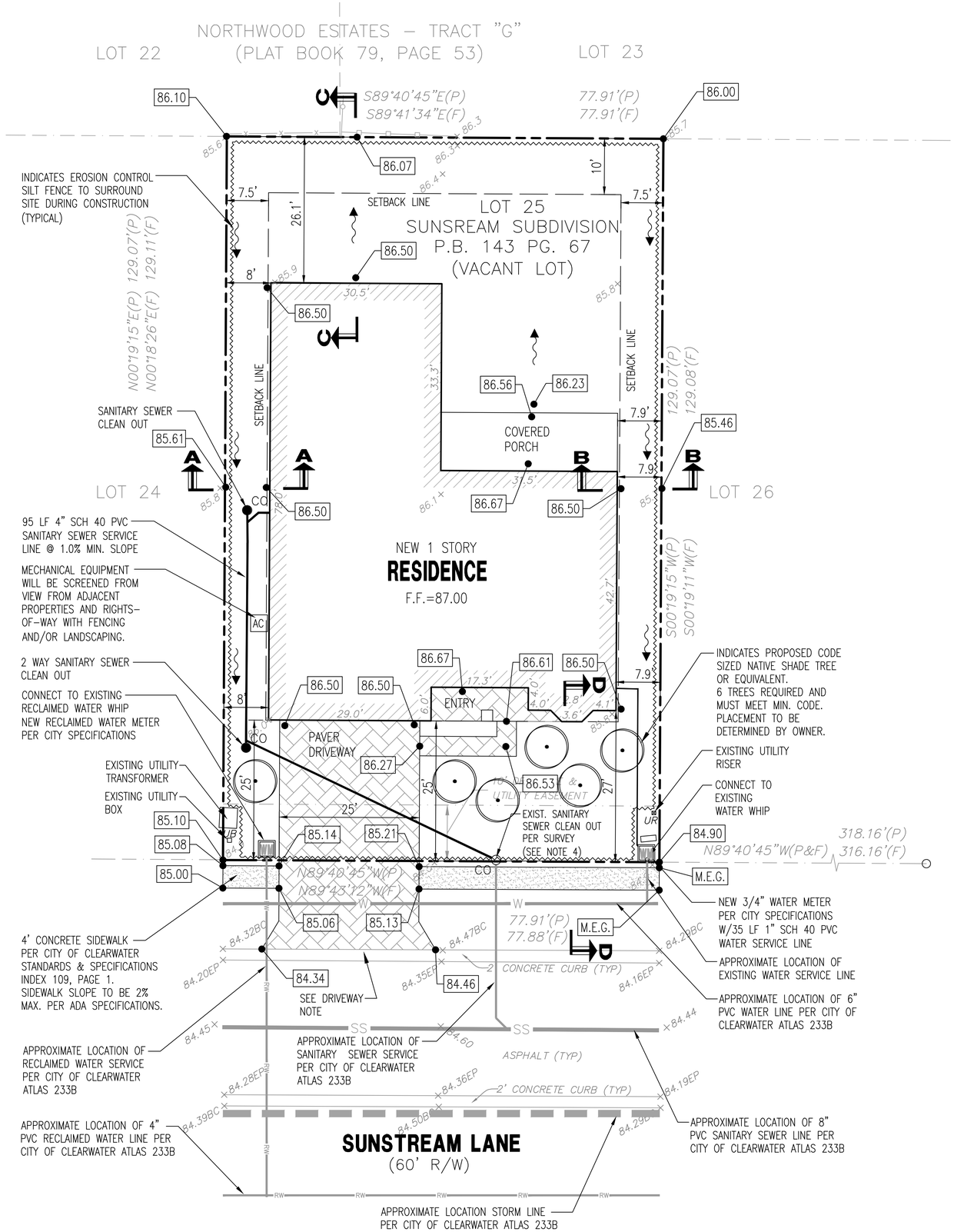
SECTION 32, TOWNSHIP 28 S., RANGE 16 E

PINELLAS COUNTY, FLORIDA



NOTE:
PROPOSED GRADES SHOWN ON LOT LINES ARE CONSISTENT WITH OVERALL GRADING & PAVING PLAN PER SUNSTREAM SUBDIVISION BY MILLS & ASSOCIATES, INC.

DRIVEWAY NOTE:
BRICK PAVERS ARE PROPOSED FOR THE DRIVEWAY INSTALLATION. CONSTRUCTION OF BRICK PAVERS INSTALLED WITHIN THE DRIVEWAY/APRON AREA SHALL CONFORM TO ALL CITY OF CLEARWATER CONSTRUCTION STANDARDS AND SPECIFICATIONS PER INDEX #113, PAGE 1 OF 2. SIDEWALK SHALL NOT BE CONSTRUCTED IN THIS APRON AREA.
EXPANSION JOINT WILL BE REQUIRED ALONG EXISTING CURB WHERE APPLICABLE.
3'x5' FLARES REQUIRED WHERE DRIVEWAY CONNECTS TO ROADWAY OR INSTALL AN APPROVED EQUAL. DRIVEWAY APRON SHALL NOT EXTEND BEYOND EXTENDED SIDE PROPERTY LINES PER CITY OF CLEARWATER CONTRACT SPECIFICATIONS AND STANDARDS INDEX #103, PAGE 2/2. THE NEW DRIVEWAY APRON SHALL EXTEND WITH THE SAME WIDTH THROUGHOUT TO THE CURB LINE, WITH THE REQUIRED 3'x5' FLARES PER CITY OF CLEARWATER CONTRACT SPECIFICATIONS AND STANDARDS INDEX 101, PAGE 1 & 2.

NOTES:

1. IT IS THE OWNER/APPLIANT'S RESPONSIBILITY TO VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE INFORMATION PROVIDED ON THE CITY ATLASES IS SCHEMATIC IN NATURE AND DOES NOT REFLECT EXACT FIELD CONDITIONS.
2. THE CITY OF CLEARWATER IS NOT RESPONSIBLE FOR ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO IDENTIFY A POINT OF SERVICE AND INVESTIGATE ALL POSSIBLE CONFLICTS.
3. EXACT LOCATION OF UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. IF YOU NEED TO REQUEST FIELD LOCATION OF UTILITIES, PLEASE CALL SUNSHINE AT 1-800-432-4770.
4. EXISTING SANITARY SEWER CLEAN-OUT SHOWN PER SURVEY TO BE RELOCATED TO 1.0' INSIDE PROPERTY LINE PER CITY REQUIREMENTS IF NOT AT THAT LOCATION.
5. CONTRACTOR SHALL NOT ALTER EXISTING DRAINAGE PATTERN IN A MANNER THAT COULD CAUSE ADVERSE IMPACTS TO ADJOINING PROPERTIES.

VICINITY MAP
NTS

LEGAL DESCRIPTION:
LOT 25, SUNSTREAM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 143, PAGE 65, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SITE DATA:

ZONING:	LMDR
LAND USE:	VACANT
SITE AREA =	10,055 SF (0.23 AC)
BLDG COVERAGE =	3,662 SF (36.4%)
TOT. IMP. AREA =	4,808 SF (47.8%)

NOTES:
1. ELEVATIONS SHOWN HEREON ARE 1988 DATUM.
2. APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL NO. 12103C0089G EFFECTIVE DATE: 9/3/03

LEGEND

- INDICATES TREE TO BE REMOVED
- INDICATES DIRECTION OF WATER FLOW
- M.E.G. MATCH EXISTING GRADE

Sunshine811
Know what's below.
Call before you dig.
It's the law.

NORTH
SCALE: 1" = 10'
10 5 0 10

SITE PLAN

REVISIONS | BH

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SHOWN BY MY HAND AND SEAL.
Gary A. Boucher, PE# 22885

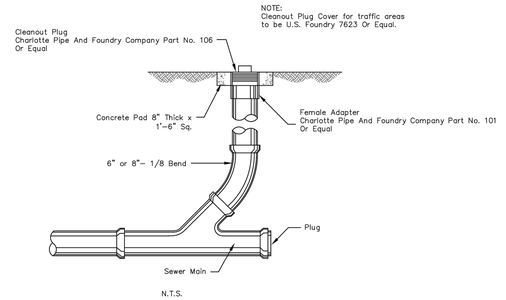
STATE CERT. OF AUTH. #00009422
Ozona Engineering, Inc.
P.O. Box 432
Ozona, Florida 34660-432
Phone: (727) 785-3939 Fax: (727) 785-3434
www.ozonawebsite.com

FOR: WELLBUILT HOMES, INC.

PROJECT: LOT 25 SUNSTREAM
2874 SUNSTREAM LANE
CLEARWATER, FLORIDA

PROJECT #: –	
ORIG. DATE: –	
DRAWN BY: BH	
SCALE:	AS SHOWN

SHEET #: 1

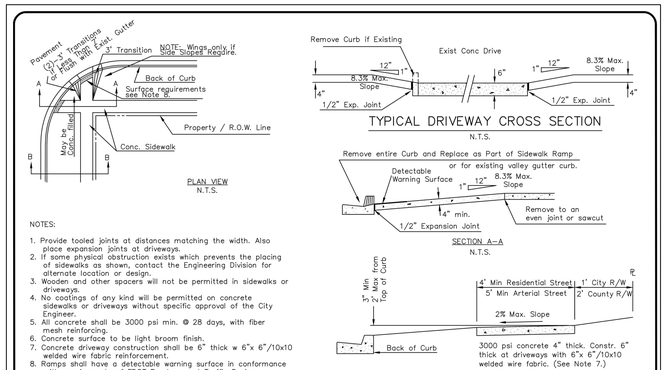


DATE	REVISION DESCRIPTION	APP

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
SANITARY SEWER DETAILS

STANDARD TERMINAL END CLEANOUT (SANITARY)

INDEX NO. 304 | PAGE NO. 2 or 2 | LATEST REVISION 2/22/2016



NOTES:

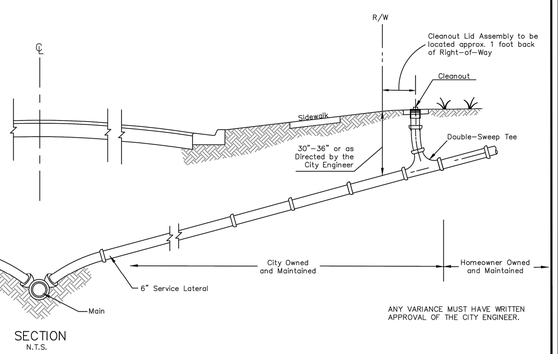
1. Provide tooled joints at distances matching the width. Also place expansion joints at driveways.
2. If some physical obstruction exists which prevents the placing of sidewalks as shown, contact the Engineering Division for alternate location or design.
3. Wooden and other spacers will not be permitted in sidewalks or driveways.
4. No coatings of any kind will be permitted on concrete sidewalks or driveways without specific approval of the City Engineer.
5. All concrete shall be 3000 psi min. @ 28 days, with fiber mesh reinforcing.
6. Concrete surface to be light broom finish.
7. Concrete driveway construction shall be 6" thick w 6"x 6"/10x10 welded wire fabric reinforcement.
8. Ramps shall have a detectable warning surface in conformance with requirements of FDOT Roadway and Traffic Design Standards, Detail 304 or most recent modifications.

DATE	REVISION DESCRIPTION	APP
8/12	REV. TO MAX SLOPE	TM
6/11	REV TO NOTE 8	TM

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
STREET SECTIONS AND DETAILS

TYPICAL SIDEWALK CONSTRUCTION & RAMP DETAIL

INDEX NO. 109 | PAGE NO. 1 or 5 | LATEST REVISION 2/22/2016



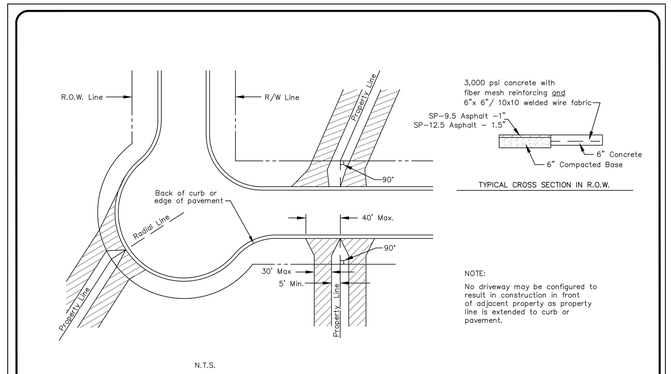
ANY VARIANCE MUST HAVE WRITTEN APPROVAL OF THE CITY ENGINEER.

DATE	REVISION DESCRIPTION	APP
5/7/2015	CLEANOUT LOCATION REVISED	PENDI

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
SANITARY SEWER DETAILS

STREET LATERAL DETAIL

INDEX NO. 305 | PAGE NO. 1 or 3 | LATEST REVISION 2/22/2016



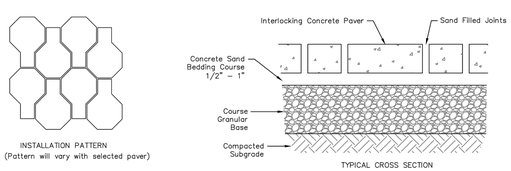
NOTE:
No driveway may be configured to result in construction in front of adjacent property as property line is extended to curb or pavement.

DATE	REVISION DESCRIPTION	APP
1/31/12	CONCRETE THICKNESS	R.J.M

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
STREET SECTIONS AND DETAILS

STANDARD DRIVEWAY LOCATIONS RESIDENTIAL

INDEX NO. 103 | PAGE NO. 2 or 2 | LATEST REVISION 2/22/2016



NOTES:

1. Interlocking paving units shall generally be installed in accordance with manufacturer's requirements.
2. Paver Thickness: 2 3/8" - Residential, Light Duty Traffic; 3 1/8" - Commercial, Heavy Duty Traffic
3. Concrete Pavers to conform to ASTM C936-82.
4. Course Granular Base shall be in accordance with manufacturer's requirements (4" min. for 2 3/8" pavers and 8" min. for 3 1/8" pavers). Granular base shall be crushed concrete road base #57 and fines or other material approved by City Engineer.
5. Coloring or dye shall be uniform throughout each concrete paver unit. Dipped or externally colored paver units are unacceptable.
6. Pavers shall be installed with edge restraint and confined with cemented paver units, curbs, poured concrete or other suitable method.
7. Final finished surface shall be of uniform elevation or slope.
8. Subgrade shall be free of clay, organics, or other materials which will allow future settlement and compacted to 98% AASHTO T-180-57.
9. Polymeric sand or other joint filling material, as approved by the City Engineer, shall be installed between pavers in all areas that contain drainage structures, have slopes in excess of 2% or are subject to water runoff.
10. The cross slope on any required pedestrian path crossing a driveway and/or drive apron cannot exceed 2%.

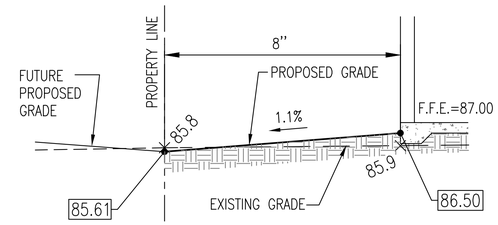
For additional detail see Index No. 113; Sh. 2 of 2:
INTERLOCKING CONCRETE PAVER DETAIL FOR COMMERCIAL TRAFFIC AND ROW INSTALLATION

DATE	REVISION DESCRIPTION	APP
7/20/2012	NOTES 4,9,10 NEW SHEET 2 OF 2	M.G.

CITY OF CLEARWATER
ENGINEERING DEPARTMENT
STREET SECTIONS AND DETAILS

INTERLOCKING CONCRETE PAVER DETAIL FOR RESIDENTIAL AND PEDESTRIAN TRAFFIC

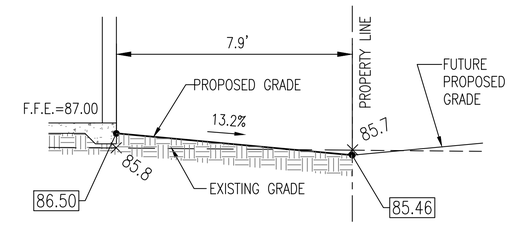
INDEX NO. 113 | PAGE NO. 1 or 2 | LATEST REVISION 2/22/2016



NOTE:
SWALE CROSS SLOPE 4:1 MAX.

SECTION A-A

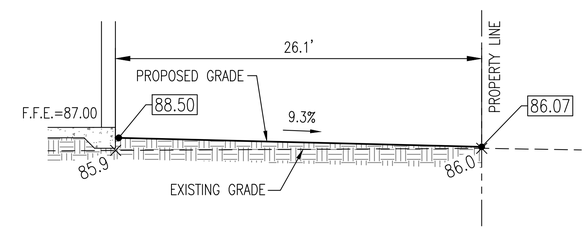
NTS



NOTE:
SWALE CROSS SLOPE 4:1 MAX.

SECTION B-B

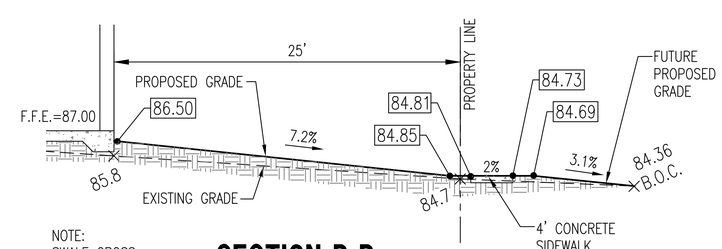
NTS



SECTION C-C

NTS

NOTE:
SWALE CROSS SLOPE 4:1 MAX.



NOTE:
SWALE CROSS SLOPE 4:1 MAX.

SECTION D-D

NTS

NOTE:
2' @ 2% EACH SIDE OF SIDEWALK

SITE DETAILS

NOT TO SCALE

REVISIONS | BH

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS STAMPED BY MY HAND AND SEAL.
Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #00009422

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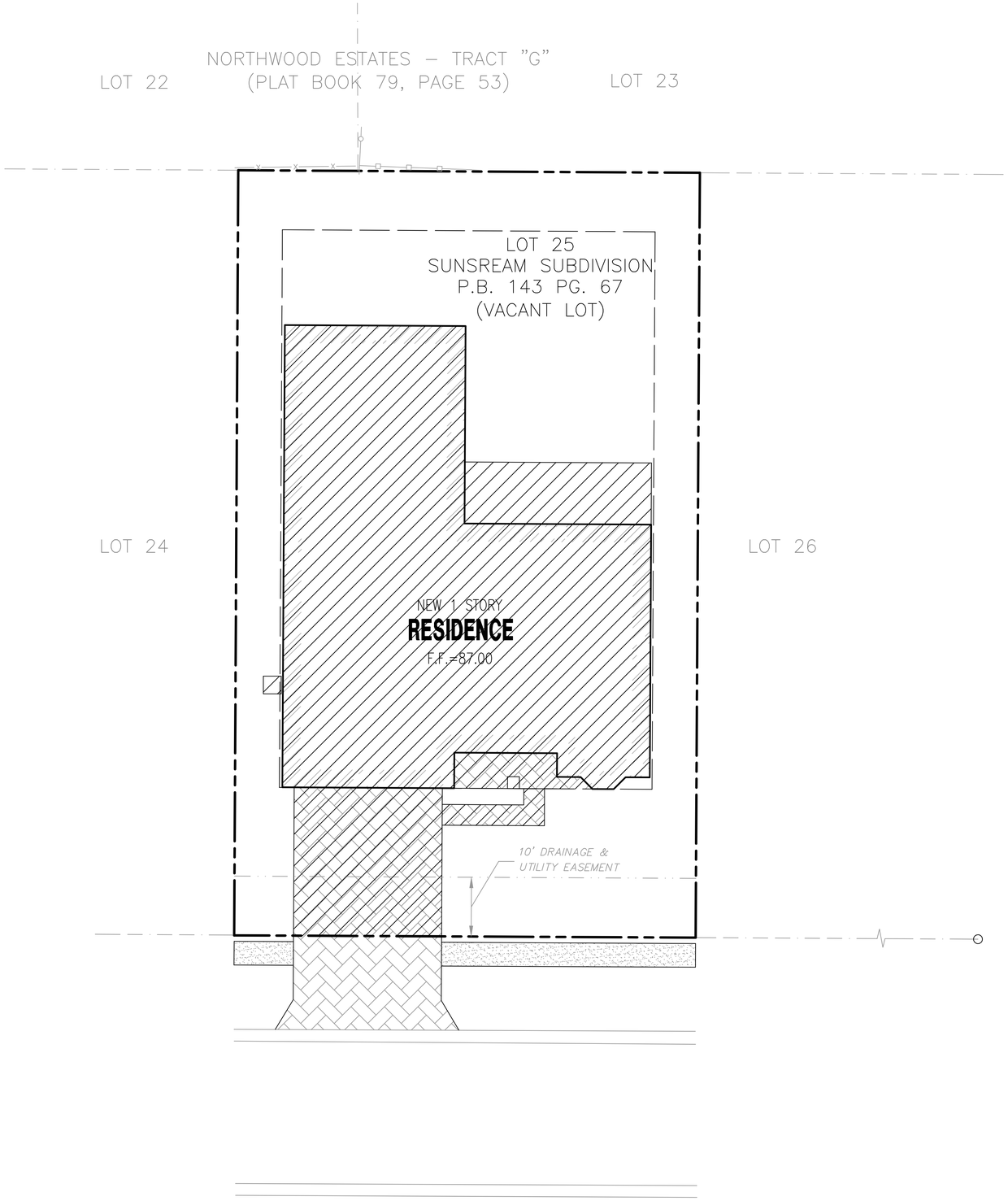
www.ozonawebsite.com

FOR:
WELLBUILT HOMES, INC.

PROJECT:
LOT 25 SUNSTREAM
2874 SUNSTREAM LANE
CLEARWATER, FLORIDA

PROJECT #: -
ORIG. DATE: -
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #:
2



SITE DATA:

SITE AREA =	10,055 SF (0.23 AC)
BLDG COVERAGE =	3,662 SF (36.4%)
ENTRY =	114 SF
DRIVEWAY =	625 SF
WALKWAY =	70 SF
CONC. SLAB =	9 SF
CONC PORCH =	328 SF
TOT. IMP. AREA =	4,808 SF (47.8%)

NORTH

SCALE: 1" = 10'

10 5 0 10

ISR PLAN

REVISIONS

BH

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FOR:
WELLBUILT HOMES, INC.

PROJECT:
LOT 25 SUNSTREAM
2874 SUNSTREAM LANE
CLEARWATER, FLORIDA

PROJECT #:	–
ORIG. DATE:	–
DRAWN BY:	BH
SCALE:	AS SHOWN

SHEET #:
3