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

Notice of Public Meeting
Technical Review Committee

Upstairs Conference room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, September 10, 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. Resubmittal of Conditional Use Permit 25069: Corey Landings (0, 10, 71, & 75 Corey Avenue; 0 & 85 Corey Circle; 73 75th Avenue; & 0 & 7345 Bay Street - see parcels)

This is a significant revision of a case originally reviewed at the June 4, 2025 Technical Review Committee meeting for a conditional use permit request made pursuant to LDC Sec. 39.18, containing provisions pertaining to the allocation of residential density pool units, and 37.5.(d), for the 39-slip mix of Class A and B docks. This revised request reduces residential density, modifies commercial floor area, adds a request for two temporary lodging units pursuant to LDC Sec. 37.5.(a), and removes a proposed vacation of a portion of Corey Circle that intersects 75 Corey Avenue and 85 Corey Circle, which affects the total site acreage. The full request, presented relative to the request reviewed at Technical Review Committee on June 4, 2025, is as follows:

S. Elise Batsel, c/o Stearns Weaver Miller for KT Corey Ave, LLC requests a conditional use permit, pursuant to LDC Sec. 39.18., Sec. 37.7.(a), and 37.5.(a)&(d), to construct a mixed-use condo residential and commercial development on the nine subject parcels, containing a 132-unit (previously 158-unit) residential and two-unit temporary lodging development of four buildings on 4.51 buildable acres (29.3 units/buildable acre), Class A (four slip) and

B (35 slip) docks, 6,600 sq. ft. (previously 8,500 sq. ft.) retail building and 5,000 sq. ft. (previously 4,000 sq. ft) restaurant space, and associated site improvements, which will draw 24 of the requested 132 residential units from the Community Redevelopment District Residential Density Pool and both of the requested temporary lodging units from the combined Activity Center, Town Center Corey Circle and Coquina West, and Bayou Residential District Temporary Lodging Unit Density Pool.

2. Conditional Use Permit 25112: 8665 Boca Ciega Dr (Master Pump Station 1 - Phase I)

Adam Porrier for the City of St. Pete Beach requests an expansion of Master Pump Station 1, including but not limited to replacing four (4) existing 140 HP pumps with four (4) 215 HP pumps, a new diesel backup generator and generator platform, new odor control unit, electrical upgrades, site improvements, and applicable site restoration.

Next Meeting: September 17, 2025

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

Agenda Report

Agenda Title Name: Resubmittal of Conditional Use Permit 25069: Corey Landings (0, 10, 71, & 75 Corey Avenue; 0 & 85 Corey Circle; 73 75th Avenue; & 0 & 7345 Bay Street - see parcels)

Action Request:

Strategic Objective:

Date: September 10, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: This is a significant revision of a case originally reviewed at the June 4, 2025 Technical Review Committee meeting for a conditional use permit request made pursuant to LDC Sec. 39.18, containing provisions pertaining to the allocation of residential density pool units, and 37.5.(d), for the 39-slip mix of Class A and B docks. This revised request reduces residential density, modifies commercial floor area, adds a request for two temporary lodging units pursuant to LDC Sec. 37.5.(a), and removes a proposed vacation of a portion of Corey Circle that intersects 75 Corey Avenue and 85 Corey Circle, which affects the total site acreage. The full request, presented relative to the request reviewed at Technical Review Committee on June 4, 2025, is as follows:

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and associated site improvements, which will draw 24 of the requested 132 residential units from the Community Redevelopment District Residential Density Pool and both of the requested temporary lodging units from the combined Activity Center, Town Center Corey Circle and Coquina West, and Bayou Residential District Temporary Lodging Unit Density Pool.

Funding:

Attachments:

1. Original Application - without Narrative
2. Narrative
3. Building Floor Plans & Elevations
4. CUP Site Plan
5. Fire Auto Turns
6. Landscaping Plan
7. Resubmittal Renderings
8. Survey
9. Applicant Response to 6.2.25 TRC Comments (Prior Project)
10. Duke Energy - Corey Avenue Existing Buried Utilities
11. GrassPave2 Specifications

CONDITIONAL USE APPLICATION

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

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

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

JeB On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

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

JeB I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

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

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

JeBoard 5.5.25

Signature of Applicant Date

St. Pete Beach
The Sunset Capital of Florida

CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: KT Corey Ave, LLC

Name: KT Corey Ave, LLC

Address: 105 NE 1st Street

City: Delray Beach State: Florida

Zip: 33444 Telephone: 813-223-4800

Email: ebatsel@stearnsweaver.com (and swalker@stearnsweaver.com)

~~APPLICANT~~/**AGENT** (Attach agent authorization form)

Name: S. Elise Batsel, Esq. c/o Stearns Weaver Miller

Address: 401 E Jackson Street, Suite 2100

City: Tampa State: Florida

Zip: 33602 Telephone: 813-223-4800

Email: ebatsel@stearnsweaver.com (and swalker@stearnsweaver.com)

SUBJECT PROPERTY:

Address: See Exhibit "A" attached hereto

Current Name of Business: See Exhibit "A" attached hereto

Parcel ID: See Exhibit "A" attached hereto

Name of Project: Corey Landings

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

See Exhibit "B" attached hereto.

Signature of ~~Applicant~~/Agent

5.5.25
Date

EXHIBIT "A"

SUBJECT PROPERTY

Address	Current Name of Business	Parcel ID
85 Corey Avenue	Vacant/(Blue Parrot)	36-31-15-13590-000-0010
73 75th Avenue	Vacant	25-31-15-78084-000-0141
71 Corey Avenue	Vacant	25-31-15-78084-000-0142
Corey Circle	Vacant	25-31-15-78084-000-0143
10 Corey Avenue	Vacant	36-31-15-00000-140-0100
Corey Avenue	Vacant	36-31-15-00000-140-0300
7345 Bay Street	Vacant	36-31-15-00000-140-0400
75 Corey Avenue	Vacant/(Charlie's Transmission)	36-31-15-30672-063-0230
Bay Street	Submerged Lands	36-31-15-00000-140-0410

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

   a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

   b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.

2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.

3. Hydrological features and storm water management infrastructure.

4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.

5. Site landscaping, open space provision and impervious surface limitations.

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.

7. Fire suppression and facility security.

8. Emergency management and hurricane evacuation provisions.

9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:

    a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
    b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

EXHIBIT "B"
CONDITIONAL USE APPLICATION
Amended as of August 18, 2025

Overview

KT Corey Ave LLC (the "**Applicant**") requests modification of Conditional Use Permit No. 21080 (the "**Existing CUP**"), which the City of St. Pete Beach (the "**City**") approved in 2022, to add additional property, reduce residential units, and change residential uses from apartment to condo residential uses, as explained in more detail herein. The subject property is located at the terminus of Corey Avenue at Boca Ciega Bay. Collectively, the subject property is identified by the Pinellas County Property Appraiser as Parcel Numbers 36-31-15-30672-063-0230; 36-31-15-13590-000-0010; 25-31-15-78084-000-0141; 25-31-15-78084-000-0142; 25-31-15-78084-000-0143; 36-31-15-00000-140-0100; 36-31-15-00000-140-0300; and 36-31-15-00000-140-0400 (the "**Property**"). The Applicant owns all of the Property.

The Property

Current Entitlements

The Existing CUP, approved via Ordinance 2022-03 and Resolution 2022-03, permits: (1) 243 residential rental units, at a density of 62.63 dwelling units per acre; (2) 5,000 square feet of restaurant uses; (3) 8,264 square feet of retail uses; (4) 3,959 square feet of office uses; (5) Class A and Class B Docks; and (6) outdoor dining and drinking areas with outdoor music. The Existing CUP's density was obtained through an allocation from the General Residential Unit Density Pool Reserve (the "**RU Density Pool**") as permitted by Section 39.18 of the City's Land Development Code (the "**LDC**"). The Existing CUP obtained 150 of the 243 total units from the Density Pool.

Modification of Conditional Use Request

In addition to the property within the Existing CUP, the Applicant acquired Parcel Numbers 36-31-15-30672-063-0230 (formerly Charlie's Transmission Shop) and 36-31-15-13590-000-0010 (formerly the Blue Parrot Restaurant), which represent the balance of "Corey Landing." The Applicant requests modification of the Existing CUP to:

1. ***Reduce residential unit count*** from 243 to 132, which returns 126 units to the RU Density Pool;

2. ***Add*** two transient accommodation units to serve as guest unit amenities by drawing from the Temporary Lodging Unit Density Pool (the "**TLU Density Pool**");

3. ***Reduce overall density*** by over 50% from 62.6 dwelling units per acre to 29.7 dwelling units per acre;

4. ***Reduce commercial uses*** from over 17,000 square feet to 11,600 square feet, commensurate with the density reduction (the request includes 5,000 square feet of restaurant uses and 6,600 square feet of retail uses);

5. ***Maintain*** the approval for Class A and Class B Docks; and

6. ***Remove outdoor dining and drinking*** areas based on the new location of the restaurant.

As described below, approval of this request (the "**Project**") will result in a transformative project that that will breathe new life into an underutilized part of the City.

Consistency Evaluation

The Project is consistent with the Comprehensive Plan and LDC as documented by the following consistency findings:

A. Consistency with Comprehensive Plan

The City amended the Comprehensive Plan on May 28, 2024 pursuant to Ordinance No. 2023-10, which modified certain designations applicable to the Property as compared to those applicable at the time of approval of Ordinance No. 2022-03. The Property is located within the "SPA1: Special Planning Area 1" ("**SPA-1**") future land use category as referenced on the Future Land Use Map, included as Map No. 2-1 in Ordinance No. 2023-10. The SPA-1 land use category replaces the former Community Redevelopment District. SPA-1 is divided into two major redevelopment areas, the Gulf Boulevard Redevelopment District and the Downtown Redevelopment District, as referenced in the Future Land Use Element, under General Provisions and Maps, subsection (a). The Property is located within the Downtown Redevelopment District ("**DRD**") as depicted on Map No. 3, *Downtown Redevelopment District Character Districts.* Under General Provisions and Maps, subsection (a)(2) specifies that the DRD is divided into seven character districts, including the Town Center Coquina West District (henceforth*, "***TC-2 West District***")*, which applies to the Property. Map No. 1, *Special Planning Area 1 Character Districts*, includes a legend title, *Special Planning Area-1 Character Districts (2045 FLUM),* which also designates the Property with the TC-2 West District.[1] The Project is consistent with the SPA-1, DRD and TC-2 West District requirements regarding permitted uses, density and intensity standards and other objectives and policies as summarized below:[2]

1. General Provisions and Maps, subsection (d), permits residential and commercial as both primary uses and secondary uses in SPA-1 as more specifically designated for each character district. **The Project is mixed use and includes both residential and commercial uses.**
2. Densities Reserved for Special Planning Area 1, subsection (c)(2), specifies 195 residential dwelling units are available from the RU Density Pool for any property within the SPA-1 boundaries without need for a comprehensive plan amendment. **The Project proposes to retain 24 reserve units from the RU Density Pool. Upon approval of the proposed CUP, 126 units will be returned to the RU Density Pool.**
3. Policy 3.1.1 requires all development within SPA-1 to comply with a minimum of two environmental standards to be established in Division 39 of the LDC. **The Project is consistent with the LDC as further evaluated below.**
4. Special Planning Area 1 General Redevelopment Guidelines, Standards and Initiatives, subsection (c)(6), refers to maximum height standards to be set forth for each type of use within each character district. **The Project's use mix and design permits a height of 86 feet.**

[1] Although the SPA-1 category is referenced as the FLUM category and the TC-2 West District is referenced as a character district, both are collectively interpreted herein as the FLUM category, given that the TC-2 West District provides more specific standards regarding permitted uses, density and intensity that are applicable to the Property.

[2] The consistency evaluation is limited to objectives and policies with mandatory language governing development and development plans. Objectives and policies with non-mandatory language, such as 'should' or 'encourage,' are not subject to consistency. Objectives and policies directing City actions and not specifically governing development and development plans are also not subject to consistency. However, in general, the Project implements the non-mandatory provisions of the Comprehensive Plan and does not contradict objectives or policies directed toward City actions.

5. SPA-1 General Redevelopment Guidelines, Standards and Initiatives, subsection (b)(4), requires conditional use approval for the two proposed TLUs from the TLU Density Pool available for the TC-2 West District. **The proposed allocation of two TLUs is consistent with this provision.**
6. Under Section II, Downtown Redevelopment District,
    a. Objective 1.1 requires all redevelopment within the DRD to further the goals, objectives and policies of SPA-1 where applicable, and requires redevelopment to be consistent with the character of the TC-2 West District and its design guidelines. As evaluated further under the Compatibility section below, **the Project is consistent with the character and design guidelines of the TC-2 West District.**
    b. Objective 1.2 prohibits exclusively residential use projects in the TC-2 West District. **The Project is mixed use and includes residential, commercial (retail and restaurant), and TLU uses.**
7. Under Section II.III, which regulates the TC-2 West District:
    a. Policy 1 prohibits blank wall designs. **The Project does not include blank wall designs.** It will have covered walkways and storefront glass at the commercial spaces along Corey Avenue and residential units with balconies, railings, and other features that breakup the wall face along the waterfront.
    b. Policy 3 requires any proposed retail/restaurant uses to be located on the first floor or accessible from street level and near the pedestrian walkways. **The Project incorporates retail at street level and a restaurant on the first floor of the building on the south parcel near the entrance to the Project.**
    c. Policy 5 requires landscaping and design to be consistent with LDC standards where new development will occur.
    d. Under Permitted Uses and Standards, subsection (a) allows residential use as part of a mixed-use development in a minimum two-acre buildable site. **The Project is mixed use with residential and commercial. The Property includes 4.51 acres.**
    e. Under Permitted Uses and Standards, subsection (c)(1)a allows a base, maximum density of 24 units per acre, which may be increased through the use of reserved units drawn from the RU Density Pool as referenced in Finding No. 2 above. **The Project is consistent with a maximum of 108 units at 24 units per acre, requiring 24 reserved units for the proposed total of 132 units.** The project approved under the Existing CUP was allocated 150 units from the RU Density Pool. The Applicant requests a reduction in the previously allocated RU Density Pool residential units from 150 to 24, which, upon approval, would return 126 residential units back to the RU Density Pool.
    f. Under Permitted Uses and Standards, subsection (c)(2), commercial shall not exceed a floor area ratio of .55. **The Project includes 11,600 square feet of commercial floor area for a floor area ratio of .06.**
    g. Under Permitted Uses and Standards, subsection (c)(4) permits a maximum impervious surface ratio of .70. **The Project proposes a maximum impervious surface ratio of .70.**
    h. Under Permitted Uses and Standards, subsection (c)(5)c permits a maximum building height of eighty-six (86') feet above base flood elevation for unified development projects that include residential, non-residential and temporary lodging units within one or more buildings, provided the main principal building

provides retail/commercial uses at street level. The Project is a unified development incorporating the three requires uses. The residential towers on the north and south buildings are 86' in height as permitted for a unified development. Subsection (c)(5)c allows a building height of 28' for an exclusively non-residential building. The retail building is __ in height **The Project is consistent with the maximum building height requirements.**

The Project is consistent with the St. Pete Beach Comprehensive Plan.

B. <u>Consistency with TC-2 Zoning District Development Standards</u>

The Property is located within the TC-2 Town Center Corey Circle and Coquina West District (the "**TC-2 Zoning District**") and is consistent with the development standards referenced in LDC Division 37:

1. LDC Section 37.2 permits four of the proposed six uses as-of-right: subsection (a) permits retail uses (except automotive sales lots, pawn shops, liquor stores, and tobacco shops); subsection (d) permits eating and drinking establishments (without outdoor music); subsection (f) permits public parks and subsection (i) permits multi-family residential only as a component of a mixed use development where residential is not located on the ground floor. LDC Section 37.5(a) permits temporary lodging facilities, including resort condominiums, as a conditional use, and requires the temporary lodging units/temporary accommodation units ("**TLUs**") to be drawn from the TLU Density Pool established in the Comprehensive Plan. The Project proposes two TLUs to serve as resort condominium guest units. LDC Section 37.5(d) permits Class A and Class B commercial docks as conditional uses. **The Project is consistent with LDC Sections 37.2, 37.5(a), and 37.5(d) in regard to permitted uses.**

2. LDC Section 37.7(a) implements the TC-2 Zoning District policy direction to allow a base, maximum density of 24 units per acre as a component of a mixed use development, and further permits the use of reserved units drawn from the RU Density Pool, subject to the requirements of LDC Section 39.18. LDC 39.18 allows any property within the Community Redevelopment District (now referenced in the Comprehensive Plan as SPA-1) to utilize units allocated from the RU Density Pool to exceed the base density "without further need to amend the Future Land Use Plan and Map." The Existing CUP was approved for 150 units allocated from the RU Density Pool. The Application proposes a reduction in the previously allocated RU Density Pool residential units from 150 to 24, which, if approved, would return 126 units back into the RU Density Pool. **The Project is consistent with LDC Section 37.7(a) and LDC Section 39.18.**

3. LDC Section 37.7(b) limits maximum floor area to .55 for exclusively commercial/office/retail uses. As previously noted, this Project is mixed use and not exclusively commercial or retail. Therefore, this LDC provision is not applicable. **In any case, the proposed floor area ratio is .06 and is consistent with the TC-2 Zoning District standard as referenced in Section 6.f above.**

4. LDC Section 37.7(c) limits the size of TLUs to a maximum of 750 square feet. The two proposed TLUs are limited to a maximum of 750 square feet each. **The Project is consistent with LDC Section 37.7(c)**

5. LDC Section 37.8(c) implements the TC-2 West District and contains the verbatim text set forth in the height development standards contained therein. **The Project is consistent with maximum building height as addressed in Section 6.h above.**

6. LDC Section 37.9. The following setback requirements apply:

   Front Yard. Exceeds 10-foot minimum setback for building elements up to 28 feet in height and exceeds 30-foot minimum setback for building elements exceeding 28 feet in height.

   Side Yard. Exceeds 10% of lot width for each side yard for building elements up to 28 feet in height and exceeds 30' minimum side setback for building elements exceeding 28 feet in height.

   Rear Yard. Exceeds 20-foot minimum for building elements up to 28 feet in height and exceeds 30' minimum side setback for building elements exceeding 28 feet in height.

7. LDC Section 37.10 limits impervious surface ratio to .70. The Project achieves an impervious surface ratio of .70 and is consistent.

8. LDC Section 37.11 requires minimum off-street parking in accordance with the requirements of LDC Division 23. LDC Section 23.5 requires one parking space per multifamily bedroom (287 bedrooms), one parking space per 300 square feet for retail uses (6,600/300 = 22), one parking space per 100 square feet for restaurant use (5,000/100 = 50) and one parking space/four wet slips (35/4 = 8.75) for a total of 368 required parking spaces. **The Project includes a total of 417 parking spaces and is consistent with Section 37.11. Refer to CUP site plan (the "CUP Site Plan") for additional details.**

9. LDC Section 37.12 requires landscaping in accordance with LDC Division 22. **Landscaping plans demonstrate consistency with Division 22.**

10. LDC Section 37.13 requires design in accordance with LDC Division 39. **Architectural elevations and other graphics demonstrate consistency with Division 39.**

11. LDC Section 37.14 requires signs in accordance with LDC Division 26. **Sign plans will demonstrate consistency with Division 26 during final permitting.**

The Project is consistent with the TC-2 Zoning District development standards as set forth above. Although not a consistency requirement, the Project contributes toward the City's intent for the RU Density Pool allocation to act as a catalyst for revitalization. The proposed reduction in density and unit count is sought for that very purpose; to enable the Applicant to develop the Property in a thoughtful and transformative manner, while leaving additional room for public features and other City benefits.

C. Consistency with Site Design Requirements for the Downtown Redevelopment District

The Property is located within the DRD and is consistent with the design standards referenced in LDC Division 39, which will be addressed in greater detail during site plan review:

1. LDC Section 39.3(a) requires buildings to form a consistent, distinct edge along the public street. The buildings form a uniform edge along Corey Street and Corey Circle.

2. LDC Section 39.3(b) requires building frontages to occupy no less than 75 percent of a "Main Street" and 50 percentage of an "A" street. The buildings exceed these minimum thresholds.

3. LDC Section 39.3(c) requires certain design/architectural features related to building entrances. The architectural drawings/graphics demonstrate compliance.

4. LDC Section 39.3(d) require certain design/architectural features related to building ornamentation, including at least three of the listed features. The architectural drawings/graphics demonstrate compliance.

5. LDC Section 39.3(e) require buildings to express a "storefront" character as demonstrated by certain required features related to entrances and windows. The architectural drawings/graphics demonstrate compliance.

6. LDC Section 39.3(f) prohibits use of black or fluorescent colors as the predominant exterior building color(s). The architectural graphics/drawings demonstrate compliance.

7. LDC Section 39.3(g) requires "the first 20 feet of depth of the first floor of any multifamily structure's primary building frontage facing a street shall be constructed as commercial space. **The applicant requests a waiver from this requirement.** The Project includes a proposed retail building directly across the street from the two multifamily structures. The proposed retail building is substantially larger than a 20' liner, retail use, thereby attracting higher quality merchants. The proposed retail building achieves the same purpose as liner buildings in providing opportunities for window shopping to enhance the pedestrian experience while complying with current FEMA regulations.

8. LDC Section 39.3(h)(4) allows ground floor parking where located internal to the block, provided that the parking designs blends in with the primary building frontage by incorporating the same design elements. The architectural graphics/drawings demonstrate compliance.

The Project's high quality design is consistent with the DRD design standards. The Project is also consistent with the following additional provisions of LDC Division 39, which will be addressed in greater detail during site plan review

1. LDC Section 39.5 regulates certain operational requirements. The Project will, and is required by the LDC to, comply with all requirements of this section.

2. LDC Section 39.6 regulates TLU operational and occupancy requirements. The two TLUs will be operated and occupied in accordance with these requirements.

3. LDC Section 39.7 regulates street level facades. The architectural graphics/drawings demonstrate compliance.

4. LDC Section 39.8 regulates design, scale and massing of buildings. The architectural graphics/drawings demonstrate compliance.

5. LDC Section 39.9 requires redevelopment projects to obtain at least two of the eight certifications listed in this section.

6. LDC Section 39.10 specifies certain streetscape, landscape, lighting and other design requirements. The architectural graphics/drawings, landscape plans and photovoltaic plans demonstrate compliance.

7. LDC Section 39.11 specifies shade tree requirements for walkways. Landscaping plans demonstrate compliance.

8. LDC Section 39.12 specifies certain design and landscaping requirements for refuse. Landscape plans demonstrate compliance. All utilities will be underground.

In sum, the request removes the conditional use approval for outdoor music, changes the residential use type to fee ownership condos, reduces the residential unit count, adds two TLUs, and maintains significant community benefits, all while complying with all LDC requirements including but not limited to requirements related to parking, height, and setbacks.

Compatibility

The Property forms a peninsular point ideally situated to enhance and support revitalization of downtown St. Pete Beach, while minimizing impacts on adjacent and nearby uses. The City has made concerted efforts to encourage the redevelopment of this portion of the "Corey Avenue District." In 2015, the City published a document entitled "A Vision for the Corey Avenue District," which described the City's public outreach efforts and set forth the resulting Corey Avenue Vision Plan (the "**Vision Plan**"). The Property is located within the portion of the Vision Plan labeled *From Mangrove Street to Sunrise*, which articulated a strategy for the redevelopment of this unique Property to serve as a catalyst to activate the east end of downtown. The Project implements the City's vision to transform this underutilized asset from an eyesore to a welcoming gateway for residents, workers and visitors entering the City via Corey Causeway. The Project incorporates the following key elements to achieve the vision and enhance the downtown experience:

- ✓ integrating residential units, transient units, retail, restaurant, public park and docks to create a unique waterfront, mixed use Project;
- ✓ restoring the historic connection between downtown and Boca Ciega Bay;
- ✓ creating attractive waterfront view corridor from Corey Avenue;
- ✓ establishing a waterfront park and plaza as the east anchor of Corey Avenue;
- ✓ providing a waterfront promenade with connections to wet slip boardwalks/benches;
- ✓ improving Corey Avenue/Corey Circle with a roundabout, on-street parking, sidewalks, streetscape and landscaping;
- ✓ allocating limited additional, covered off-street parking accessible for public use;
- ✓ locating retail and restaurant uses at street level to enhance the pedestrian experience and support the downtown experience;
- ✓ incorporating high quality architecture, landscaping and lighting accents; and
- ✓ providing luxury residential units to further support an active downtown.

The Project embraces the City's vision through thoughtful planning and design that takes advantage of the unique location and shape of the Property. From a compatibility perspective, the Property is ideally situated and its triangular shape, while challenging in terms of development efficiency, effectively minimizes impacts to adjacent and nearby uses. With Boca Ciega Bay essentially surrounding the Project to the north, east and partially to the west, adjacent development exists only to the south, southwest and west.

The City recognized the uniqueness of the Property, as articulated by its Vision Plan, and as implemented through the designation of character districts and implementing zoning districts for the Property and adjacent and nearby areas. Indeed, the City applied the TC-2 (Character) District and TC-2 Zoning District to the Property to facilitate a mixed-use redevelopment project. To ensure compatibility with the taller buildings permitted by the TC-2 Zoning District, the City created transitional land use categories and zoning districts that step down density and building height utilizing the DCR zoning district to the south, thereby effectively buffering nearby single-family neighborhoods from the Property. Similarly, the TC-1 and CC-1 zoning districts step down density and building height to the west and southwest. The attached map (**Exhibit 1**) highlights these transitional districts. The character districts and zoning districts provide an effective transition, taking into account the existing uses adjacent to and in proximity to the Property as summarized below:

Table 1. Future Land Use Character Districts, Zoning and Existing Uses

	South	**Southwest**	**West**	**North and East**
Future Land Use Character Districts	DCR transitioning to CC-2 (east of Bay Street)	TC-1 along Corey Street and extending west to 77th Avenue and then transitioning to CC-1	TC-1 transitioning to CC-1	N/A
Zoning District	DCR transitioning to RU-1 (east of Bay Street)	TC-1 transitioning to RLM-2 and CC-1	TC-1 transitioning to RM-1 and CC-1	N/A
Existing Uses	Tourist lodging along Bay Street transitioning to single family homes; single family neighborhood south of Bay Street	City Hall and commercial along Corey Avenue; tourist lodging along Bay Street	Corey Causeway, Horan Park, St. Pete Beach Public Works, commercial	Boca Ciega Bay and marine activity

There are downtown commercial uses along Corey Avenue along with a variety of non-residential uses to the west. Multifamily exists west of Bay Street within the DCR zoning district, which functions as a buffer for single-family residential farther south. Transient lodging and multifamily occur on the east side of Bay Street and buffer single-family farther to the south. The City effectively arranged the character districts and zoning districts to maximize compatibility while encouraging mixed use redevelopment within the more intense TC-2 Zoning District. The Project implements the City's vision and strategies for this unique peninsular Property that anchors the east end of downtown.

Section 163.3164(9), Florida Statutes, defines compatibility:

> (9) "Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

In accordance with professionally accepted practice, LDC Section 4.4(a)(2) specifies compatibility factors that must be evaluated in considering a conditional use permit. Notably, three Project components trigger conditional use review – the allocation of units from the RU Density Pool, allocation of two TLUs from the TLU Density Pool, and the proposed Class A/Class B wet slips. As previously noted, the Project utilizes fewer reserve units than the Existing CUP. The following matrix provides a summary of the compatibility factors that are appropriate for further evaluation for each use and structure within the Project:

Compatibility Factors	Residential	Retail	Restaurant	Park[3]	Wet Slips	TLUs
Visual (size/scale)	Positive	Positive	Positive	Positive	Positive	Positive
Glare	N/A	Low Impact	Low Impact	N/A	N/A	N/A
Noise	N/A	N/A	N/A	N/A	Low Impact	N/A
Dust	N/A	N/A	N/A	N/A	N/A	N/A
Fumes	N/A	N/A	Low Impact		N/A	N/A
Smoke	N/A	N/A	N/A	N/A	N/A	N/A
Odors	N/A	N/A	Low Impact	N/A	Low Impact	N/A
Late Night Operations	N/A	N/A	Low Impact	N/A	N/A	N/A
Truck Deliveries	N/A	Low Impact	Low Impact	N/A	N/A	N/A
Outdoor Activities	N/A	N/A	N/A	Low Impact	Low Impact	N/A
Litter	N/A	N/A	N/A	Low Impact	N/A	N/A
Privacy	Low Impact	N/A	N/A	N/A	N/A	Low Impact
Safety	N/A	N/A	N/A	N/A	N/A	N/A

Notes: N/A means that the use does not create an impact or the degree of impact is no greater than occurs from a single family home. Low impact means that the compatibility factor may be present for the indicated use, but will not impact nearby uses based on the intensity level and/or will be mitigated to achieve a compatible condition.

[3] The low impacts of the park will be controlled by the City.

Compatibility Analysis Based on Applicable Factors

The potential impact of the six Project uses (residential, TLU, retail, restaurant, waterfront park, and wet slips) are evaluated below based on the applicable factors identified in the compatibility matrix.

Retail and restaurant uses have the potential to generate glare based on their need for outdoor security lighting at grade level. Such lighting will be primarily oriented toward the center of the Property along the street and will not negatively impact adjacent and nearby properties. Such lighting will be designed with appropriate hoods to direct light downward to minimize glare. Low intensity accent and ornamental lighting will also be incorporated for visual appeal throughout the Property as further described by the photovoltaic/landscaping plan. Retail and restaurant uses will receive deliveries via relatively small-size, panel type vans/trucks with few deliveries anticipated from larger trucks. Moreover, due to the limited scale of the retail and restaurant uses, fewer deliveries will be required as compared to larger commercial uses. Based on these findings, noise from deliveries will not negatively impact adjacent and nearby uses.

The restaurant(s) may have late night operations. However, all activity will be within enclosed space. In addition, the restaurant activity will be oriented toward the interior of the Project, thereby effectively buffering any potential noise. As such, late night operations will not generate noise that will negatively impact adjacent and nearby uses. Odors will be minimized by properly maintaining dumpsters and garbage receptacles in accordance with City regulations. Likewise, fumes from the kitchen will be minimized through proper maintenance of the ventilation system. As such, restaurant activities will not negatively impact adjacent and nearby uses. It is also important to recognize that the City's future land use and zoning patterns allow for restaurants in proximity to residential uses in recognition that impacts can be minimized or mitigated. For that reason, restaurants without outdoor dining and music are permitted as-of-right in the TC-2 Zoning District.

The proposed waterfront public use area (including the public park/promenade and public plaza) will be a positive contribution to the downtown area and essentially function as a passive park as envisioned by the City's 2015 Vision Plan. It is anticipated public access will be available from sunrise through the closing time of the restaurant. Public parking is planned along Corey Avenue and Corey Circle in addition to off-street public parking serving the restaurant, retail and waterfront park. Noise is expected to be minimal due to the passive nature of the waterfront. Litter will be policed throughout the Project. The park will not result in negative impacts to adjacent and nearby uses and will be a complement to the downtown experience along with the retail and restaurant uses.

Class A wet slips will provide public access and enhancement to the restaurant, while Class B wet slips will be dedicated for use by Project residents only, as defined in LDC Section 2.1. Four (4) Class A wet slips are proposed along the north side of the Project, and 35 Class B wet slips are proposed along the north and south of the Project for a total of 39 wet slips. The Class A wet slips are expected to be available during the operating hours of the restaurant. Wet slips will generate minor noise and fumes from boats as occurs with any docking facility. In addition, the wet slips provide an access walk connecting to the waterfront park and promenade, along with benches to

enhance the waterfront experience for the public. The Project's waterfront features will contribute positively to the downtown experience with minimal impacts that will not negatively impact adjacent and nearby uses.

The proposed 132 multi-family units are distributed within two buildings that are oriented to maximize compatibility, while providing an enhanced waterfront view of Boca Ciega Bay from Corey Avenue. The Existing CUP approved one structure with greater massing. In comparison, the proposed CUP Site Plan reduces massing and creates an open corridor/plaza inviting the public to enjoy the waterfront park and promenade. The layout and orientation of the buildings effectively buffers adjacent properties from the activity occurring within the center of the Project. As summarized by the matrix, the residential component requires consideration of visual impact and privacy. Other compatibility factors are not applicable to the residential component. As previously emphasized, the City's land use and zoning pattern achieves a compatible condition by transitioning density and building height. The two buildings are each 86 feet in height as measured from the base flood elevation, and the architectural elements will positively contribute to the ambience of downtown. The adjacent buildings to the south are a mix of tourist lodging and residential units at one to two stories. Privacy will not be impacted given that the lower floors of the nearest project building are devoted to parking and non-residential use. It is also important to recognize that the waterfront to the south and west of the Property is already fully developed. The Project does not block views of Boca Ciega Bay for those nearby waterfront properties. Non-waterfront properties do not generally enjoy a waterfront view in this area. The proposed residential use and building height will not negatively impact adjacent and nearby uses.

The above findings confirm the Project as a whole and each of its components are compatible with adjacent and nearby uses. In addition, the Project reduces impact as compared to the previously approved Existing CUP.

Conditional Use Requirements

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. *LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.*

   As documented in the Consistency Evaluation, the Project is consistent with the permitted uses, density and intensity standards applicable to the SPA-1 and TC-2 West District as well as objectives and policies with mandatory language applicable to proposed development. In addition, the Project supports the following policies that are generally directed toward City actions:

i. The Project would rehabilitate and develop a vacant, non-residential portion of the City in conformity with FLU Policy 1.4.1, which states: "The City shall, through administration of the Land Development Code, encourage the redevelopment or rehabilitation of existing non-residential areas and uses."

ii. Much like Policy 1.4.1, the Project is directly supported by FLU Policy 1.4.2, which states: "The City shall, through administration of the Land Development Code, encourage adaptive re-use or mixed-use redevelopment incentives of commercial properties that are no longer financially-viable, where appropriate."

iii. FLU Policy 1.4.3 states: "The City shall, while emphasizing residential uses in residential neighborhoods, encourage the creative redevelopment of non-viable properties by allowing for a mixture of compatible residential and non-residential uses within a single development site." The Project proposed redevelopment of a non-viable property with mixed residential and non-residential uses.

iv. The Project is a mixed-use project that is encouraged by DRD Objective 1.2, which states: "Residential uses in the Downtown are encouraged only as part of a mixed-use commercial project . . . ."

v. The Project proposes a park and public gathering space, as encouraged through DRD Objective 1.5, which refers to "expanded [parks] and recreational activities that serve residents and visitors shall be encouraged."

vi. Similarly, the Project provides a public gathering space directly along the Boca Ciega Bay, supporting DRD Objective 1.6, which seeks expansion of "[p]public waterfront access."

vii. The parking design promotes the Plan with a layout that is integrated into the interior of the main buildings, hidden from public view, as encouraged by TC-2 West District Policy 2.

2. *LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:*

    a. *Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;*

    Upon completion, this Project will significantly enhance and improve the appearance of the area. The scale and intensity of the proposed development is

compatible with existing uses in the area, including non-residential and multifamily adjacent to the Property and along Bay Street, which transition into single-family homes. This development pattern can be seen in many other locations in the City, where higher density multifamily is located along the water in areas that then transition into single-family; for example Three Palms Pointe, Regency West, Sunrise Condos, and Boca Sands. The City Hall building is the only existing public facility in proximity to the Project and will be complemented by the revitalization of the Property.

b. *Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);*

N/A

c. *Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;*

The proposed development is compatible with adjacent development. The City effectively ensured consistency through the arrangement of future land use categories and zoning districts. In particular, the SPA-1, TC-2 West District, and TC-2 Zoning District specify development standards, including building heights, setbacks in relation to building height, buffering, landscaping, and architectural design standards to ensure compatibility with adjacent uses. The Project is consistent with those standards. In addition, the Project reduces massing as compared to the Existing CUP by incorporating two smaller scale buildings, including separate towers on the south building, rather than one larger building with greater massing. In addition, the Project features a smaller-scale retail building at the entrance, screened podium parking, and appropriate building architecture to meet the scale, massing, and setback requirements of the LDC, which further ensures compatibility with the neighboring uses, including non-residential, transient lodging, and multifamily, that transition to single-family uses farther south. To the north, the Project will re-vitalize the entry into the City over the Corey Causeway.

d. *Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;*

The Project removes the existing request for outdoor music, and the commercial uses are oriented toward the interior, so there will not be any impacts from noise that are incompatible with uses in or around the Project. The uses proposed do not

create any incompatibilities related to dust, fumes, smoke, or odors. Glare from lights will be mitigated through the use of lighting fixtures that are shielded in conformance with LDC Sec. 6.16. Any deliveries, outside activities, or nighttime operations will be minimal, based on the uses requested, and must comply with regular code requirements, which will ensure minimal impacts. Transportation impacts are discussed in more detail below, but generally the use type, and reduced nature of the request, presents minimal traffic impacts based on traffic generation of multifamily uses. Finally, there is no reason to expect any significant adverse impacts from litter, privacy, or safety based on the uses proposed.

3. *Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);*

   The traffic impact analysis indicates that the existing roadway network and nearby intersections have adequate capacity to support not only existing traffic volumes, but also have adequate capacity to support (i) proposed Project traffic and (ii) background growth. The traffic impact analysis contains a detailed assessment of roadway capacity and level of service, as well as an operational analysis of any impacted roadways, intersections, and/or site access connections.

   The traffic impact analysis reviewed both the Pinellas County Public Works Capital Improvement Program and the FDOT District 7 Work Program for potential improvements that are currently planned and funded for construction within the buildout timeframe in the immediate vicinity of the Project site. No such improvements were identified at this time.

   The Project's primary access points are along the eastern terminus of Corey Avenue. Public transit is already available near the site, along 75th Avenue and Gulf Boulevard, and the Project proposes multiple sidewalk improvements internal to the Project and along Corey Avenue and Corey Circle. These improvements will contribute to a pedestrian-friendly design and mitigate neighborhood impacts related to transportation, as well as allow for increased pedestrian safety. Moreover, the Project provides for two ride-share parking spaces for pickup and delivery, and it provides for 7 outdoor bicycle parking spaces, which will further lessen the impacts of automobile use.

4. *Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);*

   The proposed Project includes three lots, however, as a singular CUP application, proposed parking is evaluated as a whole between the three parcels. Please refer to the submitted CUP Site Plan which includes required and proposed parking calculations. City code requires 368 vehicle spaces and the Project is proposing 404 vehicular spaces contained

within the parking garage of each structure. The Project is also proposing 4 transient boat slips and 35 non-transient boat slips (the equivalent of 9 spaces), thus resulting in a total of 417 spaces pursuant to the City code. No off-street surface parking is proposed as part of the Project.

The proposed 417 parking spaces exceed code requirements for the Project uses – multifamily residential, transient accommodation, retail, restaurant, and boat slips (non-live aboard). By code, the multifamily component of the Project requires 285 parking spaces (1 space / bedroom per LDC Section 23.5). The Project is proposing 330 residential spaces for the luxury condominiums, which corresponds to a 2.5 spaces / dwelling unit ratio.

For additional consideration, please note per LDC Section 23.3 that the nonresidential components of the proposed Project are entitled to count up to 10% of existing on-street parking within 800 ft of the site towards onsite requirements. The Project is proposing a total of 51 on-street spaces, including two ride-share spaces, as part of the proposed improvements to Corey Avenue and Bay Street. This brings the total available on-street parking within 800 ft of the proposed site to 107 spaces. The Site Data Table of the CUP Site Plan does *not* count the allowable 10 spaces (10% of 107) towards the required parking calculations.

For additional consideration regarding the proposed multifamily parking ratio, the Applicant reviewed parking ratios of existing similar products (luxury condominiums) within the City limits. Based upon publicly available data and aerial imagery, please see the following parking ratios for existing luxury condominium projects within the City limits:

- Three Palms Pointe: 199 units, 259 parking spaces → 1.3 space / unit
- Sea Mark: 105 units, 128 parking spaces → 1.2 space / unit
- Boca Shores: 191 units, 206 parking spaces → 1.1 space / unit
- San Seair: 150 units, 150 parking spaces → 1.0 space / unit

Compared to other existing products within the City limits, the Project exceeds typical parking ratios found within the Coty limits for multifamily uses. Each proposed structure will accommodate a dedicated loading space with dimensions in accordance with City LDC Section 23.12(a), those being 12'W x 30'L x 14'H.

5. *Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;*

For the reasons stated above, the health, safety and welfare of the public will be well preserved and enhanced by the Project. The Project further ensures the public's protection by conformance with the policies and development standards of the Comp Plan, which exist for the very purpose of protecting the public. The LDC development standards including specifically the TC-2 Zoning District standards also implement the requirements of the Comp Plan to further protect public health, safety and welfare. The Project is consistent with the Comp Plan and LDC. Additionally, the Project will benefit the public

by re-developing an abandoned area of the City, promoting economic development (a primary purpose of the SPA-1 land use category), providing housing diversity (as encouraged by FLUE Policies 2.1.1 and 2.4.2 and Housing Element Policy 1.1.3), providing public access to the water's edge through a re-imagine public park along the water, and creating a vibrant commercial mixed-use development.

6. *Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,*

   The Applicant is an affiliate of Kolter Group. Kolter Group is a leading private residential developer in the southeastern portion of the United States. The group includes five divisions: Kolter Homes, Kolter Urban, Kolter Land, Kolter Hospitality, and Kolter Multifamily. Together they represent an investment of 100+ residential projects totaling over 80,000 expected units. The financial strength is backed by $30b + of completed, in-process and under contract residential projects.

   Kolter Urban, which focuses on luxury condominiums, generally with waterfront, water-view or urban infill locations, is seeking this CUP modification to develop luxury condominiums. Kolter Urban has over 25 years of condominium experience, completing 22 projects with ≈ 4,500 units delivered representing over $3b in realized value. Kolter Urban has 16 projects in process that include ≈ 1,900 units and an expected value of over $5b. Examples include Saltaire in downtown St. Petersburg, Hyde Park House in Tampa, and the Ritz-Carlton Residences in Sarasota, each of which represent a scale and scope relatable to the Project.

   While Kolter Urban seeks development of luxury condominiums, the Property was purchased with the understanding that the Property is entitled with the Existing CUP, as opposed to a purchase contract contingent on speculative entitlements. With a development bench that includes Kolter Multifamily, the Applicant, as an affiliate of Kolter Group, has the financial and technical capability to develop the Property for multifamily apartment or condominium uses. The Kolter Urban Financial and Technical Capability Deck is attached hereto as **Exhibit** "**2**."

7. *The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.*

   The Project complies with the Comp Plan and LDC; the only waiver requested is to LDC Section 39.3(g), which requires "the first 20 feet of depth of the first floor of any multifamily structure's primary building frontage facing a street" to be "constructed as commercial space." **The applicant requests a waiver from this requirement.** The Project includes a proposed retail building directly across the street from the two multifamily structures. The proposed retail building is substantially larger than a 20' liner, retail use, thereby attracting higher quality merchants. The proposed retail building achieves the same

purpose as liner buildings in providing opportunities for window shopping to enhance the pedestrian experience while complying with current FEMA regulations.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. *Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.*

   The Project will include both water main and gravity sewer main extensions within the ± 15-foot public alley which runs parallel to and in between Corey Avenue and 73rd Avenue. This was already coordinated and approved as part of the Existing CUP; thus, the utility extensions sought for the Project do not materially differ from what is currently approved for the Property.

   As for electricity, the Applicant will coordinate directly with Duke Energy for electric service. The existing utility lines will be undergrounded for the benefit of the public, and service will be available within the immediately adjacent rights-of-way. Likewise, natural gas services are available from immediately adjacent rights-of-way, as well as telecommunications, including Frontier and Verizon.

   The use of the RU Density Pool for the Project is also relevant to the issue of utility infrastructure. The very purpose of the RU Density Pool is to protect the City from overdevelopment and the overburdening of utility infrastructure. The size of the RU Density Pool was based on infrastructure capability. The Project requests development within the density limitations of the Plan and RU Density Pool, which works within the confines of the CRD to allow development and protect from overburdening utility services. Additionally, the Comprehensive Plan requires, under FLUE Policies 2.9.1, 2.9.6, and 5.1.2, that future development orders for the Project only progress if City staff finds that the various level-of-service requirements are met. In summary, sufficient services are available, and a final concurrency analysis for the Project will occur at the time of construction plan approval. If for an unforeseen reason capacity is not available at the time of vertical development, the LDC will act to protect the City by blocking development that cannot demonstrate adequate levels of service concurrent with building permits.

2. *Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.*

   The Project maintains and improves the existing right-of-way configuration of Corey Avenue and Corey Circle, with the addition of a traffic circle at the eastern terminus of Corey Avenue for improved circulation in and out of the Property. The Project includes an

internal vehicle circulation network that connects the residential, retail and restaurant uses and provides parking for each of the uses. Additionally, the Project proposes two full access connections along Bay Street for loading/solid waste collection, but these latter accesses will not be open for public or resident use.

Pedestrian transit in and around the Property is improved through the construction of a ten-foot sidewalk circulating the interior of the site, as well as three new crosswalks at the intersection of Corey Avenue and Bay Street to promote pedestrian connectivity between the Project and Corey Avenue. Two crosswalks within the proposed east-end traffic circle are also proposed.

3. *Hydrological features and storm water management infrastructure.*

In addition to local requirements, the Project will be engineered, permitted, and approved by state and federal agencies for stormwater management, both of which exceed local code requirements. It is important to note that the Project's location, along the inter-coastal waterway, is such that it will not have to burden the City's stormwater system the way a landlocked development would because the project can retain, treat, and discharge all necessary stormwater without using City systems.

The Project is designed to retain and treat stormwater in underground vaults located on the Property—within the footprints of the proposed structures—which will significantly reduce any sheet flow from the Project. This treated stormwater will be discharged into the Boca Ciega Bay via storm outfalls constructed through the proposed new seawalls, as was approved within the Existing CUP.

The Boca Ciega Bay is considered a tidally influenced water body. Thus, water levels are dictated by such conditions such as tides and storm surges, rather than volumes of stormwater discharge to the water body. Since water levels into tidally influenced water bodies are not impacted by stormwater discharge, stormwater attenuation should not pose an issue to site development. Critically, while stormwater runoff was previously conveyed to City systems from the Property, the Project will actually convey stormwater runoff *away* from the City systems and out to the Boca Ciega Bay, resulting in improved drainage for the immediately surrounding rights-of-way.

In sum, because of the Applicant's compliance with the operative state and local stormwater regulations, the Project will greatly improve the hydrological features and stormwater management of both the Property and surrounding area.

4. *Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.*

The Project's design is a unified vision that creates a destination point at the eastern end of Corey Avenue. The structures within the Project border Boca Ciega Bay, creating a

dynamic public space in between. The open space will not only offer the opportunity for community gatherings and events, but will also provide public access and connectivity to the bay.

The buildings comply with all City Setbacks, Height, and Massing without exception and have been shaped and articulated to maintain view corridors and vistas of Bay and neighboring properties. The Architectural Aesthetic is an appropriate adaptation of "Coastal Modern Architecture". This Design approach allows for a clean and uncluttered appearance that is not only compatible with neighboring structures but sets a soothing tone for this important urban site within St. Pete Beach. The light coloration and use of extensive glass enhance and reflect the unique waterfront environment of the site.

The CUP Site Plan has been designed to enhance and extend Corey Avenue all the way to Boca Ciega Bay as a continuous public right-of-way with public parking, a public plaza and a public park, including direct access easements to the Waterfront. These unifying public design elements are in direct compliance with the City's Corey Avenue Vision Plan. Further, the retail spaces along Bay Street and Corey Avenue help to reinforce public access features stipulated in the Vision Plan. These proposed public retail and restaurant spaces and condominium access lobbies will enhance public access and involvement in the Project. The buildings comply with all setbacks, height and massing without exception and have been shaped and articulated to maintain view corridors and vistas of Bay and neighboring properties. The architectural aesthetics are an appropriate adaptation of "Coastal Modern Architecture." This design approach allows for a clean and uncluttered appearance that is not only compatible with neighboring structures but sets a soothing tone for this important site within St. Pete Beach. The light coloration and use of extensive glass enhance and reflect the unique waterfront environment of the site.

5. *Site landscaping, open space provision and impervious surface limitations.*

The Project meets the open space, landscaping, and impervious surface requirements set forth in the LDC, as depicted and described in the Landscape Plan, and as reflected in the Site Data Table found on the CUP Site Plan. While the existing condition of the site may appear to include greenspace or other pervious surfaces, large portions of these areas contain dirt or gravel that has been compacted over time, reducing the infiltration ability of the surface while also not providing a conducive environment that will accept water as true green space.

Beyond simply considering the areas within the confines of private property, the Project proposes green space within the overall limits of the Property, both within private property and within the adjacent public rights-of-way. The Project proposes a public park at the east end of Corey Avenue, resulting in an overall increase in green space over the limits of the entire development. Thus, the Project is expecting to increase overall green space at the east at the east end of Corey Avenue and will meet or exceed green space requirements. The construction of a public park and gathering area also closely aligns with the City's Vision Plan for the east end of Corey Avenue. The landscape design concepts provides for shade, reinforcement and enhanced functionality of the amenity areas of the site.

6. *Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.*

   This application does not request any special operations or functions. No use, business, or operation requests associated with the Project pose any operational issues requiring special operation limitations, special services, lighting, or noise abatement for compatibility.

   The proposed development will be consistent with normal hours of retail operations, and the functional requirements, noise abatements, and facility maintenance needs of any similar project of this scale.

7. *Fire suppression and facility security.*

   The Project will comply with all fire code requirements and have a professional management staff that will facilitate security. The building design as proposed conforms with the current Florida Building Code and applicable NFPA requirements. As detailed above, the Project will also construct a water main extension to the Property via an existing public alley, which will provide sufficient fire suppression demand for the Project. Moreover, the Applicant has enclosed within the request multiple fire access exhibits which demonstrate both fire emergency vehicle circulation and fire access land compliance, in addition to fire hose pull compliance around the proposed structures.

   As to security, the Project proposes the use of Knox Box products at proposed gates onto private property, which provides a level of site security while remaining compliant with emergency access standards.

   The proposed development will meet or exceed ALL Florida Building Code, Florida Fire Prevention Code, and any applicable City of St. Pete Beach Fire Code, Ordinances and the requirements of the local authority having jurisdiction. All buildings will be fully sprinkled with appropriate fire and smoke alarms, controls, and access as deemed to comply with the above requirements. Security and access control will be controlled by the residential and non-residential tenants.

8. *Emergency management and hurricane evacuation provisions.*

   The Project will follow and be subject to all local evacuation requirements. Since the project will be elevated and built to current standards, the Project will be more resilient to storms than many of the properties within the City such that the Project will not increase the burden created by emergency management and recovery, but rather provide increased resiliency.

9. *For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:*

a. *The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and*

The two proposed TLUs will be located within the northern building, which does not adjoin any properties.

b. *The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.*

The two proposed TLUs will not affect views from nearby properties.

In addition to the above criteria, Section 4.12(d) of the Code permits the City Commission to consider a non-exhaustive number of public benefits in order to utilize the RU/TLU Density Pool.

The allocation of temporary lodging or residential units from a density pool established in the Comprehensive Plan shall be by ordinance. In cases where a property is required to obtain a conditional use permit to be awarded units from a density pool, evaluation shall be by the City Commission on a case-by-case basis, with review of relevant criteria specified in this division and Code generally. In addition to these criteria, the Commission may consider any proposal requiring a conditional use permit to draw from a density pool on a merit basis to include, but not be limited to, the provision of public benefits such as…..

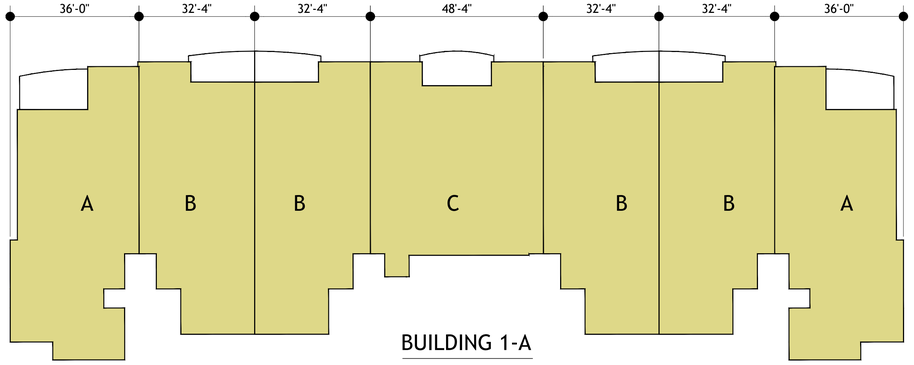
The Project provides a substantial number of desired public benefits that justify the re-allocation and reduction of units (24 reduced from 150 units) drawn from the RU Density Pool as well as two TLUs to be drawn from the TLU Density Pool. First, the Project provides a surplus of on-site parking alongside the existing rights-of-way. The Project is proposing the construction of 51 on-street parking spaces, including two ride-share spaces, located within the right-of-way, which are in addition to the demonstrated parking compliance of the Project. 28 of these spaces are to be placed along Corey Avenue, 7 to be placed along Bay Street, and 16 to be placed along Corey Circle. The rights-of-way will provide a clean roadway section along Corey Avenue up to the Project's proposed roundabout at the proposed park, all of which will be designed to meet the current City's LDC.

As referenced above, the Project closely tracks the goals of the Vision Plan for this part of the City. More specifically, the Vision Plan for the Corey Avenue District expresses a desire for: additional on-street parking along Corey Avenue, encouraging pedestrian activity along Corey Avenue, and integrating streetscape elements to improve use experience. Beyond the above-referenced on-street parking spaces, the Project proposes two ride-share spaces to further enhance multimodal options, and it proposes 10' sidewalks along both the north and south sides of Corey Avenue and Corey Circle, which either do not currently exist or exist in a deteriorated condition. Proposed street trees will provide shade and enhance visual interest as outlined in the Vision Plan.

Next, the Project provides for a public park with increased access to the water. This public access is further bolstered by the added on-street metered parking along Corey Avenue, Corey Circle, and Bay Street, as well as through the provision of four public boat slips. The Project also provides for a public art sculpture and other public art opportunities at the main arrival area (plaza/roundabout) for the enjoyment of the residents and park users. Moreover, as encouraged by the City, many aspects of Green Building and Wellness Principles are incorporated into this development. Such features include: Low-E Coated Glazing, High Efficiency Energy Star HVAC Equipment & Residential and Commercial Appliances; Green Plaza Decks, Swimming Pools & Spas; and Fitness Rooms.

The visual aesthetic, environmental, and wellness considerations are further bolstered by the Project going above and beyond the landscaping requirements of the LDC. The landscape design provides that a minimum of 50% of the trees and palms, by both count and square footage ground-coverage, will be Florida-Friendly (as defined by University of Florida Plant Guide). At least 50% of the trees in required buffer areas are Florida natives adapted for Local Zone 10b (except in Fire Lane conditions where this is not possible). Landscaping has been generally grouped by water consumption habits to reduce the need for excessive irrigation and utilizes drought-resistant tree species or low-volume controlled drip systems as techniques to reduce volume or overall need for irrigation.

As part of the proposed development, the Applicant has agreed to pay for to construct, at the Applicant's expense, the City's portion of the failing seawall (this benefit was not included in the Existing CUP). In addition to all of the foregoing public benefits, the Project will be a boom to the entire local economy by significantly increasing the residential real estate tax base and revitalizing a deteriorated, vacant portion of the City.

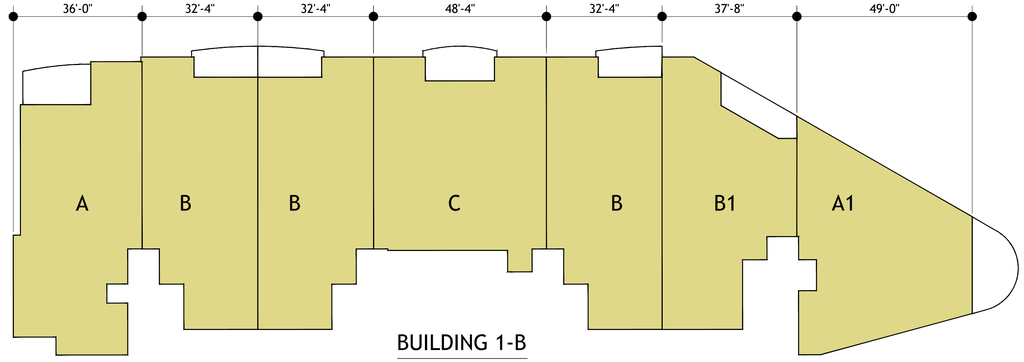


BUILDING 1-A

RESIDENCE A
3 BEDROOM, 2.5 BATHRM.
2,410 SQ. FT. GSF
203 SQ. FT. TERRACE

RESIDENCE B
2 BEDROOM, DEN 2.5 BATHRM.
2,167 SQ. FT. GSF
148 SQ. FT. TERRACE

RESIDENCE C
2 BEDROOM, DEN 2 BATHRM.
2,523 SQ. FT. GSF
182 SQ. FT. TERRACE



BUILDING 1-B

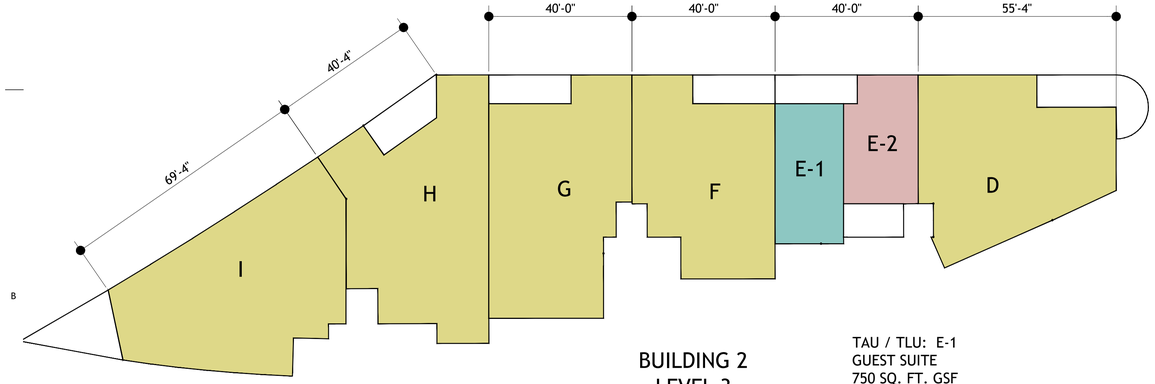
RESIDENCE A
3 BEDROOM, 2.5 BATHRM.
2,410 SQ. FT. GSF
203 SQ. FT. TERRACE

RESIDENCE B
2 BEDROOM, DEN 2.5 BATHRM.
2,167 SQ. FT. GSF
148 SQ. FT. TERRACE

RESIDENCE C
2 BEDROOM, DEN 2 BATHRM.
2,523 SQ. FT. GSF
182 SQ. FT. TERRACE

RESIDENCE B1
2 BEDROOM, DEN 2.5 BATHRM.
2,094 SQ. FT. GSF
188 SQ. FT. TERRACE

RESIDENCE A1
2 BEDROOM, DEN 2.5 BATHRM.
2,275 SQ. FT. GSF
254 SQ. FT. TERRACE



BUILDING 2
LEVEL 3

CE I
OM, DEN, 2.5 BATHRM.
. FT. GSF
FT. TERRACE

RESIDENCE H
2 BEDROOM, DEN, 3 BATHRM.
2,401 SQ. FT. GSF
214 SQ. FT. TERRACE

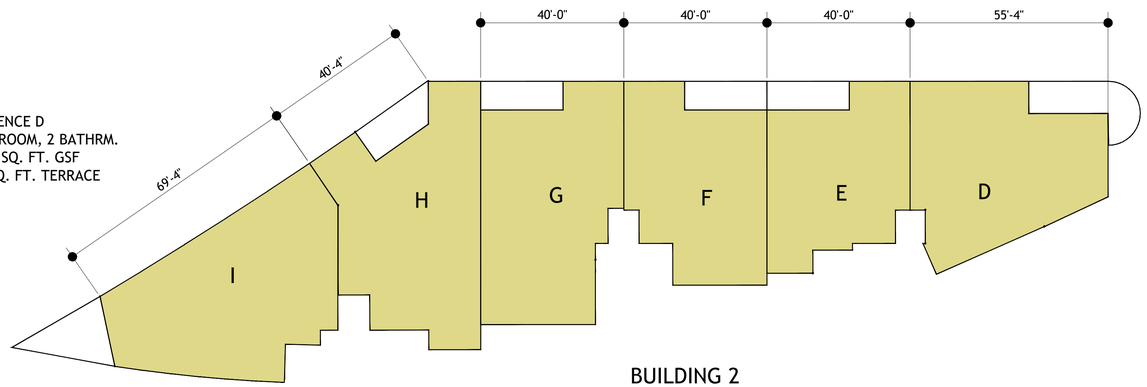
RESIDENCE G
2 BEDROOM, DEN, 2.5 BATHRM.
2,323 SQ. FT. GSF
184 SQ. FT. TERRACE

RESIDENCE F
2 BEDROOM, DEN 2 BATHRM.
1,897 SQ. FT. GSF
184 SQ. FT. TERRACE

TAU / TLU: E-1
GUEST SUITE
750 SQ. FT. GSF
184 SQ. FT. TERRACE

TAU / TLU: E-2
GUEST SUITE
725 SQ. FT. GSF
NO BALCONY

RESIDENCE D
2 BEDROOM, 2 BATHRM.
2,186 SQ. FT. GSF
305 SQ. FT. TERRACE



BUILDING 2
LEVELS 4-7

RESIDENCE I
2 BEDROOM, DEN, 2.5 BATHRM.
2,594 SQ. FT. GSF
270 SQ. FT. TERRACE

RESIDENCE H
2 BEDROOM, DEN, 3 BATHRM.
2,401 SQ. FT. GSF
214 SQ. FT. TERRACE

RESIDENCE G
2 BEDROOM, DEN, 2.5 BATHRM.
2,323 SQ. FT. GSF
184 SQ. FT. TERRACE

RESIDENCE F
2 BEDROOM, DEN 2 BATHRM.
1,897 SQ. FT. GSF
184 SQ. FT. TERRACE

RESIDENCE E
2 BEDROOM, DEN 2 BATHRM.
1,718 SQ. FT. GSF
184 SQ. FT. TERRACE

RESIDENCE D
2 BEDROOM, 2 BATHRM
2,186 SQ. FT. GSF
305 SQ. FT. TERRACE

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Reviewed By :
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Issued Date : 08/18/2025

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AR# 0014106

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Robert D Hall

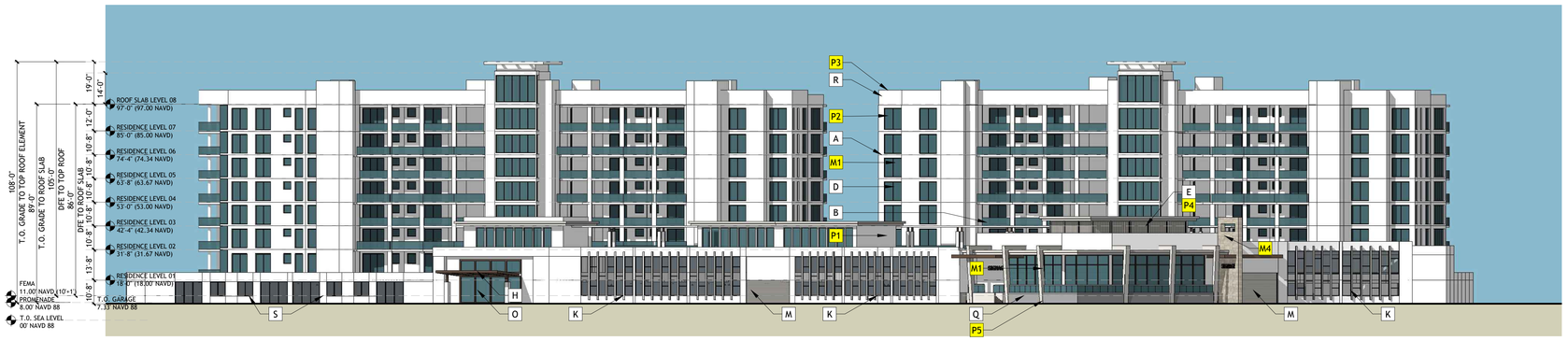
Digitally signed by Robert D Hall
DN: E=Rob@grohArch.com, CN=Robert D Hall, OU=Curtis Gaines Hall Jones Architects, Inc., O=Curtis Gaines Hall Jones Architects, Inc., L=Tampa, S=FL, 1.2.840.113549.1.9.1=#1610rob@grohArch.com, C=US
Date: 2025.08.18 08:39:15-04'00'

BUILDINGS
FLOOR
PLANS
A1.00

1-A BUILDING 1-A

1 BUILDING 1-A & 1-B
WEST ELEVATION
Scale: 1:30

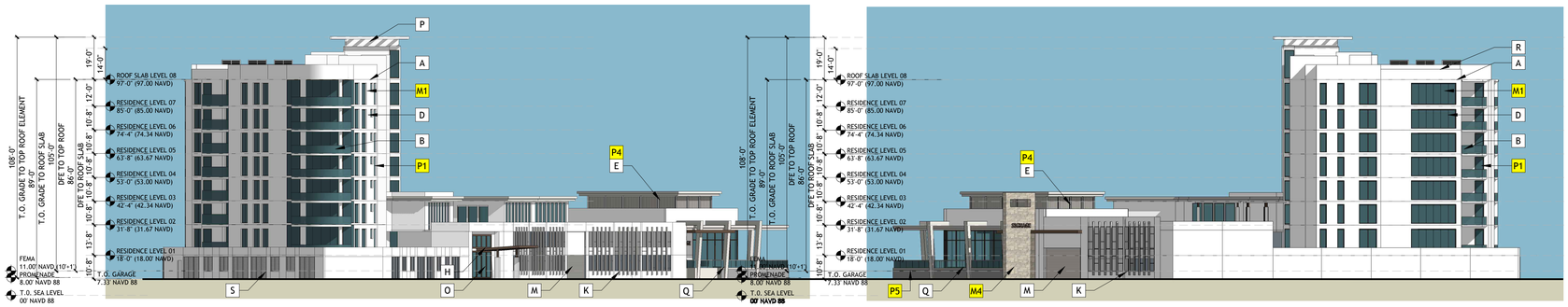
1-B BUILDING 1-B



1-B BUILDING 1-B

2 BUILDING 1-A & 1-B
EAST ELEVATION
Scale: 1:30

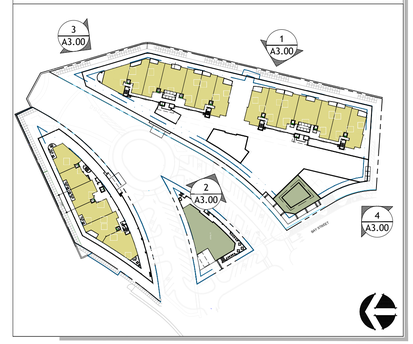
1-A BUILDING 1-A



3 BUILDING 1-B
NORTH ELEVATION
Scale: 1:30

4 BUILDING 1-A
SOUTH ELEVATION
Scale: 1:30

KEY PLAN - BLDG 1-A & 1-B



MATERIAL AND PAINT SCHEDULE

TAG		DESCRIPTION	LOCATIONS
P1		SW 7006 "EXTRA WHITE"	BUILDING BODY, ACCENTS, ADJACENT LOUVERS, OR WHERE NOTED
P2		PPG DURANAR BRONZE	ALL WINDOW AND GLASS DOOR FRAME & HANDRAIL FRAMES, LOUVERS
P3		PAC-CLAD "BONE WHITE"	METAL EAVE DRIP & METAL PARAPET COPING
P4		PPG DURANAR "BRIGHT WHITE"	MECHANICAL LOUVERS
P5		SW 7669 "SUMMIT GRAY"	BUILDING BODY OR WHERE NOTED
M1		GLASS	LIGHT BLUE/ GREEN TINT
M2		FIBER CEMENTS VINTAGEWOOD ASH	EXTERIOR CEILING (AMENITY, ROOF, COMMERCIAL CORNER)
M3		PORCELAINE TILE	EXTERIOR WALL CLADDING
M4		STONE VENEER	EXTERIOR WALL CLADDING

KEY NOTES

TAG	DESCRIPTION
A	CONTROL JOINTS (TYP AT BOTTOM OF SLAB & WHERE SHOWN)
B	PRE FINISHED ALUMINUM / GLASS RAILING
C	PRE FINISHED ALUMINUM FRAMED SLIDING GLASS DOOR
D	PRE FINISHED ALUMINUM FRAMED WINDOW
E	PRE FINISHED ALUMINUM LOUVER
F	NOT USED
G	MECHANICAL EQUIPMENT SCREEN
H	PORTE COCHERE
I	SLOPING CONCRETE SLAB ROOF OR CONCRETE ROOF OVERHANG
J	NOT USED
K	DECORATIVE GARAGE ENCLOSURE
L	PRE FINISHED ALUMINUM / GLASS WIND SCREEN AT ROOF AMENITY
M	GARAGE ENTRY / EXIT DOORS
N	PAINTED STUCCO TO BE SAND FLOAT FINISH
O	ALUMINUM STOREFRONT SYSTEM
P	ROOF TRELLIS
Q	CONCRETE COLUMNS & BEAMS STUCCO PAINTED
R	PARAPET WALL
S	SCREEN ENCLOSURE

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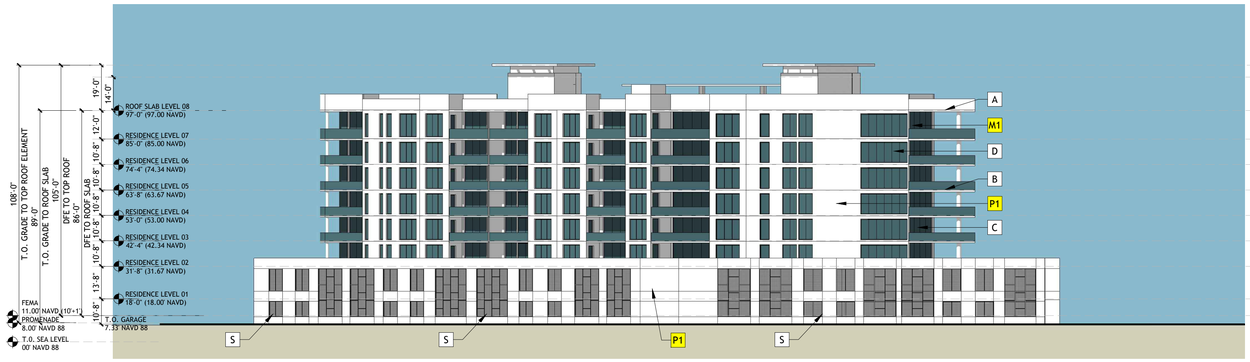
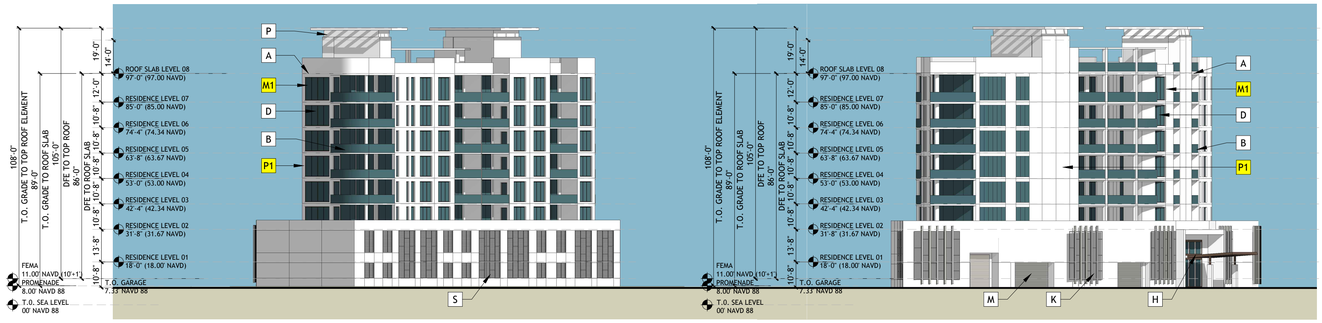
EXTERIOR ELEVATIONS

A3.00

1 BUILDING 2
EAST ELEVATION
Scale: 1:30

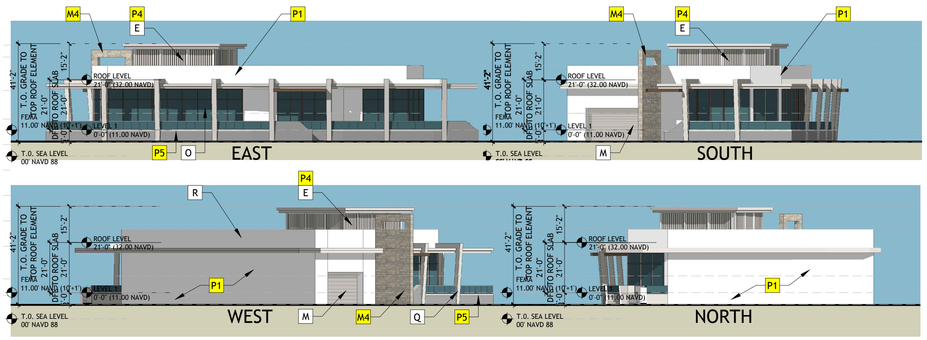


2 BUILDING 2
WEST ELEVATION
Scale: 1:30



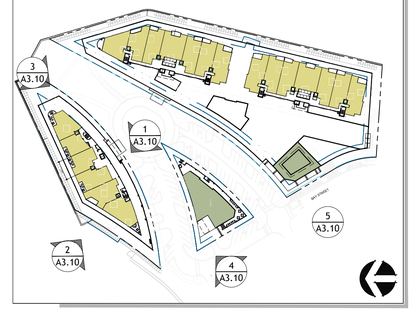
3 BUILDING 2
NORTH ELEVATION
Scale: 1:30

4 BUILDING 2
SOUTH ELEVATION
Scale: 1:30



5 BUILDING 3 - RETAIL
ELEVATIONS
Scale: 1:30

KEY PLAN - BLDGS 2 & 3



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D	PRE FINISHED ALUMINUM FRAMED WINDOW
E	PRE FINISHED ALUMINUM LOUVER
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H	PORTE COCHERE
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R	PARAPET WALL
S	SCREEN ENCLOSURE

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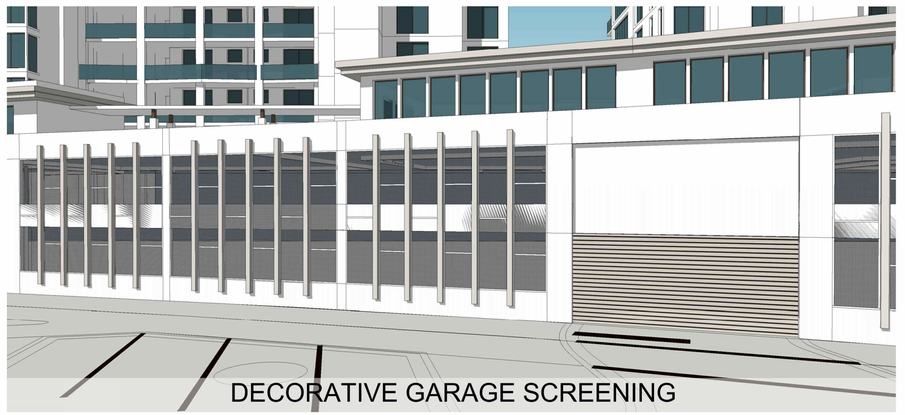
EXTERIOR ELEVATIONS

A3.10

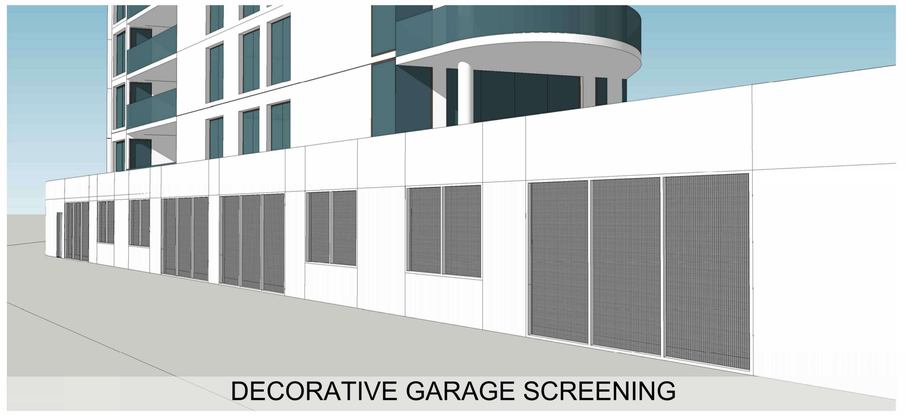
RETAIL SPACE ENTRYWAY CORNER

RETAIL SPACE SIDE ENTRYWAY

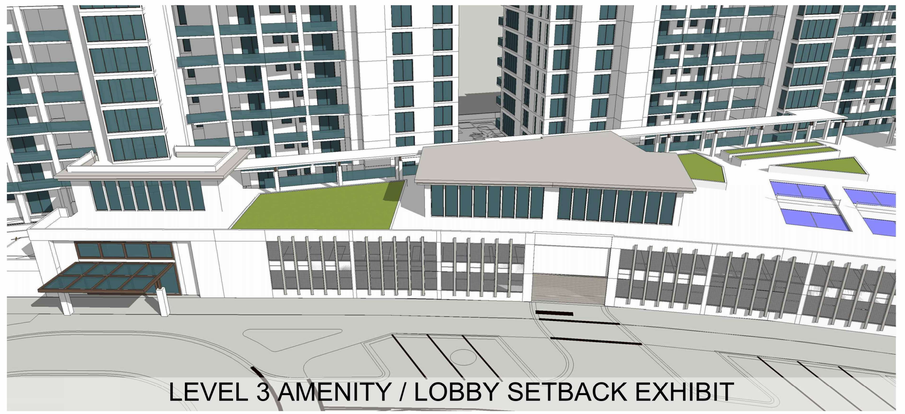
RESTAURANT ENTRYWAY



DECORATIVE GARAGE SCREENING

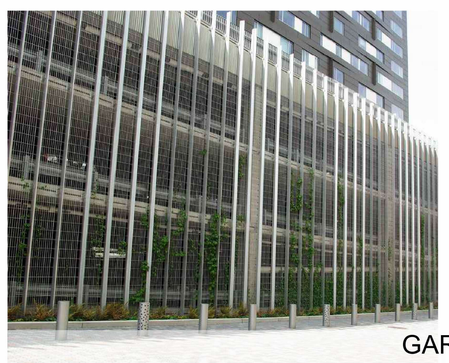


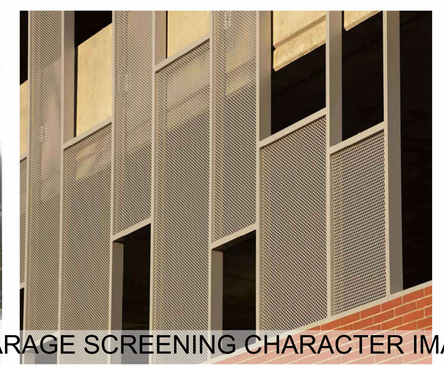
DECORATIVE GARAGE SCREENING

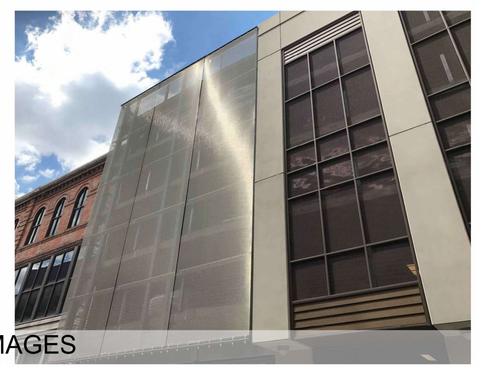


LEVEL 3 AMENITY / LOBBY SETBACK EXHIBIT

FLAT AWNINGS CHARACTER IMAGES







GARAGE SCREENING CHARACTER IMAGES

*REFER TO LANDSCAPE EXHIBITS AND RENDERINGS FOR LANDSCAPING DETAILS

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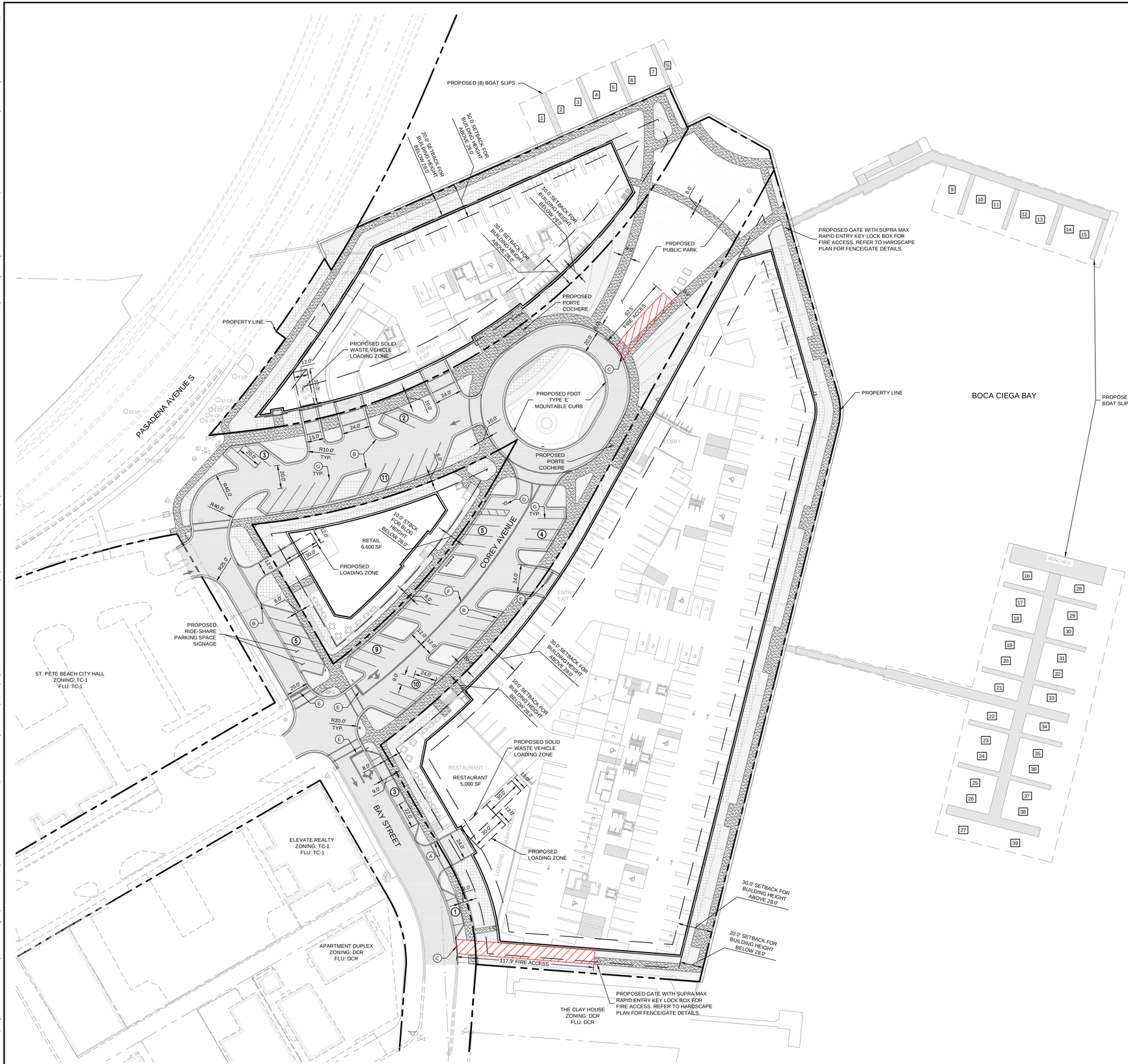
EXHIBITS

A3.20



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- FULL DEPTH ASPHALT PAVEMENT AREA
- PROPOSED FIRE ACCESS DRIVE
- (#) PROPOSED PARKING SPACES
- # PROPOSED BOAT SLIP NUMBER

KEY NOTE LEGEND

A	PROPOSED TYPE 'D' CURB. SEE DETAIL SHEET.
B	PROPOSED TYPE 'F' CURB. SEE DETAIL SHEET.
C	PROPOSED TYPE 'E' CURB. SEE DETAIL SHEET.
D	ACCESSIBLE PARKING SPACE TYPICAL. SEE FOR ACCESSIBLE PARKING SPACE SIZE, SIGN, AND SYMBOL.
E	PROPOSED 24" STOP LINE PER FDOT STANDARD PLAN 711-001 WITH R1-1 STOP SIGN
F	PROPOSED 6" DOUBLE YELLOW THERMOPLASTIC
G	PROPOSED 6" WHITE THERMOPLASTIC

SITE DATA TABLE

PROPERTY DATA	
PROJECT NAME	COREY LANDINGS
JURISDICTION	CITY OF ST. PETE BEACH
PARCEL NUMBER	25-31-15-78084-000-0141 - 0.20 AC 25-31-15-78084-000-0142 - 0.39 AC 25-31-15-78084-000-0143 - 0.24 AC 36-31-15-00000-140-0110 - 1.07 AC 36-31-15-00000-140-0300 - 0.38 AC 36-31-15-00000-140-0400 - 1.61 AC 36-31-15-13590-000-0010 - 0.23 AC 36-31-15-30672-063-0230 - 0.37 AC
SUBMERGED LAND	36-31-15-00000-140-0110 - 0.33 AC 36-31-15-00000-140-0410 - 0.73 AC 36-31-15-00000-140-0700 - 0.07 AC LEASE NUMBER 520027033 - 0.13 AC TOTAL 1.26 AC SUBMERGED LANDS
PROPOSED SITE AREA	
NORTH PARCEL	1.08 AC (46,947 SF)
SOUTH PARCEL	3.05 AC (132,854 SF)
WEST PARCEL	0.38 AC (16,531 SF)
TOTAL SITE AREA	4.51 AC (196,332 SF)
CURRENT ZONING	TC-2 (TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS)
CURRENT USE	VACANT SITE / AUTO AND MARINE REPAIR / RESTAURANT
FUTURE LAND USE	TC-2 (TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS)
PROPOSED USE	132 CONDO UNITS 2 TRANSIENT ACCOMMODATION UNITS (TAU) 5,000 SF RESTAURANT 6,600 SF RETAIL

PARKING DATA		
OFF-STREET PARKING	REQUIRED	PROVIDED
RESIDENTIAL (1 SPACE / BEDROOM)	285 BEDROOMS = 285 SPACES	330 SPACES
TRANSIENT ACCOMMODATION UNIT (0.9 SPACE / UNIT)	2 TAU'S = 2 SPACES	2 SPACES
RETAIL SALES (1 SPACE / 300 SF)	6,600 SF = 22 SPACES	22 SPACES
RESTAURANT (1 SPACE / 100 SF)	5,000 SF = 50 SPACES	50 SPACES
BOAT SLIPS / NON-LIVE ABOARD (RESIDENTIAL ONLY, 1 SPACE / 4 SLIPS)	35 SLIPS = 9 SPACE	9 SPACE
TRANSIENT BOAT SLIPS (PER CODE SLIPS COUNT TOWARDS PROVIDED PARKING)	N/A	4 SPACES
TOTAL:	368 SPACES	417 SPACES
PUBLIC PARKING (PER LDC SEC 23.3)	AVAILABLE	10% OF AVAILABLE SPACES
ADJACENT ON-STREET PARKING WITHIN 800 FT OF PROPERTY	ON-STREET: 107 SPACES	10 SPACES
BICYCLE PARKING (LDC SEC. 23.5, FOOTNOTE (d))	10% OF REQUIRED COMMERCIAL VEHICLE PARKING (72 SPACES) = 7 BICYCLE SPACES	7 SPACES

ZONING DATA					
	ALLOWABLE	NORTH PARCEL	SOUTH PARCEL	WEST PARCEL	TOTAL
DENSITY (UNITS / AC)	24 UNITS / AC (4.51 AC = 108 UNITS)	34.3 (37 UNITS / 1.08 AC)	31.8 (97 UNITS / 3.05 AC)	--	29.7
RETAIL / RESTAURANT FLOOR AREA RATIO	0.55	--	0.04 (5,000 SF / 132,854 SF)	0.40 (6,600 SF / 16,531 SF)	0.06
IMPERVIOUS SURFACE RATIO (ONSITE)	0.70	0.70 (14,100 SF / 46,947 SF)	0.69 (41,253 SF / 132,854 SF)	0.75 (4,113 SF / 16,531 SF)	0.70
VEGETATIVE GREENSPACE (AC)	--	14,100 SF	41,253 SF	4,113 SF	--

Know what's **below.** **Call** before you dig.

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

DATE
REVISIONS
No.

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM
CA 00000696

DESIGNED BY: SCOTT GILMER, PE
FLORIDA LICENSE NUMBER: 67...
DATE:

This item has been digitally signed and sealed by Scott W. Gilmer, PE, FL LIC. NO. 67...
on the date adjacent to the seal.
Signature must be verified on any electronic copies.
This review / drawing / standard details is being signed and sealed by Scott W. Gilmer, PE based on the authority granted under board rule 61G15-18.011 (1)(b)3.
To the best of the Engineer of Record's knowledge, these plans conform with the Code and Codes.

Digitally signed by Scott W. Gilmer, PE
DN: C=US, E=Scott.Gilmer@Kimley-Horn.com, CN=Scott W. Gilmer, PE, O=Kimley-Horn and Associates Inc, L=Raleigh, S=North Carolina, C=US
Date: 2026.08.18 15:10:07-04'00'

CONDITIONAL USE PERMIT
SITE PLAN

COREY LANDINGS

PREPARED FOR:
KT COREY AVE, LLC

CITY OF ST. PETE BEACH, FLORIDA

DATE
03/17/2025
PROJECT NO.

SHEET NUMBER
C300

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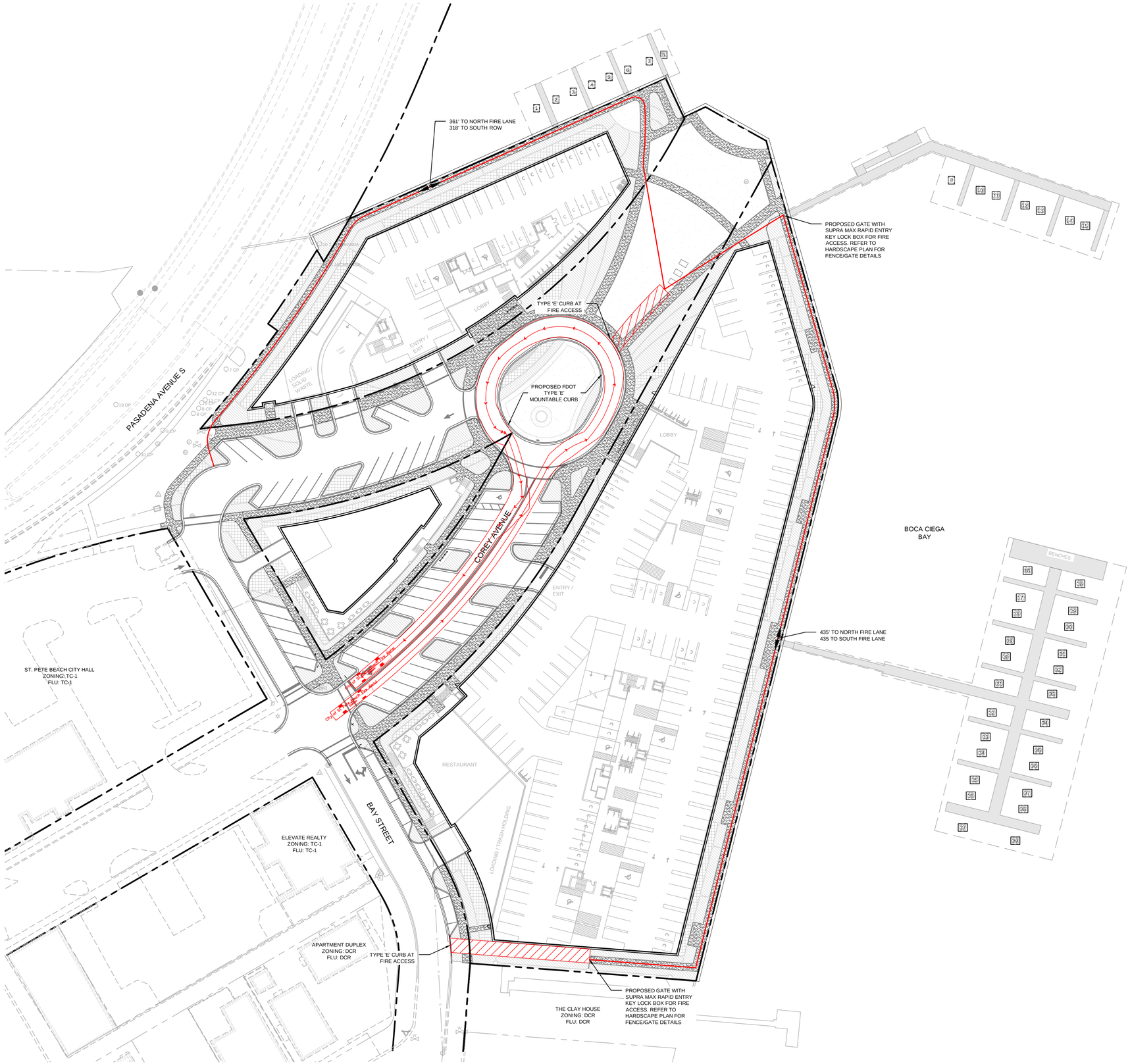


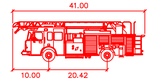
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FIRE ACCESS PATH

FIRE TRUCK SIMULATION DETAILS



City of St Pete Beach Fire Aerial

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

Digitally signed by Scott W. Gilner, PE
DN: E=Scott.Gilner@kimley-horn.com, CN="Scott W. Gilner, PE", OI=Kimley-Horn and Associates Inc, L=Raleigh, S=North Carolina, C=US
Date: 2025.08.18 15:10:00-04'00'

This item has been electronically signed and sealed by Scott W. Gilner, PE (FL #63945) on the date adjacent to the seal.

Signature must be verified on any electronic copies.

This sheet, containing structural details is being signed and sealed by Scott W. Gilner, PE based on the authority granted under Board Rule FBPE 61G15-18.011 (1)(a)3.

To the best of the Engineer of Record's knowledge, these plans conform with the Code.

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GROUNDWATER / DEWATERING NOTE:

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No.	REVISIONS	DATE

Kimley»Horn
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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

DESIGNED BY: S. GILNER
REGISTRATION NUMBER: FLORIDA PE 63945
DATE:

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

FIRE TRUCK AUTOTURN EXHIBIT

COREY LANDINGS
PREPARED FOR:
KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE
03/17/2025
PROJECT NO.

SHEET NUMBER
EX-1

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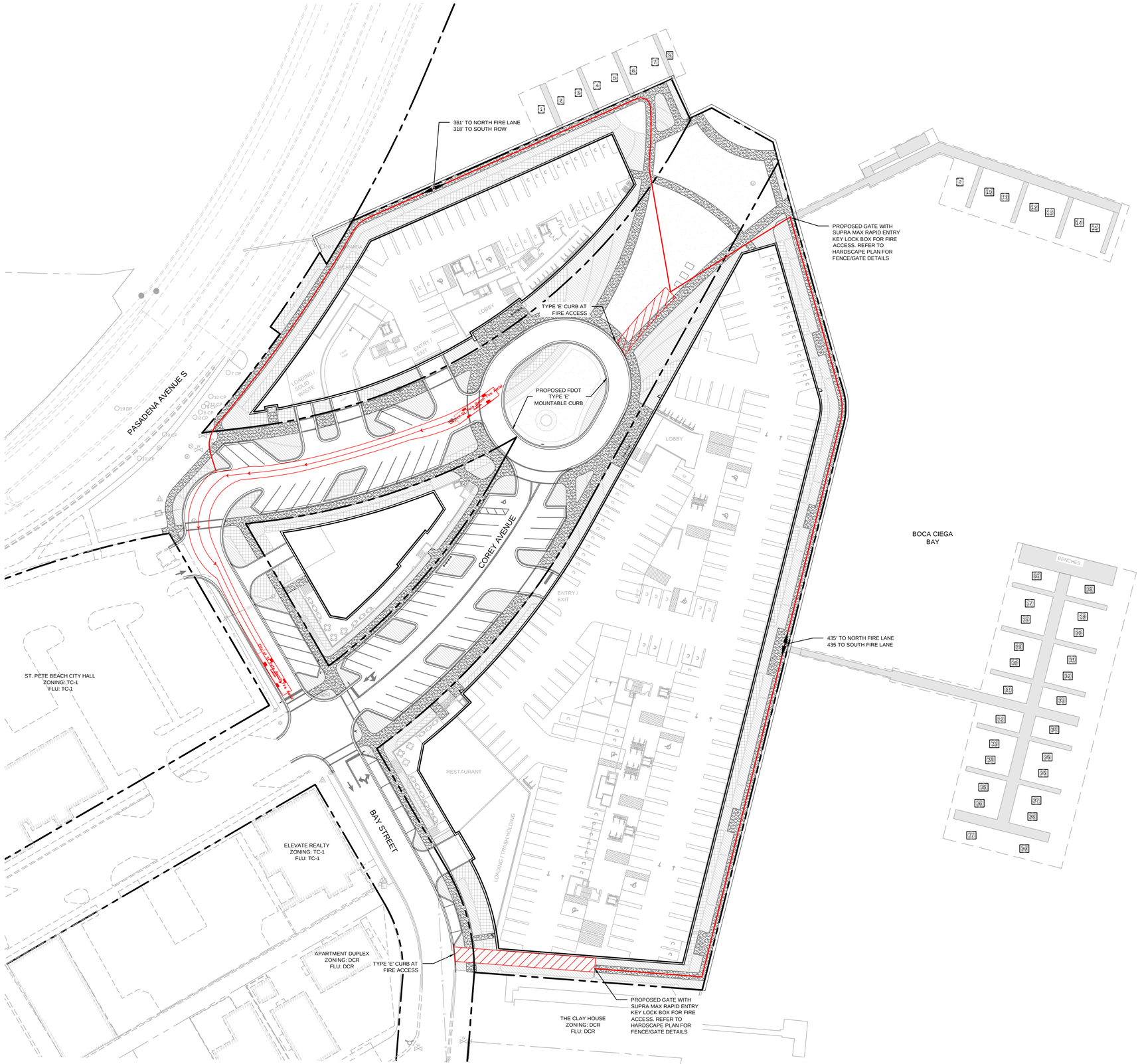


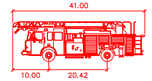
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

PROPERTY LINE
PROPOSED BUILDING
PROPOSED FIRE ACCESS PATH

FIRE TRUCK SIMULATION DETAILS



City of St Pete Beach Fire Aerial

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

No.	REVISIONS	DATE

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This sheet containing the signed details is being signed and sealed by Scott W. Wisner, PE based on the authority granted under Board rule FAC 61G15-18.011 (1)(a)3.

To the best of the Engineer of Record's knowledge, these plans conform with the Code(s) cited.

SCALE	AS NOTED
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DESIGNED BY	S. WISNER
FLORIDA REGISTRATION NUMBER	53945
DATE	

FIRE TRUCK
AUTOTURN EXHIBIT

COREY LANDINGS

PREPARED FOR:
KT COREY AVE, LLC

CITY OF ST. PETE BEACH, FLORIDA

DATE
03/17/2025

PROJECT NO.

SHEET NUMBER
EX-3

Know what's **below.**
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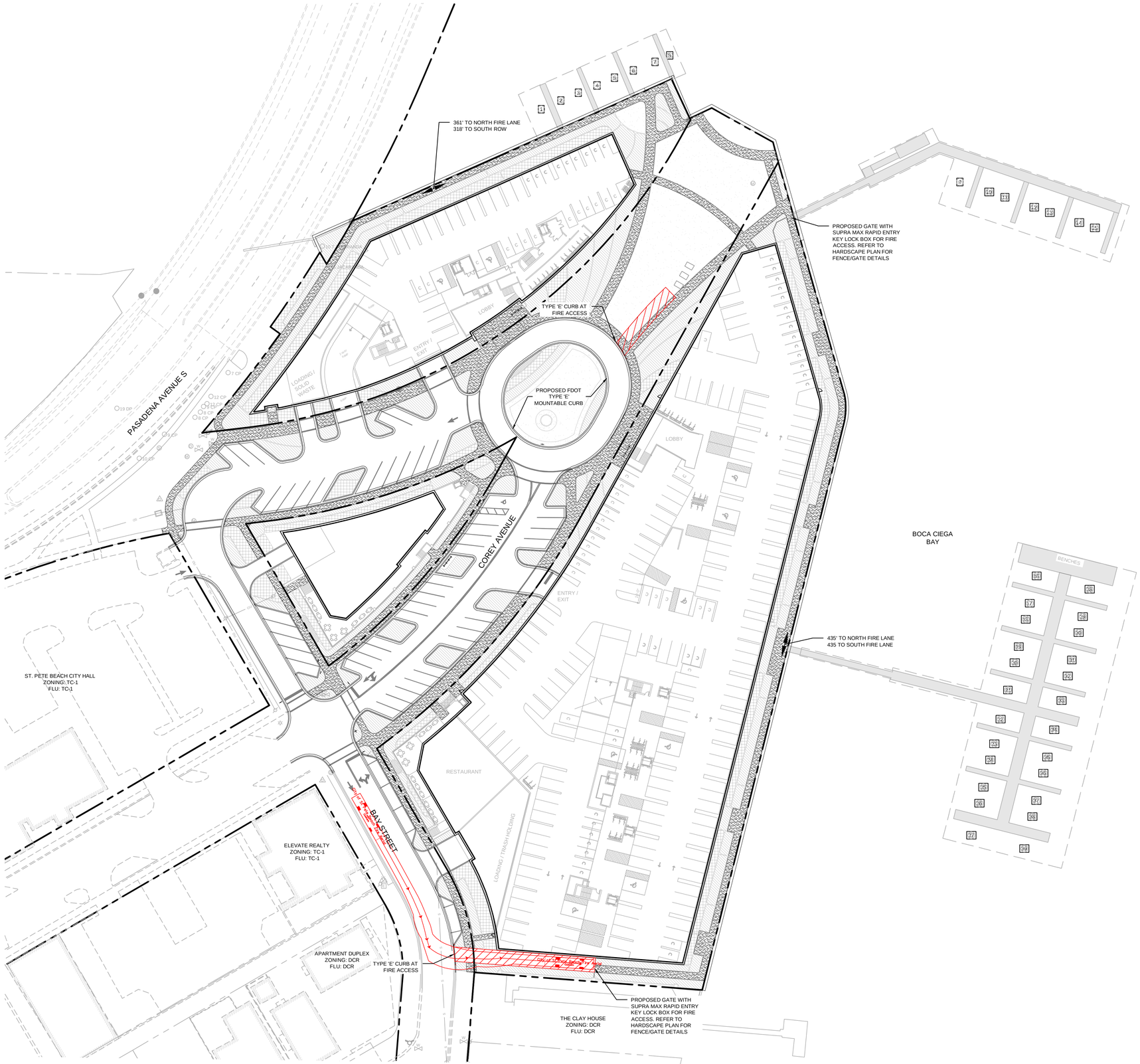


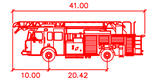
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FIRE ACCESS PATH

FIRE TRUCK SIMULATION DETAILS



City of St Pete Beach Fire Aerial

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

Know what's **below.** **Call** before you dig.

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No.	REVISIONS	DATE

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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM
CA 00000696

DESIGNED BY: S. LINK
DRAWN BY:
CHECKED BY:
FLORIDA REGISTRATION NUMBER:
DATE:

This item has been electronically signed and sealed by Scott W. Usher, PE (FL #53945) on the date adjacent to the seal.

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To the best of the Engineer of Record's knowledge, these plans conform with the City's codes.

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

FIRE TRUCK
AUTOTURN EXHIBIT

COREY LANDINGS

PREPARED FOR:
KT COREY AVE, LLC

CITY OF ST. PETE BEACH, FLORIDA

DATE
03/17/2025

PROJECT NO.

SHEET NUMBER
EX-2

PLANTING SCHEDULE

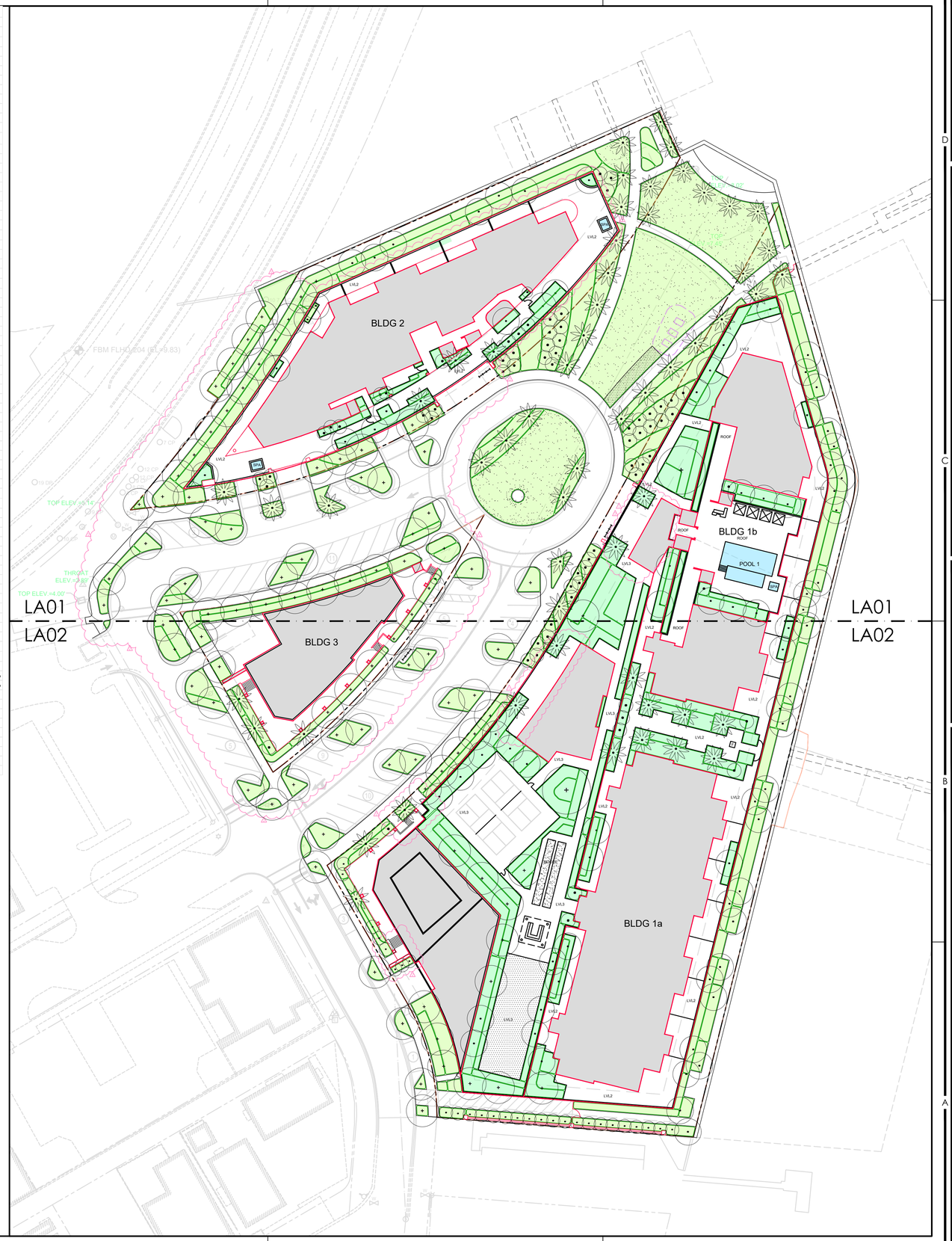
Sunday, August 17, 2025

QNTY	KEY	LATIN NAME	COMMON NAME	SPECIFICATIONS	FFP	NATIVE	NOTES	FFP	NATIVE
		TREES							
3	BB	Bucida buceras	Black Olive	12' ht. x 6' spr; 3" cal / full	Yes	No		3	0
0	BS	Bursera sumaruba	Gumbo Limbo	12' ht. x 6' spr; 3" cal / full	Yes	Yes		0	0
58	QVH	Quercus virginana "High Rise"	High Rise Oak	12' ht. x 6' spr; 3" cal / full	Yes	Yes		58	58
12	QV	Quercus virginana	Live Oak	12' ht. x 6' spr; 3" cal / full	Yes	Yes		12	12
2	QVR	Quercus virginana	Live Oak (Ranch Oak)	12' ht. x 6' spr; 3" cal / full	Yes	Yes		2	2
9	SM	Swietenia mahogani	Mahogany	12' ht. x 6' spr; 3" cal / full	No	Yes		0	9
		PALMS					equals 1 canopy tree if 12' CT		
79	CNX	Cocos nucifera "Green Malayan"	Green Malayan Coconut Palm	12' CT; full; straight trunk	Yes	No		79	0
0	BNX	Bismarkia nobilis	Bismark Palm	12' CT; full	Yes	No		0	0
12	CMX	Caroyta mitis	Fishtail Palm	12' OA; full; sun-grown	Yes	No		12	0
27	PMX	Phycosperma macarthurii	Macarthur Palm	12' CT; full; triple	Yes	No		27	0
20	SPX	Sabal palmetto	Sabal Palm	12' CT; full; straight trunk	Yes	Yes		20	20
10	PDX	Phoenix dactylifera "Medjool"	Medjool Palm	12' CT; diamond cut; match; Florida Fancy	Yes	No		10	0
46	ROX	Roystonea elata	Royal Palm	12 GW; straight trunk	Yes	Yes		46	46
25	WBX	Woodlei bifurcata	Foxtail Palm	12' CT; full	Yes	No		25	0
		FLOWERING TREES							
6	DR	Delonix regia	Royal Poinciana	12' ht. x 6' spr; 3" cal / full	Yes	No		6	0
6	JM	Jacaranda mimosifolia	Jacaranda	12' ht. x 6' spr; 3" cal / full	No	No		0	0
0	TC	Tabebuia caribea	Yellow Trumpet Flower	12' ht. x 6' spr; 3" cal / full	Yes	Yes		0	0
		ACCENTS							
9	CHX	Chamerops humilis	European Fan Palm	8' OA; 5-stem; full; 2" cal	Yes	No		9	0
5	JAT	Jatropha hostata	Jatropha	8' OA; full"; single-trunk; well-branched; 2" ca	Yes	No		5	0
0	LAG	Lagerstromea indaca "Watermelon Red"	Red Crepe Myrtle	8' OA; full"; multi-trunk	Yes	No		0	0
4	LIG	Ligustrum japonicum	Ligustrum Tree	8' OA; full; 2" cal	No	No		0	0
5	LTX	Bismarkia nobilis	Bismark Palm	8' OA; full; 2" cal	Yes	No		5	0
		SHRUBS							
668	BBK	Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea	3 Gal; 24" ht x 16" spr; full /24" OC	Yes	No		668	0
151	BGP	Bougainvillea glabra	Dwarf Purple Gougainvillea	3 Gal; 24" ht x 16" spr; full /24" OC	Yes	No		151	0
1313	CAR	Neomarica caerulea 'Giant Apostle'	Giant Apostle Iris	3 Gal; 24" ht x 16" spr; full /24" OC	No	No		0	0
637	CHR	Chrysobalanus icaco 'Red Tip'	Cocoplum	3 Gal; 30" ht x 18" spr; full / 36"OC	Yes	Yes		637	637
1574	CLU	Clusia guttifera	Clusia	3 Gal; 30" ht x 18" spr; full / 36"OC	Yes	No		1574	0
1334	FICg	Ficus "Green Island"	Green Island Ficus	3 Gal., 24" ht x 24" spr / 18" OC	No	Yes		0	1334
1245	MUL	Muhlenbergia capillaris	Muhly Grass	3 Gal., 24" ht x 18" spr / 30" OC	Yes	Yes		1245	1245
945	PEN	Pennisetum setaceum nana	Dwarf Pennisetum	3 Gal., 24" ht x 18" spr / 30" OC	No	Yes		0	945
696	PLU	Plumbago zeylanica	Wild Plumbago	3 Gal., 24" ht x 18" spr / 30" OC	Yes	Yes		696	696
0	POD	Podocarpus macrophylla	Podocarpus	25 Gal; 7'-8' OA; full / 36" OC	Yes	No		0	0
2085	RAP	Rapheolepsis indica nana	Dwarf India Hawthorne	3 Gal., 24" ht x 18" spr / 24" OC	Yes	Yes		2085	2085
685	SCH	Scheffelra arboricola	Dwarf Scheffelera	3 Gal., 30" ht x 18" spr / 36" OC	No	No		0	0
1129	TAB	Tabernamontana divericata	Cape Jasmine	3 Gal., 24" ht x 24" spr / 42" OC	Yes	No		1129	0
30	TRD	Tripsachum floridana nana	Dwarf Fakahatchee Grass	3 Gal., 24" ht x 18" spr / 30" OC	Yes	Yes		30	30
		GROUNDCOVERS + ANNUALS							
62	ACH	Arachis glabrata	Perennial Peanut	6" ht x 12 spr; full; 24" OC	Yes	No		62	0
63	BUL	Bulbine frutescens 'Yellow'	Yellow Bulbine	12" ht x 12 spr; full; 18" OC	Yes	No		63	0
1453	CEB	Carissa microcarpa "Emerald Blanket"	Dwarf Carissa	3 Gal; 12" ht x 12" spr; full /18" OC	Yes	Yes		1453	1453
980	GAL	Gaillardai puchella	Blankey Flower	12" ht x 8 spr; full; 16" OC	Yes	Yes		980	980
562	NEO	Neomarica longifolia	Yellow Walking Iris	3 Gal., 18" ht x 12" spr /18" OC	Yes	Yes		562	562
158	NEP	Nephrolepsis biseratta	Sword Fern	3 Gal., 12" ht x 12" spr / 30" OC	Yes	Yes		158	158
0	TRA	Trachleospermum asiiaticum minima	Trailing Jasmine	8" ht x 12 spr; full; 24" OC	Yes	No		0	0
939	ZAM	Zamia pumila	Coontie	3 Gal;16" ht x 24" spr / 24" OC	Yes	Yes		939	939
365	ANN	Pentas lanceolata	Pentas	1 gal; full; 16" OC	Yes	No	Color / species TBD	365	0
		LAWN							
16540	sf SOD	Paspalum 'Emerald Green Isle"	Emeerald Green Paspalum	Staggered sod panels / clean + weed free		No			
570	cub.yrds.	Shredded Eucalyptus Mulch	Dark Brown Mulch	3" shredded eucalyptus mulch / dark brown (per sf)					

Notes: The noted plant size is the key spec and not the container designation.

				FFP		NATIVE	
17,074	Total shrubs and groundcovers			75.0%	12,797	11,064	64.8%
17,412	Total trees, palms, accents, shrubs and groundcovers			75.3%	13,116	11,211	64.4%

Pervious	Parcel	
41,253	133,677	SOUTHEAST PARCEL
15,450	46,964	NORTHWEST PARCEL
4,113	16,531	CENTER PARCEL
394,344	197,172	Totals



morrow design
Plan | Design | Manage

8805 TAMIAMI TRAIL
SUITE 244
NAPLES, FLORIDA 34108
PH: (239) 216-5852

COREY LANDING

St. Pete Beach Florida

OWNER:
KT COREY AVE LLC

ARCHITECT:
GROH Architecture

CIVIL:
Kimley-Horn

LEGAL
Stearns Weaver Miller
Weissler Alhadeff
& Sitterson, P.A.

TRC SUBMITTAL

REV	DATE	DESCRIPTION
1	08/18/25	TRC Submittal
1	07/02/25	Per City Comments

Digitally signed by Keith W Morrow
Date: 2025.08.18 04:02:42 '-04'00

REGISTERED LANDSCAPE ARCHITECT KEITH WILLIAM MORROW LA.0001503 STATE OF FLORIDA

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

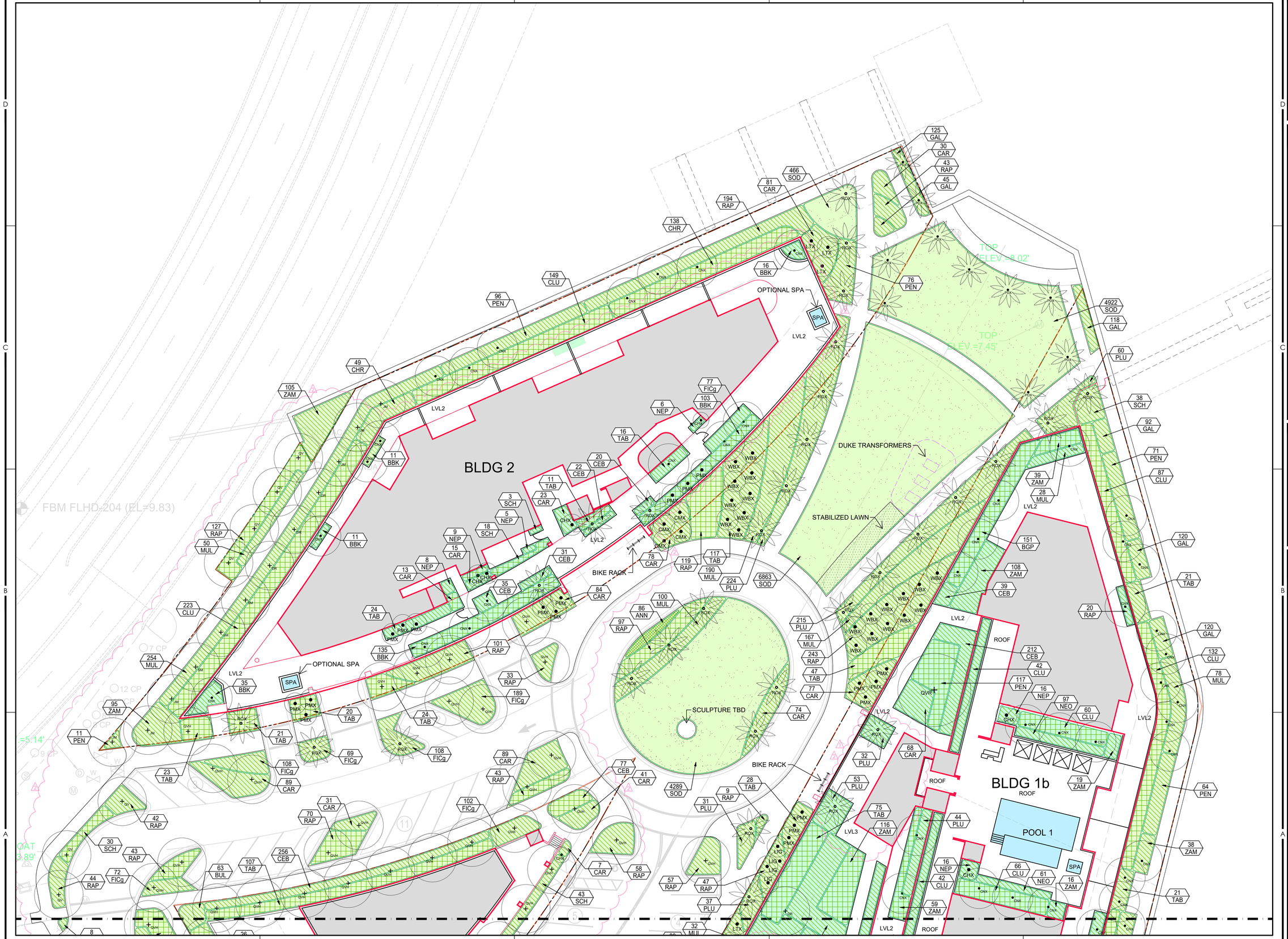
NORTH
0 20 40 80'

SCALE: 1" = 40'
DATE: MAY 5, 2025
PIN:

TRC SUBMITTAL
LANDSCAPE
SITE PLAN

LA00

24 x 36



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SUITE 244
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PH: (239) 216-5852

COREY LANDING

St. Pete Beach Florida

OWNER:
KT COREY AVE LLC

ARCHITECT:
GROH Architecture

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Kimley-Horn

LEGAL
Stearns Weaver Miller
Weissler Alhadeff
& Sitterson, P.A.

TRC SUBMITTAL

REV	DATE	DESCRIPTION
3		
2		
1		
0		
5		
4	08/18/25	TRC Submittal
3	07/02/25	Per City Comments

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

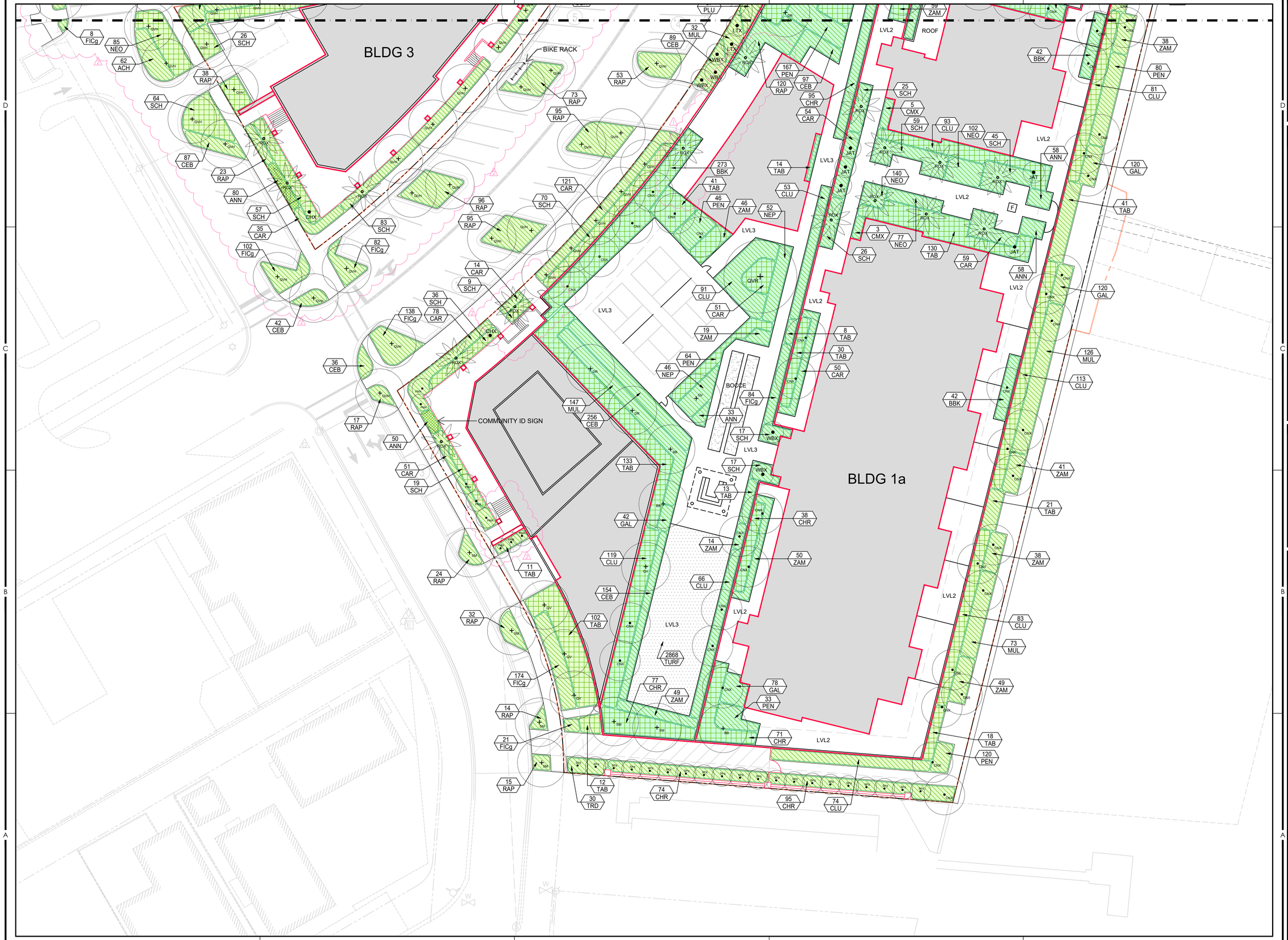
NORTH
0 10 20 40'

SCALE: 1" = 20'
DATE: MAY 5, 2025
PIN:

TRC SUBMITTAL
LANDSCAPE
SITE PLAN

LA01

24 x 36



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COREY LANDING

St. Pete Beach Florida

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CIVIL:
Kimley-Horn

LEGAL
Stearns Weaver Miller
Weissler Alhadeff
& Sitterson, P.A.

TRC SUBMITTAL

REV	DATE	DESCRIPTION
2	08/18/25	TRC Submittal
1	07/02/25	Per City Comments

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

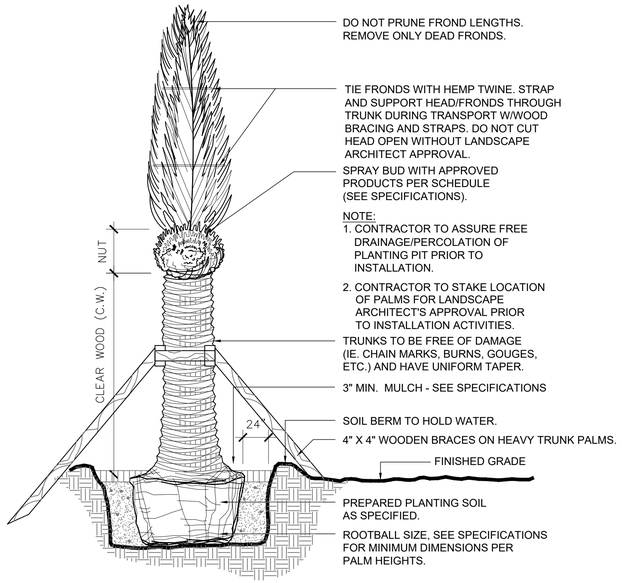
NORTH
0 10 20 40'

SCALE: 1" = 20'
DATE: MAY 5, 2025
PIN:

TRC SUBMITTAL
LANDSCAPE
SITE PLAN

LA02

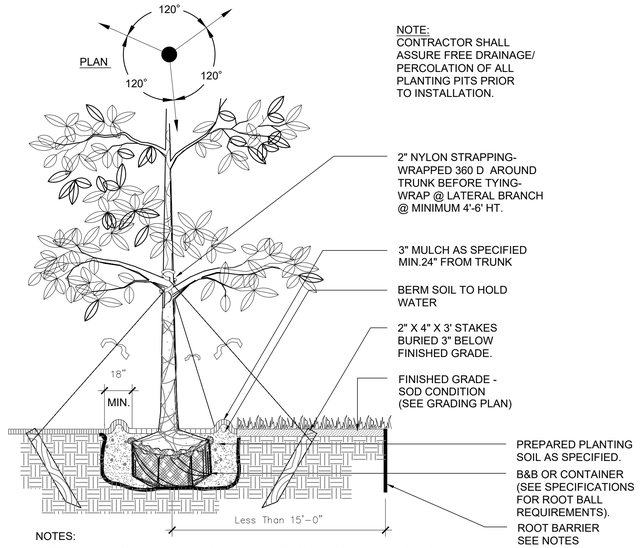
24 x 36



Date Palm

C1 SCALE:1" = 1'-0"

FILE NAME: DT-DatePalm.dwg

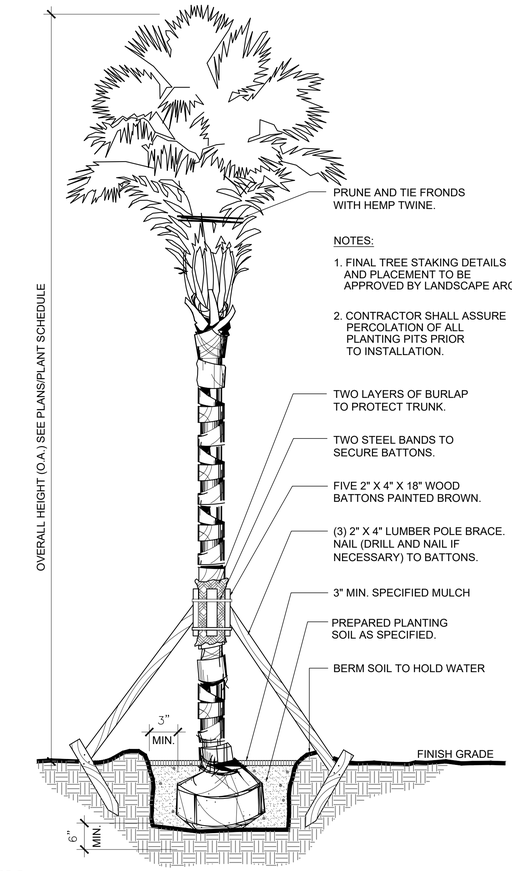


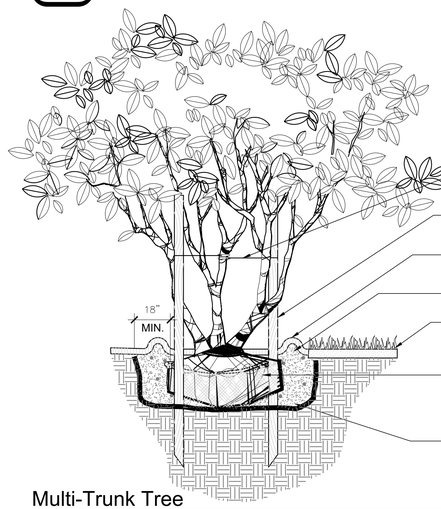
NOTES:
-ROOT BARRIERS ARE REQUIRED WHERE LARGE CANOPY TREES, SUCH AS LIVE OAKS, ARE WITHIN 15' OF A SIDEWALK, PAVED AREA, OR BUILDING, AND SHALL RUN PARALLEL WITH PAVED AREA OR BUILDING TO A DISTANCE 20' OUT EITHER DIRECTION FROM TRUNK.
-ROOT BARRIERS SHALL BE A MINIMUM OF 18"-24" DEEP AND SHALL EXTEND UP TO FINISHED GRADE.
-PRODUCT SPECIFICATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
-ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

Large Tree

B3 SCALE:1" = 1'-0"

FILE NAME: DT-LargeTree.dwg

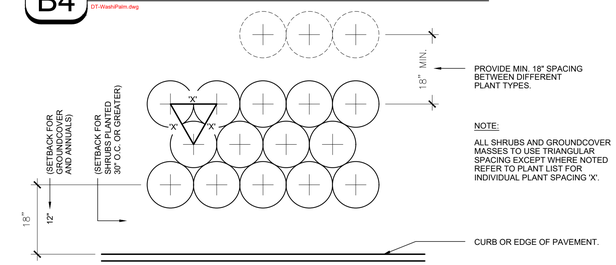




Palm Tree

B4 SCALE:1/2" = 1'-0"

DT-WaterPalm.dwg



Typical Plant Spacing Diagram

A3 SCALE:1" = 1'-0"

DT-PlantSpacing.dwg

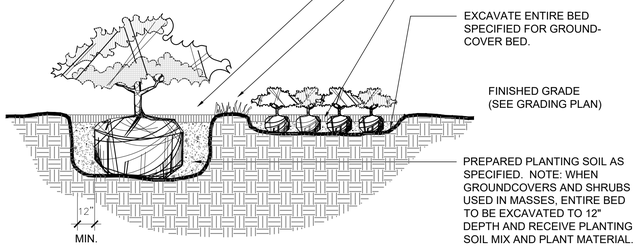
Shrub and Groundcover

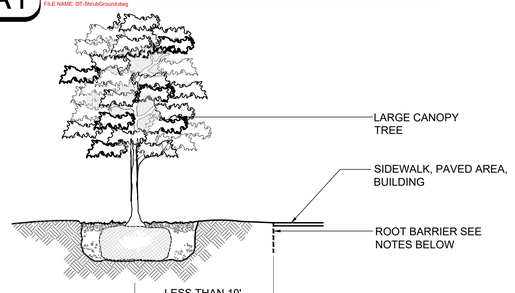
A1 SCALE:1" = 1'-0"

FILE NAME: DT-ShrubGround.dwg

NOTE:
CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

NOTE: PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.





NOTES:
1. A SOLID PANEL 24" DEPTH ROOT BARRIER DEVICE SHALL BE EMPLOYED WITHIN A 20.0' RADIUS OF A TREE WHEN TREES ARE WITHIN 10.0' OF ADJACENT HARDSCAPE SURFACES AND SHALL RUN PARALLEL WITH PAVED AREA OR BUILDING TO A DISTANCE 20.0' OUT EITHER DIRECTION FROM TRUNK.
2. USE UB24-2 POLYETHYLENE SOLID PANEL ROOT BARRIER BY DEEPROOT OR APPROVED EQUAL.
3. ROOT BARRIERS SHALL BE 24" DEPTH AND SHALL EXTEND UP TO FINISHED GRADE.
4. NO TREES ARE TO BE PLANTED WITHIN 5 FEET OF EXISTING OR PROPOSED UNDERGROUND UTILITIES. WHERE A CONFLICT EXISTS, NOTIFY THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUED INSTALLATION.
5. USE PHYSICAL ROOT BARRIER WHEN TREES ARE WITHIN 10 FEET OF UNDERGROUND UTILITIES. ROOT BARRIER TO BE NO CLOSER THAN 5 FEET TO UNDERGROUND UTILITY PIPES.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

Root Barrier

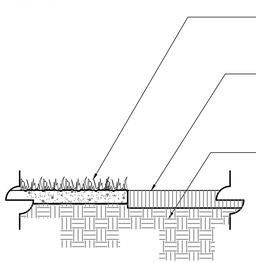
A3 SCALE:1" = 1'-0"

DT-RootBarrier.dwg

Multi-Trunk Tree

C1 SCALE:1" = 1'-0"

FILE NAME: DT-MultiTrunkTree.dwg



SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS). ALL SOD AREAS TO RECEIVE 4" OF PLANTING SOIL THAT IS TO BE TILLED INTO THE NATIVE SOILS TO A DEPTH OF 8".

3" MULCH (SEE SPECIFICATIONS)

NOTE:
COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.

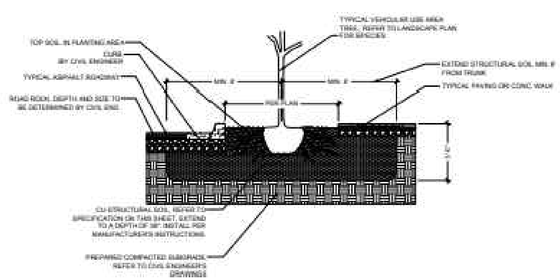
PLANTING SOIL (FINE RAKED AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, SEE SPECIFICATIONS.)

NOTE:
ALL MULCH SHALL BE PEST AND INSECT FREE.

Mulch Application

B1 SCALE:1" = 1'-0"

DT-Mulch.dwg



CU-STRUCTURAL SOIL DETAIL

NTS

morrow design
Plan | Design | Manage
8805 TAMIAMI TRAIL
SUITE 244
NAPLES, FLORIDA 34108
PH: (239) 216-5852

COREY LANDING

St. Pete Beach Florida

OWNER:
KT COREY AVE LLC

ARCHITECT:
GROH Architecture

CIVIL:
Kimley-Horn

LEGAL
Stearns Weaver Miller
Weissler Alhadeff
& Sitterson, P.A.

TRC SUBMITTAL

REV	DATE	DESCRIPTION
4		
3		
2		
1		
A		
4	08/18/25	TRC Submittal
3	07/02/25	Per City Comments

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

SCALE:	AS NOTED
DATE:	MAY 5, 2025
PIN:	

TRC SUBMITTAL
LANDSCAPE DETAILS

LA03

GENERAL LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES EXCEED NO. 1 GRADE IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED PRIOR TO INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL THAT DOES NOT CONFORM TO SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

3. ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".

4. CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT OF WORK.

5. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION.

6. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A 4.0' HEIGHT ORANGE NYLON OR POLYPROPYLENE TYPE FENCE AFFIXED WITH NAILS OR STAPLES TO STURDY POSTS (METAL FENCE STAKES OR 2x4 WOOD, SET TO A DEPTH OF 2.0' MINIMUM) SURROUNDING ALL EXISTING VEGETATION AND/OR VEGETATION TO BE PROTECTED AND RELOCATED. FENCE TO BE INSTALLED IN THE CRITICAL PROTECTION ZONE - THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE (1) FOOT FOR EACH INCH OF TREE TRUNK DIAMETER MEASURED AT 54" ABOVE FINISHED GRADE (FOR GROUPS OF TREES, LOCATE FENCE BETWEEN TREES AND CONSTRUCTION ACTIVITY). THE FENCE SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE. SHRUBS AND GROUNDCOVER VEGETATION SHALL HAVE A MINIMUM 5.0' BUFFER BETWEEN FENCE AND CONSTRUCTION ZONE. NO CONSTRUCTION DEBRIS, VEHICLES, CHEMICALS, OR OTHER CONSTRUCTION ACTIVITY SHALL BE ALLOWED WITHIN THE ROOT ZONE AND/OR CRITICAL PROTECTION ZONE.

7. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PROCUREMENT AND/OR DELIVERY TO THE WORK SITE. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.

8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.

9. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTOR'S EXPENSE, UNDER SUPERVISION OF THE LANDSCAPE ARCHITECT AND/OR OWNER.

10. INSTALLATION - ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.

11. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING) AS SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED IN THE PLANT LIST/SCHEDULE.

12. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS AS DETERMINED BY THE LANDSCAPE ARCHITECT.

13. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING .

14. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.

15. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN FIVE (5) BUSINESS DAYS OF NOTICE.

16. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

17. FERTILIZATION:

    PALMS:
    13-3-13 PLUS MINOR ELEMENTS - SLOW RELEASE
    1/2 LB FERTILIZER PER 1/2 INCH CALIPER

    SHRUBS AND GROUNDCOVERS:
    8-10-10 PLUS MINOR ELEMENTS - SLOW RELEASE
    1/2 LB FERTILIZER PER 100 FT2

    TREES:
    8-6-6 PLUS MINOR ELEMENTS - SLOW RELEASE
    1/2 LB FERTILIZER PER 1/2 INCH CALIPER

    TURF:
    16-4-8 PLUS MINOR ELEMENTS - SLOW RELEASE
    1 LB FERTILIZER PER 1000 FT2

    THE COST FOR LANDSCAPE FERTILIZER AS DESCRIBED ABOVE SHALL BE INCLUDED IN THE PER PLANT PRICE.

18. SOIL PREPARATION AND SOIL MIX:

    a. APPLY ROUNDUP (MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER-SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.

    b. BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, AND REMAINING FROM REMOVED PLANT MATERIAL.

    c. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES THEN APPLY "RONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS. FOLLOW MANUFACTURER'S RECOMMENDED WAITING PERIOD PRIOR TO NEW LANDSCAPE INSTALLATION.

    d. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:

        ROYAL PALMS:
        60% CLEAN D.O.T. SAND
        40% APPROVED TOPSOIL / SOLID WASTE COMPOST

        TREES / ALL OTHER PALMS:
        90% CLEAN D.O.T. SAND
        10% APPROVED TOPSOIL / SOLID WASTE COMPOST

        SHRUBS, AND GROUND COVERS:
        70% CLEAN D.O.T. SAND
        30% APPROVED TOPSOIL / SOLID WASTE COMPOST

    NOTE:
    CONTRACTOR TO SUBMIT LABORATORY SOIL TESTS OF THE SOIL MIXTURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

    e. COMPOST MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 5.3 AND 6.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). FLORIDA PEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS.

    f. TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF THREE (3) INCHES THROUGHOUT ALL AREAS AND SIX (6) INCHES IN ALL SHRUB AND GROUNDCOVER BEDS. REMOVE ALL ROCKS AND OTHER OBJECTS OVER ONE (1) INCH IN DIAMETER.

    g. SMOOTH ALL PREPARED TOPSOIL TO FOUR (4) INCHES BELOW TOP OF SURROUNDING PAVEMENT EDGES. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.

    h. SMOOTH TOPSOIL MIXTURE TO SIX (6) INCHES BELOW GRADE IN AREAS TO BE SODDED.

    i. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5 TO 6.5. IF NECESSARY, THE CONTRACTOR SHALL APPLY THE APPROPRIATE SOIL AMENDMENTS ADJUSTING SOIL PH TO ASSURE A PH RANGE OF 5.5 TO 6.5.

20. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREE OR PALM. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH THE LANDSCAPE ARCHITECT AND/OR OWNER ON SITE.

21. CONTRACTOR SHALL MULCH ALL PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A THREE (3) INCH DEPTH WITH CLEAN, WEED FREE MELALEUCA IN DARK BROWN COLOR UNLESS OTHERWISE SPECIFIED (WWW.GOMULCH.COM - "FLORIMULCH BROWN" OR APPROVED EQUAL; SAMPLES REQUIRED FOR APPROVAL PRIOR TO PROCUREMENT AND/OR INSTALLATION).

22. INSTALLATION PERIOD : THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE JOB IS ACCEPTED, IN FULL, AT THE END OF THE INSTALLATION PHASE BY THE OWNER AND LANDSCAPE ARCHITECT. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING AT END OF INSTALLATION PERIOD. LANDSCAPE ARCHITECT AND OWNER ACCEPTANCE SHALL BEGIN THE ESTABLISHMENT PERIOD.

23. ESTABLISHMENT PERIOD : CONTRACTOR TO GUARANTEE, MAINTAIN, AND WATER PLANT MATERIAL FOR A NINETY (90) DAY ESTABLISHMENT PERIOD FOLLOWING DATE OF INSTALLATION PERIOD COMPLETION. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING AFTER NINETY (90) DAY ESTABLISHMENT PERIOD. LANDSCAPE ARCHITECT AND OWNER ACCEPTANCE SHALL BEGIN THE GUARANTEE PERIOD.

24. GUARANTEE PERIOD : IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIAL COMPLETION IN WRITING UPON WRITTEN REQUEST OF THE CONTRACTOR. ACKNOWLEDGMENT OF SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE ONE (1) YEAR GUARANTEE PERIOD.

25. ALL PLANT MATERIAL SHALL BE OF FLORIDA NO. 1 OR BETTER QUALITY AT TIME OF INSTALLATION AND SHALL BE MAINTAINED IN THIS SAME CONDITION UNTIL COMPLETION OF THE GUARANTEE PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING ANY PERIOD (INSTALLATION, ESTABLISHMENT, GUARANTEE) SHALL BE GROUNDS FOR REJECTION AND REPLACEMENT AS DETERMINED BY THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.

26. REMOVAL OF ALL STAKING AND GUYING OF TREES AND PALMS AFTER GUARANTEE PERIOD SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS OTHERWISE AGREED UPON WITH THE CONTRACTOR IN WRITING.

27. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

GENERAL TREE PROTECTION NOTES:

1. PRUNING OF A GRAND TREE, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE (3) INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE CITY OF SARASOTA TREE PROTECTION ORDINANCE.

2. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE CITY OF SARASOTA TREE PROTECTION ORDINANCE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

3. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.

4. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE APPROVED PROTECTED ROOT ZONE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY.

5. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

6. INSTALL TREE BARRICADES TO THE FULLEST EXTENT OF THE DRIP LINE OF ALL TREES/PALMS AS POSSIBLE AND/OR TO THE MAXIMUM LIMIT OF IMPROVEMENT(S) AS POSSIBLE (OF COURSE REALIZING THAT THE TREE BARRICADES, PER SECTION VII-312(A)(3), MAY BE TEMPORARILY RELOCATED TO ACCOMMODATE A CONSTRUCTION ISSUE IF ADVANCED NOTICE IS PROVIDED TO THE CITY ARBORIST. DO NOT INSTALL TREE BARRICADES (SPECIFICALLY SILT FENCING MATERIAL) BY TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES/PALMS.

7. NO CHANGES TO THE PREDEVELOPMENT CONDITIONS WITHIN THE APPROVED PROTECTED ROOT ZONE ARE ALLOWED, PER SECTION VII-312.

8. ALL MITIGATION TREES MUST BE A MINIMUM OF 3" CALIPER, CANOPY TREES MUST BE 12' HT/3" CAL.; PALMS LESS THAT 15' CANOPY CAN BE GROUPED TO EQUAL 15' SPREAD (MAX. 30%); PALMS MUST BE 12' HEIGHT; ACCENT TREES MUST BE 8' TALL/1" CAL. X 3' SPR.; SHRUBS MUST BE 2' MIN. HT AT PLANTING; VINES MUST BE 30" AT PLANTING; GROUNDCOVERS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE. 50% OF ALL REQUIRED CANOPY TREES MUST BE NATIVE.

9. IN THE EVENT THAT ANY VEGETATION OR PHYSICAL ELEMENT FUNCTIONING TO MEET THE STANDARDS OF THIS DIVISION IS SEVERELY DAMAGED, IT SHALL BE REPLANTED OR REPLACED WITHIN 90 DAYS OR ONE GROWING SEASON, WHICHEVER IS SOONER. IN THE EVENT THAT THE DAMAGE IS FOUND TO BE CAUSED BY AN ACT OF GOD (I.E. HURRICANES, WINDS, FIRE, FLOOD, FREEZE) A GRACE PERIOD OF 180 DAYS (AN ADDITIONAL 90 DAYS) SHALL BE GRANTED FOR REPLACEMENT.

GENERAL IRRIGATION NOTES:

1. ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINLER SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO 100% OVERLAP AS PER MANUFACTURERS SPECIFICATIONS AND PERFORMANCE STANDARDS UTILIZING A RUST FREE WATER SOURCE. EACH SYSTEM SHALL BE INSTALLED WITH A RAIN SENSOR.
2. SHRUBS (DRIP), TREES (BUBBLER), AND TURF (SPRAY) TO BE IRRIGATED BY A 100% AUTOMATIC SYSTEM. SEE LANDSCAPE PLAN FOR LOCATIONS
3. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES. WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. PROPOSED IRRIGATION WITHIN THE DRIPLINE/CANOPY SHOULD BE 'MICRO-SPRAY' LOCATED ABOVE EXISTING GRADE.
5. IRRIGATION SPRINKLER ZONES TO BE SEPERATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
6. IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO BE MINIMIZED.
7. A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER.
8. IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.
9. ALL TREE, SHRUB, AND GROUNDCOVER AREAS ARE TO BE FULLY IRRIGATED WITH DRIP / MICRO IRRIGATION, LOW-VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 100% COVERAGE.
10. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.
11. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
12. IRRIGATION SYSTEM TO BE DESIGNED TO ALLOW ALL AREAS TO BE IRRIGATED BETWEEN 11PM AND 6AM.

morrow design
Plan | Design | Manage
8805 TAMIAMI TRAIL
SUITE 244
NAPLES, FLORIDA 34108
PH: (239) 216-5852

COREY LANDING

St. Pete Beach
Florida

OWNER:
KT COREY AVE LLC

ARCHITECT:
GROH Architecture

CIVIL:
Kimley-Horn

LEGAL
Stearns Weaver Miller
Weissler Alhadeff
& Sitterson, P.A.

TRC SUBMITTAL

REV	DATE	DESCRIPTION
1	08/18/25	TRC Submittal
1	07/02/25	Per City Comments

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

SCALE: N/A
DATE: MAY 5, 2025
PIN:

TRC SUBMITTAL
LANDSCAPE NOTES

LA04

Grill
Steak & Wine

Grill
Steak & Wine
Grill
Steak & Wine

TITLE DESCRIPTION:

PARCEL #1 (GULF COAST DEVELOPMENT PARCEL):

TRACT 1: THAT PART OF TRACT 14 OF PLAT VACATING PORTIONS OF REPLAT OF ST. PETERSBURG BEACH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE(S) 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF CAROLINA AVENUE, SAID POINT BEING 376.74 FEET NORTH AND 275.46 FEET EAST OF A MONUMENT IN THE SOUTHEAST CORNER OF BLOCK 63 OF GEORGIA AVENUE REPLAT AS RECORDED IN PLAT BOOK 21, PAGE 18, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE BY A CURVE TO THE RIGHT, RADIUS 481.67 FEET, ARC 135 FEET, CHORD SOUTH 52°13' 53" WEST, 134.56 FEET; THENCE NORTH 30° WEST, 146.2 FEET, MORE OR LESS, TO THE WATERS OF BOCA CIEGA BAY; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE WATERS OF BOCA CIEGA BAY TO A POINT NORTH 30° WEST, 110.2 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 30° EAST, 110.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT 2: ALSO THAT PART OF TRACT 14 OF PLAT VACATING PORTIONS OF REPLAT OF ST. PETERSBURG BEACH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE(S) 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF CAROLINA AVENUE, 284.33 FEET NORTH AND 169.09 FEET EAST OF THE SOUTHEAST CORNER OF BLOCK 63 OF GEORGIA AVENUE REPLAT AS RECORDED IN PLAT BOOK 21, PAGE 18, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE BY A CURVE TO THE RIGHT, RADIUS 481.67 FEET, ARC 65.22 FEET, CHORD SOUTH 64°08' 23" WEST, 65.17 FEET; THENCE NORTH 30° WEST, 145.95 FEET, MORE OR LESS, TO BOCA CIEGA BAY; THENCE IN A NORTHEASTERLY DIRECTION ON BAY TO INTERSECTION WITH LINE RUNNING NORTH 30° WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 30° EAST, 146.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACTS LYING WITHIN 90 FEET OF THE SURVEY LINE OF STATE ROAD 690, SECTION 15110, SAID SURVEY LINE BEING DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4039, PAGE 1442, PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, AS FOLLOWS:

BEGIN ON THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF BLOCK 52, RE-PLAT ST. PETERSBURG BEACH SUBDIVISION, LYING IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AS RECORDED IN PLAT BOOK 5, PAGES 28 AND 29, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AT A POINT 550.83 FEET NORTH 30°00'19" WEST OF THE MOST SOUTHERLY CORNER OF SAID BLOCK 52; RUN THENCE NORTH 59°51'01" EAST, 1.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 1041.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 670.96 FEET THROUGH A CENTRAL ANGLE OF 36°54'10" TO THE END OF SAID CURVE; THENCE NORTH 22°56'51" EAST 1047.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EASTERLY HAVING A RADIUS OF 1909.86 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE (RUNNING FROM SAID SECTION 36 INTO SECTION 30, TOWNSHIP 31 SOUTH, RANGE 16 EAST) 1691.53 FEET THROUGH A CENTRAL ANGLE OF 50°44'45" TO THE END OF SAID CURVE; THENCE NORTH 73°41'36" EAST, 237.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 1432.40 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 1397.90 FEET THROUGH A CENTRAL ANGLE OF 55°54'57" TO THE END OF SAID CURVE; THENCE NORTH 17°46'39" EAST, 156.65 FEET TO END RIGHT OF WAY DESIGNATED AS STATION 70+00.00.

PARCEL # 2 (COSTA PARCEL):

TRACT OF LAND BEING IN GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND BEING A PART OF TRACT 14 OF PLAT VACATING PORTIONS OF REPLAT OF ST. PETERSBURG BEACH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE(S) 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM A MONUMENT AT THE SOUTHEAST CORNER OF BLOCK 63 OF THE GEORGIA AVENUE REPLAT, AS RECORDED IN PLAT BOOK TWENTY-ONE (21), PAGE EIGHTEEN (18), PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, RUN NORTH 30 DEG. WEST 188.56 FEET ALONG THE MOST EASTERLY LINE OF BLOCK 63: THENCE NORTH 60 DEG. EAST, 426.92 FEET FOR A POINT OF BEGINNING; SAID POINT OF BEGINNING BEING ON THE MOST NORTHERLY LINE OF CAROLINA AVENUE; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHERLY LINE OF CAROLINA AVENUE BY A CURVE TO THE LEFT, RADIUS 481.67 FEET, ARC 125 FEET, CHORD NORTH 36 DEG. 46 MIN. EAST 124.63 FEET; THENCE NORTH 29 DEG. 20 MIN. EAST TO THE WATERS OF BOCA CIEGA BAY; THENCE IN A WESTERLY DIRECTION ALONG THE SAID WATERS OF BOCA CIEGA BAY TO AN INTERSECTION WITH A LINE NORTH 30 DEG. WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 30 DEG. EAST TO POINT OF BEGINNING; SAID LANDS BEING IN GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND BEING A PART OF TRACT NO. 14 AS SHOWN BY PLAT VACATING PORTIONS OF REPLAT OF ST. PETERSBURG BEACH, RECORDED IN PLAT BOOK 23, PAGE 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL # 3 (LEVEROCKS PARCEL):

THAT PART OF GOVERNMENT LOT 1, IN SECTION 36 , TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF BLOCK 52, GEORGIA AVENUE REPLAT, AS RECORDED IN PLAT BOOK 21, PAGE 18, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF COREY AVENUE (GEORGIA AVENUE) BY A CURVE TO THE LEFT, RADIUS 593.99 FEET, ARC 309.92 FEET, CHORD N.45°03'09"E., 306.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY BY THE FOLLOWING TWO COURSES: (1) 8.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 593.99 FEET, CHORD N.29°43'09"E., 8.00 FEET; (2) N.29°20'00"E., 354.18 FEET TO THE WING WALL OF COREY CAUSEWAY; THENCE S.14°42'49" E., 214.18 FEET; THENCE S.14°16'00"W., 197.95 FEET; THENCE N.65°42'32"W, 201.20 FEET TO THE POINT OF BEGINNING.

PARCEL #4: (RICHARDSON PARCEL):

TRACT 1: A TRACT OF LAND LYING IN GOVERNMENT LOT 1 IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 52, GEORGIA AVENUE REPLAT, THENCE ALONG THE SOUTH BOUNDARY OF COREY AVENUE BY A CURVE TO THE LEFT, RADIUS 593.99 FEET, ARC 235.96 FEET, CHORD NORTH 48°37'10" EAST, 234.42 FEET TO THE POINT OF BEGINNING #1; THENCE BY A CURVE TO THE LEFT, RADIUS 593.99 FEET, ARC 73.96 FEET, CHORD NORTH 33°40'19" EAST 73.96; THENCE SOUTH 65°42'32" EAST, 201.20 FEET; THENCE SOUTH 14°16'00" WEST, 74.05 FEET; THENCE NORTH 65°42'32" WEST 226.14 FEET TO THE POINT OF BEGINNING #1. BEING A FRACTION PART OF GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, TOGETHER WITH THE LAND LYING BETWEEN THE SAID LOT AND THE WATERS OF BOCA CIEGA BAY CONTAINED BETWEEN THE SIDE LINES EXTENDED TO THE WATERS THEREOF, TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

TRACT 2: A TRACT OF LAND LYING IN GOVERNMENT LOT 1 IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE AFORESAID POINT OF BEGINNING #1, RUN SOUTH 65°42'32" EAST, 70.14 FEET TO POINT OF BEGINNING #2, THENCE SOUTH 24°17'18" WEST, 6.00 FEET; THENCE SOUTH 65°42'32" EAST, 136.00 FEET; THENCE SOUTH 82°24'30" EAST, 20.88 FEET; THENCE NORTH 65°42'32" WEST, 156.00 FEET TO THE POINT OF BEGINNING #2.

PARCEL #5 (BAYWINDS PARCEL):

TRACT 1: ALL THAT PART OF GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF COREY AVENUE AND BAY STREET AS RECORDED BY SECOND BAYSIDE ADDITION TO ST. PETERSBURG BEACH AS RECORDED IN PLAT BOOK 25, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG COREY AVENUE BY A CURVE TO THE LEFT RADIUS 593.99 FEET, ARC 101.91 FEET, CHORD NORTH 49°17'17" EAST, 101.77 FEET TO POINT OF BEGINNING #1; THENCE ALONG COREY AVENUE BY A CURVE TO THE LEFT, RADIUS 593.99 FEET, ARC 73.95 FEET, CHORD NORTH 40°48'23" EAST, 73.92 FEET; THENCE SOUTH 65°42'32" EAST, 226.14 FEET TO BOCA CIEGA BAY; THENCE SOUTH 14°16'00" WEST, 100 FEET ALONG BOCA CIEGA BAY; THENCE NORTH 79°40'47" WEST, 173.15 FEET; THENCE NORTH 30°00'00" WEST, 118.91 FEET TO THE POINT OF BEGINNING #1.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FROM THE AFORESAID POINT OF BEGINNING #1, RUN ALONG COREY AVENUE BY A CURVE TO THE LEFT, RADIUS 593.99 FEET, ARC 73.95 FEET, CHORD NORTH 40°48'23" EAST, 73.92 FEET; THENCE SOUTH 65°42'32" EAST, 70.14 FEET TO THE POINT OF BEGINNING #2; THENCE SOUTH 24°17'18" WEST, 6.00 FEET; THENCE SOUTH 65°42'32" EAST, 136.00 FEET; THENCE SOUTH 82°24'30" EAST, 20.88 FEET; THENCE NORTH 65°42'32" WEST, 156.00 FEET TO POINT OF BEGINNING #2.

TRACT 2: A TRACT OF LAND SOUTH AND EAST OF COREY AVENUE AND BAY STREET IN THE CITY OF ST. PETERSBURG BEACH, BEING A PART OF GOVERNMENT LOT 1 IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF BLOCK 52, GEORGIA AVENUE REPLAT AS RECORDED IN PLAT BOOK 21, PAGE 18, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, RUN BY A CURVE TO THE LEFT, RADIUS 593.99 FEET, ARC 60.08 FEET, CHORD NORTH 57°06'05" EAST, 60.07 FEET; THENCE SOUTH 30° EAST ALONG THE EAST BOUNDARY OF SAID BAY STREET, 100 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE SOUTH 30° EAST ALONG SAID BAY STREET, 18.04 FEET, THENCE BY A CURVE TO THE RIGHT, RADIUS 169.29 FEET, ARC 90.41 FEET, CHORD SOUTH 14°32'32" EAST, 89.33 FEET; THENCE SOUTH 85°21'36" EAST, 191.26 FEET; THENCE NORTH 14°16' EAST, 140.88 FEET; THENCE NORTH 79°40'47" WEST, 173.15 FEET; THENCE SOUTH 60° WEST, 100 FEET TO THE POINT OF BEGINNING.

TRACT 3: A TRACT OF LAND LYING IN GOVERNMENT LOT 1 IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF COREY AVENUE AND BAY STREET AS SHOWN ON PLAT OF SECOND BAYSIDE ADDITION TO ST. PETERSBURG BEACH AS RECORDED IN PLAT BOOK 25, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AS A POINT OF BEGINNING; THENCE RUN ALONG COREY AVENUE BY A CURVE TO THE LEFT, RADIUS 595.99 FEET, ARC 101.91 FEET, CHORD NORTH 49°17'17" EAST, 101.77 FEET; THENCE SOUTH 30° EAST, 118.91 FEET; THENCE SOUTH 60° WEST, 100 FEET TO THE EASTERLY LINE OF BAY STREET; THENCE NORTH 30° WEST ALONG THE EASTERLY LINE OF BAY STREET TO THE POINT OF BEGINNING.

LEASE AREA #1

A PARCEL OF SOVEREIGN SUBMERGED LAND LOCATED IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, BOCA CIEGA BAY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A MONUMENT AT THE SOUTHEAST CORNER OF BLOCK 63 OF THE GEORGIA AVENUE REPLAT, AS RECORDED IN PLAT BOOK TWENTY-ONE (21), PAGE EIGHTEEN (18), PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA, RUN NORTH 30' WEST 188.56 FEET ALONG THE MOST EASTERLY LINE OF BLOCK 63; THENCE NORTH 60° EAST, 426.92 FEET TO A POINT, SAID POINT BEING ON THE MOST NORTHERLY LINE OF CAROLINA AVENUE (NOW KNOWN AS BAY STREET); THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHERLY LINE OF CAROLINA AVENUE BY A CURVE TO THE LEFT, RADIUS 481.67 FEET, ARC 125 FEET, CHORD NORTH 36°46' EAST 124.63 FEET; THENCE NORTH 29°20' EAST 16.03 FEET; THENCE NORTH 23°08'07"WESTEST 38.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 66°03'04"WEST, ALONG THE MEAN HIGH WATER LINE AND FACE OF SEAWALL, 124.00 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE, NORTH 23°56'56" WEST 41.00 FEET; THENCE SOUTH 66°03'04"EAST 136.00 FEET; THENCE SOUTH 23°56'56"EAST 41.00 FEET; THENCE SOUTH 66°03'04"WEST 12.00 FEET TO THE POINT OF BEGINNING.

LEASE AREA #2

A PARCEL OF SOVEREIGN SUBMERGED LAND LOCATED IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, BOCA CIEGA BAY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 52 GEORGIA AVENUE REPLAT, AS RECORDED IN PLAT BOOK 21, PAGE 18, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE ALONG THE SOUTH BOUNDARY OF COREY AVENUE (GEORGIA AVENUE) 309.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 593.99 FEET, CHORD NORTH 45°03'09' EAST, 306.42 FEET; THENCE 8.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 593.99 FEET, CHORD NORTH 29°43'09" EAST, 8.00 FEET; THENCE NORTH 29°20'00" EAST, 345.00 FEET TO A FOUND "X" ON THE SEAWALL; THENCE SOUTH 14°42'49" EAST, 44.73 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING FALLING ON THE FACE OF SEAWALL AND MEAN HIGH WATER LINE; THENCE DEPARTING SAID MEAN HIGH WATER LINE, NORTH 63°46'50"EAST 67.60 FEET; THENCE NORTH 26°13'10"WEST 12.00 FEET; THENCE NORTH 63°46'50"EAST 69.41 FEET; THENCE SOUTH 26°13'10"EAST 12.00 FEET; THENCE SOUTH 71°13'10"EAST 169.41 FEET; THENCE SOUTH 18°46'50"WEST 50.00 FEET; THENCE NORTH 71°13'10"WEST 152.63 FEET; THENCE NORTH18°58'06"EAST 40.00 FEET; THENCE NORTH 71°13'10"WEST 12.77 FEET; THENCE SOUTH 63°46'38"WEST 65.27 FEET; THENCE NORTH 26°13'10"WEST 3.00 FEET; THENCE SOUTH 63°46'45"WEST 68.88 FEET TO A POINT ON THE FACE OF SEAWALL AND MEAN HIGH WATER LINE; THENCE ALONG THE FACE OF SEAWALL, AND MEAN HIGH WATER LINE, N15°54'20"WEST A DISTANCE OF 7.12 FEET TO THE POINT OF BEGINNING.

LEASE AREA #3

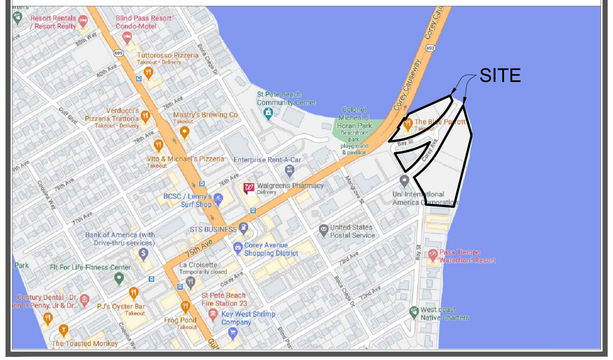
A PARCEL OF SOVEREIGN SUBMERGED LAND LOCATED IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, BOCA CIEGA BAY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF COREY AVENUE AND BAY STREET AS SHOWN ON THE PLAT OF SECOND BAYSIDE ADDITION TO ST. PETERSBURG BEACH, RECORDED IN PLAT BOOK 25, PAGE 36, PINELLAS COUNTY RECORDS, THENCE RUN ALONG COREY AVENUE BY A CURVE TO THE LEFT, RADIUS 593.99 FEET, ARC 175.86 FEET, CHORD 175.22 FEET, CHORD BEARING NORTH 45°43'23"EAST; THENCE SOUTH 65°42'32"EAST 70.14 FEET; THENCE SOUTH 24°17'18"WEST 6.00 FEET; THENCE SOUTH 65°42'32"EAST 136.00 FEET; THENCE SOUTH 82°24'30"EAST 20.88 FEET TO THE SEAWALL; THENCE SOUTH 74°45'36"EAST 10.91 TO THE MEAN HIGH WATER LINE; THENCE NORTH 16°00'29"EAST, ALONG THE MEAN HIGH WATER LINE, 32.77 FEET; THENCE NORTH 14°39'42"EAST, ALONG THE MEAN HIGH WATER LINE, 19.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14°39'42"EAST, ALONG THE MEAN HIGH WATER LINE, 7.00 FEET; THENCE DEPARTING MEAN HIGH WATER LINE, SOUTH 75°47'29"EAST 78.54 FEET; THENCE NORTH 14°09'07"EAST 2.40 FEET; THENCE SOUTH 75°50'53"EAST 75.99 FEET; THENCE NORTH 14°13'06"EAST 128.00 FEET; THENCE SOUTH 75°46'54"EAST 103.01 FEET; THENCE SOUTH 14°12'57"W 257.00 FEET; THENCE NORTH 75°46'56"WEST 103.02 FEET; THENCE NORTH 14°13'04"EAST 117.00 FEET; THENCE NORTH 75°50'53"WEST 75.97 FEET; THENCE NORTH 14°09'07"EAST 2.60 FEET; THENCE NORTH 75°47'38"WEST 78.60 FEET TO THE POINT OF BEGINNING.

(ALTMAN TRUST TRACT):

BLOCK Y, GEORGIA AVENUE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 18, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

VICINITY MAP - NOT TO SCALE



(BLUE PARROTT TRACT):

LOTS A AND B, OF CAROLINA AVENUE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 82, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LESS THAT PORTION TAKEN PURSUANT TO ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2010, PAGE 135, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND AS FURTHER DESCRIBED BELOW:

THAT PART OF:

LOTS A & B, CAROLINA AVENUE REPLAT, IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 82, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 690, SECTION 15110; SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE NORTHWESTERLY EXTENSION OF THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY BOUNDARY OF BLOCK 52, GEORGIA AVENUE REPLAT IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AT A POINT 494.53 FEET NORTH 30°09'10" WEST OF THE EASTERNMOST CORNER OF SAID BLOCK 52; SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 1041.74 FEET, THENCE FROM A TANGENT BEARING OF NORTH 43°09'42" EAST, RUN NORTHEASTERLY ALONG SAID CURVE 367.53 FEET THROUGH AN ANGLE OF 20°12'51" TO THE END OF SAID CURVE; THENCE NORTH 22°56'51" EAST 1048.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 1909.86 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 1691.53 FEET THROUGH A CENTRAL ANGLE OF 50°44'45" THROUGH SAID SECTION 36 AND INTO SECTION 30, TOWNSHIP 31 SOUTH, RANGE 16 EAST, TO THE END OF SAID CURVE; THENCE NORTH 73°41'36" EAST 237.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 1432.40 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 1245.27 FEET THROUGH AN ANGLE OF 49°48'39" TO THE EASTERLY EXTENSION OF THE SOUTHERLY BOUNDARY OF TRACT 4, COREY BRIDGEHEAD SUBDIVISION IN SAID SECTION 30, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AT A POINT 475.26 FEET SOUTH 89°45'02" EAST OF THE SOUTHWESTERLY CORNER OF SAID TRACT 4.

AND LESS PORTION CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 4032, PAGE 1527, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND AS FURTHER DESCRIBED BELOW:

THAT PART OF:

LOTS A & B, CAROLINA AVENUE REPLAT, IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 82, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LYING WITHIN 90 FEET OF THE SURVEY LINE ON STATE ROAD 690, SECTION 15110, SOUTHWESTERLY OF STATION 42+00; LYING WITHIN 80 FEET OF SAID SURVEY LINE, BETWEEN STATION 42+00 AND STATION LINE 42+70; LYING WITHING 90 FEET OF SAID SURVEY LINE, NORTHEASTERLY OF STATION 42+70; SAID SURVEY LINE AND STATIONS BEING DESCRIBED AND LOCATED AS FOLLOWS:

BEGIN ON THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF BLOCK 52, REPLAT ST. PETERSBURG BEACH SUBDIVISION, IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 28 AND 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AT A POINT 550.83 FEET NORTH 30°00'19" WEST OF THE MOST SOUTHERLY CORNER OF SAID BLOCK 52, RUN THENCE NORTH 59°51'01" EAST 1.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 1041.74 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 440.61 FEET THROUGH AN ANGLE 24°14'01" TO STATION 42+00; CONTINUE THENCE NORTHEASTERLY ALONG SAID CURVE 70 FEET THROUGH AN ANGLE OF 3°51'00" TO STATION 42+70; CONTINUE THENCE NORTHEASTERLY ALONG SAID CURVE 160.35 FEET THROUGH AN ANGLE OF 8°49'09" TO THE END OF SAID CURVE. THENCE NORTH 22°56'51" EAST 1047.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EASTERLY HAVING A RADIUS OF 1909.86 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE (RUNNING FROM SAID SECTION 36, INTO SECTION 30, TOWNSHIP 31 SOUTH, RANGE 16 EAST) 1691.53 FEET THROUGH A CENTRAL ANGLE OF 50°44'45" TO THE END OF SAID CURVE, THENCE NORTH 73°41'36" EAST 237.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 1432.40 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 1397.90 FEET THROUGH A CENTRAL ANGLE OF 55°54'57" TO THE END OF SAID CURVE, THENCE NORTH 17°46'39" EAST 156.65 FEET TO END RIGHT OF WAY JOS DESIGNATED AS STATION 70+00.00.

LESS EXISTING RIGHTS OF WAY.

AS-SURVEYED DESCRIPTION:

Parcel 1:

A portion of TRACT 14 of PLAT VACATING PORTIONS OF REPLAT OF ST. PETERSBURG BEACH, according to the map or plat thereof recorded in Plat Book 23, Page 20, Public Records of Pinellas County, Florida, together with portions of TRACT A and TRACT B, CAROLINA AVENUE REPLAT, according to the map or plat thereof recorded in Plat Book 21, Page 82, Public Records of Pinellas County, Florida lying in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said TRACT B, CAROLINA AVENUE REPLAT, thence along the Northerly right-of-way line of Corey Avenue, the following three (3) courses: 1) 130.00 feet in a westerly direction along a curve turning to the right, having a central angle of 15°27'52", with a radius of 481.67 feet, having a chord bearing of S.75°24'14"W. and a chord distance of 129.61 feet; 2) S.83°08'55"W., a distance of 36.75 feet; 3) 3.56 feet in a westerly direction along a non-tangent curve turning to the right, having a central angle of 00°14'15", with a radius of 858.51 feet, having a chord bearing of S.83°01'48"W. and a chord distance of 3.56 feet to a point on the Southerly Right-of-way line of SR 693 (PASADENA AVENUE) As shown on FDOT Project No. 15040-XXXZX; thence along said Southerly right-of-way line, the following five (5) courses: 1) 106.19 feet in a northeasterly direction along a non-tangent curve turning to the left, having a central angle of 05°22'33", with a radius of 1,131.74 feet, having a chord bearing of N.38°11'51"E. and a chord distance of 106.15 feet; 2) N.54°29'25"W., a distance of 10.00 feet; 3) 75.25 feet in a northeasterly direction along a non-tangent curve turning to the left, having a central angle of 03°50'38", with a radius of 1,121.74 feet, having a chord bearing of N.33°35'16"E. and a chord distance of 75.24 feet; 4) S.30°05'48"E., a distance of 11.34 feet; 5) 42.40 feet in a northeasterly direction along a non-tangent curve turning to the left, having a central angle of 02°08'48", with a radius of 1,131.74 feet, having a chord bearing of N.30°51'51"E. and a chord distance of 42.40 feet to the Mean High Water Line of Boca Ciega Bay; thence along said Mean High Water Line, the following three (3) courses: 1) N.66°16'29"E., a distance of 117.78 feet; 2) N.65°55'02"E., a distance of 177.06 feet; 3) S.23°44'49"E., a distance of 37.80 feet to a point on the Northerly right-of-way line of Corey Avenue; thence along said right-of-way line, the following two courses: 1) S.29°04'55"W., a distance of 17.17 feet; 2) 323.77 feet in a southwesterly direction along a tangent curve turning to the right, having a central angle of 38°34'39", with a radius of 480.67 feet, having a chord bearing of S.48°22'14"W. and a chord distance of 317.69 feet to the **POINT OF BEGINNING.**

Containing 1.078 acres, or 46,964 square feet, more or less.

Parcel 2:

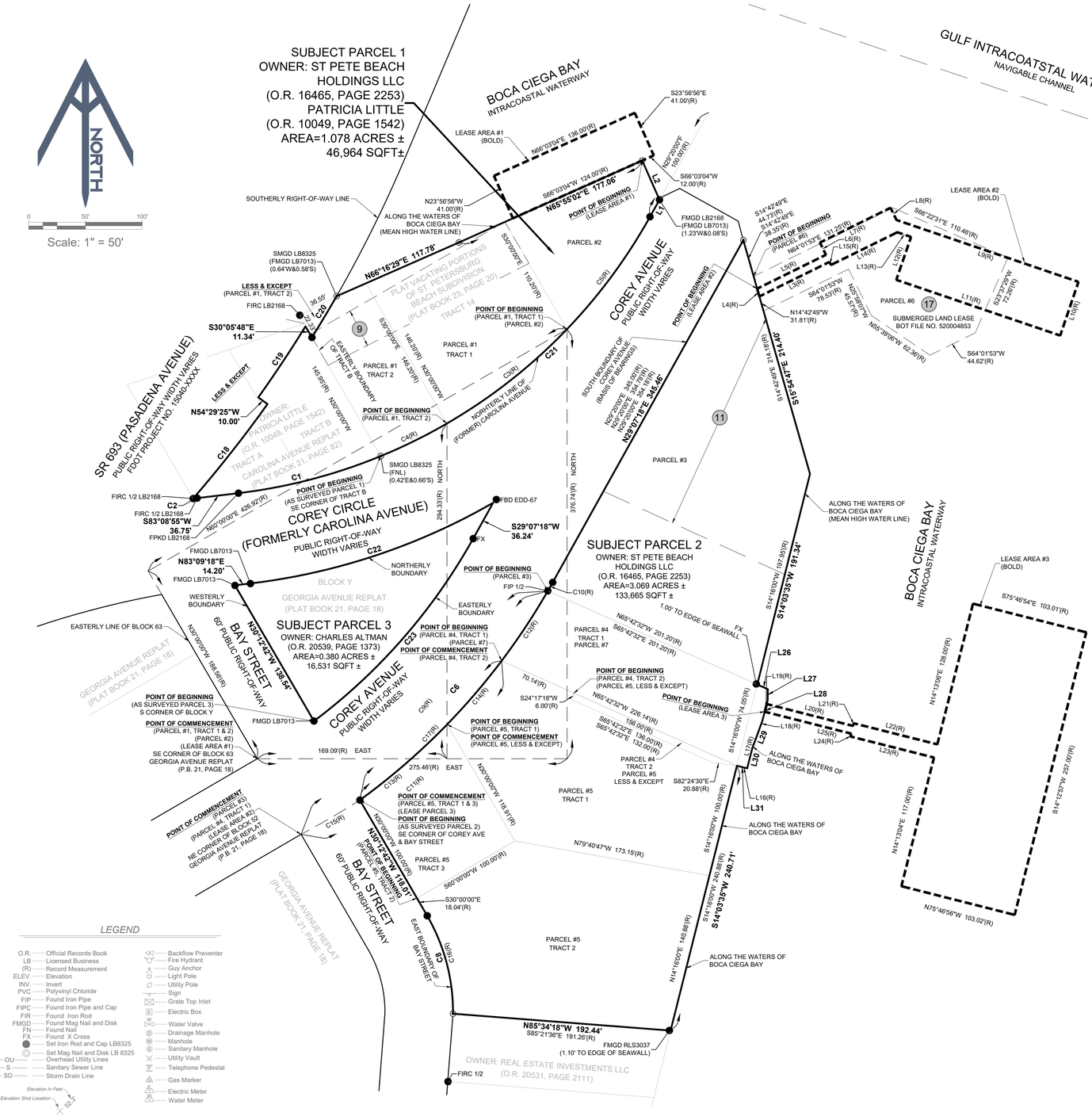
A parcel of land located in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

BEGIN at the Southeasterly corner of Corey Avenue and Bay Street, run thence along the Southerly right-of-way line of said Corey Avenue, the following two (2) courses: 1) 258.44 feet in a northeasterly direction along a non-tangent curve turning to the left, having a central angle of 24°55'42", with a radius of 593.99 feet, having a chord bearing of N.41°31'42"E. and a chord distance of 256.40 feet; 2) N.29°07'18"E., a distance of 345.46 feet to the Mean High Water Line of Boca Ciega Bay; thence along said Mean High Water Line, the following nine (9) courses: 1) thence S.15°54'47"E., a distance of 214.40 feet; 2) S.14°03'35"W., a distance of 191.34 feet; 3) S.65°55'14"E., a distance of 10.23 feet; 4) S.01°01'29"W., a distance of 10.01 feet; 5) S.14°38'59"W., a distance of 18.58 feet; 6) S.20°07'32"W., a distance of 25.42 feet; 7) S.14°29'55"W., a distance of 18.48 feet; 8) N.75°56'42"W., a distance of 9.31 feet; 9) S.14°03'35"W., a distance of 240.71 feet; thence N.85°34'18"W., a distance of 192.44 feet to a point on the Easterly right-of-way line of aforesaid Bay Street; thence along said Easterly right-of-way line, 90.38 feet in a northerly direction along a non-tangent curve turning to the left, having a central angle of 30°35'20", with a radius of 169.29 feet, having a chord bearing of N.14°45'26"W. and a chord distance of 89.31 feet; thence N.30°12'42"W., a distance of 118.01 feet to the **POINT OF BEGINNING.**

Containing 133,665 square feet, or 3.069 acres, more or less.

Parcel 3:

All of BLOCK Y,



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	17.17'	S29°04'55"W
L1(R)	16.03'	N29°20'00"E
L2	37.80'	S23°44'49"E
L2(R)	38.23'	N23°08'07"W
L3(R)	68.88'	S63°46'45"W
L4(R)	7.12'	N15°54'20"W
L5(R)	67.60'	N63°46'50"E
L6(R)	12.00'	N26°13'10"W
L7(R)	69.41'	N63°46'50"E
L8(R)	12.00'	S26°13'10"E
L9(R)	169.41'	S71°13'10"E
L10(R)	50.00'	S18°46'50"W
L11(R)	152.63'	N71°13'10"W
L12(R)	40.00'	N18°58'06"E
L13(R)	12.77'	N71°13'10"W
L14(R)	65.27'	S63°46'38"W
L15(R)	3.00'	N26°13'10"W
L16(R)	10.91'	S74°45'36"E
L17(R)	32.77'	N16°00'29"E
L18(R)	19.63'	N14°39'42"E
L19(R)	7.00'	N14°35'32"E
L20(R)	78.54'	S75°47'29"E
L21(R)	2.40'	N14°09'07"E
L22(R)	75.99'	S75°50'53"E
L23(R)	75.97'	N75°50'53"W
L24(R)	2.60'	N14°09'07"E
L25(R)	78.60'	N75°47'38"W
L26	10.23'	S65°55'14"E
L27	10.01'	S01°01'29"W
L28	18.58'	S14°38'59"W
L29	25.42'	S20°07'32"W
L30	18.48'	S14°29'55"W
L31	9.31'	N75°56'42"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	130.00'	481.67'	015°27'52"	S75°24'14"W	129.61'
C2	3.56'	858.51'	000°14'15"	S83°01'48"W	3.56'
C3(R)	135.00'	481.67'	016°03'31"	S52°13'53"W	134.56'
C4(R)	65.22'	481.67'	007°45'29"	S64°08'23"W	65.17'
C5(R)	125.00'	481.67'	014°52'00"	N36°46'00"E	124.63'
C6	258.44'	593.99'	024°55'42"	N41°31'42"E	256.40'
C8	90.38'	169.29'	030°35'20"	N14°45'26"W	89.31'
C9(R)	309.92'	593.99'	029°53'42"	N45°03'09"E	306.42'
C10(R)	8.00'	593.99'	000°46'18"	N29°43'09"E	8.00'
C11(R)	235.96'	593.99'	022°45'41"	N48°37'10"E	234.42'
C12(R)	73.96'	593.99'	007°08'19"	N33°40'19"E	73.96'
C13(R)	101.91'	595.99'	009°47'44"	N49°17'17"E	101.77'
C14(R)	73.95'	593.99'	007°08'06"	N40°48'23"E	73.92'
C15(R)	60.08'	593.99'	005°47'48"	N57°06'05"E	60.07'
C16(R)	90.41'	169.29'	030°35'45"	S14°32'32"E	89.33'
C17(R)	175.86'	593.99'	016°57'48"	N45°43'23"E	175.22'
C18	106.19'	1131.74'	005°22'33"	N38°11'51"E	106.15'
C19	75.25'	1121.74'	003°50'38"	N33°35'16"E	75.24'
C20	42.40'	1131.74'	002°08'48"	N30°51'51"E	42.40'
C21	323.77'	480.87'	038°34'39"	S48°22'14"W	317.69'
C22	226.60'	561.67'	023°06'57"	N71°35'48"E	225.07'
C23	214.98'	513.99'	023°57'52"	S41°06'15"W	213.42'

Survey History

Date	Description	By

See Sheet 1 For Surveyor's Certificate

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

Corey Landing
ALTA, Topographic, Tree, & Bathymetric Survey
Project Address
Prepared for:
Kimley Horn
Section 36, Township 31 South, Range 15 East,
Pinellas County, FL

Project Number: 200122 | **Sheet 2 of 4**

NORTH

0 30' 60'

Scale: 1" = 30'

LEGEND

O.R.	Official Records Book
LB	Licensed Business
(R)	Record Measurement
ELEV.	Elevation
INV.	Invert
PVC	Polyvinyl Chloride
FIP	Found Iron Pipe
FIPC	Found Iron Pipe and Cap
FIR	Found Iron Rod
FMGD	Found Mag Nail and Disk
FN	Found Nail
FX	Found X Cross
	Set Iron Rod and Cap LB8325
	Set Mag Nail and Disk LB 8325
OU	Overhead Utility Lines
S	Sanitary Sewer Line
SD	Storm Drain Line
	Backflow Preventer
	Fire Hydrant
	Guy Anchor
	Light Pole
	Utility Pole
	Sign
	Grate Top Inlet
E	Electric Box
W	Water Valve
D	Drainage Manhole
M	Manhole
S	Sanitary Manhole
	Utility Vault
T	Telephone Pedestal
	Gas Marker
	Electric Meter
	Water Meter

Elevation In Feet

Elevation Shot Location — 12.5

TREE LEGEND

CP	Cabbage/Sabal Palm
LI	Live Oak
QP	Queen Palm
UNK	Unknown
WP	Washingtonia Palm

Live Oak

Tree location

36

36.LI

+1

Tree species

Diameter in inches at chest height

GULF INTRACOATSTAL WATERWAY
NAVIGABLE CHANNEL

DOCK IN POOR CONDITION
UNABLE TO GET SPOT SHOTS

CAST IRON 6 INV = 1.63'

RCP 24 INV = -0.70'

TOP ELEV =8.02'

PVC 8" INV = -0.05'

PVC 8" INV = 0.03'

TOP ELEV =7.45'

TOP ELEV =4.98'
NE.INV.=1.33'
SW.INV.=0.13'

CLAY 8 INV = 3.51'

34 BLACK CHERRY

16 PAPER

10 7 JACARANDA

5 JACARANDA

FBM FLHD-204 (EL=9.83)

COVERED DINING AREA

RESTAURANT WITH SECOND STORY LOFT AREA=2,593 SQFT ±

13.44' FFE

4.63' FFE

ASPHALT PARKING

BROKEN ASPHALT

BROKEN ASPHALT

8" PVC

TOP ELEV.=3.71'
NE.INV.=-0.14'
SW.INV.=-0.19'

TOP ELEV.=4.23'
NE.INV.=-0.14' 24" RCP

TOP ELEV.=5.19'
POOL OF WATER
OBSTRUCTED BY EQUIPMENT

8" PVC

8" PVC

TOP ELEV.=5.14'

TOP ELEV.=10.02'
UNABLE TO OPEN

TOP ELEV.=4.90'

THROAT
ELEV.=3.89'

TOP ELEV.=4.00'

TOP ELEV.=4.49'

THROAT

APPROXIMATE
MANGROVE LIMITS

APPROXIMATE

9

11

17

MATCH LINE
SEE SHEET 4

MATCH LINE
SEE SHEET 4

See Sheet 1 For Surveyor's Certificate

Survey History

Date	Description	By

MRIC SPATIAL
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Tampa, FL 33606
813-515-0821
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Corey Landing
ALTA, Topographic, Tree, & Bathymetric Survey
Project Address
Prepared for:
Kimley Horn
Section 36, Township 31 South, Range 15 East,
Pinellas County, FL

Project Number: 200122

Sheet 3 of 4

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3

THROAT
ELEV.=3.89'

V.=4.00'

TOP ELEV.=4.49'

THROAT
ELEV.=3.96'

TWO STORY BLOCK
AUTO SHOP
AREA= 6,399 SQFT ±

6.65'
FFE

TOP ELEV.=5.75'
SW.INV.=1.89'
E.INV.=2.00'
N.INV.=2.05'

8" PVC

UNKOWN
TOP ELEV.=5.58'
BOTTEM ELEV.=-4.89
FULL OF WATER

TOP ELEV.=5.75'
S.INV.=1.03'
NE.INV.=1.10'
NW.INV.=2.80'

TOP ELEV.=4.56'
S.INV.=0.54'
N.INV.=0.61'

TOP ELEV.=3.72'
S.INV.=-1.03'
N.INV.=-0.64'

APPROXIMATE
MANGROVE LIMITS

APPROXIMATE
MANGROVE LIMITS

MEAN HIGH WATER LINE (0.45')

DOCK IN POOR CONDITION
UNABLE TO GET SPOT SHOTS

NORTH

0 30' 60'

Scale: 1" = 30'

LEGEND

O.R.	Official Records Book
LB	Licensed Business
(R)	Record Measurement
ELEV.	Elevation
INV.	Invert
PVC	Polyvinyl Chloride
FIP	Found Iron Pipe
FIPC	Found Iron Pipe and Cap
FIR	Found Iron Rod
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FN	Found Nail
FX	Found X Cross
●	Set Iron Rod and Cap LB8325
◎	Set Mag Nail and Disk LB 8325
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S	Sanitary Sewer Line
SD	Storm Drain Line
	Backflow Preventer
	Fire Hydrant
	Guy Anchor
	Light Pole
	Utility Pole
	Sign
	Grate Top Inlet
E	Electric Box
W	Water Valve
D	Drainage Manhole
M	Manhole
S	Sanitary Manhole
	Utility Vault
T	Telephone Pedestal
	Gas Marker
	Electric Meter
	Water Meter

Elevation In Feet
Elevation Shot Location
52.5

TREE LEGEND

CP	Cabbage/Sabal Palm
LI	Live Oak
QP	Queen Palm
UNK	Unknown
WP	Washingtonia Palm

Live Oak
Tree location
36"
36 LI
Tree species
Diameter in inches at chest height

See Sheet 1 For Surveyor's Certificate

Survey History

Date	Description	By

MRIC SPATIAL
701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
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Section 36, Township 31 South, Range 15 East,
Pinellas County, FL

Project Number: 200122

Sheet 4 of 4

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

S. Elise Batsel
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5057
Email: ebatsel@stearnsweaver.com

July 3, 2025

VIA E-MAIL (bberry@stpetebeach.org)

Brandon Berry, Planner
City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706

Re: Conditional Use Permit No. 25069 – Corey Landings 0, 10, 71, 75 and 85 Corey Avenue; 0 Corey Circle; 73 75th Avenue; and 0 and 7345 Bay Street ("CUP") Response to Staff Comments of June 2, 2025

Dear Brandon:

In connection with the above referenced CUP, attached for your review are responses to staff comments of June 2, 2025. Please note that the responses are divided into CUP criteria and comments applicable at the site plan stage. Additionally, the following documents are available for download via the ShareFile link provided in the e-mail correspondence:

1. Updated Site Plan;
2. Updated Elevations;
3. Updated Building Floor Plans;
4. GrassPave2 Specifications;
5. Duke Energy – Corey Avenue – Existing Buried Utilities
6. Waterfront Access Exhibit
7. Renderings both with vegetation at planting and with mature vegetation;
8. Updated Landscape Plan;
9. Updated Project Narrative; and
10. Architectural Features Exhibit.

Once you and your staff have the opportunity to review, please feel free to call me with any question or comments at (813) 222-5057.

Very truly yours,

S. Elise Batsel

RESPONSES TO COMMENTS RELATED TO CUP CRITERIA

Public Works:

1. Submit preliminary peak hour and daily average wastewater flow rates (FAC 64E-6).

> *Response: Acknowledged, these will be provided when complete. (Please note that this information is being provided solely in connection with the CUP process related to the CUP criteria. Per Section 163.3180, Fla. Stat. concurrency is required at the time of impact to the utility and officially determined at the time of building permits.)*

2. Submit preliminary stormwater discharge calculations.

> *Response: Acknowledged, these will be provided when complete. (Please note that this information is being provided solely in connection with the CUP process related to the CUP criteria. Per Section 163.3180, Fla. Stat. concurrency is required at the time of impact to the utility and officially determined at the time of building permits.)*

Building:

Comments have not been shared, but may be shared at the meeting.

> *Response: Acknowledged, no comments presented.*

Code Enforcement:

There is an open violation on 75 Corey Ave for poorly-maintained groundcover that has not apparently been addressed in the building demolition (CE #20240704). Please keep in mind the restrictions of Land Development Code ("**LDC**") Sec. 3.16.(c), which requires resolution of open code cases prior to issuance of a *development approval.*

> *Response: This violation was resolved and the code violation file was closed.*

City Attorney:

The vacation of any part of a city-owned street must occur before, or concurrently with, the Conditional Use and Replat and the street vacation request. A street vacation application must be filed and meet the statutory notice and hearing process for street vacation requests, which may be granted or denied within the discretionary legislative and proprietary power of the City consistent with the LDC and statutory requirements.

> *Response: As set forth in that certain letter sent to the City Attorney's office on March 20, 2025, a vacation is not necessary. The public access easement was provided via plat dedication. Therefore, the modification of the public access easement is done via a replat. Corey Avenue (and the associated public access easements have been reconfigured multiple times throughout its history through the replatting process without any apparent*

concurrent vacations). See Plat Book 5, Pages 28–29; Plat Book 21, Page 18; Plat Book 23, Page 20; Plat Book 21, Page 82; Plat Book 25, Page 36. As detailed further within the March 20, 2025 letter, the replatting process obviates the need for the procedures of § 1.03, St. Pete Beach City Charter.

Importantly, a City-wide referendum is not required under Charter § 1.03, as that only applies to the disposal of "lands ***conveyed*** *to the public to be used for streets[s],"(emphasis added). Here, the City only has an easement interest in Corey Avenue through the public dedications contained in the above-referenced plats, rather than a fee simple interest. See 1000 Brickell, Ltd. v. City of Miami, 339 So. 3d 1091, 1094 (Fla. 3d DCA 2022) ("[A] dedication of land to a municipality is not the same as a fee simple conveyance … generally, a dedication is simply an easement for public use, entrusted to the municipality with the fee simple title remaining with the grantor."); City of Coral Gables v. Old Cutler Bay Homeowners Corp., 529 So. 2d 1188, 1189-90 (Fla. 3d DCA 1988) ("Acceptance of a common law dedication does not pass the fee in land. The interest acquired by the municipality is generally held to be in the nature of an easement, with the public having a right of user and nothing more."). Further, no access to the bay is proposed for vacating, rather access to the bay will increased by widening the Corey Avenue from 80 feet to 90 feet in width and providing an additional 369 linear feet of pedestrian access if the modification to the CUP is approved (see Corey Landings Waterfront Access 7-3-25).*

Recreation:

Comments have not been shared, but may be shared at the meeting.

Response: Acknowledged, no comments presented.

Planning & Zoning/Transportation:

Conceptual Site Plan Comments

1. There is a balance of 0.31 acres when summing the parcel number acreage and comparing with the 'Total Site Area' that does not appear to be accounted for by any combination of the submerged land area parcels. [Note to BB: We do not understand your reference to submerged land parcels here. Please clarify how this statement relates to the following sentence.] This appears to be right-of-way acquired by the project through the replat when scaling the site plan, but please confirm this. If this is the case, does the project retain the same or greater acreage of public right-of-way with direct access to the water compared with existing conditions?

   Response: There is a delta between the site plan acreage and the Property Appraiser GIS acreage owing to removal of the northwest portion of Corey Circle that does not provide access to the water. However, a roundabout was designed into the right-of-way for Corey Avenue, and Corey Avenue is widened from 80 feet to 90 feet in width. As such, the project proposes greater public right-of-way with direct access to the water (see Corey Landings Waterfront Access 7-3-25).

2. Following on the preceding comment, if the replat follows the CUP approval for this project, the requested density will change as the approvals occur. The site wide density will reduce from 35.2 to 32.9, with an appreciable change in the number of units allocated from the density pool. As Staff will recommend a condition that density allocated to the project site under Ord. 2022-03 be abandoned after non-appealable approval of the subject project ordinance, it may be preferable to have that timeframe also encompass recording of the final plat. Please let Staff know if you have any concerns with this.

   Response: The request is based on the current acreage, noted as a total of 4.527 acres by the survey, which permits 108 units by right and requires 50 units from the density pool. Thus, upon approval, 100 units can be returned to the density pool. Upon replatting, the project acreage will be approximately 4.8 acres, which would permit more units by right. The applicant will accept a condition to return any additional units not necessary for the Project to the density pool after replatting, with the unit return calculation based upon final acreages of the replat. Note that to this point this measurement has been inconsistently applied (based on Property Appraiser GIS and/or site plan CAD). This response, and all action going forward, is based on the surveyed acreage. To ensure consistency, the application narrative has been updated to make these calculations consistent (see exhibit Corey Landings Updated Project Narrative 7-3-25).

3. Staff understood an answer from the 5/29 online public meeting to imply the development is not gated, but gates appear to be proposed along the rear promenade of the southeastern parcel as were provided for the original development. Please confirm the rear promenade will be gated adjacent to the public park. Are any of the above-grade tiers of the private development, outside of the commercial area, open to the public?

   Response: The promenade along the west and south elevation of Buildings 1 and 2, as well as the private marina access, will be gated for the exclusive use of residents and slip owners. The Fire Department will have access to this area via a Knox Box on the southern fire lane.

4. The promenade around the rear of the northern building provides additional public walkways for the site, but lacks the under-bridge connection with Horan Park and the Recreation Center promoted in the Vision Plan and tentatively provided for in the 2022 approval. There does not appear to be any features or caliber of landscaping that would entice a member of the public to use this area of the site except for accessing the four dock slips, especially because this area lacks the quality of views of the public park. Can other improvements be made along this promenade, such as providing public art or other features of interest, to better entice public use of the area? (Future Land Use Element of the St. Pete Beach Comprehensive Plan, GOPs for the Downtown Redevelopment District Policy 3 & Town Center Corey Circle District Policy 1).

   Response: The north promenade is an enhancement over the current approval and existing condition. It increases the existing 97 linear feet of publicly accessible waterfront to more than 450 linear feet of publicly accessible waterfront (see Corey Landings Waterfront

Access 7-3-25). The goal of this promenade is to increase connectivity to the public park, increasing access to the area with the best quality of views and highest attraction. The north promenade is not meant to, and cannot, compete with the quality of view and attraction of the park because of the public bridge infrastructure, which is why the proposed additional access is meant as an enhancement only; not as competition to the park. However, to ensure provision of a quality enhancement, the developer will provide benches and trash receptacles along this public promenade, which increases utility; create landscaping that will visually buffer (with varied shade canopy) the residential building and garage; and provide lighting along the promenade to ensure safety and create a nice ambiance. Regarding the connection to Horan Park, the Applicant will accept the same, or similar, condition as the current approval for connection to Horan Park.

5. If the under-bridge access to Horan Park and the Recreation Center cannot be provided due to clearance or other challenges, Staff would like to see justification, and equivalent multimodal improvements or contributions to improve access to the northern part of the Town Center area. (Future Land Use Element of the St. Pete Beach Comprehensive Plan, GOPs *for the Downtown Redevelopment District Objectives 1.3, 1.6, & 1.7).*

   Response: The Applicant will accept the same, or similar, condition as the current approval for connection to Horan Park. However, the Project complies with the comprehensive plan even without connection to the north. Objective 1.6 states that "[p]ublic waterfront access shall be pursued and expanded." As noted above, the project will expand linear waterfront access by more than 450% of what is currently available to the public. Objective 1.7 states that "[d]owntown shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed." As noted above, the project will provide lighting for safety and ambience on the promenade around the northern building, and the property, as currently situated, is vacant and run-down, with the perception that it is presently not safe; the project will only serve to improve this perception. The site will reactivate a deserted area, which will increase safety.

   Objective 1.3 states that the "[a] variety of incentives shall be available to encourage commercial revitalization prototypes ... along Corey Avenue, on Corey Circle East ... that also promote a pedestrian-friendly, safe, comfortable, aesthetically pleasing village-like environment." The main portion of this objective directs the City to provide incentives. Approval of this application, with use of units from the density pool, is one form of incentive from the City to encourage redevelopment. Those incentives are meant to promote "a pedestrian-friendly, safe, comfortable, aesthetically pleasing village-like environment." As indicated in the application, project narrative, and throughout these responses, the project will revitalize and un-used portion of the City of St. Pete Beach with a mixed-use project providing pedestrian-friendly access to open water, a public park, and an aesthetically pleasing design. The project furthers the intent of, and is compliant with, the cited Comprehensive Plan objectives.

6. Will trash service for the commercial and residential uses take place from the same pickup area shown on the plans for each building? Will there be different defined times for move-in/out and deliveries to not conflict with trash pickup?

<u>Response</u>: Commercial and residential trash will be collected in separate containers or compactors, but located together in each of the buildings. The property manager will coordinate move-in/out times with trash pickup and other deliveries so as not to conflict with one another. This is typical in other buildings the applicant has developed.

7. Does the park-facing lobby of Buildings 1&2 comply with the setback requirement? BFE of 11' NAVD 88 provides for a maximum height of 39' NAVD 88 within the front 30' setback. From elevations, the top of the building roof appears to be approximately 42' NAVD 88 in height.

   <u>Response</u>: The elevations have been revised to show compliance with this setback. The revised elevations are included with the resubmission packet (titled Corey Landings Elevations 7-3-25).

9. Provide residential floor area and average size per unit on site plan or forthcoming floor plans, and total floor area per building.

   <u>Response</u>: Please refer to the Building Floor Plans provided with this response for average residential unit size and total residential floor area per building (titled Corey Landings Floor Plans 7-3-25). As shown, the individual units are depicted in "block style" only. Individual floor plans have not yet been programmed.

Landscaping Plan/Coverage Comments

10. It appears most of the greenspace necessary to meet the project permeability minimums are on elevated tiers of the buildings. Were living walls or other pedestrian-scale greenspace improvements explored?

    <u>Response</u>: At this time, the greenspace requirement is being met by utilizing site and deck-based planter coverage. The Applicant would like to reserve the option for the potential use of green roofs or walls should the development of the design render this option desirable or necessary. In any event, given that the Applicant meets the LDC, this is an issue that is reserved for the site plan stage rather than the Conditional Use Permit stage.

11. A significant amount of the landscaping in the renderings shows a mature state that does not reflect the planting quality found in the draft landscaping schedule. Foliage largely appears to meet the code minimums, but please note the City Commission has expected landscape renderings to match or exceed renderings in reviews of past projects.

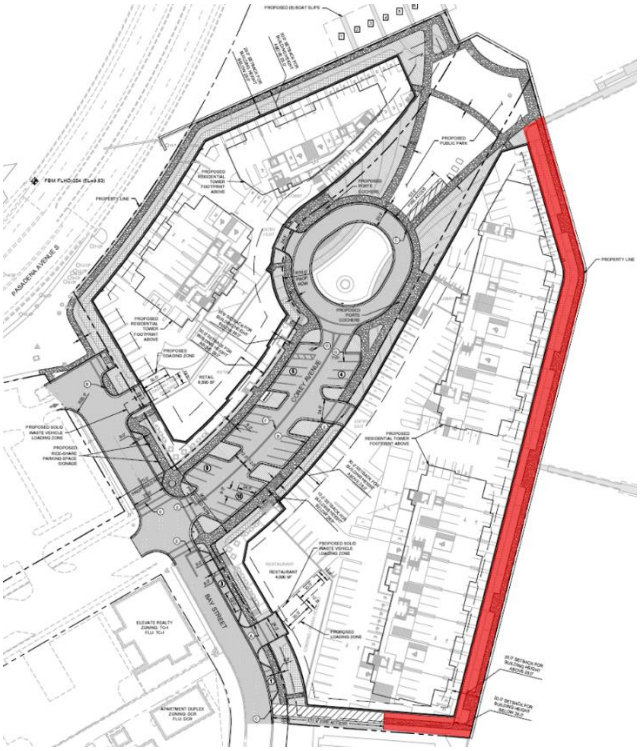
    <u>Response</u>: Acknowledged. Included with this resubmission are updated renderings. Each rendering angle has two versions: one with vegetation at planting and one with mature vegetation to show plants at installation and at maturity. Additionally, please see the updated Landscape Plan (titled Corey Landings Landscape Plan 7-3-25).

12. Will all right-of-way, including the park, be re-dedicated? Was a large cul-de-sac or other alternative to the large turnaround explored?

    <u>Response</u>: The reconfigured/realigned Corey Avenue, including the park abutting the Boca Ciega Bay, will contain the identical public dedication language contained in Plat Book 21, Page 18 and Plat Book 21, Page 82 through the replatting process. As mentioned, the Applicant will be widening the main access to the public park area through the expansion of Corey Avenue from 80 feet to 90 feet in width, and incorporate the round about into the public dedication (see Corey Landings Waterfront Access 7-3-25).

13. The eastern public park appears to be visually and spatially privatized by the surrounding buildings. The design should ensure clear public access and visibility, include active ground-floor uses along the park edge, and provide space for community programming and interaction.

    <u>Response</u>: There is no second public park along the eastern boundary of the project. No public access is proposed along the eastern boundary of the property adjacent to the 2 multi-family buildings (the area identified below in red).



Elevations/Renderings Comments

14. Will there be any screening of the structured parking, other than the vertical fins shown on elevations, to mask its purpose from the street? Grillwork, planters, and other elements, where architecturally-compatible, are recommended for screening pursuant to LDC Sec. 39.7.(c) to *achieve this purpose.*

Response: Additional features are proposed to screen the structured parking. Please refer to revised elevations (titled Corey Landings Elevations 7-3-25) and additional drawing exhibit (titled Corey Landings Architectural Features 7-3-25), which indicate the design intent of the required parking garage screening. Every effort was made to relate the architecture of the residential buildings above the specific areas of the garage directly below. In conjunction with these architectural treatments, significant landscaping has been designed to complement the screening of the garage openings (see Corey Landings Landscape Plan 7-3-25).

15. What is the elevation of the highest rooftop appurtenance measured relative to base flood elevation, and is the BFE shown in the plan elevation pre- or post-LOMR? Is the enclosed portion to be used for anything other than an elevator and/or stairwell to provide roof access? Please ensure the rooftop space will be compliant with LDC Sec. 7.2.(k).

Response: The elevation of the highest rooftop appurtenance is 105.00 feet NAVD 88. The BFE and DFE are shown as post-LOMR. Specifically, the enclosed area of this appurtenance is only the center elevator/lobby leading to the rooftop. Building 2 contains an outdoor pool, spa, open-air pavilion, shade cabanas, and open sundeck. Building 1 only includes maintenance rooftop access.

16. As the restaurant and retail tier accesses are recessed from the corner where the seating is located, Staff would prefer separate entryway treatment to comply with LDC 39.3.(c)&(d) and meet the corner entrance standard of 39.3.(e). Entryways to the presumed private condominium lobbies adjacent the park appear well-defined and to meet the first two of these three standards.

Response: This project has the restaurant and retail spaces elevated to DFE, per FEMA requirements. This presents a much different relationship to the street corners than if these spaces were at grade. The marketing intent of these spaces is for there to be seating areas at the corners, thereby shifting the accesses to the ends or middle of the tiers. The architect intentionally designed this area so that these two corner elements (retail & restaurant) function as "Gateway Columns" to the public street between them leading to the plaza, park, and bay. The updated renderings (specifically the Restaurant view) and additional drawings (titled Corey Landings Architectural Features 7-3-25) show this design-intent. The sidewalk and landscaping design at these corners maximizes the inviting and aesthetic attributes while complying with FEMA regulations. The proposal is more inviting than corner steps and large ramps such that the proposed design complies with the spirit of the LDC to provide an inviting, accessible and activated public space that also complies with FEMA rules.

Unfortunately, the City's regulations were adopted prior to the current FEMA regulations. The LDC has not yet been updated to recognize that ground floor retail is now elevated. Stated another way, FEMA's height regulations pose a different set of circumstances for this project, as grade level retail would make strict compliance with the cited regulations no longer feasible nor applicable. Strict compliance would detract from the pedestrian

experience because it would require a set of ramps or corner steps, running contrary to the intent of the Corey Avenue Vision Plan and the LDC. The project was designed to be as inviting as possible to the public (refer to next comment). It is important for the applicant that staff specifically acknowledges that the City regulations pre-date the current FEMA regulations and to acknowledge the issues set forth in this response in the staff report.

17. Staff finds the renderings and elevations of the towers, at initial glance, to generally comply with the design requirements of LDC Sec. 39.3, 39.7, and 39.8, or be modifiable to meet these requirements. However, please ensure these requirements have been taken into account and that extensive modifications will not be necessary to meet compliance should this request be approved, as a condition is typically added to CUP approval to prohibit substantial façade changes compared with the renderings presented to the City Commission. Please also be prepared to show how the parking garage levels of the buildings are compliant.

    Response: This project design ensures compliance with the requirements of LDC Sections 39.3. 39.7 and 39.8, and that extensive modifications shall not be required. Residential towners 1 – 4 step-back in a variety of ways from the 1 to 2 story parking, retail, restaurant and lobby podiums to create several different wall planes, in curved and straight wall configurations. This is accomplished with a variety of architectural treatments and embellishments. As stated in response 14 the parking garages are being screened in a variety of compliant ways. Please refer to new exhibits (titled Corey Landings Architectural Features 7-3-25 and Corey Landings Elevations 7-3-25) illustrating these design solutions.

    The widening and tapering shape of the Corey Avenue as it approaches Boca Ciega Bay maximizes the view and access to the water, both physically and visually. This architectural and planning design treatment not only enhances the public/pedestrian experience, but also creates framed views to the water and access to the promenade.

Vision Plan/Density Pool Comments

18. The Land Development Code desires that residential density pool units be allocated to projects that proportionally "aid in catalytic redevelopment of the area" (LDC Sec. 39.18), which is also reflected in the City's 2015 Corey Avenue District vision plan. This project comprises all of the Town Center Corey Circle land area but does not contain as much commercial square footage as the approved 2022 proposal, with portions of the building facing the street appearing to lack 20 feet of commercial depth (LDC Sec. 39.3.(g)). Additionally, while Staff recognizes that distinction is not provided between a multi-family development's ownership type in the Land Development Code, the project currently vested at this site was held out to be luxury apartments[1] which frequently have very high occupancy rates[2]. St. Pete Beach's current homesteaded residential condo rate is only

[1] City Commission meeting of March 8, 2022, 1:15:30.
[2] No author. (2024, May 7).US apartment occupancy improves, 1st time since 2022. CRE Daily. Retrieved from https://www.credaily.com/newsletters/us-apartment-occupancy-improves-1st-time-since-2022/.

estimated to be 31%, suggesting a large number of owners have primary residence elsewhere.

For consideration of the 43 density pool units, is there data that can be submitted to bolster the claim that these units will be used to "support an active, 18-hour downtown"? Does Kolter find their luxury condominium projects have high year-round occupancy rates, whether by owners or renters, that will contribute to this vision for the City's downtown if the requested bonus units are re-allocated?

Response: The proposed mixed-use redevelopment project provides significant public benefits, including the waterfront park, pedestrian improvements, on-street parking, etc. that will act as a catalyst for downtown redevelopment. The Project increases the relative proportion of public benefits as compared to the vested project approved in 2022 because of the proposed reduction in allocated units from the density pool while maintaining similar public benefits. It is appropriate to recognize that the proposed scale of commercial and reduced drawdown from the density pool allow for the acreage set-aside required for the proposed public benefits. Commercial uses are proposed at prominent locations at the project entrance and significantly exceed 20' in depth. This layout is based on how the site tapers inversely with the public park, and the design necessities needed to comply with FEMA requirements. Parking rather than multifamily use is provided at grade level to serve the public park and commercial uses, as well as the residents. As such, the buildings are designed and appropriately classified as mixed use.

In regard to occupancy, it is anticipated that a higher percentage of residents will permanently reside in their unit as compared to the City-wide average, which is driven in part by the age of the City's housing. Indeed, census data confirm that 74% of the City's housing stock dates to 1980 or earlier. The condominium documents for the project will contain a six-month lease limitation which will eliminate transient type occupancies. Indeed, the Applicant routinely sees occupancies exceeding 50% for its residential condominium units. Overall, the project will contribute positively toward a more active downtown by providing a destination waterfront park complemented with restaurant(s) and retail uses that will attract additional visitors to the Corey Avenue area consistent with the intent of the Corey Avenue Visions Plan. Moreover, the reconfiguration and expansion of both Corey Avenue and the public waterfront access will invite and draw visitors to support an active, 18-hour downtown. The proposed residential allocation will further contribute to achieving this goal.

19. With the replat of the property and Corey Circle, was straightening the right-of-way as recommended in the vision plan explored? If so, what was/were the reason(s) chosen for retaining the orientation of Corey Ave?

Response: The Project straightens Corey Avenue to the extent possible. Completely straightening Corey Avenue is not feasible because the curved right-of-way includes significant Duke Energy utilities, which cannot be relocated, see exhibit (titled Duke Energy – Corey Avenue Existing Buried Utilities).

20. This project has four fewer transient dock slips than the project approved in 2022, but a similar square footage for the restaurant and the park area. Can the dock adjacent the bridge be reserved entirely for visitors? (Future Land Use Element of the St. Pete Beach Comprehensive Plan, GOPs for the Downtown Redevelopment District Objective 1.10 & Town Center Corey Circle District Policy 4).

    Response: The existing approval includes many more units and locates the restaurant adjacent to the northwest docks. The new development strategy, with fee simple condos, is expected to have more owner use of the docks than the prior CUP approval.

Application Comments

21. This is being reviewed as a new request pursuant to LDC Sec. 4.10. and is being reviewed in accordance with the original steps and considerations for a conditional use permit for development.

    Response: Acknowledged from a procedural perspective. However, staff must take into consideration the reduction in density, traffic, and infrastructure utility impacts that will occur as a result of the modification of the approved CUP. We request this analysis be included in the staff report.

22. Allocation of density bonus units should be based on:
    - Alignment with the Vision Plan goals
    - Delivery of proportional public benefit (economic, social, cultural)
    - Return on Vacated Land and Bonus Units

    In exchange for:
    - Vacated City rights-of-way, and
    - Use of density pool units.

    Response: The application and these responses are based on LDC criteria.

Public Benefits to Evaluate

Does the project:

- Support public programming, such as an extension of the Sunday Market

  Response: We fully expect the City to use the public park as an extension of the Sunday Market.

- Offer public parking within private garages?

  Response: Parking is proposed in accordance with the Land Development Code. Commercial spots will be available in accordance with the LDC. Some of the required parking for the restaurant and retail will be located in the project structured parking, which will be accessible by patrons.

- Improve the interface between residential buildings and civic areas

  <u>Response</u>: The intent of this comment is unclear, and it doesn't appear to be based on a specific code provision. The project design seamlessly integrates the civic areas through the publicly accessible promenade, on-street parking and connectivity with the plaza/roundabout that serves both the public and residents in accessing the waterfront park. The result is an integrated mixed-use project with commercial, residential, and public uses tied harmoniously together. The existing condition deters any public use of the waterfront and provides zero interface between private and public property. The project will enhance the public's access and use of the waterfront and draw activity to the area, which is an increased interface between residential and civic areas.

- Include community event infrastructure or support?

  <u>Response</u>: The application is independently creating and constructing a public park and the associated seawall at no expense to the City. This is the epitome of including public event infrastructure and support.

Replat Comment

23. Recognizing this drawing is not to scale, does the image below generally show the portion of Corey Circle that will not be re-dedicated as public right-of-way?

<u>Response</u>: The exhibit generally shows the change to Corey Circle. However, the existing right-of-way is not as wide as shown, and there is no round-about in the current condition, so as mentioned, the drawing doesn't match the scale of the property that will be replatted and will be subject to a public access easement. The waterfront access exhibit (Corey Landings Waterfront Access 7-3-25) shows an approximation of the before-and-after of the reconfigured right-of-way.

Community Meeting Follow-up Comments

24. Staff received a comment on Friday stating that multiple people had trouble connecting to the second online community meeting. Staff were able to access the meeting but an email was not sent to either planner who registered for it. Were these issues apparent? Do you have an attendance count? Due to the connection issues, is there a hosted video or PowerPoint available that Staff can link?

    Response: Acknowledged. These issues were not apparent, but the following information was provided to Gilbert Martinez on June 2, 2025: the attendance count, PowerPoint presentation, question list, and some limited information on the type of attendees (i.e., that there were no neighborhood or business associations in attendance, and that several of the individuals were new participants that did not attend the February 17, 2025 community meeting).

25. Has the applicant decided if docks will be floating or fixed?

    Response: No, that has not yet been determined.

26. Can the public access easement be provided along the rear of the southeastern building instead of the northwestern building?

    Response: No, the eastern boundary of the property is private.

Other Comments

1. Staff has requested additional information per the completeness letter shared with the applicant on May 8, 2025. Requests such as preliminary floor plans and the sign package may be subject to additional comments once received.

    Response: Acknowledged.

2. LDC Sec. 4.13.: Due to the complexity of this development related to the replat and requirement for maintenance of public roadway, park, and utility improvements, the City Manager and Staff request the property owner engage the City to discuss entering into a development agreement to address timing and maintenance of these facilities and associated improvements.

    Response: We have a meeting scheduled with the City Manager to discuss this issue. For clarity, there is no requirement for the Applicant to maintain any public roadway, park, or utilities on public property.

RESPONSES TO COMMENTS RELATED RELEVANT TO SITE PLAN REVIEW ONLY

Planning & Zoning/Transportation:

Conceptual Site Plan Comments

8. Solely for future planning purposes: Staff recognizes adequate parking spaces have been provided to fulfill the City's requirements for one space per bedroom plus the requirements for the commercial development, but there seemed to be initial concerns about meeting this ratio. What has the developer found to be an adequate ratio for past mixed-use projects of this development type, particularly when there are no public parking garages in the vicinity? Does the developer use bedroom count or another measure to calculate their parking requirements?

   Response: The necessary parking ratio varies depending on the product type and surrounding area. The LDC requirement of more than 2.25 spaces per unit is expected to greatly exceed parking demand. However, given public input, in designing this project the Applicant modified its site plan to meet the LDC requirements: one space per bedroom (360), one space per 100 square feet of restaurant (40 at 4,000 square feet), one space for 300 square of retail (29 at 8,500 square feet), and one space per transient boat slip (4), for a total of 440 parking spaces. In this case the Applicant was comfortable with a ratio well below 2 per unit, and not based on bedroom count.

Fire: site plan review

Items below shall be addressed during site plan review.

Response: Acknowledged.

Fire Department Access Roads (NFPA 1 2021ed: 18.2.3.2)
Page C300

North and South fire lane

- Provide width. Curb cuts shall conform to fire truck turning radii.

  Response: Acknowledged. Widths will be provided and curb cuts will be in conformance with fire truck turning radii.

- Landscaping shall not prohibit FD access onto these area. Elevations reflect trees.

  Response: Acknowledged. Palms with sufficient clear trunk heights have been provided along the two fire access areas: Royal Palms on one side only in the central park, and Sabal Palms (buffer side only) to the south of Building 1.

- Signage shall be provided to delineate that area designated for FD access.

  Response: Acknowledged.

- Provide surface type. Fire department access roads surface type shall be in accordance with NFPA 1 Section 18.2.3.5.2

  Response: Acknowledged. Applicant is seeking GrassPave2 or its equivalent as the lawn stabilization product for aesthetic reasons, which would blend seamlessly with the adjacent lawn. See attached GrassPave2 Specifications exhibit.

- Fire department access roads shall be designed to support the loads of the heaviest fire apparatus, which is 70,000lbs. Provide engineered design drawings and documentation.

  Response: Acknowledged. Site plan review will include engineered design drawings and documentation of ability to support.

- **All buildings**-Reflect dimension from fire department access road to at least one exterior door that can be opened from the outside that provides access to the interior of the building per NFPA 1: 18.2.3.2.1
  18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

  Response: Acknowledged.

Cul De Sac

- Provide flush drive over type of curb rather than raised type.

  Response: Acknowledged. The updated site plan includes a curb change on the inside of the Cul De Sac, but final confirmation of curbing will be determined at the time of site plan review.

Fire Flow Requirements for Buildings

- Fire flow shall be in accordance with the minimum flow requirements of NFPA 1: 18.4.5.3 and Table 18.4.5.2.1; Provide analysis.

  Response: Acknowledged. An analysis will be provided at the time of site plan review.

Fire Hydrants

- Provide fire hydrant locations throughout property.

  Response: Acknowledged. Fire hydrant locations will be shown at the time of site plan review.

- The distances specified in Section 18.5 shall be measured along fire department access roads in accordance with 18.2.3 (1:18.5.1.4)

  Response: Acknowledged.

- FDCs and fire hydrants shall be located on same side of the road as the proposed buildings.

  Response: Acknowledged.

- FDC and Fire hydrants shall be located not more than 12ft from the fire department access road (1:18.5.1.6)

  Response: Acknowledged.

- Fire hydrant spacing shall be in accordance with the requirements of NFPA 1:18.5.3 The requirements for fire hydrant distances in 18.5.3 should be measured as the fire department would lay down hose along the fire access road.

  Response: Acknowledged.

  The purpose of these requirements is to ensure that fire hydrants are located close enough to buildings that they can be used for firefighting operations, therefore should be measured as hose would be laid.

  Response: Acknowledged.

- **NFPA 1: 18.5.3 Buildings Other than Detached One- and Two-Family Dwellings**. Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following: (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m). (2) The maximum distance between fire hydrants shall not exceed 500 ft (152 m).

  Response: Acknowledged.

- Fire hydrant fire flow
  NFPA 1: 18.5.4 Minimum Number of Fire Hydrants for Fire Flow.
  18.5.4.1 The minimum number of fire hydrants needed to deliver the required fire flow for new buildings in accordance with Section 18.4 shall be determined in accordance with Section 18.5.4. 18.5.4.2 The aggregate fire flow capacity of all fire hydrants within 1000 ft (305 m) of the building, measured in accordance with 18.5.1.4 and 18.5.1.5, shall be not less than the required fire flow determined in accordance with Section 18.4.
  Δ 18.5.4.3* The maximum fire flow capacity for which a fire hydrant shall be credited shall be as specified by Table 18.5.4.3. Capacities exceeding the values specified in Table **18.5.4.3** shall be permitted when local fire department operations have the ability to accommodate such values as determined by the fire department.

18.5.4.4 Fire hydrants required by 18.5.2 and 18.5.3 shall be included in the minimum number of fire hydrants for fire flow required by 18.5.4.

Response: Acknowledged.

- Fire hydrants shall be within 100ft of the FDC. (NFPA 14 2019ed: 6.4.5.4)

  Response: Acknowledged.

- A 36" clear space shall be maintained around the circumference of fire hydrants; a clear space of not less than 60" shall be provided in front of each hydrant connection having a diameter greater than 2.5" (NFPA 1: 18.5.7.1, 18.5.7.2) Add fire hydrant and FDC locations to landscape plans.

  Response: Acknowledged. Fire hydrant and FDC locations will be identified at the time of site plan review.

- Provide cross sectional detail of hydrant installation.

  Response: Acknowledged. Cross-sectional detail of hydrant installation will be shown at the time of site plan review.

Fire Department Connection (FDC)

- Reflect all FDC locations

  Response: Acknowledged. All FDC locations will be reflected at the time of site plan review.

- Provide FDC details. FDC's shall be a 2.5 inch Siamese connection, 30-36 inches above finished grade; detached from the building.

  Response: Acknowledged. FDC details in conformance with the above dimensions will be provided at the time of site plan review.

- Provide type and size of underground line for FDC's.

  Response: Acknowledged. Type and size of underground line for FDCs will be provided at the time of site plan review.

- High-rise buildings shall have at least two remotely located fire department connections for each zone per NFPA 14 :7.12.2
  7.12.2.2*
  Two fire department connections shall be provided for each zone, located either on opposite corners of the buildings where fire department apparatus access is provided or, where not possible, physically separated to the greatest extent possible for the following:

(1) High-rise buildings
(2) Buildings or multiple attached buildings exceeding 900 ft perimeter distance.

Response: Acknowledged.

- Signage shall be provided for all FDC's. See example below.

Response: Acknowledged.

Fire Mains

- Reflect fire mains on plans include size and type of pipe.

  Response: Acknowledged. The above will be reflected at the time of site plan review.

- Provide FDC(s) detail. FDC(s) shall be a 2.5-inch Siamese connection, 30-36 inches above finished grade.

  Response: Acknowledged. The above will be reflected at the time of site plan review.

- Provide FDC to fire hydrant distance

  Response: Acknowledged. The above will be reflected at the time of site plan review.

- Water supply must be adequate to support the fire pump acceptance test which is at 150% of the fire pump's rated capacity. (NFPA 20 2019ed Section 14.1)

  Response: Acknowledged. The above will be reflected at the time of site plan review.

- Dock standpipe system shall be provided for all docks and tied into the fire protection system of the respective building. (NFPA 1: 28.1.2.3)

  Response: Acknowledged. The above will be reflected at the time of site plan review.

Electric Manhole
BE 12,470V 1-6" HDPE Conduit
BE 12,470V 9-4" HDPE Conduit
Electric Manhole
BE 12,470V Concrete Encased Duct Bank
BE 12,470V 3 - Concrete Pull/Splice Boxes
BE Concrete Encased Duct Bank Not in Use
Electric Manhole
BE 12,470V 2-6" PVC Conduits
BE 12,470V Concrete Encased Duct Bank
Electric Manhole
BE Concrete Encased Duct Bank Not in Use
BE 12,470V 2-6" PVC Conduits
BE 12,470V Concrete Encased Duct Bank
Electric Manhole
BE Concrete Encased Duct Bank Not in Use
BE 12,470V Concrete Encased Duct Bank
Electric Manhole
COREY
78084
13590
135(S)
139(S)
134(S)
64(S)
169(S)
214.18
354.78
240.8
254.2
138.5
167.2
75.86
73.96
70.1
1.07
A
B
(1)
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3
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63
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16
17
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9

GRASSPAVE2 TECHNICAL SPECIFICATION

Section 32 14 43 - Porous Unit Paving
(Formerly 32 12 43 Porous Flexible Paving)

GRASSPAVE2 BY INVISIBLE STRUCTURES™

NOTES

This product guide specification is written according to the Construction Specifications Institute (CSI) Format, including MasterFormat (1995 Edition), SectionFormat, and PageFormat, contained in the CSI Manual of Practice.
The section must be carefully reviewed and edited by the Engineer to meet the requirements of the project and local building code. Coordinate with other specification sections and the drawings.
Delete all "Specifier Notes" when editing this section.

This section covers Grasspave2 Porous Pavement System from Invisible Structures. The system provides vehicular and heavy load support over grass areas while protecting grass roots from harmful effects of traffic.
The major components of the complete system are the Grasspave2 units, an engineered base course, Hydrogrow soil amendment/fertilizer, sand, and grass from seed, hydromulch, or sod.
Consult Invisible Structures, Inc. for assistance in editing this section for the specific application.

PART 1 - GENERAL

1.1 - SECTION INCLUDES

A. Porous pavement system.

1.2 - RELATED SECTIONS

A. Section [31 20 00 – Earth Moving] [_____- _____].
B. Section [33 46 00 – Subdrainage] [_____ - _____].
C. Section [32 10 00 – Bases, Ballasts, and Paving] [_____ - _____]

Notes: Edit the following list as required for the project. List other sections with work directly related to the porous pavement system.

D. Section [32 30 00 - Site Improvements] [_____ - _____].
E. Section [32 90 00 Planting] [_____ - _____].
F. Section [32 92 00 – Manufacturers of Turfs and Grasses] [_____ - _____].
G. Section [32 80 00 – Irrigation or Section 32 84 13 – Drip Irrigation] [_____ - _____]

1.3 - REFERENCES

A. ASTM F 1951-08 Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment.
B. ASTM D 638-10 Standard Test Method for Tensile Properties of Plastics
C. ASTM C 33 Standard Specification for Concrete Aggregates
D. AASHTO M6 Standard Specification for Fine Aggregate for Hydraulic Cement Concrete

1.4 - SYSTEM DESCRIPTION

A. The Grasspave2 porous pavement system provides vehicular and pedestrian load support for grass areas, while protecting grass roots from harmful effects of traffic.
B. Major Components of the Complete System:
   1. Grasspave2 units, assembled in rolls.
   2. Engineered sand and gravel base course.
   3. Hydrogrow soil amendment and fertilizer, supplied with Grasspave2.
   4. Sand fill or USGA greens mix.
   5. Selected grass from seed, hydroseeding/hydro-mulching, or sod.
   6. Selected topsoil (only for seeded installation).
   7. Mulch (needed only for seeded or hydroseeded installations).
C. The Grasspave2 grass paving units, sand, and base course work together to support imposed loading.
D. The Grasspave2 grass paving units, Hydrogrow, and sand fill contribute to vegetation support.

1.5 - SUBMITTALS

A. Submit under provisions of Section 01 30 00.
B. Shop Drawings: Submit design detail showing proper cross-section.
C. Samples: Submit manufacturer's sample of Grasspave2 10 in x 10 in section of Grasspave2 material.
D. Installation Instructions: Manufacturer's printed installation instructions. Include methods for maintaining

E. Certificates:
1. Manufacturer signed certificate stating the product is made in the USA.
2. Submit Material Certificates for base course and sand (or USGA mix) fill materials.
3. Product certificates signed by the manufacturer certifying material compliance of polyethylene used to make Grasspave2 units.
4. ISO Certificate certifying manufacturer's quality management system is currently registered to ISO 9001:2008 quality standards.

F. LEED Submittals: Provide documentation of how the requirements of Credit will be met:
1. List of proposed materials with recycled content. Indicate post-consumer recycled content and pre-consumer recycled content for each product having recycled content.
2. Product data and certification letter indicating percentages by weight of post-consumer and pre-consumer recycled content for products having recycled content.
3. Description of Grasspave2 in stormwater design to limit the disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, reducing or eliminating pollution from stormwater runoff and eliminating contaminants.
4. Designing elements for Grasspave2 to limit the disruption and pollution of natural water flows by managing stormwater runoff.
5. Documenting the use of Grasspave2 to reduce heat islands to minimize the impact on microclimates and human and wildlife habitats.

G. Substitutions: No material will be considered as an equivalent to the Grasspave2 unit specified herein unless it meets all areas of this specification without exception. Manufacturers seeking to supply what they represent as equivalent material must submit records, data, independent test results, samples, certifications, and documentation deemed necessary by the Specifier to prove equivalency.

H. Manufacturer's Material Certification: Product manufacturers shall provide certification of compliance with all applicable testing procedures and related specifications upon written request. Request for certification shall be submitted by the purchasing agency no later than the date of order placement.

I. Product manufacturers shall also have a minimum of 30 years' experience producing products for porous pavement systems.

J. Manufacturer Quality Certification: ISO Certification certifying manufacturer's quality management system for its Grasspave2 system is currently registered to ISO 9001:2008 quality standards. Any alternate materials submitted shall provide a certification that their porous pavement system manufacturing process is part of an ISO program and a certification will be required specifically stating that their testing facility is certified and in accordance with ISO.

1.6 - DELIVERY, STORAGE, & HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

B. Protect Grasspave2 units/rolls from damage during delivery and store rolls upright, under tarp, to protect from sunlight, when time for delivery to installation exceeds one week.

C. Store Hydrogrow in a dark and dry location.

D. Handling: Protect materials during handling and installation to prevent damage.

1.7 - MAINTENANCE SERVICE

Notes: Once healthy turf has been established, the cell wall structure will have minimal visibility when proper turf maintenance practices are followed.

A. Installer responsible for maintenance of grass plants – water/irrigation, fertilizing, mowing – for one growing season. DO NOT AERATE. See Grasspave2 Maintenance Guide from Invisible Structures.

B. System to be maintained by _____, after one growing season.

1.8 - PROJECT CONDITIONS

A. Maintain environmental conditions within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

B. Do not begin installation of porous pavements until all hard surface paving adjacent to porous pavement areas, including concrete walks and asphalt paving, is completed.

C. Install turf when ambient air temperatures is at least 55 degrees F (13 degrees C).

D. In cold weather, do not use frozen materials or materials mixed or coated with ice or frost, and do not build on frozen base or wet, saturated or muddy subgrade.

E. Protect partially completed paving against damage from other construction traffic when work is in progress.

F. Adequately water sod or grass seed to assure germination of seed and growth of root system.

G. Grass coverage on the sand-filled Grasspave2 rings must be completed within one week: See Part 3 Execution.

H. DO NOT DRIVE, PARK ON, or use Grasspave2 system for two or three mowing cycles until grass root system has matured (about 3 to 4 weeks for sod or 6 to 8 weeks for seeded areas). Any barricades constructed must still be accessible by emergency and fire equipment during and after installation.

1.9 - LIMITED WARRANTY

A. Invisible Structures, Inc. (ISI) warrants to its purchasers that all products furnished by ISI will be free from defects in material and/or workmanship.

B. This warranty shall be extended for a period of five (5) years following the date of shipment by ISI.

C. Providing a written claim is presented to ISI within the warranty period and after inspection by ISI showing the materials have failed under this warranty, all defective materials shall be refurnished under this warranty, at no charge, excluding re-installation costs. This in lieu of all other warranties expressed or implied and is the sole warranty extended by ISI.

D. Our liability under this warranty is limited to the refurnishing of materials and does not include any responsibility for incidental, consequential, or other damages of any nature.

PART 2 - PRODUCTS

2.1 - MANUFACTURERS

A. Acceptable Manufacturer: Invisible Structures, Inc., which is located at: 3510 Himalaya Rd. Suite 200; Aurora, CO 80011; Tel: 303-233-8383; Web: www.invisiblestructures.com.
B. Substitutions: Not permitted.

2.2 - GRASSPAVE2

A. Composition:
1. Manufactured in the USA.
2. High density polyethylene (HDPE): 100 percent recycled materials.
3. Color: Black
4. Color Uniformity: Uniform color throughout all units rolls.
5. Carbon Black for ultraviolet light stabilization.
6. Hydrogrow soil amendment and fertilizer, provided by manufacturer with Grasspave2.

B. Performance Properties:
1. Maximum Loading Capability: 15,940 psi (2.29 million psf, 109,906 kPa) when filled with sand.
2. Wheelchair Access testing for ADA Compliance: Passing ASTM F 1951-08.
3. Wheelchair Access testing for ADA Compliance: Passing Rotational Penetrometer testing.
4. Tensile strength, pull-apart testing: 458 lbf/in from ASTM D638 Modified.
5. System Permeability (Grasspave2, sand, base course): 2.63 to 38.55 inches of water per hour.
6. Effective Imperviousness (E.I.): 10%.

C. Dimensions (individual units are assembled and distributed into rolls):
1. Roll area: From 108 sq ft (10 sq m) to 538 sq ft (50 sq m), in 108 sq ft (10 sq m) increments
2. Roll Widths: From 3.3 ft (1 m) to 8.2 ft (2.5 m), in 1.6 ft (0.5 m) increments.
3. Roll Lengths: From 32.8 ft (10m) to 65.6 ft (20 m), in 3.3 ft (1 m) increments.
4. Roll Weights: From 41 lbs (19kg) to 205 lbs (93kg), in 41 lbs (19 kg) increments.
5. Unit Nominal Width by Length: 20 inches by 20 inches (0.5 m by 0.5 m) or 40 inches by 40 inches (1 m by 1 m).
6. Nominal Depth: 1 inch (2.5 cm) – for rolls and individual units.
7. Unit Weight: 18 oz (510 g) or 5 lbs. (2.27 kg).
8. Volume Solid: 8 percent

2.3 - SYSTEM MATERIALS

Notes: All measurements are subject to manufacturing tolerances, unless otherwise specified.

A. Base Course: Sandy gravel material from local sources commonly used for road base construction (recycled materials such as crushed concrete or crushed asphalt are NOT acceptable).
1. Conforming to the following sieve analysis and requirements:
    a. 100 percent passing sieve size 1 inch (25 mm).
    b. 80-100 percent passing sieve size 3/4 inch (19 mm).
    c. 60-80 percent passing sieve size 3/8 inch (9 mm).
    d. 40-60 percent passing sieve size #4.
    e. 25-40 percent passing sieve size #10.
    f. 5-25 percent passing sieve size #40.
    g. 0-5 percent passing sieve size #200.
2. Provide a base course material nearly neutral in pH (range from 6.5 to 7.2) to provide adequate root zone development for turf.
3. Material may be either “pit run” or “crusher run.” Avoid using clay based crusher run/pit run. Crusher run material will generally require coarse, well-draining sand conforming to AASHTO M6 to be added to mixture (20 to 30 percent by volume) to ensure long-term porosity.
4. Alternative materials such as crushed shell, limerock, or crushed lava may be used for base course use, provided they are mixed with sharp sand (20 to 30 percent) to ensure long-term porosity, and are brought to proper compaction. Without added sand, crushed shell and limerock set up like concrete and become impervious.
5. Alternative size and/or composition of base course materials should be submitted to Invisible Structures, Inc. (Manufacturer) for approval.

B. Sand Fill for Rings and Spaces Between Rings: Clean sharp sand (washed concrete sand). Choose one of the following:
1. Coarse, well-draining sand, such as washed concrete sand conforming to AASHTO M6 or ASTM C-33.
2. United States Golf Association (USGA) greens, section - sand mix “The Root Zone Mixture.”

C. Turf Conditioner:
1. Hydrogrow a proprietary soil amendment manufactured by Invisible Structures, Inc. and provided with Grasspave2.
2. NO SUBSTITUTIONS.

Notes: Use grass species resistant to wear by traffic generally a Blue/Rye/Fescue mix used for athletic fields in northern climates, and Zoysia, Fescue, or Bermuda types in southern climates. Check with local sod and seed suppliers for preferred mixtures. Dedicated fire lanes can use same grass species used on surrounding turf. Parking applications require greatest wear-resistant species possible, generally available only by seed or hydroseeding/hydro-mulching.

D. Grass – Choose either sod or seed:
1. Sod: [_____]. Use 13 mm (0.5in) thick (soil thickness) rolled sod from a reputable local grower. Species should be wear resistant, free from disease, and in excellent condition. Sod shall be grown in sand or sandy loam soils only. Sod grown in soils of clay, silt, or high organic materials such as peat, will not be accepted.
2. Seed: [_____]. Use seed materials, of the preferred species for local environmental and projected traffic conditions, from certified sources. Seed shall be provided in containers clearly labeled to show seed name, lot number, net weight, % weed seed content, and guaranteed % of purity and germination. Pure Live Seed types and amount shall be as shown on plans.
a. Mulch – needed only for hydroseeding: Wood or paper cellulose commercial mulch materials compatible with hydroseeding operations. Mulch depth according to mulch manufacturers' recommendation. DO NOT use mulch of straw, pine needles, etc., because of their low moisture holding capacity.
b. Topsoil – needed only for seeding, recommended for hydroseeding: Obtain specified topsoil for a light "dusting" (no more than ½in or 13mm) above rings filled with sand for seeding germination.

PART 3 - EXECUTION

3.1 - INSPECTION

A. Examine subgrade and base course installed conditions. Do not start porous paving installation until unsatisfactory conditions are corrected. Check for improperly compacted trenches, debris, and improper gradients.
B. For fire lane installations: prior to installing base course for turf paving, obtain approval of local fire authorities of sub-base.
C. Start of installation constitutes acceptance of existing conditions and responsibility for satisfactory performance. If existing conditions are found unsatisfactory, contact Architect for resolution.

3.2 - PREPERATION

Note: Ensure that subbase materials are structurally adequate to receive designed base course, wearing course, and designed loads. Generally, excavation into undisturbed normal strength soils will require no additional modification. Fill soils and otherwise structurally weak soils may require modifications, such as geotextiles, geogrids, and/or compaction (not to exceed 90%). Ensure that grading and soil porosity of the subbase will provide adequate subsurface drainage.

Note: For Fire lanes and emergency access, It is recommended that Fire Department inspectors be scheduled to inspect installation of Grasspave2 during preparation of the subbase, installation of the base course, and installation of Grasspave2 units. Most small projects can accommodate these inspections all on the same day. Verify with Fire Department if certificates of inspection are required.

A. Subgrade Preparation:
1. Prepare subgrade as specified in Section 32 10 00. Verify subgrade in accordance with porous paving system manufacturer's instructions.
2. Proper subgrade preparation will enable the Grasspave2 rolls/units to connect properly and remain level and stationary after installation
3. Excavate area allowing for unit thickness, the engineered base depth (where required), and 0.5 inch (1.25 cm) for depth of sod root zone or topsoil germination area (when applicable).
4. Provide adequate drainage from excavated area if area has potential to collect water, when working with in-place soils that have poor permeability.
5. Ensure in-place soil is relatively dry and free from standing water.
6. Uniformly grade base.
7. Level and clear base of large objects, such as rocks and pieces of wood.
B. Base Preparation:
1. Install Base as specified in Section 32 10 00. Verify engineered base (if required) is installed in accordance with porous paving system manufacturer's instructions.
2. Coordinate base installation and preparation with subdrains specified in Section 33 46 00.
3. If required, place a geotextile separation layer between the natural ground and the 'engineered base'.
4. If required, install the specified sub-drain and outlet according to construction drawings.
5. Coordinate base installation and preparation with irrigation and drip irrigation lines specified in Section 32 80 00 and 32 84 13, respectively.
6. Place engineered base in lifts not to exceed 6 inches (150 mm), compacting each lift separately to 95 percent Modified Proctor.
7. Leave 1 inch (2.5 cm) of depth below final grade for porous paver unit and sand fill and 0.5 inch (1.25 cm) for depth of sod root zone or topsoil germination area (when applicable).

Note: Delete requirement for on-site manufacturer's field representative if not required

3.3 - ON-SITE MANUFACTURER'S FIELD REPRESENTATIVE

A. A qualified Manufacturer's field representative shall be available for a pre-construction meeting via phone or in person and will provide installation videos, design details, installation instructions, and the technical specifications.
B. The time for on-site observation shall be indicated in the Contract Documents and included in the base bid price.

3.4 - HYDROGROW INSTALLATION

A. Spread all Hydrogrow mix provided (spreader rate = 4.53 kg per 100 m2 (10 lbs per 1076 ft2) evenly overthe surface of the base course with a hand-held, or wheeled, rotary spreader.
B. The Hydrogrow mix should be placed immediately before installing the Grasspave2.

3.5 - GRASSPAVE2 INSTALLATION

A. Install the Grasspave2 units by placing units with rings facing up, and using snap-fit connectors, pegs and holes, provided to maintain proper spacing and interlock the units. Units can be easily shaped with pruning shears or knife. Units placed on curves, slopes, and high traffic areas shall be anchored to the base course, using 40d common nails with fender washer, as required to secure units in place. Tops of rings shall be between 6 mm to 13 mm (0.25in to 0.5in) below the surface of adjacent hard-surface pavements.
B. Install sand in rings as they are laid in sections by "back-dumping" directly from a dump truck, or from buckets mounted on tractors, which then exit the site by driving over rings already filled with sand. The sand is then spread laterally from the pile using flat bottomed shovels and/or wide "asphalt rakes" to fill the rings. A stiff bristled broom should be used for final "finishing" of the sand. The sand must be "compacted" by using water from hose, irrigation heads, or rainfall, with the finish grade no less than the top of rings and no more than 6 mm (0.25in) above top of rings.

3.6 - INSTALLATION OF GRASS

A. Grass coverage on the sand-filled rings must be completed within one week. Sand must be re-installed and leveled and Grasspave2 checked for integrity if rings become exposed due to wind, rain, traffic, or other factors.

(Choose one paragraph below to meet grass installation method desired.)

1. Preferred method: Hydroseeding/hydro-mulching - A combination of water, seed and fertilizer are homogeneously mixed in a purpose-built, truck-mounted tank. The seed mixture is sprayed onto the site at rates shown on plans and per hydroseeding manufacturer's recommendations. Coverage must be uniform and complete. Following germination of the seed, areas lacking germination larger than 20 cm x 20 cm (8in x 8in) must be reseeded immediately. Seeded areas must be fertilized and kept moist during development of the turf plants. DO NOT DRIVE ON SYSTEM: Hydroseeded/hydro-mulch areas must be protected from any traffic, other than emergency vehicles, for a period of 6 to 8 weeks, or until the root system has penetrated and established well below the Grasspave2 units.
2. Install thin sod directly over sand filled rings, filled no higher than the top of the rings. Sod strips should be placed with very tight joints. Sodded areas must be fertilized and kept moist during root establishment (minimum of 3 weeks). DO NOT DRIVE ON SYSTEM: Sodded areas must be protected from any traffic, other than emergency vehicles, for a period of 3 to 4 weeks, or until the root system has penetrated and established well below the Grasspave2 units.
3. Install grass seed at rates per grass type. A light "dusting" of commercial topsoil mix, not to exceed 1/2in (25 mm) will be placed above the rings and seed mix to aid germination rates. Seeded areas must be fertilized and kept moist during development of the turf plants. DO NOT DRIVE ON SYSTEM: Seeded areas must be protected from any traffic, other than emergency vehicles, for a Period of 6 to 8 weeks, or until the root system has penetrated and established well below the Grasspave2 units.

B. Adequately water sod or grass seed to assure germination of seed and growth of root system.

3.7 - PROTECTION

Note: Choose one paragraph below to match grass installation method.

A. Seeded areas must be protected from any traffic, other than emergency vehicles, for a period of 4 to 8 weeks, or until the grass is mature to handle traffic.
B. Sodded areas must be protected from any traffic, other than emergency vehicles, for a period of 3 to 4 weeks, or until the root system has penetrated below the Grasspave2 units.

3.8 - FIELD QUALITY CONTROL

A. Remove and replace segments of Grasspave2 units where three or more adjacent rings are broken or damaged, reinstalling as specified, so no evidence of replacement is apparent.
B. Perform cleaning during the installation of work and upon completion of the work. Remove all excess materials, debris, and equipment from site. Repair any damage to adjacent materials and surfaces resulting from installation of this work.

3.9 - MAINTENANCE

A. Maintain grass in accordance with manufacturer's instructions and as specified in Section 32 92 00 Manufacturers of Turfs and Grasses.
B. Lawn Care: Normal turf care procedures should be followed, including de-thatching.
C. DO NOT AERATE. Aerator will damage the Grasspave2 units. Aeration in not necessary in a sand root zone.
D. When snow removal is required, keep a metal edged plow blade a minimum of ¾ inch (17 mm) above the surface during plowing operations to avoid causing damage to the Grasspave2 units, or
    1. Use a plow blade with a flexible rubber edge, or
    2. Use a plow blade with skids on the lower outside corners set so the plow blade does not come in contact with the units

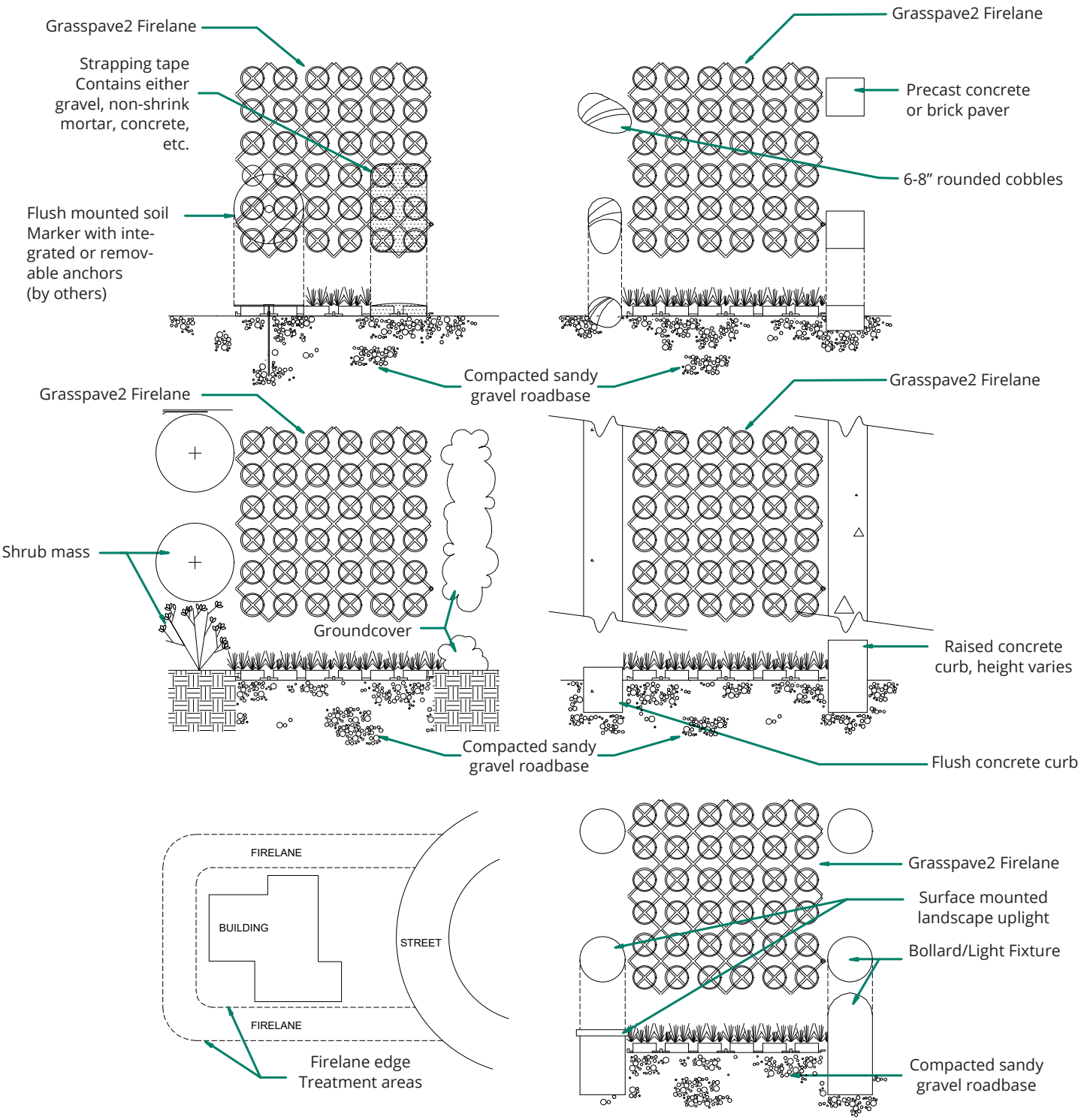
END OF SECTION

GRASSPAVE2 FIRELANE DETAIL

Delineating a Grasspave2 Firelane

GRASSPAVE2
BY INVISIBLE STRUCTURES™

PLAN VIEW



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

Agenda Report

Agenda Title Name: Conditional Use Permit 25112: 8665 Boca Ciega Dr (Master Pump Station 1 - Phase I)

Action Request:

Strategic Objective:

Date: September 10, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Expansion of Master Pump Station 1, including but not limited to replacing four (4) existing 140 HP pumps with four (4) 215 HP pumps, a new diesel backup generator and generator platform, new odor control unit, electrical upgrades, site improvements, and applicable site restoration.

Note: Phase I is subject to review under this conditional use permit. Phase II plans are provided for reference, and to show proposed landscaping.

Funding:

Attachments:

1. Application
2. Phase I Construction Plans - Survey Included (unsealed)
3. Phase II Plans - For Reference
4. Renderings
5. Responses - CUP Criteria

St. Pete Beach
The Sunset Capital of Florida

INFORMATION ON THE CONDITIONAL USE

What is a Conditional Use? A conditional use is a use that has operational, physical and other characteristics that may be different from those of the predominant permitted uses in a zoning district, but which is a use that compliments or may otherwise be compatible with the intended overall development within a district, provided the specified standards are met.

How do I apply for a Conditional Use? An applicant for conditional use must submit the following documents to the Community Development Department, based on the type of project proposed.

All Conditional Use Permits

- A complete and signed application. Incomplete applications will not be processed and will be returned. As such, all applicants are **STRONGLY ENCOURAGED** to meet with Community Development staff prior to submission deadlines to discuss plan submissions and the review process. Appointments can be made by calling 727.363.9229.
- A completed and signed agent authorization form if someone else will be representing the property owner at the public hearing.
- An accurate, legible, and appropriately scaled survey of the property including all existing and proposed improvements. The survey shall have been performed not more than one (1) year prior to the date of application and not less than two (2) 11"x17" copies of the survey are required for submittal.
- Two scaled conceptual site plans depicting the request. The site plans can be sized from 8.5"x11" to a maximum of 24"x36" in size. These drawings are necessary to assist staff and the BOA or City Commission in the review of the request. The site plans shall contain a matrix showing the site's preliminary compliance with the zoning district's dimensional and area requirements, which can be found in the Land Development Code (LDC) under the property's zoning district. The matrix shall a column listing the LDC requirements for setbacks, density (where applicable), intensity/FAR (where applicable), minimum lot area (where applicable) impervious surface ratio, and parking, with an additional column demonstrating how the plan will comply with those standards.
- When the application involves new building construction, additions or expansions, new placement of parking, a change of use, or other construction that triggers heightened landscaping requirements in LDC Sec. 22.7., 22.8, or 39.10, a preliminary landscaping plan shall be submitted that references the LDC requirement(s) for the affected area(s) of the site and the installation of landscaping to meet such requirement(s). The plan may show specific species, caliper and planting height if known, or provide a schedule of landscaping to be installed if the conditional use permit request is approved.
- Cash or check made payable to the City of St. Pete Beach for the amount of the application plus mailing fees. The application fee is $500. The mailing fee can be calculated for you when you turn in your application, or you can calculate it yourself by searching for your property on the Pinellas County Property

Appraiser's office website (www.pcpao.gov), clicking on radius search at the top of the page, typing in 500 feet for the radius, and multiplying the number of properties times the current stamp price plus $0.20.

- A completed Sign Posting Affidavit.
- Completed and filed lobbyist registration form(s), if relevant. Please submit these forms to the St. Pete Beach City Clerk's Office.
- Staff may request additional information, if necessary.

Applications for New Buildings, Expansions or Additions

In addition to the elements above, the following is required of all conditional use permits involving new building construction, or expansion of an existing building. This list is not comprehensive, and additional requests may be made to assess compatibility of the request with the Comprehensive Plan and Land Development Code.

- Elevations showing all sides of the building, in color, noting the following:
  - Height from grade to the top of the roof and top of the highest element of the structure, inclusive of elevator shaft overruns, antennae, mechanical equipment, covered rooftops, and similar non-habitable spaces.
  - Height from Base Flood Elevation to the top of the roof and top of the highest element of the structure.
  - For properties in the Community Redevelopment District, preliminary notation demonstrating the ability of the new building or addition to comply with the design objectives of LDC Sec. 39.7. and 39.8.
  - For properties in the Downtown Redevelopment District, preliminary notation demonstrating the ability of the new building or addition to comply with the design objectives of LDC Sec. 39.3, 39.7, and 39.8.
- When the project takes place within the Community Redevelopment District, a site plan shall be submitted noting the following. This can be depicted on the site plan required under the prior section if legible, or as a separate plan.
  - Streetscape and site design elements of LDC Sec. 39.10., 39.11., and 39.12., as well as LDC Sec 39.15. when the development abuts single-family, two-family, RU-1, or RU-2 zoned properties.
  - In addition to the preceding, any new buildings or additions within the Downtown Redevelopment District shall note compliance with the relevant elements of LDC Sec. 39.3. and 39.4. (where applicable).
- When the project is estimated to generate 51 or more peak hour trips based on the latest Institute of Transportation Engineers Parking Generation Manual or other professionally-accepted estimates, the applicant shall submit a transportation study methodology and draft transportation management plan (TMP) for review if requested by the City. Projects estimated to generate more than 300 peak hour trips are required to submit a transportation study methodology and TMP for review. Methodologies shall contain a table showing the expected traffic impact at peak hour for the new development.
- When the new building or addition exceeds 5,000 square feet, at least one rendering shall be provided showing the frontage of the building facing any public thoroughfare, and the rear of any building facing a public waterway or the beach. If the development site cannot be captured in one rendering, additional renderings shall be required to depict the new building(s) or addition(s) within the context of the entire development site.
- When the development is in the Community Redevelopment District and proposes a new building or is undergoing major renovation, an explanation of how the development will comply with the requirements of LDC Sec. 39.9.

- When the development is a multi-building project, or one with multiple uses in the same building, a preliminary site layout plan shall be provided identifying the uses provided within each building or portion thereof.
- A preliminary sign permit package, showing any proposed new signage for the property.

Applications for New and Expanded Temporary Lodging Developments

In addition to the elements in the preceding two sections, any new or expanded temporary lodging use shall provide the following. This list is not comprehensive, and additional requests may be made to assess compatibility of the request with the Comprehensive Plan and Land Development Code.

- Demonstration of compliance with the floor area standard of LDC Sec. 6.6.
- For properties in the Community Redevelopment District, demonstration of compliance with LDC Sec. 39.6.
- For large scale redevelopment projects in the Community Redevelopment District, site plan references to required beach walks, mean high water line easements, and any other public easement proffered under the development request.
- For large scale redevelopment projects in the Community Redevelopment District that contain at least one building exceeding 50 feet, a shade study at the equinox and solstices, showing at least one morning, afternoon and evening rendering.
- A to-scale dune installation or maintenance plan, where required.

Can I ask for Variance with my Conditional Use application? It is not uncommon for projects that require conditional use approval to also seek variance approvals. The City Commission is authorized to hear both types of request at the same time. Accordingly, variance requests may be included as part of the Conditional Use request. An additional application form is included in this packet for this purpose.

Who decides if the Conditional Use should be granted? The City Commission is authorized to hear and make final determinations on all conditional use requests. Conditional use applications may also include variance requests as part of a conditional use application. In those cases, the City Commission also makes the final determination.

What is the City Commission and when do they meet? The City Commission is the elected body of officials who have overall responsibility for establishing policies and procedures for the operations of the City of St. Pete Beach. The Commission meetings are normally held two times a month on the second and fourth Tuesday at 6:00pm, in the City Commission Chambers at 155 Corey Avenue (City Hall).

What do I do after my Conditional Use is granted? You will receive a notice from the City immediately following your hearing. This notice is called a Development Order (DO) and it will summarize the results of the hearing including the decision to deny, approve, or approve with conditions. If approved, the owner/applicant will have one (1) year from the date the development order is signed to obtain a building permit for the proposed work. The permit must remain active during the life of the project. If a permit is not obtained within a year or if a permit does not remain active, the conditional use will expire.

What happens if my approved Conditional Use is appealed? Although rare, sometimes a neighbor or other affected party will appeal the Commission decision to the Circuit Court. Any such appeal must be taken within 30-days from the date of the decision. Should this occur, the City is normally removed from the appeal process and has no control over the timeframe or decision of the Court. The one-year timeframe for permit issuance noted above would begin from the Court's final decision date provided the applicant has properly advised the City of said appeal.

What can I do if my Conditional Use is not granted? You may correct your plans to meet current code requirements or you may file an appeal to the Pinellas County Circuit Court with 30-days of the final decision.

How are my application fees used? The application fee is primarily used to cover staff review costs. A conditional use application will typically involve reviews from multiple City agencies and may include County, State, or even Federal reviews depending on the nature of the request. All conditional use applications are required to be properly advertised and require notification to adjacent property owners. The mailing fees are used offset the cost incurred in meeting these requirements including the preparation of a legal ad and mailing costs associated to adjacent property owner notice. The City shall re-advertise a request, at no expense to the applicant, if a scheduled application is not heard due to an error by the City (i.e. lack of a quorum). Otherwise, the applicant will be responsible for any additional costs incurred as a result of his or her own (in)action.

CONDITIONAL USE APPLICATION

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

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

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

_____ On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

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

_____ I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

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

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

_____ 7/31/2025

Signature of Applicant Date

St. Pete Beach
The Sunset Capital of Florida

CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: City of St. Pete Beach

Name: City of St. Pete Beach

Address: 155 Corey Avenue

City: City of St. Pete Beach State: Florida

Zip: 33706 Telephone: 727-363-9232

Email: frobustelli@stpetebeach.org

APPLICANT/AGENT (Attach agent authorization form)

Name: Adam Poirrier

Address: 155 Corey Avenue

City: St. Pete Beach State: Florida

Zip: 33706 Telephone: 727-363-9804

Email: apoirrier@stpetebeach.org

SUBJECT PROPERTY:

Address: 8665 Boca Ciega Drive, St. Pete Beach, FL 33706 Current Name of Business: City of St. Pete Beach

Parcel ID: 25-31-15- 95202-000-0050 & 97686-000-0010 Name of Project: Pump Station No. 1 Rehabilitation

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

This project involves the rehabilitation of the existing Master Pump Station No. 1 including but not limited to replacing four (4) existing 140 HP pumps with four (4) 215 HP pumps, a new diesel backup generator and generator platform, new odor control unit, electrical upgrades, site improvements and applicable site restoration.

Signature of Applicant/Agent

7/31/2025
Date

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

   a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

   b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.

2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.

3. Hydrological features and storm water management infrastructure.

4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.

5. Site landscaping, open space provision and impervious surface limitations.

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.

7. Fire suppression and facility security.

8. Emergency management and hurricane evacuation provisions.

9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:

    a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
    b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

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. All conditional use permit applications must be reviewed by the Technical Review Committee.

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

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE City of St. Pete Beach
(print name of property owner)

hereby authorize Adam Poirrier
(print name of agent)

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

Frances Robustelli
Frances Robustelli (Aug 6, 2025 09:41:17 EDT)
Signature of Owner

Signature of Owner

City of St. Pete Beach
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me on this 4th **day of** August **2025 , by Frances Robustelli who is personally known to me** _____ **or produced** _____ **identification.**

RITA BISHOP
Notary Public
State of Florida
Comm# HH670184
Expires 4/28/2029

8/4/2025

(Notary Signature) **(Date)**

My Commission Expires 04/28/2029

St. Pete Beach
The Sunset Capital of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, City of St Pete Beach, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

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

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

Name(print): Adam Poirrier

Address: 155 Corey Avenue St. Pete Beach, FL 33707

7/31/2025

Signature *Date*

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 31st day of July 20 25 by ADAM POIRRIER, who appeared before me, and is personally known to me, or has produced _____ as identification, and did take an oath.

My commission expires: 4/28/2029

NOTARY:

Print Name: Rita Bishop

Notary Public, State of Florida

(Notarial Seal)

RITA BISHOP
Notary Public
State of Florida
Comm# HH670184
Expires 4/28/2029

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN PUBLIC HEARING DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, or Historic Preservation Board.

A Notary Public is available in City Hall; 155 Corey Avenue.

ANNUAL LOBBYIST REGISTRATION

FOR THE PERIOD JANUARY 1, ☐ THRU DECEMBER 31, _____

Name _____ Phone _____ Email _____

Mailing Address _____

NAMES OF INDIVIDUAL LOBBYISTS (attach additional sheets if necessary):

1) Name _____
2) Name _____
3) Name _____
4) Name _____

Business Relationships: Does the Lobbying Firm or any of the Lobbyists listed above have any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body (mark one)?

☐Yes ☐No

If "yes", attach documentation explaining the nature of each business relationship.

List any local campaign contributions and the amount(s):

_____

_____

LIST THE NAME AND BUSINESS ADDRESS OF EACH PRINCIPAL REPRESENTED, THEIR GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST, AND THEIR POSITION ON SUCH AREA OF INTEREST.

(1) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____
Position on Area of Interest: _____

(2) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____
Position on Area of Interest: _____

(3) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____
Position on Area of Interest: _____

(4) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____
Position on Area of Interest: _____

(USE ADDITIONAL PAGES IF NECESSARY)

Be advised:

1) Completed forms may be scanned and emailed to cityclerk@stpetebeach.org, hand delivered, or mailed to the address below. For those submitting electronically, **registration does not become effective until all fees have been paid and the form has been reviewed and approved by staff.** Staff review will verify all required information has been provided and an effective date will be communicated to registrant.
2) This registration expires at 11:59 p.m. on December 31st. A new registration must be filed each year.
3) The registration fee is $50.00, in compliance with the City's Code of Ordinances.
4) A revised registration may be submitted throughout the year to add or remove principals and/or individual lobbyists. No charge is required to amend a registration throughout the year. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

By submission of this form, you are attesting that the firm and lobbyist(s) listed above have been retained to represent each principal listed above.

OATH

Under penalties of perjury, I declare that I have read the foregoing document and that facts stated in it are true.

Signature	Printed Name	Title	Date

Submit form with registration fee made payable to the City of St. Pete Beach.
Scanned forms may be emailed to cityclerk@stpetebeach.org
Notice: **Cash or Check ONLY**. Credit/Debit cards are not accepted.

City of St. Pete Beach
City Clerk's Office
Attn: City Clerk
155 Corey Avenue
Ste. Pete Beach, FL 33706

Registration Fee Paid and Form Accepted: _____
Staff Initial

GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST

When completing the registration form, registrants shall provide a response for both the "General" and "Specific" area of legislative interest, as required by City Code. Registrants are required to disclose both the "General" and "Specific" areas of legislative interest with sufficient specificity to permit a reasonable individual to clearly associate a lobbyist's activities to an issue disclosed on the lobbyist's registration form(s). If a lobbyist is representing a client on multiple issues, each issue must be disclosed separately, and the general & specific nature of each issue must be disclosed in such a manner to permit clear identification of each issue separate and apart from other issues listed on the registration forms. If necessary, the registrant should attach additional pages to their registration forms to clearly disclose all information required by the Lobbyist's Registration Ordinance.

Issue and Position

It is important to note that lobbyists are required to disclose their principal's position on an issue. In other words, lobbyists are required to state whether their principal is seeking the passage, defeat, withdrawal, etc. The registration form requires that the area of legislative interest and the position be sufficiently disclosed.

Registrations must also be updated timely to disclose any new/additional issues for which the lobbyist has been retained; registration forms must be updated prior to lobbying activities commencing.

Sufficient Disclosure

When lobbying on issues pertaining to a specific ordinance, resolution, planning department action, etc., the registrant shall refer to the specific identifier associated with the issue – i.e. ordinance no., resolution no., permit no., or other City-issued identifier associated with the subject matter. In most cases, this identifier, along with the issue's official City title, constitutes the "Specific' area of legislative interest.

On issues which lack a City issued identifier, the registrant must identify the issue with sufficient specificity to give public notice of the particular issue or proposal that is a subject of any communication that constitutes lobbying. This may be accomplished by identifying a specific property (street address or parcel ID) or by identifying a specific agenda item (meeting date, item no., title). For issues relative to real property, the "Specific" disclosure should clearly identify the exact location of the real estate.

With regards to the City budget, it is likely necessary to disclose a specific appropriation, funding topic, program, City department, or other unique element that pertains to the lobbying activities. Merely disclosing that lobbing activities pertain to "the budget" is too vague and, therefore, would constitute an insufficient disclosure.

Upon request, staff of the Clerk's Office will provide advice to registrants with regards to the "General" and "Specific" responses. Please contact our office if guidance is needed.

Ordinance 2022-04

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CODE OF ORDINANCES, CHAPTER 2 – ADMINISTRATION, ARTICLE II - OFFICERS AND EMPLOYEES, DIVISION 2 - CODE OF ETHICS, ESTABLISHING SECTION 2-68 - DEFINITIONS; SECTION 2-69 - REGISTRATION OF LOBBYISTS; SECTION 2-70 – VALIDITY OF ACTION; SECTION 2-71 – RECORD KEEPING RESPONSIBILITIES; SECTION 2-72 – MAINTAINING REGISTRATIONS AND CONTACT LOGS; SECTION 2-73 – PROHIBITED CONDUCT OF CITY OFFICIALS AND EMPLOYEES; SECTION 2-74 – COMPLIANCE; PENALTIES, AND RESERVING SECTIONS 2-75 – 2-95; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Pete Beach wishes to establish registration and regulations for lobbying and lobbyists within the City.

WHEREAS, the Code of Ordinances Chapter 2, Article II, Division 2 "Code of Ethics" does not currently include any specific regulations related to lobbyists.

WHEREAS, the City Commission desires to establish a system to track lobbying activities to allow for greater transparency in City business.

WHEREAS, persons appearing before the City Commission, City staff, City boards, and City Committees benefit from having Lobbyist registration requirements that are consistent and uniform.

WHEREAS, the City Commission finds it in the best interest of its citizens to preserve and maintain the integrity of the members of the City Commission, board, committee and City employees.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2.

Chapter 2, Article II, Division 2 shall be amended as follows:

Sec. 2-68 – Definitions.

The following terms will be defined for this Section:

Lobbying –means communications, whether written or oral, by a lobbyist outside a duly noticed public meeting or hearing on the record with any member or members of the City Commission, or any member or members of any decision making body under the jurisdiction of the City Commission, or any City employee, whereby the lobbyist seeks to encourage or influence the passage, defeat, modification or repeal of any item which may be presented for vote before the City Commission, or any decision-making body under the jurisdiction of the City Commission, or which may be presented for consideration by a City employee as a recommendation to the City Commission or decision-making body.

Lobbyist – means all persons employed or retained, whether paid or not, by a principal who seeks to encourage the passage, defeat or modification of any ordinance, resolution, action or decision of any City Commissioner; any action, decision, recommendation of the City manager or any City boardor committee; or any action, decision or recommendation of any City personnel defined in any manner in this section, during the time period of the entire decision-making process on such action,decision or recommendation that foreseeably will be heard or reviewed by the City Commission, or a City board or committee. The term specifically includes the principal as well as any employee engaged in lobbying activities. The term "lobbyist" specifically excludes the following persons:

i) Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings; ii) any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and iii) any person who only appears as a representative of a not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.

The persons specifically excluded above from the definition of "lobbyist" shall, prior to communicating with City personnel, disclose in writing to the City clerk, their name, address, and principal on whose behalf they are communicating.

Lobbying firm – means a business entity, including an individual contract lobbyist, that receives or becomes entitled to receive any compensation or the purpose of lobbying, where any partner, owner, officer, or employee of the business entity is a lobbyist.

Principal – means a person, firm, corporation, or other legal entity which has employed or retained a lobbyist.

Employee – means all persons employed directly or indirectly by the City of St. Pete Beach.

Decision-making body – means any board or committee established by the City Commission, City Manager and/or committee appointed by the City Manager.

Sec. 2-69 – Registration of lobbyists.

All lobbyists, as defined herein, shall register with the City Clerk on an annual basis, January 1 each year, including the payment of a $50.00 fee, or as amended in Appendix A in the City's Code of Ordinances, prior to engaging in any lobbying. Registration shall be updated to add or withdraw principals and/or individual lobbyists before a lobbyist commences lobbying on behalf of any new principal. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

Each lobbyist shall be required to register on forms prepared by the City Clerk. The lobbyist shall state under oath his or her name, business address, the name and business address of each principal represented, that the principal has actually retained the lobbyist, the general and specific areas of legislative interest, position on such legislative interest, and the nature and extent of any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body. Each lobbying firm may register in the name of such firm, corporation, or legal entity, provided the registration shall list the names of all persons who engage in lobbying as defined in this article. Failure to register, or providing false information in the lobbyist registration form, shall constitute a violation of this Ordinance.

Sec. 2-70 – Validity of action.

The validity of any decision, action, recommendation, or determination made by the City Commission, board, committee, or employee shall not be affected by the failure of any person to comply with the provisions of this Ordinance.

All members of the City Commission, boards, committees, and City employees shall be diligent to ascertain that a person required to register pursuant to this Ordinance have complied, and if necessary, request a record of compliance from the City Clerk.

Sec. 2-71 – Record keeping responsibilities.

City Commissioners, board members, committee members, and City employees, as defined in this Section shall be responsible for maintaining a written log, in the form established by the City Clerk, which documents each oral lobbying communication or meeting. The written log shall be on a form as prepared by the City Clerk. The log shall, at a minimum, reflect the name of the lobbyist, the date of the contact, whether telephone or in person oral contact, and the subject matter discussed.

City Commissioners, board members, committee members, and City employees shall deliver their logs to the City Clerk's Office at the end of each quarter and at the conclusion of their final term in office. City employees must deliver their logs to the City Clerk at the end of

each quarter and upon the conclusion of their employment with the City.

Sec. 2-72 – Maintaining registrations and contact logs.

The City Clerk shall accept and maintain the annual lobbyist registrations and the quarterly log of lobbyist contacts, which shall be open for public inspection.

Sec. 2-73 – Prohibited conduct of city officials and employees.

No member of the City Commission, board, committee or employee of the City shall solicit or accept as compensation, payment, favor, service, or thing of value from a lobbyist or principal when such member of the City Commission, board, committee or employee knows, or with the exercise of reasonable care, should know, that it was given to influence a vote or recommendation favorable to the lobbyist or principal.

No member of the City Commission or employee of the City shall appear before the City Commission for compensation for two years from the date he or she leaves the City Commission or City employment.

Sec. 2-74 – Compliance; penalties.

The City Clerk shall monitor lobbyists for compliance with this section and shall develop procedures for suspension of lobbyists until compliance is attained. The City Clerk will alert the City Commission to any instances of non-compliance and will inform the City Commission of any need to institute progressive penalties for repeat offenders.

The penalties for an intentional violation of this Ordinance more than once in a twelve-month period are as follows:

1) Second violation shall result in prohibition from lobbying for one year; and
2) Third violation shall result in prohibition from lobbying for two years.

Sec. 2-75 – Sec. 2-95 – Reserved.

SECTION 3. Codification. This Ordinance shall be codified in the Code of Ordinance of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect on September 1, 2022.

FIRST READING:	**January 25, 2022**
PUBLISHED:	**February 9, 2022**
SECOND READING:	**February 22, 2022**
PUBLIC HEARING:	**February 22, 2022**

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

Alan Johnson, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this 22 day of February, 2022.

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Andrew Dickman, City Attorney

SKM_C450i25073111090

Final Audit Report 2025-08-06

Created:	2025-08-03
By:	Rita Bishop (rbishop@stpetebeach.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxiZpl-x6-zdaRx_iRiAdEjNeVVgHCAQe

"SKM_C450i25073111090" History

Document created by Rita Bishop (rbishop@stpetebeach.org)
2025-08-03 - 11:51:10 PM GMT

Document emailed to Frances Robustelli (frobustelli@stpetebeach.org) for signature
2025-08-03 - 11:51:15 PM GMT

Email viewed by Frances Robustelli (frobustelli@stpetebeach.org)
2025-08-03 - 11:51:21 PM GMT

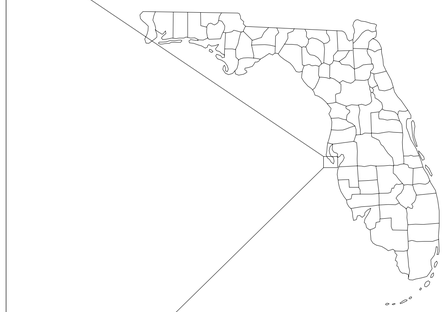
Document e-signed by Frances Robustelli (frobustelli@stpetebeach.org)
Signature Date: 2025-08-06 - 1:41:17 PM GMT - Time Source: server

Agreement completed.
2025-08-06 - 1:41:17 PM GMT

ISSUED FOR CONSTRUCTION PLANS
FOR
CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PHASE 1 IMPROVEMENTS
CITY OF ST. PETE BEACH, FLORIDA

SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST

8665 BOCA CIEGA DRIVE
ST. PETE BEACH, FL 33706



PREPARED BY

Kimley»Horn

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PHONE (727) 547-3999
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RIVERVIEW, FL 33578
CONTACT: JEREMY CORNETTE
863-581-5734

DUKE ENERGY
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WINTER GARDEN, FL 34787
CONTACT: VIVIAN CASTRO-CINTRON
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CLEARWATER, FL 33756
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ST. AUGUSTINE, FL 32095
CONTACT: CHARLIE CROFT
251-214-7059

TECO PEOPLE'S GAS
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813-275-3783

811 Know what's **below.** **Call** before you dig.

No.	Revisions	Date	By
1	IFC REVISION NO. 1	08/20/2024	SNH

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DESIGN ENGINEER:
SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER
86419
DATE:

SCALE: N.T.S.
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

COVER SHEET

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE:
AUGUST 2024

PROJECT NO.
148404075

SHEET NUMBER
G-1

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT OR COMPLETE. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING HIS WORK. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA EXPENSE, UNLESS APPROVED BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES NO LATER THAN 2 FULL BUSINESS DAYS PRIOR TO COMMENCING WORK IN A SPECIFIC AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UTILITIES LOCATIONS WITHIN THE WORK AREA.
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY CONCERNING ANY CONFLICTS ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
3. SHOP DRAWINGS SHALL BE FURNISHED TO THE ENGINEER FOR REVIEW OF ALL PIPE CONNECTIONS, TRANSITIONS, AND SPECIAL MATERIALS PRIOR TO FABRICATION OR DELIVERY TO THE JOB SITE.
4. ALL ROADWAYS, CURBS, SIDEWALKS, LAWNS, LANDSCAPING, MAILBOXES, SIGNS, ETC. DISTURBED DURING THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO THAT EXISTING PRIOR TO CONSTRUCTION AND/OR AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. CURB, DRIVEWAY, SIDEWALK REPLACEMENT AND ASPHALT SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS AND SPECIFICATIONS.
5. ALL JOINTS WHERE REQUIRED SHALL BE RESTRAINED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS. CONCRETE REACTION BLOCKS WILL NOT BE APPROVED IN LIEU OF RESTRAINED JOINTS UNLESS DIRECTION BY THE ENGINEER AND OWNER.
6. THE CONTRACTOR SHALL CONFINE WORK WITHIN THE LIMITS OF EXISTING RIGHTS-OF-WAYS AND LIMITS OF CONSTRUCTION AS SHOWN ON THE DRAWINGS.
7. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH THE SPECIFICATIONS.
8. CONTRACTOR SHALL CONTACT MR. BRETT WARNER, PUBLIC SERVICES DEPARTMENT (727) 363-9254 TO COORDINATE THE SHUTDOWN OF ANY EXISTING LIFT STATION.
9. THE CONTRACTOR SHALL NOTIFY THE RESPECTIVE PROPERTY OWNERS A MINIMUM OF 24 HOURS IN ADVANCE OF ANY AND ALL WORK REQUIRING DISRUPTION IN SERVICE TO ANY BUSINESS OR RESIDENCE SHALL NOT EXCEED 2 HOURS FOR WATER AND 4 HOURS FOR SANITARY SEWER SERVICE. ACCESS TO PROPERTY SHALL BE MAINTAINED AT ALL TIMES.
10. PROPERTY MARKERS SHALL BE PROTECTED BY THE CONTRACTOR, THE CONTRACTOR'S REGISTERED SURVEYOR SHALL REPLACE ANY MARKERS THAT ARE DISTURBED.
11. THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT SITE SPECIFIC EROSION AND SEDIMENT CONTROL PROCEDURES SUCH AS HAY BALES OR SILT SCREENS, OR OTHER APPROVED METHODS AS REQUIRED, TO PREVENT THE TRANSPORT OF SEDIMENT DOWNSTREAM INTO STREETS, STORM SEWERS, DITCHES, PONDS, ETC.
12. ALL EXISTING TRAFFIC SIGNS WITHIN THE PROPOSED CONSTRUCTION LIMITS ARE TO BE PROTECTED BY THE CONTRACTOR. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS WHERE DIRECTED. IF THE SIGNS ARE DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, SIGNS SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
13. THE CONTRACTOR SHALL ADJUST (AS REQUIRED) PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ADJUSTMENT SHALL BE COORDINATED WITH, AND REVIEWED BY, THE ENGINEER.
14. THE CONTRACTOR SHALL PROVIDE ALL DEWATERING EQUIPMENT NECESSARY TO KEEP EXCAVATIONS DRY AND SHALL PROVIDE ALL SHORING, SHEETING, AND BRACING NECESSARY TO PROTECT WORKMEN, ADJACENT STRUCTURES, UTILITIES, EXISTING PAVEMENT, OR TO MINIMIZE TRENCH WIDTH AT NO ADDITIONAL COST.
15. EXISTING PUMPS AND PUMP RAILS ARE TO BE SALVAGED AND DELIVERED BY CONTRACTOR TO CITY OF ST. PETE BEACH PUBLIC SERVICE YARD.
16. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, SEWERS, UTILITIES, AND OTHER FACILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL REPAIR ANY DAMAGES DUE TO HIS CONSTRUCTION.
17. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURERS' MAXIMUM RECOMMENDED DEFLECTION.

WETWELL NOTES

1. EXISTING WETWELL SHALL BE DRAINED AND CLEANED. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EQUIPMENT.
2. ALL EXPOSED DUCTILE IRON FITTINGS ARE TO BE FLANGED. ALL BURIED PIPE AND FITTING SHALL BE MECHANICAL JOINT.
3. SEE SITE PLAN FOR CORRECT ORIENTATION OF PIPES, VENTS, AND OTHER FIXTURES.
4. THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ACCESS COVERS WITH THE PUMP MANUFACTURER TO ENSURE THAT PROPER CLEARANCES ARE ATTAINED.
5. WETWELL AND VALVE VAULT ACCESS HATCHES SHALL BE FLOOD-TIGHT.
6. WETWELL ACCESS HATCHES SHALL INCLUDE FALL PROTECTION.

PUMP INSTALLATION NOTES

1. TEST BY WIRING ALL WIRES AND MOTORS. READINGS SHALL BE 20 MEGA-OHMS OR MORE TO GROUND. (DO NOT MEGGER LOW VOLTAGE CONTROLS)
2. OPERATE PUMPS, CHECK DIRECTION, RECORD VOLTAGE AND AMPERAGE WITH EACH AND BOTH RUNNING. ALL WORK TO BE COMPLETED WITH THE SUPPLIER'S FIELD REPRESENTATIVE PRESENT.
3. ALL CABLES GOING TO WETWELLS SHALL BE CONTINUOUS WITH NO SPLICES.
4. CABLES FOR PUMP MOTORS SHALL BE SUFFICIENT LENGTH TO ALLOW PUMP MOTORS TO BE REMOVED FOR SERVICING.

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH JURISDICTIONAL BODIES AND UTILITY COMPANIES LISTED ON THE COVER OF THESE PLANS.
2. ALL BELOW GROUND DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN A POLYETHYLENE WRAP IN ACCORDANCE WITH AWWA STANDARDS.
3. ALL VALVE BOX COVERS SHALL BE PAINTED TO INDICATE THEIR TYPE OF SERVICE.
4. ALL TEST POINT TAPPING SHALL BE CUT LOOSE FROM THE CORPORATION STOP AND COMPLETELY REMOVED AND DISPOSED OF BY THE CONTRACTOR PRIOR TO FINAL ACCEPTANCE. THE CORPORATION STOP SHALL BE CAPPED AND REMAIN IN PLACE,
5. ADJUST EXISTING MANHOLE FRAMES AND COVERS TO MATCH FINAL GRADE.

SEQUENCE OF CONSTRUCTION NOTES

1. CONTRACTOR TO SUBMIT A BYPASS PLAN TO THE ENGINEER FOR REVIEW PRIOR TO PLACING THE BYPASS SYSTEM INTO SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC, COST OF SETTING UP BYPASS SYSTEM, MAINTAINING THE SYSTEM, REMOVAL OF SYSTEM , AND REMOVAL OF ANY WASTE COLLECTED.
2. CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY TO SECURE TEMPORARY POWER FOR BYPASS SYSTEM. CONTRACTOR SHALL PROVIDE A DIESEL-POWERED BYPASS PUMP AS A BACKUP.
3. BYPASS SYSTEM SHALL MEET CITY OF ST. PETE BEACH NOISE ORDINANCE.
4. AFTER BYPASS SYSTEM HAS BEEN REVIEWED AND IS IN OPERATION, CONTRACTOR SHALL BEGIN REPLACEMENT OF THE EXISTING EQUIPMENT AND PIPING AS DELINEATED.
5. CONTRACTOR SHALL TEST THE NEW FACILITY AND RESTORE THE SITE TO PRE EXISTING CONDITION ONCE ALL TESTS ARE COMPLETED.
6. BYPASS SHALL NOT BE REMOVED UNTIL CLEARANCE THROUGH FDEP IS RECEIVED.

DEMOLITION NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AND ORDERING EQUIPMENT. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES.
2. CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING EQUIPMENT, UTILITIES, STRUCTURES, AND PERSONNEL FROM DAMAGE OR INJURY DURING CONSTRUCTION.
3. ALL EXISTING MECHANICAL PIPING AND EQUIPMENT SHALL BE REMOVED AND SALVAGED PER THE CONTRACT DOCUMENTS.
4. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF DEMOLISHED MATERIAL. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
5. PRESSURE WASH AND CLEAN WETWELL ONCE EQUIPMENT IS REMOVED.

WORK ZONE TRAFFIC CONTROL GENERAL NOTES

1. ALL WORK ZONE TRAFFIC CONTROL (WZTC) DEVICES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND OPERATED THROUGHOUT THE PERIOD OF EACH PHASE / STAGE CONSTRUCTION. ALL TEMPORARY SIGNS, PAVEMENT MARKINGS, WARNING DEVICES, ETC. NECESSARY FOR THE WZTC SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST ADDITION) AND THE FDOT STANDARD PLANS (LATEST ADDITION)
2. THE EXISTING POSTED SPEED LIMITS WILL BE MAINTAINED UNLESS OTHERWISE NOTED IN THE PLANS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PEDESTRIAN OR BICYCLIST TRAFFIC, WHEN AN EXISTING PATH ACCESSIBLE PATH IS LOCATED WITHIN THE WZTC PROJECT LIMITS, AT ALL TIMES DURING THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT A SAFE AND UNOBSTRUCTED ACCESSIBLE PATH EXISTS FOR PEDESTRIANS OR BICYCLISTS. REFER TO STANDARD PLANS INDEX 102-660.0
4. EXISTING SIGNS SHALL BE MAINTAINED AT ALL TIMES. DURABLE OPAQUE SHEET OVERLAY PANELS SHALL BE USED TO COVER INAPPROPRIATE INFORMATION ON NEW OR EXISTING SIGNS WHERE REQUIRED BY THE ENGINEER. THE PANEL SHALL BE PLACED IN A MANNER THAT DOES NOT DAMAGE THE EXISTING SIGN. NO FABRIC OR PLASTIC FILM WILL BE ALLOWED.
5. ALL REFLECTIVE PAVEMENT MARKINGS, EXISTING AND TEMPORARY, SHALL BE MAINTAINED DURING CONSTRUCTION UNLESS NOTED OTHERWISE.
6. FOR DROP OFFS IN WORK ZONES THE CONTRACTOR IS DIRECTED TO THE REQUIREMENTS OF STANDARD PLANS INDEX NO. 102-600. THE CONTRACTOR SHALL ONLY EXCAVATE OR MILL AN AREA THAT CAN BE BROUGHT BACK WITHIN THE DROP-OFF CRITERIA OF STANDARD PLANS INDEX NO. 102-600 WITHIN THE SAME DAY / NIGHT OPERATION. (FOR CLEAR ZONE WIDTHS FOR WORK ZONES, SEE STANDARD PLANS INDEX NO. 102-600). ALL TRENCHES SHALL BE BACKFILLED COMPLETELY TO PROVIDE SAFE CROSSING BY THE END OF EACH WORK DAY OR WHENEVER THE WORK ZONE BECOMES INACTIVE.
7. WHENEVER CONSTRUCTION EQUIPMENT IS BEING DRIVEN OR TRANSPORTED ON THE OPEN TRAVEL LANES, THE CONTRACTOR SHALL UTILIZE STANDARD PLANS INDEX NO. 102-619
8. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE FOR ALL PHASES OF CONSTRUCTION ADDITIONAL DETAILS AND STRUCTURES NOT SHOWN IN THE WZTC PLANS MAY BE NECESSARY DEPENDING UPON CONTRACTOR METHODS OF CONSTRUCTION.

LEGEND

EXISTING	
PROPOSED	
DEMOLITION	
PROPERTY BOUNDARY	
EX. ASPHALT PAVEMENT	
EX. CONCRETE SURFACE	
PROP. CONCRETE SURFACE	
PROP. FLANGED PIPE FITTING	
PROP. MECHANICAL JOINT FITTING	
DEMOLITION	
DEMOLITION	
DEMOLITION	
ABANDON IN PLACE	

SHEET INDEX

DISCIPLINE	DRAWING	TITLE
GENERAL	G-1	COVER SHEET
GENERAL	G-2	GENERAL NOTES
SURVEY	SH. 1 OF 1	SURVEY
CIVIL	C-0.1	SOIL BORING LOG
CIVIL	C-1	SWPP NOTES
CIVIL	C-2	SWPP PLAN
CIVIL	C-3	SWPP DETAILS
CIVIL	C-4	DEMOLITION PLAN
CIVIL	C-5	SITE PLAN
CIVIL	C-6	GRADING AND DRAINAGE PLAN
CIVIL	C-7	YARD PIPING PLAN
CIVIL	C-8	PHASING PLAN - PHASE 1
CIVIL	C-9	PHASING PLAN - PHASE 2
CIVIL	C-10	PHASING PLAN - PHASE 3
CIVIL	C-11	CIVIL DETAILS
CIVIL	C-12	CIVIL DETAILS
MECHANICAL	M-1	MECHANICAL PLAN
MECHANICAL	M-2	NORTH WELL MECHANICAL SECTION
MECHANICAL	M-3	SOUTH WELL MECHANICAL SECTION
MECHANICAL	M-4	ODOR CONTROL SECTION
MECHANICAL	M-5	MECHANICAL DETAILS
MECHANICAL	M-6	MECHANICAL DETAILS
STRUCTURAL	S-0.1	STRUCTURAL GENERAL NOTES
STRUCTURAL	S-0.2	STRUCTURAL - GENERAL NOTES
STRUCTURAL	S-1.1	STRUCTURAL - OVERALL FOUNDATION PLAN
STRUCTURAL	S-1.2	STRUCTURAL - ELEVATED STRUCTURE PLAN
STRUCTURAL	S-1.3	STRUCTURAL - ELEVATED STRUCTURE DETAILS
STRUCTURAL	S-1.4	STRUCTURAL - WETWELL DETAILS
STRUCTURAL	S-1.5	STRUCTURAL - STAIR DETAILS
STRUCTURAL	S-1.6	STRUCTURAL - METER VAULT AND SLAB DETAILS
ELECTRICAL	E-1	ELECTRICAL LEGENDS AND ABBREVIATIONS
ELECTRICAL	E-2	ELECTRICAL SITE PLAN
ELECTRICAL	E-3	ELECTRICAL ROOM PLAN
ELECTRICAL	E-4	CANOPY LIGHTING PHOTOMETRIC PLAN
ELECTRICAL	E-5	SITE LIGHTING PHOTOMETRIC PLAN
ELECTRICAL	E-6	ELECTRICAL ONLINE DIAGRAM
ELECTRICAL	E-7	VFD SCHEMATICS
ELECTRICAL	E-8	VFD SCHEMATICS
ELECTRICAL	E-9	PANEL AND LIGHT FIXTURE SCHEDULES
ELECTRICAL	E-10	ELECTRICAL DETAILS
ELECTRICAL	E-11	ELECTRICAL DETAILS
ELECTRICAL	E-12	ELECTRICAL DETAILS
ELECTRICAL	E-13	CONDUIT AND CABLE SCHEDULE
ELECTRICAL	E-14	CONDUIT AND CABLE SCHEDULE

No.	Revisions	Date	By

Kimley»Horn
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DESIGN ENGINEER: SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER 86419
DATE:

SCALE: N.T.S. | DESIGN: SNH | DRAWN: AJO | CHECKED: SAE

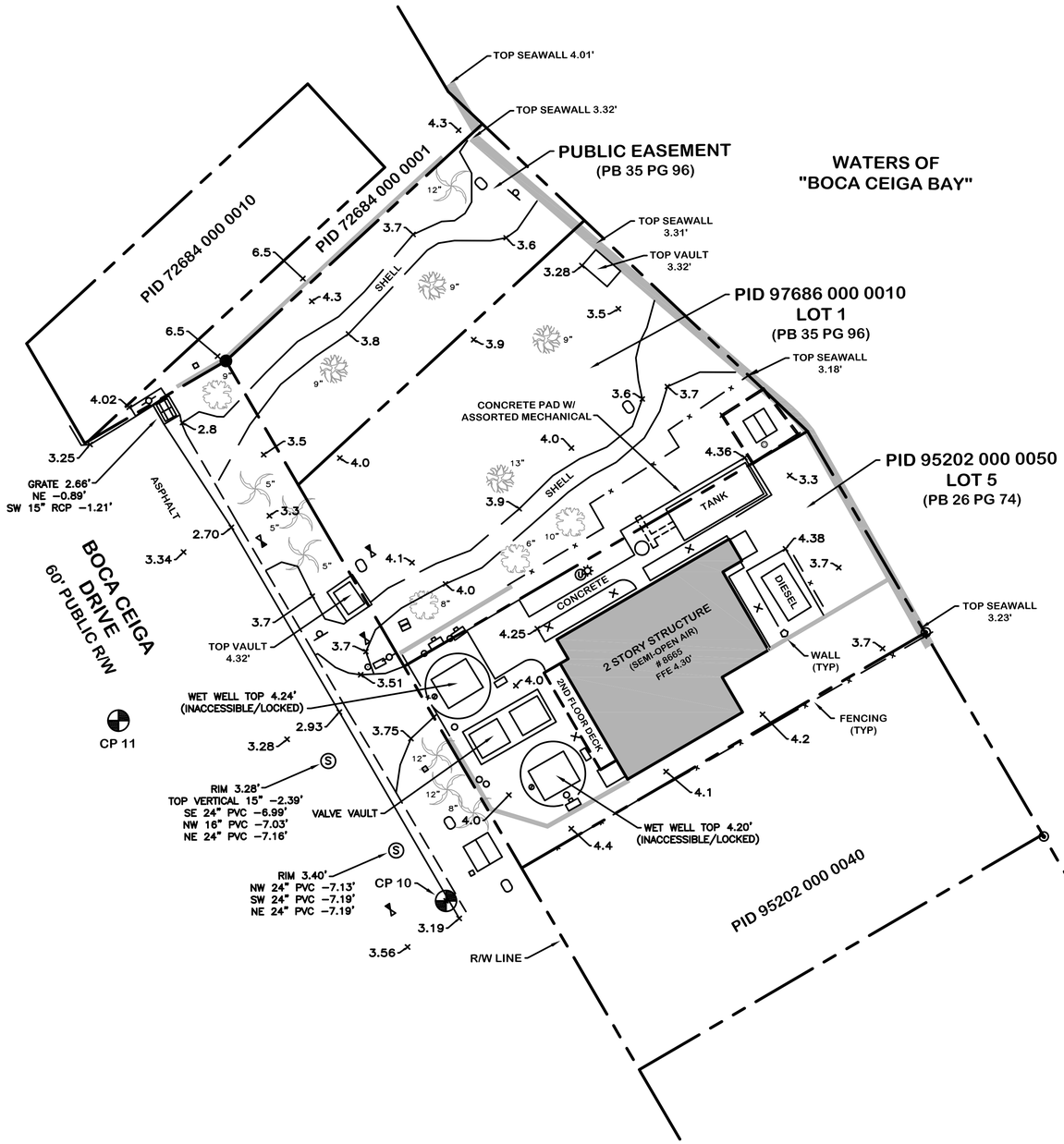
GENERAL NOTES

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE: DECEMBER 2023

PROJECT NO. 148404075

SHEET NUMBER G-2



SITE CONTROL

DESIGNATION	NORTHING	EASTING	ELEVATION
CP 10 ND LB 7203	1243087.59	412194.71	3.168'
CP 11 IR LB 7203	1243126.21	412124.56	3.305'

LEGEND

CONTROL POINT	WATER METER
R/W RIGHT-OF-WAY	BOLLARD
PID PARCEL IDENTIFICATION	CLEANOUT
FFE FINISHED FLOOR ELEVATION	UTILITY ACCESS
PB PLAT BOOK	UTILITY RISER
PG PAGE	ELECTRIC METER
IRON ROD FOUND	LIGHT POLE
NAIL W/ DISC FOUND	ANTENNA
GRATE INLET	VERTICAL PIPING
SIGN	GROUNDING ROD
SEWER VALVE	UTILITY MANHOLE
RECLAIM VALVE	OAK
SANITARY MANHOLE	PALM
CONTROL PANEL	TREE
BACKFLOW PREVENTER	
TRANSFORMER	

GENERAL NOTES

1. THIS SURVEY IS REFERENCED TO A GRID PROJECTION OF THE STATE PLANE COORDINATE SYSTEM OF FLORIDA WEST ZONE (NAD 1983/2011 ADJUSTMENT).
2. THE FOLLOWING NGS VERTICAL CONTROL POINT WAS RECOVERED AND UTILIZED FOR THE ELEVATIONS SHOWN HEREON: "BLIND" NAVD 1988 ELEVATION 3.26'.
3. THIS SURVEY IS SUBJECT TO ADDITIONAL PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
4. THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES CERTIFIED TO FOR THE EXPRESS PURPOSE STATED HEREIN AND/OR CONTAINED IN THE CONTRACT BETWEEN HYATT SURVEY SERVICES, INC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING AND/OR USING THIS DRAWING IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM HYATT SURVEY SERVICES, INC. IS STRICTLY PROHIBITED AND RENDERS THE SURVEYOR'S CERTIFICATION, SIGNATURE AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO HYATT SURVEY SERVICES, INC.

PROJECT #	21-2683
SURVEY #	PS 1
SEC/TWN/RGE	25-31S-15E
SCALE	1" = 30'
SURVEYED	12/2021
SHEET 1 OF 1	

HYATT SURVEY SERVICES, INC.
LB No.: 7203 Geographic Data Specialists
2012 Lena Road Bradenton, Florida 34211
Phone: (941) 748-4693

TOPOGRAPHIC SURVEY
PUMP STATION 1 REHABILITATION
ST. PETE BEACH
BOCA CEIGA DRIVE & 87TH AVENUE
PINELLAS COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

RUSSELL P. HYATT, PSM
FLORIDA SURVEYORS REGISTRATION NO. 5303

LEGEND

APPROXIMATE LOCATION OF SPT BORING

REVISIONS NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY: AREHNA | Engineering, Inc. 3012 West Lemon Street, Tampa, FL 33609 Phone 813.944.3668 | Fax 813.944.4959 Certificate of Authorization No. 28122

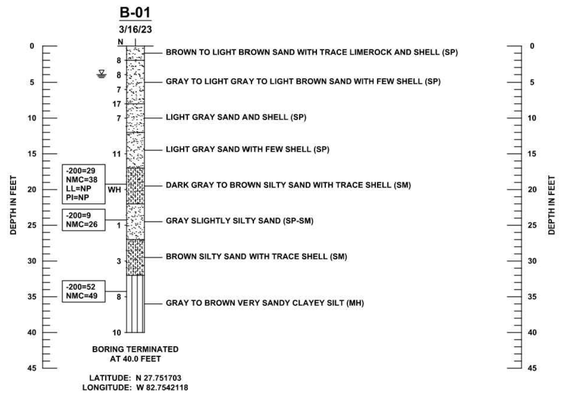
BORING LOCATION PLAN

	NAME	DATE
DESIGNED BY:	SS	3/2023
DRAWN BY:	DG	3/2023
CHECKED BY:	AT	3/2023
SUPERVISED BY:	Andy Tao, P.E.	

PROJECT NAME: ST. PETE PUMP STATION 1, ST. PETERSBURG, FLORIDA

PROJECT NO.: B-20-138.01

SHEET NO.: 2



LEGEND

FINE SAND (SP/SP-SM)

SILT (MH)

SILTY SAND (SM)

SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND/OR LABORATORY TESTING

GROUNDWATER TABLE AT THE TIME OF DRILLING

N SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION

WH FELL UNDER WEIGHT OF ROD AND HAMMER

-200 FINES PASSING THE #200 STANDARD SIEVE (%)

NMC NATURAL MOISTURE CONTENT (%)

LL LIQUID LIMIT (%)

PI PLASTICITY INDEX (%)

NP NON PLASTIC

	SAFETY HAMMER	AUTOMATIC HAMMER
GRANULAR MATERIALS- RELATIVE DENSITY	SPT (BLOWS/FT)	SPT (BLOWS/FT)
VERY LOOSE	LESS THAN 4	LESS THAN 3
LOOSE	4 to 10	3 to 8
MEDIUM	10 to 30	8 to 24
DENSE	30 to 50	24 to 40
VERY DENSE	GREATER THAN 50	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT (BLOWS/FT)	SPT (BLOWS/FT)
VERY SOFT	LESS THAN 2	LESS THAN 1
SOFT	2 to 4	1 to 3
FIRM	4 to 8	3 to 6
STIFF	8 to 15	6 to 12
VERY STIFF	15 to 30	12 to 24
HARD	GREATER THAN 30	GREATER THAN 24

Soil Profile Notes:

1. The profiles depicted are of a generalized nature to highlight the major subsurface stratification features and material characteristics. The soil profiles include soil description, stratifications and penetration resistances. The stratifications shown on the boring profiles represent the conditions only at the actual boring location. Variations may occur and should be expected between boring locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual.
2. Groundwater levels generally fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. In addition, a seasonal effect will also occur in which higher groundwater levels or temporary perched conditions are normally recorded in rainy seasons.
3. The boring locations presented are approximate and based on hand held GPS with an accuracy of +/- 10 feet.
4. SPT borings were performed using an automatic hammer.

REVISIONS NO.	DATE	DESCRIPTIONS	APPROVED

PREPARED BY: AREHNA | Engineering, Inc. 3012 West Lemon Street, Tampa, FL 33609 Phone 813.944.3668 | Fax 813.944.4959 Certificate of Authorization No. 28122

SOIL BORING PROFILES

	NAME	DATE
DESIGNED BY:	SS	3/2023
DRAWN BY:	DG	3/2023
CHECKED BY:	AT	3/2023
SUPERVISED BY:	Andy Tao, P.E.	

PROJECT NAME: ST. PETE PUMP STATION 1, ST. PETERSBURG, FLORIDA

PROJECT NO.: B-20-138.01

SHEET NO.: 3

No.	Revisions	Date	By

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DESIGN ENGINEER:

DATE:

SCALE: AS NOTED

DESIGN:

DRAWN:

CHECKED:

SOIL BORING LOG

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
PINELLAS COUNTY FLORIDA

DATE: DECEMBER 2023

PROJECT NO. 148404075

SHEET NUMBER C-0.1

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION:

PROJECT NAME AND LOCATION:

PUMP STATION 1 REHABILITATION
8665 BOCA CIEGA DRIVE
ST. PETE BEACH, FLORIDA 33706
*SEE COVER SHEET FOR LOCATION MAP

CLIENT NAME AND ADDRESS:

CITY OF ST. PETE BEACH
155 COREY AVENUE
ST. PETE BEACH, FLORIDA 33706

PROJECT DESCRIPTION:

THE PROJECT WILL CONSIST OF SITE CONSTRUCTION AND ASSOCIATED PAVING, GRADING, AND STRIPING.

CONTRIBUTING DRAINAGE AREA: 0.14 ACRES

ULTIMATE RECEIVING WATERS: BOCA CIEGA BAY, THEN GULF OF MEXICO
ST. PETE BEACH - PINELLAS COUNTY, FL

ACTIVITIES THAT REQUIRE EROSION CONTROL:

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER INFRASTRUCTURE; CURB AND GUTTER, ROADWAYS, AND SIDEWALKS; LANDSCAPING.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. CONTRACTOR SHALL PREPARE AND FILE SWPPP AND NPDES NOI.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
3. INSTALL SILT FENCES AND OTHER PERIMETER CONTROLS
4. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
5. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
6. FINISH CLEARING AND GRUBBING
7. REMOVE AND STORE TOPSOIL
8. PROVIDE INITIAL GRADING AS REQUIRED
9. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND ALWAYS WITHIN 7 DAYS OF INACTIVITY.
10. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
11. INSTALL BASE TO ROAD AND PARKING AREA
12. FINISH GRADING ENTIRE SITE
13. PROVIDE REQUIRED LANDSCAPING
14. CONSTRUCT FINAL PAVING
15. REMOVE ACCUMULATED SEDIMENT
16. REMOVE ANY ITEMS THAT ARE NOT REQUIRED
17. COMPLETE FINAL STABILIZATION AND FILE NOT.

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

TIMING OF CONTROL MEASURES:

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS:

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE SUB-CONTRACTOR(S) IS/ARE RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW. OFFSITE SHALL BE COVERED WITH A TARPAULIN.

STORM WATER MANAGEMENT:

STORM WATER COLLECTION SHALL BE PROVIDED BY DRAINAGE INLETS FOR THE DEVELOPED AREAS. THE AREAS THAT ARE REGRADED BUT NOT DEVELOPED SHALL BE STABILIZED IMMEDIATELY AFTER REGRADING. THE ENTIRE SITE SHALL DRAIN TO A SWMF. THE SWMF SHALL BE IN THE AREA OF THE TEMPORARY SEDIMENT BASINS. WHEN SLOPES HAVE BEEN STABILIZED, THE SEDIMENT THAT HAS ACCUMULATED SHALL BE REMOVED FROM THE BASIN AND THE APPROPRIATE VEGETATION SHALL BE PLANTED.

STABILIZATION PRACTICES:

FOR STABILIZATION PRACTICES CONTRACTOR SHOULD REFER TO APPENDIX C OF PINELLAS COUNTY EROSION AND SEDIMENTATION CONTROL STANDARDS.

THE CONTRACTOR SHALL PROVIDE GROUND COVER (SOD) ESTABLISHMENT OF THE SPECIFIED PERMANENT VEGETATION BEFORE FINAL ACCEPTANCE OF THE PROJECT WITH NO DEAD AREAS OF GROUND COVER. GROUNDCOVER (SOD) ESTABLISHMENT SHALL CONSIST OF NECESSARY PRESERVING AND PROTECTING TO KEEP THE GRASSED AREAS IN A SATISFACTORY CONDITION. THE CONTRACTOR SHALL ROLL THE SOD WITHIN 24 HOURS OF THE INSTALLATION. THE CONTRACTOR SHALL WATER THE SODDED AREAS AS LONG AND AS OFTEN AS NECESSARY TO PROMOTE MAXIMUM PRACTICABLE GROWTH.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. THIS STORAGE POND SHALL HAVE A VOLUME OF 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL:

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO

OFFSITE TRACKING:

THE SITE:
A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

ITEMS REQUIRING POLLUTION PREVENTION:

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE: ASPHALT, CONCRETE, CLEANING SUPPLIES, DETERGENTS, FERTILIZERS, MASONARY BLOCKS/BRICKS, METAL PIECES, PAINT, PETROLEUM BASED PRODUCTS, ROOFING SUPPLIES, TAR, WOOD.

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:
-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS:

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES:

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.
-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.
-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.
-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.
-THE DIVERSION DIKE SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.
-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.
-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE/DATE	COMPANY NAME/ADDRESS	RESPONSIBILITY

No.	Revisions	Date	By

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 CENTRAL AVE., SUITE 600
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P. 727 547 3999
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DESIGN ENGINEER: SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER 86419
DATE:

SCALE: AS NOTED
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

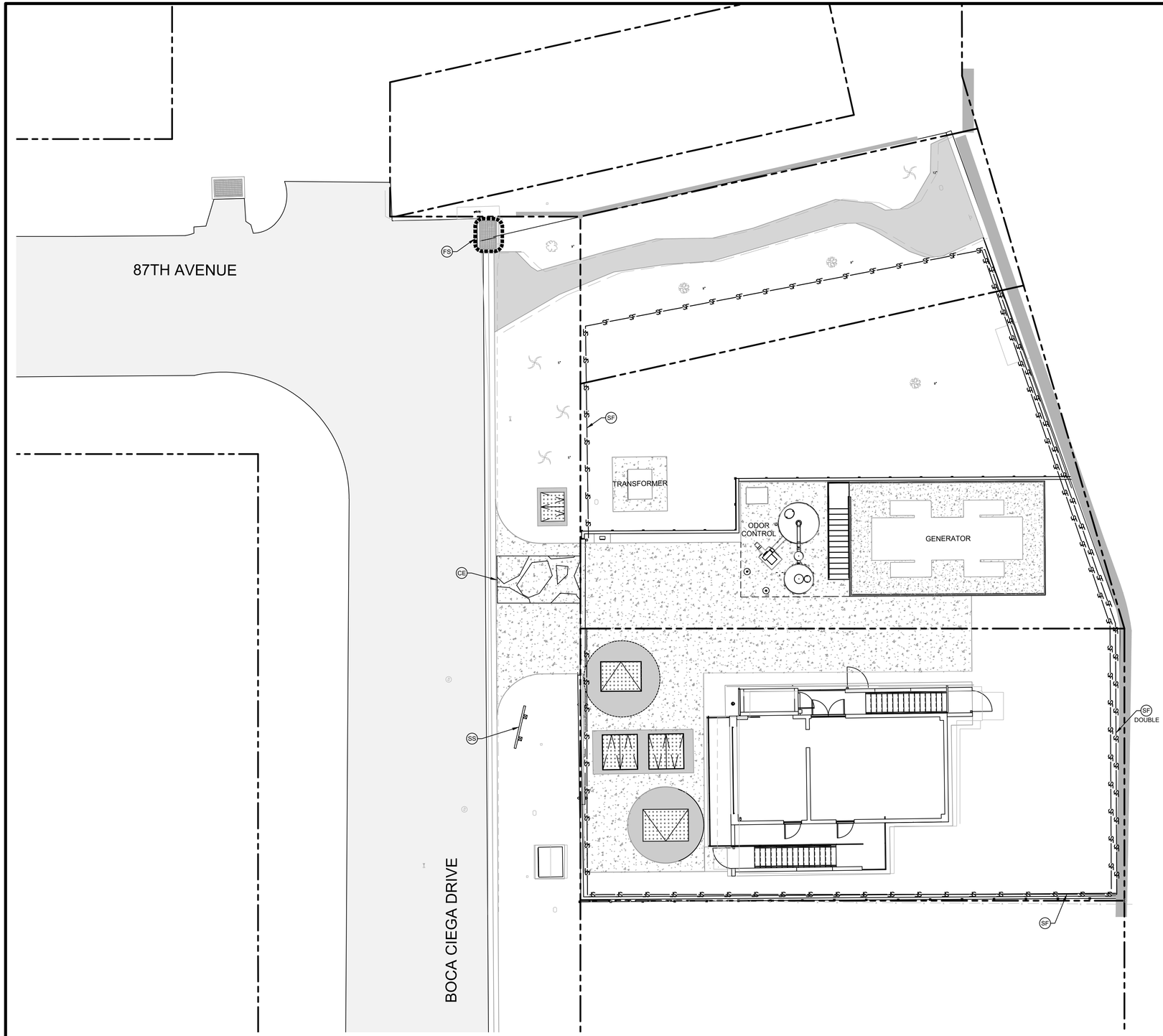
SWPPP NOTES

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
PINELLAS COUNTY FLORIDA

DATE:
DECEMBER 2023

PROJECT NO.
148404075

SHEET NUMBER
C-1



GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- PROPERTY BOUNDARY
- UTILITY TO BE REMOVED
- TEMPORARY CHAIN LINK FENCE
- TREE TO BE REMOVED
- CONCRETE CURB / SIDEWALK TO BE REMOVED
- ASPHALT TO BE REMOVED

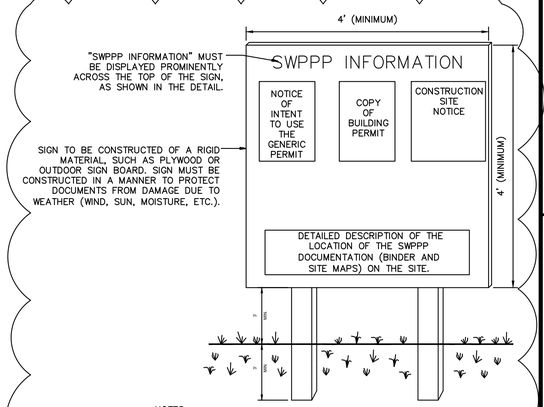
SWPP LEGEND

- (SS) SWPPP INFORMATION SIGN
- (FS) INLET PROTECTION FILTER SACK
- (SF) SEDIMENTATION/SILT FENCE WITH WIRE BACKING
- (CE) TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NATURAL RESOURCES:

1. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION & CONSTRUCTION ARE COMPLETE.
2. NO REMOVAL OF VEGETATION BY GRUBBING, OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON SITE, UNLESS OTHERWISE APPROVED BY THE CITY.
3. ROOT PRUNING AND LIMB TRIMMING SHALL BE IN ACCORDANCE WITH ANSI A300 PRUNING STANDARDS. ALL TRIMMING SHALL BE DONE BY A QUALIFIED, LICENSED SERVICE. ROOTS SHALL BE CLEANLY SEVERED AT SHOWN LOCATION OF PLAN. LIMBS SHALL BE CLEANLY SEVERED BACK TO KNUCKLE. ALL MACHINERY USED SHALL BE DESIGNED SPECIFICALLY FOR THE TASK INVOLVED.
4. A THREE (3) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING THE SITE CLEARING PHASE
5. NO UNDERGROUND UTILITIES SHALL BE PLACED WITHIN THE PROTECTIVE RADIUS OF ANY PROTECTED OR GRAND TREE.
6. POWER LINE SPECIES (TREE) SHALL BE PLANTED WITHIN THE AREA OF OVER HEAD POWER LINES.
7. SITE DEMOLITION ACTIVITIES CONDUCTED WITHIN THE PROTECTIVE RADIUS OF A PROTECTED TREE REMAINING ON SITE WILL BE PERFORMED BY HAND UNDER THE SUPERVISION OF AN ARBORIST.
8. ALL GRAND TREES TO REMAIN SHALL BE PROTECTED WITH A 6' CHAIN LINK FENCE TREE BARRICADE. OTHER TREES TO REMAIN MAY BE PROTECTED WITH WOODED BARRICADES.

1



NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2) 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.
3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN

No.	Revisions	Date	By
1	IFC REVISION NO.1	08/20/24	SNH

Kimley»Horn

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DESIGN ENGINEER:
SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER
86419
DATE:

SCALE: AS NOTED
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

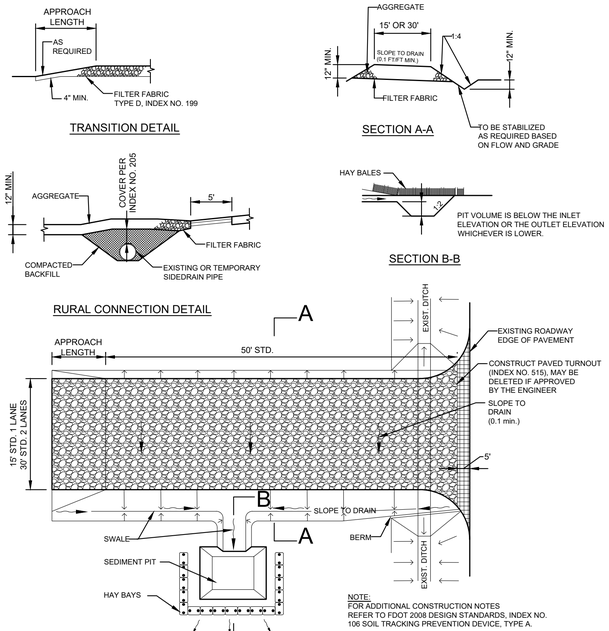
SWPP PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
FLORIDA
PINELLAS COUNY

DATE:
AUGUST 2024

PROJECT NO.
148404075

SHEET NUMBER
C-2



NOTES:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS- OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

FIGURE 1

Silt Fence Design Criteria

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1½" x 1½" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)
Tensile Modulus	20 lbs/in (min.)
Flow Rate²	0.3 gal ft / minute (max.)
Filtering Efficiency	75% (min.)

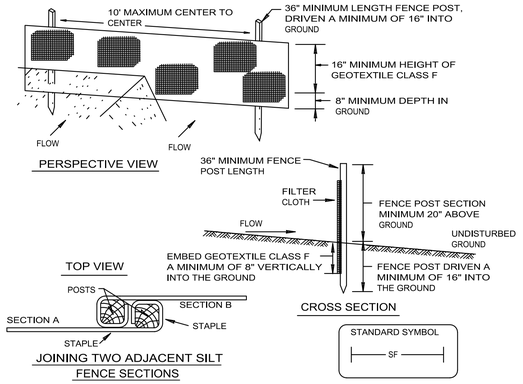
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

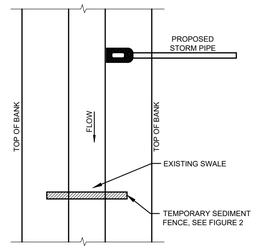
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

TEMPORARY SEDIMENT FENCE (SF)

N.T.S.

FIGURE 2

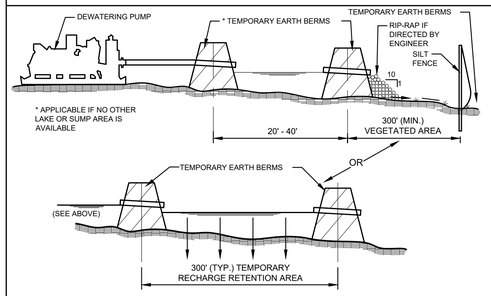




SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE

N.T.S.

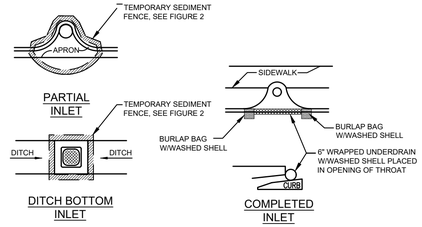
FIGURE 10



TYPICAL DEWATERING DISCHARGE PLAN

N.T.S.

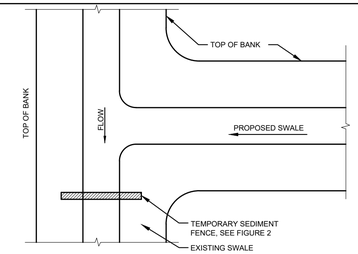
FIGURE 17



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

N.T.S.

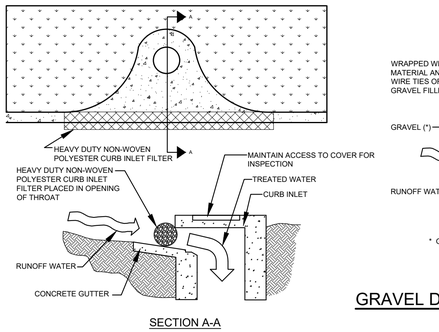
FIGURE 7



SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE

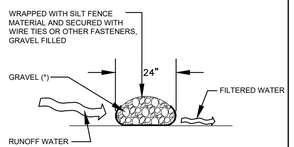
N.T.S.

FIGURE 11



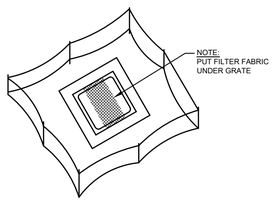
SOCK DRAIN INLET PROTECTION

N.T.S.



GRAVEL DIKE (WRAPPED IN FABRIC)

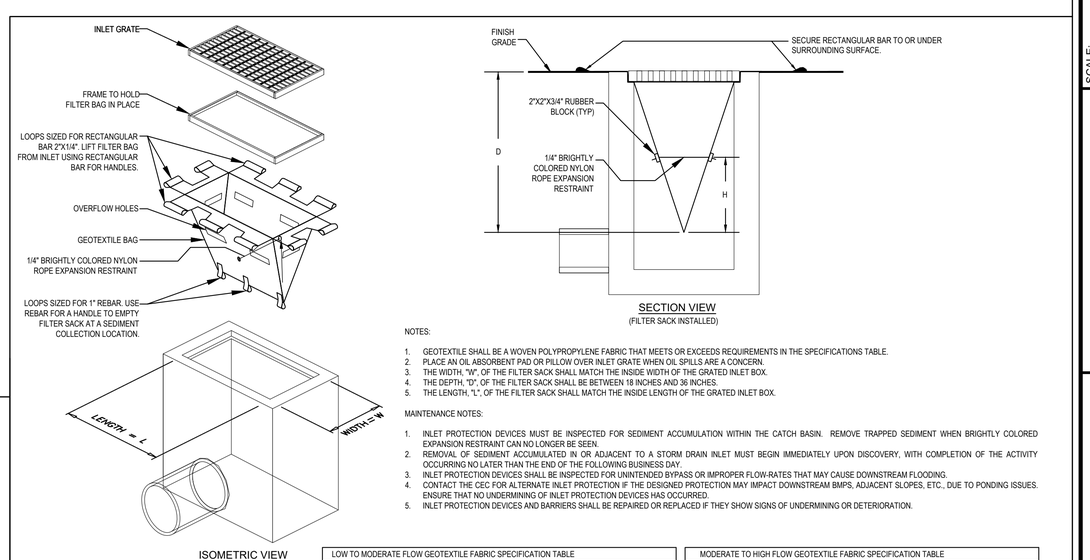
N.T.S.



STAKED SILT BARRIER OR SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

N.T.S.

FIGURE 8



NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

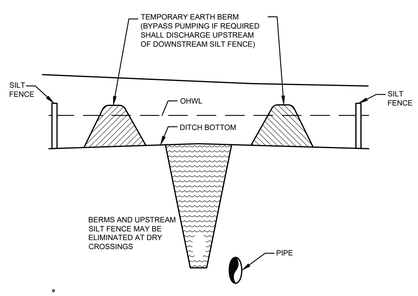
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

FS

INLET PROTECTION FILTER SACK

N.T.S.

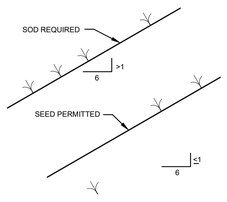
FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.



UNDERGROUND PIPE CROSSING

N.T.S.

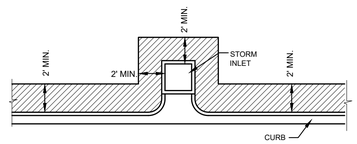
FIGURE 13



GRASS SLOPES

N.T.S.

FIGURE 14



SOD ALONG CURB AND AROUND INLET

N.T.S.

FIGURE 15

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No.	Revisions	Date	By

DESIGN ENGINEER: SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER 86419
DATE:

SCALE: AS NOTED | DESIGN: SNH | DRAWN: AJO | CHECKED: SAE

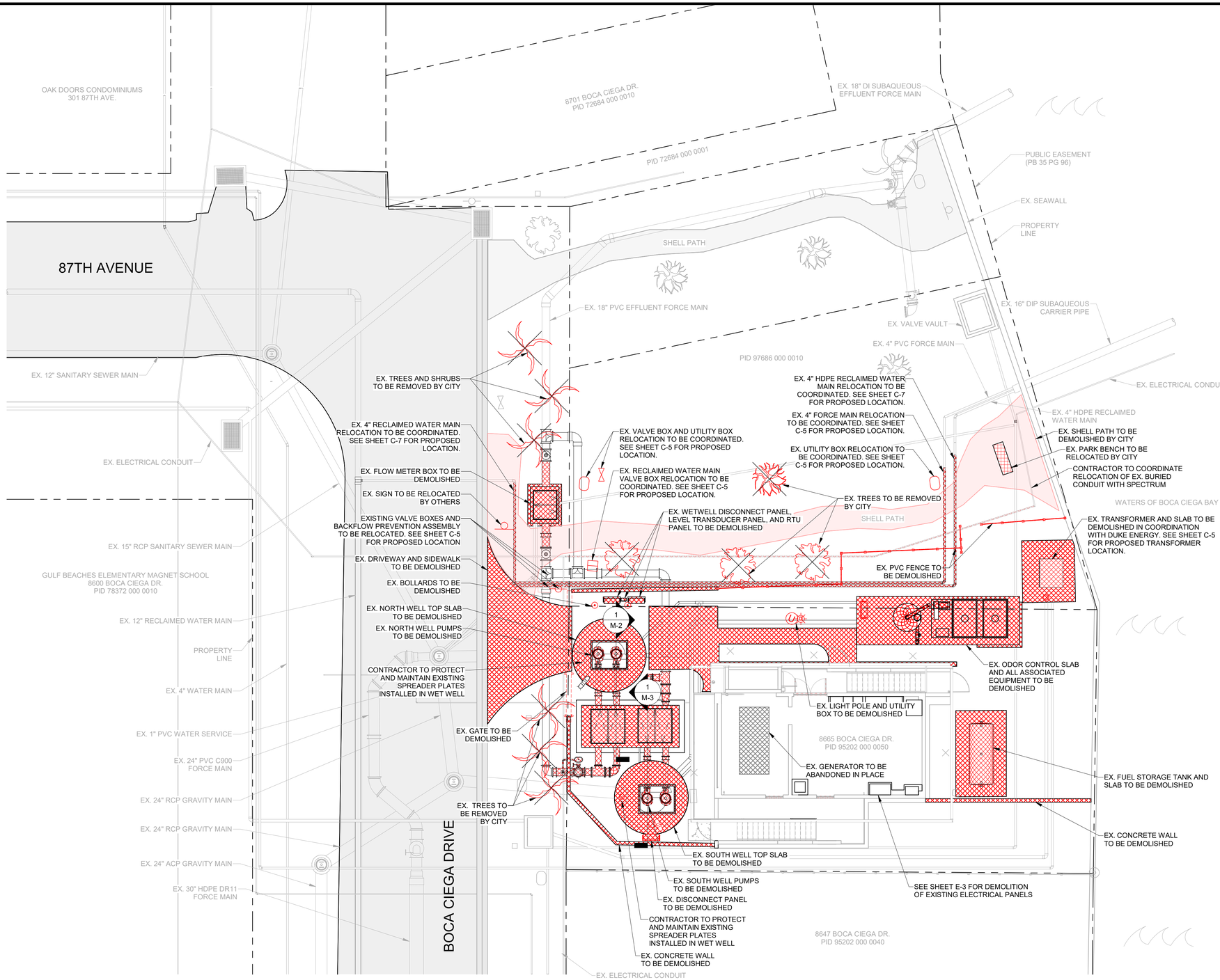
SWPPP DETAILS

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: DECEMBER 2023

PROJECT NO. 148404075

SHEET NUMBER C-3



No.	Revisions	Date	By

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DESIGN ENGINEER: SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER 86419
DATE:

SCALE: AS SHOWN
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

DEMOLITION PLAN

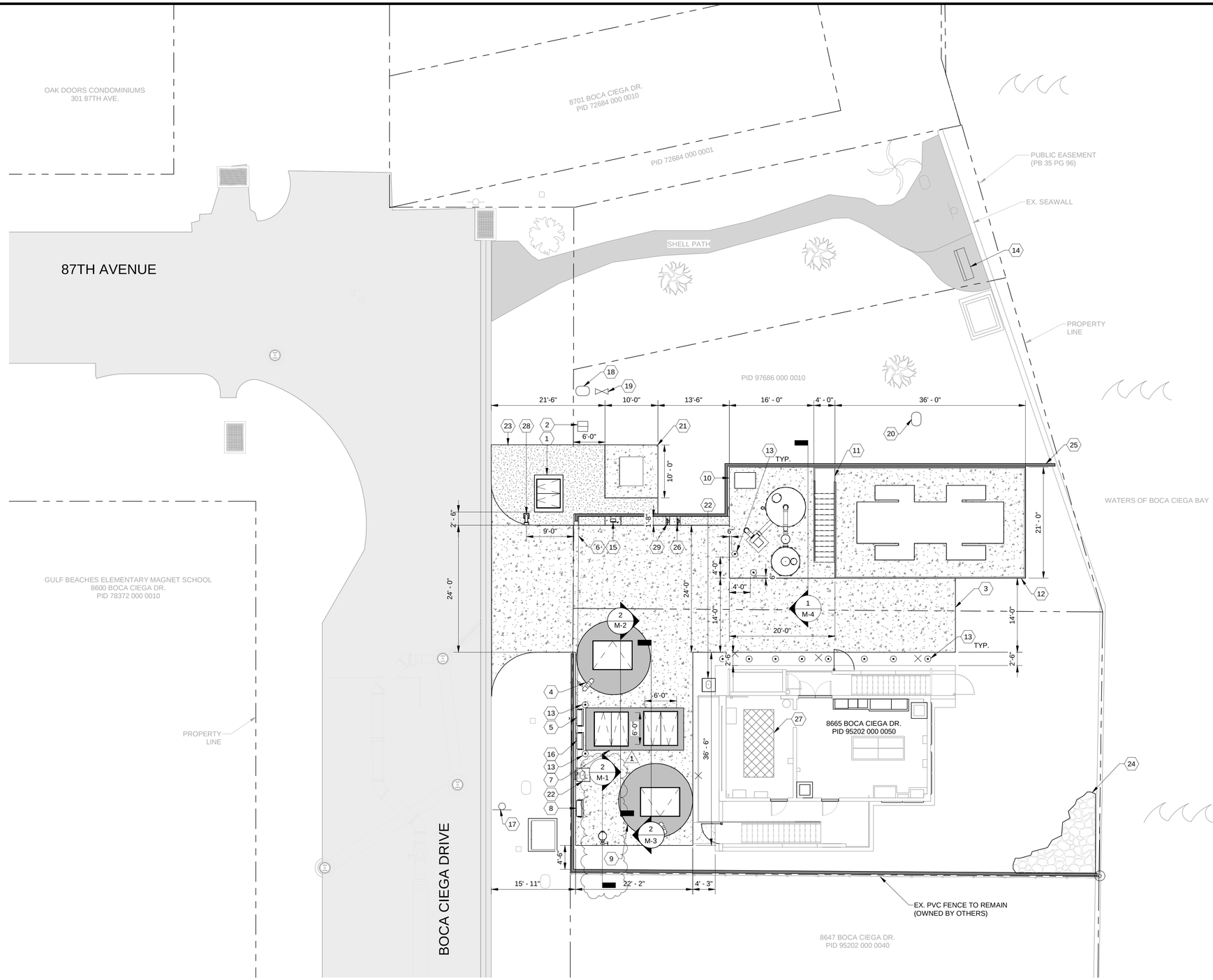
CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE:
DECEMBER 2023

PROJECT NO.
148404075

SHEET NUMBER
C-4

811 Know what's below. Call before you dig.



GRAPHIC SCALE IN FEET

0 5' 10' 20'

LEGEND:

EXISTING

PROPOSED

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
1	FLOW METER VAULT WITH FLOOD TIGHT ACCESS HATCH - MINIMUM CLEAR SPACE 48" X 60". SEE SHEET S-1.6 FOR DETAILS
2	RECLAIMED WATER MAIN VALVE BOX
3	24' CONCRETE DRIVEWAY
4	NORTH WELL TOP SLAB WITH FLOOD TIGHT ACCESS HATCH - MINIMUM CLEAR SPACE 60" X 84"
5	NORTH WETWELL PUMP DISCONNECTS
6	24' ROLLING ACCESS GATE
7	VALVE VAULT TOP SLAB AND WITH FLOOD TIGHT ACCESS HATCHES - MINIMUM CLEAR SPACE 72" X 72"
8	SOUTH WETWELL PUMP DISCONNECTS
9	SOUTH WELL TOP SLAB WITH FLOOD TIGHT ACCESS HATCH - MINIMUM CLEAR SPACE 60" X 84"
10	ODOR CONTROL SLAB AND EQUIPMENT
11	STAIRS TO GENERATOR SLAB
12	GENERATOR AND ELEVATED SLAB
13	BOLLARD
14	PARK BENCH (TO BE RELOCATED BY CITY)
15	FLOW METER TRANSMITTER WITH SUNSHIELD
16	RTU PANEL
17	LEFT TURN SIGN (RELOCATED BY OTHERS)
18	PROPOSED LOCATION FOR RELOCATED WATER METER
19	PROPOSED LOCATION FOR RELOCATED BACKFLOW PREVENTION ASSEMBLY
20	UTILITY BOX
21	TRANSFORMER AND SLAB
22	ABOVE GROUND ARV AND ENCLOSURE. SEE SHEET M-5 FOR DETAILS
23	CRUSHED SHELL
24	57 STONE, 4" THICK
25	250 LF SIMULATED STONE FENCE, SEE SHEET C-12 FOR DETAILS
26	2" RECLAIMED WATER HOSE BIBB ASSEMBLY. SEE SHEET M-6 FOR DETAILS
27	GENERATOR ROOM (ABANDONED GENERATOR TO REMAIN)
28	PROPOSED GOOSENECK PEDESTAL WITH CARD READER
29	2" POTABLE WATER HOSE BIBB ASSEMBLY. SEE SHEET M-6 FOR DETAILS

No.	Revisions	Date	By
1	IFC REVISION NO. 1	08/20/2024	SNH

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DESIGN ENGINEER:
SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER
86419
DATE:

SCALE: AS SHOWN
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

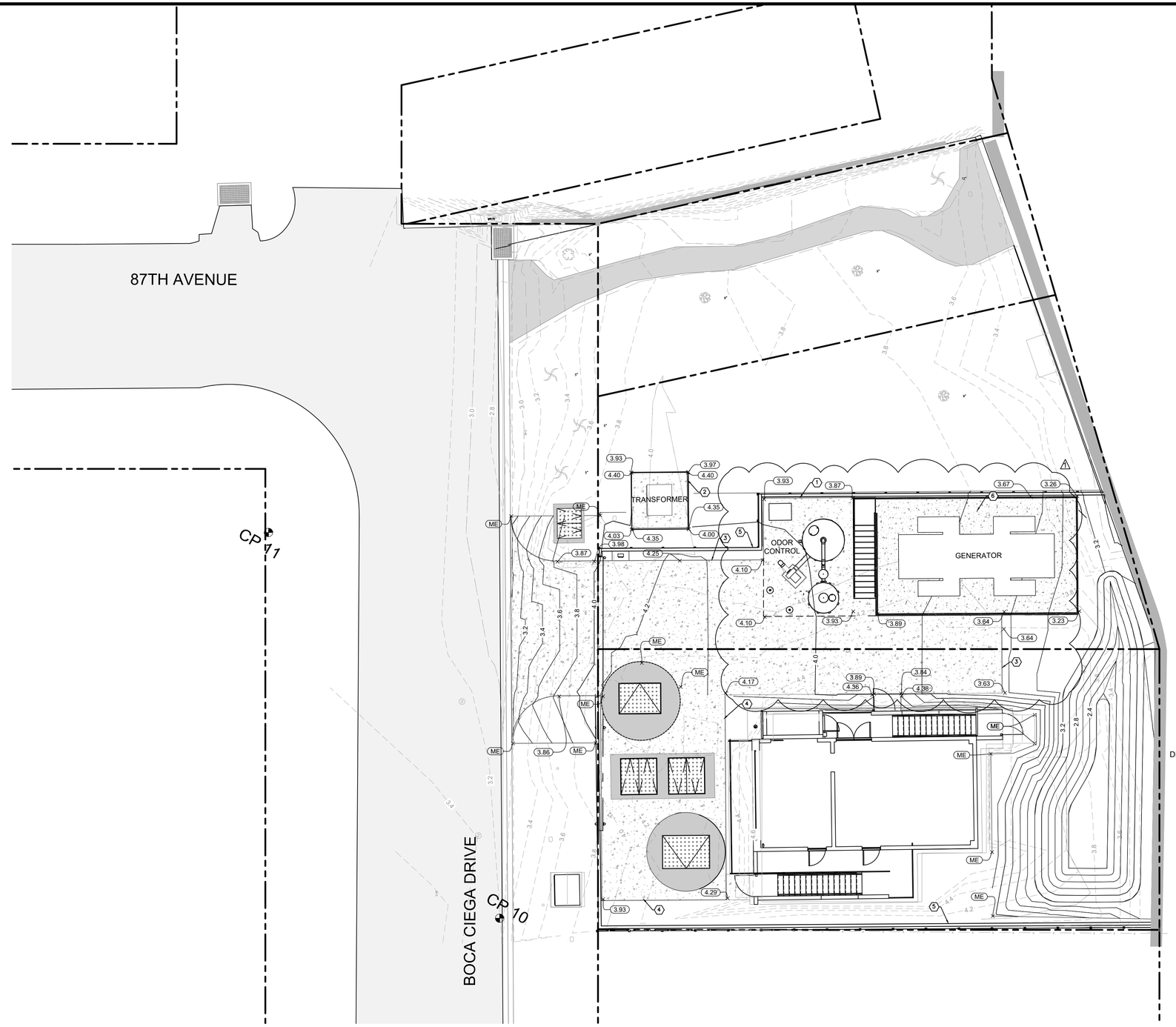
SITE PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
FLORIDA
PINELLAS COUNY

DATE:
AUGUST 2024

PROJECT NO.
148404075

SHEET NUMBER
C-5



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

KEYNOTE LEGEND	
KEY VALUES	KEYNOTE TEXT
1	PROPOSED RAISED CONCRETE ODOR CONTROL PAD. SEE STRUCTURAL DETAILS ON SHEET S-1.6
2	PROPOSED RAISED CONCRETE TRANSFORMER PAD. SEE STRUCTURAL DETAILS ON SHEET S-1.6
3	PROPOSED 6" CONCRETE DRIVEWAY. SEE STRUCTURAL DETAILS ON SHEET S-1.6
4	PROPOSED 6" CONCRETE PAD AROUND WETWELL LID AND VALVE VAULT LID. MATCH EXISTING GRADE. SEE STRUCTURAL DETAILS ON SHEET S-1.6
5	PROPOSED 8' TALL SIMULATED STONE FENCE. PHYSICAL COLOR PALETTE MUST BE SUBMITTED TO THE CITY BEFORE APPROVAL OF CONSTRUCTION.
6	PROPOSED ELEVATED SLAB FOR PROPOSED GENERATOR WITH STAIRS. SEE STRUCTURAL DETAILS ON SHEETS S-1.2 AND S-1.3. TOP OF SLAB ELEVATION SHALL BE 9.50'.

SITE CONTROL			
DESIGNATION	NORTHING	EASTING	ELEVATION
CP 10 ND LB 7203	1243087.59	412194.71	3.168'
CP 11 IR LB 7203	1243126.21	412124.56	3.305'

*FOR HORIZONTAL CONTROL, SEE SHEET C-5.

NOTE: SITE IS LOCATED IN FEMA FLOOD ZONE AE (EL. 11) ACCORDING TO MAP NO. 12103C0194H, EFFECTIVE AUGUST 23,2021.

No.	Revisions	Date	By
1	IFC REVISION NO.1	08/20/24	SNH

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FL LICENSE NUMBER 86419
DATE:

SCALE: AS NOTED
DESIGN: SNH
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CHECKED: SAE

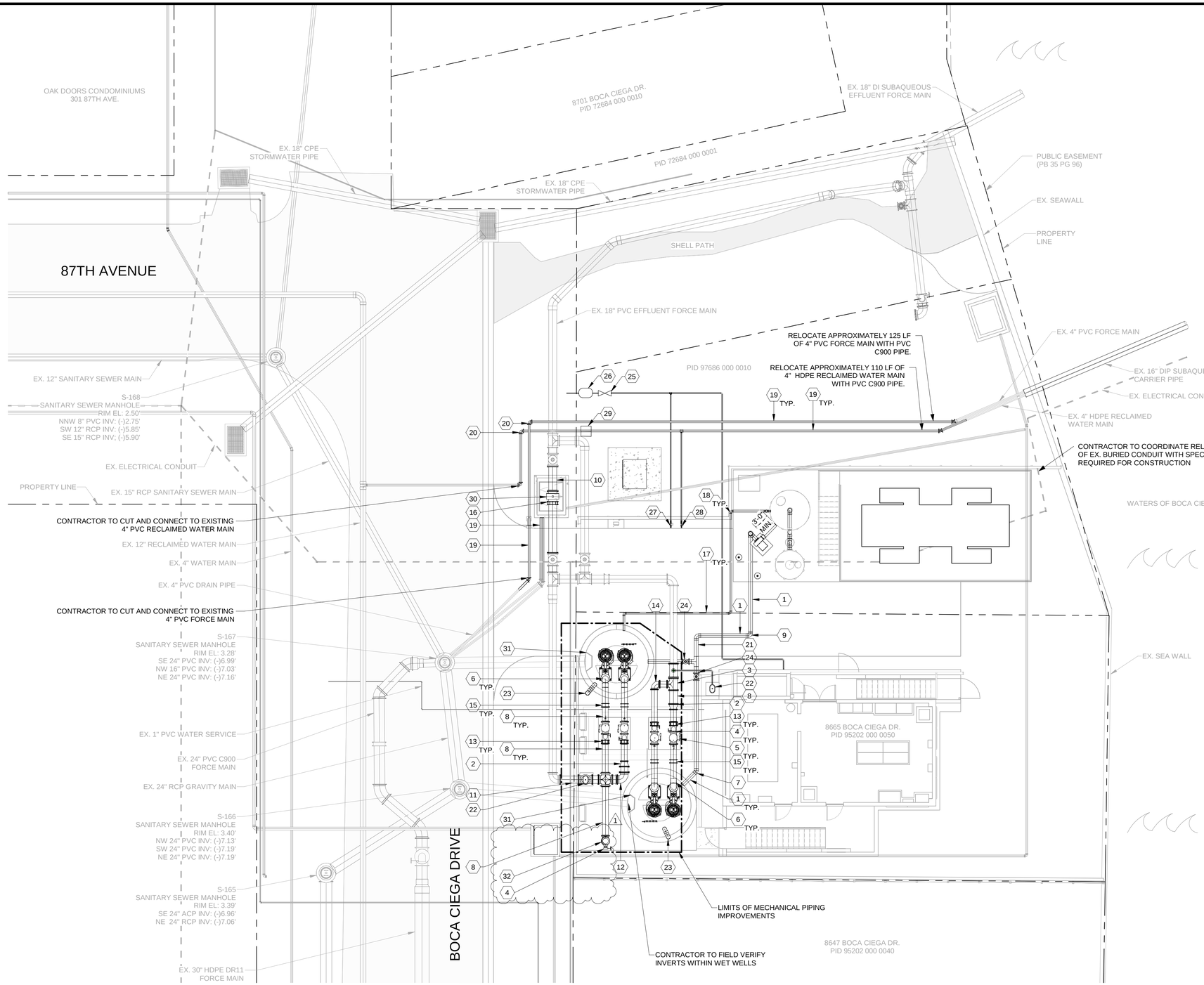
GRADING AND DRAINAGE PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: JULY 2024

PROJECT NO. 148404075

SHEET NUMBER C-6



NORTH

GRAPHIC SCALE IN FEET

0 5' 10' 20'

LEGEND:

EXISTING

PROPOSED

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	8" SCH80 PVC PIPE
2	16"X12" D.I. REDUCER, MJ*
3	16"X12" D.I. REDUCING TEE, MJ*
4	12" D.I. PLUG VALVE, FL*
5	12" D.I. CHECK VALVE*
6	12" MOLDED HDPE 90 DEG BEND, DIPS*
7	8" SCH80 PVC 45 DEG BEND
8	12" PVC C900 DR 18 PIPE*
9	8" SCH80 PVC 90 DEG BEND
10	18" PVC C900 DR18 PIPE
11	16" PVC C900 DR 18 PIPE*
12	16" D.I. 90 DEG BEND, MJ*
13	12" D.I. FLANGED ADAPTER*
14	12" D.I. 90 DEG BEND, MJ*
15	12" D.I. HDPE TO PVC TRANSITION COUPLING*
16	18" D.I. FLANGED ADAPTER
17	4" SCH80 PVC PIPE
18	4" SCH80 PVC 90 DEG BEND
19	4" PVC C900 PIPE
20	4" D.I. 90 DEG BEND, MJ
21	8" SCH80 PVC TEE
22	ABOVE GROUND ARV AND ENCLOSURE. SEE SHEET M-5 FOR DETAILS
23	8" SCH40 PVC WETWELL VENT PIPE*
24	8" PVC SCH 80 BUTTERFLY DAMPER VALVE
25	PROPOSED LOCATION FOR RELOCATED BACKFLOW PREVENTION ASSEMBLY
26	PROPOSED LOCATION FOR RELOCATED WATER METER
27	2" POTABLE WATER HOSE BIBB ASSEMBLY. SEE SHEET M-6 FOR DETAILS
28	2" RECLAIMED WATER HOSE BIBB ASSEMBLY. SEE SHEET M-6 FOR DETAILS
29	PROPOSED LOCATION FOR RELOCATED RECLAIMED WATER METER BOX
30	PROLINE PROMAG W400 18IN FLOW METER. COORDINATE WITH CITY'S SCADA SUBCONTRACTOR FOR REINSTALLATION, CONTROLS SETUP, AND COMMISSIONING.
31	CONTRACTOR TO PROTECT EXISTING SPREADER PLATES AS NECESSARY
32	12" D.I. BLIND FLANGE

*ITEM INCLUDED IN BID ITEM #15 - MECHANICAL PIPING IMPROVEMENTS

No.	Revisions	Date	By
1	IFC REVISION NO. 1	08/20/2024	SNH

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FL LICENSE NUMBER 86419
DATE:

SCALE: AS SHOWN
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

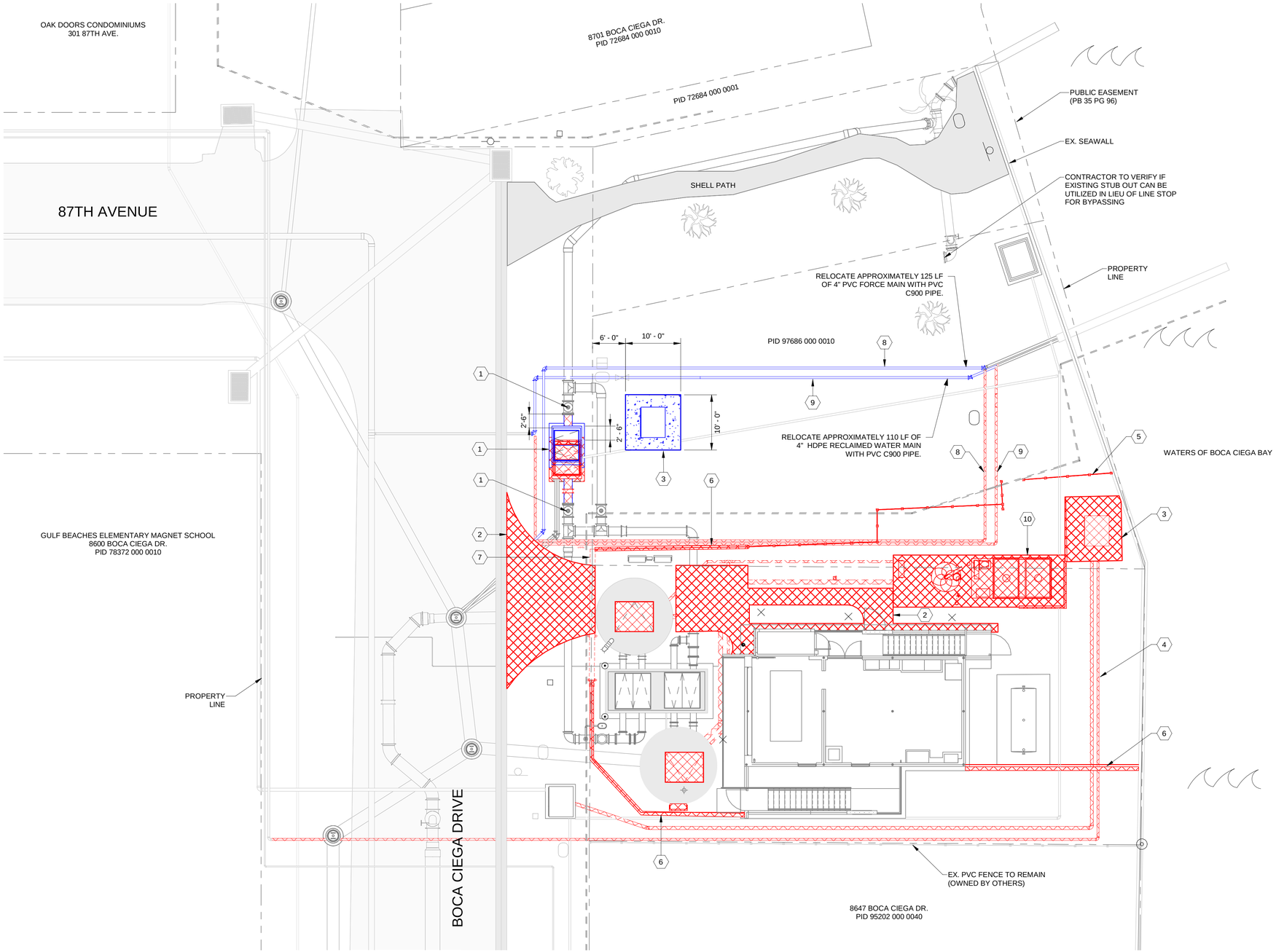
YARD PIPING PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: AUGUST 2024

PROJECT NO. 148404075

SHEET NUMBER C-7



NORTH

GRAPHIC SCALE IN FEET

0 5' 10' 20'

LEGEND:

- EXISTING
- PROPOSED
- DEMOLISH
- ABANDON IN PLACE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	CLOSE BOTH PLUG VALVES TO UTILIZE BYPASS FOR FLOW METER AND VAULT RELOCATION. FLOW METER VAULT TO BE REMOVED AND REPLACED WITH 2.5' OF SEPARATION BETWEEN THE NEW VAULT AND THE EXISTING PLAG VALVE. NEW FLOW METER SHALL BE AN 18" PROLINE PROMAG W400 BY ENDRESS AND HAUSER.
2	DEMOLISH EXISTING DRIVEWAY AS NECESSARY FOR FUTURE PHASES.
3	REPLACE TRANSFORMER AND THEN REMOVE EXISTING TRANSFORMER. REMOVAL AND REPLACEMENT TO BE COORDINATED BETWEEN THE CONTRACTOR, DUKE, AND THE CITY. REFER TO DUKE STANDARDS FOR TRANSFORMER PAD DETAILS.
4	DEMOLISH EXISTING TRANSFORMER CONDUIT.
5	DEMOLISH EXISTING PVC FENCING.
6	DEMOLISH EXISTING MASONRY WALL.
7	DEMOLISH EXISTING ACCESS GATE.
8	RELOCATE EXISTING 4" PVC FORCE MAIN.
9	RELOCATE EXISTING 4" HDPE RECLAIMED WATER MAIN.
10	DEMOLISH EXISTING ODOR CONTROL SYSTEM, PIPING, SLAB, AND MASONRY WALL.

No.	Revisions	Date	By

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FL LICENSE NUMBER
86419
DATE:

SCALE: AS SHOWN
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

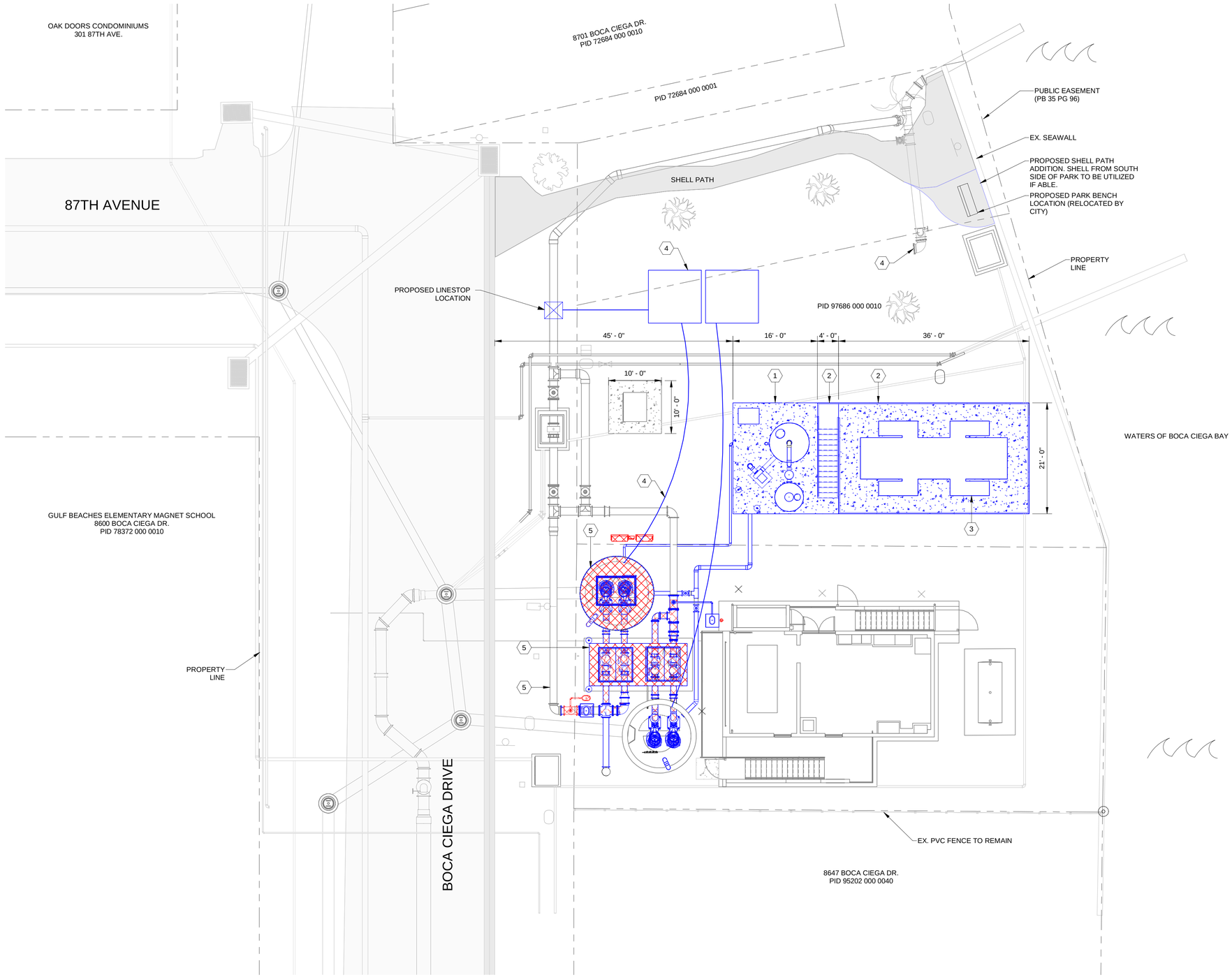
PHASING PLAN - PHASE 1

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE:
AUGUST 2024

PROJECT NO.
148404075

SHEET NUMBER
C-8



NORTH

GRAPHIC SCALE IN FEET

0 5' 10' 20'

LEGEND:

- EXISTING
- PROPOSED
- DEMOLISH
- ABANDON IN PLACE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	INSTALL ODOR CONTROL SLAB. SEE SHEET S-1.6 FOR DETAILS. INSTALL ODOR CONTROL SYSTEM: HIBOCS-300, HICARB-75,BLOWER, AND CONTROL PANEL. SEE SHEET M-4 FOR DETAILS. CONSTRUCT 8" PVC SCH80 AIR PIPING TO EACH WETWELL AND A 4" PVC SCH80 DRAIN LINE TO THE NORTH WETWELL. WHEN INSTALLATION AND TESTING HAS BEEN COMPLETED TO THE SATISFACTION OF THE ODOR CONTROL MANUFACTURER'S REPRESENTATIVE, STARTUP THE UNIT TO RESUME NORMAL OPERATION.
2	CONSTRUCT ELEVATED SLAB AND CONNECTING STAIRS. SEE SHEETS S-1.2 AND S-1.3 FOR DETAILS.
3	INSTALL PROPOSED GENERATOR WITH SKID-MOUNTED FUEL TANK.
4	INSTALL LINESTOP ON PROPOSED EFFLUENT FORCE MAIN IF THE ABANDONED PIPING ON THE NORTH SIDE OF THE PARK IS NOT ABLE TO BE USED FOR BYPASSING. CONSTRUCT BYPASS PUMPS TO PULL FLOW FROM THE BOTTOMS OF EACH WETWELL OR FROM THE EXISTING 8" BYPASS PORT LOCATED WEST OF THE SOUTH WETWELL.
5	REMOVE AND REPLACE PIPING, VALVES, AND ASSOCIATED APPURTENANCES TO EACH WETWELL. REMOVE AND REPLACE WETWELL TOP SLABS AND VALVE VAULT TOP SLABS, INCLUDING H20 RATED ACCESS HATCHES. SEE SHEET S-1.4 FOR HATCH DETAILS. INSTALL (4) FLYGT NP3312 215 HP PUMPS, BASE ELBOWS, AND GUIDE RAILS PER MANUFACTURER'S SPECIFICATIONS. INSTALL PRISMATIC SPLITTERS, FLOATS, AND LEVEL TRANSDUCER. CONTRACTOR TO COORDINATE WITH WITH CITY OF ST. PETE BEACH SCADA VENDOR FOR LEVEL TRANSDUCERS AND SCADA IMPLEMENTATION. SEE SHEET M-2 AND M-3 FOR DETAILS ON WETWLL CONSTRUCTION.

No.	Revisions	Date	By

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DESIGN ENGINEER:

SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER
86419

DATE:

SCALE:	DESIGN:	DRAWN:	CHECKED:
AS SHOWN	SNH	AJO	SAE

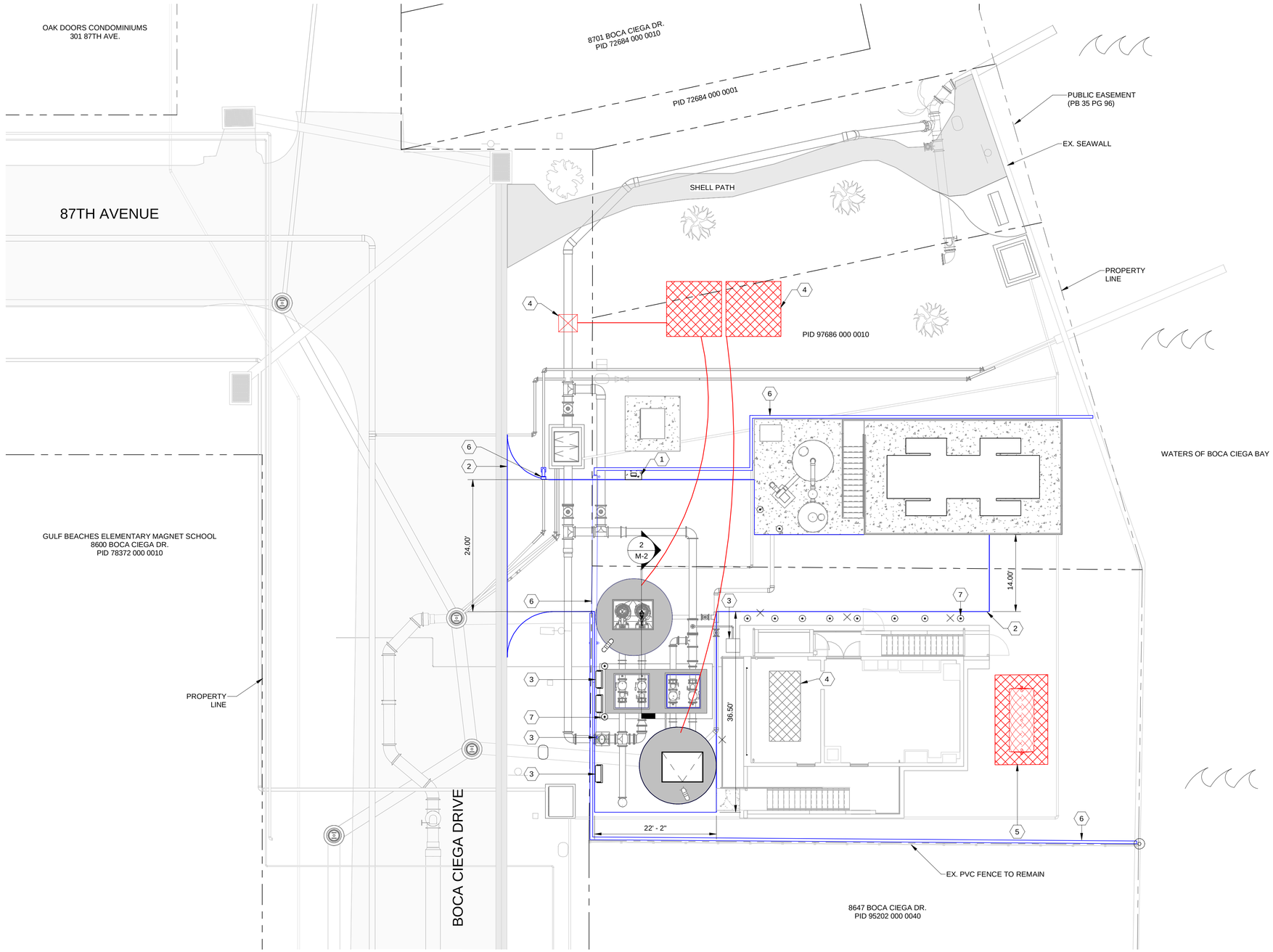
PHASING PLAN - PHASE 2

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
PINELLAS COUNY FLORIDA

DATE:
AUGUST 2024

PROJECT NO.
148404075

SHEET NUMBER
C-9



NORTH

GRAPHIC SCALE IN FEET

0 5' 10' 20'

LEGEND:

- EXISTING
- PROPOSED
- DEMOLISH
- ABANDON IN PLACE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	INSTALL FLOW METER TRANSMITTER AND HOSTING PAD.
2	CONSTRUCT 24-FOOT DRIVEWAY. SEE SHEET S-1.6 FOR DETAILS.
3	INSTALL WETWELL DISCONNECT PANELS, RTU PANEL, CAMLOCK ASSEMBLY, AND ENCLOSED ABOVE GRADE ARV ASSEMBLIES.
4	UPON SUCCESSFUL STARTUP OF BOTH WETWELLS (INCLUDING CONNECTIONS TO DIESEL GENERATOR, SCADA SYSTEM, AND FLOW METER) REMOVE BYPASS PUMPS AND PIPING. DECOMMISSION EXISTING GENERATOR AND ABANDON IN PLACE.
5	REMOVE EXISTING FUEL TANK AND HOSTING PAD.
6	INSTALL 8-FOOT SIMULATED STONE SITE FENCE, ACCESS GATE, AND CARD READER ON GOOSENECK PEDESTAL.
7	INSTALL BOLLARDS.

No.	Revisions	Date	By

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DESIGN ENGINEER:
SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER
86419
DATE:

SCALE: AS SHOWN
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

PHASING PLAN - PHASE 3

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE:
AUGUST 2024

PROJECT NO.
148404075

SHEET NUMBER
C-10

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

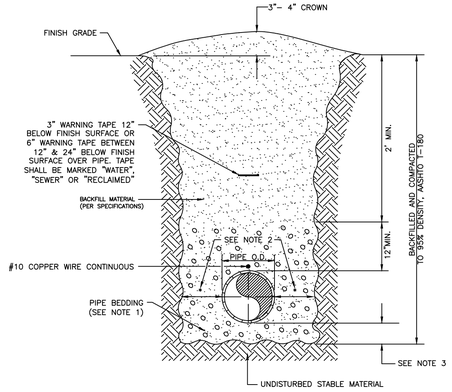
(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

F.A.C. RULE 62-55.314 MAIN CLEARANCES DETAIL
N.T.S.

NOTES:

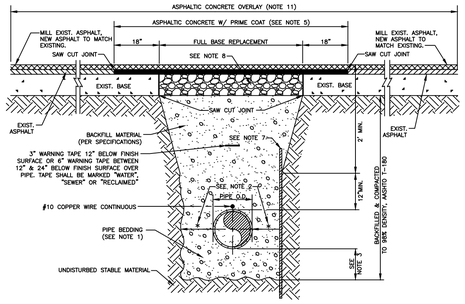
1. PIPE BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS OR GOVERNING AGENCY REQUIREMENTS.
2. PROVIDE ADEQUATE CLEARANCE TO PLACE AND COMPACT BEDDING MATERIAL IN TRENCH AREA BELOW PIPE SPRINGLINE. PIPE EMBEDMENT MUST BE COMPACTED OUT TO THE TRENCH WALL OR 2.5 TIMES THE PIPE OD, WHICHEVER IS LESS.
3. TYPICALLY 4" TO 6".
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.



TRENCH WITH UNIMPROVED SURFACE
N.T.S. DATE: 07/10/2019

NOTES:

1. PIPE BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS OR GOVERNING AGENCY REQUIREMENTS.
2. PROVIDE ADEQUATE CLEARANCE TO PLACE AND COMPACT BEDDING MATERIAL IN TRENCH AREA BELOW PIPE SPRINGLINE. PIPE EMBEDMENT MUST BE COMPACTED OUT TO THE TRENCH WALL OR 2.5 TIMES THE PIPE OD, WHICHEVER IS LESS.
3. TYPICALLY 4" TO 6".
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. ASPHALTIC CONCRETE STRUCTURE COURSE WITH PRIME COAT SHALL BE THE SAME DEPTH AND TYPE AS EXISTING OR A MINIMUM OF 1 1/4 INCH, WHICHEVER IS GREATER.
6. ADJUST MILLING PER INDIVIDUAL SITE TO NOT IMPACT BASE. BUTT JOINT TO EXISTING ASPHALT. FINAL OVERLAY LIMITS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT. FINAL OVERLAY TO MATCH EXISTING WITH NO DISCERNABLE "BUMP" AT JOINT. MILLING LIMITS THAT IMPACT INTERSECTION SHALL BE ADDRESSED ON A CASE BY CASE BASIS AND APPROVED BY THE CITY OR APPROPRIATE GOVERNING AGENCY.
7. SHEETING ORDERED LEFT IN PLACE TO BE CUT OFF 24" BELOW FINISHED GRADE OR 12" BELOW SUBGRADE.
8. BASE MATERIAL SHALL BE LIME ROCK OR CRUSHED CONCRETE (MIN. LBR 100) AND SHALL BE PLACED IN 6" COMPACTED LAYERS TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. AS AN ALTERNATIVE TO COMPACTED BASE AND IN WET AREAS, FULL-LIFT ASPHALTIC CONCRETE, FINE TRAFFIC LEVEL C TYPES SP 9.5 OR 12.5, SHALL BE PLACED IN 2" COMPACTED LAYERS WITH A MINIMUM THICKNESS EQUAL TO THE EXISTING BASE (6" MIN.).
9. TEMPORARY PATCHES WILL BE INSTALLED TO PROVIDE A SMOOTH ALL WEATHER SURFACE AT ALL TIMES. PERMANENT REPLACEMENT TO BE MADE AS SOON AS POSSIBLE.
10. RESTORE SIGNAGE & MARKING WITH THERMOPLASTIC PER FDOT STANDARDS, LATEST EDITION.
11. ASPHALT SURFACE SHALL BE CONSISTENT WITH EXISTING GRADE. THE FOLLOWING ROADWAY CLASSIFICATION TYPE/THICKNESS ARE REQUIRED: ARTERIAL–3" MIN. TYPE SP–12.5 FINE TRAFFIC LEVEL "C"; COLLECTOR–2" MIN. TYPE SP–12.5 FINE TRAFFIC LEVEL "C"; RESIDENTIAL–1½" MIN. TYPE SP–9.5 TRAFFIC LEVEL "C".
12. NOTES 5. THRU 11. ARE MINIMUM REQUIREMENTS FOR A TRENCH IN A ROAD. REFER TO THE CITY SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



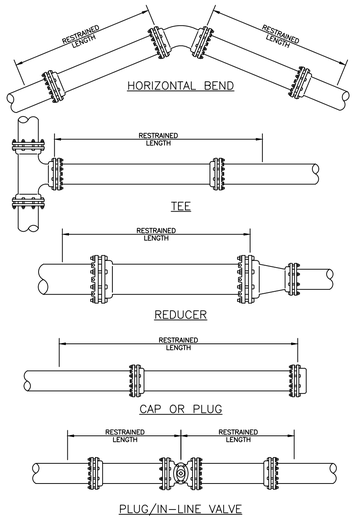
TRENCH WITH ASPHALT PAVEMENT SURFACE RESTORATION
N.T.S. DATE: 07/10/2019

MINIMUM LENGTH (FEET) OF RESTRAINED JOINT PIPE FOR DR–18 PVC PIPE

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	16"	18"	20"	24"	200psi 30"	36"
90° HORIZ. BEND		17	24	31	37	43	55	60	66	76	119	136
45° HORIZ. BEND		8	10	13	16	18	23	25	28	32	49	56
22.5° HORIZ. BEND		4	5	7	8	9	11	12	13	15	24	27
11.25° HORIZ. BEND		2	3	4	4	5	6	6	7	8	12	14
90° VERT.* OFFSET	UPPER BEND	38	53	70	84	99	115	140	153	179	285	330
	LOWER BEND	38	53	70	84	99	115	140	153	179	285	330
45° VERT. OFFSET	UPPER BEND	16	22	29	35	41	53	58	64	74	118	137
	LOWER BEND	4	6	7	9	10	13	14	15	18	29	33
22.5° VERT. OFFSET	UPPER BEND	8	11	14	17	20	26	28	31	36	57	66
	LOWER BEND	2	3	4	4	5	6	7	8	9	14	16
11.25° VERT. OFFSET	UPPER BEND	4	6	7	9	10	13	14	16	18	29	33
	LOWER BEND	1	1	1	2	3	3	4	4	5	7	8
PLUG/ IN–LINE VALVE		38	53	70	84	99	115	140	153	179	285	330
TEE (BRANCH RESTRAINT)	4"X ø	20	–	–	–	–	–	–	–	–	–	–
	6"X ø	11	35	–	–	–	–	–	–	–	–	–
	8"X ø	2	29	51	–	–	–	–	–	–	–	–
	10"X ø	1	22	46	65	–	–	–	–	–	–	–
	12"X ø	1	15	41	61	79	–	–	–	–	–	–
	16"X ø	1	1	30	52	72	107	–	–	–	–	–
	18"X ø	1	1	24	47	68	104	120	–	–	–	–
	20"X ø	1	1	18	42	64	101	117	133	–	–	–
	24"X ø	1	1	5	32	55	95	112	128	158	–	–
	30"X ø	1	1	1	15	42	84	103	120	152	193	–
	36"X ø	1	1	1	1	26	73	93	111	144	187	226
REDUCER (LARGER PIPE RESTRAINT)	6"X ø	28	–	–	–	–	–	–	–	–	–	–
	8"X ø	50	30	–	–	–	–	–	–	–	–	–
	10"X ø	68	52	28	–	–	–	–	–	–	–	–
	12"X ø	86	72	52	29	–	–	–	–	–	–	–
	16"X ø	117	107	93	75	54	–	–	–	–	–	–
	18"X ø	131	122	110	95	76	29	–	–	–	–	–
	20"X ø	146	138	126	113	96	54	29	–	–	–	–
	24"X ø	173	166	157	146	132	98	77	54	–	–	–
200psi	30"X ø	279	272	262	251	237	201	179	155	100	–	–
	36"X ø	325	320	312	303	291	262	245	225	181	100	–

*PER DIPRA, AS THE BEND ANGLE APPROACHES 90°, LATERAL MOVEMENT OF THE OUTER LEGS APPROACHES ZERO. FOR THIS CONDITION, RESTRAIN ALL PIPE BETWEEN THE FITTINGS AND RESTRAIN THE OUTER LEGS AS DEAD ENDS.

(SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 7.12)

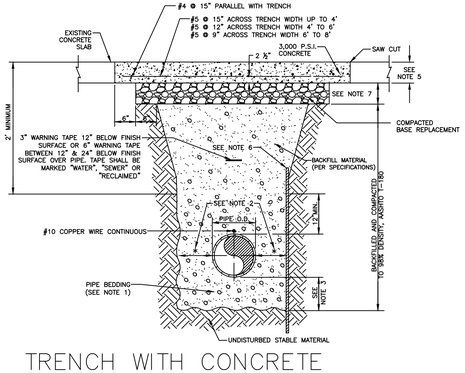


NOTES:
1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
   SOIL TYPE–SP TEST PRESSURE–150/200 PSI
   TRENCH TYPE–3 SAFETY FACTOR– 1.5
   MINIMUM PIPE LENGTH ALONG TEE RUN–5'
   DEPTH OF BURY–3' VERTICAL OFFSET–3'
2. THE RESTRAINED PIPE LENGTHS APPLY TO PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF FITTINGS.
5. RESTRAINED JOINTS SHALL EXTEND ONE JOINT BEYOND MIN. LENGTH REQUIRED.

RESTRAINED LENGTH TABLE DETAIL
N.T.S.

NOTES:

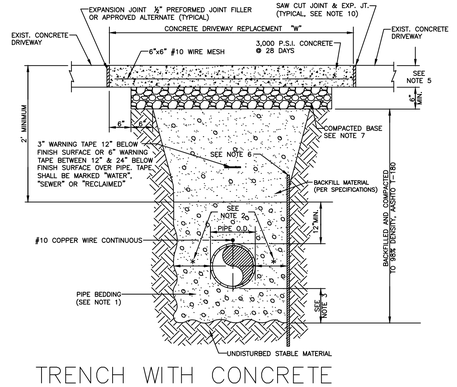
1. PIPE BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS OR GOVERNING AGENCY REQUIREMENTS.
2. PROVIDE ADEQUATE CLEARANCE TO PLACE AND COMPACT BEDDING MATERIAL IN TRENCH AREA BELOW PIPE SPRINGLINE. PIPE EMBEDMENT MUST BE COMPACTED OUT TO THE TRENCH WALL OR 2.5 TIMES THE PIPE OD, WHICHEVER IS LESS.
3. TYPICALLY 4" TO 6".
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. THICKNESS TO MATCH EXISTING OR BE 8" MINIMUM, WHICHEVER IS GREATER.
6. SHEETING ORDERED LEFT IN PLACE TO BE CUT OFF 24" BELOW FINISHED GRADE OR 12" BELOW SUBGRADE.
8. BASE MATERIAL SHALL BE LIME ROCK OR CRUSHED CONCRETE (MIN. LBR 100) AND SHALL BE PLACED IN 6" COMPACTED LAYERS TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. AS AN ALTERNATIVE TO COMPACTED BASE AND IN WET AREAS, FULL-LIFT ASPHALTIC CONCRETE, FINE TRAFFIC LEVEL C TYPES SP 9.5 OR 12.5, SHALL BE PLACED IN 2" COMPACTED LAYERS WITH A MINIMUM THICKNESS EQUAL TO THE EXISTING BASE (6" MIN.).
9. TEMPORARY PATCHES WILL BE INSTALLED TO PROVIDE A SMOOTH ALL WEATHER SURFACE AT ALL TIMES. PERMANENT REPLACEMENT TO BE MADE AS SOON AS POSSIBLE.
10. NOTES 5. THRU 8. ARE MINIMUM REQUIREMENTS. REFER TO CITY SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



TRENCH WITH CONCRETE PAVEMENT SURFACE RESTORATION
N.T.S. DATE: 07/10/2019

NOTES:

1. PIPE BEDDING MATERIAL SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS OR GOVERNING AGENCY REQUIREMENTS.
2. PROVIDE ADEQUATE CLEARANCE TO PLACE AND COMPACT BEDDING MATERIAL IN TRENCH AREA BELOW PIPE SPRINGLINE. PIPE EMBEDMENT MUST BE COMPACTED OUT TO THE TRENCH WALL OR 2.5 TIMES THE PIPE OD, WHICHEVER IS LESS.
3. TYPICALLY 4" TO 6".
4. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. THICKNESS TO MATCH EXISTING OR BE 6" MINIMUM, WHICHEVER IS GREATER.
6. SHEETING ORDERED LEFT IN PLACE TO BE CUT OFF 24" BELOW FINISH GRADE OR 12" BELOW SUBGRADE.
7. BASE SHALL BE COMPACTED 6" MINIMUM THICKNESS OF APPROVED MATERIAL.
8. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.
9. IF THE DRIVEWAY IS 12' OR WIDER, SAWCUT AN EXPANSION JOINT ALONG THE CENTER OF THE DRIVEWAY (⅜" WIDE AND ½" DEEP) AFTER THE CONCRETE HAS SET.
10. IF THERE IS AN EXISTING EXPANSION JOINT WITHIN 3' OF THE PROPOSED JOINT, EXTEND DRIVEWAY REPLACEMENT TO THE EXISTING JOINT.



TRENCH WITH CONCRETE DRIVEWAY SURFACE RESTORATION
N.T.S. DATE: 07/10/2019

Kimley»Horn
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P: 727 547 3999
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	Revisions	Date	By

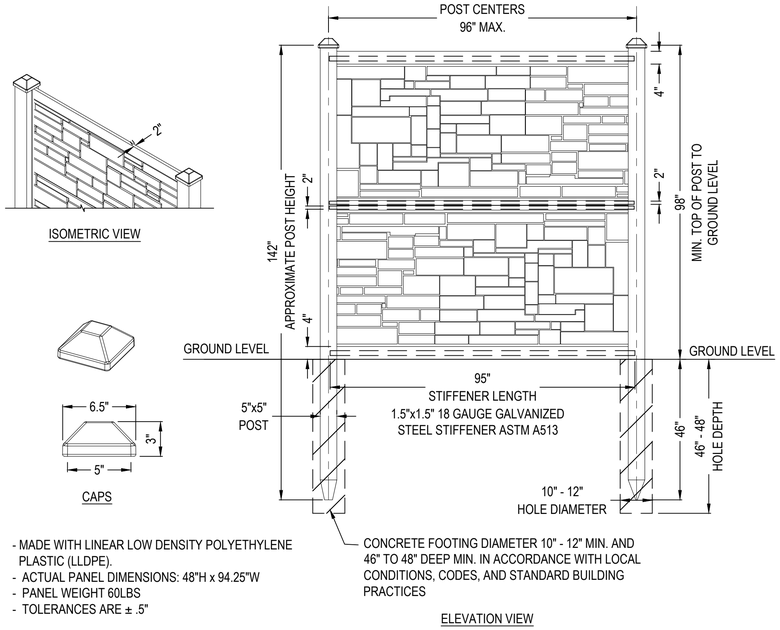
DESIGN ENGINEER: SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER 86419
DATE:

SCALE: AS NOTED
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

CIVIL DETAILS

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
FLORIDA
PINELLAS COUNY

DATE: DECEMBER 2023
PROJECT NO. 148404075
SHEET NUMBER C-11



8–FOOT SIMULATED STONE FENCE

N.T.S.

No.	Revisions	Date	By

Kimley»Horn
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DESIGN ENGINEER:
SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER
86419
DATE:

SCALE: AS NOTED
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

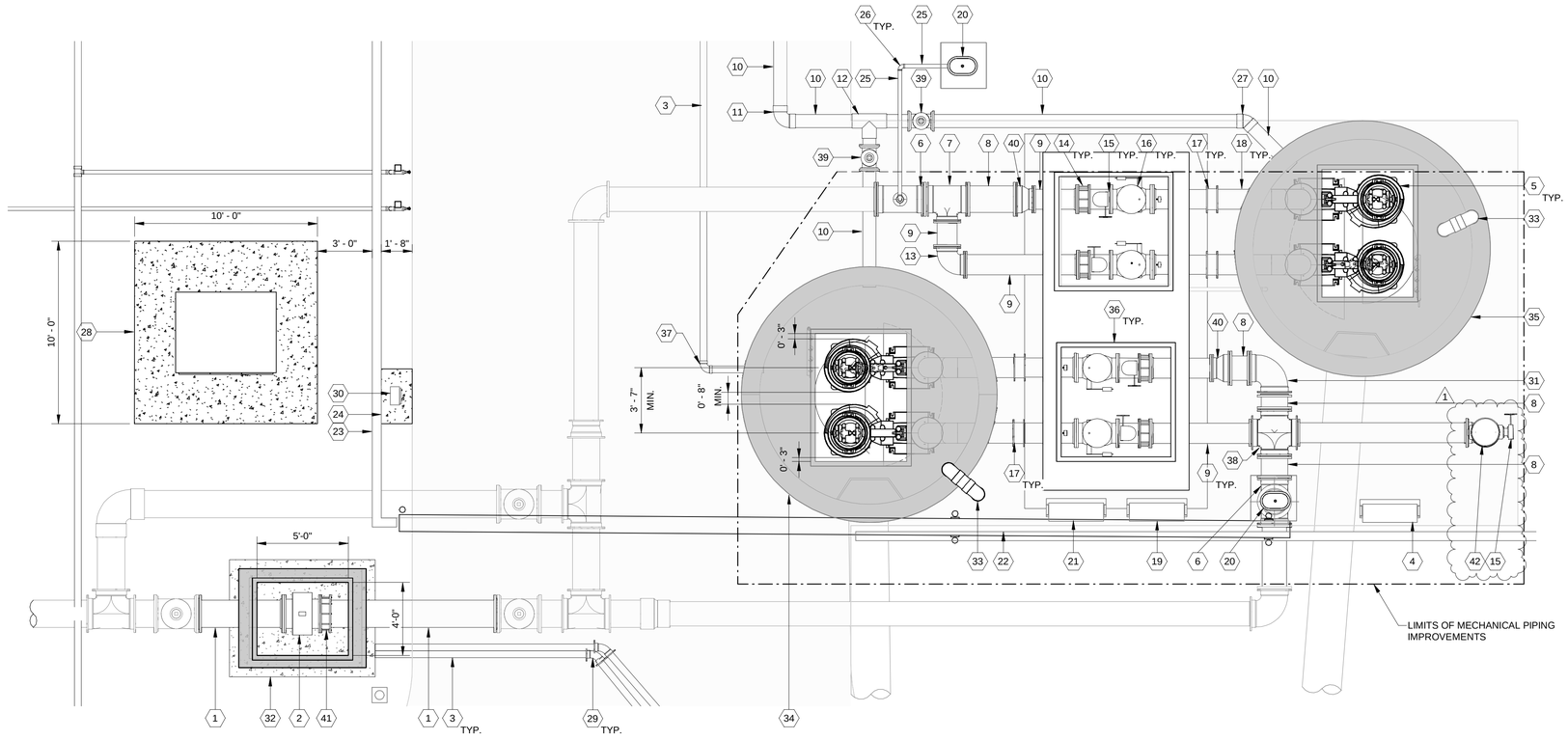
CIVIL DETAILS

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
PINELLAS COUNY FLORIDA

DATE:
DECEMBER 2023

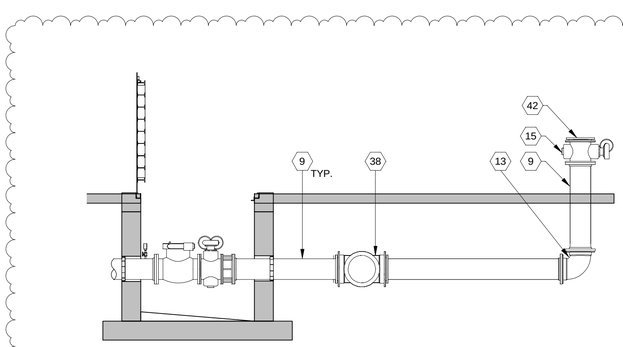
PROJECT NO.
148404075

SHEET NUMBER
C-12



1 M-1 **MECHANICAL PLAN**

SCALE: 1/4" = 1'-0"



2 M-1 **PUMP OUT SECTION VIEW**

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE IN FEET

0 2' 4' 8'

LEGEND:

EXISTING

PROPOSED

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	18" PVC C900 DR18 PIPE
2	PROLINE PROMAG W400 18IN FLOW METER. COORDINATE WITH CITY'S SCADA SUBCONTRACTOR FOR REINSTALLATION, CONTROLS SETUP, AND COMMISSIONING.
3	4" SCH80 PVC PIPE
4	SOUTH WETWELL PUMP DISCONNECTS
5	FLYGT NP3312 215 HP SUBMERSIBLE PUMP
6	16" D.I. TEE WITH BLIND FLANGE AND 2" TAP, MJ*
7	16"X12" D.I. REDUCING TEE, MJ*
8	16" PVC C900 DR 18 PIPE*
9	12" PVC C900 DR 18 PIPE*
10	8" SCH80 PVC PIPE
11	8" SCH80 PVC 90 DEG BEND
12	8" SCH80 PVC TEE
13	12" D.I. 90 DEG BEND, MJ*
14	12" D.I. FLANGED ADAPTER*
15	12" D.I. PLUG VALVE, FL*
16	12" D.I. CHECK VALVE*
17	12" D.I. HDPE TO PVC TRANSITION COUPLING*
18	12" HDPE DR 11 DIPS PIPE*
19	RTU PANEL
20	ABOVE GROUND ARV AND ENCLOSURE. SEE SHEET M-5 FOR DETAILS
21	NORTH WETWELL PUMP DISCONNECTS
22	24' ROLLING ACCESS GATE
23	250 LF SIMULATED STONE FENCE, SEE SHEET C-12 FOR DETAILS
24	18"X36" FLOW METER TRANSMITTER HOSTING PAD
25	2" 316 S.STL. PIPE
26	2" 316 S.STL. 90 DEG BEND
27	8" SCH80 PVC 45 DEG BEND
28	TRANSFORMER AND SLAB
29	4" PVC SCH40 45 DEG BEND
30	FLOW METER TRANSMITTER WITH SUNSHIELD
31	16" D.I. 90 DEG BEND, MJ*
32	FLOW METER VAULT WITH FLOOD TIGHT ACCESS HATCH - MINIMUM CLEAR SPACE 48" X 60". SEE SHEET S-1.6 FOR DETAILS
33	8" SCH40 PVC WETWELL VENT PIPE*
34	NORTH WELL TOP SLAB WITH FLOOD TIGHT ACCESS HATCH - MINIMUM CLEAR SPACE 60" X 84"
35	SOUTH WELL TOP SLAB WITH FLOOD TIGHT ACCESS HATCH - MINIMUM CLEAR SPACE 60" X 84"
36	VALVE VAULT TOP SLAB AND WITH FLOOD TIGHT ACCESS HATCHES - MINIMUM CLEAR SPACE 72" X 72"
37	4" SCH80 PVC 90 DEG BEND
38	16"X12" D.I. CROSS, MJ*
39	8" PVC SCH 80 BUTTERFLY DAMPER VALVE
40	16"X12" D.I. REDUCER, MJ*
41	18" D.I. FLANGED ADAPTER
42	12" D.I. BLIND FLANGE

*ITEM INCLUDED IN BID ITEM #15 - MECHANICAL PIPING IMPROVEMENTS

No.	Revisions	Date	By
1	IFC REVISION NO. 1	08/20/2024	SNH

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DESIGN ENGINEER: SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER 86419
DATE:

SCALE: AS SHOWN
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

MECHANICAL PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: AUGUST 2024

PROJECT NO. 148404075

SHEET NUMBER M-1

GRAPHIC SCALE IN INCHES

0 2' 4'

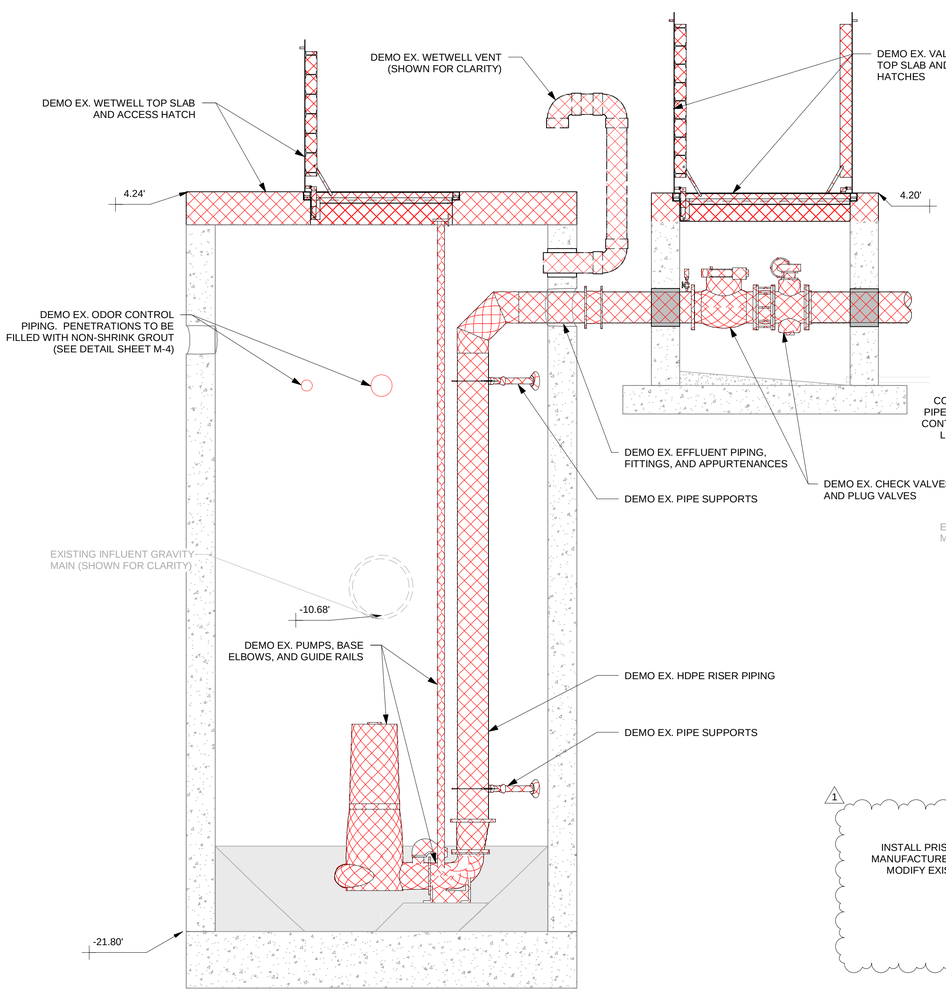
0 3/4" 1-1/2"

LEGEND:

EXISTING

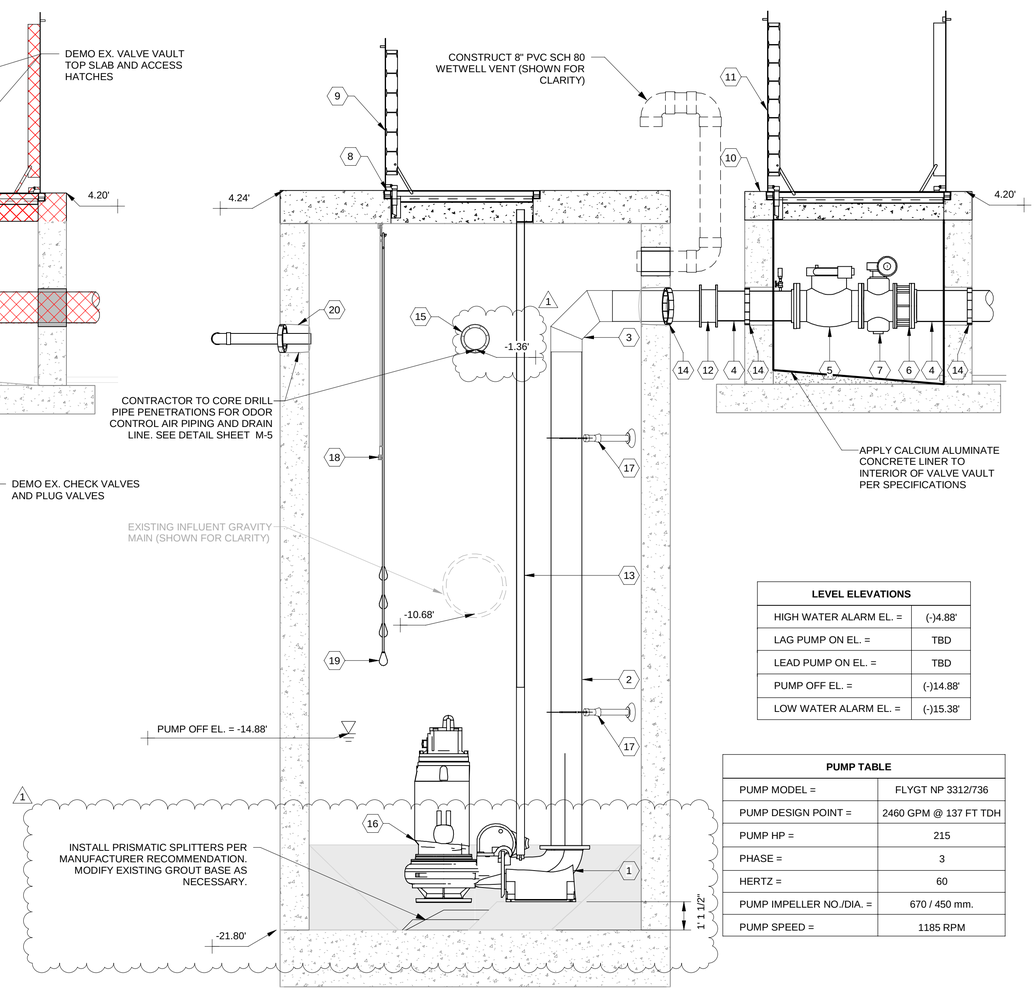
PROPOSED

DEMOLITION



1 M-2 NORTH WELL DEMOLITION SECTION

SCALE: 3/8" = 1'-0"



2 M-2 NORTH WELL PROPOSED SECTION

SCALE: 3/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	10" BPIU PUMP BASE ELBOW
2	12" HDPE DR 11 DIPS PIPE*
3	12" MOLDED HDPE 90 DEG BEND, DIPS*
4	12" PVC C900 DR 18 PIPE*
5	12" D.I. CHECK VALVE*
6	12" D.I. FLANGED ADAPTER*
7	12" D.I. PLUG VALVE, FL*
8	14" CONCRETE WET WELL TOP SLAB
9	FLOOD TIGHT ALUMINUM PUMP ACCESS HATCH WITH 84" X 60" CLEAR OPENING
10	14" CONCRETE VALVE VAULT TOP SLAB
11	72" X 72" ALUMINUM ACCESS HATCH
12	12" D.I. HDPE TO PVC TRANSITION COUPLING*
13	PUMP GUIDE RAILS
14	16" LINK SEAL, CORED*
15	12" LINK SEAL, CORED
16	FLYGT NP3312 215 HP SUBMERSIBLE PUMP
17	316 SS SADDLE PIPE SUPPORT*
18	LEVEL TRANSDUCER. COORDINATE WITH CITY'S SCADA SUBCONTRACTOR FOR REINSTALLATION, CONTROLS SETUP, AND COMMISSIONING.
19	LEVEL FLOATS
20	8" LINK SEAL, CORED

*ITEM INCLUDED IN BID ITEM #15 - MECHANICAL PIPING IMPROVEMENTS

LEVEL ELEVATIONS	
HIGH WATER ALARM EL. =	(-)4.88'
LAG PUMP ON EL. =	TBD
LEAD PUMP ON EL. =	TBD
PUMP OFF EL. =	(-)14.88'
LOW WATER ALARM EL. =	(-)15.38'

PUMP TABLE	
PUMP MODEL =	FLYGT NP 3312/736
PUMP DESIGN POINT =	2460 GPM @ 137 FT TDH
PUMP HP =	215
PHASE =	3
HERTZ =	60
PUMP IMPELLER NO./DIA. =	670 / 450 mm.
PUMP SPEED =	1185 RPM

Know what's below. Call before you dig.

No.	Revisions	Date	By
1	IFC REVISION NO. 1	08/20/2024	SNH

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200 CENTRAL AVENUE, SUITE 600
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DESIGN ENGINEER: SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER 86419
DATE:

SCALE: AS SHOWN
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

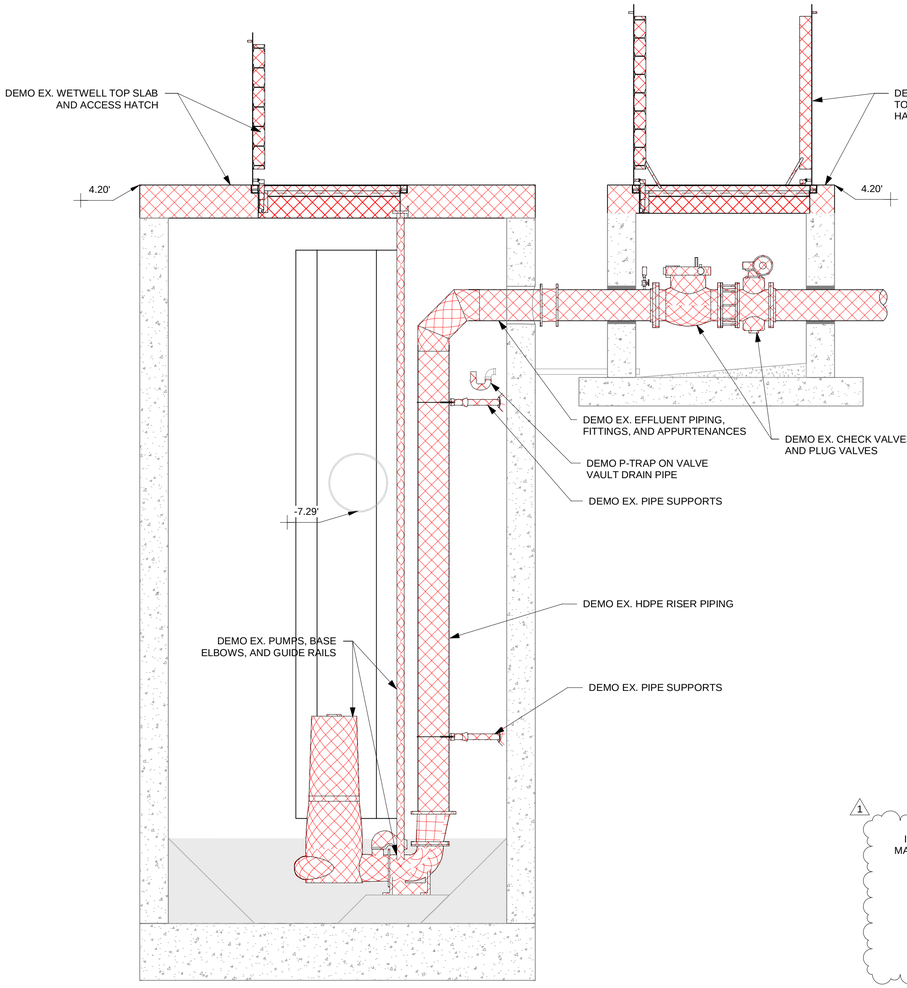
NORTH WELL MECHANICAL SECTION

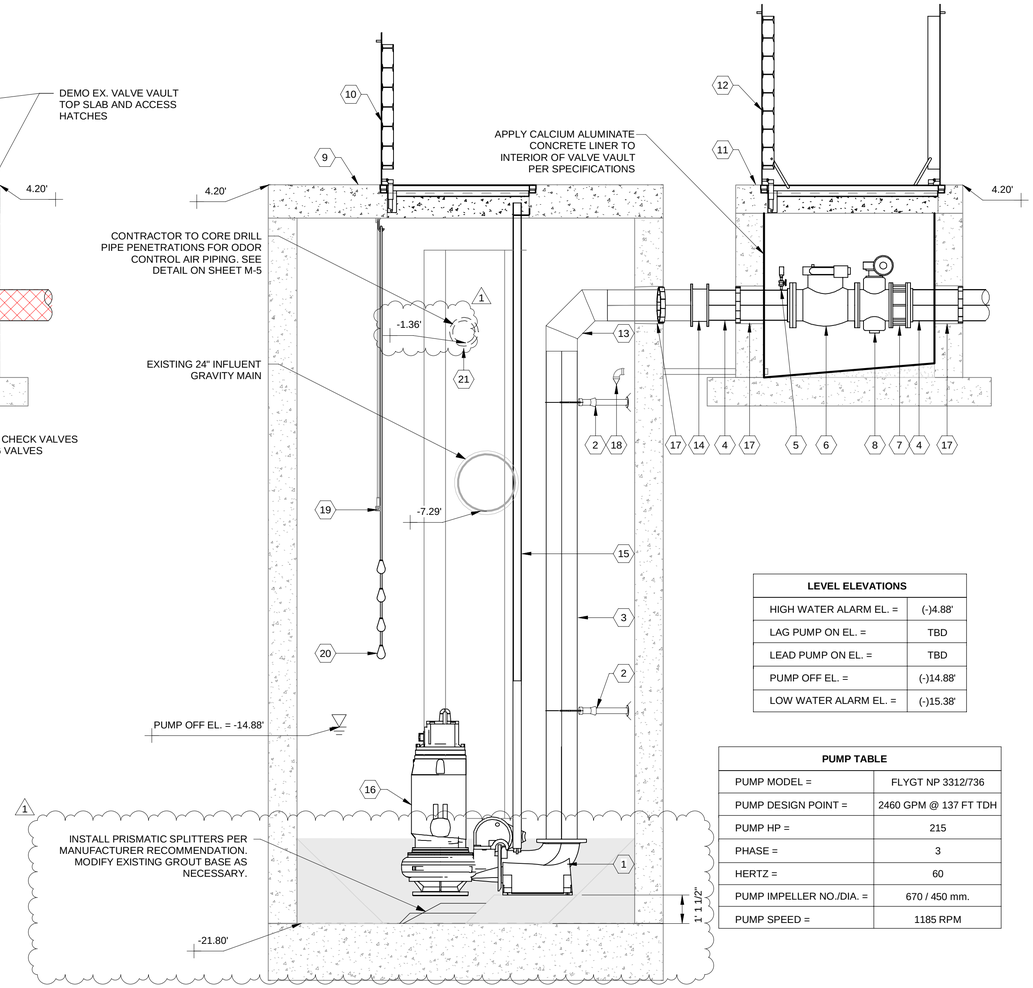
CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE: AUGUST 2024

PROJECT NO. 148404075

SHEET NUMBER M-2





GRAPHIC SCALE IN INCHES

0 2' 4'

0 3/4" 1-1/2"

LEGEND:

EXISTING

PROPOSED

DEMOLITION

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	10" BPIU PUMP BASE ELBOW
2	316 SS SADDLE PIPE SUPPORT*
3	12" HDPE DR 11 DIPS PIPE*
4	12" PVC C900 DR 18 PIPE*
5	PRESSURE GAUGE*
6	12" D.I. CHECK VALVE*
7	12" D.I. FLANGED ADAPTER*
8	12" D.I. PLUG VALVE, FL*
9	14" CONCRETE WET WELL TOP SLAB
10	FLOOD TIGHT ALUMINUM PUMP ACCESS HATCH WITH 84" X 60" CLEAR OPENING
11	14" CONCRETE VALVE VAULT TOP SLAB
12	72" X 72" ALUMINUM ACCESS HATCH
13	12" MOLDED HDPE 90 DEG BEND, DIPS*
14	12" D.I. HDPE TO PVC TRANSITION COUPLING*
15	PUMP GUIDE RAILS
16	FLYGT NP3312 215 HP SUBMERSIBLE PUMP
17	16" LINK SEAL, CORED*
18	2" DUCK BILL CHECK VALVE*
19	LEVEL TRANSDUCER. COORDINATE WITH CITY'S SCADA SUBCONTRACTOR FOR REINSTALLATION, CONTROLS SETUP, AND COMMISSIONING.
20	LEVEL FLOATS
21	12" LINK SEAL, CORED

*ITEM INCLUDED IN BID ITEM #15 - MECHANICAL PIPING IMPROVEMENTS

LEVEL ELEVATIONS	
HIGH WATER ALARM EL. =	(-)4.88'
LAG PUMP ON EL. =	TBD
LEAD PUMP ON EL. =	TBD
PUMP OFF EL. =	(-)14.88'
LOW WATER ALARM EL. =	(-)15.38'

PUMP TABLE	
PUMP MODEL =	FLYGT NP 3312/736
PUMP DESIGN POINT =	2460 GPM @ 137 FT TDH
PUMP HP =	215
PHASE =	3
HERTZ =	60
PUMP IMPELLER NO./DIA. =	670 / 450 mm.
PUMP SPEED =	1185 RPM

1 M-3 SOUTH WELL DEMOLITION SECTION

SCALE: 3/8" = 1'-0"

2 M-3 SOUTH WELL PROPOSED SECTION

SCALE: 3/8" = 1'-0"

Know what's below. Call before you dig.

No.	Revisions	Date	By
1	IFC REVISION NO. 1	08/20/2024	SNH

Kimley»Horn
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200 CENTRAL AVENUE, SUITE 600
ST. PETERSBURG, FL 33701
P: 727 547 3999
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DESIGN ENGINEER: SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER 86419
DATE:

SCALE: AS SHOWN
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

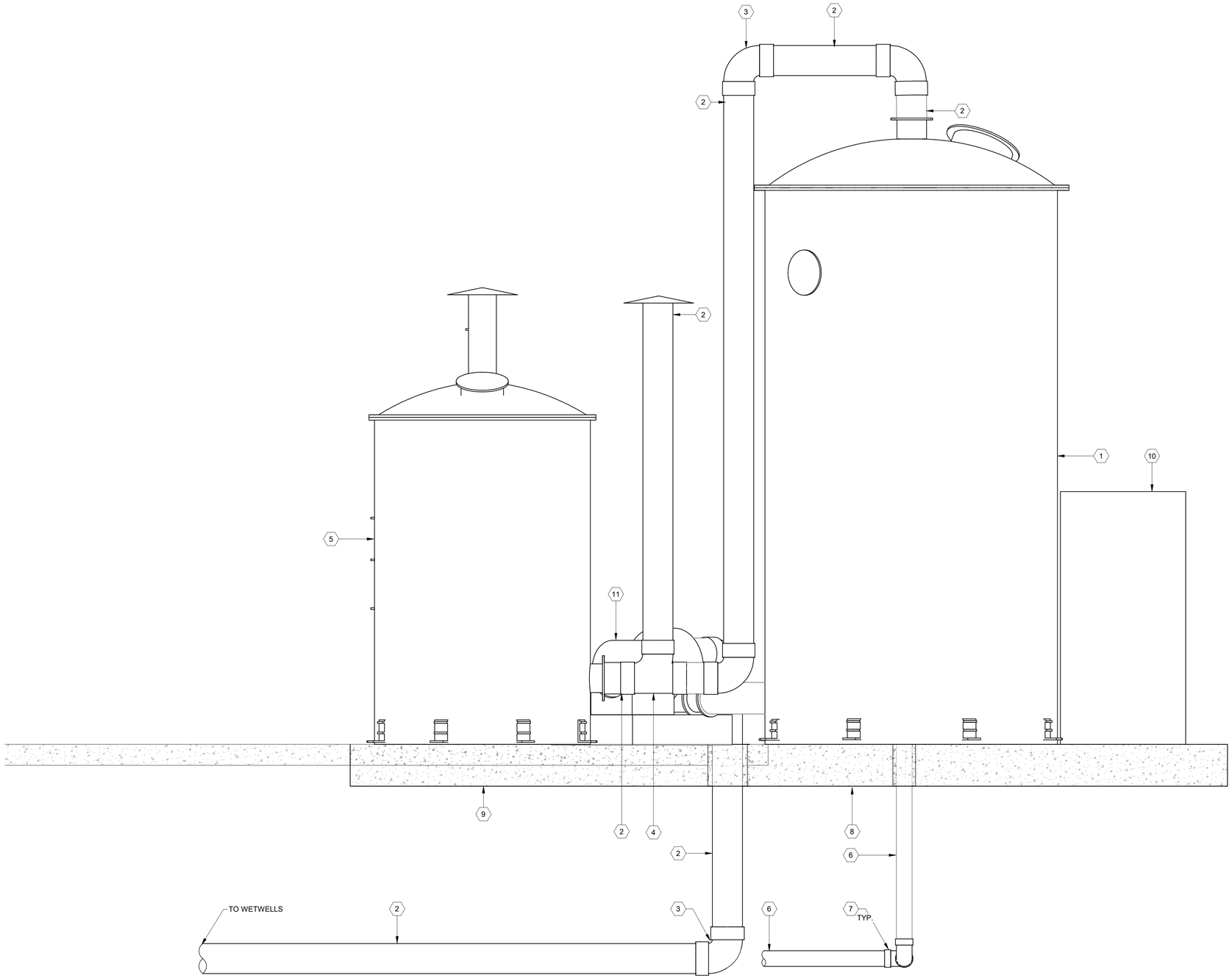
SOUTH WELL MECHANICAL SECTION

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE: AUGUST 2024

PROJECT NO. 148404075

SHEET NUMBER M-3



1 M-4 ODOR CONTROL SECTION

SCALE: 3/4" = 1'-0"

GRAPHIC SCALE IN INCHES

0 1' 2'

0 3/4" 1-1/2"

LEGEND:

EXISTING

PROPOSED

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	HIBCOCS 300 BIO-SCRUBBER
2	8" SCH80 PVC PIPE
3	8" SCH80 PVC 90 DEG BEND
4	8" SCH80 PVC TEE
5	HICARB 75 VERTICAL CARBON SCRUBBER
6	4" SCH80 PVC PIPE
7	4" SCH80 PVC 90 DEG BEND
8	ODOR CONTROL SLAB AND EQUIPMENT
9	24' CONCRETE DRIVEWAY
10	ODOR CONTROL SKID
11	ODOR CONTROL BLOWER

No.	Revisions	Date	By

Kimley»Horn

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DESIGN ENGINEER:

SHELBY N. HUGHES, P.E.

FL LICENSE NUMBER

86419

DATE:

SCALE: AS SHOWN

DESIGN: SNH

DRAWN: AJO

CHECKED: SAE

ODOR CONTROL SECTION

CITY OF ST. PETE BEACH

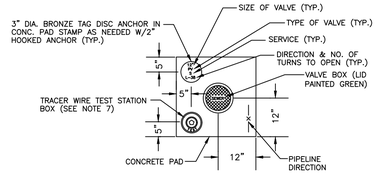
PUMP STATION 1 REHABILITATION

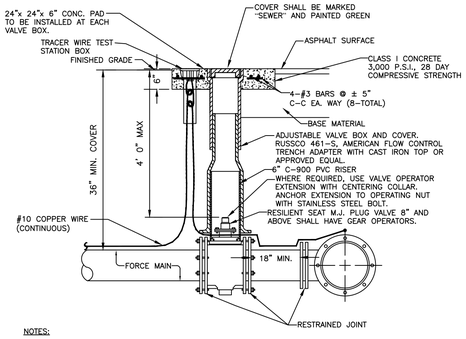
PINELLAS COUNY FLORIDA

DATE:
DECEMBER 2023

PROJECT NO.
148404075

SHEET NUMBER
M-4



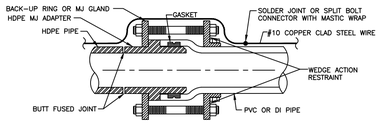


NOTES:

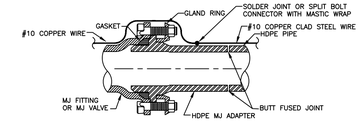
1. "SV" TO BE IMPRESSED INTO THE NEWLY-POURED CONCRETE CURB, ALONG WITH DISTANCE IN FEET TO THE VALVE. IF NO CURB, INSTALL A GREEN DISC WITH "SV" AND A 1"/8"x1" GALVANIZED STEEL SCREW IN THE EDGE OF PAVEMENT WITH THE DISTANCE (FT.) FROM THE DISC TO THE VALVE.
2. ALL EXISTING AND PROPOSED VALVE BOXES SHALL BE ADJUSTED TO FINISHED GRADES AS ESTABLISHED IN THE FIELD.
3. SEWER VALVES SHALL NOT BE PLACED IN HANDICAPPED RAMPS.
4. PRECAST CONCRETE PADS SHALL NOT BE USED.
5. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 1/2".
6. PLUG VALVES SHALL NOT BE USED AS A TAPPING VALVE. WHERE AN EXISTING FORCE MAIN IS TO BE TAPPED, USE A TAPPING GATE VALVE PER THE TAPPING SLEEVE AND VALVE DETAIL.
7. TEST BOX TO BE BINGHAM & TAYLOR P200NFG OR EQUAL FOR NORMAL YARD SERVICE. WHERE VALVE WILL BE IN STREET OR UNDER VEHICLE TRAFFIC, USE P525RD CENTERED IN SEPARATE CONCRETE PAD SIMILAR TO STANDARD VALVE BOX PAD.

PLUG VALVE, BOX, COVER AND TAG DETAIL

N.T.S.

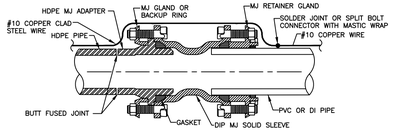


HDPE PIPE TO PVC PIPE / SPIGOT TO BELL CONNECTION



NOTE: SCHEMATIC SHOWN FOR STANDARD MJ FITTINGS AND GATE VALVES.

HDPE PIPE TO MJ FITTING TRANSITION

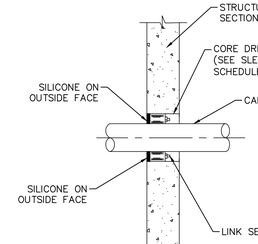


HDPE PIPE TO PVC PIPE SPIGOT TO SPIGOT CONNECTION

1. ONE # 10 GAUGE EXTRA HIGH STRENGTH COPPER CLAD STEEL TRACER WIRE SHALL BE PULLED AND SECURED TO THE PIPE FOR PIPELINES THAT ARE INSTALLED BY TRENCHLESS HORIZONTAL DIRECTIONAL DRILLING METHOD. IN NON-DIRECTIONAL BORE (TRENCHES AND BORE & JACK) APPLICATIONS, A # 10 GAUGE SOLID INSULATED COPPER WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRES SHALL HAVE A MINIMUM 30-MILS OF POLYETHYLENE INSULATION.

HDPE TO PVC OR DI PIPE ADAPTER DETAIL

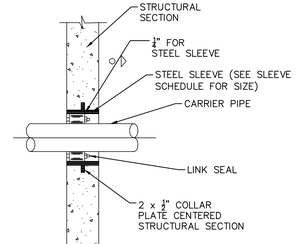
N.T.S.



TYPE 1

SLEEVE SCHEDULE			
CARRIER PIPE			CORE DRILLED HOLE INSIDE DIAMETER (INCHES)
NOMINAL DIAMETER INCHES	MATERIAL	OUTSIDE DIAMETER INCHES	
6	D.I.	6.90	10
8	D.I.	9.05	12
10	D.I.	11.10	14
8	PVC C900-16	8.63	12
6	HDPE	6.90	10
8	HDPE	8.63	12

NOTE:
INSTALL SEALS FROM DRY SIDE OF PENETRATION. WET SIDE FILLED WITH WATERPROOF NON-SHRINK GROUT.



TYPE 2

PIPE PENETRATION

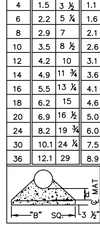
N.T.S.

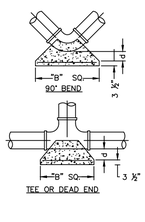
THRUST BLOCK DIMENSIONS B ft. x d inches												
PIPE SIZE (IN.)	90° BEND		45° BEND		22.5° BEND		11.25° BEND		DEAD END & TEE		WYE	
	B	d	B	d	B	d	B	d	B	d	B	d
4	1.5	3 ½	1.1	3 ½	0.8	3 ½	0.6	3 ½	1.3	3 ½	1.1	3 ½
6	2.2	5 ¼	1.6	3 ¾	1.2	3 ½	0.8	3 ½	1.9	4 ½	1.6	3 ¾
8	2.9	7	2.1	5	1.5	3 ½	1.1	3 ½	2.4	5 ¾	2.0	4 ¾
10	3.5	8 ½	2.6	6 ¼	1.9	4 ½	1.3	3 ½	3.0	7 ¼	2.5	6
12	4.2	10	3.1	7 ½	2.2	5 ¼	1.6	3 ¾	3.5	8 ¼	3.0	7 ¼
14	4.9	11 ¾	3.6	8 ¾	2.6	6 ¼	1.8	4 ¼	4.1	9 ¾	3.4	8 ¼
16	5.5	13 ¼	4.1	9 ¾	2.9	7	2.1	5	4.7	11 ¼	3.9	9 ¼
18	6.2	15	4.6	11	3.3	8	2.3	5 ½	5.2	12 ½	4.4	10 ½
20	6.9	16 ½	5.0	12	3.6	8 ¾	2.6	6 ¼	5.8	14	4.9	11 ¾
24	8.2	19 ¾	6.0	14 ½	4.3	10 ¼	3.1	7 ½	6.9	16 ½	5.8	14
30	10.1	24 ¼	7.5	18	5.3	12 ¾	3.8	9	8.5	20 ½	7.2	17 ¼
36	12.1	29	8.9	21 ¼	6.4	15 ¼	4.5	10 ¾	10.2	24 ½	8.6	20 ¾

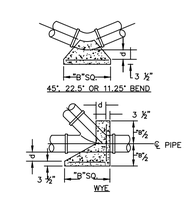
REINFORCEMENT MAT SCHEDULE

FOR DIM. "B" BETWEEN 5.75' & 12.5' USE #4 @ 8" EACH WAY

FOR DIM. "B" LESS THAN 5.75' USE #3 @ 8" EACH WAY





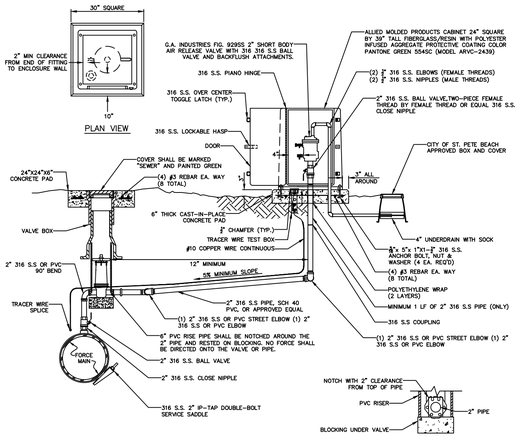


NOTES:

1. ALL THRUST BLOCKS SHALL BE CAST IN PLACE. FITTINGS ADJACENT TO THRUST BLOCKS SHALL BE WRAPPED IN POLYETHYLENE.
2. THIS TABLE IS BASED ON WATER PRESSURE=180 PSI WITH AN ALLOWABLE SOIL BEARING PRESSURE=2000 PSF, CONCRETE STRENGTH f_c =3000 PSI, REINFORCEMENT f_y =60.0 KSI. THRUST BLOCK SHALL BE CAST AGAINST FIRM UNDISTURBED SOIL.
3. FOR LARGER "B" DIMENSIONS IT IS NECESSARY TO CHECK THAT PIPE IS SUFFICIENTLY DEEP TO ALLOW 15" MIN. SOIL COVER OVER TOP EDGE OF THRUST BLOCK.
4. RESTRAINED JOINTS MAY BE USED IN LIEU OF THRUST BLOCKS TO SAVE SPACE. THRUST BLOCKS SHALL BE USED IN SITUATIONS WHERE THRUST BLOCKS AND RESTRAINED JOINTS ARE BOTH REQUIRED.

CONCRETE THRUST BLOCKS

N.T.S.

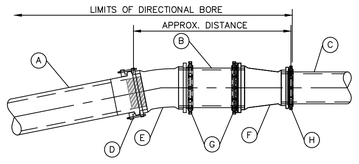


NOTES:

1. AIR RELEASE VALVES TO BE INSTALLED AT HIGH POINTS, OR WHERE AIR WOULD BE ENTRAPPED, ALONG 4" AND LARGER FORCE MAINS.
2. FORCE MAIN VERTICAL ALIGNMENT TO BE DESIGNED SUCH THAT THE MINIMUM NUMBER OF REQUIRED AIR RELEASE VALVES ARE INSTALLED.
3. ALL INCIDENTAL FITTINGS AND HARDWARE TO BE 316 STAINLESS STEEL.
4. VENT PIPE TO BE 2" 316 S.S. SCH 40 PIPE.
5. HDPE PIPE TO BE LAID ACCURATELY ON SLOPE, WITHOUT HIGH OR LOW POINTS.
6. PRECAST CONCRETE PADS SHALL NOT BE USED
7. CONCRETE PAD SHALL BE TYPE I CONCRETE W/ 3,000 P.S.I., 28 DAY COMPRESSIVE STRENGTH.
8. DETAIL DEPICTED ABOVE IS NOT DRAWN TO SCALE (N.T.S).
9. FORCE MAIN I.D. LARGER THAN 20" SHALL REQUIRE 3" VALVES, PIPES, FITTINGS, AND APPURTENANCES.

ABOVE GROUND AIR RELEASE VALVE DETAIL

N.T.S.



(A) HDPE PIPE (NOMINAL SIZE NOTED IN TABLE BELOW)

(B) 3 LF OF PVC PIPE (NOMINAL SIZE NOTED IN TABLE BELOW)

(C) PVC PIPE (NOMINAL SIZE NOTED IN TABLE BELOW)

(D) HDPE/DUCTILE IRON M.J. ADAPTER WITH GASKET SEAL AND STAINLESS STELL STIFFENER (NOMINAL SIZE NOTED IN TABLE BELOW)

(E) 11.25° M.J. BEND (SIZE NOTED IN TABLE BELOW), REQUIRED FITTING SUBJECT TO CHANGE PER PLAN AND PROFILE SHEETS.

(F) M.J. REDUCER (SIZE NOTED IN TABLE BELOW), REQUIRED FITTING SUBJECT TO CHANGE PER PLAN AND PROFILE SHEETS.

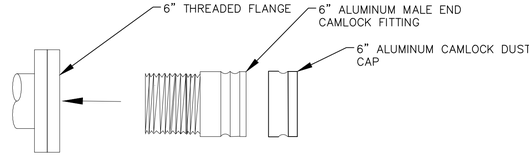
(G) PVC PIPE/M.J. JOINT RESTRAINT (SIZE NOTED IN TABLE BELOW)

(H) PVC PIPE/M.J. JOINT RESTRAINT (SIZE NOTED IN TABLE BELOW)

DIAMETER OF DRILL PIPE	A	B	C	D	E	F	G	H
6"	6"	6"	4"	6"	6"	6"x4"	6"	4"
8"	8"	8"	6"	8"	8"	8"x6"	8"	6"
10"	10"	10"	8"	10"	10"	10"x8"	10"	8"
12"	12"	12"	10"	12"	12"	12"x10"	12"	10"
16"	16"	16"	12"	16"	16"	16"x12"	16"	12"
18"	18"	18"	16"	18"	18"	18"x16"	18"	16"
20"	20"	20"	18"	20"	20"	20"x18"	20"	18"
24"	24"	24"	20"	24"	24"	24"x20"	24"	20"
30"	30"	30"	24"	30"	30"	30"x24"	30"	24"

HDPE TO PVC TRANSITION DETAIL

N.T.S.



6" CAMLOCK CONNECTION DETAIL

N.T.S.

No.	Revisions	Date	By

Kimley»Horn

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P: 727.547.3999
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DESIGN ENGINEER: SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER 86419
DATE:

SCALE: AS NOTED
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

MECHANICAL DETAILS

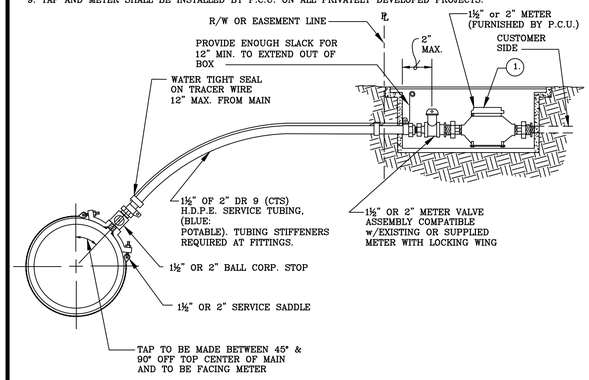
CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
FLORIDA
PINELLAS COUNY

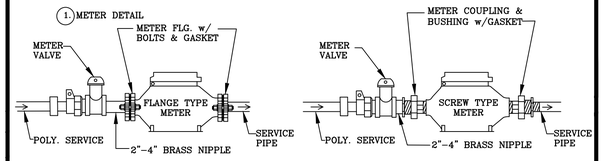
DATE: DECEMBER 2023

PROJECT NO. 148404075

SHEET NUMBER M-5

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. CORPORATION STOPS SHALL BE COMPATIBLE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
3. SERVICE SADDLE REQUIRED FOR ALL TAPS.
4. METER ONLY, TO BE FURNISHED BY P.C.U.
5. METER BOXES SHALL BE INDUSTRIAL SIZE.
6. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
7. TRACER WIRE REQUIRED ON ALL SERVICES.
8. SERVICES OVER 60' IN LENGTH SHALL BE UP-SIZED TO 2".
9. TAP AND METER SHALL BE INSTALLED BY P.C.U. ON ALL PRIVATELY DEVELOPED PROJECTS.

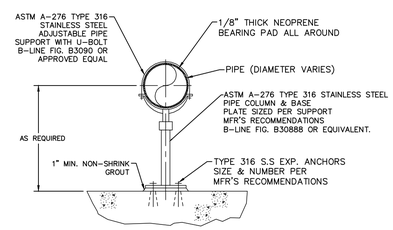




PINELLAS COUNTY

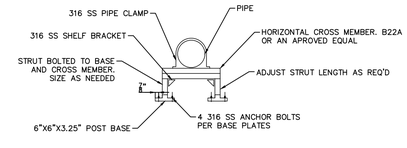
1½" OR 2" POTABLE WATER SERVICE CONNECTION DETAIL

DETAIL INDEX I.D.:	PCU WD 4
DATE:	FEB/2016
KEVIN BECOTTE, P.E.	
REVISION:	



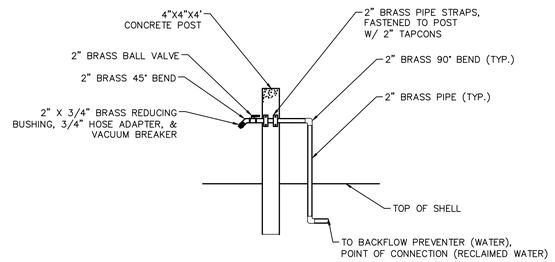
COLUMN PIPE SUPPORT

N.T.S. DATE: 07/10/2019



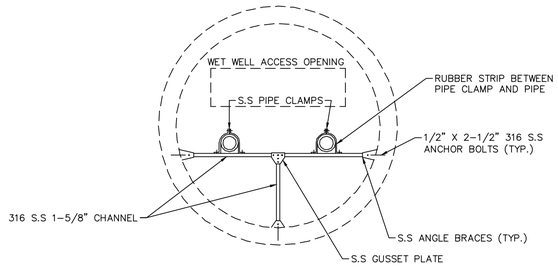
COLUMN PIPE SUPPORT

N.T.S. DATE: 07/10/2019



HOSE BIB DETAIL

N.T.S. DATE: 07/10/2019



WET WELL PIPE BRACING

N.T.S. DATE: 07/10/2019

No.	Revisions	Date	By

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DESIGN ENGINEER: SHELBY N. HUGHES, P.E.
FL LICENSE NUMBER 86419
DATE:

SCALE:	DESIGN:	DRAWN:	CHECKED:
AS NOTED	SNH	AJO	SAE

MECHANICAL DETAILS

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE: DECEMBER 2023

PROJECT NO. 148404075

SHEET NUMBER M-6

GENERAL NOTES

1. THESE NOTES ARE NOT INTENDED TO REPLACE THE PROJECT SPECIFICATIONS OR CONSTRUCTION DRAWING NOTES & DETAILS. IN CASE OF CONFLICT BETWEEN THE REQUIREMENTS OF THE SPECIFICATIONS/CONSTRUCTION DRAWINGS AND THESE NOTES, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
2. THE GOVERNING CODE FOR THIS PROJECT IS THE FLORIDA BUILDING CODE, SEVENTH EDITION (2020).
3. THE CONTRACT DOCUMENTS HAVE MADE NO INTENT TO GIVE SPECIFIC INSTRUCTIONS CONCERNINC THE MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND ASSIGNMENT OF WORK.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPERVISING AND DIRECTING THE WORK. TO THE BEST OF OUR KNOWLEDGE, THE DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
5. CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
6. THE STRUCTURAL DRAWINCS ARE TO BE USED IN CONJUNCTION WITH THOSE OF THE OTHER TRADES. IF A CONFLICT EXISTS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
7. CONTRACTOR SHALL VISIT ST. PETE BEACH (27.751721, -82.754176) AND BE FAMILIAR WITH THE PROPOSED WORK. TAKE FIELD MEASUREMENTS AND VERIFY ALL FIELD CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS GIVEN ON STRUCTURAL DRAWINGS RELATING TO GRID LINES, COLUMN AND WALL LOCATIONS, STRUCTURAL AND FINISHED FLOOR ELEVATIONS, MEMBER SIZES, ETC, WITH THE DRAWINGS OF OTHER TRADES BEFORE STARTING ANY WORK. REPORT ANY DISCREPANCIES VERBALLY AND IN WRITING IMMEDIATELY TO ENGINEER PRIOR TO PROCEEDING WITH WORK. WORK SHALL NOT COMMENCE UNTIL THE DISCREPANCIES ARE RESOLVED. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE PROJECT ENGINEER OF RECORD.
9. DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS DISCOVERED DURING AND AFTER THE BIDDING PERIOD SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ENGINEER.
10. CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM DAMAGE AND SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY, CONSTRUCTION PROCEDURES AND DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
11. CONTRACTOR SHALL SUITABLY DOCUMENT EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL RESTORE ALL DAMAGED OR DISTURBED AREAS TO MEET OR EXCEED ORIGINAL SITE CONDITIONS TO THE OWNER'S SATISFACTION.
12. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS ERECTION, PLACING, FABRICATION OR SHOP DRAWINGS.
13. SCALING OF DRAWINGS SHALL NOT BE USED TO OBTAIN OR VERIFY ANY DIMENSION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE ENGINEER FOR INSTRUCTION FOR ANY DIMENSION NOT GIVEN ON DRAWINGS.
14. SEE DRAWINGS OF OTHER TRADES FOR SIZE AND LOCATION OF POSSIBLE ADDITIONAL OPENINGS IN STRUCTURES NOT SHOWN IN STRUCTURAL DRAWINGS.
15. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ENGINEER.
16. CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM ADVANCE NOTICE TO ENGINEER FOR ALL REQUIRED FIELD REVIEWS.
17. CONTRACTOR SHALL COORDINATE WITH OWNER ALL ITEMS TO BE CONTRACTED, SUPPLIED OR INSTALLED BY OWNER.
18. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING, PERMIT, REVIEW, LICENSE AND DEVELOPMENT FEES REQUIRED TO COMPLETE THE PROJECT.
19. CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND WITH INDUSTRY/ASSOCI ATION STANDARDS.
20. MATERIALS OR WORK DESCRIBED IN WORDS WHICH HAVE A WELL- KNOWN TECHNICAL TRADE MEANING SHALL BE HELD TO REFER TO THE RECOGNIZED STANDARD. ALL MATERIALS SHALL BE NEW, U. O.N.
21. PROVIDE FIRE STOPPERS AND SEAL ALL PIPE AND CONDUIT PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS AND CEILINGS IN ORDER TO PREVENT THE PASSAGE OF SMOKE OR FIRE. ALL SEALANTS AND RELATED PRODUCTS SHALL COMPLY WITH THE MINIMUM FIRE RATED REQUIREMENTS FOR THE FLOORS, WALLS AND CEILINGS. ONLY NON - COMBUSTIBLE MATERIALS SHALL BE USED AT PENETRATIONS.
22. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK, HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE WITHOUT A CHANGE ORDER..

UTILITES

1. CONTRACTOR SHALL LOCATE IN THE FIELD ALL UTILITIES OCCURRING WITHIN THE LIMITS OF EXCAVATION.
2. CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1—800—432—4770) AT LEAST 48 HOURS BEFORE COMMENCEMENT OF ANY EXCAVATION OPERATIONS ON SITE.
3. DATA CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDER GROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

DOCUMENTS AND LIMITATIONS

1. THE DRAWINGS, CALCULATIONS, AND REPRODUCTIONS RELATING TO THE STRUCTURAL PART OF THE PROJECT ARE INSTRUMENTS OF SERVICE TO BE USED FOR THIS PROJECT ONLY.
2. IT IS UNDERSTOOD THAT THE ENGINEER MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO THE FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THESE INSTRUMENTS OF SERVICE HAVE BEEN PREPARED IN ACCORDANCE WITH CURRENT GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRACTICES.

SHOP DRAWINGS AND OTHER SUBMITTALS

1. REVIEW OF SUBMITTALS BY THE ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SUBMITTALS REQUIRED TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT REVIEW.
2. ALL SUBMITTALS HALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL. CONTRACTOR'S SUBMITTAL NUMBER SHALL BE INDICATED ON TRANSMITTAL. DO NOT COMBINE DIFFERENT SUBMITTALS ON THE SAME TRANSMITTAL. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER, CONSISTENT WITH THE ABOVE, AND PRIOR TO FABRICATION, INSTALLATION OR COMMENCEMENT OF THE WORK. ALLOW UP TO 10 WORKING DAYS FOR ENGINEER TO REVIEW AND RETURN SHOP DRAWINGS. NUMBER OF COPIES OF EACH SUBMITTED SHOP DRAWING SHALL BE SUFFICIENT FOR ENGINEER TO RETAIN 2 COPIES.
3. ALL SUBMITTALS MUST BEAR EVIDENCE OF CONTRACTOR'S REVIEW (INCLUDIMG COMPANY STAMP AND DATED SIGNATURE OF REVIEWER) AND MUST BE APPROVED OR APPROVED AS NOTED BY HIM PRIOR TO SUBMITTING TO THE ENGINEER.
4. ALL CHANGES AND ADDITIONS MADE ON RESUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RESUBMITTALS MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ENGINEER REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING THE RESUBMITTAL.
5. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS ERECTION, PLACING OR FABRICATION DRAWINGS.
6. SUBMITTALS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED.
7. SUBMITTALS:
   AS A MINIMUM, THE FOLLOWING SHALL BE SUBMITTED, AS APPLICABLE, TO THE ENGINEER FOR REVIEW AND COMPLIANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS PRIOR TO FABRICATION, INSTALLATION, OR COMMENCEMENT OF THE WORK:
   A. CONCRETE, MORTAR AND GROUT MIX DESIGNS, INCLUDING ADMIXTURE DATA SHEETS.
   B. BILL OF REINFORCING AND LAYOUT.
   C. MISCELLANEOUS METAL FABRICATIONS.
   D. HANDRAIL, GUARDRAIL AND LADDER DETAILS, INCLUDING SUPPORT MEMBERS CONNECTIONS, AND CALCULATIONS
8. WELDER CERTIFICATIONS FOR ALL WELDERS SHALL BE SUBMITTED. CERTIFICATIONS MUST HAVE BEEN ISSUED WITHIN 3 YEARS PRIOR TO PERFORMING WORK ON THE PROJECT.
9. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SUBMIT 3 COPIES OF ALL PRODUCT DATA AND CUT SHEETS AS NECESSARY TO SHOW COMPLIANCE WITH THE PROJECT REQUIREMENTS. CONTRACTOR SHALL BEAR THE BURDEN OF OBTAINING AUTHORIZATION FOR USE OF ITEMS TO BE SUBSTITUTED. ENGINEER'S DECISION REGARDING SUBSTITUTION SHALL BE FINAL.
10. FOR ADDITIONAL CRITERIA APPLICABLE TO SUBMITTALS REQUIRING ENGINEERING INPUT BY A DELEGATED ENGINEER, SEE BELOW.

DESIGN LOADS

1. SEE INDIVIDUAL PLAN SHEETS FOR DESIGN CRITERIA APPLICABLE TO SPECIFIC SITE COMPONENTS.
2. LOADS SHALL MEET THE MINIMUM DESIGN REQUIREMENTS SET FORTH IN THE FLORIDA BUILDING CODE, SEVENTH EDITION (2020), UNLESS A MORE STRINGENT REQUIREMENT IS INDICATED.
3. FILL HEIGHTS AS SHOWN ON THE PLANS.
4. SEE THIS SHEET FOR SPECIFIC DESIGN LOADS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR SUPPORTING OF CONSTRUCTION LOADS THAT EXCEED THE ABOVE LOADINGS.

FOUNDATIONS/SLAB ON GRADE

1. A REPORT OF GEOTECHNICAL EXPLORATION HAS BEEN PREPARED FOR THIS PROJECT BY AREHNA ENGINEERING, INC., PROJECT NO. B-20-138.01, DATED APRIL 6, 2023.
2. FOUNDATION CONSTRUCTION, SITE PREPARATION AND SOIL PREPARATION BELOW FOUNDATION SHALL BE PERFORMED IN ACCORDANCE WITH REPORT OF GEOTECHNICAL EXPLORATION (APRIL 6,2023).
3. FOUNDATIONS SHALL BE SUPPORTED ON COMPACTED MATERIAL WITH A MINIMUM GROSS SOIL BEARING CAPACITY OF 2000 PSF, U.O.N. THE MODULUS OF VERTICAL SUBGRADE REACTION (K) FOR THE SLAB BEARING SOILS IS EXPECTED TO BE ON THE ORDER OF 100 PSI PER INCH OF VERTICAL DEFLECTION (PCI).
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY EXISTING FOUNDATION CONDITIONS OR DETAILS THAT ARE IN CONFLICT WITH THOSE INDICATED AND SHOWN ON THE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, SHORING, UNDERPINNING, AND ISOLATION, ETC. OF ALL EXISTING FOUNDATION CONDITIONS AS REQUIRED TO PREVENT ANY DISTURBANCE TO EXISTING FOUNDATION CONDITIONS AS A RESULT OF THE WORK.
6. ANCHOR BOLTS SIDE SLEEVES AND OTHER EMBEDDED ITEMS ARE TO BE PLACED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. TO HELP CONTROL SHRINKAGE CRACKS, AT SLAB ON GRADE PENETRATIONS COMPRISED OF BOX— OUTS AND CLOSELY SPACED OR BUNDLED CONDUITS, PIPES, ETC., PROVIDE DIAGONAL #4 BARS ABOUT PERIMETER OF PENETRATION AREA IN ADDITION TO TYPICAL SLAB REINFORCEMENT. ORIENT BARS NORMAL TO ANTICIPATED PATH OF CRACK FORMATION. BAR ENDS SHALL EXTEND 12 INCHES MINIMUM BEYOND OVERLAPS WITH ADJACENT BARS. PROVIDE 2 INCH CLEAR COVER TO TOP SURFACE OF SLAB.
8. CHAIR WELDED WIRE FABRIC (WWF) AND REINFORCING BARS DURING CONCRETE PLACEMENT TO ENSURE PROPER POSITION IN SLAB. CHAIRS SHALL BE OF NON-CORROSIVE MATERIAL INCLUDING, BUT NOT LIMITED TO, FIBER GLASS, PLASTIC, AND CONCRETE BLOCK.
9. ALL SOIL BENEATH BUILDING FLOOR SLABS AND FOUNDATIONS SHALL BE TREATED FOR SUBTERRANEAN TERMITE PREVENTION BY A LICENSED PEST CONTROL COMPANY. THE PEST CONTROL COMPANY SHALL PROVIDE A CERTIFICATE OF COMPLIANCE TO THE CONTRACTOR FOR SUBMITTAL TO THE OWNER AND LOCAL BUILDING DEPARTMENT IF REQUIRED. TREATMENT SHALL PRECEDE CONCRETE POUR BY NO MORE THAN 72 HOURS.
10. FLOOR AND FOUNDATION SLAB SHALL BE WET CURED FOR A MINIMUM OF 7 DAYS PRIOR TO FURTHER CONSTRUCTION.
11. CRACK CONTROL JOINTS SHALL BE SAWCUT IN ACCORDANCE WITH ACI 301 AND ACI 302. COMPLETE SAWCUTTING WITHIN 12 HOURS AFTER CONCRETE PLACEMENT.
12. UNLESS OTHERWISE NOTED, PLACE CRACK CONTROL JOINTS AT 20 FEET MAX. SPACING SO AS TO LIMIT SURFACE AREA BETWEEN JOINTS TO 400 SQ. FT., AND SUCH THAT THE LENGTH — TO— WIDTH RATIO IS LESS THAN 1.5.
13. PLACE CRACK CONTROL JOINTS AT 10 FEET MAX. SPACING FOR SIDEWALKS AND/OR WALKWAYS, SUCH THAT THE LENGTH — TO— WIDTH RATIO IS LESS THAN 1.5.
14. SEE 'REINFORCED CONCRETE" NOTES FOR ADDITIONAL INFORMATION PERTAINING TO CONCRETE AND REINFORCEMENT.

DESIGN:
FLORIDA BUILDING CODE, SEVENTH EDITION (2020)

WIND LOADS - PER ASCE 7-16:

WIND SPEED (ULTIMATE)	155 MPH
RISK CATEGORY	III
EXPOSURE	D

DEAD LOAD:

EMPTY WEIGHT OF CATERPILLAR C18 700 KW	31,800 LBS

LIVE LOAD:

GRATING AND CATWALK	100 PSF
STAIRS	100 PSF
PLATFORM LIVE LOADS	125 PSF
FUEL OF CAPTERPILLAR C18 700 KW	46,500 LBS.

FLOOD LOAD:

FEMA FIRM MAP	12103C0194H
ZONE AE 11	
BASE FLOOD ELEVATION = 11FT NAVD 88	
DESIGN STILLWATER FLOOD EL. = 9.05'	

DEFLECTION LIMIT FOR GRATING AND WALKWAYS = 0.25"

SUBMITTALS REQUIRING ENGINEERING INPUT BY DELEGATED (SPECIALTY) ENGINEER

1. DELEGATED ENGINEER:
   A. DEFINITION — A FLORIDA PROFESSIONAL ENGINEER WHO UNDERTAKES A SPECIALTY SERVICE AND PROVIDES SERVICES OR CREATIVE WORK (DELEGATED ENCINEERING DOCUMENT) REGARDING A PORTION OF THE ENGINEERING PROJECT. THE DELEGATED ENGINEER IS THE ENGINEER OF RECORD FOR THAT PORTION OF THE ENGINEERING PROJECT.
   B. SHALL BE: (1) AN INDEPENDENT CONSULTANT, (2) AN EMPLOYEE OR OFFICER OF AN ENTITY SUPPLYING COMPONENTS TO A FABRICATOR OR CONTRACTOR, SO LONG AS THE ENGINEER ACTS AS AN INDEPENDENT CONSULTANT OR THROUGH A DULY QUALIFIED ENGINEERING CORPORATION, OR (3) AN EMPLOYEE OR OFFICER OF A FABRICATOR OR CONTRACTOR, SO LONG AS THE ENGINEER ACTS AS AN INDEPENDENT CONSULTANT OR THROUCH A DULY QUALIFIED ENCINEERIN C CORPORATION.
2. SUBMITTALS FOR CUSTOM DESIGNED, MANUFACTURED OR FABRICATED LOAD— CARRYING ITEMS AND CUSTOM FABRICATED ITEMS WHICH ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES AND STRESSES, INCLUDING THEIR CONNECTIONS, ANCHORAGES AND ATTACHMENTS REQUIRE A DELEGATED ENGINEER.
3. AS A MINIMUM, THE FOLLOWING SYSTEMS AND COMPONENTS REQUIRE FABRICATION AND ERECTION DRAWINGS WITH INPUT BY A DELEGATED ENGINEER:
   A. REDESIGN OF ANY STRUCTURAL ELEMENTS OR CONNECTIONS.
   B. TEMPORARY SHORING.
   C. HANDRAILS, GUARDRAILS, CATWALK /WALKWAYS, LADDERS AND STAIRS.
4. FOR EACH CATEGORY OF SUBMITTALS REQUIRING INPUT FROM A DELEGATED ENGINEER, THE CONTRACTOR SHALL ATTACH TO THE FIRST SUBMITTAL A SIGNED AND SEALED LETTER FROM THE RESPONSIBLE DELEGATED ENGINEER STATING "I CERTIFY THAT THE DESIGN AND DRAFTING OF THE SHOP DRAWINGS WHICH ARE SIGNED AND SEALED BY ME WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLED BE, THE SHOP DRAWINGS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE CONTRACT DOCUMENTS."
5. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCTS UTILIZED. GENERIC PRODUCTS WILL NOT BE ACCEPTED.
6. SHOP DRAWINGS AND CALCULATIONS REQUIRE THE SEAL, DATE AND SIGNATURE OF THE DELEGATED ENGINEER. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER AS AN INDICATION THAT HE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. IF ACCOMPANYING SIGNED AND SEALED BLUELINE PRINTS ARE PROVIDED, SEPIAS DO NOT REQUIRE SIGNATURE AND SEAL. THE ENGINEER WILL RETAIN 2 SIGNED AND SEALED BLUELINE PRINTS FOR HIS RECORDS.
7. CALCULATIONS ARE THE SOLE RESPONSIBILITY OF THE DELEGATED ENGINEER. CALCULATIONS ARE SUBMITTED TO THE ENGINEER FOR HIS RECORDS.
8. CATALOG INFORMATION ON STANDARD PRODUCTS (i. e. °'CUT SHEETS") DOES NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.
9. REVIEW BY THE PROJECT ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:
   A. THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
   B. THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
   C. THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE.)
   D. THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (N 0 DETAILED CHECK OF DIMENSION S OR QUANTITIES WILL BE MADE.)
10. SUBMITTALS NOT MEETING THE ABOVE CRITERIA, OR SUBMITTED AFTER FABRICATION, WILL NOT BE REVIEWED.

No.	Revisions	Date	By

Kimley»Horn

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DESIGN ENGINEER: SETH E. SCHMID, P.E.
FL LISCENSE NUMBER 54640
DATE:

SCALE:
DESIGN: LH
DRAWN: JQ
CHECKED: SM

GENERAL NOTES

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE:
DECEMBER 2023

PROJECT NO.
148404075

SHEET NUMBER
S-0.1

BIM 360://148404075 Pump Station 1 Rehab/148404075_Pump Station 1 Rehab_STRUC-R20.rvt

WELDED WIRE FABRIC (WWF)

1. WWF SHALL BE IN ACCORDANCE WITH ASTM A185, PLAIN (SMOOTH) TYPE, IN FLAT SHEETS.
2. ALL WWF SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS. DO NOT PLACE WWF ON GRADE AND SUBSEQUENTLY RAISE INTO POSITION DURING CONCRETE PLACEMENT.
3. FOR SLABS ON GRADE, EXTEND WWF TO WITHIN 2 INCHES OF THE CONCRETE EDGE.
4. LAP EDGES AND ENDS OF WWF SHEETS A MINIMUM OF ONE MESH SPACING PLUS 2 INCHES.
5. LOCATE WWF 2 INCHES BELOW THE TOP SURFACE OF THE SLAB.
6. SEE "SLABS ON GRADE" NOTES ABOVE FOR ADDITIONAL REINFORCEMENT REQUIRED AT SLAB PENTRATIONS.

FORM WORK AND SHORING

1. PROVIDE, AS A PACKAGE, SHORING DRAWINGS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A DELEGATED ENGINEER.
2. FORMS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS OF THE MEMBERS AS CALLED FOR IN THE PLANS, AND SHALL BE SUBSTANTIAL AND SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF MORTAR. THEY SHALL BE PROPERLY BRACED OR TIED TOGETHER SO AS TO MAINTAIN POSITION AND SHAPE.
3. DESIGN FORMS AND SHORES FOR HORIZONTAL CONCRETE MEMBERS FOR ALL IMPOSED DEAD AND LIVE LOADS, BUT NOT LESS THAN DEAD LOAD (INCLUDING FILL HEIGHTS IF APPLICABLE) PLUS AASHTO HS20— 44 TRUCK CONSTRUCTION LIVE LOAD, WHERE APPLICABLE. DESIGN WOOD SHORES WITH A SAFETY FACTOR OF 3, AND METAL SHORES WITH A SAFETY FACTOR OF 2.
4. REMOVAL OF FORMWORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, HOWEVER FORMS SHALL NOT BE REMOVED LESS THAN 24 HOURS AFTER CONCRETE PLACEMENT. REMOVE FORMS IN SUCH A MANNER AS TO INSURE JOB SAFETY AND TO PREVENT DAMAGE TO AND CREEP DEFLECTION OF THE STRUCTURE.
5. THE SHORING IS TO BE INSPECTED BY THE DELEGATED ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. PRIOR TO EACH CONCRETE POUR, HE SHALL SUBMIT A WRITTEN INSPECTION REPORT TO THE SPECIAL INSPECTOR AND CONTRACTOR STATING THAT THE WORK IS IN GENERAL COMPLIANCE WITH THE SHORING DRAWINGS. THE FIELD REPORTS SHALL BE SIGNED BY THE INDIVIDUAL CONDUCTING THE INSPECTION. COPIES OF THE FIELD REPORTS SHALL BE SUBMITTED EVERY WEEK TO THE ENGINEER, SPECIAL INSPECTOR AND BUILDING OFFICIAL UNDER A COVER LETTER SIGNED, SEALED AND DATED BY THE DELEGATED ENGINEER.
6. THE SHORING REPORT SHALL CONTAIN, AS A MINIMUM, THE FOLLOWING:
   A. NAME AND LOCATION OF PROJECT, NAME OF DELEGATED ENGINEER AND FIELD REPRESENTATIVE, PERMIT NUMBER, DATE, TIME OF DAY, WORKING CONDITIONS (INCLUDING WEATHER AND TEMPERATURE).
   B. ITEMS REQUIRING CORRECTIONS.
   C. ACCEPTED DEVIATIONS FROM SHORING DRAWINGS.
   D. AREAS ACCEPTED AND RELEASED FOR CONCRETE POURS.
7. AS SOON AS FORMS ARE REMOVED, ALL IRREGULAR PROJECTIONS SHALL BE CHIPPED OFF FLUSH WITH THE CONCRETE SURFACES. ALL VOIDS OR HONEYCOMBING SHALL BE POINTED UP WITH GROUT AND TROWELED FLUSH WITH THE CONCRETE SURFACE. ALL FORM TIES SHALL BE REMOVED TO A DEPTH OF 1—1/2 INCHES MINIMUM AND GROUTED FLUSH WITH THE CONCRETE SURFACE.

CLEAN —UP

1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS EMPLOYEES.
2. CONTRACTOR SHALL VISUALLY INSPECT INTERIOR AND EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES, STAINS, SPLASHED MATERIAL, PAINT DROPPINGS AND OTHER FOREIGN MATTER PRIOR TO COMPLETION OF THE WORK.

RECORD DRAWINGS

1. CONTRACTOR SHALL PREPARE AND MAINTAIN CURRENT A SET OF REDLINED DRAWINGS SHOWNG ALL DEVIATIONS AND CHANGES MADE TO THE CONSTRUCTION DRAWINGS
2. DRAWINGS SHALL BE MADE AVAILABLE TO THE ENGINEER FOR REVIEW UPON REQUEST AT ANY TIME DURING THE COURSE OF THE PROJECT.
3. CONTRACTOR SHALL SUBMIT THE ORIGINAL DRAWINGS TO THE ENGINEER WITHIN ONE WEEK FROM THE DATE OF FINAL COMPLETION, AND PRIOR TO OWNER'S ACCEPTANCE OF CONTRACTOR'S FINAL IN VOICE.
4. SUBMITTED DRAWINGS WILL REMAIN THE PROPERTY OF THE ENGINEER.

BID ITEMS

1. PAYMENT FOR ALL INCIDENTALS IS TO BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.
2. COST FOR REMOVAL AND DISPOSAL OF VARIOUS MATERIALS, WHERE REQUIRED, SHALL BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.

ALUMINUM

1. ALUMINUM FABRICATION SHALL BE IN CONFORMANCE WITH THE ALUMINUM ASSOCIATION, INC. "SPECIFICATIONS FOR ALUMINUM STRUCTURES" (LATEST EDITION).
2. UNLESS NOTED OTHERWISE, MATERIALS SHALL BE:
   A. PLATE & SHEET — ASTM B 209; 6061— T6, 6061— T651 ALLOY.
   B. EXTRUDED SHAPES — ASTM B221; 6061— T6, 6061— T651 ALLOY. PIPE SECTIONS ARE SCHEDULE 40 U.N.0..
   C. CASTINGS — ASTM B108; 214 ALLOY.
3. ALUMINUM SHALL BE SEPARATED FROM DIRECT CONTACT WITH OTHER MATERIALS (STEEL, CONCRETE, ETC.) BY PRESSURE SENSITIVE TAPE, BITUMASTIC COATING, OR OTHER PROTECTIVE METHOD SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S CONSTRUCTION REPRESENTATIVE.
4. WELDING ALUMINUM SHALL CONFORM TO AWS D1.2 & AWS A5.10 AND THE REQUIREMENTS OF THE ALUMINUM ASSOCIATIONS "ALUMINUM DESIGN MANUAL" (LATEST EDITION) TABLE 7.1—1 FOR WELD FILLERS FOR WROUGHT ALLOYS.
5. REFERENCE PROJECT SPECIFICATIONS FOR HANDRAIL & GUARDRAIL REQUIREMENTS.
6. FASTENERS: UNLESS NOTED OTHERWISE, ALL FASTENERS SHALL BE TYPE 316 STAINLESS STEEL MEETING THE REQUIREMENTS OF ASTM F593 OR ASTM A193 FOR BOLTS AND ASTM F594 OR ASTM A194 FOR NUTS.

REINFORCING STEEL

1. REINFORCING STEEL SHALL BE OF DOMESTIC MANUFACTURE AND IN ACCORDANCE WITH ASTM A615 WITH SUPPLEMENT, GRADE 60; MINIMUM WORKING STRESS OF 24, 000 PSI.
2. TOLERANCES FOR REINFORCING BAR FABRICATION SHALL CONFORM TO THE CURRENT CRSI MANUAL OF STANDARD PRACTICE.
3. ALL REINFORCING STEEL SHALL BE UNCOATED (BLACK) DEFORMED BARS AND SHALL BE FREE FROM LOOSE RUST, SCALE OR OTHER COATINGS.
4. ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS. VERIFY THAT PLACEMENT OF REINFORCING STEEL WILL NOT CONFLICT WITH SUBSEQUENT INSTALLATION OF ANCHOR BOLTS, FASTENERS OR FIELD — DRILLED COMPONENTS.
5. UNLESS OTHERWISE NOTED, LAP BOTTOM STEEL OVER STRUCTURAL SUPPORTS AND TOP STEEL AT MIDSPAN.
6. ALL LAP LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318 AND CRSI STANDARD PRACTICES LATEST EDITIONS, U.O.N.
7. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS U.O.N.
8. ACI STANDARD HOOKS SHALL BE USED AS A MINIMUM, U. O.N.
9. ALL DIMENSIONS PERTAINING TO LOCATION OF REINFORCING BARS ARE TO CENTERLINE OF BARS EXCEPT WHERE THE CLEAR DIMENSION IS SHOWN TO FACE OF CONCRETE.
10. SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO FABRICATING REINFORCING STEEL. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS PLACING DRAWINGS OR SHOP DRAWINGS.
11. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318 AND SUBMIT DRAWINGS SHOWING LOCATIONS AND DIRECTION OF POUR FOR ENGINEER'S REVIEW. PROVIDE KEYWAYS, WATERSTOPS AND ADEQUATE DOWELS AT ALL CONSTRUCTION JOINTS IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS.
12. PROVIDE REINFORCING STEEL ERECTOR WITH A SET OF STRUCTURAL DRAWINGS FOR FIELD USE. INSPECT REINFORCING STEEL PLACEMENT FROM SHOP DRAWINGS.

REINFORCED CONCRETE

1. ALL CONCRETE MATERIALS, PLACING AND HANDLING SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE PUBLICATIONS ACI 301, ACI 318 - LATEST EDITIONS.
2. CURING OF CONCRETE SHALL BE IN STRICT ACCORDANCE WITH ACI 301 PROVISIONS.
3. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF OF 4000 PSI (MAX. W/CM=0.40).
4. USE NORMAL WEIGHT CONCRETE (135 PCF MIN.) FOR ALL STRUCTURAL MEMBERS. DO NOT USE CALCIUM CHLORIDE IN ANY CONCRETE.
5. PROVIDE A 4 INCH SLUMP WITH A TOLERANCE OF +/- 1 INCH. FOR WALLS 8 INCHES OR LESS IN THICKNESS, PROVIDE 5 INCH SLUMP WITH A TOLERANCE OF + 1/2 INCH AND -1 INCH.
6. IF CONCRETE IS PUMPED, SLUMP MAY BE INCREASED TO 6 INCHES AT THE TRUCK, PROVIDED THE SLUMP SPECIFIED ABOVE IS MAINTAINED AT THE DISCHARGE END. USE A MINIMUM 4 INCH PUMP. FOR PUMPED CONCRETE, TAKE CONCRETE SAMPLES FOR SLUMP TEST AT END OF TRUCK CHUTE AND AT DISCHARGE END OF HOSE, AND TAKE SAMPLES FOR CYLINDER TESTING AT DISCHARGE END OF HOSE.
7. WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOBSITE UNLESS SPECIFIC AUTHORIZATION IS INDICATED ON THE DELIVERY TICKET. NOTIFY ENGINEER OF TOTAL QUANTITY OF WATER ADDED TO ANY TRUCK. REPEAT NECESSARY TESTING IF WATER IS ADDED AFTER INITIAL SAMPLING.
8. COARSE AGGREGATE SHALL CONFORM TO ASTM C33. PEAROCK AGGREGATE SHALL NOT BE USED.
9. ALL ANCHOR BOLTS SHALL BE ACCURATELY SET WITHIN A TOLERANCE OF +/— 1/16 INCH IN BOTH ELEVATION AND LOCATION.
10. ALL CONCRETE SHALL BE PLACED IN THE DRY. ALL FORMS SHALL BE FREE OF STANDING WATER.
11. ALL CONCRETE SHALL BE VIBRATED IN PLACE IN ACCORDANCE WITH ACI RECOMMENDED PRACTICES. NO PLACING OF CONCRETE WILL BE COMMENCED UNLESS THERE ARE A MINIMUM OF TWO OPERABLE CONCRETE VIBRATORS ON THE JOB SITE.
12. CONCRETE COVER OVER REINFORCING STEEL SHALL BE AS FOLLOWS, U.O.N.:
    A. CONCRETE CAST AGAINST EARTH OR EXPOSED TO LIQUID: 3 IN.
    B. ALL OTHER CONCRETE: 2 IN.
13. PROVIDE 3/4 INCH CHAMFERS ON ALL EXPOSED EDGES, EXCEPT AS OTHERWISE NOTED.
14. FORM TIES AND REINFORCING BAR SUPPORTS SHALL BE OF NON — CORROSIVE MATERIAL INCLUDING, BUT NOT LIMITED TO, FIBER GLASS, PLASTIC, AND CONCRETE BLOCK. BAR SUPPORTS PLACED ATOP VAPOR BARRIERS SHALL BE CONCRETE BLOCK.
15. ANY TIES, STRAPS OR OTHER METALLIC FORMWORK ITEMS SHALL BE REMOVED TO A DEPTH OF 1—1/2 INCHES MINIMUM BELOW FINISHED CONCRETE SURFACE. CONCRETE SHALL BE REPAIRED IN ACCORDANCE WITH ACI 301.
16. CONCRETE FINISHES:
    A. FORMED SURFACES SHALL RECEIVE A SMOOTH — FORM FINISH IN ACCORDANCE WITH ACI 301. OFFSET BETWEEN ADJACENT PIECES OF FORMWORK FACING MATERIAL SHALL NOT EXCEED "CLASS A" TOLERANCE REQUIREMENTS OF ACI 117 (i.e. 1/8 INCH MAX. OFFSET).
    B. SLAB SURFACES SHALL RECEIVE A TROWELED FINISH IN ACCORDANCE WITH ACI 301. FINISH TOLERANCES SHALL BE IN ACCORDANCE WITH "VERY FLAT" CLASSIFICATION REQUIREMENTS OF ACI 117 (i.e. 1/8 INCH MAX. IN 10 FEET).
    C. WHERE A NONSLIP FINISH IS REQUIRED (WALKWAY SURFACES), GIVE THE SURFACE A BROOM FINISH OR DRY— SHAKE APPLICATION OF FINELY CRUSHED ABRASIVE PARTICLES.
17. COORDINATE SIZE, TYPE AND LOCATION OF ALL PENETRATIONS, CONDUIT, CHAMFERS AND EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
18. DO NOT IMPOSE SERVICE LOADS ON CONCRETE ELEMENTS UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED MINIMUM COMPRESSIVE STRENGTH.
19. ALL GROUT FOR BASE PLATES SHALL BE HIGH STRENGTH NON — SHRINK, NON— METALLIC.
20. CONTRACTOR SHALL SUBMIT A CONSTRUCTION JOINT PLAN FOR THE ENGINEER'S REVIEW PRIOR TO CONSTRUCTION.

ABBREVATION S

ALT	ALTERNATE
A.F.F	ABOVE FINISH FLOOR
C. J	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
EA	EACH
E.F.	EACH FACE
E.J	E XPAN SION JOINT
EL.	ELEVATION
EQ	EQUAL
E.W.	EACH WAY
F.F.E.	FINISHED FLOOR ELEVATION MAX.
FG	FINISHED GRADE
F.V.	FIELD VERIFY
HORIZ	HORIZONTAL
JT	JOINT
MAX	MAXIMUM
MIN.	MINIMUM
M.0.	MASONRY OPENING
NTS.	NOT TO SCALE
O.C., O/C	ON CENTER
PROJ	PROJECTION
P.T.	PRESERVATIVE TREATED
SIM	SIMILAR
SOG	SLAB ON GRADE
SS	STAINLESS STEEL
STD	STANDARD
T&B	TOP & BOTTOM
TOS	TOP OF SLAB
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TYP.	TYPICAL
U.0.N	UNLESS OTHERWISE NOTED
VERT	VERTICAL
W.P.	WORK POINT

No.	Revisions	Date	By

Kimley»Horn

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DESIGN ENGINEER: SETH E. SCHMID, P.E.
FL LISCENSE NUMBER 54640
DATE:

SCALE:
DESIGN: LH
DRAWN: JQ
CHECKED: SM

GENERAL NOTES

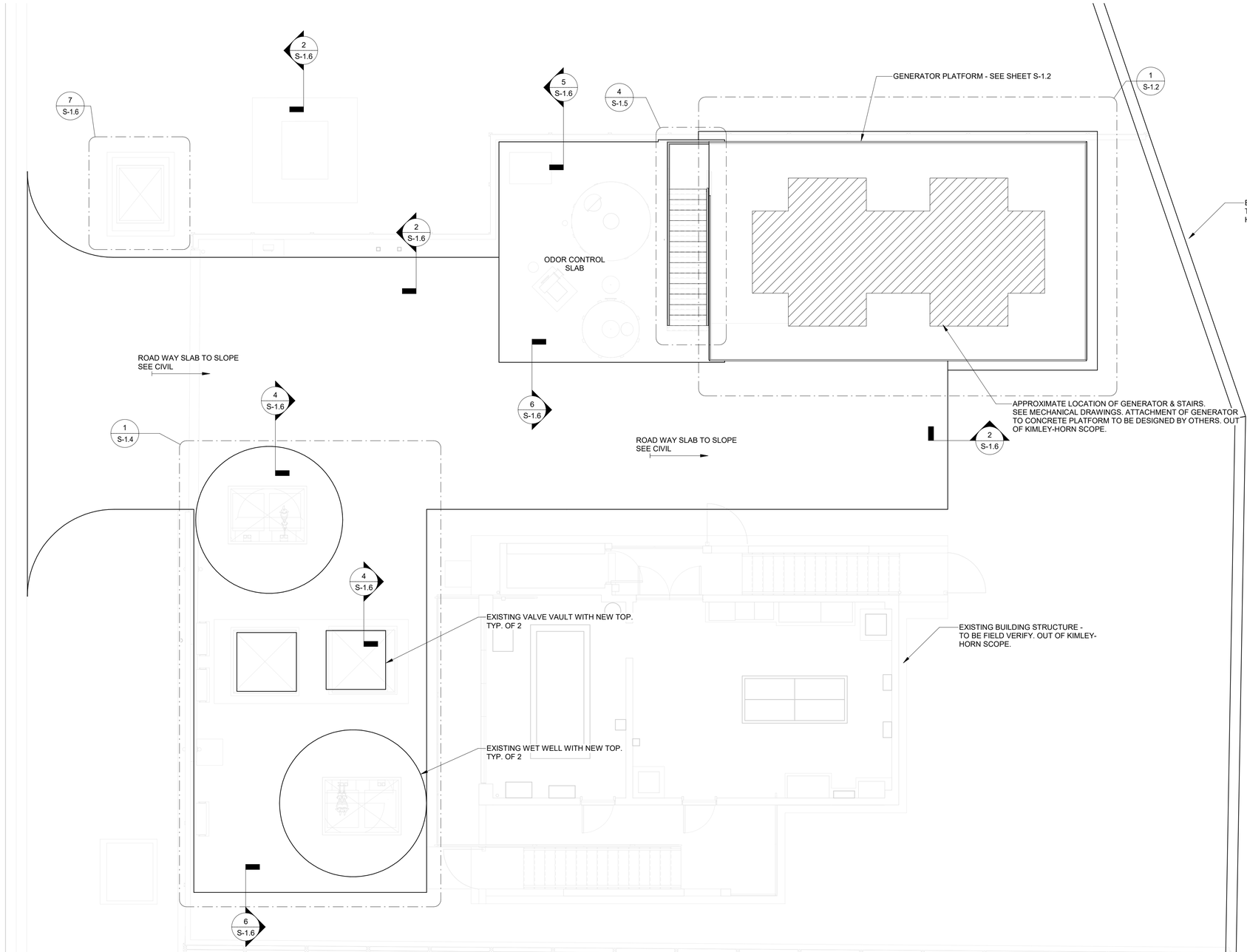
CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: DECEMBER 2023

PROJECT NO. 148404075

SHEET NUMBER S-0.2

BIM 360://148404075 Pump Station 1 Rehab/148404075_Pump Station 1 Rehab_STRUC-R20.rvt



1 / S-1.1 DRIVEWAY AND FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

NOTE: SITE IS LOCATED IN FEMA FLOOD ZONE AE (EL. 11) ACCORDING TO MAP NO. 12103C0194H, EFFECTIVE AUGUST 23, 2021.

BIM 360://148404075 Pump Station 1 Rehab/148404075_Pump Station 1 Rehab_STRUC-R20.rvt

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DESIGN ENGINEER:
SETH E. SCHMID, P.E.
FL LISCENSE NUMBER
54640
DATE:

SCALE:
DESIGN: LH
DRAWN: JQ
CHECKED: SM

OVERALL FOUNDATION PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

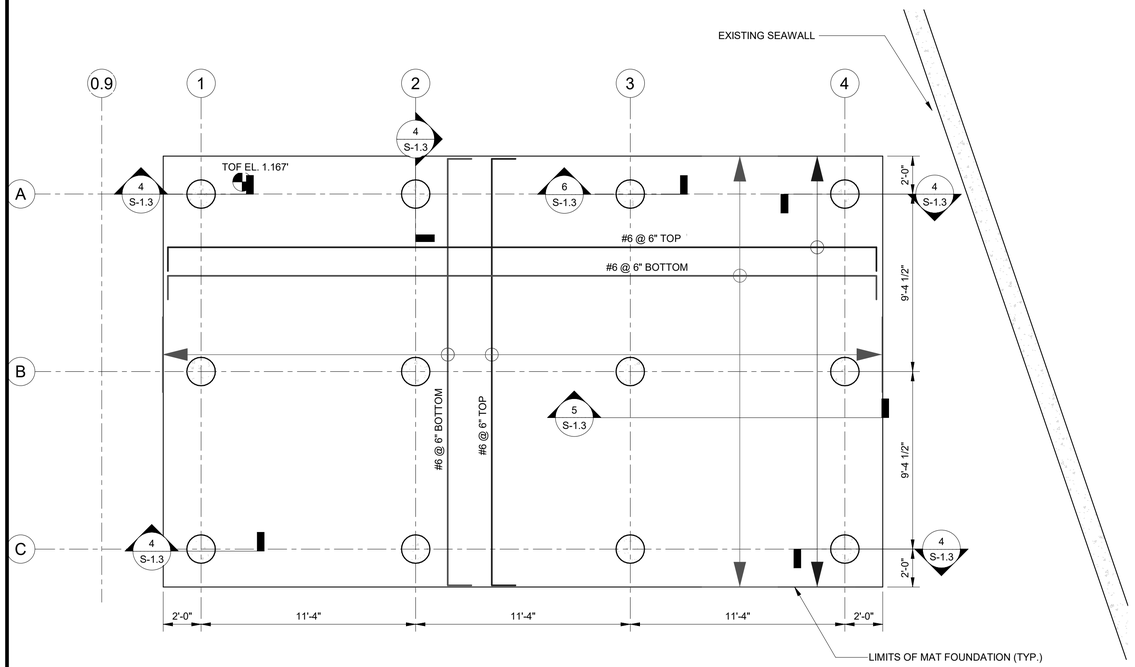
DATE:
DECEMBER 2023

PROJECT NO.
148404075

SHEET NUMBER
S-1.1

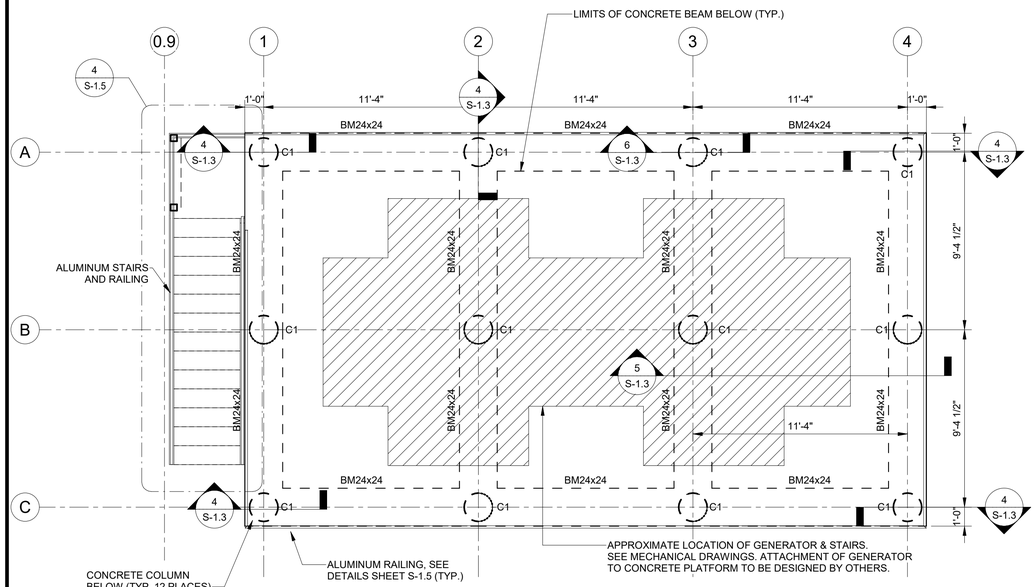
RC BEAM SCHEDULE						
Mark	WIDTH	DEPTH	TOP BARS	BOTTOM BARS	TIE SIZE	TIE SPACING (START AT EACH END)
BM24x24	24"	24"	(4)#7	(4)#7	#4	FIRST 12" : 4 @3" O.C., REMAINING @6" O.C.

COLUMN SCHEDULE				
Mark	SIZE (WxL)	VERT REINF	TIES	COMMENTS
C1	18"DIA	8#6	#3@6"O.C.	3" CLEAR COVER TO TIES



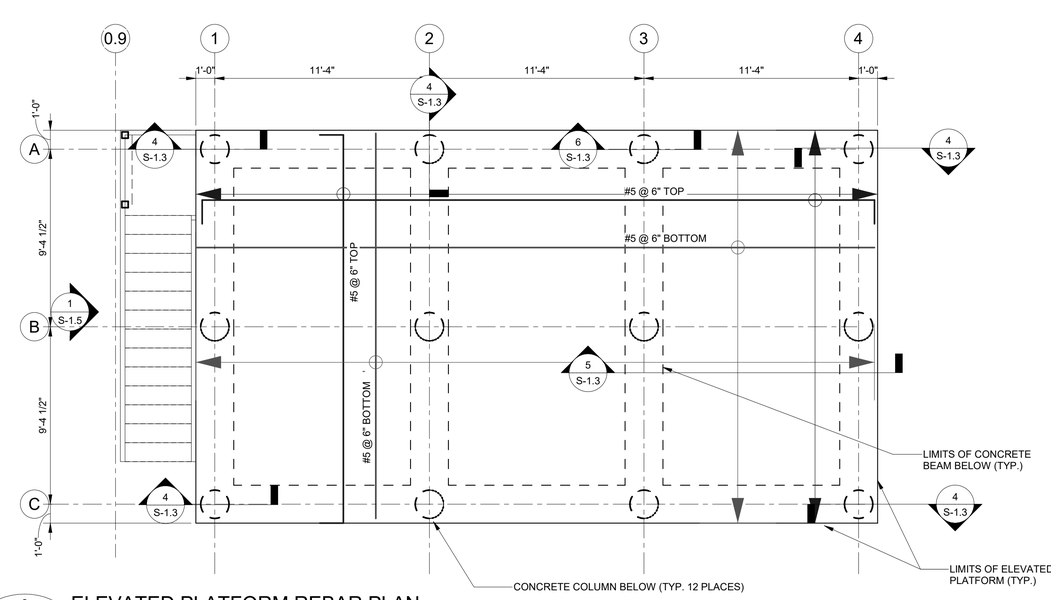
1 S-1.2 PLATFORM MAT FOUNDATION & REBAR PLAN

SCALE: 1/4" = 1'-0"



2 S-1.2 ELEVATED PLATFORM CONCRETE FRAMING PLAN

SCALE: 1/4" = 1'-0"



3 S-1.2 ELEVATED PLATFORM REBAR PLAN

SCALE: 1/4" = 1'-0"

NOTE: SITE IS LOCATED IN FEMA FLOOD ZONE AE (EL. 11) ACCORDING TO MAP NO. 12103C0194H, EFFECTIVE AUGUST 23, 2021.

No.	Revisions	Date	By

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DESIGN ENGINEER:
SETH E. SCHMID, P.E.
FL LISCENSE NUMBER
54640
DATE:

SCALE:
DESIGN: LH
DRAWN: JQ
CHECKED: SM

ELEVATED PLATFORM FOUNDATION & CONCRETE FRAMING PLAN

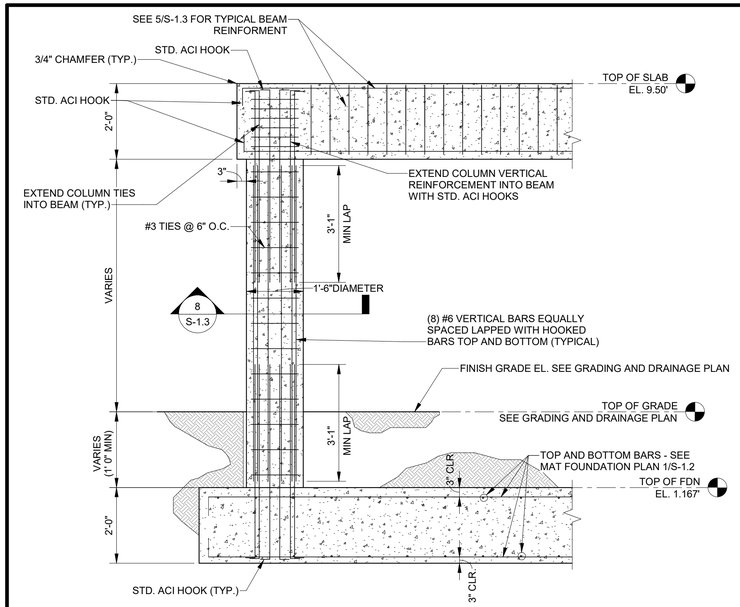
CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE:
DECEMBER 2023

PROJECT NO.
148404075

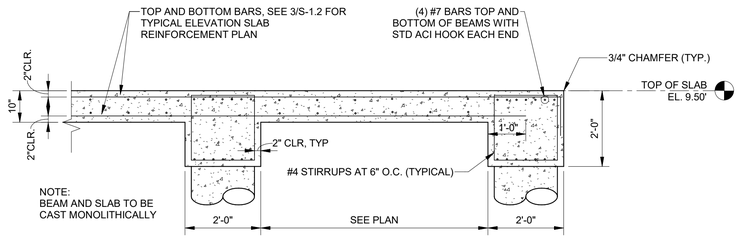
SHEET NUMBER
S-1.2

BIM 360://148404075 Pump Station 1 Rehab/148404075_Pump Station 1 Rehab_STRUC-R20.rvt



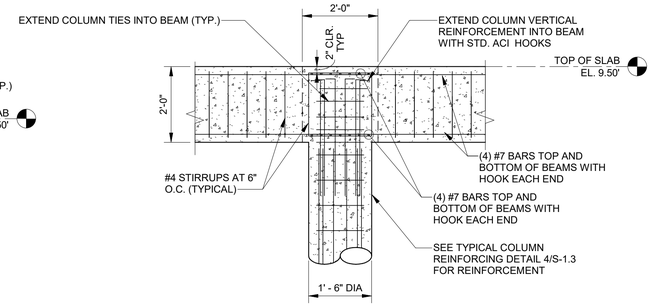
4 S-1.3 TYPICAL COLUMN REINFORCEMENT

SCALE: 1/2" = 1'-0"



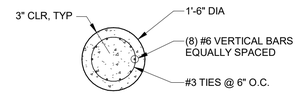
5 S-1.3 TYPICAL BEAM AND SLAB

SCALE: 1/2" = 1'-0"



6 S-1.3 TYPICAL INTERIOR BEAM

SCALE: 1/2" = 1'-0"



8 S-1.3 COLUMN SECTION

SCALE: 1/2" = 1'-0"

NOTE: SITE IS LOCATED IN FEMA FLOOD ZONE AE (EL. 11) ACCORDING TO MAP NO. 12103C0194H, EFFECTIVE AUGUST 23, 2021.

No.	Revisions	Date	By

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DESIGN ENGINEER: SETH E. SCHMID, P.E.
FL LISCENSE NUMBER 54640
DATE:

SCALE:
DESIGN: LH
DRAWN: JQ
CHECKED: SM

ELEVATED PLATFORM DETAILS

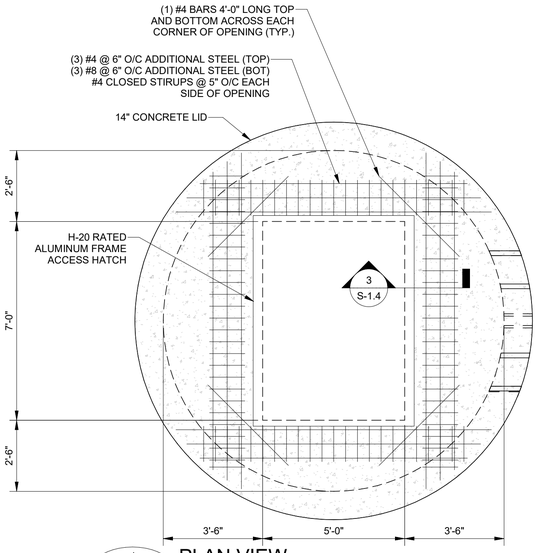
CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: DECEMBER 2023

PROJECT NO. 148404075

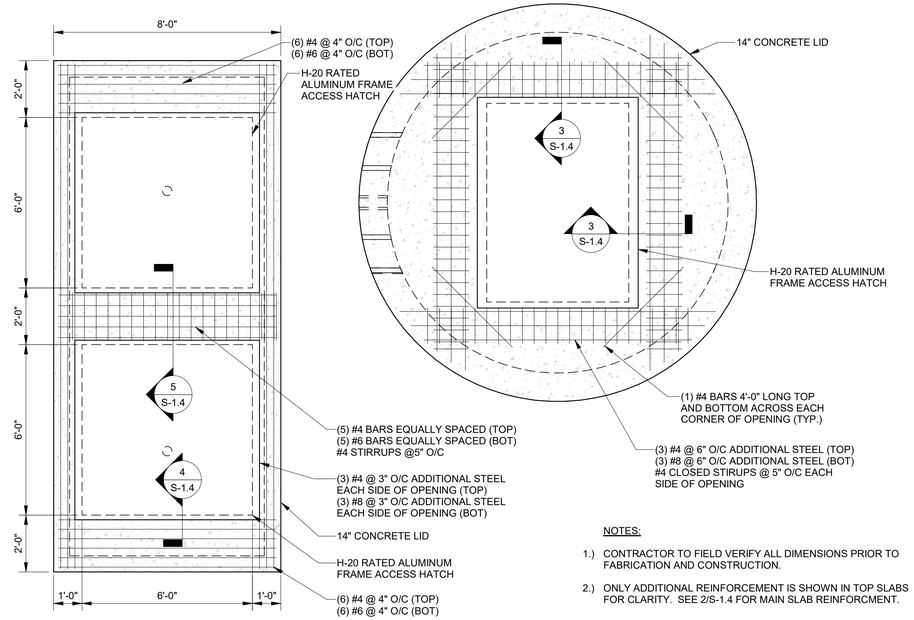
SHEET NUMBER S-1.3

BIM 360://148404075 Pump Station 1 Rehab/148404075_Pump Station 1 Rehab_STRUC-R20.rvt



1 S-1.4 PLAN VIEW

SCALE: 3/8" = 1'-0"



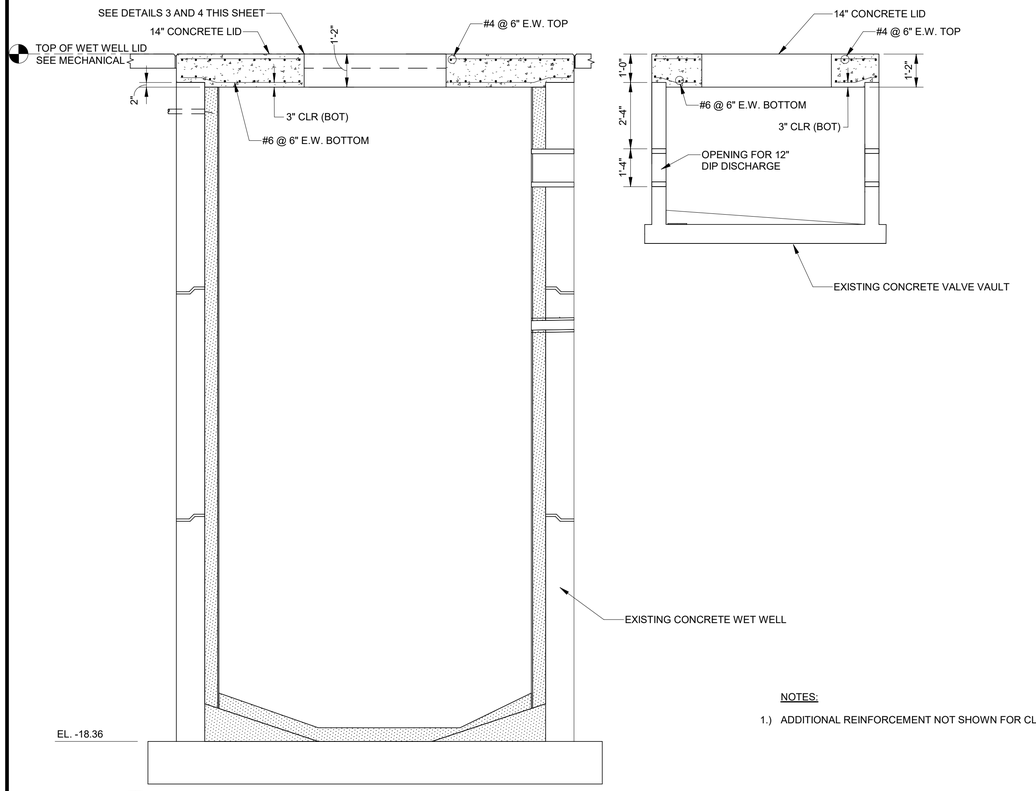
NOTES:

1.) CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION.

2.) ONLY ADDITIONAL REINFORCEMENT IS SHOWN IN TOP SLABS FOR CLARITY. SEE 2/S-1.4 FOR MAIN SLAB REINFORCMENT.

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AND ORDERING EQUIPMENT. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES.
2. CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING EQUIPMENT, UTILITIES, STRUCTURES, AND PERSONNEL FROM DAMAGE OR INJURY DURING CONSTRUCTION.
3. CONSTRUCTION SEQUENCE SHALL BE COORDINATED TO AVOID ANY PUMP STATION INTERRUPTION.
4. CONTRACTOR TO COORDINATE ALL PIPE AND CONDUIT LOCATIONS WITH MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO PLACING CONCRETE. MECHANICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR EQUIPMENT AND ANCHOR BOLT LOCATIONS.
5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH MECHANICAL AND ELECTRICAL DRAWINGS TO PROPERLY LOCATE WALL PIPES, PIPE SLEEVES, ANCHOR BOLTS, BLOCKOUTS, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.
6. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT FLOATATION OF STRUCTURES FULLY UNTIL CONSTRUCTED AND BACKFILL IS IN PLACE AND COMPACTED.
7. CLEARANCE OF REINFORCING STEEL FROM THE FACE OF CONCRETE TO THE OUTERMOST TIE OR BAR SHALL BE 2", UNLESS OTHERWISE NOTED ON THE DRAWINGS.



NOTES:

1.) ADDITIONAL REINFORCEMENT NOT SHOWN FOR CLARITY.

2 S-1.4 SIDE VIEW

SCALE: 3/8" = 1'-0"

3 S-1.4 DETAIL 3

SCALE: 1" = 1'-0"

4 S-1.4 DETAIL 4

SCALE: 1" = 1'-0"

5 S-1.4 DETAIL 5

SCALE: 1" = 1'-0"

NOTE: SITE IS LOCATED IN FEMA FLOOD ZONE AE (EL. 11) ACCORDING TO MAP NO. 12103C0194H, EFFECTIVE AUGUST 23, 2021.

No.	Revisions	Date	By

Kimley»Horn

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DESIGN ENGINEER: SETH E. SCHMID, P.E.
FL LISCENSE NUMBER 54640
DATE:

SCALE:
DESIGN: LH
DRAWN: JQ
CHECKED: SM

WET WELL DETAILS

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: DECEMBER 2023

PROJECT NO. 148404075

SHEET NUMBER S-1.4

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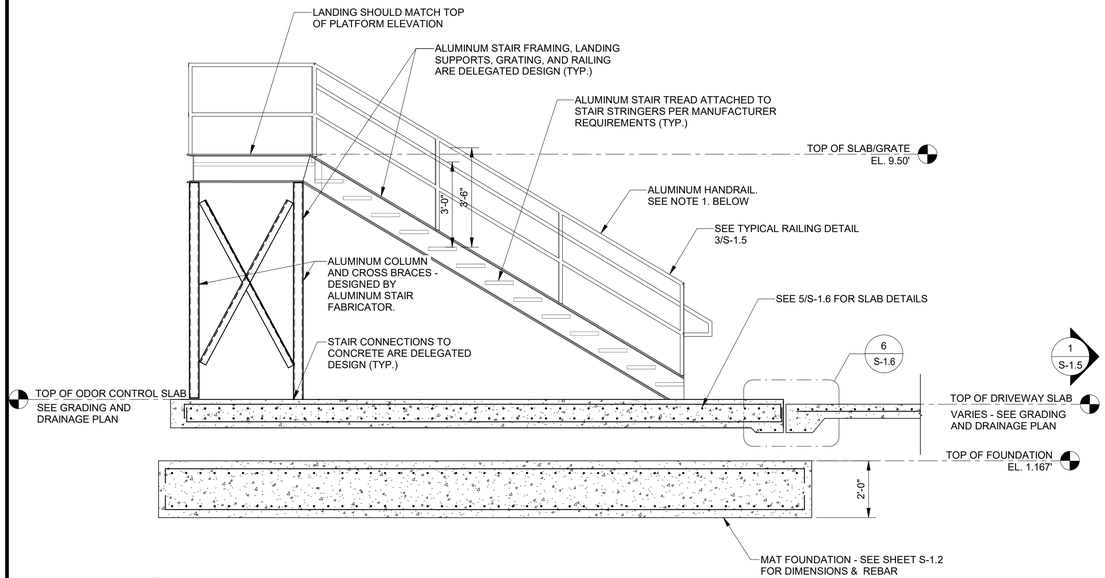
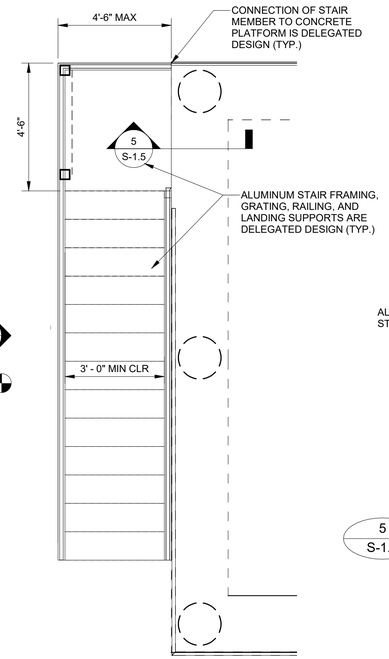


1 S-1.5 ALUMINUM STAIR ELEVATION & FOUNDATIONS

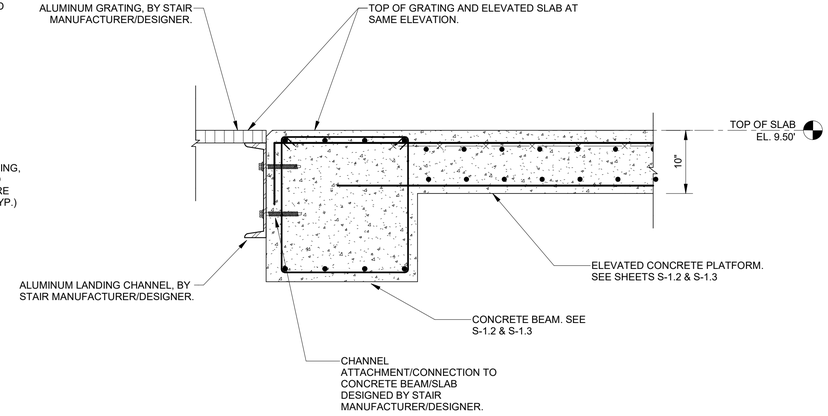
SCALE: 3/8" = 1'-0"

NOTE: 1. DESIGN STAIRS, RAILING AND HANDRAILS IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE



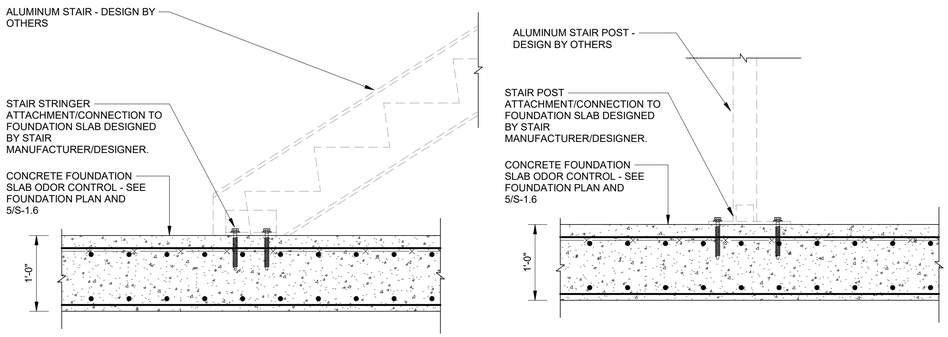
5 S-1.5 STAIR LANDING CONNECTION TO PLATFORM

SCALE: 1" = 1'-0"



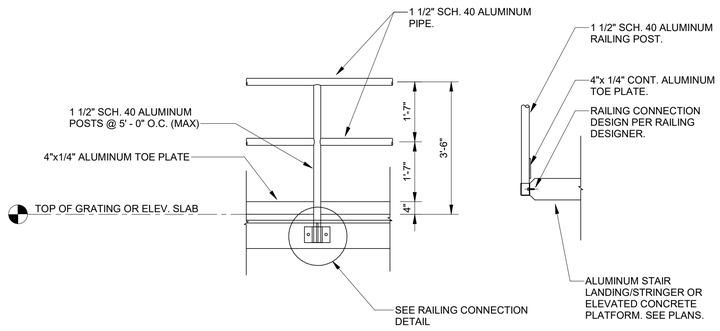
4 S-1.5 ALUMINUM STAIR FRAMING PLAN

SCALE: 3/8" = 1'-0"



2 S-1.5 STAIR STRINGER CONNECTION AND POST CONNECTION TO FOUNDATION

SCALE: 1" = 1'-0"



DESIGN SPECIFICATIONS FOR FACTORY-INDUSTRIAL RAILING APPLICATIONS

1. RAILING SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.
2. THE MANUFACTURER SHALL SUBMIT CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER FOR REVIEW.
3. POST SPACING SHALL BE A MAXIMUM OF 5' - 0". POSTS AND RAILINGS SHALL BE A MINIMUM OF 1 1/2" SCH. 40 ALUMINUM PIPE, ALLOY 6063-T6, ASTM-B-429 OR ASTM-B-221. THE RAILING MANUFACTURER SHALL SHOW THAT THEIR POSTS ARE OF ADEQUATE STRENGTH TO MEET THE LOADING REQUIREMENTS. IF THE MANUFACTURER'S POSTS ARE NOT OF ADEQUATE STRENGTH, THE MANUFACTURER MAY REDUCE POST SPACING, OR ADD REINFORCING DOWEL, OR DO BOTH TO MEET LOADING REQUIREMENTS.
4. RAILING POSTS AND HORIZONTAL MEMBERS SHALL BE WELDED TOGETHER AND SHALL NOT BE MECHANICALLY CONNECTED EXCEPT AT EXPANSION JOINTS.
5. POSTS SHALL NOT INTERRUPT CONTINUATION OF THE TOP RAIL AT ANY POINT ALONG THE RAILING, INCLUDING CORNERS AND END TERMINATIONS (OSHA 191023). THE TOP SURFACE OF THE TOP RAILING SHALL BE SMOOTH AND UNINTERRUPTED BY PROJECTING FITTINGS.
6. THE MIDRAIL AT A CORNER RETURN SHALL BE ABLE TO WITHSTAND A 200 LB. LOAD WITHOUT LOOSENING. THE MANUFACTURER IS TO DETERMINE THIS DIMENSIONS FOR THEIR SYSTEM.
7. TOE PLATE SHALL CONFORM TO OSHA STANDARDS. TOE PLATE SHALL BE A MINIMUM OF 4" HIGH AND SHALL BE AN EXTRUSION THAT ATTACHES TO THE POSTS TO ALLOW FOR EXPANSION AND CONTRACTION BETWEEN POSTS. TOE PLATES SHALL BE SET 1/4" ABOVE THE WALKING SURFACE. TOE PLATES SHALL BE PROVIDED ON RAILINGS AS REQUIRED BY OSHA AND/OR AS SHOWN ON DRAWINGS.
8. FIELD WELDING OF THE ALUMINUM RAILING IS NOT ALLOWED.

3 S-1.5 TYPICAL RAILING DETAIL

SCALE: 1/2" = 1'-0"

NOTE: SITE IS LOCATED IN FEMA FLOOD ZONE AE (EL. 11) ACCORDING TO MAP NO. 12103C0194H, EFFECTIVE AUGUST 23, 2021.

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DESIGN ENGINEER:
SETH E. SCHMID, P.E.
FL LISCENSE NUMBER
54640
DATE:

SCALE:	DESIGN:	DRAWN:	CHECKED:
	LH	JQ	SM

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

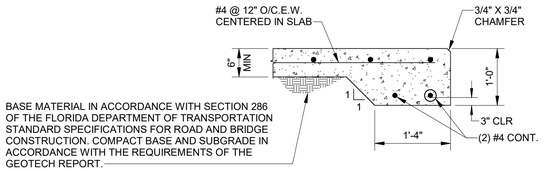
STRUCTURAL - STAIR DETAILS

DATE: DECEMBER 2023

PROJECT NO. 148404075

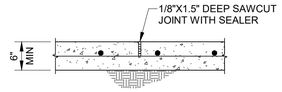
SHEET NUMBER S-1.5

BIM 360://148404075 Pump Station 1 Rehab/148404075_Pump Station 1 Rehab_STRUC-R20.rvt



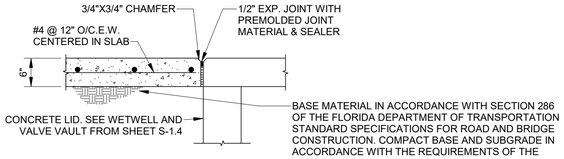
2 S-1.6 SECTION 2

SCALE: 3/4" = 1'-0"



3 S-1.6 TYPICAL CONTROL JOINT

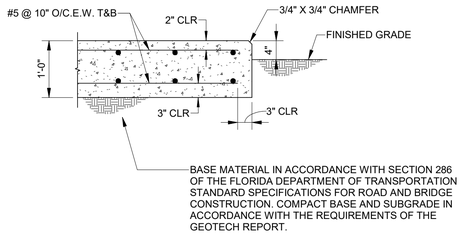
SCALE: 3/4" = 1'-0"



4 S-1.6 SECTION 4

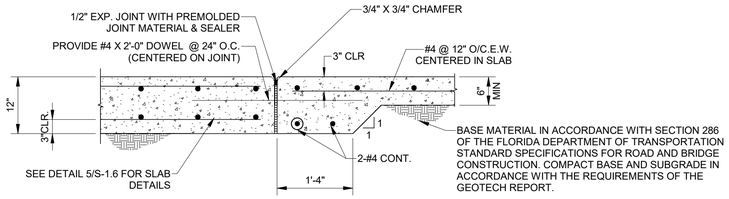
SCALE: 3/4" = 1'-0"

NOTE: BASE IS NOT REQUIRED
BELOW TRANSFORMER PAD.



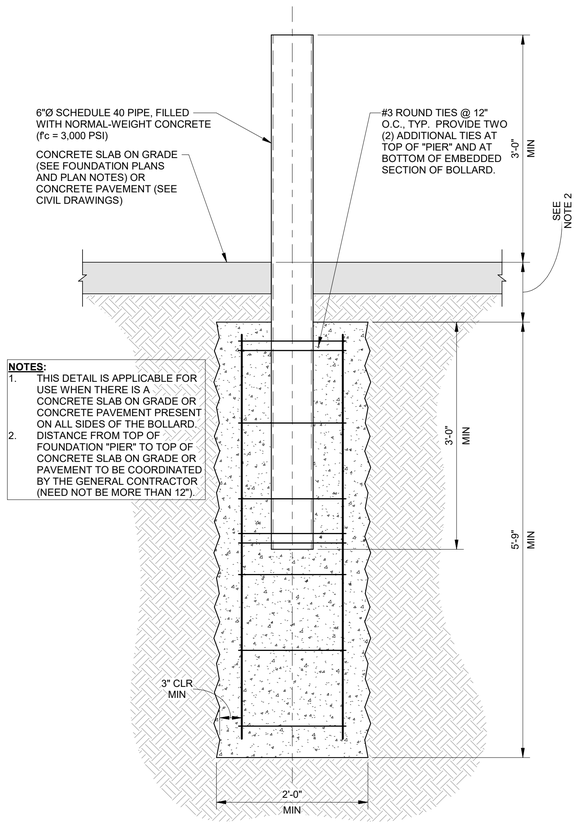
5 S-1.6 SECTION 5

SCALE: 3/4" = 1'-0"



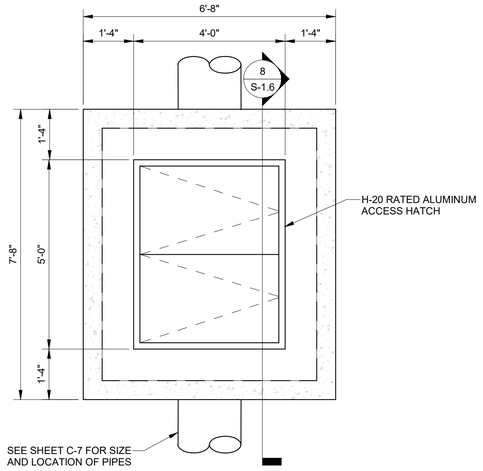
6 S-1.6 SECTION 6

SCALE: 3/4" = 1'-0"



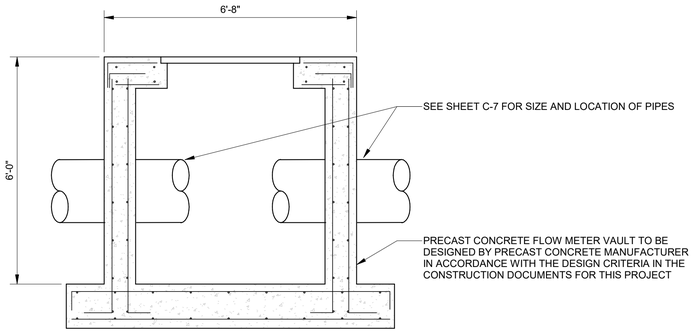
1 S-1.6 S-1.6 - IMPACT RATED BOLLARD ON GRADE

SCALE: 1" = 1'-0"



7 S-1.6 FLOW METER VAULT TOP SLAB

SCALE: 1/2" = 1'-0"



8 S-1.6 FLOW METER VAULT TYP SECTION

SCALE: 1/2" = 1'-0"

NOTE: SITE IS LOCATED IN FEMA FLOOD ZONE AE (EL. 11) ACCORDING TO MAP NO. 12103C0194H, EFFECTIVE AUGUST 23, 2021.

No.	Revisions	Date	By

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DESIGN ENGINEER: SETH E. SCHMID, P.E.
FL LISCENSE NUMBER 54640
DATE:

SCALE:
DESIGN: LH
DRAWN: JQ
CHECKED: SM

STRUCTURAL - METER VAULT AND SLAB DETAILS

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
PINELLAS COUNY FLORIDA

DATE:
DECEMBER 2023

PROJECT NO.
148404075

SHEET NUMBER
S-1.6

BIM 360://148404075 Pump Station 1 Rehab/148404075_Pump Station 1 Rehab_STRUC-R20.rvt

CONDUIT RUN EXPOSED

CONDUIT RUN CONCEALED UNDERGROUND

CONDUIT RUN CONCEALED IN FLOOR OR SLAB

G — GROUNDING ELECTRODE CONDUCTOR

CONDUIT STUB OUT AND CAP

GROUND ROD

JUNCTION BOX

JUNCTION BOX WITH FLEXIBLE CONNECTION

480V
15 KVA, 1*
120/240V

TRANSFORMER, 480V INDICATED PRIMARY VOLTAGE, 120/240V INDICATES SECONDARY VOLTAGE, 15 KVA REPRESENTS POWER RATING, AND 1* INDICATES SINGLE PHASE (THREE PHASE IF NOT INDICATED)

3P
30A

THERMAL MAGNETIC CIRCUIT BREAKER WITH NUMBER OF POLES AND AMPERE RATING

XX

COMBINATION MAGNETIC STARTER WITH CONTROL POWER TRANSFORMER (SIZED FOR LOAD). LETTERS INDICATE TYPE :
N – NON–REVERSING
R – REVERSING
2S – TWO–SPEED
C – CONTACTOR
SS – SOLID STATE SOFT START

XXX

XXX DEVICE	DESCRIPTION
HLS	HIGH LEVEL SWITCH
HOA	HAND–OFF–AUTO
LD	LEAK DETECTION
LLS	LOW LEVEL SWITCH
LOR	LOCAL–OFF–REMOTE
PB	PUSH BUTTON
RTU	REMOTE TERMINAL UNIT
SS	SOFT STARTER
SS/B	SOFT START OR BYPASS
TS	TEMPERATURE SWITCH
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
ZS	POSTION SENSOR (LIMIT SWITCH)

FUSE

XX

MOTOR

THERMAL OVERLOAD

UTILITY METER

TRANSFER SWITCH

ELECTRIC PANELBOARD

DISCONNECT OR SAFETY SWITCH

CHAIN HUNG 8' INDUSTRIAL FLUORESCENT LIGHTING FIXTURE. REFER TO FIXTURE SCHEDULE.

$ SINGLE POLE SWITCH, 20A, 120/277V. MOUNT 44" AFF OR AS NOTED.

DUPLEX RECEPTACLE, 20A 125VAC. MOUNT 18" AFF OR AS NOTED.

LB CONDUIT BODY/FITTING.

HOME RUN TO PANELBOARD. CIRCUIT(S) AS INDICATED.

WIRES INDICATED AS FOLLOWS :

TWO WIRES:

THREE WIRES:

FOUR WIRES ETC:

NEUTRAL WIRE

ISOLATED GROUND WIRE

OVIDE 2–#12 THWN CU IN 1/2" C. UNLESS OTHERWISE NOTED, AND GROUND WIRE (NOT INDICATED) IN ALL POWER AND LIGHTING RACEWAYS.

FIELD WIRING

FLOAT SWITCH. OPENS ON LOW LEVEL.

FLOAT SWITCH. CLOSES ON LOW LEVEL.

NORMALLY OPEN (N.O.) CONTACT

NORMALLY CLOSED (N.C.) CONTACT

FUSE

GROUND CONNECTION

R INDICATING PILOT LIGHT LETTER INDICATES COLOR OF LENS

DISCONNECT OR TOGGLE SWITCH

NORMALLY OPEN MOMENTARY CIRCUIT CLOSING PUSH–BUTTON SWITCH SPRING OPEN. NUMBER OF ELECTRICAL CONTACTS ON SWITCH SHOWN ON CONTROL SCHEMATIC

NORMALLY CLOSED MOMENTARY CIRCUIT OPENING PUSH–BUTTON SWITCH SPRING CLOSE. NUMBER OF ELECTRICAL CONTACTS ON SWITCH SHOWN ON CONTROL SCHEMATIC

LIMIT SWITCH NORMALLY CLOSED CONTACT CONTACT OPENS WHEN ACTUATED

TORQUE SWITCH NORMALLY CLOSED CONTACT CONTACT OPENS WHEN ACTUATED

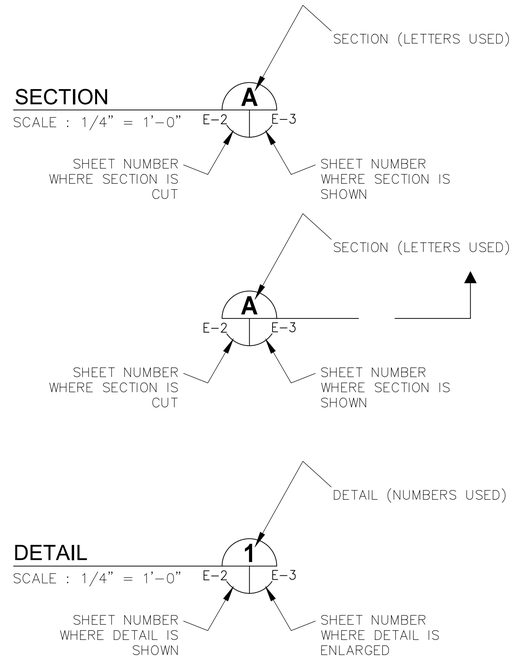
PUMP THERMAL SENSOR

FAN THERMOSTAT

ABBREVIATIONS:

A	AMPS
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
C	CONDUIT
EXIST	EXISTING
ELEC	ELECTRICAL
GFI	GROUND FAULT INTERRUPTER
GND	GROUNDING CONDUCTOR
HP	HORSEPOWER
HZ	HERTZ
IG	ISOLATED GROUND
KVA	KILOVOLT AMPERES
KW	KILOWATTS
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
PH	PHASE
RECP	RECEPTACLE
RPM	REVOLUTIONS PER MINUTE
RTU	REMOTE TERMINAL UNIT
TYP	TYPICAL
V	VOLTS
WP	WEATHERPROOF

EXAMPLE OF SECTION CUT AND DETAIL



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DESIGN ENGINEER: TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER 47079
DATE:

SCALE: AS NOTED
DESIGN: TDT
DRAWN: JLT
CHECKED: GLW

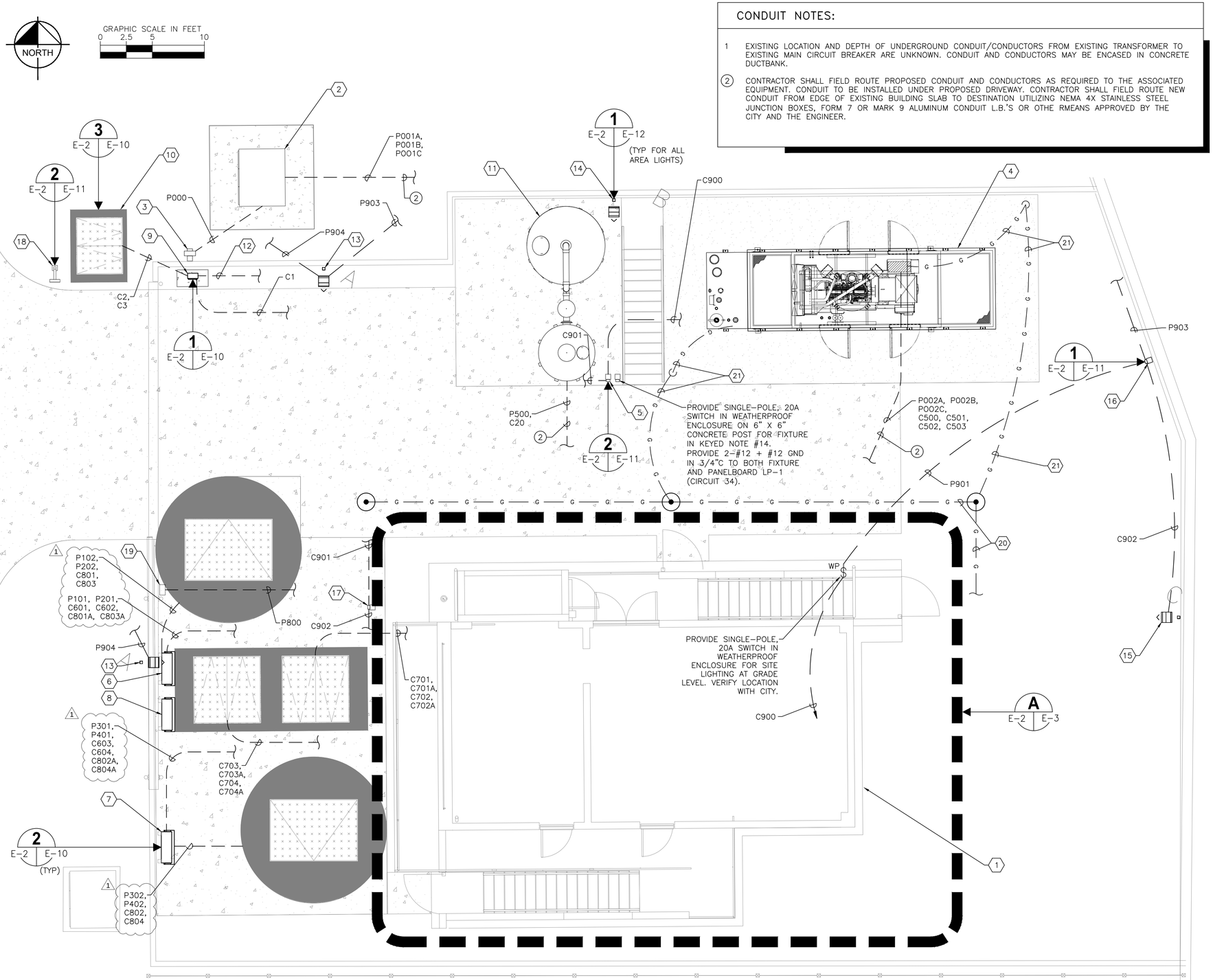
ELECTRICAL LEGEND AND ABBREVIATIONS

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE:
AUGUST 2024

PROJECT NO.
148404075

SHEET NUMBER
E-1



CONDUIT NOTES:

1. EXISTING LOCATION AND DEPTH OF UNDERGROUND CONDUIT/CONDUCTORS FROM EXISTING TRANSFORMER TO EXISTING MAIN CIRCUIT BREAKER ARE UNKNOWN. CONDUIT AND CONDUCTORS MAY BE ENCASED IN CONCRETE DUCTBANK.
2. CONTRACTOR SHALL FIELD ROUTE PROPOSED CONDUIT AND CONDUCTORS AS REQUIRED TO THE ASSOCIATED EQUIPMENT. CONDUIT TO BE INSTALLED UNDER PROPOSED DRIVEWAY. CONTRACTOR SHALL FIELD ROUTE NEW CONDUIT FROM EDGE OF EXISTING BUILDING SLAB TO DESTINATION UTILIZING NEMA 4X STAINLESS STEEL JUNCTION BOXES, FORM 7 OR MARK 9 ALUMINUM CONDUIT L.B.'S OR OTHE RMEANS APPROVED BY THE CITY AND THE ENGINEER.

KEYED NOTES:

1. EXISTING ELECTRICAL AND GENERATOR BUILDING. REFER TO SHEET E-3 FOR WORK REQUIRED.
2. PROPOSED PAD-MOUNTED TRANSFORMER PROVIDED BY DUKE ENERGY.
3. PROPOSED ELECTRIC METER MOUNTED ON 6" SQUARE CONCRETE POST. COORDINATE ALL REQUIREMENTS WITH DUKE.
4. PROPOSED 277/480V, 700KW STANDBY GENERATOR. REFER ALSO TO SPECIFICATIONS.
5. PROPOSED EMERGENCY GENERATOR SHUTDOWN PUSHBUTTON STATION No. 3. REFER TO DETAIL ON SHEET E-11.
6. PROPOSED NORTH WETWELL PUMP JUNCTION BOX.
7. PROPOSED SOUTH WETWELL PUMP JUNCTION BOX.
8. PROPOSED RTU PANEL (BY OTHERS).
9. PROPOSED FLOW METER TRANSMITTER. PROLINE PROMAG W 400. REFER TO DETAIL ON SHEET E-10.
10. PROPOSED FLOW METER VAULT. REFER TO DETAIL ON SHEET E-10 FOR TYPICAL METER ELECTRICAL INSTALLATION REQUIREMENTS.
11. PROPOSED ODOR CONTROL UNIT.
12. PROVIDE AND INSTALL 2-#12 + 1-#12 GND IN 3/4"C. TO PANELBOARD 'LP-1'. CONTRACTOR TO USE EXISTING 20A SPARE CIRCUIT BREAKER (CIRCUIT 32).
13. PROPOSED POLE-MOUNTED FIXTURE TYPE 'A' (DSXF1 LED P2 40K WFL). CONTRACTOR TO FIELD ADJUST TILT AS REQUIRED. INITIAL TILT ASSUMED TO BE 15°.
14. PROPOSED POLE-MOUNTED FIXTURE TYPE 'B' (DSXF1 LED P1 40K MSP). CONTRACTOR TO FIELD ADJUST TILT AS REQUIRED. INITIAL TILT ASSUMED TO BE 30°.
15. PROPOSED POLE-MOUNTED FIXTURE TYPE 'C' (DSXF1 LED P1 40K HMF). CONTRACTOR TO FIELD ADJUST TILT AS REQUIRED. INITIAL TILT ASSUMED TO BE 25°. FIXTURE TO BE CONTROLLERBY MOTION SENSOR AND SWITCH.
16. PROVIDE AND INSTALL POLE-MOUNTED MOTION DETECTOR. REFER TO DETAIL ON SHEET E-11.
17. PROPOSED EMERGENCY GENERATOR SHUTDOWN PUSHBUTTON STATION No. 2. CONTRACTOR TO COORDINATE PROPOSED LOCATION WITH CITY OF ST. PETE BEACH.
18. NEW GATE PEDESTAL. CONTRACTOR SHALL PROVIDE SWIPE ACCESS CARD, GATE CONTROL LOOPS, KNOW BOX, PHOTOELECTRIC SENSORS AND ALL OTHER DEVICES AND WIRING FOR A COMPLETE AND FUNCTIONING SYSTEM. GATE PEDESTAL SHALL BE INSTALLED 9'-0" WEST OF GATE. REFER TO CIVIL PLANS FOR EXACT LOCATION. REFER ALSO TO DETAIL ON SHEET E-11.
19. NEW GATE OPERATOR. REFER TO OTHER DRAWINGS FOR EXACT LOCAITON. OPERATOR TO BE POWERED FROM EXISTING PANELBOARD LP-1.
20. RECORD DRAWINGS INDICATE THE EXISTING GROUNDING SYSTEM IS LOCATED IN THIS AREA. THE CONTRACTOR SHALL LOCATE (AND PROTECT DURING DEMOLITION OR RELOCATE) THE EXISTING GRID FOR CONNECTION TO GENERATOR GROUNDING (KEYED NOTE #21 BELOW.)
21. PROVIDE TANK AND GENERATOR GROUNDING CONSISTING OF #4/0 BARE COPPER CABLE (LOCATIONS TO BE DETERMINED BY SHOP DRAWINGS). MECHANICALLY BOND BOTH GROUNDING ELECTRODES TO SLAB REBAR IN 2 PLACES, INSTALL IN 1-1/4" PVC CONDUIT ON COLUMN AND MECHANICALLY BOND BOTH GROUNDING ELECTRODES IN 2 PLACES TO REBAR IN FOUNDATION. CONTINUE TO EXISTING BUILDING GROUND.

GENERAL NOTES:

1. NOT ALL CONDUIT/CONDUCTORS SHOWN FOR CLARITY. REFER TO OTHER SHEETS FOR OTHER REQUIREMENTS.
2. REFER TO SHEET E-5 FOR SITE LIGHTING PHOTOMETRIC PLAN.
3. REFER TO SHEET E-9 FOR FIXTURE SCHEDULE.
4. CONTRACTOR TO COORDINATE WITH CITY'S SCADA VENDOR FOR TRANSDUCERS AND SCADA IMPLEMENTATION.

ELECTRICAL SITE PLAN PLAN

SCALE: 1" = 5'-0"

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No.	Revisions	Date	By
1	IFC REVISION NO.1	08/14/24	TDT

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DESIGN ENGINEER: TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER 47079
DATE:

SCALE: AS NOTED | DESIGN: TDT | DRAWN: JLT | CHECKED: GLW

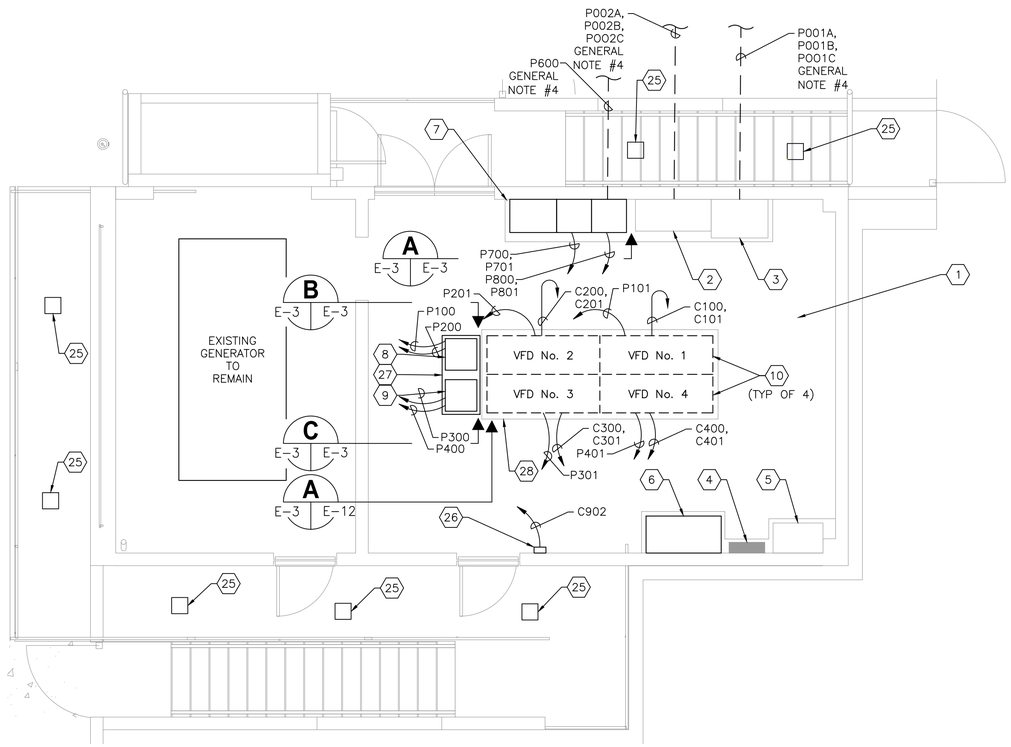
ELECTRICAL SITE PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE: AUGUST 2024

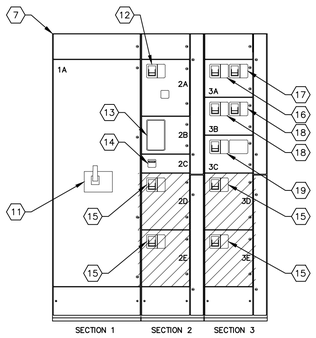
PROJECT NO. 148404075

SHEET NUMBER E-2

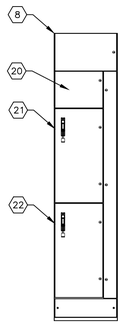


ELECTRICAL ROOM PLAN

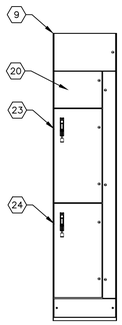
SCALE: 1" = 4'-0"



MCC-1 ELEVATION A
SCALE: NOT TO SCALE E-3 E-3



NEW MCC SECTION ELEVATION B
SCALE: NOT TO SCALE E-3 E-3



NEW MCC SECTION ELEVATION C
SCALE: NOT TO SCALE E-3 E-3

KEYED NOTES:

1. EXISTING ELECTRICAL ROOM.
2. EXISTING AUTOMATIC TRANSFER SWITCH. REFER TO ONE LINE DIAGRAM ON SHEET E-6.
3. EXISTING MAIN CIRCUIT BREAKER. NEW SERVICE ENTRANCE FEEDERS TO BE PROVIDED. REFER TO SHEETS E-2 AND E-6.
4. EXISTING LIGHTING PANEL 'LP-1'. REFER TO PANEL SCHEDULE AND OTHER DRAWINGS FOR WORK REQUIRED.
5. EXISTING 480-120/208v, 30 KVA TRANSFORMER. NO WORK REQUIRED.
6. EXISTING MASTER PUMP STATION CONTROL PANEL 'MPCP'. REFER TO OTHER SHEETS FOR NEW CONDUIT CONDUCTORS REQUIRED.
7. EXISTING MOTOR CONTROL CENTER 'MCC-1'. CONTRACTOR TO INSTALL NEW 800A, 3-POLE CIRCUIT BREAKERS TO FEED MCC SECTION 'A' AND MCC SECTION 'B' (KEYED NOTES #8 AND #9). REFER ALSO TO SHEET E-6. REFER ALSO TO SPECIFICATION SECTION 16445A.
8. CONTRACTOR TO PROVIDE AND INSTALL NEW 800A, MOTOR CONTROL SECTION 'A'. REFER ALSO TO SHEET E-6 AND SPECIFICATION SECTION 16445.
9. CONTRACTOR TO PROVIDE AND INSTALL NEW 800A, MOTOR CONTROL SECTION 'B'. REFER ALSO TO SHEET E-6 AND SPECIFICATION SECTION 16445.
10. EXISTING 150 HP VFD TO BE REPLACED WITH NEW 480V, 3-PHASE, 250 HP VFD.
11. EXISTING 1000 AMP, 480V, 3-POLE MAIN CIRCUIT BREAKER. NO WORK REQUIRED.
12. 30A, 3-POLE CIRCUIT BREAKER FOR T.V.S.S. TO REMAIN.
13. EXISTING METERING TO REMAIN.
14. EXISTING CIRCUIT BREAKER FOR TRANSFORMER 'T-2' TO REMAIN.
15. EXISTING 250A, 3-POLE CIRCUIT BREAKER TO BE REMOVED AND REPLACED WITH 800A, 3-POLE CIRCUIT BREAKER. REFER TO SHEET E-6 AND SPECIFICATION SECTION 16455A.
16. EXISTING 20A, 3-POLE CIRCUIT BREAKER FOR GENERATOR JACKET WATER HEATER. FEEDER FOR GENERATOR JACKET WATER HEATER TO BE REMOVED. CIRCUIT BREAKER SHALL REMAIN AS A SPARE.
17. EXISTING 20A, 480V, 3-POLE CIRCUIT BREAKER FOR ODOR CONTROL PANEL. NEW ODOR CONTROL UNIT WILL BE PROVIDED UNDER THIS CONTRACT. THEREFORE, A NEW ODOR CONTROL FEEDER WILL BE INSTALLED.
18. EXISTING SPARE CIRCUIT BREAKER TO REMAIN.
19. EXISTING SPARE SIZE 1, 3-POLE STARTER TO REMAIN.
20. PROVIDE 800A MAIN LUGS ONLY COMPARTMENT. LUGS SHALL ACCOMMODATE #600 kcmil COPPER CONDUCTORS.
21. PROVIDE AND INSTALL 400 AMP FRAME, 400 AMP TRIP, 480V, 3-POLE CIRCUIT BREAKER FOR WASTEWATER PUMP No. 1 (VIA VFD No. 1).
22. PROVIDE AND INSTALL 400 AMP FRAME, 400 AMP TRIP, 480V, 3-POLE CIRCUIT BREAKER FOR WASTEWATER PUMP No. 2 (VIA VFD No. 2).
23. PROVIDE AND INSTALL 400 AMP FRAME, 400 AMP TRIP, 480V, 3-POLE CIRCUIT BREAKER FOR WASTEWATER PUMP No. 3 (VIA VFD No. 3).
24. PROVIDE AND INSTALL 400 AMP FRAME, 400 AMP TRIP, 480V, 3-POLE CIRCUIT BREAKER FOR WASTEWATER PUMP No. 4 (VIA VFD No. 4).
25. CONTRACTOR TO REMOVE EXISTING RECESSED LIGHTING FIXTURE AND REPLACE WITH SURFACE MOUNTED LED FIGHT FIXTURE TYPE 'D' REFER TO SHEET E-4 FOR CANOPY LIGHTING CANOPY PLAN. CONTRACTOR TO UTILIZE EXISTING CIRCUIT 6 FROM LP-1 AND EXISTING SWITCHING. PROVIDE NEW CONDUCTORS AND FIXTURE CONNECTIONS AS NECESSARY.
26. PROPOSED EMERGENCY GENERATOR SHUTDOWN PUSHBUTTON STATION No. 1. CONTRACTOR TO COORDINATE PROPOSED LOCATION WITH CITY OF ST. PETE BEACH.
27. EXACT LOCATION OF NEW MCC'S IS DEPENDENT ON NOTE #28 BELOW. PROVIDE CONCRETE HOUSEKEEPING PAD. PAD TO BE SAME HEIGHT AS VFD HOUSEKEEPING PAD. PROVIDE PAD WITH 45° CHAMFER.
28. THE DIMENSIONS OF THE EXISTING VFD'S ARE APPROXIMATELY 70" WIDE X 24" DEEP. THE NEW VFD'S TO BE INSTALLED ARE 48" WIDE BY 30" DEEP. THE CONTRACTOR SHALL MAKE ALL MODIFICATIONS NECESSARY TO ACCOMMODATE THE SIZE OF THE NEW DRIVES. THE MANUFACTURER'S SPECIFICATIONS CALL FOR A MINIMUM OF 2" BETWEEN THE VFD'S. THE CONTRACTOR SHALL MAKE THE MODIFICATIONS AS NECESSARY TO ACCOMMODATE THE NEW VFD DIMENSIONS. THIS WOULD INCLUDE BOTH MODIFICATIONS TO THE HOUSEKEEPING PAD, AS WELL AS, PROVIDING A NEW STRUCTURAL EXTENSION TO REPLACE THE EXISTING IF NECESSARY. REFER TO THE DETAIL ON SHEET E-12 FOR MORE INFORMATION.

GENERAL NOTES:

1. FOR CANOPY PHOTOMETRIC LIGHTING PLAN REFER TO SHEET E-4.
2. REFER TO SHEET E-9 FOR FIXTURE SCHEDULE.
3. CONTRACTOR TO COORDINATE WITH CITY'S SCADA VENDOR FOR TRANSDUCERS AND SCADA IMPLEMENTATION.
4. REFER ALSO TO CONDUIT NOTES ON SHEET E-2.

No.	Revisions	Date	By

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DESIGN ENGINEER: TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER 47079
DATE:

SCALE: AS NOTED
DESIGN: TDT
DRAWN: JLT
CHECKED: GLW

ELECTRICAL ROOM PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: AUGUST 2024
PROJECT NO. 148404075
SHEET NUMBER E-3

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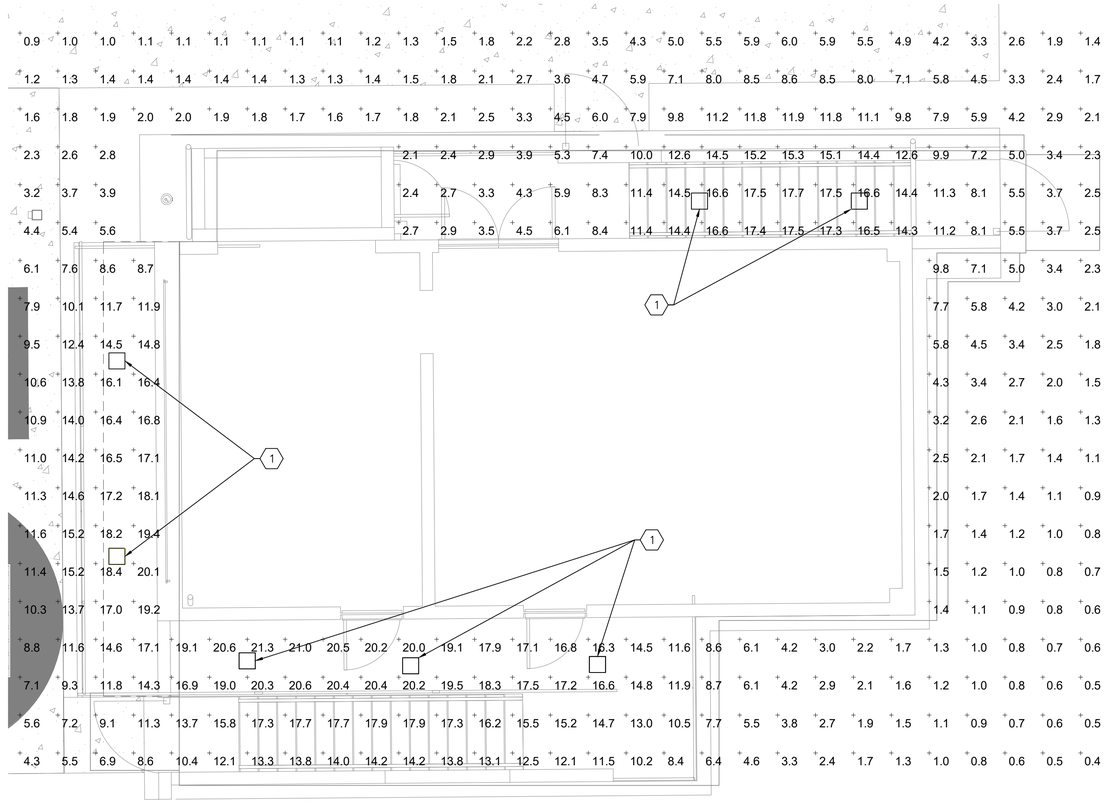
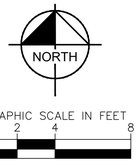


CANOPY LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 4'-0"



KEYED NOTES:

(1) PROPOSED CANOPY FIXTURE TYPE 'D' (TYPICAL).

GENERAL NOTES:

1. THE CANOPY PHOTOMETRIC PLAN DOES NOT INCLUDE THE LIGHTING CONTRIBUTION FROM THE SITE LIGHTS SHOWN ON SHEET E-5.
2. REFER TO SHEET E-9 FOR FIXTURE SCHEDULE.

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DESIGN ENGINEER:
TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER
47079
DATE:

SCALE: AS NOTED
DESIGN: TDT
DRAWN: JLT
CHECKED: GLW

CANOPY LIGHTING PHOTOMETRIC PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
PINELLAS COUNY FLORIDA

DATE:
AUGUST 2024

PROJECT NO.
148404075

SHEET NUMBER
E-4

THOMAS ENGINEERING
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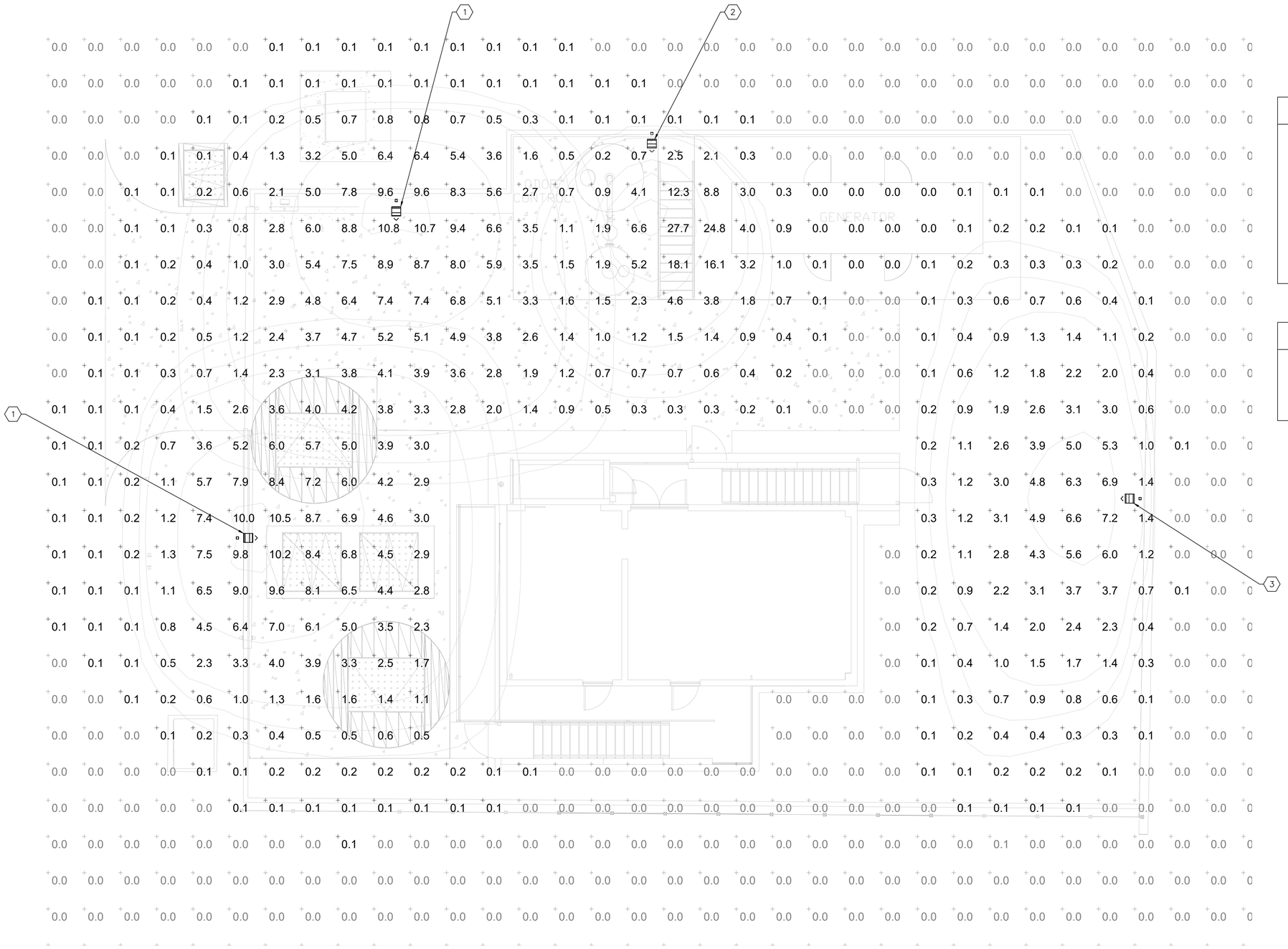
Certificate of Authorization No. 00031028



SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 6'-0"

NORTH

GRAPHIC SCALE IN FEET
0 3 6 12

KEYED NOTES:

1. PROPOSED POLE-MOUNTED FIXTURE TYPE 'A' (DSXF1 LED P2 40K WFL). CONTRACTOR TO FIELD ADJUST TILT AS REQUIRED. INITIAL TILT ASSUMED TO BE 15°.
2. PROPOSED POLE-MOUNTED FIXTURE TYPE 'B' (DSXF1 LED P1 40K MSP). CONTRACTOR TO FIELD ADJUST TILT AS REQUIRED. INITIAL TILT ASSUMED TO BE 30°.
3. PROPOSED POLE-MOUNTED FIXTURE TYPE 'C' (DSXF1 LED P1 40K HMF). CONTRACTOR TO FIELD ADJUST TILT AS REQUIRED. INITIAL TILT ASSUMED TO BE 25°.

GENERAL NOTES:

1. SITE PHOTOMETRIC PLAN DOES NOT INCLUDE THE LIGHTING CONTRIBUTION FROM THE CANOPY LIGHTS SHOWN ON SHEET E-4.
2. REFER TO SHEET E-9 FOR FIXTURE SCHEDULE.

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DESIGN ENGINEER: TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER 47079
DATE:

SCALE: AS NOTED
DESIGN: TDT
DRAWN: JLT
CHECKED: GLW

SITE LIGHTING PHOTOMETRIC PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: AUGUST 2024

PROJECT NO. 148404075

SHEET NUMBER E-5

THOMAS ENGINEERING
777 S. Harbour Island Blvd, STE 350, TAMPA, FL 33602
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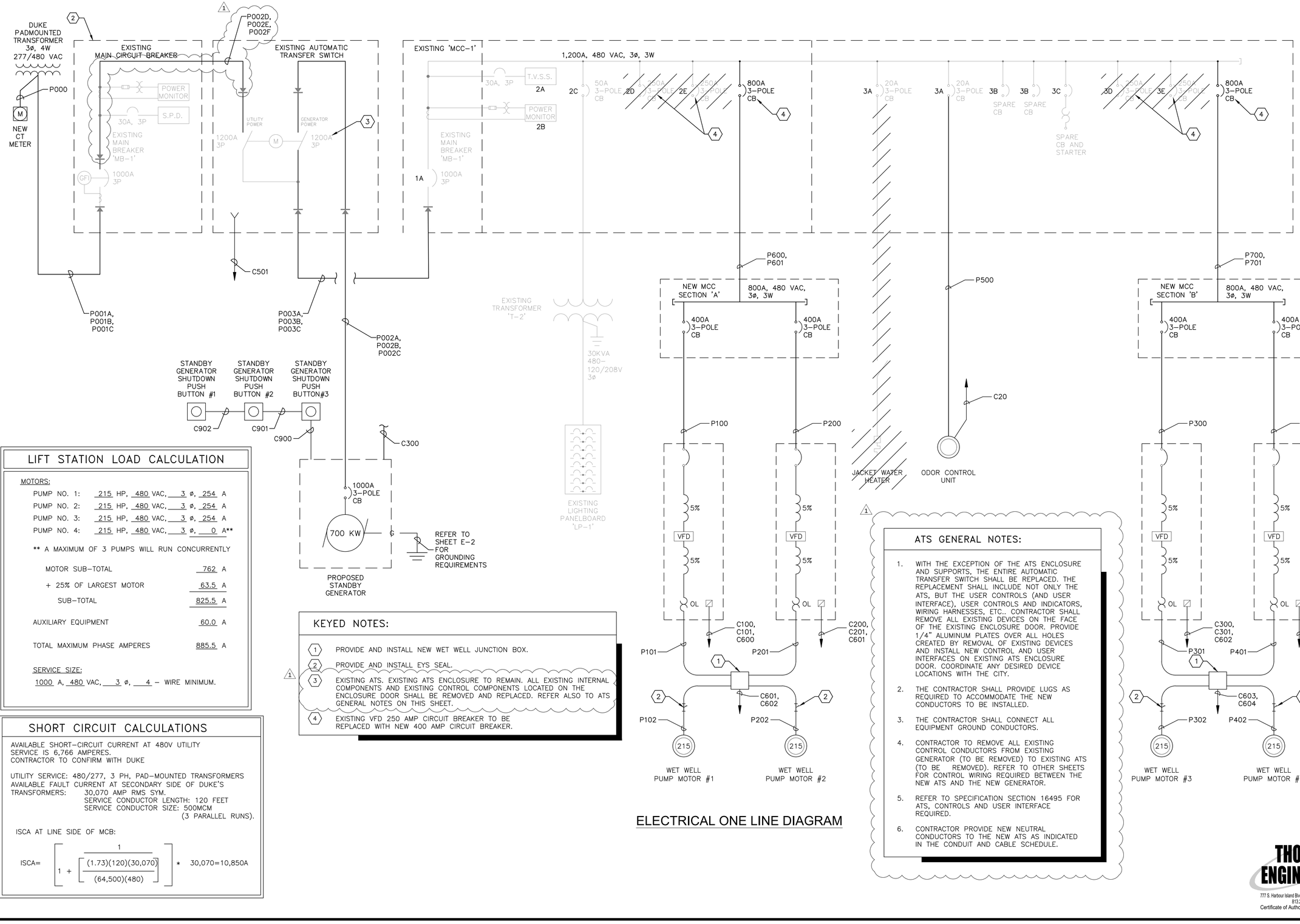

LIFT STATION LOAD CALCULATION

MOTORS:

PUMP NO. 1: 215 HP, 480 VAC, 3 ø, 254 A
PUMP NO. 2: 215 HP, 480 VAC, 3 ø, 254 A
PUMP NO. 3: 215 HP, 480 VAC, 3 ø, 254 A
PUMP NO. 4: 215 HP, 480 VAC, 3 ø, 0 A**

** A MAXIMUM OF 3 PUMPS WILL RUN CONCURRENTLY

MOTOR SUB-TOTAL	762 A
+ 25% OF LARGEST MOTOR	63.5 A
SUB-TOTAL	825.5 A
AUXILIARY EQUIPMENT	60.0 A
TOTAL MAXIMUM PHASE AMPERES	885.5 A

SERVICE SIZE:

1000 A, 480 VAC, 3 ø, 4 – WIRE MINIMUM.

SHORT CIRCUIT CALCULATIONS

AVAILABLE SHORT-CIRCUIT CURRENT AT 480V UTILITY SERVICE IS 6,766 AMPERES.
CONTRACTOR TO CONFIRM WITH DUKE

UTILITY SERVICE: 480/277, 3 PH, PAD-MOUNTED TRANSFORMERS
AVAILABLE FAULT CURRENT AT SECONDARY SIDE OF DUKE'S TRANSFORMERS: 30,070 AMP RMS SYM.
SERVICE CONDUCTOR LENGTH: 120 FEET
SERVICE CONDUCTOR SIZE: 500MCM (3 PARALLEL RUNS).

ISCA AT LINE SIDE OF MCB:

$$ISCA = \left[\frac{1}{1 + \left[\frac{(1.73)(120)(30{,}070)}{(64{,}500)(480)} \right]} \right] * 30{,}070 = 10{,}850A$$

KEYED NOTES:

1. PROVIDE AND INSTALL NEW WET WELL JUNCTION BOX.
2. PROVIDE AND INSTALL EYS SEAL.
3. EXISTING ATS. EXISTING ATS ENCLOSURE TO REMAIN. ALL EXISTING INTERNAL COMPONENTS AND EXISTING CONTROL COMPONENTS LOCATED ON THE ENCLOSURE DOOR SHALL BE REMOVED AND REPLACED. REFER ALSO TO ATS GENERAL NOTES ON THIS SHEET.
4. EXISTING VFD 250 AMP CIRCUIT BREAKER TO BE REPLACED WITH NEW 400 AMP CIRCUIT BREAKER.

ELECTRICAL ONE LINE DIAGRAM

ATS GENERAL NOTES:

1. WITH THE EXCEPTION OF THE ATS ENCLOSURE AND SUPPORTS, THE ENTIRE AUTOMATIC TRANSFER SWITCH SHALL BE REPLACED. THE REPLACEMENT SHALL INCLUDE NOT ONLY THE ATS, BUT THE USER CONTROLS (AND USER INTERFACE), USER CONTROLS AND INDICATORS, WIRING HARNESSES, ETC.. CONTRACTOR SHALL REMOVE ALL EXISTING DEVICES ON THE FACE OF THE EXISTING ENCLOSURE DOOR. PROVIDE 1/4" ALUMINUM PLATES OVER ALL HOLES CREATED BY REMOVAL OF EXISTING DEVICES AND INSTALL NEW CONTROL AND USER INTERFACES ON EXISTING ATS ENCLOSURE DOOR. COORDINATE ANY DESIRED DEVICE LOCATIONS WITH THE CITY.
2. THE CONTRACTOR SHALL PROVIDE LUGS AS REQUIRED TO ACCOMMODATE THE NEW CONDUCTORS TO BE INSTALLED.
3. THE CONTRACTOR SHALL CONNECT ALL EQUIPMENT GROUND CONDUCTORS.
4. CONTRACTOR TO REMOVE ALL EXISTING CONTROL CONDUCTORS FROM EXISTING GENERATOR (TO BE REMOVED) TO EXISTING ATS (TO BE REMOVED). REFER TO OTHER SHEETS FOR CONTROL WIRING REQUIRED BETWEEN THE NEW ATS AND THE NEW GENERATOR.
5. REFER TO SPECIFICATION SECTION 16495 FOR ATS, CONTROLS AND USER INTERFACE REQUIRED.
6. CONTRACTOR PROVIDE NEW NEUTRAL CONDUCTORS TO THE NEW ATS AS INDICATED IN THE CONDUIT AND CABLE SCHEDULE.

No.	Revisions	Date	By
1	IFC REVISION NO.1	08/14/24	TDT

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DESIGN ENGINEER: TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER 47079
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CHECKED: GLW

ELECTRICAL ONE LINE DIAGRAM

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE: AUGUST 2024
PROJECT NO. 148404075
SHEET NUMBER E-6

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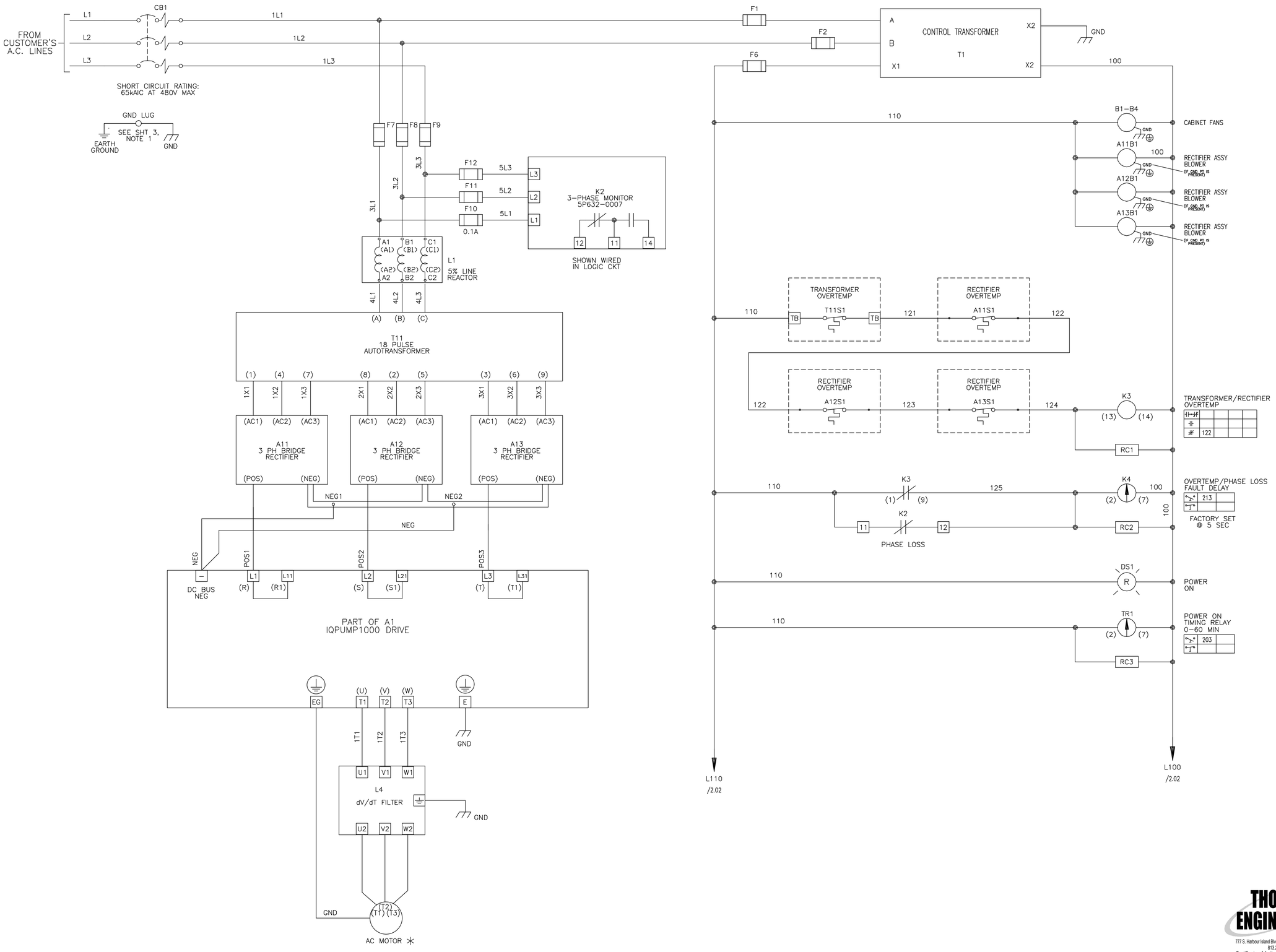

No.	Revisions	Date	By

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DESIGN ENGINEER: TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER 47079
DATE:

SCALE: AS NOTED
DESIGN: TDT
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CHECKED: GLW

VFD SCHEMATICS

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: AUGUST 2024
PROJECT NO. 148404075
SHEET NUMBER E-7

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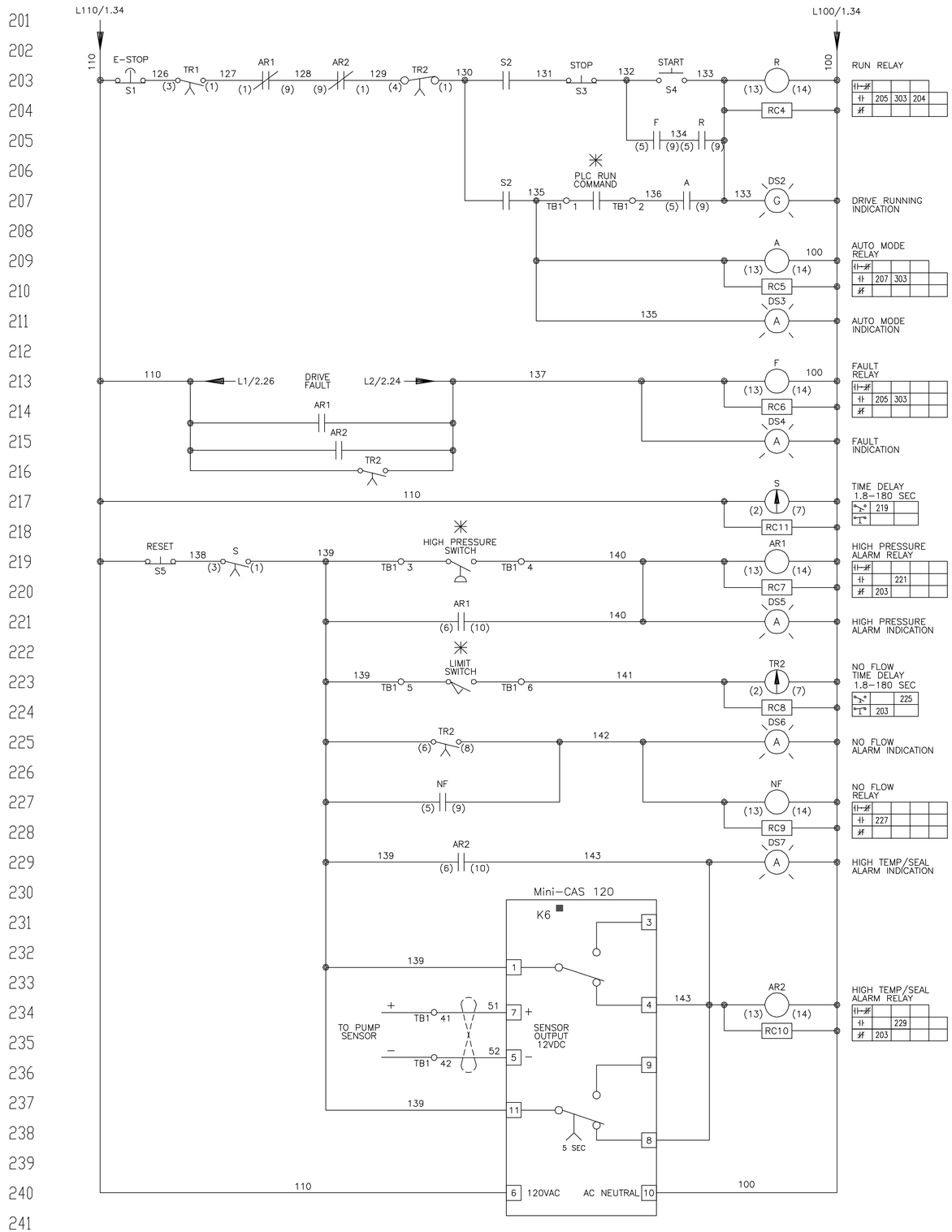

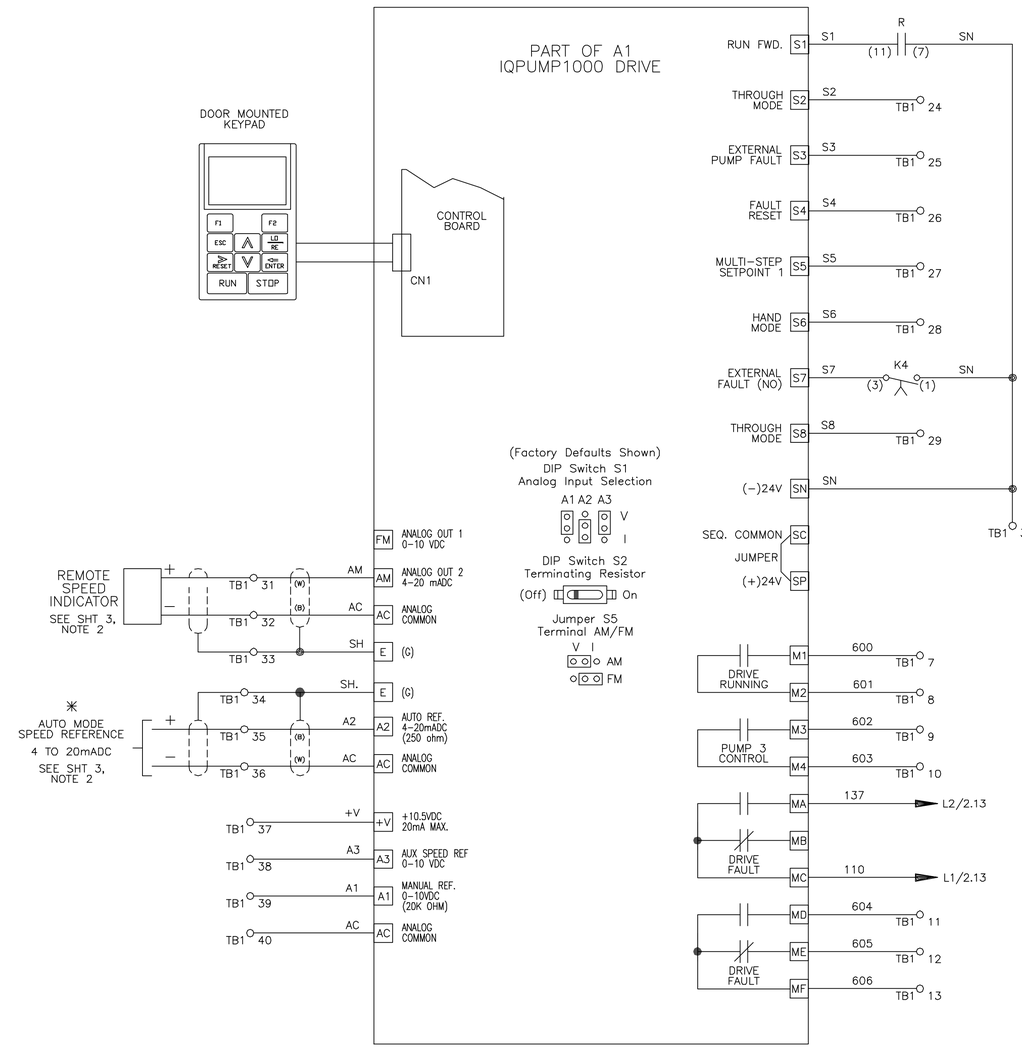

CONTACT SEQUENCE CHART FOR S2
X – INDICATES CONTACT CLOSED

CONTACT	POSITION			MANUF. LOCATION /TYPE
	HAND	OFF •	AUTO	
1	X			1RO
2			X	1LO

• SCHEMATIC SHOWS THIS POSITION.

■ SUPPLIED BY CUSTOMER. MOUNTED & WIRED BY YASKAWA.
✳ – INDICATES COMPONENTS NOT SUPPLIED BY YASKAWA.
—— – INDICATES CUSTOMER WIRING.

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No.	Revisions	Date	By

DESIGN ENGINEER: TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER 47079

SCALE: AS NOTED | DESIGN: TDT | DRAWN: JLT | CHECKED: GLW | DATE:

VFD SCHEMATICS

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
FLORIDA
PINELLAS COUNTY

DATE: AUGUST 2024
PROJECT NO. 148404075
SHEET NUMBER E-8

EXISTING PANEL 'LP-1' SCHEDULE

PANEL 'LP-1' ; SQUARE D CO. TYPE NQOD ; 120/208 VOLTS, 3ø, 4W ; 100 AMP MAIN CIRCUIT BREAKER ; 10K AIC RATING ; SURFACE ENCLOSURE TOP AT 5'-6" AFF

EQUIPMENT SERVED	CIRCUIT BREAKER POLE	AMPS	FRAME	KVA/PHASE A	B	C	CIRC. NO.	CIRC. NO.	KVA/PHASE A	B	C	CIRCUIT BREAKER POLE	AMPS	FRAME	EQUIPMENT SERVED
MPCP (1)	1	20	QOB	1.0			1	2	0.5			1	20	QOB	GENERATOR ROOM LIGHTING (1)
BATTERY CHARGER (1)	1	20	QOB		0.6		3	4		1.2		1	20	QOB	ELECTRICAL ROOM LIGHTING (1)
DAY TANK PANEL (2)	1	20	QOB			1.0	5	6			0.7	1	20	QOB	WALKWAY LIGHTING (1)
EXHAUST PLENUM LIGHT (1)	1	20	QOB	0.2			7	8	0.8			1	20	QOB	SITE LIGHTING (1)
AUTO-DIALER (1)	1	20	QOB		0.4		9	10		0.6		1	20	QOB	ELECTRICAL ROOM RECEPTS (1)
FUEL STORAGE LEAK/LEVEL (2)	1	20	QOB			0.2	11	12			0.6	1	20	QOB	GENERATOR ROOM RECEPTS (1)
EMER EYEWASH SHOWER (1)	1	20	QOB	0.2			13	14	0.6			1	20	QOB	OUTDOOR RECEPTACLES (1)
AHU-1 (1)	2	60	QOB		0.7		15	16				1	20	QOB	AIT-1075-1 (2)
" "	–	–	–			0.7	17	18				1	20	QOB	AIT-1075-2 (2)
ACCU-1 (1)	2	40	QOB	2.8			19	20	0.1			1	20	QOB	LIT-1000-1 (1)
" "	–	–	–		2.8		21	22		0.1		1	20	QOB	LIT-1000-2 (1)
AHU-2 (1)	2	60	QOB			0.7	23	24				1	20	QOB	FIT-1020-1 (2)
" "	–	–	–	0.7			25	26				1	20	QOB	FIT-1020-2 (2)
ACCU-2 (1)	2	40	QOB		2.8		27	28		0.2		1	20	QOB	OUTDOOR LIGHTING (1)
" "	–	–	–			2.8	29	30			0.7	1	20	QOB	MANHOLE SUMP PUMP (1)
FUEL TRANSFER PUMP PANEL(2)	1	20	QOB	0.9			31	32	0.1			1	20	QOB	FIT-1020-1
EXHAUST FAN (EF-1) (1)	1	20	QOB		0.3		33	34		0.1		1	20	QOB	GENERATOR STRUCTURE FIXTURE
FIRE ALARM CONTROL PANEL(1)	1	20	QOB			0.5	35	36			0.2	1	20	QOB	SITE LIGHTING
GATE OPERATOR	3	15	QOB	0.5			37	38				1	20	QOB	SPACE
" "	–	–	–		0.5		39	40				1	20	QOB	SPACE
" "	–	–	–			0.5	41	42				1	20	QOB	SPACE
SUB-TOTAL KVA				6.3	8.1	6.4			2.1	2.2	2.2				

TOTAL CONNECTED LOAD = 27.3 KVA TOTAL DEMAND LOAD = 25.2 KVA

NOTES (*):

(1) INDICATES EXISTING CIRCUIT BREAKER TO REMAIN AND BE REUSED.

(2) INDICATES EXISTING CIRCUIT BREAKER TO BECOME SPARE.

(3) INDICATES EXISTING CIRCUIT BREAKER TO REMAIN AND BE REUSED FOR NEW EQUIPMENT TO BE PROVIDED.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LAMP(S)	VOLTS	MOUNTING	REMARKS
A	LITHONIA	DSXF1 LED P2 40K WFL MVOLT IS DDBXD	(1) 42W LED	120	POLE – LITHONIA SSA16xxT20ULNECFBCDDBXD WHERE xx INDICATES WALL THICKNESS PER AREA LIGHT DETAIL ON E-12	MOUNT 16'-0" ABOVE GRADE. AIM WITH 15° TILT. PROVIDE ADJUSTABLE SLIPFITTER FOR 2-3/8" O.D. TENNON. FIELD ADJUST TILT AS NECESSARY
B	LITHONIA	DSXF1 LED P1 40K MSP MVOLT IS DDBXD	(1) 21W LED	120	POLE – LITHONIA SSA26xxT20ULNECFBCDDBXD WHERE xx INDICATES WALL THICKNESS PER AREA LIGHT DETAIL ON E-12	MOUNT 26'-0" ABOVE SLAB. AIM WITH 30° TILT. PROVIDE ADJUSTABLE SLIPFITTER FOR 2-3/8" O.D. TENNON. FIELD ADJUST TILT AS NECESSARY
C	LITHONIA	DSXF1 LED P1 40K HMF MVOLT IS DDBXD	(1) 21W LED	120	POLE – LITHONIA SSA16xxT20ULNECFBCDDBXD WHERE xx INDICATES WALL THICKNESS PER AREA LIGHT DETAIL ON E-12	MOUNT 16'-0" ABOVE GRADE. AIM WITH 25° TILT. PROVIDE ADJUSTABLE SLIPFITTER FOR 2-3/8" O.D. TENNON. FIELD ADJUST TILT AS NECESSARY
D	LITHONIA	CNY P0 40K MVOLT	(1) 27W LED	120	CEILING	

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DESIGN ENGINEER:

TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER
47079
DATE:

SCALE: AS NOTED
DESIGN: TDT
DRAWN: JLT
CHECKED: GLW

PANEL AND LIGHT FIXTURE SCHEDULES

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
FLORIDA
PINELLAS COUNY

DATE:
AUGUST 2024

PROJECT NO.
148404075

SHEET NUMBER
E-9

THOMAS ENGINEERING
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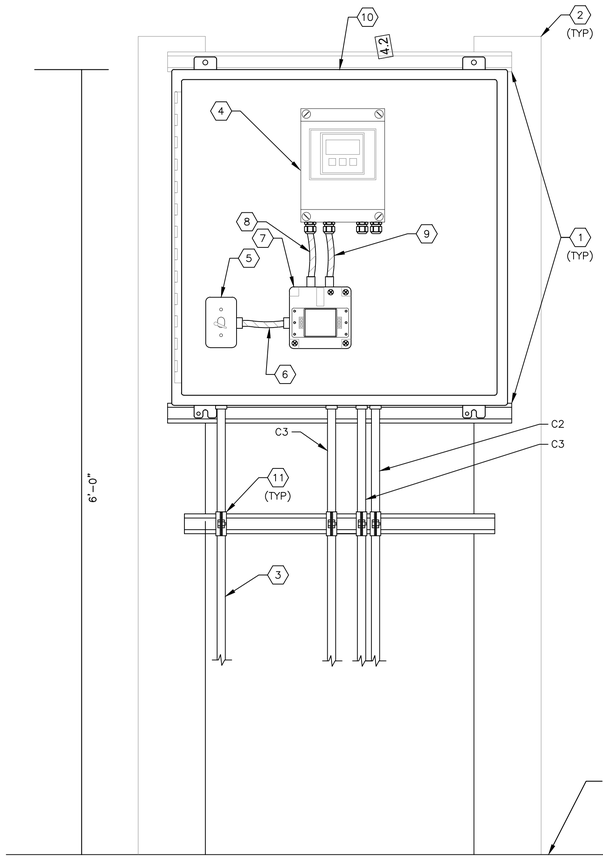
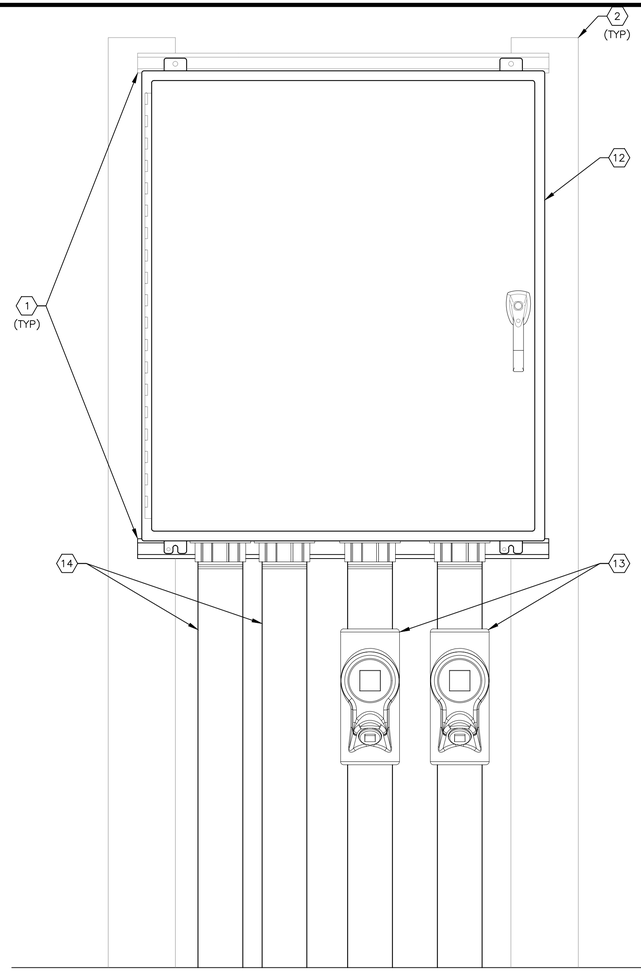
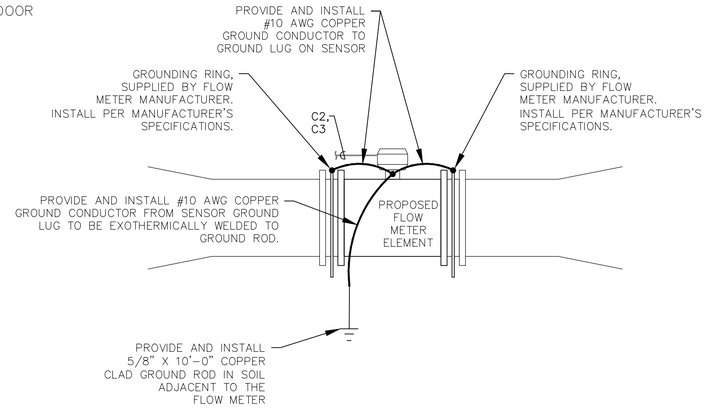


FLOW TRANSMITTER RACK ELEVATION 1
SCALE: NOT TO SCALE
E-2 | E-10



TYPICAL PUMP JNCTION BOX ELEVATION 2
SCALE: NOT TO SCALE
E-2 | E-10

NOTE: ELEVATION SHOWN WITH HINGED DOOR OPEN FOR CLARITY.



TYPICAL FLOW ELEMENT INSTALLATION DETAIL 3
SCALE: NOT TO SCALE
E-2 | E-10

KEYED NOTES:

1. PROVIDE AND INSTALL 1-5/8" STAINLESS STEEL UNISTRUT (OR EQUAL). BOLTS TO SECURE UNISTRUT SHALL BE INSTALLED COMPLETELY THROUGH CONCRETE POST.
2. PROVIDE AND INSTALL 6" X 6" CONCRETE POST. POST SHALL BE EMBEDDED A MINIMUM OF 3 FEET INTO CONCRETE SLAB/SOIL.
3. PROVIDE AND INSTALL 2-#12 THWN CU + 1-#12 THWN CU GND IN 3/4"C. FROM FLOW METER TRANSMITTER TO PANELBOARD 'LP-1' FOR 120V POWER, CIRCUIT 24.
4. PROVIDE AND INSTALL FLOW METER TRANSMITTER, PROLINE PROMAG W 400. REFER ALSO TO SPECIFICATIONS. PROVIDE 1/4" ALUMINUM PLATE FOR MOUNTING.
5. PROVIDE AND INSTALL 120V, 15A, SINGLE-POLE SWITCH IN WEATHERPROOF FS BOX AS 120V POWER DISCONNECTING MEANS. PROVIDE AND INSTALL SINGLE-GANG WEATHERPROOF SWITCH COVER. BELL #5121-0.
6. PROVIDE AND INSTALL 2-#12 THWN CU + 1-#12 THWN CU GND IN 3/4" FLEXIBLE, SEALTITE CONDUIT TO SURGE PROTECTION DEVICE FOR 120V POWER.
7. PROVIDE AND INSTALL EDCO - SLAC SERIES AC POWER/SIGNAL SURGE PROTECTION DEVICE IN NEMA 4X ENCLOSURE TO PROTECT 120V POWER CIRCUIT AND 4-20mA ANALOG OUTPUT SIGNAL.
8. PROVIDE AND INSTALL 2-#12 THWN CU + 1-#12 THWN CU GND IN 3/4" FLEXIBLE, SEALTITE CONDUIT TO FLOW METER TRANSMITTER FOR 120V POWER.
9. PROVIDE AND INSTALL 2/C-#16 SHIELDED (BELDEN 8719) IN 3/4" FLEXIBLE, SEALTITE CONDUIT. (4-20mA FLOW METER SIGNAL).
10. PROVIDE AND INSTALL 30" X 30" X 8" NEMA 4X, 316 STAINLESS STEEL ENCLOSURE WITH HINGED DOOR AND HANDLE. HAMMOND HW30308S16HK. PROVIDE ALUMINUM BACKPLATE, HAMMOND 18A2727. POWDER COATED WHITE.
11. PROVIDE AND INSTALL ALUMINUM CONDUIT CLAMP.
12. PROVIDE AND INSTALL 42" X 36" X 12" NEMA 4X, 316 STAINLESS STEEL ENCLOSURE WITH HINGED DOOR AND HANDLE. HAMMOND HW423612S16HK. PROVIDE ALUMINUM BACKPLATE, HAMMOND 18A2727. POWDER COATED WHITE. PROVIDE AND INSTALL POWER DISTRIBUTION BLOCK SIZED FOR PUMP POWER CONDUCTORS. MARATHON, BUSSMANN OR EQUAL. BLOCKS SHALL BE SUITABLE FOR COPPER CONDUCTORS. PROVIDE AND INSTALL 600V TERMINAL BLOCKS FOR FLOAT SWITCHES AND XYLEM TEMP/LEAK SENSORS.
13. PROVIDE AND INSTALL 4" EYS SEALS AS REQUIRED.
14. PROVIDE AND INSTALL CONDUIT/CONDUCTORS AS REQUIRED. CONDUIT/CONDUCTORS FOR FLOATS, WET WELL LEVEL TRANSMITTERS AND TEMP/LEAK NOT SHOWN FOR CLARITY.

No.	Revisions	Date	By
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DESIGN ENGINEER: TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER 47079
DATE:

SCALE: AS NOTED
DESIGN: TDT
DRAWN: JLT
CHECKED: GLW

ELECTRICAL DETAILS

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: AUGUST 2024
PROJECT NO. 148404075
SHEET NUMBER E-10

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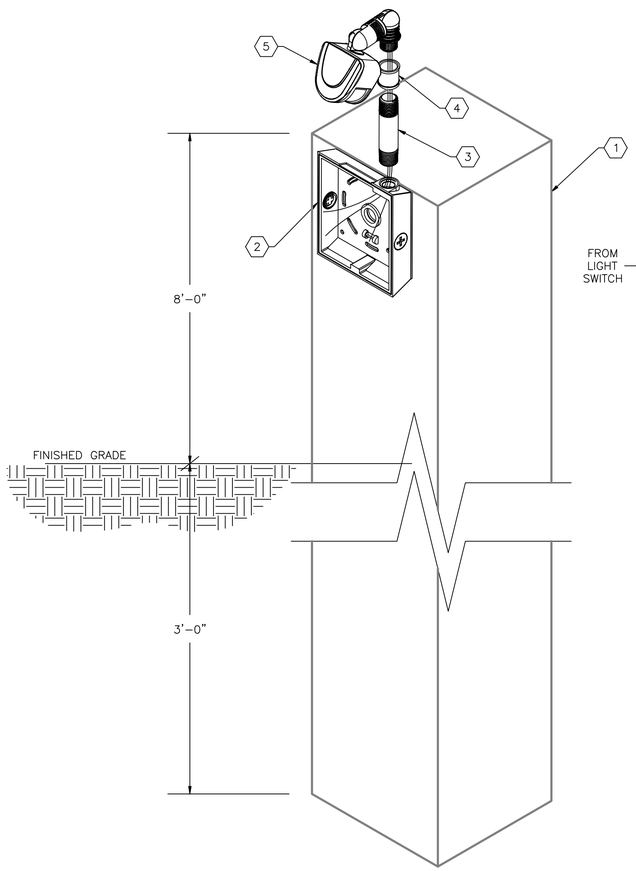
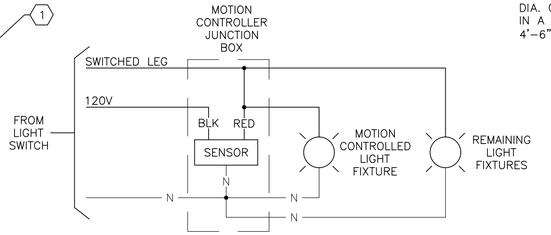




MOTION SENSOR WIRING

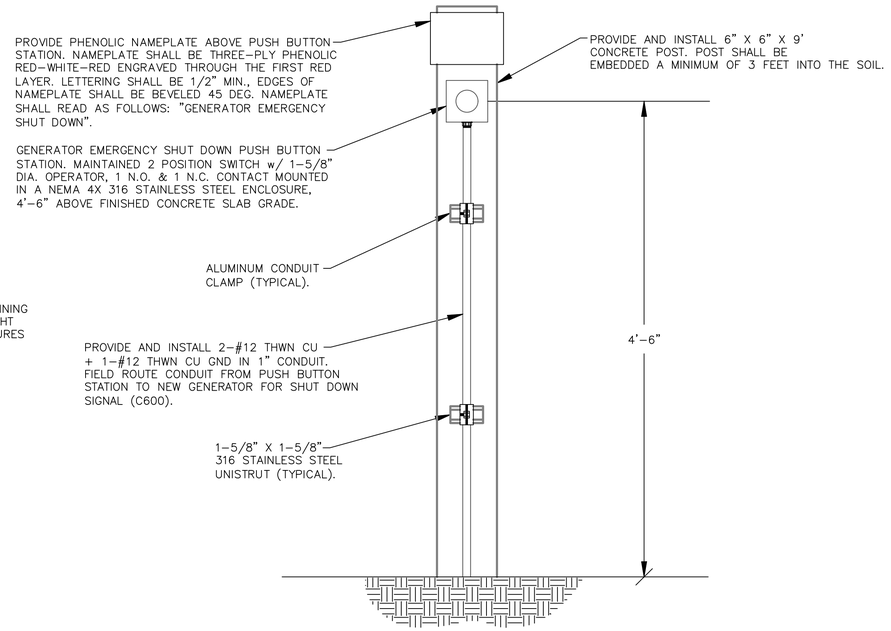
MOTION SENSOR DETAIL 1

SCALE: NOT TO SCALE

E–2 | E–11

KEYED NOTES:

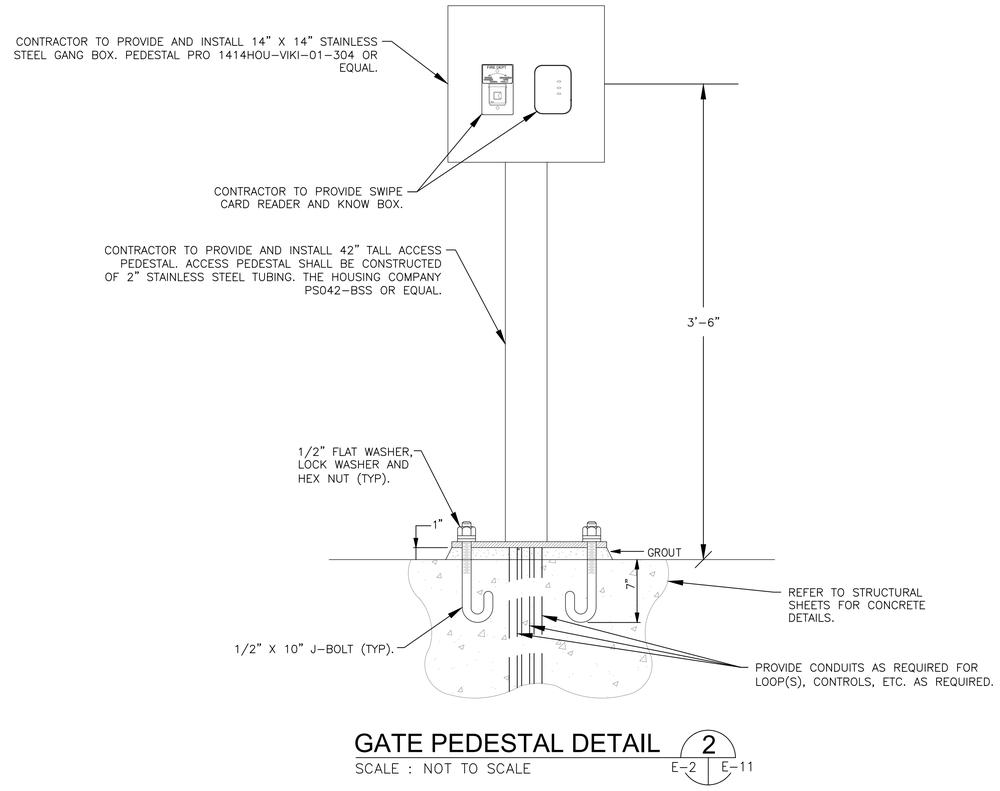
1. PROVIDE AND INSTALL 6" X 6" X 11' CONCRETE POST. POST SHALL BE EMBEDDED A MINIMUM OF 3 FEET INTO THE SOIL.
2. PROVIDE AND INSTALL WEATHERPROOF CAST ALUMINUM JUNCTION BOX WITH STAINLESS STEEL COVER AND SCREWS.
3. PROVIDE AND INSTALL 1/2" RIGID ALUMINUM CONDUIT NIPPLE.
4. PROVIDE AND INSTALL 1/2" RIGID ALUMINUM COUPLING.
5. PROVIDE AND INSTALL MOTION SENSOR – WAC LIGHTING MODEL #MS–120. ADJUST AIMING IN FIELD PER MANUFACTURER'S DIRECTIONS. MOUNT MOTION SENSOR APPROXIMATELY 8'–0" ABOVE GRADE.



EMERGENCY SHUTOFF PUSH BUTTON ELEVATION 1

SCALE : NOT TO SCALE

E–2 | E–11



GATE PEDESTAL DETAIL 2

SCALE : NOT TO SCALE

E–2 | E–11

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ELECTRICAL DETAILS

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE: AUGUST 2024

PROJECT NO. 148404075

SHEET NUMBER E-11

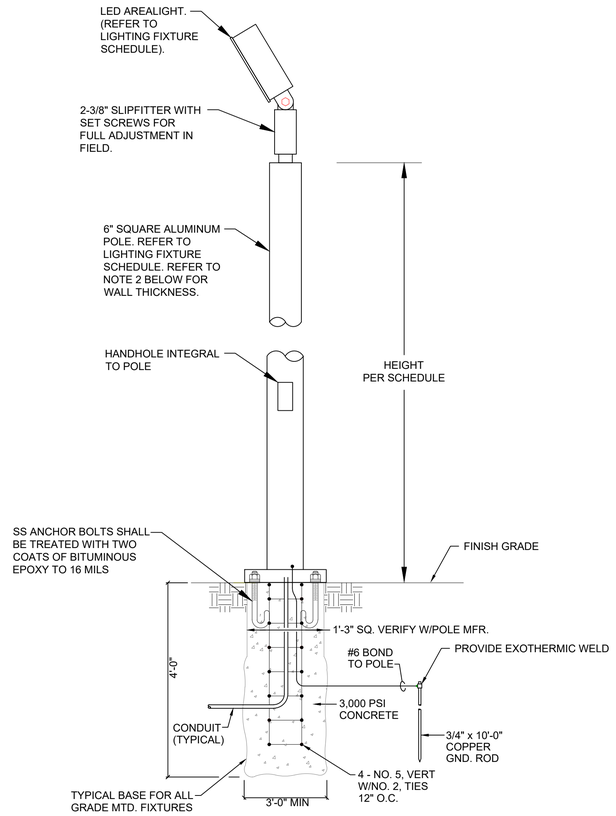
EXISTING VFD DETAIL (A)

SCALE : NOT TO SCALE

E-3 | E-12

KEYED NOTES:

1. EXISTING 70" WIDE X 24" DEEP VFD. TYPICAL OF 4.
2. EXISTING HOUSEKEEPING PAD.
3. EXISTING STRUCTURAL EXTENSION. THE EXISTING VFD'S ARE REPLACEMENTS FOR THE VFD'S ORIGINALLY INSTALLED AT THE STATION. WHEN THE EXISTING VFD' WERE INSTALLED THE FOOTPRINT (AND CONDUIT WINDOWS) OF THE EXISTING VFD'S DID NOT ACCOMMODATE THE LOCATION OF THE COUNDUIT STUB-UP'S IN THE FLOOR SLAB. EXTENSIONS WERE FABRICATED TO RAISE THE EXISTING VFD'S IN ORDER TO INSTALL THE REQUIRED CONDUCTORS. BASED ON SHOP DRAWINGS PROVIDED BY THE MANUFACTURER, THE CONTRACTOR SHALL DETERMINE IF THE EXISTING STRUCTURAL EXTENSIONS CAN BE REMOVED, OR IF NEW EXTENSIONS NEED TO BE PROVIDED. TYPICAL FOR EACH VFD.



NOTES :

1. LIGHTING FIXTURE SUBMITTAL SHALL INCLUDE FOUNDATION DESIGN SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF FLORIDA. FOUNDATION SHALL MEET FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. STRUCTURAL ENGINEER SHALL SELECT APPROPRIATE WALL THICKNESS IN ORDER TO SATISFY WIND LOAD REQUIREMENTS.

TYPICAL AREA LIGHT DETAIL (A)

SCALE: NOT TO SCALE

E-2 | E-12

No.	Revisions	Date	By

Kimley»Horn
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200 CENTRAL AVE., SUITE 600
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P. 727 547 3999
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DESIGN ENGINEER: TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER 47079

SCALE: AS NOTED | DESIGN: TDT | DRAWN: JLT | CHECKED: GLW | DATE:

ELECTRICAL DETAILS

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: AUGUST 2024

PROJECT NO. 148404075

SHEET NUMBER E-12

THOMAS ENGINEERING
777 S. Harbour Island Blvd, STE 350, TAMPA, FL 33602
813.227.5190
Certificate of Authorization No. 00031028

CONDUIT AND CABLE SCHEDULE

CONDUIT No.	QTY/SIZE	NUMER OF CONDUCTORS/SIZE	FROM	TO	REMARKS
P000	1"	COORDINATE WITH DUKE	NEW DUKE TRANSFORMER	NEW DUKE CT METER	COORDINATE ALL REQUIREMENTS WITH FPL.
P001A	4"	3-#500 + 1-#4/0 NEUTRAL	NEW DUKE TRANSFORMER	EXISTING MAIN CIRCUIT BREAKER 'MB-1'	
P001B	4"	3-#500 + 1-#4/0 NEUTRAL	NEW DUKE TRANSFORMER	EXISTING MAIN CIRCUIT BREAKER 'MB-1'	
P001C	4"	3-#500 + 1-#4/0 NEUTRAL	NEW DUKE TRANSFORMER	EXISTING MAIN CIRCUIT BREAKER 'MB-1'	
P002A	4"	3-#500 + 1-#4/0 N + 1-#4/0 GND	NEW ATS	NEW GENERATOR	
P002B	4"	3-#500 + 1-#4/0 N + 1-#4/0 GND	NEW ATS	NEW GENERATOR	
P002C	4"	3-#500 + 1-#4/0 N + 1-#4/0 GND	NEW ATS	NEW GENERATOR	
P002D	4"	3-#500 + 1-#4/0 N + 1-#4/0 GND	EXISTING MAIN CIRCUIT BREAKER 'MB-1'	NEW ATS	
P002E	4"	3-#500 + 1-#4/0 N + 1-#4/0 GND	EXISTING MAIN CIRCUIT BREAKER 'MB-1'	NEW ATS	
P002F	4"	3-#500 + 1-#4/0 N + 1-#4/0 GND	EXISTING MAIN CIRCUIT BREAKER 'MB-1'	NEW ATS	
P003A	4"	3-#500 + 1-#4/0 GND	NEW ATS	EXISTING 'MCC-1'	
P003B	4"	3-#500 + 1-#4/0 GND	NEW ATS	EXISTING 'MCC-1'	
P003C	4"	3-#500 + 1-#4/0 GND	NEW ATS	EXISTING 'MCC-1'	
P100	4"	3-#500 + 1-#3 GND	MCC SECTION 'A'	NEW PUMP #1 VFD	
P101	4"	3-#500 + 1-#3 GND	NEW PUMP #1 VFD	NEW WET WELL JUNCTION BOX	
P102	4"	AS REQUIRED	NEW WET WELL JUNCTION BOX	NEW PUMP #1 MOTOR	CABLE TO BE SUPPLIED INTEGRAL TO THE PUMP MOTOR BY MANUFACTURER.
P200	4"	3-#500 + 1-#3 GND	MCC SECTION 'A'	NEW PUMP #2 VFD	
P201	4"	3-#500 + 1-#3 GND	NEW PUMP #2 VFD	NEW WET WELL JUNCTION BOX	
P202	4"	AS REQUIRED	NEW WET WELL JUNCTION BOX	NEW PUMP #2 MOTOR	CABLE TO BE SUPPLIED INTEGRAL TO THE PUMP MOTOR BY MANUFACTURER.
P300	4"	3-#500 + 1-#3 GND	MCC SECTION 'B'	NEW PUMP #3 VFD	
P301	4"	3-#500 + 1-#3 GND	NEW PUMP #3 VFD	NEW WET WELL JUNCTION BOX	
P302	4"	AS REQUIRED	NEW WET WELL JUNCTION BOX	NEW PUMP #3 MOTOR	CABLE TO BE SUPPLIED INTEGRAL TO THE PUMP MOTOR BY MANUFACTURER.
P400	4"	3-#500 + 1-#3 GND	MCC SECTION 'B'	NEW PUMP #4 VFD	
P401	4"	3-#500 + 1-#3 GND	NEW PUMP #4 VFD	NEW WET WELL JUNCTION BOX	
P402	4"	AS REQUIRED	NEW WET WELL JUNCTION BOX	NEW PUMP #4 MOTOR	CABLE TO BE SUPPLIED INTEGRAL TO THE PUMP MOTOR BY MANUFACTURER.
P500	1"	3-#8 + 1-#10 GND	MCC-1	ODOR CONTROL UNIT	
P600	4"	3-#600 + 1-#1/0 GND	MCC-1	MCC SECTION 'A'	
P601	4"	3-#600 + 1-#1/0 GND	MCC-1	MCC SECTION 'A'	
P700	4"	3-#600 + 1-#1/0 GND	MCC-1	MCC SECTION 'B'	
P701	4"	3-#600 + 1-#1/0 GND	MCC-1	MCC SECTION 'B'	
P800	1"	3-#10 + 1-#10 GND	PANELBOARD LP-1 (CIRCUIT 37/39/41)	GATE OPERATOR	
P900	3/4"	2-#12 + 1-#12 GND	PANELBOARD LP-1 (CIRCUIT 36)	SITE LIGHTING SWITCH	
P901	3/4"	3-#12 + 1-#12 GND	SITE LIGHTING SWITCH	MOTION SENSOR	120V AND SWITCHED LEG
P902	3/4"	2-#12 + 1-#12 GND	MOTION SENSOR	MOTION CONTROLLED LIGHTING FIXTURE	
P903	3/4"	2-#12 + 1-#12 GND	MOTION SENSOR	NEXT LIGHTING FIXTURE	
P904	3/4"	2-#12 + 1-#12 GND	LIGHTING FIXTURE	NEXT LIGHTING FIXTRUE	

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1	IFC REVISION NO.1	08/14/24	TDT

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DESIGN ENGINEER:
TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER
47079
DATE:

SCALE: AS NOTED
DESIGN: TDT
DRAWN: JLT
CHECKED: GLW

CONDUIT AND CABLE SCHEDULE

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
PINELLAS COUNY FLORIDA

DATE:
AUGUST 2024

PROJECT NO.
148404075

SHEET NUMBER
E-13

THOMAS ENGINEERING
777 S. Harbour Island Blvd, STE 350, TAMPA, FL 33602
813.227.9190
Certificate of Authorization No. 00031028

CONDUIT AND CABLE SCHEDULE

CONDUIT No.	QTY/SIZE	NUMER OF CONDUCTORS/SIZE	FROM	TO	REMARKS
C1	1"	2/C–#16 SHIELDED (BELDEN 8719)	FLOW METER TRANSMITTER	MASTER PUMP STATION CONTROL PANEL 'MPCP'	FOR NEW FLOW METER 4–20mA SIGNAL.
C2	1"	CABLE BY MANUFACTURER	FLOW METER TRANSMITTER	FLOW METER	ELECTRODE CABLE.
C3	1"	CABLE BY MANUFACTURER	FLOW METER TRANSMITTER	FLOW METER	COIL CURRENT CABLE.
C20	3/4"	2–#14 + 1–#14 GND	ODOR CONTROL UNIT	MASTER PUMP STATION CONTROL PANEL 'MPCP'	ODOR CONTROL RUNNING INDICATION.
C100	1"	10–#14 + 1–#14 GND	VFD #1	MASTER PUMP STATION CONTROL PANEL 'MPCP'	PUMP/VFD INPUT/OUTPUTS TO 'MPCP'. DRIVE RUN COMMAND, DRIVE RUNNING INDICATION, DRIVE FAULT INDICATION AND DRIVE IN AUTO MODE INDICATION. COUNT INCLUDES SPARES.
C101	1–1/2"	2: 2/C–#16 SHIELDED (BELDEN 8719)	VFD #1	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD 4–20mA SPEED COMMAND AND 4–20mA SPEED REFERENCE SIGNALS.
C200	1"	10–#14 + 1–#14 GND	VFD #2	MASTER PUMP STATION CONTROL PANEL 'MPCP'	PUMP/VFD INPUT/OUTPUTS TO 'MPCP'. DRIVE RUN COMMAND, DRIVE RUNNING INDICATION, DRIVE FAULT INDICATION AND DRIVE IN AUTO MODE INDICATION. COUNT INCLUDES SPARES.
C201	1–1/2"	2: 2/C–#16 SHIELDED (BELDEN 8719)	VFD #2	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD 4–20mA SPEED COMMAND AND 4–20mA SPEED REFERENCE SIGNALS.
C300	1"	10–#14 + 1–#14 GND	VFD #3	MASTER PUMP STATION CONTROL PANEL 'MPCP'	PUMP/VFD INPUT/OUTPUTS TO 'MPCP'. DRIVE RUN COMMAND, DRIVE RUNNING INDICATION, DRIVE FAULT INDICATION AND DRIVE IN AUTO MODE INDICATION. COUNT INCLUDES SPARES.
C301	1–1/2"	2: 2/C–#16 SHIELDED (BELDEN 8719)	VFD #3	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD 4–20mA SPEED COMMAND AND 4–20mA SPEED REFERENCE SIGNALS.
C400	1"	10–#14 + 1–#14 GND	VFD #4	MASTER PUMP STATION CONTROL PANEL 'MPCP'	PUMP/VFD INPUT/OUTPUTS TO 'MPCP'. DRIVE RUN COMMAND, DRIVE RUNNING INDICATION, DRIVE FAULT INDICATION AND DRIVE IN AUTO MODE INDICATION. COUNT INCLUDES SPARES.
C401	1–1/2"	2: 2/C–#16 SHIELDED (BELDEN 8719)	VFD #4	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD 4–20mA SPEED COMMAND AND 4–20mA SPEED REFERENCE SIGNALS.
C500	1"	12–#12 + 1–#12 GND	GENERATOR	MASTER PUMP STATION CONTROL PANEL 'MPCP'	GENERATOR MONITORING CONDUCTORS. COUNT INCLUDES SPARES.
C501	1"	4–#12 + 1–#12 GND	GENERATOR	AUTOMATIC TRANSFER SWITCH	GENERATOR START CIRCUIT. COUNT INCLUDES SPARES.
C502	1"	10–#12 + 1–#12 GND	GENERATOR DIESEL TANK	MASTER PUMP STATION CONTROL PANEL 'MPCP'	GENERATOR DIESEL TANK MONITORING CONDUCTORS. COUNT INCLUDES SPARES.
C503	1"	2/C–#16 SHIELDED (BELDEN 8719)	GENERATOR DIESEL TANK	MASTER PUMP STATION CONTROL PANEL 'MPCP'	GENERATOR DIESEL TANK LEVEL TRANSMITTER.
C600	3/4"	2–#12 + 1–#12 GND	GENERATOR SUT DOWN PUSHBUTTON	NEW GENERATOR.	
C601	1"	2/C–#16 TWISTEDSHIELD	PUMP #1 WET WELL JUNCTION BOX	VFD #1	PUMP #1 TEMPERATURE AND LEAK SENSOR CONDUCTORS. CABLE SHALL BE BELDEN #8719 (VERIFY WITH XYLEM).
C602	1"	2/C–#16 TWISTEDSHIELD	PUMP #2 WET WELL JUNCTION BOX	VFD #2	PUMP #2 TEMPERATURE AND LEAK SENSOR CONDUCTORS. CABLE SHALL BE BELDEN #8719 (VERIFY WITH XYLEM).
C603	1"	2/C–#16 TWISTEDSHIELD	PUMP #3 WET WELL JUNCTION BOX	VFD #3	PUMP #3 TEMPERATURE AND LEAK SENSOR CONDUCTORS. CABLE SHALL BE BELDEN #8719 (VERIFY WITH XYLEM).
C604	1"	2/C–#16 TWISTEDSHIELD	PUMP #4 WET WELL JUNCTION BOX	VFD #4	PUMP #4 TEMPERATURE AND LEAK SENSOR CONDUCTORS. CABLE SHALL BE BELDEN #8719 (VERIFY WITH XYLEM).
C701	3/4"	2–#14 + 1–#14 GND	VALVE VAULT	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD #1 PRESSURE SWITCH, HIGH PRESSURE INDICATION.
C701A	3/4"	2–#14 + 1–#14 GND	VALVE VAULT	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD #1 CHECK VALVE OPEN INDICATION.
C702	3/4"	2–#14 + 1–#14 GND	VALVE VAULT	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD #2 PRESSURE SWITCH, HIGH PRESSURE INDICATION.
C702A	3/4"	2–#14 + 1–#14 GND	VALVE VAULT	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD #2 CHECK VALVE OPEN INDICATION.
C703	3/4"	2–#14 + 1–#14 GND	VALVE VAULT	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD #3 PRESSURE SWITCH, HIGH PRESSURE INDICATION.
C703A	3/4"	2–#14 + 1–#14 GND	VALVE VAULT	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD #3 CHECK VALVE OPEN INDICATION.
C704	3/4"	2–#14 + 1–#14 GND	VALVE VAULT	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD #4 PRESSURE SWITCH, HIGH PRESSURE INDICATION.
C704A	3/4"	2–#14 + 1–#14 GND	VALVE VAULT	MASTER PUMP STATION CONTROL PANEL 'MPCP'	VFD #4 CHECK VALVE OPEN INDICATION.
C801	2"	CABLES BY MANUFACTURER	WET WELL NO. 1	PUMP #1 WET WELL JUNCTION BOX	HIGH–HIGH LEVEL ALARM, LEAD PUMP ON, LAG PUMP ON, PUMPS OFF AND LOW–LOW LEVEL ALARM FLOAT CABLES.
C801A	1"	10–#14 + 1–#14 GND	PUMP #1 WET WELL JUNCTION BOX	MASTER PUMP STATION CONTROL PANEL 'MPCP'	HIGH–HIGH LEVEL ALARM, LEAD PUMP ON, LAG PUMP ON, PUMPS OFF AND LOW–LOW LEVEL ALARM FLOAT CABLES.
C802	2"	CABLES BY MANUFACTURER	WET WELL NO. 2	PUMP #2 WET WELL JUNCTION BOX	HIGH–HIGH LEVEL ALARM, LEAD PUMP ON, LAG PUMP ON, PUMPS OFF AND LOW–LOW LEVEL ALARM FLOAT CABLES.
C802A	1"	10–#14 + 1–#14 GND	PUMP #2 WET WELL JUNCTION BOX	MASTER PUMP STATION CONTROL PANEL 'MPCP'	HIGH–HIGH LEVEL ALARM, LEAD PUMP ON, LAG PUMP ON, PUMPS OFF AND LOW–LOW LEVEL ALARM FLOAT CABLES.
C803	2"	2/C–#16 SHIELDED (BELDEN 8719)	WET WELL NO. 1	PUMP #1 WET WELL JUNCTION BOX	WET WELL #1 LEVEL TRANSMITTER.
C803A	1"	2/C–#16 SHIELDED (BELDEN 8719)	PUMP #1 WET WELL JUNCTION BOX	MASTER PUMP STATION CONTROL PANEL 'MPCP'	WET WELL #1 LEVEL TRANSMITTER.
C804	2"	2/C–#16 SHIELDED (BELDEN 8719)	WET WELL NO. 2	PUMP #2 WET WELL JUNCTION BOX	WET WELL #2 LEVEL TRANSMITTER.
C804A	1"	2/C–#16 SHIELDED (BELDEN 8719)	PUMP #2 WET WELL JUNCTION BOX	MASTER PUMP STATION CONTROL PANEL 'MPCP'	WET WELL #2 LEVEL TRANSMITTER.
C900	3/4"	2–#12 + 1–#12 GND	GENERATOR	GENERATOR SHUTDOWN PUSHBUTTON No. 3	
C901	3/4"	2–#12 + 1–#12 GND	GENERATOR SHUTDOWN PUSHBUTTON No. 3	GENERATOR SHUTDOWN PUSHBUTTON No. 2	
C902	3/4"	2–#12 + 1–#12 GND	GENERATOR SHUTDOWN PUSHBUTTON No. 2	GENERATOR SHUTDOWN PUSHBUTTON No. 1	

1

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DESIGN ENGINEER:
TIMOTHY THOMAS, P.E.
FL LICENSE NUMBER
47079
DATE:

SCALE: AS NOTED
DESIGN: TDT
DRAWN: JLT
CHECKED: GLW

CONDUIT AND CABLE SCHEDULE

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
PINELLAS COUNY FLORIDA

DATE:
AUGUST 2024

PROJECT NO.
148404075

SHEET NUMBER
E-14

THOMAS ENGINEERING
777 S. Harbour Island Blvd, STE 350, TAMPA, FL 33602
813.227.9190
Certificate of Authorization No. 00031028

PHASE II IMPROVEMENTS

FOR

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION

SECTION 25, TOWNSHIP 31 SOUTH, RANGE 15 EAST

CITY OF ST. PETE BEACH, FLORIDA

8665 BOCA CIEGA DRIVE
ST. PETE BEACH, FL 33706

PROJECT TEAM:

OWNER:
CITY OF ST. PETE BEACH
155 COREY AVE
ST. PETE BEACH, FLORIDA 33706
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SURVEYOR:
HYATT SURVEY SERVICES, INC.
2012 LENA ROAD
BRADENTON, FL 34211
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941.748.4693

SHEET INDEX

DISCIPLINE	DRAWING	TITLE
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ARCHITECTURAL	A-2	ARCHITECTURAL SITE PLAN
ARCHITECTURAL	A-3	ELECTRICAL BUILDING DEMOLITION
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IRRIGATION	IR-2	SCHEMATIC IRRIGATION NOTES
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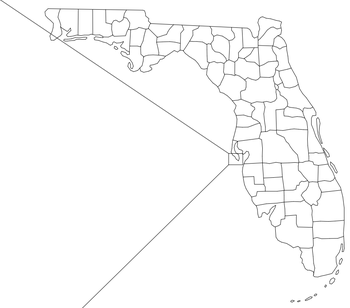

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4145 FALKENBURG RD.
RIVERVIEW, FL 33578
CONTACT: JEREMY CORNETTE
863-581-5734

DUKE ENERGY
452 EAST CROWN POINT RD.
WINTER GARDEN, FL 34787
CONTACT: VIVIAN CASTRO-CINTRON
407-504-7330

FRONTIER COMMUNICATIONS
3712 WEST WALNUT ST.
TAMPA, FL 33607
CONTACT: TONI CANNON
813-875-1014

PINELLAS COUNTY UTILITIES - WATER AND RECLAIMED
14 SOUTH FORT HARRISON AVE.
CLEARWATER, FL 33756
CONTACT: JAY PERKINS
727-464-3536

UNITI FIBER
200 CUMBERLAND DR.
ST. AUGUSTINE, FL 32095
CONTACT: CHARLIE CROFT
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TECO PEOPLE'S GAS
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TAMPA, FL 33619
CONTACT: JOAN DOMNING
813-275-3783

PREPARED BY
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No.	Revisions	Date	By

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SCALE:	N.T.S.
DESIGN:	SNH
DRAWN:	AJO
CHECKED:	SAE

COVER SHEET

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: DECEMBER 2023
PROJECT NO. 148404075
SHEET NUMBER G-1.1

PAINTING SPEC - STUCCO

1. ONE COAT LOXON BLOCK SURFACER OR LOXON CONDITIONER

2. TWO COATS LOXON XP (SHERWIN WILLIAMS A24-1400 SERIES), BRUSH, ROLLER OR SPRAY APPLIED, 14-18 MILS WET. TOTAL DRY FILM THICKNESS OF 12-16 MILS OF TOPCOAT AND A SURFACE WITH 10 OR LESS PINHOLES PER SQ. FOOT.

APPROVED PRODUCTS LIST - BASIS OF DESIGN			
PRODUCT	MANUFACTURER	MODEL	FPA NUMBER
ALUMINUM FLUSH DOORS	CLINE DOORS	SERIES 100BE	FL6336 R8
ALUMINUM LOUVERS	AMERICAN WARMING AND VENTILATING	LE-32	FL7453 R5
ALUMINUM LOUVERS SHUTTERS	AMERICAN SHUTTER SYSTEMS ASSOC INC	EXTRUDED BERTHA BAHAMA	FL2683 R8

GENERAL NOTES

1. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS SHALL BE AS SHOWN ON DRAWINGS. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, TILE, VINYL, GYPSUM BOARD, ETC. THE WRITTEN SCALES (i.e. 1/8" = 1'-0") APPLY TO FULL SIZE, UNREDUCED DRAWINGS. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PAY NECESSARY PERMITS AND CERTIFICATES.
4. THE CONTRACTOR IS EXPECTED TO KEEP PREMISES CLEAN DURING CONSTRUCTION. TRASH WILL NOT BE ALLOWED TO ACCUMULATE IN THE SPACE DURING CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED DAILY. FINAL CLEAN UP AND REPAIR IS PART OF THIS WORK. REMOVE ALL DUST, DEBRIS, OILS, STAINS, FINGERPRINTS AND LABELS FROM ALL EXPOSED FINISHED SURFACES. SAFE WORKING AREA AND CONDITIONS SHALL BE MAINTAINED AT ALL TIMES.
5. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES, ABOVE AND BELOW GRADE BEFORE COMMENCING WORK. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH ARE TO REMAIN.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND INSTALL ALL LABOR AND EQUIPMENT NECESSARY TO COMPLETE PROJECT AS PER DOCUMENTS. THE CONTRACTOR IS TO DELIVER PROJECT CLEAN AND READY FOR USE AS INTENDED BY OWNER.
7. PERFORM ALL WORK IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS UNLESS A VARIANCE IS APPROVED BY THE OWNER AND OR ARCHITECT.
8. ALL WORK SHALL BE IN STRICT COMPLIANCE WITH GOVERNING FEDERAL, STATE, AND LOCAL BUILDING CODE REQUIREMENTS, REGULATIONS, ORDINANCES, AND STANDARDS INCLUDING ADA, FHA, AND / OR OTHER ACCESSIBILITY CODES.
9. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND SHALL CONFORM TO SPECIFIC REGULATIONS AS MANDATED BY THE OWNER AND THE ARCHITECT.
10. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES, SIGNAGE, AND OTHER REQUIRED DEVICES.
11. ALL REQUESTS FOR SUBSTITUTIONS OF ANY SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF THE ALTERNATE PROPOSED IS PROVEN TO BE MORE ADVANTAGEOUS TO THE OWNER WITH RESPECT TO DELIVERY DATE, QUALITY, OR COST. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.

SELECTIVE DEMOLITION NOTES

SELECTIVE DEMOLITION NOTES
1. COORDINATE ALL DEMOLITION WORK WITH NEW WORK.
2. DO NOT DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. PROTECT AS NECESSARY.
3. SURFACES ADJACENT TO AREAS OF DEMOLITION WHICH ARE AFFECTED BY DEMOLITION WORK SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT SURFACES.
4. ALL STRUCTURAL COMPONENTS OF THE BUILDING TO REMAIN, INCLUDING FOUNDATIONS, GROUND FLOOR AND ELEVATED FLOOR SLABS, SHEAR WALLS, LOAD BEARING WALLS, COLUMNS AND BEAMS UNLESS OTHERWISE NOTED.
5. SEE ARCHITECTURAL, PLUMBING AND ELECTRICAL FOR LOCATIONS OF NEW TRENCHES, HOLES, SHAFTS, CHASES, TEC. THROUGH CONCRETE SLABS.
6. SURFACES SHALL BE DRY AND IN SOUND CONDITION. REMOVE OIL, DUST, DIRT, LOOSE RUST, PEELING PAINT OR OTHER CONTAMINATION TO ENSURE GOOD ADHESION.
7. REMOVE MILDEW BEFORE PAINTING BY WASHING WITH A SOLUTION OF 1 PART LIQUID HOUSEHOLD BLEACH AND 3 PARTS OF WARM WATER. APPLY THE SOLUTION AND SCRUB THE MILDEWED AREA. ALLOW THE SOLUTION TO REMAIN ON THE SURFACE FOR 10 MINUTES. RINSE THOROUGHLY WITH CLEAN WATER AND ALLOW THE SURFACE TO DRY A MINIMUM OF 48 HOURS BEFORE PAINTING.
8. REMOVE ITEMS INCLUDING BUT NOT LIMITED TO THERMOSTATS, ELECTRICAL OUTLETS, SWITCH COVERS AND SIMILAR ITEMS PRIOR TO PAINTING. AFTER COMPLETING PAINTING OPERATIONS IN EACH SPACE OR AREA, REINSTALL ITEMS REMOVED USING WORKERS SKILLED IN THE TRADES INVOLVED.

No.	Revisions	Date	By

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SCALE:
DESIGN: SNH
DRAWN: AJO
CHECKED: SAE

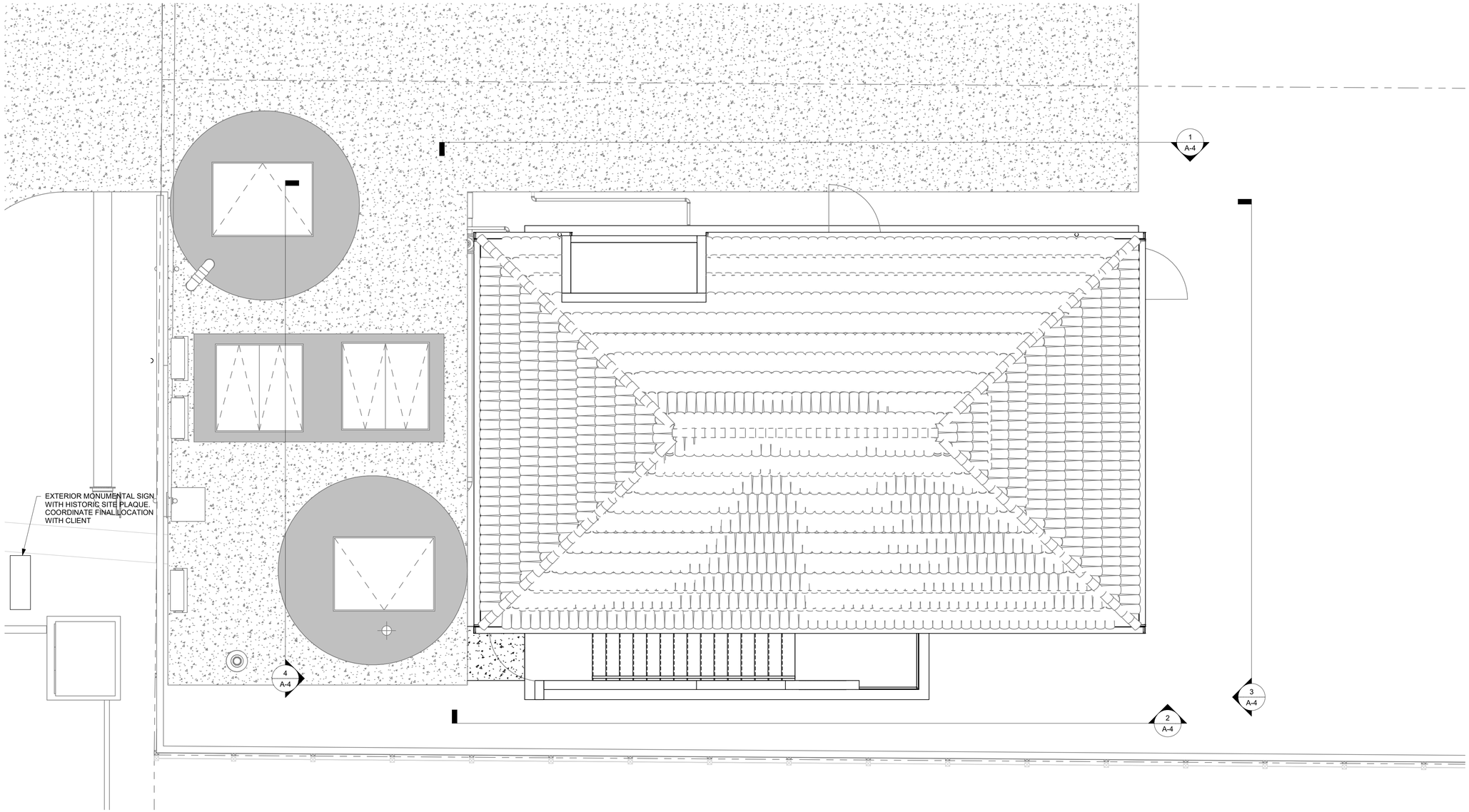
ARCHITECTURAL GENERAL NOTES

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE:
DECEMBER 2023

PROJECT NO.
148404075

SHEET NUMBER
A-1



1 A-2 ARCHITECTURAL SITE PLAN

SCALE: 1/4" = 1'-0"

No.	Revisions	Date	By

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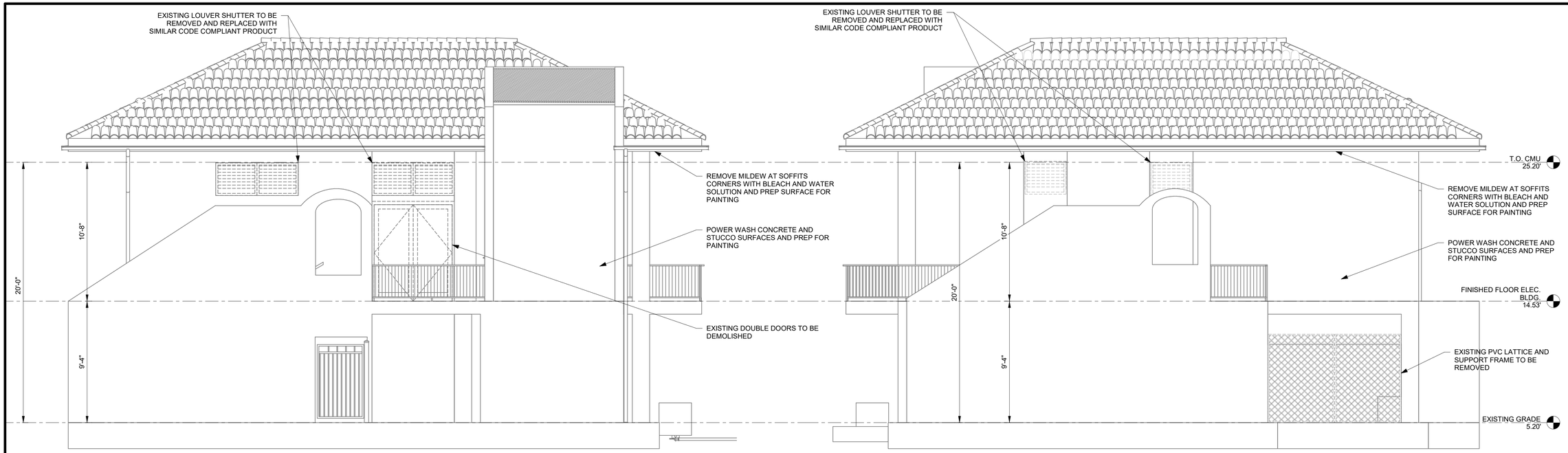
ARCHITECTURAL SITE PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: DECEMBER 2023
PROJECT NO. 148404075
SHEET NUMBER A-2

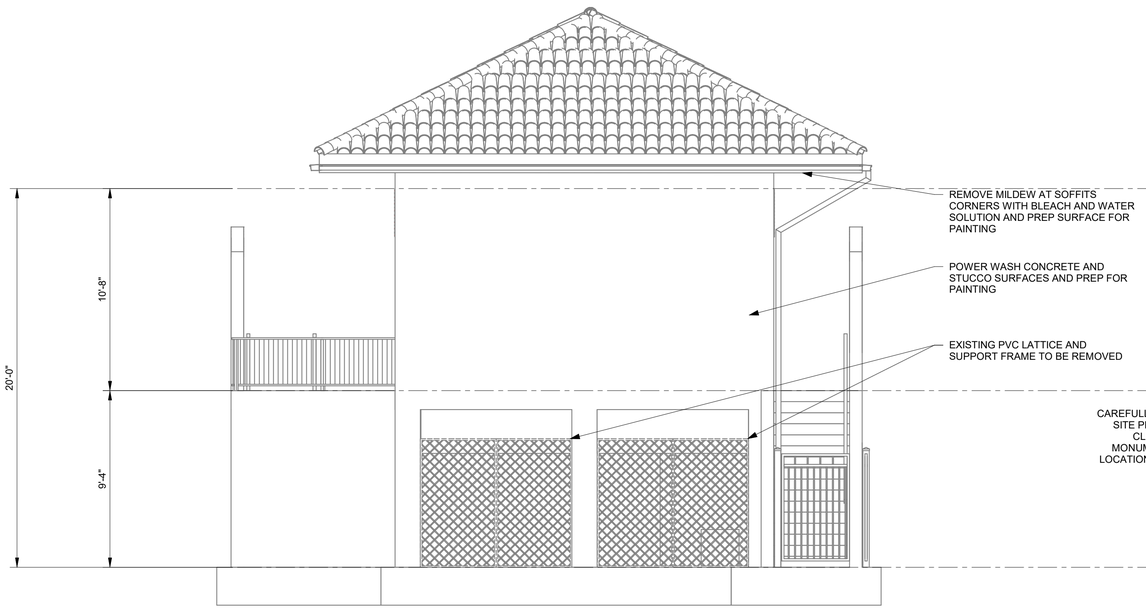


1 / A-3 NORTH ELEVATION DEMO

SCALE: 1/4" = 1'-0"

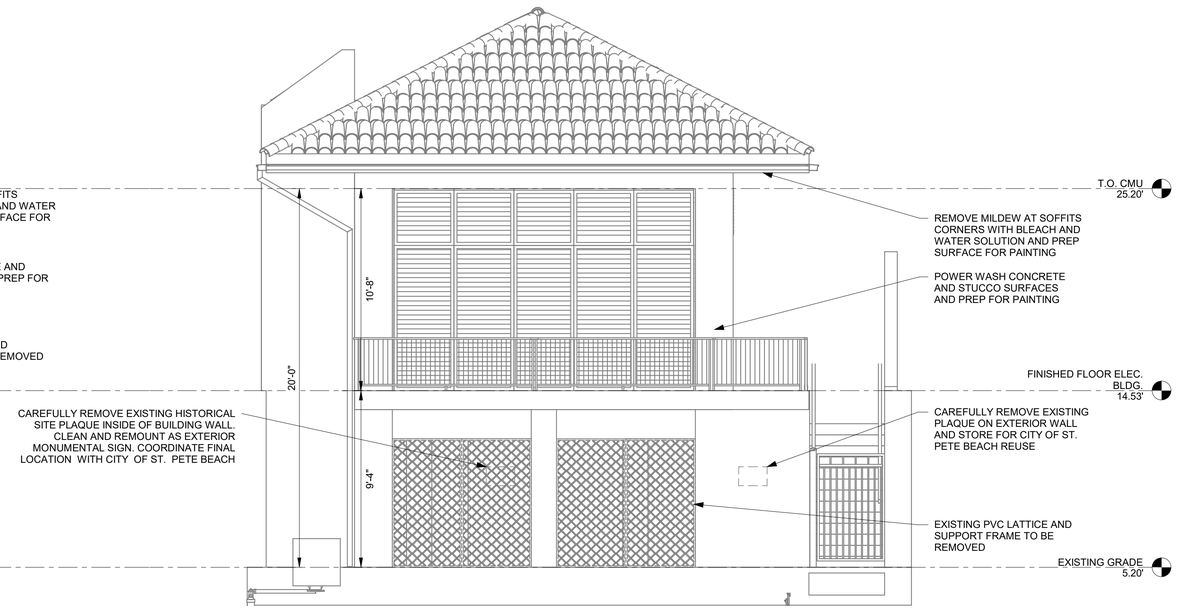
2 / A-3 SOUTH ELEVATION DEMO

SCALE: 1/4" = 1'-0"



3 / A-3 EAST ELEVATION DEMO

SCALE: 1/4" = 1'-0"



4 / A-3 WEST ELEVATION DEMO

SCALE: 1/4" = 1'-0"

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ELECTRICAL BUILDING DEMOLITION

CITY OF ST. PETE BEACH

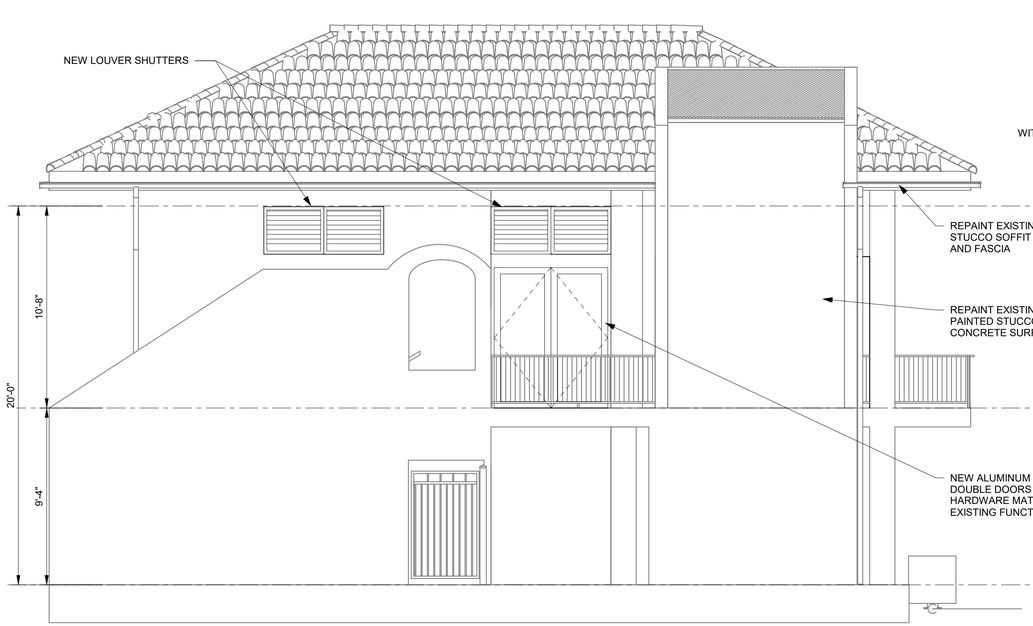
PUMP STATION 1 REHABILITATION

PINELLAS COUNTY FLORIDA

DATE: DECEMBER 2023

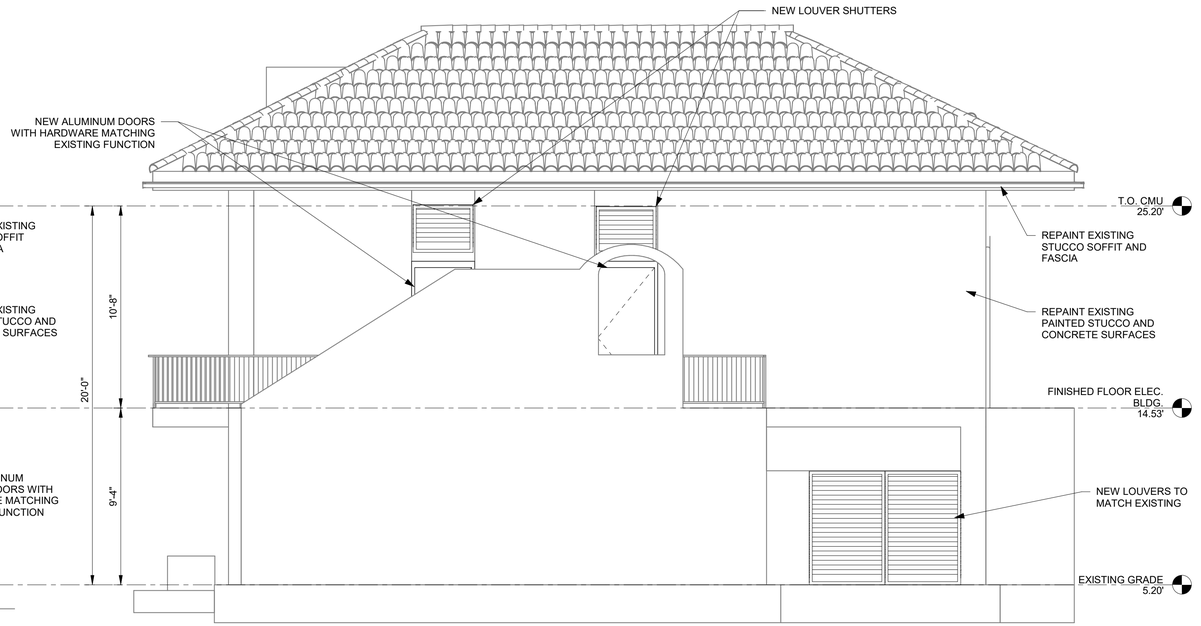
PROJECT NO. 148404075

SHEET NUMBER A-3



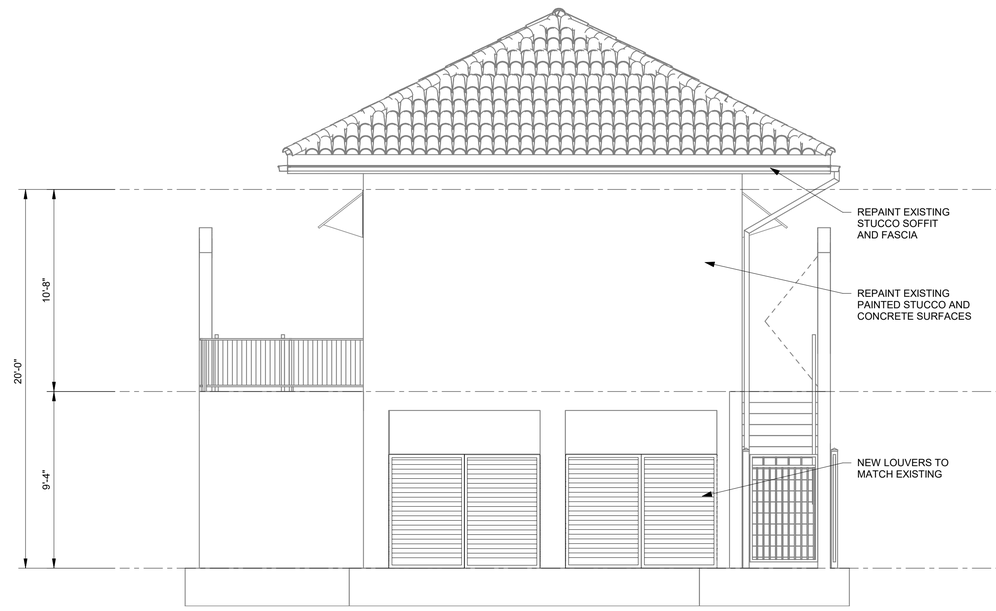
1 A-4 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



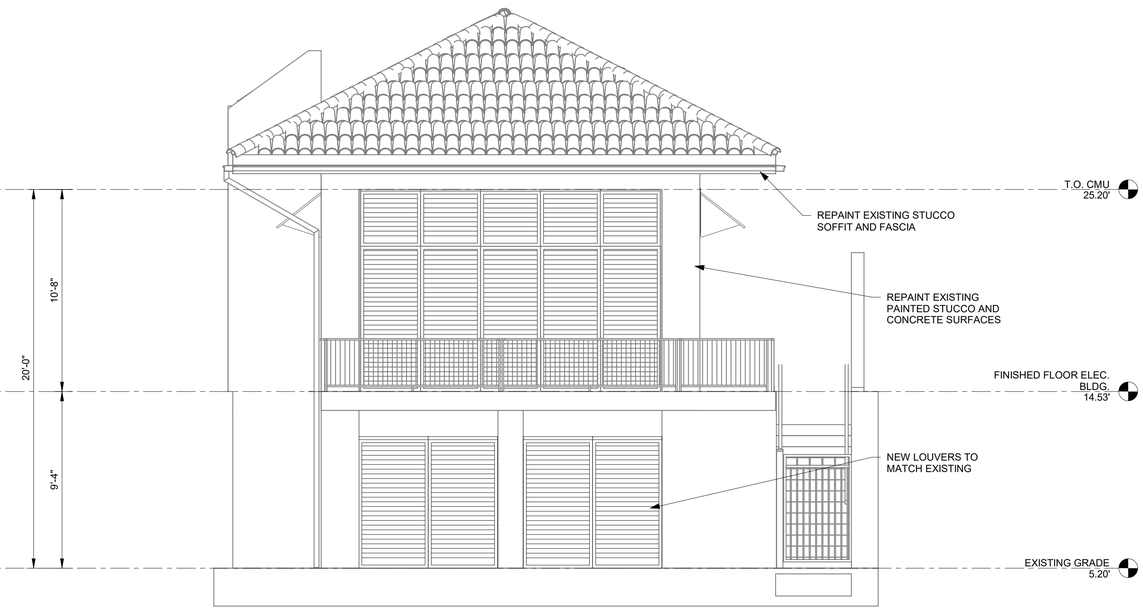
2 A-4 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



3 A-4 EAST ELEVATION

SCALE: 1/4" = 1'-0"



4 A-4 WEST ELEVATION

SCALE: 1/4" = 1'-0"

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ELECTRICAL BUILDING ELEVATIONS

CITY OF ST. PETE BEACH

PUMP STATION 1 REHABILITATION

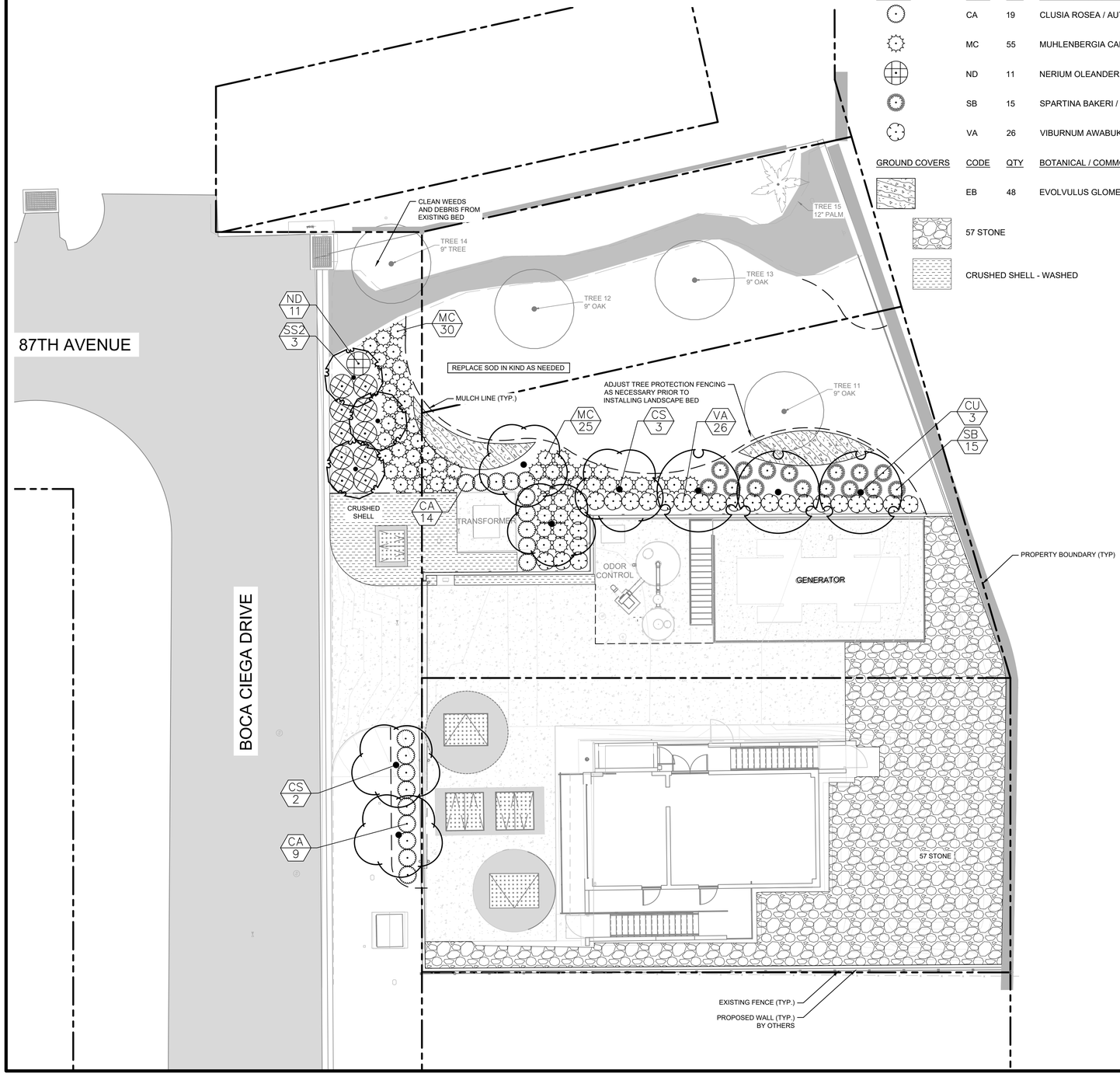
FLORIDA

PINELLAS COUNTY

DATE:
DECEMBER 2023

PROJECT NO.
148404075

SHEET NUMBER
A-4



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL (MIN)	CONT (MIN)	HEIGHT (MIN)	SPREAD	SPACING	NATIVE
	CU	3	COCCOLOBA UVIFERA / SEA GRAPE	MULTI-TRUNK	POT	12 FT MIN	4 FT MIN	AS SHOWN	YES
	CS	5	CONOCARPUS ERECTUS F. SERICEUS / SILVER BUTTONWOOD	2 IN CAL	FG	12 FT MIN	4 FT MIN	AS SHOWN	YES
	SS2	3	SABAL PALMETTO / CABBAGE PALMETTO SLICKED MIN 8 FT HT	FULLY REGENERATED	FG	16 - 20` (VARIES)	4 FT MIN	AS SHOWN	YES

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT	HEIGHT	SPREAD	SPACING	NATIVE
	CA	19	CLUSIA ROSEA / AUTOGRAPH TREE	7 GAL	POT	24 IN MIN	24 IN MIN	36 IN OC	YES
	MC	55	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL	POT	12 IN MIN	12 IN MIN	36 IN OC	YES
	ND	11	NERIUM OLEANDER `DWARF PINK ICE` / DWARF PINK ICE OLEANDER	3 GAL	POT	18 IN MIN	18 IN MIN	48 IN OC	NO
	SB	15	SPARTINA BAKERI / SAND CORDGRASS	1 GAL	POT	12 IN MIN	12 IN MIN	48 IN OC	YES
	VA	26	VIBURNUM AWABUKI / EVERGREEN SWEET VIBURNUM	7 GAL	POT	30 IN MIN	24 IN MIN	36 IN OC	NO

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT	HEIGHT	SPREAD	SPACING	NATIVE
	EB	48	EVOLVULUS GLOMERATUS `BLUE DAZE` / BRAZILIAN DWARF MORNING GLORY	1 GAL	POT	12 IN MIN	10 IN MIN	24 IN OC	YES
	57 STONE								
	CRUSHED SHELL - WASHED								

PUMP STATION 1 LANDSCAPE CALCULATIONS

ST. PETE BEACH LDC

	REQUIRED	PROVIDED
FRONT SETBACK REQUIREMENT MINIMUM LANDSCAPE DEPTH OF 10% OF R.O.W. DEPTH 1 TREE / 180 SF OF REQUIRED LANDSCAPE *SECTION 22.7(A)*	60 FT R.O.W. DEPTH = 6' LANDSCAPE AREA 438 SF OF REQ. LANDSCAPE / 180 SF = 3 TREES	6' WIDE LANDSCAPE AREA 3 TREES
REPLACEMENT TREES EXISTING TREES OVER 4" DBH TO BE REMOVED SHALL BE REPLACED AT A RATIO OF 2 TREES FOR EACH TREE REMOVED. *SECTION 22.12(E)(2)*	4 TREES REMOVED X 2 REPLACEMENT TREES = 8 REQUIRED REPLACEMENT TREES	8 REPLACEMENT TREES

NOTES:

1. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
3. ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
4. CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE, INCLUDING ANY DISTURBANCE WITHIN RIGHT-OF-WAY. ALL SOD TO BE NON-IRRIGATED BAHIA. CONFIRM FINAL SPECIES SELECTION WITH OWNER PRIOR TO INSTALLATION.
5. REFER TO SHEETS L-2 AND L-3 FOR LANDSCAPE NOTES AND DETAILS.

SYMBOL KEY:

EXISTING TREE TO BE PRESERVED

EXISTING PALM TO BE PRESERVED

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's **below.** **Call** before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	Revisions	Date	By

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SCALE: AS NOTED
DESIGN: JLD
DRAWN: RJG
CHECKED: JLD

LANDSCAPE PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
FLORIDA
PINELLAS COUNY

DATE: DECEMBER 2023
PROJECT NO. 148404075
SHEET NUMBER L-1

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK

1.1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.

1.2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

1.3. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

2.1. PROTECT ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2.2. MAINTAIN ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

2.3. WHERE APPLICABLE, SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, INDEX 102-600.

2.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO PLANTING.

2.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO PLANT MATERIAL EXISTING OR OTHERWISE. THIS SHALL INCLUDE COMPACTION AND SPILLING OF ANY DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF EXISTING TREES TO REMAIN. PLANT MATERIAL KILLED OR DAMAGED THAT IS MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED WITH LIKE SIZE AND KIND TO THE SATISFACTION OF THE OWNER OR REGULATORY AGENCY AT THE COST TO THE CONTRACTOR.

2.6. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

3. SUBMITTALS

3.1. SUBMIT MATERIAL SAMPLES LISTED BELOW FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) GALLON PLASTIC BAG
SOIL MIXTURE	ONE (1) GALLON PLASTIC BAG
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

3.2. SUBMIT TESTING RESULTS OF SOIL MIXTURE AS PER SECTION 6 BELOW.

4. PLANT MATERIALS

4.1. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS INDICATED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION. PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND OWNER.

4.2. ALL TREE SPECIES INSTALLED SHALL BE MATCHED IN SIZE AND SHAPE UNLESS NOTED OTHERWISE.

4.3. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY TO THE SITE, DURING PROGRESS OF THE WORK AND/OR AFTER COMPLETION. REJECTED PLANTS SHALL BE REMOVED AND REPLACED IMMEDIATELY.

5. DIGGING AND HANDLING

5.1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. NO PLANT MATERIAL SHALL BE HANDLED BY STEMS.

6. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

6.1. TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

6.2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

6.3. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

6.4. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

6.5. PLANT TREES IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

6.6 TREES PLANTED IN TREE WELLS SHALL RECEIVE STRUCTURAL URBAN SOIL. MIX SHALL BE : 50% SAND, 20% PERLITE, 20% PINES FINES AND 10% ORGANIC SOIL.

7. WATER

7.1. PROVIDE WATER NECESSARY FOR PLANTING ESTABLISHMENT AND MAINTENANCE. WATER SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.

7.2. WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

8. FERTILIZER

8.1. PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

8.2. FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

9. MULCH

9.1. MOISTEN MULCH MATERIAL AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CONTRACTOR SHALL CLEAR MULCH FROM WITHIN A SIX (6) INCH RADIUS AROUND TRUNK / STEM FLARE. MULCH SHALL BE "FLORIMULCH", EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

9.2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH PLANTING BED AND TREE RING (SIX (6) FOOT DIAMETER MINIMUM).

10. CONTAINER GROWN STOCK

10.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN IT'S CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

10.2. INSUFFICIENT OR POORLY STRUCTURED ROOT SYSTEMS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

10.3. ROOTS PLUS GROWER (RPG) PRODUCTS SHALL BE USED WHERE SPECIFIED.

11. MATERIALS LIST

11.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

12. FINE GRADING

12.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WHICH CONSISTS OF FINAL FINISHED GRADING (INCLUDING ADDITIONAL SOIL MIXTURE AS NEEDED) FOR LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. FINISH GRADE SHALL ACCOUNT FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

12.2. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

13. PLANTING PROCEDURES

13.1. CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. REMOVE ALL MORTAR, CEMENT, AND TOXIC MATERIAL FROM THE SURFACE OF ALL PLANT BEDS. DO NOT MIX THESE MATERIALS WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

13.2. LOCATE, MAINTAIN AND PROTECT ALL UTILITIES ABOVE AND BELOW GROUND. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

13.3. NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING OVERHEAD POWER LINES IN ACCORDANCE WITH SETBACK REQUIREMENTS OF FPL'S "RIGHT TREE, RIGHT PLACE" PROGRAM. CONSULT THE UNIVERSITY OF FLORIDA'S "TREES AND POWER LINE" WEBSITE FOR TREE SIZE CATEGORIES.

13.4. NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING / PROPOSED LIGHT POLES. TREES INSTALLED IN CONFLICT WITH LIGHT POLES ARE SUBJECT TO RELOCATION AT THE EXPENSE OF THE CONTRACTOR.

13.5. REMOVE ALL EXISTING AND IMPORTED DELETERIOUS MATERIAL AND SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE AS NEEDED WITH CLEAN SOIL MIXTURE.

13.6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

13.7. EXCAVATE ALL PLANTING PITS IN ACCORDANCE WITH LANDSCAPE DETAILS PROVIDED. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. IF POOR DRAINAGE EXISTS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL ENSURE ELIMINATION OF ALL AIR POCKETS AROUND ROOTS.

13.8. SET TREES AND SHRUBS STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

13.9. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM UPPER ONE THIRD (1/3) OF ROOT BALLS.

13.10. ALL SUCKER GROWTH AND BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT IN ACCORDANCE WITH ANSI A-300.

13.11. SHRUBS AND GROUND COVER PLANTS SHALL BE SPACED IN ACCORDANCE WITH THE DRAWINGS, LANDSCAPE DETAILS AND AS INDICATED ON THE PLANT LIST.

13.12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN A PLUMB AND UPRIGHT POSITION.

13.13. FAILURE TO FOLLOW THE ABOVE PLANTING PROCEDURE SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

14. LAWN SODDING

14.1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING NECESSARY TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

14.2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS TO A MINIMUM DEPTH OF THREE (3) INCHES. PROVIDE ONE (1) INCH OF TOPSOIL ACROSS ENTIRE LAWN BED AND MIX THROUGHLY INTO TOP FOUR (4) INCHES OF SOIL TO BRING THE GROUND TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL TOPSOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

14.3. HAND RAKE LAWN BED UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

14.4. SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

14.5. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

14.6. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS.

14.7. IMMEDIATELY FOLLOWING SOD LAYING, ROLL LAWN AREAS WITH A LAWN ROLLER AND THEN THOROUGHLY IRRIGATED.

14.8. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

14.9. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY EXCESSIVE HEAT AND MOISTURE.

14.10. WITHIN THE CONTRACT LIMITS, PRODUCE AND MAINTAIN A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

15. CLEANUP

15.1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

16. PLANT MATERIAL MAINTENANCE

16.1. ALL PLANT MATERIAL SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) AS NECESSARY TO INSURE HEALTHY AND VIGOROUS GROWING CONDITIONS BY THE CONTRACTOR UPON DELIVERING TO THE SITE AND UNTIL FINAL ACCEPTANCE OF WORK.

17. FINAL INSPECTION AND ACCEPTANCE OF WORK

17.1. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE PER MANUFACTURER RECOMMENDATIONS. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

17.2. PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

17.3. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. ALL PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.

18. WARRANTY

18.1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION AND ACCEPTANCE OF THE WORK BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.

18.2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. ANY REPLACED PLANT MATERIAL SHALL BE SUBJECT TO A NEW ONE (1) YEAR WARRANTY.

18.3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

19. ABBREVIATIONS

B&B -	BALLED AND BURLAPPED
BR -	BARE ROOT
CAL -	CALIPER
CT -	CLEAR TRUNK
DBH -	DIAMETER AT BREAST HEIGHT
FG -	FIELD GROWN
FTG -	FULL TO GROUND
GW -	GREY WOOD
HO -	HARDENED OFF
OA -	OVERALL HEIGHT
RPG -	ROOTS PLUS GROWER

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No.	Revisions	Date	By

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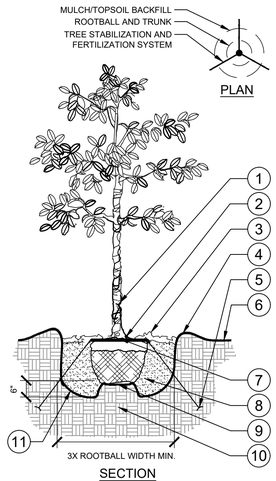
LANDSCAPE NOTES

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNTY FLORIDA

DATE: DECEMBER 2023

PROJECT NO. 148404075

SHEET NUMBER L-2



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

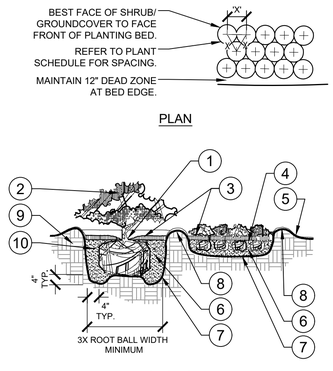
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L-3 **TREE PLANTING** — SECTION / PLAN — NTS — P-BO1-19



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

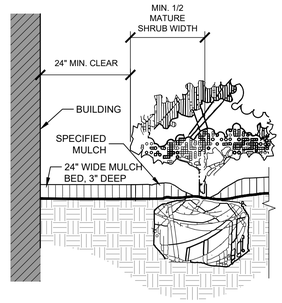
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

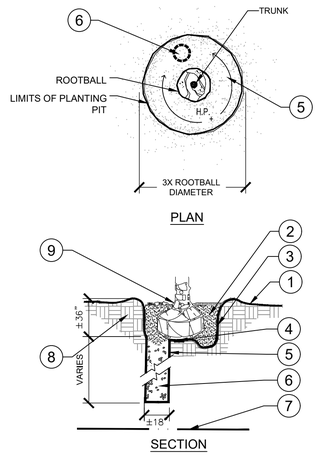
2 L-3 **SHRUB/GROUNDCOVER PLANTING** — SECTION / PLAN — NTS — P-BO1-01



NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

3 L-3 **PLANTINGS ADJACENT TO BUILDINGS** — SECTION — NTS — P-BO1-06



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

4 L-3 **POOR DRAINAGE CONDITION** — SECTION / PLAN — NTS — P-BO1-09

1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH, REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

5 L-3 **MULTI-TRUNK TREE PLANTING** — SECTION — NTS — P-BO1-29

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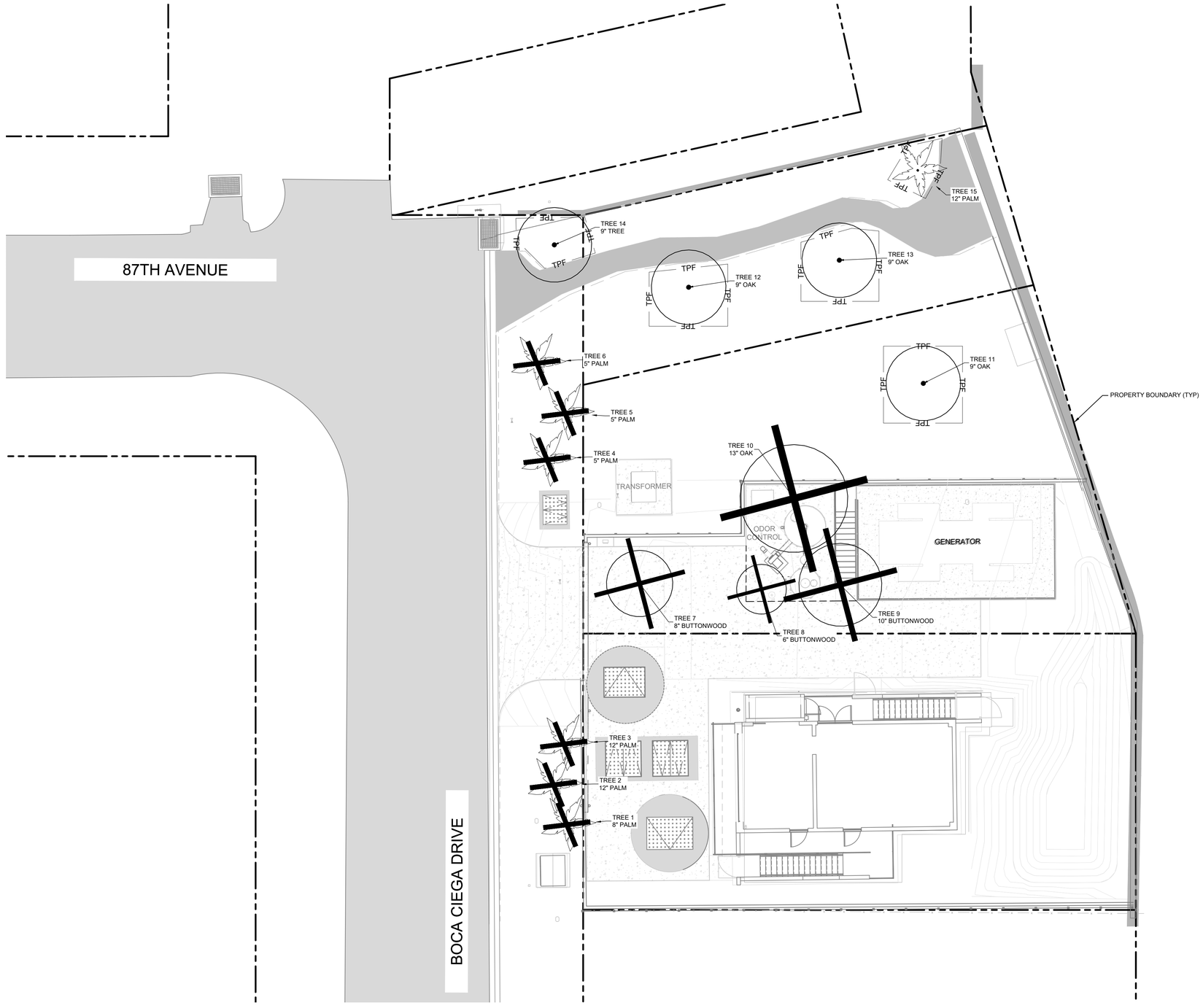
LANDSCAPE DETAILS

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: DECEMBER 2023

PROJECT NO. 148404075

SHEET NUMBER L-3



GRAPHIC SCALE IN FEET
0 5 10 20

TREES PRESERVED	QUANTITY	MULTIPLIER	TOTAL
4" - 10" DBH	4	1	4
10" -20" DBH	0	2	0
> 20" DBH	0	3	0
TOTAL TREE PRESERVATION CREDITS			4
TREES REMOVED	**QUANTITY**	**MULTIPLIER**	**TOTAL**
< 4" DBH	0	1	0
> 4" DBH	4	2	8
TOTAL REPLACEMENT TREES REQUIRED			8
TOTAL REPLACEMENT TREES PROVIDED			

TREE DATA TABLE

TREE NUMBER	SPECIES	DBH	STATUS
1	PALM	8	REMOVE
2	PALM	12	REMOVE
3	PALM	12	REMOVE
4	PALM	5	REMOVE
5	PALM	5	REMOVE
6	PALM	5	REMOVE
7	BUTTONWOOD	8	REMOVE
8	BUTTONWOOD	6	REMOVE
9	BUTTONWOOD	10	REMOVE
10	OAK	13	REMOVE
11	OAK	9	PRESERVE
12	OAK	9	PRESERVE
13	OAK	9	PRESERVE
14	BUTTONWOOD	9	PRESERVE
15	PALM	12	PRESERVE

SYMBOL KEY:

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO BE PRESERVED
- EXISTING PALM TO BE REMOVED
- TPF — TREE PROTECTION FENCING

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TREE MITIGATION PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: DECEMBER 2023
PROJECT NO. 148404075
SHEET NUMBER TM-1

TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHEAR TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONNING CODE, TREE PROTECTION (LATEST EDITION). WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
3. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
4. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
5. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
6. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
7. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
8. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
9. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
10. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
    a. TREE PROTECTION FENCING.
    b. ROOT PRUNING AND ROOT BARRIERS.
    c. CLEARING.
    d. TREE CANOPY PRUNING.
    e. FERTILIZATION.
    f. INSECTICIDE.
    g. IRRIGATION.

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.

1. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
2. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
3. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
4. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
5. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
6. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
7. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
8. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
    d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
    f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
    a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
    b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
    d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
    a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
    a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
    b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
    c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
    d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
    e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
    f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.
5. TRANSPLANT INOCULANT & BIOSTIMULANT.
    a. CONTRACTOR SHALL PROVIDE MYCORRHIZAL TRANSPLANT INOCULANT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY THE PROJECT ARBORIST. MIX INOCULANT IN 10" WIDE TOPSOIL RING AROUND THE ROOT BALL.
    b. CONTRACTOR SHALL PROVIDE INJECTABLE MYCORRHIZAL INOCULANT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY THE PROJECT ARBORIST. AGITATE FOR 10 MINUTES.
    c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
    d. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY PROJECT ARBORIST PRIOR TO DISPOSAL.
7. TRANSPLANT MAINTENANCE
    a. APPROXIMATELY ONE YEAR AFTER PLANTING, THE CONTRACTOR SHALL REFERTILIZE ALL TRANSPLANTS UTILIZING THE SAME PROCEDURES ABOVE.

G. INSECTICIDE

1. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
2. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
3. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
4. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
5. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

J. MACHINE DUG TRANSPLANTING

1. DIG TRANSPLANT-RECEIVING HOLE.
2. SET SPADE DUG ROOT BALL INTO RECEIVING HOLE 4"-6" ABOVE EXISTING GRADE.
3. WASH SAND OR TOPSOIL INTO AIR POCKETS BETWEEN ROOT BALL AND RECEIVING HOLE.
4. INSTALL TOPSOIL RING, 4" HIGH, 10" WIDE, AROUND PERIMETER OF ROOT BALL. MIX MYCORRHIZAL TRANSPLANT INOCULANT INTO TOPSOIL RING PER MANUFACTURERS SPECIFICATIONS.
5. INSTALL THREE INCHES OF MULCH FROM PERIMETER OF ROOT BALL TO WITHIN 6" OF TREE TRUNK.
6. COVER TOPSOIL RING WITH 1" OF MULCH AND EXTEND MULCH 4"-6" DEEP, AWAY FROM PERIMETER OF ROOT BALL.
7. WATER TRANSPLANT.

K. HOLDING AREA FOR TRANSPLANTS

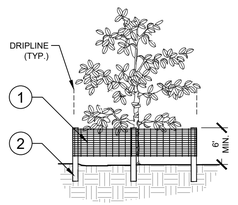
1. HOLDING AREAS SHOULD NOT BE NECESSARY. CONSTRUCTION PHASING SHOULD BE IMPLEMENTED SO THAT TREES ARE IMMEDIATELY RELOCATED TO THEIR PERMANENT LOCATION. COORDINATE WITH PROJECT ARBORIST AS NEEDED.
2. SHOULD A HOLDING AREA BE NECESSARY, TREE PROTECTION FENCING SHALL BE INSTALLED AT THE PERIMETER OF THE ENTIRE AREA.
3. CONTRACTOR SHALL COORDINATE LOCATION AND SPECIFICATIONS OF THE HOLDING AREA WITH PROJECT ARBORIST.
4. CONTRACTOR SHALL SUPPLY TEMPORARY IRRIGATION TO THE HOLDING AREA CONSISTING OF ABOVE GROUND PVC OR POLYETHYLENE PIPE, SPRAY OR ROTOR HEADS (WITH HEAD TO HEAD COVERAGE) AND A CONTROLLER. COORDINATE WITH PROJECT ARBORIST FOR CONTROLLER SETTINGS AND ALTERNATIVE WATERING METHODS.

L. TOPSOIL

1. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
2. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
3. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
4. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
5. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

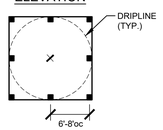
M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

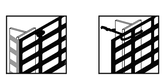


1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

ELEVATION



PLAN



CORNER CONNECTION

CONNECTION

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

2 TM-2 TREE PROTECTION FENCING
ELEVATION / PLAN
NTS
P-BO1-10

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	Revisions	Date	By

Kimley»Horn

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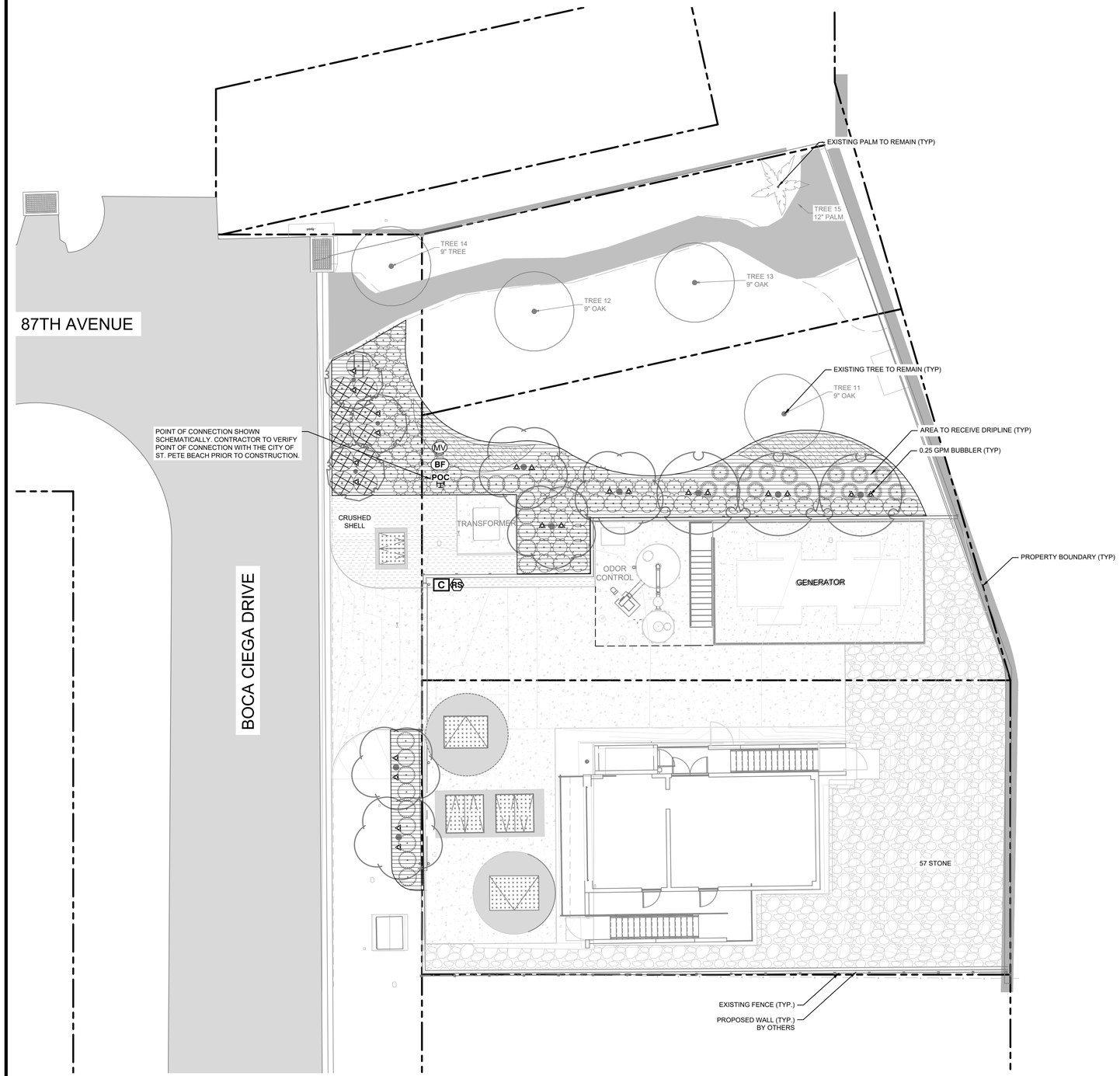
SCALE: AS NOTED
DESIGN: JLD
DRAWN: RJG
CHECKED: JLD

TREE MITIGATION NOTES

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: DECEMBER 2023
PROJECT NO. 148404075
SHEET NUMBER TM-2



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
25 50 10 20	HUNTER PCB FLOOD BUBBLER, 1/2IN. FIPT.	22

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-12-PC HDL-09-12-PC: HUNTER DRIPLINE WITH 0.9 GPH FLOW. LIGHT BROWN TUBING WITH BLACK STRIPING. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	1,542 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MV	HUNTER IBV-FS 2" 1IN., 1-1/2IN., 2IN., AND 3IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	1
BF	WATTS 009 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	HUNTER A2C-5400-PP 54-STATION CONTROLLER WITH FIVE (7) A2M-600 MODULES IN AN OUTDOOR PLASTIC PEDESTAL.	1
RS	HUNTER RAIN-CLIK RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.	1

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

ALL IRRIGATION EQUIPMENT SHOWN SCHEMATICALLY. CONTRACTOR TO VERIFY FINAL LOCATIONS WITH CITY OF ST. PETE BEACH PRIOR TO CONSTRUCTION.

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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DESIGN: JLD
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CHECKED: JLD

SCHEMATIC IRRIGATION PLAN

CITY OF ST. PETE BEACH
PUMP STATION 1
REHABILITATION
PINELLAS COUNY FLORIDA

DATE: DECEMBER 2023
PROJECT NO. 148404075
SHEET NUMBER IR-1

IRRIGATION SPECIFICATIONS

1. SCOPE OF WORK

1.1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.

1.2. INSTALL THE IRRIGATION SYSTEM TO PROVIDE 100% UNIFORM COVERAGE INCLUDING ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS. ALL FIELD CHANGES SHALL BE IN ACCORDANCE WITH THESE PLANS. ANY SYSTEMS THAT REQUIRE FIELD ADJUSTMENT TO PROVIDE FULL AND UNIFORM COVERAGE SHALL BE MADE PRIOR TO FINAL ACCEPTANCE AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

1.3. SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF OPERATIONS ON-SITE. SEND COPIES OF THE PERMIT(S) TO THE OWNER'S REPRESENTATIVE. FOR WORK LOCATED IN THE R.O.W., CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.

1.4. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

2.1. ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2.2. MAINTAIN ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

2.3. WHERE APPLICABLE, SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, INDEX 102-600.

2.4. LOCATE ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; AND REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO INSTALLATION.

3. SUBMITTALS

3.1. SUBMIT FULL AND COMPLETE SHOP DRAWINGS OF ALL IRRIGATION EQUIPMENT AS SHOWN ON THESE PLANS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

3.2. SUBMIT PRODUCT DATA SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE INSTALLED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION SYSTEM, AS SHOWN ON THESE PLANS, HAS BEEN DESIGNED AND CALCULATED WITH THE EQUIPMENT AS SPECIFIED. SUBMIT ANY REQUEST FOR PRODUCT SUBSTITUTION(S) IN WRITING. IF APPROVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY MODIFICATION(S) AS A RESULT OF PRODUCT SUBSTITUTIONS TO THE IRRIGATION SYSTEM IN THE SHOP DRAWINGS TO MEET THE DESIGN INTENT OF THESE PLANS.

4. EQUIPMENT LIST

4.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

5. POINT OF CONNECTION

5.1. FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING STATIC PSI AND GPM AVAILABLE PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE IN WRITING IF DISCREPANCIES BETWEEN THE FLOW AND PRESSURE AS LISTED IN THE CRITICAL ANALYSIS AND THE FIELD CONDITIONS EXIST.

5.2. COORDINATE INSTALLATION OF ANY METERS AND BACKFLOW ASSEMBLIES WITH THE AGENCY HAVING JURISDICTION AND OWNER'S REPRESENTATIVE.

6. MAINLINE INSTALLATION

6.1. INSTALL ALL MAINLINES AND LATERALS UNDER PAVEMENT WITHIN SLEEVES. WHERE VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES, CONTAIN WIRES WITHIN A SEPARATE, SMALLER CONDUIT.

6.2. INSTALL COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW" ABOVE THE FULL LENGTH OF THE IRRIGATION MAINLINE.

6.3. WHERE MAINLINE RUNS PARALLEL TO PAVEMENT OR CURBING, OFFSET THE MAINLINE 24" FROM THE EDGE OF PAVEMENT OR CURB.

6.4. PERFORM HYDROSTATIC PRESSURE TESTING AS FOLLOWS:

6.4.1. AFTER FLUSHING, AND THE INSTALLATION OF VALVES CONDUCT THE FOLLOWING TESTS IN THE SEQUENCE LISTED BELOW. FURNISH ALL EQUIPMENT; MATERIALS AND LABOR NECESSARY TO PERFORM THE TESTS. CONDUCT ALL TESTS IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING.

6.4.2. PERFORM WATER PRESSURE TESTS ON ALL PRESSURE MAIN LINES BEFORE ANY COUPLINGS, FITTINGS, VALVES AND THE LIKE ARE CONCEALED.

6.4.3. IMMEDIATELY PRIOR TO TESTING, PURGE ALL IRRIGATION LINES OF ALL ENTRAPPED AIR OR DEBRIS BY ADJUSTING CONTROL VALVES AND INSTALLING TEMPORARY CAPS FORCING WATER AND DEBRIS TO BE DISCHARGED FROM A SINGLE OUTLET.

6.4.4. TEST ALL PRESSURE MAIN LINE AT 150 PSI FOR A MINIMUM OF FOUR (4) HOURS WITH AN ALLOWABLE LOSS OF 5 PSI. PRESSURE AND GAUGES SHALL BE READ IN PSI, AND CALIBRATED SUCH THAT ACCURATE DETERMINATION OF POTENTIAL PRESSURE LOSS CAN BE ASCERTAINED.

6.4.5. RE-TEST AS REQUIRED UNTIL THE SYSTEM MEETS THE REQUIREMENTS. REPAIR ANY LEAKS, WHICH OCCUR DURING TEST PERIOD, IMMEDIATELY FOLLOWING THE TEST.

6.4.6. PROVIDE DOCUMENTATION STATING THE WEATHER CONDITIONS, DATE, THE START TIME AND INITIAL WATER PRESSURE READINGS, THE FINISH TIME AND FINAL WATER PRESSURE READINGS AND THE TYPE OF EQUIPMENT USED TO PERFORM THE TEST. THE DOCUMENTATION MUST BE SIGNED BY A WITNESS ACCEPTABLE TO THE OWNER, VERIFYING ALL OF THE ABOVE-MENTIONED CONDITIONS.

6.4.7. SUBMIT A WRITTEN REPORT OF THE PRESSURE TESTING RESULTS WITH THE OTHER ABOVE REQUIRED INFORMATION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

7. IRRIGATION VALVES AND WIRING

7.1. LOCATE ALL VALVES, SPLICES WITHIN CONTROL LINES, QUICK COUPLERS, AND HOSE BIBBS WITHIN VALVE BOXES. PROVIDE PURPLE VALVE BOX LIDS FOR SYSTEMS UTILIZING A NON-POTABLE WATER SOURCE.

7.2. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO THE VALVE DESIGNATIONS.

7.3. WHEN POSSIBLE, LOCATE ALL VALVES IN PLANTING BEDS A MINIMUM OF 24" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

7.4. SEPARATE IRRIGATION ZONES FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE UNLESS NOTED OTHERWISE.

7.5. INSTALL ALL DRIP ZONES WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE.

7.6. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER. ALL WIRE RUNS SHALL BE CONTINUOUS WITH SPLICING OCCURRING IN VALVE BOXES ONLY. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTIONS OR APPROVED EQUAL.

7.7. INSTALL VALVE CONTROL WIRING IN THE SAME TRENCH AS THE MAINLINE WHERE PRACTICAL.

7.8. FOR NON TWO-WIRE SYSTEMS, RUN TWO (2) SPARE VALVE CONTROL WIRES FROM THE CONTROLLER ALONG THE ENTIRE MAINLINE TO LAST REMOTE CONTROLLED VALVE ON EACH AND EVERY LEG OF MAINLINE.

8. PIPES AND SLEEVING

8.1. DO NOT INSTALL IRRIGATION SYSTEM THROUGH PRESERVED PLANT COMMUNITIES, DRIPLINE OF EXISTING TREES, OR WITHIN WETLANDS UNLESS SPECIFICALLY NOTED OTHERWISE.

8.2. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED.

8.3. SIZE ALL PIPE SLEEVES TWO PIPE SIZES GREATER THAN THE PIPE / CUMULATIVE SUM OF THE PIPES IT CARRIES.

8.4. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE UNLESS APPROVED BY OWNER IN WRITING.

8.5. SOLVENT CEMENTS SHALL COMPLY WITH ASTM D2564.

9. CONTROLLER AND SENSORS

9.1. COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)

9.2. LOCATE THE AUTOMATIC RAIN SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.

10. CLEANUP

10.1. UPON COMPLETION OF ALL WORK AND BEFORE FINAL ACCEPTANCE, REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

11. AS-BUILT IRRIGATION PLANS

11.1. PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE OF WORK. INCLUDE THE FOLLOWING ON THE AS-BUILT DRAWINGS AT A MINIMUM:
- CONTROLLER LOCATION
- CONNECTION ASSEMBLY
- MAINLINE ROUTING
- PIPE SLEEVING
- VALVE(S)
- COLORIZED ZONING DIAGRAM

11.2. LOCATE ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY THE IRRIGATION CONTRACTOR OR NOT ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS.

12. FINAL INSPECTION AND ACCEPTANCE OF WORK

12.1. MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.

12.2. PROGRAM CONTROLLER TO IRRIGATE ALL ZONES WITHIN APPLICABLE WATERING WINDOWS AND PROVIDE WATERING SCHEDULE TO OWNER'S REPRESENTATIVE.

12.3. EQUIPMENT TO BE FURNISHED TO OWNER PRIOR TO ACCEPTANCE OF WORK:

- TWO (2) SETS OF KEYS FOR EACH AUTOMATIC CONTROLLER.
- TWO (2) 48 INCH TEE WRENCHES FOR OPERATING GATE VALVES (WHEN INSTALLED AS PART OF WORK).
- THREE (3) SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING AND ADJUSTING EACH TYPE OF - SPRINKLER AND VALVE SUPPLIED ON THIS PROJECT.
- FIVE (5) EXTRA SPRINKLER HEADS, NOZZLES, SHRUB ADAPTERS, NOZZLE FILTER SCREENS, FOR EACH TYPE USED ON THE PROJECT.
- TWO (2) QUICK COUPLER KEYS TO MATCH MANUFACTURER TYPE OF QUICK COUPLER.

12.4. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. THE IRRIGATION SYSTEM, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT NO COST TO THE OWNER.

13. WARRANTY

13.1. THE CONTRACTOR SHALL WARRANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF 1 YEAR FOLLOWING THE ACCEPTANCE OF THE WORK.

13.2. ANY PART OF THE IRRIGATION WORK THAT FAILS OR IS DEFECTIVE SHALL BE REPLACED OR RECONSTRUCTED AT NO COST TO THE OWNER INCLUDING BUT NOT LIMITED TO; RESTORING GRADES THAT HAVE SETTLED IN TRENCHES AND EXCAVATIONS RELATED TO THE WORK. RECONSTRUCTION SHALL INCLUDE ANY PLANTINGS, SOIL, MULCH OR OTHER PARTS OF THE CONSTRUCTED LANDSCAPE THAT MAY BE DAMAGED DURING THE REPAIR OR THAT RESULTS FROM SOIL SETTLEMENT.

13.3. THE DATE OF ACCEPTANCE OF THE WORK AND START OF THE GUARANTEE PERIOD SHALL BE DETERMINED BY THE OWNER, UPON THE FINDING THAT THE ENTIRE IRRIGATION SYSTEM IS INSTALLED AS DESIGNED AND SPECIFIED, AND FOUND TO BE OPERATING CORRECTLY, SUPPLYING WATER EVENLY TO ALL PLANTING AND/OR LAWN AREAS.

13.4. NEITHER THE FINAL ACCEPTANCE NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FAULTY MATERIALS OR WORKMANSHIP. REMEDY ANY DEFECTS WITHIN A PERIOD OF 7 DAYS (S) FROM THE DATE OF NOTIFICATION OF A DEFECT.

14. ABBREVIATIONS

GPM - GALLONS PER MINUTE
GPH - GALLONS PER HOUR
PSI - POUNDS PER SQUARE INCH

LATERAL PIPE SIZING REQUIREMENTS

MAXIMUM FLOW	MINIMUM PIPE SIZE
10 GPM	3/4"
16 GPM	1"
26 GPM	1-1/4"
35 GPM	1-1/2"
55 GPM	2"
80 GPM	2-1/2"
120 GPM	3"

PIPE SIZES ILLUSTRATED IN THE ABOVE CHART ARE MINIMUM ACCEPTABLE SIZES. PIPE SIZES INDICATED ON PLAN ARE FOR CONVENIENCE ONLY. FIELD SIZE ALL LATERAL PIPING TO KEEP ALL FRICTION LOSS VELOCITIES BELOW 5.0 FPS.

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	Revisions	Date	By

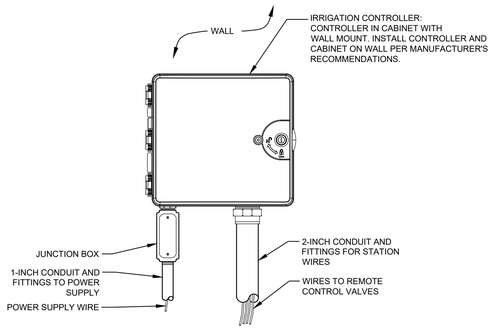
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 2ND AVE. SOUTH, SUITE 600
ST. PETERSBURG, FL 33701
P: 727 547 3999
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SCALE: AS NOTED
DESIGN: JLD
DRAWN: RJG
CHECKED: JLD

SCHEMATIC IRRIGATION NOTES

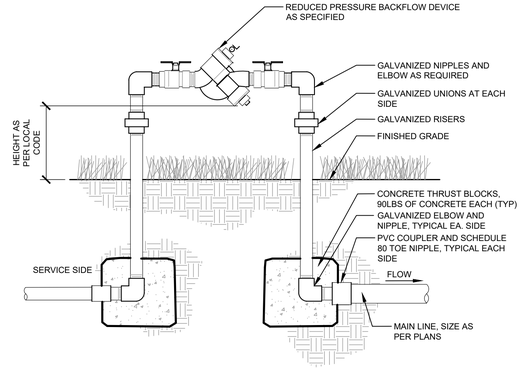
CITY OF ST. PETE BEACH PUMP STATION 1 REHABILITATION
FLORIDA
PINELLAS COUNY

DATE: DECEMBER 2023
PROJECT NO. 148404075
SHEET NUMBER IR-2

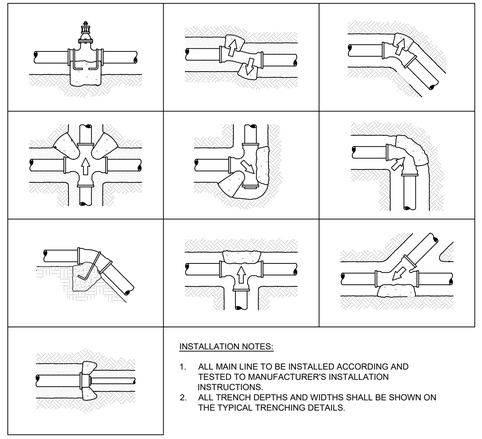


NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

1 IR-3 IRRIGATION CONTROLLER - WALL MOUNT
ELEVATION NTS

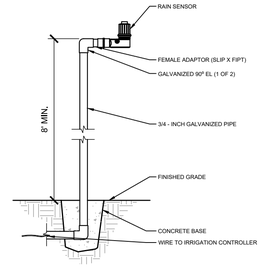


2 IR-3 BACKFLOW PREVENTER
SECTION NTS

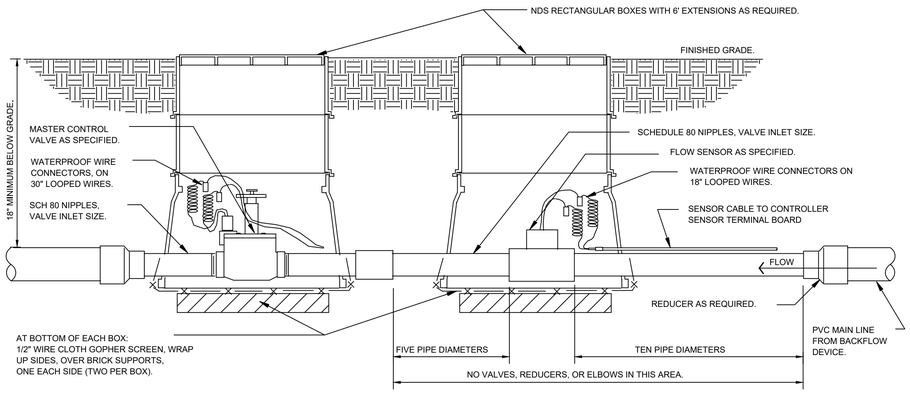


INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

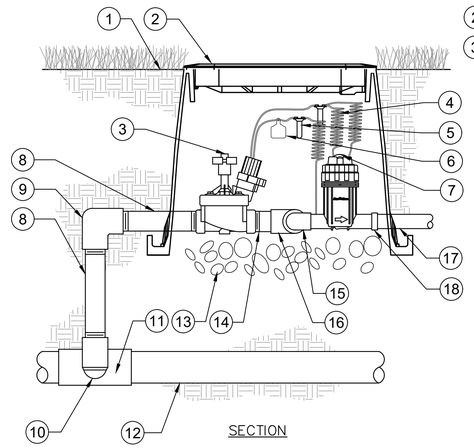
3 IR-3 TYPICAL THRUST BLOCK
SECTION NTS



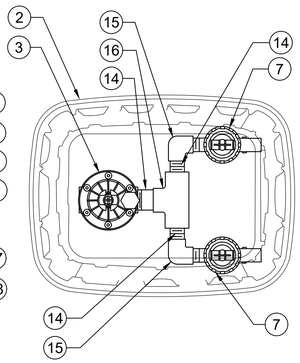
4 IR-3 RAIN SENSOR - POLE MOUNT
SECTION NTS



5 IR-3 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
SECTION NTS



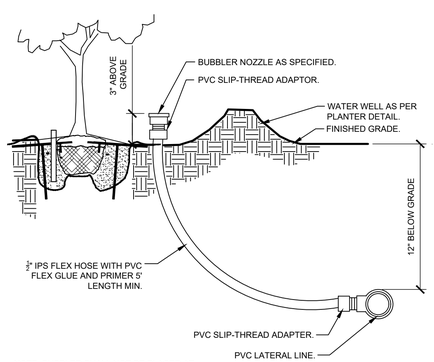
SECTION



PLAN

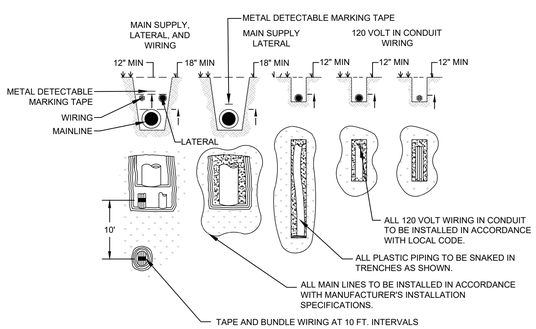
1 FINISH GRADE/TOP OF MULCH
2 VALVE BOX WITH LOCKING COVER
3 REMOTE CONTROL VALVE
4 30-INCH LINEAR LENGTH OF WIRE, COILED
5 WATERPROOF CONNECTION
6 ID TAG
7 PRESSURE REGULATING QUICK CHECK BASKET FILTER
8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9 PVC SCH 40 ELL
10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11 PVC SCH 40 TEE OR ELL
12 MAINLINE PIPE
13 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14 PVC SCH 80 NIPPLE, CLOSE
15 PVC SCH 40 ELL
16 PVC SCH 40 TEE
17 LATERAL PIPE
18 PVC SCH 40 FEMALE ADAPTOR

6 IR-3 DRIP ZONE VALVE KIT
SECTION / PLAN NTS

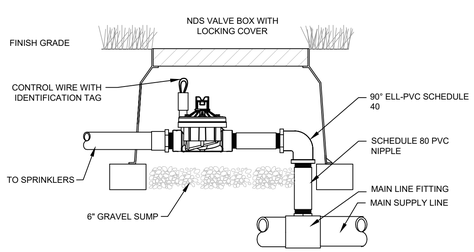


NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

7 IR-3 TYPICAL BUBBLER
SECTION NTS

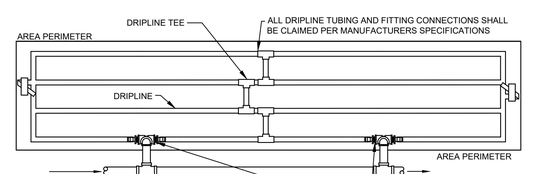


8 IR-3 TYPICAL TRENCHING
SECTION NTS



LINE BOTTOM OF VALVE PIT WITH LANDSCAPE FABRIC. MAINTAIN CLEAR SPACE BETWEEN BOTTOM OF VALVE PIT AND VALVE. DO NOT ALLOW BOX TO REST ON PIPE.

9 IR-3 TYPICAL CONTROL VALVE
SECTION NTS



NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS.

10 IR-3 TYPICAL DRIPLINE
PLAN NTS

No.	Revisions	Date	By

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 CENTRAL AVE., SUITE 600
ST. PETERSBURG, FL 33701
P. 727 547 3999
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SCALE: AS NOTED
DESIGN: JLD
DRAWN: RJG
CHECKED: JLD

SCHEMATIC IRRIGATION DETAILS

CITY OF ST. PETE BEACH
PUMP STATION 1 REHABILITATION
PINELLAS COUNY FLORIDA

DATE: DECEMBER 2023

PROJECT NO. 148404075

SHEET NUMBER IR-3

Brandon Berry

From: Camden Mills
Sent: Thursday, August 14, 2025 8:19 PM
To: Brandon Berry
Subject: FW: SPB Pump Station No. 1 Rehab - Conditional Use Permit Application
Attachments: Pump Station 1 Rehab - Phase II Plans.pdf

Please see responses below on the CUP application. Let me know if you'd like to discuss.

Thanks,

Camden J. Mills, P.E.
Director of Public Services
St. Pete Beach, FL 33706
(727) 363-9254

From: Matheny, Kyle <Kyle.Matheny@kimley-horn.com>
Sent: Thursday, August 14, 2025 5:17 PM
To: Camden Mills <cmills@stpetebeach.org>
Cc: Alderman, Brandon <Brandon.Alderman@kimley-horn.com>; Kristin Coman <kcoman@stpetebeach.org>; Brian Peckins <bpeckins@stpetebeach.org>
Subject: RE: SPB Pump Station No. 1 Rehab - Conditional Use Permit Application

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Camden,

Please see the draft responses below:

For 2.c., are there any plans to screen the tanks in particular with landscaping or otherwise?
Landscaping and irrigation was removed from the project as part of the value engineering. It was decided that the landscaping and irrigation would be completed by the City upon completion of Phase I as part of the Phase II improvements attached.

2.d. pertaining to noise and late night operation from the generator is relevant. Do we know how frequently it exercises and at what decibel?
It's typical to exercise the generator at minimum once a month. The emergency backup generator will be installed in an enclosure with a sound attenuation level of 25 dB(A) reduction at 1 meter (roughly 90 decibels equivalent to a lawn mower).

Hope this helps,

Let me know if you have any questions.
Kyle Matheny, P.E.
Kimley-Horn | 200 Central Avenue, Suite 600, St. Petersburg, FL 33701
Direct: 727 498 2560

From: Brandon Berry <bberry@stpetebeach.org>
Sent: Wednesday, August 6, 2025 9:57 PM
To: Camden Mills <cmills@stpetebeach.org>
Cc: Kristin Coman <
Subject: RE: SPB Pump Station No. 1 Rehab - Conditional Use Permit Application

Camden,

I can take this in for TRC, but I think it might be better to schedule for 9/3 instead of 8/20 if you don't mind.

Some of the questions are relevant. Everything in Sec. 4.12. doesn't apply here, but 2.d. pertaining to noise and late night operation from the generator is relevant. Do we know how frequently it exercises and at what decibel? For 2.c., are there any plans to screen the tanks in particular with landscaping or otherwise?

From: Camden Mills <cmills@stpetebeach.org>
Sent: Wednesday, August 6, 2025 3:14 PM
To: Brandon Berry <bberry@stpetebeach.org>
Cc: Kristin Coman <kcoman@stpetebeach.org>; Brian Peckins <bpeckins@stpetebeach.org>
Subject: RE: SPB Pump Station No. 1 Rehab - Conditional Use Permit Application

Brandon,

Please see attached. Signed application is included. Let me know if you need anything further.

Thanks,

Camden J. Mills, P.E.
Director of Public Services
St. Pete Beach, FL 33706
(727) 363-9254

From: Brandon Berry <bberry@stpetebeach.org>
Sent: Wednesday, July 30, 2025 1:41 PM
To: Camden Mills <cmills@stpetebeach.org>
Cc: Kristin Coman <kcoman@stpetebeach.org>; Brian Peckins <bpeckins@stpetebeach.org>
Subject: RE: SPB Pump Station No. 1 Rehab - Conditional Use Permit Application

Camden,

Once City Manager signs just include that and I will move it forward.

When does this need to be approved by Commission?

Thanks,
Brandon

From: Camden Mills <cmills@stpetebeach.org>
Sent: Wednesday, July 30, 2025 1:01 PM
To: Brandon Berry <bberry@stpetebeach.org>
Cc: Kristin Coman <kcoman@stpetebeach.org>; Brian Peckins <bpeckins@stpetebeach.org>
Subject: FW: SPB Pump Station No. 1 Rehab - Conditional Use Permit Application

Hey Brandon,

I think we're almost ready to submit the CUP application for the pump station 1 project. Attached are the following documents:

1. Pump Station 1 Rehab – Site Renderings 1 of 2
2. Pump Station 1 Rehab – Site Renderings 2 of 2
3. Pump Station 1 Rehab – Issued for Construction Plans (Phase 1)
4. Pump Station 1 Rehab – Conditional Use Permit Application
    a. City to fill out/sign page 5 & 6 of the application. **Should City Manager sign as the applicant?**
    b. Responses are included on pages 7-9 for review.
    c. Public Hearing Sign Posting Affidavit, page 13-14, to be signed and notarized when public hearing dates are determined.

How should we proceed with formal submittal?

Thanks,

Camden J. Mills, P.E.
Director of Public Services
St. Pete Beach, FL 33706
(727) 363-9254

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