



TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Notice of Public Meeting Technical Review Committee

Community Development Department TRC Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, July 5, 2023
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Variance #23025 - 5575 Gulf Blvd (Regency West Condominiums)

Applicant requests an unnecessary and undue hardship variance to construct an approximately 410x21' (8596 sf) replacement to existing carports in a required side yard setback. The carports will have a 3.8 foot setback to columns and one foot setback to the roof leading edge where 27.3 feet is required (LDC Sec. 38.9).

2. Site Plan #23046: 5300 Gulf Blvd (Sirata Beach Resort) - Continued from canceled June 21st meeting

Applicant requests alteration of the existing Sirata Beach Resort, to include construction of a new freestanding restaurant, kitchen, pool, and porte-cochere, along with parking area, drive lane, and landscaping alterations. This scope also includes demolition of the existing beach restaurant, pool, and partial building demolition of existing hotel rooms. The applicant is not requesting any conditional use permits, new hotel lodging buildings, or additional lodging units under this request scope. The total lodging unit count at the property will decrease by 21 units under this site plan.

Next Meeting: July 19, 2023

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: July 5, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests an unnecessary and undue hardship variance to construct an approximately 410x21' (8596 sf) replacement to existing carports in a required side yard setback. The carports will have a 3.8 foot setback to columns and one foot setback to the roof leading edge where 27.3 feet is required (LDC Sec. 38.9).

Funding:

Attachments:

1. 23025 - 5575 Gulf Blvd - Certificate of Completeness with Submittal Documents



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Re: **CERTIFICATE OF COMPLETENESS**
Date: 6/13/2023

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment agenda on the next available hearing of **July 26, 2023**.

Variance Case Number: 23025

Application Type: Hardship Variance

Owner: Regency West Apts 2 Assn.

Applicant/Agent: Affordable Aluminum

Parcel Number: 06-32-16-74081-000-0001

Address: 5575 Gulf Blvd., St. Pete Beach, FL 33706

Zone: AC

Submittal Documents:

1. Completed Unnecessary and Undue Hardship application form.
2. Boundary Survey prepared by George A Shimp II and Associates Inc. dated 5/15/2023, consisting of 1 sheet.
3. Specific Purpose Survey prepared by George A Shimp II and Associates Inc. dated 9/23/2022, consisting of 1 sheet.
4. Partial Building Plan set, Sheets CS and S1 prepared by EngPlans LLC dated 11/10/2022, total of 2 pages.
5. Photos, showing aerial and ground views of the property, no time or date supplied, total of 3.
6. Current Condo Board Roster contained within email from Heather Packert, Affordable Aluminum dated 4/23/2023.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|--|---|
| ☒ Board of Adjustment Attorney <i>via email</i> | ☒ TRC Committee <i>via email</i> |
| ☐ Code Enforcement Manager <i>via email</i> | ☐ City Manager |

Board Members:

- | | |
|---|---|
| ☒ Paul Skipper, Chair | ☒ BJ Lawson |
| ☒ Michael Bomar, Vice Chair | ☒ Dan Small |
| ☒ Denise Chase | |

Cc: Dennis Pasaretti, Pres. for Regency West Apts 2 Assn.- Owner ***via email*** (denpaz720@hotmail.com)
Affordable Aluminum - Applicant ***via email*** (install@AffordableAluminum.com)

A-1

CASE #: 23025 PARCEL #: 06-32-16-74081-000-0001
SUBMITTAL DATE: 6/12/15 AMOUNT DUE: 674.30 PAYMENT DATE: 6/12/15

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following items are to be submitted, along with this application, at least 30 days prior to the public hearing:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Regency West Apts 2 Assn	5901 Sun Blvd. STE 203 St. Petersburg, FL 33715-1161	(727)289-8732
Applicant/ Agent	Affordable Aluminum	1990 Starkey Rd. Largo, FL 33771	(727)585-0552
Owner Email Address: Denpaz720@hotmail.com		Applicant/Agent Email Address: Install@AffordableAluminum.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
<u>09 AC</u>	Residential Common Area	8596 sq' carport area
Legal Description: REGENCY WEST APTS2 CONDO COMMON AREA		
Address: 5575 GULF BLVD. ST. PETE BEACH, FL 33706		
Explanation of Request: Replace existing carport, 20-2 space bays for a total of 40 spaces. Roof area 8596 sq'.		
Requesting side set-back to be approved as it sits currently, which is approximately one foot from the side property line. Requesting the new structure to be in the same location as existing carport structure.		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

Condo building is "L" shaped structure that houses numerous residences.
Parking and accessibility has already been established and maintains the most functional solution. Proposing replacing existing carport in the same location. No additional spaces to be added.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

n/a

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

Applicant looking to provide the same "shelter from the elements," to the residents that are already accustomed to this.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

This variance will not allow any additional parking spaces, or increase density. The variance only allows for direct and exact replacement.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

There will not be any financial gain from this variance.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

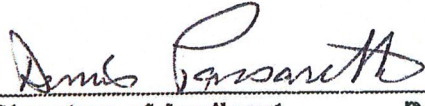
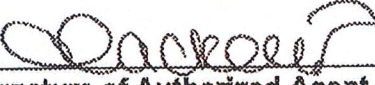
There are numerous other carports in similar applications in St. Pete Beach. Looking to maintain the same structure currently there.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

The accessibility radiuses have all been measured and already approved with Department of Transportation. The structure cannot be moved to achieve the current request of 10% of the lot width as a set-back. It would impede on the existing parking area and disallow the required DOT standard for radius.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The existing structure is already there and has been there since the 70's. The existing structure is a structural concern and too far from the existing building code to be re-worked without completely starting with a new structure. Maintaining clean uniformity and bringing the structure up to current building code standards will only aid the neighborhood value & desirability.

	3/27/23		3/28/23
Signature of Applicant	Date	Signature of Authorized Agent	Date

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

DP I understand that the City will not accept or process an incomplete application.

DP I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

DP On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

DP I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

DP I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

DP I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

D.P. I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

Dennis P. Parvath

Signature of Applicant

3/23/23

Date

Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE Dennis Passaretti of Regency West Apts 2 Condo
(print name of property owner)
hereby authorize Heather Packert of Affordable Aluminum
(print name of agent)
to represent me/us in an application for Variance for Carport Replacement Location
(type of application: variance, conditional use, zoning, etc.)

Dennis Passaretti
Signature of Owner

Signature of Owner

Dennis Passaretti/ President
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 28th day of
March 2023 by Dennis Passaretti or who is
personally known _____ produced
_____ as identification.

Linda M. Whidden
(Notary Signature)

3/28/2023
(Date)

My Commission Expires 4/28/2026



LINDA MCDONALD WHIDDEN
Commission # HH 211713
Expires April 28, 2026



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Dennis Passaretti/ President, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Dennis Passaretti

Address: 5575 Gulf Blvd. St. Pete Beach, FL 33706

Dennis Passaretti 3/28/2023
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 28th day of March, 2023 by:
Dennis Passaretti who appeared before me, and is personally known to me, or has produced
as identification, and did take an oath.

My commission Expires: 4/28/2026

NOTARY:

Print Name: Linda M Whidden Notary

Public, State of Florida

(Notarial Seal)



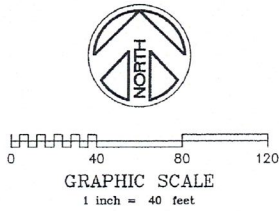
CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREIN SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 54-17, F.A.C. FURNISHING THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY VERIFIED, DATED, SEAL AND SIGNATURE OF THE FLORIDA LICENCED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

George A. Shimp

GEORGE A. SHIMP, A FLORIDA REGISTERED LAND SURVEYOR No. 2512

23025, A-3

SECTION 6, TWP. 32 S., RNG. 16 E., PINELLAS COUNTY, FLORIDA



LINE L1
S53°42'25"E - 256.29'RC
S53°42'25"E - 256.38'M

SUN LAND SUBDIVISION
P.B. 29, PG. 43

1.0' SETBACK TO LEADING EDGE OF ROOF
3.83' TO FACE OF COLUMN

REGENCY WEST APARTMENTS II
CONDOMINIUM BOOK 6, PG. 77

PROPOSED CARPORT REPLACEMENT
AREA 8596 SF ROOF

NOTE

THIS IS NOT A BOUNDARY SURVEY. THE PURPOSE OF THIS SURVEY IS TO SHOW THE IMPROVEMENTS LOCATED ALONG THE NORTHWEST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3416, PAGES 310 THROUGH 355 INCLUSIVE, AND AS SHOWN ON THAT CONDOMINIUM PLAT, REGENCY WEST APARTMENT II, A CONDOMINIUM AS RECORDED IN PLAT BOOK 6, PAGE 77, OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE (BASE FLOOD ELEVATION OF 10 FEET), IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, COMMUNITY NUMBER 125149 (MAP NUMBER 12103C-0276-H), MAP DATED AUGUST 24, 2021.

PREPARED FOR

REGENCY WEST II ASSOCIATION

SPECIFIC PURPOSE SURVEY - SHEET 1 OF 2

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5A-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL BASED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp II
GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512
THIS SURVEY IS NOT COMPLETE OR VALID WITHOUT THE SURVEYOR'S REPORT (SHEET 2)

JOB NUMBER: 220291 DATE SURVEYED: 9-15-2022
DRAWING FILE: 220291.DWG DATE DRAWN: 9-23-2022
LAST REVISION: N/A X REFERENCE: N/A

**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**
LAND SURVEYORS LAND PLANNERS
3301 INDIAN HAVEN, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

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DO NOT COPY OR REPRODUCE

GENERAL NOTES

1. ALL STRUCTURAL EXTRUDED MEMBERS SHALL HAVE A ALLOY OF OF 6005-T5 OR 6061-T6
2. ALL EXTRUDED ALUMINUM SHALL CONFORM TO ASTM B 221 AND HAVE A MINIMUM THICKNESS OF 0.040 UNLESS NOTED OTHERWISE.
3. ALL ALUMINUM SHEET SHALL CONFORM TO ASTM B 209.
4. ALL ALUMINUM DESIGN CONFORM TO THE FOLLOWING SPECIFICATIONS FOR ALUMINUM STRUCTURES - ALLOWABLE STRESS DESIGN" OR "PART 1-B SPECIFICATIONS FOR ALUMINUM STRUCTURES - BUILDING LOAD AND RESISTANCE FACTOR DESIGN".
5. ISOLATE ALUMINUM WHICH IS IN CONTACT WITH PRESSURE TREATED LUMBER WITH A DIELECTRIC MATERIAL.
6. THE CONTRACTOR SHALL VERIFY THAT THE HOST STRUCTURES ARE IN SOUND CONDITION AND STRUCTURALLY APPROPRIATE TO ATTACH USING THE CONNECTION PROVIDED HEREIN, IF CONTRACTOR IS UNCERTAIN THEY SHALL CONTACT "EOR".
7. FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
8. BOLTS AND OTHER FASTENERS SHALL BE ALUMINUM, STAINLESS STEEL, HOT-DIP, ELECTRO-GALVANIZED STEEL, OR DOUBLE CADMIUM PLATED STEEL. BOLTS MAY ALSO BE USED.
9. ALL FASTENERS TO COMPLY WITH ASTM A153
10. ALL FASTENERS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS INCLUDING EDGE DISTANCE AND MINIMUM SPACING.
11. NOTIFY ENGINEER OF RECORD OF ANY MODIFICATIONS OR ASSEMBLY ISSUES IMMEDIATELY.
12. ALUMINUM WITHIN 5' OF POOLS OR BODIES OF WATER ARE TO BE BONDED TO POOL BONDING SYSTEM WITH 8 AWG BARE SOLID COPPER CONDUCTOR PER NFPA-70 ARTICLE 680
13. ALL CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND DRAINAGE, OR EXTENDING DOWNSPUT BLOCKS, GUTTER WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6" HORIZONTAL PROJECTION (EXCEPT GABLE END RAKES OR A ROOF ABOVE ANOTHER ROOF.
14. CONCRETE STRENGTH REQUIREMENT 3,000 PSI.
15. INSTALLATION SHALL HAVE A TOLERANCES OF PLUMB = $\frac{1}{8}$ " PER 10', STRAIGHT = $\frac{1}{8}$ " PER 10'

TABLE F-16		ASCE 7-16 Ultimate Design Pressure Span Table		1.2° Roof Slope	
EXPOSURE C					
OPEN STRUCTURES (CLEAR WIND FLOW)					
Wind Speed	Design Pressure	0.024" span (ft)	0.030" span (ft)		
110	+24.0/-21.8	9.6	11.5		
120	+28.5/-26.0	9.4	10.2		
130	+33.5/-30.5	8.9	9.6		
140	+38.8/-35.4	8.1	8.9		
150	+44.6/-40.6	7.4	8.0		
160	+50.7/-46.2	6.9	7.6		

PB1 PAN TO BEAM CONNECTION
NTS

IF1 ISOLATED FOOTING
NTS

A circular professional engineer seal for Scott Walker. The outer ring contains the text "SCOTT WALKER" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "No 83270" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars.

This item has been electronically signed and sealed by Scott Walker PE on the date adjacent to the seal using a SHA256 RSA authentication code

Printed copies of this document are not considered signed and sealed and the SHA256 RSA authentication code must be verified on any electronic copies.

SCOTT WALKER PE NO 83270

Revision Schedule

#	Revision Description	Date

Scott P Walker
c=US,
o=ENGPLANS LLC,
dnQualifier=A014
10D00000185882
155630014F02E,
cn=Scott P Walker
2023.03.10
09:38:44 -05'00'

PROJECT NAME	REGENCY WEST II PROJECT
--------------	-------------------------

PROJECT ADDRESS

5575 GULF BLVD.
ST. PETE BEACH, FL 33706



AFFORDABLE ALUMINUM
1990 Starkey Rd.
Largo, FL 33771
727-585-0552



EngPlans LLC
730 123RD AVE
TREASURE ISLAND, FL 33706
727-656-0553
WWW.ENGPLANS.COM

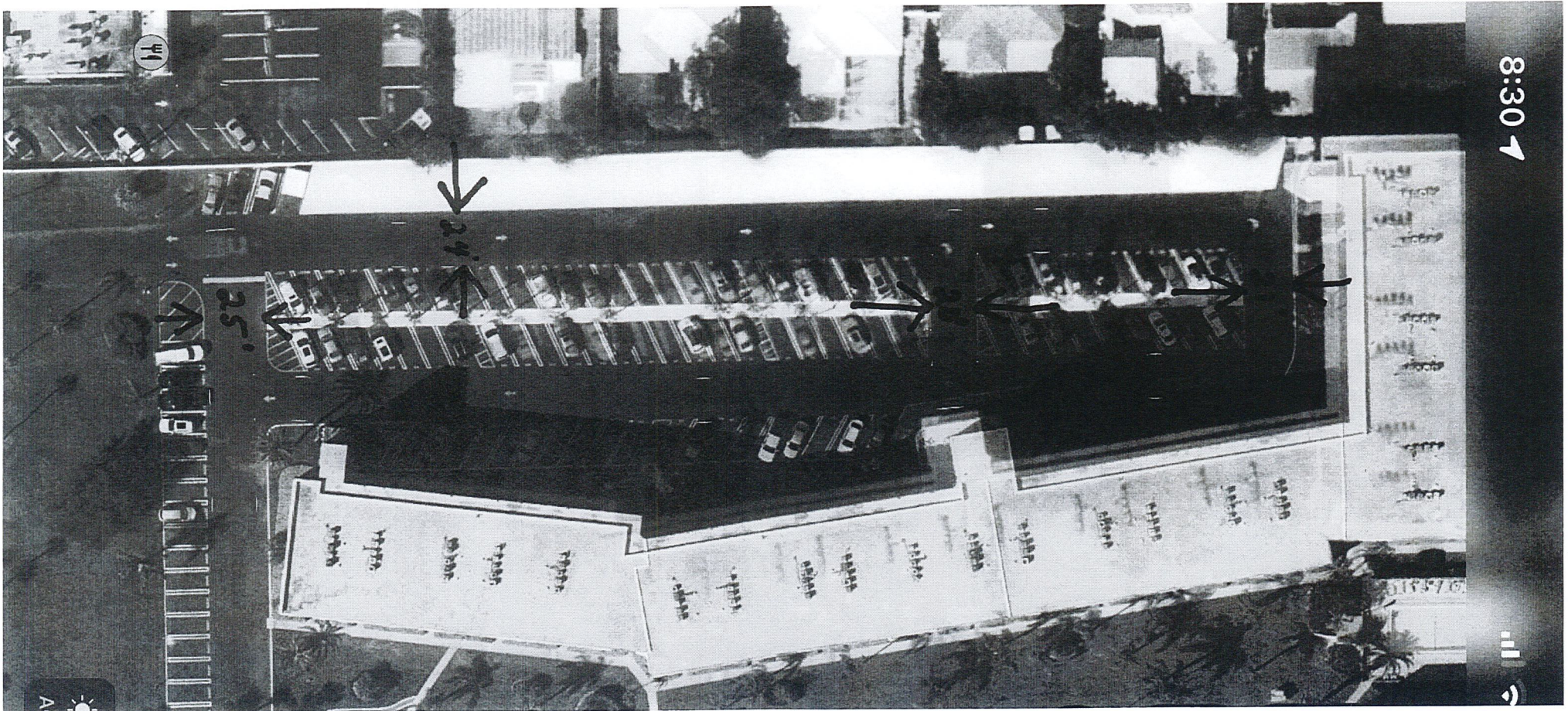
DATE	11/10/22
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SHEET NAME	DETAILS
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SHEET S1

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23025, A-5



23025, A-5



23025, A-5



23025, A-6

Kristin Coman

From: Heather Packert <heather@affordablealuminum.com>
Sent: Monday, April 3, 2023 1:02 PM
To: Brandon Berry; Lisa Luster
Cc: Michelle Gonzalez; Kristin Coman
Subject: RE: 5575 Gulf Blvd - Variance Case

CAUTION: This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Sorry for my delay, I just received word, the boundary survey will not be available until May 9th.

The current roster is:

President Dennis Pasaretti #138
Vice President David Konz #228
Sec/Treasurer Gary Fischer #437

denpaz720@hotmail.com
DavidkonzRW2@gmail.com
garyfischerrw2@gmail.com

Once I have the completed boundary survey I will forward it and at that time see what we need to get the next step moving.

Please let me know if you think I'm missing anything in these steps.

Heather Packert
Affordable Aluminum
1990 Starkey Rd.
Largo, FL 33771
(727)585-0552 Ext 202
Fax: (727)584-4984
Toll Free: 866-333-ALUM
Heather@AffordableAluminum.com
License # SCC-131152715



From: [Brandon Berry](#)
Sent: Monday, April 3, 2023 9:43 AM
To: [Heather Packert](#); [Lisa Luster](#)
Cc: [Michelle Gonzalez](#); [Kristin Coman](#)
Subject: RE: 5575 Gulf Blvd - Variance Case

Heather,

Thank you. The payment request will be sent momentarily.

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: July 5, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests alteration of the existing Sirata Beach Resort, to include construction of a new freestanding restaurant, kitchen, pool, and porte-cochere, along with parking area, drive lane, and landscaping alterations. This scope also includes demolition of the existing beach restaurant, pool, and partial building demolition of existing hotel rooms. The applicant is not requesting any conditional use permits, new hotel lodging buildings, or additional lodging units under this request scope. The total lodging unit count at the property will decrease by 21 units under this site plan.

Funding:

Attachments:

1. 23046 - Site Plan Application
2. 23046 - ALTA Land Survey
3. 23046 - Civil Site Plan
4. 23046 - Landscaping Plan
5. 23046 - Sequence and Limits of Work Plan



Case Number: _____

City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-367-2735
www.stpetebeach.org

PROPERTY OWNER:

Name: CP St. Pete, LLC
Address: 740 Centre View Blvd

City: Crestview Hills State: KY
Zip: 41017 Telephone: 859-578-1100

Email: neal.kreke@columbiasussex.com

APPLICANT/AGENT (Attach agent authorization form):

Name: _____
Address: _____

City: _____ State: _____
Zip: _____ Telephone: _____

Email: _____

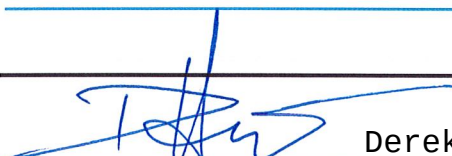
SUBJECT PROPERTY:

Address: 5300 Gulf Blvd.
Parcel: O.R. 22281, Page 2157

Current Name of Business: Sirata Resort
Name of Project: Sirata Resort Phase 2

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

Alteration of existing Sirata resort. Construct new restaurant, kitchen,
pool, Porte-Cochere. Demo existing beach restaurant, pool, and partial
building.


Derek Haught

Signature of Applicant / Agent

SVP- Finance

5/5/2023

Date





MARY SHEANSHANG
Notary Public, Kentucky State at Large
My Commission Expires March 23, 2024
Notary I.D. KYNP4797



Guide for Site Plan Submittals

Pre-application Conference. The City suggests that applicants for any nonresidential development or any residential project that will have three or more units to request a pre-application conference with staff. The purpose is to gain a clear understanding of the proposed project, identify any regulatory processes/issues that will impact the project, and answer any questions.

The materials required as part of the application are necessary to provide the city with sufficient information to ensure compliance with the requirements of the Land Development Code, Code of Ordinances, Comprehensive Plan, and any other Federal, State and County regulations. All City codes can be found at www.municode.com.

All site plans submitted for review, pursuant to Section 5.1(b) of the Land Development Code, shall include the following documents and information. Staff reserves the right to require additional information. Failure to provide the required information shall result in postponement of the review process. All site plans must be submitted in scalable PDF or JPEG format and seven (7) hard copies in either 11" x 17" size for simple site plans or 24" x 36" size for more complex plans. All supporting documents must also be submitted in PDF format and one (7) hard copies. The TRC Chair will issue a letter of sufficiency within ten (10) days of receipt of complete application. In order to be considered complete, an application must have the following:

- (1) The name, address, and telephone number of the owner of record of the land proposed for development.
- (2) The name, address, and telephone number of the developer and/or agent, if different from the owner.
- (3) The name, address, and telephone number of all land use, environmental and engineering professionals that assisted in the preparation of the application.
- (4) The street address and legal description of the land on which the development is proposed to occur, with attached copies of any legal instruments referenced, such as, but not limited to, deeds, plats, easements, covenants, and restrictions.
- (5) A reference to the zoning district designation and the future land use map designation for the land proposed for development.
- (6) Identification of all existing rights-of-way, water courses, floodplains, wetlands, and other environmentally sensitive areas on or within two hundred (200) feet of the land subject to the development plan.
- (7) Topography of the site, pre and post construction, in specified (smallest 2.0') contour intervals.
- (8) A title block denoting the type of application, tax map sheet, and lot, block and subdivision name (if applicable).
- (9) A location map of the land with reference to surrounding lands, subdivisions, streets, and municipal boundaries.

- (10) A boundary survey of the land subject to the development plan prepared by a registered land surveyor, showing the location and material of all permanent reference monuments and benchmarks, a metes and bounds description listing dimensions, bearings, curve data, length of tangents, radii, and central angles of all centerline curves of streets, and the size of the land in acres to the nearest tenth of an acre, or in square feet, the FEMA flood zone with Flood Insurance Rate Map (FIRM) reference number, and an ALTA/ACSM land title survey of the property subject to the development plan completed within the last twelve (12) months.
- (11) A site plan, with north arrow and scale, identifying:
 - a. The proposed land uses, densities, and intensities of use;
 - b. The location of proposed structures, and any existing structures proposed to be retained, showing size, and setbacks;
 - c. Common areas;
 - d. Recreational facilities;
 - e. Ingress and egress to the development, and the internal traffic circulation system and identification of street names;
 - f. Utility location;
 - g. Easements;
 - h. Off-street parking and loading facilities;
 - i. Landscaping and buffering; and
 - j. Signage.
- (12) If subdividing or combining lots of record or adjusting lot lines: the preliminary subdivision plat, which includes the subdivision name in bold legible letters under which the location of the plat by government survey lot, section, township, and range shall appear.
- (13) Location and area of all property to be dedicated for public use or reserved by deed or covenant for use by all land owners in the development and a statement of the conditions of such dedication or reservation.
- (14) A schedule showing the lot area, width, depth, pervious and impervious area (pre & post development), dimensional standards, building coverage, landscaping and parking of the development plan, and how they comply with the requirements of the Land Development Code.
- (15) A traffic study, if the development is expected to generate 100 or more new inbound or outbound trips during peak hours, prepared by a professional transportation planner or engineer. The study shall address the anticipated impact of the project upon traffic volume, intersection signalization, turning movements, internal vehicle circulation, pedestrian movement, and other significant traffic concerns.
- (16) Proposed utility infrastructure plans, including sanitary sewer, potable water, a storm water management plan with supporting data (stormwater calculations) and an electric plan with accurate indication of locations of points of connection to public systems.
- (17) Spot and finished elevations at all property corners, corners of all structures or dwellings, existing and proposed first floor elevations, and appropriate locations in and around vehicle use areas.
- (18) Site utility and construction details, including a cross-connection control plan.
- (19) Roadway and paving cross-sections and profiles if modifying the roadway.
- (20) Lighting plan and details if located in the Community Redevelopment District, including photometrics and examples of the proposed fixtures.

- (21) Provisions for solid waste management.
- (22) Locations and preliminary plans for signs.
- (23) Sight triangles at the intersections of roadways and curb cuts with roadways.
- (24) Vehicular and pedestrian circulation patterns.
- (25) Off-street parking and loading plans showing spaces, size and type, aisle widths, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.
- (26) Preliminary architectural plans and elevations; full Architectural renderings of proposed structures within the Community Redevelopment District.
- (27) Preliminary Building Code Analysis, including life safety (means of egress) diagrams.
- (28) The height and number of floors/stories of all structures and number of units per floor/story.
- (29) The proposed first floor elevation for all structures and the FEMA flood zone and required base flood elevation.
- (30) Demonstration of compliance with concurrency requirements & application for certificate of concurrency.
- (31) Landscape plan and details.

Changes of use subject the property to additional landscaping contingent on the type of work being performed. Please contact zoning staff if you have questions. If located within the Community Redevelopment District, additional requirements apply.

The landscape plan, which shall be drawn by a Florida Registered landscape architect or other qualified/ licensed landscape professional, shall include all of the following:

- (a) The preparer's name, address, and telephone number, signature and seal.
- (b) A schedule including:
 - 1. Location, quantity, size, and type of existing and proposed vegetation and landscaping on the site.
 - 2. Separate calculations for required interior and perimeter landscaping for the vehicular use area landscaping in square feet.
 - 3. Width and square footage of all required landscape buffers.
- (c) Plant legend showing botanical and common name, size and quantity of all proposed plantings
- (d) Elevation and section drawings of any solid screen proposed.
- (e) All trees three (3) inches DBH (Diameter Breast Height) or greater and palms 8 foot in height or greater to be retained and those proposed for removal.
- (f) All proposed building footprints; drives, walks, patios, parking areas, lighting and other hardscape improvements.
- (g) Scale and north arrow.

(32) Fire Department:

- (a) The Florida Fire Prevention Code (currently adopted edition – RE: F.S. 633 – 69A60 F.A.C.) requires this information be provided by the applicant to the Fire Official to allow for sufficient review. 61G of the Florida Administrative Codes outlines the same requirements for the Design Professional.
- (b) Underground Utilities:
 - 1. Fire Mains Locations
 - 2. Backflow Prevention Devices Locations
 - 3. Hydrant Locations
 - 4. Fire Department Connections Locations
 - 5. Proposed Boat Docks and Associated Underground Piping
 - 6. Gas Main Location and Associated Valves
 - 7. Power Services for Gate Operations at Gated Communities
 - 8. Telephone Services
 - 9. Electrical Services
 - 10. Hydraulic Calculations for the required Fire Sprinkler Systems, Standpipe Systems and Boat Dock Standpipe Systems are necessary to assure Fire Main Pipe Size and the Water Flow required for Fire Suppression Operations.

NOTE: All new construction (buildings and structures) shall be required to be provided with an automatic fire sprinkler/standpipe system. AUTOMATIC means a Fire Pump must be provided.

Completed applications are routed to the Technical Review Staff, which is comprised of representatives of the City Staff who review and make comments on submitted applications. The Departments that will review the application are:

Fire	363-9207
Public Works	363-9254
Planning & Zoning	363-9229
Building	363-9209
Recreation	363-9274
Code Enforcement/Public Safety	363-9211

Technical Review Committee Deadlines

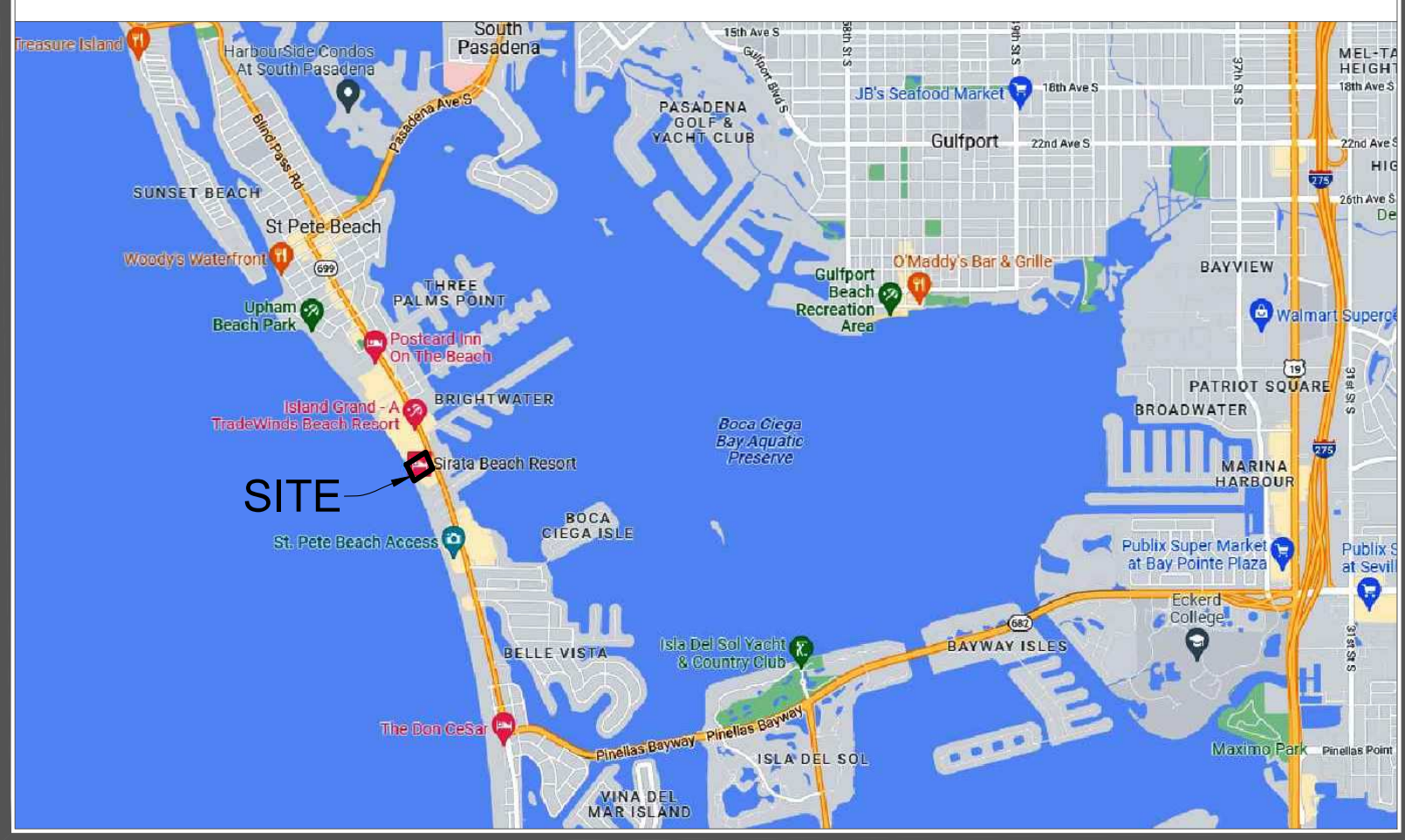
The TRC generally meets the 1st and 3rd Wednesday of each month at 10:00am in the Community Development Department conference room. The following applications must be reviewed by the TRC:

- (1) Site Plans
- (2) Subdivisions
- (3) Conditional Uses
- (4) Amendments to the Zoning Map
- (5) Amendments to the Future Land Use Map
- (6) Variances on property being used for other than single-family detached residential purpose
- (7) Vacations of Streets, Plats or other property
- (8) Temporary Uses
- (9) All other applications assigned by the City Manager

Meeting Month	Application Deadline	Meeting Date
	30 days prior to meeting date	At 10:00am in the TRC room
	Wednesday	Wednesday
January	12/5/2022	1/4/2023
	12/19/2022	1/18/2023
February	1/2/2023	2/1/2023
	1/18/2022	2/15/2023
March	1/30/2023	3/1/2023
	2/13/2023	3/15/2023
April	3/6/2023	4/5/2023
	3/20/2023	4/19/2023
May	4/3/2023	5/3/2023
	4/17/2023	5/17/2023
June	5/8/2023	6/7/2023
	5/22/2023	6/21/2023
July	6/5/2023	7/5/2023
	6/16/2023	7/19/2023
August	7/3/2023	8/2/2023
	7/17/2023	8/16/2023
September	8/7/2023	9/6/2023
	8/21/2023	9/20/2023
October	9/1/2023	10/4/2023
	9/18/2023	10/18/2023
November	10/2/2022	11/1/2022
	10/16/2023	11/15/2023
December	11/6/2023	12/6/2023
	11/20/2023	12/20/2023



VICINITY MAP - NOT TO SCALE



LEGAL DESCRIPTION (O.R. 22281, PAGE 2159):

Tract 1: FEE

(PARCEL 1)

The Southeasterly 75 feet of Tract "A" of SERATA REPLAT, according to the plat thereof recorded in Plat Book 31, Page 17, Public Records of Pinellas County, Florida, being a strip of land extending from the Shores of the Gulf of Mexico to the West boundary of State Road No. 699 between parallel lines 75 feet apart at right angles to the Southeasterly boundary of said strip being the Southeasterly boundary of said Tract "A" of SERATA REPLAT, all being and lying in Section 6, Township 32 South, Range 16 East, Pinellas County, Florida.

(PARCEL 2)

That certain Tract of land in Government Lot 2, Section 6, Township 32 South, Range 16 East, extending from the Shores of the Gulf of Mexico to the Westerly line of State Road No. 699 formerly known as State Road No. 233 as described in Official Records Book 1363, Page 90 (clerk's Instrument No. 921433A), Pinellas County Records, lying between parallel lines 250 feet apart at right angles, the Southeastern boundary of which lies parallel to and 200 feet to the right of the line in a Northwesterly direction from the Northwesterly boundary of BENNETT BEACH UNIT "A", as recorded in Plat Book 16, Page 106, Public Records of Pinellas County, Florida, and as extended in a straight line to the Shores of the Gulf of Mexico and to said Westerly line of State Road No. 699.

(PARCEL 3)

The Northerly 75 feet of the following described Parcel:

From the intersection of the Westerly boundary of Gulf Boulevard (an 80 foot right-of-way) with the North boundary of BENNETT BEACH UNIT "A", according to plat thereof recorded in Plat Book 16, Page 106, Public Records of Pinellas County, Florida, as a Point of Beginning, run South 57°14'46" West, 524.44 feet, more or less, along said North boundary of BENNETT BEACH UNIT "A" to a point on the mean high water mark of the GULF OF MEXICO, said point being designated as Point "A" for convenience, return to the Point of Beginning and thence North 22°54'12" West 203.49 feet along said Westerly boundary of said Gulf Boulevard, thence South 57°14'46" West, 524.44 feet, more or less to the said mean high water mark, thence Southerly along said mean high water mark 203.49 feet, more or less to Point "A".

Tract 2: FEE

Tract "A" SERATA REPLAT, Less the Southeasterly 75 feet thereof, according to plat thereof recorded in Plat Book 31, Page 17, Public Records of Pinellas County, Florida, (being a strip of land extending from the shores of Gulf of Mexico to the West boundary of State Road No. 699, between parallel lines 321 feet apart at right angles, the Northwesterly boundary of said strip being the Northwesterly boundary of said Tract "A" SERATA REPLAT).

SURVEYOR'S NOTES:

- 1) This survey was prepared without the benefit of current title, ownership and encumbrances and is subject to title review and/or abstract. MRIC Spatial, LLC, makes no representations or guarantees pertaining to easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Bearings shown hereon are based on the Westerly right-of-way line of SR 699 (Gulf Blvd), having a Grid bearing of S.22°56'02"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.
- 4) This survey is intended to be displayed at 1" = 60' or smaller on Sheet 1 and 1" = 30' or smaller on Sheets 2-3.
- 5) All boundary line dimensions are field measured unless otherwise noted.
- 6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 7) The subject property lies in Flood Zone "AE" and "VE", according to Flood Insurance Rate Map, Map No. 12103020276H for City of St. Pete Beach, Community No. 125149, Hillsborough County, Florida, dated August 24, 2021 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov/>).
- 8) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
- 9) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- 10) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.
- 11) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.), Wetland lines and areas, if any, are not shown hereon.
- 12) Underground utilities shown hereon may be based solely or in part on the following: Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or a private utility locate request may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.
- 13) It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter SJ-17.060 FAC, pursuant to Section 472.027, FS.
- 14) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88), based on National Geodetic Survey Benchmark "AG0012", having a published elevation of 4.70 feet (NAVD 88).

SURVEYOR'S CERTIFICATION:

To: xxxxxxxx

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 11, 13, 14, 15, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/18/2023.

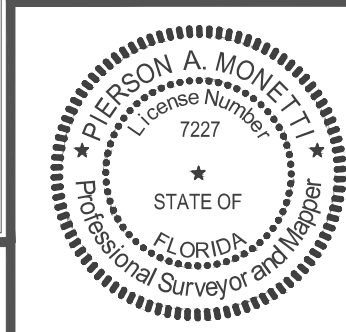
Pierson Monetti
2023.01.31 10:45:44
-05'00"

Pierson A. Monetti
Professional Land Surveyor No. 7227
In the State of Florida

XX-XX-202X
DATE



Sirata Beach Resort
ALTA Boundary, Topographic, & Tree Survey
55300 Gulf Blvd, St Pete Beach, FL 33706
Prepared for:
Kimley Horn
Section 6, Township 32 South, Range 16 East,
Pinellas County, FL
Project Number: 220195 Sheet 1 of 3



Surveyor's Certificate
This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 63-17 Florida Statutes
Pierson Monetti
2023.01.31
10:46:14 -05'00"
Pierson A Monetti, LS 7227

Survey History		
Date	Description	By
1/18/23	Last field data acquisition	DB

Survey Datum
Horizontal Datum NAD83
Vertical Datum NAVD 88

LEGEND

O.R. ----- Official Records Book
LB ----- Licensed Business
(R) ----- Record Measurement
(P) ----- Plat Measurement
FCM ----- Found Conc. Monument
FIP ----- Found Iron Pipe
FIR ----- Found Iron Rod
FIRC ----- Found Iron Rod and Cap
FMGD ----- Found Mag Nail and Disk
SIRC ----- Set Iron Rod and Cap
SMGD ----- Set Mag Nail and Disk
SX ----- Set X Cross



Diagram illustrating the location of a tree (36 LI) relative to a live oak tree. The tree species is identified as Live Oak. The diameter at the base is 36 inches.

FAD	Found Aluminum Disk
FAXL	Found Axe
FBD	Found Brass Disk
FCM	Found Conc. Monument
FCD	Found Conc. Weld
FIP	Found Iron Pipe
FIPC	Found Iron Pipe and Cap
FIR	Found Iron Rod
FIRC	Found Iron Rod and Cap
FBM	Found Benchmark
FMG	Found Mag Nail
FMGD	Found Mag Nail and Disk
FWM	Found Monument in Well
FND	Found
FNL	Found Nail
FPI	Found Pinched Iron Pipe
FPK	Found PK Nail
FPKD	Found PK Nail and Disk
FX	Found X Cross
SIRC	Set Iron Rod and Cap
SMG	Set Mag Nail
SMGD	Set Mag Nail and Disk

SNL — Set Nail
SX — Set X Cross
TP — Traverse Point
WP — Work Point
—SYL — Solid Yellow Line
—SWL — Solid White Line
—DWL — Dashed White Line
—DWL — Dashed Yellow Line
OU — Overhead Utility Lines
—S — Sanitary Sewer Line
—G — Gas Line
—SD — Storm Drain Line
—W — Water Line
—C — Communications Line
+ + + + + Train Tracks
x x x x x Fence
□ □ □ □ □ Guard Rail
— TOB — Top of Bank
— — — Backflow Preventer
⊙ ⊙ ⊙ Cleanout
⊙ ⊙ ⊙ Fire Dept. Connection
~ ~ ~ Fire Hydrant

	Electric Handhole
	Cable Handhole
	Fiber Handhole
	Gas Handhole
	Irrigation Handhole
	Sanitary Handhole
	Telephone Handhole
	Utility Handhole
	Water Handhole
	Electric Meter
	Gas Meter
	Irrigation Meter
	Reclaimed Water Meter
	Sanitary Meter
	Water Meter
	Cable Marker
	Electric Marker
	Fiber Marker
	Gas Marker
	Irrigation Marker
	Sanitary Marker

- ▲ Utility Marker
- ▲ Water Marker
- ▲ Cable Marking
- ▲ Electric Marking
- ▲ Fiber Marking
- ▲ Gas Marking
- ▲ Water Marking
- ▲ Sanitary Marking
- ▲ RV Air Release Valve
- ▲ FM Force Main Valve
- ▲ G Gas Valve
- ▲ I Irrigation Valve
- ▲ R Reclaimed Water
- ▲ S Sanitary Valve
- ▲ U Utility Valve
- ▲ W Water Valve
- Ⓜ Drainage Manhole
- ⓔ Electric Manhole
- Ⓜ Manhole
- Ⓢ Sanitary Manhole
- ⓖ Grease Manhole

 Electric Vault
 Fiber Vault
 Telephone Vault
 Utility Vault
 Cable Pedestal
 Electric Pedestal
 Fiber Pedestal
 Telephone Pedestal
 Utility Pedestal
 Guy Anchor
 Light Pole
 Monitoring Well
 Sanitary Pole
 Sanitary Cleanout
 Sign
 Delinicator Post
 Water Well
 Grate Top Inlet
 Mail Box
 Transformer
 Service Cabinet
 Benchmark

G ----- Cable Box
 E ----- Electric Box
 F ----- Fiber Box
 R ----- Reclaimed Water Box
 P ----- Telephone Box
 T ----- Traffic Box

Elevation In Feet -

Elevation Spot Location

Date	

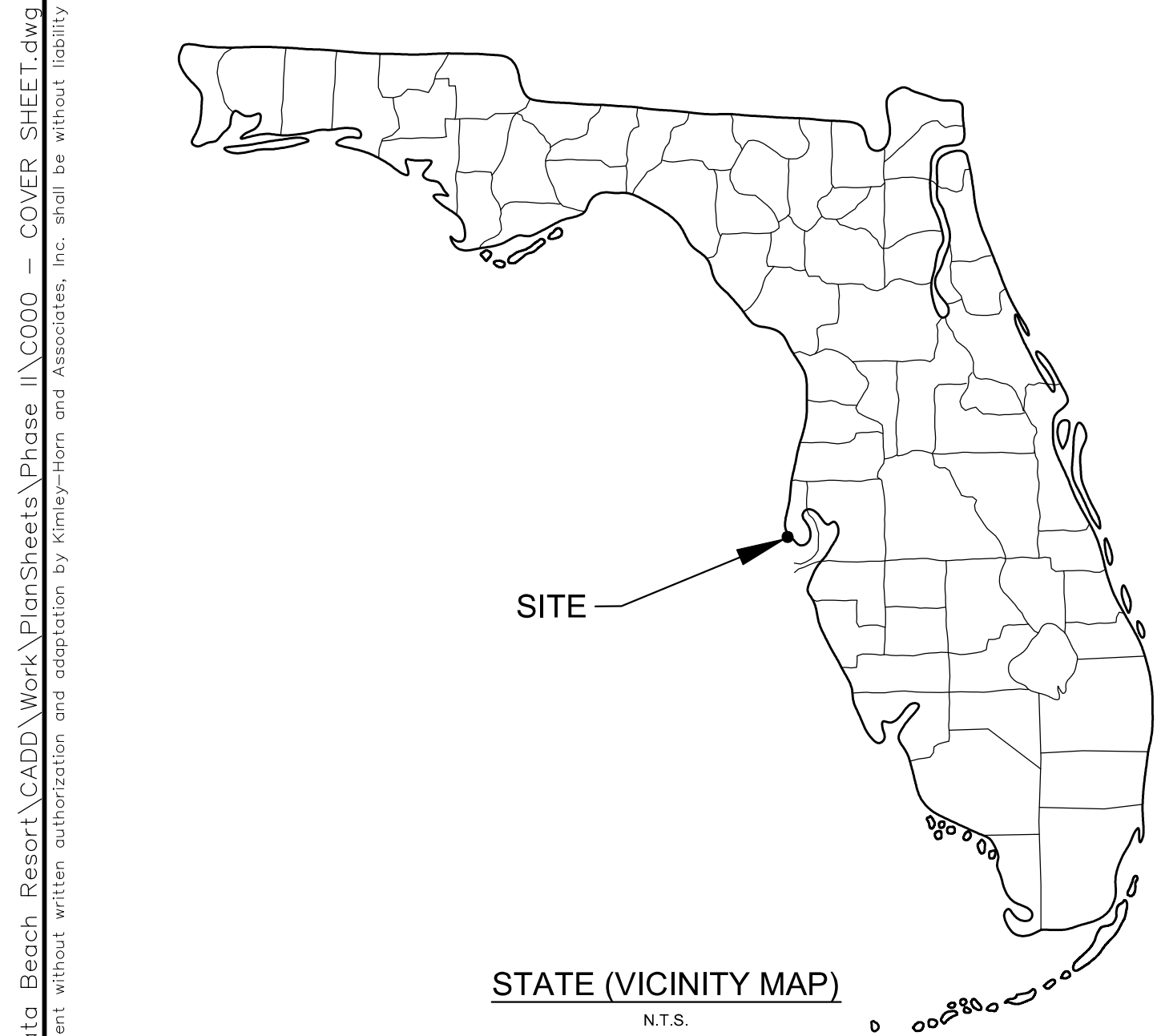
Survey History	
Description	By

701 S. Howard Avenue, Suite 106-32
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

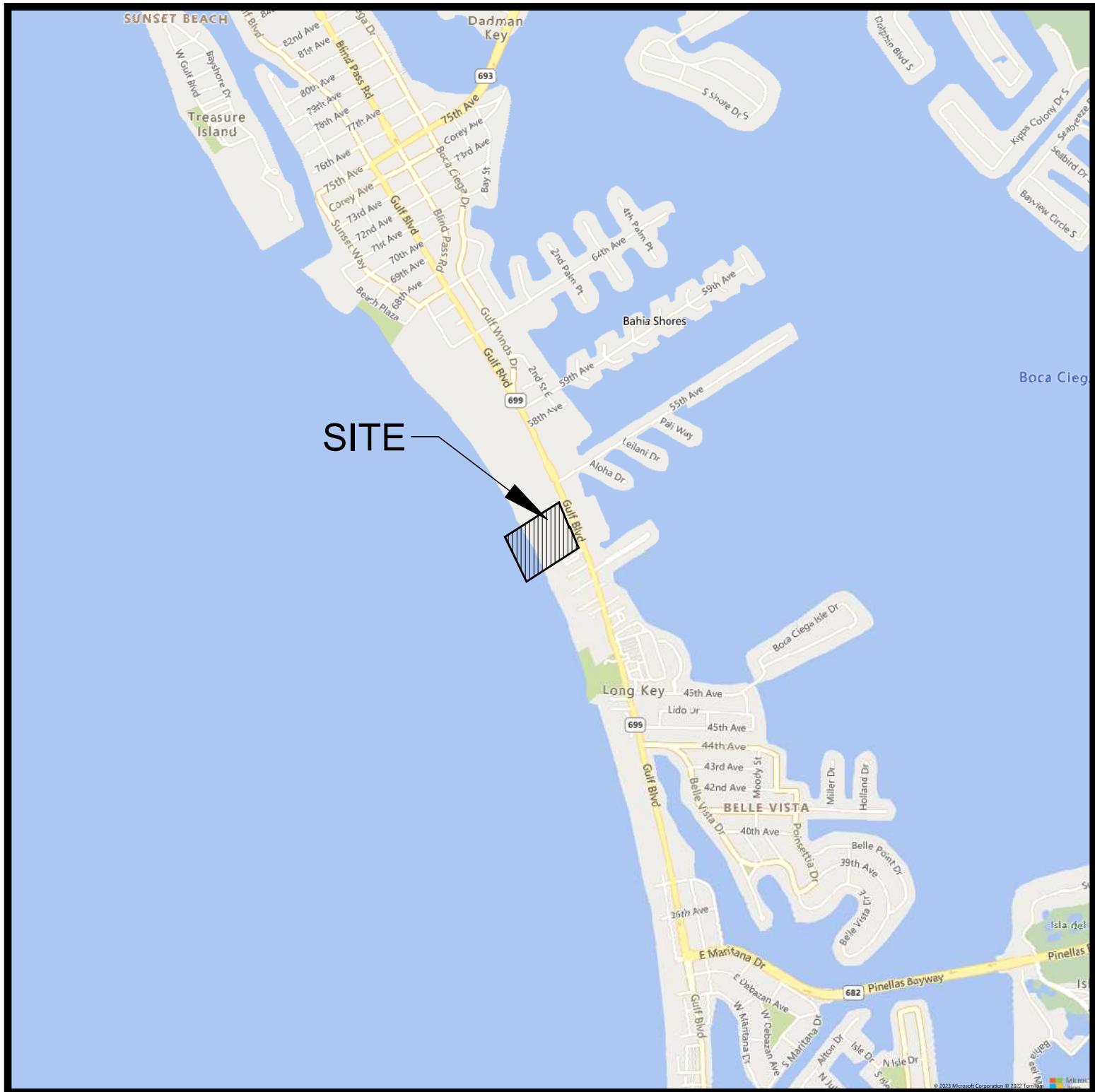
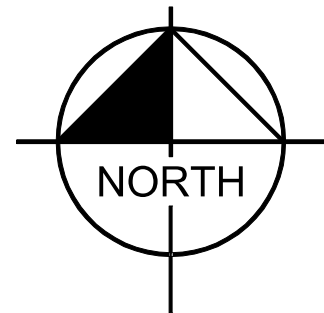
Sirata Beach Resort
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Pinellas County, FL

Project Number: 220195	Sheet 2 of 2
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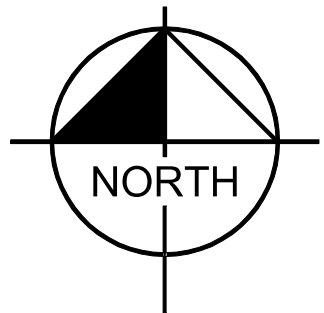
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This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



AERIAL LOCATION MAP
N.T.S.



LOCATION MAP
N.T.S.



LIST OF CONTACTS

STORMWATER
SOUTHWEST FLORIDA WATER
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78 SARASOTA CENTER BLVD.
SARASOTA, FL 34240
PHONE: (841) 377-3722

STORMWATER
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11201 MCKINLEY DR.
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STORMWATER
CITY OF ST. PETE BEACH
BRETT WARNER
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ST. PETE BEACH, FL 33706
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SANITARY SEWER
COSPB PUBLIC WORKS / ENGINEERING
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TECO PEOPLES GAS - ST PETERSBURG
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CABLE
CHARTER COMMUNICATIONS
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ST. AUGUSTINE, FL 32905
PHONE: (251) 214-7059

FIBER
ZAYO GROUP
HENRY KLOBUCAR
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PHONE: (406) 466-6510

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CRESTVIEW HILLS, KY 41017

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DUSTIN SERNA
3657 MAGUIRE BLVD. SUITE 150
ORLANDO, FL 32803
PHONE: (407) 960-4850

ARCHITECT
PIVOT STUDIO CREATIVE
JIM STAPLETON, AIA
544 W LIBERTY ST SUITE 2.0,
CINCINNATI, OH 45214
(513) 325-3523

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UNIVERSAL ENGINEERING
SCIENCES, INC.
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ST. PETERSBURG, FL 33712
PHONE: (727) 280-1500

CIVIL
KIMLEY-HORN AND ASSOCIATES, INC.
SCOTT W. GILNER, P.E.
201 N. FRANKLIN ST., SUITE 1400
TAMPA, FL 33602
PHONE: (813) 635-5547

SURVEY
MRIC SPATIAL
PIERSON A. MONETTI
701 S HOWARD AVE, SUITE 106-320
TAMPA, FL 33606
PHONE: (813) 515-0821

PROPERTY INFORMATION	
SITE NAME	SIRATA BEACH RESORT
PROJECT DESCRIPTION	DEMOLITION OF RUM RUNNERS, BUILDING C1 AND POOL, PROPOSED POOL, RESTAURANT AND PORTE COCHERE
JURISDICTION	CITY OF ST. PETE BEACH
PARCEL ID	06-32-16-80172-000-0010
SITE AREA	TOTAL ACREAGE: 15.45 AC
ZONING	LR: LARGE RESORT
CURRENT USE	HOTEL & BEACH RESORT
FUTURE LAND USE	LARGE RESORT
EXISTING USE	TEMPORARY LODGING UNITS: 382 UNITS OFFICE: 3000 SF RESTAURANT: 8,380 SF MEETING: 33,404 SF RETAIL: 567 SF
PROPOSED USE	TEMPORARY LODGING UNITS: 361 UNITS OFFICE: 2,500 SF RESTAURANT: 12,380 SF MEETING: 10,450 SF RETAIL: 567 SF
FEMA FLOOD ZONE	PROPERTY LIES WITHIN: SEAWARD OF CCCL: ZONE AE (EL 10), ZONE VE (EL 11, 12, 13, & 14) LANDWARD OF CCCL: ZONE AE (EL 10 & 11), ZONE VE (EL 11) EFFECTIVE 08/24/2021

SHEET INDEX	
C000	COVER SHEET
C001	GENERAL NOTES
C010	SWPPP GENERAL NOTES
C011	SWPPP SEQUENCE AND LIMITS OF WORK
C012	PHASE I EROSION AND SEDIMENTATION CONTROL PLAN
C013	PHASE II EROSION AND SEDIMENTATION CONTROL PLAN
C014	SWPPP DETAILS
C110	DEMOLITION PLAN
C200	MASTER SITE PLAN
C210	SITE PLAN
C310	GRADING PLAN
C315	GRADING STRUCTURE DETAILS
C400	MASTER UTILITY PLAN
C410	UTILITY PLAN
C900	ONSITE PAVING DETAILS
C901	ONSITE PAVING DETAILS
C902	ONSITE PAVING DETAILS
C903	SIGNING AND STRIPING DETAILS
C904	SANITARY SEWER DETAILS
C905	WATER DETAILS
C906	DRAINAGE DETAILS



Digitally signed by Scott W. Gilner, PE
DN: cn=Scott W. Gilner, PE,
ou=Kimley-Horn and Associates,
inc, L=Raleigh, S=North Carolina,
C=US
Date: 2023.03.20 10:58:15-04'00'

SIRATA BEACH RESORT REDEVELOPMENT

FOR
COLUMBIA SUSSEX CORPORATION
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PHONE: (859) 578-1120
CITY OF ST. PETE BEACH FLORIDA

ARCHITECT

LANDSCAPE ARCHITECT

MEP

STRUCTURAL

COASTAL ENGINEER

CIVIL ENGINEER

Kimley»Horn
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REVISIONS
DATE DESCRIPTION

DATE 03/15/2023
PROJECT NO. 145423000
SHEET TITLE

COVER SHEET

SHEET NUMBER
C000



ALERT TO CONTRACTOR:
1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Plotted By: Tamey, Shone Sheet: Set: Kha Layout: C001 — GENERAL NOTES March 13, 2023 03:39:35pm K:\TAM Civil\145423 — Columbia Sussex\000 — Sirata Beach Redevelopment\Phase 1\001 — GENERAL NOTES.dwg
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GENERAL CONSTRUCTION NOTES

- HORIZONTAL DATUM: NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV83).
- CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION INCLUDING ANY STAKING OF IMPROVEMENTS. THE EXACT LIMITS OF CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD (EOR).
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED BY THE CONTRACT DOCUMENTS, REMOVING TREES, STUMPS, ROOTS, MUCK AND ALL OTHER DELETERIOUS MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH CITY, COUNTY AND FDOT STANDARDS. IN CASE OF DISCREPANCY, THE MORE STRINGENT STANDARD SHALL BE INCLUDED IN THE BASE BID UNLESS OTHERWISE CLARIFIED DURING THE BID PROCESS. IF A DISCREPANCY IS IDENTIFIED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT ENGINEER OF RECORD FOR FURTHER CLARIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL OF THE CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT IN THE CONTRACT DOCUMENTS, THE SPECIFICATIONS GOVERN OVER THE PLANS, AND THE SPECIAL CONDITIONS GOVERN OVER THE DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER BEFORE COMMENCING WORK.
- THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE FLORIDA BUILDING CODE - ACCESSIBILITY (CURRENT EDITION).
- THE CONTRACTOR SHALL CALL SUNSHINE (811) FOR FIELD LOCATIONS (2) BUSINESS DAYS BEFORE DIGGING NEAR UNDERGROUND UTILITIES.
- THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.
- PRIOR TO COMMENCEMENT OF ANY EXCAVATION THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION.
- IF IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE PROJECT, THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
- ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE THE CONTRACTOR COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THE CONTRACTOR SHALL OBTAIN THEIR PERMISSION REGARDING THE METHOD TO USE FOR SUCH WORK.
- ANY DISCREPANCIES ON THE CONSTRUCTION DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM, SCHEDULE AND FACILITATE ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES PRIOR TO THE FINAL CONNECTION OF SERVICES.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, INVERTS, EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, RAMPS, TRUCK DOCKS, DOWN SPOUTS, BOLLARDS IN BUILDING SIDEWALKS, BUILDING EGRESS SIDEWALKS AND BUILDING RETAINING WALLS.
- ALL VEGETATION FROM CLEARING / GRUBBING WILL BE DISPOSED OF IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. AT NO TIME SHALL THE CONTRACTOR REUSE THIS VEGETATIVE MATERIAL FOR FILL OR BURY IT ON SITE. IF THE CONTRACT DOCUMENTS ALLOW THIS VEGETATIVE MATERIAL TO REMAIN ON SITE, THIS MATERIAL CAN ONLY BE USED ON LANDSCAPED AREAS THAT WILL NOT STRUCTURALLY SUPPORT THE BUILDING OR ASSOCIATED INFRASTRUCTURE.
- ALL VEGETATION FROM CLEARING / GRUBBING THAT WILL BE DISPOSED OF OFF-SITE SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER MEETING FEDERAL, STATE, AND LOCAL REGULATIONS.
- ANY WELLS DISCOVERED DURING SITE CLEARING OR EARTHWORK ACTIVITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER OF RECORD IMMEDIATELY. ANY THAT ARE DISCOVERED ON SITE OR ARE IDENTIFIED WITHIN THE CONTRACT DOCUMENTS THAT WILL NOT BE USED AS PART OF THE PROPOSED DEVELOPMENT PLANS SHALL BE ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS REPAIR AND REPLACEMENT WORK SHALL BE INCLUDED IN THE CONTRACTORS BASE BID AND IS NOT A SEPARATE PAY ITEM.
- CONTRACTOR SHALL ADJUST ALL UTILITY LIDS AND COVERS TO FINISHED GRADE AS REQUIRED.
- DRIVEWAYS THAT ARE DAMAGED OR DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RECONSTRUCTED TO THEIR ORIGINAL OR BETTER CONDITIONS UNLESS OTHERWISE STATED ON PLANS.
- STAGING AND MATERIAL STORAGE SHALL NOT BE CONDUCTED ON ADJUTING PRIVATE PROPERTY WITHOUT PRIOR APPROVAL FROM THE OWNER AND THE ADJACENT PROPERTY OWNER. FOLLOWING CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL RESTORE THE LAYDOWN AREA TO ITS ORIGINAL CONDITION PRIOR TO CONSTRUCTION COMMENCEMENT.
- NO EXISTING BASE MATERIAL REMOVED IN EXCAVATION SHALL BE REUSED AS PROPOSED BASE MATERIAL OR ROADWAY EMBANKMENT UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.
- AN FOOT APPROVED PRIMER SHALL BE APPLIED TO THE BASE MATERIAL. ALSO, A TACK COAT SHALL BE APPLIED WHERE APPLICABLE WITH THE CONSTRUCTION OF ASPHALTIC CONCRETE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL RULES AND REGULATIONS OF THE CITY, COUNTY, STATE, AND ANY OTHER JURISDICTIONAL AGENCIES, AND ALL CONDITIONS SET FORTH IN ENVIRONMENTAL PERMITS.
- CONTRACTOR SHALL COMPLY WITH OSHA'S STANDARDS 29 CFR PART 1926, SUBPART CC FOR VERTICAL AND HORIZONTAL CLEARANCES TO THE OVERHEAD DISTRIBUTION AND TRANSMISSION POWER LINES.

HISTORIC RESOURCES STATEMENT

THE FOLLOWING REQUIREMENTS APPLY TO ALL BUILDING CONSTRUCTION OR ALTERATION, OR LAND ALTERATION ACTIVITIES.

- IF EVIDENCE OR EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AFFECTED AREA. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE FLORIDA DIVISION OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF EVIDENCE OF HISTORIC RESOURCES INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS.
- IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.

RECORD AS-BUILT SURVEY AND MINIMUM TESTING REQUIREMENTS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING KIMLEY-HORN WITH A SIGNED AND SEALED RECORD AS-BUILT SURVEY (AS-BUILT) NO LATER THAN 30 DAYS AFTER COMPLETION OF WORK AND AT LEAST 60 DAYS PRIOR TO EITHER THE BUILDING CERTIFICATION OF OCCUPANCY, THE COMPLETION CERTIFICATION DATE REQUIRED BY THE JURISDICTIONAL AUTHORITY OR OWNER SCHEDULE. THE RECORD AS-BUILT SURVEY SHALL BE SIGNED AND SEALED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. THE AS-BUILT SHALL ADHERE TO THE APPLICABLE JURISDICTIONAL REQUIREMENTS.
- IN ADDITION TO THE APPLICATION JURISDICTIONAL REQUIREMENTS, THE AS-BUILT SHALL PROVIDE THE INFORMATION NECESSARY FOR KIMLEY-HORN TO CERTIFY THAT THE PROJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. SUCH INFORMATION INCLUDES BUT IS NOT LIMITED TO:
 - SURVEYED MANHOLE RIM ELEVATIONS, MANHOLE, INLET AND CLEANOUT INVERT ELEVATIONS AND PIPE SIZES INCLUDING LOCATION OF FITTINGS AND APPURTENANCES OF ALL GRAVITY SYSTEMS (SEWER AND STORM) AND ALL PRESSURIZED UTILITY SYSTEMS.
 - THE AS-BUILT SHALL PROVIDE SURVEYED STORMWATER IMPROVEMENT ELEVATIONS INCLUDING POND TOP OF BANKS, BOTTOM OF POND ELEVATIONS, GRADED SWALES AND CONTROL STRUCTURE ELEVATIONS.
 - THE AS-BUILT SHALL PROVIDE PAVEMENT SPOT GRADES NECESSARY TO DEFINITELY DETERMINE WHETHER THE CONSTRUCTED IMPROVEMENTS ARE ADA COMPLIANT AND TO DEPICT THE CONSTRUCTED DRAINAGE PATTERNS.
 - THE CONTRACTOR SHALL PROVIDE KIMLEY-HORN THE RECORD AS-BUILT SURVEY IN BOTH CAD FORMAT AND A SIGNED AND SEALED HARD COPY. THE AS-BUILT SHALL INDICATE BOTH THE PROPOSED LOCATION AND/OR ELEVATION (CROSSED OUT IF DESIGNED OFFERS FROM INSTALLED) AND THE ACTUAL FIELD INSTALLED LOCATION AND/OR ELEVATION.
- TESTING SHALL BE PERFORMED BY THE CONTRACTOR ACCORDING TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- UPON COMPLETION OF TESTING, ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TESTING RESULTS AND REPORTS SHALL BE SENT TO THE OWNER AND TO THE ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY WITHIN ONE (1) WEEK OF EACH RESPECTIVE TEST BEING PERFORMED.
- IN ADDITION TO THE REQUIREMENTS ABOVE, AND IN THE ABSENCE OF AGENCY OR OWNER REQUIREMENTS, THE CONTRACTOR SHALL PERFORM THE FOLLOWING TESTS AND PROVIDE RESULTS TO OWNER AND ENGINEER OF RECORD:
 - GRAVITY SANITARY SEWER: GRAVITY SEWER SHALL BE AIR TESTED BETWEEN MANHOLES IN ACCORDANCE WITH ASTM F1417, CURRENT EDITION.
 - SANITARY FORCE MAINS: SANITARY SEWER FORCE MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605, CURRENT EDITION.
 - WATER MAINS AND WATER SERVICE LATERALS: WATER MAINS AND SERVICE LATERALS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605, CURRENT EDITION.
 - FIRE MAINS: FIRE MAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH BOTH THE FLORIDA FIRE PREVENTION CODE (FFPC) AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).
 - LIFT STATIONS: LIFT STATION START-UP SHALL BE PERFORMED BY THE CONTRACTOR AND PUMP MANUFACTURER. THE APPROPRIATE WASTEWATER TREATMENT AGENCY AND ENGINEER OF RECORD SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF THE SCHEDULED LIFT STATION STARTUP. FOLLOWING COMPLETION OF THE LIFT STATION STARTUP, THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER OF RECORD WITH A CERTIFIED LIFT STATION STARTUP REPORT FROM THE PUMP MANUFACTURER.
 - SUBGRADE: DENSITY TESTS FOR SUBGRADE SHALL BE TESTED BY NUCLEAR METHOD. ASTM D6938, CURRENT EDITION. CONTRACTOR SHALL PROVIDE ONE TEST FOR EACH LIFT OF SUBGRADE FOR EVERY 10,000 SF OF SUBGRADE PLACED.
 - BASE MATERIAL: DENSITY TESTS FOR BASE MATERIAL SHALL BE TESTED BY NUCLEAR METHOD. ASTM D6938, CURRENT EDITION. CONTRACTOR SHALL PROVIDE ONE TEST IN EACH LIFT OF BASE MATERIAL FOR EACH 10,000 SQ. FT. OF BASE MATERIAL PLACED. IN ADDITION, BASE MATERIAL THICKNESS SHALL BE TESTED ONCE FOR EACH 10,000 SQ. FT. OF BASE MATERIAL PLACED.
 - CONCRETE PAVEMENT: CONTRACTOR SHALL PROVIDE A MINIMUM OF FOUR COMPOSITE CONCRETE TEST CYLINDERS FOR EVERY 100 CUBIC YARDS OR LESS OF EACH CLASS OF CONCRETE PLACED EACH DAY AND NOT LESS THAN ONCE FOR EACH 5000 SQUARE FEET OF CONCRETE PLACED.
 - CONTRACTOR SHALL SECURE COMPOSITE SAMPLES IN ACCORDANCE WITH ASTM C172, CURRENT EDITION.
 - MOLD AND CURE SPECIMENS IN ACCORDANCE WITH ASTM C31, CURRENT EDITION.
 - CONCRETE TEST CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH ASTM C39, CURRENT EDITION.
 - ASPHALT PAVEMENT: ASPHALT SURFACE AND BASE COURSES SHALL BE RANDOMLY CORED AT MINIMUM RATE OF 3 CORES PER DAYS PLACEMENT PER MIX TYPE, BUT NOT LESS THAN 3 CORES IN LIGHT DUTY AREAS AND 3 CORES IN HEAVY-DUTY AREAS SHALL BE OBTAINED.
 - FIELD DENSITY TEST FOR IN-PLACE MATERIALS:
 - DENSITY TESTS SHALL BE CONDUCTED ON EACH CORE SAMPLE TAKEN IN ACCORDANCE WITH ASTM D1188 OR D2726 (ASHTO T166, T275, T331) AS APPLICABLE.
 - IN-PLACE DENSITY TESTS BY NUCLEAR METHOD IN ACCORDANCE WITH ASTM D2950 SHALL ALSO BE TAKEN BY THE CONTRACTOR AS NECESSARY TO ASSURE THE SPECIFIED DENSITY IS OBTAINED. NUCLEAR DENSITY SHALL BE CORRELATED WITH ASTM D1188 OR D2726 OR ASHTO T166, T275, T331 AS APPLICABLE.
 - DENSITY TESTS ON COURSES TO BE OVERLAP BY SUBSEQUENT COURSES SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO PLACEMENT OF NEXT LIFT. IF INCLEMENT WEATHER OCCURS AFTER TESTING, RETEST PRIOR TO PLACEMENT OF NEXT LIFT.
 - UTILITY TRENCHES AND BUILDING PAD AREA: STRUCTURAL FILL, AS REQUIRED, MAY BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. WHEN THE SOILS ARE RELATIVELY CLEAN SAND A VIBRATORY ROLLER SHOULD BE USED FOR COMPACTION. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH THE APPROPRIATE ROLLER UNTIL DENSITIES EQUIVALENT TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY ARE UNIFORMLY OBTAINED. A MOISTURE CONTENT WITHIN 2 PERCENTAGE POINTS OF THE OPTIMUM INDICATED BY THE MODIFIED PROCTOR TEST (ASTM D1557) IS RECOMMENDED PRIOR TO COMPACTION OF THE FILL. STRUCTURAL FILL SHOULD CONSIST OF AN INORGANIC, NON-PLASTIC, GRANULAR SOIL CONTAINING LESS THAN 12 PERCENT MATERIAL PASSING THE NO. 200 MESH SIEVE (RELATIVELY CLEAN SAND) WITH A UNIFIED SOIL CLASSIFICATION OF SP, SP-S(1), OR SP-SM).
 - FIELD DENSITY TESTS.
 - A REPRESENTATIVE NUMBER OF IN-PLACE FIELD DENSITY TESTS SHOULD BE PERFORMED IN THE COMPACTED EXISTING SOILS AND IN EACH LIFT OF STRUCTURAL FILL OR BACKFILL TO CONFIRM THAT THE REQUIRED DEGREE OF COMPACTION HAS BEEN OBTAINED. IN-PLACE DENSITY SHOULD ALSO BE PERFORMED AT REPRESENTATIVE LOCATIONS IN THE BEARING LEVEL SOILS.
 - AT LEAST 1 DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF COMPACTED EXISTING SOILS, SUBGRADE, AND IN EACH LIFT OF COMPACTED FILL OR BACKFILL.
 - IN PAVEMENT AREAS, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 10,000 SQUARE FEET OF COMPACTED EXISTING SOILS, SUBGRADE, AND IN EACH LIFT OF COMPACTED FILL OR BACKFILL.
 - IN ADDITION, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 10,000 SQUARE FEET OF SPREAD FOOTING BEARING AREA, AND FOR EVERY 50 LINEAL FEET OF CONTINUOUS FOOTING. UTILITY TRENCH BACKFILL INTERVALS NOT EXCEEDING 200-FEET OF TRENCH FOR FIRST AND EVERY OTHER 12-INCH LIFT OF COMPACTED TRENCH BACKFILL, REINFORCING ADDITIVE.
 - TEST METHOD: IN-PLACE NUCLEAR DENSITY. ASTM D6938, CURRENT EDITION.
 - DENSITY TESTS ON TOP OF BUILDING OR PAVING SUBGRADE SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO PLACEMENT OF OVERLYING MATERIALS. IF INCLEMENT WEATHER OCCURS AFTER TESTING, RETEST PRIOR TO PLACEMENT OF OVERLYING MATERIALS.
 - GRAVITY SANITARY SEWER AND GRAVITY STORM SEWER: CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER OF RECORD WITH A TV INSPECTION VIDEO OF THE COMPLETED GRAVITY STORM SEWER AND GRAVITY SANITARY SEWER ONCE EACH RESPECTIVE SYSTEM INSTALLATION IS COMPLETE.
 - FDEP SANITARY SEWER TESTING REQUIREMENTS:
 - LEAKAGE TESTS:
 - THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
 - EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
 - AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-626 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. [RSWF 33.93, 33.94, AND 33.95]
 - DEFLECTION TESTS FOR ALL FLEXIBLE PIPE:
 - TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
 - A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
 - PERFORM THE TEST WITHOUT MECHANICAL PULLING DEVICES. [RSWF 33.85]

MAINTENANCE OF TRAFFIC NOTES

- THE CONTRACTOR SHALL RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC ASSOCIATED WITH THIS PROJECT.
- THE CONTRACTOR SHALL PREPARE A MAINTENANCE OF TRAFFIC PLAN THAT IS PREPARED BY A CERTIFIED MOT CONTRACTOR AND SUBMIT FOR APPROVAL TO THE CITY, COUNTY AND FDOT.
- TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH FDOT DESIGN STANDARDS SERIES 102-600 DEPENDING ON THE OPERATION BEING PERFORMED.
- ALL EXISTING PAVEMENT MARKINGS OUTSIDE THE CONSTRUCTION LIMITS THAT HAVE BEEN ALTERED BECAUSE OF CONSTRUCTION OPERATIONS SHALL BE REPLACED UPON THE COMPLETION OF THE PROJECT.
- PEDESTRIANS, BICYCLES, AND WHEELCHAIRS AT THE END OF EACH WORKDAY OR WHENEVER THE WORK ZONE BECOMES INACTIVE, ANY DROP-OFF ADJACENT TO A SIDEWALK SHALL BE BACKFILLED AT A SLOPE NOT TO EXCEED 1:4, OR SHALL BE PROTECTED IN ACCORDANCE WITH FDOT STANDARD INDEX 102-600.
- PEDESTRIAN AND WHEELCHAIR TRAFFIC SHALL BE ACCOMMODATED UTILIZING STANDARD INDEX 102-600.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REMOVAL OF STORMWATER FROM ROADWAYS UTILIZED FOR TRAFFIC CONTROL.

FDOT CONSTRUCTION NOTES

- NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS IN PLACE PRIOR TO PATHWAY BEING AFFECTED WITH FDOT STANDARD INDEX 102-600.
- ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING.
- ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS. SECTIONS SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH FDOT SPECIFICATIONS.
- ALL CONCRETE PLACED WITHIN FDOT RIGHT OF WAY FOR DRIVEWAYS AND SIDEWALKS SHALL BE A MINIMUM OF 6 INCHES THICK AND BE AN FDOT APPROVED MIX, CLASS 1 NON-STRUCTURAL, 3,000 PSI WITH FIBER MESH.
- PIPE CULVERTS SHOWN ON THE PERMIT MUST MEET FDOT SPECIFICATIONS, TYPE, SIZE, AND LENGTH AS DESCRIBED ON THE PERMIT. EACH JOINT OR LENGTH OF PIPE SHALL HAVE FOOT STAMPS AFFIXED VERIFYING THIS APPROVAL. ALL CONCRETE PIPE JOINTS OTHER THAN 1" RING JOINTS MUST BE DIAPEARED. ALL CULVERTS TO BE INSPECTED BY THE FDOT PRIOR TO PLACEMENT OF FILL.
- THE FDOT RETAINS THE RIGHT TO MAKE ALTERATIONS TO THE PERMIT, ATTACHED SKETCH OR CHARACTER OF WORK AS MAY BE CONSIDERED NECESSARY OR DESIRABLE DURING THE PROGRESS OF THE WORK FOR SATISFACTORY COMPLETION OF THE PROPOSED CONSTRUCTION.
- THE PERMITTEE SHALL NOTIFY THE FDOT OF DATE OF COMPLETION, REQUEST A FINAL INSPECTION AND A NOTICE OF FINAL ACCEPTANCE.
- ALL CONSTRUCTION AND/OR MAINTENANCE ON THE FDOT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD), THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PLANS PREPARATION MANUAL AND DRAINAGE MANUAL.
- PRIOR TO REMOVAL OF EXISTING CURB OR DRIVEWAY, THE EDGE OF PAVEMENT SHALL BE SAW CUT TO AVOID DAMAGING THE EXISTING ROADWAY ASPHALT.
- ALL CONCRETE TO BE REMOVED IN FDOT RIGHT OF WAY SHALL BE SAW CUT AND REMOVED FROM THE NEAREST JOINT.
- NO LANE CLOSURES OF ANY STATE ROAD ARE ALLOWED WITHOUT 48 HOUR ADVANCE NOTICE AND APPROVAL FROM F.D.O.T.
- LANE CLOSURES MUST BE LIMITED TO SUNDAY THROUGH THURSDAY 8:00 PM TO 5:30 AM UNLESS OTHERWISE APPROVED BY THE FDOT.
- ANY SIDEWALK DAMAGED AS A RESULT OF WORK BEING PERFORMED IN ASSOCIATION WITH THE PERMITTEE AND CONTRACTOR SHALL BE REMOVED AND REPLACED WITH A MINIMUM OF 6 INCHES THICK FDOT APPROVED MIX, CLASS 1 NON-STRUCTURAL, 3,000 PSI CONCRETE WITH FIBER MESH.
- OPEN CUTTING OF ANY ROADWAY, DRIVEWAY OR SIDEWALK OUTSIDE THOSE LIMITS IDENTIFIED WITHIN THE PERMIT ARE NOT ALLOWED WITHOUT PRIOR APPROVAL OF BY THE FDOT.
- THE CONTRACTOR SHALL HAVE AN AUTHORIZED PERSON AVAILABLE AT OR NEAR THE WORK SITE ON A 24 HOUR BASIS, 7 DAYS A WEEK IN ORDER TO ADDRESS EMERGENCY ISSUES ASSOCIATED WITH THE PROJECT.
- NO STOCK PILING, STORING OR SEMI PERMANENT USE OF THE RIGHT OF WAY IS AUTHORIZED UNLESS SPECIFICALLY IDENTIFIED WITHIN THE PERMIT.
- NO WORK SHALL BE PERFORMED DURING THE WEEKS OF ANY STATE OR FEDERAL HOLIDAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE FDOT.
- THE PERMITTED WORK SCHEDULE IS DEFINED AS MONDAY THROUGH FRIDAY 7:00 AM TO 5:30 PM UNLESS OTHERWISE NOTED WITHIN THE PERMIT. ANY WORK DESIRED OUTSIDE OF THIS PERIOD MUST BE REQUESTED IN ADVANCE AND APPROVED BEFORE WORKING THE ALTERNATE SCHEDULE.
- THE DEPARTMENT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO ANY PERMITTED METHODS OF INSTALLATION, SCOPE OF WORK AND RESTORATION THAT MAYBE REQUIRED TO POSITIVELY SUPPORT LIFE, SAFETY AND ENVIRONMENTAL WELL BEING OF ALL USERS OF THE TRANSPORTATION SYSTEM.
- ROADWAY RESTORATION SHALL UTILIZE 100 PSI FLOWABLE FILL MATERIAL AND ASPHALT PLACED WITHIN THE STATE RIGHT OF WAY SHALL BE PLACED "FULL DEPTH." (2) 3" LIFTS OF SP 12.5, (2) 2" LIFTS OF SP 9.5. TYPICAL SECTIONS WILL NEED TO BE PROVIDED WITHIN THE PLANS FOR THE PAVEMENT PLACEMENT. A STAIR STEP METHOD SHOULD BE INCORPORATED, PRIOR TO PLACING ASPHALT, IN ORDER TO AVOID VERTICAL JOINTS. MILLING OF THE PATCH MAY BE REQUIRED BASED ON THE PATCHED SURFACE PERFORMANCE. THE MILLING SHALL BE UTILIZED FOR SURFACE LEVELING TO A THICKNESS EQUAL TO OR GREATER THAN THE EXISTING FRICTION COARSE MATERIAL. THE MILLING LIMITS ARE 50 FT OF THE PATCH ALONG THE LONGITUDINAL PATH OF THE LANE, FULL LANE WIDTH AND TO INCLUDE ANY ADJACENT BIKE LANES, SHARED PATH OR URBAN SHOULDER SECTIONS.
- THE CONTRACTOR IS REQUIRED TO HAVE A PRECONSTRUCTION MEETING WITH THE FDOT INSPECTOR 2 WEEKS PRIOR TO ANY CONSTRUCTION BEGINNING WITHIN THE RIGHT OF WAY.
- UPON COMPLETION OF CONSTRUCTION IN THE RIGHT OF WAY ASSOCIATED WITH THIS APPROVED PERMIT, 2 SIGNED AND SEALED SETS OF AS-BUILT PLANS SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW. SO FINAL INSPECTIONS CAN BE SCHEDULED AND PERFORMED. UPON APPROVAL OF THE FINAL INSPECTION, THE DEPARTMENT CAN ISSUE FINAL ACCEPTANCE OF THE APPROVAL WORK. THE ENGINEER OF RECORD SHALL ALSO MAKE AVAILABLE UPON REQUEST OF THE DEPARTMENT ANY ASPHALT, CONCRETE AND/OR DRAINAGE STRUCTURE TICKETS THAT WERE ISSUED UPON DELIVERY OF THESE PRODUCTS TO THE PERMITTED SITE BY THE FDOT APPROVE PLANTS FOR THE ASSOCIATED WORK WITHIN THE STATE RIGHT OF WAY.

CITY OF ST. PETE BEACH CONSTRUCTION NOTES

- ALL SIDEWALK INSTALLATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS, LATEST EDITION.
- ALL ROAD STRIPING TO BE THERMOPLASTIC PER FDOT STANDARDS, LATEST EDITION, AND SHALL INCLUDE FIBERGLASS REINFORCING ADDITIVE.
- ALL CONCRETE INSTALLED IN THE RIGHT OF WAY SHALL MEET FDOT STANDARDS, LATEST EDITION, AND SHALL INCLUDE FIBERGLASS REINFORCING ADDITIVE.
- ALL CURB AND GUTTER SHALL MEET FDOT STANDARDS, LATEST ADDITION AND SHALL INCLUDE FIBERGLASS REINFORCEMENT ADDITIVE.

CITY OF ST. PETE BEACH FIRE PREVENTION NOTES

- FIRE HYDRANT FLOW TEST RESULTS (AS PERFORMED BY PINELLAS COUNTY UTILITIES DEPARTMENT):
 - HYDRANT I.D.: 0.9HS-WH0317
 - ADDRESS: 5200 GULF BLVD, ST PETE BEACH, FL 33706
 - TEST DATE: 02/14/2023
 - STATIC PRESSURE: 61 PSI
 - RESIDUAL PRESSURE: 48 PSI
 - FLOW (GPM): 1090 GPM

SIRATA BEACH RESORT REDEVELOPMENT

5300 GULF BOULEVARD
FOR
COLUMBIA SUSSEX CORPORATION
740 CENTRE VIEW BLVD, CRESTVIEW HILLS, KENTUCKY 41017
PHONE: (859) 578-1120
CITY OF ST. PETE BEACH FLORIDA

ARCHITECT

LANDSCAPE ARCHITECT

MEP

STRUCTURAL

COASTAL ENGINEER

CIVIL ENGINEER

Kimley»Horn

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201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SCALE: AS SHOWN
DESIGNED BY: SMH
DRAWN BY: AAE
CHECKED BY: SWG
DATE: 03/15/2023

SET DISTRIBUTIONS
DATE: 03/17/2023
DESCRIPTION: PHASE 2 INITIAL SUBMITTAL

REVISIONS
DATE: DESCRIPTION:

DATE: 03/15/2023
PROJECT NO. 14542.3000

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C001



ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

GENERAL NOTES

- A. PROJECT OFFICE WALL SWPPP POSTINGS:**
THE FOLLOWING ITEMS MUST BE POSTED THROUGHOUT A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RPIS; 5) SWPPP PLACARD; 6) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENTS AND COMPLIANCE OFFICIALS; AND 7) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.
- B. PERMITTED PROJECT AREA:**
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, "PERMITTED PROJECT AREA" IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY, ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILERS, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREA TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY): N/A

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE FDPF GENERAL PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-RESIDABLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE EOR AND THE OWNER PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE EOR.

C. SPECIAL PROJECT AREAS: NO CONSTRUCTION SHALL TAKE PLACE SEAWARD OF THE COASTAL CONSTRUCTION CONTROL LINE AS SHOWN IN THE SURVEY AND CIVIL PLANS.

D.1 NON-STORMWATER DISCHARGES:

- THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION 3.2 OF THE GENERAL PERMIT.
- ALLOWABLE NON-STORMWATER DISCHARGES:
- DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
 - FIRE HYDRANT FLOODINGS
 - WATERS WITHOUT DETERGENTS USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES
 - WATERS USED TO CONTROL DUST
 - POTABLE WATER SOURCES SUCH AS WATERLINE FLOODINGS
 - LANDSCAPE IRRIGATION WATER AND DRAINAGE
 - ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED
 - PAVEMENT WASHWATERS THAT DO NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS
 - AIR CONDITIONING CONDENSATE
 - SPRING WATER
 - FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS
 - NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART 3.4 OF THE GENERAL PERMIT

BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE, IT CAN BE RETAINED IN RETENTION POUNDS UNTIL IT INFLTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:

PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

D.3 DISCHARGE POINTS:

ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNSTREAM OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE, AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CONSTRUCTION MANAGER, EOR, AND OWNER TO DETERMINE APPROPRIATE ACTION FOR CLEANING AND/OR DISCHARGE LOCATIONS THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNERS THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE STATE OF FLORIDA GENERAL PERMIT. NO UNNECESSARY OR UNWARRANTED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- ALL DEMOLISHED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY. WITH THE USE OF FAST GERMINATING ANNUAL GRASS/GRASS MIXTURES, STRAWHAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS, COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SOODED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE EAS CONTOUR NOTES.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
- STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS.
- ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

CONSTRUCTION EXIT

- ALL SITE ACCESS MUST BE CONFINED TO THE CONSTRUCTION EXITS), BARRICADE TO PREVENT USE OF ANY LOCATIONS OTHER THAN THE CONSTRUCTION EXITS) WHERE VEHICLES OR EQUIPMENT MAY ACCESS THE SITE.
- CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING BY PASSING THE EXIT.
- PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED. SEDIMENT TRAP SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY AND AT A MINIMUM SETBACK DISTANCE AS REQUIRED PER LOCAL JURISDICTION.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION EXITS) IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. ALL WASH WATER MUST BE ROUTED TO A SEDIMENT TRAP OR OTHER TREATMENT AREA AND SHALL NOT BE DIRECTLY DISCHARGED OFF-SITE.
- LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT TRACKING BEYOND THE PERMITTED PROJECT AREA. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEEP AS NECESSARY (AND WITH THE SAME DAY AS DISCOVERY) AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
- EXITS) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD BEYOND THE EXITS). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS) AS CONDITIONS DEMAND.
- CONTRACTOR SHALL BE PERMITTED TO TURN THE STONE WHEN THE SURFACE BECOMES SMOOTH AND SURFACE VOIDS ARE FILLED TO MAINTAIN EFFECTIVENESS OF CONSTRUCTION EXIT UNTIL SUCH TIME THAT VOIDS BELOW THE SURFACE BECOME FILLED AND THE CONSTRUCTION EXIT IS NO LONGER EFFECTIVE. AT SUCH A TIME THE CONTRACTOR SHALL REMOVE THE INEFFECTIVE STONE AND REPLACE PER DETAIL.
- IF EXIST BMP IS STILL INEFFECTIVE, GC MUST CONTACT THE ENGINEER AND SUBMIT AN RFI AS NECESSARY.

NOTE TO GC: THE GOAL OF A CONSTRUCTION EXIT AND ASSOCIATED WHEEL WASH AREAS IS TO ELIMINATE TRACK OUT. SIMPLY MANGING TRACK OUT THROUGH DESIGNATED OR OPTIONAL STREET SWEEPING IS NOT AN ACCEPTABLE PRACTICE. WHILE STREET SWEEPING IS AN ACCEPTABLE PRACTICE FOR REMOVING DUST AND MINIMAL AMOUNTS OF FINE SEDIMENT, OBSERVABLE TRACK OUT FROM THE PROJECT SHOULD TRIGGER THE USE OF ADDITIONAL MEASURES (WHEEL WASH). CONSIDERATION OF ALTERNATE EXITS, OR DISCONTINUING VEHICLE TRAFFIC UNTIL CONDITIONS ON-SITE HAVE IMPROVED. TRACK OUT IS A SEDIMENT RELEASE. ALL SEDIMENT RELEASES MUST BE REPORTED TO THE CONSTRUCTION MANAGER, EOR, AND OWNER.

DEWATERING

- VERIFY WITH EOR WHICH DISCHARGES FROM DEWATERING ACTIVITIES ARE ALLOWED OR ARE NOT ALLOWED NON-STORMWATER DISCHARGES UNDER THE GENERAL PERMIT AND OTHER REGULATIONS. OBTAIN ALL DEWATERING PERMITS AND AUTHORIZATIONS. OBTAIN WRITTEN APPROVAL FROM EOR, STATE AND LOCAL REGULATIONS. SEE THE REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS BELOW. GC MUST COMPLETE PERMIT NUMBER AND DATE OF ISSUANCE.
- CONTRACTOR MUST WAIT TO OBTAIN WRITTEN COPY OF ALL REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS BEFORE PERFORMING DEWATERING ACTIVITIES.
- DISCHARGES FROM DEWATERING OPERATIONS MUST BE DIRECTED THROUGH AN APPROPRIATE POLLUTION PREVENTION/TREATMENT SYSTEM OF CONTROL MEASURES, SUCH AS A SEDIMENT/FILTER BAG, SEDIMENT TRAP OR SEDIMENT BASIN, AND OTHERS, AS NEEDED, PRIOR TO BEING DISCHARGED FROM THE SITE OR INTO A WATER BODY OF THE STATE. UNDER CERTAIN CIRCUMSTANCES ARE DISCHARGES FROM DEWATERING OPERATIONS TO BE DISCHARGED DIRECTLY INTO SANITARY SEWER SYSTEMS, STREAMS, RIVERS, LAKES OR OTHER AREAS BEYOND THE PERMITTED PROJECT AREA. LIKEWISE, DISCHARGES INTO STORM SEWER SYSTEMS THAT DO NOT DRAIN TO A SUITABLE ON-SITE TREATMENT FACILITY, SUCH AS A BASIN, ARE ALSO PROHIBITED. DISCHARGES FROM DEWATERING OPERATIONS MUST ALSO BE CONDUCTED IN A MANNER SUFFICIENT TO PREVENT EROSION FROM THE DISCHARGE RUNOFF.
- IN SEDIMENT TRAP OR BASIN OR POND DEWATERING OPERATIONS, WATER MUST ONLY BE REMOVED FROM THE SURFACE OF THE CONTAINED WATER. A SKIMMER OR SIMILAR FLOATING DEVICE MUST BE USED, TO ONLY REMOVE THE WATER AT THE SURFACE.
- DO NOT DISCHARGE ON A SLOPE GREATER THAN THREE PERCENT NOR WITHIN 20 FEET OF A SURFACE WATER BODY.
- DEWATERING SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER PRECIPITATION EVENTS, BUT EXCEPTIONS SHALL BE EVALUATED ON CASE BY CASE BASIS. CONTACT THE EOR AND RECEIVE WRITTEN APPROVAL.

REQUIRED DEWATERING PERMITS AND AUTHORIZATIONS
GOVERNING AGENCY: FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
PERMIT NAME/TYPE: NPDES GENERAL PERMIT
PERMIT NO.: (GC TO COMPLETE)
DATE PERMIT WAS ISSUED BY AGENCY: (GC TO COMPLETE)

STOCK PILES

- ALL ON-SITE STOCKPILES MUST BE PRESERVED FOR REUSE ON THE SITE DURING REVEGETATION, UNLESS IT IS INFEASIBLE OR UNREASONABLE TO DO SO. (NOTE: TOPSOIL STOCKPILING ON-SITE MAY BE INFEASIBLE IF SPACE IS NOT AVAILABLE ON-SITE FOR TOPSOIL STOCKPILING OR IF LITTLE TO NO VEGETATION IS TO REMAIN UNDER POST-CONSTRUCTION CONDITIONS. STOCKPILING OF TOPSOIL AT AN OFF-SITE LOCATION OR TRANSFER OF TOPSOIL TO OTHER LOCATIONS MAY ALSO BE ACCEPTABLE BUT MUST BE AUTHORIZED BY THE EOR).
- ALL SOIL STOCKPILES MUST BE STABILIZED TO PREVENT EROSION AND FUGITIVE DUST. THE SURFACE OF THE STOCKPILE MUST BE PROPERLY PROTECTED TO ELIMINATE THE RISK OF EROSION. SEE TEMPORARY SEEDING OR STABILIZATION NOTE, SUITABLE ALTERNATIVE MEANS OF STABILIZATION CAN BE USED, SUCH AS PROPERLY ANCHORED PLASTIC TAPPS.
- PERIMETER SEDIMENT CONTROLS MUST ALSO BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH ADHERING PARTICLES TO PREVENT SOIL PARTICLES FROM BECOMING AIRBORNE, AND FROM EXTING THE SITE PERIMETER.
- STOCKPILES MUST BE LOCATED OUTSIDE OF ANY VEGETATED BUFFER AREAS AND SHOULD BE LOCATED AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES.
- STOCKPILE LOCATIONS SHALL BE NOTED ON THE SITE MAPS.

DUST CONTROL

- LARGE AREAS OF SOIL THAT ARE DENuded OF VEGETATION AND HAVE NO PROTECTION FROM PARTICLES BEING PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER OR OTHER SOIL ADHESIVE APPLICATIONS TO PREVENT SOIL PARTICLES FROM BECOMING AIRBORNE, AND FROM EXTING THE SITE PERIMETER.
- WATER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATED ON THE SITE. TACKIFIERS MAY BE USED IN PLACE AND AFTER EACH STORM EVENT. MANUFACTURER RECOMMENDATIONS FOR APPLICATION LOCATIONS AND RATES MUST BE USED FOR DUST CONTROL APPLICATIONS. ONLY SWPPP-SPECIFIED TACKIFIERS MAY BE USED ON THE PROJECT SITE; ANY CHEMICAL APPLICATION NOT INCLUDED IN THE SWPPP MUST BE APPROVED, IN WRITING, BY THE EOR.
- DUST CONTROL MUST BE PROVIDED BY THE GC TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE FEDERAL, LOCAL, AND STATE REGULATIONS.
- THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- IN ADDITION TO BMPs, GC SHALL PERFORM PER PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM OCCURRING.

INLET PROTECTION

- STORM DRAIN INLET PROTECTION MEASURES SHALL PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS. TEMPORARY CONTROLS SHALL BE CONSTRUCTED BEFORE ANY CONSTRUCTION ACTIVITY BEGINS ON THE SITE.
- TO PREVENT CLOGGING, STORM DRAIN CONTROL STRUCTURES MUST BE MAINTAINED FREQUENTLY.
- CHECK TEMPORARY CONTROLS MEASURES DAILY, AND AFTER EACH STORM EVENT.
- CONTROL MEASURES MUST BE BUILT PER DETAIL AND PLANS, AND MUST BE IN GOOD WORKING CONDITION AT ALL TIMES.

TEMPORARY SEEDING OR STABILIZATION

- THE GC IS REQUIRED TO, AT A MINIMUM, INITIATE SOIL STABILIZATION MEASURES IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE COMPLETED BEFORE THE SURROUNDING AREA IS TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT LIKELY RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS.
- THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.
- ALL DISTURBED AREAS MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRASS MIXTURES APPROPRIATE FOR SITE SOIL AND CLIMATE CONDITIONS. MULCH IS REQUIRED FOR ALL SEEDING APPLICATIONS. MULCH APPLICATIONS MUST INCLUDE A SUITABLE FORM OF MULCH ANCHORING TO MINIMIZE MOVEMENT OF MULCH BY WIND OR WATER.
- ALTERNATIVE STABILIZATION MEASURES TO SEEDING, SUCH AS ANCHORED MULCH APPLICATION (WITHOUT SEEDING), MAY BE UTILIZED DURING PERIODS WHEN VEGETATIVE GROWTH IS UNLIKELY (E.G. WINTER MONTHS).
- IT IS NOT ACCEPTABLE TO ALLOW BARE SOIL TO REMAIN EXPOSED AT ANY TIME DURING THE YEAR, REGARDLESS OF WEATHER/TEMPERATURE/SITE CONDITIONS.
- ALTERNATIVE STABILIZATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO: ANCHORED STRAWHAY MULCH, WOOD CELLULOSE FIBER MULCH, SPREADS OF MULCH, OR OTHER MULCH APPLICATIONS THAT DO NOT REQUIRE SEEDING.
- ALL ROLLED EROSION CONTROL PRODUCTS SHALL HAVE CURRENT "QDORITM" STATUS ISSUED BY THE EROSION CONTROL TECHNOLOGY COUNCIL (ETC) PLUS ANY STATE OR AGENCY-SPECIFIC REQUIREMENTS. EVIDENCE OF "QDORITM" APPROVAL SHALL ACCOMPANY THE PRODUCT SHIPPED TO THE JOBSITE FOR READY IDENTIFICATION BY THE CONTRACTOR OR AGENCY INSPECTOR.
- EROSION CONTROL PRODUCTS (NETS, BLANKETS, TUFF REINFORCED MATES) AND VEGETATED AREAS NOT MEETING REQUIRED VEGETATIVE DENSITIES FOR FINAL STABILIZATION MUST BE INSPECTED DAILY. RULING, RUTTING AND OTHER SIGNS OF EROSION INDICATE THE SPECIFIED EROSION CONTROL DEVICE IS NOT FUNCTIONING OR INSTALLED PROPERLY AND/OR ADDITIONAL EROSION CONTROL DEVICES ARE WARRANTED.

PERMANENT SEEDING, SOD, OR MULCHING

- PERMANENT STABILIZATION SHALL BE ACCOMPLISHED IN ALL DISTURBED AREAS BY COVERING THE SOIL WITH PAVEMENT, BUILDING STRUCTURES, VEGETATION, OR OTHER FORMS OF SOIL STABILIZATION.
- THE GC IS REQUIRED TO INITIATE PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY UPON REACHING FINAL GRADE. FOR THOSE AREAS NOT AT FINAL GRADE THAT WILL NOT BE DISTURBED FOR GREATER THAN 7 DAYS, THE CONTRACTOR SHOULD INITIATE TEMPORARY STABILIZATION PER THE TEMPORARY SEEDING OR STABILIZATION DETAIL.
- THE GC HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETE SOIL PREPARATION, SEEDING, MULCHING, AND ANY OTHER REQUIRED ACTIVITIES RELATED TO THE PLANTING AND ESTABLISHMENT OF VEGETATION. THE GC ALSO HAS 7 DAYS FROM INITIATION OF STABILIZATION TO COMPLETELY INSTALL NON-VEGETATED MEASURES, IF UTILIZED.
- SOLS MUST BE PREPARED BEFORE INSTALLATION OF SOOD OR SEED.
- AT THE COMPLETION OF GROUND-DISTURBING ACTIVITIES, THE ENTIRE SITE MUST HAVE PERMANENT VEGETATION MEETING VEGETATIVE DENSITY REQUIREMENTS IN THE GENERAL PERMIT, OR MULCH PER LANDSCAPE PLAN, IN ALL AREAS NOT COVERED BY HARDSCAPE (STONE, PAVEMENT, BUILDINGS, ETC.).
- FINAL SITE STABILIZATION IS ACHIEVED WHEN PERENNIAL VEGETATIVE COVER PROVIDES PERMANENT STABILIZATION WITH A UNIFORM DENSITY GREATER THAN 70 PERCENT OVER THE ENTIRE AREA TO BE STABILIZED BY VEGETATIVE COVER. THIS AREA IS EXCLUSIVE OF AREAS THAT ARE COVERED WITH ROCK (CRUSHED GRAVEL, GRAVEL, ETC.) OR LANDSCAPE MULCH, PAVED OR HAVE A BUILDING OR OTHER PERMANENT STRUCTURE ON THEM.

SEEDING/VEGETATION REQUIREMENTS

- CONSIDERATION MUST BE GIVEN TO ANTICIPATED CLIMATE AND SEASONAL CONDITIONS WHEN PLANTING SEED.
- SEED SHALL BE FREE OF WEEDY SPECIES AND APPROPRIATE FOR SITE SOILS AND REGIONAL CLIMATE. SEED AND MULCH PER THE CONSTRUCTION DRAWINGS AND THE PLANTING SPECIFICATION IMMEDIATELY AFTER TOPSOIL IS APPLIED AND FINAL GRADE IS REACHED.
- THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OTHER LANDSCAPING COVER (STONE, MULCH, ETC.), OR HAVE A STAND OF GRASS WITH A MINIMUM OF 70 PERCENT DENSITY OVER THE ENTIRE VEGETATED AREA, OR GREATER IN ACCORDANCE WITH THE GENERAL PERMIT REQUIREMENTS.
- VEGETATED AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.
- THE VEGETATIVE DENSITY MUST BE MAINTAINED THROUGH PROJECT COMPLETION TO BE CONSIDERED STABILIZED. AREAS PROTECTED BY EROSION CONTROL BLANKETS ARE NOT PERMANENTLY STABILIZED UNTIL THE APPLICABLE GENERAL PERMIT REQUIREMENT FOR FINAL VEGETATIVE DENSITY IS ACHIEVED.
- RIE-RAP, MULCH, GRAVEL, RECOMPOSED GRANITE, OR OTHER EQUIVALENT PERMANENT STABILIZATION MEASURES MAY BE EMPLOYED IN LIEU OF VEGETATION BASED ON SITE-SPECIFIC CONDITIONS, DESIGN AND GOVERNING AGENCY APPROVAL.
- ALL VEGETATED AREAS SHALL BE INSPECTED REGULARLY TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED.

IRRIGATION OR DISPERSION

- USING WATER FROM BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS FOR IRRIGATION MINIMIZES DISCHARGES FROM THE SITE, AND IT MAY SATISFY OTHER NEEDS OF THE CONSTRUCTION PROJECT, SUCH AS DUST CONTROL, VEGETATIVE ESTABLISHMENT, ETC.
- CARE SHOULD BE TAKEN THAT WATER UTILIZED FROM CONTAINMENT AREAS ON-SITE FOR CONSTRUCTION PURPOSES DOES NOT DISCHARGE OFF-SITE. IF DISCHARGE IS ANTICIPATED OR OBSERVED, DRAINAGE PROCEDURES STATED IN THE DEWATERING DETAIL MUST BE FOLLOWED.
- GC SHALL IMPLEMENT IRRIGATION OR DISPERSION AS PRACTICABLE TO REDUCE WATER VOLUME IN IMPOUNDMENTS AND TO FOSTER VEGETATION GROWTH.

SKIMMER

- SKIMMER OR DEWATERING BMP MUST DRAW WATER FROM THE TOP OF THE WATER COLUMN (I.E., WATER SURFACE) PER FDPF GENERAL PERMIT.
- DO NOT USE RISERS WITH PERFORATED PIPE OR ANY OTHER SYSTEMBAMP THAT DRAWS WATER FROM BELOW THE WATER SURFACE.

CHEMICALLY-ENHANCED SETTLING PASSIVE TREATMENT SYSTEMS

- IMPORTANT: GC SHALL NOT APPLY FLOCCULANTS WITHOUT PREVIOUS REVIEW AND WRITTEN CONFIRMATION BY EOR. LOCAL REGULATIONS MUST BE USED IN LOCATIONS SHOWN ON THE SITE MAPS AT RATES AND METHODS SPECIFIED AND AS APPROVED BY EOR. EOR SHALL CONFIRM WHETHER TO FOLLOW MANUFACTURER DIRECTION, OR MODIFY MANUFACTURER'S DIRECTION.
- FLOCCULANTS SHALL BE USED AS FAR UPSTREAM OF BASINS, TRAPS, TANKS, OR OTHER WATER CONTAINMENT AREAS AS POSSIBLE. THE EFFECTIVENESS OF FLOCCULANTS DEPENDS ON THE TRAVEL TIME AND AGITATION OF THE WATER, FOR PROPER MIXING.
- SOLID SEDIMENTATION/SETTLING MUST OCCUR WITHIN THE LOD. THAT IS, VELOCITY OF FLOW IN WATER CONTAINMENT SHOULD BE NEAR ZERO, AND THE TIME OF RESIDENCE IN WATER CONTAINMENT SHOULD BE LONG ENOUGH TO ALLOW SETTLING.
- FLOC BLOCKS, FLOCCULANT-IMPREGNATED WATTLES, AND ANY OTHER CONTROL MEASURES WHICH SUPPLY FLOCCULANTS MUST BE REGULARLY INSPECTED AND MAINTAINED AS ARE ALL OTHER CONTROL MEASURES.
- STANDARD EROSION AND SEDIMENT CONTROLS ARE REQUIRED BOTH PRIOR TO AND AFTER CHEMICAL TREATMENT IN ACCORDANCE WITH THE SWPPP PLANS.

SANITARY FACILITIES

- ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S.. PORTABLE TOILETS FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE, IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERM MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM PERMANENT STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.
- CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS EXCEPT DURING APPLICATIONS. CONTAINERS AND THEIR CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIALS MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF IN AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

TEMPORARY PARKING

- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

MATERIAL LAYDOWN AND STORAGE AREA

- MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM PERMANENT STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.
- CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS EXCEPT DURING APPLICATIONS. CONTAINERS AND THEIR CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIALS MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF IN AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

HAZARDOUS MATERIAL MANAGEMENT / SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE REPORTED TO THE STATE WARNING POINT OR DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE, BUREAU OF EMERGENCY RESPONSE AS SOON AS POSSIBLE BUT NO LATER THAN 24 HOURS AFTER OCCURRENCE.

THE DISCHARGE SHALL BE REPORTED WITHIN TWO WEEKS OF DISCOVERY, HOWEVER, DISCHARGES OF REPORTABLE QUANTITIES ONTO THE SURFACE OF LANDS OR TO SURFACE WATERS SHALL BE REPORTED TO THE STATE WARNING POINT OR DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE, BUREAU OF EMERGENCY RESPONSE AS SOON AS POSSIBLE BUT NO LATER THAN 24 HOURS AFTER OCCURRENCE.

THE REPORTABLE QUANTITIES FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 355 AND ON THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE AT: <https://www.dep.state.fl.us/emergencyresponse/overseer/contingencytable/index.cfm>

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

- ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, SEPARATE FROM OTHERS, AND APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS SIFTY LITTER OR SAND/LOESS, ACID BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATIONS) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
- THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
- CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.
- ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
- ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.
- THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

FUEL AND PETROLEUM STORAGE AND USE

- THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON-SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TANKS SINGLE AND DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 150% OF THE LARGEST TANK AND 110% OF THE AGGREGATE, WHICHEVER IS LARGER.
- THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.
- A SPILL PREVENTION, CONTROL, AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE.
- CONTAINERS WITH A STORAGE CAPACITY OF 55-GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE EOR TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).

SOLID WASTE DISPOSAL

- SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.
- NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HALLED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 90% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

CEMENT AND CONCRETE WASHOUT

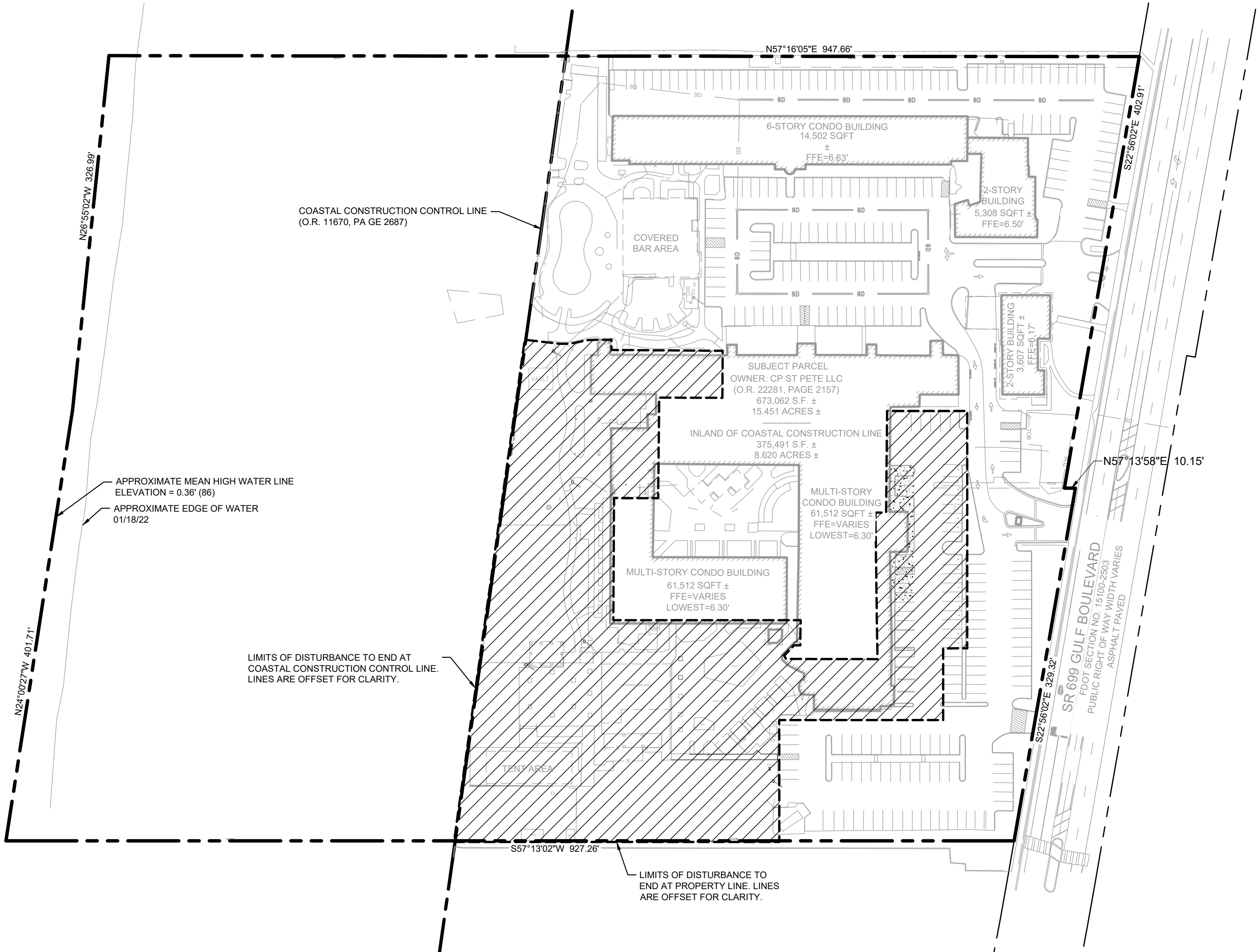
- CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY-MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.
- LOCAL REGULATIONS ALLOW FOR THE CONCRETE WASH OUT AREA ON-SITE.
- DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE. ONLY COMMERCIALY AVAILABLE ABOVE GROUND PORTABLE CONCRETE WASHOUT CONTAINERS ARE ALLOWED AND MUST BE PROTECTED FROM VEHICLE TRAFFIC AND CLEARLY IDENTIFIED BY LEGIBLE SIGNAGE, AND MUST BE LOCATED OUTSIDE OF VEGETATED BUFFERS AND AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL CONTAIN AND/OR ACTIVELY MANAGE BOTH, SOLID AND FLUID, COMPONENTS OF THE MIX. CONCRETE WASHOUT CONTAINERS MUST BE CLEANED OR EXCHANGED WHEN THE REMAINING VOLUME IS REDUCED BY 85% TO PREVENT ANY POTENTIAL OVERFLOW AND A SANITARY MANAGER MUST BE PROVIDED TO MAINTAIN THE CONTAINERS.
- ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

PAINT AND STUCCO WASHOUT

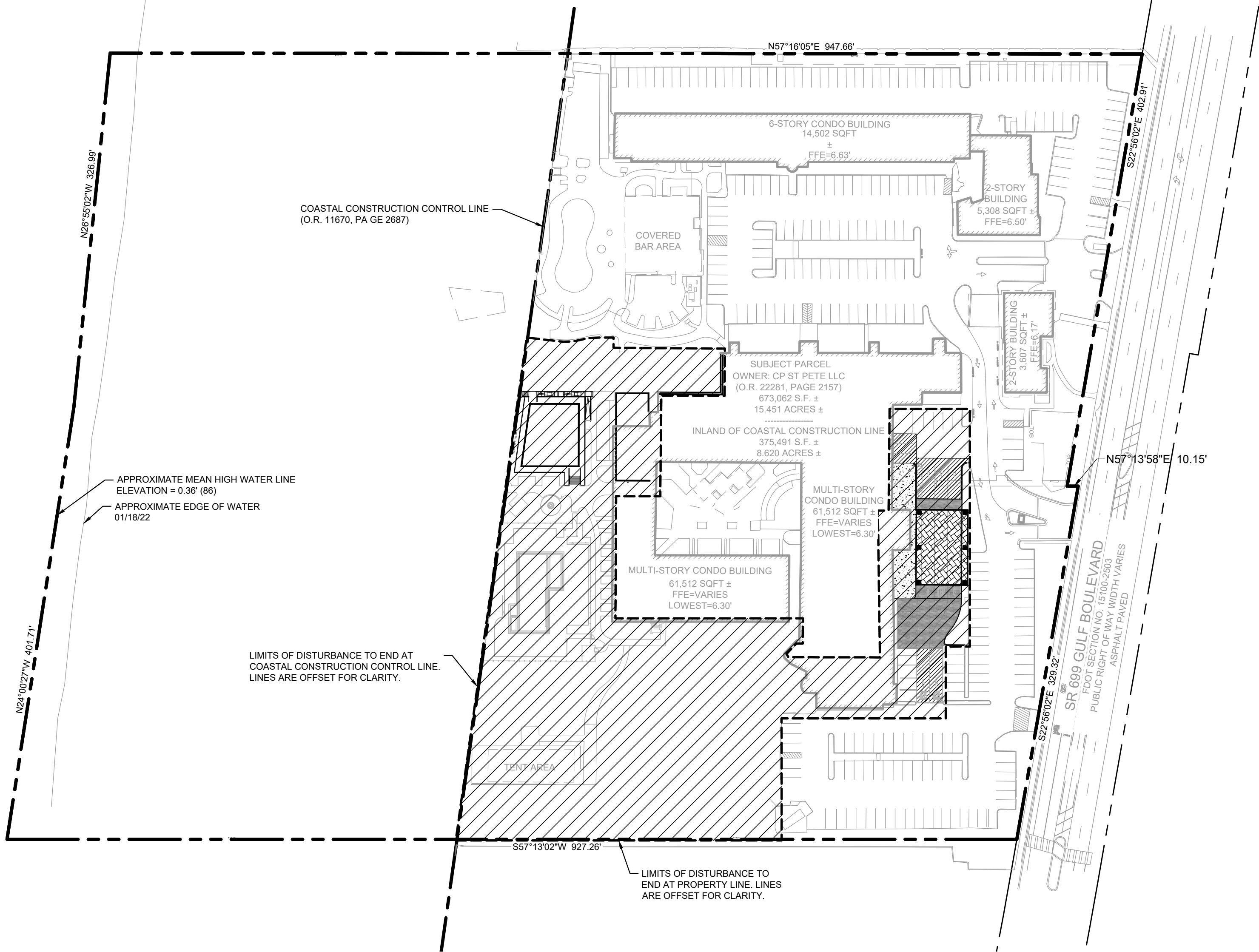
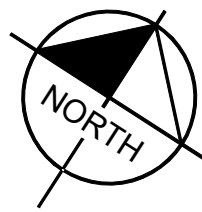
- PROVIDE WASH STATION IN A LOCATION PROTECTED FROM WEATHER ELEMENTS.
- COLLECT ALL USED WASH WATER AND DISPOSE OF IT PROPERLY.
- PROVIDE ADEQUATE SUPPLY OF WATER AND ANY OTHER SUPPLIES TO ENSURE PROPER OPERATION OF WASH STATION WHEN NEEDED.

OTHER POLLUTANT CONTROLS

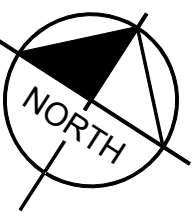
Plotted By: Haney, Shone Sheet Set: Kha Layout: C011 March 14, 2023 04:25:47pm K:\TAM_Civil\145423 - Columbia Sussex\000 - Sirata Beach Resort\CADD\Work\PlanSheets\Phase 1\C011 - SWPPP SEQUENCE AND LIMITS OF WORK.dwg
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PHASE 1 LIMITS OF WORK
N.T.S



PHASE 2 LIMITS OF WORK
N.T.S



SWPPP IMPLEMENTATION SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE AREAS, CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

NOTE: DOWN SLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. ACTIVITIES ARE PRESENT IN THE ORDER OR SEQUENCE IN WHICH THEY ARE REQUIRED TO BE COMPLETED.

PHASE 1

1. INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
2. INSTALL TEMPORARY CONSTRUCTION FENCING, STAKEFLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
3. INSTALL INLET PROTECTION AT ALL STORM STRUCTURES AS SHOWN ON SITE-MAP.
4. INSTALL FLOATING TURBIDITY BARRIERS AT ALL OUTFALL LOCATIONS.
5. INSTALL PERIMETER SEDIMENT CONTROL, BMPS, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL, BMPS.
6. INSTALL STABILIZED CONSTRUCTION EXIT AND SET THE PROJECT OFFICE TRAILER.
7. PREPARE TEMPORARY PARKING AND STORAGE AREA.
8. BUILD BOX CULVERTS AND BUILD RETAINING WALLS.
9. BEGIN CLEARING, GRUBBING, AND STRIPPING THE SITE (PHASE CLEARING AND GRUBBING TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
10. BEGIN GRADING THE SITE.
11. START CONSTRUCTION OF BUILDING PAD, STRUCTURES, AND TANK INSTALLATION.
12. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
13. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
14. INSTALL SILT FENCE FOR UTILITY CONNECTION PRIOR TO WORKING IN AREA
15. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
16. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
17. INSTALL OUTFALL TIDAL CHECK VALVES, MANATEE GRATES, AND SCOUR BLANKETS AS EACH OUTFALL IS INSTALLED.
18. HALT ALL ACTIVITIES

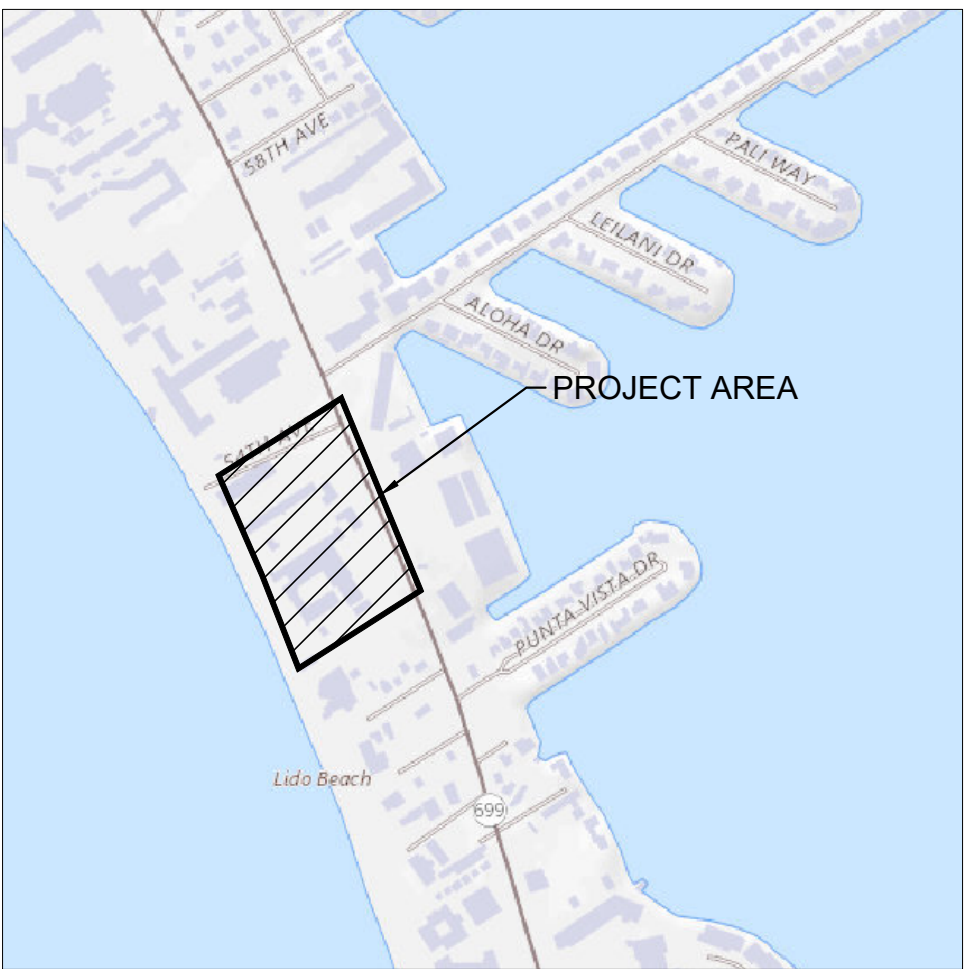
CONTACT THE CIVIL ENGINEER TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. BMP CERTIFICATION MUST OCCUR BEFORE STORMWATER PRE-CONSTRUCTION MEETING. (THIS MAY SHOULD BE SCHEDULED IN ADVANCE, IN ANTICIPATION OF THE EXPECTED DATE WHEN THE ABOVE SEQUENCE ITEMS WILL BE COMPLETED.)

PHASE 2

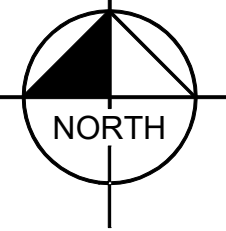
1. PREPARE SITE FOR PAVING.
2. PAVE SITE.
3. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS, INCLUDING PONDS.
4. OBTAIN CONCURRENCE FROM THE OWNER CONSTRUCTION MANAGER (CM) THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED, THEN:
 - A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS),
 - B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS, AND
 - C. AFTER CM CONCURS THAT PRE NOT CONDITIONS HAVE BEEN MET, CONTRACTOR SHALL PREPARE THE PRE NOT REPORT.
5. CONTINUE INSPECTIONS AND REPORTS UNTIL THE CM FINAL INSPECTION REPORT, MARKED "READY TO TERMINATE PERMIT", IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. BMP-RELATED STEPS IN THE ABOVE SEQUENCE ARE BOLDDED FOR CLARITY. THE CIVIL ENGINEER MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE SWPPP IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE ON SHEET SW-5.



USGS QUADRANGLE MAP
SCALE: NTS



LEGEND

LIMITS OF DISTURBANCE

	PROPERTY LINE
	PERMITTED LIMITS OF DISTURBANCE
	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING FOOTPRINT
	LIMITS OF WORK

ACREAGE SUMMARY

PROPERTY AREA	15.45 AC
PERMITTED AREA WITHIN PROPERTY	4.90 AC
PERMITTED AREA OUTSIDE OF PROPERTY	0.00 AC
TOTAL PERMITTED PROJECT AREA	4.90 AC
IMPERVIOUS AREA PRE-DEVELOPMENT	3.68 AC
IMPERVIOUS AREA POST-DEVELOPMENT	3.37 AC
PERVIOUS AREA POST-DEVELOPMENT	1.53 AC

OFF-SITE RUN-ON SUMMARY

OFF-SITE DRAINAGE AREA (ACRES)	NOT QUANTIFIABLE
FLOW (CFS)	N/A
AVERAGE SLOPE	N/A
MAXIMUM SLOPE	N/A
COVER TYPE	N/A

VEGETATED STRIPS OR BUFFERS

BUFFER NAME	N/A
BUFFER AREA (ACRES)	N/A

PRESERVE VEGETATED AREA THROUGHOUT THE CONSTRUCTION PROJECT. ESTABLISH VEGETATION IN DISTURBED AREAS PER STABILIZATION DETAILS. DELINEATE AND PROTECT VEGETATED STRIPS OR BUFFERS PRIOR TO EARTH DISTURBING ACTIVITIES. INSPECT VEGETATED STRIPS OR BUFFERS AS REQUIRED.

RUNOFF COEFFICIENT SUMMARY

PRE-CONSTRUCTION SC5 TR-55 CURVE NUMBER	91
POST-CONSTRUCTION SC5 TR-55 CURVE NUMBER	89

SITE LOCATION SUMMARY

ADDRESS	5300 GULF BLVD, ST PETE BEACH, FL 33706
CENTER OF SITE	27.728689, -82.743741 (N27°43'37" W82°44'37")
ADJACENT SURROUNDING PROPERTIES	SEE SITE PLAN

SITE TOPOGRAPHY SUMMARY

LOWEST ELEVATION OF PROJECT SITE	5.04 FT
HIGHEST ELEVATION OF PROJECT SITE	9.01 FT
PERCENT SLOPE VARIATION	

TOPOGRAPHY CHANGES	RELATIVELY FLAT WITH GRADUAL SLOPE DOWN TO THE OCEAN
--------------------	--

VEGETATION	SURFACE PARKING, MULCH AND SOD GROUND COVER
AVERAGE SLOPE	3.17%

SITE SOIL SUMMARY

SOIL TYPE AND TEXTURE	BEACHES, MATLACHA & ST. AUGUSTINE, PALM BEACH
AVERAGE DEPTH OF TOPSOIL	12"
AVERAGE DEPTH TO GROUNDWATER	5'

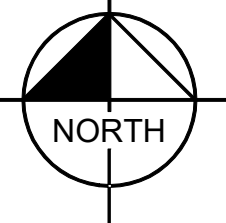
THE ABOVE SOILS INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR BIDDING PURPOSES, CONSTRUCTION COSTS, OR ESTIMATING.

SITE RAINFALL SUMMARY

AVERAGE RAINFALL IN INCHES											
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
0.70	0.74	1.63	4.15	3.61	5.62	6.37	4.80	13.16	0.23	2.95	2.14
TOTAL AVERAGE ANNUAL RAINFALL											46.10



SITE LOCATION MAP
SCALE: NTS



NOTE TO GENERAL CONTRACTOR:

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

DEVELOPER/OWNER:
COLUMBIA SUSSEX CORPORATION
740 CENTRE VIEW BLVD.,
CRESTVIEW HILLS, KY 41017
(859) 578-1120

SITE OPERATOR/GENERAL CONTRACTOR:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLANS SHEETS ISSUED BY THE CIVIL ENGINEER.

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.



SIRATA BEACH RESORT REDEVELOPMENT

5300 GULF BOULEVARD

FOR
COLUMBIA SUSSEX CORPORATION
740 CENTRE VIEW BLVD, CRESTVIEW HILLS, KENTUCKY 41017
PHONE: (859) 578-1120

CITY OF ST. PETE BEACH FLORIDA

ARCHITECT

LANDSCAPE ARCHITECT

MEP

STRUCTURAL

COASTAL ENGINEER

CIVIL ENGINEER

Kimley»Horn

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SCALE AS SHOWN

DESIGNED BY SMH

DRAWN BY AAE

CHECKED BY SWG

DATE 03/17/2023
DESCRIPTION PHASE 2 INITIAL SUBMITTAL

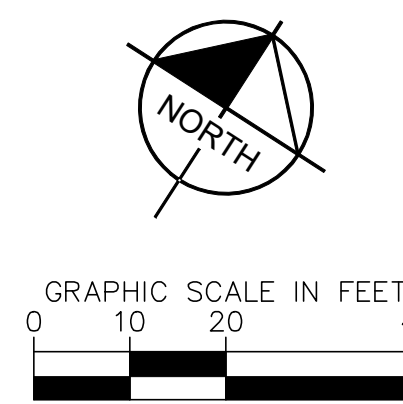
REVISIONS
DATE DESCRIPTION

DATE 03/17/2023
PROJECT NO. 145423000
SHEET TITLE

SWPPP SEQUENCE AND LIMITS OF WORK

SHEET NUMBER

C011



LEGEND	
SITE FEATURES	
	PROPERTY LINE
	PROPOSED LIMITS OF DISTURBANCE
	EXISTING STORM DRAIN
	LIMITS OF DRAINAGE SUB-BASIN
	CHAIN LINK FENCE
	SOIL BOUNDARY
	EXISTING CONTOUR ELEVATIONS
EROSION DETAILS	
	CE CONSTRUCTION EXIT
	SF SEDIMENTATION/SILT FENCE WITH WIRE BACKING
	SS SWPPP INFORMATION SIGN
	CG CONSTRUCTION GATE
	IPH INLET PROTECTION FILTER SACK
	CW CONCRETE WASHOUT
	SDP SILT DIKE DIVERSION

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT: THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE EOR AND OBTAIN WRITTEN EOR APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPs (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPs
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPs, WITHOUT EOR APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE EOR AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED; IT IS ACCEPTABLE TO ADD AGENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE EOR NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM EOR. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE EOR OF RECORD FOR THE PROJECT.

NOTE TO GENERAL CONTRACTOR:

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

DEVELOPER/OWNER:
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(859) 578-1120

SITE OPERATOR/GENERAL CONTRACTOR:

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ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
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SIRATA BEACH
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PHONE: (859) 578-1120

CITY OF ST. PETE BEACHFLORIDA

ARCHITECT

LANDSCAPE ARCHITECT

MEP

STRUCTURAL

COASTAL ENGINEER

CIVIL ENGINEER

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SCALEAS SHOWN

DESIGNED BYSMH

DRAWN BYAAE

CHECKED BYSWG

DATE03/17/2023

DESCRIPTIONPHASE 2 INITIAL SUBMITTAL

REVISIONS

DATEDESCRIPTION

DATE03/17/2023

PROJECT NO.145423000

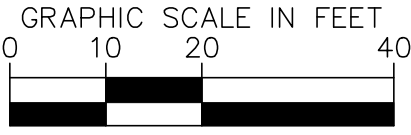
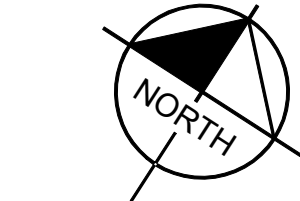
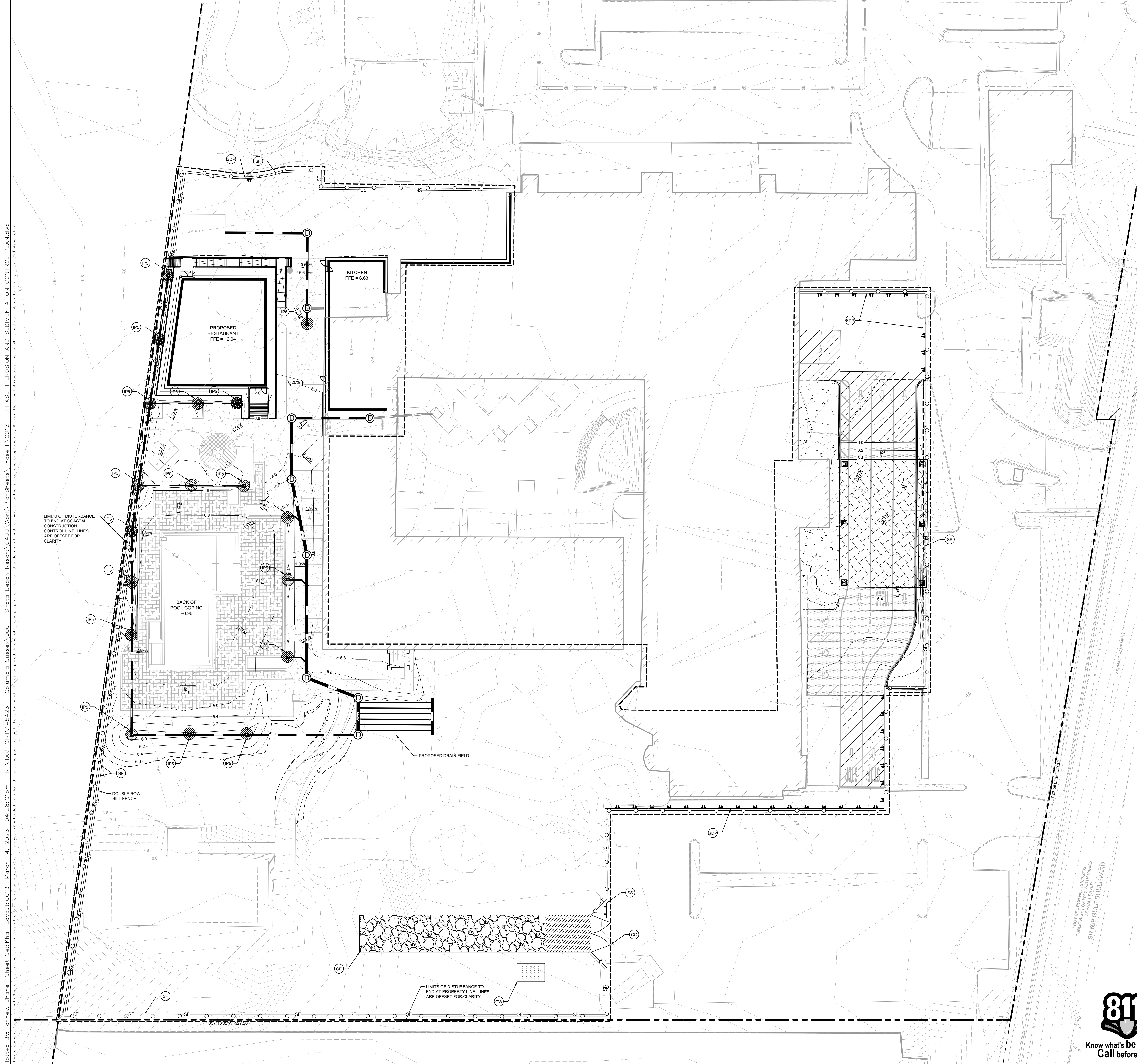
SHEET TITLE

PHASE I EROSION AND
SEDIMENTATION CONTROL
PLAN

SHEET NUMBER

C012

Plotted By: harney, Shone Sheet Set: KHA Layout: C012 March 14, 2023 04:27:00pm K:\VIA_CIV\45423 - Columbia Sussex\000 - Sirata Beach Resort\CADD\Work\PlanSheets\Phase I\CD02 - PHASE I EROSION AND SEDIMENTATION CONTROL PLAN.dwg
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LEGEND

SITE FEATURES

- PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING STORM DRAIN
- LIMITS OF DRAINAGE SUB-BASIN
- CHAIN LINK FENCE
- SOIL BOUNDARY
- EXISTING CONTOUR ELEVATIONS

EROSION DETAILS

- CE CONSTRUCTION EXIT
- SF SEDIMENTATION/SILT FENCE WITH WIRE BACKING
- SS SWPPP INFORMATION SIGN
- CG CONSTRUCTION GATE
- IPH INLET PROTECTION FILTER SACK
- CW CONCRETE WASHOUT
- SDP SILT DIKE DIVERSION

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CITY OF ST. PETE BEACH

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SCALE

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DESIGNED BY

SMH

DRAWN BY

AAE

CHECKED BY

SWG

DATE:

SET DISTRIBUTIONS

DATE DESCRIPTION
03/17/2023 PHASE 2 INITIAL SUBMITTAL

REVISIONS

DATE DESCRIPTION

DATE

03/17/2023

PROJECT NO.

145423000

SHEET TITLE

PHASE II EROSION AND
SEDIMENTATION
CONTROL PLAN

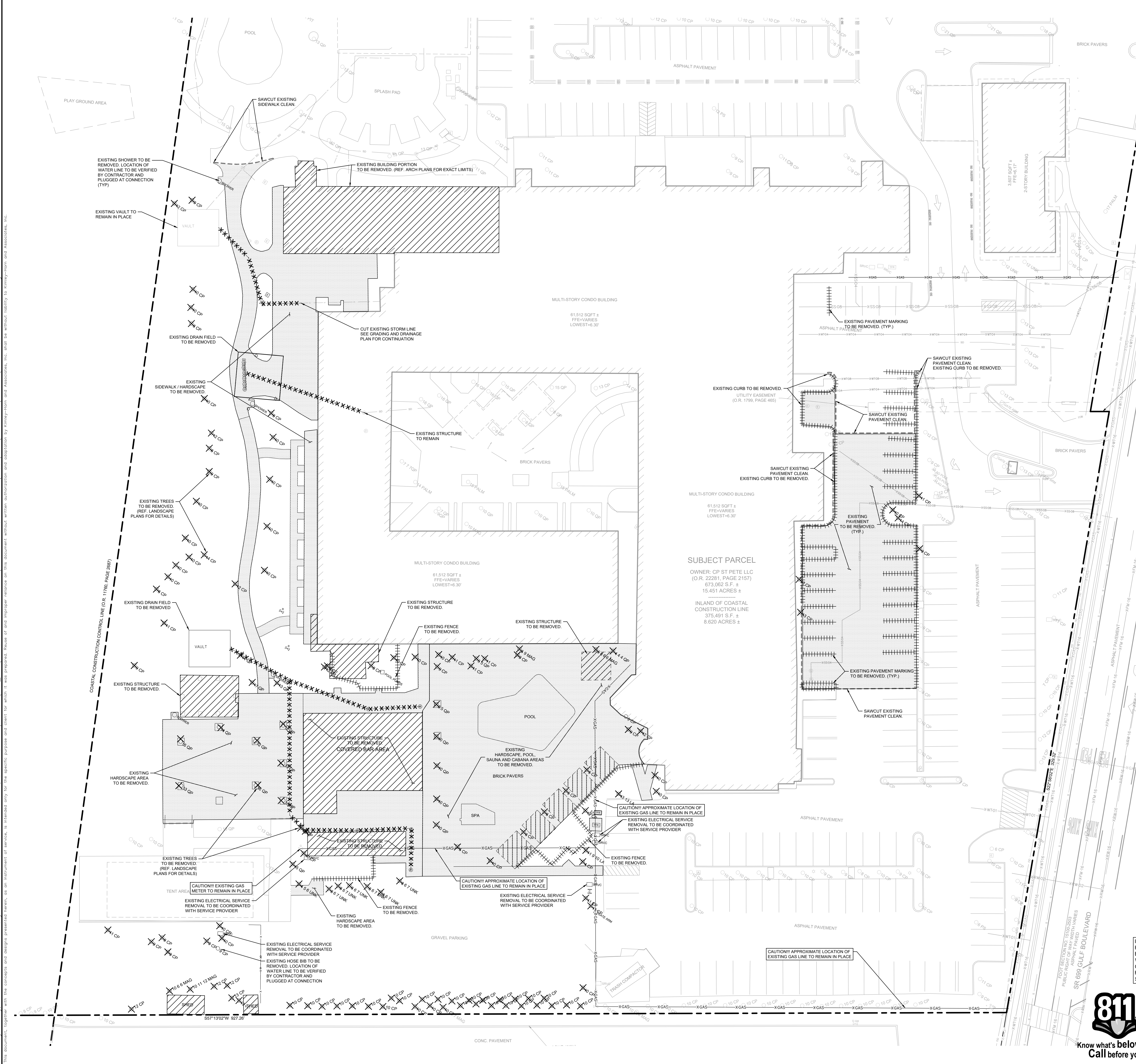
SHEET NUMBER

C013



Plotted By: Haney, Shone Sheet Set: KHA Layout: C013 March 14, 2023 04:28:01pm K:\YAN_Civil\145423 - Columbia Sussex\000 - Sirata Beach Resort\CADD\Work\PlanSheets\Phase II\C013 - PHASE II EROSION AND SEDIMENTATION CONTROL PLAN.dwg
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SIRATA BEACH RESORT REDEVELOPMENT

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PHONE: (859) 578-1120

CITY OF ST. PETE BEACH FLORIDA

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SCALE AS SHOWN

DESIGNED BY SMH

DRAWN BY AAE

CHECKED BY SWG

DATE: 03/17/2023

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DATE	DESCRIPTION
03/17/2023	PHASE 2 INITIAL SUBMITTAL

REVISIONS

DATE	DESCRIPTION
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DATE 03/15/2023
PROJECT NO. 145423000
SHEET TITLE
DEMOLITION PLAN
SHEET NUMBER
C110

LEGEND

- PROPERTY LINE
- COASTAL CONSTRUCTION CONTROL LINE
- SAWCUT PAVEMENT CLEAN MATCH EXISTING PAVEMENT ELEVATION
- CONCRETE CURB, FENCE, PAVEMENT MARKING TO BE REMOVED
- EXISTING STORMWATER LINES AND STRUCTURES TO BE REMOVED
- EXISTING PAVEMENT / HARDSCAPE TO BE REMOVED
- EXISTING BUILDING / STRUCTURE TO BE REMOVED (REF. ARCH PLANS FOR EXACT LIMITS)
- EXISTING TREE TO BE REMOVED (REF. LANDSCAPE PLANS)

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY. COORDINATE IRRIGATION SHUT DOWN/MODIFICATIONS WITH CITY OF TAMPA STAFF TO ALLOW FOR CONTINUATION OF PORTIONS OF SYSTEM DURING CONSTRUCTION. SEE IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUDED IF UNDER BUILDING.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE CITY RIGHT OF WAY DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR TO NEW CONDITION.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE BUILDING AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- REFER TO LANDSCAPE PLANS FOR TREE AND SHRUB REMOVAL. COMPENSATION TABLES AND LANDSCAPE LIGHTING REMOVALS.
- GAS LINE RELOCATION WORK TO BE DONE BY TECO PEOPLES GAS. NOT IN CONTRACT.
- ELECTRICAL LINE, SWITCH GEAR AND CONTROLLER CABINET RELOCATION WORK TO BE DONE BY DUKE ENERGY. NOT IN CONTRACT.

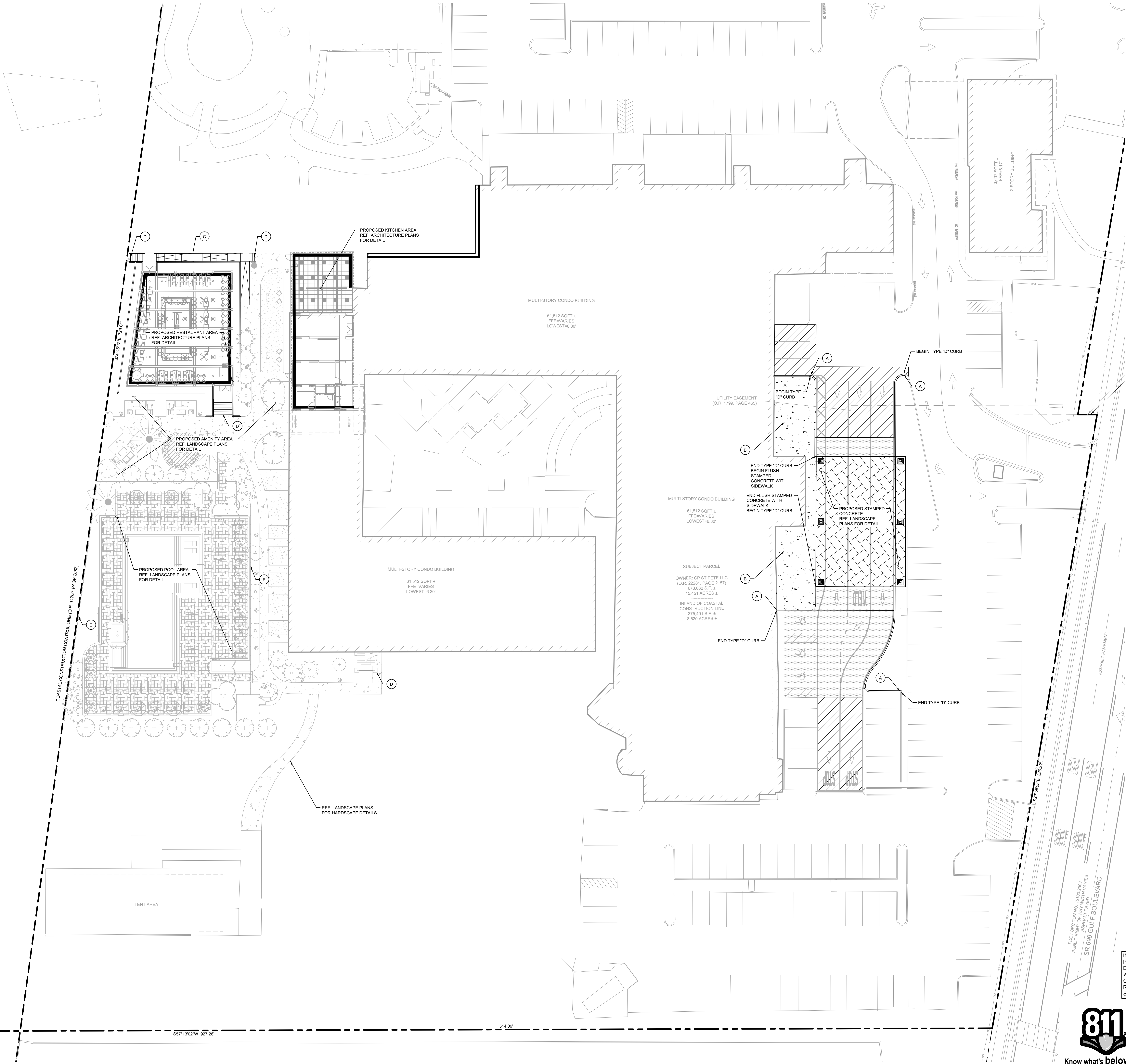
IN ACCORDANCE WITH RESOLUTION 2022-03 AND LDC SECTION 39.9 THE PROPOSED DEVELOPMENT WILL COMPLY WITH TWO ENERGY AND/OR ENVIRONMENTAL DESIGN STANDARDS. THE MIXED-USE STRUCTURE WILL BE DESIGNED TO NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION FOR HIGH-RISE RESIDENTIAL WHILE THE WATERFRONT RESTAURANT WILL BE DESIGNED TO NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION FOR COMMERCIAL PROJECTS.

ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
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Plotted By: Jarney, Shere Sheet Set: Kha Layout: C210 - SITE PLAN March 14, 2023 03:03:50pm K:\TAM Civil\145423 - Sirata Beach Resort\CADD\Work\PlanSheets\Phase II\C210 - SITE PLAN.dwg
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- LEGEND**
- PROPERTY LINE
 - COASTAL CONSTRUCTION CONTROL LINE
 - EXISTING BUILDING TO REMAIN
 - PROPOSED BUILDING
 - FULL DEPTH ASPHALT PAVEMENT
 - PROPOSED MILL & OVERLAY
 - PROPOSED CONCRETE SIDEWALK / HARDSCAPE
 - PROPOSED STAMPED CONCRETE

- KEY NOTE LEGEND**
- A PROPOSED TYPE 'D' CURB. SEE DETAIL SHEET.
 - B PROPOSED CONCRETE SIDEWALK. SEE PLANS FOR WIDTH. INSTALL PER FDOT INDEX 522-001
 - C PROPOSED ADA RAMP. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
 - D PROPOSED STAIRS. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
 - E PROPOSED FENCE. REFER TO HARDSCAPE PLAN FOR DETAILS.

IN ACCORDANCE WITH RESOLUTION 2022-03 AND LDC SECTION 39.9 THE PROPOSED DEVELOPMENT WILL COMPLY WITH TWO ENERGY AND/OR ENVIRONMENTAL DESIGN STANDARDS. THE MIXED-USE STRUCTURE WILL BE DESIGNED TO NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION FOR HIGH-RISE RESIDENTIAL WHILE THE WATERFRONT RESTAURANT WILL BE DESIGNED TO NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION FOR COMMERCIAL PROJECTS.

ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
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SIRATA BEACH RESORT REDEVELOPMENT
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FOR
COLUMBIA SUSSEX CORPORATION
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PHONE: (859) 578-1120
CITY OF ST. PETE BEACH FLORIDA

ARCHITECT

LANDSCAPE ARCHITECT

MEP

STRUCTURAL

COASTAL ENGINEER

CIVIL ENGINEER

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SCALE AS SHOWN
DESIGNED BY SMH
DRAWN BY AAE
CHECKED BY SWG
DATE: 03/17/2023

SET DISTRIBUTIONS
DATE DESCRIPTION
03/17/2023 PHASE 2 INITIAL SUBMITTAL

REVISIONS
DATE DESCRIPTION

DATE 03/17/2023
PROJECT NO. 145423000
SHEET TITLE

SITE PLAN

SHEET NUMBER

C210



Plotted By:Harvey, Shane Sheet Set:Kha Layout:C315 — GRADING STRUCTURE DETAILS March 14, 2023 04:17:48pm K:\TAM_Civil\145423 — Columbia Sussex\000 — Sirata Beach Resort\CADD\Work\PlanSheets\Phase 1\C310 — GRADING PLAN.dwg

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STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
EX-ST-01	EXISTING GRATE INLET RIM: 5.83 INV OUT: 4.20		TO EX-ST-40, 12" PVC INV OUT: 4.20 @ 5.81%
EX-ST-40	STORM MANHOLE RIM: 7.63 INV IN: 2.11 INV OUT: 2.11	FROM EX-ST-01, 12" PVC INV IN: 2.11 @ 5.81%	TO ST-140, 15" RCP INV OUT: 2.11 @ 0.50%
EXISTING DRAIN FIELD	CONNECTION TO EXISTING DRAIN FIELD RIM: 3.08 INV IN: 1.56	FROM ST-310, 15" RCP INV IN: 1.56 @ 0.24%	
ST-100	STORM MANHOLE RIM: 6.35 INV IN: 0.79 INV OUT: 0.79	FROM ST-110, 18" RCP INV IN: 0.79 @ 0.50%	TO ST-200, 18" PVC INV OUT: 0.79 @ 0.00%
ST-110	STORM MANHOLE RIM: 6.54 INV IN: 0.94 INV OUT: 0.94	FROM ST-111 WYE CONNECTION, 18" RCP INV IN: 0.94 @ 0.50%	TO ST-100, 18" RCP INV OUT: 0.94 @ 0.50%
ST-111	12-INCH NYLOPLAST YARD DRAIN RIM: 6.30 INV OUT: 1.93		TO ST-111 WYE, 8" PVC INV OUT: 1.93 @ 1.00%
ST-112	12-INCH NYLOPLAST YARD DRAIN RIM: 6.30 INV OUT: 2.14		TO ST-112 WYE, 8" PVC INV OUT: 2.14 @ 1.00%
ST-113	12-INCH NYLOPLAST YARD DRAIN RIM: 6.30 INV OUT: 2.27		TO ST-113 WYE, 8" PVC INV OUT: 2.27 @ 1.00%
ST-120	STORM MANHOLE RIM: 6.73 INV IN: 1.27 INV OUT: 1.27	FROM ST-113 WYE CONNECTION, 18" RCP INV IN: 1.27 @ 0.50%	TO ST-112 WYE CONNECTION, 18" RCP INV OUT: 1.27 @ 0.50%
ST-130	STORM MANHOLE RIM: 6.59 INV IN: 1.73 INV OUT: 1.48	FROM ST-140, 15" RCP INV IN: 1.73 @ 0.50%	TO ST-113 WYE CONNECTION, 18" RCP INV OUT: 1.48 @ 0.50%
ST-140	STORM MANHOLE RIM: 6.51 INV IN: 1.90 INV OUT: 1.90	FROM EX-ST-40, 15" RCP INV IN: 1.90 @ 0.50%	TO ST-130, 15" RCP INV OUT: 1.90 @ 0.50%
ST-200	STORM MANHOLE RIM: 6.14 INV IN: 1.29 INV IN: 0.79	FROM ST-210, 12" PVC INV IN: 1.29 @ 0.50% FROM ST-100, 18" PVC INV IN: 0.79 @ 0.00%	
ST-210	12-INCH NYLOPLAST YARD DRAIN RIM: 5.86 INV IN: 1.59 INV OUT: 1.59	FROM ST-220, 12" PVC INV IN: 1.59 @ 0.50%	TO ST-200, 12" PVC INV OUT: 1.59 @ 0.50%

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
ST-230	12-INCH NYLOPLAST YARD DRAIN RIM: 5.87 INV IN: 1.90 INV OUT: 1.90	FROM ST-240, 12" PVC INV IN: 1.90 @ 0.50%	TO ST-220, 12" PVC INV OUT: 1.90 @ 0.50%
ST-240	12-INCH NYLOPLAST YARD DRAIN RIM: 6.09 INV IN: 2.17 INV OUT: 2.17	FROM ST-250, 12" PVC INV IN: 2.17 @ 0.50%	TO ST-230, 12" PVC INV OUT: 2.17 @ 0.50%
ST-250	12-INCH NYLOPLAST YARD DRAIN RIM: 6.05 INV IN: 2.31 INV OUT: 2.31	FROM ST-260, 12" PVC INV IN: 2.31 @ 0.50%	TO ST-240, 12" PVC INV OUT: 2.31 @ 0.50%
ST-260	12-INCH NYLOPLAST YARD DRAIN RIM: 6.01 INV IN: 2.45 INV OUT: 2.45	FROM ST-270, 12" PVC INV IN: 2.45 @ 0.50%	TO ST-250, 12" PVC INV OUT: 2.45 @ 0.50%
ST-270	12-INCH NYLOPLAST YARD DRAIN RIM: 6.01 INV IN: 2.58 INV IN: 2.91 INV OUT: 2.58	FROM ST-280, 12" PVC INV IN: 2.58 @ 0.50% FROM ST-271, 8" PVC INV IN: 2.91 @ 1.00%	TO ST-260, 12" PVC INV OUT: 2.58 @ 0.50%
ST-280	12-INCH NYLOPLAST YARD DRAIN RIM: 6.24 INV IN: 3.13 INV IN: 3.13 INV OUT: 2.80	FROM ST-290, 8" PVC INV IN: 3.13 @ 0.50% FROM ST-281, 8" PVC INV IN: 3.13 @ 1.00%	TO ST-270, 12" PVC INV OUT: 2.80 @ 0.50%
ST-281	12-INCH NYLOPLAST YARD DRAIN RIM: 6.24 INV IN: 3.39 INV OUT: 3.39	FROM ST-282, 8" PVC INV IN: 3.39 @ 1.00%	TO ST-280, 8" PVC INV OUT: 3.39 @ 1.00%
ST-282	12-INCH NYLOPLAST YARD DRAIN RIM: 6.11 INV OUT: 3.60		TO ST-281, 8" PVC INV OUT: 3.60 @ 1.00%
ST-290	12-INCH NYLOPLAST YARD DRAIN RIM: 6.18 INV IN: 3.31 INV OUT: 3.31	FROM ST-291, 8" PVC INV IN: 3.31 @ 0.50%	TO ST-280, 8" PVC INV OUT: 3.31 @ 0.50%
ST-291	12-INCH NYLOPLAST YARD DRAIN RIM: 6.20 INV OUT: 3.48		TO ST-290, 8" PVC INV OUT: 3.48 @ 0.50%
ST-300	STORM MANHOLE RIM: 6.68 INV IN: 2.01 INV IN: 1.76 INV OUT: 1.76	FROM ST-301, 12" PVC INV IN: 2.01 @ 1.00% FROM CONNECTION TO EXISTING, 15" PVC INV IN: 1.76 @ 6.73%	TO ST-310, 15" RCP INV OUT: 1.76 @ 0.24%
ST-301	12-INCH NYLOPLAST YARD DRAIN RIM: 6.66 INV OUT: 2.10		TO ST-300, 12" PVC INV OUT: 2.10 @ 1.00%
ST-310	STORM MANHOLE RIM: 6.48 INV IN: 1.66 INV OUT: 1.66	FROM ST-300, 15" RCP INV IN: 1.66 @ 0.24%	TO EXISTING DRAIN FIELD, 15" RCP INV OUT: 1.66 @ 0.24%

SIRATA BEACH
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CITY OF ST. PETE BEACHFLORIDA

ARCHITECT

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SCALEAS SHOWN

DESIGNED BYSMH

DRAWN BYAAE

CHECKED BYSWGDATE:

SET DISTRIBUTIONS

DATEDESCRIPTION

03/17/2023PHASE 2 INITIAL SUBMITTAL

REVISIONS

DATEDESCRIPTION

DATEDESCRIPTION

03/17/2023

PROJECT NO.145423000

SHEET TITLE

GRADING
STRUCTURE DETAILS

SHEET NUMBER

C315

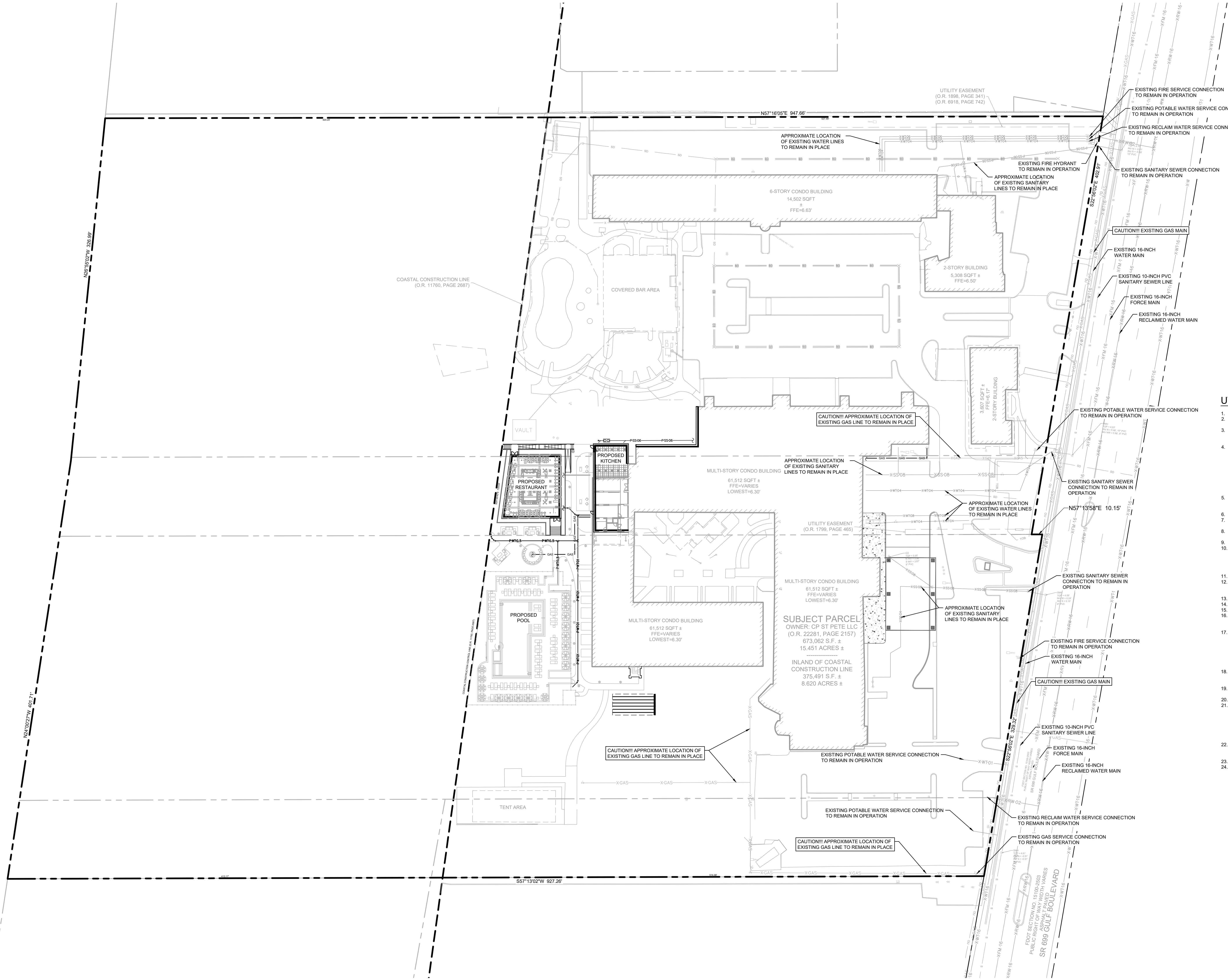


ALERT TO CONTRACTOR:

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2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Plotted By: Jarney, Shere Sheet Set: KHA Layout: C400 - MASTER UTILITY PLAN March 14, 2023 04:24:30pm K:\TAM-Civil\145223 - Columbia Sussex\000 - Sirata Beach Resort\Phase 1\C410 - UTILITY PLAN.dwg
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CITY OF ST. PETE BEACH FLORIDA

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SCALE	AS SHOWN
DESIGNED BY	SMH
DRAWN BY	AAE
CHECKED BY	SWG

DATE	03/17/2023
DESCRIPTION	PHASE 2 INITIAL SUBMITTAL

DATE	DESCRIPTION
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DATE 03/17/2023
PROJECT NO. 145423000
SHEET TITLE

MASTER UTILITY PLAN

SHEET NUMBER

C400



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CITY OF ST. PETE BEACH FLORIDA

LANDSCAPE ARCHITECT

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CIVIL ENGINEER

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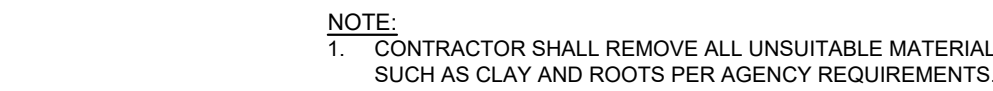
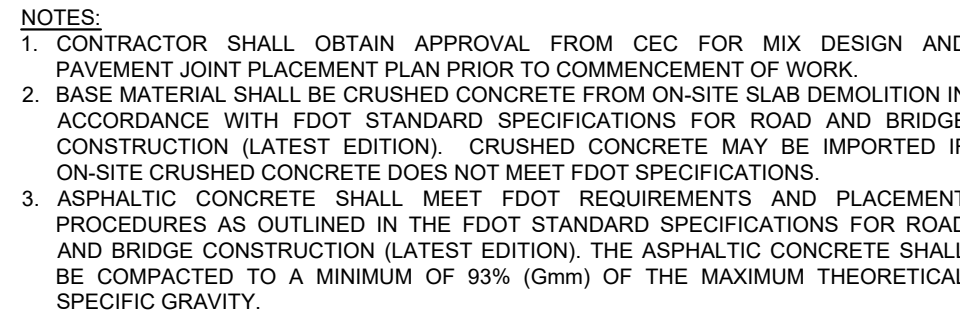
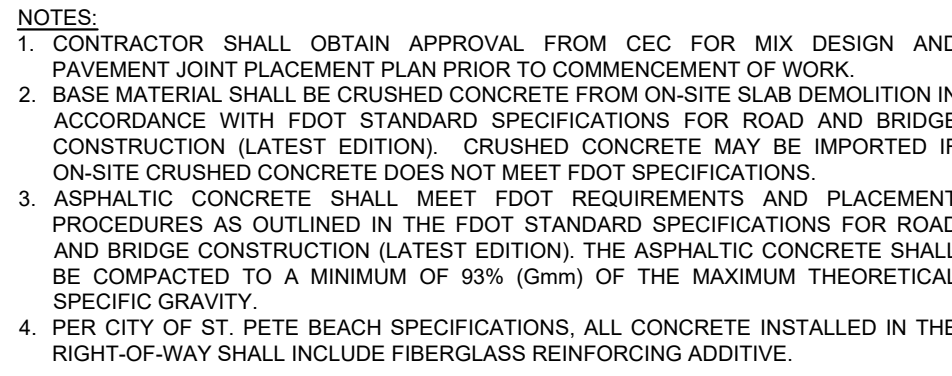
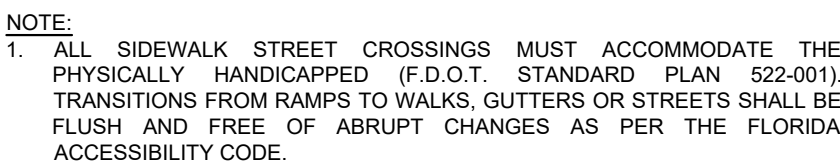
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CHECKED BY		FLORIDA LICENSE NUMBER To the best of the Engineer or Record's knowledge, plans conform with the information above. 6-1945

REVISIONS	
△ DATE	DESCRIPTION

UTILITY PLAN

SHEET NUMBER

C410

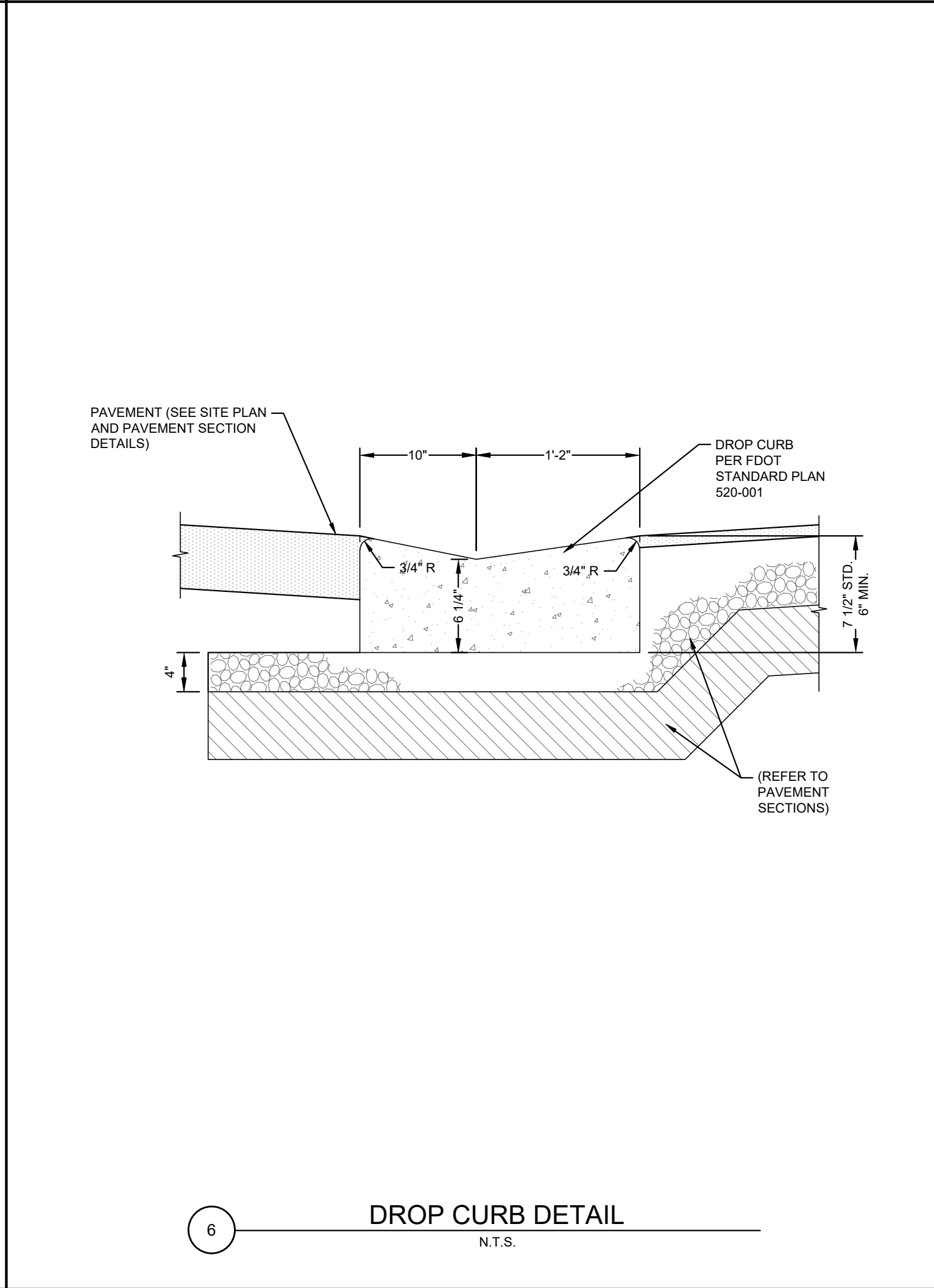
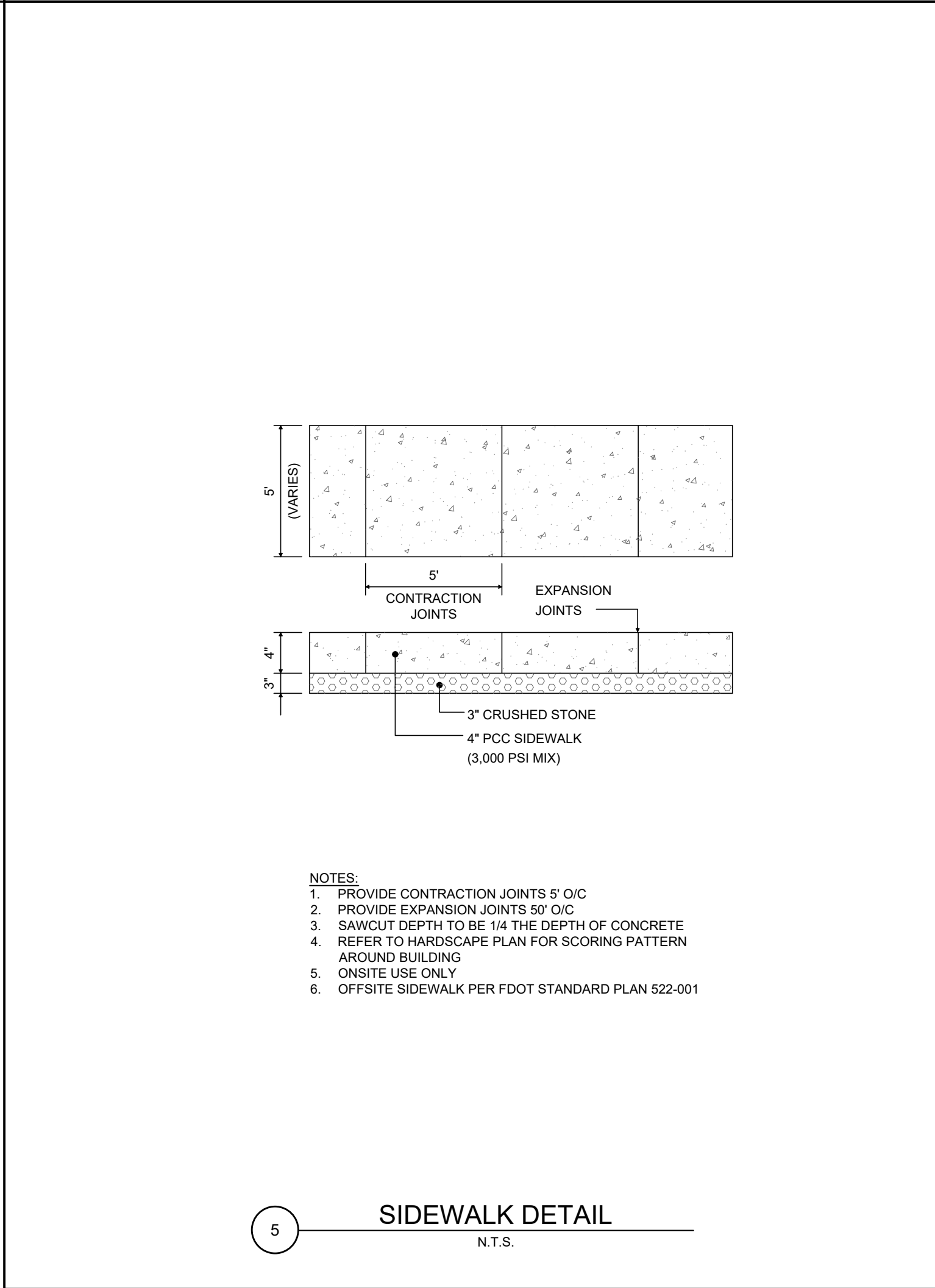
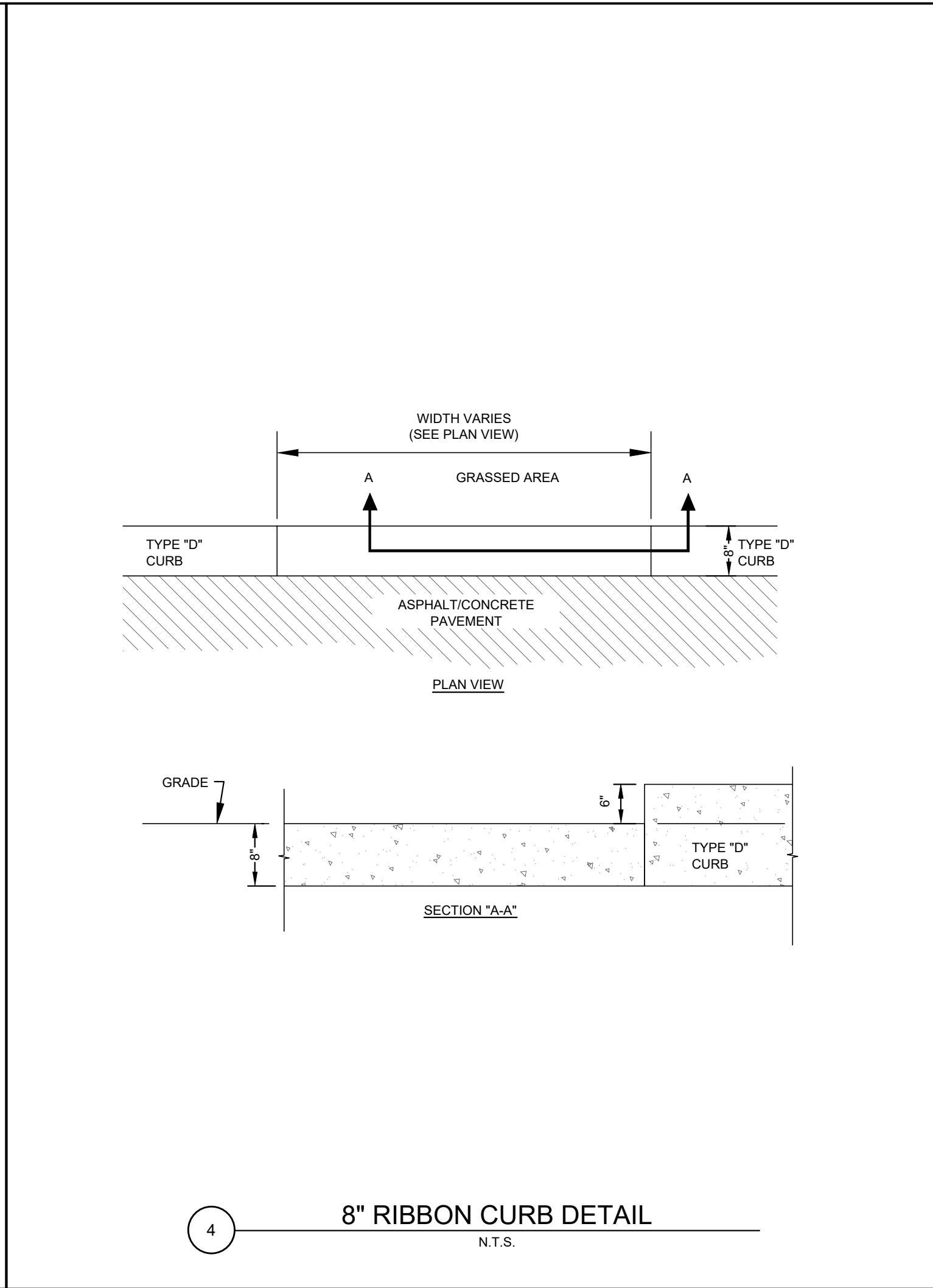
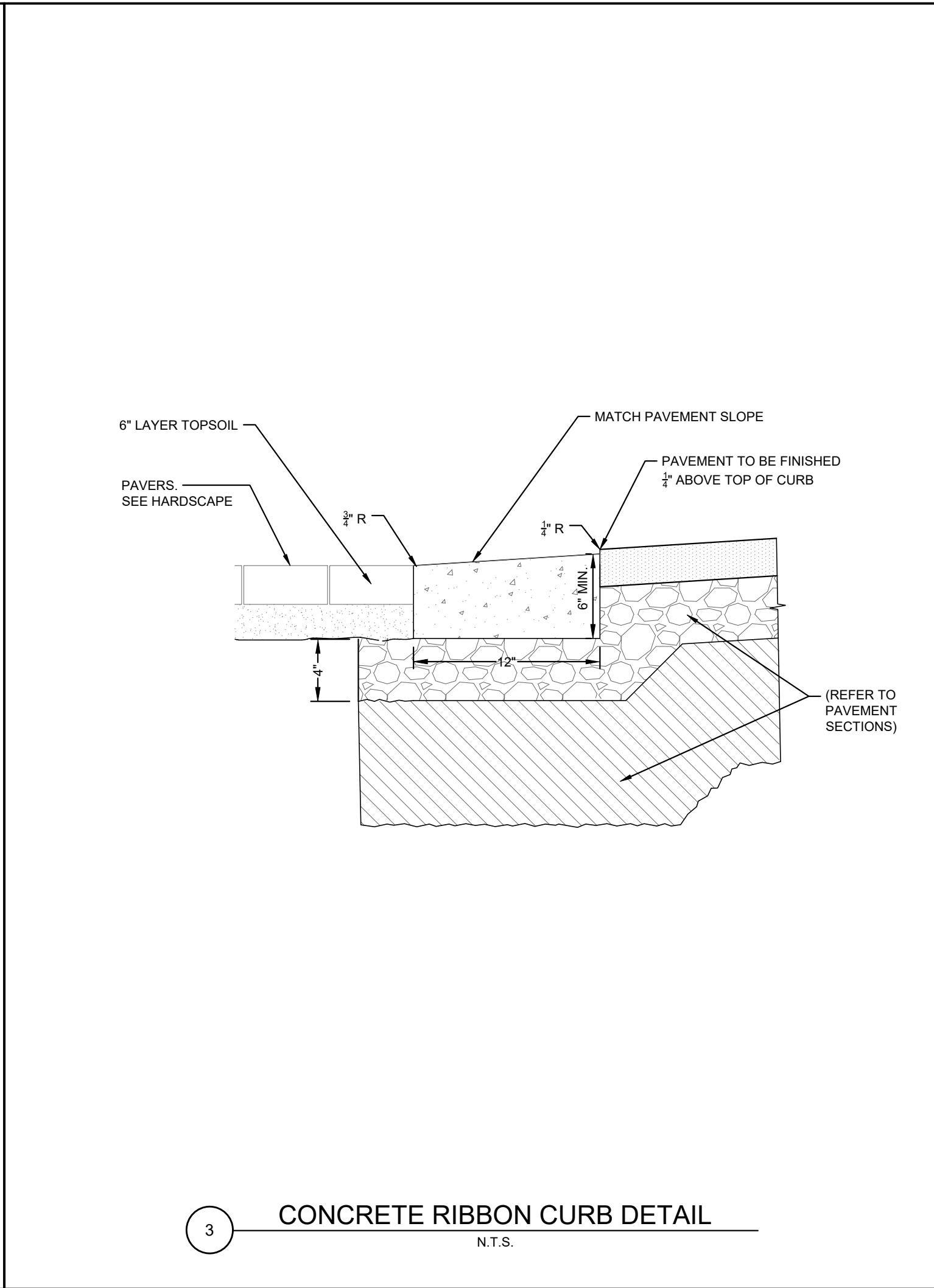
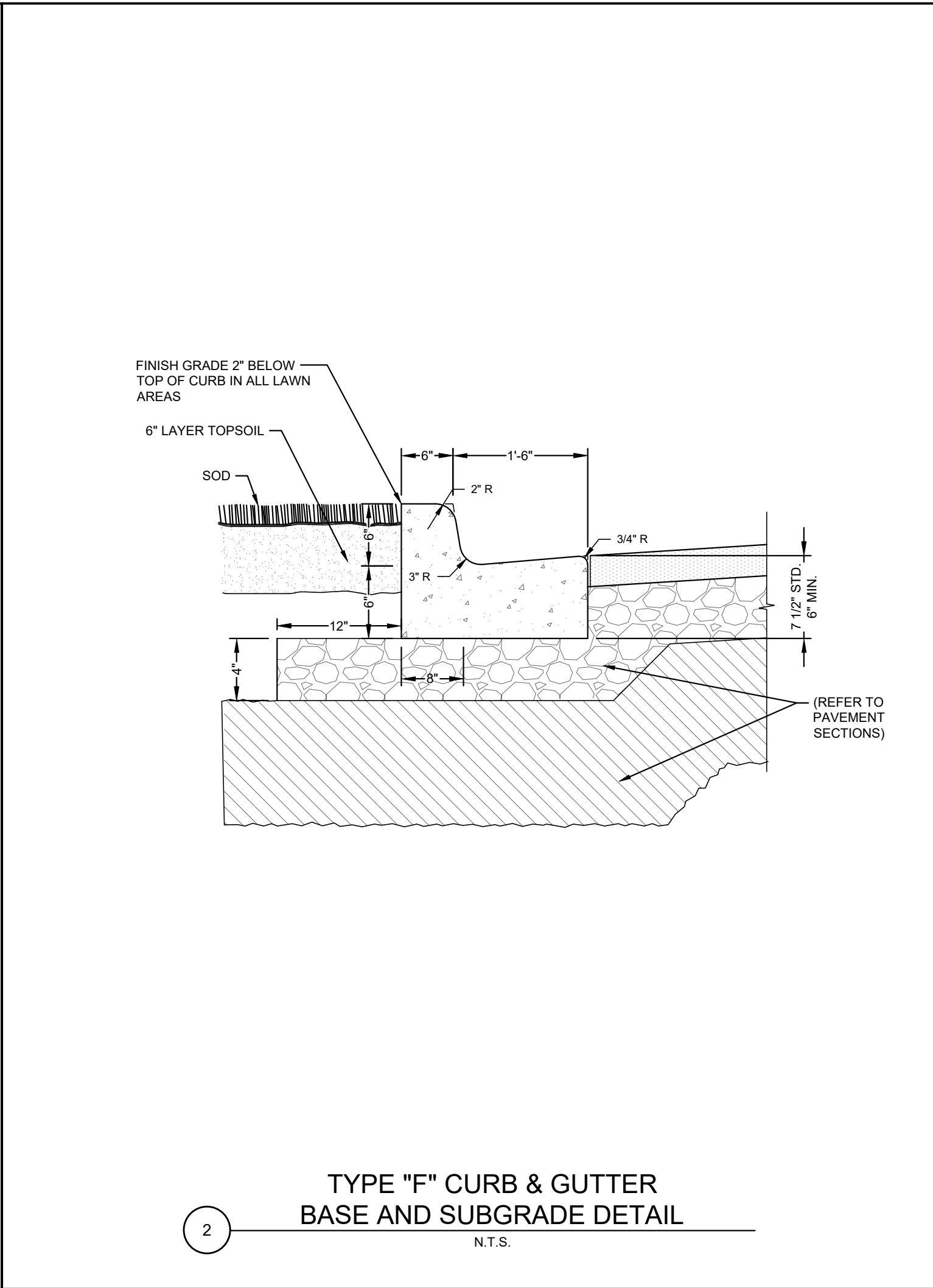
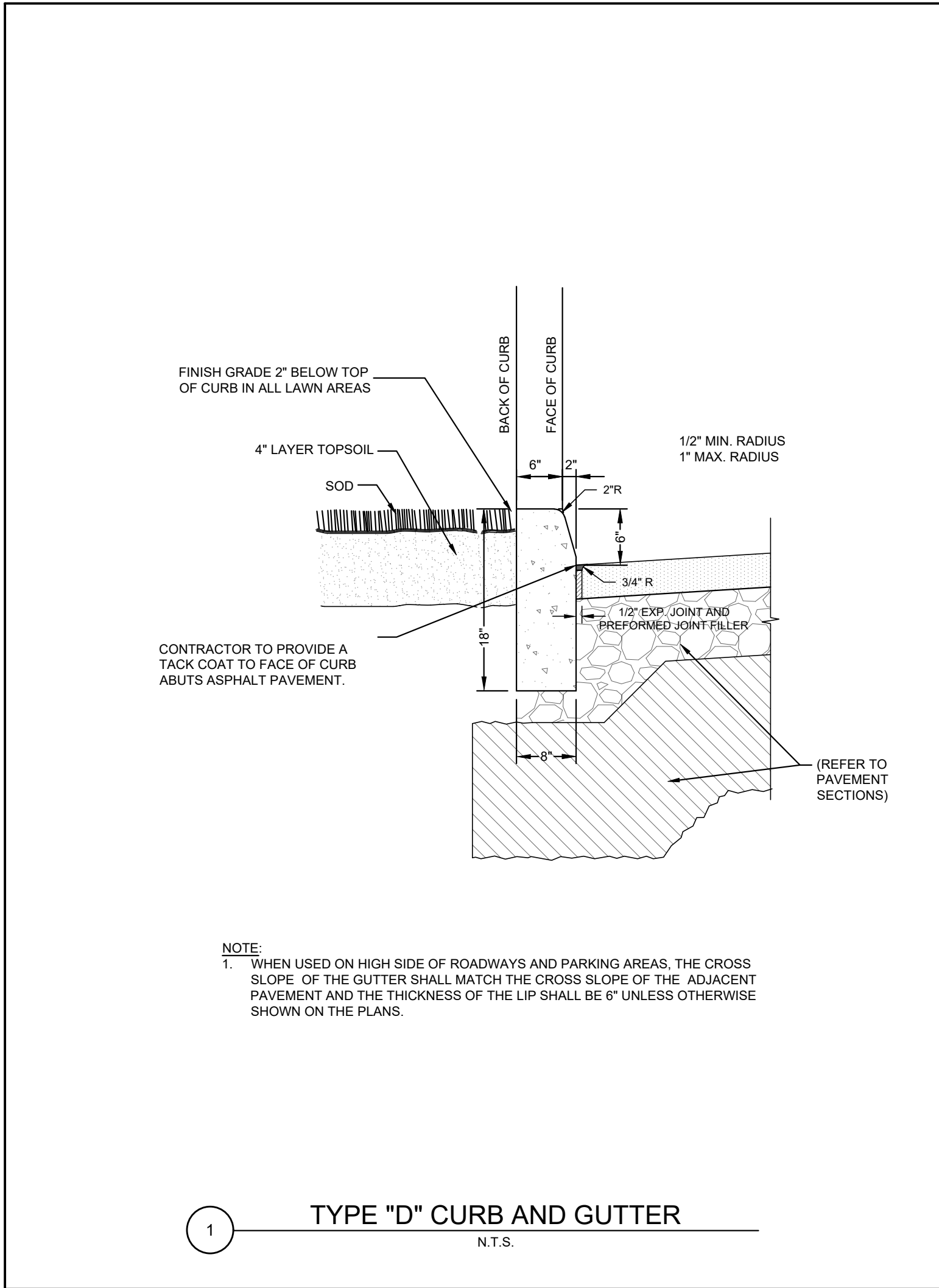


C900



1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DETERIATING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
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SCALE AS SHOWN
DESIGNED BY SMH
DRAWN BY AAE
CHECKED BY SWG
DATE:

SET DISTRIBUTIONS
DATE 03/17/2023
DESCRIPTION PHASE 2 INITIAL SUBMITTAL

REVISIONS
DATE DESCRIPTION

DATE 03/15/2023
PROJECT NO. 145423000
SHEET TITLE

ONSITE PAVING DETAILS

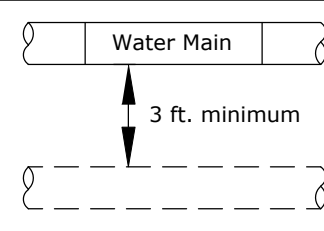
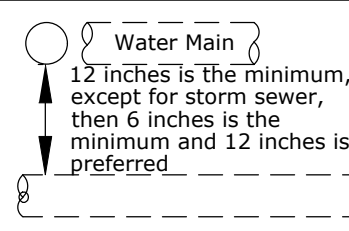
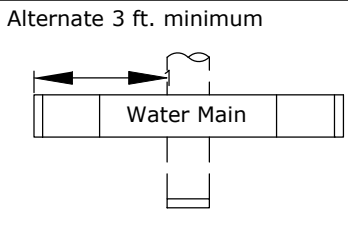
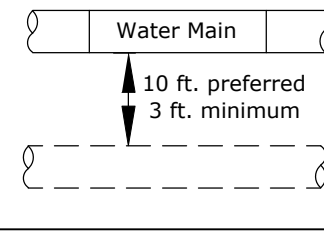
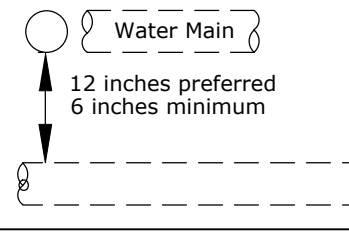
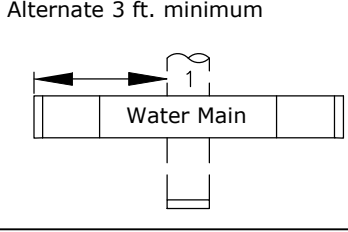
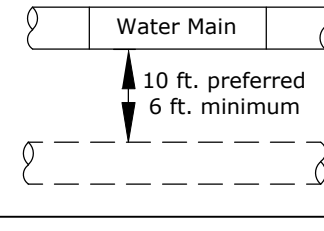
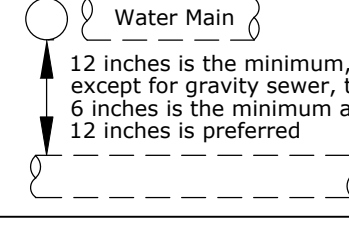
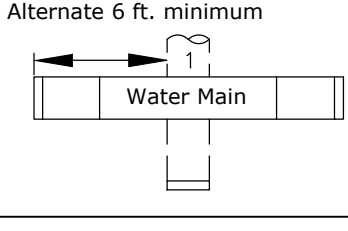
SHEET NUMBER

C901



ALERT TO CONTRACTOR:
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Plotted By:Rodríguez, Rebeca Sheet Set:kha Layout:C905 March 13, 2023 06:24:27pm K:\TAM Civil\145423 - Columbia Sussex\000 - Sirata Beach Resort\CADD\Work\PlanSheets\Phase 1\C900 - DETAIL SHEETS.dwg
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OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (5)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)			
VACUUM SANITARY SEWER			
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)			
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum	—	—

- (1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(5) 18" MINIMUM SEPARATION REQUIRED, UNLESS OTHERWISE APPROVED.

1 WATER MAIN SEPARATION
IN ACCORDANCE WITH F.A.C. RULE 62-555.314
N.T.S.

SIRATA BEACH
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CITY OF ST. PETE BEACH FLORIDA

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SCALE AS SHOWN

DESIGNED BY

SMH

DRAWN BY

AAE

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SWG

DATE:

SET DISTRIBUTIONS

DATE

DESCRIPTION

03/17/2023 PHASE 2 INITIAL SUBMITTAL

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PROJECT NO.

145423000

SHEET TITLE

WATER DETAILS

SHEET NUMBER

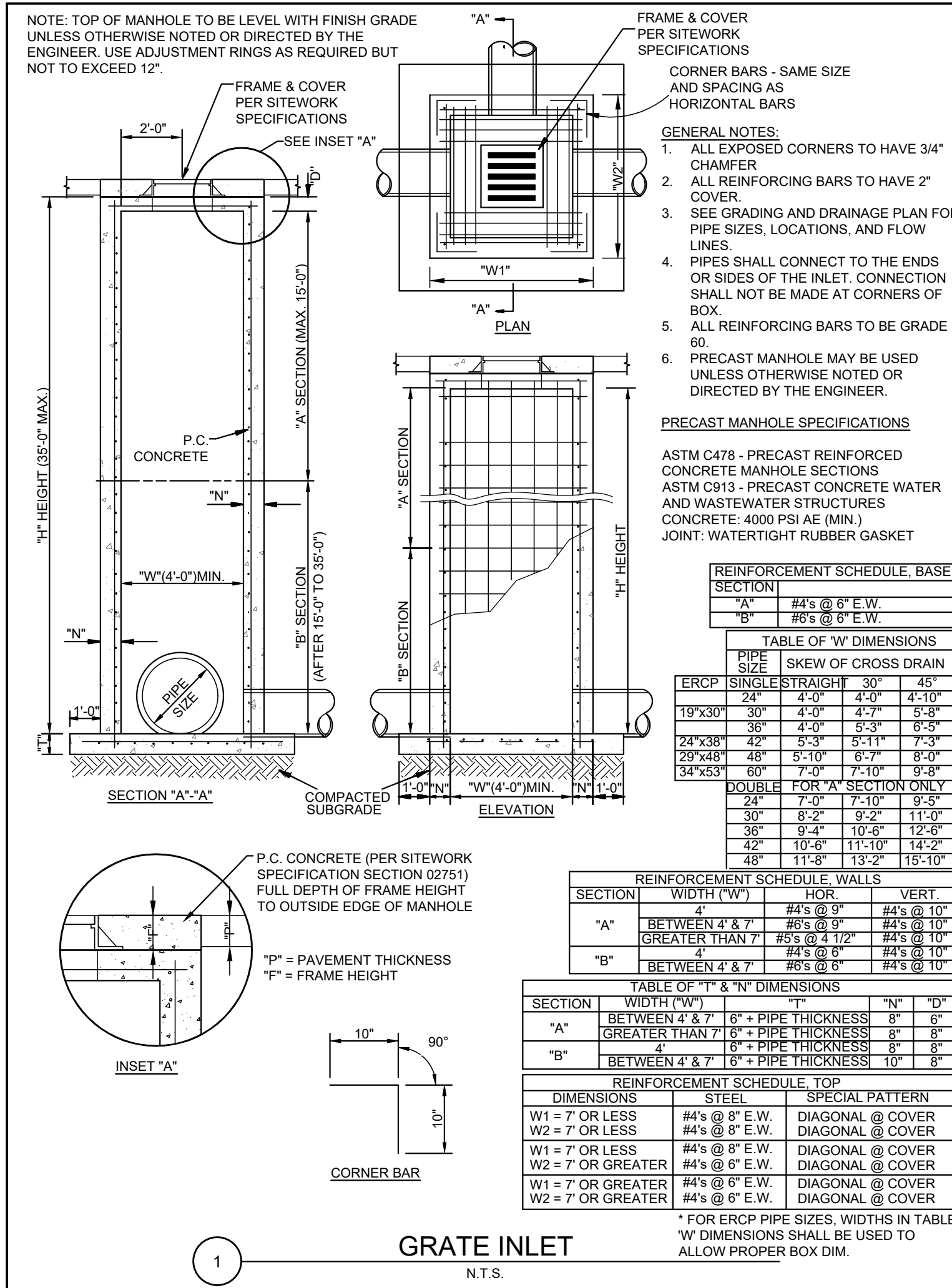
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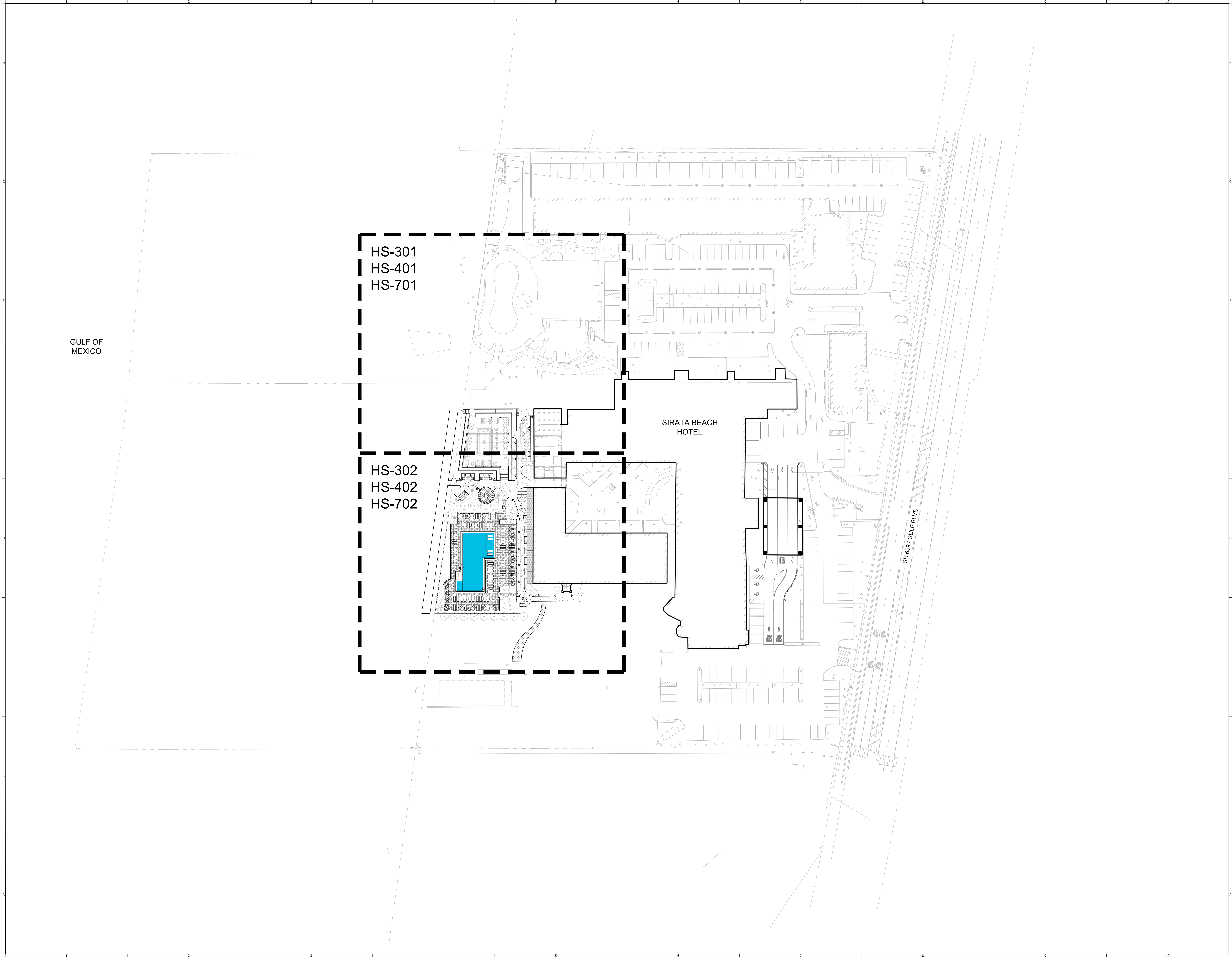


ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

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GULF OF
MEXICO

HS-301
HS-401
HS-701

HS-302
HS-402
HS-702

SIRATA BEACH
HOTEL

SR 698 / GULF BLVD

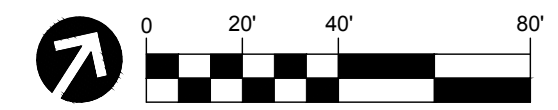
PROJECT NAME:
**SAINT PETE
BEACH RESORT**
PHASE 2

**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
**OVERALL
HARDSCAPE SITE
PLAN**

SCALE IN FEET: 1" = 40'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
03/17/23	PERMIT

REV	DATE	REVISION
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SEAL:

DAVID A. PERRY / RLA
L.A. NO. 0001538
DATE: 03/17/23

SHEET NO.:
HS-100

PROJECT NAME:
**SAINT PETE
BEACH RESORT**
PHASE 2
**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
**HARDSCAPE NOTES
& SPECIFICATIONS**

SCALE IN FEET:

CONSULTANT:

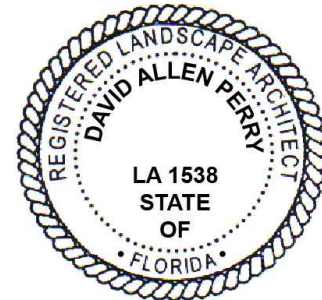
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DESIGNED BY:	DP/DS
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CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
03/17/23	PERMIT

*** NOTE: FINAL PAYMENT WILL NOT BE AUTHORIZED PRIOR TO RECEIPT OF THIS DOCUMENTATION***
IN THE EVENT THAT THE HARDSCAPE CONTRACTOR PROCEEDS WITH PROCURING, DELIVERIES OR INSTALLATION OF MATERIALS WITHOUT THE APPROVAL OF THE OWNER THEY WILL BE DOING SO AT THEIR OWN RISK. THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY FOR COSTS ASSOCIATED WITH CORRECTIONS THAT NEED TO BE MADE UP TO AND INCLUDING REMOVAL AND REPLACEMENT. CONTRACTOR WILL ALSO BE RESPONSIBLE FOR ANY IMPACTS CAUSED ON OVERALL CONSTRUCTION SCHEDULE (IF ANY) CAUSED BY REWORK.

REV	DATE	REVISION
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SEAL:



DAVID A. PERRY / RLA
L.A. NO. 0001538
DATE: 03/17/23

SHEET NO.:

HS-101

GENERAL HARDSCAPE NOTES

- THE HARDSCAPE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS STATED UNDER DIVISION 1 - GENERAL REQUIREMENTS AND CONDITIONS AS WELL AS THE SPECIFIC CRITERIA OUTLINED HEREIN AND ON THE LANDSCAPE DRAWINGS.
- THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE HARDSCAPE (HS) INSTALLATION AS SHOWN ON THE DRAWINGS OR NOTED HEREIN. THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR REASONABLE ACCESS TO POWER AND POTABLE WATER SOURCES AS REQUIRED.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL WORK (INCLUDING DELIVERY, STORAGE AND DISPOSAL OF THEIR MATERIALS) IS PERFORMED IN COMPLIANCE WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK.
- THE HARDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES. CONCRETE IS TO BE READY MIXED, BATCHED, MIXED AND TRANSPORTED PER ASTM C-94.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONCERNS COMMENCEMENT OF WORK. THIS EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH PROJECT PLANS AND SCOPES OF WORK RELATED TO ASSOCIATED TRADES TO BE PERFORMED BY OTHERS IN ORDER TO IDENTIFY KEY COORDINATION ITEMS INCLUDING, BUT NOT LIMITED TO, SITE ACCESS, MATERIAL STORAGE, SCHEDULING AND SEQUENCING OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT WORK, MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO THEIR ACTIVITIES. THE LANDSCAPE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THEIR EXECUTION OF THEIR WORK.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE AREA, MATERIALS AND EQUIPMENT WITHIN THE LIMITS OF WORK IN A SAFE, NEAT AND ORDERLY MANNER. EXCESS MATERIALS AND DEBRIS ARE TO BE REMOVED FROM THE WORK AREA NO LATER THAN WEEKLY OR AS DIRECTED BY THE GENERAL CONTRACTOR.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WORK ACTIVITIES WITHIN THE LIMITS OF WORK AND PERFORMING WORK AT TIMES, AND IN A MANNER, AS PRESCRIBED BY THE GENERAL CONTRACTOR.
- THE HARDSCAPE CONTRACTOR SHALL COORDINATE ANY EXCAVATION IN THE VICINITY OF PRE-EXISTING OR NEWLY INSTALLED UTILITIES WITH THE GENERAL CONTRACTOR. IT IS THE RESPONSIBILITY OF THE HARDSCAPE CONTRACTOR TO NOTIFY ALL NECESSARY UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER ELEMENTS. THE CONTRACTOR MUST COORDINATE WITH THE GENERAL CONTRACTOR PRIOR TO INITIATING OPERATIONS EMERGENCY REPAIR PLANS AND ANY POSSIBLE SERVICE INTERRUPTION(S) ON-SITE AND OFF. THE LANDSCAPE CONTRACTOR SHALL BEAR THE SOLE RESPONSIBILITY OF ANY DAMAGE TO SUBSURFACE UTILITIES CAUSED BY THEIR WORK, RETURN OF SERVICES TO OFF-SITE AREAS (IF ANY) MUST BE IMMEDIATE.
- THE HARDSCAPE CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, PEDESTRIAN WALKWAYS AND UTILITIES FROM DAMAGE. THIS APPLIES TO THE WORK AREA WITHIN THE LIMITS OF WORK BUT ALSO ALONG ANY LOCAL ACCESS ROADS OR ROADWAYS.
- THE HARDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- THE HARDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE SEGMENT FENCE AND/OR OTHER MEASURES) ARE INSTALLED PRIOR TO BEGINNING EXCAVATION.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE SEGMENT FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE LAKE, GUEST AREAS, EXISTING PARKING LOTS, ETC., ACCORDING TO ALL APPLICABLE FEDERAL, STATE, LOCAL AND LOCAL CODES.
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HARDSCAPE ITEMS INSTALLED UNTIL FINAL ACCEPTANCE BY THE OWNER.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE AVAILABILITY OF ALL THE SPECIFIED MATERIALS WITHIN THIRTY (30) DAYS OF PROJECT AWARD. ALL REQUESTS FOR SUBSTITUTION DUE TO LACK OF AVAILABILITY MUST BE MADE TO THE OWNER IN WRITING WITHIN THIS PERIOD. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR EXHAUSTING ALL MEANS POSSIBLE TO OBTAIN THE MATERIALS AS SPECIFIED PRIOR TO REQUESTING SUBSTITUTION. IN ORDER TO BE CONSIDERED BY THE OWNER AS VIABLE ALTERNATES MATERIALS MUST SHARE THE SAME GENERAL APPEARANCE, FORM, SIZE, TEXTURE, COLOR AND QUALITY. MATERIALS MUST BE OFFERED AT NO ADDITIONAL COSTS TO THE OWNER.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF EACH MATERIAL PER THE DRAWINGS. IN ADDITION, THE CONTRACTOR MUST MONITOR
- THE ONGOING 'AS-BUILT' ENVIRONMENT ON THE JOB SITE THAT MAY IMPACT THEIR SCOPE. IN BOTH INSTANCES THE CONTRACTOR IS TO NOTIFY THE OWNER IMMEDIATELY OF AN DISCREPANCIES AND/OR CONCERNS.
- THE OWNER RESERVES THE RIGHT TO REVIEW AND APPROVE ALL HARDSCAPE MATERIALS THROUGH THE REVIEW OF SUBMITTALS OF PRODUCT DATA, SAMPLES, SHOP DRAWINGS AND MOCK-UPS.
- THE HARDSCAPE CONTRACTOR SHALL COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL BENCHMARKS FOR THE PROJECT AREA WITH THE OWNER AND CLARIFY ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING GRADE STAKES AND BENCH MARKS ESTABLISHED BY OTHERS UNTIL AUTHORIZED BY THE GENERAL CONTRACTOR FOR REMOVAL.
- THE HARDSCAPE CONTRACTOR SHALL STORE ALL MATERIALS IN AN AREA TO BE DETERMINED BY THE OWNER. ALL EXCESS STORED MATERIALS MUST BE REMOVED PRIOR TO FINAL ACCEPTANCE FROM THE OWNER.
- THE OWNER REFERS THE RIGHT TO DEFER ANY AND ALL REVIEW RESPONSIBILITIES RELATED TO HARDSCAPE TO THE PROJECT LANDSCAPE ARCHITECT OR OTHER AUTHORIZED REPRESENTATIVE.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING PAVING SUBGRADE IS PROPERLY PREPARED AT THE TIME OF HARDSCAPE PLACEMENT. SOIL CONDITIONS MUST:
 - A. CONSISTS OF A MINIMUM OF 6" OF COMPACTED SAND PASSING LESS THAN 7% THROUGH A #200 SIEVE.
 - B. BE COMPACTED TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR PER ASTM D-1557
 - C. EXTENDS ONE FOOT BEYOND THE LIMITS OF PAVING.
 - D. PROOF ROLLED TO CHECK FOR UNSTABLE AREAS.
 - E. FREE OF LOOSE MATERIALS.
 - F. DAMPENED IMMEDIATELY PRIOR TO INSTALLATION.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR DELIVERING AND STORING ALL MATERIALS IN THEIR ORIGINAL CONTAINERS IN A CLEAN, DRY CONDITION PRIOR TO THEIR INSTALLATION.

METAL FABRICATION NOTES

- THE CONTRACTOR IS REQUIRED TO PROVIDE AND INSTALL METAL FABRICATIONS INCLUDING (DUMPSTER GATE, IMBED PLATED, BOLLARDS, TRELLIS, HANDRAIL) AS SHOWN ON THE DRAWINGS. THE CONTRACTOR'S RESPONSIBILITY IS INCLUSIVE OF ORDERING, PURCHASING, DELIVERY, UNPACKING, INSTALLATION AND PROTECTION.
- THE CONTRACTOR SHALL SUBMIT THE FOLLOWINGS TO THE OWNER FOR REVIEW NO LESS THAN 30 DAYS PRIOR TO INTENDED DATE OF ORDER. (NOTE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ALLOW ENOUGH LEAD TIME FOR IMPORT OF PRODUCT).
 - 1. SHOP DRAWINGS FOR EACH RAIL AND/OR FENCE ELEMENT
 - 2. ONE 12" LONG SAMPLE OF EACH RAIL AND/OR FENCE ELEMENT
- THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL METAL FABRICATIONS ARE DELIVERED TO THE PROJECT SITE WITH MANUFACTURER'S TAGS AND LABELS INTACT AND IN CLEAN, DRY LEGIBLE CONDITION. COPIES OF ALL SHIPPING TICKETS ARE TO BE SUBMITTED TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING ALL METAL FABRICATIONS ARRIVING ON-SITE PRIOR TO ACCEPTING DELIVERY. INSPECTION IS TO VERIFY CORRECT PRODUCT AND QUANTITY AS WELL AS TO VISUALLY INSPECT FOR ANY DAMAGE, BLEMISHES, BURRS, INCOMPLETE WELDS, SEAMS OR DEFECTS.
- UPON RECEIPT OF DELIVERY THE CONTRACTOR ASSUMES RESPONSIBILITY FOR STORING, HANDLING AND MAINTAINING METAL FABRICATIONS IN A MANNER TO PREVENT DEFECTS, DAMAGE, CRACKS, CHIPS, STAINS. PAVING SHALL BE COMPLETELY CLEAN AND FREE OF DAMAGES UPON FINAL PLACEMENT AND APPROVAL.

CONCRETE PAVING NOTES

- IT IS INTENDED THAT THE CONCRETE PAVING FOR THIS PROJECT BE HOMOGENEOUS AND, WHEN HARDENED, UNIFORMLY POSSESS THE REQUIRED STRENGTH, DURABILITY, WATER TIGHTNESS, APPEARANCE, RESISTANCE TO DETERIORATION AND ABRASION AS SPECIFIED.
- THE HARDSCAPE CONTRACTOR IS TO PROVIDE A CONCRETE MIX DESIGN FOR THE CONCRETE PAVING FOR THIS PROJECT THAT WILL ACHIEVE THE FOLLOWING MINIMUMS:
 - A. COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
 - B. AIR ENTRAINMENT IS TO BE BETWEEN 4% AND 6%.
 - C. SLUMP TEST SHOULD RESULT IN 3" PLUS OR MINUS 1".
 - D. EXCLUDE ADMIXTURES THAT CAUSE EXCESSIVE (10% MAX) SHRINKAGE.
 - E. EXCLUDE ADMIXTURES CONTAINING CALCIUM CHLORIDE OR TRIETHANOLAMINE.
 - F. EXCLUDE ADMIXTURES THAT CAUSE CORROSION OF STEEL REINFORCING.
 - G. EXCLUDE ADMIXTURES THAT BLEED FREE WATER TO THE SURFACE.
- THE HARDSCAPE CONTRACTOR IS TO PROVIDE A CONCRETE MIX DESIGN FOR THE CONCRETE PAVING FOR THIS PROJECT THAT WILL ACHIEVE A MINIMUM STRENGTH OF 3,000 PSI AT 28 DAYS. CONCRETE IS TO BE READY MIXED, BATCHED, MIXED AND TRANSPORTED PER ASTM C-94.
- CONCRETE MIX DESIGN SHOULD BE MODIFIED PER ASTM STANDARDS TO ACCOMMODATE SEVERE HOT OR COLD SITUATIONS AT TIME OF INSTALLATION.
- APPLICATION RATE FOR ALL ADMIXTURE SHALL BE IN STRICT ACCORDANCE WITH THE ADMIX MANUFACTURER'S RECOMMENDATIONS.
- THE HARDSCAPE CONTRACTOR SHALL PREPARE A SHOP DRAWING FOR OWNER REVIEW AND APPROVAL THAT INDICATES THE SEQUENCE OF POURS AS WELL AS THE PROPOSED LOCATIONS OF FOR EACH TYPE OF PAVING JOINT (EXPANSION, CONTRACTION, CONSTRUCTION, ISOLATION). THE DESIGN INTENT OF THE JOINTING PATTERN IS AS SHOWN ON THE PLANS. ALL PAVEMENT JOINTS ARE TO BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT LINES UNLESS SPECIFICALLY NOTED OTHERWISE. JOINTS ARE TO BE SPACED IN MODULES THAT WILL REDUCE THE CHANCES FOR CONCRETE SHEARING, SPALLING OR EXCESSIVE SPREADER CRACKING. THE CONTRACTOR SHOULD INDICATE ON SHOP DRAWING SUBMITTAL, AND PROPOSED MODIFICATIONS TO PATTERN THAT WOULD HELP REDUCE FUTURE CRACKING.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR SETTING ALL CONCRETE FORMWORK, EDGE FORMS AND SCREED STRIPS TO THE CORRECT ALIGNMENT AND ADEQUATELY BRACED TO SUPPORT WEIGHT OF CONCRETE WITHOUT VERTICAL OR HORIZONTAL DEFLECTION OR LEAKAGE. MAXIMUM ALLOWABLE TOLERANCES ARE 1/8" IN 10 FEET VERTICALLY AND 1/4" IN 10 FEET HORIZONTALLY. FORMS MUST BE CLEANED PRIOR TO EACH USE AND MUST BE FREE OF WARPS, KINKS AND BENDS. CLEANED FORMS ARE TO BE COATED WITH FORM RELEASE AND DAMPENED WITH WATER IMMEDIATELY PRIOR TO POURING.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR PREPARING A MINIMUM OF 3 TEST CYLINDERS FROM EACH POUR. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SAMPLE TO CERTIFIED MATERIAL TESTING LABORATORY FOR ANALYSIS. SAMPLES ARE TO BE TESTED TO ENSURE THAT 80% OF DESIGN STRENGTH HAS BEEN ACHIEVED AT 7 DAYS AND 100% DESIGN STRENGTH HAS BEEN ACHIEVED AT 28 DAYS. ONE ADDITIONAL SAMPLE SHOULD BE COLLECTED AND ALLOWED TO CURE ON-SITE IF FOUR OCCURS DURING EXCESSIVELY HOT OR COLD CONDITIONS.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR TAKING A MINIMUM OF ONE SLUMP TEST FOR EACH SET OF TEST CYLINDERS COLLECTED PER ASTM C-143. DESIGN SLUMP FOR CONCRETE PAVING ON GRADE IS THREE INCHES, PLUS/MINUS ONE INCH. CONCRETE MIX DESIGN SHOULD BE MODIFIED PER ASTM STANDARDS IF LABORATORY TEST RESULTS FAIL TO MEET THE DESIGN STRENGTHS.
- IN THE EVENT THAT TEST RESULTS DETERMINE THAT CONCRETE STRENGTH FOR ANY PORTION OF THE WORK FALL BELOW THE SPECIFIED STRENGTH AT 28 DAYS.
- CONCRETE FOR ALL POURED IN PLACE CONCRETE PAVING FOR THIS PROJECT IS TO COME FROM A SINGLE SOURCE THAT MAY NOT BE CHANGED DURING THE COURSE OF CONSTRUCTION WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER. THE PLANT SHALL MEET ALL THE REQUIREMENTS OF THE CHECKLIST FOR CERTIFICATION OF READY MIX CONCRETE PRODUCTION FACILITIES OF THE NATIONAL READY-MIXED CONCRETE ASSOCIATION AND ASTM C-94.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR KEEPING A RECORD PLAN INDICATING THE DATE AND PLACEMENT OF EACH CONCRETE DELIVERY THAT COINCIDES WITH RECORD TRANSIT-MIX DELIVERY TICKETS.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE TEMPERATURE OF POURED CONCRETE AT A MINIMUM OF 50 FAHRENHEIT FOR A PERIOD OF 7 DAYS AFTER PLACEMENT. PROTECT WORK FROM FROST AND RAPID DRYING.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE COLD BENDING REBAR AS REQUIRED TO CONFORM TO THE SHAPE AND DIMENSIONS OF THE AREA. DO NOT ATTEMPT TO RE-BEND OR STRAIGHTEN A BAR IF AN ERROR IS MADE ORIGINAL BENDING.
- THE HARDSCAPE CONTRACTOR SHALL ERECT CONCRETE FORMWORK TO PERMIT EASY DISMANTLING, STRIPPING AND REMOVAL WITHOUT DAMAGE. FINISHED CONCRETE FORMS MAY NOT BE REMOVED UNTIL THE CONCRETE HAS REACHED A MINIMUM OF 75% OF THE REQUIRED 28 DAY STRENGTH. FORMWORK AND SHORING SHALL NOT BE ALLOWED TO REMAIN IN PLACE.
- THE HARDSCAPE CONTRACTOR SHALL OVERLAP REINFORCING BARS IN ACCORDANCE WITH ACI 318. DO NOT EXTEND BARS THROUGH EXPANSION AND CONTRACTION JOINTS.
- IN THE EVENT THAT THE HARDSCAPE CONTRACTOR SHALL BE CONTINUOUS POURS BETWEEN CONSTRUCTION JOINTS, THE HARDSCAPE CONTRACTOR SHALL LIMIT THE SIZE OF ANY SINGLE POURS TO THE AREA THAT CAN BE PLACED IN ONE HOUR.
- ALL SAW CUT CONTROL JOINTS ARE TO BE COMPLETED A MAXIMUM OF 72 HOURS FROM THE TIME CONCRETE IS FINISHED. THE CONTRACTOR IS TO CHALK ALL PROPOSED CUT LINES ON FINISHED SLAB FOR OWNER REVIEW AND APPROVAL PRIOR TO CUTTING.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR BACK CHECKING TO MAKE SURE ALL SOILS, SLEEVING, UTILITIES AND FORMS ARE IN PLACE AND ADEQUATELY PREPARED 24 HOURS PRIOR TO EACH POUR.
- THE HARDSCAPE CONTRACTOR SHALL PLACE, SCREED, WOOD FLOAT, TAMP AND TROWEL CONCRETE SURFACES TO A SMOOTH, UNIFORM FINISH, FREE OF OPEN TEXTURING AND EXPOSED AGGREGATE WHILE AVOIDING WORKING EXCESSIVE MORTAR TO THE SURFACE.
- THE HARDSCAPE CONTRACTOR SHALL ENSURE THAT STANDARD CONCRETE PAVING FINISHES BE SLIP-RESISTANT WITH A MINIMUM COEFFICIENT OF FRICTION OF (0.5) AS PER ASTM F1081. IN AREAS IN WHICH WET CONDITIONS ARE ANTICIPATED (I.E. POOLS, SPAS, FOUNTAINS) A COEFFICIENT OF (0.6) IS REQUIRED.

PRECAST CONCRETE UNIT PAVING NOTES

- THE CONTRACTOR IS REQUIRED TO PROVIDE AND INSTALL ALL CONCRETE UNIT PAVERS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR'S RESPONSIBILITY IS INCLUSIVE OF ORDERING, PURCHASING, DELIVERY, UNPACKING, INSTALLATION AND PROTECTION. THIS SCOPE WILL ENTAIL INSTALLATIONS INTENDED FOR BOTH PEDESTRIAN AND VEHICULAR USES.
- THE PRODUCT SPECIFICATIONS SHOWN ON THE DRAWINGS ARE FOR BIDDING PURPOSES. THE OWNER RESERVES THE RIGHT TO REVIEW AND APPROVE ALL PAVERS PRIOR TO PROCUREMENT. IF PRODUCT SPECIFICATION IS MODIFIED DURING REVIEW PROCESS CONTRACT WILL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING TO THE OWNER FOR REVIEW NO LESS THAN 30 DAYS PRIOR TO INTENDED DATE OF ORDER.
 - 1. MANUFACTURER'S DATA INCLUDING AT A MINIMUM: STRENGTH, DIMENSIONS AND INSTALLATION RECOMMENDATIONS AND MAINTENANCE RECOMMENDATIONS.
 - 2. COLOR SAMPLES
 - 3. FOUR FULL SIZE SAMPLES OF EACH ELEMENT
 - 4. SAMPLE WARRANTY
- UPON RECEIPT OF OWNER PRODUCT APPROVAL, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AN ON-SITE MOCK-UP (MIN. 48" SQ.) OF EACH CONCRETE UNIT PAVING PATTERN. THE MOCK-UP WILL BE REVIEW BY THE OWNER FOR APPROVAL OF PATTERN, JOINTING AND CUTTING. THE MOCK-UP IS TO REMAIN INTACT THROUGHOUT THE DURATION OF CONSTRUCTION AS A QUALITY CONTROL REFERENCE. THE MOCK-UP PANEL WILL NOT BE ALLOWED TO BE PART OF THE FINISHED AREA.
- AT A MINIMUM ALL CONCRETE UNIT PAVERS MUST MEET, OR EXCEED, THE FOLLOWING STANDARDS:
 - 1. 6,800 PSI @ 28 DAY STRENGTH.
 - 2. LOW WATER ABSORPTION
- CONCRETE UNIT PAVERS ARE TO BE SET HAND-TIGHT WITH BUTT JOINTS INTO SETTING BED.
- JOINTING SAND TO BE SWEEPED INTO SURFACE IS TO BE NATURAL, FINE, WASHED, SHARP, WHITE SAND WITH 100% PASSING THROUGH A NO. 16 SIEVE AND NO MORE THAN 10% PASSING THROUGH A NO. 200 SIEVE.
- SETTING BED FOR CONCRETE UNIT PAVERS IS TO BE MADE OF NATURAL, WASHED, SOUND, FINE, WHITE SAND COMPLYING WITH ASTM C 33 SCREENING STANDARDS FOR FINE AGGREGATES. TYPICAL DEPTH OF SETTING BED IS 1". MAXIMUM DEPTH IS 2".
- SUBGRADE BENEATH CONCRETE UNIT PAVERS ON GRADE MUST BE UNIFORMLY COMPACTED TO A DENSITY OF 95% MODIFIED PROCTOR TO A DEPTH OF 6".
- CONTRACTOR IS TO SUBMIT A ONE-QUART SAMPLE OF EACH SAND TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL CONCRETE UNIT PAVERS ARE DELIVERED TO THE PROJECT SITE WITH MANUFACTURER'S TAGS AND LABELS INTACT AND IN CLEAN, DRY LEGIBLE CONDITION. COPIES OF ALL SHIPPING TICKETS ARE TO BE SUBMITTED TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING ALL CONCRETE UNIT PAVERS ARRIVING ON-SITE PRIOR TO ACCEPTING DELIVERY. INSPECTION IS TO VERIFY CORRECT PRODUCT AND QUANTITY AS WELL AS TO VISUALLY INSPECT FOR ANY DAMAGE, BLEMISHES, BURRS, INCOMPLETE WELDS, SEAMS OR DEFECTS.
- UPON RECEIPT OF DELIVERY THE CONTRACTOR ASSUMES RESPONSIBILITY FOR STORING, HANDLING AND MAINTAINING CONCRETE UNIT PAVERS IN A MANNER TO PREVENT DEFECTS, DAMAGE, CRACKS, CHIPS, STAINS. PAVING SHALL BE COMPLETELY CLEAN AND FREE OF DAMAGES UPON FINAL PLACEMENT AND APPROVAL.
- AT THE TIME OF PROJECT CLOSE-OUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MINIMUM OF 100 SQ. FT. OF EACH CONCRETE UNIT PAVES TO BE HELD AS ATTIC STOCK FOR REPLACEMENT.

HARDSCAPE LAYOUT AND GRADING NOTES

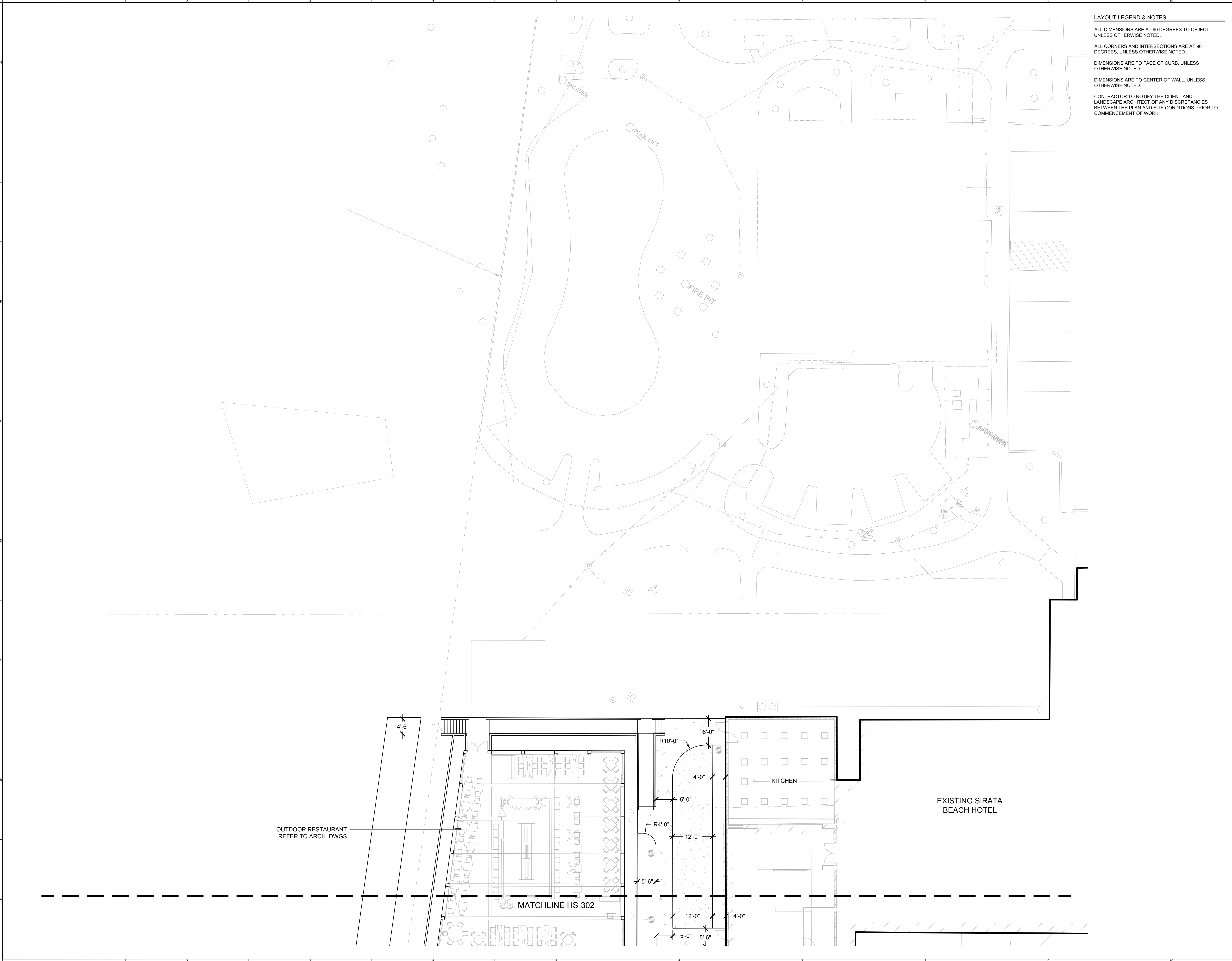
- THE HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE LIMITS OF ALL PAVING AREAS AND SITE WALKS IN THE FIELD IN ACCORDANCE WITH THE DRAWINGS FOR APPROVAL BY THE OWNER PRIOR TO EXCAVATION AND INSTALLATION FOR OWNER REVIEW AND APPROVAL. THE OWNER RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS TO LAYOUT AS PART OF THIS REVIEW. FAILURE BY THE HARDSCAPE CONTRACTOR TO OBTAIN LAYOUT APPROVAL FROM THE OWNER PRIOR TO INSTALLATION WILL RESULT IN THE REMOVAL AND REINSTALLATION OF MATERIALS BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER.
- THE HARDSCAPE CONTRACTOR SHALL USE THE COORDINATE GEOMETRY AND DIMENSIONS INDICATED ON THE SITE LAYOUT PLANS TO STAKE ALL SITE ELEMENTS. PAVEMENT AND PAVEMENT PATTERNS. FINAL LIMITS OF PAVING AND JOINTING PATTERNS MAY BE ADJUSTED IN THE FIELD AT THE DISCRETION OF THE OWNER.
- THE HARDSCAPE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE PAVEMENT AND PAVEMENT PATTERN WITH THE LOCATION OF THE DRAIN INLETS, MANHOLES, VALVE BOXES, PULL BOXES AND OTHER AT GRADE UTILITY ELEMENTS TO THE ACCEPTANCE OF THE OWNER.
- GRADING OF ALL HARDSCAPE SURFACES OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES INDICATED ON THE SITE GRADING AND CIVIL ENGINEERING PLANS. THE HARDSCAPE CONTRACTOR MUST ENSURE THAT THEIR WORK DOES NOT ADVERSELY IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CHECKING GRADES PRIOR TO INSTALLING ANY PAVING TO ENSURE COMPLIANCE WITH THE MAXIMUM ALLOWABLE SLOPE CRITERIA PER THE AMERICAN DISABILITIES ACT (ADA). CRITICAL MEASUREMENTS ARE AS FOLLOWS:
 - A. MAXIMUM SLOPE IN DIRECTION OF WALK W/0 HANDRAIL IS 1:20 OR 5%.
 - B. MAXIMUM SLOPE IN DIRECTION OF WALK W/ HANDRAIL (RAMP) IS 1:12 OR 8%.
 - C. MAXIMUM LENGTH OF RAMP BETWEEN LANDINGS IS 30'.
 - D. MAXIMUM VERTICAL CHANGE IN ANY SINGLE RAMP SECTION IS 30".
 - E. MAXIMUM CROSS SLOPE FOR ACCESSIBLE ROUTES IS 1:50 OR 2%.
- THE CONTRACTOR IS TO NOTIFY THE OWNER IMMEDIATELY IF A FIELD CONDITION EXISTS THAT WILL BE OUT OF COMPLIANCE WITH THIS CRITERIA. NOTE: THESE SLOPES ARE ABSOLUTE MAXIMUMS AND DO NOT ALLOW FOR ANY ADDITIONAL CONSTRUCTION TOLERANCE.
- THE HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING WITH GENERAL CONTRACTOR OR AND THE ALL PROPOSED UNDERGROUND WORK INCLUDING UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN INSTALLED PRIOR TO PREPARING AREA FOR HARDSCAPE. CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES TO AVOID DAMAGE TO THESE UNDERGROUND AND AT GRADE ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- THE HARDSCAPE CONTRACTOR SHALL MATCH GRADES AT INTERFACES WITH ADJACENT PAVING TYPES OR BUILDING ENTRANCES. VERIFY THAT THE CONDITION BETWEEN SURFACES IS FLUSH AND DOES NOT CREATE A TRIPPING HAZARD. VERIFY THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM ALL BUILDING ENTRANCES.

HARDSCAPE SUBMITTALS REQUIRED

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO SUBMIT EACH OF THE FOLLOWING TO THE OWNER FOR REVIEW AND APPROVAL A MINIMUM OF THIRTY (30) DAYS PRIOR TO BEGINNING WORK:
 - A. DOCUMENTATION OF HARDSCAPE CONTRACTOR(S) QUALIFICATIONS.
 - B. DOCUMENTATION OF HARDSCAPE SUPERVISOR(S) QUALIFICATIONS.
 - C. DOCUMENTATION OF LABORATORY TESTING AGENCIES CERTIFICATION.
 - D. DOCUMENTATION OF READY-MIXED CONCRETE PLANT CERTIFICATION.
- THE HARDSCAPE CONTRACTOR IS REQUIRED TO SUBMIT EACH OF THE FOLLOWING TO THE OWNER FOR REVIEW AND APPROVAL A MINIMUM OF THIRTY (30) DAYS PRIOR TO INTENDED DATE OF USE:
 - A. SHOP DRAWINGS IDENTIFYING SEQUENCE & JOINTING OF PAVEMENT INSTALLATION.
 - B. CONCRETE MIX DESIGN FOR EACH PAVEMENT TYPE. OWNER'S REVIEW AND ACCEPTANCE OF MIX DESIGN DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY TO ENSURE INSTALLED MATERIALS SATISFY SPECIFIED DESIGN CRITERIA.
 - C. IDENTIFICATION AND QUALIFICATIONS OF READY MIX PLANT.
 - D. IDENTIFICATION AND QUALIFICATIONS OF CERTIFIED TESTING LABORATORY.
 - E. PRODUCT TECHNICAL DATA FOR ALL ADMIXTURES.
 - F. PRODUCT TECHNICAL DATA FOR ALL CURING AGENTS.
 - G. PRODUCT TECHNICAL DATA AND SAMPLE FOR EXPANSION JOINT MATERIAL.
 - H. PRODUCT TECHNICAL DATA FOR REINFORCING MATERIAL.
 - I. PRODUCT TECHNICAL DATA AND SAMPLE FOR PLASTIC DOWELS.
 - J. PRODUCT TECHNICAL DATA AND SAMPLE FOR EACH JOINT SEALANT.
 - K. PRODUCT TECHNICAL DATA AND SAMPLE FOR EACH BRICK PAVES.
 - L. PRODUCT TECHNICAL DATA AND SAMPLE FOR EACH CONCRETE UNIT PAVES.
 - M. ONE QUART SAMPLE OF SAND.
 - N. ONE QUART SAMPLE OF EACH AGGREGATE TYPE.
 - O. MILL CERTIFICATES FOR CONCRETE REINFORCING IDENTIFYING SOURCE, DESCRIPTION, HEAT NUMBER, YIELD POINT, TENSILE STRENGTH, ELONGATING PERCENTAGE, BEND TEST AND CHEMICAL ANALYSIS.
- THE PAVING CONTRACTOR IS REQUIRED TO PREPARE THE FOLLOWING MOCK-UPS FOR REVIEW AND APPROVAL A MINIMUM OF THIRTY (30) DAYS PRIOR TO INTENDED DATE OF INSTALLATION:
 - ONE 48" SQUARE PANEL OF EACH CONCRETE PAVEMENT TYPE.
 - MOCK-UPS ARE TO BE CONSTRUCTED AND MAINTAINED AT AN ON-SITE LOCATION TO BE DETERMINED BY THE OWNER. MOCK-UPS WILL BE USED AS QUALITY CONTROL MEASUREMENT WHEN ASSESSING THE COLOR, TEXTURE, WORKMANSHIP AND CURING EXPECTED IN THE COMPLETE WORK. THE OWNER RESERVES THE RIGHT TO REJECT ANY HARDSCAPE INSTALLATION THE JUDGE AS NON-CONFORMING WITH THE APPROVED MOCK-UP.
- THE HARDSCAPE CONTRACTOR IS REQUIRED TO SUBMIT EACH OF THE FOLLOWING TO THE OWNER FOR REVIEW AND APPROVAL AS THEY ARE AVAILABLE DURING THE COURSE OF CONSTRUCTION:
 - A. LABORATORY TEST REPORTS FOR CONCRETE YIELD, COMPRESSION AND SLUMP.
 - B. AGENCY INSPECTION REPORTS
 - C. SHIPPING AND DELIVERY RECEIPTS FOR ALL MATERIALS.
 - D. DELIVERY TICKETS FOR EACH BATCH OF CONCRETE RECEIVED CONFIRMING COMPLIANCE WITH MIX DESIGN.
- THE HARDSCAPE CONTRACTOR IS REQUIRED TO SUBMIT EACH OF THE FOLLOWING TO THE OWNER FOR REVIEW AND APPROVAL A MINIMUM OF TEN DAYS PRIOR TO FINAL WALK THOUGH:
 - A. 'AS-BUILT' RECORD DOCUMENTS OF INSTALLATION (3 SETS) IDENTIFYING ANY DEVIATIONS FROM CONSTRUCTION PLANS. THESE PLANS ARE TO BE UPDATED BY THE CONTRACTOR AT LEAST WEEKLY THROUGHOUT THE CONSTRUCTION PERIOD FOR INFORMAL PROGRESS REVIEW BY THE OWNER.
 - B. WRITTEN RECOMMENDATIONS FOR ONGOING MAINTENANCE PROGRAM (3 COPIES).
 - C. RELEASE OF LIEN FORM FROM THE LANDSCAPE CONTRACTOR AS WELL AS SIMILAR FORMS FROM ALL SUPPLIERS, VENDORS AND/OR SUBCONTRACTORS THEY UTILIZED ON THIS PROJECT.

HARDSCAPE OBSERVATION SCHEDULE

- THE HARDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH ADVANCE NOTICE FOR THE FOLLOWING SITE VISITS WITHIN THE TIME FRAME INDICATED. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE STATUS OF THE HARDSCAPE WORK PRIOR TO FORWARDING REQUEST TO OWNER.
 - A. PRE-CONSTRUCTION CONFERENCE: 7 DAYS
 - B. GRADE AND LAYOUT REVIEW: 72 HOURS
 - C. FORMWORK REVIEW: 72 HOURS
 - D. PUNCH LIST (SUBSTANTIAL COMPLETION) REVIEW: 7 DAYS
 - E. FINAL WALK-THROUGH: 7 DAYS
- CONCRETE PAVING MAY BE DEEMED DEFECTIVE WHEN:
 - A. OVERALL APPEARANCE DOES NOT FULLY CONFORM WITH APPROVED MOCK-UP.
 - B. LAYOUT IS INCORRECTLY FORMED.
 - C. GRADIENTS ARE OUTSIDE STATE TOLERANCES
 - D. TESTS RESULTS FAIL TO SHOW SPECIFIED STRENGTHS.
 - E. FINISH IS INCONSISTENT
 - F. COLORING IS INCONSISTENT
 - G. OUT OF PLUMB OR LEVEL AS INDICATED
 - H. OCCURRENCE OF SHEARING, CRACKING OR UNEVEN SETTLEMENT
 - I. PRESENCE OF EMBEDDED DEBRIS
 - J. INCORRECT OR IRREGULAR JOINT SPACING AND/OR ALIGNMENT.
 - K. EXHIBITS EVIDENCE OF UNAUTHORIZED REPAIR OR PATCH WORK.
 - L. SURFACE IS STAINED OR DISCOLORED (INCLUDING RUST) FROM AN OUTSIDE AGENT (INCLUDING PAINT).



LAYOUT LEGEND & NOTES

ALL DIMENSIONS ARE AT 90 DEGREES TO OBJECT, UNLESS OTHERWISE NOTED.

ALL CORNERS AND INTERSECTIONS ARE AT 90 DEGREES, UNLESS OTHERWISE NOTED.

DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.

DIMENSIONS ARE TO CENTER OF WALL, UNLESS OTHERWISE NOTED.

CONTRACTOR TO NOTIFY THE CLIENT AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.



PROJECT NAME:
**SAINT PETE
BEACH RESORT**

PHASE 2

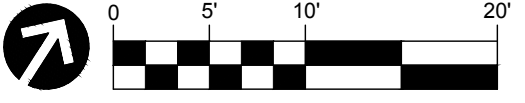
**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA

SHEET TITLE:
LAYOUT PLAN

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
03/17/23	PERMIT

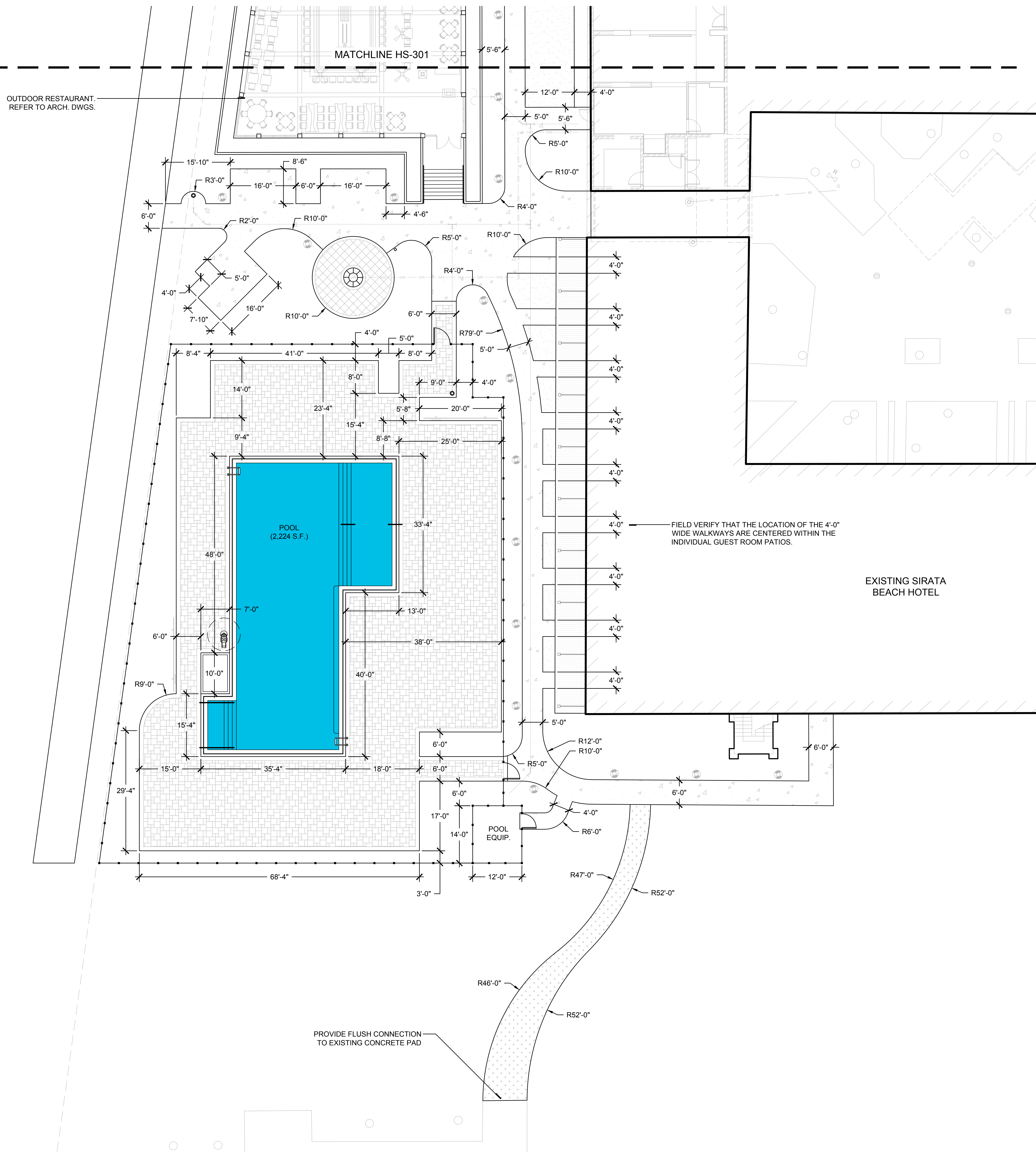
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SEAL:

DAVID A. PERRY / RLA
L.A. NO. 0001538

DATE: 03/17/23

SHEET NO.:
HS-301



CURB SCHEDULE										
CODE	DESCRIPTION	DETAIL	MATERIAL	SIZE	FINISH	COLOR	AGGREGATE	CAULK/GROUT	LOCATION	REMARKS
C-101	4" TALL CONCRETE PLANTER CURB	4/HS-601	CONCRETE	4" HGT., 6" WIDTH	TROWEL	SIKA C-235 'AUTUMN BEIGE'	STANDARD	TO MATCH CURB	REFER TO PLAN	3,000 PSI

PAVING SCHEDULE																	
CODE	DESCRIPTION	DETAIL	MATERIAL	MANUFACTURER	CONC./PAVER THK.	UNIT SIZE	PATTERN	FINISH	INTEGRAL COLOR	AGGREGATE	COLOR HARDENER	RELEASE	STAINS	SEALER	CAULK / GROUT	LOCATION	REMARKS
P-101	CONCRETE PAD / WALKWAY	1/HS-601	CONCRETE	N/A	4"	REFER TO PLAN	REFER TO PLAN	LIGHT BROOM	NATURAL GRAY	STANDARD	N/A	N/A	N/A	N/A	COLOR TO MATCH PAVEMENT	REFER TO PLAN	3000 PSI
P-105	COLORLED CONCRETE PAD / WALKWAY	1/HS-601	CONCRETE	N/A	4"	REFER TO PLAN	REFER TO PLAN	EXPOSED AGGREGATE FINISH, #50 RETARDER	SIKA C-235 'AUTUMN BEIGE'	STANDARD	N/A	N/A	N/A	PER MFG. RECOMMENDATION	COLOR TO MATCH PAVEMENT	REFER TO PLAN	3000 PSI
P-201	CONCRETE PAVER FIELD 01	2/HS-601	CONCRETE PAVER	TREMIRON - ULTRA COMBO	2-3/8"	8.75"X8.75" AND 8.75"X12.75"	TREMIRON PATTERN 3	STANDARD	SAND DUNE	N/A	N/A	N/A	N/A	GATOR HYBRID LOW GLOSS	N/A	POOL DECK	PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL.
P-202	CONCRETE PAVER FIELD 02	2/HS-601	CONCRETE PAVER	TREMIRON - PARK PLAZA	2-3/8"	16"X16"	STACKED - 45 DEGREE	STANDARD	SAND DUNE	N/A	N/A	N/A	N/A	GATOR HYBRID LOW GLOSS	N/A	POOL DECK	PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL.
P-211	CONCRETE PAVER BAND 01	2/HS-601	CONCRETE PAVER	TREMIRON - PARK PLAZA	2-3/8"	12"X12"	SINGLE ROWLOCK	STANDARD	TAN	N/A	N/A	N/A	N/A	GATOR HYBRID LOW GLOSS	N/A	POOL DECK	PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL.
P-212	CONCRETE PAVER BAND 02	2/HS-601	CONCRETE PAVER	TREMIRON - 4 X 8 BRICK	2-3/8"	4"X8"	SINGLE ROWLOCK	STANDARD	TAN	N/A	N/A	N/A	N/A	GATOR HYBRID LOW GLOSS	N/A	REFER TO PLAN	PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL.
P-401	SYNTHETIC TURF		SYNTHETIC TURF	SOUTHWEST GREENS	N/A	N/A	N/A	GB-113 SWFR BOLT	303 - FRESH GREEN / GREEN-JUTE THATCH	N/A	N/A	N/A	N/A	N/A	N/A	CLUBHOUSE	PROVIDE SUBMITTAL FOR REVIEW OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS
P-501	POOL COPING		CONCRETE PAVER	TREMIRON - BULLNOSE COPING	2-3/8"	4"X9"	SINGLE ROWLOCK	N/A	SANDSTONE	N/A	N/A	N/A	N/A	GATOR HYBRID LOW GLOSS	COLOR TO MATCH PAVER	POOL	PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL.

GATE SCHEDULE													
CODE	DESCRIPTION	DETAIL	MATERIAL	MANUFACTURER	MODEL	HGT. / GATE TYPE	FINISH	COLOR	HINGE TYPE	LATCH TYPE	RAIL / FENCE / WALL TYPE	LOCATION	REMARKS
G-101	POOL GATE	3/HS-610	ALUMINUM	N/A	N/A	5'-0" HGT / SINGLE SWING	POWDER COAT	TO MATCH ADJACENT FENCE	LOCINOX MAMMOTH 180 SELF CLOSING HINGE, LOCINOX DINO HINGE	ACCESS CONTROL WITH PANIC HARDWARE	F-101	POOL AREA	GATE TO SWING OUT FROM POOL AREA. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. FOOTING PER GATE VENDOR.
G-102	POOL EQUIPMENT GATE	2/HS-610	ALUMINUM	N/A	N/A	4'-0" HGT / SINGLE SWING	POWDER COAT	TO MATCH ADJACENT FENCE	STANDARD	D&D TECHNOLOGIES LOKKLATCH DELUXE	F-101	POOL AREA	CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. FOOTING PER GATE VENDOR.

FENCE SCHEDULE										
CODE	DESCRIPTION	DETAIL	MATERIAL	MANUFACTURER	MODEL	HEIGHT	FINISH	COLOR	LOCATION	REMARKS
F-101	POOL FENCE	1/HS-610	ALUMINUM	N/A	N/A	4'-0"	POWDER COAT	TO MATCH ARCH. RAILING	CLUBHOUSE	CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL, FOOTING PER FENCE VENDOR

SITE FURNISHINGS SCHEDULE								
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	SIZE	COLOR / FINISH	LOCATION	REMARKS
S-105	TRASH RECEPTACLE	5/HS-601	ANOVA	LATITUDE 40-GAL. FRENCH DOOR RECEPTACLE, BONNET TOP	43" H X 25" DIA	TEXTURED BRONZE	REFER TO PLAN	SURFACE MOUNT. CONTRACTOR TO PROVIDE PRODUCT SUBMITTAL FOR REVIEW AND APPROVAL (OR APPROVED EQUAL).
S-201	36" DIAMETER PLANTER	6/HS-601	ANOVA	24"H X 36"DIA ROUND RIMMED ALUMINUM PLANTER	24"H X 36"DIA	TEXTURED BRONZE	REFER TO PLAN	CONTRACTOR TO PROVIDE PRODUCT SUBMITTAL FOR REVIEW AND APPROVAL. COLOR SELECTION TO BE COORDINATED WITH OWNER. INCLUDE OLLIE PLANT SIPPER IRRIGATION SYSTEM.

PROJECT NAME:
SAINT PETE BEACH RESORT
PHASE 2

POOL, RESTAURANT & PORTE COCHERE

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
HARDSCAPE SCHEDULES

SCALE IN FEET:

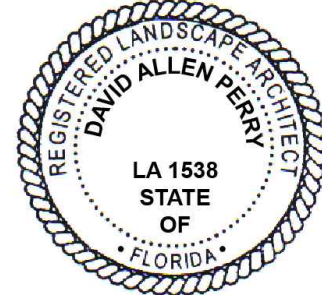
CONSULTANT:

JOB NO.: 1214.22
DESIGNED BY: DP/DS
DRAWN BY: DS/JM
CHECKED BY: DS
APPROVED BY: DP

DATE	SUBMISSION
03/17/23	PERMIT

REV	DATE	REVISION
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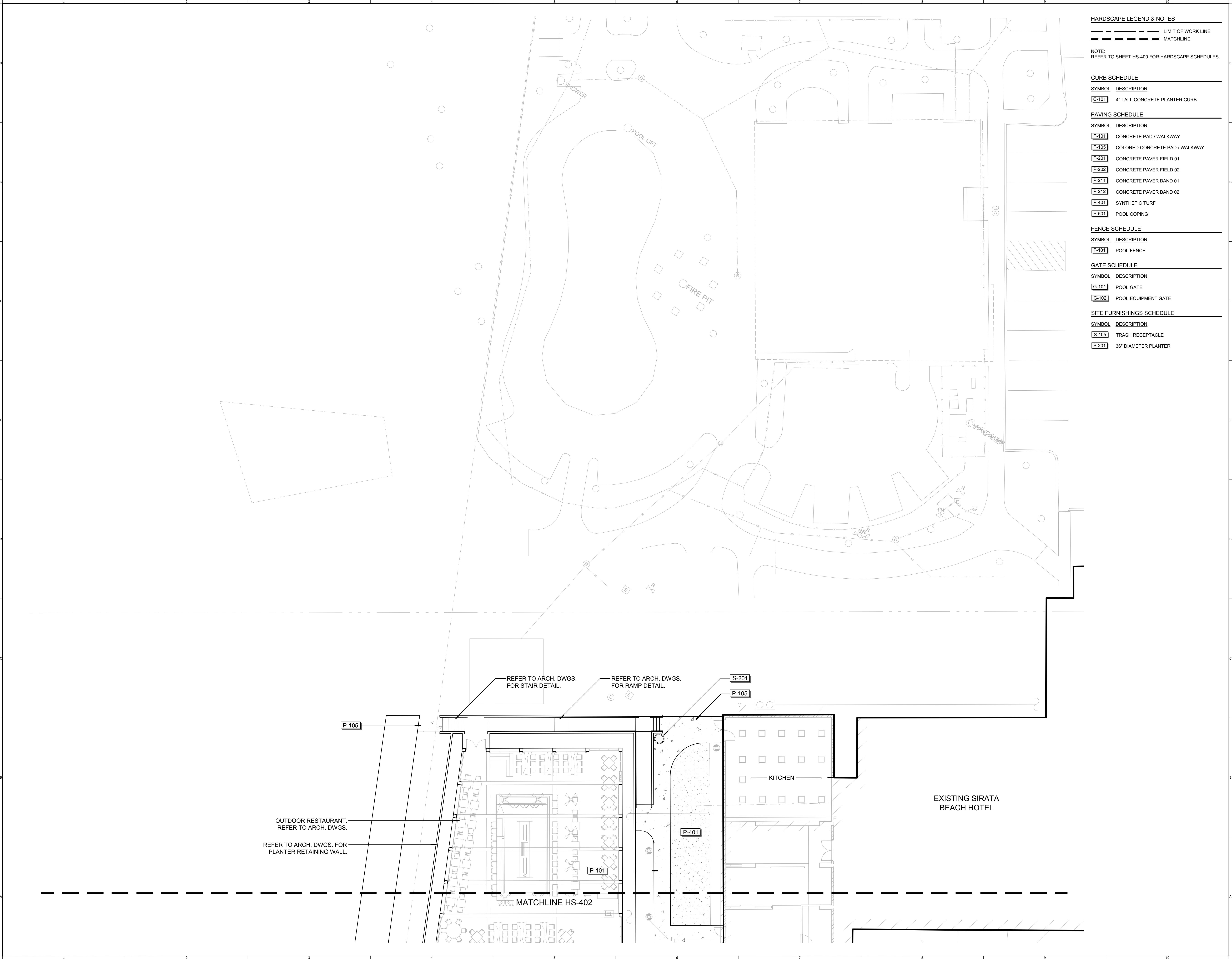
SEAL:



DAVID A. PERRY / RLA
L.A. NO. 0001538

DATE: 03/17/23

SHEET NO.:
HS-400



HARDSCAPE LEGEND & NOTES

- LIMIT OF WORK LINE
- - - MATCHLINE

NOTE:
REFER TO SHEET HS-400 FOR HARDSCAPE SCHEDULES.

CURB SCHEDULE

SYMBOL	DESCRIPTION
G-101	4" TALL CONCRETE PLANTER CURB

PAVING SCHEDULE

SYMBOL	DESCRIPTION
P-101	CONCRETE PAD / WALKWAY
P-105	COLORLED CONCRETE PAD / WALKWAY
P-201	CONCRETE PAVER FIELD 01
P-202	CONCRETE PAVER FIELD 02
P-211	CONCRETE PAVER BAND 01
P-212	CONCRETE PAVER BAND 02
P-401	SYNTHETIC TURF
P-501	POOL COPING

FENCE SCHEDULE

SYMBOL	DESCRIPTION
F-101	POOL FENCE

GATE SCHEDULE

SYMBOL	DESCRIPTION
G-101	POOL GATE
G-102	POOL EQUIPMENT GATE

SITE FURNISHINGS SCHEDULE

SYMBOL	DESCRIPTION
S-105	TRASH RECEPTACLE
S-201	36" DIAMETER PLANTER



3537 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone: 407-940-4852, Fax: 407-940-4851
www.perry-becker.com L.A. Bus. No.: LA 0001538

PROJECT NAME:
**SAINT PETE
BEACH RESORT**

PHASE 2

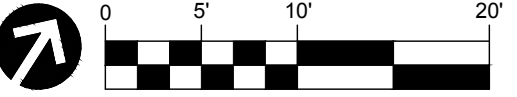
**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA

SHEET TITLE:
HARDSCAPE PLAN

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

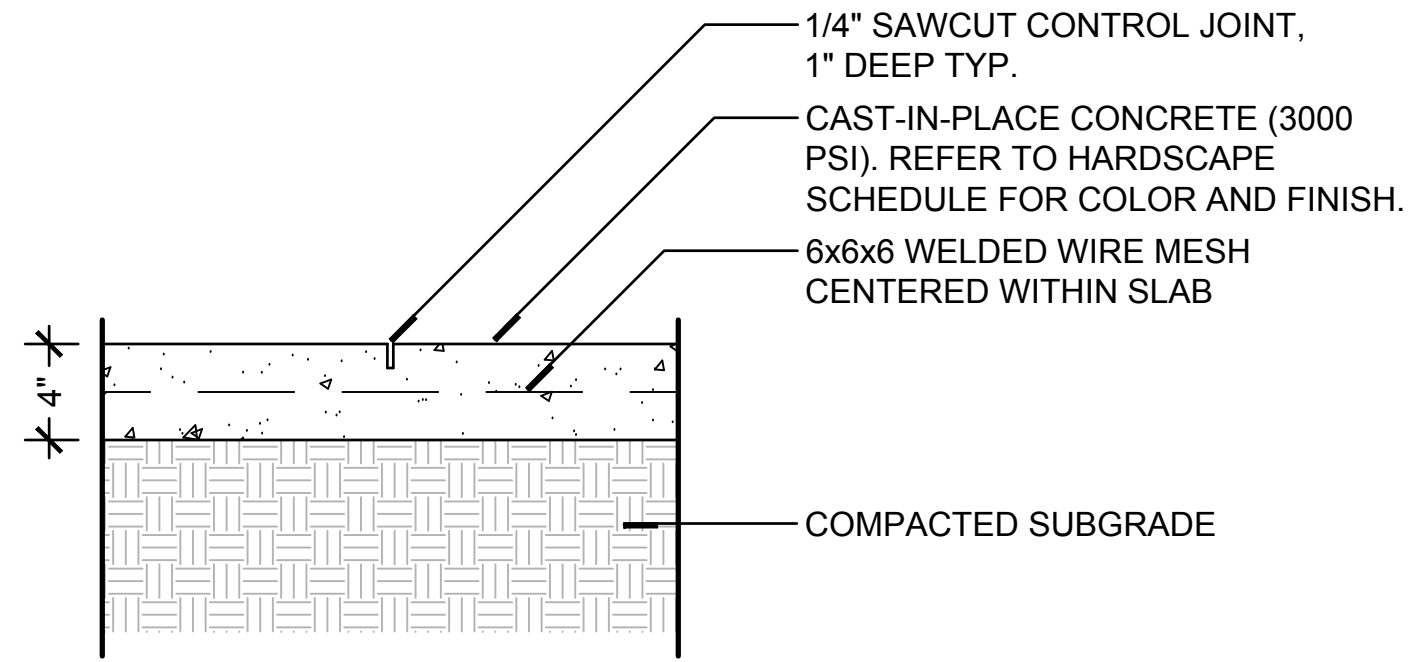
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03/17/23	PERMIT

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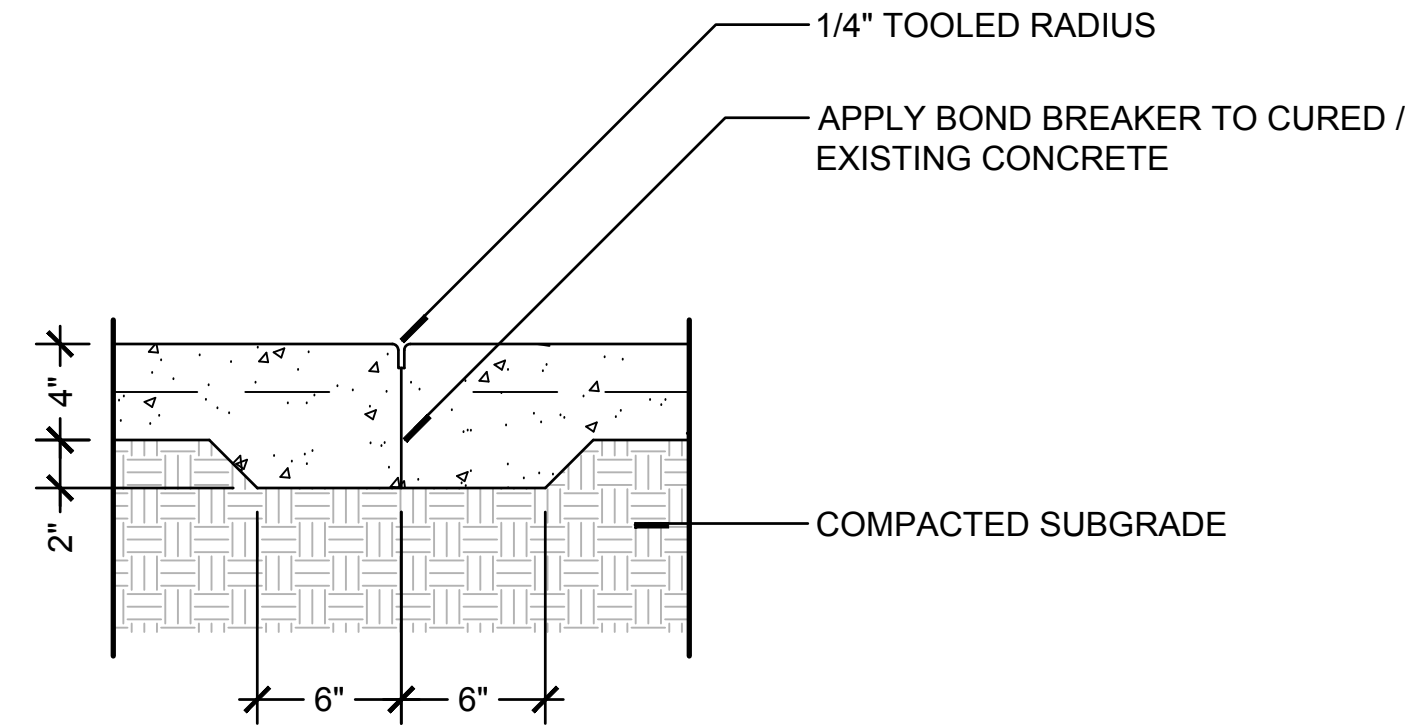
SEAL:

DAVID A. PERRY / RLA
L.A. NO. 0001538
DATE: 03/17/23

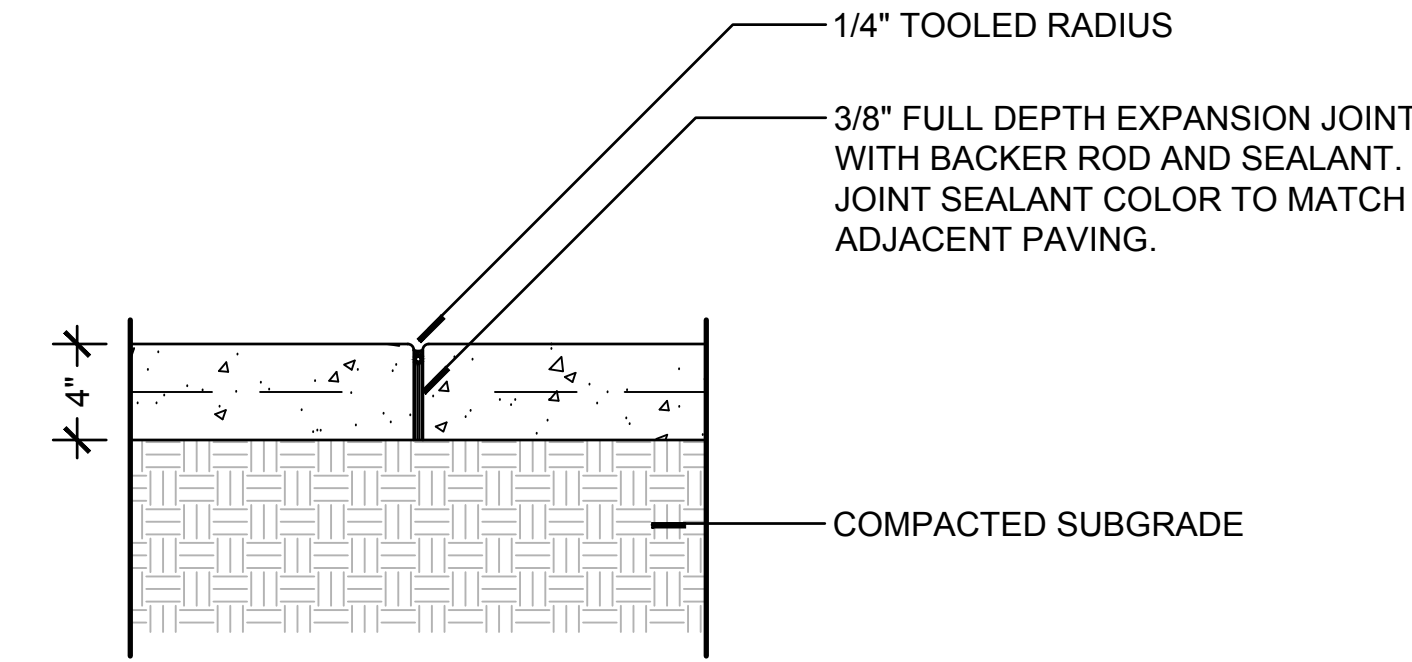
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HS-401



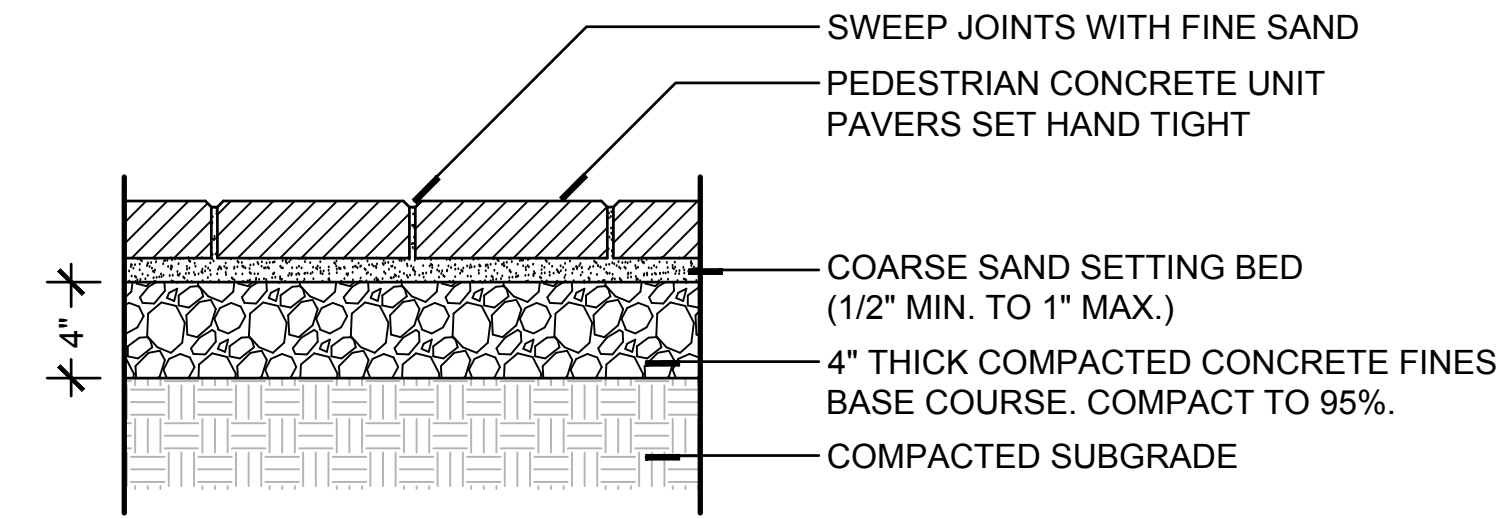
CONTROL JOINT



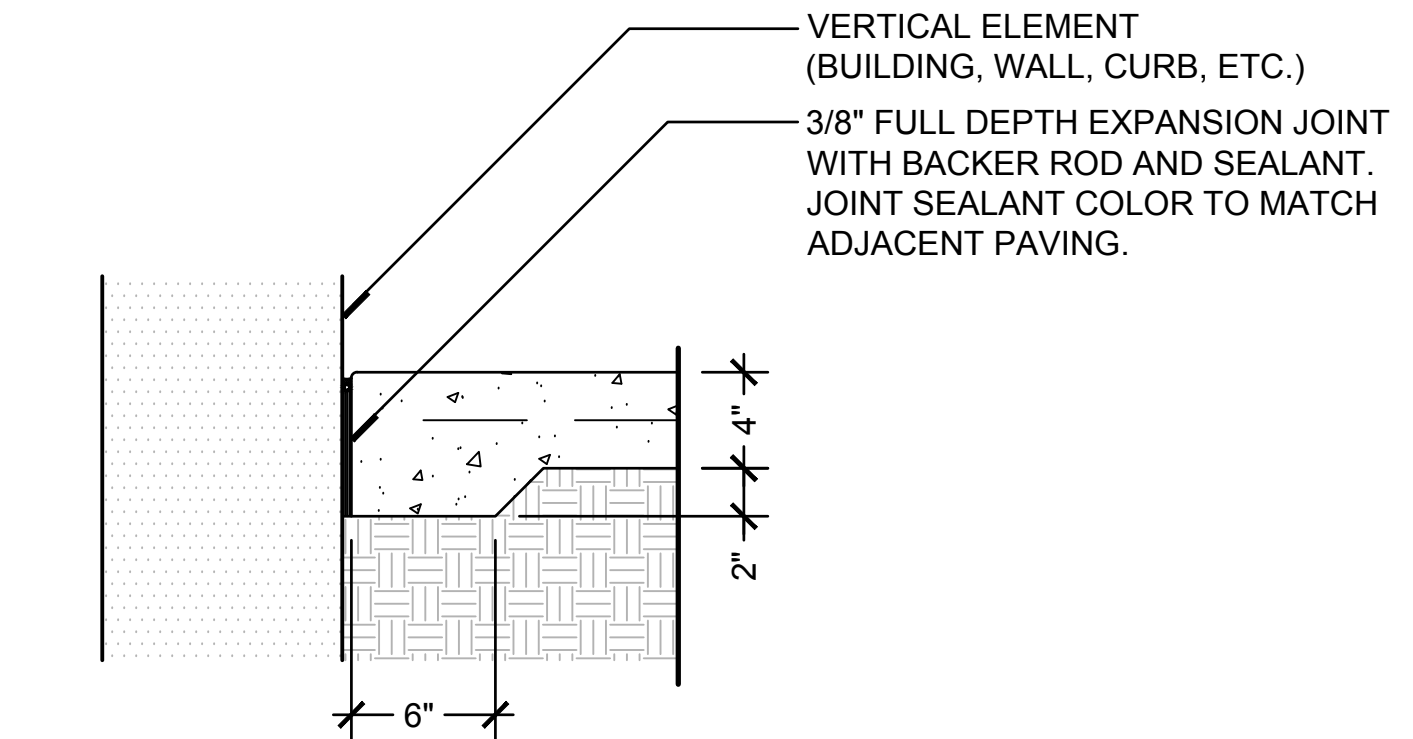
CONSTRUCTION JOINT



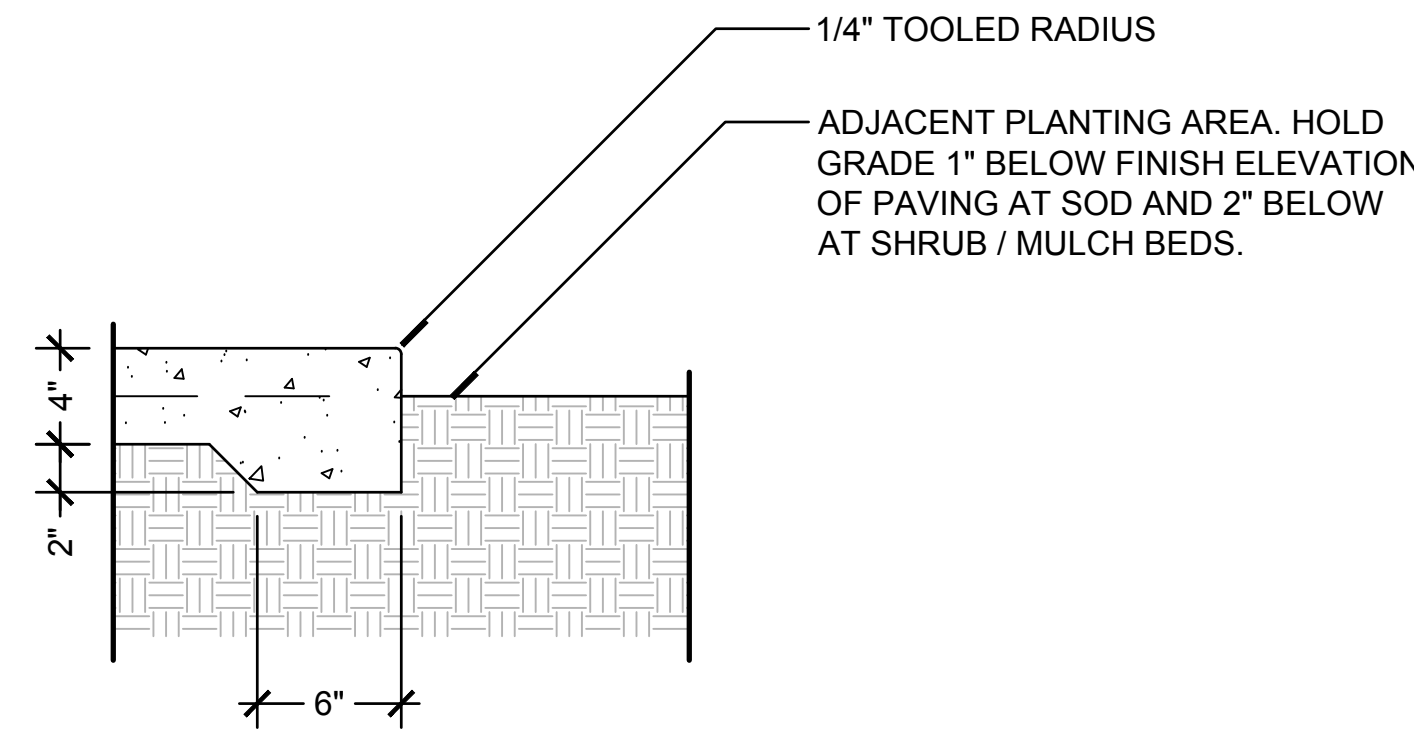
EXPANSION JOINT



2 PEDESTRIAN CONCRETE PAVERS - TYPICAL
1 1/2" = 1'-0"



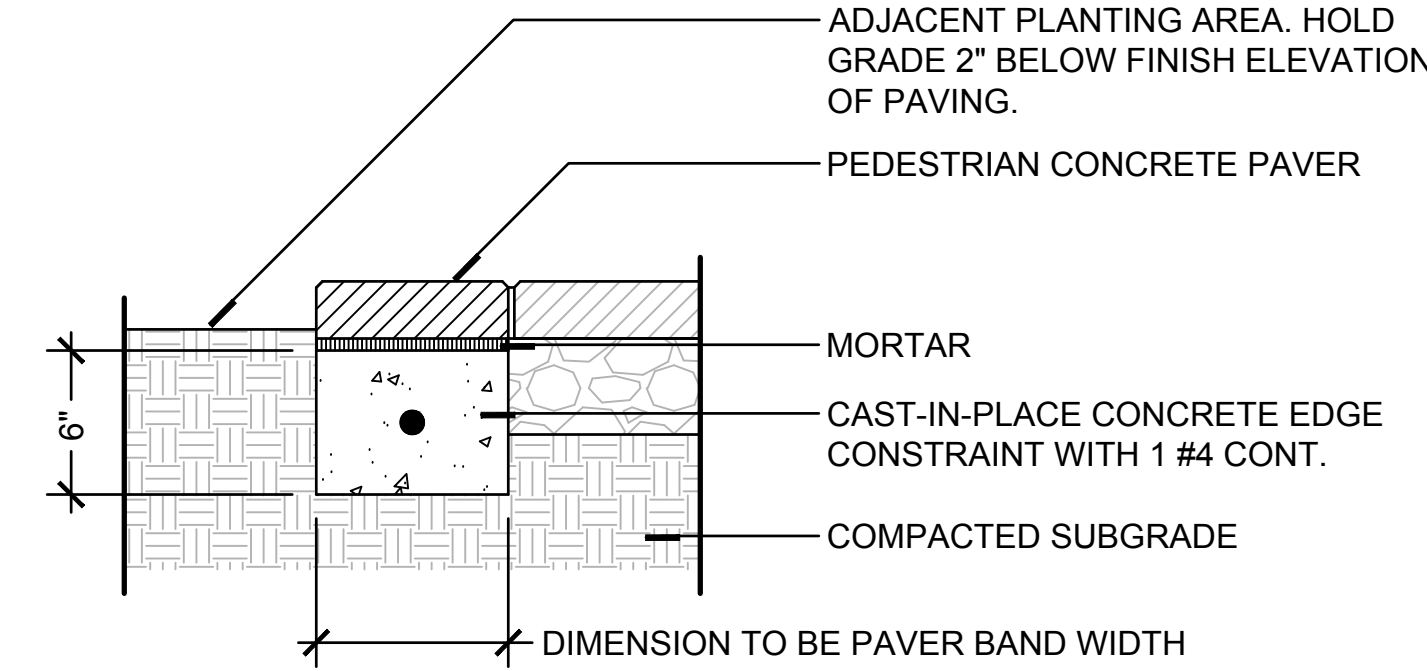
ISOLATION JOINT



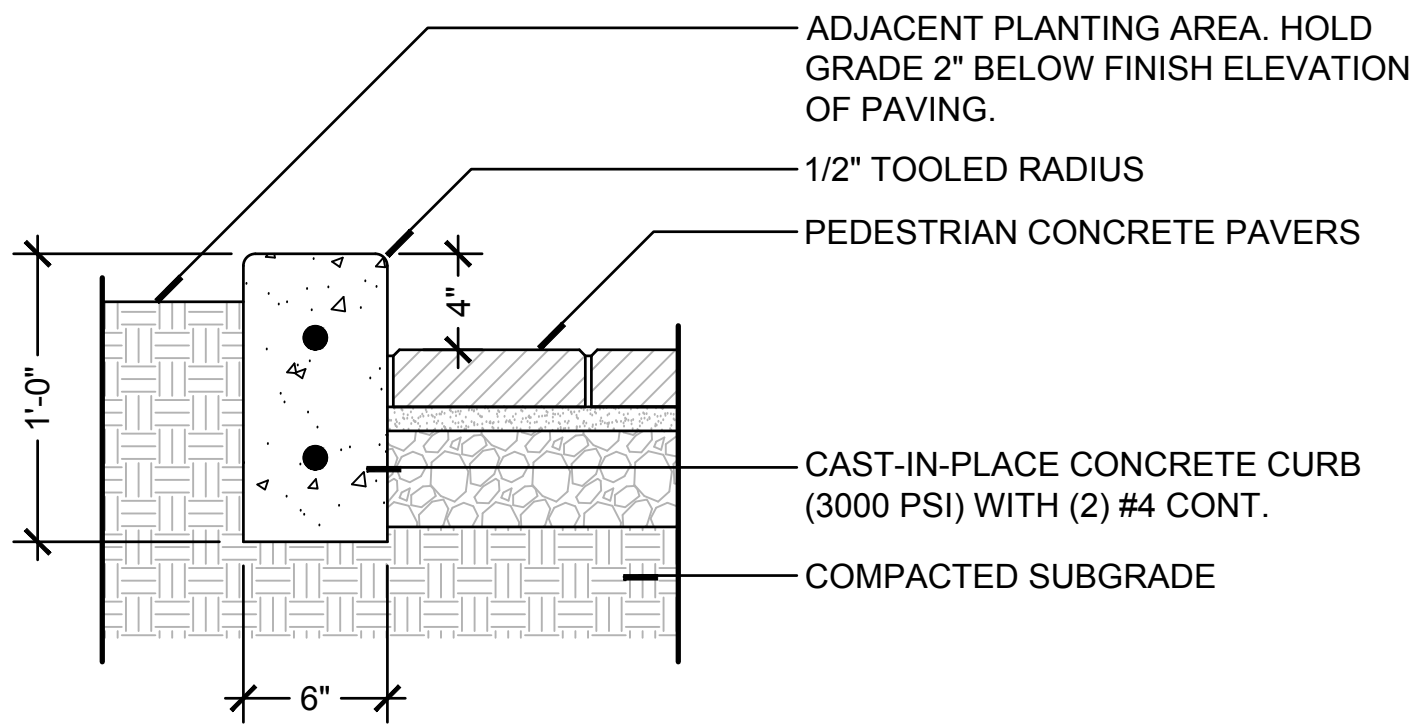
PAVING EDGE

NOTE:

- REFER TO PAVING SCHEDULE FOR CONCRETE FINISH AND COLOR.
- MAXIMUM SURFACE AREA BETWEEN CONTROL JOINTS NOT TO EXCEED 100 S.F.
- MAXIMUM SURFACE AREA BETWEEN EXPANSION JOINTS NOT TO EXCEED 400 S.F.
- PROVIDE ISOLATION JOINT BETWEEN CONCRETE PAVING AND ALL FIXED VERTICAL SITE ELEMENTS.
- FINISH GRADE TO SLOPE AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE.



3 PEDESTRIAN CONCRETE PAVERS @ PAVERS EDGE
1 1/2" = 1'-0"



4 CONCRETE PLANTER CURB @ PAVERS
1 1/2" = 1'-0"

C-101



5 TRASH RECEPTACLE
SCALE: N/A

S-105



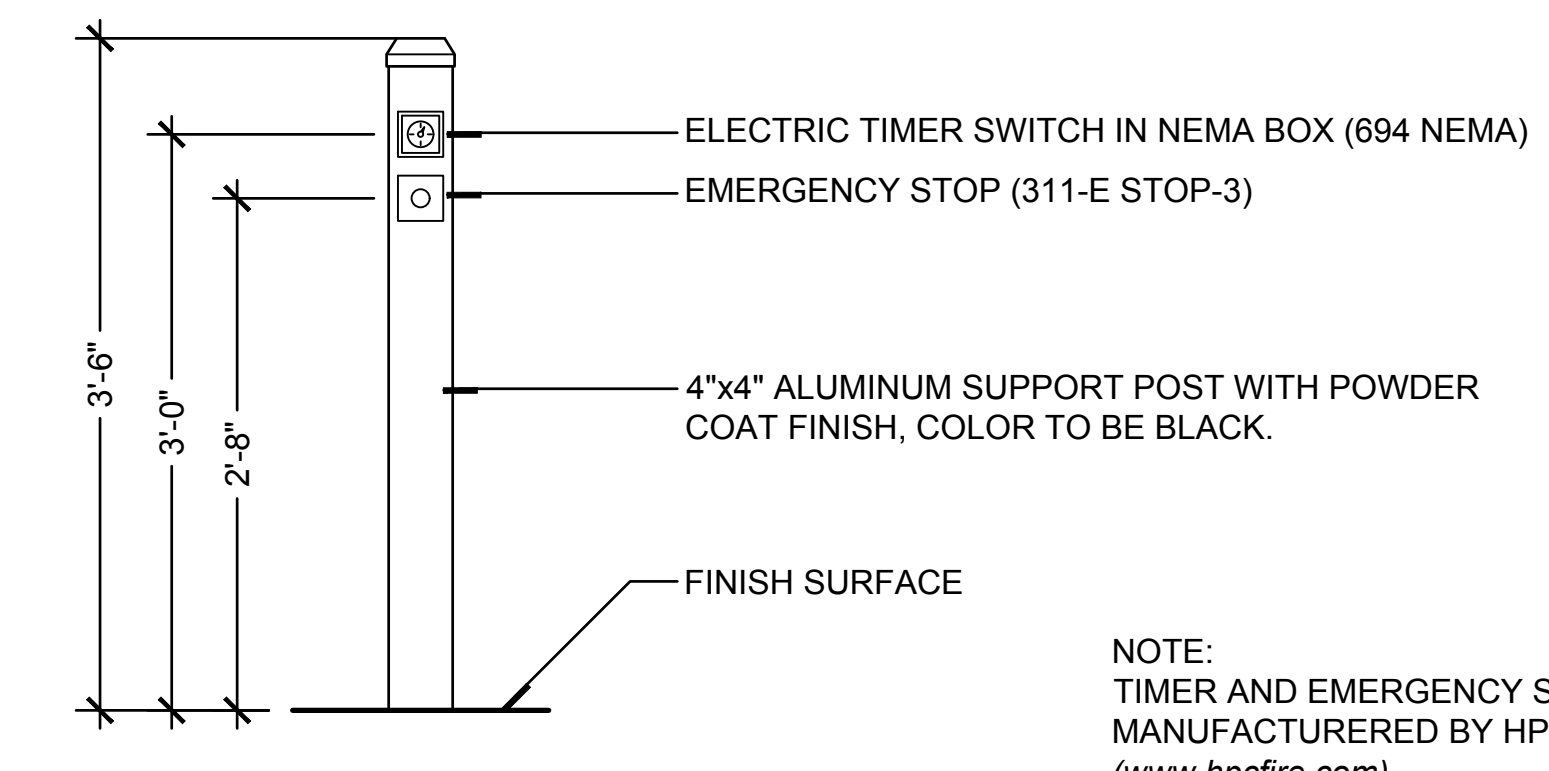
6 36" DIAMETER PLANTER
SCALE: N/A

S-201

PRODUCT INFORMATION:
MANUFACTURER: ANOVA
MODEL: LATITUDE 40-GAL. FRENCH DOOR RECEPTACLE, BONNET TOP
ITEM NUMBER: L2040
SIZE: 43"H x 25"DIA.
COLOR: TEXTURED BRONZE
MOUNTING: SURFACE MOUNT

[HTTPS://WWW.ANOVAFURNISHINGS.COM/COLLECTION/LATITUDE/ANOVA-LATITUDE-40-GALLON-FRENCH-DOOR-RECEPTACLE-BONNET-TOP-L2040](https://www.anovafurnishings.com/collection/latitude/ANOVA-LATITUDE-40-GALLON-FRENCH-DOOR-RECEPTACLE-BONNET-TOP-L2040)

NOTES:
1. ASSEMBLY AND INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR MUST SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT.



7 FIRE PIT CONTROL POST
1" = 1'-0"



FIRE PIT KIT INCLUDES READY TO FINISH FIRE PIT ENCLOSURE, 25" STAINLESS STEEL BOWL PAN, 18" PENTA BURNER AND ELECTRONIC IGNITION VALVE BOX.

FIRE PIT ENCLOSURE:
MANUFACTURER: HEARTH PRODUCTS CONTROL CO.
MODEL: ROUND ENCLOSURE (RTF)
ITEM NUMBER: U54R/25SSCEK-NG/120VAC
GAS TYPE: NATURAL GAS
IGNITION STYLE: ELECTRONIC IGNITION
POWER: 120 VAC
BURNER: STANDARD
DIMENSIONS: 54"DIA. X 18"H
ENCLOSURE VENTS: LOUVERED
WEIGHT: 150 LBS.

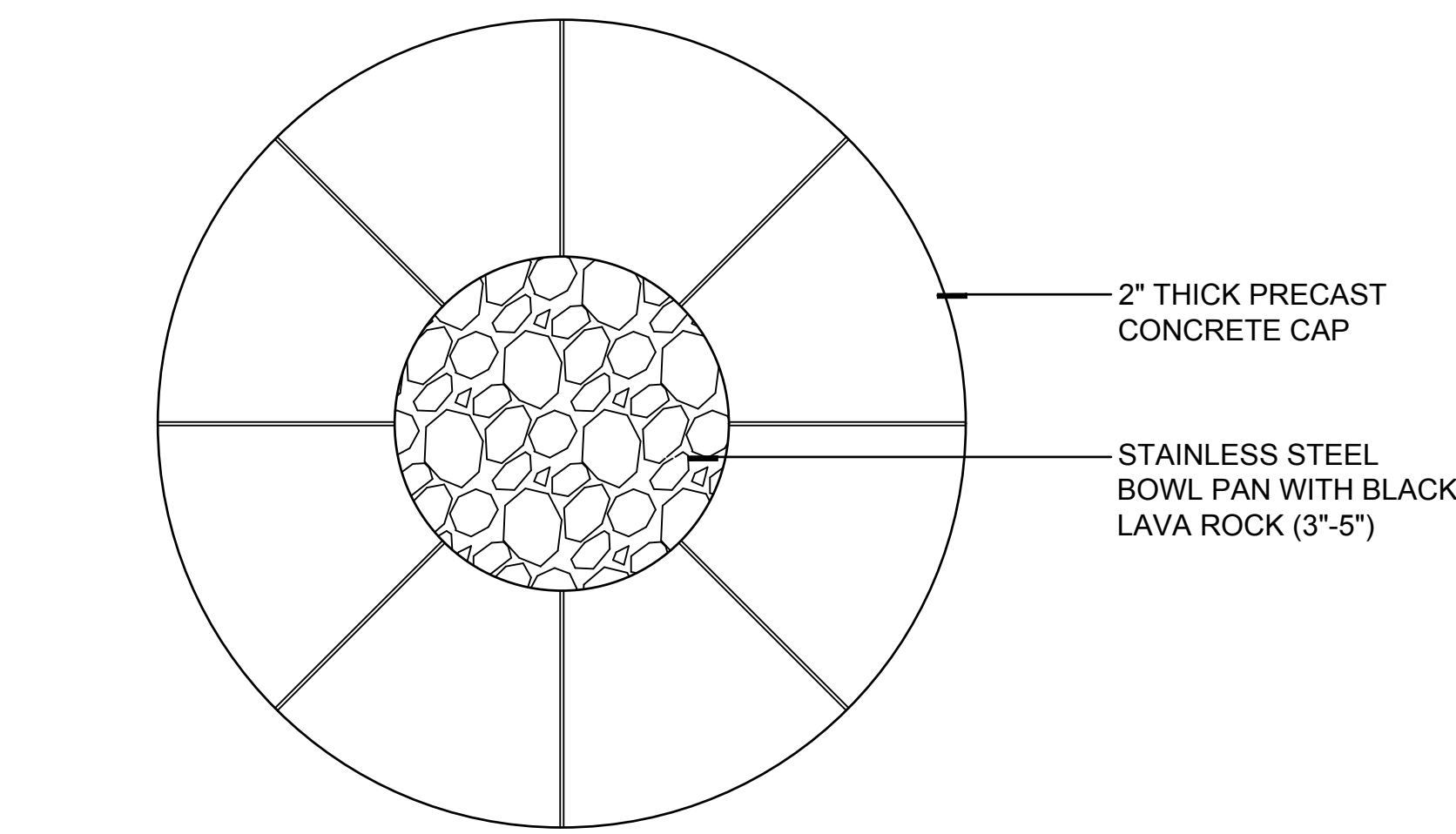
[HTTPS://HPCFIRE.COM/PRODUCT/ROUND_ENCLOSURE/#](https://hpcfired.com/product/round_enclosure/#)

INCLUDE COMMERCIAL AUTOMATIC SHUTOFF 2 HOUR TIMER - 120VAC (MODEL NO. 694 NEMA)
[HTTPS://HPCFIRE.COM/PRODUCT/12-HOUR-TIMER/](https://hpcfired.com/product/12-hour-timer/)

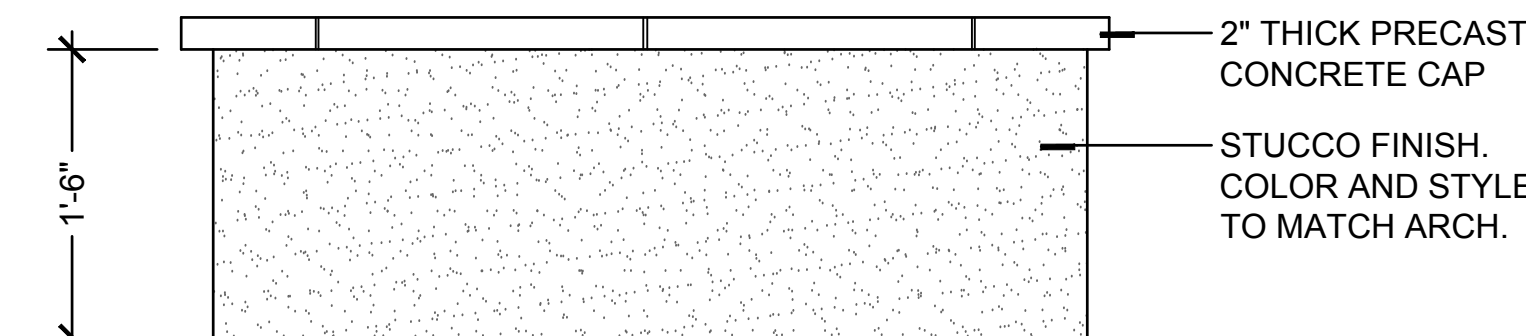
PROVIDE BLACK LAVA ROCK (3"-5")

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR MUST SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT.

8 FIRE PIT
1" = 1'-0"



A PLAN VIEW



B ELEVATION

PROJECT NAME:
**SAINT PETE
BEACH RESORT**
PHASE 2

**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
**HARDSCAPE
DETAILS**

SCALE IN FEET: AS NOTED

CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
03/17/23	PERMIT

REV	DATE	REVISION
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SEAL:



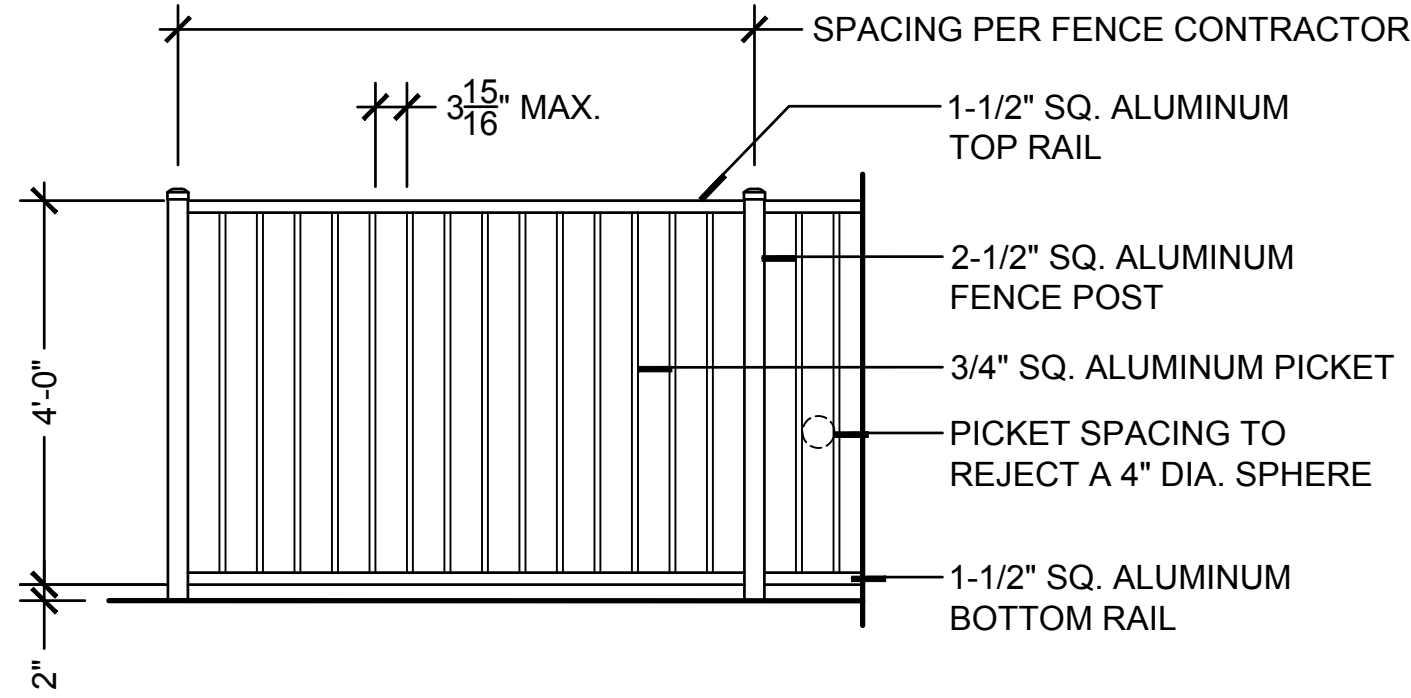
DAVID A. PERRY / RLA
L.A. NO. 0001538
DATE: 03/17/23

SHEET NO.:

HS-601

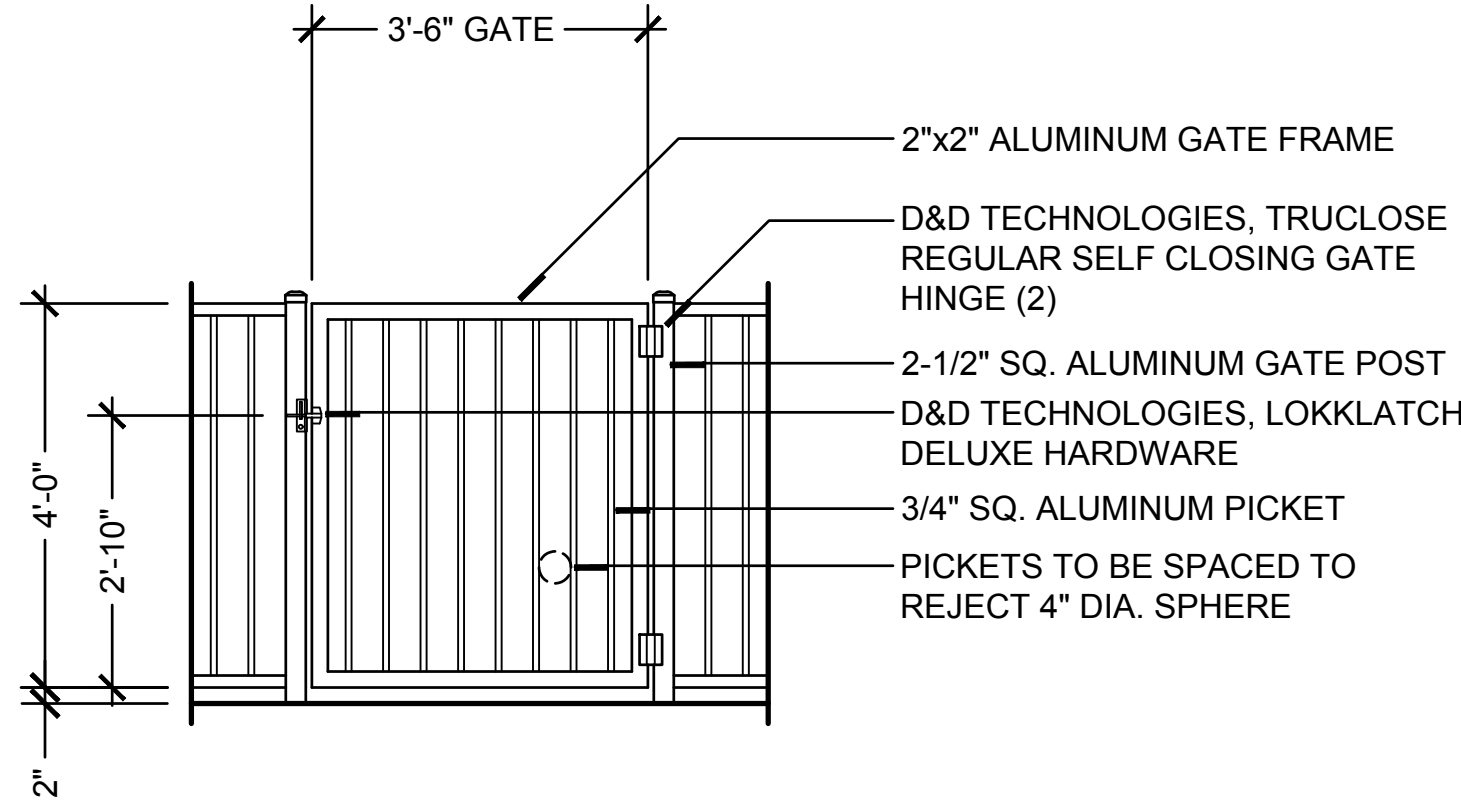
NOTE:

- ALL FENCE COMPONENTS TO HAVE POWDER COAT FINISH. COLOR TO MATCH ARCHITECTURE RAILING.
- SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.



NOTE:

- ALL GATE COMPONENTS TO HAVE POWDER COAT FINISH. REFER TO HARDSCAPE PLAN FOR GATE COLOR.
- GATE SHALL BE SELF CLOSING AND SELF LATCHING WITH A PERMANENT LOCKING DEVICE.
- CONTRACTOR IS REQUIRED TO SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR ALL GATE COMPONENTS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.



1 POOL FENCE
1/2" = 1'-0"

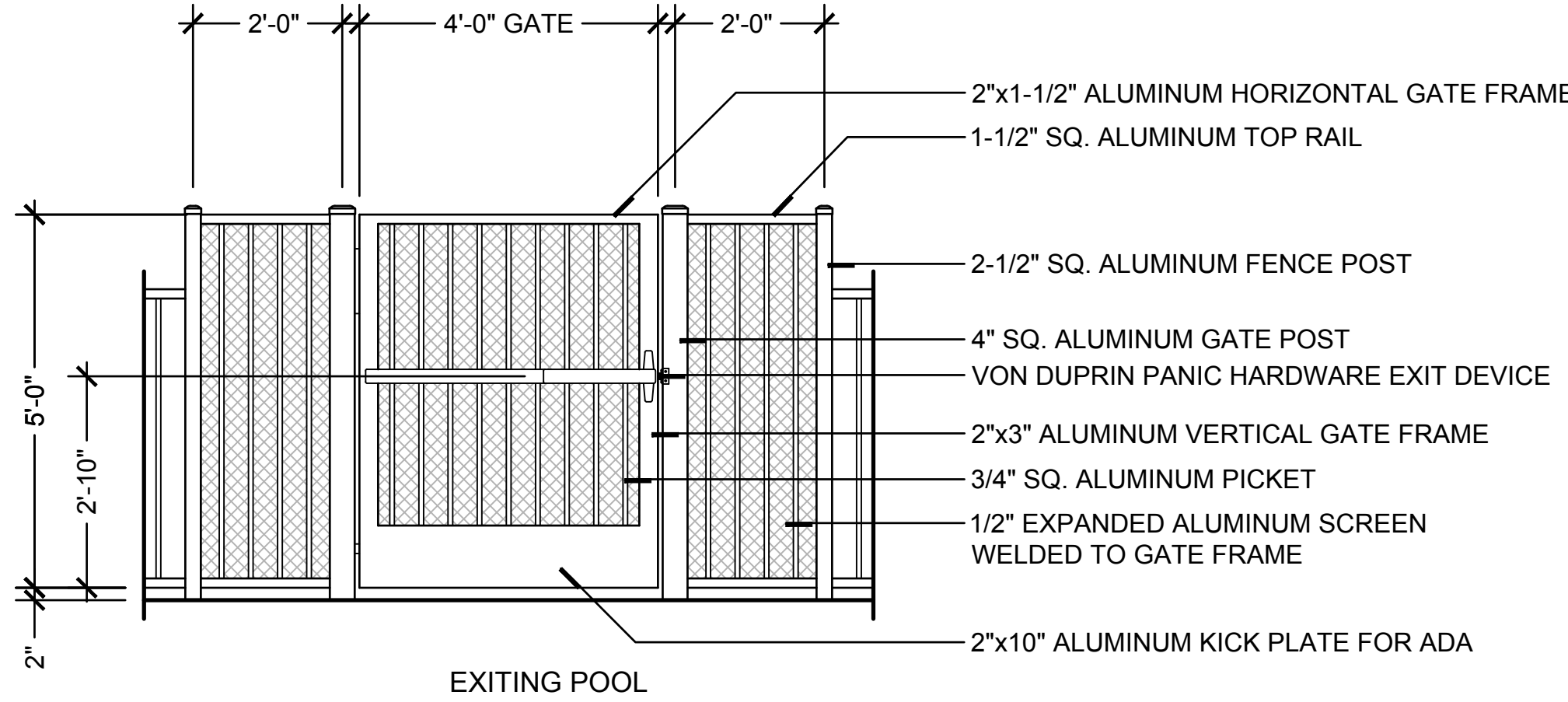
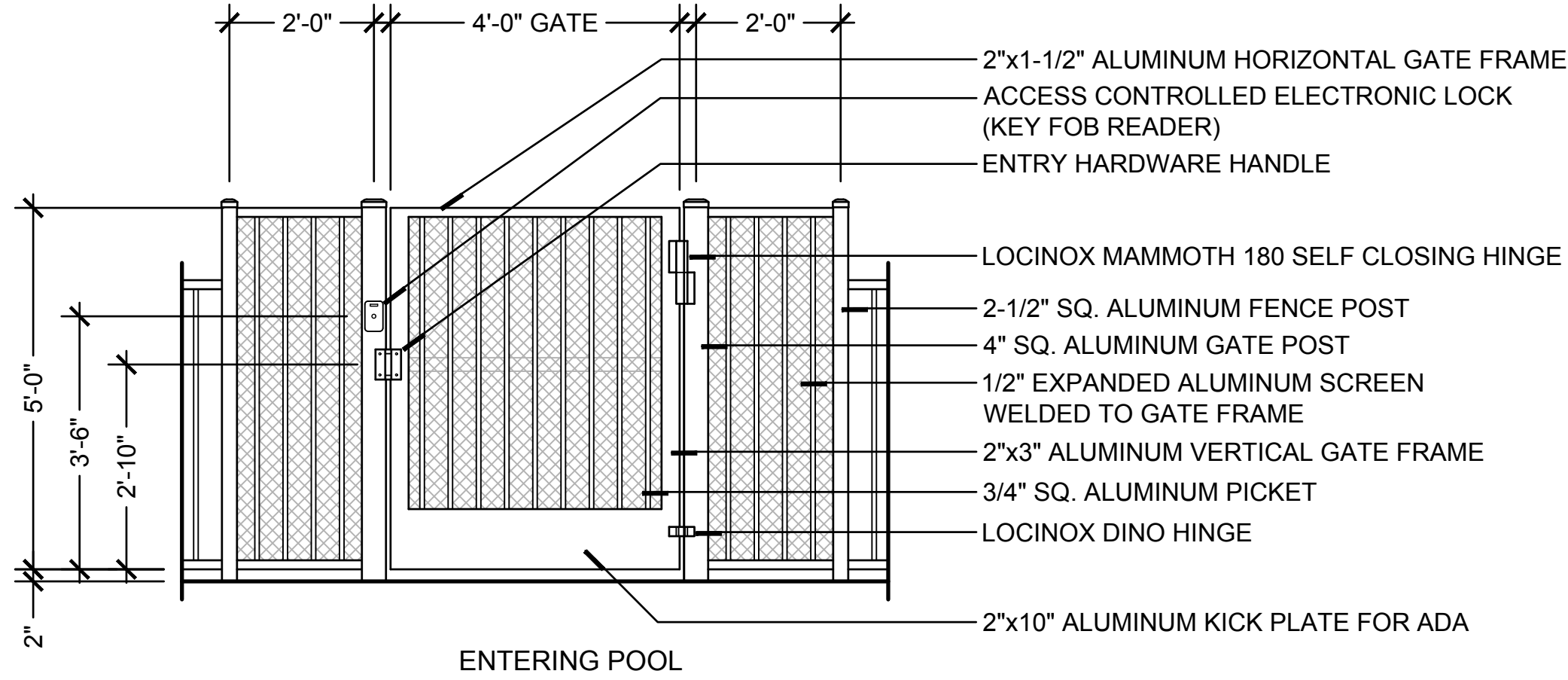
F-101

2 POOL EQUIPMENT GATE
1/2" = 1'-0"

G-102

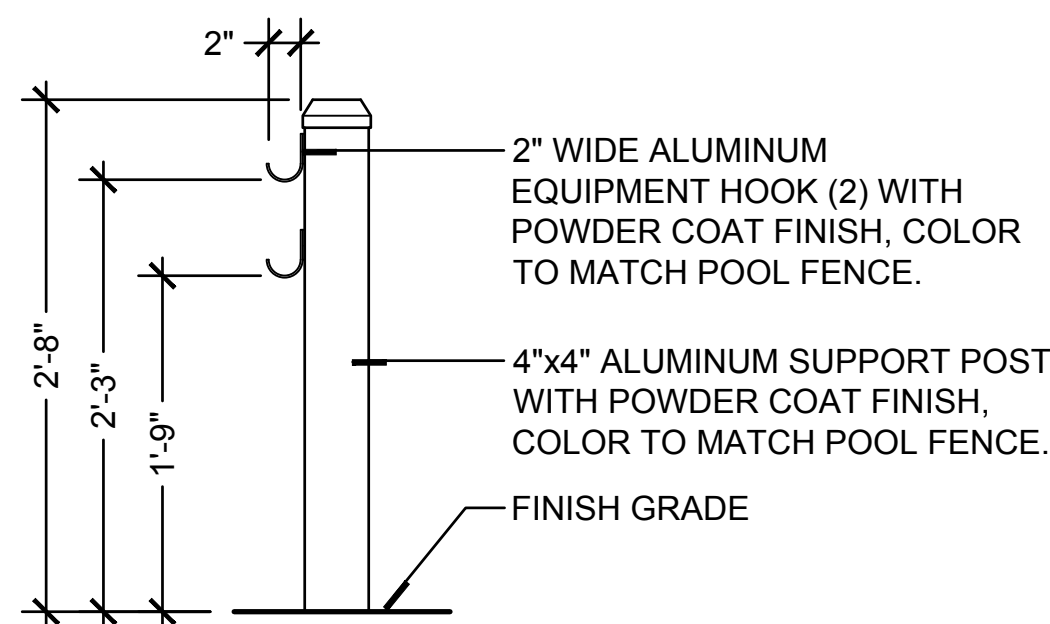
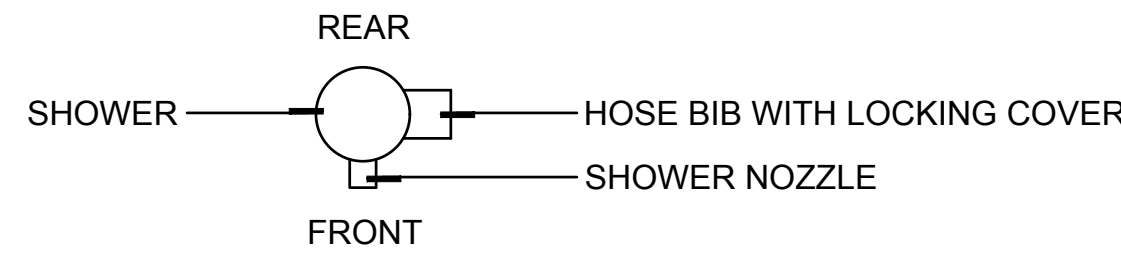
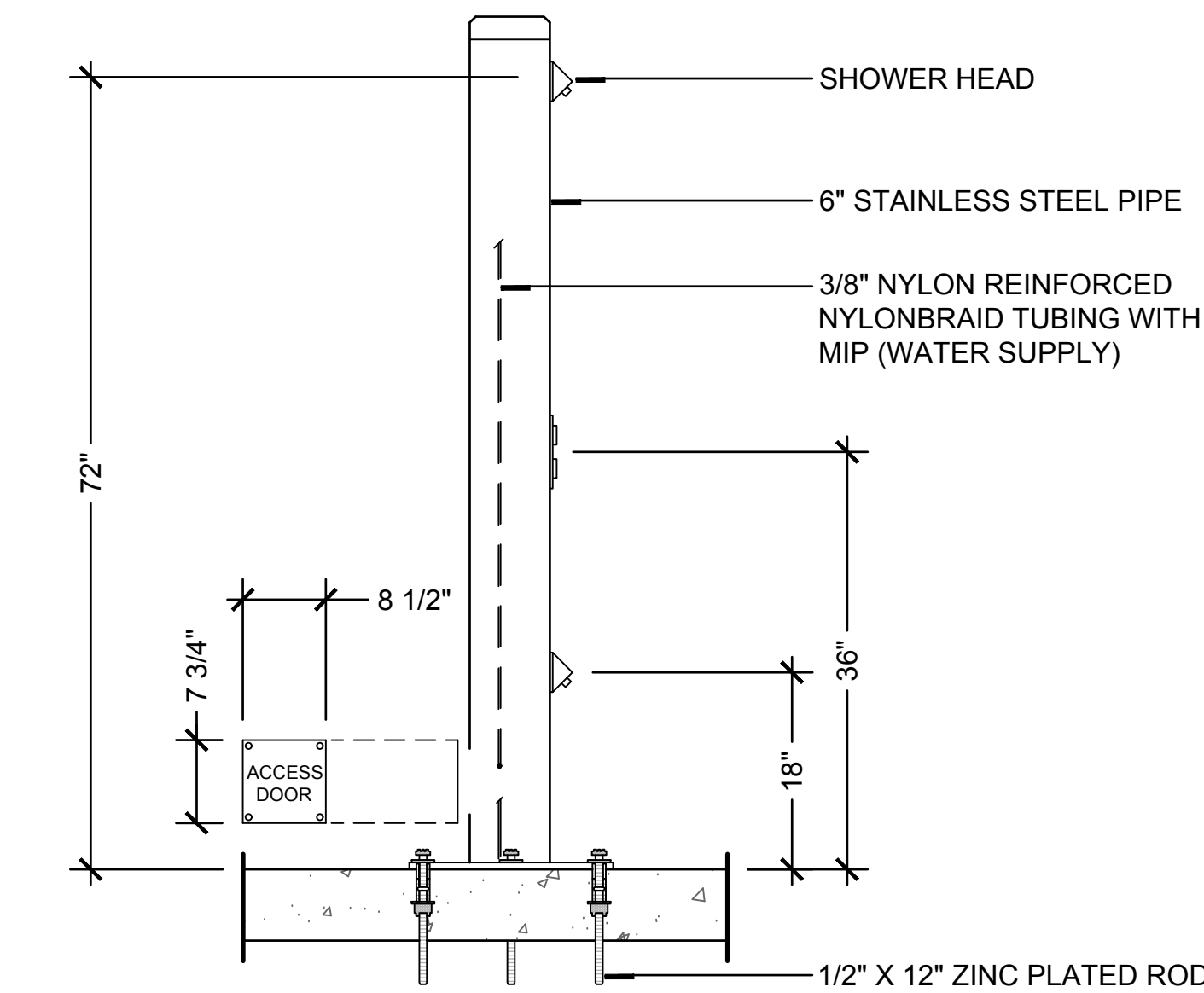
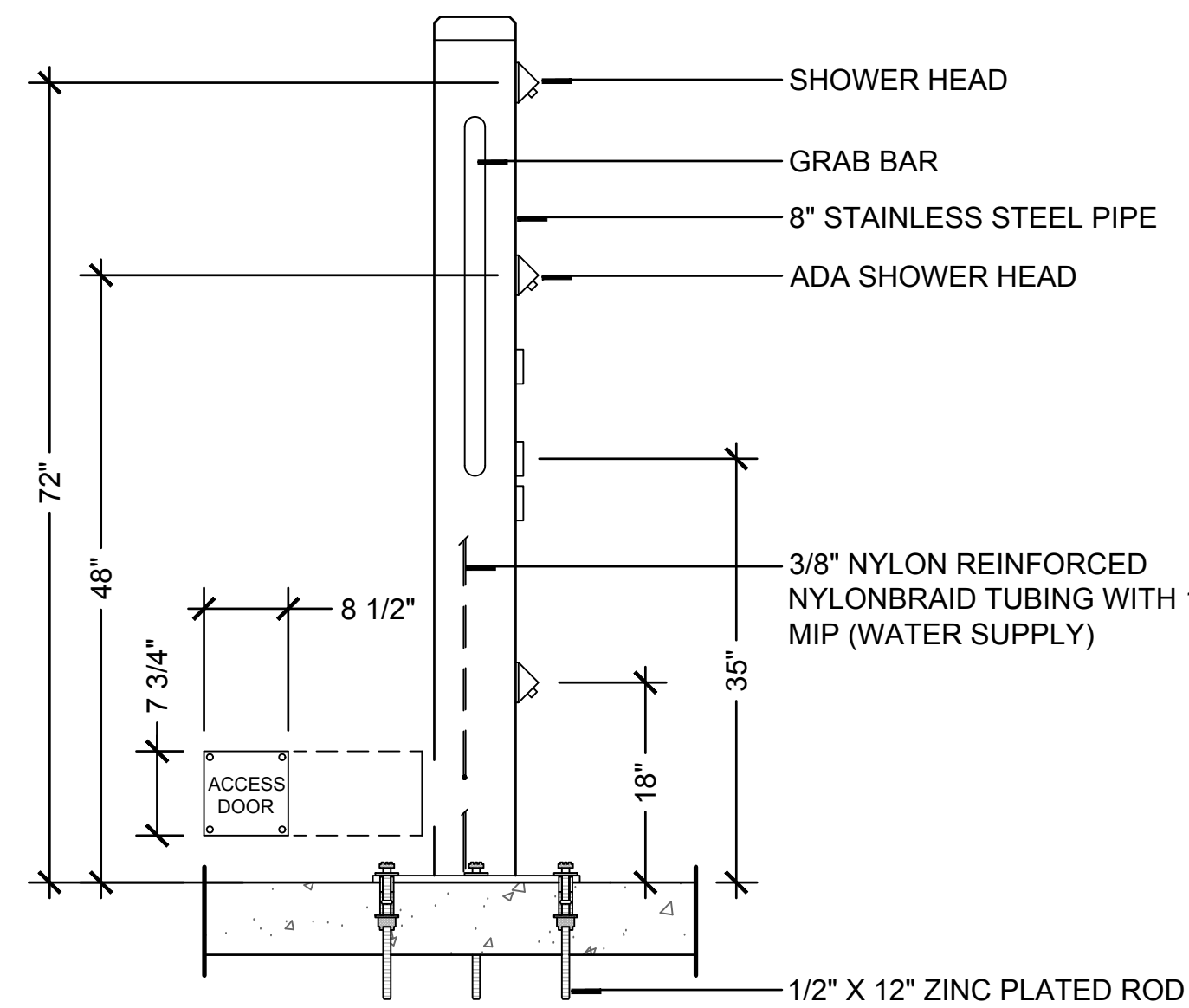
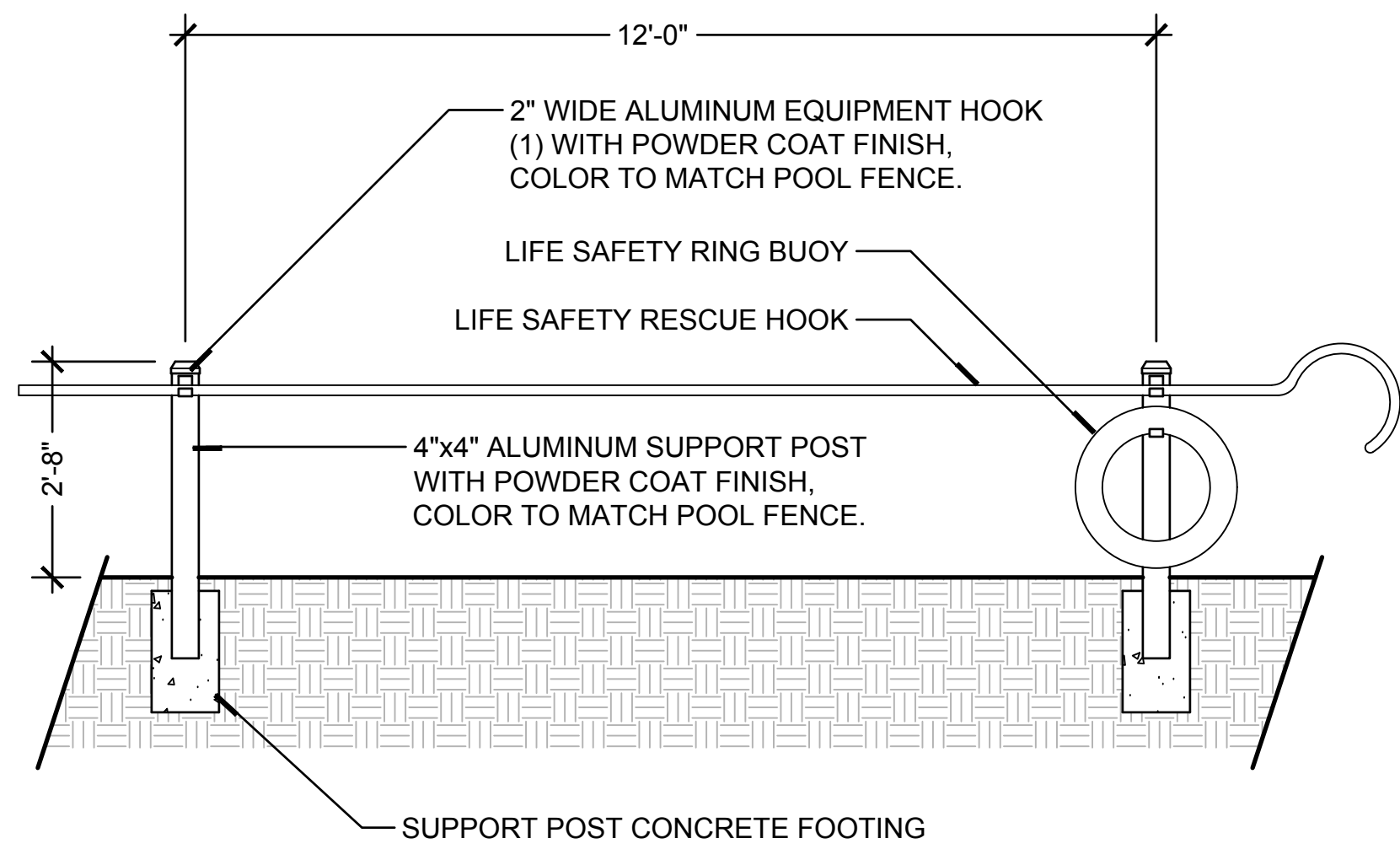
NOTE:

- ALL GATE COMPONENTS TO HAVE POWDER COAT FINISH. COLOR TO MATCH ARCHITECTURE RAILING.
- POOL GATES TO MEET ALL APPLICABLE CODES. GATE SHALL BE SELF CLOSING AND SWING OUTWARD FROM POOL AREA.
- FIRST 24" OF POOL FENCE ADJACENT TO POOL GATE TO BE INSTALLED WITH 1/2" EXPANDED ALUMINUM SCREENING IN ORDER TO PREVENT USERS FROM ACCESSING THE PANIC HARDWARE FROM THE OUTSIDE OF THE POOL AREA.
- SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.



3 POOL GATE
1/2" = 1'-0"

G-101



POST ENLARGEMENT
SCALE: 1" = 1'-0"

PRODUCT INFORMATION
MANUFACTURER: MOST DEPENDABLE FOUNTAINS
MODEL: 565 SMSS
FINISH/COLOR: STAINLESS STEEL

NOTES:

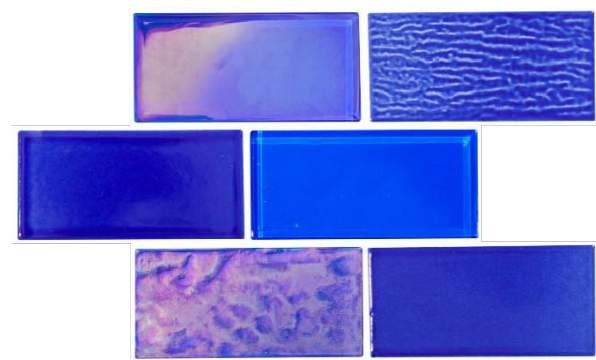
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- CONTRACTOR MUST SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT



PRODUCT INFORMATION
MANUFACTURER: MOST DEPENDABLE FOUNTAINS
MODEL: 500 SMSS
FINISH/COLOR: STAINLESS STEEL

NOTES:

- PROVIDE HOSE BIB WITH LOCKING COVER. TO BE LOCATED ON RIGHT SIDE OF SHOWER (SEE DIAGRAM ABOVE)
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- CONTRACTOR MUST SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT



PRODUCT INFORMATION:
MANUFACTURER: NATIONAL POOL TILE
MODEL: SOUTH SEAS
COLOR: BLUE
SIZE: 2" X 4"

[HTTPS://WWW.NPTPOOL.COM/TILE/SOUTH-SEAS/#STH-BLUE2X4](https://www.nptpool.com/tile/south-seas/#STH-BLUE2X4)

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR MUST SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT.

4 POOL LIFE SAFETY EQUIPMENT
1/2" = 1'-0"

5 BEACH SHOWER
SCALE: N/A

6 POOL SHOWER
SCALE: N/A

7 POOL GUTTER TILE
SCALE: N/A

PROJECT NAME:

**SAINT PETE
BEACH RESORT**

PHASE 2

**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA

SHEET TITLE:

**HARDSCAPE
DETAILS**

SCALE IN FEET: AS NOTED

CONSULTANT:

JOB NO.: 1214.22
DESIGNED BY: DP/DS
DRAWN BY: DS/JM
CHECKED BY: DS
APPROVED BY: DP

DATE SUBMISSION
03/17/23 PERMIT

REV	DATE	REVISION
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SEAL:

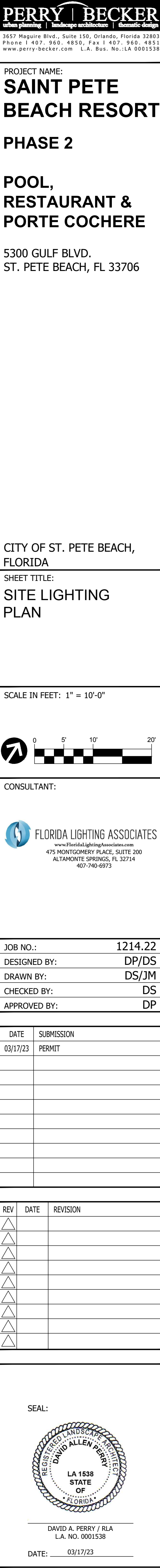


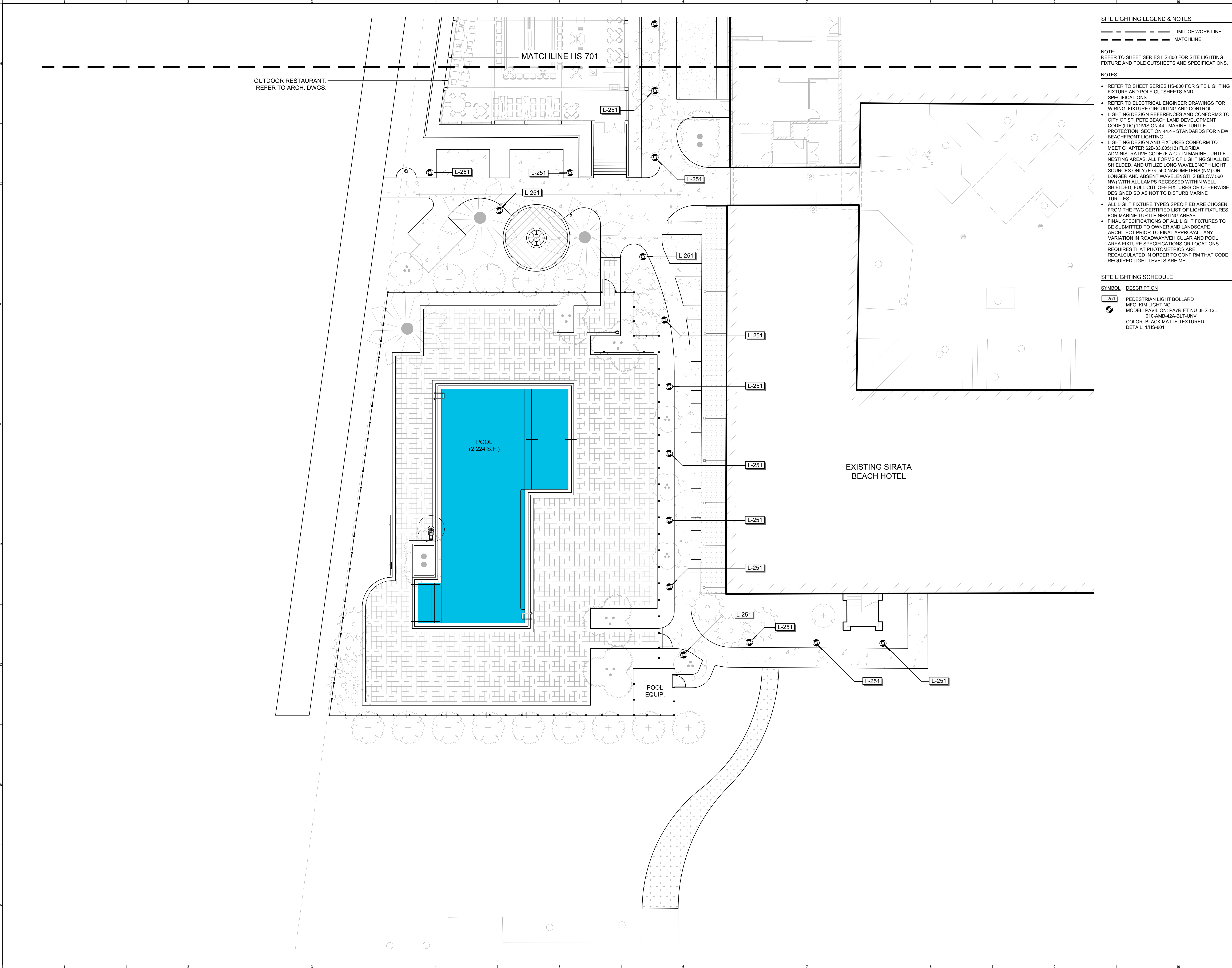
DAVID A. PERRY / RLA
L.A. NO. 0001538

DATE: 03/17/23

SHEET NO.:

HS-610





SITE LIGHTING LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

NOTE:
REFER TO SHEET SERIES HS-800 FOR SITE LIGHTING
FIXTURE AND POLE CUTSHEETS AND SPECIFICATIONS.

NOTES

- REFER TO SHEET SERIES HS-800 FOR SITE LIGHTING
FIXTURE AND POLE CUTSHEETS AND
SPECIFICATIONS.
- REFER TO ELECTRICAL ENGINEER DRAWINGS FOR
WIRING, FIXTURE CIRCUITING AND CONTROL.
- LIGHTING DESIGN REFERENCES AND CONFORMS TO
CITY OF ST. PETE BEACH LAND DEVELOPMENT
CODE (LDC) DIVISION 44.4 - STANDARDS FOR NEW
BEACHFRONT LIGHTING.
- LIGHTING DESIGN AND FIXTURES CONFORM TO
MEET CHAPTER 62B-33.005(13) FLORIDA
ADMINISTRATIVE CODE (F.A.C.): IN MARINE TURTLE
NESTING AREAS, ALL FORMS OF LIGHTING SHALL BE
SHIELDED, AND UTILIZE LONG WAVELENGTH LIGHT
SOURCES ONLY (E.G. 560 NANOMETERS (NM) OR
LONGER AND ABSENT WAVELENGTHS BELOW 560
NM) WITH ALL LAMPS RECESSED WITHIN WELL
SHIELDED, FULL CUT-OFF FIXTURES OR OTHERWISE
DESIGNED SO AS NOT TO DISTURB MARINE
TURTLES.
- ALL LIGHT FIXTURE TYPES SPECIFIED ARE CHOSEN
FROM THE FWG CERTIFIED LIST OF LIGHT FIXTURES
FOR MARINE TURTLE NESTING AREAS.
- FINAL SPECIFICATIONS OF ALL LIGHT FIXTURES TO
BE SUBMITTED TO OWNER AND LANDSCAPE
ARCHITECT PRIOR TO FINAL APPROVAL. ANY
VARIATION IN ROADWAY/VEHICULAR AND POOL
AREA FIXTURE SPECIFICATIONS OR LOCATIONS
REQUIRES THAT PHOTOMETRICS ARE
RECALCULATED IN ORDER TO CONFIRM THAT CODE
REQUIRED LIGHT LEVELS ARE MET.

SITE LIGHTING SCHEDULE

SYMBOL	DESCRIPTION
L-251	PEDESTRIAN LIGHT BOLLARD MFG: KIM LIGHTING MODEL: PAVILION; PATR-FT-NU-3HS-12L- 010-AMB-42A-BLT-UNV COLOR: BLACK MATTE TEXTURED DETAIL: 1/HS-801

PROJECT NAME:
**SAINT PETE
BEACH RESORT**

PHASE 2

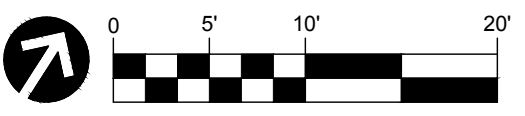
**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA

SHEET TITLE:
**SITE LIGHTING
PLAN**

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:

FLORIDA LIGHTING ASSOCIATES
www.floralightingassociates.com
475 MONTGOMERY PLACE, SUITE 200
ALTA MONTE SPRINGS, FL 32714
407-740-4973

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
03/17/23	PERMIT

REV	DATE	REVISION
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SEAL:



DAVID A. PERRY / RLA
L.A. NO. 0001538
DATE: 03/17/23

SHEET NO.:
HS-702

[illegible]

1	PEDESTRIAN LIGHT BOLLARD
	N/A

PROJECT NAME:
**SAINT PETE
BEACH RESORT**
PHASE 2

**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA

SHEET TITLE:

**SITE LIGHTING
DETAILS**

SCALE IN FEET: N/A

CONSULTANT:

 FLORIDA LIGHTING ASSOCIATES
www.FloridaLightingAssociates.com
475 MONTGOMERY PLACE, SUITE 200
ALTAMONTE SPRINGS, FL 32714
407-740-6973

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

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SEAL



DAVID A. PERRY / RL
L.A. NO. 0001538

DATE: 03/17/23

SHEET NO.:

HS-801

LANDSCAPE SPECIFICATIONS

- 1) The landscape contractor shall be responsible for adhering to all requirements stated as outlined herein and on the landscape drawings.
- 2) The scope of work for the landscape contractor for this project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required.
- 3) The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
- 4) The landscape contractor shall assign a qualified project manager and field supervisor to work directly with the owner's representative and supervise the work at all times through final owner acceptance. It is the contractor's responsibility to ensure that project manager has a complete current set of documents on-site at all times.
- 5) The landscape contractor for this project must be able to document a minimum of five (5) years of comparable experience in the installation of plant material for projects of similar scale, intensity and quality. General contractor must submit documentation to owner's representative for approval prior to bid award.
- 6) The landscape contractor shall be responsible for familiarizing themselves with existing conditions and notifying the owner's representative in writing of any concerns prior to commencement of work. This evaluation should include, but is not limited to, verification of surface and subsurface utilities, grades, dimensions and soil conditions.
- 7) The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
- 8) The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may result as a result of the representative of their work.
- 9) The landscape contractor shall be responsible for maintaining the area, materials and equipment within the limits of work in a safe, neat and orderly manner. Excess materials and debris are to be removed from the work area no less than daily or as directed by the general contractor.
- 10) The landscape contractor shall be responsible for maintaining work activities within the limits of work and performing work at times, and in a manner, as prescribed by the general contractor.
- 11) The landscape contractor shall coordinate any excavation in the vicinity of pre-existing or newly installed utilities with the general contractor. It is the responsibility of the landscape contractor to notify the owner's representative a minimum of 48 hours prior to digging for field verification of all underground utilities and other elements. The contractor must coordinate with the general contractor to coordinate and schedule all excavation operations and any possible service interruption's on-site and off. The landscape contractor shall bear the sole responsibility of any damage to subsurface utilities caused by their work. Return of services to off-site areas (if any) must be immediate.
- 12) the landscape contractor must take precautions to protect all existing site roads, parking lots, curbs and utilities from damage. This applies not only to the area within the limits of work but also along any local access roads or roadways internal to the project.
- 13) The landscape contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
- 14) The landscape contractor shall coordinate with general contractor to ensure that temporary erosion and sedimentation control measures (silt fence, geo fence and/or other measures) are installed prior to beginning excavation.
- 15) The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas until final acceptance by the owner's representative.
- 16) The landscape contractor is responsible for the agronomic evaluation of soil characteristics. Evaluation must include chemical analysis by a qualified agricultural soils testing laboratory. Soils sample should be taken immediately following completion of rough grading activities and should be collected at a rate of one sample for each 10,000 square feet of impacted area, or a total of six, whichever is greater. At a minimum the chemical analysis of the soil should consider the following:
 - A. Percentage of organic matter
 - B. Salinity
 - C. pH
 - D. Lime content
 - E. Mineral nutrients including concentrations of nitrogen, phosphorous, potassium, Calcium, magnesium, iron, zinc, manganese, copper, sulfur and molybdenum.
 - F. Potential hazards or impediments for plant growth including salinity, sodium chloride, boron, impaired soil structure or drainage.
- G. Sand fraction analysis as a percent passing through it, 1-1/4" and no. 200 sieves.
- H. Percolation rate in inches per hour. The analysis should also include specific recommendations to the owner's representative for any amendments and backfill mixes for optimal plant growth to be made to the soils prior to planting. The contractor should include the cost of this soil testing in their base bid as well as the basic backfill mixes specified herein but should include any anticipated cost for soil amendment. The contractor is to provide the owner's representative with copies of all soil testing results. Submit all documentation must also contain a graphic site plan depicting locations and depth from which each sample was drawn.
- 17) Soil preparation is to include the following fertilizer with the understanding that soil mix design may need to be adjusted based on outcome of agronomic testing:
 - A. Trees, 100% site soil with 5 lb. Triple super phosphates per cu. yd.
 - B. Shrubs, 100% site soil with osmocote controller release fertilizer (14-14-14) per manufacturer's recommendation.
- 18) Should owner's representative and contractor agree with the recommendation of the testing agency to further amend the soils the contractor's contract will be adjusted accordingly. The contractor shall be required to submit samples of amended soils to be re-tested to confirm compliance with recommendations following the same procedures as the original tests.
- 19) The landscape contractor is responsible for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the owner's representative in writing within this period. No substitution shall be permitted without prior written approval from the owner's representative. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution. In order to be considered by the owner's representative as viable, alternate plants must share the same general appearance/form, installation size, mature size, color, quality and growth habit. Materials must be ordered at no additional costs to the owner.
- 20) The landscape contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the owner's representative immediately of any perceived discrepancies for resolution.
- 21) The owner's representative will not review any change order requests from the landscape contractor related to 'extra' work performed without prior written authorization from the owner's representative.
- 22) The owner's representative reserves the right to review and approve all plant materials, including sod, at their source nursery with the landscape contractor prior to delivery to the job site. It is the responsibility of the landscape contractor to coordinate and schedule all nursery trips with the landscape architect or

the owner's representative a minimum of two weeks prior to the schedule date for material delivery for shipping. The landscape contractor is to provide a minimum of one week to the owner's representative for all trips. The owner also reserves the rights to have the nursery review of material or to provide approval through review of photographs or representative samples.

23) All plant material suppliers, including sod, for this project must be able to document a minimum of five (5) years of experience in the specialization of growing and cultivation of comparable materials as specified for this project. Contractor is responsible for providing documentation to the owner's representative for approval prior to procuring material.

24) In preparation for the delivery to the site the landscape contractor shall only prune branches or roots after notifying owner's representative. Pruning should only be done and at the base of slope and work uphill, all sod should be rolled and handled. In no case can any tree be topped. Prior to shipping all trees should be sprayed for insects and fungus as well as a foliar anti-desiccant.

25) Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. Trees should be not pruned 30 days prior to digging and hardened off at the nursery for a minimum of 30 days prior to shipping. In addition to rootball irrigation the nursery should provide overhead mist irrigation for the duration of this period. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted. Rootballs should be sized at a minimum dia. Ratio of 12" of rootball for each inch" of tree caliper.

26) The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.

27) The landscape contractor is responsible for scheduling deliveries of sod so that all deliveries to site will be installed no more than 24 hours from the time it arrives on site. The amount of sod delivered to the site at any one time should not exceed the amount that can be laid down these time constraints.

28) The landscape contractor shall exercise care in the placement of sod. Sod should be laid with staggered rows running parallel to slope contours. In slope only be sod and at the base of slope and work uphill, all sod should be rolled and fertilized with a granular 16-4-8 fertilizer five days after planting. Newly sodded areas shall be kept moist for the first week after planting after which a watering rate of 2" per week, including rainfall, should be sufficient.

29) The landscape contractor is responsible for eradicating weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.

30) The landscape contractor is responsible for pre-tilling to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum 8" depth. In the process of tilling are unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than 1/2" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.

31) The landscape contractor shall provide the owner's representative with one quart, sealed and labeled bag of soil from same location that test samples here only be. The owner reserves the right to obtain secondary analysis to confirm test results at their expense.

32) The landscape contractor shall provide the owner's representative with one quart sealed and labeled bag of any imported soil material amendment or conditioner used in the preparation of the planting areas.

33) The owner's representative reserves the right to review and approve all plant material in the job site prior to installation to ensure that the delivered state of the materials is in compliance with the material specifications contained herein. In the event that delivered material does not comply with the project requirements the owner reserves the right to reject such materials and require the landscape contractor to remove and replace rejected materials at no additional cost to the owner. The landscape contractor shall remove rejected plants and materials from the project area and replace with acceptable materials.

34) The landscape contractor shall provide the owner's representative with record copies of all shipping receipts for all materials, including plants and sod, delivered to the project site. Delivery of all fertilizer and soil amendment materials must be in original, unopened container's bearing manufacturer's guaranteed chemical analysis, name, trade mark and conformance with state law.

35) The contractor shall store all materials in an area to be determined by the owner's representative. All excess stored materials must be removed prior to final acceptance from the owner.

36) The landscape contractor shall be responsible for staking all plant materials in the field in accordance with the landscape plans for approval by the owner's representative prior to excavation and installation. The landscape contractor shall provide stakes or flags to indicate locations of individual trees whereas all shrub and groundcover materials must be laid out in their containers with the appropriate spacing for owner's representative review and approval. The owner reserves the right to make field adjustments to plant layout as part of this review. Failure by the landscape contractor to obtain layout approval from the owner's representative prior to installation may result in the removal and reinstallation of materials by the contractor at no additional costs to the owner.

37) All plant material shall meet or exceed the requirements for Florida No. 1 quality in accordance with the grades and standards for nursery plants published by the state of Florida, Department of Agriculture, current edition. All plant material is to be sourced from a nursery unless specifically noted to be collected.

38) **All plant material sizes specified are minimum sizes at time of installation. All container and tree caliper sizes are minimum.** Container or caliper size may be increased if necessary to provide overall plant size specified. Material height and width specified in landscape schedule is based on branches in their normal position. Specified caliper is measured at point 12" above the ground.

39) All plant material must be delivered to the project site and installed in good health, free of pest, pest eggs, fungus and disease. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.

40) The irrigation system is designed to maintain an established landscape. The contractor shall not rely on it as the new material's sole source of water. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs. Use care to avoid creating large holes water jetting.

41) The landscape contractor shall refer to the following references in determining compliance with best practices:

A. Florida Nurserymen and Grower's Association (FNGA) standards.

B. Florida Turf Grass Association's (FTGA) standards.

C. Florida Department of Agriculture, Bureau of Plant Industry, "Trades and Standards for Nursery Plants", latest edition.

D. "Cabling, Bracing and Guying Standards for Shade Trees" as published by the national arborist association (NAA).

E. ANSI A300 1995 Standards as established by the Tree, Shrub and Other Woody Plant Maintenance Standard Practice.

F. ANSI, Z60.1-American Standard For Nursery Stock.

G. "Standard Plant Names" as established by Hortus III.

42) The owner's representative refers the right to defer any and all review responsibilities related to landscape to the project owner's representative or other authorized agent.

43) The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades erected at the perimeter

of the tree drip line. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area. The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

44) The landscape contractor shall be responsible for establishing and maintaining the stability and plumb condition of all installed plant materials until receiving final acceptance from the owner's representative. The contractor shall be responsible for replacing any plant material which is damaged due to inadequate guying or staking, at no additional cost to the owner. The contractor shall remove all staking materials the end of the warranty period and dispose of property offsite.

45) The landscape contractor shall grant the owner the following warranty for a period of one year (365 days) from the date of final acceptance for all trees, shrubs and groundcovers. The warranty period for sod shall be six months (180 days). It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required. Warranty is intended to cover defects and unsatisfactory growth caused by no fault of the owner. During the warranty period the landscape contractor shall make every reasonable effort to replace any dead, dying or diseased material within a period of 15 working days.

46) Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified and approved by the owner's representative. Replacement with alternate materials will be permitted only with prior written approval from the owner's representative. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.

47) At the end of the warranty period the owner reserves the right to have the contractor replace any declining material or request an extension of up to ninety (90) days on any specific material.

48) The landscape contractor shall install plant materials using the best horticultural practices:

- A. Protect plant material from damage during delivery, staging and installation.
- B. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
- C. Do not install plant materials in winds in excess of 30 miles per hour.
- D. Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying owner's representative of concerns prior to installation.
- E. Perform all work in accord with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
- F. The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
- G. The 'choke' strapping method for lifting trees is prohibited.
- H. Do not drop plant material.
- I. Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
- J. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
- K. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
- L. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after setting. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
- M. Set fertilizer tablets on top of rootball for all trees laid out for planting to allow owner's representative to confirm correct amount. Set tablets at depth equal to the rootball when installed.
- N. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
- O. Apply rewetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
- P. Apply mulch in even layer to depth shown on detail. Do not place mulch without the approval of the owner's representative that weed removal and fine grading requirements have been met.
- Q. Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

LANDSCAPE SUBMITTALS REQUIRED

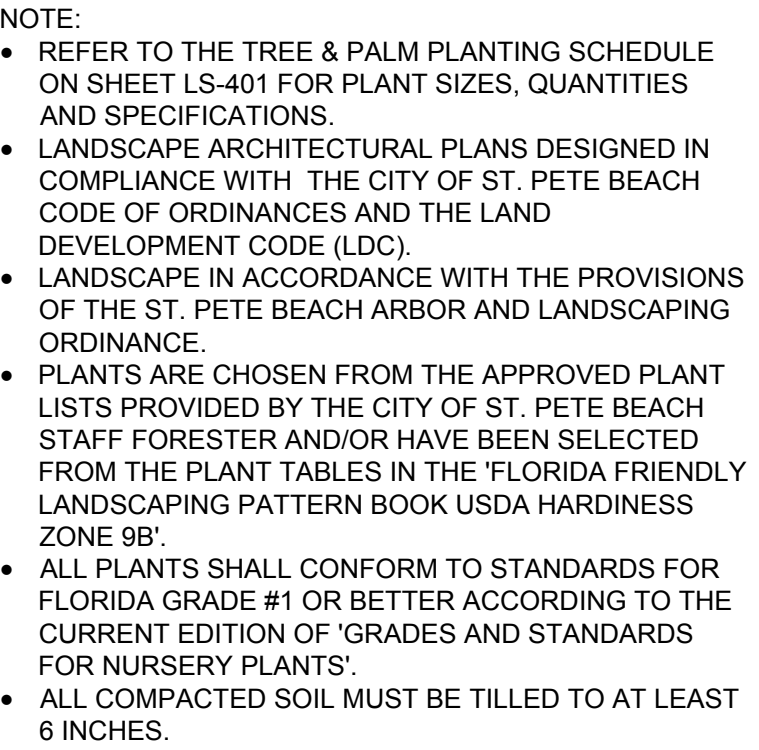
- 1) The landscape contractor is required to submit each of the following to the owner's representative for review and approval a minimum of ten (10) days prior to beginning work:
 - A. Documentation of landscape contractor's qualifications.
 - B. Documentation of landscape supervisor's qualifications.
 - 2) The landscape contractor is required to submit each of the following to the owner's representative for review and approval a minimum of thirty(30) days prior to intended date of use:
 - A. Documentation of plant nursery qualifications.
 - B. Test reports and recommendations from certified testing laboratory.
 - C. One quart samples of existing site soil from each sample area.
 - D. One quart samples of each soil amendment (if any).
 - E. One quart samples of each amended soil (if any).
 - F. One quart samples of each mulch type specified.
 - G. One quart sample of peat.
 - H. One quart samples of each backfill mix.
 - I. One quart sample of any imported fill material.
 - J. Manufacturer's product data and recommended application rates for all fertilizers.
 - K. Test reports from certified laboratory on amended soils.
 - L. Manufacturer's certificate of chemical composition for all fertilizers including percentage and derivation of nitrogen, phosphorus, potassium and micro-nutrients.
 - M. Written documentation of weed control program.
 - N. Propose sequence and duration of installation by zone.
 - O. Written plan for emergency utility service repair.
 - 3) The landscape contractor is required to submit each of the following to the owner's representative for review and approval a minimum of ten days prior to final walk through:
 - A. 'As-built' record documents of installation (3 sets)
 - identifying any deviations from construction plans. These plans are to be updated by the contractor at least weekly throughout the construction period for informal progress review by the owner's representative.
 - B. Written recommendations for ongoing maintenance program (3 copies).
 - C. Release of lien form from the landscape contractor as well as similar forms from all suppliers, vendors and/or subcontractors they utilized on this project. Note: final payment will not be authorized prior to receipt of this documentation.
- ## FINE GRADING NOTES
- 1) The landscape areas within the limits of work should be rough graded to within +/- 10" of finish grade in shrub areas and +/- 20" in sod areas prior to beginning plant installation.
 - 2) Finished grade in planting areas shall be held be 2" below the finished elevations shown for all adjacent landscape surfaces.
 - 3) All fill required shall be clean, well draining soil. Fill shall be clean and free of all material harmful to plant growth and deleterious material such as rocks (larger than 2" dia.), compacted clay, concrete, road base material, roots, branches, etc.
 - 4) Final contouring within planting areas shall be hand raked to provide smooth, continuous arcs even in transition and void of depressions and surface irregularities. Repair any scarring caused by erosion during the course of construction.
 - 5) The landscape contractor is to ensure that their work does not adversely impact established or projected drainage patterns.
 - 6) Grading in all planting and landscape areas of the project shall positively drain to drainage structures indicated on the site grading and civil engineering plans.
 - 7) The landscape contractor is responsible for maintaining grade stakes and bench marks established by others until authorized by the general contractor for removal.
 - 8) The landscape contractor is to perform sample percolation test by excavating free pits to their full depths and filling completely to finish grade. Pit should drain to 1/2 depth within two hours and entirely within eight hours. If pits fail to satisfy these requirements the landscape contractor must notify the owner's representative immediately.
 - 9) The landscape contractor is to remain vigilant in identifying conditions that could adversely affect ability of landscape material to thrive. Conditions to be monitored include but are not limited to, the presence of rock, rubble, road base, construction debris, impermeable soils, chemical spills and wash-outs.
 - 10) Should the construction dictate that any tree be installed prior to the completion of the rough grading activities the landscape contractor shall on a surveyed elevation based on a confirmed benchmark to set the tree(s) with the correct relationship to finish grade.

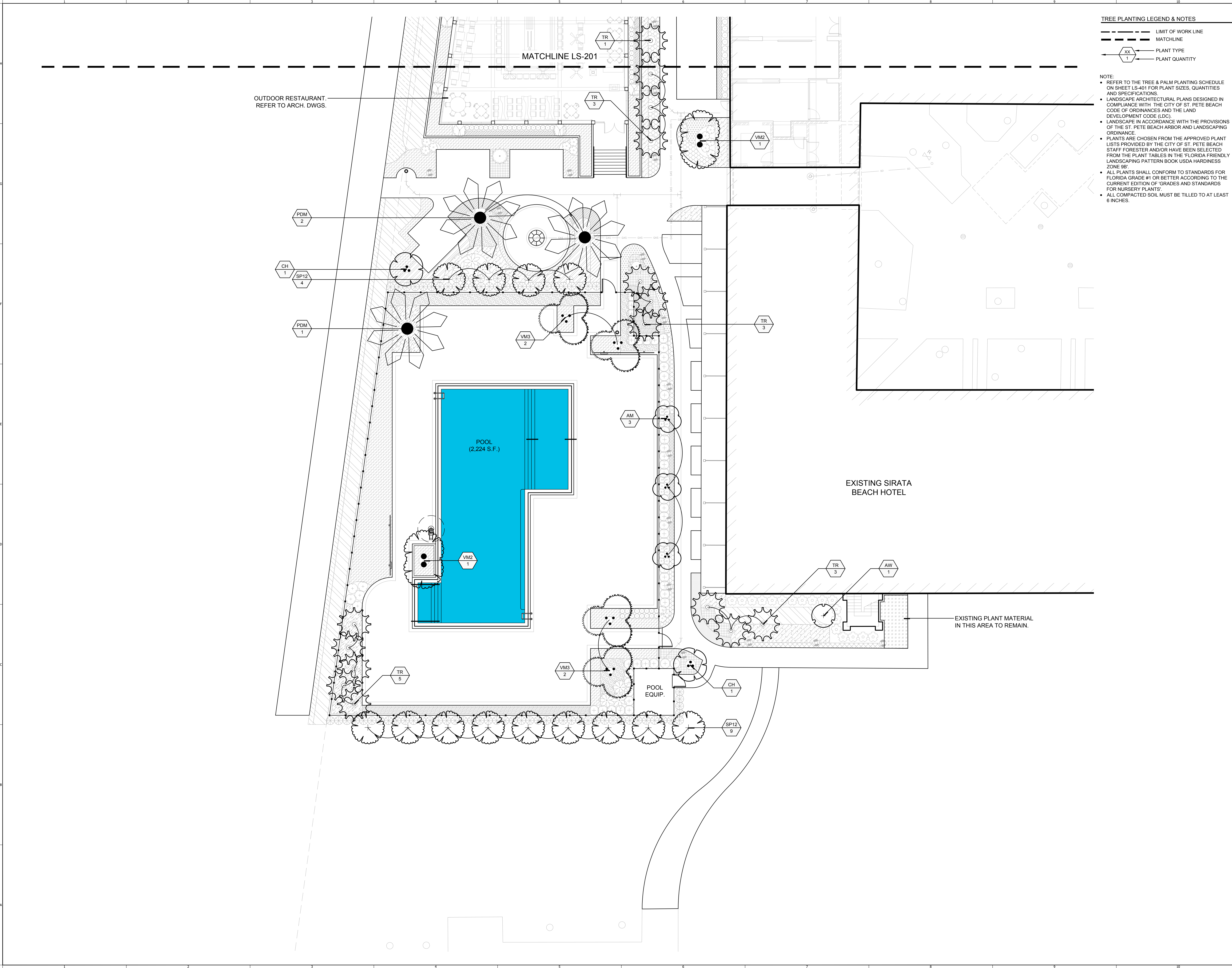
LANDSCAPE MATERIALS

- 1) Aluminum sulfate, suitable for horticultural purposes, shall be recognized manufacturer's standard, commercial grade.
- 2) Anti-desiccant, "Wilt-Pruf," Dowdax," Foligard" (or equal) apply be manufacturer's recommendations.
- 3) Burlap, burlap used in all "B&B" nursery stock must be of 100% biodegradable, natural fiber per ANSI Z-601. Absolutely no synthetic fabric (i.e. Lenox) will be permitted. All "B&B" material shall be sourced from established nurseries or approved locations.
- 4) Dolomite, ground limestone containing no less than 85% of total carbonate and ground to a size such that 50% will pass through a 100 mesh sieve and 90% will pass through a 200 mesh sieve.
- 5) Fertilizer tablets, 21 gram, slow release, "Agriform" planting tablet as manufactured by Sierra Chemical Company (or equal) that consists of the following percentages by weight, 20% nitrogen, 10% phosphoric acid and 5% potash. Apply at a rate per manufacturer's recommendation q& the following minimums:
 - A. One tablet per 1/2" of tree caliper.
 - B. One tablet per 1 gallon shrub container.
 - C. Two tablets per 3 gallon shrub container.
 - D. Three tablets per 5 gallon shrub container.
 - E. Four tablets per 7 gallon shrub container.
 - F. Five tablets per 10 gallon shrub container.
- 6) Friction Guard, new, minimum--" inside diameter, reinforced, 2-pl y, black rubber hose.
- 7) Guy wire, wire shall be 10 gauge annealed, galvanized iron. Each wire is to be demarcated with white surveyor's tape or-- dia. White tubing.
- 8) Mulch, mini-pine bark (dark brown color).
- 9) Osmocote, time control release fertilizer as manufactured by sierra chemical company.
- 10) Peat, milled canadian sphagnum peat, min. "10% organic, low salt, low alkalinity, light brown and fibrous, free of rocks and excessive sticks. Consistent ph level between 4.0 and 5.0. Having no particles greater than 1/2" diameter.
- 11) Perlite, coarse or no.2 perlite, free of weeds and impurities.
- 12) Pre-emergent herbicide, commercial grade, combination of surfilar and gallery with a dye marker. Apply per manufacturer's recommendations.
- 13) Sand, medium-coarse sand grade cortona, free draining, with fine plus very fine ration not to exceed 25% by volume.
- 14) Soil fumigant, basamid granular applied per manufacturer's recommendations in all areas to receive sod.
- 15) Tree guys, "tree saver" as manufactured by Lawson Landscape Products (or equal).
- 16) Tree stakes, new, minimum 2" dia. X b'-o" pressure treated lodge pole pine pointed at one end. A minimum of 50% of pole is to be imbedded.
- 17) Tree ties, "cinch ties", 32" as manufactured by V.I.T. Products Inc (or equal).
- 18) Triple super phosphate, granular commercial grade, 42-47% p205.
- 19) Turnbuckles, 6" long, galvanized steel to be hand tightened.
- 20) Retewing agent, "Saturaid" as manufactured by Florika E.S. A. Co (or equal).
- 21) Water, completed irrigation system water will be supplied through a storage cistern. Water used for landscaping prior to activation of system is to be clean, free of substances harmful to the growth of plants. Water should be free of staining agents and odor.
- 22) Underground tree anchor system by "TreeFrog", or approved alternate.

LANDSCAPE OBSERVATION SCHEDULE

- 1) The landscape contractor is required to provide the owner's representative with advance notice for the following site visits within the time frame indicated (it is the responsibility of the general contractor to verify the status of the landscape work prior to forwarding request to owner's representative):
 - A. Tree tagging assistance, 7 days prior
 - B. Plant layout review, 3 days prior
 - C. Punch list (substantial completion) review, 7 days prior





TREE PLANTING LEGEND & NOTES

- LIMIT OF WORK LINE
- - - MATCHLINE
- XX 1 PLANT TYPE
- 1 PLANT QUANTITY

- NOTE:
- REFER TO THE TREE & PALM PLANTING SCHEDULE ON SHEET LS-401 FOR PLANT SIZES, QUANTITIES AND SPECIFICATIONS.
 - LANDSCAPE ARCHITECTURAL PLANS DESIGNED IN COMPLIANCE WITH THE CITY OF ST. PETE BEACH CODE OF ORDINANCES AND THE LAND DEVELOPMENT CODE (LDC).
 - LANDSCAPE IN ACCORDANCE WITH THE PROVISIONS OF THE ST. PETE BEACH ARBOR AND LANDSCAPING ORDINANCE.
 - PLANTS ARE CHOSEN FROM THE APPROVED PLANT LISTS PROVIDED BY THE CITY OF ST. PETE BEACH STAFF FORESTER AND/OR HAVE BEEN SELECTED FROM THE PLANT TABLES IN THE 'FLORIDA FRIENDLY LANDSCAPING PATTERN BOOK USDA HARDINESS ZONE 9B'.
 - ALL PLANTS SHALL CONFORM TO STANDARDS FOR FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS'.
 - ALL COMPACTED SOIL MUST BE TILLED TO AT LEAST 6 INCHES.

PROJECT NAME:
**SAINT PETE
BEACH RESORT**

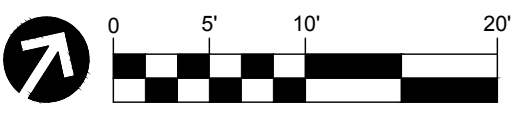
PHASE 2

**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
**TREE PLANTING
PLAN**

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
03/17/23	PERMIT

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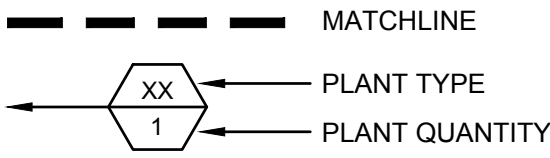
SEAL:

DAVID A. PERRY / RLA
L.A. NO. 0001538
DATE: 03/17/23

SHEET NO.:
LS-202



SHRUB PLANTING LEGEND & NOTES



- NOTE:
- REFER TO THE SHRUB & GROUNDCOVER PLANTING SCHEDULE ON SHEET LS-401 FOR PLANT SIZES, QUANTITIES AND SPECIFICATIONS.
 - LANDSCAPE ARCHITECTURAL PLANS DESIGNED IN COMPLIANCE WITH THE CITY OF ST. PETE BEACH CODE OF ORDINANCES AND THE LAND DEVELOPMENT CODE (LDC).
 - SHRUBS TO BE PLANTED A MINIMUM OF 18" FROM ALL BUILDING FACADES.
 - ALL PLANTS SHALL CONFORM TO STANDARDS FOR FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS".
 - ALL COMPACTED SOIL MUST BE TILLED TO AT LEAST 6 INCHES.
 - ALL SHRUB AND GROUNDCOVER BEDS ARE TO BE MULCHED AND INSTALLED PER GREEN INDUSTRY BEST MANAGEMENT PRACTICES AND UTILIZE FLORIDA FRIENDLY LANDSCAPING PRINCIPLES.
 - A TWO (2) INCH LAYER OF PINE BARK MULCH SHALL BE INSTALLED WITHIN ALL SHRUB BEDS.
 - LANDSCAPING IN UTILITY SERVICE AREAS ARE DESIGNED IN COMPLIANCE WITH THE LDC.

PROJECT NAME:
SAINT PETE BEACH RESORT

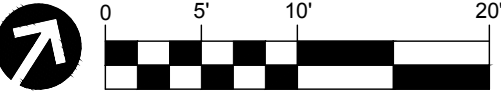
PHASE 2

POOL, RESTAURANT & PORTE COCHERE

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
SHRUB PLANTING PLAN

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

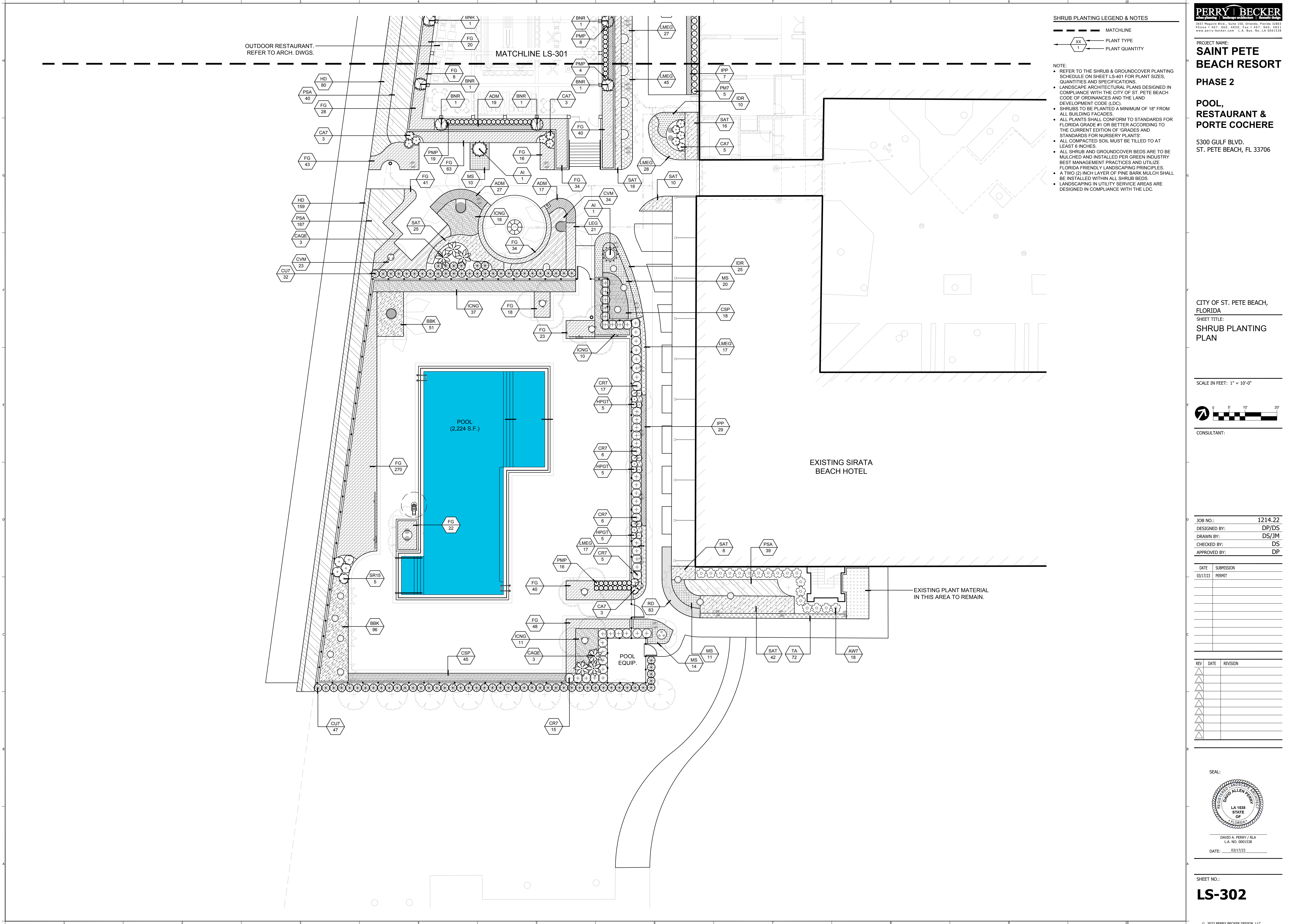
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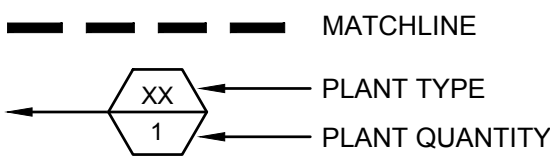
SEAL:

DAVID A. PERRY / RLA
L.A. NO. 0001538
DATE: 03/17/23

SHEET NO.:
LS-301



SHRUB PLANTING LEGEND & NOTES



- NOTE:
- REFER TO THE SHRUB & GROUNDCOVER PLANTING SCHEDULE ON SHEET LS-401 FOR PLANT SIZES, QUANTITIES AND SPECIFICATIONS.
 - LANDSCAPE ARCHITECTURAL PLANS DESIGNED IN COMPLIANCE WITH THE CITY OF ST. PETE BEACH CODE OF ORDINANCES AND THE LAND DEVELOPMENT CODE (LDC).
 - SHRUBS TO BE PLANTED A MINIMUM OF 18" FROM ALL BUILDING FACADES.
 - ALL PLANTS SHALL CONFORM TO STANDARDS FOR FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS".
 - ALL COMPACTED SOIL MUST BE TILLED TO AT LEAST 6 INCHES.
 - ALL SHRUB AND GROUNDCOVER BEDS ARE TO BE MULCHED AND INSTALLED PER GREEN INDUSTRY BEST MANAGEMENT PRACTICES AND UTILIZE FLORIDA FRIENDLY LANDSCAPING PRINCIPLES.
 - A TWO (2) INCH LAYER OF PINE BARK MULCH SHALL BE INSTALLED WITHIN ALL SHRUB BEDS.
 - LANDSCAPING IN UTILITY SERVICE AREAS ARE DESIGNED IN COMPLIANCE WITH THE LDC.

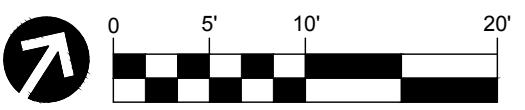
PROJECT NAME:
**SAINT PETE
BEACH RESORT**
PHASE 2

**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA
SHEET TITLE:
**SHRUB PLANTING
PLAN**

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:

JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMIT
03/17/23	PERMIT

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SEAL:



DAVID A. PERRY / RLA
L.A. NO. 0001538
DATE: 03/17/23

SHEET NO.:
LS-302

PROJECT NAME:

**SAINT PETE
BEACH RESORT**
PHASE 2

**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA

SHEET TITLE:
**PLANTING
SCHEDULES**

SCALE IN FEET: N/A

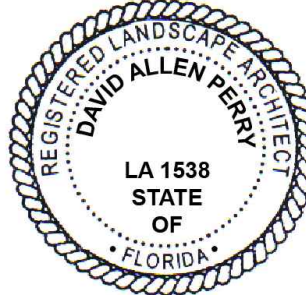
CONSULTANT:

JOB NO.: 1214.22
DESIGNED BY: DP/DS
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APPROVED BY: DP

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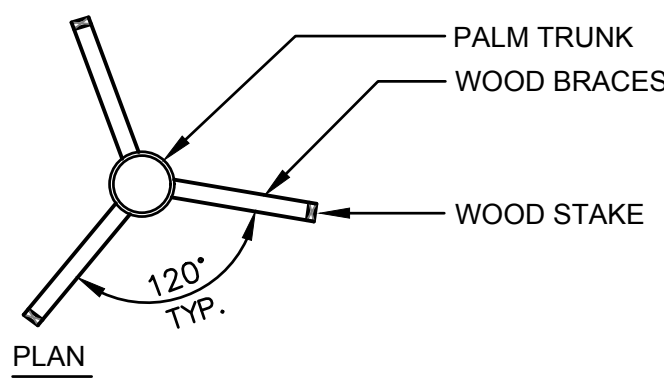
DAVID A. PERRY / RLA
L.A. NO. 0001538
DATE: 03/17/23

SHEET NO.:

LS-401

TREE & PALM PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
AM	3	ADONIDIA MERRILLII / CHRISTMAS PALM	F.G.	DOUBLE TRUNK	MIN. 12' HT. EACH TRUNK	DOUBLE TRUNKS, DENSE ROUNDED FORM EACH HEAD, MATCHED APPEARANCE AND SIZE EACH TRUNK
AW	1	ACOELORRHAPHE WRIGHTII / PAUROTIS PALM	F.G.		MIN 14'-16' O.A. HT. EACH TRUNK	FULL DENSE FOLIAGE TO BASE, FLORIDA FANCY, MIN. 15 TRUNKS, HEAVY FOLIAGE AT BASE, SPECIMEN QUALITY
CH	2	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	F.G.		5'-6' HT. EACH TRUNK	FULL DENSE FOLIAGE, MATCHED SYMMETRICAL APPEARANCE, TRIPLE TRUNK
PDM	3	PHOENIX DACTYLIFERA 'MEDJOL' / DATE PALM	F.G.	HEAVY MATCHED CALIPERS	10' C.T.	FLORIDA FANCY, NO SCARRED TRUNKS, DIAMOND CUT, MATCHED APPEARANCE, LA TO FIELD VERIFY
SP12	13	SABAL PALMETTO / CABBAGE PALMETTO	F.G.	ALL TRUNKS TO HAVE MATCHED CALIPER	12' O.A.	BOOTED, FULL HEADS UNLESS OTHERWISE APPROVED. MIN. 9 FRONDS
TR	15	THRINAX RADIATA / FLORIDA THATCH PALM	F.G.		12' O.A.	FULL DENSE FOLIAGE, MATCHED APPEARANCE, SYMMETRICAL HEADS, SINGLE TRUNK, MIN 8' CT
VM2	2	VEITCHIA MONTGOMERYANA / MONTGOMERY PALM	F.G.	DOUBLE TRUNK	14' HT. EACH TRUNK	FULL DENSE FOLIAGE, MATCHED APPEARANCE, LA TO FIELD VERIFY
VM3	4	VEITCHIA MONTGOMERYANA / MONTGOMERY PALM	F.G.	MIN. 3 MAIN TRUNKS	14' HT. EACH TRUNK	FULL DENSE FOLIAGE, MATCHED APPEARANCE, LA TO FIELD VERIFY

SHRUB & GROUNDCOVER PLANT SCHEDULE						
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		REMARKS
AI	2	ALCANTAREA IMPERIALIS / IMPERIAL BROMELIAD	15 GAL	24" HT. X 36" SPD.		DENSE, FULL SYMMETRICAL FORM
AW7	18	ACALYPHA WILKESIANA / WILKES' ACALYPHA COPPER PLANT	7 GAL	36" HT. X 24" SPD.		DENSE VIGOROUS SPECIMEN
BNR	8	BOUGAINVILLEA X 'NEW RIVER' / BOUGAINVILLEA PURPLE	25 GAL	MIN 8' HT. TRELLIS GROWN		FULL DENSE FOLIAGE, THORNLESS VARIETY, MATCHED APPEARANCE, 8' FASTENED TO COLUMNTO PROMOTE GROWTH, PROVIDE PHOTO FOR APPROVAL.
CA7	14	CORDYLINE FRUTICOSA 'AUNTIE LOU' / AUNTIE LOU TI PLANT	7 GAL	36" HT. X 24" SPD.		FULL DENSE FOLIAGE, MATCHED APPEARANCE
CAQE	6	CRINUM AUGUSTUM 'QUEEN EMMA' / 'QUEEN EMMA' CRINUM	15 GAL	36" O.A.		DENSE VIGOROUS SPECIMEN, SPECIMEN QUALITY, FULL ROUNDED FORM
CR7	49	CLUSIA ROSEA / PITCH APPLE	7 GAL	30" O.A.		FULL DENSE FOLIAGE; SHRUB FORM
CU7	79	COCCOLOBA UVIFERA / SEA GRAPE	7 GAL	36" HT. X 24" SPD.		FULL DENSE FOLIAGE
HPGT	15	HELICONIA PSITTACORUM 'GOLDEN TORCH' / GOLDEN TORCH PARROT HELICONIA	3 GAL	24" HT. X 18" SPD.		FULL DENSE FOLIAGE, MATCHED SYMMETRICAL APPEARANCE
PBV	6	PANDANUS BAPTISTII 'VARIEGATED' / VARIEGATED PANDANUS	3 GAL	18" O.A.		FULL DENSE FOLIAGE
PM7	26	PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW	7 GAL	36" HT. X 12" SPD.		FULL DENSE SPECIMEN
PMP	59	PODOCARPUS MACROPHYLLUS 'PRINGLES' / PODOCARPUS	3 GAL	15" O.A.		DENSE ROUNDED HEDGE FORM, FULL DENSE FOLIAGE
SR15	5	STRELITZIA REGINAE / ORANGE BIRD OF PARADISE	15 GAL	36" O.A.		SPECIMEN QUALITY, DENSE, MATURE FOLIAGE, FULL TO EDGE OF POT, FULL ROUNDED FORM
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
ADM	89	ASPARAGUS DENSIFLORUS 'MEYERS' / FOXTAIL FERN	3 GAL	12" O.A.	18" o.c.	FULL, DENSE FOLIAGE, MINIMUM 3 PLANTS PER POT
BBK	147	BOUGAINVILLEA SPP. / BOUGAINVILLEA 'BARBARA KARST'	3 GAL	12" O.A.	18" o.c.	FULL, DENSE, SYMMETRICAL, FLOWERING AT INSTALL
CSP	63	CODIAEUM VARIEGATUM 'SLOPPY PAINTER' / SLOPPY PAINTER CROTON	3 GAL	24" HT X 24" SPRD	24" o.c.	FULL DENSE FOLIAGE, MATCHED APPEARANCE
CVM	57	CODIAEUM VARIEGATUM 'MAMMEY' / MAMMEY CROTON	3 GAL	20" HT. X 18" SPD.	24" o.c.	FULL, DENSE FOLIAGE, STRONG COLOR, SUN GROWN
HD	386	HELIANTHUS DEBILIS / DUNE SUNFLOWER	1 GAL	18" O.A.	15" o.c.	FULL DENSE FOLIAGE, MATCHED APPEARANCE
ICNG	76	IXORA COCCINEA 'NORA GRANT' / RED IXORA	3 GAL	15" HT. X 15" SPD.	30" o.c.	DENSE FOLIAGE, MIN 5 HEAVY PRIMARY BRANCHES
IDR	35	IXORA X 'DWARF RED' / DWARF RED IXORA	3 GAL	15" O.A.	24" o.c.	FULL DENSE FOLIAGE
IPP	70	IXORA X 'PETITE PINK' / DWARF PINK IXORA	3 GAL	12" HT., 12" SPD.	18" o.c.	FULL DENSE FOLIAGE, FLOWERING AT INSTALL
LEG	21	LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT BORDER GRASS	1 GAL	18" O.A.	18" o.c.	FULL, DENSE FOLIAGE, FULL TO EDGE OF POT
LMEG	134	LIRIOPE MUSCARI 'EMERALD GODDESS' / EMERALD GODDESS LIRIOPE	1 GAL	12" O.A.	18" o.c.	DENSE, VIGOROUS SPECIMEN, FULL TO EDGE OF POT
MS	55	MICROSORUM SCOLOPENDRIUM / WART FERN	3 GAL	12" O.A.	24" o.c.	FULL, DENSE FOLIAGE, FULL TO EDGE OF POT
PSA	339	PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS	3 GAL	24" O.A.	24" o.c.	FULL DENSE FOLIAGE, SYMMETRICAL MATCHED APPEARANCE
SAT	129	SCHEFFLERA ARBORICOLA 'TRINETTE' / VARIEGATED SCHEFFLERA	3 GAL	18" O.A.	24" o.c.	DENSE VIGOROUS SPECIMEN
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
FG	887	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL	12" O.A.	18" o.c.	FULL DENSE FOLIAGE, MIN 3 PPP
RD	83	RHOEO DISCOLOR / OYSTER PLANT	1 GAL	12" O.A.	12" o.c.	FULL TO EDGE OF POT
TA	72	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL	MIN. 3-5 RUNNERS	12" o.c.	FULL DENSE VIGOROUS GROWTH, MIN. 10" RUNNERS. INSTALL PULVERIZED MULCH IN ALL TA BEDS



PRUNE AND TIE FRONDS WITH HEMP TWINE PRIOR TO RELOCATION, UNLESS OTHERWISE NOTED OR DIRECTED.

PALM

SECURE BRACES TO BATTENS WITH MIN. OF 2 NAILS EACH BRACE, TYP.

TOE-NAIL BRACE TO P.T. STAKE. STAKES SHALL BE 1'-2" BELOW FINISH GRADE, TYP.

NOTE:
NO MULCH WITHIN 4" OF TRUNK, TYP.

- NOTE:
- CONTRACTOR TO REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL BALLED AND BURLAPPED TREES AFTER PLANTING
 - INSTALL GUYING AS TREE IS INSTALLED. INSTALL SUPPLEMENTAL DRIP IRRIGATION WITHIN 24 HOURS OF TREE INSTALLATION.

TWO BANDS TO SECURE BATTENS
MIN. FIVE FOAM-BACKED NOTCHED BATTENS (MORE MAY BE REQUIRED TO KEEP STRAPS OFF PALM TRUNK W/LARGER DIA.)

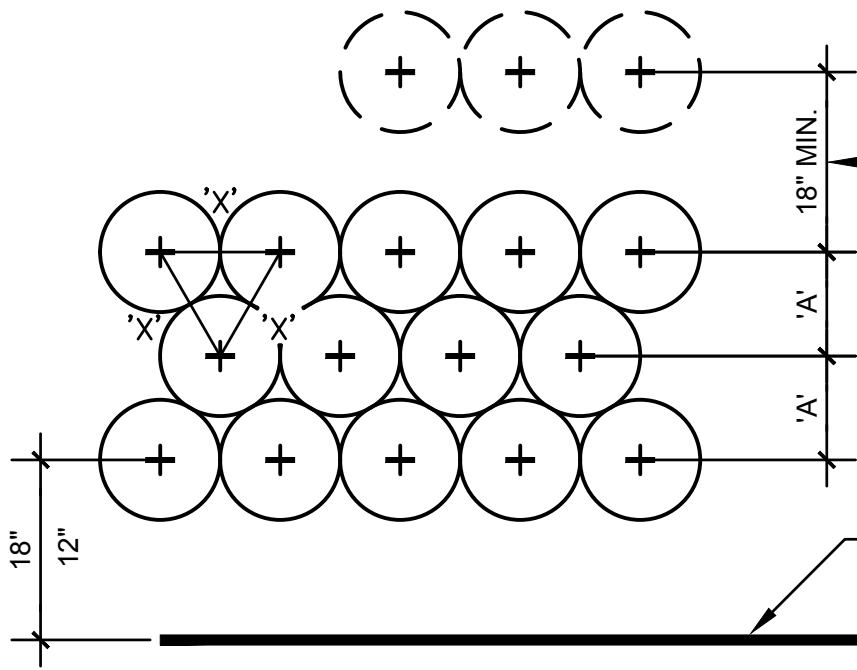
3'-2" x 4" x 8" P.T. BRACES CUT TO FIT BATTENS AND STAKES. WOOD STAKES TO BE FLUSH WITH FINISH GRADE. PAINT AS DIRECTED.

1'-2" DEPTH MULCH ON ROOTBALL

4" WATER RING (WITHIN ROOT BALL DIA.). FILL THREE TIMES IMMEDIATELY AFTER PLANTING. RAKE OUT PRIOR TO MULCHING AND PLANTING.

FINISH GRADE. 1'-2" BELOW TOP OF ROOTBALL.

BACKFILL: TOPSOIL TYPICAL OF AREA. BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.



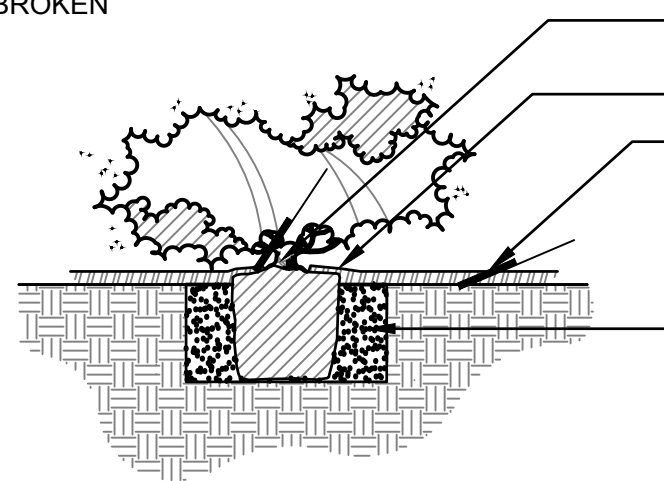
PLANT SPACING DIAGRAM

PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES.

NOTE:
ALL SHRUBS AND GROUNDCOVER MASSES TO USE A TRIANGULAR SPACING EXCEPT WHERE NOTED. REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING (X').

NOTE:
USE ONLY WHERE PLANTS ARE SPACED EQUAL DISTANCE FROM EACH OTHER AS SHOWN.

PRUNING:
REMOVE ANY BROKEN BRANCHES



SET ROOTBALL 1'-2" ABOVE FINISH GRADE.
1'-2" DEPTH MULCH ON ROOTBALL.
FINISH GRADE

BACKFILL: TOP SOIL TYPICAL OF AREA. BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.

1 STANDARD PALM BRACING DETAIL

SCALE: N.T.S.

2 SHRUB PLANTING DETAIL

SCALE: N.T.S.

PROJECT NAME:

**SAINT PETE
BEACH RESORT**

PHASE 2

**POOL,
RESTAURANT &
PORTE COCHERE**

5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA

SHEET TITLE:

PLANTING DETAILS

SCALE IN FEET: AS NOTED

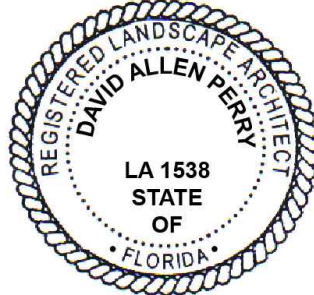
CONSULTANT:

JOB NO.: 1214.22
DESIGNED BY: DP/DS
DRAWN BY: DS/JM
CHECKED BY: DS
APPROVED BY: DP

DATE	SUBMISSION
03/17/23	PERMIT

REV	DATE	REVISION
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SEAL:



DAVID A. PERRY / RLA
L.A. NO. 0001538

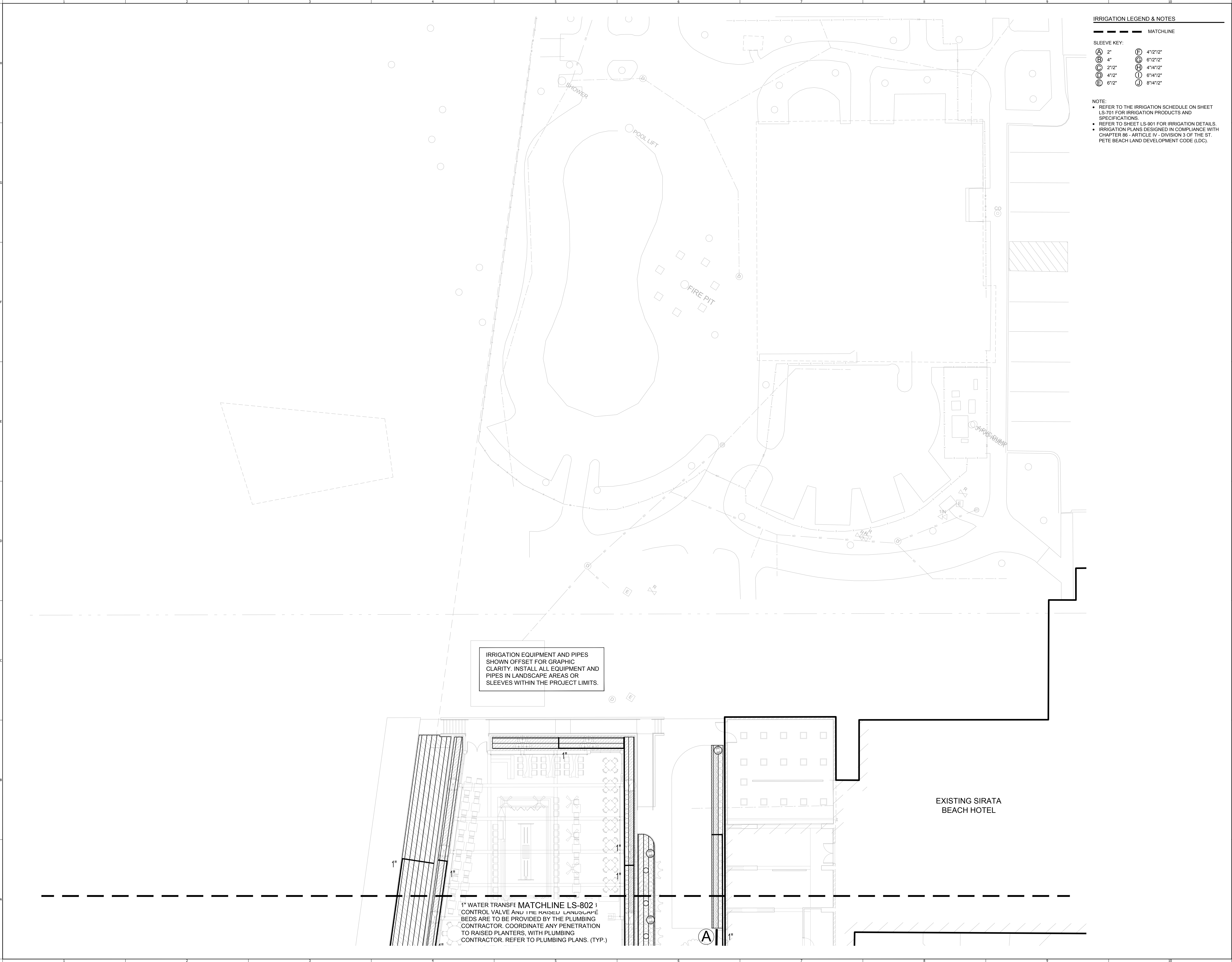
DATE: 03/17/23

SHEET NO.:

LS-501

15.) THE IRRIGATION MAINLINE IS DRAWN OFFSET FOR GRAPHIC CLARITY. DO NOT SCALE THE MAINLINE FROM THE DRAWING FOR INSTALLATION. LAYOUT THE IRRIGATION MAINLINE ROUTE IN THE FIELD TO AVOID PROPOSED AND EXISTING TREE ROOT ZONES AND UTILITIES.

DENOTES TREE IN THIS AREA. REFER TO TREE DRIP COIL DETAIL



IRRIGATION LEGEND & NOTES

--- MATCHLINE

SLEEVE KEY:

- | | | | |
|---|--------|---|--------|
| A | 2" | F | 4 1/2" |
| B | 4" | G | 6 1/2" |
| C | 2 1/2" | H | 4 1/4" |
| D | 4 1/2" | I | 6 1/4" |
| E | 6 1/2" | J | 8 1/4" |

NOTE:

- REFER TO THE IRRIGATION SCHEDULE ON SHEET LS-701 FOR IRRIGATION PRODUCTS AND SPECIFICATIONS.
- REFER TO SHEET LS-901 FOR IRRIGATION DETAILS.
- IRRIGATION PLANS DESIGNED IN COMPLIANCE WITH CHAPTER 86 - ARTICLE IV - DIVISION 3 OF THE ST. PETE BEACH LAND DEVELOPMENT CODE (LDC).

PROJECT NAME:

**SAINT PETE
BEACH RESORT**

PHASE 2

**POOL,
RESTAURANT &
PORTE COCHERE**

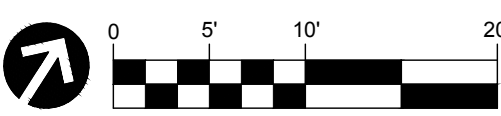
5300 GULF BLVD.
ST. PETE BEACH, FL 33706

CITY OF ST. PETE BEACH,
FLORIDA

SHEET TITLE:

IRRIGATION PLAN

SCALE IN FEET: 1" = 10'-0"



CONSULTANT:



JOB NO.:	1214.22
DESIGNED BY:	DP/DS
DRAWN BY:	DS/JM
CHECKED BY:	DS
APPROVED BY:	DP

DATE	SUBMISSION
03/17/23	PERMIT

REV	DATE	REVISION
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SEAL:

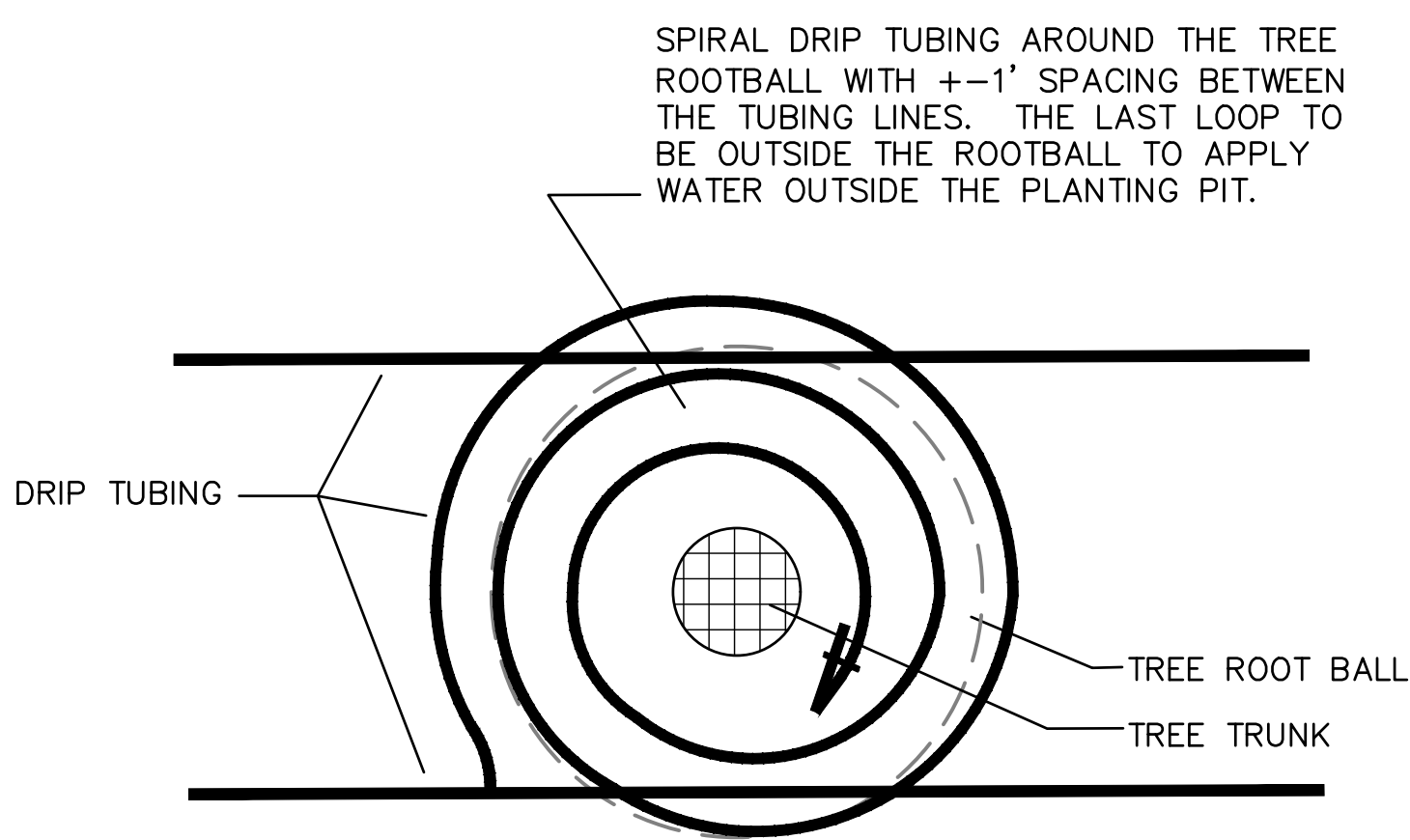


DAVID A. PERRY / RLA
L.A. NO. 0001538

DATE: 03/17/23

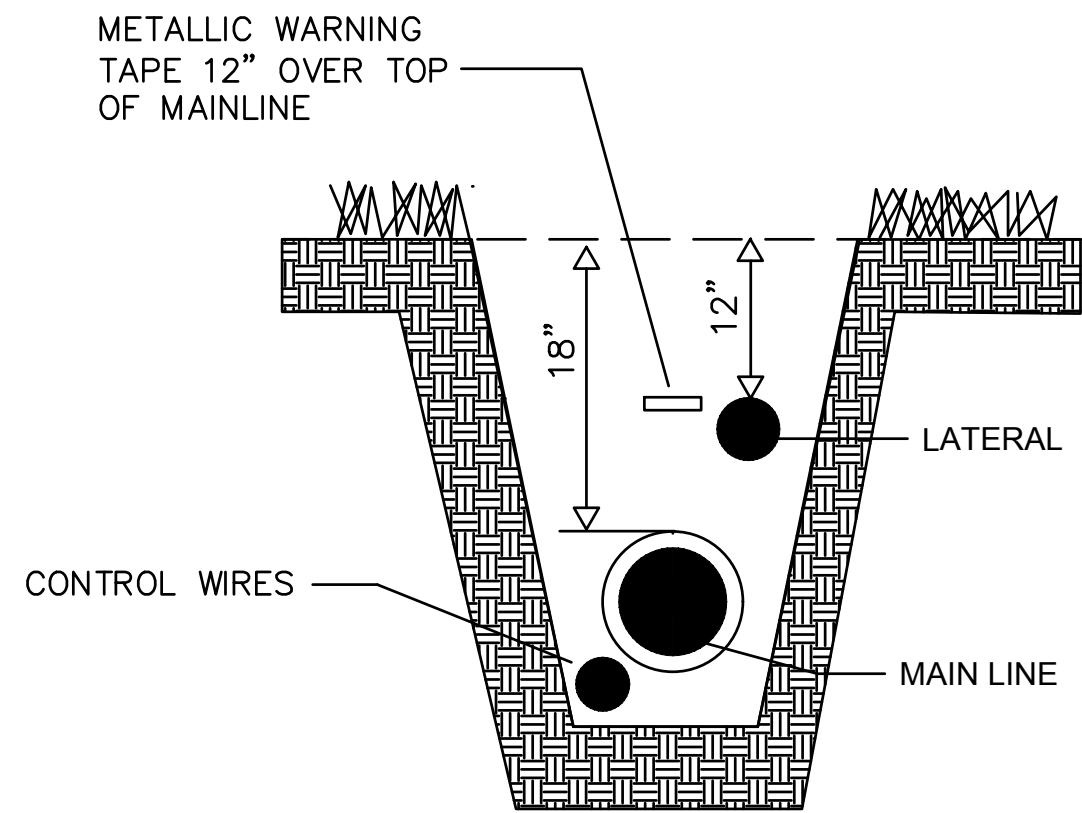
SHEET NO.:

LS-801



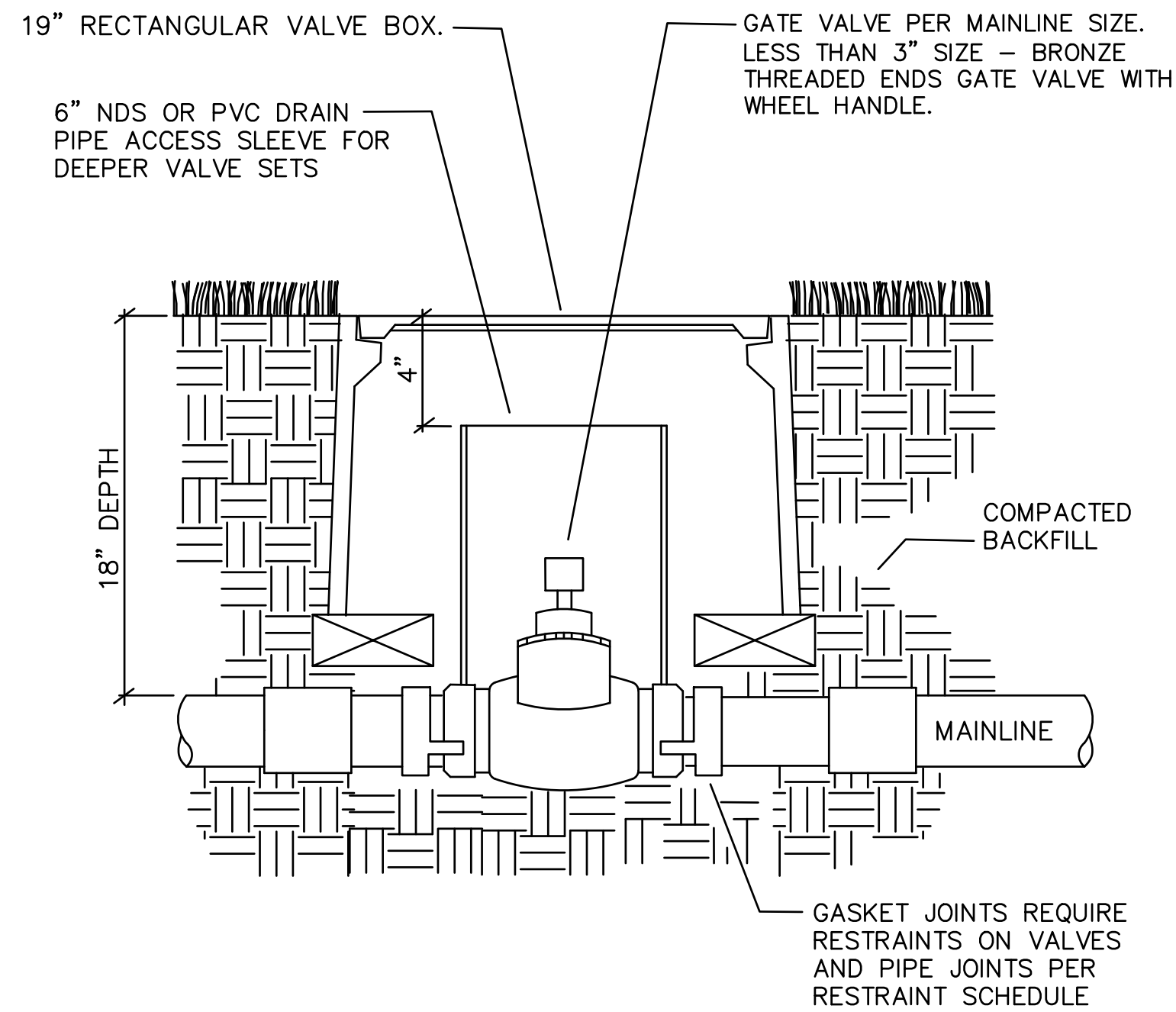
TREE DRIP COIL

NOT TO SCALE



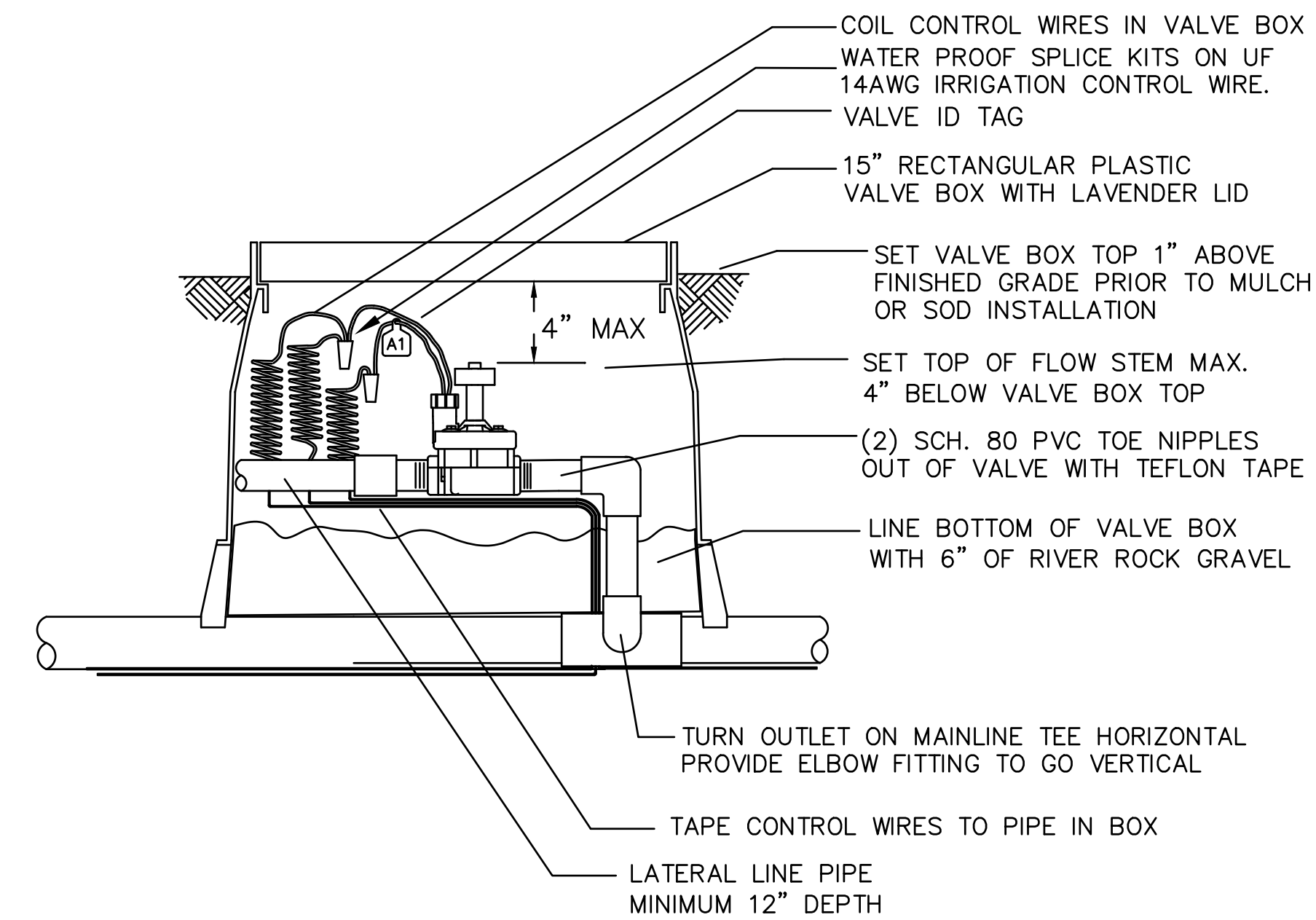
TYPICAL TRENCHING

NOT TO SCALE



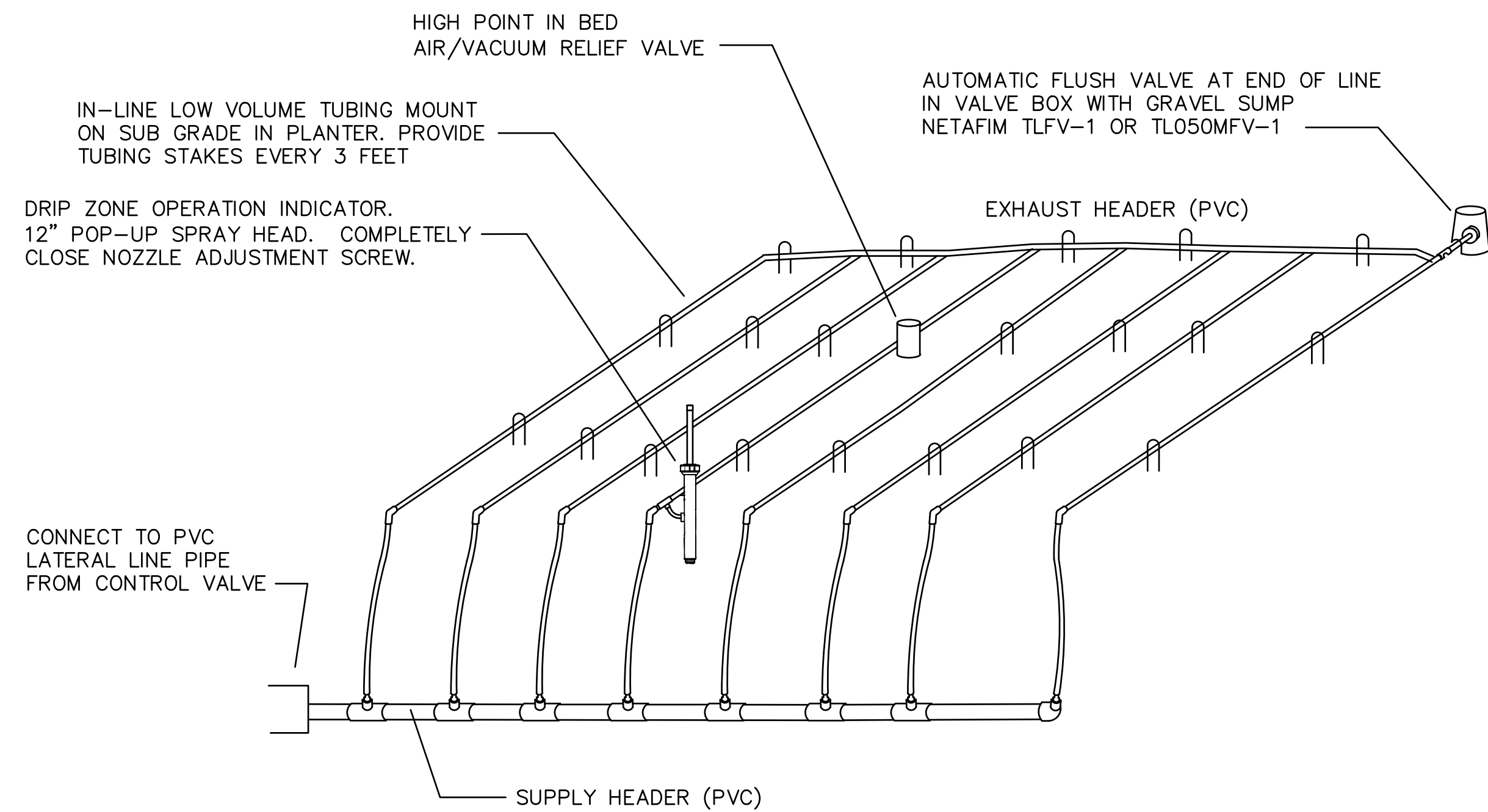
GATE VALVE

NOT TO SCALE



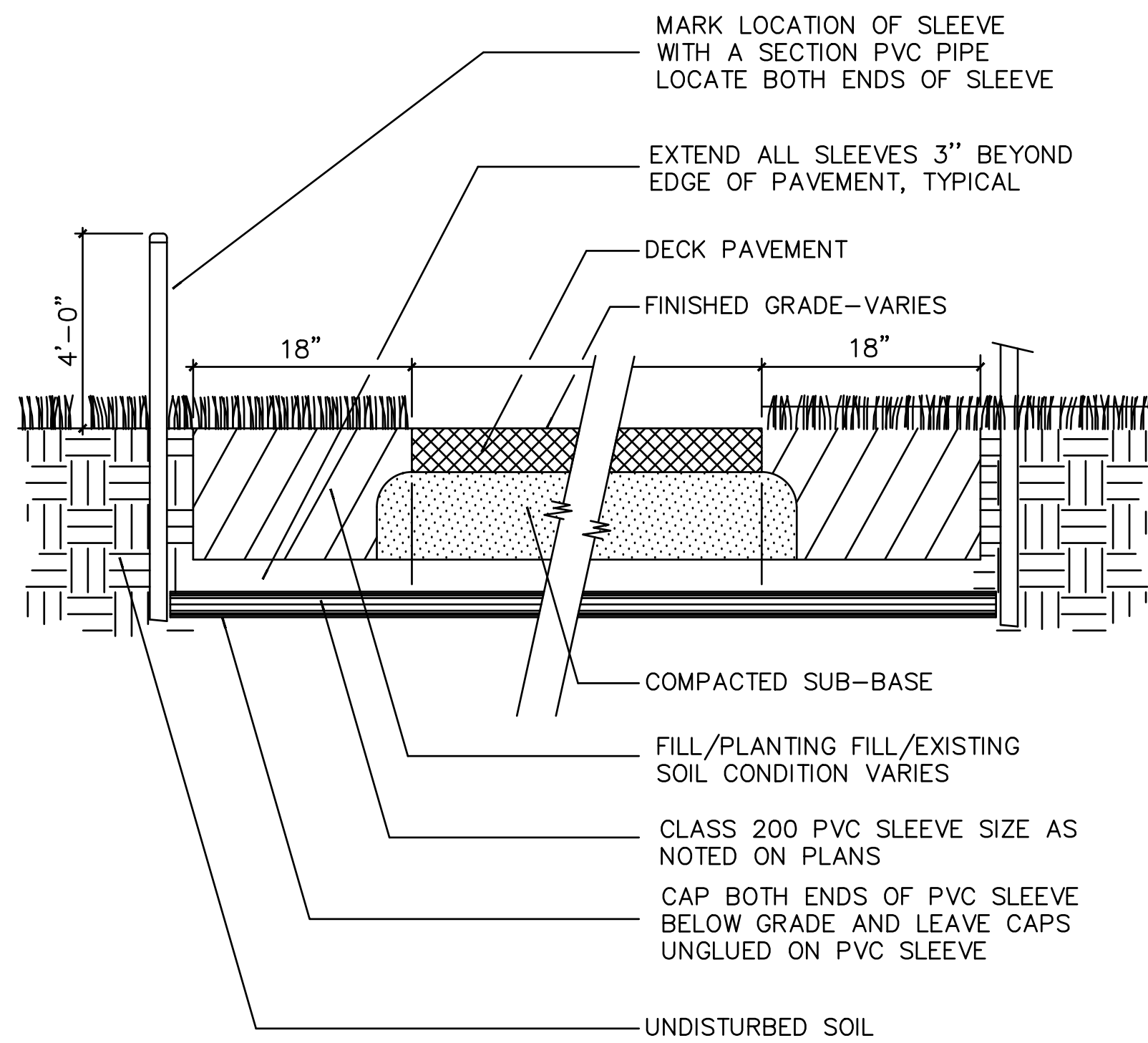
SOLENOID CONTROL VALVE

NOT TO SCALE



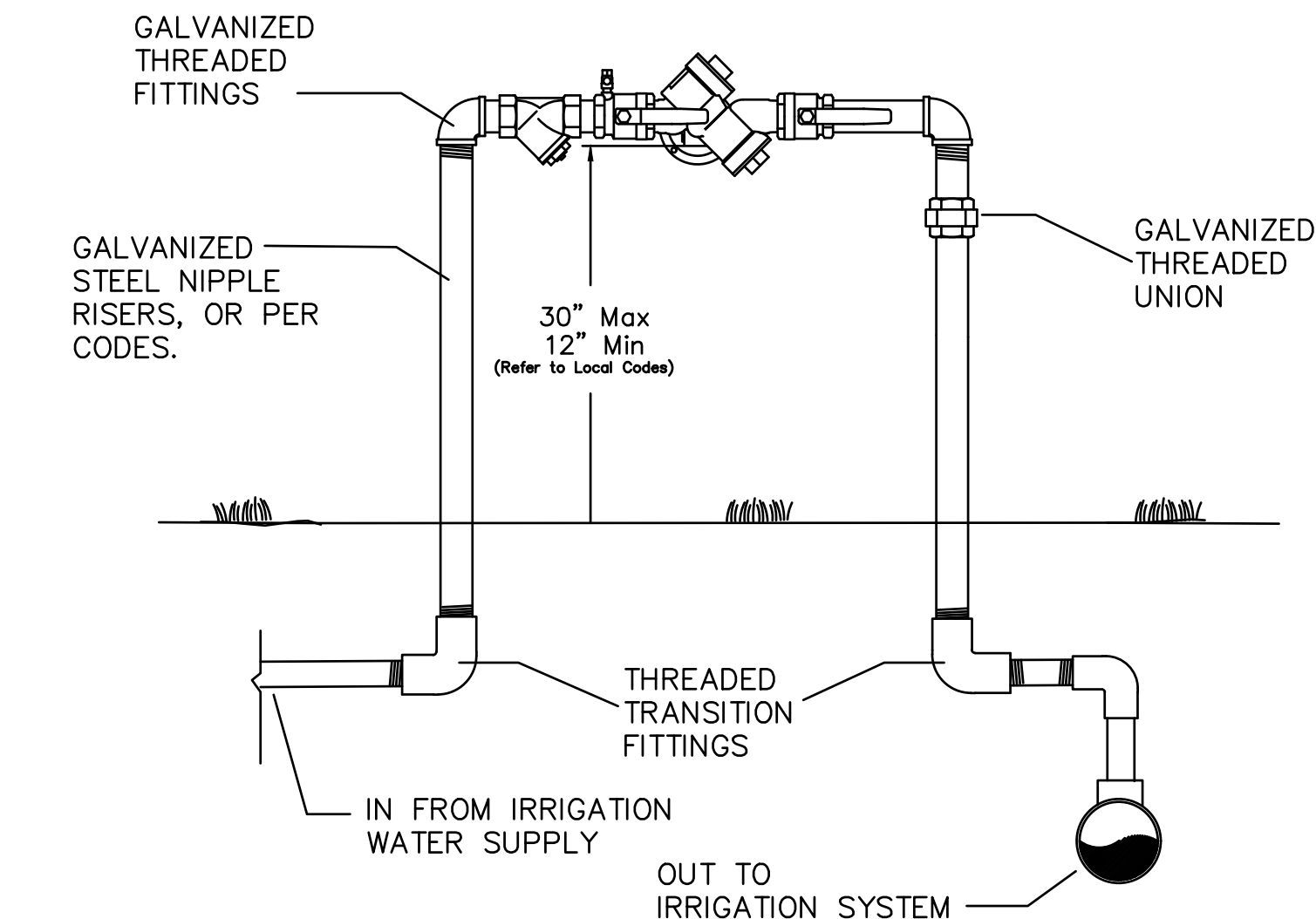
DRIP IRRIGATION LINES IN PLANTERS

NOT TO SCALE



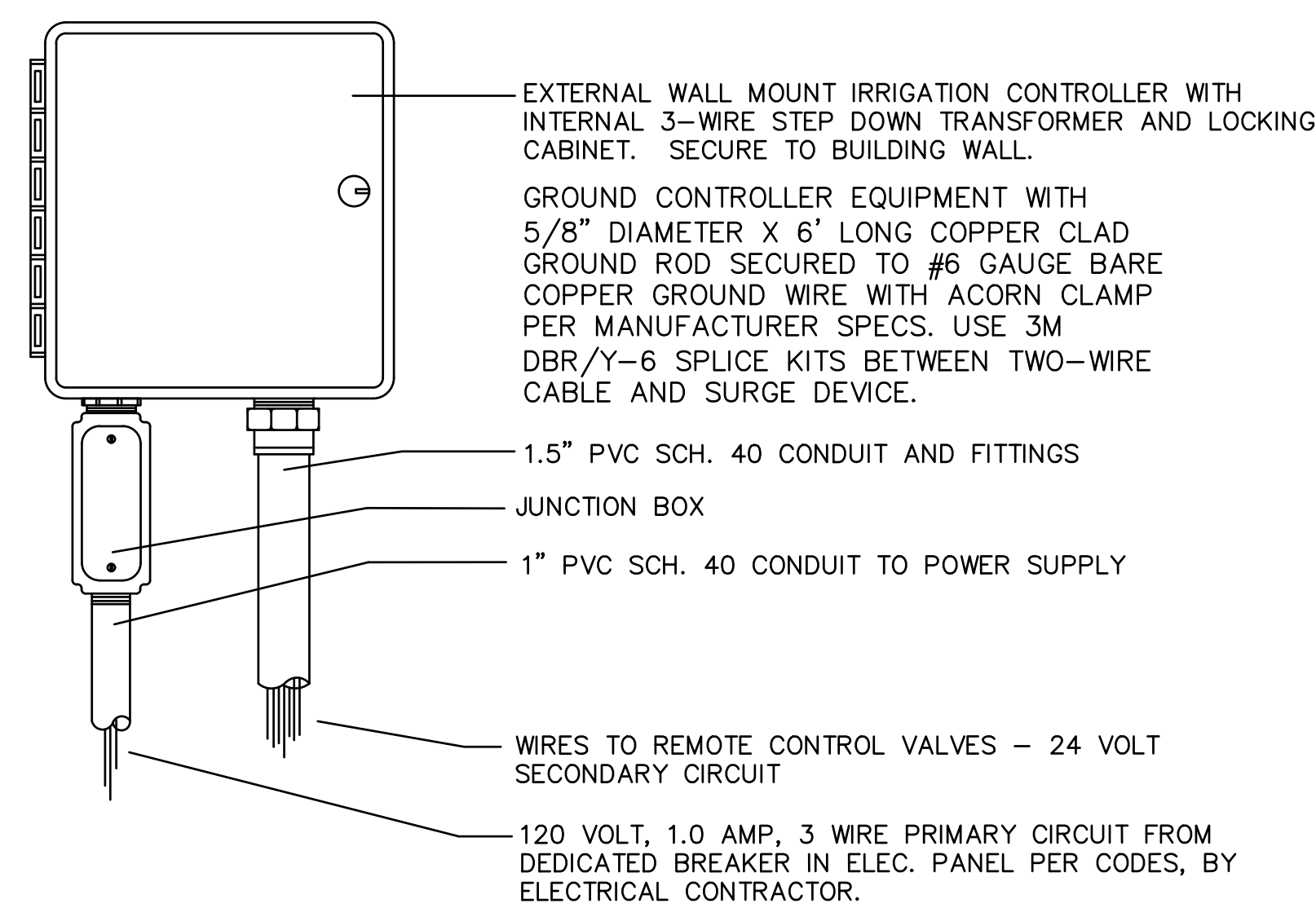
SLEEVE UNDER PAVING

NOT TO SCALE



REDUCED PRESSURE BACKFLOW PREVENTER

NOT TO SCALE



WALL MOUNTED CONTROLLER

NOT TO SCALE

