TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH

Notice of Public Meeting
Technical Review Committee

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

Wednesday, October 8, 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. Site Plan No. 25130: 1950 Pass-A-Grille Way
Dustin Ballard, P.E., of Kimley-Horn for the City of St. Pete Beach requests redevelopment of Fire Station 22, with associated building utility services, stormwater, and parking infrastructure (INS zoning). Approved for variances (Case No. 24061) pertaining to setback encroachments and height of ancillary overruns, and impervious surface/lot coverage, on 11/20/24.

2. Site Plan No. 25124: 3700 Gulf Blvd
Ely Payne of Baysite Engineering, LLC for 3700 Gulf Blvd LLC requests a site plan for redevelopment of a former restaurant to four multifamily attached units with parking (RFM zoning). Associated with variance 24003 pertaining to setbacks, approved 02/28/24.

Next Meeting: October 22, 2025

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

Agenda Report

Agenda Title Name: Site Plan No. 25130: 1950 Pass-A-Grille Way

Action Request:

Strategic Objective:

Date: October 8, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Dustin Ballard, P.E., of Kimley-Horn for the City of St. Pete Beach requests redevelopment of Fire Station 22, with associated building utility services, stormwater, and parking infrastructure. Approved for variances (Case No. 24061) pertaining to setback encroachments and height of ancillary overruns, and impervious surface/lot coverage, on 11/20/24.

Funding: N/A

Attachments:

1. Application
2. Civil and Landscaping Plan
3. Survey
4. Drainage Report
5. Checklist
6. Owner Authorization
7. 24061 - DO Package

Case Number: _____

City of St. Pete Beach

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

PROPERTY OWNER:

Name: City of St.Pete Beach

Address: 155 Corey Avenue

City: City of St.Pete Beach State: FL

Zip: 33706 Telephone: 727-552-0995

Email: planning@stpetebeach.org

APPLICANT/AGENT (Attach agent authorization form):

Name: Dustin Ballard, P.E.

Address: 200 Central Ave Suite 600

City: St.Petersburg State: FL

Zip: 33701 Telephone: 727-551-4808

Email: dustin.ballard@kimley-horn.com

SUBJECT PROPERTY:

Address: 1950 Pass A Grille Way

Current Name of Business: Fire Station 22

Parcel: 18-32-16-68634-008-0250

Name of Project: Fire Station 22 Redevelopment

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

This narrative is for the proposed Fire Station 22 located at 1950 Pass A Grille Way, St Pete Beach, FL 33706. The project is +/- 0.24 acres and will include the demolition and replacement of the existing fire station building along with associated building utility services, stormwater, and parking infrastructure.

Dustin Ballard
Signature of Applicant / Agent

8/28/2024
Date

Guide for Site Plan Submittals

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

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

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

All site plans submitted for review, pursuant to Section 5.1(b) of the Land Development Code, shall include the following documents and information. Staff reserves the right to require additional information. Failure to provide the required information shall result in postponement of the review process. All site plans must be submitted in scalable PDF or JPEG format and two (2) hard copies in either 11" x 17" size for simple site plans or 24" x 36" size for more complex plans. All supporting documents must also be submitted in PDF format and two (2) hard copies. The TRC Chair will issue a letter of sufficiency within ten (10) business days of receipt of complete application. In order to be considered complete, an application must have the following, as relevant to the type of development proposed. Please contact staff is advance of submittal to determine if a particular element must be included if you have any questions:

(1) The name, address, and telephone number of the owner of record of the land proposed for development.

(2) The name, address, and telephone number of the developer and/or agent, if different from the owner.

(3) The name, address, and telephone number of all land use, environmental and engineering professionals that assisted in the preparation of the application.

(4) The street address and legal description of the land on which the development is proposed to occur, with attached copies of any legal instruments referenced, such as, but not limited to, deeds, plats, easements, covenants, and restrictions.

(5) A reference to the zoning district designation and the future land use map designation for the land proposed for development.

(6) Identification of all existing rights-of-way, water courses, floodplains, wetlands, and other environmentally sensitive areas on or within two hundred (200) feet of the land subject to the development plan.

(7) Topography of the site, pre and post construction, in specified (smallest 2.0') contour intervals.

(8) A title block denoting the type of application, tax map sheet, and lot, block and subdivision name (if applicable).

(9) A location map of the land with reference to surrounding lands, subdivisions, streets, and

municipal boundaries.

(10) A boundary survey of the land subject to the development plan prepared by a registered land surveyor, showing the location and material of all permanent reference monuments and benchmarks, a metes and bounds description listing dimensions, bearings, curve data, length of tangents, radii, and central angles of all centerline curves of streets, and the size of the land in acres to the nearest tenth of an acre, or in square feet, the FEMA flood zone with Flood Insurance Rate Map (FIRM) reference number, and an ALTA/ACSM land title survey of the property subject to the development plan completed within the last twelve (12) months.

(11) A site plan, with north arrow and scale, identifying:

a. The proposed land uses, densities, and intensities of use;
b. The location of proposed structures, and any existing structures proposed to be retained, showing size, and setbacks;
c. Common areas;
d. Recreational facilities;
e. Ingress and egress to the development, and the internal traffic circulation system and identification of street names;
f. Utility location;
g. Easements;
h. Off-street parking and loading facilities;
i. Landscaping and buffering; and
j. Signage.

(12) If subdividing or combining lots of record or adjusting lot lines: the preliminary subdivision plat, which includes the subdivision name in bold legible letters under which the location of the plat by government survey lot, section, township, and range shall appear.

(13) Location and area of all property to be dedicated for public use or reserved by deed or covenant for use by all land owners in the development and a statement of the conditions of such dedication or reservation.

(14) A schedule showing the lot area, width, depth, pervious and impervious area (pre & post development), dimensional standards, building coverage, landscaping and parking of the development plan, and how they comply with the requirements of the Land Development Code.

(15) A traffic study, if the development is expected to generate 100 or more new inbound or outbound trips during peak hours, prepared by a professional transportation planner or engineer. The study shall address the anticipated impact of the project upon traffic volume, intersection signalization, turning movements, internal vehicle circulation, pedestrian movement, and other significant traffic concerns.

(16) Proposed utility infrastructure plans, including sanitary sewer, potable water, a storm water management plan with supporting data (stormwater calculations) and an electric plan with accurate indication of locations of points of connection to public systems.

(17) Spot and finished elevations at all property corners, corners of all structures or dwellings, existing and proposed first floor elevations, and appropriate locations in and around vehicle use areas.

(18) Site utility and construction details, including a cross-connection control plan.

(19) Roadway and paving cross-sections and profiles if modifying the roadway.

(20) Lighting plan and details if located in the Community Redevelopment District, including

photometrics and examples of the proposed fixtures.

(21) Provisions for solid waste management.

(22) Locations and preliminary plans for signs.

(23) Sight triangles at the intersections of roadways and curb cuts with roadways.

(24) Vehicular and pedestrian circulation patterns.

(25) Off-street parking and loading plans showing spaces, size and type, aisle widths, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.

(26) Preliminary architectural plans and elevations; full Architectural renderings of proposed structures within the Community Redevelopment District.

(27) Preliminary Building Code Analysis, including life safety (means of egress) diagrams.

(28) The height and number of floors/stories of all structures and number of units per floor/story.

(29) The proposed first floor elevation for all structures and the FEMA flood zone and required base flood elevation.

(30) Demonstration of compliance with concurrency requirements & application for certificate of concurrency.

(31) Landscape plan and details.

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

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

(a) The preparer's name, address, and telephone number, signature and seal.

(b) A schedule including:

1. Location, quantity, size, and type of existing and proposed vegetation and landscaping on the site.
2. Separate calculations for required interior and perimeter landscaping for the vehicular use area landscaping in square feet.
3. Width and square footage of all required landscape buffers.

(c) Plant legend showing botanical and common name, size and quantity of all proposed plantings

(d) Elevation and section drawings of any solid screen proposed.

(e) All trees three (3) inches DBH (Diameter Breast Height) or greater and palms 8 foot in height or greater to be retained and those proposed for removal.

(f) All proposed building footprints; drives, walks, patios, parking areas, lighting and other hardscape improvements.

(g) Scale and north arrow.

(32) Fire Department:

(a) The Florida Fire Prevention Code (currently adopted edition – RE: F.S. 633 – 69A60 F.A.C.) requires this information be provided by the applicant to the Fire Official to allow for sufficient review. 61G of the Florida Administrative Codes outlines the same requirements for the Design Professional.

(b) Underground Utilities:

1. Fire Mains Locations
2. Backflow Prevention Devices Locations
3. Hydrant Locations
4. Fire Department Connections Locations
5. Proposed Boat Docks and Associated Underground Piping
6. Gas Main Location and Associated Valves
7. Power Services for Gate Operations at Gated Communities
8. Telephone Services
9. Electrical Services
10. Hydraulic Calculations for the required Fire Sprinkler Systems, Standpipe Systems and Boat Dock Standpipe Systems are necessary to assure Fire Main Pipe Size and the Water Flow required for Fire Suppression Operations.

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

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

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

Technical Review Committee Deadlines

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

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

Meeting Month	Application Deadline	Meeting Date
	30 days prior to meeting date	At 10:00am in the TRC room
		Wednesday
January	12/4/2023	1/3/2024
	12/18/2023	1/17/2024
February	1/8/2024	2/7/2024
	1/18/2024	2/21/2024
March	2/5/2024	3/6/2024
	2/19/2024	3/20/2024
April	3/4/2024	4/3/2024
	3/18/2024	4/17/2024
May	4/1/2024	5/1/2024
	4/15/2024	5/15/2024
June	5/6/2024	6/5/2024
	5/20/2024	6/19/2024
July	6/3/2024	7/3/2024
	6/17/2024	7/17/2024
August	7/8/2024	8/7/2024
	7/22/2024	8/21/2024
September	8/5/2024	9/4/2024
	8/19/2024	9/18/2024
October	9/2/2024	10/2/2024
	9/16/2024	10/16/2024
November	10/7/2024	11/6/2024
	10/21/2024	11/20/2024
December	11/4/2024	12/4/2024
	11/18/2024	12/18/2024

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 DUSTIN BALLARD
(print name of agent)

to represent me/us in an application for Site Plan Application - Fire Station 22
(type of application: variance, conditional use, zoning, etc.)

Frances Robustelli
Frances Robustelli (Aug 22, 2025 14:50:07 EDT)
Signature of Owner

Signature of Owner

Frances Robustelli
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 22ND **day of** AUGUST **20**25**, by** ___
FRANCES ROBUSTELLI **who is personally known** X **or produced** ___
___ **as identification.**

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

(Notary Signature) 8/22/25 (Date)

My Commission Expires 4/28/29

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.

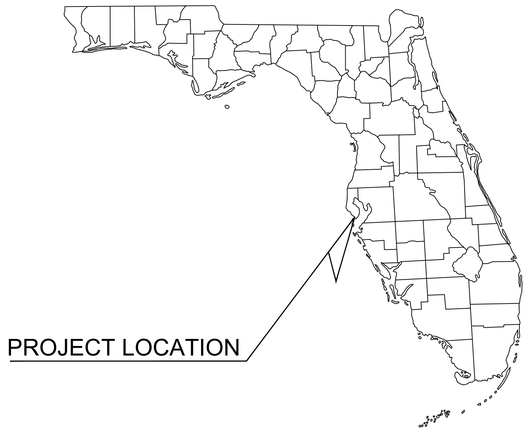
Alan Johnson, Mayor

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



60% DESIGN DEVELOPMENT PLANS PREPARED FOR

CITY OF ST.PETE BEACH
FIRE STATION 22

1950 PASS A GRILLE WAY, ST. PETE BEACH FL 33706

PARCEL ID

18-32-16-68634-008-0250

SECTION: 18 TOWNSHIP: 32 RANGE: 16

CITY OF ST. PETE BEACH, FL

AERIAL MAP
SCALE: 1" = 500'

LEGAL DESCRIPTION:

PHILLIPS DIVISION REV MAP BLK H, LOTS 25
& 26 & N 7.5 FT OF ALLEY ON S SIDE LOT 25

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PROJECT DESIGN TEAM

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APPROVAL STAMPS: Dustin M Ballard

Digitally signed by Dustin M Ballard
DN: CN=Dustin M Ballard, dnQualifier=A01410D000000194AEB2F8CB00086E9D, O=Unaffiliated, C=US
Date: 2025.08.28 15:18:04-04'00'

This item has been digitally signed and sealed by Dustin M. Ballard on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

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

ALERT TO CONTRACTOR:

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

No.	REVISIONS	DATE	BY

Kimley»Horn

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REGISTRY NO. 35106

LICENSED PROFESSIONAL DUSTIN M. BALLARD No. 93276 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE

SCALE	AS SHOWN
DESIGNED BY	DMB
DRAWN BY	TJD
CHECKED BY	SF

COVER SHEET

CITY OF ST. PETE BEACH
FIRE STATION #22
CITY OF ST. PETE BEACH FLORIDA

DATE
AUGUST 2025

PROJECT NO.
148111014

SHEET NUMBER
C-000

Plotted By:Dean, Taylor Sheet Set:FIRE STATION #22 Layout:Cover Sheet August 28, 2025 01:19:41pm K:\STP Civil\148404 — City of St. Pete Beach\148111014 — Fire Station #22\CADD\PlanSheets\C-Cover Sheet-148111014.dwg

GENERAL CONSTRUCTION NOTES

1. HORIZONTAL DATUM: NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

3. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION INCLUDING ANY STAKING OF IMPROVEMENTS. THE EXACT LIMITS OF CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD (EOR).

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED BY THE CONTRACT DOCUMENTS, REMOVING TREES, STUMPS, ROOTS, MUCK AND ALL OTHER DELETERIOUS MATERIAL.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH CITY, COUNTY AND FDOT STANDARDS. IN CASE OF DISCREPANCY, THE MORE STRINGENT STANDARD SHALL BE INCLUDED IN THE BASE BID UNLESS OTHERWISE CLARIFIED DURING THE BID PROCESS. IF A DISCREPANCY IS IDENTIFIED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT ENGINEER OF RECORD FOR FURTHER CLARIFICATION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL OF THE CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT IN THE CONTRACT DOCUMENTS, THE SPECIFICATIONS GOVERN OVER THE PLANS, AND THE SPECIAL CONDITIONS GOVERN OVER THE DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER BEFORE COMMENCING WORK.

9. THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE FLORIDA BUILDING CODE - ACCESSIBILITY (CURRENT EDITION).

10. THE CONTRACTOR SHALL CALL SUNSHINE (811) FOR FIELD LOCATIONS (2) BUSINESS DAYS BEFORE DIGGING NEAR UNDERGROUND UTILITIES.

11. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.

12. PRIOR TO COMMENCEMENT OF ANY EXCAVATION THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.

13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION.

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

15. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE THE CONTRACTOR COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THE CONTRACTOR SHALL OBTAIN THEIR PERMISSION REGARDING THE METHOD TO USE FOR SUCH WORK.

16. ANY DISCREPANCIES ON THE CONSTRUCTION DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.

17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM, SCHEDULE AND FACILITATE ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES PRIOR TO THE FINAL CONNECTION OF SERVICES.

18. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS/INVERTS, EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, RAMPS, TRUCK DOCKS, DOWN SPOUTS, BOLLARDS IN BUILDING SIDEWALKS, BUILDING EGRESS SIDEWALKS AND BUILDING RETAINING WALLS.

19. ALL VEGETATION FROM CLEARING / GRUBBING WILL BE DISPOSED OF IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. AT NO TIME SHALL THE CONTRACTOR REUSE THIS VEGETATIVE MATERIAL FOR STRUCTURAL FILL OR BURY IT ONSITE. IF THE CONTRACT DOCUMENTS ALLOW THIS VEGETATIVE MATERIAL TO REMAIN ONSITE, THIS MATERIAL CAN ONLY BE USED ON LANDSCAPED AREAS THAT WILL NOT STRUCTURALLY SUPPORT THE BUILDING OR ASSOCIATED INFRASTRUCTURE.

20. ALL VEGETATION FROM CLEARING / GRUBBING THAT WILL BE DISPOSED OF OFF-SITE SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER MEETING FEDERAL, STATE, AND LOCAL REGULATIONS.

21. ANY WELLS DISCOVERED DURING SITE CLEARING OR EARTHWORK ACTIVITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER OF RECORD IMMEDIATELY. ANY WELLS THAT ARE DISCOVERED ONSITE OR ARE IDENTIFIED WITHIN THE CONTRACT DOCUMENTS THAT WILL NOT BE USED AS PART OF THE PROPOSED DEVELOPMENT PLANS SHALL BE ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

23. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS REPAIR AND REPLACEMENT WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AND IS NOT A SEPARATE PAY ITEM.

24. CONTRACTOR SHALL ADJUST ALL UTILITY LIDS AND COVERS TO FINISHED GRADE AS REQUIRED.

25. DRIVEWAYS THAT ARE DAMAGED OR DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RECONSTRUCTED TO THEIR ORIGINAL OR BETTER CONDITIONS. UNLESS OTHERWISE STATED ON PLANS.

26. STAGING AND MATERIAL STORAGE SHALL NOT BE CONDUCTED ON ABUTTING PRIVATE PROPERTY WITHOUT PRIOR APPROVAL FROM THE OWNER AND THE ADJACENT PROPERTY OWNER. FOLLOWING CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL RESTORE THE LAYDOWN AREA TO ITS ORIGINAL CONDITION PRIOR TO CONSTRUCTION COMMENCEMENT.

27. NO EXISTING BASE MATERIAL REMOVED IN EXCAVATION SHALL BE REUSED AS PROPOSED BASE MATERIAL OR ROADWAY EMBANKMENT UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

28. AN FDOT APPROVED PRIMER SHALL BE APPLIED TO THE BASE MATERIAL. ALSO, A TACK COAT SHALL BE APPLIED WHERE APPLICABLE WITH THE CONSTRUCTION OF ASPHALTIC CONCRETE.

29. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL RULES AND REGULATIONS OF THE CITY, COUNTY, STATE, AND ANY OTHER JURISDICTIONAL AGENCIES, AND ALL CONDITIONS SET FORTH IN ENVIRONMENTAL PERMITS.

30. CONTRACTOR SHALL COMPLY WITH OSHA'S STANDARDS 29 CFR PART 1926, SUBPART CC FOR VERTICAL AND HORIZONTAL CLEARANCES TO THE OVERHEAD DISTRIBUTION AND TRANSMISSION POWER LINES.

HISTORIC RESOURCES STATEMENT

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

1. IF EVIDENCE OR EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AFFECTED AREA. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE FLORIDA DIVISION OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF EVIDENCE OF HISTORIC RESOURCES INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS.

2. IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.

RECORD AS-BUILT SURVEY AND MINIMUM TESTING REQUIREMENTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING KIMLEY-HORN WITH A SIGNED AND SEALED RECORD AS-BUILT SURVEY (AS-BUILT) NO LATER THAN 30 DAYS AFTER COMPLETION OF WORK AND AT LEAST 60 DAYS PRIOR TO EITHER THE BUILDING CERTIFICATION OF OCCUPANCY, THE COMPLETION CERTIFICATION DATE REQUIRED BY THE JURISDICTIONAL AUTHORITY OR OWNER SCHEDULE. THE RECORD AS-BUILT SURVEY SHALL BE SIGNED AND SEALED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. THE AS-BUILT SHALL ADHERE TO THE APPLICABLE JURISDICTIONAL REQUIREMENTS.

2. IN ADDITION TO THE APPLICATION JURISDICTIONAL REQUIREMENTS, THE AS-BUILT SHALL PROVIDE THE INFORMATION NECESSARY FOR KIMLEY-HORN TO CERTIFY THAT THE PROJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. SUCH INFORMATION INCLUDES BUT IS NOT LIMITED TO:

   a. SURVEYED MANHOLE RIM ELEVATIONS, MANHOLE, INLET AND CLEANOUT INVERT ELEVATIONS AND PIPE SIZES INCLUDING LOCATION OF FITTINGS AND APPURTENANCES OF ALL GRAVITY SYSTEMS (SEWER AND STORM) AND ALL PRESSURIZED UTILITY SYSTEMS.

   b. THE AS-BUILT SHALL PROVIDE SURVEYED STORMWATER IMPROVEMENT ELEVATIONS INCLUDING POND TOP OF BANKS, BOTTOM OF POND ELEVATIONS, GRADED SWALES AND CONTROL STRUCTURE ELEVATIONS.

   c. THE AS-BUILT SHALL PROVIDE PAVEMENT SPOT GRADES NECESSARY TO DEFINITIVELY DETERMINE WHETHER THE CONSTRUCTED IMPROVEMENTS ARE ADA COMPLIANT AND TO DEPICT THE CONSTRUCTED DRAINAGE PATTERNS.

   d. THE CONTRACTOR SHALL PROVIDE KIMLEY-HORN THE RECORD AS-BUILT SURVEY IN BOTH CAD FORMAT AND A SIGNED AND SEALED HARD COPY. THE AS-BUILT SHALL INDICATE BOTH THE PROPOSED LOCATION AND/OR ELEVATION (CROSSED OUT IF DESIGNED DIFFERS FROM INSTALLED) AND THE ACTUAL FIELD INSTALLED LOCATION AND/OR ELEVATION.

3. TESTING SHALL BE PERFORMED BY THE CONTRACTOR ACCORDING TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

4. UPON COMPLETION OF TESTING, ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TESTING RESULTS AND REPORTS SHALL BE SENT TO THE OWNER AND TO THE ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY WITHIN ONE (1) WEEK OF EACH RESPECTIVE TEST BEING PERFORMED.

5. IN ADDITION TO THE REQUIREMENTS ABOVE, AND IN THE ABSENCE OF AGENCY OR OWNER REQUIREMENTS, THE CONTRACTOR SHALL PERFORM THE FOLLOWING TESTS AND PROVIDE RESULTS TO OWNER AND ENGINEER OF RECORD:

   a. GRAVITY SANITARY SEWER: GRAVITY SEWER SHALL BE AIR TESTED BETWEEN MANHOLES IN ACCORDANCE WITH ASTM F1417, CURRENT EDITION.

   b. SANITARY FORCEMAINS: SANITARY SEWER FORCE MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605, CURRENT EDITION.

   c. WATERMAINS AND WATER SERVICE LATERALS: WATER MAINS AND SERVICE LATERALS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605, CURRENT EDITION.

   d. FIRE MAINS: FIRE MAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH BOTH THE FLORIDA FIRE PREVENTION CODE (FFPC) AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).

   e. LIFT STATIONS: LIFT STATION START-UP SHALL BE PERFORMED BY THE CONTRACTOR AND PUMP MANUFACTURER. THE APPROPRIATE WASTEWATER COLLECTION AGENCY AND ENGINEER OF RECORD SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF THE SCHEDULED LIFT STATION STARTUP. FOLLOWING COMPLETION OF THE LIFT STATION STARTUP, THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER OF RECORD WITH A CERTIFIED LIFT STATION STARTUP REPORT FROM THE PUMP MANUFACTURER.

   f. SUBGRADE: DENSITY TESTS FOR SUBGRADE SHALL BE TESTED BY NUCLEAR METHOD, ASTM D6938, CURRENT EDITION. CONTRACTOR SHALL PROVIDE ONE TEST FOR EACH LIFT OF SUBGRADE FOR EVERY 10,000 SF OF SUBGRADE PLACED.

   g. BASE MATERIAL: DENSITY TESTS FOR BASE MATERIAL SHALL BE TESTED BY NUCLEAR METHOD, ASTM D6938, CURRENT EDITION. CONTRACTOR SHALL PROVIDE ONE TEST IN EACH LIFT OF BASE MATERIAL FOR EACH 10,000 SQ. FT. OF BASE MATERIAL PLACED. IN ADDITION, BASE MATERIAL THICKNESS SHALL BE TESTED ONCE FOR EACH 10,000 SQ. FT. OF BASE MATERIAL PLACED.

   h. CONCRETE PAVEMENT: CONTRACTOR SHALL PROVIDE A MINIMUM OF FOUR COMPOSITE CONCRETE TEST CYLINDERS FOR EVERY 100 CUBIC YARDS OR LESS OF EACH CLASS OF CONCRETE PLACED EACH DAY AND NOT LESS THAN ONCE FOR EACH 5000 SQUARE FEET OF CONCRETE PLACED.

      i. CONTRACTOR SHALL SECURE COMPOSITE SAMPLES IN ACCORDANCE WITH ASTM C172, CURRENT EDITION.
      ii. MOLD AND CURE SPECIMENS IN ACCORDANCE WITH ASTM C31, CURRENT EDITION.
      iii. CONCRETE TEST CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH ASTM C39, CURRENT EDITION.

   i. ASPHALT PAVEMENT: ASPHALT SURFACE AND BASE COURSES SHALL BE RANDOMLY CORED AT MINIMUM RATE OF 3 CORES PER DAY'S PLACEMENT PER MIX TYPE, BUT NOT LESS THAN 3 CORES IN LIGHT DUTY AREAS AND 3 CORES IN HEAVY-DUTY AREAS SHALL BE OBTAINED.

      i. FIELD DENSITY TEST FOR IN-PLACE MATERIALS:

         1. DENSITY TESTS SHALL BE CONDUCTED ON EACH CORE SAMPLE TAKEN IN ACCORDANCE WITH ASTM D1188 OR D2726 (AASHTO T166, T275, T331) AS APPLICABLE.

         2. IN-PLACE DENSITY TESTS BY NUCLEAR METHOD IN ACCORDANCE WITH ASTM D2950 SHALL ALSO BE TAKEN BY THE CONTRACTOR AS NECESSARY TO ASSURE THE SPECIFIED DENSITY IS OBTAINED. NUCLEAR DENSITY SHALL BE CORRELATED WITH ASTM D1188 OR D2726 OR AASHTO T166, T275, T331 AS APPLICABLE.

         3. DENSITY TESTS ON COURSES TO BE OVERLAID BY SUBSEQUENT COURSES SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO PLACEMENT OF NEXT LIFT. IF INCLEMENT WEATHER OCCURS AFTER TESTING, RETEST PRIOR TO PLACEMENT OF NEXT LIFT.

   j. UTILITY TRENCHES AND BUILDING PAD AREA: STRUCTURAL FILL, AS REQUIRED, MAY BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. WHEN THE SOILS ARE RELATIVELY CLEAN SAND A VIBRATORY ROLLER SHOULD BE USED FOR COMPACTION. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH THE APPROPRIATE ROLLER UNTIL DENSITIES EQUIVALENT TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY ARE UNIFORMLY OBTAINED. A MOISTURE CONTENT WITHIN 2 PERCENTAGE POINTS OF THE OPTIMUM INDICATED BY THE MODIFIED PROCTOR TEST (ASTM D-1557) IS RECOMMENDED PRIOR TO COMPACTION OF THE FILL. STRUCTURAL FILL SHOULD CONSIST OF AN INORGANIC, NON-PLASTIC, GRANULAR SOIL CONTAINING LESS THAN 12 PERCENT MATERIAL PASSING THE NO. 200 MESH SIEVE (RELATIVELY CLEAN SAND WITH A UNIFIED SOIL CLASSIFICATION OF SP, SP-SC, OR SP-SM).

      i. FIELD DENSITY TESTS.

         1. A REPRESENTATIVE NUMBER OF IN-PLACE FIELD DENSITY TESTS SHOULD BE PERFORMED IN THE COMPACTED EXISTING SOILS AND IN EACH LIFT OF STRUCTURAL FILL OR BACKFILL TO CONFIRM THAT THE REQUIRED DEGREE OF COMPACTION HAS BEEN OBTAINED. IN-PLACE DENSITY SHOULD ALSO BE PERFORMED AT REPRESENTATIVE LOCATIONS IN THE BEARING LEVEL SOILS.

         2. AT LEAST 1 DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF COMPACTED EXISTING SOILS, SUBGRADE, AND IN EACH LIFT OF COMPACTED FILL OR BACKFILL IN BUILDING AREAS.

         3. IN PAVEMENT AREAS, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 10,000 SQUARE FEET OF COMPACTED EXISTING SOILS, SUBGRADE, AND IN EACH LIFT OF COMPACTED FILL OR BACKFILL.

         4. IN ADDITION, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 100 SQUARE FEET OF SPREAD FOOTING BEARING AREA, AND FOR EVERY 50 LINEAL FEET OF CONTINUOUS FOOTING. UTILITY TRENCH BACKFILL: INTERVALS NOT EXCEEDING 200-FEET OF TRENCH FOR FIRST AND EVERY OTHER 12-INCH LIFT OF COMPACTED TRENCH BACKFILL.

         5. TEST METHOD: IN-PLACE NUCLEAR DENSITY, ASTM D6938, CURRENT EDITION.

         6. DENSITY TESTS ON TOP OF BUILDING OR PAVING SUBGRADE SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO PLACEMENT OF OVERLYING MATERIALS. IF INCLEMENT WEATHER OCCURS AFTER TESTING, RETEST PRIOR TO PLACEMENT OF OVERLYING MATERIALS.

   k. GRAVITY SANITARY SEWER AND GRAVITY STORM SEWER: CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER OF RECORD WITH A TV INSPECTION VIDEO OF THE COMPLETED GRAVITY STORM SEWER AND GRAVITY SANITARY SEWER ONCE EACH RESPECTIVE SYSTEM INSTALLATION IS COMPLETE.

6. FDEP SANITARY SEWER TESTING REQUIREMENTS:

   a. LEAKAGE TESTS:

      i. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM;

      ii. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET;

      iii. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. [RSWF 33.93, 33.94, AND 33.95]

   b. DEFLECTION TESTS FOR ALL FLEXIBLE PIPE:

      i. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.

         1. NO PIPE SHALL EXCEED A DEFLECTION OF 5%;

         2. A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED;

         3. PERFORM THE TEST WITHOUT MECHANICAL PULLING DEVICES. [RSWF 33.85]

NO.	REVISIONS	DATE	BY

Kimley»Horn
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REGISTRY NO. 35106

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DUSTIN M. BALLARD — LICENSE NUMBER 93276 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 8/27/2025

SCALE	AS SHOWN
DESIGNED BY	DMB
DRAWN BY	TJD
CHECKED BY	SF

GENERAL NOTES

CITY OF ST. PETE BEACH
FIRE STATION #22
CITY OF ST. PETE BEACH FLORIDA

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

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

ALERT TO CONTRACTOR:

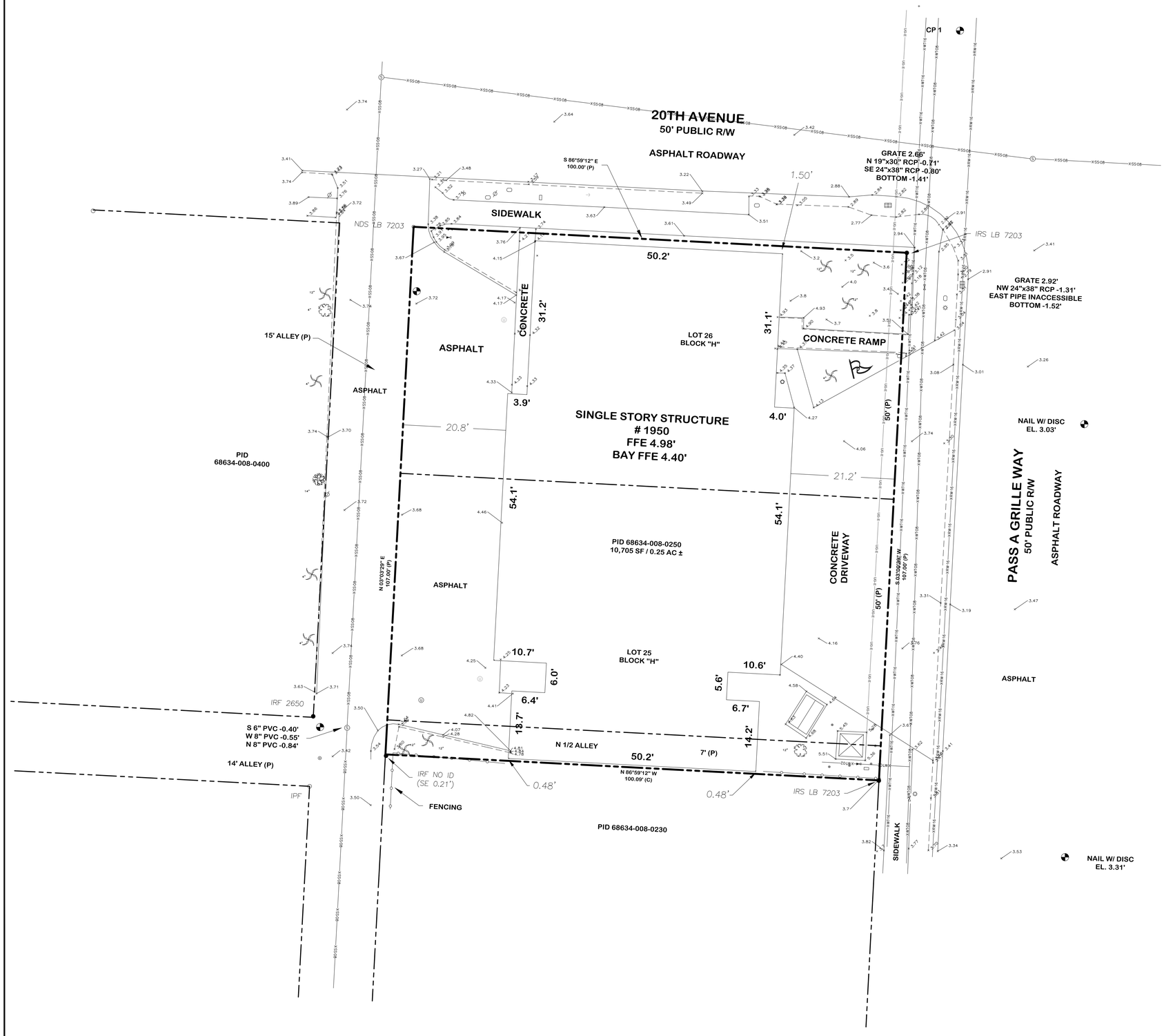
1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO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

DATE
AUGUST 2025

PROJECT NO.
148111014

SHEET NUMBER
C-001

Plotted By: Dean, Taylor Sheet Set: FIRE STATION #22 Layout: General Notes August 28, 2025 01:19:58pm K:\STP_Civil\148404 - City of St. Pete Beach\148111014 - Fire Station #22\CADD\PlanSheets\C-General Notes-148111014.dwg



GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

LEGEND

	BENCHMARK		WATER VALVE
R/W	RIGHT-OF-WAY		UTILITY ACCESS
PID	PARCEL IDENTIFICATION		FIRE HYDRANT
IRS	IRON ROD SET		BOLLARD
NDS	NAIL W/ DISC SET		FLAGPOLE
IRF	IRON ROD FOUND		MAILBOX
IPF	IRON PIPE FOUND		LIGHT POLE
EL.	ELEVATION		PALM
(P)	PLAT		TREE
(C)	CALCULATED		POWER POLE
SF	SQUARE FEET		GUY WIRE
AC	ACRES		UTILITY MANHOLE
FFE	FINISHED FLOOR ELEVATION		ANTENNA
	GRATE INLET		TRANSFORMER
	SIGN		DIESEL TANK
	WATER METER		
	SEWER / RECLAIM VALVE		
	SANITARY MANHOLE		

NOTE: EXISTING CONDITIONS ARE BASED ON SURVEY PREPARED BY HYATT SURVEY SERVICES, INC. DATED 09/2022

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

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DUSTIN M. BALLARD
No. 93276
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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SCALE	AS SHOWN
DESIGNED BY	DMB
DRAWN BY	TJD
CHECKED BY	SF

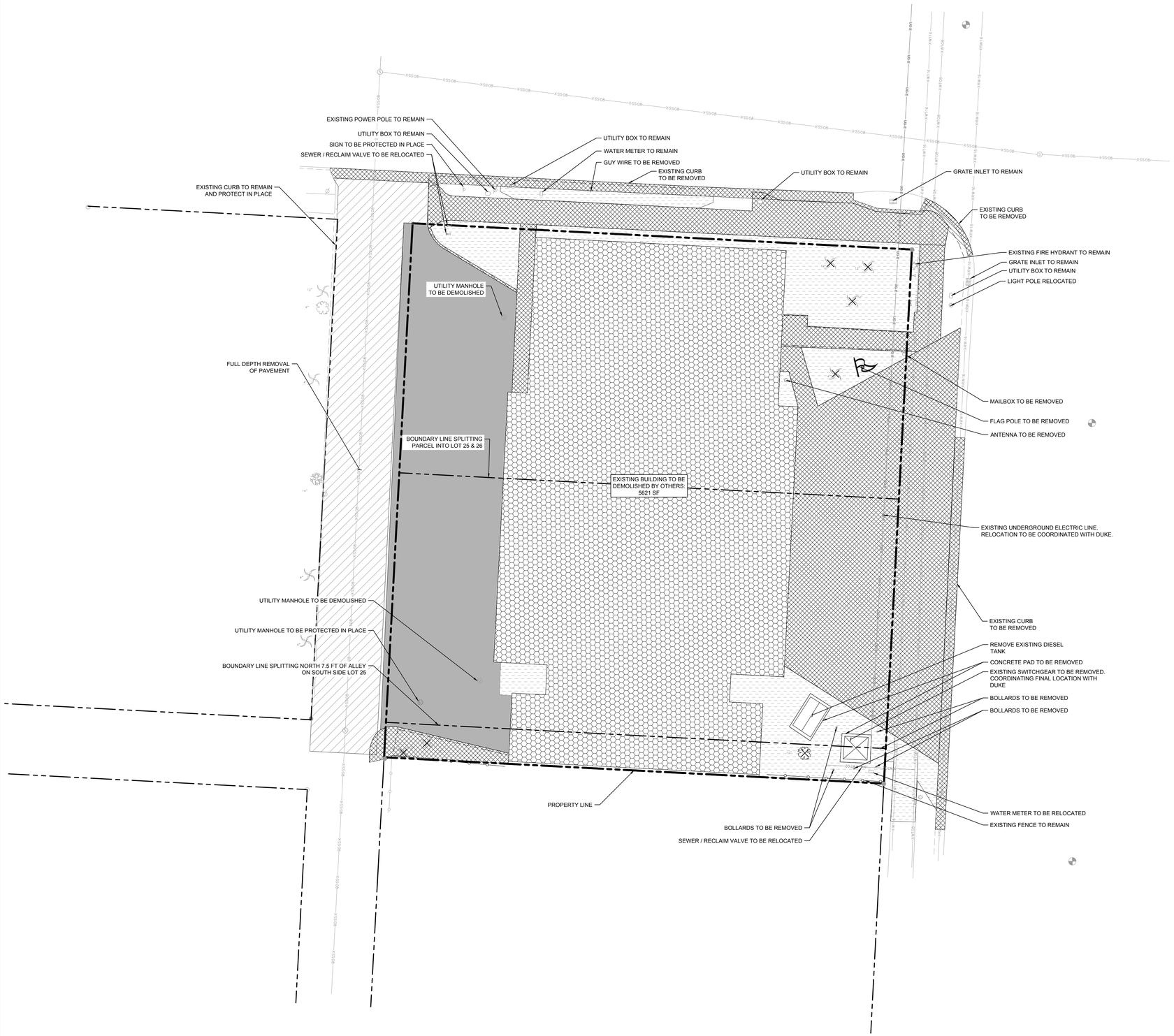
EXISTING CONDITIONS

CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

DATE
AUGUST 2025

PROJECT NO.
148111014

SHEET NUMBER
C-100



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- PROPERTY LINE
- REMOVE BUILDING
- REMOVE CONCRETE PAVEMENT
- FULL DEPTH REMOVAL OF EXISTING PAVEMENT
- CLEARING AND GRUBBING
- REMOVE EXISTING ASPHALT
- REMOVE EXISTING TREE

NOTE: TREE REMOVAL - REFER TO TREE MITIGATION PLAN

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DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. FOR TREE REMOVAL REFER TO THE TREE MITIGATION PLAN.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES. CONNECTION FEES WILL BE PAID BY OWNER.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE CITY RIGHT OF WAY DURING CONSTRUCTION.
7. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
8. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
10. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
11. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE EXISTING BUILDINGS AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION.
12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

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DUSTIN M. BALLARD LICENSE No. 93276 STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSED PROFESSIONAL ENGINEER | DUSTIN M. BALLARD | LICENSE NUMBER 93276 | DATE

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CHECKED BY	SF

DEMOLITION PLAN

CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

DATE
AUGUST 2025
PROJECT NO.
148111014
SHEET NUMBER
C-101

Plotted By:Dean, Taylor Sheet Set:FIRE STATION #22 Layout:Demolition Plan August 28, 2025 01:20:37pm K:\STP_Civil\148111014 - City of St. Pete Beach\148111014-Fire Station #22\CADD\PlanSheets\C-Demolition Plan-148111014.dwg

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

FIRE STATION 22
PARCEL #: 18-32-16-68634-008-0250
COUNTY OF PINELLAS, FL

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

CITY OF ST. PETE BEACH
155 COREY AVE
ST PETE BEACH, FL 33706-1839

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A REPLACEMENT OF THE FIRE STATION 22 BUILDING WITH ASSOCIATED BUILDING UTILITY SERVICES, STORMWATER, AND PARKING INFRASTRUCTURE ON A ±0.25 ACRE SITE.

PROJECT AREA: ±0.25 ACRES
CONTRIBUTING DRAINAGE AREA: ±0.25 ACRES

ULTIMATE RECEIVING WATERS: BOCA CIEGA BAY (SOUTH)
ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

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

SOIL PARAMETERS

SOIL TYPES:

SERIES NAME	HYDROLOGIC GROUP
PALM BEACH FINE SAND, 0 TO 8 % SLOPE	A

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

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.

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.

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 CONTRACTOR IS 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.

STORM WATER MANAGEMENT

STORM WATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE AREAS THAT ARE REGRADED BUT NOT DEVELOPED SHALL BE STABILIZED IMMEDIATELY AFTER REGRADING. THE ON-SITE 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. STORMWATER COLLECTION SHALL BE PROVIDED BY DRAINAGE INLETS FOR THE DEVELOPED AREAS.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

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. 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 THE SITE.

OFF-SITE TRACKING

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
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-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 0.5 INCH OR GREATER 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 INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE 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.

-DIVERSION DIKES 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.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE:_____

DUSTIN M BALLARD, P.E.
FLORIDA REGISTRATION NUMBER: 93276
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

Know what's below. Call before you dig.

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NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 CENTRAL AVE., SUITE 600,
ST. PETERSBURG, FL 33701
PHONE: 727-547-4800 WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

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DUSTIN M. BALLARD — No. 93276 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

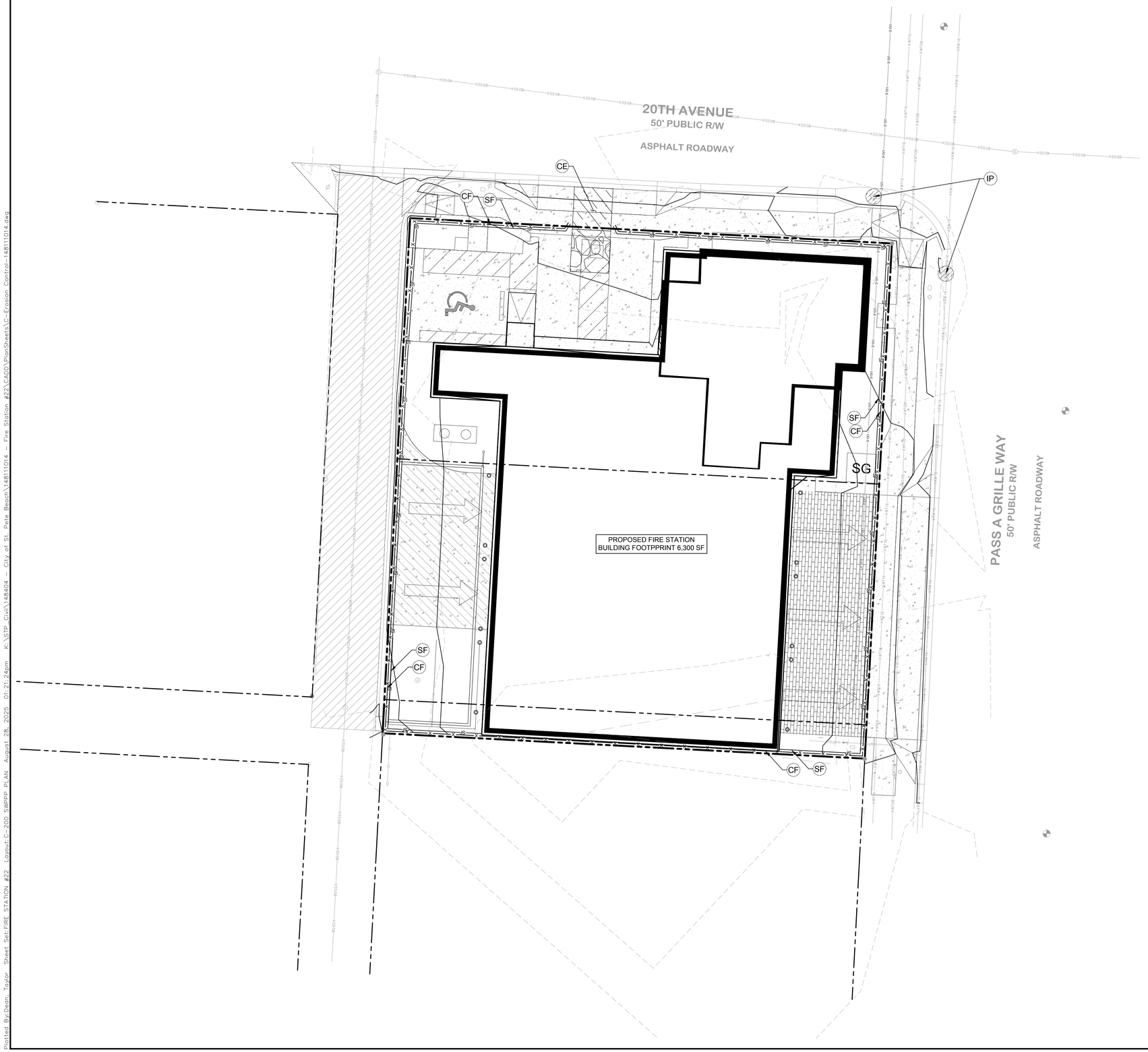
SCALE	AS SHOWN
DESIGNED BY	DMB
DRAWN BY	TJD
CHECKED BY	SF

EROSION CONTROL NOTES

CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

DATE	AUGUST 2025
PROJECT NO.	148111014
SHEET NUMBER	C-200

I:\Projects\148111014_m_Fire Station #22\2-CAD\1-Plan Sheets\Xref\SWPPP.dwg 4/15/2025 4:17:17 PM Dustin.Ballard@kimley-horn.com
Plotted: 4/15/2025 4:17:17 PM By: Dustin.Ballard@kimley-horn.com
Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

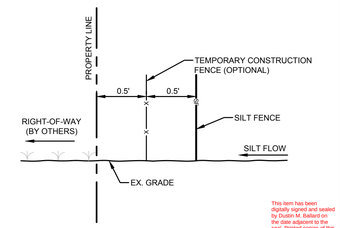


NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- PROPERTY LINE
- SF — SILT FENCE
- CF — CONSTRUCTION FENCE
- CE — CONSTRUCTION ENTRANCE
- IP — FILTER SACK INLET SEDIMENT PROTECTION



TYPICAL FENCE SECTION
N.T.S.

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ST. PETERSBURG, FL 33701
PHONE: 727-547-0466 WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

DUSTIN M. BALLARD LICENSE NO. 93276 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE

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SCALE	AS SHOWN
DESIGNED BY	DMB
DRAWN BY	TJD
CHECKED BY	SF

EROSION CONTROL PLAN

CITY OF ST. PETE BEACH

FIRE STATION #22

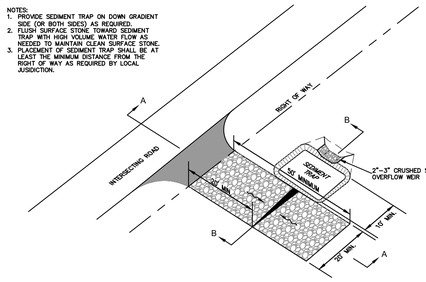
CITY OF ST. PETE BEACH FLORIDA

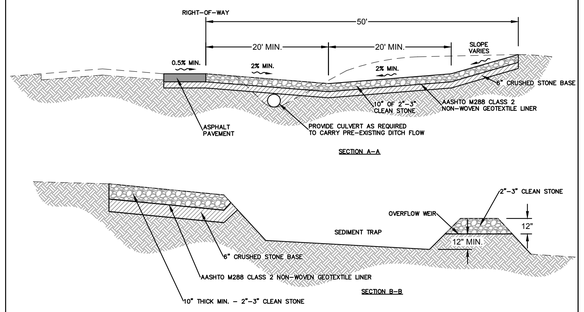
DATE
AUGUST 2025

PROJECT NO.
148111014

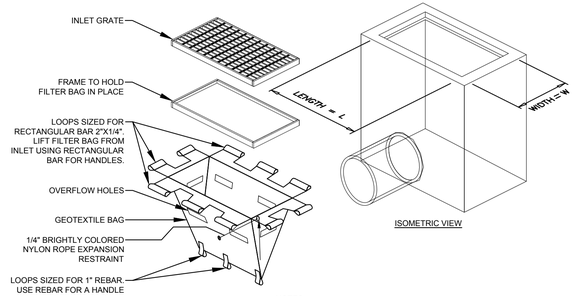
SHEET NUMBER
C-201

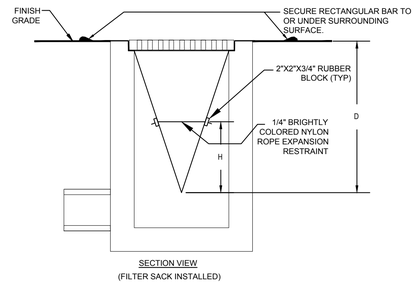
Plotted By:Dean.Taylor Sheet Set:FIRE STATION #22 Layout:C-200 SWPPP PLAN August 28, 2025 01:21:24pm K:\STP_Civil\148404 - City of St Pete Beach\148111014 - Fire Station #22\CADD\PlanSheets\C- Erosion Control-148111014.dwg





CE **CONSTRUCTION EXIT**
N.T.S.





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:

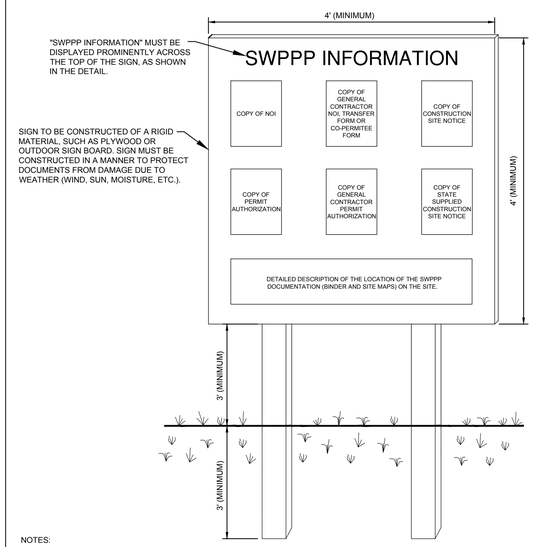
1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH 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 EOR 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

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

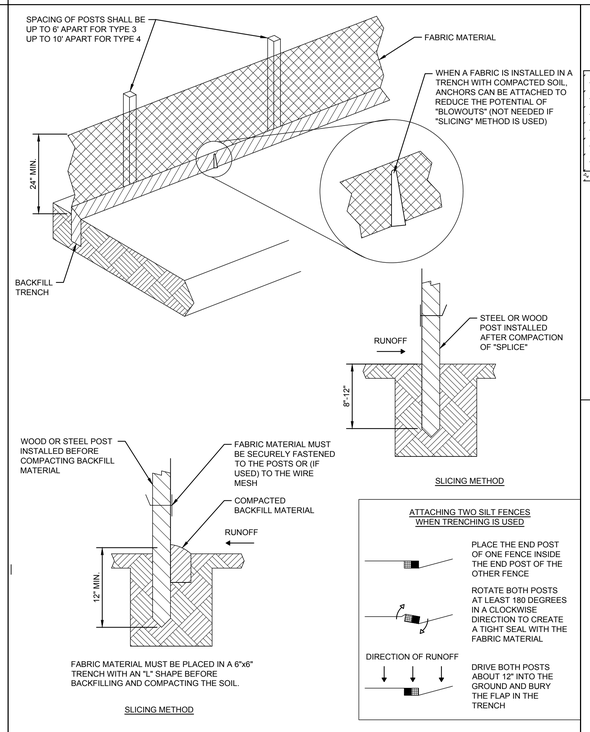
IP5 **INLET PROTECTION FILTER SACK**
N.T.S.



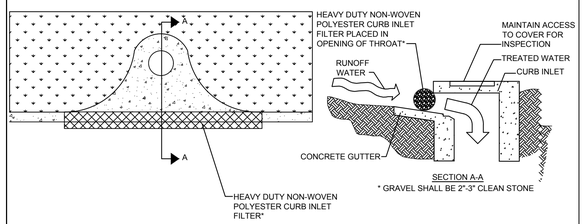
NOTES:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC 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. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.
4. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
5. SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SS **SWPPP INFORMATION SIGN**
N.T.S.



SF **SILT FENCE BARRIER INSTALLATION**
N.T.S.



*WEIGHTED EROSION EELS MAY BE USED AS AN ALTERNATE

IP7 **SOCK DRAIN INLET PROTECTION**
N.T.S.

NO.	REVISIONS	DATE	BY

Kimley»Horn
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200 CENTRAL AVE., SUITE 600,
ST. PETERSBURG, FL 33701
PHONE: 727-547-1388 WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

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DUSTIN M. BALLARD
LICENSE NUMBER
No. 93276
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE

SCALE	AS SHOWN
DESIGNED BY	DMB
DRAWN BY	TJD
CHECKED BY	SF

EROSION CONTROL DETAILS

CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

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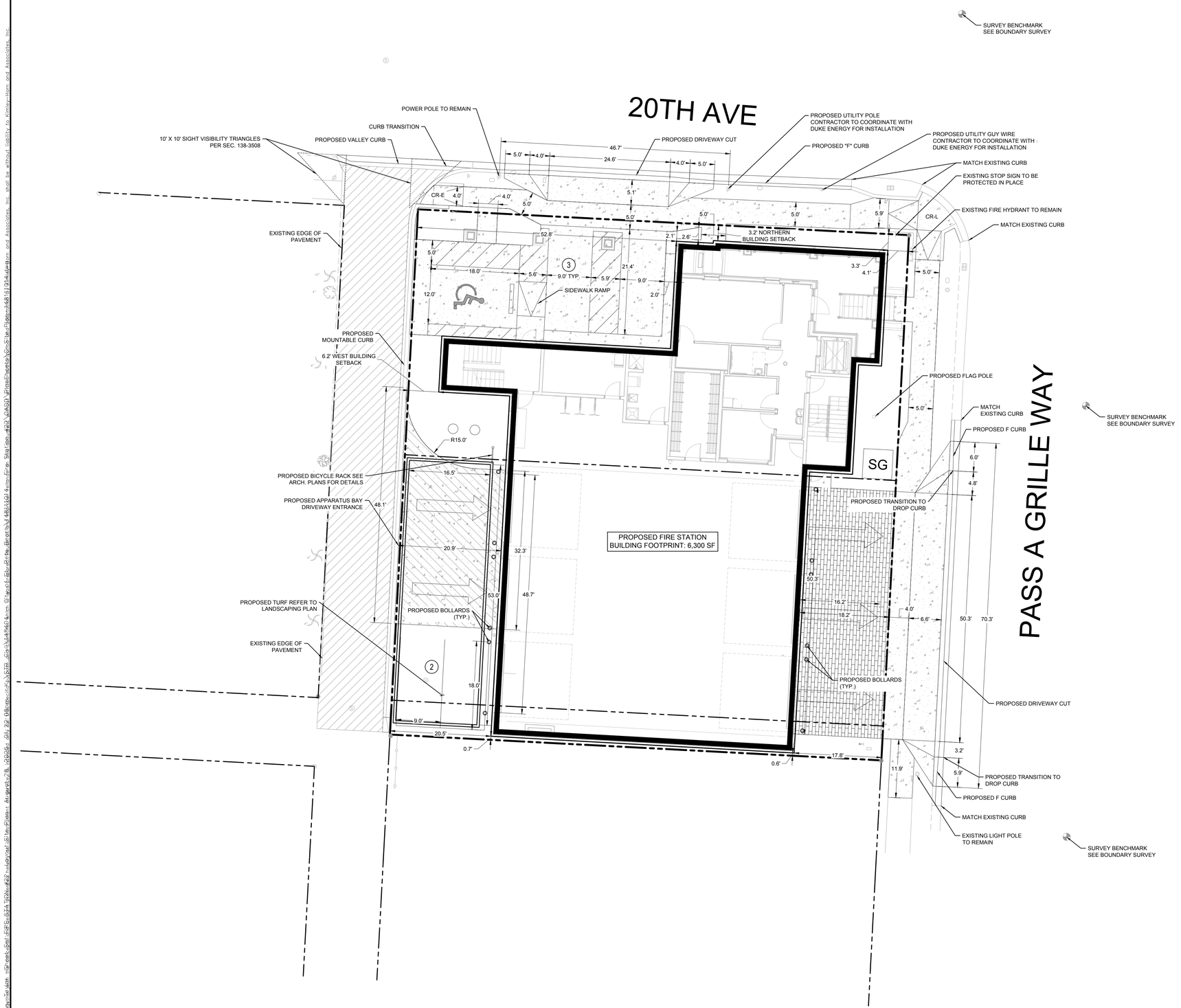
DATE
AUGUST 2025
PROJECT NO.
148111014
SHEET NUMBER
C-202



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- (X) PARKING COUNT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE HEAVY DUTY PAVEMENT
- PROPOSED PERVIOUS PAVERS (SEE SHEET C-600 FOR DETAIL)

SITE DATA TABLE

GENERAL	
PROPERTY TAX ID	18-32-16-68634-008-0250
OWNER	CITY OF ST. PETE BEACH
ZONING	INS (INSTITUTIONAL DISTRICT)
EXISTING LAND USE	CITY GOVT/ NON-RESIDENTIAL
FUTURE LAND USE	CITY GOVT/ NON-RESIDENTIAL
FEMA FLOOD ZONE	ZONE AE
SITE DATA	
PROJECT AREA	0.24 ACRES (10,712 SF)
PROPOSED BUILDING AREA	6,300 SF
PROPOSED IMPERVIOUS AREA	2,905 SF
PROPOSED PERVIOUS AREA	1,507 SF

BUILDING SETBACKS		
PER APPROVED VARIANCE	REQUIRED	PROPOSED
FRONT (NORTH)	1.5 FT	3.3 FT
REAR (SOUTH)	0.5 FT	0.6 FT
SECONDARY SIDE (EAST)	2.0 FT	4.1 FT
SIDE (WEST)	1.0 FT	6.2 FT
PARKING DATA		
PROPOSED PARKING	4 REGULAR SPACES, 1 ADA SPACE	

UTILITIES

SEWER AND RECLAIMED WATER TO BE PROVIDED BY CITY OF ST. PETE BEACH UTILITIES. WATER TO BE PROVIDED BY PINELLAS COUNTY. ALL ON-SITE WATER AND SEWER MAINS TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED. THE EXISTING MAINS WILL SERVICE THE NEW BUILDING. EXTENSIONS OF THE EXISTING MAINS WILL BE NEEDED TO CONNECT TO THE NEW BUILDING.

POWER

THE EXISTING POWER ON PASS A GRILL WAY WILL NEED TO BE RELOCATED FOR THE NEW IMPROVEMENTS. THE MAIN LINE RUNS NORTH AND SOUTH AND THE NEW LOCATION OF THIS SWITCH GEAR / TRANSFORMER SHOULD MOVE NORTH AND SOUTH ALONG THE MAIN RUN. SEE SITE PLAN FOR RECOMMENDED LOCATION.

LANDSCAPING

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF CITY OF ST. PETE BEACH CODE OF ORDINANCES.

PHASING

THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE

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REGISTRY NO. 35106

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NUMBER: 93276
DATE:

SCALE	AS SHOWN
DESIGNED BY	DMB
DRAWN BY	TJD
CHECKED BY	SF

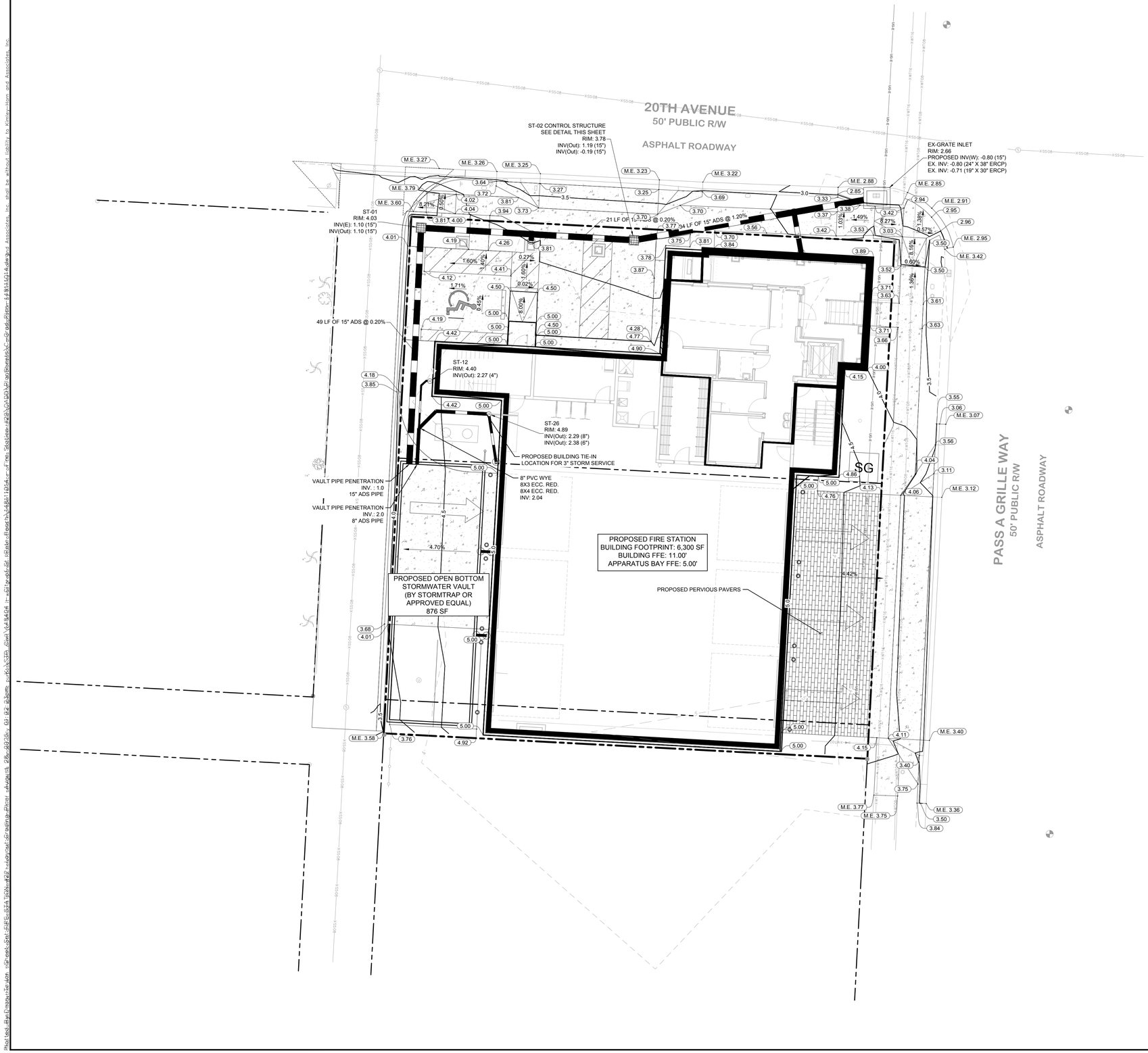
SITE PLAN

CITY OF ST. PETE BEACH
FIRE STATION #22
CITY OF ST. PETE BEACH FLORIDA

DATE
AUGUST 2025

PROJECT NO.
148111014

SHEET NUMBER
C-300



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- PROPERTY BOUNDARY
- PROPOSED PERVIOUS PAVERS (SEE SHEET C-600 FOR DETAIL)
- PROPOSED STORM STRUCTURE
- PROPOSED CLEANOUT
- PROPOSED STORM PIPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADE MATCH EXISTING GRADE

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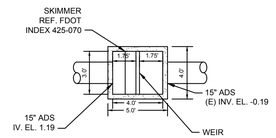
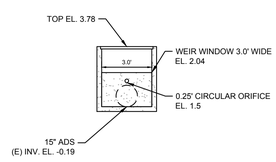
NOTES

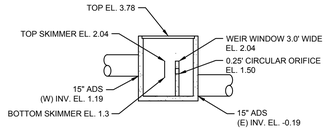
1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
3. GRADES IN ALL SIDEWALK, ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES. ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
5. MAXIMUM SLOPE IN TURF AREAS SHALL BE 4:1.
6. REFER TO LANDSCAPE PLANS FOR GRADING DETAILS IN LANDSCAPE AREAS.
7. ROOF DRAINS TO BE CONNECTED TO STORMWATER VAULT. LOCATION TO BE COORDINATED WITH ARCHITECT.



ST-02 CONTROL STRUCTURE DETAIL
TOP VIEW
N.T.S.



ST-02 CONTROL STRUCTURE DETAIL
FRONT VIEW
N.T.S.



ST-02 CONTROL STRUCTURE DETAIL
SIDE VIEW
N.T.S.

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No.	REVISIONS	DATE	BY

Kimley»Horn

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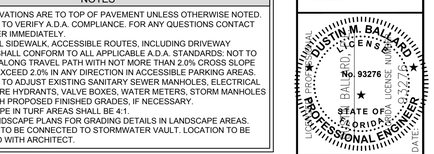
PHONE: 727-547-1000 WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106



SCALE	AS SHOWN
DESIGNED BY	DMB
DRAWN BY	TJD
CHECKED BY	SF

GRADING AND DRAINAGE PLAN

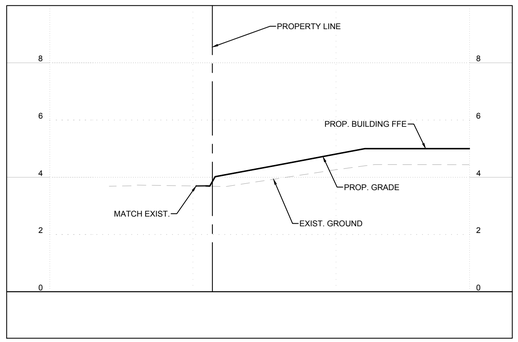
CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA

CITY OF ST. PETE BEACH

DATE
AUGUST 2025

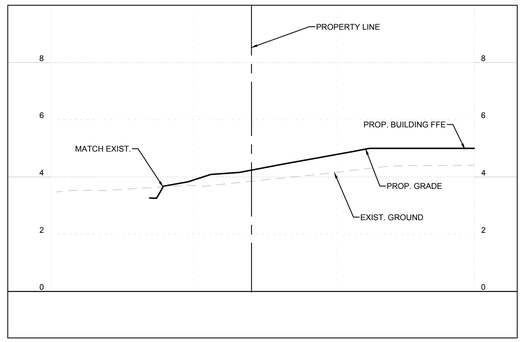
PROJECT NO.
148111014

SHEET NUMBER
C-400



CROSS SECTION A

SCALE: 1" = 10'



CROSS SECTION B

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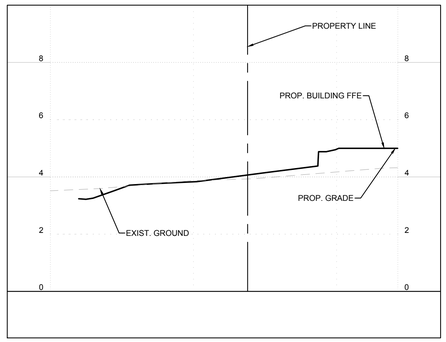
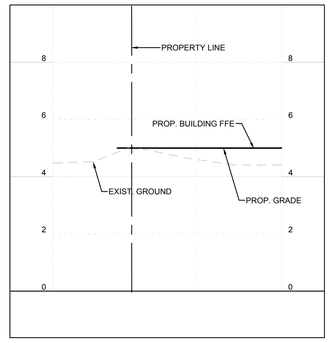


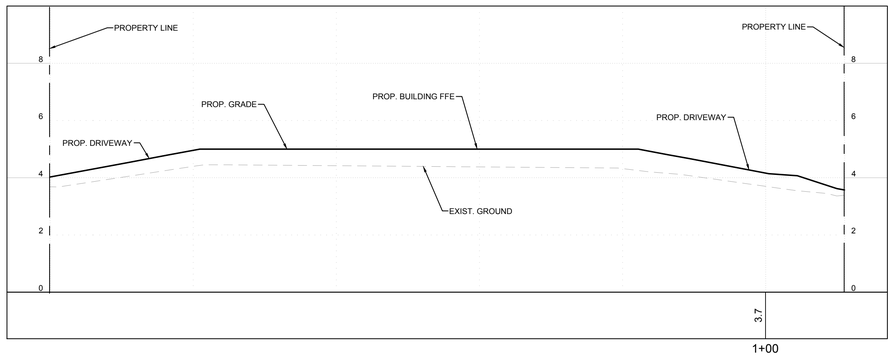
CROSS SECTION C

SCALE: 1" = 10'



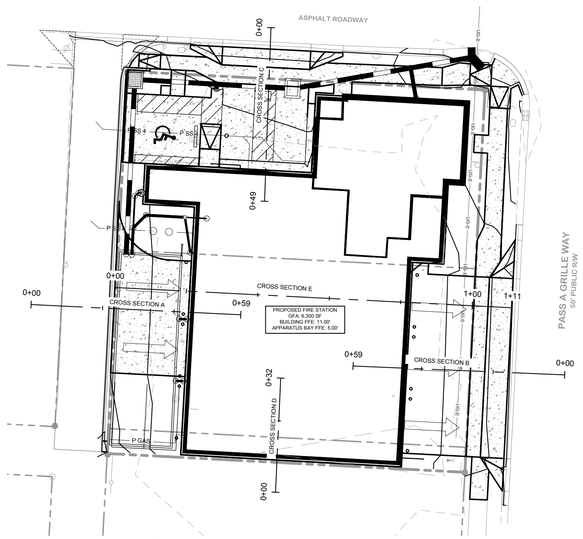
CROSS SECTION D

SCALE: 1" = 10'



CROSS SECTION E

SCALE: 1" = 10'



CROSS SECTION KEY MAP

SCALE: 1" = 20'

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

Know what's below. Call before you dig.

ALERT TO CONTRACTOR:

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

No.	REVISIONS	DATE	BY

Kimley»Horn

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200 CENTRAL AVE., SUITE 600,
ST. PETERSBURG, FL 33701
PHONE: 727-412-1088 WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

DUSTIN M. BALLARD
LICENSED
No. 93276
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE

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SCALE	AS SHOWN
DESIGNED BY	DMB
DRAWN BY	TJD
CHECKED BY	SF

GRADING CROSS SECTIONS

CITY OF ST. PETE BEACH

FIRE STATION #22

FLORIDA

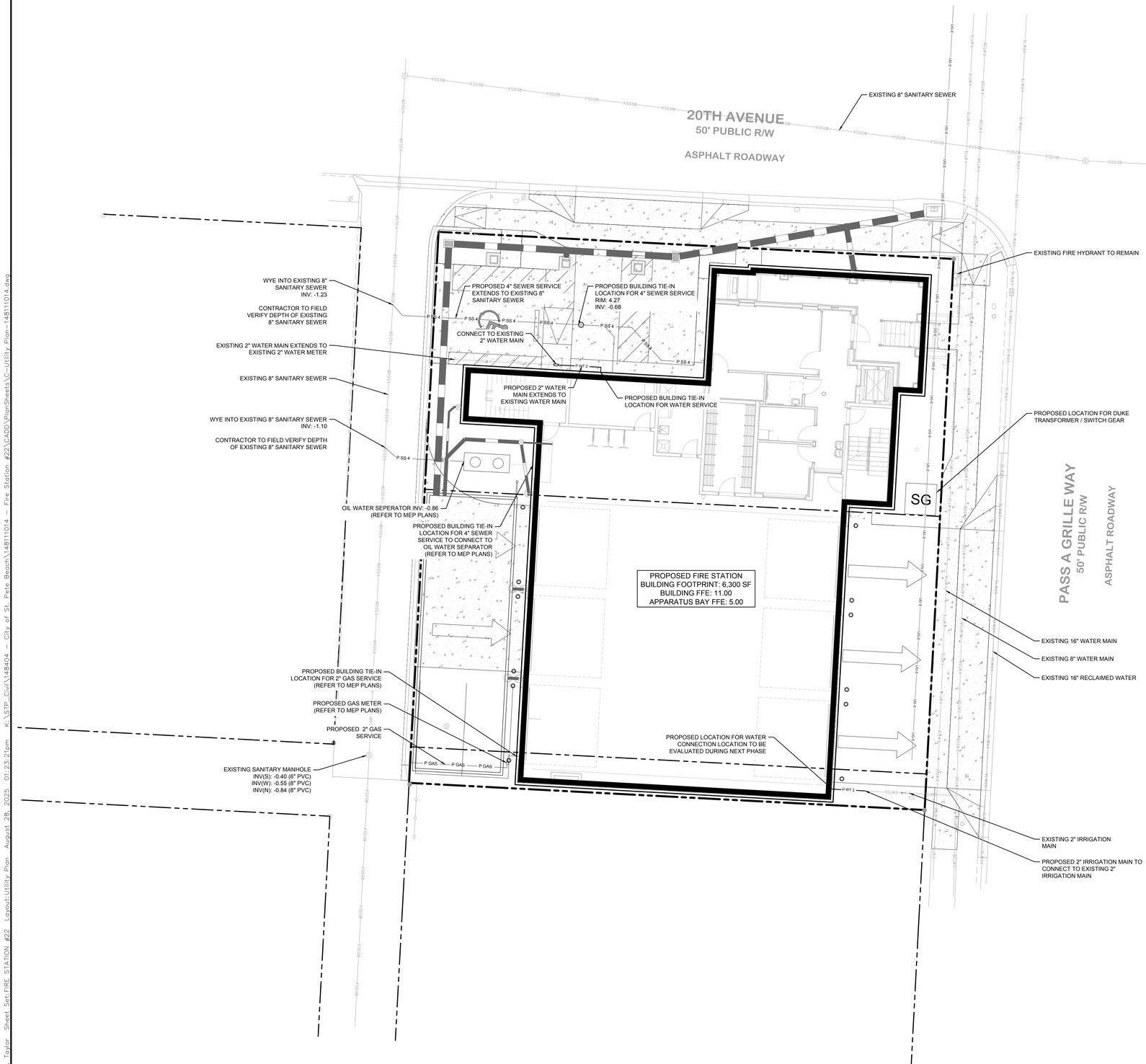
CITY OF ST. PETE BEACH

DATE
AUGUST 2025

PROJECT NO.
148111014

SHEET NUMBER
C-401

Plotted By:Beam, Taylor Sheet Set:FIRE STATION #22 Layout:Cross Sections August 28, 2025 01:22:49pm K:\STP_Civil\148404 - City of St. Pete Beach\148111014 - Fire Station #22\CAD\ViewSheets\VC-Grading Details-148111014.dwg



NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND

- PROPERTY BOUNDARY
- EXISTING STORM LINE
- XSS 08 — EXISTING 8" SANITARY SEWER LINE
- XWT 02 — EXISTING 2" WATER LINE
- XWT 08 — EXISTING 8" WATER LINE
- XWT 16 — EXISTING 16" WATER LINE
- XRW 16 — EXISTING 16" RECLAIM WATER
- EXISTING FIRE HYDRANT
- P GAS — PROPOSED GAS LINE
- P WT 2 — PROPOSED 2" POTABLE WATER LINE
- P SS 4 — PROPOSED 4" SANITARY SEWER
- T — PROPOSED TRANSFORMER LOCATION

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. ALL UTILITIES SHOULD BE KEPT SIX FEET (6') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES.
5. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 12" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
6. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
7. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS.TOPS OF MANHOLES ARE TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS IN LANDSCAPE AREAS.
8. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
10. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
12. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

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

ALERT TO CONTRACTOR:

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 CENTRAL AVE., SUITE 600,
ST. PETERSBURG, FL 33701
PHONE: 727-547-0466 WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

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LICENSED PROFESSIONAL DUSTIN M. BALLARD No. 93276 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 8/27/2025

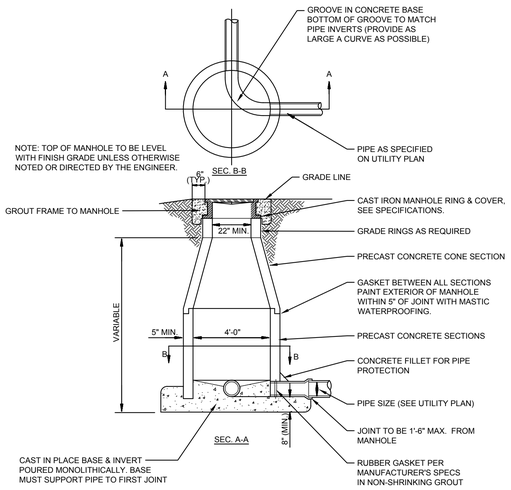
SCALE	AS SHOWN
DESIGNED BY	DMB
DRAWN BY	TJD
CHECKED BY	SF

UTILITY PLAN

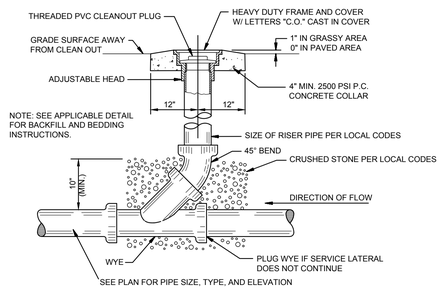
CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

DATE
AUGUST 2025
PROJECT NO.
148111014
SHEET NUMBER
C-500

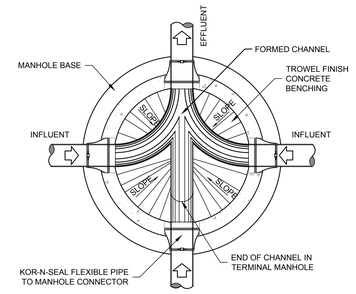
Plotted By:Deon.Taylor Sheet Set:FIRE STATION #22 Layout:Utility Plan August 28, 2025 01:23:21pm K:\STP_Civil\148014 - City of St. Pete Beach\148111014 - Fire Station #22\CADD\PlanSheets\C-Utility Plan-148111014.dwg



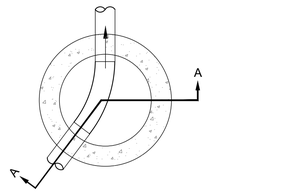
1 PRE-CAST SANITARY SEWER MANHOLE
N.T.S.



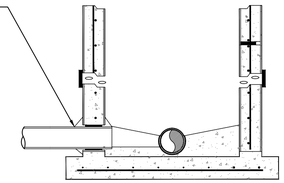
2 SANITARY SEWER CLEAN-OUT
N.T.S.



3 TYPICAL MANHOLE PLAN
N.T.S.



1. CORE AND CONNECT WITH "KORE N SEAL" BOOT OR OTHER APPROVED WATER TIGHT CONNECTION.
2. MORTAR ALL AROUND WITH NON-SHRINK GROUT.
3. RE-CONSTRUCT BENCH W/ 3000 PSI CONCRETE TO PROVIDE SMOOTH TRANSITION OF FLOW FROM NEW INCOMING PIPE TO OUTGOING MAIN.
4. PROVIDE MINIMUM OF 0.1' FALL ACROSS MANHOLE. IF PIPES ARE NOT SAME DIAMETER MATCH CROWN OF OUTGOING PIPE.



TYPICAL SECTION A-A

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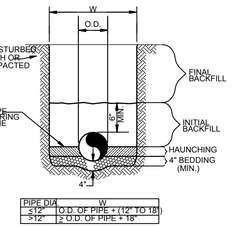
4 CONNECTION TO EXISTING MANHOLE
N.T.S.



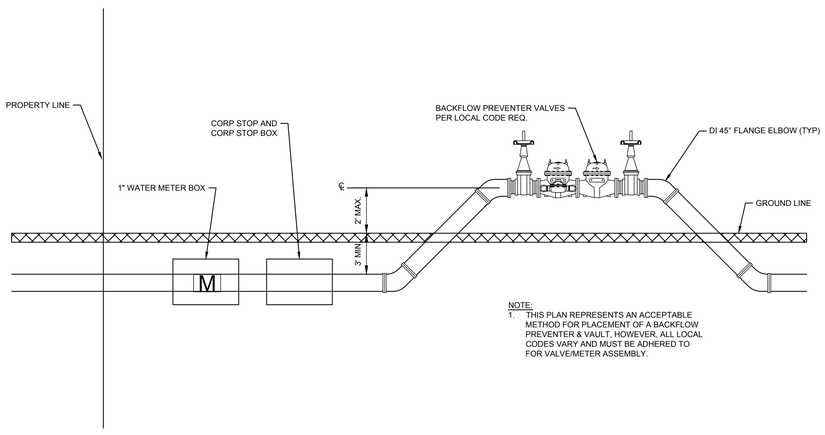
PIPE DIA	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	≥ O.D. OF PIPE + 18"

SANITARY SEWER

GENERAL NOTES

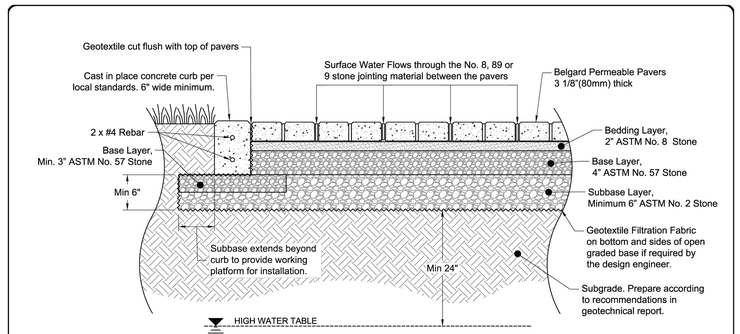
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

5 UTILITY TRENCH AND BEDDING
N.T.S.



NOTE:
1. THIS PLAN REPRESENTS AN ACCEPTABLE METHOD FOR PLACEMENT OF A BACKFLOW PREVENTER & VAULT, HOWEVER, ALL LOCAL CODES VARY AND MUST BE ADHERED TO FOR VALVE/METER ASSEMBLY.

6 WATER METER AND BACKFLOW PREVENTOR
N.T.S.



Design Notes:
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
6. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

BELGARD	belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Permeable Paving Detail PICP Pavement	Scale: N.T.S. / Drawn by: MAH Date: 5/7/18 / Drawing number: PICP_1

7 BELGARD PERMEABLE PAVING DETAIL
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
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200 CENTRAL AVE., SUITE 600,
ST. PETERSBURG, FL 33701
PHONE: 727-547-4800 WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

DUSTIN M. BALLARD
No. 93276
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSED
DATE

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	DMB	TJD	SF

GENERAL DETAILS

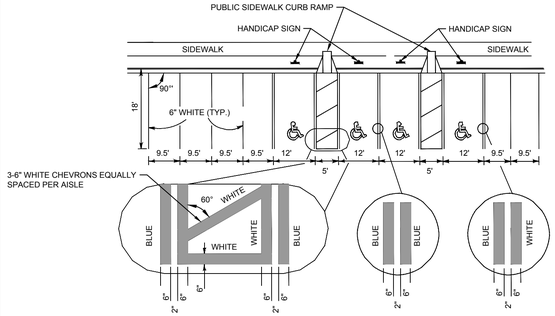
CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

DATE
AUGUST 2025

PROJECT NO.
148111014

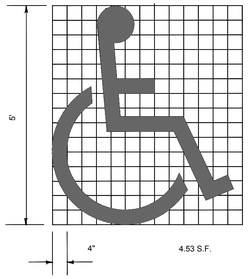
SHEET NUMBER
C-600

Plotted By: Dixon, Taylor Sheet Set: FIRE STATION #22 Layout: General Details August 28, 2025 01:23:53pm K:\STP_Civil\148404 – City of St. Pete Beach\148111014 – Fire Station #22\Civil\Sheets\VC–General Details–148111014.dwg



"UNIVERSAL SYMBOL OF ACCESSIBILITY"

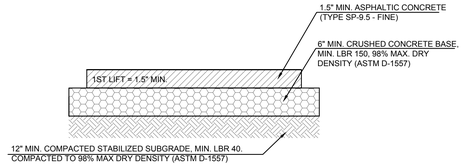
USE OF PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IS OPTIONAL, WHEN USED THE SYMBOL SHALL BE 5' HIGH AND WHITE IN COLOR.



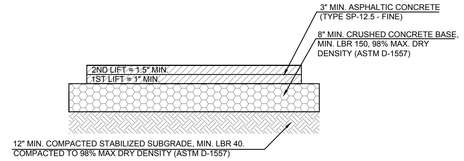
NOTES:
1. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
2. AN ACCESS AISLE IS REQUIRED FOR EACH ACCESSIBLE SPACE WHEN ANGLE PARKING IS USED.
3. CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT PUBLIC SIDEWALK CURB RAMP LOCATIONS. FOR RAMP LOCATIONS REFER TO PLANS.
4. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595 A.

PER FDOT STANDARD PLAN 711-001

1 PAVEMENT MARKINGS
N.T.S.



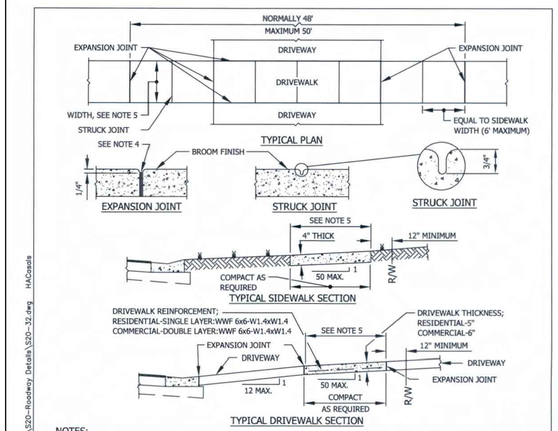
STANDARD DUTY



HEAVY DUTY

NOTES:
1. CONTRACTOR SHALL OBTAIN APPROVAL FROM CIVIL ENGINEER FOR MIX DESIGN AND PAVEMENT JOINT PLACEMENT PLAN PRIOR TO COMMENCEMENT OF WORK.
2. BASE MATERIAL SHALL BE CRUSHED CONCRETE FROM ON-SITE SLAB DEMOLITION IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). CRUSHED CONCRETE MAY BE IMPORTED IF ON-SITE CRUSHED CONCRETE DOES NOT MEET FDOT SPECIFICATIONS.
3. ASPHALTIC CONCRETE SHALL MEET FDOT REQUIREMENTS AND PLACEMENT PROCEDURES AS OUTLINED IN THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). THE ASPHALTIC CONCRETE SHALL BE COMPACTED TO A MINIMUM OF 93% (Gmm) OF THE MAXIMUM THEORETICAL SPECIFIC GRAVITY.

5 ASPHALT PAVEMENT
N.T.S.



NOTES:
1. SIDEWALKS SHALL BE CONCRETE AND HAVE TOOLED EDGES.
2. RESTORATION AND UTILITY CUTS SHALL BE A MINIMUM FULL PANEL BETWEEN EXISTING JOINTS.
3. EXPANSION JOINTS SHALL BE INSTALLED WHERE SHOWN AND AT 50' MAXIMUM SPACING.
4. EXPANSION JOINTS SHALL CONSIST OF CONTINUOUS 1/2"x6" MINIMUM, BITUMINOUS EXPANSION STRIP.
5. SIDEWALKS SHALL CONFORM TO CITY CODE SECTION 16-857 AS FOLLOWS: SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL MAJOR ARTERIAL AND COLLECTOR STREETS; ON THE NORTH AND WEST SIDES OF OF ALL LOCAL STREETS, COMMERCIAL SERVICE STREET; AND LOCAL STREETS LEADING TO SCHOOLS, PARKS, SHOPPING CENTERS, CHURCHES, AND OTHER PUBLIC FACILITIES. SIDEWALK WIDTHS SHALL BE NOT LESS THAN THE FOLLOWING:
   A-6' ALONG ARTERIAL AND COLLECTOR ROADWAYS.
   B-4' ALONG ROADWAYS NOT DESIGNATED ON TRAFFIC CORRIDORS MAP, IN RESIDENTIAL AND INDUSTRIAL ZONES.*
   C-5' ALONG ROADWAYS NOT DESIGNATED ON THE TRAFFIC CORRIDORS MAP, IN COMMERCIAL AND OFFICE ZONES.*
   D-4' FOR PEDESTRIAN CROSSWALKS.
   E-12' FOR PEDESTRIAN/BICYCLE JOINT USE.
   *-ALL SIDEWALKS ABUTTING CURBS SHALL BE 6' WIDE, MININUM.

CITY STANDARDS			
REVISIONS BY / DATE	ENGINEERING AND CAPITAL IMPROVEMENT DEPARTMENT CITY of ST. PETERSBURG	SIDEWALK AND DRIVEWALK CONSTRUCTION DETAIL	APPROVED BY: Brijesh Pragman DIRECTOR; DATE: OCT. 2019; DWG. No. S20-32
	SCALE: N.T.S.		

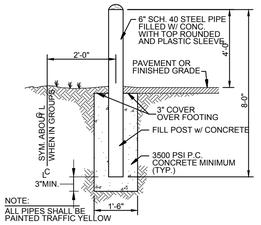
S:\AUTOCAD\2.1 New Standard Details\S20-Roadway Details\S20-32.dwg HACoasis
Tue, 29 Oct 2019 – 5:11pm

GENERAL LANDSCAPING NOTES

1. ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY, INSTALLED TO HIGHEST NURSERY STANDARDS.
2. MULCH TO BE RECYCLED WOOD MULCH, UNLESS OTHERWISE SPECIFIED. MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANTING AREAS.
3. SOD TO BE 95% WEED FREE; ARGENTINE BAHIA OR ST. AUGUSTINE "FLORATAM", AS SPECIFIED ON THE PLANS. SOD TO BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. ALL AREAS DISTURBED DURING PLANT REMOVAL AND/OR PLANTING WORK SHALL BE FILLED AND GRADED TO MATCH THE ADJACENT GRADE AND SODDED AS REQUIRED TO COVER ANY EXPOSED GROUND. SODDED AREAS SHALL BE INCLUDED IN THE ESTABLISHED WATERING PERIOD.
4. ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE ENGINEER.
5. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED BY THE ENGINEER WITH PROPER INSTALLATION CARRIED OUT BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
6. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE MADE AT THE TIME OF BIDDING, SO AS TO PROVIDE FOR EQUAL AND FAIR BID COMPARISONS.
7. ALL PERMITS NECESSARY ARE TO BE OBTAINED BY THE INSTALLING CONTRACTOR, UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS.
8. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT.
9. CAREFULLY REVIEW THE LANDSCAPE SPECIFICATIONS. THE INSTALLATION CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL ITEMS CONTAINED THEREIN.
10. ALL PLANT MATERIAL SHALL BE PLANTED WITH "TERRA-SORB AG" OR AN APPROVED EQUAL, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE RATE OF APPLICATION.

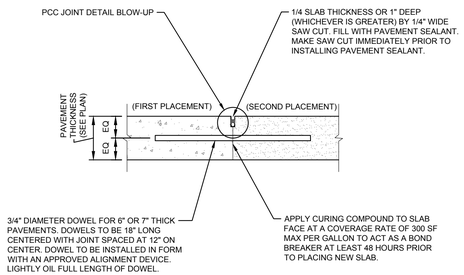
S:\AUTOCAD\2.1 New Standard Details\S10-General Details\S10-01.dwg HACoasis
Wed, 30 Oct 2019 – 11:46am

CITY STANDARDS			
REVISIONS BY / DATE	ENGINEERING AND CAPITAL IMPROVEMENT DEPARTMENT CITY of ST. PETERSBURG	GENERAL LANDSCAPING NOTES DETAIL	APPROVED BY: Brijesh Pragman DIRECTOR; DATE: OCT. 2019; DWG. No. S10-1
	SCALE: N.T.S.		



NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

6 PIPE BOLLARD
N.T.S.



7 CONCRETE CONSTRUCTION JOINT DETAIL
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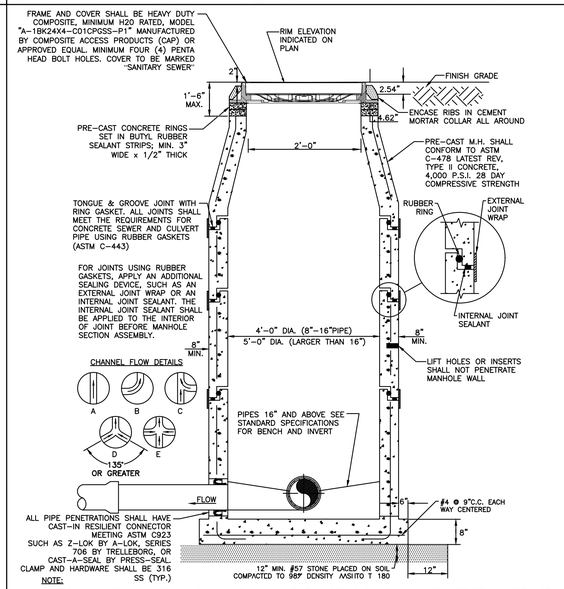
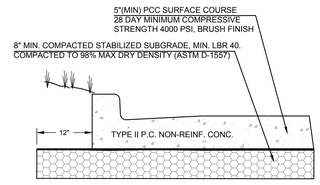
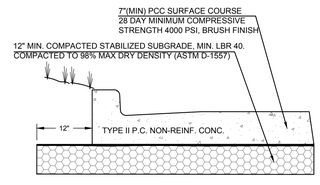


NOTE:
1. DROP MANHOLES, MANHOLES WITH OPPOSING FLOW (CHANNEL FLOW DETAILS D & E), MANHOLES IMMEDIATELY UPSTREAM OF A LIFT STATION WET WELL, MANHOLES WITH GRAVITY SEWERS GREATER THAN 12 INCHES IN DIAMETER, MANHOLES RECEIVING A FORCE MAIN AND THE FIRST TWO GRAVITY MANHOLES DOWNSTREAM OF MANHOLES RECEIVING A FORCE MAIN SHALL BE MADE OF POLYMER CONCRETE.
2. MANHOLES SHALL HAVE A GASKETED BELL AND SPIGOT OR TONGUE AND GROOVE JOINT DESIGN
3. ALL JOINTS SHALL MEET THE REQUIREMENTS FOR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS (ASTM C-443)
4. ALL FRP/STEEL REINFORCEMENT SHALL BE DESIGNED BY MANUFACTURER TO MEET LOAD REQUIREMENTS OF ASTM C-478 AND ASTM C-857
5. ANY MATERIAL, APPURTENANCE, OR PROCESS CALLED FOR BY TRADE NAME, MANUFACTURER, OR REFERENCE TO CATALOG OF A MANUFACTURER OR DEALER SHALL BE UNDERSTOOD AS INTENDING TO MEAN AND SPECIFY THE MATERIAL, APPURTENANCE, PROCESS, OR ANY EQUAL AS APPROVED BY THE ENGINEER.

St. Pete Beach The Sunset Capital of Florida	CURRENT REVISION: APR 2023	STANDARD PRECAST CONCRETE MANHOLE DETAIL (COMPOSITE RING AND COVER)	1 OF 1



STANDARD DUTY



HEAVY DUTY

NOTES:
1. CONTRACTOR SHALL OBTAIN APPROVAL FROM CIVIL ENGINEER FOR MIX DESIGN AND PAVEMENT JOINT PLACEMENT PLAN PRIOR TO COMMENCEMENT OF WORK.
2. BASE MATERIAL SHALL BE CRUSHED CONCRETE FROM ON-SITE SLAB DEMOLITION IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). CRUSHED CONCRETE MAY BE IMPORTED IF ON-SITE CRUSHED CONCRETE DOES NOT MEET FDOT SPECIFICATIONS.
3. RIGID PAVEMENT SHALL MEET FDOT REQUIREMENTS AND PLACEMENT PROCEDURES AS OUTLINED IN THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
4. STANDARD DUTY CONCRETE PAVING SHOULD HAVE MINIMUM SAWCUT DEPTH OF 1 1/4 INCHES AND A MAXIMUM CONTROL JOINT SPACING OF 10 FEET X 10 FEET.
5. HEAVY DUTY CONCRETE PAVING SHOULD HAVE MINIMUM SAWCUT DEPTH OF 1 1/2 INCHES AND A MAXIMUM CONTROL JOINT SPACING OF 12 FEET X 12 FEET.

8 CONCRETE PAVEMENT
N.T.S.

This item has been digitally signed and sealed by Dustin M. Ballard on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	DATE	REVISIONS	BY

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ST. PETERSBURG, FL 33701
PHONE: 727-547-4800 WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

DUSTIN M. BALLARD No. 93276 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 10/30/2019

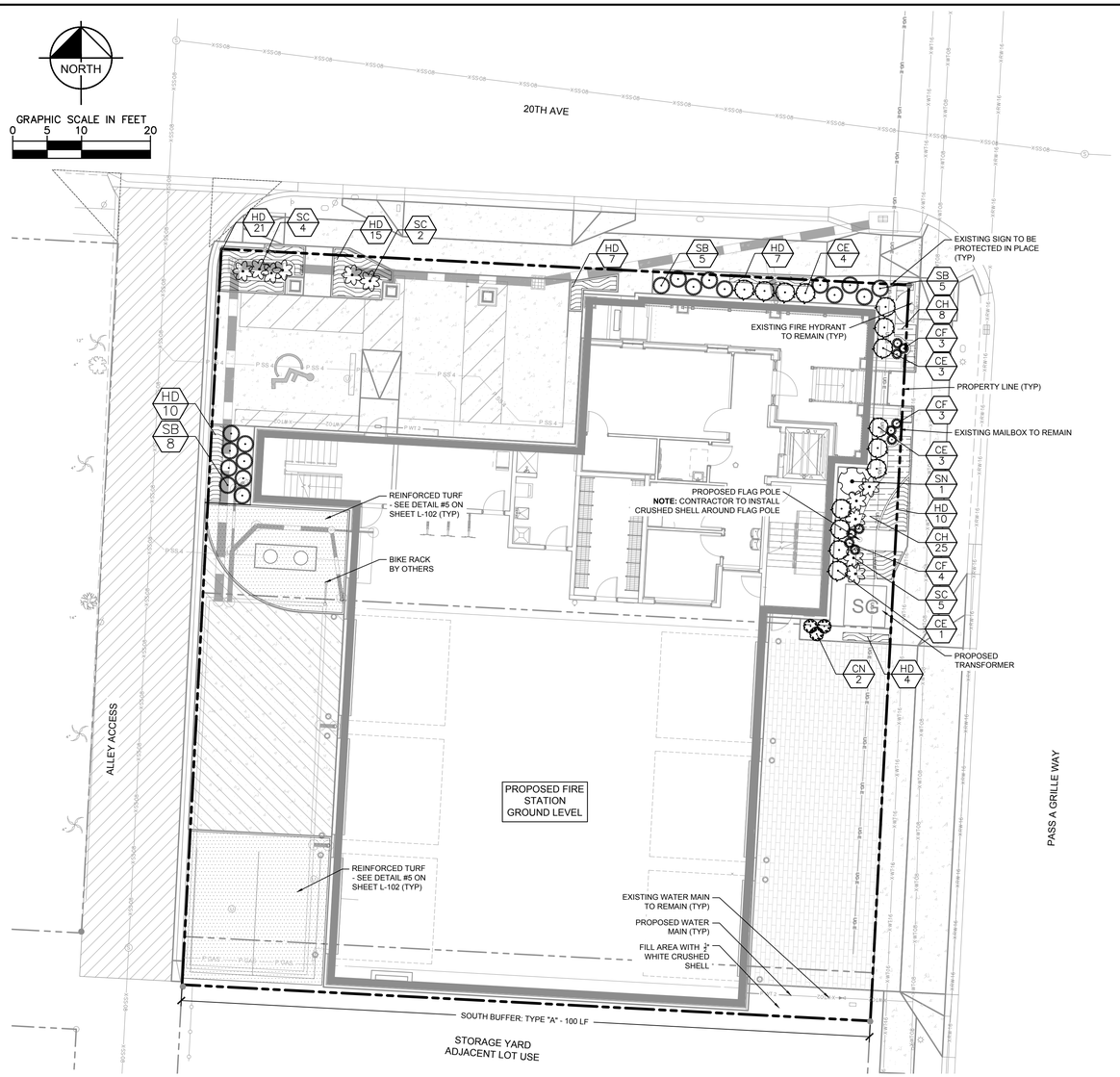
SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	DMB	TJD	SF

CITY OF ST. PETE BEACH
FIRE STATION #22
CITY OF ST. PETE BEACH FLORIDA

GENERAL DETAILS

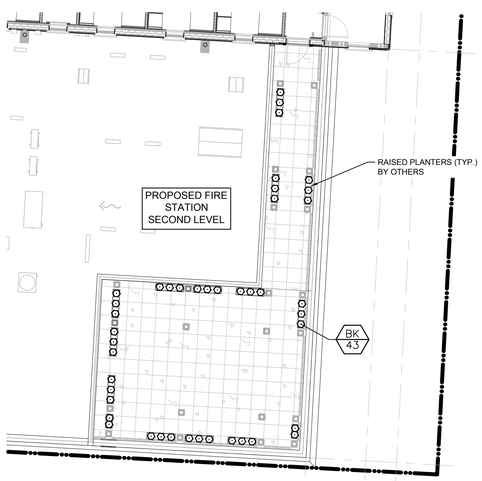
DATE: AUGUST 2025
PROJECT NO.: 148111014
SHEET NUMBER: C-601

Plotted By:Deam, Taylor Sheet Set:FIRE STATION #22 Layout:General Details — 2 August 28, 2025 01:23:58pm K:\STP_Civil\148404 — City of St. Pete Beach\148111014 — Fire Station #22\CADD\PlanSheets\C-General Details-148111014.dwg



PLANT SCHEDULE

PHOTO	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT	HEIGHT	SPREAD	SPACING	NATIVE
SHRUBS										
		BK	43	BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA	3 GAL	POT, TRELLIS	24 IN MIN	12 IN MIN	18 IN OC	NO
		CF	10	CANNA FLACCIDA / GOLDEN CANNA	3 GAL	POT	12 IN MIN	12 IN MIN	18 IN OC	YES
		CN	3	CLUSIA ROSEA 'NANA' / DWARF PITCH APPLE	3 GAL	POT	12 IN MIN	12 IN MIN	24 IN OC	NO
		CE	14	CONOCARPUS ERECTUS / BUTTONWOOD	15 GAL	POT	48 IN MIN	24 IN MIN	36 IN OC	YES
		SC	11	SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO	15 GAL	POT	24 IN MIN	24 IN MIN	36 IN OC	YES
		SB	18	SPARTINA BAKERI / CORDGRASS	3 GAL	POT	24 IN MIN	18 IN MIN	30 IN OC	YES
		SN	1	STRELITZIA NICOLAI / WHITE BIRD OF PARADISE	25 GAL	POT	60 IN MIN	36 IN MIN	48 IN OC	NO
GROUND COVERS										
		CH	33	CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM	3 GAL	POT	12 IN MIN	12 IN MIN	18 IN OC	YES
		HD	80	HELIANTHUS DEBILIS / DUNE SUNFLOWER	1 GAL	POT	10 IN MIN	10 IN MIN	18 IN OC	YES
SOD										
		CS	682 SF	PASPALUM NOTATUM / BAHIA GRASS	SOD	SOD	- - -	- - -	- - -	NO



FIRE STATION #22
LANDSCAPE CALCULATIONS
ST. PETE BEACH , FL

VUA LANDSCAPE AREA 6' WIDTH PLANTED AREA 1 TREE PER 30 LF 2' MIN HEIGHT CONTINUOUS HEDGE 20 SF VUA LANDSCAPE PER PARKING SPACE *SEC. 22.7*	REFER TO APPROVED BOARD OF ADJUSTMENT CASE NO: 24061
LANDSCAPE BUFFERING **SOUTH: TYPE "A" - 100 LF** 5' MIN WIDTH 2.4 TREES PER 100 LF 20 SHRUBS PER 100 LF *SEC. 22.8*	REFER TO APPROVED BOARD OF ADJUSTMENT CASE NO: 24061

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-101 AND L-102 FOR LANDSCAPE NOTES AND DETAILS.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

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

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

NO	REVISIONS	DATE	BY

Kimley»Horn
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ST. PETERSBURG, FL 33701
PHONE: 727-547-4800 WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

LICENSED PROFESSIONAL
JENNIFER DAOULAS, PLA
FLORIDA LICENSE NUMBER
LA6667369
DATE:

SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	JLD

LANDSCAPE PLAN

CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

DATE
AUGUST 2025
PROJECT NO.
148111014
SHEET NUMBER
L-100

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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.

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. GROUND COVER

9.1. ¾" WHITE CRUSHED SHELL MATERIAL AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CONTRACTOR SHALL CLEAR ¾" WHITE CRUSHED SHELL FROM WITHIN A SIX (6) INCH RADIUS AROUND TRUNK / STEM FLARE.

9.2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED ¾" WHITE CRUSHED SHELL 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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TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

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

ALERT TO CONTRACTOR:

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

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 727-547-4800 WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

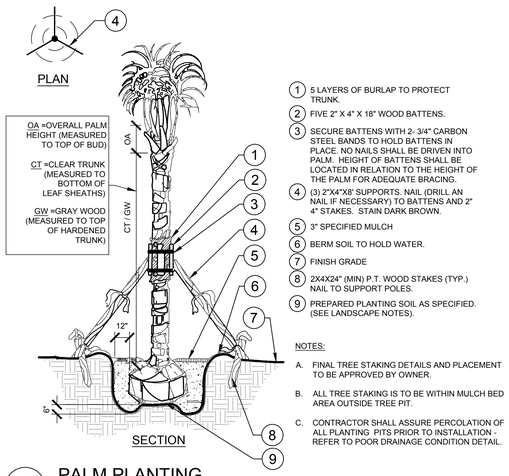
LICENSED PROFESSIONAL
JENNIFER DAOULAS, PLA
FLORIDA LICENSE NUMBER
LA6667369
DATE:

SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	JLD

LANDSCAPE NOTES

CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

DATE
AUGUST 2025
PROJECT NO.
148111014
SHEET NUMBER
L-101



1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

NOTES:

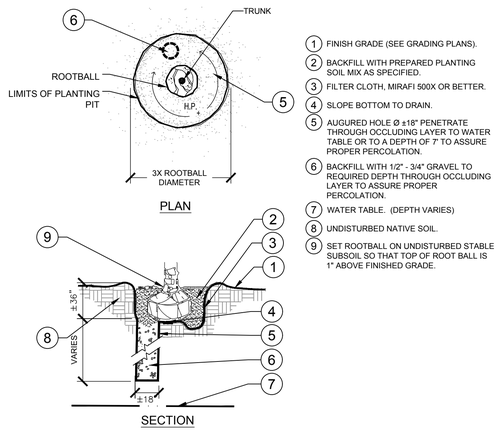
A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

1 PALM PLANTING

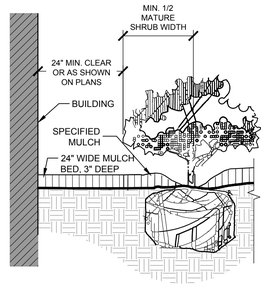
NTS P-FI1-11



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.

2 POOR DRAINAGE CONDITIONS

NTS P-FI1-09

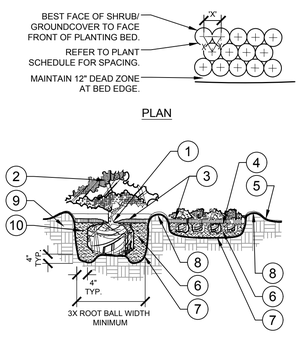


NOTES:

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 PLANTINGS ADJACENT TO BUILDINGS

NTS P-FI1-06



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.

4 SHRUB/GROUNDCOVER PLANTING

NTS P-FI1-03

STABILIZER SOLUTIONS, INC.
33 S 28TH ST
PHOENIX, AZ 85034
TOLL FREE: 1-800-336-2468
FAX: (602) 225-5902
www.stabilizersolutions.com

SECTION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4934-006.

STALOK FIBER

REINFORCEMENT FOR TURF PARKING, FIRELANES, EVENTS

4934-006 REVISION DATE 02/05/2015

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5 REINFORCED TURF

NTS P-FI1-36

No	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 727.547.1100 WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

LICENSED PROFESSIONAL
JENNIFER DAOULAS, PLA
FLORIDA LICENSE NUMBER
LA6667369
DATE:

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SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	JLD

LANDSCAPE DETAILS

CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

DATE
AUGUST 2025
PROJECT NO.
148111014
SHEET NUMBER
L-102

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

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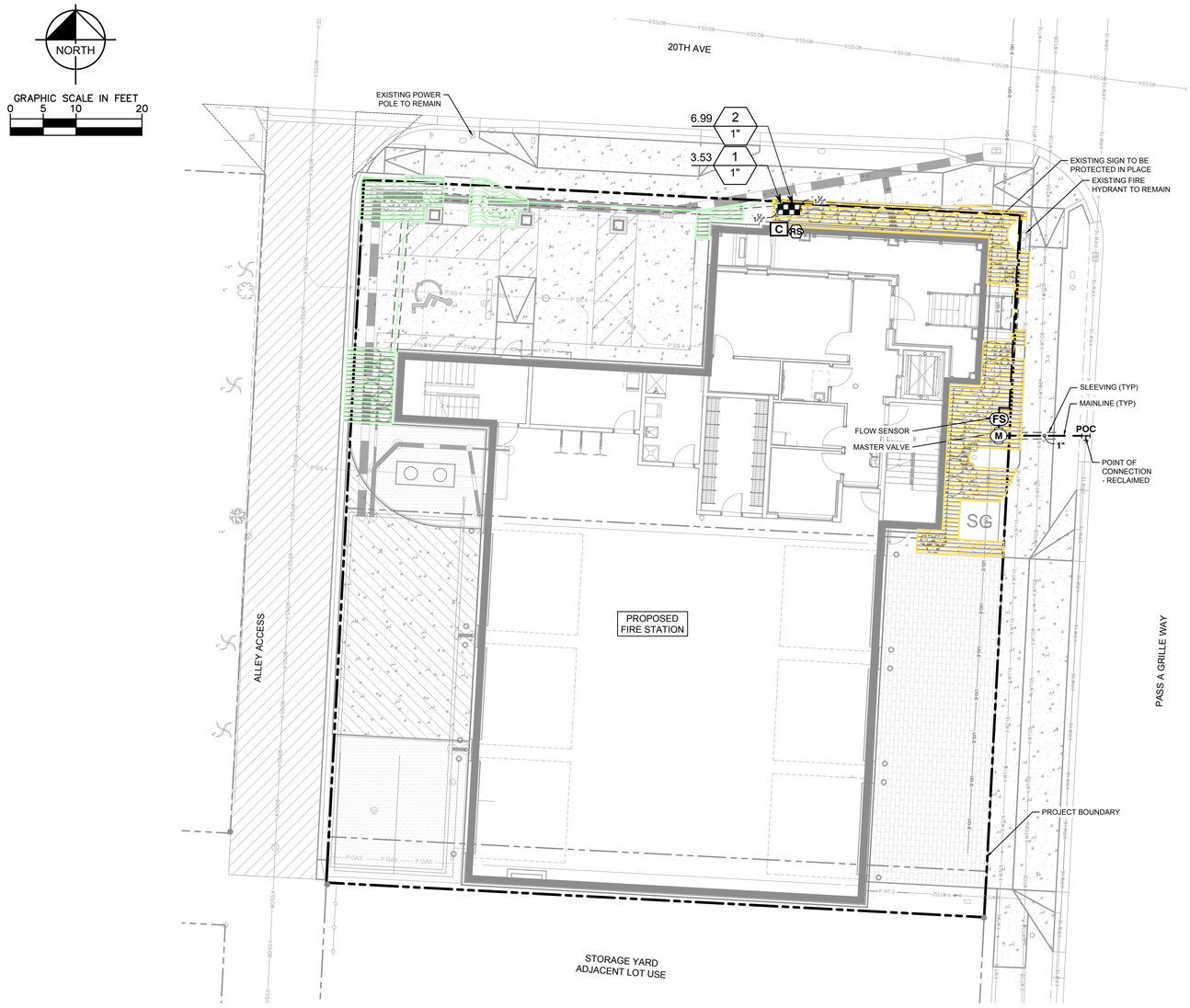

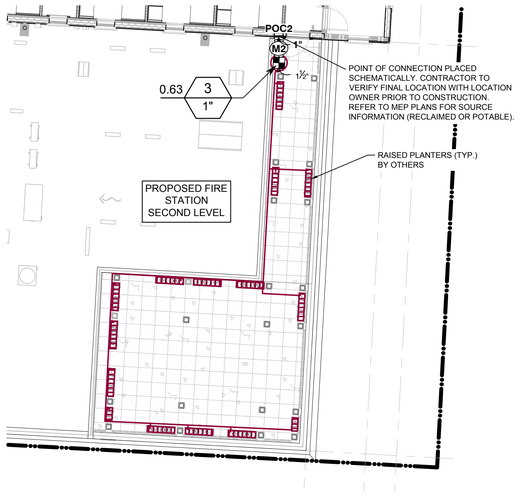

NOTE:
1. IRRIGATION SYSTEM HAS BEEN DESIGNED UNDER THE ASSUMPTION IT WILL BE SUPPLIED BY CONNECTION TO THE RECLAIMED WATER LINE. IF POTABLE WATER IS UTILIZED, IRRIGATION EQUIPMENT SHALL BE SWITCHED TO NON-PURPLE MODEL.
2. POINTS OF CONNECTION PLACED SCHEMATICALLY. CONTRACTOR TO CONFIRM FINAL LOCATION WITH OWNER PRIOR TO CONSTRUCTION.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIPLINE	3.53	19.0	22.0	1.45 in/h
2	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIPLINE	6.99	21.2	26.3	1.44 in/h
3	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIPLINE	0.63	18.0	18.8	1.38 in/h

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-40-LF-R DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN. RECLAIMED PURPLE FILTER COVER.	3
	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-12-R HDL-09-12-R: HUNTER DRIPLINE WITH 0.9 GPH FLOW. LIGHT BROWN TUBING WITH PURPLE 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.	744.2 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
M	HUNTER IBV-R 1" 1IN., 1-1/2IN., 2IN., AND 3IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH RECLAIMED WATER ID PURPLE TAG.	1
M2	HUNTER IBV-R 2" 1IN., 1-1/2IN., 2IN., AND 3IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH RECLAIMED WATER ID PURPLE TAG.	1
C	HUNTER HCC-800-M 8 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, COMMERCIAL USE. METAL CABINET.	1
RS	HUNTER RAIN-CLIK RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.	1
FS	HUNTER HC-100-FLOW 1IN. FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	252.6 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	90.2 LF
	PIPE SLEEVE: PVC CLASS 200 SDR 21	66.8 LF

Valve Callout
Valve Number
Valve Flow
Valve Size

CRITICAL ANALYSIS

Generated: 2025-08-27 15:2

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Custom Max Flow: 40 GPM
Flow Available 40 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 40 PSI
Pressure Available: 40 PSI

DESIGN ANALYSIS
Maximum Station Flow: 6.99 GPM
Flow Available at POC: 40 GPM
Residual Flow Available: 33.01 GPM

Critical Station: 2
Design Pressure: 15 PSI
Friction Loss: 0.02 PSI
Fittings Loss: 0 PSI
Elevation Loss: 0 PSI
Loss through Valve: 6.19 PSI
Pressure Req. at Critical Station: 21.2 PSI
Loss for Fittings: 0.22 PSI
Loss for Main Line: 2.15 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Loss for Master Valve: 2.7 PSI
Critical Station Pressure at POC: 26.3 PSI
Pressure Available: 40 PSI
Residual Pressure Available: 13.7 PSI

CRITICAL ANALYSIS

Generated: 2025-08-28 12:

P.O.C. NUMBER: 02
Water Source Information:

FLOW AVAILABLE
Custom Max Flow: 40 GPM
Flow Available 40 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 40 PSI
Pressure Available: 40 PSI

DESIGN ANALYSIS
Maximum Station Flow: 0.63 GPM
Flow Available at POC: 40 GPM
Residual Flow Available: 39.37 GPM

Critical Station: 3
Design Pressure: 15 PSI
Friction Loss: 0 PSI
Fittings Loss: 0 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3 PSI
Pressure Req. at Critical Station: 18.0 PSI
Loss for Fittings: 0.0 PSI
Loss for Main Line: 0.0 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Loss for Master Valve: 0.8 PSI
Critical Station Pressure at POC: 18.8 PSI
Pressure Available: 40 PSI
Residual Pressure Available: 21.2 PSI

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NO	REVISIONS	DATE	BY

Kimley»Horn
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REGISTRY NO. 35106

LICENSED PROFESSIONAL
JENNIFER DAOULAS, PLA
FLORIDA LICENSE NUMBER
LA6667369
DATE:

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DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY JLD

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IRRIGATION PLAN

CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

DATE
AUGUST 2025
PROJECT NO.
148111014
SHEET NUMBER
I-100

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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

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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.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

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

ALERT TO CONTRACTOR:

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

No	REVISIONS	DATE	BY

Kimley»Horn
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REGISTRY NO. 35106

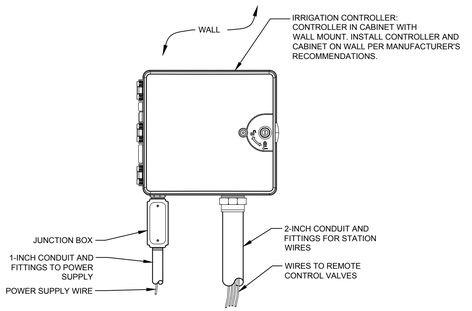
LICENSED PROFESSIONAL
JENNIFER DAOULAS, PLA
FLORIDA LICENSE NUMBER
LA6667369
DATE:

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	KHA	KHA	JLD

IRRIGATION NOTES

CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

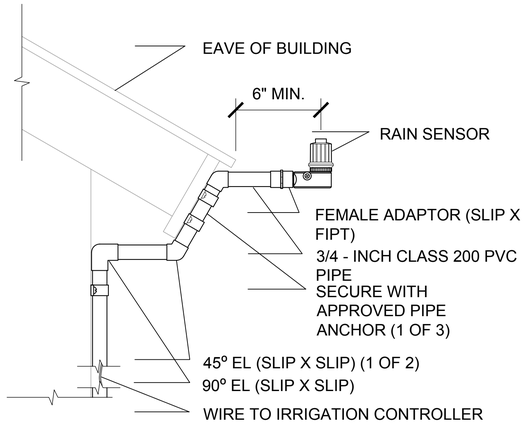
DATE
AUGUST 2025
PROJECT NO.
148111014
SHEET NUMBER
I-101



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.

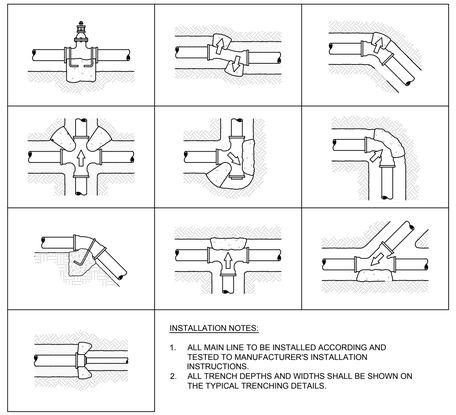
1 IRRIGATION CONTROLLER -WALL MOUNT

NTS P-FI1-04



2 RAIN SENSOR - BUILDING MOUNT

NTS P-FI1-05

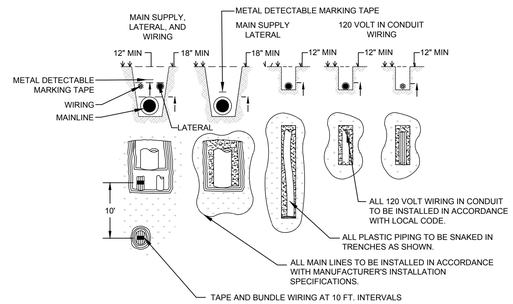


INSTALLATION NOTES:

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.

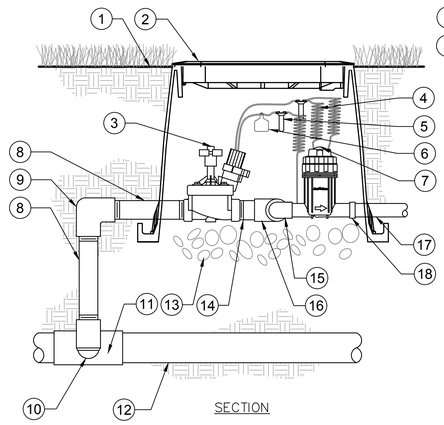
3 TYPICAL THRUST BLOCK

SECTION NTS

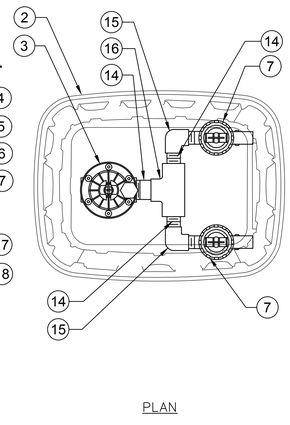


4 TYPICAL TRENCHING

1" = 1" P-FI1-12



SECTION

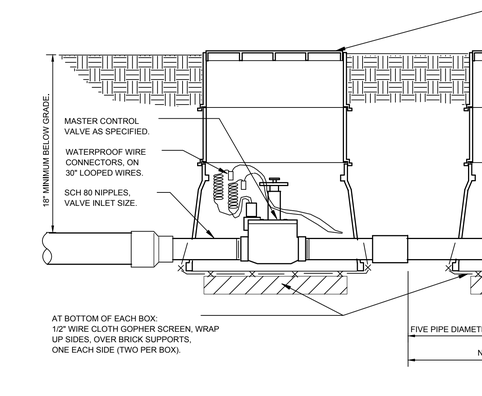


PLAN

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

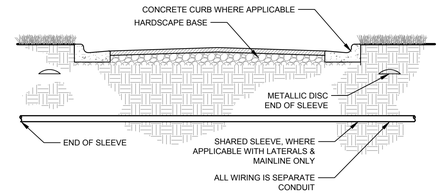
5 DRIP ZONE VALVE KIT

1" = 1" P-FI1-10



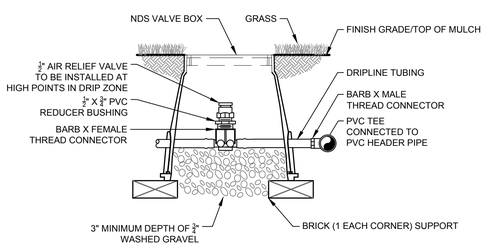
6 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0" P-FI1-18



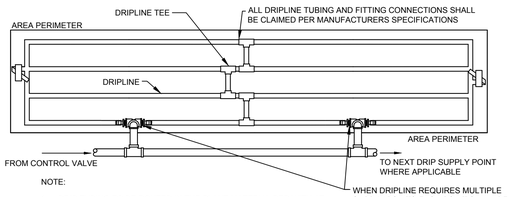
7 TYPICAL SLEEVING

1/4" = 1'-0" P-FI1-17



8 AIR RELIEF VALVE IN DRIPLINE

1/2" = 1'-0" P-FI1-16



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.

9 TYPICAL DRIPLINE

3/4" = 1'-0" P-FI1-13

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 110.8.4 AND CHAPTER 633 FLORIDA STATUES

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NO	REVISIONS	DATE	BY

Kimley»Horn

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REGISTRY NO. 35106

LICENSED PROFESSIONAL
JENNIFER DAOULAS, PLA
FLORIDA LICENSE NUMBER
LA6667369
DATE:

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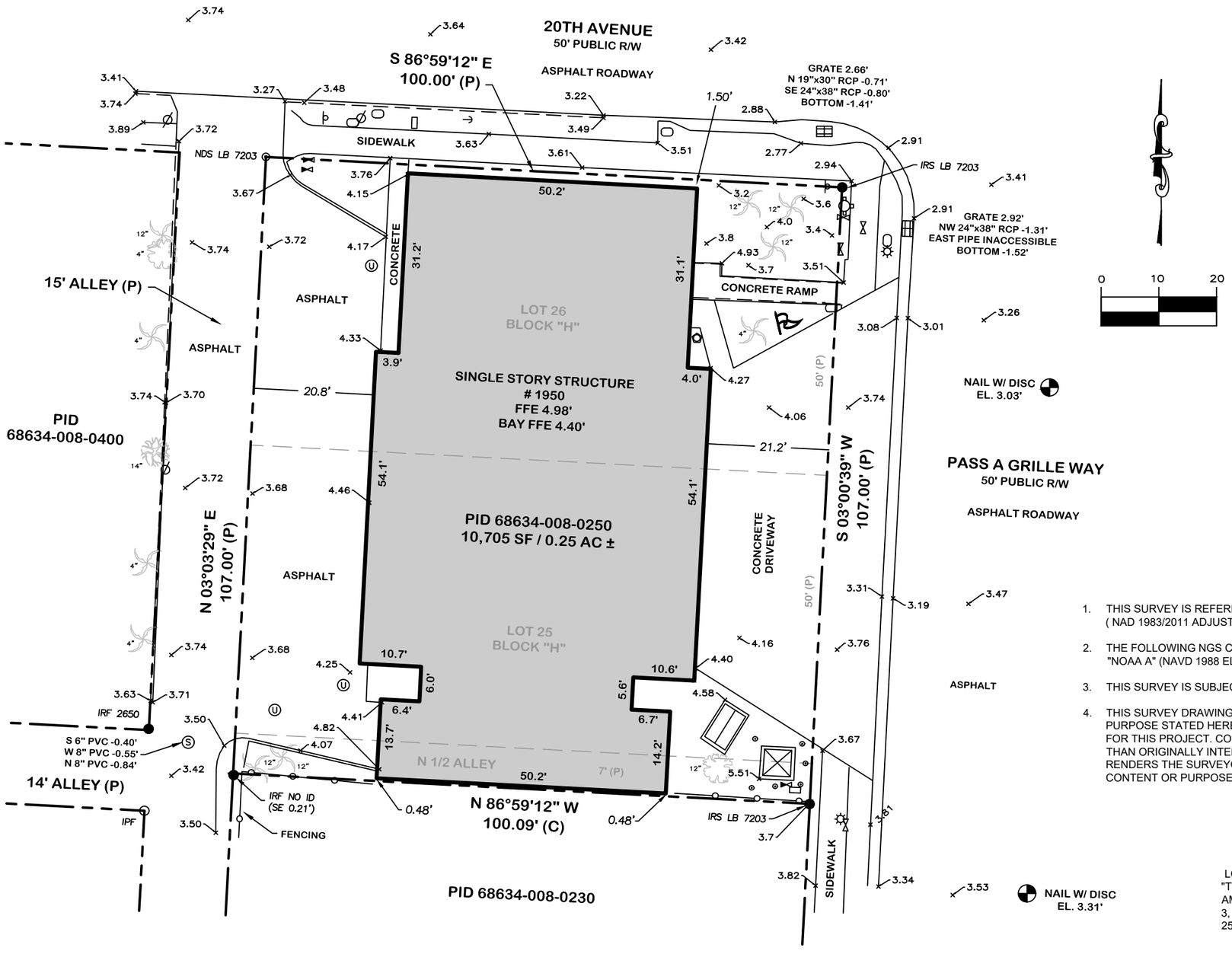
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	JLD

IRRIGATION DETAILS

CITY OF ST. PETE BEACH
FIRE STATION #22
FLORIDA
CITY OF ST. PETE BEACH

DATE
AUGUST 2025
PROJECT NO.
148111014
SHEET NUMBER
I-102



LEGEND

	BENCHMARK		WATER VALVE
R/W	RIGHT-OF-WAY		UTILITY ACCESS
PID	PARCEL IDENTIFICATION		FIRE HYDRANT
IRS	IRON ROD SET		BOLLARD
NDS	NAIL W/ DISC SET		FLAGPOLE
IRF	IRON ROD FOUND		MAILBOX
IPF	IRON PIPE FOUND		LIGHT POLE
EL.	ELEVATION		PALM
(P)	PLAT		
(C)	CALCULATED		TREE
SF	SQUARE FEET		
AC	ACRES		POWER POLE
FFE	FINISHED FLOOR ELEVATION		GUY WIRE
	GRATE INLET		UTILITY MANHOLE
	SIGN		ANTENNA
	WATER METER		TRANSFORMER
	SEWER / RECLAIM VALVE		DIESEL TANK
	SANITARY MANHOLE		

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 CONTROL POINTS WERE RECOVERED AND UTILIZED FOR THE ELEVATIONS SHOWN HEREON: "NOAA A" (NAVD 1988 ELEVATION 6.94') "NOAA D" (NAVD 1988 ELEVATION 4.79').
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.

PROPERTY SURVEYED

LOTS 25 AND 26, BLOCK "H" AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY" RECORDED AMONG THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN PLAT BOOK 3, PAGE 38. TOGETHER WITH THE NORTH 1/2 OF THE ALLEY ADJACENT TO LOT 25, BLOCK "H" OF SAID PLAT.

PROJECT #	20–2551–1
SURVEY #	SPB FS
SEC/TWN/RGE	18–32S–16E
SCALE	1" = 20'
SURVEYED	09/2022
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
ST. PETE BEACH FIRE STATION
1950 PASS A GRILLE WAY
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

Kimley»Horn

STORMWATER NARRATIVE

To: Southwest Florida Water Management District
7601 US Hwy. 301
Tampa, FL 33637-6759

From: Dustin M. Ballard P.E.
Kimley-Horn and Associates, Inc.
200 Central Avenue, Suite 600
St. Petersburg, FL 33701

Date: June 5, 2025

Subject: Fire Station 22 SWFWMD Stormwater Exemption

To whom it may concern,

This narrative is for the proposed Fire Station 22 located at 1950 Pass A Grille Way, St Pete Beach, FL 33706. The project is +/- 0.24 acres and will include the demolition and replacement of the existing fire station building along with associated building utility services, stormwater, and parking infrastructure. The development plans show a decrease in impervious coverage from pre-development conditions. Please refer to the provided pre- and post-development pervious/impervious area exhibit (SWFWMD Exhibit A) for a breakdown in pervious/impervious coverage by basin area.

As a result of the *de minimis* impact for water quantity and quality, this application is requesting a verification of an exemption through SWFWMD per Section 373.406(6), F.S.

Please contact me at (727) 551-4808 or dustin.ballard@kimley-horn.com should you have any comments or need any additional clarification.

Sincerely,
Dustin Ballard, P.E.
Project Manager

DIVISION 5 SITE PLAN APPROVAL PROCEDURES

Sec. 5.1. Site plan review.

An application for a development permit requesting approval of a site development plan shall be reviewed and approved, approved with conditions, or denied by the city manager. The purpose of a site plan review is to ensure that development will be carried out in compliance with the City Code of Ordinances and any other federal, state and county regulations. In addition, a site plan describing and portraying both existing and proposed conditions of the development is required in order that the approving authority can make an informed decision.

N/A ☐ Exemption. No site plan shall be required for work for the maintenance or alteration that does not alter the location or gross square footage of any structure, or alter any required parking area of the site, or if the work affects only the interior of the structure or the exterior color or decoration of the structure.

☑ Initiation. An application for site plan review shall only be submitted by the owner, or by other persons having a contractual interest in the land, or their authorized agents.

☑ Contents of application. The application shall be in a form established by the city manager and provided for public review. The materials required as part of the application are necessary to provide the city with sufficient information to ensure compliance with this section and the requirements of the land development code. Such materials may include, but are not limited to, the following information:

☑ The name, address, and telephone number of the owner of record of the land proposed for development.

☑ The name, address, and telephone number of the developer, if different from the owner.

☑ The name, address, and telephone number of the agent for the application, if applicable.

☑ The name, address, and telephone number of all land use, environmental and engineering professionals that assisted in the preparation of the application.

☑ The street address and legal description of the land on which the development is proposed to occur, with attached copies of any legal instruments referenced, such as, but not limited to, deeds, plats, easements, covenants, and restrictions.

☑ A reference to the zoning district designation and the future land use map designation in the comprehensive plan for the land proposed for development.

☑ Identification of all existing rights-of-way, water courses, floodplains, wetlands, and other environmentally sensitive areas on or within 200 feet of the land subject to the development plan.

☑ Topography of the site in specified contour intervals.

(☑) A title block denoting the type of application, tax map sheet, lot, block and subdivision name (if applicable).

(☑) A location map of the land with reference to surrounding lands, subdivisions, streets, and municipal boundaries.

(☑) A boundary survey of the land subject to the development plan prepared by a registered land surveyor, showing the location and material of all permanent reference monuments and benchmarks, a metes and bounds description listing dimensions, bearings, curve data, length of tangents, radii, and central angles of all centerline curves of streets, and the size of the land in acres to the nearest tenth of an acre, or in square feet and an ALTA/ACSM land title survey of the property subject to the development plan completed within the last twelve (12) months.

(12) A site plan, with north arrow and scale, identifying:

☑ The proposed land uses, densities, and intensities of use;

☑ The location of proposed structures, and any existing structures proposed to be retained, showing size, and setbacks;

☑ Common areas;

☑ Recreational facilities;

☑ Ingress and egress to the development, and the internal traffic circulation system and identification of street names;

☑ Utility location;

☑ Easements;

N/A ☐ Off-street parking and loading facilities;

☑ Landscaping and buffering; and

☑ Signage.

N/A (☐) If applicable, the preliminary subdivision plat, which includes the subdivision name in bold legible letters under which the location of the plat by government survey lot, section, township, and range shall appear.

N/A (☐) Location and area of all property to be dedicated for public use or reserved by deed or covenant for use by all land owners in the development of a statement of the conditions of such dedication or reservation.

(☑) A schedule showing the lot area, width, depth, dimensional standards, building coverage, landscaping and parking of the development plan, and how they comply with the requirements of the Land Development Code.

N/A (☐) A traffic study prepared by a professional transportation planner or engineer, if required. The necessity for a traffic study shall be determined by an adopted administrative policy assessing the significance of the anticipated impact of the project upon traffic volume, intersection signalization, turning movements, internal

vehicle circulation, pedestrian movement, or other significant traffic concerns.

(☑) Proposed utility infrastructure plans, including sanitary sewer, potable water, a stormwater management plan with supporting data and an electric plan with accurate indication of locations of points of connection to public systems.

(☑) Spot and finished elevations at all property corners, corners of all structures or dwellings, existing and proposed first floor elevations, and appropriate locations in and around vehicle use areas.

(☑) Site utility and construction details, including a cross-connection control plan.

(☑) Roadway and paving cross-sections and profiles.

N/A (☐) Lighting plan and details.

(☑) Landscape plan and details.

N/A (☐) Provisions for solid waste management.

N/A (☐) Plans for signs, if any.

(☑) Sight triangles at the intersections of roadways and curb cuts with roadways.

N/A (☐) Vehicular and pedestrian circulation patterns.

N/A (☐) Off-street parking and loading plans showing spaces, size and type, aisle widths, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.

N/A (☐) Preliminary architectural plans and elevations.

(☑) Demonstration of compliance with concurrency requirements.

☐ Determination of sufficiency. The city manager shall determine if the application is sufficient within ten days of its receipt.

☐ If the city manager determines the application is not sufficient, a written notice shall be provided to the applicant specifying the application's deficiencies. No further action shall be taken on the application until the deficiencies are remedied.

☐ When the application is determined sufficient, the city manager shall notify the applicant, in writing, of the application's sufficiency and that the application is ready for review pursuant to the procedures and standards of this section.

☐ Review and decision. Within 30 days of the application being determined sufficient, the city manager shall review the application, and prepare a staff report on whether the application complies with administrative standards, the requirements of this section and other applicable requirements of the City Code of Ordinances. The city manager shall inform the applicant of the application's approval, approval with conditions, or disapproval. Upon approval of the site plan, the city manager shall issue a development order for the project.

Appeal. An applicant may appeal a decision of the city manager on a site development plan review by filing an appeal with the city manager within ten days of the decision. A hearing officer designated by the city commission shall hear the appeal within 30 days of its filing, and consider only the record before the city manager at the time of the decision. The hearing officer shall reverse the decision of the city manager only if there is substantial and compelling evidence in the record that the application complies with the standards of this section.

Minor revisions to site plan. Any request for modification to an approved site plan shall be subject to review and approval in the same manner as a new application, except that the city manager may approve minor modifications, provided that the basic purpose and intent of the ordinances of the city are met. A minor revision is one which:

Does not alter the location of any points of access to the site;

Does not change the use of the property;

Does not increase the density or intensity of the development to occur on the property;

Does not result in a reduction or change of open space, setback or previously required landscaping;

Is consistent with the general intent and purpose of these regulations and does not have any effect whatsoever on the initial determination of consistency of the site plan with the comprehensive plan;

Does not result in a substantial change to the location of a structure previously approved or add structures to the site;

Does not result in a material modification or the cancellation of any condition placed upon the site plan as originally approved;

Does not change the internal or external traffic pattern;

Does not alter the land area of the site;

( ) Does not increase the impervious area of the site; and

( ) Does not increase the height of the building(s).

(Amendments to the site development plan. A development plan may be amended only pursuant to the procedures established for its original approval, or as are otherwise set forth in this section.

(Ord. No. 2005-07, § 3, 2-22-05; Ord. No. 2015-22, § 4, 12-15-15)

Sec. 5.2. Standards for review.

In reaching a decision as to whether or not the site plan, as submitted, should be approved, approved with changes, approved with conditions, or disapproved, the city manager shall consider the extent to which the application is consistent with these regulations conditions imposed by zoning or conditional use approval, generally accepted site design principles, and the extent to which the development furthers the goals and

purposes of these regulations. Further, the city manager shall use and be guided by, but not be limited to, the following criteria in evaluating a site plan submission:

☐ Whether the proposed development, design and layout are in keeping with the intent and specific standards and criteria prescribed in pertinent sections of this Code, as amended;

☐ Whether the proposed development, design and layout are compatible with the Comprehensive plan, as amended;

☐ Whether the required information has been furnished in a sufficiently complete and understandable form to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation;

☐ Whether there are ways in which the design and layout of the development, uses and structures can be changed which would enhance the city or lessen the impact of the development on adjoining and nearby properties and on the community;

☐ Whether the proposed development, design and layout has made adequate provisions for vehicular access and traffic circulation, both internal and external to the project;

☐ Whether the proposed development, design and layout provides for safe and efficient pedestrian circulation;

☐ Whether the proposed development, design and layout has made adequate provision for off-site parking and loading and unloading areas; and

☐ Whether the proposed development, design and layout has preserved the natural features and characteristics of the land; including but not limited to preservation of existing large trees and similar natural features that would add attractiveness to the property and environs natural drainage systems, natural buffering, and the use of other techniques for the preservation and enhancement of the physical environment.

(Ord. No. 2005-07, § 3, 2-22-05)

Sec. 5.3. Compliance requirements.

☐ The city, as a further condition to approval of an application for a site may require financial guarantees or other such guarantees as may be reasonably necessary to insure compliance with the terms and conditions of its approval.

☐ Failure to initiate project construction within 12 months of the issuance of a final development order shall invalidate the site plan approval and require re-submission of the plan. Initiation of construction shall be demonstrated by obtaining all required building permits for construction in accordance with the approved site plan. Such site plan approval shall terminate upon the expiration, without lawful reinstatement, of any building permits required for construction in accordance with the approved site plan.

(Ord. No. 2005-07, § 3, 2-22-05)

Sec. 5.4. Effect of decision.

Approval of a final site plan shall authorize the applicant to apply for the issuance of a building permit and/or occupational license, provided that all other requirements have been met.

(Ord. No. 2005-07, § 3, 2-22-05)

Sec. 5.5. Appeals.

Appeals from decisions made under this section may be taken in accordance with the provisions of section 3.14 of this Code.

(Ord. No. 2005-07, § 3, 2-22-05)

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 DUSTIN BALLARD
(print name of agent)

to represent me/us in an application for Site Plan Application - Fire Station 22
(type of application: variance, conditional use, zoning, etc.)

Frances Robustelli
Frances Robustelli (Aug 22, 2025 14:50:07 EDT)
Signature of Owner

Signature of Owner

Frances Robustelli
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 22ND **day of** AUGUST **20**25**, by** ___
FRANCES ROBUSTELLI **who is personally known** X **or produced** ___
___ **as identification.**

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

(Notary Signature) 8/22/25 (Date)

My Commission Expires 4/28/29

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

PLANNING DEPARTMENT

11/21/2024

Dustin Ballard, P.E., Kimley Horn and Associates Inc.
200 Central Ave Ste 600
St. Petersburg, FL 33701

City of St. Pete Beach
155 Corey Ave
St Pete Beach, FL 33706

Re: Board of Adjustment Case No: 24061
Address: 1950 Pass A Grille Way, St. Pete Beach, FL 33706
Parcel Number: 18-32-16-68634-008-0250

At the 11/20/2024 hearing of the City of St. Pete Beach Board of Adjustment, your request for an Unnecessary and Undue Hardship Variance was **approved with three conditions**. Please find enclosed Development Order issued in connection with your case.

The next step is to obtain a site plan and building permit. Any building permit for construction on this property must be preceded by the issuance of a site plan, which includes the requirement for a concurrency certificate.

Section 3.14 of the LDC establishes the appeal process for any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment and all appeals must be filed within 30 days after rendition of the decision of the Board of Adjustment.

If there are any questions on this case, do not hesitate to contact me at 727-363-9205.

Respectfully,

Brandon Berry

Digitally signed by Brandon Berry
Date: 2024.11.21 08:06:12 -05'00'

Brandon Berry
Senior Planner

Cc: Board of Adjustment Attorney *(via email)*

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

PLANNING DEPARTMENT

11/21/2024

Dustin Ballard, P.E., Kimley Horn and Associates Inc.
200 Central Ave Ste 600
St. Petersburg, FL 33701

City of St. Pete Beach
155 Corey Ave
St Pete Beach, FL 33706

DEVELOPMENT ORDER
Board of Adjustment Case No: 24061

The Board of Adjustment reviewed and conducted a public hearing on an application for an Unnecessary and Undue Hardship Variance in the above-captioned case on November 20, 2024.

Address: 1950 Pass A Grille Way, St. Pete Beach, FL 33706
Parcel Number: 18-32-16-68634-008-0250
Request: Unnecessary and Undue Hardship Variances (5) to:

a) Reduce the front building setback along 20th Avenue to 1.5 feet where 25 feet is required, the secondary front building setback along Pass A Grille Way to 2 feet where 15 feet is required, the western side building setback to one foot where 10 feet is required, and the southern rear building setback to 0.5 feet where 15 feet is required, to permit the construction of a new two-story fire station (LDC Sec. 17.7);

b) Permit the site impervious surface coverage to be no greater than 85% of the lot area where no greater than 80% is permitted (LDC Sec. 17.12);

c) Permit the property-wide vegetated coverage to be 14% where 16% minimum is required (LDC Sec. 22.4.(f));

d) Reduce the required northern frontage landscaping buffer to zero feet along a portion where five feet is required, and the required southern landscaping buffer adjacent the driveway to 2.5 feet along a portion where six feet is required (LDC Sec. 22.7.(a)(1) & (b)(1)), and;

e) Permit the rooftop chimney training element to be located at 15 feet above the maximum height of the roof, or 45 feet above required design flood elevation, where 10 feet and 40 feet respectively is the maximum allowable (LDC Sec. 7.2.(k)).

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

PLANNING DEPARTMENT

IT IS HEREBY ORDERED:

Case Number **24061** is hereby **Approved with Conditions**:

1) The applicant shall provide a green roof, cool roof, or additional frontage landscaping of at least five percent of the lot area (538 square feet).
2) Unless demonstrated to be technically unviable, the applicant shall pursue "Sustainable Sites" credit through LEED Silver certification at the time of building permitting.
3) Due to significant façade alterations since the request was shared with the Historic Preservation Board, this item shall be re-presented to the Board at time of site plan permitting for design consideration. Alterations from the plan set shared April 2023 shall be clearly noted and recommendations from the Historic Preservation Board that are not contrary to the Land Development Code or any variance approved through Development Order 24061 shall be included to the extent viable.

Brandon Berry

Digitally signed by Brandon Berry
Date: 2024.11.21 08:06:47 -05'00'

11/21/2024

Brandon Berry, Senior Planner — Date

LDC Section 3.6(f) Subsequent applications. If any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application, unless such application is denied without prejudice by the board hearing the request. Applications which are withdrawn in writing at least 48, hours prior to the public hearing at which they are to be heard shall be considered to have been withdrawn without prejudice and may be resubmitted immediately.

LDC Section 3.14(b) Appeals. Any person aggrieved by this Order may appeal to the Circuit Court on or before thirty (30) days from the date of the Order.

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

Agenda Report

Agenda Title Name: Site Plan No. 25124: 3700 Gulf Blvd

Action Request:

Strategic Objective:

Date: October 8, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Ely Payne of Baysite Engineering, LLC for 3700 Gulf Blvd LLC requests a site plan for redevelopment of a former restaurant to four multifamily attached units with parking (RFM zoning). Associated with variance 24003, pertaining to setback variances, approved on 02/28/25.

Funding: N/A

Attachments:

1. Site Plan Application
2. Construction Plans
3. Fire Exhibit
4. Stormwater Report
5. Survey
6. Location Map
7. Legal Description
8. Owners Authorization for Agent
9. Proof of Ownership - Deed
10. Transmittal Letter
11. 24003 - DO Package - Signed

Case Number: _____

City of St. Pete Beach

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

PROPERTY OWNER:

Name: 3700 GULF BLVD LLC

Address: 100 1ST AVE. N. UNIT 2601

City: ST. PETERSBURG State: FL

Zip: 33701 Telephone: 813.484.1788

Email: JCRAFT@EVERGREENVENTURESLLC.COM

APPLICANT/AGENT (Attach agent authorization form):

Name: BAYSITE ENGINEERING, LLC

Address: 2054 Central Ave

City: ST. PETERSBURG State: FL

Zip: 33712 Telephone: 813.679.9918

Email: Ely@baysiteeng.com

SUBJECT PROPERTY:

Address: 3700 GULF BLVD

Current Name of Business: _____

Parcel: 07-32-16-21852-028-0001

Name of Project: SPB Sunset Villas

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

Project includes the redevelopment of an existing vacant lot. The vacant site used to be a Restaurant. Proposed is 4 Multi Family Attached Units and associated parking.

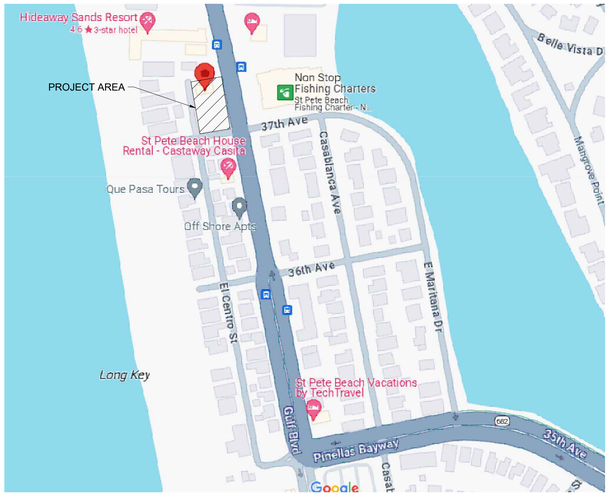
Patrick Payne

Signature of Applicant/Agent

Digitally signed by Patrick Payne
Date: 2025.08.08 15:21:35 -04'00'

08/08/2025

Date



LOCATION MAP
(N.T.S.)

LEGAL DESCRIPTION

(AS PROVIDED BY: MRIC SPATIAL)

THAT PART OF BLOCK "G" OF DON CE-SAR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 15-20, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF 37TH STREET (FORMERLY KNOWN AS SEVILLE STREET) AND THE WESTERLY BOUNDARY OF GULF BOULEVARD (FORMERLY KNOWN AS PASS-A-GRILLE WAY AND FLORIDA AVE.), SAID POINT BEING OTHERWISE DESCRIBED AS THE SOUTHEASTERLY CORNER OF SAID BLOCK "G", AS A POINT OF BEGINNING; RUN THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID BLOCK "G", A DISTANCE OF 110 FEET TO A POINT; THENCE RUN NORTHERLY PARALLEL TO THE EAST BOUNDARY LINE OF SAID BLOCK "G" TO A POINT ON THE NORTH BOUNDARY LINE OF SAID BLOCK "G" A DISTANCE OF 178 FEET MORE OR LESS; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK "G" TO THE INTERSECTION OF THE NORTHERLY BOUNDARY OF SAID BLOCK "G" AND THE WESTERLY BOUNDARY OF GULF BOULEVARD (FORMERLY KNOWN AS PASS-A-GRILLE WAY AND FLORIDA AVE.), SAID POINT BEING OTHERWISE DESCRIBED AS THE NORTHEASTERLY CORNER OF SAID BLOCK "G", A DISTANCE OF 122.26 FEET MORE OR LESS; THEN SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID BLOCK "G", TO THE POINT OF BEGINNING;

LESS THAT PORTION LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD NO. 699, SECTION 15100, AS SAID SURVEY LINE IS FURTHER DESCRIBED IN DEED TO THE STATE OF FLORIDA, FILED APRIL 11, 1962, AND RECORDED IN O.R. BOOK 1402, PAGE 12, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

ALSO LESS THAT PORTION LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION: BEGIN ON THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF LOT 9, BLOCK 4, SAID SUBDIVISION, AT A POINT 140.02 FEET EASTERLY OF THE WESTERNMOST CORNER OF SAID LOT 9, RUN THENCE NORTH 10° 20'ŒE31" WEST, 50.00 FEET; THENCE SOUTH 79° 40'20" WEST 40 FEET TO A POINT OF BEGINNING; CONTINUE THENCE SOUTH 79° 40'ŒE29'ŒE WEST, 6 FEET; THENCE NORTH 34° 39'59" EAST, 8.49 FEET; THENCE SOUTH 10° 20'ŒE31'ŒE EAST, 6 FEET TO THE POINT OF BEGINNING.

VERTICAL DATUM

(MRIC SPATIAL)

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "NOAA D", HAVING A PUBLISHED ELEVATION OF 4.79 FEET (NAVD 88).

ENGINEER:
BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
813.679.9918
ELY@BAYSITEENG.COM

ARCHITECT:
WOLF PARTNERS
5620 W. LINEBAUGH AVE
TAMPA, FLORIDA 33624
(813) 557-9041

DEVELOPER / OWNER:
3700 GULF BLVD LLC
100 1ST AVE. N. UNIT 2601
ST. PETERSBURG, FL 33701
813.484.1788
JCRAFT@EVERGREENVENTURESLLC.COM

SURVEYOR:
MRIC SPATIAL
701 S. HOWARD AVE.
SUITE 106-320
TAMPA, FL 33606
(813) 515-0821

GEOTECH:
ANDREYEV ENGINEERING, INC
3740 54TH AVENUE NORTH
ST. PETERSBURG, FL 33714
(727) 527-5735

CONSTRUCTION PLANS

FOR

SPB SUNSET VILLAS

SECTION 07, TOWNSHIP 32, RANGE 16
PARCEL ID: 07-32-16-21852-028-0001
ADDRESS: 3700 GULF BLVD, ST. PETE BEACH

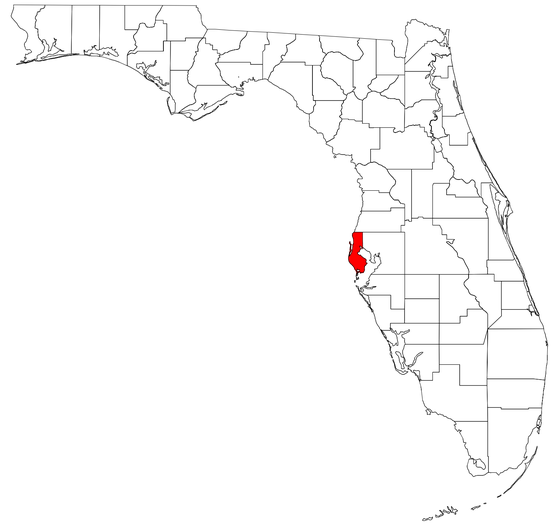
PREPARED FOR:

3700 GULF BLVD LLC

100 1ST AVE. N. UNIT 2601
ST. PETERSBURG, FL 33701

ISSUED FOR:

CITY OF ST. PETE BEACH



PREPARED BY:

BAY SITE ENG.

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVERSHEET
C-2.0	GENERAL NOTES
C-3.0	AERIAL SITE PLAN
C-4.0	DEMO & EROSION CONTROL PLAN
C-5.0	SITE & HORIZONTAL CONTROL PLAN
C-6.0	PAVING GRADING & DRAINAGE PLAN
C-7.0	UTILITY PLAN
C-8.0	SITE DETAILS
C-9.0	BMP DETAILS
C-10.0	WATER DETAILS
C-11.0	WASTEWATER DETAILS
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS
L-3.0	IRRIGATION PLAN
L-4.0	IRRIGATION DETAILS

Site Data Table	
PROJECT LOCATION	ST PETE BEACH, FLORIDA
PARCEL ID & ADDRESS	3700 GULF BLVD, ST PETE BEACH
	07-32-16-21852-028-0001
PROPERTY AREA	0.389 AC (16,941 SF±)
FLU	RFM: RESORT FACILITIES MEDIUM
ZONING	RFM
CURRENT USE	VACANT - RESTAURANT, CAFETERIA
PROPOSED USE	NON-TRANSIENT MULTIFAMILY
	RESIDENTIAL CONDOS
MAX DENSITY	15 UNITS PER ACRE
	15 * 0.389 = 5.83 UNITS
PROPOSED DENSITY	4 UNITS
MAX BEDS	2/3 BEDROOMS PER UNIT @ 15 UNITS/AC
	5.83 UNITS * 3 = 17.49 BEDS
PROPOSED BEDS	3 BEDROOMS PER UNIT
	3 BEDROOMS* 4 UNITS = 12 BEDS
MAX ISR	0.70
MAX BUILDING HEIGHT	50 FEET
MIN GREEN SPACE	30% = 5,086 SF
	6,521 SF± (38.5%) GREEN PROPOSED
BUILDING SETBACKS	FRONT YARD = 43 FT (PER VARIANCE #24003)
	SECONDARY FRONT YARD = 25 FT
	SIDE YARD: TEN PERCENT OF THE LOT WIDTH; MINIMUM TEN FEET = 0.10 * 90 FT = 9 FT
	SIDE YARD = 10 FT
	REAR YARD = 16.8 FT (PER VARIANCE #24003)
PARKING REQUIRED	RESIDENTIAL, MULTIFAMILY
	1 SPACES/BEDROOM * 12 = 12 SPACES
PARKING PROPOSED	2 GARAGE + 1 GUEST SPACE PER UNIT
	3 / UNITS * 4 = 12 SPACES
	2 ADDITIONAL GOLF CART SPACES PER UNIT
FEMA FLOODPLAIN	COASTAL AE - ELEVATION 9
	MAP 12103C0278H - EFF. 8/24/2021
UTILITIES	
WATER	PINELLAS COUNTY
SEWER	CITY OF ST PETE BEACH
EXISTING SITE AREA	
TOTAL PROPETY AREA	0.389 AC (16,941 SF±)
EX BUILDING	1,432 SF±
EX ASPHALT & SIDEWALK	5,613 SF±
EX IMPERVIOUS TOTAL	7,922 SF± (47%)
EX OPEN SPACE (PERVIOUS)	9,019 SF± (53%)
PROP SITE AREA	
PROP BUILDING	4,633 SF±
PROP ASPHALT & SIDEWALK & POOL	2,040 SF±
DRIVEWAY	3,747 SF±
PROP IMPERVIOUS TOTAL	10,420 SF± (61.5%)
PROPOSED PERVIOUS	6,521 SF± (38.5%)
IMPERVIOUS DIFFERENCE	10,420 SF± - 7,922 SF± = 2,498 SF
	= 2,498 SF

811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

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IT'S THE LAW! 1-800-432-4770

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40 Feet

REVISION DATE:
A 2025-06-06 1ST DRAFT SET

PROJECT: SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID 07-32-16-21852-028-0001
COMPANY # 028-01-02

CLIENT: 3700 GULF BLVD, LLC
100 1ST AVE N, UNIT 2601
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE LICENSE NO. 85381 STATE OF FLORIDA PROFESSIONAL ENGINEER
Patrick Payne
Digitally signed by Patrick Payne
Date: 2025.08.25 16:29:06 -04'00'

PATRICK ELY PAYNE
LICENSE NO. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK PAYNE, P.E. ON 8/8/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING: SHEETDESCRIPTION

SHEET: SHEETNUMBER

C:\Users\Louie\OneDrive - baysiteeng.com\Projects\Active\028-01 Gulf & 37th \BRO\Drawings\028-01-02 - SPB Sunset Villas Construction plans\Current Plans\C-1.0 COVERSHEET.dwg
8/8/2025 3:39:52 PM PLOTTED BY: louie

GENERAL NOTES:

1. THE CONTRACTOR IS REQUIRED TO DO THE WORK IN ACCORDANCE WITH ALL RELEVANT LAWS, RULES, AND PERMIT REQUIREMENTS. ALL WORK MUST ABIDE BY THE REGULATIONS AND ORDINANCES OF THE LAND DEVELOPMENT CODE OF THE DIFFERENT GOVERNMENTAL AGENCIES WITH RESPONSIBILITY FOR THE WORK.
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND SET UP A PRE-CONSTRUCTION MEETING TO INCLUDE ALL GOVERNING AGENCY INSPECTORS, ADJACENT UTILITY OWNERS, THE OWNER/DEVELOPER, AND THE ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND REPORTS FROM THE OWNER/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE PERMITS.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SUBCONTRACTORS COMPLY WITH THESE REQUIREMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ADDITIONAL CONSTRUCTION OR BUILDING PERMITS NEEDED TO CARRY OUT OR FINISH THE WORK DESCRIBED IN THESE DOCUMENTS (E.G., ROW USE PERMITS, NPDES, DEWATERING, ONSITE PIPING PERMITS, ETC.)
6. THE CONTRACTOR IS RESPONSIBLE TO GET FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE ENGINEER/ARCHITECT AND VARIOUS GOVERNMENTAL AGENCIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SCHEDULING ANY REQUIRED INSPECTIONS IN ACCORDANCE WITH AGENCY INSTRUCTIONS.
7. ALL SPECIFICATIONS AND DOCUMENTS CITED MUST BE LATEST EDITIONS OR REVISIONS.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER, AND APPROPRIATE PERMITTING AGENCIES OF THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION OR AS REQUIRED BY PERMIT OR LOCAL MUNICIPALITY CONDITIONS.
9. THE CONTRACTOR WILL NEED TO SCHEDULE AND COORDINATE HIS ACTIVITIES AND WORK SMOOTHLY WITH OTHERS WORKING ON SITE (BUILDING CONTRACTORS, ETC).
10. PRIOR TO THE FINAL ENGINEERING INSPECTION AND CERTIFICATION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND FLAGGING OF ALL PROPERTY CORNERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS RESULTING FROM LOST OR DISTURBED PROPERTY CORNERS. A PROFESSIONAL LAND SURVEYOR MUST REESTABLISH LOST OR DISTURBED PROPERTY CORNERS.
11. THE ATTACHED CONSTRUCTION PLANS WERE BASED OFF A BOUNDARY AND TOPOGRAPHIC SURVEY. SEE SURVEY PROVIDER INFORMATION SHOWN ON THE COVERSHEET. THE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
12. PRIOR TO SUBMITTING BIDS AND THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO EXAMINE ALL PROJECT GEOTECHNICAL REPORTS. IN THE EVENT OF A DISAGREEMENT, THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN, WHICH ARE PART OF THE REQUIRED CONSTRUCTION DOCUMENTS, SHALL PRECEDE, UNLESS EXPLICITLY NOTED OTHERWISE ON THE PLANS. BEFORE BEGINNING ANY ADDITIONAL WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS, PLANS, AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND ALL PERMITS AT THE CONSTRUCTION SITE.
14. THE CONTRACTOR IS IN CHARGE OF ORGANIZING ALL WORK WITH SUBCONTRACTORS AND OTHER PUBLIC OR PRIVATE UTILITIES CONSTRUCTING FACILITIES WITHIN THE PROJECT'S BOUNDARIES.
15. WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND THE DEVELOPER, THE CONTRACTOR IS NOT PERMITTED TO START ANY WORK THAT HE BELIEVES WOULD CONSTITUTE A CHANGE ORDER.
16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AND PROTECT IT. ANY DAMAGE THAT THE CONTRACTOR DOES WHILE CARRYING OUT HIS WORK MUST BE REPAIRED TO THE ENGINEER'S AND OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS, CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS.
18. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CAREFULLY REVIEW THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE) TO COORDINATE THE BUILDING LAYOUT. ANY DISCREPANCIES MUST BE REPORTED BY THE CONTRACTOR RIGHT ONCE TO THE OWNER, ARCHITECT, AND SITE ENGINEER.
19. THE ENGINEER IS NOT ACCOUNTABLE FOR THE CONSTRUCTION METHODS AND/OR MEANS USED TO COMPLETE THE WORK DEPICTED ON THESE PLANS, NOR FOR ANY RESULTING CONFLICTS OR SCOPE REVISIONS. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS AND/OR MEANS FOR COMPLETING THE WORK.
20. ADA ACCESSIBILITY MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF THE FINAL CONSTRUCTION OF SIDEWALKS AND PARKING AREAS.
21. ARRANGING OR SUPPLYING TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
22. CONTRACTOR TO COORDINATE WITH OWNER ANY EXISTING UTILITIES AND APPURTENANCES TO BE REMOVED, SUCH AS FENCES, LIGHT POLES, OR SHRUBS BEFORE WORK BEGINS, INCASE THESE ITEMS MAY WISHED TO BE REUSED ON SITE.
23. IF ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC POTTERY, FOUNDATION, ARE FOUND ONSITE DURING CONSTRUCTION ACTIVITIES, WORK MUST STOP IMMEDIATELY, AND FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND THE LOCAL GOVERNING AGENCY MUST BE NOTIFIED WITHIN TWO WORKING DAYS.
24. IF ANY FEDERALLY AND/OR STATE-PROTECTED PLANT AND/OR ANIMAL SPECIES IS FOUND ONSITE DURING CONSTRUCTION ACTIVITIES, WORK MUST STOP IMMEDIATELY, AND THE LOCAL GOVERNING AGENCY MUST BE NOTIFIED WITHIN TWO WORKING DAYS.
25. EOR SHALL RECEIVE SHOP DRAWING SUBMITTALS FROM CONTRACTOR FOR ALL MATERIALS TO BE USED ON-SITE AND OFF-SITE INCLUDING ALL PRECAST AND MANUFACTURED ITEMS. IF APPROVAL IS NOT OBTAINED PRIOR TO INSTALLATION, REMOVAL AND REPLACEMENT COULD OCCUR AT THE CONTRACTOR'S EXPENSE.
26. ALL STRUCTURES AND WORK IN THE RIGHT-OF-WAY SHALL COMPLY TO FDOT STANDARDS AND SPECIFICATIONS. DIRECT QUESTIONS RELATING TO MATERIALS TO THE EOR. SEE FOLLOWING FDOT PUBLICATIONS, LATEST EDITION.
27. BEST MAINTENANCE PRACTICES FOR STORMWATER RUNOFF, DRAINAGE - DRAINAGE MANUAL, DRAINAGE DESIGN GUIDE, AND OTHER DESIGN AIDS, FDOT DESIGN MANUAL, FLEXIBLE PAVEMENT DESIGN MANUAL, FLORIDA GREENBOOK, MINIMUM SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES (MUTCD), SAFE WORK PRACTICES AND COMPLIANCE STANDARDS HANDBOOK, STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, AND UTILITY ACCOMMODATIONS MANUAL.

SAFETY

1. CONSTRUCTION SAFETY SPECIFICATIONS ARE NOT INCLUDED IN THE CONSTRUCTION DRAWINGS. ALL MEANS AND METHODS OF CONSTRUCTION SITE SAFETY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
2. THESE NOTES ARE NOT INTENDED TO BE ALL ENCOMPASSING SAFETY GUIDELINES AND LAWS BUT JUST BASIC REQUIREMENTS. THIS INFORMATION HAS BEEN PROVIDED SOLELY FOR THE CONTRACTOR'S INFORMATION AND IN NO WAY IMPLIES THAT THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR SAFETY INSPECTIONS OR IMPLEMENTATION OF SAFETY.
3. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED FOR SUCH PURPOSES AND IS NOT RESPONSIBLE FOR THE SAFETY OF THE JOB SITE.
4. TO ENSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC, ALL OPEN TRENCHES AND HOLES CLOSE TO ROADWAYS OR WALKWAYS MUST BE ADEQUATELY MARKED AND BARRICADED.
5. THE CONTRACTOR IS REQUIRED TO USE EXTREME CAUTION IN AREAS WITH BURIED UTILITIES AND TO PROVIDE THE UTILITY COMPANIES WITH AT LEAST 48 HOURS' NOTICE BEFORE CONSTRUCTION BEGINS IN ORDER TO VERIFY THE FIELD LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES. CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 MIN. 48 HOURS BEFORE DIGGING.
6. THE "TRENCH SAFETY ACT" SHALL BE APPLIED TO ALL SUBSURFACE CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS TO ENSURE THAT ALL CONSTRUCTION COMPLIES WITH THE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) REGULATIONS.
7. IS IT THE RESPONSIBILITY OF THE CONTRACTOR THAT ALL TRAFFIC CONTROL DEVICES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT MUST BE INSTALLED AND MAINTAINED PROPERLY AS REQUIRED IN CURRENT FDOT PUBLICATIONS AND MANUALS AND MUTCD.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AS WELL AS THE SAFETY OF CONTRACTOR'S EMPLOYEES AND SUB-CONTRACTORS. LABOR SAFETY LAWS MUST ADHERE TO THE GUIDELINES LAID DOWN BY OSHA IN THE DEPARTMENT OF TRANSPORTATION'S FEDERAL REGISTER.
9. THE GUIDELINES OUTLINED BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION SHALL BE MAINTAINED.
10. ACCORDING TO ALL APPLICABLE LEGAL, HEALTH, AND SAFETY REQUIREMENTS, CONTRACTOR SHALL PROVIDE AND MAINTAIN ITS OWN SAFETY EQUIPMENT. CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING SUFFICIENT INFORMATION AND TRAINING TO ITS EMPLOYEES AND SUBCONTRACTORS TO ENSURE STANDARDS ARE OBSERVED. CONTRACTOR MUST CONTINUE TO COMPLY WITH ALL WORKPLACE SAFETY AND HEALTH REGULATIONS AND ENVIRONMENTAL PROTECTION LAWS.
11. EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.

SITE VERIFICATION

1. FOR IDENTIFICATION AND LIMITS OF CONSTRUCTION, JURISDICTIONAL LINES MUST BE MARKED IN THE FIELD.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, THE CONTRACTOR MUST NOTIFY THE ENGINEER IN WRITING BEFORE MOVING FURTHER WITH THE CONSTRUCTION. PRIOR TO RECEIVING SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN APPROVAL OF SUCH ADDITIONAL WORK, NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK THAT NEEDS TO BE REDONE BECAUSE OF DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS.
3. REPORT IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ENGINEER/ARCHITECT ANY DISCREPANCIES FOUND IN THE FIELD BEFORE MAKING ANY MODIFICATIONS OR ORDERING MATERIALS.
4. THE INFORMATION IN THESE PLANS IS ONLY INTENDED TO HELP THE CONTRACTOR EVALUATE THE TYPE AND SCOPE OF POTENTIAL CONDITIONS THAT MAY ARISE DURING THE COURSE OF WORK. PRIOR TO SUBMITTING A BID, ALL CONTRACTORS ARE INSTRUCTED TO DO ANY INVESTIGATIONS THEY DEEM NECESSARY IN ORDER TO REACH THEIR OWN CONCLUSIONS ABOUT THE ACTUAL CONDITIONS THEY WILL ENCOUNTER AND THE FACTORS ON WHICH THEIR BIDS WILL BE BASED.
5. EXISTING UNDERGROUND UTILITY LINES DEPICTED ON THE DRAWINGS WERE DERIVED FROM VISUAL OBSERVATION, RECORD DRAWINGS, AND OTHER DOCUMENTS SUPPLIED BY THIRD PARTIES, NOT FIELD VERIFIED. PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL FIELD EXPOSE THE LOCATION OF ALL UNDERGROUND UTILITIES (WHETHER SHOWN OR NOT) THAT COULD BE AFFECTED BY THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT/ENGINEER OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS. CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 MINIMUM 48 HOURS BEFORE DIGGING.
6. ALL UTILITY CONFLICTS NEED TO BE RESOLVED PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
8. PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION, THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE BUILDING SHELL.
9. THESE CONSTRUCTION DOCUMENTS WERE DESIGNED AND DRAWN BASED ON THE ASSUMPTION THAT THE EXISTING BUILDING CONDITIONS ALIGNED WITH THE ORIGINAL DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS IMMEDIATELY UPON ARRIVAL AT THE SITE. CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT/ENGINEER IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS. THE GENERAL CONTRACTOR'S START OF CONSTRUCTION MEANS ACCEPTANCE OF THE CURRENT CONDITIONS.
10. THE LAYOUTS SHOWN IN THE PLANS ARE APPROXIMATE. THUS IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT COORDINATION DRAWINGS THAT SHOW THE SIZES OF THE PIPES, THE STRUCTURES, AND THE ELEVATIONS.

EROSION CONTROL

1. SEE BMP / SWPPP NOTES FOR SILT FENCE DETAILS.
2. FROM THE DATE OF NOTICE TO PROCEED UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, EOR, AND GOVERNING AGENCY, THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS.
3. DURING CONSTRUCTION, ALL PRACTICAL AND NECESSARY MEASURES MUST BE TAKEN TO CONTROL AND PREVENT EROSION AND THE TRANSPORT OF SEDIMENT TO SURFACE DRAINS, SURFACE WATERS, OR ONTO ADJACENT PROPERTIES. THESE EFFORTS MUST INCLUDE INSTALLING AND MAINTAINING SILT SCREENS AS PERMITTED BY CONSTRUCTION PERMITS AND APPROVALS AND/OR AS SPECIFIED ON THE PLANS. TO STOP EROSION FROM HAPPENING AND TO LESSEN SEDIMENTATION IN RUN-OFF, DISTURBED GROUND SURFACES MUST BE REPLANTED AND STABILIZED AS QUICKLY AS POSSIBLE.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT AGAINST FUGITIVE DUST.
5. IF THE EOR OR GOVERNING AGENCY BELIEVE THAT EXCESSIVE AMOUNTS OF EARTH ARE BEING TRANSPORTED OFF-SITE BY DRAINAGE RUN OFF OR VEHICULAR TRANSPORTATION, THE CONTRACTOR IS REQUIRED TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE EOR OR GOVERNING AGENCY.
6. UNLESS OTHERWISE DIRECTED BY THE OWNER, THE TOPSOIL REMOVED WHEN CLEARING AND GRUBBING SHOULD BE STOCKPILED AT A SITE SPECIFIED BY THE OWNER AND UTILIZED FOR LANDSCAPING NEEDS AND NON-STRUCTURAL AREAS.
7. THE CONTRACTOR SHALL REQUIRE DAILY INSPECTION OF THE EROSION CONTROL AND ANY DISTURBANCE OF THESE DEVICES MUST BE IMMEDIATELY REPAIRED.
8. SILTATION ACCUMULATIONS MUST BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS IF THEY EXCEED THE LESSER OF 12 INCHES OR HALF THE DEPTH OF THE SILTATION CONTROL BARRIER.
9. UPON MOBILIZATION, ALL BENCHMARKS, POINTS AND MONUMENTS SHALL BE INSPECTED TO CONFIRM THEIR ACCURACY. ANY DISCREPANCIES FOUND SHOULD BE BROUGHT TO THE EOR'S ATTENTION IN WRITING.
10. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE AND THE RESPONSIBILITY OF THE CONTRACTOR, AT THEIR EXPENSE, TO REPLACE SUCH MONUMENTS IF DAMAGED.

DEMO NOTES:

1. ALL BUILDING STRUCTURES, SLABS, TRASH, SIGNS, AND OTHER APPURTENANCES, ETC., MUST BE REMOVED FROM THE LAND AND DISPOSED OF IN ACCORDANCE OF THE GOVERNING AGENCY, UNLESS OTHERWISE STATED ON THE APPROVED PLANS. FOR INFORMATION ON THE EXISTING STRUCTURES, ETC., SITUATED INSIDE THE PROJECT LIMITS, THE CONTRACTOR SHOULD CONSULT THE TOPO SURVEY AND DEMO PLAN. AS CERTAIN MATERIALS MIGHT NOT BE LISTED ON THE SURVEY AND CONSTRUCTION PLANS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE ENTIRE EXTENT OF THE ITEMS THAT NEED TO BE REMOVED. IF AN ISSUE EMERGES, THE CONTRACTOR NOTICE TO ALL UTILITY COMPANIES.
2. ALL PERMITS REQUIRED FOR THE REMOVAL OF EXISTING STRUCTURES MUST BE OBTAINED BY THE CONTRACTOR, INCLUDING DEMOLISHING EXISTING BUILDINGS. CONTRACTOR TO ALSO NOTIFY AND CONFIRM ALL EXISTING UTILITIES HAVE PROPERTY HAVE BEEN DEACTIVATED AND REMOVED.
3. THE CONTRACTOR SELECTED FOR THIS PROJECT WILL BE RESPONSIBLE FOR FILING NPDES NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY
4. CONTRACTOR TO CALL 811 SUNSHINE TO VERIFY ALL BURIED UTILITIES. ALL UTILITIES NOT PARTICIPATED IN THE SUNSHINE PROGRAM MUST BE CONTACTED BY THE CONTRACTOR. WHEN WORKING NEAR BURIED UTILITIES, THE CONTRACTOR MUST EMPLOY EXTREME CAUTION AND GIVE AT LEAST 48 HOURS' NOTICE TO ALL UTILITY COMPANIES.
5. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES ARE DEPICTED IN ACCORDANCE WITH UTILITY GIS MAPS, AS-BUILT RECORDS, AND/OR BEST AVAILABLE DATE AT THE TIME THESE PLANS WERE BEING CREATED. THE CONTRACTOR MUST MAKE ARRANGEMENTS WITH THE AFFECTED UTILITY COMPANY FOR ANY NECESSARY RELOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT EOR IF ISSUE ARISES. DURING RELOCATION OPERATIONS, THE CONTRACTOR SHALL COOPERATE WITH UTILITY OWNERS.
6. CONTRACTOR TO TAKE PHOTOGRAPH DOCUMENTS AND RECORDING OF PROPERTY AND ADJACENT RIGHT-OF-WAY PRIOR TO BEGINNING WORK. AREAS DAMAGED BY THE CONTRACTOR OUTSIDE OF THE CONSTRUCTION SITE SHALL BE RESTORED TO AN EQUAL OR BETTER CONDITION THAN THE PRE-CONSTRUCTION CONDITION.
7. AT THE TIME OF SURVEY, NO WELL WAS ENCOUNTERED WITHIN THE PROPERTY. IF A WELL IS ENCOUNTER DURING CONSTRUCTION THE WELL MUST BE ABANDONED BY FLORIDA LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.
8. ANY SEPTIC TANKS DISCOVERED ONSITE SHALL BE REMOVED.
9. DO NOT TRENCH SILT FENCE WITHIN DRIP LINE OF EXISTING TREES.
10. MOT PLANS TO BE PROVIDED BY OTHERS IF REQUIRED. PLANS SHALL MEET FDOT STANDARDS INDEX 600.
11. DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES WITH AUTHORITY OVER THIS PROJECT. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE.

SITE PREP & EARTH WORK

1. PRIOR TO DEMO AND CLEARING ALL EROSION CONTROL AND TREE BARRICADES SHALL BE IN PLACE AND INSPECTED BY GOVERNING AGENCIES AND EOR.
2. THE CONTRACTOR IS REQUIRED TO CARRY OUT ALL CLEARING AND GRUB OPERATIONS IN ACCORDANCE WITH INDUSTRY STANDARDS AS NECESSARY TO BUILD THE FACILITIES DEPICTED ON THE CONSTRUCTION DRAWINGS.
3. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL FROM STRUCTURAL AREAS AND PLACE IT ON SITE IN NON-STRUCTURAL AREAS AS THE DEVELOPER REQUIRES OR REMOVE IT FROM THE SITE AS REQUIRED.
4. ALL SHORING NEEDED DURING EXCAVATION IS THE CONTRACTOR'S RESPONSIBILITY (TO BE DONE IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS MUST BE TAKEN TO ENSURE THE STRUCTURAL STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES, PAVEMENT, AND TREES.
5. EXCAVATION SURPLUS MATERIAL, TRASH, DEBRIS, AND MATERIALS RESULTING FROM CLEARING, GRUBBING, AND OTHER ACTIVITIES SHALL BE PROPERLY REMOVED FROM THE SITE. NO TREE BURYING IS PERMITTED.
6. CLEAR AND GRUB TO REMOVE OBSTRUCTIONS TO THE WORK SUCH AS STUMPS, ROOTS, TREE, VEGETATION, ORGANIC MATERIALS, EXISTING PAVEMENT, STRUCTURES, AND OTHERS. REMOVE ALL ORGANIC SOILS OR MUCK AND REPLACE WITH SUITABLE MATERIALS.
7. DISTURBED AREAS SHALL BE SODDED, SEEDED, AND/OR STABILIZED INTERMEDIATELY FOLLOWING CONSTRUCTION AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ACCEPTANCE BY OWNER, EOR, AND GOVERNING AGENCY.

NATURAL RESOURCE NOTES

1. THE CONTRACTOR SHALL SOD ALL SLOPES STEEPER THAN 5:1 AND WITHIN THE RIGHT-OF-WAY, AND SEED ALL OTHER AREAS DISTURBED BY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN, WATER, AND FERTILIZE GRASSED AREAS UNTIL STABILIZATION HAS OCCURRED AND THE PROJECT HAS BEEN ACCEPTED BY THE REGULATORY AGENCIES. UNTIL THE SYSTEM IS ACCEPTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMEDIAL WORK, IF NECESSARY.
2. SOD TO BE STAKED AS REQUIRED TO PREVENT DISPLACEMENT.
3. BEFORE BEGINNING ANY CONSTRUCTION ACTIVITY THAT MIGHT HARM OR OTHERWISE HAVE AN IMPACT ON TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR MUST NOTICE ENGINEER AND/OR OWNER.
4. A DOSKO BRAND ROOT PRUNER OR AN APPROVED EQUIVALENT MUST BE USED TO ROOT PRUNE THE AREAS THAT ARE CUT CORRIDORS PRIOR TO ANY CLEARING. CONTACT NATURAL RESOURCES DEPT TO SCHEDULE A ROOT PRUNING INSPECTION, PREFERABLY THE SAME DAY, PRIOR TO BACKFILLING THE AFFECTED ROOTS.
5. PROVIDE TREE PROTECTION BARRICADES, IN ACCORDANCE WITH GOVERNING AGENCY SPECIFICATIONS.
6. UNLESS SPECIFICALLY ALLOWED BY THE GOVERNING AGENCY, IT IS PROHIBITED TO REMOVE VEGETATION BY GRUB OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, BUILDING SUPPLIES, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF TREES WHICH WILL REMAIN.
7. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
8. PRUNING OF A GRAND OAK, 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). A NOTARIZED AFFIDAVIT (ATTACHED) 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 GOVERNING AGENCY 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 LAND DEVELOPMENT CODE.
9. THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.
10. AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL TO PREVENT SOIL DISTURBANCE WITHIN A REASONABLE TIME FRAME. FOR STABILIZATION, SODDING, PLUGGING, SPRIGGING, OR SEEDING ARE ALLOWABLE.
11. SEE ARCHITECTURAL OR ENHANCED LANDSCAPE PLANS FOR ADDITIONAL SODDING, SEEDING, MULCHING REQUIREMENTS.

INSPECTION, SURVEY, CLOSE OUT

1. THE CONTRACTOR IS RESPONSIBLE FOR DOING THE OVERALL CLEAN-UP IN ACCORDANCE WITH LOCAL MUNICIPALITY STANDARDS.
2. IN ACCORDANCE WITH MUNICIPALITY REQUIREMENTS, THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION, INCLUDING TESTING, WITH ENGINEER AND APPROPRIATE MUNICIPALITY INSPECTORS.
3. THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT THE NECESSARY SOIL DENSITY TESTS PER GOVERNING AGENCY STANDARDS, PER PAVEMENT SECTION, AND PER GEOTECHNICAL REPORT. ALL TESTS SHOULD BE SUBMITTED TO EOR FOR REVIEW.
4. PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, ALL UTILITY EASEMENTS MUST BE SECURED (OR PRIOR TO CONSTRUCTION, IF REQUIRED). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COST OF SKETCHING, DESCRIBING, AND RECORDING THESE EASEMENTS.
5. THE OWNER/CONTRACTOR SHALL BE AWARE OF AND RESPONSIBLE FOR THE ACQUISITION OF ANY AND ALL CERTIFICATIONS NEEDED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. ALL FIELD AS-BUILT INFORMATION MUST BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER FOR THE PREPARATION OF RECORD DRAWINGS. CERTIFIED AS-BUILT SURVEYS SHALL BE FURNISHED TO THE ENGINEER AFTER THE FINAL INSPECTION AS REQUIRED FOR PROJECT CLOSE OUT.
7. A COORDINATED CONTROL SHEET FROM THE ENGINEER AND TWO BENCHMARKS MUST BE PROVIDED BY THE DEVELOPER FOR USE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD SURVEY LAYOUT FOR THE FACILITIES DEPICTED ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL MAINTAIN A SET OF FIELD "AS-BUILTS" NOTIFYING ANY FIELD ADJUSTMENTS FOR ALL IMPROVEMENTS.
8. GRADING FOR THE LOT, POND, AND MITIGATION AREA SHALL BE INCLUDED IN THE "AS BUILT" THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A CERTIFIED SET OF "AS-BUILTS" TO THE ENGINEER PRIOR TO FINAL PAYMENT. A PROFESSIONAL LAND SURVEYOR LICENSED TO PROVIDE LAND SURVEYING SERVICES IN THE STATE OF FLORIDA MUST SIGN, SEALED, AND DATE EACH SHEET OF THE PLANS. ASSESSING THE "AS-BUILTS" AND TRANSFORMING THEM INTO RECORD DRAWINGS.
9. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO EOR AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS, OR AS REQUIRED BY GOVERNING AGENCY.
10. THE STORMWATER RETENTION/DETENTION AREAS SHOULD BE RESHAPED, CLEAR OF SILT, MUD, AND DEBRIS, AND SODDED IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO CO.
11. WARRANTY TO BE PROVIDED BY CONTRACTOR FOR ALL PUBLICLY OWNED WORK PER GOVERNING AGENCY'S STANDARDS. CONTRACTOR TO PROVIDE TO EOR PRIOR TO STARTING CONSTRUCTION.

GRADING

1. GRADE THE SITE USING THE INDICATED FINISHED CONTOURS. ALL AFFECTED AREAS ARE TO BE STABILIZED AND MAINTAINED

BAYSITE ENGINEERING LLC

2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM

ENGINEERING COA No. 36684

REVISION DATE:	
2025-06-06	1ST DRAFT SET

PROJECT:
COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID: 06-32-15-44240-000-0081

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE. N, UNIT 2901
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE
LICENSE
NO. 85381
8/8/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 8/8/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
AERIAL SITE PLAN

SHEET:
C-3.0

C:\Users\Louie\OneDrive - bayshieeng.com\Projects\Active\026-01 Gulf & 37th VBRO\Drawings\026-01-02 - SPB Sunset Villas Construction plans\Current Plans\C-3.0 AERIAL SITE PLAN.dwg
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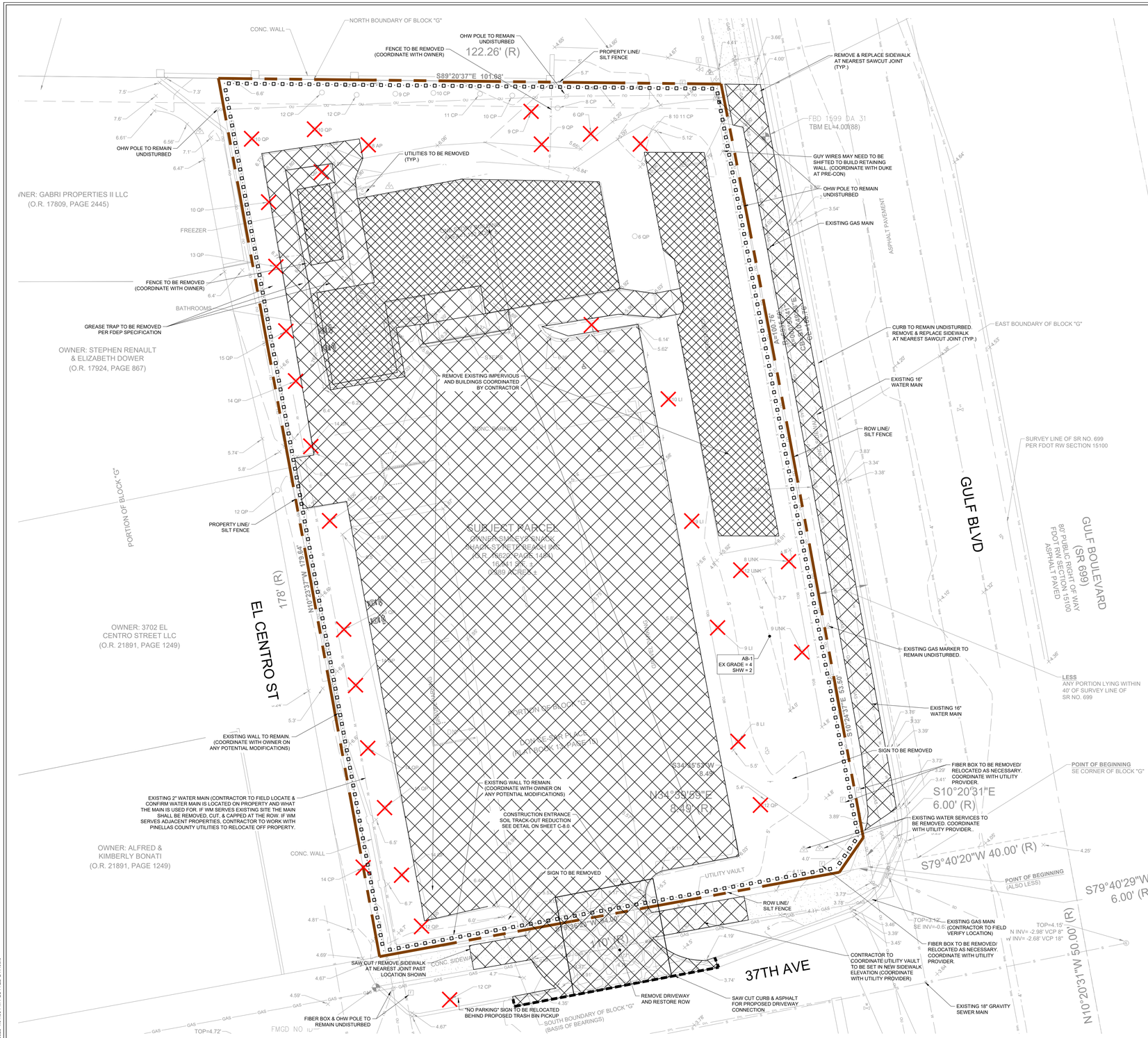

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- SILT FENCE
- FENCE (BY OTHERS)
- CONCRETE SIDEWALK / MISC
- ASPHALT PAVEMENT

SEE SILT FENCE AND EROSION CONTROL DETAILS S10-20 AND S40-70 ON SHEET C-9.0

DEMO NOTES:

1. THE CONTRACTOR SELECTED FOR THIS PROJECT WILL BE RESPONSIBLE FOR FILING NPDES NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY
2. CONTRACTOR TO CALL 811 SUNSHINE TO VERIFY ALL BURIED UTILITIES. ALL UTILITIES NOT PARTICIPATED IN THE SUNSHINE PROGRAM MUST BE CONTACTED BY THE CONTRACTOR. WHEN WORKING NEAR BURIED UTILITIES, THE CONTRACTOR MUST EMPLOY EXTREME CAUTION AND GIVE AT LEAST 48 HOURS' NOTICE TO ALL UTILITY COMPANIES.
3. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF EXISTING UTILITIES & STRUCTURES ARE DEPICTED IN ACCORDANCE WITH UTILITY GIS MAPS, AS-BUILT RECORDS, AND/OR BEST AVAILABLE DATE AT THE TIME THESE PLANS WERE BEING CREATED. THE CONTRACTOR MUST MAKE ARRANGEMENTS WITH THE AFFECTED UTILITY FOR ANY NECESSARY RELOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT EOR IF ISSUE ARISES. DURING RELOCATION OPERATIONS, THE CONTRACTOR SHALL COOPERATE WITH UTILITY OWNERS.
4. CONTRACTOR TO TAKE PHOTOGRAPH DOCUMENTS AND RECORDING OF PROPERTY AND ADJACENT RIGHT-OF-WAY PRIOR TO BEGINNING WORK.
5. AT THE TIME OF SURVEY, NO WELL WAS ENCOUNTERED WITHIN THE PROPERTY. IF A WELL IS ENCOUNTER DURING CONSTRUCTION THE WELL MUST BE ABANDONED BY FLORIDA LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.
6. ANY SEPTIC TANKS DISCOVERED ONSITE SHALL BE REMOVED.
7. DO NOT TRENCH SILT FENCE WITHIN DRIP LINE OF EXISTING TREES.
8. MOT PLANS TO BE PROVIDED BY OTHERS IF REQUIRED.

TREE REMOVAL:

A TREE REMOVAL PERMIT IS REQUIRED. A SEPARATE TREE REMOVAL PERMIT IS REQUIRED FOR REMOVAL OF ALL CODE PROTECTED TREES. APPROVAL OF THE TREE REMOVAL PERMIT IS REQUIRED PRIOR TO ZONING APPROVAL OF THE BUILDING PERMIT.

REMOVAL

(2)6" PALM	(4)10" PALM
(3)8" PALM	11" PALM
(3)9" PALM	(2)12" PALM
(2)9" OAK	13" PALM
9" UNKNOWN	(6)14" PALM
10" OAK	15" PALM

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ENGINEERING COA No. 36684

0 10 20 Feet

REVISION DATE:

2025-06-06	1ST DRAFT SET

PROJECT: COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID: 09-32-15-00000-330-0000

CLIENT: 3700 GULF BLVD, LLC
100 1ST AVE. N, UNIT 2901
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE LICENSE NO. 85381 8/8/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
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DRAWING:
DEMO & EROSION CONTROL PLAN

SHEET:
C-4.0

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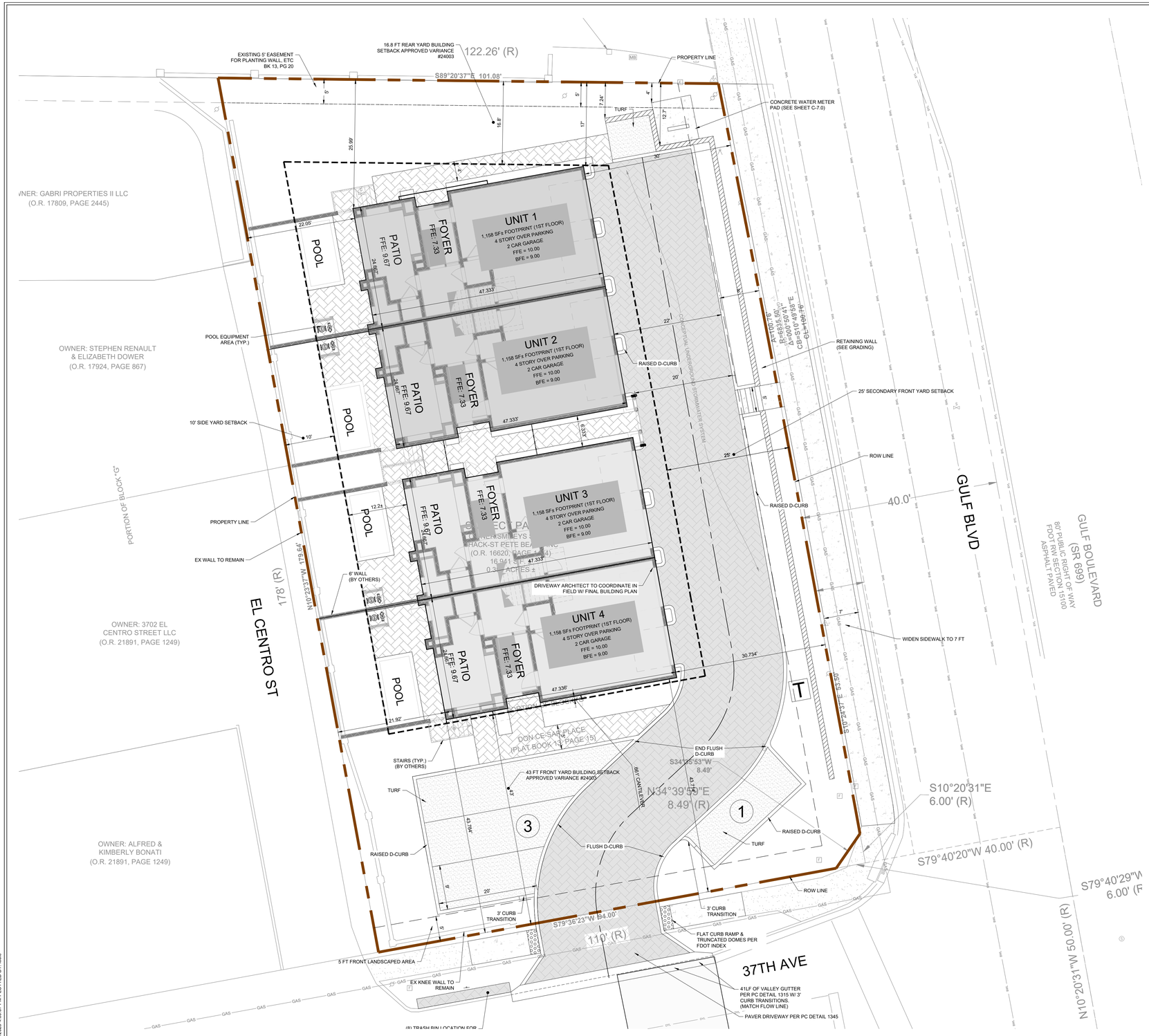

Site Data Table

PROJECT LOCATION	ST.PETE BEACH, FLORIDA
PARCEL ID & ADDRESS	3700 GULF BLVD, ST PETE BEACH
	07-32-16-21852-028-0001
PROPERTY AREA	0.389 AC (16,941 SF±)
FLU	RFM: RESORT FACILITIES MEDIUM
ZONING	RFM
CURRENT USE	VACANT - RESTAURANT, CAFETERIA
PROPOSED USE	NON-TRANSIENT MULTIFAMILY
	RESIDENTIAL CONDOS
MAX DENSITY	15 UNITS PER ACRE
	15 * 0.389 = 5.83 UNITS
PROPOSED DENSITY	4 UNITS
MAX BEDS	2/3 BEDROOMS PER UNIT @ 15 UNITS/AC
	5.83 UNITS * 3 = 17.49 BEDS
PROPOSED BEDS	3 BEDROOMS PER UNIT
	3 BEDROOMS* 4 UNITS = 12 BEDS
MAX ISR	0.70
MAX BUILDING HEIGHT	50 FEET
MIN GREEN SPACE	30% = 5,086 SF
	6,521 SF± (38.5%) GREEN PROPOSED
BUILDING SETBACKS	FRONT YARD = 43 FT (PER VARIANCE #24003)
	SECONDARY FRONT YARD = 25 FT
	SIDE YARD: TEN PERCENT OF THE LOT WIDTH; MINIMUM TEN FEET = 0.10 * 90 FT = 9 FT
	SIDE YARD = 10 FT
	REAR YARD = 16.8 FT (PER VARIANCE #24003)
PARKING REQUIRED	RESIDENTIAL, MULTIFAMILY
	1 SPACES/BEDROOM * 12 = 12 SPACES
PARKING PROPOSED	2 GARAGE + 1 GUEST SPACE PER UNIT
	3 / UNITS * 4 = 12 SPACES
	2 ADDITIONAL GOLF CART SPACES PER UNIT
FEMA FLOODPLAIN	COASTAL AE - ELEVATION 9
	MAP 12103C0278H - EFF. 8/24/2021
UTILITIES	
WATER	PINELLAS COUNTY
SEWER	CITY OF ST PETE BEACH
EXISTING SITE AREA	
TOTAL PROPETY AREA	0.389 AC (16,941 SF±)
EX BUILDING	1,432 SF±
EX ASPHALT & SIDEWALK	5,613 SF±
EX IMPERVIOUS TOTAL	7,922 SF± (47%)
EX OPEN SPACE (PERVIOUS)	9,019 SF± (53%)
PROP SITE AREA	
PROP BUILDING	4,633 SF±
PROP ASPHALT & SIDEWALK & POOL	2,040 SF±
DRIVEWAY	3,747 SF±
PROP IMPERVIOUS TOTAL	10,420 SF± (61.5%)
PROPOSED PERVIOUS	6,521 SF± (38.5%)
IMPERVIOUS DIFFERENCE	10,420 SF± - 7,922 SF± = 2,498 SF
	= 2,498 SF

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EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 10 20
Feet

REVISION DATE:
B 2025-06-06 1ST DRAFT SET

PROJECT:
COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID #'S: 07-32-16-21852-028-0001

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE N, UNIT 2601
ST PETERSBURG, FL 33701

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DRAWING:
SITE & HORIZONTAL CONTROL PLAN

SHEET:
C-5.0

C:\Users\Louie\OneDrive - bayslteeng.com\Projects\Active\026-01 Gulf & 37th \VBRO\Drawings\026-01-02 - SPB Sunset Villas Construction plans\Current Plans\C-5.0 SITE & HORIZONTAL CONTROL PLAN.dwg
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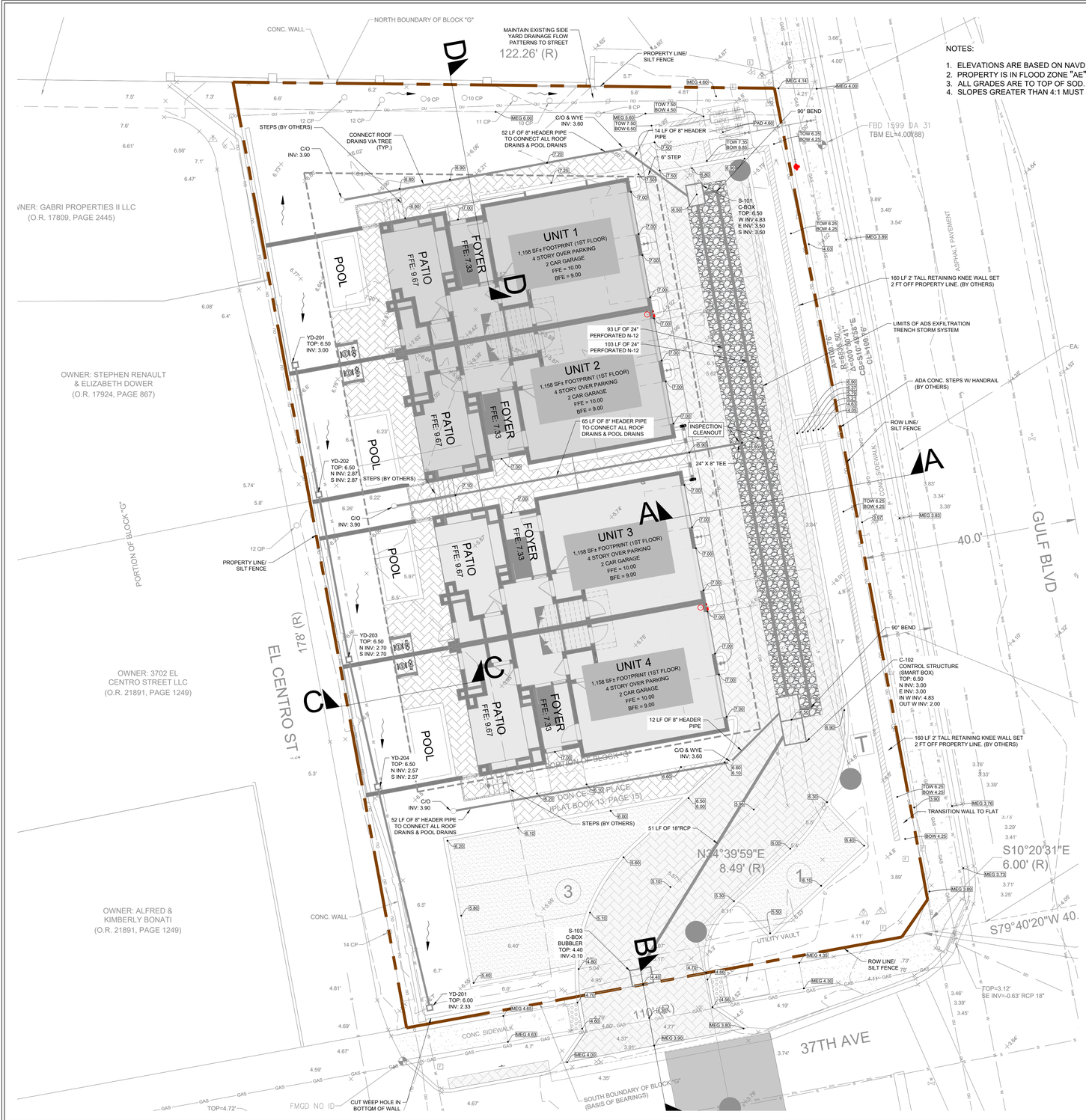


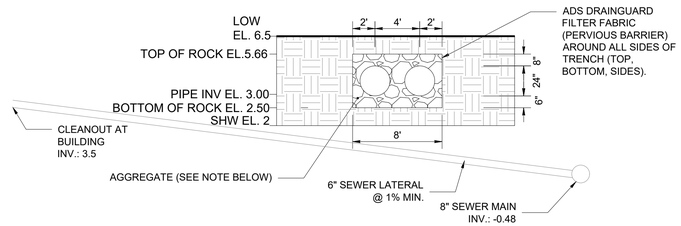
NOTES:

1. ELEVATIONS ARE BASED ON NAVD 88 BENCHMARK "NOAA D", ELEVATION 4.79 (NAVD88).
2. PROPERTY IS IN FLOOD ZONE "AE" PER MAP 12103C0278H, COMMUNITY NO. 125149 EFF. 08-24-2.
3. ALL GRADES ARE TO TOP OF SOD.
4. SLOPES GREATER THAN 4:1 MUST BE SODDED.

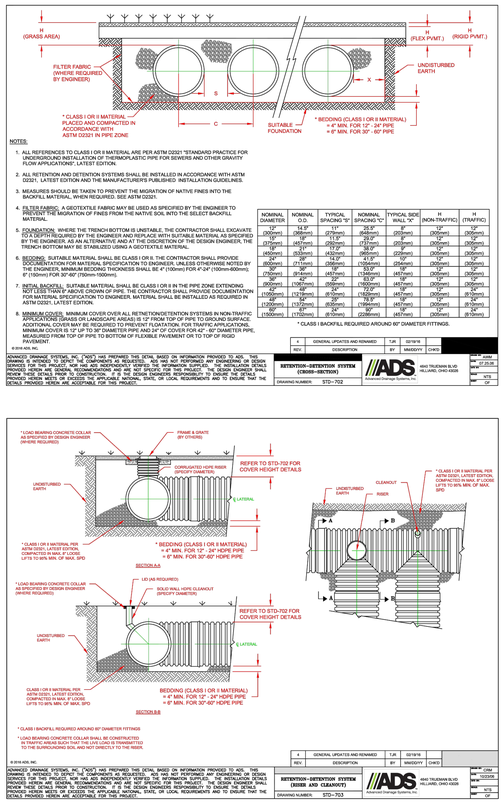
LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- SILT FENCE
- FENCE (BY OTHERS)
- CONCRETE SIDEWALK / MISC
- PAVER
- SIDEWALK PAVER

EXFILTRATION TRENCH DETAIL
N.T.S.



AGGREGATE TO COMLPY W/ FDOT SPECIFICATIONS FOR COURSE AGGRGATE SIZE #5 (1" TO 1/2".) NO LIMESTONE, DOLOMITES, OR SANDSTONES WILL BE USED



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (100mm-600mm) & 6" (150mm) FOR 30"-60" (750mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "K"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.9" (368mm)	11" (279mm)	25.9" (644mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18.1" (457mm)	9" (229mm)	27" (711mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21.1" (537mm)	7" (178mm)	28.1" (660mm)	8" (203mm)	12" (305mm)	12" (305mm)
24" (600mm)	27" (711mm)	4" (102mm)	42.2" (1056mm)	8" (203mm)	12" (305mm)	12" (305mm)
30" (750mm)	34" (864mm)	4" (102mm)	53" (1344mm)	8" (203mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (1067mm)	4" (102mm)	63.9" (1623mm)	8" (203mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	4" (102mm)	74.2" (1885mm)	8" (203mm)	12" (305mm)	12" (305mm)
48" (1200mm)	54" (1372mm)	4" (102mm)	84.5" (2146mm)	8" (203mm)	12" (305mm)	12" (305mm)
60" (1500mm)	66" (1676mm)	4" (102mm)	105" (2667mm)	8" (203mm)	12" (305mm)	12" (305mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

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REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND REMARKS	TJA	02/19/18	

RETENTION–DETENTION SYSTEM (SIDEWALL–SECTION)
DRAWING NUMBER: STD–702

ADS 1450 TRUEMAN BLVD HILLIARD, OHIO 43026
Advanced Drainage Systems, Inc.

DRW BY	CRM
DATE	10/20/05
SCALE	NTS
SHT	OF

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REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND REMARKS	TJA	02/19/18	

RETENTION–DETENTION SYSTEM (RISER AND CLEANOUT)
DRAWING NUMBER: STD–703

ADS 1450 TRUEMAN BLVD HILLIARD, OHIO 43026
Advanced Drainage Systems, Inc.

DRW BY	CRM
DATE	10/20/05
SCALE	NTS
SHT	OF

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 10 20 Feet

REVISION DATE:	
2025-06-06	1ST DRAFT SET

PROJECT: SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID: 07-32-15-23328-000-0010

CLIENT: 3700 GULF BLVD, LLC
100 1ST AVE, N UNIT 2001
ST PETERSBURG, FL 33701

COMPANY # 026-01-02

PATRICK ELY PAYNE LICENSE NO. 85381 8/8/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DRAWING:
PAVING GRADING & DRAINAGE PLAN

SHEET:
C-6.0

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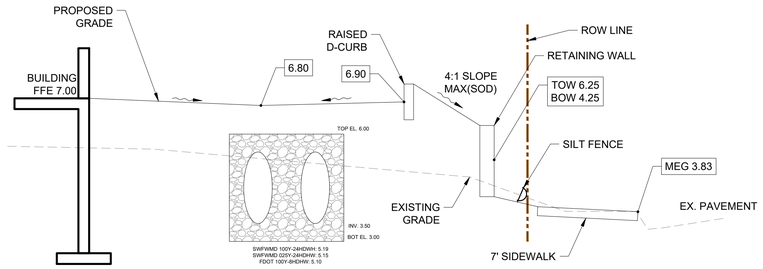
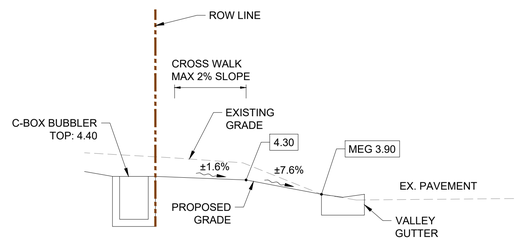


SECTION A-A

SCALE:
HORIZONTAL: 1:5
VERTICAL: 1:2



SECTION B-B

SCALE:
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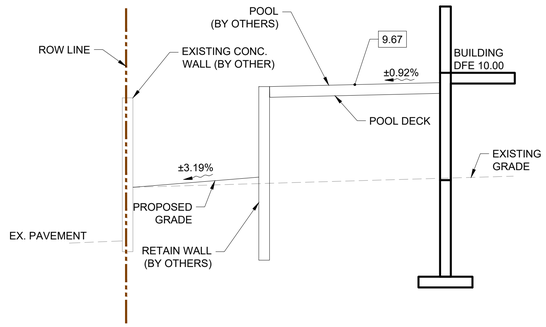

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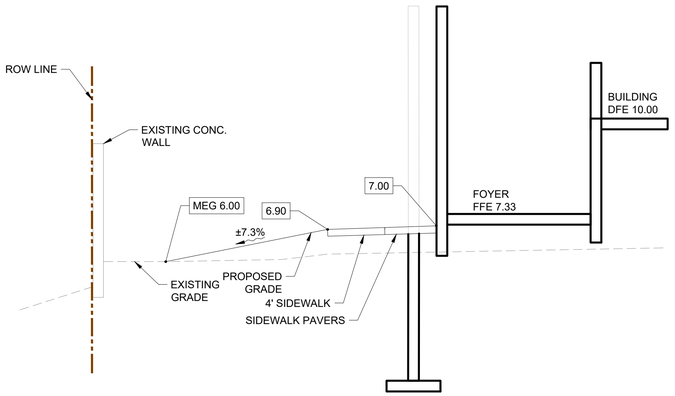

SECTION D-D

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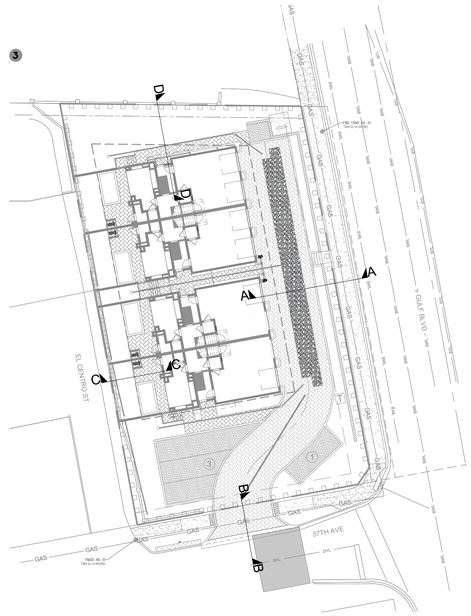
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LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- SILT FENCE
- FENCE (BY OTHERS)
- CONCRETE SIDEWALK / MISC
- PAVER
- SIDEWALK PAVER

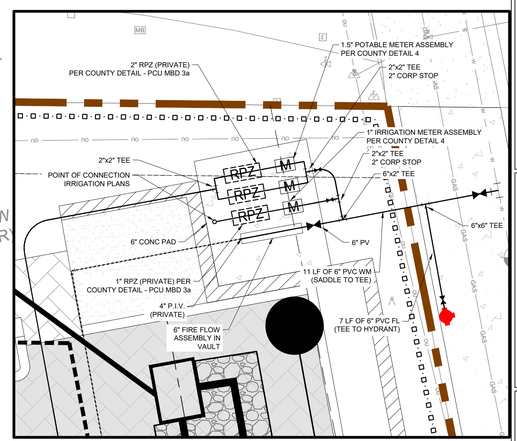
TYPE IIB, SPRINKLED

GENERAL UTILITY NOTES:

1. CALL 811 BEFORE YOU DIG
2. CONTRACTOR TO MAINTAIN 18" VERTICAL SEPARATION FROM ANY WATER, SEWER, STORM CROSSINGS.
3. CONTRACTOR TO MAINTAIN 10" HORIZONTAL SEPARATION FROM ANY WATER TO STORM OR SEWER MAINS.
4. ALL UTILITIES ONSITE TO BE PRIVATELY OWNED AND MAINTAINED.
5. ALL SANITARY SEWER TO BE SRD-26 UNLESS NOTED.
6. ALL JOINT RESTRAINED PER CITY DETAIL.
7. BUILDINGS MUST COMPLY WITH NFPA-1, CHAPTER 18.4/TABLE 18.4.5.2.1.
8. CONTRACTOR TO MAINTAIN 3 FT COVER OVER PRIVATE WATERMAIN.
9. CONTRACTOR SHALL FIELD LOCATE AND EXPOSE EXISTING ELEVATION PRIOR TO STARTING WORK TO VERIFY SIZE, LOCATION, ELEVATION, AND TYPE OF PIPE. THE CONTRACTOR IS TO CONTACT EOR IF CONFLICTS ARISE. THE EOR WILL COORDINATE WITH MUNICIPAL STAFF AND MAKE FIELD ADJUSTMENTS AS NECESSARY. CONTINGENCIES SHOULD BE CONSIDERED FOR VERTICAL OFFSET OF PROPOSED UTILITIES AROUND EXISTING, AS NECESSARY.

PINELLAS COUNTY UTILITY NOTES:

1. THE JOB SITE MUST HAVE A METERED WATER SOURCE DURING CONSTRUCTION. UNAUTHORIZED CONNECTIONS ARE NOT ALLOWED AND CONSIDERED WATER THEFT. PLEASE COORDINATE WITH PINELLAS COUNTY UTILITIES TO HAVE A METERED WATER SOURCE. TO OBTAIN AN APPROVED WATER SOURCE DURING CONSTRUCTION PLEASE EMAIL: UTLNEWSERVICEDESK@PINELLAS.GOV AT LEAST A WEEK PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. APPURTENANCES EQUAL TO OR LESS THAN 2" TO BE FURNISHED AND INSTALLED BY PINELLAS COUNTY UTILITIES.
3. APPURTENANCES GREATER THAN OR EQUAL TO 4" TO BE FURNISHED BY PINELLAS COUNTY UTILITIES AND INSTALLED BY THE CONTRACTOR.
4. GIS MAPPING INFORMATION PROVIDED BY PCU IS NOT A REPLACEMENT FOR LOCATING BURIED UTILITIES BY CONTACTING SUNSHINE 811, PERFORMING FIELD LOCATION AND SUBSURFACE UTILITIES ENGINEERING (SUE). ALL UTILITIES SHALL BE VERIFIED BEFORE CONSTRUCTION COMMENCES.
5. THE PIPELINE CONTRACTOR IS REQUIRED TO CONTACT PINELLAS COUNTY CONSTRUCTION MANAGEMENT PUBLIC WORKS PROJECT COORDINATOR AT (727) 464-8883 72-HOURS PRIOR TO COMMENCING UTILITY CONSTRUCTION FOR INSPECTION.
6. ALL RIGHT OF WAY PERMITS, EXCAVATION FOR SERVICE INSTALLATION AND SUBSEQUENT RESTORATION IN THE RIGHT OF WAY ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL WET TAPS ARE PERFORMED BY PC UTILITIES DEPARTMENT STAFF
8. THE POTABLE WATER METER FOR THIS PROJECT WILL NOT BE RELEASED FOR INSTALLATION UNTIL DEPARTMENT STAFF HAVE RECEIVED A CLOSE OUT PACKAGE, IT'S BEEN REVIEWED AND IS ACCEPTED BY UTILITIES STAFF.
9. IF UTILITY MODIFICATIONS ARE REQUIRED, PLEASE REFERENCE THESE LINKS:
   - 9.1. ALL PINELLAS COUNTY PIPE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
     - PINELLAS COUNTY STANDARD TECHNICAL SPECIFICATIONS HTTP://WWW.PINELLAS.GOV/TECHNICAL/PDF/ENG_TECH_SPECS.PDF
     - PINELLAS COUNTY MATERIAL SPECIFICATION MANUAL HTTP://WWW.PINELLAS.GOV/TECHNICAL/PDF/MATERIAL-SPEC-MANUAL.PDF
     - PINELLAS COUNTY STANDARD DETAILS HTTP://WWW.PINELLAS.GOV/TECHNICAL/PDF/STD-DETAILS.PDF



WATER BLOWUP

SCALE 1:5

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 10 20 Feet

REVISION DATE:		
1	2025-06-06	1ST DRAFT SET

PROJECT: COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID #: 06-32-15-28824-000-0040

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE N, UNIT 2001
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE LICENSE NO. 85381 8/11/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

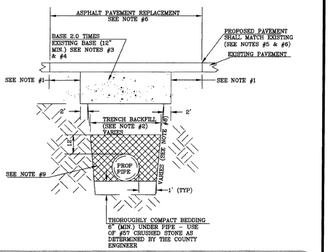
PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 8/11/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
UTILITY PLAN

SHEET:
C-7.0

C:\Users\Brock\OneDrive - baysiteeng.com\Ely Payne's files - Projects\Active\026-01 Gulf & 37th VBRO\Drawings\026-01-02 - SPB Sunset Villas Construction plans\Current Plans\C-7.0 UTILITY PLAN.dwg
8/11/2025 11:27:36 AM PLOTTED BY: brock

NOTES:
1. MILLING AND RESURFACING LIMITS: 3'-0" FOR RESIDENTIAL ROADWAYS; 25'-0" FOR ALL OTHER TYPES OF ROADWAYS. SHALL INCLUDE ENTIRE LANE WIDTH.
2. BACKFILL FOR TRENCH SHALL BE PLACED IN 6" COMPACTED LAYERS TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. (EXCAVATABLE FLOWABLE FILL OPTION IS PERMITTED TO COUNTY ENGINEER'S APPROVAL). TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY.
3. 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 (MODIFIED) (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
4. 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 3" COMPACTED LAYERS WITH A MINIMUM THICKNESS EQUAL TO THE EXISTING BASE (6" MIN.).
5. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE SAW-CUT AND ALL SURFACES TACK COATED.
6. ASPHALT SURFACE SHALL BE CONSISTENT WITH EXISTING GRADE. IN ACCORDANCE WITH PINELLAS COUNTY SPECIFICATIONS, THE FOLLOWING ROADWAY CLASSIFICATION TYPE/THICKNESS ARE REQUIRED: ARTERIAL-2" 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' (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
7. OVERLAY OF CONSTRUCTION SCARS TO PAVEMENT AND TRENCH SHALL BE REQUIRED AS DIRECTED BY THE COUNTY ENGINEER.
8. INSTALL SHALL COMPLY WITH THE TRENCH SAFETY ACT REQUIREMENTS.
9. INSTALL DRY COMPACTABLE MATERIAL AROUND THE PIPE.
10. ALL MATERIAL, WORK AND TESTING SHALL MEET PINELLAS COUNTY STANDARD SPECIFICATIONS.
11. CONTRACTOR SHALL RESTORE PAVEMENT TO MATCH THE GRADES THAT EXISTED PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY NECESSARY TO ENSURE THAT THIS REQUIREMENT IS MET SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

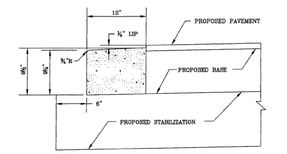


PINELLAS COUNTY

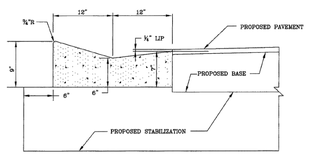
PAVEMENT CUTS, EXCAVATION AND RESTORATION

DETAIL INDEX T.S.: 1291
DATE: FEB/2016
TYPE: J. FERNANDEZ, P.E.
REVISION: 0

NOTE:
1. ¾" EXPANSION JOINT EVERY 500'. BETWEEN CURB SECTIONS, AT RADII, END OF FOUR AND STRUCTURES. (FALSE JOINTS EVERY 10', LONGITUDINALLY. SEE SECTION 520 OF THE F.D.O.T. STANDARD SPECIFICATIONS.)



PROFILE VIEW OF HEADER CURB



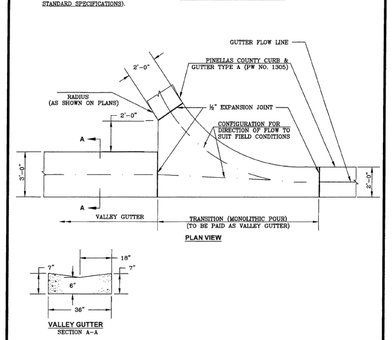
PROFILE VIEW OF CURB & GUTTER

PINELLAS COUNTY

CURB AND GUTTER TYPE A AND HEADER CURB

DETAIL INDEX T.S.: 1305
DATE: FEB/2016
TYPE: J. FERNANDEZ, P.E.
REVISION: 0

NOTES:
1. SURFACE OF PAVEMENT SHALL BE ¾" ABOVE LIP OF GUTTER.
2. ¾" EXPANSION JOINT (AS SHOWN) AND CENTERLINE OF SIDE STREET, WITH (SAWCUT) FALSE JOINTS EVERY 10', LONGITUDINALLY. (SEE SECTION 520 OF THE F.D.O.T. STANDARD SPECIFICATIONS).

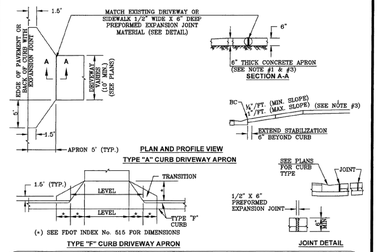


PINELLAS COUNTY

VALLEY GUTTER AND TRANSITION

DETAIL INDEX T.S.: 1315
DATE: FEB/2016
TYPE: J. FERNANDEZ, P.E.
REVISION: 0

NOTES:
1. CONCRETE DRIVEWAY APRONS AND SIDEWALK CROSSINGS SHALL BE CONSTRUCTED OF CONCRETE PAVEMENT (3000 PSI), 6" THICK REINFORCED WITH 6" X 6" #10/#10 WELDED WIRE FABRIC, (2" MINIMUM COVER FROM THE BOTTOM.)
2. FIBER REINFORCED CONCRETE 3000 PSI (MIN.) MAY BE USED IN PLACE OF THE REQUIREMENTS OF NO. 1 ABOVE.
3. CONSTRUCTION OF APRON/DRIVEWAY CROSS SLOPES AND SIDEWALK CROSS SLOPE THROUGH THE DRIVEWAY SHALL COMPLY WITH F.D.O.T. INDEX NO. 515 FOR ADA REQUIREMENTS.
4. REMOVE TREE ROOTS WITHIN 10' OF PROPOSED GRADE.
5. IF A TREE MUST BE REMOVED TO CONSTRUCT THE PROPOSED DRIVEWAY, IT MUST BE REMOVED TO THE NEAREST JOINT BEYOND THE DRIVEWAY.
6. SIDEWALKS ADJACENT TO LOT PROPERTY LINES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% PER F.D.O.T. INDEX 304.
7. CORNER LOTS INVOLVING HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX 304 FOR SIDEWALK AND RAMP CONSTRUCTION.



(+) SEE FDOT INDEX No. 515 FOR DIMENSIONS

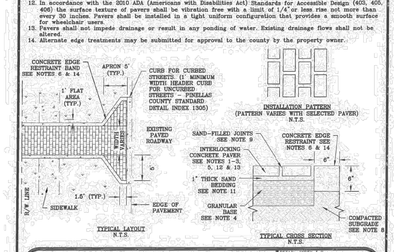
TYPE "F" CURB DRIVEWAY APRON

PINELLAS COUNTY

CONCRETE DRIVEWAY APRON

DETAIL INDEX T.S.: 1340
DATE: FEB/2016
TYPE: J. FERNANDEZ, P.E.
REVISION: 0

NOTES:
1. Interlocking paving units shall generally be installed in accordance with manufacturer's requirements.
2. Minimum Paver Thickness: 2-3/8" (Concrete); 2-1/4" (Clay Brick).
3. Concrete Pavers to conform to ASTM C936. Clay Brick Pavers to conform to ASTM C902.
4. Granular Base shall be in accordance with manufacturer's requirements (6" min.). Granular base shall be Limerock (LBR 100) or Crushed Concrete (Graded Aggregate) compacted to at least 98% modified Proctor Density (ASTM D1557).
5. Coloring or dye shall be uniform throughout each concrete paver unit. Dipped or externally colored paver units shall not be permitted.
6. Curb will need to be constructed along the roadway edge of pavement at the driveway. As an alternate, on streets without curbing, a minimum 12-inch width is acceptable (per Pinellas County Standard Details Index 1302). A minimum of 6-inch wide and 6-inch deep concrete edge restraint band is required along each side of the driveway to contain the architectural pavers, on top of soil compacted to 98% modified Proctor density (ASTM D1557). All concrete shall meet FDOT specifications for Class I Concrete.
7. Final finished surface shall be of uniform elevation or slope.
8. Subgrade shall be free of clay, organics, or other materials which will allow future settlement and compacted to 98% AASHTO T-180-57 or ASTM D1557.
9. Polymeric sand or other joint material, as approved by the County Engineer, shall be installed between pavers. Joints shall be filled and thoroughly compacted. Sand meeting the requirements of ASTM C144 or CSA-A179. Bedding sand may be used for joint sand. Joint width shall not exceed 1/8".
10. The cross slope on any required pedestrian path crossing a driveway and/or drive apron cannot exceed 2%.
11. Sand Bedding material shall be a clean, non-plastic bedding and joint sand, free from deleterious or foreign matter, natural or manufactured from crushed rock, and shall meet the grading requirements of ASTM C33 or CSAA23.1-FA1. Do not use joint sand for bedding. Sand bedding should be placed to an even thickness of 1-inch. Do not use the sand to fill depressions in the granular base.
12. In accordance with the 2010 ADA (Americans with Disabilities Act) Standards for Accessible Design (403, 405, 406) the surface texture of pavers shall be vibration free with a limit of 1/4"or less rise not more than every 30 inches. Pavers shall be installed in a tight uniform configuration that provides a smooth surface with minimal joints.
13. Pavers shall not impede drainage or result in any ponding of water. Existing drainage flows shall not be altered.
14. Alternate edge treatments may be submitted for approval to the county by the property owner.

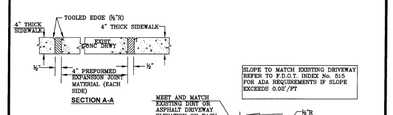


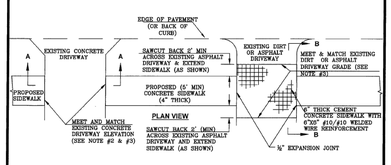
PINELLAS COUNTY

RESIDENTIAL DRIVEWAY/SIDEWALK PAVER DETAIL

DETAIL INDEX T.S.: 1345
DATE: NOV/2016
TYPE: J. FERNANDEZ, P.E.
REVISION: 0

NOTES:
1. SEE PLANS FOR LIMITS OF SIDEWALKS AT ALL DRIVEWAYS.
2. PLACE ½" EXPANSION JOINT WHERE CONCRETE ABUTS CONCRETE CURBS, SIDEWALKS DRIVEWAYS.
3. SIDEWALK SHALL COMPLY WITH F.D.O.T. INDEX No. 515 AND PINELLAS COUNTY ORDINANCES. (SEE INDEX No. 1340)
4. REMOVE TREE ROOTS WITHIN 10" OF PROPOSED GRADE.
5. SIDEWALKS ALONG RURAL CROSS SECTION ROADWAYS WHERE VEHICLES CAN CROSS THE SIDEWALK SHALL BE 6" THICK.



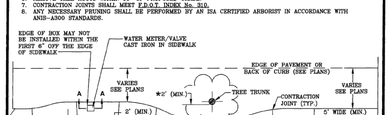


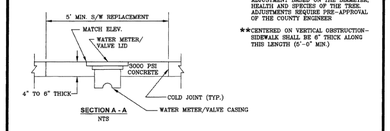
PINELLAS COUNTY

SIDEWALK THROUGH EXISTING DRIVEWAYS

DETAIL INDEX T.S.: 1353
DATE: FEB/2016
TYPE: J. FERNANDEZ, P.E.
REVISION: 0

NOTES:
1. ADJUST SIDEWALK TO AVOID OBSTRUCTIONS, AS SHOWN, OR AS DIRECTED BY THE ENGINEER, IN ACCORDANCE WITH F.D.O.T. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS – LATEST EDITION (FLORIDA GREEN BOOK).
2. CONSTRUCTION OF SIDEWALKS SHALL MEET ADA REQUIREMENTS AS SPECIFIED IN F.D.O.T. INDEX NOS. 515 AND 304.
3. POWER POLES SHALL BE MOVED WHEN POSSIBLE.
4. TREES SHALL BE PRUNED BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH ANSI-A300 GUIDELINES TO MAINTAIN VERTICAL CLEARANCE: 9 FT. FOR SIDEWALKS AND 16 FT. FOR ROADS.
5. MAXIMUM LATERAL DEFLECTION SHALL BE 5:1.
6. REMOVE TREE ROOTS WITHIN 10' OF PROPOSED GRADE.
7. CONTRACTION JOINTS SHALL MEET F.D.O.T. INDEX No. 310.
8. ANY NECESSARY PRUNING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH ANSI-A300 STANDARDS.



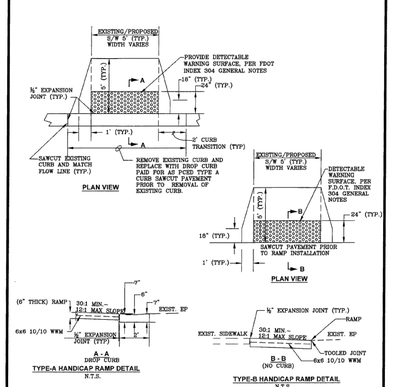


PINELLAS COUNTY

GUIDELINES FOR SIDEWALK ALIGNMENT

DETAIL INDEX T.S.: 1357
DATE: FEB/2016
TYPE: J. FERNANDEZ, P.E.
REVISION: 0

NOTE:
1. 6" THICK w/6x6 10/10 WWM REINFORCED CLASS I (3000 PSI) CONCRETE RAMP (TYP. FOR TYPE A & B).

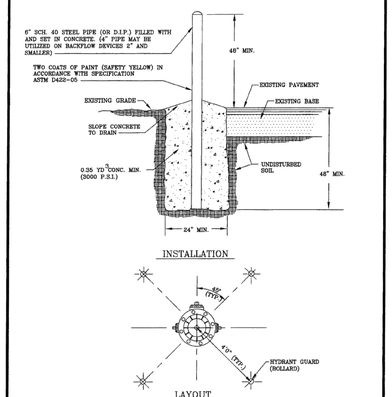


PINELLAS COUNTY

P.C.E.D. TYPE "A" AND "B" HANDICAP RAMP DETAIL

DETAIL INDEX T.S.: 1360
DATE: FEB/2016
TYPE: J. FERNANDEZ, P.E.
REVISION: 0

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED MATERIAL SPECIFICATION MANUAL.



PINELLAS COUNTY

BOLLARD DETAIL

DETAIL INDEX T.S.: PCU GD 7
DATE: FEB/2016
TYPE: KEVIN BESSETTE, P.E.
REVISION: 0

BAY SITE ENG.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40 Feet

REVISION DATE:
0 2025-06-06 1ST DRAFT SET

PROJECT: COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCELS: 07-32-15-81185-000-0010

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE. N, UNIT 2901
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE LICENSE NO. 85381 8/8/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 8/8/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
SITE DETAILS

SHEET:
C-8.0

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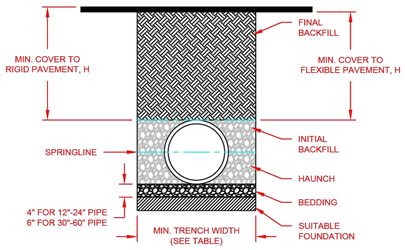
RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)



MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I COMPACTED	CLASS I DUMPED	CLASS II 95%	CLASS II 90%	CLASS III 95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	18 (5.5m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)
18" (450mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE.
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDINGTO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

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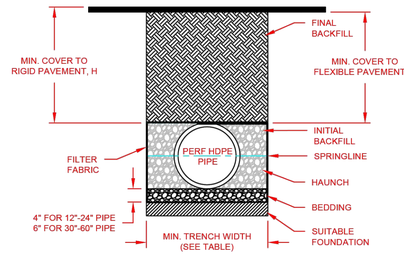
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
5	INITIAL BACKFILL	JAB	04/02/20	

TRENCH INSTALLATION DETAIL (ASTM F2648)

DRAWING NUMBER: STD-101A

4640 TRUEMAN BLVD HILLIARD, OHIO 43026
Advanced Drainage Systems, Inc.

DRAWN BY: JLE
DATE: 8/15/13
DES BY:
SCALE: NTS
SHEET: 1 OF 1



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. FILTER FABRIC: MEASURES SHALL BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BEDDING AND BACKFILL MATERIAL.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

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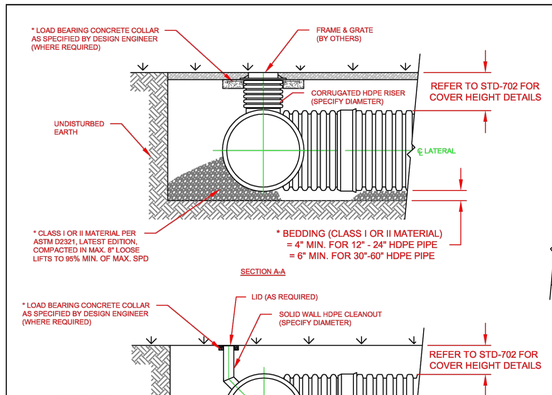
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
6	INITIAL BACKFILL	JAB	04/02/20	

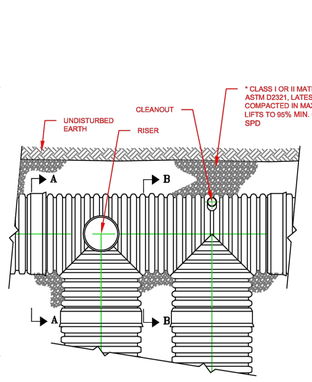
TRENCH INSTALLATION DETAIL (PERF PIPE)

DRAWING NUMBER: STD-101C

4640 TRUEMAN BLVD HILLIARD, OHIO 43026
Advanced Drainage Systems, Inc.

DRAWN BY: CKS
DATE: 11/5/08
DES BY:
SCALE: NTS
SHEET: 1 OF 1





* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS
* LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

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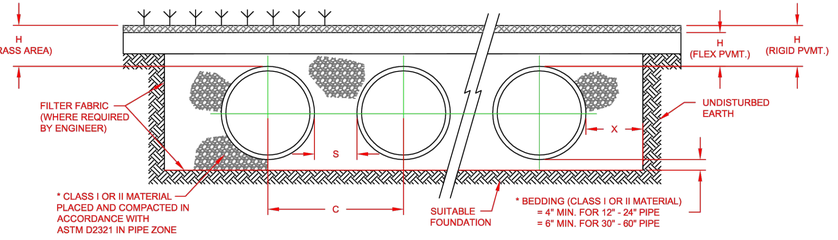
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

RETENTION-DETENTION SYSTEM (RISER AND CLEANOUT)

DRAWING NUMBER: STD-703

4640 TRUEMAN BLVD HILLIARD, OHIO 43026
Advanced Drainage Systems, Inc.

DRAWN BY: CRM
DATE: 10/23/06
DES BY:
SCALE: NTS
SHEET: OF



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.

4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.

5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.5" (368mm)	11" (279mm)	25.5" (648mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.5" (292mm)	29.0" (737mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.0" (432mm)	38.0" (965mm)	9" (229mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	14.0" (356mm)	41.5" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	18" (457mm)	53.0" (1346mm)	18" (457mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (1067mm)	22" (559mm)	63.0" (1600mm)	18" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	24" (610mm)	72.0" (1829mm)	18" (457mm)	12" (305mm)	24" (610mm)
48" (1200mm)	54" (1372mm)	25" (635mm)	78.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

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REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

RETENTION-DETENTION SYSTEM (CROSS-SECTION)

DRAWING NUMBER: STD-702

4640 TRUEMAN BLVD HILLIARD, OHIO 43026
Advanced Drainage Systems, Inc.

DRAWN BY: AWM
DATE: 07.25.06
DES BY:
SCALE: NTS
SHEET: OF

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:
1 2025-06-06 1ST DRAFT SET

COMPANY # 026-01-02

PROJECT:
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID: 07-32-15-78516-000-0010

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE N, UNIT 2001
ST PETERSBURG, FL 33701

PATRICK ELY LICENSE NO. 85381 8/8/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 8/8/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
SITE DETAILS

SHEET:
C-8.1

C:\Users\Louis\OneDrive - baysiteeng.com\Projects\Active\026-01 Gulf & 37th VB\ROD\drawings\026-01-02 - SPB Sunset Villas Construction plans\Current Plans\C-8.0 SITE DETAILS.dwg
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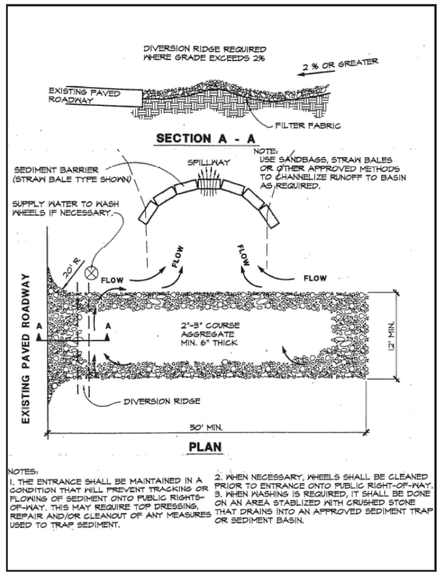


Figure 4.3a. Temporary Gravel Construction Entrance

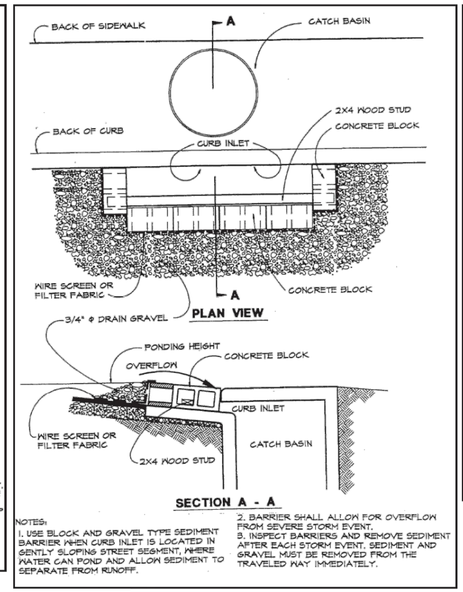


Figure 4.5i. Block and Gravel Curb Inlet Sediment Barrier

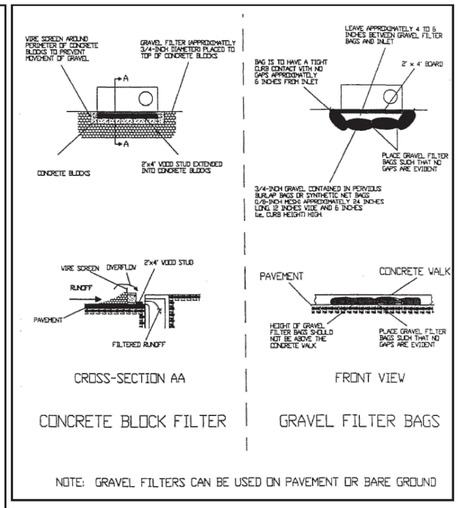
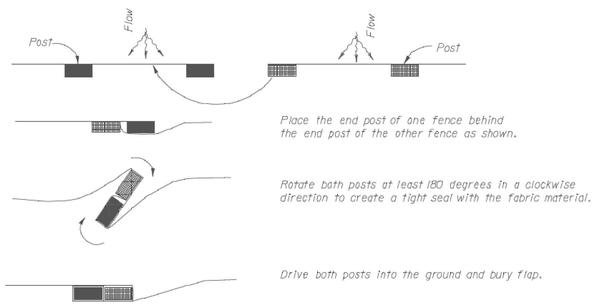


Figure 4.5j. Curb Inlet Gravel Filters



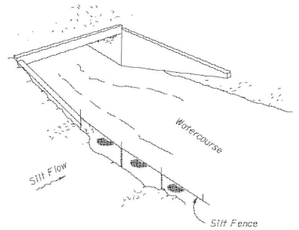
PLAN VIEW

JOINING TWO SILT FENCES

SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

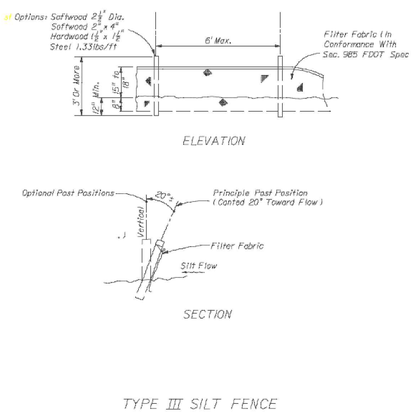
NOTES FOR SILT FENCES

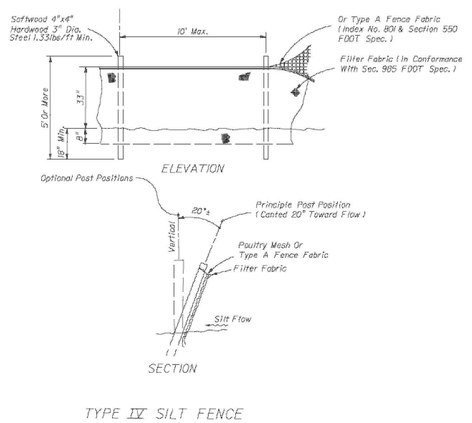
1. Type III Silt Fence to be used at most locations.
2. Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet.
3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
4. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grad to avoid channelizing runoff along the length of the fence.



Silt Fence Protection In Ditches with Intermittent Flow

SILT FENCE APPLICATIONS





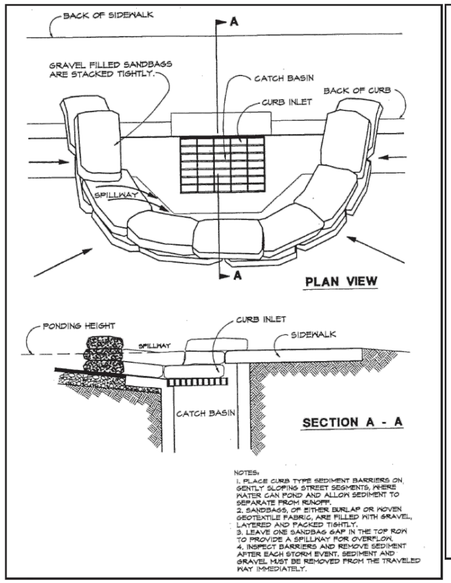


Figure 4.5k. Curb Inlet Sediment Barrier

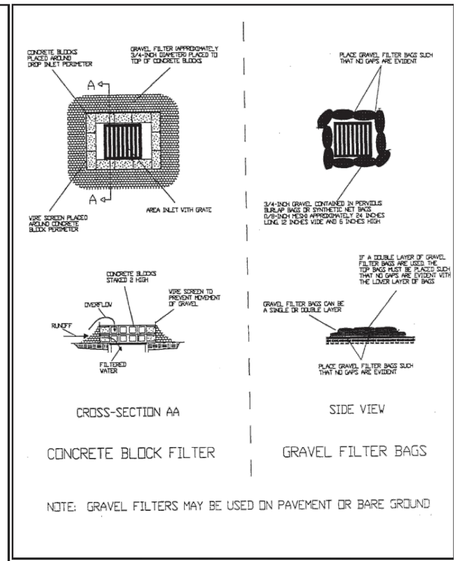


Figure 4.5e. Gravel Filters for Area Inlets

SILT FENCE DETAILS

BAY SITE ENG.
BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40 Feet

REVISION DATE:
B 2025-06-06 1ST DRAFT SET

PROJECT:
COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID 07-32-15-61152-000-0010

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE N, UNIT 2901
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE LICENSE NO. 85381 8/8/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
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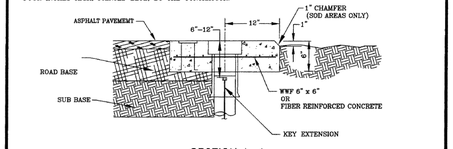
DRAWING:
BMP DETAILS

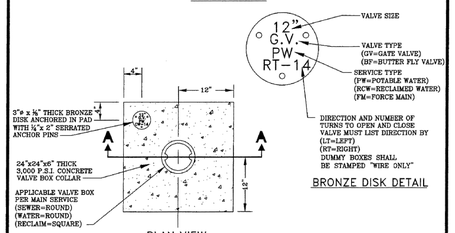
SHEET:
C-9.0

C:\Users\ELouie\OneDrive - baysiteeng.com\Projects\Active\026-01 Gulf & 37th\1BRO\Drawings\026-01-02 - SPB Sunset Villas Construction plans\Current Plans\C-9.0 BMP DETAILS.dwg
8/8/2025 3:02:17 PM PLOTTED BY: louie

NOTES
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. IF VALVE IS LOCATED WITHIN A SIDEWALK CONCRETE COLLAR MAY BE ELIMINATED AND DISK SET FLUSH DIRECTLY IN SIDEWALK.
3. BRONZE DISK REQUIRED: FOR ALL VALVES, AND DUMMY BOXES.
4. THE 24"x24"X6" THICK CONCRETE VALVE BOX COLLAR CAN BE INSTALLED BELOW THE FRICTION COARSE AND THE BRONZE DISK ANCHORED IN A NEAR-BY CURB OR SIDEWALK.
5. ALL VALVES/BOXES SHALL BE LOCATED BY MEANS OF A PERPENDICULAR 6"x2' BLUE STRIPE ACROSS THE CURB. THE DISTANCE FROM THE BACK OF THE CURB TO THE VALVE SHALL BE STENCILED ON THE CURB WITH NUMBERS FOUR INCHES HIGH, PAINTED BLUE, BY THE CONTRACTOR.



SECTION A-A



BRONZE DISK DETAIL

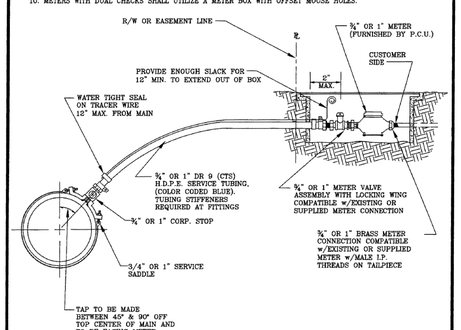
PLAN VIEW

PINELLAS COUNTY

CONCRETE VALVE BOX AND COLLAR DETAIL

DETAIL INDEX I.D.: PCU GD 5
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

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 EXCEPT FOR D.I.P. 1" TAPS AND SMALLER.
4. METER ONLY TO BE FURNISHED BY P.C.U.
5. METER BOXES SHALL BE RESIDENTIAL 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 1".
9. TAP AND METER SHALL BE INSTALLED BY P.C.U. ON ALL PRIVATELY DEVELOPED PROJECTS.
10. METERS WITH DUAL CHECKS SHALL UTILIZE A METER BOX WITH OFFSET MOUSE HOLES.

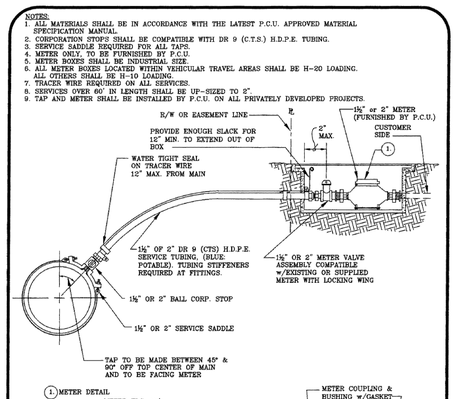


PINELLAS COUNTY

¾" OR 1" POTABLE WATER SERVICE CONNECTION DETAIL

DETAIL INDEX I.D.: PCU WD 3
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

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.

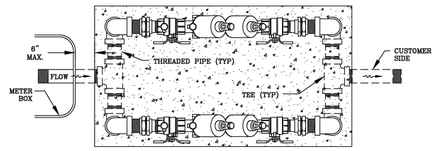


PINELLAS COUNTY

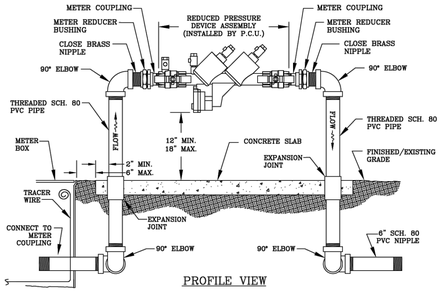
1½" OR 2" POTABLE WATER SERVICE CONNECTION DETAIL

DETAIL INDEX I.D.: PCU WD 4
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTE
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIALS SPECIFICATION MANUAL.
2. PAINT ENTIRE ABOVE GROUND ASSEMBLY WITH TWO COATS OF APPROVED O.S.H.A. BLUE PAINT.
3. UTILIZE REDUCER BUSHINGS ONLY AS NEEDED.



PLAN VIEW

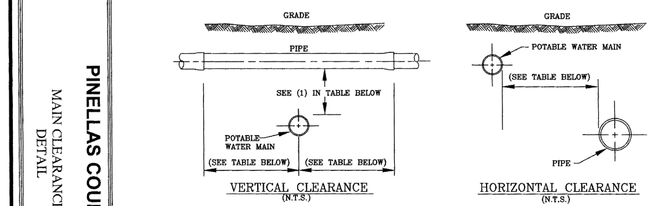


PROFILE VIEW

PINELLAS COUNTY UTILITIES

¾",1", 1½", AND 2" REDUCED PRESSURE ASSEMBLY ABOVE GROUND PARALLEL INSTALLATION DETAIL

DETAIL INDEX I.D.: PCU MBD 3a
DATE: MAR/2020
REVISION:



VERTICAL CLEARANCE (N.T.S.)

HORIZONTAL CLEARANCE (N.T.S.)

PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS
VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	3 FT. MINIMUM	12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	(FULL JOINT CENTERED, ALTERNATE 3 FT. MINIMUM FROM ALL JOINTS)
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	10 FT. PREFERRED 6 FT. MINIMUM (3)	12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	(FULL JOINT CENTERED, ALTERNATE 6 FT. MINIMUM FROM ALL JOINTS)
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM	–	–

NOTES: (IN ACCORDANCE WITH F.A.C. RULE 62-555.314)

1. POTABLE WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN POTABLE WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
5. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED MATERIALS SPECIFICATIONS MANUAL.EE

PINELLAS COUNTY

MAIN CLEARANCES DETAIL

DETAIL INDEX I.D.: PCU GD 2
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

BAY SITE ENG.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:	
2025-06-06	1ST DRAFT SET

PROJECT: COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID: 07-32-15-85185-000-0001

CLIENT: 3700 GULF BLVD, LLC
100 1ST AVE N, UNIT 2901
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE LICENSE NO. 85381 8/8/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 8/8/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
WATER DETAILS

SHEET:
C-10.0

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SANITARY SEWER MANHOLE CONSTRUCTION NOTES

ALL MANHOLES
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. PRECAST MANHOLE SECTIONS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF ASTM C-478 WITH 4000 P.S.I., TYPE II PORTLAND CEMENT.
3. ALL RISER UNITS SHALL HAVE A MINIMUM HEIGHT OF 12" WITH THE CONCENTRIC CONE SET BETWEEN 2½" AND 14½" BELOW THE BOTTOM OF MANHOLE COVER FRAME.
4. ALL KEYED JOINTS SHALL BE SEALED WITH TWO CONTINUOUS RINGS OF FLEXIBLE JOINT SEALANT, OR APPROVED EQUAL.
5. ALL INTERIOR AND EXTERIOR MANHOLE SURFACES SHALL BE PREPARED FOR COATING AND COATED IN ACCORDANCE WITH P.C.U. STANDARD SPECIFICATIONS AND APPROVED MATERIAL SPECIFICATIONS. INSIDE COATING OF MANHOLE MAY BE ELIMINATED IF USING P.C.U. APPROVED LINING SYSTEM.
6. MANHOLE BASE AND BOTTOM SECTION SHALL BE MONOLITHICALLY CAST.
7. ALL PIPE PENETRATIONS IN MANHOLE SHALL BE PRECAST OR CORE DRILLED.
8. MANHOLE COVER SHALL BE EQUIPPED WITH AN INFLOW PROTECTOR.
9. A DROP CONNECTION IS REQUIRED WHERE THE PIPE INVERT IS GREATER THAN 2' ABOVE THE MANHOLE INVERT. FOR DROPS 2' OR LESS A FLUME SHALL BE CONSTRUCTED.
10. ALL MANHOLES 5' IN DIAMETER OR GREATER SHALL REQUIRE THE USE OF A DOUBLE RING AND COVER.
11. ALL MANHOLES WITH A DEPTH OF 14' OR GREATER SHALL BE DESIGNED FOR ANTI-FLOATATION AND SHALL REQUIRE SUBMITTAL OF CALCULATIONS.

INSIDE DROP MANHOLES
12. THERE SHALL BE NO MORE THAN 2 INSIDE DROPS PER MANHOLE.
13 WHEN USING A 90° BEND ON RISER, IT SHALL BE ROTATED BETWEEN 22½° AND 45° IN THE DIRECTION OF FLOW AND GROUTED INTO BENCH.
14. ALL FORCE MAIN CONNECTIONS REQUIRE THE USE OF A FORCE MAIN HOOD WITH INSIDE DROP BOWL.
15. ALL INSIDE DROPS SHALL BE CONSTRUCTED USING P.V.C. SDR-35 PIPE.

OUTSIDE DROP MANHOLES
16. OUTSIDE DROP PIPING SHALL BE CONSTRUCTED USING THE SAME MATERIAL AS THE MAIN LINE.

TABLE

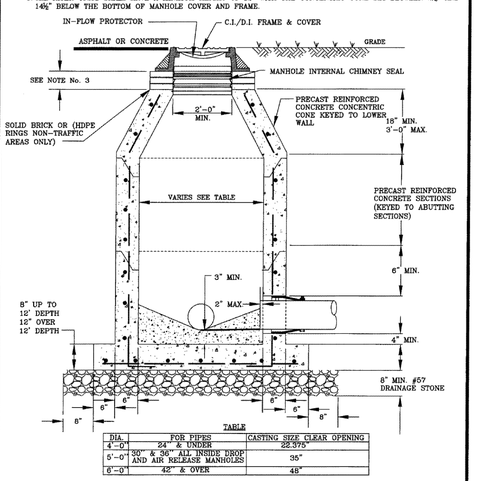
DIA.	FOR PIPES	CASTING SIZE CLEAR OPENING
4'-0"	24" & UNDER	22.375"
5'-0"	30" & 36" ALL INSIDE DROP AND AIR RELEASE MANHOLES	35"
6'-0"	42" & OVER	48"

PINELLAS COUNTY

MANHOLE CONSTRUCTION NOTES

DETAIL INDEX I.D.: PCU SD 1
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIALS SPECIFICATION MANUAL.
2. REFER TO P.C.U. STANDARD DETAIL ON MANHOLE CONSTRUCTION NOTES.
3. ALL RISER UNITS SHALL HAVE A MINIMUM HEIGHT OF 12" WITH THE CONCENTRIC CONE SET BETWEEN 2½" AND 14½" BELOW THE BOTTOM OF MANHOLE COVER AND FRAME.



TABLE

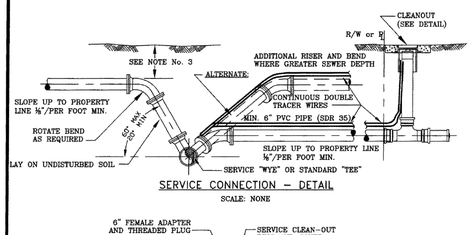
DIA.	FOR PIPES	CASTING SIZE CLEAR OPENING
4'-0"	24" & UNDER	22.375"
5'-0"	30" & 36" ALL INSIDE DROP AND AIR RELEASE MANHOLES	35"
6'-0"	42" & OVER	48"

PINELLAS COUNTY

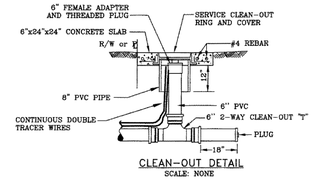
STANDARD MANHOLE (PRE-CAST) DETAIL

DETAIL INDEX I.D.: PCU SD 1a
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. SERVICE CONNECTIONS MAY NOT HAVE BEEN SHOWN ON PLAN/PROFILE SHEETS. SERVICE CONNECTION LOCATIONS SHALL BE DETERMINED IN THE FIELD AND CONNECTIONS CONSTRUCTED ACCORDANCE WITH P.C.U. APPROVED TECHNICAL SPECIFICATIONS, MATERIALS MANUAL & THESE DETAILS. FOR NEW DEVELOPMENT, THE SERVICE CONNECTION SHALL BE CONSTRUCTED IN THE CENTER OF THE LOT.
3. MINIMUM DEPTH UNDER ROADWAY 42" MINIMUM DEPTH AT PROPERTY LINE 36" (OR AS REQUIRED FOR SERVICE).
4. SERVICE LINES SHALL BE A MIN. OF 6" TO ALL RESIDENCES.
5. NO DOUBLE WYE UNITS SHALL BE PERMITTED ON SERVICE LINE. ALL RESIDENCES SHALL BE SERVED BY A SINGLE SERVICE.
6. RISERS SHALL BE INSTALLED ON ALL WYES (BOTH PRESENT & FUTURE SERVICES).
7. RISERS SHALL PREFERABLY FOLLOW SLOPE OF BANK TO REQUIRED DEPTH.
8. THE TRACER WIRE SHALL START AT THE CLEAN-OUT AND RUN ALONG THE SEWER SERVICE TO THE MAIN AND BACK TO THE CLEAN-OUT AS ONE CONTINUOUS WIRE.



SERVICE CONNECTION – DETAIL
SCALE: NONE



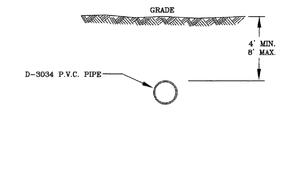
CLEAN-OUT DETAIL
SCALE: NONE

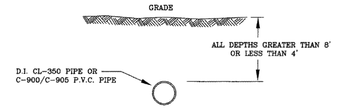
PINELLAS COUNTY

SEWER SERVICE CONNECTION AND CLEAN-OUT DETAIL

DETAIL INDEX I.D.: PCU SD 4
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.





PINELLAS COUNTY

DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL

DETAIL INDEX I.D.: PCU SD 5
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

REVISION DATE:
B 2025-06-06 1ST DRAFT SET

PROJECT:
COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID: 07-32-16-21810-000-0010

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE N, UNIT 2001
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE
LICENSE NO. 85381
8/8/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DRAWING:
WASTEWATER DETAILS

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C-11.0

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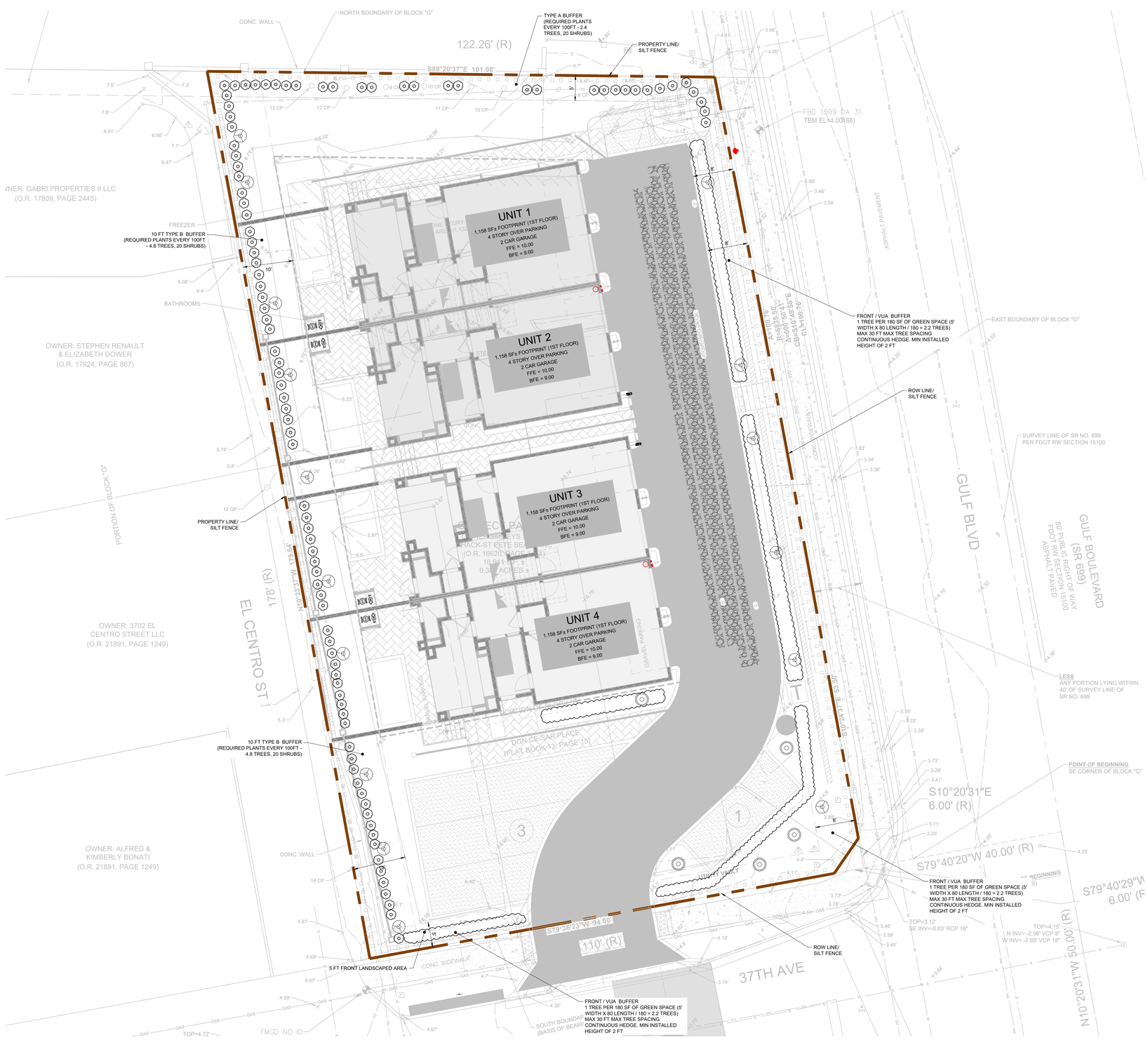

GENERAL NOTES:

1. ALL LANDSCAPE ACTIVITY SHALL MEET THE REQUIREMENT OF APPLICABLE CITY OF ST.PETE BEACH LAND DEVELOPMENT CODE, SECTION 22.3 GENERAL REQUIREMENTS AND SECTION 22.7- DEVELOPMENT STANDARDS.
2. THIS IS A PERMIT LANDSCAPE PLAN AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM PLANTING REQUIREMENTS. ADDITIONAL PLANTS SHOULD BE PLANTED TO MEET SPECIFIC NEEDS AND AESTHETIC CONSIDERATIONS OF THE DEVELOPER.
3. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. FOR LANDSCAPE REFERENCES ONLY
4. PRIOR TO IMPROVEMENTS, CONTRACTORS SHALL VERIFY ALL UNDERGROUND AND ABOVE-GROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATIONS, INSTALLATIONS OF LANDSCAPE, OR IRRIGATION
5. THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.

SOD REQUIREMENTS

- SOD POND TOB & M.B.
- SOD POND SLOPES
- SOD ALL EXTERNAL FILL SLOPES
- SOD ALL DISTURBED ROW
- SOD ALL SLOPES 4:1 OR GREATER
- BACK OF CURB SHALL HAVE 2' SOD FOR ALL COMMON AREAS
- SOD ALL CONVEYANCE SWALES
- SOD 2' AROUND ALL STORM STRUCTURES AND MES
- SEED AND MULCH POND BOTTOM

0 10 20
Feet

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:

1	2025-06-06	1ST DRAFT SET

PROJECT:
COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID 24/30/14/18852/000/0010

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE N, UNIT 2001
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE LICENSE NO. 85381 8/11/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DRAWING:
LANDSCAPE PLAN

SHEET:
L-1.0

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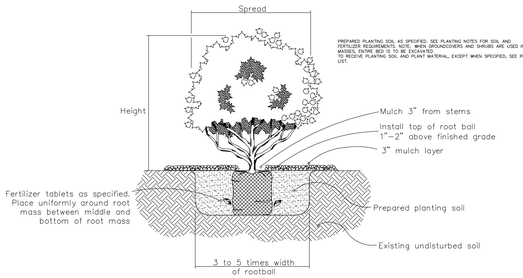
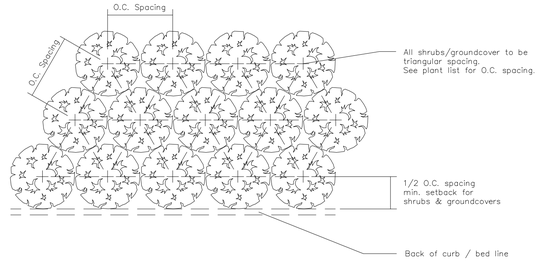
8/11/2025 12:11:14 PM PLOTTED BY: brock

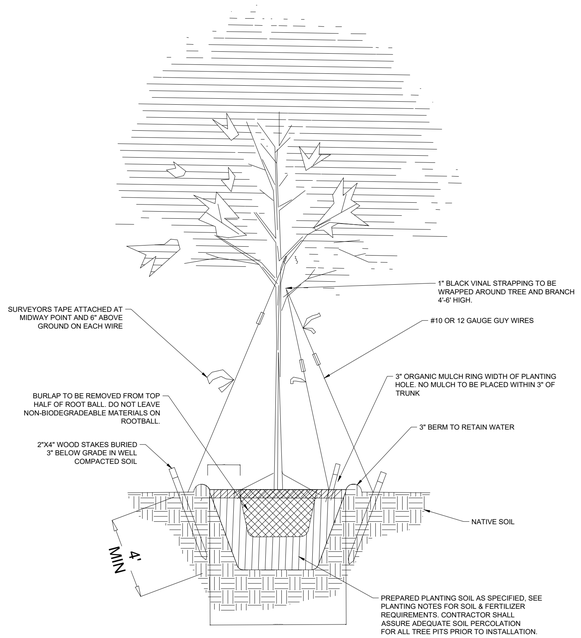


N.T.S.

SHRUB AND GROUNDCOVER PLANTING DETAIL
N.T.S.



PLANT SPACING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

LANDSCAPE REQUIREMENTS
(PER CITY OF ST PETE BEACH LDC)

CODE	REQUIRED	PROVIDED
FRONT SETBACK AREAS EXPECT WHERE DRIVEWAYS AND WALKWAYS PROVIDING EGRESS CORSSING THE PROPERTY LINE, THE ENTIRE LENGTH OF THE PROPERTY FRONTAGE SHALL BE LANDSCAPED AND SHALL HAVE A MINIMUM DEPTH FROM THE PROPERTY LINE INWARD TO THE PROPERTY EQUAL TO TEN PERCENT OF THE ADJACENT RIGHT-OF-WAY WIDTH. THE TOTAL NUMBER OF TREES SHALL NOT BE LESS THAN ONE FOR EACH 180 SQUARE FEET TO BE LANDSCAPED. THE REMAINDER OF THE REQUIRED LANDSCAPED AREAS SHALL BE ADEQUATELY LANDSCAPED WITH A MIXTURE OF SHRUBS, GRASS, GROUND COVER, OR OTHER APPROVED LANDSCAPE TREATMENT	**FRONT SETBACK AREAS** 50 LF ROW WIDTH * 0.1 = 5 LF 5 LF * 80 LF = 400 SQ FT 400 SQ FT X 1 TREE PER 180 SQ FT = 2.22 TREES 72 LF ROW WIDTH * 0.1 = 7.2 LF (MINIMUM) 8 FOOT BUFFER (PROVIDED) * 154 LF = 1,232 SF 1,232 SF * 1 TREE / 180 SF = 6.84 TREES TOTAL: 9.06 TREES	**FRONT SETBACK AREAS** 5 FOOT FRONT SETBACK: 3 TREES PROVIDED 8 FOOT FRONT SETBACK: 7 TREES PROVIDED TOTAL: 10 TREES
VUA LANDSCAPING A STRIP OF LAND AT LEAST SIX FEET IN DEPTH, LOCATED BETWEEN THE PROPERTY LINE AND THE VEHICULAR USE AREA SHALL BE LANDSCAPED. THE MINIMUM NUMBER OF TREES IS ONE TREE OF EACH 30 LINEAR FEET OR FRACTION THEREOF. EXCEPT FOR DRIVEWAYS CROSSING PROPERTY LINES. THE ENTIRE BOUNDARY OF THE VEHICLE USE AREA SHALL BE LANDSCAPED. A HEDGE OF AT LEAST TWO FEET IN HEIGHT SHALL BE PLACED ALONG THE ENTIRE LENGTH OF SUCH LANDSCAPED AREA.	**VUA LANDSCAPING** 152 LF VUA 248 LF x 1 SHADE TREE PER 30 FT = 7.47 TREES 201 LF OF CONTINUOUS HEDGE / 5 FT = 40.2 SHRUBS	**VUA LANDSCAPING** 13 TREES (3 TREES SOUTHWEST, 3 TREES INCLUDED FROM THE FRONT SETBACK, 7 TREES INCLUDED FROM THE EAST SIDE BUFFER) 41 HEDGE SHRUBS
INTERIOR LANDSCAPING VUA: OFF-STREET PARKING AREAS SHALL HAVE AT LEAST 20 SQUARE FEET OF INTERIOR LANDSCAPING PER PARKING SPACE. EACH SEPARATE LANDSCAPED AREA SHALL INCLUDE AT LEAST 1 TREE. 1 TREE FOR EACH 100 SQUARE FEET. WALKWAYS: PEDESTRIAN WALKWAYS SHALL BE LANDSCAPED TO AN AVERAGE OF ONE SHADE TREE PER 50 LINEAR FEET OF WALKWAY, UNLESS THE WALKWAY IS ADJACENT OR INCLUDED WITHIN AN EXISTING COMPLIANT BUFFER OR FRONTAGE PLANTING.	**INTERIOR LANDSCAPING** VUA: 4 PARKING SPACES X 20 SQ FT = 80 SQ FT 80 SQ FT * 1 TREE / 100 SQ FT = 0.8 TREES WALKWAY: 33 LF FT * 1 TREE / 50 LF = 0.66 TREES	**INTERIOR LANDSCAPING** VUA: 6 TREES WALKWAY: 1 TREE
BUFFER A 5-15 FOOT BUFFER SHALL BE REQUIRED ALONG PUBLIC STREETS AND SHALL INCLUDE SHADE TREES AND GROUND COVER.	**BUFFER** SIDE BUFFER TYPE B: 4.8 TREES * 178 LF / 100 LF = 8.54 TREES 20 SHRUBS * 178 LF / 100 LF = 35.6 SHRUBS BACK BUFFER TYPE A: 2.4 TREES * 99 LF / 100 LF = 2.38 TREES 20 SHRUBS * 99 LF / 100 LF = 19.8 SCRUB	**BUFFER** SIDE BUFFER: 10 TREES 67 PROPOSED SHRUBS BACK BUFFER TYPE A: 7 EXISTING TREES TO REMAIN 31 PROPOSED SHRUBS
PROPOSED SOD 6,521 SF OF PERMEABLE SURFACE PROPOSED. 1,038 SF OF TURF PROPOSED 5,483 SF OF PROPOSED SOD **ALL SOD TO BE ST. AUGUSTINE OR SEASHORE PASPALUM**		
ROW LANDSCAPING SOD GROUND IN RIGHT-OF-WAY IN FRONT OF LOT. **ALL SOD TO BE ST. AUGUSTINE OR SEASHORE PASPALUM**		

GENERAL LANDSCAPING NOTES:

1. ALL LANDSCAPE ACTIVITY SHALL MEET THE REQUIREMENTS OF APPLICABLE LOCAL GOVERNING AGENCY LAND DEVELOPMENT CODE.
2. THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH. THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
3. ALL RECOMMENDED TREES AND PLANT MATERIALS WILL BE GRADED AS NURSERY GRADE NO. 1 OR BETTER AS OUTLINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY "GRADES AND STANDARDS FOR NURSERY PLANTS", 7TH EDITION, 1998 AS REVISED FROM TIME TO TIME.
4. ALL PLANT MATERIAL MUST BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM OF 12 MONTHS.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA NURSERYMEN'S AND GROWER'S ASSOCIATIONS APPROVED PRACTICES. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA NURSERYMEN'S AND GROWER'S ASSOCIATIONS APPROVED PRACTICES.
6. ALL PLANTS SHALL BE FERTILIZED WITH AGRIFORM 20-10-5 TABLETS AS PER THE MANUFACTURERS SPECIFICATIONS IN CONJUNCTION WITH NOTE # 5. ALL PLANTS SHALL BE FERTILIZED WITH AGRIFORM 20-10-5 TABLETS AS PER THE MANUFACTURERS SPECIFICATIONS IN CONJUNCTION WITH NOTE # 6.
7. THE PLANTING SOIL SHALL BE THE APPROXIMATE PROPORTIONS AS FOLLOWS: 50% SAND AND 50% ORGANIC MATERIAL CONSISTING OF NATIVE PEAT, THE PLANTING SOIL SHALL BE THE APPROXIMATE PROPORTIONS AS FOLLOWS: 50% SAND AND 50% ORGANIC MATERIAL CONSISTING OF NATIVE PEAT, WELL-DECOMPOSED SAWDUST, LEAF MOLD AND TOP SOIL. IT SHALL PROVIDE A GOOD PLIABLE AND THOROUGHLY MIXED MEDIUM WITH ADEQUATE AERATION, DRAINAGE AND WATER-HOLDING CAPACITY. IT SHALL ALSO BE FREE OF ALL EXTRANEOUS DEBRIS, SUCH AS ROOTS, STONES, WEEDS, ETC.
8. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF RECYCLED HARDWOOD LOG MULCH, WHICH IS TO BE WATERED-IN AFTER INSTALLATION. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF RECYCLED HARDWOOD LOG MULCH, WHICH IS TO BE WATERED-IN AFTER INSTALLATION.
9. IN AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL TAKE PLACE, AS WELL AS IN NATURAL AREAS THAT ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES, PROTECTIVE BARRIERS MUST BE INSTALLED AROUND TREES TO BE RETAINED. UNTIL THE LAND ALTERATION OR CONSTRUCTION ARE COMPLETED OR UNTIL THE FINAL GRADE FINISHING AND SODDING IS COMPLETED, A PROTECTIVE BARRIER SHALL CONTINUE TO BE IN PLACE. IN THE BARRICADED AREA, NO GROUND DISTURBANCE IS ALLOWED.
10. AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL TO PREVENT SOIL DISTURBANCE WITHIN A REASONABLE TIME FRAME. FOR STABILIZATION, ANY OF THE FOLLOWING METHODS ARE ACCEPTABLE: SODDING, PLUGGING, SPRINKLING, OR SEEDING; HOWEVER, SODDING MAY BE NECESSARY IN AREAS WITH EROSION-PRONE SOILS OR WHEN SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED. NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHALLOW-ROOTED TURF GRASS VARIETIES FOR COMMERCIAL SITE DEVELOPMENT PROJECTS. THESE TURF GRASS VARIETIES MUST BE IN AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS AND LIMITED TO THESE AREA.
11. THE PLANT MATERIAL SCHEDULE IS PRESENTED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT KEY, THE PLAN SHALL PREVAIL.
12. PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
13. ALL TREE AND SHRUB LOCATIONS ARE SUBJECT TO CHANGE. ALL LOCATIONS SHALL BE APPROVED BY THE GOVERNING AGENCY INSPECTOR PRIOR TO PLANTING.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE BID DOCUMENTS. DISCREPANCIES IN THE DOCUMENTS OR THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE GOVERNING AGENCY IN WRITING AT THE TIME OF BIDDING OR DISCOVERY. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT THE TIME OF BIDDING.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THIS PLAN SET AND THE SPECIFICATIONS.
16. PLANT MATERIAL SHALL BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE GOVERNING AGENCY INSPECTOR SHALL BE NOTIFIED BY TELEPHONE AND IN WRITING OF INTENDED CHANGES.
17. ANY AND ALL QUESTIONS CONCERNING THE PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE GOVERNING AGENCY INSPECTOR.
18. THERE SHALL BE NO ADDITIONS, DELETIONS, OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING AGENCY INSPECTOR.
19. ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO LANDSCAPE MATERIAL INSTALLATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE GOVERNING AGENCY INSPECTOR.
20. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE GOVERNING AGENCY INSPECTOR WITH PROPER INSTALLATION CARRIED OUT BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
21. EXISTING SOD SHALL BE REMOVED AS NECESSARY TO ACCOMMODATE NEW PLANTINGS.
22. ANY EXISTING SOD AREAS THAT ARE UNNECESSARILY DISTURBED DURING THE LANDSCAPE INSTALLATION SHALL BE RESODDED TO MATCH EXISTING.
23. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE PROJECT.

GENERAL IRRIGATION NOTES:

1. THE PROPOSED IRRIGATION SYSTEM MUST MEET OR EXCEED ALL APPLICABLE CITY CODE REQUIREMENTS (IE., BACK FLOW PREVENTION, AUTOMATIC RAIN SHUTOFF DEVICE, ETC...)
2. DEVELOPER TO INSTALL AUTOMATIC IRRIGATION SYSTEM. AUTOMATIC, SYSTEM MUST BE DESIGNED BY A LICENSED IRRIGATION DESIGNER AND INSTALLED BY A LICENSED INSTALLER.
3. PERMANENT UNDERGROUND PIPING SYSTEMS SHALL PROVIDE 100% IRRIGATION COVERAGE TO LANDSCAPE MATERIAL IN LANDSCAPE AREAS.
4. IRRIGATION SYSTEMS MUST USE LOW VOLUME DESIGN TO PROVIDE DIRECT APPLICATION AND LOW EVAPORATION, LIKE SOAKER HOSED OR LOW TRAJECTORY HEADS. SYSTEMS THAT OVERSPRAY AREAS LIKE PAVED AREAS, WHICH DON'T NEED IRRIGATION, WON'T BE ACCEPTED. AREAS WITH HIGH IRRIGATION NEEDS MUST NOT OVERSPRAY AREAS WITH LOW NEEDS.
5. CONTRACTOR MUST COORDINATE LOCATION AND SIZE OF IRRIGATION WATER METER WITH THE GOVERNING AGENCY INSPECTOR AND OWNER.
6. CONTRACTOR MUST COORDINATE THE PLACEMENT AND POWER SUPPLY FOR THE IRRIGATION CONTROL TIMER WITH THE GOVERNING AGENCY INSPECTOR AND OWNER.
7. THE PROPOSED IRRIGATION SYSTEM MUST USE IRRIGATION COMPONENTS FROM THE LOCAL GOVERNING AGENCIES APPROVED PROJECTS LIST. REACH OUT TO THE LANDSCAPE INSPECTOR FOR DETAILS.
8. THE PROPOSED IRRIGATION SYSTEM MUST BE DESIGNED IN COMPLIANCE WITH THE GOVERNING AGENCY LAWS AND REGULATIONS, AND LAND DEVELOPMENT CODE.
9. IRRIGATION SHOP DRAWINGS MUST BE PREPARED AND SUBMITTED FOR APPROVAL BY THE GOVERNING AGENCY PRIOR TO COMMENCEMENT OF WORK.
10. THE IRRIGATION SYSTEM MUST BE INSPECTED AND ACCEPTED BY THE GOVERNING AGENCY PRIOR TO BACKFILLING TRENCHES OR INSTALLATION OF MULCH.
11. IRRIGATION AS-BUILT DRAWINGS, WHICH ACCURATELY AND CLEARLY IDENTIFY ANY AND ALL MODIFICATIONS AND/OR SUBSTITUTIONS, MUST BE SUBMITTED TO THE GOVERNING AGENCY PRIOR TO FINAL INSPECTION.
12. A SEPARATE IRRIGATION ZONE MUST SERVE HIGH WATER DEMAND LANDSCAPE AREAS, SUCH AS TURF, RATHER THAN LOW WATER NEED AREAS, SUCH AS PLANTER BEDS, OR TREES IN MULCHED AREAS. A PLANTED VEGETATION AREA MAY NEVER BE MORE THAN 50' FROM A WATER SUPPLY.
13. AN IRRIGATION SYSTEM MUST BE CONTROLLED BY A DEVICE THAT CAN DISTINGUISH BETWEEN THE SCHEDULES FOR AREAS WITH HIGH AND LOW WATER DEMAND. CONTROLLERS MUST HAVE A FLEXIBLE CALENDAR PROGRAM THAT CAN BE SET TO COMPLY WITH LOCAL OR WATER MANAGEMENT DISTRICT IMPOSED RESTRICTIONS, AND HAVE MULTIPLE CYCLES START CAPACITY.
14. WHEN ENOUGH RAIN HAS FALLEN, THE SYSTEM MUST BE EQUIPPED WITH A RAIN SENSOR DEVICE OR SWITCH THAT WILL OVERRIDE THE SPRINKLER SYSTEM'S IRRIGATION CYCLE. WHERE APPROPRIATE, GROUND MOISTURE SENSING DEVICES ARE ADVISED.
15. CONTRACTOR MUST COORDINATE LOCATION AND SIZE OF IRRIGATION WATER METER WITH THE GOVERNING AGENCY INSPECTOR AND OWNER.
16. CONTRACTOR MUST COORDINATE THE PLACEMENT AND POWER SUPPLY FOR THE IRRIGATION CONTROL TIMER WITH THE GOVERNING AGENCY INSPECTOR AND OWNER.
17. THE PROPOSED IRRIGATION SYSTEM MUST USE IRRIGATION COMPONENTS FROM THE LOCAL GOVERNING AGENCIES APPROVED PROJECTS LIST. REACH OUT TO THE LANDSCAPE INSPECTOR FOR DETAILS.
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PLANT SCHEDULE

	Quantity	Class	Botanical Name	Common Name	HT	Size
	5	Canopy	*Juniperus virginiana*	Cedar, Southern Red	12'	3" DBH
	16	Accent	*Lagerstroemia indica*	Crepe Myrtle	8'	2" DBH
	41	Shrub	*Viburnum odoratissimum*	Viburnum, Sweet	24" Ht	Space 5' OC
			NOTE: THESE 98 PLANTS DO NOT NECESSARY HAVE TO BE SHRUBS BUT ANY APPROVED "FOUNDATION" PLANT			
	98	Shrub	*Schefflera arbicola**	Dwarf Schefflera	24" Ht	Per Plans

EQUIVALENT TREES/SHRUBS MAY BE USED AS LONG AS THEY MEET THE INTENT OF CITY OF CITY OF ST PETE LAND DEVELOPMENT CODE AND APPROVED MATERIAL LIST

BAY SITE ENG.
BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:
B 2025-06-06 1ST DRAFT SET

PROJECT:
COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID 09-32-15-25182-000-0010

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE N UNIT 2901
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE LICENSE NO. 85381 8/11/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 8/11/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
LANDSCAPE DETAILS

SHEET:
L-2.0

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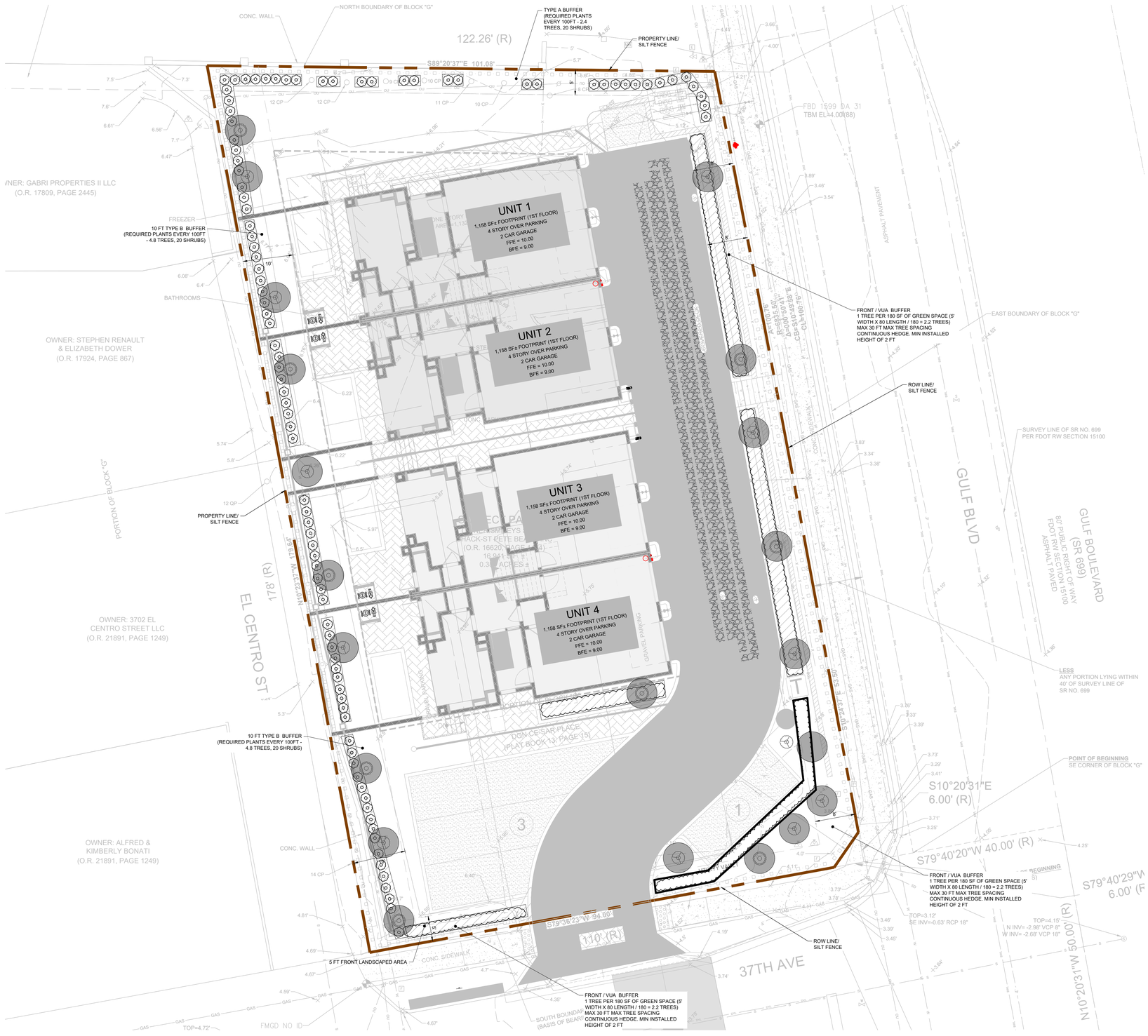

IRRIGATION SCHEDULE

MULTIPLE HUNTER #PCB-50 BUBBLERS (2 PER TREE)
EACH SYMBOL DENOTES TWO (2) 0.50 GPM BUBBLERS EQUALLY SPACE AROUND THE TREE ROOT BALL.

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 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

GENERAL NOTES:

1. THIS IS A PERMIT IRRIGATION SCHEMATIC AND WAS PREPARED FOR PERMITTING PURPOSES. THIS PLAN REFLECTS THE ABSOLUTE MINIMUM IRRIGATION REQUIREMENTS. FULL IRRIGATION PLAN SHOULD BE PREPARED BY IRRIGATION INSTALLER TO MEET SPECIFIC NEEDS OF THE ACTUAL LANDSCAPE INSTALLATION AND MEET CITY REQUIREMENTS.
2. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. FOR IRRIGATION REFERENCES ONLY
3. PRIOR TO IMPROVEMENTS, CONTRACTORS SHALL VERIFY ALL UNDERGROUND AND ABOVE-GROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATIONS, INSTALLATIONS OF LANDSCAPE, OR IRRIGATION
4. THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED THE LAND DEVELOPMENT CODE. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.

0 10 20
Feet

BAYSITE ENGINEERING LLC
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PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:

1	2025-06-06	1ST DRAFT SET

PROJECT: COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID 07-32-15-25920-000-0010

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE N, UNIT 2001
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE LICENSE NO. 85381 8/11/25 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 8/11/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
IRRIGATION PLAN

SHEET:
L-3.0

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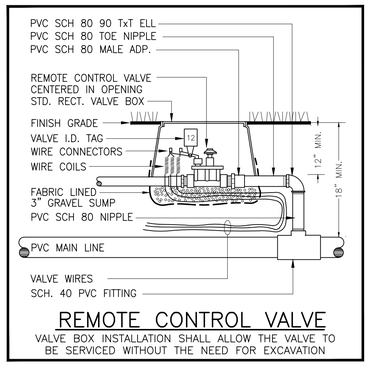
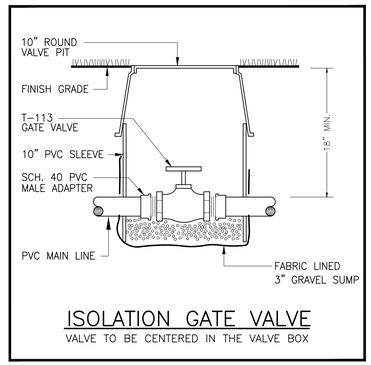


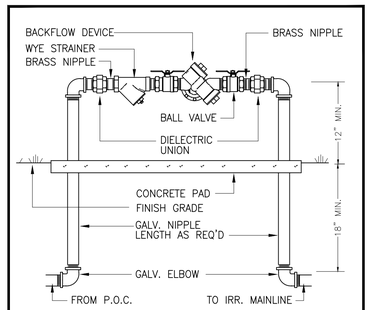
REMOTE CONTROL VALVE

VALVE BOX INSTALLATION SHALL ALLOW THE VALVE TO BE SERVICED WITHOUT THE NEED FOR EXCAVATION

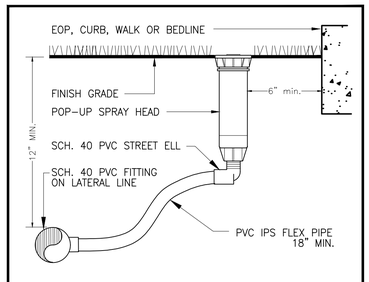


ISOLATION GATE VALVE

VALVE TO BE CENTERED IN THE VALVE BOX

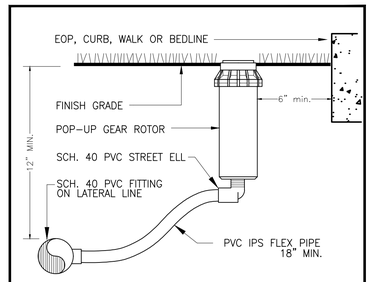


BACKFLOW PREVENTOR



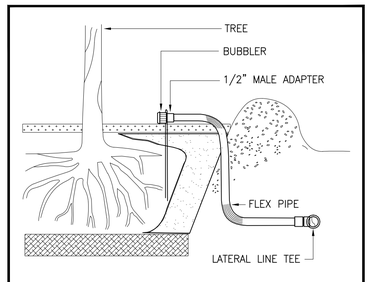
TURF SPRAY HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



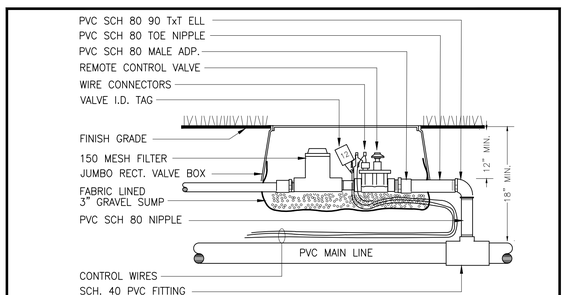
TURF ROTOR HEAD

PROVIDE 12" MIN. SPACE BETWEEN ALL SPRINKLER HEADS AND ANY WALL OR STRUCTURE



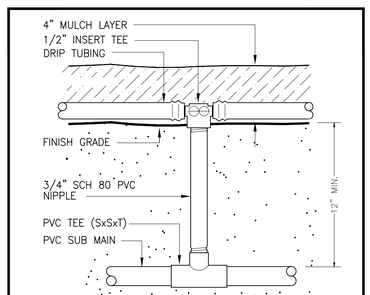
TREE BUBBLER

INSTALL FLEX PIPE (LOCATION AND DEPTH) TO BE PROTECTED FROM MAINTENANCE OPERATIONS (EDGING, MOWING)



DRIP ZONE CONTROL VALVE

VALVE BOX INSTALLATION SHALL ALLOW THE VALVE AND FILTER TO BE SERVICED WITHOUT THE NEED FOR EXCAVATION



PVC – DRIP CONNECTION

PROVIDE 12" MIN. SPACE BETWEEN ALL DRIPLINES AND ANY WALL OR STRUCTURE

IRRIGATION NOTES:

1. Irrigation system design requirements: 18 GPM @ a minimum of 60 PSI at the point of connection. The Irrigation Contractor shall verify the available GPM and PSI prior to installation of the system.
2. Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example : obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees or shrubs.
3. Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, green" areas.
4. If required, the Irrigation Contractor shall provide the necessary "Right of Way" use permits.
5. Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.
6. Mainline is to be installed with a minimum of 18" depth of cover. Lateral lines are to be installed with a minimum of 12" depth of cover.
7. Unless otherwise indicated, all sleeves are to be PVC Sch 40 and two (2) nominal sizes larger than the pipe to be sleeved. For example: The sleeve for a 2" pipe shall be 3". No irrigation sleeve shall be smaller than 2".
8. Wherever practical, install valves in mulched beds and/or out of high traffic areas. All valves , flush valves and wire splices shall be installed in Rain Bird wide flanged, structural foam "plastic" valves boxes as follows:

Remote Control Valves	#VB-STD (16"w x 21"l x 12"h) std. rect. box
Isolation Gate Valves	#VB-7RND (9"dia. x 9"h) 7" round box
Wire Splices	#VB-10RND (13"dia. x 10"h) 10" round box
Drip Zone Valve / Filter Assy	#VB-SPR (23"w x 33"l x 15"h) Super Jumbo Rect. box
Air Relief & Flush Valves (drip)	#VB-6RND (6" dia. x 9"h) 6" round box

9. The bottom and sides of the valve boxes shall be lined with landscape fabric. Install a 3" deep bed of gravel on the landscape fabric to create a drainage sump.
10. Refer to Valve Designation Symbols for controller, station number and designed flow rate for each remote control valve.
11. All 24 volt control cable to be UL Listed, single strand, type UF 600 Volt control cable. Size and color as follows:

Common Wires	- size AWG #14 or larger and WHITE in color.
Hot Wires	- size AWG #16 or larger and RED in color.
Spare Wires	- size AWG #16 or larger and BLUE in color.

12. All splices to the 24 volt control wiring shall be made with Rain Bird #DBTWC 24-600 volt, direct bury splice kits.
13. All control valve wires shall be bundled and taped together at 20' intervals and placed along the side of the mainline pipe.
14. All pop-up sprinkler heads shall be installed level and flush to grade. Mount all sprinklers on flexible connections as follows:

1/2" inlet spray heads	18" of Heavy Wall PVC IPS Hose
3/4" inlet rotor heads	18" of Heavy Wall PVC IPS Hose

15. Location of all sprinkler heads shall be site adjusted to minimize water overthrow onto building surfaces and walkways. Throttle valves on spray zones as required to prevent fogging.
16. Install drip tubing, supply header and exhaust header at grade and cover with mulch. Typical spacing for drip tubing is 18" on center. Spacing to be determined by plant layout, refer to Landscape Plan. Anchor drip tubing every 5' with 8" long wire tubing stakes. Install vacuum relief valves and flush valve assemblies as needed.
17. Exact controller location(s) shall be coordinated with an Owner's Representative prior to installation. Unless otherwise stated, the General Contractor shall provide 110 volt power to the controller location(s). The Irrigation Contractor is responsible for the connection from the power source to the controller(s). For outdoor mounted controllers, the 110 volt service to the irrigation controller shall be in conduit. All 110 volt electrical work shall meet Local Code.
18. A weather based sensor with interface shall be connected to the irrigation controller. The sensor/ interface shall adjust the irrigation program based on daily weather readings. The sensor shall be installed to meet local codes and/or minimum manufacturer's recommendations. Obstructions, vandalism and ease of service shall be considered in locating the device.
19. The IRRIGATION CONTRACTOR shall prepare an AS-BUILT drawing on reproducible paper detailing the actual installation of the irrigation system. The AS-BUILT drawings shall locate all main line piping, control wires, wire splices, sleeves and valves by showing exact measurements from permanent features (buildings, edge of pavement, power poles, fire hydrants, etc.). Include depth of cover on mainline and sleeves.
20. No product substitutions will be permitted without the written permission of the Owner's Representative. Irrigation Contractor to provide submittals to the Owner's Representative for approval prior to installation.
21. Any other equipment required that is not other wise detailed or specified shall be installed as per manufacturer's recommendations and local code.

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

REVISION DATE:
B 2025-06-06 1ST DRAFT SET

PROJECT: SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST. PETE BEACH
PARCEL ID: 20-30-15-89208-000-0001
COMPANY # 026-01-02

CLIENT: 3700 GULF BLVD, LLC
100 1ST AVE. N. UNIT 2001
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE
LICENSE NO. 85381
8/11/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 8/11/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

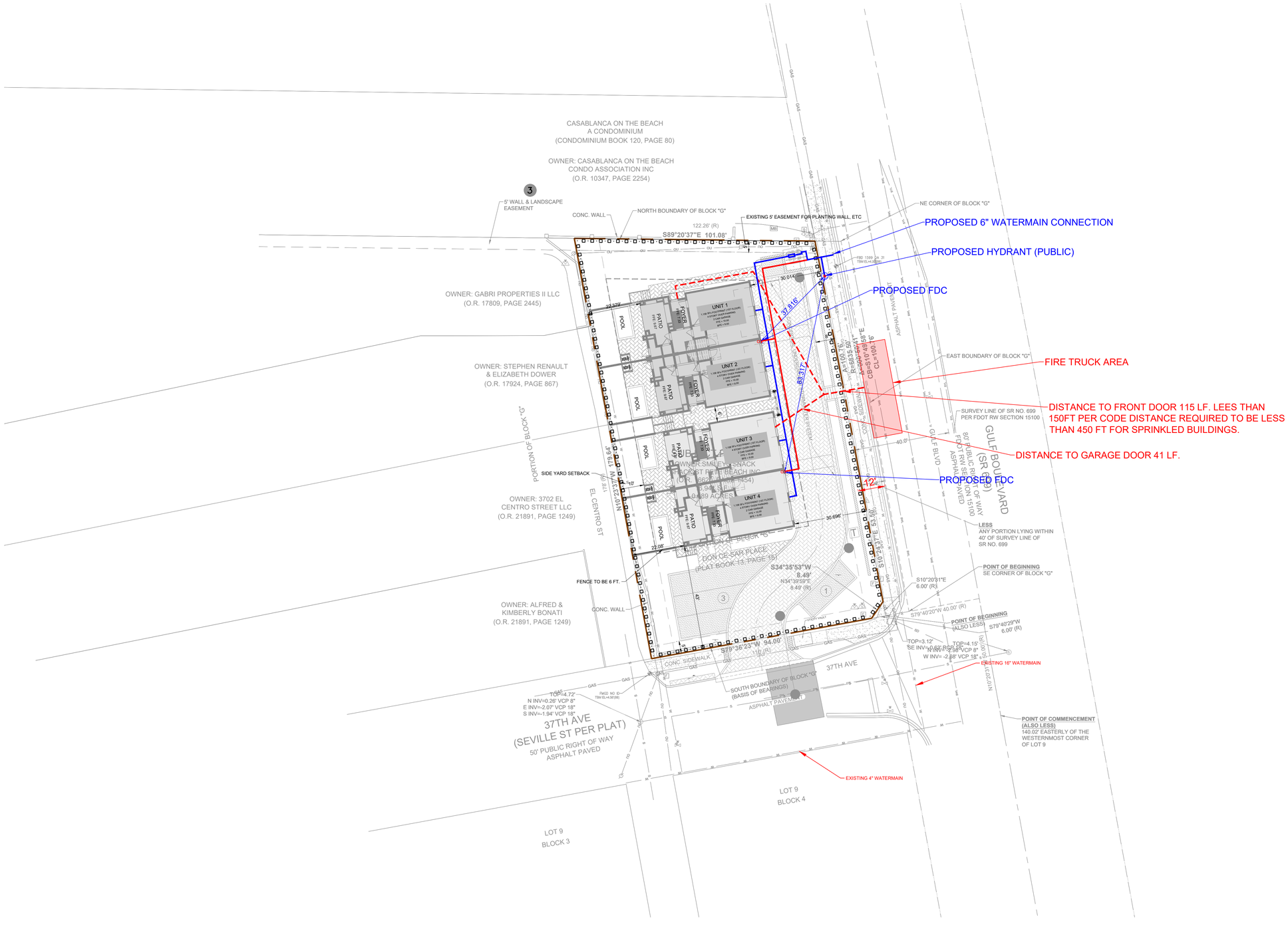
DRAWING: **IRRIGATION DETAILS**

SHEET: **L-4.0**

C:\Users\Brock\OneDrive - baysiteeng.com\Ely Payne's files - Projects\Active\026-01 Gulf & 37th VBRO\Drawings\026-01-02 - SPB Sunset Villas Construction plans\Current Plans\L-4.0 RRIGATION DETAILS.dwg
8/11/2025 11:26:30 AM PLOTTED BY: brock

FIRE EXHIBIT SITE PLAN

PARCEL ID: 07-32-16-21852-028-0001 ADDRESS: 3700 GULF BLVD, ST PETE BEACH



BAY SITE ENG.

BAYSITE ENGINEERING LLC

2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM

ENGINEERING COA No. 36684

REVISION DATE:		
B	2025-06-06	1ST DRAFT SET

PROJECT:
COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID: 07-32-16-21852-028-0001

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE. N, UNIT 2001
ST PETERSBURG, FL 33701

DRAWING:
FIRE EXHIBIT

SHEET:
C-1.0

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STORMWATER MANAGEMENT REPORT

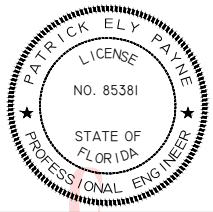
FOR

SPB SUNSET VILLAS

SECTION 07, TOWNSHIP 32, RANGE 16
Parcel ID: 07-32-16-21852-028-0010
ADDRESS: 3700 GULF BLVD, ST. PETE BEACH 33706

PREPARED FOR:
3700 GULF BLVD LLC
100 1ST AVE N. UNIT 2601
ST. PETERSBURG, FL 33701

ISSUED FOR:
FDOT/ FDEP/ PINELLAS COUNTY/ CITY OF ST. PETE BEACH/ SWFWMD



PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Patrick Payne
Date: 2025.08.08 17:14:53 -04'00'

PREPARED BY:

BAY SITE ENG.

BAYSITE ENGINEERING LLC
2054 Central Avenue, St. Petersburg, Florida 33712 – 813.679.9918 - Ely@BaysiteEng.com
Engineering COA No. 36684

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SECTION 5. ICPR PRE-POST COMPARISON
- A. INPUT DATA
- B. RESULTS – NODE MAX
- C. STORM TECH RECOVERY - 72HR DRAW DOWN

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SECTION 1. PROJECT NARRATIVE

SECTION 1. PROJECT NARRATIVE

Development Narrative

Project includes 4 non-transient multifamily residential condos with associated parking and stormwater management system. The project is located at 3700 Gulf Blvd, St. Pete Beach. The 4 separate buildings will front Gulf Blvd. The condos will be accessed via the drive aisle which entrance is on 37th Ave. The stormwater management system will be an exfiltration trench system located in the center of the drive aisle. Project to be done in 1 phase. Project is in City of St. Pete Beach Municipality.

Historic Flow Patterns & Positive Outfall

The property is historically a commercial development. A portion of the site drains to an existing pond on the east of the property. The remaining stormwater flows the driveway, into 37th Ave, and then flows East into the FDOT drainage system.

The proposed system will pop out via bubbler box onto 37th Ave before flowing west to the FDOT inlet and maintaining historic flow pattens.

Groundwater & Soils

According to the USDA Soil Conservation Service's Web Soil Survey, the soil type identified within the proposed project limits is Palm Beach fine sand(A).

The SHW was determined based on the Geotech Report, Section 6, and set to elevation 2.00 ft. Per Pinellas County requirements, 1 ft of separation is provided to SHW from the system to allow for a greater factor of safety. See Demo & Erosion Control Plan for boring location (AB-1).

The Infiltration rates used in the recovery of the exfiltration trench are 40 FPD Horizontal and 28 FPD Vertical. Rates were pulled from the BLT Geotech Report and include a factor of safety of 2, see section 6 of report.

Floodplain Impact / Compensation

No Floodplain impacts are proposed. The property is in flood zone AE (EL = 9) per map 12103C0278H, eff. 8-24-21.

Wetlands / Habitat

No Wetlands are located on the property.

Impaired

The site is not listed as impaired.

Stormwater Management System & Design Criteria

The proposed project's runoff will collect onsite into an ADS exfiltration trench. The system will pop out via bubbler box onto 37th Ave before flowing west to the FDOT inlet.

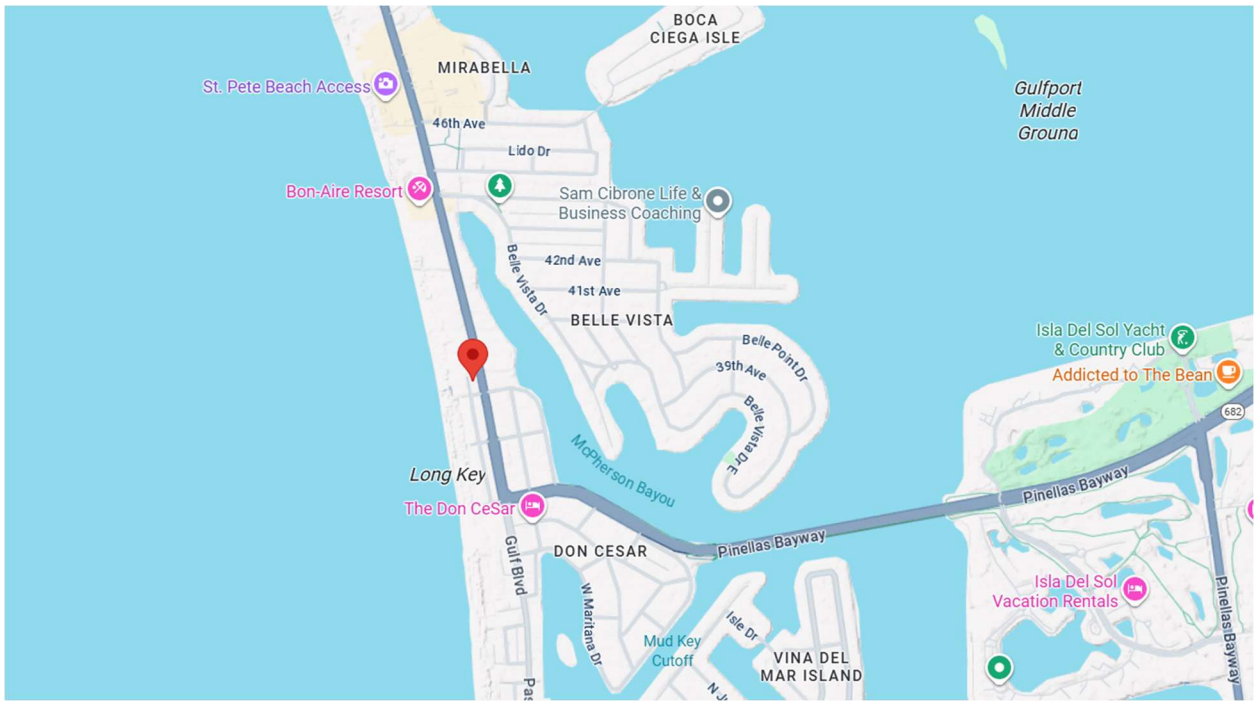
Water quality will be provided via the ADS exfiltration trench. The water quality volume for the proposed storage system is based on the requirement to capture the first ½ inch of runoff from the site. Recovery calculations are provided to show pond recovers in the required time.

Water quantity requires that the post-development discharge rate must be less than or equal to pre-development discharge rate for the 3, 5, 10, 25, 50, and 100 year storm events.

Rainfall depth data was pulled directly from the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Rainfall Data and FDOT Intensity-Duration-Frequency (IDF) curves.

SECTION 2. BACKGROUND EXHIBITS

A. LOCATION MAP

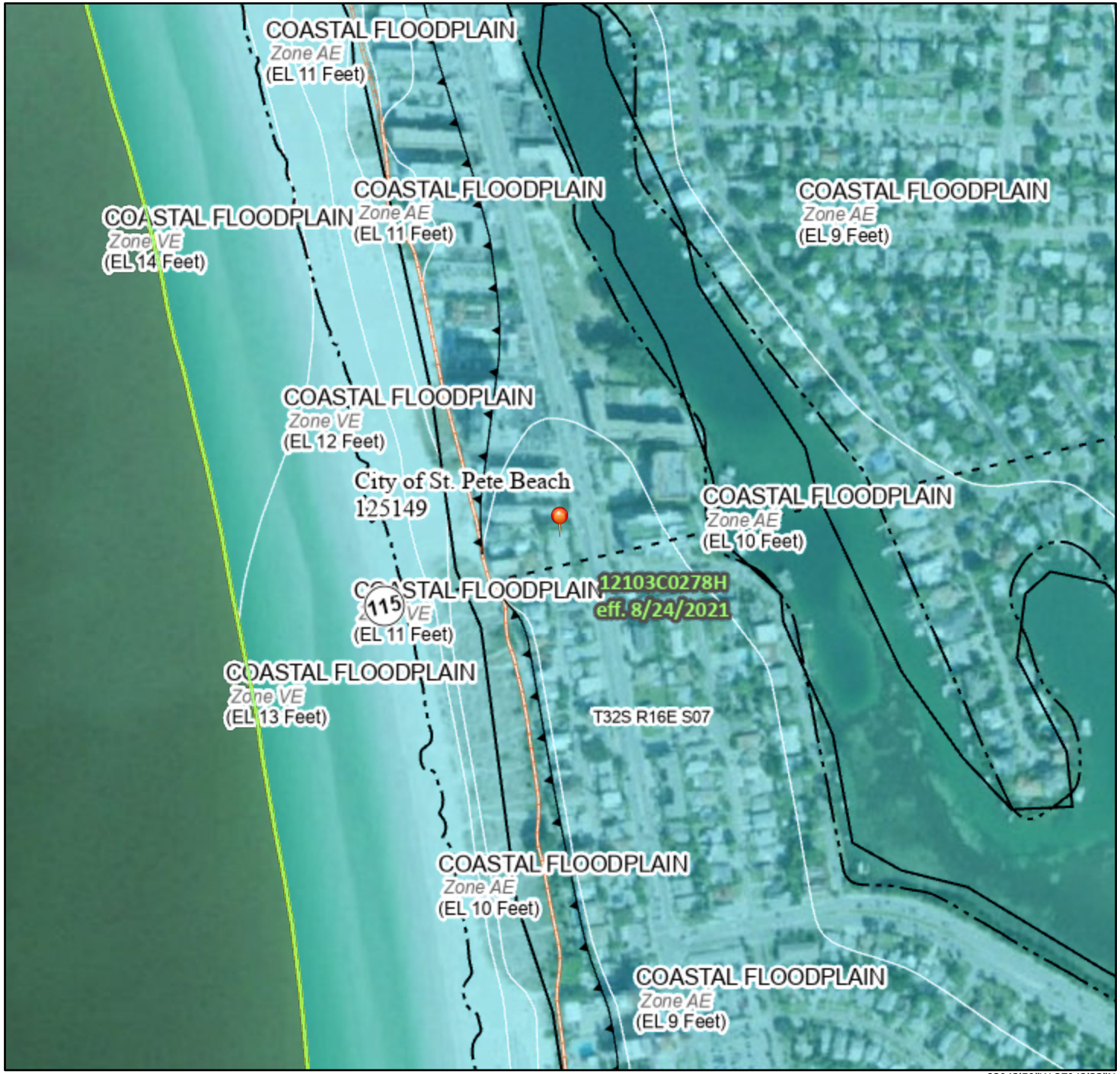


B. FEMA FLOOD MAP

National Flood Hazard Layer FIRMette

FEMA

82°44'36"W 27°43'5"N



82°43'59"W 27°42'33"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/6/2025 at 5:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

C. NRCS SOIL DATA

Map Scale: 1:341 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pinellas County, Florida
Survey Area Data: Version 21, Aug 23, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 20, 2020—Jan 28, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19	Palm Beach fine sand, 0 to 8 percent slopes	0.4	100.0%
Totals for Area of Interest		**0.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Pinellas County, Florida

19—Palm Beach fine sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 134cr
Elevation: 0 to 120 feet
Mean annual precipitation: 42 to 56 inches
Mean annual air temperature: 52 to 77 degrees F
Frost-free period: 190 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Palm beach and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Palm Beach

Setting

Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Shells and sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
C - 4 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (20.00 to 50.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)

Hydric soil rating: No

Minor Components

Beaches

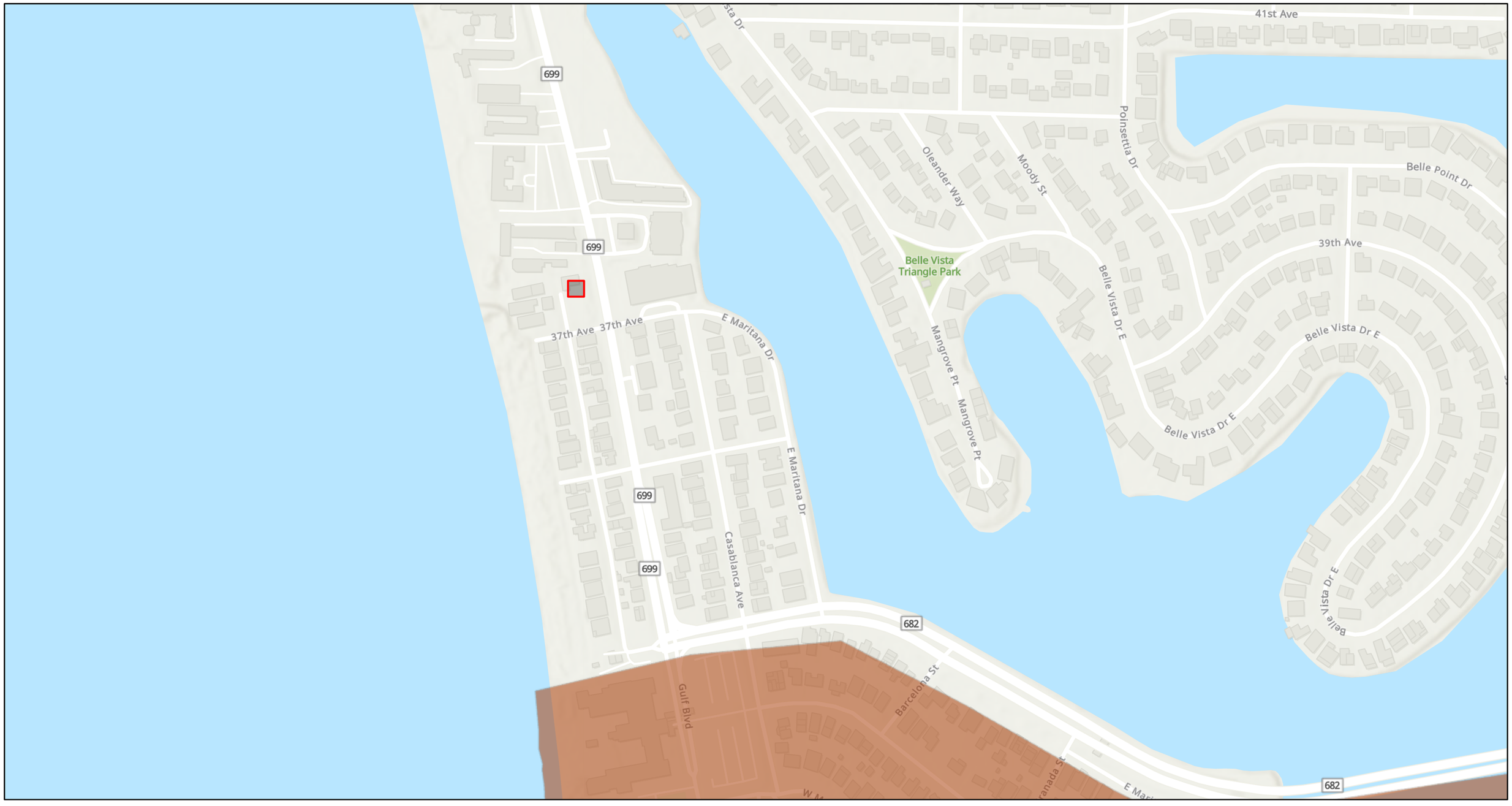
Percent of map unit: 3 percent
Landform: Beaches on marine terraces
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY220FL - Sandy Coastal Beach Dunes
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Unranked

Tavares

Percent of map unit: 2 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL)
Hydric soil rating: No

D. IMPAIRED MAP

Verified List WBIDs and TMDLs Map



July 11, 2025

Verified List WBIDs

1:4,514

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

FDEP, DEAR, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

Map created by Map Direct, powered by ESRI.

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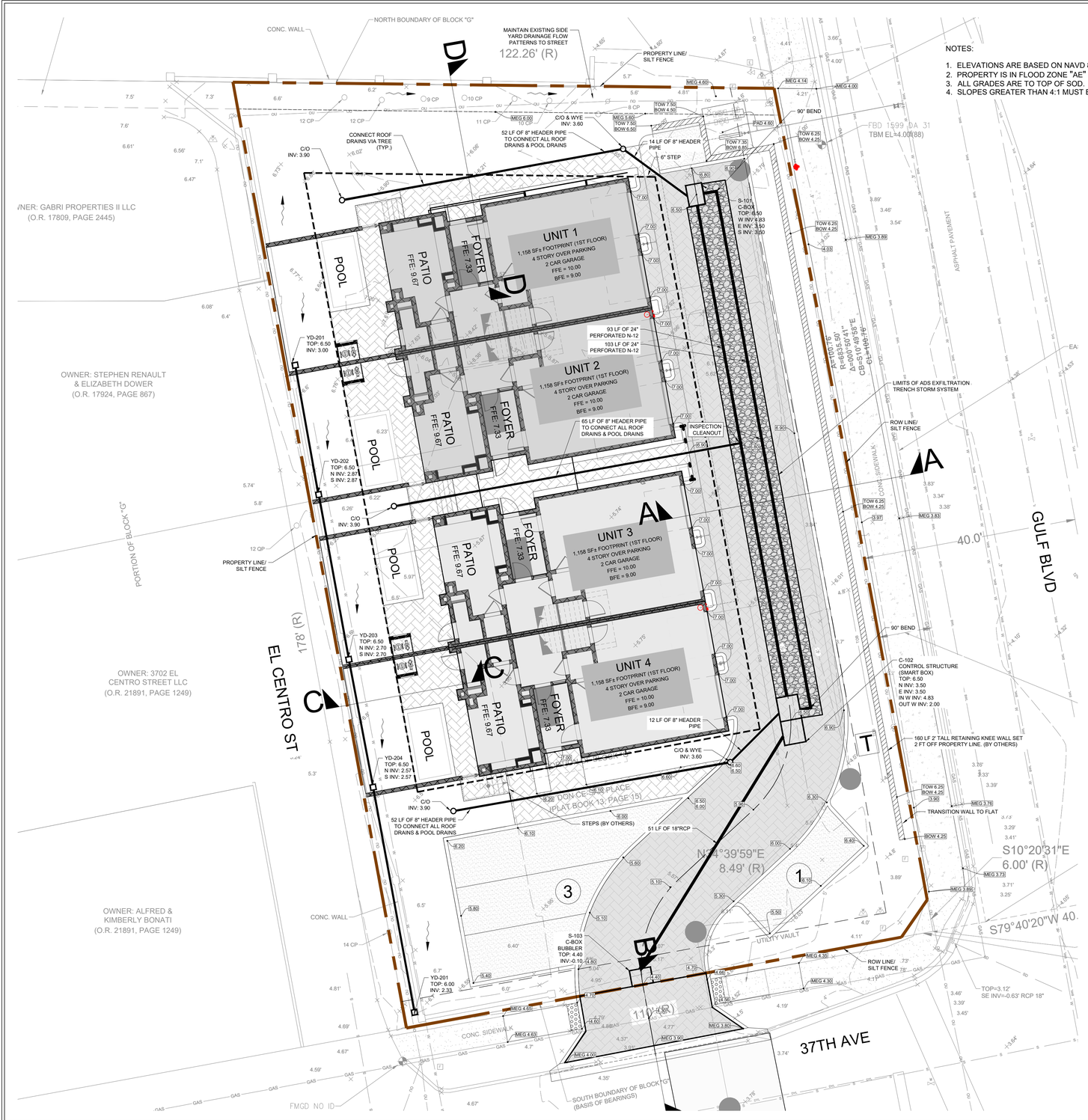
E. GRADING PLAN



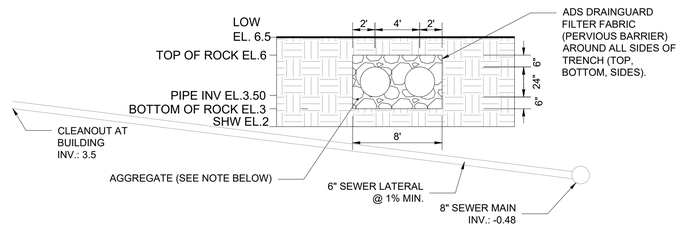
NOTES:

1. ELEVATIONS ARE BASED ON NAVD 88 BENCHMARK "NOAA D", ELEVATION 4.79 (NAVD88).
2. PROPERTY IS IN FLOOD ZONE "AE" PER MAP 12103C0278H, COMMUNITY NO. 125149 EFF. 08-24-2.
3. ALL GRADES ARE TO TOP OF SOD.
4. SLOPES GREATER THAN 4:1 MUST BE SODDED.

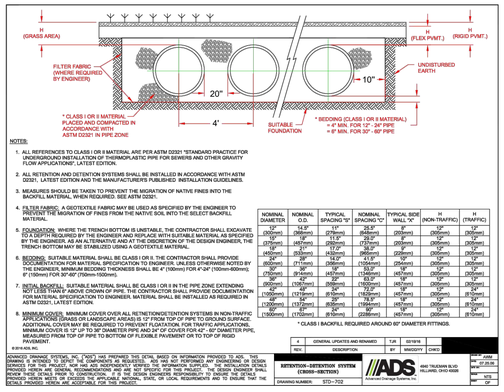
LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- SILT FENCE
- FENCE (BY OTHERS)
- CONCRETE SIDEWALK / MISC
- PAVER
- SIDEWALK PAVER

EXFILTRATION TRENCH DETAIL
N.T.S.



AGGREGATE TO COMLPY W/ FDOT SPECIFICATIONS FOR COURSE AGGRGATE SIZE #5 (1" TO 1/2".) NO LIMESTONE, DOLOMITES, OR SANDSTONES WILL BE USED



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm) & 6" (150mm) FOR 30"-60" (750mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "e"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.9" (380mm)	11" (279mm)	23.5" (596mm)	3" (80mm)	12" (305mm)	12" (305mm)
15" (375mm)	18.1" (457mm)	13" (330mm)	27.5" (698mm)	3" (80mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.2" (437mm)	32" (813mm)	3" (80mm)	12" (305mm)	12" (305mm)
24" (600mm)	27" (686mm)	22.2" (564mm)	41.9" (1064mm)	3" (80mm)	12" (305mm)	12" (305mm)
30" (750mm)	33" (838mm)	27.2" (691mm)	51.9" (1318mm)	3" (80mm)	12" (305mm)	12" (305mm)
36" (900mm)	39" (991mm)	32" (813mm)	61.9" (1572mm)	3" (80mm)	18" (457mm)	24" (610mm)
42" (1050mm)	45" (1143mm)	37" (940mm)	71.9" (1826mm)	3" (80mm)	18" (457mm)	24" (610mm)
48" (1200mm)	51" (1295mm)	42" (1067mm)	81.9" (2080mm)	3" (80mm)	18" (457mm)	24" (610mm)
54" (1350mm)	57" (1448mm)	47" (1194mm)	91.9" (2334mm)	3" (80mm)	18" (457mm)	24" (610mm)
60" (1500mm)	63" (1600mm)	52" (1321mm)	101.9" (2588mm)	3" (80mm)	18" (457mm)	24" (610mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

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REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
+	GENERAL UPDATES AND REVISED	TJR	02/19/18	

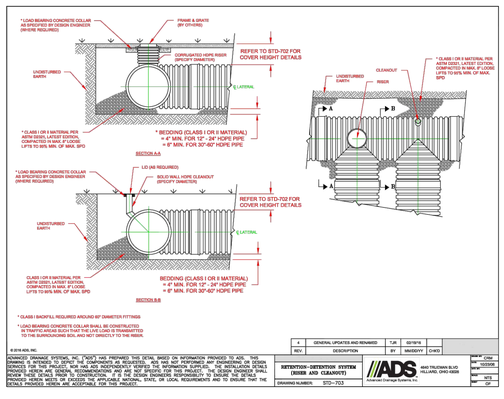
RETENTION-DETENTION SYSTEM (TRENCH-SECTION)

DRAWING NUMBER: STD-702

ADS 1500 TRUEMAN BLVD HILLIARD, OHIO 43026

Advanced Drainage Systems, Inc.

DRAWN BY:	CRM
DATE:	10/20/08
SCALE:	NTS
APP'D:	DP



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REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
+	GENERAL UPDATES AND REVISED	TJR	02/19/18	

RETENTION-DETENTION SYSTEM (INLINE AND CLEANOUT)

DRAWING NUMBER: STD-703

ADS 1500 TRUEMAN BLVD HILLIARD, OHIO 43026

Advanced Drainage Systems, Inc.

DRAWN BY:	CRM
DATE:	10/20/08
SCALE:	NTS
APP'D:	DP

BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 10 20 Feet

REVISION DATE:
- 2025-06-06 — 1ST DRAFT SET

PROJECT:
COMPANY # 026-01-02
SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST. PETE BEACH
PARCEL ID: 07-32-15-72157-000-0010

CLIENT:
3700 GULF BLVD, LLC
100 1ST AVE. N, UNIT 2001
ST PETERSBURG, FL 33701

PATRICK ELY PAYNE
LICENSE NO. 85381
8/6/25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 8/6/25. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:
PAVING GRADING & DRAINAGE PLAN

SHEET:
C-6.0

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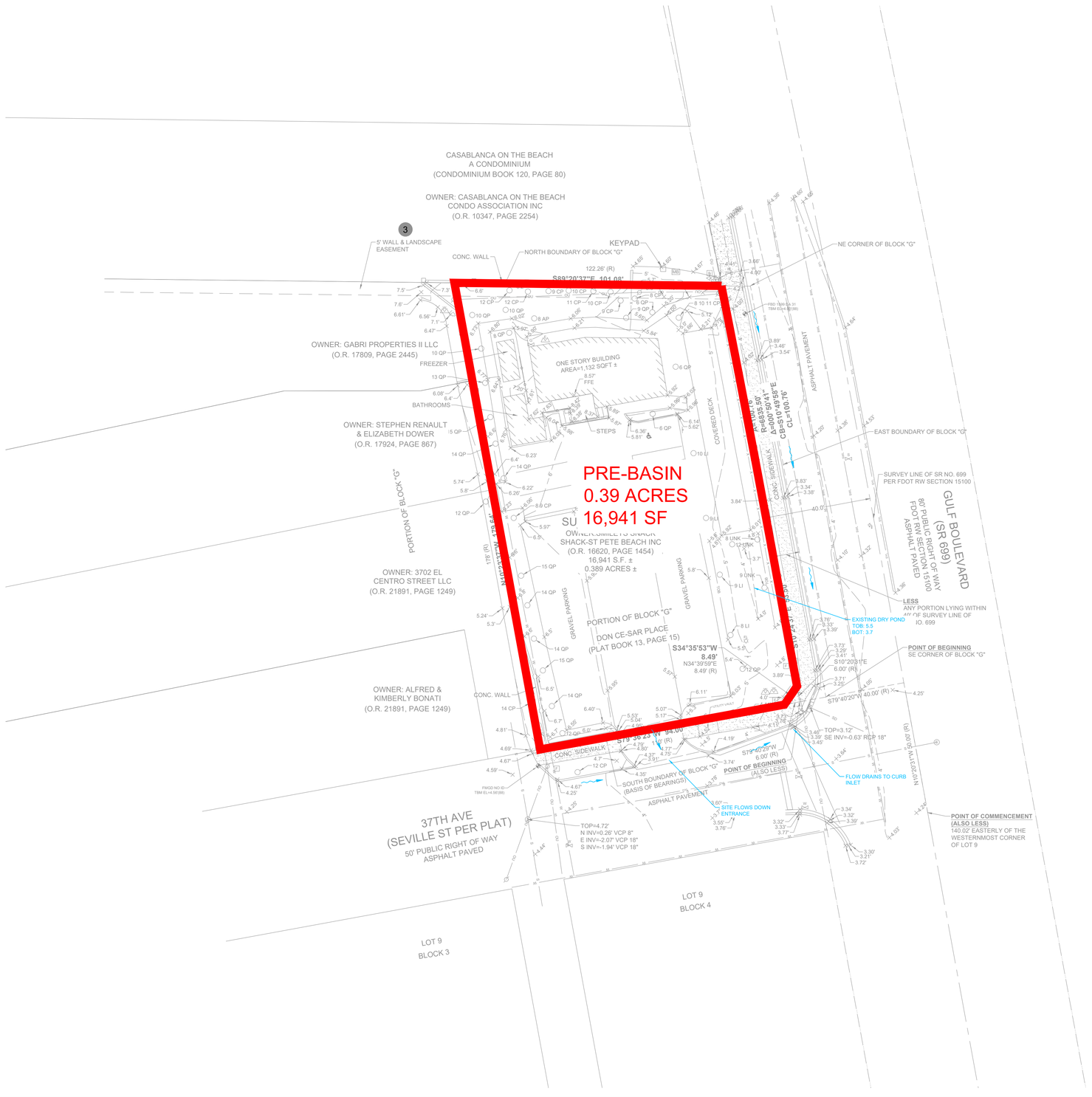
SECTION 3. PRE-DEVELOPMENT ANALYSIS



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BAYSITE ENGINEERING LLC
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

PROJECT:
SPB SUNSET VILLAS

CLIENT:
3700 GULF BLVD, LLC

DRAWING:
PRE DEVELOPMENT BASIN MAP

SHEET:
C-1

Pre-Development Criteria

Project:	Gulf & 37th VBRO		
Municipality:	City of St. Pete Beach		
Basin:	Pre Basin		
Area:	0.39	ac	16941 sf

SCS Time of Concentration Calculations

Sheet Flow

Surface Description (table 3-1)	s (concrete, asphalt, gravel, or bare soil)	
Manning's Roughness coeff. (n)	0.011	
Flow Length (L)	75	ft
Slope (s)	0.50%	
Tt = 60 * 0.007 * (n*L)^0.8 / (P^0.5 * s^0.4)	1.45	min
Shallow concentrated flow		
Surface Description (table 3-1)	Paved	
Flow Length (L)	5	ft
Slope (s)	2.40%	
Velocity	3.15	ft/s
Tt = 60 * L / (3600 * V)	0.03	min
Tc = Tt + Tt	**1.48**	min

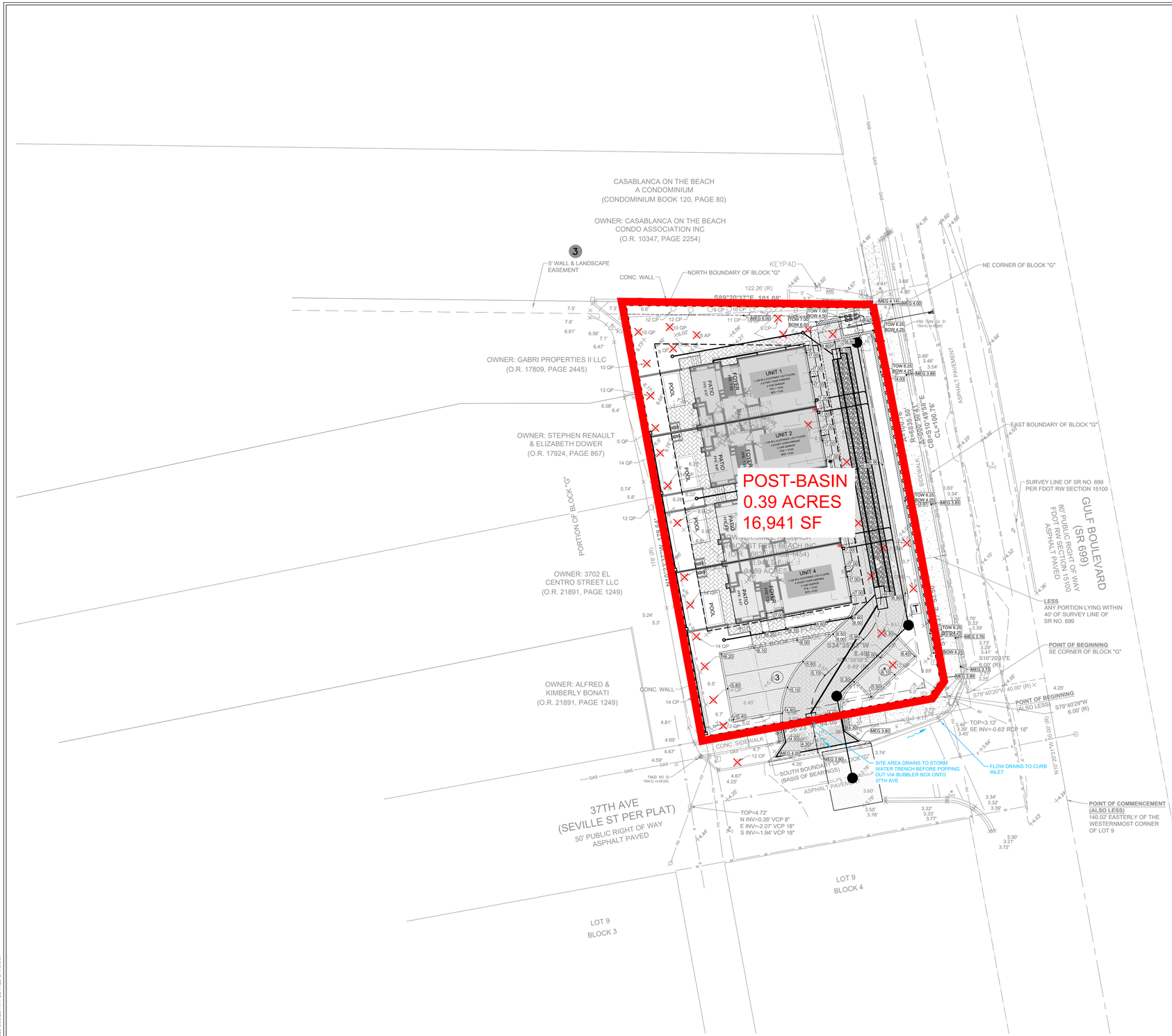
10 minutes used in ICPR for a developed site.

SCS Runoff Curve Number Calculations

Land Use Type	Hydrolic Soil Group	SCS Curve Number Value	Area Covered by Land Use	Weighted CN Value
Commercial and Business	A	89	0.39	34.61

Sum	34.61
Area	0.39
Composite CN Value	**89.00**

SECTION 4. POST-DEVELOPMENT ANALYSIS



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BAY SITE ENG.

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ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684

0 20 40
Feet

PROJECT:
SPB SUNSET VILLAS

CLIENT:
3700 GULF BLVD, LLC

DRAWING:
PRE DEVELOPMENT BASIN MAP

SHEET:
C-1

Post - Development Criteria

Project:	37th and Gulf	
Municipality:	City of St.Pete	
Basin:	Basin 1	
Area:	0.39 ac	16941.00 sf

Height of system (inches)	ID pipe area (sf/lf)	ID pipe volume (cubic feet)	total stone volume	Stone Void (cubic feet)	Total Volume (cubic feet)	Elevation (feet)
31.9			2,062.87	373.66	986.89	5.66
30			1,940.00	336.80	950.03	5.50
29			1,875.33	317.40	930.63	5.42
28			1,810.67	298.00	911.23	5.33
27			1,746.00	280.49	893.72	5.25
26			1,681.33	265.80	879.03	5.17
25			1,616.67	252.58	865.81	5.08
24	3.16	613.34	1,552.00	240.44	853.78	5.00
23	3.11	603.78	1,487.33	229.16	832.94	4.92
22	3.03	587.79	1,422.67	218.58	806.37	4.83
21	2.93	567.76	1,358.00	208.58	776.35	4.75
20	2.81	544.71	1,293.33	199.07	743.78	4.67
19	2.68	519.26	1,228.67	189.95	709.21	4.58
18	2.54	491.90	1,164.00	181.15	673.05	4.50
17	2.39	463.00	1,099.33	172.60	635.60	4.42
16	2.23	432.88	1,034.67	164.23	597.11	4.33
15	2.07	401.82	970.00	155.99	557.81	4.25
14	1.91	370.07	905.33	147.81	517.89	4.17
13	1.74	337.88	840.67	139.64	477.52	4.08
12	1.57	305.47	776.00	131.42	436.89	4.00
11	1.41	273.07	711.33	123.08	396.16	3.92
10	1.24	240.91	646.67	114.58	355.48	3.83
9	1.08	209.21	582.00	105.83	315.04	3.75
8	0.92	178.21	517.33	96.78	274.99	3.67
7	0.76	148.18	452.67	87.35	235.53	3.58
6	0.62	119.39	388.00	77.46	196.84	3.50
5	0.48	92.16	323.33	67.01	159.17	3.42
4	0.34	66.89	258.67	55.88	122.77	3.33
3	0.23	44.05	194.00	43.92	87.97	3.25
2	0.13	24.30	129.33	30.94	55.24	3.17
1	0.04	8.70	64.67	16.59	25.29	3.08
0			0.00	0.00	0.00	3.00

Required Water Quality Calculations	0.5
Contributing Area (acres) * 0.5" * (1'/12") =	0.016

Water Quality - Interpolation

Total Volume (cubic feet)	Elevation (ft)
709.21	4.58
705.9	**4.58**
673.05	4.50

PIPE INCREMENTAL STORAGE

Pipe Diameter =	24	in	
Lateral Length =	93	ft	
Number of rows =	2		
Length of Headers =	8	ft	
Total Pipe Length =	194	ft	ft — Pipe length override (leave blank if no inputs)
Elevation =	3	ft	Invert Elevation
Include Corrugation =	Yes		
Stone Above =	4.1	in	Assumes Stones on sides of pipe is 12".
Stone Below =	0	in	So with multiple rows you would need 24" between pipe.
Area =	776	sf	
Stone Void =	30	%	

Height of system (inches)	ID pipe area (sf/lf)	ID pipe volume (cubic feet)	total stone	Stone volume minus OD of pipe	Stone Void (cubic feet)	Total Volume (cubic feet)	Elevation (feet)
31.9			2,062.87	1,245.53	373.66	986.89	5.66
30			1,940.00	1,122.67	336.80	950.03	5.50
29			1,875.33	1,058.00	317.40	930.63	5.42
28			1,810.67	993.33	298.00	911.23	5.33
27			1,746.00	934.97	280.49	893.72	5.25
26			1,681.33	886.01	265.80	879.03	5.17
25			1,616.67	841.93	252.58	865.81	5.08
24	3.16	613.34	1,552.00	801.46	240.44	853.78	5.00
23	3.11	603.78	1,487.33	763.86	229.16	832.94	4.92
22	3.03	587.79	1,422.67	728.60	218.58	806.37	4.83
21	2.93	567.76	1,358.00	695.28	208.58	776.35	4.75
20	2.81	544.71	1,293.33	663.56	199.07	743.78	4.67
19	2.68	519.26	1,228.67	633.16	189.95	709.21	4.58
18	2.54	491.90	1,164.00	603.83	181.15	673.05	4.50
17	2.39	463.00	1,099.33	575.33	172.60	635.60	4.42
16	2.23	432.88	1,034.67	547.44	164.23	597.11	4.33
15	2.07	401.82	970.00	519.97	155.99	557.81	4.25
14	1.91	370.07	905.33	492.71	147.81	517.89	4.17
13	1.74	337.88	840.67	465.48	139.64	477.52	4.08
12	1.57	305.47	776.00	438.06	131.42	436.89	4.00
11	1.41	273.07	711.33	410.28	123.08	396.16	3.92
10	1.24	240.91	646.67	381.92	114.58	355.48	3.83
9	1.08	209.21	582.00	352.77	105.83	315.04	3.75
8	0.92	178.21	517.33	322.60	96.78	274.99	3.67
7	0.76	148.18	452.67	291.17	87.35	235.53	3.58
6	0.62	119.39	388.00	258.20	77.46	196.84	3.50
5	0.48	92.16	323.33	223.35	67.01	159.17	3.42
4	0.34	66.89	258.67	186.26	55.88	122.77	3.33
3	0.23	44.05	194.00	146.41	43.92	87.97	3.25
2	0.13	24.30	129.33	103.13	30.94	55.24	3.17
1	0.04	8.70	64.67	55.30	16.59	25.29	3.08
0			0.00	0.00	0.00	0.00	3.00

NOTE: CALCULATIONS INCLUDING CORRUGATION HEIGHT DO NOT INCLUDE VOID SPACE BETWEEN CORRUGATIONS. IT TREATS THE PIPE AS COMPLETELY SOLID THUS GIVING A MORE CONSERVITIVE OUTCOME.

Post - Development Criteria

Project:	SPB Sunset Villas	
Municipality:	City of St. Pete Beach	
Basin:	Post Basin	
Area:	0.39 ac	16941.00 sf

SCS Runoff Curve Number Calculations

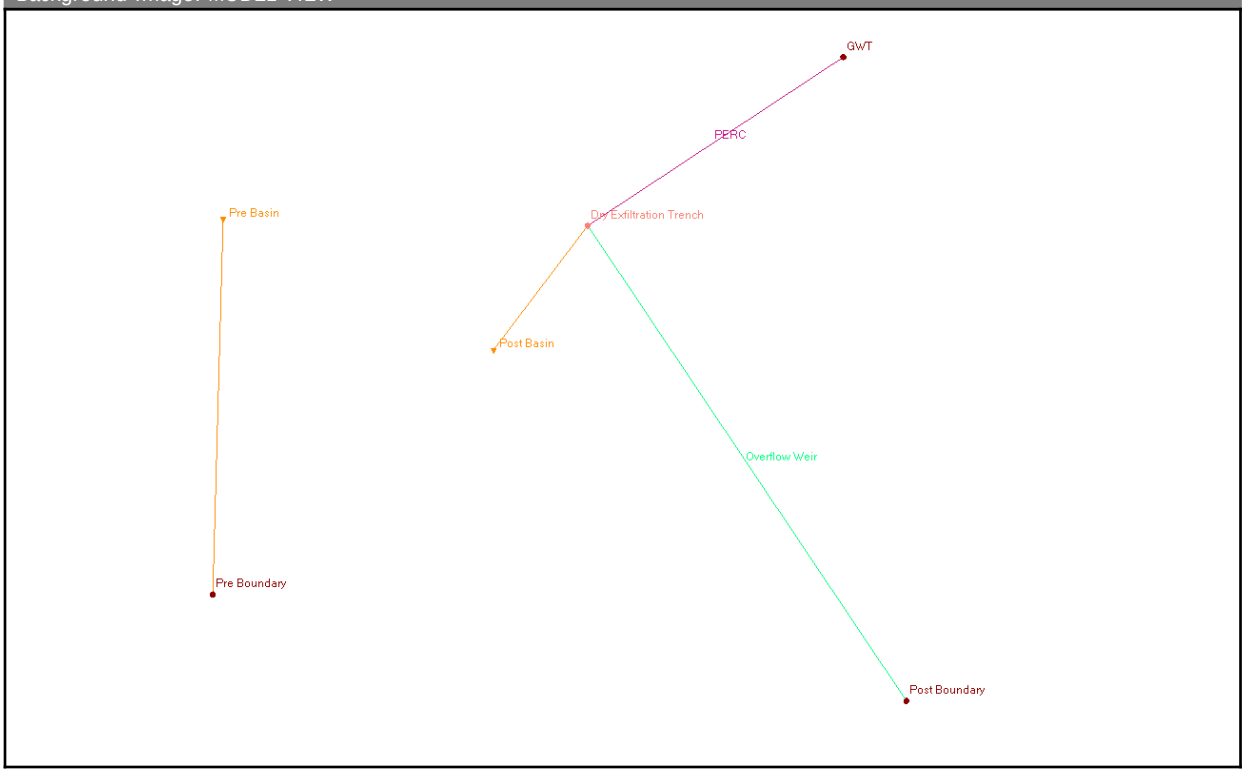
Land Use Type	Hydrolic Soil Group	SCS Curve Number Value	Area Covered by Land Use	Weighted CN Value
Residential 1/8 acre or less	A	77	0.39	29.95

	Sum	29.95
Time of Concentration = 15 min. (Assumed)	Area	0.389
	Composite CN Value	77.00

SECTION 5. ICPR PRE-POST COMPARISON

A. INPUT DATA

Background Image: MODEL VIEW



Simple Basin: Post Basin

Scenario:	Scenario1
Node:	Dry Exfiltration Trench
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.3900 ac
Curve Number:	77.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre Basin

Scenario:	Scenario1
Node:	Pre Boundary
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.3900 ac
Curve Number:	89.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Dry Exfiltration Trench

Scenario:	Scenario1
Type:	Stage/Volume
Base Flow:	0.00 cfs
Initial Stage:	3.00 ft
Warning Stage:	5.67 ft
Alert Stage:	0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
3.00	0.00	0
3.08	0.00	25
3.17	0.00	55
3.25	0.00	88
3.33	0.00	123
3.42	0.00	159
3.50	0.00	197
3.58	0.01	236
3.67	0.01	275
3.75	0.01	315
3.83	0.01	355
3.92	0.01	396
4.00	0.01	437
4.08	0.01	478
4.17	0.01	518
4.25	0.01	558
4.33	0.01	597
4.42	0.01	636

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.02	673
4.58	0.02	709
4.67	0.02	744
4.75	0.02	776
4.83	0.02	806
4.92	0.02	833
5.00	0.02	854
5.08	0.02	866
5.17	0.02	879
5.25	0.02	894
5.33	0.02	911
5.42	0.02	931
5.50	0.02	950
5.66	0.02	987

Comment:

Node: GWT

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 3.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Comment:

Node: Post Boundary

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 4.40 ft
Warning Stage: 4.40 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	4.40
0	0	0	120.0000	4.40

Comment:

Node: Pre Boundary

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 3.90 ft
Warning Stage: 3.90 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	3.90
0	0	0	120.0000	3.90

Comment:

Weir Link: Overflow Weir

Scenario: Scenario1
From Node: Dry Exfiltration Trench
To Node: Post Boundary
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Rectangular
Invert: 4.58 ft
Control Elevation: 4.58 ft
Max Depth: 1.00 ft
Max Width: 4.00 ft
Fillet: 0.00 ft

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients
Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Percolation Link: PERC

Scenario: Scenario1
From Node: Dry Exfiltration Trench
To Node: GWT
Link Count: 1
Flow Direction: None
Aquifer Base Elevation: -11.00 ft
Water Table Elevation: 2.00 ft
Annual Recharge Rate: 0 ipy
Horizontal Conductivity: 40.000 fpd
Vertical Conductivity: 28.000 fpd
Fillable Porosity: 0.300
Layer Thickness: 5.00 ft

Surface Area Option: Vary Based on Stage/Area Table
Vertical Flow Termination: Horizontal Flow Algorithm
Perimeter 1: 228.00 ft
Perimeter 2: 620.00 ft
Perimeter 3: 4050.00 ft
Distance P1 to P2: 50.00 ft
Distance P2 to P3: 450.00 ft
# of Cells P1 to P2: 10
# of Cells P2 to P3: 45

Comment:

Simulation: 003-001H

Scenario: Scenario1
Run Date/Time: 8/8/2025 10:27:45 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-1
		Rainfall Amount:	2.30 in
		Storm Duration:	1.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 003Y-002H

Scenario: Scenario1
Run Date/Time: 8/8/2025 10:29:51 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-2
		Rainfall Amount:	2.85 in
		Storm Duration:	2.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 003Y-004H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 10:32:26 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-4
Rainfall Amount: 3.35 in
Storm Duration: 4.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 003Y-024H

Scenario: Scenario1

Run Date/Time: 8/8/2025 10:35:04 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global

Link Optimizer Tol: 0.0001 ft

Rainfall Name:	~FDOT-24
Rainfall Amount:	5.35 in
Storm Duration:	24.0000 hr
Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 003Y-072H

Scenario: Scenario1
Run Date/Time: 8/8/2025 10:37:17 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:

		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-72
		Rainfall Amount:	6.86 in
		Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 003Y-08H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 10:38:39 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-8
		Rainfall Amount:	4.00 in
		Storm Duration:	8.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 005Y-001H

Scenario: Scenario1

Run Date/Time: 8/8/2025 10:41:12 AM

Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-1

Rainfall Amount:	2.54 in
Storm Duration:	1.0000 hr
Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 005Y-002H

Scenario: Scenario1
Run Date/Time: 8/8/2025 10:43:45 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Folder:		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-2
		Rainfall Amount:	3.13 in
		Storm Duration:	2.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 005Y-004H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 10:45:55 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-4
		Rainfall Amount:	3.75 in
		Storm Duration:	4.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 005Y-008H

Scenario: Scenario1

Run Date/Time: 8/8/2025 10:48:04 AM

Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-8
Rainfall Amount: 4.60 in

Storm Duration:	8.0000 hr
Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 005Y-024H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 10:50:38 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:	
Vertical Layers Set:	
Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-24
		Rainfall Amount:	6.14 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 005Y-072H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 10:52:35 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-72
Rainfall Amount: 7.94 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 010Y-001H

Scenario: Scenario1
Run Date/Time: 8/8/2025 10:54:11 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-1
Rainfall Amount: 2.84 in
Storm Duration: 1.0000 hr
Dflt Damping (1D): 0.0050 ft

Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 010Y-002H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 10:57:34 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:

Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-2
		Rainfall Amount:	3.52 in
		Storm Duration:	2.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010Y-004H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 10:59:47 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-4
		Rainfall Amount:	4.35 in
		Storm Duration:	4.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010Y-008H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:02:22 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-8
		Rainfall Amount:	5.35 in
		Storm Duration:	8.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2

Energy Switch (1D): Energy

Comment:

Simulation: 010Y-024H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:05:02 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-24
		Rainfall Amount:	7.42 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010Y-072H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 11:07:04 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-72
		Rainfall Amount:	9.59 in
		Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025Y-001H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:09:34 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000

End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-1
Rainfall Amount: 3.28 in
Storm Duration: 1.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025Y-002H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:12:21 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-2
		Rainfall Amount:	4.09 in
		Storm Duration:	2.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025Y-004H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:14:37 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-4
		Rainfall Amount:	5.10 in
		Storm Duration:	4.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025Y-024H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:17:21 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-24
Rainfall Amount: 9.51 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025Y-072H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:20:01 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-72
		Rainfall Amount:	12.30 in
		Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 050Y-002H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:21:56 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-2
		Rainfall Amount:	4.56 in
		Storm Duration:	2.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 050Y-004H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 11:24:29 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-4
Rainfall Amount: 5.80 in
Storm Duration: 4.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 050Y-008H

Scenario: Scenario1

Run Date/Time: 8/8/2025 11:26:50 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global

Link Optimizer Tol: 0.0001 ft

Rainfall Name: ~FDOT-8
Rainfall Amount: 7.80 in
Storm Duration: 8.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 050Y-024H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:27:12 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:

		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-24
		Rainfall Amount:	11.40 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 050Y-072H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 11:29:40 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-72
		Rainfall Amount:	72.00 in
		Storm Duration:	14.8000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100Y-001H

Scenario: Scenario1

Run Date/Time: 8/8/2025 11:32:44 AM

Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-1

Rainfall Amount:	4.02 in
Storm Duration:	1.0000 hr
Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 100Y-002H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:35:04 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Folder:		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-2
		Rainfall Amount:	5.07 in
		Storm Duration:	2.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100Y-004H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 11:37:22 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-4
Rainfall Amount: 6.60 in
Storm Duration: 4.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 100Y-008H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:39:54 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-8
Rainfall Amount: 8.75 in

Storm Duration:	8.0000 hr
Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 100Y-024H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:43:10 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:	
Vertical Layers Set:	
Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FDOT-24
		Rainfall Amount:	11.40 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100Y-072H

Scenario:	Scenario1
Run Date/Time:	8/8/2025 11:45:47 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-72
Rainfall Amount: 17.60 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: FL_MOD_025YR_024H

Scenario: Scenario1
Run Date/Time: 8/8/2025 11:48:13 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 9.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft

Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: FL_MOD_100YR_24H

Scenario: Scenario1
Run Date/Time: N/A
Program Version: N/A

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	36.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FLMOD
		Rainfall Amount:	10.50 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: PERC

Scenario:	Scenario1
Run Date/Time:	8/8/2025 11:53:00 AM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: No Rainfall
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

B. RESULTS – NODE MAX

Node Max Conditions : Multi Item | (sim, name) [Scenario1]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
003-001H	Dry Exfiltration Trench	5.67	0.00	4.64	0.0010	0.45	0.15	508
003-001H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
003-001H	Post Boundary	4.40	0.00	4.40	0.0000	0.15	0.00	0
003-001H	Pre Boundary	3.90	0.00	3.90	0.0000	0.88	0.00	0
003Y-002H	Dry Exfiltration Trench	5.67	0.00	4.19	-0.0010	0.42	0.16	509
003Y-002H	GWT	3.00	0.00	2.00	0.0000	0.16	0.00	0
003Y-002H	Post Boundary	4.40	0.00	4.40	0.0000	0.00	0.00	0
003Y-002H	Pre Boundary	3.90	0.00	3.90	0.0000	0.79	0.00	0
003Y-004H	Dry Exfiltration Trench	5.67	0.00	4.68	0.0010	0.33	0.33	508
003Y-004H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
003Y-004H	Post Boundary	4.40	0.00	4.40	0.0000	0.33	0.00	0
003Y-004H	Pre Boundary	3.90	0.00	3.90	0.0000	0.50	0.00	0
003Y-024H	Dry Exfiltration Trench	5.67	0.00	4.63	0.0010	0.14	0.14	508
003Y-024H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
003Y-024H	Post Boundary	4.40	0.00	4.40	0.0000	0.14	0.00	0
003Y-024H	Pre Boundary	3.90	0.00	3.90	0.0000	0.19	0.00	0
003Y-072H	Dry Exfiltration Trench	5.67	0.00	3.98	0.0010	0.02	0.00	503
003Y-072H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
003Y-072H	Post Boundary	4.40	0.00	4.40	0.0000	0.00	0.00	0
003Y-072H	Pre Boundary	3.90	0.00	3.90	0.0000	0.05	0.00	0
003Y-08H	Dry Exfiltration Trench	5.67	0.00	4.69	0.0010	0.40	0.39	508
003Y-08H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
003Y-08H	Post Boundary	4.40	0.00	4.40	0.0000	0.39	0.00	0

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
003Y-08H	Pre Boundary	3.90	0.00	3.90	0.0000	0.57	0.00	0
005Y-001H	Dry Exfiltration Trench	5.67	0.00	4.68	0.0010	0.55	0.33	508
005Y-001H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
005Y-001H	Post Boundary	4.40	0.00	4.40	0.0000	0.33	0.00	0
005Y-001H	Pre Boundary	3.90	0.00	3.90	0.0000	1.02	0.00	0
005Y-002H	Dry Exfiltration Trench	5.67	0.00	4.68	0.0010	0.51	0.38	509
005Y-002H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
005Y-002H	Post Boundary	4.40	0.00	4.40	0.0000	0.38	0.00	0
005Y-002H	Pre Boundary	3.90	0.00	3.90	0.0000	0.90	0.00	0
005Y-004H	Dry Exfiltration Trench	5.67	0.00	4.69	0.0010	0.40	0.40	509
005Y-004H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
005Y-004H	Post Boundary	4.40	0.00	4.40	0.0000	0.40	0.00	0
005Y-004H	Pre Boundary	3.90	0.00	3.90	0.0000	0.58	0.00	0
005Y-008H	Dry Exfiltration Trench	5.67	0.00	4.70	0.0010	0.49	0.49	509
005Y-008H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
005Y-008H	Post Boundary	4.40	0.00	4.40	0.0000	0.49	0.00	0
005Y-008H	Pre Boundary	3.90	0.00	3.90	0.0000	0.67	0.00	0
005Y-024H	Dry Exfiltration Trench	5.67	0.00	4.64	0.0010	0.17	0.17	508
005Y-024H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
005Y-024H	Post Boundary	4.40	0.00	4.40	0.0000	0.17	0.00	0
005Y-024H	Pre Boundary	3.90	0.00	3.90	0.0000	0.22	0.00	0
005Y-072H	Dry Exfiltration Trench	5.67	0.00	4.38	0.0010	0.03	0.00	508
005Y-072H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
005Y-072H	Post	4.40	0.00	4.40	0.0000	0.00	0.00	0

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
	Boundary							
005Y-072H	Pre Boundary	3.90	0.00	3.90	0.0000	0.06	0.00	0
010Y-001H	Dry Exfiltration Trench	5.67	0.00	4.72	0.0010	0.69	0.56	509
010Y-001H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
010Y-001H	Post Boundary	4.40	0.00	4.40	0.0000	0.56	0.00	0
010Y-001H	Pre Boundary	3.90	0.00	3.90	0.0000	1.19	0.00	0
010Y-002H	Dry Exfiltration Trench	5.67	0.00	4.71	0.0010	0.64	0.54	508
010Y-002H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
010Y-002H	Post Boundary	4.40	0.00	4.40	0.0000	0.54	0.00	0
010Y-002H	Pre Boundary	3.90	0.00	3.90	0.0000	1.06	0.00	0
010Y-004H	Dry Exfiltration Trench	5.67	0.00	4.71	0.0010	0.50	0.50	508
010Y-004H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
010Y-004H	Post Boundary	4.40	0.00	4.40	0.0000	0.50	0.00	0
010Y-004H	Pre Boundary	3.90	0.00	3.90	0.0000	0.70	0.00	0
010Y-008H	Dry Exfiltration Trench	5.67	0.00	4.73	0.0010	0.62	0.62	508
010Y-008H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
010Y-008H	Post Boundary	4.40	0.00	4.40	0.0000	0.62	0.00	0
010Y-008H	Pre Boundary	3.90	0.00	3.90	0.0000	0.80	0.00	0
010Y-024H	Dry Exfiltration Trench	5.67	0.00	4.65	0.0010	0.22	0.22	508
010Y-024H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
010Y-024H	Post Boundary	4.40	0.00	4.40	0.0000	0.22	0.00	0
010Y-024H	Pre Boundary	3.90	0.00	3.90	0.0000	0.27	0.00	0
010Y-072H	Dry Exfiltration Trench	5.67	0.00	4.59	0.0010	0.04	0.01	508
010Y-072H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
010Y-072H	Post Boundary	4.40	0.00	4.40	0.0000	0.01	0.00	0
010Y-072H	Pre Boundary	3.90	0.00	3.90	0.0000	0.08	0.00	0
025Y-001H	Dry Exfiltration Trench	5.67	0.00	4.76	0.0010	0.90	0.84	508
025Y-001H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
025Y-001H	Post Boundary	4.40	0.00	4.40	0.0000	0.84	0.00	0
025Y-001H	Pre Boundary	3.90	0.00	3.90	0.0000	1.46	0.00	0
025Y-002H	Dry Exfiltration Trench	5.67	0.00	4.75	0.0010	0.83	0.79	508
025Y-002H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
025Y-002H	Post Boundary	4.40	0.00	4.40	0.0000	0.79	0.00	0
025Y-002H	Pre Boundary	3.90	0.00	3.90	0.0000	1.29	0.00	0
025Y-004H	Dry Exfiltration Trench	5.67	0.00	4.73	0.0010	0.63	0.63	509
025Y-004H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
025Y-004H	Post Boundary	4.40	0.00	4.40	0.0000	0.63	0.00	0
025Y-004H	Pre Boundary	3.90	0.00	3.90	0.0000	0.86	0.00	0
025Y-024H	Dry Exfiltration Trench	5.67	0.00	4.67	0.0010	0.31	0.31	508
025Y-024H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
025Y-024H	Post Boundary	4.40	0.00	4.40	0.0000	0.31	0.00	0
025Y-024H	Pre Boundary	3.90	0.00	3.90	0.0000	0.36	0.00	0
025Y-072H	Dry Exfiltration Trench	5.67	0.00	4.61	0.0010	0.07	0.05	509
025Y-072H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
025Y-072H	Post Boundary	4.40	0.00	4.40	0.0000	0.05	0.00	0
025Y-072H	Pre Boundary	3.90	0.00	3.90	0.0000	0.11	0.00	0
050Y-002H	Dry Exfiltration Trench	5.67	0.00	4.78	0.0010	1.00	1.00	508

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
050Y-002H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
050Y-002H	Post Boundary	4.40	0.00	4.40	0.0000	1.00	0.00	0
050Y-002H	Pre Boundary	3.90	0.00	3.90	0.0000	1.48	0.00	0
050Y-004H	Dry Exfiltration Trench	5.67	0.00	4.75	0.0010	0.76	0.76	508
050Y-004H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
050Y-004H	Post Boundary	4.40	0.00	4.40	0.0000	0.76	0.00	0
050Y-004H	Pre Boundary	3.90	0.00	3.90	0.0000	1.00	0.00	0
050Y-008H	Dry Exfiltration Trench	5.67	0.00	3.08	0.0010	0.04	0.00	325
050Y-008H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
050Y-008H	Post Boundary	4.40	0.00	4.40	0.0000	0.00	0.00	0
050Y-008H	Pre Boundary	3.90	0.00	3.90	0.0000	0.17	0.00	0
050Y-024H	Dry Exfiltration Trench	5.67	0.00	4.69	0.0010	0.39	0.39	509
050Y-024H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
050Y-024H	Post Boundary	4.40	0.00	4.40	0.0000	0.39	0.00	0
050Y-024H	Pre Boundary	3.90	0.00	3.90	0.0000	0.43	0.00	0
050Y-072H	Dry Exfiltration Trench	5.67	0.00	5.29	0.0010	6.72	6.72	509
050Y-072H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
050Y-072H	Post Boundary	4.40	0.00	4.40	0.0000	6.72	0.00	0
050Y-072H	Pre Boundary	3.90	0.00	3.90	0.0000	6.74	0.00	0
100Y-001H	Dry Exfiltration Trench	5.67	0.00	4.81	0.0010	1.27	1.27	509
100Y-001H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
100Y-001H	Post Boundary	4.40	0.00	4.40	0.0000	1.27	0.00	0
100Y-001H	Pre Boundary	3.90	0.00	3.90	0.0000	1.90	0.00	0
100Y-002H	Dry Exfiltration	5.67	0.00	4.80	0.0010	1.19	1.19	508

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
	Trench							
100Y-002H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
100Y-002H	Post Boundary	4.40	0.00	4.40	0.0000	1.19	0.00	0
100Y-002H	Pre Boundary	3.90	0.00	3.90	0.0000	1.69	0.00	0
100Y-004H	Dry Exfiltration Trench	5.67	0.00	4.77	0.0010	0.90	0.90	508
100Y-004H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
100Y-004H	Post Boundary	4.40	0.00	4.40	0.0000	0.90	0.00	0
100Y-004H	Pre Boundary	3.90	0.00	3.90	0.0000	1.17	0.00	0
100Y-008H	Dry Exfiltration Trench	5.67	0.00	4.81	0.0010	1.21	1.21	508
100Y-008H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
100Y-008H	Post Boundary	4.40	0.00	4.40	0.0000	1.21	0.00	0
100Y-008H	Pre Boundary	3.90	0.00	3.90	0.0000	1.38	0.00	0
100Y-024H	Dry Exfiltration Trench	5.67	0.00	4.69	0.0010	0.39	0.39	509
100Y-024H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
100Y-024H	Post Boundary	4.40	0.00	4.40	0.0000	0.39	0.00	0
100Y-024H	Pre Boundary	3.90	0.00	3.90	0.0000	0.43	0.00	0
100Y-072H	Dry Exfiltration Trench	5.67	0.00	4.63	0.0010	0.12	0.12	508
100Y-072H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
100Y-072H	Post Boundary	4.40	0.00	4.40	0.0000	0.12	0.00	0
100Y-072H	Pre Boundary	3.90	0.00	3.90	0.0000	0.17	0.00	0
FL_MOD_025YR_024H	Dry Exfiltration Trench	5.67	0.00	4.86	0.0010	1.69	1.69	508
FL_MOD_025YR_024H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
FL_MOD_025YR_024H	Post Boundary	4.40	0.00	4.40	0.0000	1.69	0.00	0
FL_MOD_025YR_024H	Pre Boundary	3.90	0.00	3.90	0.0000	1.99	0.00	0

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
FL_MOD_100YR_24H	Dry Exfiltration Trench	5.67	0.00	4.90	0.0010	2.06	2.06	508
FL_MOD_100YR_24H	GWT	3.00	0.00	2.00	0.0000	0.00	0.00	0
FL_MOD_100YR_24H	Post Boundary	4.40	0.00	4.40	0.0000	2.06	0.00	0
FL_MOD_100YR_24H	Pre Boundary	3.90	0.00	3.90	0.0000	2.35	0.00	0

C. DRY POND RECOVERY - 72HR DRAW DOWN

Sim	Node Name	Relative Time [hrs]	Stage [ft]
PERC	Dry Exfiltration Trench	0.0000	5.67
PERC	Dry Exfiltration Trench	0.2505	4.38
PERC	Dry Exfiltration Trench	0.5003	4.09
PERC	Dry Exfiltration Trench	0.7504	3.80
PERC	Dry Exfiltration Trench	1.0003	3.50
PERC	Dry Exfiltration Trench	1.2503	3.21
PERC	Dry Exfiltration Trench	1.5005	3.00
PERC	Dry Exfiltration Trench	1.7502	3.00
PERC	Dry Exfiltration Trench	2.0038	3.00
PERC	Dry Exfiltration Trench	2.2502	3.00
PERC	Dry Exfiltration Trench	2.5002	3.00
PERC	Dry Exfiltration Trench	2.7502	3.00
PERC	Dry Exfiltration Trench	3.0002	3.00
PERC	Dry Exfiltration Trench	3.2502	3.00
PERC	Dry Exfiltration Trench	3.5002	3.00
PERC	Dry Exfiltration Trench	3.7502	3.00
PERC	Dry Exfiltration Trench	4.0002	3.00
PERC	Dry Exfiltration Trench	4.2502	3.00
PERC	Dry Exfiltration Trench	4.5002	3.00
PERC	Dry Exfiltration Trench	4.7502	3.00
PERC	Dry Exfiltration Trench	5.0002	3.00
PERC	Dry Exfiltration Trench	5.2502	3.00
PERC	Dry Exfiltration Trench	5.5002	3.00
PERC	Dry Exfiltration Trench	5.7502	3.00
PERC	Dry Exfiltration Trench	6.0002	3.00
PERC	Dry Exfiltration Trench	6.2502	3.00
PERC	Dry Exfiltration Trench	6.5002	3.00
PERC	Dry Exfiltration Trench	6.7502	3.00
PERC	Dry Exfiltration Trench	7.0002	3.00
PERC	Dry Exfiltration Trench	7.2502	3.00
PERC	Dry Exfiltration Trench	7.5002	3.00
PERC	Dry Exfiltration Trench	7.7502	3.00
PERC	Dry Exfiltration Trench	8.0002	3.00
PERC	Dry Exfiltration Trench	8.2502	3.00
PERC	Dry Exfiltration Trench	8.5002	3.00
PERC	Dry Exfiltration Trench	8.7502	3.00
PERC	Dry Exfiltration Trench	9.0002	3.00
PERC	Dry Exfiltration Trench	9.2502	3.00
PERC	Dry Exfiltration Trench	9.5002	3.00
PERC	Dry Exfiltration Trench	9.7502	3.00
PERC	Dry Exfiltration Trench	10.0002	3.00
PERC	Dry Exfiltration Trench	10.2502	3.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
PERC	Dry Exfiltration Trench	10.5002	3.00
PERC	Dry Exfiltration Trench	10.7502	3.00
PERC	Dry Exfiltration Trench	11.0002	3.00
PERC	Dry Exfiltration Trench	11.2502	3.00
PERC	Dry Exfiltration Trench	11.5002	3.00
PERC	Dry Exfiltration Trench	11.7502	3.00
PERC	Dry Exfiltration Trench	12.0002	3.00
PERC	Dry Exfiltration Trench	12.2502	3.00
PERC	Dry Exfiltration Trench	12.5002	3.00
PERC	Dry Exfiltration Trench	12.7502	3.00
PERC	Dry Exfiltration Trench	13.0002	3.00
PERC	Dry Exfiltration Trench	13.2502	3.00
PERC	Dry Exfiltration Trench	13.5002	3.00
PERC	Dry Exfiltration Trench	13.7502	3.00
PERC	Dry Exfiltration Trench	14.0002	3.00
PERC	Dry Exfiltration Trench	14.2502	3.00
PERC	Dry Exfiltration Trench	14.5002	3.00
PERC	Dry Exfiltration Trench	14.7502	3.00
PERC	Dry Exfiltration Trench	15.0002	3.00
PERC	Dry Exfiltration Trench	15.2502	3.00
PERC	Dry Exfiltration Trench	15.5002	3.00
PERC	Dry Exfiltration Trench	15.7502	3.00
PERC	Dry Exfiltration Trench	16.0002	3.00
PERC	Dry Exfiltration Trench	16.2502	3.00
PERC	Dry Exfiltration Trench	16.5002	3.00
PERC	Dry Exfiltration Trench	16.7502	3.00
PERC	Dry Exfiltration Trench	17.0002	3.00
PERC	Dry Exfiltration Trench	17.2502	3.00
PERC	Dry Exfiltration Trench	17.5002	3.00
PERC	Dry Exfiltration Trench	17.7502	3.00
PERC	Dry Exfiltration Trench	18.0002	3.00
PERC	Dry Exfiltration Trench	18.2502	3.00
PERC	Dry Exfiltration Trench	18.5002	3.00
PERC	Dry Exfiltration Trench	18.7502	3.00
PERC	Dry Exfiltration Trench	19.0002	3.00
PERC	Dry Exfiltration Trench	19.2502	3.00
PERC	Dry Exfiltration Trench	19.5002	3.00
PERC	Dry Exfiltration Trench	19.7502	3.00
PERC	Dry Exfiltration Trench	20.0002	3.00
PERC	Dry Exfiltration Trench	20.2502	3.00
PERC	Dry Exfiltration Trench	20.5002	3.00
PERC	Dry Exfiltration Trench	20.7502	3.00

Sim	Node Name	Relative Time [hrs]	Stage [ft]
PERC	Dry Exfiltration Trench	21.0002	3.00
PERC	Dry Exfiltration Trench	21.2502	3.00
PERC	Dry Exfiltration Trench	21.5002	3.00
PERC	Dry Exfiltration Trench	21.7502	3.00
PERC	Dry Exfiltration Trench	22.0002	3.00
PERC	Dry Exfiltration Trench	22.2502	3.00
PERC	Dry Exfiltration Trench	22.5002	3.00
PERC	Dry Exfiltration Trench	22.7502	3.00
PERC	Dry Exfiltration Trench	23.0002	3.00
PERC	Dry Exfiltration Trench	23.2502	3.00
PERC	Dry Exfiltration Trench	23.5002	3.00
PERC	Dry Exfiltration Trench	23.7502	3.00
PERC	Dry Exfiltration Trench	24.0002	3.00

SECTION 6. GEOTECH REPORT

Andreyev Engineering, Inc.

ST. PETERSBURG OFFICE
3740 54th Avenue North
St. Petersburg, Florida 33714
727-527-5735

▼ Groundwater ▼ Environmental ▼ Geotechnical ▼ Construction Materials Testing

February 9, 2024
AEI Project No.: APGT-24-016

TO: **Jeff Craft**
P.O. Box 10153
Tampa, Florida 33679

SUBJECT: Geotechnical Investigation
Proposed Townhome Development
3700 Gulf Boulevard, St. Pete Beach, Pinellas County, Florida

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Dear Mr. Craft:

Andreyev Engineering, Inc. (AEI) has completed a geotechnical investigation for the proposed townhome development located at 3700 Gulf Boulevard in St. Pete Beach, Florida. The results of the investigation together with recommendations for foundation support of the proposed structure and pavement areas are included herein, as well as estimated aquifer parameters to support the design of the stormwater management vault system.

AEI appreciates the opportunity to participate in this project, and we trust that the information herein is sufficient for your design. If you have any questions or comments concerning the contents of this report, please do not hesitate to contact our office.

Sincerely,

ANDREYEV ENGINEERING, INC.

ANTHONY P DION LICENSE No 74720 STATE OF FLORIDA PROFESSIONAL ENGINEER

Anthony P. Dion, P.E.
Project Engineer
Florida Registration No. 74720

Rob Cornelius, P.E
Vice President

This item has been digitally signed and sealed by Anthony P. Dion, P.E. on February 9, 2024 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Project Description

Based on our conversations and review of the provided plans, we understand that the proposed project will consist of a multi-family attached residential structure. The four-story building will contain four townhome units. The overall development will also include paved parking and driveway areas, as well as a subsurface vault system for on-site stormwater management.

Project Approach

The objective of our geotechnical study for the proposed project was to obtain information concerning the subsurface conditions within the structure limits in order to make geotechnical engineering estimates and recommendations in each of the following areas:

1. Soil stratigraphy at the boring locations and the development of the approximate soil profile within the depth of foundation influence at the proposed structure location, as well as within the depth of influence of wheel loads in pavement areas.
2. General location and description of potentially deleterious materials which may interfere with construction progress or new structure performance, including buried or surficial existing fills, organics, construction debris, etc.
3. Identification of some critical design or construction details, including present groundwater levels, estimated wet season levels, and seasonal fluctuations in the building and stormwater management area.
4. Feasibility of supporting the proposed structure with conventional and/or slightly modified shallow spread foundation systems (strip and pad footings).
5. Design parameters required for the feasible foundation system alternative recommended for the structure based on the Standard Penetration Test (SPT) blow counts obtained, including allowable bearing pressures, foundation levels and foundation soil subgrade treatments for shallow spread foundations.
6. Considerations for design of pavement sections based on encountered soil and groundwater conditions.
7. Recommended aquifer parameters for the design of the on-site stormwater management vault system.
8. Suitability and availability of materials found on-site, that may be excavated or moved during site grading, for use as structural fill in the building areas and as general backfill.
9. Provide engineering criteria and recommendations for the placement and compaction of approved fill materials in and around all structure areas.

Scope of Work

In order to address the above objectives, our scope of work for this project included the following:

1. Reviewed available published information on the site, including the United States Department of Agriculture (USDA) Soil Conservation Service (SCS) soil survey data for Pinellas County and the United States Geological Survey (USGS) topographic maps.

2. Conducted a subsurface exploration program consisting of soil borings, subsurface sampling and field testing. Our exploration program for this project consisted of conducting three (3) Standard Penetration Test (SPT) borings to depths of 45 to 50 feet below land surface (bls) within the proposed building location and four (4) auger borings to depths of 6 to 15 feet bls within proposed pavement and stormwater management vault areas. Our testing included the collection of representative soil samples and recording the SPT blow counts during the drilling of the borings.

3. Conducted a constant head permeability test using a shallow piezometer installed within the proposed stormwater management area in order to determine the hydraulic conductivity and hydrogeologic properties of the shallow soils.

4. Measured the groundwater levels at each boring location.

5. Reviewed and visually classified the recovered soils in the laboratory using the Unified Soils Classification System. Developed the general soil stratigraphy over the proposed structure areas.

6. Performed geotechnical engineering studies and analyses in order to develop geotechnical engineering and foundation recommendations for each of the above objectives previously discussed for the proposed project.

7. Prepared a geotechnical engineering report which summarizes the course of our study, the field and laboratory data generated, the subsurface conditions encountered, and our geotechnical engineering and foundation recommendations for the proposed structure.

Existing Site Conditions

The study site is located at 3700 Gulf Boulevard in St. Pete Beach, Florida. The general vicinity of the project area is characterized by coastal urban development. Gulf Boulevard is oriented in the approximate north-south direction along a narrow strip of land between the Gulf of Mexico and the Intracoastal waterway with the associated inlets and bayous. The surrounding properties primarily include single-family and multi-family residential developments, as well as vacation resorts. The project site is bound by Gulf Boulevard to the east, 37th Avenue to the south, and El Centro Street to the west. The property is about 1 block east of the Gulf of Mexico beach. At the time of our investigation, an existing restaurant structure was present in the northern portion of the site, with a Tiki bar deck area for outdoor dining with a thatched roof along the northeast portion of the site. A concrete paved driveway was aligned near the center of the site with access from 37th Avenue, as well as a concrete parking area near the structure. Additional gravel paved parking areas were present in the southwest and southeast portions of the property. The ground surface throughout the site was relatively level to gently sloping downward to the south and east.

A shallow drainage swale was evident along the east side of the site parallel to Gulf Boulevard, which extended beneath the wood deck of the Tiki bar.

The U.S. Geological Survey, “Pass-A-Grille Beach, Fla.” Topographic Map, dated 2021, showing the general vicinity of the property, was reviewed. The project site lies within Section 7, Township 32 South, Range 16 East. The map showed the project location on Long Key, which is characterized as a narrow strip of land between the Gulf of Mexico and McPherson Bayou. McPherson Bayou is an inlet of Boca Ciega Bay which is part of the Intracoastal Waterway. Gulf Boulevard, denoted as County Road 699, is shown as the main arterial roadway in an approximately north-south orientation on Long Key, while several smaller local roads are mapped in generally parallel and perpendicular orientations. The general lack of contour lines throughout the narrow land masses and islands indicated that the ground surface is relatively flat and near sea level. Thus, the site elevations are estimated to be generally less than +10 feet above National Geodetic Vertical Datum (NGVD). The site is shown on the vicinity map included as **Figure 1**.

Subsurface Soil Conditions

According to the U.S.D.A. Web Soil Survey, the soils within the study area are classified as Palm Beach fine sand, 0 to 8 percent slopes. This soil unit is described as nearly level to gently sloping and well drained to excessively drained shelly sands near the coast, on the mainland, and on isolated coastal islands. It is typically found on the ridges of the lower coastal plain. Typically, the surface layer from 0 to 20 inches is light gray sand that is about 18 percent small shells and shell fragments. The substratum layer from 20 to 44 inches is light gray sand in which the content of shell fragments increases with depth. These layers extend to a depth of 80 inches. The water table is normally at a depth of more than 40 inches. These soils have very rapid permeability, and very low available water capacity. This soil map unit is not considered limited for building site development or local roads/streets but is very limited for shallow excavations due to caving of cutbanks.

Field Exploration Program

For our study, we conducted three (3) Standard Penetration Test (SPT) borings (B-1 through B-3) to depths of 45 to 50 feet bls within the proposed building area. In addition, one (1) mechanically advanced auger boring (AB-1) was drilled to 15 feet bls within the proposed stormwater management vault area, and three (3) manually advanced auger borings (HA-1 through HA-3) were drilled within the proposed pavement areas. The boring layout was established in the field according to the site plan provided by the client. The approximate boring locations are indicated on **Figure 2**.

The SPT boring procedure was conducted using rotary-mud drilling techniques. Soil sampling using a 1-3/8 inch I.D. split-spoon sampler was conducted continuously through the first 10 feet and at 5 foot intervals thereafter. The number of successive blows required to drive the sampler into the soil constitutes the test result commonly referred to as the "N"-value. The "N"-value has been empirically correlated with various soil properties and is considered to be indicative of the relative density of less cohesive soils and the consistency of cohesive soils. The recovered split spoon samples were visually classified in the field, and representative samples were placed in jars and transported to our office for further review and confirmation of the field classification.

Generalized Soil Stratigraphy

The results of the subsurface exploration program including the soil stratification profiles and some pertinent exploration information such as SPT "N"-values are shown on **Figure 3**. Soil stratification was based on the review of recovered soil samples and interpretation of the field boring logs by a geotechnical engineer. The stratification lines represent the approximate boundaries between soil types; the actual transition may be gradual. The soil strata were visually classified using the Unified Soils Classification System. Minor variations in soil types not considered important to our engineering evaluations may have been abbreviated or omitted for clarity.

Based on the results of the borings, the soil conditions generally consist of fine sands with variable amounts of silts extending from ground surface to the boring termination depths. The upper approximately 12 feet consisted of fine sand (Stratum 1) that contained trace amounts of shell fragments to abundant shell fragments in the deeper samples. The hand auger borings were terminated within these soils at depths of 6 feet beneath the ground surface. The surficial fine sand was underlain by a layer of silty fine sand (Stratum 2) that generally contained trace to moderate amounts of shell fragments. The silty sand was encountered between the depths of approximately 12 feet and 27 feet below the existing ground surface, while boring AB-1 was terminated at 15 feet below ground within the silty sand. The remaining 18 feet of the SPT borings were characterized by interbedded layers of the Stratum 1 fine sand and Stratum 2 silty fine sand, also containing variable amounts of shell fragments.

Based on the SPT "N"-values taken from our SPT borings, the upper fine sand layer exhibited generally loose to medium dense conditions. A few localized zones of dense to very dense conditions were also recorded within the surficial sands, which generally correlated to samples that contained more abundant shell fragments. The underlying silty fine sand soils were found to exist in a very loose to loose state. The deeper layers of fine sand and silty fine sand exhibited generally dense to very dense conditions, particularly within the zones containing higher quantities of shell fragments. Conversely, the sones with higher silt content generally exhibited loose to medium dense conditions. The SPT N-values are presented adjacent to the soil profiles on **Figure 3**. Correlation of the SPT N-values with relative density are provided in the following table:

Table 1: SPT N-value Correlations

Coarse Grained Soils	
Penetration Resistance N (blows/ft)	Relative Density of Sand
0-4	Very Loose
4-10	Loose
10-30	Medium-Dense
30-50	Dense
>50	Very Dense

Shallow Water Table Conditions

At the time the borings were performed, the shallow groundwater table was encountered at depths ranging from 2.5 feet to 4.4 within the borings. The shallow groundwater level should be expected to vary during wet seasons and heavy rainfall events.

Seasonal fluctuations of groundwater levels can be anticipated in response to variations in rainfall. Based on review of the SCS soil survey, boring results, measured groundwater levels, adjacent surface water features and antecedent rainfall, the normal seasonal high groundwater table is expected to occur at a depth of approximately 2 to 3 feet below the existing ground surface at the boring locations.

It should be noted that the estimated seasonal high-water levels provided should be considered accurate to about 0.5 foot +/- and does not provide any assurance that groundwater levels will not exceed these estimated levels during any given year in the future. Should impediments to surface water drainage be present, or if rainfall intensity/duration or total rainfall quantities exceed the normally anticipated rainfall quantities (such as during a tropical storm or hurricane), groundwater levels might exceed the seasonal high estimates presented above. Furthermore, the provided estimates for the normal seasonal high groundwater level do not take into account influence from tidal fluctuations or coastal flooding/storm surge. In particular, coastal flooding and storm surge are considered relatively rare, short-duration events tied to specific weather events in contrast to the estimated seasonal high groundwater level that would be expected to occur annually.

Foundation Recommendations

Based on our understanding of the proposed structure, maximum wall loads are anticipated to be less than 8,000 pounds per lineal foot (plf) and maximum column loads are anticipated to be less than 75 kips. As such, a conventional shallow foundation system consisting of perimeter wall footings and isolated pad footings should provide adequate support for the proposed structure, assuming proper subgrade preparation, as described later.

Based on the SPT "N" values obtained from the soil borings, a net allowable soil bearing pressure of 2,500 psf (in excess of overburden) is estimated for the existing shallow soils found over the site. Settlements for the proposed structures, based on a bearing capacity of 2,500 psf, are estimated to be about 1-inch total and a 1/2-inch differential. Bearing capacity and settlement estimates are based on final site grades approximately matching existing grades.

Additionally, the settlement estimates are based on the implementation of the site subgrade preparation recommendations discussed herein. A minimum footing width of 36 inches and a minimum depth of embedment of 24 inches should be used for footing design. Slab on-grade foundations should be a minimum of 4 inches thick and should contain wire mesh reinforcement. An appropriate vapor barrier should be utilized below the interior portions of the building slabs, in accordance with the requirements of the current Florida Building Code.

Fill Placement and Subgrade Preparation

Preparation of the foundation soil should proceed in a conventional manner consisting of stripping and/or filling to the foundation elevation and densification of the soils as detailed in the forthcoming sections. The following recommendations are for overall site preparation work and mechanical densification. The recommendations, parts of which may be incorporated in the project general specifications, are made as a guide for the design engineer.

1. The existing structures, including the restaurant building and tiki bar, should be demolished and completely removed from the site. The demolition and removal should include the floor slab and foundation elements.

2. The structure areas plus a 5-foot margin beyond the edge of these areas should be stripped and cleared of all surface vegetation and root laden topsoil, as well as any building materials or construction debris.

3. The structure areas should be leveled sufficiently to permit equipment traffic, and then proof-rolled using a front-end loader with a full bucket or similar equipment. Careful observations should be made during proof rolling of the stripped subgrade area to identify any areas of soft or yielding soils that may require over-excavation and replacement. Vibratory rollers should not be used within 75 feet of any existing off-site structures.

4. A minimum of ten overlapping passes in a perpendicular pattern should be made by the loaded proof-rolling equipment across the entire stripped area prior to placing any fill. Compaction should continue until a minimum density of 95 percent of the Maximum Modified Proctor Dry Density, as established in accordance with ASTM D-1557, is achieved for a minimum depth of 2 feet below the subgrade surface and footing excavations. This should be determined by a series of field density (compaction) tests conducted during proof rolling operations. Any areas that will be filled on the site must be compacted prior to any site grading operations. Dynamic compaction equipment should not be used near existing structures.

5. Following satisfactory proof rolling of the stripped subgrade, the structure and pavement areas may be brought up to finished subgrade levels. The fill should consist of fine sand with less than 10 percent passing the No. 200 sieve and should be free of rubble, organics, clay, debris, and other unsuitable materials. Fill materials should be tested and approved prior to placement. The Stratum 1 materials over-excavated on the site are suitable for re-use as fill in structure areas, as long as any roots and vegetation materials are removed. Careful attention should be given to the placement and compaction of fill with higher shell contents, or these soils can be mixed with other fill containing less shell material. Approved sand fill should be placed in loose lifts not exceeding 12 inches in thickness and should be compacted to a minimum of 95 percent of the Maximum Modified Proctor Dry Density (ASTM D-1557). Density tests to confirm compaction should be performed in each lift before the next lift is placed.

6. Depending on the season, dewatering may be necessary for deeper excavations. It would be prudent to verify the existing groundwater level prior to the commencement of any deep excavations, particularly to assess for a possible perched groundwater level. The system should be designed to lower the groundwater table to a minimum depth of 18 inches below the compaction surface.

7. Individual footing areas (i.e. excavations) should be re-compacted with hand tampers (plate tampers or jumping jacks) to achieve 95 percent of the Maximum Modified Proctor Dry Density.
8. Backfill soils placed adjacent to footings or walls below grade should be carefully compacted with a light rubber-tired roller or vibratory plate compactor to avoid damaging the footings or walls. Approved sand fills placed in pipeline excavations should be placed in loose lifts not exceeding 12 inches and should be compacted to a minimum of 95 percent of the Maximum Modified Proctor Dry Density (ASTM D-1557).
9. Earthwork operations should take place under the full-time observation of field technician from AEI's office.

Pavement Design Considerations

The shallow surface soils should be acceptable for construction and support of a flexible pavement base consisting of either soil cement, limerock, or crushed concrete aggregate, given that customary techniques for subgrade preparations are performed. Site grades should be designed to maintain the normal wet season groundwater levels to at least 12 inches below a soil cement base or 18 inches below a limerock or crushed concrete aggregate base, at all times.

The minimum recommended thicknesses for the pavement component layers are provide as follows:

Soil Cement Base

- 1-1/2" asphaltic concrete wearing surface
- 6" soil cement base designed and constructed in accordance with current Portland Cement Association recommended methods. A minimum 7-day compressive design strength of 300 pounds per square inch should be used for the soil cement base course.
- 12" subgrade consisting of free draining natural fine sand or fine sand fill with a minimum LBR of 40. Subgrade to be compacted to a minimum density of 98 percent of the Modified Proctor Maximum Density (AASHTO T-180).

Limerock Base

- 1-1/2" asphaltic concrete wearing surface
- 6" limerock base course - Quality of limerock to be in accordance with current Florida Department of Transportation specifications and compacted to a minimum density equivalent to 98 percent of the Modified Proctor Maximum Density (AASHTO T-180). The limerock should have a minimum Limerock Bearing Ratio of 100.
- 12" stabilized subgrade consisting of free draining natural fine sand or fine sand fill with a minimum LBR of 40. The subgrade should be compacted to a minimum density equivalent to 98 percent of the Modified Proctor Maximum Density (AASHTO T-180).

Crushed Concrete Aggregate Base

- 1-1/2" asphaltic concrete wearing surface
- 6" crushed concrete base - Reclaimed concrete materials to be sourced from an approved FDOT supplier and placed/compacted in accordance with current FDOT specifications. The aggregate should have a minimum Limerock Bearing Ratio of 150.
- 12" subgrade consisting of free draining natural fine sand or fine sand fill with a minimum LBR of 40. Subgrade to be compacted to a minimum density of 98 percent of the Modified Proctor Maximum Density (AASHTO T-180).

Asphaltic wearing surface should meet the current Florida Department of Transportation (FDOT) specifications provided in the Flexible Pavement Design Manual (2024). For this application, the use of structural course SP-12.5 or SP-9.5 should be adequate for the residential roadways. The wearing surface should be compacted to a minimum density of 98 percent of the Laboratory Density as determined by the Marshall Stability Test method for the approved job mix formula.

The recommendations presented above are minimum assuming normal light passenger car and pick-up truck traffic with an occasional garbage or delivery truck. Traffic should not be allowed on the subgrade prior to placement of the base course to avoid rutting. The final pavement thickness design should be checked by the project civil engineer using the data contained in this report in conjunction with anticipated traffic conditions. Rigid (concrete) pavement can also be utilized as an alternative to the asphalt pavement option, with our recommendations for design parameters provided below.

Rigid Pavement

- 6" reinforced concrete wearing surface: Designed to withstand the design traffic loads and jointed to reduce the chances for crack development. The concrete should have a minimum unconfined compressive strength of 3,500 psi with fiber reinforcement.
- 12" subgrade: Consisting of free draining natural fine sand or fine sand fill. Subgrade to be compacted to a minimum density of 98 percent of the Modified Proctor Maximum Density (AASHTO T-180).

Permeability Testing

As part of our investigation, we conducted an open borehole constant head permeability test in shallow piezometers installed at the location of auger boring AB-1. The piezometer was installed by first drilling a hole to the desired depth using an auger with a 4-inch diameter. The piezometer was constructed of a 2-inch dia. SCH 40 PVC pipe and .010-inch slotted screen.

The piezometer was surcharged for a period of 5 minutes prior to testing to saturate the surrounding soils. Then a constant head test was conducted which consisted of measuring the flow of water into the test hole in order to maintain a constant water level. This procedure was repeated several times to ensure consistent results. The results were then calculated, and an average permeability value was derived using the formula provided in Designation E-19, Earth Manual, 1974.

Table 2: Results of Permeability Testing

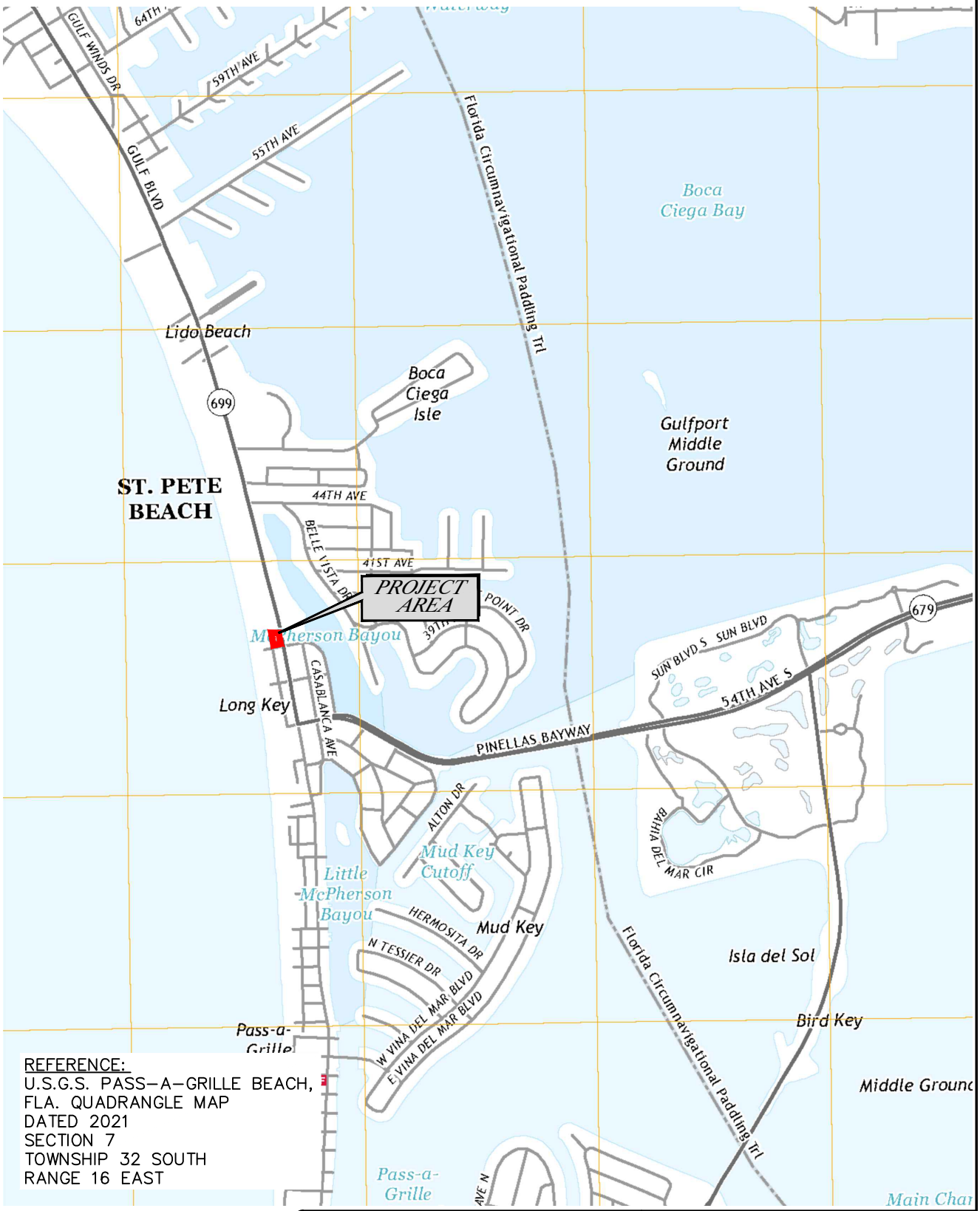
Parameters	AB-1
Test Interval	0-5.5 feet
Depth of Seasonal High Groundwater	2.0 feet
Depth of Seasonal Low Groundwater	5 feet
Effective Aquifer Bottom Depth	>15 feet
Saturated Horizontal Hydraulic Conductivity	40 feet/day
Estimated Vertical Hydraulic Conductivity	28 feet/day
Estimated Porosity	0.30
Storage Coefficient	0.15

Based on the results of our permeability testing, the horizontal permeability value at boring location AB-1 was determined and is provided with additional soil parameters in the table above. The normal seasonal high groundwater level is expected to occur at a depth of approximately 2.0 feet below the existing ground surface at the location of boring AB-1, To simulate the field conditions as closely as possible, the average aquifer parameters estimated from the field and laboratory program, shown in **Table 2** above, should be used to design the stormwater management systems.

Limitations of Report

The analyses and recommendations submitted in this report are based upon the anticipated location and type of construction discussed herein and the data obtained from the soil borings performed at the locations indicated, and does not reflect any variations which may exist between these borings. If any significant variations become evident during the course of construction, or if the structure locations, type or loading configuration changes, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe and evaluate the characteristics of the conditions encountered and/or the changes to the structural loading. Significant shifting or moving of structure locations may require additional evaluation. When final design plans and specifications are available, a general review by our office is strongly recommended as a means to check that the assumptions made in preparation of this report are correct, and that earthwork and foundation recommendations are properly interpreted and implemented.

FIGURES



REFERENCE:
U.S.G.S. PASS-A-GRILLE BEACH, FLA. QUADRANGLE MAP
DATED 2021
SECTION 7
TOWNSHIP 32 SOUTH
RANGE 16 EAST

Andreyev Engineering, Inc.

APPROXIMATE SCALE: 1"=2000'	DATE: 02/07/24	ENGINEER: AD
	PN: APGT-24-016	DRAWN BY: DLS

GEOTECHNICAL INVESTIGATION

PROPOSED TOWNHOMES

3700 GULF BOULEVARD
ST. PETERSBURG BEACH, PINELLAS COUNTY, FL

U.S.G.S. TOPOGRAPHIC MAP

FIGURE 1

LEGEND:

- APPROXIMATE LOCATION OF SPT BORING
- APPROXIMATE LOCATION OF MACHINE AUGER BORING
- APPROXIMATE LOCATION OF HAND AUGER BORING

Andreyev Engineering, Inc.

GEOTECHNICAL INVESTIGATION

PROPOSED TOWNHOMES

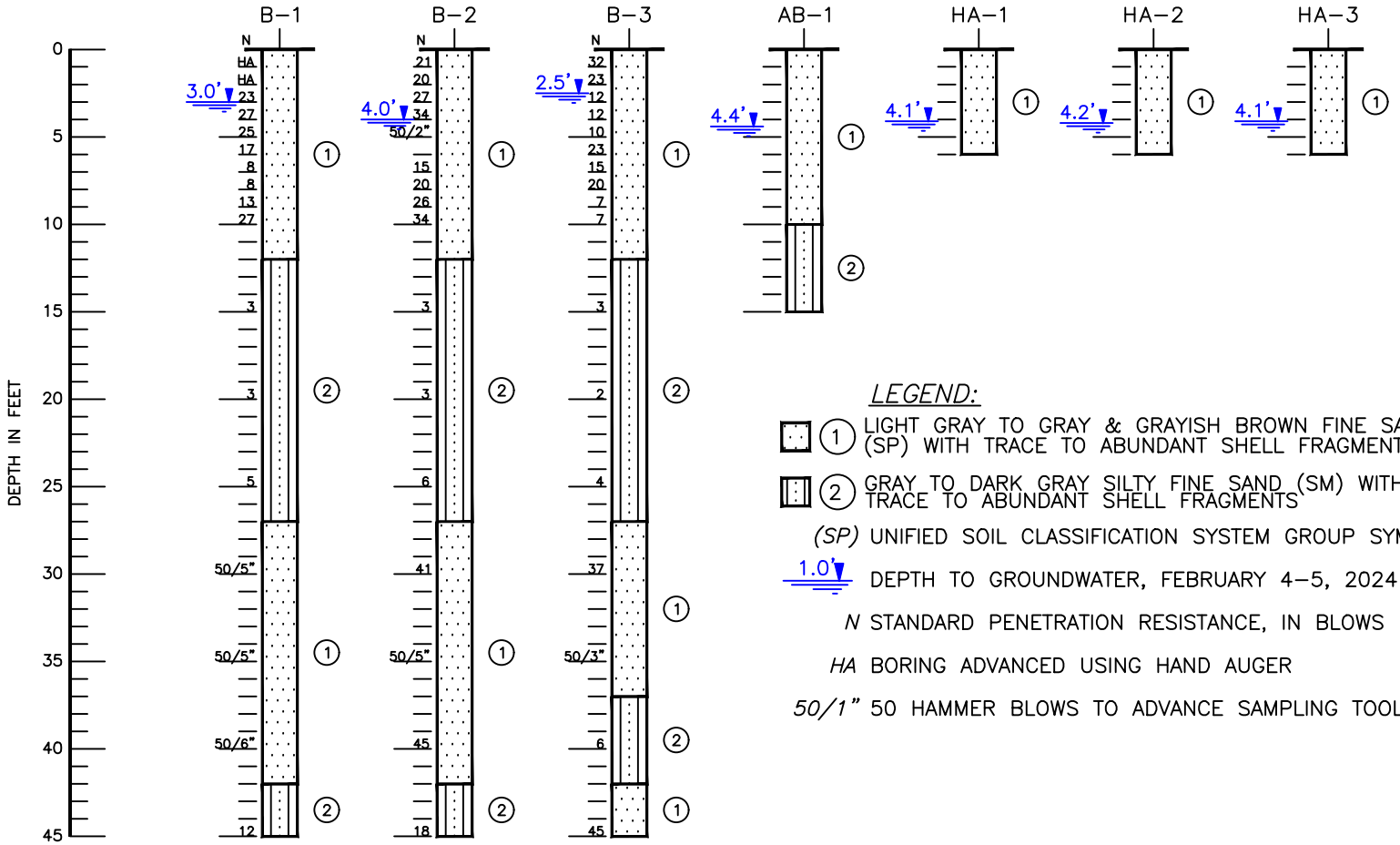
3700 GULF BOULEVARD

ST. PETERSBURG BEACH, PINELLAS COUNTY, FL

BORING LOCATION PLAN

APPROXIMATE SCALE:	DATE: 02/07/24	ENGINEER: AD
1"=30'	PN: APGT-24-016	DRAWN BY: DLS

FIGURE 2



LEGEND:

1 LIGHT GRAY TO GRAY & GRAYISH BROWN FINE SAND (SP) WITH TRACE TO ABUNDANT SHELL FRAGMENTS

2 GRAY TO DARK GRAY SILTY FINE SAND (SM) WITH TRACE TO ABUNDANT SHELL FRAGMENTS

(SP) UNIFIED SOIL CLASSIFICATION SYSTEM GROUP SYMBOL

1.0' DEPTH TO GROUNDWATER, FEBRUARY 4–5, 2024

N STANDARD PENETRATION RESISTANCE, IN BLOWS PER FOOT

HA BORING ADVANCED USING HAND AUGER

50/1" 50 HAMMER BLOWS TO ADVANCE SAMPLING TOOL ONE INCH

Andreyev Engineering, Inc.

GEOTECHNICAL INVESTIGATION

PROPOSED TOWNHOMES

3700 GULF BOULEVARD

ST. PETERSBURG BEACH, PINELLAS COUNTY, FL

SOIL PROFILES

FIGURE 3

APPROXIMATE SCALE:	DATE: 02/07/24	ENGINEER: AD
1"=10'	PN: APGT–24–016	DRAWN BY: DLS

NORTH

0 20' 40'

Scale: 1" = 20'

SCHEDULE BII EXCEPTIONS:

Old Republic National Title Insurance Company commitment for title insurance No. 1346951A3, bearing an effective date of March 4, 2024.

Items 1-3 & 7 are not survey matters are are not shown hereon.

3 Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Don Ce-Sar Place, as recorded in Plat Book 13, Page 15, Public Records of Pinellas County, Florida. **PLOTTED HEREON**

TREE LEGEND

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

LEGEND

PRM	Permanent Reference Monument	FAD	Found Aluminum Disk
TBM	Temporary Benchmark	FAXL	Found Axle
Pg.	Page	FBD	Found Brass Disk
O.R.	Official Records Book	FCM	Found Conc. Monument
INS#	Instrument Number	FCW	Found Copper Weld
LB	Licensed Business	FIP	Found Iron Pipe
(R)	Record Measurement	FIPC	Found Iron Pipe and Cap
(P)	Plat Measurement	FIR	Found Iron Rod
(TYP)	Typical	FIRC	Found Iron Rod and Cap
CONC.	Concrete	FBM	Found Benchmark
EL	Elevation	FMG	Found Mag Nail
INV	Invert	FMGD	Found Mag Nail and Disk
CMP	Corrugated Metal Pipe	FWM	Found Monument in Well
HDPE	High-Density Polyethelene	FND	Found
PVC	Polyvinyl Chloride	FNL	Found Nail
RCP	Reinforced Concrete Pipe	FPIP	Found Pinched Iron Pipe
BFP	Back Flow Preventor	FPK	Found PK Nail
CI	Curb Inlet	FPKD	Found PK Nail and Disk
FFE	Finished Floor Elevation	FX	Found X Cross
GTI	Grate Top Inlet	SIRC	Set Iron Rod and Cap
MES	Mitered End Section	SMG	Set Mag Nail
OCS	Outlet Control Structure	SMGD	Set Mag Nail and Disk
THT	Control Structure Throat	SNL	Set Nail
		SX	Set X Cross
		TP	Traverse Point
		WP	Work Point

SYL	Solid Yellow Line		Backflow Preventer
SWL	Solid White Line	CO	Cleanout
BWL	Broken White Line		Fire Dept. Connection
BYL	Broken Yellow Line		Fire Hydrant
DWL	Double White Line		Guy Anchor
DYL	Double Yellow Line		Light Pole
OU	Overhead Utility Lines	FL	Flood Light
S	Sanitary Sewer Line		Monitoring Well
G	Gas Line		Utility Pole
SD	Storm Drain Line	FP	Flag Pole
W	Water Line	S	Sanitary Cleanout
C	Communications Line		Sign
	Train Tracks		Delineator Post
	Fence		Grate Top Inlet
	Gate	YD	Yard Drain
	Guard Rail	MB	Mail Box
	Hand Rail	TFR	Transformer
TOB	Top of Bank	SRVC	Service Cabinet
			Benchmark

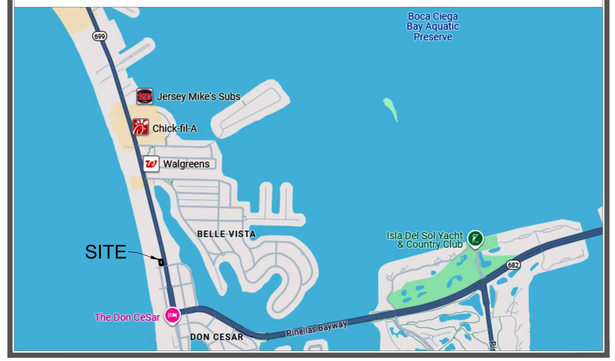
Elevation in Feet
Elevation Shot Location

C	Cable Box	E	Electric Handhole
E	Electric Box	C	Cable Handhole
F	Fiber Box	F	Fiber Handhole
R	Reclaimed Water Box	G	Gas Handhole
P	Telephone Box	I	Irrigation Handhole
T	Traffic Box	S	Sanitary Handhole
		P	Telephone Handhole
		U	Utility Handhole
		M	Water Handhole

ARV	Air Release Valve	E	Electric Meter
FM	Force Main Valve	G	Gas Meter
G	Gas Valve	I	Irrigation Meter
IRR	Irrigation Valve	R	Reclaimed Water Meter
R	Reclaimed Water Valve	S	Sanitary Meter
SAN	Sanitary Valve	W	Water Meter
UTL	Utility Valve		
W	Water Valve		

D	Drainage Manhole		Cable Marker
E	Electric Manhole		Electric Marker
M	Manhole		Fiber Marker
S	Sanitary Manhole		Gas Marker
G	Grease Manhole		Irrigation Marker
U	Utility Manhole		Sanitary Marker
			Utility Marker
	Cable Vault		Water Marker
E	Electric Vault		
F	Fiber Vault		Cable Marking
T	Telephone Vault		Electric Marking
U	Utility Vault		Fiber Marking
			Gas Marking
C	Cable Pedestal	W	Water Marking
E	Electric Pedestal		Sanitary Marking
F	Fiber Pedestal		
T	Telephone Pedestal		
U	Utility Pedestal		

VICINITY MAP - NOT TO SCALE



TITLE DESCRIPTION:

That part of Block "G" of DON CE-SAR PLACE, according to the Plat thereof as recorded in Plat Book 13, Page(s) 15-20, inclusive, of the Public Records of Pinellas County, Florida, more particularly described as follows: Starting at the intersection of the Northerly boundary of 37th Street (formerly known as Seville Street) and the Westerly boundary of Gulf Boulevard (formerly known as Pass-a-Grille Way and Florida Ave.), said point being otherwise described as the Southeasterly corner of said Block "G", as a point of Beginning; run thence Westerly along the South boundary of said Block "G", a distance of 110 feet to a point; thence run Northerly parallel to the East boundary line of said Block "G" to a point on the North boundary line of said Block "G" a distance of 178 feet more or less; thence Easterly along the Northerly boundary of said Block "G" to the intersection of the Northerly boundary of said Block "G" and the Westerly boundary of Gulf Boulevard (formerly known as Pass-a-Grille Way and Florida Ave.), said point being otherwise described as the Northeasterly corner of said Block "G", a distance of 122.26 feet more or less; then Southerly along the Easterly boundary of said Block "G", to the Point of Beginning;

LESS that portion lying within 40 feet of the survey line of State Road No. 699, Section 15100, as said survey line is further described in Deed to the State of Florida, filed April 11, 1962, and recorded in O.R. Book 1402, Page 12, Public Records of Pinellas County, Florida;

ALSO LESS that portion lying within the following metes and bounds description: Begin on the Easterly extension of the Northerly boundary of Lot 9, Block 4, said Subdivision, at a point 140.02 feet Easterly of the Westernmost corner of said Lot 9, run thence North 10° 20'31" West, 50.00 feet; thence South 79° 40'20" West 40 feet to a Point of Beginning; continue thence South 79° 40'29" West, 6 feet; thence North 34° 39'59" East, 8.49 feet; thence South 10° 20'31" East, 6 feet to the Point of Beginning.

SURVEYOR'S NOTES:

1) Easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters taken from Old Republic National Title Insurance Company commitment for title insurance No. 1346951A3, bearing an effective date of March 4, 2024.

2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.

3) Bearings shown hereon are based on the South boundary of BLOCK "G", having a Grid bearing of S.79°36'23"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

4) This survey is intended to be displayed at 1" = 20' or smaller.

5) All boundary line dimensions are field measured unless otherwise noted.

6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

7) The subject property lies in Flood Zone "AE", according to Flood Insurance Rate Map, Map No. 12103C0278H for City of St. Pete Beach, Community No. 125149, Pinellas County, Florida, dated August 24, 2021 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center https://msc.fema.gov).

8) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.

9) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

10) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.

11) The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.

12) Underground utilities shown hereon may be based solely or in part on the following: Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or a private utility locate request may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.

13) It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.060 FAC, pursuant to Section 472.027, FS.

14) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88), based on National Geodetic Survey Benchmark "NOAA D", having a published elevation of 4.79 feet (NAVD 88).

SURVEYOR'S CERTIFICATION:

To: XXXXXXXXXXXXX

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/18/2024.

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

Survey Datum
Horizontal Datum NAD83
Vertical Datum NAVD88

PIERSON A. MONETTI, JR.
License Number 7227
STATE OF FLORIDA
Professional Surveyor and Mapper

Surveyor's Certificate

This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes

Pierson A Monetti, LS 7227

Survey History

Date	Description	By
11/18/24	Last field data acquisition	NC

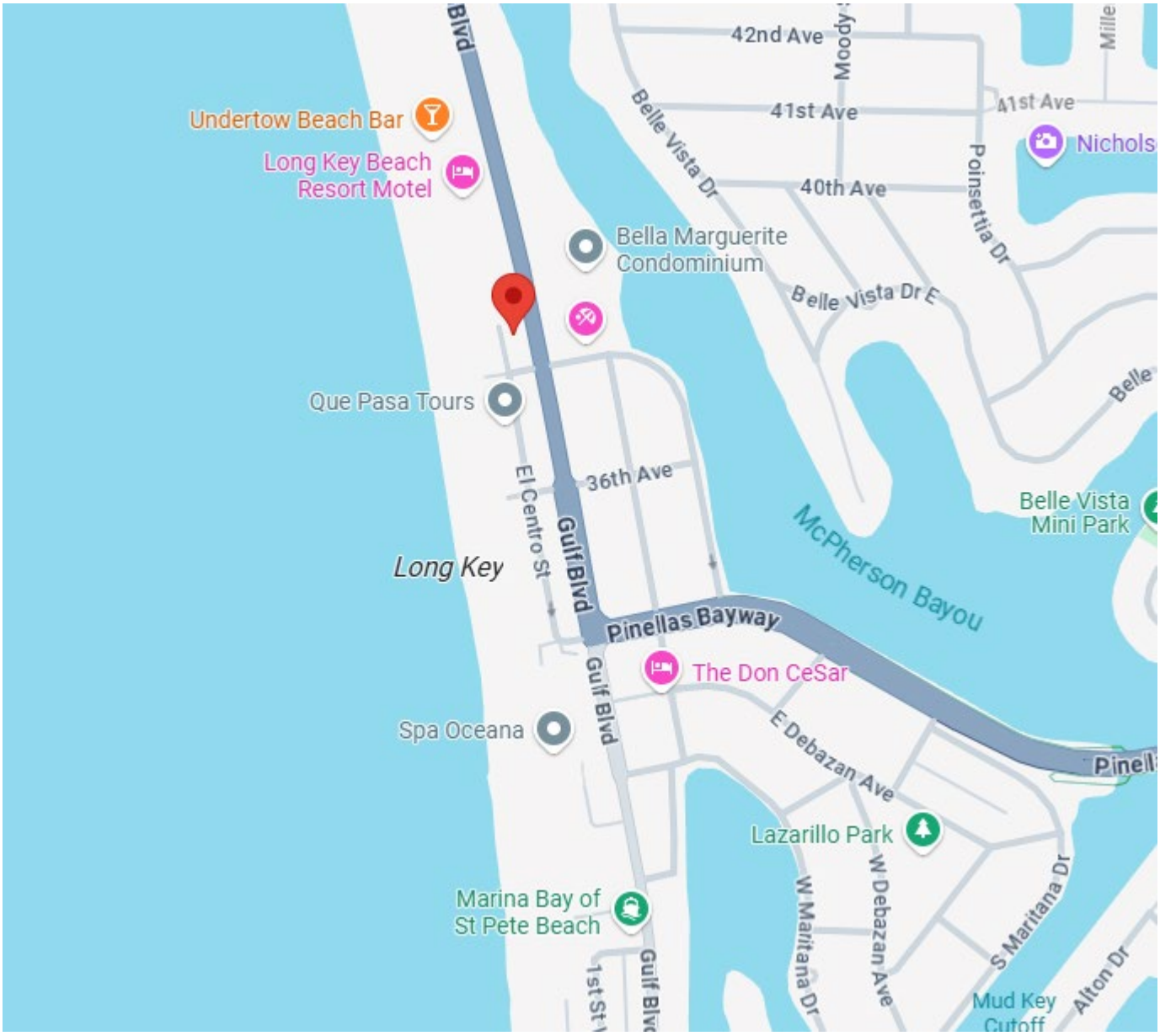
MRIC SPATIAL
701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

3700 Gulf Blvd
ALTA Boundary, Topographic, & Tree Survey
St. Pete Beach, FL 33706
Prepared for:
Baysite Engineering
Section 7, Township 32 South, Range 16 East,
Pinellas County, FL

Project Number: 240195 | **Sheet 1 of 1**

Location Map

Parcel ID: 07-32-16-21852-028-0001
Address: 3700 GULF BLVD, ST. PETE BEACH



Legal Description

Parcel ID: 07-32-16-21852-028-0001
Address: 3700 GULF BLVD, ST. PETE BEACH

PROVIDED BY: (MRIC Spatial)

That part of Block "G" of DON CE-SAR PLACE, according to the Plat thereof as recorded in Plat Book 13, Page(s) 15-20, inclusive, of the Public Records of Pinellas County, Florida, more particularly described as follows: Starting at the intersection of the Northerly boundary of 37th Street (formerly known as Seville Street) and the Westerly boundary of Gulf Boulevard (formerly known as Pass-a-Grille Way and Florida Ave.), said point being otherwise described as the Southeasterly corner of said Block "G", as a point of Beginning; run thence Westerly along the South boundary of said Block "G", a distance of 110 feet to a point; thence run Northerly parallel to the East boundary line of said Block "G" to a point on the North boundary line of said Block "G" a distance of 178 feet more or less; thence Easterly along the Northerly boundary of said Block "G" to the intersection of the Northerly boundary of said Block "G" and the Westerly boundary of Gulf Boulevard (formerly known as Pass-a-Grille Way and Florida Ave.), said point being otherwise described as the Northeasterly corner of said Block "G", a distance of 122.26 feet more or less; then Southerly along the Easterly boundary of said Block "G", to the Point of Beginning;

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St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE 3700 GULF BLVD LLC
(print name of property owner)

hereby authorize BAYSITE ENGINEERING, LLC
(print name of agent)

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

Signature of Owner

Signature of Owner

Jeff Craft
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 7 day of August 2025, by Jeff Craft who is personally known Personally or produced _____ as identification.

Notary Public State of Florida
Brett Martin
My Commission HH 377859
Expires 3/23/2027

(Notary Signature) 8-7-25 (Date)

My Commission Expires 3-23-27

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 07-Jul-2025)

Parcel Number

07-32-16-21852-028-0001

- Owner Name
  3700 GULF BLVD LLC
- Property Use
  2125 Restaurant, Cafeteria
- Site Address
  3700 GULF BLVD
  ST PETE BEACH, FL 33706
- Mailing Address
  100 1ST AVE N UNIT 2601
  ST PETERSBURG, FL 33701-3539
- Legal Description
  DON CE-SAR PLACE BLK G, E'LY 110FT OF BLK G LESS E 10FT FOR RD R/W ALSO LESS THAT PART DESC FROM NE COR OF LOT 9, BLK 4 OF SD SUB TH NE'LY 40.02FT ALG ...
- Current Tax District
  ST PETE BEACH (SPB)
- Year Built
  2011

Heated SF	Gross SF	Living Units	Buildings
1,237	**1,333**	**0**	**1**

Parcel Map

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22998/0469	Find Comps	280.02	A	Current FEMA Maps	Check for EC	Zoning Map	13/15

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$1,526,400	$973,626	$973,626	$1,526,400	$973,626

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$1,082,400	$885,115	$885,115	$1,082,400	$885,115
2022	N	$980,300	$804,650	$804,650	$980,300	$804,650
2021	N	$777,600	$731,500	$731,500	$777,600	$731,500
2020	N	$665,000	$665,000	$665,000	$665,000	$665,000
2019	N	$630,000	$630,000	$630,000	$630,000	$630,000

2024 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
05-Dec-2024	$2,500,000	Q	I	SMILEYS SNACK SHACK ST PETE BEACH INC	3700 GULF BLVD LLC	22998/0469
22-Jun-2009	$100	U	V	NICKLAUS INVESTMENT ENTERPRISES INC	SMILEYS SNACK SHACK-ST PETE BEACH INC	16620/1454
22-Jun-2009	$100	U	V	UNDERTOW BEACH BAR ST PETE BEACH INC	NICKLAUS INVESTMENT ENTERPRISES INC	16620/1436
16-Jul-2003	$0	U	I	RIES RUDOLPH HEINRICH	NICKLAUS INV ENTERPRISES INC	12902/1192
06-Jun-2003	$800,000	U	I	RIES RUDOLPH HEINRICH	NICKLAUS INV ENTERPRISES INC	12801/2093

2024 Land Information

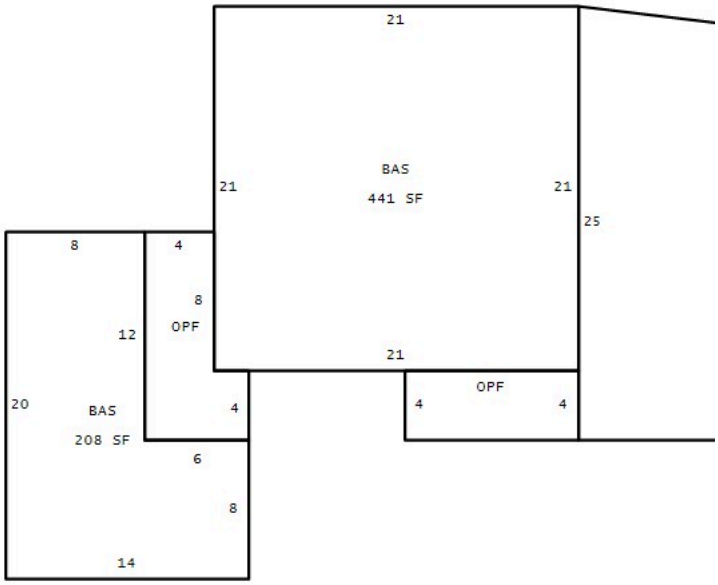
Land Area: ≅ 17,180 sf | ≅ 0.39 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Restaurants/Cafe	1598x100	$90	17,050	SF	1.0000	$1,534,500

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing
Floor System:	Slab Above Grade
Exterior Walls:	Concrete Blk/Stucco
Unit Stories:	1
Roof Frame:	Gable Or Hip
Living Units:	0
Roof Cover:	Composition Shingle
Year Built:	2011
Building Type:	Restaurant / Lounge/Drive-In Rest.
Quality:	Average
Floor Finish:	Hard Tile
Interior Finish:	Dry Wall
Cooling:	Heat & Cooling Pkg
Fixtures:	8
Effective Age:	14
Functional Obsolescence:	.25

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,237	1,237
Open Porch (OPF):	0	96
Total Area SF:	**1,237**	**1,333**



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CONC PAVE	$12.00	4,200.0	$50,400	$50,400	2011
PATIO/DECK	$24.00	400.0	$9,600	$7,680	2017

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2502600	DEMOLITION	02/24/2025	$22,000
2101136	ADDITION/REMODEL/RENOVATION	05/25/2021	$5,000
2001445	ADDITION/REMODEL/RENOVATION	07/22/2020	$25,272
20160853	PATIO/DECK	07/18/2016	$35,000
20160102	FENCE	01/28/2016	$6,779

Permit Number	Description	Issue Date	Estimated Value
20131058	ADDITION/REMODEL/RENOVATION	09/24/2013	$0
20101137	FIRESPRINK	05/19/2011	$1,950
20070930	NEW IMPROVEMENT	01/07/2009	$148,000
20030651	DEMOLITION	07/14/2003	$0
20030636	DEMOLITION	07/14/2003	$0

Detail by Entity Name

Florida Limited Liability Company
3700 GULF BLVD LLC

Filing Information

Document Number	L24000285338
FEI/EIN Number	33-2370635
Date Filed	06/24/2024
State	FL
Status	ACTIVE

Principal Address

100 1ST AVE. N.
UNIT 2601
ST. PETERSBURG, FL 33701

Mailing Address

100 1ST AVE. N.
UNIT 2601
ST. PETERSBURG, FL 33701

Registered Agent Name & Address

OCHSTEIN, DANIEL S
100 1ST AVE. N.
UNIT 2601
ST. PETERSBURG, FL 33701

Authorized Person(s) Detail

Name & Address

Title MGR

DODO INVESTMENTS, LLC
100 1ST AVE. N.
ST. PETERSBURG, FL 33701

Title MGR

SAND KEY CONSULTING, LLC
2054 CENTRAL AVE
ST. PETERSBURG, FL 33712

Annual Reports

Report Year	Filed Date
2025	03/18/2025

Document Images

03/18/2025 -- ANNUAL REPORT	View image in PDF format
06/24/2024 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

I#: 2024308382 BK: 22998 PG: 469, 12/10/2024 at 12:28 PM, RECORDING 3 PAGES $27.00 D DOC STAMP COLLECTION $17500.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk105364

Prepared by:
Peter J. Vasti, Esq.
Leavengood, Dauval, Boyle & Vasti, PLLC
3900 First Street N., Suite 100
St. Petersburg, Florida 33703

File Number: 2023.0092

General Warranty Deed

Made effective on December 6, 2024 A.D. By **Smiley's Snack Shack - St. Pete Beach Inc., a Florida corporation,** whose address is: 3850 Gulf Blvd., St. Pete Beach, Florida 33706, hereinafter called the grantor, to **3700 Gulf Blvd LLC, a Florida limited liability company,** whose post office address is: 100 1st Ave. N., Unit 2601, Saint Petersburg, Florida 33701, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: **07-32-16-21852-028-0001**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Signature: PETER J. VASTI - Witness

Print name:
Address:
3900 1st St. N., Ste 100
St. Petersburg, FL 33703

Signature: Donna Miller - Witness

Print name:
Address:
3900 1st St. N., Ste 100
St. Petersburg, FL 33703

Smiley's Snack Shack - St. Pete Beach Inc., a Florida corporation

By: Albert P. Nicklaus, Jr., President - Seller

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 5th day of December, 2024, by Albert P. Nicklaus, Jr., as President of Smiley's Snack Shack - St. Pete Beach Inc., a Florida corporation, on behalf of such corporation, and, who is/are personally known to me or who has produced _____ as identification.

Notary Public
Print Name: PETER J. VASTI

My Commission Expires: _____

PETER J. VASTI
Commission # HH 522354
Expires May 7, 2028

EXHIBIT "A"

LEGAL DESCRIPTION

That part of Block "G" of DON CE-SAR PLACE, according to the Plat thereof as recorded in Plat Book 13, Page(s) 15-20, inclusive, of the Public Records of Pinellas County, Florida, more particularly described as follows: Starting at the intersection of the Northerly boundary of 37th Street (formerly known as Seville Street) and the Westerly boundary of Gulf Boulevard (formerly known as Pass-a-Grille Way and Florida Ave.), said point being otherwise described as the Southeasterly corner of said Block "G", as a point of Beginning; run thence Westerly along the South boundary of said Block "G", a distance of 110 feet to a point; thence run Northerly parallel to the East boundary line of said Block "G" to a point on the North boundary line of said Block "G" a distance of 178 feet more or less; thence Easterly along the Northerly boundary of said Block "G" to the intersection of the Northerly boundary of said Block "G" and the Westerly boundary of Gulf Boulevard (formerly known as Pass-a-Grille Way and Florida Ave.), said point being otherwise described as the Northeasterly corner of said Block "G", a distance of 122.26 feet more or less; then Southerly along the Easterly boundary of said Block "G", to the Point of Beginning;

LESS that portion lying within 40 feet of the survey line of State Road No. 699, Section 15100, as said survey line is further described in Deed to the State of Florida, filed April 11, 1962, and recorded in O.R. Book 1402, Page 12, Public Records of Pinellas County, Florida;

ALSO LESS that portion lying within the following metes and bounds description: Begin on the Easterly extension of the Northerly boundary of Lot 9, Block 4, said Subdivision, at a point 140.02 feet Easterly of the Westernmost corner of said Lot 9, run thence North 10° 20'31" West, 50.00 feet; thence South 79° 40'20" West 40 feet to a Point of Beginning; continue thence South 79° 40'29" West, 6 feet; thence North 34° 39'59" East, 8.49 feet; thence South 10° 20'31" East, 6 feet to the Point of Beginning.

August 18, 2025

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

Re: **Engineering/Landscaping (Commercial) - New Site – SPB Sunset Villas**
SECTION 07, TOWNSHIP 32, RANGE 16
Folio: 07-32-16-21852-028-0001
Address: 3700 GULF BLVD, ST. PETE BEACH

To Whom It May Concern,

.

We are submitting an **Engineering/Landscaping - New Site** for the **SPB Sunset Villas** project for review and approval by Florida Department of Environmental Protection. Project includes the redevelopment of an existing vacant lot. The vacant site used to be a Restaurant.

Project includes 4 non-transient multifamily residential condos and is located at 3700 Gulf BLVD, ST. Pete Beach. Project is for SITE WORK ONLY. 4 Building permits to be submitted separately. Project site work includes drainage, paving, sidewalks, landscaping, stormwater, utilities, and right-of-way work.

The following items are included in this submittal package to support this request:

- Construction Plans
- Stormwater Report
- Geotech Report
- Survey
- Deed & Proof of Ownership
- Owner Affidavit
- Transmittal Letter
- Fee – to be paid online

Please feel free to call with any questions or if any additional information is needed.

Respectfully,
Baysite Engineering, LLC.

P. Ely Payne, P.E.
Principal

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

PLANNING DEPARTMENT

2/29/2024

Albert P. Nicklaus of SMILEYS SNACK SHACK - ST PETE BEACH INC
3700 Gulf Blvd
St. Pete Beach, FL 33706

Casey Sanders
520 Bay Laurel Ct NE
St Petersburg, FL 33703

Re: Board of Adjustment Case No: 24003
Address: 3700 Gulf Blvd, St. Pete Beach FL 33706
Parcel Number: 07-32-16-21852-028-0001

At the 2/28/2024 hearing of the City of St. Pete Beach Board of Adjustment, your request for an Unnecessary and Undue Hardship Variance Request was **approved with two conditions**. Please find enclosed Development Order issued in connection with your case.

The next step is to obtain a site plan and building permit. Any building permit for construction on this property must be preceded by the issuance of a site plan, which includes the requirement for a concurrency certificate.

Section 3.14 of the LDC establishes the appeal process for any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment and all appeals must be filed within 30 days after rendition of the decision of the Board of Adjustment.

If there are any questions on this case, do not hesitate to contact me at 727-363-9229.

Respectfully,

Brandon Berry
Digitally signed by Brandon Berry
Date: 2024.02.29 10:41:40 -05'00'

Brandon Berry
Senior Planner

Cc: Board of Adjustment Attorney *(via email)*

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

PLANNING DEPARTMENT

2/29/2024

Albert P. Nicklaus of SMILEYS SNACK SHACK - ST PETE BEACH INC
3700 Gulf Blvd
St. Pete Beach, FL 33706

Casey Sanders
520 Bay Laurel Ct NE
St Petersburg, FL 33703

DEVELOPMENT ORDER
Board of Adjustment Case No: 24003

The Board of Adjustment reviewed and conducted a public hearing on an application for an Unnecessary and Undue Hardship Variance in the above-captioned case on February 28, 2024.

Address: 3700 Gulf Blvd, St. Pete Beach FL 33706
Parcel Number: 07-32-16-21852-028-0001
Request: An Unnecessary and Undue Hardship Variance to reduce the required front yard setback facing 37th Ave to 43' where 50' is required and reduce the required northern rear yard setback to 16.8' where 20' is required (LDC Sec. 14.7.(b)(1) & (4)).

IT IS HEREBY ORDERED:

Case Number **24003** is hereby **Approved with Conditions**:

1) The design features, color, height and setbacks shall be as generally shown in the attachments. Height may be varied within the District's permitted height. Any other alterations from submitted plans shall be noted. Should the alterations be deemed significant by the City Manager or their designee, this approval shall be considered void and required to return to the Board of Adjustment for reconsideration.

2) The ground floor of each unit shall contain a two-car garage door of at least 16 feet in width to generally match the aesthetic look of the structure proposed in submitted plans.

Brandon Berry

Digitally signed by Brandon Berry
Date: 2024.02.29 10:42:09 -05'00'

2/29/2024

Brandon Berry, Senior Planner — Date

LDC Section 3.6(f) Subsequent applications. If any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application, unless such application is denied without prejudice by the board hearing the request. Applications which are withdrawn in writing at least 48, hours prior to the public hearing at which they are to be heard shall be considered to have been withdrawn without prejudice and may be resubmitted immediately.

PLANNING DEPARTMENT

LDC Section 3.14(b) Appeals. Any person aggrieved by this Order may appeal to the Circuit Court on or before thirty (30) days from the date of the Order.