COLOR PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTION, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF INSPECTION TESTS.
- NEW WATER MAINS
 - 1. AFTER COMPLETION OF INSTALLATION OF NEW WATER MAINS, PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL JURISDICTION WATER SYSTEM STANDARDS AND SPECIFICATIONS. CONTRACTOR TO PERFORM CHLORINATION.
 - 2. SAMPLING OF NEW WATER MAINS SHALL CONFORM WITH COUNTY PUBLIC HEALTH UNIT REQUIREMENTS AND RESULTS FORWARDED TO THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL A NEW WATER SYSTEM BE PLACED INTO SERVICE UNTIL CERTIFICATION BY THE ENGINEER HAS BEEN COMPLETED AND A RELEASE FROM COUNTY PUBLIC HEALTH UNIT HAS BEEN ISSUED.

SANITARY SEWER NOTES

- ALL SANITARY SEWER MAINS & LATERAL SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
- ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MSA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2521. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
- ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 35, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".
- ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.51 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE AN EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, A 21.9, OR A 21.51.
- ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCEMAINS THAT REQUIRE D.I.P. ARE TO BE POLYLINE OR EPOXY LINED.
- ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR HS-20 LOADING.

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

- ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A TELEVISION INSPECTION BY THE OWNER'S CONTRACTOR. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
- THE CONTRACTOR SHALL PERFORM AN EXFILTRATION TEST ON ALL GRAVITY SEWERS INSTALLED IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. MAXIMUM ALLOWABLE LEAKAGE IS 100 GPD PER INCH PIPE DIAMETER PER MILE. TEST RESULTS ARE TO BE SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

GRADING AND DRAINAGE NOTES

- ALL DELETERIOUS SUBSTANCE MATERIAL (i.e. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND CONCRETE, AS DIRECTED BY THE OWNER'S ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATING AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
- PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR HS-20 LOADINGS.
- MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
- ALL STORM STRUCTURES SHALL BE GROUTED TO THE INVERT ELEVATION(S) OF THE STORM PIPE(S). STORM PIPE SHALL BE SAW-CUT EVEN WITH THE STRUCTURE WALL(S). GROUT AROUND PIPES FOR WATER TIGHT AND SMOOTH FINISH.

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S SOILS ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
- THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS SHALL BE REQUIRED DURING AND AFTER THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

o INCLUDE OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART P, WHICH IS NOW A PART OF LAWS OF FLORIDA CHAPTER 90-96.

b- THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.

c- A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE.

d- A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR

e- INCLUDE OSHA STANDARD 29 CFR, SECTION 1926.650 SUBPART P, WHICH IS NOW A PART OF LAWS OF FLORIDA CHAPTER 90-96.

f- THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.

g- A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE.

h- A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR

FDEP WATER/SEWER CLEARANCE REQUIREMENTS

62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS

FOR THE PURPOSE OF THIS SECTION, THE PHASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT, PROCESS PIPING, TURBINE, PUMP, RAVEN, PARTIALLY TREATED, OR FINISHED DRINKING WATER, HYDRANT LEADS, AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INNER DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE OTHER PIPELINE. THE PIPELINE CONVEYING RECLAMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAIN AND GRAVITY-TYPE SANITARY SEWER IS TO BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE OTHER PIPELINE.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE OTHER PIPELINE. THE PIPELINE CONVEYING RECLAMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAIN AND GRAVITY-TYPE SANITARY SEWER IS TO BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE OTHER PIPELINE. THE PIPELINE CONVEYING RECLAMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAIN AND GRAVITY-TYPE SANITARY SEWER IS TO BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(E) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE OTHER PIPELINE. THE PIPELINE CONVEYING RECLAMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAIN AND GRAVITY-TYPE SANITARY SEWER IS TO BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

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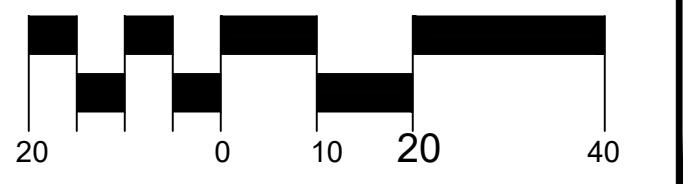
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SCALE: 1"=20'



SITE PREPARATION NOTES

- | REMOVE EX. CONC. SIDEWALK
- | REMOVE EX. CURB
- | RELOCATE EX. FENCE
- | REMOVE EX. CROSSWALK
- | REMOVE EX. TREE
- | REMOVE EX. SIGN
- | REMOVE EX. FDOT MANHOLE
- | REMOVE EX. STORM PIPE
- | REMOVE EX. CLEAN OUT

REPARATION OF THE SITE INCLUDES THE
REMOVAL/RELOCATION OF ALL EXISTING STRUCTURES
WITHIN PROJECT AREA, PAVING AND BASE, UTILITY LINES
SANITARY SEWER, STORM PIPES, WATER LINES, POWER
POLES, OVERHEAD AND UNDERGROUND POWER AND
TELEPHONE CABLES, GAS LINES, TREES, SHRUBS, AC
NIUTS, ETC.) AND IS NOT LIMITED TO WHAT'S SHOWN.

ALL CAVITY & EXCAVATION RESULTING FROM REMOVAL OF TREES, SHRUBS, PIPES, INLETS, GREASE TRAPS, SIGN, AND POLE BASE AND BLDG FOUNDATION SHALL BE FILLED WITH APPROVED SUITABLE MATERIAL AND COMPACTED IN 12" LIFTS TO 95% OF MAX DENSITY.

OFF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND CONSTRUCTION DEBRIS SHALL OCCUR IN SOLID WASTE DISPOSAL FACILITIES APPROVED BY F.D.E.P., AND CITY

Donald B. Fairbairn, P.E. #44971

971

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PROJECT # 2427

ISSUE DATE: 09/04/24

REVISIONS:

NO.	DATE	DESCRIPTION
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NOTE:
SILT FENCE SHALL NOT BE TRENCHED IN WHERE
ADJACENT TO TREES DESIGNATED TO REMAIN.
THE SILT FENCE MUST BE SECURED THROUGH THE
PLACEMENT OF FILL OVER THE LOWER LIP OF THE
THE LOWER LIP OF THE BARRICADE.

(SEE SHEET C2.2 FOR OTHER TEMPORARY
EROSION AND SEDIMENT CONTROL)

(SEE SHEET C2.2 FOR OTHER TEMPORARY
EROSION AND SEDIMENT CONTROL)

SITE PREPARATION PLAN

PASADENA & 14TH - PH 2
1410 & 1420 PASADENA AVE S,
SOUTH PASADENA, FLORIDA 33707

Donald B. Fairbairn, P.E. #44971
 Registry # 31306

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PROJECT # 2427
 ISSUE DATE: 09/04/24
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 No. Date Description
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 DRAWN BY: HS

PASADENA & 14TH - PH 2
 1410 & 1420 PASADENA AVE S,
 SOUTH PASADENA, FLORIDA 33370

N.P.D.E.S.

CURB INLET PROTECTION DETAIL

NTS

NOTE:
 1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET
 SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE
 FROM RUNOFF.
 2. BARRIERS ARE EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE
 FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY
 FOR DIVERFLOW.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AS NECESSARY, SEDIMENT
 AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

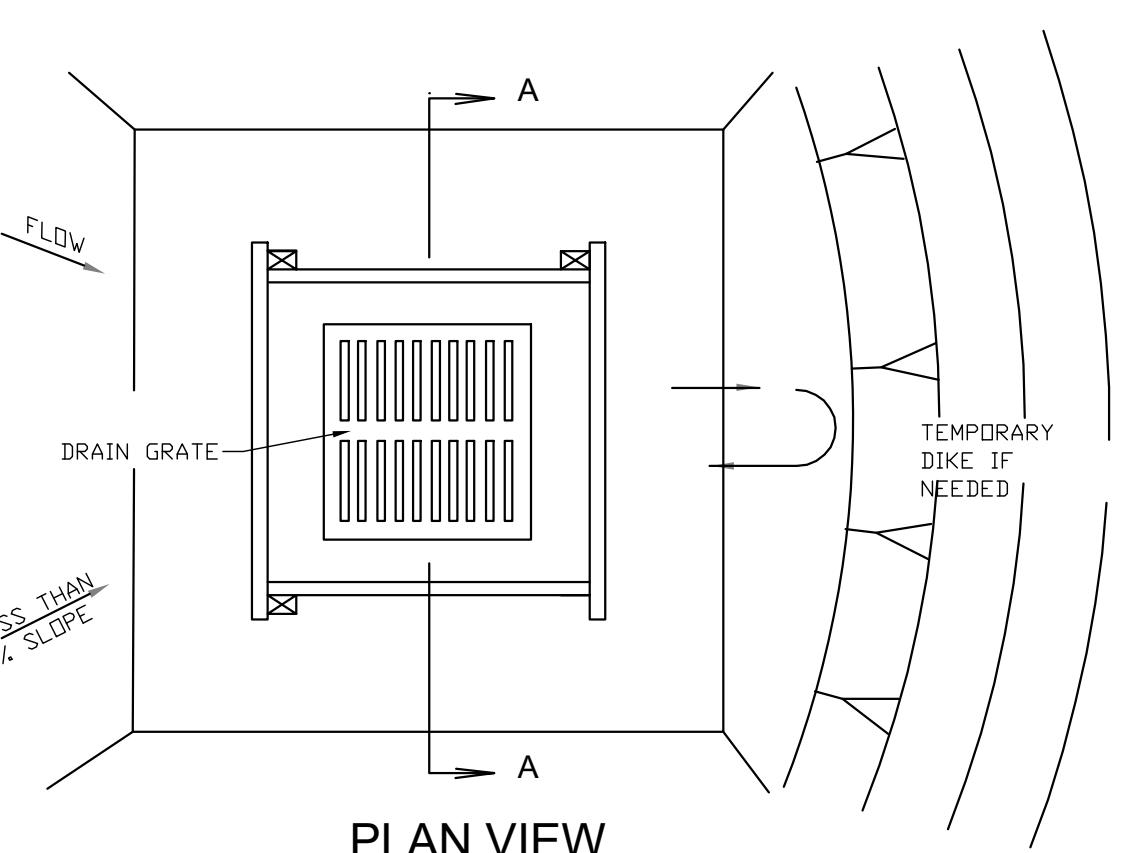
TEMPORARY CONSTRUCTION ACCESS DETAIL

NTS

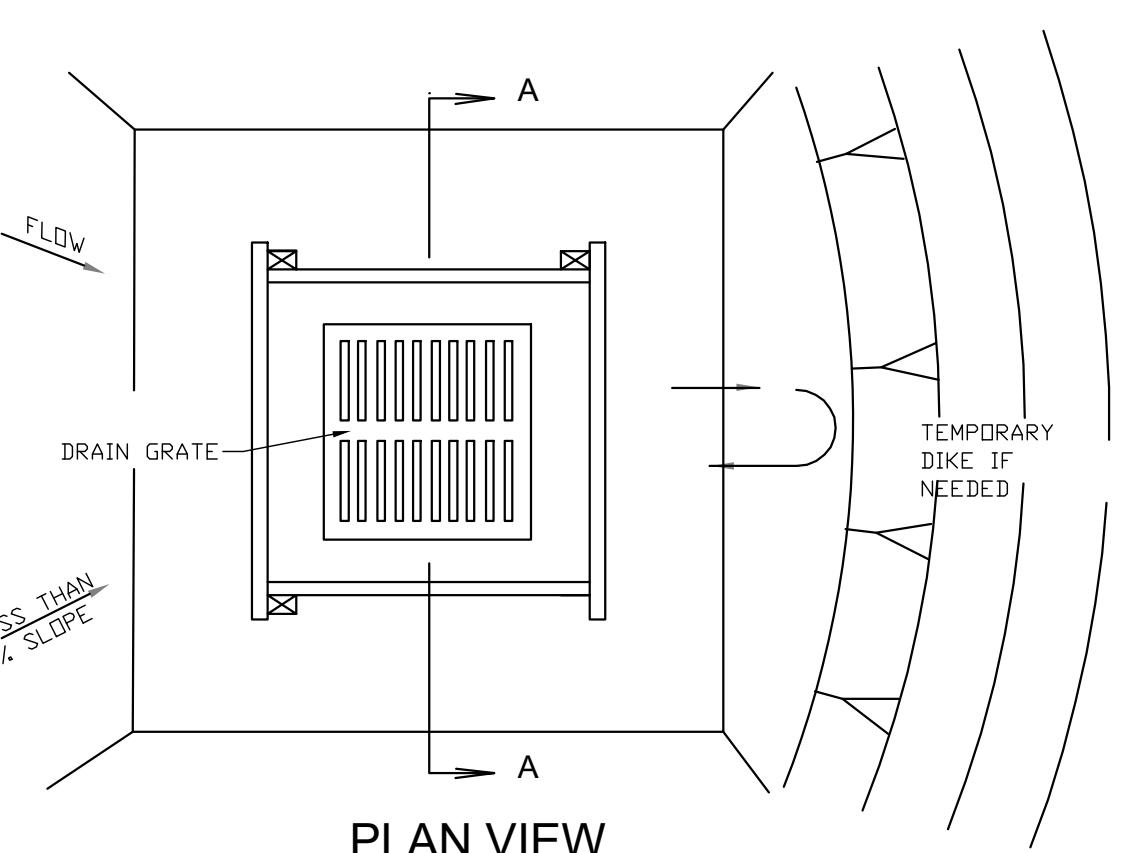
NOTE:
 1. THE ENGINEER SHALL BE MAINTAINED IN A CONDITION THAT WILL
 PREVENT TRACKING FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY.
 THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUTS OF ANY
 MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE
 INTO THE PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA
 STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED
 SEDIMENT TRAP OR SEDIMENT BASIN.

SECTION A-A

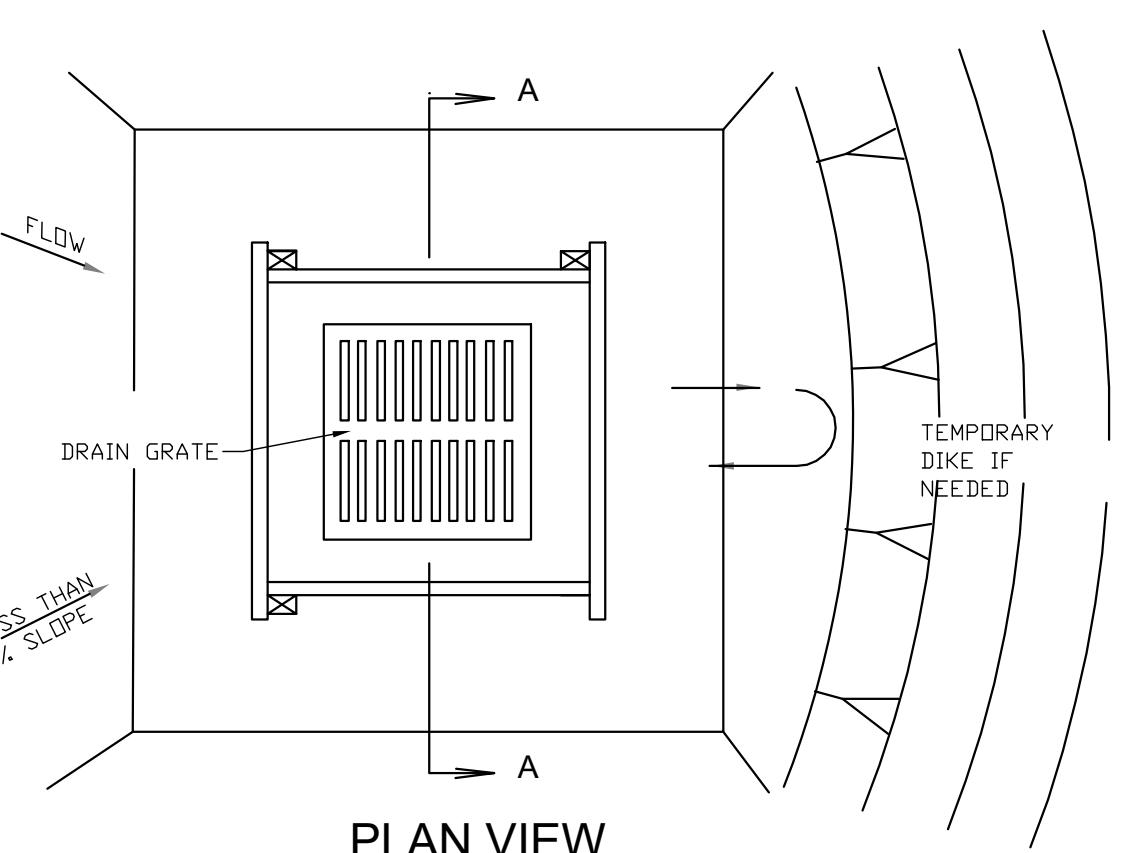
NTS



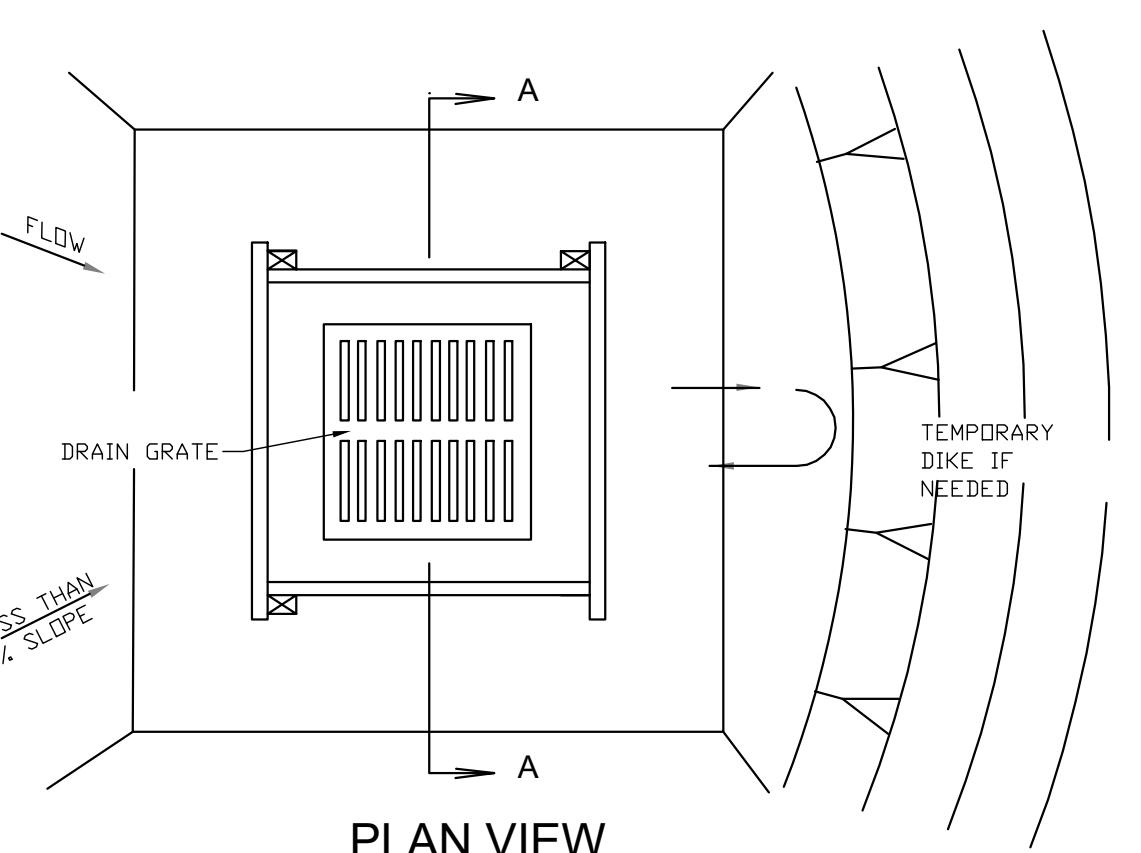
PLAN VIEW



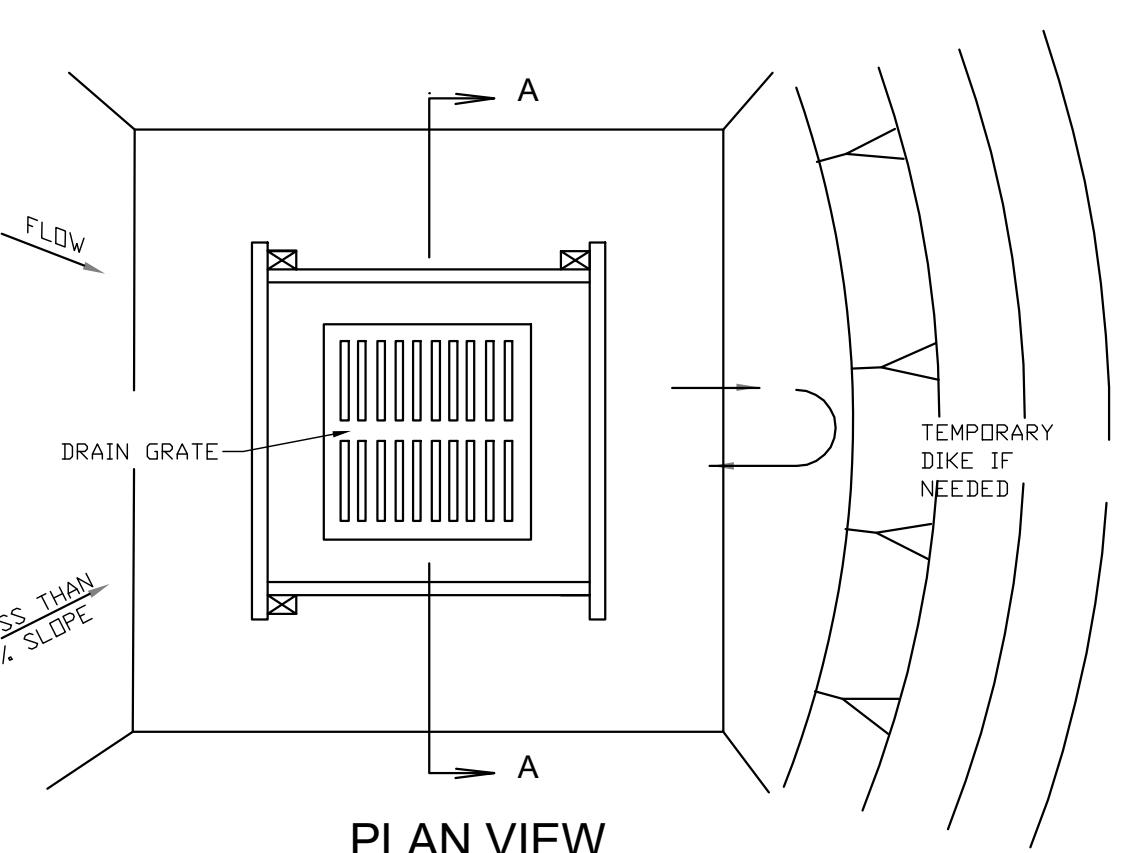
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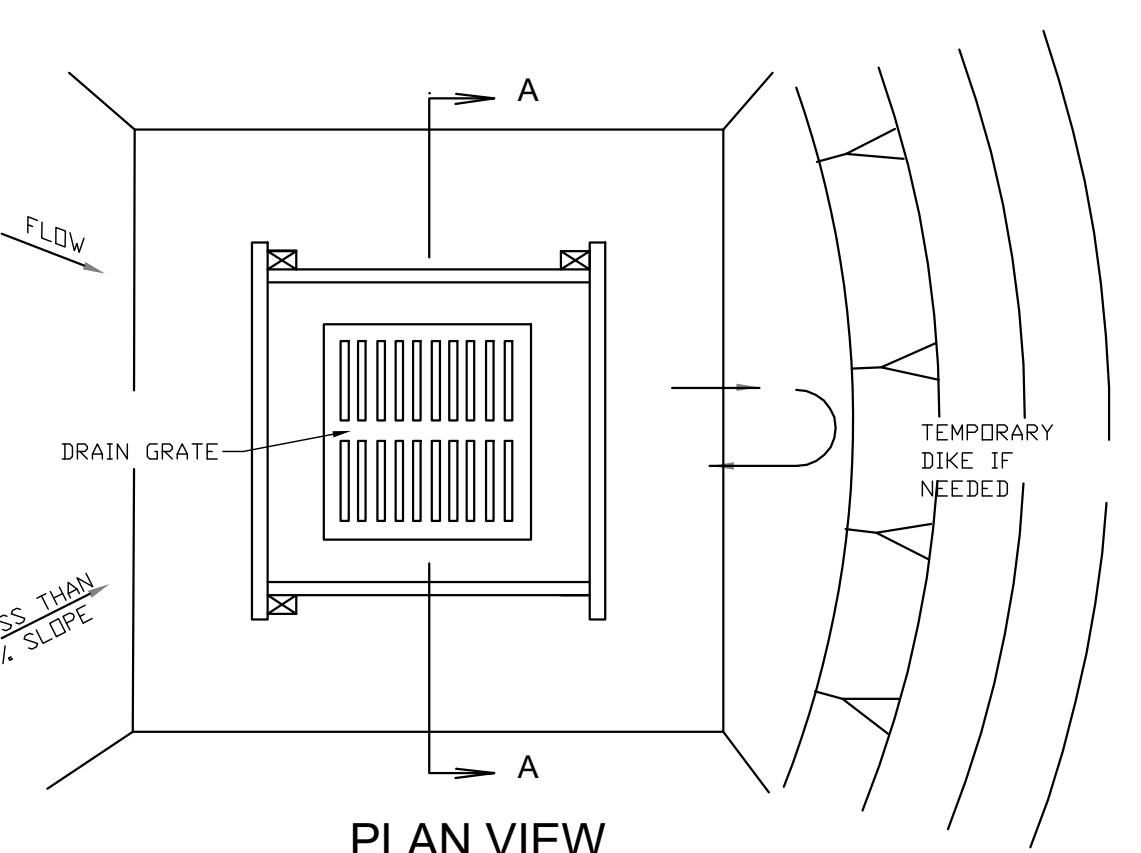
PLAN



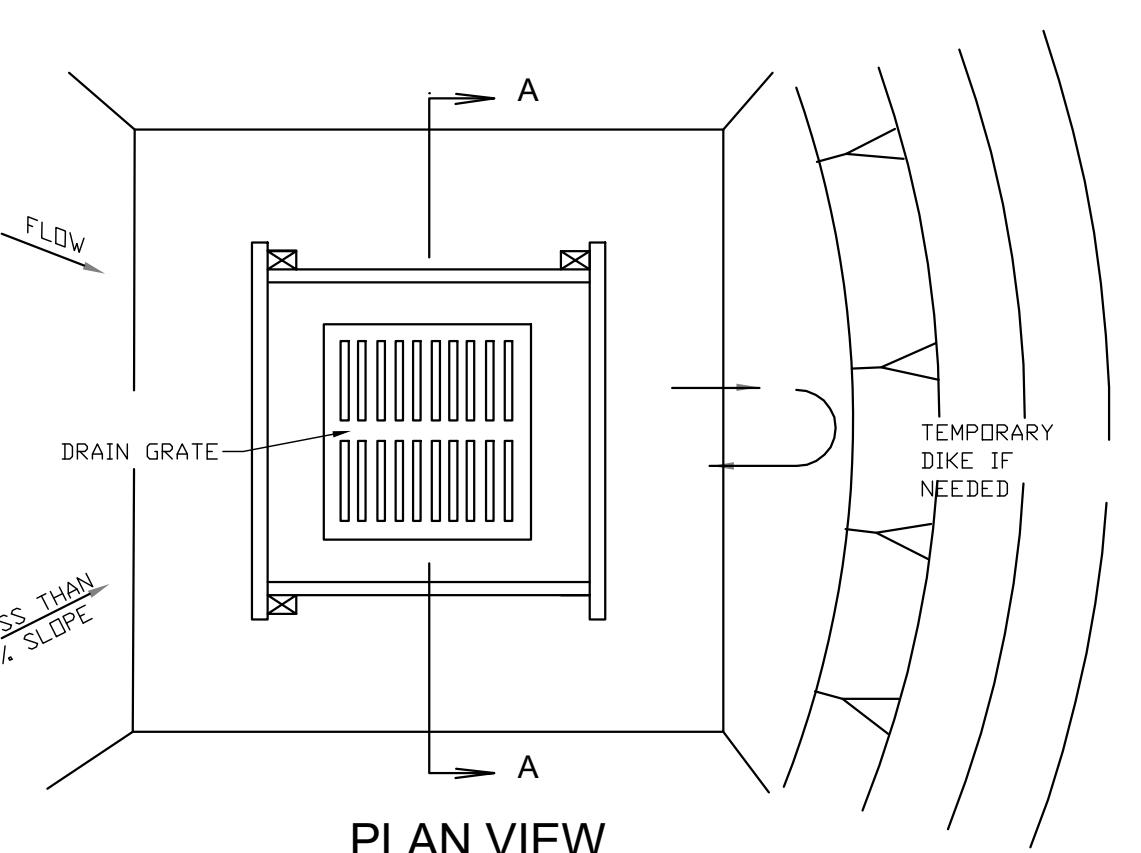
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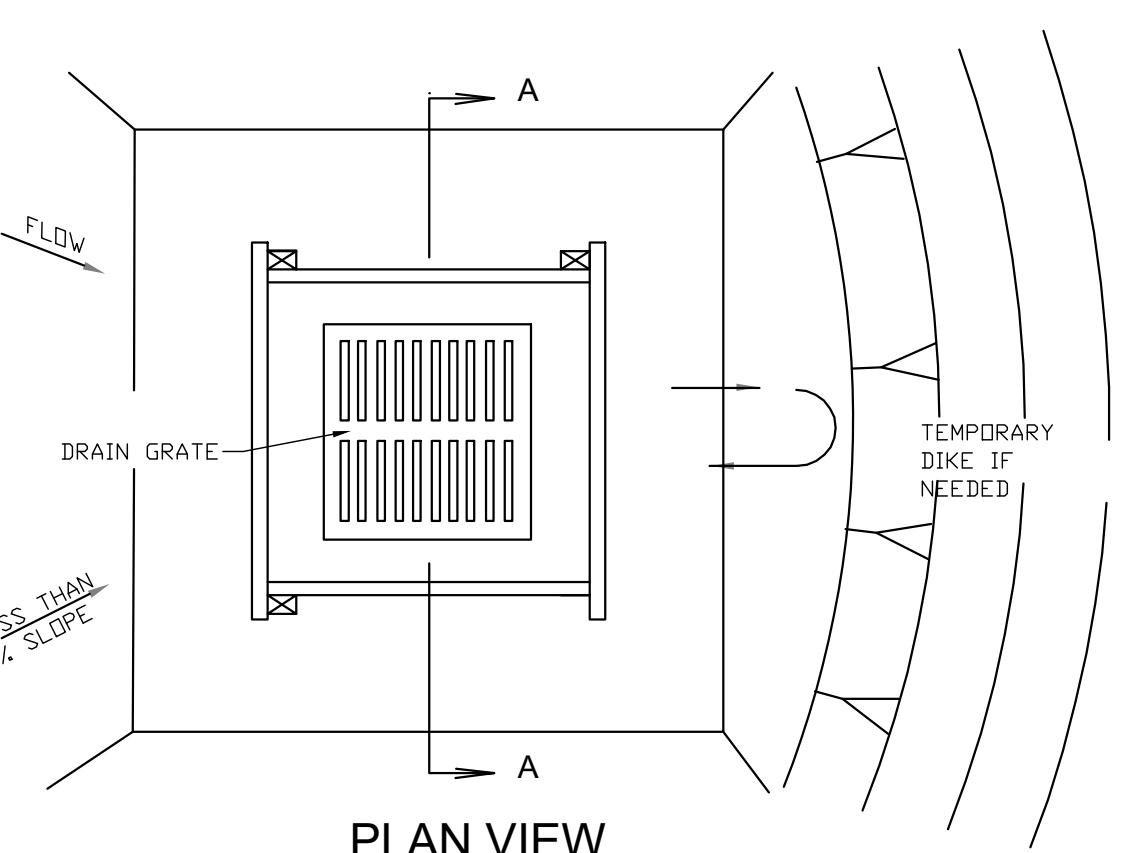
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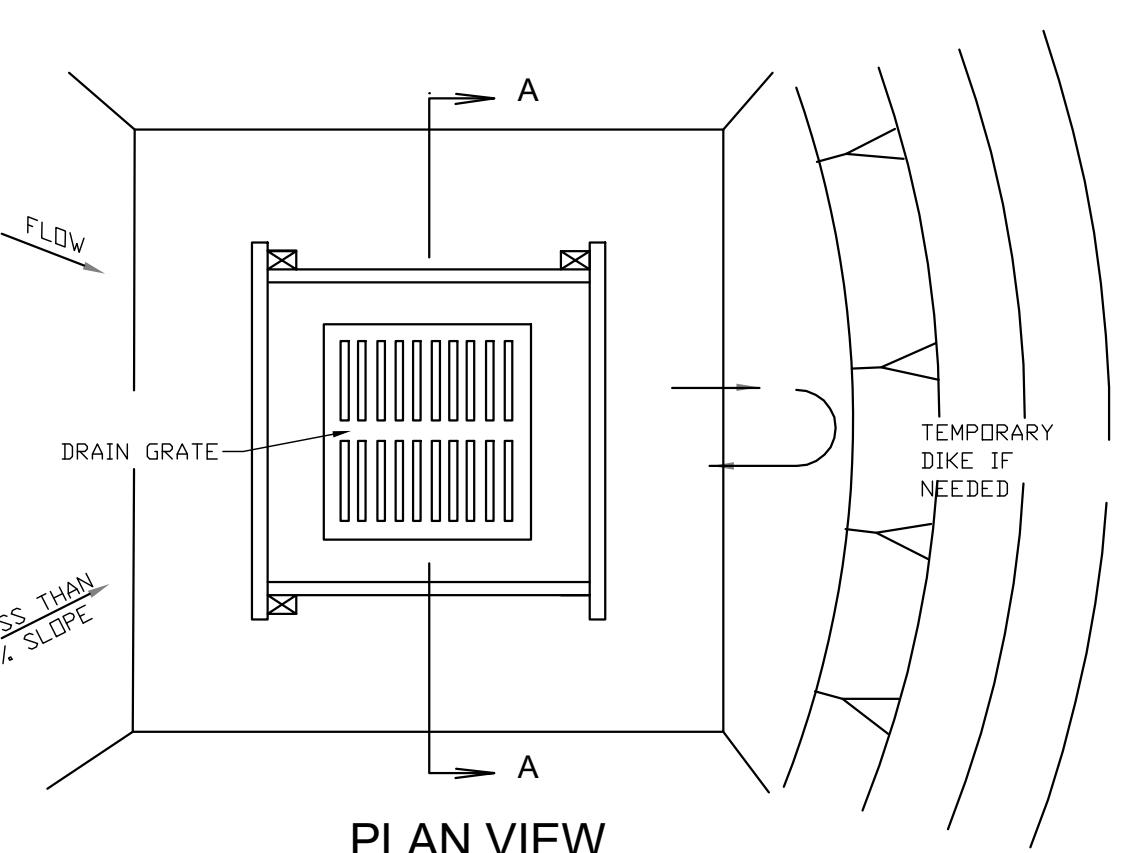
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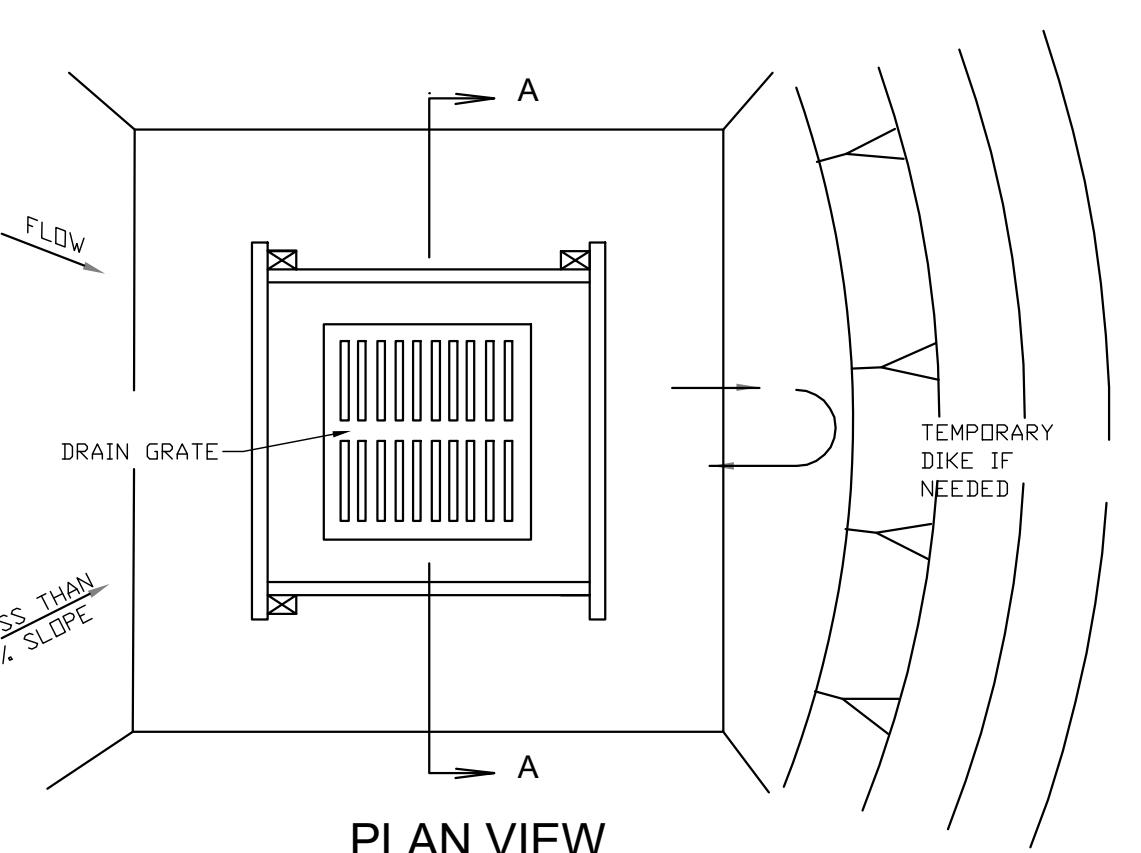
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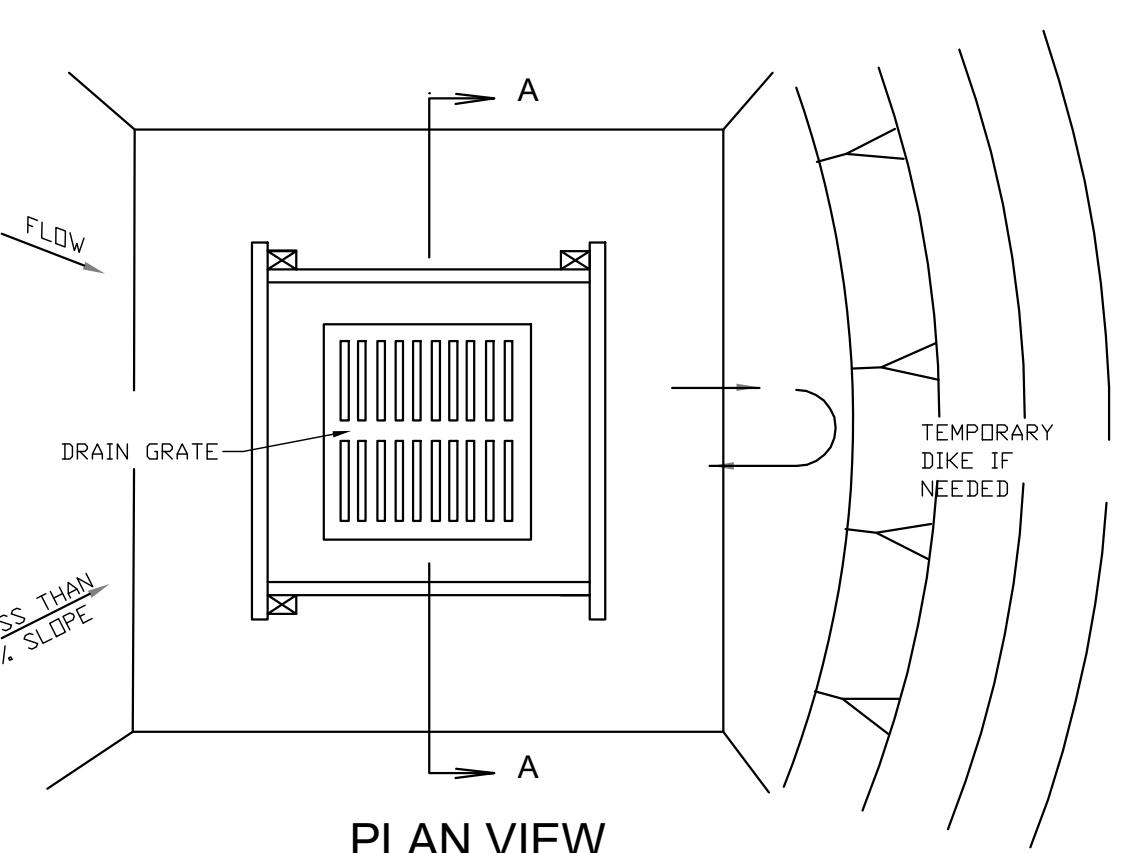
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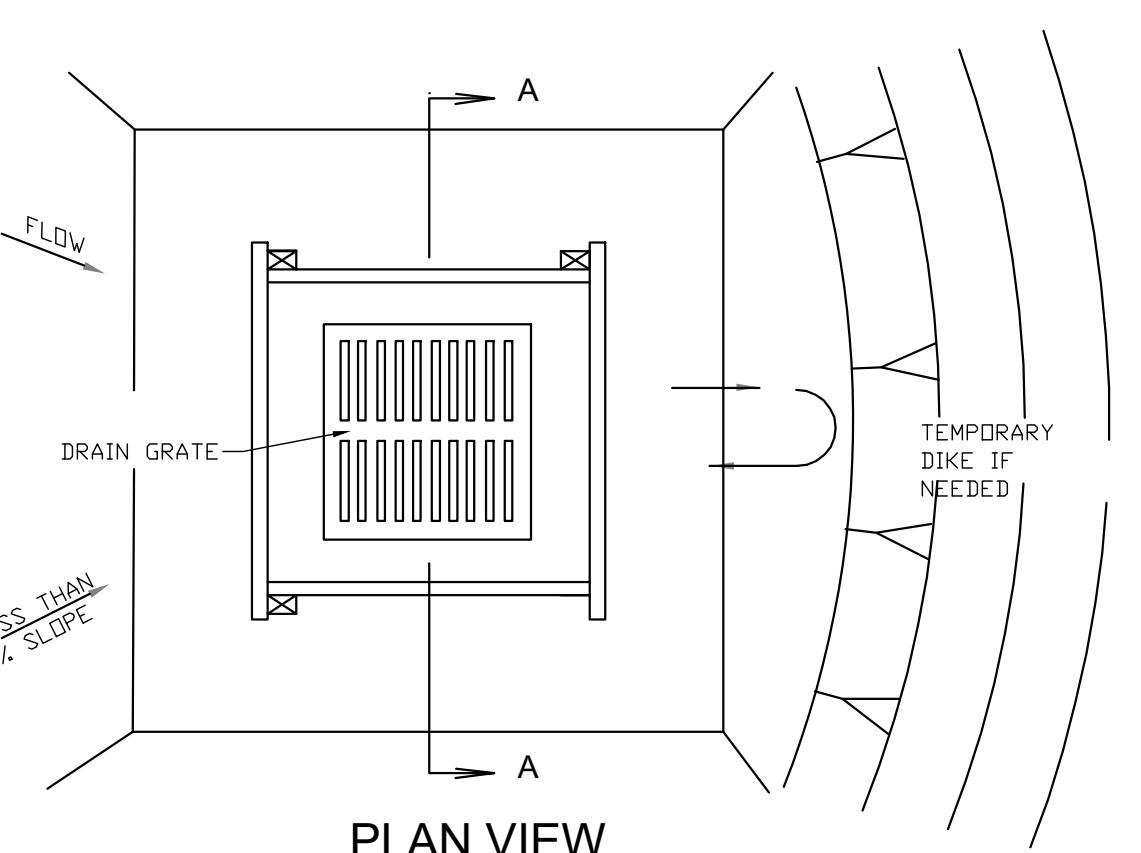
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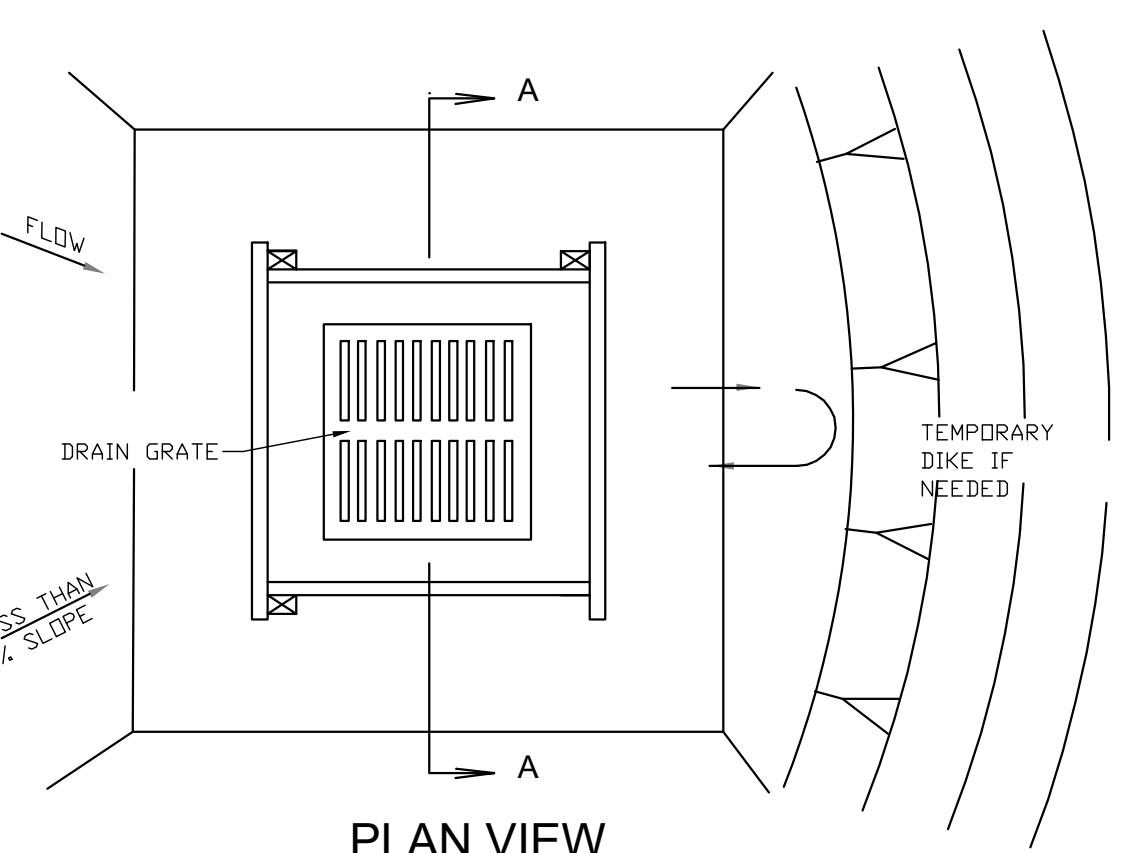
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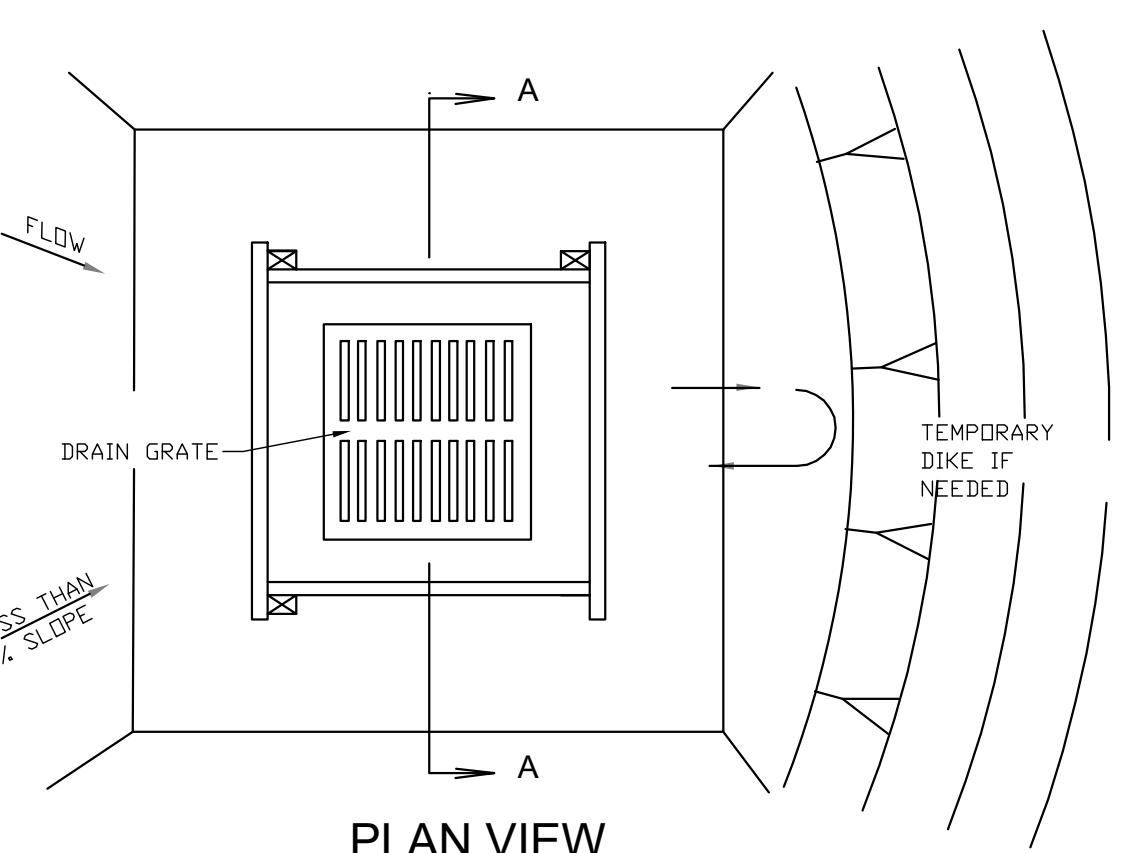
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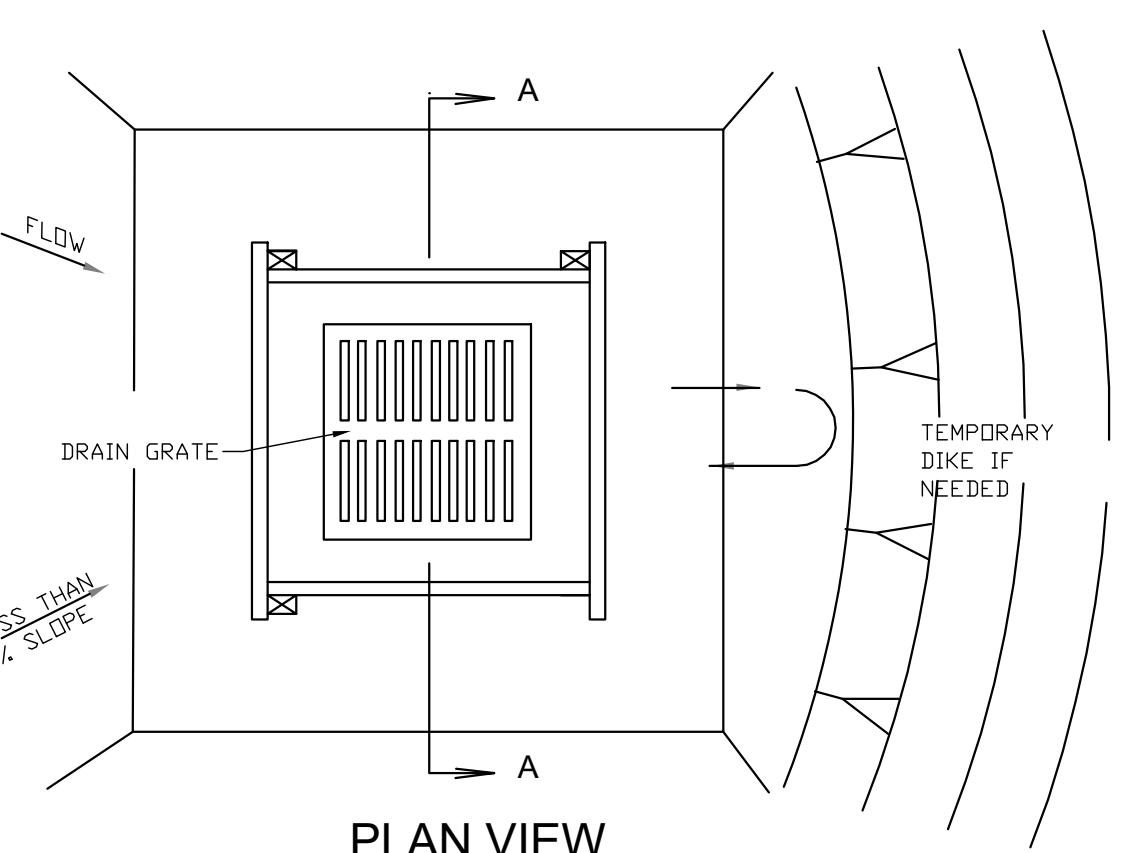
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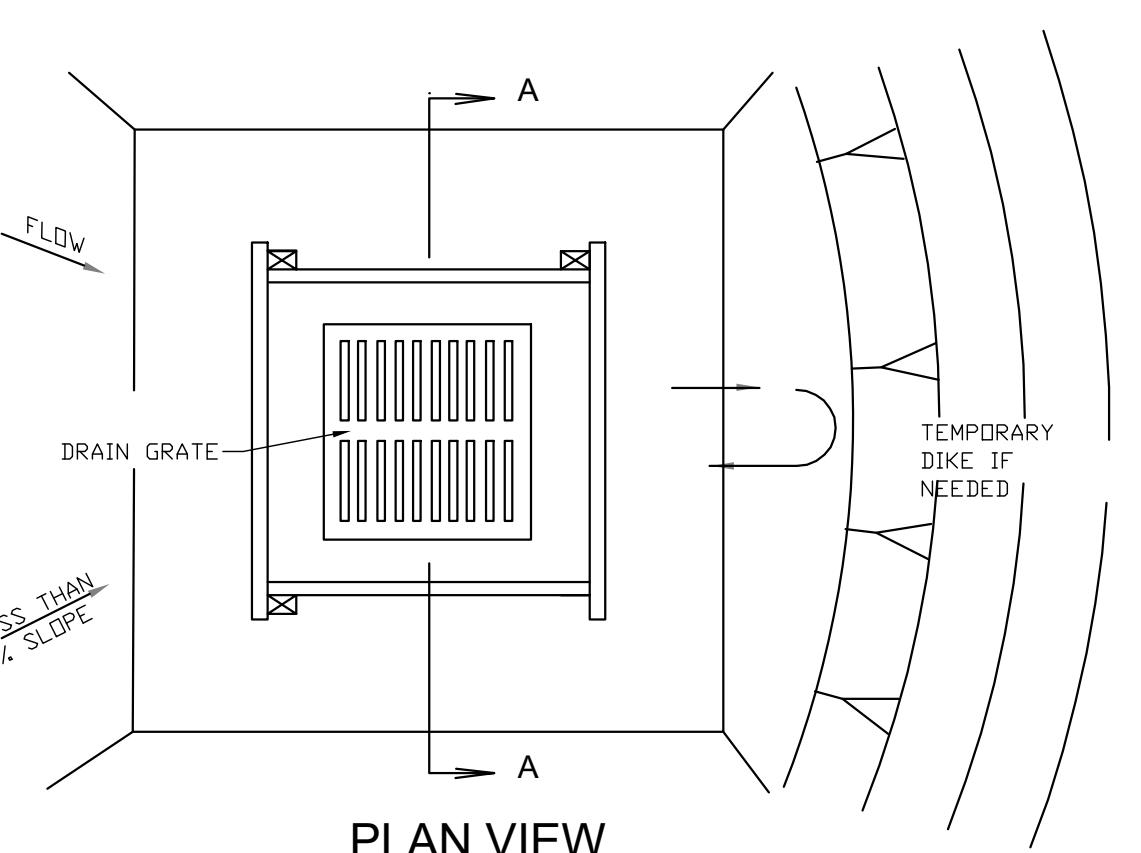
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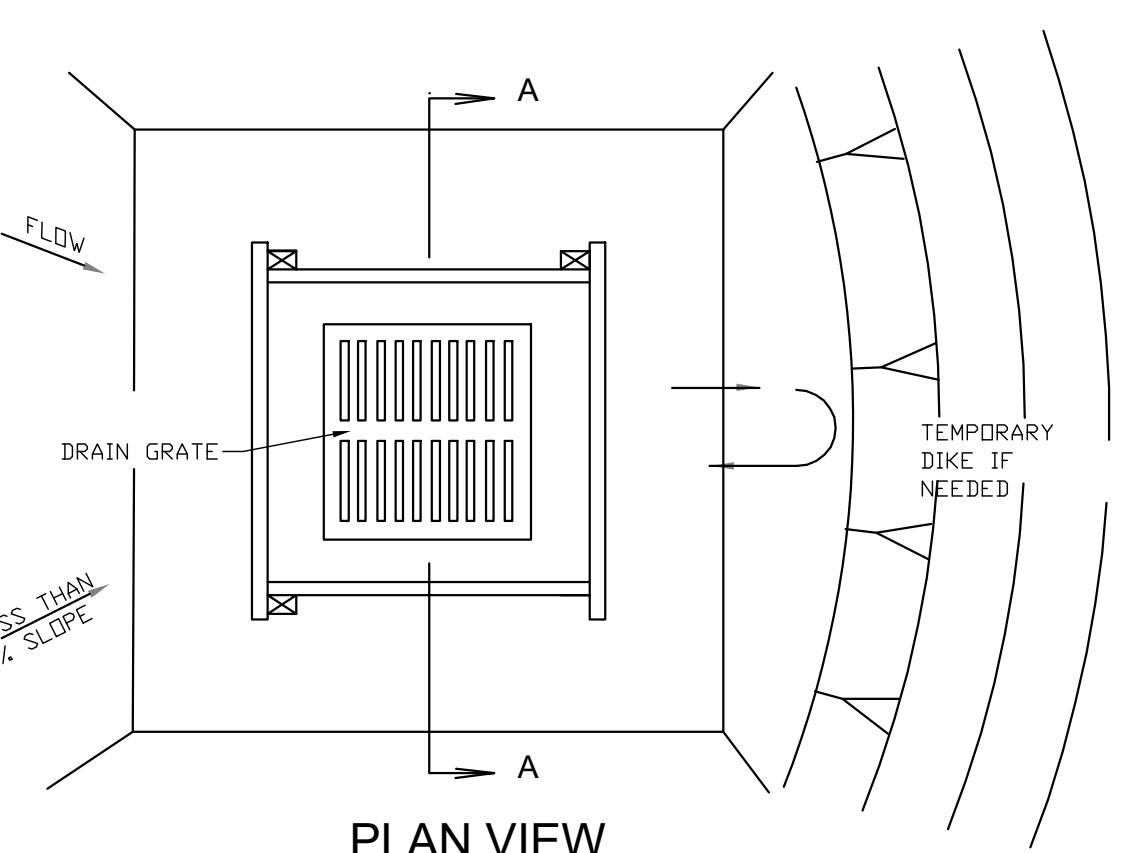
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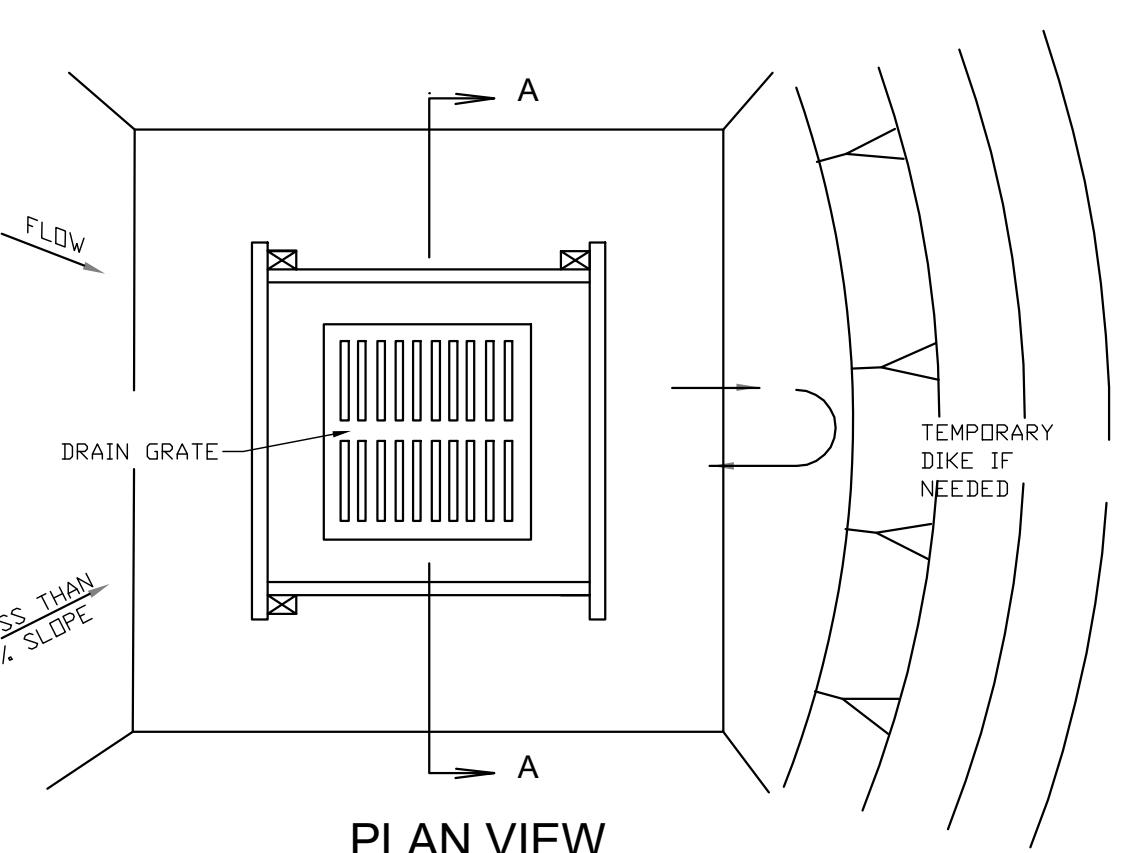
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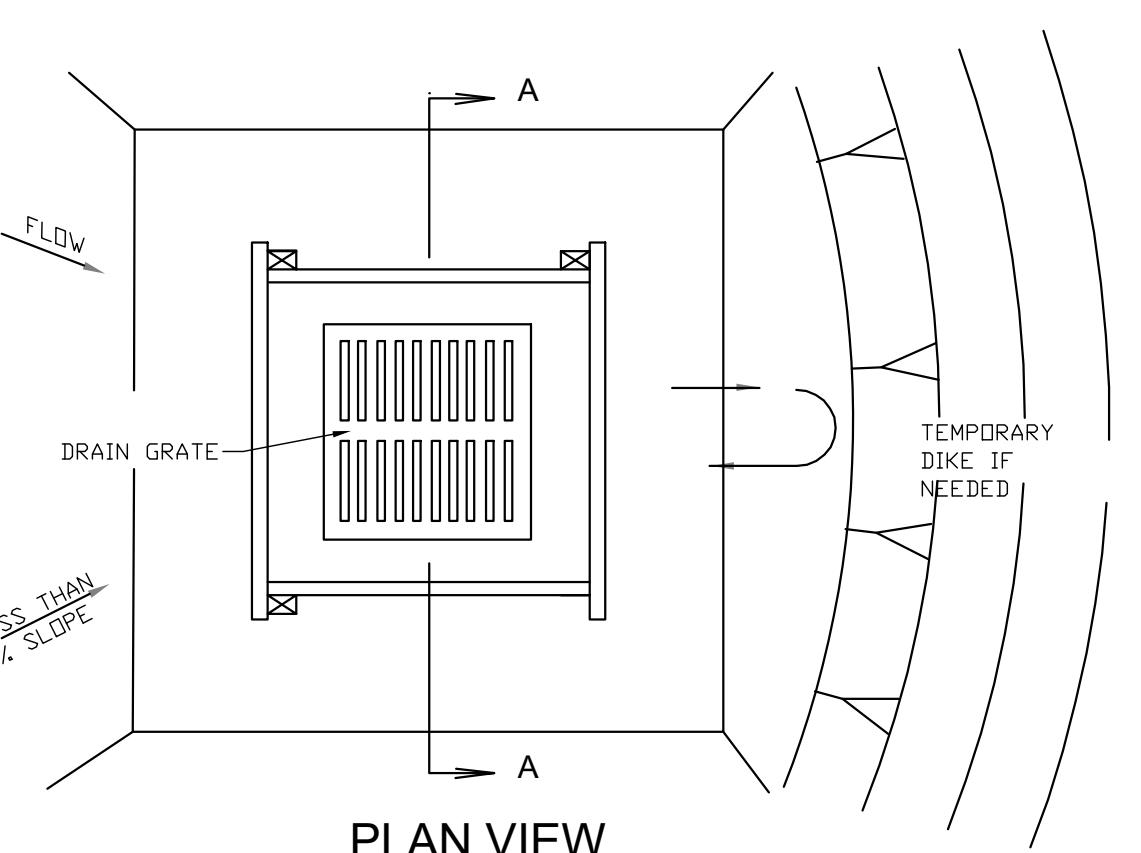
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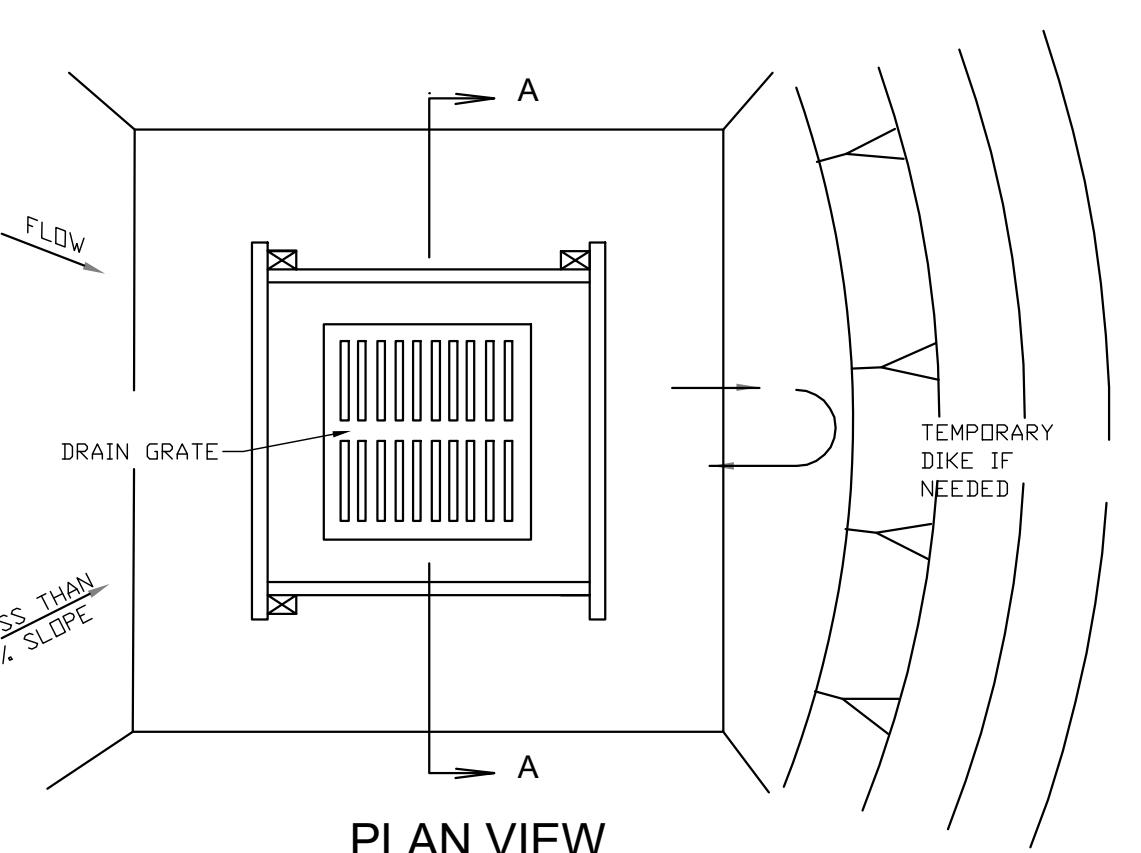
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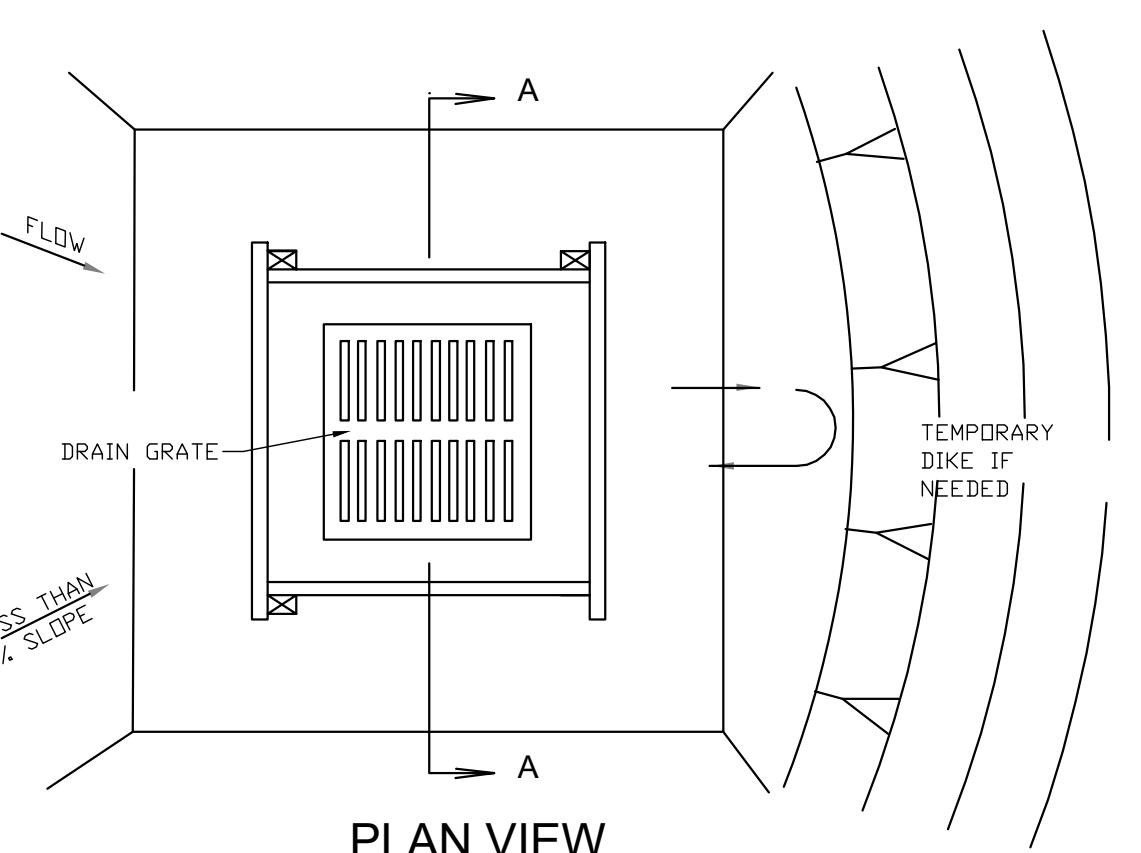
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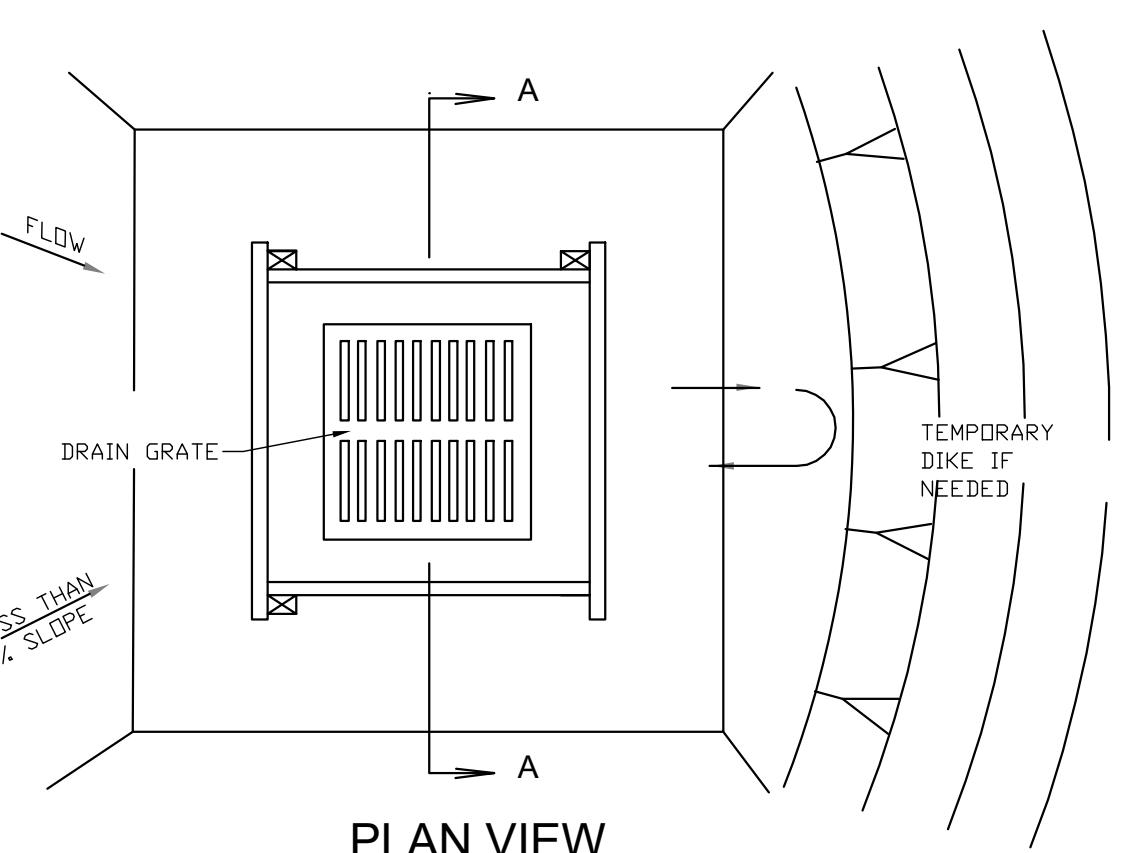
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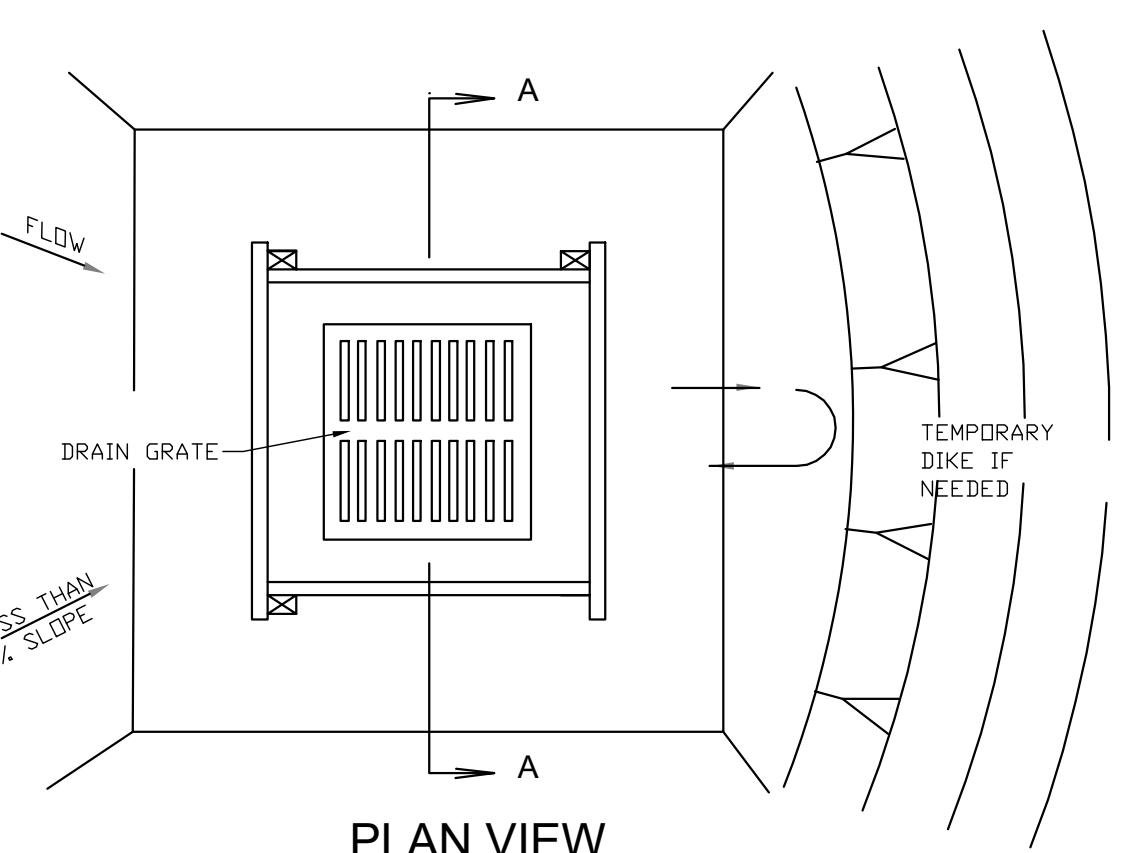
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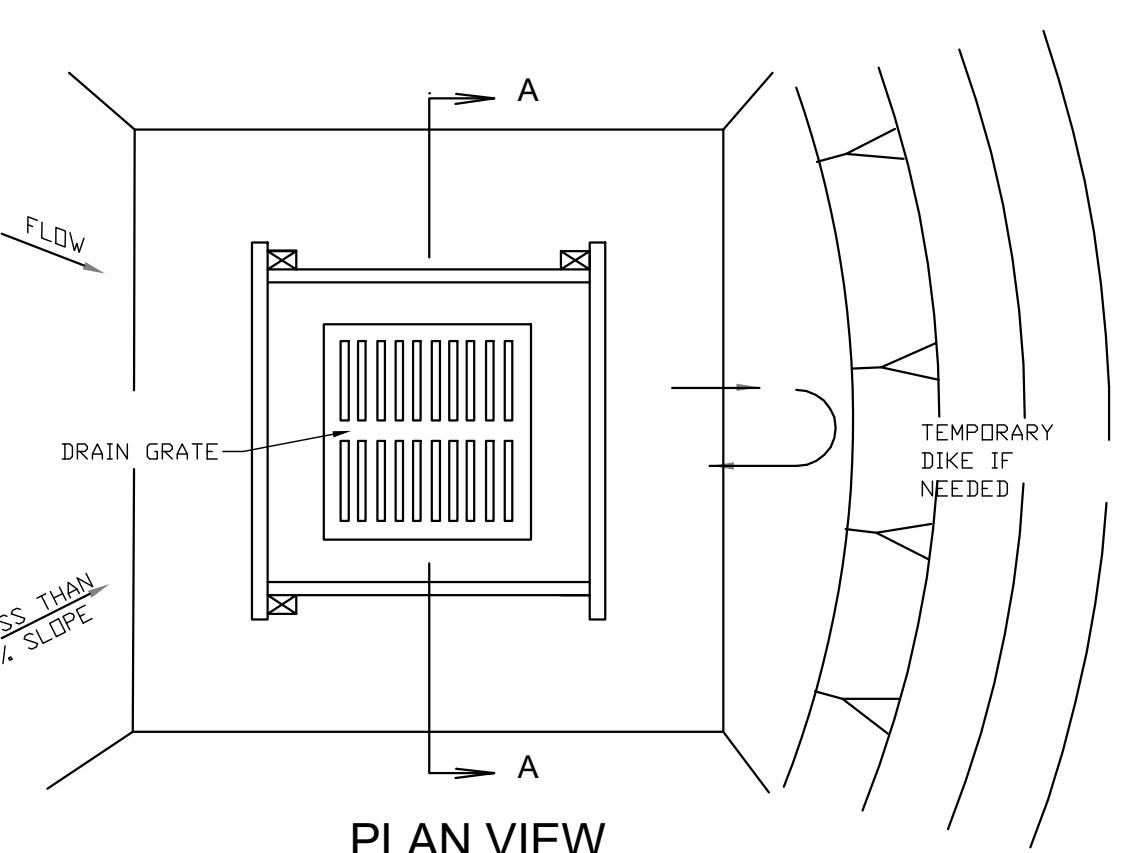
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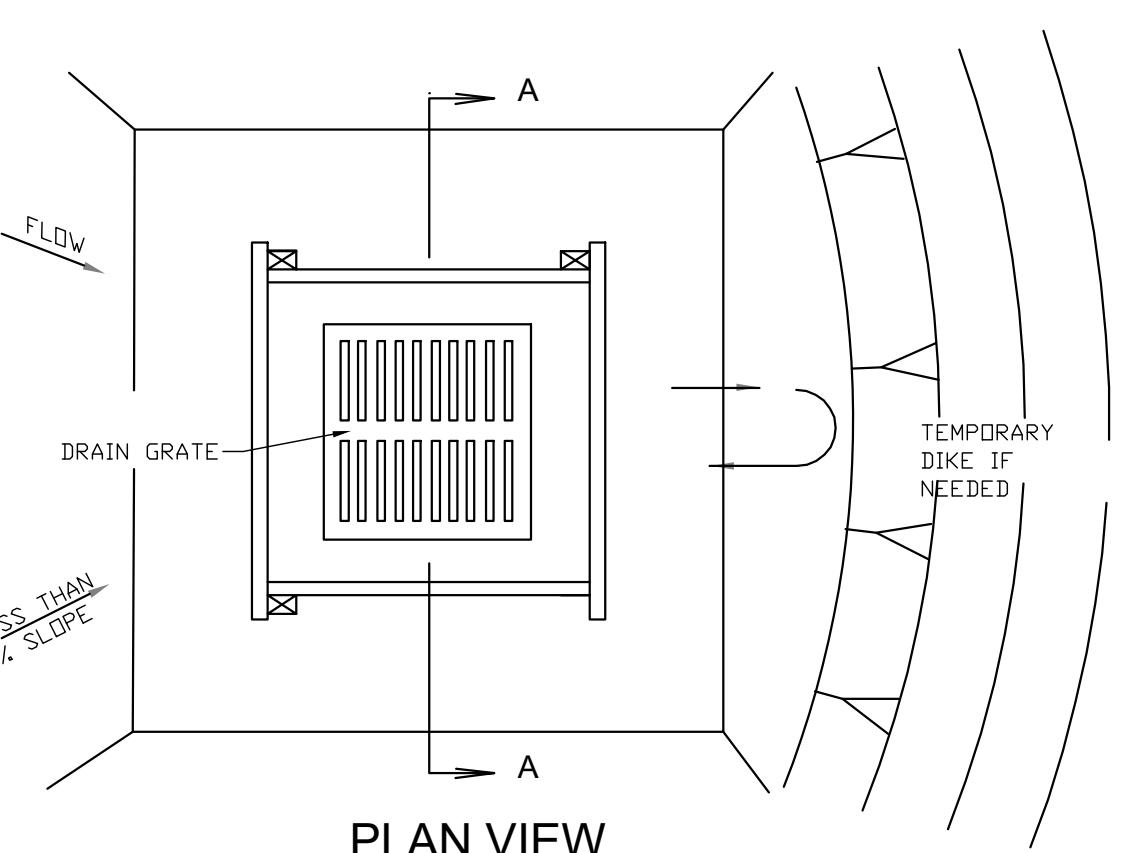
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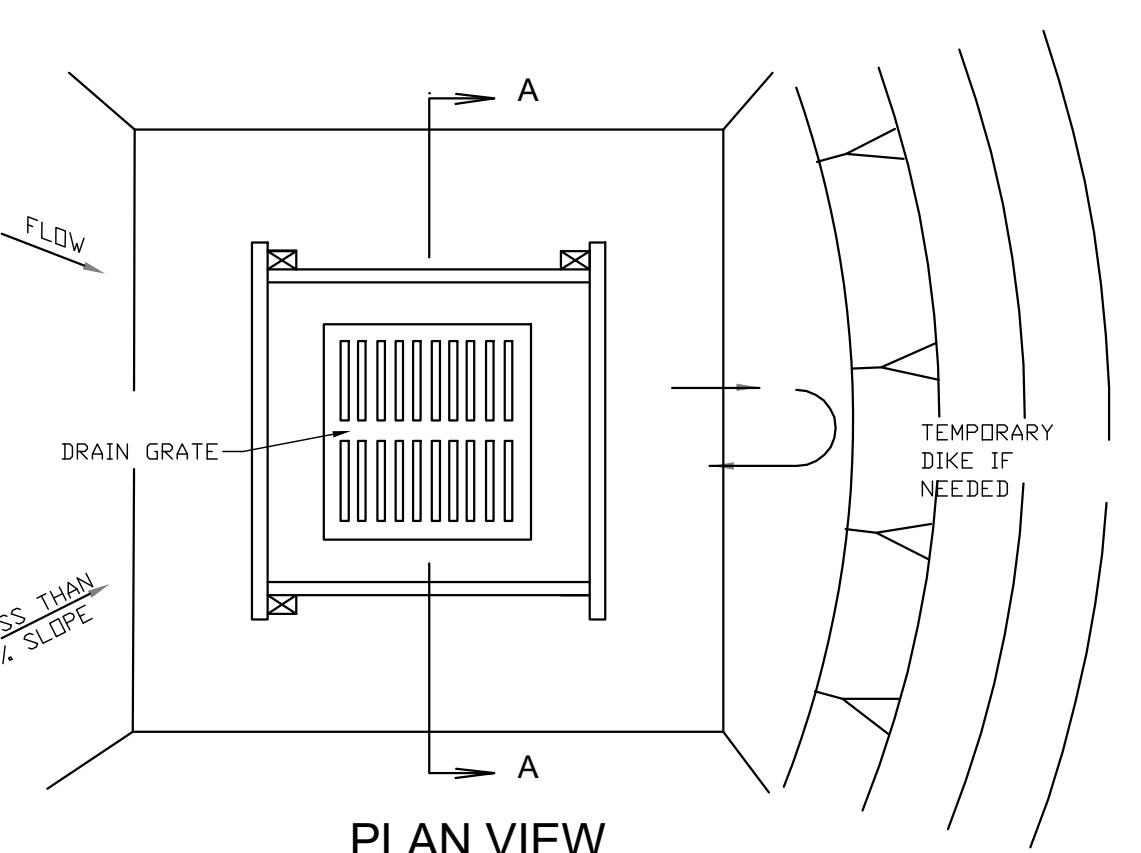
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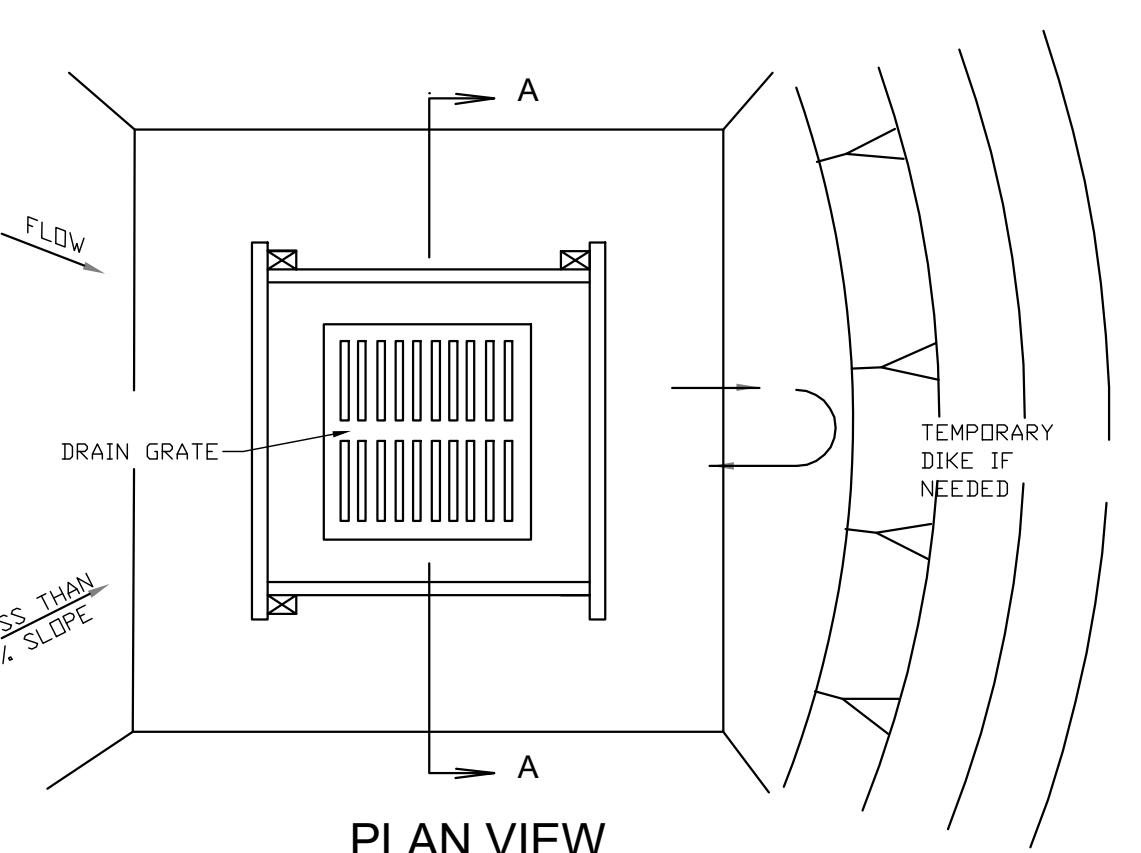
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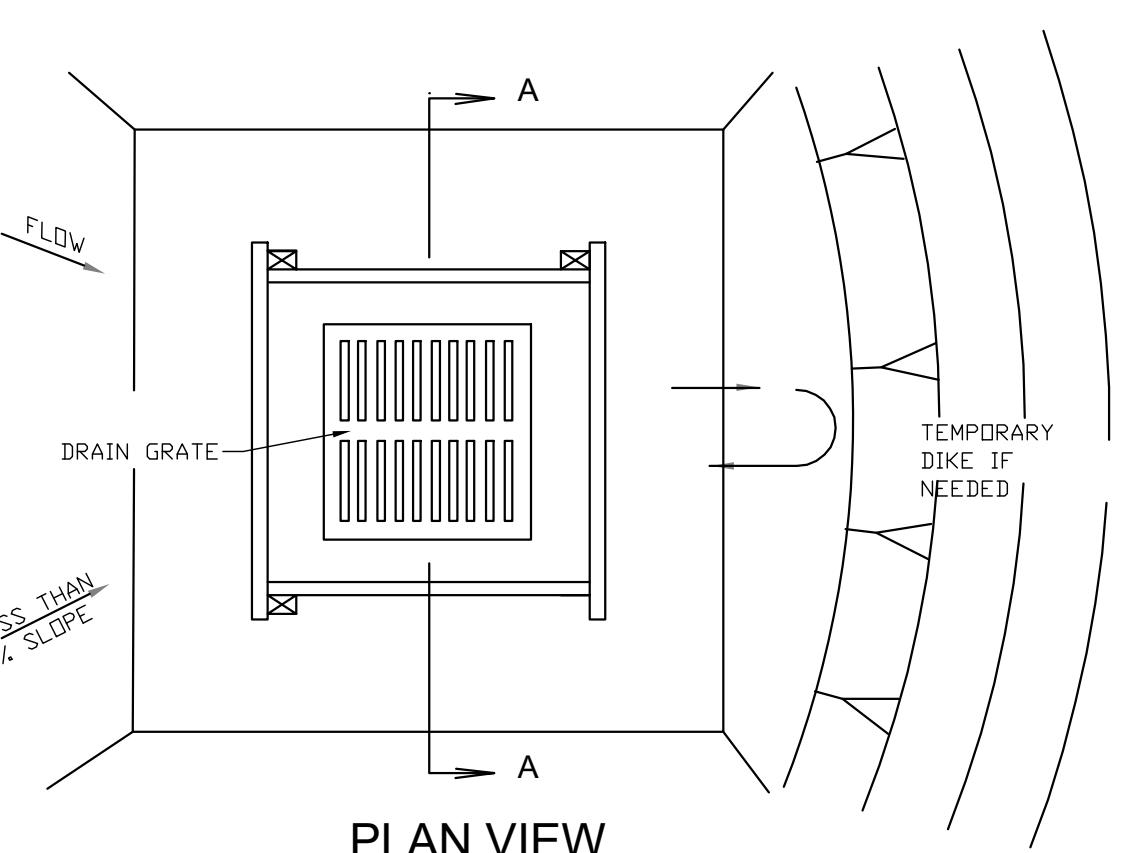
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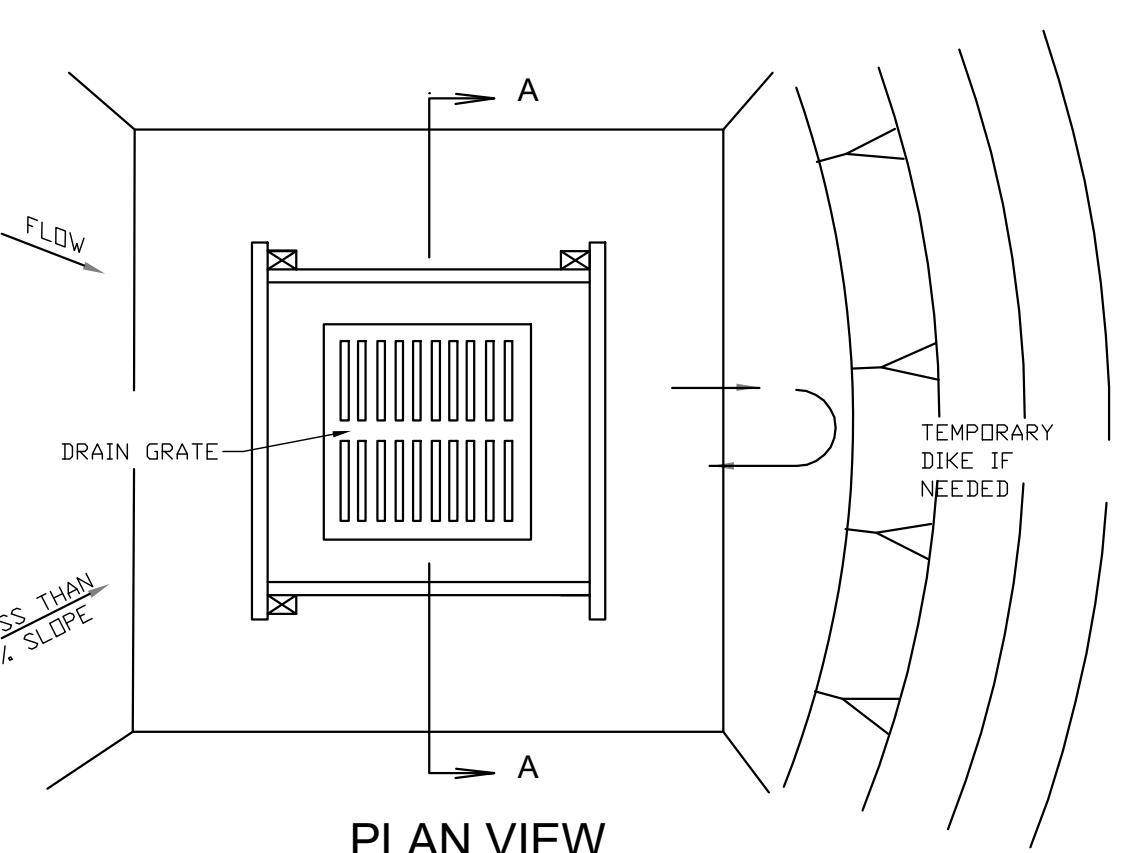
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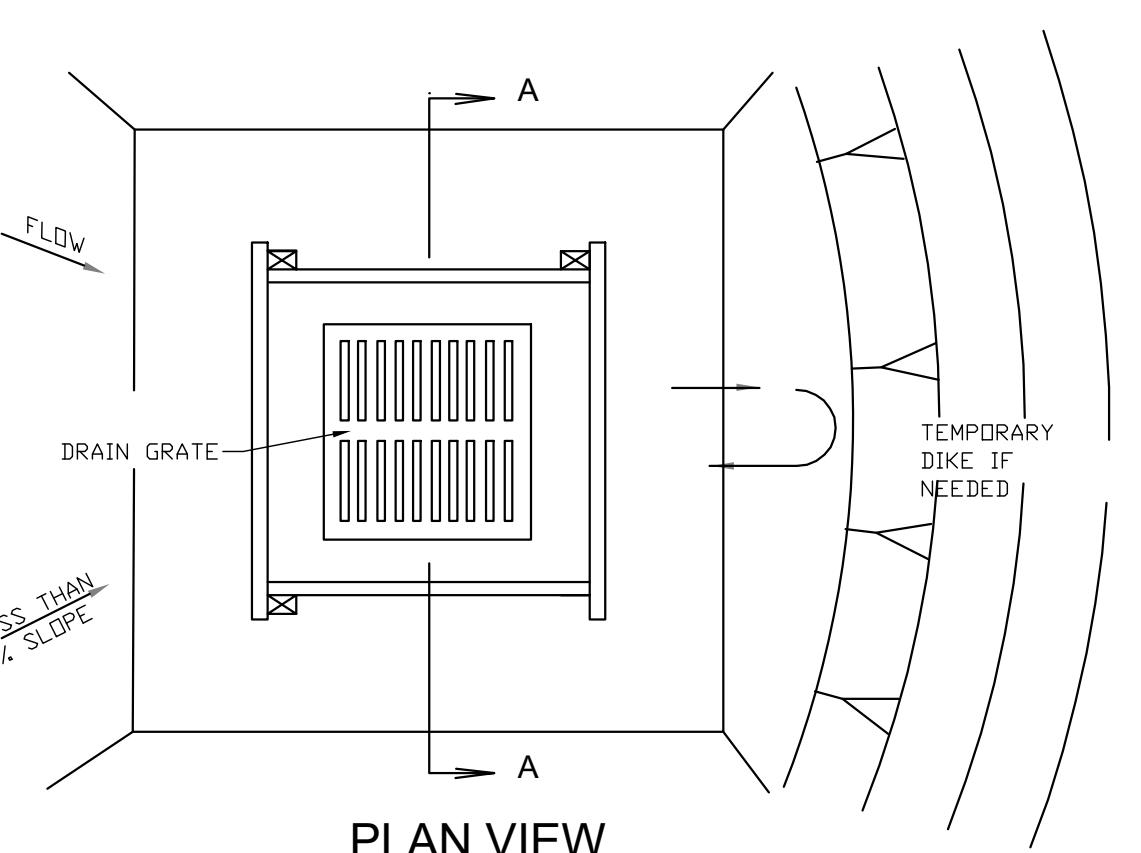
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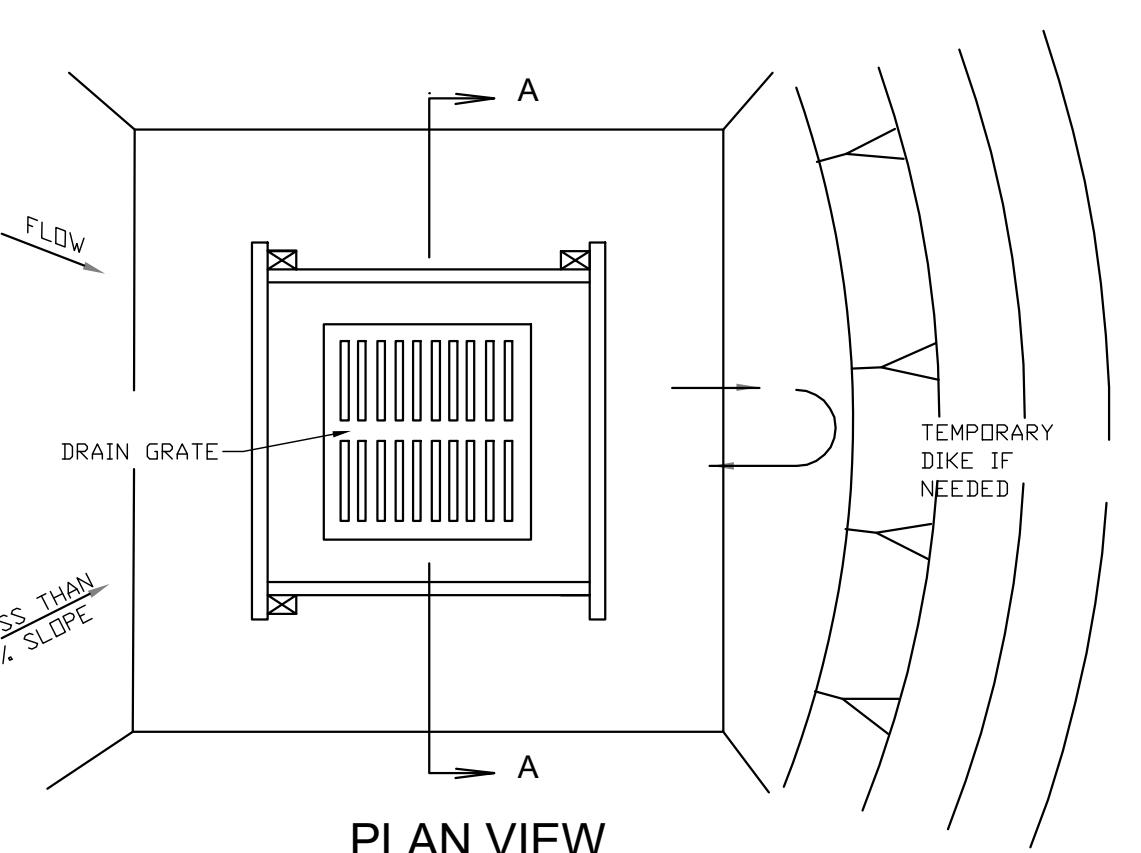
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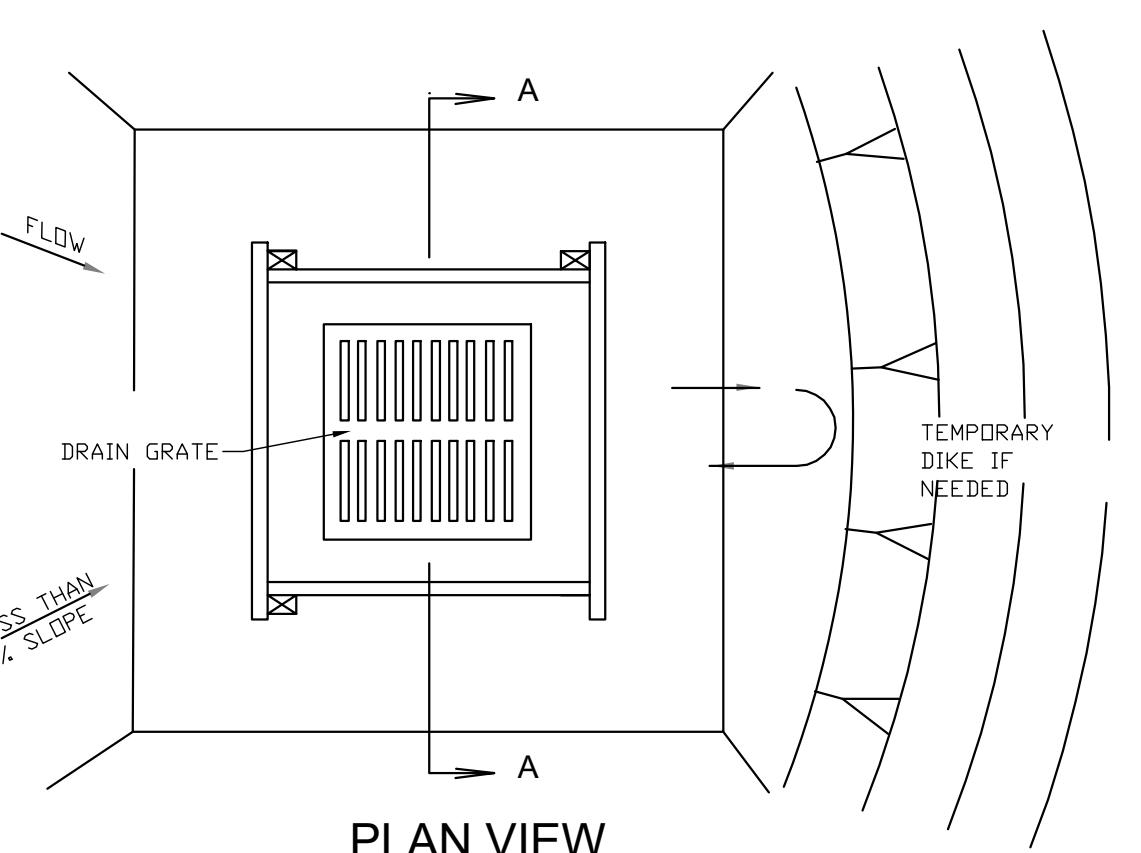
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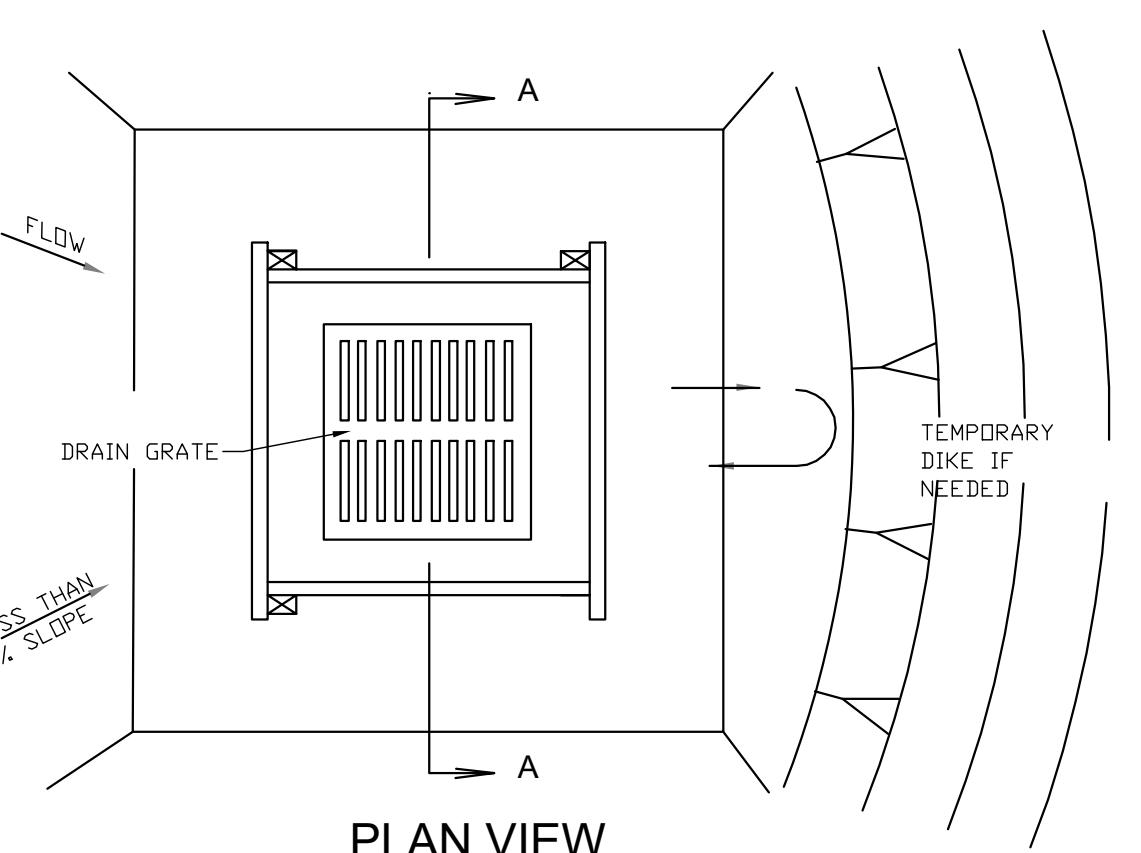
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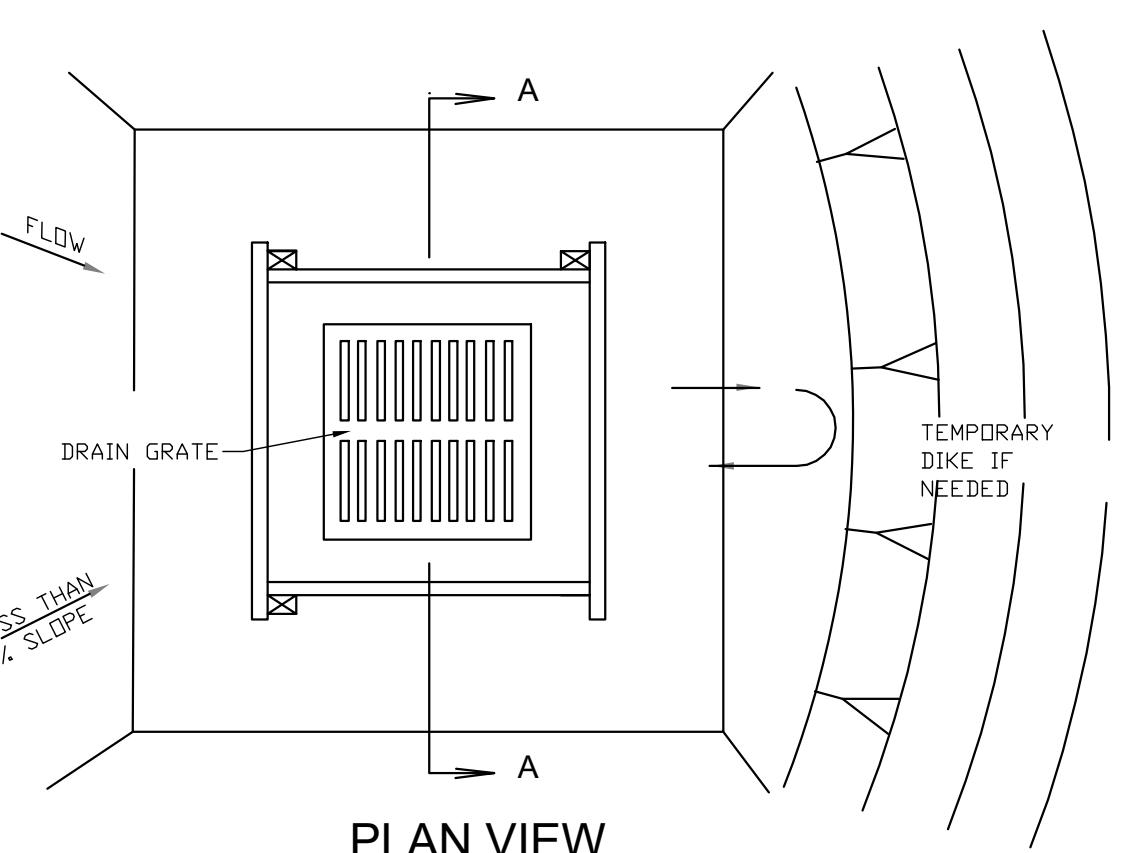
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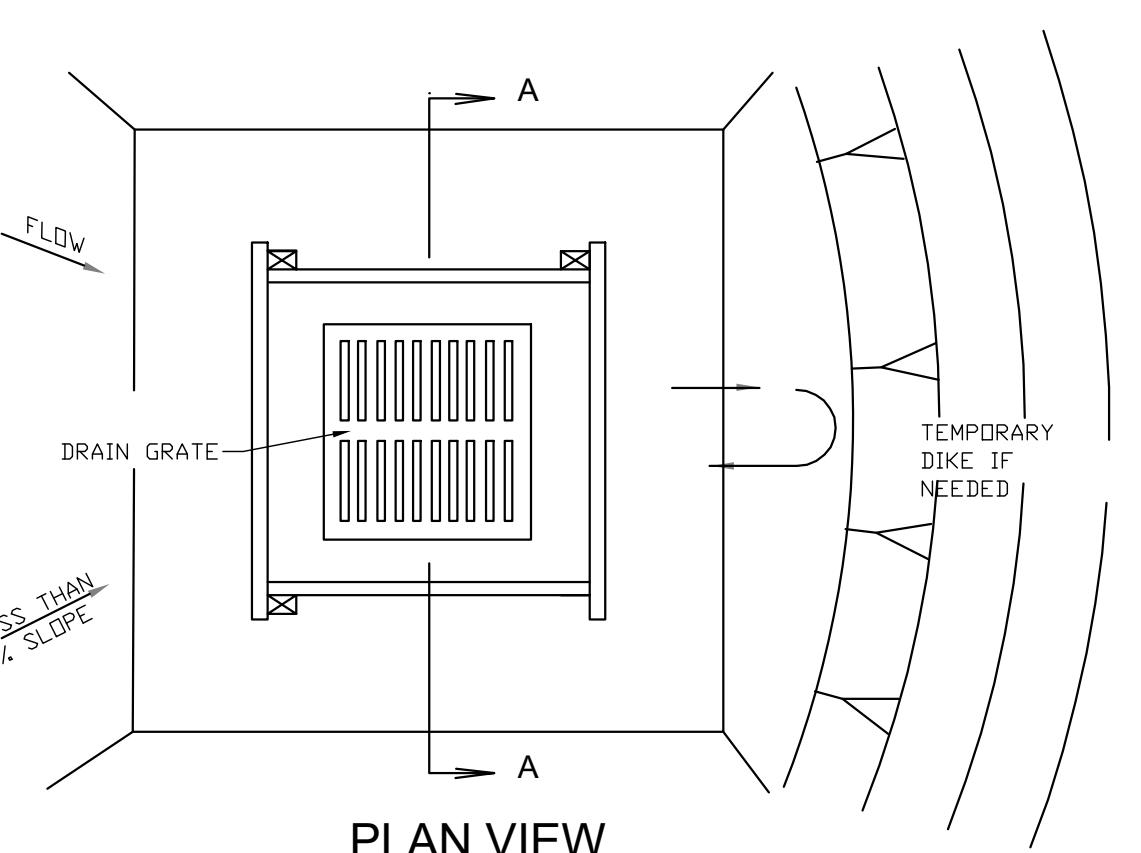
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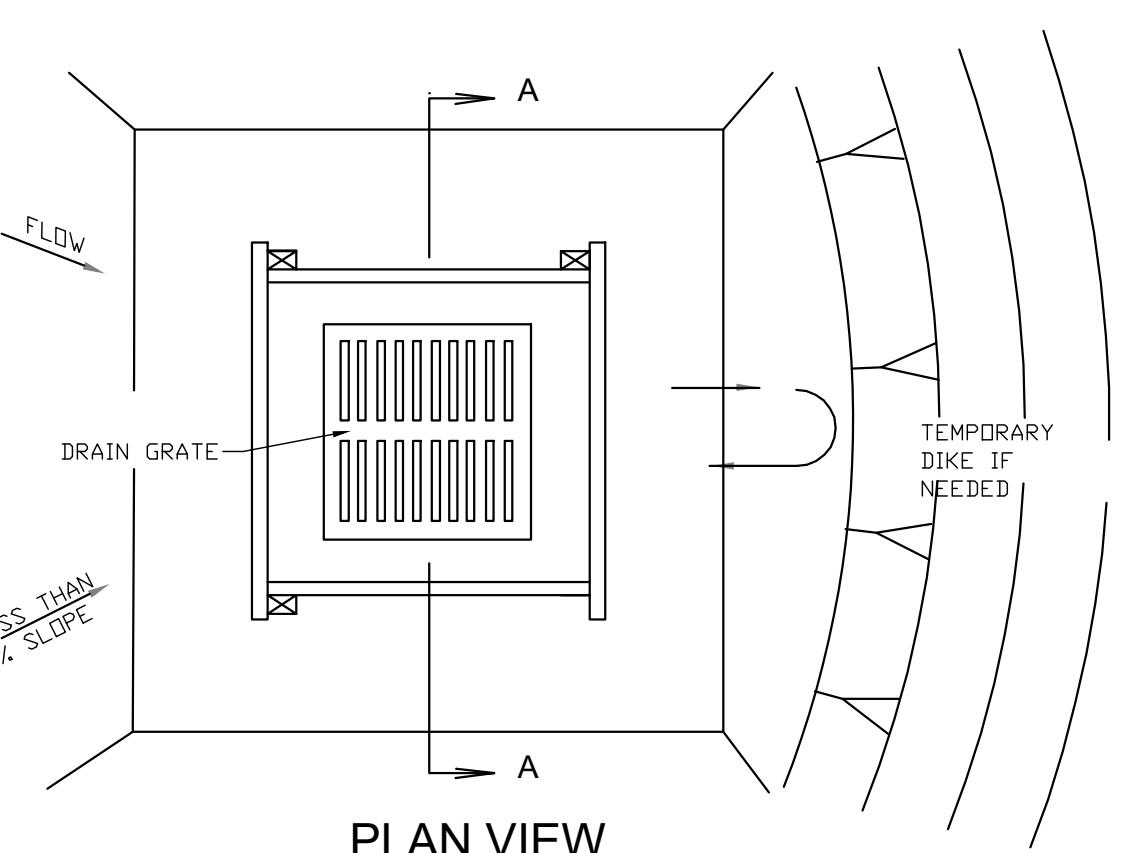
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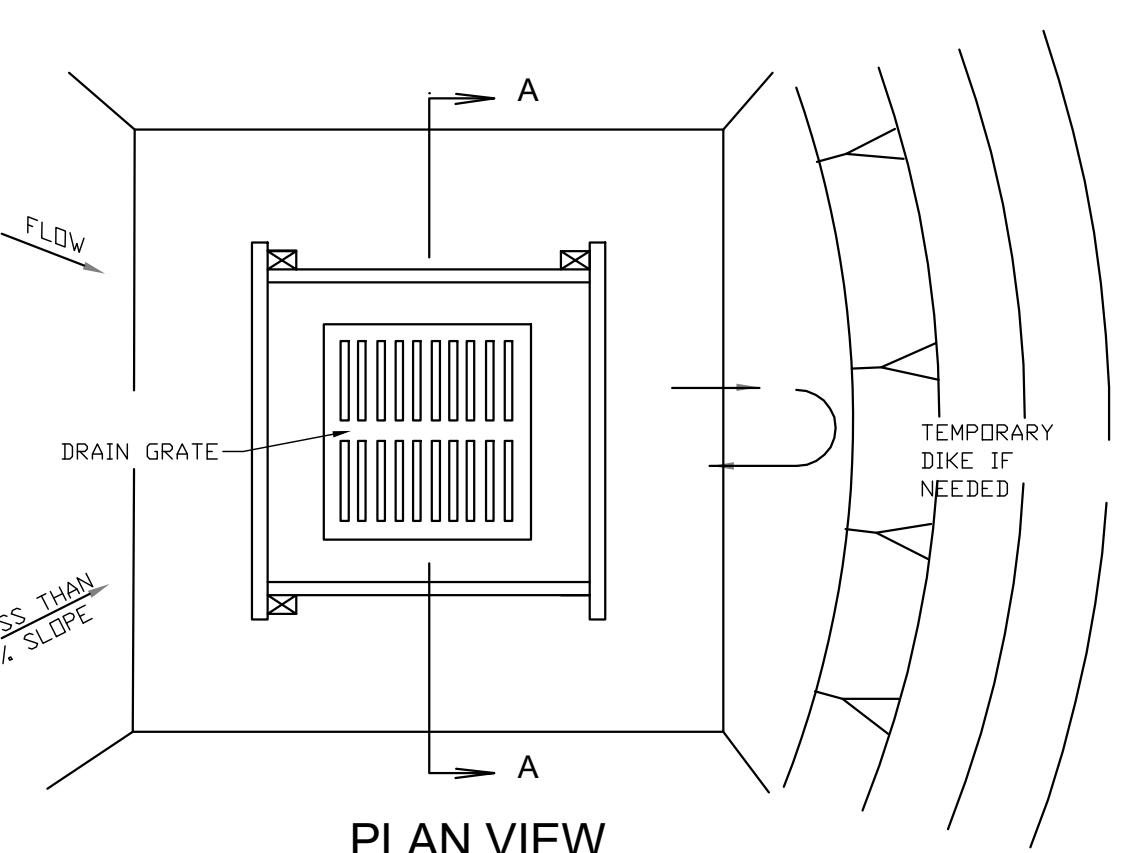
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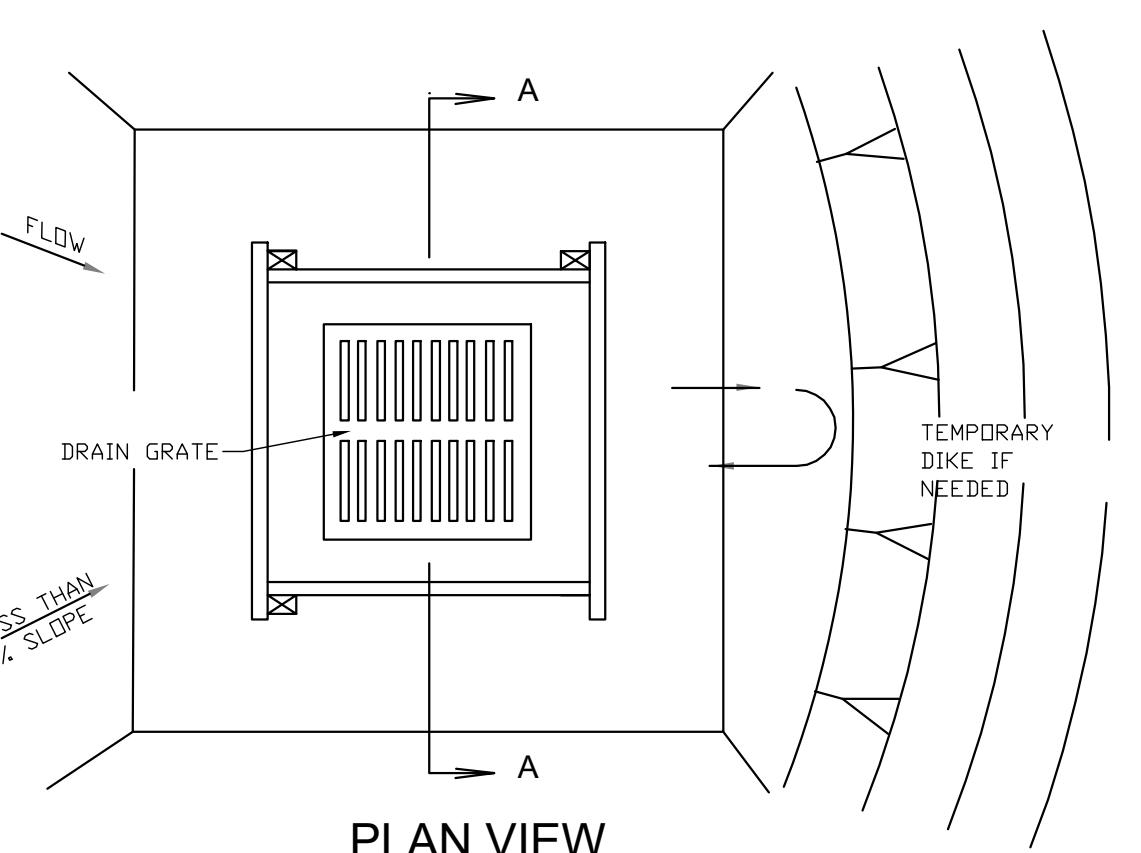
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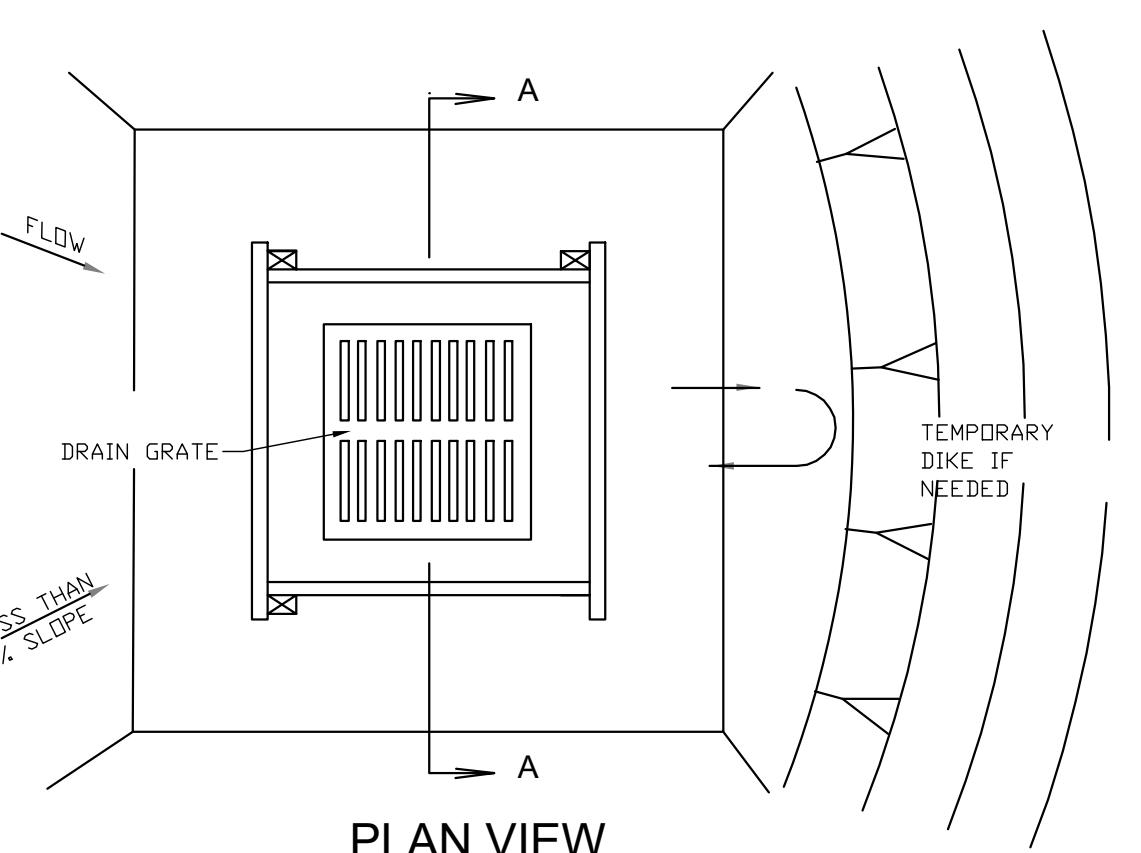
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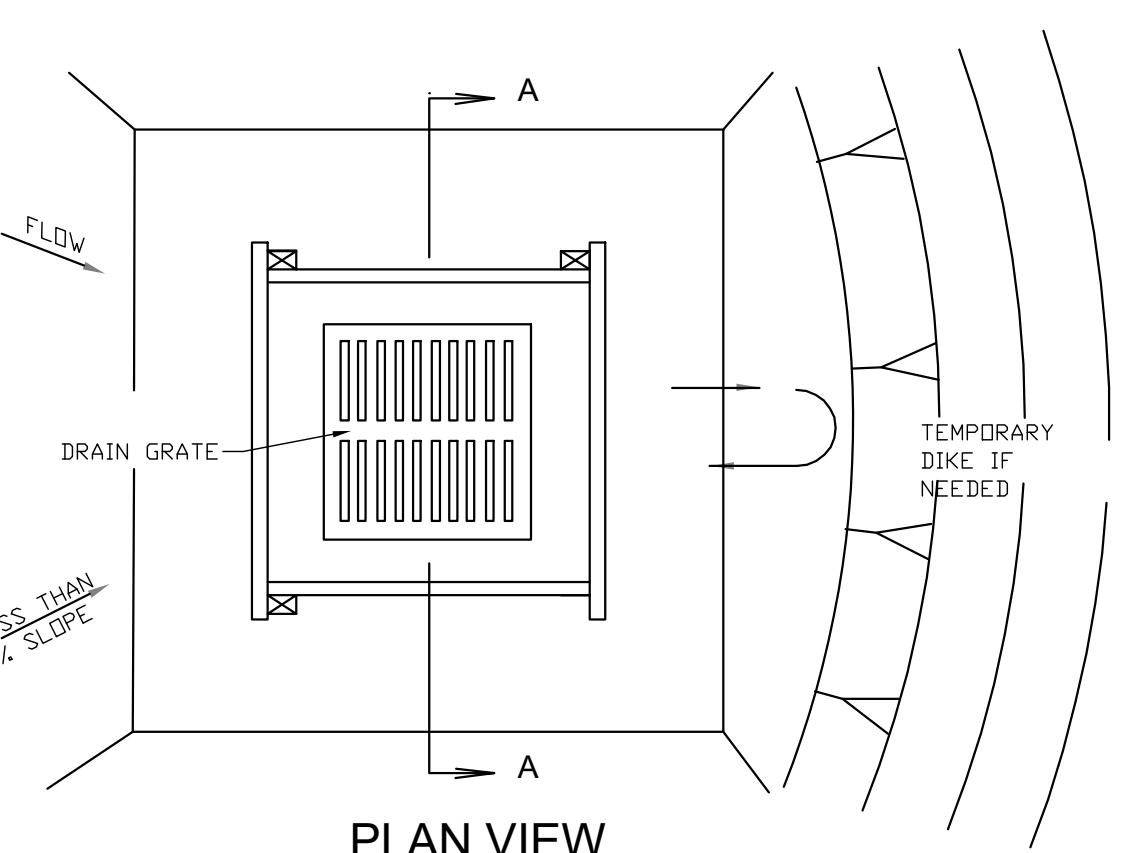
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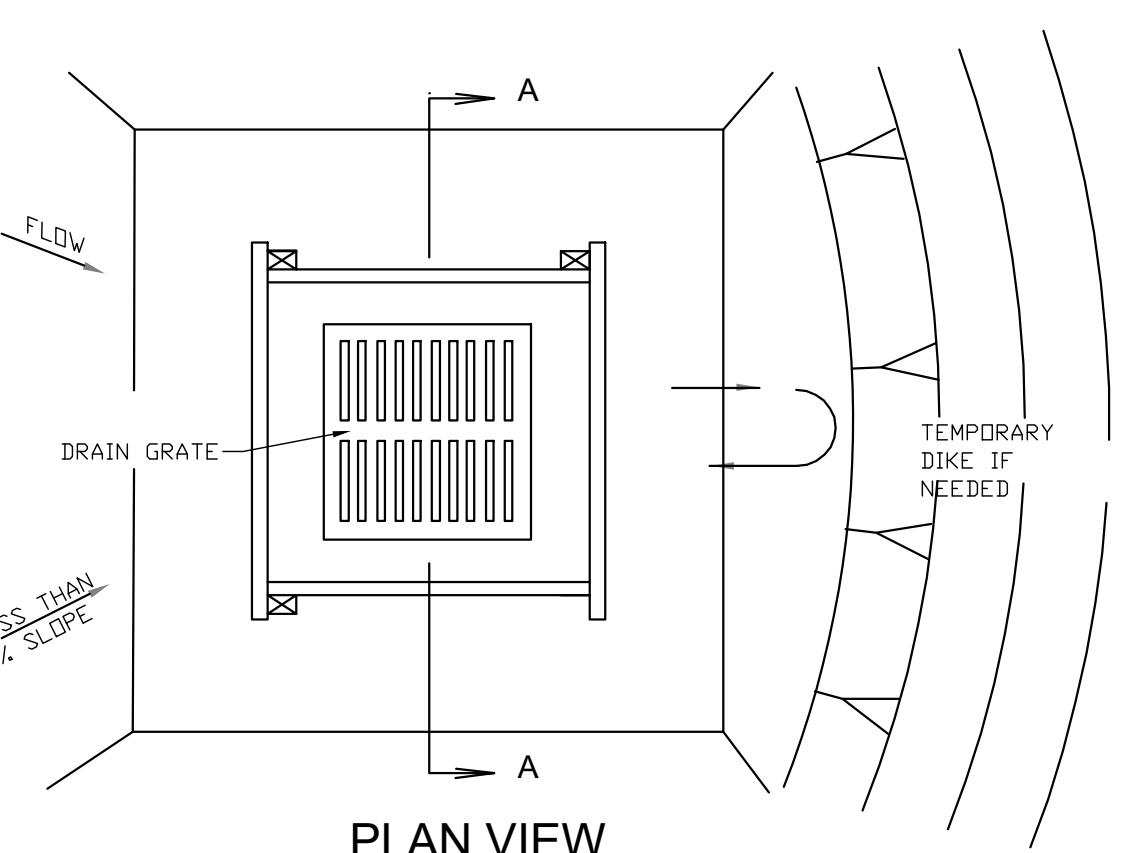
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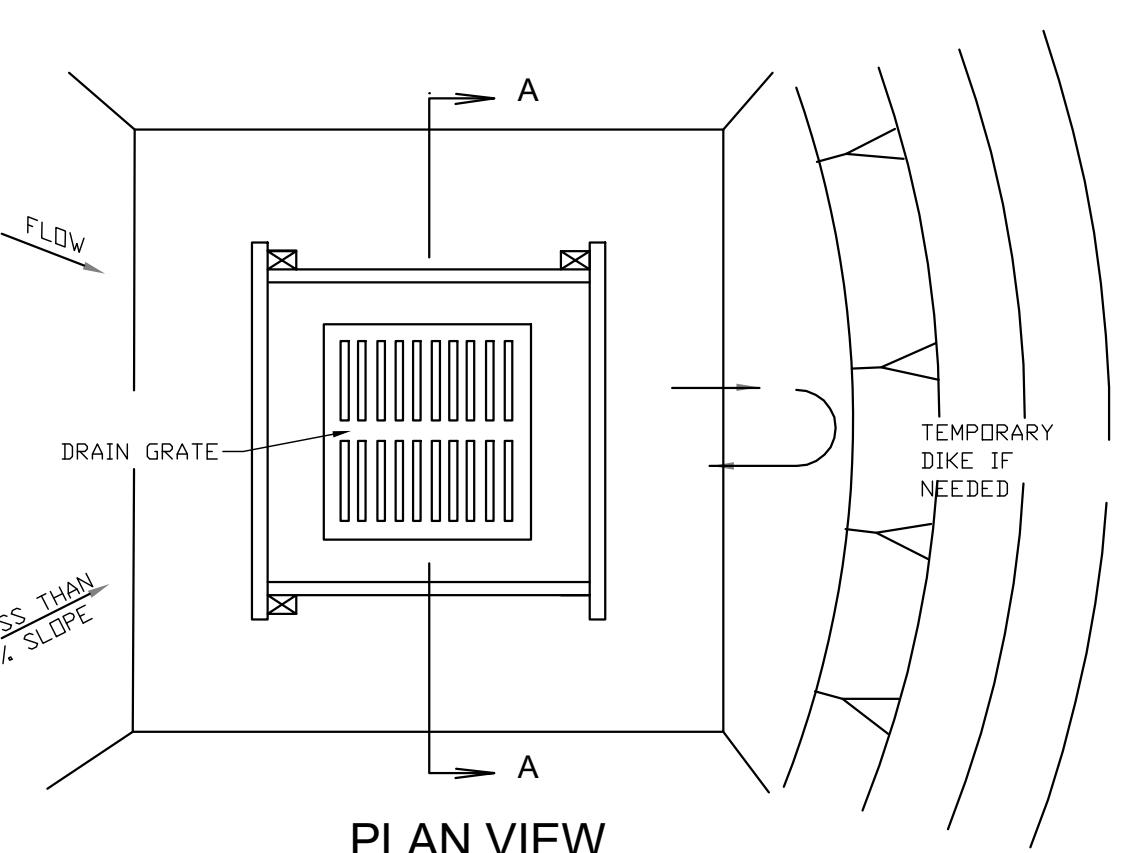
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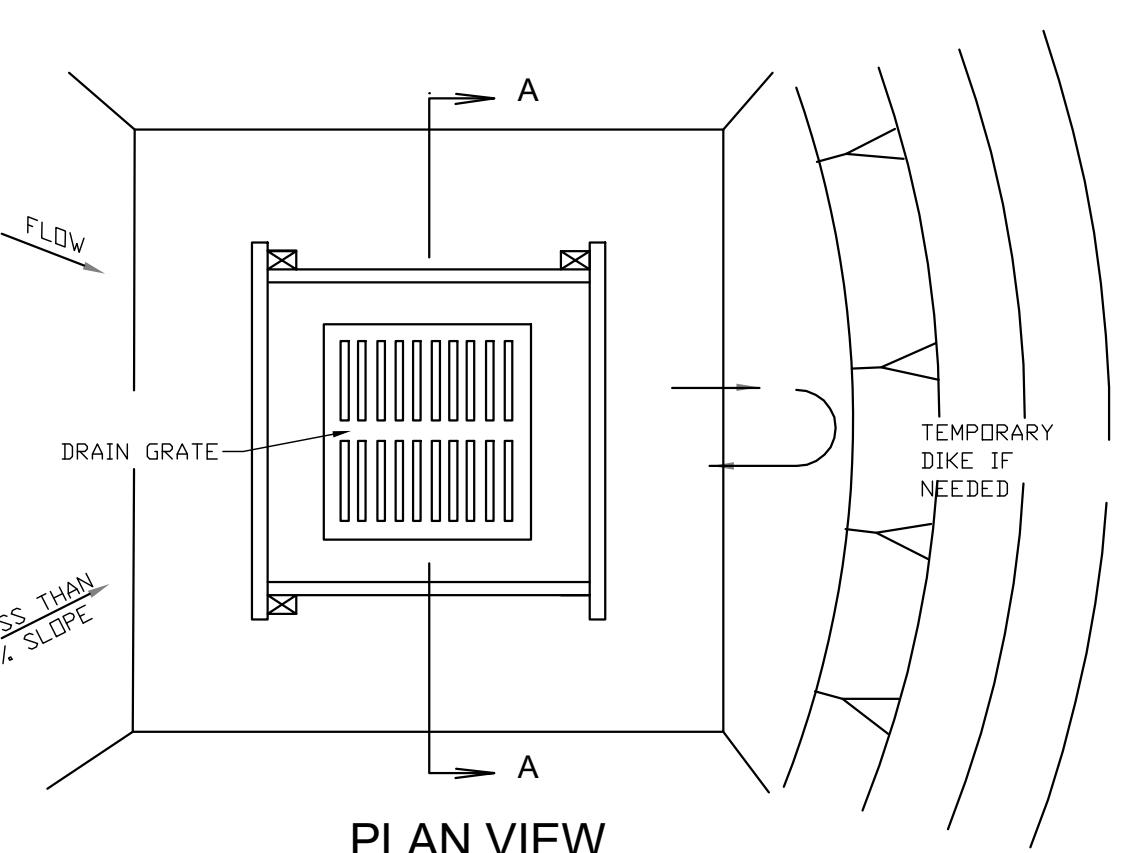
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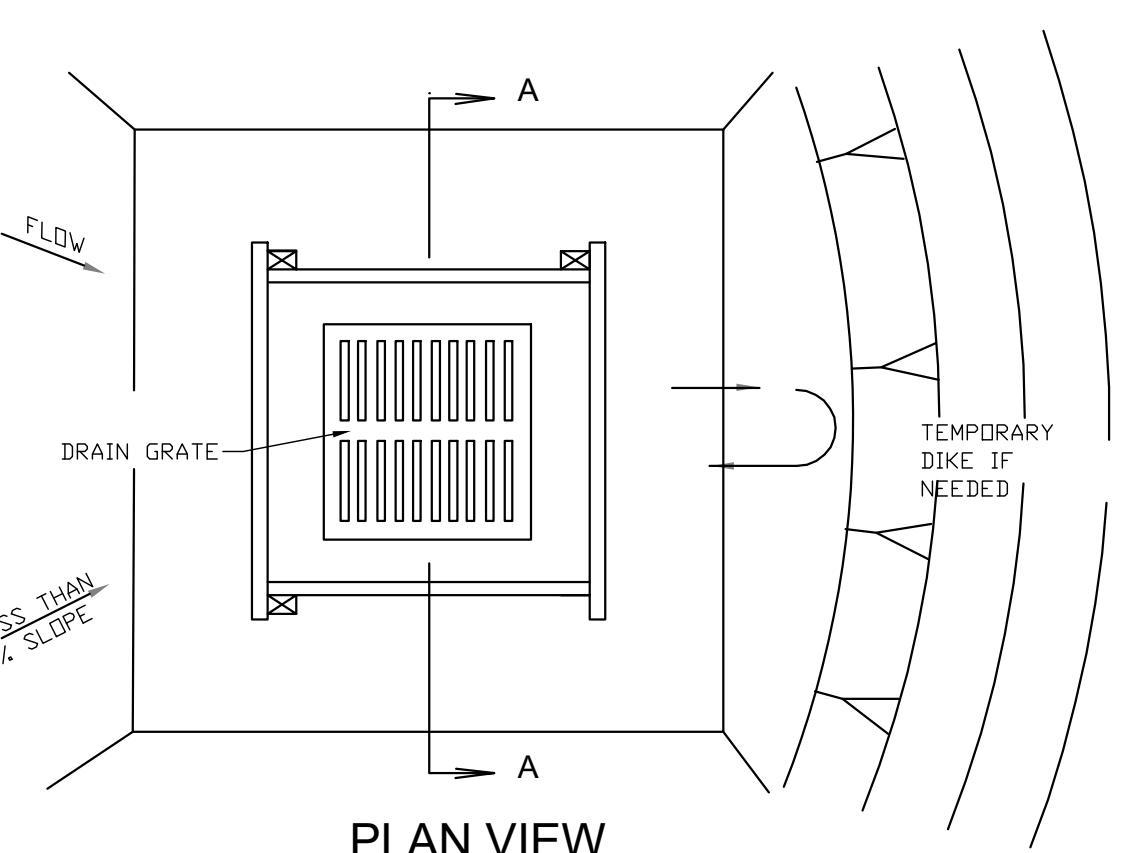
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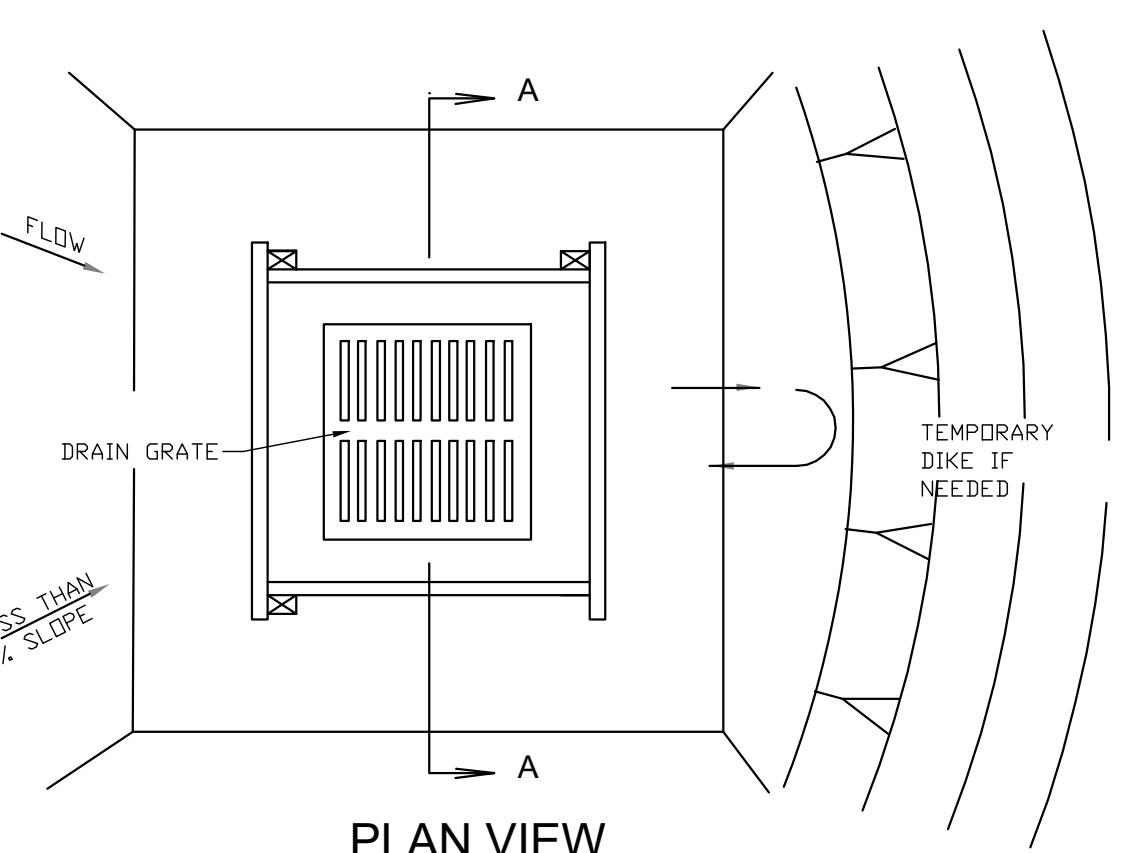
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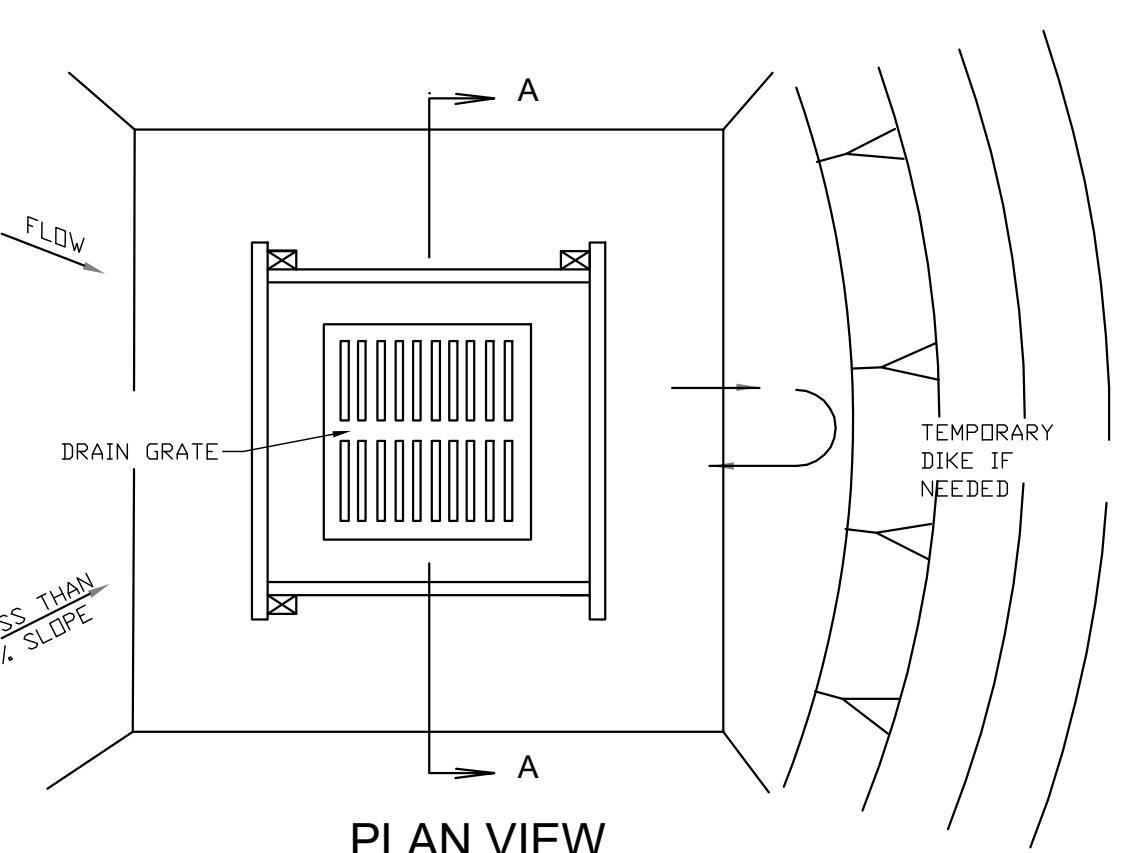
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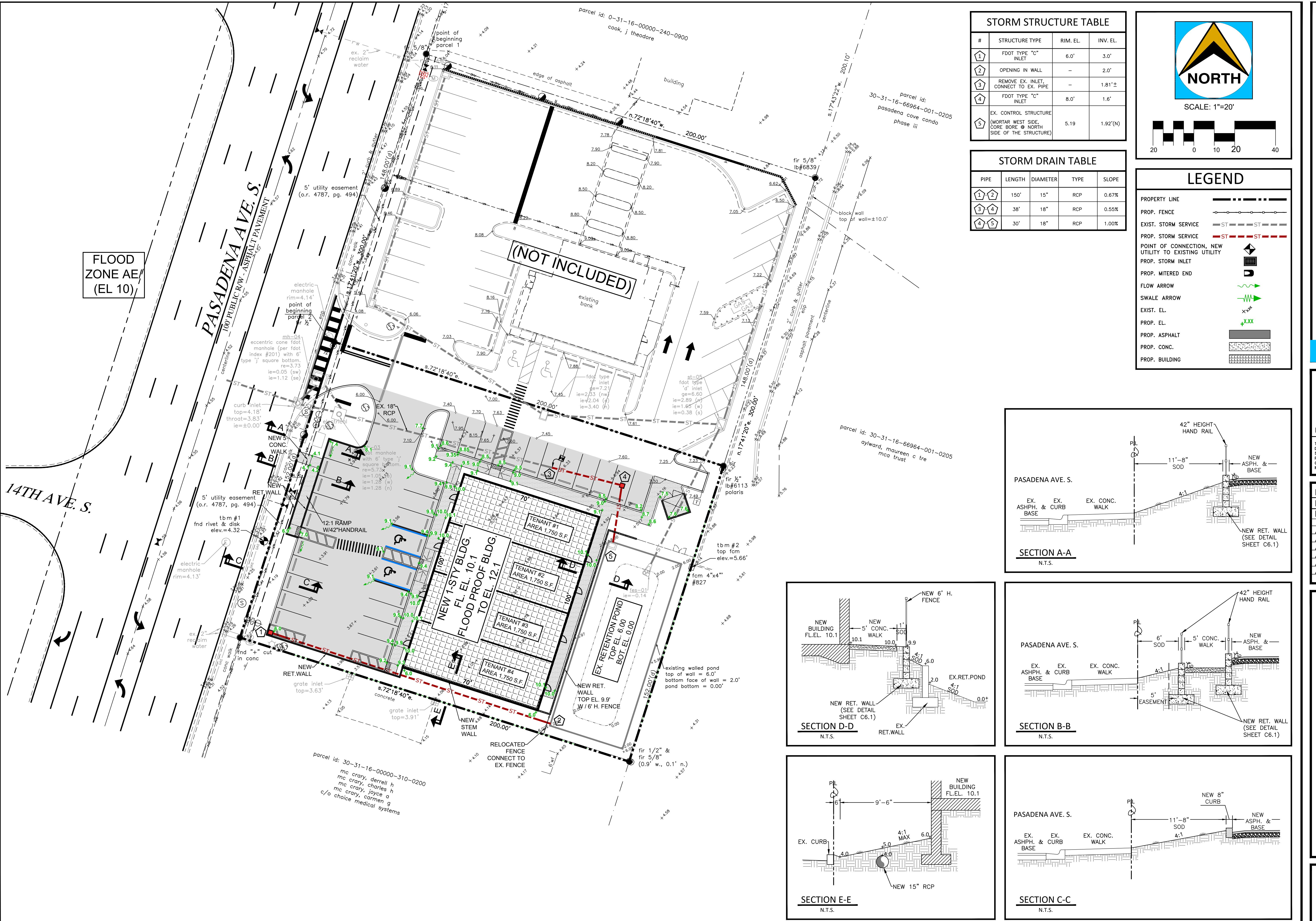
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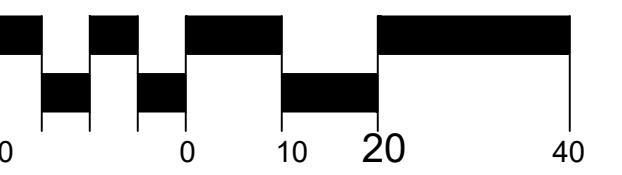


SECTION A-A





SCALE: 1"=20'



LEGEND

PROPERTY LINE	
LOT LINE	
PROP. FENCE	
EXIST. SAN. SEWER	
PROP. SAN. SEWER	
EXIST. POTABLE WATER	
PROP. POTABLE WATER	
EXIST. MANHOLE	
PROP. MANHOLE	
EXIST. CLEAN-OUT	
PROP. CLEAN-OUT	
EXIST. WATER METER	
PROP. WATER METER	
EXIST. WATER VALVE	
PROP. WATER VALVE	
POINT OF CONNECTION, NEW UTILITY TO EXISTING UTILITY	
EXIST. EL.	
PROP. EL.	
PROP. ASPHALT	
PROP. PAVER	
PROP. CONC.	

Donald B Fairbairn P E #44971

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SANITARY STRUCTURE TABLE			
#	STRUCTURE TYPE	RIM. EL.	INV. EL.
1	SAN. M.H.	8.5'	4.5'
2	SAN. M.H.	8.5'	3.0'
3	SAN. M.H.	-	-1.12 +

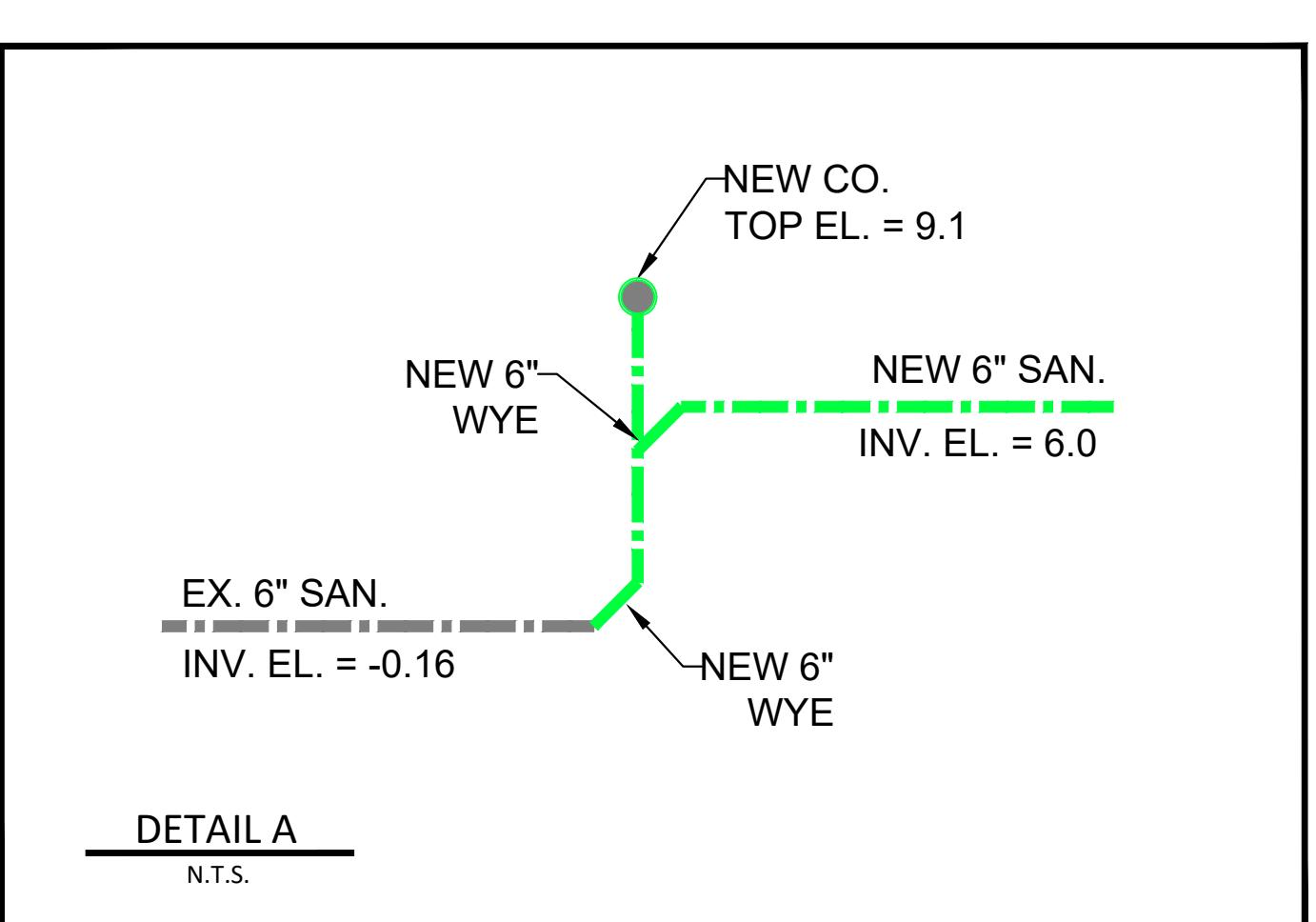
PROJECT #	2427
ISSUE DATE:	09/04/24

SANITARY PIPE TABLE

11. **What is the primary purpose of the *Journal of Clinical Endocrinology and Metabolism*?**

UTILITY PLAN

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1410 & 1420 PASADENA AVE S,
SOUTH PASADENA, FLORIDA 33707



Northside Engineering, Inc.

C5.1

