



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

**Notice of Public Meeting
Technical Review Committee**

Note: Description of Item 1. was corrected on April 6, 2025.

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

**Wednesday, April 9, 2025
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. Subdivision #25040: 5390 Gulf Blvd

Allan Smallwood of CP ST PETE LLC requests to replat all of SERATA REPLAT (Bk 31, Pg 17) and a portion of Government Lot 2, Section 6, Township 32 S, Range 16 E as described on the accompanying legal description, to create two separate tracts as depicted.

2. Site Plan #25041: 3400 Gulf Blvd

Jonathan Langston for Sondra Sumichrast of Don CeSar TRS LLC requests approval for depicted drainage improvements associated with sitewide drainage improvements required due to development of a ballroom (see Site Plan #22063)

Next Meeting: April 23, 2025

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Subdivision #25040: 5390 Gulf Blvd

Action Request:

Strategic Objective:

Date: April 9, 2025

Prepared By: Brandon Berry, Senior Planner

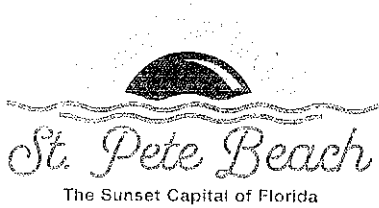
Through: Laura Canary, Community Development Director

Summary of Issue: Allan Smallwood of CP ST PETE LLC requests to replat all of SERATA REPLAT (Bk 31, Pg 17) and a portion of Government Lot 2, Section 16, Township 32 S, Range 16 E as described on the accompanying legal description, to create two separate tracts as depicted.

Funding:

Attachments:

1. Application
2. Statement of Intent
3. Survey
4. Preliminary Plat



APPLICATION FOR SUBDIVISION

(Check appropriate boxes)

Complete the information required below, sign below where indicated and attach the subdivision plan for the subject property and any supporting drawings and documents you think will enhance your application. See subdivision guidelines.

APPLICANT/AGENT:

Name: Allan Smallwood

Address: 740 Centre View Boulevard

City: Crestview Hills State: KY

Zip: 41017 Telephone: 859-578-1116

PROPERTY OWNER:

Name: CP ST PETE LLC

Address: 740 Centre View Boulevard

City: Crestview Hills State: KY

Zip: 41017 Telephone: 859-578-1116

PROPERTY:

Address: 5390 Gulf Blvd, St Pete Beach, FL 33706

Parcel ID: 06-32-16-80172-000-0010

Current	Proposed	Current	Proposed
LR	LR	LR	LR
Zoning: <u>(Large Resort)</u>	Zoning: <u>(Large Resort)</u>	Land Use: <u>(Large Resort)</u>	land use: <u>(Large Resort)</u>

Lot area: 15.03 AC

DETAILS OF THE REQUEST (Add additional sheets if necessary):

Request to replat the property to create two separate lots as depicted on the attached preliminary plat.

Signature of Applicant & Date

For office use only:

Case Number: _____

Fees: _____

City Commission Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied



January 14, 2025

Planning and Zoning
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

Subject: Sirata Beach Resort
Statement of Intent

To whom it may concern,

On behalf of our Client CP ST PETE, LLC., Kimley-Horn and Associates, Inc ("KHA") is providing the City of St. Pete Beach with an application for subdivision regarding the development described hereafter. The property is located at 5300 Gulf Boulevard on the west side of Gulf Boulevard and is bound by Gulf Boulevard to the east, the Gulf of Mexico to the west, the Bellweather Beach Resort to the south and the Seamark Condominium to the north.

This application for subdivision is requesting to replat the subject property in order to create two separate lots, Tract A-1 and Tract A-2, as depicted in the preliminary plat included in this submittal package.

Enclosed with this Statement of Intent please find the following items as required for the submittal package:

- Preliminary Plat
- Subdivision Application

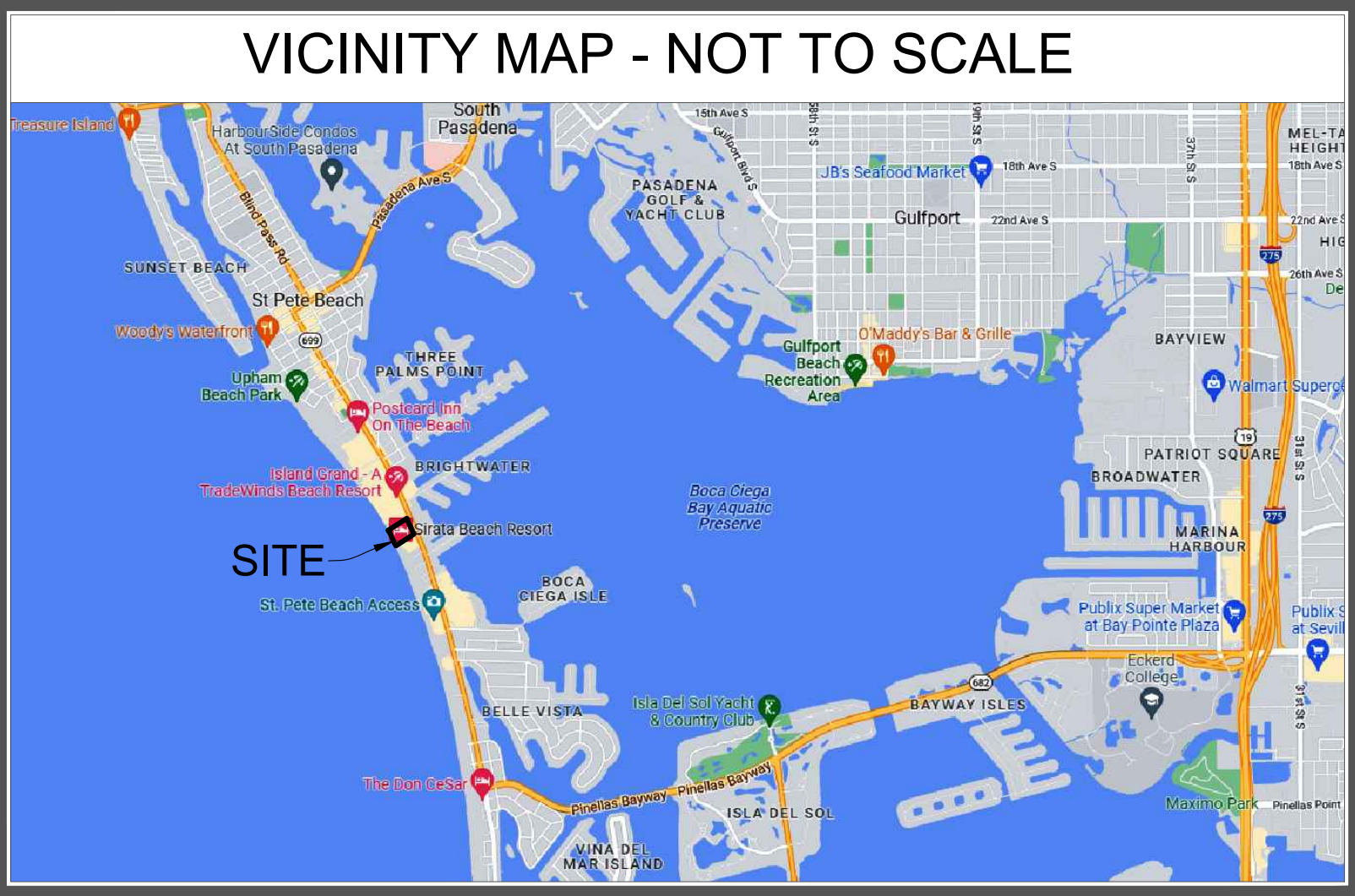
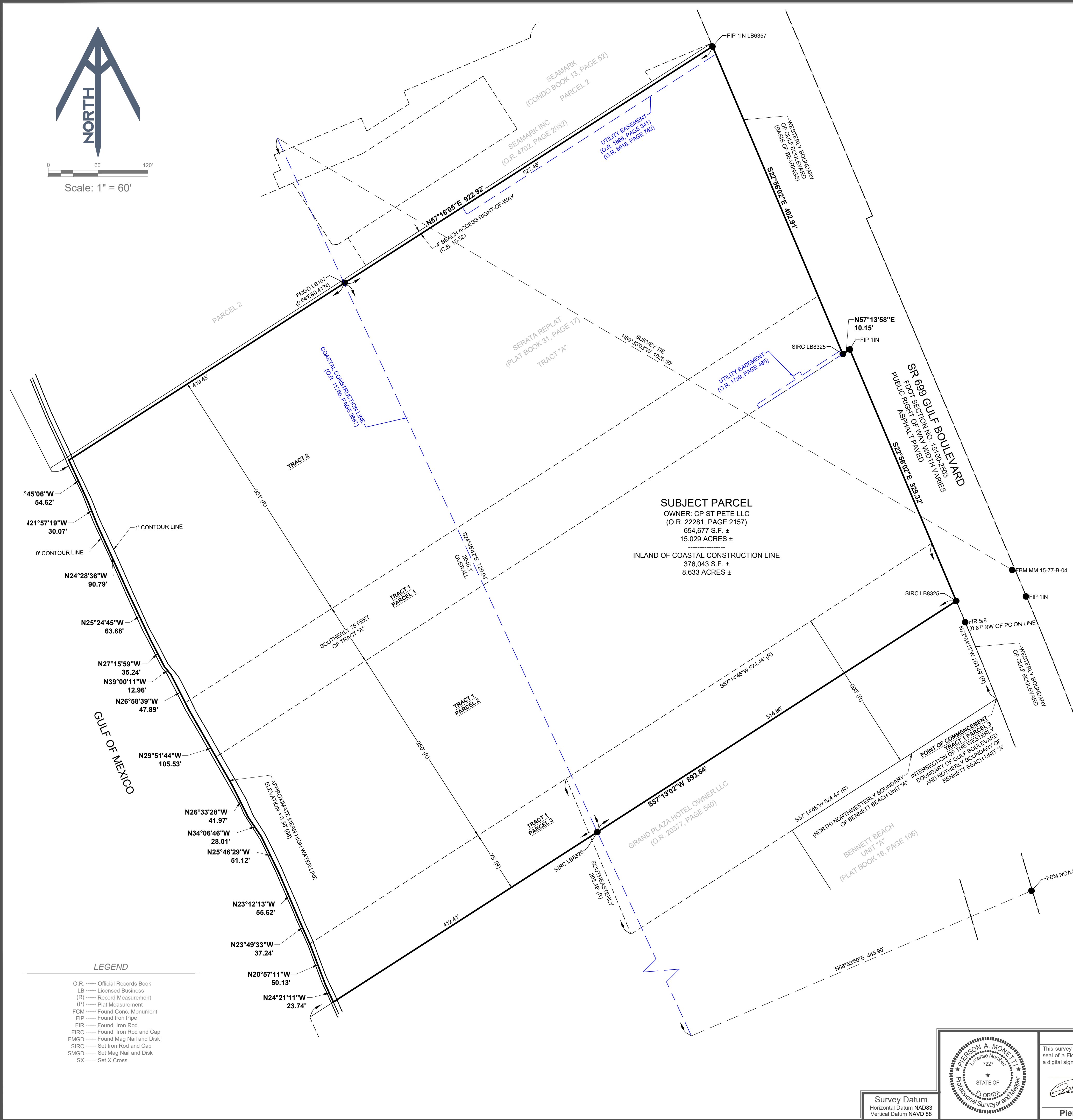
Please contact me at (813) 620-1460 or scott.gilner@kimley-horn.com should you have any questions or desire additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Gilner", written over a light blue circular stamp.

Scott Gilner, P.E. #63945

Project Manager



RECORD DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA AND DESCRIBED AS FOLLOWS:

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 AT RIGHT ANGLES 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 SAID 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 UNIT "A", BENNETT BEACH 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"W, 524.44 FEET, MORE OR LESS, ALONG SAID NORTH BOUNDARY OF UNIT "A", BENNETT BEACH 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°54'18"W, 203.49 FEET ALONG SAID WESTERLY BOUNDARY OF SAID GULF BOULEVARD, THENCE SOUTH 57°14'46"W, 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:**
- Easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters taken from First American Title Insurance Company commitment for title insurance No. 1002-369584-RTT, bearing an effective date of December 5, 2022.
 - 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.
 - 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.
 - This survey is intended to be displayed at 1" = 60' or smaller on Sheet 1 and 1" = 30' or smaller on Sheets 2-3.
 - All boundary line dimensions are field measured unless otherwise noted.
 - 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.
 - The subject property lies in Flood Zone "AE" and "VE", according to Flood Insurance Rate Map, Map No. 12103C0276H 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/>.
 - Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
 - 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.
 - 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.
 - 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.
 - 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 record 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.
 - 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 5J-17.060 FAC, pursuant to Section 472.027, FS.
 - 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: xxxxxxxxxx

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, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/18/2023.

Pierson Monetti
2024.12.11
08:59:15 -05'00'

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

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 5J-17 Florida Statutes

Pierson Monetti
2024.12.11
08:58:57 -05'00'

Pierson A. Monetti, LS 7227

Survey History

Date	Description	By
1/18/23	Last field data acquisition	DB
10/11/23	Additional Topo	TSH
10/7/24	Beach/Dune Resurvey	PAM

MRIC SPATIAL

701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICspatial.com
Licensed Business #8325

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 5

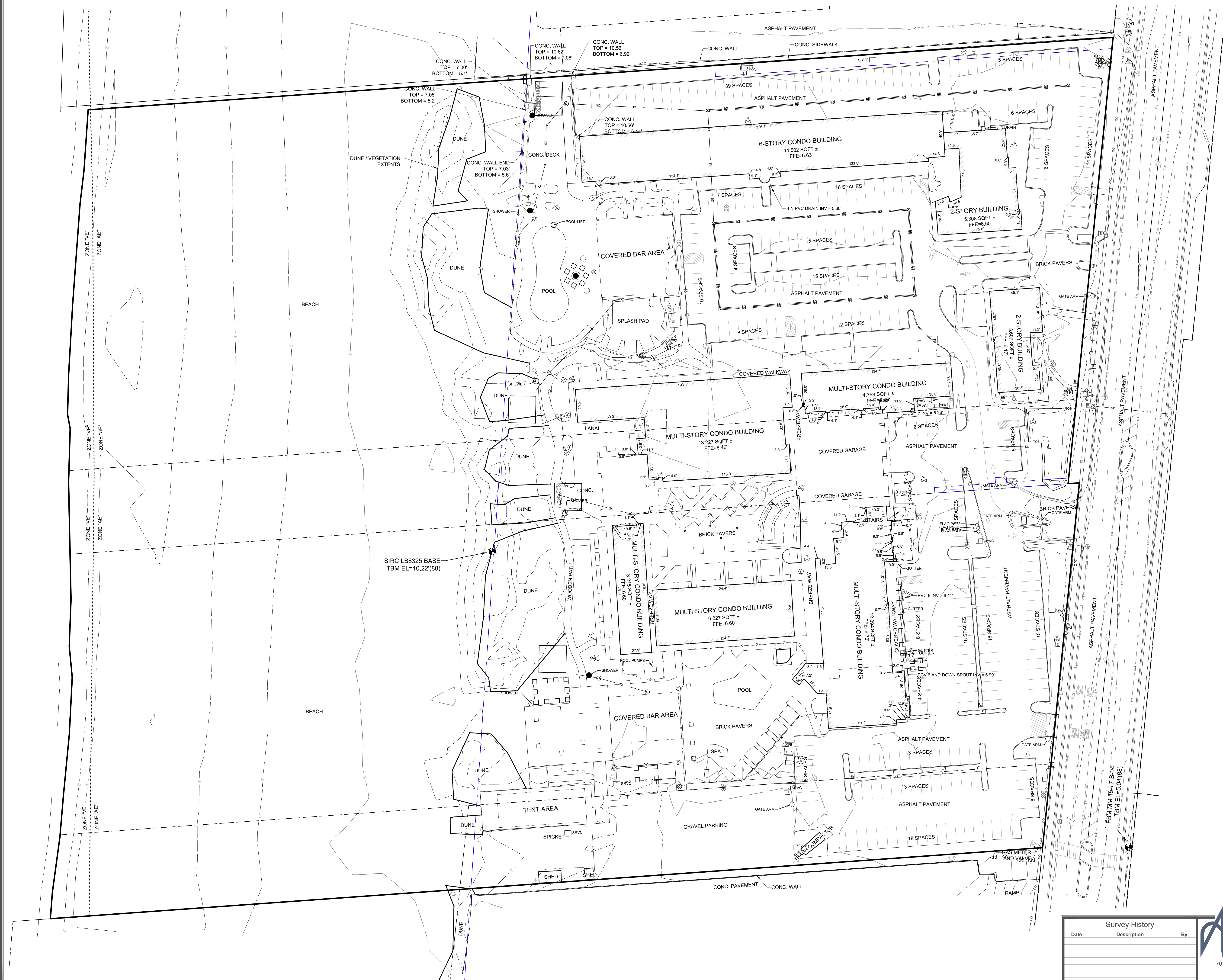


0 40' 80'

Scale: 1" = 40'

LEGEND

- PRM Permanent Reference Monument
TBM Temporary Benchmark
Pg Page
O.R. Official Records Book
INS# Instrument Number
LB Licensed Business
(R) Record Measurement
(P) Plat Measurement
(TYP) Typical
CONC Concrete
ELEV Elevation
INV Invert
CMP Corrugated Metal Pipe
HDPE High-Density Polyethylene
PVC Polyvinyl Chloride
RCP Reinforced Concrete Pipe
BFP Back Flow Preventor
CI Curb Inlet
FFE Finished Floor Elevation
GTI Grate Top Inlet
MES Mitered End Section
OCS Outlet Control Structure
FAD Found Aluminum Disk
FAXL Found Axle
FBD Found Brass Disk
FCM Found Conc. Monument
FCW Found Copper 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
FPIP 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
DYL 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
Fence
Guard Rail
TOB Top of Bank
Backflow Preventor
Cleanout
Fire Hydrant
Fire Dept. Connection
Guy Anchor
Light Pole
Monitoring Well
Utility Pole
Sanitary Cleanout
Sign
Delinicator Post
Water Well
Grate Top Inlet
Mail Box
Transformer
Service Cabinet
Benchmark
Electric Handhole
Cable Handhole
Fiber Handhole
Gas Handhole
Irrigation Handhole
Sanitary Handhole
Telephone Handhole
Utility Handhole
Water Handhole
Air Release Valve
Force Main Valve
Gas Valve
Irrigation Valve
Reclaimed Water Valve
Sanitary Valve
Utility Valve
Water Valve
Drainage Manhole
Electric Manhole
Manhole
Sanitary Manhole
Grease Manhole
Cable Vault
Electric Vault
Fiber Vault
Telephone Vault
Utility Vault
Cable Pedestal
Electric Pedestal
Fiber Pedestal
Telephone Pedestal
Utility Pedestal
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
Irrigation Marking
Sanitary Marking
Utility Marking
Water Marking



Survey History		
Date	Description	By

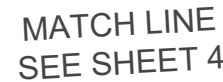
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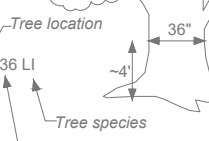
Sirata Beach Resort
ALTA Boundary, Topographic, & Tree Survey
55300 Gulf Blvd, St Pete Beach, FL 33706
Prepared for:
Kimley Horn
Section 6, Township 32 South, Range 16 East,
Pinellas County, FL

Project Number: 220195 Sheet 2 of 5

See Sheet 1 For Surveyor's Certificate



TREE LEGEND



FAD	Found Aluminum Disk
FAXL	Found Axle
FBD	Found Brass Disk
FCM	Found Conc. Monument
FCW	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

WP Work Point
— Solid Yellow

LEGEND

△ ----- Utility Marker

⌘ ----- Electric Vault

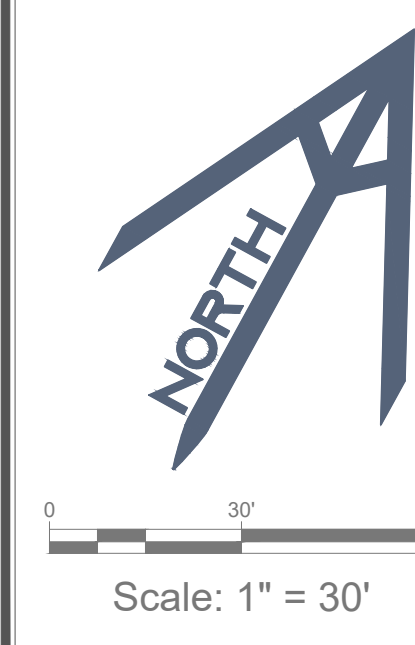
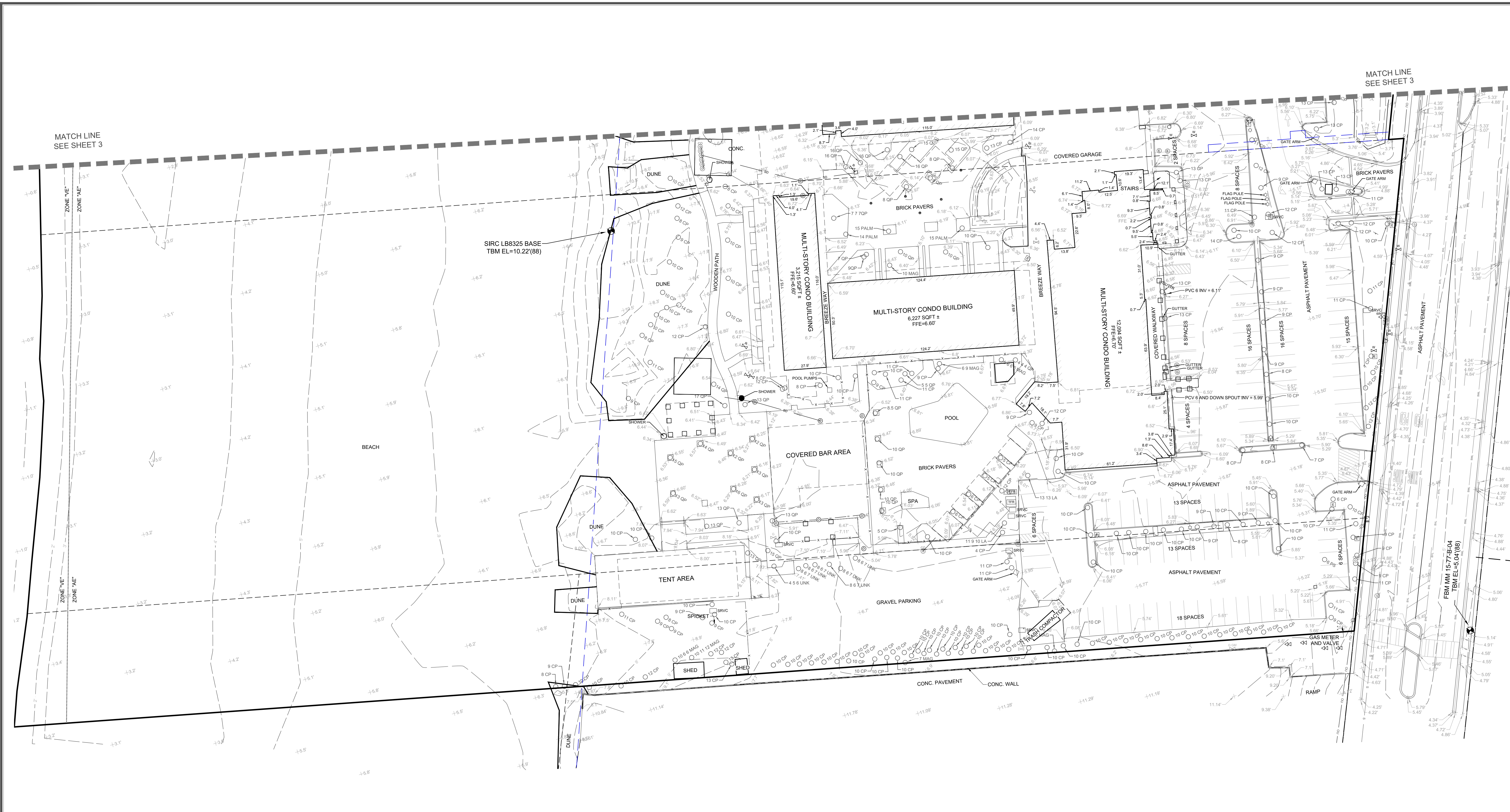
□ ----- Cable Box

Survey History

[illegible]

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

Sirata Beach Resort
Boundary, Topographic, & Tree Survey
Gulf Blvd, St Pete Beach, FL 33706



TREE LEGEND	
ARV ----- Arborvitae	LA ----- Laurel Oak
BIR ----- Birch	LI ----- Live Oak
CB ----- Chinaberry	LL ----- Longleaf Pine
CM ----- Camphor	MAG ----- Magnolia
CP ----- Cabbage/Sabal Palm	OP ----- Queen Palm
DBL ----- Two Trees	DP ----- Date Palm
ELM ----- Elm	TPL ----- Three Trees
SG ----- Sweet Gum	TO ----- Turkey Oak
SL ----- Slash Pine	UNK ----- Unknown
LB ----- Loblolly Pine	WO ----- Water Oak
CYP ----- Cypress	WA ----- Washingtonia Palm
SYC ----- Sycamore	

PRM ----- Permanent Reference Monument	FAD ----- Found Aluminum Disk	SNL ----- Set Nail	E ----- Electric Handhole	Δ ----- Utility Marker
TBM ----- Temporary Benchmark	FXL ----- Found Axe	SX ----- Set X Cross	Δ ----- Water Marker	Δ ----- Cable Box
Pg ----- Page	FBD ----- Found Brass Disk	TP ----- Traverse Point	Δ ----- Cable Marking	Δ ----- Electric Vault
O.R. ----- Official Records Book	FCM ----- Found Conc. Monument	WP ----- Work Point	Δ ----- Gas Handhole	Δ ----- Telephone Vault
INS# ----- Instrument Number	FCW ----- Found Copper Weld	SYL ----- Solid Yellow Line	Δ ----- Fiber Marking	Δ ----- Utility Vault
LB ----- Licensed Business	FIP ----- Found Iron Pipe	SWL ----- Solid White Line	Δ ----- Irrigation Handhole	Δ ----- Cable Pedestal
(R) ----- Record Measurement	FIR ----- Found Iron Rod and Cap	DWL ----- Dashed White Line	Δ ----- Sanitary Handhole	Δ ----- Electric Pedestal
(P) ----- Plat Measurement	FIRC ----- Found Iron Rod and Cap	DYL ----- Dashed Yellow Line	Δ ----- Telephone Handhole	Δ ----- Fiber Pedestal
(TYP) ----- Typical	FBM ----- Found Benchmark	OU ----- Overhead Utility Lines	Δ ----- Utility Handhole	Δ ----- Telephone Pedestal
CONC. ----- Concrete	FMD ----- Found Found Nail	S ----- Sanitary Sewer Line	Δ ----- Water Handhole	Δ ----- Utility Pedestal
ELEV. ----- Elevation	FMGD ----- Found Found Nail and Disk	G ----- Gas Line	Δ ----- Air Release Valve	Δ ----- Light Pole
INV. ----- Invert	FMGD ----- Found Found Nail and Disk	SD ----- Storm Drain Line	Δ ----- Force Main Valve	Δ ----- Monitoring Well
OMP ----- Corrugated Metal Pipe	FWM ----- Found Found Monument in Well	W ----- Water Line	Δ ----- Gas Valve	Δ ----- Sign
HDPE ----- High-Density Polyethylene	FND ----- Found	C ----- Communications Line	Δ ----- Irrigation Valve	Δ ----- Sanitary Cleanout
PVC ----- Polyvinyl Chloride	FNL ----- Found Nail	TR ----- Train Tracks	Δ ----- Reclaimed Water Valve	Δ ----- Sign
RCP ----- Reinforced Concrete Pipe	FPNP ----- Found Pinched Iron Pipe	F ----- Fence	Δ ----- Sanitary Valve	Δ ----- Delineator Post
BPP ----- Back Flow Preventor	FPK ----- Found PK Nail	GR ----- Guard Rail	Δ ----- Water Meter	Δ ----- Water Well
CI ----- Curb Inlet	FFK ----- Found PK Nail and Disk	TOB ----- Top of Bank	Δ ----- Cable Marker	Δ ----- Grate Top Inlet
FFE ----- Finished Floor Elevation	FX ----- Found X Cross	CP ----- Backflow Preventer	Δ ----- Fiber Marker	Δ ----- Mail Box
GTI ----- Grate Top Inlet	SIRC ----- Set Iron Rod and Cap	CO ----- Cleanout	Δ ----- Gas Marker	Δ ----- Transformer
MES ----- Mitered End Section	SMG ----- Set Mag Nail	CC ----- Fire Dept. Connection	Δ ----- Irrigation Marker	Δ ----- Service Cabinet
OCS ----- Outlet Control Structure	SMGD ----- Set Mag Nail and Disk	CH ----- Fire Hydrant	Δ ----- Sanitary Marker	Δ ----- Benchmark

Survey History		
Date	Description	By

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Tampa, FL 33606
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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 4 of 5

See Sheet 1 For Surveyor's Certificate

[illegible]

SIRATA BEACH RESORT - PRELIMINARY PLAT

PARTIALLY BEING A REPLAT OF ALL OF SERATA REPLAT, AS RECORDED IN PLAT BOOK 31, PAGE 17
PART OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST,
CITY OF ST. PETERSBURG BEACH, PINELLAS COUNTY, FLORIDA



Scale: 1" = 80'

PROPOSED PROPERTY & EASEMENT LINES



DESCRIPTION:

ALL of SERATA REPLAT, according to the plat thereof, as recorded in Plat Book 31, Page 17, of the Public Records of Pinellas County, and a portion of Government Lot 2, lying in Section 6, Township 32 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of SEAMARK, according to the plat thereof, as recorded in Condominium Plat Book 13, Page 52, of the Public Records of Pinellas County, said point being on the Westerly right-of-way line of GULF BOULEVARD, according to Florida Department of Transportation Right-of-Way Map Section No. 15100-2503, run thence along said Westerly right-of-way line, S.22°56'02"E., a distance of 4.06 feet to the **POINT OF BEGINNING**, continue thence along aforesaid Westerly right-of-way line, the following three (3) courses: 1) S.22°56'02"E., 402.91 feet; 2) N.57°13'58"E., 10.15 feet; 3) S.22°56'02"E., 329.32 feet to the Northeast corner of lands described in Official Records Book 20377, Page 540, of the Public Records of Pinellas County; thence along said Northerly boundary of said lands, S.57°13'02"W., 893.54 feet to a point on the Mean High Water line of the Gulf of Mexico; thence along said Mean High Water line, the following fifteen (15) courses: 1) N.24°21'11"W., 23.74 feet; 2) N.20°57'11"W., 50.13 feet; 3) N.23°49'33"W., 37.24 feet; 4) N.23°12'13"W., 55.62 feet; 5) N.25°46'29"W., 51.12 feet; 6) N.34°06'46"W., 28.01 feet; 7) N.26°33'28"W., 41.97 feet; 8) N.29°51'44"W., 105.53 feet; 9) N.26°58'39"W., 47.89 feet; 10) N.39°00'11"W., 12.96 feet; 11) N.27°15'59"W., 35.24 feet; 12) N.25°24'45"W., 63.68 feet; 13) N.24°28'36"W., 90.79 feet; 14) N.21°57'19"W., 30.07 feet; 15) N.24°45'06"W., 54.62 feet to a point on a line 4 feet South and parallel to the Southerly boundary of aforesaid SEAMARK, thence along said line, N.57°16'05"E., 922.92 feet to the **POINT OF BEGINNING**.

Containing 15.029 acres, or 654,677 square feet, more or less.

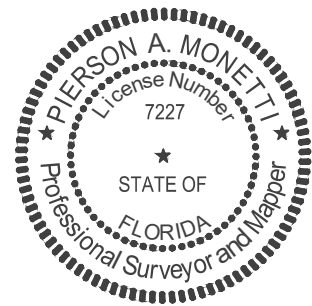
SURVEYOR'S NOTES:

- 1) Subject property is owned by CP ST PETE LLC, with mailing address of 740 Centre View Blvd, Crestview Hills, KY 41017-5434.
- 2) This plat was prepared by Pierson A. Monetti LS7227, with a mailing address of 701 S. Howard Ave Suite 106-320, Tampa FL 33606
- 3) This Preliminary plat was created on November 7, 2024.

BASIS OF BEARINGS

Bearings shown hereon are based on the Westerly boundary of the right-of-way for Gulf Boulevard, 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.

Pierson Monetti
2025.01.14
15:10:53 -05'00'



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



701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

SHEET 1 OF 3 SHEETS

SIRATA BEACH RESORT - PRELIMINARY PLAT

PARTIALLY BEING A REPLAT OF ALL OF SERATA REPLAT, AS RECORDED IN PLAT BOOK 31, PAGE 17
PART OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST,
CITY OF ST. PETERSBURG BEACH, PINELLAS COUNTY, FLORIDA



0 80' 160'
Scale: 1" = 80'

EXISTING STRUCTURES



LEGEND

PRM ----- Permanent Reference Monument	FAD ----- Found Aluminum Disk	SIRC ----- Set Iron Rod and Cap	----- Backflow Preventer
TBM ----- Temporary Benchmark	FAXL ----- Found Axle	SMG ----- Set Mag Nail	CO ----- Cleanout
Pg ----- Page	FBD ----- Found Brass Disk	SMGD ----- Set Mag Nail and Disk	----- Fire Dept. Connection
O.R. ----- Official Records Book	FCM ----- Found Conc. Monument	SNL ----- Set Nail	----- Fire Hydrant
INS# ----- Instrument Number	FCW ----- Found Copper Weld	SX ----- Set X Cross	----- Guy Anchor
LB ----- Licensed Business	FIP ----- Found Iron Pipe	TP ----- Traverse Point	----- Light Pole
(R) ----- Record Measurement	FIPC ----- Found Iron Pipe and Cap	WP ----- Work Point	----- Monitoring Well
(P) ----- Plat Measurement	FIR ----- Found Iron Rod		----- Utility Pole
(TYP) ----- Typical	FIRC ----- Found Iron Rod and Cap	SYL ----- Solid Yellow Line	s ----- Sanitary Cleanout
CONC ----- Concrete	FBM ----- Found Benchmark	SWL ----- Solid White Line	----- Sign
ELEV ----- Elevation	FMG ----- Found Mag Nail	BWL ----- Broken White Line	----- Delineator Post
INV ----- Invert	FMGD ----- Found Mag Nail and Disk	BYL ----- Broken Yellow Line	ww ----- Water Well
CMP ----- Corrugated Metal Pipe	FWM ----- Found Monument in Well	DWL ----- Double White Line	----- Grate Top Inlet
HDPE ----- High-Density Polyethylene	FND ----- Found	DYL ----- Double Yellow Line	----- Mail Box
PVC ----- Polyvinyl Chloride	FNL ----- Found Nail	OU ----- Overhead Utility Lines	TR ----- Transformer
RCP ----- Reinforced Concrete Pipe	FPK ----- Found Pinched Iron Pipe	S ----- Sanitary Sewer Line	----- Service Cabinet
BFP ----- Back Flow Preventor	FPK ----- Found PK Nail	G ----- Gas Line	----- Benchmark
CI ----- Curb Inlet	FPKD ----- Found PK Nail and Disk	SD ----- Storm Drain Line	
FFE ----- Finished Floor Elevation	FX ----- Found X Cross	W ----- Water Line	
GTI ----- Grate Top Inlet		C ----- Communications Line	
MES ----- Mitered End Section		----- Train Tracks	
OCS ----- Outlet Control Structure		----- Fence	
		----- Guard Rail	
		----- TOB ----- Top of Bank	

C ----- Cable Box	EH ----- Electric Handhole	DM ----- Drainage Manhole	CM ----- Cable Marker
E ----- Electric Box	CH ----- Cable Handhole	EM ----- Electric Manhole	EM ----- Electric Marker
F ----- Fiber Box	FH ----- Fiber Handhole	M ----- Manhole	F ----- Fiber Marker
R ----- Reclaimed Water Box	G ----- Gas Handhole	SM ----- Sanitary Manhole	G ----- Gas Marker
T ----- Telephone Box	I ----- Irrigation Handhole	GM ----- Grease Manhole	I ----- Irrigation Marker
----- Traffic Box	S ----- Sanitary Handhole	UM ----- Utility Manhole	S ----- Sanitary Marker
	TH ----- Telephone Handhole	U ----- Utility Marker	U ----- Utility Marker
	UH ----- Utility Handhole	CV ----- Cable Vault	W ----- Water Marker
	WH ----- Water Handhole	EV ----- Electric Vault	
		FV ----- Fiber Vault	CM ----- Cable Marking
		TV ----- Telephone Vault	EM ----- Electric Marking
		UV ----- Utility Vault	F ----- Fiber Marking
			G ----- Gas Marking
			W ----- Water Marking
			S ----- Sanitary Marking

ARV ----- Air Release Valve	EM ----- Electric Meter	CP ----- Cable Pedestal	EP ----- Electric Pedestal
FMV ----- Force Main Valve	GM ----- Gas Meter	F ----- Fiber Pedestal	F ----- Fiber Pedestal
GV ----- Gas Valve	IM ----- Irrigation Meter	TP ----- Telephone Pedestal	TP ----- Telephone Pedestal
IRV ----- Irrigation Valve	RM ----- Reclaimed Water Meter		
RWV ----- Reclaimed Water Valve	SM ----- Sanitary Meter		
SV ----- Sanitary Valve	WM ----- Water Meter		
UV ----- Utility Valve			
WV ----- Water Valve			

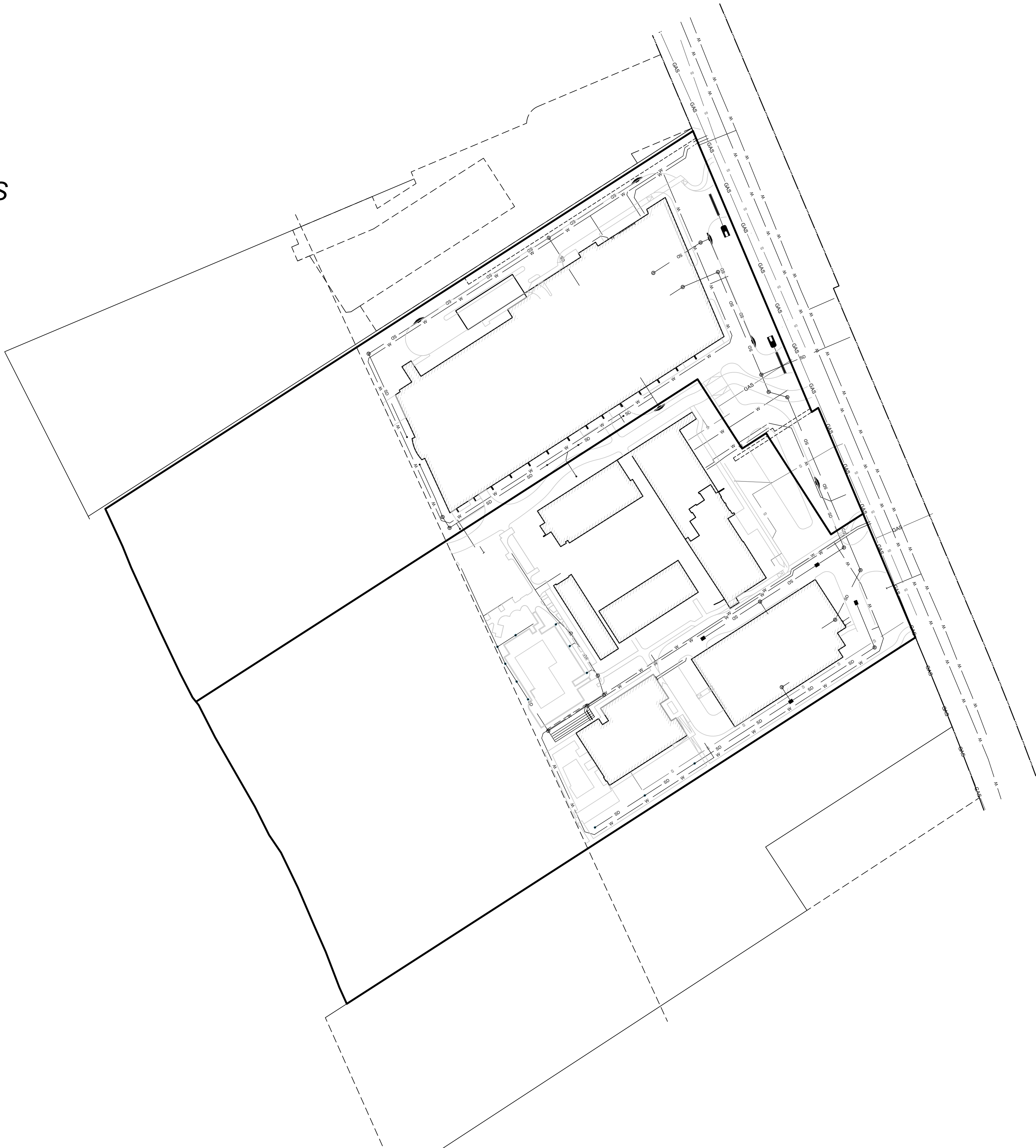
SIRATA BEACH RESORT - PRELIMINARY PLAT

PARTIALLY BEING A REPLAT OF ALL OF SERATA REPLAT, AS RECORDED IN PLAT BOOK 31, PAGE 17
PART OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST,
CITY OF ST. PETERSBURG BEACH, PINELLAS COUNTY, FLORIDA



0 80' 160'
Scale: 1" = 80'

PROPOSED STRUCTURES



LEGEND

PRM Permanent Reference Monument	FAD Found Aluminum Disk	SIRC Set Iron Rod and Cap	Backflow Preventer
TBM Temporary Benchmark	FAXL Found Axle	SMG Set Mag Nail	Cleanout
Pg Page	FBD Found Brass Disk	SMGD Set Mag Nail and Disk	Fire Dept. Connection
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LB Licensed Business	FIP Found Iron Pipe	TP Traverse Point	Light Pole
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(P) Plat Measurement	FIR Found Iron Rod		Utility Pole
(TYP) Typical	FIRC Found Iron Rod and Cap	SYL Solid Yellow Line	Sanitary Cleanout
CONC Concrete	FBM Found Benchmark	SWL Solid White Line	Sign
ELEV. Elevation	FMG Found Mag Nail	BWL Broken White Line	Delineator Post
INV. Invert	FMGD Found Mag Nail and Disk	BYL Broken Yellow Line	Water Well
CMP Corrugated Metal Pipe	FWM Found Monument in Well	DWL Double White Line	Grate Top Inlet
HDPE High-Density Polyethylene	FND Found	DYL Double Yellow Line	Mail Box
PVC Polyvinyl Chloride	FNL Found Nail	OU Overhead Utility Lines	Transformer
RCP Reinforced Concrete Pipe	FPF Found Pinched Iron Pipe	S Sanitary Sewer Line	Service Cabinet
BFP Back Flow Preventor	FPK Found PK Nail	G Gas Line	Benchmark
CI Curb Inlet	FPKD Found PK Nail and Disk	SD Storm Drain Line	
FPE Finished Floor Elevation	W Water Line		
GTI Grate Top Inlet		C Communications Line	
MES Mitered End Section		Train Tracks	
OCS Outlet Control Structure		Fence	
		Guard Rail	
		TOB Top of Bank	

C Cable Box	E Electric Handhole	DM Drainage Manhole	CM Cable Marker
EB Electric Box	EH Electric Handhole	EM Electric Manhole	EM Electric Marker
F Fiber Box	FB Fiber Handhole	M Manhole	F Fiber Marker
R Reclaimed Water Box	G Gas Handhole	SM Sanitary Manhole	G Gas Marker
T Telephone Box	I Irrigation Handhole	GM Grease Manhole	I Irrigation Marker
TR Traffic Box	SH Sanitary Handhole	UM Utility Manhole	SM Sanitary Marker
	TH Telephone Handhole		UM Utility Marker
	UH Utility Handhole		WM Water Marker
	WH Water Handhole		

AV Air Release Valve	EV Electric Meter	CV Cable Vault	CM Cable Marking
FM Force Main Valve	GM Gas Meter	EV Electric Vault	FV Fiber Vault
GV Gas Valve	IM Irrigation Meter	TV Telephone Vault	EV Electric Marking
IRV Irrigation Valve	RM Reclaimed Water Meter	UV Utility Vault	FV Fiber Marking
RV Reclaimed Water Valve	SM Sanitary Meter		GM Gas Marking
SV Sanitary Valve	WM Water Meter		WM Water Marking
UV Utility Valve			SM Sanitary Marking
WV Water Valve			

CP Cable Pedestal	EP Electric Pedestal	TP Telephone Pedestal	UP Utility Pedestal
FP Fiber Pedestal	GP Gas Pedestal	WP Water Pedestal	MP Meter Pedestal
IP Irrigation Pedestal	RP Reclaimed Water Pedestal	SP Sanitary Pedestal	WP Water Pedestal
MP Meter Pedestal	WP Water Pedestal		

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Site Plan #25041: 3400 Gulf Blvd

Action Request:

Strategic Objective:

Date: April 9, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Jonathan Langston for Sondra Sumichrast of Don CeSar TRS LLC requests approval for depicted drainage improvements associated with sitewide drainage improvements required due to development of a ballroom (see Site Plan #22063).

Funding:

Attachments:

1. Application
2. Agent Authorization
3. Survey
4. Phase III Civil Plans



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: Don CeSar TRS LLC

Address: 4747 Bethesda Avenue Suite 1300

City: Bethesda State: Maryland

Zip: 20814 Telephone: (240) 744-1000

Email: Sondra.Sumichrast@hosthotels.com

APPLICANT/AGENT (Attach agent authorization form):

Name: _____

Address: _____

City: _____ State: _____

Zip: _____ Telephone: _____

Email: _____

SUBJECT PROPERTY:

Address: 3400 Gulf Blvd, St Pete Beach, FL, 33706 Current Name of Business: The Don CeSar

Parcel: 073216218570000010 Name of Project: Phase III - Site Plan

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

Signature of Applicant / Agent

3/18/2025

Date



Guide for Site Plan Submittals

Pre-application Conference. The City strongly recommends 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.

Community Meeting. If you are proposing new development on a site larger than one-half of an acre in size you must hold a community meeting pursuant to Section 39.17. of the Land Development Code at least 30 days prior to submittal of an administrative site plan. Staff cannot accept any site plan for a qualifying development which has not been the subject of a community meeting.

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 two (2) 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 two (2) hard copies. The TRC Chair will issue a letter of sufficiency within ten (10) business days of receipt of complete application. In order to be considered complete, an application must have the following, as relevant to the type of development proposed. Please contact staff in advance of submittal to determine if a particular element must be included or if you have any questions:

- (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		
January	12/9/2024	1/8/2025
	12/23/2024	1/22/2025
February	1/6/2025	2/5/2025
	1/20/2025	2/19/2025
March	2/3/2025	3/5/2025
	2/17/2025	3/19/2025
April	3/3/2025	4/2/2025
	3/17/2025	4/16/2025
May	4/7/2025	5/7/2025
	4/21/2025	5/21/2025
June	5/5/2025	6/4/2025
	5/19/2025	6/18/2025
July	6/2/2025	7/2/2025
	6/16/2025	7/16/2025
August	7/7/2025	8/6/2025
	7/21/2025	8/20/2025
September	8/4/2025	9/3/2025
	8/18/2025	9/17/2025
October	9/1/2025	10/1/2025
	9/15/2025	10/15/2025
November	10/6/2025	11/5/2025
	10/20/2025	11/19/2025
December	11/3/2025	12/3/2025
	11/17/2025	12/17/2025



Owner's Authorization for Agent

I/WE Don CeSar TRS LLC
(print name of property owner)

hereby authorize Jonathan Langston
(print name of agent) jlangston@georgefyoung.com>

to represent me/us in an application for Site Plan
(type of application: variance, conditional use, zoning, etc.)


Signature of Owner

Mike Lentz
Print Name of Owner

Signature of Owner

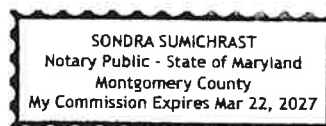
Print Name of Owner

The forgoing instrument was acknowledged before me this 18th day of March 2025, by Michael E. Lentz who is personally known ☒ or produced as identification.

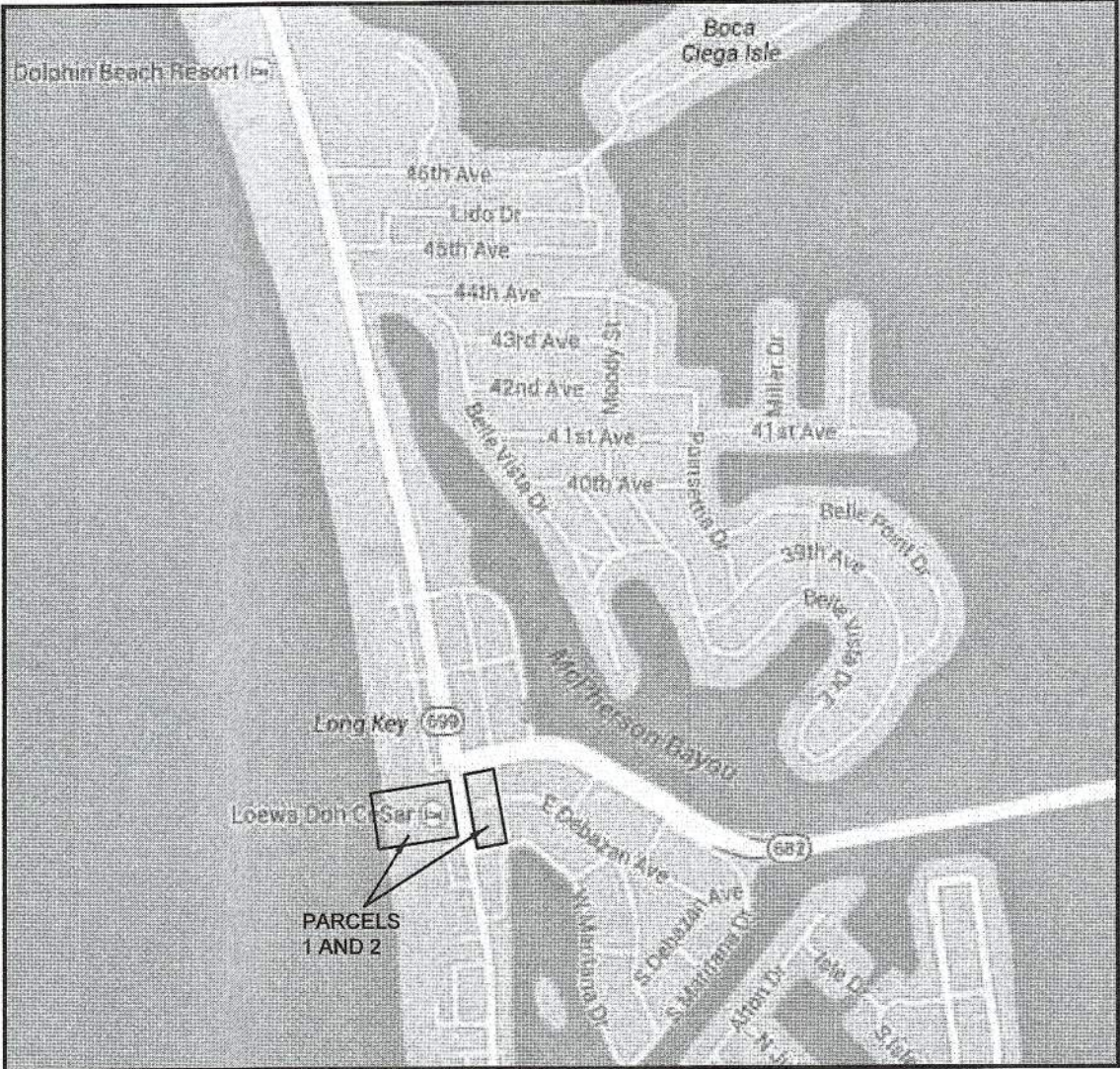
Sondra Sumichrast
(Notary Signature)

3/18/2025
(Date)

My Commission Expires 3.22.2027



CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



VICINITY MAP
NOT TO SCALE

DESCRIPTION: (PER SURVEY REFERENCED IN NOTE #10)

PARCEL 1:

LOT 1 AND LOT 2 OF DON CE SAR PLACE HOTEL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120 AT PAGE 69 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPLACE A VEHICULAR-PEDESTRIAN OVERPASS FACILITY ON THAT PORTION OF STATE ROAD 699 AT THE FOLLOWING LOCATION: BETWEEN MARTIANA DRIVE AND 35TH AVENUE, MILE POSTS 1.740 & 1.877 AS SET FORTH IN MEMORANDUM OF AGREEMENT BY AND BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, A COMPONENT AGENCY OF THE STATE OF FLORIDA, AND BEACH RESORTS INTERNATIONAL, INC. DATED JUNE 28, 1973 AND RECORDED IN O.R. BOOK 4109, PAGE 21, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S REPORT:

1. BEARINGS FOR PARCELS 1 AND 2 ARE BASED ON THE EAST LINE OF LOT 1 BEING S11°07'00"E AS PER PLAT OF DON CE-SAR PLACE HOTEL REPLAT, RECORDED IN PLAT BOOK 120, PAGE 69, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
2. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
3. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
5. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
7. THE SITE APPEARS TO BE IN FLOOD ZONES AE (EL 9), AE (EL 10), VE (EL 11), VE (EL 12, AND VE (EL 13), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0278H, COMMUNITY NUMBER 125149, EFFECTIVE DATE 8/24/2021. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
8. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
9. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
11. DESCRIPTION AND BOUNDARY INFORMATION WERE TAKEN FROM A TOPOGRAPHIC SURVEY (WORK ORDER NO. 2006-199) PREPARED BY DEUEL AND ASSOCIATES, CLEARWATER, FLORIDA, DATED: 1/7/2019.
12. ELEVATIONS ARE BASED ON NGS BENCHMARK "NOAA" (PID #AG0740) HAVING AN ELEVATION OF 6.82 FEET NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
13. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
14. INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.PCPAD.ORG ON 12/15/2022.
15. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/40 OR SMALLER.
16. THIS SURVEY IS BASED ON U.S. SURVEY FEET.

PARCEL 1 CONTAINS THE FOLLOWING AREAS:

THE SUBJECT PARCEL CONTAINS THE FOLLOWING AREAS:
LOT 1: 165,123.0 SQUARE FEET, (3.791 ACRES) MORE OR LESS
LOT 2: 110,641.8 SQUARE FEET, (2.540 ACRES) MORE OR LESS
PARCEL 1 TOTAL AREA: 275,764.8 SQUARE FEET, (6.331 ACRES) MORE OR LESS

PARCELS 2 CONTAINS: EASEMENT ONLY, UNABLE TO DETERMINE AREA

SEE SHEET 2 FOR PARCELS 1 AND 2

DEUEL & ASSOCIATES
A TRANSYSTEMS CORPORATION
CONSULTANTS COMPANY

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
LICENSED BUSINESS NUMBER 8103

TOPOGRAPHIC SURVEY
DON CE-SAR PROPERTIES
3400 GULF BOULEVARD

CITY OF ST. PETE BEACH

FLORIDA

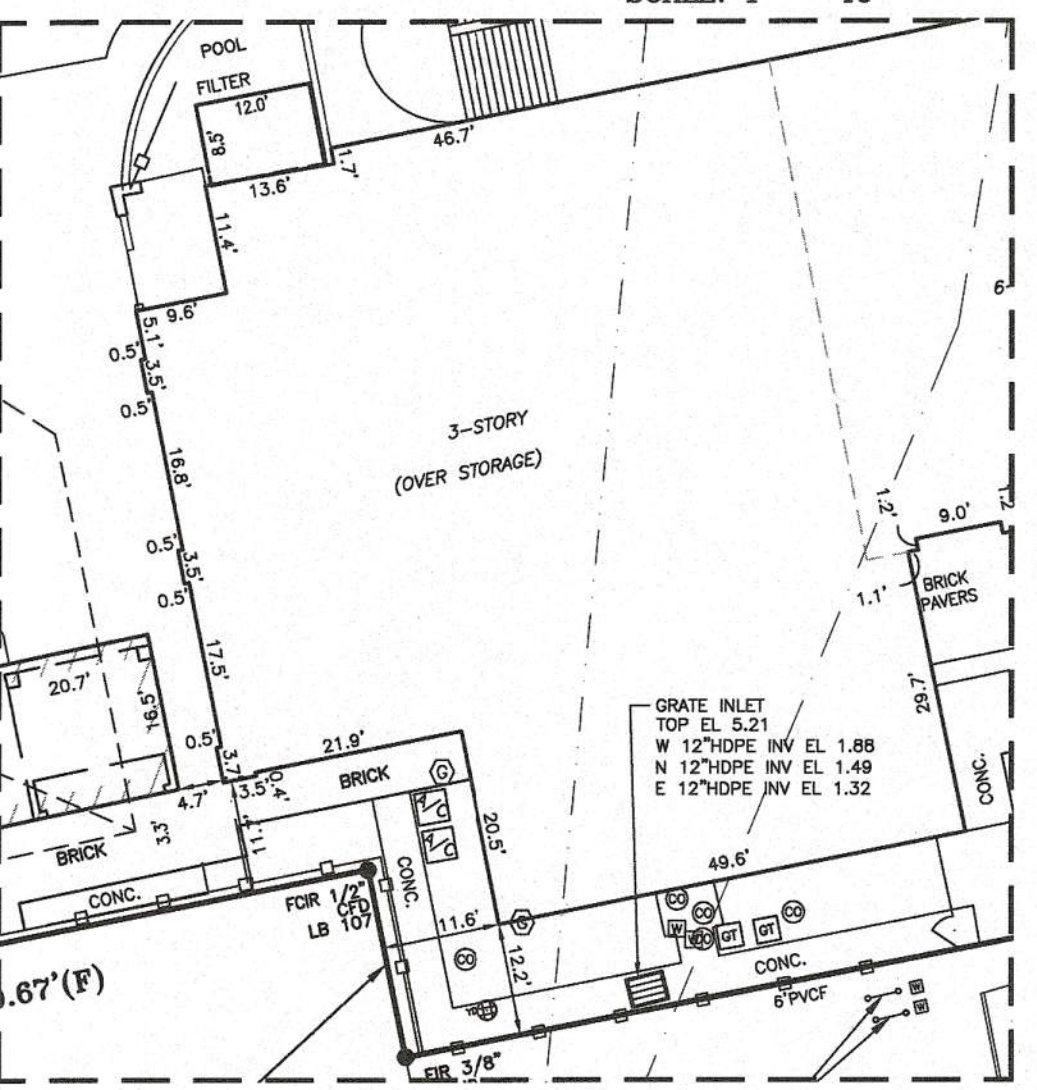
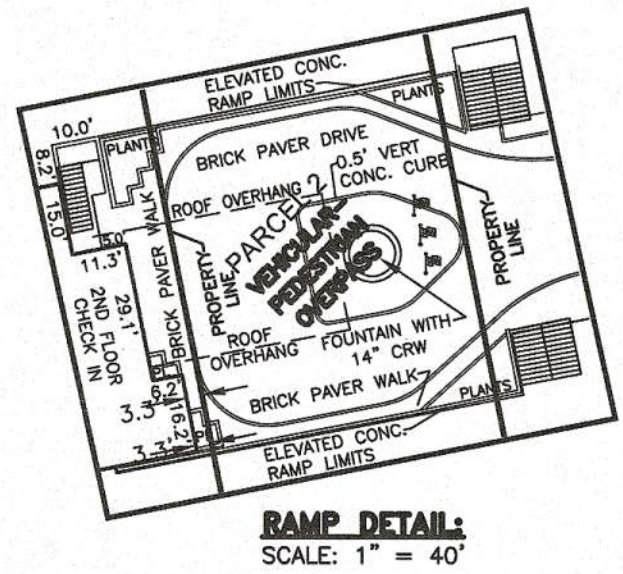
PREPARED FOR:

DESIGN ONE STUDIO, LLC
358 ROSWELL STREET
MARIETTA, GA 30060

ALBERT F. CARRIER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, PSM 6488

WORK ORDER NO. | 2006-199-9
DRAWN BY: TBM
FIELD DATE: 12/12/2022
SCALE: NO SCALE
SHEET NO. 1 OF 2

LEGEND	
A	ARC LENGTH
A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT
BFPD	BACK FLOW PREVENTION DEVICE
BLDG	BUILDING
BOV	BLOW-OFF VALVE
C	CHORD
(C)	CALCULATED
CA	CENTRAL ANGLE
CB	CHORD BEARING
CBW	CONCRETE BLOCK WALL
CI	CURB INLET
CLF	CENTERLINE
CO	CHAIN LINK FENCE
CONC.	CONCRETE
(CPB)	CONDOMINIUM PLAT BOOK
C/T	CURB TIE
D/B/A	DOING BUSINESS AS
EL	ELEVATION
EP	EDGE OF PAVEMENT
(F)	FIELD
FCR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FDC	FIRE DEPARTMENT CONNECTION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
F/T	FENCE TIE
GI	GRATE INLET
GV	GATE VALVE
ID	IDENTIFICATION
(L)	LEGAL
LB	LICENSED BUSINESS
LP	LIGHT POLE
MF	METAL FENCE
MH	MANHOLE
NOS	NATIONAL GEODETIC SURVEY
NO	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
ORD	ORDINANCE
(P)	PLAT BOOK 20, PAGE 69
(P1)	PLAT BOOK 13, PAGES 15-20
(PA)	PINELLAS COUNTY PROPERTY APPRAISER'S DATA BASE
PB	PLAT BOOK
PL	PAGE/PAGES
PLM	PLANTER
PSM	PERMANENT REFERENCE MONUMENT
PVC	POLY VINYL CHLORIDE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
RCP	REINFORCED CONCRETE PIPE
RCW	RECLAIMED WATER
RLS	REGISTERED LAND SURVEYOR
RNG.	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SAN	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SQ	SQUARE FEET
SN&D	SET NAIL AND DISK
SR	STATE ROAD
SW/T	SIDEWALK TIE
TOS	TOP OF BANK
TOS	TOP OF SLOPE
TYP	TYPICAL
TWP.	TOWNSHIP
UTIL.	UTILITY
VERT.	VERTICAL
VV	VERTICAL VAULT
WF	WOOD FENCE
WIT COR	WITNESS CORNER
WV	WATER VALVE
SYMBOL LEGEND	
—	BACK FLOW PREVENTION DEVICE
○	BOLLARD
□	CABLE TV BOX
○	CLEANOUT
■	CONCRETE LIGHT POLE
■	CONCRETE MONUMENT (FOUND)
■	CONCRETE MONUMENT (SET)
—	CROSS WALK POLE
□	ELECTRIC BOX
□	ELECTRIC HAND HOLE
□	ELECTRIC METER
□	ELECTRIC TRANSFORMER
—	FIRE DEPARTMENT CONNECTION
—	FIRE HYDRANT
—	GAS MARKER POST (GASMARKPOST)
—	GAS METER
—	GAS VALVE
—	GRATE INLET
—	GUY WIRE ANCHOR
—	HANDICAP PARKING SPACE
—	IRON PIPE (FOUND)
—	IRON ROD (FOUND)
—	IRON ROD (SET)
—	IRRIGATION CONTROL VALVE
—	IRRIGATION WATER VALVE
—	LIFT STATION
—	LIGHT POLE
—	NAIL AND DISK (SET)
—	NAIL & DISK (FOUND)
—	PARKING SPACES
—	PLANTER
—	PK NAIL & DISK (SET)
—	PK NAIL & DISK (FOUND)
—	POWER & LIGHT POLE
—	POWER/UTILITY WOOD POLE
—	RECLAIMED WATER METER
—	RECLAIMED WATER VALVE
—	SANITARY MANHOLE
—	SANITARY SEWER CLEANOUT
—	SIGN
—	STORM SEWER MANHOLE
—	TELEPHONE PEDESTAL
—	TRAFFIC SIGNAL JUNCTION BOX
—	WATER METER
—	WATER VALVE
—	X-CUT (FOUND)
—	CROSS WALK POLE
—	YARD DRAIN



SANITARY MANHOLES	
SMH #4676	N RIM EL 4.65 N 18"RCV INV EL -0.99 SW 8"PVC INV EL 0.20
SMH #4692	N RIM EL 4.70 BOTTOM EL 2.71 (FULL OF DIRT/MUD)
SMH #4908	N RIM EL 4.49 N 18"VCP INV EL -1.23 NE 8"VCP INV EL 0.79 W 8"VCP INV EL 0.55 S 18"VCP INV EL -1.16
GREASE TRAPS	
GT #4678	N RIM EL 6.00 BOTTOM EL -1.50 (FULL OF "FLUIDS")
GT #4680	N RIM EL 4.95 BOTTOM EL -3.70 (FULL OF GREASE)
GT #4682	N RIM EL 4.99 BOTTOM EL -3.61 (FULL OF GREASE)
GT #4684	N RIM EL 4.99 BOTTOM EL -3.56 (FULL OF GREASE)
GT #4686	N RIM EL 5.03 BOTTOM EL -3.57 (FULL OF GREASE)
GT #4688	N RIM EL 5.04 BOTTOM EL -3.66 (FULL OF GREASE)
GT #4690	N RIM EL 5.05 BOTTOM EL -3.55 (FULL OF GREASE)
STORM MANHOLES	
STM #4694 (FULL OF MUD)	N RIM EL 4.74 S 12"VCP INV EL 2.16 W 8"VCP INV EL 2.16
STM #4841 (FULL OF MUD)	N RIM EL 4.86 N 12"VCP INV EL 1.71 S 12"VCP INV EL 1.82 W 8"VCP INV EL 1.76
YARD DRAINS	
YD #1	TOP EL 5.95 NW 4"PVC INV EL 3.00
YD #2	TOP EL 5.76 (NO ACCESS)
YD #3	TOP EL 6.13 SE 4"PVC INV EL 3.39
YD #4	TOP EL 5.77 W 4"PVC INV EL 4.02 E PLUGGED INV EL 4.02
CURB INLETS	
CI #4768	THROAT EL 2.96 BOTTOM EL -0.64 (NO ACCESS TO PIPES)
GRATE INLET	
GI #4810	TOP EL 5.77 S 8"PVC INV EL 2.82

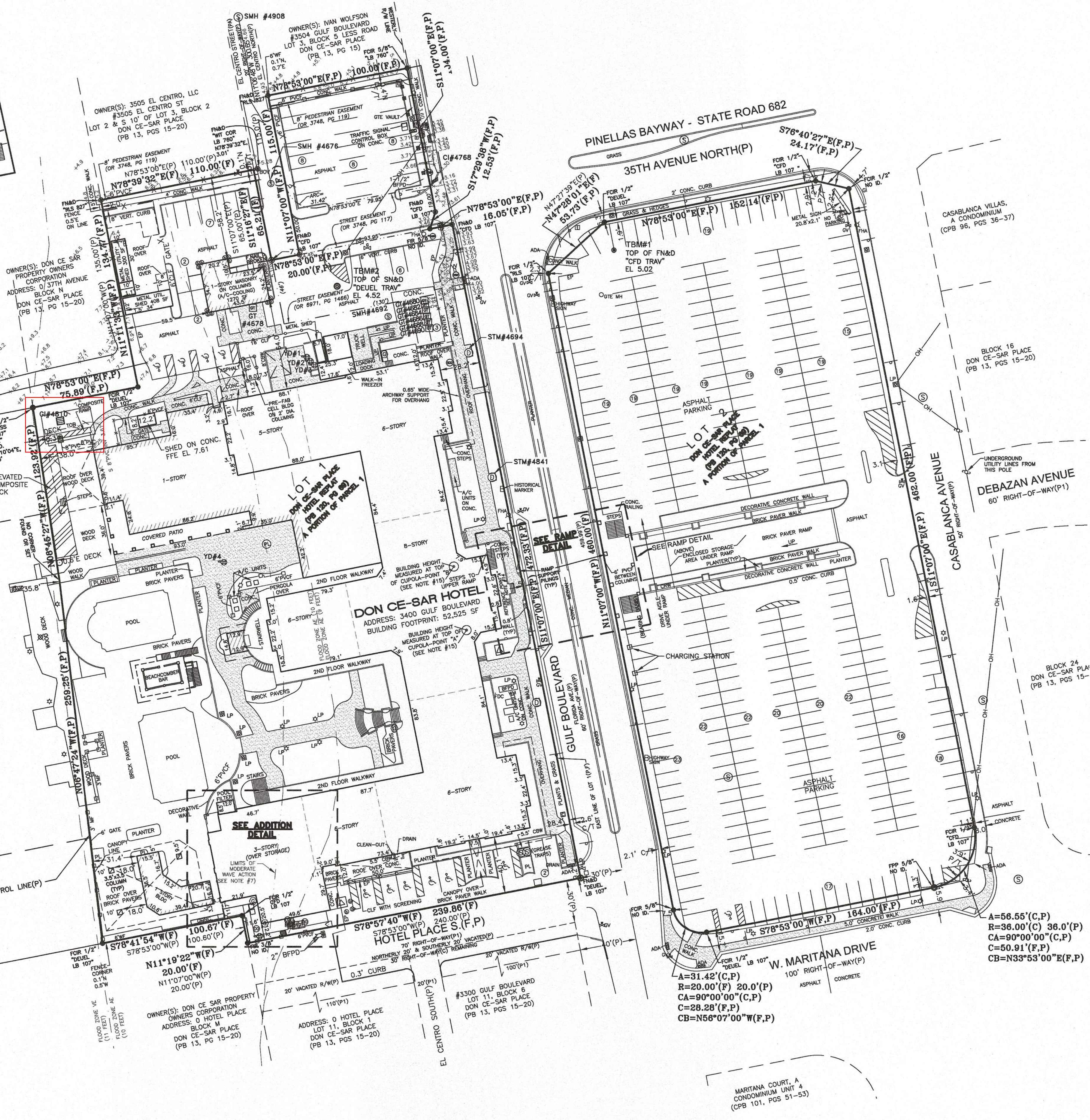
GULF OF MEXICO

"BEACH"

SETBACK LINE

COASTAL CONSTRUCTION CONTROL LINE(P)

CONCRETE
BRICK



DEUEL & ASSOCIATES
A TRANSYSTEMS CORPORATION
CONSULTANTS COMPANY
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
LICENSED BUSINESS NUMBER 8103

TOPOGRAPHIC SURVEY
DON CE-SAR PROPERTIES
3400 GULF BOULEVARD
CITY OF ST. PETE BEACH
FLORIDA

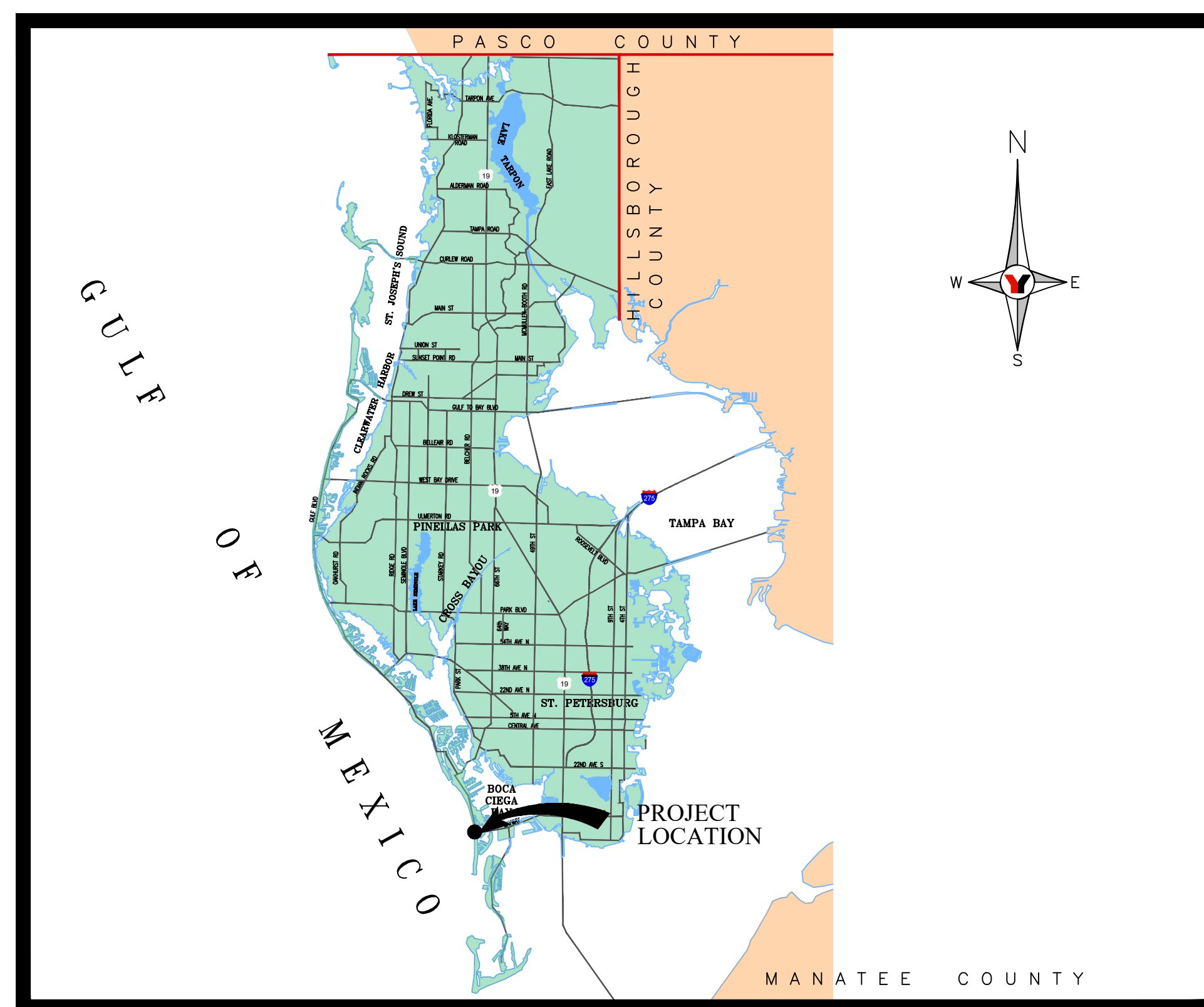
PREPARED FOR:
DESIGN ONE STUDIO, LLC
358 ROSWELL STREET
MARIETTA, GA 30060

SEE SHEET 1 FOR SURVEYOR'S REPORT, DESCRIPTIONS,
CERTIFICATION AND SIGNATURE.

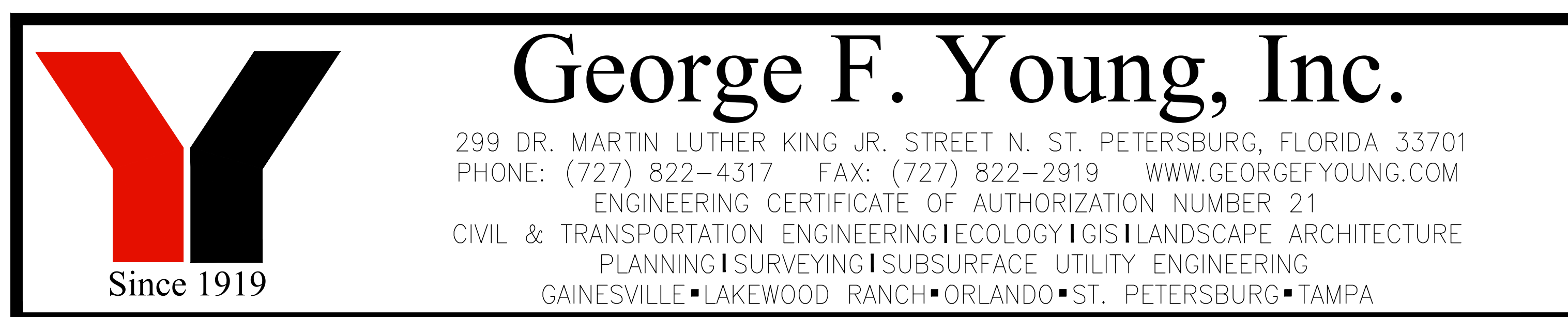
I, ALBERT P. CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 272.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.002(2) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.	WORK ORDER NO. 2006-199-9 DRAWN BY: TBM FIELD DATE: 12/12/2022 SCALE: 1" = 40' SHEET NO. 2 OF 2
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DON CESAR HOTEL MASTER DRAINAGE PLAN

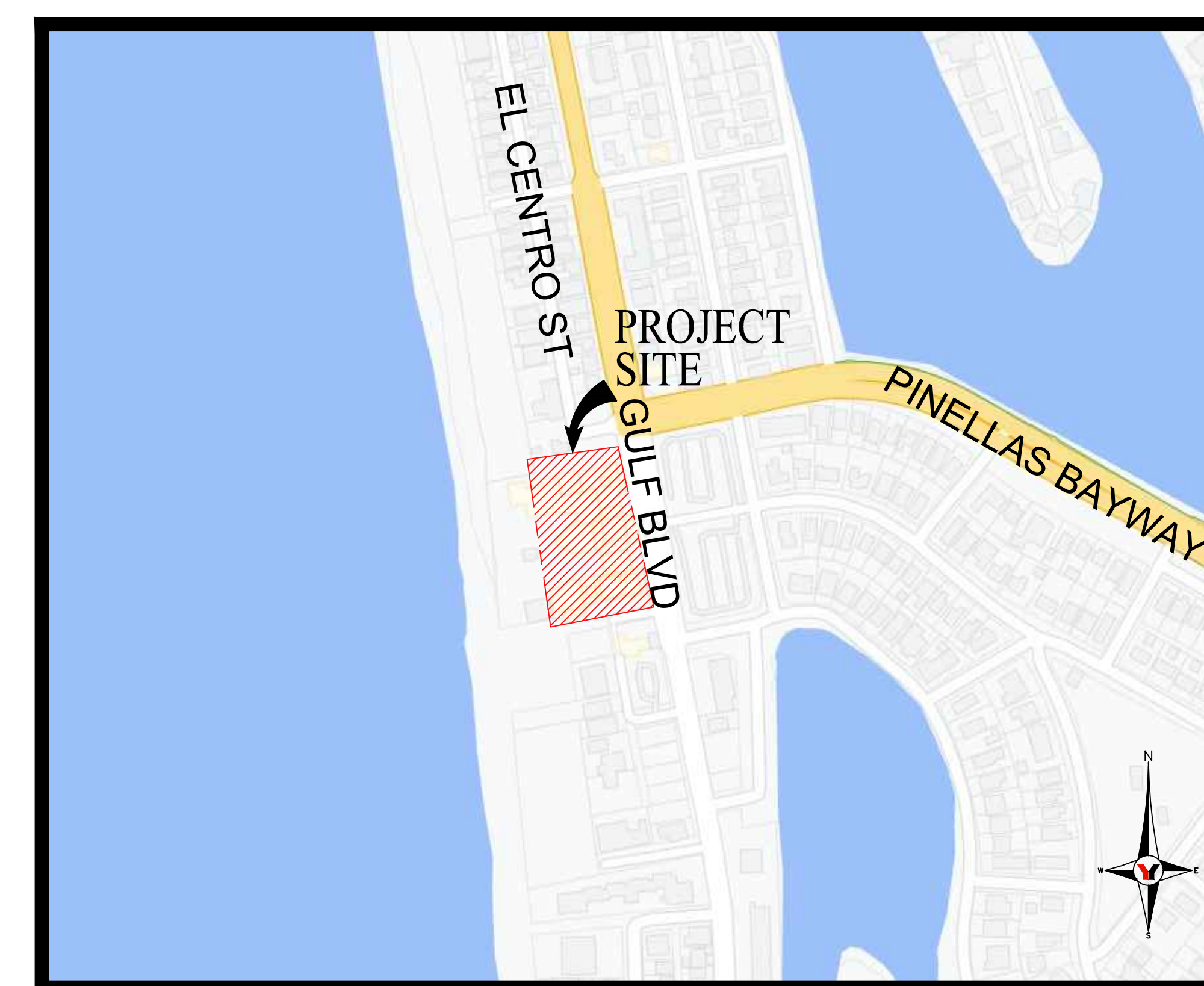
3400 SR 699 (GULF BOULEVARD), ST PETE BEACH, FLORIDA
ROADWAY SECTION: 15100000, BEGIN MILEPOST: 0.018, END MILEPOST: 0.126
ACCESS CLASSIFICATION 07, POSTED SPEED LIMIT 35 MPH
FDOT ACCESS PERMIT 2023-A-799-00008, FDOT DRAINAGE PERMIT 2023-D-799-00008
PARCEL ID No: 07-32-16-21857-000-0010
SECTION 07, TOWNSHIP 32 SOUTH, RANGE 16 EAST



PINELLAS COUNTY LOCATION MAP



Sheet List Table	
SHEET NUMBER	SHEET TITLE
C00.0	COVER
C01.0	GENERAL NOTES
C02.0	DEMOLITION & EROSION CONTROL PLAN
C03.0	SITE PLAN
C04.0	MASTER DRAINAGE PLAN - PARKING LOT
C05.0	CIVIL DETAILS
C05.1	EROSION DETAILS



VICINITY MAP

PREPARED FOR

DESIGN ONE STUDIO
358 ROSWELL STREET SUITE 1250
MARIETTA, GEORGIA 30060

LEGAL DESCRIPTION

LEGAL DESCRIPTION (PROPERTY APPRAISER):
DON CE-SAR PLACE HOTEL REP LOT 1

PROJECT CONTACT LIST:

ARCHITECT / LANDSCAPE ARCHITECT:	DESIGN ONE STUDIO 358 ROSWELL STREET SUITE 1250 MARIETTA, GEORGIA 30060 PHONE: (404) 266-9604	JEFF CONNELL EMAIL: jeff@designone-studio.com
CIVIL ENGINEERING:	GEORGE F. YOUNG, INC. 299 DR. MARTIN LUTHER KING JR. ST. N. ST. PETERSBURG, FLORIDA 33701 PHONE: (727) 822-4317 FAX: (727) 822-2919	JONATHAN LANGSTON EMAIL: jlangstan@georgefyoung.com
SURVEYOR:	DEUEL & ASSOCIATES 565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 PHONE: 727-822-4151 FAX: 727-821-7255	ALBERT P. CARRIER, PSM
DEVELOPER:	DON CESAR TRS, LLC 4747 BETHESDA AVE, SUITE 1300 BETHESDA, MARYLAND	LIAM TURNBULL EMAIL: LTurnbull@doncesar.com
GENERAL CONTRACTOR:	TBD	CONTACT PERSON



THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, TYPE, MATERIAL AND DEPTH OF ALL UTILITIES IN THE AREA OF THIS PROJECT (ABOVE AND BELOW GROUND). CONTRACTOR SHALL NOTIFY UTILITY OWNER(S) 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF ANY POTENTIAL UTILITY CONFLICTS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

VERTICAL DATUM NOTE

ELEVATIONS ARE BASED ON NAVD 88 AND ARE DERIVED FROM NG
BENCHMARK "NOAA" PID #AG0740, HAVING AN ELEVATION OF 6.82
FEET, NAVD 88.

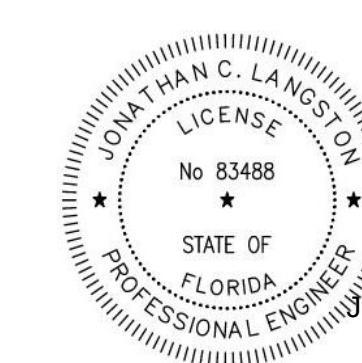
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS.

THESE PLANS ARE IN COMPLIANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES AND THE COUNTY LAND DEVELOPMENT REGULATIONS.

THESE PLANS ARE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) MANUAL, AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

THESE PLANS ARE IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND SERVICE PRIOR TO COMMENCING VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING COMBUSTIBLE STOCK ON SITE.



OF
IDA
AL ENGINEER

Jonathan C Langston

Digitally signed by Jonathan C Langston:
DN: cn=Jonathan C. Langston,
c=US, ou=City of Jacksonville, o=City of Jacksonville,
email=jcl@jacksonville.fl.us,
serial=1, c=US

Date: 2025.07.23 12:43:50 -0500

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
JONATHAN LANGSTON ON THE DATE ADJACENT TO THE SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

JONATHAN LANGSTON No. 83488

GFY PROJECT NO. 21005900SC

FOR AGENCY USE

PROJECT DESCRIPTION:

1. SITE LOCATION:
THE SITE IS LOCATED AT 3400 GULF BLVD. THE PROJECT ENCOMPASSES THE ENTIRE DON CESAR HOTEL. PARCEL # 07-3162187-000-0010.
2. PROJECT AREA:
THE TOTAL PROJECT AREA IS 6.82 ACRES.
THE AREA TO BE DISTURBED IS 3.73 ACRES.
3. EXISTING SITE CONDITIONS:
THE EXISTING CONDITION OF THIS PROJECT IS THE DON CESAR HOTEL ITSELF, PARKING, SIDEWALK CONNECTIVITY, STORM, SANITARY, WATER AND FIRE UTILITY INFRASTRUCTURE TO SERVE THE HOTEL ITSELF.
4. DESCRIPTIONS OF PROPOSED STORM WATER MANAGEMENT SYSTEM:
THE PROJECT PROPOSES A MASTER STORMWATER VAULT THAT WILL TREAT 1/2" OF STORMWATER RUNOFF.
5. RECEIVING WATERS/WETLAND AREAS:
THE STORMWATER MANAGEMENT SYSTEM WILL DISCHARGE INTO CITY OF ST PETE BEACH AND FOOT RIGHT OF WAY ULTIMATELY CONVEYING TO BOCCA DIEGA BAY.
6. STATE AND LOCAL PERMITS AND APPROVALS:
THE FOLLOWING PERMITS OR APPROVALS HAVE BEEN ISSUED FOR THE CONSTRUCTION OF THE STORMWATER FACILITIES FOR THIS PROJECT:
 - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION #
 - FLORIDA DEPARTMENT OF TRANSPORTATION
 - CITY OF ST. PETE BEACH SITE WORK PERMIT

GENERAL NOTES:

1. ALL ELEVATIONS IN THESE PLANS REFERENCE NAVD 1988 VERTICAL DATUM.
2. GEORGE F. YOUNG, INC. SHALL NOT HAVE AUTHORITY OVER THE SITE OR BUILDING CONTRACTORS' WORK OR RESPONSIBILITIES. GEORGE F. YOUNG, INC. IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION OR SITE SAFETY PROCEDURES.
3. THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY BEAR A STAMP FROM THE CITY OF ST PETE BEACH STATING THAT THEY HAVE BEEN APPROVED FOR CONSTRUCTION. PLANS WHICH ARE NOT STAMPED APPROVED SHALL BE CONSIDERED INTERIM AND SHALL NOT BE USED FOR CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS AND PAYING ALL PERMIT FEES REQUIRED TO CONSTRUCT THIS PROJECT. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE OWNER COPIES OF ALL NECESSARY REGULATORY PERMITS AND LOCAL AGENCY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION AND MUST BE KEPT ON SITE.
5. PRIOR TO CONSTRUCTION OF ANY SITE WORK, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BY THE CITY OF ST PETE BEACH DEVELOPMENT SERVICES / REVIEW DIVISION. AT A MINIMUM, THE CONTRACTOR, ENGINEER (OR ENGINEER'S REPRESENTATIVE), AND MEMBERS OF THE CITY OF ST PETE BEACH SHALL BE PRESENT TO ADDRESS CONSTRUCTION REQUIREMENTS AND CONCERNS.
6. THIS SET OF PLANS MAY CONTAIN SHEETS PREPARED BY OTHER PROFESSIONALS. GEORGE F. YOUNG, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
7. SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO EXISTING SITE GRADES AND ELEVATIONS, LOCATION OF EXISTING IMPROVEMENTS, AND OTHER TOPOGRAPHIC OR SURVEY INFORMATION HAS BEEN PREPARED BY GEORGE F. YOUNG, INC. AND DUELL, AND ASSOCIATES.
8. CONTRACTOR SHALL VERIFY SITE BOUNDARY AND TOPOGRAPHY/SURVEY INFORMATION AND NOTIFY GEORGE F. YOUNG, INC. (IF IN PARKING AREA) OR DUELL AND ASSOCIATES (IF AROUND THE MAIN HOTEL AREA), OF ANY DISCREPANCIES PRIOR TO SUBMITTING PRICES OR ORDERING MATERIALS.
9. ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL SUNSHINE1! PRIOR TO ANY DEMOLITION, DIGGING, OR CONSTRUCTION ACTIVITIES. CONTRACTOR MUST HAVE EXISTING UTILITIES LOCATED BY UNDERGROUND LINE LOCATORS AND FIELD VERIFIED BY ON-SITE PERSONNEL PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO GEORGE F. YOUNG, INC.
10. PRIOR TO ORDERING ANY MATERIALS THE CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. THE ENGINEER'S APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY CONCERNING ERRORS AND OMISSIONS, WHEN FIELD CONDITIONS DEVIATE FROM THE REQUIREMENTS OF THESE PLANS OR OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AT THE TIME OF SUBMISSION OF SHOP DRAWINGS. PRIOR TO SUBMISSION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW SHOP DRAWINGS AND MATERIALS OR PRODUCT DATA FOR COMPLETENESS AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND TO COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PROPERTY CORNERS AND SURVEY BENCHMARKS AND TO ACCURATELY REPLACE OR RESTORE THEM IF DAMAGED OR DISTURBED DURING CONSTRUCTION.
12. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROTECTION OF ADJACENT PROPERTIES AND EXISTING ON OR OFF SITE STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN, AND IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THE CONTROL OF EROSION AND SEDIMENT, OFF-SITE TRACKING, SPILLS, SANITARY WASTE, FERTILIZERS & PESTICIDES, FUEL STORAGE, SOLID WASTE DISPOSAL, STORMWATER DISCHARGES, NON-STORMWATER DISCHARGES, AND HAZARDOUS WASTE, WHEN A SPILL IS ENCOUNTERED, CONSTRUCTION SHALL STOP AND WORK SHALL NOT RESUME UNTIL DIRECTED BY THE PROJECT ENGINEER. DISPOSITION OF HAZARDOUS WASTE, SOLID WASTE, OR SANITARY WASTE SHALL BE MADE IN ACCORDANCE WITH ANY REQUIREMENTS AND REGULATIONS OF ANY LOCAL, STATE, OR FEDERAL AGENCY HAVING JURISDICTION.
14. ALL WORK OR MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS OF THE CITY OF ST PETE BEACH'S ENGINEERING DESIGN STANDARDS OR APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS OR ANY WORK PERFORMED WITHOUT AN INSPECTION BY A REPRESENTATIVE OF THE CITY OF ST PETE BEACH IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
15. AT THE COMPLETION OF WORK, THE ENTIRE PROJECT SITE AND ANY ADJACENT AREAS AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE THOROUGHLY CLEANED AND DISTURBED AREAS SHALL BE RESTORED. THE CONTRACTOR SHALL AT A MINIMUM CLEAN ALL INSTALLED STRUCTURES AND PIPES AND AREAS AFFECTED BY CONSTRUCTION, CLEAR ACCUMULATED SILTS FROM PONDS, SWALES, AND OTHER DRAINAGE FACILITIES; AND CLEAN ALL SIDEWALKS, GUTTERS, AND PAVED AREAS.

GRADING NOTES:

1. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY GULF COAST TESTING LABORATORY, INC. AND IS AVAILABLE FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHOULD REVIEW THIS REPORT, VISIT THE SITE AND COMPLETE ANY ADDITIONAL EXPLORATIONS NECESSARY IN ORDER TO PROVIDE A SATISFACTORY BID FOR THE WORK REQUIRED.
2. ALL TOPSOIL WITHIN THE PROPOSED LIMITS OF GRADING SHALL BE STRIPPED AND SHALL BE STOCKPILED ON-SITE IN AN APPROVED LOCATION FOR LATER USE DURING FINISHED GRADING AND LANDSCAPING ACTIVITIES. AFTER ALL LANDSCAPING ACTIVITIES HAVE BEEN BROUGHT TO FINISHED GRADE, ANY EXCESS SOILS SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION.
4. COORDINATE THE SEQUENCING OF ALL CLEARING AND GRUBBING AND GRADING ACTIVITIES WITH THE EROSION CONTROL PLAN.
5. ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS. FOR VEGETATED AREAS, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
6. LIMITS OF LAND CLEARING SHALL BE 5' OUTSIDE OF AREAS TO BE GRADED OR NOT BEYOND THE PROPERTY LINES, WHICHEVER IS LESS. NO GRADING SHALL OCCUR OFF-SITE OR IN ANY ROAD RIGHT-OF-WAY WITHOUT PRIOR APPROVALS.
7. THE CONTRACTOR SHALL EXCAVATE THE PROPOSED STORMWATER POND(S) OR AN APPROPRIATELY SIZED SEDIMENTATION BASIN AT THE COMMENCEMENT OF GRADING ACTIVITIES AND SHALL DIRECT SITE RUNOFF TO THESE LOCATIONS IN ORDER TO MINIMIZE OFF-SITE RUNOFF.
8. PROPOSED GRADING INDICATED ON THIS PLAN ARE TO FINISHED GRADE. THE CONTRACTOR SHALL MAKE SUBGRADE ADJUSTMENTS FOR TOPSOIL, PAVING, BUILDING PAD, ETC.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL STORMWATER PONDS AND SWALES ARE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE POND VOLUME SHALL BE WITHIN THREE PERCENT OF THE DESIGN VOLUME AND POND SIDE SLOPES SHALL NOT BE STEEPER THAN THAT SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AT NO ADDITIONAL COST TO THE OWNER, TO MAKE ANY NECESSARY ADJUSTMENTS IF THE STORMWATER PONDS OR SWALES ARE NOT CONSTRUCTED ACCURATELY.
10. ALL GRADING ADJACENT TO EXISTING OR PROPOSED BUILDINGS SHALL BE SLOPED AWAY FROM THE STRUCTURES AT A MINIMUM OF 1.0% GRADE. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
11. THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. THE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL IN ALL HANDICAP ACCESS ROUTES SHALL NOT EXCEED 5.0% GRADE AND 2.0% CROSS SLOPE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING.
13. COMPACTION TESTS SHALL BE TAKEN AT THE RECOMMENDATION OF THE ON-SITE GEOTECHNICAL ENGINEER, BUT AT A MINIMUM EVERY 500 SF OF BUILDING AREA OR 2,500 SQUARE FEET OF NON-BUILDING AREA PER 10'-12" LIFT (8" OR 12" INCHES).
14. AREAS WITH LIMITED SPACES SUCH AS FOR INSTALLATION OF MANHOLES, INLETS, OR UTILITY TRENCHES SHOULD BE BACKFILLED AND COMPACTED MECHANICALLY. AT THE DIRECTION OF THE ON-SITE GEOTECHNICAL ENGINEER, STONE BACKFILL SHALL BE INSTALLED IN 12" LOOSE LIFTS AND COMPACTED WITH 6-8 PASSES OF A VIBRATORY COMPACTOR.
15. SUBGRADE SHALL BE PROOF ROLLED WITH A HEAVILY LOADED DUMP TRUCK OR A 5-TON (STATIC DRUM WEIGHT) VIBRATORY ROLLER AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. ANY AREAS SHOWING SIGNS OF PUMPING, RUTTING, OR ANY UNSUITABLE (ORGANIC, SOFT, WET, LOOSE) MATERIAL FOUND IN PLACE SHALL BE UNDERGO AND REPLACED, OR MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT LISTED BELOW.
16. ALL EXPOSED SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 24" AND RE-COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY AND WITHIN ±3.0% OF OPTIMUM MOISTURE CONTENT.
17. IN THE EVENT THAT THE SUBGRADE IS AFFECTED BY INCLEMENT WEATHER OR CONSTRUCTION ACTIVITY IT HAS BEEN INITIALLY PREPARED THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING IT TO THE PROPER CONDITION PRIOR TO PLACING FILL.
18. FILL MATERIAL SHALL HAVE THE FOLLOWING PROPERTIES: VIRTUALLY FREE OF ORGANICS, NO ROCK FRAGMENTS GREATER THAN 4" WITHIN 4" OF FINISH GRADE. THE FILL SHALL CONSIST OF FINE TO MEDIUM SAND WITH LESS THAN 15% SOIL FINES. FILL MATERIAL, WITH SOIL FINES FROM 5 AND 15 PERCENT MAY BE USED BUT STRICT MOISTURE CONTROL MAY BE REQUIRED. COORDINATE WITH ON-SITE GEOTECHNICAL ENGINEER FOR MOISTURE CONTROL.
19. FILL MATERIAL SHALL BE COMPACTED TO 98% MODIFIED DRY DENSITY IN PAVED AND STRUCTURAL AREAS AND AT LEAST TO 95% MODIFIED DRY DENSITY IN NON-STRUCTURAL AND LANDSCAPED AREAS, AND SHALL BE PLACED IN 10"-12" LOOSE LIFTS (8" IN TRENCHES), AND WITHIN ±3.0% OF OPTIMUM MOISTURE CONTENT. STRUCTURAL AREAS INCLUDE ZONES OF INFLUENCE AROUND THE BUILDING, PAVEMENT AREAS, FILL SLOPES, ETC.
20. FILL SLOPES SHOULD BE BENCHMARKED INTO THE EXISTING SLOPES AND SHOULD BE COORDINATED WITH THE ON-SITE GEOTECHNICAL ENGINEER FOR DEPTH OF BENCHMARKING.
21. EXCAVATIONS OR STOCKPILED EXCAVATION MATERIALS SHALL NOT BLOCK ACCESS TO OFF-SITE SIDEWALKS, ROADS, OR DRIVEWAYS UNLESS AN ADEQUATE BYPASS ROUTE IS PROVIDED. CONTRACTOR SHALL MINIMIZE INCONVENIENCE TO ADJACENT PROPERTIES.
22. THE CONTRACTOR SHALL PROVIDE NECESSARY SAFETY AND PROTECTIVE DEVICES AT ALL EXCAVATIONS AREAS.

23. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AT NO ADDITIONAL COST TO THE OWNER, TO PROVIDE AND MAINTAIN ANY SHEETING, BRACING, SHORING, ETC. REQUIRED TO CONTAIN EXCAVATIONS AND STOCKPILES WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO STABILIZE THE SIDES OF THE EXCAVATION, TO BE IN ACCORDANCE WITH OSHA REQUIREMENTS, AND TO PREVENT ANY MOVEMENT WHICH MAY CAUSE DAMAGE TO ADJACENT STRUCTURES OR PAVEMENT.

STORM DRAINAGE NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM DRAINAGE MATERIALS AND STRUCTURES TO GEORGE F. YOUNG, INC. PRIOR TO INSTALLATION AND/OR FABRICATION.
2. ALL PROPOSED STORM INLETS (GRATES, CURB, YARD, AREA DRAINS) ARE TO BE LOCATED AT LOW POINTS, AND SITE GRADING SHALL BE SUCH THAT RUNOFF IS DIRECTED TO THESE INLETS. NOTIFY GEORGE F. YOUNG, INC. OF ANY DISCREPANCIES.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED STORM INLET GRADES, PIPE SLOPES, PIPE INVERTS, POTENTIAL CONFLICTS AND POINTS OF CONNECTION PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. CONFLICT MANHOLES SHALL NOT BE ALLOWED UNLESS APPROVED IN WRITING BY THE ENGINEER. NOTIFY GEORGE F. YOUNG OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.
4. STORM DRAINAGE PIPE SYSTEMS SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM TO ALLOW DRAINAGE DURING CONSTRUCTION.
5. PRIOR TO POURING FOOTINGS, CONTRACTOR SHALL COORDINATE ROP DRAWN COLOR CODED LINES, DOWNSPOUTS AND BOOTS WITH FOOTING ELEVATIONS ON THE STRUCTURAL PLANS. TOP OF FOOTINGS SHALL BE A MINIMUM OF 3' BELOW GRADE AT ALL ROOF DRAIN DOWNSPOUT LOCATIONS TO ENSURE ADEQUATE COVER TO TRANSITION TO BELOW GRADE PIPING.
6. ALL STORM PIPES 12" AND LESS SHALL BE SMOOTH LINED HIGH DENSITY POLYETHYLENE (HDPE) OR SCHEDULE 40 POLYVINYL CHLORIDE (PVC) WITH WATER-TIGHT JOINTS UNLESS OTHERWISE NOTED. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
7. ALL STORM PIPES 18" AND GREATER SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) BELL AND SPIGOT INSTALLED WITH WATER-TIGHT JOINTS UNLESS OTHERWISE NOTED. ROUND RCP SHALL COMPLY WITH ASTM C76. ELLIPTICAL RCP SHALL COMPLY WITH ASTM C558.
8. ALL STORM PIPE JOINTS SHALL COMPLY WITH ASTM C443 AND FOOT SPECIFICATION SECTION 430. RUBBER GASKETS SHALL COMPLY WITH FOOT SPECIFICATION SECTION 942. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FOOT INDEX NO. 280. FILTER FABRIC SHALL BE PER ASTM C1103, 10.5 TO 10.100, A MINIMUM OVERLAP OF 12" IS REQUIRED.
9. ALL DRAINAGE STRUCTURES, INCLUDING CLEANOUTS, SHALL HAVE #502 TRAFFIC RATED GRATES, TOPS, RING AND COVERS, ETC. UNLESS OTHERWISE NOTED.
10. LEAKAGE TESTING SHALL BE PERFORMED ON ALL STORM PIPING. THE CONTRACTOR SHALL CLEAN ALL INSTALLED LINES AND STRUCTURES PRIOR TO ANY TESTING PROCEDURES.
- 8.1. WHEN GROUNDWATER IS PRESENT ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF THE INLET OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR, OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TEST DURATION SHALL BE A MINIMUM OF 4 HOURS.
- 8.1.1. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS PER INCH DIAMETER PER MILE OF PIPE.
- 8.2. WHEN GROUNDWATER IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY INFILTRATION. INFILTRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING WITH WATER 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER STRUCTURE, AND ALLOWING IT TO STAND AT LEAST 4 HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND THE WATER SURFACE CHANGE MEASURED AFTER TWO HOURS.
- 8.2.1. EXFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER PER 24 HOURS PER MILE OF PIPE.
9. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE INSTALLED PER ASTM D2321. CONTRACTOR SHALL EMPLOY AND CONTROL EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER PIPE SHALL BE AS FOLLOWS:
 - 9.1. WHERE BEDDING IS SUITABLE SOILS - 36" OR ONE PIPE DIAMETER
 - 9.2. WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321 - 30" OR ONE PIPE DIAMETER
10. ALL DRAINAGE STRUCTURE BOTTOMS SHALL BE IN ACCORDANCE WITH FOOT INDEX NO. 200, LATEST EDITION. GRATE INLETS SHALL BE IN ACCORDANCE WITH FOOT INDEX NO. 232, LATEST EDITION.
11. ALL STORM MANHOLES AND PRECAST CON. RISER, AND BASE SECTIONS SHALL MEET FOOT STANDARDS.
12. ALL UNDERDRAINS SHALL BE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 PER FOOT INDEX NO. 199.

DEWATERING NOTES:

1. ALL DEWATERING ACTIVITIES SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL DESIGN AND IMPLEMENT A DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR SLOUGHING OF EXCAVATION SOILS, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES.
3. WHERE NECESSARY, THE CONTRACTOR SHALL LOWER THE WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS.
4. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. PROVIDE PROTECTIVE MEASURES IF DIRECTED BY THE GEOTECHNICAL ENGINEER TO DOCUMENT THAT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
5. DISCHARGE FROM DEWATERING ACTIVITIES SHALL NOT CAUSE ADVERSE IMPACTS TO OFF-SITE WATERBODIES OR STORMWATER SYSTEMS OR TO WATER QUALITY. THE CONTRACTOR SHALL CONTROL, BY ACCEPTABLE MEANS, ALL WATER EXPOSURE AND BE FULLY RESPONSIBLE FOR THE PROTECTION OF THE WATER.
6. NON-STORMWATER DEWATERING DISCHARGES CANNOT BE DISCHARGED WITHOUT PRIOR NOTICE TO AND APPROVAL FROM FDP AND THE LOCAL WATER MANAGEMENT DISTRICT.
7. FDP MAY REQUIRE A SEPARATE NPDES PERMIT FOR DEWATERING ACTIVITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERMIT THE DEWATERING SYSTEM WITH THE LOCAL WATER MANAGEMENT DISTRICT IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING:
 - A. 100,000 GPD TOTAL 24 HOUR (1 DAY) DEWATERING.
 - B. 1,000 GPD PUMP CAPACITY.
 - C. GROUNDWATER WELL SIZE IS 8" DIAMETER OR GREATER.
 - D. CUMULATIVE OUTSIDE DIAMETER OF SURFACE WATER WITHDRAWAL PIPES IS 6" IN DIAMETER OR GREATER.
13. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOLS, LOSS OF FINES, SETTLEMENT OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELLS, LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 FPM.
14. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
15. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL EROSION CONTROL REGULATIONS AND SHALL ENSURE THAT ANY STORMWATER AND NON-STORMWATER DISCHARGES FROM THE SITE DO NOT EXCEED THE TOLERANCES SET FORTH IN THOSE REGULATIONS.
2. EROSION AND SEDIMENT CONTROLS ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION.
3. THE EROSION AND SEDIMENT CONTROL MEASURES OUTLINED IN THESE PLANS ARE REPRESENTATIVE OF BEST MANAGEMENT PRACTICES, AND ARE INTENDED TO MEET THE MINIMUM ACCEPTABLE STANDARDS FOR EROSION AND SEDIMENT CONTROL, AND ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAF AND THE LOCAL WATER MANAGEMENT DISTRICT.
4. ADDITIONAL CONTROLS MAY BE NECESSARY DEPENDING ON SITE CONDITIONS, CONSTRUCTION PHASING, RAINFALL SEVERITY, AND ACTUAL EFFECTIVENESS OF CONTROLS, AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT (NOI)" FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT (EPA FORM 4510-B OR LATEST VERSION) TO EPA AND "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION), THE FORMS SHALL BE FILED TO THE APPROPRIATE AGENCY AS INDICATED ON THE CONSTRUCTION DOCUMENTS.
6. IN ADDITION TO THIS PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING AND MAINTAINING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH FDP REGULATIONS. THE SWPPP SHALL BE COMPLETED PRIOR TO THE SUBMITTAL OF THE NOTICE OF INTENT (NOI) TO BE COVERED UNDER THE DEPARTMENT'S GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.
7. THE SWPPP SHALL BE AMENDED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WETLANDS, SURFACE WATERS OF THE STATE, OR A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4). THE SWPPP ALSO SHALL BE AMENDED IF IT PROVES TO BE INEFFECTIVE AND/OR TO INDICATE ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT ANY MEASURE OF THE SWPPP.
- 7.1. GENERAL SEQUENCING FOR EROSION CONTROL
- 7.2. CONSTRUCTION OF PERIMETER CONTROLS AND INLET PROTECTION
- 7.3. CONSTRUCTION OF SEDIMENT BASIN
- 7.4. CLEARING AND GRUBBING
- 7.5. SITE GRADING (ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS)
- 7.6. SITE DEVELOPMENT AND BUILDING CONSTRUCTION
- 7.7. FINAL STABILIZATION

SEE EROSION CONTROL PLAN FOR ADDITIONAL CONSTRUCTION SEQUENCING NOTES.

AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED AND MAINTAINED BY THE CONTRACTOR, THE CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL INCLUDE THE DATE GRADING WILL BEGIN, THE EXPECTED DATE OF FINAL STABILIZATION, AND THE SCHEDULE FOR INSTALLATION AND MAINTENANCE OF SPECIFIC CONTROL MEASURES AS RELATED TO THE SCHEDULE OF CONSTRUCTION ACTIVITIES. IN CASE OF DISCREPANCIES, SEQUENCING OUTLINED IN THE SWPPP SHALL PREVAIL.

EROSION CONTROL BEST PRACTICES:

- A. CONSTRUCTION ACTIVITIES SHOULD BE PLANNED IN PHASES WITH THE MINIMUM AMOUNT OF LAND DISTURBANCE NECESSARY TO DEVELOP OCCURRING IN EACH PHASE IN ORDER TO REDUCE THE EROSION POTENTIAL OF THE SITE.
- B. PERIMETER CONTROLS, SEDIMENT TRAPS, BASINS, DIVERSIONS, AND OTHER EROSION CONTROLS SHOULD BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE. FINAL STABILIZATION IS ESTABLISHED AND THE SITE INSPECTOR HAS APPROVED THEIR REMOVAL.
- C. CONSTRUCTION ENTRANCE/EXIT PADS SHOULD BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND SHOULD BE MONITORED REGULARLY FOR EFFECTIVENESS IN MINIMIZING OFFSITE SEDIMENT TRACKING.
- D. THE CONTRACTOR SHALL EXCAVATE THE PROPOSED STORMWATER POND(S) OR AN APPROPRIATE SIZED SEDIMENTATION BASIN AT THE COMMENCEMENT OF GRADING ACTIVITIES, AND SHALL DIRECT SITE RUNOFF TO THESE LOCATIONS TO MINIMIZE OFFSITE RUNOFF.
- E. STORAGE AREAS, VEHICLE WASH DOWN AREAS, CONCRETE WASHOUT AREAS, WASTE COLLECTION AND DISPOSAL AREAS, AND OTHER POTENTIAL POLLUTION SOURCES SHOULD BE CLEARLY DELINEATED ON THE SITE WITH SIGNAGE SO THEY CAN BE EASILY LOCATED AND UTILIZED.
- F. A RAIN-GAUGE SHALL BE MAINTAINED ON THE SITE TO MONITOR RAINFALL EVENTS.
- G. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH 1/4-INCH RAINFALL EVENT AND AT LEAST ONCE A WEEK, AND IN ACCORDANCE WITH THE SWPPP AND ALL APPLICABLE STATE, FEDERAL, AND LOCAL REGULATION. ANY REQUIRED MAINTENANCE, REPAIRS, OR NECESSARY MODIFICATIONS TO THE EROSION CONTROL PLAN SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED

- WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE SILT FENCE OR EROSION BARRIER.
- ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS. FOR VEGETATED AREAS, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
- STOCKPILES AND EXCAVATED MATERIALS SHOULD NOT BE PLACED NEAR WETLANDS OR WATER BODIES AND SHOULD BE ENCLOSED WITH PROPER SEDIMENT CONTROLS. STOCKPILES SHOULD BE STABILIZED IF THEY ARE NOT TO BE USED FOR A PERIOD OF 7 DAYS OR MORE.
- SPECIAL CONSIDERATIONS SHOULD BE TAKEN WHEN CLAYS, MUCK, SILTS, AND OTHER FINE PARTICLES ARE PRESENT ON SITE AS THEY PRESENT A HIGHER RISK FOR EROSION AND TURBIDITY PROBLEMS. REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS.
- PROVIDE EROSION CONTROL AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION ZONE. ADD TO THE CIVIL PLANS CITY STANDARD Silt FENCE DETAIL 540-70 AND CITY SITE PLAN EROSION CONTROL DETAIL 510.

INSPECTION AND MAINTENANCE:

- THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL, RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL, INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS. THE SWPPP SHALL INCLUDE THE NAME AND PHONE NUMBER OF THE CONTRACTOR'S DESIGNATED REPRESENTATIVE.
- THE CONTRACTOR OR OTHER DESIGNATED INDIVIDUAL IS REQUIRED TO INSPECT AND MAINTAIN ALL CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT IN EXCESS OF 1/2 INCH.
- THE DESIGNATED INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE INSPECTOR SHALL BE RESPONSIBLE FOR MEETING THE FOLLOWING OBJECTIVES AT A MINIMUM:
 - CONFIRM THAT ALL EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs HAVE BEEN PROPERLY INSTALLED AND MAINTAINED PER THE APPROVED EROSION CONTROL PLAN AND SWPPP.
 - CONFIRM THAT EROSION IS BEING EFFECTIVELY CONTROLLED.
 - CONFIRM THAT OFFSITE SEDIMENTATION IS BEING PREVENTED AND CONSTRUCTION PROBLEMS ARE ASSESSING AS NEEDED TO MAINTAIN SAFE AND CONSISTENT TRAFFIC FLOW AND SAFETY FOR WORKERS AND PEDESTRIANS DURING ALL CONSTRUCTION ACTIVITIES.
 - CONFIRM THAT INSPECTION IS BEING PERFORMED AND REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR 2.
 - CONFIRM THAT EROSION IS BEING PREVENTED AND CONSTRUCTION PROBLEMS ARE ASSESSING AS NEEDED TO MAINTAIN SAFE AND CONSISTENT TRAFFIC FLOW AND SAFETY FOR WORKERS AND PEDESTRIANS DURING ALL CONSTRUCTION ACTIVITIES.
 - INSPECTION REPORT FORMS SHALL BE A PART OF THE SWPPP AND SAMPLE FORMS CAN BE OBTAINED FROM THE FDP.

PROTECTION OF WETLANDS AND SURFACE WATERS:

- A. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE WATER QUALITY OF DOWNSTREAM OR ADJACENT WETLANDS AND SURFACE WATERS IS PROTECTED DURING CONSTRUCTION. ALL ACTIVITIES IN NO CASE SHALL TURBID OR POLLUTED WATERS BE DISCHARGED TO ON OR OFF SITE WETLANDS OR OTHER SURFACE WATERS.
- B. WHERE APPROPRIATE OR WHEN REQUIRED BY STATE, FEDERAL, OR LOCAL AGENCIES, DOWNSTREAM RECEIVING WATERS SHALL BE MONITORED THROUGHOUT CONSTRUCTION FOR TURBIDITY AND PH. A BACKGROUND SAMPLE SHALL BE TAKEN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- C. EROSION CONTROL AND TURBIDITY CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED IN ACCORDANCE WITH THE SWPPP. GENERAL BEST MANAGEMENT PRACTICES INCLUDE THE FOLLOWING:
 - EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
 - CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE MINIMUM NECESSARY TO COMPLETE THE PROJECT.
 - LAND DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. FINAL STABILIZATION IS ESTABLISHED AND THE SITE INSPECTOR HAS APPROVED THEIR REMOVAL.
 - EROSION CONTROL INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND EXISTING STORMWATER MANHOLES AND OUTFALL STRUCTURES. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY UPON INSTALLATION OF THE STORMWATER STRUCTURES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- D. NO ACTIVITY, INCLUDING BUT NOT LIMITED TO CLEARING AND GRUBBING, GRADING, STORAGE OF EQUIPMENT OR MATERIALS, OR ANY OTHER CONSTRUCTION ACTIVITY, SHALL OCCUR WITHIN THE PROTECTIVE BUFFER AREAS OF WETLANDS AND SURFACE WATERS AS DELINEATED ON THESE PLANS OR AS REQUIRED BY ANY STATE, FEDERAL, OR LOCAL AGENCIES.
- E. STOCKPILES AND EXCAVATED MATERIALS SHOULD NOT BE PLACED NEAR WETLANDS OR WATER BODIES AND UNDERDRAINS SHALL BE IN ACCORDANCE WITH ASTM F758.
- F. PARKING AND MAINTENANCE AREAS FOR CONSTRUCTION EQUIPMENT SHALL BE DESIGNED TO PREVENT OIL, GREASE AND LUBRICANTS FROM DISCHARGING INTO SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTOR SHALL IMPLEMENT EFFECTIVE MEANS OF PREVENTING SUCH DISCHARGES.
 - ENCLOSURE AREAS WITH SILT FENCES OR SILT DIKES
 - CONSTRUCT SEDIMENT SUMPS WITHIN THE AREAS IN ORDER TO CONTAIN SPILLS.
 - UTILIZE ABSORBENT FILTER PADS TO CLEANSUP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.
- G. INSPECT AND MAINTAIN ALL EROSION AND TURBIDITY CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT IN EXCESS OF 1/2-INCH.

CONTROL OF WIND EROSION:

- A. FUGITIVE DUST SHALL NOT BE ALLOWED TO LEAVE THE SITE WHILE UNDER CONSTRUCTION.
- B. BARE EARTH AREAS AND STOCKPILES SHALL BE WATERED, COVERED, OR VEGETATED TO PREVENT EROSION AND FUGITIVE DUST EMISSIONS. WATERING SHALL BE DONE DAILY, OR AT AN INTERVAL APPROPRIATE FOR MAINTAINING DUST CONTROL, BUT SHALL NOT CAUSE WATER EROSION OR TURBIDITY IN NEARBY WATER BODIES OR STORM SYSTEMS.
- C. CONSTRUCTION VEHICLE SPEED SHALL BE LIMITED IN CASES WHERE BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED.
- D. FOR AREAS TO ULTIMATELY BE VEGETATIVE, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
- E. THE CONTRACTOR SHALL IMPLEMENT OTHER MEANS OF DUST CONTROL, SUCH AS DUST CONTROL FENCES, AS NECESSARY WHEN WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR FUGITIVE DUST EMISSIONS.

THE FOLLOWING MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR THIS PROJECT:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT (NOI)" FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT (EPA FORM 4510-B OR LATEST VERSION) TO EPA.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDP.

QUALITY CONTROL TESTING, INSPECTIONS AND APPROVALS:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO UNDERSTAND AND COMPLY WITH THE TESTING REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AS WELL AS ANY AND ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT, TO PREPARE ALL NECESSARY QUALITY CONTROL TESTING, AND TO OBTAIN ANY NECESSARY INSPECTIONS AND APPROVALS OF WORK PERFORMED OR MATERIALS UTILIZED.
- THE CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH TESTING, INSPECTION, AND APPROVAL OF WORK. THE CONTRACTOR SHALL PROVIDE TO THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES FOR TESTING, INSPECTIONS, OR APPROVALS. ALL TEST RESULTS (PASSING AND FAILING) SHALL BE PROVIDED TO THE OWNER AND ENGINEER IMMEDIATELY UPON RECEIPT.
- TESTING SHALL INCLUDE AT A MINIMUM:
 - a. CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING;
 - b. PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS;
 - c. TESTING OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS;
 - d. PRESSURE AND LEAKAGE TESTING AS REQUIRED FOR WATER DISTRIBUTION, SANITARY SEWER, AND STORM SEWER LINES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT (NOI)" FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT (EPA FORM 4510-B OR LATEST VERSION) TO EPA AND "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION), THE FORMS SHALL BE FILED TO THE APPROPRIATE AGENCY AS INDICATED ON THE CONSTRUCTION DOCUMENTS.
- IN ADDITION TO THIS PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING AND MAINTAINING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH FDP REGULATIONS. THE SWPPP SHALL BE COMPLETED PRIOR TO THE SUBMITTAL OF THE NOTICE OF INTENT (NOI) TO BE COVERED UNDER THE DEPARTMENT'S GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.

AS-BUILT DRAWING REQUIREMENTS:

- UPON COMPLETION OF THE PERMIT WORK, AND PRIOR TO REQUESTING A FINAL CERTIFICATE OF OCCUPANCY OR COMPLETION, THE ENGINEER OF RECORD WILL NEED TO SUBMIT A SIGNED AND SEALED SITE CERTIFICATION LETTER & TWO COMPLETE SETS OF SIGNED AND SEALED CITY AS-BUILT RECORD DRAWINGS WHICH SHOW THE LOCATIONS AND INVERT ELEVATIONS OF ALL NEW AND MODIFIED UTILITIES; FINAL PAVEMENT GRADES; SIDEWALK ELEVATIONS, ETC. TO ACCURATELY DOCUMENT THAT ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CITY APPROVED PLANS. SPECIFICALLY NOTING ANY DEVIATIONS. A SAMPLE SITE CERTIFICATION LETTER IS AVAILABLE UPON REQUEST FROM THE ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT (PHONE 727-893-7238 OR MARTHA.HEGENBARTH@STPETE.ORG). *NOTE THAT A FINAL SURVEY DOES NOT MEET THE REQUIREMENT FOR THE RECORD DRAWINGS. RECORD SURVEY INFORMATION MUST BE TRANSMITTED ONTO THE CIVIL PLAN SET SHOWING ALL DEVIATIONS AND THE RECORD CITY DRAWINGS MUST BE SIGNED AND SEALED BY THE ENGINEER OF RECORD.
- THE APPLICANT WILL BE REQUIRED TO SUBMIT TO THE ENGINEERING DEPARTMENT COPIES OF ALL APPLICABLE PERMITS FROM OTHER REGULATORY AGENCIES INCLUDING BUT NOT LIMITED TO FDOT, FDP, SWFWMD AND PINELLAS COUNTY, AS REQUIRED FOR FUTURE DEVELOPMENT OF THE SITE. PLANS AND SPECIFICATIONS ARE SUBJECT TO APPROVAL BY THE FLORIDA STATE BOARD OF HEALTH. FORWARD APPROVED PERMITS AND FINAL INSPECTION CLEARANCE FORM TO RELEASE OF CO.
- THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - a. SPECIFY THE HORIZONTAL AND VERTICAL DATUM REFERENCED. DATUM SHALL BE THE SAME AS THAT UTILIZED IN THESE CONSTRUCTION PLANS.
 - b. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION AND/OR VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS SHALL SHOW THE CORRESPONDING HORIZONTAL LOCATION AND/OR VERTICAL ELEVATION AS MEASURED IN THE FIELD.
 - c. FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES;
 - d. FOR ROADWAY AND DRIVE AISLES, PROVIDE PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 100 FEET PLUS ALL CHANGES IN LONGITUDINAL, SLOPE OR CROSS SLOPE, AT INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS;
 - e. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS AND SHOW THE DEPTH AND WIDTH OF PARKING STALLS;
 - f. PROVIDE HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED AS HANDICAP ACCESSIBLE ROUTES IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET;
 - g. STORMWATER DRAINAGE SYSTEMS (BOTH OPEN CONVEYANCE AND PIPED SYSTEMS) INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS AT ONE FOOT INTERVALS, AND CROSS SECTIONS OF OUTFALL CONTROL STRUCTURE (S);
 - h. STORMWATER CONTROL STRUCTURE INFORMATION (INCLUDING BOX STRUCTURES, FLUMES, AND SPILLWAYS) SHALL INCLUDE DIMENSIONS AND ELEVATIONS OF ALL PIPES, WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS, AS SHOWN ON CONSTRUCTION DETAILS AS A MINIMUM.
 - i. FOR ALL STORMWATER PONDS AND OPEN CONVEYANCE SYSTEMS, PROVIDE TOP OF BANK ELEVATIONS, BOTTOM ELEVATIONS, AND HORIZONTAL DIMENSIONS MEASURED AT LOCATIONS AS SHOWN ON THE CONSTRUCTION PLANS. A MINIMUM OF 10 LOCATIONS PER POND WILL BE REQUIRED AND MORE MAY BE NECESSARY TO ACCURATELY SHOW THE FOOTPRINT AND VOLUME OF THE POND. HORIZONTAL POND

- POINTS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER POINTS ON THE PROPERTY.
- HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS INCLUDING STRUCTURE TOPS, INVERT ELEVATIONS, AND PIPE SIZES FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, STOCKPILES AND EXCAVATED MATERIALS SHOULD NOT BE PLACED NEAR WETLANDS OR WATER BODIES AND SHOULD BE ENCLOSED WITH PROPER SEDIMENT CONTROLS. STOCKPILES SHOULD BE STABILIZED IF THEY ARE NOT TO BE USED FOR A PERIOD OF 7 DAYS OR MORE.
- EVERY 100' PLUS ALL CHANGES IN HORIZONTAL OFFSET;
- ALL ELEVATIONS OF ALL IMPROVEMENTS WHERE THERE IS A CROSSING OF NEW AND EXISTING DOMESTIC AND FIRE WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER LINES IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATIONS HAVE BEEN MET;
- HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
- FOR ALL INSTALLED GRAVITY SANITARY SEWERS AND GRAVITY STORM SEWERS, THE CONTRACTOR SHALL HAVE INTERNAL TELEVISION INSPECTION PERFORMED BY A QUALIFIED SUBCONTRACTOR. THE INSPECTION SHALL BE RECORDED AND ALL FEATURES SHALL BE MEASURED AND LOGGED AS THE CAMERA PROGRESSES THROUGH THE PIPE. INSPECTION LOGS SHALL INCLUDE PIPE MATERIAL, LOCATION OF CHANGES IN MATERIAL, BRANCH OR CONNECTION LOCATIONS AND LOCATIONS OF DEFECTS.
- ANY AREAS WITH UTILITIES AND/OR INGRESS/EGRESS SHALL BE DEDICATED AS PRIVATE EASEMENT ON THE PLAN. PLAT THESE SECTIONS OF OUR SITE PLAN AREAS TO BE DEDICATED AS PRIVATE EASEMENT AND NOTE WHAT TYPE OF EASEMENT. A PRIVATE HOA AGREEMENT FOR THESE EASEMENTS WILL NEED TO BE PROVIDED PRIOR TO CO.

TRAFFIC CONTROL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND IMPLEMENTING A TRAFFIC CONTROL PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION. TRAFFIC CONTROL PLAN SHALL INCLUDE DETAILED CONSTRUCTION SEQUENCING AND SHALL OUTLINE THE USE OF BARRICADES, TEMPORARY AND PERMANENT PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNAGE, FLAGMEN AND ANY OTHER TRAFFIC CONTROL MEASURES



- EROSION CONTROL LEGEND**
- SILT FENCE AND/OR CONSTRUCTION FENCE PER DETAIL SHEET C05.1 OR CONSTRUCTION FENCING W/ SCREENING
 - INLET PROTECTION PER DETAIL SHEET C05.1
 - DEMOLITION LIMITS
- UTILITY LINE LEGEND**
- EXISTING SANITARY PIPE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - PROPOSED DRAINAGE LINE

George F. Young, Inc.
299 US MARTIN LUTHER KING, JR. STREET, N. ST. PETERSBURG, FLORIDA 33709
PHONE (727) 822-4377
WWW.GEORGEFYOUNG.COM
CIVIL & TRANSPORTATION ENGINEERING
LANDSCAPE ARCHITECTURE
GAINESVILLE JACKSONVILLE ORLANDO ST. PETERSBURG TAMPA

NO. 1
BY: JMB
DATE: 01/17/24
DESCRIPTION: SANITARY REMOTE REVISION

NO. 2
BY: JMB
DATE: 02/09/24
DESCRIPTION: STORM SYSTEM

NO. 3
BY: JMB
DATE: 07/17/25
DESCRIPTION: DRAINAGE DETAILS

NO. 4
BY: JMB
DATE: 07/17/25
DESCRIPTION: DRAINAGE DETAILS

DESIGN ONE STUDIO
305 ROSWELL STREET SUITE 1250
MARIETTA, GEORGIA 30060
(404) 266-9604

SECTION 07, TOWNSHIP 32 S., RANGE 15 E.
21005900SC
SHEET NO.
C02.0

PERSON: JMB
CHECKED: JMB
DATE: 01/17/24

PERSON: JMB
CHECKED: JMB
DATE: 02/09/24

PERSON: JMB
CHECKED: JMB
DATE: 07/17/25

PERSON: JMB
CHECKED: JMB
DATE: 07/17/25

FILE: \\G:\Projects\21005900SC\Drawings\07\21005900SC_C02.dwg
PLOTTER: 3/7/2025 11:50 AM
LOGON: jmb@gefy.com

Page 26 of 30



PAVING, GRADING, AND DRAINAGE NOTES

- CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED, CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS, CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
- ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
- ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
- SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6" IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL.
C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
- ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI AT 28 DAYS WITH FIBERMESH REINFORCEMENT.
- STORM DRAIN PIPE MUST BE APPROVED BY LOCAL AUTHORITIES AND ADHERE TO ASTM C-76, ASTM C-443, AND AASHTO M170 SPECIFICATIONS. SYSTEM SHALL BE TESTED TO ENSURE WATERTIGHT FITTINGS, JOINTS, AND OVERALL SYSTEM OPERATES AS INTENDED WITH NO WATER INTRUSION ASIDE FROM INTENDED STORMWATER RUNOFF.
- CONTRACTOR RESPONSIBLE FOR VERIFYING & LOCATING ALL EXISTING UTILITIES.
- UNDERGROUND CONFLICTS MAY EXIST ACROSS PROPOSED STORM SYSTEM. CONTRACTOR TO NOTIFY ALL RELEVANT UTILITY COMPANIES BEFORE DIGGING. CONTRACTOR IS TO ALSO NOTIFY GEORGE F. YOUNG FOR ALL UTILITY CONFLICTS
- CONTRACTOR TO UTILIZE FDOT STANDARD INDEX FOR ALL DRAINAGE STRUCTURES

PROPOSED LEGEND

- PROPOSED STORM MANHOLE
- GRATE INLET

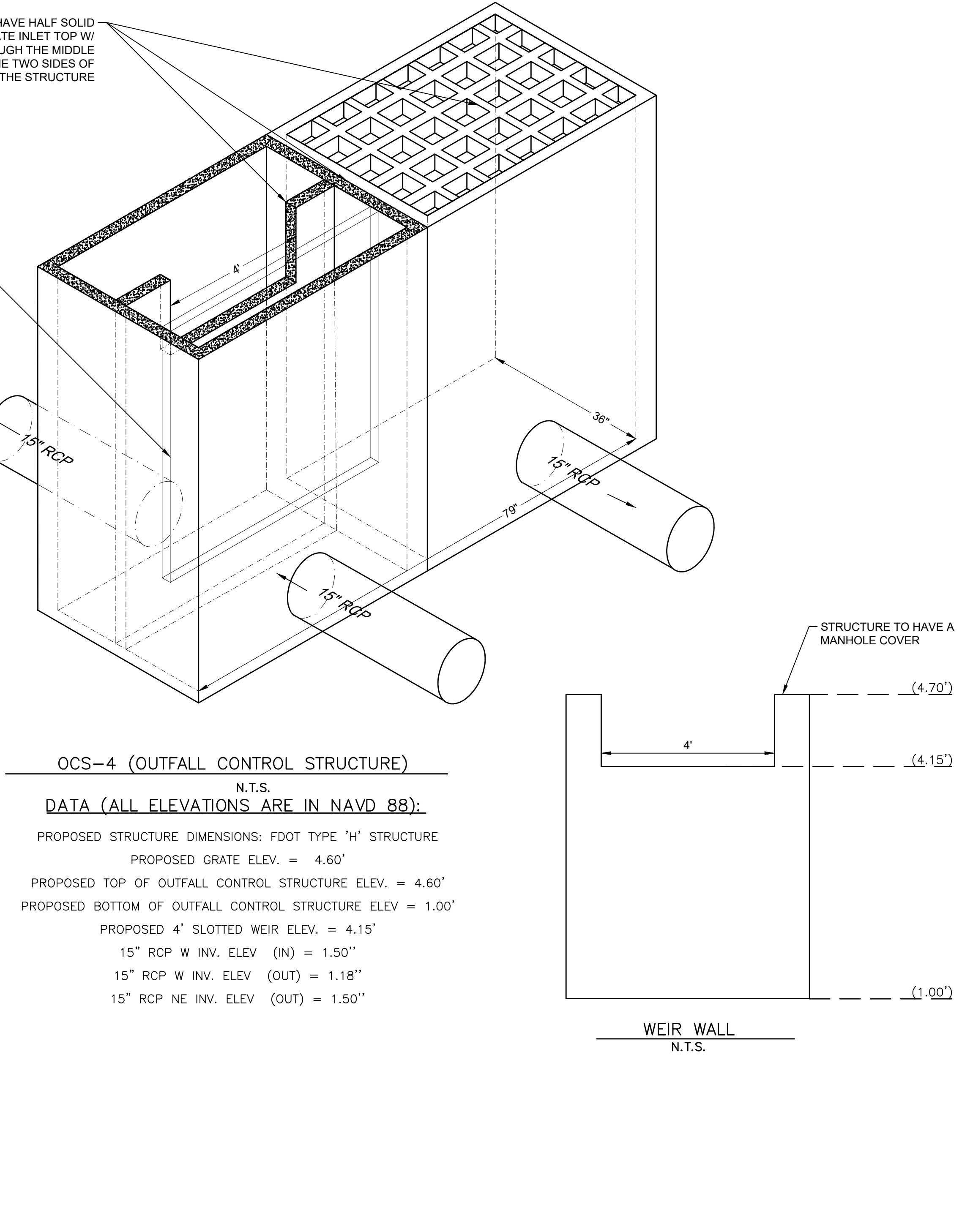
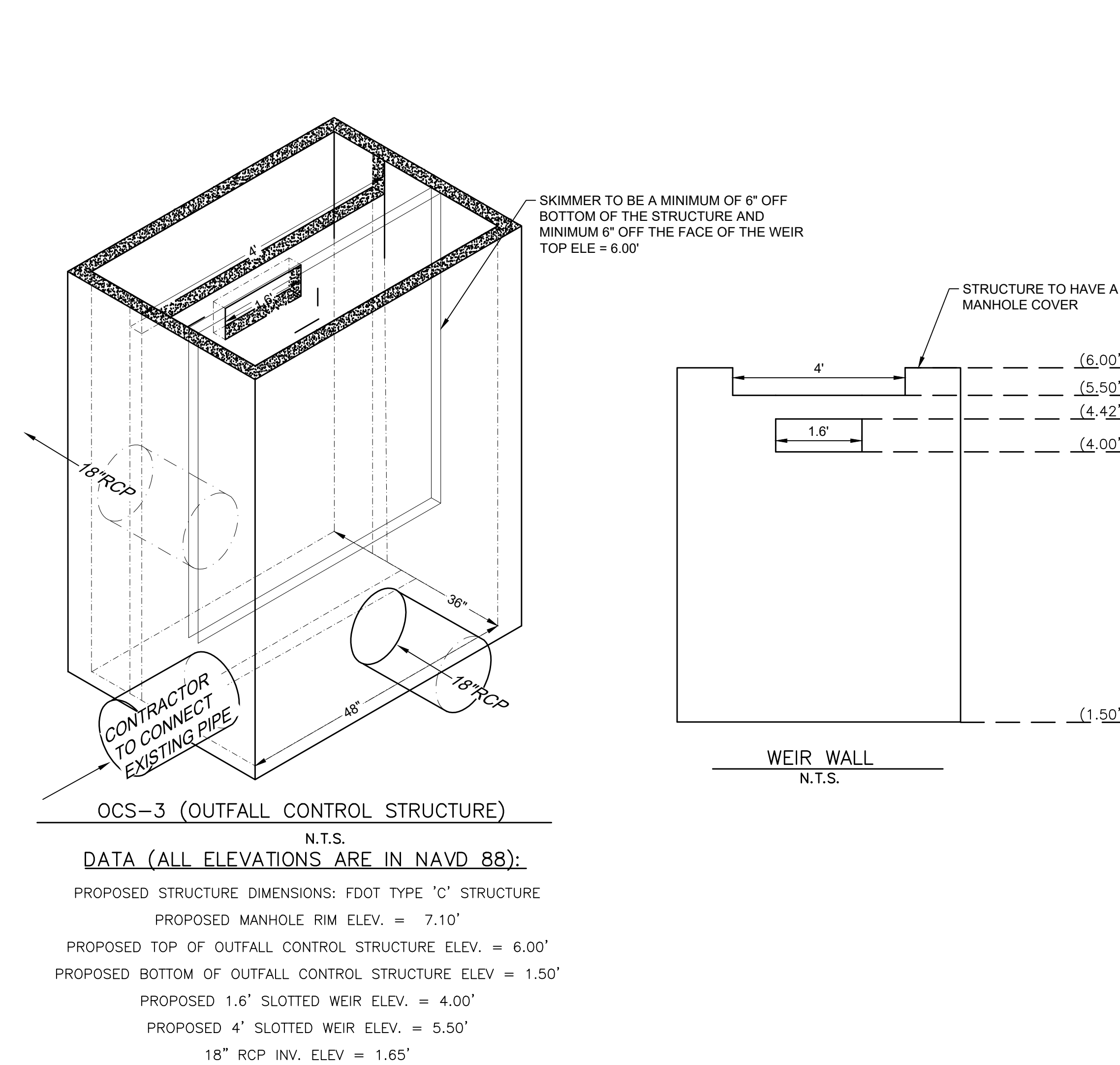
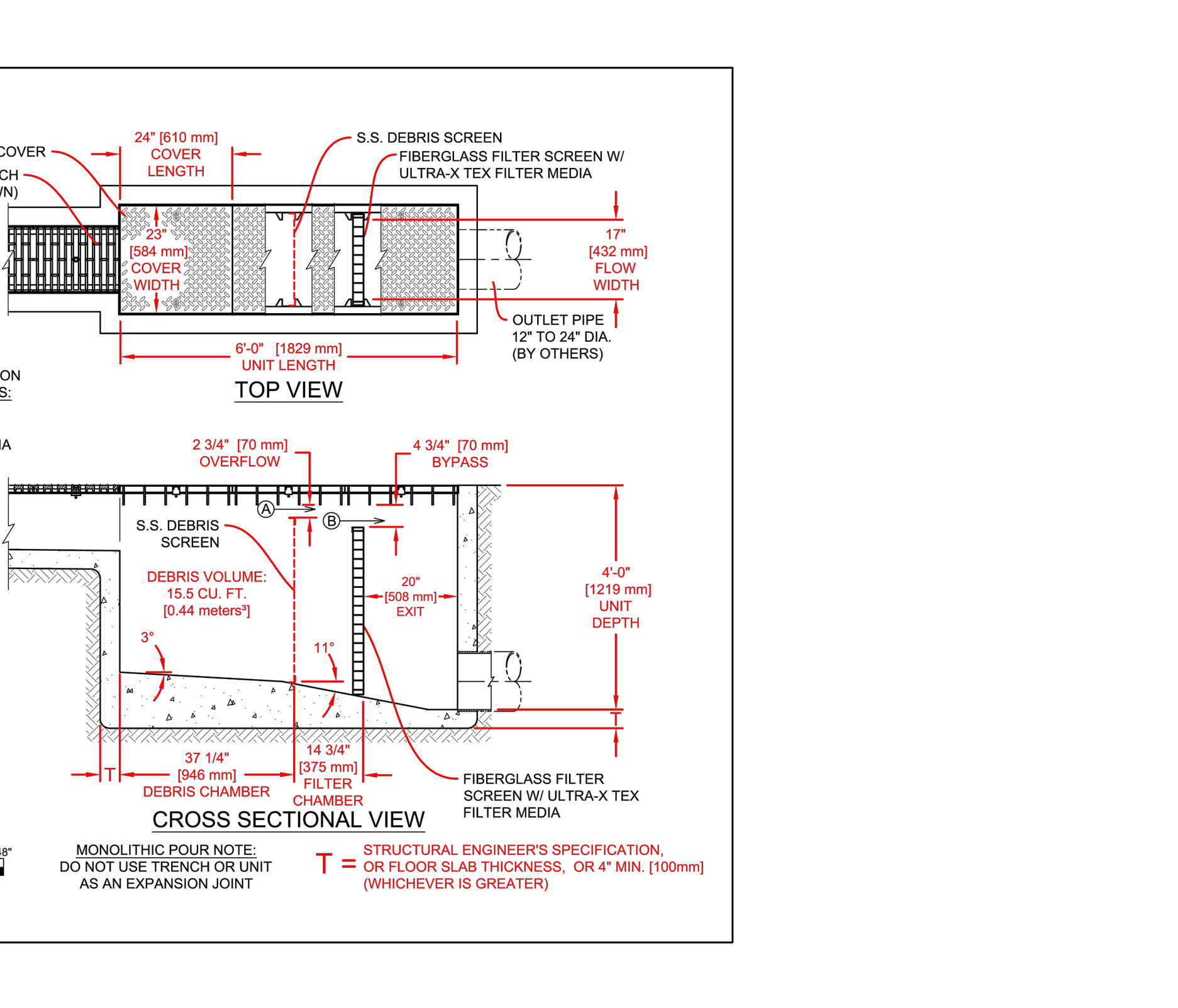
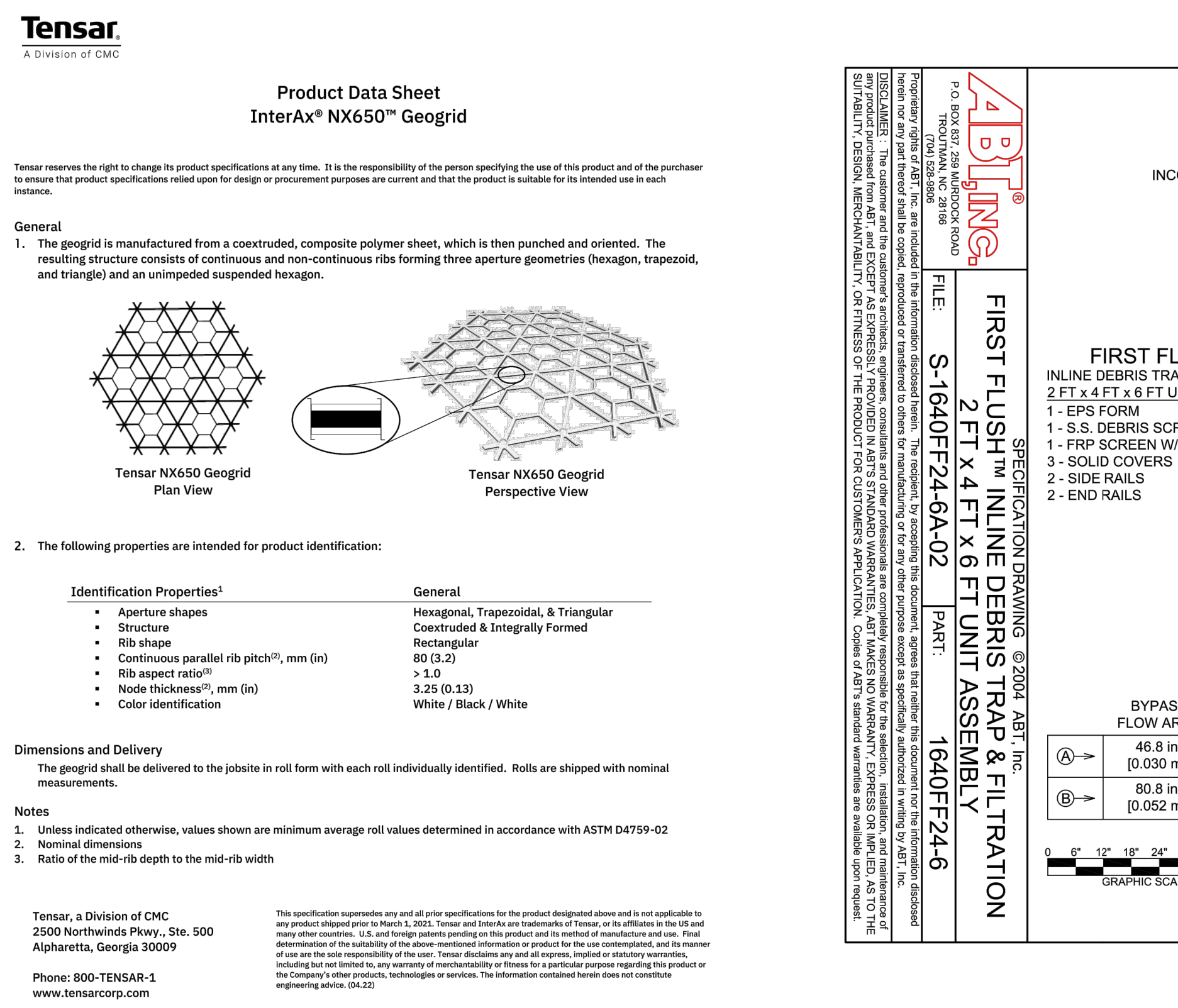
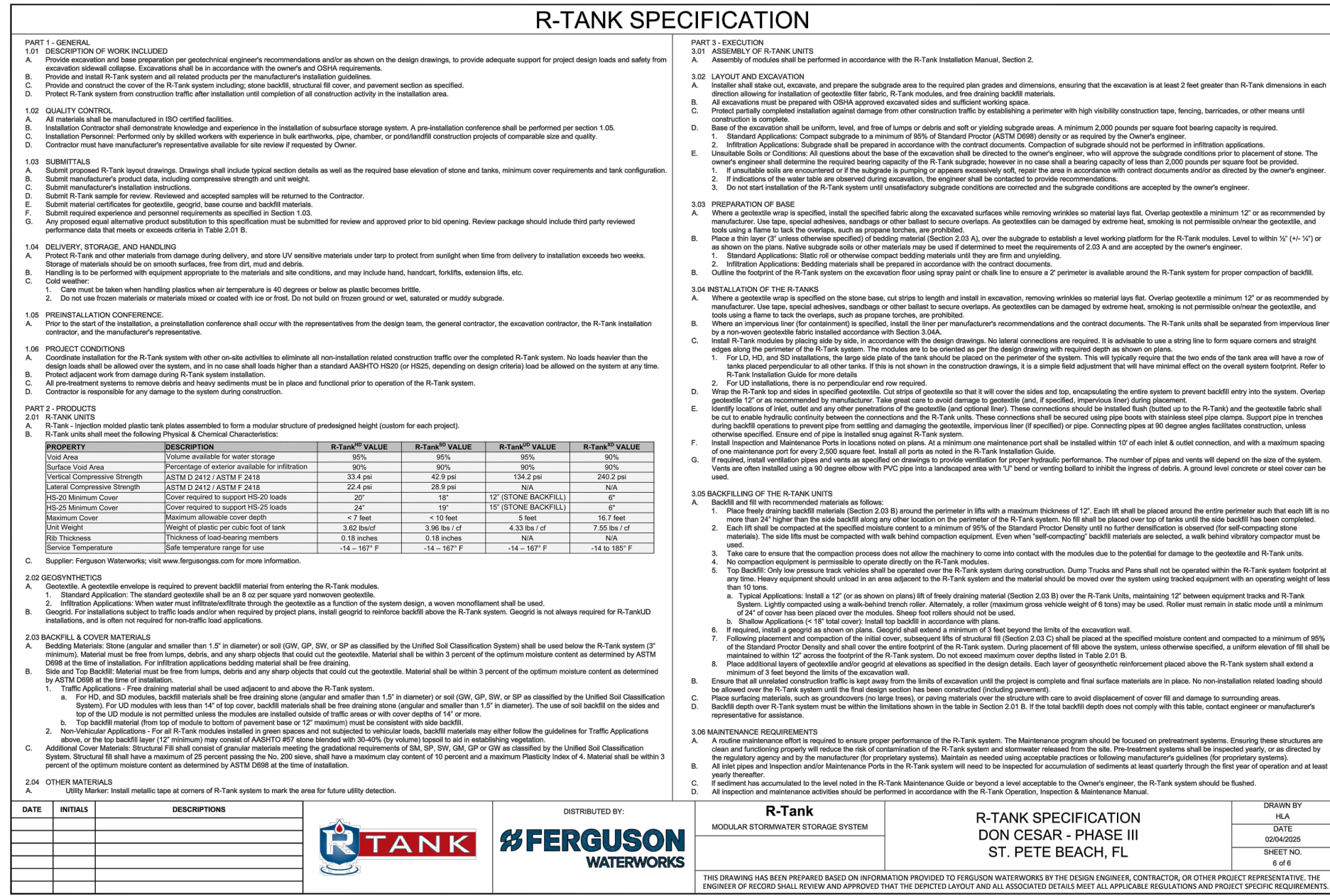
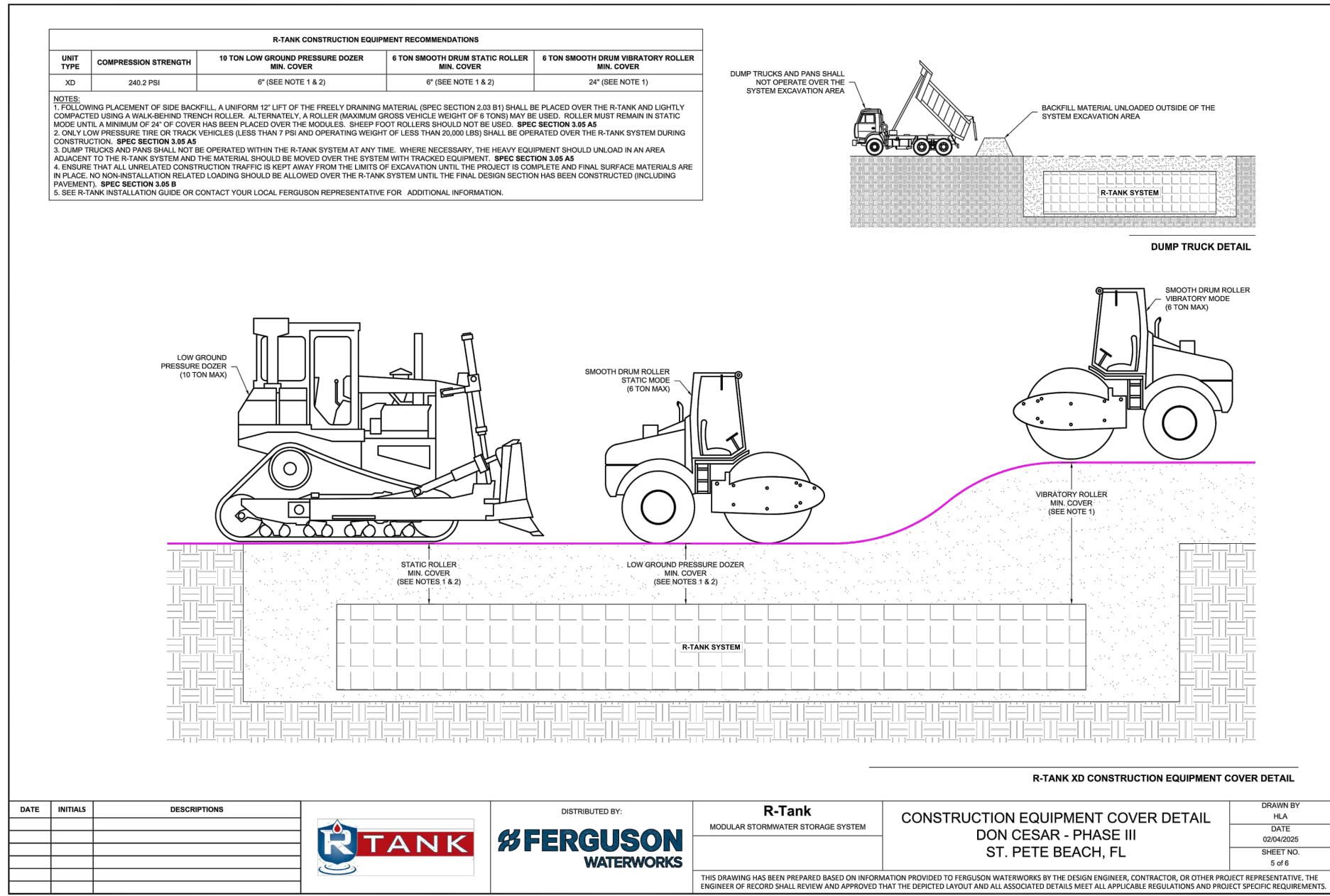
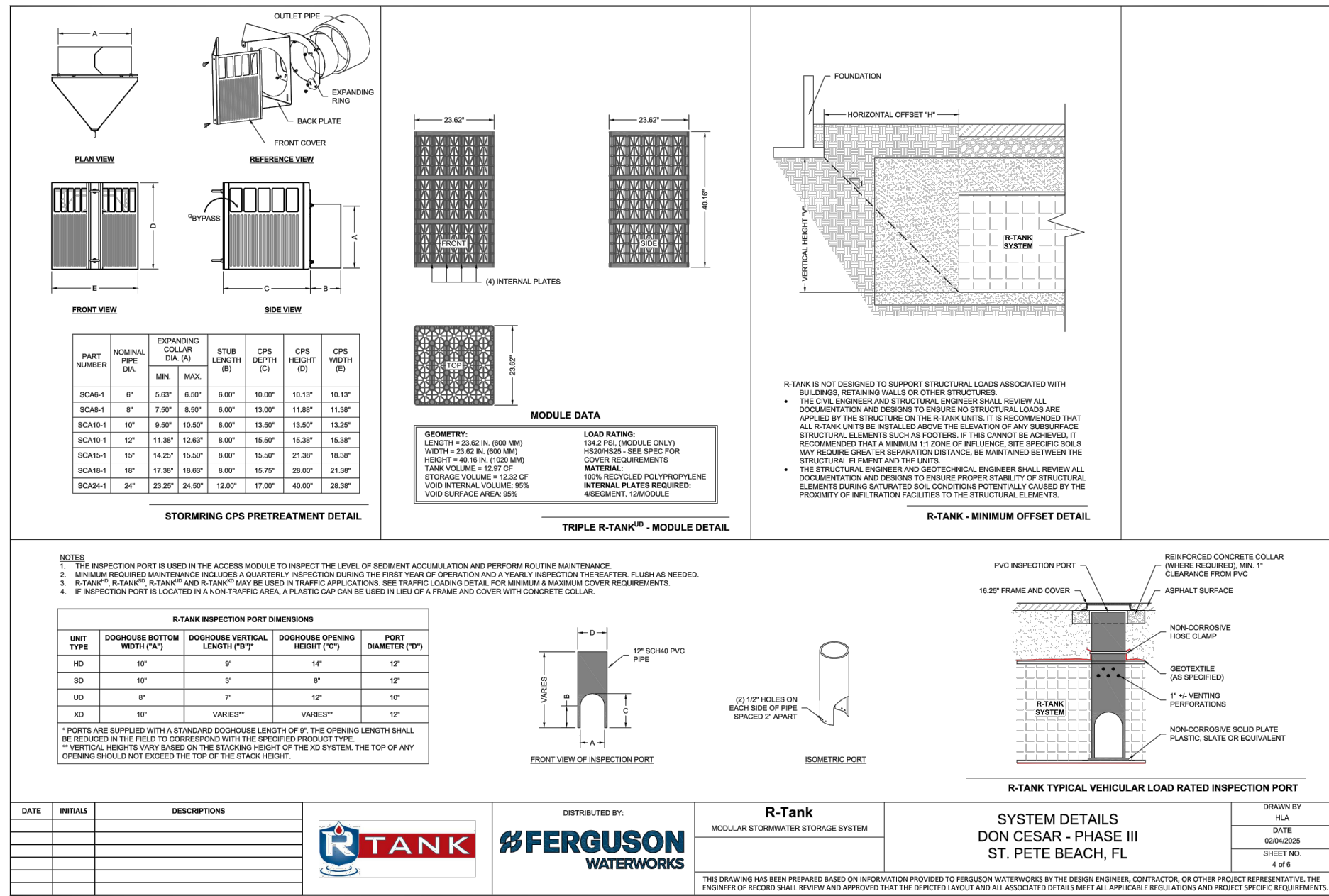
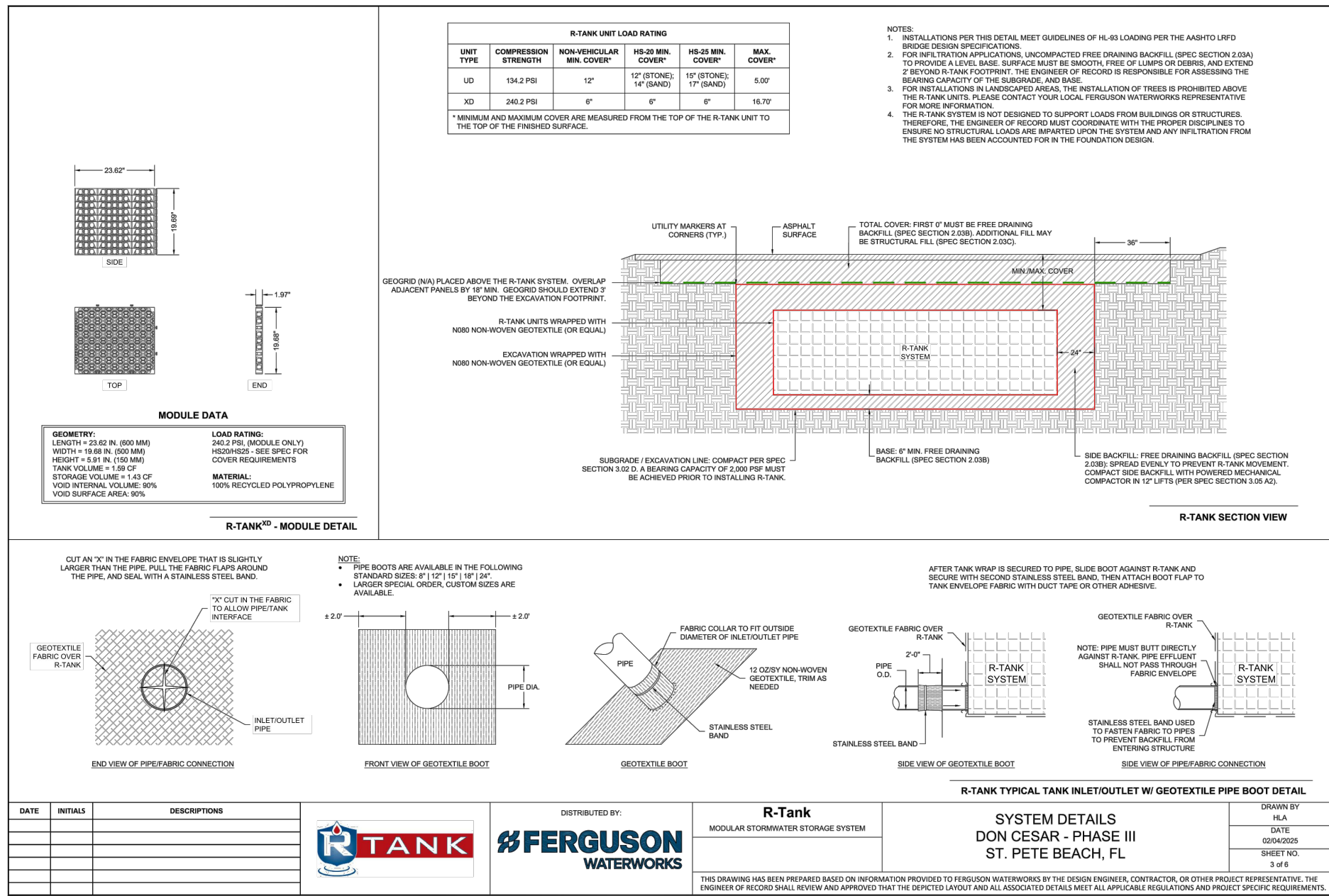
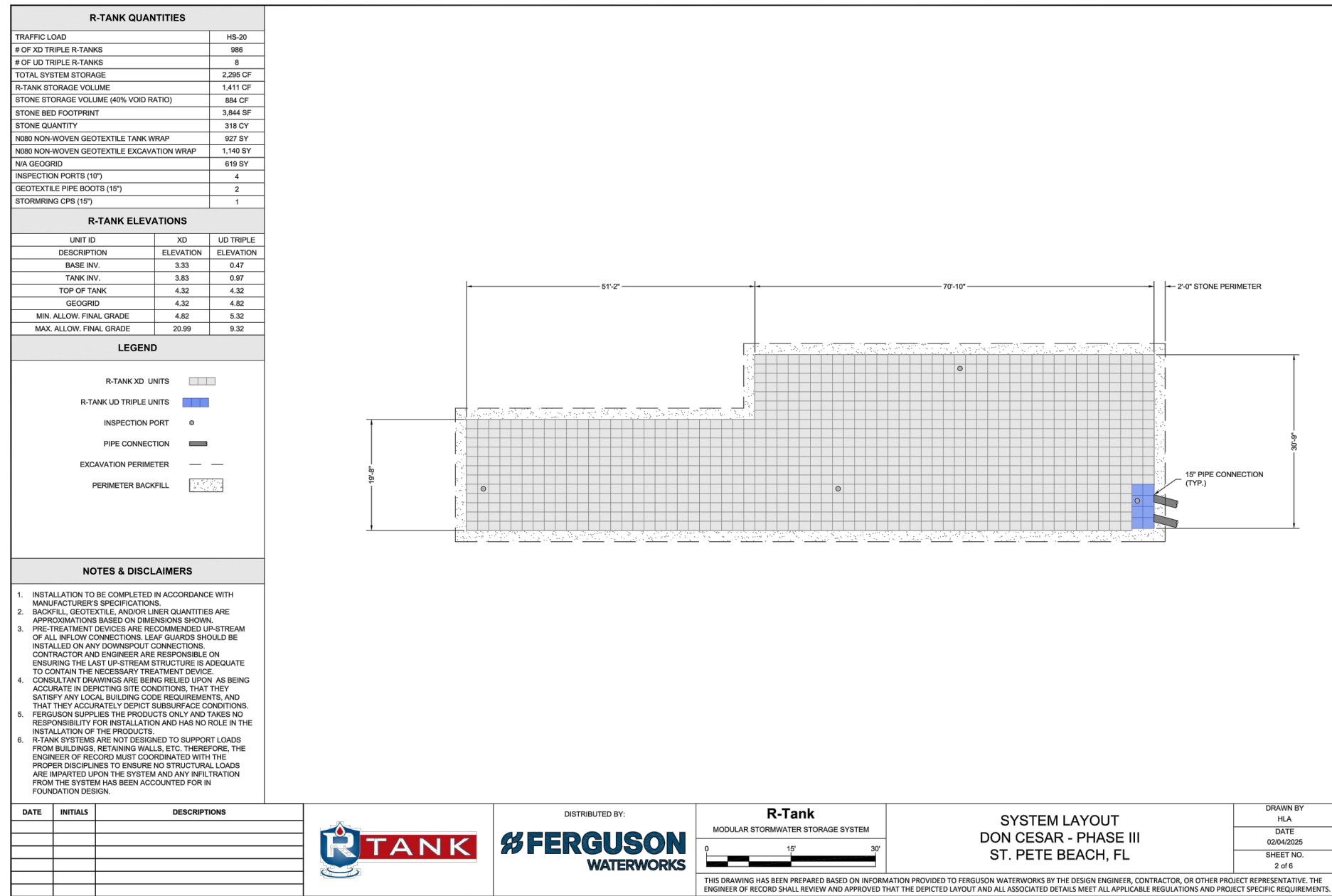
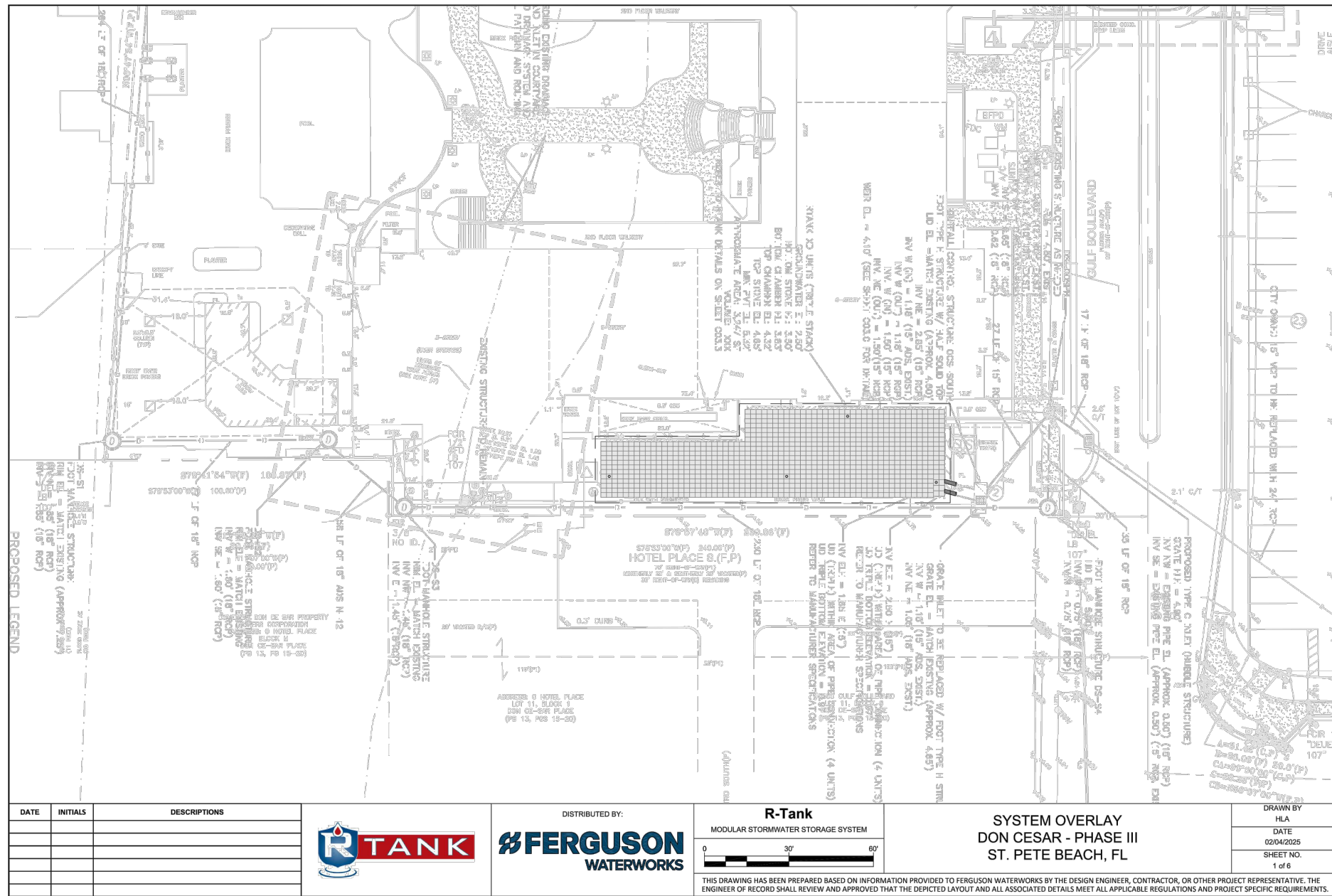
UTILITY LINE LEGEND

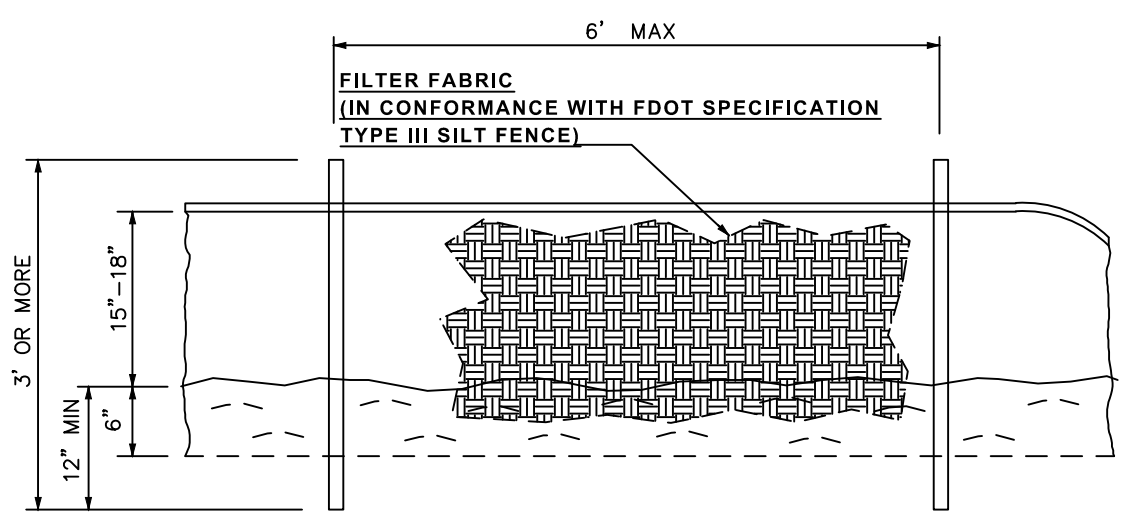
- EXISTING SANITARY PIPE
- EXISTING WATER LINE
- EXISTING GAS LINE
- PROPOSED DRAINAGE LINE

NO.	BY	DATE	DESCRIPTION
1	JMB	07/17/24	SANITARY REMOTE REVISION
2	JMB	02/09/24	STORM SYSTEM
4	JMB	07/17/24	DRAINAGE PLAN & DRAINAGE DETAILS

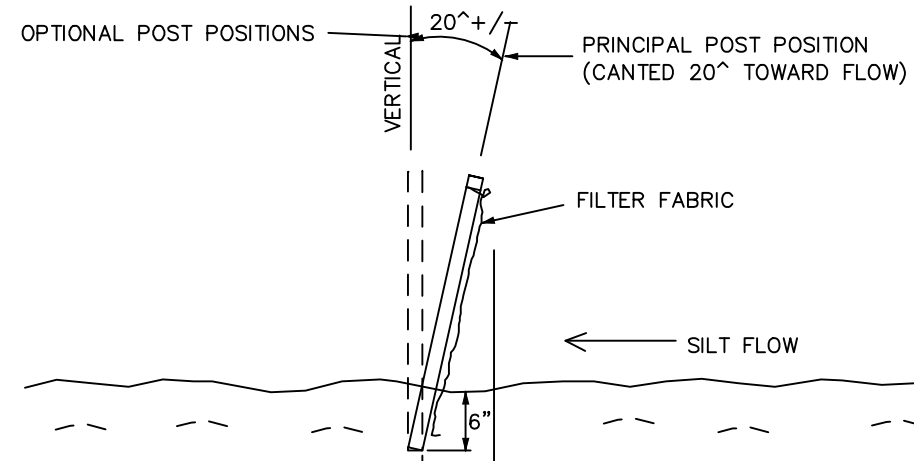
NO.	BY	DATE	DESCRIPTION
1	JMB	07/17/24	SANITARY REMOTE REVISION
2	JMB	02/09/24	STORM SYSTEM
4	JMB	07/17/24	DRAINAGE PLAN & DRAINAGE DETAILS

NO.	BY	DATE	DESCRIPTION
1	JMB	07/17/24	SANITARY REMOTE REVISION
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4	JMB	07/17/24	DRAINAGE PLAN & DRAINAGE DETAILS





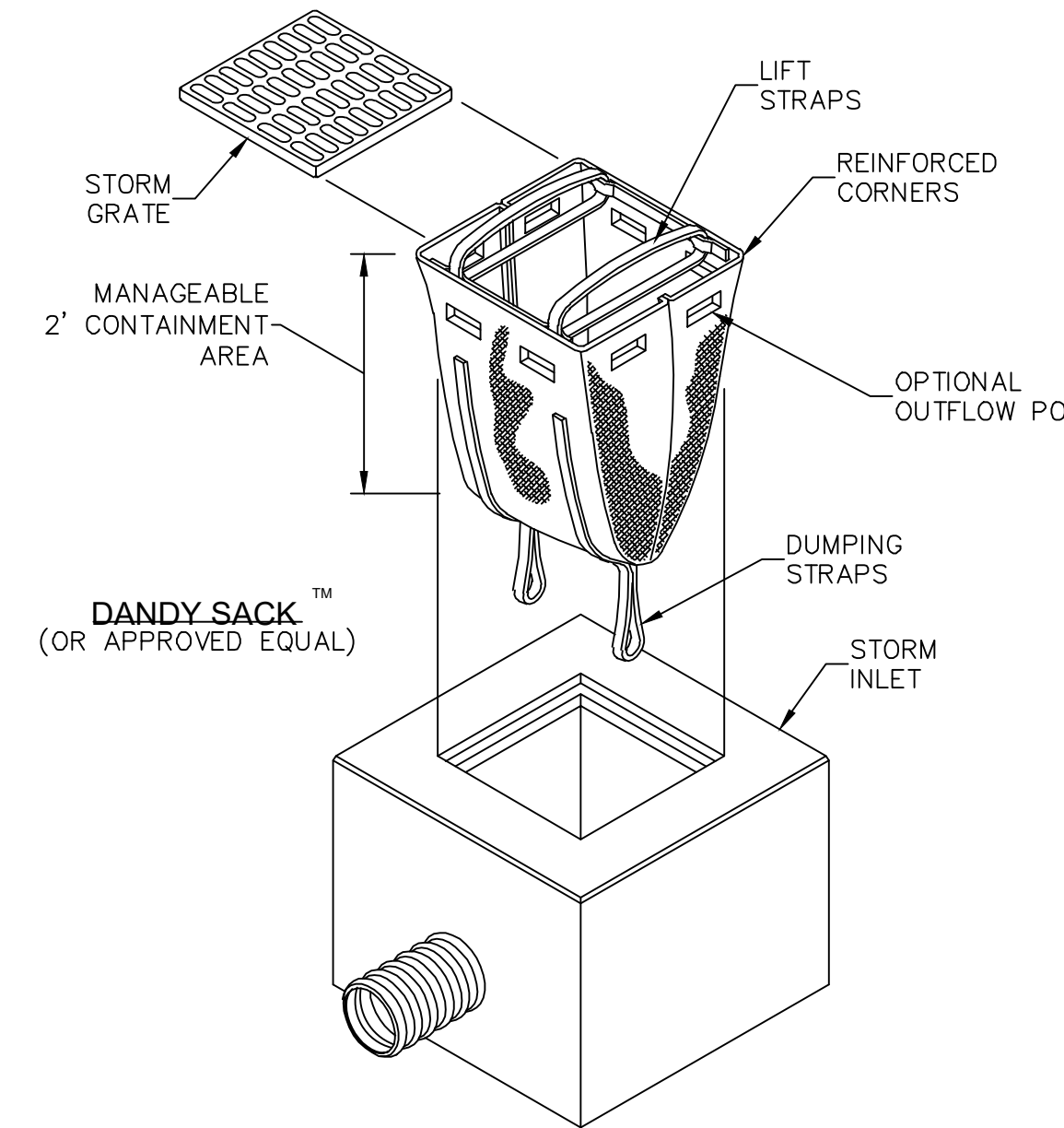
ELEVATION



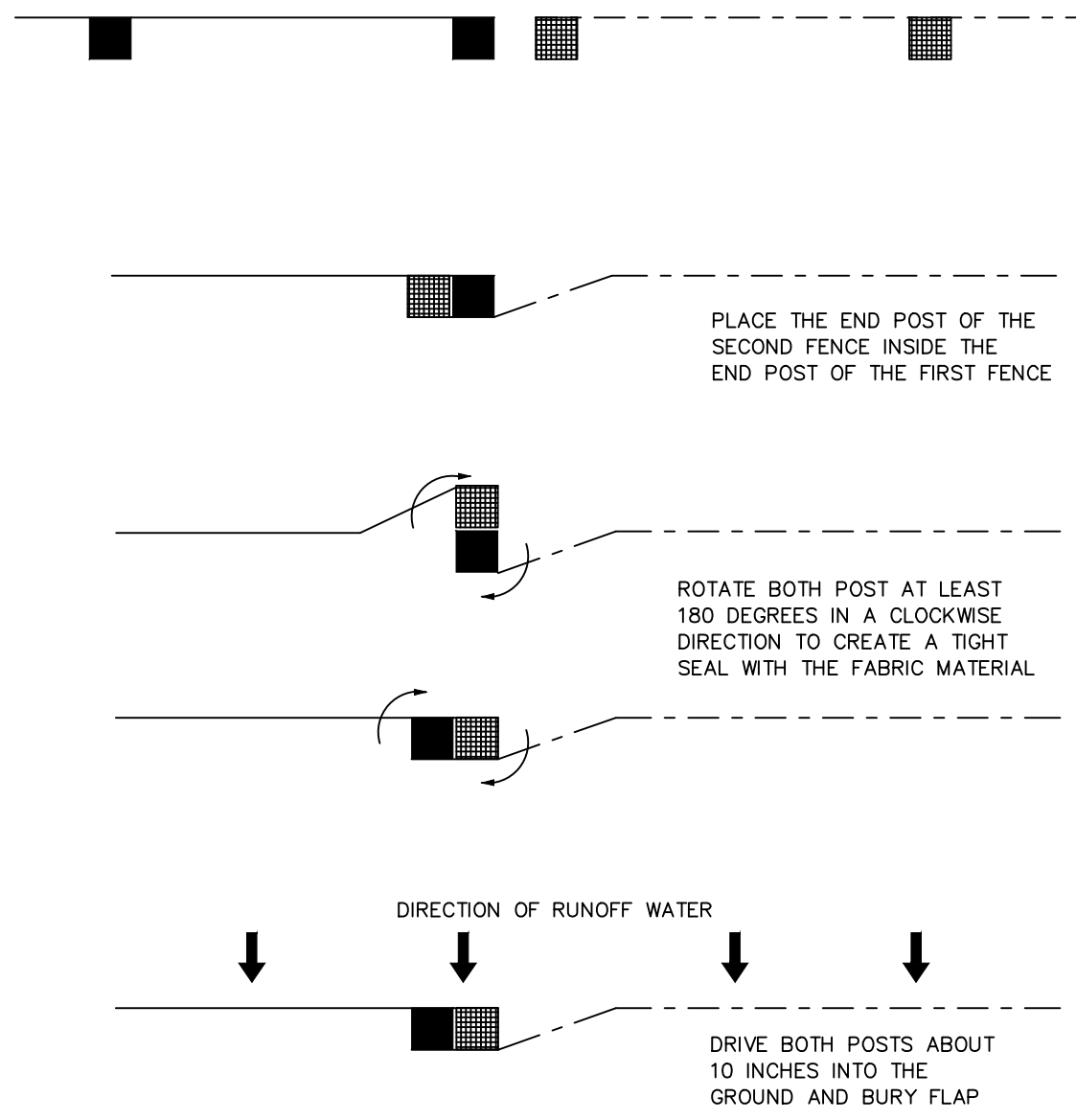
SECTION

- NOTES:
1. THE FABRIC SHOULD FACE THE AREA OF CONSTRUCTION WITH THE STAKES ON THE OUTSIDE AWAY FROM CONSTRUCTION.
 2. FABRIC MUST BE TRENCHED IN AND BACK FILLED. THIS CAN BE DONE WITH A TRENCHER, FRONT BUCKET, OR HAND.
 3. FILTER FABRIC MUST BE TAUT.

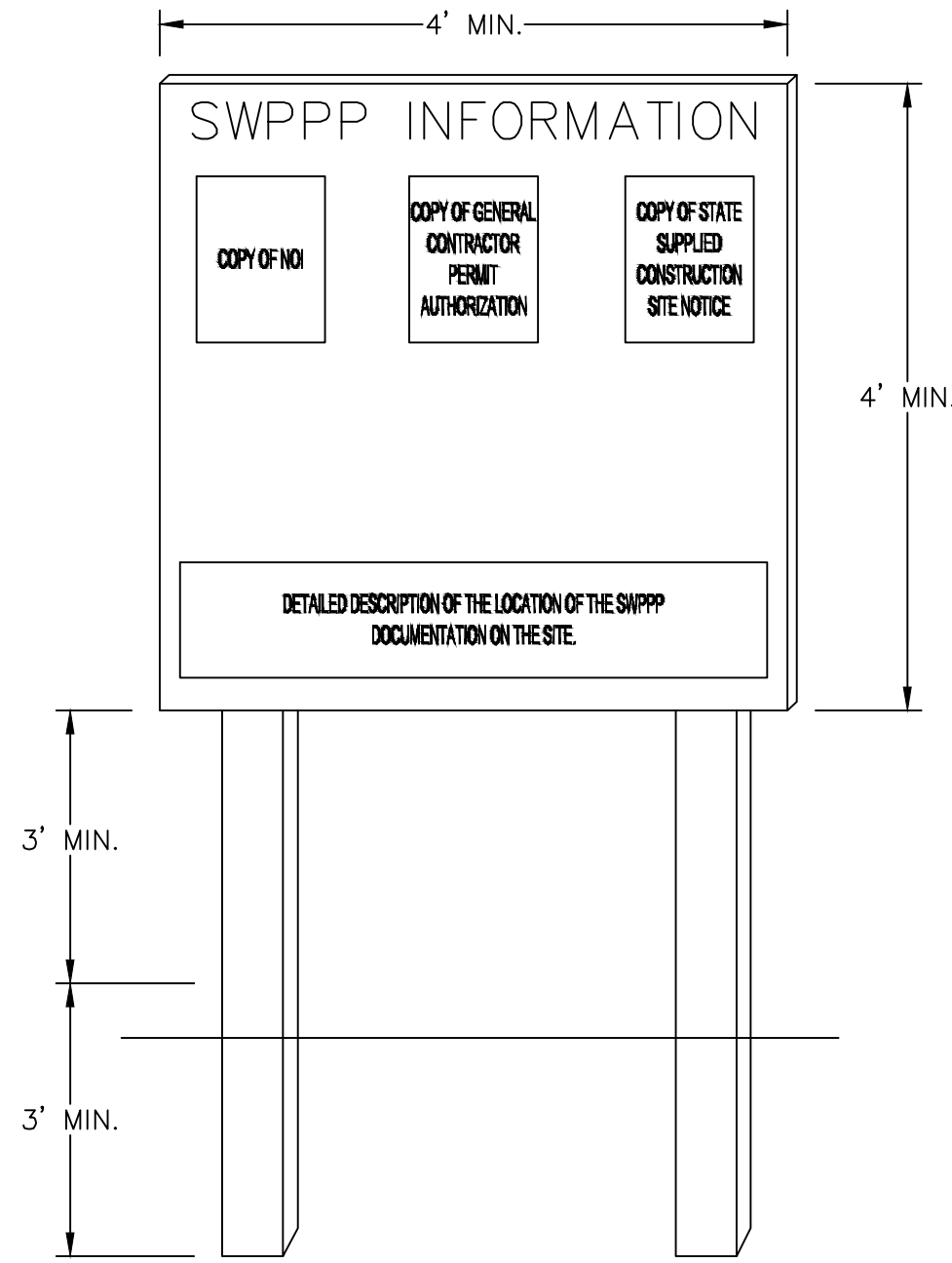
TYPE III SILT FENCE
N.T.S.



INLET INSERT
N.T.S.

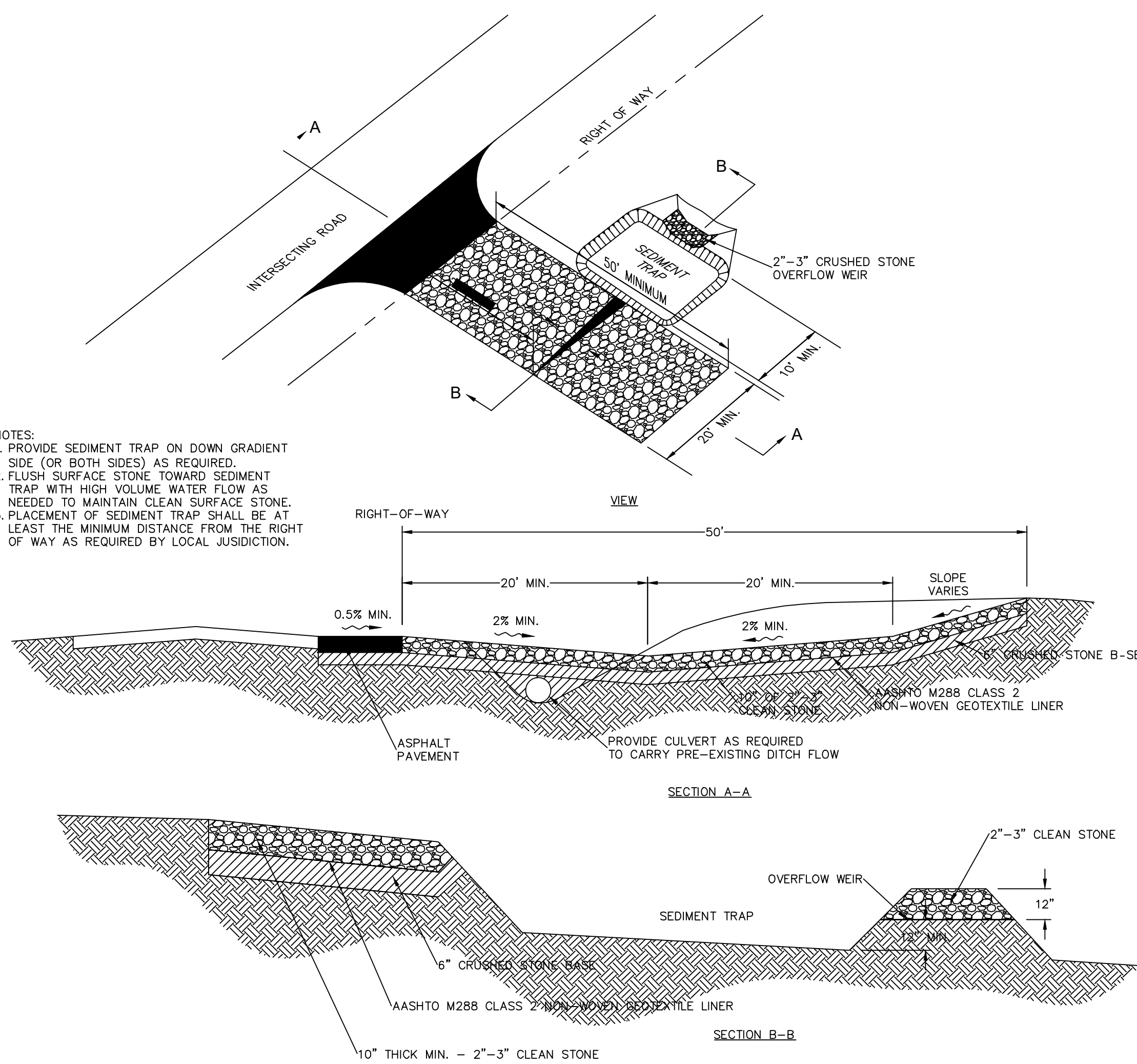


ATTACHING TWO SILT FENCES
N.T.S.



SWPPP INFORMATION SIGN
N.T.S.

- NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
 2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
 3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
 4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
 5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
 6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
 7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.



CONSTRUCTION ENTRANCE
N.T.S.



George F. Young, Inc.
298 DR. MARTIN LUTHER KING, JR. STREET, N.E., PETERSBURG, FLORIDA 33701
PHONE (727) 822-1337 WWW.GEORGEFYOUNG.COM
CIVIL & TRANSPORTATION ENGINEERING & CONSTRUCTION ARCHITECTURE
GAINESVILLE HAWTHORNE BRANCO ST. PETERSBURG TAMPA

NO.	BY	DATE	DESCRIPTION
1	JFB	07/17/24	SANITARY REMOTE REVISION
2	JAM	05/09/24	STORM SYSTEM
3	JAM	07/17/24	CONSTRUCTION DETAILS
4	JAM	07/17/24	DRAINAGE DRAIN & DRAINAGE DETAILS

DESIGN ONE STUDIO
3505 ROSWELL STREET SUITE 1250
MARIETTA, GEORGIA 30060
(404) 266-9604

PERSON	INITIALS	DATE
DESIGN		
ENGINEER		
CHECKED		
CAD/CITY OR		
SCALE		

JONATHAN LANGSTON No. 83488	DATE
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THE DON CESAR HOTEL
DON CESAR PARKING LOT IMPROVEMENTS
EROSION DETAILS
SECTION 07, TOWNSHIP 32 S., RANGE 16 E.
JOB NO. 21005900SC
SHEET NO. C05.1